17-13-0303-C(1) Type 1 Narrative & Plans – 2119-29 West Grand Avenue, Chicago, IL

Proposed Zoning: B3-5 Community Shopping District

Lot Area: 13,125 sq. ft.

Proposed Land Use: The Applicant is proposing to develop the subject property with a new five-story mixed-use building containing two (2) retail spaces at grade and forty-eight (48) dwelling units above. One of the retail units will contain approximately 2,640 sq. ft. of floor area and the second retail unit will contain approximately 2,775 sq. ft. of floor area. The proposed building will measure approximately 57 ft.-5 in. in height (67 ft.-8 in. measured to the roof access room). The subject property is a Transit Served Location and will be supported by thirty-four (34) off-street parking spaces. The subject lot is a through lot with two (2) street frontages (West Grand Avenue to the north and West Ferdinand Street to the south). Pursuant to Sec. 17-13-0303-D optional Administrative Adjustment and Variation and pursuant to Secs. 17-13-1003-EE, 17-13-1003-P, Q, and R, and 17-13-1101-B of the Chicago Zoning Ordinance, the Applicant is seeking to increase the residential off-street parking ratio from 50% (24 parking spaces) to 70.83% (34 parking spaces), to not comply with the TSL design guidelines on the lot's West Ferdinand Street frontage, reduce the front setback on the subject lot's West Ferdinand Street frontage for floors containing residential units from 30 feet to 2 ft.-2 in., and is seeking all zoning relief, as needed and as allowed by the Chicago Zoning Code, for the attached plans.

(A) The Project's Floor Area Ratio: 57,942 square feet (4.415 FAR)

(B) The Project's Density (Minimum Lot Area Per D.U.): 273.43 square feet per D.U. (48 residential units)

(C) The amount of off-street parking: 34 parking spaces total

*The subject property is a designated Transit Served Location based on its proximity to Western Avenue Metra Train station. Pursuant to Sec. 17-13-1003-EE, the Applicant is seeking to increase the off-street parking ratio from 50% (24 parking spaces) to 70.83% (34 parking spaces).

(D) Setbacks:

a. Front Setback from West Grand Avenue: zero
Front Setback from West Ferdinand Street: 2 feet-2 inches

b. Side Setbacks:
East Side: 2 feet-2 inches
West Side: 2 feet-2 inches

c. Rear Setback: Refer to a., above. The subject property is a through lot with frontages on both West Grand Avenue and West Ferdinand Street.

*Pursuant to Sec. 17-13-1101-B, the Applicant is seeking to reduce the front setback on the subject lot's West Ferdinand Street frontage for floors containing residential units from 30 feet to 2 ft.-2 in.

(E) Building Height: 57 ft.-5 in. in height
(67 ft.-8 in. measured to the roof access room)

Sec. 17-3-0308 Criteria for Transit-Served Locations – Supplemental Narrative Zoning Analysis

1. The subject property is a designated Transit Served Location per Sec. 17-10-0102-B because it is located within approximately 2,119 linear feet of the Western Avenue Metra train station. The proposed mixed-use building containing two (2) retail/commercial spaces at grade and forty-eight (48) residential units above will be supported by thirty-four (34) off-street parking spaces. Pursuant to Section 17-13-1003-EE, the Applicant is seeking to permit an increase in the residential off-street parking ratio from 50% (24 parking spaces) to 70.83% (34 parking spaces).

2. The Applicant is seeking relief from the requirements of Sec. 17-4-0504 for the location of the mixed-use building on the subject lot. The subject lot is a through lot with frontage on both West Grand Avenue and West Ferdinand Street. The proposed location of the main building door and entryway will be on the lot's West Grand Avenue frontage and will have a front setback of zero. The building's first floor was designed with windows facing the sidewalk located along West Grand Avenue. The proposed building will have a front setback of 2 ft.-2 in. from the lot's West Ferdinand Street frontage.

3. The Transit Friendly Development Guide defines "transit friendly development" as development which is oriented towards and integrated with adjacent transit. The proposed mixed-use building incorporates accessibility and connectivity to mass transit based on its location near the Western Avenue Metra train station. The Applicant believes the development of a vacant lot will improve the subject area for residents and other commuters traveling in the subject area.

4. The proposed mixed-use building will contain approximately 5,900 sq. ft. of retail/commercial space at grade and forty-eight (48) residential units above. The proposed building will be supported by thirty-four (34) off-street parking spaces. The Applicant is seeking administrative approval to permit the off-street parking increase for the residential units pursuant to the TOD Ordinance.

5. The Applicant believes the proposed mixed-use building will provide appropriate density in the subject neighborhood. More specifically, the project will replace a vacant lot with a new mixed-use building, which will provide additional residential housing thereby meeting market demand. Based on the subject property's proximity to a designated Metra train line (Western Avenue station), the Applicant believes the project provides transit options and otherwise complies with the Travel Demand Study and Management Plan rules promulgated by the Department of Transportation by serving an area in need.



N

TRANSIT PROXIMITY MAP

0 800' 1,600'

SWORN STATEMENT FOR TRANSIT SERVED PROJECT

I, JOHN HANNA OF HANNA ARCHITECTS INC. HEREBY CERTIFY THAT TO THE BEST OF MY ACTUAL KNOWLEDGE AND BELIEF THAT THE DISTANCE FROM THE METRA MD-N UNC WESTERN STOP TO THE NEAREST BOUNDARY POINT OF THE PROPOSED SITE AT 2121 N. GRAND AVE BY A STRAIGHT LINE IS 2,640.00' WHICH IS LESS THAN THE REQUIRED 2,640.00'

SIGNED: _____ DATE: APRIL 14, 2026

(ARCH.)
ILLINOIS LICENSE NUMBER: 001-010137

STATE OF ILLINOIS 001-010137 REGISTERED ARCHITECT



METRA MD-N WESTERN STOP

ALL ELECTRICAL PANEL BOARDS IN ACCESSIBLE UNITS, TYPE 'A' UNITS AND TYPE 'B' UNITS SHALL COMPLY WITH ICC A117.1-2009 CHAPTER 10, SECTIONS 1002.9, 1003.9, AND 1004.9 (ALSO CBC 2019)

PROJECT MUST COMPLY WITH CHICAGO BUILDING CODE 2019 REQUIREMENTS FOUR OR MORE UNITS IN A SINGLE STRUCTURE.

TYPE A UNITS TO COMPLY FULLY WITH ICC/ANSI A117.1-2009 CHAPTER 1003
TYPE B UNITS TO COMPLY FULLY WITH ICC/ANSI A117.1-2009 CHAPTER 1004

IN ADDITION IT MUST COMPLY WITH:
FAIR HOUSING AMENDMENTS ACT 7 GUIDELINE REQUIREMENTS
(MOPD DOES NOT HAVE ENFORCEMENT AUTHORITY PER FHAA)
1. ACCESSIBLE BUILDING ENTRANCE ON A ACCESSIBLE ROUTE.
2. ACCESSIBLE AND USABLE PUBLIC AND COMMON USE AREAS.
3. USABLE DOORS.
4. ACCESSIBLE ROUTE INTO AND THROUGH THE COVERED UNIT.
5. LIGHT SWITCHES, ELECTRICAL OUTLETS, THERMOSTATS, AND OTHER CONTROLS IN ACCESSIBLE LOCATIONS.
6. REINFORCING WALLS FOR GRAB BARS.
7. USABLE KITCHENS AND BATHROOMS.

ACCESSIBILITY NOTES:
1. ALL TYPE A & B UNIT BATHROOMS AND KITCHENS TO FULLY COMPLY WITH ICC/ANSI A117.1-2009, CHAPTER 1003 AND 1004, (ALSO CBC 2019)
2. CONFIRM REINFORCING FOR FUTURE INSTALLATION OF GRAB BARS AT ALL BATHROOMS IN ALL TYPE A & B UNITS PER ICC/ANSI A117.1-2009 CHAPTER 1003 & 1004, (ALSO CBC 2019)
3. ALL CIRCUIT BREAKERS WITHIN EACH UNIT TO HAVE AN ACCESSIBLE ROUTE AND BE WITHIN 15" AFF (LOWEST) TO 48" AFF (HIGHEST) OPERABLE PARTS.

