City of Chicago

SO2014-9710

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	12/10/2014
Sponsor(s):	City Clerk (transmitted by)
Type:	Ordinance
Title:	Zoning Reclassification Map No. 7-H at 2335-2337 W Montana St - App No. 18240T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

#18240 T1

ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the M1-2 Limited Manufacturing/Business Park District symbols and indications as shown on Map No. 7-H in the area bounded by

West Montana Street; a perpendicular line to West Montana Street that is 335 feet west of and parallel to North Oakley Street; the public alley next south of and parallel to West Montana Street; a perpendicular line to West Montana Street that is 383 feet west of and parallel to North Oakley Street,

to those of an RT4 Residential Two-Flat Townhouse and Multi-Unit District.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

FILE
DRAW
MAP

Common Address of Property: 2335-37 West Montana Street

182401

SUBSTITUTE NARRATIVE AND PLANS

FOR THE PROPOSED REZONING

AT

2335 AND 2337 WEST MONTANA STREET

The Application to change zoning for 2335 and 2337 West Montana Street from M1-2, Limited Manufacturing/Business Park District to RT-4, Residential Two-Flat, Townhome and Multi-Family District. The Applicant intends to divide a 48 feet by 100 feet zoning lot into two 24 feet by 100 feet Lots to construct two (2) Single-Family homes each with a separate two-car garage. The footprint of each new Single-Family will be 19 feet by 55 feet 5 inches.

LOT AREA: 2,400 SQUARE FEET

FLOOR AREA RATIO: 1.11

BUILDING AREA: 2,654 SQUARE FEET

DENSITY, LOT AREA PER DWELLING UNIT: 2,400 SQUARE FEET

OFF-STREET PARKING: EACH HOME WILL HAVE A TWO-CAR GARAGE

FRONT SETBACK: 12 FEET

REAR SETBACK: 32 FEET 7 INCHES

SIDE SETBACK: EAST AND WEST SIDE YARD WILL BE 2.6 FEET

REAR YARD OPEN SPACE: 263 SQUARE FEET

BUILDING HEIGHT: 38 FEET

FINAL FOR PUBLICATION

GENERAL CONDITIONS

The 1997 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 technical staff govern.

CONTRACTORS RESPONSIBILITIES

The scope of the work described herein includes furnishing all materials, labor, tools, plant, supplies, equipment, transportation, subrosion, 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 his bid to determine actual field conditions which may affect his 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 commencement of work, Certificate of Insurance naming owner, Architect and their agents as Additional Insured. Conform with Owner Prime Contract requirements
(A) Public Liability of not less than $2,000,000.00 (inclusive)
Contractor's Protective Liability, covering expansion and collapse, completed operations coverage's and broad form element contractual liability coverage
(B) Workman's Compensation 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 owned, hired and un-owned, $500,000/1,000,000.00 limits
Contractor agrees to have aforesaid harmless on all O.S.H.A. and workers 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 inherent 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 preparing 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 manufacturers standards, recommendations and specifications and comply fully with said requirements. The building codes and ordinances 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 or 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 responsibility 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 0 - EXCAVATION, FILLING & BACKFILL

1. Coordinate all work 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 by each 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 12"-0" lift evenly on both sides of wall. All backfill shall be compacted to 95% maximum density.
5. Foundations to extend minimum 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 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, backfilling, rough and finish grading interior and exterior, as required, furnishing and installing granular fill where required, including areas of removed subsurface condition. Excavate footings to unsatisfactory bearings. All footings are to bear on undisturbed soil or engineered fill. Perform all rough and final grading as required to obtain 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 soils (or otherwise directed by Owner). Backfilling of trenches under paved areas, walks, 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 trades requiring same, including any debris or "spoils" removal.
9. All footings to bear on soil capable of sustaining 3,000 pounds per square foot if soil of lesser bearing capacity is encountered at the footing bearing depths indicated notify architect before proceeding with foundation.
10. All foundation excavations to be inspected by a qualified soil engineer and a report submitted to the engineer stating bearing capacities.

DIVISION III - CONCRETE

1. All concrete formwork, reinforcing steel, and concrete placement shall comply with the requirements and recommendations of the American Concrete Institute (ACI).
2. All concrete shall have the following 28 day ultimate compressive strengths
   Foundations 3,000 Psi Slabs on Grade 4,000 Psi
   All others 4,000 Psi
3. Provide the following concrete cover for reinforcing steel:
   Concrete deposited against soil 3"
   Concrete exposed to weather 2"
   All others (unless noted otherwise) 1.5"
4. All reinforcing steel shall be new billet deformed bars conforming to ASTM A615-DR 60. Welded wire fabric shall comply with ASTM A185.
5. Coordinate with steel trades (i.e. Plumb. Elec & Carpentry) for any embedded items.

DIVISION IV - MASONRY

1. All concrete masonry construction shall comply with the requirements and recommendations of the "Building Code Requirements for Masonry Structures".
2. All hollow conc masonry units (CMU) shall comply with ASTM C90.
3. All solid conc masonry units (CMU) shall comply with ASTM C145.
4. All exterior CMU shall have water resistant admixture.
5. All mortar shall comply with ASTM C270 Type M.
   All exterior mortar shall have water resistant admixture.
6. All CMU shall be reinforced with horizontal joint reinforcement gal. @ 16" o.c. (9 Gauge Truss Type).
7. All brick and masonry construction shall comply with the requirements and recommendations of "Recommended Practice for Engineered Brick Masonry" as published by the Brick Institute of America (BIA).
8. Brick and solid clay or shale masonry units shall comply with ASTM C216-86 Grade SW.
9. Mortar all bases unless as indicated on drawings. Bed joints in mortar. Supply and install anchor bolts as required.
10. Provide cut stone sills as required, in sizes and types as indicated on drawings.
11. Dampproof type of base course and at all steel lintels (with turned up end dams).
12. All masonry construction shall be in accordance with the provisions of the Masonry Institute Brick Institute of America and the Building Code.
13. To be purchased by contractor lay up all units in common running bond, full head & bed joints w/standard concave mortar joints.
14. Set all flashing in a continuous bead of mastic.
15. All material and workmanship shall be in accordance with "Building Code Requirements for Masonry Structures" ACI 530 and specifications for masonry structures ACI 530.1.
16. Hollow units shall be laid with full mortar coverage on horizontal and vertical shells.
17. Masonry shall attain the following strength
   CMU - f'm = 1500 psi
   Brick - f'm = 2500 psi.
   Grout - f'g = 2500 psi.
18. All footings to be thru wall type.

DIVISION V - STEEL

1. All steel fabrication and erection shall comply with the rules and recommendations of the "American Institute of Steel Construction" (AISC) latest edition.
2. Contractor shall take ample of dimensional and elevations prior to fabrication of steel components.
3. All connections shall be designed to support one-half the total uniform load capacity shown in the tables of "Uniform Load Constants" of Part 2 of the AISC Manual, for the indicated beam, span, and grade of steel. Loads different than the tables are indicated on the drawings.
4. All angles and steel plates and plates shall be ASTM A36.
5. All bolts shall be 3/4"Ø high strength w/hexagonal nuts ASTM A325, Type N.

DIVISION VI - CARPENTRY/STRUCTURAL

1. RESIDENTIAL LOADS
   LL = 40 PSF DL = 17 PSF PL = 15 PSF TL = 67 PSF
   STAIRWELL LOADS
   LL = 100 PSF DL = 40 PSF TL = 140 PSF
   DECK LOADS (INCL IN DECK) WIND LOADS
   LL = 100 PSF DL = 17 PSF TL = 117 PSF
   BALCONY LOADS
   LL = 100 PSF DL = 10 PSF TL = 110 PSF
   ROOF LOADS
   LL = 25 PSF DL = 12 PSF TL = 40 PSF
   WIND LOADS
   WALL 20 PSF
   COMPONENTS 25 PSF
   CORNERS 30 PSF
   PARAPETS 40 PSF
2. COORDINATE WITH FRAMING PLAN LOCATION OF WALL CONDITIONS SUCH AS MECHANICAL CABINETS, ETC. PRIOR TO RUNNING CONDUIT.
3. ALL COMBUSTIBLE AIR TO BE TAKEN FROM OUT OF DOORS.
3. All work to be done in accordance with applicable codes state & local.
4. All contractors shall carry workmens compensation, public liability and property damage insurance.
5. All workmanship and material shall be guaranteed for a minimum of one year from date of final inspection.
6. All sawn lumber framing shall comply with the rules and recommendations of the "National Design Specification", latest edition, as published by the "National Forest Products Association".
7. All sawn lumber shall be of a species and grade having the following minimum values, unless noted otherwise:
   Fb = 1,200 Psi. Fc = 1,000 Psi.
   Fv = 90 Psi. E = 1.6x10 Psi.
8. STUDS AND PLATES 2x4 DOUGLAS FIR (STANDARD OR BETTER) Fc=850 PSI, E=1,100,000 PSI. 2x6 DOUGLAS FIR (NO.2) Fc=850 PSI, E=1,300,000 PSI.
9. JOISTS AND COLUMNS 2" TO 4" THICK 5" AND WIDER - SPF NO 1-2 Fb=875 PSI (SINGLE MEMBER USE) E=1,400 KSI.
10. All plywood decking and sheathing shall comply with the rules and recommendations of the American Plywood Association (APA) latest edition.
11. Shop drawings required for all factory mfr's panels, signed & sealed by a licensed structural engineer of the state of Illinois.

