17-13-0303-C(1) Type 1 Narrative & Plans – 6506-12 North California Avenue, Chicago, IL

Proposed Zoning: RT-4 Two-Flat, Townhouse and Multi-Unit District

Lot Area: 21,652.1 sq. ft.

Proposed Land Use: The Applicant is proposing to establish a uniform zoning district and construct a new two-story religious assembly building that will contain approximately 15,508 sq. ft. of floor area. The proposed building will measure 29 ft.-10 in. in height. The subject property is a Transit Served Location and will be supported by thirty-five (35) off-street surface parking spaces. Pursuant to Sec. 17-13-0303-D optional Administrative Adjustment and Variation and pursuant to Secs. 17-13-1101-B and 17-13-1003-EE of the Chicago Zoning Ordinance, the Applicant is seeking to reduce the rear setback from the required 50 ft. to 6 ft.-11 in., reduce the front setback, reduce the side setback, increase the off-street parking from the required twenty-three (23) parking spaces to thirty-five (35) parking spaces, and is seeking all relief necessary, as allowed by the Code, for the attached plans.

(A) The Project's Floor Area Ratio: 15,530 square feet (0.72 FAR)

(B) The Project's Density (Minimum Lot Area Per D.U.): No dwelling units proposed

(C) The amount of off-street parking: 35 parking spaces

*The subject property is a designated Transit Served Location (Devon CTA Bus Line Corridor roadway segment). Pursuant to Sec. 17-13-1003-EE, the Applicant is seeking to increase the required number of off-street parking spaces from twenty-three (23) parking spaces to thirty-five (35) parking spaces.

(D) Setbacks:

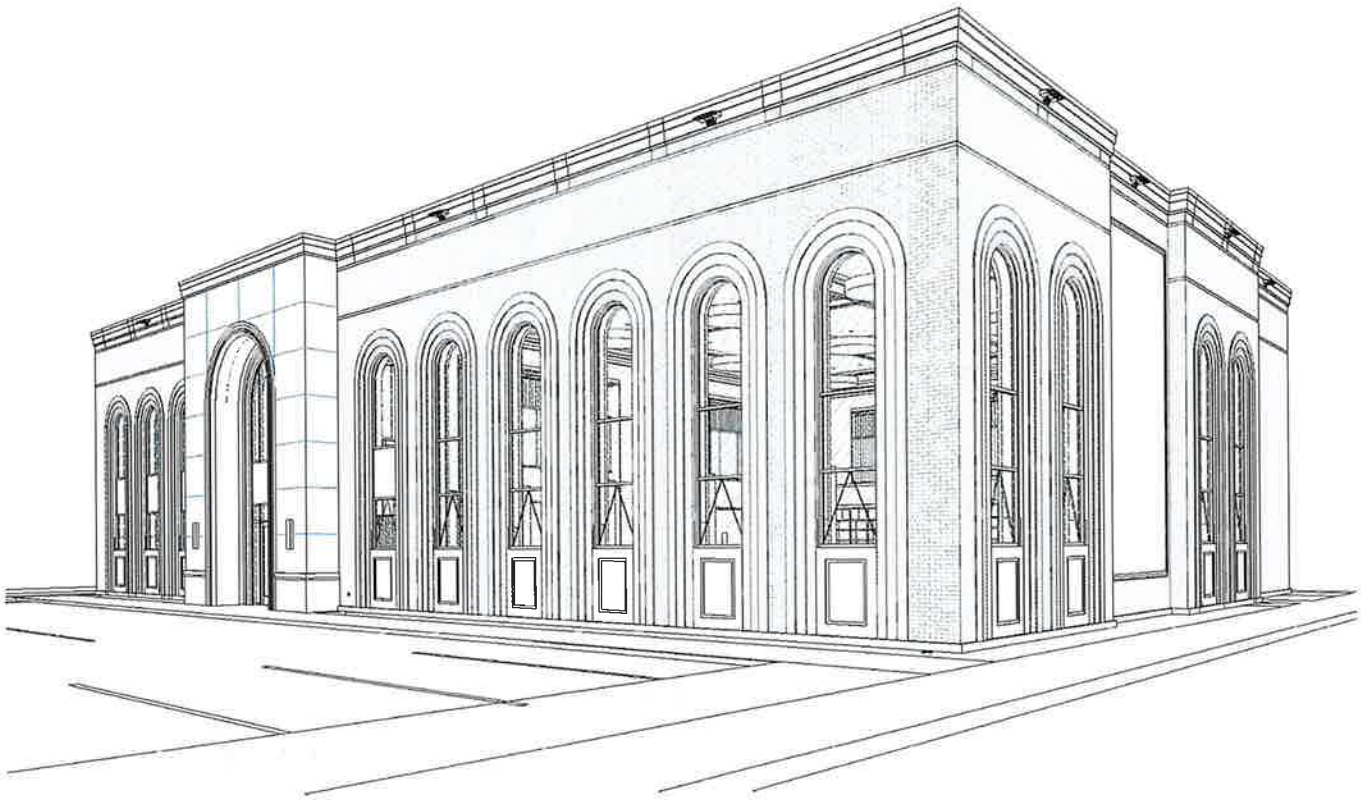
a.	Front Setback:		86 feet-5.5 inches
b.	Side Setbacks:		
		East Side:	3 feet-3.25 inches
		West Side:	3 feet
c.	Rear Setback:		6 feet-11 inches

*Pursuant to Sec. 17-13-1101-B, the Applicant is seeking to reduce the front, side, and rear setbacks.

(E) Building Height: 29 ft.-10 inches

CHICAGO COMMUNITY KOLLEL

6506 N CALIFORNIA AVE, CHICAGO, IL 60645



PERSPECTIVE SHOWN FOR ILLUSTRATION PURPOSES ONLY. IT IS NOT MEANT TO BE FOR CONSTRUCTION PURPOSES

LIFESTUDIO
ELEVATING THE WORLD THROUGH DESIGN

CLIENT:
CHICAGO COMMUNITY KOLLEL
6506 N CALIFORNIA AVE | CHICAGO, IL 60645
773 262 9400 | S CARRON@COMCAST NET

ARCHITECT:
LIFE STUDIO, LLC
5949 W TOUHY AVE | NILES IL 60714
781.413.5806 | JDRESS@LIFESTUDIOGROUP.COM

I CERTIFY THAT THESE DRAWINGS WERE PREPARED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE, KNOWLEDGE, THEY CONFORM TO THE CHICAGO BUILDING CODE.

