

SMITH YATES RESIDENCE

PRELIMINARY - NOT
FOR CONSTRUCTION

PROJECT DESCRIPTION

DECONVERSION OF 2 FLAT + BASEMENT, TYPE III-B BRICK BUILDING INTO A SINGLE FAMILY HOME

PROJECT TEAM

ARCHITECT: SPACE ARCHITECTS + PLANNERS
JAY KELLER - ARCHITECT OF RECORD
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STRUCTURAL ENGINEER: SP ENGINEERS
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GENERAL CONTRACTOR: COMPANY
NAME
ADDRESS
PHONE

OWNER:

PROJECT SCOPE

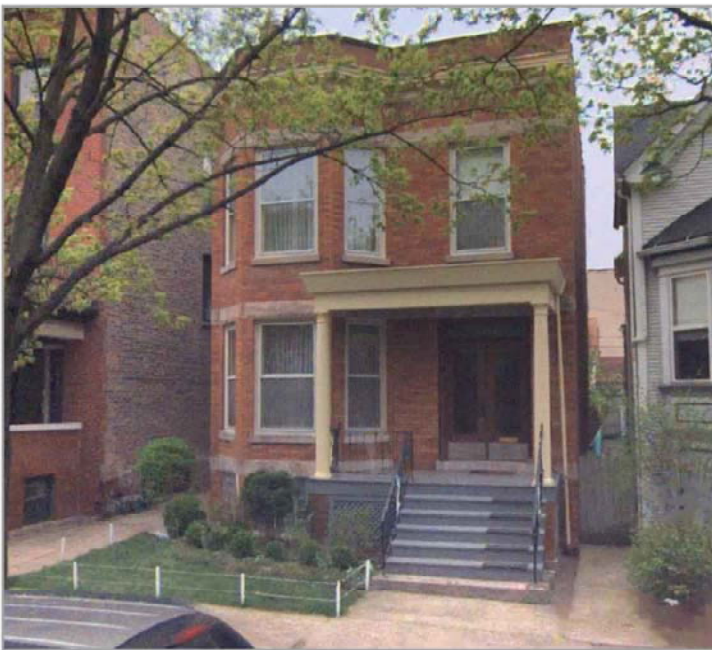
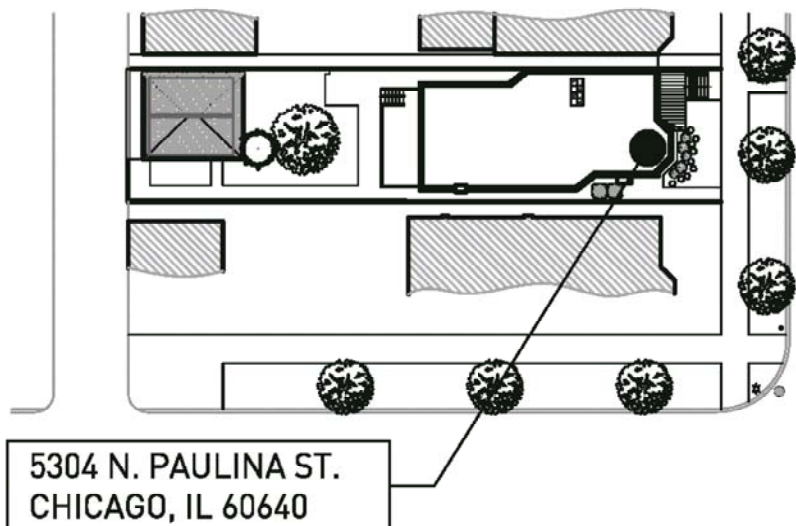
ISSUED FOR:

REVIEW / BID ZONING PERMIT AMENDED PERMIT CONSTRUCTION

WORK TO INCLUDE:

ARCHITECTURAL ACCESSIBILITY ELECTRICAL ENVIRONMENTAL FIRE PREVENTION
LANDSCAPING PLUMBING REFRIGERATION STRUCTURAL VENTILATION