STRUCTURAL NOTES

1. Horizontal wall reinforcement to be 2x 24 ga dia (12" min) at splices & at corners.
2. Provide corner bars at all corners same size and spacing as horizontal in walls.
3. Provide 2x @ 12" Dowels 2'-0"x2'-0" in foundation wall to outside stair at all doors.
4. All structural steel to be A572 Grade 50 ksi.
5. All field connections to be 3/4"Ø high strength bolts (A325) N bearing type.
6. All welding to be performed by certified welders.
7. All structural steel to have one shop coat of rust inhibitive paint.
8. All anchor bolts to be set by template.
9. Where loosed angle lintels are required over masonry openings, one angle shall be required for each 4" of wall thickness. Angles shall be 4x3 1/2x5/16" for openings less than 5'-0" wide with 8" of bearing at each end and 5x3 1/2x3/8" for openings 5'-0" wide and wider with 8" of bearing at each end (unless otherwise noted).
10. Reinforcing bars for all walls shall be placed with 2" of clearance to the formed surface of the wall or as shown.
11. All bar bending detailing and accessories to be furnished shall conform to typical details in AISC detailing manual except as otherwise shown, noted, or specified.
12. All structural steel to be detailed and fabricated in accordance with the latest edition of the AISC Specification for the design, fabrication and erection of structural steel for buildings.
13. All details and sections shown are intended to be typical and shall be considered to apply to similar conditions elsewhere on the project unless other details are shown.
14. Plants of bearing shall be on two courses of hollow masonry grouted solid.
15. Floor and roof trusses to be designed by manufacturer for loads indicated on drawings. Shop drawings and calculations shall be sealed by a licensed structural engineer in the state of Illinois and submitted to architect prior to fabrication.
16. All stairway balcony and guardrails (etc.) both exterior and interior shall be constructed to resist a thrust of 200 lbs or 50 lbs/ft applied at the top of the railing in any direction. Window system wind loads=20psf.

BUILDING INSULATION

Ceiling- R-38 11 1/2" Fiberglass Batt insulation at flat ceiling
R-30 9 1/2" Fiberglass Batt insulation at sloping ceilings
Wall- R-19 6 1/2" Batt insulation

FLASHING AND SHEET METAL WORK

Furnish and install all flashing, counterflashings, gravelstops 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 cases as expansion flashings shall be as recommended by roof mfr to achieve 15 yr guarantee. All flashing they 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. Do 1 Sq.ft per 150 sq.ft roof area.

GUTTERS AND DOWNSPOUTS

All gutters shall be prefinished aluminum .032 minimum thickness. Open style with minimum joints and continuous steel 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 polyethylene 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.

COPE AN PAILBOARD

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 railboard to be glued and screwed as per manufacturer's recommendations.

PAINTING

GENERAL

Provide complete painting work as shown on the Drawings and specified herein. Comply with items 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 that rendered area or items unfit to receive finish. Starting of work will constitute acceptance of conditions and substrates. 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, satin, 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 (metal) 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 the schedule for these approvals. The pine wooden 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 true to line and level, secure and permanently set in place. Provide required blocking and supports for finished work. Remove these specimens built into or on work of this Section. Adjust all millwork and hardware to operate freely, properly and without undue strain or binding.

QUALITY ASSURANCE

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

GENERAL NOTES

1. Casing, jambs, frame, sills, steps 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 per 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-combustible materials tightly held in place to prevent the passage of fire.

ELECTRICAL NOTES

1. ALL LIGHT SWITCHES TO BE MOUNTED AT 36" A.F.F. UNLESS NOTED OTHERWISE. SWITCH HEIGHT (W.I.F.) TO MATCH (EXISTING) 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 TV 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 (W.I.F.) U.N.O.
6. SWITCHES TO BE "LEVITON" DECORA SERIES WITH COLOR CHANGERS 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, BATTLE DESIGN & COLOR & DIRECTIONAL STYLE W/OWNER PRIOR TO PURCHASE.
9. ALL RECESSED LIGHT FIXTURES AT EXTERIOR CEILING OF ATTIC CEILINGS 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 TV JACKS TO MATCH LEVITON DECORA SERIES RECEPTACLE PLATES.
13. PROVIDE SMOKE DETECTORS 1 PER FLOOR (IN 15'-0" OF BEDROOMS MIN.) HARD WIRE AS PER LOCAL CODE.
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 FITTINGS, ETC.
18. OBTAIN AND PAY FOR ALL ELECTRICAL PERMITS.
19. ALL WIRING SHALL BE COPPER THW, THWN, THHN, ETC.
20. PROVIDE DISCONNECT SWITCH 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 MINIMUM OF 12'-0" APART.
28. THE ELECTRICAL ROOM & UTILITY ROOM SHALL CONFORM TO 18-27-380 8-3.
29. OUTDOOR RECEPTACLES SHALL CONFORM TO 18-27-380 8-1.
30. ALL CLOSETS OVER 5'-0" LONG SHALL HAVE WALL SWITCH SERVING CLOSET LIGHT.
31. KITCHEN AREAS SHALL CONFORM TO 18-37-580.5-1 & 3(C).
32. PROVIDE SUPPLEMENTAL ELECTRODE REQUIRED BY 18-27-250.50(A)(2).
33. BATTERY UNITS SHALL BE WIRED ACCORDING TO CBC 15.27.700.68.
34. RECEPTACLE OUTLETS SHALL COMPLY WITH 18-27-560.8.
35. ALL BEDROOM RECEPTACLES MUST BE PROVIDED WITH ARC FAULT BRANCH CKT PROTECTION.
36. OWNER OF BUILDING MUST SHALL PROVIDE EVIDENCE THAT UNIT BATTERIES WILL BE MAINTAINED AS REQUIRED BY 18-27-700.68(C).
37. AT ALL AREA W/EXTERIOR SPACE BELOW, PROVIDE ELECTRIC HEAT IN FLOOR.

ENERGY CONSERVATION CODE COMPLIANCE STATEMENT

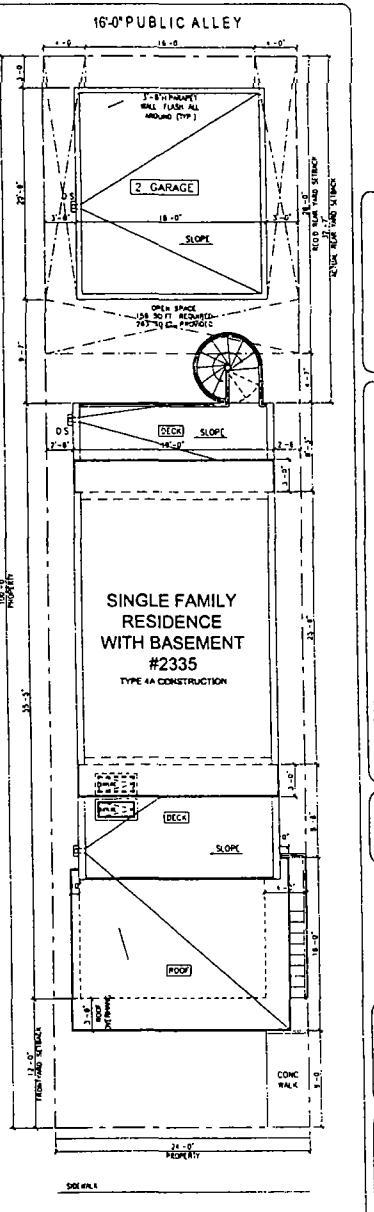
I CERTIFY THAT I AM A REGISTERED ENERGY PROFESSIONAL (REP). I ALSO CERTIFY THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THAT THE ATTACHED PLANS FOR 2335 W MONTANA ST FULLY COMPLY WITH THE REQUIREMENTS OF CHAPTER 18-13 ENERGY CONSERVATION, OF THE MUNICIPAL CODE OF CHICAGO AS EFFECTIVE 4-22-08.

