17-13-0303-C(1) Type 1 Narrative & Plans – 1810 North Richmond Street, Chicago, IL

Proposed Zoning: RM4.5 Residential Multi-Unit District

Lot Area: 3,000 square feet

Proposed Land Use: The existing 2.5 story residential building containing two (2) dwelling units and a rear detached 2-car garage will remain. The Applicant plans to incorporate additional square feet on the 2nd floor and attic of the existing building.

(A) The Project's Floor Area Ratio: 4,007 sq. ft. (1.33 FAR)

(B) The Project's Density (Minimum Lot Area Per D.U.):
1,500 sq. ft. per unit
(2 dwelling units)

(C) The amount of off-street parking: 2 (Existing)

(D) Setbacks:

a. Front Setback: 20'-11"
b. Side Setbacks:
North Side: 1'-4" (Existing)
South Side: 3'-0 1/2" (Existing)
c. Rear Setback: 53'-9 1/4"
d. Rear Yard Open Space: 684 SF

(E) Building Height: 35'-7" feet

EXTENSION OF EXISTING ATTIC DORMERS OF EXISTING RESIDENTIAL 2-FLAT
1810 N. RICHMOND AVE., CHICAGO IL 60647

CODE MATRIX

Item	Subject	Code Reference	Ordinance Requirement	Actual	N/A	Location / Sheet No.
	Zoning Ordinance Requirements					
	Zoning District / Planned Development No.	zoning map		RS - 3		
	Existing Zoning (Use)	17-17-0201		RESIDENTIAL		Permit Application
	Proposed Zoning (Use)	17-17-0201		RESIDENTIAL		Permit Application
	Chicago Landmark Designation	rezoning and ordinance				
	Historical Preservation District	zoning map, Ch. 16-8				
	Zoning Overlay District	zoning map, Ch. 17-7	PROHIBITED IF 5# 43.99 ABV			
	Pedestrian Street	zoning map, Ch. 17-3-0505				
	Lot Area	17-3-0402	2500	3000		01.0
	Floor Area Ratio (FAR)	varies by district	2.1	.56		
	Total Floor Area	17-17-0200, varies by district		1680		
	Building Height	17-17-0300, varies by district	30	18		
	Front Setback	17-17-0305, varies by district	20' OR AVG	EXISTING, NO CHANGE		
	Corner Side Setback	17-17-0306, varies by district	10% OF WIDTH, 50' MAX	EXISTING, NO CHANGE		
	Rear Setback	17-2-0304, varies by district	25% OF LOT	EXISTING, NO CHANGE		
	Side Yard / Combined Side Yard	17-2-0507, 17-3-0402	2FT/8FT OF LOT WIDTH	EXISTING, NO CHANGE		
	Number of Existing Units	varies by district		2		
	Number of Efficiency Units (Include above)	varies by district				
	Number of 3+ Bedroom Units	17-2-0512		2		
	Off-street Parking Spaces (Include above)	17-10-0207, Ord. 11-0-0723				
	Number of Accessible Garage Spaces	17-10-0208				
	Off-street Bicycle Parking Spaces	17-10-0207				
	Off-street Development Standards	17-2-0900				
	Planned Development Standards	Ch. 17-8				
	Open Space Impact Fee Applies?	Ch. 16-18				
	Affordable Requirements Ordinance (ARO) Fee(s)	Ch. 2-44				
	Plat of Survey	17-13-1307-B		Attached		Survey Under a Separate Cover
	Chicago Building Code Requirements					
	Proposed Occupancy Classification(s)	140-3.2.1		R-3		
	Existing Occupancy Classification(s)	140-3.2.1, Ch. 140-3		R-3		
	Sprinkler Occupancy Exceptions	Ch. 9				
	Grade Plane	140-3.3.2.1		+/- 0'-0"		EXISTING, NO CHANGE
	Building Height in Feet Above Grade Plane	140-3.3.2.1, 140-5-504.3		28'		EXISTING, NO CHANGE
	Number of Stories Above Grade Plane	140-2.2.40, 140-5-504.3		2		EXISTING, NO CHANGE
	Basement / Equipment Platform	140-5-506				
	Building Area	140-3.2.1.1, 140-5-506		3500		EXISTING, NO CHANGE
	Number of Basements Excluded from Area	140-5-506.1.3		1		EXISTING, NO CHANGE
	Fire-rated Separation	140-5-509.1				
	Horizontal Separating Buildings	140-5-508				
	Accessory Occupancies	140-5-508.1				
	Mixed-use Types	140-5-509				
	Construction Classification	140-6.2.1.1		V-B		
	Rating - Primary Structural Frame	Table 140-6.2.1(C), 140-6.2.1.2(a)		0		EXISTING, NO CHANGE
	Rating - Exterior Bearing Walls	Table 140-6.2.1(C), 140-6.2.1.2(b)		0		EXISTING, NO CHANGE
	Rating - Interior Bearing Walls	Table 140-6.2.1(C)		0		EXISTING, NO CHANGE
	Rating - Exterior Nonbearing Walls	Table 140-6.2.1(C)		0		EXISTING, NO CHANGE
	Rating - Floor Construction	Table 140-6.2.1(C)		0		EXISTING, NO CHANGE
	Rating - Roof Construction	Table 140-6.2.1(C)		0		EXISTING, NO CHANGE
	Construction Material, Type I-IV Construction	140-6.2.1(C), 140-6.2.1(D)				
	Fire-resistive Construction	140-6.2.2(C)		V-B		EXISTING, NO CHANGE
	Exterior Wall Ratings	Table 140-6.2.1(C), 140-6.2.1(D)		1		EXISTING, NO CHANGE
	Exterior Wall Projections	140-6.2.1(D.3)				
	Exterior Wall Openings	140-6.2.1(D.4)	15%	EXISTING		EXISTING, NO CHANGE
	Exterior Wall Openings	140-6.2.1(D.4)				
	Exterior Wall Ratings	140-6.2.1(D.4)				
	Fire Wall Openings	140-6.2.1(D.8), 140-7.3.1(C)				
	Mezzanine Floor Ratings - Occupancy Separation	140-6.2.1(C.2.a), 140-6.2.1(C.2.b)				
	Mezzanine Floor Ratings - Floor Area Separation	140-6.2.1(C.2.c), 140-6.2.1(C.2.d)				
	Mezzanine Floor Ratings - Egress Area	140-6.2.1(C.2.e), 140-6.2.1(C.2.g)				
	Mezzanine Floor Ratings - Incidental Uses	140-6.2.1(C.2.f), 140-6.2.1(C.2.h)				