ARCHITECT R.L. LIC. #001.012401
EXPIRATION DATE : 11.30.2021

LIFE STUDIO, LLC
PROFESSIONAL DESIGN FIRM
LICENSE # 184.007419.0001

JONATHAN DRESS

MEP ENGINEER
BLAKE MEP
468 HILL AVE | GLEN ELLYN, IL 60137
847.612.2874 | BLAKEMEP@GMAIL.COM

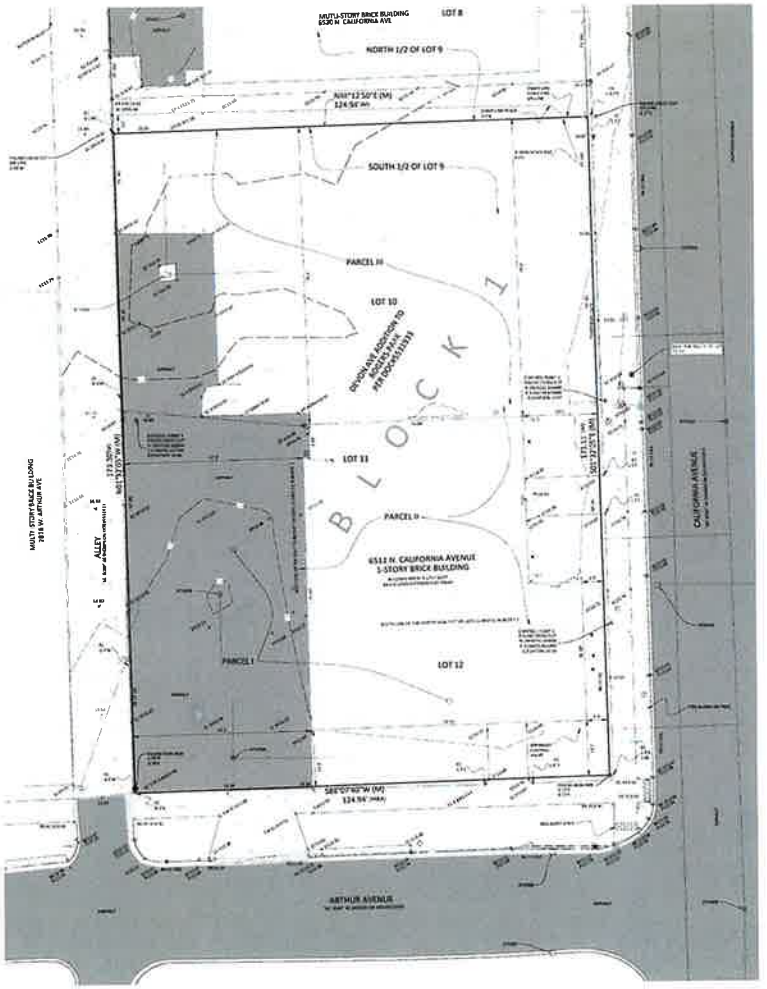
STRUCTURAL ENGINEER
LIFE STUDIO, LLC
BRIAN HATTEN
630.417.3823 | BHATTEN@GMAIL.COM

CIVIL/LANDSCAPE ENGINEER:
WEAVER CONSULTANTS GROUP
STEVE SIMAK
630.717.4848 | SSIMAK@WCGRP.COM

DATE	ISSUED FOR
09.16.2020	ISSUED FOR DD

BOUNDARY AND TOPOGRAPHIC SURVEY

SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 41
NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN



Weaver Consultants Group

BOUNDARY AND TOPOGRAPHIC SURVEY
CHICAGO COMMUNITY KOLLEL
6512 N CALIFORNIA AVENUE
CHICAGO, IL 60645

PREPARED FOR:
LIFESTUDIO

NOTE: EXISTING PROPERTY SURVEY IS PROVIDED AS A GENERAL REFERENCE. LIFE STUDIO DOES NOT GUARANTEE THE ACCURACY OR COMPLETENESS OF THE SURVEY

LIFESTUDIO

LICENSED ARCHITECT
JONATHAN E. DRESS
001-024031
STATE OF ILLINOIS

DATE DESCRIPTION
09.15.2023 ISSUED FOR DD

01.24.057

CHICAGO COMMUNITY KOLLEL

6512 N CALIFORNIA AVE CHICAGO, IL 60645

CHICAGO COMMUNITY KOLLEL

PROPERTY SURVEY

G300

LIFE SAFETY INFORMATION

LIFE SAFETY LEGEND

- PORTABLE FIRE EXTINGUISHER SEE FPE PLANS AND SAFETY SPECIALTIES SCHEDULE FOR MORE INFORMATION
- EGRESS PATH
- FIRE AND SMOKE BARRIOS SEE CONSTRUCTION PLANS, PARTITION TYPES, AND UL ASSEMBLIES FOR MORE INFORMATION.
- 1 HOUR (UL U419) OR (UL U905) or (UL U415)

LIFE SAFETY GENERAL NOTES

A. FOR EXIT SIGNS AND EMERGENCY LIGHTING LOCATIONS SEE REFLECTED CEILING PLANS AND LIGHTING SCHEDULE

OCCUPANCY CALCULATIONS

FIRST FLOOR OCCUPANCY

OCCUPANCY - BUSINESS AREAS

ROOM NO.	ROOM NAME	AREA
106	OFFICE	174 SF
109	OFFICE	174 SF
114	OFFICE	120 SF
117	OFFICE	120 SF
		644 SF / 100 = 6 OCCUPANTS

OCCUPANCY - BUSINESS AREAS CONCENTRATED

ROOM NO.	ROOM NAME	AREA	ACTUAL OCC. LOAD
112	CONFERENCE ROOM	1008 SF	68
113	LIBRARY/OFFICE	1008 SF	68
		2016 SF / 15 = 134 OCCUPANTS	

OCCUPANCY - ASSEMBLY AREAS CONCENTRATED 1ST FLR

ROOM NO.	ROOM NAME	AREA	ACTUAL OCC. LOAD
101	CLASSROOM	1008 SF	68
102	CLASSROOM	1008 SF	68
103	CLASSROOM	1008 SF	68
104	CLASSROOM	1008 SF	68
105	CHILDREN'S SANCTUARY	1643 SF	110
		5683 SF	274 OCCUPANTS

TOTAL OCCUPANTS: 536

SECOND FLOOR OCCUPANCY

OCCUPANCY - ASSEMBLY AREAS CONCENTRATED 2ND FLR

ROOM NO.	ROOM NAME	AREA	ACTUAL OCC. LOAD
ACTIVITIES & ENTERTAINING			
204	BENCHES IN BALCONY	1020 SF	68
205	SOCIAL / SANCTUARY	1008 SF	68
		2028 SF	136 OCCUPANTS

OCCUPANCY - ASSEMBLY AREAS 2ND FLR

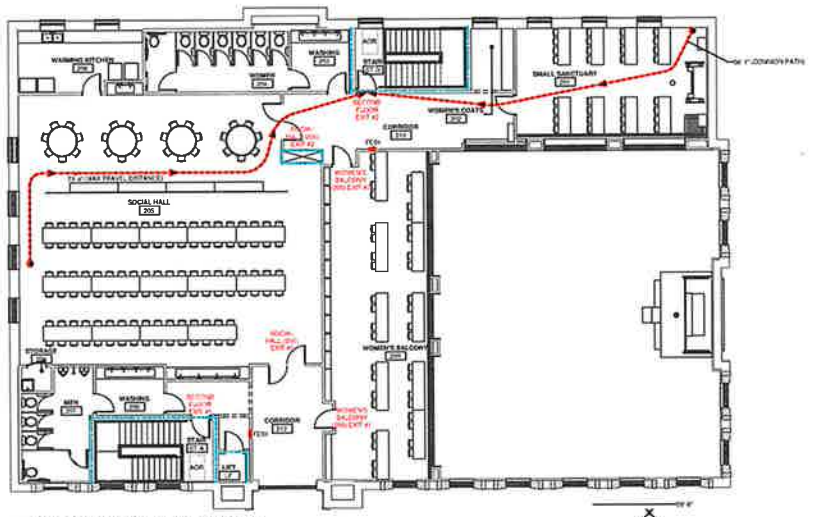
ROOM NO.	ROOM NAME	AREA
ACTIVITIES & ENTERTAINING		
206	SOCIAL HALL	2133 SF
		2133 SF / 15 = 144 OCCUPANTS

OCCUPANCY - KITCHEN

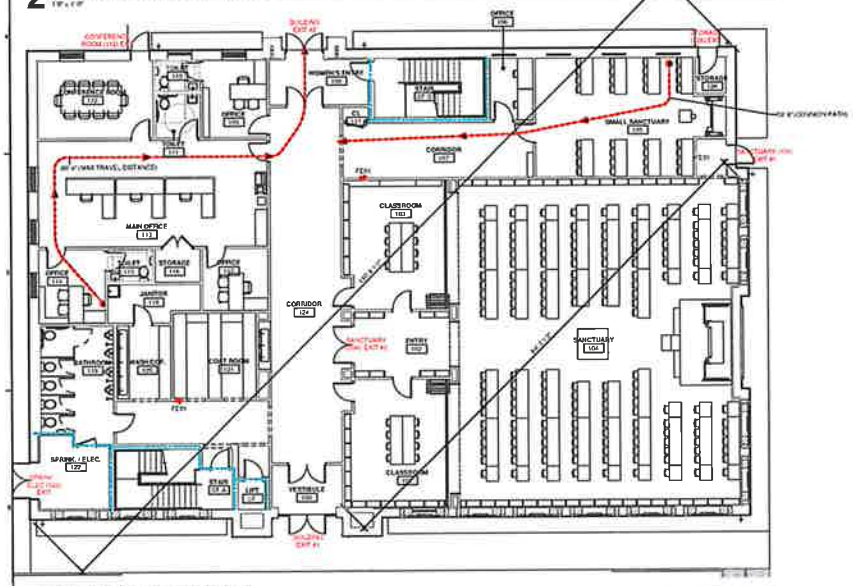
ROOM NO.	ROOM NAME	AREA
ACTIVITIES & FOOD SERVICE AREA		
208	SEMI-PUBLIC KITCHEN	1296 SF
		1296 SF / 200 = 7 OCCUPANT

