GENERAL CONDITIONS
The 1987 edition of the A.I.A. Document A201, General Conditions of the contract for Construction shall apply to the construction phase of this project, unless otherwise indicated. If any mistakes, omissions, or discrepancies are found to exist in the drawings, the architect shall be promptly notified so that he may have the opportunity to take whatever steps are necessary to resolve them. When notes conflict, the most stringent in the opinion of the Architect shall govern.

CONTRACTORS RESPONSIBILITIES
The scope of the work described herein includes furnishing all materials, labor, tools, plant, supplies, equipment, transportation, supervision, insurance, taxes and all other services and facilities necessary to complete the intent of these Construction Documents. Contractor shall visit the site prior to submitting its bid to determine actual field conditions which may affect its bid. The submitting of a bid for the project will serve as notice that Contractor has made aforesaid determinations, as no additional sums will be allowed for failure to do so. Contractor shall notify the Architect of any discrepancy or omission in the Construction Documents which affect the Work, prior to submitting his bid.

INSURANCE
Contractor shall submit, prior to commencment of work, Certificate of Insurance naming owner, Architect and their agents as Additional Insured. Confirm with owner these minimum requirements.
(A) Public Liability of not less than $2,000,000.00 (including) Contractor's Protective Liability, covering explosion and collapse, completed operations coverage's and broad form blanket contractual liability coverage.

(B) Workman's Compensaton and Employer's Liability Insurance as required by any Employee Benefit Acts or other statutes applicable where the work is to be performed as will protect Owner's Contractor form liability under aforementioned

(C) Comprehensive Automobile Liability Insurance, including the ownership, maintenance, and operation of any automotive equipment own, hired and un-owned, $500,000/1,000,000.00 limits.

Contractor agrees to hold aforesaid harmless on all O.S.H.A. and worker safety requirements, and shall fully comply with all such requirements as they apply to the methods and devices used in the execution of the work. Additionally, shall also comply with substitute ordinance passed january 2000, new sections 13-124-380-440.

GUARANTEE
All work performed and materials utilized shall be guaranteed for a period of one year (minimum) unless noted otherwise, after the date of substantial completion, against defects in workmanship and/or materials. Contractor agrees to remedy such defects in a timely manner at no additional cost to the owner.

CLEAN-UP
Contractor shall keep the project area reasonably clean at all times, and thoroughly remove waste materials, rubbish and debris every Friday during the course of the Construction. Final cleaning shall be performed just prior to acceptance by the owner.

OWNERSHIP OF DOCUMENTS
The drawings herewith & the architectural design inferred form and the rights thereof as defined by copyright laws belong to the author (HANNA) and are not to be copied or reproduced without permission from the architect.

APPLICABLE STANDARDS
In procuring materials and installing same for this project, it shall be the responsibility of the contractor to verify the detailed requirements of all applicable codes and standards as well as manufacturer's standards, recommendations and specifications, and comply fully with said requirements. The building codes and addenda of Chicago, Cook County, will be considered as a minimum standard in the construction of this project and will take precedence only over the lack of any better information contained in these construction documents. Comply also with Chapter 18-13 of the Chicago Building Code.

BUILDING PERMITS
All building permits and fees are the responsibilty of the contractor

GENERAL NOTES
1. Care shall be taken during work not to damage portions of the existing structure that are to remain.
2. The general contractor shall verify all existing dimensions, elevations and conditions in the field prior to start of work. The general contractor shall notify the architect of any discrepancies or interferences.

DIVISION II - EXCAVATION, FILLING & GRADING
1. Coordinate with all underground utilities prior to starting any excavation.

2. Exercise care when excavation near existing structures. Do not disturb adjacent properties.

3. All foundation excavations shall be extended to the depth indicated on the drawings or deeper if required to reach soils having the minimum net bearing capacity specified. All foundation excavations shall be field verified by a geotechnical engineer at the time of excavation for adequate bearing soil.

4. Backfill all walls by placing granular fill in 1'-0" lifts evenly on both sides of wall. All backfill shall be compacted to 95% maximum density.

5. Foundations to extend minimally to the depth of adjacent foundations unless otherwise noted by these documents.

6. Do not extend foundations/excavations beyond depth of neighboring foundations/basements without review by a geotechnical engineer.

7. Do not disturb adjacent properties and all foundations shall be constructed in depth to match adjacent building foundations or a 12" maximum above or below the adjacent building ftg. bottom. The incremental change in the foundation elevation from the adjacent structures shall not exceed 12" vertical for every 18" horizontal unless approved by a geotechnical engineer.

8. Work to include excavating for footings and foundations, filling and backfilling, grading and any fill material required under this section of work. Supply and install all labor, materials, and equipment necessary for excavating, back filling, rough and finish grading, interior and exterior, as required, including areas of removed subsurface conditions. Excavate footings to undisturbed bearings. All footings are to rest on undisturbed soil or engineered fill. Perform all rough and final grading as required to attain elevations required. Final grade so that surface water drains away from the building foundation. Remove all excess materials and debris from site, including all excavated soil (or otherwise directed by Owner). Backfilling of trenches under paved areas, walls, etc. shall be accomplished by using sand, compacting in 12" lifts. EXCAVATION, TRENCHING, FILLING, ETC. required by plumbing-sewer, mechanical and electrical trades, is the responsibility of the trade requiring same, including any debris or "spoils" removal.