	Shaft Enclosure Ratings	140-6.2.1(E), 140-7.3.2.3				
	Shaft Enclosure Openings	140-6.2.1(E), 140-7.3.2.3				
	Shaft Penetrations	140-6.2.1(E), 140-7.3.2.3				
	Fire-resistive Requirements for Structural Members	140-6.2.1(B), 140-6.2.1(C)				
	Opening Protectives	140-6.3.1(A)				
	Draft Stop and Fire Sprinkler Openings	140-6.3.1(C)				
	Exterior Wall Projections	140-6.3.1(D)				
	Fire-resistive Enclosure of Vertical Openings	140-6.3.2				
	Interior Finish, Rooms / Spaces	Table 140-8.-(A)(1)				
	Interior Finish, Corridors / Exit Access	Table 140-8.-(A)(1)				
	Interior Finish, Exit / Exit Enclosure	Table 140-8.-(A)(1)				
	Interior Floor Finish (Ratings)	140-8.-(A)(2.c)				
	Automatic Sprinkler System	140-9.1.1(C)				
	Smoke Detection Automatic Extinguishing System	140-9.1.1(D)				
	Emergency Systems	140-9.1.2				
	Emergency Power for Sprinkler Pumps	140-9.1.2(C)				
	Exit Signs	140-9.1.3				
	Emergency / Exit Lighting	140-9.1.3(A)				
	Interior Finish, Rooms / Spaces	Table 140-8.-(A)(1)				
	Interior Finish, Corridors / Exit Access	Table 140-8.-(A)(1)				
	Interior Finish, Exit / Exit Enclosure	Table 140-8.-(A)(1)				
	Interior Floor Finish (Ratings)	140-8.-(A)(2.c)				
	Automatic Sprinkler System	140-9.1.1(C)				
	Smoke Detection Automatic Extinguishing System	140-9.1.1(D)				
	Emergency Systems	140-9.1.2				
	Emergency Power for Sprinkler Pumps	140-9.1.2(C)				
	Exit Signs	140-9.1.3				
	Emergency / Exit Lighting	140-9.1.3(A)				
	Fire Alarm System	140-9.1.4				
	Smoke and Carbon Monoxide Alarms	140-9.1.4(C), 140-9.1.4(D)				
	Smoke Control System	140-9.1.5				
	Smoke and Heat Removal	140-9.1.6				
	Fire Department Connection	140-9.1.7, 140-9.1.8(C)				
	Fire Pump Room Ratings	140-9.1.8.3				
	Storage for Stationary Engine(s) Room	140-9.1.9.4				
	Gas Detection System	140-9.1.9.5				
	Manual Fire Alarm Box	140-9.2.1.1				
	Occupant Load Calculations Shown	140-10.-(D.1)				
	Means of Egress Capacity Shown	140-10.-(D.2)				
	Common Path of Egress Travel Distance	Table 140-10.-(B.2)				
	Dead End Condition Shown	Table 140-10.-(B.2.c)				
	Exit and Exit Access Separation	140-10.-(C.2.a)				
	Accessible Means of Egress	140-10.-(C.2.b)				
	Two-way Communication	140-10.-(C.2.c)				
	Exit Access	140-10.-(D.1)				
	Exit Doors	140-10.-(D.2)				
	Number of Exits / Exit Width	140-10.-(D.3), 140-10.-(D.4)				
	Exit Access Travel Distance	140-10.-(D.5)				
	Aisles, Corridors, and Ramps	140-10.-(D.6)				
	Doorways and Doors	140-10.-(D.7)				
	Stairways	140-10.-(D.8)				
	Handrails	140-10.-(D.9)				
	Guards	140-10.-(D.10)				
	Ramps	140-10.-(D.11)				
	Escalators and Moving Walks	140-10.-(D.12)				
	Natural Light	140-12.-(D.2)				
	Light / Vent Openings	140-12.-(D.3)				
	Minimum Room Area	140-12.-(D.4)				
	Ceiling Height	140-12.-(D.5)				
	Access from Sleeping Rooms	140-12.-(D.6)				
	Natural Ventilation	140-12.-(D.7)				
	Mechanical Ventilation	140-12.-(D.8)				
	Toilet Facilities	140-12.-(E.1)				
	Location of Toilet Facilities in Relation to Rooms	140-12.-(E.2)				
	Water Closet Compartment	140-12.-(E.3)				
	Urinals	140-12.-(E.4)				
	Lavatories	140-12.-(E.5)				
	Bathtubs and Showers	140-12.-(E.6)				
	Laundry Facilities	140-12.-(E.7)				
	Drinking Fountains	140-12.-(E.8)				
	Service Sinks	140-12.-(E.9)				
	Storage Facilities	140-12.-(E.10)				
	Food Service Facilities	140-12.-(E.11)				
	Required Facilities	140-12.-(E.12)				
	Design and Construction Requirements for Outdoor Areas	140-12.-(F)				
	Special Hazards	140-13.-(A)				
	Hazardous Materials	140-13.-(B)				
	Flammable and Combustible Liquids	140-13.-(C)				
	Explosives and Fireworks	140-13.-(D)				
	Flammable Gases and Flammable Cryogenic Fluids	140-13.-(E)				
	Liquefied Petroleum Gases	140-13.-(F)				
	Organic Coatings	140-13.-(G)				
	Pyroxylin Plastics	140-13.-(H)				
	Cellulose Nitrate Motion Picture Film	140-13.-(I)				
	Combustible Fibers	140-13.-(J)				
	Medium-Hazard Contents	140-13.-(K)				
	High-Piled Combustible Stock	140-13.-(L)				
	Special Amusement Buildings	140-13.-(M)				
	Aircraft-Related Occupancies	140-13.-(N)				
	Motor Fuel-Dispensing Facilities and Repair Garages	140-13.-(O)				
	Flammable Finishes	140-13.-(P)				
	Fruit and Crop Ripening	140-13.-(Q)				
	Waste Handling	140-13.-(R)				
	Miscellaneous Combustible Storage	140-13.-(S)				
	Glass	140-14.-(A)				
	Interior Partitions	140-14.-(B)				
	Accessibility Requirements	140-14.-(C)				
	Energy Conservation	140-14.-(D)				
	Other Requirements	140-14.-(E)				
	Chicago Energy Conservation Code					
	Energy Conservation Code Compliance Path	13A-1-4.1.1				
	Mechanical Equipment Schedules / Specs	13A-4-403.2.1, 13A-4-403.2.2, 13A-4-403.2.3				
	Mechanical Ventilation / Exhaust Schedule	13A-4-403.11				
	Lighting Power Schedule	13A-4-411.2.3				
	Plumbing Water Schedule	13A-4-403.1				
	Submittal Requirements Statement Form	13A-1-1.3				

