



Evans services coordinated into the apartment plan

Unpublished G2-P2 proposal. User review required before adoption; published v67 and Google Flow v66 stay unchanged.

Replace the 18 earlier nominal wet-room boxes with eight continuous wet-stack groups and two dry risers. Keep separate wet and electrical rooms, fit two 3-bedroom homes with studies, and provide refuse/recycling storage at the rear alley.

Measure	Original EV-G1	G2-P1	G2-P2
Total homes	22	22	22
Ground apartment gross	3,700 sf	4,660 sf	4,385 sf
Project apartment gross	19,090 sf	20,050 sf	19,514 sf
Gross apartment efficiency	86.9%	91.3%	88.9%
Ground utility rooms	1,080 sf generic	120 sf provisional	344 sf fitted envelopes
Separate shafts, all floors	Unreconciled	Unreconciled	312 sf outside utility
Revised 3BD + study homes	None	1,635 sf each	1,506.5 sf each

424 sf more apartment gross than EV-G1; 536 sf less than the uncoordinated G2-P1.

Area reconciles: 19,514 apartments + 1,440 cores + 350 entry passage + 344 utility rooms + 312 shafts = 21,960 enclosed gross sf. The 3,040 sf of loggias and exterior stairs remains separate. Apartment gross includes partitions; measured net sellable area is not established.

Adoption blocker: the retained four-story walk-up has no demonstrated accessible vertical-route strategy. An architect must determine the applicable Type A/B distribution and whether an elevator/lift or broader redesign is required. Equipment capacity, ventilation and pipe sizing also require engineering.



A credible service layout gives back some area

Original EV-G1 → G2-P2. Gross apartment figures exclude dedicated shaft reservations; measured net remains unverified.

