

1553-55 N. WELLS ST.

1553-55 N. WELLS ST. CHICAGO IL 60610

PROJECT DESCRIPTION	
NEW 23 RESIDENTIAL UNIT 6 STORY TYPE 1-C BUILDING WITH GROUND FLOOR RETAIL AND INTERIOR PARKING FOR 8 VEHICLES. PROJECT IS A TRANSIT ORIENTED DEVELOPMENT.	
PROJECT TEAM	
ARCHITECT:	SPACE ARCHITECTS + PLANNERS JEAN DUFRESNE - ARCHITECT OF RECORD 2149 N. TALMAN AVE. CHICAGO, IL 60647 312.829.6666
STRUCTURAL ENGINEER:	SP ENGINEERS LTD. JEFF PRIBYL, SE 134 N. LASALLE SUITE 1930 CHICAGO IL 60602 312.332.2800
MEP ENGINEER:	COMPANY NAME ADDRESS PHONE
CIVIL ENGINEER:	BONO CONSULTING, INC. BERNIE BONO 1018 BUSSE HIGHWAY PARK RIDGE IL 60068 847.823.3300
OWNER:	1553 N WELLS LLC JAMES D. JANN, AS MANAGER 1800 W. BERENICE AVE. SUITE 200 CHICAGO IL 60613 773.472.9600
GENERAL CONTRACTOR:	COMPANY NAME ADDRESS PHONE

PROJECT SCOPE	
ISSUED FOR:	
REVIEW / BID	ZONING
PERMIT	AMENDED PERMIT
CONSTRUCTION	
WORK TO INCLUDE:	
ARCHITECTURAL	ACCESSIBILITY
ELECTRICAL	ENVIRONMENTAL
FIRE PREVENTION	
LANDSCAPING	PLUMBING
REFRIGERATION	STRUCTURAL
VENTILATION	



PROJECT DATA			
PARCEL ZONING	B3-5	BUILDING CODE	CITY OF CHICAGO 2017 BUILDING CODE
SPECIAL USE / P.D.	-	MECHANICAL CODE	CITY OF CHICAGO 2017 BUILDING CODE
TOTAL SITE AREA	6944.0 SF	ELECTRICAL CODE	CITY OF CHICAGO 2017 BUILDING CODE
LOT DIMENSIONS	WIDTH: 62'0" DEPTH: 112'0"	PLUMBING CODE	CITY OF CHICAGO 2017 BUILDING CODE
LOT AREA	REQUIRED: 6499.0 SF ACTUAL: 6499.0 SF	ACCESSIBILITY CODE	CITY OF CHICAGO 2017 BUILDING CODE
LOT AREA PER UNIT	200.0 SF	OCCUPANCY TYPE	A-2 AND F
FLOOR AREA RATIO	5.0	CONSTRUCTION CLASSIFICATION	1-C
BUILDABLE AREA	34,720.0 SF	ALLOWABLE HEIGHT	80'-0"
- BASEMENT AREA	NOT APPLICABLE	ALLOWABLE AREA	15,000.0 SF PER FLOOR
BUILDING HEIGHT	70'-0"	HEIGHT / AREA INCREASES	NOT REQUIRED
FRONT YARD SETBACK	NOT REQUIRED	ALLOWABLE OCCUPANCY	VARIOUS
REAR YARD SETBACK	15'-0" W/ 50% REDUCTION	1ST FLOOR	REFER TO OCCUPANCY PLANS
SIDE YARD SETBACK	NOT REQUIRED	2ND - 4TH FLOOR	5625.0 SF (A2) / 125 SF PER PERSON + 45 PEOPLE
REAR YARD OPEN SPACE	NOT REQUIRED	5TH - 6TH FLOOR	5695.0 SF (A2) / 125 SF PER PERSON + 45 PEOPLE
BUILDING SEPARATION	2'-0"	REQUIRED NUMBER OF EXITS	2 MEANS OF EGRESS PER FLOOR
PEDESTRIAN STREET	YES	TRAVEL DISTANCE TO EXITS	100'-0" @ RESIDENTIAL FLOORS
BLANK WALL REQUIREMENT	40% GLAZING REQUIRED	REQUIRED EXIT WIDTH	36" DOOR - 44" HALLWAY/STAIR
OFF STREET LOADING	1 BERTH REQUIRED	AREA OF WORK	35,442.0 SF
OFF STREET PARKING	TOD - 50% REQUIRED		

CODE MATRIX										
GENERAL BUILDING REQUIREMENTS PER C.Z.O & C.B.C. 2017 EDITION										
ITEM	ISSUE	CHAPTER/ARTICLE	ORDINANCE REQUIREMENT	ACTUAL	REQUIRED/NA	LOCATION/ SHEET NO.	AGENCY/ TEST NO.	REMARKS		
ZONING REQUIREMENTS										
1.01	ZONING DISTRICT	C20 TITLE 17	B3-5	B3-5	COMPLIES	A0.1	-	TRANSIT ORIENTED DEVELOPMENT - P. STREET		
1.02	LOT AREA	17-2-0303	6,944.0 SF	6,944.0 SF	COMPLIES	A0.0 / A0.1	-	SURVEY PROVIDED		
1.03	MAX. FLOOR AREA RATIO	17-2-0304	5.0	4.8	COMPLIES	A1.0-A1.4	-			
1.04	TOTAL BUILDING AREA		34,720.0 SF	31,935.0 SF	COMPLIES	A3.0	-			
1.05	BUILDING HEIGHT - # OF FLOORS	17-2-0311	70'-0" / 6 FLOORS	70'-0" / 6 FLRS	COMPLIES	A3.0	-			
1.06	MIN. YARDS	17-2-0305/04/09	VARIES	SEE A0.1	COMPLIES	A0.1	-	REAR YARD REDUCTION TO 16'-0" @ RESI.		
1.07	GRADE ELEVATION		PER CITY DATUM	PER CIVIL	-	CIVIL PLANS	-			
1.08	OFF STREET LOADING	17-10-0101	1 BERTH REQUIRED	NONE	-		-			
1.09	OFF STREET PARKING	17-10-0101			-		-			
1.10	LANDSCAPING		PER ORDINANCE	SEE A0.1	COMPLIES	A0.1	-	PEDESTRIAN ST. - WELLS ST. STREETScape		
1.11	TOWNHOUSE ORDINANCE				-		-			
BUILDING REQUIREMENTS										
2.01	OCCUPANCY CLASSIFICATION	3 (113-56-010)	MIXED	A2 + F	COMPLIES	ARCH SHTS	-			
2.02	HEIGHT & AREA LIMITATIONS	5 (113-48)	6 STORIES / 80'-0"	6 / 70'-0"	COMPLIES	A3.0	-			
A. EXCEPTIONS TO AREA LIMITATIONS										
B. MIXED OCCUPANCY BUILDING										
2.03	TYPES OF CONSTRUCTION	6 (113-60)	1-C	1-C	COMPLIES	A0.0	-			
2.04	MIXED OCCUPANCY SEPARATIONS	3 (113-56-280)	VARIES	SEE PLANS	COMPLIES	A1.0-A1.4	UL / GA	PER CHICAGO BUILDING CODE REQUIREMENTS		
2.05	REQ. HRS. OF FIRE RESISTANCE	6 (113-60-100)								
EXT. BEARING WALLS										
EXT. NON-BEARING WALLS										
INT. BEARING WALLS										
INT. NON-BEARING WALLS										
COLUMNS										
COLUMNS SUPPORTING ROOFS										
BEAMS										
BEAMS SUPPORTING ROOFS										
FLOOR CONSTRUCTION										
ROOF CONSTRUCTION										
2.06	ELEVATOR FRAMING	6 (113-60-130)	2HR SHAFT	2HRS	COMPLIES	PART. SCHDL	UL / GA			
2.07	MEZZANINE FLOORS	6 (113-60-160)	NOT APPLICABLE	-	-	-	-			
2.08	BASEMENT CONSTRUCTION	6 (113-60-170)	NOT APPLICABLE	-	-	-	-			
2.09	DRIVEWAYS & LOADING SPACES	6 (113-60-210)	3HRS	4HRS	COMPLIES	PART. SCHDL	UL1956			
2.10	FIRE RESISTIVE REQUIREMENTS	7 (115-8)								
A. FIRE WALLS - CONSTRUCTION										
B. PARAPETS										
C. STAIRWAY ENCLOSURES										
D. ELEVATOR ENCLOSURES										
E. ENCLOSURES OF HEATING ROOMS										
F. ENCLOSURE OF WELLS & CHUTES										
G. OTHER ENCLOSURES										
H. INTERIOR WALL & CEILING FINISHES										
I. STORAGE ROOMS OVER 100 SQ. FT.										
2.11	FIRE RESISTIVE MATERIALS	7 (115-12)								
2.12	FIRE RESISTIVE AGENCY	7 (115-12-050)	UL / GA	UL / GA	COMPLIES	PART. SCHDL	-			
2.13	FIRE PROTECTION EQUIPMENT	9 (115-16)								
A. SPRINKLER SYSTEM										
B. SPECIAL REQUIREMENTS										
TRASH CHUTE ONLY										
COMPLIES PLANS										
EXIT REQUIREMENTS										
3.01	TYPES OF EXITS	10 (113-160-030)	HALL / STAIR / DOORS	H / S / D	COMPLIES	EGRESS PLN	-			
3.02	MIN. NUMBER OF EXITS	10 (113-160-050)	2 PER FLOOR	2 PROVIDED	COMPLIES	EGRESS PLN	-			
3.03	TRAVEL DISTANCE TO EXITS	10 (113-160-110)	100'-0"	SEE PLAN	COMPLIES	EGRESS PLN	-			
A. INCREASES PERMITTED										
B. DEAD END CORRIDOR										
3.04	CAPACITY OF EXITS	10 (113-160-150)	50'-0"	SEE PLAN	COMPLIES	EGRESS PLN	-			
3.05	MIN. WIDTH OF EXITS	10 (113-160-210)	40 PPL / UNIT	SEE PLAN	COMPLIES	EGRESS PLN	-			
3.06	SWING OF EXIT DOORS	10 (113-160-250)	DIRECTION OF EGRESS	D. OF E.	COMPLIES	PLANS	-			
3.07	HARDWARE	10 (113-160-260)	LEVER	LEVER	COMPLIES	DOOR SCHDL	-			
3.08	REVOLVING DOORS	10 (113-160-270)	NOT APPLICABLE	-	-	-	-			
3.09	LANDINGS	10 (113-160-310)	WIDTH OF STAIR	44" MIN.	COMPLIES	PLANS	-			
3.10	HANDRAILS	10 (113-160-320)	36" MIN.	36" MIN.	COMPLIES	STR SECTION	-			
3.11	CONSTRUCTION	10 (113-160-330)	NON-COMBUSTIBLE	NON-COMBST	COMPLIES	PART. SCHDL	-			
3.12	ENCLOSURES	10 (113-160-340)	2HRS	2HRS	COMPLIES	PART. SCHDL	-			
3.13	HEAD ROOM	10 (113-160-350)	7'-0" MIN.	7'-0" MIN.	COMPLIES	A3.0	-			

