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.

INTERIOR REMODELING S.F.R.

4522 N. KENTON AVE.

CHICAGO ILLINOIS

DEPARTMENT OF BUILDINGS
STANDARD PLAN REVIEW
CONDITIONAL PERMIT
Construction subject to non-compliance with the Municipal Code of Chicago and field inspection
Building Commissioner
By
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 BURGLAR SCREEN INSIDE.
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 40 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 50plf AND A 200 plf LOAD AT ANY LOCATION ALONG THE RAIL.
8. PROVIDE FIRESTOPPING AT FOLLOWING LOCATIONS
   A) IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVEL;
   B) AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS AT SOFFITS, DROP CEILINGS, COVE CEILINGS, ETC;
   C) IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN;
   D) 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'-6"
L2 – L 5 x 3 1/2 x 5/8	UP TO 5'-8"
L3 – L 8 x 3 1/2 x 5/8	UP TO 6'-8"
L4 – W 8-21	UP TO 8'-8"

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

MASONRY:

1. MASONRY CONSTRUCTION MUST CONFORM TO ACI 530-05.
2. ALL HOLLOW MASONRY UNITS SHALL BE ASTM C90 NORMAL WEIGHT, TYPE 1.
3. JOINT REINFORCEMENT FOR SINGLE WYTHE WALLS MUST BE DURO-WALL 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 RUBBER MATERIAL ASTM D2240 WIDE 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, 1800psi CONFORMING TO ASTM C476 USING THE PROPORTION METHOD.
7. GROUT MIX MUST ACHIEVE 3,000 PSI AT 28 DAYS. SLUMP MUST BE 7-8 INCHES IN ACCORDANCE WITH ASTM C470.
8. DEFORMED VERTICAL REINFORCING STEEL IN WALLS, WHERE REQUIRED, MUST CONFORM TO ASTM A615, NEW BILLET STEEL GRADE 60 SEE DRAWINGS FOR SIZE AND LOCATIONS.
9. LAY MASONRY UNITS IN RUNNING BOND WITH CONCAVE MORTAR JOINTS. ONE MASONRY JOINT WITH ONE UNIT MASONRY SHALL BE 8 INCHES 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. SET 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 =3,500psi 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 ADDITIVES.
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 CONCRETE OR CONCRETE CAST AGAINST EARTH MUST BE 3 INCHES. CONCRETE MUST HAVE MINIMUM COVER OF 2 INCHES IN OTHER LOCATIONS, IF NOT SHOWN OTHERWISE.
7. FORMS MAY BE RE-USED 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 BY A MINIMUM OF 8 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 60 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 OCCURS IN WATER-CEMENT RATIO OR AGGREGATE.

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:

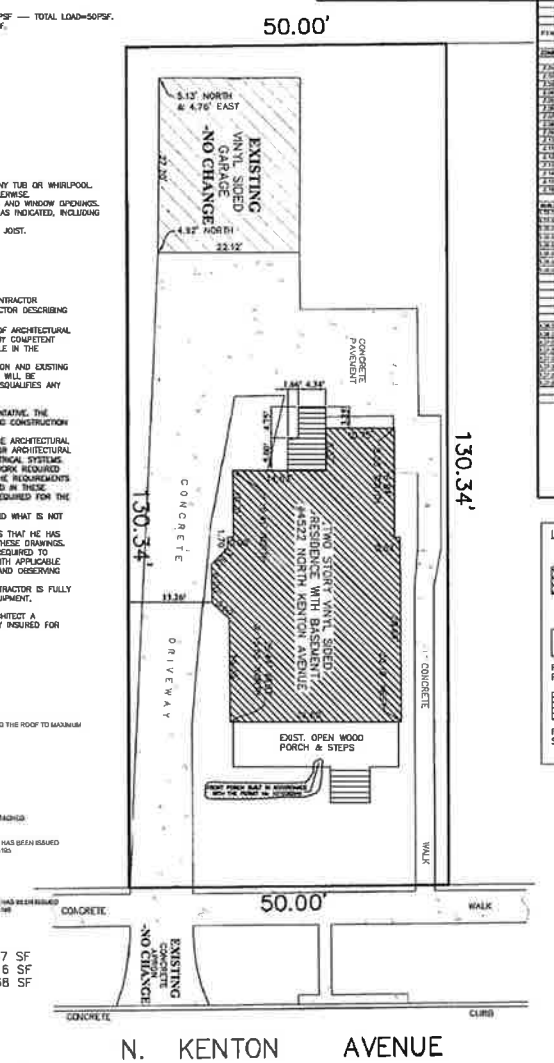
1. ROOF: SNOW LOAD=30PSF, DEAD LOAD=20PSF, WIND UPLIFT LOAD= 30PSF — TOTAL LOAD=50PSF.
2. FLOOR: LIVE LOAD=40PSF, DEAD LOAD=10PSF — TOTAL LOAD=50PSF.
3. LUMBER: DOUGLAS LARCH No1 or BETTER
   Fb=1000psi
   Fc=625psi
   Ft=675psi
   Fc=1450psi
   Fv=95psi
   E=1,800,000
4. SOIL BEARING: MINIMUM 3,000psf, CONCRETE: 3,500psi @ 28 DAYS
5. STEEL REINFORCING ROLL SECTIONS CONFORM TO A572, AND A36

