

# 2455 N. CALIFORNIA AVENUE NEW 3-STORY MULTI-UNIT BUILDING

2455 N. CALIFORNIA AVENUE  
CHICAGO, IL 60647

## ZONING DATA

35\*124.44 = 4,355.4 SF  
MAX FAR = 7,404.18 SF

1,946.6\*3 = 5,839.8 SF PROPOSED  
(1,564.3 SF UNDER MAX FAR)

BUILDING HEIGHT = 38'-0"  
(CONFORMING TO RT-4 HEIGHT LIMIT)

SETBACKS AS NOTED

1,297.8 SF REAR YARD 60%=778.6 SF  
(GARAGE 733.7 SF)

The codes listed below were utilized by John Joyce Architects, Inc. (JJA, Inc.) and its Consultants in preparing these Drawings. JJA, Inc. cannot categorically state that these codes are the only codes which might apply to this project nor that all interpretations of these codes contained herein will be acceptable to the building officials having jurisdiction.

### LIST OF CODES

CITY OF CHICAGO ZONING ORDINANCE  
CITY OF CHICAGO BUILDING CODE

These drawings may have been reproduced at a scale different from the original documents. Owner and Architect assume no responsibility for the use of an incorrect scale.

Contractor shall verify all existing conditions prior to proceeding with construction and notify architect immediately of any discrepancies or conflicts.

NOT FOR CONSTRUCTION unless signed and dated below by owner's authorized representative.

## DRAWING LIST

### COVER

### ARCHITECTURAL DRAWINGS

A001 ARCHITECTURAL SITE PLAN  
A100 BASEMENT AND FIRST FLOOR PLANS  
A101 SECOND AND THIRD FLOOR PLANS  
A102 ROOF PLAN  
A200 EXTERIOR ELEVATION  
A201 EXTERIOR ELEVATIONS  
A202 EXTERIOR ELEVATION  
A300 BUILDING SECTION



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CLIENT  
**JANUSZ GODLEWSKI**  
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STRUCTURAL ENGINEER

MPEFP ENGINEER

### ISSUE

01.29.19 SD REVIEW  
02.08.19 FINAL SCHEMATIC DESIGN  
08.30.19 GGNA REVIEW

### PROFESSIONAL SEAL

Contractor shall be responsible for reviewing all Plans and Specifications, verifying all existing conditions prior to proceeding with Construction, complying with all applicable building codes, and notifying architect immediately of any discrepancies or conflicts. Contractor shall construct the work in conformance with all applicable building codes.

Contractor is responsible for design and installation of properly sized and loaded systems. Submit shop drawings to architect for approval in conformity to Architectural design intent.

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JOB NUMBER 1822  
PLOT DATE 08.28.19

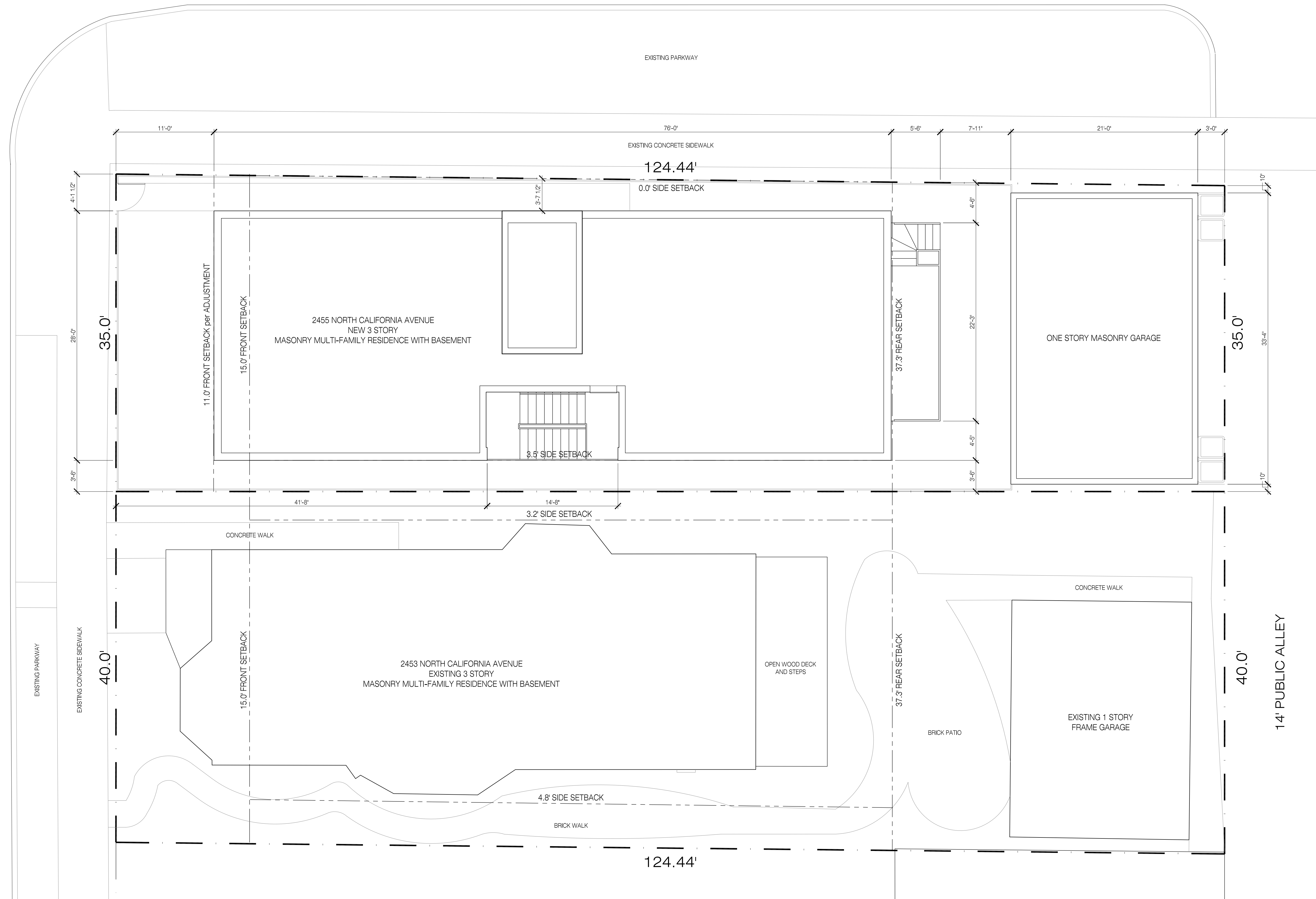
PROJECT  
2453-55 NORTH  
CALIFORNIA AVENUE

