

LINCOLN PARK COMMUNITY SHELTER

PERMANENT SUPPORTIVE HOUSING

1521 N SEDGWICK ST, CHICAGO, IL 60610

ISSUED FOR ALDERMAN PRELIMINARY REVIEW - JULY 6, 2017

DEVELOPMENT TEAM:

OWNER:



600 W FULLERTON PKWY
CHICAGO, ILLINOIS 60614
P: (773)549-6111
CONTACT: DAN HULA

ARCHITECT:



1918 N MENDELL ST, SUITE 300
CHICAGO, ILLINOIS 60642
P: (773)235-3800
CONTACT: JACK KELLEY

DEVELOPER:



LIGHTENGALE GROUP
140 S DEARBORN ST, SUITE 1500A
CHICAGO, ILLINOIS 60603
P: (312)999-9461
CONTACT: LARRY PUSATERI

GENERAL CONTRACTOR:

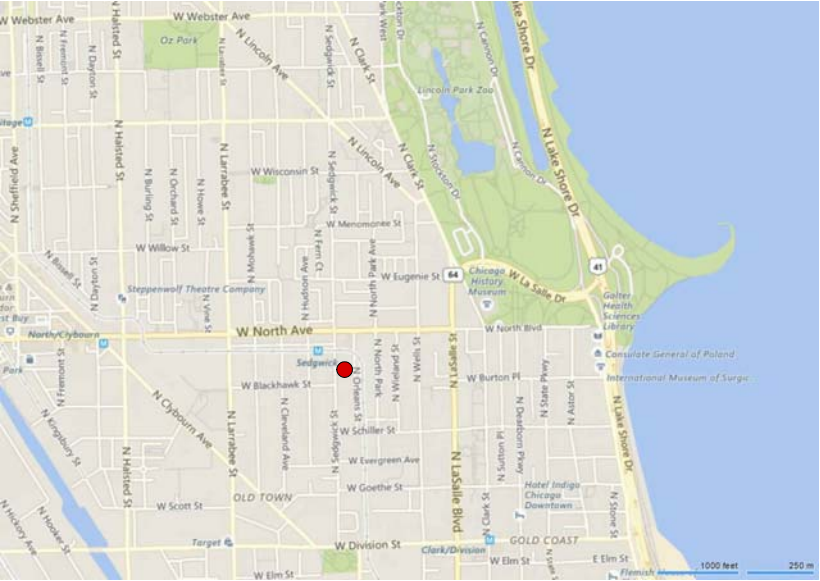


661 W OHIO ST
CHICAGO, ILLINOIS 60654
P: (312)715-9200
CONTACT: JEFF JOZWIAK

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PROJECT LOCATION:



EXISTING SITE PHOTOS:



WEST/STREET FACADE



ADJACENT 'L' PLATFORM

ZONING DATA:

BULK AND DENSITY		EXISTING	PROPOSED
LOT AREA		(+/-) 7,650 SF	-
ZONING DISTRICT		C1-3 (TOD)	-
USE GROUP	DWELLING UNITS (ABOVE GROUND FLOOR)	-	PERMITTED
	TEMPORARY OVERNIGHT SHELTER	-	SPECIAL USE
FLOOR AREA RATIO (F.A.R.)		4.0 (MAX)	<4.0
GROSS BUILDING AREA		30,600 GSF (MAX)	<30,600 GSF
LOT AREA PER EFFICIENCY UNIT		200 SF (MIN)	382 SF
NUMBER OF EFFICIENCY UNITS		38 (MAX)	20
YARDS AND HEIGHTS			
REQUIRED YARDS	FRONT	0'-0"	0'-0"
	SIDE (CUMULATIVE)	0'-0"	0'-0"
	SIDE (MINIMUM ONE SIDE)	0'-0"	0'-0"
	REAR	0'-0"	0'-0"
	REAR @ FLOORS W/ DWELLING UNITS	30'-0"	0'-0" (EXISTING)
REQUIRED REAR YARD OPEN SPACE	MINIMUM OPEN SPACE	NA	-
	MINIMUM ONE SIDE	NA	-
MAXIMUM BUILDING HEIGHT	BUILDING W/OUT GROUND FLOOR COMMERCIAL SPACE	70'-0"	<70'-0"
PARKING/LOADING			
REQUIRED OFF-STREET PARKING SPACES	PERMANENT SUPPORTIVE HOUSING	1 PER 6 UNITS	0
	TEMPORARY OVERNIGHT SHELTER	PER DPD	0
OFF-STREET LOADING	PERMANENT SUPPORTIVE HOUSING	NR	NP
	TEMPORARY OVERNIGHT SHELTER	NR	1
REQUIRED ACCESSIBLE PARKING SPACES		NR	NP
REQUIRED BICYCLE PARKING	PERMANENT SUPPORTIVE HOUSING	2	8
	TEMPORARY OVERNIGHT SHELTER	PER DPD	0
LANDSCAPING			
REQUIRED NUMBER OF PARKWAY TREES		1 PER 25' OF STREET FRONTAGE	3
VEHICULAR USE AREA LANDSCAPING		NA	NP

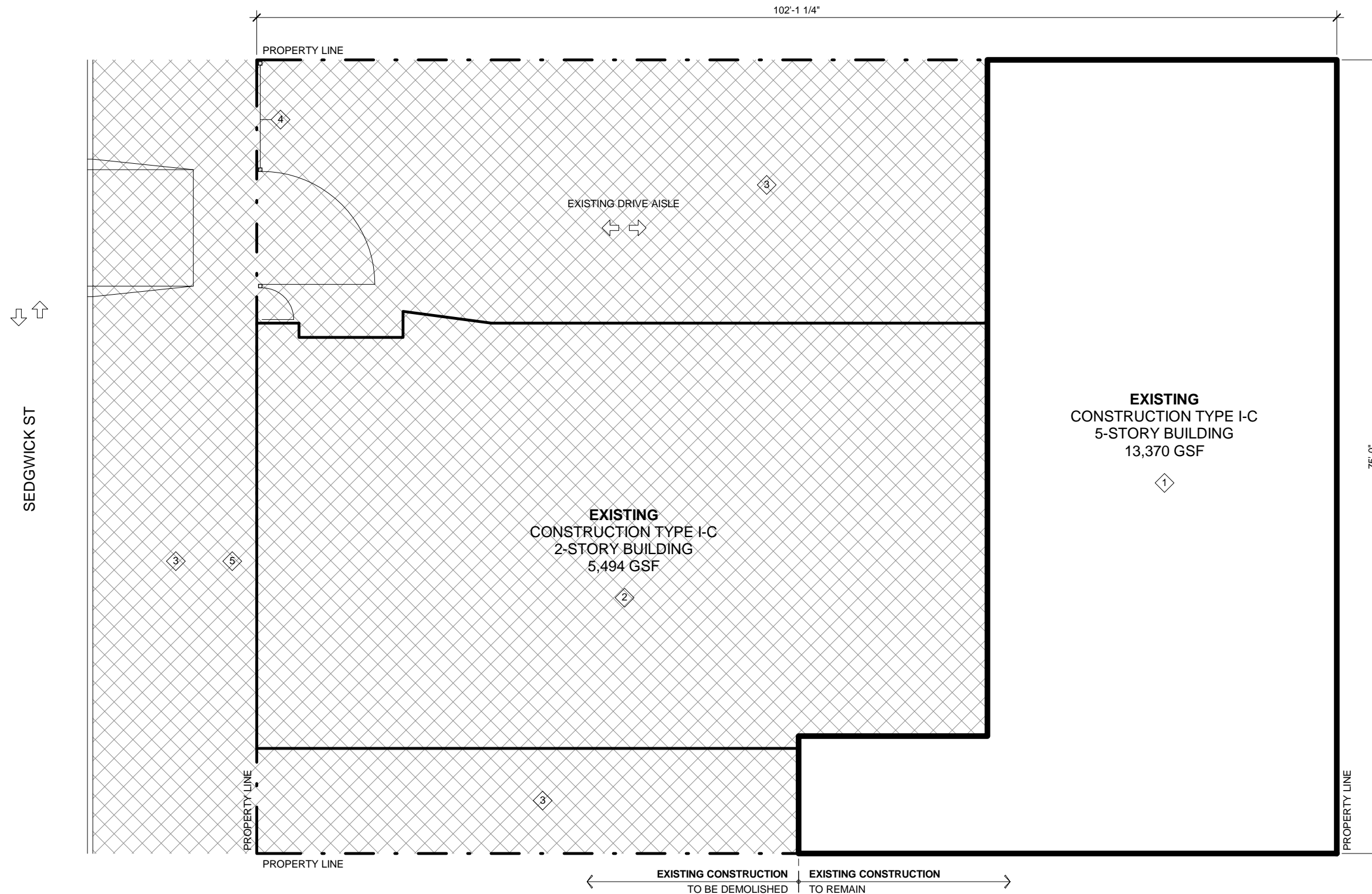
BUILDING DATA:

