17-13-0303-C(1) Type 1 Narrative & Plans – 4614 N. Seeley Avenue, Chicago, IL

Proposed Zoning: RM-4.5 Residential Multi-Unit District

Lot Area: 1,967.47 sq. ft.

Proposed Land Use: The Applicant is keeping the existing single-family residence and detached garage containing two (2) off-street parking spaces. The Applicant plans to construct a dormer addition to the existing single-family residence. The single-family residence will measure around 26 ft.-7 ½ inches in height. Pursuant to Sec. 17-13-0303-D optional Administrative Adjustment and Variation and pursuant to Sec. 17-13-1101-B of the Chicago Zoning Ordinance, the Applicant is to reduce the front setback from the required 4.49' to zero; combined side setback requirement of 10.51' to zero; north side setback from 2' to zero; south side setback from 2' to zero; rear setback from 11.23' to 2'-9"; waive the required rear yard open space of 127.89 SF to zero and all relief necessary, as allowed by the Chicago Zoning Code, for the attached plans.

(A) The Project's Floor Area Ratio: 1,926 square feet (0.98 FAR)

(B) The Project's Density (Minimum Lot Area Per D.U.): 1,967.47 square feet per D.U. (1 residential unit)

(C) The amount of off-street parking: 2 (existing)

(D) Setbacks:

a. Front Setback: 0'

b. Side Setbacks:

North Side: 0'

South Side: 0'

c. Rear Setback: 2 feet- 9 inches

(E) Building Height: 26 feet- 7 ½ inches

DORMER ADDITION TO EXISTING COACH HOUSE

4614 N. SEELEY CHICAGO IL 60625

CODE MATRIX

Item	Subject	Code Reference	Ordinance Requirement	Actual	M/R/Location / Sheet No.
Zoning Ordinance Requirements					
1.01	Zoning District / Planned Development No.	zoning map		RS - 3	
1.02	Existing Zoning (MAP)	17-13-0300		RESIDENTIAL	Permit Application
1.03	Proposed Zoning (MAP)	17-13-0300		RESIDENTIAL	Permit Application
1.04	Landscape Ordinance Compliance	required deed restriction			
1.05	Lakefront Protection District	zoning map, Ch. 16-4			
1.06	Zoning Overlay District	zoning map, Ch. 17-3			
1.07	Pedestrian Street	zoning map, 17-3-0308			
1.08	Lot Area	17-13-0302	2500'	4200	1 G1.0
2.01	Floor Area Ratio (FAR)	varies by district	.9	.85	
2.02	Total Floor Area	17-13-0302 varies by district	4845	3570	
2.03	Building Height	17-13-0311 varies by district	30'	EXISTING, NO CHANGE	
2.04	Front Setback	17-13-0305 varies by district	MIN. OR 15%	EXISTING, NO CHANGE	
2.05	Combined Side Setbacks	17-13-0305 varies by district	MIN OF 40% LOT OR	EXISTING, NO CHANGE	
2.06	Rear Setback	17-13-0307 varies by district	MIN OR 30'	EXISTING, NO CHANGE	EXISTING NO CHANGE
2.07	Open Yard / On-site Open Space	17-2-0303, 17-4-0402	225 SQ FT PER DWL A	EXISTING, NO CHANGE	
2.08	Number of Dwelling Units	varies by district	1	1	
	Number of Efficiency Units (include above)	varies by district			0
2.09	Number of Off-street Parking Spaces	17-10-0207	1	1	
	TOD ready Parking Spaces (include above)	17-10-0105 (eff. 10/07/15)			0
2.10	Number of Off-street Loading Spaces	17-10-0100			0
2.11	Architectural Compliance	Ch. 17-14			0
2.12	Landscape Development Standards	17-13-0800			0
2.13	Natural Environment Standards	Ch. 17-13			0
2.14	Open Space Impact Fee Number	Ch. 16-18			0
2.15	Affordable Requirements Ordinance (ARO) Forms	Ch. 2-44			0
2.16	Wall of Space	17-13-1302-E		NUMBER	Spaces Make or Break Deal
3.01	Chicago Building Code Requirements				
3.01A	Proposed Occupancy Classification(s)	14B-3-302.1		R-3	
3.01B	Existing Occupancy Classification(s)	14B-3-302.1, Ch. 14B-3		R-3	
3.02	Type of Construction	14B-6-602.4			5
3.03	Code Years	14B-1-103.3			2
3.04	Stories Height in Feet Above Grade Plane	14B-5-503.1, 14B-5-504.3		+/- 30'-0"	EXISTING, NO CHANGE
3.05	Number of Stories Above Grade Plane	14B-5-503.1, 14B-5-504.4	3	3	EXISTING, NO CHANGE
3.06	Basements / Lowest Floors	14B-5-505			1
3.07	Address Area	14B-5-506.1, 14B-5-506		3604	AREA OF WORK = 324
3.08	Number of Basements Exposed Over Area	14B-5-506.3		1	EXISTING, NO CHANGE
3.09	Fireplace Increase	14B-5-506.3			1
3.10	Mezzanine Occupancy Exclusion	14B-5-508.2			1
3.11	Mezzanine Occupancy Separation	14B-5-508.3			1
3.12	Mezzanine Area	14B-5-508.4			1
3.13	Mezzanine Limitation	14B-5-508		0	1
3.14	Construction Classification	14B-6-601			1
	Rating - Primary Structural Frame	table 14B-6-601, 14B-11-704	0	0	EXISTING, NO CHANGE
	Rating - Exterior Bearing Walls	tables 14B-6-601, 14B-6-602.1	0	0	EXISTING, NO CHANGE
	Rating - Interior Bearing Walls	table 14B-6-602	0	0	EXISTING, NO CHANGE
	Rating - Exterior Nonbearing Walls	table 14B-6-602		0	EXISTING, NO CHANGE
	Rating - Floor Construction	table 14B-6-602	0	0	EXISTING, NO CHANGE
	Rating - Roof Construction	table 14B-6-602	0	0	EXISTING, NO CHANGE
3.15	Fire Resistant Separation	14B-6-603, 14B-6-604			1
3.16	Combustible Exterior, Type I/II Construction	14B-6-603, 14B-6-604			1
3.17	Ornamental Combustible	14B-6-603.2		0.0	EXISTING, NO CHANGE
3.18	Exterior Wall Protection	14B-6-602.1, 14B-6-602	1	1	EXISTING, NO CHANGE
3.19	Exterior Wall Openings	14B-6-705.1			1
3.20	Exterior Wall Opening Protection	14B-6-705.2	YES	COMPLIES	EXISTING, NO CHANGE
3.21	Exterior Wall Projection	14B-6-705.3	1 FOOT	COMPLIES	EXISTING, NO CHANGE
3.22	Fire Wall Rating	14B-6-706.1			1
3.23	Fire Wall Rating	14B-6-706.2, 14B-7-707.1			1
3.24	Fire Wall Openings	14B-6-706.3			1
3.25	Fire Wall Rating - Occupancy Separation	14B-6-706.3.2, 14B-7-707.2.4			1
3.26	Fire Wall Rating - Fire Area Separation	14B-6-706.3.3, 14B-6-706.3.4, 14B-7-707.2.5			1
3.27	Fire Wall Rating - Control Area	14B-6-414.2.4, 14B-7-707.2.6			1
3.28	Fire Wall Rating - Residential Uses	14B-6-706.3.5, 14B-7-707.2.7, 14B-7-707.3.4.3			1
3.29	Fire Wall - Load Separation	14B-6-706.3.6, 14B-7-707.2.8.3			1
3.30	Fire Wall - Corner	14B-6-706.3.7, 14B-7-707.2.8.2			1
3.31	Smoke Barrier	14B-6-709			1
3.32	Fire Barrier Openings	14B-7-713			1
3.33	Fire Enclosure Ratings	14B-7-713.4			1
3.34	Fire Enclosure - Ducts	14B-7-713.5			1
3.35	Fire Enclosure - Continuity	14B-7-713.6			1
3.36	Fire Enclosure - Openings / Penetrations	14B-7-713.7, 14B-7-713.8			1
3.37	Protection of Rated Construction	14B-7-714			1
3.38	Fire Dampers	14B-7-716			1
3.39	Smoke and Air Barrier Openings	14B-7-717			1
3.40	Ductwork / Refrigerant	14B-7-718			1
3.41	Interior Finish - Rooms / Spaces	table 14B-8-803.5			1
3.42	Interior Finish - Corridors / Exit Access	table 14B-8-803.5			1
3.43	Interior Finish - Exit / Exit Discharge	table 14B-8-803.5			1
3.44	Interior Finish - Vertical Openings	14B-8-803.6			1
3.45	Interior Finish - Stairs & Ramps	14B-8-803.7			1
3.46	Automatic Sprinkler System	14B-9-903.2			1
3.47	Alternative Automatic Extinguishing System	14B-9-904.2			1
3.48	Sprinkler System	14B-9-903.3			1
3.49	Portable Fire Extinguishers	14B-9-906.1			1
3.50	Fire Alarm System	14B-9-907.2			1
3.51	Smoke and Heat Vents	14B-9-910			1
3.52	Smoke and Carbon Monoxide Alarms	14B-9-907.2.10			1
3.53	Portable Fuels Reduction	14B-9-907.3.2.1			1
3.54	Fire Department Connection	14B-9-912.1, 14B-6-903.4			1
3.55	Fire Pump Rating	14B-9-913.1			1
3.56	Sprinkler Supervisory / Equipment Room	14B-9-914			1
3.57	Urban Riverside Detention	14B-9-915			1
3.58	Fire Hydrant Rule	14B-9-916.1			1
3.59	Exterior Load Calculations Sheet	14B-16-1604.3			1
3.60	Exterior Concrete Calculations Sheet	14B-16-1604.4			1
3.61	Exterior Masonry Calculations Sheet	table 14B-16-1604.5			1
3.62	Exterior Table of Wind Loaded Surfaces	table 14B-16-1609.6			1
3.63	Seismic Load Calculation Allowed	table 14B-16-1616.6.1			1
3.64	Soil and Soil Access Supervisor	14B-17-1701			1
3.65	Accessible Means of Egress	14B-10-1008			1
3.66	Communication	14B-10-1009.8			1
3.67	Exit Access	14B-10-1013.10			1
3.68	Exit Signs	14B-10-1013			1
3.69	Number of Exits Required	table 14B-10-1015.1			1
3.70	Location of Exits	14B-10-1015.2			1
3.71	Exit Access Travel Distance	14B-10-1017.2			1
3.72	Aisle Requirements	14B-10-1029			1
3.73	Natural Ventilation	14B-12-1203.1			1
3.74	Natural Light	14B-12-1204.2			1
3.75	Light / Vent Minimum Dimensions	14B-12-1205			1
3.76	Minimum Ceiling Height	14B-12-1207.2			1
3.77	Sleeping Room Area	14B-12-1208.1			1
3.78	Under Roof Openings - Combustibility	14B-14-1403.1			1
3.79	Roof Fire Classification	14B-15-1505			1
3.80	Roof Slope / Drainage Height	14B-15-1507.3, 14B-15-1503			1
3.81	Roofing Structure Area	14B-15-1507.3.1.1.4B-15-1507.3.1			1
3.82	Roofing Structure Materials	14B-15-1507.3.1			1
3.83	Roofing Covering over Insulation	14B-15-1507.3.3			1
3.84	Vertical Room Fire Resistance Rating	table 14B-5-509, Title 14B			1
3.85	Vertical Room Number of Exits	14B-10-1008.2.2			1
3.86	Vertical Room Number of Exits	14B-10-1015.1.2			1
3.87	Vertical Room Fire Resistance Rating	table 14B-10-1017.2			1
3.88	Mechanical Room One-Hour Fire Resistance Rating	table 14B-5-509			1
3.89	Mechanical Room Number of Exits	14B-10-1015.1.2			1
3.90	Solar Collectors	14B-18-1801.1			1
3.91	Solar Collectors Permit Requirements	14B-18-1801.2			1
3.92	Wind Energy Conversion Systems	14B-18-1802.1			1
3.93	Standby Power for Elevator	14B-10-1009.4.1			1
3.94	Elevator Machine Room Venting	14B-10-1009.6			1
3.95	Area Height and Materials	14B-14-1401.1 (see zoning map)			1

