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%).

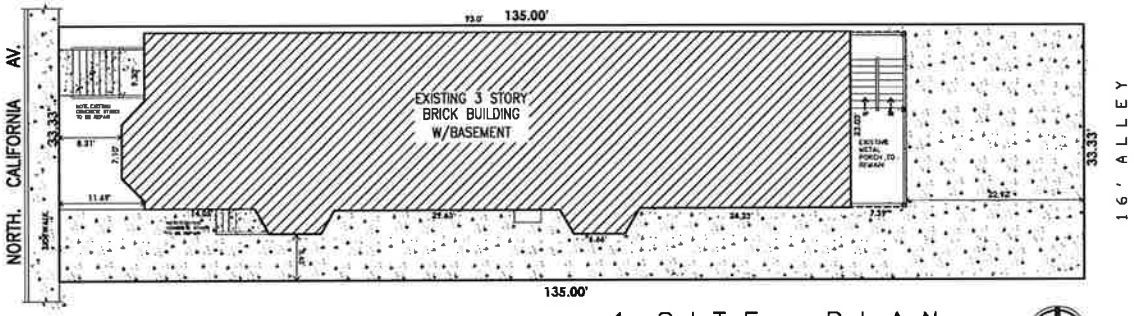
(D) Setbacks:

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

ITEM	SUBJECT	CODE REFERENCE	ORDINANCE REQUIREMENT	ACTUAL	N/A	LOCATION/SHEET #
2.01	ZONING DISTRICT/PLANNED DEVELOPMENT	Zoning Map	RS-3			
2.02	EXISTING ZONING USE(S)	17-17-0100	RS-3			
2.03	PROPOSED ZONING USE(S)	17-17-0100	MR			
2.04	CHICAGO LANDMARK DESIGNATION	Historical Land Inventory	NR			
2.05	LAKEFRONT PROTECTION DISTRICT	Zoning map, Ch. 16-4	NR			
2.06	O'HARE OVERLAY DISTRICT	Zoning map, Ch. 13-7	NR			
2.07	PEDESTRIAN STREET	Zoning map, 17-3-0508	NR			
2.08	LOT AREA	17-1-1000	4,499			
2.09	FLOOR AREA RATIO(FAR)	Refer to district	0.90			
2.10	TOTAL FLOOR AREA	17-17-0200,refer to district	6,737			
2.11	BUILDING HEIGHT	17-17-0411, refer to district	38'			
2.12	FRONT SETBACK	17-17-0206,refer to district	15'			
2.13	COMBINED SIDE SETBACKS	17-17-0208,refer to district	NR			
2.14	REAR SETBACK	17-17-0207,refer to district	NR			
2.15	REAR YARD/OPEN SPACE AREA SPACE	17-2-0307,17-1-0412	NR			
2.16	NUMBER OF DWELLING UNITS	Refer to district	8 D.U.			
2.17	Number of Off-Street Parking spaces	Zoning map, Ch. 17-7	NR			
2.18	Number of Off-street Parking Spaces (Double stacked)	Zoning map, 17-3-0808	NR			
2.19	Number of Off-street Loading Spaces	17-17-0600	NR			
2.20	Landscape Ordinance Compliance	Refer to district	NR			
2.21	Townhouse Development Standards	17-17-0300,refer to district	NR			
2.22	Planned Development Standards	17-17-0911, refer to district	NR			
2.23	Open Space Impact Fee Calculation	17-17-0300	NR			
2.24	Affordable Requirements Ordinance(ARO)	Refer to district	NR			
2.25	Part of Survey	17-1-1-1300-B	NR			

