Final for Publication

17-13-0303-C(1) Type 1 Narrative & Plans – 4522 N. Kenton Ave., Chicago, IL

Proposed Zoning: RS-3 Residential Single-Unit (Detached House) District

Lot Area: 6,517 sq. ft.

Proposed Land Use: The Applicant proposing to lawfully establish the rehab work of the existing single-family residence. The existing single-family residence with a two-car garage will remain. Pursuant to Sec. 17-13-0303-D optional Administrative Adjustment and Variation and pursuant to Sec. 17-13-1003-L of the Chicago Zoning Ordinance, the Applicant is seeking an Administrative Adjustment to increase the height of the existing single-family residence by 10% or 30 ft.-7 inches.

(A) The Project's Floor Area Ratio: 2,284 square feet (0.35 FAR)

(B) The Project's Density (Minimum Lot Area Per D.U.): 6,517 square feet per D.U. (1 residential units proposed)

(C) The amount of off-street parking: 2 parking spaces (for each single-family residence)

(D) Setbacks:

a.	Front Setback:	17.19 feet (existing)
b.	Side Setbacks:	
	East Side:	7.35 feet (existing)
	West Side:	13.26 feet (existing)
c.	Rear Setback:	59.9 feet (existing)

(E) *Building Height: 30 feet-7 inches

*Pursuant to Sec. 17-13-1003-L, the Applicant is seeking an Administrative Adjustment to increase the height of the existing single-family residence by 10% or 30 feet-7 inches.

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INTERIOR REMODELING S.F.R.

4522 N. KENTON AVE.

CHICAGO ILLINOIS

STANDARD PLAN REVIEW
CONDITIONAL PERMIT

CERTIFIED CORRECTIONS

CODE NOTES:
1. ALL WINDOWS WITHIN 18 INCHES OF THE FLOOR AND WITHIN 12 INCHES OF ANY DOOR ARE TO BE GLAZED WITH TEMPERED GLASS
2. ALL TUB AND SHOWER ENCLOSURES ARE TO BE GLAZED WITH TEMPERED GLASS
3. ALL SKYLIGHTS ARE TO BE GLAZED WITH SAFETY TEMPERED GLASS WITH A WIRE CLOTH OR SCREEN UNDER.
4. ALL INTERIOR FINISHES TO BE A MINIMUM OF CLASS 1 (0 TO 25 F.S.R.)
5. PROVIDE A HARDWIRED SMOKE DETECTOR WITHIN 15 FEET OF EVERY BEDROOM AND AT THE TOP OF EVERY STAIR AT EACH LEVEL.
6. PROVIDE A HARDWIRED CARBON MONOXIDE DETECTOR WITHIN 10 FEET OF EVERY BEDROOM, AT LEAT ONE ON EACH LEVEL, AND ONE IN THE ROOM CONTAINING THE CENTRAL HEATING UNIT.
7. STAIRWAY & BALCONY RAILINGS (EXTERIOR & INTERIOR) MUST BE DESIGNED TO RESIST A SIMULTANEOUS VERTICAL AND HORIZONTAL THRUST OF 50#/SF AND A 200 LB. LOAD AT ANY LOCATION ALONG THE RAIL.
8. PROVIDE FIRESTOPPING AT FOLLOWING LOCATIONS:
   i) IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVEL.
   ii) AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS AT SOFFITS, DROP CEILINGS, CAVE CEILINGS, ETC.
   iii) IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN.
   iv) AT OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS AND FIREPLACES AT CEILING AND FLOOR LEVEL.

LINTEL SCHEDULE
EXCEPT AS OTHERWISE NOTED, IN OPENINGS IN MASONRY WALLS, PROVIDE A STEEL ANGLE FOR EACH 4" OF NOMINAL THICKNESS OF MASONRY IN ACCORDANCE WITH THE FOLLOWING SCHEDULE:

	ANGLE SIZE	WIDTH OF OPENING
L1 =	L 3 1/2 x 3 1/2 x 1/2	UP TO 4'-0"
L2 =	L 5 x 3 1/2 x 5/8	UP TO 5'-8"
L3 =	L 6 x 3 1/2 x 5/8	UP TO 7'-6"
L4 =	W 8-21	UP TO 11'-8"

ALL STEEL LINTELS SHALL BE 8" LONGER THAN THE CLEAR OPENING AT EACH END, AND MUST BEAR ON SOLID MASONRY (FILL CORES OR VOIDS WITH NON-SHRINK GROUT). ANGLES MUST BE PLACED WITH THE LONGER LEG VERTICAL UNLESS NOTED OTHERWISE.

