17-13-0303-C(1) Type 1 Narrative & Plans – 1114-1118 North California Avenue, Chicago, IL

Proposed Zoning: B2-3 Neighborhood Mixed-Use District

Lot Area: 1118 North California Avenue – 3,014 (6,029.8 sq. ft. total)

Proposed Land Use: The Applicant intends to divide the single zoning lot into two (2) separate zoning lots so that the newly created lot at 1118 North California Avenue can be developed with a new four-story, five (5) dwelling unit residential building. The proposed building will measure 42.54 ft. in height and feature three (3) private rooftop decks.. The subject lot is a Transit Served Location and will be supported three (3) off-street surface parking spaces at the rear of that lot. The height and footprint of the existing one-story residential building at 1114 North California Avenue will remain without change. Pursuant to Sec. 17-13-0303-D optional Administrative Adjustment and Variation and pursuant to Sec. 17-13-1003-EE of the Chicago Zoning Ordinance, the Applicant is seeking to reduce the off-street parking requirement for a Transit Served Location from 100% (5 parking spaces) to 60% (3 parking spaces) for the proposed building at 1118 North California Avenue and is seeking all relief necessary, as allowed by the Chicago Zoning Code, for the attached plans.

(A) The Project's Floor Area Ratio:
- a. 1118 North California Avenue: 7,136 square feet (2.37 FAR)

(B) The Project's Density (Minimum Lot Area Per D.U.):
- a. 1118 North California Avenue: 602.8 square feet per D.U. (5 residential units)

(C) *The amount of off-street parking:
- a. 1118 North California Avenue: 3 parking spaces

*The subject property is a designated Transit Served Location (Division Bus Route). Pursuant to Sec. 17-13-1003-EE, the Applicant is seeking to reduce the off-street parking requirement from 100% (five (5) parking spaces) to 60% (three (3) parking spaces) at 1118 North California Avenue.

(D) Setbacks:
- a. 1118 North California Avenue:
  - i. Front Setback: 3.5 feet
  - ii. Side Setbacks:
    - North Side: 0 feet
    - South Side: 3 feet
  - iii. Rear Setback: 30 feet

(E) Building Height:
- a. 1118 North California Avenue: 42.54 feet

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 500 linear feet of the Division Avenue CTA Bus Line Corridor roadway segment. The proposed residential building containing five (5) residential units will be supported by three (3) off-street parking spaces. Pursuant to Section 17-13-1003-EE, the Applicant is seeking to permit a reduction in the number of required off-street parking spaces, from five (5) parking spaces to three (3) parking spaces.

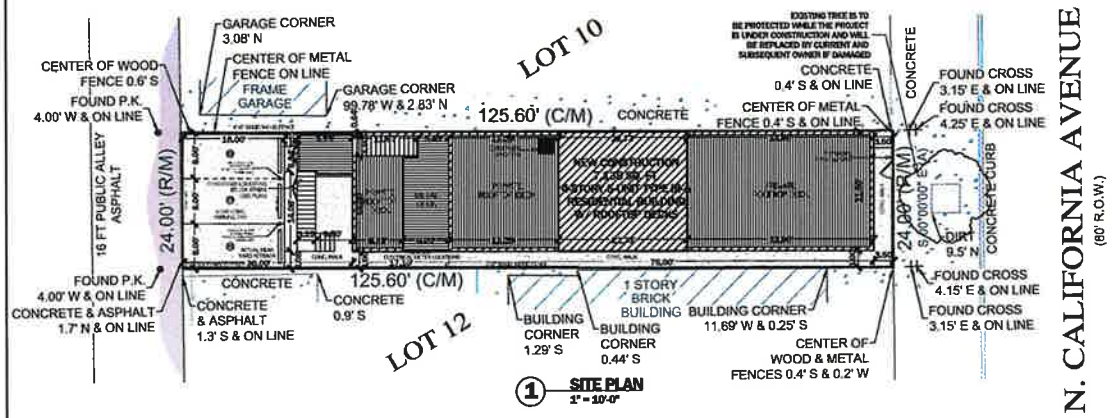
2. The proposed building design complies with the main building door and entryway design standards provided by Sec. 17-4-0504. The proposed building will have a front setback of 3 feet from the subject lot's front property line along North California Avenue to align with the footprints of the neighboring buildings on the block. The building's first floor was designed with windows facing the sidewalk located along North California Avenue.

3. The Transit Friendly Development Guide defines 'transit friendly development' as development which is oriented towards and integrated with adjacent transit. The proposed residential building incorporates accessibility and connectivity to mass transit based on its location along the Division CTA bus route. The Applicant believes the development of an underutilized and unimproved lot will improve conditions in the subject area for residents and other commuters traveling in the subject area.

4. The proposed residential building will contain a total of five (5) residential units. The proposed building will be supported by three (3) off-street parking spaces. The Applicant is seeking administrative approval to permit the off-street parking reduction pursuant to the eTOD Ordinance.

5. The Applicant believes the proposed residential building will provide appropriate density in the subject neighborhood. More specifically, the project will improve an unimproved lot with a new multi-unit residential building, which will provide new residential housing to meet multi-unit market demand. Based on the subject property's proximity to a designated CTA bus route (Division CTA Bus Line), 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.

ERECT NEW 4-STORY 5-UNIT 7,136 SQ. FT. TYPE III- A RESIDENTIAL BLDG. W/ REAR & ROOFTOP DECKS. 3-CAR PARKING PAD.

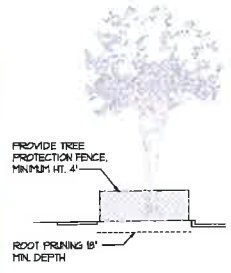


1 SITE PLAN
1" = 10'-0"

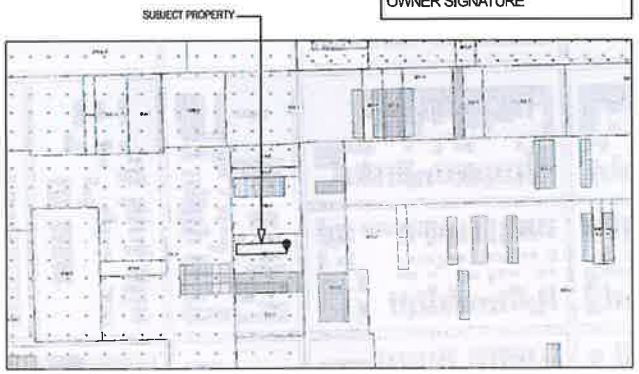
PROPOSED RESIDENCE
(PARKWAY TREE NOT SHOWN FOR CLARITY)







EXISTING PARKWAY TREE PROTECTION DIAGRAM
N.T.S



2 ZONING MAP
N.T.S

LANDSCAPE CERTIFICATION

THE UNDERSIGNED ACKNOWLEDGES THAT THE LANDSCAPE PLANTING SHOWN ON THE LANDSCAPE PLAN(S) FOR PROPERTY AT 5328 S. INDIANA AVE., CHICAGO, IL 60615 TO THE BEST OF THE UNDERSIGNED APPLICANT'S KNOWLEDGE HAS BEEN DESIGNED AND WILL BE INSTALLED, MAINTAINED, AND REPLACED, AS REQUIRED BY CURRENT AND SUBSEQUENT OWNERS IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 32 OF THE MUNICIPAL CODE, THE LANDSCAPING STANDARDS OF THE CHICAGO ZONING ORDINANCE, AND THE "GUIDE TO THE CHICAGO LANDSCAPE ORDINANCE".

LANDSCAPE PLANTING NOTES

EXISTING PARKWAY ARE TO BE PROTECTED WHILE PROJECT IS UNDER CONSTRUCTION AND WILL BE REPLACED BY CURRENT AND SUBSEQUENT OWNER IF DAMAGED".

