

LANDON BONE BAKER ARCHITECTS
 734 n milwaukee avenue chicago il 60642
 p 312.988.9100 f 312.829.3302
 www.landonbonebaker.com

Master Plan

Island Terrace Apartments
 Preservation of Affordable Housing, Inc.
 7/2/2021



LOOKING EAST ACROSS MT CARMEL BALLFIELDS



LOOKING SOUTHEAST ACROSS MT CARMEL PARKING LOTS



LOOKING SOUTH



LOOKING NORTH ON STONEY ISLAND



VIEW OF TENNIS COURT AND PARKING EXIT FROM SIDEWALK

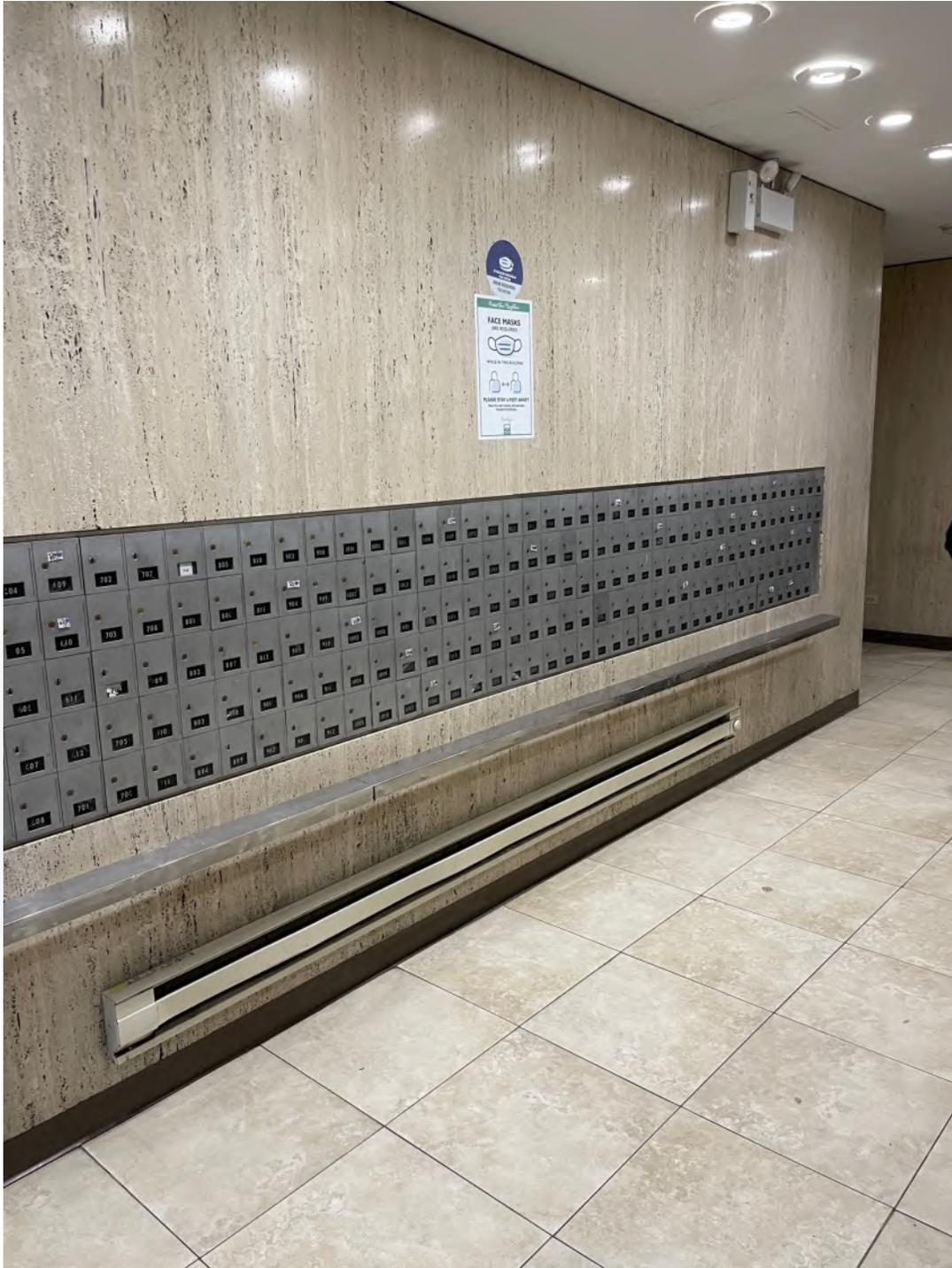
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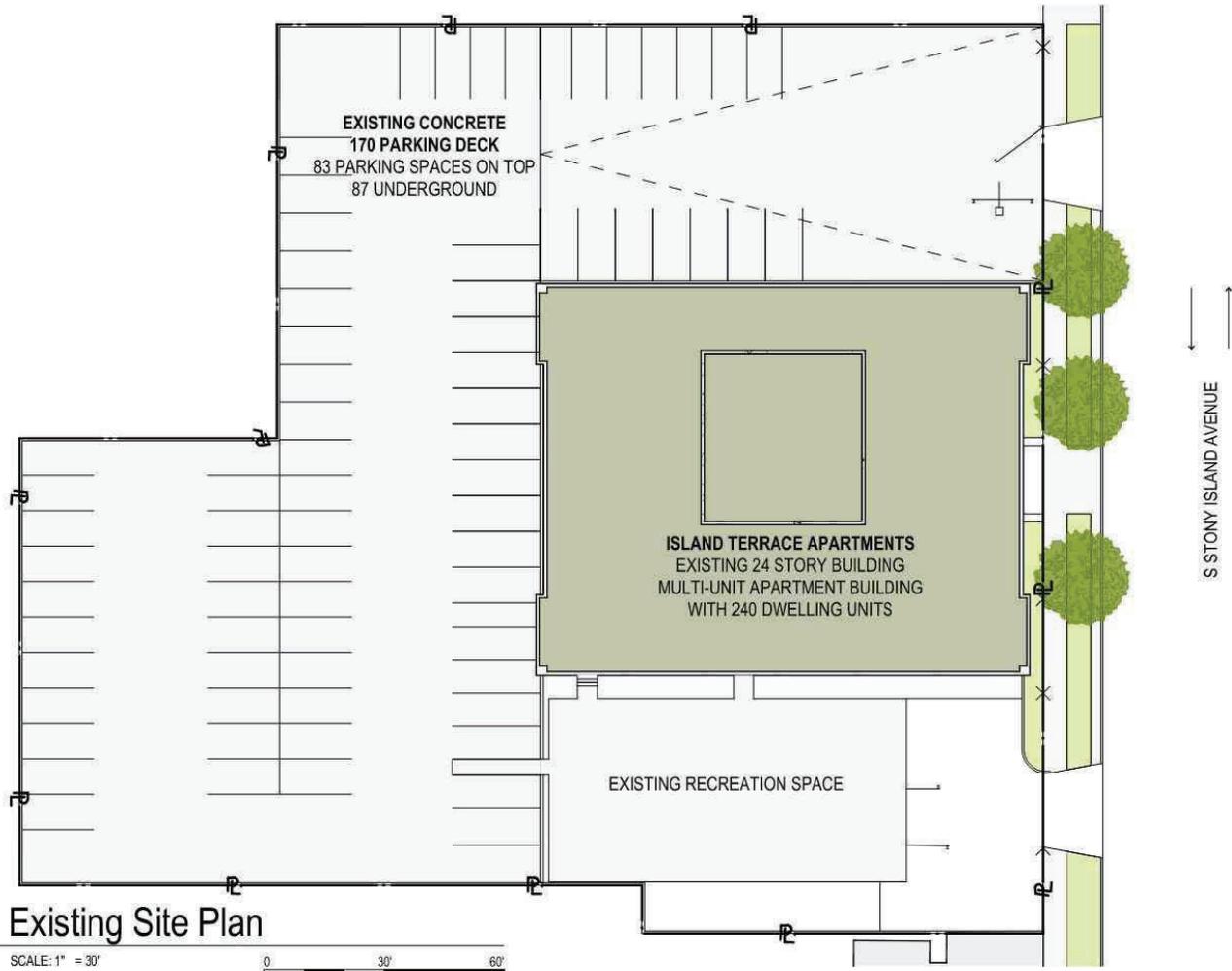
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Context Photographs