MASONRY:
1. MASONRY CONSTRUCTION MUST CONFORM TO ACI 530-99.
2. ALL HOLLOW MASONRY UNITS SHALL BE ASTM C90 NORMAL WEIGHT, TYPE I.
3. JOINT REINFORCEMENT FOR SINGLE WYTHE WALLS MUST BE DUROWALL TRUSS TYPE, HOT DIPPED GALVANIZED AFTER FABRICATION. THICKNESS OF SIDE RODS SHALL BE A MINIMUM OF 3/16 INCH THICK; CROSS TIES, A MINIMUM 9 GAUGE THICK.
4. PREFORMED CONTROL JOINTS MUST BE HOHMER MATOSA, ASTM D2240 WITH A FLANGE, "RAPID CONTROL JOINT" AS MANUFACTURED BY DURO-WALL.
5. JOINT FILLER MUST BE EXPANDED CLOSED CELL NEOPRENE, WIDTH AND LENGTHS.
6. MORTAR MUST BE TYPE S. UNDER CONDITIONS TO ASTM C270 USING THE PROPORTION METHOD.
7. GROUT MIX MUST ACHIEVE 2,000 PSI AT 28 DAYS. SLUMP MUST BE 7-8 INCHES, IN ACCORDANCE WITH ASTM C476.
8. REINFORCED VERTICAL REINFORCING STEEL IN WALLS, WHERE REQUIRED, MUST CONFORM TO ASTM A615, NEW BILLET STEEL GRADE 60. SEE DRAWINGS FOR SIZE AND LOCATIONS.
9. ALL MASONRY UNITS IN BUILDING BOND WITH DURO-WALL MORTAR JOINTS. ONE MASONRY JOINT WITH ONE UNIT MASONRY SHALL BE A HEADER IN HEIGHT.
10. INSTALL ALL REINFORCING IN WALLS WHERE INDICATED ON DRAWINGS. PLACE CONTROL JOINTS WHERE INDICATED ON DRAWINGS WHERE CONTROL JOINTS ARE NOT INDICATED IN WALLS, SPACING SHALL NOT EXCEED 30 FEET ON CENTER.
11. SEE LOOSE LINTELS, WHERE INDICATED ON DRAWINGS. AT EACH LINTEL BEARING PLACE MINIMUM TWO COURSES FILLED SOLID WITH GROUT OR SOLID MASONRY UNITS UNDER EACH LINTEL BEARING POINT, UNLESS NOTED OTHERWISE.