OWNER SIGNATURE

ZONING DATA

ZONE: RM-5
LOT AREA: 5,014 SQ.FT.
FAR: 5,014 * 1.42 = 7,120 SQ.FT

1ST FLOOR:	1,414 SQ.FT.
2ND FLOOR:	1,575 SQ.FT.
3RD FLOOR:	1,575 SQ.FT.
4TH FLOOR:	1,575 SQ.FT.
ROOF ACCESS:	477 SQ.FT.
TOTAL:	7,136 SQ.FT.

DATA FOR FEE CALCULATION

1ST FLOOR:	1,414 SQ.FT.
2ND FLOOR:	1,575 SQ.FT.
3RD FLOOR:	1,575 SQ.FT.
4TH FLOOR:	1,575 SQ.FT.
ROOF ACCESS:	477 SQ.FT.
TOTAL:	7,136 SQ.FT.

CODES AND ORDINANCES

ALL WORK SHALL COMPLY TO THE FOLLOWING NAMED CODES AS ADOPTED BY THE CITY OF CHICAGO, ILLINOIS WITH ALL PUBLISHED AMENDMENTS.

Chicago Zoning Ordinance (current 2019)
Chicago Building Code (current 2018)
Chicago Fire Prevention Code (current)
Chicago Plumbing Code (current)
Chicago Mechanical Code (current)
Chicago Electrical Code (current 2018)
Chicago Energy Conservation Code (current 2013)
Cook County Building and Structural Code (where enforced)
Illinois Energy Conservation Code (2012 IECC as amended by the State of Illinois)
Illinois Accessibility Code (current)

2018 ELECTRICAL CODE

RESIDENTIAL DESIGN CRITERIA

FLOOR: 40 PSF LIVE, 10 PSF DEAD, ALL AREAS
CEILING: 20 PSF LIVE, 10 PSF DEAD, SLEEPING AREAS
ROOF: 30 PSF LL, 10 PSF DL, ROOF SLOPES OVER 3 in 12
CATHEDRAL: 20 PSF LL, 10 PSF DL, ALL SLOPES
ROOF TRUSSES: 30 PSF LL, 10 PSF DL, BOTTOM CHORD OF TRUSSES
30 PSF LL, 10 PSF DL, TOP CHORD OF TRUSSES, ROOF SLOPES OVER 3 in 12
EXT. BRICK VENEER: 40 PSF LL, 10 PSF DL, EXTERIOR
EXT. FRAME: 30 PSF LL, 10 PSF DL, EXTERIOR

STRUCTURAL FRAMING LUMBER

FLOOR JOISTS, CEILING JOISTS, HEADERS AND RAFTERS SHALL BE #2 GRADE SPRUCE-PINE-FIR OR BETTER, WITH PROPERTIES EQUAL OR EXCEED THOSE LISTED IN THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION, SUPPLEMENT, TABLE 4A, ALLOWABLE STRESS DESIGN VALUES FOR VISUALLY GRADED SOUTHERN PINE LUMBER.

	HEM-FIR	DOMESTIC	BASE Fb = 850
#2			

MINIMUM ENGINEERED BASE VALUES FOR STUDS:

FIRST FLOOR: EXTERIOR LOAD BEARING WALLS E = 1,400,000 psi, Fc = 405 psi
INTERIOR LOAD BEARING WALLS E = 1,300,000 psi, Fc = 405 psi
SECOND FLOOR: EXTERIOR LOAD BEARING WALLS E = 1,300,000 psi, Fc = 405 psi
INTERIOR LOAD BEARING WALLS E = 1,200,000 psi, Fc = 405 psi
ALL NON-LOAD BEARING WALLS E = 1,200,000 psi, Fc = 405 psi

EXTERIOR DECK STRUCTURAL FRAMING LUMBER

ALL DECK STRUCTURAL FRAMING LUMBER SHALL BE #2 GRADE SOUTHERN YELLOW PINE OR BETTER WITH THE FOLLOWING MINIMUM PROPERTIES:
Fb 2x8 = 1,350 PSI / 2x10 = 1,305 PSI / 2x12 = 1,521 PSI
E = 1,400,000

AS CLASSIFIED BY THE SOUTHERN PINE MARKETING COUNCIL.

ENGINEERED WOOD PRODUCTS

MANUFACTURED STRUCTURAL WOOD PRODUCTS SUCH AS HEADERS AND BEAMS MAY BE LAMINATED BASED UPON WORKMANSHIP AND PARALLAM AS MANUFACTURED BY PRESUMPSCOT MACHINE LAM

1.8 MICRO-LAM	Fb = 2600 psi	E = 1,900,000 psi
2.0 PARA-LAM	Fb = 2325 psi	E = 1,800,000 psi
1.9 GLULAM	Fb = 2400 psi	E = 1,900,000 psi

COMMON NOTES

THESE PLANS SHALL NOT BE USED FOR CONSTRUCTION UNTIL STAMPED AND SIGNED BY AN ARCHITECT AND APPROVED BY THE LOCAL BUILDING DEPARTMENT. THE BUILDER IS EXPECTED TO FOLLOW THESE PLANS, APPLICABLE BUILDING CODES AND LOCAL ORDINANCES. HE SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THOSE PLANS BEFORE STARTING WORK. WHILE THESE PLANS ARE DRAWN TO SHOW THE PROPOSED WORK AS ACCURATELY AS POSSIBLE, SCHEMATIC DETAILS MAY BE USED IN SOME CASES FOR CLARITY. WHERE NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED.

WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. THE ARCHITECT SHALL BE CONSULTED FOR CLARIFICATION IF SITE CONDITIONS ARE OTHER PLOTTED THAN ARE DRAWN, IF DIMENSIONS ARE NOT FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES.

THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR SCHEDULING, FABRICATION, CONSTRUCTION, TECHNIQUES OR MATERIALS, OR QUANTITIES USED IN THE WORK. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR FIELD CHANGES, BUT, HOWEVER, IN DISCREPANCIES NOT BROUGHT TO HIS/HER ATTENTION FOR CLARIFICATION.

DIMENSIONS AND NOTES SHALL TAKE PRECEDENCE OVER THE SCALING OF DRAWINGS.

WALL DIMENSIONS ARE TO THE EXTERIOR OF FRAMING UNLESS NOTED OTHERWISE.

LUMBER COMING IN CONTACT WITH CONCRETE OR MASONRY SHALL BE TREATED TO A MINIMUM OF .10 CAB RETENTION. ALL LUMBER IN CONTINUOUS CONTACT WITH THE GROUND SHALL BE TREATED TO A MINIMUM OF .21 CAB RETENTION.

ALL FRAMING LUMBER TO BE #2 HEM FIR OR BETTER, OR EQUIVALENT. UNLESS NOTED OTHERWISE.

WINDOWS SHALL BE DUAL PANE WITH WOOD OR ALUMINUM FRAMES U VALUE OF 0.30 OR LESS. MANUFACTURER AND COLOR TO BE DETERMINED BY OWNER.

ALL EXTERIOR DOORS AND WINDOWS SHALL BE FINISHED WITH WEATHER RESISTANT COATINGS AND WEATHERSTRIPPED.

CONTRACTOR - OWNER NOTE

Contractor shall verify all conditions and dimensions at the job site and notify the Architect (Pavlovcik Architecture Inc.) of any dimensional errors, omissions or discrepancies before beginning or fabricating any work. Do not scale these drawings.

These drawings and specifications are the proprietary work, product, and property of Pavlovcik Architecture Inc. and are protected by Federal Copyright laws. These drawings are prepared and developed solely for the exclusive use of the Owner.

Use of these drawings and the concepts contained therein without the written permission of Pavlovcik Architecture Inc. is prohibited and may subject you to a claim for damages from either party.

Verify all dimensions, structural details, building codes, and grade requirements prior to start of work.