OVERVIEW	REQUIRED	PROPOSED	COMMENTS
OCCUPANCY CLASSIFICATION	-	CLASS A-2	PERMANENT SUPPORTIVE HOUSING
TYPE OF CONSTRUCTION	-	I-C	
HEIGHT LIMITATIONS	6 STORIES / 80'-0"	6 STORIES / <70'-0"	
AREA LIMITATIONS	20,000 GSF / FLOOR	5,518 GSF / FLOOR	
BUILDING INFORMATION			
NUMBER OF TYPE A UNITS	2	3	
NUMBER OF SENSORY UNITS	1	1	
NUMBER OF TYPE B UNITS	(REMAINDER)	16	
TOTAL NUMBER OF UNITS	-	20	
NET AREA OF TYPICAL UNIT	-	305-331 NSF	

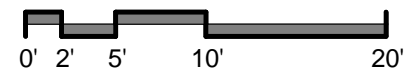
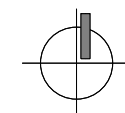


KEYNOTES

- 1 EXISTING BUILDING TO REMAIN AND BE RENOVATED INTO TEMPORARY OVERNIGHT SHELTER AND SUPPORTIVE SPACES - REFER TO FLOOR PLANS
- 2 DEMOLISH EXISTING BUILDING
- 3 DEMOLISH EXISTING SITE PAVEMENT
- 4 DEMOLISH EXISTING METAL GATE & FENCE
- 5 DISCONNECT AND CAP ALL UTILITIES AT THE PROPERTY LINE AS DIRECTED BY THE UTILITY PROVIDERS



SITE DEMOLITION PLAN

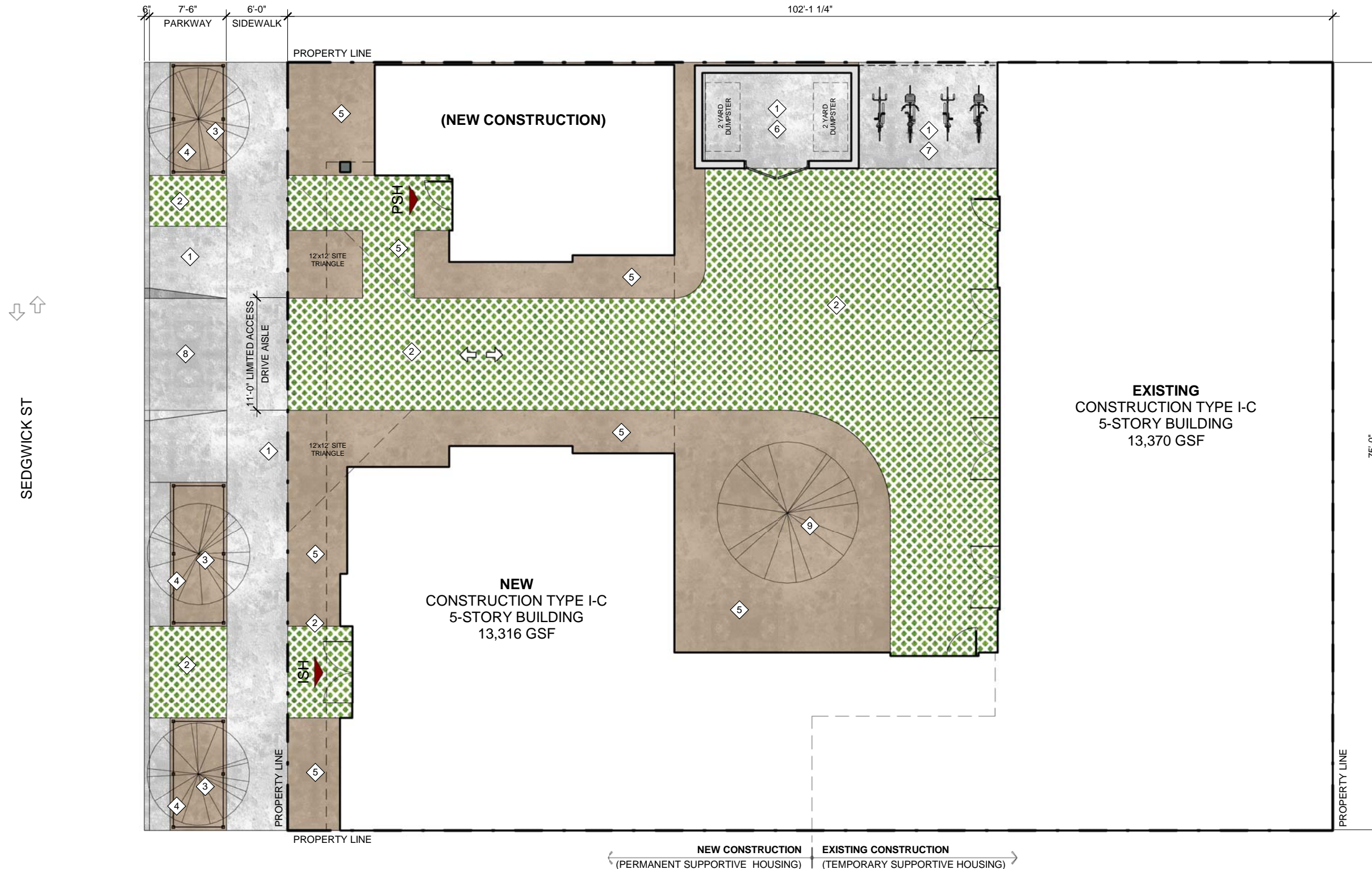
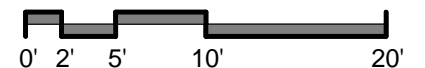
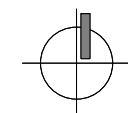


