17-13-0303-C(1) Type 1 Narrative & Plans – 1736 North Winchester Avenue, Chicago, IL

Proposed Zoning: RT-4 Residential Two-Flat, Townhouse and Multi-Unit District

Lot Area: 2,904 sq. ft.

Proposed Land Use: The Applicant is seeking a zoning change to permit the construction of a new three-story single-family home and detached garage with two (2) off-street parking spaces. The building will measure 35 ft.-10 3/8 inches in height.

(A) The Project's Floor Area Ratio: 3,358.12 square feet (1.16 FAR)

(B) The Project's Density (Minimum Lot Area Per D.U.): 2,904 square feet per D.U. (1 residential unit)

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

(D) Setbacks:

a. Front Setback: 11 ft.-3 inches (proposed)
b. Side Setbacks:
North Side: 3 ft. (proposed)
South Side: 2 ft. (proposed)
c. Rear Setback: 37 ft.-5 inches (proposed)

(E) Building Height: 37 ft.-10 3/8 inches (proposed)

3 STORY FRAME 5A SINGLE FAMILY RESIDENCE W/ NFPA SPRINKLER, BASEMENT, ROOF DECK AND DETACHED MASONRY 3B GARAGE W/ ROOF DECK
1736 NORTH WINCHESTER AVE., CHICAGO, IL

CODE MATRIX

CHICAGO ZONING ORDINANCE REQUIREMENTS

ITEM	SUBJECT	CODE REFERENCE	ORDINANCE REQUIREMENT	ACTUAL	N/A	LOCATION / SHEET NO.
2.01	ZONING DISTRICT / PLANNED DEVELOPMENT NO.	ZONING MAP	RS-3	RS-3		
2.02	EXIST AND ZONING USE(S)	17-17-0100	RESIDENTIAL - MULTI-UNIT			
2.03	PROPOSED ZONING USE(S)	17-17-0200		RESIDENTIAL - SINGLE FAMILY		A0.2 A0.3
2.04	CHICAGO LANDMARKS DESIGNATION	BUILDINGS TABLE 4-8(B)-1 LISTING			X	
2.05	LAKEFRONT PROTECTION DISTRICT	ZONING MAP - SH 18-H			X	
2.06	FLOOD HAZARD DISTRICT	ZONING MAP - OH 17-7			X	
2.07	PEDESTRIAN STREET	ZONING MAP, 17-2-0500			X	
2.08	LOT AREA	17-17-0202	2500 SQ.FT.	2500 SQ.FT.		A0.2
2.09	FLOOR AREA RATIO (FAR)	TABLE BY DISTRICT	1.0	1.10		A0.2 A0.3
2.10	TOTAL FLOOR AREA	17-17-0202, TABLE BY DISTRICT	2500 SF MAX.	2750 SF MAX.		A0.2 A0.3
2.11	BUILDING HEIGHT	17-17-0501, TABLE BY DISTRICT	38'-0"	37'-10 5/8"		A0.3 A0.4
2.12	FRONT SETBACK	17-17-0304, TABLE BY DISTRICT	AVERAGE 11'-3"	11'-3"		A0.2
2.13	STANDARD SIDE SETBACKS	17-17-0305, TABLE BY DISTRICT	4' X 2.5'= 9'	5'-0"		A0.2
	MINIMUM SIDE SETBACK	17-17-0305, TABLE BY DISTRICT	2'-0"	2'-0"		A0.2
2.14	REAR SETBACK	17-17-0307, TABLE BY DISTRICT	30' (3.5'x3.5'=12.25')	30'-0"		A0.2
2.15	REAR YARD OPEN SPACE	17-2-0402, 17-4-0403	350 SF (1 UNIT) 17-2-0402	350 SQ.FT. 2 UNITS		A0.2
2.16	NUMBER OF DWELLING UNITS	ENABLE BY DISTRICT	(350 SF / UNIT)	1		A0.2
	NUMBER OF DETACHED UNITS (INCLUDE ABOVE)	ENABLE BY DISTRICT			X	A0.2
2.17	NUMBER OF OFF STREET PARKING SPACES	17-10-0208	1	2		A0.2
	TYPE (READY-PARKING SPACES (INCLUDE ABOVE))	17-10-1011 (EXIST. 5-7-0100)	1	2		
2.18	NUMBER OF OFF STREET LOADING SPACES	17-10-1100			X	
2.19	LANDSCAPE ORDINANCE COMPLIANCE	18-13-111			X	
2.20	TOMKINSON DEVELOPMENT STANDARDS	17-3-0500			X	
2.21	PLANNED DEVELOPMENT STANDARDS	17-8-0100			X	
2.22	OPEN SPACE IMPACT FEE ORDINANCE	18-18-0100			X	
2.23	AFFORDABLE REQUIREMENT ORDINANCE (ARO)	2-44-0100			X	
2.24	PLAT OF SURVEY	17-13-0302-B				SPLASHEET

OTHER REQUIRED DATA

ITEM	SUBJECT	CODE REFERENCE	COMPLETE	N/A
R.01.01	EXEMPTION CERTIFICATION (OVER 400)	18-4-400	X	
R.01.02	ACCESSIBILITY COMPLIANCE DATA	NOTE PROJECT DATA HERE		X
R.01.03	STRUCTURAL DESIGN DATA	18-18-1803	X	
R.01.04	MECHANICAL REPORT	18-18-1803.5, 18-18-1803.6		X
R.01.05	ELECTRICAL DRAWINGS	NEC 2014	X	
R.01.06	MECHANICAL EQUIPMENT SCHEDULES / SPECS	18-4-403.2.1, 18-4-403.12, 18-4-403.13	X	
R.01.07	ENERGY CONSERVATION & EFFICIENCY SCHEDULE	18-13-303.1	X	
R.01.08	ENERGY CONSERVATION CODE COMPLIANCE DATA	18-4-401.2.1.6	X	
P.01.01	PLUMBING FIXTURE SCHEDULE	18-29-402.1	X	
P.01.02	STORMWATER MANAGEMENT ORDINANCE PLAN	18-13-111		X