CERTIFICATION STATEMENTS	
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE THEY CONFORM TO THE LATEST EDITION OF THE CHICAGO BUILDING CODE.	
SIGNED:	DATE: 12.29.2017
I CERTIFY THAT I AM A REGISTERED ENERGY PROFESSIONAL (REP). I ALSO CERTIFY THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THAT THE PLANS FOR - 1553-55 N. WELLS ST. CHICAGO IL 60610 - FULLY COMPLY WITH THE REQUIREMENTS OF CHAPTER 18-13 ENERGY CONSERVATION OF THE MUNICIPAL CODE OF CHICAGO AS E F F E C T I V E A P R I L 2 2 , 2 0 0 9	
SIGNED:	DATE: 12.29.2017
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY A LICENSED ARCHITECT - WORKING FOR A STATE OF ILLINOIS LICENSED ARCHITECTURAL DESIGN FIRM - PER THE STATE OF ILLINOIS ARCHITECT OR ENGINEER REGISTRATION ACT OF 1989 STATE LICENSE NUMBER: 184.005142	
SIGNED:	DATE: 12.29.2017
I CERTIFY THAT THESE DRAWINGS HAVE BEEN REVIEWED TO THE BEST OF MY KNOWLEDGE AND THAT I BELIEVE THEY ARE IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA) AND ALL CODES AND BUILDING ORDINANCES OF THE CITY OF CHICAGO, STATE OF ILLINOIS.	
SIGNED:	DATE: 012.29.2017

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CHICAGO, IL 60647
312 829 6666
www.spacearchplan.com

CONSULTANTS

+

PROJECT NAME:
1553-57 N. WELLS ST.

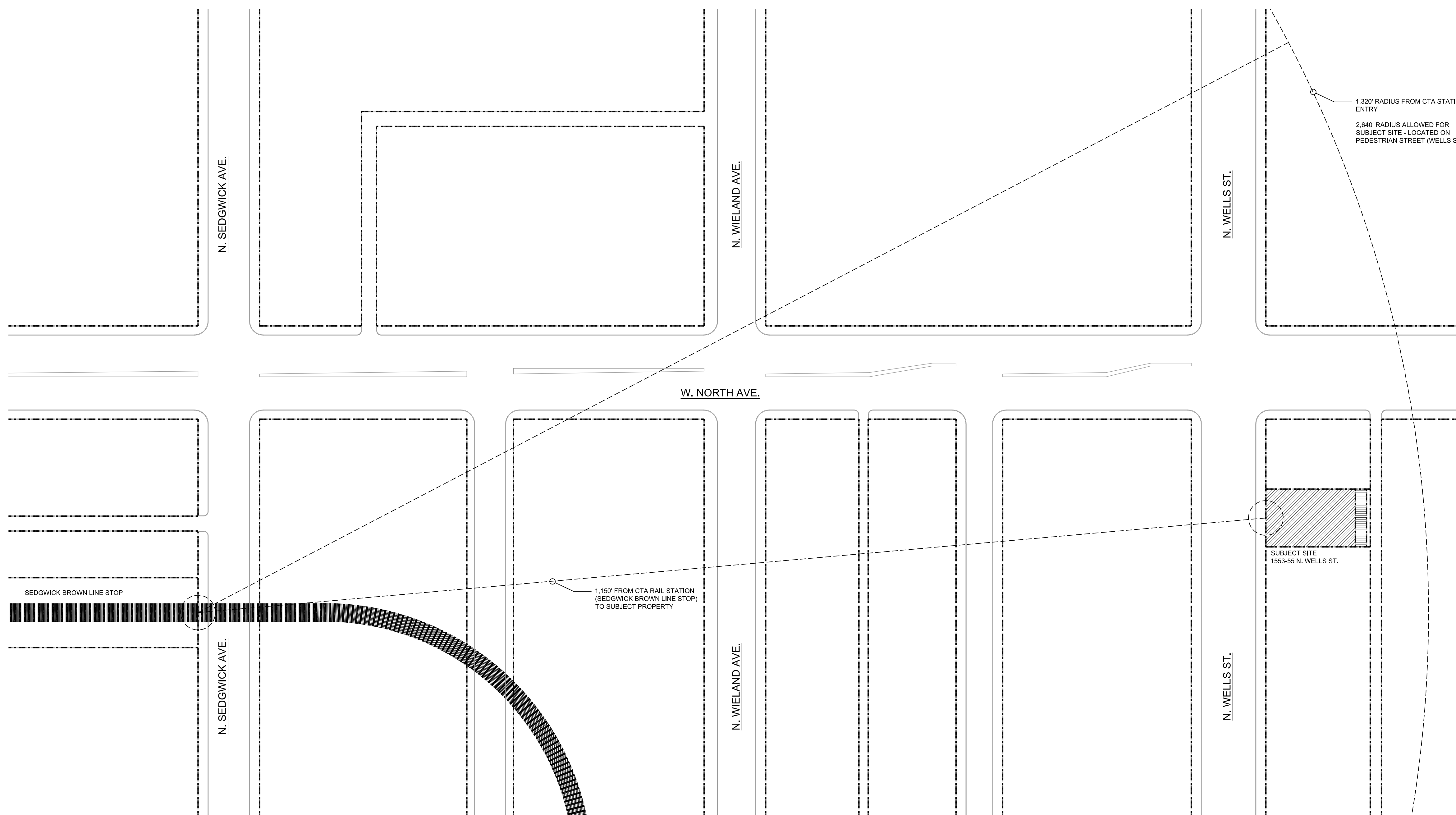
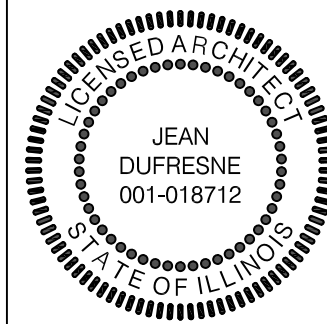
PROJECT ADDRESS:
1553-57 N. WELLS ST. CHICAGO IL 60610

PROJECT INFO	ISSUE	CERTIFICATION	SHEET TITLE	SHEET #
PROJECT NO. 17.043	12.19.17 - ADDRESS CERT		PROJECT DATA	A0.0
PROJECT TEAM: JEAN DUFRESNE	12.29.17 - ZONING DENIAL			

I HEREBY CERTIFY THAT THE CTA/BUILDING MAP WAS PREPARED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, IS CORRECT AND TO SCALE, BASED ON THE CITY OF CHICAGO 80 ACRE MAP INFORMATION AVAILABLE AT THE TIME IT WAS PREPARED. I ALSO CERTIFY THAT THE PROJECT IN QUESTION IS WITHIN THE BOUNDARIES OF THE TRANSIT ORIENTED DEVELOPMENT GUIDELINES, THE PROJECT ENTRY IS WITHIN 1150'-0" OF THE NEAREST TRANSIT STATION ENTRY - AS MEASURED "AS THE CROW FLIES".