KEY PLAN / BUILDING IMAGE



PROJECT DATA

| ZONING | | | | CODE / LIFE SAFETY | |
|------------------------|----------------------|----------------------|--|-----------------------------|---|
| PARCEL ZONING | RS-3 | | | BUILDING CODE | 2013 CHICAGO BUILDING CODE |
| SPECIAL USE / P.D. | N/A | | | MECHANICAL CODE | 2013 CHICAGO BUILDING CODE |
| TOTAL SITE AREA | 3,618 SQ. FT. | | | ELECTRICAL CODE | 2013 CHICAGO BUILDING CODE |
| LOT DIMENSIONS | WIDTH: 28.50 FT. | DEPTH: 126.94 FT. | | PLUMBING CODE | 2013 CHICAGO BUILDING CODE |
| | REQUIRED | ACTUAL | | ACCESSIBILITY CODE | 2013 CHICAGO BUILDING CODE |
| LOT AREA | 2,500 SQ. FT. | 3,618 SQ. FT. | | | |
| LOT AREA PER UNIT | 2,500 SQ. FT. / UNIT | 3,618 SQ. FT. / UNIT | | OCCUPANCY TYPE | RESIDENTIAL, A-1 SINGLE FAMILY HOME |
| FLOOR AREA RATIO | 0.90 | 0.69 | | | |
| BUILDABLE AREA | 2,500 SQ. FT. | 2,496 SQ. FT. | | CONSTRUCTION CLASSIFICATION | TYPE III-B |
| - BASEMENT AREA | | | | ALLOWABLE HEIGHT | 4 STORIES, 55 FT. |
| BUILDING HEIGHT | 30 FT. | 25'-7" | | ALLOWABLE AREA | 8,000 SQ. FT. |
| FRONT YARD SETBACK | 10.2 FT. | 10.4 FT. | | HEIGHT / AREA INCREASES | N/A |
| REAR YARD SETBACK | 50 FT. | 51.02 FT. | | ALLOWABLE OCCUPANCY | 125 SQ. FT. / PERSON |
| SIDE YARD SETBACK | 2.85 FT. | 3.01 FT. | | BASEMENT | 1,097 SQ. FT. |
| REAR YARD OPEN SPACE | 235 SQ. FT. | 736.5 FT. | | FIRST FLOOR | 1,097 SQ. FT. |
| BUILDING SEPARATION | 26 FT. | EXISTING - NO CHANGE | | SECOND FLOOR | 1,146 SQ. FT. |
| PEDESTRIAN STREET | N/A | N/A | | REQUIRED NUMBER OF EXITS | 2 EXITS |
| BLANK WALL REQUIREMENT | 17.5% | EXISTING - NO CHANGE | | TRAVEL DISTANCE TO EXITS | > 100 FT. |
| OFF STREET LOADING | PER C.Z.O. | EXISTING - NO CHANGE | | REQUIRED EXIT WIDTH | 36" - COMPLIES |
| OFF STREET PARKING | PER C.Z.O. | EXISTING - NO CHANGE | | AREA OF WORK | 3,340 SQ. FT. - BASEMENT, 1ST & 2ND FL. |