## GGNA ZONING AND PLANNING REVIEW

30 AUGUST 2019

WEST ALTGELD STREET

NORTH CALIFORNIA AVENUE



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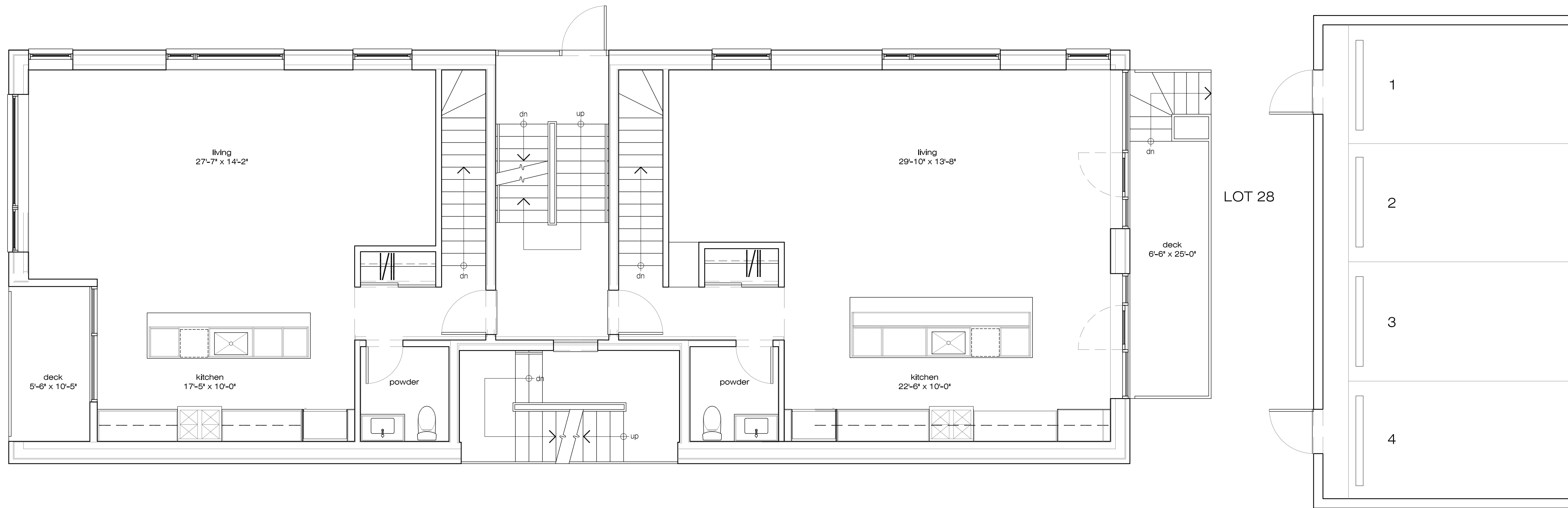
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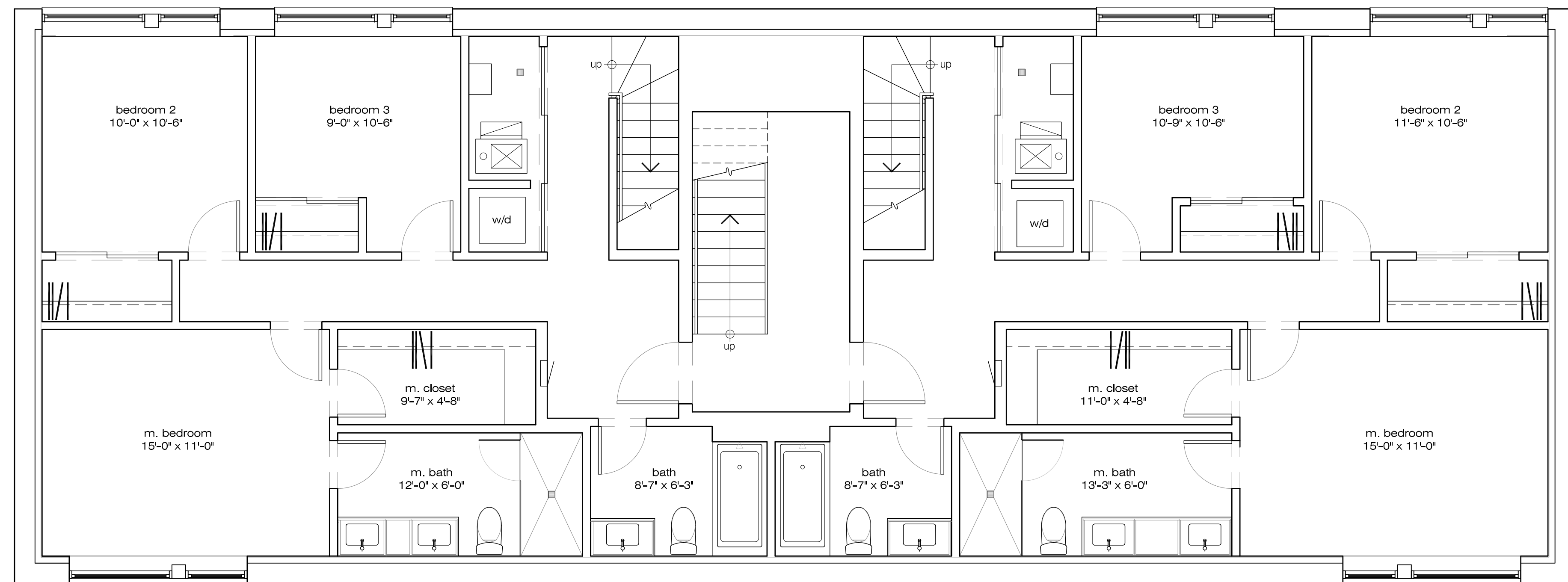
SHEET TITLE  
ARCHITECTURAL  
SITE PLAN

