

GENERAL NOTES

- INCLUDED AS PART OF THESE DOCUMENTS IS THE "GENERAL CONDITIONS FOR CONSTRUCTION", AIA DOCUMENT A-201, ARTICLE 1 THROUGH 14 INCLUSIVE.
- THESE DRAWINGS INDICATE THE GENERAL SCOPE OF THE PROJECT IN TERMS OF THE ARCHITECTURAL DESIGN CONCEPT, DIMENSIONS, MAJOR ELEMENTS AND MATERIALS. THESE DRAWINGS DO NOT NECESSARILY INDICATE OR DESCRIBE ALL WORK REQUIRED FOR THE FULL COMPLETION OF THE PROJECT.
- THE GENERAL CONTRACTOR AND HIS SUB-CONTRACTORS SHALL FURNISH ALL OF THOSE ITEMS AND LABOR REQUIRED FOR THE FULL COMPLETION OF THIS PROJECT IN A FIRST CLASS WORKMANSHIP LIKE MANNER.
- THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR FIELD VERIFICATION OF ALL DIMENSIONS AND CONDITIONS BEFORE EXECUTION OF ANY WORK AND SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT IN WRITING.
- THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR THE ADHERENCE TO COMPLY WITH ALL APPLICABLE CITY, STATE, AND NATIONAL CODES AND ORDINANCES.
- THE CONTRACTOR SHALL VERIFY ALL PARTITION LAYOUTS WITH THE ARCHITECT BEFORE PROCEEDING WITH ANY FRAMING.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF ALL INCOMING UTILITIES.
- WRITTEN DIMENSIONS HOLD PREFERENCE OVER SCALED DIMENSIONS. DO NOT SCALE DRAWINGS.
- THE GENERAL CONTRACTOR AND SUB-CONTRACTORS SHALL:
 - COMPLY WITH ALL LOCAL, STATE AND NATIONAL CODES AND ORDINANCES.
 - PERFORM ALL WORK IN A FIRST CLASS WORKMANSHIP LIKE MANNER AND IN NO WAY DAMAGE OR WEAKEN THE STRUCTURAL ELEMENTS OF THE BUILDING.
 - REMAIN RESPONSIBLE FOR COMPLIANCE WITH THE PROVISIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT, (OSHA) LATEST ADDITION.
 - ALL WORK SHALL BE GUARANTEED FOR ONE YEAR AFTER SUBMITTAL OF COMPLETION OF WORK.
 - MAINTAIN THROUGHOUT THE CONSTRUCTION PERIOD, A CERTIFICATE OF INSURANCE FOR ALL LIABILITIES, WITH A HOLD HARMLESS CLAUSE, PROTECTING THE OWNER AND ARCHITECT.
- THE GENERAL CONTRACTOR'S SUB-CONTRACTORS SHALL COMPLETELY HOOK-UP AND CONNECT ALL EQUIPMENT AND FURNISH ALL NECESSARY APPENDAGES.
- ALL WINDOW GLASS, MIRRORS, FLOORS AND WALL TILE SHALL BE CLEANED AND WASHED UPON COMPLETION OF THE PROJECT BY THE GENERAL CONTRACTOR.
- THE PREMISES SHALL BE KEPT IN A BROOM SWEEP FINISH CONDITION DURING ALL PHASES OF CONSTRUCTION. (ALL CONTRACTORS AND SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR CLEANING UP AND DISPOSING OF THEIR LITTER AND LEFT OVER MATERIALS ON A REGULAR BASIS, AND LEAVE THE PROJECT IN A BROOM SWEEP FINISH CONDITION UPON COMPLETION OF THEIR PORTION OF THE PROJECT).