PROJECT WILL COMPLY WITH ADA TITLE II, (ALL PROGRAMS, SERVICES, AND ACTIVITIES TO BE MADE ACCESSIBLE TO AND USABLE BY PEOPLE WITH DISABILITIES.

RESIDENTIAL UNIT MATRIX

FLOOR	TYPE 'A' UNITS	TYPE B UNITS	CONDUIT LINES TYPE A	CONDUIT LINES TYPE B
BSMT	001	002,003,004	-	UNIT 004
1ST	102,104	101,103	UNIT 102	-
2ND	203,206	201,202,204,205,207,208	UNIT 203	UNIT 207
3RD	305	301,302,303,304,306,307,308	-	UNITS 306,308
4TH	406	401,402,403,404,405,406,407	-	UNIT 401
5TH	507	501,502,503,504,505,506,508	-	UNIT 505

TYPE 'A' UNITS:
PROVIDE CONDUIT LINES AT TIME OF CONSTRUCTION IN 20% OF THE TYPE 'A' UNITS AND IN 20% OF THE REST OF THE UNITS SO AS TO INSTALL ON AN AS NEEDED BASIS VISUAL ALARMS. VISUAL ALARMS TO BE VISIBLE IN ALL ROOMS AND SPACES FOR THE ABOVE UNITS EXCEPT UTILITY ROOMS AND CLOSETS.

20% OF TYPE 'A' (8) UNITS = 2 UNIT
20% OF TYPE 'B' (32) UNITS = 7 UNITS

TYPE 'A' UNITS W/CONDUIT
BSMT FLR -
1ST FLR - UNIT 102
2ND FLR - UNIT 203
3RD FLR -
4TH FLR -
5TH FLR -

TYPE 'B' UNITS W/CONDUIT
BSMT FLR - UNIT 004
1ST FLR -
2ND FLR - UNIT 207
3RD FLR - UNITS 306,308
4TH FLR - UNIT 401
5TH FLR - UNIT 505

AUDIO/VISUAL ALARM SYSTEM CONNECTED TO STANDARD RECEPTACLE

*** - ALL HARDWARE TO BE LEVER TYPE**

1. ALL ELECTRICAL OUTLETS TO BE NO LESS THAN 15" A.F.F.
2. ALL CONTROLS AND SWITCHES TO BE NO MORE THAN 48" A.F.F.
3. KITCHEN HOOD CONTROLS AT 48" A.F.F. MAX.
4. INSULATE ALL EXPOSED PLUMBING PIPES.
5. MIRRORS ABOVE LAVATORY TO HAVE BOTTOM EDGE OF REFLECTING SURFACE 40" A.F.F. MAX.

NOTE:
ENTIRE BUILDING IS TO BE SPRINKLERED/ALARMED. THE NFPA SPRINKLER SYSTEM TO BE INSTALLED SHALL BE NFPA-13.

PROVIDE SPRINKLER AND ALARM SHOP DRAWINGS PROVIDED BY A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF ILLINOIS TO THE CHICAGO FIRE DEPARTMENT FOR APPROVAL

ZONING DATA:

LOT AREA - 105.00'x125.00' = 13,125 SQ.FT.
F.A.R. - 03-5 5.8
MAX. BUILDABLE = 50,625 SQ.FT.

BUILDING SQUARE FOOTAGE:
1ST FLOOR - 8,476.00 SQ.FT.
2ND FLOOR - 11,942.00 SQ.FT.
3RD FLOOR - 11,942.00 SQ.FT.
4TH FLOOR - 11,942.00 SQ.FT.
5TH FLOOR - 11,942.00 SQ.FT.
ROOF ACCESS - 696.00 SQ.FT.

TOTAL = 57,942.00 SQ.FT.

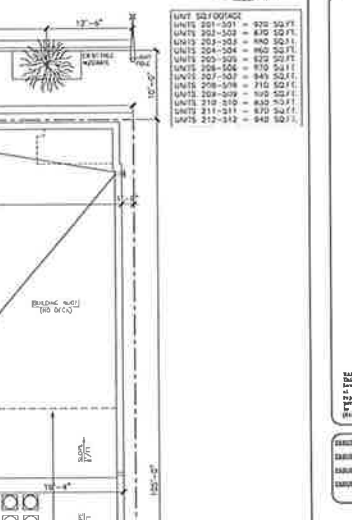
ENERGY CONSERVATION CODE COMPLIANCE STATEMENT

I CERTIFY THAT I AM A REGISTERED ENERGY PROFESSIONAL (REP). I ALSO CERTIFY THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THAT THE ATTACHED PLANS FOR 2121 W. GRAND AVE FULLY COMPLY WITH THE REQUIREMENTS OF CHAPTER 18-13, ENERGY CONSERVATION OF THE MUNICIPAL CODE OF CHICAGO AS EFFECTIVE 6-22-09 AS WELL AS THE STATE OF ILLINOIS ENERGY CONSERVATION CODE AS REQUIRED BY STATE LEGISLATION.

SIGNED: _____ DATE: APRIL 14, 2026

(ARCH.)
ILLINOIS LICENSE NUMBER: 001-010137

STATE OF ILLINOIS 001-010137 REGISTERED ARCHITECT



UNIT SQUFOOTAGE

UNITS 001-001 =	930 SQ.FT.
UNITS 002-002 =	870 SQ.FT.
UNITS 003-003 =	880 SQ.FT.
UNITS 004-004 =	960 SQ.FT.
UNITS 005-005 =	872 SQ.FT.
UNITS 006-006 =	930 SQ.FT.
UNITS 007-007 =	949 SQ.FT.
UNITS 008-008 =	710 SQ.FT.
UNITS 009-009 =	990 SQ.FT.
UNITS 010-010 =	830 SQ.FT.
UNITS 011-011 =	870 SQ.FT.
UNITS 012-012 =	940 SQ.FT.

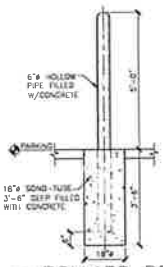
SITE PLAN

SCALE: 1/8" = 1'-0"

FIRE PROTECTION SCOPE OF WORK

1. THE FIRE PROTECTION CONTRACTOR SHALL PROVIDE A COMPLETE WET PIPE FIRE SPRINKLER.
2. PROVIDE A FIRE PUMP, JOCKEY PUMP, AND ALL ASSOCIATED EQUIPMENT AND ACCESSORIES, INCLUDING CONTROLLERS FOR EACH PUMP. REFER TO THE PUMP SCHEDULE FOR SPECIFIC MODEL NUMBERS AND SPECIFICATIONS.
3. PROVIDE A FLUSH-WITH-WALL FIRE PUMP TEST HEADER AND ONE (1) RECESSED FIRE DEPARTMENT CONNECTION IN LOCATION TO BE COORDINATED WITH THE AHJ AND ARCHITECT.
4. PROVIDE TWO (2) SUPPLY RISERS, ONE FOR EACH BUILDING. IT SHALL BE ASSUMED THE STAIRWELL 1 AND 2 WILL BE USED FOR SUPPLY RISERS.
5. PROVIDE HORIZONTAL SIDEWALL SPRINKLERS AT EACH FLOOR WITHIN THE STAIRWELLS, AS REQUIRED.
6. PROVIDE CONCEALED SPRINKLERS IN ALL FINISHED AREAS UNLESS OTHERWISE DIRECTED BY THE ARCHITECT. COORDINATE ALL SPACE REQUIREMENTS AND ANY RECESSED CEILING-MOUNTED SPRINKLERS WITH THE OWNER AND ARCHITECT PRIOR TO INSTALLATION.
7. PROVIDE UPRIGHT SPRINKLERS IN ALL AREAS WHERE THE CEILING STRUCTURE IS EXPOSED. REFER TO FIRE PROTECTION NOTES FOR DENSITY AND SQUARE FOOTAGE REQUIREMENTS FOR ROOM/AREA CLASSIFICATIONS.
8. PROVIDE SPRINKLERS WITHIN CONCEALED, COMBUSTIBLE FLOOR SPACE PER NFPA 13 REQUIREMENTS ONLY REQUIRED IF NFPA 13R IS DETERMINED TO NOT BE APPLICABLE.
9. PROVIDE DRY TYPE SIDEWALL SPRINKLERS IN UNHEATED PASSAGES AND OTHER UNHEATED AREAS WHERE SPRINKLERS MAY BE REQUIRED BY NFPA 13R.
10. COORDINATE ALL ELECTRICAL REQUIREMENTS WITH THE ELECTRICAL CONTRACTOR, AND COORDINATE FIRE ALARM AND SPRINKLER INSTALLATIONS WITH ALL TRADES.
11. PROVIDE A WATER FLOW TEST AT THE SITE AND PROVIDE HYDRAULIC CALCULATIONS (BASED UPON THE FLOW TEST RESULTS) FOR THE SPRINKLER AND STANDPIPE SYSTEMS.