SHEET NUMBER

A001



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



2 BASEMENT PLAN  
1/4" = 1'-0"



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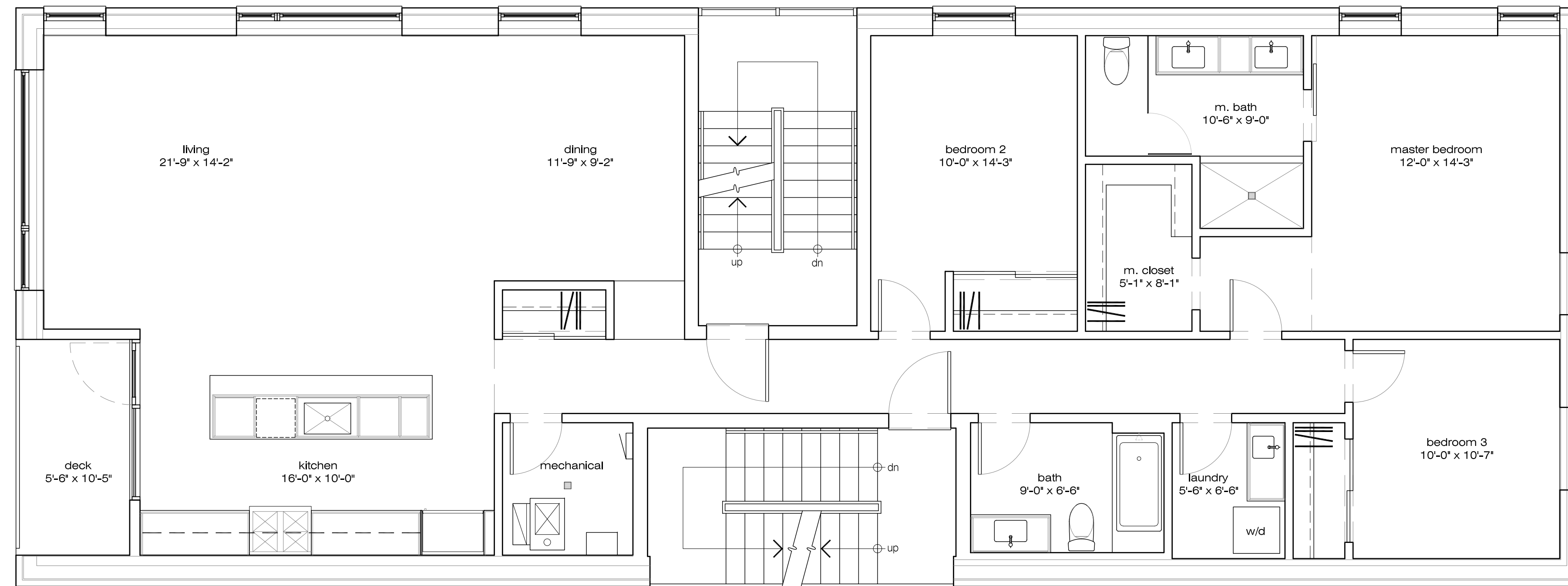
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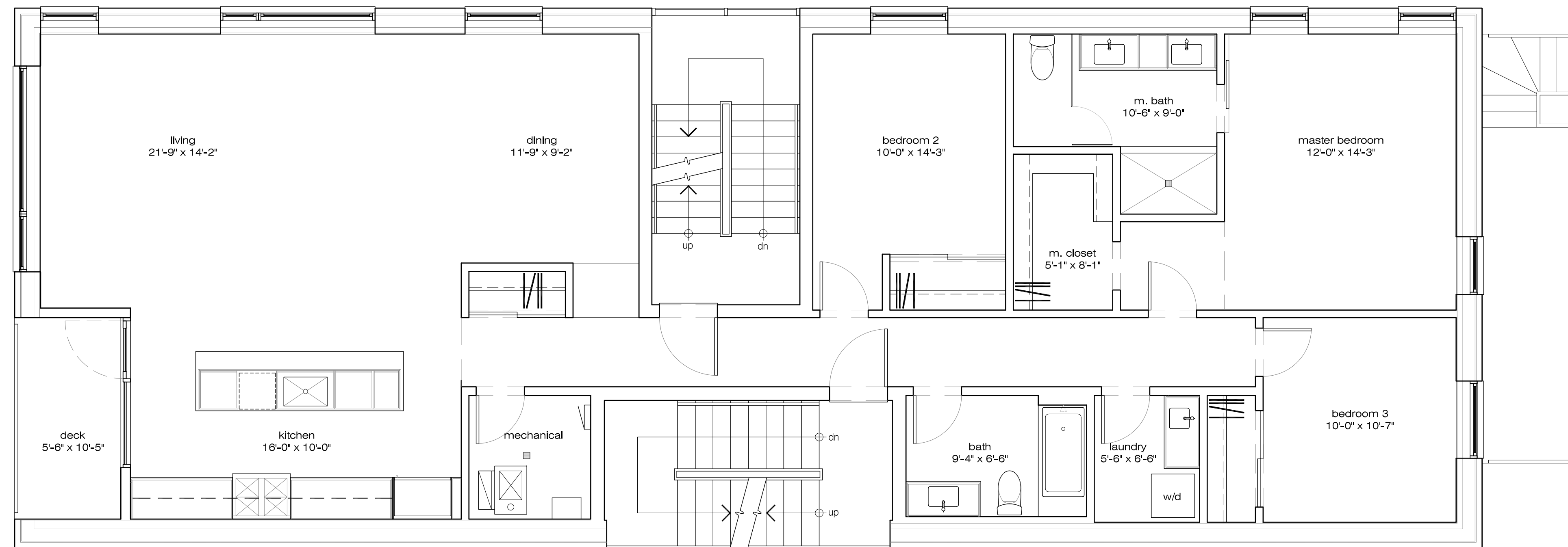
SHEET TITLE  
BASEMENT AND FIRST FLOOR PLANS

SHEET NUMBER

A100



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



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



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JJ	JJ

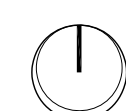
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2453-55 NORTH CALIFORNIA AVENUE