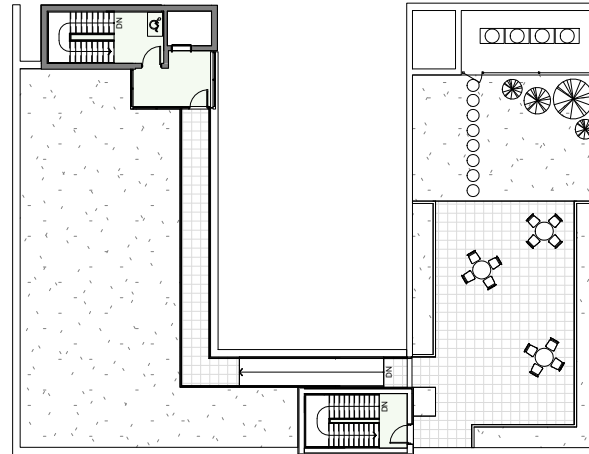


KEYNOTES

- 1 5" REINFORCED CONCRETE SLAB ON GRADE -
INSTALL W/ 4" X 4" W1.4 X 1.4 WWF ON 6"
COMPACTED GRANULAR FILL
- 2 4" PERMEABLE PAVERS - INSTALL PER
MANUFACTURER SPECIFICATIONS
- 3 2.5" CALIPER PARKWAY TREE, SPECIES T.B.D.
- 4 PARKWAY LANDSCAPE - PLANTINGS T.B.D.;
INSTALL 2'-0"(H) PAINTED MTL FENCE AROUND
PERIMETER
- 5 LANDSCAPING - PLANTINGS T.B.D.
- 6 8'-0" (H) MASONRY TRASH ENCLOSURE - 4"
BRICK ON 8" CMU; INSTALL W/ LIMESTONE
PARAPET CAP; PROVIDE 6'-0"(W) HINGED MTL
GATE
- 7 COVERED BICYCLE STORAGE - INSTALL
(4) 2-SIDED BICYCLE RACKS
- 8 LIMITED ACCESS DRIVE AISLE TO BE USED
FOR FOOD AND DONATION DELIVERIES
- 9 NEW 2 1/2" CALIPER TREE - SPECIES T.B.D.

