NARRATIVE AND PLANS
TYPE I Rezoning Attachment
1724 North Dayton Street
From RT-4 to RM-4.5

The Property
The property is located in an RT-4 zoning district in an area that includes residential buildings, many of them three stories in height.

The property is improved with a three story single family home (41'-10 ½" height). The property includes an attached garage with a garage roof deck. The third floor features a penthouse that is used for living space. The subject building encroaches onto the required side setbacks and exceeds the maximum Floor Area Ratio for an RT-4 zoned property.

The Project
Andrey Timofeev and Ekaterina Timofeeva (the "Applicants") seek to renovate their home. They propose to demolish the existing third floor penthouse and construct a third floor partial addition. The attached garage and garage roof deck will remain. The building height will remain the same.

To allow the proposed project the Applicant seeks to rezone the property from a RT-4, Residential Two-Flat, Townhouse and Multi-Unit District to an RM-4.5, Residential Multi-Unit District.

The Applicants are also seeking all relief as needed, as allowed by the Chicago Zoning Code, through a Type-1 application under section 17-13-0300(D) and including: 1) an optional variation under section 17-13-1101-B to reduce the required north side minimum side yard setback per section 17-2-0309 from 2.0' to 1'-3" (existing); 2) an optional variation under section 17-13-1101-B to reduce the required south side minimum side yard setback per section 17-2-0309 from 2.0' to 1'-3" (existing); 3) an optional variation under section 17-13-1101-B to reduce the required minimum combined side yard setback per section 17-2-0309 from 4.8' to 2'-6"; 4) an optional variation under section 17-13-1101-B reduce the rear yard setback per section 17-2-0306-B from 34.86' to zero; and 5) an optional variation under section 17-2-0307-A(5), 17-13-1003-K, and 17-13-1101-A to relocate 255.0 square feet (existing) of rear yard open space to the garage roof deck per section 17-2-0307.

The following are the relevant zoning parameters for the proposed project:

Lot Area:	2,988 square feet	
F.A.R.:	1.4	
Total Building Floor Area:	4,083 square feet	
Height:	41'-10 ½"	
Automobile Parking:	2	
Rear Yard Open Space:	255 square feet*	
Setbacks:	Front (West/Dayton Street):	14'-4 ¼"
	Side (North):	1'-3" *
	Side (South):	1'-3" *
	Rear (East / Alley):	zero*

A set of plans is attached.
* The Applicant seeks all available and optional variation relief under section 17-13-0300(D).

1724 DAYTON

RESIDENTIAL ADDITION
6-1-2026
PERMIT CORRRECTIONS

1 2

ADDRESS:
1724 N DAYTON ST
CHICAGO, IL 60614

PERMIT No.:
101079626

PIN No.:
14-32-422-018-0000

ARCHITECT

COLLECTIVE OFFICE, P.C.

9 E 24TH STREET
CHICAGO, IL 60616
1-312-818-2008
www.collectiveoffice.com

JEFF KLYMSON, AIA NCARB
ILLINOIS LICENSE No. 001-021427
EXPIRES: 30 NOV, 2026

I hereby certify that these plans were prepared under my direction and to the the best of my knowledge conform to the State and Local Building Codes and Ordinances

LICENSED ARCHITECT
JEFF KLYMSON
001-021427
STATE OF ILLINOIS

PROJECT DIRECTORY:

CLIENT:
ANDREY TIMOFEEV
1724 N DAYTON ST
CHICAGO, IL 60614

STRUCTURAL:
LOUIS SHELL STRUCTURES
105 W CALENDAR AVE #210
LAGRANGE, IL 60525
LOUIS SHELL
lshell@louisshell.com
708-352-0359

GENERAL CONTRACTOR:
KELLY SMITH CONSTRUCTION
509 N WOLCOTT
CHICAGO, IL 60622
MIKE KELLY
mike@build-ks.com
847-323-3426

NOTICE TO CONTRACTORS

NOTICE TO CONTRACTORS
1 THE CONTRACT DOCUMENTS FOR THIS PROJECT INCLUDE AN OWNER- CONTRACTOR AGREEMENT (AN EXECUTED WRITTEN PROPOSAL PREPARED BY THE CONTRACTOR DESCRIBING THE WORK) AND THOSE DRAWINGS PREPARED BY THE ARCHITECT. THE ARCHITECT IS PROVIDING A "PLANS ONLY" SERVICE. NO OTHER TYPE OF ARCHITECTURAL SERVICE IS INTENDED OR IMPLIED. THESE PLANS ARE TO BE USED ONLY BY COMPETENT CONTRACTORS LICENSED TO WORK WITHIN THE CITY OF CHICAGO, COOK COUNTY, AND KNOWLEDGEABLE IN THE BUILDING TRADES

2. THE CONTRACTOR MUST FAMILIARIZE WITH THE PROJECT LOCATION AND EXISTING CONDITIONS. CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND WILL BE RESPONSIBLE FOR THEM. DISCREPANCIES WITH PLANS AND EXISTING CONDITIONS MUST BE REPORTED TO THE ARCHITECT PRIOR TO COMMENCEMENT OF ANY WORK. NON- COMPLIANCE WITH THE ABOVE CONDITION DISQUALIFIES ANY CONTRACTOR CLAIMS FOR ADDITIONAL COMPENSATION, OR TIME IN THE SCHEDULE

3. ADMINISTRATION OF THE CONTRACT IS BY THE OWNER OR THE OWNER'S REP. THE CONTRACTOR AND OWNER ARE SOLELY RESPONSIBLE FOR BUILDING CONSTRUCTION PROCESS AND JOB SITE SAFETY

4 THE DRAWINGS INDICATE THE GENERAL SCOPE OF THE PROJECT AND THE ARCHITECTURAL INTENT. THIS INCLUDES THE DIMENSIONS OF THE BUILDING, PRIMARY ARCHITECTURAL ELEMENTS, AND TYPES OF STRUCTURAL, MECHANICAL, ELECTRICAL AND PLUMBING SYSTEMS.

5 THE DRAWINGS DO NOT NECESSARILY INDICATE OR DESCRIBE ALL THE WORK REQUIRED FOR REALIZATION OF THE SCOPE OR INTENT OF THE PROJECT NOR THE REQUIREMENTS OF THE CONTRACT DOCUMENTS. BASED ON THE GENERAL SCOPE DESCRIBED IN THESE DRAWINGS, THE CONTRACTOR WILL FURNISH AND INSTALL ALL THE ITEMS REQUIRED FOR THE PROPER EXECUTION OF THE INTENDED SCOPE OF THIS PROJECT

6 THE ARCHITECT'S DECISION AS TO WHAT IS INCLUDED IN THE SCOPE AND WHAT IS NOT WILL BE FINAL AND BINDING FOR THE CONTRACTOR. T RY SUBMITTING A BID OR PRICE PROPOSAL, THE CONTRACTOR CONCEDES TO EXAMINING AND UNDERSTANDING ALL THE CONTRACT DOCUMENTS INCLUDING THESE DRAWINGS. 8. THE INTENTION OF THE CONTRACT DOCUMENTS IS TO PERFORM THE WORK REQUIRED TO ACHIEVE THE FINISHED PROJECT IN A FIRST CLASS MANNER, COMPLYING WITH APPLICABLE TRADE STANDARDS AND GUIDELINES, LOCAL, STATE AND NATIONAL CODES, AND OBSERVING OSHA RULES

8 THE COMMENCEMENT OF WORK AFFIRMS THAT THE CONTRACTOR IS FULLY INFORMED OF THE SCOPE OF WORK AND THE TIME, WORK, MATERIALS, EQUIPMENT, APPLIANCES AND SERVICES NECESSARY TO ACHIEVE THE SCOPE OF WORK. 10. THE CONTRACTOR MUST SUBMIT TO THE OWNER AND COPY TO THE ARCHITECT A CERTIFICATE OF INSURANCE WHICH NAMES THE FOLLOWING AS ADDITIONALLY INSURED FOR THIS PROJECT
A) OWNER,
B) ARCHITECT,
C) CITY OF CHICAGO, COOK COUNTY.

CODE SUMMARY

CODE COMPLIANCE SUMMARY NOTES:
1 ALL EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT A KEY OR SPECIAL KNOWLEDGE

2 ALL INTERIOR LOAD AND NON-LOAD BEARING PARTITIONS SHALL BE 2"x4" WITH 5 /8" GYPSUM WALL BOARD ON EACH SIDE UNLESS NOTED OTHERWISE

3 ALL INTERIOR FINISHES TO BE A MINIMUM OF CLASS 1 MATERIAL WITH FLAME SPREAD RATIO OF 0 TO 25

GENERAL SUMMARY NOTES:
1 LIST OF CODES ACCEPTED BY CITY OF CHICAGO, COOK COUNTY
A. 2018 CHICAGO BUILDING CODE;
B 2022 CHICAGO ENERGY TRANSFORMATION CODE:
C INTERIM MECHANICAL CODE
D INTERIM PLUMBING CODE:
E 2018 CHICAGO ELECTRICAL CODE,

2 CONTRACTOR TO VERIFY ALL DIMENSIONS IN THE FIELD

3 NOTED DIMENSIONS PRECEDE SCALE, DRAWINGS ARE NOT TO BE SCALED

4 INTERIOR DIMENSIONS ARE TO THE FACE OF FINISHED WALLS, UNLESS OTHERWISE NOTED

5 ALL MATERIALS AND EQUIPMENT MUST BE INSTALLED IN COMPLIANCE WITH MANUFS INSTRUCTIONS AND RECOMMENDATIONS

6 CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND PROPER DISPOSAL OF ALL DEBRIS GENERATED BY THE WORK. CLEAN-UP IS REQUIRED ON A DAILY BASIS ON THE JOBSITE. DEBRIS IS TO BE DISPOSED OF LEGALLY.