TOTAL OCCUPANTS: 337

NOTE: AREAS GIVEN... NOT BE USED TO CALCULATE MATERIAL QUANTITIES



2 SECOND FLOOR LIFE SAFETY PLAN



1 FIRST FLOOR LIFE SAFETY PLAN

GENERAL CODE INFORMATION

A. LEGAL JURISDICTION:
CHICAGO, ILLINOIS

B. APPLICABLE BUILDING CODES:
THE WORK SHALL COMPLY WITH THE LATEST VERSION OF THE FOLLOWING CODES AND ORDINANCES WITH LOCAL AMENDMENTS

- ADMINISTRATIVE PROVISIONS OF THE CHICAGO CONSTRUCTION CODES (14A)
- 2018 CHICAGO BUILDING CODE (14B, "CBC")
- 2018 CHICAGO ELECTRICAL CODE (14E)
- INTERNATIONAL FIRE PREVENTION CODE (14F)
- INTERNATIONAL MECHANICAL CODE (14G)
- 2020 CHICAGO ENERGY TRANSFORMATION CODE (14H)
- INTERNATIONAL PLUMBING CODE (14P)
- CURRENT ILLINOIS ACCESSIBILITY CODE
- CURRENT ADAAG ACCESSIBILITY STANDARDS

C. BUILDING INFORMATION

1. OCCUPANCY:
CLASS A3 PLACE OF RELIGIOUS WORSHIP

2. CONSTRUCTION TYPE OF BUILDING: TYPE II B (SPRINKLERED)

FIRE RESISTANCE RATINGS REQUIRED (CBC, TABLE 601):

- PRIMARY STRUCTURAL FRAME: 0 HOURS
- BEARING
  - EXTERIOR: 0 HOURS
  - INTERIOR: 0 HOURS
- NONBEARING WALLS AND PARTITIONS
  - EXTERIOR: 0 HOUR
  - INTERIOR: 0 HOURS
- FLOOR CONSTRUCTION: 0 HOURS
- ROOF CONSTRUCTION: 0 HOURS

3. ALLOWABLE BUILDING HEIGHT (CBC, TABLE 504.3):
MAX ALLOWED: 45 FT
PROVIDED: 29' -10" (CBC 202.3.7)

4. ALLOWABLE NUMBER OF STORIES (TABLE 504.4):
MAX ALLOWED: 3
PROVIDED: 2

5. ALLOWABLE AREA (TABLE 506.2):
MAX ALLOWED: 36,000 SF
PROVIDED: 14,821± SF (WITHIN CMU OF EXTERIOR WALLS)

6. FIRE RESISTANCE FOR EXTERIOR WALLS (TABLE 602):
REQUIRED: IF > X = 30' = 0 HOUR
PROVIDED: GREATER THAN 0 HOUR

CURRENT ZONING CODE INFORMATION

A. LEGAL JURISDICTION:
CHICAGO, ILLINOIS

B. CURRENT ZONING:
6500-6508 CALIFORNIA AVE: B3-2, 6512 CALIFORNIA AVE: RT-4

C. ALLOWED USES FOR RELIGIOUS ASSEMBLY (CHICAGO ZONING):
B3-2: SPECIAL USE REQUIRED (TABLE 17-3-0207)
RT-4: PERMITTED USE (17-2-0207)

D. MAXIMUM FLOOR AREA:
1.2 MAXIMUM FAR
31,852.1 SF X 1.2 = 25,982.5 SF ALLOWABLE FAR
PROVIDED: 15,510 SF

E. SETBACKS:

- MIN. REQUIRED FRONT SETBACK:
  MIN REQUIRED: 15'-0"
  PROVIDED: 34'-5 1/2"
- MIN. REQUIRED REAR SETBACK:
  MIN REQUIRED: 30'-0"
  PROVIDED: 4'-11"
- MIN. EAST SIDE SETBACKS:
  MIN REQUIRED: MUST BE EQUAL TO, AT LEAST 50% OF THE FRONT YARD THAT EXISTS ON THE LOT ABUTTING THE REAR OF THE REVERSED CORNER LOT: 5'-0" / 2 = 2'-6"
  PROVIDED: 2'-3 1/4" EAST
- MIN. WEST SIDE SETBACKS:
  MIN REQUIRED: NO SIDE SETBACK REQUIRED ADJUTTING ALLEY
  PROVIDED: 7'-0" WEST

F. BUILDING HEIGHT:
MIN REQUIRED: NONE
PROVIDED: 29' 10"

PROPOSED ZONING CODE INFORMATION

A. LEGAL JURISDICTION:
CHICAGO, ILLINOIS

B. PROPOSED ZONING:
B3-2.5

C. MAXIMUM FLOOR AREA:
2.5 MAXIMUM FAR
31,852.1 SF X 2.5 = 43,304.2 SF ALLOWABLE FAR
PROVIDED: 15,510 SF

D. SETBACKS:

- MIN. REQUIRED FRONT SETBACK:
  MIN REQUIRED: 15'-0"
  PROVIDED: 34'-5 1/2"
- MIN. REQUIRED REAR SETBACK:
  MIN REQUIRED: 30'-0"
  PROVIDED: 4'-11"
- MIN. EAST SIDE SETBACKS:
  MIN REQUIRED: MUST BE EQUAL TO, AT LEAST 50% OF THE FRONT YARD THAT EXISTS ON THE LOT ABUTTING THE REAR OF THE REVERSED CORNER LOT: 5'-0" / 2 = 2'-6"
  PROVIDED: 2'-3 1/4" EAST
- MIN. WEST SIDE SETBACKS:
  MIN REQUIRED: NO SIDE SETBACK REQUIRED ADJUTTING ALLEY
  PROVIDED: 3'-0" WEST

E. BUILDING HEIGHT:
MIN REQUIRED: NONE
PROVIDED: 29' -10"

F. OFF-STREET PARKING:
MIN REQUIRED: 1 PER 8 SEATS IN AUDITORIUM (23 STALLS)
PROVIDED: 35 STALLS

G. BICYCLE PARKING:
MIN REQUIRED: 1 PER 20 AUTO SPACES, MINIMUM 2 SPACES
PROVIDED: 4 SPACES

BUILDING CODE INFORMATION

1. OCCUPANCY (FUNCTION) AND LOAD OF AREA OF WORK (CBC 2018 TABLE 1004.5)

FIRST FLOOR: 238 PERSONS
SECOND FLOOR: 337 PERSONS

2. EGRESS WIDTH

FIRST FLOOR

- OTHER (NON-STAIRWAY) EGRESS COMPONENTS (CBC, 1005.3.2):
  REQUIRED: 0.15" X 238 PERSONS = 35.4" MIN
  PROVIDED: TWO 72" DOORS (MAIN BUILDING EXITS)
- STAIRWAYS (CBC, 1005.3.1):
  REQUIRED: N/A
  PROVIDED: N/A
- CORRIDOR (CBC, 1020.2):
  REQUIRED: 44" MIN
  PROVIDED: 44" MIN

SECOND FLOOR

- OTHER (NON-STAIRWAY) EGRESS COMPONENTS (CBC, 1005.3.2):
  REQUIRED: 0.15" X 237 PERSONS = 35" MIN
  PROVIDED: 2) 36" DOORS
- STAIRWAYS (CBC, 1005.3.1):
  REQUIRED: 0.2" X 237 PERSONS = 45.4" MIN
  PROVIDED: 44" MIN
- CORRIDOR (CBC, 1020.2):
  REQUIRED: 44" MIN
  PROVIDED: 44" MIN

