NARRATIVE AND PLANS
TYPE I Rezoning Attachment
2158 West 18th Street

The Project

The property is comprised of one lot that is improved with a three story residential building with basement (42'-6" tall) containing 10 dwelling units an attached three car garage. The property is located in an Equitable Transit Served Location.

3527 S DAMEN LLC (the "Applicant") seeks to rezone the property to convert the existing building from 10 to 11 dwelling units. The Applicant will convert the existing garage to include one dwelling unit and will subsequently seek parking relief to reduce parking to zero pursuant to the Equitable Transit Served Location section 17-10-0102-B of the Chicago Zoning Ordinance. The third floor will include four duplex units that will extend up to the fourth floor (dormers). The proposed height of the building will be 45'-0".

To allow the proposed project, the Applicant seeks a change in zoning classification for the subject property from an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District to a B2-5 Neighborhood Mixed-Use District. This change of zoning classification is being sought through the Type I rezoning process of section 17-10-0102-B(1) of the Zoning Ordinance. In addition, the property sits in an Equitable Transit Served Location per the Chicago Zoning Ordinance section 17-10-0102-B and is approximately 1,394.0' from the CTA Damen Pink Line train entrance, 1,772.0' from the CTA Western Pink Line train entrance, and approximately 1,245.0' from the Western METRA station stop.

The following are the relevant zoning parameters for the proposed project:

Lot Area:	3,007.5 square feet
FAR:	3.65
Floor Area:	10,976.60 square feet
Residential Dwelling Units:	11
MLA Density:	273.4 square feet
Height:	45'-0"
Automobile Parking:	0*
Setbacks (existing):	Front (18th Street): 0.08' North (alley/rear): 0.07' East: 0.34' West: 0.01'

A set of plans is attached.
* The property sits in a Transit Served Location per the Equitable Transit-Oriented Provisions of the Chicago Zoning Ordinance and is approximately 1,394.0' from the CTA Damen Pink Line train entrance, 1,772.0' from the CTA Western Pink Line train entrance, and approximately 1,245.0' from the Western METRA station stop.

GUT REHAB TO EXISTING 10 DWELLING UNITS IN EXISTING 3-STORY BRICK AND FRAME BUILDING W/ BASEMENT & 1 NEW DWELLING UNIT (11 TOTAL UNITS)

CODE MATRIX

GENERAL BUILDING REQUIREMENTS PER CHICAGO ZONING ORDINANCE (CZO)

ITEM	SUBJECT	CZO REQ'D	OR SIMILAR'S REQUIREMENT	ACTUAL PROVIDED	PROVIDED	N/A	SHEET	REMARKS
7.6	Zoning District	[illegible]		B1-2 Residential			T1.0	
7.8.2	Zoning District	[illegible]					T1.0	
7.9.1	Lot Area	17,2001	1,500 SF/unit	7,007 SF			T1.0	
7.9.2	Density	17,2020	1,000 SF/unit	0 Units Existing			T1.0	10 EXISTING + 1 NEW = 11 TOTAL
7.9.3	Floor Area Ratio (FAR)	17,2.1030	2.0	2.0 Max			T1.0	
7.9.4	Total Floor Area	2.17.2.1030		14,000 SF	10,976 SF		T1.0	
	First Floor				1,610 SF		T1.0	
	Third Floor			2,111.17 SF	2,111.17 SF		T1.0	
	Second Floor			2,111.17 SF	2,111.17 SF		T1.0	
	Fourth Floor			2,111.17 SF	2,111.17 SF		T1.0	
	Basement			2,111.17 SF	2,111.17 SF		T1.0	
7.9.7	Building Height	17,2.3.1	38'-0" Max	42'-0" Existing	42'-0"		T1.0	
7.9.8	Setbacks							
7.9.8	Front	17.2.1036		15'-0" Front	0'-0" Existing		T1.0	
7.9.8	Rear	17.2.1036		30'-0" (19.26%)	34'-2" Existing	5'-2"	T1.0	
7.9.8	Side	17.2.1036		20%	Existing Rear = 0'-34 Existing West = 0'-91	0'-0" Existing	T1.0	
7.9.9	Max. Yard Open Space	17.2.1037		60% (1 Sq. Ft.)	61.5% Existing		T1.0	
7.9.10	Off Street Parking	17.10.207B		Existing	11 existing		T1.0	
7.9.12	Size of Stall	17.9.7.C.3.B					T1.0	

GENERAL BUILDING REQUIREMENTS PER CHICAGO BUILDING CODE (CBC) 2012 EDITION

7.9.1	Occupancy Classification (s)	14-4-3.307	Class R-2				T1	
7.9.2	Type of Construction	14-4-601	Type III A				T1	
7.9.3	Height of Fire Resistance	14-4-601						
	Bearing Structural Frame	Table 601	Table 601	Complies			A1	
	Bearing Walls	Table 601		Complies				
	Exterior	Table 601	2 hour rated	Complies			A1	
	Interior	Table 601	Table 601	Complies			A1	
	Nonbearing walls and partitions (s)	Table 601		Complies			A1	
	Nonbearing walls and partitions (e)	Table 601		Complies			A1	
	Floor and Roof Construction	Table 601	Table 601	Complies			A1	
	Roof construction (including boundary members)	Table 601	1.2 hour (s)	Complies			A1	
7.9.6	Basement Construction	14-4-604	Construction approval	Complies			A1	1 supplier table for residential
7.9.7	Fire and Smoke Protection Features	14-4-1 605						
	a) Fire-rated Walls Projections	Table 1-605.2.1				N/A	A1	
	b) Parapets	14-5-7.508.1.1	See sheet for Table 605			N/A		30" high or as noted required
	c) Fire Walls	14-5-7.508				N/A	A1	4 hour rated, where required
	d) Fire Barrier	Table 605.1.1.10				N/A		
	e) Floor and Roof Assemblies	14-5-7.511	1 hour (s)	Complies			A1	Class A fire resistant and smoke proof
	f) Penetrations	14-5-7.514		Complies			A1	fire stop as well as per fire parameters < 9 sq ft or less
7.9.8	Interior Wall and Ceiling Finishes	14-5-8.103	Class I	Class I		N/A	A1	
7.9.9	Fire Protection and Life Safety Systems	14-5-9.901				N/A		
	a) Automatic Spri Sys Systems	14-5-9.903				N/A		
	b) Alternate to Automatic Fire Extinguishing Systems	14-5-9.904				N/A		

EXIT REQUIREMENTS

7.9.1	Types of Exits	14-5-10.1.1	Enclosure	Complies			A1	
7.9.2	Minimum Number of Exits	14-5-10.1.2	1 Exit	Complies			A1	
7.9.3	Common Path of Travel	Table 1-1006.2.1	50 ft max	Complies			A1	
7.9.4	Exit Access Travel Distance	Table 1-1017.2	250 ft max	Complies			A1	
	a) Increases (Non-sprinkled Buildings)	14-5-10.2.1.2	250 ft max			N/A		
	b) Dead End Corridor	14-5-10.2.1.4	7.5 ft max	Complies				
7.9.5	Width of Public Ways	14-5-10.1.5.7	36"	Complies			A1	
7.9.6	Swing of Exit Doors	14-5-10.1.5.1.1	Swing in	Complies			A1	1 supplier table for residential
7.9.7	Hardware	14-5-10.1.5.1.3	No handle etc.	Complies			A1	Thumb action operated type handle provided
7.9.8	Monitoring Doors	14-5-10.1.5.1.4.1				N/A		
7.9.9	Locking at Doors	14-5-10.1.5.1.5	Locks not less than door 36" wide minimum height 2'-8"	Complies			A1	
7.9.10	Stairways	14-5-10.1.6.1		Complies			A1	
7.9.11	Stairway Construction	14-5-10.1.6.1.1	Enclosure of stairway underwater 1 hour	Complies			A1	
7.9.12	Stairway Head Height	14-5-10.1.6.1.3	6'-8" min	Complies			A1	

STRUCTURAL

1	Dead loads	13	14-5-2.307	Live 1 psf; Floor 40 psf	Live 1 psf; Floor 40 psf		T1	
2	Foundations	19	Table 1-908.2.1	3,000 psf Max	3,000 psf		T1	
3	Concrete Construction	19	14-5-19.1.5.4	3,000psf @ 28 days	3,000psf @ 28 days			ACI 318-03 provided per Code requirements
4	Masonry Construction	21	14-5-2.1.8.1.2	TMS 402, TMS 403 or TMS 604	Contractor to comply w/ provisions			
5	Steel and Metal Construction	22	14-5-2.2.2.1	AISC 360	Contractor to comply w/ provisions		N/A	A1 A2 No structural steel work
6	Wood Construction	23	14-5-2.3.2.1	C Sub Wood Code, NDS	C Sub Wood Code, NDS, Inspection of Trusses			
7	Wood Construction	23	14-5-2.3.2.3	APA Plywood Design Handbook	APA Plywood Design Handbook		T1	Plywood used in connection of building for reference

