



City of Chicago



O2023-1300

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	3/15/2023
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 5-J at 3508 W Armitage Ave - App No. 22133T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

Order for Publication

ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance be amended by changing all the B3-1 Community Shopping District symbols and indications as shown on Map No. 5-J in the area bounded by

The alley next north of and parallel to West Armitage Avenue;
a line 74.63 feet west of and parallel to North St. Louis Avenue;
West Armitage Avenue; and a line 99.63 feet west of and parallel
to North St. Louis Avenue;

to those of a B3-3 Community Shopping District.

SECTION 3. This ordinance shall be in force and effect from and after its passage and due publication.

Common Address of Property: 3508 West Armitage Avenue

17-13-0303-C(1) Type 1 Narrative & Plans – 3508 W. Armitage Ave., Chicago, IL

Proposed Zoning: B2-3 Neighborhood Mixed-Use District

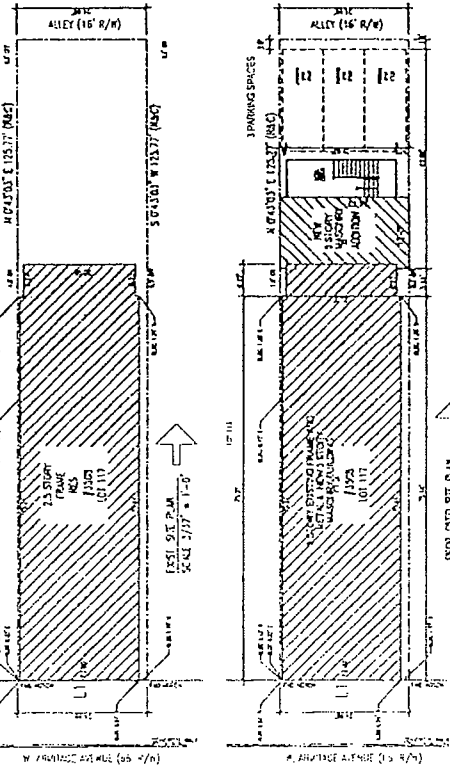
Lot Area: 3,143 square feet

Proposed Land Use: The Applicant is proposing to renovate and construct a rear addition to the existing two and one-half story mixed-use building located at the subject property. The resulting building will contain a 750 sq. ft. (approximate) retail unit at grade, and a total of five (5) dwelling units. The building will remain 34 ft.-5 inches in height. Three (3) onsite parking spaces will remain at the rear of the subject lot.

- (A) The Project's Floor Area Ratio: 6,750 square feet (2.15 FAR)
- (B) The Project's Density (Minimum Lot Area Per D.U.): 628.6 square feet per D.U.
(5 total residential units proposed)
- (C) The amount of off-street parking: 3 vehicle parking spaces
- (D) Setbacks:
 - a. Front Setback: 0
 - b. Rear Setback: 30 feet-10 inches
 - c. Side Setbacks:
 - West Side: 0
 - East Side: 0
- (E) Building Height: 34 feet-5 inches

Final for Publication

SCOPE OF WORK: (IBC 2019) INTERIOR REMODELING AND 3 STORY MASONRY ADDITION TO AN EXISTING FRAME BUILDING, ARCH, ELECTRICAL, PLUMBING AND HVAC, & NEW METAL PORCH AS PER PLANS



NOT TO SCALE
SCALE 1/8" = 1'-0"

ZONING/BUILDING CODE INFORMATION	
OCCUPANCY CLASS: CLASS A2, RESIDENTIAL	
CONSTRUCTION TYPE: TIA, FRAME	
LOT AREA: 12,143 SF	1,143 SF
ZONE: O3A (D/FAR)	1,718 SF
BUILDING AREA ALLOWED	
PROPOSED FRESH FLOOR AREA	1,126 SF
PROPOSED TOTAL FLOOR AREA	1,706 SF
PROPOSED GROSS FLOOR AREA	6,700 SF

