NARRATIVE AND PLANS
TYPE I Rezoning Attachment
8415 South Mackinaw Avenue
From RT-4 to RM-5

The Property
The subject property is an improved property located in a RT-4, **Residential Two-Flat, Townhouse and Multi-Unit District.** It is located in a Transit Served Location approximately 2,230 feet from the 87th Street METRA Station.

The property is improved with a 2.5 story residential building (approximate height 32.87 feet) with four residential units and a detached two car garage.

The Project
Stefan Mihajlovic (the "Applicant") seeks to legalize the existing unit count and seeks to rezone the property to lower the Minimum Lot per Area to allow the four units to remain. Existing building height will remain. The Applicant will demolish the existing garage and provide three parking spaces at the rear of the property.

The Applicant seeks to rezone the property from a RT-4, Residential Two-Flat, Townhouse and Multi-Unit District to a RM-5 Residential Multi-Unit District.

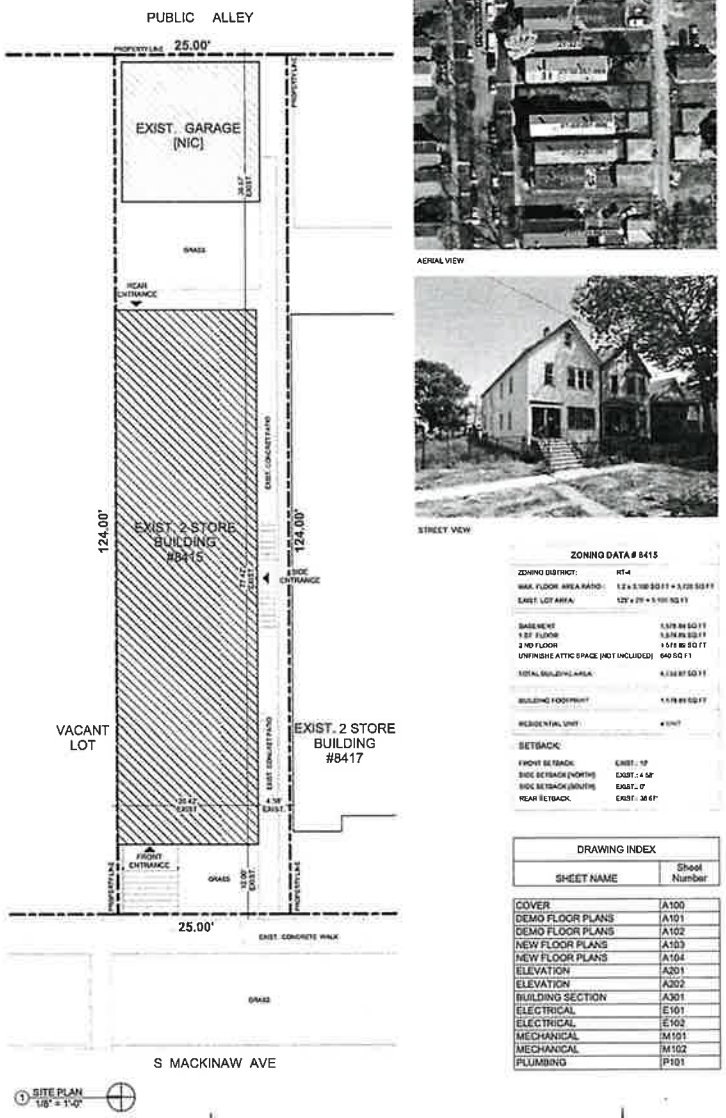
The Applicant also is seeking all relief as needed for the attached plans, as allowed by the Chicago Zoning Code, through a Type-1 application under section 17-13-0300(D) including: 1) an optional variation under section 17-13-1101-B to reduce the required front yard setback pursuant to section 17-2-0305-B from 14.87 feet to 10.0 feet (existing); 2) an optional variation under section 17-13-1101-B to reduce the required combined side setbacks pursuant to section 17-2-0309-A from 5.0 feet to zero; 3) an optional variation under section 17-13-1101-B to reduce the minimum north and south side setbacks pursuant to section 17-2-0309-A from 2.0 feet each to zero (north side to remain at zero); 4) an optional variation under section 17-13-1101-B to reduce the required rear yard setback pursuant to section 17-2-0306-C from 37.19 feet to 36.67 feet (existing); 5) an optional variation under sections 17-13-1101-A and 17-13-1003-EE to increase parking from two spaces (50%) to three spaces per the Transit Served Location Guidelines of the Chicago Zoning Ordinance.

The following are the relevant zoning parameters for the proposed project:

Lot Area:	3,100 square feet
FAR:	1.02
Floor Area:	3,158 square feet
Residential Dwelling Units:	4
MLA Density:	775 square feet
Height:	32.87 feet (approximate)
Automobile Parking:	3*
Setbacks:	Front (West/ Mackinaw): 10.0 feet* (existing) North: zero * South: zero * Rear (South): 36.67 feet *

A set of plans is attached.
* The Applicant seeks optional variation relief under section 17-13-0300(D).

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AERIAL VIEW

STREET VIEW

ZONING DATA @ 8415

ZONING DISTRICT:	RT-4
MAX. FLOOR AREA RATIO:	1.2 x 3,100 SQ FT = 3,720 SQ FT
EXIST. LOT AREA:	125' x 25' = 3,100 SQ FT
BASEMENT	1,578.86 SQ FT
1 ST FLOOR	1,578.86 SQ FT
2 ND FLOOR	1,578.86 SQ FT
UNFINISHE ATTIC SPACE (NOT INCLUDED)	640 SQ FT
TOTAL BUILDING AREA	4,736.57 SQ FT
BUILDING FOOTPRINT	1,578.86 SQ FT
RESIDENTIAL UNIT:	4 UNIT

SETBACK:

FRONT SETBACK:	EXIST.: 15'
SIDE SETBACK (NORTH)	EXIST.: 4.58'
SIDE SETBACK (SOUTH)	EXIST.: 0'
REAR SETBACK:	EXIST.: 38.67'

DRAWING INDEX

SHEET NAME	Sheet Number
COVER	A100
DEMO FLOOR PLANS	A101
DEMO FLOOR PLANS	A102
NEW FLOOR PLANS	A103
NEW FLOOR PLANS	A104
ELEVATION	A201
ELEVATION	A202
BUILDING SECTION	A301
ELECTRICAL	E101
ELECTRICAL	E102
MECHANICAL	M101
MECHANICAL	M102
PLUMBING	P101