9. All footing to bear on soil capable of supporting an assumed safe soil bearing pressure of 2,500 pounds per square foot (psf). The G.C. shall engage a qualified testing agency to perform all necessary soil exploration and inspections to verify the assumed soil design values prior to the start of the work, and prior to the placement of concrete. contact the architect immediately in writing if the assumed soil design values cannot be achieved.

DIVISION III - CONCRETE
1. All concrete work shall comply with ACI-318, ACI-304 and the ACI Code of Standard Practice.

2. Detailing shall comply with CRSI "Design Handbook"

3. All concrete shall have the following 28 day ultimate compressive strengths:
Foundations 4,000 Psi
Slabs on Grade 4,000 Psi
All others 4,000 Psi

4. Provide the following concrete clear cover for reinforcing steel:
Concrete deposited against soil (unformed) .... 3"
Formed Concrete exposed to earth or weather ... 2"
All others (unless noted otherwise) .... 1.5"

5. All reinforcing steel shall be new billet deformed bars conforming to ASTM A615-GR.60. Welded wire fabric shall comply with ASTM A185.

6. Lap rebar 24 bar dia. (12" min.). Except at corners, stagger laps so that no more than 1/3 of rebar is lapped at the same location.

7. Provide corner bars at all corners same size and spacing as horiz.reinf. in walls.

8. Provide #4 2'-0"x2'-0" Slab-Foundation dowels at 12" o.c. to outside slab at all exterior doors.

9. Provide #4x48" Foundation-Wall dowels emb. 24" into fdn walls to match CMU vertical wall reinf.

10. Coordinate the concrete work with other trades. Install anchor bolts and other embedded items as required (see Steel Notes below).

DIVISION IV - MASONRY
1. All material and workmanship shall be in accordance with "Building Code Requirements for Masonry Structures" and "Specifications" TMS 402/602-16.

2. Brick masonry shall also comply with the recommendations of "Recommended Practice for Engineered Brick Masonry" by the Brick Institute of America (BIA).

3. Masonry work shall meet the minimum tests, submittals and inspection requirements for Level B Quality Assurance in accordance with TMS 602.

4. Hollow conc. masonry units (CMU) shall comply with ASTM C90 and ASTM C145.

5. Brick and solid clay or shale masonry units shall comply with ASTM C216-66 Grade SW.

6. CMU in exterior walls shall have water repellant admixture.

7. Mortar shall comply with ASTM C270 Type M or S and exterior mortor shall have water repellant admixture.

8. Masonry shall attain the following strength:
CMU - f'm = 2500 psi
Brick - f'm = 2500 psi
Grout - f'g = 3750 psi

9. All masonry is to be constructed in running bond, full head & bed joints w/standard concave mortar joints.

10. Hollow units shall be laid with full mortar coverage on horz. and vert. shells.

11. CMU shall be reinforced with horizontal joint reinforcement in alternate course (16" o.c. vert. max., galv. 9 Gauge Truss Type).

12. Install all lintels as indicated on drawings. Bed lintels in mortar. Install anchor bolts and other embedded items as required (see Steel Notes below).

13. Provide cut stone sills as requred, in sizes and types as indicated on drawings.

14. Set all flashing in a continuous bead of mastic.

15. Nervastral type at base course and at all steel lintels (w/turned up end dams).

16. Completed masonry shall be cleaned per BIA Publication #20.

DIVISION V - STEEL
1. Design, fabricate and erect all struvtural steel in accordance with AISC "Specification for structural steel buildings-allowable stress design" and "AISC Code of standard practice". Latest edition it is strongly recommended that the steel fabricator and erector be currently certified by the AISC Certification program for steel fabricators and erectors.

2. All steel design, fabrication and erection shall comply with the AISC "Manual of Steel Construction, Allowable Stress Design" 9th ed., and AISC "Code of Standard Practice."

3. Contractor shall field verify all dimensions and elevations prior to fabrication of steel components.

4. All connections shall be designed and detailed by the fabricator to support one-half the total uniform load capacity listed in the AISC Uniform Load Tables of the AISC Manual for the indicated beam, span, and grade U.N.O.

5. Steel angles and rods may be either ASTM A36 or ASTM A572, Gr. 50 Ksi. Steel tubes shall be ASTM A500 Fy=46 Ksi: Steel pipes shall be X-Strong, ASTM A53 Gr. B (Fy=35 Ksi) U.N.O. All other structural steel shapes and plates shall be ASTM A572 or A992 Gr 50 Ksi.

6. Bolts for connections shall be A325 Type III where exposed to weather. All other bolts shall be ASTM A325 Type I.

7. Anchor bolts shall be ASTM A307 or ASTM A36 threaded as req'd. All anchor bolts to be set per template.

8. All welding shall comply with applicable AWS standards and shall be performed by certified welders.

9. Except for exterior lintels, all structural steel to have one shop coat of rust inhibitive paint. Lintels in exteriro walls shall be hot-dip galvanized after fabrication.

