NEW TOWNHOME DEVELOPMENT 3 4 5 3 - 5 9 S. WESTERN AVE.

CHICAGO, IL. 60608

DRAWING INDEX

- C-S SITE PLAN AND ZONING INFORMATION
- A-1 FIRST AND SECOND FLOOR PLANS
- A-2 THIRD AND ROOF DECK FLOOR PLANS
- A-3 EXTERIOR REAR ELEVATION
- A-4 EXTERIOR FRONT ELEVATION
- A-5 EXTERIOR SOUTH AND NORTH ELEVATION

GENERAL NOTES:

- 1. 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.
- 2. ALL INTERIOR TO BE CLASS 1 WITH Ø TO 25 F.S.R.
- 3. ALL EXIT DOORS TO REMAIN KEYLESS IN THE DIRECTION OF EGRESS.
- 4. ALL GLASS TO COMPLY WITH SAFETY GLAZING REQUIREMENTS OF CHICAGO BUILDING CODE. PER SECTION: 33(13-124-350), 34(12-200-280) OR
- 5. GENERAL CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE HIMSELF WITH THE EXISTING FIELD CONDITIONS.
- 6. 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.
- 8. WINDOW OPENINGS ARE DIMENSIONED FOR TYP. SIZES VERIFY AND CONFIRM SIZES FOR SPECIFIC WINDOW MANUFACTURER
- 9. PROVIDE M.R. BOARD IN ALL BATHROOM TYP.
- 10. ALL RAILS AND GAURDRAILS (INTERIOR & EXTRIOR)
 SHALL BE CONSTRUCTED TO WITHSTAND A 50 PLF
 APPLIED AT THE TOP RAIL
- 11. ALL STAIRS TO HAVE A MINIMUM 10' TREADS, AND MAXIMUM 8' RISERS
- 12. SMOKE DETECTORS SHALL BE 15'-0' MAX. FROM ALL BEDROOMS HARDWIRED
- 13. ALL WINDOWS SHALL BE 6" FROM EXTERIOR FACE AND 3"-0" MIN. FROM PROPERTY LINE
- 14. GAURD RAILS TO BE 42' ABOVE FLOOR.
- 15. HANDRAILS TO BE MIN. 34" ABOVE STAIR TREADS.

 16. STAIR HEADROOM TO BE MIN. 7'-0"
- 17. STAIR AND HALL WIDTHS TO BE MIN. 36".

AND PRIVATELY FINANCED.

- 18. SHOWERS DOORS TO HAVE TEMPERED GLASS.
- 19. THIS PROJECT IS PRIVATELY OWNED
- 20. CONTRACTOR SHALL CALL DIGGER BEFORE DIGGING
- 21. 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 7(15.8.160)
- 22. DO NOT SCALE DRAWINGS

ZONING ANALYSIS ZONING CLASS: LOT AREA: 8,750 SQ.FT. DWELLING UNITS ACTUAL: 5 DU'S FLOOR AREA ALLOWED (2.0): 17,500 SQ.FT. FLOOR AREA ACTUAL 15,116 SQ.FT. FIRST FLOOR 4,400 SQ.FT. 4,400 SQ.FT. SECOND FLOOR THIRD FLOOR 4,400 SQ.FT. 1,916 SQ.FT. FOURTH FLOOR FRONT YARD REQUIRED 10'-0" 8'-0" FRONT YARD ACTUAL CORNER LOT SETBACK REQUIRED 5'-0' CORNER LOT SETBACK ACTUAL 7'-6" REAR YARD REQUIRED 10'-0" 24'-**@"** REAR YARD ACTUAL PRIVATE YARD REQUIRED 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.