Item	Subject	Code Reference	Ordinance Requirement	Actual	N/A	Location / Sheet No.
Chicago Zoning Ordinance Requirements						
Z.01	Zoning District / Planned Development No.	zoning map				
Z.02	Existing Zoning Use (s)	17-17-0308	RT-4	RT-4 EXIST.		Permit Application
Z.03	Proposed Zoning Use (s)	17-17-0308	RT-4	EXIST.		Permit Application
Z.04	Chicago Landmark Designation	residential district restrictions			N/A	A100
Z.05	Lakefront Protection District	zoning map; Ch. 16-4			N/A	A100
Z.06	Zoning Overlay District	zoning map; Ch. 17-7	RT-4	EXIST.		A100
Z.07	Pedestrian Street	zoning map; 17-3-0508	n/a	EXIST.		A100
Z.09	Lot Area	17-17-0302	1,000 SQ FT	3100.00 SQ FT		A100
Z.09	Floor Area Ratio (FAR)	varies by district	1.2	1.51		A100
Z.10	Total Floor Area	17-17-0305, varies by district		1720.91 SQ FT		A100
Z.11	Building Height	17-17-0311, varies by district	38'	28'-5" EXIST.		A100
Z.12	Front Setback	17-17-0306, varies by district	15' OR 12'-5" - LESS	10.00' EXIST.		A100
Z.13	Combined Side Setbacks	17-17-0306, varies by district	20% TOTAL 2' OR 8% GREATER	4.58' EXIST.		A100
Z.14	Rear Setback	17-17-0307, varies by district	24% OF 38'	38.67' EXIST.		A100
Z.15	Rear Yard Open Space	17-2-0307, 17-4-0410	n/a			A100
Z.16	Number of Dwelling Units	varies by district	4	4		A100
	Number of Efficiency Units (include above)	varies by district	4	4		A100
Z.17	Number of Off-street Parking Spaces	17-10-0202			N/A	
	Existing Parking Spaces (include above)	17-10-1011 (eff. 1/1/20)			N/A	
Z.18	Number of Off-street Loading Spaces	17-10-1003			N/A	
Z.19	Landscape Ordinance Compliance	Ch. 17-11			N/A	
Z.20	Townhouse Development Standards	17-2-0804			N/A	
Z.21	Planned Development Standards	Ch. 17-8			N/A	
Z.22	Open Space Impact Fee Worksheet	Ch. 16-18			N/A	
Z.23	Affordable Requirements Ordinance (ARO) Forms	Ch. 2-44			N/A	
Z.24	Plat of Survey	65-13-13018				Survey Sheet in Project Docs
2019 Chicago Building Code Requirements						
B.03.01	Proposed Occupancy Classification (s)	14B-3-302.1	R2	R2		
B.03.02	Existing Occupancy Classification (s)	14B-3-302 & Ch. 14B-3	R2	R2		
B.04.01	Special Occupancy Conditions	Ch. 14B-4			N/A	
B.05.01	Grade Plane	14B-2-202.2		EXIST.		
B.05.02	Building Height in Feet Above Grade Plane	14B-2-202.3, 14B-5-504.3		EXIST.		
B.05.03	Number of Stories Above Grade Plane	14B-2-202, 14B-5-504.4		2.5		
B.05.04	Building Area	14B-2-202.4, 14B-5-506		EXIST.		
B.05.05	Number of Basements Excluded from Area	14B-5-506.1.3	1	1		
B.05.06	Mixed Occupancy Strategy	14B-5-508			N/A	
B.05.09	Accessory Occupancies	14B-5-508.2			N/A	
B.05.10	Incidental Uses	14B-5-509			N/A	
B.06.01	Construction Classification	14B-6-602				
	Rating - Primary Structural Frame	Table 14B-6-601, 14B-7-704		5A		A301
	Rating - Exterior Bearing Walls	Tables 14B-6-601, 14B-6-602		1HR		A301
	Rating - Interior Bearing Walls	Table 14B-6-601		1HR		A301
	Rating - Exterior Nonbearing Walls	Table 14B-6-602		1HR		A301
	Rating - Fire Construction	Table 14B-6-601		1HR		A301
	Rating - Roof Construction	Table 14B-6-601			N/A	
B.06.02	Combustible Material, Type I/II Construction	14B-6-603, 14B-6-604			N/A	
B.06.03	Basement Construction	14B-6-605		1HR		
B.07.01	Exterior Wall Rating	Tables 14B-6-601, 14B-6-602		1HR		
B.12.01	Natural Ventilation	14D-12-1202.1		8%		N/101
B.12.02	Natural Light	14D-12-1204.2		4%		N/101

NOTICE TO CONTRACTOR:
1. THE ARCHITECT OF RECORD IS PROVIDING PLANS ONLY. NO OTHER TYPE OF ARCHITECTURAL SERVICE IS IS INTENDED OR IMPLIED. THESE PLANS ARE TO BE USED BY A COMPETENT LICENSED CONTRACTOR KNOWLEDGEABLE IN THE BUILDING TRADES. WHO WILL CHECK AND
VERIFY ALL DIMENSIONS AND CONDITIONS AND BE RESPONSIBLE FOR THEM
2. ADMINISTRATION OF THE CONTRACT WILL BE BY OWNER OR HIS REPRESENTATIVE. THE CONTRACTOR AND THE OWNER SHALL BE SOLELY RESPONSIBLE FOR THE BUILDING CONSTRUCTION PROCESS MEANS AND METHODS AND JOBSITE SAFETY.
3 THE DRAWINGS INDICATE THE GENERAL SCOPE OF THE PROJECT - THE DIMENSIONS OF THE BUILDING, MAJOR ARCHITECTURAL ELEMENTS, AND TYPE OF STRUCTURAL SYSTEM. THE DRAWINGS DO NOT DESCRIBE ALL THE WORK REQUIRED FOR SUCCESSFULLY COMPLETING THE PROJECT.
BASED ON THE DRAWINGS, THE CONTRACTOR MUST FURNISH ALL ITEMS REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK.
4. DECISIONS OF THE ARCHITECT REGARDING THE ITEMS OF WORK INCLUDED WITHIN THE SCOPE OF THIS DOCUMENT WILL BE FINAL AND BINDING ON THE CONTRACTOR AND THE OWNER.
5. THE CONTRACTOR MUST THOROUGHLY EXAMINE THE DRAWINGS TO DETERMINE THE SCOPE AND THE INTENT OF THESE DOCUMENTS AND DRAWINGS. THE CONTRACTOR MUST VISIT THE SITE AND BECOME INFORMED OF ALL EXISTING CONDITIONS, DIMENSIONS AND LIMITATIONS
UNDER WHICH THE WORK IS TO BE PERFORMED. IF ANY DISCREPANCIES OR OMISSIONS ARE DISCOVERED, THE CONTRACTOR MUST NOTIFY THE ARCHITECT AND OBTAIN CLARIFICATIONS BEFORE SUBMITTING HIS BID. FAILURE TO GIVE NOTICE OR OBTAIN CLARIFICATION WILL NOT BE
CAUSE FOR ADDITIONAL COMPENSATION
6. THE CONTRACTOR MUST FURNISH SKILLED LABOR, MATERIALS, EQUIPMENT, APPLIANCES AND SERVICES, AND PERFORM ALL OPERATIONS NECESSARY TO COMPLETE THE WORK IN A SAFE
AND WORKMANLIKE MANNER WITHIN THE OWNER'S SCHEDULE.
7. NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS - DO NOT SCALE DRAWINGS.
8. ALL EXTERIOR DIMENSIONS ARE TO FACE OF BRICK OR CONCRETE.
9. ALL MATERIALS AND EQUIPMENT MUST BE INSTALLED PER MANUFACTURER INSTRUCTIONS AND RECOMMENDATIONS, AND TO THE BEST INDUSTRY STANDARDS.
10. CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND PROPER DISPOSAL OF ALL DEBRIS GENERATED BY THE WORK. CLEAN UP IS REQUIRED ON DAILY BASIS.
11. PLUMBER / ELECTRICIAN AND MECHANICAL CONTRACTOR MUST BE REGISTERED WITH THE CITY.
12. COPY OF THE ILLINOIS PLUMBER'S LICENSE SHALL BE PROVIDED TO THE CITY.
13. A LETTER OF INTENT SHALL BE TO THE CITY FROM THE ILLINOIS LICENSED PLUMBER SIGNED AND NOTARIZED WITH A CORPORATE SEAL IF INCORPORATED.
14. COPY OF THE ILLINOIS PLUMBING CONTRACTOR REGISTRATION SHALL BE PROVIDED TO THE CITY.