SIGNED: *Jean Dufresne*

DATE: 12.28.17



1 TRANSIT PLAN
1/64" = 1'-0"

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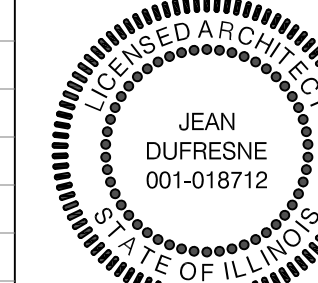
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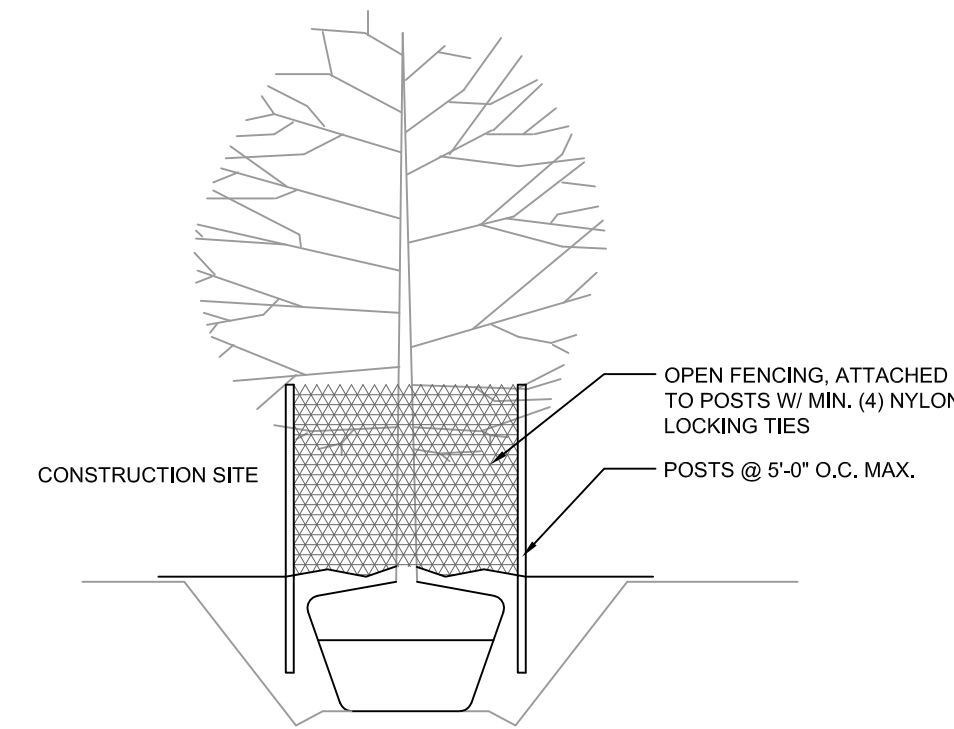


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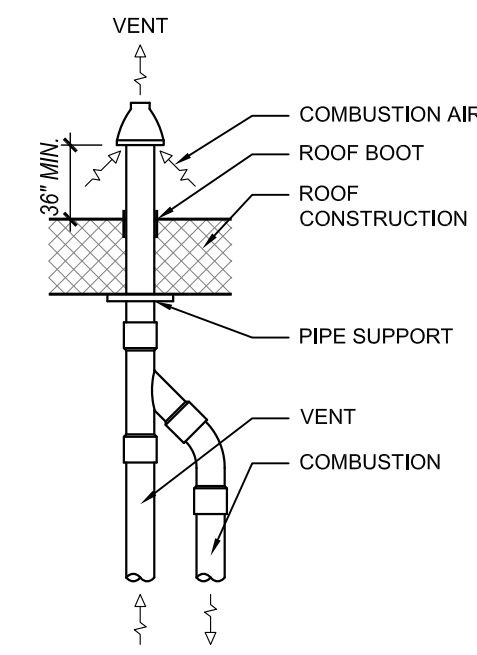
TRANSIT PLAN

SHEET #

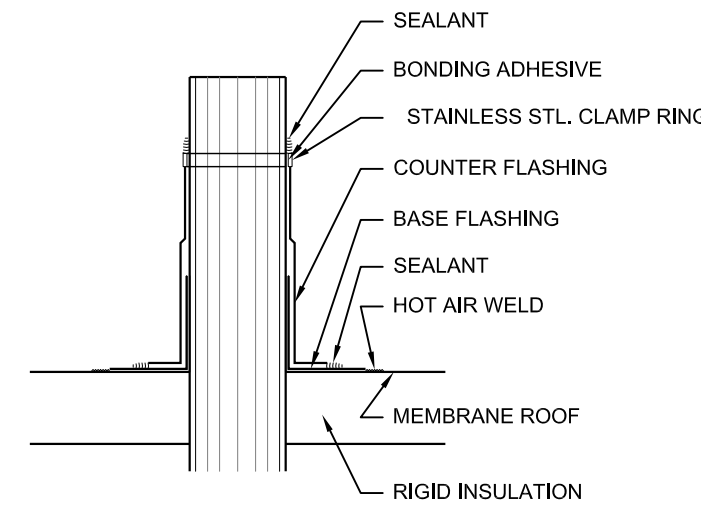
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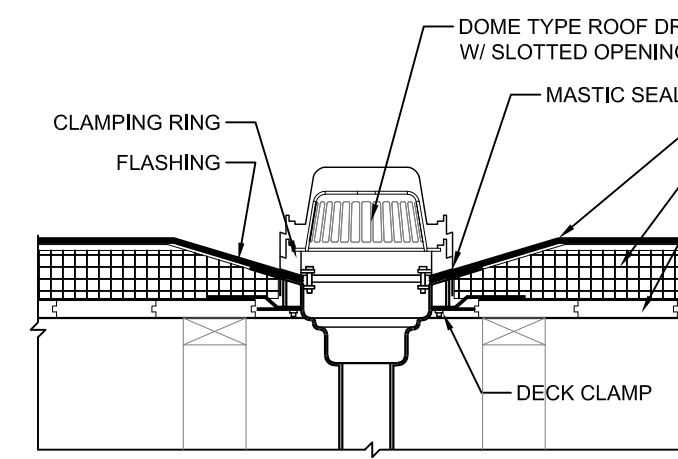
TREE PROTECTION DIAGRAM
SCALE: N.T.S.



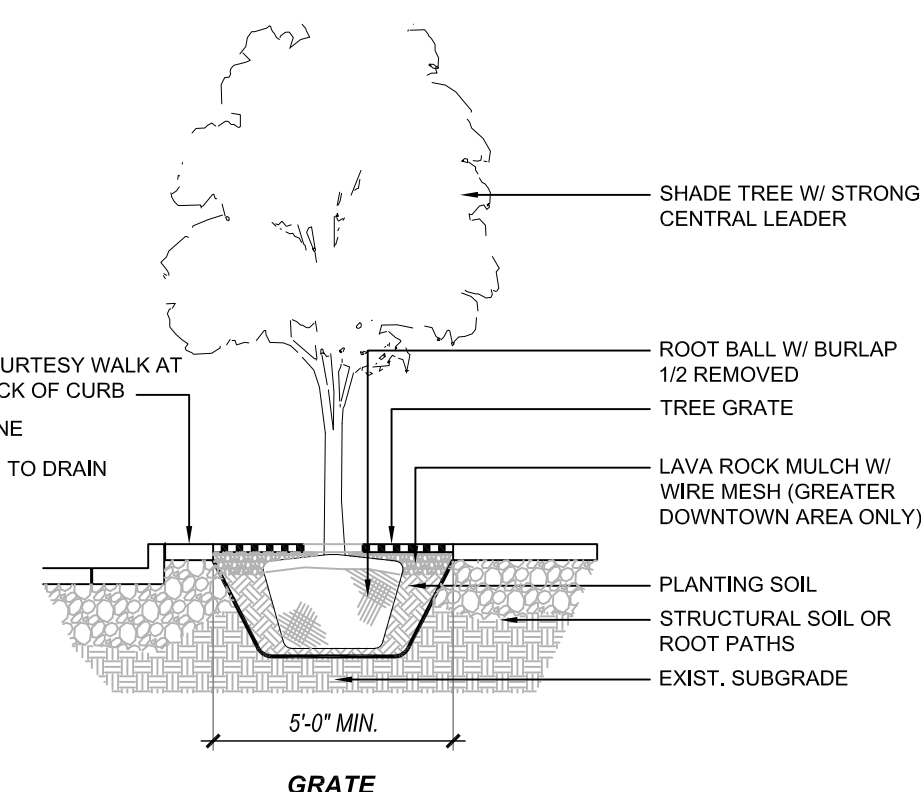
CONCENTRIC VENT DETAIL
SCALE: N.T.S.



