

BUILDING ALTERATIONS AS PER PLANS

917-921 S. WESTERN AVE, Chicago, IL 60612

SHEET INDEX

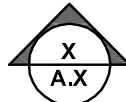

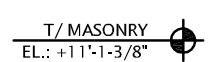
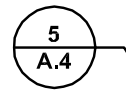


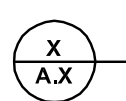


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SYMBOLS

PROJECT CONTACTS

	ELEVATION TAG TOP - ELEVATION NUMBER BOTTOM - SHEET NUMBER		DOOR TAG NUMBER DENOTES DOOR, REFERENCE TO DOOR SCHEDULE
			ELEVATION BENCHMARK
	DETAIL TAG TOP - DETAIL NUMBER BOTTOM - SHEET NUMBER		WALL TYPE TAG
			REVISION INDICATION
	SECTION TAG TOP - SECTION NUMBER BOTTOM - SHEET NUMBER		NORTH INDICATION
			ROOM TAG - ROOM NAME - FLOOR FINISH - ROOM NUMBER

CLIENT/ OWNER

Jason Fairchild
917-921 Western Ave,
Chicago, IL 60645

BUILDING DEPARTMENT

City of Chicago
Department of Buildings
121 N. LaSalle
Chicago, IL

PROJECT NAME:
BUILDING ALTERATION
AS PER PLANS

PROJECT ADDRESS:
917-21 S. WESTERN AVE.
CHICAGO, IL. 60612

SHEET TITLE:
COVER SHEET

SUMMARY OF WORK

- ADDRESS ALL ITEMS PER VIOLATION LETTER
- DEMOLITION OF EXISTING NON-CONFORMING, REAR WOOD STAIR & RENOVATIONS AS PER PLANS FOR OF NON-CONFORMING BASEMENT

GENERAL NOTES

THESE DRAWINGS INDICATE THE GENERAL SCOPE OF THE PROJECT IN TERMS OF THE ARCHITECTURAL DESIGN CONCEPT. AS SCOPE DOCUMENTS THESE DRAWINGS DO NOT NECESSARILY INDICATE OR DESCRIBE ALL THE WORK REQUIRED FOR FULL PERFORMANCE AND/OR COMPLETION OF ALL REQUIREMENTS OF THE CONTRACT DOCUMENTS. ON THE BASIS OF THE GENERAL SCOPE DESCRIBED, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO FURNISH ALL ITEMS REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL SUPERSEDE AND HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED IMMEDIATELY OF ANY VARIATIONS FROM THE DIMENSIONS SHOWN BY THESE DRAWINGS.

THE ARCHITECT/ENGINEERS RESPONSIBILITY EXTENDS ONLY AND SOLELY TO THE PREPARATION OF THESE DRAWINGS, THE ARCHITECT/ENGINEER ASSUMES NO RESPONSIBILITY FOR SUPERVISION OF ANY WORK NOR FOR ANY LIABILITY IN ERECTION, INSTALLATION, OR CONSTRUCTION DURING THE PERFORMANCE OF ANY WORK AS MAY BE REQUIRED BY THESE DRAWINGS AND SPECIFICATIONS.

THE ARCHITECT IS NOT RESPONSIBLE FOR THE FAILURE OF THE CONTRACTOR(S) TO EXECUTE NECESSARY WORK AND SUPPLY REQUIRED MATERIALS FOR PROPER COMPLETION OF THIS PROJECT, AND MAKES NOT WARRANTY SAID OR IMPLIED ON THESE CONSTRUCTION DOCUMENTS.

ALL CHANGES WITH REGARD TO THE SCOPE OF THESE DOCUMENTS SHALL BE FINALIZED WITH THE ARCHITECT AND OWNER AND COMMUNICATED IN WRITING TO THE CONTRACTOR(S). THE AGREEMENT BETWEEN THE ARCHITECT AND ANY OTHER PARTY INVOLVED WITH THIS STRUCTURE DOES NOT INCLUDE ON-SITE INSPECTIONS AND OBSERVATION, AND DUE TO THE FACT THAT THE ARCHITECT HAS COMPLETED ONLY WORKING DRAWINGS FOR THIS STRUCTURE, THE ARCHITECT CANNOT ASSUME RESPONSIBILITY FOR CONSTRUCTION, CONSTRUCTION METHODS, OR SAFETY PRECAUTIONS USED BY CONTRACTOR(S).

THE OWNER, BUILDER, AND CONTRACTORS SHALL INDEMNIFY AND HOLD HARMLESS THE ARCHITECT FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES ARISING OUT OF, OR RESULTING FROM THE PERFORMANCE OF THE WORK. ARCHITECT ASSUMES RESPONSIBILITY FOR HIS DRAWINGS AND THEIR CONTENTS ONLY.

CONTRACTOR SHALL VERIFY FIELD MEASUREMENTS OF EXISTING CONDITIONS AND REPORT TO ARCHITECT ANY DISCREPANCIES WITH THE CONSTRUCTION DOCUMENTS

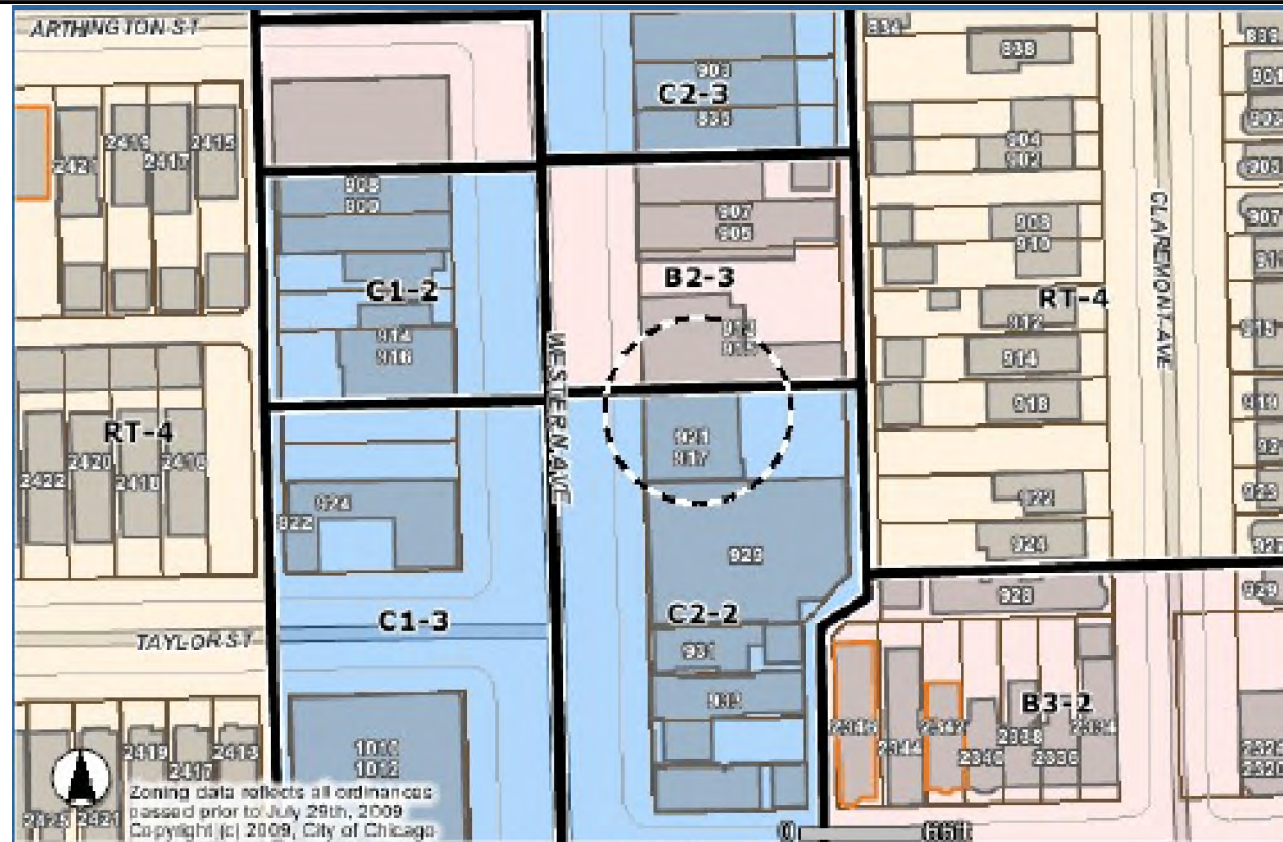
REVISIONS:

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ISSUED FOR REVIEW:
11-05-2009

ZONING MAP



STATEMENT

I CERTIFY THAT I AM THE DESIGN PROFESSIONAL OF RECORD FOR THIS PROJECT. I ALSO CERTIFY THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THE ATTACHED PLANS FOR 917-921 S. WESTERN AVE, CHICAGO IL 60612 DO NOT NEED TO COMPLY WITH THE REQUIREMENTS OF CHAPTER 18-13, ENERGY CONSERVATION, OF THE MUNICIPAL CODE OF CHICAGO, DATED APRIL 22, 2009. THE PROJECT NEED NOT COMPLY BECAUSE:

THE PROJECT ADDRESSES ALTERATION OF UNCONDITIONED SPACES, NO CHANGES TO THE THERMAL ENVELOPE ARE PROPOSED

DATE

STATEMENT

I HAVE PREPARED OR CAUSED TO BE PREPARED UNDER MY DIRECT SUPERVISION, THE ATTACHED DRAWINGS AND SPECIFICATIONS, AND STATE THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THEY COMPLY WITH THE ZONING AND BUILDING CODES OF THE CITY OF CHICAGO AND THE ACCESSIBILITY STANDARDS OF THE STATE OF ILLINOIS

DATE:

seal:
exp. 11/30/2010

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SHEET NUMBER:

G.1





City of Chicago
 Department of Buildings
 Richard Monacchio, Commissioner
 20 North LaSalle Avenue
 Chicago, IL 60604

JASON L FATHLOL
 917 S WESTERN AVE
 CHICAGO IL 60612

Hanson Case ID: 217879

Address:
 917 - 921 S WESTERN AVE CHICAGO IL 60612
 Dept of Buildings NOV # 50900217879
 Case Group STANDARD

Administrative Complaint

Date of Notice 06/24/2009

YOU ARE HEREBY NOTIFIED THAT THE DEPARTMENT OF BUILDINGS HAS CITED THE ABOVE PROPERTY FOR ALLEGED VIOLATION(S) OF THE CHICAGO MUNICIPAL CODE. THE ALLEGED VIOLATIONS COULD BE SERIOUS AND THEREFORE MUST BE IMMEDIATELY CORRECTED.

THE DEPARTMENT CONSIDERS SUCH ALLEGED VIOLATIONS AS CONTINUING ON EACH SUCCEEDING DAY AFTER THE INSPECTION DATE, UNTIL EVIDENCE HAS BEEN BROUGHT TO THE DEPARTMENT SHOWING THAT SUCH VIOLATIONS HAVE BEEN PROPERLY CORRECTED, PURSUANT TO SATISFACTORY PLANS AND PERMITS, WHEN APPLICABLE.

IF YOU HAVE ANY QUESTIONS REGARDING THESE VIOLATIONS, PLEASE FEEL FREE TO CALL THE AREA SUPERVISOR BETWEEN 9:30 AM AND 11:30 AM, AT THE PHONE NUMBER LISTED BELOW.

Inspection Number	2647531
Date of Inspection	5/19/2009
Inspected By	BL00654
Supervisor ID	BL00251
Supervisor Phone	(312) 743-1000
Recommendation	AH
CA	28
Bureau	CONSERVATION

That on the inspection date and on each succeeding day thereafter and on numerous other occasions, the respondent(s) had an interest in the property as defined by 2-14-151 and failed to comply with the Municipal Code of the City of Chicago as follows:

- CN063014
Failed to maintain chimney in safe and sound working condition. (13-196-590, 13-196-530(b) and (c), 13-196-641)
south center chimney spalling bricks, spalling cement coating *old elevator shaft*
- CN197019
Install and maintain approved smoke detectors. (13-196-100 thru 13-196-160) Install a smoke detector in every dwelling unit, install one on any living level with a habitable room or unenclosed heating plant, on the uppermost ceiling of unenclosed porch stairwell, and within 15 feet of every sleeping room. Be sure the detector is at least 4 inches from the wall, 1 to 12 inches from the ceiling, and not above door or window.
missing smoke detector front stairs at top
- CN015052
Failed to remove obstruction from exitway that hampers travel and evacuation. (13-160-070, 13-196-080)
burglar gate front entry at 3rd floor unit
- CN070014
Failed to maintain exterior stairways in safe condition and in sound repair. (13-196-570, 13-196-641)
rear wood stairs 2nd to 3rd floor is pulling on roof with unknown loading, missing joist hangers stringers not properly connected loose guard and handrails all pickets are on the outside 4x6 columns are sitting on the roof deck plans and permit for repairs
- CN106015
Failed to maintain interior stairway system in safe condition and sound repair. (13-196-570)
front interior stairs at 3rd floor missing landing door opens unto stairs

- CN02011
Perform or allow work to be performed without submitting plans prepared, signed and sealed by a licensed architect or registered structural engineer for approval and without obtaining a permit to perform the work. (13-32-010, 13-32-040, 13-40-020, 13-12-050)
2nd and 3rd floor has been changed from commercial use into residential use provide plans and permit for change of use in a commercial building
- CN103015
Failed to maintain floor free from holes and wide cracks and free from loose, warped, protruding or rotting floor boards. (13-196-540(a) and (b))
temporary wood columns have been installed in north basement, thru out for showing up the first floor permit for repairs
- CN078054
Failed to connect downspout to sanitary sewer. (18-29-1101)
3 downspouts at rear are not connected to sewer system

End of Violations

*** SMOKE DETECTORS ARE REQUIRED BY LAW IN ALL DWELLING UNITS. THEY ARE A MATTER OF LIFE AND DEATH. FAILURE TO INSTALL WILL RESULT IN SERIOUS PENALTIES. ***

When applying for a permit, bring this notice with you to the Department of Construction and Permits ("DCAP"), located at City Hall, 9th Floor, 121 North LaSalle Street. You may be eligible to obtain a permit from one of DCAP's satellite offices, use the permit wizard located on the department website for DCAP at the link www.cityofchicago.org. Contact DCAP for information regarding obtaining a permit.