SITE / LANDSCAPE PLAN

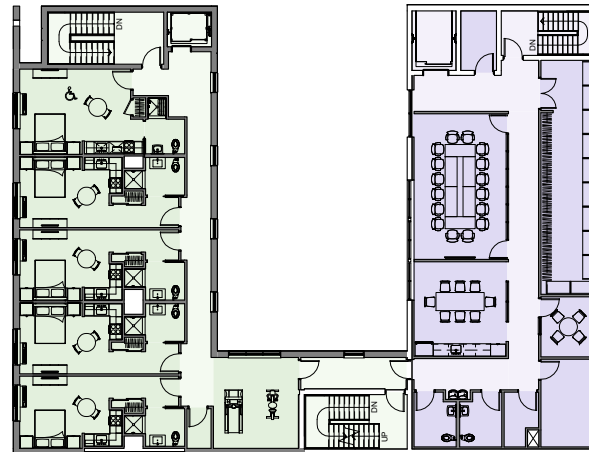




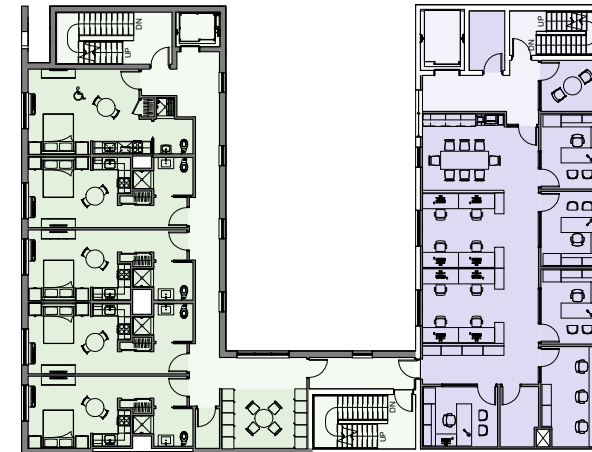
SIXTH FLOOR PLAN



THIRD FLOOR PLAN



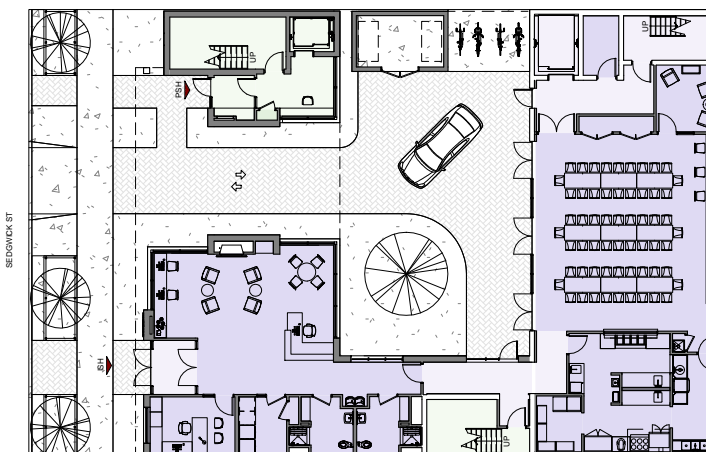
FIFTH FLOOR PLAN



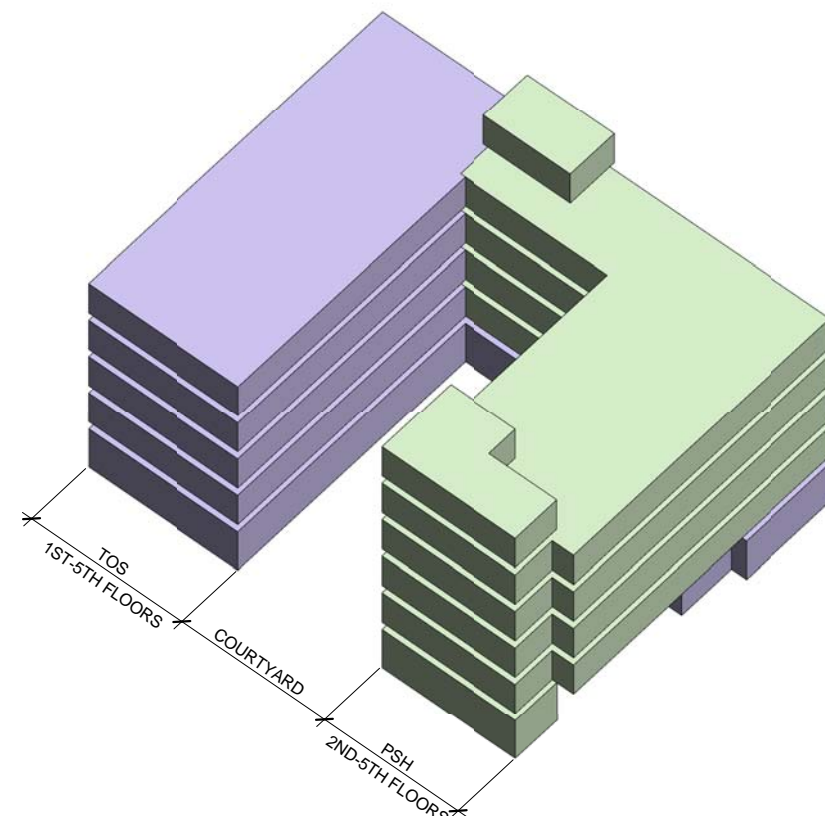
SECOND FLOOR PLAN



FOURTH FLOOR PLAN



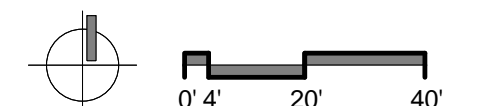
FIRST FLOOR PLAN

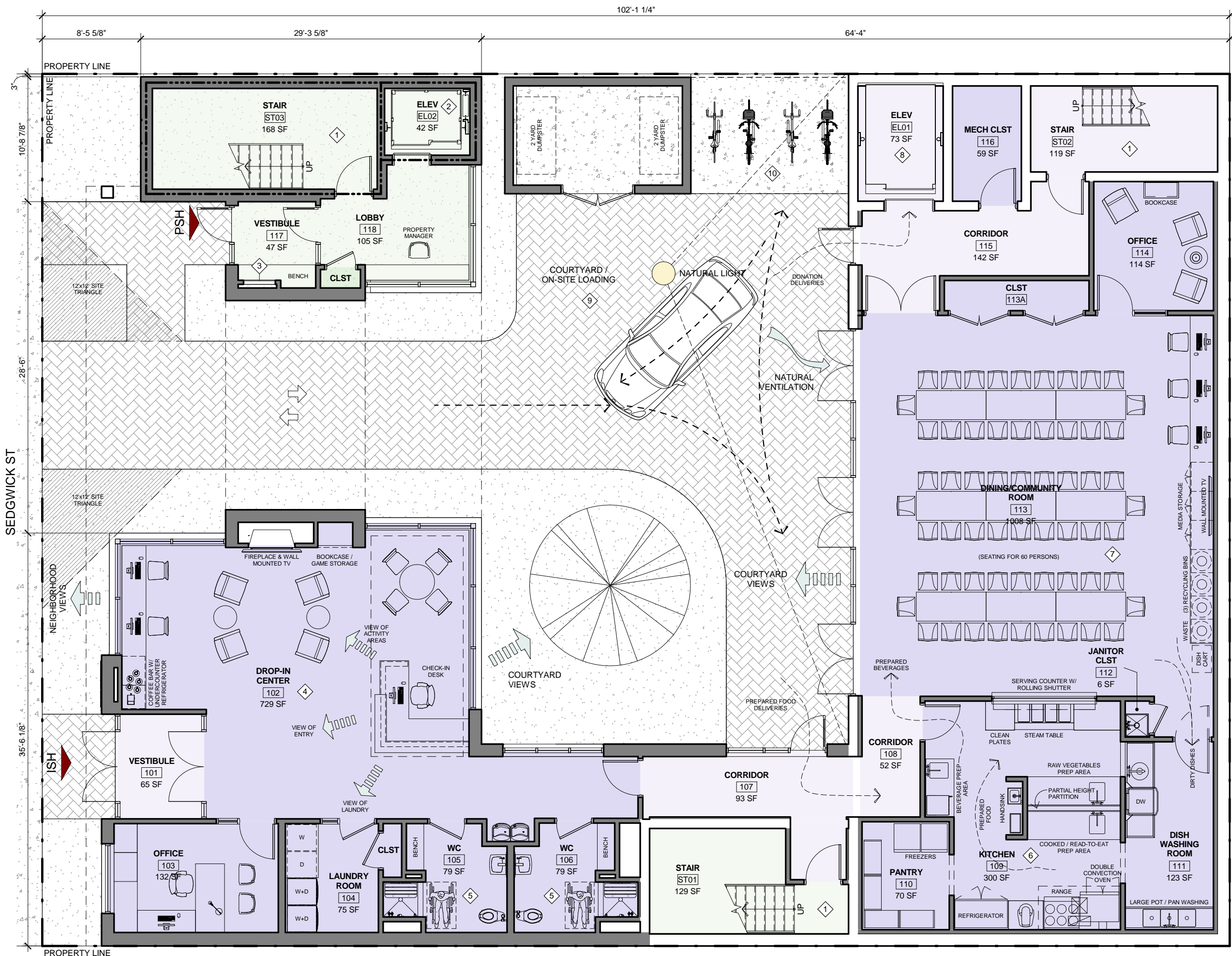


SPACE USE DIAGRAM

GSF PER OCCUPANCY		
FLOOR	OCCUPANCY	
	ISH	PSH
FIRST	3,972	731
SECOND	2,465	3,053
THIRD	2,465	3,053
FOURTH	2,465	3,053
FIFTH	2,465	3,053
SIXTH	0	500
TOTAL	13,832	13,443
TOTAL BLDG	27,275 < MAX F.A.R.	

OVERALL FLOOR PLANS







**McBride
Kelley
Baurer**
ARCHITECTS / PLANNERS
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PERMANENT SUPPORTIVE HOUSING /
INTERIM SUPPORTIVE HOUSING PROJECT
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- KEYNOTES
- 1