NOTES:
1. THE DIFFERENCE IN PAVEMENT ELEVATIONS BETWEEN SIDEWALKS AND/OR ADJACENT CONSTRUCTION SHALL BE NO GREATER THAN 1/4".
2. REPAIR AND REBUILD ANY PUBLIC SIDEWALK AFFECTED BY CONSTRUCTION (OBTAIN NECESSARY PERMITS).
3. DO NOT DISTURB ADJACENT PROPERTIES.



BOLLARD DETAIL

SCALE: 1/2" = 1'-0"

2018 ELECTRICAL CODE APPLIES TO THIS PROJECT

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STATE OF ILLINOIS 001-010137 REGISTERED ARCHITECT

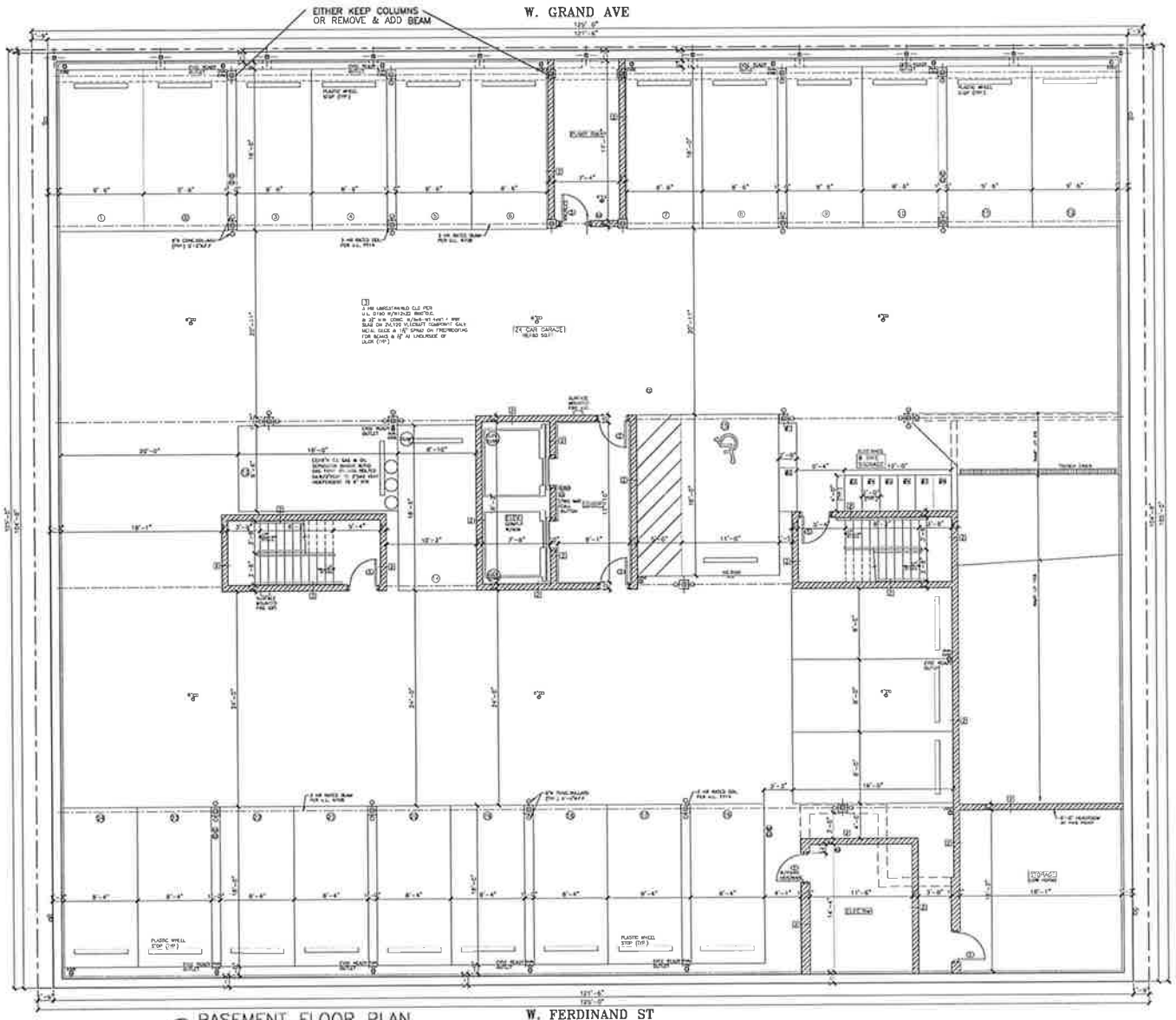
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PROJECT NAME & ADDRESS
2119,21,23,27
WEST GRAND AVE
48 UNIT 5 STORY
MASONRY BUILDING
W/RETAIL & BASEMENT
CHICAGO, ILLINOIS