SIGNED: _____ DATE JAN 23 2015

(ARCH.)
ILLINOIS LICENSE NUMBER 001-010137

STATE OF ILLINOIS JOHN HANNA 001-010137 LICENSED ARCHITECT

FINAL FOR PUBLICATION



SITE/ROOF PLAN
SCALE 3/64" = 1'-0"

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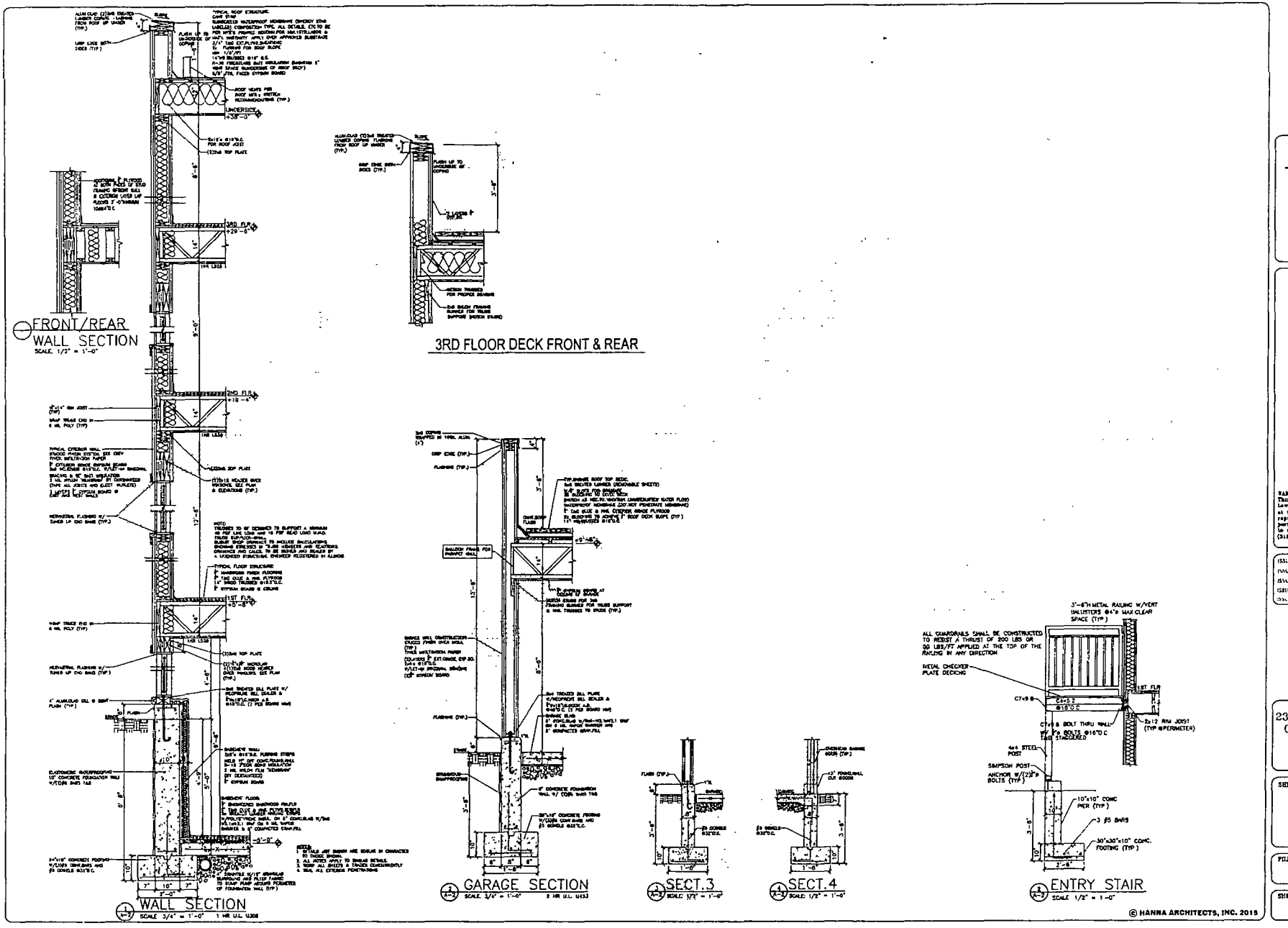
PROJECT NAME & ADDRESS
2335 W MONTANA ST
CHICAGO, ILLINOIS
SINGLE FAMILY RESIDENCE

SHEET TITLE
SITE PLAN & NOTES

FILENAME

SHEET NUMBER
A-1



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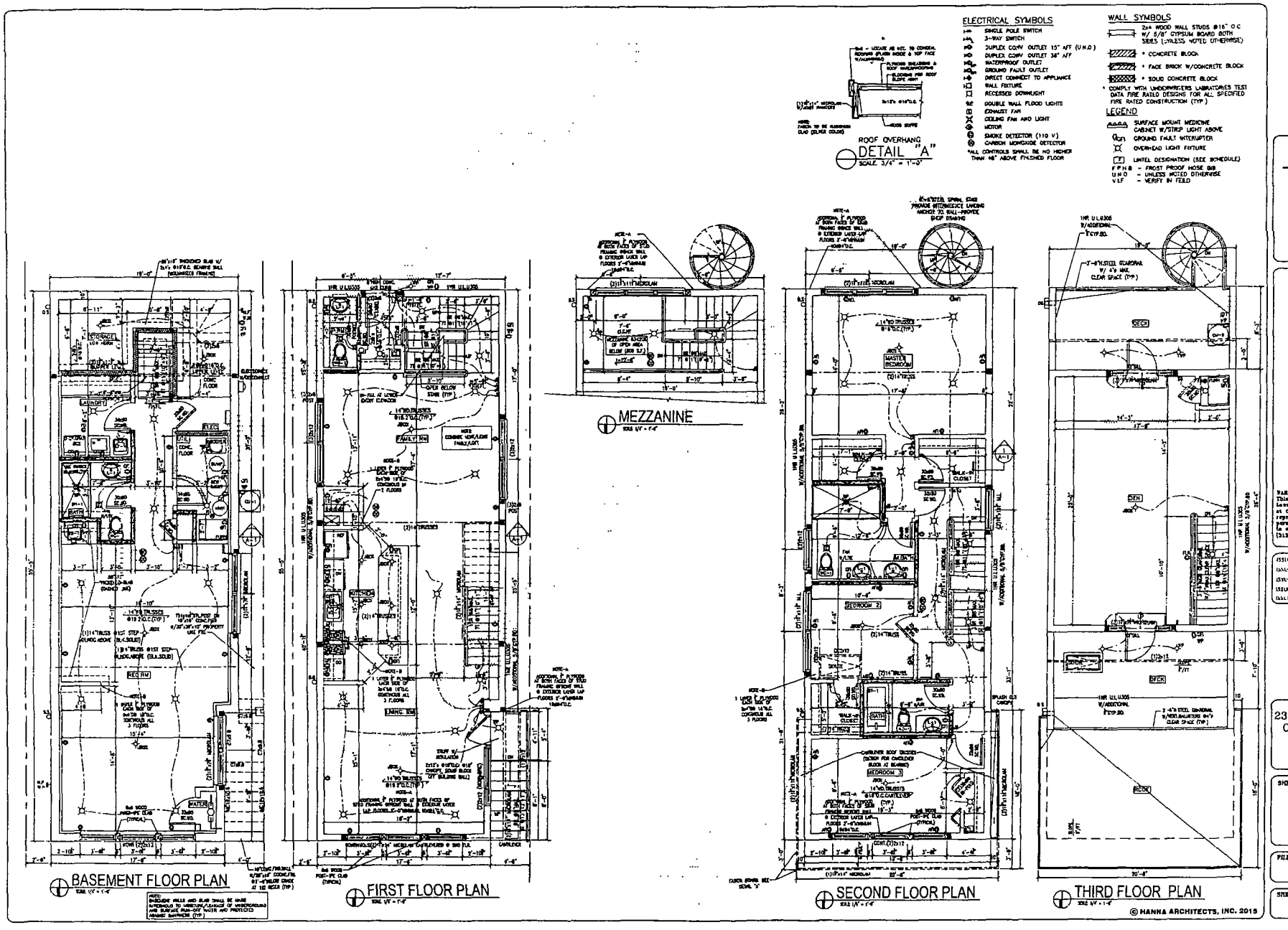
PROJECT NAME & ADDRESS
2335 W MONTANA ST
CHICAGO, ILLINOIS
SINGLE FAMILY RESIDENCE