2015 Chicago Building Code Requirements

3.01	Proposed Occupancy Classification(s)	14B-3-302.1	R-3			
3.02	Existing Occupancy Classification(s)	14B-3-302.1/IBC-310	Residential			
3.03	Special Occupancy Conditions	IBC 14B-4	Existing			
3.04	Gross Floor	14B-2-202.4	NR			
3.05	Building Height in feet above Grade Plane	14B-3-303.1, 14B-3-306	NR			
3.06	Number of Stories above Grade Plane	14B-3-306.2, 14B-3-305	2 STORY			
3.07	Basement/ Equipment Mezzanine	14B-3-308	NR			
3.08	Building Area	14B-3-303.1, 14B-3-305	6,737			
3.09	Number of Basements Exposed Front Side	14B-3-306.1.2	NR			
3.10	Frontage Increase	14B-3-306.3	NR			
3.11	Fire Separation Distance	14B-3-406	NR			
3.12	Allowable Area	14B-3-402	V-A			
3.13	Type of Construction	14B-4-402	V-A			
	Building Primary Structural Frame	TABLE 14B-4-601 14B-7-704	1 HR			
	Building Exterior Bearing Walls	TABLE 14B-4-601,14B-4-602	EXISTING			
	Building Interior Bearing Walls	TABLE 14B-4-601	EXISTING			
	Building Interior Nonbearing Walls	TABLE 14B-4-601	EXISTING			
	Building Floor Construction	TABLE 14B-4-601	EXISTING			
	Building Roof Construction	TABLE 14B-4-601	EXISTING			
3.14	Separation of Mixed Type I-V Construction	14B-4-402.1/14B-4-403	NR			
3.15	Basement Construction	14B-4-405	NR			
3.16	Exterior Wall Rating	TABLE 14B-4-601,14B-4-602	NR			
3.17	Exterior Wall Projections	14B-7-705.2	NR			
3.18	Exterior Wall Openings	14B-7-705.8	NR			
3.19	Exterior Wall Penetrations	14B-7-705.11	NR			
3.20	Fire Wall Rating	14B-7-706.4	1 HR			
3.21	Fire Wall Opening	14B-7-706.5/14B-7-711	NR			
3.22	Wall/Floor Rating-Occupancy Separation	14B-7-707,14B-7-711	NR			
3.23	Wall/Floor Rating-Fire Area Separation	14B-7-710.2/14B-7-711.2	NR			
3.24	Wall/Floor Rating-Corridor Area	14B-4-412.4/14B-7-707.10	NR			
3.25	Wall/Floor Vertical Openings	14B-7-707.11/14B-7-711.5	NR			
3.26	Wall/Floor Incidental Uses	14B-7-707.12/14B-7-711.6	NR			
3.27	Wall/Floor Unit Separation	14B-7-708/14B-7-711.8.3	NR			
3.28	Wall/Floor Corridor	14B-7-709/14B-7-711	NR			
3.29	Smoke Barrier	14B-7-710	NR			
3.30	Vertical Openings	14B-7-712	NR			
3.31	Shaft Enclosure-Rating	14B-7-713.4	NR			
3.32	Shaft Enclosure-Continuity	14B-7-713.8	NR			
3.33	Shaft Enclosure-Openings/Penetrations	14B-7-713.7/14B-7-713.6	NR			
3.34	Penetrations of Fire Construction	14B-7-714	NR			
3.35	Opening Protectives	14B-7-715	NR			
3.36	Duct and Air Transfer Openings	14B-7-717	Refer 15B, 2MC, 3BC 9.JMC			
3.37	Firestopping/ Draftstopping	14B-7-718	NR			
3.38	Interior Finish Rating/System	TABLE 14B-4-803.5	1 HR			
3.39	Interior Finish Corridors/Exit Access	TABLE 14B-4-803.5	1 HR			
3.40	Interior Finish Exit/ Exit Passageway	TABLE 14B-4-803.5	NR			
3.41	Interior Floor Finish (Flooring)	14B-4-803.6.2	NR			
3.42	Combustible Materials	14B-4-804.2	NR			
3.43	Insulation/Miscellaneous Components	14B-4-804.3	NR			
3.44	Sprinkler System	14B-9-903.3	NR			
3.45	Standpipe System	14B-9-905.2	NR			
3.46	Portable Fire Extinguishers	14B-9-906.1	NR			
3.47	Fire Alarm System	14B-9-907.2	NR			
3.48	Smoke Detection System	14B-9-910.3.1	NR			
3.49	Emergency Power System	14B-9-913.2.1	NR			
3.50	Smoke and Heat Removal	14B-9-913.5.1	NR			
3.51	Fire Department Connection	14B-9-914	NR			
3.52	Fire pump Room Rating	14B-9-915	NR			
3.53	Signage for Portions of Egress Open	14B-9-916	NR			
3.54	Egress Obstruction Detection	14B-9-918	NR			
3.55	City Fire Alarm Box	14B-9-919.1	NR			

CODE MATRIX CHICAGO ZONING ORDINANCE AND 2019 CHICAGO CONSTRUCTION CODES

ITEM	SUBJECT	CODE REFERENCE	ORDINANCE REQUIREMENT	ACTUAL	N/A	LOCATION/SHEET #
4.01	Exposed Load Calculations Floor	14B-16-1604.3	NR			
4.02	Egress Travel Distance Stairs	14B-10-1005.1	NR			
4.03	Common Path of Egress Travel Distance	Table 14B-10-1006.3.1	NR			
4.04	Single Exit Condition Allowed	14B-10-1006.3.2	NR			
4.05	Exit and Exit Access Separation	14B-10-1007.1	NR			
4.06	Accessible Means of Egress	14B-10-1008	NR			
4.07	Stair and Ramp Illumination	14B-10-1008.2.6	NR			
4.08	Exit Signs	14B-10-1013.6	NR			
4.09	Handrails / Guard Details	14B-10-1014.2	NEW			
4.10	Exit access Travel Distance	14B-10-1017.2	NR			
4.11	Assembly Seating Requirements	14B-10-1029	NR			
4.12	Fixture Ventilation	4B-12-1206.1	PROVIDE			
4.13	Fixture Vent	4B-12-1206.2	PROVIDE			
4.14	Clear/Free Minimum Dimensions	14B-12-1207	YES			
4.15	Minimum Ceiling Height	14B-12-1207.2	EXISTING			
4.16	Garage Room Area	14B-12-1207.3	EXISTING			
4.17	Garage Wall Classification - Combustibility	14B-12-1208.1	EXISTING			
4.18	Roof Use Classification	14B-12-1208.3	EXISTING			
4.19	Roofing Structural Height	4B-12-1210.2/4B-12-1210.3	EXISTING			
4.20	Roofing Structure Area	4B-12-1210.2/4B-12-1210.3	NR			
4.21	Roofing Structure Materials	14B-12-1210.3	NR			
4.22	Roof Ceramic Solar Reflectance	14B-12-1210.3	NR			
4.23	Electrical Room Fire-resistance Rating	14B-12-1208, 510.2.1	NR			
4.24	Electrical Room Number of Exits	14B-12-1208.2.3.1	NR			
4.25	Mechanical Room Fire-resistance Rating	Table 14B-12-1208	1 HR			
4.26	Mechanical Room Number of Exits	14B-12-1208.2.3	NR			
4.27	Elevator Data For Machinery	14B-12-1209.2	NR			
4.28	Elevator Hoist Mechanisms	14B-12-1209.4	NR			
4.29	Elevator Pits Provided For Elevator	14B-12-1209.4.1	NR			
4.30	Elevator Machine Room Rating	14B-12-1209.4	NR			
4.31	Fuel-fired and Solid-fuel Burning Appliances	14B-12-1211	NR			