Island Terrace Apartments
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Current mailboxes - Travertine

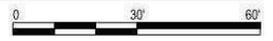




1

Existing Site Plan

SCALE: 1" = 30'



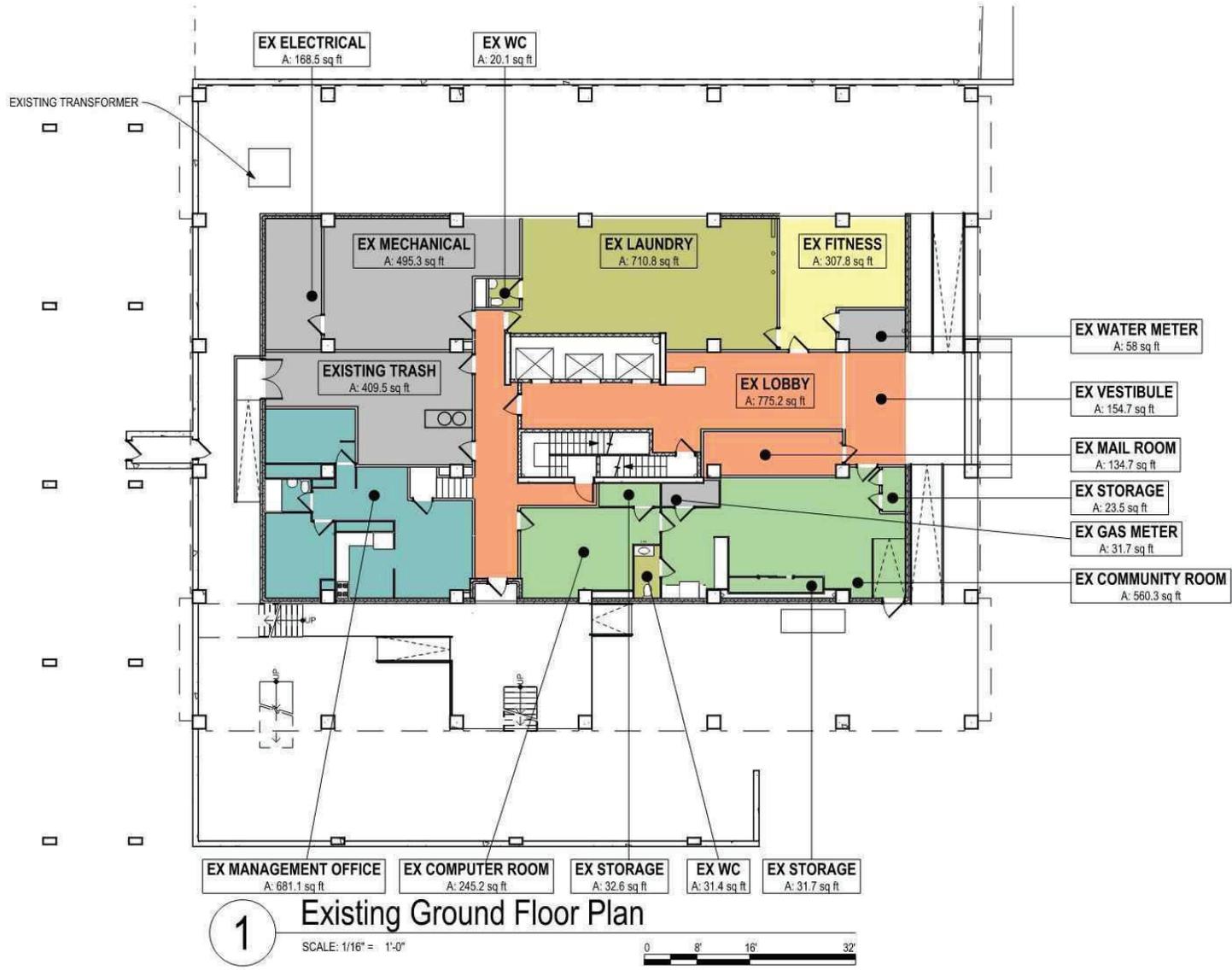
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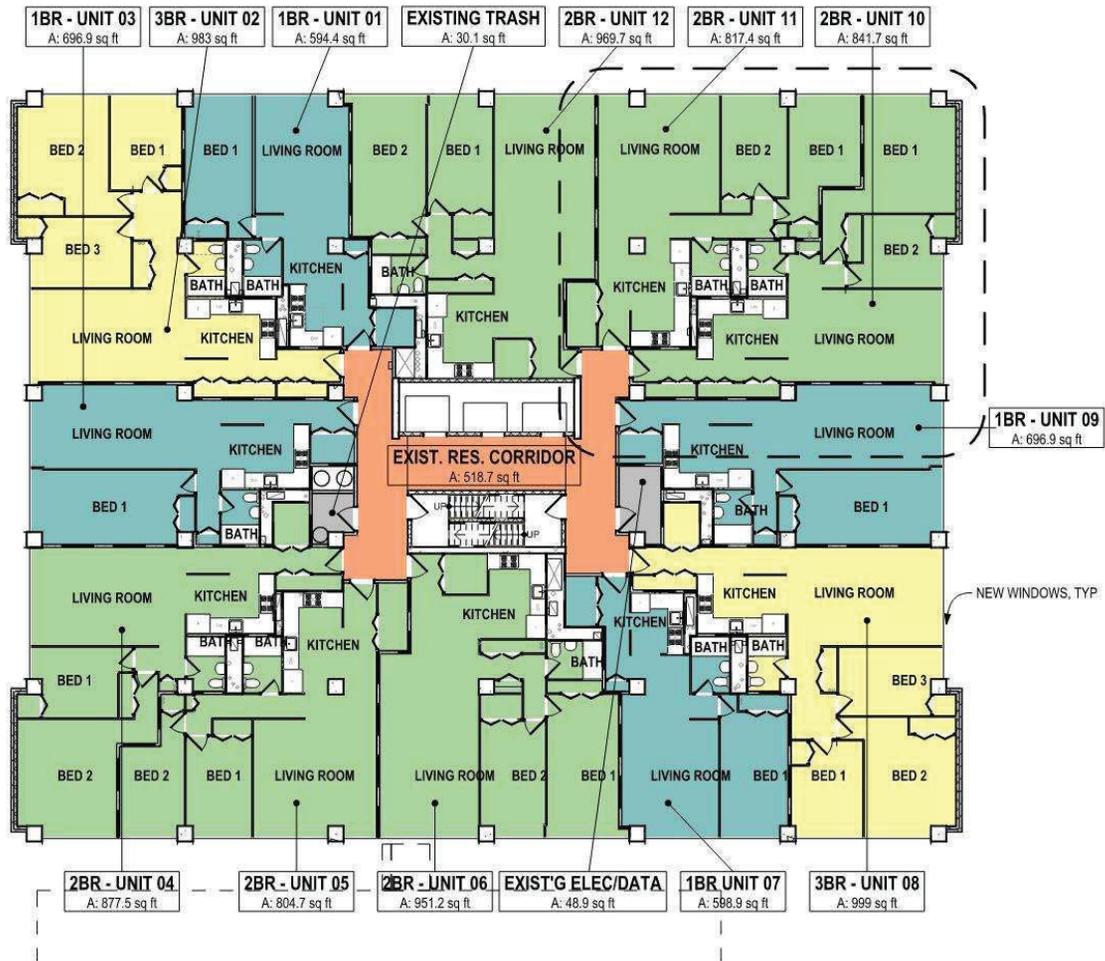
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Site Information