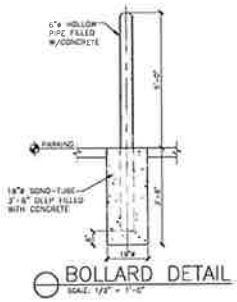
SHEET TITLE
SITE PLAN
& NOTES

FILENAME

SHEET NUMBER
A-1



BASEMENT FLOOR PLAN



BOLLARD DETAIL

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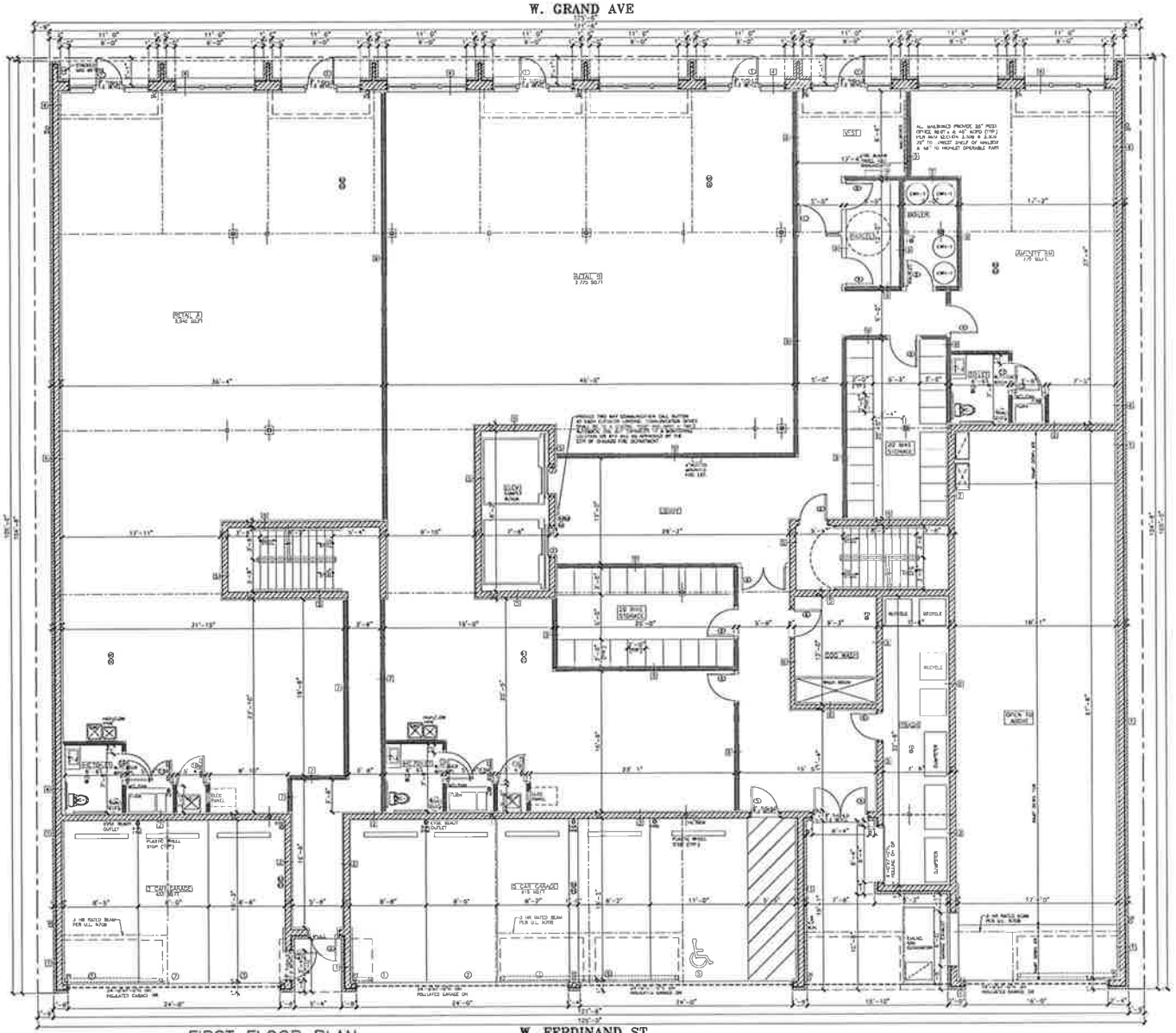
PROJECT NAME & ADDRESS
2119,21,23,27
WEST GRAND AVE
48 UNIT 5 STORY
MASONRY BUILDING
W/RETAIL & BASEMENT
CHICAGO, ILLINOIS

SHEET TITLE
BASEMENT FLOOR PLAN

FILENAME

SHEET NUMBER
A–9

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FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0" (ENTIRE BUILDING SPRINKLERED)

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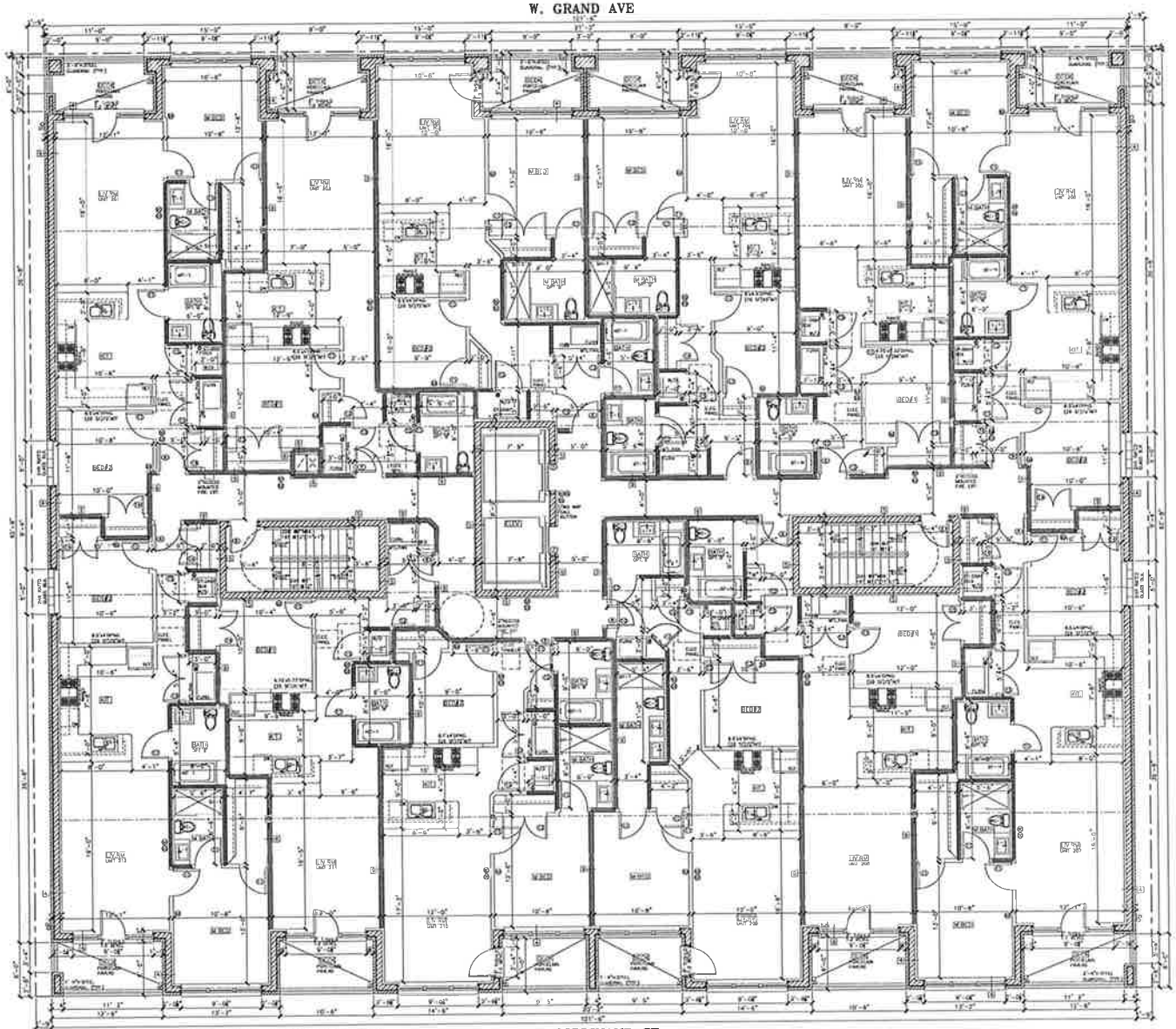
PROJECT NAME & ADDRESS
2119,21,23,27
WEST GRAND AVE
48 UNIT 5 STORY
MASONRY BUILDING
W/RETAIL & BASEMENT
CHICAGO, ILLINOIS

SHEET TITLE
FIRST FLOOR PLAN

FILENAME

SHEET NUMBER
A-10

W. GRAND AVE



W. FERDINAND ST

SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0" (ENTIRE BUILDING SPRINKLERED)