*** BRING THIS ADMINISTRATIVE COMPLAINT AND THE NOTICE OF VIOLATION AND SUMMONS WITH YOU WHEN ATTENDING THE HEARING. ***

Violation Matrix

ITEM NUMBER	SHEET REFERENCED	LOCATION	DESCRIPTION
1	A.4	ELEVATOR SHAFT	REPAIR AND TUCKPOINT SPALLING BRICK AND CEMENT COATING AT ELEVATOR SHAFT
2	A.4	TOP OF FRONT STAIRS	INSTALL COMBINATION SMOKE/ CARBON MONOXIDE DETECTORS AT TOP OF FRONT STAIR
3	A.4	3RD FLOOR FRONT ENTRY	REMOVE METAL BURGLAR GATE AT THIRD FLOOR UNIT FRONT ENTRY
4	A.3, A.4	3RD FLOOR REAR STAIR	REPLACE NON-CONFORMING REAR STAIR PER PLANS, SEE SHT. A.5
5	A.4	3RD FLOOR FRONT ENTRY	RELOCATE EXISTING DOOR TO CREATE NEW LANDING PER CODE AS PER PLANS
6	A.3, A.4	2ND AND 3RD FLOOR	SECOND AND THIRD FLOOR EXISTING RESIDENTIAL USE PER EXISTING FLOOR PLANS