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1

Typical Floor Plan (Floors 3-20)

SCALE: 1/16" = 1'-0"
NOTE: NO RECONFIGURATION OF UNITS

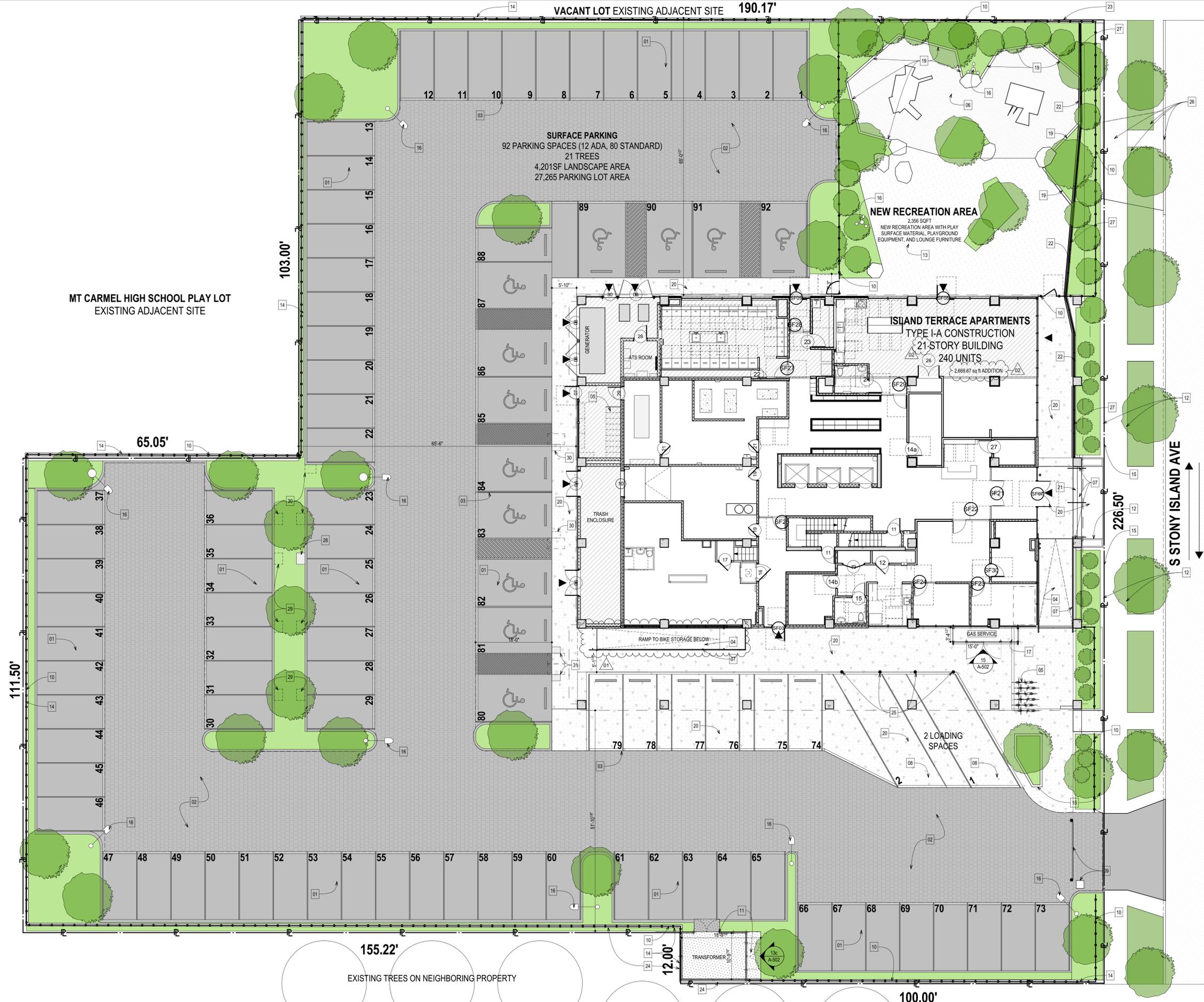


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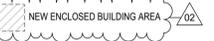
Building Plans

Island Terrace Apartments
Preservation of Affordable Housing, Inc.
7/2/2021



TYPICAL SITE PLAN NOTES

- COORDINATE WITH LANDSCAPE AND CIVIL SITE PLANS.
- PROVIDE CONDUIT TO (19) PARKING SPACES FOR FUTURE ELECTRIC VEHICLE CHARGING STATIONS. (4) OF THESE (19) SPACES SHOULD HAVE THE ELECTRIC CHARGING STATIONS AND REQUIRED EQUIPMENT INSTALLED AT THE TIME OF CONSTRUCTION (2 ADA, 2 STANDARD SPACES). SEE ELECTRICAL FOR LOCATIONS AND MORE INFORMATION.
- ARRIVAL POINTS, PARKING, ACCESSIBLE BUILDING ENTRANCES, AND PUBLIC COMMON USE AREAS, SPACES, AND SITE AMENITIES ARE ALL TO BE LOCATED ON AN ACCESSIBLE ROUTE.



KEY SITE PLAN NOTES

- NEW ASPHALT PARKING SURFACE. SEE CIVIL.
- NEW PERMEABLE PAVER PARKING SURFACE. SEE CIVIL.
- NEW PARKING STRIPING AND NUMBERING. TYP
- NEW CONCRETE RAMP AND RETAINING WALL AS REQ'D. SEE CIVIL.
- NEW BIKE RACKS. SEE LANDSCAPE.
- NEW TOT LOT W/ PLAY EQUIPMENT AND PLAY SURFACE - SEE LANDSCAPE
- NEW PAINTED METAL HANDRAILS. PROVIDE GUARD RAILS AS REQ'D.
- NEW LOADING AREA.
- NEW CONCRETE PAD W/ PASS CARD READER BOX AND PARKING ARM
- NEW METAL FENCING. SEE LANDSCAPE
- NEW DECORATIVE STEEL SCREENING. SEE LANDSCAPE. AT TRANSFORMER PROVIDE NEW CONCRETE PAD PER COMED REQ'S. COORD W/ CIVIL + ELEC.
- NEW CANOPY ABOVE. SEE DETAILS
- NEW RECREATION AREA. SEE LANDSCAPE
- EXISTING CONCRETE RETAINING WALL TO REMAIN. SEE CIVIL + STRUCT FOR NEW EXTENSION SCOPE AS REQ'D.
- NEW CONCRETE PLANTERS. SEE LANDSCAPE
- NEW SITE LIGHTING. SEE LANDSCAPE + ELEC
- NEW LOUVERED ENCLOSURE AROUND EXIST GAS SERVICE. PROVIDE NEW LEVEL CONC PAD BELOW EXISTING EQUIPMENT. SEE CIVIL.
- NOT USED
- NEW CONCRETE CURB. SEE LANDSCAPE + CIVIL.
- NEW CONCRETE SITE SLAB. SEE STRUCT + CIVIL
- NEW CONCRETE STAIRS.
- NEW CONCRETE RETAINING WALL. SEE CIVIL + STRUCT.
- BUILD UP NEW SITE PERIMETER WALL ON EXISTING CONC RETAINING WALL. SEE STRUCT + CIVIL.
- PATCH AND PAINT EXISTING EXPOSED PERIMETER RETAINING WALL. SEE STRUCT + CIVIL.
- BOLLARD. SEE LANDSCAPE AND CIVIL FOR MORE INFO.
- NEW PARKWAY, SIDEWALK, AND CURB. COORDINATE WITH CIVIL AND LANDSCAPE.
- LIGHTED RAILING. SEE LANDSCAPE/ELECTRICAL.
- DUALPORT LEVEL 2 ELECTRIC VEHICLE CHARGING STATION. SEE ELECTRICAL DRAWINGS.
- FUTURE DUALPORT LEVEL 2 ELECTRIC VEHICLE CHARGING STATION. INSTALL CONDUIT ONLY AT THE TIME OF CONSTRUCTION. SEE ELECTRICAL DRAWINGS.
- FUTURE SINGLEPORT LEVEL 2 ELECTRIC VEHICLE CHARGING STATION. INSTALL CONDUIT ONLY AT THE TIME OF CONSTRUCTION. SEE ELECTRICAL DRAWINGS.