7 A WRITTEN GUARANTEE OF ALL CONTRACTORS WORK SHALL BE PROVIDED. THIS GUARANTEE IS FOR DEFECTS IN MATERIALS, EQUIPMENT AND WORKMANSHIP

PROJECT SUMMARY

JURISDICTION:
CITY OF CHICAGO COOK COUNTY

PROJECT PIN No.:
14-32-422-018-0000

DESCRIPTION OF WORK:
SELF-CERT CBC 2018 RT-4 SINGLE FAMILY RESIDENTIAL PARTIAL ADDITION

ZONING: RT-4

USE: R5

CONSTRUCTION TYPE: 3-B

PROJECT AREAS:

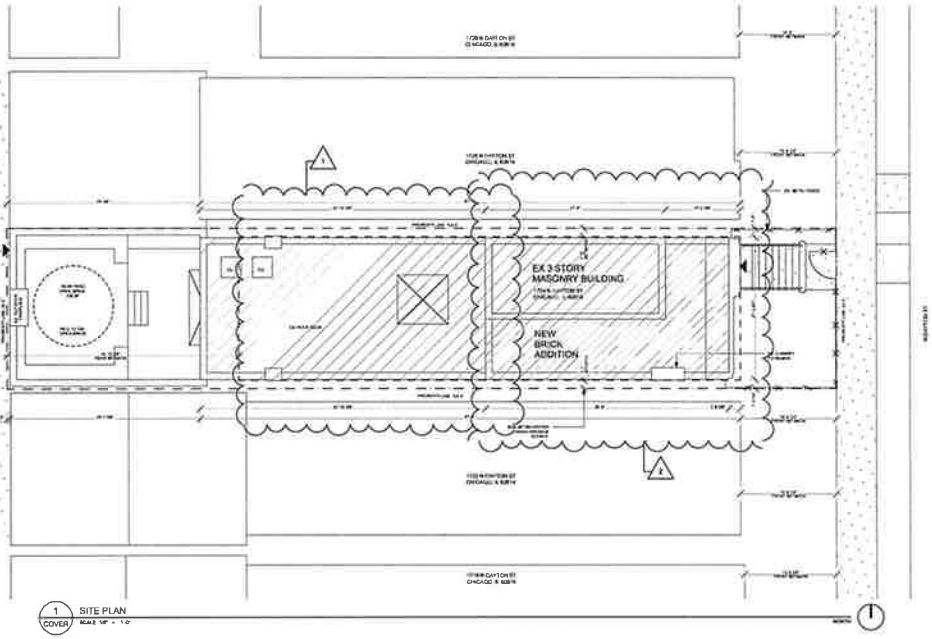
FLOOR	EXISTING	ADDITION	TOTAL
BASEMENT	1,675 SF	—	1,675 SF(NOT FAR)
1ST FLOOR	1,643 SF	—	1,643 SF
2ND FLOOR	1,718 SF	—	1,718 SF
3RD FLOOR	317 SF	407 SF	724 SF
TOTAL AREA:	3,678 SF	407 SF	4,083 SF

FAR CALCULATION:

TOTAL SITE AREA:	2,994 SF
TOTAL GROSS AREA (FAR):	4,083 SF
ALLOWABLE AREA:	3,595 SF
FAR:	1.2
ACTUAL FAR:	1.36

PROJECT DRAWINGS

PAGE NO.	NAME	
COVER	COVER SHEET	
A000	PERMIT CORRECTIONS	1
A001	GENERAL NOTES	
A002	WALL & FLOOR TYPES	
A003	SCHEDULES	
A004	GENERAL CONDITIONS	
A005	GENERAL CONDITIONS	
A006	GENERAL CONDITIONS	
A101	FLOOR PLANS	
A102	FLOOR PLANS	1
A200	ELEVATIONS & SECTIONS	
A410	INTERIOR ELEVATIONS	
A500	DETAILS	
M001	MECHANICAL NOTES	
M100	MECH & PLUMBING PLANS	
P001	PLUMBING NOTES & DIAGRAMS	
S000	GENERAL STRUCTURAL NOTES	
S100	ROOF DECK & ROOF PLANS	
S200	STRUCTURAL DETAILS	



1 COVER SITE PLAN
SCALE: 1/8" = 1'-0"

Collective

Elevating the experience of everyday.

PIN No.:
14-32-422-018-0000

PERMIT No.:
101079626

ADDRESS:
1724 N DAYTON ST
CHICAGO, IL 60614

1 2

1724 DAYTON

RESIDENTIAL ADDITION
6-1-2026
PERMIT CORRRECTIONS

LIFE SAFETY NOTES:

SUMMARY ANALYSIS OF 2018 CHICAGO BUILDING CODE:

BUILDING HEIGHT:
MAX: 3 STORIES MAX. 38'-0" (ZONING ORD.)
EXISTING: 41'-10 1/2" (TO UNDERSIDE OF STRUCTURE PER ZONING ORDIANCE)

USE: RESIDENTIAL: R-5

LOT AREA: 2425 / 12 = 2,500 SF

PROJECT AREAS:

BASEMENT	1,675 SF (NOT FAR)
1ST FLOOR	1,641 SF
2ND FLOOR	1,718 SF
3RD FLOOR	724 SF
TOTAL	4,083 SF

TOTAL GROSS AREA (FAR): 4,083 SF
ALLOWABLE FLOOR AREA: 2,500 X 1.2 = 3,000 SF
FAR: 1.2
ACTUAL FAR: 1.34

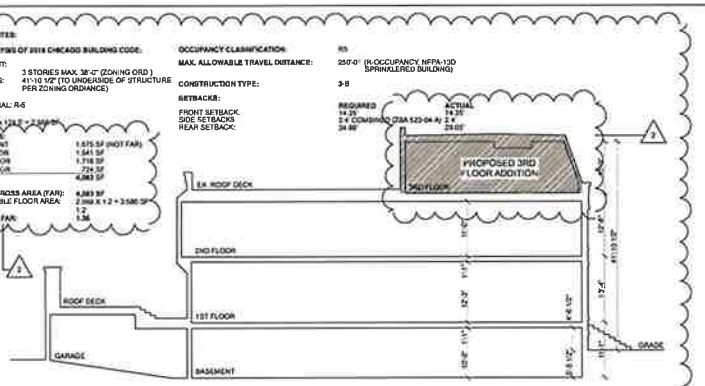
OCCUPANCY CLASSIFICATION: R3

MAX. ALLOWABLE TRAVEL DISTANCE: 250'-0" (R-OCCUPANCY, NFPA-13D SPRINKLERED BUILDING)

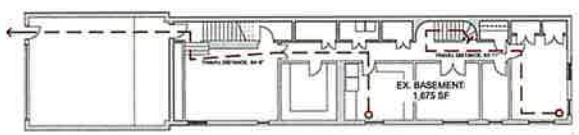
CONSTRUCTION TYPE: 3-B

SETBACKS:

	REQUIRED	ACTUAL
FRONT SETBACK:	14.25	14.25
SIDE SETBACKS:	2.4' COMBINED (28A 523-04 A)	2' + 2.4' = 4.4'
REAR SETBACK:	34.88'	29.05'



5 LIFE SAFETY PLAN Basement Floor
A001 SCALE: 1/32" = 1'-0"



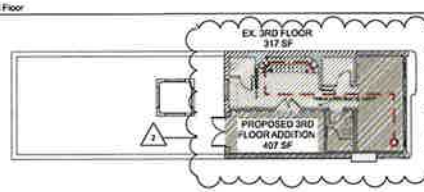
4 LIFE SAFETY PLAN Basement Floor
A001 SCALE: 1/32" = 1'-0"



3 LIFE SAFETY PLAN 1st Floor
A001 SCALE: 1/32" = 1'-0"



2 LIFE SAFETY PLAN 2nd Floor
A001 SCALE: 1/32" = 1'-0"



1 LIFE SAFETY PLAN 3rd Floor
A001 SCALE: 1/32" = 1'-0"

DRAWING NOTES:
1. UNLESS OTHERWISE NOTED OR INDICATED, ALL DIMENSIONS ON THESE DOCUMENTS SHALL BE TO FACE OF CURB, FACE OF CONCRETE OR MASONRY, FACE OF FINISH OR EDGE OF BEAM.
2. ALL VERTICAL DIMENSIONS SHOWN ARE FROM FLOOR SLAB, UNLESS OTHERWISE NOTED.

3. DIMENSIONS SHOWN IN FIGURES TAKE PRECEDENCE OVER DIMENSIONS SCALED FROM DRAWINGS. LARGE SCALE DRAWINGS AND DETAILS TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS.