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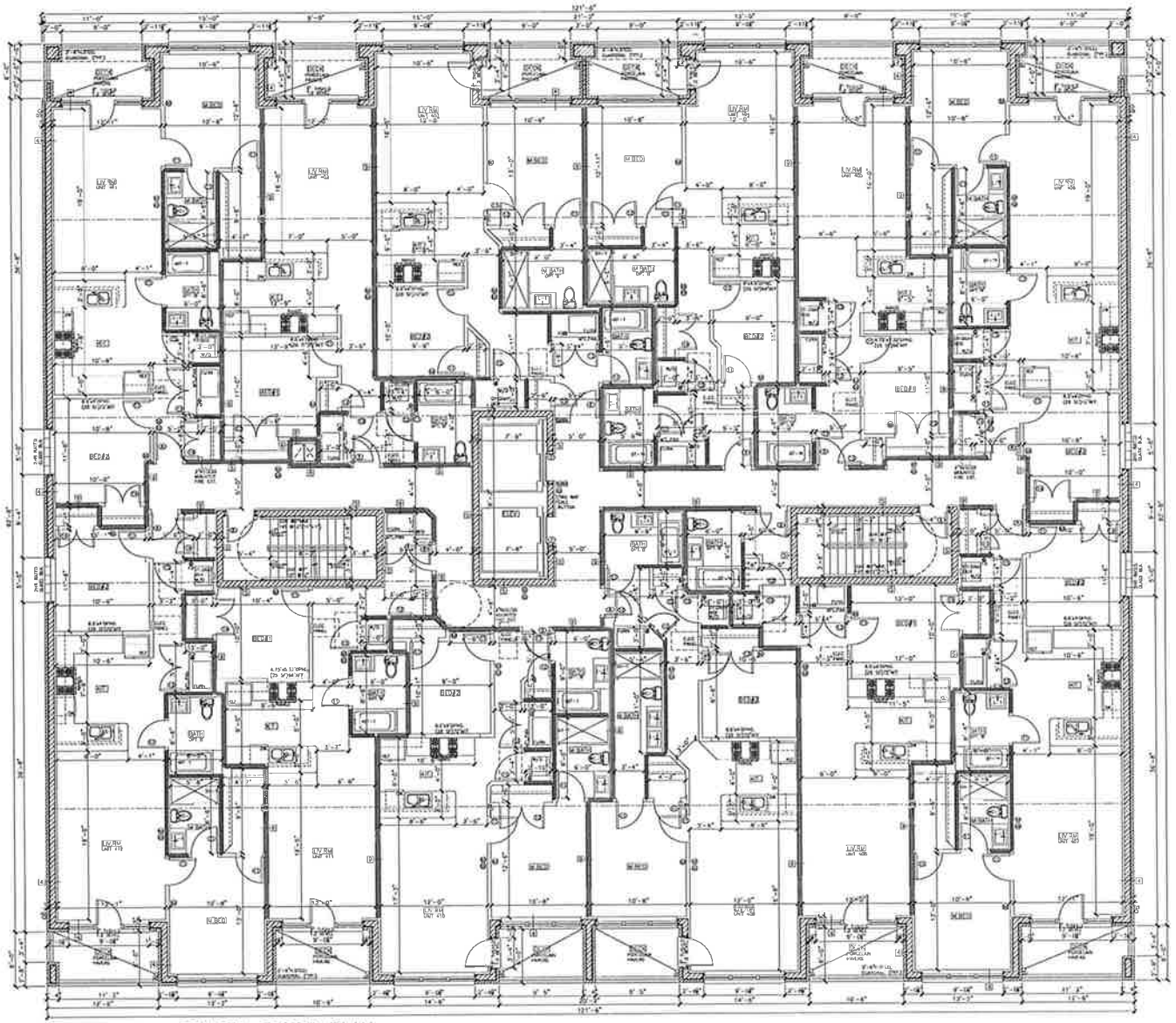
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PROJECT NAME & ADDRESS
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WEST GRAND AVE
48 UNIT 5 STORY
MASONRY BUILDING
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CHICAGO, ILLINOIS

SHEET TITLE
SECOND FLOOR PLAN

FILENAME

SHEET NUMBER
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FOURTH FLOOR PLAN
SCALE: 3/16" = 1'-0" (ENTIRE BUILDING SPRINKLERED)

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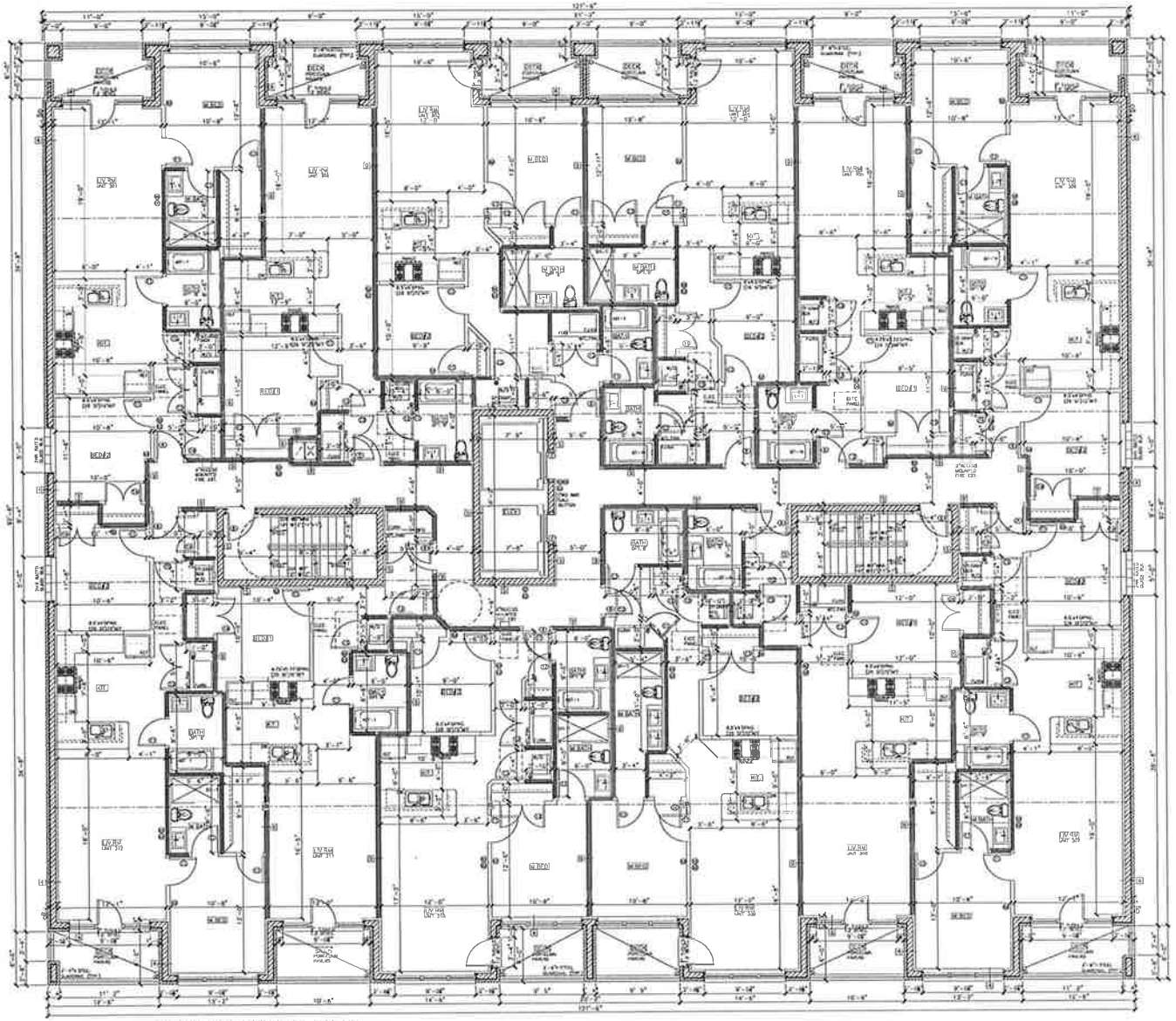
STATE OF ILLINOIS
001-010137
LICENSED ARCHITECT

PROJECT NAME & ADDRESS
2119,21,23,27
WEST GRAND AVE
48 UNIT 5 STORY
MASONRY BUILDING
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CHICAGO, ILLINOIS

SHEET TITLE
FOURTH FLOOR PLAN

FILENAME

SHEET NUMBER
A-13



THIRD FLOOR PLAN

SCALE: 3/16" = 1'-0" (BASED BUILDING DIMENSIONS)

