

NEW TOWNHOME DEVELOPMENT
3453-59 S. WESTERN AVE.
CHICAGO, IL. 60608

DRAWING INDEX

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GENERAL NOTES:

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH STATE OF ILLINOIS AND CITY OF CHICAGO BUILDING CODES, LATEST EDITION, AND SHALL BE LEFT CLEAN AND IN PERFECT OCCUPANCY AND OPERATING CONDITIONS.
- ALL INTERIOR TO BE CLASS 1 WITH 0 TO 25 F&R.
- ALL EXIT DOORS TO REMAIN KEYLESS IN THE DIRECTION OF EGRESS.
- ALL GLASS TO COMPLY WITH SAFETY GLAZING REQUIREMENTS OF CHICAGO BUILDING CODE. PER SECTION: 33(13-124-350), 34(12-200-200) OR 1(15-8-520).
- GENERAL CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE HIMSELF WITH THE EXISTING FIELD CONDITIONS.
- CONTRACTOR SHALL COORDINATE AND VERIFY ALL DIMENSIONS, ELEVATIONS, AND OPENINGS SHOWN ON DRAWINGS WITH ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS.
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING TEMPORARY BRACING OF WALLS DURING CONSTRUCTION.
- WINDOW OPENINGS ARE DIMENSIONED FOR TYP. SIZES. VERIFY AND CONFIRM SIZES FOR SPECIFIC WINDOW MANUFACTURER.
- PROVIDE MR. BOARD IN ALL BATHROOM TYP.
- ALL RAILS AND GAUDDRAILS (INTERIOR & EXTERIOR) SHALL BE CONSTRUCTED TO WITHSTAND A 50 PLF APPLIED AT THE TOP RAIL.
- ALL STAIRS TO HAVE A MINIMUM 10' TREADS, AND MAXIMUM 8' RISERS.
- SMOKE DETECTORS SHALL BE 15'-0" MAX. FROM ALL BEDROOMS HARDWIRED.
- ALL WINDOWS SHALL BE 6" FROM EXTERIOR FACE AND 3'-0" MIN. FROM PROPERTY LINE.
- GAUDD RAILS TO BE 42" ABOVE FLOOR.
- HANDRAILS TO BE MIN. 34" ABOVE STAIR TREADS.
- STAIR HEADROOM TO BE MIN. 7'-0" .
- STAIR AND HALL WIDTHS TO BE MIN. 36" .
- SHOWERS DOORS TO HAVE TEMPERED GLASS.
- THIS PROJECT IS PRIVATELY OWNED AND PRIVATELY FINANCED.
- CONTRACTOR SHALL CALL DIGGER BEFORE DIGGING.
- ALL PIPE SHAFTS & DUCTS PASSING BETWEEN FLOORS SHALL BE FIRESTOPPED W/ A NON-COMBUSTIBLE MATERIAL SECURELY HELD IN PLACE TO PREVENT THE PASSAGE OF FIRE PER CBC 1(15.8.160).
- DO NOT SCALE DRAWINGS.

ZONING ANALYSIS	
ZONING CLASS:	RM-5
LOT AREA:	8,750 SQFT.
DWELLING UNITS ACTUAL:	5 DU'S
FLOOR AREA ALLOWED (20):	17,500 SQFT.
FLOOR AREA ACTUAL:	15,116 SQFT.
FIRST FLOOR:	4,400 SQFT.
SECOND FLOOR:	4,400 SQFT.
THIRD FLOOR:	4,400 SQFT.
FOURTH FLOOR:	1,916 SQFT.
FRONT YARD REQUIRED:	10'-0"
FRONT YARD ACTUAL:	8'-0"
CORNER LOT SETBACK REQUIRED:	5'-0"
CORNER LOT SETBACK ACTUAL:	7'-6"
REAR YARD REQUIRED:	10'-0"
REAR YARD ACTUAL:	24'-0"
PRIVATE YARD REQUIRED:	175
PRIVATE YARD ACTUAL:	175
HEIGHT ALLOWED:	47'-0"
HEIGHT ACTUAL:	42'-11"

I CERTIFY THAT I AM A REGISTERED ENERGY PROFESSIONAL (REP).
I ALSO CERTIFY THAT TO THE BEST OF MY PROFESSIONAL
KNOWLEDGE AND BELIEF THAT THE ATTACHED PLANS FOR
ADDRESS: 3453-59 S. WESTERN AVE.