ENERGY CONSERVATION STATEMENT

I CERTIFY THAT I AM REGISTERED ENERGY PROFESSIONAL (REP) AND I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ATTACHED PLANS FOR

ADDRESS
8415 S MACKINAW AVE
CHICAGO, IL 60617

(x) FULLY COMPLY ( ) NEED NOT COMPLY

WITH THE REQUIREMENTS OF CHICAGO ENERGY CONSERVATION CODE

SIGNED _____ DATE: 2/19/2025

(Arch S E. or P E) Illinois License Number: 001-022685
LICENSE EXPIRATION: NOV. 2026

CERTIFICATION STATEMENT

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

SIGNED _____ DATE: 2/19/2025

(Arch S E. or P E) Illinois License Number: 001-022685
LICENSE EXPIRATION: NOV. 2026

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B O J A R S K I
ARCHITECT OF
R E C O R D
ILLINOIS REG. NO.
0 0 1 - 0 2 2 6 8 5
TEL:3 1 2-4 9 8-8 3 0 7
bojarski@comcast.net

SPR 2019 CBC: CORRECTION OF BUILDING CODE VIOLATION, INTERIOR RENOVATION OF 4 DWELLING UNIT BUILDING

8415 S MACKINAW AVE
CHICAGO, IL 60617

DATE	REMARKS
02/19/2025	ISSUE TO PERMIT

EXP. 11/30/26

SHEET No. A100

GENERAL DEMOLITION NOTES

PRIOR TO DEMOLITIONS OF WALLS, COLUMNS, FLOORS AND ROOFS THE CONTRACTOR MUST VERIFY EXISTING STRUCTURAL CONDITIONS AND LOCATION OF ALL BEARING WALLS. NOTIFY THE ARCHITECT OF ANY STRUCTURAL CONDITIONS THAT ARE CONTRARY TO THESE DRAWINGS.

PROPERLY SHORE EXISTING STUCTURE WHEN REMOVING COLUMNS, WALLS, FLOORS AND ROOF.

THIS PLAN SHOWS GENERAL DEMOLITION WORK TO BE PERFORMED AND DOES NOT RELIEVE THE CONTRACTOR OF OTHER DEMOLITION WORK REQUIRED TO PRODUCE THE BUILDING MODIFICATIONS SHOWN ON THE REMAINING CONTRACT DOCUMENTS, INCLUDING PLUMBING, HVAC AND ELECTRICAL WORK.

PROTECT ALL EXISTING CONSTRUCTION SHOWN TO REMAIN FROM DAMAGE DURING CONSTRUCTION, FOR THE EXTENT OF THE DEMOLITION AND MODIFICATION.

THE CONTRACTOR WILL SUPERVISE AND DIRECT THE WORK, USING THE CONTRACTOR'S BEST SKILL AND ATTENTION. THE CONTRACTOR WILL BE RESPONSIBLE FOR AND HAVE CONTROL OVER CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, (UNLESS A SEQUENCE IS SPECIFIED BY THE OWNER OR CONTRACT DOCUMENTS) AND PROCEDURES, AND FOR COORDINATING ALL PORTIONS OF THE WORK.

ALL LABOR, MATERIALS AND CONSTRUCTION MEANS AND METHODS SHALL COMPLY WITH ALL RULES, REGULATIONS AND ORDINANCES OF ALL FEDERAL, STATE AND LOCAL AUTHORITIES HAVING JURISDICTION OVER THE WORK, INCLUDING THE OCCUPATIONAL SAFETY AND HEALTH ACT (OSHA).

THE CONTRACTOR WILL KEEP THE PREMISES FREE FROM THE ACCUMULATION OF WASTE MATERIAL AND RUBBISH. AT THE COMPLETION OF THE WORK UNDER EACH PHASE, HE MUST REMOVE FROM THE PREMISES ALL RUBBISH, IMPLEMENTS, AND SURPLUS MATERIALS AND LEAVE THE AREAS BROOM CLEAN. SITE BURNING WILL NOT BE ALLOWED.

THE CONTRACTOR WILL PERFORM DEMOLITION IN A MANNER THAT WILL PROTECT EXISTING CONSTRUCTION, INCLUDING MECHANICAL, ELECTRICAL, PLUMBING WORK, ETC. THAT IS TO REMAIN AND/OR BE REUSED. ALL ITEMS INDICATED TO BE SALVAGED SHALL BE CAREFULLY REMOVED.

INFORMATION CONTAINED WITHIN THESE DRAWINGS IS BASED ON EARLIER DOCUMENTATION AND FIELD VERIFICATION OF APPARENT ITEMS. THE CONTRACTOR WILL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE PLANS AND INFORMATION CONTAINED HEREIN. THE ARCHITECT MUST BE NOTIFIED OF ANY LATENT AND UNFORESEEN CONDITIONS THAT MAY ADVERSELY AFFECT THE PROGRESS OF WORK. SECURE ANY DAMAGED AREAS AS REQUIRED TO MAINTAIN A SAFE ENVIRONMENT FOR ADDITIONAL EVALUATION AND REMEDIAL WORK TO

DEMOLITION DESCRIBED FOR THE EXISTING FACILITY AND SYSTEMS CANNOT POSSIBLY CONVEY ALL THE ELEMENTS OF THE DEMOLITION WORK. THE INTENT OF THE DEMOLITION NOTES CONTAINED HEREIN IS (1) TO CONVEY THE MAJOR ITEMS TO BE REMOVED, THE NOTES ALSO IMPLY THAT ALL MINOR ITEMS CONSISTENT WITH A MAJOR ITEM BE REMOVED. THUS, THE PURPOSE OF THESE DRAWINGS IS TO SHOW THE MINIMUM LIMITS AND NOT THE ENTIRE SCOPE OF WORK.

WALL LEGEND:

- REMOVED FINISHES REMAIN THE FRAME
- EXIST. EXTERIOR WALL & REMOVED FINISHES

DEMO KEYNOTES

- D1 DEMO ALL
- D2 DEMO ALL FINISHES TO EXPOSE FRAMING

NOTE: IDENTIFY AND REPLACE CHARRED FRAMING AS NECESSARY



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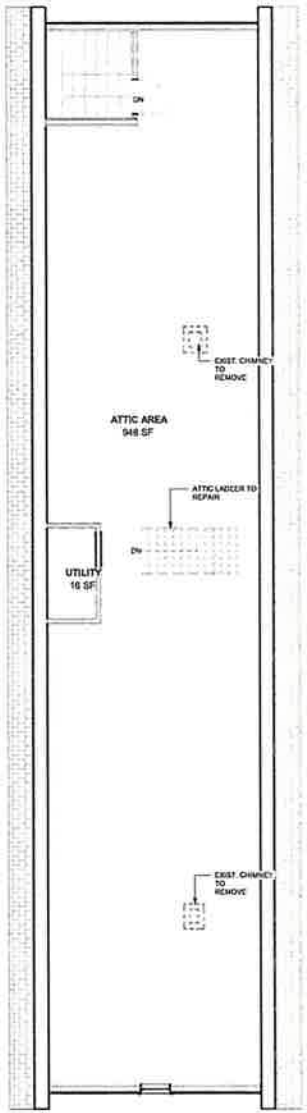
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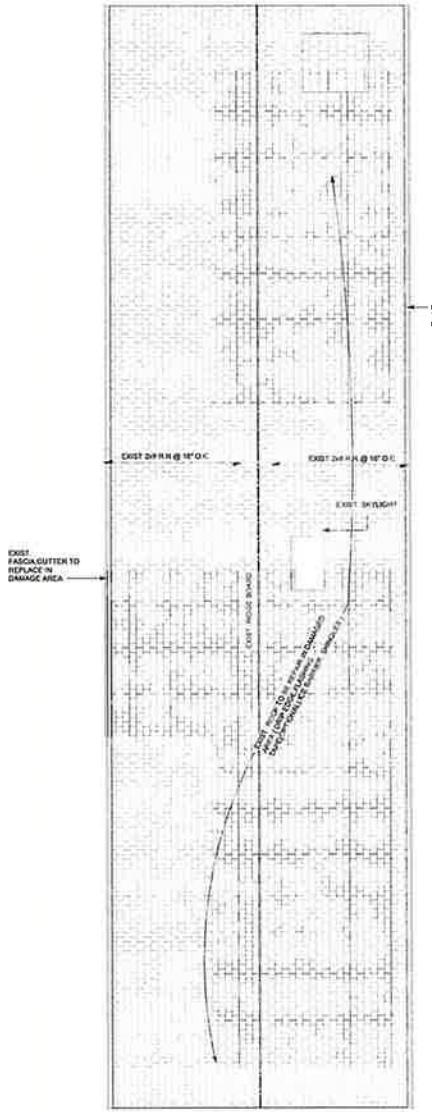
LICENSED ARCHITECT MACIEJ BOJARSKI 001-022685 STATE OF ILLINOIS

