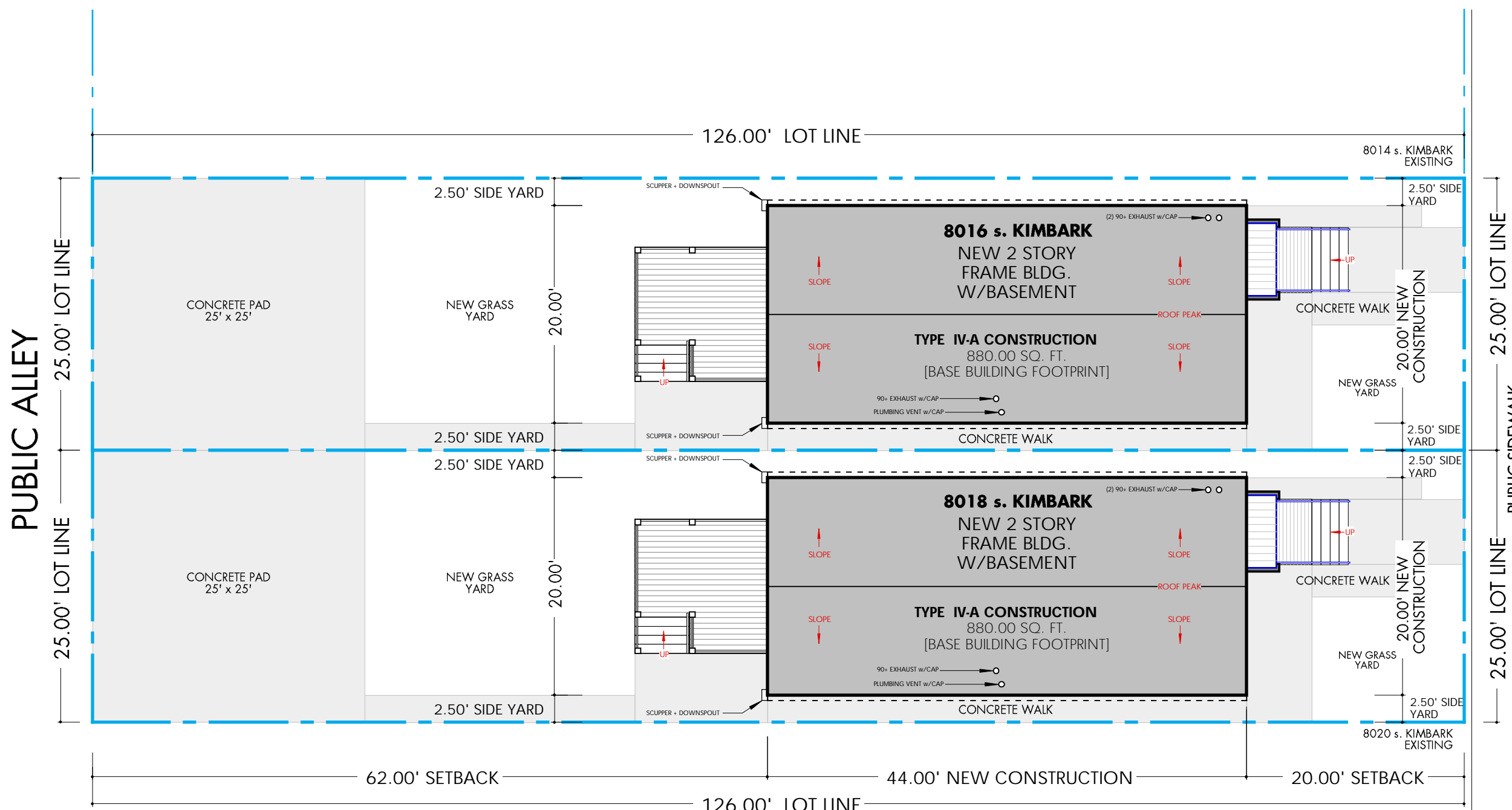


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S. KIMBARK AVE.

GRADE @ CURB  
 +/- 0'-0"

**SITE / ROOF PLAN** 1  
 SCALE: 3/16"=1'-0" G.1

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 I certify that these plans and specifications were prepared under my supervision and to the best of my knowledge, comply with City of Chicago Building Code (1999) and Americans with Disabilities Act.  
 Joseph Lambke, License Number: 001-013672  
 expiration: 30 November 2005

**ZONING ANALYSIS**

**FLOOR AREA RATIO CALCULATION**

LOT DIMENSIONS: 25.00' x 126.00'  
 LOT AREA = 3,150.00 SQ. FT.  
 RS-3 ZONING MULTIPLIER: 0.9  
 ALLOWED FLOOR AREA: 2,835.00 SQ. FT.

**NEW CONSTRUCTION**

LEVEL 1 880.00 SQ. FT.  
 LEVEL 2 880.00 SQ. FT.  
**TOTAL 1760.00 SQ. FT.**

REMAINING BUILDABLE AREA  
 ADDITIONAL 775.00 SQ. FT.

