

NEW FRAME S.F.R. W/ NEW FRAME GARAGE

LOCATION: 5064 N. RAVENSWOOD AVE.

CHICAGO, IL. 60640

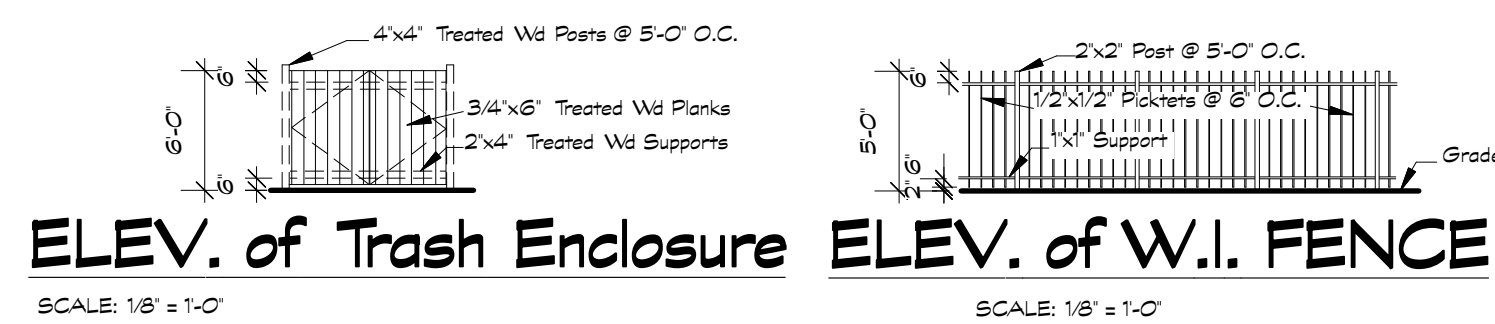
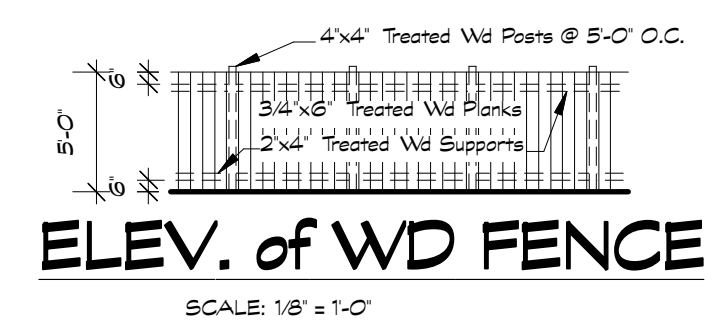
OWNER: RONNIE STILLMAN

5062 N. RAVENSWOOD AVE.

CHICAGO, IL 60640

ARCHITECT: LASZLO SIMOVIC, ARCHITECTS, L.L.C.