FULLY COMPLY WITH THE REQUIREMENTS OF CHAPTER 18-13.
ENERGY CONSERVATION OF THE MUNICIPAL CODE OF CHICAGO
EFFECTIVE APRIL 22/2009, EXCEPT 18-13-303.

SIGNED _____ DATE: _____

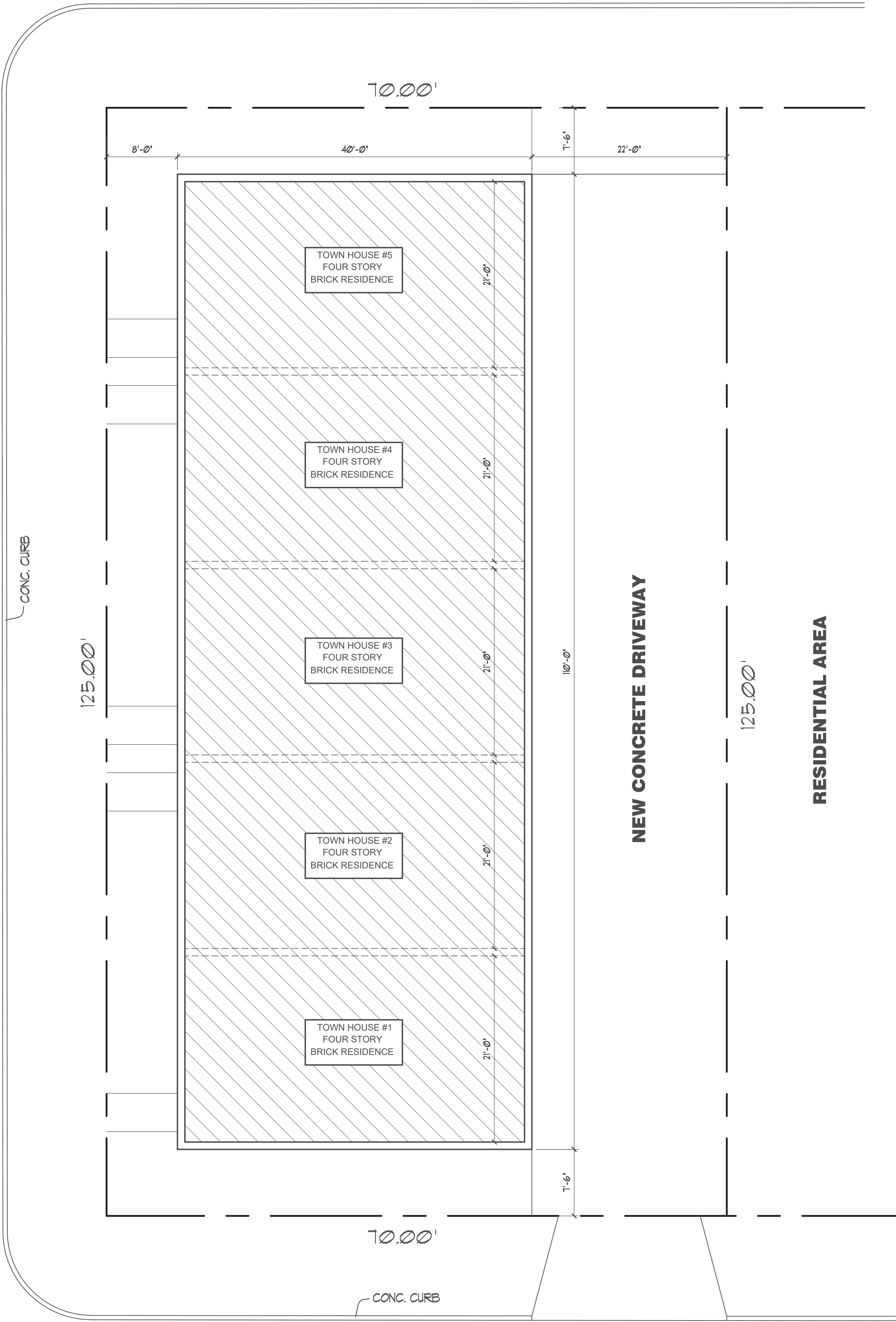
ARCH, ILLINOIS LICENSE NUMBER: 001-013056