ENERGY CONSERVATION CODE COMPLIANCE STATEMENT	
I hereby declare that the proposed design complies with the requirements of the Chicago Energy Conservation Code, 2019 Edition, as amended, for the project described herein. I am a duly licensed professional engineer or architect, or a duly licensed professional engineer or architect in the State of Illinois, and I am duly licensed in the State of Illinois.	
DATE: 01-15-2023	PROJECT ADDRESS: 3038 W. HAMMILL AVE., CHICAGO, IL 60647

SHEET	DESCRIPTION
A-1	COVER SHEET-SITE PLAN, ZONE MAP
B-1	MECHANICAL PLANS
A-2	PROPOSED FLOOR PLAN
A-3	PROPOSED FLOOR PLAN
A-4	PROPOSED FLOOR PLAN
A-5	ELEVATIONS
A-6	WALL SECTION AND STAIR NOTES
A-7	PERSON TOOTH PLAN, ETC. ELEV. & CURBLINE WALL, ETC.
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E-1	ELECTRICAL PLANS
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E-2	ELECTRICAL NOTES
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ENGINEERING ARCHITECTURE ARCHITECTS

3038 W. HAMMILL AVE., CHICAGO, IL 60647

PROJECT ADDRESS

A-1

GENERAL NOTES:

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO CODES AND ORDINANCES, LATEST EDITIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO.
3. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE CITY OF CHICAGO.
4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
5. ALL UTILITIES SHALL BE LOCATED AND PROTECTED PRIOR TO CONSTRUCTION.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
7. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
8. THE CONTRACTOR SHALL MAINTAIN A NEAT AND ORDERLY WORK SITE AT ALL TIMES.
9. ALL MATERIALS AND EQUIPMENT SHALL BE STORED PROPERLY ON THE SITE.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISPOSAL OF ALL WASTE MATERIALS.
11. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE CITY OF CHICAGO CODES AND ORDINANCES.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES.
13. ALL UTILITIES SHALL BE LOCATED AND PROTECTED PRIOR TO CONSTRUCTION.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
15. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
16. THE CONTRACTOR SHALL MAINTAIN A NEAT AND ORDERLY WORK SITE AT ALL TIMES.
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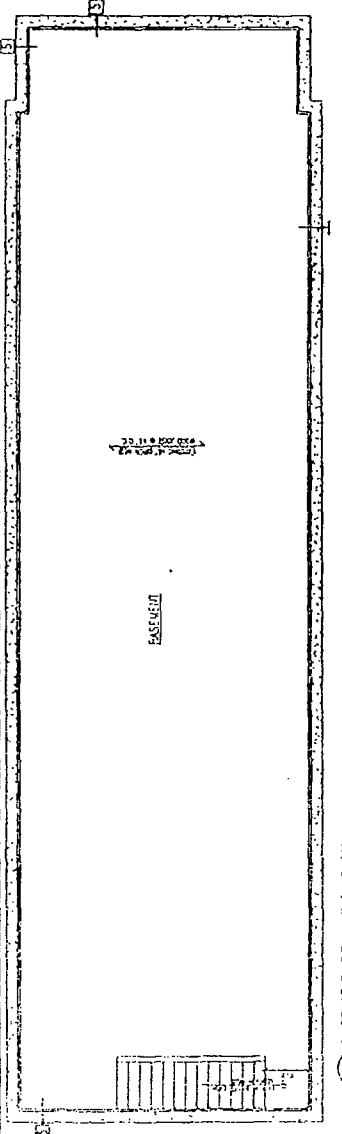
Architectural Publications