2 HOUR RATED STAIR ENCLOSURE; EACH ENCLOSURE TO INCLUDE AN AREA OF RESCUE ASSISTANCE ON EACH FLOOR ABOVE GRADE
- 2

2,500# HYDRAULIC ELEVATOR - ELEVATOR TO SERVE ALL FLOOR LEVELS
- 3

RESIDENT MAIL BOXES
- 4

DROP-IN CENTER FOR GUESTS AND VOLUNTEER CHECK-IN
- 5

WC EQUIPPED W/ SHOWER FOR DROP-IN CENTER GUESTS
- 6

COMMERICAL KITCHEN SIZED FOR THE PERPARATION & SERVICE OF 3 MEALS A DAY TO 75 PERSONS
- 7

FLEXIBLE DINING/COMMUNITY ROOM TO INCLUDE SOFT SEATING AND WORKSTATIONS
- 8

EXISTING 5,000# PASSENGER ELEVATOR
- 9

COURTYARD TO SERVE AS OUTDOOR SPACE FOR PSH AND ISH RESIDENTS
- 10

COVERED BICYCLE STORAGE - INSTALL (4) 2-SIDED BICYCLE RACKS

- LEGEND
- EXISTING WALL/PARTITION

NEW WALL/PARTITION

2 HOUR RATED WALL/PARTITION

ADA CLEARANCE

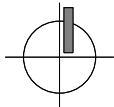
PSH - PROGRAMMED SPACE

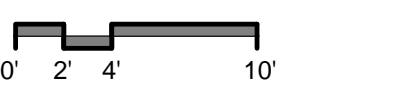
PSH - CIRCULATION

ISH - PROGRAMMED SPACE

ISH - CIRCULATION

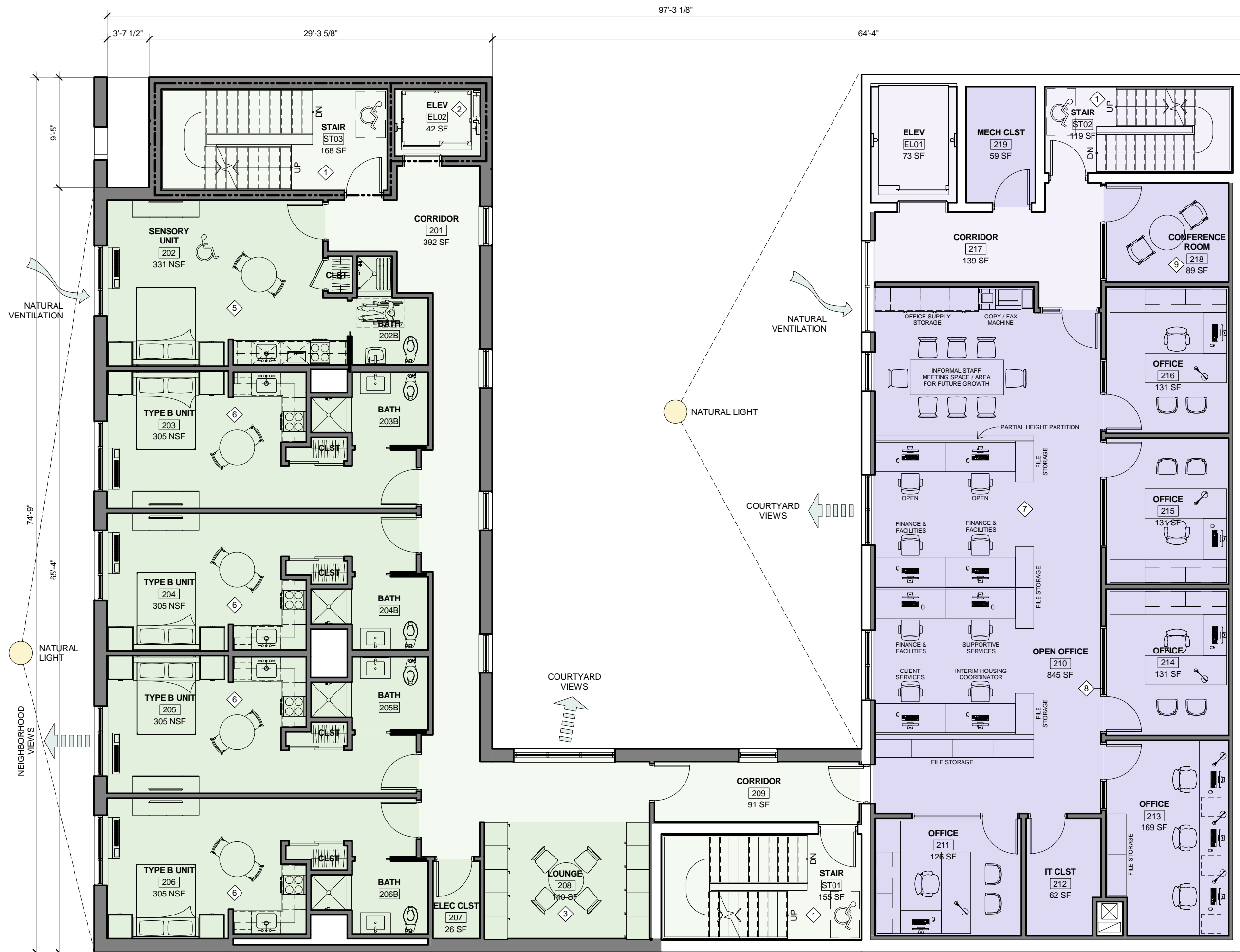
FIRST FLOOR PLAN





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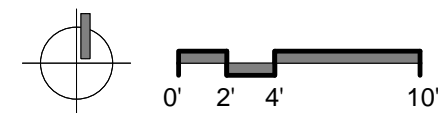
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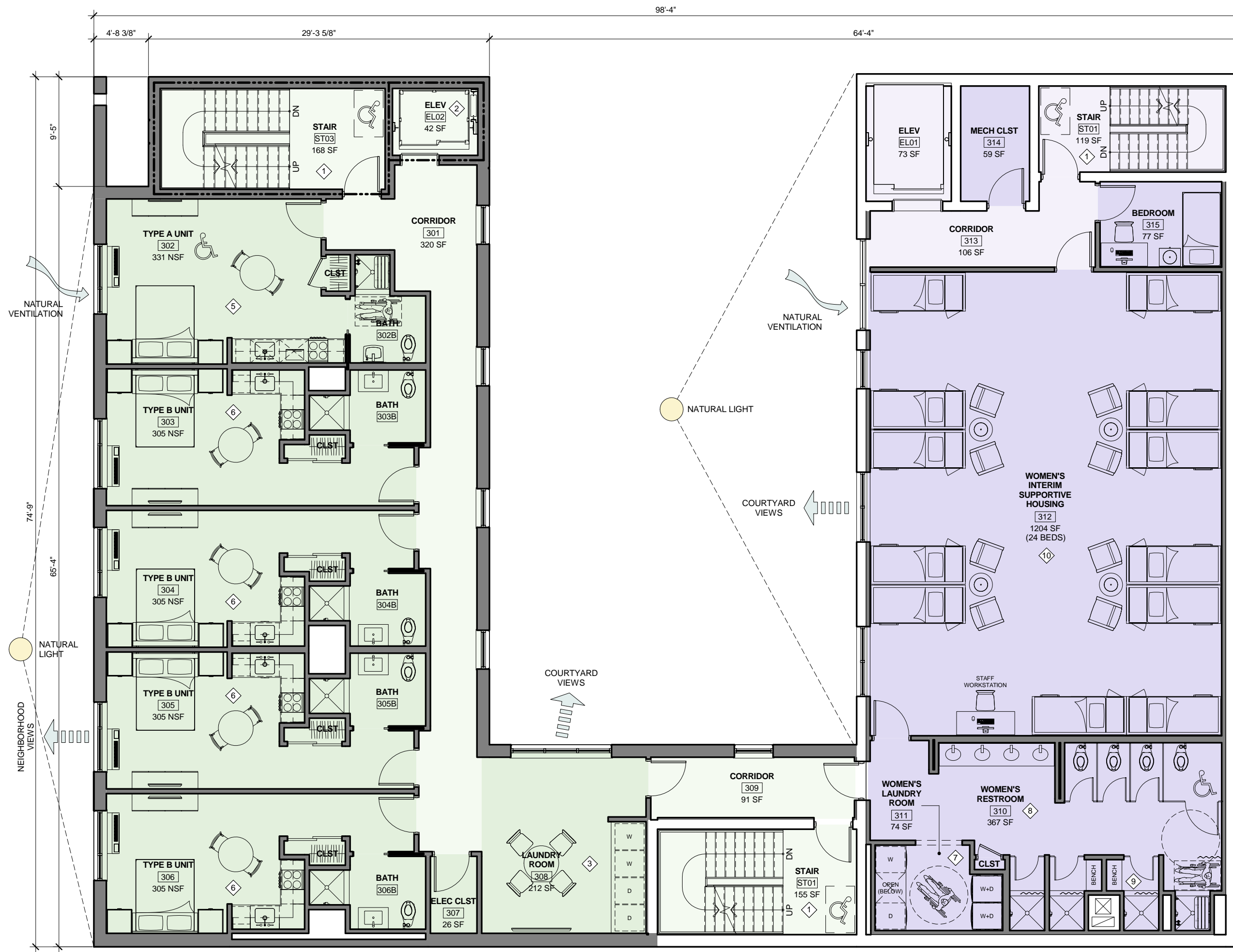
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 - 2 2,500# HYDRAULIC ELEVATOR - ELEVATOR TO SERVE ALL FLOOR LEVELS
 - 3 RESIDENT STORAGE LOCKERS - EACH LOCKER = 32 CU FT OF STORAGE SPACE
 - 4 (NOT USED)
 - 5 HANDICAP ACCESSIBLE DWELLING UNIT
 - 6 HANDICAP ADAPTABLE DWELLING UNIT
 - 7 OPEN OFFICE PROMOTES COLLABORATION AMONG STAFF AND ALLOWS NATURAL LIGHT & VENTILATION TO FILL WORK SPACE
 - 8 PRIVATE OFFICES TO INCLUDE A SIDELITE - BORROWING NATURAL LIGHT FROM OPEN OFFICE
 - 9 CONFERENCE ROOM FOR STAFF/RESIDENT MEETINGS