EXP. 11/30/26

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① ATTIC DEMO
1/4" = 1'-0"



② ROOF DEMO
1/4" = 1'-0"

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NOTE:
1. FIELD VERIFY ALL PERMANENTLY INSTALLED LUMINAIRS SHALL CONTAIN ONE HUNDRED PERCENT (100%) HIGH EFFICIENCY LAMPS
2. FIELD VERIFY THE WINDOW U-FACTOR SHALL NOT BE MORE THAN 0.30
3. FIELD VERIFY THE BUILDING THERMAL ENVELOPE SHALL BE DURABLE & SEALED TO LIMIT INFILTRATION WITH A SUITABLE SOLID MATERIAL BEHIND TUBS AND SHOWERS ON EXTERIOR WALLS
4. LOCAL INSPECTOR SHALL FIELD VERIFY TEMPORARY TOILET FACILITIES ARE ON SITE AT START OF CONSTRUCTION
5. LOCAL INSPECTOR SHALL FIELD VERIFY CURRENT ENERGY CODE FOLLOWED FOR THE STATE OF ILLINOIS AS ACTED
6. LOCAL INSPECTOR SHALL FIELD VERIFY AIR CONDITION DUCTS NOT LOCATED CLOSER THAN TEN FEET (10') TO A NEIGHBORING DWELLING
7. LOCAL INSPECTOR SHALL FIELD VERIFY ALL DRY WALL WILL BE 5/8" TYPE X FIRE CODE
8. LOCAL INSPECTOR SHALL FIELD VERIFY HANDRAIL ENDS RETURN TO WALL OR INTO A NEWEL POST
9. LOCAL INSPECTOR SHALL FIELD VERIFY ALL NEW OR UPGRADED ELECTRICAL CONDUCTORS SHALL BE COPPER WIRE
10. LOCAL INSPECTOR SHALL FIELD VERIFY AN AUTOMATIC SMOKE DETECTIONS SYSTEM, WIRED TO THE BUILDING ELECTRICAL SYSTEM, WITH BATTERY BACK UP FOR ALL MAJOR REMODELING WORK
11. LOCAL INSPECTOR SHALL FIELD VERIFY BATH EXHAUST FAN EXHAUST TO THE EXTERIOR
12. LOCAL INSPECTOR SHALL FIELD VERIFY THE CO2 AND SMOKE DETECTORS ARE WITHIN 15' OF THE FIRST FLOOR BEDROOM

NOTES:
- ALL INTERIOR FINISHES TO BE CLASS A
- BUILDING THERMAL ENVELOPE TO BE DURABLE &SEALED TO LIMIT INFILTRATION WITH A SUITABLE SOLID MATERIAL BEHIND TUBS AND SHOWERS ON EXTERIOR WALL
- ALL SMOKE DETECTORS TO BE INTERCONNECTED 110 v. w/ BATTERY BACKUP
- CONTRACTOR SHOULD SUBMIT SHOP DRAWINGS TO THE PROFESSIONAL OF RECORD FOR REVIEW FOR ALL PREFABRICATED ITEMS.
- CONDENSATE FROM ALL COOLING COILS OR EVAPORATORS SHALL BE CONVEYED FROM THE DRAIN PAN OUTLET TO AN APPROVED PLACE OF DISPOSAL.
- FOR THOSE HVAC UNITS THAT DO NOT HAVE A SECONDARY DRAIN OR PROVISIONS TO INSTALL A SECONDARY OR AUXILIARY DRAIN PAN. A WATER-LEVEL MONITOR DEVICE SHALL BE INSTALLED INSIDE THE PRIMARY DRAIN PAN
- WHERE EXISTING EXTERIOR WALLS ARE STRIPPED DOWN TO THE EXISTING STUDS, OR WHERE ANY EXTERIOR WALL STUD CAVITY IS EXPOSED, THE STUD CAVITIES MUST BE COMPLETELY FILLED WITH INSULATION
- ANY WALL OR CEILING CAVITIES EXPOSED BY REMOVAL OF DRYWALL TO BE COMPLETELY FILLED WITH INSULATION PRIOR TO INSTALLATION OF NEW DRYWALL.

WALLS NOTE:
- ALL DRY WALL WILL BE 5/8 TYPE 'X' FIRECODE
- ALL INTERIOR NON LOAD BEARING WALLS ARE 3 1/2" WIDE UNLESS NOTED OTHERWISE, PLUMBING WALLS 5 1/2" WIDE.
- INSULATE ALL BATHROOMS WALLS (TYP.) THROUGHOUT
- INSULATE ALL MECH ROOMS WALLS (TYP.) THROUGHOUT
- ALL WOOD FRAMING MEMBERS THAT REST ON ATTACHED TO CONCRETE ON MASONRY AND ARE LESS THAN 8 INCHES (8") FROM THE EXPOSED GROUND SHALL BE PRESSURE TREATED OR DECAY RESISTANT IN ACCORDANCE
- DOUBLE FLOOR JOISTS BELOW PARALLEL WALLS AND STAIR OPENING
- ANY WALL OR CEILING CAVITIES EXPOSED BY REMOVAL OF DRYWALL TO BE COMPLETELY FILLED WITH INSULATION PRIOR TO INSTALLATION OF NEW DRYWALL.
- SEAL ALL DRYWALL JOINTS COVERED WITH JOINT COMPOUND AND PAPER TAPE. NAILI EADS COVERED WITH JOINT COMPOUND

PREFABRICATED ITEMS:
CONTRACTOR SHOULD SUBMIT SHOP DRAWINGS TO THE PROFESSIONAL OF RECORD FOR REVIEW FOR ALL PREFABRICATED ITEMS

WINDOWS AND DOORS:
ALL WINDOW AND DOOR OPENINGS TO BE VERIFIED IN FIELD PRIOR TO ORDERING.

HANDRAILS AND GUARDS SHALL BE DESIGNED TO RESIST A CONCENTRATED LOAD OF 200 POUNDS (0.89 KN) IN ACCORDANCE WITH SECTION R301.5 OR TABLE 2.

WITH THE EXCEPTION OF GRASS, ALL THOSE EXCEPTS THE HANDRAILS AND GUARDS RES AND PANELS I ELLED SHALL BE DESIGNED TO RESIST A CONCENTRATED LOAD OF 50 POUNDS (0.22 KN) IN ACCORDANCE WITH SECTION 4.5.1 OF ASCE 7.

DESIGN LIVE&E FORCH ITS CE AND STAIR TREADS ... PSF/KN/M OF WIDTH TO BE APPLIED TO WITHSTAND REPE CONTINUOUS LOADING AT ANY POINT ALONG THE LENGTH OF THE TOP RAIL AND CONCENTRATED LOADING OF 2500 N AT ANY POINT ALONG THE TOP RAIL

DESIGN CRITERIA:

FLOOR	= 40# LL 20# DL TYPICAL ALL AREAS
WALL	= 8# PLF DX ACTUAL LOAD
CEILING	= 20# LL 10# DL ROOF SLOPES OVER 3 IN 12
ATTIC CEILING (LIMITED STORAGE)	= 40# LL 20# DL
	= 30# LL 15# DL
ROOF	= 30# LL 15# DL
CATHEDRAL	= 30# LL 15# DL ALL SLOPES
EXT DECK	= 60# LL 10# DL
BALCONY	= 100# LL 10# DL EXTERIOR
EXTERIOR DECK	= 100# LL 10# DL
EXTERIOR ROOF TOP DECK	= 100# LL 10# DL

STRUCTURAL FRAMING LUMBER:

FLOOR JOISTS, CEILING JOISTS, HEADERS AND RAFTERS IN-GRADE BASE VALUE (USE NO MULTIPLIERS AGAINST BASE VALUE)

GRADE #2 SPECIES OF ... BASE Fb = 900

(UNLESS OTHERWISE INDICATED ON THE PLANS)