SHEET TITLE  
SECOND AND THIRD FLOOR PLANS

SHEET NUMBER

A101





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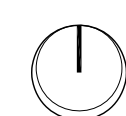
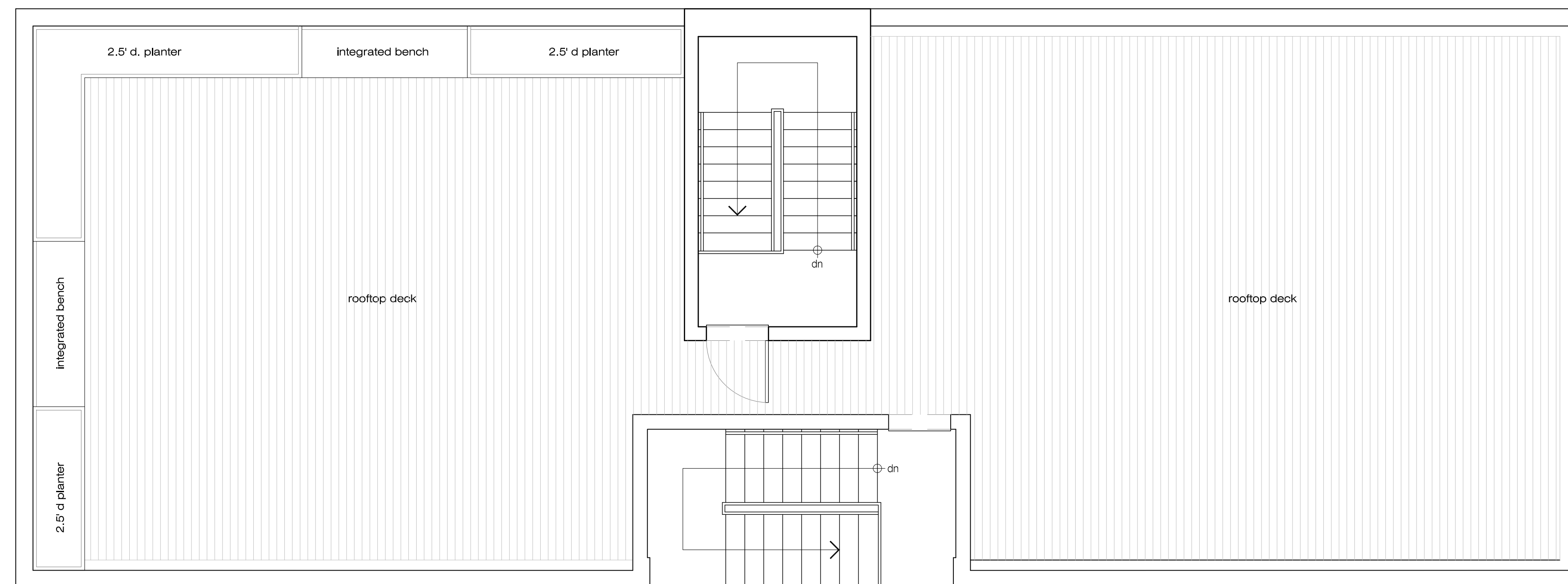
PROJECT  
