

NEW SINGLE FAMILY RESIDENCE  
ZONING PROJECT DATA

3346 N. LAKEWOOD AVE.

DESCRIPTION	REQUIRED	ACTUAL
ZONING DISTRICT	RT-4 (ZONING CHANGE)	RT-4
SPECIAL USE/P.D. REQUIREMENTS		
TOTAL SITE AREA		25 FT x 125 FT = 3125 SF
REQUIRED LOT AREA	1650 SF	
MINIMUM LOT AREA PER UNIT	1000 SF/D.U.	TBD
FLOOR AREA RATIO = 1.20	1.20 x 3125 SF = 3750 SF	3679.5 SF (70.5 SF UNDER)
BASEMENT AREA (EXCLUDED - MORE THAN 50% BELOW GRADE)		0 SF
FIRST FLOOR		1547.3 SF
SECOND FLOOR		1512.2 SF
THIRD FLOOR		620 SF
MAXIMUM BUILDING HEIGHT	38 FT	37'-11 7/8"
SETBACK REQUIREMENTS		
FRONT YARD	15 FT OR 12% OF LOT DEPTH WHICHEVER IS LESS OR AVG. SETBACK 12% OF LOT DEPTH = 15 FT	15 FT
REAR YARD	28% OF LOT DEPTH OR 50 FT WHICHEVER IS LESS 28% OF LOT DEPTH = 35 FT	39'-11 1/2"
SIDE YARD	COMBINED TOTAL 20% OF LOT WIDTH NEITHER LESS THAN 2 FT OR 5% OF LOT WIDTH, WHICHEVER IS GREATER 20% OF LOT WIDTH = 5 FT 8% OF LOT WIDTH = 2 FT	3 FT - SOUTH SIDE 1 FT - NORTH SIDE WITH ADMINISTRATIVE ADJUSTMENT
REAR YARD OPEN SPACE	65 SF PER DWELLING UNIT OR 6.5% OF LOT AREA, WHICHEVER IS GREATER = 203.13 SF MIN. DIMENSION ON ANY SIDE 12 FT	230 SF ON RAISED TERRACE
BUILDING SEPARATION	NA	NA
BLANK WALL REQUIREMENTS	17.5%	21%
OFF - STREET LOADING	N.R.	NOT SUPPLIED
OFF-STREET PARKING	1 SPACES PER UNIT	2 SPACES PROVIDED
HANDICAPPED SPACES	N.R.	NOT SUPPLIED
ALLOWABLE USES	RESIDENTIAL UNIT	RESIDENTIAL UNIT
GARAGE HEIGHT	15 FT	14'-11"
GARAGE SIZE	ZONING NOT MORE THAN 60% OF REAR YARD, ON A LOT WITH A WIDTH OF 25 FEET OR LESS MAY BE UP TO 480 SF 875 SF X 0.6 = 525 SF	525 SF
GARAGE REAR SETBACK	2 FT, NOT REQUIRED WHEN MORE THAN 10FT FROM CENTER OF ALLEY	2 FT