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

SIGNED _____ DATE: _____

ARCH, ILLINOIS LICENSE NUMBER: 001-013056

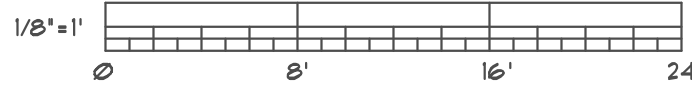
WEST 35TH STREET



SOUTH CLAREMONT AVENUE

SITE PLAN

1/8" = 1'-0"



CASTILLO & COMPANY INC.
607 Laverne Ave.
Wilmette IL 60091
P 312 217 2228 F 312 263 5063
castillo@theconedagroup.com

STATE OF ILLINOIS
HECTOR H. CASTILLO
001-019056
LICENSED ARCHITECT

I HEREBY CERTIFY THAT
THESE PLANS HAVE
BEEN PREPARED BY ME,
OR UNDER MY
SUPERVISION & TO THE
BEST OF MY KNOWLEDGE,
I CONFIRMED TO
APPLICABLE STATE AND
LOCAL CODES.

NEW TOWNHOME DEVELOPMENT
3453-59 S. WESTERN AVE.
CHICAGO ILLINOIS

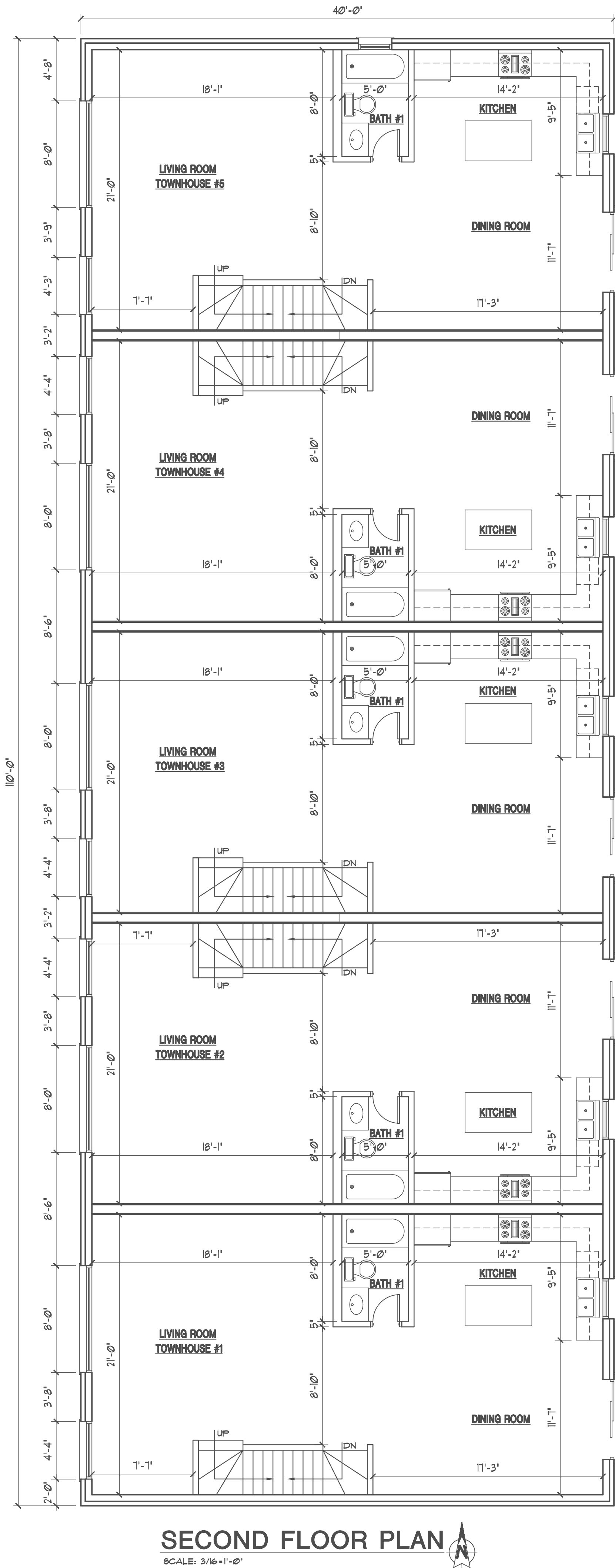
SHEET CONTENTS
SITE PLAN AND
ZONING INFORMATION