CODE MATRIX

2019 CHICAGO BUILDING CODE REQUIREMENTS

ITEM	SUBJECT	CODE REFERENCE	ORDINANCE REQUIREMENT	ACTUAL	N/A	LOCATION / SHEET NO.
B.02.01	PROPOSED OCCUPANCY CLASSIFICATION(S)	18-6-302.1		RESIDENTIAL R-3		A0.2 A0.3
B.02.02	EXIST. USE REQUIREMENTS CLASSIFICATION(S)	18-6-302.2, CH. 34-6-3			X	
B.02.03	SPECIAL OCCUPANCY CONDITIONS	CH. 18-6-4			X	
B.02.04	STORIES, ABOVE GRADE	18-6-202.2		STACK WITH BASEMENT		A0.1 A0.3
B.02.05	BUILDING HEIGHT IN FEET ABOVE GRADE PLANE	18-6-202.3, 18-6-504.3	45 FEET (CONDITIONAL)	40'-0"		A0.1 A0.3
B.02.06	NUMBER OF STORIES ABOVE GRADE PLANE	18-6-202, 18-6-504.4	3	3		A0.1 A0.3
B.02.07	MEZZANINE / BALCONY PLATFORMS	18-6-505			X	
B.02.08	BUILDING AREA	18-6-202.4, 18-6-506	ALLOWABLE	BASE: 9,000 SF		A0.1 A0.3
B.02.09	NUMBER OF EXITS REQUIRED (SEE CODE FOR AREA)	18-6-1005.1		1 EXISTS WITH 1 EXIT		A0.1
B.02.10	OCCUPANT LOAD	18-6-1004.5			X	
B.02.11	MAXIMUM TRAVEL DISTANCE	18-6-1017.2			X	
B.02.12	EXIT ACCESS DOORWAY CONFIGURATION	18-6-1005.2			X	
B.02.13	EXIT ACCESS STAIRWAY CONFIGURATION	18-6-1005.3			X	
B.02.14	EXIT ACCESS RAMP CONFIGURATION	18-6-1005.4			X	
B.02.15	EXIT ACCESS HORIZONTAL EXIT	18-6-1005.5			X	
B.02.16	EXIT ACCESS DISCHARGE	18-6-1005.6			X	
B.02.17	EXIT ACCESS STAIRWAY MARKING	18-6-1005.7			X	
B.02.18	EXIT ACCESS PASSAGEWAY	18-6-1005.8			X	
B.02.19	EXIT ACCESS DOORWAY CONFIGURATION	18-6-1005.9			X	
B.02.20	EXIT ACCESS DOOR HARDWARE	18-6-1005.10			X	
B.02.21	EXIT ACCESS DOOR OPERATIONS	18-6-1005.11			X	
B.02.22	EXIT ACCESS DOOR LOCKS AND LATCHES	18-6-1005.12			X	
B.02.23	EXIT ACCESS DOOR LOCKING	18-6-1005.13			X	
B.02.24	EXIT ACCESS DOOR LOCKING ARRANGEMENTS	18-6-1005.14			X	
B.02.25	EXIT ACCESS DOOR LOCKING ARRANGEMENTS	18-6-1005.15			X	
B.02.26	EXIT ACCESS DOOR LOCKING ARRANGEMENTS	18-6-1005.16			X	
B.02.27	EXIT ACCESS DOOR LOCKING ARRANGEMENTS	18-6-1005.17			X	
B.02.28	EXIT ACCESS DOOR LOCKING ARRANGEMENTS	18-6-1005.18			X	
B.02.29	EXIT ACCESS DOOR LOCKING ARRANGEMENTS	18-6-1005.19			X	
B.02.30	EXIT ACCESS DOOR LOCKING ARRANGEMENTS	18-6-1005.20			X	
B.02.31	EXIT ACCESS DOOR LOCKING ARRANGEMENTS	18-6-1005.21			X	
B.02.32	EXIT ACCESS DOOR LOCKING ARRANGEMENTS	18-6-1005.22			X	
B.02.33	EXIT ACCESS DOOR LOCKING ARRANGEMENTS	18-6-1005.23			X	
B.02.34	EXIT ACCESS DOOR LOCKING ARRANGEMENTS	18-6-1005.24			X	
B.02.35	EXIT ACCESS DOOR LOCKING ARRANGEMENTS	18-6-1005.25			X	
B.02.36	EXIT ACCESS DOOR LOCKING ARRANGEMENTS	18-6-1005.26			X	
B.02.37	EXIT ACCESS DOOR LOCKING ARRANGEMENTS	18-6-1005.27			X	
B.02.38	EXIT ACCESS DOOR LOCKING ARRANGEMENTS	18-6-1005.28			X	
B.02.39	EXIT ACCESS DOOR LOCKING ARRANGEMENTS	18-6-1005.29			X	
B.02.40	EXIT ACCESS DOOR LOCKING ARRANGEMENTS	18-6-1005.30			X	
B.02.41	EXIT ACCESS DOOR LOCKING ARRANGEMENTS	18-6-1005.31			X	
B.02.42	EXIT ACCESS DOOR LOCKING ARRANGEMENTS	18-6-1005.32			X	
B.02.43	EXIT ACCESS DOOR LOCKING ARRANGEMENTS	18-6-1005.33			X	
B.02.44	EXIT ACCESS DOOR LOCKING ARRANGEMENTS	18-6-1005.34			X	
B.02.45	EXIT ACCESS DOOR LOCKING ARRANGEMENTS	18-6-1005.35			X	
B.02.46	EXIT ACCESS DOOR LOCKING ARRANGEMENTS	18-6-1005.36			X	
B.02.47	EXIT ACCESS DOOR LOCKING ARRANGEMENTS	18-6-1005.37			X	
B.02.48	EXIT ACCESS DOOR LOCKING ARRANGEMENTS	18-6-1005.38			X	
B.02.49	EXIT ACCESS DOOR LOCKING ARRANGEMENTS	18-6-1005.39			X	
B.02.50	EXIT ACCESS DOOR LOCKING ARRANGEMENTS	18-6-1005.40			X	
B.02.51	EXIT ACCESS DOOR LOCKING ARRANGEMENTS	18-6-1005.41			X	
B.02.52	EXIT ACCESS DOOR LOCKING ARRANGEMENTS	18-6-1005.42			X	
B.02.53	EXIT ACCESS DOOR LOCKING ARRANGEMENTS	18-6-1005.43			X	
B.02.54	EXIT ACCESS DOOR LOCKING ARRANGEMENTS	18-6-1005.44			X	
B.02.55	EXIT ACCESS DOOR LOCKING ARRANGEMENTS	18-6-1005.45			X	
B.02.56	EXIT ACCESS DOOR LOCKING ARRANGEMENTS	18-6-1005.46			X	
B.02.57	EXIT ACCESS DOOR LOCKING ARRANGEMENTS	18-6-1005.47			X	
B.02.58	EXIT ACCESS DOOR LOCKING ARRANGEMENTS	18-6-1005.48			X	
B.02.59	EXIT ACCESS DOOR LOCKING ARRANGEMENTS	18-6-1005.49			X	
B.02.60	EXIT ACCESS DOOR LOCKING ARRANGEMENTS	18-6-1005.50			X	
B.02.61	EXIT ACCESS DOOR LOCKING ARRANGEMENTS	18-6-1005.51			X	
B.02.62	EXIT ACCESS DOOR LOCKING ARRANGEMENTS	18-6-1005.52			X	
B.02.63	EXIT ACCESS DOOR LOCKING ARRANGEMENTS	18-6-1005.53			X	
B.02.64	EXIT ACCESS DOOR LOCKING ARRANGEMENTS	18-6-1005.54			X	
B.02.65	EXIT ACCESS DOOR LOCKING ARRANGEMENTS	18-6-1005.55			X	
B.02.66	EXIT ACCESS DOOR LOCKING ARRANGEMENTS	18-6-1005.56			X	
B.02.67	EXIT ACCESS DOOR LOCKING ARRANGEMENTS	18-6-1005.57			X	
B.02.68	EXIT ACCESS DOOR LOCKING ARRANGEMENTS	18-6-1005.58			X	
B.02.69	EXIT ACCESS DOOR LOCKING ARRANGEMENTS	18-6-1005.59			X	
B.02.70	EXIT ACCESS DOOR LOCKING ARRANGEMENTS	18-6-1005.60			X	
B.02.71	EXIT ACCESS DOOR LOCKING ARRANGEMENTS	18-6-1005.61			X	
B.02.72	EXIT ACCESS DOOR LOCKING ARRANGEMENTS	18-6-1005.62			X	
B.02.73	EXIT ACCESS DOOR LOCKING ARRANGEMENTS	18-6-1005.63			X	
B.02.74	EXIT ACCESS DOOR LOCKING ARRANGEMENTS	18-6-1005.64			X	
B.02.75	EXIT ACCESS DOOR LOCKING ARRANGEMENTS	18-6-1005.65			X	
B.02.76	EXIT ACCESS DOOR LOCKING ARRANGEMENTS	18-6-1005.66			X	
B.02.77	EXIT ACCESS DOOR LOCKING ARRANGEMENTS	18-6-1005.67			X	
B.02.78	EXIT ACCESS DOOR LOCKING ARRANGEMENTS	18-6-1005.68			X	
B.02.79	EXIT ACCESS DOOR LOCKING ARRANGEMENTS	18-6-1005.69			X	
B.02.80	EXIT ACCESS DOOR LOCKING ARRANGEMENTS	18-6-1005.70			X	
B.02.81	EXIT ACCESS DOOR LOCKING ARRANGEMENTS	18-6-1005.71			X	
B.02.82	EXIT ACCESS DOOR LOCKING ARRANGEMENTS	18-6-1005.72			X	
B.02.83	EXIT ACCESS DOOR LOCKING ARRANGEMENTS	18-6-1005.73			X	
B.02.84	EXIT ACCESS DOOR LOCKING ARRANGEMENTS	18-6-1005.74			X	
B.02.85	EXIT ACCESS DOOR LOCKING ARRANGEMENTS	18-6-1005.75			X	
B.02.86	EXIT ACCESS DOOR LOCKING ARRANGEMENTS	18-6-1005.76			X	
B.02.87	EXIT ACCESS DOOR LOCKING ARRANGEMENTS	18-6-1005.77			X	
B.02.88	EXIT ACCESS DOOR LOCKING ARRANGEMENTS	18-6-1005.78			X	
B.02.89	EXIT ACCESS DOOR LOCKING ARRANGEMENTS	18-6-1005.79			X	
B.02.90	EXIT ACCESS DOOR LOCKING ARRANGEMENTS	18-6-1005.80			X	
B.02.91	EXIT ACCESS DOOR LOCKING ARRANGEMENTS	18-6-1005.81			X	
B.02.92	EXIT ACCESS DOOR LOCKING ARRANGEMENTS	18-6-1005.82			X	
B.02.93	EXIT ACCESS DOOR LOCKING ARRANGEMENTS	18-6-1005.83			X	
B.02.94	EXIT ACCESS DOOR LOCKING ARRANGEMENTS	18-6-1005.84			X	
B.02.95	EXIT ACCESS DOOR LOCKING ARRANGEMENTS	18-6-1005.85			X	
B.02.96	EXIT ACCESS DOOR LOCKING ARRANGEMENTS	18-6-1005.86			X	
B.02.97	EXIT ACCESS DOOR LOCKING ARRANGEMENTS	18-6-1005.87			X	
B.02.98	EXIT ACCESS DOOR LOCKING ARRANGEMENTS	18-6-1005.88			X	
B.02.99	EXIT ACCESS DOOR LOCKING ARRANGEMENTS	18-6-1005.89			X	
B.02.100	EXIT ACCESS DOOR LOCKING ARRANGEMENTS	18-6-1005.90			X	

DRAWING INDEX

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A0.3	NOTES, DOOR AND WINDOW SCHEDULES
A1.1	FLOOR PLANS
A1.2	FLOOR PLANS
A2.1	EXTERIOR ELEVATIONS
A2.2	EXTERIOR ELEVATIONS
A2.3	EXTERIOR ELEVATIONS
A3.1	WALL SECTIONS
A3.2	WALL SECTIONS AND DETAILS
A4.0	FRAMING NOTES AND SCHEDULE
A4.1	FOUNDATION PLAN & SECTIONS
A4.1A	FOUNDATION SECTIONS
A4.2	FRAMING PLANS
A4.3	FRAMING PLANS
A4.4	FRAMING DETAILS
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A5.1	ROOFTOPPING DETAILS
A5.2	ROOFTOPPING DETAILS
M1.0	MECHANICAL NOTES AND SCHEDULES
M1.1	MECHANICAL PLANS
M1.2	MECHANICAL PLANS
E1.0	ELECTRICAL NOTES AND LEGEND
E1.1	ELECTRICAL PLANS
E1.2	ELECTRICAL PLANS
P1.0	PLUMBING NOTES AND SCHEDULE
P1.1	WASTE, SUPPLY DIAGRAMS

APPLICABLE CODES

ZONING: 2024 CHICAGO ZONING ORDINANCE

MECHANICAL: 2019 CHICAGO BUILDING CODE

PLUMBING: 2019 CHICAGO BUILDING CODE

BUILDING: 2019 CHICAGO BUILDING CODE

ELECTRICAL: 2019 CHICAGO BUILDING CODE

LANDSCAPE: 2024 CHICAGO BUILDING CODE

LIMITATION OF WARRANTY OF ARCHITECTS WORK PRODUCT

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ARCHITECT'S STATEMENT & SEAL

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

STATE OF ILLINOIS — HELEN M. LIPTAK — 001.021.0691 — LICENSED ARCHITECT — EXPIRES: 11-30-26

360 DESIGN STUDIO II

2455 S. ARCHER AVE
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f. 312.842.2253

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SUBMITTAL DATES

ZONING CHANGE SUBMITTAL	12-02-2024
FACADE MODIFICATION	1-07-2025
BDC COMMENTS	1-10-2025

PROJECT NAME

NEW 3 STORY FRAME SINGLE FAMILY RESIDENCE W/ BASEMENT AND DETACHED MASONRY 2 CAR GARAGE.
1736 N. WINCHESTER AVE.
CHICAGO, IL.

STATE OF ILLINOIS — HELEN M. LIPTAK — 001.021.0691 — LICENSED ARCHITECT — EXPIRES: 11-30-26

SHEET NAME

MATRIX AND DRAWING INDEX

SHEET NUMBER: A0.1



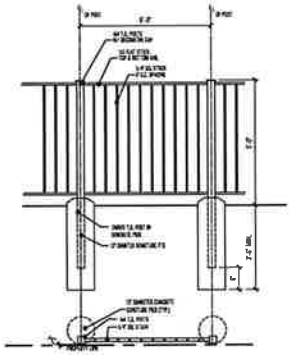
1732 N. WINCHESTER



1738 N. WINCHESTER

1734 N. WINCHESTER

1740 N. WINCHESTER



ORNAMENTAL IRON FENCE

SITE PLAN

PROTECTION STATEMENT

THE UNDERSIGNED ACKNOWLEDGES THAT EXISTING PARKWAY AND ON SITE TREES ARE TO BE PROTECTED WHILE THE PROJECT IS UNDER CONSTRUCTION AND WILL BE REPLACED BY CURRENT AND SUBSEQUENT OWNER IF DAMAGED.