3. NUMBER OF EXITS

REQUIRED: 2 MIN. (CBC TABLE 1006.3.2)
PROVIDED: 2 MIN (SEE PLANS)

4. MAXIMUM TRAVEL DISTANCE

- COMMON PATH OF EGRESS TRAVEL (CBC, 1006.2.1):
  MAX ALLOWED: 75'-0"
  PROVIDED ON 1ST FLOOR: 59'-6"
  PROVIDED ON 2ND FLOOR: 39'-1"
- EXIT ACCESS TRAVEL DISTANCE (CBC, TABLE 1017.2):
  MAX ALLOWED: 250'-0"
  PROVIDED ON 1ST FLOOR: 89'-6"
  PROVIDED ON 2ND FLOOR: 73'-6"
- DEAD-END CORRIDOR (CBC, 1020.4):
  MAX ALLOWED: 20' MAX
  PROVIDED: EXITS AT OPPOSITE ENDS IN AREAS WHERE MORE THAN EXIT IS REQUIRED
- EXIT ACCESS DOORWAY CONFIGURATION (CBC, 1007.1.1.2):
  1/3 THE DIAGONAL DIMENSION OF THE AREA SERVED

FULL BUILDING
REQUIRED: 48'-0" MIN
PROVIDED: 75' 3.5"

SANCTUARY
REQUIRED: 88'-4" MIN
PROVIDED: 89'

5. FIRE PROTECTION

- SPRINKLERS:
  CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE SPRINKLER SYSTEM IN COMPLIANCE WITH NFPA 13. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS TO ARCHITECT AND AHJ FOR REVIEW AND APPROVAL PRIOR TO SYSTEM INSTALLATION
- FIRE ALARM SYSTEM:
  CONTRACTOR SHALL PROVIDE A FIRE ALARM SYSTEM IN COMPLIANCE WITH NFPA 72. VISIBLE ALARM NOTIFICATION APPLIANCES SHALL BE PROVIDED IN ALL PUBLIC, COMMON, AND EMPLOYEE WORK AREAS. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS TO ARCHITECT AND AHJ FOR REVIEW AND APPROVAL PRIOR TO SYSTEM INSTALLATION

6. FIRE RESISTANCE RATINGS

- INCIDENTAL USE (CBC, TABLE 509):
  STORAGE ROOMS
  REQUIRED: 1 HOUR WHEN SF TO BE 1 HR RATED
  PROVIDED: 1 HR
  FURNACE ROOM WHERE EQUIPMENT IS OVER 400,000 BTU AND BOILERS WHERE LARGEST PIECE OF EQUIPMENT IS OVER 10PSI
  REQUIRED:
  PROVIDED: 1 HR
- CORRIDOR FIRE RESISTANCE (CBC, TABLE 1020.1.e):
  REQUIRED: 0 HR (SPRINKLERED BUILDING)
  PROVIDED: 0 HR
- SHAFT ENCLOSURES (CBC, 713.4):
  REQUIRED: 1 HR RATING WHERE LESS THAN 4 STORIES
  PROVIDED: 1 HR

8. PLUMBING FIXTURE CALCULATIONS (CHICAGO PLUMBING CODE, TABLE 19.29.403.1):

GENERAL NOTES:

FIRST FLOOR: 238 PERSONS
FOR RELIGIOUS PURPOSES: THE FIRST FLOOR IS A MEN'S ONLY FLOOR, EXCLUDING THE OFFICE AREA, WHERE ONE RESTROOM FOR WOMEN IS PROVIDED

- WATER CLOSETS MEN:
  REQUIRED: 6 MIN (1 PER EACH 30 UP TO 90; 1 PER EACH 50 ABOVE 90)
  PROVIDED: 9
- WATER CLOSETS WOMEN:
  REQUIRED: 1 MIN (3 FEMALE EMPLOYEES)
  PROVIDED: 1
- LAVATORIES:
  REQUIRED: 6 MIN (1 PER 50)
  PROVIDED: 6
- DRINKING FOUNTAINS:
  REQUIRED: 1 MIN
  PROVIDED: COOLER PROVIDED IN ROOM 126
- SERVICE SINK:
  REQUIRED: 1 MIN
  PROVIDED: 1

SECOND FLOOR: 237 PERSONS (119 MEN, 118 WOMEN)

- WATER CLOSETS MEN:
  REQUIRED: 4 MIN (1 PER EACH 30 UP TO 90; 1 PER EACH 50 ABOVE 90)
  PROVIDED: 6
- WATER CLOSETS WOMEN:
  REQUIRED: 6 MIN (1 PER 20 UP TO 100; 1 PER EACH 25 ABOVE 100)
  PROVIDED: 7
- LAVATORIES:
  REQUIRED: 6 MIN (1 PER 50)
  PROVIDED: 6 FOR MEN AND 4 FOR WOMEN
- DRINKING FOUNTAINS:
  REQUIRED: 1 MIN
  PROVIDED: COOLER PROVIDED IN ROOM 202
- SERVICE SINK:
  REQUIRED: 1 MIN
  PROVIDED: 1

7. DOORS:

- ALL NEW DOOR HARDWARE SHALL HAVE ADA COMPLIANT LEVER HARDWARE
- ALL NEW DOUBLE EGRESS DOORS LEADING TO OCCUPIED ACCESSIBLE ROOMS SPACES SHALL HAVE LEVER OPERATED HARDWARE (OR EQUAL), HAVE A MAXIMUM OPERATING FORCE OF 5 LBF, AND SHALL FULLY COMPLY WITH IAC 400.310 (J)

8. EXTERIOR ENVELOPE (14N, CHEC 1.3):

- ROOF: R 38.0 MINIMUM
- EXTERIOR WALLS ABOVE GRADE: R 13.4CI MINIMUM
- WALLS BELOW GRADE: N.A.
- SLAB ON GRADE FLOOR: R 15 FOR 24" BELOW (UNHEATED)