CARPENTRY NOTES:

1. INSTALL DOUBLE JOISTS UNDER ALL PARALLEL PARTIONS AND UNDER ANY TUB OR WHIRLPOOL.
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 CONTRACTORS:

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 THEM. 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 DESCRIBE ALL THE WORK REQUIRED FOR REALIZATION OF THE SCOPE OR INTENT OF THE PROJECT; NOR ALL THE REQUIREMENTS OF THE CONTRACT DOCUMENTS. BASED ON THE GENERAL SCOPE DESCRIBED 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 PERFORM 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 OHSA 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 THIS PROJECT:
    OWNER
    ARCHITECT THE CITY OF CHICAGO



N. KENTON AVENUE

SITE PLAN

SCALE: 1/8"–1'–0"

LEGEND:
- INTERIOR REMODELING
- FRONT WOOD PORCH
- REAR WOOD STAIRS

NOTICE TO CONTRACTOR:

1. THE ARCHITECT OF RECORD IS PROVIDING PLANS ONLY. NO OTHER TYPE OF ARCHITECTURAL SERVICE IS TO BE INFERED OR IMPLIED. THESE PLANS ARE TO BE USED BY A COMPETENT LICENSED CONTRACTOR KNOWLEDGEABLE IN THE BUILDING TRADES, WHO WILL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS AND BE RESPONSIBLE FOR THEM.
2. ADMINISTRATION OF THE CONTRACT WILL BE BY OWNER OR HIS REPRESENTATIVE. THE CONTRACTOR AND THE OWNER SHALL BE SOLELY RESPONSIBLE FOR THE BUILDING CONSTRUCTION PROCESS MEANS AND METHODS AND JOBSITE SAFETY.
3. THE DRAWINGS INDICATE THE GENERAL SCOPE OF THE PROJECT, THE DIMENSIONS OF THE BUILDING, MAJOR ARCHITECTURAL ELEMENTS AND TYPE OF STRUCTURAL SYSTEM. THE DRAWINGS DO NOT DESCRIBE ALL THE WORK REQUIRED FOR SUCCESSFULLY COMPLETING THE PROJECT. BASED ON THE DRAWINGS, THE CONTRACTOR MUST FURNISH ALL ITEMS REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK.
4. DECISIONS OF THE ARCHITECT REGARDING THE ITEMS OF WORK INCLUDED WITHIN THE SCOPE OF THIS AGREEMENT WILL BE FINAL AND BINDING ON THE CONTRACTOR AND THE OWNER.
5. THE CONTRACTOR MUST THOROUGHLY EXAMINE THE DRAWINGS TO DETERMINE THE SCOPE AND THE INTENT OF THESE DOCUMENTS AND DRAWINGS. THE CONTRACTOR MUST VISIT THE SITE AND BECOME INFORMED OF ALL EXISTING CONDITIONS, DIMENSIONS AND LIMITATIONS UNDER WHICH THE WORK IS TO BE PERFORMED. IF ANY DISCREPANCIES OR OMISSIONS ARE DISCOVERED, THE CONTRACTOR MUST NOTIFY THE ARCHITECT AND OBTAIN CLARIFICATIONS BEFORE SUBMITTING HIS BID. FAILURE TO HAVE NOTICE ON CERTAIN CLARIFICATIONS WILL NOT BE CAUSE FOR ADDITIONAL COMPENSATION.
6. THE CONTRACTOR MUST FURNISH SKILLED LABOR, MATERIALS, EQUIPMENT, APPLIANCES AND SERVICES, AND PERFORM ALL OPERATIONS NECESSARY TO COMPLETE THE WORK IN A SAFE AND WORKMANLIKE MANNER WITHIN THE OWNER'S SCHEDULE.
7. NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS – DO NOT SCALE DRAWINGS.
8. ALL EXTERIOR DIMENSIONS ARE TO FACE OF BRICK OR CONCRETE.
9. ALL MATERIALS AND EQUIPMENT MUST BE INSTALLED PER MANUFACTURER INSTRUCTIONS AND RECOMMENDATIONS, AND TO THE BEST INDUSTRY STANDARDS.
10. CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND PROPER DISPOSAL OF ALL DEBRIS GENERATED BY THE WORK. CLEAN UP IS REQUIRED ON DAILY BASIS.