Chicago Building Code and Zoning Ordinance Matrix

PAVLOVCIK ARCHITECTURE INC.
T. 312-900-5737 WWW.PAV-ARCH.COM
INFO@PAV-ARCH.COM
213 W. INSTITUTE PL. SUITE 401
CHICAGO, IL 60610
DESIGN FIRM REGISTRATION # 184.007931

NEW CONSTRUCTION, 5-UNIT RESIDENTIAL BUILDING

1118 N. CALIFORNIA, LLC

1118 N. CALIFORNIA AVE.
CHICAGO, IL 60612

1"=1'-0"
3/4"=1'-0"
1/2"=1'-0"
3/8"=1'-0"
1/4"=1'-0"
1"=10'-0"

I CERTIFY THAT THE PLANS AND SPECIFICATIONS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CONTROL FOR THE BUILDING AT 1118 N. CALIFORNIA AVE. IN CHICAGO, ILLINOIS, COMPLY TO THE CODES AND ORDINANCES OF THE CITY OF CHICAGO, AND THAT I AM A LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF ILLINOIS, HAVING ILLINOIS LICENSE NUMBER 001.016324 AND MY LICENSE EXPIRES ON NOV. 30 THE END OF EVERY ODD NUMBERED YEAR. AS OF 11/26/2019 I HOLD VALID LICENSE AS AN ARCHITECT IN THE STATE OF ILLINOIS.

SAMUEL PAVLOVCIK, M.S.ARS
LICENSED ARCHITECT
ILLINOIS LICENSE NUMBER 001.016324
LICENSE EXPIRES: 11/30/19

PAVLOVCIK ARCHITECTURE INC.
DESIGN FIRM REGISTRATION #184.007931
213 W. INSTITUTE PL. SUITE 401
CHICAGO, IL 60610
T. 312-900-5737
E. INFO@PAV-ARCH.COM

PLAN APPROVAL

HOMEOWNER — DATE

Dear, the building owner thereto, have examined the Platforms, construction documents and drawings, specifications, and other documents prepared by the Architect, and hereby approve the same, conditions, and subsidiary contained within the Platforms construction documents and drawings.

DRAWN BY: KEVIN KOURY
PROJECT MGR/EST 2019 SUBMITTAL — DATE
REVIEWED BY: SAMUEL PAVLOVCIK
PRESIDENT, ARCHITECT, OWNER AGENT — DATE

ZONING SET

SCHEMATIC	10/23/2019
ZONING SUBMITTAL	11/26/2019
PERMIT SUBMITTAL	01/21/2020
PERMIT RESUBMITTAL	
PERMIT ISSUED	
FIELD REVISIONS	

NOTES

SHEET LEGEND

TAG	#	TITLE
G-1	1	SITE PLAN & ZONING
G-2	2	GENERAL NOTES & LEGENDS
G-3	3	TSI. SITE MAP
AP-1	4	PROPOSED 1ST & 2ND FL. ARCH. PLANS
AP-2	5	PROPOSED 3RD & 4TH FL. ARCH. PLANS
AP-3	6	PROPOSED ROOTOP DECK & ROOF PLANS
AE-1	7	PROPOSED BUILDING ELEVATIONS

PRINT DATE: 1/21/2020 10:54:01

SHEET NO. G-1 OF 1 7

SHEET NAME: SITE PLAN & ZONING

NEW CONSTRUCTION 4-STORY TYPE III-A RESIDENTIAL BUILDING

GENERAL REQUIREMENTS & AGREEMENTS

[illegible]

MATERIALS AND WORKMANSHIP

[illegible]

EXCAVATION / SITEWORK

[illegible]

CONCRETE WORK

IF USED: All work to be completed under this phase is subject to the general condition of the construction contract. [illegible]

	MIX A	MIX B
Ultimate compressive Strength at 28 days	3,000 psi	4,000 psi
Minimum number of Sacks of cement per C.Y.	5	6
Slump Range	4"-1"	3"-1"
Maximum aggregate size	1"	1"
Entrained air	none	5-7
Dry weight per cubic foot	150#	150#

[illegible]

EMERGENCY ESCAPE & STAIRS

SECTION R310
EMERGENCY ESCAPE AND RESCUE OPENINGS:

[illegible]

R310.1.2 Minimum opening height. The minimum net clear opening height shall be 24 inches (610 mm).

R310.1.3 Minimum opening width. The minimum net clear opening width shall be 20 inches (508 mm).

R311.5 Stairways.

[illegible]

GENERAL NOTES

[illegible]

DUMPSTERS

1. Contractor debris and refuse containment shall be required for all job sites. Containment shall occur on the property that is the subject of the permit, and shall be within a dumpster, enclosure, or container that can be covered to prevent windblown debris. All such dumpsters, structures, or containers shall be covered at all times when work is being performed on the property that is the subject of the permit.

ROUGH CARPENTRY

[illegible]

FINISHES - MISC.

1. Bathtub and shower floors and walls shall be finished with a smooth, hard and nonabsorbent surface to a minimum height 6'-0" above the floor.
2. Provide proper support. Under all bathtubs, etc. double joists underneath as required.

ABBREVIATIONS

[illegible]

SHEET TAG LEGEND

[illegible]