OWNER

WARNING FROM D.I.G.G.E.R

BEFORE YOU DIG CALL 1-312-744-7000

AVERAGE SETBACK DATA	
	ACTUAL SETBACK
1740 N. WINCHESTER AVE	7.7'
1738 N. WINCHESTER AVE	14.44'
1734 N. WINCHESTER AVE	12.33'
1732 N. WINCHESTER AVE	10.99'
TOTAL	44.9' / 4 = 11.225'
HOME YOU BUILT	11.225' + 11' = 22.225'

CITY OF CHICAGO ZONING DATA			
CATEGORIES		REQUIRED	PROPOSED
ZONING CLASS		RT-4	RT-4
LOT AREA		3984 SQ FT	
FRONT SETBACK		AVERAGE = 11.2'	11.2'
SIDE SETBACK	NORTH	4' OR 9" FOR EVERY FOOT OF BUILDING WIDTH OVER 40' BUT NOT LESS THAN 2'-0"	5' (COMBINED)
	SOUTH		4'-0"
FLOOR AREA		3484 SQ FT	3200 SQ FT
REAR SETBACK		30' 0"	31' 0"
REAR YARD OPEN SPACE		332.08 FT	352 SQ FT
BUILDING HEIGHT		38'-0"	35' 10 5/8"

360 DESIGN STUDIO II
2453 S. ARCHER AVE
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SUBMITTAL DATES

ZONING CHANGE SUBMITTAL	12-12-2024
FACADE MODIFICATION	1-07-2025
BOC COMMENTS	1-11-2025

PROJECT NAME

NEW 3 STORY FRAME, SINGLE FAMILY RESIDENCE W/ BASEMENT AND DETACHED MASONRY 2 CAR GARAGE.
1736 N. WINCHESTER AVE.
CHICAGO, IL

STATE OF ILLINOIS
HELEEN M. LIPTAK
LICENSED ARCHITECT
EXPIRES: 11-30-26

SHEET NAME
SITE PLAN

SHEET
A0.2
NUMBER

GENERAL NOTES

A. GENERAL

1. ALL WORK SHALL BE DONE IN A FIRST CLASS WORKMANLIKE MANNER AND SHALL COMPLY WITH ALL APPLICABLE CODES, LATEST EDITION, AND SHALL BE SUBJECT TO THE APPROVAL OF THE BUILDING DEPARTMENT HAVING JURISDICTION. DO NOT SCALE DRAWINGS.
2. REFER TO SPECIFICATIONS, MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR ADDITIONAL SLEEVING, NOTES, MISCELLANEOUS & STRUCTURAL DETAILS SHOWN ARE TYPICAL IN NATURE AND ARE INDICATIVE OF PROFILES AND TYPES REQUIRED FOR THE WORK, REGARDLESS OF THE WORK IS SIMILAR IN CHARACTER TO THOSE DETAILS.
3. THE DRAWINGS AND SPECIFICATIONS ARE INTENDED TO BE COMPLEMENTARY AND WHAT IS REQUIRED BY ONE SHALL BE BINDING AS IF REQUIRED BY BOTH. IN CASE OF DISCREPANCY, THE MORE STRINGENT REQUIREMENT SHALL GOVERN. NOTES ON ANY ONE DRAWING ARE TO APPLY TO ALL OTHER SIMILAR MATERIALS AND SYSTEMS, UNLESS NOTED OTHERWISE.
4. DIMENSIONS, SLOPES, NOTES OR INDICATIONS ON DRAWINGS ARE TO BE CHECKED BY CONTRACTOR AT JOB SITE BEFORE ANY WORK IS COMMENCED OR MATERIALS ORDERED. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS AT JOB SITE. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
5. ELEVATIONS, SECTIONS OR DETAILS FOR SOME DRAWINGS ARE TYPICAL OF ALL SIMILAR CONDITIONS, UNLESS NOTED OTHERWISE.
6. DRAWINGS ARE DIAGRAMMATIC AND ARE NOT TO BE SCALED FOR EXACT LOCATIONS OF EQUIPMENT, PIPING, DUCTWORK, ETC. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE AND SHALL BE RESPONSIBLE FOR THE PROPER FITTING OF ALL WORK.
7. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS, FEES, TAP CHARGES, INSPECTIONS, ETC., AS MAY BE REQUIRED BY THE CITY OF CHICAGO, AND ANY OTHER GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THIS PROJECT.
8. ALL NON-REACTIVE AND SILICON REACTIVES TO FILLED SEALANT ALL EXPANSION AND CONSTRUCTION JOINTS TO PREVENT STAINING, FABRICATORS OR CONTRACTORS SHALL BE RESPONSIBLE FOR ANY DISCOLORATION.
9. IN THE CONTRACT DOCUMENTS OR ELSEWHERE IN THE CONTRACT DOCUMENTS BY BUYER THE CONTRACT DOCUMENTS OR BUYER THE CONTRACT DOCUMENTS AND THE LOCATIONS CONDITIONS, THE CONTRACTOR SHALL INCLUDE IN HIS BID PROPOSAL THE SUITABLE QUANTITY FOR THE BETTER QUALITY AND SHALL THEREBY BE LIABLE TO THE ABSOLUTE SATISFACTION FOR A DECISION AND ADJUSTMENT IF NECESSARY.
10. ALL CONSTRUCTION AND CONSTRUCTION DRAWINGS SHALL BE COMPLETED OF WORK SHALL REMAIN ALL SURFACE SURFACE PROTECTION MATERIAL, INCLUDING BOARDS, PAPER, ETC., AND DISPOSAL OF SAME, BUT NOT LIMITED, ALL MATERIALS SHALL REMAIN CLEAN.
11. THE OWNER'S AND ARCHITECT'S RESPONSIBILITY ENDS AT THE AGREEMENT BETWEEN THE OWNER AND CONTRACTOR AND DOES NOT INCLUDE THE MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES OF CONSTRUCTION SELECTED BY THE CONTRACTOR OR ANY OF THE CONTRACTOR'S AGENTS OR EMPLOYEES OR ANY OTHER PERSONS PERFORMING PORTIONS OF THE WORK. THE OWNER'S AND ARCHITECT'S RESPONSIBILITY TO DETERMINE THE PROGRESS OF CONSTRUCTION AND TO PROVIDE SAFETY AND PARTICULAR PRECAUTIONS OF TRAFFIC, BARRICADES, LIGHTING, SAFETY EQUIPMENT, SUPERVISION, AND OTHER PROCEDURES NECESSARY TO PROTECT THE PUBLIC AND THE OWNER'S AND CONTRACTOR'S PROPERTY AND THE WORK.
12. THE CONTRACTOR IS RESPONSIBLE FOR REPORTING ANY DISCREPANCIES FROM THE CONTRACT DOCUMENTS OR CONSTRUCTION CONDITIONS OBSERVED BY THE CONTRACTOR TO THE OWNER AND ARCHITECT BEFORE PROCEEDING WITH THE AFFECTED WORK. THE CONTRACTOR IS RESPONSIBLE FOR THE CORRECTION OF ANY WORK THAT DOES NOT CONFORM TO THE CONTRACT DOCUMENTS AND SUBSEQUENT CHANGES AUTHORIZED BY THE OWNER AND ARCHITECT.
13. NO CHANGE SHALL BE MADE IN THE CONTRACT DOCUMENTS WITHOUT THE WRITTEN AUTHORIZATION OF THE OWNER AND ARCHITECT. NO CHANGE SHALL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN AUTHORIZATION OF THE OWNER AND ARCHITECT. NO CHANGE SHALL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN AUTHORIZATION OF THE OWNER AND ARCHITECT.
14. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND SHALL BE EXECUTED IN A WORKMANLIKE MANNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE QUALITY AND TECHNICAL ADEQUACY OF THE CONSTRUCTION METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK.
15. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND SHALL BE EXECUTED IN A WORKMANLIKE MANNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE QUALITY AND TECHNICAL ADEQUACY OF THE CONSTRUCTION METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK.
16. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND SHALL BE EXECUTED IN A WORKMANLIKE MANNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE QUALITY AND TECHNICAL ADEQUACY OF THE CONSTRUCTION METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK.
17. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND SHALL BE EXECUTED IN A WORKMANLIKE MANNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE QUALITY AND TECHNICAL ADEQUACY OF THE CONSTRUCTION METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK.
18. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND SHALL BE EXECUTED IN A WORKMANLIKE MANNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE QUALITY AND TECHNICAL ADEQUACY OF THE CONSTRUCTION METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK.
19. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND SHALL BE EXECUTED IN A WORKMANLIKE MANNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE QUALITY AND TECHNICAL ADEQUACY OF THE CONSTRUCTION METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK.
20. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND SHALL BE EXECUTED IN A WORKMANLIKE MANNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE QUALITY AND TECHNICAL ADEQUACY OF THE CONSTRUCTION METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK.

B. FIRE RATINGS

1. WHERE HOURLY RATINGS ARE GIVEN FOR FIRE DOORS AND FRAMES, THEY SHALL BE AS SPECIFIED BY THE NFPA.
2. ALL RATED OPENINGS MUST BE LABELED WITH APPROVED FIRE LABORATORIES TESTS AND AS REQUIRED BY THE APPLICABLE BUILDING CODES AND INSURANCE UNDERWRITERS.
3. FIRE STOP OPENINGS IN FIRE RATED WALLS AND PARTITIONS, INCLUDING OPENINGS BETWEEN FLOOR SLABS AND EXTERIOR WALLS, SHALL BE FILLED WITH APPROVED FIRE STOPPING MATERIALS AS REQUIRED BY THE APPLICABLE BUILDING CODES TO PREVENT THE SPREAD OF FIRE, SMOKE AND GASES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF FIRE STOPPING MATERIALS AS REQUIRED BY THE APPLICABLE BUILDING CODES TO PREVENT THE SPREAD OF FIRE, SMOKE AND GASES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF FIRE STOPPING MATERIALS AS REQUIRED BY THE APPLICABLE BUILDING CODES TO PREVENT THE SPREAD OF FIRE, SMOKE AND GASES.
4. ALL OPENINGS IN FIRE RATED WALLS AND PARTITIONS SHALL BE FIRE STOPPED WITH A NON-COMBUSTIBLE MATERIAL EQUIVALENT TO THE WALL OR PARTITION IN WHICH THEY ARE LOCATED.
5. ALL PIPE, DUCTS & OPENINGS THROUGH RATED WALLS, FLOORS OR PARTITIONS SHALL BE FIRE STOPPED WITH A NON-COMBUSTIBLE MATERIAL EQUIVALENT TO THE WALL OR PARTITION IN WHICH THEY ARE LOCATED.
6. ALL FIRE STOPPING MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND SHALL BE APPROVED BY THE LOCAL BUILDING DEPARTMENT PRIOR TO CONCEALMENT.

C. DIMENSIONS

1. ALL DIMENSIONS ARE IN FEET UNLESS NOTED OTHERWISE.
2. DRAWINGS ARE NOT TO BE SCALED.
3. ALL DIMENSIONS SHALL BE VERIFIED AT THE JOB SITE BEFORE ANY WORK IS STARTED. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
4. ALL DIMENSIONS ARE TO FACE OF STUD OR MASONRY UNLESS NOTED OTHERWISE.
5. ALL DIMENSIONS ARE TO FACE OF STUD OR MASONRY UNLESS NOTED OTHERWISE.
6. ALL DIMENSIONS ARE TO FACE OF STUD OR MASONRY UNLESS NOTED OTHERWISE.
7. ALL DIMENSIONS ARE TO FACE OF STUD OR MASONRY UNLESS NOTED OTHERWISE.
8. ALL DIMENSIONS ARE TO FACE OF STUD OR MASONRY UNLESS NOTED OTHERWISE.
9. ALL DIMENSIONS ARE TO FACE OF STUD OR MASONRY UNLESS NOTED OTHERWISE.
10. ALL DIMENSIONS ARE TO FACE OF STUD OR MASONRY UNLESS NOTED OTHERWISE.

