Final for Publication

17-13-0303-C(1) Type 1 Narrative & Plans – 1247 North California Avenue, Chicago, IL

Proposed Zoning: RM-5 Residential Multi-Unit District

Lot Area: 4,499.55 sq. ft.

Proposed Land Use: The Applicant is proposing to permit two (2) additional dwelling units within the basement of the existing three-story six (6) dwelling unit residential building for a total of eight (8) dwelling units. The height and footprint of the existing building will remain without change. The subject property is a Transit Served Location. The proposed residential building will be supported by three (3) off-street parking spaces at the rear of the subject property. Pursuant to Sec. 17-13-0303-D optional Administrative Adjustment and Variation and pursuant to Secs. 17-13-1003-EE of the Chicago Zoning Ordinance, the Applicant is seeking to decrease the off-street parking ratio for a Transit Served Location to 37.5% (three (3) parking spaces for eight (8) residential units) and is seeking all relief necessary, as allowed by the code, for the attached plans.

(A) The Project's Floor Area Ratio: 6,570 square feet (1.26 FAR)

(B) The Project's Density (Minimum Lot Area Per D.U.): 562.44 square feet per D.U. (8 residential units)

(C) The amount of off-street parking: 3 parking spaces

*The subject property is a designated Transit Served Location (Division Bus Route). Pursuant to Sec. 17-13-1003-EE, the Applicant is seeking to decrease the required number of off-street parking spaces from 4 parking spaces (50%) to 3 parking spaces (37.5%).

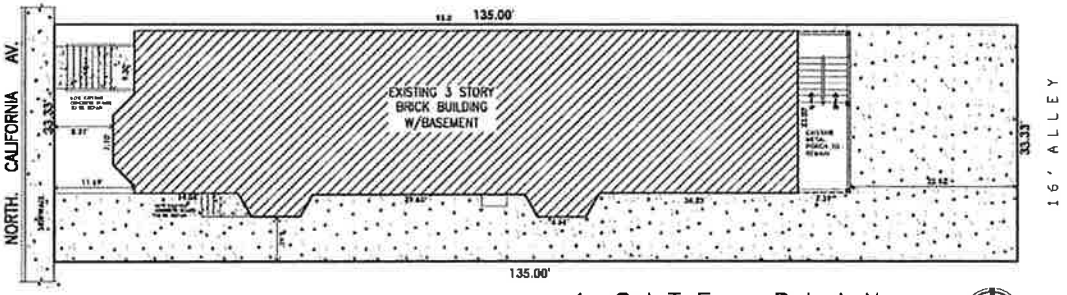
(D) Setbacks:

a.	Front Setback:		8.21 feet (existing)
b.	Side Setbacks:		
		North Side:	zero (existing)
		South Side:	6.4 feet (existing)
c.	Rear Setback:		22.92 feet (existing)

(E) Building Height: 38 feet (existing)

1247 North. California Av.

Chicago Illinois



1 SITE PLAN
SP1.0 Scale: 3/32"=1'-0"

North

CODE MATRIX CHICAGO ZONING ORDINANCE AND 2019 CHICAGO CONSTRUCTION CODES



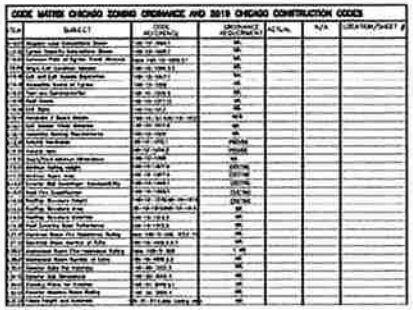
ENERGY TRANSFORMATION CODE COMPLIANCE STATEMENT

I ALSO CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE ATTACHED PLANS FOR 1247 N. CALIFORNIA AV. CHICAGO, IL COMPLY WITH THE REQUIREMENTS OF THE CHAPTER 18-13 ENERGY CONSERVATION OF THE MUNICIPAL CODE OF CHICAGO AS EFFECTIVE APRIL-22-2009

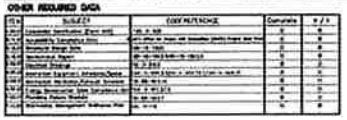
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DATE

CODE MATRIX CHICAGO ZONING ORDINANCE AND 2019 CHICAGO CONSTRUCTION CODES



OTHER REQUIRED DATA



DRAWING INDEX

SP.1	Cover sheet & site plan
GN.1	General notes & Wall Legend
A1.0	Existing Basement & 1st. floor Demo plan
A2.0	Existing 2nd. & 3rd. floor Tipycal & Demo notes
A3.0	Basement & First floor plan (New Layouts)
A4.0	Second & Third floor plan (New Layouts)
A5.0	Existing Wall Section, Doors, Window Shedulles

INFORMATION

Zoning	RS-3
Lote size	33.33' x 135.00'
Lote Area	4,499 sq. ft.
Actual Building area	6,570 sq. ft.
Basement Area	2,157 sq.ft.
(Floor area ratio F.A.R:	0.90
Occupancy:	6.D.U. Residential
Existing Building Height:	38'-0"
Classification of Building:	V-A Construction

SCOPE OF WORK :
Interior & Exterior Alterations to existing
3 Story Brick Building with Basement and
Convert from 6 D.U. into 8 D.U. Architecture
Plumbing, hvac, Electrical Refrigeration per plans

GARTILLO & COMPANY
HG
937 LAVERGNE AV.
WILMETTE, IL 60091
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BY: _____ DATE: _____

REVISED BY:

_____ DATE: _____

_____ DATE: _____

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CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO PROCEEDING WITH CONSTRUCTION AND NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR OMISSIONS.