AUGUST 23/2012



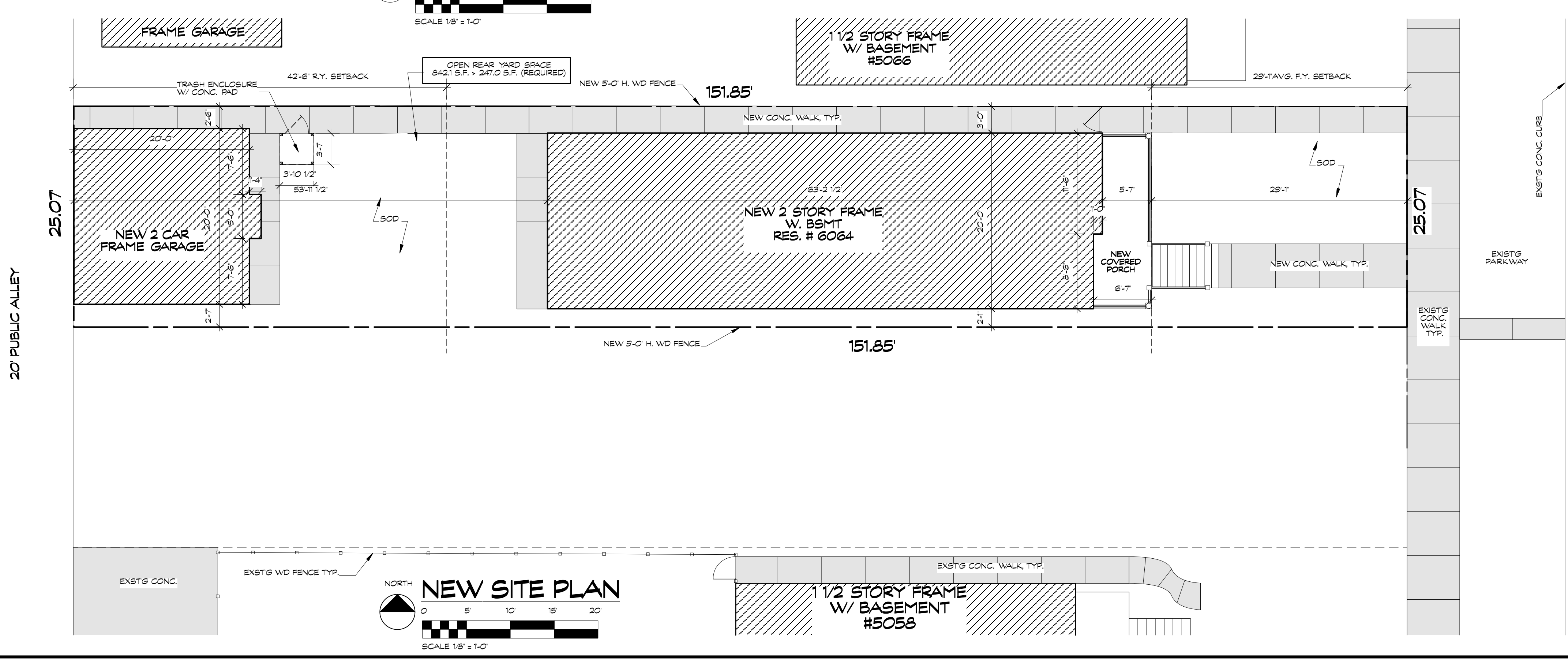
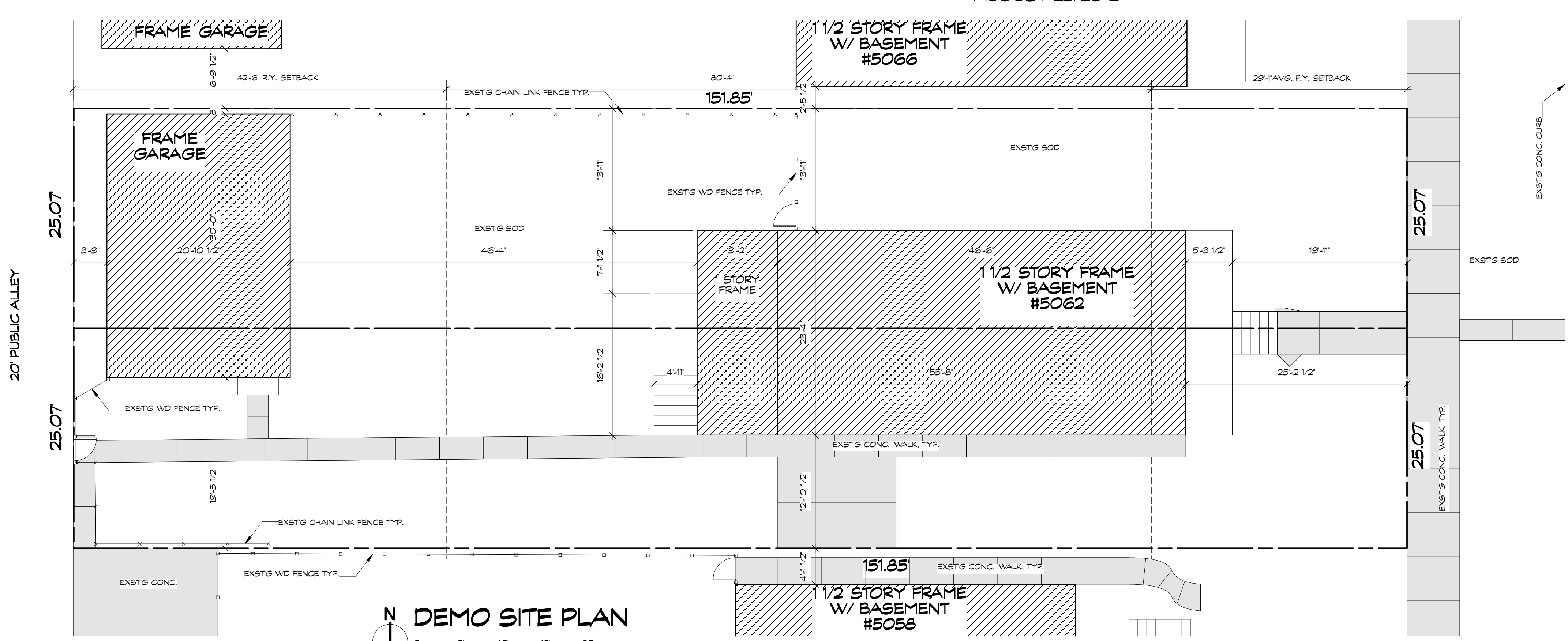
AVERAGE F.Y. SETBACK

#5066 31'-5"
#5068 37'-8"
#5066 25'-1"
#5070 21'-1"
AVERAGE F.Y. SETBACK 29'-1"

RS-3

CITY OF CHICAGO DEPARTMENT OF CONSTRUCTION AND PERMITS
GENERAL BUILDING REQUIREMENTS Per Chicago Zoning Ordinance (CZO) and the Chicago Building Code (CBC) 2002 Edition