VENT FLASHING DETAIL
SCALE: N.T.S.



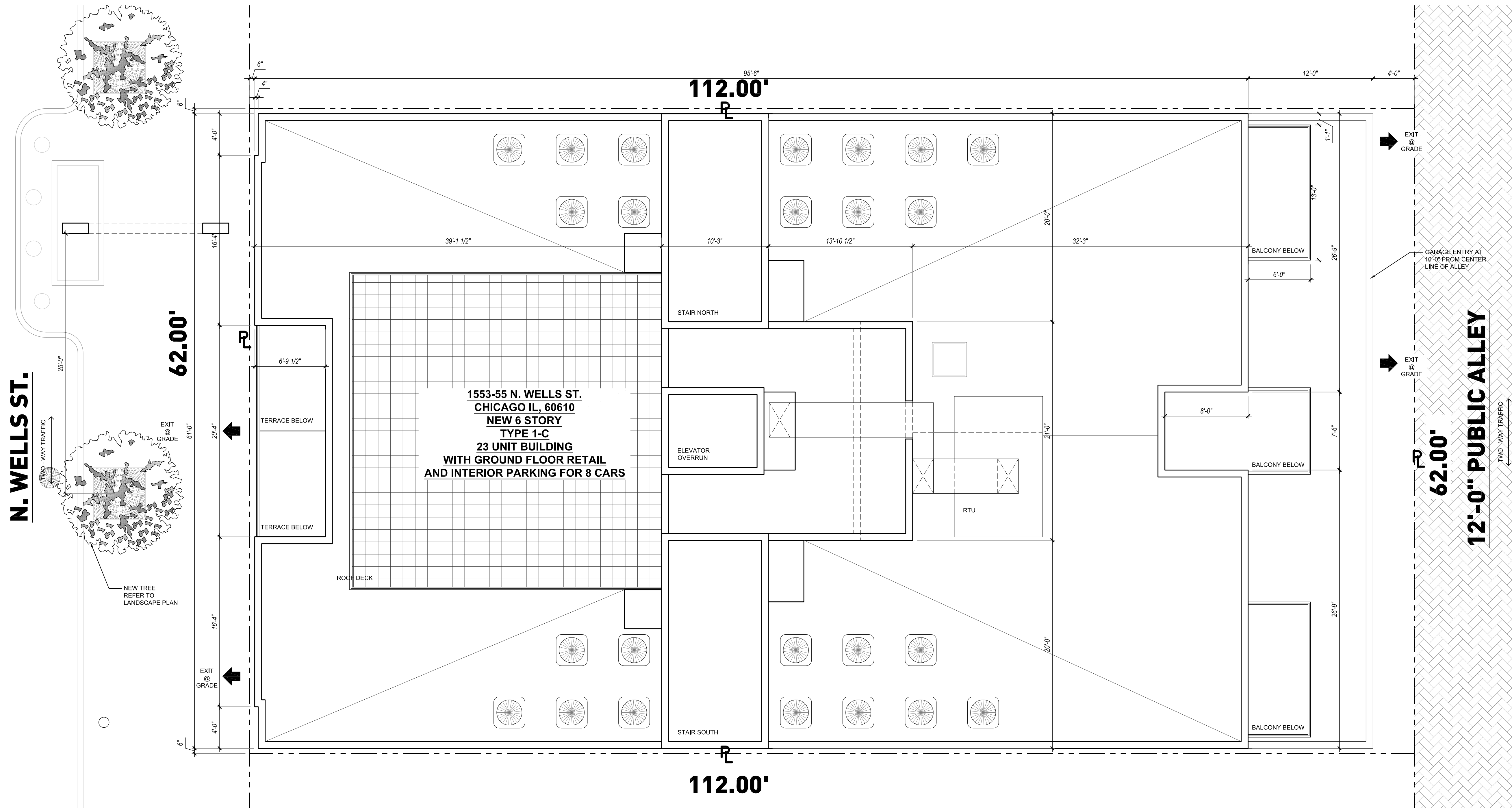
ROOF DRAIN DETAIL
SCALE: N.T.S.



TREE PLANTING DIAGRAM
SCALE: N.T.S.

LANDSCAPE SCHEDULE					
TAG	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
T-1	1	T. CORDATA 'GLENLEVEN'	GLENLEVEN LINDEN	2 1/2" CAL.	@ 25'-0" LF.

ALL PLANTING TO BE COMPLETED BY JUNE 15, 2018



1 SITE PLAN
3/16" = 1'-0"



SURVEY:
ALTA/ACSM LAND TITLE SURVEY
HYLTON E. DONALDSON - SURVEYOR
ORDER NO.: 14-88024
AUGUST 27TH, 2017

SWORN STATEMENT BY OWNER:
COMMITTS TO THE MAINTENANCE OF REQUIRED LANDSCAPING IN THE FOLLOWING FORM:
"THE UNDERSIGNED ACKNOWLEDGES THAT THE LANDSCAPE PLANTING PLAN SHOWN ON THE ATTACHED LANDSCAPE PLAN(S) FOR THE PROPERTY AT 1553-55 N. WELLS ST., CHICAGO, ILLINOIS 60610 HAS, TO THE BEST OF THE UNDERSIGNED APPLICANT'S KNOWLEDGE, BEEN DESIGNED AND WILL BE INSTALLED, MAINTAINED, AND REPLACED AS REQUIRED BY CURRENT AND SUBSEQUENT OWNERS IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 10, CHAPTER 32 OF THE CHICAGO MUNICIPAL CODE, THE LANDSCAPING STANDARDS OF THE CHICAGO ZONING ORDINANCE AND THE GUIDE TO THE CHICAGO LANDSCAPING ORDINANCE."
JAMES D. JANN 12.28.2017
DATE

SWORN STATEMENT BY OWNER:
COMMITTS TO THE PROTECTION AND REPLACEMENT OF REQUIRED LANDSCAPING IN THE FOLLOWING FORM:
"EXISTING PARKWAY AND ON-SITE INTERIOR TREES ARE TO BE PROTECTED WHILE PROJECT IS UNDER CONSTRUCTION AND WILL BE REPLACED BY CURRENT AND SUBSEQUENT OWNER IF DAMAGED."
JAMES D. JANN 12.28.2017
DATE