Item	Subject	Code Reference	Complies	N/A
	Energy Conservation Code Requirements			
	Energy Conservation Certification (Form 4000)	13A-4-405		
	Accessibility Compliance (ADA)	Illinois Design for Persons with Disabilities (IAPD) Project Data Form		
	Structural Design Data	140-3.1.1(A)		
	Structural Report	140-3.1.1(A), 140-3.1.1(B.1)		
	Electrical Drawings	140-7.2.1(C.5)		
	Mechanical Equipment Schedules / Specs	13A-4-403.2.1, 13A-4-403.2.2, 13A-4-403.2.3		
	Mechanical Ventilation / Exhaust Schedule	13A-4-403.11		
	Energy Conservation Code Compliance Data	13A-4-403.2.3		
	Plumbing Water Schedule	13A-4-403.1		
	Submittal Requirements Statement Form	Ch. 11-18		

GENERAL NOTES

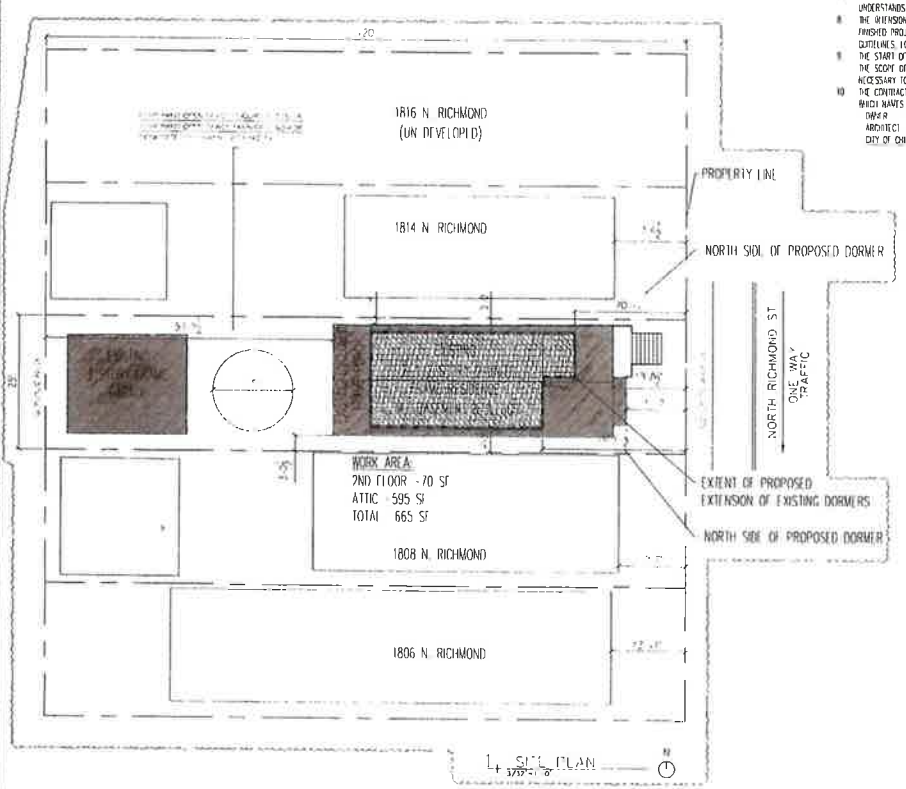
1. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD
2. NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALE - DO NOT SCALE DRAWINGS
3. INTERIOR DIMENSIONS ARE TO THE FACE OF A WALL UNLESS NOTED OTHERWISE
4. EXTERIOR DIMENSIONS ARE TO THE FACE OF MASONRY FOUNDATION WALLS UPPER FLOORS ARE TO THE FACE OF SHEATHING, OR MASONRY IF USED
5. EXTERIOR DIMENSIONS OF FRAME WALLS ARE TO FACE OF SHEATHING UNLESS NOTED OTHERWISE.
6. ALL MATERIALS AND EQUIPMENT MUST BE INSTALLED IN COMPLIANCE WITH THE MANUFACTURERS INSTRUCTIONS AND RECOMMENDATIONS
7. CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND PROPER DISPOSAL OF ALL DEBRIS GENERATED BY THE WORK. CLEAN UP IS REQUIRED ON A DAILY BASIS. DISPOSE OF DEBRIS LEGALLY
8. CONTRACTOR IS TO GUARANTEE ALL OF THE WORK, MATERIALS AND LABOR, IN WRITING FOR A MINIMUM OF ONE (1) YEAR AGAINST ALL DEFECTS OF MATERIALS, EQUIPMENT AND WORKMANSHIP