D. PARTITION NOTES

1. EXTERIOR PARTITIONS TO THE UNDERSIDE OF THE STRUCTURAL DECK OR FRAMING ABOVE UNLESS NOTED OTHERWISE ON THE PARTITION TYPES.
2. MOVEMENT JOINTS, PROVIDE FOR FLEXIBLE MOVEMENT AT HEAD OF ALL CMU AND GYPSUM BOARD CONSTRUCTION AS INDICATED ON THE DRAWINGS AND NOTES.

E. MISCELLANEOUS

1. WORK BY OTHER TRADES AND/OR OWNER: WORK BY OTHER TRADES AND/OR OWNER SHALL BE COORDINATED WITH THE GENERAL CONTRACTOR. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF ALL WORK BY OTHER TRADES AND/OR OWNER.
2. SEALANTS: ALL SEALANTS SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND SHALL BE COMPATIBLE WITH THE SUBSTRATES TO WHICH THEY ARE APPLIED.
3. ANCHOR AND REINFORCE CONCRETE SLABS AS SHOWN ON STRUCTURAL DRAWINGS.
4. ALL STAIRS TO HAVE MAXIMUM 8" RISERS AND MINIMUM 9" TREADS.
5. PROVIDE ACCESS PANELS AS REQUIRED FOR MECHANICAL, ELECTRICAL, PLUMBING AND FIRE PROTECTION EQUIPMENT.
6. PROVIDE BLOCKING IN ALL BATHROOMS FOR GRAB BARS.
7. SEE ELEVATIONS FOR ALL MATERIALS AND FINISHES.
8. ALL DOORS TO BE PAINTED, STAINED AND FINISHED AS SPECIFIED.
9. ALL WALLS TO BE PAINTED, STAINED AND FINISHED AS SPECIFIED.
10. ALL WALLS AND SURFACES TO BE PREPARED AND PAINTED AS SPECIFIED.
11. ALL WALLS AND SURFACES TO BE PREPARED AND PAINTED AS SPECIFIED.
12. ALL WALLS AND SURFACES TO BE PREPARED AND PAINTED AS SPECIFIED.
13. ALL WALLS AND SURFACES TO BE PREPARED AND PAINTED AS SPECIFIED.
14. ALL WALLS AND SURFACES TO BE PREPARED AND PAINTED AS SPECIFIED.
15. ALL WALLS AND SURFACES TO BE PREPARED AND PAINTED AS SPECIFIED.
16. ALL WALLS AND SURFACES TO BE PREPARED AND PAINTED AS SPECIFIED.
17. ALL WALLS AND SURFACES TO BE PREPARED AND PAINTED AS SPECIFIED.
18. ALL WALLS AND SURFACES TO BE PREPARED AND PAINTED AS SPECIFIED.
19. ALL WALLS AND SURFACES TO BE PREPARED AND PAINTED AS SPECIFIED.
20. ALL WALLS AND SURFACES TO BE PREPARED AND PAINTED AS SPECIFIED.

WINDOW SCHEDULE

MARK	WINDOW SIZE W x H	SQFT OF OPENING	UNIT	UNIT	MANUFACTURER & TYPE	FINISH	% VENT	REMARKS
A	3'-0" x 5'-0"	15	15.0	15.0	60 SERIES	WHITE	A	3 WINDOWS W/ 2 FIX
B	6'-0" x 5'-0"	30	15.0	15.0	60 SERIES	WHITE	A	2 WINDOWS W/ FIX
C	6'-0" x 1'-6"	9	9.0	9.0	60 SERIES	WHITE	A	W/ FIXED 2' TEMP GLAZING
D	3'-0" x 1'-6"	4.5	4.5	4.5	60 SERIES	WHITE	A	W/ FIXED 2' TEMP GLAZING
E	3'-0" x 5'-0"	15	15.0	15.0	60 SERIES	WHITE	A	
F	3'-0" x 5'-0"	15	15.0	15.0	60 SERIES	WHITE	A	
G	4'-0" x 5'-0"	20	20.0	20.0	60 SERIES	WHITE	A	
H	3'-0" x 5'-0"	15	15.0	15.0	60 SERIES	WHITE	A	2 WINDOWS
I	3'-0" x 5'-0"	15	15.0	15.0	60 SERIES	WHITE	A	2 WINDOWS
J	3'-0" x 5'-0"	15	15.0	15.0	60 SERIES	WHITE	A	
K	3'-0" x 5'-0"	15	15.0	15.0	60 SERIES	WHITE	A	
L	3'-0" x 5'-0"	15	15.0	15.0	60 SERIES	WHITE	A	
M	3'-0" x 5'-0"	15	15.0	15.0	60 SERIES	WHITE	A	
N	3'-0" x 5'-0"	15	15.0	15.0	60 SERIES	WHITE	A	
O	3'-0" x 5'-0"	15	15.0	15.0	60 SERIES	WHITE	A	
P	3'-0" x 5'-0"	15	15.0	15.0	60 SERIES	WHITE	A	
Q	3'-0" x 5'-0"	15	15.0	15.0	60 SERIES	WHITE	A	
R	3'-0" x 5'-0"	15	15.0	15.0	60 SERIES	WHITE	A	
S	3'-0" x 5'-0"	15	15.0	15.0	60 SERIES	WHITE	A	
T	3'-0" x 5'-0"	15	15.0	15.0	60 SERIES	WHITE	A	
U	3'-0" x 5'-0"	15	15.0	15.0	60 SERIES	WHITE	A	
V	3'-0" x 5'-0"	15	15.0	15.0	60 SERIES	WHITE	A	
W	3'-0" x 5'-0"	15	15.0	15.0	60 SERIES	WHITE	A	
X	3'-0" x 5'-0"	15	15.0	15.0	60 SERIES	WHITE	A	
Y	3'-0" x 5'-0"	15	15.0	15.0	60 SERIES	WHITE	A	
Z	3'-0" x 5'-0"	15	15.0	15.0	60 SERIES	WHITE	A	

GENERAL CONTRACTOR AND WINDOW SUPPLIER TO FIELD VERIFY ALL WINDOW SIZES. CONTRACTOR TO PROVIDE ALL NECESSARY FLASHING AND INSTALLATION MATERIALS AS REQUIRED FOR A WEATHERTIGHT INSTALLATION. ALL WINDOWS TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.

NOTES:
1. EGRESS WINDOWS: ALL BEDROOMS SHALL HAVE AT LEAST ONE WINDOW THAT MEETS THE FOLLOWING REQUIREMENTS:
   - MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET (5.0 SQUARE FEET FOR GRADE-LEVEL WINDOWS)
   - MINIMUM NET CLEAR OPENING HEIGHT OF 24 INCHES
   - MINIMUM NET CLEAR OPENING WIDTH OF 20 INCHES
   - MAXIMUM SILL HEIGHT OF 44 INCHES ABOVE THE FINISHED FLOOR
2. ALL WINDOWS SHALL BE DOUBLE-GLAZED WITH A MINIMUM U-FACTOR OF 0.30 AND A MINIMUM SOLAR HEAT GAIN COEFFICIENT (SHGC) OF 0.40.
3. ALL WINDOWS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND THE APPLICABLE BUILDING CODE REQUIREMENTS.
4. ALL WINDOWS SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION AND SHALL BE CLEANED AND INSPECTED PRIOR TO FINAL ACCEPTANCE.
5. ALL WINDOWS SHALL BE LABELED WITH THE MANUFACTURER'S NAME, MODEL NUMBER, AND PERFORMANCE RATINGS.
6. ALL WINDOWS SHALL BE INSTALLED WITH A CONTINUOUS AIR BARRIER AND VAPOR RETARDER TO PREVENT AIR AND MOISTURE INFILTRATION.
7. ALL WINDOWS SHALL BE INSTALLED WITH A CONTINUOUS INSULATION BARRIER TO MINIMIZE THERMAL BRIDGING.
8. ALL WINDOWS SHALL BE INSTALLED WITH A CONTINUOUS WEATHER-RESISTIVE BARRIER TO PREVENT WATER INFILTRATION.
9. ALL WINDOWS SHALL BE INSTALLED WITH A CONTINUOUS FLASHING TO PREVENT WATER INFILTRATION.
10. ALL WINDOWS SHALL BE INSTALLED WITH A CONTINUOUS SEALANT TO PREVENT AIR AND MOISTURE INFILTRATION.

THE FOLLOWING MANDATORY ENERGY CONSERVATION REQUIREMENTS APPLY TO ALL RESIDENTIAL PROJECTS:

- HEAT SUPPLIED IS NOT TO EXCEED 70°F
- BUILDING PLUMB, LEVEL AND SQUARE
- INSULATION: BATT OR BLOWN TO MEET OR EXCEED R-VALUE
- WINDOWS: DOUBLE GLAZED
- SHEATHING: 1/2" EXTERIOR GRADE
- VAPOR BARRIER: 6 MIL POLY
- INTERIOR FINISH: 1/2" GYPSUM BOARD
- ATTIC INSULATION: R-49 MINIMUM
- CRAWL SPACE INSULATION: R-19 MINIMUM
- FLOOR INSULATION: R-19 MINIMUM
- CAULK AND WEATHERSTRIP ALL EXTERIOR OPENINGS
- INSULATE ALL HOT WATER PIPES
- INSULATE ALL DUCTWORK
- PROVIDE ATTIC ACCESS
- INSTALL HIGH EFFICIENCY FURNACE AND WATER HEATER
- INSTALL PROGRAMMABLE THERMOSTAT
- INSTALL LOW-FLOW PLUMBING FIXTURES
- INSTALL ENERGY STAR APPLIANCES
- INSTALL COMPACT FLUORESCENT LIGHTING
- INSTALL OCCUPANCY SENSORS
- INSTALL DAYLIGHTING CONTROLS
- INSTALL SOLAR PANELS
- INSTALL WIND TURBINE
- INSTALL GEOTHERMAL HEAT PUMP
- INSTALL RAINWATER HARVESTING SYSTEM
- INSTALL GREEN ROOF
- INSTALL PERMEABLE PAVING
- INSTALL RECYCLED CONTENT MATERIALS
- INSTALL LOCALLY SOURCED MATERIALS
- INSTALL RAPIDLY RENEWABLE MATERIALS
- INSTALL CERTIFIED WOOD
- INSTALL LOW-VOC PAINTS AND FINISHES
- INSTALL NO-VOC PAINTS AND FINISHES
- INSTALL LOW-VOC ADHESIVES AND SEALANTS
- INSTALL NO-VOC ADHESIVES AND SEALANTS
- INSTALL LOW-VOC CARPET
- INSTALL NO-VOC CARPET
- INSTALL LOW-VOC FLOORING
- INSTALL NO-VOC FLOORING
- INSTALL LOW-VOC CABINETRY
- INSTALL NO-VOC CABINETRY
- INSTALL LOW-VOC COUNTERTOPS
- INSTALL NO-VOC COUNTERTOPS
- INSTALL LOW-VOC APPLIANCES
- INSTALL NO-VOC APPLIANCES
- INSTALL LOW-VOC LIGHTING
- INSTALL NO-VOC LIGHTING
- INSTALL LOW-VOC PLUMBING FIXTURES
- INSTALL NO-VOC PLUMBING FIXTURES
- INSTALL LOW-VOC HVAC EQUIPMENT
- INSTALL NO-VOC HVAC EQUIPMENT
- INSTALL LOW-VOC ELECTRICAL EQUIPMENT
- INSTALL NO-VOC ELECTRICAL EQUIPMENT
- INSTALL LOW-VOC FIRE PROTECTION EQUIPMENT
- INSTALL NO-VOC FIRE PROTECTION EQUIPMENT