ELECTRICAL LEGEND

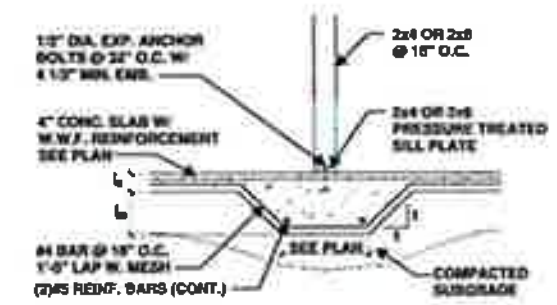
Existing to remain	Kill existing	New
EXISTING DUPLEX TO REMAIN	KILL EXISTING DUPLEX	NEW DUPLEX
EXISTING QUADRUPLEX TO REMAIN	KILL EXISTING QUADRUPLEX	NEW QUADRUPLEX
EXISTING WEATHERPROOF DUPLEX TO REMAIN	KILL EXISTING WEATHERPROOF DUPLEX	NEW WEATHERPROOF DUPLEX
EXISTING GFI DUPLEX TO REMAIN	KILL EXISTING GFI DUPLEX	NEW GFI DUPLEX
EXISTING GFCI DUPLEX TO REMAIN	KILL EXISTING GFCI DUPLEX	NEW GFCI DUPLEX
EXISTING ARC FAULT DUPLEX TO REMAIN	KILL EXISTING ARC FAULT DUPLEX	NEW ARC FAULT DUPLEX
EXISTING 220V TO REMAIN	KILL EXISTING 220V	NEW 220V
EXISTING SINGLE POLE SWITCH TO REMAIN	KILL EXISTING SINGLE POLE SWITCH	NEW SINGLE POLE SWITCH
EXISTING DIMMER SWITCH TO REMAIN	KILL EXISTING DIMMER SWITCH	NEW DIMMER SWITCH
EXISTING THREE WAY SWITCH TO REMAIN	KILL EXISTING THREE WAY SWITCH	NEW THREE WAY SWITCH
EXISTING FOUR WAY SWITCH TO REMAIN	KILL EXISTING FOUR WAY SWITCH	NEW FOUR WAY SWITCH
EXISTING WASTE DISPOSAL SWITCH TO REMAIN	KILL EXISTING WASTE DISPOSAL SWITCH	NEW WASTE DISPOSAL SWITCH
EXISTING TELEPHONE JACK TO REMAIN	KILL EXISTING TELEPHONE JACK	NEW TELEPHONE JACK
EXISTING DATA JACK TO REMAIN	KILL EXISTING DATA JACK	NEW DATA JACK
EXISTING TV JACK TO REMAIN	KILL EXISTING TV JACK	NEW TV JACK
EXISTING THERMOSTAT TO REMAIN	KILL EXISTING THERMOSTAT	NEW THERMOSTAT
EXISTING DOORBELL TO REMAIN	KILL EXISTING DOORBELL	NEW DOORBELL
EXISTING SECURITY TO REMAIN	KILL EXISTING SECURITY	NEW SECURITY
EXISTING SMOKE ALARM TO REMAIN	KILL EXISTING SMOKE ALARM	NEW SMOKE ALARM
EXISTING CARBON MONOXIDE ALARM TO REMAIN	KILL EXISTING CARBON MONOXIDE ALARM	NEW CARBON MONOXIDE ALARM
EXISTING DUAL SPOT TO REMAIN	KILL EXISTING DUAL SPOT	NEW DUAL SPOT
EXISTING WALL MOUNTED OPENING TO REMAIN	KILL EXISTING WALL MOUNTED OPENING	NEW WALL MOUNTED OPENING
EXISTING CEILING OPENING TO REMAIN	KILL EXISTING CEILING OPENING	NEW CEILING OPENING
EXISTING RECESSED CAN TO REMAIN	KILL EXISTING RECESSED CAN	NEW RECESSED CAN
EXISTING CEILING FAN TO REMAIN	KILL EXISTING CEILING FAN	NEW CEILING FAN
EXISTING RECESSED CLOSET LIGHT TO REMAIN	KILL EXISTING RECESSED CLOSET LIGHT	NEW RECESSED CLOSET LIGHT
EXISTING CEILING PULL LIGHT TO REMAIN	KILL EXISTING CEILING PULL LIGHT	NEW CEILING PULL LIGHT
EXISTING LED STRIP LIGHT TO REMAIN	KILL EXISTING LED STRIP LIGHT	NEW LED STRIP LIGHT
EXISTING EXHAUST FAN TO REMAIN	KILL EXISTING EXHAUST FAN	NEW EXHAUST FAN
EXISTING EXHAUST FAN AND LIGHT TO REMAIN	KILL EXISTING EXHAUST FAN AND LIGHT	NEW EXHAUST FAN AND LIGHT
EXISTING ELECTRICAL PANEL TO REMAIN	KILL EXISTING ELECTRICAL PANEL	NEW ELECTRICAL PANEL
EXISTING REFRIGERATOR OUTLET TO REMAIN	KILL EXISTING REFRIGERATOR OUTLET	NEW REFRIGERATOR OUTLET
EXISTING DISHWASHER OUTLET TO REMAIN	KILL EXISTING DISHWASHER OUTLET	NEW DISHWASHER OUTLET
EXISTING GAS COOKTOP OUTLET TO REMAIN	KILL EXISTING GAS COOKTOP OUTLET	NEW GAS COOKTOP OUTLET
EXISTING ELECTRIC RANGE OUTLET TO REMAIN	KILL EXISTING ELECTRIC RANGE OUTLET	NEW ELECTRIC RANGE OUTLET
EXISTING HOOD WITH VENT OUTLET TO REMAIN	KILL EXISTING HOOD WITH VENT OUTLET	NEW HOOD WITH VENT OUTLET
EXISTING MICROWAVE OUTLET TO REMAIN	KILL EXISTING MICROWAVE OUTLET	NEW MICROWAVE OUTLET
EXISTING SINGLE/DOUBLE OUTLET TO REMAIN	KILL EXISTING SINGLE/DOUBLE OUTLET	NEW SINGLE/DOUBLE OUTLET
EXISTING TRASH COMPACTOR OUTLET TO REMAIN	KILL EXISTING TRASH COMPACTOR OUTLET	NEW TRASH COMPACTOR OUTLET
EXISTING CLOTHES DRYER OUTLET TO REMAIN	KILL EXISTING CLOTHES DRYER OUTLET	NEW CLOTHES DRYER OUTLET
EXISTING CLOTHES WASHER OUTLET TO REMAIN	KILL EXISTING CLOTHES WASHER OUTLET	NEW CLOTHES WASHER OUTLET
EXISTING WHIRLPOOL OUTLET TO REMAIN	KILL EXISTING WHIRLPOOL OUTLET	NEW WHIRLPOOL OUTLET
EXISTING TOWEL WARMER OUTLET TO REMAIN	KILL EXISTING TOWEL WARMER OUTLET	NEW TOWEL WARMER OUTLET
EXISTING SAUNA OUTLET TO REMAIN	KILL EXISTING SAUNA OUTLET	NEW SAUNA OUTLET
EXISTING STEAM OUTLET TO REMAIN	KILL EXISTING STEAM OUTLET	NEW STEAM OUTLET

WALL TYPE LEGEND

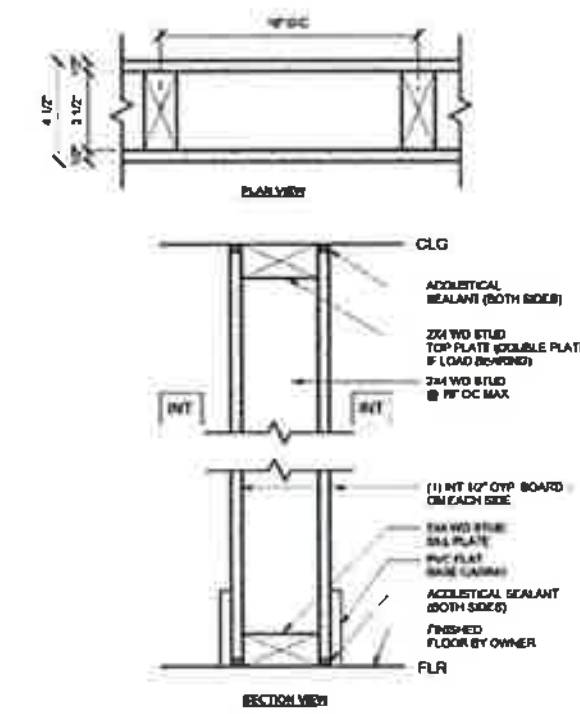
ARCH. DEMOLITION PLANS	PROPOSED ARCH. PLANS
EXISTING WALL TO REMAIN	EXISTING WALL TO REMAIN
DEMO FINISH ON 1 SIDE OF WALL	NEW FINISH ON 1 SIDE OF WALL
DEMO FINISH ON BOTH SIDES OF WALL	NEW FINISH ON BOTH SIDES OF WALL
DEMO WALL	NEW WALL

MECHANICAL LEGEND

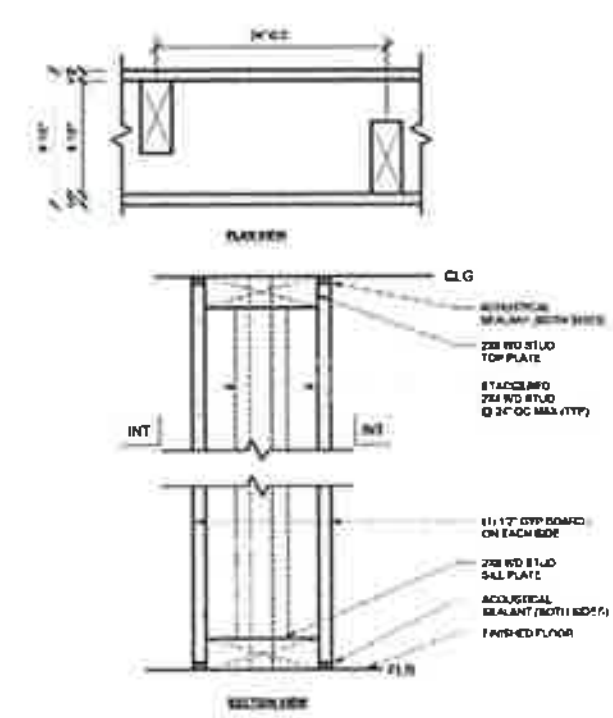
Existing	Kill	New
EXISTING CEILING REGISTER, RETURN AIR	KILL CEILING REGISTER, RETURN AIR	NEW CEILING REGISTER, RETURN AIR
EXISTING WALL REGISTER HIGH, RETURN AIR	KILL WALL REGISTER HIGH, RETURN AIR	NEW WALL REGISTER HIGH, RETURN AIR
EXISTING WALL REGISTER LOW, RETURN AIR	KILL WALL REGISTER LOW, RETURN AIR	NEW WALL REGISTER LOW, RETURN AIR
EXISTING FLOOR REGISTER, RETURN AIR	KILL FLOOR REGISTER, RETURN AIR	NEW FLOOR REGISTER, RETURN AIR
EXISTING REGISTERS HIGH& LOW, RETURN AIR	KILL REGISTERS HIGH&LOW, RETURN AIR	NEW REGISTERS HIGH&LOW, RETURN AIR
EXISTING CEILING REGISTER, SUPPLY AIR	KILL CEILING REGISTER, SUPPLY AIR	NEW CEILING REGISTER, SUPPLY AIR
EXISTING WALL REGISTER HIGH, SUPPLY AIR	KILL WALL REGISTER HIGH, SUPPLY AIR	NEW WALL REGISTER HIGH, SUPPLY AIR
EXISTING WALL REGISTER LOW, SUPPLY AIR	KILL WALL REGISTER LOW, SUPPLY AIR	NEW WALL REGISTER LOW, SUPPLY AIR
EXISTING FLOOR REGISTER, SUPPLY AIR	KILL FLOOR REGISTER, SUPPLY AIR	NEW FLOOR REGISTER, SUPPLY AIR