CODE NOTES

1. ALL WINDOWS WITHIN 18" OF THE FLOOR AND WITHIN 12" OF ANY DOOR ARE TO HAVE TEMPERED GLASS
2. ALL TUB AND SHOWER ENCLOSURES ARE TO BE GLAZED WITH SAFETY TEMPERED GLASS
3. ALL SKYLIGHTS ARE TO BE GLAZED WITH SAFETY TEMPERED GLASS WITH A WIRE BURGLAR SCREEN
4. ALL INTERIOR FINISHES TO BE A MINIMUM OF CLASS 1 (0 TO 25 FLAME SPREAD)
5. PROVIDE A HARD WIRED SMOKE DETECTOR WITHIN 15'-0" OF EVERY BEDROOM AND AT TOP OF EVERY STAIRS AT EACH LEVEL
6. PROVIDE A HARDWIRED CARBON MONOXIDE DETECTOR WITHIN 40'-0" OF EVERY BEDROOM, AT LEAST ONE ON EACH LEVEL, AND ONE IN THE ROOM CONTAINING THE CENTRAL HEATING UNIT
7. NO OPEN CUT OF CITY STREETS ALLOWED & NO NEW SANITARY SEWICE
8. NO CONCENTRATED DISCHARGE OF STORM WATER TO ADJACENT PROPERTIES SHALL BE ALLOWED
9. PROVIDE FIRESTOPPING AT FOLLOWING LOCATIONS:
   A) IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVEL
   B) AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS SOFFITS, DROP CEILINGS, COVE CEILINGS, ETC.
   C) IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES SUCH AS SOFFITS, DROP CEILINGS, COVE CEILINGS, ETC.
   D) AT OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS AND FIREPLACES AT CEILING AND FLOOR LEVEL
   E) BETWEEN STUDS AT 8'-0" HEIGHT MAX

NOTICE TO CONTRACTORS

1. THE CONTRACT DOCUMENTS FOR THIS PROJECT INCLUDE AN OWNER-CONTRACTOR AGREEMENT CAN EXECUTED WRITTEN PROPOSAL PREPARED BY THE CONTRACTOR DESCRIBING THE WORK) AND THESE DRAWINGS PREPARED BY THE ARCHITECT
   THE ARCHITECT IS PROVIDING A "PLANS ONLY" SERVICE. NO OTHER TYPE OF ARCHITECTURAL SERVICE IS INTENDED OR IMPLIED. THESE PLANS ARE ONLY TO BE USED BY COMPETENT CONTRACTORS LICENSED WITHIN THE CITY OF CHICAGO, AND KNOWLEDGEABLE IN THE BUILDING TRADES
2. THE CONTRACTOR MUST FAMILIARIZE HIMSELF WITH THE PROJECT LOCATION AND EXISTING CONDITIONS CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND WILL BE RESPONSIBLE FOR ANY DISCREPANCY WITH PLANS & EXISTING CONDITIONS MUST BE REPORTED TO ARCHITECT BEFORE STARTING ANY WORK NON-COMPLIANCE WITH THE ABOVE CONDITION DISQUALIFIES ANY CLAIMS FOR ADDITIONAL COMPENSATION
3. ADMINISTRATION OF THE CONTRACT IS BY THE OWNER OR HIS REPRESENTATIVE THE CONTRACTOR AND THE OWNER ARE SOLELY RESPONSIBLE FOR HIS BUILDING CONSTRUCTION PROCESS AND JOBSITE SAFETY
4. THE DRAWINGS INDICATE THE GENERAL SCOPE OF THE PROJECT AND THE ARCHITECTURAL DESIGN CONCEPT, INCLUDING THE DIMENSIONS OF THE BUILDING, THE MAJOR ARCHITECTURAL FEATURES, AND TYPES OF STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL SYSTEMS
5. THE DRAWINGS DO NOT NECESSARILY INDICATE OR DESCRIBE ALL THE WORK REQUIRED FOR REALIZATION OF THE SCOPE OR INTENT OF THE PROJECT; NOR ALL THE REQUIREMENTS OF THE CONTRACT DOCUMENTS BASED ON THE GENERAL SCOPE DESCRIBED IN THESE DRAWINGS, THE CONTRACTOR WILL FURNISH AND INSTALL ALL THE ITEMS REQUIRED FOR THE PROPER EXECUTION OF THE INTENDED SCOPE OF THIS PROJECT
6. THE ARCHITECT'S DECISION AS TO WHAT IS INCLUDED IN THE SCOPE AND WHAT IS NOT WILL BE FINAL AND BINDING ON THE CONTRACTOR
7. BY SUBMITTING A BID OR PRICE PROPOSAL THE CONTRACTOR CONCEDES THAT HE HAS EXAMINED AND UNDERSTANDS ALL THE CONTRACT INCLUDING THESE DRAWINGS
8. THE INTENSION OF THE CONTRACT DOCUMENTS IS TO PROVIDE FOR WORK REQUIRED TO ACHIEVE THE FINISHED PROJECT IN A FIRST CLASS MANNER, COMPLYING WITH APPLICABLE TRADE STANDARDS AND GUIDELINES, LOCAL, STATE AND NATIONAL CODES, AND OBSERVING OSHA RULES
9. THE START OF WORK WILL BE CONSIDERED AFFIRMATION THAT THE CONTRACTOR IS FULLY INFORMED OF THE SCOPE OF WORK AND THE BASE, WORK MATERIALS, EQUIPMENT, APPLIANCES, AND SERVICES NECESSARY TO ACHIEVE THE SCOPE OF WORK
10. THE CONTRACTOR MUST SUBMIT TO THE OWNER AND COPY THE ARCHITECT A CERTIFICATE OF INSURANCE WHICH NAMES THE FOLLOWING AS ADDITIONALLY INSURED FOR THIS PROJECT
    OWNER
    ARCHITECT
    CITY OF CHICAGO