- THE ENTIRE INSTALLATION SHALL BE PERFORMED IN A FIRST CLASS WORKMANSHIP LIKE MANNER. THE COMPLETED SYSTEMS SHALL BE FULLY OPERATIONAL. ACCEPTANCE BY THE OWNER SHALL BE A CONDITION OF THE CONTRACT.
- ALL WORK SHALL BE COORDINATED WITH ALL OTHER TRADES IN ORDER TO AVOID INTERFERENCE. PRESERVE MAXIMUM HEAD ROOM, AND AVOID OMISSIONS.
- ALL WORK PERFORMED MUST COMPLY WITH THE CITY OF CHICAGO BUILDING CODE.
- THE EXCAVATOR SHALL REMOVE ALL EXCESS MATERIAL DOWN TO 6" (SIX INCHES) BELOW FINISH GRADE, INCLUDING PARKWAYS.
- THE GENERAL CONTRACTOR SHALL PROVIDE TEMPORARY FENCING AND BARRICADES AROUND THE ENTIRE SITE TO BE PROTECTED AND AT ANY INTERIOR FLOOR OPENINGS THAT MIGHT CAUSE A HAZARD TO ALL.
- ALL CONTRACTORS AND THEIR REPRESENTATIVES WORKING ON THIS PROJECT SHALL AT ALL TIMES PRIOR AND DURING THE COURSE OF THEIR ACTIVITY BE RESPONSIBLE FOR THE SAFETY OF THEIR EMPLOYEES, AS WELL AS OTHERS AND IN THE CARE OF THE PROPERTY. EACH AS REPRESENTATIVES OF THEIR EMPLOYEES SHALL ASCERTAIN THAT THE CONDITIONS UNDER WHICH THEY WILL BE REQUIRED TO ACCOMPLISH THEIR WORK ARE SAFE WITHIN GOOD SAFETY PRACTICES AND MEET ALL CONCERNED REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT OR OTHER GOVERNING REGULATIONS. THE BEGINNING OF WORK BY A CONTRACTOR SHALL INDICATE SATISFACTION CONCERNING SAFETY AND FULL RESPONSIBILITY FOR ACCIDENTS OR DAMAGE. IF UNSATISFIED, THE CONTRACTOR SHALL INDICATE WHAT SO EVER ACTIONS OR DEVICES NECESSARY TO RENDER SAFETY CONDITIONS FOR LIFE AND PROPERTY AS ARE RELATED TO THEIR ACTIVITY. IF THE WORK OF OTHER PARTIES OUTSIDE OF THEIR ORGANIZATION IS UPON INSPECTION FOUND AT ANY TIME TO BE UNSAFE, THEY SHALL STOP WORK IMMEDIATELY AND NOTIFY THE GENERAL CONTRACTOR, ARCHITECT AND OWNER. THE BEGINNING OF WORK SHALL INDICATE SATISFACTION, ACCEPTANCE OF A CONTRACT SHALL INDICATE ACCEPTANCE OF THESE REQUIREMENTS.
- THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR CONSTRUCTION OTHER THAN SHOWN ON THESE DRAWINGS.
- ALL INTERIOR BEARING WALLS AND SHAFTS SHALL BE (1) ONE HOUR RATED CONSTRUCTION USING 5/8" TYPE 'X' U.L. RATED GYPSUM BOARD, BOTH SIDES.
- THE CONTRACTOR SHALL INSTALL SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS AS SHOWN ON THE PROJECT DRAWINGS AND AS ARE REQUIRED BY THE CITY OF CHICAGO.
- INTERIOR FINISHES SHALL NOT EXCEED CLASS 1, 0-25 FLAME SPREAD, 200 SMOKE.
- THIS SET OF PLANS IS PROTECTED UNDER UNITED STATES GOVERNMENT COPYRIGHT LAWS AND MAY NOT BE REPRODUCED, REPRINTED OR COPIED IN ANY MANNER, EXCEPT BY APPROVAL OR ARCHITECT IN WRITING. ANY PERSON OR FIRM KNOWINGLY REPRODUCING, REPRINTING OR PHOTOCOPYING ANY OF THIS WORK SHALL BE SUBJECT TO LAWSUITS AND SUCH PENALTIES AS THE LAW ALLOWS.