OTHER REQUIRED DATA

ITEM	SUBJECT	CODE REFERENCE	Complete	N/A
5.01	Consumer Confirmation (Form 400)	14B-4-409		
5.02	Accessibility Compliance Note	Each Affidavit for Private and Incentive (ADHC) Project Sub-mittal		
5.03	Employment Opportunity Note	14B-2-1301		
5.04	Geotechnical Report	4B-12-1802.5/4B-12-1803.6		
5.05	Flood Hazard Drawings	14B-12-1904.6		
5.06	Mechanical Equipment Schedules/Notes	14B-6-603.5/14B-6-603.7/14B-6-604.01		
5.07	Mechanical Ventilation/Exhaust Schedules	14B-6-605.10		
5.08	Energy Transmission Data Acceptance	14B-4-1.402.2/4.402.3		
5.09	Plumbing Fixture Schedule	14B-22-1601.1		
5.10	Stormwater Management Statement Filed	14B, 11-10		

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

05 /22/ 25
DATE

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

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cas@barchitect@gmail.com

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OWNER RELEASE:
I HAVE REVIEWED THESE DRAWINGS FOR BEDRM INTENT AND HUMAN COMFRT THAT THEY CONFORM TO ALL RESPECTS TO MY DESIGN CRITERIA AND ARE APPROVED.

BY: _____ DATE: _____

REVIEWED BY:

CONSULTANT: _____ DATE: _____

OWNER'S SIGN: _____ DATE: _____

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

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

NO.	DATE	DESCRIPTION
-	-	-

1247 NORTH. CALIFORNIA AV.
CHICAGO ILLINOIS

I HEREBY CERTIFY THAT THESE DRAWINGS HAVE BEEN PREPARED UNDER MY DIRECT SUPERVISION AND, TO THE BEST OF MY KNOWLEDGE, COMPLY WITH THE CITY OF CHICAGO BUILDING CODE AND ENERGY ORDINANCES

LICENSED ARCHITECT
HECTOR H CASTILLO
001-018508
STATE OF ILLINOIS

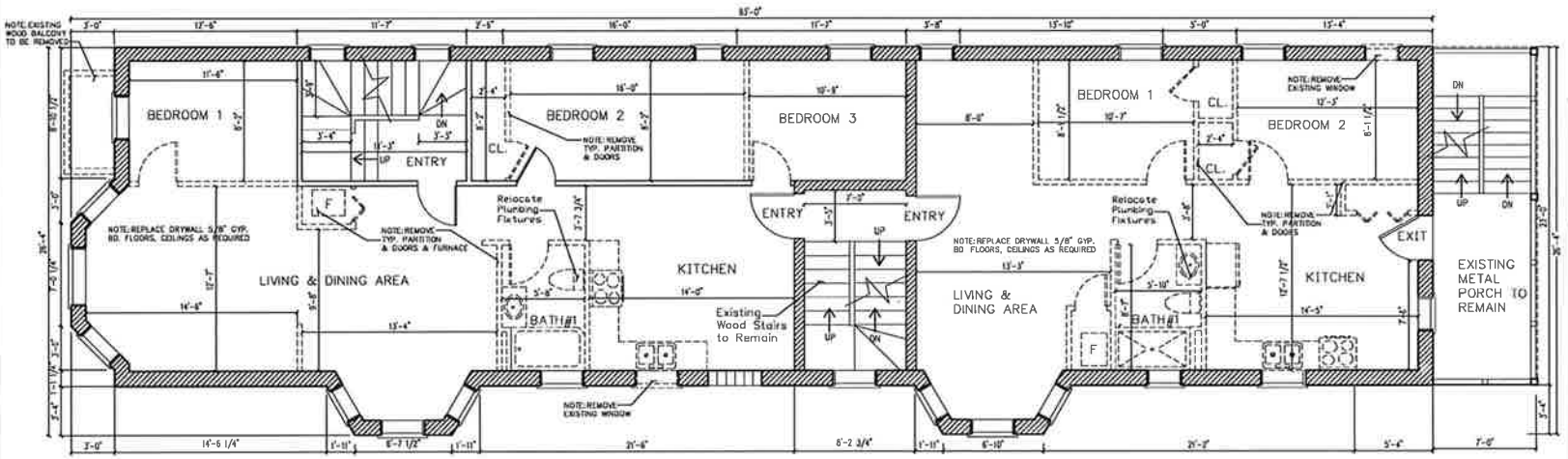
ARCHITECTURAL SEAL

HECTOR CASTILLO DATE

DATE: MAY - 2025
DRAWN BY: HC
CHKD BY: HC

SHEET TITLE
SITE PLAN
CODE MATRIX &
ZONING INFO

SHEET NUMBER
SP1.0



1 EXISTING SECOND & THIRD FLOOR (TYPICAL)
A2.0 Scale: 1/16"=1'-0"

Norle

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 EXPRESSES 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 DONE 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.