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PROJECT NAME & ADDRESS

2119,21,23,27
WEST GRAND AVE

46 UNIT 5 STORY
MASONRY BUILDING
W/RETAIL & BASEMENT

CHICAGO, ILLINOIS

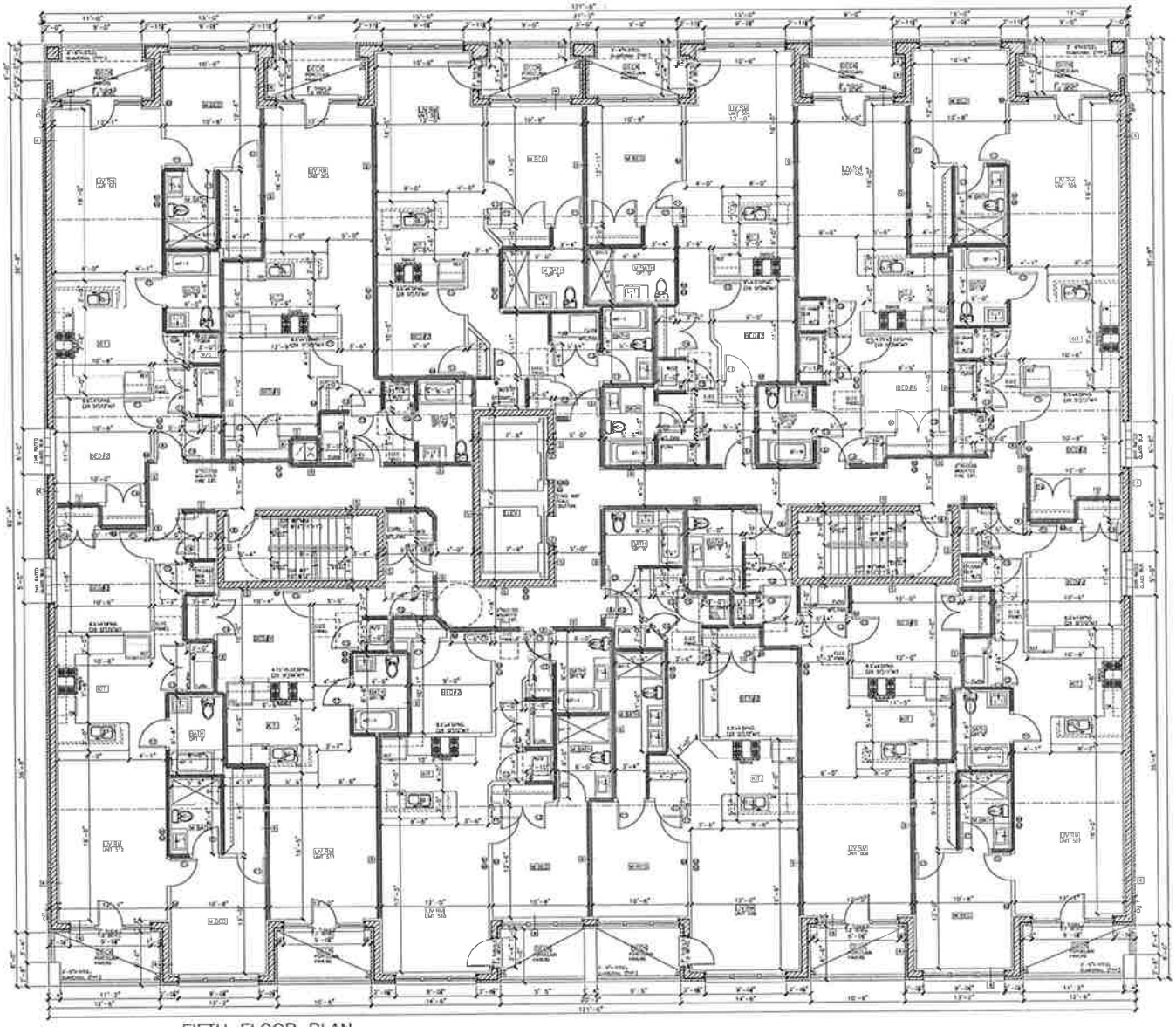
SHEET TITLE

THIRD FLOOR
PLAN

FILENAME

SHEET NUMBER

A-12



FIFTH FLOOR PLAN

SCALE: 3/16" = 1'-0" (UNLESS BUILDING SPRINKLERED)

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2119,21,23,27
WEST GRAND AVE

4B UNIT 5 STORY
MASONRY BUILDING
W/RETAIL & BASEMENT

CHICAGO, ILLINOIS

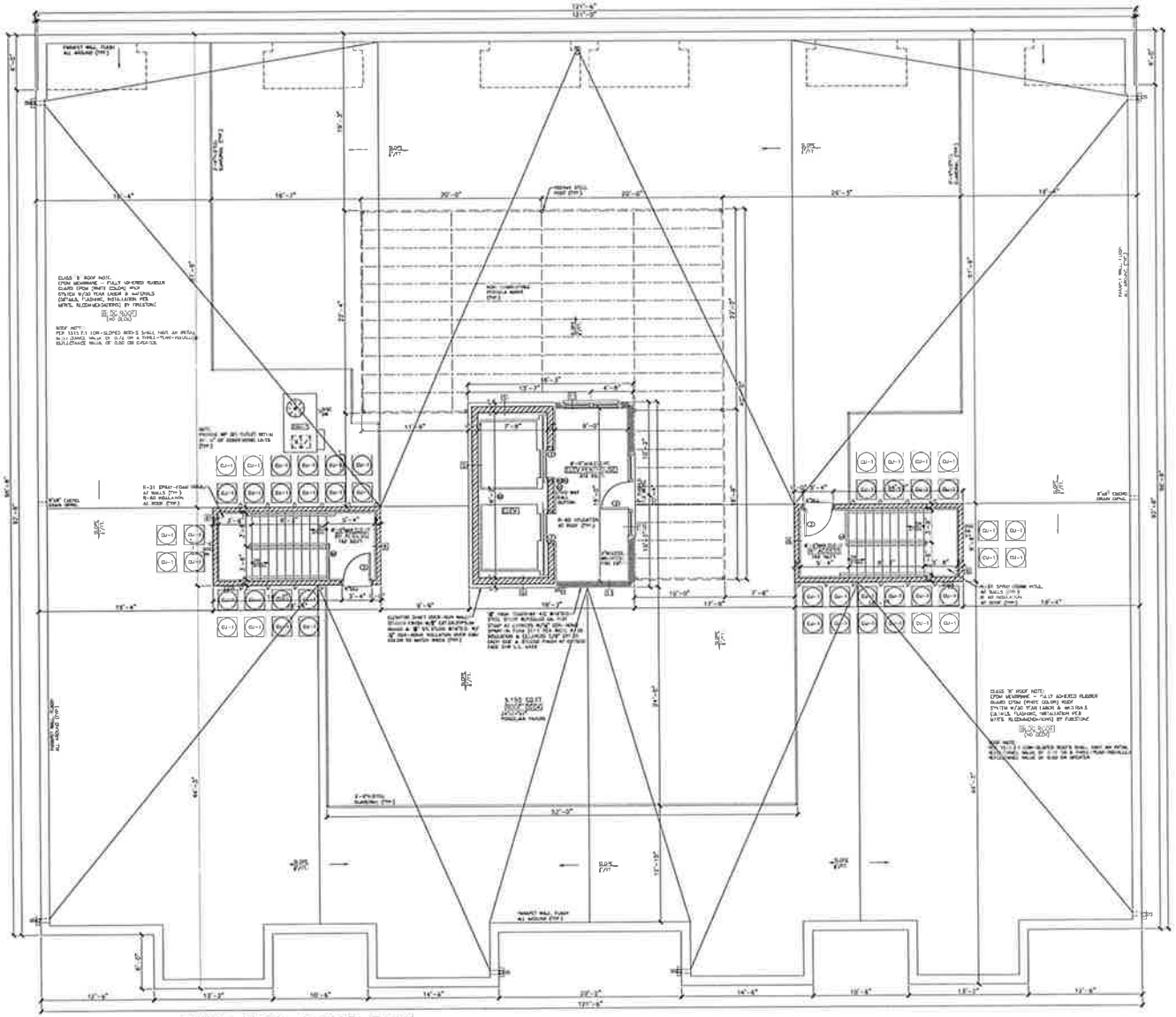
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FIFTH FLOOR PLAN

FILENAME

SHEET NUMBER

A-14



ROOF DECK FLOOR PLAN
SCALE: 3/16" = 1'-0"