PROJECT DATA

PROJECT NAME: INTERIOR ALTERATIONS AND ADDITION TO EXISTING MULTI-UNIT RESIDENTIAL

PROJECT ADDRESS: 4112 W POTOMAC AVE CHICAGO, IL 60651

USE: RESIDENTIAL (2 EXISTING DWELLING UNITS)

PROJECT TYPE: ALTERATION & ADDITION

ZONING: RS-3

LOT AREA: 3,085 SQ FEET

GOVERNING CODES: ALL WORK SHALL BE IN COMPLIANCE WITH, BUT NOT LIMITED TO THE REQUIREMENTS OF THE FOLLOWING AND ANY OTHER STATE AND LOCAL CODES HAVING JURISDICTION: CHICAGO BUILDING CODE CHICAGO ZONING ORDINANCE

CONSTRUCTION TYPE: TYPE IV-A (WOOD FRAME)

OCCUPANCY: A-2 (RESIDENTIAL)

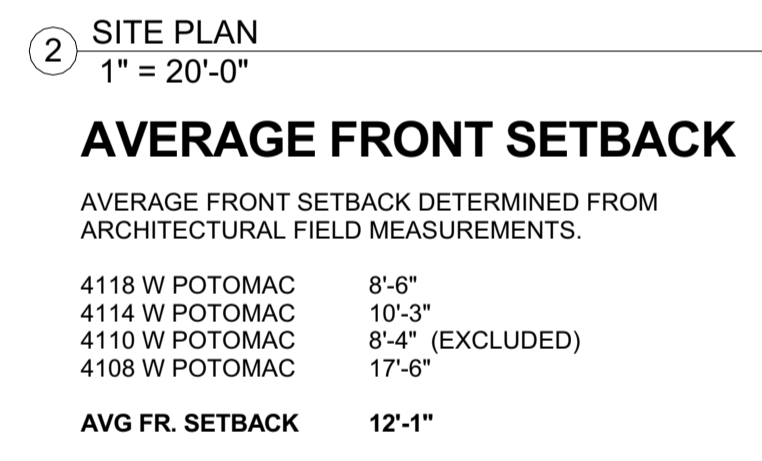
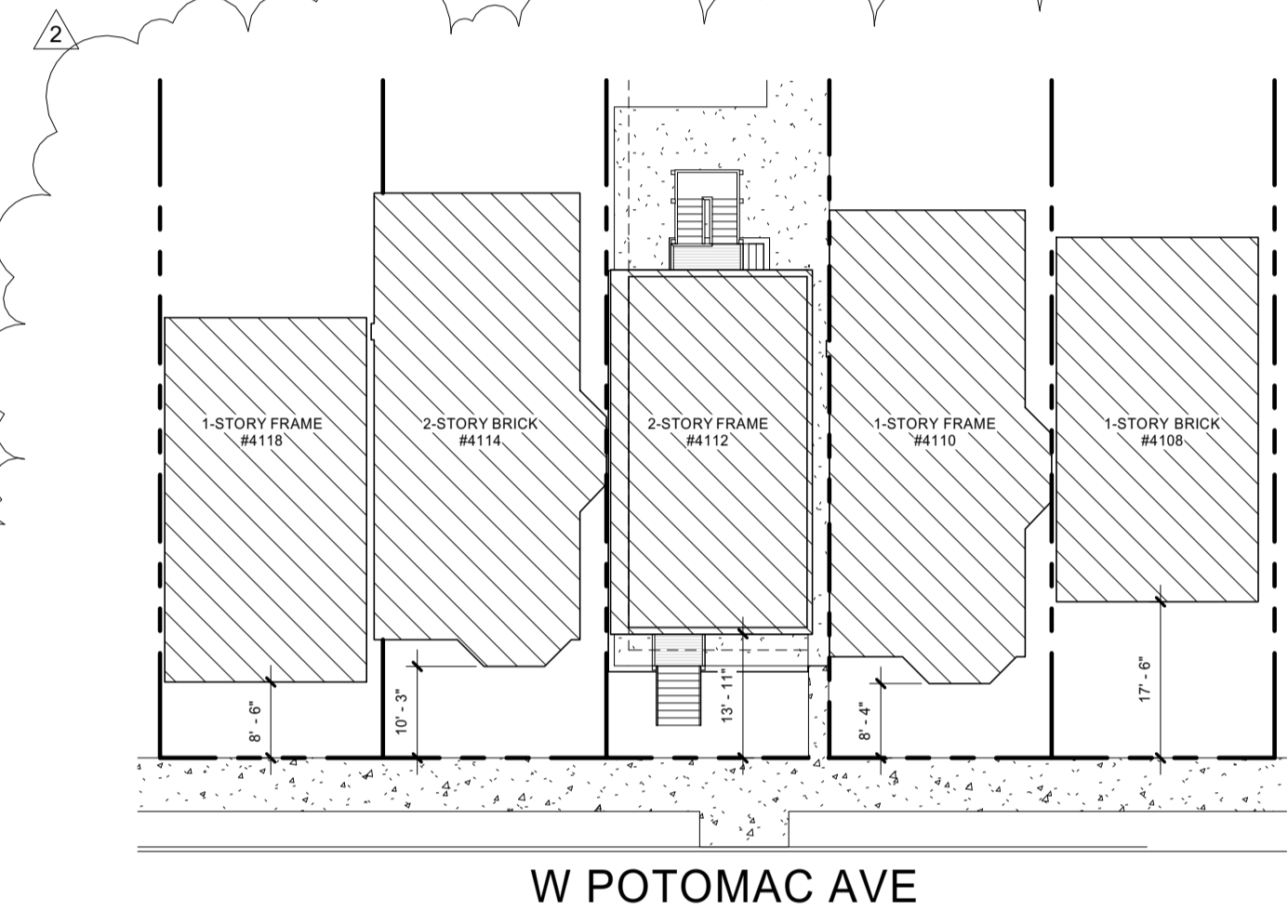
GROSS FLOOR AREA: 924 SQ FEET (BASEMENT) 924 SQ FEET (1ST FLOOR) 747 SQ FEET (2ND FLOOR) 2,595 SQ FEET TOTAL