5508 W ARCADE AVE. CHICAGO, IL 60627
 PROJECT ADDRESS

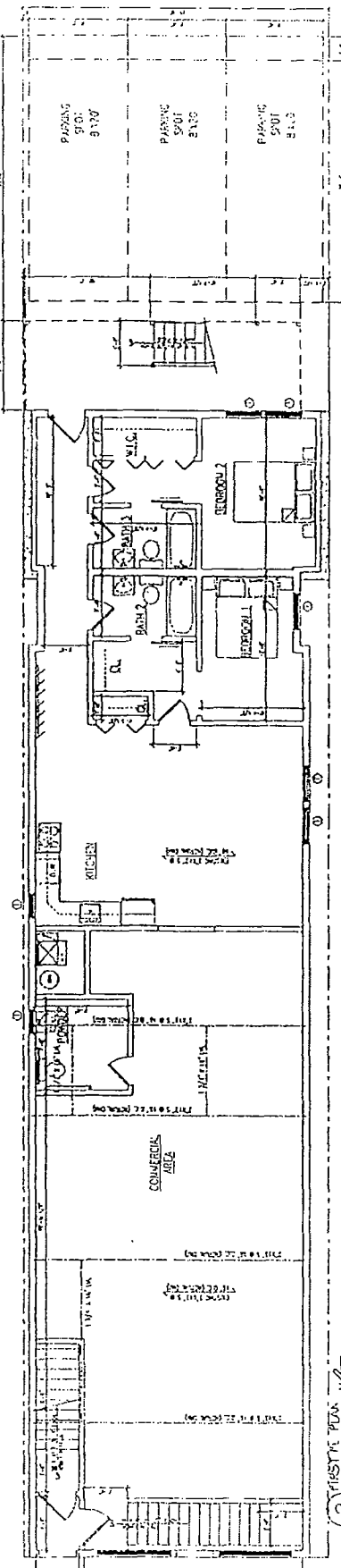
A-2

DOOR SCHEDULE

NO.	SIZE	MATR.	TRAIL	H-WORKS	REMARKS
1	3'-0" x 6'-8"	H.C. NO.	WOOD	ENHANCED DOOR	
2	3'-0" x 6'-8"	H.C. NO.	WOOD	ENHANCED DOOR LOOKSET WITH 1" ROUND-BOTTOM	
3	3'-0" x 4'-2"	H.C. NO.	WOOD	ENHANCED DOOR	
4	3'-0" x 6'-8"	H.C. NO.	WOOD	PREVACT	
5	3'-0" x 6'-8"	H.C. NO.	WOOD	PREVACT	
6	4'-0" x 6'-8"	H.C. NO.	WOOD	PULL	LOOKSET B-11, 12, 13
7	4'-0" x 6'-8"	H.C. NO.	WOOD	PULL	B-HICLES
8	2'-8" x 6'-8"	H.C. NO.	WOOD	PREVACT	
9	2'-8" x 6'-8"	H.C. NO.	WOOD	PULL	LOOKSET B-11, 12, 13
10	16'-0" x 5'-0"	H.C. NO.	WOOD	OVERHEAD DOOR	REAR DOOR
11	2'-8" x 6'-8"	H.C. NO.	WOOD	PULL	LOOKSET B-11, 12, 13



1 EXISTING BASEMENT PL PLAN
 SCALE 1/4" = 1'-0"



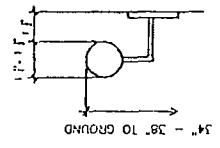
2 FIRST FLOOR PLAN
 SCALE 1/4" = 1'-0"

SEPARATE STAIRS WILL HAVE A MINIMUM THROAT DEPTH OF 2'-0" / 2" INCHES AT 12 INCHES FROM THE HANDRAIL EDGE AND THAT THE MINIMUM HEADROOM WITHIN THE STAIRCASE SHALL BE 6 FEET 8 INCHES.
 INTERIOR STAIRS = 40 / 111 & 112 / UNDESIGNATED LOAD CAPACITIES A HANDRAILS = 100 A.L. AT ANY DISCRETE POINT APPLIED
 AT THE TOP OR CONTINUOUS 50' ALONG THE TOP FULL LENGTH