SHEET TITLE
CODE MATRIX & WALL SECTIONS

FILENAME

SHEET NUMBER
A-1.1

FINAL FOR PUBLICATION



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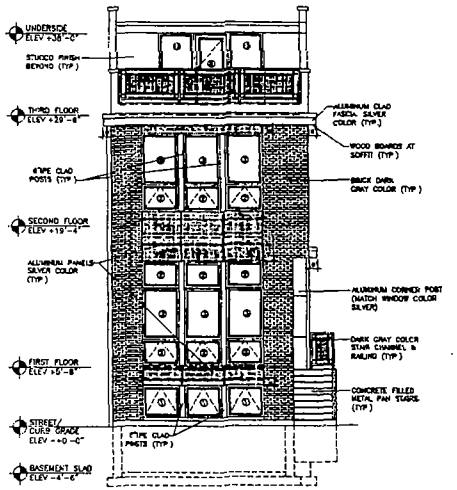
PROJECT NAME & ADDRESS
2335 W MONTANA ST
CHICAGO, ILLINOIS
SINGLE FAMILY RESIDENCE

SHEET TITLE
BASEMENT THRU ROOF FLOOR PLANS

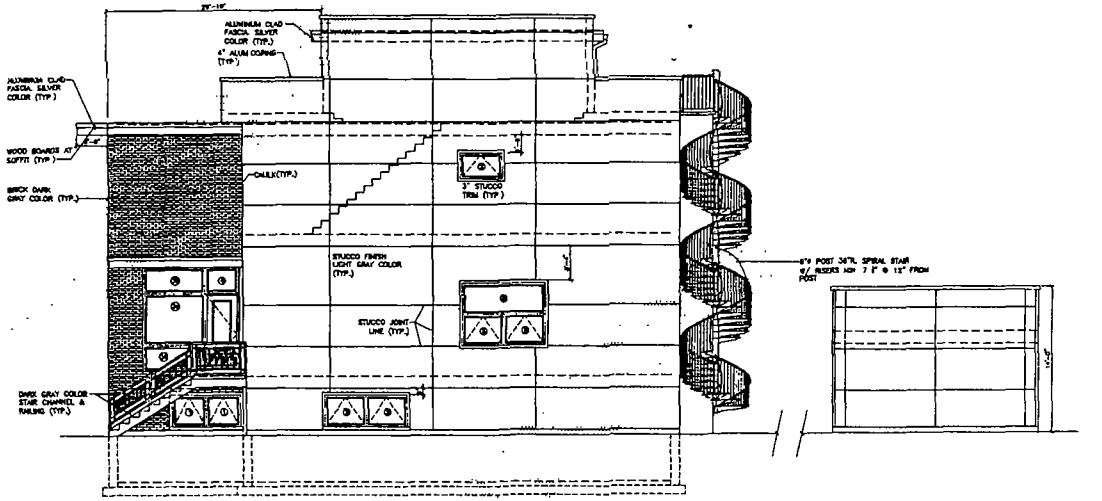
FILENAME

SHEET NUMBER
A-2

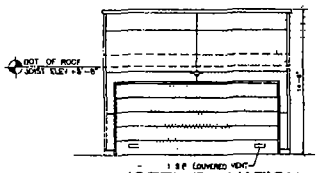
FINAL FOR PUBLICATION



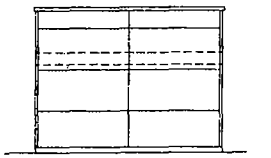
NORTH ELEVATION
SCALE 3/16" = 1'-0"



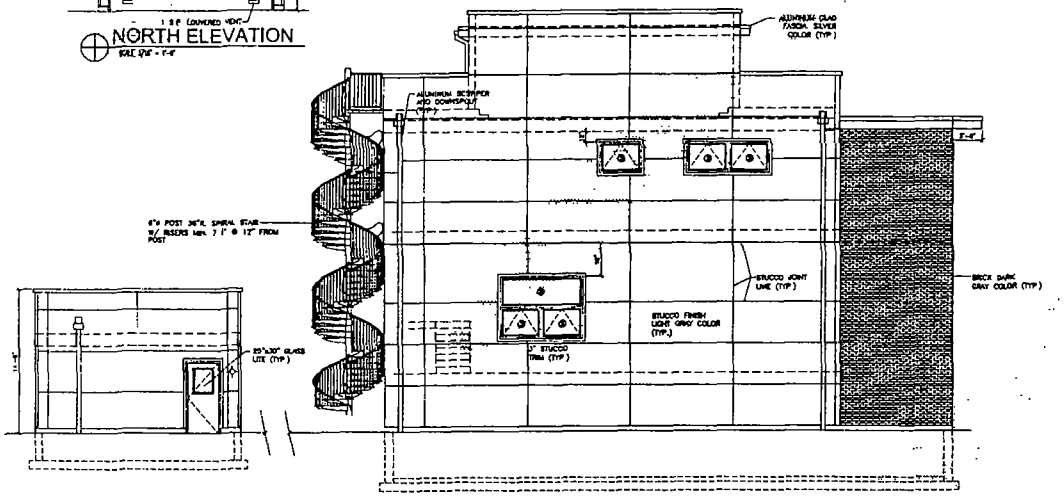
WEST ELEVATION
SCALE 3/16" = 1'-0"



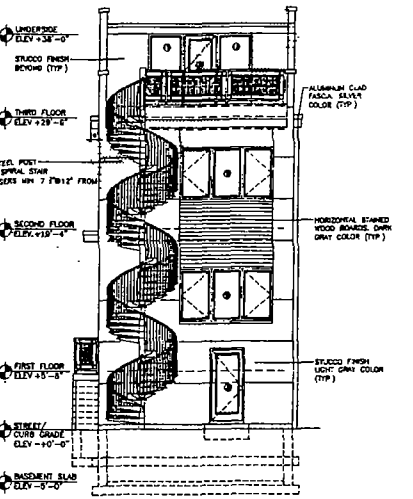
NORTH ELEVATION
SCALE 3/16" = 1'-0"



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



EAST ELEVATION
SCALE 3/16" = 1'-0"



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

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ISSUED FOR REVIEW
ISSUED FOR REVIEW
ISSUED FOR PERMIT AUGUST 18 2015
ISSUED FOR BID
ISSUED FOR CONSTR.

PROJECT NAME & ADDRESS
2335 W MONTANA ST
CHICAGO, ILLINOIS
SINGLE FAMILY RESIDENCE

SHEET TITLE
BUILDING ELEVATIONS

FILENAME

SHEET NUMBER
A-3

FINAL FOR PUBLICATION

GENERAL CONDITIONS

The 1997 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.

In the Drawings and Specifications, discrepancies are found to exist or the Drawings are incomplete, shall be promptly notified so that Owner may have the opportunity to take corrective steps or alternatively to resolve them. Other means confirm the most stringent or best opinion of the architect shall govern.

CONTRACTORS RESPONSIBILITIES

The scope of the work described herein includes furnishing all materials, labor, tools, plant equipment, equipment transportation, supervision, insurance, taxes, fees and other services and facilities necessary to complete the work of these Construction Documents. Contractor, after visit the site and prior to submitting a bid to determine actual field conditions which may affect the work, and the submitting of a bid for the project will serve as notice that Contractor has made attendant determinations. No 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 provide prior to commencement of work, Certificate of Insurance showing general liability and other agents as additional insured. Carrier with owner policy requirements. (A) Public Liability of not less than $2,000,000.00 (Two Million) Contractor's Protective Liability covering employees and subtrades, completed operations covering a broad form blanket contractual liability coverage.

(B) Workman's Compensation and Employer's Liability Insurance as required by Contractor Benefit laws or other statutes applicable where the work is to be performed on all project. Owner's Contractor hold liability under aforementioned (C) Comprehensive automobile liability insurance, including the performing employees and agents of any subcontractor employment and hired and owned. $500,000/ $500,000 per head.

Contractor agrees to name aforesaid insureds on all G.L.H.A. and vehicle liability requirements and shall fully comply with all such requirements as they apply to the employees and domestic used in the execution of the work. Subcontractor shall also comply. Lim substitute evidence passed already 2000, Pub section 12-121-380-440.

COMMENTS

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

CLEAN UP

Contractor shall keep the premises free reasonably clean of all debris, and thoroughly remove waste materials, rubbish and debris every Friday during the course of the Construction. Final clean up shall be performed and paid for by contractor to the owner.

OWNERSHIP OF DOCUMENTS

The drawings hereon & the architectural design hereon form and the rights thereof as stated by statutory laws belong to the author (HANNA) and are not to be copied or reproduced without permission from the architect.