AIR VENTILATION

1	Ventilation Requirements	18	14-5-18.1.1.1.1	Per Table	Complies		M-1.1	Contractor to comply with requirements of 29-1 - 88-3430
2	Heating Requirements	18	14-5-18.1.1.1.1	Per Table			M-1.1	Contractor to comply with requirements of 29-1 - 88-3430

REFRIGERATION

1	Air Conditioning System	20	14-5-18.2.1.1.1	Per Table	Complies		M-1.1	Contractor to comply with requirements of 29-1 - 88-3430

PLUMBING

1	Sewer Waste System	29	14-5-29	Table 14-7B-403.1	Complies		P-1	Comply with Code and Dept of Sewers requirements
2	Sewer Water System	29	14-5-29	Table 14-7B-403.1	Complies		P-1	Comply with Code and Dept of Water requirements

ELECTRICAL

1	Receptacle in Dwelling System	Art 210	14-5-210	8 - 21 - 210.1	Switch and receptacle provided		E-1	Contractor to comply with all Code requirements
2	Branch Circuits	Art 210	14-5-210	14 - 21 - 210.11	Are each Circuit to be installed in Branch groups in each room			
3	Receptacle Outlets	Art 210	14-5-210	8 - 21 - 210.50 (Fig. 2)	Provided		E-1	
4	Ground Receptacle and Switch	Art 550	14-5-210	8 - 21 - 550.3	Provided		E-1	

CODE NOTES

1. ALL WINDOWS WITHIN 24 INCHES OF THE FLOOR AND WITHIN 12 INCHES OF ANY DOOR ARE TO BE GLAZED WITH TEMPERED GLASS
2. ALL TUB AND SHOWER ENCLOSURES ARE TO BE GLAZED WITH TEMPERED GLASS
3. ALL SKYLIGHTS ARE TO BE GLAZED WITH SAFETY TEMPERED GLASS WITH A WIRE BURGLAR SCREEN INSIDE
4. ALL INTERIOR FINISHES TO BE A MINIMUM OF CLASS 3 (0 TO 25 FSP)
5. PROVIDE A HARDWIRED SMOKE DETECTOR WITHIN 15 FEET OF EVERY BEDROOM AND AT THE TOP OF EVERY STAIR AT EACH LEVEL
6. PROVIDE A HARDWIRED CARBON MONOXIDE DETECTOR WITHIN 40 FEET OF EVERY BEDROOM AT THE ONE ON EACH LEVEL AND ONE IN THE ROOM CONTAINING THE CENTRAL HEATING UNIT
7. NO OPEN CUT OF VILLAGE STREETS ALLOWED & NO NEW SANITARY SEWERS
8. NO CONCENTRATED DISCHARGE OF STORM WATER TO ADJACENT PROPERTIES SHALL BE ALLOWED
9. PROVIDE FIRESTOPPING AT FOLLOWING LOCATIONS
   A) IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AT THE CEILING AND FLOOR LEVEL
   B) AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS AT SOFFITS, DROP CEILINGS, COVE CEILINGS, ETC
   C) IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN
   D) AT OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS AND FIREPLACES AT CEILING AND FLOOR LEVEL
   E) BETWEEN STUDS AT 8'-0" HEIGHT MAX

CONCRETE AND FOUNDATIONS

1. ALL CONCRETE WORK MUST CONFORM TO ACI 318 STANDARD BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE, LATEST EDITION
2. CONCRETE MUST HAVE A STRENGTH OF F'c = 3,000psi AT 28 DAYS, AT THE DISCRETION OF THE CONTRACTOR, HIGH EARLY STRENGTH CONCRETE MAY BE USED. IF A HIGH EARLY STRENGTH CONCRETE IS USED IT MUST ATTAIN A MINIMUM STRENGTH OF 3,500psi AT 7 DAYS
3. CONCRETE MUST BE VIBRATED IMMEDIATELY AFTER PLACING. DO NOT USE CHLORIDE ADDITIVES
4. CONCRETE EXPOSED TO WEATHER OR POURED AGAINST THE GROUND MUST HAVE 6% AIR ENTRAINMENT
5. FOOTINGS ARE DESIGNED FOR 3000psf SOIL BEARING CAPACITY
6. MINIMUM COVER OF REINFORCEMENT IN FOUNDATION CONCRETE OR CONCRETE CAST AGAINST EARTH MUST BE 3 INCHES. CONCRETE MUST HAVE MINIMUM COVER OF 2 INCHES IN OTHER LOCATIONS IF NOT SHOWN OTHERWISE
7. FORMS MAY BE RE-USED AS OFTEN AS PRACTICABLE
8. DO NOT PLACE CONCRETE UNTIL ALL CONDUITS, PIPING OR OTHER EMBEDMENTS HAVE BEEN PLACED
9. MECHANICAL PIPING UNDER SLABS MUST BE LAGGED BY A MINIMUM OF 6 INCHES OF CONCRETE
10. EXPANSION JOINTS, WHERE SHOWN, MUST BE FULL DEPTH THICKNESS OF CONCRETE
11. CONCRETE FLOOR SLABS WILL BE WINDOW FINISHED
12. REINFORCING STEEL SHALL BE NEW BILLET STEEL CONFORMING TO ASTM A615 GRADE 60
13. WELDED WIRE FABRIC (WWF) MUST CONFORM TO ASTM A185 GRADE 60 OR HIGHER
14. EXCEPT FOR WWF, REINFORCING MUST NOT BE WELDED
15. SUBMIT SHOP DRAWINGS FOR ALL REINFORCED CONCRETE WORK FOR REVIEW
16. ALL PLACING AND DETAILING MUST CONFORM TO ACI MANUAL OF STANDARD PRACTICE FOR REINFORCEMENT
17. ALL CONCRETE MUST BE TESTED FOR COMPRESSION STRENGTH. STANDARD TEST SPECIMENS MUST BE PERFORMED BY AN INDEPENDENT CERTIFIED LABORATORY AND CONFORM TO ASTM C-31 AT NO ADDITIONAL COST TO OWNER. SUBMIT A COPY OF TEST REPORT TO THE OWNER AND THE ARCHITECT
18. EACH SAMPLING MUST CONSIST OF A MINIMUM OF 2 (TWO) CYLINDERS PER OPERATION OR WHENEVER A CHANGE OCCURS IN WATER-CEMENT RATIO OR AGGREGATE
19. IT IS THE RESPONSIBILITY OF THE OWNER TO HIRE THE NECESSARY TESTING AGENCY TO SUPERVISE ANY CONCRETE AND STEEL WORK PERFORMED BY THE CONTRACTOR

NOTICE TO CONTRACTORS

1. THE CONTRACT DOCUMENTS FOR THIS PROJECT INCLUDE AN OWNER-CONTRACTOR AGREEMENT (AN EXECUTED WRITTEN PROPOSAL PREPARED BY THE CONTRACTOR DESCRIBING THE WORK) AND THESE DRAWINGS PREPARED BY THE ARCHITECT
   THE ARCHITECT IS PROVIDING A "PLANS ONLY" SERVICE. NO OTHER TYPE OF ARCHITECTURAL SERVICE IS INTENDED OR IMPLIED. THESE PLANS ARE ONLY TO BE USED BY COMPETENT CONTRACTORS LICENSED WITHIN THE CITY OF CHICAGO AND KNOWLEDGEABLE IN BUILDING TRADES
2. THE CONTRACTOR MUST FAMILIARIZE HIMSELF WITH THE PROJECT LOCATION AND EXISTING CONDITIONS. CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND WILL BE RESPONSIBLE FOR THEIR CORRECTNESS. WITH PLANS & EXISTING CONDITIONS MUST BE REPORTED TO ARCHITECT BEFORE STARTING ANY WORK. NON-COMPLIANCE WITH THE ABOVE CONDITION DISQUALIFIES ANY CLAIMS FOR ADDITIONAL COMPENSATION
3. ADMINISTRATION OF THE CONTRACT IS BY THE OWNER OR HIS REPRESENTATIVE. THE CONTRACTOR AND THE OWNER ARE SOLELY RESPONSIBLE FOR THE BUILDING CONSTRUCTION PROCESS AND JOBSITE SAFETY
4. THE DRAWINGS INDICATE THE GENERAL SCOPE OF THE PROJECT AND THE ARCHITECTURAL DESIGN CONCEPT, INCLUDING THE DIMENSIONS OF THE BUILDING, THE MAJOR ARCHITECTURAL ELEMENTS AND TYPES OF STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL SYSTEMS
5. THE DRAWINGS DO NOT NECESSARILY INDICATE OR DESCRIBE ALL THE WORK REQUIRED FOR REALIZATION OF THE SCOPE OR INTENT OF THE PROJECT. NOR ALL THE REQUIREMENTS OF THE CONTRACT DOCUMENTS. BASED ON THE GENERAL SCOPE DESCRIBED IN THESE DRAWINGS, THE CONTRACTOR WILL FURNISH AND INSTALL ALL THE ITEMS REQUIRED FOR THE PROPER EXECUTION OF THE INTENDED SCOPE OF THE PROJECT
6. THE ARCHITECT'S DECISION AS TO WHAT IS INCLUDED IN THE SCOPE AND WHAT IS NOT WILL BE FINAL AND BINDING ON THE CONTRACTOR
7. BY SUBMITTING A BID OR PRICE PROPOSAL, THE CONTRACTOR CONCEDES THAT HE HAS EXAMINED AND UNDERSTANDS ALL THE CONTRACT DOCUMENTS INCLUDING THESE DRAWINGS
8. THE INTENTION OF CONTRACT DOCUMENTS IS TO PERFORM THE WORK NECESSARY TO ACHIEVE THE FINISHED PROJECT IN A FIRST CLASS MANNER COMPLYING WITH APPLICABLE TRADE STANDARDS AND CITY/STATE/NATIONAL CODES AND OBSERVING GOOD PRACTICE
9. THE START OF WORK WILL BE CONSIDERED AFFIRMATION THAT THE CONTRACTOR IS FULLY INFORMED OF THE SCOPE OF WORK AND THE TYPE, WORK MATERIALS, EQUIPMENT, APPLIANCES AND SERVICES NECESSARY TO ACHIEVE THE SCOPE OF WORK
   10. THE CONTRACTOR MUST SUBMIT TO THE OWNER AND COPY TO THE ARCHITECT A CERTIFICATE OF INSURANCE WHICH NAMES THE FOLLOWING AS ADDITIONALLY INSURED FOR THIS PROJECT
   OWNER
   ARCHITECT
   CITY OF CHICAGO