Jeffrey C. Bone

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY SUPERVISION AND THAT THEY COMPLY TO THE BEST OF MY KNOWLEDGE WITH ALL THE BUILDING CODES AND ORDINANCES OF THE CITY OF CHICAGO, IL.

2022.10.05
2022.09.20
2022.07.22
2022.06.26
2021.11.12

ISSUED FOR ZONING CORRECTIONS 1-A
ISSUED FOR PERMIT CORRECTIONS 1-A
ISSUED FOR CD / PERMIT
ISSUED FOR DESIGN DEVELOPMENT
ISSUED FOR SCHEMATIC DESIGN

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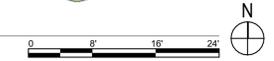
Island Terrace

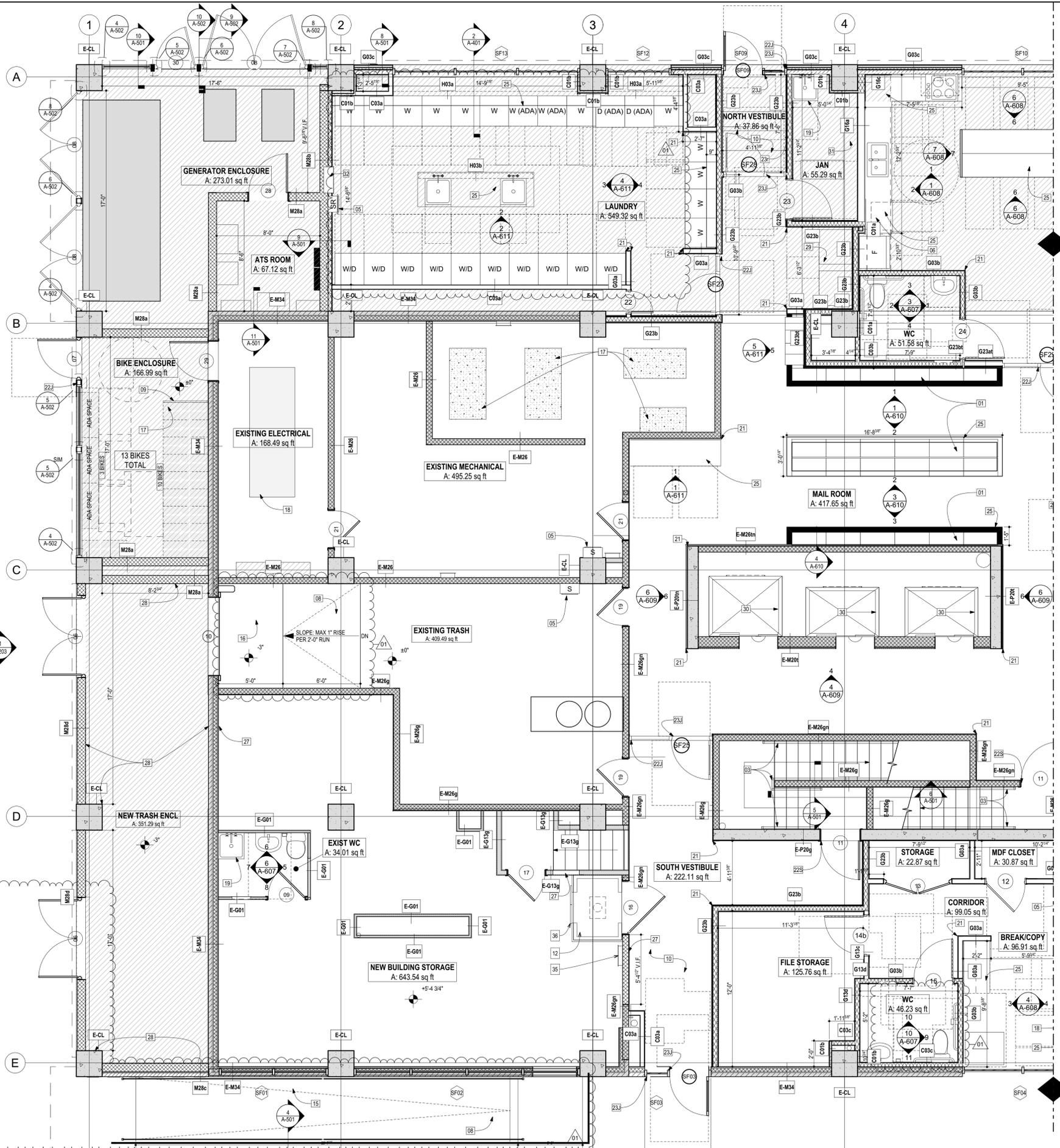
6430 S Stony Island
Chicago IL 60637

2102A

Architectural Site Plan

A-100





1 Ground Floor Plan
SCALE: 1/4" = 1'-0"

TYP PLAN NOTES

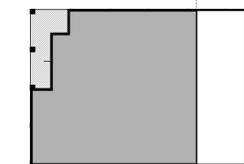
- REFER TO ASSEMBLY SHEETS FOR CONSTRUCTION AND REQUIRED FIRE RATINGS. ALL COLUMNS ARE TYPE E-CL; UNO.
- VERIFY ALL DIMENSIONS IN THE FIELD. TYP.
- ALL HM AND STOREFRONT DOORS SHALL BE LOCATED AT A FINISHED CORNER OR CENTERED IN A WALL UNLESS INDICATED OTHERWISE.
- ALL DOORS SHALL BE LOCATED AS CLOSE TO A WALL INTERSECTION (AND STILL ALLOW THE TRIM TO FULLY FIT) OR CENTERED IN THE WALL, UNO.
- PATCH ALL DEMOD PENETRATIONS. TYP.
- WORK NOTED ON THE 3RD FLOOR IS TYPICAL FOR ALL RESIDENTIAL FLOORS, UNLESS SPECIFICALLY EXCLUDED AND NOTED OTHERWISE.
- ALL TOILETS SHALL BE LOCATED 1'-6" FROM THE FINISHED FLOOR (INCLUDING WAINSCOTTING), UNO.
- ALL CLOSETS AND STORAGE ROOMS SHALL HAVE A ROD AND A MINIMUM OF ONE 12" DEEP SHELF (SEE ACTUAL CONFIGURATIONS ON PLANS). ALL TYPE 504IA UNITS, TYPE A & NON-RESIDENTIAL SHALL HAVE AN ADDITIONAL SHELF AND ROD AT 48" AFF. GROUND FLOOR STORAGE & CLOSETS TO HAVE CLEAR FINISH WOOD SHELVING. SEE A-601/10
- GC TO NOTIFY ARCHITECT AND OWNER IN WRITING IMMEDIATELY IF ANY EXISTING RATING ASSEMBLIES ARE OBSERVED TO BE COMPROMISED, DAMAGED, MISSING COMPONENTS, ETC. REPAIR AS REQUIRED TO MAINTAIN REQUIRED RATINGS.
- ALL COMMON GROUND FLOOR AREAS ARE TO BE ON AN ACCESSIBLE ROUTE CONNECTING TO ALL ACCESSIBLE ENTRANCES AND DWELLING UNITS (VIA ELEVATOR).