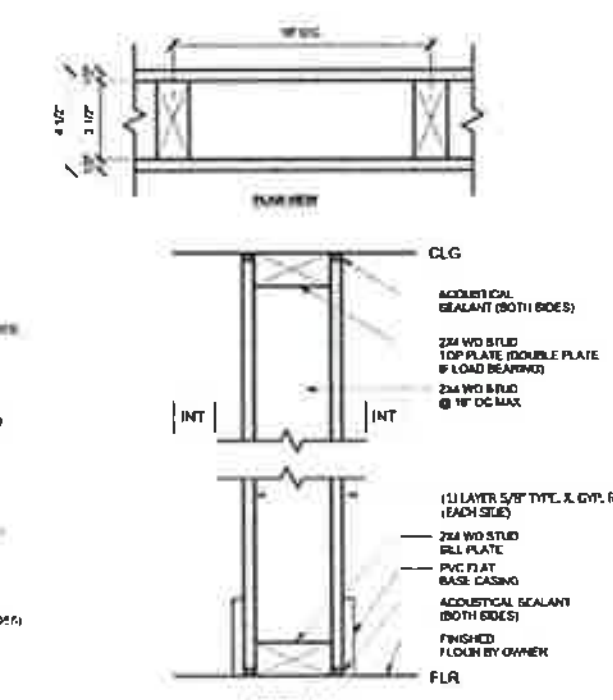
THICKENED SLAB DIAGRAM
NOT TO SCALE



INTERIOR NON RATED PARTITION
NOT TO SCALE



INTERIOR PLUMB. PARTITION
NOT TO SCALE



INTERIOR 1HR-RATED PARTITION (UL-U305)
NOT TO SCALE

PAVLOVCIK ARCHITECTURE INC.
T. 312-900-5757 WWW.PAV-ARCH.COM
INFO@PAV-ARCH.COM
213 W. INSTITUTE PL. SUITE 401
CHICAGO, IL 60610
DESIGN FIRM REGISTRATION # 184.007931

NEW CONSTRUCTION, 5-UNIT RESIDENTIAL BUILDING

1118 N. CALIFORNIA, LLC

1118 N. CALIFORNIA AVE.
CHICAGO, IL 60612

1"=1'-0"
3/4"=1'-0"
1/2"=1'-0"
3/8"=1'-0"
1/4"=1'-0"
1"=10'-0"

PLAN APPROVAL

DRAWN BY: KEVIN KOURY
REVIEWED BY: SAMUEL PAVLOVCIK

ZONING SET

NOTES

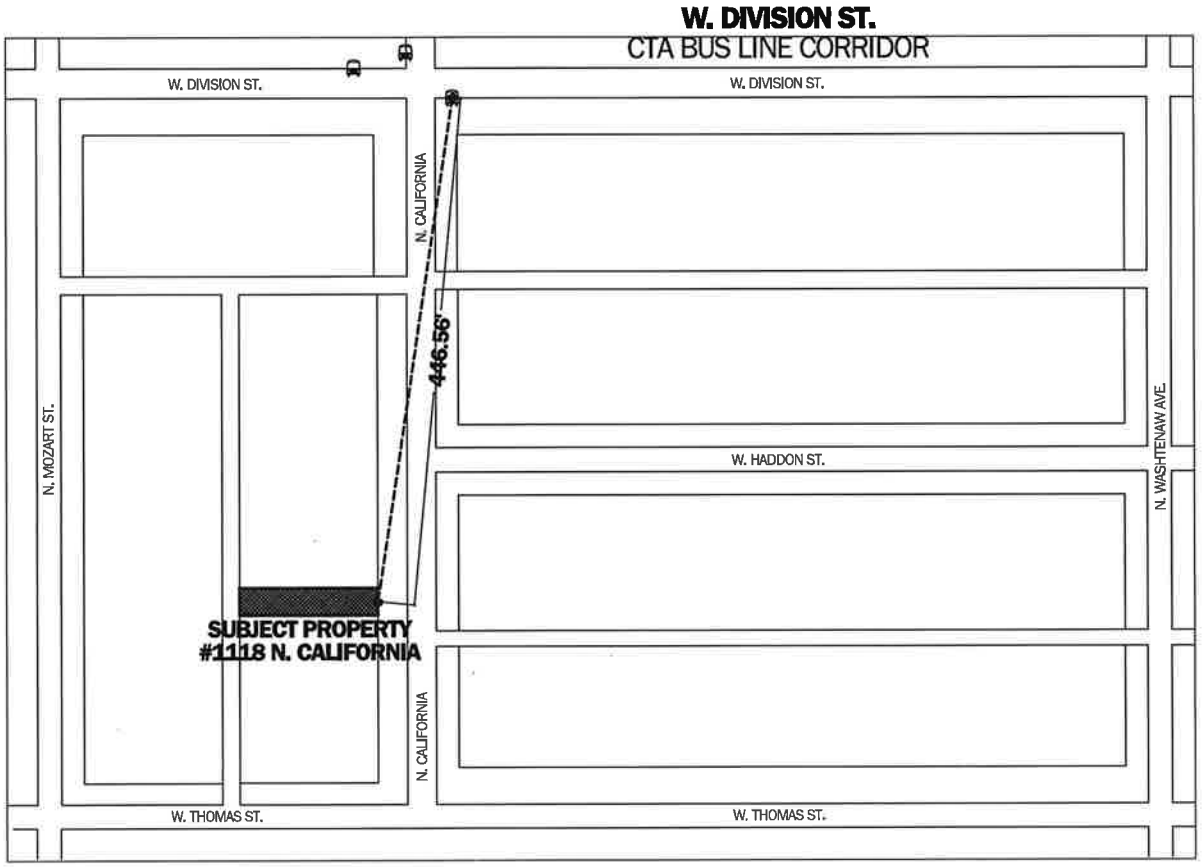
SHEET LEGEND

TAG	#	TITLE
G-1	1	SITE PLAN & ZONING
G-2	2	GENERAL NOTES & LEGENDS
G-3	3	TSL SITE MAP
AP-1	4	PROPOSED 1ST & 2ND FL. ARCH. PLANS
AP-2	5	PROPOSED 3RD & 4TH FL. ARCH. PLANS
AP-3	6	PROPOSED ROOTOP DECK & ROOF PLANS
AE-1	7	PROPOSED BUILDING ELEVATIONS

PRINT DATE: 1/21/2026 10:54:02

G-2 2 7

GENERAL NOTES & LEGENDS



1 TSL SITE MAP
1" = 50'-0"

PAVLOVCIK ARCHITECTURE INC.
T. 312-900-5757 WWW.PAV-ARCH.COM
INFO@PAV-ARCH.COM
213 W. INSTITUTE PL. SUITE 401
CHICAGO, IL 60610
DESIGN FIRM REGISTRATION # 184.007931

NEW CONSTRUCTION, 5-UNIT RESIDENTIAL BUILDING

1118 N. CALIFORNIA, LLC

1118 N. CALIFORNIA AVE.
CHICAGO, IL 60612

1"=1'-0"
3/4"=1'-0"
1/2"=1'-0"
3/8"=1'-0"
1/4"=1'-0"
1"=10'-0"