ITEM	ISSUE	CHAPTER/ARTICLE	Ordinance Requirement	Actual	Requirement N/A	Location Sheet No.	Agency Test No.	REMARKS
PART 1 - ZONING REQUIREMENTS								
1.01	Zoning District	CZO Title 17	RS-3					
1.02	Lot Area	Article 7.5	-	3,806.9 sq. ft.				
1.03	Minimum Lot Area	Article 7.5-3	2,500 sq. ft.	1 D.U.				
1.04	Maximum Floor Area Ratio	Article 7.6-3	0.9	3,426.2 sq. ft.				
1.05	Total Building Area	Article 7.5	30'-0"	3,892 sq. ft.				
1.06	Building Height - No. of Floors	Article 7.5	30'-0"	2 1/2				
1.07	Minimum Floor Area	Article 7.5-3	15% of 30'-0"	225 sq. ft.				
1.08	Minimum Side Yard	Article 7.6-3	20% Total	2'-0" 3'-0"				
1.09	Minimum Rear Yard	Article 7.6-3	25% OR 30'-0"	42'-6"				
1.10	Grade Elevation (CGD)							
1.11	Off Street Loading	Article 7.11-6	-					
1.12	Off Street Parking	Article 7.11-1	1	2				
1.13	Landscaping	Article 7.12	Not Required	Not Provided				
1.14	Tenhouse Ordinance	N/A	-	-	N/A			
PART 2 - BUILDING REQUIREMENTS								
2.01	Occupancy Classification (C)	3 (2-58) page 15	-	A-2				
2.02	Height and Area Limitations	5 (3-44) page 323	30,000	2745				
2.03	Exemptions to Area Limitations	5 (3-44-020) pg. 328	-	-	N/A			
2.04	Mixed Occupancy Buildings	5 (3-44-100) pg. 328	-	-	N/A			
2.05	Types of Construction	6 (3-60) page 328	-	4A				
2.06	Mixed Occupancy Separations	3 (3-58-240) pg. 18	-	-	N/A			
2.07	Res. Hrs. of Fire Resistance	6 (3-60-100) pg. 330	-	-	N/A			
2.08	Exterior Bearing Walls	Table 6 (3-60-100)	1	2				
2.09	Exterior Nonbearing Walls	Table 6 (3-60-100)	1	1	N/A			
2.10	Interior Bearing Walls	Table 6 (3-60-100)	1	1	N/A			
2.11	Interior Nonbearing Walls	Table 6 (3-60-100)	1	1	N/A			
2.12	Columns	Table 6 (3-60-100)	1	-	N/A			
2.13	Columns Supporting Roofs Only	Table 6 (3-60-100)	1/2	-	N/A			
2.14	Beams	Table 6 (3-60-100)	-	-	N/A			
2.15	Beams Supporting Roofs Only	Table 6 (3-60-100)	1/2	-	N/A			
2.16	Floor Construction	Table 6 (3-60-100)	1	1	N/A			
2.17	Roof Construction	Table 6 (3-60-100)	1/2	1/2				
2.18	Elevator Hoisting	Table 6 (3-60-100)	-	-	N/A			
2.19	Mechanical Rooms	6 (3-60-180) pg. 332	-	-	N/A			
2.20	Basement Construction	6 (3-60-170) pg. 332	-	-	N/A			
2.21	Driveways and Loading Spaces	6 (3-60-210) pg. 332	-	-	N/A			
2.22	Fire Retardant Requirements	7 (3-8) page 335	-	-	N/A			
2.23	a) Fire Walls - Construction	7 (3-8-210) page 335	-	-	N/A			
2.24	b) Partitions	7 (3-8-100) p. 335E336	-	-	N/A			
2.25	c) Stairway Enclosures	7 (3-8-140) pg. 337	-	-	N/A			
2.26	d) Elevator Enclosures	7 (3-8-150) pg. 337	-	-	N/A			
2.27	e) Enclosures of Framing Rooms	7 (3-8-160) pg. 338	-	-	N/A			
2.28	f) Enclosures of Walls & Ceilings	7 (3-8-170) pg. 338	-	-	N/A			
2.29	g) Other Enclosures	7 (3-8-240) pg. 339	-	-	N/A			
2.30	h) Interior Wall & Ctg. Finishes	7 (3-8-350) pg. 341	Class 3	Class 3				
2.31	i) Stair, Riser Over 100 in. ft.	7 (3-8-240) pg. 339	-	-	N/A			
2.32	Fire - Resistive Materials and Construction	7 (3-8-2) page 348	-	-	N/A			
2.33	Accepted Engineering Practice, Registered Agencies	7 (3-12-050)	-	-	N/A			
2.34	Fire Protection Equipment	9 (3-18) page 361	-	-	N/A			
2.35	a) Sprinkler Systems	9 (3-18-210) pg. 362	-	-	N/A			
2.36	b) Special Requirements	9 (3-18-230) pg. 362	-	-	N/A			
PART 3 - EXIST REQUIREMENTS								
3.01	Types of Exits	10 (3-180-040) pg. 368	Stairwell	Stairwell				
3.02	Minimum Number of Exits	10 (3-180-030) pg. 368	2	2				
3.03	Travel Distance to Exits	10 (3-180-110) pg. 368	-	-	N/A			
3.04	a) Increases Permitted	10 (3-180-150) pg. 360	-	-	N/A			
3.05	b) Dead End Corridor	10 (3-180-160) pg. 360	-	-	N/A			
3.06	c) Gaps in Exits	10 (3-180-210) pg. 360	-	-	N/A			
3.07	Minimum Width of Exits	10 (3-180-220) pg. 361	-	-	N/A			
3.08	Swing of Exit Doors	10 (3-180-230) pg. 361	-	-	N/A			
3.09	Hardware	10 (3-180-240) pg. 362	-	-	N/A			
3.10	Revolving Doors	10 (3-180-210) p. 363	-	-	N/A			
3.11	Landings	10 (3-180-310) pg. 364	-	-	N/A			
3.12	Handrails	10 (3-180-320) pg. 364	Provided	Provided				
3.13	Construction	10 (3-180-330) pg. 364	Non-comb.	Non-comb.				
3.14	Enclosures	7 (3-8-140) pg. 337	-	-	N/A			
3.15	Head Room	10 (3-180-350) pg. 364	-	-	N/A			