LIFESTUDIO

STAMP

LICENSED ARCHITECT
JONATHAN E. DRESS
001-024031
STATE OF ILLINOIS

DATE	ISSUE DESCRIPTION
09.10.2025	ISSUED FOR BID

PROJECT NUMBER
01.24.057

PROJECT NAME
CHICAGO COMMUNITY KOLLEL

PROJECT ADDRESS
6508 N CALIFORNIA AVE, CHICAGO, IL 60645

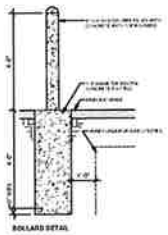
CLIENT
CHICAGO COMMUNITY KOLLEL

SHEET NAME
CODE REVIEW AND LIFE SAFETY PLANS

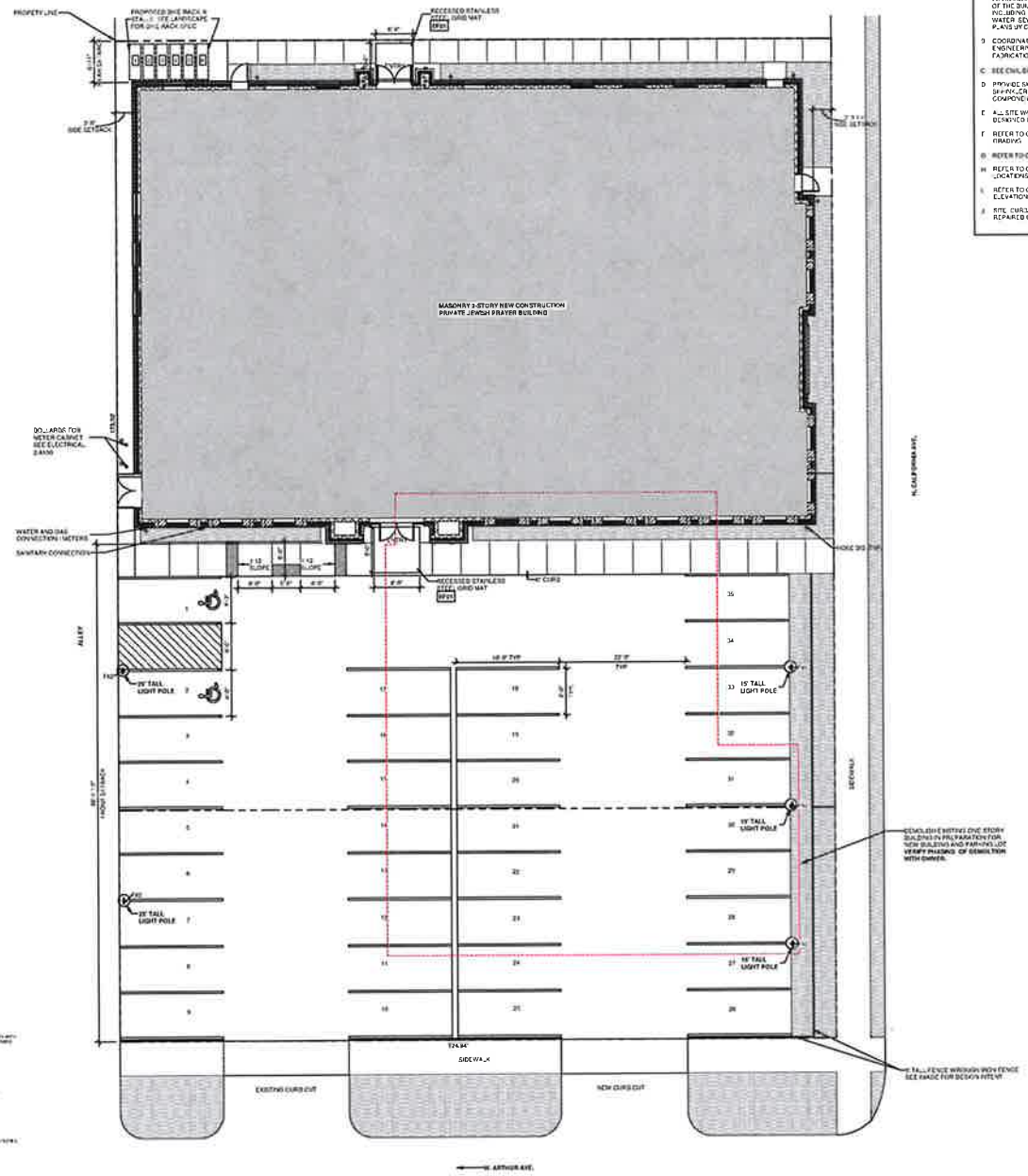
SHEET NUMBER
G400



3 FENCE DESIGN INTENT



2 BOLLARD DETAIL



1 SITE PLAN

GENERAL SITE NOTES

A. THIS ARCHITECTURAL SITE PLAN IS TO BE USED FOR GENERAL INFORMATION, BUILDING IDENTIFICATION AND RELATIVE POSITIONING OF THE BUILDINGS ONLY. FOR PRECISE SITE DOCUMENTATION INCLUDING, BUT NOT LIMITED TO GEOMETRY, LANDSCAPING, UTILITIES, WATER, SEWER, DRAINAGE, AND ADA/ICC ACCESSIBILITY, REFER TO PLANS BY CIVIL ENGINEER.

B. COORDINATE WITH ALL ELECTRICAL, PLUMBING AND MECHANICAL ENGINEERING DOCUMENTS AFFECTING CONSTRUCTION PRIOR TO FABRICATION, PURCHASE OR INSTALLATION OF ANY EQUIPMENT.

C. SEE CIVIL DRAWINGS FOR SITE ACCESSIBILITY REQUIREMENTS.

D. PROVIDE SIGNAGE FOR USE BY FIRE DEPARTMENT INDICATING SPRINKLER EQUIPMENT ROOM AND FIRE PROTECTION EQUIPMENT COMPONENTS.

E. ALL SITE WORK AND LANDSCAPING ETC. TO BE ESTABLISHED AND DESIGNED BY CIVIL ENGINEER AND LANDSCAPE ARCHITECT.

F. REFER TO CIVIL DRAWINGS FOR DIMENSIONAL CONTROL, PLAN AND GRADING.

G. REFER TO CIVIL DRAWINGS FOR FIRE HYDRANT LOCATIONS.

H. REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR TRANSFORMER LOCATIONS TO BE VERIFIED WITH LOCAL UTILITY COMPANY.