SAMUEL PAVLOVCIK, NCARB
LICENSED ARCHITECT
ILLINOIS LICENSE, #0001.001009
LICENSE EXPIRES: 11/30/09

PAVLOVCIK ARCHITECTURE INC.
213 W. INSTITUTE PL. SUITE 401
CHICAGO, IL 60610

PLAN APPROVAL

PLAN COMMISSION DATE

DRAWN BY: KEVIN KOURY
PROJECT ARCHITECT (AS OF 12/31/07)

REVIEWED BY: SAMUEL PAVLOVCIK
PRINCIPAL ARCHITECT (AS OF 12/31/07)

ZONING SET

SUBMISSIONS	DATE
ZONING SET	12/12/08
ZONING RESUBMITTAL	01/20/09
PERMIT SUBMITTAL	07/21/09
PERMIT REVISIONS	
PERMIT REVISIONS	
FIELD REVISIONS	

NOTES

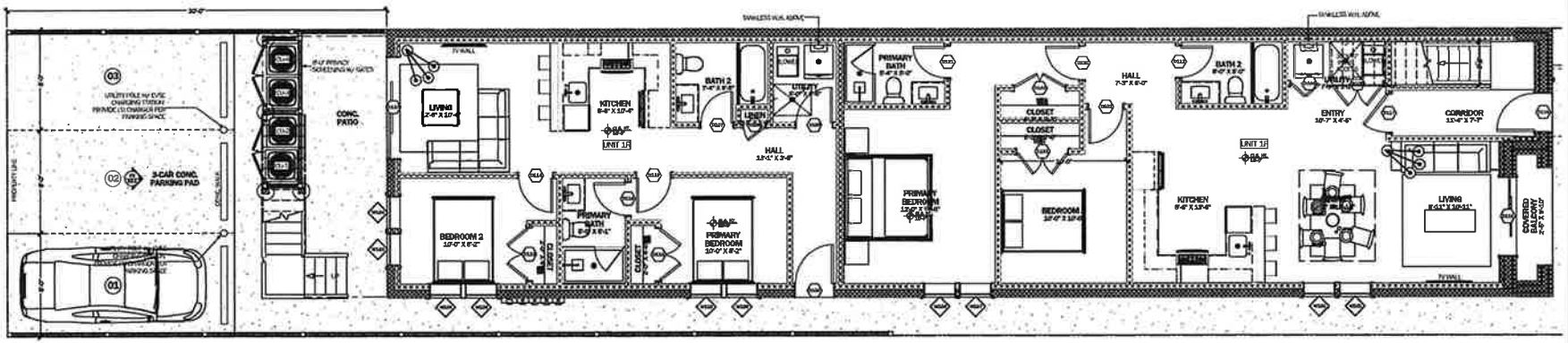
SHEET LEGEND

TAG	#	TITLE
G-1	1	SITE PLAN & ZONING
G-2	2	GENERAL NOTES & LEGENDS
G-3	3	TSL SITE MAP
AP-1	4	PROPOSED 1ST & 2ND FL. ARCH. PLANS
AP-2	5	PROPOSED 3RD & 4TH FL. ARCH. PLANS
AP-3	6	PROPOSED ROOTOP DECK & ROOF PLANS
AE-1	7	PROPOSED BUILDING ELEVATIONS

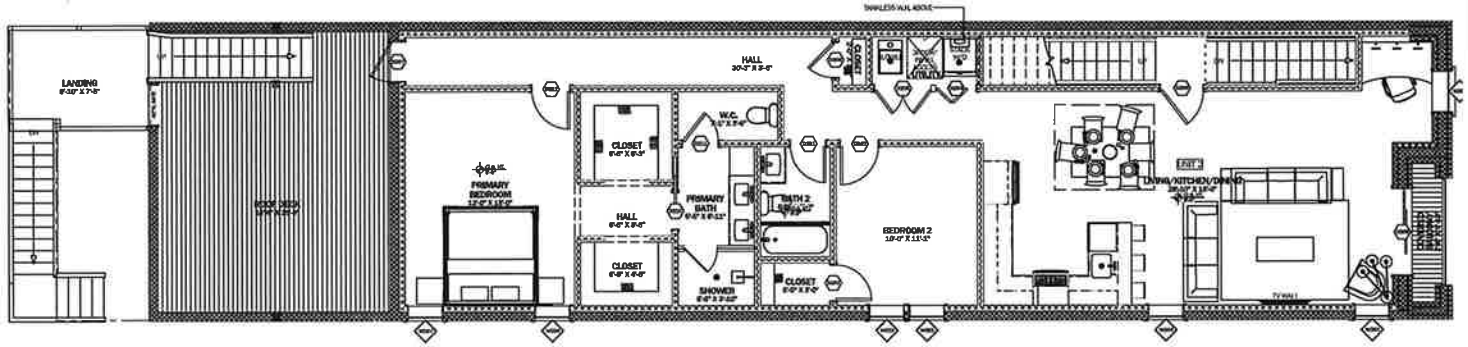
PRINT DATE: 1/21/2009 10:14:02

SHEET NO. G-3 OF 3 7

TSL SITE MAP



1 PROPOSED FIRST FLOOR PLAN
1/4" = 1'-0"



2 PROPOSED SECOND FLOOR PLAN
1/4" = 1'-0"

PAVLOVCIK ARCHITECTURE INC.
T. 312-900-5757 WWW.PAV-ARCH.COM
INFO@PAV-ARCH.COM
213 W. INSTITUTE PL, SUITE 401
CHICAGO, IL 60610
DESIGN FIRM REGISTRATION # 184.007931

NEW CONSTRUCTION, 5-UNIT RESIDENTIAL BUILDING

1118 N. CALIFORNIA, LLC

1118 N. CALIFORNIA AVE.
CHICAGO, IL 60612

1"=1'-0"
3/4"=1'-0"
1/2"=1'-0"
3/8"=1'-0"
1/4"=1'-0"
1"=10'-0"

PLAN APPROVAL

DRAWN BY: KEVIN KOURY

REVIEWED BY: SAMUEL PAVLOVCIK

ZONING SET

NOTES

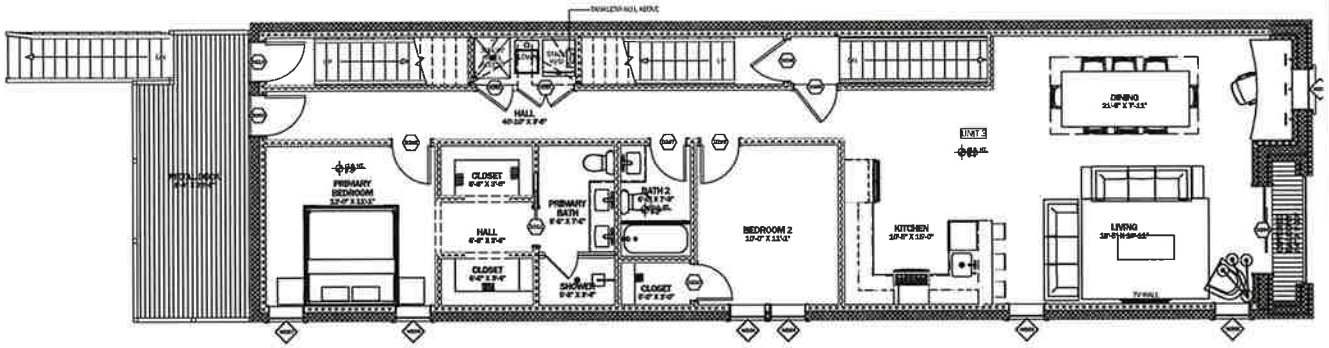
SHEET LEGEND

TAG	#	TITLE
G-1	1	SITE PLAN & ZONING
G-2	2	GENERAL NOTES & LEGENDS
G-3	3	TSI, SITE MAP
AP-1	4	PROPOSED 1ST & 2ND FL. ARCH. PLANS
AP-2	5	PROPOSED 3RD & 4TH FL. ARCH. PLANS
AP-3	6	PROPOSED ROOTOP DECK & ROOF PLANS
AE-1	7	PROPOSED BUILDING ELEVATIONS