**SCOPE OF WORK**

**(2) NEW CONSTRUCTION SINGLE FAMILY HOMES ON VACANT LOTS**  
 NEW CLASS IV-A FRAME CONSTRUCTION, 2 HOUR RATED WALL SYSTEM  
 WOOD JOIST FLOOR SYSTEM AND INTERIOR FRAMING, INCLUDING ALL NEW  
 PLUMBING, ELECTRICAL AND HIGH EFFECIENCY MECHANICAL SYSTEMS.  
 SITE WORK INCLUDES EXCAVATIONS, WALKWAYS AND PATIOS.



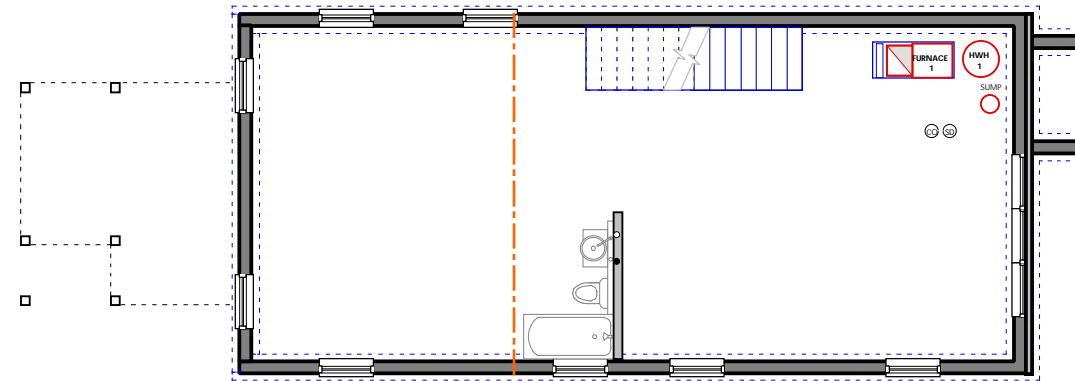
8018 + 8016 S. KIMBARK Chicago, IL		
Date:	09.15.2005	
Scale:	3/16"=1'-0"	
Title:	SITE PLAN	
Drawing No.	G.1	