OCCUPANCY CALCULATION

LOCATION	USE	AREA	ROOM HEIGHT (SECTION)	TOTAL OCCUPANTS	EGRESS WIDTH REQUIRED		EGRESS WIDTH PROVIDED		

DOOR SCHEDULE

DOOR NUMBER	TYPE	WIDTH	HEIGHT	THICKNESS	FRAME TYPE	FRAME MATERIAL	FRAME FINISH	HARDWARE SET	HARDWARE REMARKS
1	A	3'-0"	7'-0"	1 3/4"	ALUM	WHITE	ALUM	1	
2	A	3'-0"	7'-0"	1 3/4"	ALUM	WHITE	ALUM	1	
3	A	3'-0"	7'-0"	1 3/4"	ALUM	WHITE	ALUM	1	
4	A	3'-0"	7'-0"	1 3/4"	ALUM	WHITE	ALUM	1	
5	A	3'-0"	7'-0"	1 3/4"	ALUM	WHITE	ALUM	1	
6	A	3'-0"	7'-0"	1 3/4"	ALUM	WHITE	ALUM	1	
7	A	3'-0"	7'-0"	1 3/4"	ALUM	WHITE	ALUM	1	
8	A	3'-0"	7'-0"	1 3/4"	ALUM	WHITE	ALUM	1	
9	A	3'-0"	7'-0"	1 3/4"	ALUM	WHITE	ALUM	1	
10	A	3'-0"	7'-0"	1 3/4"	ALUM	WHITE	ALUM	1	
11	A	3'-0"	7'-0"	1 3/4"	ALUM	WHITE	ALUM	1	
12	A	3'-0"	7'-0"	1 3/4"	ALUM	WHITE	ALUM	1	
13	A	3'-0"	7'-0"	1 3/4"	ALUM	WHITE	ALUM	1	
14	A	3'-0"	7'-0"	1 3/4"	ALUM	WHITE	ALUM	1	
15	A	3'-0"	7'-0"	1 3/4"	ALUM	WHITE	ALUM	1	
16	A	3'-0"	7'-0"	1 3/4"	ALUM	WHITE	ALUM	1	
17	A	3'-0"	7'-0"	1 3/4"	ALUM	WHITE	ALUM	1	
18	A	3'-0"	7'-0"	1 3/4"	ALUM	WHITE	ALUM	1	
19	A	3'-0"	7'-0"	1 3/4"	ALUM	WHITE	ALUM	1	
20	A	3'-0"	7'-0"	1 3/4"	ALUM	WHITE	ALUM	1	
21	A	3'-0"	7'-0"	1 3/4"	ALUM	WHITE	ALUM	1	
22	A	3'-0"	7'-0"	1 3/4"	ALUM	WHITE	ALUM	1	
23	A	3'-0"	7'-0"	1 3/4"	ALUM	WHITE	ALUM	1	
24	A	3'-0"	7'-0"	1 3/4"	ALUM	WHITE	ALUM	1	
25	A	3'-0"	7'-0"	1 3/4"	ALUM	WHITE	ALUM	1	
26	A	3'-0"	7'-0"	1 3/4"	ALUM	WHITE	ALUM	1	
27	A	3'-0"	7'-0"	1 3/4"	ALUM	WHITE	ALUM	1	
28	A	3'-0"	7'-0"	1 3/4"	ALUM	WHITE	ALUM	1	
29	A	3'-0"	7'-0"	1 3/4"	ALUM	WHITE	ALUM	1	
30	A	3'-0"	7'-0"	1 3/4"	ALUM	WHITE	ALUM	1	
31	A	3'-0"	7'-0"	1 3/4"	ALUM	WHITE	ALUM	1	
32	A	3'-0"	7'-0"	1 3/4"	ALUM	WHITE	ALUM	1	
33	A	3'-0"	7'-0"	1 3/4"	ALUM	WHITE	ALUM	1	
34	A	3'-0"	7'-0"	1 3/4"	ALUM	WHITE	ALUM	1	
35	A	3'-0"	7'-0"	1 3/4"	ALUM	WHITE	ALUM	1	
36	A	3'-0"	7'-0"	1 3/4"	ALUM	WHITE	ALUM	1	
37	A	3'-0"	7'-0"	1 3/4"	ALUM	WHITE	ALUM	1	
38	A	3'-0"	7'-0"	1 3/4"	ALUM	WHITE	ALUM	1	
39	A	3'-0"	7'-0"	1 3/4"	ALUM	WHITE	ALUM	1	
40	A	3'-0"	7'-0"	1 3/4"	ALUM	WHITE	ALUM	1	
41	A	3'-0"	7'-0"	1 3/4"	ALUM	WHITE	ALUM	1	
42	A	3'-0"	7'-0"	1 3/4"	ALUM	WHITE	ALUM	1	

NOTES:
1. ALL DOOR HARDWARE TO MEET BHMA/ANSI GRADE 1 HEAVY DUTY.
2. ALL INTERIOR DOORS STC 30 MINIMUM.
3. ALL DOOR FINISH (PAINT OR STAIN) TO BE VERIFIED WITH OWNER PRIOR TO ORDERING.
4. ALL DOOR SIZES ARE NOMINAL UNLESS NOTED OTHERWISE.
5. ALL DOOR HARDWARE TO BE BRUSHED STAINLESS STEEL UNLESS NOTED OTHERWISE.
6. ALL DOORS TO BE SOLID CORE UNLESS NOTED OTHERWISE.
7. ALL DOORS TO BE PAINTED OR STAINED TO MATCH ADJACENT WALLS UNLESS NOTED OTHERWISE.
8. ALL DOORS TO BE INSTALLED WITH WEATHERSTRIPPING AND DOOR SWEEPS.
9. ALL DOORS TO BE INSTALLED WITH A MINIMUM OF 3 HINGES.
10. ALL DOORS TO BE INSTALLED WITH A MINIMUM OF 1 LOCKSET.
11. ALL DOORS TO BE INSTALLED WITH A MINIMUM OF 1 DEADBOLT.
12. ALL DOORS TO BE INSTALLED WITH A MINIMUM OF 1 DOOR CLOSER.
13. ALL DOORS TO BE INSTALLED WITH A MINIMUM OF 1 DOOR STOP.
14. ALL DOORS TO BE INSTALLED WITH A MINIMUM OF 1 DOOR KICK PLATE.
15. ALL DOORS TO BE INSTALLED WITH A MINIMUM OF 1 DOOR MAT.
16. ALL DOORS TO BE INSTALLED WITH A MINIMUM OF 1 DOOR SWEEP.
17. ALL DOORS TO BE INSTALLED WITH A MINIMUM OF 1 DOOR SILENCER.
18. ALL DOORS TO BE INSTALLED WITH A MINIMUM OF 1 DOOR VIEWER.
19. ALL DOORS TO BE INSTALLED WITH A MINIMUM OF 1 DOOR CHAIN.
20. ALL DOORS TO BE INSTALLED WITH A MINIMUM OF 1 DOOR PEEPHOLE.

DOOR HARDWARE SCHEDULE

SET NO.	TYPE	QTY	MFG & MODEL NUMBER	FINISH	REMARKS
1	ENTRY SET				
	DEADBOLT				
	DOOR CLOSER W/ STOP				
2	PASSAGE SET				
3	PRIVACY SET				
4	DUMMY SET				
5	CLOSET SET				
6	DOOR CLOSER				
7	KICK PLATE				
8	DOOR STOP				

DOOR TYPES

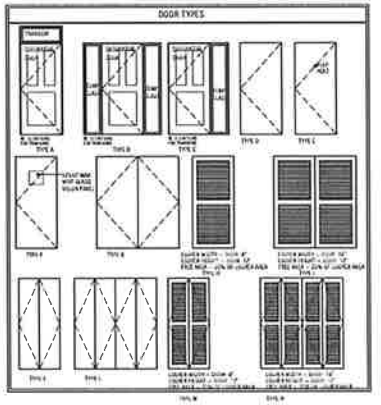


TABLE 705.2.2
PROJECTIONS FROM WALLS OF TYPE I, II, IV OR V CONSTRUCTION*

Type of Projection	MATERIAL TYPE	Fire Separation Distance (feet)* 2 to less than 5	5 to less than 10	10 to less than 30	30 or greater
Eaves, canopies, walls and overhangs [for purposes of this table, "projection" shall be measured as the distance from the fire separation distance line to the furthest point of the projection]					
Eaves, canopies, walls and overhangs [for purposes of this table, "projection" shall be measured as the distance from the fire separation distance line to the furthest point of the projection]	C, NC	Yes	Yes	Yes	Yes
Eaves, canopies, walls and overhangs [for purposes of this table, "projection" shall be measured as the distance from the fire separation distance line to the furthest point of the projection]	EC, HT	Yes	Yes	Yes	Yes
Eaves, canopies, walls and overhangs [for purposes of this table, "projection" shall be measured as the distance from the fire separation distance line to the furthest point of the projection]	P, HT, USC	Yes	Yes	Yes	Yes
Eaves, canopies, walls and overhangs [for purposes of this table, "projection" shall be measured as the distance from the fire separation distance line to the furthest point of the projection]	HT	Yes	Yes	Yes	Yes
Eaves, canopies, walls and overhangs [for purposes of this table, "projection" shall be measured as the distance from the fire separation distance line to the furthest point of the projection]	E	See	Yes	Yes	Yes
Open parking garages on buildings of Group R occupancies not more than 3 stories above grade plane, not providing more than 150 feet of linear building, and not providing more than 150 feet of linear surface, exclusive of walls, per adjoining unit	P, USC	Yes	Yes	Yes	Yes
Repair or replacement of roof decking on Decembers 31, 2008, covering no more than 3 stories above grade plane	HT	Yes	Yes	Yes	Yes
	E	See	See	Yes	Yes
All new or replacement of roof decking on January 29, 2010, covering no more than 3 stories above grade plane	E	Yes	Yes	Yes	Yes

For SI: 1 foot = 304.8 mm, 1 inch = 25.4 mm, 1 square foot = 0.092 m².
C = any material that has no fire resistance rating and is permitted to be of any combustible construction complying with ASTM D7032 and Section 2612 respectively; EC = any material permitted to be of any combustible construction complying with Section 2604.11; EP = any material permitted to be of any combustible construction complying with Section 2604.11; HT = heavy timber construction complying with Section 2304.11; USC = unsprinklered, unprotected; PSC = sprinklered, protected; E = as permitted by the code.
a. Where calculated fire separation distance is 5 feet or greater, all combustible materials are permitted for the exterior wall.
b. Where calculated fire separation distance is 10 feet or greater, all combustible materials are permitted for the exterior wall.