LIMITATION OF WARRANTY OF ARCHITECTS WORK PRODUCT:

THE ARCHITECT AND HIS CONSULTANTS DO NOT WARRANT OR GUARANTEE THE ACCURACY AND COMPLETENESS OF THE WORK PRODUCT WHEN BEYOND REASONABLE DILIGENCE IT MAY REASONABLY BE EXPECTED, OR DISCREPANCIES MAY FOUND TO EXIST WITHIN THE WORK PRODUCT, THE ARCHITECT SHALL BE PROMPTLY NOTIFIED SO THAT HE MAY HAVE THE OPPORTUNITY TO TAKE STEPS NECESSARY TO RESOLVE THEM. FAILURE TO PROMPTLY NOTIFY THE ARCHITECT OF SUCH CONDITIONS SHALL ABSOLVE THE ARCHITECT OF ANY RESPONSIBILITY FOR THE CONSEQUENCES OF SUCH FAILURE. ACTIONS TAKEN WITHOUT KNOWLEDGE AND CONSENT OF THE ARCHITECT, OR IN CONTRADICTION TO THE ARCHITECTS WORK OR RECOMMENDATIONS SHALL BECOME THE RESPONSIBILITY OF THE PARTIES RESPONSIBLE FOR SAID ACTIONS.

SCOPE OF WORK

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

ENERGY CONSERVATION STATEMENT

I (WE) HEREBY STATE THAT I AM REGISTERED ENERGY PROFESSIONAL (REP.) AND I (WE) HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THE ATTACHED PLANS FOR:
4522 N. KENTON AVE.
(X) FULLY COMPLY ( ) NEED NOT COMPLY
WITH THE REQUIREMENTS OF CHAPTER 18-13 ENERGY CONSERVATION OF THE MUNICIPAL CODE OF CHICAGO AS EFFECTIVE MARCH OF 2014.
SIGNED: DATE:
NAME, B.E. or P.E.#
Energy Licensed Number: CEO: (E) OC-(R)

CERTIFICATION STATEMENT

I (WE) HEREBY STATE THAT I (WE) HAVE PREPARED OR CAUSED MY DIRECT SUPERVISION AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE THEY CONFORM THEY CHICAGO BUILDING CODE.
SIGNED: DATE:
REP # ASSOCIATES (IF)
Energy Licensed Number: CEO: (E) OC-(R)

DRAWING INDEX

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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