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

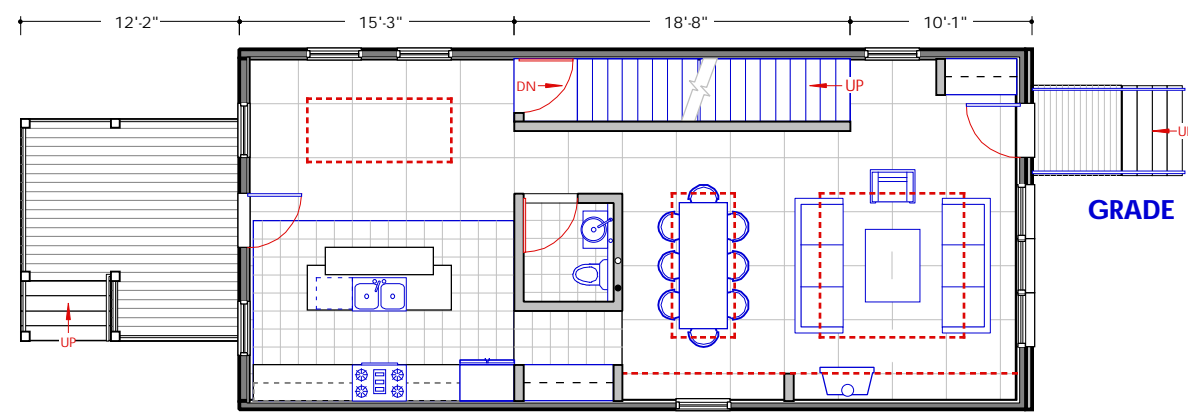
ITEM	ISSUE	Ordinance Chapter/Article	Requirement	Actual	N/A	Req'tment Sheet No.	Location/ Test No.	Agency/	REMARKS
<b>ZONING REQUIREMENTS</b>									
1.01	Zoning District	CZO Title 17		RS-3			C-1		LOT SIZE 25' 00" x 126.00'
1.02	Minimum Lot Area	7.5-3	2,500 SF per D.U.	3,150.00			G-1		
1.03	Maximum Floor Area Ratio	7.6-3	0.9	0.60			G-1		
1.04	Total Building Area	7.6-3	2,835.00	1,760.00			G-1		
1.05	Building Height - No. of Floors			33'-2" - 2 stories			A-3, A-6		2 Stories
1.06	Minimum Yards	7.7	lesser of 20' or 16% lot depth = 21.92'	20.00'			G-1		add 1' for each 2' ht. over 25'
	Front Yard	7.7-3		20.00'			G-1		less 6" for each 1' width under 34'
	Side Yards	7.8-3	2.5' BOTH SIDES	2.5'			G-1		greater of 2/3 bldg. ht. or 30"
	Rear Yard	7.9-3	30'	62.00'			G-1		
1.07	Grade Elevation (CCD)			±0.00 GRADE @ TOP OF CURB			A-3		
1.08	Off Street Loading	7.11					N/A		
1.09	Off Street Parking	7.12	1 per D.U.	2			G-1		8' x 19'
1.10	Landscaping	7.12					N/A		
1.11	Townhouse Ordinance	7.13					N/A		
<b>BUILDING REQUIREMENTS</b>									
2.01	Occupancy Classification (s)	3 (13-56-040)		A-2					Type IV-A
2.02	Height and Area Limitations	5 (13-48-030)	2 stories, 40'				N/A		
	Exceptions to Area Limitations	5 (13-48-090)					N/A		
	Mixed Occupancy Buildings	5 (13-48-100)					N/A		
2.03	Types of Construction	6 (13-60-060)		Type III-B			A-1, A-6		
2.04	Mixed Occupancy Separations	3 (13-56-280)	separate units by	2 Hr. Rated Separation, Ceiling			N/A		protect openings w/ 1 /3/4" sc door
	Special Enclosures and Separations	3 (13-64-020)	1 hour rated assembly				A-1, A-2, A-6		
	Ceiling Heights	3 (13-64-050)	min. 7'-6"				A-1, A-2, A-6		
	Smoke Detectors - Location	3 (13-64-130)	min. 1 per level				A-1		on ckg., min. 4" from wall, or on wall, btw. 4" & 12" from ckg. w/in 15' any sleep rm.
	Smoke Detectors - Stairwells	3 (13-64-140)	min. 1 per stairwell				A-1		@ uppermost ckg. level & w/in 40' of sleeping rooms
	CO Detectors	3 (13-64-210)	min. 1 per D.U.				A-1		
2.05	Req. Hrs of Fire Resistance	6 (13-60-100)					A-1		
	Exterior Bearing Walls	Table 6 (13-60-100) hours					A-1, A-2, A-6		
	Exterior Nonbearing Walls	Table 6 (13-60-100) hours					A-1, A-2, A-6		
	Interior Bearing Walls	Table 6 (13-60-100) hour					A-1, A-2, A-6		
	Interior Nonbearing Walls	Table 6 (13-60-100) hour					A-1, A-2, A-6		
	Columns	Table 6 (13-60-100) hour					A-1, A-2, A-6		
	Columns Supporting Roofs Only	Table 6 (13-60-100) / 2 hour					A-1, A-2, A-6		
	Beams	Table 6 (13-60-100) hour					A-1, A-2, A-6		
	Beams Supporting Roofs Only	Table 6 (13-60-100) / 2 hour					A-1, A-2, A-6		
	Floor Construction	Table 6 (13-60-100) hour					A-1, A-2, A-6		
	Roof Construction	Table 6 (13-60-100) / 2 hour					A-1, A-2, A-6		
2.06	Elevator Framing	6 (13-60-130)					N/A		
2.07	Mezzanine Floors	6 (13-60-160)					N/A		
2.08	Basement Construction	6 (13-60-170)	not req'd				N/A		
2.09	Driveways and Loading Spaces	6 (13-60-210)					N/A		
2.10	Fire - Resistive Requirements	7 (15-8)					A-1, A-6		
	Fire Walls - Construction	7 (15-8-010)					N/A		
	Parapets	7 (15-8-100)	3 hours				N/A		
	Stairway Enclosures	7 (15-8-140)	1 hour				N/A		
	Elevator Enclosures	7 (15-8-150)					N/A		
	Enclosures of Heating Rooms	7 (15-8-200)	not req'd				N/A		
	Enclosures of Wells & Chutes	7 (15-8-170)					N/A		
	Other Enclosures	7 (15-8-240)					N/A		
	Interior Wall and Clg Finishes	7 (15-8-420)	Class 1				N/A		
	Storage Rooms over 100sq.ft	7 (15-8-240)(b)					N/A		
2.11	Fire - Resistive						N/A		
	Materials and Construction	7 (15-12)					N/A		
2.12	Accepted Engineering Practice	7 (15-12-050)					N/A		
	Recognized Agencies	9 (15-16)					N/A		
2.13	Fire Protection Equipment						N/A		
	Sprinkler Systems		not req'd				N/A		
	Special Requirements	9 (15-16-030)	not req'd				N/A		
	Fire Extinguishers	9 (15-16-640)	not req'd				N/A		
<b>EXIT REQUIREMENTS</b>									
3.01	Types of Exits	10 (13-160-040)	min. 1 each from 1st flr. unit & 2nd flr. unit / min. 2 from Bsmt., if > 800 SF				G-2		
3.02	Minimum Number of Exits	10 (13-160-050)	min. 2 from Bsmt., if > 800 SF				G-2		
3.03	Travel Distances to Exits	10 (13-160-140)	100', max.				N/A		
	Increases Permitted	10 (13-160-150)					N/A		
	Dead End Corridor	10 (13-160-160)	50', max.				G-2		
3.04	Capacity of Exits	10 (13-160-210)	stairs: 40pp/unit of width				N/A		
3.05	Minimum Width of Exits	10 (13-160-220)	36" or 32" if only serving one D.U.				A-1		
3.06	Swing of Exit Doors	10 (13-160-250)	in direction of egress, unless serving only one D.U.				A-1		
3.07	Hardware	10 (13-160-260)	useable in direction of egress without a key				N/A		
3.08	Revolving Doors	10 (13-160-270)					N/A		
3.09	Treads and Risers	10 (13-160-300)	max. riser = 8"; min. tread width 9"; min. tread + nosing width = 10"; 2 risers + 1 tread = betw. 24" and 27"; winder only in single or two fam. dwellings; winder tread @ 18" from inside rail = min. 9" or width of straight treads				A-1		
3.10	Landings	10 (13-160-310)	length must match width, up to 4' wide max.; max. vert. rise btw. floors/landings				N/A		
3.11	Handrails	10 (13-160-320)	only one side req'd if stair < 44" wide				N/A		
3.12	Construction	10 (13-160-330)					N/A		
3.13	Enclosures	7 (15-8-140)	1 hour				N/A		
3.14	Head Room	10 (13-160-350)	min. 6'-8" when serving two or less D.U.				N/A		
<b>LIGHT AND VENTILATION</b>									
	Natural Light	12 (13-172-070)	min. 8% of floor area				A-1, A-6, M-1		
	Natural Ventilation	12 (13-172-070)	min. 4% of floor area				A-1, A-6, M-1		
	Mechanical Ventilation	28 (13-176-070)	1.5 cfm per sf - toilet rooms; also, kitchens under 125 sf				A-6, M-1		
<b>STRUCTURAL REQUIREMENTS</b>									
	Minimum Live Loads	16 (13-52-090)	40 psf @ D.U. & Public Corridor; 100 psf @ Public Stairway				N/A		
	Foundations	18 (13-132-010)	General Requirements				N/A		
	Concrete Construction	19 (13-136-010)	Standards				N/A		
	Masonry Construction	21 (13-140-010)	Ordinary Masonry				N/A		
	Steel and Metal Construction	22 (13-148-010)	Structural Steel				N/A		
	Wood Construction	23 (13-144-010)	General				N/A		
<b>ELECTRICAL REQUIREMENTS</b>									
	Existing Dwelling Occupancy	18-27-570.1	if alterations less than 60% of electrical system				E-1, E-2		
<b>MECHANICAL REQUIREMENTS</b>									
	Chimneys, Flues & Vents	28 (13-152-000)					M-1, M-2		
	Low Temperature Chimneys	28 (13-152-080)					M-1, M-2		
	Chimney Height	28 (13-152-140)	min. 3' above roof @ intersection; min. 2' above any roof w/in 10'				M-1, M-2		
<b>PLUMBING REQUIREMENTS</b>									
	Water Supply & Distribution	29 (11-8-010)	General Provisions				P-1		
<b>EXISTING BUILDING REQUIREMENTS</b>									
	Minimum Requirements	34 (13-196-000)					N/A		
	Residential Buildings	34 (13-196-340)					N/A		
	Rehab Code	34 (13-200-010)	Statement of Purpose				N/A		
	Handicapped Access'bly Provisions	34 (13-200-430)	N/A: Residential Building under 4 Stories				N/A		