TABLE 1515.3 I
REQUIRED FIRE SEPARATION DISTANCE FOR OUTDOOR ELEMENTS OF OCCUPIABLE ROOFTOPS ON BUILDINGS UP TO 55 FEET IN BUILDING HEIGHT*

Type of Element	Material Type	Fire Separation Distance (feet) 5 feet or less	5 feet to less than 10	10 feet to less than 30	30 or greater
Walking surfaces consisting of more than one [illegible] of the roof covering [illegible]	E	Yes	Yes	Yes	Yes
Walking surfaces consisting of more than one [illegible] of the roof covering [illegible]	EBOW	No	Yes	Yes	Yes
Walking surfaces consisting of more than one [illegible] of the roof covering [illegible]	E	No	Yes	Yes	Yes
Walking surfaces consisting of more than one [illegible] of the roof covering [illegible]	EMC	Yes	Yes	Yes	Yes

WALL LEGEND

TAG	WALL	SECTION	DESCRIPTION	UL # & HOUR RATING
A				
B				
C				
C1				
D				

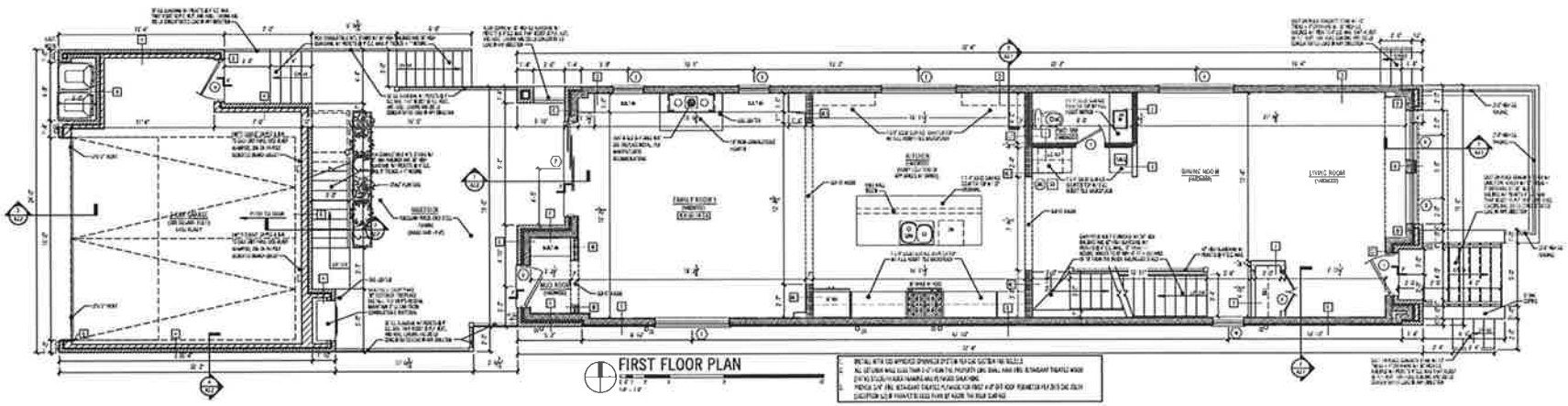
WALL LEGEND

TAG	WALL	SECTION	DESCRIPTION	UL # & HOUR RATING
D1				
E				
F				
G				
H				

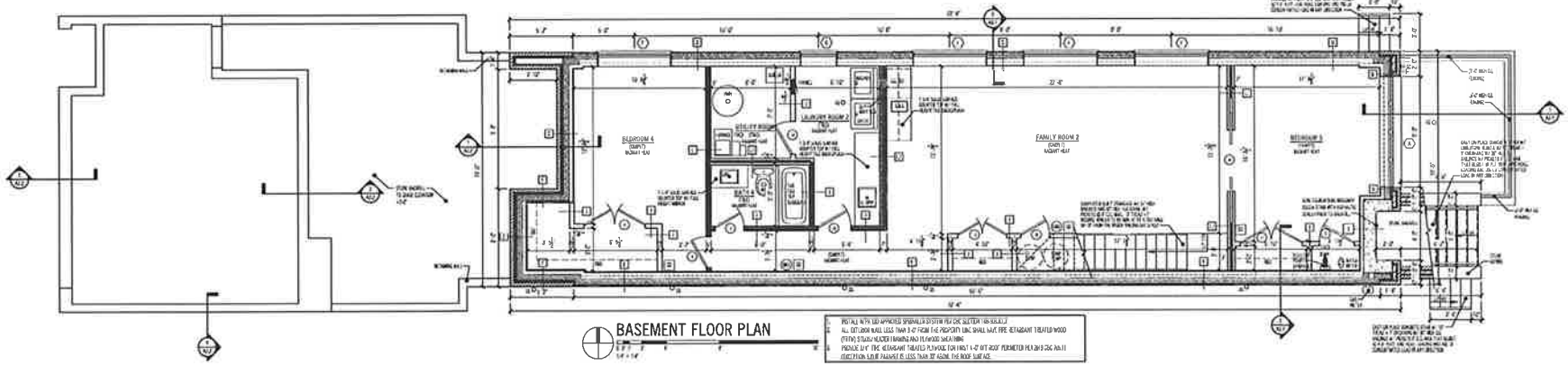
WALL LEGEND

TAG	WALL	SECTION	DESCRIPTION	UL # & HOUR RATING
I				
J J1				
K K1				
L L1				
M M1				

SYMBOL LEGEND



FIRST FLOOR PLAN



BASEMENT FLOOR PLAN

360 DESIGN STUDIO II

2453 S. ARCHER AVE
SUITE 1C
CHICAGO, IL 60616
p. 312.842.2220
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SUBMITTAL DATES

ZONING CHANGE SUBMITTAL	12-02-2024
PARADE MODIFICATION	1-07-2025
HDC COMMENTS	1-21-2025

PROJECT NAME

NEW 3 STORY FRAME, SINGLE FAMILY RESIDENCE W/ BASEMENT AND DETACHED MASONRY 2 CAR GARAGE
1736 N. WINCHESTER AVE.
CHICAGO, IL

STATE OF ILLINOIS
HELEN M. LIPTAK
LICENSED ARCHITECT
EXPIRES: 11-30-2026

SHEET NAME

FLOOR PLANS

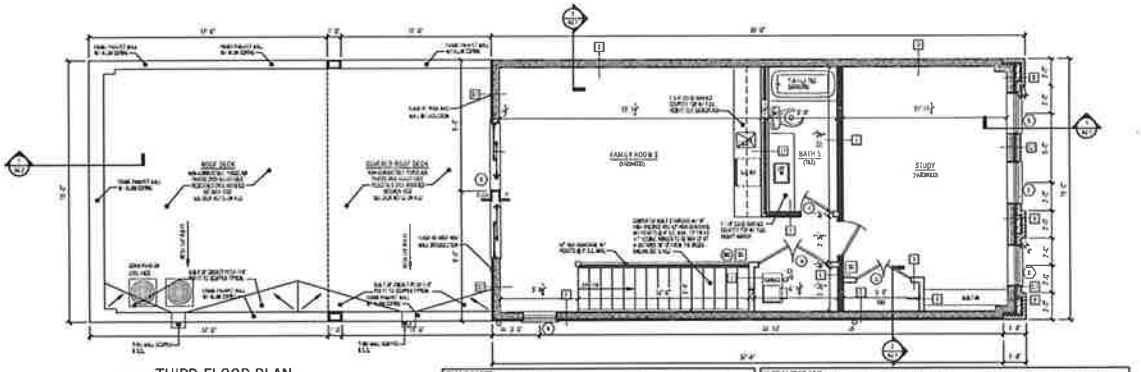
SHEET
A1.1
NUMBER

WALL LEGEND				
TAG	WALL	SECTION	DESCRIPTION	UL W. & HOUR RATING
A				
B				
C				
C1				
D				

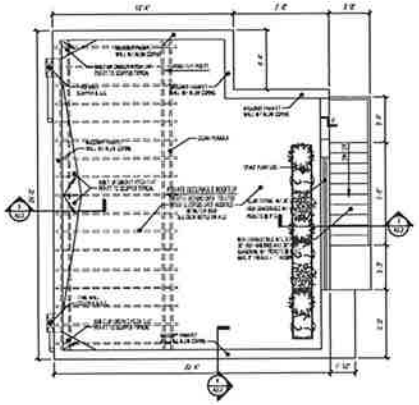
WALL LEGEND				
TAG	WALL	SECTION	DESCRIPTION	UL W. & HOUR RATING
D1				
E				
F				
G				
H				

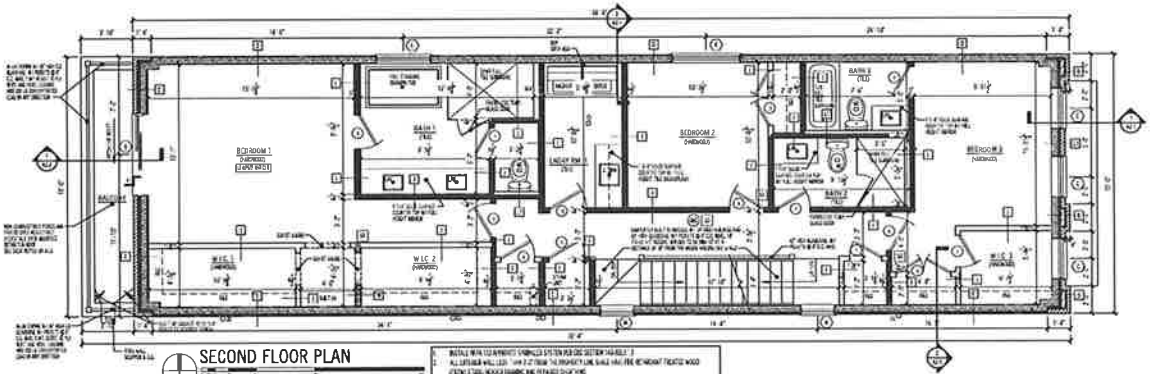
WALL LEGEND				
TAG	WALL	SECTION	DESCRIPTION	UL W. & HOUR RATING
I				
J J1				
K K1				
L L1				
M M1				

SYMBOL LEGEND	



THIRD FLOOR PLAN





SECOND FLOOR PLAN

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SUBMITTAL DATES

ZONING CHANGE SUBMITTAL	12-02-2024
FACADE MODIFICATION	1-07-2025
BOC COMMENTS	1-31-2025

PROJECT NAME

NEW 3 STORY FRAME SINGLE FAMILY RESIDENCE W/ BASEMENT AND DETACHED MASONRY 2 CAR GARAGE
1736 N. WINCHESTER AVE.
CHICAGO, IL