4. THE TERM "ALIGN" AS USED IN THESE DOCUMENTS, SHALL MEAN TO ACCURATELY LOCATE FINishES IN THE SAME PLANE.

5. "TYPICAL" AS USED IN THESE DOCUMENTS SHALL MEAN THAT THE CONDITION IS THE SAME OR REPRESENTATIVE FOR ALL SIMILAR CONDITIONS THROUGHOUT, UNLESS NOTED OTHERWISE.

6. DETAILS ARE USUALLY KEYED AND NOTED "TYPICAL" ONLY ONCE, WHEN THEY FIRST OCCUR AND ARE REPRESENTATIVE OF ALL SIMILAR CONDITIONS THROUGHOUT, UNLESS NOTED OTHERWISE.

INTERIOR DEMOLITION NOTES
1. WHERE ELECTRICAL, MECHANICAL, AND OR PLUMBING ITEMS, SUCH AS DUCTS, PIPING, CONDUCTORS, ETC. ARE TO BE REMOVED AND BUILDING ELEMENTS, SUCH AS WALLS, STRUCTURAL MEMBERS, WALL PARTITIONS, CEILINGS, ETC., IT IS REQUIRED THAT AN APPROPRIATE SUBCONTRACTOR OR CRAFTSMAN BE RETAINED TO PERFORM ALL DEMOLITION WORK AND CAPPING OF ELECTRICAL, PLUMBING AND MECHANICAL SERVICES. ANY CONFLICTS OR DISCREPANCY IN THIS CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ARCHITECTS ATTENTION FOR CLARIFICATION.

2. CONTRACTOR, ALONG WITH MECHANICAL CONTRACTOR, SHALL PROVIDE AND LOCATE ACCESS DOORS/PANELS IN WALL & CEILING CONSTRUCTION AS REQUIRED TO PROVIDE ACCESS TO MECHANICAL, PLUMBING & ELECTRICAL WORK. CONTRACTOR SHALL SUBMIT ALL PROPOSED ACCESS DOOR LOCATIONS TO ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.

3. ALL PENETRATIONS AT RATED CONSTRUCTION SHALL BE PROTECTED TO MAINTAIN RATING

4. WHERE OCCURS, CONTRACTOR SHALL PATCH ANY EXISTING WALLS AND/OR CEILINGS AS NECESSARY TO REPURPOSE THE SPACE AND REPAIR ALL DAMAGES CAUSED BY CONTRACTOR.

5. INTERIOR WALLS AND CEILINGS SHALL BE INSTALLED IN ACCORDANCE TO STATE AND MUNICIPAL CODES, INCLUDING REQUIREMENTS FOR FLAME SPREAD AND SMOKE DENSITY RATINGS FOR FINISH MATERIALS.

6. WHEN USED, ALL HOME BARRIER BATTS SOUND INSULATION AND INSULATION BATTS SHALL BE NON-COMBUSTIBLE AND SHALL NOT CONTAIN OR UTILIZE OZONE DEPLETING COMPOUNDS.

8. ALL NEW CONSTRUCTION MATERIALS SHALL BE 100% ASBESTOS-FREE.

9. THE CONTRACTOR AT HIS OWN EXPENSE, SHALL KEEP THE PROJECT AND SURROUNDING AREA FREE FROM DUST AND DEBRIS. THE WORK SHALL BE IN CONFORMANCE WITH THE AIR AND WATER POLLUTION CONTROL STANDARDS AND REGULATIONS OF THE STATE/MUNICIPAL DEPARTMENT OF HEALTH.

10. CONSTRUCTION DEBRIS AND WASTE S SHALL BE DISPOSED AT AN APPROPRIATE SITE. THE CONTRACTOR SHALL INFORM THE OWNER BEFORE BEGINNING OF THE LOCATION OF DISPOSAL SITES.

11. CONTRACTOR'S SHALL BE RESPONSIBLE FOR THE GENERAL CLEANING OF THE JOB AFTER PROJECT COMPLETION. WHERE APPLICABLE, CLEANING SHALL INCLUDE, BUT NOT BE LIMITED TO: THE EXTERIOR AND THE INTERIOR OF THE BUILDING, THE PATH OF TRAVEL TO THE JOB SITE, PARKING LOTS, ELEVATORS, LOBBIES, AND CORRIDOR CARPETS.

12. THE CONTRACTOR SHALL PROVIDE FIRE STOPPING PROTECTION, WHERE REQUIRED PER STATE AND LOCAL CODES.

13. NO HAZARDOUS MATERIALS SHALL BE USED OR STORED WITHIN THE BUILDING WHICH WOULD NOT COMPLY WITH THE LOCAL FIRE AUTHORITY AND STATE AND MUNICIPAL REQUIREMENTS.

14. CONTRACTOR SHALL BE RESPONSIBLE FOR BLOCKING OFF SUPPLY AND RETURN AIR GRILLES, DIFFUSERS & DUCTS TO KEEP DUST FROM ENTERING INTO AIR DISTRIBUTION SYSTEMS.

15. BUILDING'S UNDERGOING CONSTRUCTION, ALTERATION OR DEMOLITION SHALL BE DONE IN ACCORDANCE WITH STATE AND MUNICIPAL CODES

SCOPE:
1. ALL WORK AND MATERIALS DESCRIBED HEREIN ARE THE RESPONSIBILITY OF THE OWNER. THE TERMS "GENERAL CONTRACTOR", "CONTRACTOR", OR "SUBCONTRACTOR" REFER TO EACH ENGAGED BY THE OWNER TO PERFORM THE WORK FOR THE OWNER. THE OWNER IS NOT RELIEVED FROM THE RESPONSIBILITY FOR THE PERFORMANCE OF SUCH CONTRACTORS.

2. ALL RULES AND REGULATIONS, SCOPE OF WORK AND PROCEDURES INDICATING WILL BE PERFORMED BY THE GENERAL CONTRACTOR, THEIR AGENTS, SUBCONTRACTORS, AND SUPPLIERS TO PROVIDE A TOTAL AND COMPLETE PROJECT FOR THE OWNER. WORK INDICATED IN THESE DOCUMENTS SHALL BE PERFORMED BY THE GENERAL CONTRACTOR OR SUBCONTRACTORS, AGENT AND OR SUPPLIERS ONLY, WHETHER OR NOT THE WORK IS SPECIFICALLY PROVIDED.

3. THE WORK CONTAINED IN THESE CONTRACT DOCUMENTS AND, OR SPECIFICATIONS IS TO BE PERFORMED BY THE GENERAL CONTRACTOR AND, OR ITS SUBCONTRACTORS WHETHER OR NOT SPECIFICALLY NOTED OTHERWISE.

4. FOR PLANNING FOR PERSONAL TENANT, LANDLORD'S DESIGN CRITERIA AND TENANT LEASE DATED 8 THE PARTY RESPONSIBLE FOR THE SPACE TO THE TENANT, AND THE GENERAL CONTRACTOR, WHETHER NOMINEE FOR THE LANDLORD OR THE TENANT, WILL BE REQUIRED TO HANDLE ALL WORK IN THESE DOCUMENTS UNLESS SPECIFICALLY NOTED OTHERWISE.

5. THE GENERAL CONTRACTOR IS REQUIRED TO HAVE ALL SUBCONTRACTORS REVIEW THE JOB NOTES PRIOR TO BIDDING AND TO MAKE KNOWN ALL PERSONS AND SUBCONTRACTORS WORKING ON THIS PROJECT WITH THESE GENERAL NOTES AND THE CONTRACT DOCUMENTS NOTED. LANDLORDS DESIGN CRITERIA AND THE EXECUTED LEASE AGREEMENT BETWEEN LANDLORD AND TENANT. ANY DISCREPANCY BETWEEN THESE CONTRACT DOCUMENTS AND THE LEASE OR DESIGN CRITERIA INFORMATION SET TO BE REPORTED TO TENANT'S ARCHITECT AND THE OWNER BEFORE THE START OF CONSTRUCTION SHALL BE RESPONSIBLE FOR FULLY ACQUAINTING THEMSELVES WITH THE CONTENT AND SCOPE OF THESE SPECIFICATIONS, AND SPECIAL ATTENTION SHOULD BE GIVEN TO THE SPECIFICATIONS THROUGHOUT THE SPAN OF THE PROJECT BY THIS GENERAL CONTRACTOR, SUPERVISORS AND SUBCONTRACTORS. AS THE STANDARD ESTABLISHED HERE IN SHALL BE APPLIED, WITH EMPHASIS TO ALL WORK. CHECK "RESPONSIBILITY SCHEDULE" FOR ALLOCATION OF WORK SPECIFIED. ALL WORK IS BY THE OWNER UNLESS NOTED. WORK OR CLAIMS UNACCEPTABLE BY THE TENANT AND OWNER SHALL BE CORRECTED IN A MANNER AND TO A DEGREE OF QUALITY AS ACCEPTABLE BY THE TENANT AND OWNER.

6. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS ARE REQUIRED TO CHECK AND VERIFY ALL DIMENSIONS AND FIELD CONDITIONS AT BUILDING SITE AND PERSONALLY AND NOTIFY IN WRITING IMMEDIATELY TO THE ARCHITECT OF ANY DISCREPANCIES OR VARIANCE IN CONSTRUCTION REPRESENTED HEREIN AND ALL DISCREPANCIES AND LIST ANY WORK MAY YET COMPLETED PRIOR TO STARTING WORK. ANY WORK REQUIRED DUE TO FAILURE OF THE BUILDING CONTRACTOR TO REPORT DISCREPANCIES BETWEEN EXISTING CONDITIONS AND THE DRAWING AND SPECIFICATIONS PROVIDED BY THE OWNER, SHALL BE PERFORMED AND PAID FOR BY THE GENERAL CONTRACTOR THAT IS AWARDED THIS PROJECT

FINISHES
1. FLOOR PREP: INSTALL 6MM VAPOR BARRIER UNDERLAYMENT ON TOP OF WOOD SUBSTRATE IN BATHROOMS, SUBFLOOR TO BE GLUED AND SCREWED. INSTALL NEW PLYWOOD ON SUBFLOOR IN KITCHEN TO PROVIDE EVEN SURFACE FOR NEW TILE INSTALLATION.

2. HARDWOOD PATCH, BAND AND REFINISH EXISTING HARDWOOD FLOORING. SAN, 1 COAT SEALER AND 2 LAYERS LOW VOC, NON TOXIC, SATIN FINISH, POLYURETHANE TYPE FINISH.

3. FLOOR PREP: INSTALL MIN 6 MIL DURACA UNDERLAYMENT ON TOP OF WOOD SUBSTRATE IN BATHROOMS, SUBFLOOR TO BE GLUED AND SCREWED. INSTALL NEW PLYWOOD ON SUBFLOOR IN KITCHEN TO PROVIDE EVEN SURFACE FOR NEW TILE INSTALLATION.

4. CERAMIC WALL TILES: INSTALL NEW CERAMIC WALL TILE IN BATHROOM. 2" MESH MITRE ENCLOSURE, TILE TO BE ENDUSTRIO AND BRAID EL TILE CAULKED TO TUB WITH SILICONE CAULK, MAT. GROUTED

EQUIPMENT:
1. PROVIDE AND INSTALL NEW REFRIGERATOR, STOVE, OTR HOOD/VENT AND DISHWASHER FOR EACH UNIT. PROVIDE WASHER AND DRYER FOR OWNER'S UNIT. APPLIANCES TO BE ENERGY STAR RATED

2. APPLIANCE SPECIFICATION BY OWNER

GENERAL NOTES

FLOOR PLAN NOTES
1. LIGHTING PLAN BY ARCHITECT TO REVIEW & APPROVE CHANGES OR ADDITIONS WITH LAYOUT PRIOR TO COMMENCEMENT OF PARTITION CONSTRUCTION

2. EXTEND ALL STUDS AND WALL MATERIALS TO CONSTRUCTION ABOVE, UNLESS OTHERWISE INDICATED.

7. DOORS:

6. DOOR OPENINGS IN PARTITIONS NOT DIMENSIONED ARE TO BE LOCATED WITHIN 6" OF ADJACENT PERPENDICULAR PARTITION

9. USE WATER RESISTANT GYPSUM BOARD AT ALL AREAS SUBJECT TO MOISTURE OR WHERE TILE IS USED.

10. ALL PLUMBING WORK SHALL BE IN ACCORDANCE WITH STATE AND MUNICIPAL CODES.

11. ALL HOT WATER LINES SHALL BE PROPERLY INSULATED. SEE PLUMBING DRAWINGS.

12. ALL PLUMBING CLEAN OUTS SHALL BE INSTALLED WHERE REACH IS ACCESIBLE. CONTRACTOR SHALL COORDINATE ALL CLEAN OUT LOCATIONS WITH EQUIPMENT AND CABINETS. SUBMIT A PLAN OF ALL PROPOSED LOCATIONS TO ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.

13. ALL MILLWORK SHALL CONFORM TO HPMAC "CUSTOM GRADE" WOODWORKING STANDARDS UNLESS OTHERWISE NOTED.

14 FIELD MEASURE AS REQUIRED FOR ALL MILLWORK CONDITIONS PRIOR TO FABRICATION.

15. PROVIDE AND INSTALL ALL NECESSARY WALL BACKING, STIFFENERS, BRACING, BACK UP PLATES AND/OR SUPPORTING BRACKETS AS REQUIRED FOR THE INSTALLATION OF WALL MOUNTED OR SUSPENDED EQUIPMENT OR BUILT-IN ITEMS. VERIFY REQUIREMENTS WITH MANUFACTURERS PRIOR TO INSTALLATION. SUPPLY CATALOG CUT SHEETS FOR ARCHITECT'S APPROVAL.

16. PROVIDE AND INSTALL ALL NECESSARY ELECTRICAL CONNECTIONS AND PLUMBING SUPPLY PIPING & CONNECTORS TO ESSENTIAL EQUIPMENT AND APPLIANCES AS REQUIRED OR INDICATED ON PLANS. VERIFY REQUIREMENTS WITH MANUFACTURERS PRIOR TO INSTALLATION. SUPPLY CATALOG CUT SHEETS FOR ARCHITECT'S APPROVAL.

17. CONTRACTOR TO VERIFY LOCATION OF ALL THERMOSTATS WITH ARCHITECT AND OR MECHANICAL ENGINEER PRIOR TO INSTALLATION.

18. PREPARE ALL FLOOR SURFACES AS REQUIRED TO RECEIVED FINishES AS NOTED ON FINISH PLAN. ENLARGED FINish PLANS & FINish LEGEND.

19. UNLESS OTHERWISE NOTED, ALL GYPSUM BOARD SURFACES, WALLS, AND CEILINGS, SHALL BE TAPED, SANDED SMOOTH TO A "LEVEL 4" FINISH, READY TO RECEIVE PAINT OR SHALL COVERING MATERIAL.

20. PROVIDE SOUND INSULATION AT PERIMETER WALLS OF BATHROOMS, KITCHEN, AND ACROSS CEILING OF PARTITIONS TO CREATE AN ACOUSTIC ENVELOPE, UNLESS NOTED OTHERWISE.

CEILING NOTES
37. FIELD VERIFY ALL CLEARANCES OF DUCTS, PIPES, ETC., AND NOTIFY ARCHITECT OF ANY CONFLICTS PRIOR TO INSTALLATION OF LIGHTS, ETC.
38. PLACEMENT OF LIGHT FIXTURES IN AREAS WHERE MAIN DUCTS MAY CAUSE INTERFERENCE MUST BE APPROVED BY ARCHITECT PRIOR TO INSTALLATION.

DOORS & GATE NOTES
39. CONFORMED TO "ENDED DATA INSTALLATION WITH APPROPRIATE SIZE CONSTRUCTION.

40. ALL OUTLETS TO BE INSTALLED AT LOCATIONS SHOWN BY DIMENSIONS ON THE ELECTRICAL PLAN. DIMENSION ALL OUTLETS FROM THE CENTERLINE OF THE OUTLET BOX. NON-DIMENSIONED OUTLETS ARE TO LOCATED AT THE NEAREST WALL STUD.

41. ALL WALL MOUNTED 15, 20, AND 30 AMP RECEPTACLES OUTLETS TO BE CENTERED AT +12" A.F.F., U.N.O. ALL LOCATIONS TO BE VERIFIED BY ARCHITECT AND CLIENT BEFORE INSTALLATION

42. WHERE OUTLETS ARE GROUPED TOGETHER IN OR MORE, THEY ARE TO BE SPACED NO MORE THAN 6" APART.

43. ALL NEW LIGHT SWITCHES TO BE CENTERED AT +36" A.F.F., U.N.O., ALL LOCATIONS TO BE VERIFIED BY ARCHITECT AND CLIENT BEFORE INSTALLATION

44. WHERE LIGHT SWITCHES ARE GROUPED TOGETHER, GANG LIGHT SWITCHES TOGETHER TO A MAXIMUM OF 4 SWITCHES IN ONE GANG. MORE THAN 5 SWITCHES AT ANY ONE LOCATION TO BE APPROVED BY ARCHITECT.

45. WHERE ELECTRICAL WORK IS SPECIFIED IN CONJUNCTION WITH CABINET WORK, LAMPS AND FIXTURES ARE TO BE PROVIDED BY THE GENERAL CONTRACTOR.

47. CUT OUTS FOR SWITCHES, OUTLETS, ETC. AS REQUIRED BY THE CABINET CONTRACTOR ARE TO BE COORDINATED WITH THE ELECTRICAL CONTRACTOR, U.N.O. ALL RECEPTACLES WHERE WALL HOOK DOORS SHALL BE LOCATED PER ELEVATIONS, OR THE WALL NOTE ITEM 41 QUESTION

48. ALL WALL COVER PLATES SHALL BE WHITE, MATCH TYPICAL WALL CUT OUTS FOR SWITCHES, OUTLETS, ETC. AS REQUIRED BY THE CABINET

50. ALL SEPARATE CIRCUIT RECEPTACLES TO BE ORANGE COLOR WITH BUILDING STANDARD COLOR COVER PLATE.

DOOR NOTES
51. ALL DOORS AND DOOR HARDWARE SHALL MEET THE REQUIREMENTS OF ALL GOVERNING CODES & ORDINANCES. ALL HARDWARE TO BE LEVER TYPE. NOTIFY THE ARCHITECT IMMEDIATELY IN CASE OF DISCREPANCY

53. FIELD MEASURE, AS REQUIRED, ALL DOORS PRIOR TO FABRICATION

52. LATCHING AND LOCKING DOORS THAT ARE HAND OPERATED SHALL BE OPERABLE WITH A SINGLE EFFORT WITHOUT REQUIRING THE ABILITY TO GRASP THE HARDWARE (I.E NOB OR PUSH TYPE). VERIFY CONDITION AT EXISTING DOORS.

54. MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED THE REQUIREMENTS OF THE STATE AND LOCAL BUILDING CODES.

55. RATED DOORS SHALL COMPLY WITH REQUIREMENTS OF ALL GOVERNING CODES & STANDARDS.

56. ALL HARDWARE TO BE LEVER TYPE PER LOCAL AND STATE CODES AND STANDARDS.

57. OPENING HARDWARE IS TO BE CENTERED BETWEEN 30" AND 44" ABOVE FINISH FLOOR UNLESS OTHERWISE SPECIFIED IN THE STATE AND LOCAL BUILDING CODES.

58. SPECIAL LOCKING DEVICES SHALL BE OF AN APPROVED TYPE.

59. PROVIDE WEATHER SEALS ON ALL EXTERIOR DOORS PER AND STANDARDS.

60. CONTRACTORS IS RESPONSIBLE TO COORDINATE & VERIFY ALL DOOR FRAME THROAT THICKNESS FOR EACH LOCATION.

61. ALL DOOR FRAMES TO BE FACTORY FINISHED

62. ALL DOOR STOPS TO HAVE 3M BUMOUND IN THE WALL BEHIND.

63. MAXIMUM UNDERCUT OF ALL DOORS NOT IN A RATED CORRIDOR SHALL NOT EXCEED 1/8" ABOVE FINISH FLOOR SURFACE OR FINISHED LO.

64. CONTRACTOR SHALL REFINISH ANY BLEMISHED DOOR OR REPLACE BAD DOOR IF NOT TO SATISFACTION OF ARCHITECT OWNER.

FINISH NOTES
65. NO FINISH SUBSTITUTIONS MAY BE MADE UNLESS APPROVED BY ARCHITECT

66. APPLICATION OF CONTROLLED INTERIOR FINISHES SHALL BE IN COMPLIANCE WITH STATE AND LOCAL CODES.

67. DECORATIVE MATERIALS SHALL BE MAINTAINED IN FLAME RETARDANT CONDITION

68. SUBMIT THE FOLLOWING SAMPLES FOR ARCHITECT'S APPROVAL

A. THREE (3) 12"x12" SAMPLES FOR ALL PAINT, VINYL AND FABRIC FINISHES AND COLORS APPLIED TO A SUBSTRATE WHICH IS REPRESENTATIVE OF THE SURFACE TO BE FINISHED. SUBMIT PAINT SAMPLES FROM THE PAINT LOT ON SITE AND USED FOR APPLICATION.

B. ONE (1) FOOT WIDE x 6" WITH SAMPLE SEAM (COMPRISED OF ALL FABRIC AND VINYL FINISHES AND COLOR.

C. THREE (3) 12"x12" SAMPLES OF ALL FLOOR COVERING.

D. SUBMIT ACTUAL CUTTINGS OF EACH PRODUCT FOR COLOR/QUALITY CONTROL.

69. SAMPLE MATERIALS ARE NOT RETURNABLE. SUBMIT SAMPLES TO ARCHITECT BEFORE PLACING FULL ORDERS.

70. SUBMIT SEAMING PLAN FOR CARPET TO ARCHITECT FOR APPROVAL PRIOR TO CARPET ORDER.

71. NOTIFY ARCHITECT IMMEDIATELY OF ITEMS WITH LONG LEAD TIMES.

72. ALL PAINT FINISH OF METAL PARTS OF DOORS, HARDWALL, PERIMETER ENCLOSURES, ETC., SHALL BE SEMI-GLOSS, UNLESS OTHERWISE NOTED

73. WHERE PAINT COLORS CHANGE, CORNERS ARE TO BE CUT AS PRES. OF OVERLAPPING.

74. PRIOR TO THE INSTALLATION OF WALL COVERINGS, SURFACES SHALL BE PROPERLY PREPARED WITH SEALER PER MANUFACTURERS RECOMMENDATIONS.

75. THE EXTENT OF DRAWINGS AND SPECIFICATIONS SHALL INCLUDE ALL LABOR, MATERIALS, AND SERVICES NECESSARY FOR THE COMPLETION OF ALL WORK SHOWN, DESCRIBED, OR REASONABLY IMPLIED, BUT NOT LIMITED TO TWO EXPLICITLY INDICATED IN THE CONTRACT DOCUMENTS.

76. INSTALL ALL MANUFACTURED ITEMS, MATERIALS, AND EQUIPMENT IN STRICT ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS, UNLESS NOTED OTHERWISE

77. ANY WORK INSTALLED IN CONFLICT WITH THE CONSTRUCTION DRAWINGS, WITHOUT THE PRIOR APPROVAL OF THE OWNER AND THE ARCHITECT SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE

78. THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY SPECIFIED ITEMS OR SYSTEMS WHICH MAY NOT BE EITHER AVAILABLE DURING THE CONSTRUCTION COMPLETION SCHEDULE. THE CONTRACTOR SHALL SUBMIT CONFIRMATION OF DELIVERY DATES FOR ORDERS OF MATERIALS AND EQUIPMENT HAVING LONG LEAD TIMES.

79. PROJECT SPECIFICATIONS ARE AN INTEGRAL PART OF THESE PLANS – SUBSTITUTIONS FOR SPECIFIED MATERIALS REQUIRE THE WRITTEN APPROVAL FROM THE ARCHITECT

80. UNLESS OTHERWISE NOTED IN THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL SUBMIT THREE (3) SETS OF SHOP DRAWINGS. SHOP DRAWINGS SHOULD INCLUDE DETAILED, DIMENSIONED PLANS, ELEVATIONS, SHOWING DRAWINGS, DIAGRAMMATIC DRAWINGS AND MATERIAL SCHEDULES. LOCATION AND DIMENSION OF ALL ITEMS SHOULD BE CLEARLY INDICATED. PRIOR FABRICATION OF SHOP ITEMS, AFTER REVIEW AND COMMENTS BY DESIGNERS APPROVAL OF SHOP DRAWINGS.

82. THE ARCHITECT'S REVIEW OF SHOP DRAWINGS SHALL NOT RELIEVE THE GENERAL CONTRACTOR OR SUBCONTRACTOR FROM RESPONSIBILITY FOR DEVIATIONS FROM THE DRAWINGS OR SPECIFICATIONS UNLESS HE HAS, IN WRITING, CALLED ATTENTION TO THE ATTENTION OF THE ARCHITECT SUCH DEVIATIONS AT THE TIME OF THE SUBMISSION. NOR SHALL IT RELIEVE HIM GENERAL CONTRACTOR FROM RESPONSIBILITY FOR ERRORS OF ANY SORT IN THE SHOP DRAWINGS

GRAPHIC SYMBOLS



ABBREVIATIONS



1 CLUB SHELL STRUCTURES
135 N CLARK/DAR AVE #210
CHICAGO, IL 60625
(312) 399-0211
email@yourname.com
773-312-2254

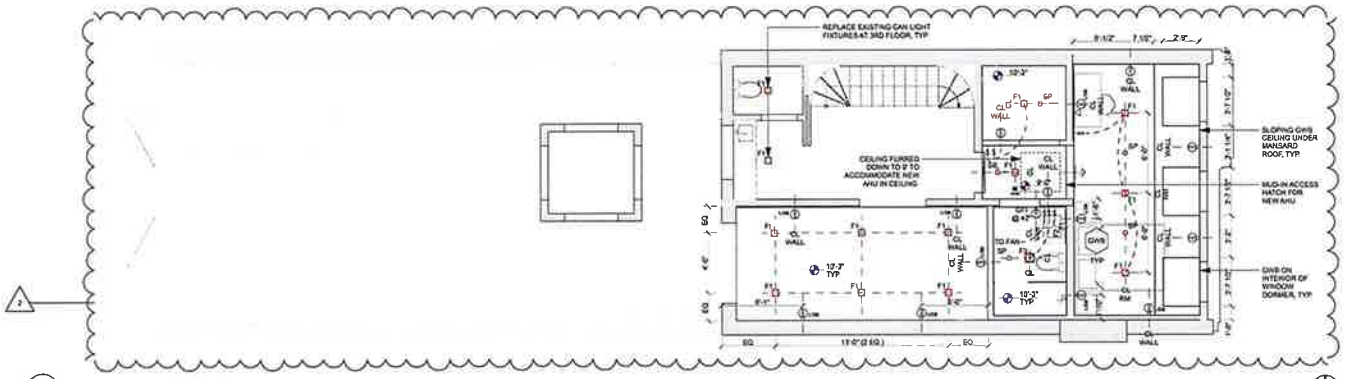
engineer company name
engineer name
engineer address
CHICAGO, IL 60622
(000) 000-0000
email@yourname.com
312-243-7474

architect
Collective
Elevating the experience of everyday.
E East Fifth Street
Chicago, Illinois 60616
1-312-616-2006
www.collectiveillinois.com