GENERAL BUILDING REQUIREMENTS

DESCRIPTION	REQUIRED	ACTUAL	AGENCY TEST #
OCCUPANCY CLASSIFICATION (S)	CLASS A-1 - RESIDENTIAL	COMPLIES	
CONSTRUCTION TYPE	III-B	III-B	
HEIGHT & AREA LIMITATIONS	4 STORIES/ 55 FT HGT	3 STORIES/ 45'-11 1/2"	
EXTERIOR BEARING WALLS	3 HR	3 HR	UL 902, U490
EXTERIOR NONBEARING WALLS	2 HR	2 HR	UL 902
INTERIOR BEARING WALLS	1 HR	1 HR	UL U305
INTERIOR NONBEARING WALLS	1/2 HR	1 HR	UL U305
INTERIOR COLUMNS	1 HR	1 HR	UL U305
SUPPORTING ROOFS ONLY	1/2 HR	1 HR	UL U305
ELEVATOR FRAMING	2 HR	2 HR	
MEZZANINE FLOORS	N/A	N/A	
BEAMS / GIRDERS & TRUSSES	1 HR	1 HR	UL L503
SUPPORTING ROOFS ONLY	1/2 HR	1 HR	UL L503
FLOOR CONSTRUCTION	1 HR	1 HR	UL L503
ROOF CONSTRUCTION	1/2 HR	1 HR	UL L503
BASEMENT CONSTRUCTION	1 HR	1 HR & 2 HR	UL L503, L505
FIRE - RESISTIVE REQUIREMENTS			
(a) FIRE WALLS CONSTRUCTION	4 HR LESS THAN 14 FT	N/A	
(b) PARAPETS	36" ABOVE ROOF - 3 HR	36" - 3 HR	
(c) STAIRWAY ENCLOSURES	1 HR	1 HR	UL U305
(d) ELEVATOR ENCLOSURES	2 HR	2 HR	
(e) ENCLOSURE OF HEATING RMS	NO REQUIREMENT	N/A	
(f) ENCL. OF WELLS & CHUTES	1 HR	1 HR	UL U305
(g) OTHER ENCLOSURES	1 HR CLG. @ CORRIDOR	1 HR	UL U305
(h) INT. WALLS & CLG. FINISHES	CLASS 1	CLASS 1	
(i) STORAGE RMS OVER 100 SF	2 HR	2 HR	UL U301
EXIT REQUIREMENTS	REQUIRED	ACTUAL	
TYPE OF EXISTS	STAIRWAYS	STAIRWAYS	
MINIMUM # OF EXISTS	2	2	
TRAVEL DISTANCE TO EXISTS	100'	COMPLIES	
a) INCREASE PERMITTED	N/A	N/A	
b) DEAD END CORRIDOR	50 FT	N/A	
CAPACITY OF EXISTS	40/ EXIT WIDTH	COMPLIES	
MINIMUM WIDTH OF EXISTS	34"	34"	
SWING OF EXIT DOORS	IN-SWING	IN-SWING	
HARDWARE	KEYLESS	KEYLESS	
REVOLVING DOOR	N/A	N/A	
LANDINGS	12 FT MAX. RISE	12'-0"	
HANDRAIL	2'-10" HGT.	2'-10" HGT.	
ENCLOSURES	1 HR SC DOORS	1 HR SC DOORS	
HEAD ROOM	7'-0"	7'-0"	

2018 IECC, 402.1.2

INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT BUILDING THERMAL ENVELOPE - PRESCRIPTIVE METHOD TO MEET OR EXCEED

CLIMATE ZONE	FENESTRATION U-FACTOR <sub>b</sub>	SKYLIGHT U-FACTOR <sub>b</sub>	GLAZED FENESTRATION SHGC <sub>b,e</sub>	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE <sub>f</sub>	FLOOR R-VALUE	BASEMENT WALL R-VALUE <sub>c</sub>	SLAB R-VALUE & DEPTH <sub>d</sub>	CRAWL SPACE WALL R-VALUE <sub>c</sub>
5	.32	.55	NR	49	20 OR 13+5 <sup>h</sup>	13/17	30 <sup>g</sup>	15/19	10, 2 FT	15/19

A. R-VALUES ARE MINIMUMS. U-FACTORS AND SHGC ARE MAXIMUMS. WHEN INSULATION IS INSTALLED IN A CAVITY WHICH IS LESS THAN THE LABEL OR DESIGN THICKNESS OF THE INSULATION, THE INSTALLED R-VALUE OF THE INSULATION SHALL NOT BE LESS THAN THE R-VALUE SPECIFIED IN THE TABLE.  
 B. THE FENESTRATION U-FACTOR COLUMN EXCLUDES SKYLIGHTS. THE SHGC COLUMN APPLIES TO ALL GLAZED FENESTRATION. EXCEPTION: SKYLIGHTS MAY BE EXCLUDED FROM GLAZED FENESTRATION SHGC REQUIREMENTS IN CLIMATE ZONES 1 THROUGH 3 WHERE THE SHGC FOR SUCH SKYLIGHTS DOES NOT EXCEED 0.30.  
 C. "15/19" MEANS R-15 CONTINUOUS INSULATION ON THE INTERIOR OR EXTERIOR OF THE HOME OR R-19 CAVITY INSULATION AT THE INTERIOR OF THE BASEMENT WALL. "15/19" SHALL BE PERMITTED TO BE MET WITH R-13 CAVITY INSULATION ON THE INTERIOR OF THE BASEMENT WALL PLUS R-5 CONTINUOUS INSULATION ON THE INTERIOR OR EXTERIOR OF THE HOME. "10/13" MEANS R-10 CONTINUOUS INSULATION ON THE INTERIOR OR EXTERIOR OF THE HOME OR R-13 CAVITY INSULATION AT THE INTERIOR OF THE BASEMENT WALL.  
 D. R-5 SHALL BE ADDED TO THE REQUIRED SLAB EDGE R-VALUES FOR HEATED SLABS. INSULATION DEPTH SHALL BE THE DEPTH OF THE FOOTING OR 2 FEET, WHICHEVER IS LESS IN CLIMATE ZONES 1 THROUGH 3 FOR HEATED SLABS.  
 E. THERE ARE NO SHGC REQUIREMENTS IN THE MARINE ZONE.  
 F. BASEMENT WALL INSULATION IS NOT REQUIRED IN WARM-HUMID LOCATIONS.  
 G. OR INSULATION SUFFICIENT TO FILL THE FRAMING CAVITY, R-19 MINIMUM.  
 H. THE FIRST VALUE IS CAVITY INSULATION, THE SECOND VALUE IS CONTINUOUS INSULATION, SO "13+5" MEANS R-13 CAVITY INSULATION PLUS R-5 CONTINUOUS INSULATION.  
 I. THE SECOND R-VALUE APPLIES WHEN MORE THAN HALF THE INSULATION IS ON THE INTERIOR OF THE MASS WALL.