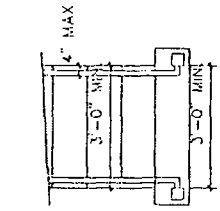
WINDOW SCHEDULE

NO.	TYPE	WIDTH	DEPTH	HEIGHT	GLASS	WORK	FINISHES
1	DOUBLE HUNG	3'-0"	3'-0"	5'-0"	5/8"	11.8	VINYL CLAD INSUL GLASS
2	DOUBLE HUNG	3'-0"	3'-0"	5'-0"	5/8"	11.8	VINYL CLAD INSUL GLASS
3	DOUBLE HUNG	3'-0"	3'-0"	5'-0"	5/8"	11.8	VINYL CLAD INSUL GLASS
4	DOUBLE HUNG	3'-0"	3'-0"	5'-0"	5/8"	11.8	VINYL CLAD INSUL GLASS
5	DOUBLE HUNG	3'-0"	3'-0"	5'-0"	5/8"	11.8	VINYL CLAD INSUL GLASS
6	DOUBLE HUNG	3'-0"	3'-0"	5'-0"	5/8"	11.8	VINYL CLAD INSUL GLASS
7	DOUBLE HUNG	3'-0"	3'-0"	5'-0"	5/8"	11.8	VINYL CLAD INSUL GLASS
8	DOUBLE HUNG	3'-0"	3'-0"	5'-0"	5/8"	11.8	VINYL CLAD INSUL GLASS
9	DOUBLE HUNG	3'-0"	3'-0"	5'-0"	5/8"	11.8	VINYL CLAD INSUL GLASS
10	DOUBLE HUNG	3'-0"	3'-0"	5'-0"	5/8"	11.8	VINYL CLAD INSUL GLASS

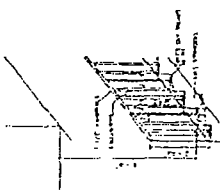
STAIR NOTES:
 THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8" - THE GREATEST RISES SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8".
 HANDRAILS TO BE 34" (MIN.) AND 38" (MAX.) ABOVE TOP OF nosing WITH BALUSTERS SPACED WITH A CLEARANCE OF 4" MAXIMUM.
 ALL REQUIRED HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF STAIRS WITH 2 OR MORE RISERS AND THE ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEEL POSTS OR SAFETY TERMINALS.
 HANDRAILS PROJECTING FROM A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1 1/2" BETWEEN THE WALL AND THE HANDRAIL.
 HANDRAILS SHALL HAVE A CIRCULAR CROSS SECTION WITH DIAMETER OF 1 1/4" - 2" OR A NONCIRCULAR CROSS SECTION WITH PERIMETER DIMENSION OF AT LEAST 4" BUT NOT MORE THAN 5 1/4" AND LARGEST CROSS SECTION DIMENSION NOT EXCEEDING 2 1/4". PROVIDE MINIMUM 1/8" RADIUS EDGES.
 THE MINIMUM TREAD WIDTH IS TO BE NO LESS THAN 10" AND THE MAXIMUM RISER HEIGHT NO MORE THAN 7 3/4" TO TOP OF nosing.
 PROVIDE nosing NO LESS THAN 3/4" BUT NOT MORE THAN 1 1/4" THE GREATEST nosing PROJECTION BY MORE THAN 3/8".
 STAIRS WITH A TREAD DEPTH UNDER 11" PROVIDE nosing NO LESS THAN 3/4" BUT NOT MORE THAN 1 1/4" THE GREATEST nosing PROJECTION BY MORE THAN 3/8".
 RISERS SHALL BE VERTICAL OR SLOPED FROM THE UNDERSOOT OF THE LEADING EDGE OF THE TREAD ABOVE AT AN ANGLE NO MORE THAN THIRTY DEGREES (30) FROM THE VERTICAL.



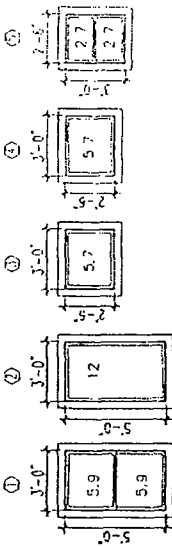
5 INTERIOR STAIR DETAIL
 N.T.S.