STATEMENT OF COMPLIANCE

I CERTIFY THAT THESE DRAWINGS WERE PREPARED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE THEY CONFORM TO THE CHICAGO BUILDING CODE

SIGNED: Mario Rosado

ILLINOIS REGISTRATION NO: 001-022628

DATE: APRIL 2ND, 2024

ARCHITECT

SHEET INDEX

GENERAL
G1.0 TITLE SHEET
ARCHITECTURAL
D1.0 EXISTING FLOOR PLANS & NOTES
A1.0 PROPOSED FLOOR PLANS & NOTES
A2.0 PROPOSED SECTIONS / ELEVATIONS
MEP
M1.0 MECHANICAL FLOOR PLAN & NOTES
E1.0 ELECTRICAL PLAN & NOTES
P1.0 PLUMBING PLAN & NOTES

SCOPE OF WORK

1. DEMOLISH AND REBUILD EXISTING STAIR TO ATTIC
2. EXTENSION OF EXISTING ATTIC DORMERS W/ NEW ROOF PER PLANS
3. REMODEL OF EXISTING ATTIC BATHROOM PER PLANS
4. NEW BEDROOM AND CLOSET PER PLANS
5. REVISED / NEW ELECTRICAL IN ATTIC NED TO EXISTING CIRCUITS
6. HEATING/ COOLING NEW HEAT PUMP SYSTEM

CITY STAMP

PROJECT INFORMATION

1810 N. RICHMOND ST.
CHICAGO IL 60647

ARCHITECT OF RECORD

Mario Rosado architect
3013 W Lyndale #1
CHICAGO, IL 60647
T: 312 925 5131
mario@mariorosadoarchitecture.com

LICENSED ARCHITECT MARIO ROSADO STATE OF ILLINOIS
EXPIRES: 11/30/2024

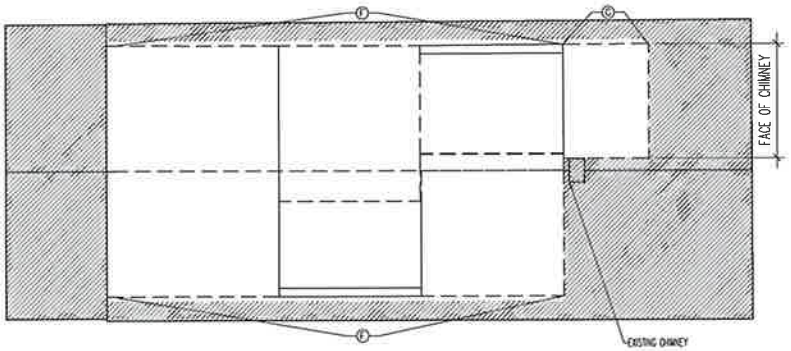
REVISION

NO	DATE	ISSUE
1	4/2/24	PERMIT

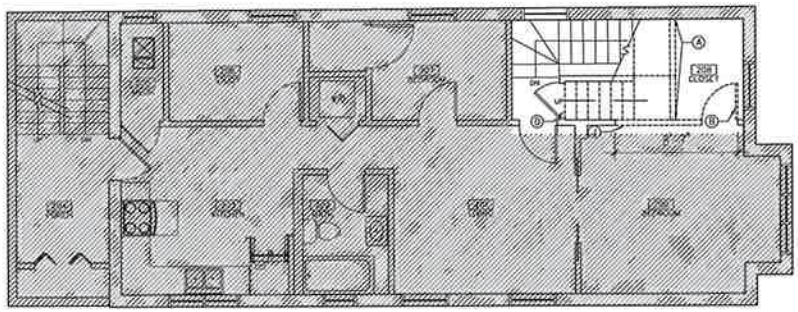
ISSUED DATE: 4/30/24
PERMIT FOR: PERMIT COMMENTS
PROJECT #: 2324
SHEET TITLE

TITLE SHEET

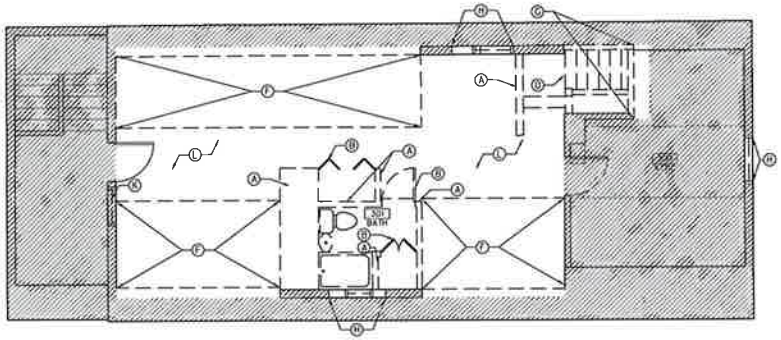
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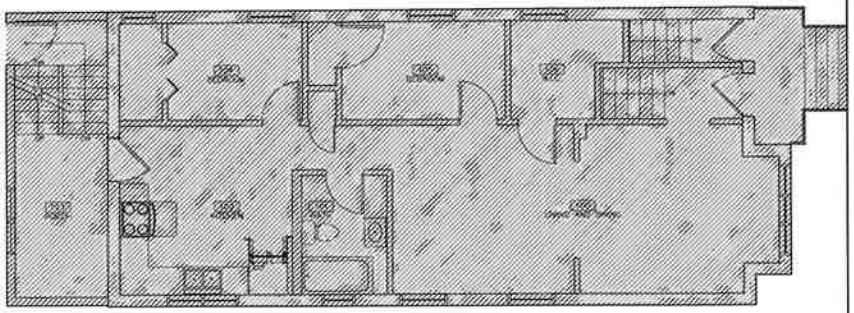
5 EXISTING ROOF PLAN 1/4"=1'-0"