7	A.1	NORTH BASEMENT	REPLACE DEFECTIVE COLUMNS AND INSTAL METAL HARDWARE PER PLANS
8	A.2	1ST FLOOR AT REAR	CONNECT EXISTING DOWNSPOUTS TO EXISTING SEWER SYSTEM

LEGEND:

5 — REFERENCE MARKER

VIOLATION LETTER

SCALE: N.T.S.



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PROJECT NAME:
 BUILDING ALTERATION AS PER PLANS

PROJECT ADDRESS:
 917-21 S. WESTERN AVE.
 CHICAGO, IL. 60612

SHEET TITLE:
 VIOLATION LETTER

REVISIONS:

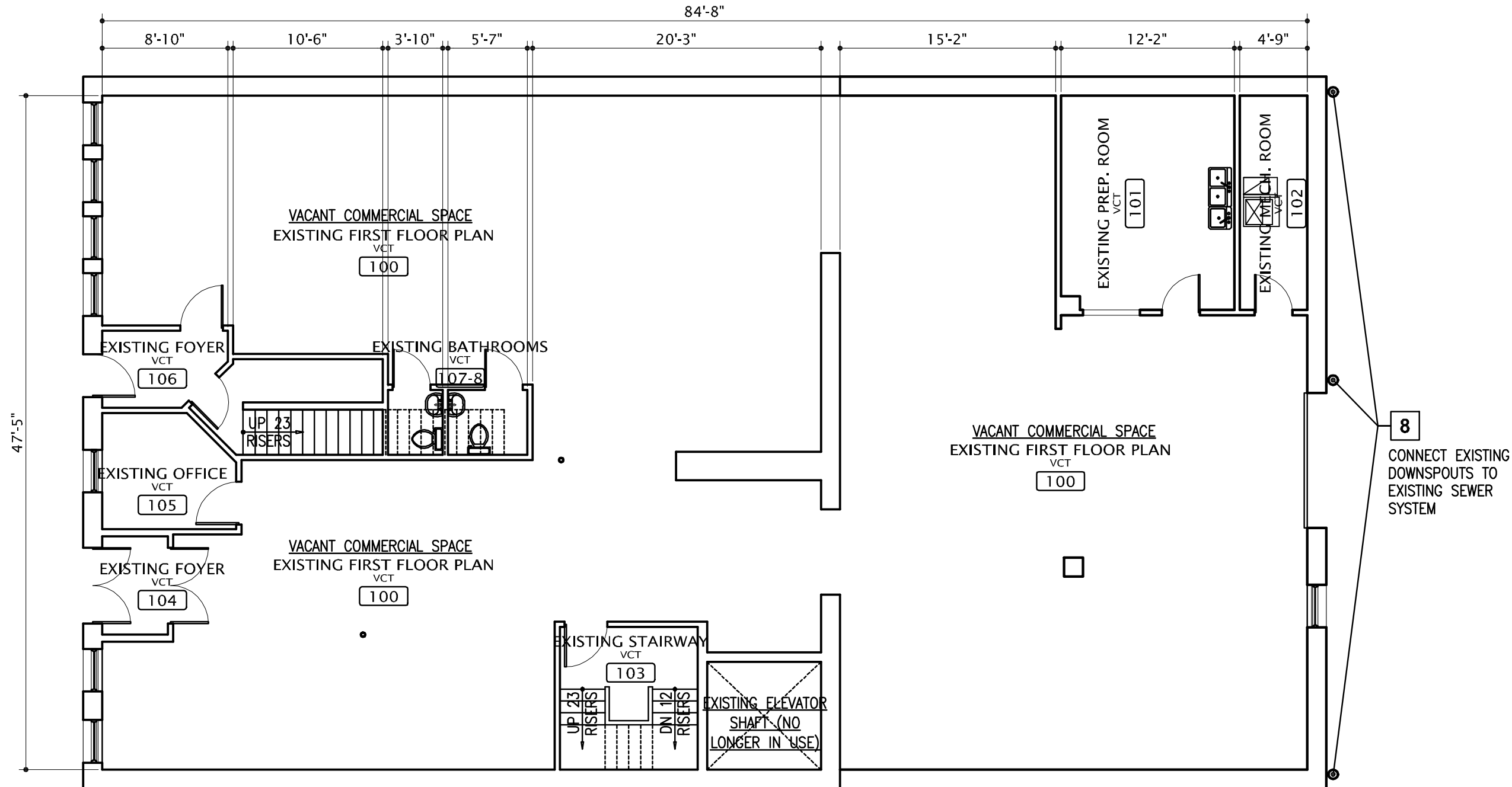
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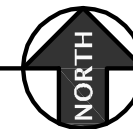
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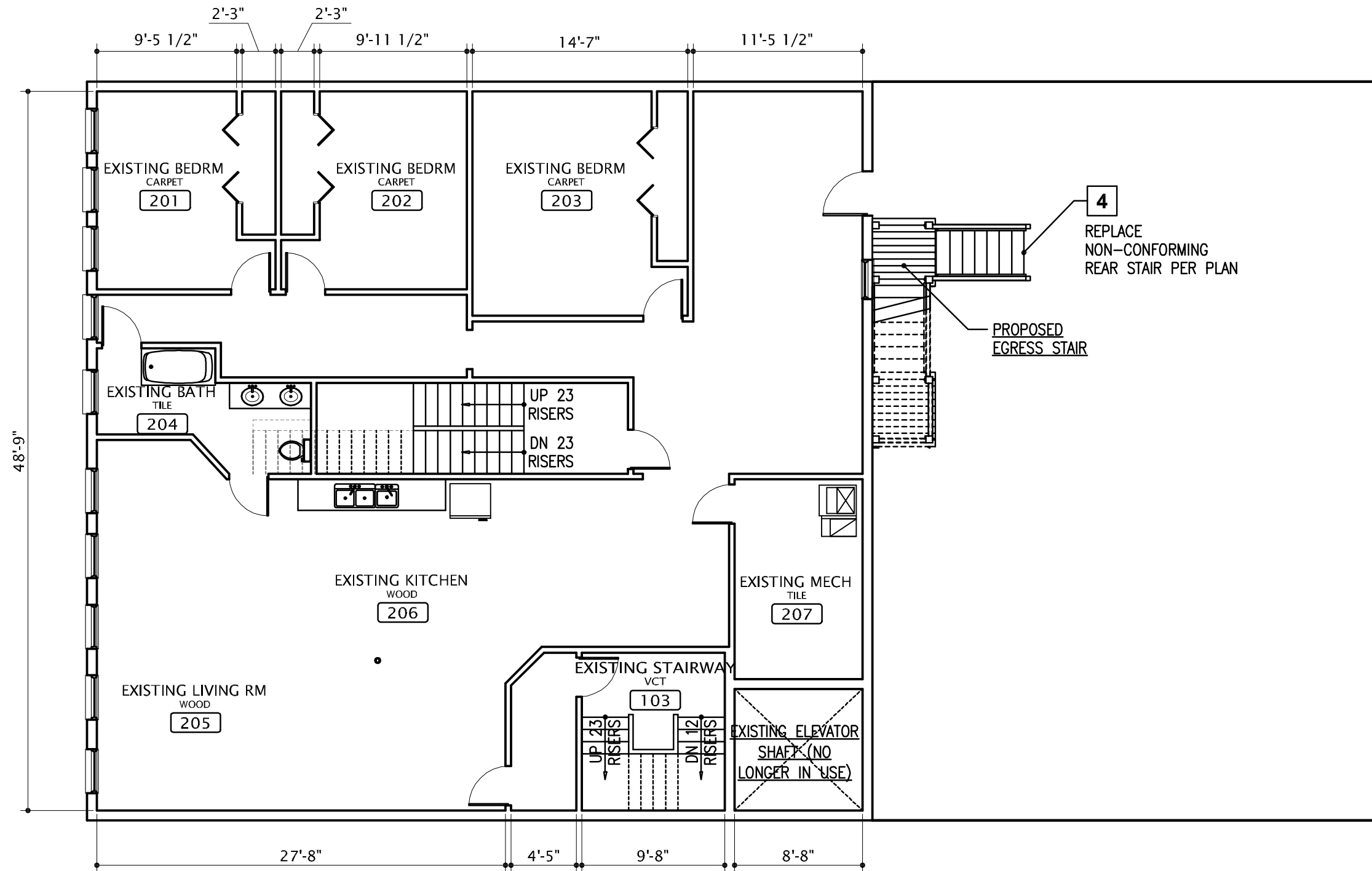
G.2