I. REFER TO CIVIL DRAWINGS FOR NON-ARCHITECTURAL BUILDING ELEVATIONS, CURB CUTS AND SIDEWALK INFORMATION.

J. SITE, CURBS AND WALKS DEMOLISHED FOR CONSTRUCTION TO BE REPAIRED OR REPLACED IN-KIND.

LIFESTUDIO

LICENSED ARCHITECT
JONATHAN E. DRESS
001-024031
STATE OF ILLINOIS

DATE	ISSUE DESCRIPTION
09.10.2019	ISSUED FOR DD

PROJECT NUMBER
01.24.057

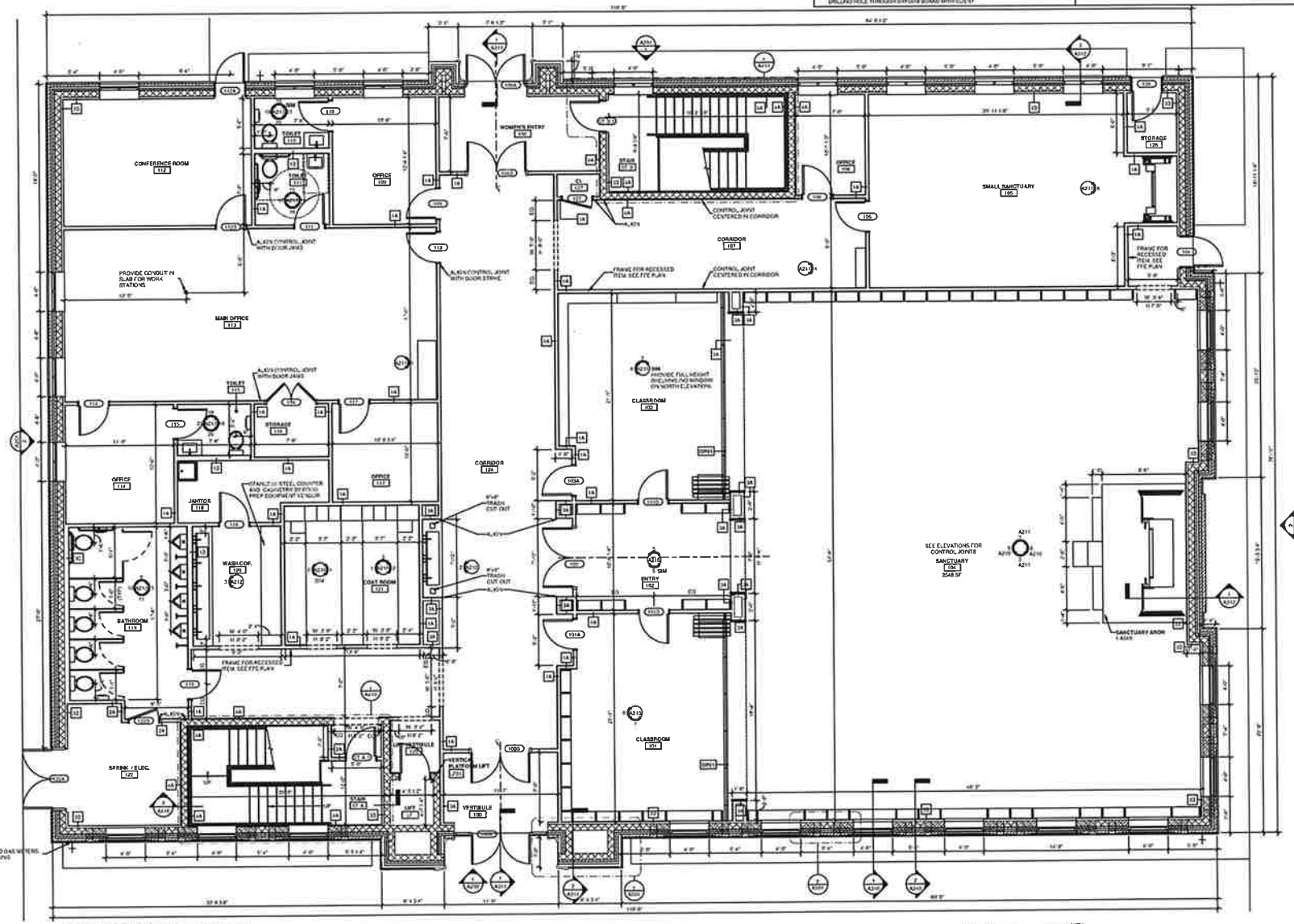
PROJECT NAME
CHICAGO COMMUNITY KOLLEL

PROJECT ADDRESS
6358 N CALIFORNIA AVE, CHICAGO, IL 60659

CLIENT
CHICAGO COMMUNITY KOLLEL

SHEET NAME
SITE PLAN

SHEET NUMBER
A100



1 FIRST FLOOR CONSTRUCTION PLAN

CONSTRUCTION PLAN GENERAL NOTES

A. FIELD VERIFY ALL DIMENSIONS AND JOB CONDITIONS PRIOR TO PROCEEDING WITH ANY WORK

B. GC TO PROVIDE BLOCKING IN NEW STUD WALLS FOR ALL WALL SUPPORTED ITEMS INCLUDING BUT NOT LIMITED TO: ELECTRICAL PANELS, MARKER BOARDS, UPPER CASEWORK, DEVICES AND WALL HANGING EQUIPMENT

C. RATED ASSEMBLIES SHALL BE ERECTED IN ENTIRETY PRIOR TO NON RATED ASSEMBLIES REFER TO LIFE SAFETY PLANS FOR EXTENT OF RATED PARTITIONS

D. A SURVEY OF ALL FLOOR SURFACES SHALL BE MADE PRIOR TO CONSTRUCTION TO DETERMINE OUT OF LEVEL CONDITIONS THAT WOULD PREVENT THE LEVEL PLACEMENT OF FLOORING TILES, FURNITURE OR INTERFERE WITH THE INSTALLATION OF ARCHITECTURAL OR MILLWORK ELEMENTS

E. PROVIDE GYPSUM BOARD CONTROL JOINTS AT 30' MAX. INTERVALS AS INDICATED ON DRAWINGS IF REQUIRED CONTROL JOINT IS NOT SHOWN ON DRAWINGS COORDINATE LOCATIONS WITH ARCHITECT

F. PROVIDE ACCESS PANELS WHERE REQUIRED COORDINATE FINAL LOCATION WITH ARCHITECT

G. ALL NEW GLASS SHALL BE CLEAR TEMPERED SAFETY GLASS

H. AT WINDOWS COVERED BY GYPSUM BOARD, COORDINATE JOWISH REQUIREMENT FOR DRILLING HOLE THROUGH GYPSUM BOARD WITH CLIENT

DIMENSION GENERAL NOTES

A. ALL DIMENSIONS ARE TAKEN TO THE FINISHED FACE OF GYPSUM BOARD, STRUCTURAL CENTER LINES OR TO FACE OF MASONRY/CONCRETE UNLESS NOTED OTHERWISE

B. DO NOT SCALE THE DRAWINGS. IF THERE ARE ANY COORDINATION QUESTIONS OR DIMENSIONAL DISCREPANCIES THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM THE ARCHITECT PRIOR TO PROCEEDING WITH WORK IN QUESTION OR RELATED WORK

C. DOORS SHALL BE INSTALLED TO ALLOW 18" ADA CLEARANCE TO PERPENDICULAR WALL FROM LATCH JAMB OF DOOR UNLESS NOTED OTHERWISE. CONSULT ARCHITECT WITH ANY CONFLICT ON DRAWING DIMENSIONS PRIOR TO PROCEEDING WITH WORK IN QUESTION

D. DOOR STOREFRONTS SHALL BE INSTALLED SO THAT WHEN DOOR PANELS ARE OPEN 90 DEGREE, DOOR PANEL IS 4" FROM PERPENDICULAR WALL, UNLESS NOTED OTHERWISE

E. ALL WALLS ARE BUILT AT 90 DEGREES OR 45 DEGREES, AS SHOWN

F. FOR HEIGHTS OF OPENINGS/COUNTERS/SHELVING ETC., SEE INTERIOR ELEVATIONS

LIFESTUDIO

STAMP

LICENSED ARCHITECT
JONATHAN E. GRESS
001-024031
STATE OF ILLINOIS

DATE DESCRIPTION
09.19.2025 ISSUED FOR DD

PROJECT NUMBER
01.24.007

PROJECT NAME
CHICAGO COMMUNITY KOLLEL

PROJECT ADDRESS
5500 N CALIFORNIA AVE, CHICAGO, IL 60625

CLIENT
CHICAGO COMMUNITY KOLLEL

SHEET NAME
FIRST FLOOR CONSTRUCTION PLAN

SHEET NUMBER
A110

CONSTRUCTION PLAN GENERAL NOTES

A. FIELD VERIFY ALL DIMENSIONS AND JOB CONDITIONS PRIOR TO PROCEEDING WITH ANY WORK

B. GC TO PROVIDE BLOCKING IN NEW STUD WALLS FOR ALL WALL SUPPORTED ITEMS INCLUDING BUT NOT LIMITED TO: ELECTRICAL PANELS, MARKER BOARDS, UPPER CASEWORK, DEVICES AND WALL HANGING EQUIPMENT

C. RATED ASSEMBLIES SHALL BE ERECTED IN ENTIRETY PRIOR TO NON RATED ASSEMBLIES REFER TO LIFE SAFETY PLANS FOR EXTENT OF RATED PARTITIONS

D. A SURVEY OF ALL FLOOR SURFACES SHALL BE MADE PRIOR TO CONSTRUCTION TO DETERMINE OUT OF LEVEL CONDITIONS THAT WOULD PROHIBIT THE LEVEL PLACEMENT OF FLOORING. FLEX FURNITURE OR INTERFERE WITH THE INSTALLATION OF ARCHITECTURAL OR MILLWORK ELEMENTS

E. PROVIDE GYPSUM BOARD CONTROL JOINTS AT 30' MAX INTERVALS, AS INDICATED ON DRAWINGS. IF REQUIRED CONTROL JOINT IS NOT SHOWN ON DRAWINGS, COORDINATE LOCATION(S) WITH ARCHITECT

F. PROVIDE ACCESS PANELS WHERE REQUIRED. COORDINATE FINAL LOCATION WITH ARCHITECT

G. ALL NEW GLASS SHALL BE CLEAR TEMPERED SAFETY GLASS

H. AT WINDOWS COVERED BY GYPSUM BOARD, COORDINATE JEWISH REQUIREMENT FOR DRILLING HOLE THROUGH GYPSUM BOARD WITH CLIENT

DIMENSION GENERAL NOTES

A. ALL DIMENSIONS ARE TAKEN TO THE FINISHED FACE OF GYPSUM BOARD, STRUCTURAL CENTER LINES, OR TO FACE OF MASONRY/CONCRETE, UNLESS NOTED OTHERWISE