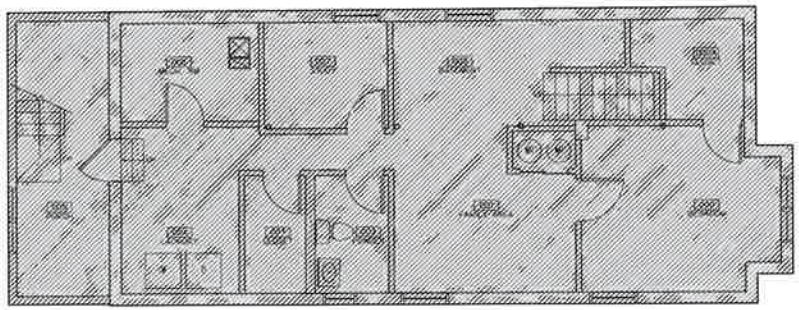
3 EXISTING 2ND FLOOR PLAN 1/4"=1'-0"



4 EXISTING ATTIC FLOOR PLAN 1/4"=1'-0"



2 EXISTING 1ST FLOOR PLAN 1/4"=1'-0"



1 EXISTING BASEMENT FLOOR PLAN 1/4"=1'-0"

FIELD VERIFICATION
CONTRACTORS SHALL VERIFY ALL FIGURED DIMENSION AND CONDITION AT THE JOB SITE AND NOTIFY THE ARCHITECT OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK. DO NOT SCALE THESE DRAWINGS.

DEMOLITION NOTES
1. CONTRACTOR MUST PROVIDE ADEQUATE SHORING AND BRACING OF EXISTING STRUCTURE AT ALL TIMES.
2. CONTRACTOR MUST PERFORM ALL DEMOLITION IN A SAFE AND CONSIDERED MANNER, WITHOUT DAMAGING CONSTRUCTION TO REMAIN.
3. CONTRACTOR MUST DISPOSE OF ALL DEMOLISHED MATERIALS IN A SAFE AND LEGAL MANNER

LEGEND

NOT IN SCOPE	STAIRS
TO BE DEMOLISHED	STOVE
WALLS/ PARTITION TO REMAIN	SINK
EXISTING CONSTRUCTION TO BE DEMOLISHED	FRIDGE
DEMOLITION KEY NOTE	WC
WINDOW	LAV
DOOR	TUB
	GLASS DOOR SHOWER

0 2 4 8 12 20
(IN FEET)
1/4" INCH = 1 FOOT

DEMOLITION KEY NOTES

(A) DEMOLISH AND REMOVE EXISTING PARTITION WALL, REMOVE ANY ELECTRICAL CONDUIT AND WIRE IN WALL, TYP.

(B) DEMOLISH AND REMOVE EXISTING DOOR, PREP ALL SURFACES FOR NEW DOORS OR PATCH TO MATCH SURROUNDING FINISHES.

(C) DEMOLISH AND REMOVE EXISTING WINDOW. PREP ALL SURFACES FOR NEW WINDOWS OR INFILL.

(D) CAREFULLY SHORE AND SUPPORT EXISTING FLOOR JOISTS ABOVE, DEMOLISH AND REMOVE EXISTING STAIR, PREP FOR NEW STAIR PER A1.0

(E) DEMOLISH AND REMOVE EXISTING PLUMBING FIXTURE AND CAP LINES LEADING TO THEM OR SALVAGE ANY INFRASTRUCTURE THAT MAY BE USED FOR NEW LAYOUT. REFER TO A1.0.

(F) CAREFULLY SHORE STRUCTURE, DEMOLISH AND REMOVE EXISTING ROOF, FRAMING, INSULATION, DRYWALL, AND ALL RELATED COMPONENTS, PREP FOR NEW ROOF PER A1.0.

(G) CAREFULLY SHORE STRUCTURE, DEMOLISH AND REMOVE EXISTING ROOF, FRAMING, INSULATION, DRYWALL, AND ALL RELATED COMPONENTS, PREP FOR NEW SHED DORMER ROOF PER A1.0.

(H) MODIFY EXISTING WINDOW OPENING TO ACCOMMODATE NEW WINDOW PER PROPOSED DRAWINGS, REPAIR EXISTING WALL FRAMING AS NEEDED.

(J) CAREFULLY SHORE FRAMING ABOVE, DEMOLISH AND REMOVE EXISTING LOAD BEARING WALL, PREP FOR NEW BEAM PER A1.0

(K) DEMOLISH AND REMOVE EXISTING WINDOW, INFILL TO MATCH SURROUNDING FRAMING AND FINISHES

(L) REMOVE EXISTING FLOORING AND SUBFLOORING TO EXPOSE FLOOR JOIST FOR REINFORCEMENT PER 1/A2.0

CITY STAMP

PROJECT INFORMATION

1810 N. RICHMOND ST.
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EXPIRES: 11/30/2024

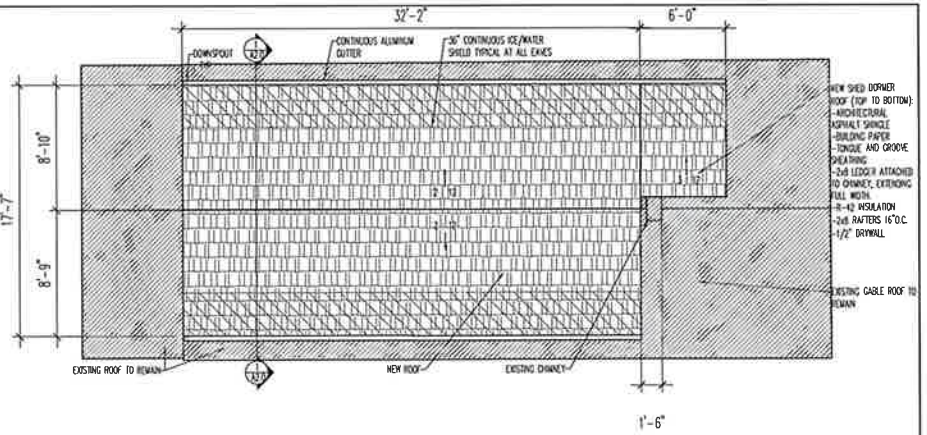
GENERAL NOTES:
1. REFER TO A1.0 A1.1 PRIOR TO ANY DEMOLITION AND BECOME FAMILIAR WITH PROPOSED FRAMING IN LOAD BEARING WALL AS WELL AS NEW STEEL STRUCTURE.