CODE MATRIX

| GENERAL BUILDING REQUIREMENTS PER C.Z.O & C.B.C. 2013 EDITION | | | | | | | | | |
|---|-----------------------------------|---------------------|--------------------------|---------------|-------------|------------------------|---------------------|---------|--|
| ITEM | ISSUE | CHAPTER/ ARTICLE | ORDINANCE REQUIREMENT | ACTUAL | REQUIRED/NA | LOCATION/ SHEET NO. | AGENCY/ TEST NO. | REMARKS | |
| ZONING REQUIREMENTS | | | | | | | | | |
| 1.01 | ZONING DISTRICT | CZO TITLE 17 | RS-3 | RS-3 | COMPLIES | T1.0 | | | |
| 1.02 | LOT AREA | 17-2-0303 | 2,500 SF | 3,618 SF | | | | | |
| 1.03 | MAX. FLOOR AREA RATIO | 17-2-0304 | 0.90 | | | | | | |
| 1.04 | TOTAL BUILDING AREA | | 7,500 SQ. FT. | 3,741 SQ. FT. | COMPLIES | | | | |
| 1.05 | BUILDING HEIGHT - # OF FLOORS | 17-2-0311 | 30 FT. | | | | | | |
| 1.06 | MIN. YARDS | 17-2-0305/06/09 | PER C.Z.O. | PER C.Z.O. | N/A | | | | |
| 1.07 | GRADE ELEVATION | | N/A | N/A | | | | | |
| 1.08 | OFF STREET LOADING | 17-10-0101 | PER C.Z.O. | PER C.Z.O. | N/A | | | | |
| 1.09 | OFF STREET PARKING | 17-10-0101 | PER C.Z.O. | PER C.Z.O. | N/A | | | | |
| 1.10 | LANDSCAPING | | PER C.Z.O. | PER C.Z.O. | N/A | | | | |
| 1.11 | TOWNHOUSE ORDINANCE | | N/A | N/A | N/A | | | | |
| BUILDING REQUIREMENTS | | | | | | | | | |
| 2.01 | OCCUPANCY CLASSIFICATION | 3 (13-56-010) | A-2 | A-1 | | | | | |
| 2.02 | HEIGHT & AREA LIMITATIONS | 5 (13-48) | 4 STORIES, 55 FT. | 2 STORY | COMPLIES | T1.0 | | | |
| | A. EXCEPTIONS TO AREA LIMITATIONS | 5 (13-48-090) | N/A | N/A | | | | | |
| | B. MIXED OCCUPANCY BUILDING | 5 (13-48-100) | N/A | N/A | | | | | |
| 2.03 | TYPES OF CONSTRUCTION | 6 (13-60) | III-B | III-B | COMPLIES | T1.0 | | | |
| 2.04 | MIXED OCCUPANCY SEPARATIONS | 3 (13-56-280) | N/A | N/A | | | | | |
| 2.05 | REQ. HRS. OF FIRE RESISTANCE | 6 (13-60-100) | 3 HR. | 3 HR. | COMPLIES | T1.0 | | | |
| | EXT. BEARING WALLS | 6 (13-60-100) | 2 HR. | N/A | N/A | | | | |
| | EXT. NON-BEARING WALLS | 6 (13-60-100) | 1 HR. | 1 HR. | COMPLIES | T1.0 | | | |
| | INT. BEARING WALLS | 6 (13-60-100) | 1/2 HR. | 1 HR. | COMPLIES | T1.0 | | | |
| | INT. NON-BEARING WALLS | 6 (13-60-100) | 1 HR. | 1 HR. | COMPLIES | T1.0 | | | |
| | COLUMNS | 6 (13-60-100) | 1/2 HR. | 1 HR. | COMPLIES | T1.0 | | | |
| | COLUMNS SUPPORTING ROOFS | 6 (13-60-100) | 1 HR. | 1 HR. | COMPLIES | T1.0 | | | |
| | BEAMS | 6 (13-60-100) | 1 HR. | EXISTING | EXISTING | | | | |
| | BEAMS SUPPORTING ROOFS | 6 (13-60-100) | 1 HR. | EXISTING | EXISTING | | | | |
| | FLOOR CONSTRUCTION | 6 (13-60-100) | 1/2 HR. | EXISTING | EXISTING | | | | |
| | ROOF CONSTRUCTION | 6 (13-60-100) | | N/A | N/A | | | | |
| 2.06 | ELEVATOR FRAMING | 6 (13-60-130) | | N/A | N/A | | | | |