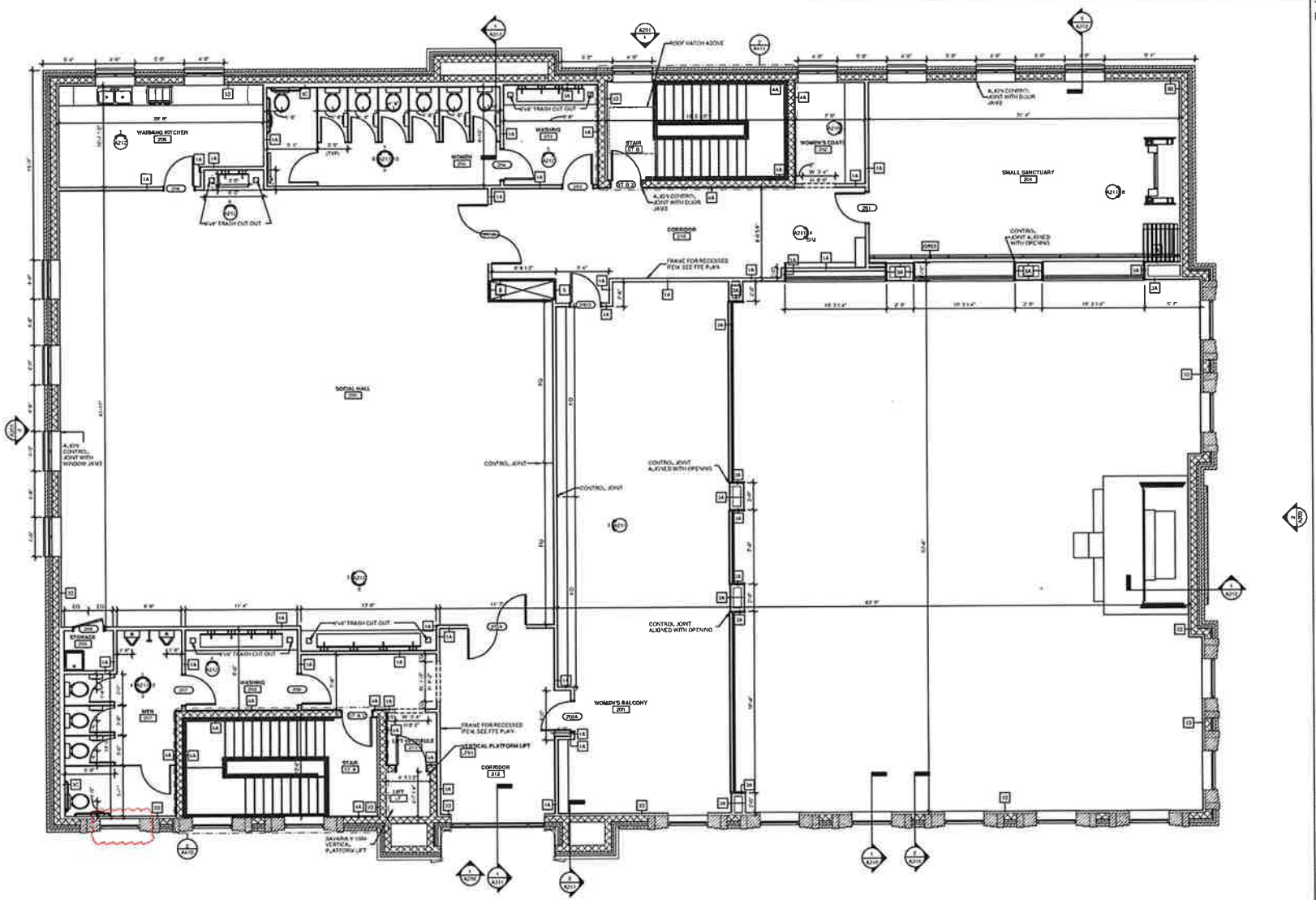
B. DO NOT SCALE THE DRAWINGS. IF THERE ARE ANY COORDINATION QUESTIONS OR DIMENSIONAL DISCREPANCIES THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM THE ARCHITECT PRIOR TO PROCEEDING WITH WORK IN QUESTION OR RELATED WORK

C. DOORS SHALL BE INSTALLED TO ALLOW 18" ADA CLEARANCE TO PERPENDICULAR WALL FROM LATCH JAMB OF DOOR, UNLESS NOTED OTHERWISE. CONSULT ARCHITECT WITH ANY CONFLICT ON DRAWING DIMENSIONS PRIOR TO PROCEEDING WITH WORK IN QUESTION

D. DOOR STOREFRONTS SHALL BE INSTALLED SO THAT WHEN DOOR PANEL IS OPEN 90 DEGREES, DOOR PANEL IS 6" FROM PERPENDICULAR WALL, UNLESS NOTED OTHERWISE

E. ALL WALLS ARE DRAWN AT 90 DEGREES OR 45 DEGREES, AS SHOWN

F. FOR HEIGHTS OF OPENINGS, COUNTERS, SHELVING, ETC., SEE INTERIOR ELEVATIONS



1 SECOND FLOOR CONSTRUCTION PLAN

LIFESTUDIO

LICENSED ARCHITECT
JONATHAN E. DRESS
001-024031
STATE OF ILLINOIS

DATE ISSUE DESCRIPTION
08.19.2025 ISSUED FOR DD

PROJECT NUMBER
01.24.207

PROJECT NAME
CHICAGO COMMUNITY KOLLEL

PROJECT ADDRESS
6559 N DELAWARE AVE, CHICAGO, IL 60646

CLIENT
CHICAGO COMMUNITY KOLLEL

SHEET NAME
SECOND FLOOR CONSTRUCTION PLAN

SHEET NUMBER
A111

ELEVATION GENERAL NOTES

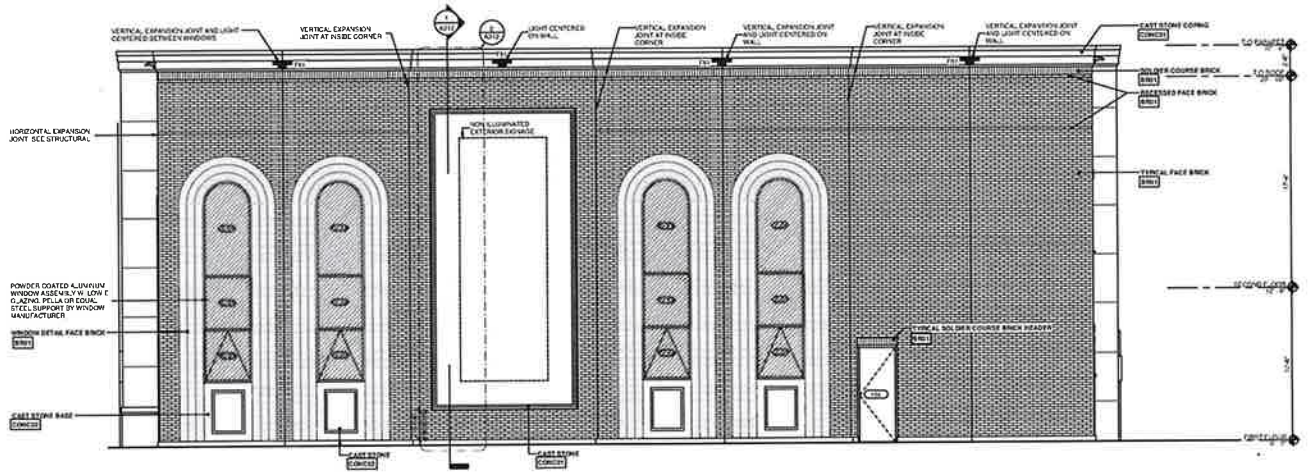
A. EXPANSION AND MOVEMENT JOINTS TO COLOR MATCH MORTAR SELECTION. VERIFY LOCATIONS WITH ARCHITECT PRIOR TO INSTA...