GENERAL NOTES

1. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD
2. NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALE. DO NOT SCALE DRAWINGS
3. INTERIOR DIMENSIONS ARE TO THE FACE OF A WALL UNLESS NOTED OTHERWISE
4. EXTERIOR DIMENSIONS ARE TO THE FACE OF MASONRY FOUNDATION WALLS, UPPER FLOORS ARE TO THE FACE OF SHEATHING OR MASONRY IF USED
5. EXTERIOR DIMENSIONS OF FRAME WALLS ARE TO FACE OF SHEATHING UNLESS NOTED OTHERWISE
6. ALL MATERIALS AND EQUIPMENT MUST BE INSTALLED IN COMPLIANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS
7. CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND PROPER DISPOSAL OF ALL DEBRIS GENERATED BY THE WORK. CLEAN UP IS REQUIRED ON A DAILY BASIS. DISPOSE OF DEBRIS LEGALLY
8. CONTRACTOR IS TO GUARANTEE ALL THE WORK, MATERIALS AND LABOR IN WRITING FOR A MINIMUM OF ONE (1) YEAR AGAINST ALL DEFECTS OF MATERIALS, EQUIPMENT AND WORKMANSHIP

STRUCTURAL DESIGN CRITERIA

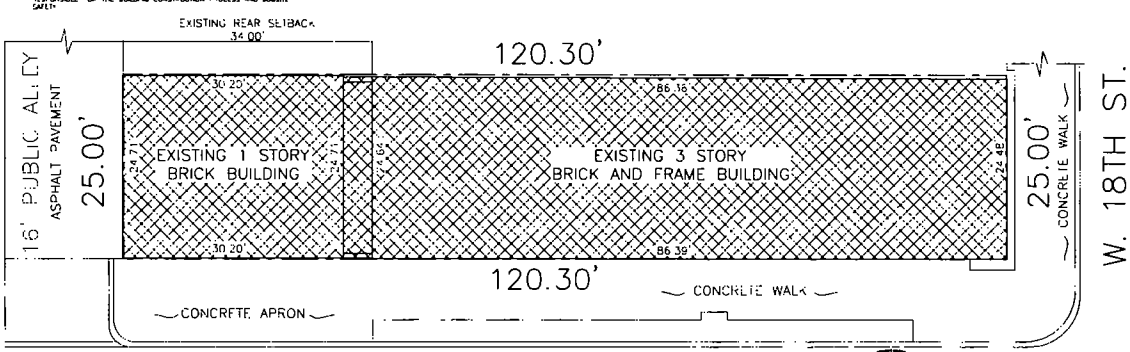
1. ROOF: SNOW LOAD=30PSF, DEAD LOAD=20PSF, WIND UPLIFT LOAD= 30PSF, TOTAL LOAD=50PSF AND/OR PORCH
2. STAIRWAY & BALCONY GUARDS (EXTERIOR & INTERIOR) MUST BE DESIGNED TO RESIST A SIMULTANEOUS VERTICAL AND HORIZONTAL THRUST OF 50PLF AND A 200 PLF LOAD AT ANY LOCATION ALONG THE RAIL
3. PORCH DECK AND BALCONY LIVE LOAD: 100 PSF, DEAD LOAD: 10 PSF
4. FLOOR: LIVE LOAD=40PSF, DEAD LOAD=20PSF -- TOTAL LOAD=60PSF
5. LUMBER: DOUGLAS FAIRCH #2 OR BETTER
   Fbo=1,000psi
   Fv=82*psi
   Fc⊥=625psi
   Fc=1,500psi
   E=1,800k
   Emin=580,000
6. SOIL BEARING: MINIMUM 3,000psf. CONCRETE: 3,000psi @ 28 DAYS
7. STEEL REINFORCING BARS: ASTM A615 GRADE 60, ASTM A572 AND A36
8. ALL MANUFACTURED BEAMS TO BE MICROLAM 1.9 E
9. PARTITION LOAD: 5PSF PER L.F.

CARPENTRY NOTES

1. INSTALL DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS AND UNDER ANY TUB OR WHIRLPOOL
2. TYPICAL DOOR OR WINDOW HEADER TO BE 2-2x8 W/ 2" PLYWOOD IN BETWEEN UNLESS NOTED OTHERWISE
3. PROVIDE GALVANIZED SHEET METAL DRIP CAPS AT ALL EXTERIOR DOORS AND WINDOW OPENINGS
4. INSTALL DOUBLE FRAMING AROUND ALL FLOOR OR ROOF OPENINGS OR AS INDICATED, INCLUDING STAIRS OPENINGS AND ACCESS PANELS
5. DO NOT CUT OR DRILL THROUGH THE BOTTOM THIRD OF ANY BEAM OR JOIST
6. AN INSPECTION OF FLOOR JOISTS MUST BE CONDUCTED BEFORE COVERING WITH SHEATHING

2019 CHICAGO ENERGY CONSERVATION CODE	
COMPONENT	ENERGY CODE REQ
ROOF	R-49
MASS WALL	R-13/17*
FRAME WALL	R-20
BASEMENT WALL	R-15/19*
SLAB (R-VALUE & DEPTH)	R-10/2 FT
FENESTRATION U FACTER	0.30 U-VALUE (MAX)

* MASS WALLS SHALL BE IN ACCORDANCE WITH SECTION 403.2.3. THE SECOND R-VALUE APPLIES WHERE MORE THAN HALF OF THE INSULATION IS ON THE INTERIOR OF THE MASS WALL.
** ENERGY MEANS R-15 CONT INSULATION ON THE INTERIOR OR EXTERIOR OF THE HOME OR R-19 CAVITY INSULATION AT THE INTERIOR OF THE BASEMENT WALL. ALTERNATIVELY COMPLIANCE WITH "U" VALUE OF R-13 CONT INSULATION ON THE INTERIOR OF THE BASEMENT WALL PLUS R-5 CONT INSULATION ON THE INTERIOR OR EXTERIOR OF THE HOME
1 EXTERIOR WINDOWS OR SLIDING GLASS DOORS SHALL BE "U" VALUE RATED INSULATION IN EXISTING FRAMING OF EXTERIOR WALLS.
2 ALL RECESSED LIGHTING FIXTURES IN THE BUILDING ENVELOPE SHALL BE "TYPE IC" RATED AND GASKETED TO PREVENT AIR LEAKAGE INTO UNCONDITIONED SPACE.
3 A MINIMUM OF NINETY PERCENT (90%) OF LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH EFFICACY LAMPS.
4 ALL INSULATION TO HAVE VAPOR BARRIERS (MAX PERM RATING OF 1.0)
5 INSULATION IN THE INSULATION CAVITY BEHIND THE CEILING AREA REQUIRING INSULATION SHALL SATISFY THE REQUIREMENT FOR R-19 INSULATION. WHERE THE FULL HEIGHT OF UNCOMPRESSED R-30 INSULATION EXTENDS OVER THE WALL TOP PLATE AT THE EAVES. FOR LOW-SLOPED ROOFS INSTALLING R-30 INSULATION OVER TOP OF THE CEILING AREA REQUIRING INSULATION SHALL SATISFY THE REQUIREMENT FOR R-49 INSULATION



LEGEND

WORK AFFECTED STRUCTURE

PROPERTY LINE

SITE PLAN

SCALE 1/8"=1'-0"