10. Loose angle lintels at masonry openings shall be provided for each 4" wythe or 4" wall thickness as follows U.N.O. on plan:
L4x4x1/4" for M.O. 3'-4" wide or less;
L5x3.5x5/16" for 3'-4" < M.O. < 5'-0";
L6x4x3/8" for 5'-0" < M.O. < 6'-4";

11. Provide 1/2"x4" hd studs up into masonry at 18" o.c. where steel beams support masonry.

12. Provide masonry ties to steel at 16" o.c. on all surfaces of steel beams or columns facing masonry.

13. Submit shop drawings showing structural steel, metal deck and accessories, steel joists, all miscellaneous steel, and extent of prefabrication to the architect for review. Shop drawings shall be sealed by licensed structural engineer registered in the state of Illinois.

DIVISION VI - CARPENTRY/STRUCTURAL
1. Wood construction shall comply with the "National Design Specification for Wood" latest edition, as published by the "National Forest Products Association," NFPA

2. The moisture content of wood materials shall not exceed 19-percent. Wood materials shall be stored above grade and flat, with adequate protections to maintain "dry" conditions and to avoid materials becoming mis-shapen.

3. All work to be done in accordance with applicable codes state & local.

4. All workmanship and material shall be guaranteed for a minimum of one year from date of final inspection.

5. Sawn lumber shall be Hem-Fir Construction Grade or better having the following minimum properties, unless noted otherwise:
Fb=1150 Psi Fv=145 Psi E=1600 Ksi

6. "LVL" indicates Laminated Veneer Lumber 1.9LVL Microllam by Trus-Joist MacMillan or approved equal (Fb = 2600 psi; Fv = 285 psi; E = 1900 ksi)
"PSL" indicates Parallel Strand Lumber 2.0E PSL Parallam by Trus-Joist MacMillan or approved equal (Fb = 2900 psi; Fv = 290 psi; E = 2000 ksi)

7. Sill plates and all wood in contact with concrete or masonry shall be preservative treated. Sill plates shall have a sill sealer.

8. Plywood and OSB decking and sheathing shall comply with Voluntary Product Standard PS-1 by American Plywood Association (APA) latest edition. All plywood and OSB shall be Struct I, exterior exposure.

9. Prefabricated I-Joists, Lumber, Open-Web Joists (OWJ) or other Engineered Wood Joists (EWJ) shall be designed by the mfr to support the uniform loads noted, and other loads noted or implied by the framing shown. Submit shop drawings, including layout plans and calculations prior to fabrication. Shop drawings and calculations for EWJ shall be prepared by a qualified Structural Engineer (SE) licensed in the State of Illinois. Submit sealed shop drawings, including layout plans, and calculations upon request.

10. Field modification of Prefab components is strictly forbidden.

11. Coordinate framing with locations of ductwork, electrical conduit, in-wall medicine cabinets, recessed lights, etc...

12. Connectors and fasteners shall conform to the requirements set forth in IBC 2304.9. The number and size of fasteners shall not be less than set forth in IBC Table 2304.9.1.

STRUCTURAL NOTES
1. TYP. FLOOR(RES): ROOF LOADS(NO DECKS):
LL = 40 PSF LL = 25 PSF
DL = 8 PSF DL = 12 PSF
PL = 12 PSF
TDL = 20 PSF

STAIRS: DECKS & BALCONIES:
LL = 100 PSF LL = 100 PSF
DL = 30 PSF DL = 15 PSF

WIND LOADS:
MAIN BUILDING = 20 PSF
ROOF UPLIFT = 20 PSF
PARAPETS = 40 PSF

COMPONENTS & CLADDING:
AT CORNERS = 30 PSF
AWAY/CORNERS = 25 PSF

2. All handrails and guardrails, exterior and interior, shall be designed by the fabricator to resist a thrust of 200 lbs. or 50 lbs/ft applied at the top of the railing in any direction.

3. Windows and window systems shall be designed by the manufacturer(s) to apply all loads uniformly around the perimeter of the opening.

4. All details and sections shown are intended to be typical and shall apply to similar conditions elsewhere on the project unless other details are shown.

5. The structure is designed to be stable in its completed form. The contractor is solely responsible for the design, installation, maintenance and removal of any and all temporary bracing, support or shoring necessary to complete the work.

6. Hanna Architects, its affiliates and subconsultants have not been engaged to provide construction administration of any kind for this project. All Inspections, Observations, Material Tests or other Testing (Field-Tests) for conformance to the Permit Documents and the applicable Codes and Standards shall be the responsibility of the Owner and the Owner's Testing Agency, unrelieved by occasion, if any, site visits by the Architect or his representatives.

BUILDING INSULATION
Ceiling- R-49 Insulation at Roof: (Flat Ceilings)
R-10 (2" Rigid insulation by Firestone)
R-39 (5 1/2" Closed Cell Spray Foam)
R7.1 per inch (Cor-Bond or Equal)

Wall- R-21 3" Closed Cell Spray-in Insulation (Cor-Bond R-7.0 per inch or equal)

FLASHING AND SHEET METAL WORK
Furnish and install all flashing, counterflashings, diverters and trim as required to prevent water penetration between other materials' seams and joints and provide a weathertight building shell. Coordinate carpentry contractor and other involved trades for installation of all materials under this section. All flashings to be min. 24 ga. galvanized sheet metal, or prefinished aluminum (.025 min.), in colors as approved. Flashings shall be as recommended by roof mfr to achieve 15 yr guarantee. All flashing thru wall type.