CONCRETE AND FOUNDATIONS
1. ALL CONCRETE WORK MUST CONFORM TO ACI 318, STANDARD BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE, LATEST EDITION.
2. CONCRETE MUST HAVE A STRENGTH OF f'c =2,500psi AT 28 DAYS. AT THE DISCRETION OF THE CONTRACTOR, HIGH EARLY STRENGTH CONCRETE MAY BE SUBSTITUTED IF HIGH EARLY STRENGTH CONCRETE IS USED IT MUST ATTAIN A MINIMUM STRENGTH OF 3,500psi AT 7 DAYS.
3. CONCRETE MUST BE VIBRATED IMMEDIATELY AFTER PLACING. DO NOT USE CHLORIDE ADMIXTURES.
4. CONCRETE EXPOSED TO WEATHER OR POURED AGAINST THE GROUND MUST HAVE 6% AIR ENTRAINMENT.
5. FOOTINGS ARE DESIGNED FOR 3000psf SOIL BEARING CAPACITY.
6. MINIMUM COVER OF REINFORCEMENT IN FOUNDATION FOOTINGS OR CONCRETE CAST AGAINST EARTH MUST BE 3 INCHES. CONCRETE MUST HAVE MINIMUM COVER OF 2 INCHES IN OTHER LOCATIONS, U.N.O. SHOWN OTHERWISE.
7. FOOTINGS MAY BE RE-SIZED AS OFTEN AS PRACTICABLE.
8. DO NOT PLACE CONCRETE UNTIL ALL CONDUITS, PIPING OR OTHER EMBEDMENTS HAVE BEEN PLACED
9. MECHANICAL PIPING UNDER SLABS MUST BE ENCASED IN A MINIMUM OF 3 INCHES OF CONCRETE.
10. EXPANSION JOINTS, WHERE SHOWN MUST BE FULL DEPTH THICKNESS OF CONCRETE.
11. CONCRETE FLOOR SLABS WILL BE BROOM FINISHED
12. REINFORCING STEEL SHALL BE NEW BILLET STEEL CONFORMING TO ASTM A615 GRADE 60.
13. WELDED WIRE FABRIC (WWF) MUST CONFORM TO ASTM A185 GRADE 65 OR HIGHER.
14. EXCEPT FOR WWF, REINFORCING MUST NOT BE WELDED.
15. SUBMIT SHOP DRAWINGS FOR ALL REINFORCED CONCRETE WORK FOR REVIEW.
16. ALL PLACING AND DETAILING MUST CONFORM TO ACI MANUAL OF STANDARD PRACTICE FOR REINFORCEMENT.
17. ALL CONCRETE MUST BE TESTED FOR COMPRESSION STRENGTH. STANDARD TEST SPECIMENS MUST BE PERFORMED BY AN INDEPENDENT CERTIFIED LABORATORY AND CONFORM TO ASTM C-31 AT NO ADDITIONAL COST TO OWNER. SUBMIT A COPY OF TEST REPORT TO THE OWNER AND THE ARCHITECT.
18. EACH SAMPLING MUST CONSIST OF A MINIMUM OF 2 (TWO) CYLINDERS PER OPERATION, OR WHENEVER A CHANGE MEANS OF WATER-CEMENT RATIO OR CONSISTENCE.

GENERAL 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 MANUFACTURER'S 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. CONTRACTORS IS TO GUARANTEE ALL THE WORK, MATERIALS AND LABOR IN WRITING FOR A MINIMUM OF ONE (1) YEAR AGAINST ALL DEFECTS OF MATERIALS, EQUIPMENT AND WORKMANSHIP.

STRUCTURAL DESIGN CRITERIA
1. ROOF: SNOW LOAD=30PSF, DEAD LOAD=20PSF, WIND UPLIFT LOAD= 30PSF — TOTAL LOAD=50PSF
2. FLOOR: LIVE LOAD=40PSF, DEAD LOAD=10PSF -- TOTAL LOAD=50PSF
3. LUMBER: DOUGLAS LARCH Not #2 BETTER
   Fb=900psi
   Fc=625psi
   Ft=575psi
   Fc⊥=450psi
   Fv=95psi
   E=1,800,000
4. SOIL BEARING: MINIMUM 3,000psf, CONCRETE 3,500psi @ 28 DAYS
5. STEEL REINFORCING ROD, SECTIONS CONFORM TO A572, AND A36

CARPENTRY NOTES:
1. UNLESS OTHERWISE NOTED, DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS AND UNDER ANY TUB OR SHOWER.
2. TYPICAL DOOR OR WINDOW HEADER TO BE 2-2X12 UNLESS NOTED OTHERWISE.
3. PROVIDE GALVANIZED SHEET METAL DRIP CAPS AT ALL EXTERIOR DOORS AND WINDOW OPENINGS.
4. INSTALL DOUBLE FRAMING AROUND ALL FLOOR OR ROOF OPENINGS OR AS INDICATED, INCLUDING STAIRS, OPENINGS AND ACCESS PANELS.
5. DO NOT CUT OR DRILL THROUGH THE BOTTOM THIRD OF ANY BEAM OR JOIST.