ORIGINAL EV-G1



22 homes retained
4 stories / 50-ft roof

Apartment gross
19,090 → 19,514 sf

Efficiency
86.9% → 88.9%

Versus G2-P1
-536 sf

Two revised 3BD
homes; full project
family count unverified

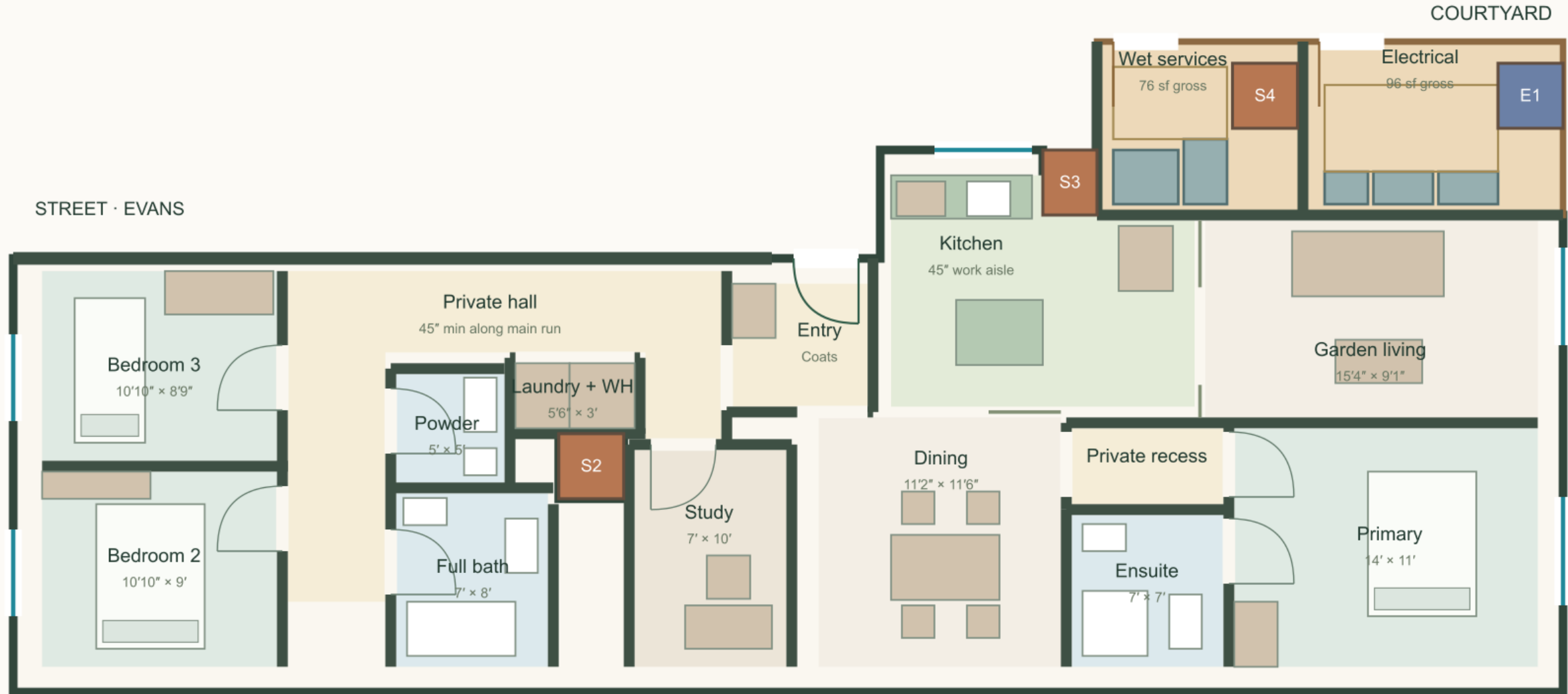
COORDINATED G2-P2





Two mirrored 3-bedroom homes, with a separate study

Building A shown; Building B is an exact north–south mirror. 1,506.5 sf apartment gross per home.



Clear room zones: primary 154 sf · bedroom 2 97.5 sf · bedroom 3 94.8 sf · study 70 sf.

Both bedrooms at the street and the primary face real modeled windows. The living room now has direct garden light.

Kitchen sits on the recessed courtyard wall, with a 4 × 3-ft island, light screens, and a direct dining connection.

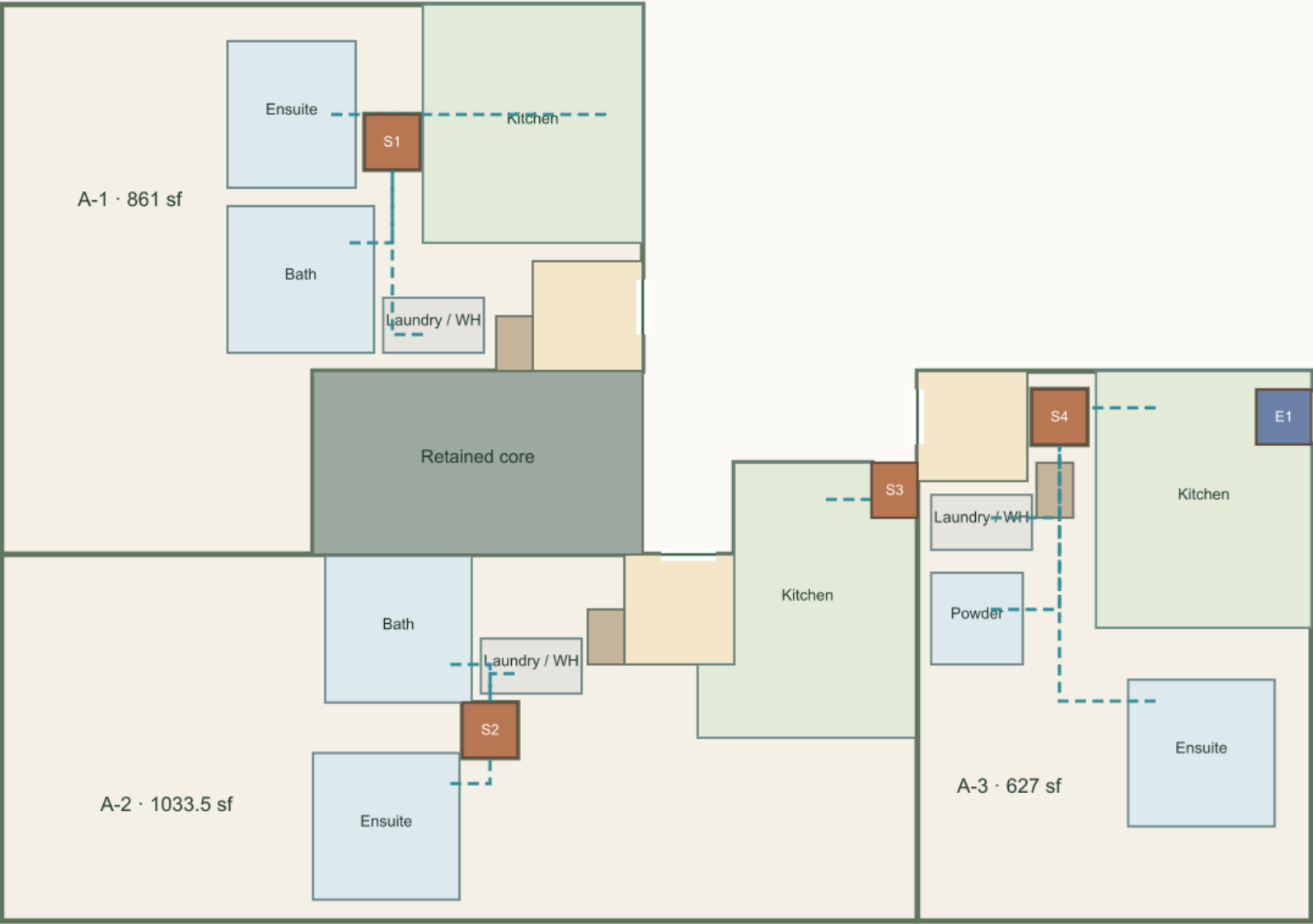
Three-foot nominal room doors enter partitioned halls/recesses. Final clear openings and maneuvering spaces remain unapproved.