KEY GROUND FLOOR NOTES

- NEW USPS-APPROVED MAILBOXES IN 3 COLORS W/ BLACK ENGRAVED LETTERING. PROVIDE NEW WALLS TO SUPPORT MAILBOXES AND PROVIDE NE WALLS FLUSH WITH MAILBOXES ABOVE ON PERIMETER WALLS.
- ADJUST EXISTING PANELS TO FIT W/ ADDITIONAL LAYER OF DRYWALL.
- NEW PAINTED METAL RAILING. SEE DETAILS.
- NEW CUSTOM PRIMED AND PAINTED STEEL CANOPY (COLOR BY ARCH).
- NEW FIRE EXTINGUISHER AND CABINET. WHEN RECESSED OR SEMI-RECESSED IN A FIRE RATED WALL ASSEMBLY / BARRIER, PROVIDE A FIRE RATED CABINET. R-RECESSED MOUNTED. S-SURFACE MOUNTED.
- NEW ADA COMPLIANT ICE MAKER AND WATER CHILLER. SEE PLUMBING SCHEDULE.
- NEW DECORATIVE ENCLOSURE AROUND GAS SERVICE.
- NEW NON-SLIP SURFACE CONC. RAMP WITH RETAINING WALL AS NECESSARY.
- NEW FLOOR MTD PAINTED TUBE GUARDRAIL.
- RECESSED WALK OFF MAT. SEE FINISH SCHEDULE. AT MAIN VESTIBULE THERE ARE RADIANT TUBES IN THE FLOOR SLAB. GC TO PATCH SLAB AROUND COILS AS NEEDED IF EXPOSED WHEN CUTTING RECESS FOR WALK OFF MAT.
- NOT USED.
- NEW MATERIAL LIFT WITH 3,000LB CAPACITY. BOD AUTOQUIP HYDRAULIC FREIGHTLITE VRC WITH 4'X5' MIN PLATFORM. PROVIDE STRUCTURAL ACCOMMODATION FOR NEW OPENING IN EXISTING SLAB AND NEW ELECTRICAL AND OTHER INFRASTRUCTURE AS REQUIRED.
- NEW STEPS, RAMP, LANDING, HANDRAILS AND/OR SIDEWALK. SEE CIVIL.
- NEW PLANTER SEE LANDSCAPE.
- NEW FULL WIDTH RAMP & HANDRAILS.
- INFILL FLOOR AT EXISTING RAMP.
- INTERIOR BIKE RACKS.
- NEW FILTERED WATER FAUCET. SEE PLUMBING SCHEDULE.
- MOP SINK AND COMPONENTS - SEE PLUMBING SCHEDULE & ACCESSORY SCHEDULE.
- FIRE TREATED PLYWOOD AT THREE SIDES OF DATA CLOSET.
- NEW PRE-FINISHED RECESSED COLORED STAINLESS STEEL CORNER GUARDS 1/2"X1/2"X1/2"X4'-FEET. WHITE MATTE AT WHITE WALLS AND AT ACCENT COLORED WALLS PROVIDE CUSTOM COLOR TO MATCH ACCENT PAINT.
- ADA COMPATIBLE CREDENTIAL / CARD READER CONNECTED TO A DOOR OPERATOR LOCATED WITH MAX OPERABLE PARTS BETWEEN 40-INCHES TO 48-INCHES. SEE ELECTRICAL / LOW VOLTAGE FOR ADDITIONAL INFORMATION. R-RECESSED MOUNTED IN WALL. S-SURFACE MOUNTED ON WALL. J-INTEGRAL IN STOREFRONT JAMB.
- ADA COMPATIBLE PUSH BUTTON CONNECTED TO A DOOR OPERATOR LOCATED WITH MAX OPERABLE PARTS BETWEEN 40-INCHES TO 48-INCHES. SEE ELECTRICAL / LOW VOLTAGE FOR ADDITIONAL INFORMATION. R-RECESSED MOUNTED ON WALL. S-SURFACE MOUNTED ON WALL. J-INTEGRAL IN STOREFRONT JAMB.
- FIELD PRIMED AND PAINTED GAS METERS.
- NEW MILLWORK. SEE INTERIOR ELEVATION DETAILS.
- NEW INTERCOM. SEE ELECTRICAL. P-PEDESTAL.
- NEW WALL INFILL TO MATCH EXISTING WALL TYPE.
- NEW STEEL CHAIR RAIL 36-48" A.F.F.
- VENDING MACHINE LOCATION.
- NEW ELEVATOR CAB FINISHES. SEE FINISH SCHEDULE.
- (6) NEW 18" DEEP PRIMED AND PAINTED WOOD SHELVING ON WOOD CLEATS. SEE SHELVING DETAILS FOR HEIGHTS.
- NEW LAUNDRY VALVE ADDER MACHINE BY OWNER MOUNTED SO ALL OPERABLE 15"-48" AFF. SEE ELEC. FOR POWER/DATA.
- INTERCOM PEDESTAL MOUNTED TO 48" TO TOP OF CONTROLS. CONNECTS TO COMMUNITY ROOM, MAINTENANCE, SECURITY, AND ALL UNITS.
- LIGHTED RAILING. SEE LANDSCAPE/ELECTRICAL.
- LIFT CONTROLLER. COORDINATE W/ ELEC AND LIFT MANUF REQ'S.
- GUARDRAIL WITH ELECTROMAGNETIC CONTROLLED LOCK.

TYP PLAN LEGEND

- # WINDOW TAG. REFER TO WINDOW SCHEDULES.
- # STOREFRONT TAG. REFER TO STOREFRONT SCHEDULES.
- # DOOR TAG. REFER TO DOOR SCHEDULES.
- NEW ENCLOSED BUILDING AREA



1st Floor Plan Key



Jeffrey C. Bone

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ISSUED FOR ZONING CORRECTIONS 1/4"
ISSUED FOR PERMIT CORRECTIONS 1/4"
ISSUED FOR CD / PERMIT
ISSUED FOR DESIGN DEVELOPMENT
ISSUED FOR SCHEMATIC DESIGN