NOTICE TO CONTRACTOR:
1. THE CONTRACT DOCUMENTS FOR THIS PROJECT INCLUDE AN OWNER-CONTRACTOR AGREEMENT (AN EXECUTED WRITTEN PROPOSAL PREPARED BY THE CONTRACTOR DESCRIBING THE WORK) AND THESE DRAWINGS PREPARED BY THE ARCHITECT.
   THE ARCHITECT IS PROVIDING A "PLANS ONLY" SERVICE. NO OTHER TYPE OF ARCHITECTURAL SERVICE IS INTENDED OR IMPLIED. THESE PLANS ARE ONLY TO BE USED BY COMPETENT CONTRACTORS LICENSED WITHIN THE CITY OF CHICAGO, AND KNOWLEDGEABLE IN THE BUILDING TRADES.
2. THE CONTRACTOR MUST FAMILIARIZE HIMSELF WITH THE PROJECT LOCATION AND EXISTING CONDITIONS. CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND WILL BE RESPONSIBLE FOR THEIR NON-COMPLIANCE WITH THE ABOVE CONDITION DISQUALIFIES ANY CLAIMS FOR ADDITIONAL COMPENSATION.
3. ADMINISTRATION OF THE CONTRACT IS BY THE OWNER OR HIS REPRESENTATIVE. THE CONTRACTOR AND THE OWNER ARE SOLELY RESPONSIBLE FOR THE BUILDING CONSTRUCTION PROCESS AND JOBSITE SAFETY.
4. THE DRAWINGS INDICATE THE GENERAL SCOPE OF THE PROJECT AND THE ARCHITECTURAL DESIGN CONCEPT, INCLUDING THE DIMENSIONS OF THE BUILDING, THE MAJOR ARCHITECTURAL ELEMENTS, AND TYPES OF STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL SYSTEMS.
5. THE DRAWINGS DO NOT NECESSARILY INDICATE OR DISCLOSE ALL THE WORK REQUIRED FOR REALIZATION OF THE SCOPE AND INTENT OF THE PROJECT. NOR ALL THE REQUIREMENTS OF THE CONTRACT DOCUMENTS. BASED ON THE GENERAL SCOPE DISCERNED IN THESE DRAWINGS, THE CONTRACTOR WILL FURNISH AND INSTALL ALL THE ITEMS REQUIRED FOR THE PROPER EXECUTION OF THE INTENDED SCOPE OF THIS PROJECT.
6. THE ARCHITECT'S DECISION AS TO WHAT IS INCLUDED IN THE SCOPE AND WHAT IS NOT WILL BE FINAL AND BINDING ON THE CONTRACTOR.
7. BY SUBMITTING A BID OR PRICE PROPOSAL THE CONTRACTOR CONCEDES THAT HE HAS EXAMINED AND UNDERSTANDS ALL THE CONTRACT DOCUMENTS INCLUDING THESE DRAWINGS.
8. THE INTENTION OF CONTRACT DOCUMENTS IS TO PROVIDE THE WORK REQUIRED TO ACHIEVE THE FINISHED PROJECT IN A FIRST CLASS MANNER, COMPLYING WITH APPLICABLE TRADE STANDARDS AND GUIDELINES, LOCAL, STATE AND NATIONAL CODES, AND OBSERVING CHICA RULES.
9. THE START OF WORK WILL BE CONSIDERED AFFIRMATION THAT THE CONTRACTOR IS FULLY INFORMED OF THE SCOPE OF WORK AND THE TIME, WORK, MATERIALS, EQUIPMENT, APPLIANCES AND SERVICES NECESSARY TO ACHIEVE THE SCOPE OF WORK.
10. THE CONTRACTOR MUST SUBMIT TO THE OWNER AND COPY TO THE ARCHITECT A CERTIFICATE OF INSURANCE WHICH NAMES THE FOLLOWING AS ADDITIONALLY INSURED FOR
   a. WORKER'S COMP
   b. LIABILITY
   OWNER
   ARCHITECT
   THE CITY OF CHICAGO