2453-55 NORTH CALIFORNIA AVENUE

SHEET TITLE

ROOF PLAN

SHEET NUMBER

A102



1 | ROOF PLAN  
1/4" = 1'-0"



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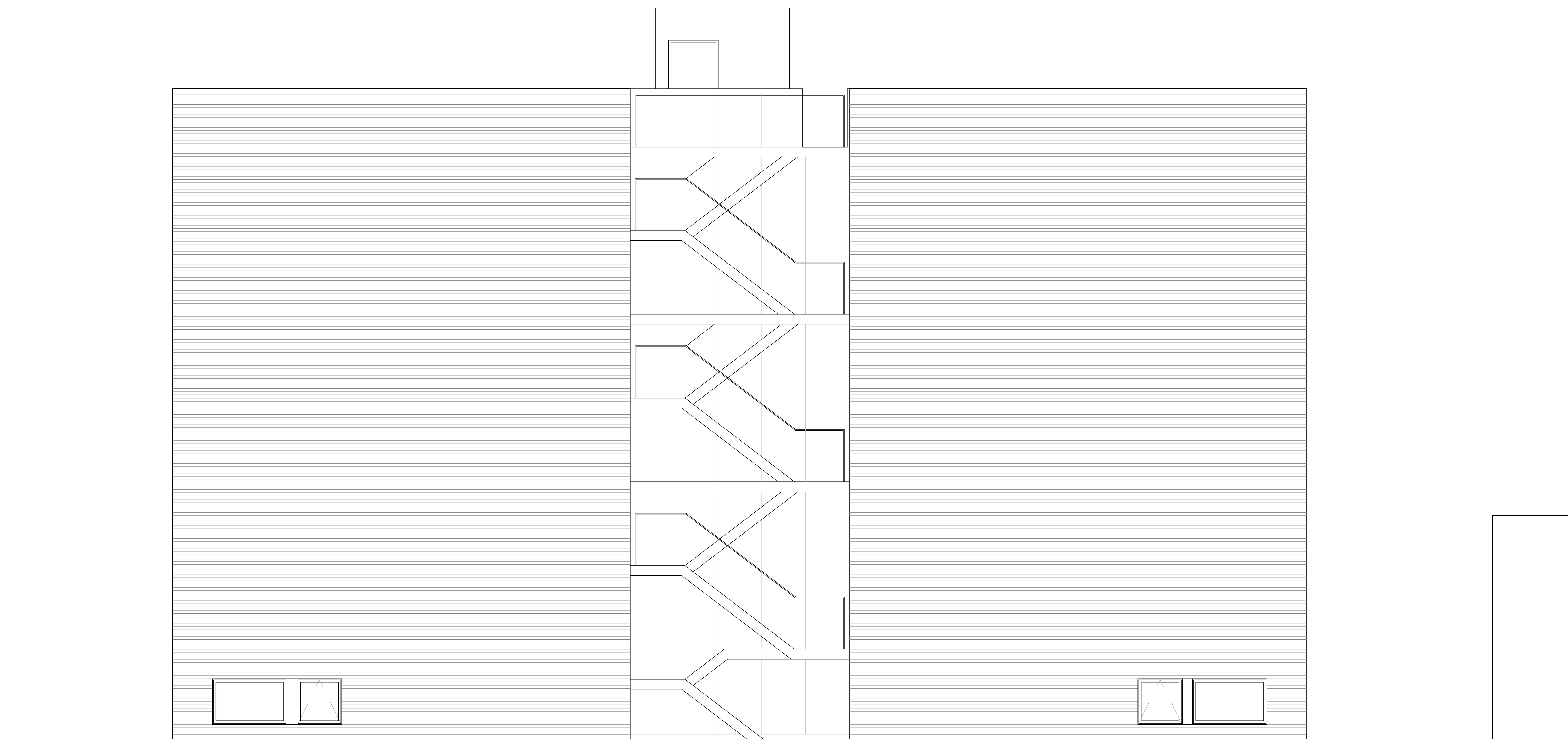
JOB NUMBER  
1822