| 2.07 | MEZZANINE FLOORS | 6 (13-60-160) | | N/A | N/A | | | | |
| 2.08 | BASEMENT CONSTRUCTION | 6 (13-60-170) | | EXISTING | EXISTING | | | | |
| 2.09 | DRIVEWAYS & LOADING SPACES | 6 (13-60-210) | | EXISTING | EXISTING | | | | |
| 2.10 | FIRE RESISTIVE REQUIREMENTS | 7 (15-8) | | | | | | | |
| | A. FIRE WALLS - CONSTRUCTION | 7 (15-8-010) | | EXISTING | EXISTING | | | | |
| | B. PARAPETS | 7 (15-8-100) | | EXISTING | EXISTING | | | | |
| | C. STAIRWAY ENCLOSURES | 7 (15-8-140) | 1 HR. | 1 HR. | COMPLIES | | | | |
| | D. ELEVATOR ENCLOSURES | 7 (15-8-150) | | N/A | N/A | | | | |
| | E. ENCLOSURES OF HEATING ROOMS | 7 (15-8-190) | | N/A | N/A | | | | |
| | F. ENCLOSURE OF WELLS & CHUTES | 7 (15-8-170) | | N/A | N/A | | | | |
| | G. OTHER ENCLOSURES | 7 (15-8-240) | | N/A | N/A | | | | |
| | H. INTERIOR WALL & CLNG. FINISHES | 7 (15-8-370) | CLASS 1 | CLASS 1 | COMPLIES | A1.1 | | | |
| | I. STORAGE ROOMS OVER 100 SQ. FT. | 7 (15-8-240) | | N/A | N/A | | | | |
| 2.11 | FIRE RESISTIVE MATERIALS | 7 (15-12) | PER C.B.C. | PER C.B.C. | COMPLIES | T1.0 | | | |
| 2.12 | FIRE RESISTIVE AGENCY | 7 (15-12-050) | | | | | | | |
| 2.13 | FIRE PROTECTION EQUIPMENT | 9 (15-16) | PER C.B.C. | U.L. & G.A. | COMPLIES | A1.1 | | | |
| | A. SPRINKLER SYSTEM | 9 (15-16-010) | | N/A | N/A | | | | |
| | B. SPECIAL REQUIREMENTS | 9 (15-16-030) | | N/A | N/A | | | | |
| EXIT REQUIREMENTS | | | | | | | | | |
| 3.01 | TYPES OF EXITS | 10 (13-160-030) | PER C.B.C. | PER C.B.C. | COMPLIES | T1.0 | | | |
| 3.02 | MIN. NUMBER OF EXITS | 10 (13-160-050) | 2 EXITS | 2 | COMPLIES | A1.1-1.2 | | | |
| 3.03 | TRAVEL DISTANCE TO EXITS | 10 (13-160-110) | >100 FT. | >100 FT. | COMPLIES | A1.1-1.2 | | | |
| | A. INCREASES PERMITTED | 10 (13-160-150) | | N/A | N/A | | | | |
| | B. DEAD END CORRIDOR | 10 (13-160-160) | | N/A | N/A | | | | |
| 3.04 | CAPACITY OF EXITS | 10 (13-160-210) | 60 PERSONS/UNIT | 60 PERSONS | COMPLIES | | | | |
| 3.05 | MIN. WIDTH OF EXITS | 10 (13-160-220) | 32" | 32" | COMPLIES | A1.1-1.2 | | | |
| 3.06 | SWING OF EXIT DOORS | 10 (13-160-250) | INSWING | INSWING | COMPLIES | A1.1-1.2 | | | |
| 3.07 | HARDWARE | 10 (13-160-260) | KEYLESS | KEYLESS | | | | | |
| 3.08 | REVOLVING DOORS | 10 (13-160-270) | | N/A | N/A | | | | |
| 3.09 | LANDINGS | 10 (13-160-310) | WIDTH OF STAIR OR 48" | COMPLIES | COMPLIES | A1.1-1.2 | | | |
| 3.10 | HANDRAILS | 10 (13-160-320) | 34-38" | 34" | COMPLIES | A2.0 | | | |
| 3.11 | CONSTRUCTION | 10 (13-160-330) | COMB. | COMB. | COMPLIES | T1.0 | | | |
| 3.12 | ENCLOSURES | 10 (13-160-340) | | N/A | N/A | | | | |
| 3.13 | HEAD ROOM | 10 (13-160-350) | 6'-8" | 6'-8" | COMPLIES | T1.0 | | | |