20 PUBLIC ALLEY
20 PUBLIC ALLEY
N. RAVENSWOOD AVE.
N. RAVENSWOOD AVE.

I CERTIFY THAT I AM THE REGISTERED DESIGN PROFESSIONAL FOR THIS PROJECT. I ALSO CERTIFY THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THE ATTACHED PLANS FOR 5064 N. RAVENSWOOD AVE. CHICAGO, IL. 60669 DOES COMPLY WITH THE REQUIREMENTS OF CHAPTER 18-13, ENERGY CONSERVATION, OF THE MUNICIPAL CODE OF CHICAGO AS OF APRIL 22, 2009.

SIGNED: *Laszlo Simovic* ARCHITECT DATE: AUGUST 23, 2012
ILLINOIS LICENSE NUMBER: 001-012275

THESE DRAWINGS ARE PREPARED UNDER MY PROFESSIONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, ARE IN COMPLIANCE WITH THE CITY OF CHICAGO BUILDING CODE.

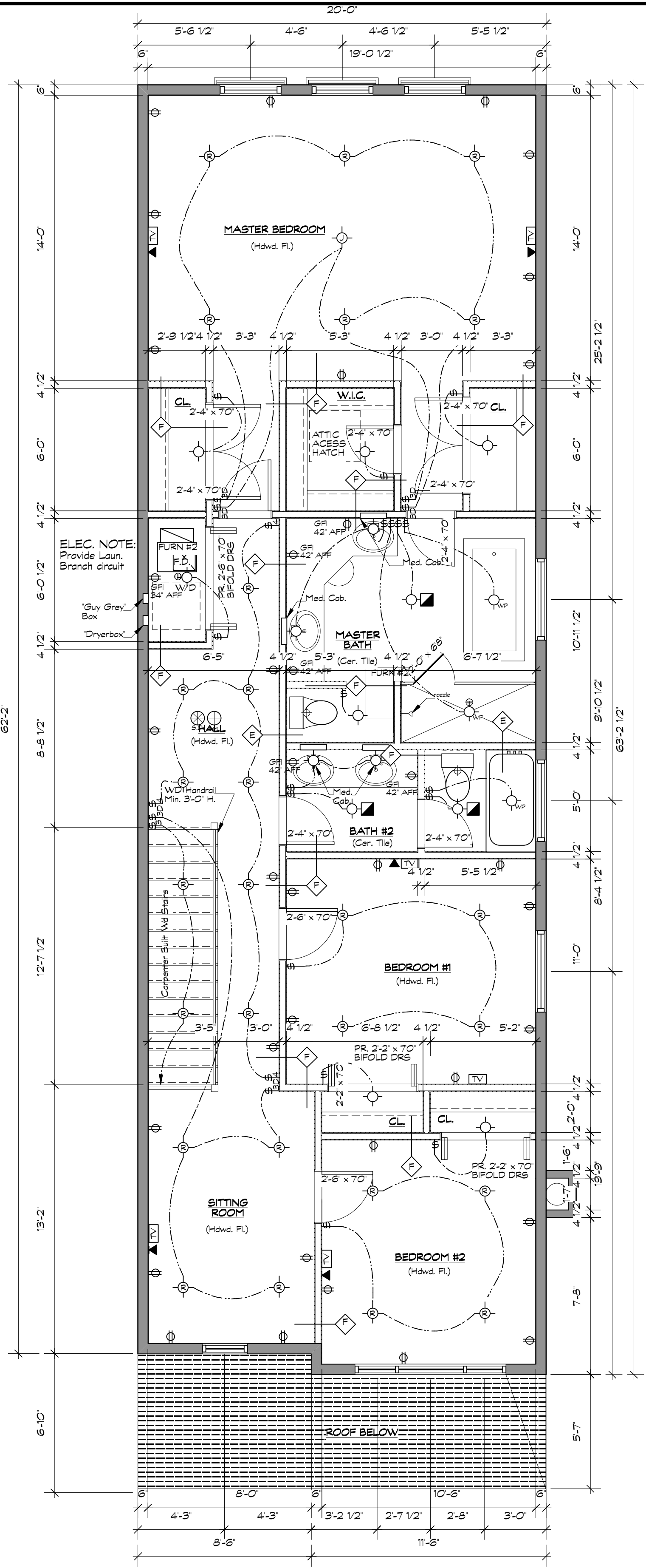
Laszlo Simovic
EX-RES 11/30/12
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ELECTRICAL NOTES