Fb = 1206 psi
E = 1,800,000 psi
Fc= 800 psi

MANUFACTURED TRUSS JOIST MCMILLAN
PRODUCT: MICRO-LAM LVL
SIZE: 1 3/4" x (SEE PLAN) Fb = 2,600 PSI E = 2.0

NOTE:
ROOF DESIGN LOADS:
30 SNOW
10 DEAD

FLOOR DESIGN LOADS
40 LIVE (40 IN STAIRWAYS & PUBLIC AREAS 10 DEAD)

55 PSF TOTAL

NOTE
WIND LOAD

NOTE,
SEISMIC
SITE CLASS D DESIGN
CATEGORY B

REINFORCED CONCRETE PROPERTIES

CONCRETE f'c: CONCRETE 28 DAY STRENGTH = 3.0 ksi
REINFORCING fy: REBAR YIELD = 60.0 ksi

SOIL BEARING CAPACITY

ALL FOOTINGS TO BEAR ON UNDISTURBED SOIL.
MIN. BEARING PRESSURE OF 3000 PSI

SOIL BEARING VALUE SHOULD BE VERIFIED BY A QUALIFIED TESTING AGENCY.

FULL HEIGHT STUDS IN EXT. WALLS @ EACH END OF HEADER

HEADER SPAN (FEET)	MAXIMUM STUD SPACING (INCHES) 16	24
3'-0" OR LESS	1	1
4'	2	1
6'	3	3
12'	5	4
16'	6	5

TYP. HEADER SCHEDULE

SIZE OF WOOD HEADER	SUPPORTING ROOF ONLY	SUPPORTING ONE STORY ABOVE	SUPPORTING TWO STORIES ABOVE	NOT SUPPORTING FLOORS OR ROOFS
1-2x4	4'	-	-	6'
2-2x4	4 10 6"	-	-	8 TO 8"
2-2x6	8 TO 6"	4 TO 8"	-	8 TO 10"
2-2x10	8 TO 10"	8 TO 8"	4 TO 8"	10 TO 12"
2-2x12	10 TO 12"	8 TO 10"	8 TO 6"	12 TO 14'

ALL OTHER SIZES SEE FLOOR PLANS

EXTERIOR WALL CONSTRUCTION

1. EXIST. EXTERIOR WALL — BEARING WALL
   - EXIST MASONRY WALL (NC)
   - EXIST CONCRETE FOUNDATION WALL (NC)
   - R0D R-Value (R-N/A) UNHEATED SPACE
   - BEARING WALL - EXIST.
2. EXIST. EXTERIOR WALL - REAR SIDE — BEARING WALL
   - EXIST. SIDING (NC)
   - EXIST. EXTERIOR SHEATHING (NC)
   - EXIST WOOD FRAMING WALL 2X4 WOOD STUDS (NC)
   - NEW 5/8" GYPSUM BOARD (TYPE 'X' FIRECODE)
   - EXIST CONCRETE FOUNDATION WALL (NC)
   - BEARING WALL - EXIST.
3. EXIST. EXTERIOR WALL — BEARING WALL
   - EXIST. SIDING (NC)
   - EXIST. EXTERIOR SHEATHING (NC)
   - EXIST. WOOD FRAMING WALL 2X4 WOOD STUDS (NC)
   - NEW 3 1/2" BATT INSULATION (R 15) (CAVITY INSULATION) W/ VAPOR BARRIER ON INTERIOR FACE
   - NEW 5/8" GYPSUM BOARD (TYPE 'X' FIRECODE)
   - BEARING WALL - EXIST.
4. EXIST. EXTERIOR WALL — BEARING WALL
   - EXIST SIDING (NC)
   - EXIST EXTERIOR SHEATHING (NC)
   - EXIST WOOD FRAMING WALL 2X4 WOOD STUDS (NC)
   - NEW 5/8" GYPSUM BOARD (TYPE 'X' FIRECODE)
   - BEARING WALL - EXIST.

INTERIOR WALL CONSTRUCTION

A. NEW / EXIST. INTERIOR FRAMING WALL — BEARING WALL - R0D. MIN. 1HR FIRE RATING (UL# U305 - 1HR FIRE RATING)
   - NEW 5/8" GYPSUM BOARD (TYPE 'X' FIRECODE)
   - * EXIST OR NEW WOOD FRAMING WALL 2X4 WOOD STUDS @ 16" O.C.
   - PROVIDE NEW 3 1/2" BATT INSULATION (R 15) (TYP.)
   - NEW 5/8" GYPSUM BOARD (TYPE 'X' FIRECODE)
   - LOAD BEARING WALL - 1ST FL, 2ND FL
   - NEW WOOD STUDS
   - EXIST. WOOD STUDS
   - * REFER TO THE FLOOR PLAN

B. NEW INTERIOR FRAMING WALL — NON BEARING WALL
   - NEW 5/8" GYPSUM BOARD (TYPE 'X' FIRECODE)
   - NEW WOOD FRAMING WALL 2X4 WOOD STUDS (PLUMBING WALL)
   - PROVIDE NEW 3 1/2" BATT INSULATION (R 15) (TYP.) SEE NOTES BELOW
   - NEW WOOD FRAMING WALL 2X4 WOOD STUDS
   - NEW 5/8" GYPSUM BOARD (TYPE 'X' FIRECODE)

C. NEW INTERIOR FRAMING WALL - MECH RM — NEW BEARING WALL — R0D. 30+ - 1HR FIRE RATING (UL# U305 - 1HR FIRE RATING)
   - NEW 5/8" GYPSUM BOARD (TYPE 'X' FIRECODE)
   - NEW 3 1/2" BATT INSULATION (R 15) (CAVITY INSULATION)
   - NEW WOOD FRAMING WALL 2X4 WOOD STUDS
   - NEW 5/8" GYPSUM BOARD (TYPE 'X' FIRECODE)

WALL LEGEND:

- EXISTING WALL
- EXISTING WALL W/ NEW DRYWALL - ONE SIDE
- EXISTING WALL W/ NEW DRYWALL - BOTH SIDE
- NEW INTERIOR WALL
- EXISTING MASONRY WALL

NOTE:
EVERYTHING SHOWN ON THESE PLANS IS EXISTING UNLESS OTHERWISE INDICATED

PLAN KEYNOTES

1	REPLACE EXISTING DOORS W/SAME SIZE	10	NEW LIGHT FIXTURES SWITCHES OUTLETS,GFTS, BREAKER PANELS AND CIRCUIT BREAKER, SMOKE DETECTOR, ETC.)
2	REPLACE NEW WINDOWS W/SAME SIZE	11	NEW WATER HEATER
3	REPLACE DRYWALL ON WALLS AND CEILING	12	EXIST ROOF WITH NEW DRIP EDGE FLASHING TAPE (OPTIONAL),ICE BARRIER, SHINGLES IN DAMAGED AREA
4	NEW PLUMBING FIXTURES (VANITY, TOILET, TUB, SUPPLY AND DRAIN LINES, AND ETC.)		
5	NEW KITCHEN CABINETS, COUNTERTOP, APPLIANCES, DOUBLE BASIN SINK/FAUCET.	13	NEW FINISH FLOORING PER OWNER
6	NEW STAIRS	8	NEW FURNACE, DUCTWORK, REGISTERS AND RETURNS GRILLS

TYP. FLOOR PLAN NOTES

MECHANICAL ROOM NOTE:
INSTALL INSULATION AND DRYWALL AT MECHANICAL ROOM PRIOR TO HVAC EQUIPMENT TO ENSURE PROPER FIRE RATING FOR THE ENCLOSURE

PROVIDE 1 HR FIRE SEPARATION OF MECHANICAL ROOM (TYP.)
- REFER TO A301 BUILDING SECTION FOR FLOOR DETAIL
- 5/8" (TYPE X) GYP. BD. ON ALL WALLS

ENCLOSED ACCESSIBLE SPACE UNDER STAIRS NOTE:
ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1 HR FIRE SEPARATION

PROVIDE 1 HR FIRE SEPARATION (TYP.)
- DOUBLE LAYER OF 5/8" (TYPE X) GYP. BD. ON ENTIRE CEILING
- 5/8" (TYPE X) GYP. BD. ON ALL WALLS

ACCESS DOORS NOTE:
ACCESS DOORS FROM CONDITIONED SPACES TO UNCONDITIONED SPACES SHALL BE WEATHER-STRIPPED AND INSULATED TO THE LEVEL EQUIVALENT TO THE INSULATION ON THE SURROUNDING SURFACES

SAFETY GLASS FOR GLAZING NOTE:
ALL SAFETY GLASS FOR GLAZING IN HAZARDOUS LOCATION (INCLUDING WET LOCATIONS) INDICATED IN THE PROJECT MUST BE TEMPERED GLASS

FLOOR DRAIN NOTE:
CONDENSATE FROM ALL COOLING COILS OR EVAPORATORS SHALL BE CONVEYED FROM THE DRAIN PAN OUTLET TO AN APPROVED PLACE OF DISPOSAL.