ZONING / CODE MATRIX 4

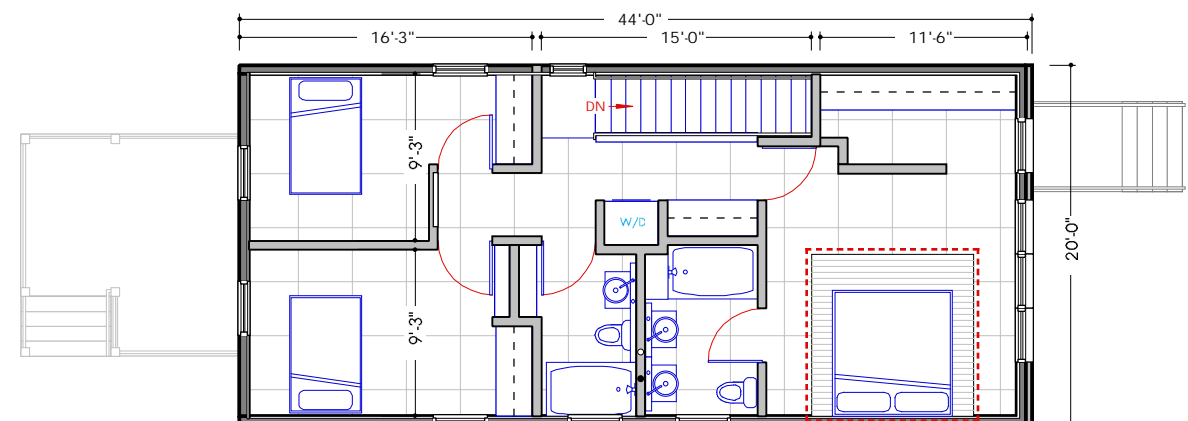
G.2



**BASEMENT** 3  
SCALE: 1/8"=1'-0" G.2



**FIRST FLOOR** 2  
SCALE: 1/8"=1'-0" G.2



**SECOND FLOOR** 1  
SCALE: 1/8"=1'-0" G.2

EXIT DIAGRAMS

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expiration: 30 November 2005

1 12/12005 PERMIT SET

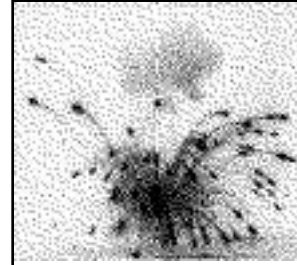
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CODE REVIEW