Other Required Data				
Item	Subject	Code Reference	Complete	N/A
A.01.01	Accessible Certification (Form 402)	14A-1-402		
A.01.02	Accessibility Compliance Data	Review & Office for People with Disabilities (MOPD) Project Data Form		
A.01.03	Architectural Plans	14B-1-103.1		
A.01.04	Construction Phasing	14B-1-203.5		
A.01.05	Vertical Drawings	14B-1-203.6		
A.01.06	Mechanical Equipment Schedules / Specs	14A-4-404.2.1, 14A-4-404.2.2, 14A-4-404.2.3		
A.01.07	Mechanical Ventilation / Exhaust Schedule	14B-12-1202.4		
A.01.08	Energy Conservation Code Compliance Data	14A-4-401.2.2		
A.01.09	Plumbing Fixture Schedule	14B-11-1101.1		
A.01.10	Stormwater Management Ordinance Plan	Ch. 11-10		

NOTES

1. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD.
2. NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALE – DO NOT SCALE DRAWINGS.
3. INTERIOR DIMENSIONS ARE TO THE FACE OF A WALL UNLESS NOTED OTHERWISE.
4. EXTERIOR DIMENSIONS ARE TO THE FACE OF MASONRY FOUNDATION WALLS, UPPER FLOORS ARE TO THE FACE OF SHEATHING, OR MASONRY IF USED.
5. EXTERIOR DIMENSIONS OF FRAME WALLS ARE TO FACE OF SHEATHING UNLESS NOTED OTHERWISE.
6. ALL MATERIALS AND EQUIPMENT MUST BE INSTALLED IN COMPLIANCE WITH THE MANUFACTURERS INSTRUCTIONS AND RECOMMENDATIONS.
7. CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND PROPER DISPOSAL OF ALL DEBRIS GENERATED BY THE WORK. CLEAN UP IS REQUIRED ON A DAILY BASIS. DISPOSE OF DEBRIS LEGALLY.
8. CONTRACTOR IS TO GUARANTEE ALL OF THE WORK, MATERIALS AND LABOR, IN WRITING FOR A MINIMUM OF ONE (1) YEAR AGAINST ALL DEFECTS OF MATERIALS, EQUIPMENT AND WORKMANSHIP.

STRUCTURAL NOTES

GOVERNING CODES AND REGULATIONS

1. City of Chicago Building Code
2. American Institute of Steel Construction (AISC)
3. American Welding Society (AWS D1.1)
4. American Concrete Institute (ACI)
5. Building Code Requirements for Masonry Structures (ACI-530)
6. Building Code Requirements for Engineered Brick Masonry (BIA)
7. National Design Specifications for Wood Construction (NDS)

DESIGN LOADING

1. Live Loads:
   a. Roof — 25 psf
   b. Typical Floors — 40 psf
   c. Public Areas — 100 psf
2. Wind Load:
   a. Main Force Resisting System — 20 psf
   b. Components/Cladding — 25 psf
   c. Components/Cladding at Corners — 30 psf
   d. Interior Partitions — 5 psf
3. Rolling Loading
   a. Uniform Load — 50 plf
   b. Concentrated Load — 200 lbs

GENERAL NOTES

1. Contractor shall visit the site and become familiar with the existing conditions prior to the start of the work.
2. Contractor shall inform Architect immediately if actual conditions vary from the assumptions indicated.
3. The structure is designed to function as a unit upon completion. The Contractor shall furnish all temporary bracing and/or supports required as the result of the Contractor's construction methods and/or sequences.
4. Contractor to be solely responsible for all construction means, methods, techniques, procedures and for coordinating all portions of the work.
5. Contractor to keep premises free of demolition debris or any other rubbish caused during the work process. Premises will be cleaned at the end of each working day.
6. All dimensions shown on the Drawings shall be checked by the General Contractor and any discrepancies are to be reported immediately to the Architect.
7. Unless otherwise noted, all details, sections and notes on the drawings are intended to be typical for similar situations elsewhere.
8. Engineer's approval is required for all substitutions.

DEMOLITION AND SHORING

1. Contractor shall visit the site and become familiar with the existing conditions and the areas that are to be demolished and removed from the site.
2. Contractor shall bear full responsibility for the design and installation of all temporary shoring which is to be used.

ELECTRICAL NOTES:

1. ALL WORK MUST BE PERFORMED BY A LICENSED ELECTRICAL CONTRACTOR WHOSE WORK MUST COMPLY WITH 2018 CITY OF CHICAGO ELECTRICAL CODE.
2. THE ELECTRICAL CONTRACTOR IS TO OBTAIN AND PAY FOR PERMIT AND INSPECTION FEES, AND PROVIDE CERTIFICATE INDICATING THAT ALL WORK COMPLIES WITH THE APPLICABLE ELECTRICAL CODES.
3. LAYOUT IS DIAGRAMMATIC. THE CONTRACTOR MUST INSTALL ALL WORK TO MEET FIELD CONDITIONS AND OWNERS REQUIREMENTS.
4. WIRE IN A COMPLETE RACEWAY SYSTEM WITH ALL LIGHTING FIXTURES (TYPE VERIFIED W/OWNER), OUTLETS, BOXES, WIRING DEVICES, LIGHTING PANELS W/ BREAKERS, ALL FUSES AND DISCONNECT SWITCHES, CONDUCTORS, CONDUIT FEEDERS, BRANCH CIRCUITS, WIRING HANGERS, FITTINGS, AND ALL OTHER ELECTRICAL EQUIPMENT AS NECESSARY TO PROVIDE A COMPLETE AND OPERABLE INSTALLATION. WIRE ALL MOTORS AND DISCONNECT SWITCHES.
5. CONDUIT MUST BE EMT WITH COMPRESSION TYPE CONDUIT FOR ALL CONDUIT SPLICES.
6. UNDER FLOOR CONDUIT TO BE HEAVY WALL GALVANIZED STEEL OR IMC.
7. UNLESS OTHERWISE NOTED ALL ELECTRICAL OUTLETS SHALL BE MOUNTED AT THE FOLLOWING HEIGHTS ABOVE THE FINISHED FLOOR.
   A. LIGHTING SWITCHES 4'-6"
   B. RECEPTACLES: 1'-3"
   C. CAT 5 JACKS AND TV OUTLETS 1'-3"
8. INSTALL GFCI OUTLETS IN ALL WET AREAS AS SHOWN. MOUNT MIN. 12" ABOVE COUNTER TOPS
9. ALL BATHROOM LIGHT FIXTURES SHALL BE GFCI PROTECTED.
10. PROVIDE GFCI OUTLETS AND DEDICATED, GFCI PROTECTED OUTLETS FOR WHIRLPOOL TUB IN ALL BATHROOMS (IF APPLICABLE).
11. FILL IN ALL PANEL DIRECTORIES, IDENTIFY ALL CIRCUITS AND MAINTAIN BALANCED PHASE LOSS.

WOOD

1. All wood construction shall comply with 'National Design Specifications for Wood Construction.'
2. Minimum lumber grade shall be Douglas-Fir No. 2 sawn lumber, installed as indicated on the drawings.
3. Micro lam beams shall be the sizes indicated on the drawings and have been designed for the following values:
   a. Fb = 2,600 PSI for LVL members
   b. Fb = 3,000 PSI for PSL members
   c. E = 1.9 x 106 PSI for LVL members
   d. E = 2.0 x 106 PSI for PSL members
4. Structural members shall be set level and plumb, in correct position.
5. Horizontal members shall be placed flat, crown side up.
6. Bridging shall be provided in framing spanning in excess of 8'-0. Solid blocking shall be fit at ends of members.
7. Typical headers to be 2 – 2" x 10" with double cripple studs at each end, and one stud full height, unless noted otherwise.
8. Top plates shall be doubled on all stud walls.
9. Blocking 2" wide of equal depth of the members shall be provided between all joists and rafters at their supports, unless members are nailed to a rim joist.
10. All micro lam beams to be carried by double stud columns in bearing walls, unless noted otherwise.
11. Bearing walls supporting floor joists and beams must align with bearing walls and footings below.
12. Ledgers and stud wall foundation sill plates shall be treated and bolted to concrete with ½" diameter x 10" bolts at 6'-0 on center minimum spacing. At least two bolts shall be provided for each piece with one bolt within 1'-0 of each end.
13. All nailing and fastening to be per applicable codes.
14. All connectors shall be Simpson Strong Tie or equal.
15. All plywood shown for floor/roof decks and on wall sheathing shall be of the thickness shown on the drawings and shall meet all the requirements of the U. S. Product Standard P. S. 1, latest edition, for structural 1 grade material.
16. All new plywood subfloor and roof sheathing shall be glued and screwed to joists. Any joist hangers that are used shall be glued and mechanically fastened to joists.
17. Shore existing structure during construction as required.

PLUMBING NOTES

1. ALL SUPPLY PIPING ABOVE GROUND SHALL BE TYPE "L".
2. ALL SUPPLY PIPING BELOW GROUND SHALL BE TYPE "K".
3. ALL SUPPLY PIPING FITTINGS TO BE FORGED COPPER, NO LEAD SOLDER AND FLUX.
4. 24" AIR CHAMBERS AT TOP OF ALL WATER RISERS.
5. 12" AIR CHAMBERS AT TOP OF ALL FIXTURES.
6. PROVIDE THERMOSTATIC MIXING VALVES FOR ALL.
7. PROVIDE SHUT-OFF VALVES ON ALL FIXTURES.
8. ALL WORK MUST MEET CITY OF CHICAGO BUILDING CODES.
9. EMPTY CATCH BASIN, ROD OUT ALL EXIST. UNDERGROUND PIPING TO STREET

PLUMBING SPECIFICATIONS:

1. CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY FOR THE NEW AND DEMOLITION WORK AND MODIFICATIONS TO EXISTING PIPING SYSTEMS, INCLUDING ALL NEW EQUIPMENT AND RELATED ACCESSORIES, AS SHOWN ON THE PLANS AND AS NOTED ON THE DRAWINGS AND AS HEREINAFTER SPECIFIED.
2. ALL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF CHICAGO BUILDING CODE, STATE AND LATEST APPLICABLE CODES, RULES AND ORDINANCES AS WELL AS LATEST OSHA REQUIREMENTS.
3. PAY ALL FEES FOR PERMITS AND INSPECTIONS APPLICABLE TO THEIR TRADE AND SHALL OBTAIN ALL CERTIFICATES OF INSPECTIONS.
4. PROVIDE ONE (1) YEAR GUARANTEE ON ALL MATERIALS AND WORKMANSHIP PERFORMED UNDER EACH CONTRACT.
5. ROUGH IN AND MAKE FINAL CONNECTIONS TO ALL PLUMBING FIXTURES. PROVIDE "P" TRAPS, 12" AIR CHAMBERS, SUPPLIES AND STOPS, HANGERS, CARRIERS AND MISCELLANEOUS RELATED ITEMS. PROVIDE STOPS FOR EVERY FIXTURE ROUGH-IN.
6. DRAWINGS ARE DIAGRAMMATIC AND INTENDED TO SHOW APPROXIMATE LOCATIONS UNLESS SPECIFICALLY DIMENSIONED. COORDINATE THE WORK WITH ALL TRADES TO AVOID INTERFERENCE. PLUMBING WORK THAT IS INSTALLED WHICH INTERFERES WITH THE WORK OF OTHER TRADES DUE TO THE LACK OF COORDINATION SHALL BE CHANGED AT NO ADDITIONAL COST TO THE OWNER.
7. CONTRACTOR SHALL PROVIDE ALL MINOR ITEMS WHICH ARE OBVIOUSLY AND REASONABLY NECESSARY TO COMPLETE THE INSTALLATION AND USUALLY INCLUDED IN SIMILAR WORK EVEN THOUGH NOT SPECIFICALLY MENTIONED IN THE CONTRACT DOCUMENTS. SUCH ITEMS ARE BOLTS, NUTS, ANCHORS, HANGERS, BRACKET SLEEVES, MINOR OFFSETS IN PIPING BECAUSE OF UNFORSEEN OBSTRUCTIONS, ETC.
8. THE CONTRACTOR SHALL REMOVE FROM THE PREMISES ALL RUBBISH ACCUMULATED AND GENERATED AND KEEP EACH BUILDING AREA CLEAN DURING THE PROGRESS OF THE PLUMBING WORK.
9. NOT USED.