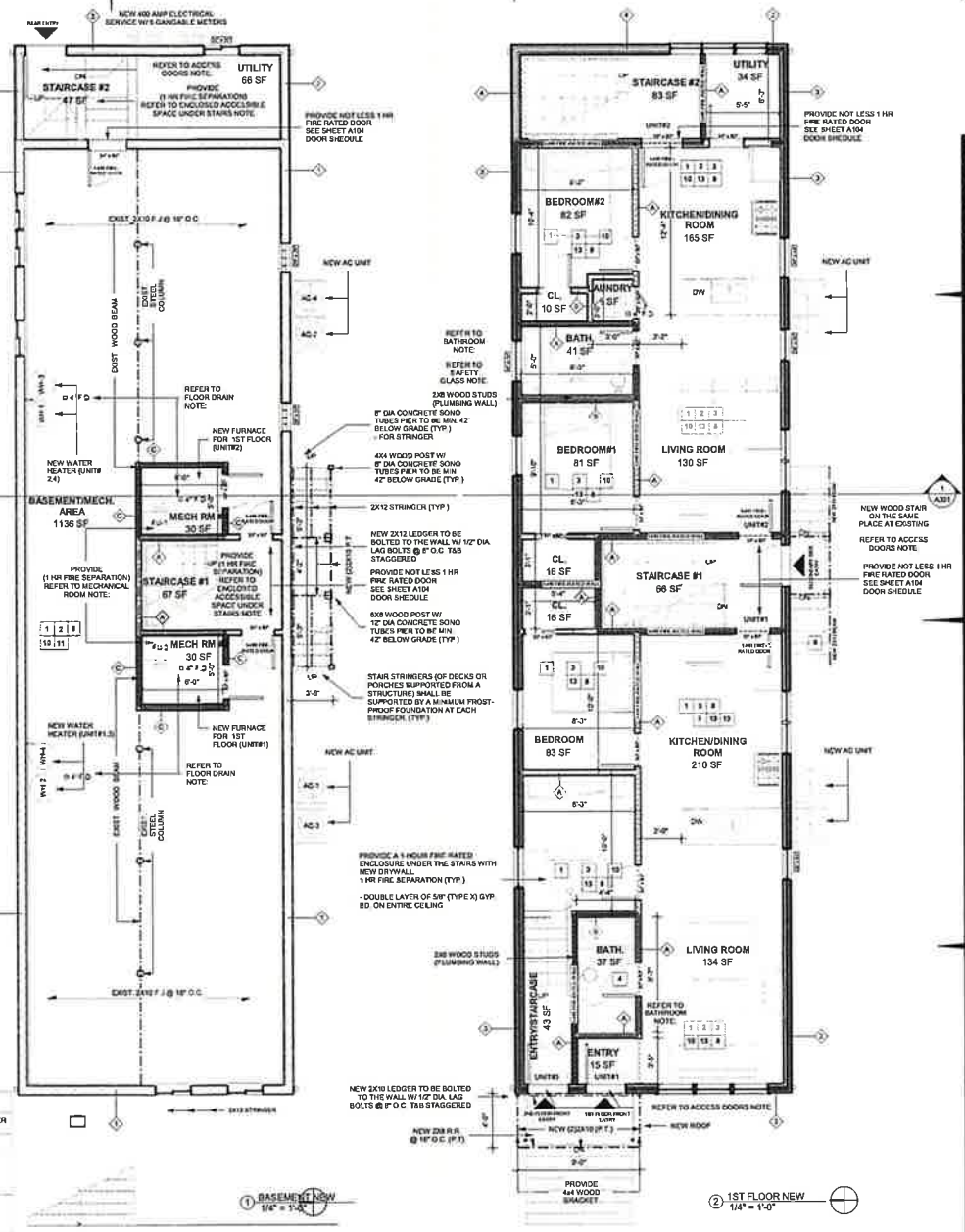
NEW FLOOR DRAIN TRAPPED AND VENTED, CONNECTED TO SEWAGE EJECTOR PUMP

BATHROOM NOTE:
PROVIDE CEMENTITIOUS BOARD FOR BATHROOM TILE BACKS BEHIND IN BATHTUB/SHOWER SURROUND GREEN BOARD GYPSUM AS BACKS REQUIRED NOT ALLOWED IN BATHTUB/SHOWER SURROUND AREA.

PROVIDE GLASS MAT GYPSUM BACKING PANEL AND WALL TILE FOR BATHTUB AND SHOWER SPACES

BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISH WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR.

MATERIALS USED AS BACKERS FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL PANELS IN SHOWER AREAS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.