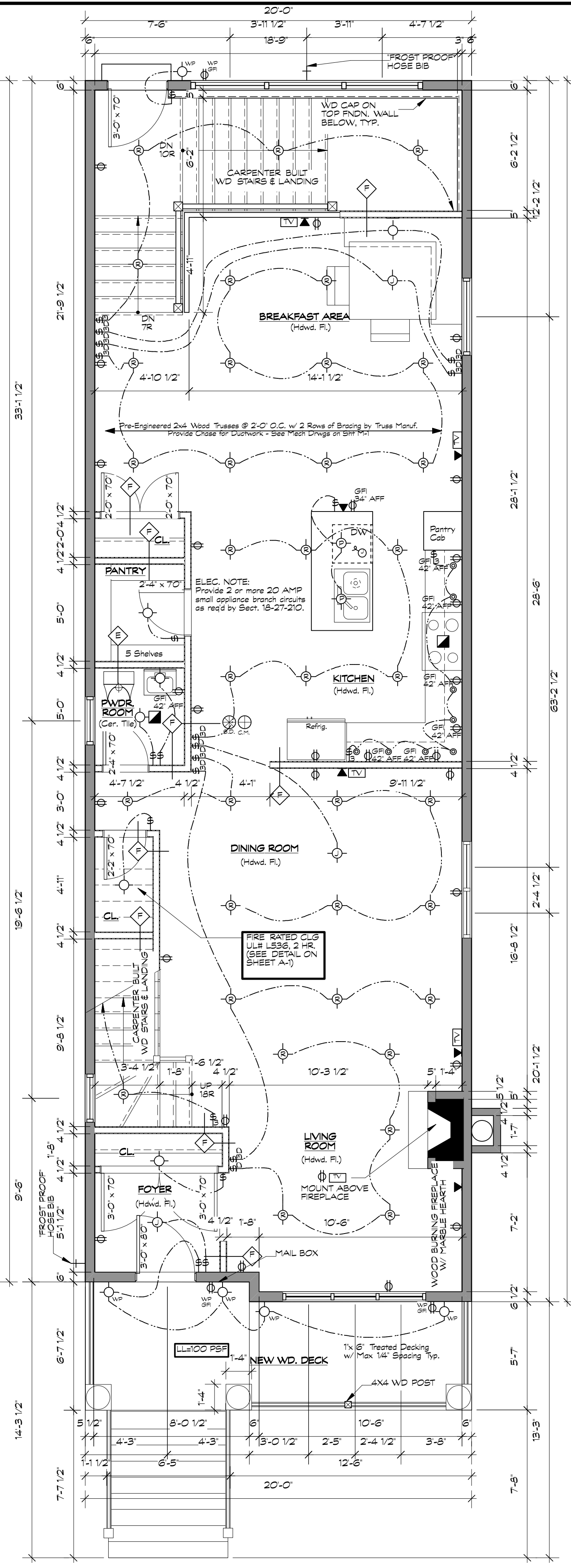
1. VERIFY ALL EXISTING CONDITIONS, DIMENSIONS AND MATERIAL IN THE FIELD. REPORT ALL DISCREPANCIES TO OWNER/ARCHITECT.
2. ALL CONDUCTORS SHALL BE COPPER. MINIMUM CONDUCTOR SIZE SHALL BE #12 AWG. ALL CONDUCTORS #10 AND LARGER SHALL HAVE THWN OR THW RATED INSULATION. ALL OTHERS SHALL HAVE THWN.
3. ALL WORK AND MATERIALS SHALL CONFORM WITH THE VILLAGE OF BURR RIDGE CODES AND OTHER GOVERNING REGULATIONS.
4. ELECTRICAL CONTRACTOR SHALL PROVIDE ALL PERMITS AND INSPECTIONS AND PAY FOR ALL FEES ASSOCIATED WITH THIS WORK.
5. ALL CONDUITS SHALL BE THIN WALL GALVANIZED STEEL OR INTERMEDIATE WALL GALVANIZED STEEL CONDUIT. EXPOSED CONDUITS SHALL ONLY BE PERMITTED IN MECHANICAL ROOMS U.N.O. ALL OTHERS SHALL BE CONCEALED FROM VIEW.
6. GROUND ALL EQUIPMENT AND ASSOCIATED ELECTRICAL WORK IN ACCORDANCE WITH CODE REQUIREMENTS.
7. PROVIDE ALL LAMPS FOR FIXTURES. PROVIDE ALL FUSES.
8. LABEL CIRCUIT BREAKERS AND DISCONNECT SWITCHES TO IDENTIFY EQUIPMENT AND DEVICES CONTROLLED. DIRECTORIES AT PANELS SHALL BE TYPED.
9. BALANCE CIRCUIT LOADS AT PANELS TO PROVIDE EQUAL OR NEAR EQUAL LOADS FOR EACH OF THE PHASES.
10. WHERE PENETRATIONS FOR ELECTRICAL DEVICES OCCUR ON OPPOSITE SIDES OF THE SAME FULL HEIGHT WALL, DO NOT LOCATE WITHIN THE SAME STUD SPACE AS A SOUND PREVENTION MEASURE.
11. SEPARATE LIGHTING CIRCUITS FROM RECEPTACLE CIRCUITS. MAX PERMITTED LEADS ON CIRCUITS SHALL BE AS FOLLOWS:
20 AMP: 1700 WATTS
15 AMP: 1200 WATTS
- EXCEPT FOR DEDICATED RECEPTACLES, OUTLETS SHALL BE FIGURED FOR 200 WATTS EACH. OTHER CIRCUIT AMPACITY SHALL BE LOADED IN ACCORDANCE WITH GOVERNING CODES AND ORDINANCES.
12. "DEDICATED CIRCUITS" SHALL BE LIMITED TO OUTLETS SERVING LIKE PIECES OF EQUIPMENT. "SEPARATE CIRCUITS" SHALL SERVE A SINGLE OUTLET OR PIECE OF EQUIPMENT.
13. PROVIDE A DEDICATED 20 AMP CIRCUIT FOR COUNTER TOP RECEPTACLES FOR KITCHEN COUNTER APPLIANCES. RECEPTACLES SHALL BE RATED FOR 20 AMP EACH.
14. LOCATE ELECTRICAL METER AND PANEL AS INDICATED ON PLANS. PROVIDE SERVICE ENTRANCE EQUIPMENT, CABLE AND CONDUIT AS REQUIRED.
15. PROVIDE TRANSFORMER AND WIRING FOR DOOR BELL AND / OR INTERCOM SYSTEM. SEE PLANS FOR ADDITIONAL EQUIPMENT REQUIREMENTS.
16. PROVIDE CONDUIT AND CABLE FOR TELEPHONES AND CABLE TV WIRING SYSTEM. PROVIDE ALL SERVICE ENTRANCE EQUIPMENT, CONNECTIONS AND MODULAR JACKS WITH TRIM PLATES. GROUND SYSTEM IN ACCORDANCE WITH CODE REQUIREMENTS AND THOSE OF THE UTILITY COMPANY. VERIFY PHONE SYSTEM CAPACITY WITH OWNER.
17. PROVIDE GROUND FAULT INTERRUPT OUTLETS AT ALL WET LOCATIONS AND AS OTHERWISE INDICATED ON PLANS.
18. PROVIDE 100 AMP SERVICE OR PANEL TO EACH UNIT.
19. USE LOCK-OUT BREAKER OR 15 AMP PLUG FUSE FOR EMERGENCY PANEL/HOUSE PANEL.
20. HOUSE LIGHTS AND EMERGENCY FIXTURES, I.E. BATTERY BACK-UP & EXIT SIGNS SHALL BE ON SEPARATE CIRCUITS TO THE EMERGENCY HOUSE PANEL. USE 1/2" CONDUIT W/ 2-#14 THHN WIRES.
21. ALL SMOKE & CARBON MONOXIDE DETECTORS SHALL BE HARD WIRED.
22. ALL BEDROOM RECEPTACLES REQUIRE ARC-FAULT BRANCH CIRCUIT PROTECTION.
23. JUNCTION BOXES & CLG FANS WILL NOT BE SUPPORTED BY CEILING FANS.
24. PROVIDE LAUNDRY BRANCH CIRCUIT.
25. PROVIDE 2 OR MORE 20 AMP SMALL APPLIANCE CIRCUITS IN KITCHENS