REVISION
NO. DATE ISSUE

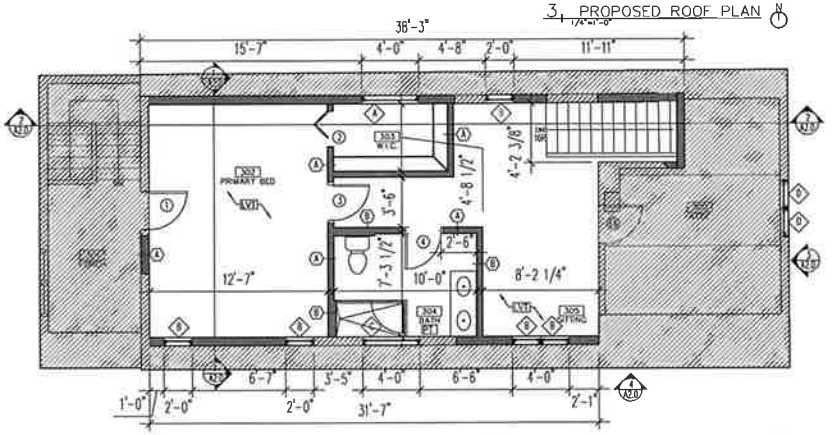
ISSUED DATE: 4/2/24
ISSUED FOR: PERMIT
PROJECT #: 2324

SHEET TITLE
EXISTING FLOOR PLANS AND NOTES

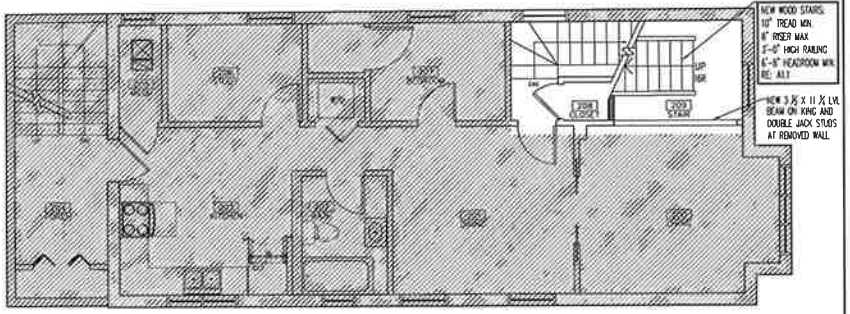
D1.0
SHEET NUMBER



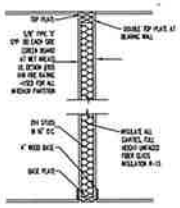
3 PROPOSED ROOF PLAN 1/4"=1'-0"

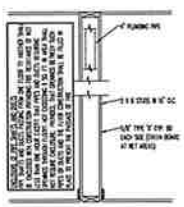


2 PROPOSED ATTIC FLOOR PLAN 1/4"=1'-0"



1 PROPOSED 2ND FLOOR PLAN 1/4"=1'-0"





ALL INTERIOR DOOR HEADERS = (2) 2x8 W/ 1/2" PLYWOOD FLITCH PLATE

DOOR SCHEDULE

DOOR	WIDTH	HEIGHT	THK.	MATERIAL	TYPE	LOCATION	NOTES
1	2'-8"	6'-8"	1-3/4"	SOLID CORE	SWING	101 - PORCH	EXTERIOR GRADE
2	2'-6"	6'-8"	1"	MDF	SWING	303 - W.I.C.	
3	2'-6"	6'-8"	1"	MDF	SWING	302 - PRIMARY	
4	2'-6"	6'-8"	1"	MDF	SWING	304 - BATH	
EX	2'-6"	6'-8"	1"	MDF	SWING	300 - ATTIC	

NOTE: GC TO VERIFY ALL DOOR DIMENSIONS IN FIELD

BASIS OF DESIGN JELD WEN PREMIUM V4500, VERIFY WITH OWNER

WINDOW SCHEDULE

NEW WINDOWS

WINDOW TAG	WINDOW TYPE	ROUGH OPENING WIDTH	ROUGH OPENING HEIGHT	TYPE LIGHT (SF)	TYPE MUNT (SF)
A	PICTURE	4'-0"	2'-8"	8 SF	0 SF
B	DOUBLE HUNG	2'-6"	5'-0"	10 SF	5 SF
C	SLIDER	4'-0"	2'-8"	8 SF	4 SF
D	DOUBLE HUNG	2'-6"	4'-0"	8 SF	4 SF

NOTES: 1. GC TO VERIFY ALL WINDOW DIMENSIONS & QUANTITIES IN FIELD

FINISH SCHEDULE:

NOTES: 1. CONFIRM PAINT SCOPE, COLORS, AND FINISHES WITH OWNER

ROOM	FLOOR	WALLS	CEILINGS
300 ATTIC	EXISTING	EXISTING	EXISTING
302 PRIMARY BED	LVT	PAINT/ BASE	PAINT
303 WIC	PT	PAINT/ BASE	PAINT
304 BATH	LVT	PAINT/ BASE	PAINT
309 STAIRS	LVT	PAINT/ BASE	PAINT

FINISH LEGEND:

PT PORCELAIN FLOOR AND WALL TILE FLOOR PER OWNERS SELECTION

LVT LUXURY VINYL TILE FLOORING PER OWNERS SELECTION

NOTE: ALL PAINTED WALLS AND CEILINGS IN SCOPE SHALL BE PRIMED AND PAINTED WITH 2 COATS, COLOR AS SELECTED BY OWNER, MDF BASE PRIMED AND PAINTED COLOR AS SELECTED BY OWNER.