EXISTING FIRST FLOOR PLAN

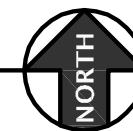
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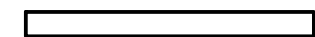
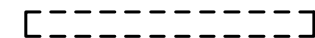





EXISTING SECOND FLOOR PLAN

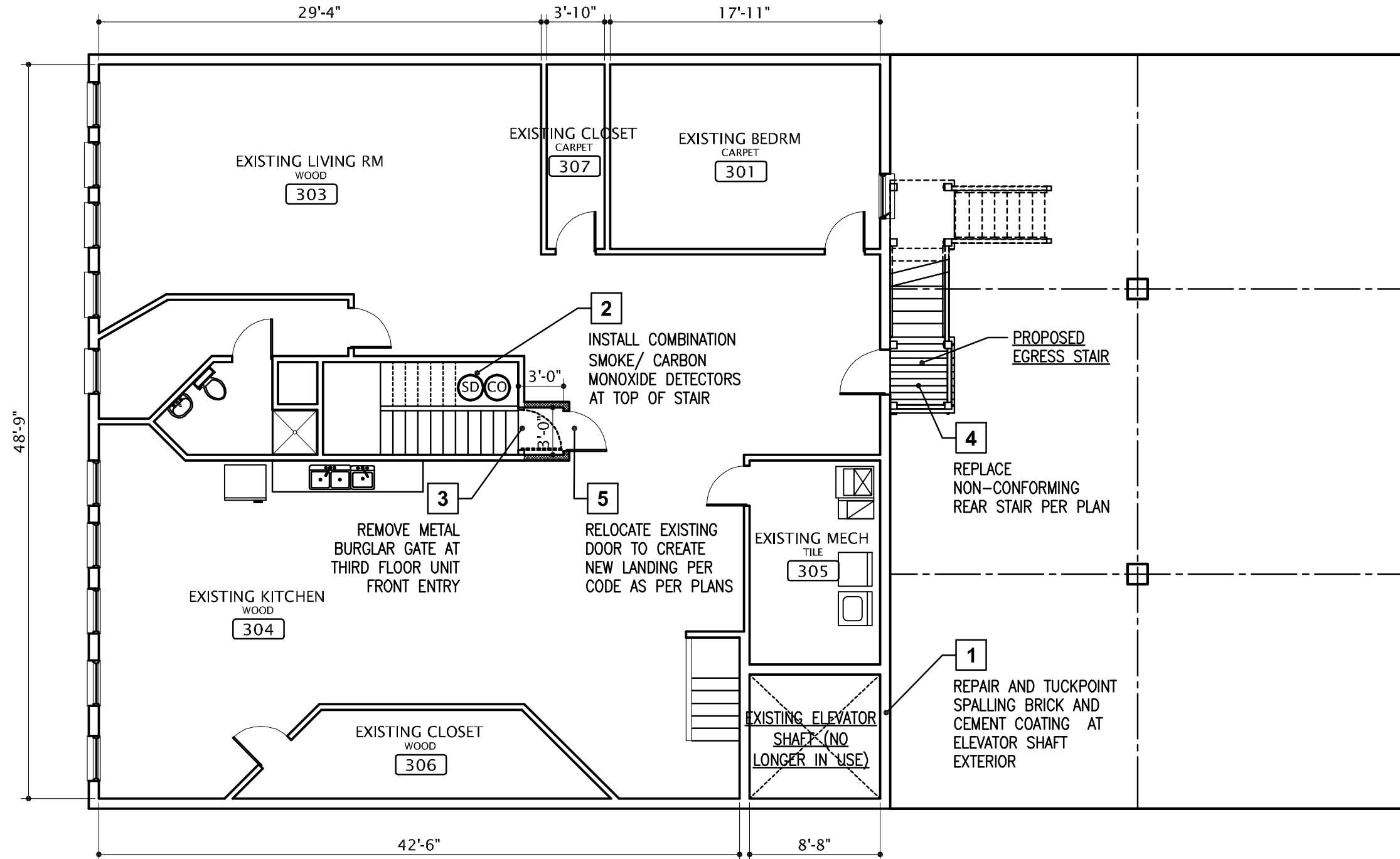
SCALE: 1/8" = 1'-0"