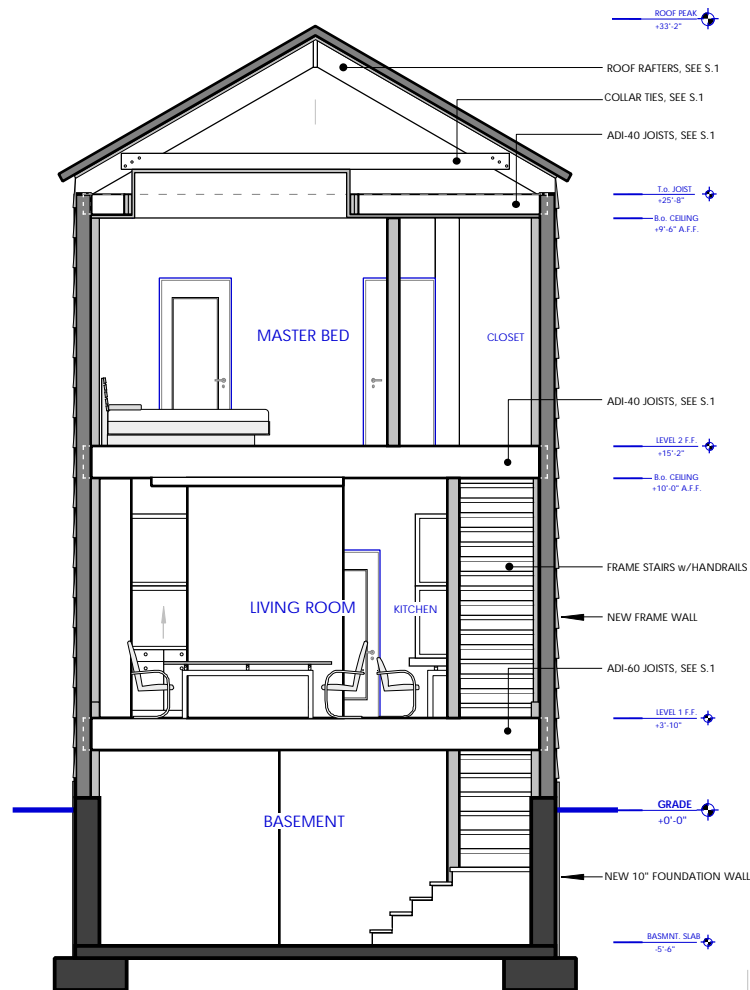
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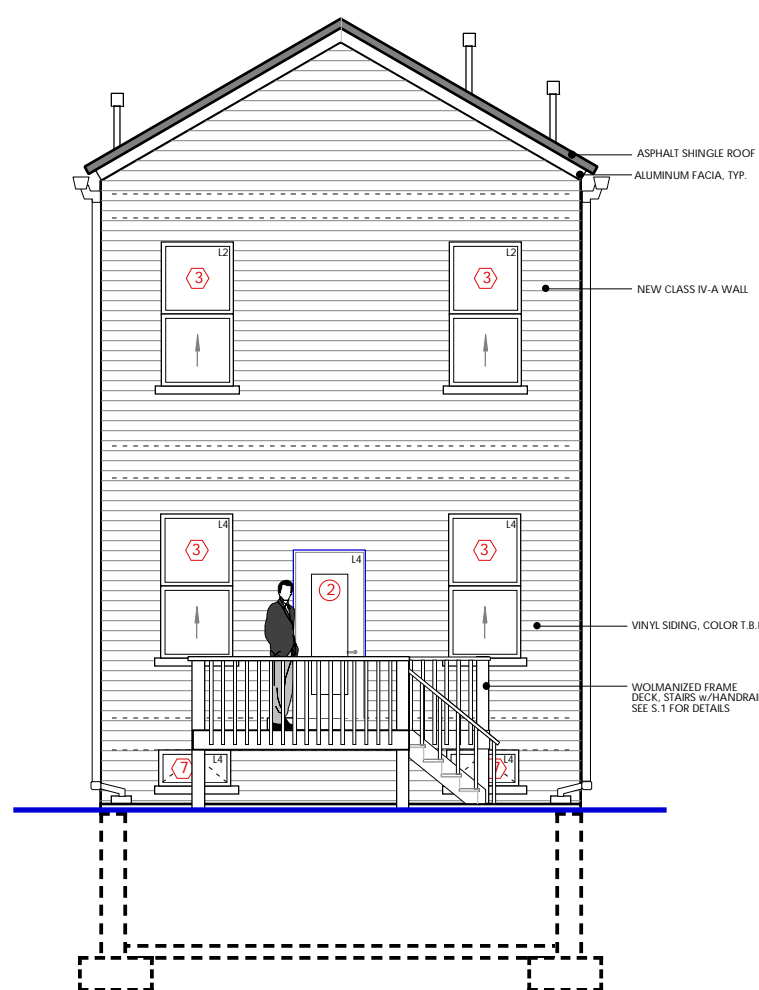