EV-G2-P2 · UNPUBLISHED · Engineering and accessibility approval remain open



Upper wet rooms connect to continuous shafts

Revised wet modules preserve the unit boundaries and entry vestibules. Remaining upper room plans are not fully fitted.



ONE STACK SCHEDULE

S1 · 3 × 3 ft gross

Type 1 wet group

S2 · 3 × 3 ft gross

Type 2 baths + laundry

S3 · 2.5 × 3 ft gross

Type 2 courtyard kitchen

S4 · 3 × 3 ft gross

Type 3 wet group

E1 · 3 × 3 ft gross

Dry feeders / telecom

Repeat at 14, 26 and 38 ft.

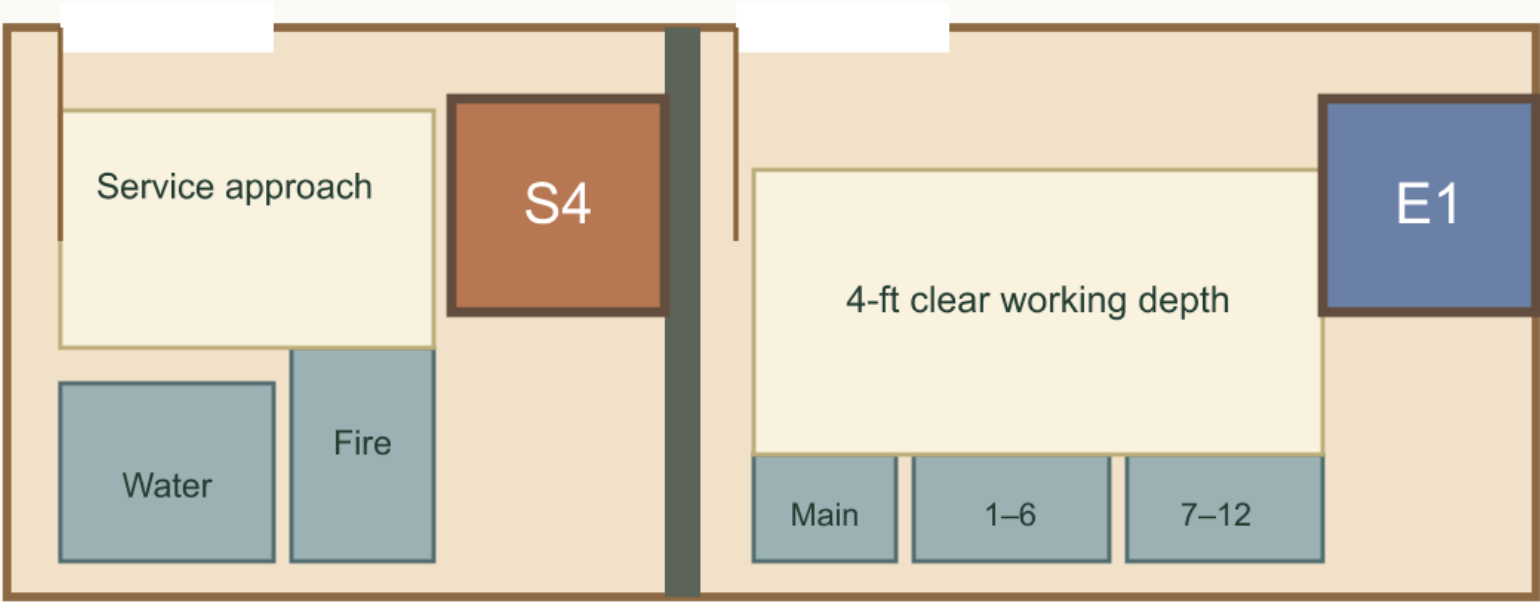
B uses the exact mirrored layout.

18 former boxes → 8 wet stacks
plus 2 separate dry risers.