NO.	DATE	REVISION - DESCRIPTION
1		
2		
3		
4		
5		
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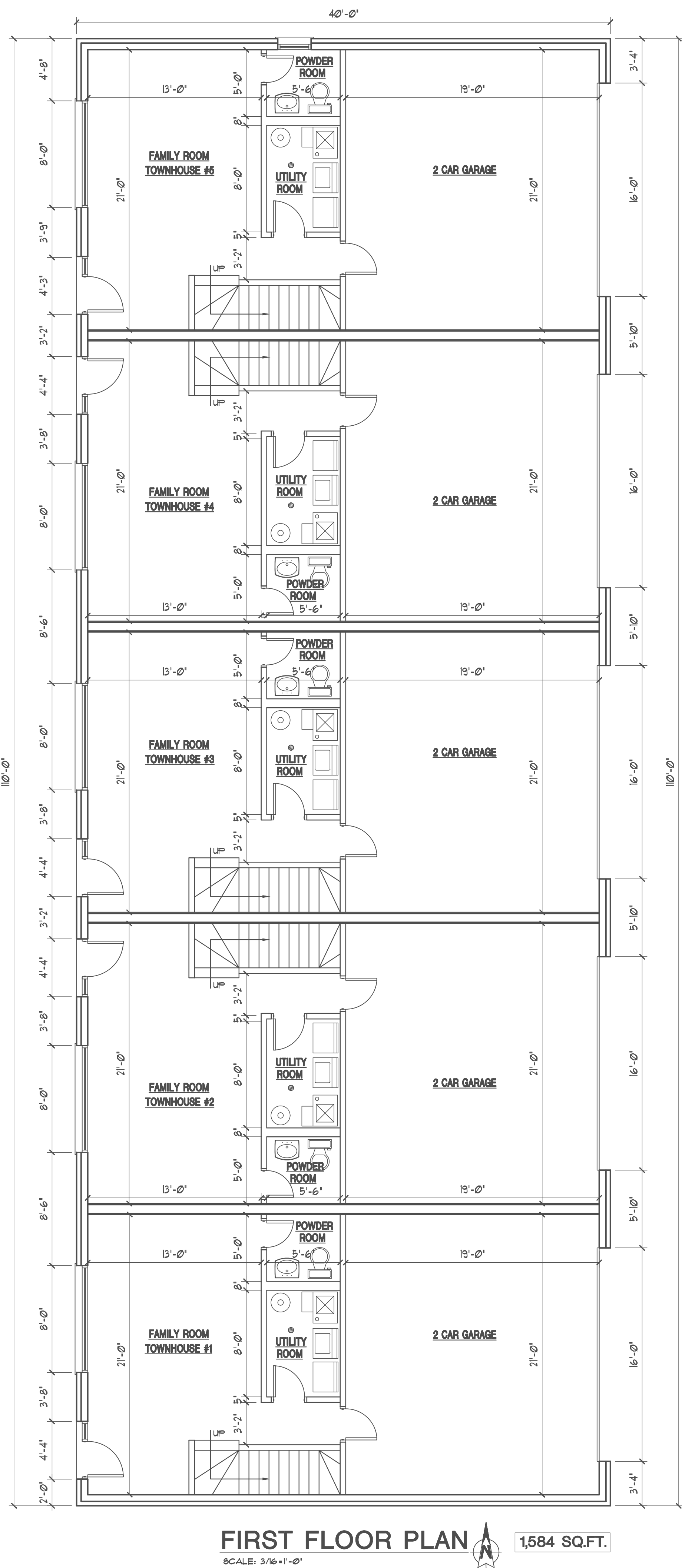
APPLICATION #	APRVD BY
ARCHITECT	SCALE
HC	1/8" = 1'-0"