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PROJECT NAME & ADDRESS
2119,21,23,27
WEST GRAND AVE
48 UNIT 5 STORY
MASONRY BUILDING
W/RETAIL & BASEMENT
CHICAGO, ILLINOIS

SHEET TITLE
ROOF DECK
FLOOR PLAN

FILENAME

SHEET NUMBER
A-15



SECTION A–A
SCALE: 3/16" = 1'-0" (SECTION-ELEVATION)

NORTH ELEVATION
SCALE: 3/16" = 1'-0"

RETAIL STOREFRONT WINDOW SCHEDULE				
MARK	TYPE	SIZE	ST. SQ.FT.	WINDOW MFR.
A	STR FRNT DOOR	3'-4"x8'-0"	12.00	US ALUM STOREFRONT MANUFACTURER
B	STR FRNT TRANSOM	3'-0"x2'-0"	8.00	
C	STR FRNT WINDOW	2'-10"x8'-0"	19.00	
D	STR FRNT WNDW	9'-0"x5'-1"	46.00	

(T) – TEMPERED SAFETY GLAZING REQUIRED BY CODE

WINDOW SCHEDULE					
MARK	TYPE	SIZE	ST. SQ.FT.	VENT SQ.FT.	JELD-WEN NO.
1	FR. IN-SWING	3'-0"x5'-11"	11.71	18.44	SCHD-3-DX8-T1
2	TRANSOM	3'-0"x2'-0"	3.77	–	SCCA-3624-1
3	AWNING	3'-0"x3'-0"	8.28	7.14	SCAW-3636-1
4	PICTURE	3'-0"x6'-0"	13.79	–	SCCA-3672-1
5	CASEMENT	3'-0"x5'-0"	41.37	11.98	SCCA-3672-5
6	CASEMENT/FIXED	3'-0"x3'-0"	18.64	–	SCCA-3636-3
7	TRANSOM W/SAD	SEE ELEVATION	10.00	–	–
8	PICTURE	3'-0"x4'-0"	10.03	–	SCCA-3654-1
9	FR. IN-SWING	3'-0"x7'-0"	12.56	18.37	SCHD-3-DX7-T8

(T) – TEMPERED SAFETY GLAZING REQUIRED BY CODE

NOTES:
1. WINDOWS TO BE ALUM-CLAD, INSULATED GLASS, WITH SCREENS BY JELD-WEN OR EQUAL. FINISH COLOR TO BE BLACK.
2. WINDOW "u" VALUE = 0.40
3. ALL WINDOWS CLOSER THAN 24" TO FIN.FLOOR SHALL BE TEMPERED SAFETY GLAZING (TYP.)
4. USE SAFETY GLAZING WHERE REQUIRED BY CODE.
5. ALL WINDOWS CLOSER THAN 36" TO FIN.FLOOR SHALL BE LIMITED TO OPENING ONLY 4" MAX. EXCLUDING WINDOWS AT BALCONIES)
6. ALL LINTELS FOR OPENINGS OVER 8'-4" SHALL BE PAINTED W/1 HOUR INTUMESCENT PAINT PRIOR TO WINDOW INSTALLATION.
7. SEAL ALL OPENINGS IN EXTERIOR WALL AND AT JUNCTURE OF DISSIMILAR MATERIALS, PLANE CHANGE AND ALL EXPANSION/CONTRACTION JOINTS.
8. WINDOW SUPPLIER/MANUFACTURER/INSTALLER TO DESIGN ANY AND ALL NECESSARY SYSTEMS & SUPPORTS AS NECESSARY AND FOR WINDOW SYSTEM AND CONFIGURATION TO COMPLY WITH ALL CITY OF CHICAGO WIND LOAD REQUIREMENTS.

⊕ – DENOTES TYPE "A" UNITS ACCESSIBLE WINDOW (SHOWN ON ELEVATIONS)

1. ACCESSIBLE ROUTE TO ACCESSIBLE WINDOW.
2. CONTROLS AND OPERATING MECHANISMS 15"–48".
3. 5# FORCE MAXIMUM TO OPERATE.

1408-10-1013.2: WINDOW OPENINGS:
OPERABLE WINDOWS WHERE THE OPENINGS WILL NOT ALLOW A 4-INCH-DIAMETER SPHERE WITHIN 30 INCHES OF THE FINISHED FLOOR OF A 5-INCH-DIAMETER SPHERE WITHIN 42 INCHES OF THE FINISHED FLOOR TO PASS THROUGH THE OPENING WHEN THE WINDOW IS IN ITS LARGEST OPENED POSITION

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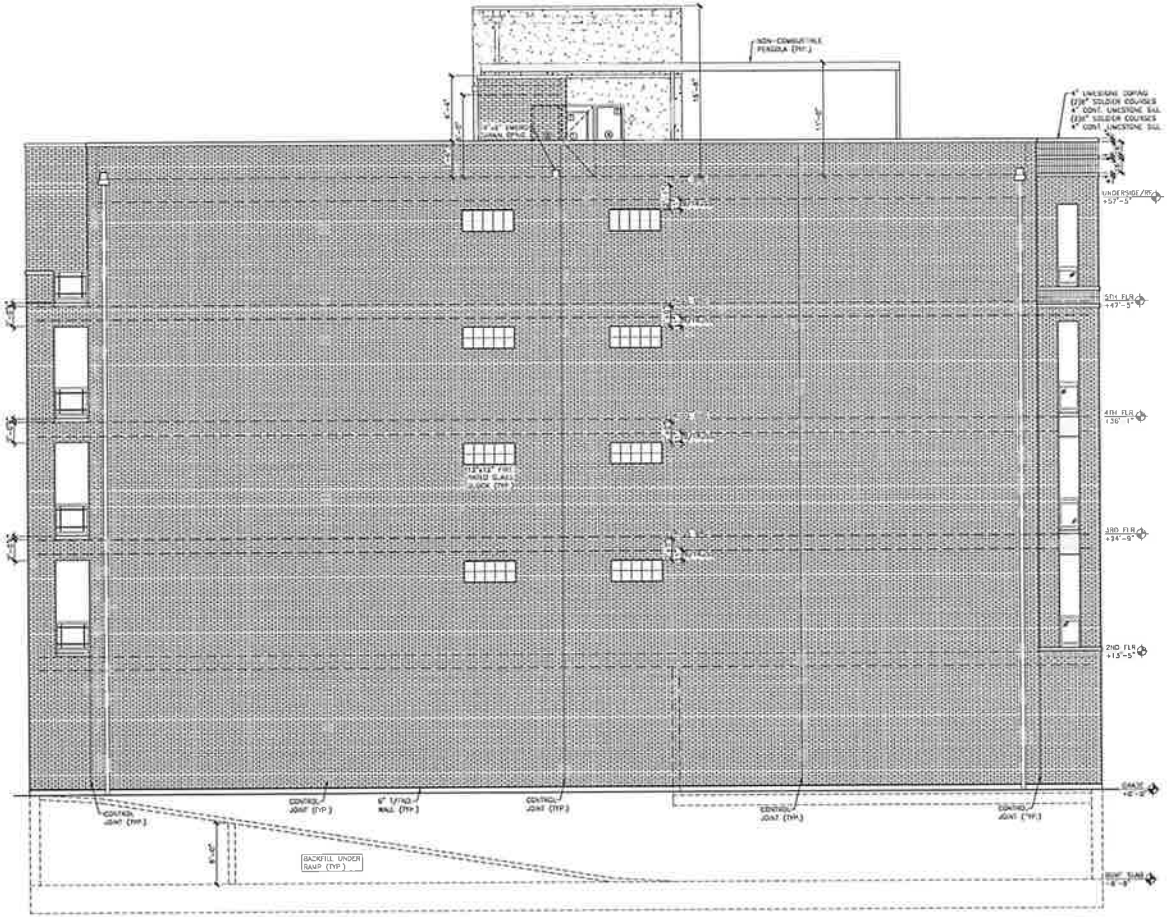
LICENSED ILLINOIS ARCHITECT
001-010137

PROJECT NAME & ADDRESS
2119,21,23,27
WEST GRAND AVE
48 UNIT 5 STORY
MASONRY BUILDING
W/RETAIL & BASEMENT
CHICAGO, ILLINOIS

SHEET TITLE
NORTH BLDG ELEVATION

FILENAME

SHEET NUMBER
A–18



EAST ELEVATION

SCALE: 3/16" = 1'-0"

NOTE:
CONTROL JOINTS TO BE SPACED AT A DISTANCE OF 25'-0" OR 1.5 TIMES THE WALL HEIGHT, WHICHEVER IS LESSER.