PLOT DATE  
08.28.19

PROJECT  
2453-55 NORTH  
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SHEET TITLE  
EXTERIOR ELEVATION

SHEET NUMBER  
**A200**



1 | SOUTH ELEVATION  
1/4" = 1'-0"



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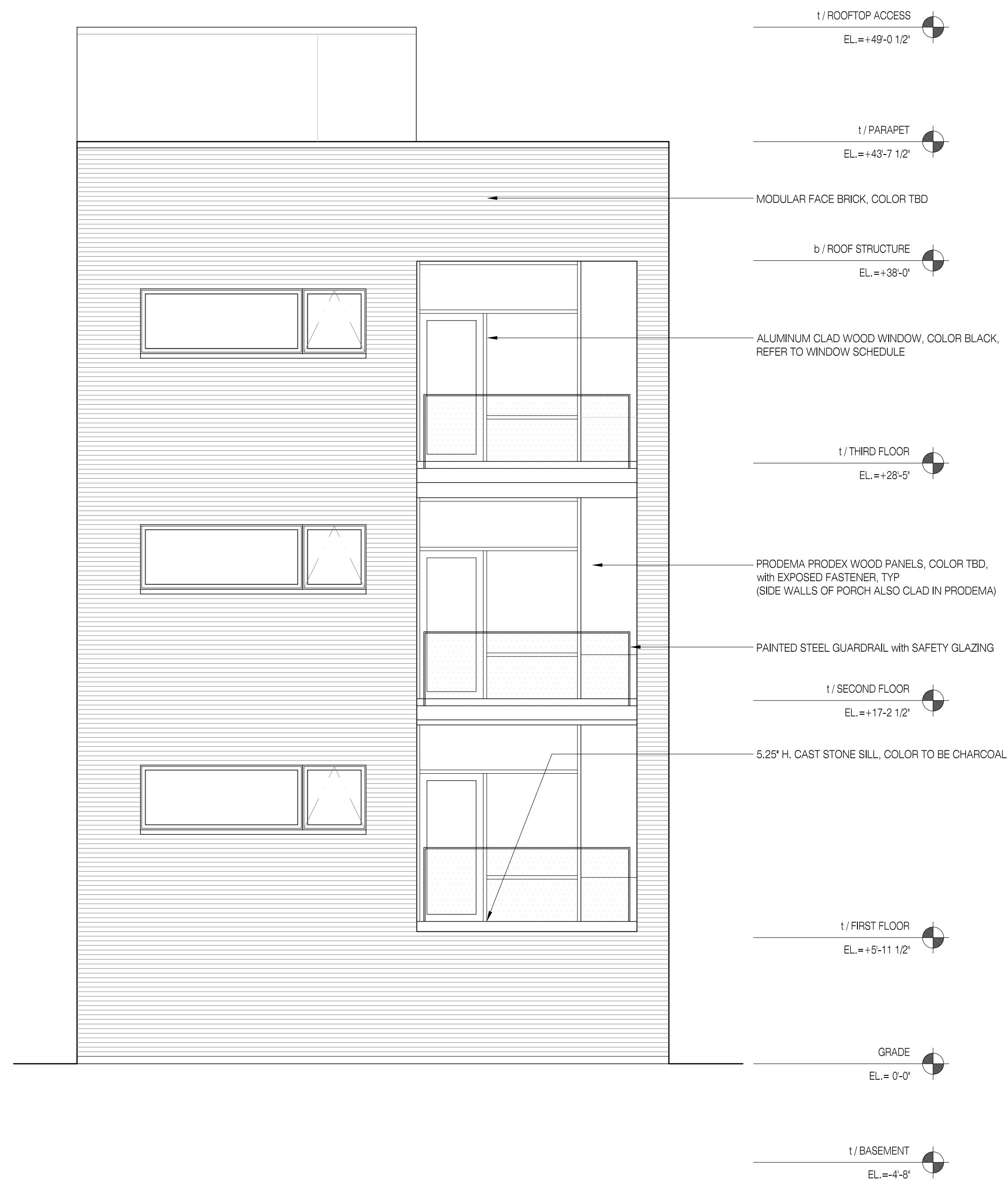
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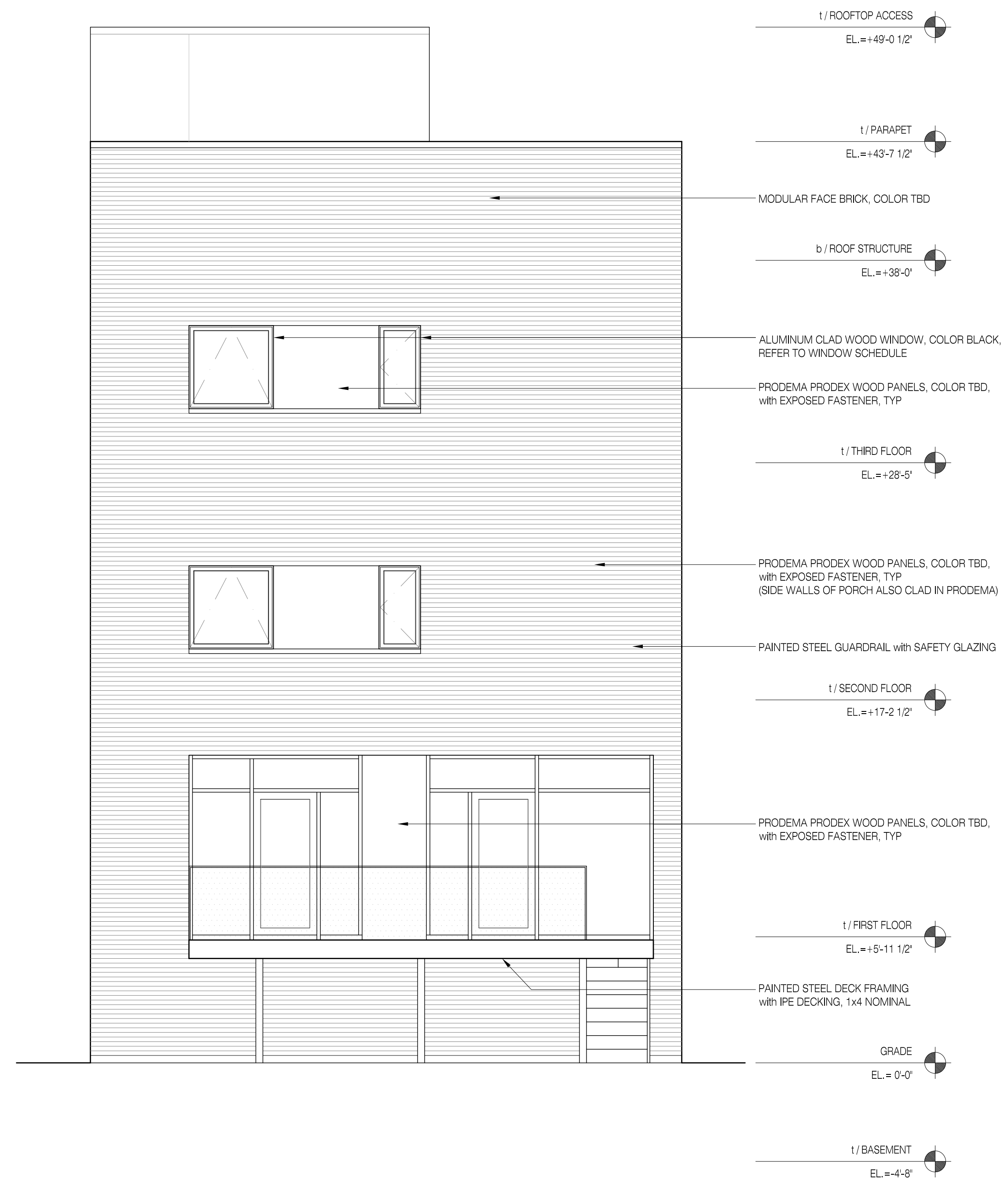
PROJECT  
 2453-55 NORTH CALIFORNIA AVENUE