NO.	DATE	DESCRIPTION

1247
NORTH.
CALIFORNIA AV.
CHICAGO ILLINOIS

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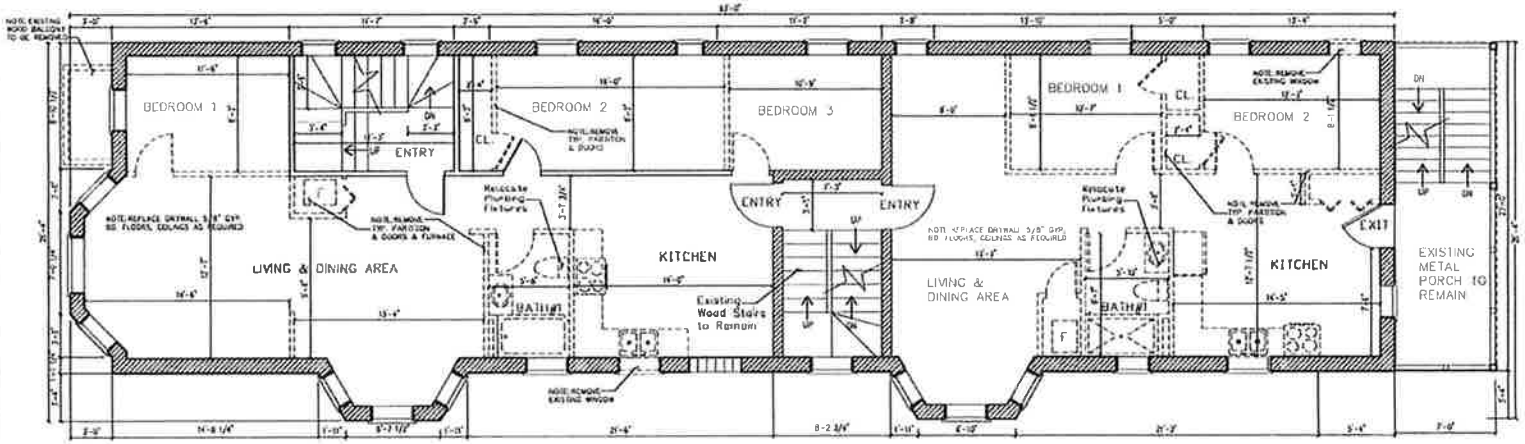
REGISTERED ARCHITECT
GARTILLO
NO. 001-012345
STATE OF ILLINOIS

DATE: MAY - 2025

SHEET TITLE
SITE PLAN
CODE MATRIX &
ZONING INFO

SHEET NUMBER
SP1.0

Final Publication



1 / A2.0 EXISTING SECOND & THIRD FLOOR (TYPICAL)

Scale: 1/16"=1'-0"

Norte

DEMOLITION NOTES

SCOPE OF WORK

THE WORK CONSISTS OF ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY AND REQUIRED TO COMPLETE ALL DEMOLITION WORK AS SHOWN ON THE DRAWINGS AND SPECIFIED HEREIN

1. REMOVAL OF EXISTING NON-LOAD BEARING MASONRY WALLS
2. REMOVE EXISTING DOORS, FRAMES, WINDOWS, PARTITIONS, AND FINISHES AS INDICATED
3. REMOVE EXISTING FINISH FLOORING WHERE NEW FLOORING IS INDICATED OR SCHEDULED ON DRAWINGS
4. **REMOVAL AND DISPOSAL OF DEMOLISHED MATERIALS**

GENERAL

THE CONTRACTOR AGREES TO PROTECT, DEFEND AND HOLD HARMLESS AND INDEMNIFY THE ARCHITECT AND OWNER AND THEIR EMPLOYEES, AGENTS, AND CONSULTANTS FROM ANY CLAIMS, DEMANDS OR EXPENSES ON ACCOUNT OF ANY BODILY INJURY ALLEGED OR REAL TO PERSON INCLUDING SICKNESS, DISEASE OR DEATH OR ANY DAMAGE ALLEGED OR REAL ARISING OUT OF ANYTHING NOW UNDER THIS CONTRACT BY THE CONTRACTOR OR ANY SUBCONTRACTOR OR ANYONE DIRECTLY OR INDIRECTLY EMPLOYED BY EITHER EXCEPT WHEN DIRECTLY DUE TO ERRORS IN THE CONSTRUCTION DOCUMENTS

THE OWNERS AND ARCHITECTS RESPONSIBILITY LIES IN THE PERMANENT RESULTS AND DO NOT INCLUDE THE MEANS SEQUENCES OR PROCEDURES EMPLOYED BY THE CONTRACTOR IN EXECUTING AND COMPLETING THE WORK IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE PROCEDURES OF CONSTRUCTION AND TO PROVIDE SAFE AND ADEQUATE MEANS OF SHORING, BRACING, SCAFFOLDING, LADDERS, STAGES, HOIST, TEMPORARY SUPPORTS AND OTHER FACILITIES OR METHODS AS THE MATERIE MAY BE REQUIRED FOR THE EXECUTION AND COMPLETION OF THE WORK

CODES AND SPECIAL REQUIREMENT

A. CONFORM TO ALL BUILDING CODE REGULATIONS PERTAINING TO WRECKING INCLUDING PAYMENT OF ANY SPECIAL PERMITS

B. PERFORM WRECKING OPERATIONS IN SUCH A MANNER AS TO INSURE THE LEAST POSSIBILITY OF DAMAGE TO ADJOINING AREAS.

C. BE LIABLE FOR ANY REPAIR DAMAGE TO STRUCTURES, WALKWAYS, OR EQUIPMENT CAUSED BY WRECKING OPERATIONS

SUBMITTALS

A. SCHEDULE/SUBMIT PROPOSED METHODS AND OPERATIONS OF DEMOLITION AND REMOVAL WORK TO ARCHITECT FOR REVIEW PRIOR TO START OF WORK, INCLUDE IN SCHEDULE COORDINATION FOR SHUT-OFF CAPPING AND CONTINUATION OF UTILITY SERVICES AS REQUIRED

B. PERMITS AND NOTICES AUTHORIZING DEMOLITION.

C. CERTIFICATES OF SEVERANCE OF UTILITY SERVICES

D. PERMIT FOR TRANSPORT AND DISPOSAL OF DEBRIS

JOB CONDITIONS

A. CONDITIONS OF AREAS: THE OWNER ASSUMES NO RESPONSIBILITY FOR **ACTUAL CONDITION OF AREAS OF BUILDING TO BE DEMOLISHED** CONDITIONS EXISTING AT TIME OF INSPECTION FOR BIDDING PURPOSES WILL BE MAINTAINED BY OWNER IN SO FAR AS PRACTICABLE.

B. EXPLOSIVES: USE OF EXPLOSIVES WILL NOT BE PERMITTED

C. TRAFFIC: CONDUCT DEMOLITION OPERATIONS AND REMOVAL OF DEBRIS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS AND OTHER ADJACENT OCCUPIED OR USED FACILITIES.

D. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS OR OTHER OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM AUTHORITIES HAVING JURISDICTION. PROVIDE ALTERNATE ROUTES AROUND CLOSED OR OBSTRUCTED TRAFFIC WAYS IF REQUIRED BY GOVERNING REGULATIONS

E. PROTECTION: ENSURE SAFE PASSAGE OF PERSONS AROUND AREA OF DEMOLITION. CONDUCT OPERATIONS TO PREVENT INJURY TO ADJACENT STRUCTURES, OTHER FACILITIES AND PERSONS.

F. PROVIDE SHORING, BRACING, OR SUPPORT TO PREVENT MOVEMENT, SETTLEMENT OR COLLAPSE OF EXISTING STRUCTURES AND ADJACENT FACILITIES TO REMAIN.

G. DAMAGES: PROMPTLY REPAIR DAMAGES CAUSED TO ADJACENT FACILITIES BY DEMOLITION OPERATIONS AT NO COST TO OWNER

H. UTILITY SERVICES: MAINTAIN EXISTING UTILITIES INDICATED TO REMAIN KEEP IN SERVICE, AND PROTECT AGAINST DAMAGE DURING DEMOLITION OPERATIONS

I. DO NOT INTERRUPT EXISTING UTILITIES SERVING OCCUPIED OR USED FACILITIES, EXCEPT WHEN AUTHORIZED IN WRITING BY AUTHORITIES HAVING JURISDICTION. PROVIDE TEMPORARY SERVICES DURING INTERRUPTIONS TO EXISTING UTILITIES, AS ACCEPTABLE TO GOVERNING AUTHORITIES

J. 1. DO NOT USE WATER WHEN IT MAY CREATE HAZARDOUS OR OBJECTIONABLE CONDITIONS SUCH AS BUT NOT LIMITED TO ICE, AND FLOODING.

2. CONCRETE BREAKERS, PNEUMATIC HAMMERS AND SIMILAR NOISY METHODS OF BREAKING OUT MASONRY AND CONCRETE ARE PERMITTED ONLY AS **SCHEDULED WITH THE OWNER.**

K. CLEAN ADJACENT STRUCTURES OF DUST, DIRT, AND DEBRIS CAUSED BY DEMOLITION OPERATIONS AS DIRECTED BY ARCHITECT OR GOVERNING AUTHORITIES. RETURN ADJACENT AREAS TO CONDITION EXISTING PRIOR TO THE START OF WORK.

L. DEMOLISH MASONRY IN SMALL SECTIONS. WORK SHALL BE EXECUTED IN AN ORDERLY AND CAREFUL MANNER WITH DUE CONSIDERATION FOR THE PUBLIC

M. LOCATE DEMOLITION EQUIPMENT THROUGHOUT STRUCTURES AND REMOVE MATERIALS SO AS TO NOT IMPOSE EXCESSIVE LOADS TO SUPPORTING WALLS, FLOORS, AND FRAMING

DISPOSAL OF DEMOLITION MATERIALS

A. CONTRACTOR SHALL REMOVE ALL ITEMS OF SALVAGE AND ALL RUBBISH AND DEBRIS FROM THE BUILDING AS QUICKLY AS IT ACCUMULATES, SO AS TO **PREVENT ANY FIRE HAZARDS OR UNDUE HARDSHIPS IN MAINTAINING BUILDING** AND UNLOADING OF NEW MATERIALS

B. STREETS AND DRIVES SHALL BE KEPT REASONABLY CLEAN AND SHALL BE SWEPT WHEN NECESSARY TO REMOVE SPILLED DEBRIS

C. BURNING OF REMOVED MATERIALS FROM DEMOLISHED STRUCTURES WILL NOT **BE PERMITTED ON SITE.**

D. REMOVAL: CONTRACTOR SHALL MAKE ALL NECESSARY ARRANGEMENTS FOR TAXES FOR ACTUAL TRUCKING AWAY OF DEBRIS

E. TRANSPORT MATERIALS REMOVED FROM STRUCTURES AND LEGALLY DISPOSED OF OFF SITE

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SIGNATURE: DATE:

PRINTED NAME:

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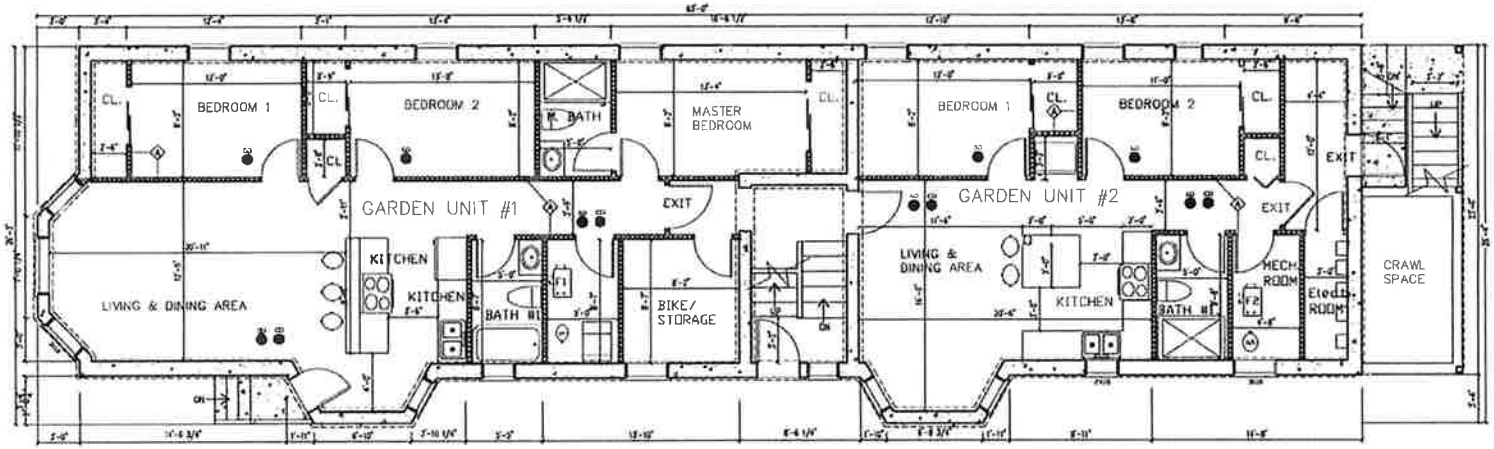
NO.	DATE	DESCRIPTION

1247
NORTH.
CALIFORNIA AV.
CHICAGO ILLINOIS

SHEET TITLE
2ND & 3RD FLOOR DEMOLITION PLAN TYPICAL & NOTES.