HE OWNERS AND ARCHITECTS RESPONSIBILITY LIES IN THE PERMANENT RESULTS AND DO NOT INCLUDE THE MEANS SEQUENCESOR PROCEDURES EMPLOYED BY THE CONTRACTOR IN EXECUTING AND COMPLETING THE WORK. IT IS THE CONTRACTORSRESPONSIBILITYIO DETERMINE THE PROCEDURES OF CONSTRUCTION AND TOPROVIDE SAFE AND ADEQUATE MEANS OF SHORING, BRACING, SCAFFOLDING,LADDERS, STAGES,HOIST, TEMPORARY SUPPORTS AND OTHER FACILITIES OR METHODS AS HE MAYDETERMINE ARE 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 LEASE POSSIBILITY OF DAMAGE TO ADJOINING AREAS.
C. BE LIABLE FOR ANY REPAIR DAMAGE TO STRUCTURES, MATERIALS, 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 PERSON.
1. PROVIDE SHORING, BRACING, OR SUPPORT TO PREVENT MOVEMENT, SETTLEMENT OR COLLAPSE OF EXISTING STRUCTURES AND ADJACENT FACILITIES TO REMAIN.
F. DAMAGES: PROMPTLY REPAIR DAMAGES CAUSED TO ADJACENT FACILITIES BY DEMOLITION OPERATIONS AT NO COST TO OWNER.
G. UTILITY SERVICES: MAINTAIN EXISTING UTILITIES INDICATED TO REMAIN. KEEP IN SERVICE AND PROTECT AGAINST DAMAGE DURING DEMOLITION OPERATIONS.
1. 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.
2. CONTRACTOR SHALL ARRANGE FOR SHUT-OFF OF UTILITIES SERVING STRUCTURE TO BE DEMOLISHED, DISCONNECTING AND SEALING OF INDICATED UTILITIES BEFORE STARTING DEMOLITION OPERATION IS PART OF THIS WORK.

DEMOLITION AND REMOVAL

A. UNLESS OTHERWISE SPECIFIED OR INDICATED ON THE DRAWINGS, ALL SALVAGE AND PRODUCTS OF DEMOLITION AND REMOVAL SHALL BECOME THE PROPERTY OF THEIR CONTRACTOR.
B. POLLUTION CONTROLS: USE WATER SPRINKLING, TEMPORARY ENCLOSURES, AND OTHER SUITABLE METHODS TO LIMIT DUST AND DIRT RISING AND SCATTERING IN AIR TO LOWEST PRACTICAL LEVEL LEVEL COMPLY WITH GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
I. 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.
C. 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.
D. DEMOLISH MASONRY IN SMALL SECTIONS. WORK SHALL BE EXECUTED IN AN ORDERLY AND CAREFUL MANNER WITH DUE CONSIDERATION FOR THE PUBLIC.
E. 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 AN 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 TIMES FOR ACTUAL TRUCKING AWAY OF DEBRIS.
E. TRANSPORT MATERIALS REMOVED FROM STRUCTURES AND LEGALLY DISPOSED OF OFF SITE.

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oas@oarchitect@gmail.com

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OWNER RELEASE:
I HAVE REVIEWED THESE DRAWINGS FOR DESIGN INTENT AND HEREBY CERTIFY THAT THEY CONFORM TO ALL RESPECTS TO MY DESIGN CRITERIA AND ARE APPROVED

BY: DATE:

REVIEWED BY:

CONSULTANT DATE:

CONSULTANT DATE:

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

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

NO.	DATE	DESCRIPTION
-	-	-

1247 NORTH. CALIFORNIA AV.
CHICAGO ILLINOIS

I HEREBY CERTIFY THAT THESE DRAWINGS HAVE BEEN PREPARED UNDER MY DIRECT SUPERVISION AND, TO THE BEST OF MY KNOWLEDGE, COMPLY WITH THE CITY OF CHICAGO BUILDING CODE AND ZONING ORDINANCES.