A. SOIL, WASTE AND VENT PIPING 3" AND LARGER: SERVICE WEIGHT CAST IRON SOIL PIPE WITH DRAINAGE FITTINGS AND 2-1/2" AND SMALLER: GALVANIZED STEEL PIPING WITH CAST IRON DRAINAGE FITTINGS OR TYPE L COPPER W/DWV FITNGS.

B. DOMESTIC HOT AND COLD WATER PIPING: TYPE L, HARD DRAWN COPPER WITH WROUGHT SWEAT FITTINGS. SOLDER ALL FITTINGS WITH 95-5 SOLDER.

10. CLEAN ALL DOMESTIC HOT AND COLD WATER PIPING SYSTEM AND CHLORINATE IN ACCORDANCE WITH THE METHOD PRESCRIBED BY AWWA PRIOR TO TURNING OVER TO THE OWNER.

A. TEST ALL HOT AND COLD WATER PIPING HYDROSTATICALLY AT 100 PSI.

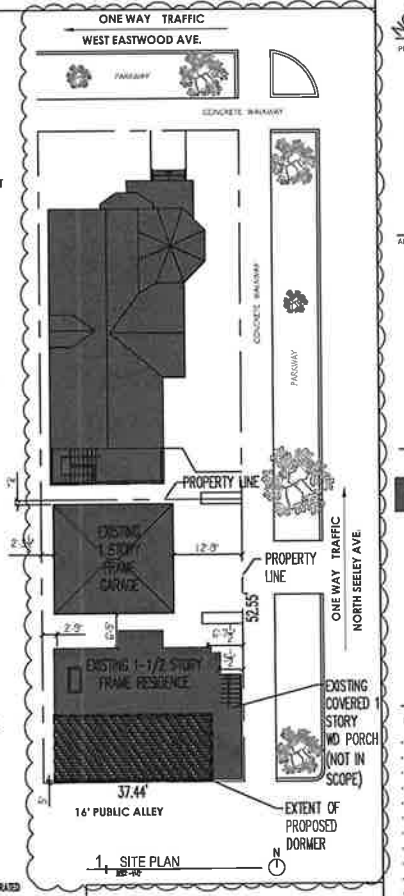
B. TEST OF DRAINS BY FILLING WITH WATER UP TO THE HIGHEST POINT IN THE SYSTEM.

12. EXTERIOR HOT AND COLD WATER PIPES 3" AND SMALLER SHALL BE COPPER TYPE "L".
13. PIPE HANGERS AND SUPPORTS:

A. THE CLAMPS AND SUPPORTS WILL BE AS MANUFACTURED BY PEE AND MASON, CRAW FORD COMPANY OR APPROVED MANUFACTURER.

B. EACH PIPING SYSTEM WILL BE SUPPORTED FROM THE BUILDING STRUCTURE, CEILINGS, ETC. USING APPROVED TYPE HANGERS AND ATTACHMENTS OF DESIGN AND NUMBER. THE HANGERS AND ATTACHMENTS WILL BE OF STEEL AND/OR COPPER-COATED CONSTRUCTION, PROVIDED WITH MEANS OF ADJUSTMENT AFTER ERECTION OF THE PIPING. HANGER RODS WILL BE OF SOLID MILD STEEL AND/OR COMPATIBLE WITH HANGER MATERIAL AND MAY BE CONTINUOUSLY THREADED.

14. SHUTOFF VALVES TO BE 125 PSI RATED GATE VALVES OR 400PSIG RATED BALL VALVES.
15. NOT USED
16. WHERE TWO DISSIMILAR METALS ARE JOINED TO MAKE A WATER CONNECTION, FURNISH AND INSTALL A DIELECTRIC UNION TO PREVENT ELECTROLYSIS.
17. VERIFY INVERT ELEVATION OF SEWER CONNECTIONS WITH SITE-WORK AND INSURE 1% SLOPE MINIMUM.
18. CONTRACTOR SHALL COORDINATE NEW WORK WITH OTHER TRADES. ALL NEW WORK TO BE CONCEALED WITHIN FINISHED SPACES.
19. CONTRACTOR SHALL PROVIDE STEEL PIPES PASS THROUGH INTERIOR WALLS AND FLOORS. PROVIDE FIRE RESISTANT (FIRE-STOP) SEALING COMPOUND AROUND ALL PIPES WHICH PENETRATE WALL/FLOOR CONSTRUCTION.



SHEET INDEX

GENERAL		
G1.0	TITLE SHEET	
ARCHITECTURAL		
D1.0	EXISTING FLOOR PLANS AND NOTES	
D2.0	EXISTING ELEVATIONS	
A1.0	PROPOSED FLOOR PLANS AND NOTES	
A2.0	PROPOSED ELEVATION	
MEP		
M1.0	MECHANICAL FLOOR PLAN AND NOTES	
E1.0	ELECTRICAL FLOOR PLAN AND NOTES	
P1.0	PLUMBING FLOOR PLAN AND NOTES	
STRUCTURAL		
S1.0	STRUCTURAL FRAMING PLANS	
S2.0	TYPICAL FOUNDATION DETAILS	
S3.0	TYPICAL FRAMING DETAILS	
S3.1	TYPICAL FRAMING DETAILS	
S4.0	GENERAL NOTES	

SCOPE OF WORK

1. DORMER ADDITION AND INTERIOR REMODEL OF EXISTING COACH HOUSE PER PLANS

I CERTIFY THAT THESE DRAWINGS WERE PREPARED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE THEY CONFORM TO THE CHICAGO BUILDING CODE

SIGNED: Mario Rosado

ILLINOIS REGISTRATION NO: 001-032618

DATE: MAY 15TH, 2025

ARCHITECT

CITY STAMP

NOT FOR CONSTRUCTION

PROJECT INFORMATION

4614 N. SEELEY
CHICAGO IL 60625

ARCHITECT OF RECORD

Mario Rosado architect
3401 W. Devon Ave. #59038
CHICAGO, IL 60659
1.312.925.5131
mario@mariorosadoarchitecture.com

MARIO ROSADO — LICENSED ARCHITECT — STATE OF ILLINOIS

EXPIRES: 11/30/2025

= EXISTING TO REMAIN NOT IN CONTRACT

REVISION

NO.	DATE	ISSUE
001	5/15/25	PERMIT

ISSUED DATE: 5/28/25
ISSUED FOR: PRE-SCREEN COMMENTS
FROM CT #: 2506

SHEET TITLE

TITLE SHEET

G1.0

SHEET NUMBER

FIELD VERIFICATION
CONTRACTORS SHALL VERIFY ALL FIGURED DIMENSION AND CONDITION AT THE JOB SITE AND NOTIFY THE ARCHITECT OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK. DO NOT SCALE THESE DRAWINGS.

DEMOLITION NOTES

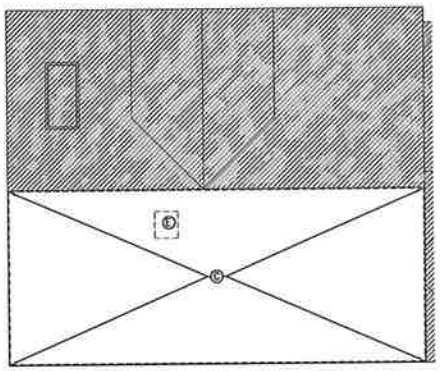
1. CONTRACTOR MUST PERFORM ALL DEMOLITION IN A SAFE AND CONSIDERED MANNER, WITHOUT DAMAGING CONSTRUCTION TO REMAIN.
3. CONTRACTOR MUST DISPOSE OF ALL DEMOLISHED MATERIALS IN A SAFE AND LEGAL MANNER.

DEMOLITION KEY NOTES

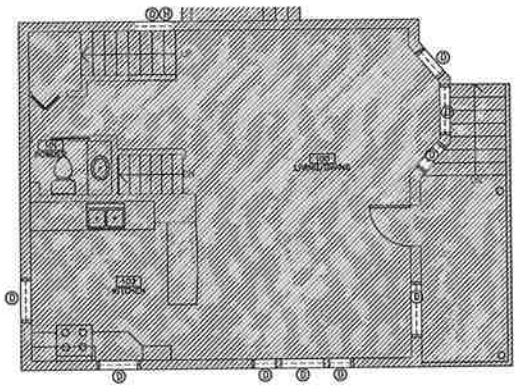
(A) DEMOLISH AND REMOVE EXISTING PARTITION, AND ALL COMPONENTS WITHIN.
(B) DEMOLISH AND REMOVE EXISTING PLUMBING FIXTURE, SALVAGE ANY SOUND & OPERATIONAL INFRASTRUCTURE THAT CAN BE REUSED FOR PLUMBING FIXTURES INSTALLED PER A1.0.
(C) CAREFULLY SHORE STRUCTURE, DEMOLISH AND REMOVE EXISTING ROOF, FRAMING, INSULATION, DRYWALL, AND ALL RELATED COMPONENTS, PREP FOR NEW ROOF PER A1.0.
(D) DEMOLISH AND REMOVE EXISTING WINDOW, PREP FOR NEW WINDOW PER A2.0
(E) DEMOLISH AND REMOVE EXISTING MASONRY CHIMNEY FROM 2ND FLOOR LINE, THROUGH ROOF. SEAL CHIMNEY AT 2ND FLOOR. PATCH ROOF TO MATCH ADJACENT CONSTRUCTION. DEMOLISH AND REMOVE GALVANIZED CHIMNEY ABOVE ROOFLINE.
(F) REMOVE EXISTING HOT WATER HEATER, PREP FOR NEW HOT WATER HEATER.
(G) DEMOLISH AND REMOVE EXISTING SIDING, REPAIR WEATHER BARRIER AND SHEATHING AS NEEDED, PREP FOR NEW SIDING
(H) DECREASE HEIGHT OF WINDOW OPENING BY 36" ABOVE FINISHED FLOOR.
(J) DEMOLISH AS NEEDED FOR NEW FOOTING PER STRUCTURAL DRAWINGS, REFER TO S SHEETS FOR FURTHER INFORMATION
(K) DEMOLISH AND REMOVE EXISTING DOOR

LEGEND:
- NOT IN SCOPE
- TO BE DEMOLISHED
- WALLS/ PARTITION TO REMAIN
- EXISTING CONSTRUCTION TO BE DEMOLISHED
- (2) DEMOLITION KEY NOTE
- WINDOW
- DOOR
- STAIRS
- STOVE
- SINK
- FRIDGE
- WC
- LAV
- TUB
- GLASS DOOR SHOWER