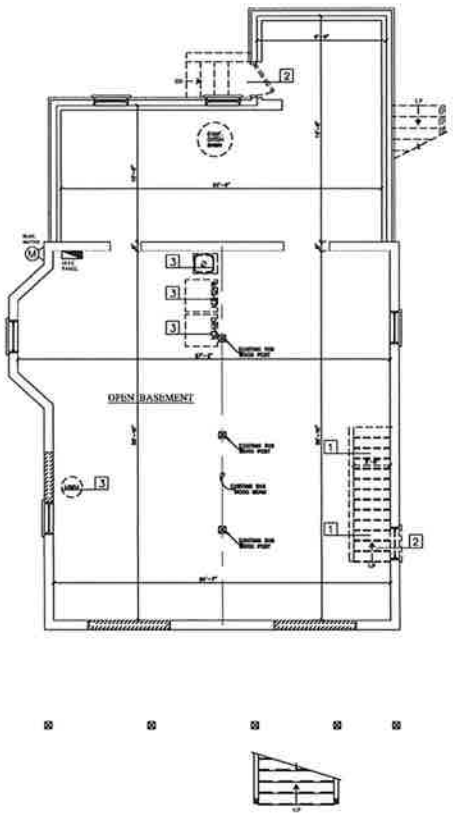
ASWorld Design PC
3407 N. Keeler Ave
Chicago, IL. 60641
TEL 3125433
FAX 3125433

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

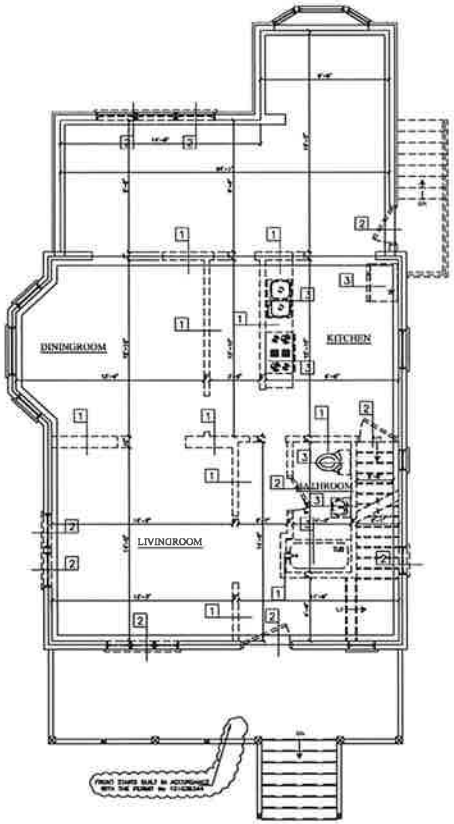
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PROJECT: 23-4-437-AB
SHEET NO. T 1
1 OF 10

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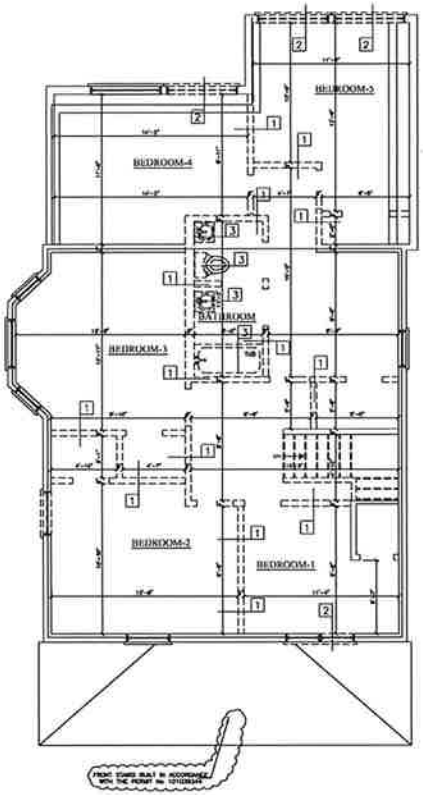
DEPARTMENT OF BUILDINGS
STANDARD PLAN REVIEW
CONDITIONAL PERMIT
Construction shall be in compliance with the Municipal Code of Chicago and filed set plan on building
By
CERTIFIED CORRECTIONS



EXISTING BASEMENT PLAN
SCALE: 1/4"=1'-0"



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



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

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

4' 0' 4' 8' 12'
SCALE ¼" - 1'-0"