SHEET NUMBER
A2.0

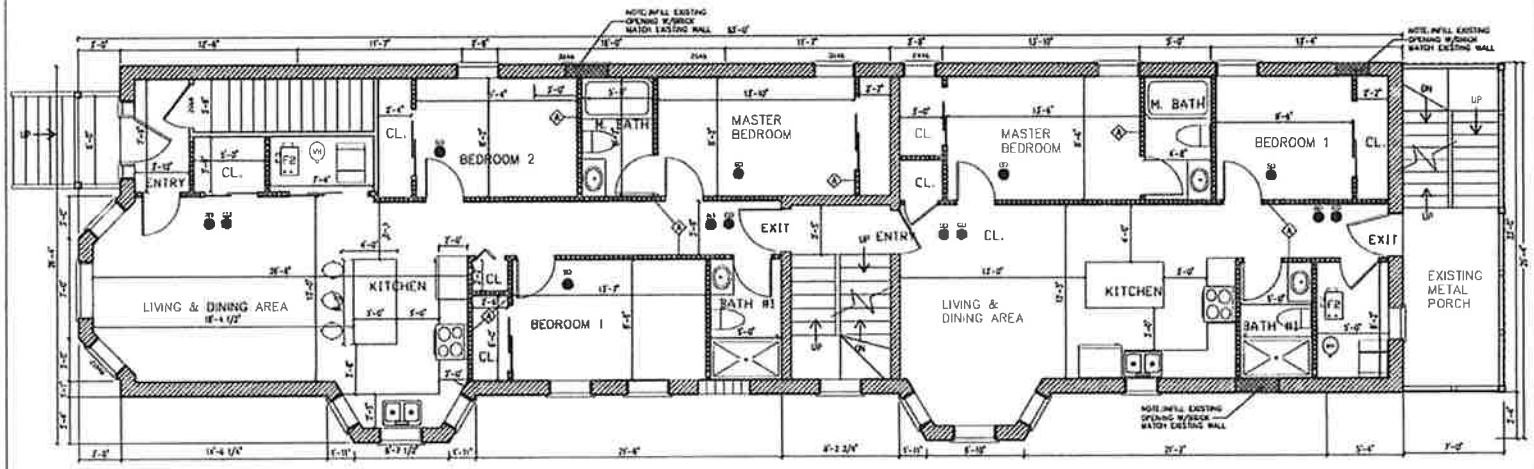
Plan for Publication



NORTH

1 / A3.0 BASEMENT FLOOR PLAN (NEW LAYOUT)

Scale: 3/16"=1'-0"



NORTH

2 / A3.0 FIRST FLOOR PLAN (NEW LAYOUT)

Scale: 3/16"=1'-0"

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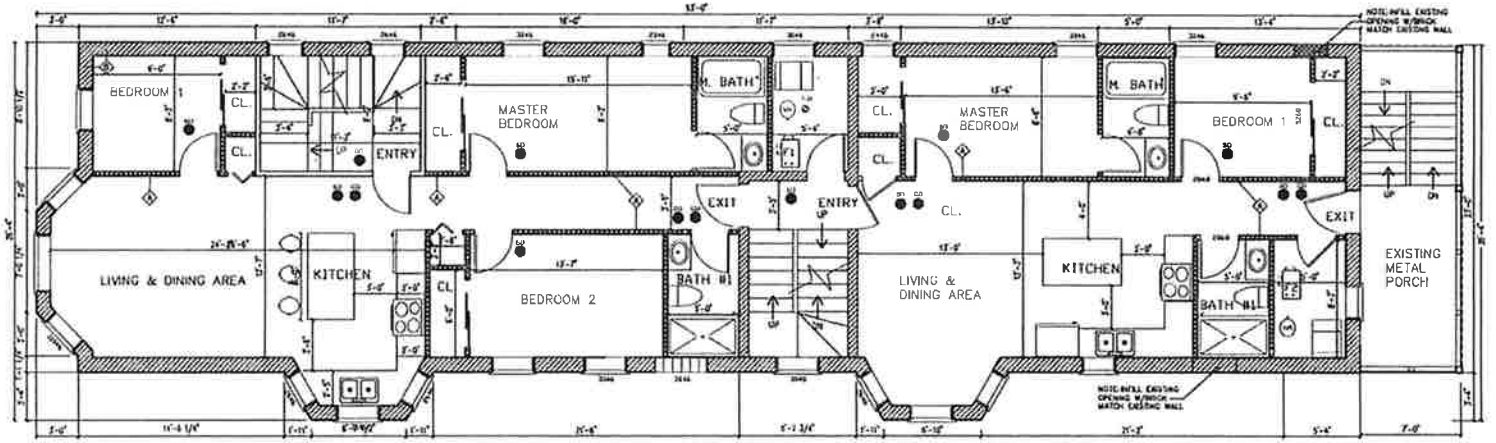
NO.	DATE	DESCRIPTION