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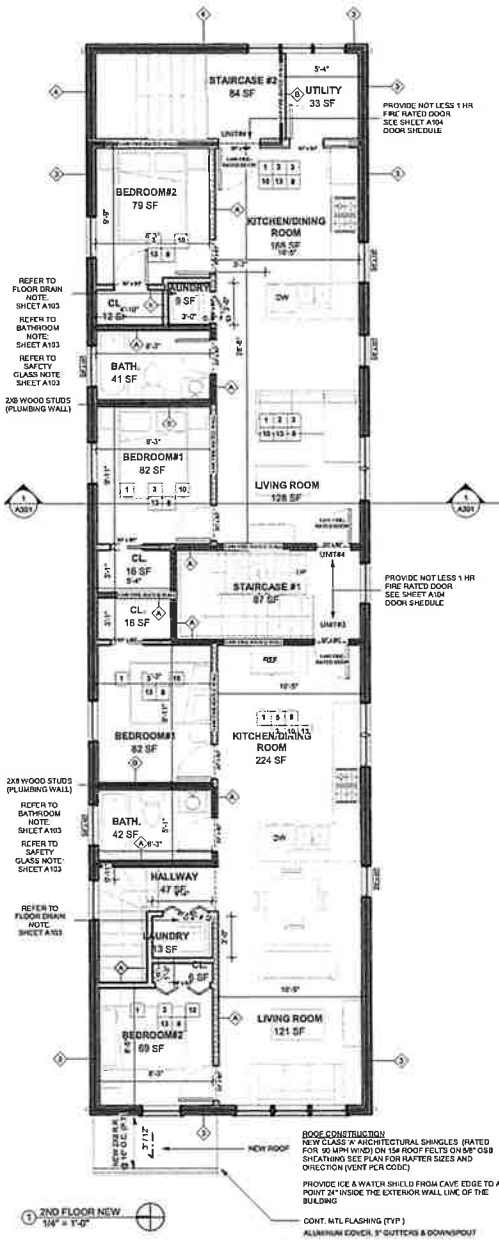
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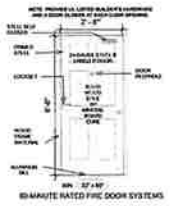
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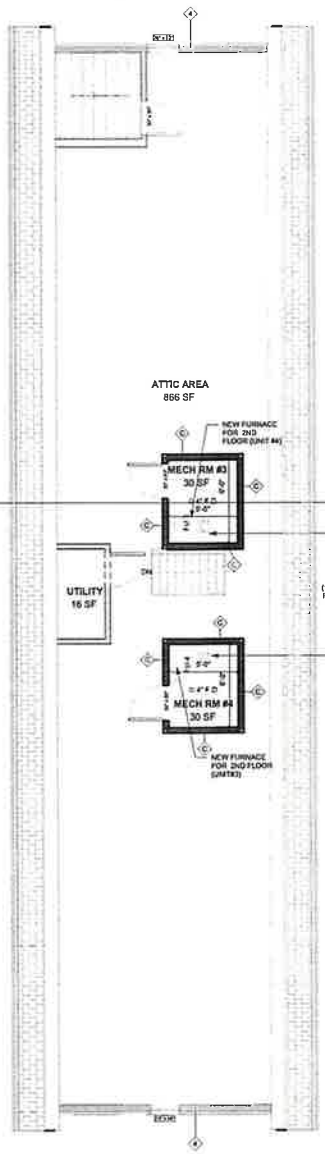
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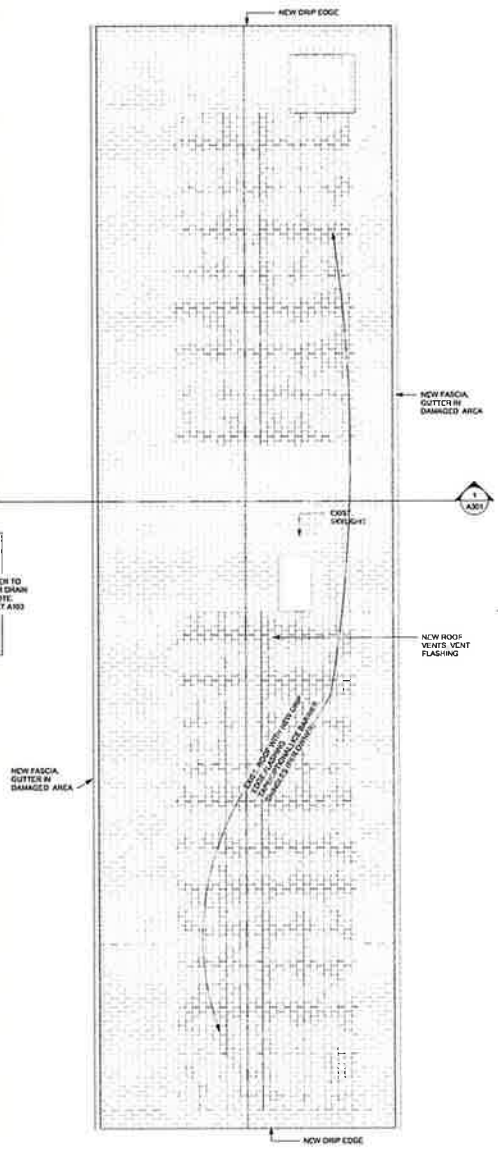


DOOR SCHEDULE
3/8" = 1'-0"

2ND FLOOR NEW
1/4" = 1'-0"



ATTIC NEW
1/4" = 1'-0"



ROOF
1/4" = 1'-0"

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ELEVATION GENERAL NOTES:

PELLA DESIGNER SERIES, OR EQUAL, UNIT NUMBERS (NOT GLASS SIZES) SHOWN ON ELEVATIONS

TEMPERED GLAZING SHALL BE PROVIDED IN WINDOWS THAT MEET BOTH:
A. GLASS GREATER THAN 9 S.F. IN AREA
B. BOTTOM OF GLASS WITHIN 18" OF THE FLOOR

EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE WINDOW OR EXTERIOR DOOR APPROVED FOR EMERGENCY EGRESS OR RESCUE. THE UNITS MUST BE OPERABLE FROM THE INSIDE TO A FULL CLEAR OPENING WITHOUT THE USE OF SEPARATE TOOLS WHERE WINDOWS ARE PROVIDED AS A MEANS OF EGRESS OR RESCUE THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES ABOVE THE FLOOR.

ALL EGRESS OR RESCUE WINDOWS FROM SLEEPING ROOMS MUST HAVE MINIMUM NET CLEAR OPENING OF 5.7 SQ. FT. THE MINIMUM NET CLEAR OPENING HEIGHT DIMENSION SHALL BE 24". THE MINIMUM NET CLEAR OPENING WIDTH DIMENSION SHALL BE 20".

ALL ROOF VENTS AND THROUGH ROOF MECHANICAL TO BE LOCATED @ REAR OF HOME AND PAINTED TO MATCH ROOF.

ALL O.S. LOCATIONS TO BE FILED VERIFIED WITH OWNER PRIOR TO INSTALLATION

PROVIDE COUNTER FLASHING, WHERE REQUIRED, INCLUDING ROOF TO WALL INTERSECTIONS, CHIMNEYS AND SADDLES 20 G.A. (MIN.)

PROVIDE 26 G.A. (MIN.) GALV. W-VALLEYS UNDERLAID WITH NO. 15 MIN. ROOFING FELT

PROVIDE COUNTER FLASHING DIAGONALLY ACROSS MASONRY, STEP AND RECOILED INTO THE MORTAR

PROVIDE FLASHING, COUNTER FLASHING AND CAULK AT ALL SKYLIGHTS, AS PER MANUFACTURERS SPECIFICATIONS

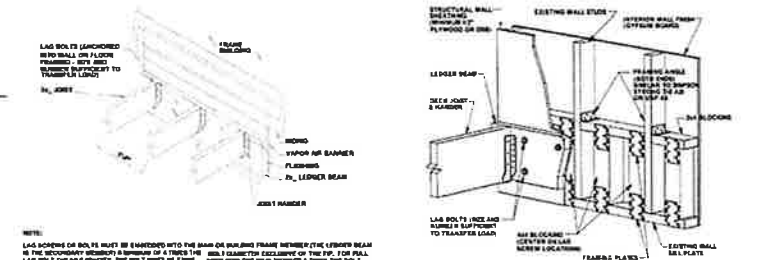
"E"-EGRESS WINDOW
"S"-SAFETY GLASS WINDOW

WINDOWS AND DOORS:
ALL WINDOW AND DOOR OPENINGS TO BE VERIFIED IN FIELD PRIOR TO ORDERING.

PLAN KEYNOTES

2 REPLACE NEW WINDOWS W/SAME SIZE

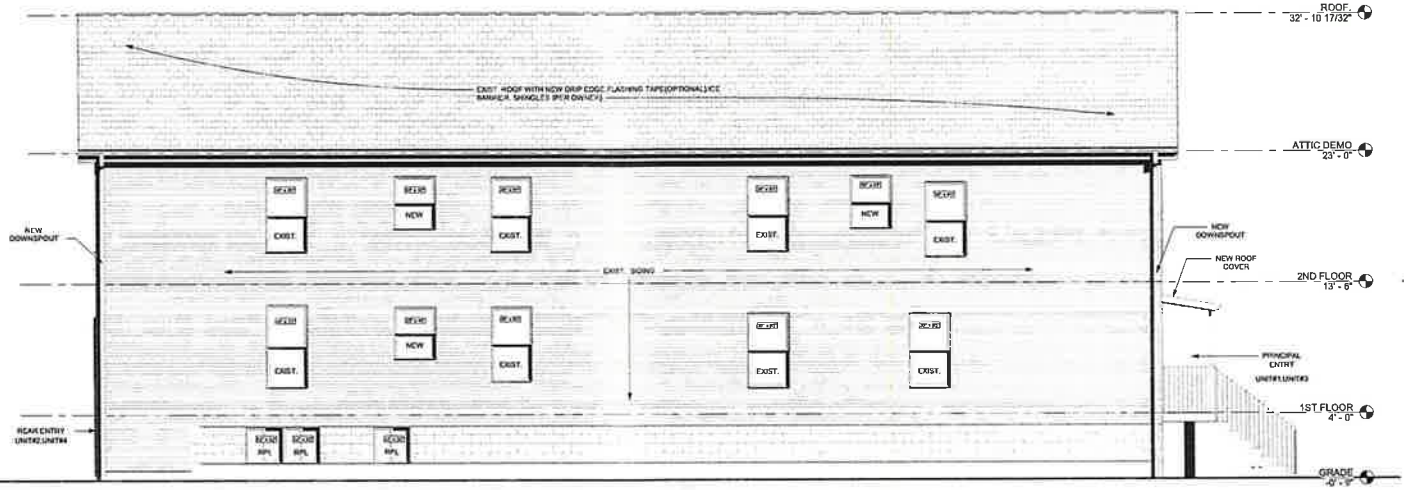
9 WALL INFILL TO MATCH THE EXIST. WALL



LEDGER BEAM TO WOOD FRAME WALL
2 CONNECTION (TYP.)
1" = 1'-0"