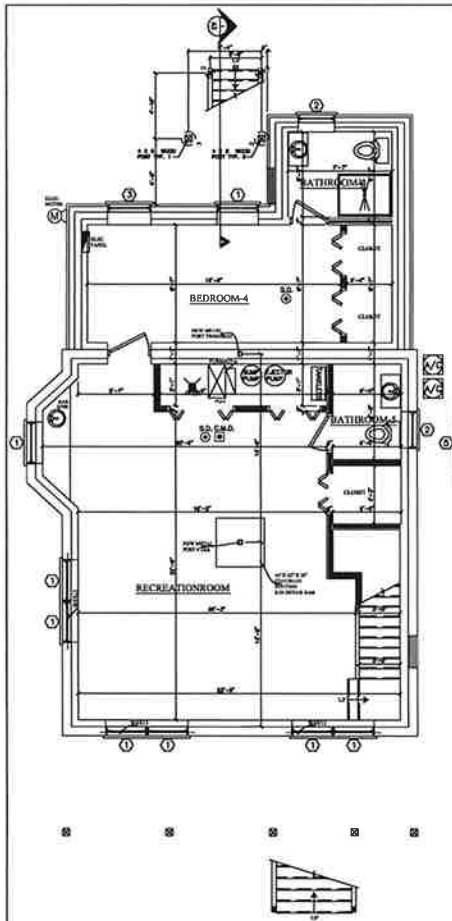
ASWolfe Design PC
2457 N. Kimball Ave.
Chicago, IL 60647
773-384-6662
ilr-384-6662

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

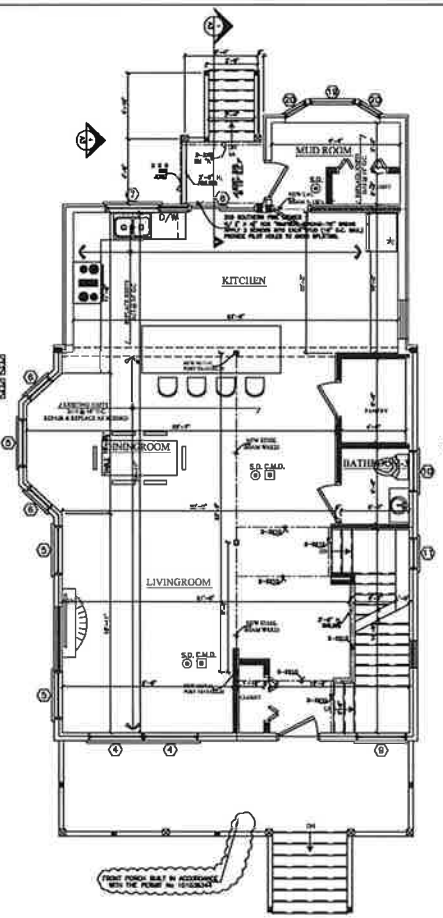
ANA S. WOLFE
NO. 001-012234

DATE: 10/12/2023
PROJECT: 23-A-437-AB
SHEET NO.
A 1
2 OF 10

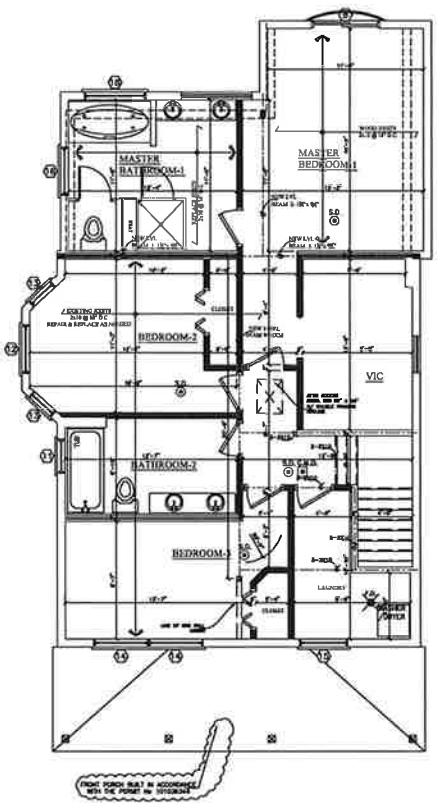
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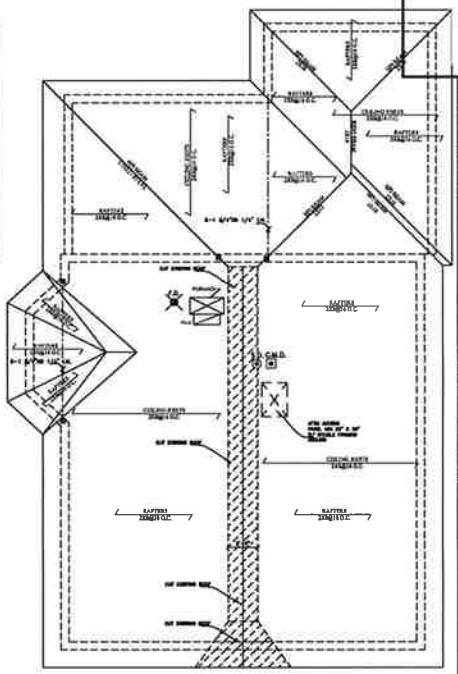
BASEMENT PLAN AS BUILT