OWNER: BNS PROPERTIES, LLC

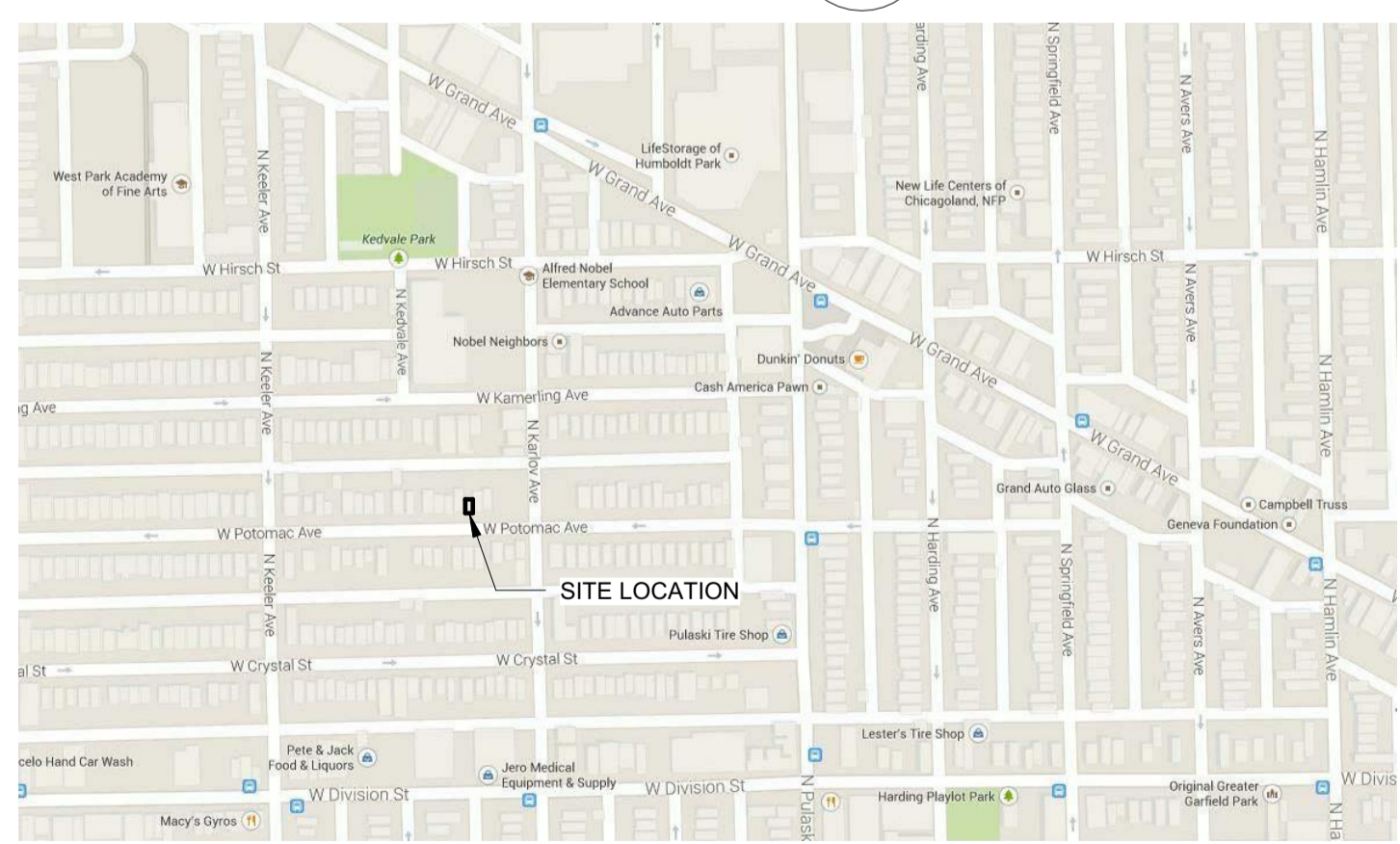
ARCHITECT: THOMAS BUDZIK TB ARCHITECTURE PC 211 S. MAPLE LN., PROSPECT HEIGHTS, IL 60070 647-235-6615 thomas@thomasarch.com