APPLICABLE STANDARDS

In pursuing materials and modeling same for the project, it shall be the responsibility of the contractor to comply the detailed requirements of all applicable codes and standards as set as manufacturer's (Suppliers) recommendations and specifications, and comply fully with code requirements. The building codes and ordinance of Chicago Cook County, will be considered as a minimum standard in the construction of this project and no 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 responsibility 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 2 - 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. No foundation excavations shall be extended to the depth indicated on the drawings or deeper if required to reach soils having the minimum 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 or refill by placing granular fill in 1-0" lift evenly on both sides of wall. All backfill shall be compacted to 95% maximum density
5. Foundations to extend minimum 6" 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 at depth to match adjacent building foundations or a 12" maximum above or below the adjacent footing bottom. The maximum 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 the action of work. Supply and install all labor materials and equipment necessary for excavating, backfilling, rough and finish grading, interior and exterior as required furnishing and installing granular fill where required including areas of removed subsoil and unsuitable materials. Concrete footings to undisturbed bearings. All footings are to rest on undisturbed soil or engineered fill. Perform all rough and final grading as required to obtain problems required. Final grade to that surface water drains away from the building foundation. Remove all excess materials and debris from site including all extended debris (or otherwise directed by Owner) Backfilling of trenches under pavers areas, walks etc. shall be accomplished by using sand compacting a 12" lift.
EXCAVATION, TRENCHING, FILLING, ETC required by plumbing-sewer mechanical and electrical trades is the responsibility of those requiring same including any excess or "loads" removal
9. No footings to bear on new concrete of sustaining 3,000 pounds per square foot, if soil of lower bearing capacity is encountered at the footing bearing as indicated notify architect before proceeding with foundation
10. All foundation excavations are to be inspected by a qualified soil engineer and a report submitted to the engineer stating bearing capacities

DIVISION III - CONCRETE

1. All concrete formwork, reinforcing steel, and concrete placement shall comply with the requirements and recommendations of the American Concrete Institute (ACI).
2. All concrete shall have the following 28 day compressive strength
   Foundations 3,000 Psi Slabs on Grade 4,000 Psi
   All others 4,000 Psi
3. Provide the following concrete cover for reinforcing steel:
   Concrete deposited against soil 3"
   Concrete exposed to weather 2"
   All others (except as otherwise noted) 1.5"
4. All reinforcing steel shall be new billet deformed bars conforming to ASTM A615-GR60. Welded wire fabric shall comply with ASTM A185
5. Coordinate with other trades (i.e. Plumb Elec.,& Carpentry) for any embedded items.

DIVISION IV - MASONRY

1. All concrete masonry construction shall comply with the requirements and recommendations of the "Building Code Requirements for Masonry Structures"
2. All hollow concrete masonry units (CMU) shall comply with ASTM C90
3. All solid concrete masonry units (CMU) shall comply with ASTM C145
4. All exterior cmu shall have water repellent additive
5. Mortar shall comply with ASTM C270 Type S
6. All reinforcing masonry shall have epoxy coated reinforcing
7. All CMU shall be reinforced with horizontal joint reinforcement, gal. @ 16" o.c.
8. Grouts (Fine Type)
9. All brick and masonry construction shall comply with the requirements and recommendations of "Recommended Practice for Engineered Brick Masonry" as published by the Brick Institute of America (BIA)
10. Brick and solid clay or shale masonry units shall comply with ASTM C216-66 Grade SW
11. Provide all wall ties as indicated on drawings. Box ties in masonry. Bubbly and wooden anchor bolts as required
12. Provide and place dbl. jts required in sills and lintels as indicated on drawings
13. Clean per manufacturer FOR Revised Brick Institute of America
14. Horizontal joint of brick courses and at all door lintels (with normal up and downs).
15. All masonry construction shall be in accordance with the requirements of the Masonry Institute Brick Institute of America and the Building Code
16. To be burnished by tooleneck jts on all exterior and interior running bond full head & bed joints w/standard concave mortar joints
17. Bed all flashing in a continuous bead of mortar
18. All masonry and reinforcing shall be in accordance with "Building Code Requirements for Masonry Structures" ACI 530 and specifications for construction ACI 530.1
19. Hollow units shall be laid with full mortar coverage on horizontal and vertical joints.
17. Masonry shall attain the following strength
   CMU - f'm = 1500 psi
   Brick - f'm = 2500 psi
   Grout - f'g = 2500 psi
18. All flashing to be thru wall type

DIVISION V - STEEL

1. All steel fabrication and erection shall comply with the rules and recommendations of the "American Institute of Steel Construction" (AISC), latest edition
2. Contractor shall hold verify all dimensions and elevations prior to fabrication of steel components
3. All connections shall be detailed to support one-half the total uniform load capacity shown in the tables of "Uniform Load Constraints" of Part 2 of the AISC Manual, for the indicated beam, span, and grade of steel. Loads different than those listed are indicated on the drawings
4. All structural steel shapes and plates shall be ASTM A36
5. All bolts shall be 3/4"x4 high strength w/hexagonal nuts ASTM A325, Type N

DIVISION VI - CARPENTRY/STRUCTURAL

1. RESIDENTIAL LOADS BALCONY LOADS
   LL = 40 PSF LL = 100 PSF
   DL = 13 PSF DL = 10 PSF
   PL = 15 PSF PL = 110 PSF
   TL = 67 PSF
   SNOWBOLL LOADS: ROOF LOADS
   LL = 100 PSF LL = 25 PSF
   DL = 40 PSF DL = 12 PSF
   PL = 110 PSF PL = 40 PSF
   DECK LOADS(OVER 1F DECK) WIND LOADS:
   LL = 100 PSF WIND 30 PSF
   DL = 17 PSF COMPONENTS 25 PSF
   PL = 117 PSF CORNERS 30 PSF
   PARAPETS 40 PSF
2. COORDINATE WITH FRAMING PLAN LOCATION OF WALL CONDITIONS SUCH AS MEDICINE CABINETS, ETC. PRIOR TO RUNNING CONDUIT
3. ALL CONDENSERS AIR TO BE FINISH FROM OUT OF ROOMS
4. All work to be done in accordance with applicable codes state & local.
5. All contractors shall carry workmans compensation, public liability and property damages insurance
6. All workmanship and material shall be guaranteed for a minimum of one year from date of final completion.
7. All cover lumber framing shall comply with the rules and recommendations of the "National Design Specification" latest edition, as published by the "National Forest Products Association"
8. All beam lumber shall be of a species and grade having the following minimum values, unless noted otherwise
   Fb = 1,200 Psi Fv = 1,000 Psi
   Fc = 90 Psi E = 1,600 Psi
9. STUDS AND PLATES, 2x4 DOUGLAS FIR (STANDARD OR BETTER) Fc=850 PSI, E=1,100,000 PSI 2x6 DOUGLAS FIR (NO.2) Fc=850 PSI and E=1,300,000 PSI.
10. JOISTS AND COLUMNS, 2" TO 4 THICK 5" AND WIDER - SPF #2 1-2 Fb=875 PSI (SINGLE MEMBER USE) E=1,400 KSI.
10. All anchor bolts and embedding shall comply with the rules, and recommend by the American Plywood Association (APA) latest edition
11. Show drawings required for all footings and a phase signed & sealed by a licensed structural engineer of the state of Illinois

STRUCTURAL NOTES

1. Horizontal wall reinforcement to be 2- for 8x(13" min.) at subject & at corners.
2. Provide starter bars at all corners same size and spacing as bend relief in walls.
3. Provide 8" x 8" 13" dowels, 2'-8"x2'-0" in foundation wall to outlook step in out doors.