FIRST FLOOR PLAN AS BUILT



SECOND FLOOR PLAN AS BUILT



ROOF PLAN AS BUILT

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

4' 0' 4' 8' 12'

SCALE ¼" - 1'-0"

DEPARTMENT OF BUILDINGS
STANDARD PLAN REVIEW
CONDITIONAL PERMIT
CERTIFIED CORRECTIONS

ASNiolis Design PC
3837 N. Kenton Ave
Chicago, IL 60641
773 304-0400
Fax 304-0410

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

ANA E. NIOLIS
001-012330

DATE: 10/12/2023
PROJECT: 23-A-437-AB
SHEET NO. A 2-1
3-1 OF 10

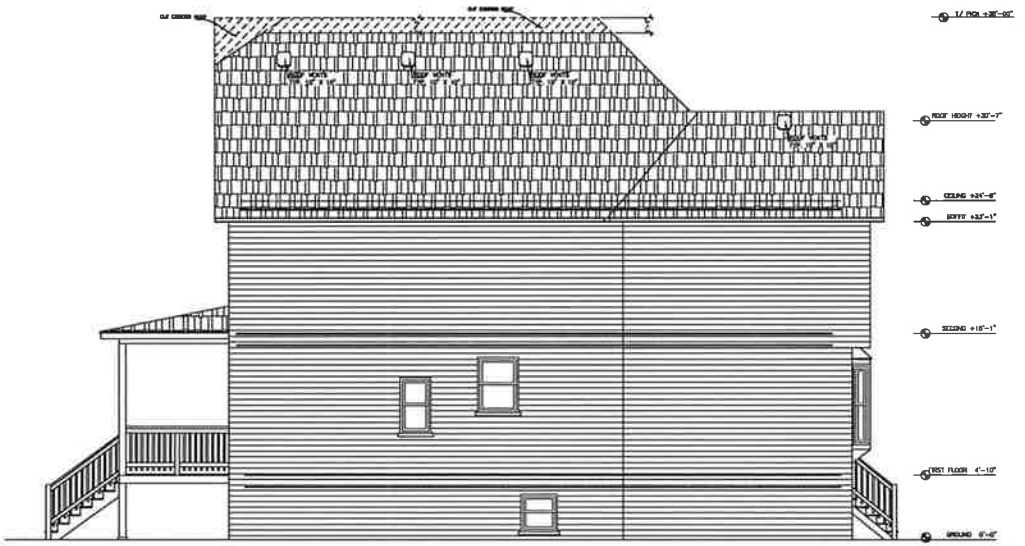
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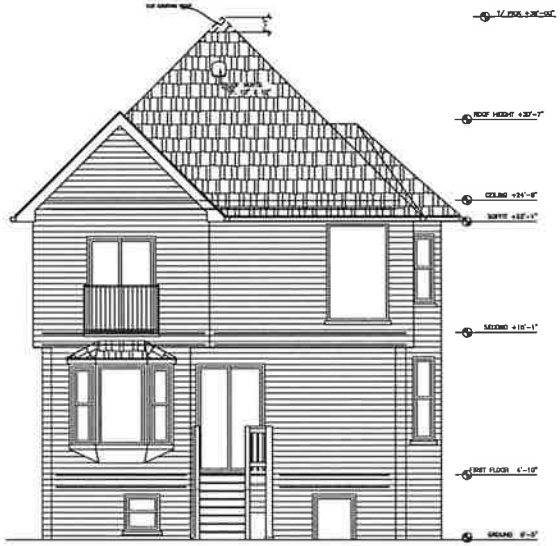
SOUTH ELEVATION AS BUILT
SCALE: 1/4"=1'-0"