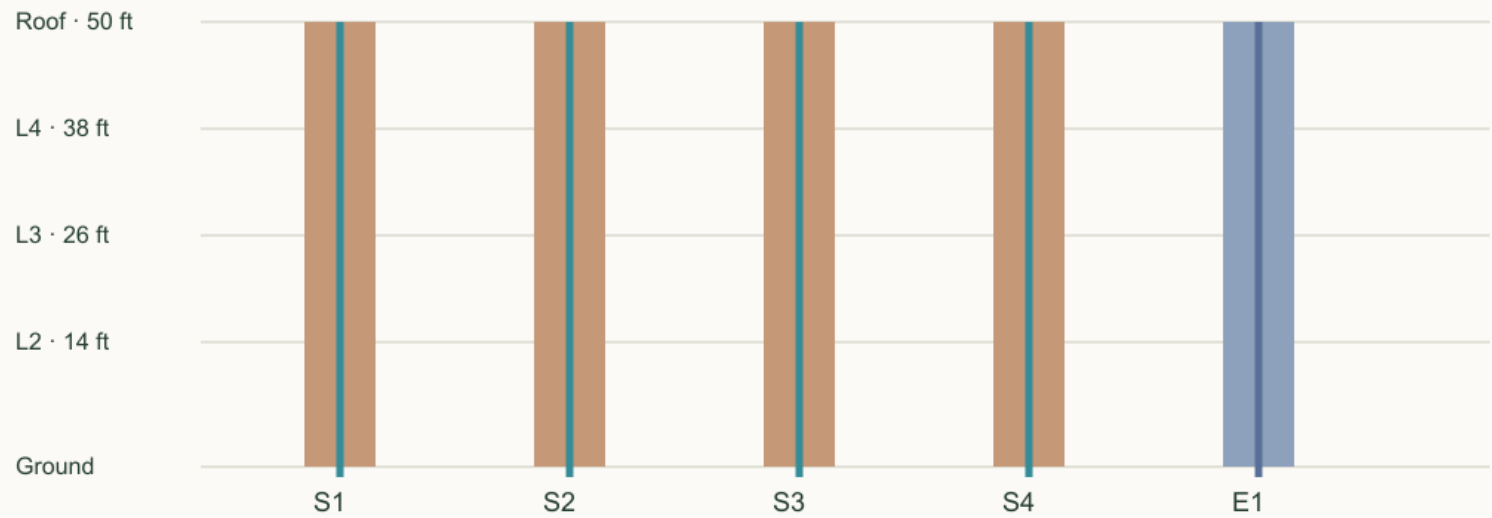
Separate wet and dry services, with real working space

Equipment blocks are planning envelopes. Supplier selection and loads must fit these spaces or trigger a documented refit.



172 SF GROSS / BUILDING

- Wet room: 76 sf
- Dry room: 96 sf
- 12 electrical meter positions
- 11 homes + common service
- No wet branches above the electrical equipment footprint.
- One-hour electrical enclosure minimum; rated assembly pending.