LIMITATION OF WARRANTY OF ARCHITECT AND PROVISO

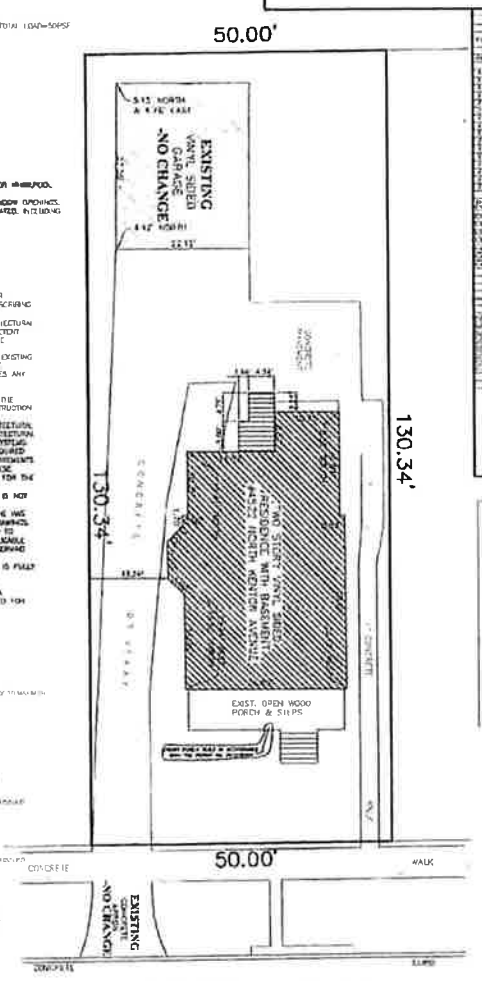
SCOPE OF WORKS
INTERIOR REMODELING OF EXISTING SINGLE FAMILY RESIDENCE
NEW ELECTRICAL
NEW PLUMBING
NEW DRYWALL
NEW HVAC SYSTEM
NEW REAR WOOD DECK
FINISH BASEMENT

WORK AREA:
BASEMENT = 1,087 SF
FIRST FLOOR = 1,116 SF
SECOND FLOOR = 1,168 SF

TOTAL = 3,371 SF

DECK AREA
FRONT PORCH = 214 SF
REAR DECK = 50 SF

TOTAL = 264 SF



SITE PLAN
SCALE: 1/8"=1'-0"

LEGEND:
INTERIOR REMODELING
FRONT WOOD PORCH
REAR WOOD STAIRS

ENERGY CONSERVATION STATEMENT

CERTIFICATION STATEMENT

DRAWING INDEX

T-1	NOTES, SITEPLAN
A-1	EXISTING FLOOR PLANS
A-2	EXISTING ELEVATIONS
A-3	PROPOSED FLOOR PLANS
A-4	PROPOSED ELEVATIONS
A-5	PORCH - STAIRS
A-6	SECTION - DETAILS
E-1	ELECTRICAL PLANS
M-1	MECHANICAL PLANS
P-1	PLUMBING DIAGRAMS

APPLICABLE CODES:
LIST OF CODES (As adopted by the City of Chicago)
Chicago Building Code
Chicago Zoning Ordinance
Chicago Energy Conservation Code

2018 ELECTRICAL CODE

ASWorks Design PC

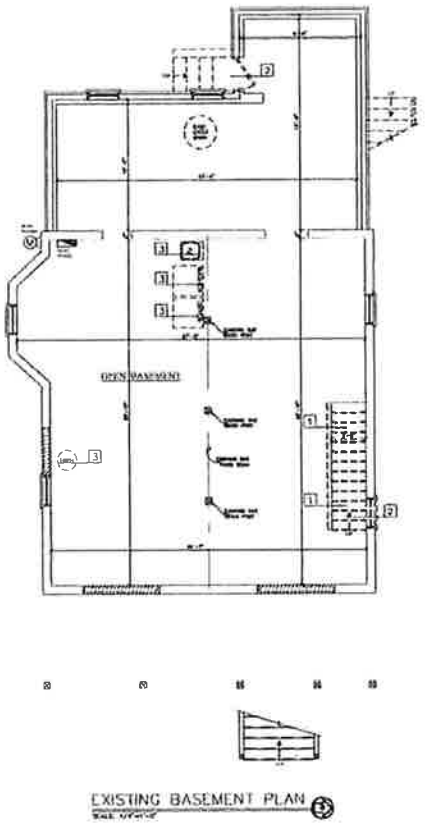
INTERIOR REMODELING OF S.F.R.
4522 N. KENTON AVE.
CHICAGO ILLINOIS