SWORN STATEMENT BY REGISTERED ARCHITECT:
COMMITTS TO THE PREPARATION OF THE LANDSCAPE PLAN IN THE FOLLOWING FORM:
"THE UNDERSIGNED ARCHITECT, REGISTERED IN THE STATE OF ILLINOIS, ACKNOWLEDGES THAT THE LANDSCAPE PLANTING PLAN AND CONSTRUCTION DETAILS SHOWN ON THE ATTACHED LANDSCAPE PLAN(S) FOR THE PROPERTY AT 1553-55 N. WELLS ST., CHICAGO, ILLINOIS 60610 HAS BEEN DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 10, CHAPTER 32 OF THE CHICAGO MUNICIPAL CODE, THE LANDSCAPING STANDARDS OF THE CHICAGO ZONING ORDINANCE AND THE GUIDE TO THE CHICAGO LANDSCAPING ORDINANCE."
JEAN DUFRESNE 12.28.2017
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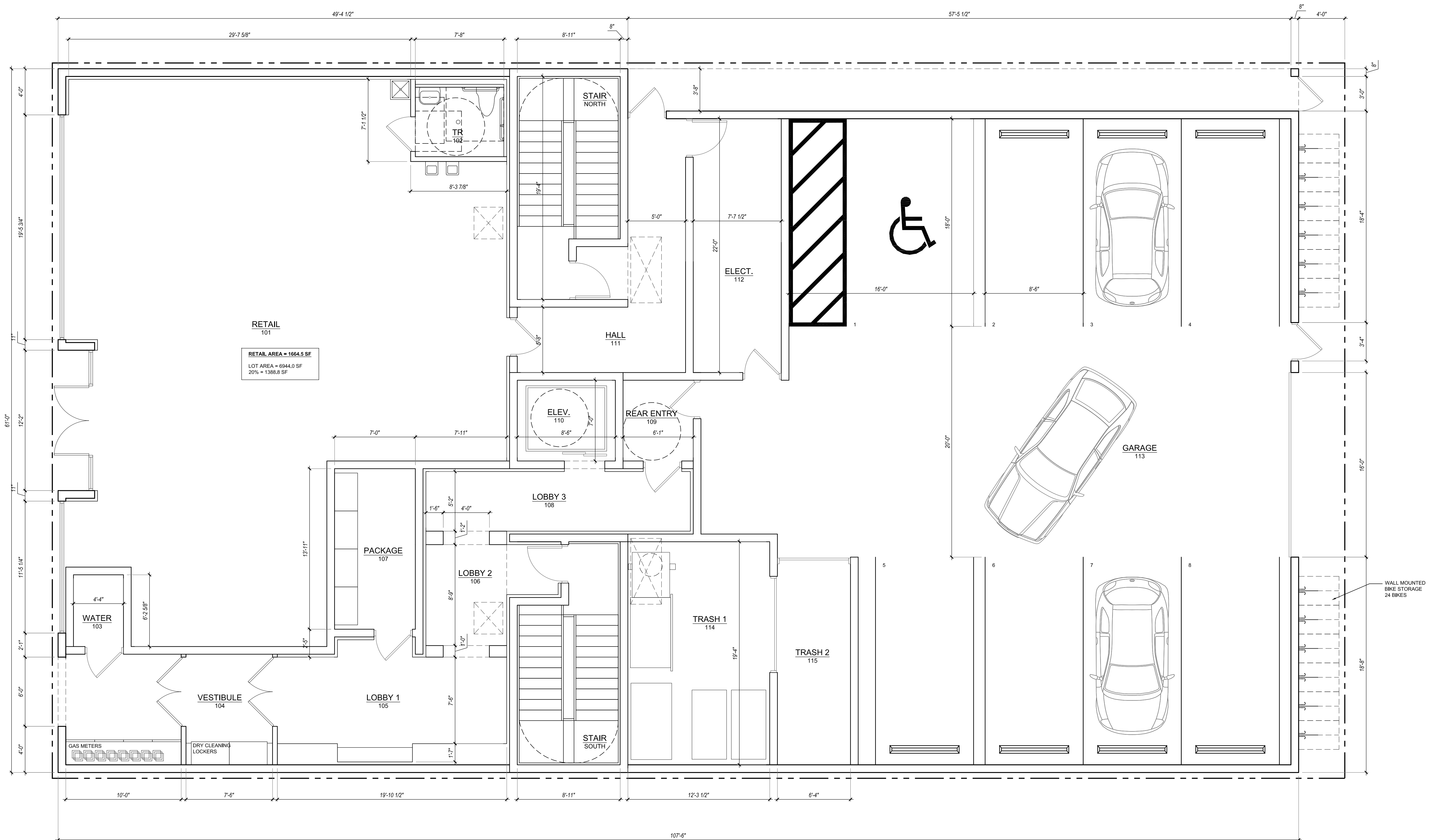
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PROJECT TEAM:
JEAN DUFRESNE

ISSUE
12.19.17 - ADDRESS CERT
12.29.17 - ZONING DENIAL

CERTIFICATION
LICENSED ARCHITECT
JEAN DUFRESNE
001-018712
STATE OF ILLINOIS

SHEET TITLE
SITE PLAN

SHEET #
A0.1



1 FIRST FLOOR PLAN

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



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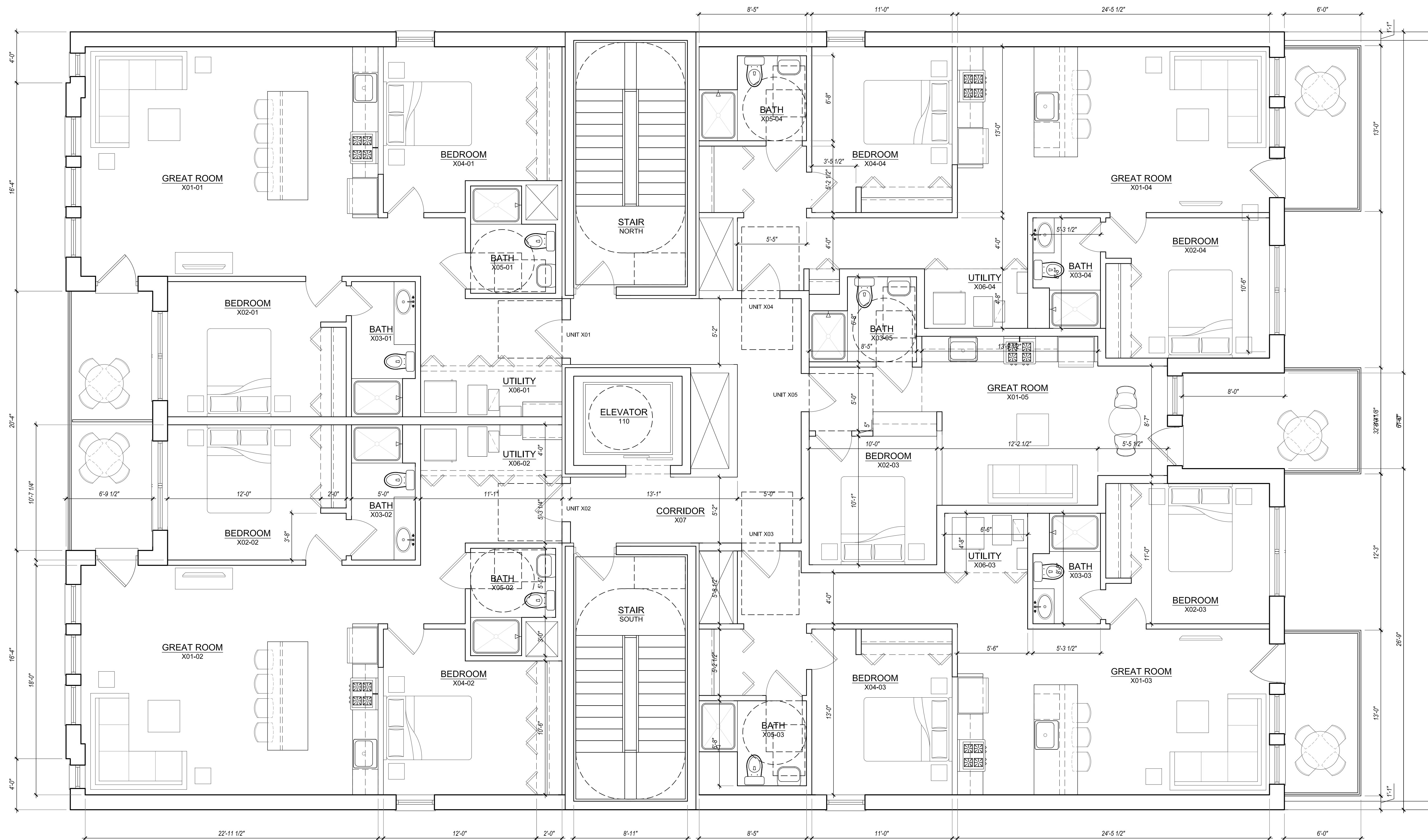


SHEET TITLE

FIRST FLOOR PLAN

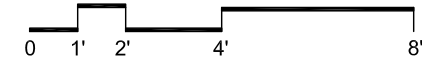
SHEET #

A1.0



1 2ND / 3RD / 4TH FLOOR PLAN

1/4" = 1'-0"