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Island Terrace

6430 S Stony Island
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2102A

Enlarged Ground Floor Plan

A-101a

TYP PLAN LEGEND

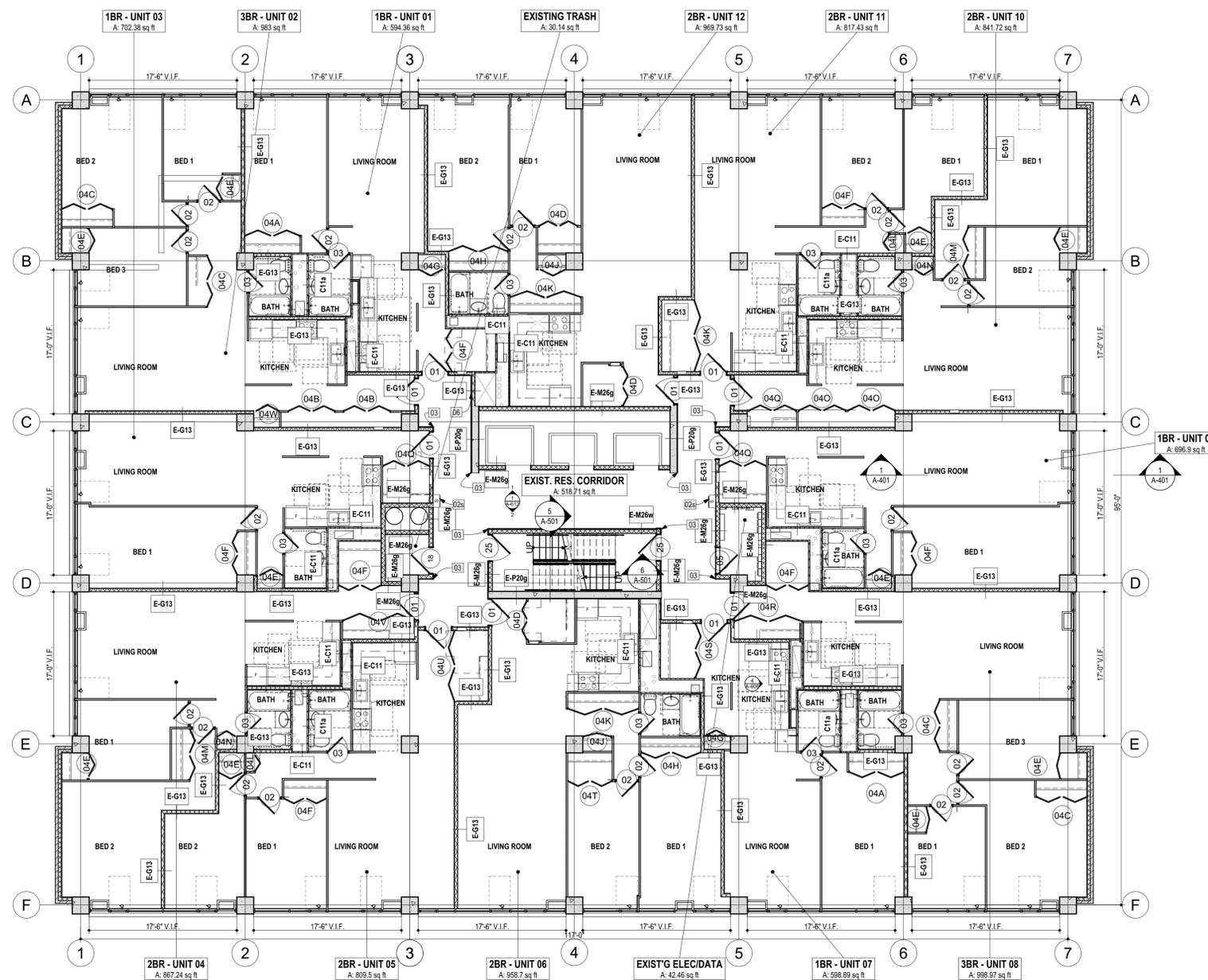
- ◆ WINDOW TAG. REFER TO WINDOW SCHEDULES.
- # STOREFRONT TAG. REFER TO STOREFRONT SCHEDULES.
- # DOOR TAG. REFER TO DOOR SCHEDULES.
- NEW ENCLOSED BUILDING AREA

TYP PLAN NOTES

1. REFER TO ASSEMBLY SHEETS FOR CONSTRUCTION AND REQUIRED FIRE RATINGS. ALL COLUMNS ARE TYPE 'E-CL', UNO.
2. VERIFY ALL DIMENSIONS IN THE FIELD, TYP.
3. ALL HM AND STOREFRONT DOORS SHALL BE LOCATED AT A FINISHED CORNER OR CENTERED IN A WALL UNLESS INDICATED OTHERWISE.
4. ALL DOORS SHALL BE LOCATED AS CLOSE TO A WALL INTERSECTION (AND STILL ALLOW THE TRIM TO FULLY FIT) OR CENTERED IN THE WALL, UNO.
5. PATCH ALL DEMOD PENETRATIONS, TYP.
6. WORK NOTED ON THE 3RD FLOOR IS TYPICAL FOR ALL RESIDENTIAL FLOORS, UNLESS SPECIFICALLY EXCLUDED AND NOTED OTHERWISE.
7. ALL TOILETS SHALL BE LOCATED 1'-6" FROM THE FINISHED WALL (INCLUDING WAINSCOTTING), UNO.
8. ALL CLOSETS AND STORAGE ROOMS SHALL HAVE A ROD AND A MINIMUM OF ONE 12" DEEP SHELF (SEE ACTUAL CONFIGURATIONS ON PLANS). ALL TYPE 504/A UNITS, TYPE A & NON-RESIDENTIAL SHALL HAVE AN ADDITIONAL SHELF AND ROD AT 48" AFF. GROUND FLOOR STORAGE & CLOSETS TO HAVE CLEAR FINISH WOOD SHELVING. SEE A-601/10
9. GC TO NOTIFY ARCHITECT AND OWNER IN WRITING IMMEDIATELY IF ANY EXISTING RATING ASSEMBLIES ARE OBSERVED TO BE COMPROMISED, DAMAGED, MISSING COMPONENTS, ETC. REPAIR AS REQUIRED TO MAINTAIN REQUIRED RATINGS.

KEY TYPICAL FLOOR NOTES

- 01 ALIGN.
- 02 NEW FIRE EXTINGUISHER AND CABINET, WHEN RECESSED OR SEMI-RECESSED IN A FIRE RATED WALL ASSEMBLY / BARRIER, PROVIDE A FIRE RATED CABINET S-SURFACE MOUNTED
- 03 NEW PRE-FINISHED SURFACE MTD COLORED STAINLESS STEEL CORNER GUARDS 1-INCH X 1-INCH X 4- FEET, WHITE MATTE AT WHITE WALLS AND AT ACCENT COLORED WALLS PROVIDE CUSTOM COLOR TO MATCH ACCENT PAINT.
- 04 CLOSETS CALLED OUT FOR NEW SHELVING SHALL HAVE NEW 12-INCH WOOD SHELF AND ROD. AT TYPE 504/A & TYPE A UNITS, THE TOP OF THE SHELVING SHALL BE 48" AFF. SEE A-601
- 05 NEW PAINTED METAL HANDRAILS AT BOTH SIDES OF STAIRS. SEE DETAILS FOR MORE INFO.
- 06 INFILL AND REPAINT EXISTING WALLS WHERE MAKE-UP AIR GRILLS ARE DEMOLISHED/ABANDONED WITH MATCHING CONSTRUCTION. COORDINATE WITH MECHANICAL FOR EXACT LOCATIONS AND MORE INFO AS REQ'D.