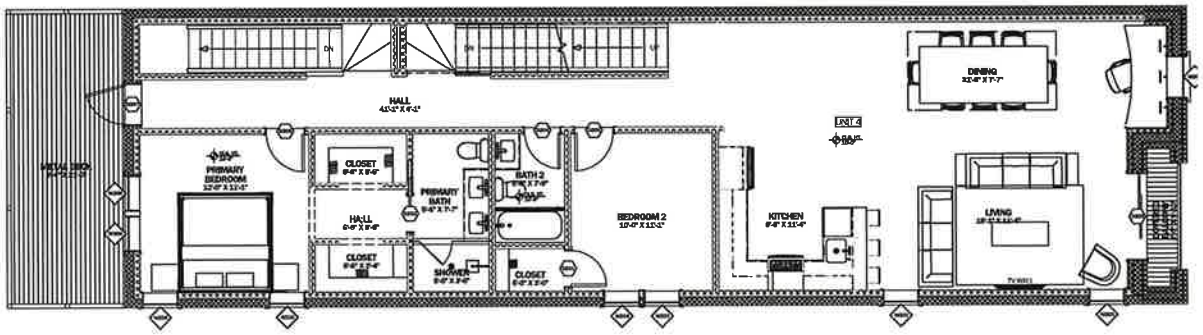
PRINT DATE: 1/21/2026 10:54:02

SHEET AP-1 4 7

PROPOSED 1ST & 2ND FL. ARCH. PLANS



1 PROPOSED THIRD FLOOR PLAN
1/4" = 1'-0"



2 PROPOSED FOURTH FLOOR PLAN
1/4" = 1'-0"

PAVLOVCIK ARCHITECTURE INC
T. 312-900-5757 WWW.PAV-ARCH.COM
INFO@PAV-ARCH.COM
213 W. INSTITUTE PL. SUITE 401
CHICAGO, IL 60610
DESIGN FIRM REGISTRATION # 184.007931

NEW CONSTRUCTION, 5-UNIT RESIDENTIAL BUILDING

1118 N. CALIFORNIA, LLC

1118 N. CALIFORNIA AVE.
CHICAGO, IL 60612

1"=1'-0"
3/4"=1'-0"
1/2"=1'-0"
3/8"=1'-0"
1/4"=1'-0"
1"=10'-0"

PLAN APPROVAL

ZONING SET

NOTES

DRAWN BY: KEVIN KOURY
REVIEWED BY: SAMUEL PAVLOVCIK

SHEET LEGEND

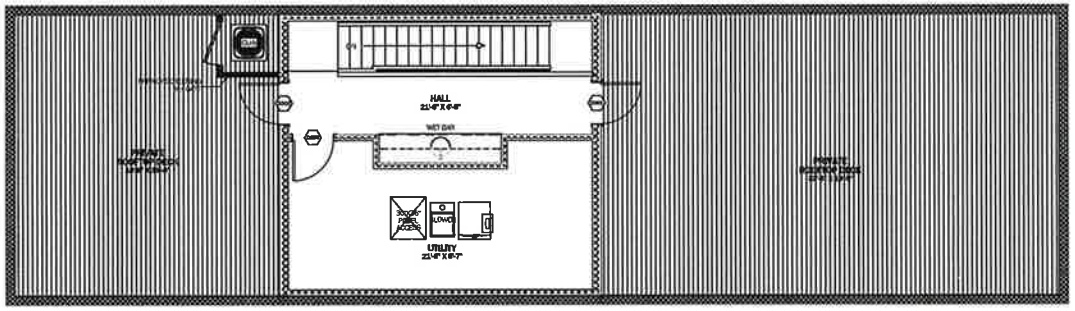
TAG	#	TITLE
G-1	1	SITE PLAN & ZONING
G-2	2	GENERAL NOTES & LEGENDS
G-3	3	TSL SITE MAP
AP-1	4	PROPOSED 1ST & 2ND FL. ARCH. PLANS
AP-2	5	PROPOSED 3RD & 4TH FL. ARCH. PLANS
AP-3	6	PROPOSED ROOTOP DECK & ROOF PLANS
AE-1	7	PROPOSED BUILDING ELEVATIONS

PRINT DATE: 1/21/2026 10:54:03

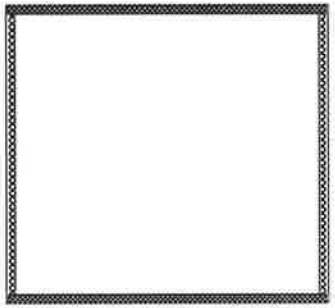
AP-2 5 7

PROPOSED 3RD & 4TH FL. ARCH. PLANS

DOOR SCHEDULE																
MARK	QTY.	LOCATION	DOOR NO.	DOOR MATERIAL	TYPE	DOOR STYLE	WIDTH	HEIGHT	U.O.	FRAME MATERIAL	FRAME TYPE	DOOR FINISH	HARDWARE	LABEL REQ.	GLAZING REQ.	NOTES
D001	1	HALL/PRIVATE ROOFTOP DECK	01	WOOD/GLASS	HINGED	SOLID CORE	34"	84"	39"x83"	1 3/4"	L	PAINTED		1/4"X1 3/4"	1/4"X1 1/4"	SCISSOR TYPE RATED W/ SELF CLOSURE
D002	1	HALL/PRIVATE ROOFTOP DECK	02	WOOD/GLASS	HINGED	SOLID CORE	34"	84"	39"x83"	1 3/4"	R	PAINTED		1/4"X1 3/4"	1/4"X1 1/4"	SCISSOR TYPE RATED W/ SELF CLOSURE
D003	1	UTILITY/ROOF	03	WOOD/GLASS	HINGED	1 PANEL	33"	83"	33"x83"	1 3/4"	R	PAINTED		1/4"X1 1/2"	1/4"X1 1/4"	



2 PROPOSED ROOFTOP DECK PLAN
1/4" = 1'-0"



2 PROPOSED ROOF PLAN
1/4" = 1'-0"

PAVLOVCIK ARCHITECTURE INC.
T. 312-900-5757 WWW.PAV-ARCH.COM
INFO@PAV-ARCH.COM
213 W. INSTITUTE PL. SUITE 401
CHICAGO, IL 60610
DESIGN FIRM REGISTRATION # 184.007931

NEW CONSTRUCTION, 5-UNIT RESIDENTIAL BUILDING

1118 N. CALIFORNIA, LLC

1118 N. CALIFORNIA AVE.
CHICAGO, IL 60612

1"=1'-0"
3/4"=1'-0"
1/2"=1'-0"
3/8"=1'-0"
1/4"=1'-0"
1"=10'-0"

PLAN APPROVAL

OWNER/OWNER'S: DATE

DRAWN BY: KEVIN KOURY

PROJECT ARCHITECT (FIELD COORDINATOR): DATE

REVIEWED BY: SAMUEL PAVLOVCIK

PRINCIPAL ARCHITECT (FIELD REVIEWER): DATE

ZONING SET

SUBMITTAL	DATE
PERMIT SET	12/22/2025
PERMIT CORRECTIONS	01/09/2026
PERMIT SUBMITTAL	01/21/2026
PERMIT REVISIONS	
PERMIT ISSUANCE	
FIELD REVISIONS	