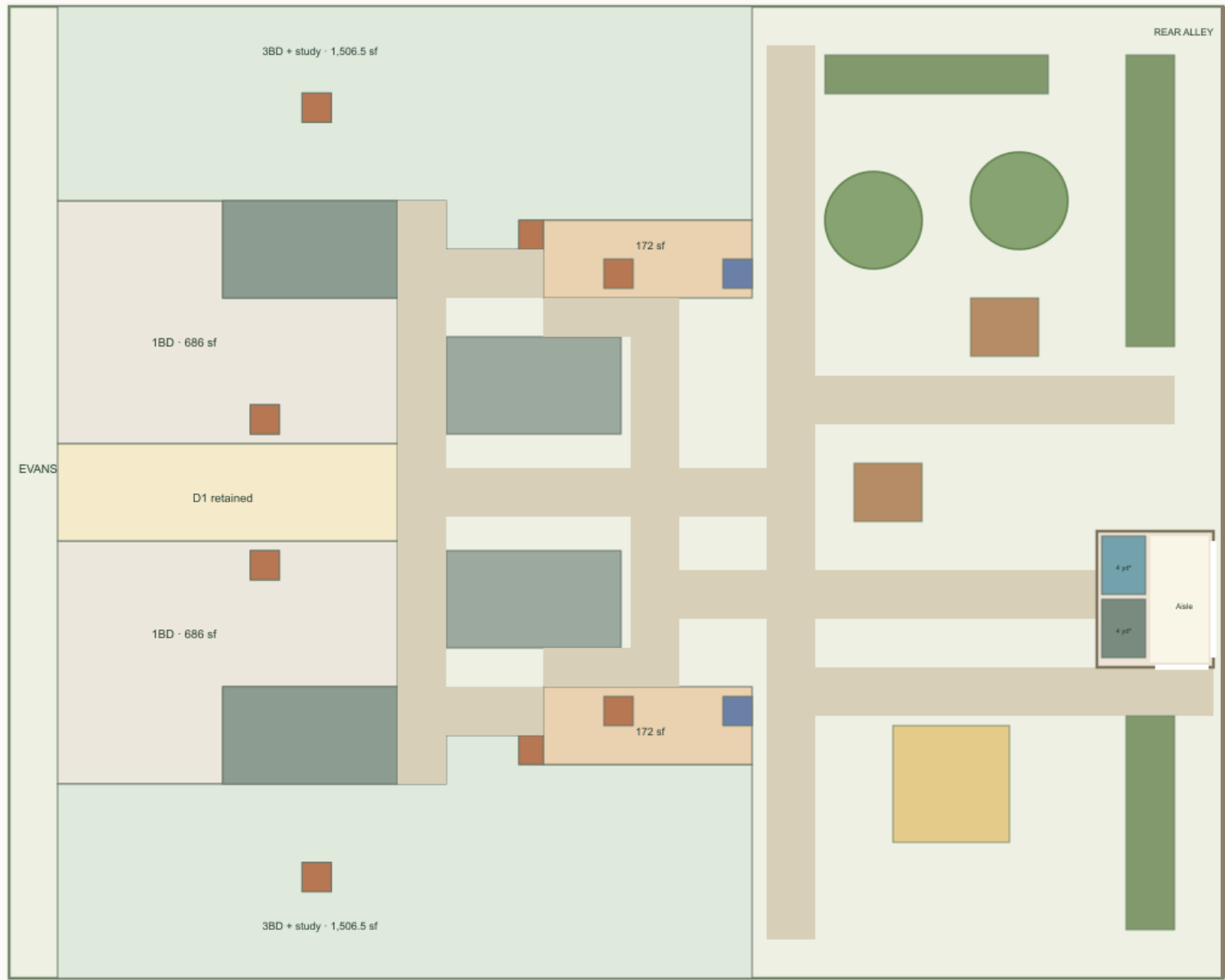


- Vertical shaft geometry is continuous.
- 24-in horizontal service band reserved below upper floors; beams unresolved.
- Vents reach the roof coordination level.
- Termination height / penetrations need MEP and roof detailing.



An on-site service enclosure at the rear alley

A clear resident route and collection aisle are drawn separately. RFP/GIS supports an alley; dimensions and levels need a survey.



REFUSE + RECYCLING

12 × 14-ft enclosure · 168 sf
Two nominal 4-yd³ containers
8 yd³ storage / 5.5 yd³ weekly
minimum allowance for 22 homes

5-ft resident path connects to
the existing garden route.

6-ft clear roll-out aisle;
12-ft gate faces the alley.

East picnic table relocated.
Planting shortened at new path.

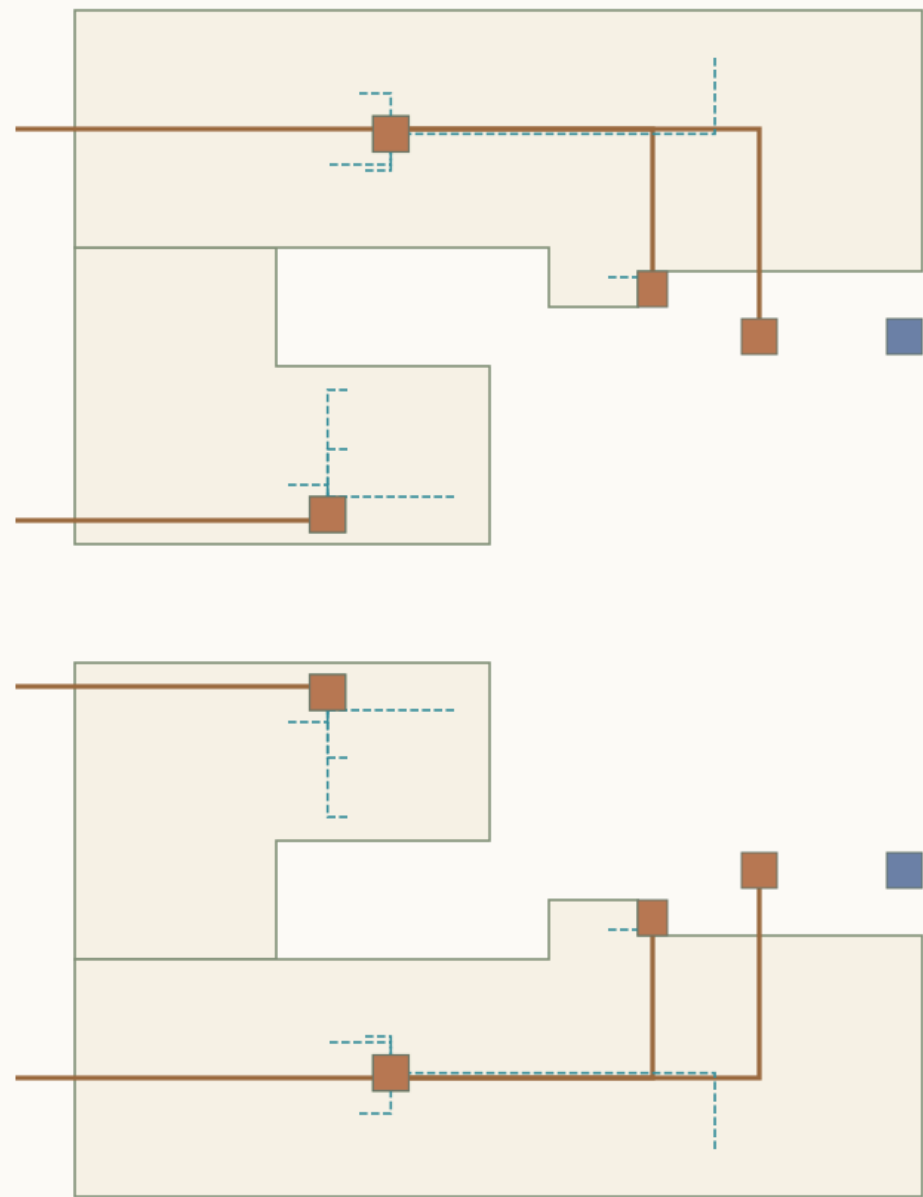
Verify survey, grades, truck access,
collection method, container sizes
and waste generation.