STATE OF ILLINOIS
REGISTERED ARCHITECT

SHEET NAME

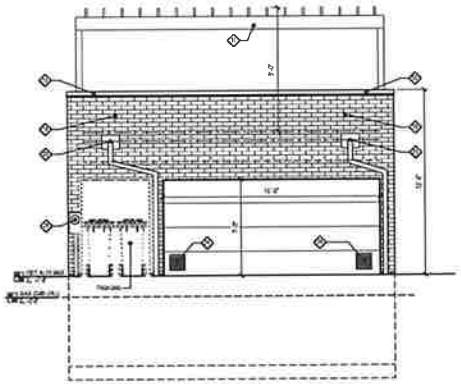
FLOOR PLANS

SHEET

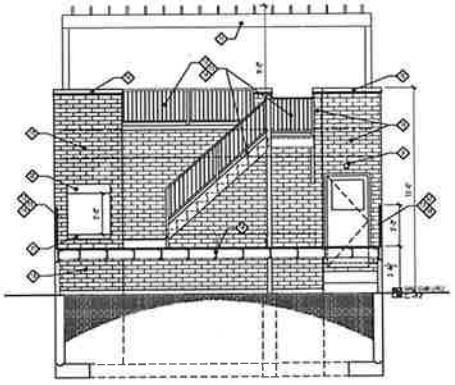
A1.2

NUMBER

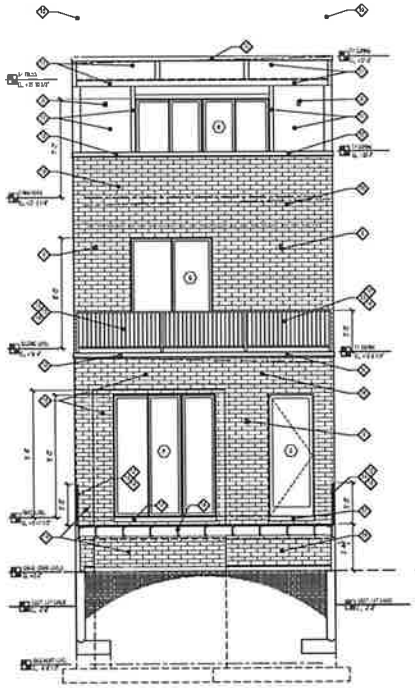
	ELEVATION KEYNOTES
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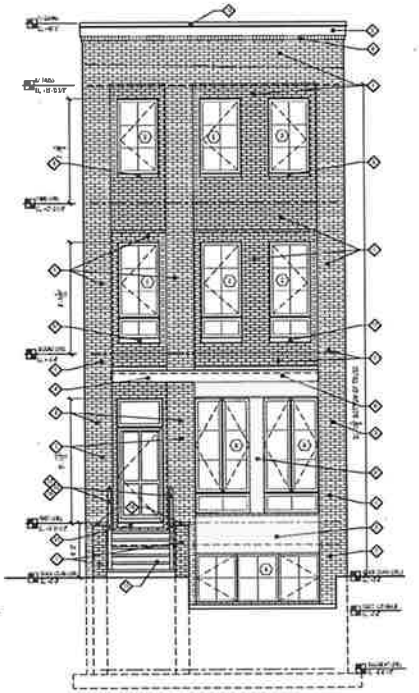
4 / A2.1 GARAGE WEST ELEVATION



3 / A2.1 GARAGE EAST ELEVATION



2 / A2.1 WEST ELEVATION



1 / A2.1 EAST ELEVATION

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SUBMITTAL DATES

ZONING CHANGE SUBMITTAL	12-02-2024
FACADE MODIFICATION	1-07-2025
ADC COMMENTS	1-11-2025

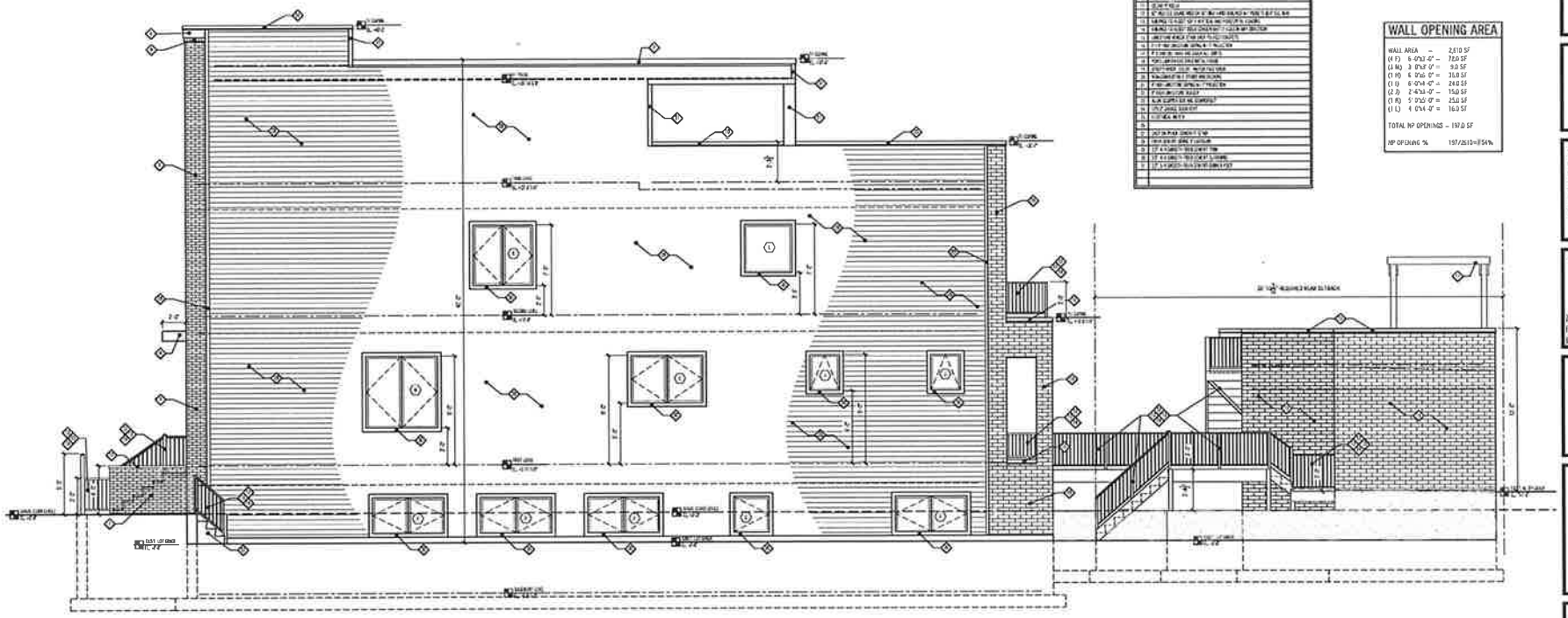
PROJECT NAME

NEW 3 STORY FRAME SINGLE FAMILY RESIDENCE W/ BASEMENT AND DETACHED NASONRY 2 CAR GARAGE.
1736 N. WINCHESTER AVE.
CHICAGO, IL

STATE OF ILLINOIS
FREDERICK J. PUM
LICENSED ARCHITECT

SHEET NAME
ELEVATIONS

SHEET
A2.1
NUMBER



NORTH ELEVATION

ELEVATION KEYNOTES	
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WALL OPENING AREA

WALL AREA	=	2,610 SF
(4 F)	6'-0"x3'-0" =	72.0 SF
(4 M)	3'-0"x3'-0" =	9.0 SF
(1 H)	6'-0"x6'-0" =	36.0 SF
(1 L)	6'-0"x4'-0" =	24.0 SF
(2 J)	2'-6"x3'-0" =	15.0 SF
(1 K)	5'-0"x5'-0" =	25.0 SF
(1 L)	4'-0"x4'-0" =	16.0 SF

TOTAL NP OPENINGS = 197.0 SF

NP OPENING % 197/2610=8.54%

360 DESIGN STUDIO II

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SUBMITTAL DATES

ZONING CHANGE SUBMITTAL	10-02-2024
FACADE MODIFICATION	1-07-2025
BOC COMMENTS	1-21-2025

PROJECT NAME

NEW 3 STORY FRAME SINGLE FAMILY RESIDENCE W/ BASEMENT AND DETACHED MASONRY 2 CAR GARAGE.
1736 N. WINCHESTER AVE.
CHICAGO, IL

STATE OF ILLINOIS
REGISTERED ARCHITECT
EXPIRES: 11-30-26

SHEET NAME

ELEVATIONS

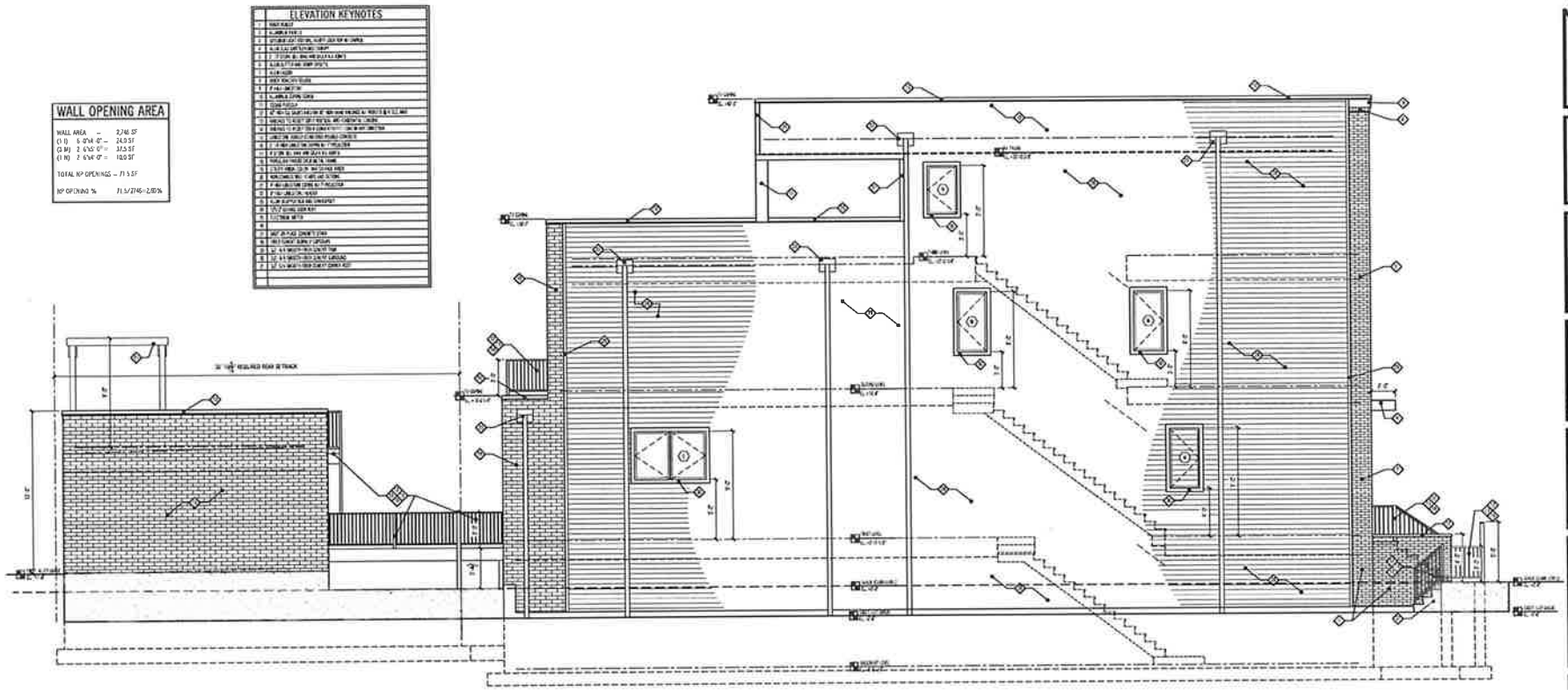
SHEET NUMBER

A2.2

WALL OPENING AREA

WALL AREA	=	2,746 SF
(3)	5 6"x4' 0" =	240 SF
(2)	2 6"x5' 0" =	37.5 SF
(1)	2 6"x4' 0" =	19.0 SF
TOTAL NP OPENINGS =		71.5 SF
NP OPENING %		71.5/2746=2.60%