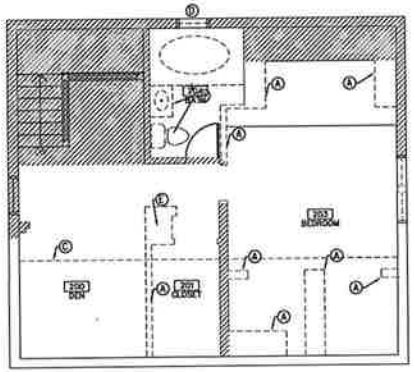
0 2 4 8 12 20
(IN FEET)
1/4" INCH = 1 FOOT



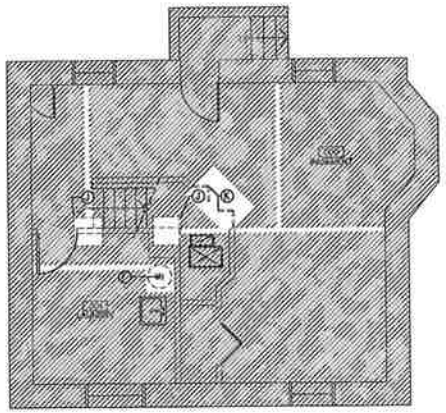
4 EXISTING ROOF PLAN 1/4"=1'-0"



2 EXISTING 1ST FLOOR PLAN 1/4"=1'-0"



3 EXISTING 2ND FLOOR PLAN 1/4"=1'-0"



1 EXISTING BASEMENT FLOOR PLAN 1/4"=1'-0"

CITY STAMP

NOT FOR CONSTRUCTION

PROJECT INFORMATION

4614 N. SEELEY
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mario@marioarosadoarchitecture.com

EXPIRES: 11/30/2026

REVISION

NO.	DATE	ISSUE

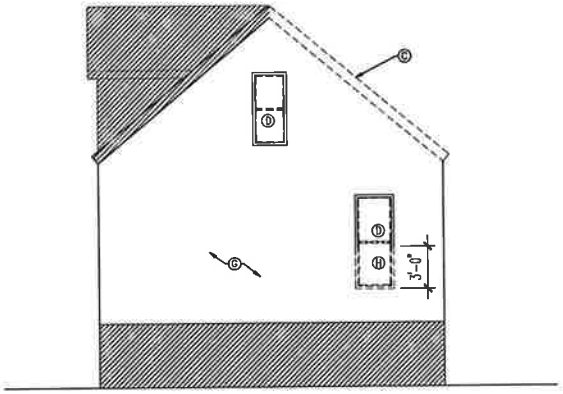
ISSUED DATE: 5/15/25
ISSUED FOR: PERMIT
PROJECT #: 7506

SHEET TITLE

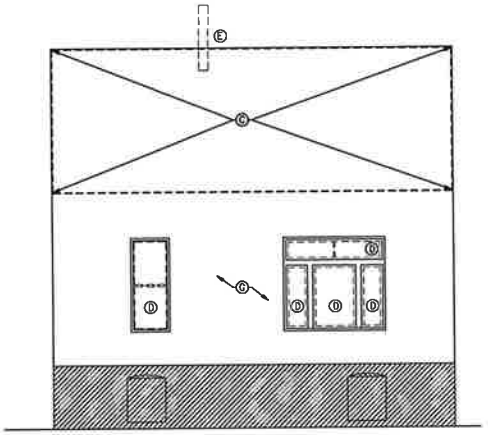
EXISTING FLOOR PLANS AND NOTES

D1.0

SHEET NUMBER



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



2 EXISTING SOUTH ELEVATION
1/4"=1'-0"

FIELD VERIFICATION
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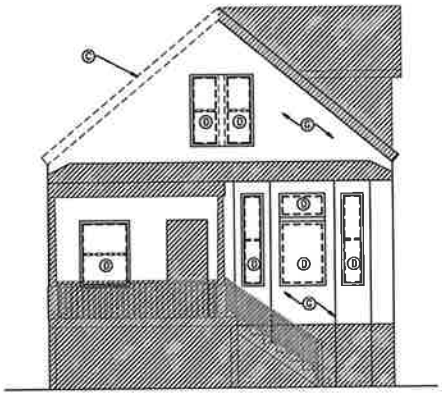
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(H) DECREASE HEIGHT OF WINDOW OPENING BY 36" ABOVE FINISHED FLOOR.

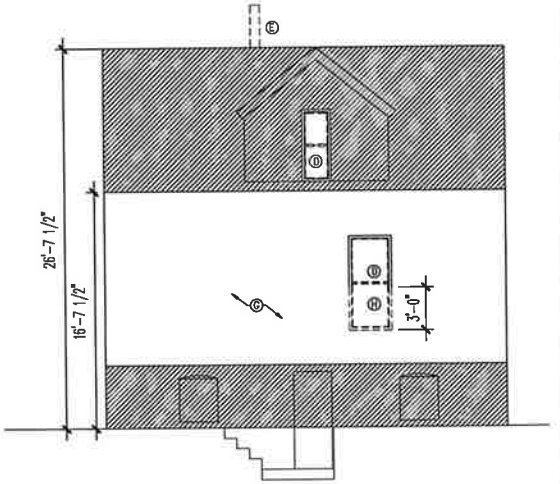
LEGEND:

NOT IN SCOPE	STAIRS
TO BE DEMOLISHED	STONE
WALLS/ PARTITION TO REMAIN	SINK
EXISTING CONSTRUCTION TO BE DEMOLISHED	FRIDGE
DEMOLITION KEY NOTE	WC
WINDOW	LAV
DOOR	TUB
	GLASS DOOR SHOWER

0 2 4 8 12 20
(IN FEET)
1/4" INCH = 1 FOOT



3 EXISTING EAST ELEVATION
1/4"=1'-0"



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

CITY STAMP

NOT FOR CONSTRUCTION

PROJECT INFORMATION

4614 N. SEELEY
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ARCHITECT OF RECORD

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mario@mariorosadoarchitecture.com

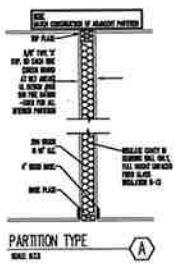
LICENSED ARCHITECT
MARIO ROSADO
001-022828
STATE OF ILLINOIS
EXPIRES: 11/30/2026

REVISION
NO. DATE ISSUE

ISSUED DATE: 5/15/25
ISSUED FOR: PERMIT
PROJECT #: 2506

SHEET TITLE
EXISTING ELEVATIONS

D2.0
SHEET NUMBER



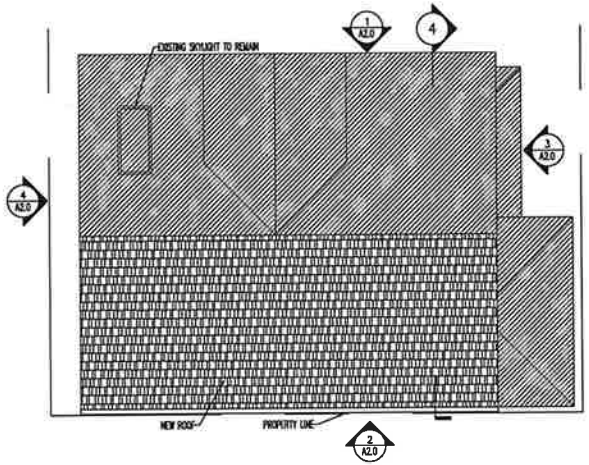
PARTITION TYPE (A)

NEW INTERIOR DOOR HEADERS - (2) 2x8 W/ 1/2" PLYWOOD FLITCH PLATE

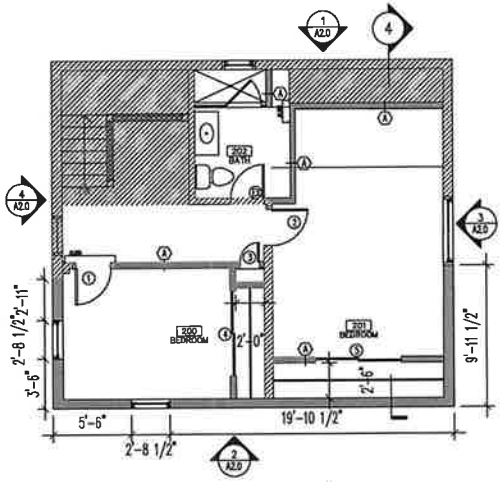
DOOR SCHEDULE
(E)= EXISTING TO REMAIN

DOOR	WIDTH	HEIGHT	THK.	MATERIAL	TYPE	LOCATION	NOTES
1	2'-6"	6'-8"	1-3/8"	SOLID CORE	SWING	200 BEDROOM	PRIVACY LOCK
2	2'-6"	6'-8"	1-3/8"	SOLID CORE	SWING	201 BEDROOM	PRIVACY LOCK
3	1'-6"	6'-8"	1"	MDF	SWING	LINEN	
4	6'-0"	6'-8"	1"	MDF	BYPASS	200 BEDROOM	2 LEAVES
5	6'-0"	6'-8"	1"	MDF	BYPASS	201 BEDROOM	2 LEAVES

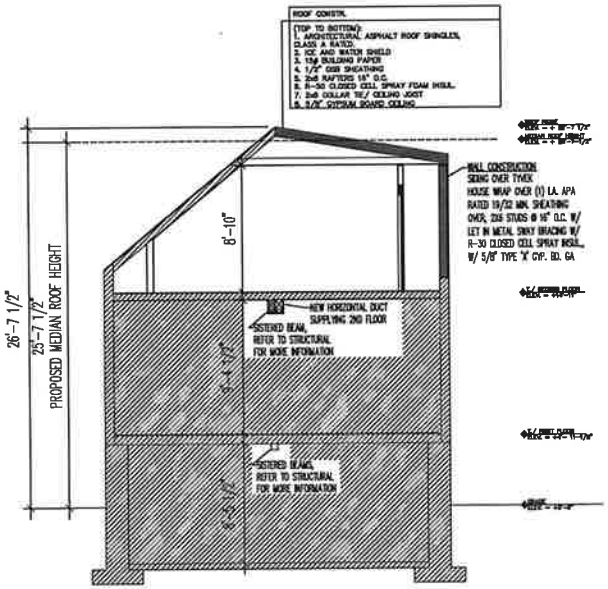
NOTE: GC TO VERIFY ALL DOOR DIMENSIONS IN FIELD



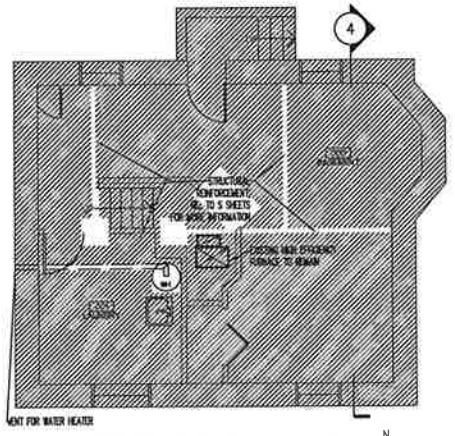
3 PROPOSED ROOF PLAN
1/4"=1'-0"



2 PROPOSED 2ND FL PLAN
1/4"=1'-0"



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



1 PROPOSED BASEMENT FL PLAN
1/4"=1'-0"

LEGEND:
- NOT IN SCOPE
- EXISTING WALL/ PARTITION
- NEW PARTITION
- DOOR NUMBER -SEE SCHEDULE
- WALL PARTITION -SEE SHEET A1.0
- WINDOW TAG -SEE SCHEDULE
- WINDOW
- DOOR
- STAIRS
- STONE
- SINK
- FRIDGE
- WC
- LAV
- TUB
- GLASS DOOR SHOWER

0 2 4 8 12 20
(IN FEET)
1/4" INCH = 1 FOOT

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CHICAGO IL 60625

ARCHITECT OF RECORD

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LICENSED ARCHITECT MARIO ROSADO 001-020929 STATE OF ILLINOIS
EXPIRES: 11/30/2026

GENERAL NOTES:
1. PATCH AND REPAIR ALL AFFECTED SURFACES TO MATCH ADJACENT EXISTING FINISHES.