CODE MATRIX

ITEM	ISSUE	CHAPTER/ARTICLE	Ordinance Requirement	Actual	Requirement N/A	Location/Sheet No.	Agency/ Test No.	REMARKS
ZONING REQUIREMENTS								
1.01	Zoning District	CZO Title 17		RS-3	N/A	A-1		UNCHANGED
1.02	Site Area			3,085 SF	N/A	A-1		UNCHANGED
1.03	Maximum Floor Area Ratio		0.9	0.84	N/A	A-1		UNCHANGED
1.04	Maximum Permitted Height		28	28	N/A	A-4		UNCHANGED
1.05	Maximum Permitted DU's		2	2	N/A	A-1		UNCHANGED
1.06	Maximum Parking		2	0	N/A	A-1		UNCHANGED
1.07	Minimum Parking							UNCHANGED
BUILDING REQUIREMENTS								
2.01	Occupancy Classification (a)	3 (13-56) page 115	A-2					UNCHANGED
2.02	Height and Area Limitations	5 (13-48) page 323	2 STORY, 40 FT	3-STORY, 30 FT		A-1		UNCHANGED
	a) Exceptions to Area Limitations	5(13-48-090)pg 325	5,000 SF	2,895 SF	N/A	A-1		UNCHANGED
	b) Mixed Occupancy Buildings	5(13-48-100)pg 326			N/A			
2.03	Types of Construction	6 (13-60) page 329	IV-A	NA				
2.04	Mixed Occupancy Separations	3 (13-58-280)pg 118	NA	NA				
2.05	Req Hrs of Fire Resistance	6(13-60-100)pg 330						
	Exterior Bearing Walls	Table 6(13-60-100)	1 HR	1 HR				UNCHANGED
	Exterior Nonbearing Walls	Table 6(13-60-100)	1 HR	1 HR				UNCHANGED
	Interior Bearing Walls	Table 6(13-60-100)	1 HR	1 HR				UNCHANGED
	Interior Nonbearing Walls	Table 6(13-60-100)	NR	NR				UNCHANGED
	Columns	Table 6(13-60-100)	1 HR	1 HR				UNCHANGED
	Columns Supporting Roofs Only	Table 6(13-60-100)	1/2 HR	1 HR				UNCHANGED
	Beams Supporting Roofs Only	Table 6(13-60-100)	1/2 HR	1 HR				UNCHANGED
	Floor Construction	Table 6(13-60-100)	1 HR	1 HR				UNCHANGED
	Roof Construction	Table 6(13-60-100)	1/2 HR	1/2 HR				UNCHANGED
2.06	Elevator Framing	6(13-60-130)pg 331			N/A			
2.07	Mezzanine Floors	6(13-60-160)pg 332			N/A			
2.08	Basement Construction	6(13-60-170)pg 332	NC	NC				UNCHANGED
2.09	Driveways and Loading Spaces	6(13-60-210)pg 332			N/A			
2.10	Fire - Resistive Requirements	7(15-8) page 335						
	a) Fire Walls - Construction	7(15-8-010)pg 335			N/A			
	b) Parapets	7(15-8-100)pg 335,336			N/A			
	c) Stairway Enclosures	7(15-8-140)pg 337	1 HR	1 HR				UNCHANGED
	d) Elevator Enclosures	7(15-8-150)pg 337			N/A			
	e) Enclosures of Heating Rooms	7(15-8-160)pg 338			N/A			
	f) Enclosures of Walls & Chutes	7(15-8-170)pg 338			N/A			
	g) Other Enclosures	7(15-8-240)pg 339			N/A			
	h) Interior Wall and Ctg Finishes	7(15-8-380)pg 341	CLASS 1	CLASS 1		A-1		
	i) Storage Rooms over 100sq.ft	7(15-8-240)(b)pg 339						
2.11	Fire - Resistive Materials and Construction	7(15-12)page 348						ASTM
2.12	Accepted Engineering Practice: Recognized Agencies	7(15-12-050)						ASTM, ILL
2.13	Fire Protection Equipment	9(15-16) page 361						
	a) Sprinkler Systems	9(15-16-010)pg 362	NR					
	b) Special Requirements	9(15-16-030)pg 362						
EXIT REQUIREMENTS								
3.01	Types of Exits	10(13-180-040)pg 368		HOR				
3.02	Minimum Number of Exits	10(13-180-050)pg 368	2 EXITS	2 EXITS		A-3		
3.03	Travel Distance to Exits	10(13-180-110)pg 369	150 FT	< 60 FT		A-3		
	a) Increases Permitted	10(13-180-150)pg 369			N/A			
	b) Dead End Corridor	10(13-180-160)pg 369			N/A			
3.04	Capacity of Exits	10(13-180-210)pg 369	60 PER EXIT					
3.05	Minimum Width of Exits	10(13-180-220)pg 369	32 IN	32 IN		A-1		
3.06	Swing of Exit Doors	10(13-180-250)pg 369	IN SWING PERM	IN SWING				
3.07	Hardware	10(13-180-260)pg 369			N/A			
3.08	Revolving Doors	10(13-180-270)pg 369			N/A			
3.09	Landings	10(13-180-310)pg 369			N/A			
3.10	Handrails	10(13-180-320)pg 369			N/A			
3.11	Construction	10(13-180-330)pg 369			N/A			
3.12	Enclosures	7(15-8-140)pg 337			N/A			
3.13	Head Room	10(13-180-350)pg 369	7 FT 0 IN	7 FT +				