EAST ELEVATION (FRONT) AS BUILT
SCALE: 1/4"=1'-0"



NORTH ELEVATION AS BUILT
SCALE: 1/4"=1'-0"



WEST ELEVATION (REAR) AS BUILT
SCALE: 1/4"=1'-0"

DEMOLITION LEGEND

ELEMENT TO BE DEMOLISHED

WALL/ PARTITION TO BE DEMOLISHED

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.

DEPARTMENT OF BUILDINGS
STANDARD PLAN REVIEW
CONDITIONAL PERMIT
Construction subject to full compliance with the Municipal Code of Chicago and field inspection
Building Commissioner
By
CERTIFIED CORRECTIONS

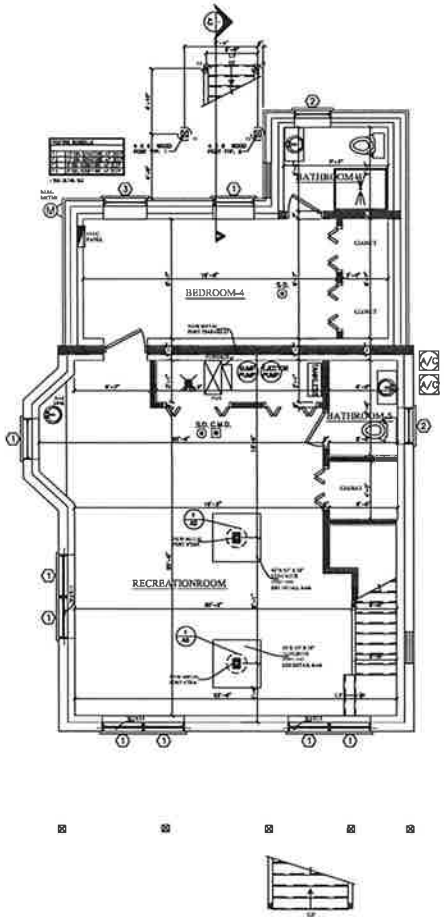
ASWolfe Design PC
2827 N. Keeler Ave.
Chicago, IL 60641
773 294-0468
847 294-0468