LEGEND:

- NOT IN SCOPE
- EXISTING WALL/ PARTITION
- NEW PARTITION
- DOOR NUMBER -SEE SCHEDULE
- WALL PARTITION -SEE SHEET A1.0
- WINDOW TAG -SEE SCHEDULE
- WINDOW
- DOOR
- STAIRS
- STOVE
- SINK
- FRIDGE
- WC
- LAV
- TUB
- GLASS DOOR SHOWER

0 2 4 8 12 20

(IN FEET)

1/4" INCH = 1 FOOT

CITY STAMP

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AREA NOTES:

1. DORMER = 595 SF
2. 2ND FLOOR = 966 SF
3. DOES NOT EXCEED TWO-THIRDS OF THE FLOOR AREA OF THE SAME DWELLING UNIT ON THE FLOOR IMMEDIATELY BELOW, PER 13-200-270

REVISION

NO.	DATE	ISSUE

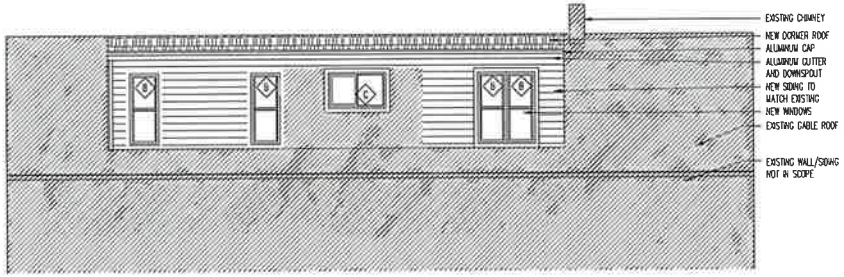
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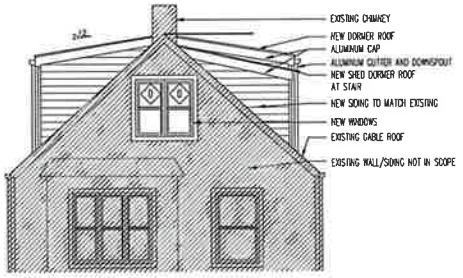
PROPOSED FLOOR PLANS AND NOTES

A1.0

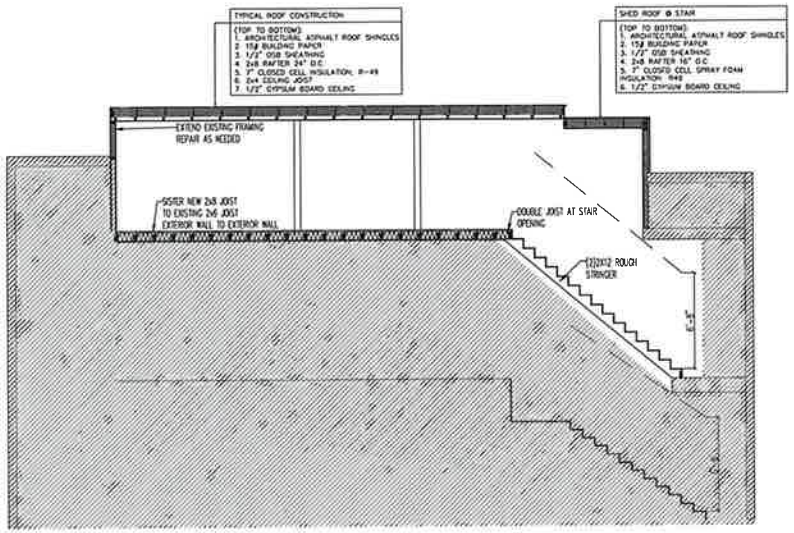
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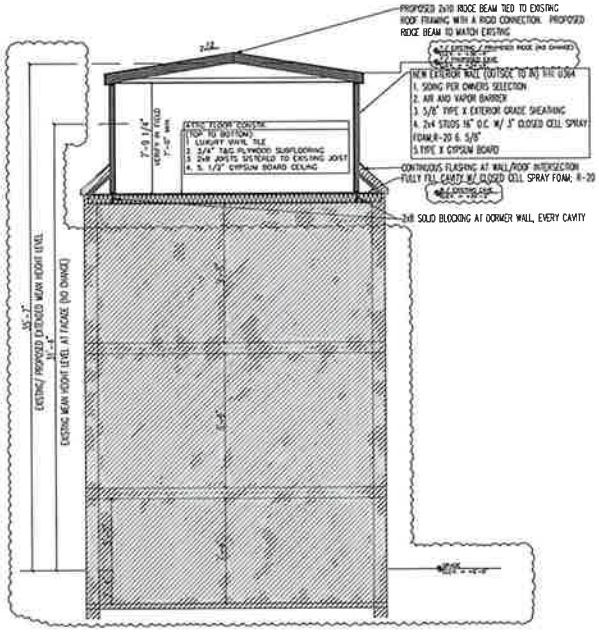
4 PROPOSED ELEVATION
1/4"=1'-0"



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



2 PROPOSED SECTION
1/4"=1'-0"



1 PROPOSED SECTION
1/4"=1'-0"



0 EXISTING ELEVATION
NOT TO SCALE

0 2 4 8 12 20
(IN FEET)
1/4" INCH = 1 FOOT

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REVISION

NO.	DATE	ISSUE

001 4/2/24 PERMIT

ISSUED DATE: 4/30/24
ISSUED FOR: ZONING COMMENTS
PROJECT #: 2324

SHEET TITLE

PROPOSED SECTIONS/ ELEVATIONS

A2.0

SHEET NUMBER