HECTOR CASTILLO
001-019008
REGISTERED ARCHITECT
STATE OF ILLINOIS

ARCHITECTURAL SEAL

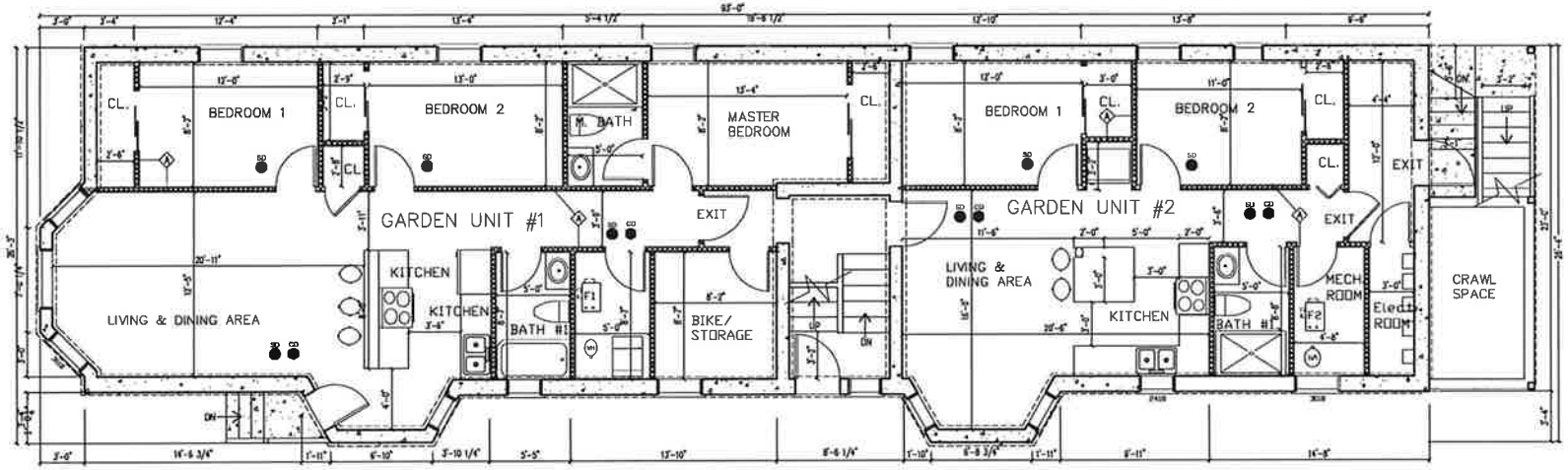
HECTOR CASTILLO DATE

DATE: MAY - 2025
DESIGN BY: H.C
DRAWN BY: S.E

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

SHEET NUMBER
A2.0

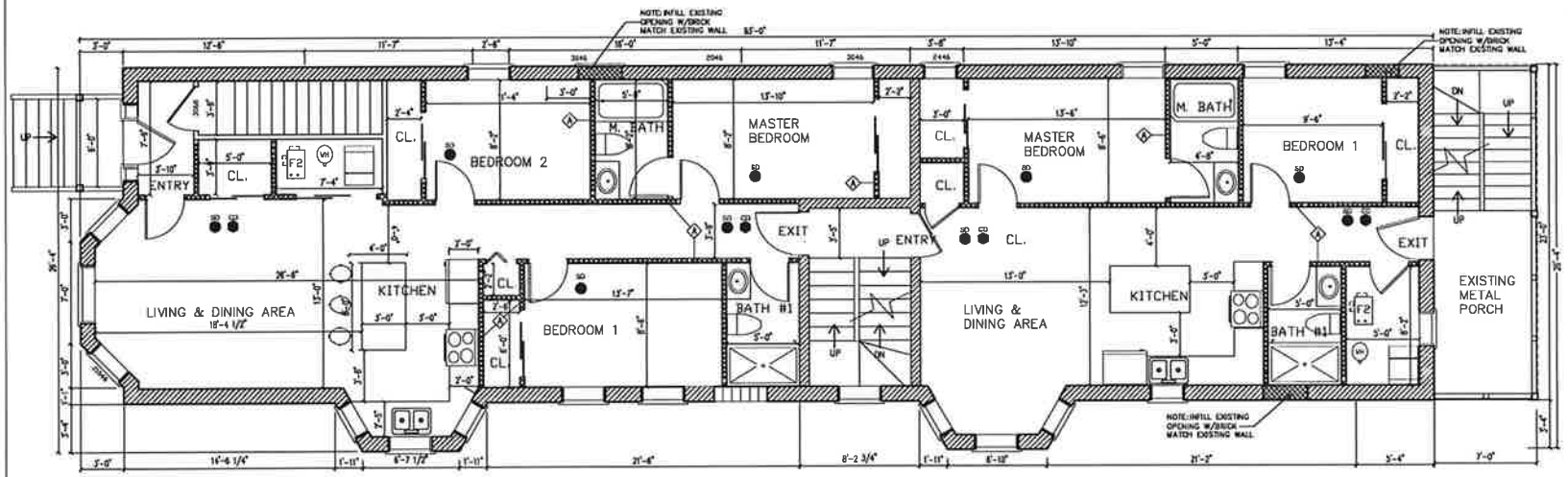
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NORTH

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"

CASTILLO & COMPANY
HC
607 LAVERGNE AV.
WILMETTE, IL 60091
PH. 312.217-2228
castillosarchitect@gmail.com

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OWNER RELEASE:
I HAVE REVIEWED THESE DRAWINGS FOR DESIGN INTENT AND HEREBY CERTIFY THAT THEY CONFORM TO ALL RESPECTS TO MY DESIGN CRITERIA AND ARE APPROVED

BY: DATE:

REVIEWED BY:

OWNER'S REP. DATE:

CONSULTANT DATE:

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

NO.	DATE	DESCRIPTION

1247 NORTH. CALIFORNIA AV.
CHICAGO ILLINOIS

I HEREBY CERTIFY THAT THESE DRAWINGS HAVE BEEN PREPARED UNDER MY DIRECT SUPERVISION AND, TO THE BEST OF MY KNOWLEDGE, COMPLY WITH THE CITY OF CHICAGO BUILDING CODE AND ZONING ORDINANCES.