DATE
JUNE 20, 2018

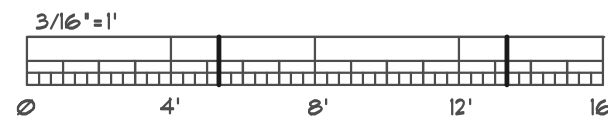
SHEET NUMBER
CS
OF



SECOND FLOOR PLAN
SCALE: 3/16"=1'-0"



FIRST FLOOR PLAN
SCALE: 3/16"=1'-0" 1,584 SQ.FT.



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I HEREBY CERTIFY THAT THESE PLANS HAVE BEEN PREPARED BY ME, OR UNDER MY SUPERVISION & TO THE BEST OF MY KNOWLEDGE, I CONFIRMED TO APPLICABLE STATE AND LOCAL CODES.

NEW TOWNHOUSE DEVELOPMENT
3453-59 S. WESTERN AVE.
CHICAGO ILLINOIS

SHEET CONTENTS
FIRST AND SECOND FLOOR PLANS

NO.	DATE	REVISION - DESCRIPTION

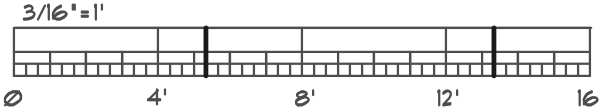
APPLICATION #	APRVD BY
ARCHITEC HC	SCALE 3/16" = 1'-0"

DATE
JUNE 20, 2018

SHEET NUMBER
A-1
OF



REAR ELEVATION
SCALE: 3/16"=1'-0"



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SHEET CONTENTS REAR ELEVATION

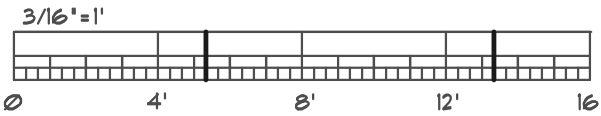
			REVISION - DESCRIPTION	
		NO.	DATE	APRVD BY
		APPLICATION #		SCALE
		ARCHITEC	HC	3/16" = 1'-0"

DATE
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SHEET NUMBER
A-3
OF



FRONT ELEVATION
SCALE: 3/16"=1'-0"