LICENSED ARCHITECT VICTOR DRAPSZO 001-022148 STATE OF ILLINOIS

(IN FEET) 1/8 INCH = 1 FOOT

CODE MATRIX, NOTES, & SITE PLAN

2158 W. 18TH ST. CHICAGO, IL

SCOPE OF WORK

1. GUT REHAB TO EXISTING 10 DWELLING UNITS IN EXISTING 3-STORY BRICK AND FRAME BUILDING W/ BASEMENT & 1 NEW DWELLING UNIT (11 TOTAL UNITS)
2. 1 NEW DWELLING UNIT
3. INSTALL PLUMBING, MECHANICAL, ELECTRICAL EQUIPMENT, MINIMUM & WIRING PER NEW LAYOUT
4. INSTALL NEW KITCHEN
5. DORMER WEST PORTION OF ATTIC FLOOR

INDEX OF DRAWINGS

T1	CODE MATRIX, NOTES & SITE PLAN
D1	DEMOLITION FLOOR PLANS
D2	DEMOLITION FLOOR PLANS
D3	EXISTING WALL SECTIONS
A1	PROPOSED BASEMENT AND FIRST FLOOR PLANS
A2	PROPOSED SECOND, THIRD AND FOURTH FLOOR PLANS
A3	PROPOSED ELEVATIONS
A4	PROPOSED WALL & CEILINGS

CERTIFICATION STATEMENT

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE THEY CONFORM TO THE CHICAGO BUILDING CODE 2012 EDITION

VICTOR DRAPSZO 001-022148 STATE OF ILLINOIS

SIGNED _____ DATE 03-10-23

EXPIRATION DATE 11-30-24

ENERGY CONSERVATION CODE COMPLIANCE STATEMENT

I CERTIFY THAT I AM A REGISTERED ENERGY PROFESSIONAL UNDER IL SO CERTIFY THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THE PLANS FOR 2158 W. 18TH ST. CHICAGO IL FULLY COMPLY WITH THE REQUIREMENTS OF THE 2018 INTERNATIONAL ENERGY CONSERVATION CODE OF CHICAGO AS EFFECTIVE JUNE 1, 2018

VICTOR DRAPSZO 001-022148 STATE OF ILLINOIS

SIGNED _____ DATE 03-10-23

EXPIRATION DATE 11-30-24

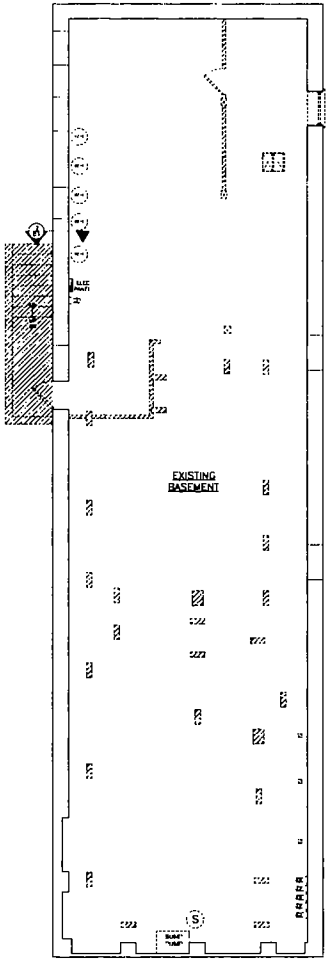
2123 N Damen Ave
Chicago IL 60647
773 772 2784 office
773 772 2884 fax

ARCHITECTS

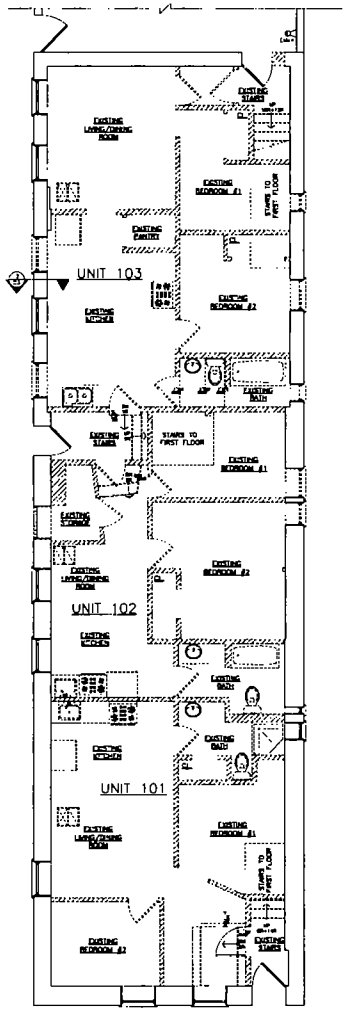
ARCHITECTURE
PLANNING
ARCHITECTURAL ENGINEERING

REVISIONS	PROJECT 2158 W 18TH ST	SHEET
CHECKED BY V.D.	SCALE 1/8"=1'-0"	T1
DRAWN BY AJS	DATE 03-10-23	1 OF 8

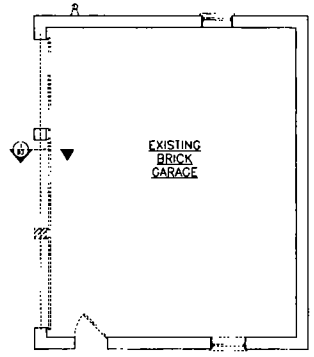
SEL PART B



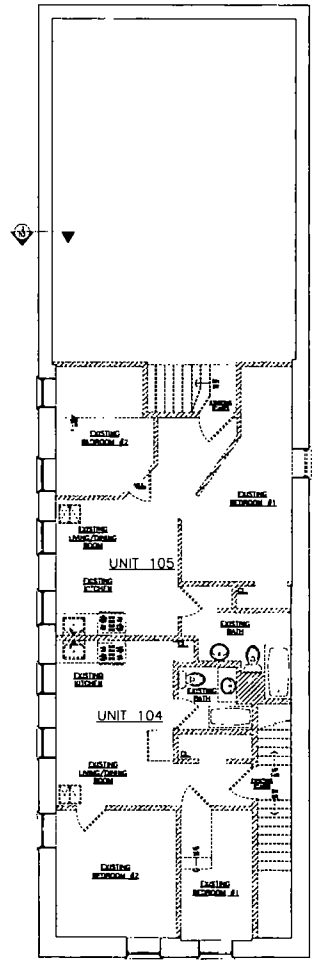
EXISTING BASEMENT PLAN



EXISTING GRADE LEVEL PLAN
PART A



EXISTING GRADE LEVEL PLAN
PART B



EXISTING FIRST FLOOR PLAN

LEGEND

- WALLS / PARTITION TO REMAIN
- WALL/ PARTITION TO BE DEMOLISHED
- ELEMENT TO BE DEMOLISHED
- KEY NOTE
- WINDOW
- GLASS BLOCK
- DOOR
- STAIRS
- STOVE
- SINK
- FRIDGE
- WC
- LAV
- TUB
- FURNACE
- FLOOR DRAIN
- WATER HEATER
- GAS METER
- ELECTRICAL METER
- WOOD POST
- STEEL POST
- BEAM

SITE CONDITIONS

1. ARCHITECT IS NOT RESPONSIBLE FOR CONDITIONS THAT ARE CONCEALED DURING INSPECTION MEASUREMENTS & OR DISCOVERED DURING CONSTRUCTION
2. CONTRACTOR SHALL VERIFY ALL FIGURED DIMENSIONS AND CONDITIONS AT THE JOB SITE AND NOTIFY THE ARCHITECT OF ANY DIMENSIONAL ERRORS OMISSIONS OR DISCREPANCIES BEFORE BLDG WORK OR FABRICATING ANY WORK DO NOT SCALE THESE DRAWINGS

NOTES

1. CONTRACTOR MUST PROVIDE ADEQUATE SHORING AND BRACING OF EXISTING STRUCTURE AT ALL TIMES
2. CONTRACTOR MUST PERFORM ALL DEMOLITION IN A SAFE AND CONSIDERED MANNER WITHOUT DAMAGING CONSTRUCTION TO REMAIN
3. CONTRACTOR MUST DISPOSE OF ALL DEMOLISHED MATERIALS IN A SAFE AND LEGAL MANNER

(IN FEET)
3/16 INCH = 1 FEET

LICENSED ARCHITECT
VICTOR DRAMISZO
001-022148
STATE OF ILLINOIS

REVISIONS

CHECKED BY V.D
DRAWN BY AJS

DEMOLITION FLOOR PLANS AND NOTES

2158 W. 18TH ST.
CHICAGO, IL

2123 N. Damen Ave
Chicago IL 60647

773 772 2758 office
773 772 2804 fax

ARCHITECTS

ARCHITECTURE
PLANNING

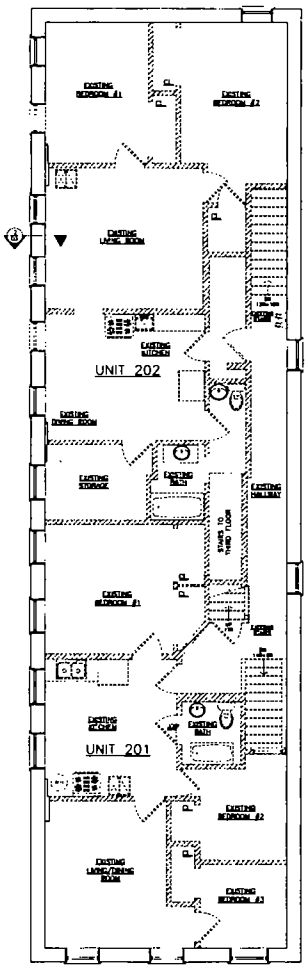
PROJECT
2158 W. 18TH ST

SCALE
1/4"=1'-0"