ELECTRICAL LEGEND

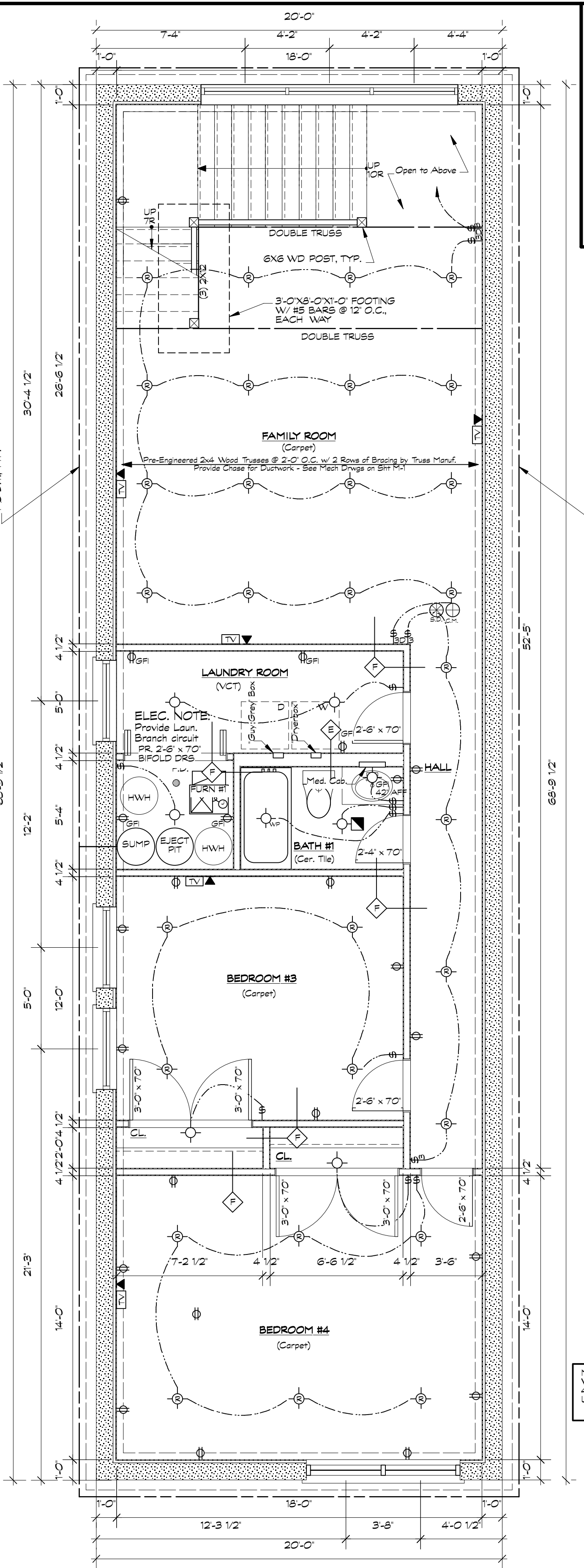
⊕	EXISTING DUPLEX OUTLET	☐	CAT - 5	⊕	THREE WAY SWITCH
⊕ or ⊕	NEW DUPLEX OUTLET	☐	EXHAUST FAN	⊕	CABLE TV OUTLET
⊕	HALF SWITCHED OUTLET	☐	EXHAUST FAN WITH LIGHT FIXTURE	(T)	THERMOSTAT
⊕	GROUND FAULT INTERRUPTER DUPLEX OUTLET	☐	DOOR RELEASE/INTERCOM/CHIME	⊕	EXISTING LIGHT FIXTURE
WP ⊕	WEATHER PROOF & GFI DUPLEX OUTLET	S.D. ⊕	110V SMOKE DETECTOR	N or ⊕	CEILING MTD LIGHT FIXTURE (NEW)
⊕	QUAD OUTLET	C.M. ⊕	CARBON MONOXIDE DETECTOR	⊕	RECESSED LIGHT FIXTURE
⊕	220 VOLT OUTLET	⊕	WALL MTD LIGHT FIXTURE (SCONCE)		
⊕	JUNCTION BOX	⊕	PULL CHAIN LIGHT FIXTURE		
⊕	WALL SWITCH (44"H. AFF)	⊕	FOUR WAY SWITCH		
⊕	PHONE JACK				