ROOF VENTS
Furnish and install roof vents, with insect screen, as indicated on the Drawings, Vents shall be aluminum prefinished standard color to match roofing unless noted otherwise. This work to be responsibility of the roofing contractor. 1Sq.ft. per 150 sq.ft.roof area.

GUTTERS AND DOWNSPOUTS
All gutters shall be prefinished aluminum .032 minimum thickness. Ogee style with minimum joints and continuous cleat eave flashing. Maintain minimum positive pitch towards downspouts. All downspouts shall be prefinished aluminum .025" minimum thickness of corrugated rectangular design. All gutter and downspout work shall be installed and constructed per SMACNA standards minimum.

CAULKING AND SEALANTS
All caulking for exterior surfaces to be Tremco Dymeric colors to match adjacent surfaces. Backup for caulking joints to be closed cell polyethelene foam rods, set to proper depths for maximum caulking performance as per manufacturer's specifications. Clean adjacent surfaces which have been soiled by caulking immediately.

GYPSUM WALLBOARD
Provide all necessary materials and labor to complete the proper installation of the work as shown on the Drawings or required as per manufacturer's specifications and recommendations. All joints to be finished. All wallboard to be glued and screwed as per manufacturer's recommendations.

GENERAL NOTES
1. Casing, jambs, trims, sills, stops and paneling.

2. The exterior envelope shall be completely waterproof with a 15 year labor and materials warranty including but not limited to all roofing and decking waterproofing. Installation including all substrates, flashing, etc. Details shall be as nec. to achieve that warranty.

3. Pipe shafts and ducts passing from one floor to another shall be enclosed with construction providing fire resistance of not less than one hour except those pipes and ducts requiring openings through floors not exceeding nine square feet in area shall not require enclosure, provided that openings between such pipes or ducts and the floor construction shall be filled w/non-comustible materials securely held in place to prevent the passage of fire.

PAINTING
GENERAL
Provide complete painting work as shown on the Drawings and specified herein. Comply with flame spread rating required by application codes.

PREPARATION
Inspect surfaces to be finished and conditions of building before starting work, and report to the Architect any defects the rendered area or items unfit to receive finish. Starting of work will constitute acceptance of conditions and substrateds. Remove and protect all hardware, lighting fixtures, etc., before painting. Protect all finished surfaces, in areas where paint is being applied, with clean drop cloths and suitable masking. Clean ALL surfaces to be finished as required to remove oil, grease, dust and dirt. Sand where necessary to properly prepare surfaces to receive finish.

INTERIOR WALL & CEILING FINISHES
Paint: All walls to receive prime coat and two coats finish paint, latex, semi-gloss. Prior to beginning work, the contractor shall obtain approval of colors for all surfaces to be painted. Each coat of paint shall be slightly lighter or darker than the preceding coat.

INTERIOR STAIN AND VARNISH
All interior woodwork (noted) shall be stained and varnished 2 coats minimum. The contractor shall work with the owner to provide sample work on the actual materials to achieve the desired colors and finish. The contractor shall obtain approval from the owner for color well in advance of the actual commencement of the work. Allow 3 weeks minimum in time schedule for these approvals. The pine window jambs shall be stained and varnished to closely match the oak trim.

FINISH CARPENTRY
GENERAL
Provide all finish carpentry work as shown on the Drawings or specified herein. Erect all work due to line and level, secure and permanently set in place. Provide required blocking and supports for finished work. Receive those specialties built into or on work of this Section, adjust all millwork and hardware to operate freely, properly and without undue stresses from binding.

QUALITY ASSURANCE
1. All woodwork shall comply with AWI standards.
2. Provide fire-retardent treated wood where required by applicable code.

ELECTRICAL NOTES
1. All light switches to be mounted at 36" A.F.F. unless noted otherwise. switch height (V.I.F) to match exist.if applicable U.N.O.

2. All thermostats to be located at 68" A.F.F. and all humidistats to be mounted at 54" A.F.F. unless noted otherwise.

3. All switches, outlets, cable t.v. jacks, and telephone wall jack colors to be verified and coordinated with owner prior to purchase and installation unless noted otherwise.

4. Contractor to provide all necessary power to mech.equipment as required.

5. All wall outlets to be mounted at 12" A.F.F. U.N.O. height (V.I.F.) U.N.O.

6. Switches to be "leviton" decora series slide type dimmers by leviton, decora.

7. All low voltage light dimmers to be magnetic type dimmers. (coord.w/owner).

8. Contractor responsible for all recessed light fixtures, coordinate brand name. baffle design & color, & directional style w/owner prior to purchase.

9. All recessed light fixtures at exterior ceiling of attic ceilings, or where insulation is present, to be rated as direct contact with insulated ceiling materials (dc-ic). Contractor responsible for above rated lights at all locations in contact w/insulation.