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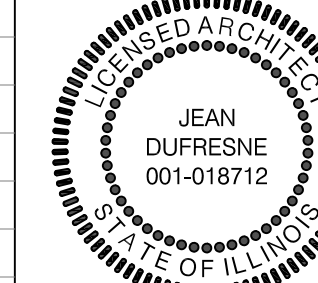
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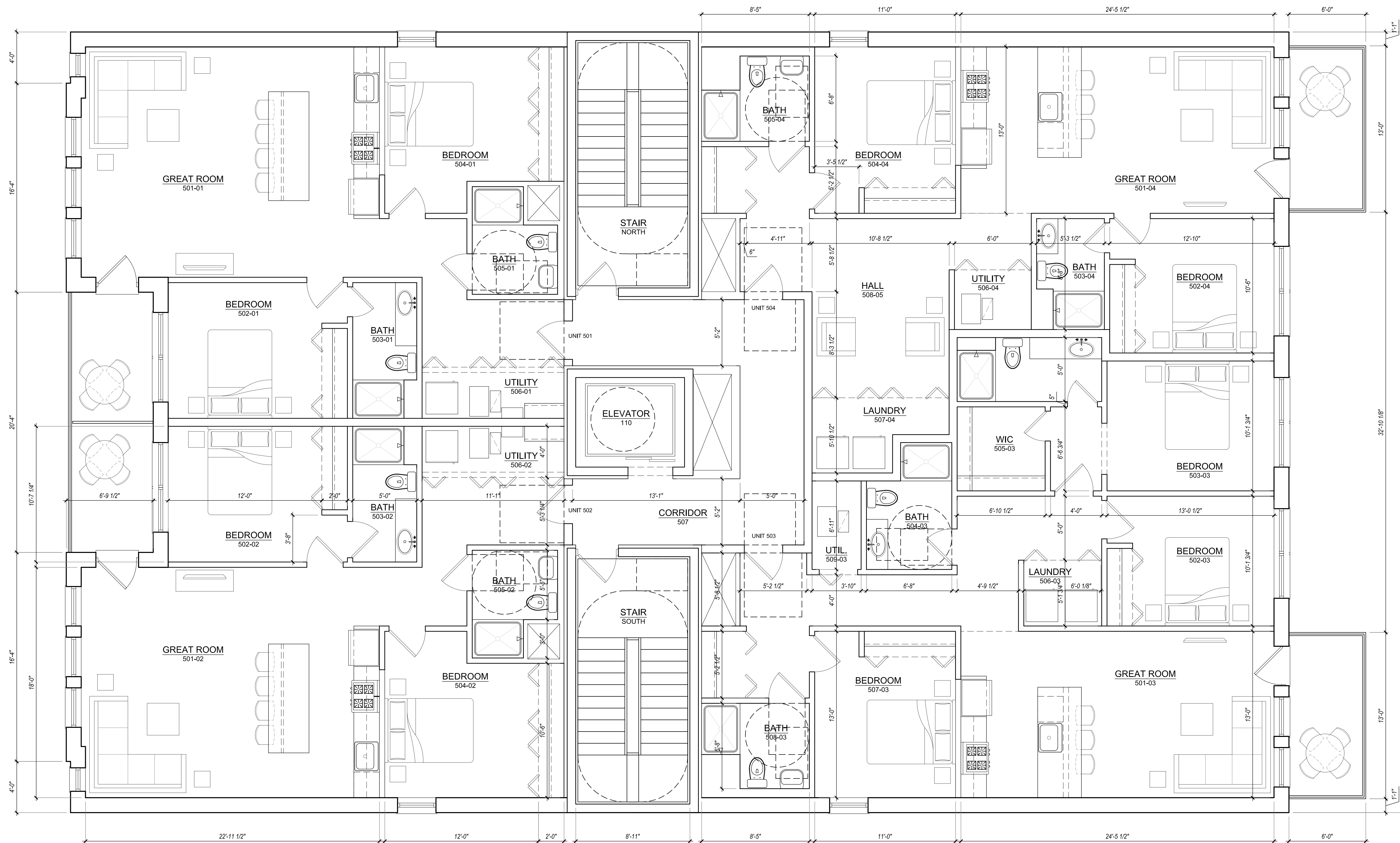


SHEET TITLE

**2ND / 3RD / 4TH
FLOOR PLAN**

SHEET #

A1.1



1 5TH FLOOR PLAN
 1/4" = 1'-0"
 0 1' 2' 4' 8'

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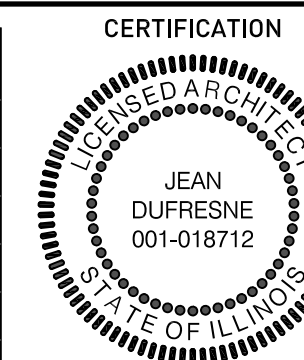
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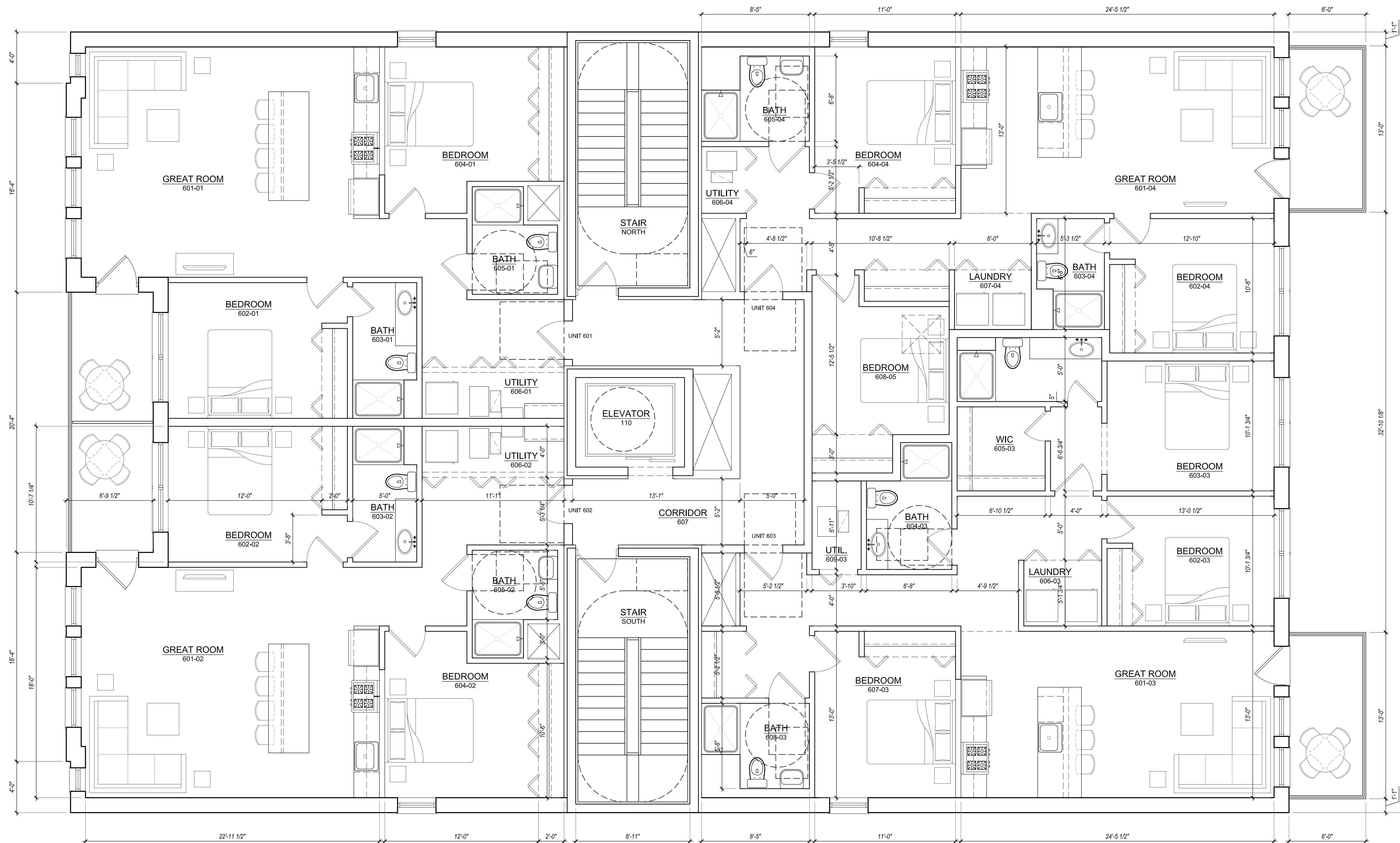
ISSUE
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SHEET TITLE
5TH FLOOR PLAN

SHEET #

A1.2



1 6TH FLOOR PLAN
 1/4" = 1'-0"
 0 1' 2' 4' 8'

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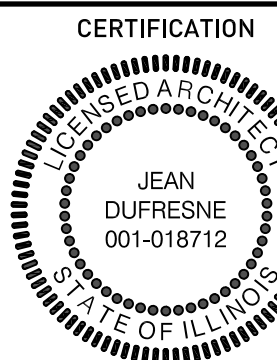
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 Plumbing ♦ Mechanical ♦ Electrical

PROJECT NAME:
1553-57 N. WELLS ST.