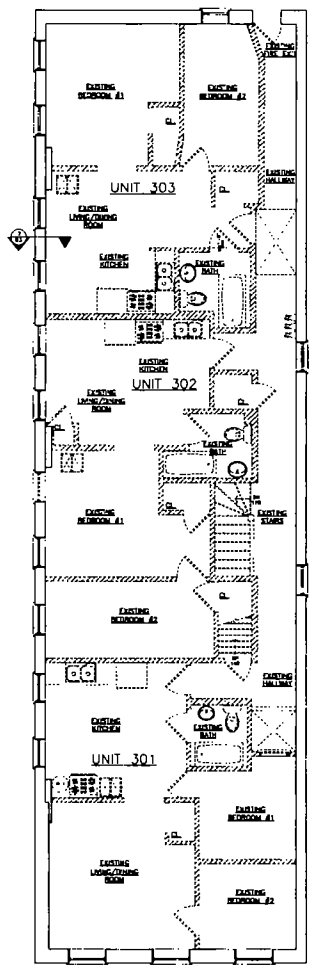
DATE

SHEET
D1

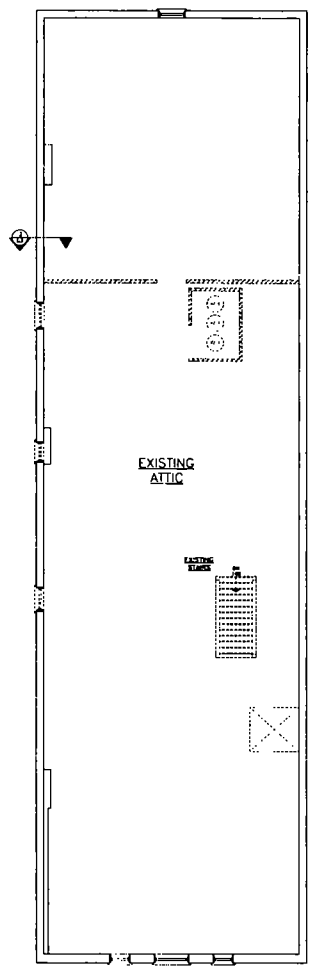
2 OF 8



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



EXISTING
THIRD FLOOR PLAN
SCALE 3/16" = 1'-0"



EXISTING
ATTIC FLOOR PLAN
SCALE 3/16" = 1'-0"

LEGEND

- WALLS / PARTITION TO REMAIN
- WALLS / PARTITION TO BE DEMOLISHED
- ELEMENT TO BE DEMOLISHED
- KEY NOTE
- WINDOW
- GLASS BLOCK
- DOOR
- STAIRS
- STOVE
- SINK
- FRIDGE
- WC
- LAV
- TUB
- FURNACE
- FLOOR DRAIN
- WATER HEATER
- GAS METER
- ELECTRICAL METER
- WOOD POST
- STEEL POST
- BEAM

SITE CONDITIONS

1. ARCHITECT IS NOT RESPONSIBLE FOR CONDITIONS THAT ARE CONCEALED DURING INSPECTION, MEASUREMENTS & OR DISCOVERED DURING CONSTRUCTION
2. CONTRACTOR SHALL VERIFY ALL REQUIRED DIMENSIONS AND CONDITIONS AT THE JOB SITE AND NOTIFY THE ARCHITECT OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK. DO NOT SCALE THESE DRAWINGS

NOTES

1. CONTRACTOR MUST PROVIDE ADEQUATE SHORING AND BRACING OF EXISTING STRUCTURE AT ALL TIMES
2. CONTRACTOR MUST PERFORM ALL DEMOLITION IN A SAFE AND CONSIDERED MANNER WITHOUT DAMAGING CONSTRUCTION TO REMAIN
3. CONTRACTOR MUST DISPOSE OF ALL DEMOLISHED MATERIALS IN A SAFE AND LEGAL MANNER

4 3 2 4
(IN FEET)
3/16 INCH = 1 FOOT

LICENSED ARCHITECT
VICTOR DRAPSZO
001-022148
STATE OF ILLINOIS

REVISIONS

CHECKED BY V.D
DRAWN BY AJB

DEMOLITION FLOOR PLANS AND NOTES

2158 W. 18TH ST.
CHICAGO, IL

2128 N. Damen Ave
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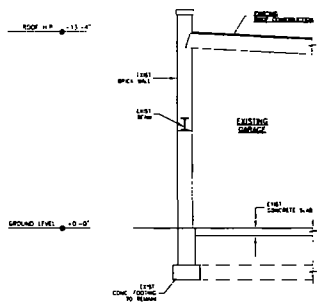
ARCHITECTS

ARCHITECTURE
PLANNING
ARCHITECTURAL ENGINEERING

PROJECT
2158 W. 18TH ST

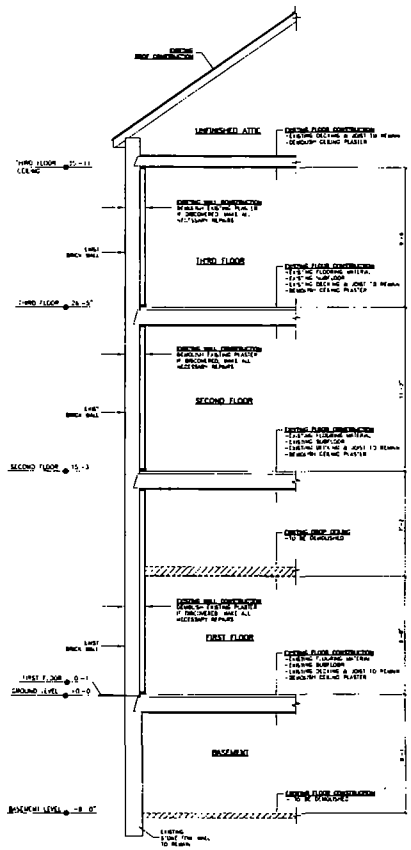
SCALE
3/16" = 1'-0"
DATE

SHEET
D2



EXISTING WALL SECTION 1

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



EXISTING WALL SECTION 2

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

LEGEND

- WALLS / PARTITION TO REMAIN
- WALLS / PARTITION TO BE DEMOLISHED
- ELEMENT TO BE DEMOLISHED
- KEY NOTE
- WINDOW
- GLASS BLOCK
- DOOR
- STAIRS
- STOVE
- SINK
- FRIDGE
- WC
- LAV
- TUB
- FURNACE
- FLOOR DRAIN
- WATER HEATER
- GAS METER
- ELECTRICAL METER
- WOOD POST
- STEEL POST
- BEAM

SITE CONDITIONS

1. ARCHITECT IS NOT RESPONSIBLE FOR CONDITIONS THAT ARE CONCEALED DURING INSPECTION, MEASUREMENTS & OR DISCOVERED DURING CONSTRUCTION.
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NOTES

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2. CONTRACTOR MUST PERFORM ALL DEMOLITION IN A SAFE AND CONSIDERED MANNER WITHOUT DAMAGING CONSTRUCTION TO REMAIN
3. CONTRACTOR MUST DISPOSE OF ALL DEMOLIS-ED MATERIALS IN A SAFE AND LEGAL MANNER

4 0 2 4

(IN FEET)
1/4 INCH = 1 FOOT

LICENSED ARCHITECT
VICTOR DRAPEZO
001-022148
STATE OF ILLINOIS

REVISIONS

CHECKED BY V.D
DRAWN BY AJS

EXISTING WALL SECTIONS

2158 W. 18TH ST.
CHICAGO, IL

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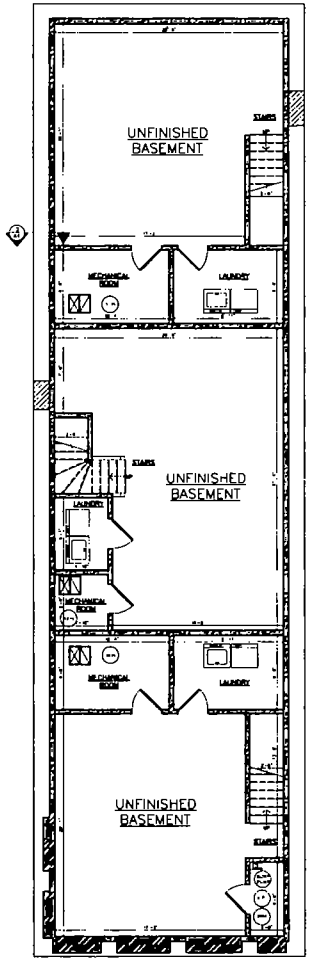
ARCHITECTS