2ND FLOOR PLAN



1ST FLOOR PLAN

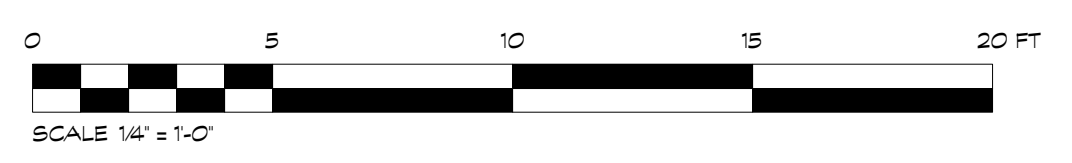


BSMT FLOOR PLAN

- GENERAL NOTES:**
- 1) ALL DIMENSIONS ARE TO BE VERIFIED BEFORE CONSTRUCTION.
 - 2) DOOR TO BE KEY-LESS IN THE DIRECTIONS OF EGRESS
 - 3) ALL DOOR FRAMES MUST BE FIRE RATED TO MATCH FIRE DOOR RATING
 - 4) BASEMENT SHALL BE FINISHED
 - 5) ALL CONDUITS, GAS PIPING, VENTS, DUCTWORK, ETC. SHALL BE IN TRUSS SPACE (CLG SHALL REMAIN CLEAN)
 - 6) ALL DOORS W/ GLAZING TO BE SAFETY GLAZING
 - 7) ALL LUMBER USED IN EXTERIOR APPLICATION IS TO BE TREATED
 - 8) ZONE R-4 4000 PSF
 - 9) SOIL: ALLOW BEARING PRESSURE = 2000 PSF TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION
 - 10) FLOOR TRUSSES - WOOD FLOOR TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH APPROVED ENGINEERING PRACTICE. SUBMIT MANUFACTURERS SEALED STRUCTURAL DRAWINGS PRIOR TO FRAMING INSPECTION.

PARTITION LEGEND

---	WALL TO REMAIN
---	WALL TO BE REMOVED
---	WALL FINISH TO BE REMOVED STUDS TO REMAIN
---	WALL TO BE CONSTRUCTED
⊕	PARTITION CONSTR. TYPE INCLD G.U.L.# - SEE SHEET A-1



LASZLO SIMOVIC, ARCHITECTS, L.L.C.
 6512 N. ARTESIAN AVE.
 CHICAGO, IL 60645-8328
 EMAIL: LASZLO@LASZLOARCH.COM
 FAX: 773-336-2226 TEL: 773-338-2225

PROJECT: NEW FRAME S.F.R. W NEW FRAME GARGE 5064 N. RAVENSWOOD AVE. CHICAGO, IL 60640

OWNER: RONNIE STILLMAN 5062 N. RAVENSWOOD AVE. CHICAGO, IL 60640

SHEET NAME: BSMT, 1ST & 2ND FL PLANS

PROJECT: 2012.106
SCALE: AS NOTED
DATE: 8/23/2012

A-2

5812 W. HIGGINS AVENUE
CHICAGO, ILLINOIS 60630



MM SURVEYING CO., INC.