- LEGEND**
- EXISTING WALL/PARTITION
 - NEW WALL/PARTITION
 - 2 HOUR RATED WALL/PARTITION
 - ADA CLEARANCE
 - PSH - PROGRAMMED SPACE
 - PSH - CIRCULATION
 - ISH - PROGRAMMED SPACE
 - ISH - CIRCULATION


SECOND FLOOR PLAN







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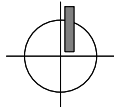
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- 2 2,500# HYDRAULIC ELEVATOR - ELEVATOR TO SERVE ALL FLOOR LEVELS
- 3 PSH COMMON SPACE AND LAUNDRY - (2) CLOTHES WASHING MACHINES AND (2) CLOTHES DRYING MACHINES TO BE PROVIDED
- 4 (NOT USED)
- 5 HANDICAP ACCESSIBLE DWELLING UNIT
- 6 HANDICAP ADAPTABLE DWELLING UNIT
- 7 ISH LAUNDRY - (3) CLOTHES WASHING MACHINES AND (3) CLOTHES DRYING MACHINES TO BE PROVIDED
- 8 LAUNDRY, WC AND SHOWER FACILITIES PROVIDED ON EACH FLOOR OF ISH - INCREASING PRIVACY BETWEEN GENDERS
- 9 PRIVATE CHANGING AREA TO BE PROVIDED AT EACH SHOWER ENCLOSURE
- 10 OPEN ISH ALLOWS NATURAL LIGHT & VENTILATION TO FILL SPACE

LEGEND

- EXISTING WALL/PARTITION
- NEW WALL/PARTITION
- 2 HOUR RATED WALL/PARTITION
- ADA CLEARANCE
- PSH - PROGRAMMED SPACE
- PSH - CIRCULATION
- ISH - PROGRAMMED SPACE
- ISH - CIRCULATION

THIRD FLOOR PLAN



JULY 6, 2017

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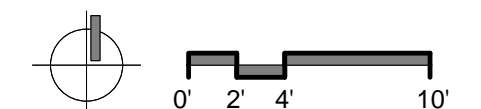
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LEGEND