1 WEST ELEVATION.
1/4" = 1'-0"



3 NORTH ELEVATION
1/4" = 1'-0"

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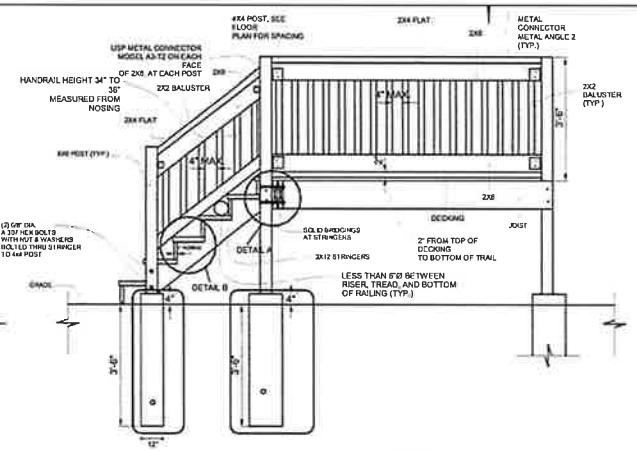
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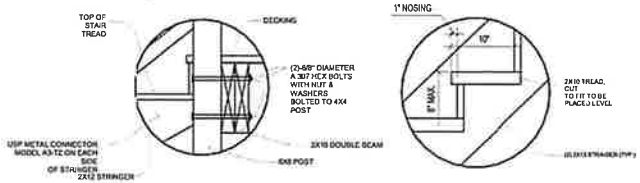
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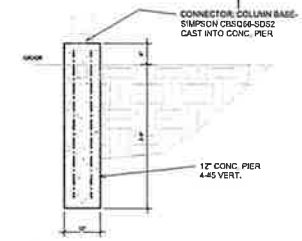
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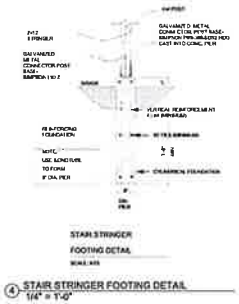
DETAIL A



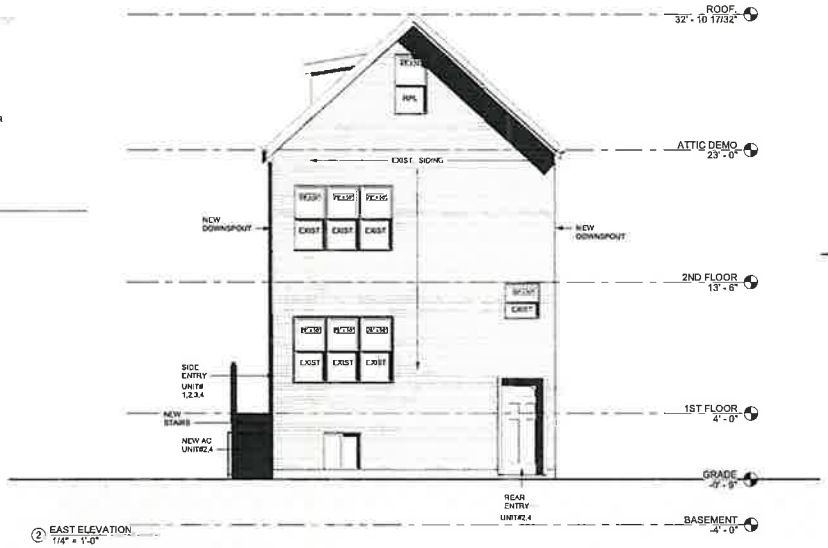
DETAIL B



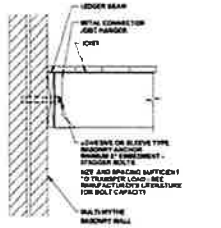
5 DECK / PORCH FOOTING DETAIL
3/4" = 1'-0"



4 STAIR STRINGER FOOTING DETAIL
1/4" = 1'-0"

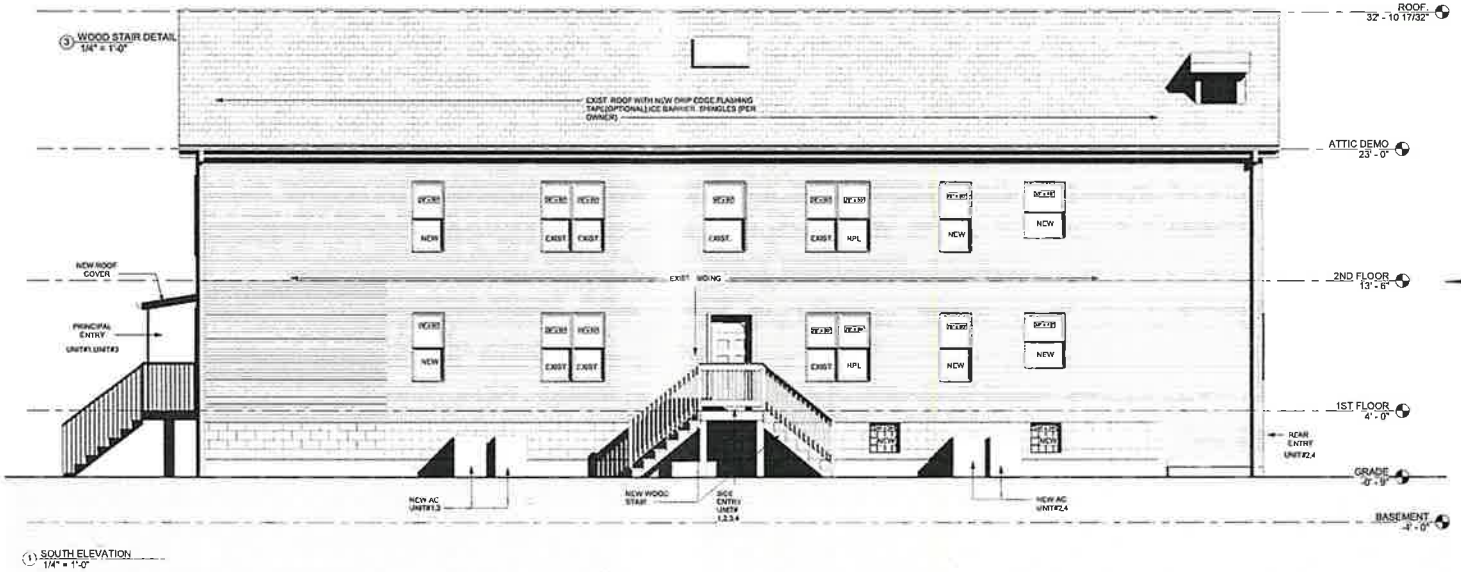


2 EAST ELEVATION
1/4" = 1'-0"



6 LEDGER BEAM TO MASONRY WALL CONNECTION
1" = 1'-0"

3 WOOD STAIR DETAIL
1/4" = 1'-0"



1 SOUTH ELEVATION
1/4" = 1'-0"

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