1247 NORTH. CALIFORNIA AV.
CHICAGO ILLINOIS

BASEMENT & FIRST FLOOR PLAN NEW LAYOUTS

A3.0

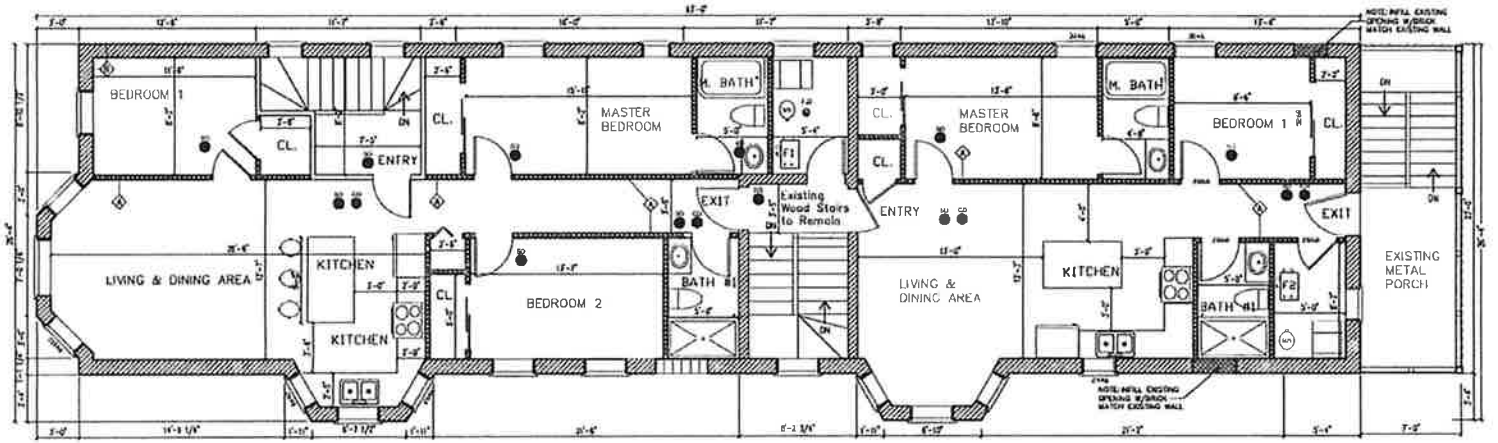
Not for Publication



1 / A4.0 SECOND FLOOR PLAN (NEW LAYOUT)

Scale: 3/16"=1'-0"

NORTH



2 / A4.0 THIRD FLOOR PLAN (NEW LAYOUT)

Scale: 3/16"=1'-0"

NORTH

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NO.	DATE	DESCRIPTION
-	-	-

1247 NORTH. CALIFORNIA AV.

CHICAGO ILLINOIS

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ARCHITECTURAL SEAL

REGISTRATION EXPIRES ON

DATE: SEPT - 2020
DRAWN BY: AJC
CHECKED BY: AJC

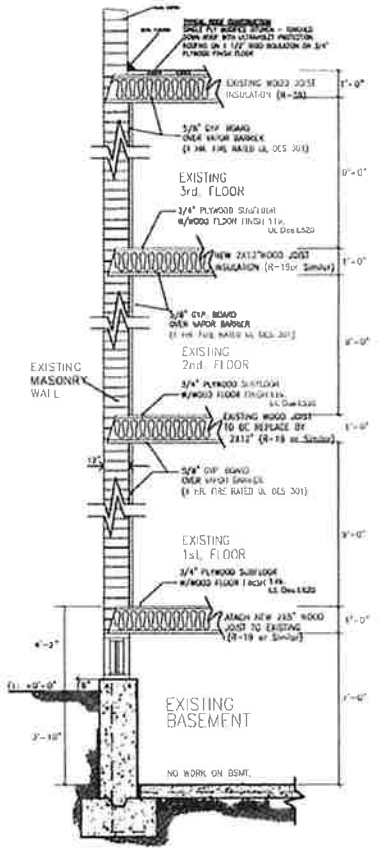
SHEET TITLE

SECOND FLOOR & THIRD FLOOR PLAN NEW LAYOUTS

SHEET NUMBER

A4.0

Plan for Publication



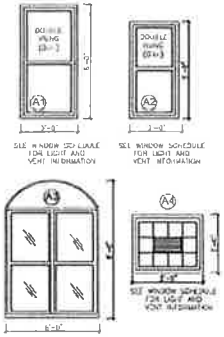
S1 EXISTING BRICK WALL SECTION
A5.0 Scale: 3/32"=1'-0"

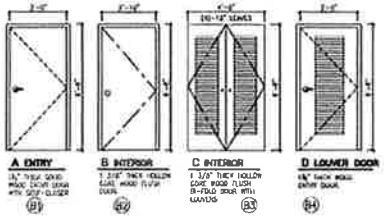
WALL CONSTRUCTION SCHEDULE

No.	Section	Plan	Fire Rated	Wall Description
◇	Existing 4" Stone Veneer (Removed)		Not Rating	Existing Exterior Masonry
1	Existing 4" Brick Veneer (Remained)	2 hrs. see Detail A5.0	Rated by UL Design U904	Existing Exterior Masonry
2	5/8 Wood Stud @ 16" o.c. Type "X" Gyp. Board	4 wd. see Des. U420	Rated by UL Design U420	Interior Partition Wall
3	5/8 Wood Stud @ 16" o.c. Type "X" Gyp. Board	6 wd. see Des. U420	Rated by UL Design U420	Interior Partition Wall
4	5/8 Wood Stud @ 16" o.c. Type "X" Gyp. Board	8 wd. see Des. U420	Rated by UL Design U420	Interior Partition Wall
5				

NOTES:
- Provide backing and reinforcing at fire blocking, furniture, grab, railings, toilet accessories and handrails locations. Build in solid, and coordinate with mechanical, electrical and plumbing trades.
- Contractor to verify all dimensions in the field before ordering any materials or starting any work. Report any discrepancies to the Architect before proceeding.
- All interior walls to be painted unless noted otherwise.
- Provide fire blocking at all floor, ceiling and roof levels.
- All exterior openings to be caulked and weatherstripped.
- Provide fire extinguishers as required by code.

INSULATION TYPES:
1. ROOF - Contact Insulation Minimum R-38 with vapor barrier as directed.
2. WALLS @ Contact Insulation Minimum R-13 with vapor barrier as directed.
3. WALLS WALLS @ Contact Insulation R-13 with vapor barrier as directed.
4. CEILING @ Contact Insulation R-30 with vapor barrier as directed.
5. CEILING @ Contact Insulation R-30 with vapor barrier as directed.