LOCATION MAP



SITE NOTES

- GENERAL CONTRACTOR TO KEEP CONSTRUCTION SITE FREE OF EXCESSIVE CONSTRUCTION DEBRIS AT ALL TIMES.
- GENERAL CONTRACTOR TO PROVIDE DUMPSTER ON SITE PER CITY OF CHICAGO REQUIREMENTS.

SCOPE OF WORK

- SCOPE OF WORK LIMITED TO THE FOLLOWING:
- REMOVAL OF ILLEGAL BASEMENT DWELLING UNIT
 - INTERIOR ALTERATIONS TO 1ST AND 2ND FLOOR PER PLAN.
 - REPLACEMENT OF EXISTING OPEN FRONT & REAR PORCHES

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 PLANS FOR 4112 W POTOMAC CHICAGO, IL 60651 COMPLIES WITH THE REQUIREMENTS OF CHAPTER 18-13, ENERGY CONSERVATION OF THE MUNICIPAL CODE OF CHICAGO, EXCEPT 18-13-303.

Thomas Budzik 12/18/14

THIS IS TO CERTIFY THAT THESE DRAWINGS WERE PREPARED UNDER MY DIRECT SUPERVISION AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE IN ACCORDANCE WITH THE BUILDING CODES AND ORDINANCES OF CHICAGO

Thomas Budzik 12/18/14

IL LIC. NO. 001-019213

IL LIC. NO. 001-019213
EXP. DATE: 11/30/2014

CHICAGO CERTIFIED

CERTIFIED CORRECTIONS

211 S MAPLE LN
PROSPECT HTS, IL
O: 877 205 3799
F: 877 260 7209
THOMAS@THOMASARCH.COM

SHEET INDEX

A-1	SITE PLAN
A-1A	CERTIFIED CORRECTIONS
A-2	DEMOLITION PLANS
A-3	FLOOR PLANS
A-4	EXTERIOR ELEVATIONS
A-5	FRAMING PLANS
A-6	WALL SECTIONS
A-7	STAIR & PORCH DETAILS
A-8	STAIR & PORCH DETAILS
E-1	ELECTRICAL PLANS
M-1	MECHANICAL PLANS
M-2	MECHANICAL NOTES / SCHEDULES

No	Description	Date
1	ISSUED FOR PERMIT	10/22/14
2	PERMIT REVISIONS	12/16/14

Project Name and Address

BNS PROPERTIES, LLC
INTERIOR ALTS AND ADD.
TO EXST. MULTI-UNIT RES

4112 W POTOMAC
CHICAGO, IL 60651

Project No. 14084

Description SITE PLAN

Sheet **A-1**