10. All outlets in toilet rooms, outdoor location and within 3 feet of kitchen or bath sinks shall be gfi type outlets.

11. All appliance and equipment shall be connected as per local code.

12. Tele., cable t.v. jacks to match leviton decora series receptacle plates.

13. Provide smoke and carbon monoxide detectors, one per level min, one inside bedrooms and one directly outside of each bedroom. Hardwire and inter-connected.

14. Coordinate all electrical requirements with equipment.

15. Contractor shall verify existing conditions and locations of equipment so that new work can be installed without interference. make all necessary routing, connections as required.

16. All work shall meet city code.

17. Provide complete new electrical service. including meter socket panel, breakers, wiring, conduits and fitting, etc.

18. Obtain and pay for all electrical permits.

19. All wiring shall be copper THW, THWN, THNN, etc.

20. Provide disconnect sw.for all mech.equip. disconnect to comply w/18-27-230.70.

21. Provide 2-20 AMP appliance circuits in kitchen area and wire 20 AMP circuits each for dishwasher and disposal.

22. Provide GFI type outlet in each bathroom and within 4'-0" of kitchen sink.

23. T.V. antenna/cable system and telephone wiring to be provided by owner.

24. At least one 20 AMP circuit shall be provided to each bathroom.

25. At least one 20 AMP circuit shall be solely provided for the laundry.

26. Outlet boxes shall not be used as the sole support for suspended fans.

27. Duplex outlets shall be spaced a maximum of 12'-0" apart.

28. The electrical room & util.room shall conform to 18-27-560.6-3.

29. Outdoor receptacles shall conform to 18-27-560.6-E.

30. All closets over 5'-0" long shall have wall switch serving closet light.

31. Kitchen areas shall conform to 18-27-560.5-1 & 3(C).

32. Provide supplemental electrode required by 18-27-250.50(A)(2).

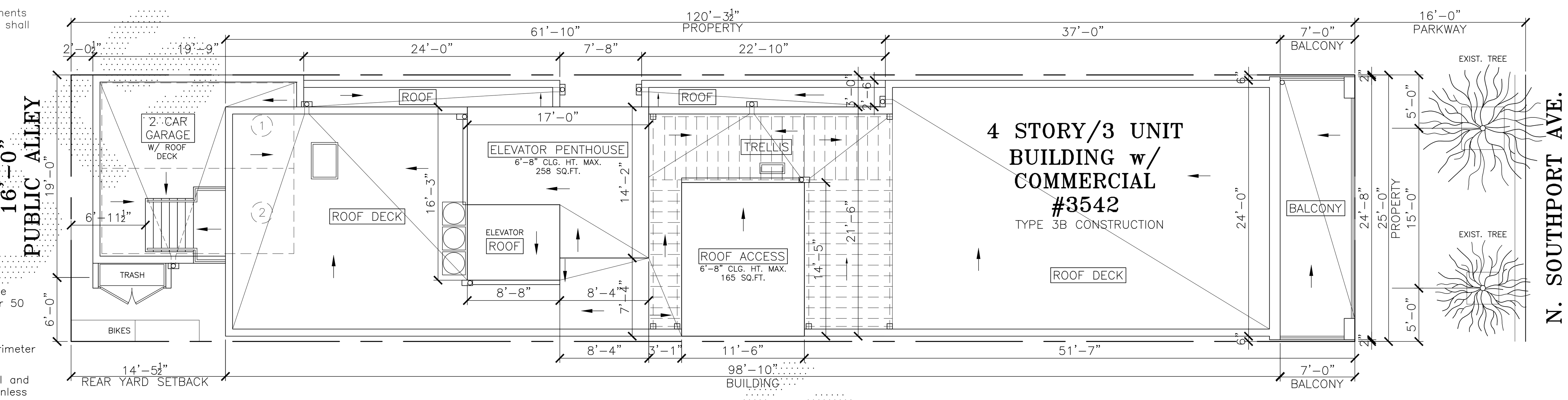
33. Battery units shall be wired according to CBC 15.27700.66.

34. Receptacle outlets shall comply with 18-27-560.6

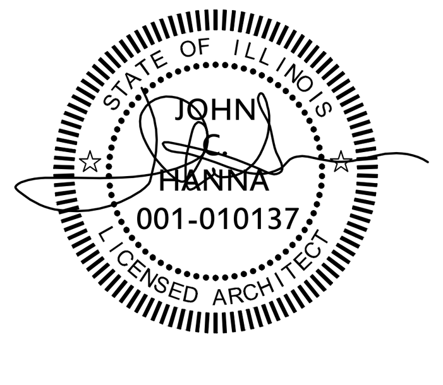
35. All bedroom receptacles AFCI not required if all wiring is in metal conduit [210.12(A)].

36. Owner of building mgmt. shall provide evidence that unit batteries will be maintained as required by 18-27-700.66C(7).

37. At all area w/exterior space below, provide electric heat in floor.



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



ENERGY CONSERVATION CODE COMPLIANCE STATEMENT
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 3542 N. SOUTHPORT AVE. FULLY COMPLY WITH THE REQUIREMENTS OF CHAPTER 18-13, ENERGY CONSERVATION OF THE MUNICIPAL CODE OF CHICAGO AS EFFECTIVE 4-22-09 AS WELL AS THE STATE OF ILLINOIS ENERGY CONSERVATION CODE AS REQUIRED BY STATE LEGISLATION.