SITE GENERAL NOTES:

- ALL LEGAL DESCRIPTION, PROPERTY LINE, BUILDING SETBACK, PUBLIC UTILITY, AND TOPOGRAPHIC TREE INFORMATION IS FURNISHED BY THE OWNER. THEREFOR, THE USE OF THE SITE PLAN BY THE OWNER OR CONTRACTOR SHALL CONSTITUTE A HOLD HARMLESS AGREEMENT BETWEEN THE DRAWING USER AND ARCHITECT. THE ARCHITECT SHALL BE HELD HARMLESS FOR ANY RESPONSIBILITY IN REGARD TO ANY COSTS OR PROBLEMS ARISING FROM NEGLIGENCE OF THE CONTRACTOR, SUBCONTRACTORS, BUILDER, SURVEYOR OR OWNER, OR FOR THEIR FAILURE TO COMPLY WITH AND ADHERE TO ALL APPLICABLE REQUIREMENTS. THE ARCHITECT IS NOT SUPERVISING THE STAKING OF THIS BUILDING.
- THE CONTRACTOR SHALL NOTIFY THE LOCAL UTILITY NOTIFICATION / LOCATION SERVICE AT LEAST 48 HOURS BEFORE COMMENCING AND DIGGING WORK ON AREAS WITH UNDERGROUND UTILITY FACILITIES SO THAT ALL NECESSARY ON SITE STAKING OR MARKINGS CAN BE ACCOMPLISHED. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO PROPERLY CONTROL EROSION ON THE JOB SITE THROUGH THE USE OF HAY BAILS, FILTER FABRICS OR OTHER MEASURES AS MAY BE REQUIRED ALL SITUATIONS OF PIPELINES, STRUCTURES OR DITCHES SHALL BE CLEANED AND MAINTAINED BY THE CONTRACTOR UNTIL SUCH TIME AS A FINAL OCCUPANCY PERMIT HAS BEEN OBTAINED. AFTER OCCUPANCY, THE ABOVE RESPONSIBILITIES SHALL SHIFT TO AND BE ASSUMED BY THE OWNER.
- CONTRACTOR TO BE RESPONSIBLE FOR ENGINEERED EARTH RETENTION SYSTEM. DO NOT UNDERMINE OR IMPACT ADJACENT STRUCTURES.
- DUE TO THE CLOSE PROXIMITY OF THE ADJACENT BUILDING SETBACK LINES, THE SERVICE OF A REGISTERED ILLINOIS LAND SURVEYOR IS RECOMMENDED. ADDITIONAL FIELD STAKING OF THE ACTUAL BUILDING SETBACK LINES SHALL BE COORDINATED WITH THE GENERAL CONTRACTOR TO FACILITATE ALL PHASES OF THE CONSTRUCTION PROCESS.
- ALL HARD IMPERVIOUS SURFACES TO SLOPE AWAY FROM THE HOUSE. NEW SERVICE WALKS 4" CONC. SLAB WITH 6 X 6 W.W.F. ON 4" OF COMPACTED CA-10 FILL CONSTRUCTION JOINTS AT 5 FT O.C. SLOPE 1/4" PER FT AWAY FROM HOUSE.
- THE ADDRESS NUMBERS ON HOUSE SHALL CONTRAST WITH THE BACKGROUND AND BE A MINIMUM 4" HIGH WITH A MINIMUM 0.5 INCH.