-  - EXISTING WALL
-  - DEMO WALL
-  - NEW FRAME WALL

WALL LEGEND

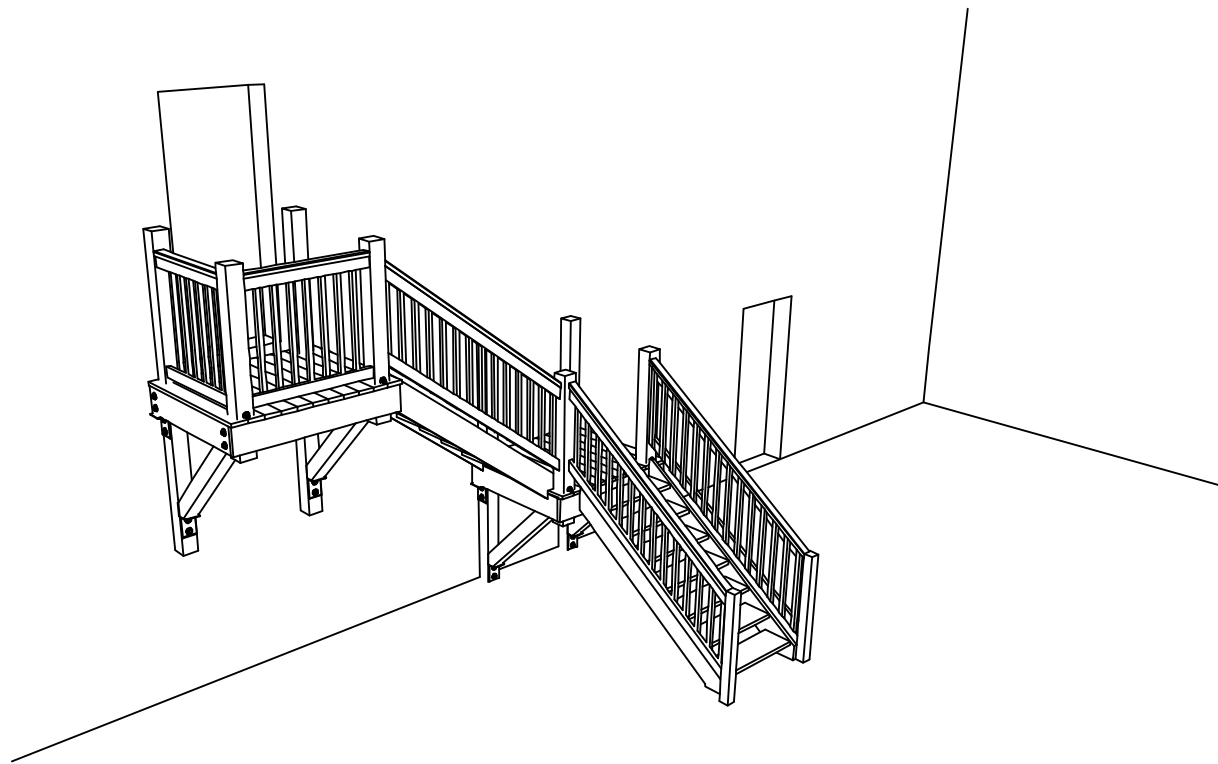
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EXISTING THIRD FLOOR PLAN

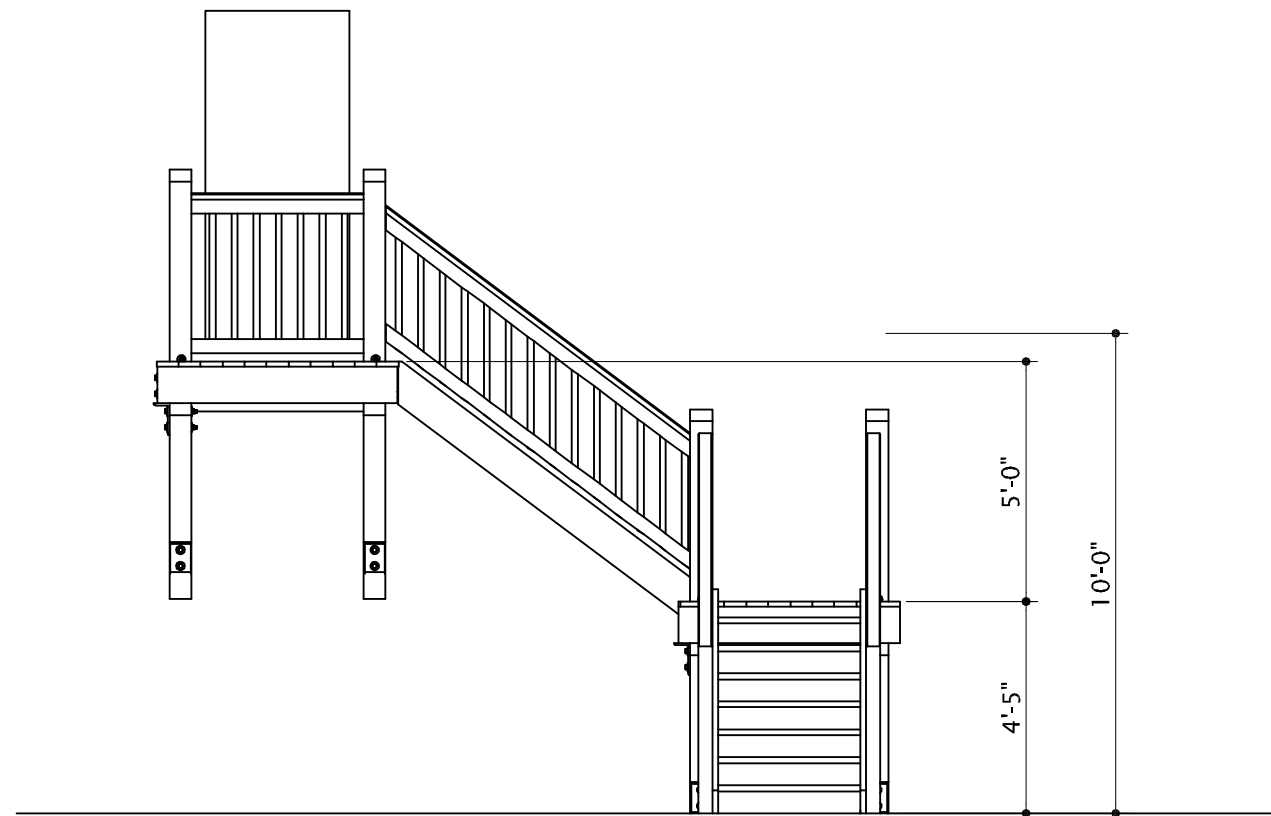
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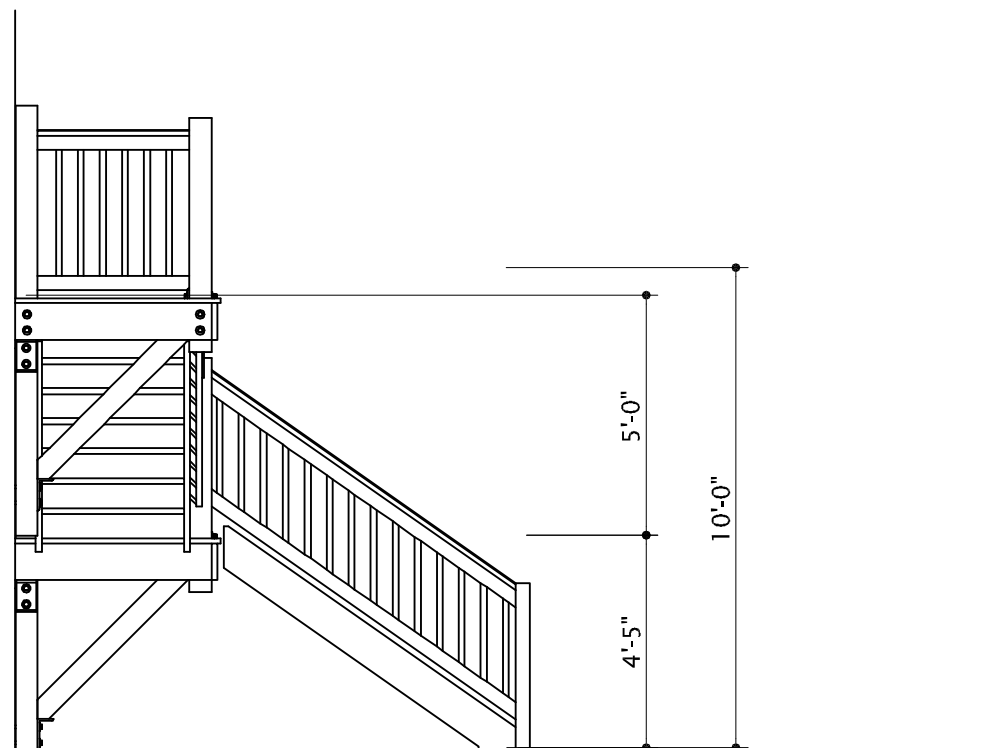
EGRESS STAIR ISOMETRIC