PROJECT ADDRESS:
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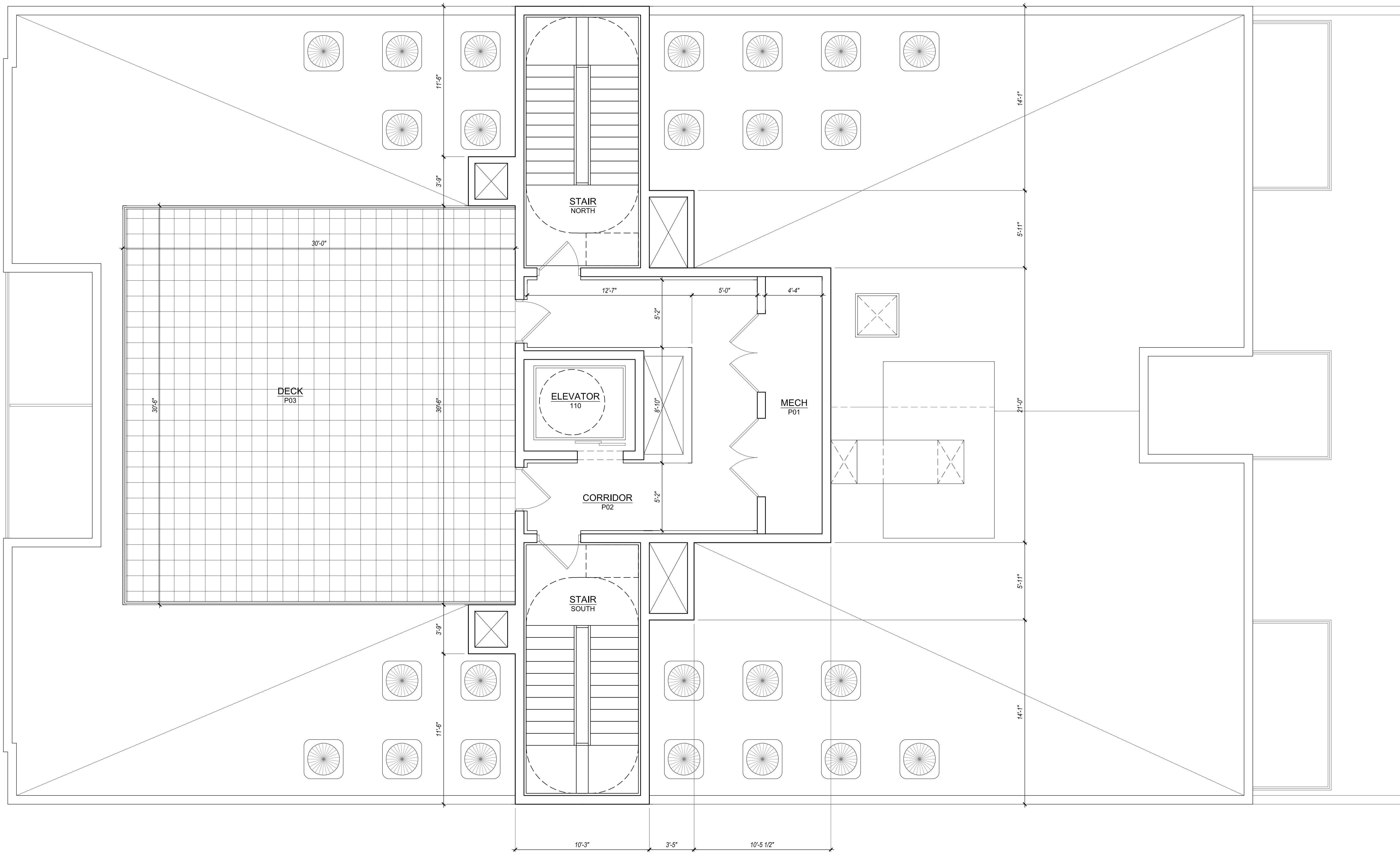
PROJECT INFO
 PROJECT NO.
 17.043
 PROJECT TEAM:
 JEAN DUFRESNE

ISSUE
 12.19.17 - ADDRESS CERT



SHEET TITLE
6TH FLOOR PLAN

SHEET #
A1.3



1 PENTHOUSE FLOOR PLAN

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



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 Consulting Structural Engineers
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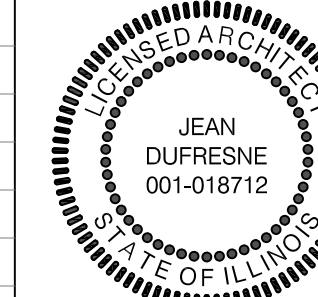
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CERTIFICATION



SHEET TITLE

PENTHOUSE FLOOR PLAN

SHEET #

A1.4



1 WEST ELEVATION

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

STOREFRONT GLAZING
 COMPLIES WITH
 PEDESTRIAN STREET
 REQUIREMENTS.
 78% GLAZING

SPACE
 ARCHITECTS + PLANNERS

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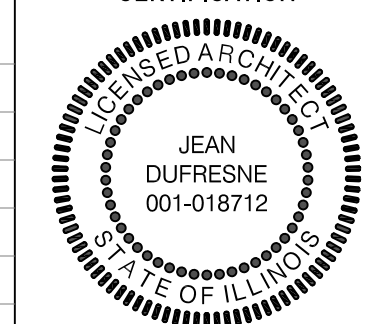
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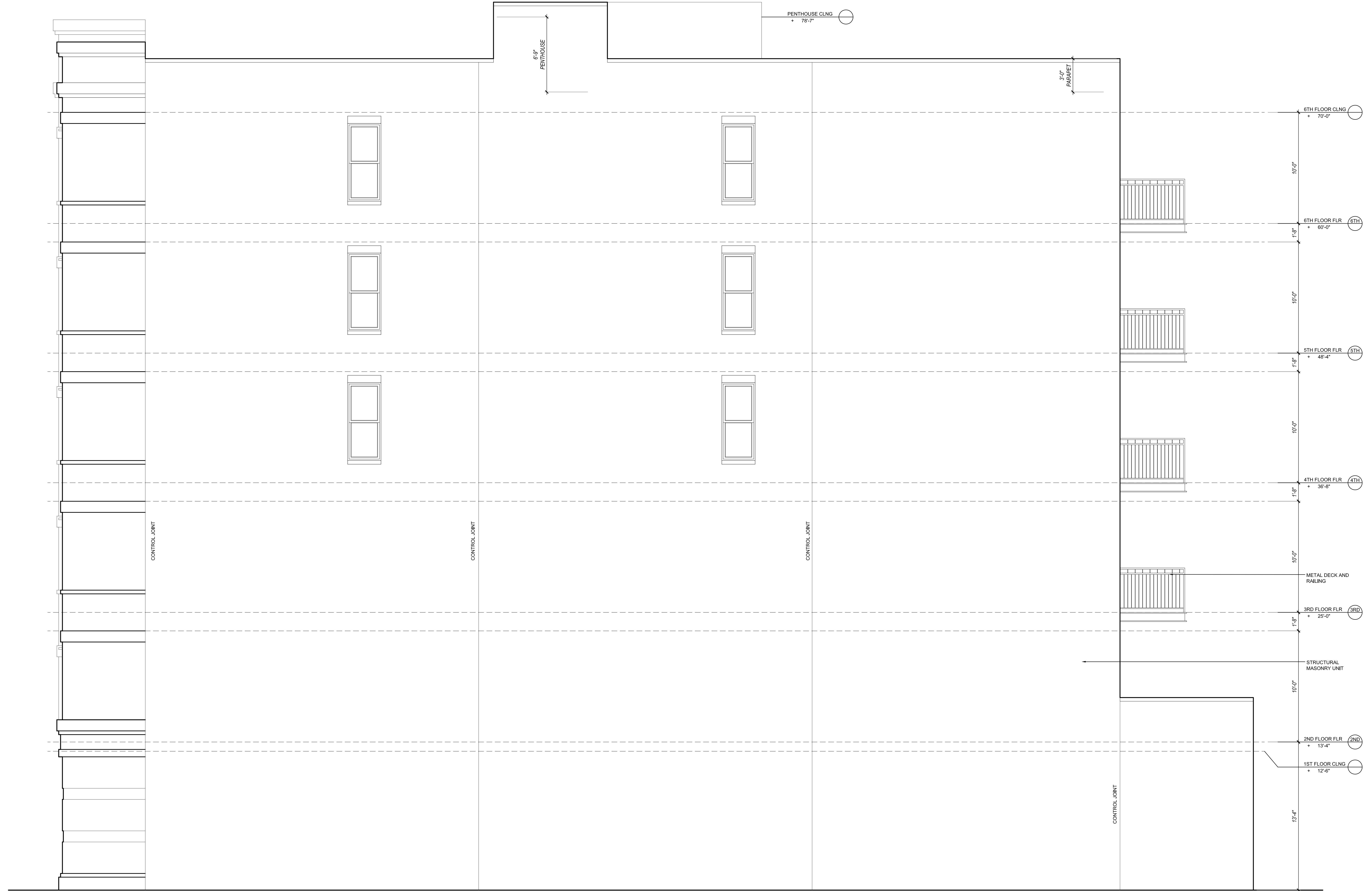