ARCHITECTURE
PLANNING

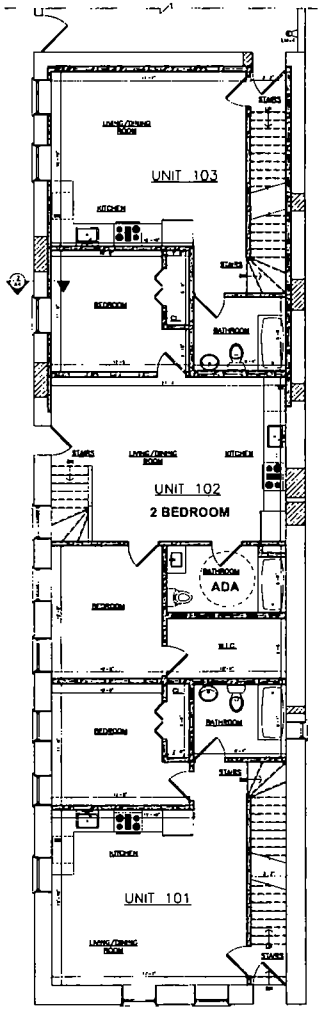
PROJECT: 2158 W. 18TH ST
SCALE: 1/4" = 1'-0"
DATE: 04.09.19

SHEET
D3

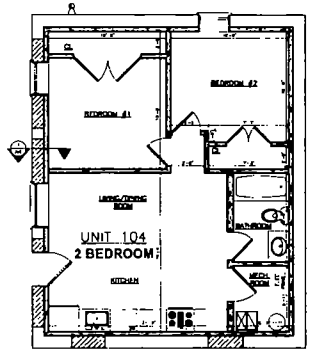


PROPOSED BASEMENT PLAN

SEE PART B



PROPOSED FIRST FLOOR PLAN
PART A



PROPOSED FIRST FLOOR PLAN
PART B

LEGEND

	NEW WALL		WINDOW		FURNACE
	EXISTING WALL		DOOR		FLOOR DRAIN
	NEW BEARING WALL		STAIRS		WATER HEATER
	DOOR TYPE - SEE SCHEDULE		STOVE		GAS METER
	WALL PARTITION		SINK		ELECTRICAL METER
	WINDOW TYPE SEE SCHEDULE		FRIDGE		WOOD POST
			WC		STEEL POST
			LAV		BEAM
			TUB		

NOTE
ALL INTERIOR DOOR HEADERS TO BE (2) 2x8 W/ 1/2" PLYWOOD UNLESS NOTED OTHERWISE

STAIRS
10" TREAD MIN
8" RISER MAX
17" NOSING MAX
3'-6" HIGH GUARDRAIL
7'-0" HEADROOM MIN

WINDOW NOTES

1 ALL WINDOW FRAMES, MULLIONS, THRESHOLDS, POSTS OR ANY PART OR COMPONENT OF AN INSTALLED WINDOW SYSTEM TO BE FULLY THERMALLY BROKEN
2 WINDOW SYSTEM TO BE DESIGNED BY MANUFACTURER'S ENGINEER IN CONJUNCTION WITH WINDOW CONSULTANTS RECOMMENDATIONS AND IN ACCORDANCE WITH LOCAL AND NATIONAL CODES AS THEY APPLY AND MEET ALL LIFE SAFETY, WIND LOAD AND ACCESSIBILITY REQUIREMENTS
3 ALL WINDOW HEADS AND SILLS TO BE FLASHED AS PER MANUFACTURER'S REQUIREMENTS AND INDUSTRY STANDARDS
4 ALL WINDOWS TO HAVE THERMAL PANE GLASS
5 CONTRACTOR TO FIELD VERIFY ALL EXISTING WINDOW OPENINGS BEFORE ORDERING NEW WINDOWS
6 ALL WINDOWS TO BE FULLY CALKED AND SEALED WITH BACKER ROD
7 PROVIDE SAFETY GLAZING MATERIALS IF LOCATED IN THE FOLLOWING HAZARDOUS LOCATIONS
7.1 GLAZING IN DOORS
7.2 GLAZING ADJACENT TO DOORS WITHIN 24"
7.3 INDIVIDUAL PANES GREATER THAN 9 SQUARE FEET
7.4 THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18" A.F.F.
7.5 ONE OR MORE WALKING SURFACES AND WITHIN 36" MEASURED HORIZONTALLY & IN A STAIR LINE OF THE PLANE OF GLAZING
7.6 GLAZING IN GUARDS AND RAILINGS
8 WINDOW SWING CONVENTION, HINGE LOCATIONS FOR WINDOWS & GLASS SWING DOORS ARE INDICATED RELATIVE TO THE EXTERIOR ELEVATIONS
9 EVERY EXTERIOR DOOR, OPERABLE WINDOW AND OTHER OUTSIDE OPENING USED TO PROVIDE VENTILATION FOR HABITABLE SPACES, FOOD SERVICE AREAS SHALL BE SUPPLIED WITH TIGHTLY FITTING SCREENS OF MINIMUM 16 MESH PER INCH
10 WINDOWS IN GROUP R BUILDINGS INCLUDING DWELLING UNITS OR SLEEPING UNITS WHERE THE TOP OF THE SILL OF AN OPERABLE WINDOW OPENING IS LOCATED LESS THAN 36 INCHES ABOVE FINISHED FLOOR AND MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW ON THE EXTERIOR OF THE BUILDING SHALL COMPLY WITH ONE OF THE FOLLOWING
10.1 OPERABLE WINDOWS WHERE THE TOP OF THE SILL OF THE OPENING IS LOCATED MORE THAN 75 FEET ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW AND THAT ARE PROVIDED WITH WINDOW FALL PROTECTION DEVICES THAT COMPLY WITH ASTM F2006
10.2 OPERABLE WINDOWS WHERE THE OPENINGS WILL NOT ALLOW A 4 INCH DIAMETER SPHERE WITHIN 36 INCHES OF THE FINISHED FLOOR TO PASS THROUGH THE OPENING WHEN THE WINDOW IS IN ITS LARGEST OPENED POSITION
10.3 OPERABLE WINDOWS THAT ARE PROVIDED WITH WINDOW OPENING CONTROL DEVICES THAT COMPLY WITH ASTM F2090
10.4 EXCEPTIONS IN GROUP R-2 & R-3 OCCUPANCIES THIS SECTION ONLY APPLIES WHERE EITHER
10.4.1 THE TOP OF THE SILL OF AN OPERABLE WINDOW OPENING IS LOCATED LESS THAN 24 INCHES ABOVE FINISHED FLOOR AND AT LEAST 72 INCHES BUT NOT MORE THAN 22 FEET ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW ON THE EXTERIOR OF THE BUILDING
10.4.2 THE TOP OF THE SILL OF AN OPERABLE WINDOW OPENING IS LOCATED LESS THAN 36 INCHES ABOVE THE FINISHED FLOOR AND MORE THAN 22 FEET ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW ON THE EXTERIOR OF THE BUILDING

DOOR NOTES

1 ALL DOORS TO BE UL-CERTIFIED LAMINATED SAFETY GLAZING. ALL SIDELITE GLASS WITHIN 24" TO ALSO BE SAFETY GLAZING
2 PAINT COLORS PER OWNER
3 EXTERIOR DOORS ARE TO BE INSULATED, THRESHOLD & WEATHERSTRIPPED ON ALL SIDES
4 ALL DOORS IN CONNECTION WITH EXITS SHALL BE READILY OPERABLE WITHOUT THE USE OF KEYS OR SPECIAL KNOWLEDGE FROM THE SIDE FROM WHICH EGRESS IS MADE
5 ALL EXTERIOR DOORS TO BE PROVIDED WITH DRIP CAP AND HEAD FLASHING
6 ALL FIRE RATINGS (LABELS) MUST BE CERTIFIED BY MANUFACTURERS & LABELED ACCORDINGLY
7 ALL OPERABLE PARTS OF DOOR/HARDWARE SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING
8 WHERE SLIDING DOORS ARE IN FULLY OPEN POSITION, OPERATING HARDWARE SHALL BE EXPOSED AND USEABLE FROM BOTH SIDES
9 SELF-CLOSING DEVICES SHALL BE PROVIDED AT ALL RESIDENTIAL DOORS OPENING TO PUBLIC CORRIDORS, IN BUILDINGS FACILITIES 4 STORIES OR 6 UNITS TOTAL

4 0 1 2 4
(IN FEET)
3/16 INCH = 1 FEET

LICENSED ARCHITECT
VICTOR DRAPSZO
001-022148
STATE OF ILLINOIS

REVISIONS

CHECKED BY V.D.
DRAWN BY A.J.S.