ARCHITECTURAL SEAL

HECTOR CASTILLO DATE

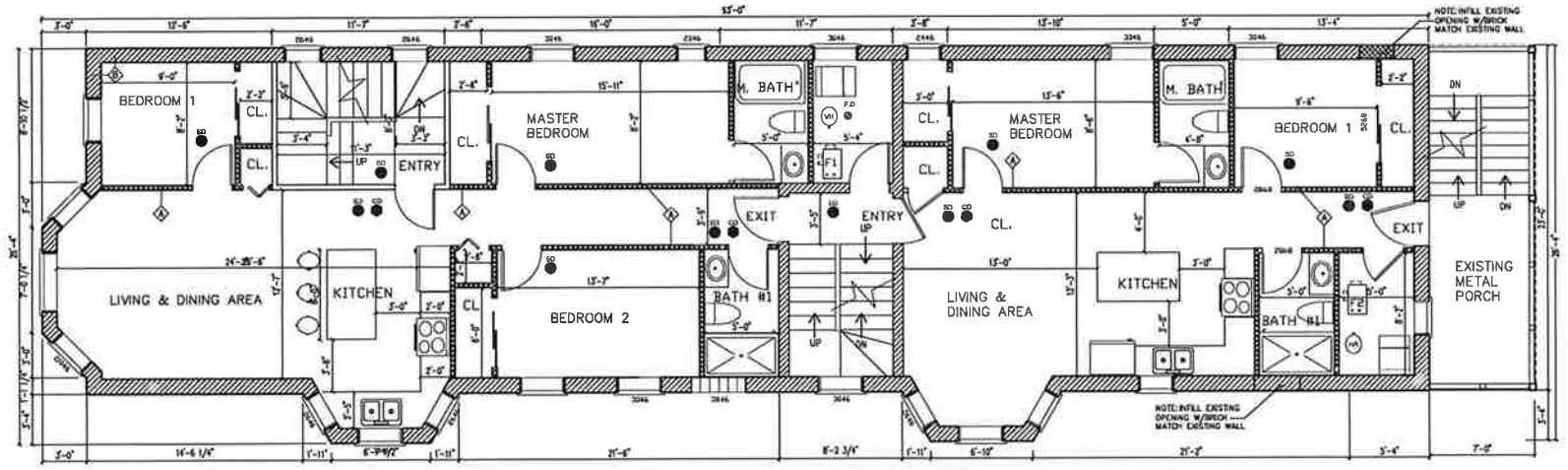
DATE: MAY - 2025

DRAWN BY: H.C.

CHECKED BY: H.C.

SHEET TITLE
BASEMENT & FIRST FLOOR PLAN NEW LAYOUTS

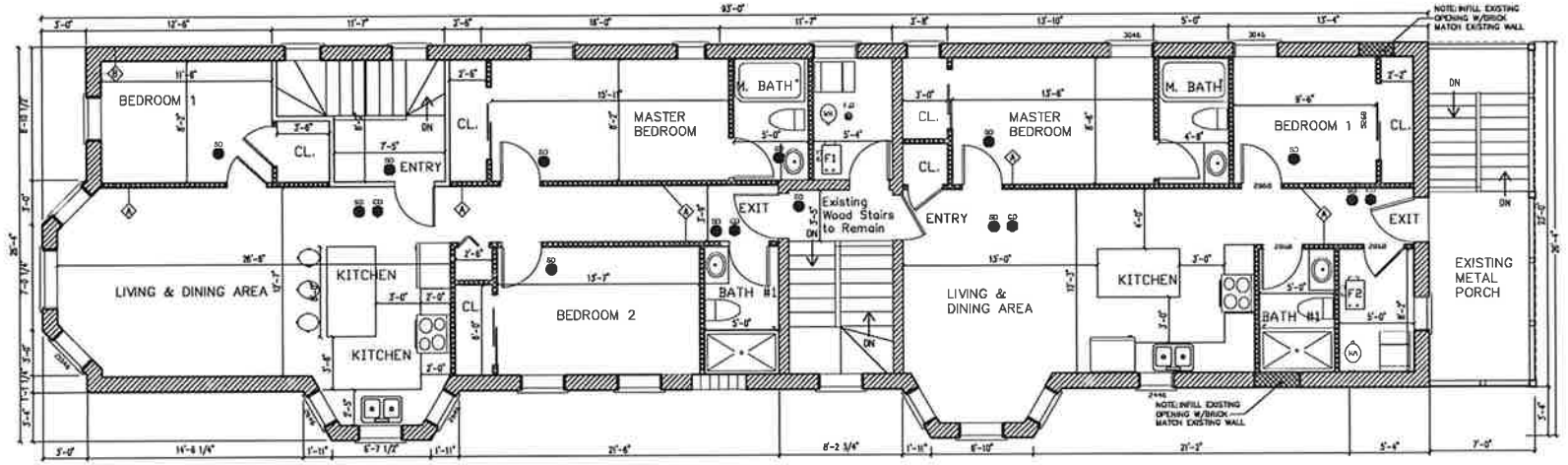
SHEET NUMBER
A3.0



NORTH

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"

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BY: DATE:

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CONSULTANT DATE:

CONSULTANT DATE:

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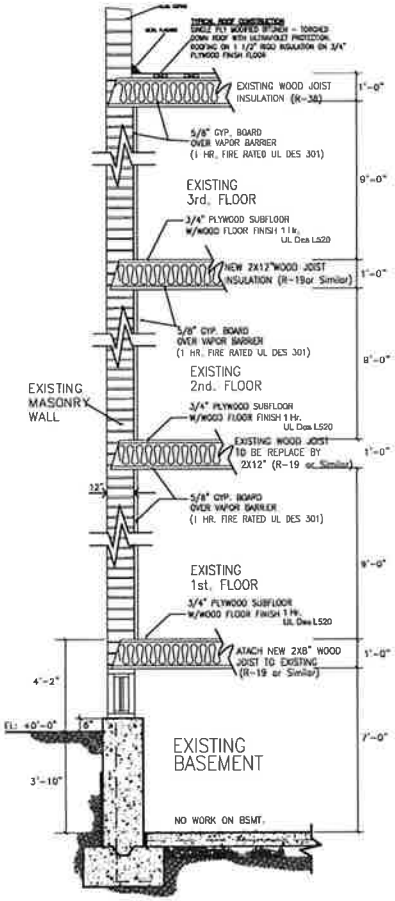
ARCHITECTURAL SEAL

HECTOR CASTILLO DATE

DATE: MAY - 2020
DRAWN BY: H.C.
CHECKED BY: H.C.

SHEET TITLE
SECOND FLOOR & THIRD FLOOR PLAN NEW LAYOUTS

SHEET NUMBER
A4.0



S1 EXISTING BRICK WALL SECTION

A5.0 Scale: 3/32"=1'-0"

WALL CONSTRUCTION SCHEDULE

tag	View: Section	View: Plan	Fire Rated	Wall Description
1	Existing 12" Stone Wall (Structural)		Not rating	Existing Exterior Foundation
2	Existing 12" Jumbo Brick (Structural)		3 Hrs. UL Des U914	Existing Exterior Bearing
3	3 1/2" Wood Studs @ 16" o.c. (1) Layers 5/8" Type "X" Gyp. Board each side		1 Hr. UL Des U305	Existing Interior Partition Wall
4	3 1/2" Wood Studs @ 16" o.c. 5/8" Type "X" Gyp. Board (1) Layers each side		1 Hr. UL Des U305	New Interior Partition Wall
5		New Construction: 1 hr. Fire Rated UL Des U323 - MAT'S & O plywood - Existing Wood Joist - New Sound insulation - Optional Metal Channels - 5/8" Type "X" Gypsum Board		

NOTE:

- Provide Green Board at all Wet locations and sound batts at walls in Toilets, Kitchenette & Utility Rooms as Indicated.
- Provide Insulated Wood at Crawl Runner at Basement.

FIRESTOPPING & DRAFTSTOPPING :

Provide firestopping and draftstopping at the following locations: (Max. Interval 8'-0")

1. Concealed spaces of stairs, wall and partitions, including furred spaces, at the ceiling and floor level.
2. All interconnections between concealed vertical and horizontal spaces such as soffits, drop ceilings, coves ceilings, etc.
3. Concealed spaces between stair stringers at the top and bottom of the run.
4. Openings around vents, ducts, chimneys and fireplaces at ceiling and floor level, without noncombustible materials.

FENESTRATION SCHEDULE:

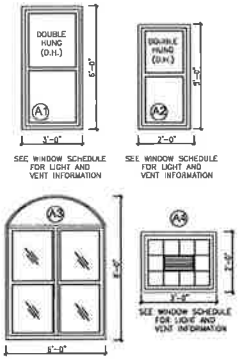
WINDOWS: SEE

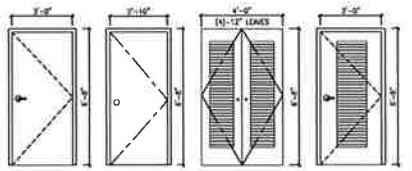
INSULATION TYPES:

1. ROOF : Certain Teed I Joist Glass Insulation R-19 with vapor barrier or Similar.
2. WALLS: Certain Teed Fiber Glass Insulation R-13 & Certain Teed Rigid Insulation 1 3/4" R-5 or Similar.

INSULATION TYPES: SHOWN ON THE SECTION

1. ROOF : Certain Teed I Joist Glass Insulation: minimum R-30 with vapor barrier or similar.
2. FLOORS: Certain Teed Insulation R-19 or similar.
3. WOOD FRAME WALLS: Certain Teed Fiber Glass Insulation: R-13 with vapor barrier or similar + R-5 Insulboard sheeting
3. MASS WALLS: Certain Teed Fiber Glass Insulation: R-13 with vapor barrier or similar
4. CEILINGS: Certain Teed Fiber Glass Insulation: R-38 with vapor barrier or similar
5. CRAWL SPACES: Certain Teed Fiber Glass Insulation: R-10 / 13





DOOR SCHEDULE

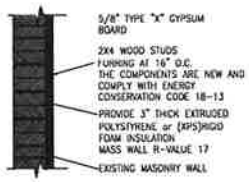
MARK	TYPE	QTY	WIDTH	HEIGHT	REMARKS	MANUFACT.
1	B1	1	3'-0"	7'-0"	1 3/8 SOLID CORE WOOD W/WOOD FRAME	ANDERSON
2	B2	21	3'-0"	6'-8"	1 3/8 SOLID CORE WOOD W/WOOD FRAME	ANDERSON
3	B3	1	2'-6"	6'-0"	1 3/8 FLUSH PANEL, HOLLOW CORE WOOD	ANDERSON
4	B4	2	3'-0"	7'-0"	1 3/8 SOLID CORE WOOD W/WOOD FRAME	ANDERSON

NOTE: ALL DOORS & WINDOWS SHALL BE APPROVED BY OWNER



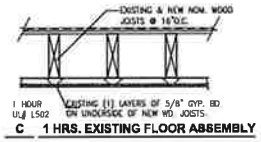
A TYPICAL INTERIOR PARTITION

NON-BEARING
1 HOUR
UL# U305

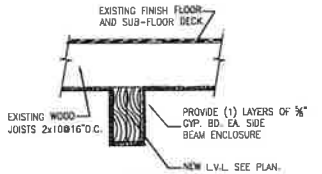


B EXISTING EXTERIOR MASONRY WALL

BEARING
3 HOUR
UL# U914

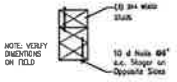


C 1 HRS. EXISTING FLOOR ASSEMBLY



D 1 HR. FIRE RATED BEAM L.V.L.