WINDOW GENERAL NOTES

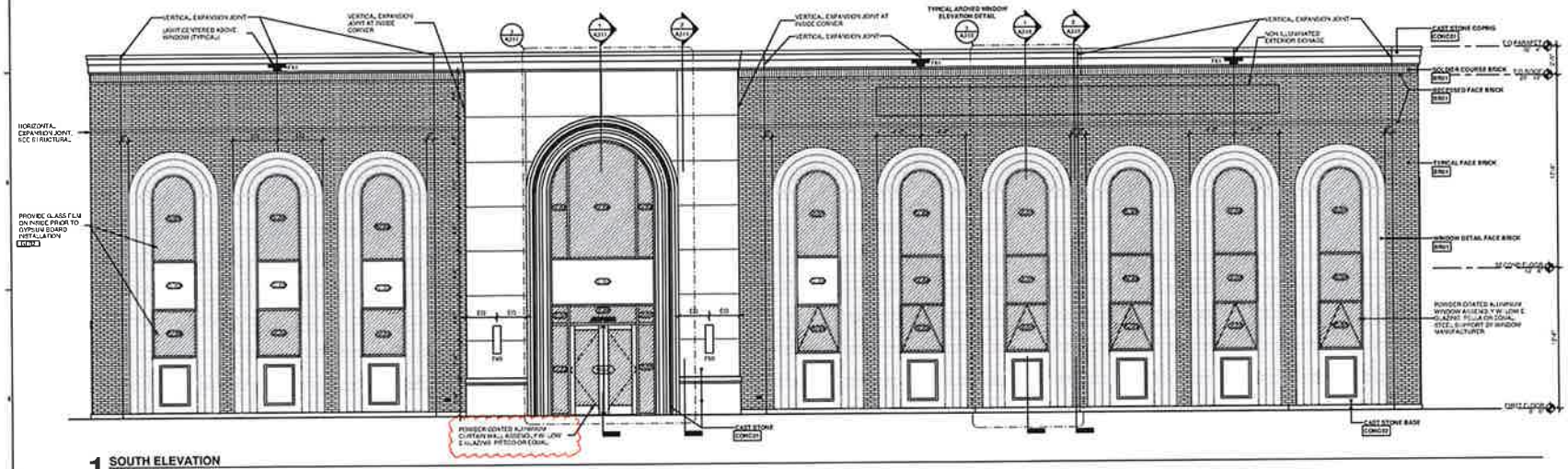
A. PROVIDE SAFETY GLAZING FOR EXTERIOR DOOR AND ALL WINDOWS.

B. FENESTRATIONS SHALL HAVE A MAXIMUM U FACTOR OF 0.38 0.45 FOR OPERABLE FENESTRATION AND .77 FOR ENTRANCE DOORS.

C. SEE ELEVATIONS FOR OPERABLE INDICATION.



2 EAST ELEVATION



1 SOUTH ELEVATION

LIFESTUDIO

LICENSED ARCHITECT
JONATHAN E. DRESS
001-024031
STATE OF ILLINOIS

DATE	ISSUE DESCRIPTION
09.09.2025	DESIGN DEVELOPMENT
Desk 2	77
09.19.2025	ISSUED FOR DD

01.24.007

CHICAGO COMMUNITY KOLLEL

6538 N CALIFORNIA AVE, CHICAGO, IL 60645

CHICAGO COMMUNITY KOLLEL

EXTERIOR ELEVATIONS

A200

ELEVATION GENERAL NOTES

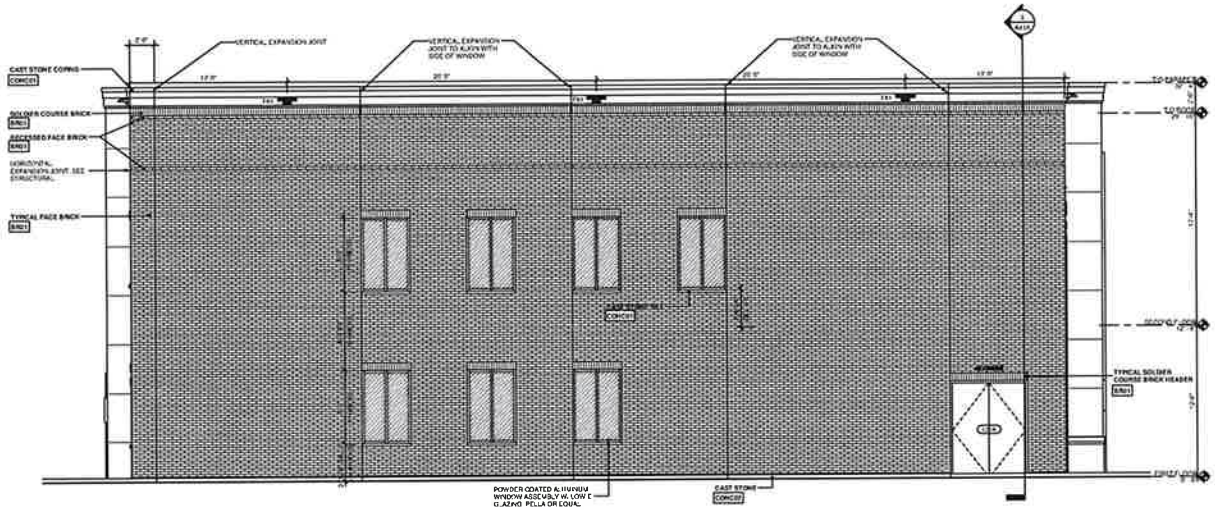
A EXPANSION AND MOVEMENT JOINTS TO COLOR MATCH MORTAR SELECTION. VERIFY LOCATIONS WITH ARCHITECT PRIOR TO INSTALL.

WINDOW GENERAL NOTES

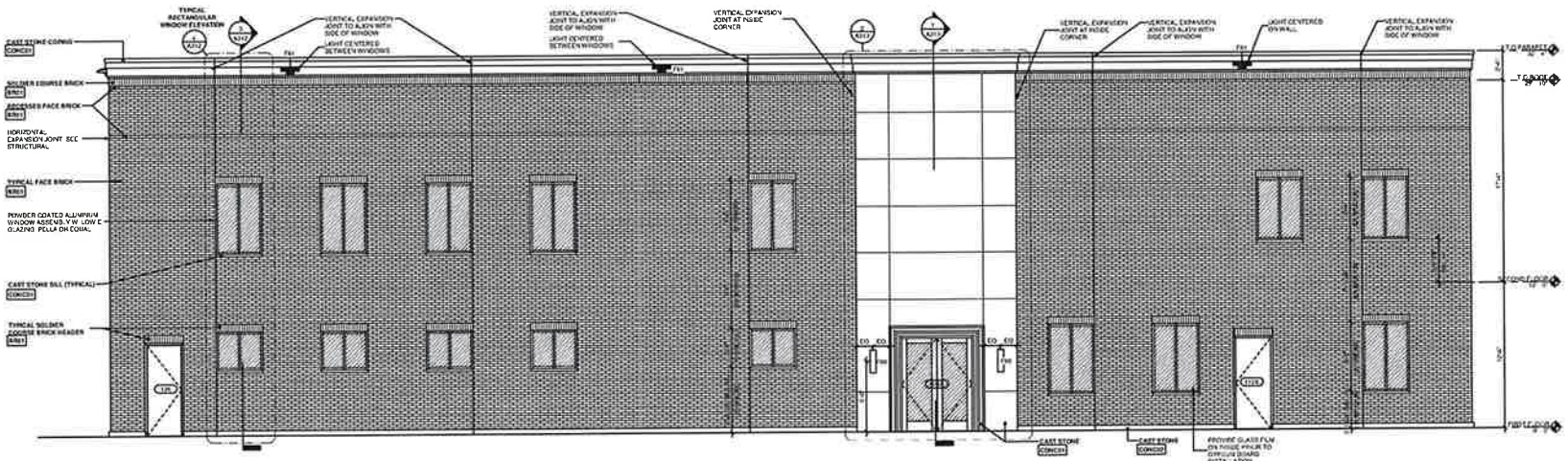
A PROVIDE SAFETY GLAZING FOR EXTERIOR DOOR AND ALL WINDOWS

B FENESTRATIONS SHALL HAVE A MAXIMUM U FACTOR OF 0.30, 0.45 FOR OPERABLE FENESTRATIONS, AND .77 FOR ENTRANCE DOORS

C SEE ELEVATIONS FOR OPERABLE INDICATION



2 WEST ELEVATION



1 NORTH ELEVATION

LIFESTUDIO

LICENSED ARCHITECT
JONATHAN E. GRESS
001-024031
STATE OF ILLINOIS

DATE	ISSUE DESCRIPTION
04.08.2025	DESIGN DEVELOPMENT
05.12.2025	ISSUED FOR BID

PROJECT NUMBER
01.24.007

PROJECT NAME
CHICAGO COMMUNITY KOLLEL

PROJECT ADDRESS
4036 N CALIFORNIA AVE, CHICAGO, IL 60618

CLIENT
CHICAGO COMMUNITY KOLLEL

SHEET NAME
EXTERIOR ELEVATIONS

SHEET NUMBER
A201