NOTES

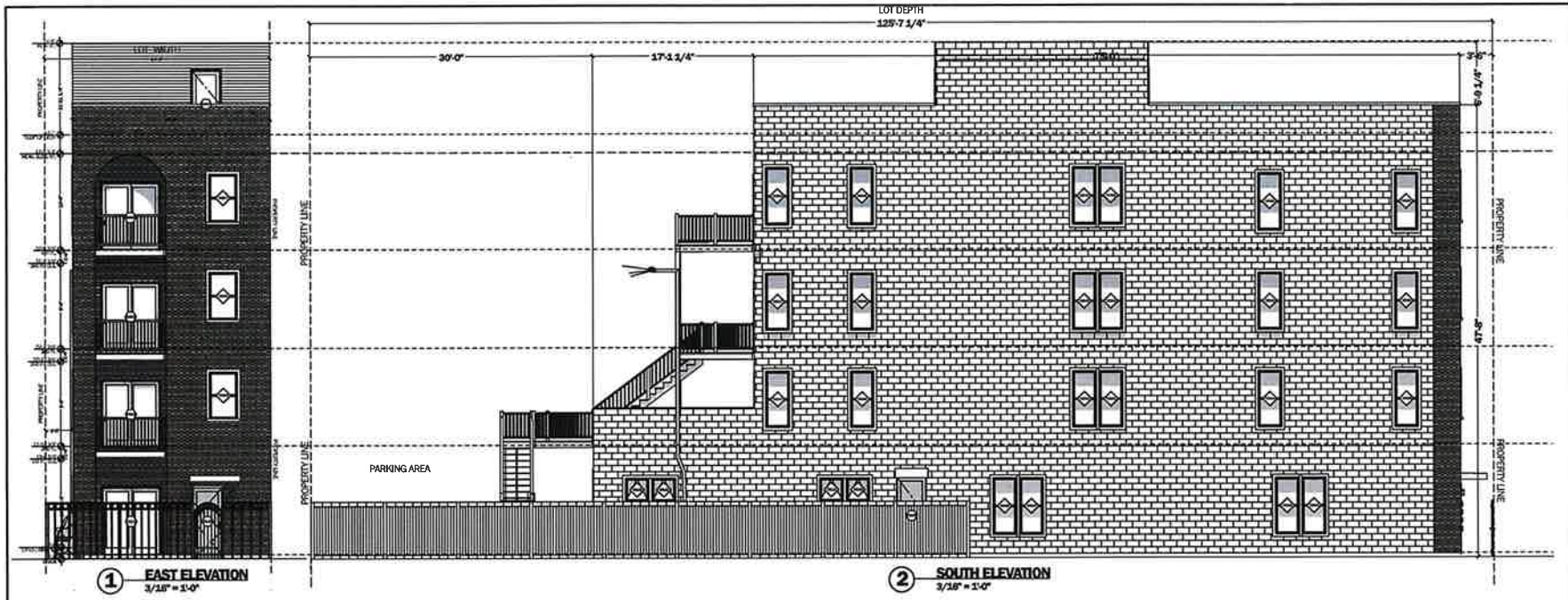
SHEET LEGEND

TAG	#	TITLE
G-1	1	SITE PLAN & ZONING
G-2	2	GENERAL NOTES & LEGENDS
G-3	3	TSL SITE MAP
AP-1	4	PROPOSED 1ST & 2ND FL. ARCH. PLANS
AP-2	5	PROPOSED 3RD & 4TH FL. ARCH. PLANS
AP-3	6	PROPOSED ROOTOP DECK & ROOF PLANS
AE-1	7	PROPOSED BUILDING ELEVATIONS

PRINT DATE: 1/21/2026 10:54:03

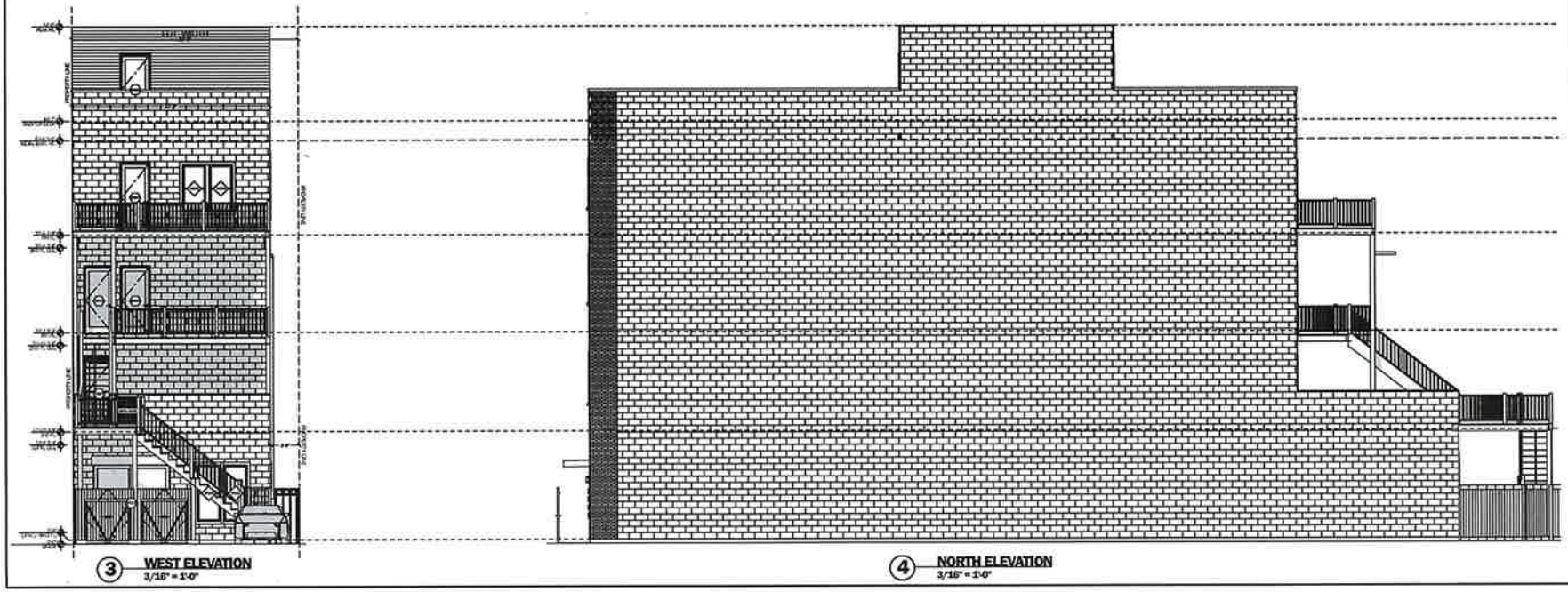
SHEET NO. AP-3 6 7

SHEET NAME: PROPOSED ROOTOP DECK & ROOF PLANS



1 EAST ELEVATION
3/16" = 1'-0"

2 SOUTH ELEVATION
3/16" = 1'-0"



3 WEST ELEVATION
3/16" = 1'-0"

4 NORTH ELEVATION
3/16" = 1'-0"

PAVLOVCIK ARCHITECTURE INC.
T. 312-900-5757 WWW.PAV-ARCH.COM
INFO@PAV-ARCH.COM
213 W. INSTITUTE PL. SUITE 401
CHICAGO, IL 60610
DESIGN FIRM REGISTRATION # 184.007931

NEW CONSTRUCTION, 5-UNIT RESIDENTIAL BUILDING

1118 N. CALIFORNIA, LLC

1118 N. CALIFORNIA AVE.
CHICAGO, IL 60612

1"=1'-0"
3/4"=1'-0"
1/2"=1'-0"
3/8"=1'-0"
1/4"=1'-0"
1"=10'-0"

PLAN APPROVAL

DRAWN BY: KEVIN KOURY

REVIEWED BY: SAMUEL PAVLOVCIK

ZONING SET

NOTES

SHEET LEGEND

TAG	#	TITLE
G-1	1	SITE PLAN & ZONING
G-2	2	GENERAL NOTES & LEGENDS
G-3	3	TSI SITE MAP
AP-1	4	PROPOSED 1ST & 2ND FL. ARCH. PLANS
AP-2	5	PROPOSED 3RD & 4TH FL. ARCH. PLANS
AP-3	6	PROPOSED ROOTOP DECK & ROOF PLANS
AE-1	7	PROPOSED BUILDING ELEVATIONS

PRINT DATE: 1/21/2026 10:54:03

SHEET NO. AE-1

PROPOSED BUILDING ELEVATIONS