PROPOSED BASEMENT AND FIRST FLOOR PLANS AND NOTES

2158 W. 18TH ST.
CHICAGO, IL

2123 N. Damen Ave
Chicago IL 60647
773 772 3758 office
773 772 3654 fax

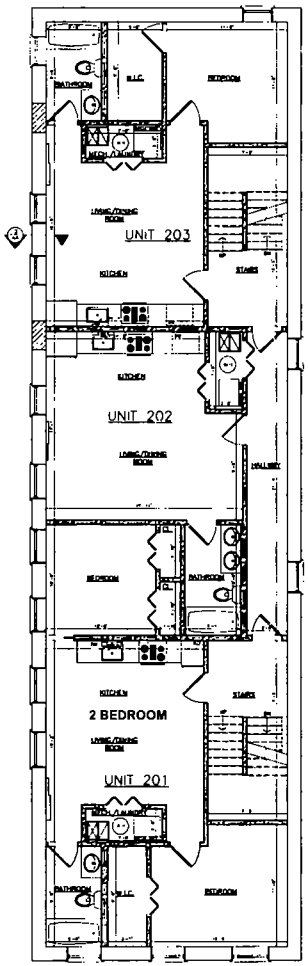
ARCHITECTS

ARCHITECTURE
PLANNING

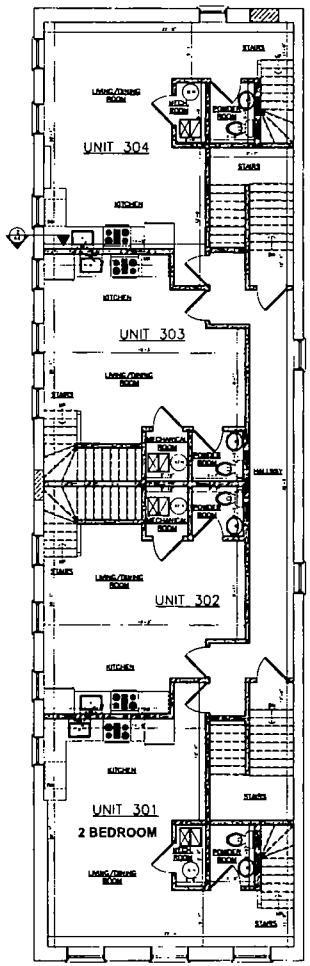
PROJECT 2158 W. 18TH ST
SCALE 3/16" = 1'-0"
DATE

SHEET
A1

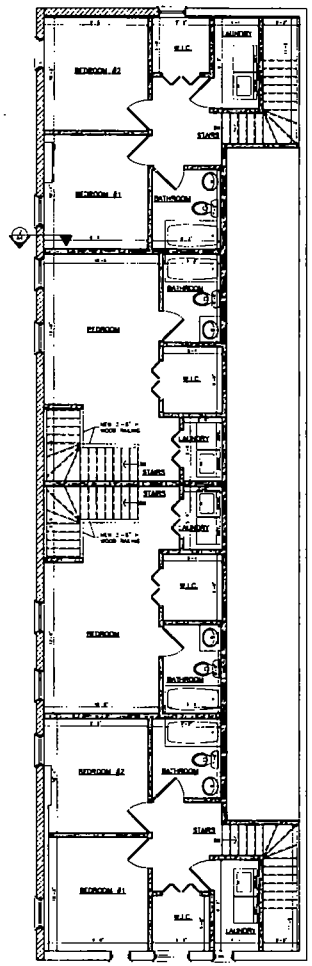
9 OF 9



PROPOSED
SECOND FLOOR PLAN



PROPOSED
THIRD FLOOR PLAN



PROPOSED
FOURTH FLOOR PLAN

WINDOW NOTES

1. ALL WINDOW FRAMES, MULLIONS, THRESHOLDS, POSTS, OR ANY PART OR COMPONENT OF AN INSTALLED WINDOW SYSTEM TO BE FULLY THERMALLY BROKEN
2. WINDOW SYSTEM TO BE DESIGNED BY MANUFACTURER'S ENGINEER IN CONJUNCTION WITH WINDOW CONSULTANTS RECOMMENDATIONS AND IN ACCORDANCE WITH LOCAL AND NATIONAL CODES AS THEY APPLY AND MEET ALL LIFE SAFETY, WIND, FIRE, AND ACCESSIBILITY REQUIREMENTS
3. ALL WINDOW HEADS AND SILLS TO BE FLASHED AS PER MANUFACTURER'S REQUIREMENTS AND INDUSTRY STANDARDS
4. ALL WINDOWS TO HAVE THERMAL PANE GLASS
5. CONTRACTOR TO FIELD VERIFY ALL EXISTING WINDOW OPENINGS BEFORE ORDERING NEW WINDOWS
6. ALL WINDOWS TO BE FULLY CAULKED AND SEALED WITH BACKER ROD
7. PROVIDE SAFETY GLAZING MATERIALS IF LOCATED IN THE FOLLOWING HAZARDOUS LOCATIONS
   - 7.1 GLAZING IN DOORS
   - 7.2 GLAZING ADJACENT TO DOORS WITHIN 24"
   - 7.3 INDIVIDUAL PANES GREATER THAN 9 SQUARE FEET
   - 7.4 THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18" A.F.F.
   - 7.5 ONE OR MORE WALKING SURFACES ARE WITHIN 36", MEASURED HORIZONTALLY & IN A STRAIGHT LINE OF THE PLANE OF GLAZING
   - 7.6 GLAZING IN GUARDS AND RAILINGS
8. WINDOW SWING COMMENTS, HINGE LOCATIONS FOR WINDOWS & GLASS SWING DOORS ARE INDICATED RELATIVE TO THE EXTERIOR ELEVATIONS
9. EVERY EXTERIOR DOOR, OPERABLE WINDOW AND OTHER OUTSIDE OPENING USED TO PROVIDE VENTILATION FOR HABITABLE SPACES, FOOD SERVICE AREAS SHALL BE SUPPLIED WITH "QUALITY FITTING SCREENS OF MINIMUM 16 MESH PER INCH"
10. WINDOWS IN GROUP R BUILDINGS INCLUDING DWELLING UNITS OR SLEEPING UNITS WHERE THE TOP OF THE SILL OF AN OPERABLE WINDOW OPENING IS LOCATED LESS THAN 36 INCHES ABOVE FINISHED FLOOR AND MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW ON THE EXTERIOR OF THE BUILDING SHALL COMPLY WITH ONE OF THE FOLLOWING
   - 10.1 OPERABLE WINDOWS WHERE THE TOP OF THE SILL OF THE OPENING IS LOCATED MORE THAN 75 FEET ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW AND THAT ARE PROVIDED WITH WINDOW FALL PROTECTION DEVICES THAT COMPLY WITH ASTM F2006
   - 10.2 OPERABLE WINDOWS WHERE THE OPENINGS WILL NOT ALLOW A 4 INCH DIAMETER SPHERE WITHIN 36 INCHES OF THE FINISHED FLOOR OR A 6 INCH DIAMETER SPHERE WITHIN 42 INCHES OF THE FINISHED FLOOR TO PASS THROUGH THE OPENING WHEN THE WINDOW IS IN ITS LARGEST OPENED POSITION
   - 10.3 OPERABLE WINDOWS THAT ARE PROVIDED WITH WINDOW OPENING CONTROL DEVICES THAT COMPLY WITH ASTM F2090
   - 10.4 EXCEPTIONS: IN GROUP R 2 & R-3 OCCUPANCIES THIS SECTION ONLY APPLIES WHERE EITHER
     - 10.4.1 THE TOP OF THE SILL OF AN OPERABLE WINDOW OPENING IS LOCATED LESS THAN 24 INCHES ABOVE FINISHED FLOOR AND AT LEAST 77 INCHES BUT NOT MORE THAN 20 FEET ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW ON THE EXTERIOR OF THE BUILDING
     - 10.4.2 THE TOP OF THE SILL OF AN OPERABLE WINDOW OPENING IS LOCATED LESS THAN 36 INCHES ABOVE THE FINISHED FLOOR AND MORE THAN 20 FEET ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW ON THE EXTERIOR OF THE BUILDING

DOOR NOTES

1. ALL DOORS TO BE UL-CERTIFIED LAMINATED SAFETY GLAZING. ALL SOLID GLASS WITHIN 24" TO ALSO BE SAFETY GLAZING
2. PAINT COLORS PER OWNER
3. EXTERIOR DOORS ARE TO BE INSULATED AND WEATHERSTRIPPED ON ALL SIDES
4. ALL DOORS IN CONNECTION WITH EXITS SHALL BE READILY OPERABLE WITHOUT THE USE OF KEYS OR SPECIAL KNOWLEDGE FROM THE SIDE FROM WHICH EGRESS IS MADE
5. ALL EXTERIOR DOORS TO BE PROVIDED WITH DRIP CAP AND HEAD FLASHING
6. ALL FIRE RATINGS (LABELS) MUST BE CERTIFIED BY MANUFACTURERS & LABELED ACCORDINGLY
7. ALL OPERABLE PARTS OF DOOR/HARDWARE SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING
8. WHERE SLIDING DOORS ARE IN FULLY OPEN POSITION, OPERATING HARDWARE SHALL BE EXPOSED AND USEABLE FROM BOTH SIDES
9. SELF-CLOSING DEVICES SHALL BE PROVIDED AT ALL RESIDENTIAL DOORS OPENING TO PUBLIC CORRIDORS IN BUILDINGS EXCEEDING 4 STORIES OR 6 UNITS TOTAL