SIGNED: ________ DATE: 10.21.19
(ARCH.)
ILLINOIS LICENSE NUMBER: 001-010137

SETBACK COMPLIANCE STATEMENT
I, THE DESIGN PROFESSIONAL, HEREBY ATTEST THAT THE AVERAGING CALCULATION FOR THIS APPLICATION ARE TRUE AND CORRECT BASED ON ACTUAL MEASUREMENTS OF THE PROPERTIES.

ARCHITECT ________
180 W. WASHINGTON ST. CHICAGO, IL 60602
ADDRESS

AREA FOR PERMIT FEE:

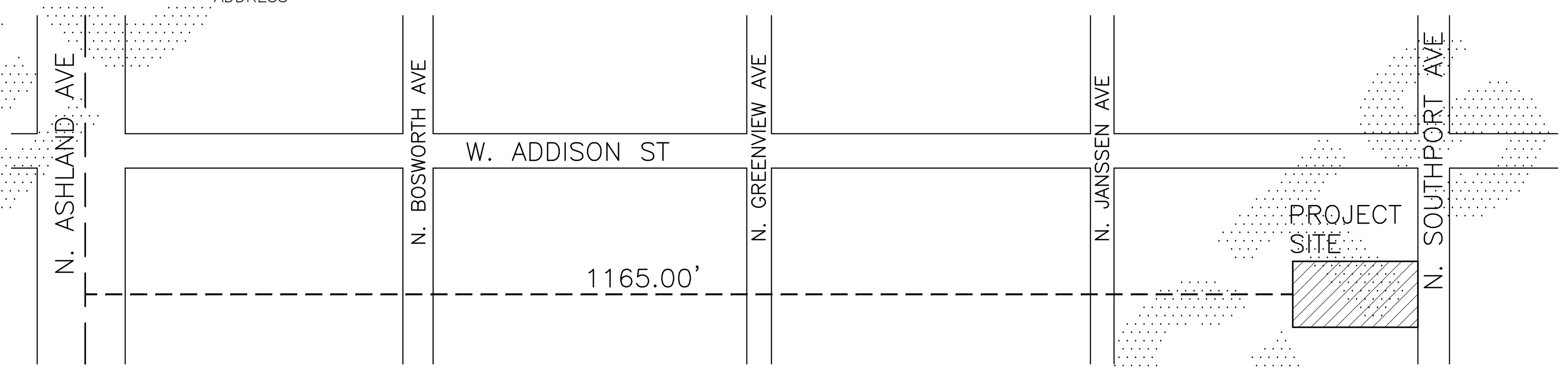
FIRST FLOOR	2,765 SQ.FT.
SECOND FLOOR	2,390 SQ.FT.
THIRD FLOOR	2,390 SQ.FT.
FOURTH FLOOR	2,390 SQ.FT.
ROOF ACCESS	423 SQ.FT.
REAR DECK/STAIR	282 SQ.FT.
ROOF DECK	1,998 SQ.FT.
TOTAL:	12,638 SQ.FT.

ZONING DATA:

LOT AREA: 120.29' x 25.00' =		3,007.25 SQ.FT.
F.A.R.	B3-3	3.0
MAX. BUILDABLE		9,021.75 SQ.FT.
BUILDING SQUARE FOOTAGE:		
FIRST FLOOR		2,365.40 SQ.FT.
SECOND FLOOR		2,218.08 SQ.FT.
THIRD FLOOR		2,218.08 SQ.FT.
FOURTH FLOOR		2,218.08 SQ.FT.
TOTAL:		9,020.74 SQ.FT.

STATEMENT FOR PARKING REDUCTION
I, JOHN HANNA OF HANNA ARCHITECTS INC. HEREBY CERTIFY THAT TO THE BEST OF MY ACTUAL KNOWLEDGE AND BELIEF THAT THE DISTANCE FROM THE CTA TRAIN ENTRANCE DOOR OPENING TO THE NEAREST BOUNDRY POINT OF THE PROPOSED SITE AT 3542 N. SOUTHPORT AVE BY A STRAIGHT LINE IS **1165.00'** WHICH IS LESS THAN THE **2640.00'** REQUIRED

SIGNED: ________ DATE: 01.07.20
(ARCH.)
ILLINOIS LICENSE NUMBER: 001-010137



PARKING REDUCTION DISTANCE MAP
0 200' 400'

2018 INTERNATIONAL ENERGY CONSERVATION CODE REQ'S:
2018 IECC FOUNDATIONS:
303.2.1
A PVC PROTECTIVE COVERING IS TO BE INSTALLED TO PROTECT EXPOSED EXTERIOR
INSULATION AND EXTENDS A MIN. OF 6 IN. BELOW GRADE.

2018 IECC FRAMING/ROUGH-IN:
402.4.5
IC-RATED RECESSED LIGHTING FIXTURES SEALED AT HOUSING/INTERIOR FINISH AND
LABELED TO INDICATE 2.0 CFM LEAKAGE AT 75 PA.

403.2.1
SUPPLY DUCTS IN ATTICS ARE INSULATED TO R-8. ALL OTHER DUCTS IN UNCONDITIONED
SPACES OR OUTSIDE THE BUILDING ENVELOPE ARE INSULATED TO R-6.