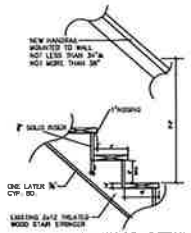
1 HOUR
UL# U524



PROVIDE (2) NOM. 2X4 WOOD STUDS SPACED TOGETHER W/10d NAILS @8" O.C.

WOOD STUDS DETAIL #3

N.T.S.



REPAIR STAIR WOOD DETAIL (TYP.)

NTS

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oas1BaronHoc@gmail.com

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BY: _____ DATE: _____

REVIEWED BY:
CONSULTANT: _____ DATE: _____
CONSULTANT _____ DATE _____

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LICENSED ARCHITECT HECTOR H CASTILLO 001-013005 STATE OF ILLINOIS

ARCHITECT'S SEAL

HECTOR CASTILLO — DATE

DATE: MAY - 2025
DRAWN BY: HC
CHKD BY: HC

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

SHEET NUMBER
A5.0

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 3'6" 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	– 3500 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", AWS 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 THEIR 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 THROUCH #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 (Fb SINGLE = 1000 PSI AND Fb REPETITIVE = 1150 PSI)

MOISTURE CONTENT SHALL NOT BE GREATER THAN 19%.

PROVIDE 1" X 4" OR 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 56-86, LATEST EDITION, "STRUCTURAL GLUED LAMINATED TIMBER".
ALLOWABLE UNIT STRESSES FOR LAMINATED MEMBERS:

BENDING	– 2900 PSI
HORIZONTAL SHEAR	– 285 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 1 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 (MIN.)

TRUSSES SHALL BE DESIGNED TO SUPPORT THE FOLLOWING SUPERIMPOSED LOADS.

ROOF TRUSSES: TOP CHORD DEAD LOAD=7 PSF
LIVE LOAD=30 PSF(MIN) DRIFTING AS REQD.
BOTTOM CHORD DEAD LOAD=5 PSF

FLOOR TRUSSES: TOP CHORD DEAD LOAD=24 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-78, "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 6'-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 DESIGN.

TRUSS GIRDER DESIGN CONCENTRATED LOADS AS NOTED ON PLANS PLUS UNIFORM LOAD DETERMINED FROM ACTUAL SPACING. IF 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.

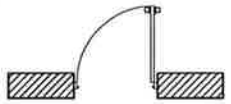
ALL SECTIONS, DETAILS AND NOTES ARE INTENDED TO BE TYPICAL FOR SIMILAR SITUATIONS, UNLESS NOTED OTHERWISE.

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.

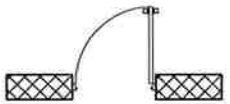
(*) GUARDRAIL SYSTEM TO BE DESIGNED TO RESIST A LATERAL POINT LOAD OF 200 POUNDS AT ANY POINT OR A CONTINUOUS LOAD OF 50 POUNDS ALONG THE TOP FULL LENGTH OF THE GUARDRAIL.



EXISTING EXTERIOR BRICK WALL



EXISTING TIPYCAL PARTITION TO BE REMOVED



NEW INTERIOR FRAME WALL



EXISTING PARTITION TO BE REMAIN

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 ⅝ INCHES TICK TYPE "X" GYP. BD.

(SD) SMOKE DETECTOR (HARD WIRED)

CMD CARBON MONOXIDE DETECTOR

CASTILLO & COMPANY

HC

HECTOR M. CASTILLO

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OWNER RELEASE:
I HAVE REVIEWED THESE DRAWINGS FOR DESIGN INTENT AND HEREBY CERTIFY THAT THEY CONFORM TO ALL RESPECTS TO MY DESIGN CRITERIA AND ARE APPROVED.

BY: _____ DATE: _____

REVIEWED BY:
(SIGNATURE) _____ (DATE) _____
(SIGNATURE) _____ (DATE) _____

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

NO.	DATE	DESCRIPTION

1247
NORTH.
CALIFORNIA AV.
CHICAGO ILLINOIS

I HEREBY CERTIFY THAT THESE DRAWINGS HAVE BEEN PREPARED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE COMPLY WITH THE CITY OF CHICAGO BUILDING CODE AND ZONING ORDINANCES.

LICENSED ARCHITECT
HECTOR M. CASTILLO
001-018008
STATE OF ILLINOIS

ARCHITECTURAL SEAL

HECTOR CASTILLO DATE

DATE: MAY - 2020
DRAWN BY: ME
CHECKED BY: HC

SHEET TITLE

GENERAL NOTES & WALL TYPES

SHEET NUMBER

GN.1