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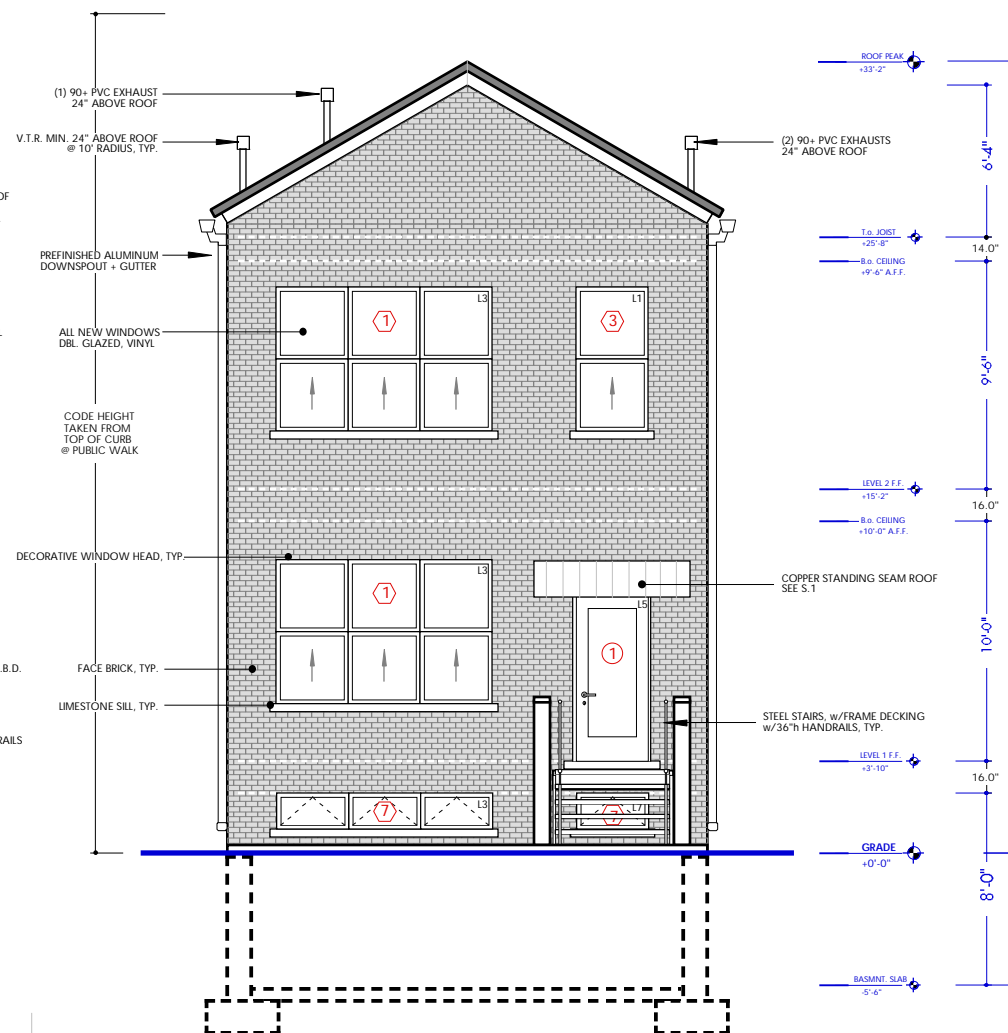
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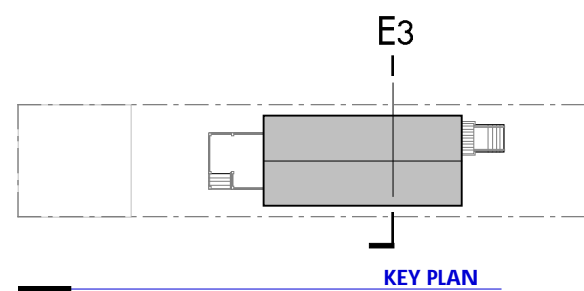
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 A.3



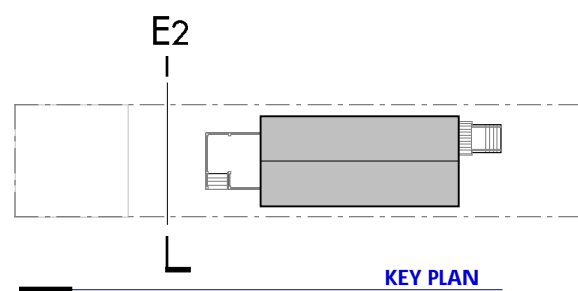
**WEST ELEVATION** E2  
 SCALE: 1/4"=1'-0"  
 A.3



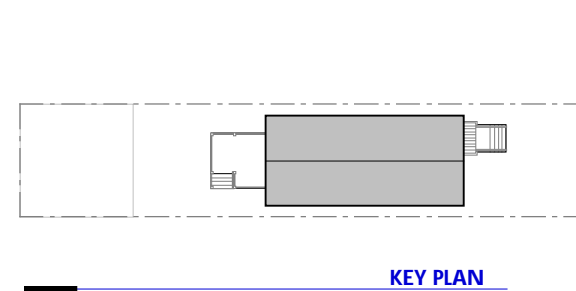
**EAST ELEVATION** E1  
 SCALE: 1/4"=1'-0"  
 A.3