NOTE:
STAIRWAY, PORCH, DECK AND BALCONY RAILING, BOTH INTERIOR AND EXTERIOR SHALL BE DESIGNED TO RESIST A SIMULTANEOUS VERTICAL AND HORIZONTAL THRUST OF 50 LBS./FT. (POUNDS-FORCE, PER LINEAR FOOT) APPLIED AT THE TOP OF THE RAILING ON A CONCENTRATED LOAD OF 200 LBS./FT. IN ANY DIRECTION, WHICHEVER PRODUCES THE GREATEST STRESS. SHALL SUBMIT SIGNED CALCULATIONS AND SHOP DRAWINGS TO THE ARCHITECT FOR REVIEW PRIOR TO FABRICATION (TYP.)

13-120-130 EXTERIOR WALL MATERIALS.

(B) ANY CONCRETE MASONRY UNIT AND MORTAR USED IN THE CONSTRUCTION OF ANY PART OF ANY SINGLE-WYTHE EXTERIOR WALL OF ANY BUILDING CONTAINING A RESIDENTIAL OCCUPANCY FOR WHICH BUILDING PLANS HAVE BEEN SUBMITTED AFTER THE EFFECTIVE DATE OF THIS ORDINANCE:
(1) SHALL HAVE INTEGRAL WATER REPELLANT INCLUDED IN THE MANUFACTURING PROCESS AND ALL JOINTS MORTAR SHALL HAVE A COMPATIBLE WATER REPELLANT ADDED TO THE MIXTURE.
(2) SHALL MEET THE EXCELLENT RATING WHEN TESTED IN ACCORDANCE WITH ASTM E514 STANDARD METHOD OF TEST FOR WATER PENETRANCE OF MASONRY.
ANY CONCRETE MASONRY UNIT OR MORTAR USED IN THE CONSTRUCTION OF ANY PART OF ANY MULTI-WYTHE EXTERIOR WALL OF ANY BUILDING CONTAINING A RESIDENTIAL OCCUPANCY SHALL NOT BE REQUIRED TO COMPLY WITH THE AFOREMENTIONED PROVISIONS OF THIS PARAGRAPH (B).
(C) EXTERIOR WALLS CONSTRUCTED OF CONCRETE MASONRY UNITS SHALL HAVE FLASHING, WEEP HOLES, SEALANTS AND CAULKING WHICH PREVENT THE ACCUMULATION OF WATER WITHIN THE WALL ASSEMBLY AND PROVIDE A MEANS FOR DRAINING WATER THAT ENTERS THE ASSEMBLY TO THE EXTERIOR SO AS TO PREVENT MOISTURE FROM PASSING BEYOND THE EXTERIOR WALL CLADDING OR VENEER AND ENTERING THE INTERIOR OF THE EXTERIOR WALL.
(D) WALL ANCHORS AND METAL VENEER SHALL BE OF NON-CORROSIVE MATERIALS, OR SHALL BE PROTECTED BY CORROSIVE RESISTANT TREATMENT ACCEPTABLE TO THE BUILDING COMMISSIONER

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PROJECT NAME & ADDRESS
2119,21,23,27
WEST GRAND AVE
48 UNIT 5 STORY
MASONRY BUILDING
W/RETAIL & BASEMENT
CHICAGO, ILLINOIS

SHEET TITLE
EAST BLDG
ELEVATION

FILENAME

SHEET NUMBER
A-19



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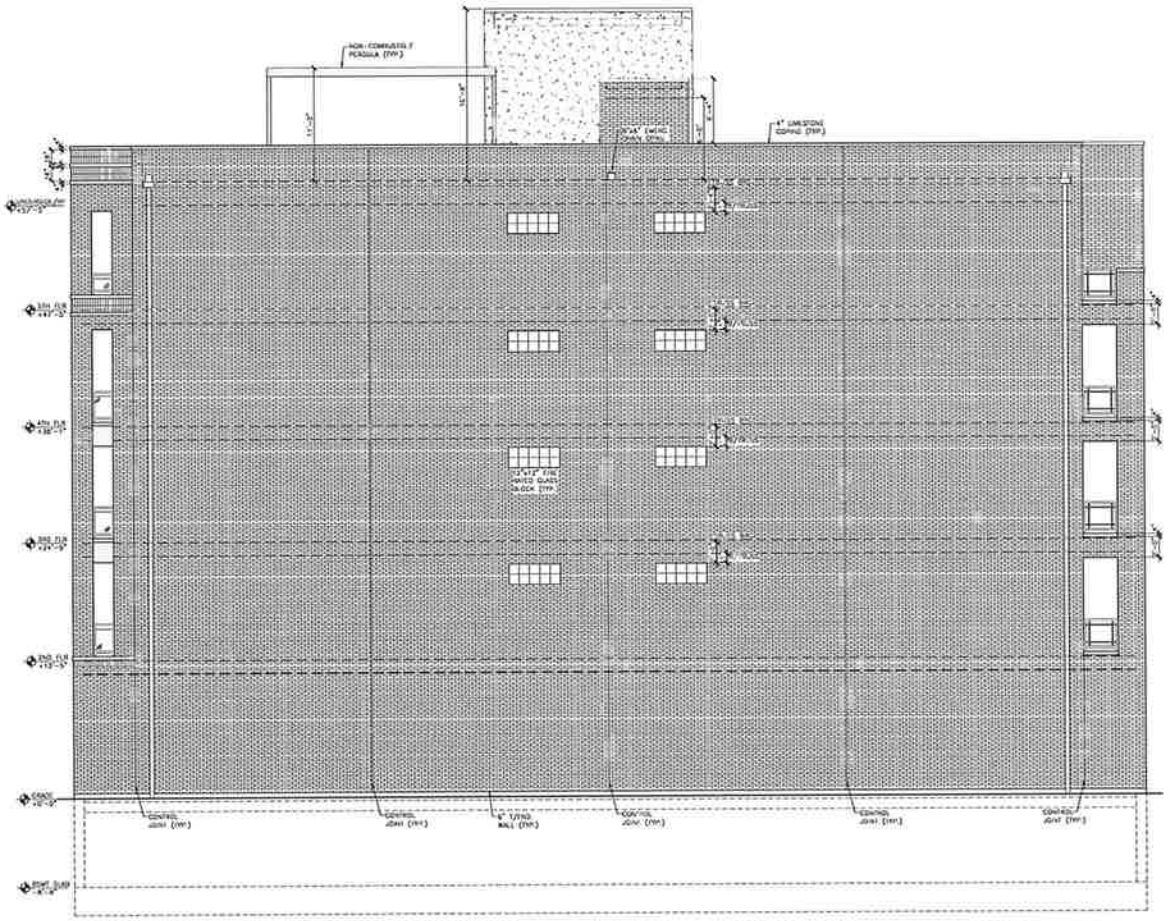
PROJECT NAME & ADDRESS
2119,21,23,27
WEST GRAND AVE
48 UNIT 5 STORY
MASONRY BUILDING
W/RETAIL & BASEMENT
CHICAGO, ILLINOIS

SHEET TITLE
SOUTH BLDG
ELEVATION

FILENAME

SHEET NUMBER
A-20

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WEST ELEVATION
SCALE: 1/16" = 1'-0"

NOTE:
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PROJECT NAME & ADDRESS
2119,21,23,27
WEST GRAND AVE
48 UNIT 5 STORY
MASONRY BUILDING
W/RETAIL & BASEMENT
CHICAGO, ILLINOIS

SHEET TITLE
WEST BLDG
ELEVATION

FILENAME

SHEET NUMBER
A-21

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