403.2.2
ALL JOINTS AND SEAMS OF AIR DUCTS, AIR HANDLERS, FILTER BOXES, AND BUILDING
CAVITIES USED AS RETURN DUCTS ARE SEALED.

403.2.3
BUILDING CAVITIES ARE NOT TO BE USED FOR SUPPLY DUCTS.

403.3
HVAC PIPING CONVEYING FLUIDS ABOVE 105°F OR CHILLED FLUIDS BELOW 55°F
ARE INSULATED TO R-3

403.4
CIRCULATING SERVICE HOT WATER PIPES ARE INSULATED TO R-2.

403.5
AUTOMATIC OR GRAVITY DAMPERS ARE INSTALLED ON ALL OUTDOOR AIR INTAKES & EXH.

303.1.1
CEILING INSULATION INSTALLED PER MFR'S INSTRUCTIONS. BLOWN INSUL.MARKED EVERY 300 FT²

402.2.3
ATTIC ACCESS HATCH AND DOOR INSULATION R-VALUE OF THE ADJACENT ASSEMBLY.

402.4.2
BUILDING ENVELOPE TIGHTNESS VERIFIED BY BLOWER DOOR TEST OF <7 ACH AT 50 PA. THIS REQUIREMENT MAY INSTEAD BE MET VIA VISUAL INSPECTION, IN WHICH CASE VERIFICATION MAY NEED TO OCCUR DURING INSULATION INSPECTION.

402.4.3
WOOD BURNING FIREPLACES HAVE GASKETED DOORS AND OUTDOOR COMBUSTION AIR.

403.2.2
POST CONSTRUCTION DUCT TIGHTNESS TEST RESULT OF 8 CFM TO OUTDOORS, OR 12 CFM ACROSS SYSTEMS. OR, ROUGH-IN TEST RESULT OF 6 CFM ACROSS SYSTEMS OR 4 CFM WITHOUT AIR HANDLER. ROUGH-IN TEST VERIFICATION MAY NEED TO OCCUR DURING FRAMING INSPECT.

403.1.1
PROGRAMMABLE THERMOSTATS INSTALLED ON FORCED AIR FURNACES.

404.1
50% OF LAMPS IN PERMANENT FIXTURES ARE HIGH EFFICIENCY LAMPS.