Accessible ground routes are planned;
upper-floor access remains R1.



Continuous stacks and drawn ground connections

B mirrors A. Branches are under floor / underslab reservations and do not occupy the clear room zones.



PRESERVED FUNCTIONS, NEW ROUTES

18 old wet-room corner boxes map to S1–S4.
12 of those boxes conflicted with G2-P1 rooms.
No verified installed risers were found.

Blue dashed: ground fixture branch reservation.
Ochre: underslab collection toward Evans.
Supply, sewer tie-in points and inverts are unverified.

Longest ground branch: 33.8 ft

Planning fall at ¼ in/ft: 8.4 in
MEP must confirm pipe sizes, venting and invert.

Every branch ends inside its assigned stack.
Upper branches repeat on all three upper floors.
Dry electrical risers remain separate.

This is a coordinated service topology;
it is not a construction plumbing design.



Actual wall openings and retained D1 portals

Identical orthographic cameras for street before/after. Utility openings are modeled holes, with frames and doors.

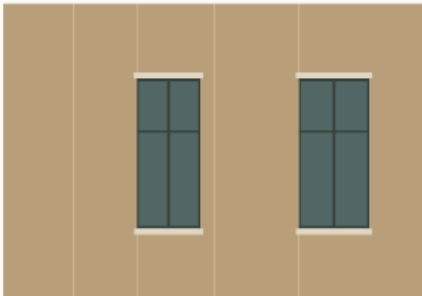
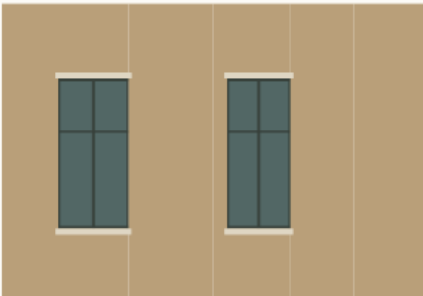
WEST / STREET · EV-G1 BASELINE