**KEY PLAN**



**KEY PLAN**



**KEY PLAN**



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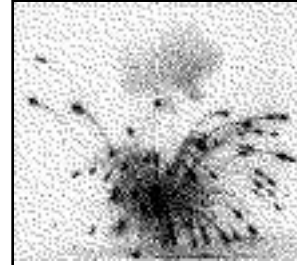
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NO.	DATE	ISSUE

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Date: 09.15.2005  
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 Title: NORTH + EAST ELEVATIONS

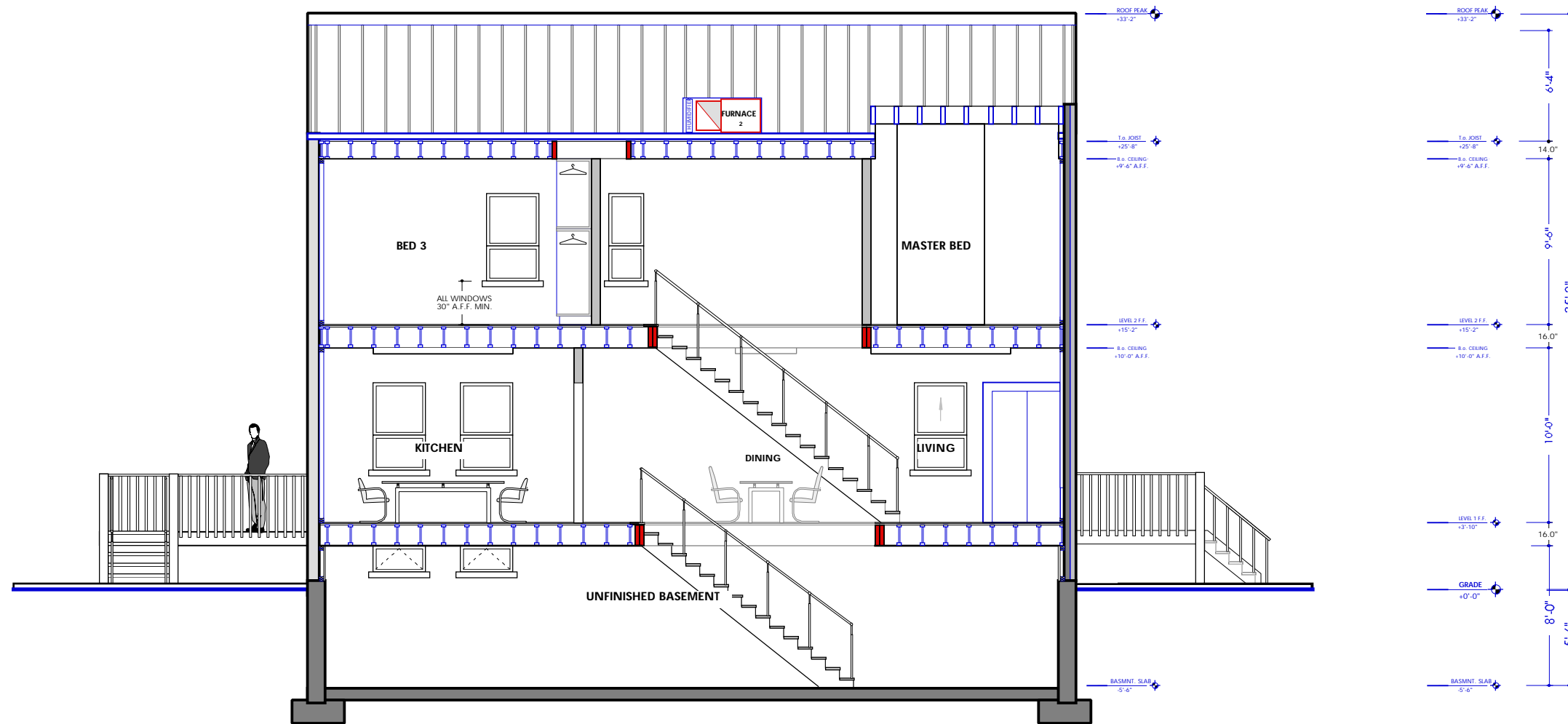
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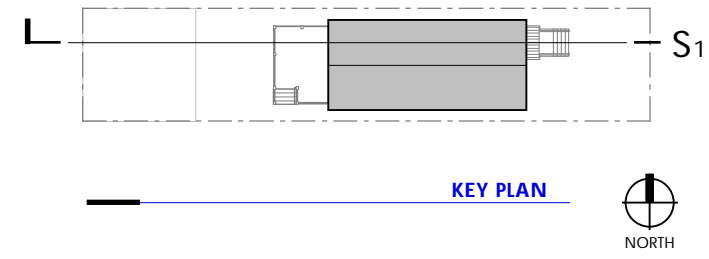


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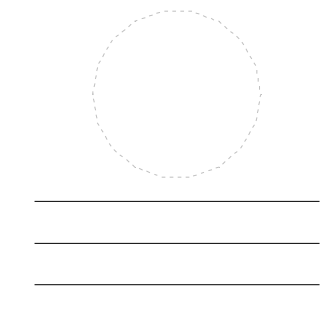
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**NORTH SECTION S1**  
 SCALE: 1/4"=1'-0" A.7