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PROJECT:
DRAWING:

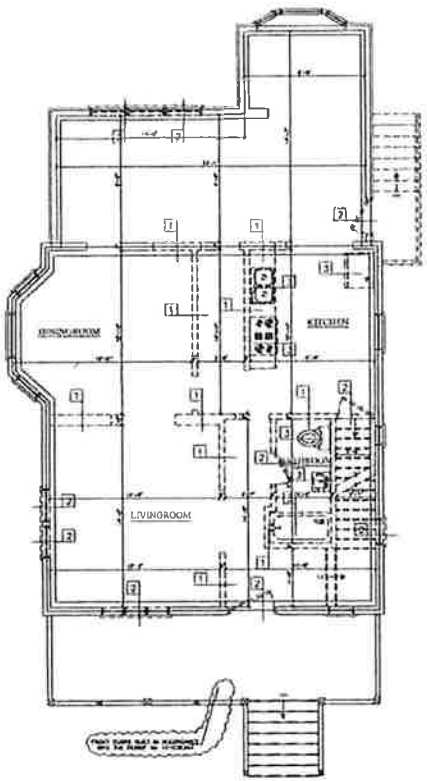
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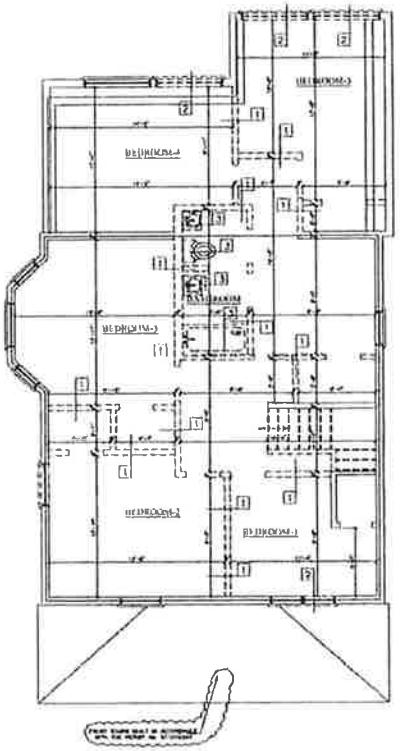
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EXISTING BASEMENT PLAN



EXISTING FIRST FLOOR PLAN



EXISTING SECOND FLOOR PLAN

DEMOLISH KEY NOTES

[1] DEMOLISH EXISTING PARTITION

[2] DEMOLISH EXISTING WINDOW/DOOR COMPLETELY.

[3] ALL PLUMBING FIXTURES AND ASSOCIATED WATER LINES TO BE REMOVED

DEMOLITION NOTES:

1. CONTRACTOR MUST PROVIDE ADEQUATE SHORING AND BRACING OF EXISTING STRUCTURE AT ALL TIMES.

2. 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 LEGEND

ELEMENT TO BE DEMOLISHED

WALL/ PARTITION TO BE DEMOLISHED

SCALE ¼" - 1'-0"