ELECTRICAL NOTES

1. ALL LIGHT SWITCHES TO BE MOUNTED AT 48" A.F.F. UNLESS NOTED OTHERWISE SWITCH HEIGHT (N.F.) TO MATCH EXISTING APPLICABLE U.N.O.
2. ALL RECEPTACLES TO BE LOCATED AT 48" A.F.F. AND ALL THERMOSTATS TO BE MOUNTED AT 54" A.F.F. UNLESS NOTED OTHERWISE
3. ALL SWITCHES, OUTLETS, CABLE TV 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 (N.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 (DECORA/POWER).
8. CONTRACTOR RESPONSIBLE FOR ALL RECESSED LIGHT FIXTURES COORDINATE BRAND NAME, BAFFLE REMOVE & COLOR & DIRECTIONAL STYLE W/OWNER PRIOR TO PURCHASE
9. ALL RECESSED LIGHT FIXTURES AT EXTERIOR COLUMN OF UTIL COUNCIL TO BE RATED AS DIRECT CONTACT WITH INSULATED CEILING MATERIALS (IC-IC) CONTRACTOR RESPONSIBLE FOR AIRTIGHT 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. TELEPHONE CABLE TV JACKS TO MATCH LEVITON DECORA RECEPTACLE PLATES
13. PROVIDE SMOKE DETECTORS 1 PER LEVEL (within 15'-0" OF BEDROOMS ONLY HARD WIRE AS PER LOCAL CODE
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 SHALL ALL NECESSARY MODIFICATIONS OR CONNECTIONS AS REQUIRED
16. ALL WORK SHALL MEET CODE REQUIREMENTS
17. PROVIDE COMPLETE NEW ELECTRICAL SERVICE INCLUDING METER SOCKET PANEL, BREAKERS, WIRING, CONDUITS AND FEEDERS ETC.
18. OBTAIN AND PAY FOR ALL ELECTRICAL PERMITS.
19. ALL WIRING SHALL BE COPPER Bare Tubes, ETC
20. PROVIDE DISCONNECT SWITCH ALL MECH.EQUIP. DISCONNECT TO COMPLY W/18-27-230.70
21. CHANGE 1-20 AMP APPLIANCE CIRCUITS to SEPERATE LINES AND WIRE 20 AMP CIRCUITS EACH FOR DISHWASHER AND DISPOSAL
22. PROVIDE GFI TYPE OUTLET at EACH BATHROOM and within 4'-0" OF KITCHEN SINK
23. TV 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 SOLEY PROVIDED FOR THE LAUNDRY
26. OUTLET BOXES SHALL NOT BE USED AS THE SOLE SUPPORT FOR SUSPENDED FANS
27. OUTLETS OUTLETS SHALL BE SPACED A MAXIMUM OF 12'-0" APART
28. THE ELECTRICAL ROOM A UPLIMMER SHALL CONFORM TO 18-27-500 8-3.
29. OVERDOOR RECEPTACLES SHALL CONFORM TO 18-27-500 8-C
30. ALL OUTLETS BOXES OVER 5'-0" LONG SHALL HAVE SWITCH SERVING CLOSET LIGHT
31. KITCHEN HOOD SHALL CONFORM TO 18-27-500 8-1 & 3(C).
32. PROVIDE SUPPLEMENTAL ELECTRODE REQUIRED BY 18-27-250 5A(A)(3).
33. BATTERY UNITS SHALL BE WIRED ACCORDING TO CEC 18-27250.06
34. RECEPTACLE OUTLETS SHALL COMPLY WITH 18-27-500 8
35. ALL BEDROOM RECEPTACLES SHALL BE PROVIDED WITH ARC FAULT BRANCH CKT PROTECTION.
36. PROVIDE GFI SHOCK HAZARD SHALL BE PROVIDED WITH ARC FAULT BRANCH CKT PROTECTION AS REQUIRED BY 18-27-700 8A(2).
37. AT ALL AREA WATERPROOF SPACE HEATER, PROVIDE ELECTRIC HEAT IN FLOOR.

BUILDING INSULATION

Ceiling - R-38 11 1/2 fiberglass Batt insulation at top ceiling
R-30 9 1/2 fiberglass Batt insulation at sloping ceilings
Wall - R-19 5 1/2" Batt insulation

FLASHING AND SHEET METAL WORK

Furnish and install all flashing, counterflashings, gutters and trim as required to prevent water penetration between other materials applied and joints, and provide a weathertight building shell. Coordinate carpentry, masonry and other materials blocks for installation of all flashings. Use galvanized sheet flashing to be not 24 ga. galvanized sheet metal or prefinished aluminum (.021 min.) in sizes as required. Flashings shall be designed by roof sub to deliver 10 yr guarantee. All flashing done and type

ROOF VENTS

Furnish and install roof vents with cement stacks, as indicated on the Drawings. Vents shall be spaced and distributed to deter ice in roofs, ceiling, unless noted otherwise. The work to be responsibility of the roofing contractor by 1 Sq.ft per 150 sq.ft roof area

GUTTERS AND DOWNSPOUTS

All gutters shall be prefinished aluminum .032 minimum thickness Ogee style with concealed joints and continuous seal flashing. Fabricate aluminum prepaint gutter brackets elongated. All downspouts shall be prefinished aluminum .032 minimum thickness of corrugated rectangular design. All gutter and downspouts shall be matched and coordinated for Smooth Appearance.

CAULKING AND SEALANT

All caulking for exterior surfaces to be frames dissimilar colors to match adjacent colors. Sealing for caulking joints to be based and compatibleness foam rods not to prevent bubble for maximum caulking performance as per manufacturer's specifications. Clean adjacent surfaces which have been soiled by caulking immediately

EXTERIOR PAINTING

Provide all necessary materials and labor to complete the proper installation of the work as specified in the Drawings and Specifications and the manufacturer's specifications and recommendations. All labor to be finished all work to be finish and serviced as per manufacturer's recommendations.

PAINTING

GENERAL

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

PREPARATION

Prepare surfaces to be finished and conditions of building before starting work, and repair to the satisfaction of the contractor the rendered area or areas unfit to receive finish. Remove all hardware, accessories, escutcheons of condition, and other hardware, covers, and protect all hardware, lighting fixtures, etc. before painting. Protect all finished surfaces, in areas where paint is to be applied with drop cloths and masked masking. Clean all surfaces to be finished as recommended by manufacturer (Paint and Ink). Sand where necessary to properly prepare surfaces or remove finish

INTERIOR WALL & CEILING FINISHES

Paint, all walls to receive prime coat and two coats finish paint, satin, semi-gloss. Prep. by sanding. 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 TRIM AND WINDOW

All interior woodwork (natural) shall be planned and varnished 2 coats minimum. The contractor shall work with the owner to properly specify work on the actual materials to achieve the desired colors and finish. The contractor shall obtain approval from the owner for color work in advance of the actual commencement of the work. Allow 2 weeks minimum for approvals for these approvals. The pine wooden plywood shall be planed and varnished to always match the oak trim

FINISH CARPENTRY

GENERAL

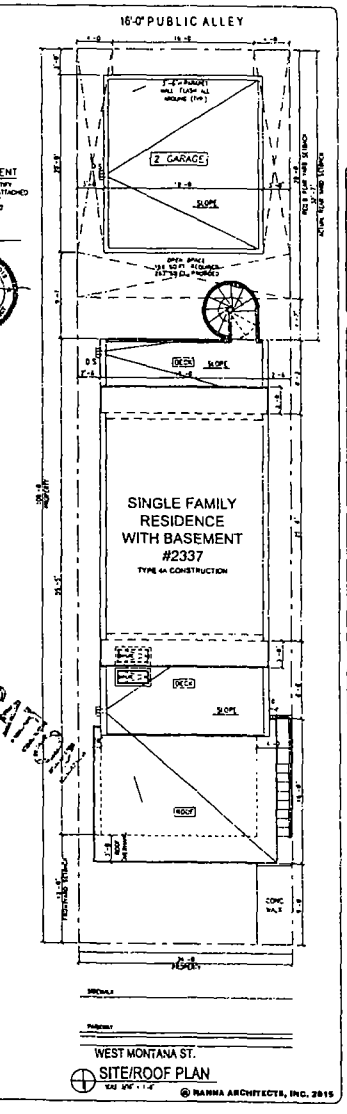
Provide all finish carpentry work as shown on the Drawings or specified herein. Provide all work for the fine and hand, picture and photography art in place. Provide all necessary blocking supports for Owners furnished items. Provide blocking built into or on work of the Contractor. Provide blocking and nailers to adjacent trades properly and without undue stresses from blocking

QUALITY ASSURANCE

1. All woodwork shall comply with AWI standards.
2. Provide fire-retardant treated wood blocks complying to applicable codes

GENERAL NOTES

1. Caulking, planks trims sills, steps and paneling
2. The exterior overhang shall be completely waterproof with a 15 year labor and materials warranty and not limited to all roofing and gutters waterproofing installation including all flashings, flashing, etc. Details shall be as per manufacturer specifications
3. Pipe chases 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 and extending into shafts, chases, or other enclosure, provided those openings between floor slabs or ducts and the floor construction shall be filled w/fire-resistivity materials securely held in place to prevent the passage of fire



SITE/ROOF PLAN

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 2337 W MONTANA ST FULLY COMPLY WITH THE REQUIREMENTS OF CHAPTER 18-13, ENERGY CONSERVATION OF THE MUNICIPAL CODE OF CHICAGO AS EFFECTIVE 6-22-09

SIGNED _____ DATE JAN 23 2015

(REP) ILLINOIS LICENSE NUMBER 001-010137

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ISSUED FOR CONST.