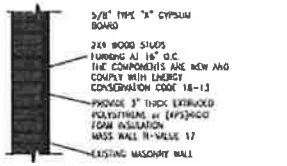
DOOR SCHEDULE

MARK	TYPE	QTY	WIDTH	HEIGHT	REMARKS	MANUFACT
1	B1	4	2'-6"	7'-0"	1 3/8 SOLID CORE WOOD W/WOOD FRAME	ANDERSON
2	B2	21	2'-6"	6'-8"	1 3/8 SOLID CORE WOOD W/WOOD FRAME	ANDERSON
3	B3	1	2'-6"	6'-8"	1 3/8 FLUSH PANEL, HOLLOW CORE WOOD	ANDERSON
4	B4	3	2'-6"	7'-0"	1 3/8 SOLID CORE WOOD W/WOOD FRAME	ANDERSON

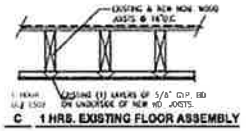
NOTE: ALL DOORS & WINDOWS SHALL BE APPROVED BY OWNER



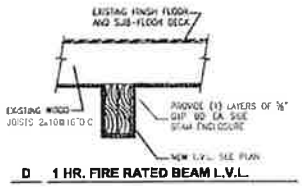
A TYPICAL INTERIOR PARTITION
NON-BEARING
1 HOUR
UL# U305



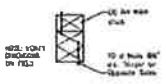
B EXISTING EXTERIOR MASONRY WALL
BEARING
2 HOUR
UL# U904



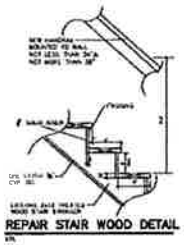
C 1 HRS. EXISTING FLOOR ASSEMBLY



D 1 HR. FIRE RATED BEAM L.V.L.
1 HOUR
UL# U524



WOOD STUDS DETAIL #3
N.T.S.



REPAIR STAIR WOOD DETAIL (TYP.)

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HC
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OWNER RELEASE:

REVIEWED BY:

NO.	DATE	DESCRIPTION

1247 NORTH CALIFORNIA AV.
CHICAGO ILLINOIS

SHEET TITLE
EXISTING WALL SECTION & WINDOW & DOOR SHEDULLES WALL TYPES.

SHEET NUMBER
A5.0

Final Publication

DESIGN AND LOADING:

STRUCTURAL DESIGN OF THIS BUILDING IS IN ACCORDANCE WITH THE CHICAGO BUILDING CODE - LATEST EDITION

LIVE LOADS USED IN DESIGN ARE AS FOLLOWS:

SNOW	- 25 PSF + DRIFTING SNOW
RESIDENTIAL	- 40 PSF + 15 PSF PARTITIONS
STAIR	- 100 PSF
PORCH	- 100 PSF
OTHER	(*)(SEE MISCELLANEOUS)

FOUNDATIONS:

ALL FOOTINGS SHALL BEAR ON UNDISTURBED SOIL HAVING A MINIMUM ALLOWABLE BEARING CAPACITY OF 3,000 P.S.F. AT APPROXIMATE DEPTH OF 3'0" FEET BELOW GRADE. ACTUAL DEPTH OF FOOTINGS AND VERIFICATION OF BEARING PRESSURES SHALL BE DETERMINED BY A QUALIFIED SOILS ENGINEER.

ALL FOUNDATION EXCAVATIONS SHALL BE INSPECTED BY A SOILS TESTING LABORATORY PRIOR TO PLACEMENT OF CONCRETE

ALL COMPACTED FILL SHALL BE PLACED IN LAYERS NOT EXCEEDING 9", AND COMPACTED TO A MINIMUM DENSITY OF 95% UNDER FOOTINGS, 95% UNDER SLABS AND PAVEMENTS, OBTAINED IN ACCORDANCE WITH ASTM D-1557-78 (COHESIVE SOILS)

ALL SLAB-ON-GRADE AREAS SHALL BE PROOF ROLLED. ALL SOFT SPOTS ENCOUNTERED SHALL BE REMOVED AND REPLACED TO FINISHED GRADE WITH APPROVED FILL MATERIAL. FILL MATERIAL FOR ALL SLAB AREAS SHALL BE PLACED IN LAYERS NOT EXCEEDING 9" AND COMPACTED TO A MINIMUM DENSITY OF 95% OBTAINED IN ACCORDANCE WITH ASTM D-1557-78 (COHESIVE SOILS)

PLACE BACKFILL EQUALLY ON BOTH SIDES OF FOUNDATION WALLS OR GRADE BEAMS

CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY IN THE EVENT THAT THE SOILS CONDITIONS ENCOUNTERED VARY FROM THOSE SHOWN ON THE BORING LOGS.

CONCRETE AND REINFORCING:

ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE "AMERICAN CONCRETE INSTITUTE BUILDING CODE" (ACI 318) AND WITH "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS" (ACI 301) LATEST EDITIONS

ALL NORMAL WEIGHT CONCRETE (145 P.C.F.) SHALL OBTAIN A MINIMUM 28 DAY COMPRESSIVE STRENGTH AS FOLLOWS:

FOOTINGS	- 3000 PSI
FOUNDATION WALLS/PIERS	- 3000 PSI
SLABS-ON-GRADE	- 3000 PSI

CALCIUM CHLORIDE AND/OR ADMIXTURES CONTAINING CALCIUM CHLORIDE SHALL NOT BE USED IN CONCRETE

ALL CONCRETE SUBJECT TO EXTERIOR EXPOSURE WITH SPECIFIED STRENGTH LESS THAN 6000 PSI SHALL BE AIR ENTRAINED 4% TO 6%

TEST CYLINDERS SHALL BE MADE AND TESTED AS OUTLINED IN CHAPTER 16 OF ACI- 301 SPECIFICATION OR PER ARCHITECTURAL SPECIFICATIONS

COLD WEATHER CONCRETING SHALL BE DONE IN ACCORDANCE WITH ACI-306. HOT WEATHER CONCRETING SHALL BE DONE IN ACCORDANCE WITH ACI-305

REINFORCING BARS SHALL BE DEFORMED BARS OF NEW BILLET STEEL CONFORMING TO ASTM SPECIFICATION A-615, GRADE 60. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185. ALL REINFORCING AND ACCESSORIES SHALL BE DETAILED AND PLACED IN ACCORDANCE WITH ACI STANDARDS 315-80 AND 315R-80

WELDING OF REINFORCING BARS WILL ONLY BE ALLOWED WHEN SHOWN ON THE STRUCTURAL DRAWINGS. IN NO INSTANCE SHALL WELDING BE DONE AT THE BEND OF A BAR, NOR SHALL THERE BE ANY TACK WELDING DONE BETWEEN CROSSING BARS. WHEN WELDING IS SHOWN, PROCEDURES SHALL BE IN ACCORDANCE WITH "RECOMMENDED PRACTICE FOR WELDING REINFORCEMENT STEEL, METAL INSERTS AND CONNECTIONS IN REINFORCED CONCRETE CONSTRUCTION", ANS D12.1-75