STANDARD PLAN REVIEW
CONDITIONAL PERMIT

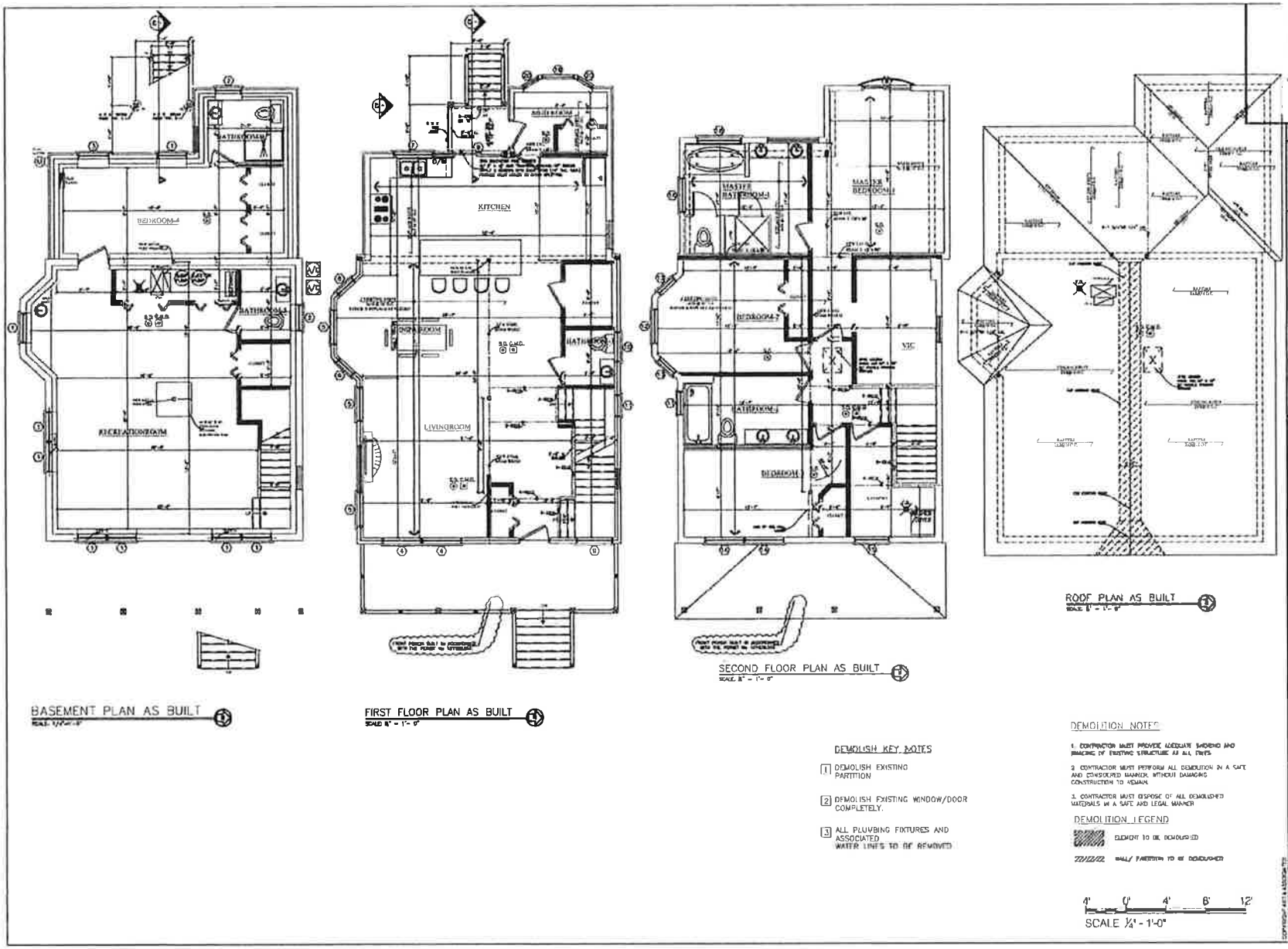
CERTIFIED CORRECTIONS

INTERIOR REMODELING OF S.F.R.
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CHICAGO ILLINOIS

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DEMOLITION LEGEND

ELEMENT TO BE DEMOLISHED

WALL/ PARTITION TO BE DEMOLISHED

4' 0' 4' 8' 12'

SCALE ¼" - 1'-0"

DEPARTMENT OF BUILDINGS
STANDARD PLAN REVIEW
CONDITIONAL PERMIT

CERTIFIED CORRECTIONS

ASTWOOD DESIGN PC

INTERIOR REMODELING OF S.F.R.
4522 N. KENTON AVE.
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3-1 OF 10

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