PROJECT NAME & ADDRESS
2337 W MONTANA ST
CHICAGO, ILLINOIS
SINGLE FAMILY
RESIDENCE

SHEET TITLE
SITE PLAN
& NOTES

FILENAME

SHEET NUMBER A-1

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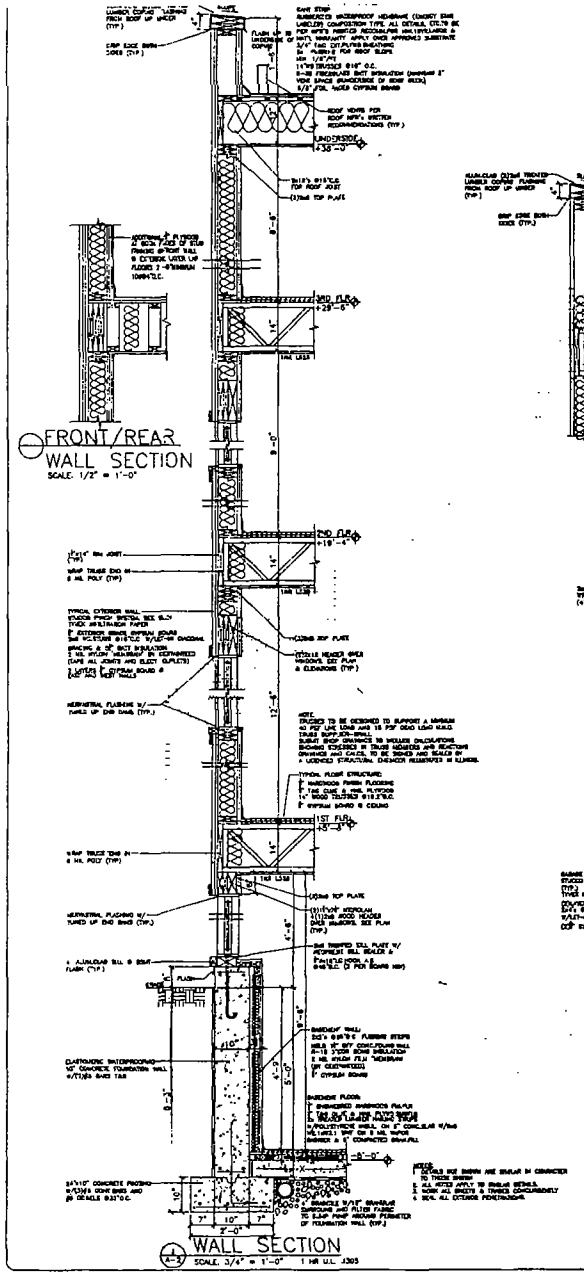

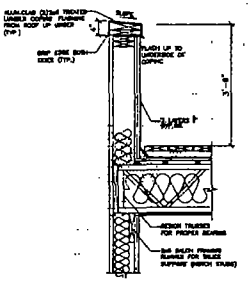

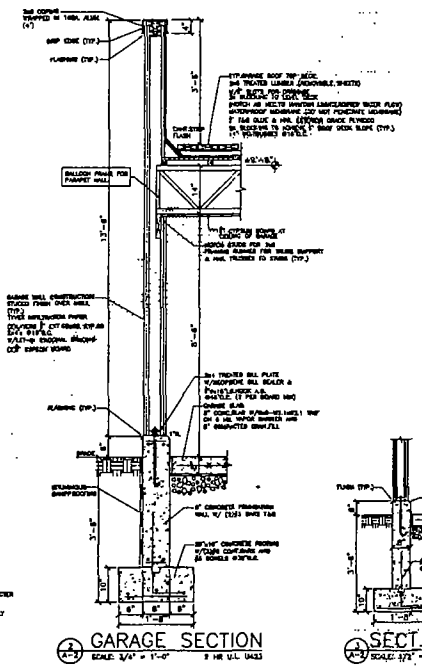

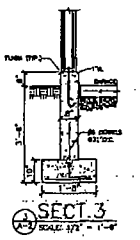

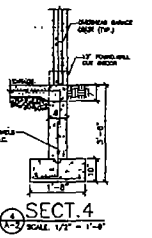

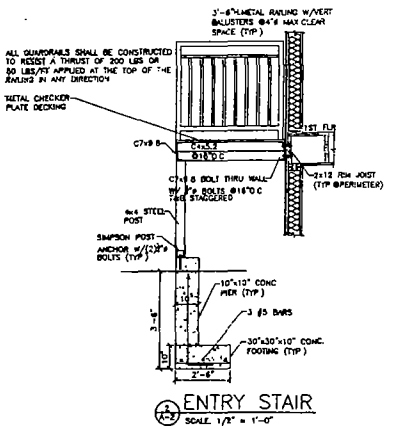

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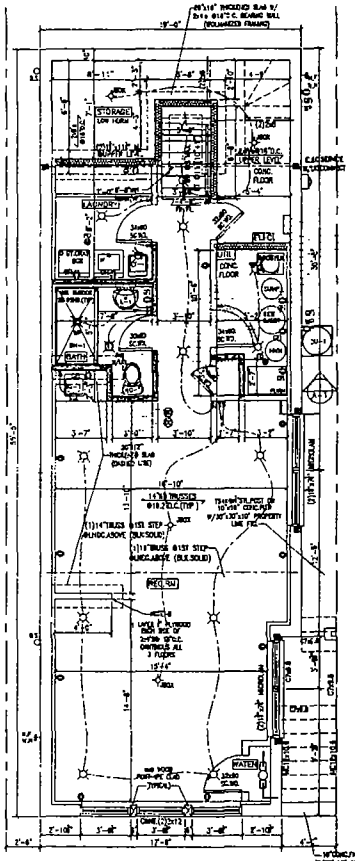
STATE OF ILLINOIS
JOHN C HANNA
001-010137
LICENSED ARCHITECT

PROJECT NAME & ADDRESS
2337 W MONTANA ST
CHICAGO, ILLINOIS
SINGLE FAMILY RESIDENCE

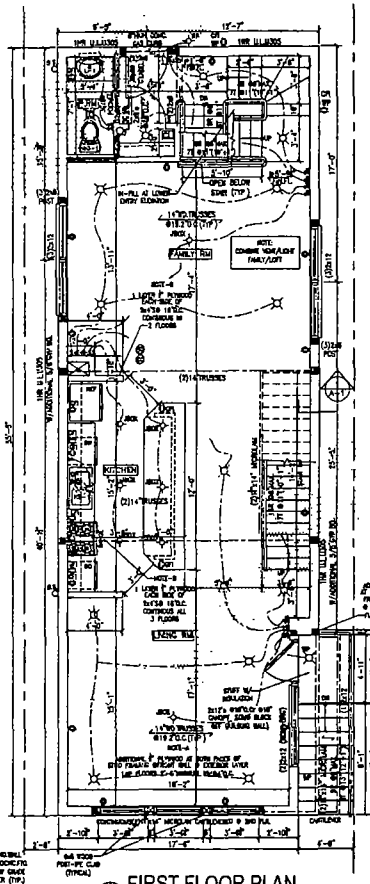
SHEET TITLE
CODE MATRIX & WALL SECTIONS

FILENAME

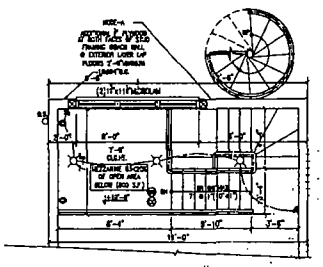
SHEET NUMBER
A-1.1



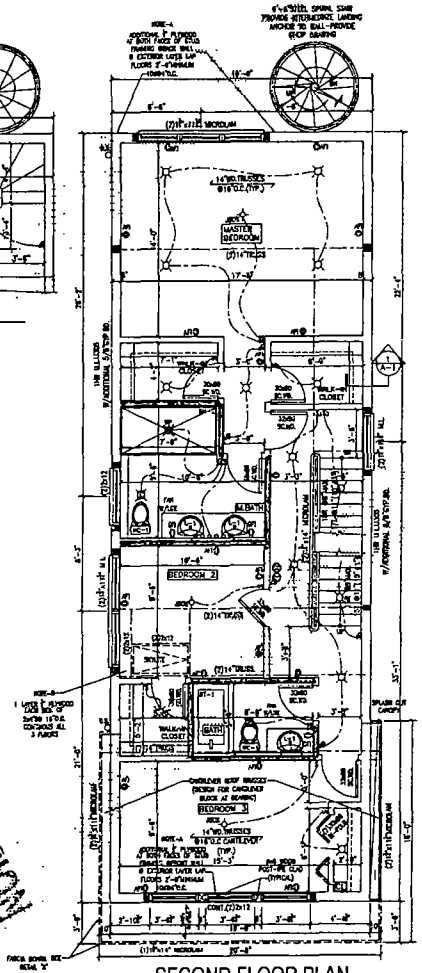
BASEMENT FLOOR PLAN
SCALE 1/4" = 1'-0"



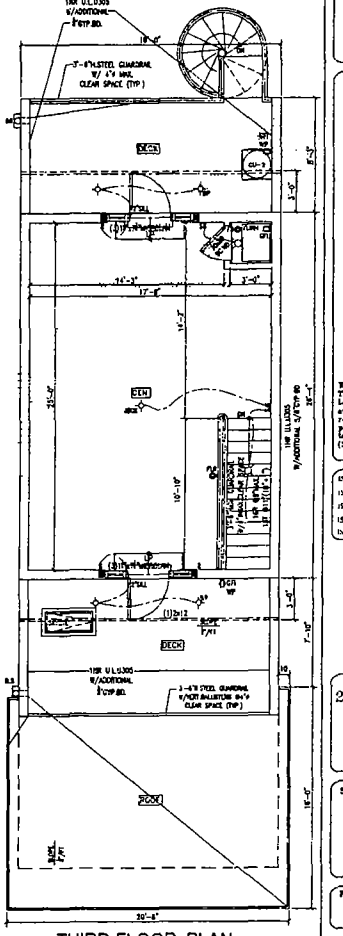
FIRST FLOOR PLAN
SCALE 1/4" = 1'-0"