REVISION

NO.	DATE	ISSUE
001	5/15/25	PERMIT

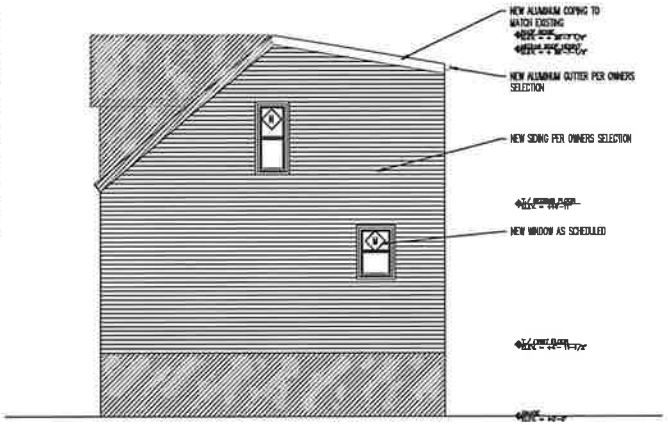
ISSUED DATE: 5/28/25
ISSUED FOR: PRE-SCREEN COMMENTS
PROJECT #: 2506

SHEET TITLE:
PROPOSED FLOOR PLANS AND NOTES

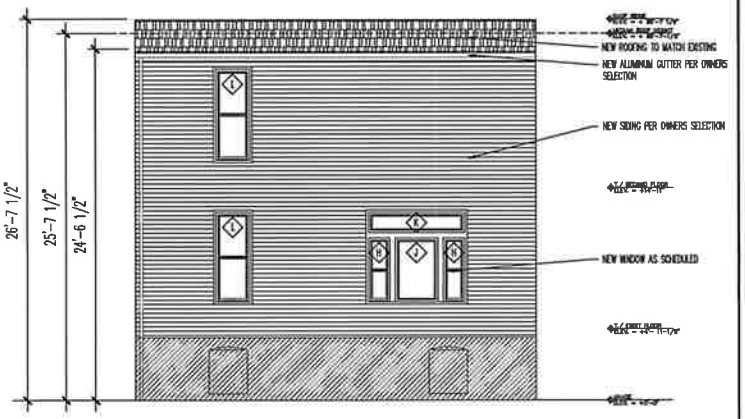
A1.0
SHEET NUMBER

WINDOW SCHEDULE						
WINDOWS PELLA VINYL ENCOMPASS W/ SCREENS OR APPROVED EQUAL						
WINDOW TAG	WINDOW TYPE	ROUGH OPENING WIDTH	ROUGH OPENING HEIGHT	QTY.	LIGHT (SF)	VENT (SF)
A	DOUBLE HUNG	3'-6"	4'-3"	1	12 SF	6 SF
B	DOUBLE HUNG	3'-0"	6'-0"	2	11.5 SF	5.75 SF
C	PICTURE	3'-2"	1'-8"	1	4.5 SF	0 SF
D	DOUBLE HUNG	3'-2"	4'-8"	1	12 SF	6 SF
E	DOUBLE HUNG	6'-5"	5'-0"	1	20 SF	10 SF
F	DOUBLE HUNG	3'-0"	3'-9"	1	10.5 SF	5.25 SF
G	DOUBLE HUNG	2'-0"	5'-0"	1	8 SF	4 SF
H	DOUBLE HUNG	1'-8"	6'-8"	2	4 SF	2 SF
J	PICTURE	3'-0"	4'-6"	1	10 SF	0 SF
K	PICTURE	2'-0"	1'-8"	1	8 SF	0 SF
L	DOUBLE HUNG	2'-8"	6'-7"	2	11 SF	5.5 SF
M	DOUBLE HUNG	2'-8"	3'-9"	1	6 SF	3 SF
N	DOUBLE HUNG	2'-4"	3'-9"	1	6 SF	3 SF

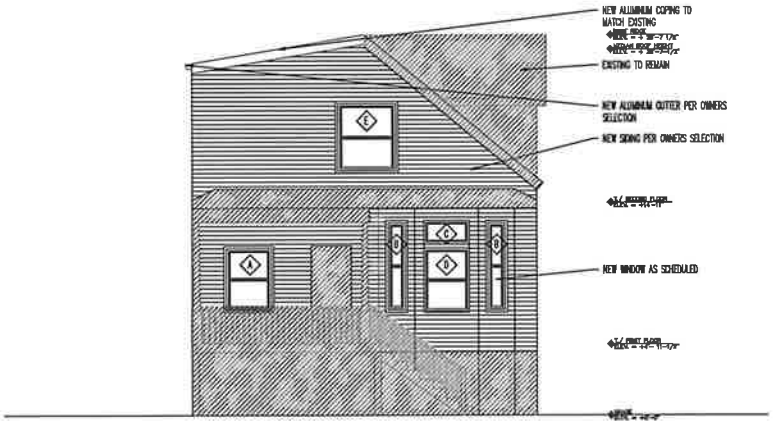
NOTES: 1. OC TO VERIFY ALL WINDOW QUANTITIES AND DIMENSIONS IN FIELD
2. VERIFY STYLE, TYPE, AND FINISH W/ OWNER
3. VERIFY HARDWARE STYLE AND FINISH W/ OWNER



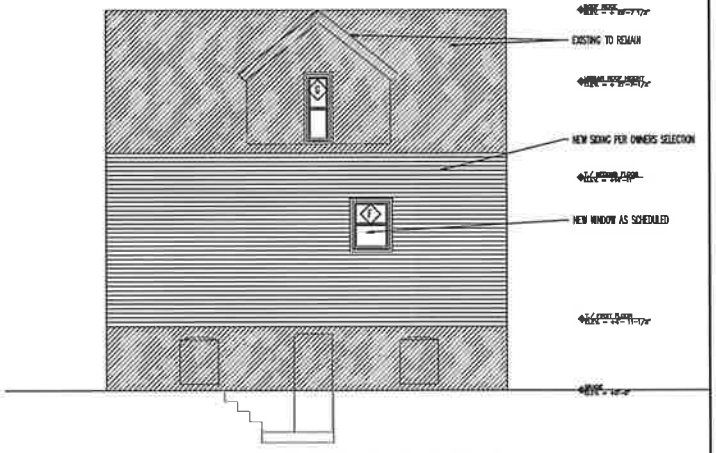
4 PROPOSED WEST ELEVATION
1/4"=1'-0"



2 PROPOSED SOUTH ELEVATION
1/4"=1'-0"



3 PROPOSED EAST ELEVATION
1/4"=1'-0"



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

0 2 4 8 12 20
(IN FEET)
1/4" INCH = 1 FOOT

CITY STAMP

NOT FOR CONSTRUCTION

PROJECT INFORMATION

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CHICAGO IL 60625

ARCHITECT OF RECORD

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LICENSED ARCHITECT MARIO ROSADO 001-020579 STATE OF ILLINOIS
EXPIRES: 11/30/2026