PROFESSIONAL DESIGN FIRM No. 184-003233

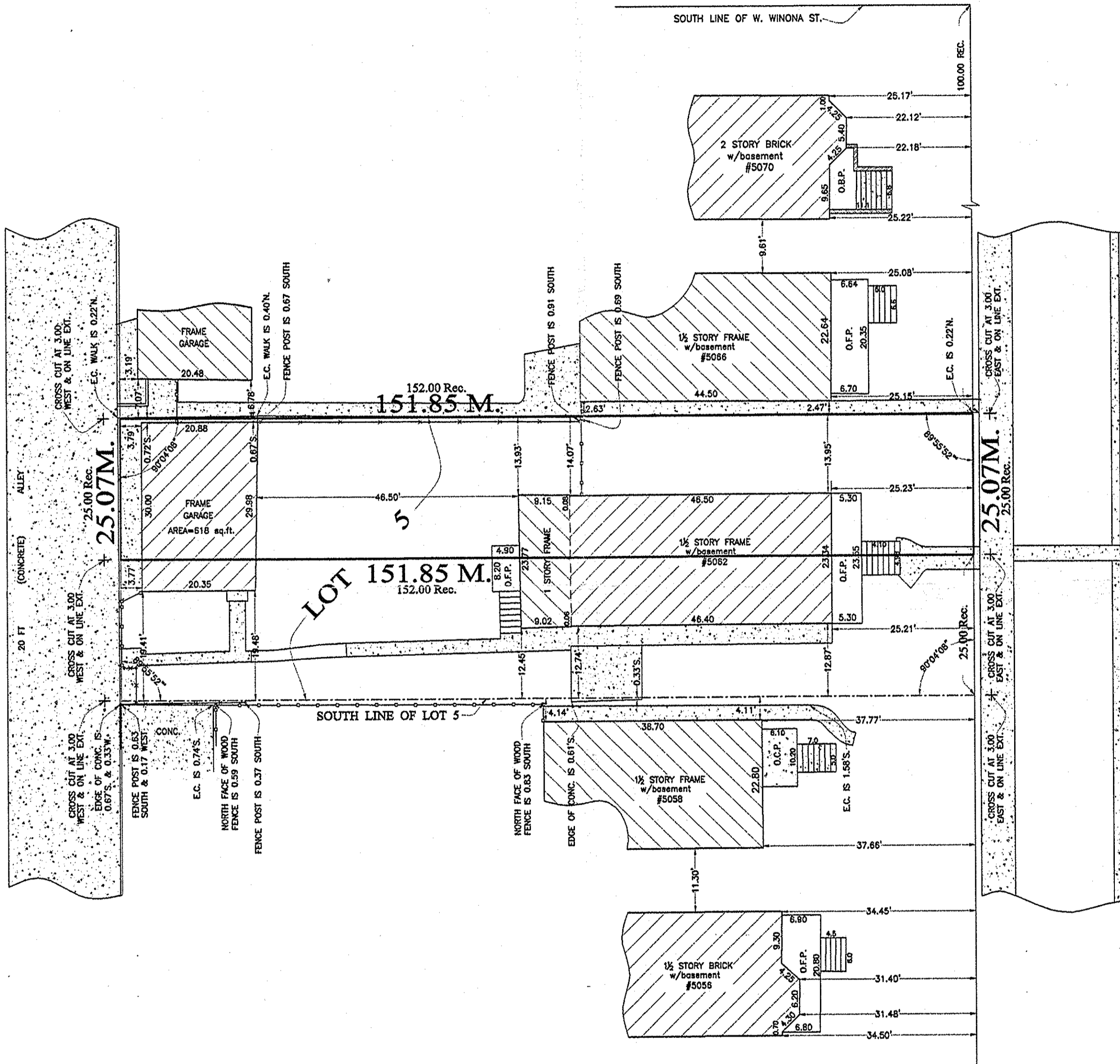
PLAT OF SURVEY OF

PHONE: (773) 282-5900
FAX: (773) 282-9424

THE NORTH HALF (N 1/2) OF LOT 5 IN BLOCK 6 IN CLYBOURN'S ADDITION TO RAVENSWOOD,
A SUBDIVISION OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 40
NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 5062 N. RAVENSWOOD AVE., CHICAGO, ILLINOIS 60640

TOTAL LAND AREA = 3,806 sq.ft.



N. RAVENSWOOD AVE.

LEGEND:

- CHAIN LINK FENCE
- WOOD FENCE
- IRON FENCE
- CONCRETE PAVEMENT
- E.F.P. --- ENCLOSED FRAME PORCH
- O.F.P. --- OPEN FRAME PORCH
- O.B.P. --- OPEN BRICK PORCH
- O.C.P. --- OPEN CONC. PORCH
- E.C. --- EDGE OF CONCRETE

Order No. 79448
Scale: 1 inch = 16 FEET
Field Completion Date: 16 JULY 2012
Ordered by: DREAM TOWN REALTY

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON, REFER TO YOUR DEED, TITLE POLICY AND LOCAL ZONING ORDINANCE, ETC.
LEGAL DESCRIPTION NOTED ON THIS PLAT WAS PROVIDED BY THE CLIENT AND MUST BE COMPARED WITH DEED AND/OR TITLE POLICY.
ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

State of Illinois ss
County of Cook ss

We, M M Surveying Co., Inc., do hereby certify that we have surveyed the above described property and that the plat hereon drawn is a correct representation said survey.



Signature: M. Mihajlovic
Date: 07-18-2012

REG. ILL. Land Surveyor No. 35-2522
LIC. EXP. NOVEMBER 30, 2012