401.3
COMPLIANCE CERTIFICATE POSTED.

303.3
MANUFACTURER MANUALS FOR MECHANICAL AND WATER HEATING EQUIPMENT HAVE BEEN PROVIDED.

CHICAGO BUILDING CODE AND ZONING ORDINANCE

ITEM	ISSUE	CHAPTER/ARTICLE	ORDINANCE REQUIREMENTS	ACTUAL	LOCATION/ SHEET NO.
ZONING REQUIREMENTS					
1.01	ZONING DISTRICT	CZO TITLE 17		B3-3	A-1.1
	a)USE OF PROPERTY				A-1.1
1.02	LANDMARK BUILDING/ LANDMARK DISTRICT				
1.03	LAKEFRONT PROTECTION DISTRICT				
1.04	ZONING OVERLAY				
1.05	PEDESTRIAN STEET				
1.06	LOT AREA			3,007 SF	A-1.1
1.07	MAXIMUM FLOOR AREA		3.0	3.0	
1.08	TOTAL BUILDING AREA		9,021 SF	9,020 SF	
1.09	BUILDING HEIGHT	17-17-0311	50'-0"	46'-3"	
1.10	SETBACKS				
	a)MIN. FRONT SETBACK		0'-0"	0'-0"	
	b)MIN. SIDE SETBACK				
	c)MIN. REAR SETBACK				
1.11	REAR YARD OPEN SPACE				
1.12	NUMBER OF DWELLING UNITS				
1.13	OFF STREET PARKING				COMPLY
1.14	OFF STREET LOADING				COMPLY
1.15	LANDSCAPING				N/A
1.16	TOWNHOUSE ORDINANCE				N/A
1.17	OPEN SPACE IMPACT FEE WORKSHEET IF APP.				
1.18	PLAT OF SURVEY (PROVIDED)				
BUILDING CODE REQUIREMENTS					
2.01	CLASSIFICATION OF BUILDINGS BY OCCUPANCY	3(13-56)		A-2	A-1.1
2.02	HEIGHT AND AREA LIMITATIONS	5(13-48)		COMPLY	A 1-5
	a)EXCEPTIONS TO HEIGHT LIMITATIONS	5(13-48-040)			
	b)EXCEPTIONS TO AREA LIMITATIONS	5(13-48-090)			
	C)MIXED OCCUPANCY	5(13-48-100)			
2.03	CLASSIFICATION OF BUILDINGS BY CONSTRUCTION TYPE	6(13-60)		III B	
2.04	REQ. FIRE RESISTANCE FOR OCCUPANCY SEPERATION	3(13-58-280)			
2.05	FIRE-RESISTIVE REQUIREMENTS OF TYPES OF CONSTRUCTION	6(13-60-100)			
	a)EXTERIOR BEARING WALLS	TABLE(13-60-100)		1	A 2-4
	b)EXTERIOR NON-BEARING WALLS	TABLE(13-60-100)		1	A 2-4
	c)INTERIOR BEARING WALLS	TABLE(13-60-100)		1	A 2-4
	d)INTERIOR NON-BEARING WALLS	TABLE(13-60-100)		0	A 2-4
	e)COLUMNS	TABLE(13-60-100)		1	A 2-4
	f)COLUMNS SUPPORTING ROOFS ONLY	TABLE(13-60-100)		1/2	A 2-4
	g)BEAMS	TABLE(13-60-100)		1	A 2-4
	h)BEAMS SUPPORTING ROOFS ONLY	TABLE(13-60-100)		1/2	A 2-4
	i)FLOOR CONSTRUCTION	TABLE(13-60-100)		1	A 2-4
	j)ROOF CONSTRUCTION	TABLE(13-60-100)		1/2	A 2-4
2.06	ELEVATOR FRAMING	6(13-60-130)		N/A	
2.07	MEZZANINE FLOORS	6(13-60-160)		N/A	
2.08	BASEMENT CONSTRUCTION	6(13-60-170)		COMPLY	A-2
2.09	DRIVEWAYS AND LOADING SPACES	6(13-60-210)		N/A	
2.10	FIRE-RESISTIVE REQUIREMENTS	7(15-8)			
	a)FIRE WALLS CONSTRUCTION	7(15-8-010)			
	b)PARAPETS	7(15-8-100)		3'-6"	A 1-4
	c)STAIRWAY ENCLOSURES	7(15-8-140)		COMPLY	A 2-4
	d)ELEVATOR & ESCALATOR ENCLOSURES	7(15-8-150)		N/A	
	e)ENCLOSURES OF HEATING PLANTS & BOILER ROOM	7(15-8-190)		COMPLY	A 2-4
	f)ENCLOSURES OF WELLS & CHUTES	7(15-8-170)		COMPLY	A 2-4
	g)OTHER ENCLOSURES & SEPARATIONS	7(15-8-240)		COMPLY	A 2-4
	h)INTERIOR WALL & CEILING FIXTURES	7(15-8-420)		COMPLY	A 2-4
	i)STORAGE ROOM OVER 100 SQ. FT.	7(15-8-240)(b)		COMPLY	A 2-4
2.11	FIRE-RESISTIVE MATERIALS & CONSTRUCTION	7(15-12)		COMPLY	A 2-4
2.12	ACCEPTED ENGINEERING PRACTICE RECOGNIZED AGENCIES	7(15-12-050)		COMPLY	A 2-4
2.13	FIRE PROTECTION EQUIPMENT	9(15-16)		N/A	
	a)SPRINKLER SYSTEMS	9(15-16-010)			
	b)SPECIAL REQUIREMENTS	9(15-16-030)			
EXIT REQUIREMENTS					
3.01	TYPES OF EXITS	10(13-160-030)		COMPLY	A 1-4
3.02	MINIMUM NUMBER OF EXITS	10(13-160-050)		COMPLY	A 1-4
3.03	TRAVEL DISTANCE TO EXITS	10(13-160-120)		COMPLY	A 1-4
	a)INCREASE PERMITTED	10(13-160-150)		N/A	
	b)MAXIMUM DISTANCE FROM END OF CORRIDOR	10(13-160-160)		N/A	
3.02	CAPACITY OF EXITS	10(13-160-210)		COMPLY	A 1-4
3.05	MINIMUM WIDTH OF EXITS	10(13-160-220)		COMPLY	A 1-4
3.06	SWING OF DOORS	10(13-160-250)		COMPLY	A 1-4
3.07	HARDWARE	10(13-160-260)		COMPLY	A 1-4
3.08	REVOLVING DOORS	10(13-160-270)		N/A	
3.09	LANDINGS	10(13-160-310)		COMPLY	A 1-4
3.10	HANDRAILS	10(13-160-320)		COMPLY	A 1-4
3.11	CONSTRUCTION	10(13-160-330)		COMPLY	A 1-4
3.12	STAIRWAY ENCLOSURES	7(15-8-140)		COMPLY	A 1-4
3.13	HEADROOM	10(13-160-350)		COMPLY	A 1-4

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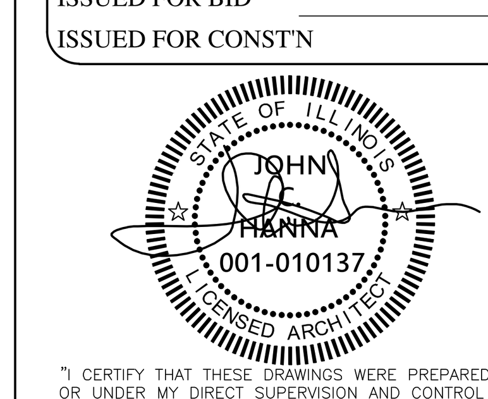

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PROJECT NAME & ADDRESS
3542 N. SOUTHPORT
4 STORY/3 UNIT
w/ COMMERCIAL
BUILDING
CHICAGO, ILLINOIS

SHEET TITLE
SITE PLAN,
NOTES, &
CODE MATRIX

FILENAME

SHEET NUMBER
A-1