= EXISTING TO REMAIN NOT IN CONTRACT

REVISION
NO. DATE ISSUE

ISSUED DATE: 5/15/25
ISSUED FOR: PERMIT
PROJECT #: 2506

SHEET TITLE
PROPOSED ELEVATIONS

A2.0
SHEET NUMBER

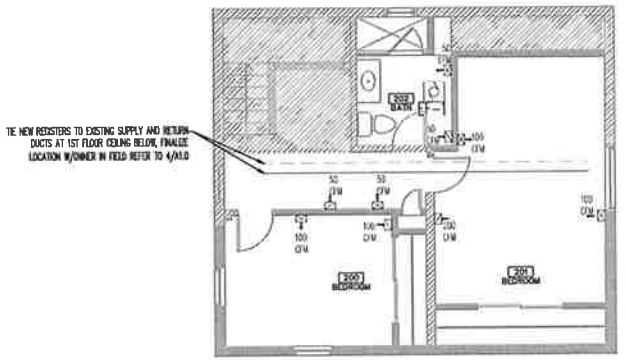
HVAC NOTES

1. ALL WORK TO BE PERFORMED BY A LICENSED HVAC CONTRACTOR. WORK MUST COMPLY WITH THE CITY OF CHICAGO MECHANICAL CODE.
2. THE HVAC IS TO OBTAIN AND PAY FOR ALL PERMIT AND INSPECTION FEES.
3. FURNISH ARCHITECT WITH COMPLETE SET OF SHOP DRAWINGS AND CUTS, SHOWING DUCT CONNECTIONS, SIZES, AIR QUANTITIES AND REGISTERS INCLUDING MECHANICAL EQUIPMENT, EXHAUST FANS, ETC. FOR APPROVAL BEFORE BEGINNING ANY WORK.
4. FURNISH AND INSTALL COMPLETE OPERABLE HVAC SYSTEM AS INDICATED. SYSTEMS ARE TO HEAT THE BUILDING TO 70 F AT -10F OUTSIDE TEMPERATURE. EACH SYSTEM TO BE SIZED AS TO DELIVER 500 CFM MINIMUM, WITH DOWN SIZED BELT DRIVEN MOTOR. EACH SYSTEM IS TO BE FITTED WITH ELECTRONIC AIR FILTER AND HUMIDIFIER CAPABLE OF MAINTAINING 40% RH. EACH FURNACE SHALL BE OF ENERGY EFFICIENT DESIGN WITH ELECTRONIC CONTROLS AND SPARK IGNITION, 100% SAFETY SHUT-OFF VALVE L.P. REGULATORS AND SHUT-OFF VALVE. COORDINATE LOCATION OF THERMOSTATS WITH OWNER.
5. FRESH AIR INTAKES MUST BE A MINIMUM OF 15 FT. AWAY FROM ANY EXHAUST OUTLET.
6. VENT & DUCT LINES TO BE 26 GA. GALVANIZED SHEET MTL. AND CONSTRUCTED IN ACCORDANCE WITH SMACNA STANDARDS.
7. REINFORCE AND BRACE ALL DUCTWORK SECURELY TO PREVENT VIBRATION. ALL DUCTS TO BE INSTALLED IN STRICT ACCORDANCE WITH ASHRAE GUIDELINES.
8. PROVIDE INDIVIDUAL MANUAL SPLITTER DAMPERS IN ACCESSIBLE LOCATIONS FOR BALANCING THE SYSTEM. ALL DAMPERS TO BE LOCKING TYPE.
9. INSULATE ALL DUCTWORK IN UNCONDITIONED SPACES WITH 1" THICK FIBERGLASS INSULATION AND VAPOR BARRIER JACKET.
10. INSULATE ALL AIR COMBUSTION AIR DUCTWORK WITH 1" THICK FIBERGLASS INSULATION AND VAPOR BARRIER JACKET.
11. CAREFULLY COORDINATE LOCATION OF DUCTWORK WITH STRUCTURAL FRAMING. ANY CUTTING REQUIRED MUST BE DONE BY A SKILLED CARPENTER UNDER THE DIRECTION OF THE GENERAL CONTRACTOR.
12. FLOOR REGISTERS MUST NOT EXTEND MORE THAN 9" INTO THE ROOM, MEASURED FROM THE WALL SURFACE.
13. TEST AND BALANCE ALL AIR HANDLING SYSTEMS AND OBTAIN CERTIFICATE OF ACCEPTANCE FROM THE CITY INSPECTOR BEFORE COVERING ANY PART OF THE WORK.
14. FURNISH AND INSTALL COMPLETE AND OPERABLE SYSTEM OF VENTILATION AND EXHAUST AS REQUIRED AND INDICATED ON DRAWINGS FOR TOILETS, BATHS, CLOTHES, DRYERS, AND KITCHEN APPLIANCES. PROVIDE BALL CAP, BUG SCREEN, AND GRAVITY DAMPERS.
15. ALL FLUES FOR GAS FURNACES AND WATER HEATERS SHALL BE TYPE "B". FLUES THAT PENETRATE THE ROOF SHALL EXTEND A MINIMUM OF 3 FT. ABOVE THE HIGHEST POINT OF THE ROOF OR ADJACENT ROOF, AND MUST BE DOUBLE WALL CONSTRUCTION – 14 GA. STEEL OR AS REQUIRED BY CODE. FLUES MUST BE PROVIDED WITH A VENTILATING ROOF THIMBLE THAT PROVIDES 2" MINIMUM CLEARANCE ALL AROUND. SUCH THIMBLE WILL EXTEND A MINIMUM OF 6" ABOVE AND BELOW THE ROOF.
16. THE A/C CONDENSER MUST BE SET ON A PREFABRICATED BASE, AND LOCATED TO ALLOW FREE AIR FLOW.
17. PRODUCT INFORMATION SHEET FOR HEATING AND/OR COOLING SYSTEM TO BE ON SITE AT TIME OF INSPECTION.
18. ALL RETURNS TO BE DUCTED. USE OF WALL CAVITY FOR RETURN AIR IS PROHIBITED.
19. PROVIDE TWO PERMANENT OPENINGS FOR COMBUSTION AIR – ONE HIGH AND ONE LOW.
20. LOCATION OF PRESSURE RELIEF DEVICE TO CONFORM WITH 1102.3 MAY NOT BE LOCATED IN ANY ELEVATOR, DUMBWAITER, OR OTHER SHAFT CONTAINING MOVING OBJECTS.
21. REFRIGERANT LINES MAY NOT BE LOCATED IN ANY ELEVATOR, DUMBWAITER, OR OTHER SHAFT CONTAINING MOVING OBJECTS OR IN STAIRWELLS OR OTHER MEANS OF EXIT. NOT PERMITTED UNDER STAIRS, FIRE ESCAPES OR RAILWAYS.
22. LOCATION OF OUTLETS MUST CONFORM TO IFCC 404.13.
23. PIPING IN CONCEALED LOCATIONS MUST CONFORM TO IFGC 404.13
24. PRESSURE REGULATORS REQUIRING VENTS MUST HAVE AN INDEPENDENT VENT O THE OUTSIDE OF THE BUILDING.
25. GAS PIPING MATERIALS MUST CONFORM TO THE GAS PIPING AND TUBING MATERIAL MATRIX (IFGC 403 REQUIREMENTS)
26. GAS PIPES MUST BE SLOPED AT 1/4" IN EVERY 15'-0".
27. FUEL GAS PIPING AND CONTROLS MUST CONFORM TO THE INTERNATIONAL FUEL GAS CODE (IFGC), CHAPTER 4, (WITH MODIFICATIONS AS NOTED IN ARTICLE 14).
28. ALL VENTS TO PROJECT 2'-0" ABOVE PARAPET WITH 10' RADIUS.
29. MAXIMUM DESIGN OPERATING PRESSURE FOR GAS PIPING SYSTEM LOCATED INSIDE BUILDINGS SHALL NOT EXCEED 5 PSIG.
30. VENTING OF ALL GAS FIRED APPLIANCES MUST CONFORM TO INTERNATIONAL FUEL GAS CODE.
31. VENTS MUST TERMINATE 2 FEET ABOVE THE HIGHEST POTION OF THE ROOF THAT IS WITHIN 10'-0" OF THE VENT.
32. CONCEALED FITTINGS ARE NOT ALLOWED IN THE CITY OF CHICAGO IN CSST SYSTEM EXCEPT FOR CONNECTIONS OF CSST TO THRD-WALL RIGID PIPE AT METERS AND APPLIANCE STUB-OUTS.
33. INSTALL PRESSURE RELIEF VALVES ON THE HIGH PRESSURE SIDE OF THE SYSTEM, UPSTREAM OF ANY INTERVENING VALVES.
34. COLLECT AND DISCHARGE CONDENSATE TO FLOOR DRAIN.
35. CONDENSATION PROTECTION IS REQUIRED WHEREVER CONDENSATION MAY BE EXPECTED TO OCCUR ON PIPING WHICH COULD CAUSE A SAFETY HAZARD TO OCCUPANTS, STRUCTURE, EQUIPMENT, ETC.
36. NATURAL GAS DISTRIBUTION PIPING SHALL BE 40 STEEL PIPING WITH 150# MALLEABLE IRON FITTINGS.

LEGEND:

- KITCHEN FAN (PER OWNER SELECTION)
- RESTROOM FAN/ LIGHT
- GRILLE (RETURN)
- REGISTER (SUPPLY)
- FURNACE
- BALANCING DAMPER -TYPICAL
- RETURN AIR DUCT
- SUPPLY AIR DUCT
- CARBON MONOXIDE DETECTOR
- SMOKE DETECTOR
- WINDOW TYPE SEE SCHEDULE
- EXHAUST DUCT
- CONDENSING UNIT

0 2 4 8 12 20
(IN FEET)
1/4" INCH = 1 FOOT



1 PROPOSED SECOND FLOOR MECHANICAL PLAN 1/4"=1'-0" N

CITY STAMP

NOT FOR CONSTRUCTION

PROJECT INFORMATION

4614 N. SEELEY
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ARCHITECT OF RECORD

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3401 W. Devon Ave. #59038
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LICENSED ARCHITECT MARIO ROSADO STATE OF ILLINOIS
EXPIRES: 11/30/2026

GENERAL NOTES:
1. COORDINATE DUCT REGISTER LOCATIONS WITH OWNER.

REVISION

NO.	DATE	ISSUE

001	5/15/25	PERMIT

ISSUED DATE: 5/28/25
ISSUED FOR: PRE-SCREEN COMMENTS
PROJECT #: 2504

SHEET TITLE

MECHANICAL PLANS AND NOTES

M1.0

SHEET NUMBER

ELECTRICAL NOTES:

1. ALL WORK MUST BE PERFORMED BY A LICENSED ELECTRICAL CONTRACTOR WHOSE WORK MUST COMPLY WITH CITY OF CHICAGO ELECTRICAL CODE.
2. THE ELECTRICAL CONTRACTOR IS TO OBTAIN AND PAY FOR PERMIT AND INSPECTION FEES, AND PROVIDE CERTIFICATE INDICATING THAT ALL WORK COMPLIES WITH THE APPLICABLE ELECTRICAL CODES.
3. LAYOUT IS DIAGRAMMATIC: THE CONTRACTOR MUST INSTALL ALL WORK TO MEET FIELD CONDITIONS AND OWNERS REQUIREMENTS.
4. WIRE IN A COMPLETE RACEWAY SYSTEM WITH ALL LIGHTING FIXTURES (TYPE VERIFIED W/OWNER), OUTLETS, BOXES, WIRING DEVICES, LIGHTING PANELS W/ BREAKERS, ALL FUSES AND DISCONNECT SWITCHES, CONDUCTORS, CONDUIT FEEDERS, BRANCH CIRCUITS, WIRING HANGERS, FITTINGS, AND ALL OTHER ELECTRICAL EQUIPMENT AS NECESSARY TO PROVIDE A COMPLETE AND OPERABLE INSTALLATION. WIRE ALL MOTORS AND DISCONNECT SWITCHES.
5. CONDUIT MUST BE EMT WITH COMPRESSION TYPE CONDUIT FOR ALL CONDUIT SPLICES.
6. UNDER FLOOR CONDUIT TO BE HEAVY WALL GALVANIZED STEEL OR IMC.
7. UNLESS OTHERWISE NOTED ALL ELECTRICAL OUTLETS SHALL BE MOUNTED AT THE FOLLOWING HEIGHTS ABOVE THE FINISHED FLOOR.
   A. LIGHTING SWITCHES: 4'-0"
   B. RECEPTACLES: 1'-0"
   C. TELEPHONE JACKS AND TV OUTLETS 1'-0"
8. INSTALL GFCI OUTLETS IN ALL WET AREAS AS SHOWN. MOUNT MIN. 12" ABOVE COUNTER TOPS
9. CEILING OPENINGS IN ALL HABITABLE ROOMS MUST HAVE AN OUTLET BOX AND MOUNTING SUITABLE FOR FANS.
10. DISHWASHERS, TRASH COMPACTORS AND DISPOSALS SHALL HAVE DISCONNECT SWITCH WITHIN SIGHT.
11. ALL BATHROOM LIGHT FIXTURES SHALL BE GFCI PROTECTED.
12. PROVIDE GFCI OUTLETS AND DEDICATED, GFCI PROTECTED OUTLETS FOR WHIRLPOOL TUB IN ALL BATHROOMS (IF APPLICABLE).
13. FILL IN ALL PANEL DIRECTORIES, IDENTIFY ALL CIRCUITS AND MAINTAIN BALANCED PHASE LEGS.
14. INSTALL CEILING LIGHT WITHIN 3 FT. OF ELECTRICAL PANEL.
15. INSTALL DOORBELL SYSTEM INCLUDING CHIMES, PUSH BUTONS, TRANSFORMER, WIRING, ECT. FOR A COMPLETE AND OPERABLE SYSTEM.

NOTE:

SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS MUST BE HARD-WIRED, BATTERY BACK-UP, AND ELECTRICALLY LINKED IN ALL UNITS ON ALL FLOORS. LOCATED MIN. 15'-0" FROM ALL BEDROOMS AND IN FURNACE ROOM & STAIRS.

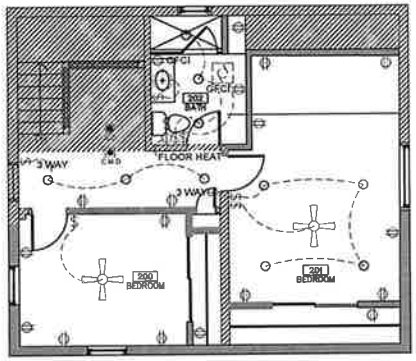
ELECTRIC LEGEND:

$	SWITCH
$ 3 WAY	3 WAY SWITCH
	OUTLET
	SURFACE MOUNTED "CAN" LIGHT
	WALL MOUNTED LIGHT FIXTURE PER OWNERS SELECTION
S.D.	CEILING MTD. SMOKE DETECTOR
C.M.D.	CEILING MTD. CARBON MONOXIDE DETECTOR
GFCI	GROUND- FAULT CIRUIT-INTERRUPTERS
	FAN/LIGHT COMBINATION

LEGEND:

NEW WALL	DOOR
EXISTING WALL	STAIRS
NEW BEARING WALL	STONE
DOOR NUMBER -SEE SCHEDULE	SINK
WALL PARTITION -SEE SHEET A1.0	FRIDGE
WINDOW TAG -SEE SCHEDULE	WC
WINDOW	LAV
	TUB
	GLASS SHOWER

0 2 4 8 12 20
(IN FEET)
1/4" INCH = 1 FOOT



1 PROPOSED 2ND FLR ELEC PLAN
1/4"=1'-0"

CITY STAMP

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PROJECT INFORMATION

4614 N. SEELEY
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ARCHITECT OF RECORD

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LICENSED ARCHITECT MARIO ROSADO 001-023828 STATE OF ILLINOIS
EXPIRES: 11/30/2024

REVISION

NO.	DATE	ISSUE

001 5/15/25 PERMIT
ISSUED DATE: 5/20/25
ISSUED FOR: PRE-SCREEN COMMENTS
PROJECT #: 2506

SHEET TITLE

ELECTRICAL PLANS AND NOTES

E1.0

SHEET NUMBER

PLUMBING NOTES:

1. ALL SUPPLY PIPING ABOVE GROUND SHALL BE TYPE "L".
2. ALL SUPPLY PIPING BELOW GROUND SHALL BE TYPE "K".
3. ALL SUPPLY PIPING FITTINGS TO BE FORGED COPPER, NO LEAD SOLDER AND FLUX.
4. 24" AIR CHAMBERS AT TOP OF ALL WATER RISERS.
5. 12" AIR CHAMBERS AT TOP OF ALL FIXTURES.
6. PROVIDE THERMOSTATIC MIXING VALVES FOR ALL.
7. PROVIDE SHUT-OFF VALVES ON ALL FIXTURES.
8. ALL WORK MUST MEET CITY OF CHICAGO BUILDING CODES.
9. EMPTY CATCH BASIN, ROD OUT ALL EXIST. UNDERGROUND PIPING TO STREET

PLUMBING SPECIFICATIONS:

1. CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY FOR THE NEW AND DEMOLITION WORK AND MODIFICATIONS TO EXISTING PIPING SYSTEMS, INCLUDING ALL NEW EQUIPMENT AND RELATED ACCESSORIES, AS SHOWN ON THE PLANS AND AS NOTED ON THE DRAWINGS AND AS HEREINAFTER SPECIFIED.
2. ALL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF CHICAGO BUILDING CODE, STATE AND LATEST APPLICABLE CODES, RULES AND ORDINANCES AS WELL AS LATEST OSHA REQUIREMENTS.
3. PAY ALL FEES FOR PERMITS AND INSPECTIONS APPLICABLE TO THEIR TRADE AND SHALL OBTAIN ALL CERTIFICATES OF INSPECTIONS.
4. PROVIDE ONE (1) YEAR GUARANTEE ON ALL MATERIALS AND WORKMANSHIP PERFORMED UNDER EACH CONTRACT.
5. ROUGH IN AND MAKE FINAL CONNECTIONS TO ALL PLUMBING FIXTURES. PROVIDE 3" TRAPS, 12" AIR CHAMBERS, SUPPLIES AND STOPS, HANGERS, CARRIERS AND MISCELLANEOUS RELATED ITEMS. PROVIDE STOPS FOR EVERY FIXTURE ROUGH-IN.
6. DRAWINGS ARE DIAGRAMMATIC AND INTENDED TO SHOW APPROXIMATE LOCATIONS UNLESS SPECIFICALLY DIMENSIONED. COORDINATE THE WORK WITH ALL TRADES TO AVOID INTERFERENCE. PLUMBING WORK THAT IS INSTALLED WHICH INTERFERES WITH THE WORK OF OTHER TRADES DUE TO THE LACK OF COORDINATION SHALL BE CHANGED AT NO ADDITIONAL COST TO THE OWNER.
7. CONTRACTOR SHALL PROVIDE ALL MINOR ITEMS WHICH ARE OBVIOUSLY AND REASONABLY NECESSARY TO COMPLETE THE INSTALLATION AND USUALLY INCLUDED IN SIMILAR WORK EVEN THOUGH NOT SPECIFICALLY MENTIONED IN THE CONTRACT DOCUMENTS. SUCH ITEMS ARE BOLTS, NUTS, ANCHORS, HANGERS, BRACKET SLEEVES, MINOR OFFSETS IN PIPING BECAUSE OF UNFORESEEN OBSTRUCTIONS, ETC.
8. THE CONTRACTOR SHALL REMOVE FROM THE PREMISES ALL RUBBISH ACCUMULATED AND GENERATED AND KEEP EACH BUILDING AREA CLEAN DURING THE PROGRESS OF THE PLUMBING WORK.
9. NOT USED.

A. SOIL, WASTE AND VENT PIPING 3" AND LARGER: SERVICE WEIGHT CAST IRON SOIL PIPE WITH DRAINAGE FITTINGS AND 2-1/2" AND SMALLER: GALVANIZED STEEL PIPING WITH CAST IRON DRAINAGE FITTINGS OR TYPE L COPPER W/DWV FITINGS.

B. DOMESTIC HOT AND COLD WATER PIPING: TYPE L, HARD DRAWN COPPER WITH WROUGHT SWEAT FITTINGS. SOLDER ALL FITTINGS WITH 95-5 SOLDER.

10. CLEAN ALL DOMESTIC HOT AND COLD WATER PIPING SYSTEM AND CHLORINATE IN ACCORDANCE WITH THE METHOD PRESCRIBED BY AWWA PRIOR TO TURNING OVER TO THE OWNER.

A. TEST ALL HOT AND COLD WATER PIPING HYDROSTATICALLY AT 100 PSI.

B. TEST OF DRAINS BY FILLING WITH WATER UP TO THE HIGHEST POINT IN THE SYSTEM.

12. EXTERIOR HOT AND COLD WATER PIPES 3" AND SMALLER SHALL BE COPPER TYPE "L".

13. PIPE HANGERS AND SUPPORTS:

A. THE CLAMPS AND SUPPORTS WILL BE AS MANUFACTURED BY FEE AND MASON, CRANE FORD COMPANY OR APPROVED MANUFACTURER.

B. EACH PIPING SYSTEM WILL BE SUPPORTED FROM THE BUILDING STRUCTURE, CEILINGS, ETC. USING APPROVED TYPE HANGERS AND ATTACHMENTS OF DESIGN AND NUMBER. THE HANGERS AND ATTACHMENTS WILL BE OF STEEL AND/OR COPPER-COATED CONSTRUCTION, PROVIDED WITH MEANS OF ADJUSTMENT AFTER ERECTION OF THE PIPING. HANGER RODS WILL BE OF SOLID MILD STEEL AND/OR COMPATIBLE WITH HANGER MATERIAL AND MAY BE CONTINUOUSLY THREADED.

14. SHUTOFF VALVES TO BE 125 PSI RATED GATE VALVES OR 400PSIG RATED BALL VALVES.

15. NOT USED

16. WHERE TWO DISSIMILAR METALS ARE JOINED TO MAKE A WATER CONNECTION, FURNISH AND INSTALL A DIELECTRIC UNION TO PREVENT ELECTROLYSIS.

17. VERIFY INVERT ELEVATION OF SEWER CONNECTIONS WITH SITE-WORK AND ENSURE 1% SLOPE MINIMUM.

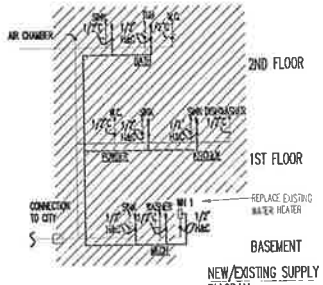
18. CONTRACTOR SHALL COORDINATE NEW WORK WITH OTHER TRADES. ALL NEW WORK TO BE CONCEALED WITHIN FINISHED SPACES.

19. CONTRACTOR SHALL PROVIDE STEEL PIPES PASS THROUGH INTERIOR WALLS AND FLOORS. PROVIDE FIRE RESISTANT (FIRE-STOP) SEALING COMPOUND AROUND ALL PIPES WHICH PENETRATE WALL/FLOOR CONSTRUCTION.

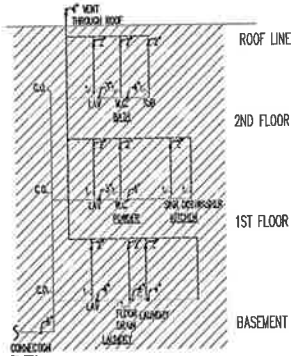
ELECTRICAL NOTES:

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5. CONDUIT MUST BE CUT WITH COMPRESSION TYPE CONDUIT FOR ALL CONDUIT SPLICES.
6. UNDER FLOOR CONDUIT TO BE HEAVY WALL GALVANIZED STEEL OR IMC.
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13. FILL IN ALL PANEL DIRECTORIES, IDENTIFY ALL CIRCUITS AND MAINTAIN BALANCED PHASE LOADS.
14. EXTEND EXISTING DOORBELL SYSTEM TO DUPLEX FLOOR, COORDINATE LOCATION W/ OWNER.

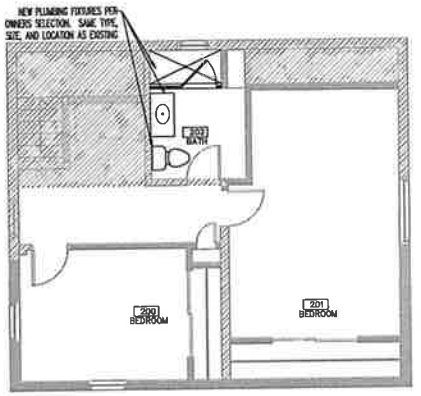
PIPE MATERIAL SPECIFICATION	
PROVIDE MATERIALS THAT CONFORM TO THE REQUIREMENTS OF THE FOLLOWING STANDARDS:	
WATER SERVICE PIPE, BELOW GRADE	STANDARD
DUCT CAST IRON	ANSE A21, 12-71, AWWA C151-76
COPPER TUBING (TYPE K)	ASTM B 88-83
WATER DISTRIBUTION PIPE, ABOVE GRADE	STANDARD
COPPER OR COPPER ALLOY TUBING (TYPE K, L, OR M)	ASTM B 88-83C151-76
GALVANIZED STEEL PIPE	ASTM A 53-80
ABOVE GRADE DRAINAGE AND VENT	STANDARD
CAST IRON PIPE	ASTM A 53-80, ASTM A 74-87
COPPER OR COPPER ALLOY TUBING (TYPE K, L, M OR DW)	ASTM A 74-87
DRAIN TILE	STANDARD
POLYVINYL CHLORIDE (PVC) PLASTIC PIPE, TYPE SEWER PIPE PS25, PS50, PS100, OR SCHEDULE 40)	ASTM D 2729; PS25, PS50, PS100; ASTM D 3033A, SDR 26, SDR-35; ASTM F891; CSA-B182.2; CSA CAN/CSA-B182.4



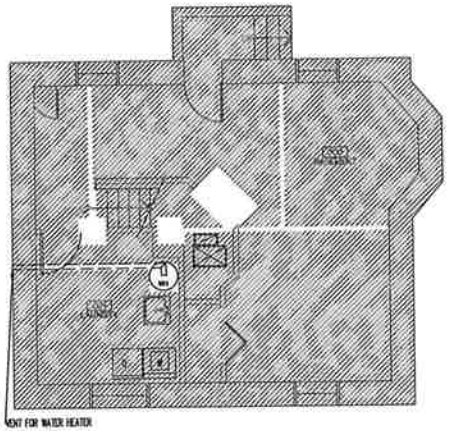
NEW/EXISTING SUPPLY DIAGRAM



NEW/EXISTING WASTE DIAGRAM



1 PROPOSED 2ND PLUMBING PLAN
1/4"=1'-0"



2 PROPOSED BASEMENT PLUMBING
1/4"=1'-0"

WATER HEATER SCHEDULE				
TAG#	LOCATION	MAKE AND MODEL NO.	UNIFORM ENERGY FACTOR	REMARKS
WH-1	001 - LAUNDRY	RICHMOND WATER HEATER 6GW40SPM2-30P	.65	GAS/ 40 GAL / POWER VENT