SCALE: N.T.S.



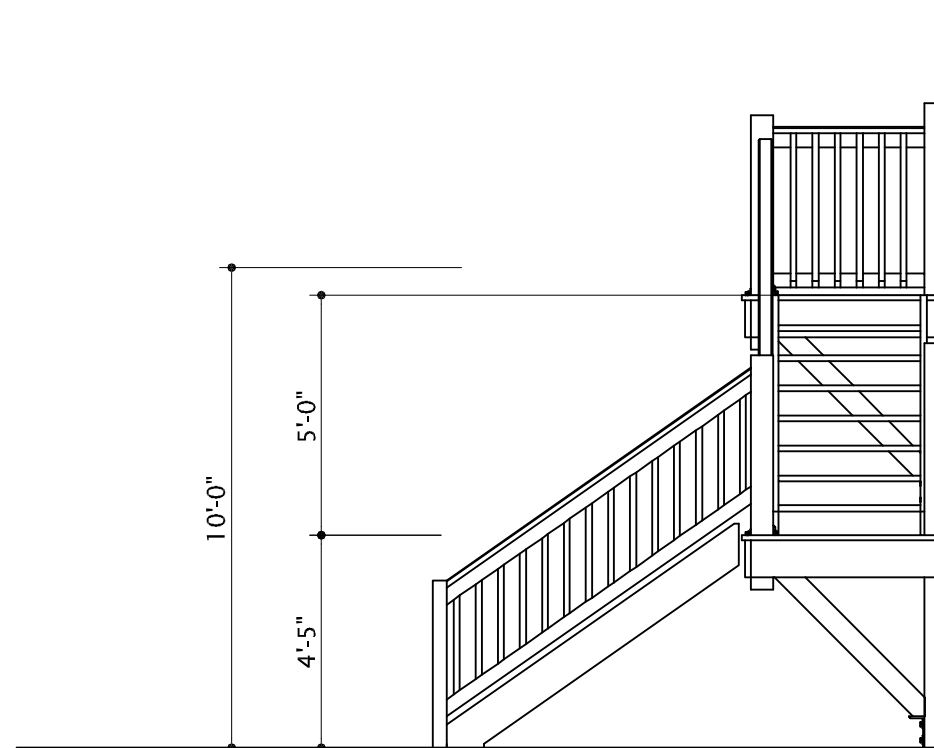
EGRESS STAIR WEST ELEVATION

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



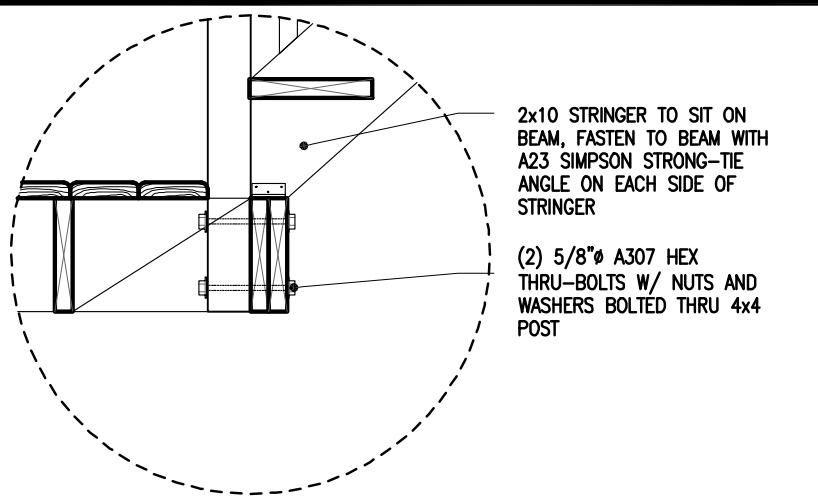
EGRESS STAIR SOUTH ELEVATION

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

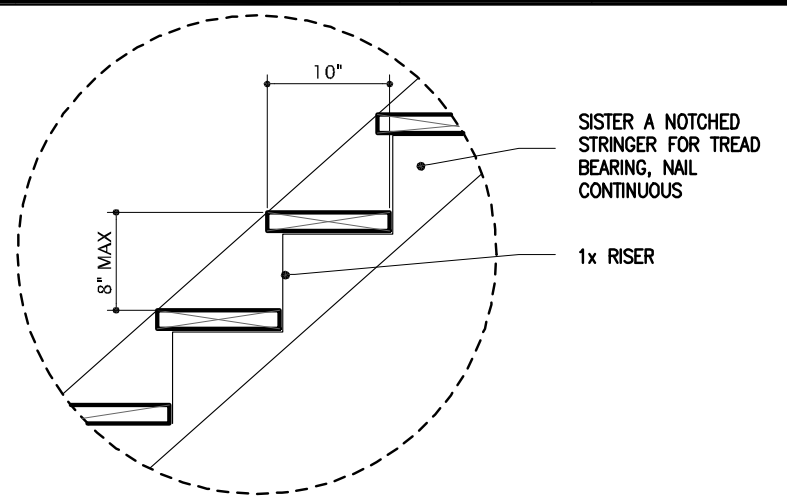


EGRESS STAIR NORTH ELEVATION

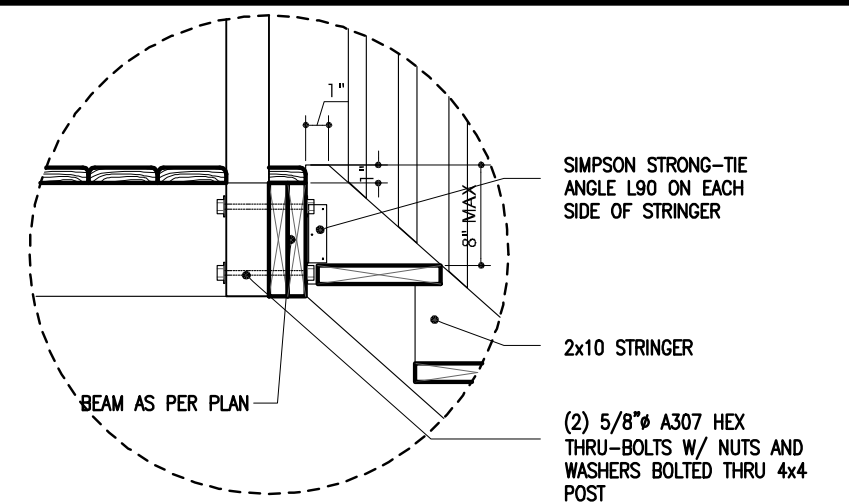
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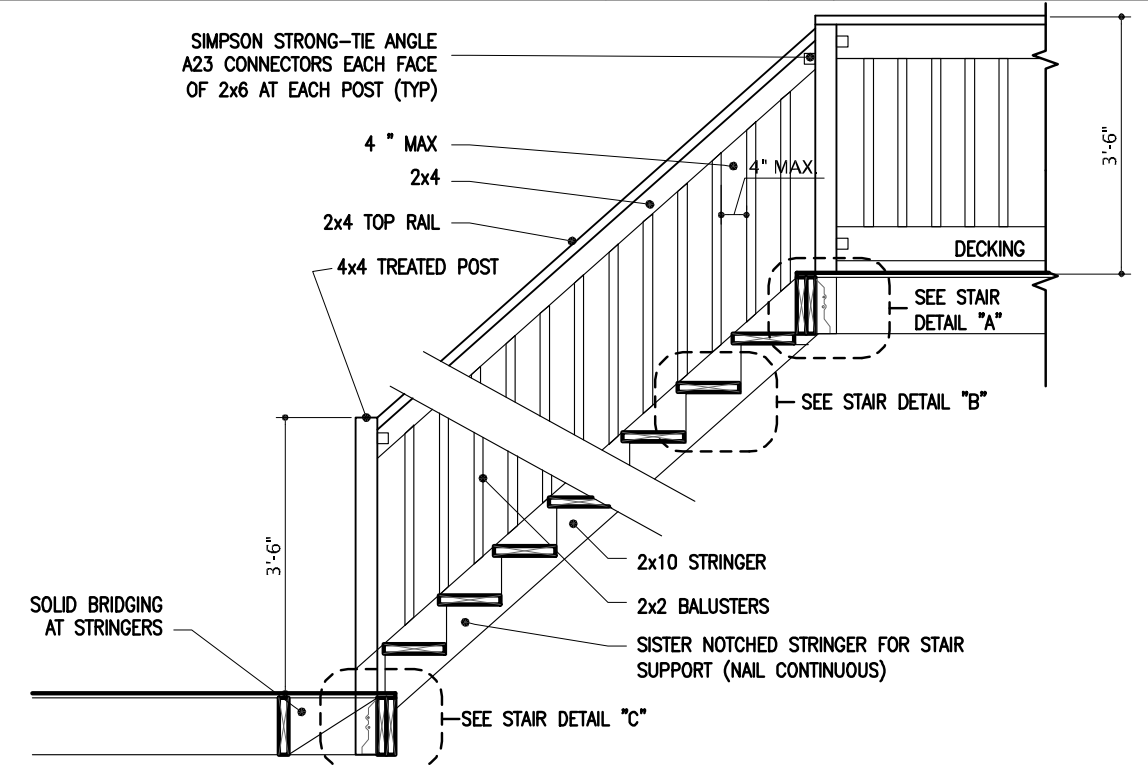
STAIR DETAIL "A" Scale: NTS 1