DRAWING LEGEND

- A-1 TITLE SHEET, SITE PLAN
- A-2 FOUNDATION PLAN
- A-3 BASEMENT PLAN
- A-4 FIRST FLOOR & SECOND FLOOR PLANS
- A-5 THIRD FLOOR & ROOF PLANS
- A-6 EXTERIOR ELEVATIONS & BUILDING SECTION
- A-7 EXTERIOR ELEVATIONS
- A-8 EXTERIOR ELEVATIONS
- A-9 EXTERIOR ELEVATIONS

CODE REVIEW

BUILDING	2019 CHICAGO BUILDING CODE
MECHANICAL	2019 CHICAGO BUILDING CODE
ELECTRICAL	2019 CHICAGO BUILDING CODE
PLUMBING	2019 CHICAGO BUILDING CODE
ACCESSIBILITY	2019 CHICAGO BUILDING CODE
ENERGY	2019 CHICAGO BUILDING CODE

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):  
 1855 N. LAUREL FULLY COMPLY WITH THE REQUIREMENTS OF CHAPTER 18-13. ENERGY CONSERVATION OF THE MUNICIPAL CODE OF CHICAGO AS EFFECTIVE APRIL 22, 2009

*Patrick Plunkett*  
 PATRICK PLUNKETT



ARCHITECTS CERTIFICATION  
 I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF COMPLY WITH THE BUILDING CODES OF CHICAGO, ILLINOIS.

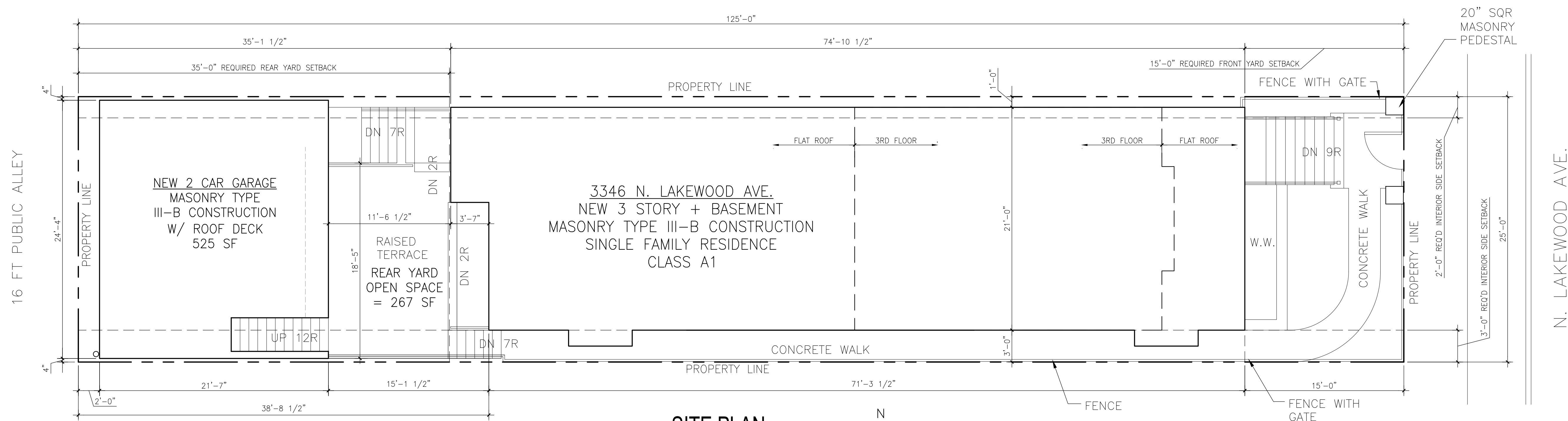
*Patrick Plunkett*  
 PATRICK PLUNKETT



PROVIDE DESIGN BUILD AUTOMATIC SPRINKLER SYSTEM COMPLYING WITH ALL CHICAGO CODES & N.F.P.A. 13, 1994 EDITION

NOTE: TYP. ALL FLOORS WHERE PLANS INDICATE INTERIOR SHEARWALL PROVIDE 1/2" OSB SHEATHING ATTACHED TO ONE SIDE OF WALL W/ 10# NAILS 4" O.C. AT PANEL EDGES & 12" O.C. AT INTERIOR PANEL POINTS. CONTINUOUS FROM FNDN. PROVIDE SIMPSON HDU SDS2.5 HOLD DOWNS & SIMPSON MSTC40 STRAPS AT EACH END OF WALL TYP.

PROVIDE 5/8" EXTERIOR PLYWOOD SHEATHING TO MATCH INTERIOR SHEARWALL ATTACHMENT @ FRONT & REAR WALLS ALL FLOORS.



1 SITE PLAN  
 SCALE: 3/16" = 1'-0"  
 0 8' 16'



ISSUE DATE:	DATE	REMARKS
	08-10-2018	ISSUED FOR PERMIT & CONSTRUCTION
	04-11-2019	FOR REVIEW
	08-28-2019	FOR REVIEW
	09-30-2019	ISSUED FOR PERMIT & CONSTRUCTION

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TITLE SHEET, SITE PLAN  
 SINGLE FAMILY RESIDENCE  
 3346 N. LAKEWOOD AVE.  
 CHICAGO, ILLINOIS

SHEET NO.  
**A-1**  
 SHEET 1 OF 9