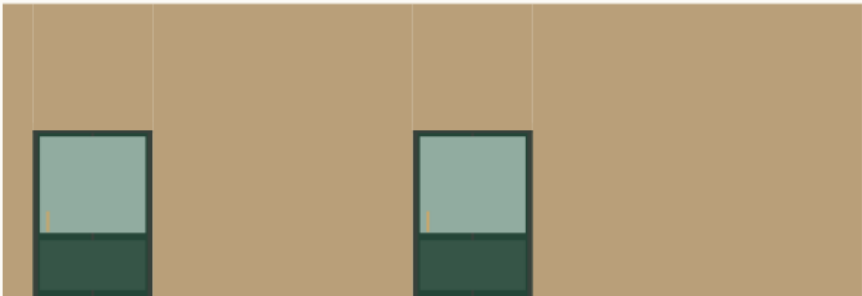
WEST / STREET · G2-P2



EAST / GARDEN · G2-P2



A · UTILITY COURTYARD FACE



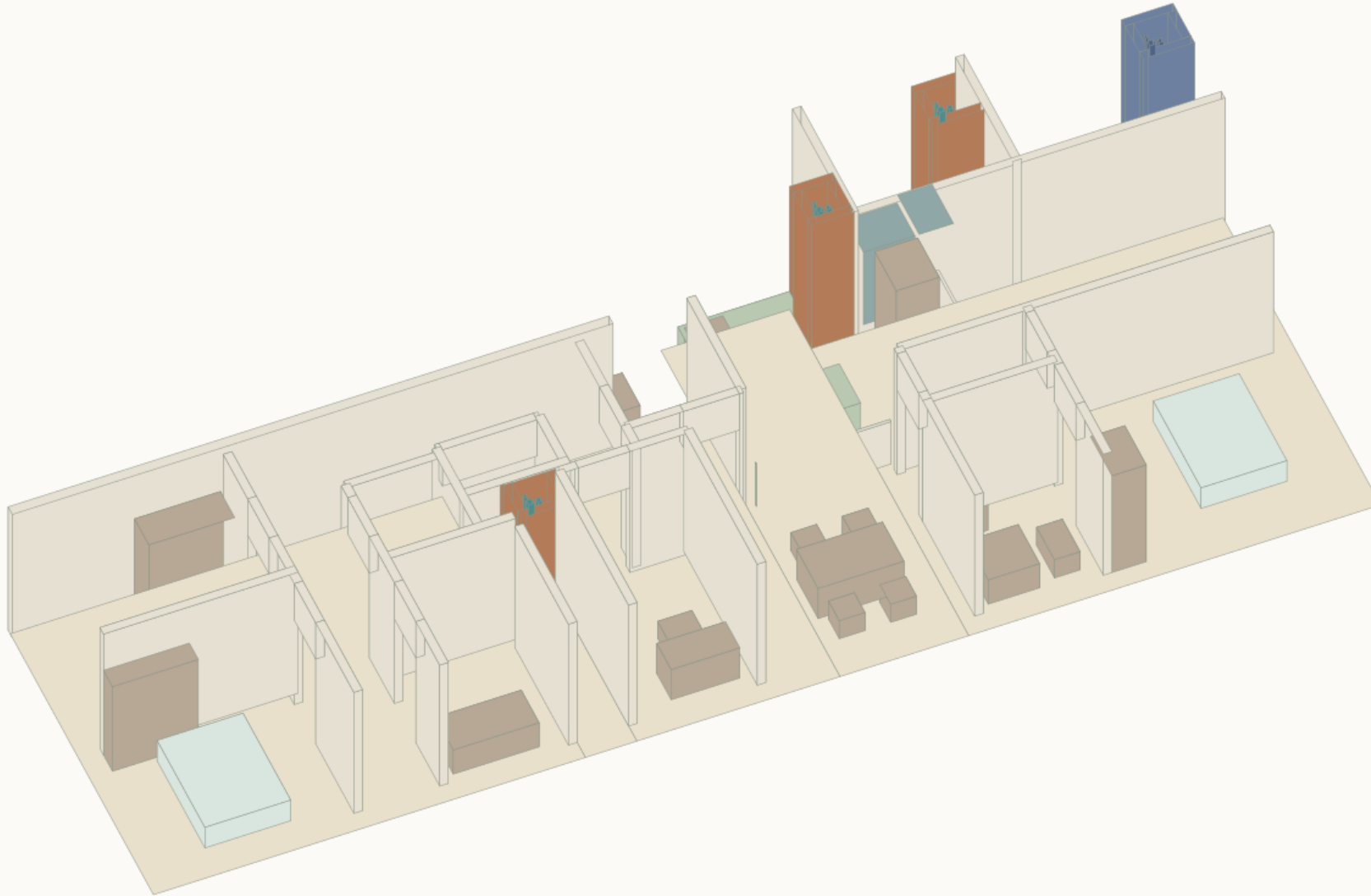
Eight new bedroom/living windows; four utility doors; eight courtyard windows shortened to clear S3.

UNPUBLISHED · Native geometry inspection; final construction, code and equipment approval pending.



Native ground-floor cutaway

Building A. Exterior shell and upper floors hidden for inspection; shafts clipped at 10.2 ft in this view only.



Doors are voids in extruded partitions. Ochre shafts are wet; the blue shaft is the separate dry riser.

UNPUBLISHED · Native geometry inspection; final construction, code and equipment approval pending.



Same-assumption financial sensitivity

No new rents, market advice or affordability assumptions. Unpriced engineering and construction changes remain separate.

Measure	Original	G2-P2	Delta
Scheduled annual rent	\$532,800	\$544,800	\$12,000
Annual NOI	\$331,820	\$343,220	\$11,400
Hard cost allowance	\$6,704,160	\$6,729,368	\$25,208
Total development cost	\$8,839,752	\$8,872,018	\$32,266

DSCR: 0.761x -> 0.785x. Annual cash after reserves/debt: \$-111,691 -> \$-101,882 (still negative).

Two 2BD homes convert to proposed 3BD homes. Existing monthly rents remain \$2,200 and \$2,700 respectively, with 5% vacancy. Scheduled rent rises \$12,000; NOI rises \$11,400. Unit-based expenses, tax basis and shell/open-area construction rates remain unchanged.

Fit-out allowance: 685 additional ground apartment gross sf x the legacy 92% proxy x \$40 = \$25,208 hard; plus 20% soft costs and 8% contingency = \$32,266.24 total. The 92% proxy is only a costing convention, not measured net. Upper shaft deductions reduce reported apartment area without changing the saved rent schedule.

Not included in that cost change:

- New/revised windows and doors
- Wet and dry utility equipment, service connections and shaft assemblies
- Plumbing, ductwork and electrical rerouting; individual water heaters / HVAC
- Refuse enclosure, bins, revised landscaping and collection operations
- Accessible vertical route / elevator if required; structural, fire and code changes

Saved case: zero affordable allocations. Lift cost and lift operating expense are both zero; R1 may materially change them.



Required decisions before adoption - 1 of 2

Specific inputs to carry this coordinated concept into engineering and permit review.

R1 | Architect / accessibility consultant

Four-story walk-up accessibility strategy is not demonstrated.

Determine Chicago multi-story-housing classification, whether A/B constitute one structure for counting, required Type A/B and affordable-unit distribution, and an approved accessible vertical route. Twenty percent of 22 is 4.4 before required rounding/counting; four ground homes alone cannot satisfy five or more Type A units. If lift/elevator is required, return a dimensioned location, pit/overrun, landings and revised cost/area without sacrificing egress.