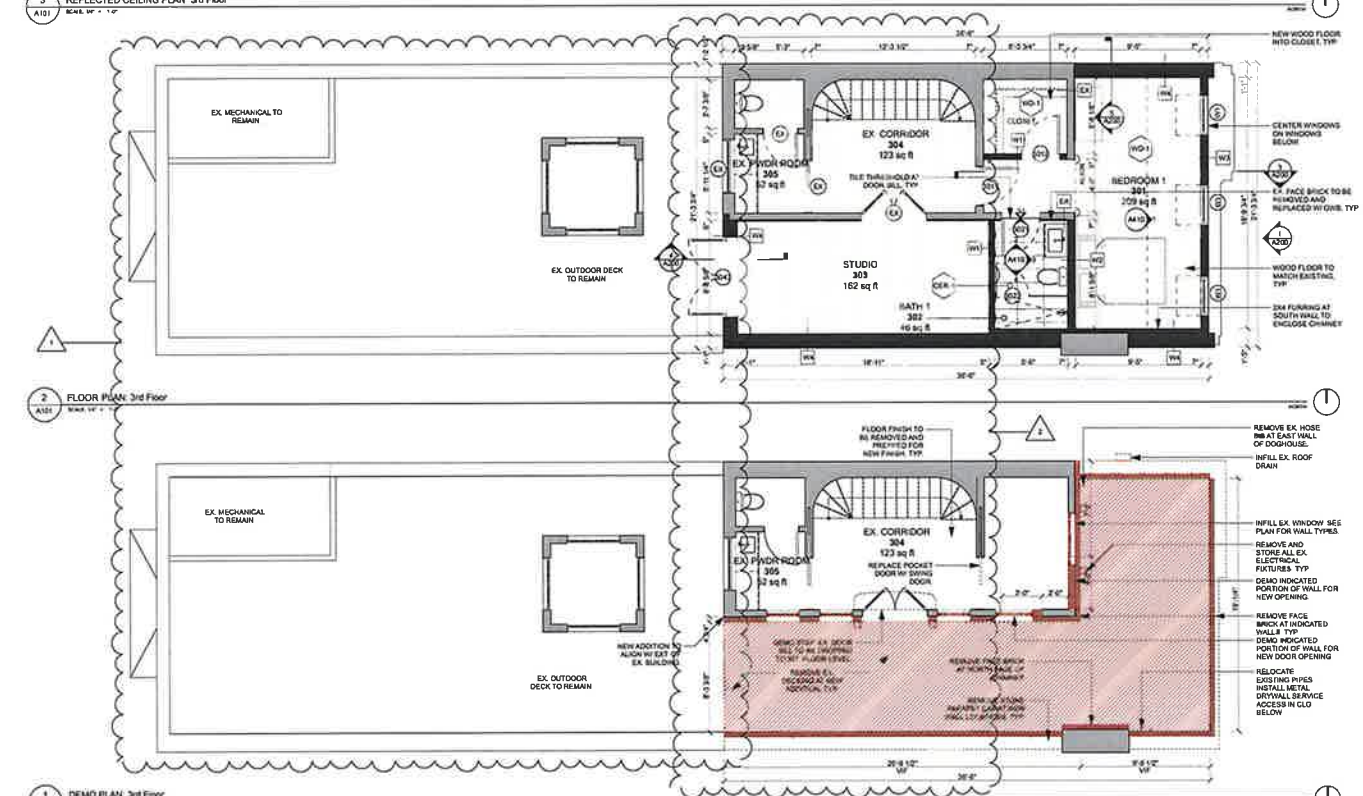
These plans and specifications are copyrighted and are the property of the architect named above and may not be reproduced or published without the written consent of the architect.

4	11 JUN 2026	ISSUED FOR PERMIT CORRECTIONS
3	30 MAY 2026	ISSUED FOR PERMIT CORRECTIONS
2	14 MAY 2026	ISSUED FOR ZONING REVIEW
1	30 FEB 2026	ISSUED FOR PERMIT
0	10 DEC 2025	ISSUED FOR PERMITTING
Mark	Date	Issue/By

Project: 1724 DAYTON
Location: 1724 N DAYTON ST. CHICAGO IL 60614
Drawing Title: GENERAL NOTES
Drawing No.: A001
Issued For: Permit Corrections
Job No.: 25034
Date: 6-1-2026



3 A101 REFLECTED CEILING PLAN 3rd Floor



2 A101 FLOOR PLAN: 3rd Floor

1 A101 DEMO PLAN: 3rd Floor

LEGEND:
- EXISTING WALLS TO REMAIN
- NEW WALLS
- FULL HEIGHT MILLWORK
- EXISTING WALLS TO REMAIN
- DEMO SCOPE
- N/C (NOT IN CONTRACT)

NOTE TO CONTRACTOR:
DRAWINGS USE COLOR TO INDICATE AND CLARIFY PROJECT SCOPE. GC TO PRINT DRAWINGS IN COLOR AND REFER TO DRAWING LEGEND. TYP

DEMO NOTES:
1. THE CONTRACTOR AT HIS OWN EXPENSE SHALL KEEP THE PROJECT AND SURROUNDING AREA FREE FROM DUST AND DEBRIS THE WORK SHALL BE IN CONFORMANCE WITH THE AIR AND WATER POLLUTION CONTROL STANDARDS AND REGULATIONS OF THE STATE DEPARTMENT OF HEALTH
2. CONSTRUCTION DEBRIS AND WASTE SHALL BE DEPOSITED AT AN APPROPRIATE SITE. THE CONTRACTOR SHALL INFORM THE BUILDING REPRESENTATIVE OF THE LOCATION OF DISPOSAL SITES
3. CONTRACTORS SHALL BE RESPONSIBLE FOR THE GENERAL CLEANING OF THE JOB AFTER ITS COMPLETION. WHERE APPLICABLE CLEANING SHALL INCLUDE, BUT NOT BE LIMITED TO, THE EXTERIOR AND THE INTERIOR OF THE BUILDING, THE PATH OF TRAVEL TO THE JOB SITE, PARKING LOTS, ELEVATORS LOBBIES, AND CORRIDOR CARPETS
4. THE CONTRACTOR SHALL PROVIDE PEDESTRIAN PROTECTION, WHERE REQUIRED PER STATE AND LOCAL CODES
5. NO HAZARDOUS MATERIALS SHALL BE USED OR STORED WITHIN THE BUILDING WHICH DOES NOT COMPLY WITH THE LOCAL FIRE AUTHORITY AND STATE AND MUNICIPAL REQUIREMENTS.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR BLOCKING OFF SUPPLY AND RETURN AIR GRILLES, DIFFUSERS & DUCTS TO KEEP DUST FROM ENTERING INTO BUILDING AIR DISTRIBUTION SYSTEMS DURING CONSTRUCTION
7. BUILDINGS UNDERGOING CONSTRUCTION, ALTERATION OR DEMOLITION SHALL BE DONE IN ACCORDANCE WITH STATE AND MUNICIPAL CODES
8. TEMPORARY SHORING REQUIRED AS NECESSARY TO BE PROVIDED AND INSTALLED BY CONTRACTOR, TYP/CAL
9. A CONSTRUCTION ENTRANCE SHALL BE DEFINED, TENANT NOTIFIED. THIS ENTRANCE SHALL BE LOCKABLE AND KEPT SO WHEN TRADES ARE NOT ON THE PREMISES. THE LOCK SHALL HAVE A KEY IN A LOCKBOX ON THE PROPERTY FOR OWNER ACCESS AT ANYTIME.
10. WINDOW, DOOR AND OTHER OPENINGS SHALL BE ENCLOSED AND PROTECTED FROM UNAUTHORIZED ENTRY AND INCLEMENT WEATHER AT ALL TIMES
11. ADEQUATE TEMPORARY CONSTRUCTION LIGHTING FOR THE INTERIOR SHALL BE PROVIDED DURING THE COURSE OF CONSTRUCTION
12. ALL EXPOSED SPRINKLER HEADS TO BE TURNED UP DURING CONSTRUCTION. TYP
13. CAP ALL PLUMBING SUPPLY / DRAINS TO PREVENT DEBRIS ENTERING DURING CONSTRUCTION, TYP
14. REMOVE ALL OLD / UNUSED / ABANDONED ELECTRICAL COMPLETE.
15. GC TO CAP / PROTECT ALL MECHANICAL EQUIPMENT TO BE REUSED
16. GC TO REPORT EX. MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS TO TENANT AND ARCHITECT ASAP