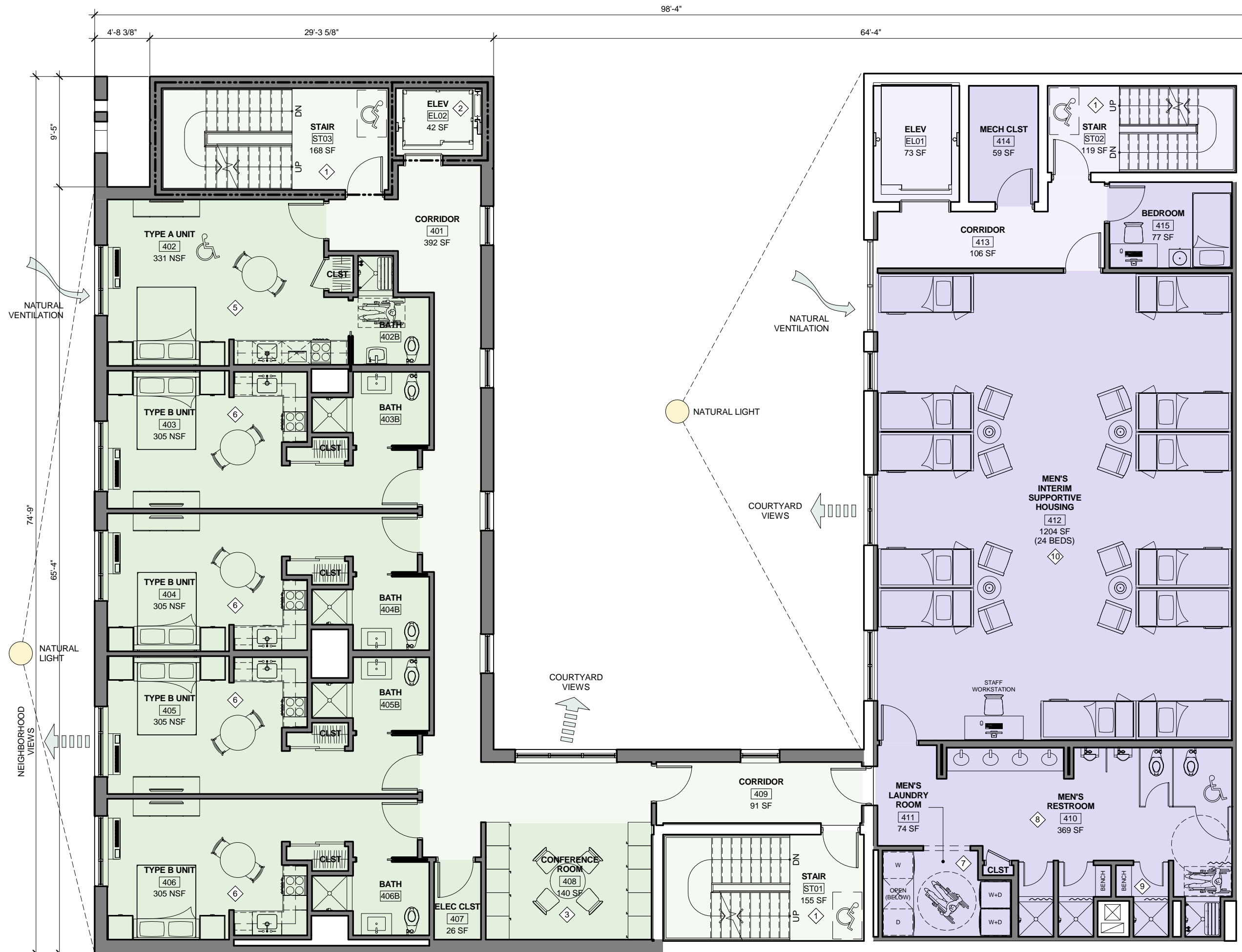
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- PSH - PROGRAMMED SPACE
- PSH - CIRCULATION
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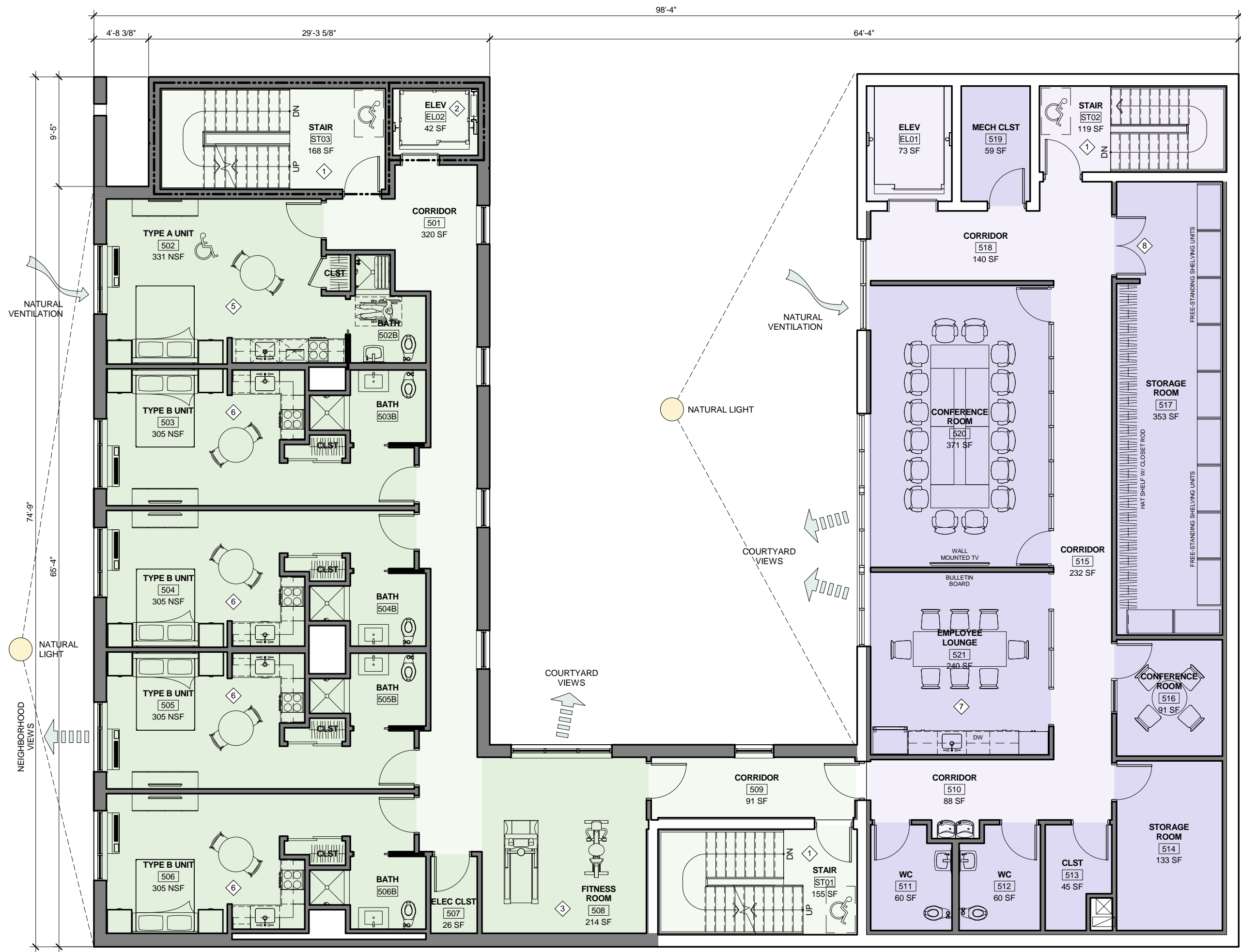
FOURTH FLOOR PLAN



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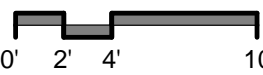
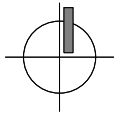


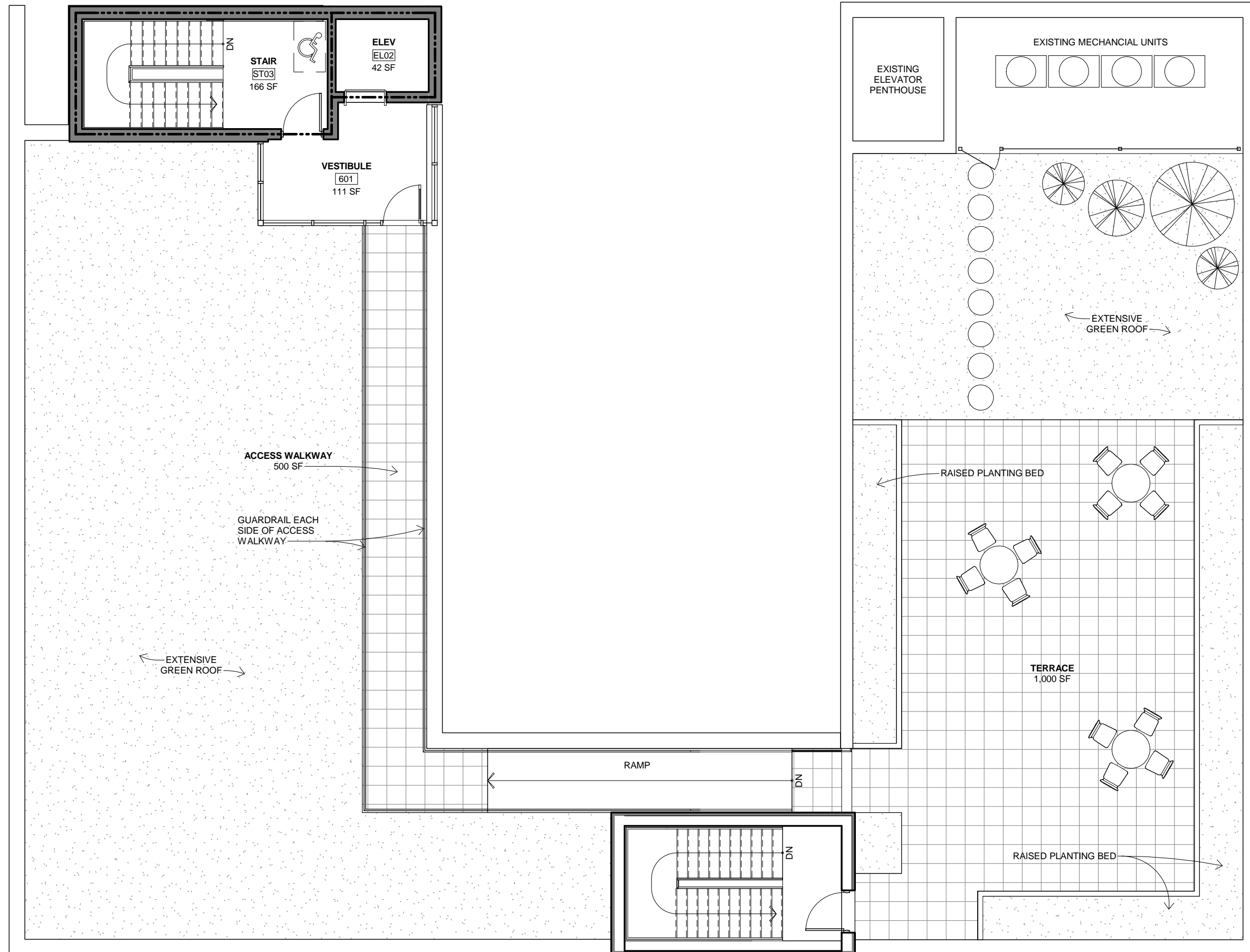
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 - 3 RESIDENT FITNESS ROOM - (1) PIECE OF EQUIPMENT PER 15 RESIDENTS TO BE PROVIDED
 - 4 (NOT USED)
 - 5 HANDICAP ACCESSIBLE DWELLING UNIT
 - 6 HANDICAP ADAPTABLE DWELLING UNIT
 - 7 SPACE TO FUNCTION AS AN INFORMAL MEETING SPACE / LOUNGE / BREAK ROOM FOR STAFF
 - 8 DOOR TO DONATION STORAGE LOCATED NEAR ELEVATOR TO FACILITATE DONATION DELIVERIES