0 2 4 8 12 20
(IN FEET)
1/4" INCH = 1 FOOT

CITY STAMP

NOT FOR CONSTRUCTION

PROJECT INFORMATION

4614 N. SEELEY
CHICAGO IL 60625

ARCHITECT OF RECORD

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LICENSED ARCHITECT MARIO ROSADO 001-022329 STATE OF ILLINOIS

EXPIRES: 11/30/2024

REVISION

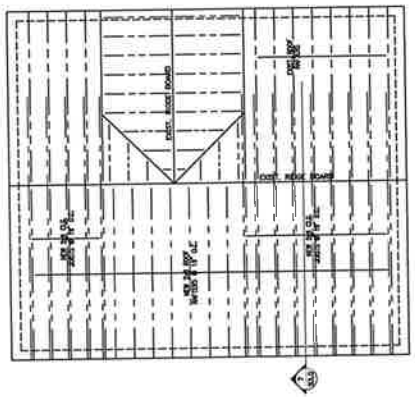
NO.	DATE	ITEM

001	5/15/25	PERMIT

ISSUED DATE: 5/28/25
ISSUED FOR: PRE-SCREEN COMMENTS
PROJECT #: 2536

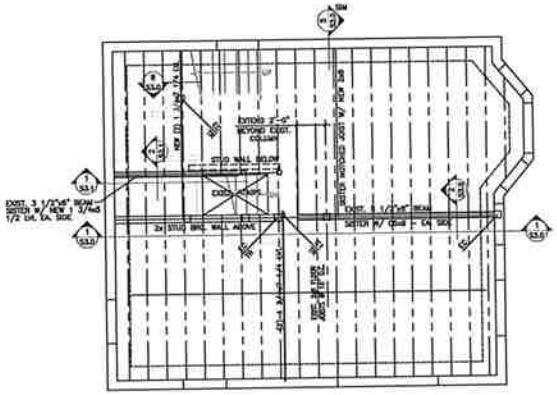
SHEET TITLE
PLUMBING FLOOR PLANS AND NOTES

P1.0
SHEET NUMBER



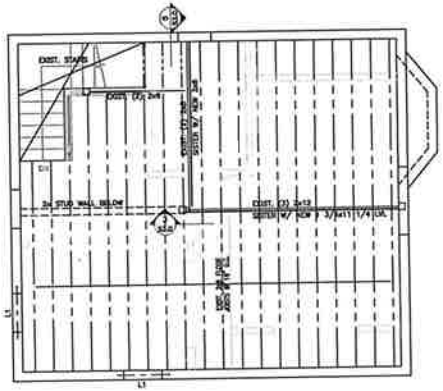
D EXISTING/PROPOSED SECOND FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"

N



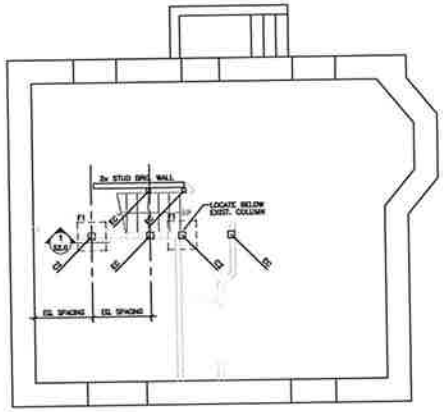
B EXISTING/PROPOSED FIRST FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"

N



C EXISTING/PROPOSED SECOND FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"

N



A EXISTING/PROPOSED FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

N

LINTEL SCHEDULE

MARK	SIZE	BEARING
L1	(2) 2x12	2 STUDS
L2		
L3		

FOOTING SCHEDULE

MARK	SIZE	REINF.
F1	2'-0"x2'-0"x1'-0"	4#4 BOTTOM - E.W.
F2		
F3		

COLUMN SCHEDULE

MARK	SIZE	BASE PLATE
EC	EXIST. TIMBER COL.	
C1	4x4	SIMPSON COL. BASE
C2	6x6	SIMPSON COL. BASE

CITY STAMP

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PROJECT INFORMATION

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CHICAGO IL
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STRUCTURAL ENGINEER
ANDREW LANE, SE
312.909.0180

I CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE, COMPLY WITH ALL APPLICABLE CITY OF CHICAGO CODES

REVISION

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001	05/13/25	FOR PERMIT

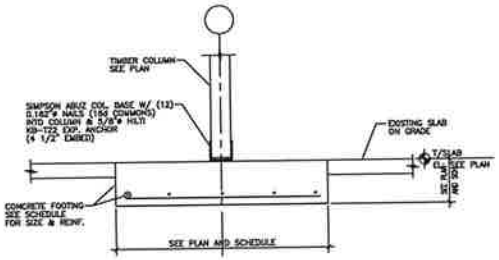
ISSUED DATE: 4/25/25
ISSUED FOR: REVIEW
PROJECT #: 2506

SHEET TITLE

STRUCTURAL FRAMING PLANS

S1.0

SHEET NUMBER



1 FOUNDATION SECTION

SCALE: 3/4" = 1'-0"

CITY STAMP

NOT FOR CONSTRUCTION

PROJECT INFORMATION

4614 N. SEELEY
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STRUCTURAL ENGINEER
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312 909 0180

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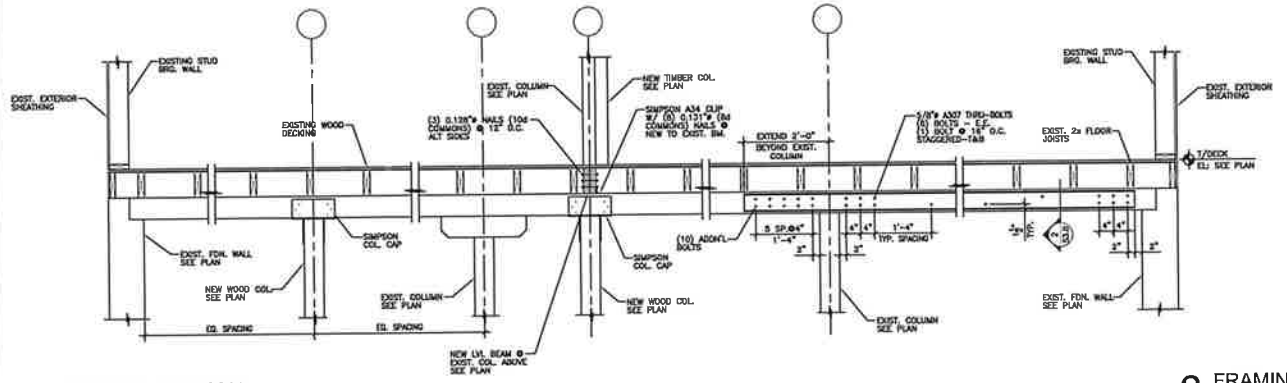
ISSUED DATE: 4/25/25
ISSUED FOR: REVIEW
PROJECT #: 2504

SHEET TITLE

TYPICAL FOUNDATION DETAILS

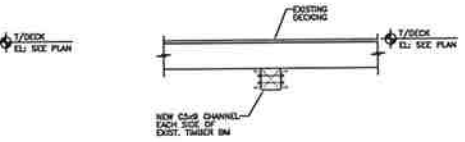
S2.0

SHEET NUMBER



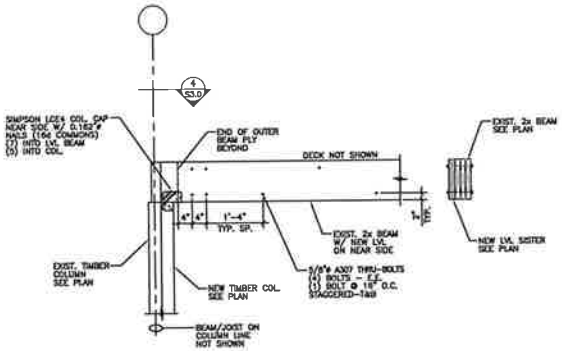
1 FRAMING SECTION

SCALE: 3/4" = 1'-0"



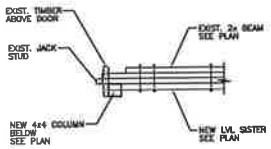
2 FRAMING SECTION

SCALE: 3/4" = 1'-0"



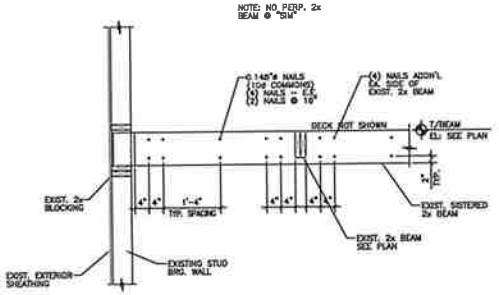
3 FRAMING SECTION

SCALE: 3/4" = 1'-0"



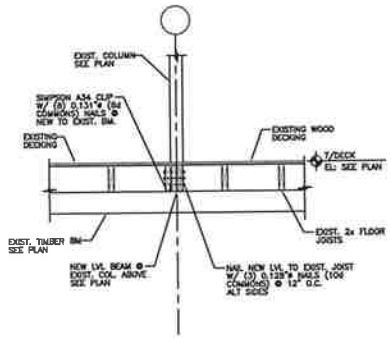
4 FRAMING SECTION

SCALE: 3/4" = 1'-0"



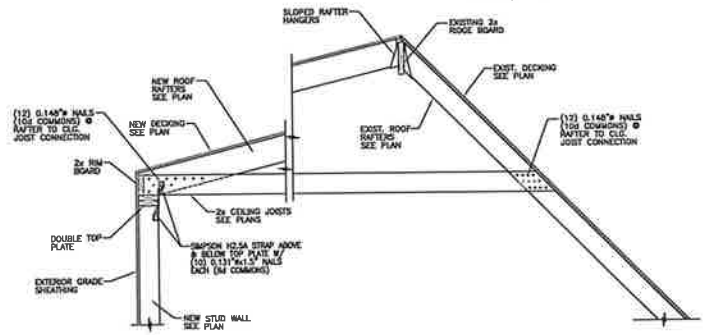
5 FRAMING SECTION

SCALE: 3/4" = 1'-0"



6 FRAMING SECTION

SCALE: 3/4" = 1'-0"



7 FRAMING SECTION

SCALE: 3/4" = 1'-0"

CITY STAMP

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ISSUED FOR: REVIEW

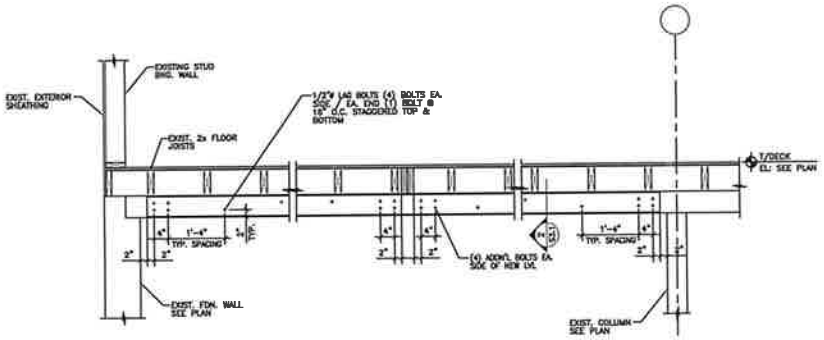
PROJECT #: 2506

SHEET TITLE

TYPICAL FRAMING DETAILS

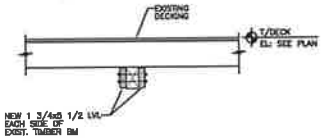
S3.0

SHEET NUMBER



1 FRAMING SECTION

SCALE: 3/4" = 1'-0"



2 FRAMING SECTION

SCALE: 3/4" = 1'-0"

CITY STAMP

NOT FOR CONSTRUCTION

PROJECT INFORMATION

4614 N. SEELEY
CHICAGO IL
60625

ARCHITECT OF RECORD

Mario Rosado architect

3401 W. Devon Ave. #59038
CHICAGO, IL 60659
T.312.925.5131

STRUCTURAL ENGINEER
ANDREW LANE, SE
312.909.0180

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

REVISION

NO.	DATE	ISSUE
001	05/13/25	FOR PERMIT

ISSUED DATE: 4/25/25
ISSUED FOR: REVIEW
PROJECT #: 2506

SHEET TITLE

TYPICAL FRAMING DETAILS

S3.1

SHEET NUMBER