FLOOR PLAN NOTES:
1. CONTRACTOR AND ARCHITECT TO REVIEW & APPROVE FINISH LINES OF PARTITION LAYOUT PRIOR TO COMMENCEMENT OF PARTITION CONSTRUCTION
2. EXTEND ALL STUDS AND WALL MATERIALS TO CONSTRUCTION ABOVE, UNLESS OTHERWISE INDICATED
3. DOOR OPENINGS IN PARTITIONS NOT DIMENSIONED ARE TO BE LOCATED WITHIN 6" OF ADJACENT PERPENDICULAR PARTITION, TYPICAL UNLESS OTHERWISE NOTED
4. USE WATER RESISTANT GYPSUM BOARD AT ALL AREAS SUBJECT TO MOISTURE AND CEMENT BOARD WHERE TILE IS TO BE USED
5. ALL MILLWORK SHALL CONFORM TO AWMAC "CUSTOM GRADE" WOODWORKING STANDARDS UNLESS OTHERWISE NOTED
6. FIELD MEASURE AS REQUIRED FOR ALL MILLWORK CONDITIONS PRIOR TO FABRICATION
7. PROVIDE AND INSTALL ALL NECESSARY WALL BACKING, STIFFENERS, BRACING, BACK-UP PLATES AND / OR SUPPORTING BRACKETS AS REQUIRED FOR THE INSTALLATION OF WALL-MOUNTED OR SUSPENDED EQUIPMENT OR BUILT-IN ITEMS. VERIFY REQUIREMENTS WITH MANUFACTURERS PRIOR TO INSTALLATION. SUPPLY CATALOG CUT SHEETS FOR ARCHITECT'S APPROVAL.
8. PROVIDE AND INSTALL ALL NECESSARY ELECTRICAL CONNECTIONS AND PLUMBING SUPPLY, FITTINGS & CONNECTIONS TO COMPLETE INSTALLATION OF APPLIANCES & EQUIPMENT INDICATED ON PLANS. VERIFY REQUIREMENTS WITH MANUFACTURERS PRIOR TO INSTALLATION. SUPPLY CATALOG CUT SHEETS FOR ARCHITECT'S APPROVAL.
9. CONTRACTOR TO VERIFY LOCATION OF ALL THERMOSTATS WITH ARCHITECT AND OR MECHANICAL ENGINEER PRIOR TO INSTALLATION
10. UNLESS OTHERWISE NOTED, ALL GYPSUM BOARD SURFACES WALLS AND CEILINGS SHALL BE TAPED, SANDED SMOOTH TO A "LEVEL 4" FINISH, SO AS TO RECEIVE PAINT OR WALL COVERING MATERIAL.
11. PROVIDE SOUND INSULATION AT INTERIOR WALLS TO CREATE AN ACOUSTIC ENVELOPE UNLESS NOTED OTHERWISE.
12. ALL DIMENSIONS TO FINISH MATERIALS, UNLESS OTHERWISE NOTED
13. ALL DOOR HANDLES TO BE LOCATED AT 36" AFF UNO.
14. GC TO PROVIDE BACKING AND MOUNTING BRACKETS AS NEEDED FOR ALL WALL MOUNTED MILLWORK, FIXTURES, & EQUIPMENT

owner
ANDREW P. WAGNER ESQ
1724 N. DAYTON ST.
CHICAGO, IL 60614

structural
LOUIS SHELL STRUCTURES
1200 N. ASHLAND AVE. STE 0
CHICAGO, IL 60622
LOUIS SHELL
louis@louisshell.com
708-352-6264

general contractor
KELLY BAKER CONSTRUCTION
2200 N. WOOD ST. UNIT 1
CHICAGO, IL 60647
MIKE KELLY
mike@kellybaker.com
847.323.2478

engineering consultants

05	01 APR. 2026	ISSUED FOR PERMIT CORRECTIONS
04	20 MAR. 2026	ISSUED FOR PERMIT CORRECTIONS
03	13 MAR. 2026	ISSUED FOR ZONING REVIEW
02	02 FEB. 2026	ISSUED FOR PERMIT
01	16 DEC. 2025	ISSUED FOR PRICING
Issue	date	issued for

Collective

Elevating the experience of everyday.

8 East 24th Street
Chicago, Illinois 60616

p 312-818-2026
www.collectivearchitecture.com

I hereby certify that these same plans prepared under my direction and to the best of my knowledge conform to the State and Local Building Codes and Ordinances.

LICENSED ARCHITECT
ANDREW P. WAGNER
001-016257
EXPIRES: 11/30/2027
STATE OF ILLINOIS

1724 DAYTON

1724 N DAYTON ST.
CHICAGO IL 60614

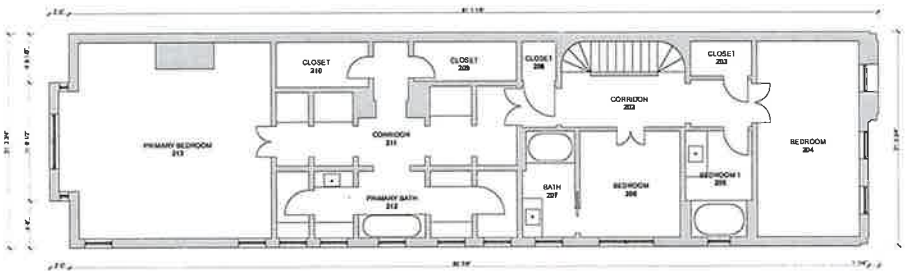
FLOOR PLANS

A101

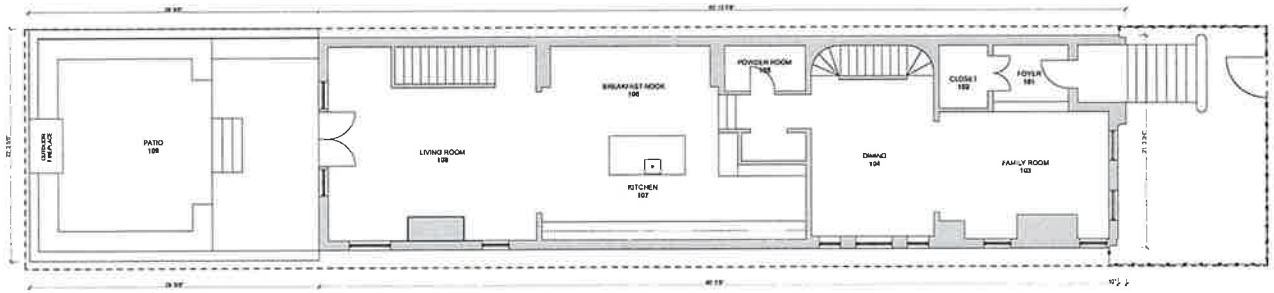
Issued for: Permit Corrections

Job No. 25034

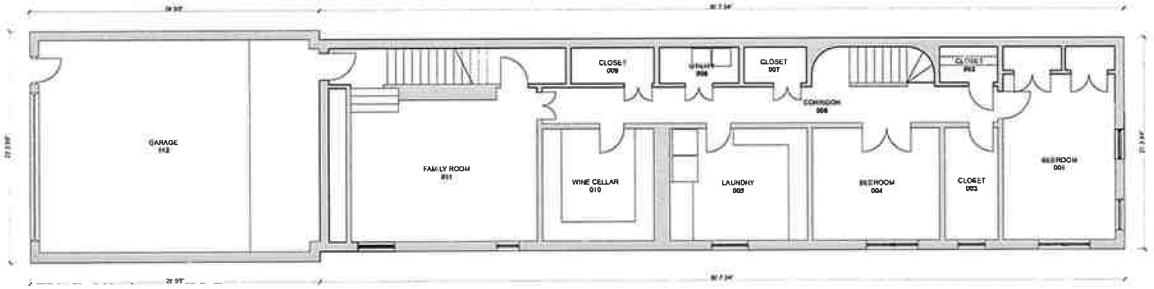
Date 6-1-2026



3 A102 FLOOR PLAN: 2nd Floor



2 A102 FLOOR PLAN: 1st Floor



1 A102 FLOOR PLAN: Basement

LEGEND:
- EXISTING WALLS TO REMAIN
- NEW WALLS
- FULL HEIGHT MILLWORK
- EXISTING WALLS TO REMAIN
- DEMO SCOPE
- NIC (NOT IN CONTRACT)