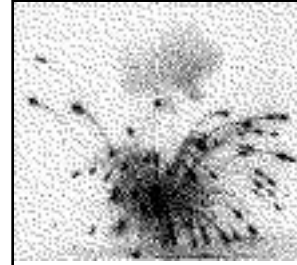
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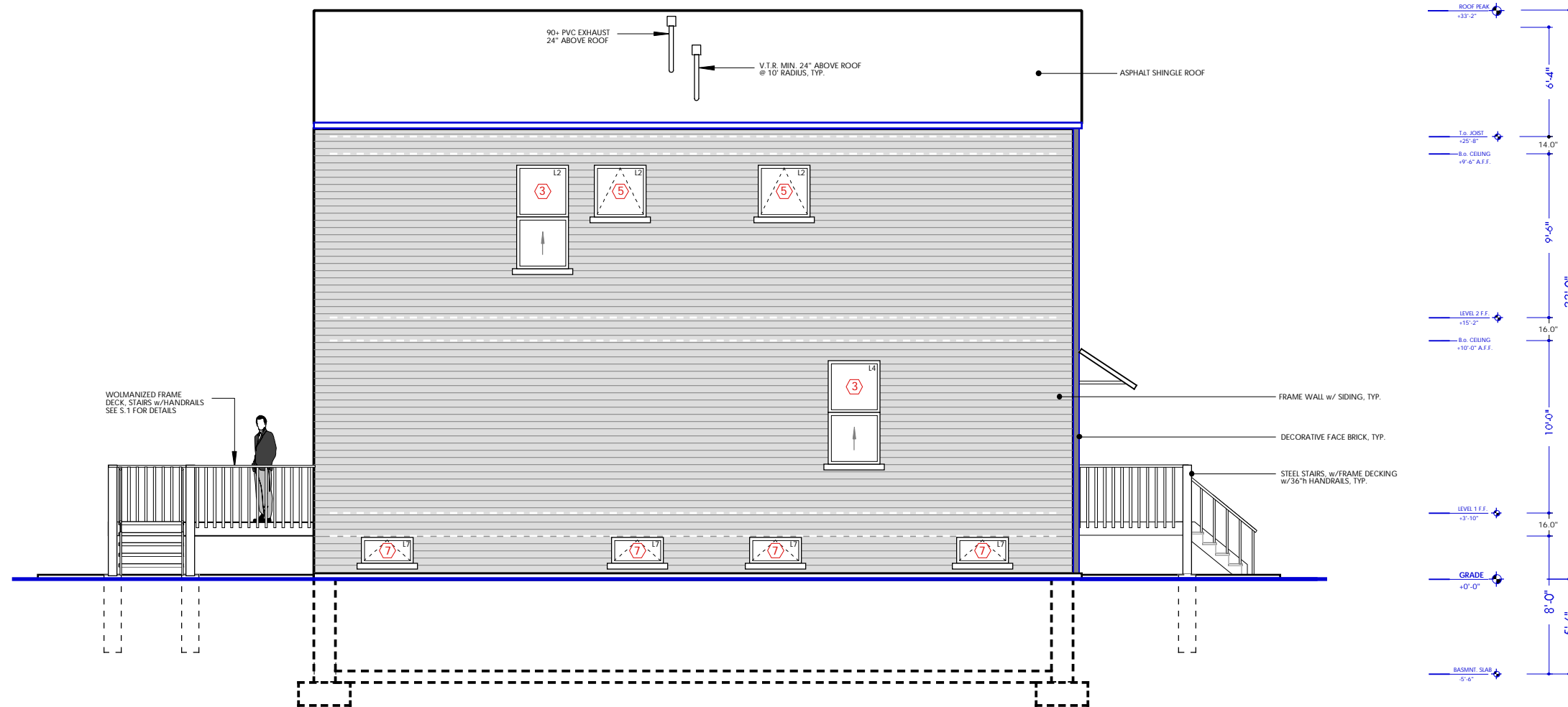
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Date:	09.15.2005
Scale:	1/4"=1'-0"
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Drawing No.	<b>A.6</b>

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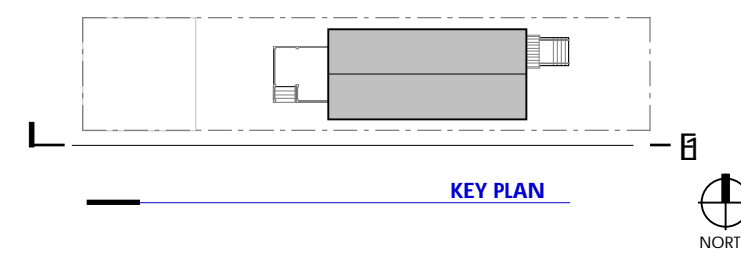


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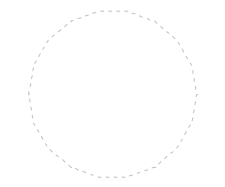
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**SOUTH ELEVATION E1**  
 SCALE: 1/4"=1'-0"  
 A.5



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NO.	DATE	ISSUE
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Scale:	1/8"=1'-0"
Title:	SOUTH ELEVATION
Drawing No.	<b>A.5</b>

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