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2022.10.27
2022.10.06
2022.07.22
2022.05.26
2022.11.12

ISSUED FOR ZONING CORRECTIONS 2/4
ISSUED FOR ZONING CORRECTIONS 1/4
ISSUED FOR CD / PERMIT
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Typ Residential Floor

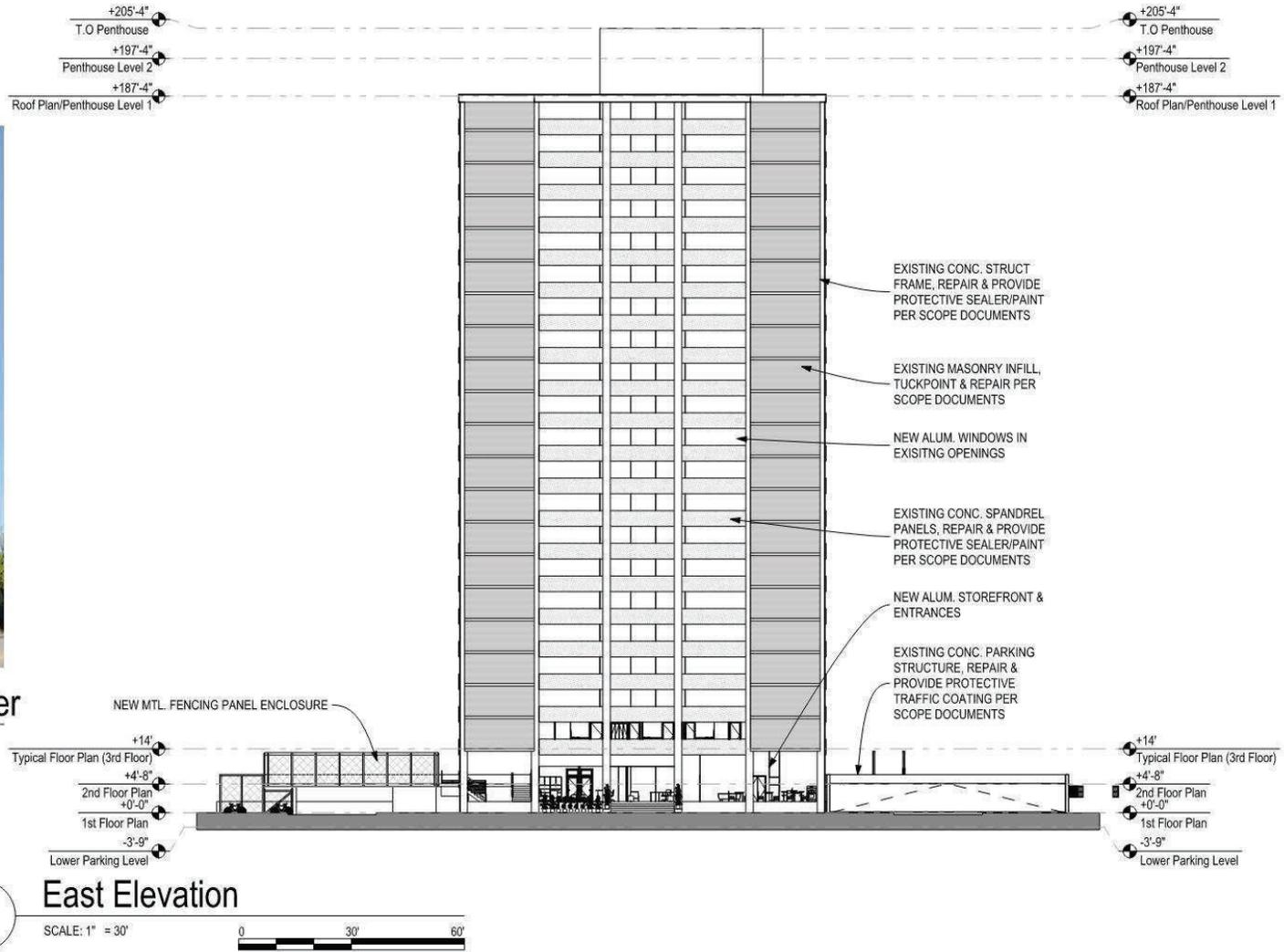
A-102