LEGEND

NEW WALL		WINDOW		FURNACE	
EXISTING WALL		DOOR		FLOOR DRAIN	
NEW BEARING WALL		STAIRS		WATER HEATER	
DOOR TYPE SEE SCHEDULE		STOVE		GAS METER	
WALL PARTITION		SINK		ELECTRICAL METER	
WINDOW TYPE -SEE SCHEDULE		FRIDGE		WOOD POST	
		WC		STEEL POST	
		LAV		BEAM	
		TUB			

NOTE
ALL INTERIOR DOOR HEADERS TO BE (2) 2x8 W/ 1/2" PLYWOOD UNLESS NOTED OTHERWISE

STAIRS
10" TREAD MIN
8" RISER MAX
1" NOSING MAX
3'-6" HIGH GUARDRAIL
7'-0" HEADROOM MIN

4 0 1 2 4
(IN FEET)
3/16 INCH = 1 FEET

LICENSED ARCHITECT
VICTOR DRAPSZO
001-022148
STATE OF ILLINOIS

REVISIONS

CHECKED BY V.D
DRAWN BY AJS

PROPOSED
SECOND THIRD AND
FOURTH FLOOR PLANS
AND NOTES

2158 W. 18TH ST.
CHICAGO, IL

3123 N. Damen Ave
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773 772 2786 office
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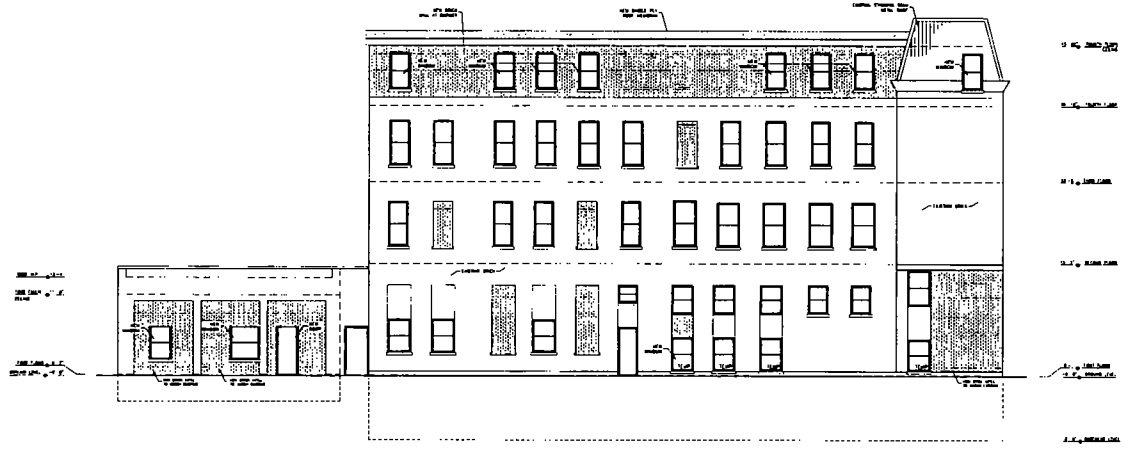
ARCHITECTS
ARCHITECTURE
PLANNING
ARCHITECTURAL ENGINEERING

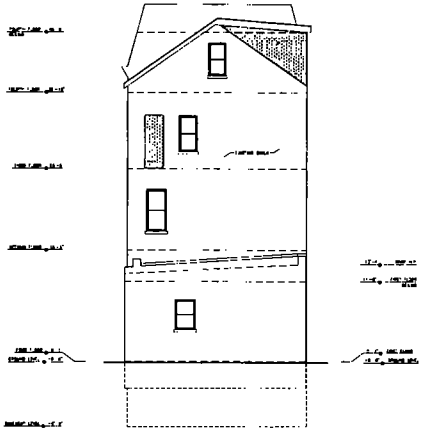
PROJECT
2158 W. 18TH ST
SCALE
1/4"=1'-0"
DATE
01.10.11

SHEET
A2

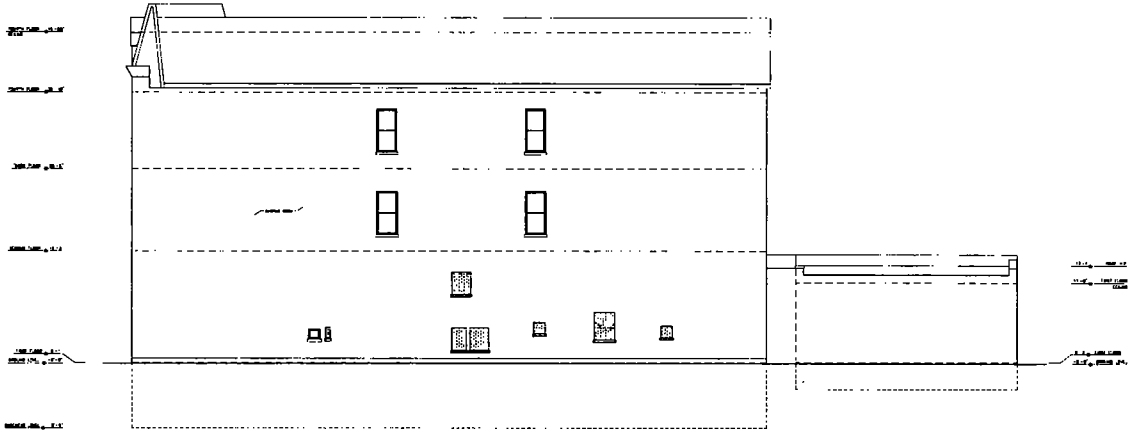
6 OF 6



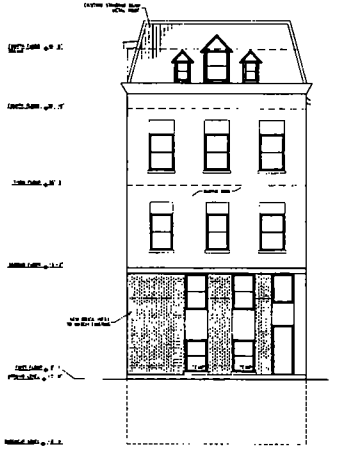
WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION

LICENSED ARCHITECT
VICTOR DRAPSZO
001-022148
STATE OF ILLINOIS

8 0 4 8
(IN FEET)
1/8 INCH = 1 FOOT

REVISIONS

CHECKED BY V.D.
DRAWN BY AJS

PROPOSED ELEVATIONS

2158 W. 18TH ST.
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ARCHITECTS

ARCHITECTURE
PLANNING
ARCHITECTURAL ENGINEERING

PROJECT: 2158 W. 18TH ST
SCALE: 1/8"=1'-0"
DATE:

SHEET
A3

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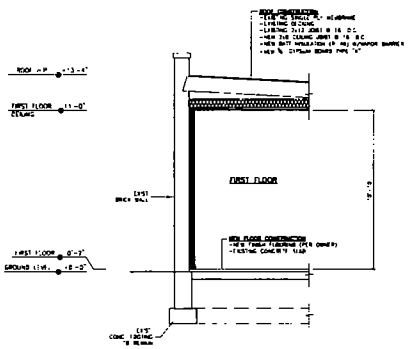
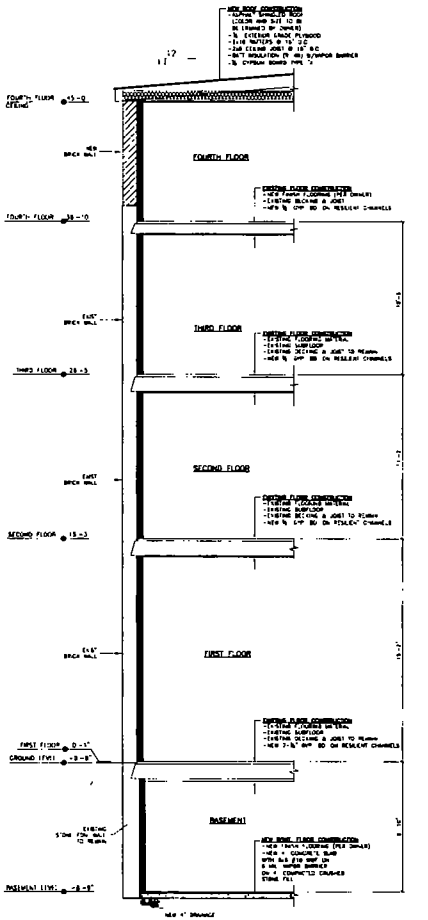
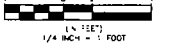


PROPOSED WALL SECTION 1
SCALE 1/4" = 1'-0"



PROPOSED WALL SECTION 2
SCALE 1/4" = 1'-0"



REVISIONS

CHECKED BY V.D

DRAWN BY AJS

PROPOSED WALL SECTIONS

2158 W. 18TH ST
CHICAGO, IL

ARCHITECTURE
PLANNING

ARCHITECTS

PROJECT: 2158 W. 18TH ST

SCALE: X=1-0"

DATE:

SHEET

A4

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