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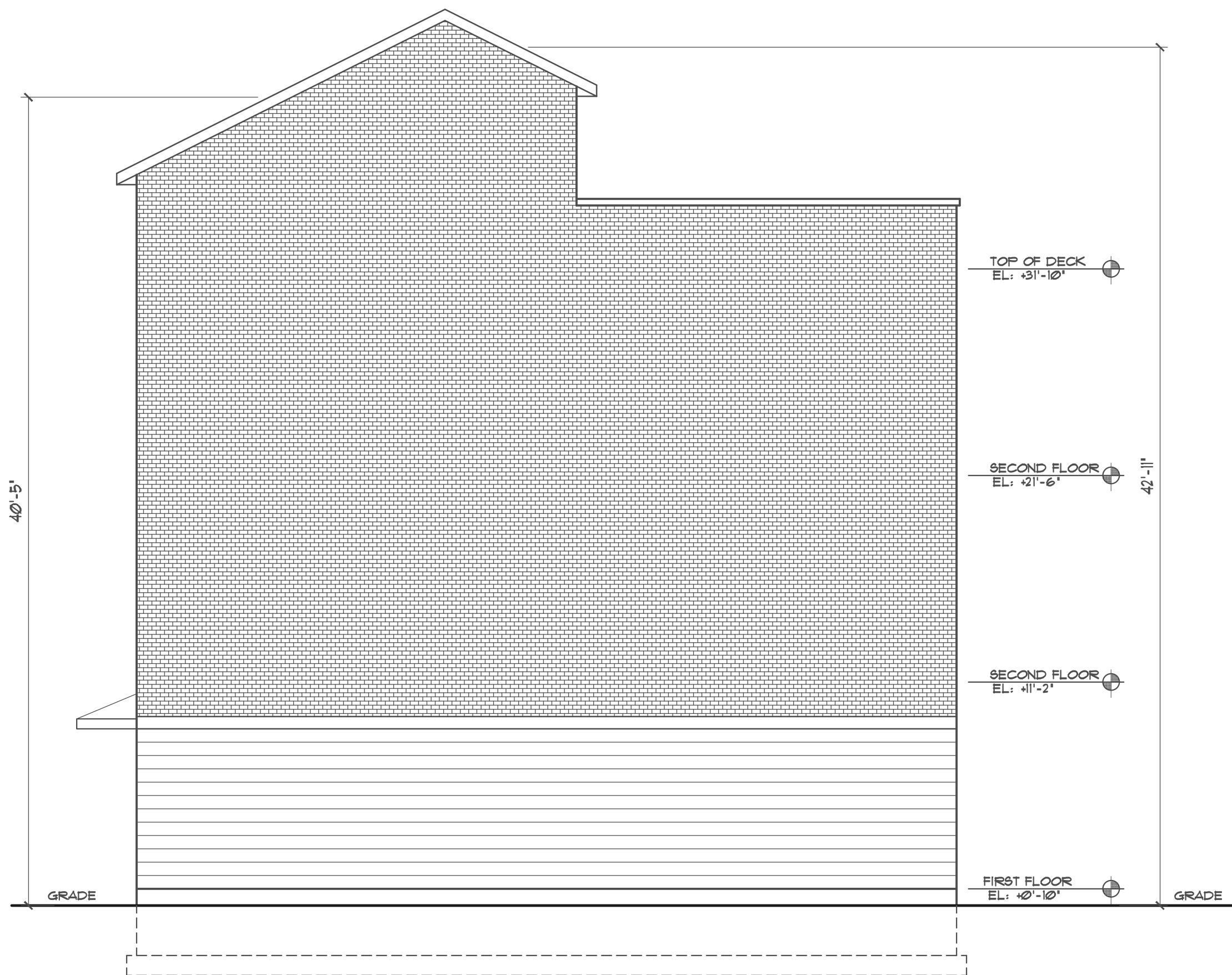
NEW TOWNHOUSE DEVELOPMENT
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SHEET CONTENTS
THIRD AND ROOF FLOOR PLANS

			REVISION - DESCRIPTION
		NO.	DATE
APPLICATION #	ARCHITECT	HC	APRVD BY
			SCALE
			3/16" = 1'-0"

DATE
JUNE 20, 2018

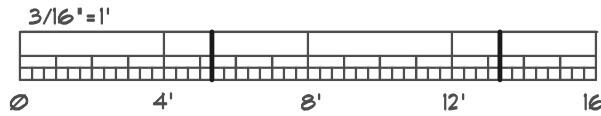
SHEET NUMBER
A-4
OF



SOUTH ELEVATION
SCALE: 3/16"=1'-0"



NORTH ELEVATION
SCALE: 3/16"=1'-0"



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NEW TOWNHOUSE DEVELOPMENT
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CHICAGO ILLINOIS

SHEET CONTENTS
SOUTH AND NORTH ELEVATION

		REVISION - DESCRIPTION	
NO.	DATE	APPROVED BY	SCALE
APPLICATION #		ARCHITECT	HC
		3/16" = 1'-0"	

DATE
JUNE 20, 2018

SHEET NUMBER
A-5
OF