SHEET TITLE

ELEVATIONS

SHEET #

A2.0



1 SOUTH ELEVATION

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

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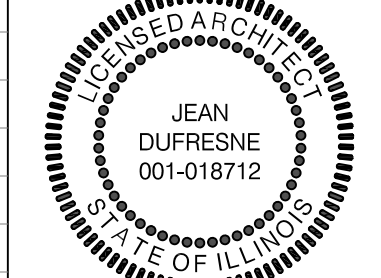
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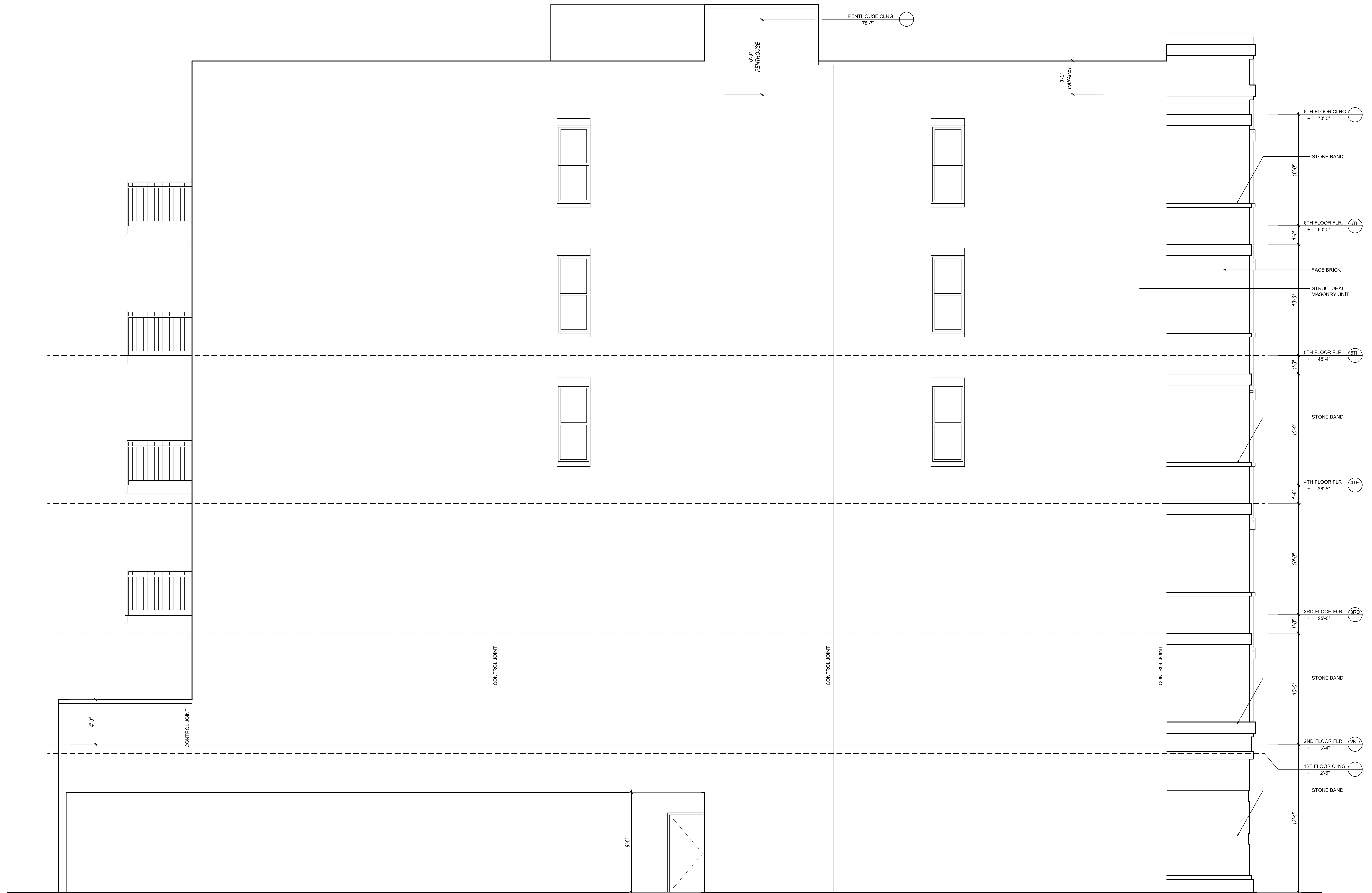


SHEET TITLE

ELEVATIONS

SHEET #

A2.1



1 NORTH ELEVATION

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

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SHEET TITLE

ELEVATIONS

SHEET #

A2.2



1 EAST ELEVATION

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

SPACE
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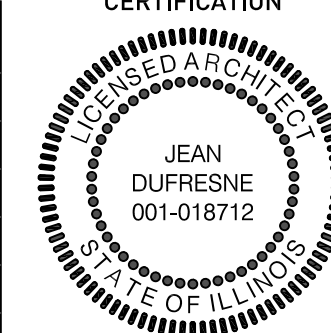
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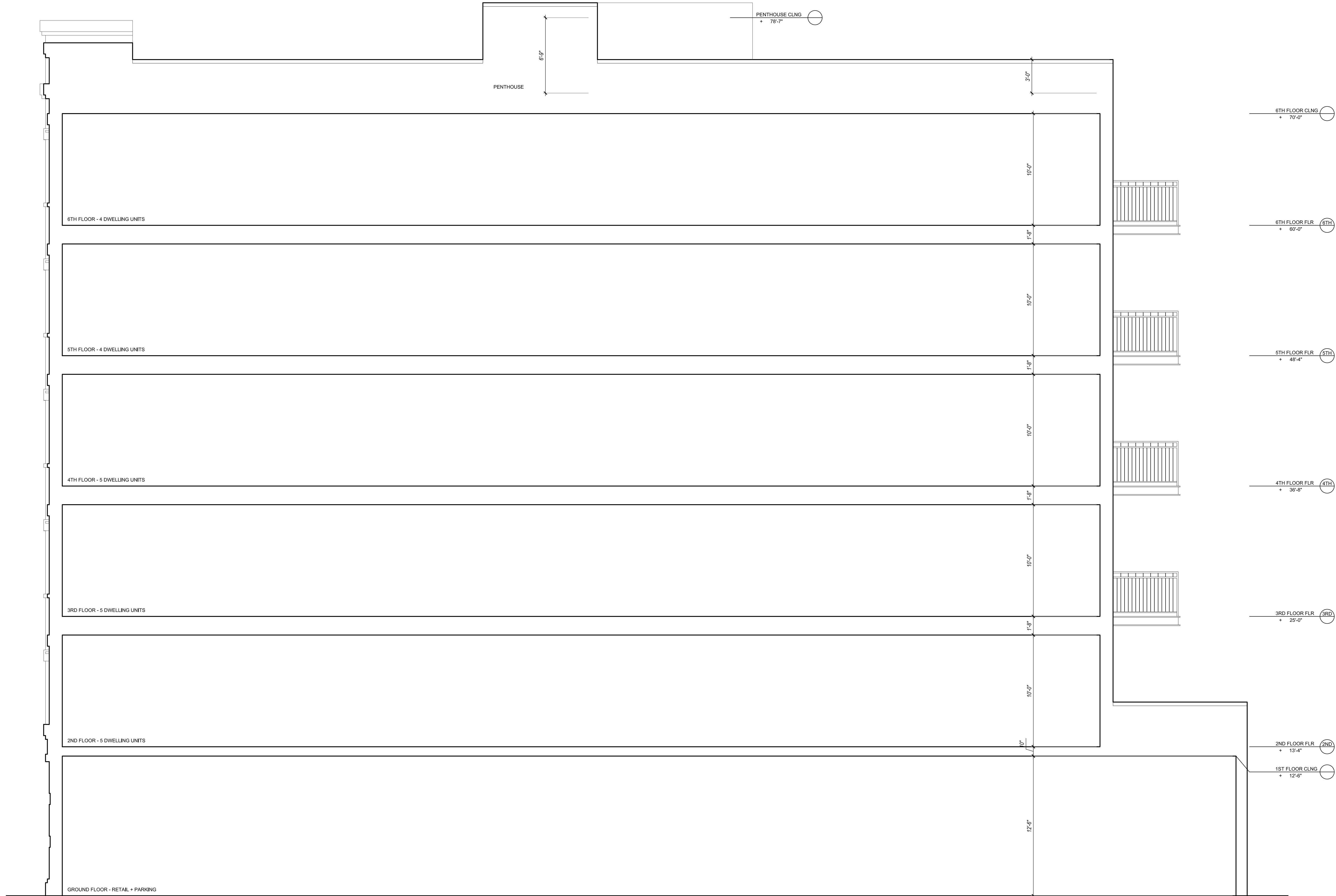


SHEET TITLE

ELEVATIONS

SHEET #

A2.3



1 BUILDING SECTION

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

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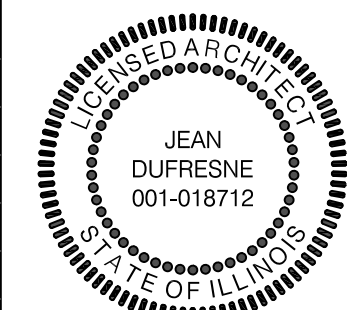
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SHEET TITLE

SECTION

SHEET #

A3.0