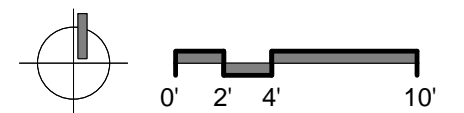
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FIFTH FLOOR PLAN





SIXTH FLOOR PLAN





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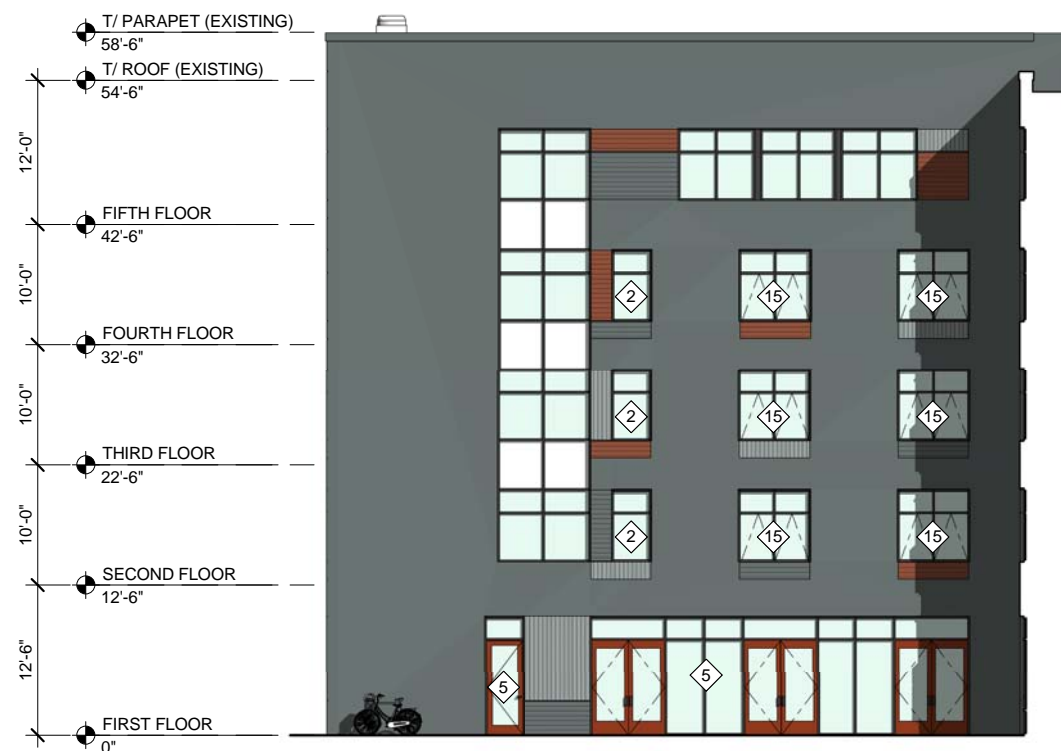
- 1 2" INSULATED METAL PANEL
- 2 VINYL WINDOW W/ 1" INSULATED FIXED GLAZING
- 3 VINYL WINDOW W/ 1" INSULATED FIXED & OPERABLE GLAZING
- 4 VINYL WINDOW W/ 1" INSULATED FIXED & OPERABLE GLAZING, AND OPEN PANEL FOR PTAC HVAC UNIT INSTALLATION
- 5 ALUMINUM STOREFRONT W/ 1" INSULATED GLAZING
- 6 SIGNAGE T.B.D.



WEST ELEVATION @ STREET
METAL PANEL FACADE AREA: 2,580 SF
GLASS FACADE AREA: 1,350 SF



EAST/WEST BUILDING SECTION



WEST ELEVATION @ COURTYARD
METAL PANEL FACADE AREA: 2,550 SF
GLASS FACADE AREA: 856 SF



NORTH ELEVATION @ COURTYARD
METAL PANEL FACADE AREA: 1,490 SF
GLASS FACADE AREA: 450 SF



EAST ELEVATION @ COURTYARD
METAL PANEL FACADE AREA: 2,440 SF
GLASS FACADE AREA: 530 SF

NOT SHOWN:

NORTH ELEVATION
METAL PANEL FACADE AREA: 3,860 SF
NO WINDOWS OR DOORS

EAST ELEVATION
METAL PANEL FACADE AREA: 4,440 SF
NO WINDOWS OR DOORS

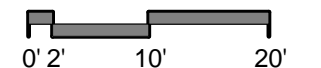
SOUTH ELEVATION
METAL PANEL FACADE AREA: 5,780 SF
NO WINDOWS OR DOORS

SOUTH ELEVATION @ DRIVE AISLE
METAL PANEL FACADE AREA: 230 SF
GLASS FACADE AREA: 115 SF

NORTH ELEVATION @ DRIVE AISLE
METAL PANEL FACADE AREA: 100 SF
GLASS FACADE AREA: 240 SF

TOTAL METAL PANEL FACADE AREA: 23,470 SF
TOTAL GLASS FACADE AREA: 3,541 SF

BUILDING ELEVATIONS & SECTION





McBride
Kelley
Baurer

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VIEW FROM 'L' PLATFORM - EXISTING

JULY 6, 2017

A4.6



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