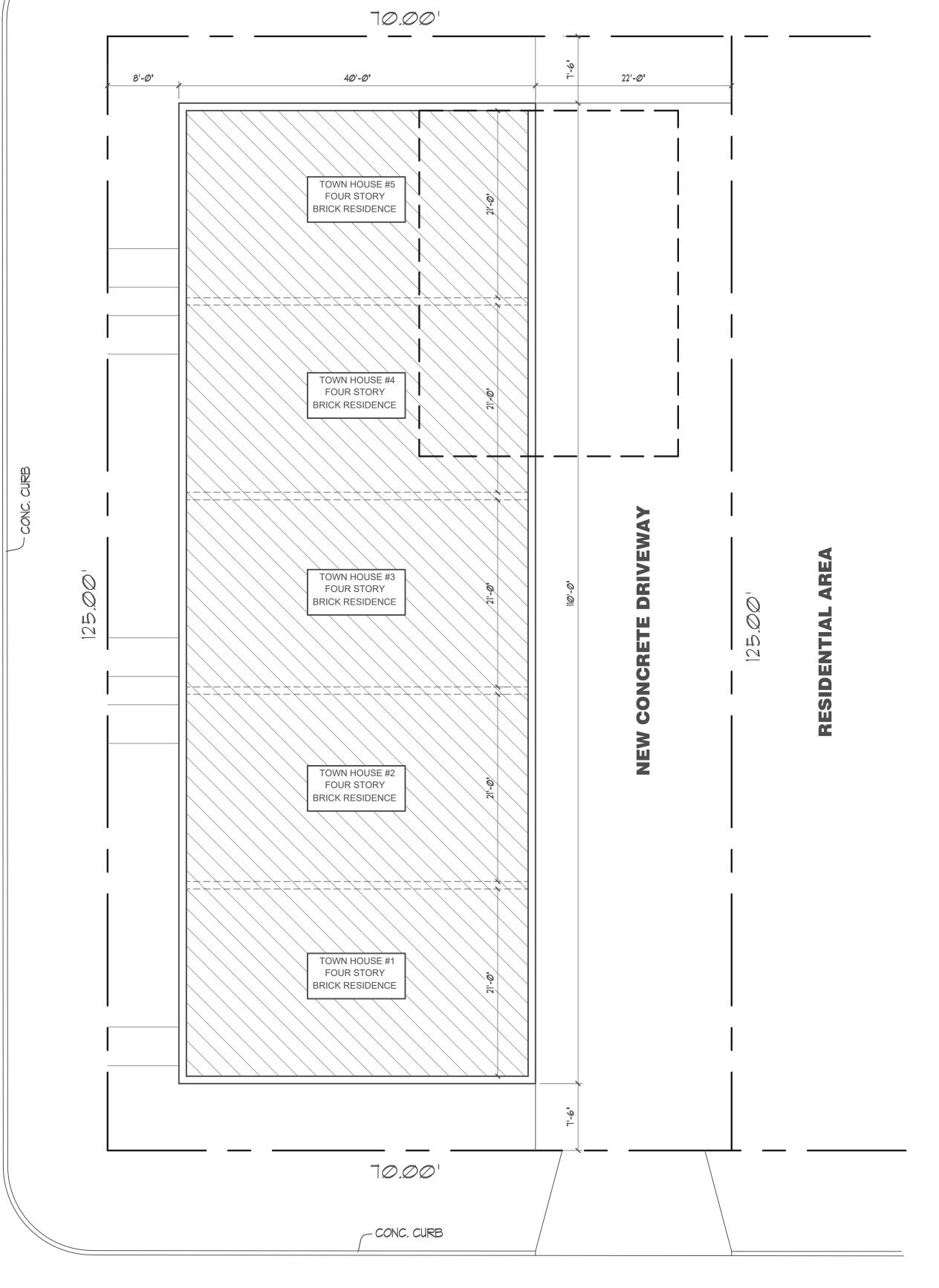
ENERGY CONSERVATION OF THE MUNICIPAL CODE OF CHICAGO

EFFECTIVE APRIL 22/2009, EXCEPT 18-13-303.

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

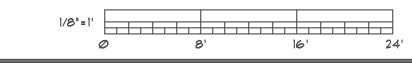
SIGNED ______ DATE:

SOUTH WESTERN AVENUE



SOUTH CLAREMONT AVENUE





DATE
PPLICATION #
CHITECT

I HEREBY CERTIFY THAT

THESE PLANS HAVE BEEN PREPARED BY ME,

SUPERVISION & TO THE

APPLICABLE STATE AND

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BEST OF MY KNOWLEDGE

OR UNDER MY

I CONFIRMED TO

LOCAL CODES.

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JUNE 20, 2018

SHEET NUMBER