R2 | MEP / utility providers

Equipment envelopes have been fitted, but capacity is not engineered.

Provide 11-home plus common-service electrical load per building, voltage, ComEd meter/switchgear dimensions and clearances; water pressure/flow, backflow and sprinkler calculations; confirm whether fire pump/tank or transformer is needed. Selected equipment must fit 76-sf wet + 96-sf dry rooms or trigger a documented refit.

R3 | Plumbing / structural engineers

Continuous shaft topology and branch paths drawn; sizing, fall and supports unapproved.

Size DWV/vent/water/fire systems; establish sewer location/invert, cleanouts, trap-arm vents, penetration/firestop details and slab/beam coordination. Longest ground branch has a 1/4-in/ft planning fall budget recorded separately. Verify distinct waste/vent/air paths inside gross shafts, and roof termination clearances. Roof/cornice remains 50 ft; no above-roof outlet has been assumed complete.



Required decisions before adoption - 2 of 2

Specific inputs to carry this coordinated concept into engineering and permit review.

R4 | Mechanical / energy engineer

Individual laundry + water-heater closets reserved; mechanical distribution incomplete.

Select 22 water heaters and HVAC systems with energy model, ventilation/condensate, intake/exhaust and outdoor-unit locations. A heat-pump water heater needs a designed airflow path; the closet alone does not establish it. No boiler room or rooftop equipment capacity has been assumed unnecessary.

R5 | Architect

Three bedroom clear zones and direct windows fit; legal bedrooms and accessible room details unapproved.

Verify glazing, operable area, escape/rescue applicability, sash clear openings, sill heights, fire separation and structure; complete ICC A117.1 door maneuvering, bathroom and kitchen clearances. Study remains non-bedroom. Upper homes and the two existing ground 1BD homes have service-module layouts, not complete room fits.

R6 | Surveyor / civil engineer / refuse operator

Rear alley is supported by the RFP/GIS map; actual dimensions and grades are not surveyed.

Confirm parcel boundary/alley width, service-lane clearance, collection vehicle/door operation, bin manufacturer sizes, frequency and waste split; confirm actual waste generation against the 50-cubic-yard weekly compactor threshold, drainage and nuisance control. Survey thresholds and slopes for the continuous ground paths. Resolve the RFP 125×100-ft rectangle versus earlier GIS area.



Verification, preserved evidence and sources

Checks establish the modeled geometry and accounting; they do not establish code or equipment approval.

20 changed openings checked against opaque wall geometry; 30 upper-floor shaft penetrations checked as true holes.

28,165 faces / 50,722 triangles exported to GLB. All eight drawings inspected at full or contact-sheet resolution.

The 36-in interior route connects vestibule, dining, kitchen and living without wall, shaft or furniture overlap. Bedroom/study doors enter defined halls/recesses.

Existing envelope, roof/cornice, stairs, cores and D1 portal meshes retained. Eight courtyard windows shorten by 6 in to clear S3; new ground windows and utility doors have real wall voids.

Original E8-D1 model, EV-G1 ground plan and stacked-v1 riser record are preserved in the package. All 18 old wet functions have explicit old-to-new mappings.



Official references and design limits

Consulted 15 October 2026. Click each source title to open the official reference.

Chicago 7-28-220: refuse capacity

Minimum weekly allowance 0.25 cubic yard per occupied home including recycling; 22 homes need 5.5 cubic yards. Two nominal 4-cubic-yard containers provide 8 cubic yards gross storage. Waste split and collection frequency still require operator confirmation.

Chicago 7-28-230: refuse placement

Alley collection should be on the served premises at the alley lot line. Keep gates and storage within the parcel; verify truck access and nuisance separation.

Chicago 14E-1-110: electrical installations

Article 110 is adopted with Chicago amendments; electrical closets in non-high-rise buildings require at least one-hour fire rating. Four-foot working depth is a conservative planning reservation, subject to actual voltage/equipment condition.

Chicago 14B-11-1107: dwelling accessibility

Multi-story housing requires 20% Type A units and accessible routes; its vertical-route exception is limited. The retained four-story walk-up scheme needs a licensed code determination of classification, counting and elevator strategy. No Type A/B approval is claimed.

Chicago 7-28-225: compactor threshold

The section refers to 50 cubic yards of weekly refuse generation. The 5.5-cubic-yard minimum allowance for this concept is below that threshold; actual generation and collection operations still require confirmation.

Chicago 14B-12-1207: room and kitchen dimensions

The room-area screen requires one 120-sf room, dining at least 60 sf and other habitable spaces at least 70 sf. The proposed clear zones pass those numerical screens; legal bedroom status still depends on light, ventilation, egress and accessibility. Kitchen clear passage is at least 3 ft; the modeled island paths are checked separately.