CERTIFICATION STATEMENTS

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

SIGNED: DATE: 06.06.2014

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 - ADDRESS - FULLY COMPLY WITH THE REQUIREMENTS OF CHAPTER 18-13 ENERGY CONSERVATION OF THE MUNICIPAL CODE OF CHICAGO AS EFFECTIVE APRIL 22, 2009

SIGNED: DATE: 06.06.2014

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY A LICENSED ARCHITECT - WORKING FOR A STATE OF ILLINOIS LICENSED ARCHITECTURAL DESIGN FIRM - PER THE STATE OF ILLINOIS ARCHITECT OR ENGINEER REGISTRATION ACT OF 1989
STATE LICENSE NUMBER: 184.005142

SIGNED: DATE: 06.06.2014

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CONSULTANTS

PROJECT NAME:

SMITH YATES RESIDENCE

PROJECT INFO

PROJECT NO.
14.013.03

PROJECT TEAM:
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ANGEL VALTIERRA
MARIA CONTRERAS

ISSUE

06.09.14 - ISSUED FOR BID
06.24.14 - ISSUED FOR REVISED BID
00/00/00 - ISSUED FOR
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CERTIFICATION

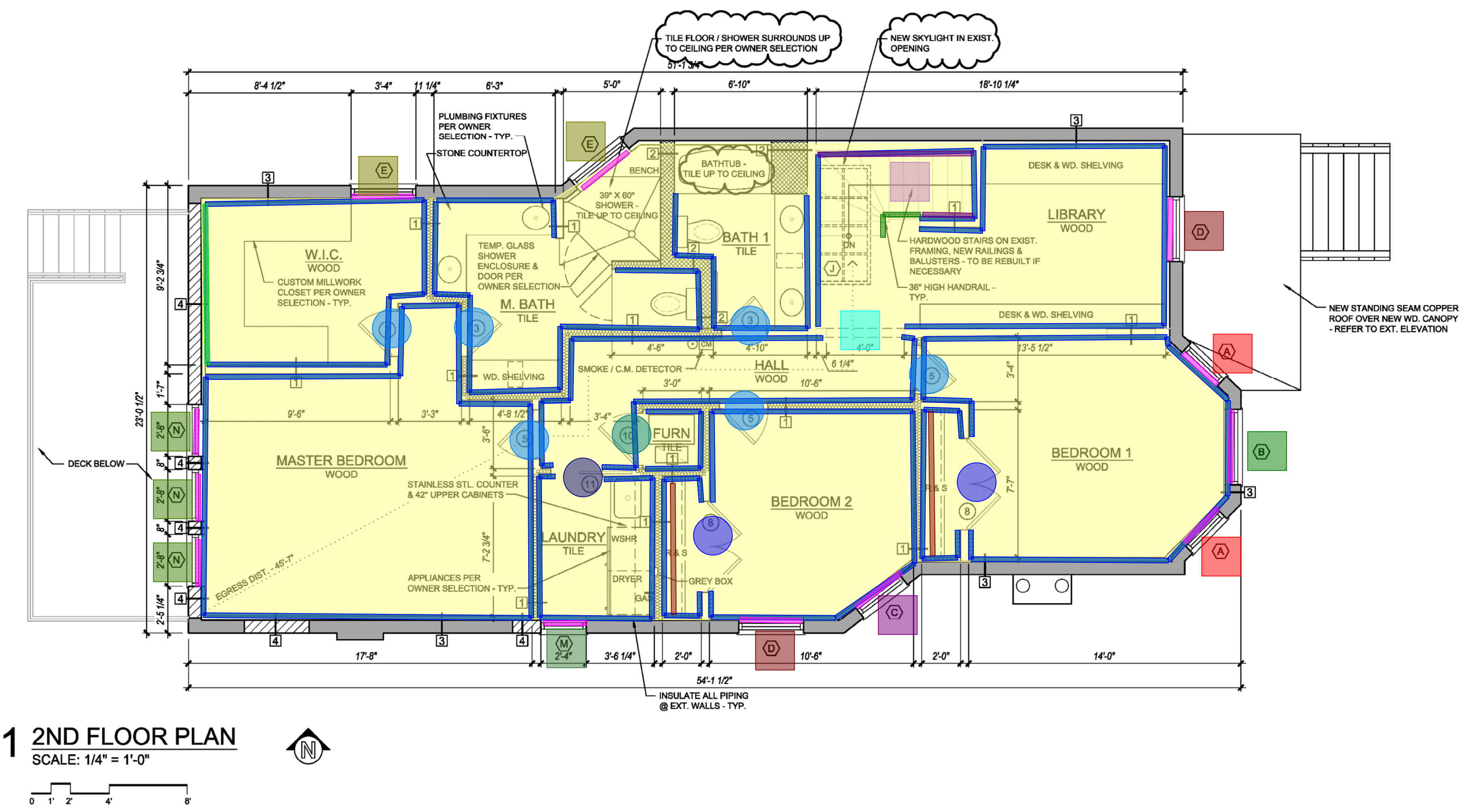
SHEET TITLE

PROJECT DATA

SHEET #

T1.0

- 9'DW WALLS LES 3,733 SF
- WOOD BASE PTD. 415 LF
- RAILINGS INT.(WOOD PICKET RAILING)PTD. 3 LF
- DBL. WOOD FRAME PAINTED 1 EA
- TYPE III WD. DOOR PTD. & WD. FRAME PTD. 6 EA
- TYPEVII WD. DOOR PTD. & WD. FRAME PTD. 1 EA
- TYPE VI WD. DOOR PTD. & WD. FRAME PTD. (LOUVERED) 1 EA
- TYPE V DBL. WOOD FRAME & DBL. WOOD DOOR PTD. 2 EA
- WOOD WINDOW SILLS W/APRON PTD. 33 LF
- TYPE E WOOD WINDOWS PTD. 2 EA
- TYPE D WOOD WINDOWS PTD. 2 EA
- TYPE A WOOD WINDOWS PTD. 2 EA
- TYPE B WOOD WINDOWS PTD. 1 EA
- TYPE C WOOD WINDOWS PTD. 1 EA
- TYPE M WOOD WINDOWS PTD. 1 EA
- TYPE N WOOD WINDOWS PTD. 3 EA
- DW CLG. PTD. FLAT 1,137 SF
- INTERIOR STAIR FLIGHTS 1 EA
- WOOD SHELF PTD. 14 LF
- RAILINGS (1 RUNG WOOD RAILING) 11 LF



■ EXTERIOR WOOD PORCH SKIRTING PAINTED SF 19 SF

● EXTERIOR COLUMNS PAINTED 2 EA

■ EXTERIOR CORNICE PAINT LF 26 LF

■ EXTERIOR WOOD LAP SIDING PAINTED SF 111 SF