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

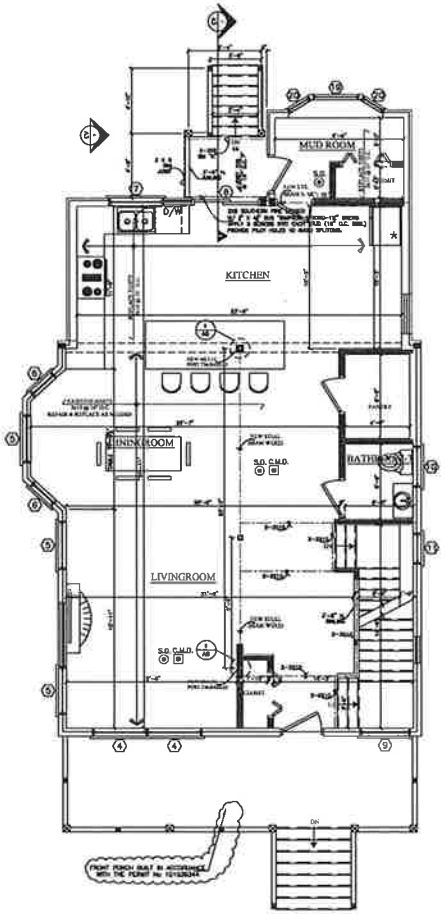
ANA E. WOLFE
001-016230

DATE:
10/12/2022
PROJECT:
22-N-421-AB
SHEET NO.
A 2-2
3-2 OF 10

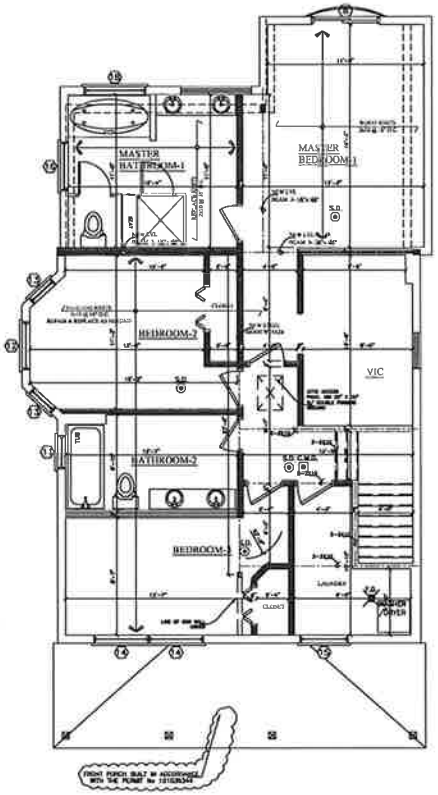
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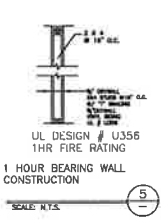
PROPOSED BASEMENT PLAN

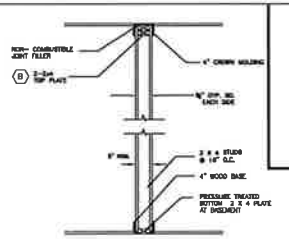


PROPOSED FIRST FLOOR PLAN



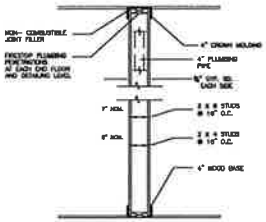
PROPOSED SECOND FLOOR PLAN





NON--BEARING WALL A

LOAD BEARING WALL B



PLUMBING WALL C

LEGEND
EXIST WALL
NEW WALL
BEARING WALL

MINIMUM EXTERIOR WALL BRACING TO BE AT LAST EVERY TWENTY-FIVE FEET (25)0R CORNER, BUT NOT LESS THAN SEVENTY PERCENT (18%) OF BRACED WALL LINE AT CORNERS.

STUD GUARDS SHALL BE UTILIZED TO PROTECT WATER LINES

HANDRAILS SHALL BE 34"-38" IN HEIGHT ON ALL STAIRWAYS 4 RISERS OR GREATER IN HEIGHT

ALL COLUMNS SHALL BE (3) 2X4 STUDS ON THIS SHEET ONLY UNLESS NOTED OTHERWISE AND CONTINUOUS TO FOUNDATION OR BEAM

3"ø METAL POST ON 6"x6"x¼" STEEL PLATE W/ 4 - ½ ø 12" LONG A.B. (TYPICAL)

ALL WALLS ARE NOMINAL 6" THICK UNLESS NOTED OTHERWISE

FIRESTOP ALL SOFFITS, DROPPED CEILINGS, CHASES, AND FLUE PENETRATIONS USING NONCOMBUSTIBLE MATERIALS

FLOOR JOIST MUST BE INSPECTED BY VILLAGE BEFORE INSTALLING SHEATHING

NOTES: CONTRACTOR MUST VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS. IF FOUND TO BE DIFFERENT, NOTIFY ARCHITECT IMMEDIATELY

ANY WINDOW LOCATED IN OR ALONG A TUB/SHOWER SHALL BE OF SAFETY GLAZING

STUD GUARDS SHALL BE UTILIZED.

4' 0' 4' 8' 12'
SCALE ¼" - 1'-0"

DEPARTMENT OF BUILDINGS
STANDARD PLAN REVIEW
CONDITIONAL PERMIT
CERTIFIED CORRECTIONS

ASWolfe Design PC

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

ANAS WOLFE 001-013260

DATE: 10/12/2023
PROJECT: 23-A437-AB
SHEET NO. A 3
4 OF 10

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