PROVIDE ALL ACCESSORIES NECESSARY TO SUPPORT REINFORCEMENT AT POSITIONS SHOWN ON THE PLANS AND DETAILS. PLASTIC COATED ACCESSORIES SHALL BE USED IN ALL EXPOSED CONCRETE WORK

FOUNDATION WALLS AND GRADE BEAMS SHALL HAVE A MINIMUM OF TWO (2) #5 BARS TOP AND BOTTOM CONTINUOUS, UNLESS OTHERWISE SHOWN OR NOTED

PLACE TWO (2) - #5 BARS (EACH FACE) WITH 2"-0" PROJECTION AROUND ALL OPENINGS IN CONCRETE, UNLESS OTHERWISE SHOWN OR NOTED

CORNERS OR SPLICE BARS SHALL BE PROVIDED IN ACCORDANCE WITH ACI STANDARDS 315-80 AND 315R-80. CORNER BARS SHALL BE PROVIDED AT ALL WALL CORNERS, EQUAL TO THE HORIZONTAL WALL REINFORCEMENT.

MINIMUM LAP OF REINFORCEMENT BARS SHALL BE EQUIVALENT TO A CLASS "B" SPLICE, UNLESS OTHERWISE NOTED.

CONTROL JOINTS FOR SLABS-ON-GRADE SHALL BE IN A SQUARE PATTERN AND BE NOT MORE THAN 20 FT. ON CENTER, UNLESS NOTED OTHERWISE ON PLAN

GENERAL CONTRACTOR SHALL CHECK WITH ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS AND CONTRACTORS FOR OPENINGS, SLEEVES, ANCHORS, HANGERS, INSERTS, SLAB DEPRESSIONS AND OTHER ITEMS RELATED TO THE CONCRETE WORK, AND SHALL ASSUME FULL RESPONSIBILITY FOR SUCH PROPER LOCATION BEFORE PLACING CONCRETE. PITCH CONCRETE SLABS AS REQUIRED TO ALL FLOOR DRAINS.

NO STRUCTURAL CONCRETE SHALL BE POURED UNTIL THE CONCRETE DESIGN MIXES, THE CONCRETE PLACEMENT PROCEDURE, THE LOCATION OF CONSTRUCTION JOINTS AND THE SETTING OF REINFORCING STEEL IS REVIEWED BY THE ENGINEER

NO ALUMINUM OF ANY TYPE SHALL BE ALLOWED IN THE CONCRETE WORK UNLESS COATED TO PREVENT ALUMINUM-CONCRETE REACTION. THIS INCLUDES PUMPING THROUGH ALUMINUM PIPE

THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCEMENT

MINIMUM COVER, IN

(A) CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH	3
(B) CONCRETE EXPOSED TO EARTH OR WEATHER	
#6 THROUGH #18 BARS	2
#5 BAR, W31 OR D31 WIRE, AND	
(C) CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND	
SLABS, WALLS, JOISTS	
#14 AND #18 BARS	1 1/2
#11 BAR AND SMALLER	3/4
PRIMARY REINFORCEMENT, TIES, STIRRUPS, SPIRALS	1 1/2
SHELLS, FOLDED PLATE MEMBERS	
#6 BAR AND LARGER	3/4
#5 BAR, W31 OR D31 WIRE,	

WOOD:

MINIMUM LUMBER STRESS GRADES SHALL BE AS FOLLOWS: DOUGLAS-FIR LARCH OR SOUTHERN PINE NO. 2 MEDIUM GRADE (F_b SINGLE = 1000 PSI, AND F_b REPETITIVE = 1150 PSI)

MOISTURE CONTENT SHALL NOT BE GREATER THAN 19%

PROVIDE 1" X 4" DF METAL CROSS BRIDGING NOT OVER 6 FEET ON CENTER FOR ALL WOOD JOISTS

PROVIDE SOLID BLOCKING OF THE SAME DIMENSIONS AS THE JOISTS BETWEEN JOISTS AT SUPPORTS

LAMINATED MEMBERS TO BE DETAILED AND FABRICATED IN ACCORDANCE WITH U.S. COMMERCIAL STANDARD PS 56-84 LATEST EDITION, "STRUCTURAL GLUED LAMINATED TIMBER".

ALLOWABLE UNIT STRESSES FOR LAMINATED MEMBERS

BENDING	- 2400 PSI
HORIZONTAL SHEAR	- 265 PSI

LAMINATED VENEER LUMBER (LVL) AND PARALLEL STRAND LUMBER (PSL) SHALL HAVE PROPERTIES EQUAL TO OR BETTER THAN THOSE PUBLISHED BY TRUSS JOIST MACMILLAN CORPORATION. CONTRACTOR SHALL SUBMIT MFR. SPECS FOR APPROVAL IF OTHER THAN TRUSS JOIST MACMILLAN

PLYWOOD SHOWN FOR FLOOR DECKS, ROOF DECKS AND WALL SHEATHING SHALL MEET ALL REQUIREMENTS OF U.S. PRODUCT STANDARD PS-1, LATEST EDITION, FOR STRUCTURAL I GRADE MATERIAL, EXTERIOR GRADE

WOOD TRUSSES: SHOP DRAWINGS AND CALCULATIONS BEARING A REGISTERED ENGINEER'S CERTIFICATION SHALL BE SUBMITTED FOR REVIEW AND SHALL CONTAIN THE FOLLOWING INFORMATION FOR EACH TYPE AND SIZE OF TRUSS TO BE PROVIDED:

- DETAIL OF TRUSS SHOWING SIZE OF MEMBERS
- SPECIES AND WORKING STRESS OF LUMBER USED
- LOADING CONDITIONS USED IN DESIGN
- CALCULATED FORCES FOR EACH MEMBER.
- CONNECTOR SIZES AND LOCATIONS

TRUSSES SHALL BE ALPINE SYSTEM 42 OR SYSTEM 44 OR APPROVED EQUAL. ALL LUMBER IN TRUSSES SHALL BE SOUTHERN PINE NO.1, DENSE (M.N.)