1 Typical Residential Floor Plan (Floors 3-22, 12 units per floor, 20 floors 12x20 = 240 Total Units)

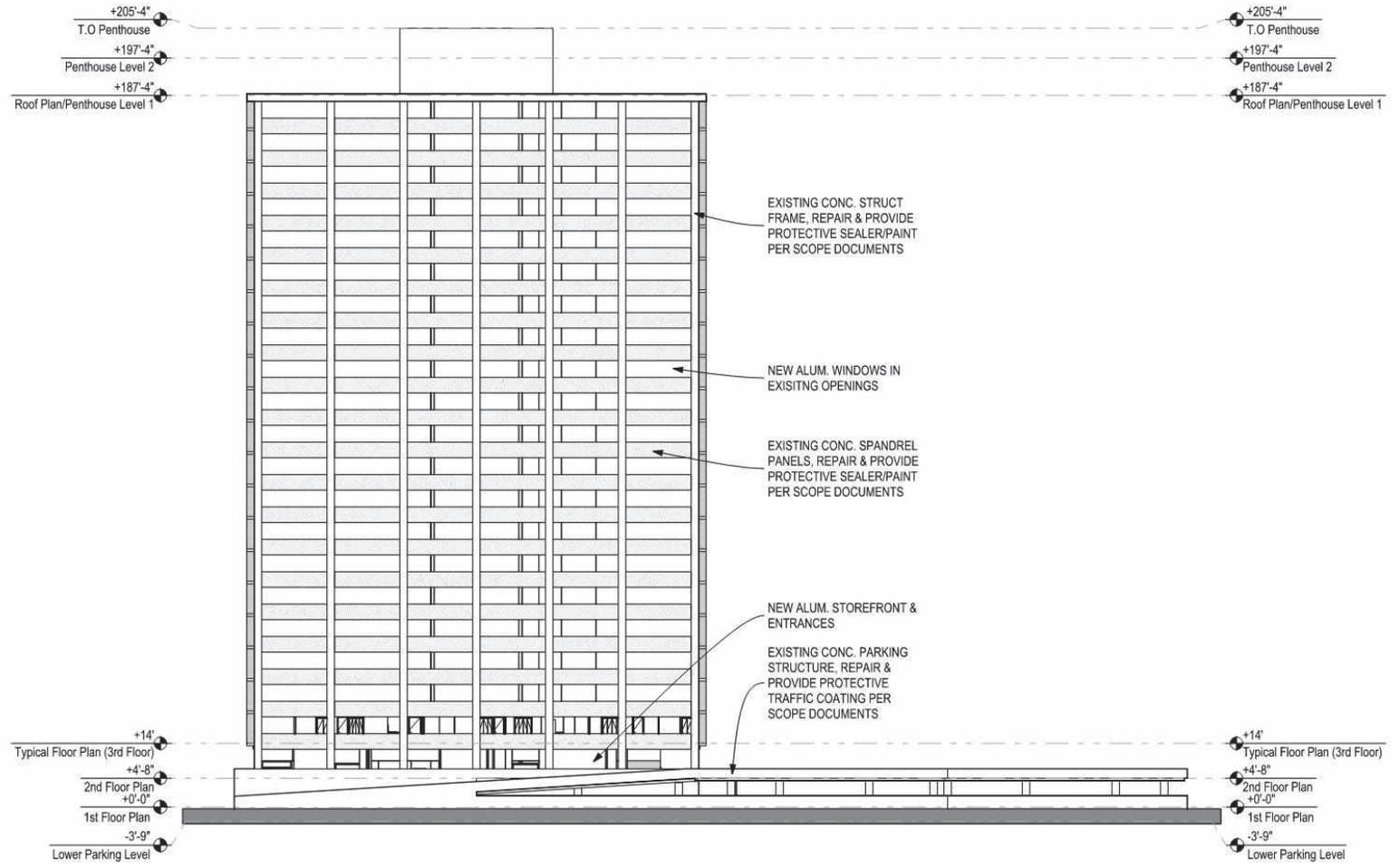




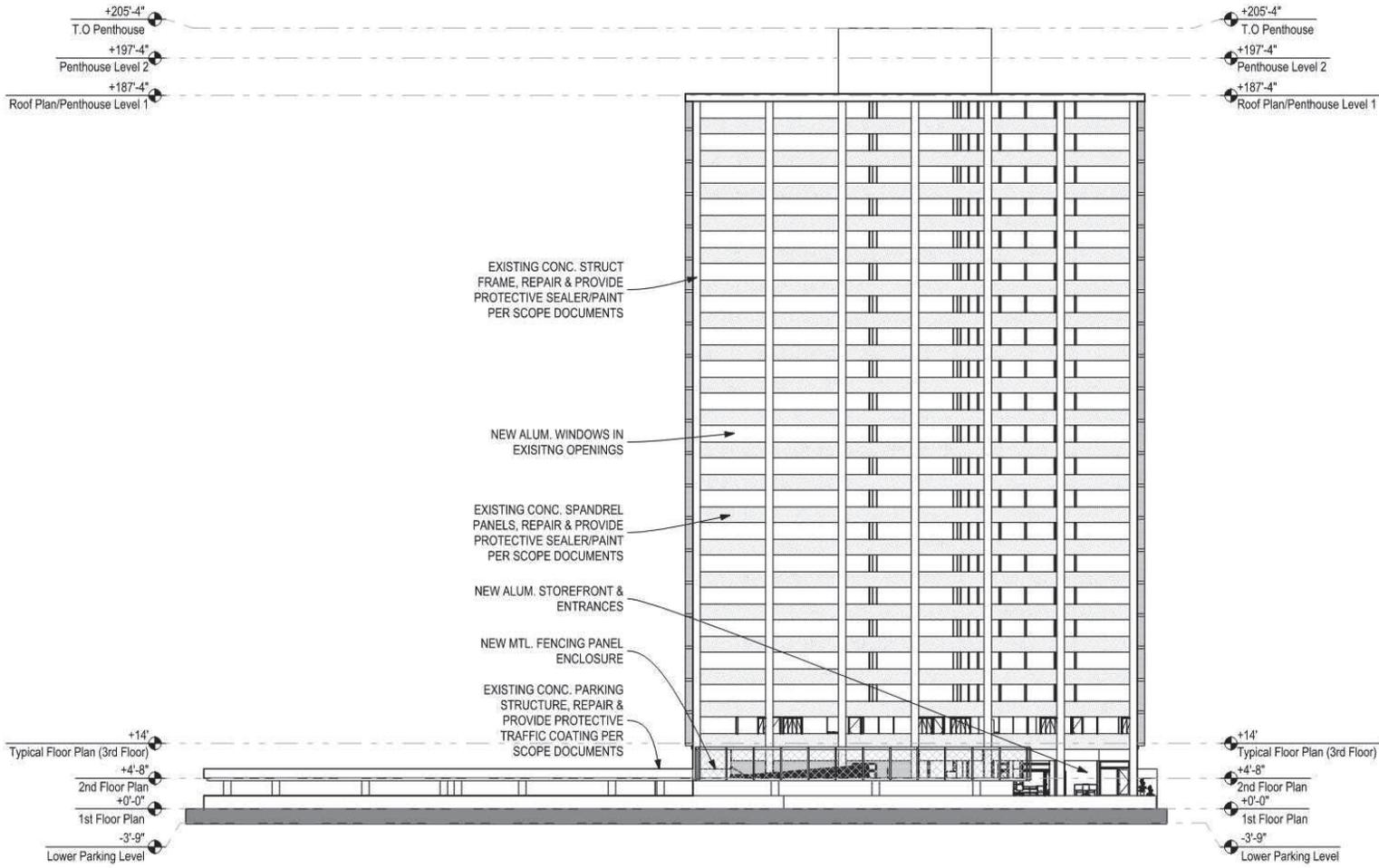
2 Existing S.E. Corner



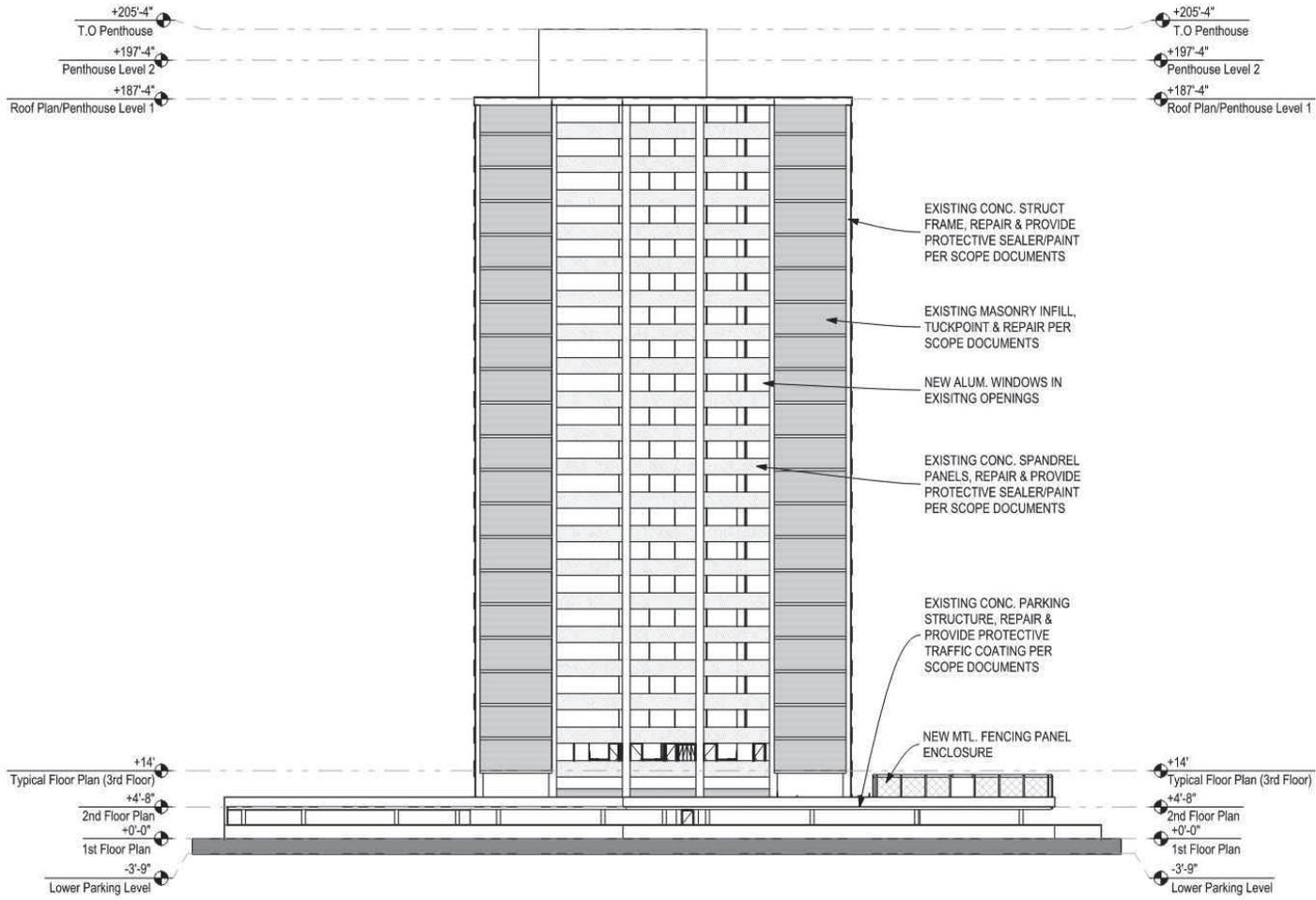
1 East Elevation



1 North Elevation
 SCALE: 1" = 30'
 0 30' 60'



1 South Elevation
 SCALE: 1" = 30'
 0 30' 60'



1 West Elevation
 SCALE: 1" = 30'
 0 30' 60'