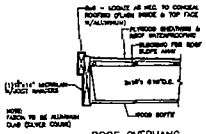
MEZZANINE
SCALE 1/4" = 1'-0"



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



THIRD FLOOR PLAN
SCALE 1/4" = 1'-0"



ROOF OVERHANG
DETAIL "A"
SCALE 3/4" = 1'-0"

ELECTRICAL SYMBOLS

- SINGLE POLE SWITCH
- 3-WAY SWITCH
- DUPLEX CONV OUTLET 15" AFF (U.N.O.)
- DUPLEX CONV OUTLET 36" AFF
- WATERPROOF OUTLET
- GROUND FAULT OUTLET
- DIRECT CONNECT TO APPLIANCE
- WALL FIXTURE
- RECESSED DOWNLIGHT
- DOUBLE WALL FLOOD LIGHTS
- EXHAUST FAN
- CEILING FAN AND LIGHT
- MOTOR
- SMOKE DETECTOR (110 V)
- CARBON MONOXIDE DETECTOR

WALL CONTROLS SHALL BE NO HIGHER THAN 48" ABOVE FINISHED FLOOR

WALL SYMBOLS

- 2x4 WOOD WALL STUDS @16" O.C. W/ 5/8" GYPSUM BOARD BOTH SIDES (UNLESS NOTED OTHERWISE)
- * CONCRETE BLOCK
- * FACE BRICK W/CONCRETE BLOCK
- * SOLID CONCRETE BLOCK

* COMPLY WITH UNDERWRITERS LABORATORIES TEST DATA FIRE RATED DESIGNS FOR ALL SPECIFIED FIRE RATED CONSTRUCTION (T.P.)

LEGEND

- SURFACE MOUNT MEDICINE CABINET W/STRIP LIGHT ABOVE
- GFCI GROUND FAULT INTERUPTER
- OVERHEAD LIGHT FIXTURE
- X LINTEL DESIGNATION (SEE SCHEDULE)

F.P.H.B. – FROST PROOF HOSE BIB
U.N.O. – UNLESS NOTED OTHERWISE
V.I.F. – VERIFY IN FIELD

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HANNA ARCHITECTS INC.
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PROJECT NAME & ADDRESS
2337 W MONTANA ST
CHICAGO, ILLINOIS
SINGLE FAMILY
RESIDENCE

SHEET TITLE
BASEMENT
THRU ROOF
FLOOR PLANS

FILENAME

SHEET NUMBER
A-2

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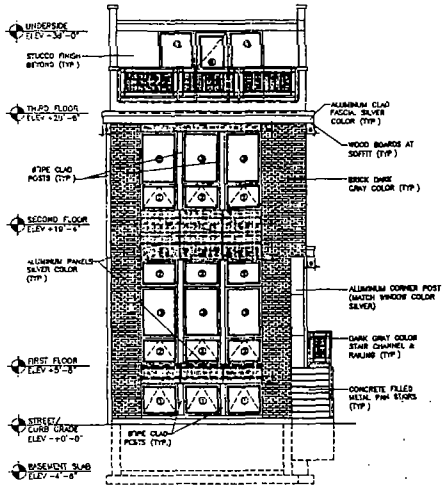
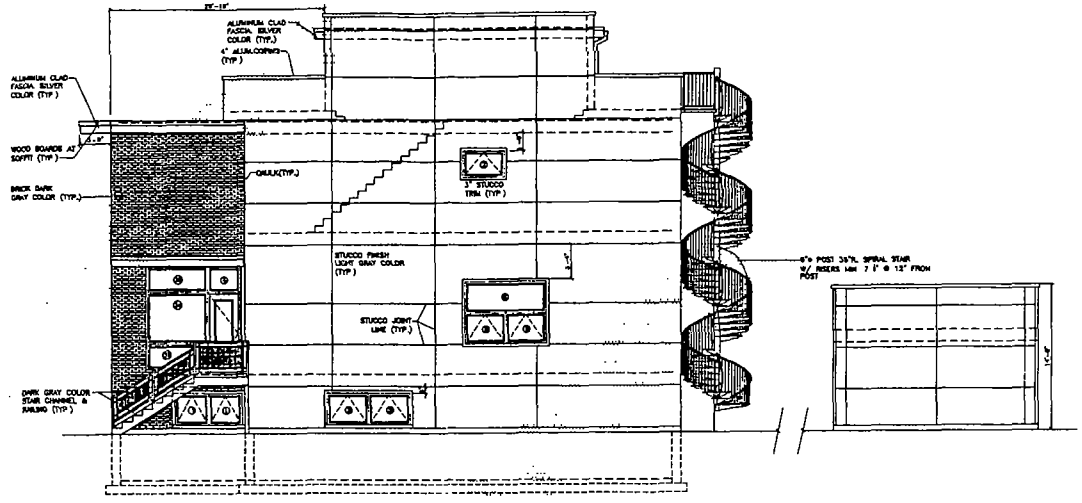
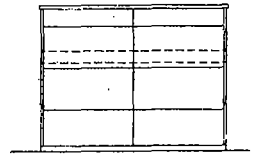


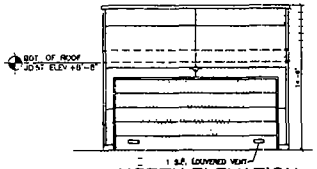
NORTH ELEVATION
SCALE 1/16" = 1'-0"



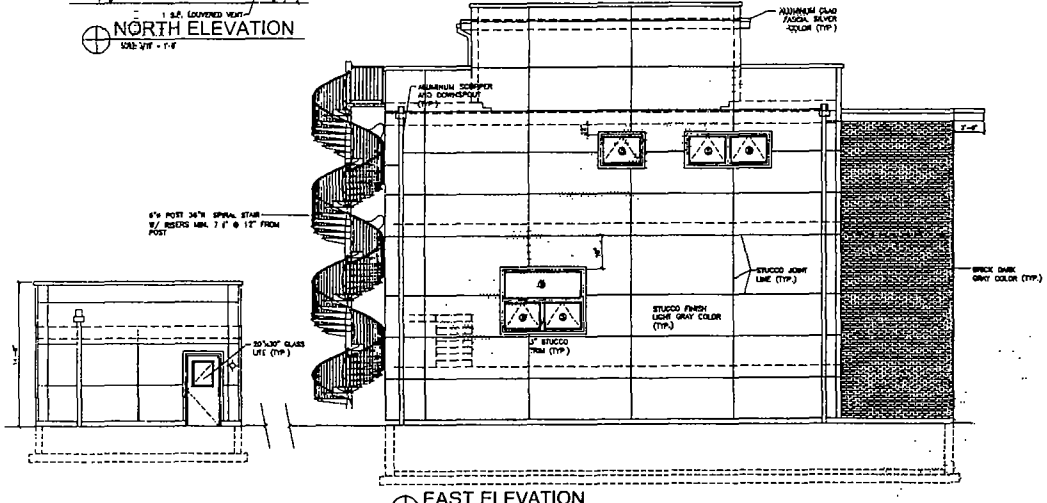
WEST ELEVATION
SCALE 1/16" = 1'-0"



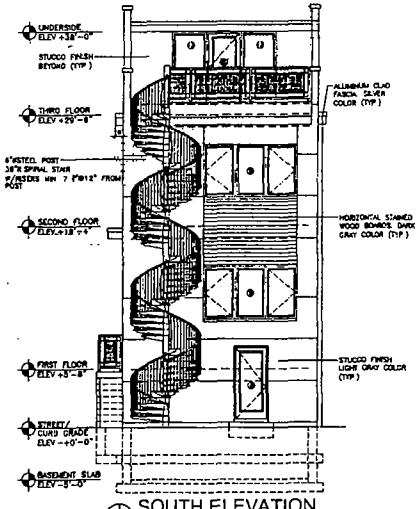
SOUTH ELEVATION
SCALE 1/16" = 1'-0"



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



EAST ELEVATION
SCALE 1/16" = 1'-0"



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

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STATE OF ILLINOIS
JOHN C HANNA
001-010137
LICENSED ARCHITECT

PROJECT NAME & ADDRESS
2337 W MONTANA ST
CHICAGO, ILLINOIS
SINGLE FAMILY RESIDENCE

SHEET TITLE
BUILDING ELEVATIONS

FILENAME

SHEET NUMBER
A-3

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