TRUSSES SHALL BE DESIGNED TO SUPPORT THE FOLLOWING SUPERIMPOSED LOADS:

ROOF TRUSSES: TOP CHORD DEAD LOAD=7 PSF
LIVE LOAD=30 PSF(M.N.) DRIFTING AS REQ'D.
BOTTOM CHORD DEAD LOAD=5 PSF

FLOOR TRUSSES: TOP CHORD DEAD LOAD=21 PSF (INCLUDES 15 PSF PARTITIONS)
LIVE LOAD=40 PSF
BOTTOM CHORD DEAD LOAD=5 PSF

CONTRACTOR SHALL PROVIDE TEMPORARY BRACING AS REQUIRED TO INSURE PROPER ALIGNMENT AND STABILITY OF TRUSSES DURING CONSTRUCTION PER THE TRUSS PLATE INSTITUTE'S PUBLICATION BWT-76, "BRACING WOOD TRUSSES - COMMENTARY AND RECOMMENDATIONS".

PROVIDE FLOOR AND ROOF TRUSS BRIDGING AS REQUIRED BY MFR. PROVIDE ADDITIONAL BRIDGING OF ROOF TRUSSES AS REQUIRED FOR LATERAL BRACING UNDER SERVICE LOADS.

GALVANIZED OR COATED CONNECTORS SHALL BE USED FOR ALL OUTDOOR WOOD INSTALLATIONS

ALL EXTERIOR EXPOSED WOOD SHALL BE TREATED AS PER ARCHITECTURAL SPECIFICATIONS

MINIMUM NAILED CONNECTIONS FOR WOOD FRAMING MEMBERS SHALL BE IN ACCORDANCE WITH THE NAILING SCHEDULE GIVEN IN APPENDIX M OF THE BOCA BASIC BUILDING CODE 1978

PROVIDE SOLID BRIDGING FOR TAPERED 2x6 'S AT 8'-0" O.C. (MAX.)

VERIFY WEIGHT & LOCATION OF MECHANICAL UNITS AND SKYLIGHTS WITH MECH. AND ARCH. DRAWINGS.

DEFLECTION CRITERIA OF INDIVIDUAL MEMBERS SHALL BE AS FOLLOWS:

LIVE LOAD DEFLECTION = L/480 MAX.
TOTAL LOAD DEFLECTION = L/360 MAX.

DEFLECTION CRITERIA: ACCUMULATED TOTAL LOAD OF ALL MEMBERS = L/360. PROVIDE CAMBER IN TRUSS GIRDERS EQUAL TO CALCULATED DEAD LOAD DEFLECTION.

TRUSS GIRDER DESIGN CONCENTRATED LOADS AS NOTED ON PLANS PLUS UNIFORM LOAD DETERMINED FROM ACTUAL SPACING OF MULTIPLE PLY TRUSSES ARE USED, THEY MUST BE DESIGNED COMPOSITELY SUCH THAT ALL LOADS ARE EQUALLY SUPPORTED BY ALL PLYS

TRUSS SUPPLIER TO SUBMIT CONNECTION DETAILS FOR ALL HEADERS AND MEMBERS WHICH FRAME INTO TRUSSES

MISCELLANEOUS:

ALL DIMENSIONS ON STRUCTURAL DRAWINGS TO BE CHECKED AGAINST ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS BY THE GENERAL CONTRACTOR. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ARCHITECT IMMEDIATELY.

ALL EXISTING DIMENSIONS AND CONDITIONS MUST BE FIELD VERIFIED PRIOR TO FABRICATION.

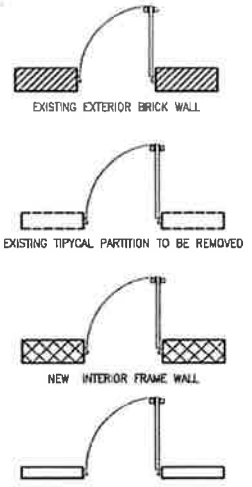
ALL SECTIONS, DETAILS AND NOTES ARE INTENDED TO BE TYPICAL FOR SIMILAR SITUATIONS, UNLESS NOTED OTHERWISE.

DO NOT SCALE DRAWINGS.

ALL FASTENERS TO BE GALVANIZED STAINLESS STEEL OR CORROSION RESISTANT

METAL CONNECTORS TO BE GALVANIZED, STAINLESS STEEL, OR "SIMPSON STRONG TIE" OR EQUAL

(*) GUARDRAIL SYSTEM TO BE DESIGNED TO RESIST A LATERAL POINT LOAD OF 200 POUNDS AT ANY POINT OR A CONTINUOUS LOAD OF 50 POUNDS ALONG THE TOP FULL LENGTH OF THE GUARDRAIL.



WALL LEGEND

SCALE NOT TO SCALE

NOTES: ALL INTERIOR FINISHES TO BE 1 HR. FIRE RATING OF BEAMS, COLUMNS SIMPLY ENCLOSING OR BOXING THE COLUMNS MIN. 2 LAYERS OF 5/8" INCH IS TICK "TYPE "X" GYP. BD.

(SD) SMOKE DETECTOR (HARD WIRED)

CMD CARBON MONOXIDE DETECTOR

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OWNER RELEASE:
I HAVE REVIEWED THESE DRAWINGS FOR ERRORS AND OMISSIONS AND HEREBY CONSENT THAT THEY CONFORM TO ALL REQUIREMENTS OF MY DESIGN CRITERIA AND ARE APPROVED.

BY: _____ DATE: _____

REVIEWED BY:

BY: _____ DATE: _____

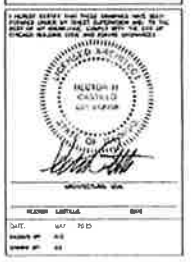
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THESE DRAWINGS MAY HAVE BEEN REPRODUCED AT A SCALE DIFFERENT THAN ORIGINALLY DRAWN. CASTILLO AND ARCHITECT ASSUME NO RESPONSIBILITY FOR USE OF INCORRECT SCALE.

CONTRACTOR SHALL VERIFY ALL LISTED CONDITIONS, FAILURE TO DISCOVERY AND REPORT SUCH ERRORS AND OMISSIONS IMMEDIATELY TO ARCHITECT SHALL RENDER CONTRACTOR LIABLE FOR ANY AND ALL RESULTING CONSEQUENCES.

NO.	DATE	DESCRIPTION
-	-	-

1247
NORTH.
CALIFORNIA AV.
CHICAGO ILLINOIS



DATE: MAY 2015

SHEET TITLE
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