SHEET TITLE  
 EXTERIOR ELEVATIONS

SHEET NUMBER  
**A201**



1 | WEST ELEVATION  
 1/4" = 1'-0"



2 | EAST ELEVATION  
 1/4" = 1'-0"



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SHEET TITLE  
EXTERIOR ELEVATION

SHEET NUMBER  
A202



1 | NORTH ELEVATION  
1/4" = 1'-0"





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JJ

REVIEWED BY  
JJ

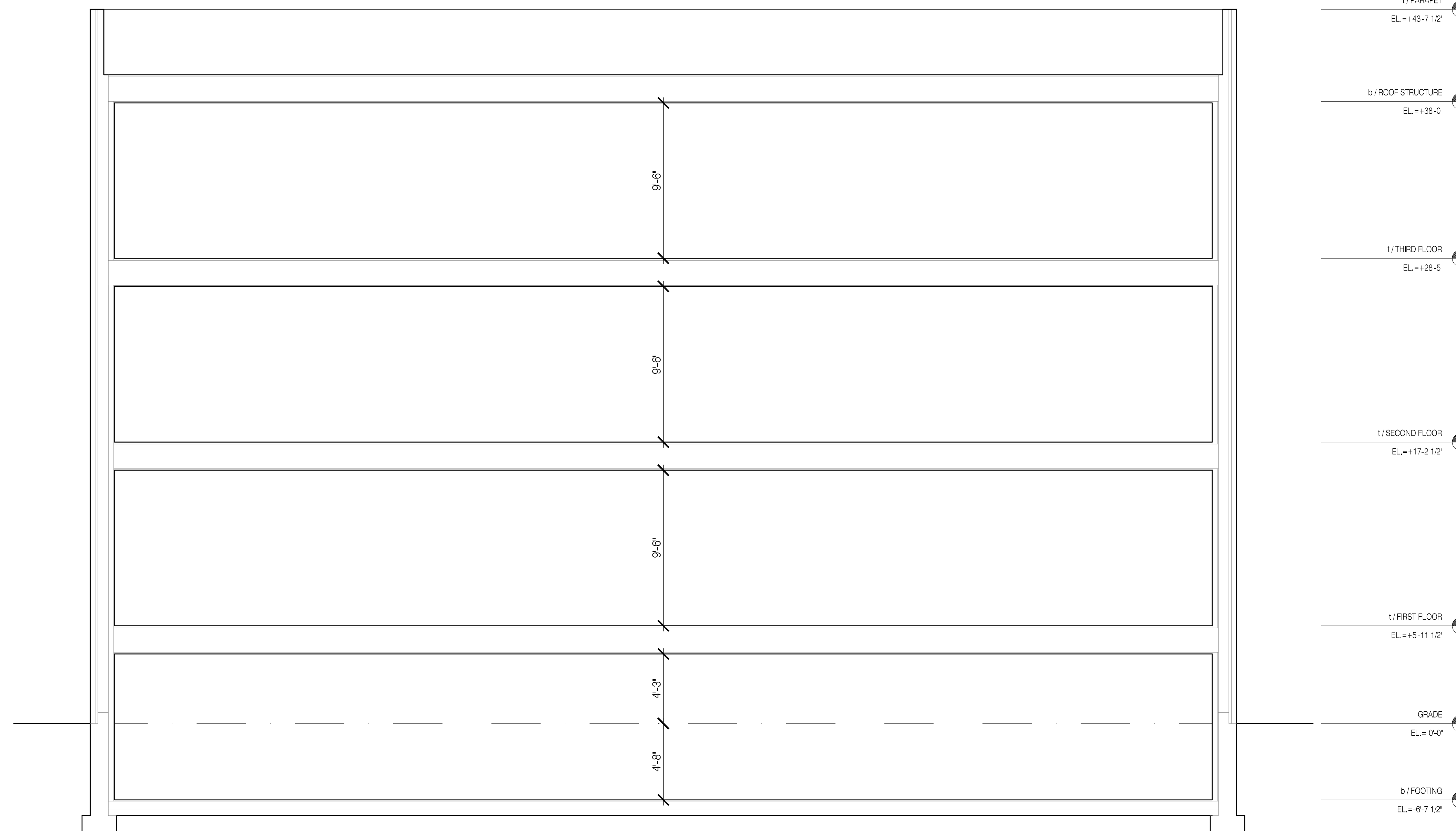
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PROJECT  
2453-55 NORTH  
CALIFORNIA AVENUE

SHEET TITLE  
BUILDING SECTION

SHEET NUMBER  
A300



1 BUILDING SECTION  
1/4" = 1'-0"