ELEVATION KEYNOTES



1 / A2.3 SOUTH ELEVATION

360 DESIGN STUDIO II

2453 S. ARCHER AVE.
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SUBMITTAL DATES

ZONING CHANGE SUBMITTAL	12-02-2024
FACADE MODIFICATION	1-07-2025
BOC COMMENTS	3-11-2025

PROJECT NAME

NEW 3 STORY FRAME SINGLE FAMILY RESIDENCE W/ BASEMENT AND DETACHED MASONRY 2 CAR GARAGE
1736 N. WINCHESTER AVE.
CHICAGO, IL

STATE OF ILLINOIS
REGISTERED ARCHITECT

SHEET NAME
ELEVATIONS

SHEET
A2.3
NUMBER

360 DESIGN STUDIO
1555 S. ARCHER AVE
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SUBMITTAL DATES

ZONING CHANGE SUBMITTAL 12.16.2024
PLANS REVIEW 1.31.2025
PLANS REVIEW 1.31.2025

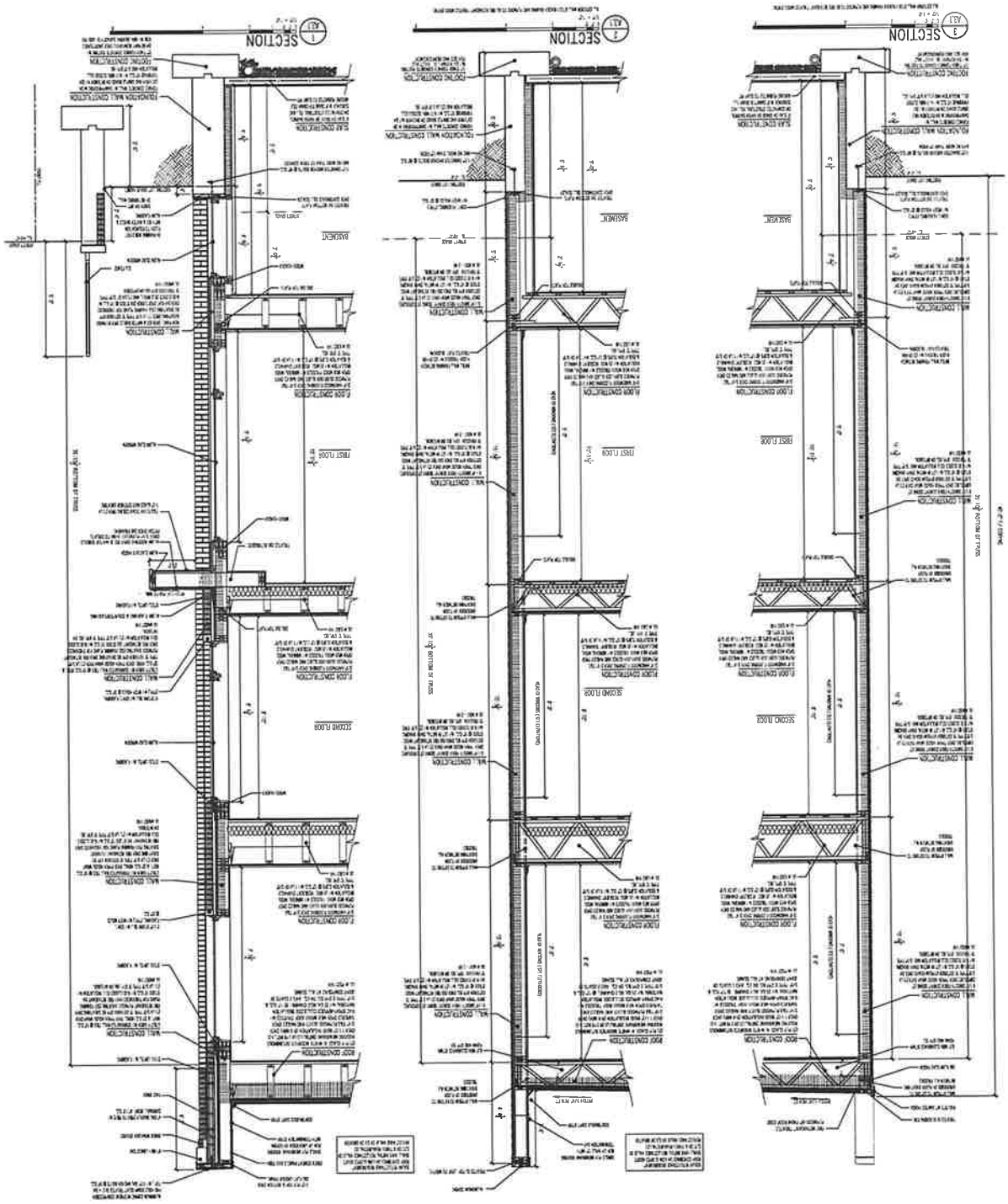
PROJECT NAME

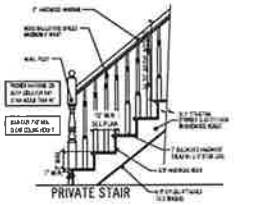
NEW 3 STORY FRAME SINGLE FAMILY RESIDENCE W/ BASEMENT AND DETACHED MASONRY 2 CAR GARAGE
1726 N. WINCHESTER AVE.
CHICAGO, IL

STATE OF ILLINOIS
ARCHITECT
EXPIRES: 11.30.2026

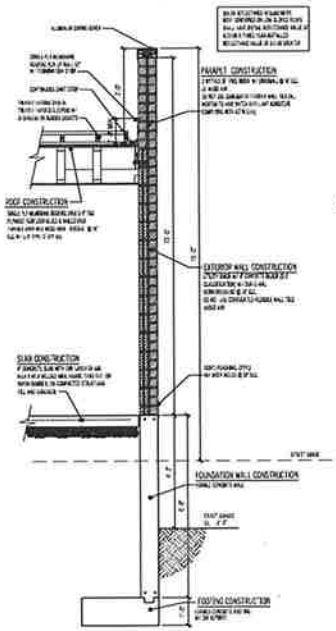
SHEET NAME
SECTIONS

SHEET NUMBER
A3.1

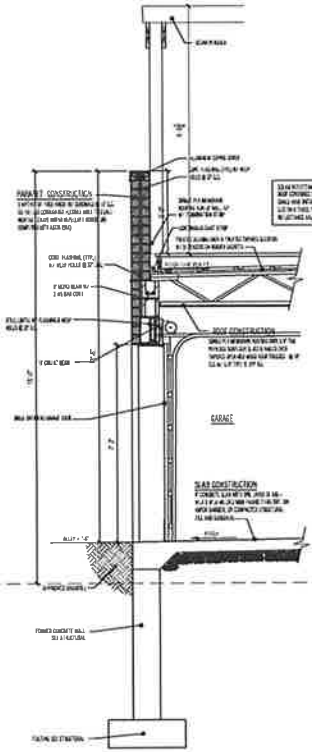




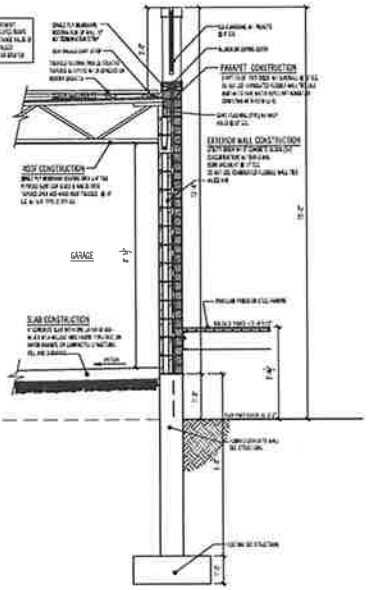
5 A3.2 INTERIOR STAIR DETAILS



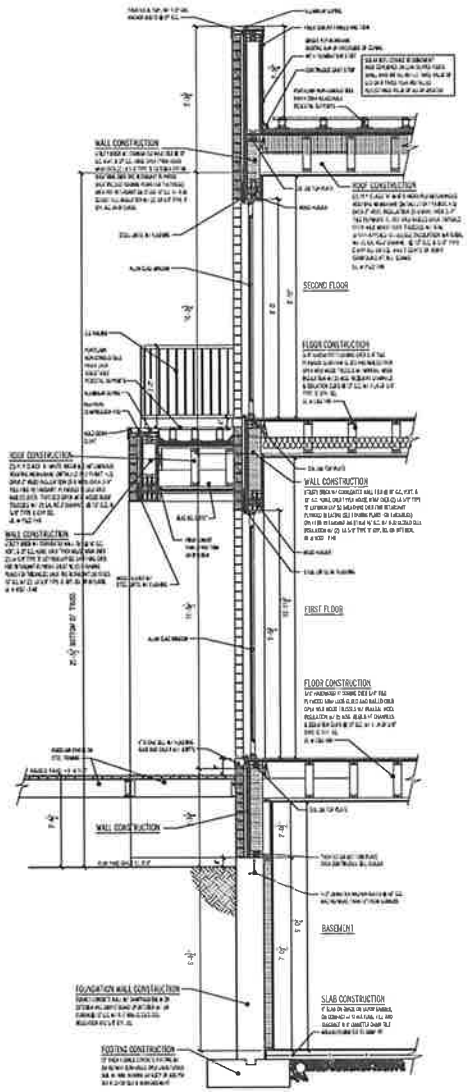
6 A3.2 SECTION



3 A3.2 SECTION



2 A3.2 SECTION



1 A3.2 SECTION

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SUBMITTAL DATES

ZONING CHANGE SUBMITTAL	12-12-2024
FACADE MODIFICATION	1-07-2025
BOC COMMENTS	1-11-2025

PROJECT NAME
NEW 3 STORY FRAME SINGLE FAMILY RESIDENCE W/ BASEMENT AND DETACHED MASONRY 2 CAR GARAGE.
1736 N. WINCHESTER AVE.
CHICAGO, IL

STATE OF ILLINOIS
PRESTON LAFONE VAN DYKE
LICENSED ARCHITECT
EXPIRES: 11-30-26

SHEET NAME
SECTIONS

SHEET
A3.2
NUMBER