FLOOR PLAN NOTES:
1. CONTRACTOR AND ARCHITECT TO REVIEW & APPROVE CHALK LINES & PARTITION LAYOUT PRIOR TO COMMENCEMENT OF PARTITION CONSTRUCTION
2. EXTEND ALL STUDS AND WALL MATERIALS TO CONSTRUCTION ABOVE, UNLESS OTHERWISE INDICATED
3. DOOR OPENINGS IN PARTITIONS NOT DIMENSIONED ARE TO BE LOCATED WITHIN 6" OF ADJACENT PERPENDICULAR PARTITION, TYPICAL UNLESS OTHERWISE NOTED
4. USE WATER RESISTANT GYPSUM BOARD AT ALL AREAS SUBJECT TO MOISTURE AND CEMENT BOARD WHERE TILE IS TO BE USED
5. ALL MILLWORK SHALL CONFORM TO AWMAC "CUSTOM GRADE" WOODWORKING STANDARDS UNLESS OTHERWISE NOTED
6. FIELD MEASURE AS REQUIRED FOR ALL MILLWORK CONDITIONS PRIOR TO FABRICATION
7. PROVIDE AND INSTALL ALL NECESSARY WALL BACKING STIFFENERS, BRACING, BACK-UP PLATES AND / OR SUPPORTING BRACKETS AS REQUIRED FOR THE INSTALLATION OF WALL-MOUNTED OR SUSPENDED EQUIPMENT OR BUILT-IN ITEMS. VERIFY REQUIREMENTS WITH MANUFACTURERS PRIOR TO INSTALLATION. SUPPLY CATALOG CUT SHEETS FOR ARCHITECT'S APPROVAL.
8. PROVIDE AND INSTALL ALL NECESSARY ELECTRICAL CONNECTIONS AND PLUMBING SUPPLY, FITTINGS & CONNECTIONS TO COMPLETE INSTALLATION OF APPLIANCES & EQUIPMENT INDICATED ON PLANS. VERIFY REQUIREMENTS WITH MANUFACTURERS PRIOR TO INSTALLATION. SUPPLY CATALOG CUT SHEETS FOR ARCHITECT'S APPROVAL.
9. CONTRACTOR TO VERIFY LOCATION OF ALL THERMOSTATS WITH ARCHITECT AND OR MECHANICAL ENGINEER PRIOR TO INSTALLATION
10. UNLESS OTHERWISE NOTED, ALL GYPSUM BOARD SURFACES, WALLS AND CEILINGS SHALL BE TAPED, SANDED SMOOTH TO A "LEVEL 4" FINISH, SO AS TO RECEIVE PAINT OR WALL COVERING MATERIAL.
11. PROVIDE SOUND INSULATION AT INTERIOR WALLS, TO CREATE AN ACOUSTIC ENVELOPE, UNLESS NOTED OTHERWISE.
12. ALL DIMENSIONS TO FINISH MATERIALS UNLESS OTHERWISE NOTED
13. ALL DOOR HANDLES TO BE LOCATED AT 36" AFF UNO
14. GC TO PROVIDE BACKING AND MOUNTING BRACKETS AS NEEDED FOR ALL WALL MOUNTED MILLWORK, FIXTURES, & EQUIPMENT

Collective

Elevating the experience of everyday.

1724 DAYTON

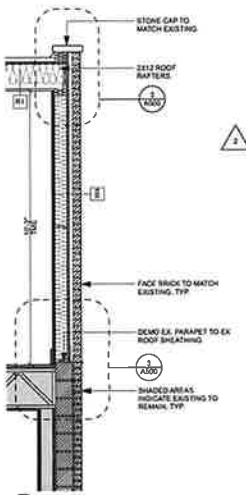
1724 N DAYTON ST.
CHICAGO IL 60614

FLOOR PLANS

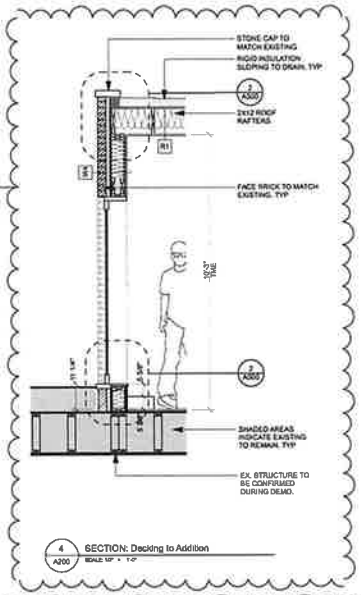
A102

25034

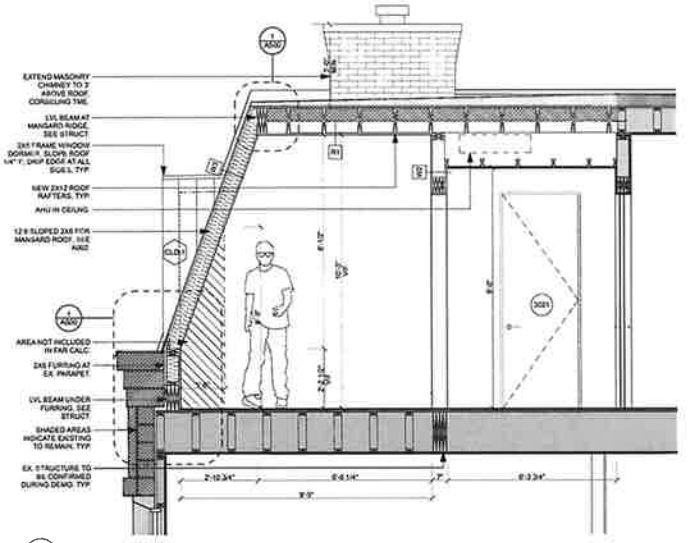
1 Permit Corrections 6-1-2026



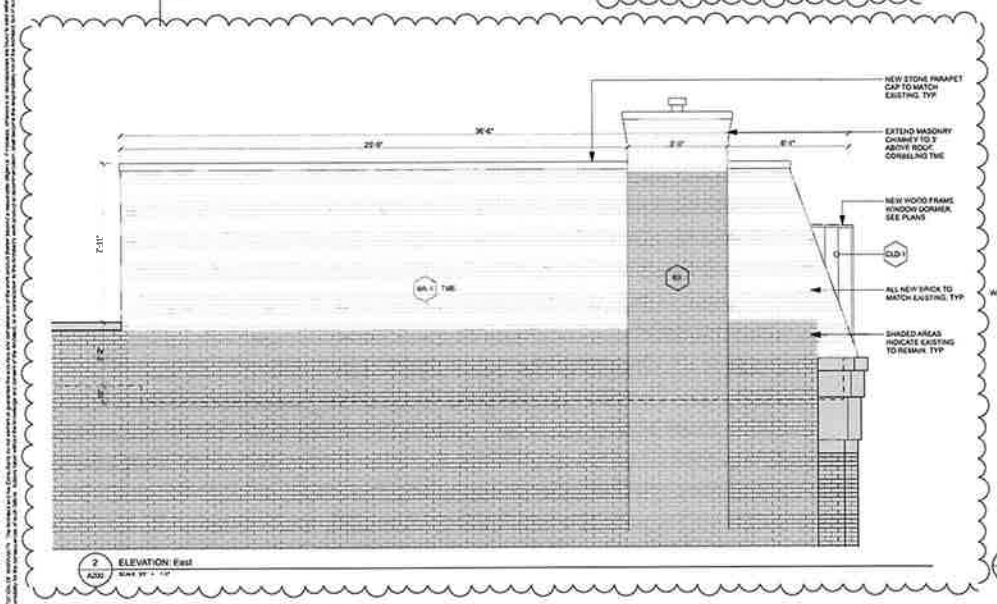
5 A200 SECTION: Typical Load Bearing Wall
SCALE: 1/2" = 1'-0"



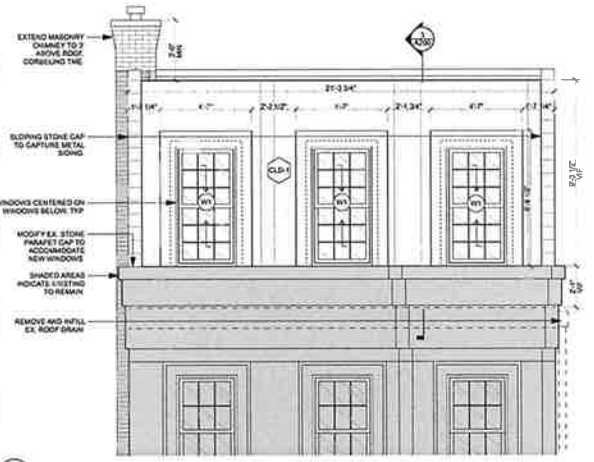
4 A200 SECTION: Decking to Addition
SCALE: 1/2" = 1'-0"



3 A200 SECTION: East / West
SCALE: 1/2" = 1'-0"



2 A200 ELEVATION: East
SCALE: 1/2" = 1'-0"



1 A200 ELEVATION: East
SCALE: 1/2" = 1'-0"

ARCHITECT
ABBOTT SMOFFEY
1724 N DAYTON ST.
CHICAGO, IL 60614

structural
LOUIE SHELL STRUCTURES &
100 W GALENA#2 AVE #2748
LAGRANGE, IL 60525
LOUIE SHELL
xxxxxxxxxxxxxxxxxx.com
708-352-0348

general contractor
KELLY SMITH CONSTRUCTION
525 W TAYLOR ST
CHICAGO, IL 60613
MIKE KELLY
xxxxxxxxxxxxxxxxxx.com
847-323-9476

issuing resources

No	Description	Date
04	PERMIT SET	30 APR, 2026
03	PERMIT SET	20 APR, 2026
02	PERMIT SET	25 FEB, 2026
01	PERMIT SET	19 DEC., 2025
Mod		4026

Collective

Elevating the experience of everyday.

8 East 74th Street
Chicago, Illinois 60619

1-312-4 16-3534
xxxxxxx@collectivexxx.com

I hereby certify that these plans were published under my direction and to the best of my knowledge comply to the 2024 Chicago Building Codes and Ordinances.

LICENSED ARCHITECT
EXPIRATION
REGISTERED
STATE OF ILLINOIS

Project
1724 DAYTON

Location
1724 N DAYTON ST.
CHICAGO IL 60614

Drawing Title
ELEVATIONS & SECTIONS

Drawing No.
A200

Issued for
2 Permit Corrections
1

Job No.
25034

Date
6-1-2026