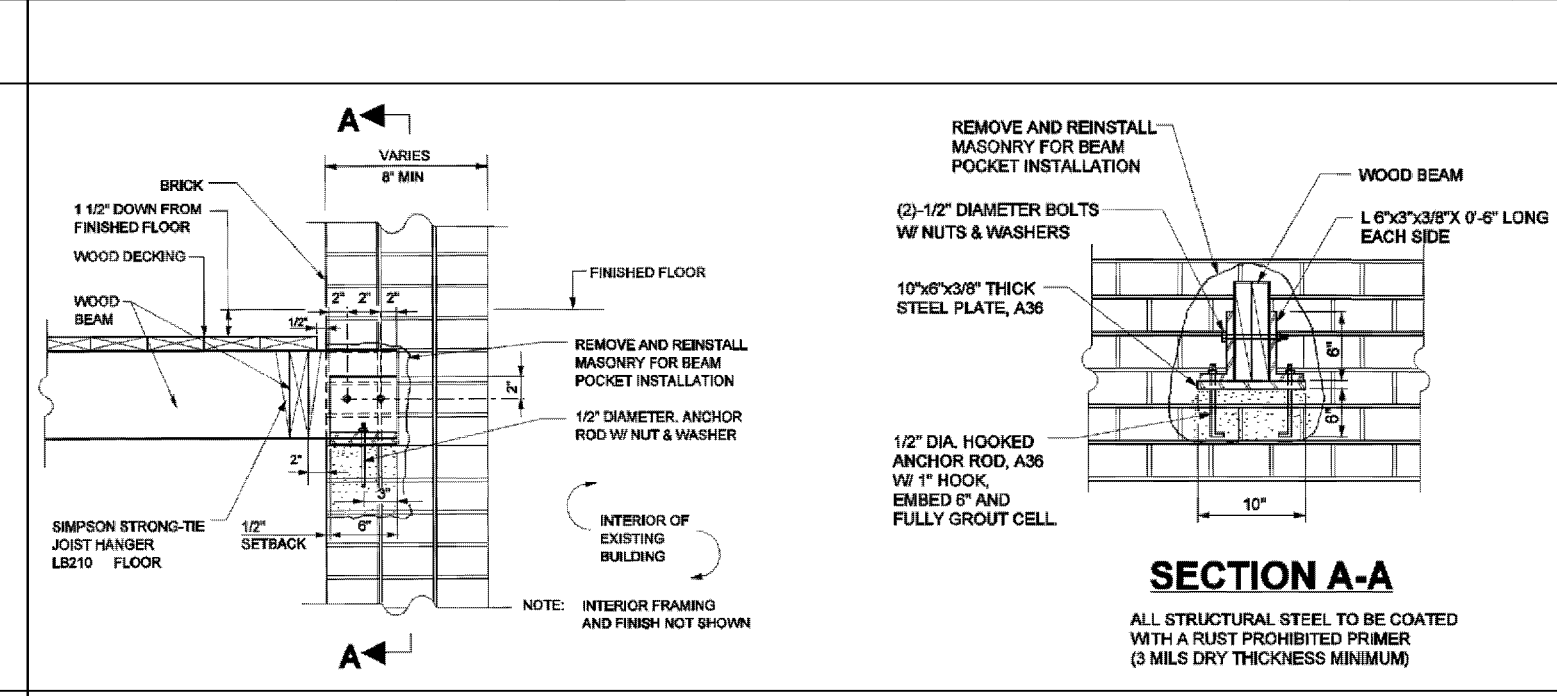
STAIR DETAIL "B" Scale: NTS 2



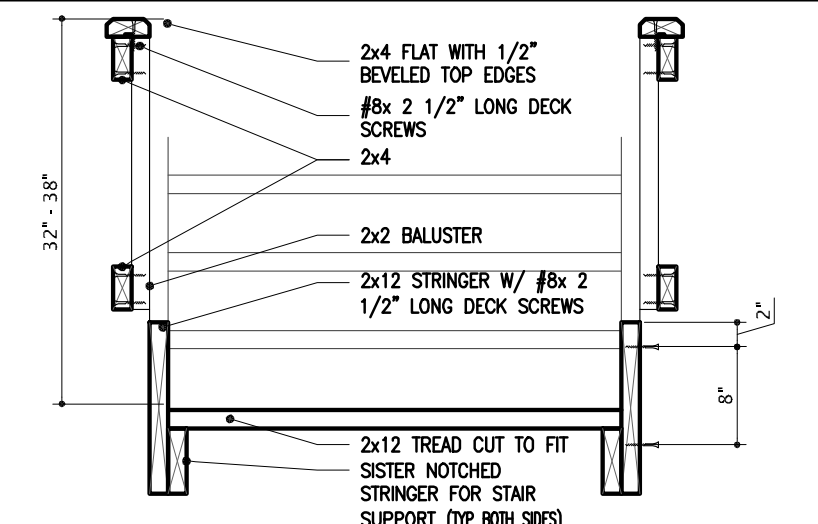
STAIR DETAIL "C" Scale: NTS 3



TYPICAL STAIR SECTION Scale: NTS 4



BEAM POCKET DETAIL Scale: NTS 5



STAIR SECTION Scale: NTS 6

GENERAL PORCH NOTES:

1. ALL MATERIALS SHALL BE WOLMANIZED OR TREATED WOOD
2. ALL FASTENERS SHALL BE MADE OF GALVANIZED MATERIALS (SEE NOTE BELOW)
3. ALL DECK SCREWS SHALL BE CERAMIC COATED
4. ALL DECK BOARDS SHALL BE PLACED AS SHOWN
5. CAULK ALL JOINTS AND STAIN W/ 2 COATS STAIN EXCEPT TOP OF DECK BOARDS WHICH SHALL HAVE 2 COATS (THOMPSONS) WATER SEAL
6. UNDER ENTIRE DECK REMOVE ORGANIC MTL.TREAT W/ INSECT REPEL THEN COVER W/ WEED BARRIER & 2 1/2" CLEAN PEA GRAVEL

NOTE ON GALVANIZED MATERIALS:

ALL METAL CONSTRUCTION CONNECTORS SHALL BE EITHER "CONTINUOUS" HOT-DIP GALVANIZED WITH A 1.85 OUNCE/SQUARE FOOT OF ZINC COATING PER ASTM A653, OR "BATCH"/"POST" HOT-DIP GALVANIZED WITH ZINC PER ASTM A123 OR A153, OR STAINLESS STEEL. FASTENERS AND CONNECTORS MUST BE FABRICATED FROM LIKE MATERIALS. IN OTHER WORDS, HOT-DIP GALVANIZED FASTENERS AND CONNECTORS MUST BE USED TOGETHER, AND STAINLESS STEEL FASTENERS AND CONNECTORS MUST BE USED TOGETHER.

PORCH NOTES Scale: NTS 7

Item	SST Model	USP Model	Gage	Installation Hardware
Single Joist Hanger - 1	LUS210 Z or SS	JUS210TZ,SS	18	4-10d (Joist), 8-10d (header)
Double Joist Hanger - 2	LUS210-2 Z or SS	JUS210-2TZ,SS	18	6-16d (Joist), 8-16d (header)
Single Joist Hanger - 3	LUS28 Z or SS	JUS28TZ, SS	14	4-10d (Joist), 6-10d (Header)
Double Joist Hanger - 4	LB28-2 Z	JUS28-2TZ	14	4-16d (Joist), 6-16d (Header)
Metal Angle - 1	L90 Z	AC9 TZ	18	10-10d, 5 each leg
Metal Angle - 2	A23 Z	A3 TZ	18	DECK SCREWS
Metal Angle - 3	TA9 Z or KT	SCA9 TZ	12	5-1/4" dia x 1-1/2" wood screw
Column Base 6x8 post	CBSQ88-SDS2 HGD	CBSQ88-SDS2 TZ	12,14	14-1/4" dia x 2" wood screws
Post Base, Railing post	PBS44A	WAS 44 TZ	12,14	14-16d, 2-1/2" dia bolts
Metal Strap	MSTA12	MSTA12 TZ, SS	18	10-10d
Post Base Plate	CPS 4	CPB44		4-10d

*NOTE:
Use smaller length nails with specified penny weight.
SST—Simpson Strong Tie, USP—United Steel Products
HGD—Hot Dipped Galvanized, SS—Stainless Steel
Z—Z MAX Galvanized (G-185), TZ—Triple Zinc Galvanized (G-185)
Reference: City of Chicago Guide to Porch and Deck Design and Construction

CONNECTOR SCHEDULE Scale: NTS 8

KBP PARTNERSHIP

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