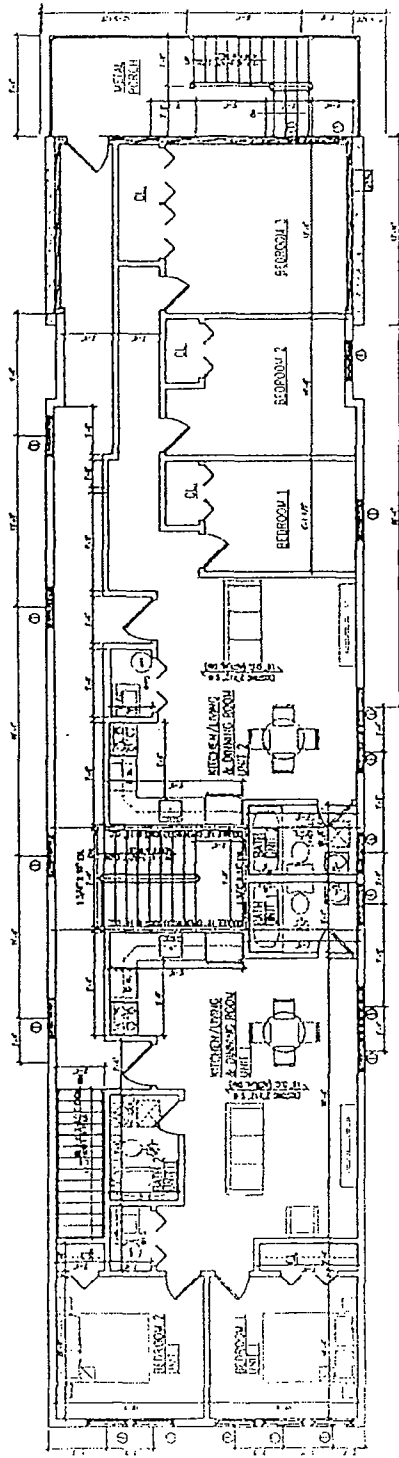
4 INTERIOR STAIR DETAIL
 N.T.S.



3 INTERIOR STAIR DETAIL
 N.T.S.



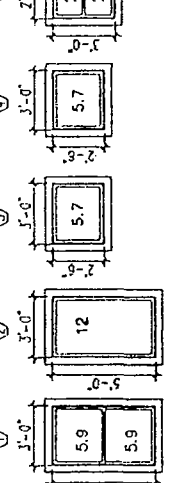
3'-0" 5'-9" 3'-0" 5'-7" 3'-0" 5'-9"



1 SECOND FL. PLAN, N=

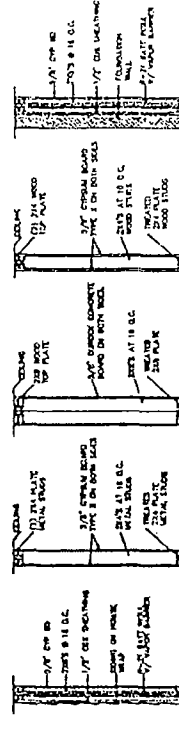
WINDOW SCHEDULE

NO.	ROOM	TYPE	WIDTH	HEIGHT	GLASS	OPN.	FINISH
1	LIVING	DOUBLE HUNG	3'-0"	5'-0"	11.8	11.8	W/INS GLAZ INSUL GLASS
2	DINING	SPLIT	3'-0"	5'-0"	12	12	W/INS GLAZ INSUL GLASS
3	KITCHEN	SPLIT	3'-0"	5'-0"	17	17	W/INS GLAZ INSUL GLASS
4	BEDROOM 1	DOUBLE HUNG	3'-0"	5'-0"	17	17	W/INS GLAZ INSUL GLASS
5	BEDROOM 2	DOUBLE HUNG	3'-0"	5'-0"	17	17	W/INS GLAZ INSUL GLASS
6	BEDROOM 3	DOUBLE HUNG	3'-0"	5'-0"	17	17	W/INS GLAZ INSUL GLASS



DOOR SCHEDULE

NO.	ROOM	TYPE	WIDTH	HEIGHT	FINISH
1	HALL	PRECAST	3'-0"	7'-0"	PRECAST
2	BEDROOM 1	PRECAST	3'-0"	7'-0"	PRECAST
3	BEDROOM 2	PRECAST	3'-0"	7'-0"	PRECAST
4	BEDROOM 3	PRECAST	3'-0"	7'-0"	PRECAST
5	HALL	PRECAST	3'-0"	7'-0"	PRECAST
6	BATH	PRECAST	3'-0"	7'-0"	PRECAST
7	KITCHEN	PRECAST	3'-0"	7'-0"	PRECAST
8	DINING	PRECAST	3'-0"	7'-0"	PRECAST
9	LIVING	PRECAST	3'-0"	7'-0"	PRECAST
10	STAIR	PRECAST	3'-0"	7'-0"	PRECAST

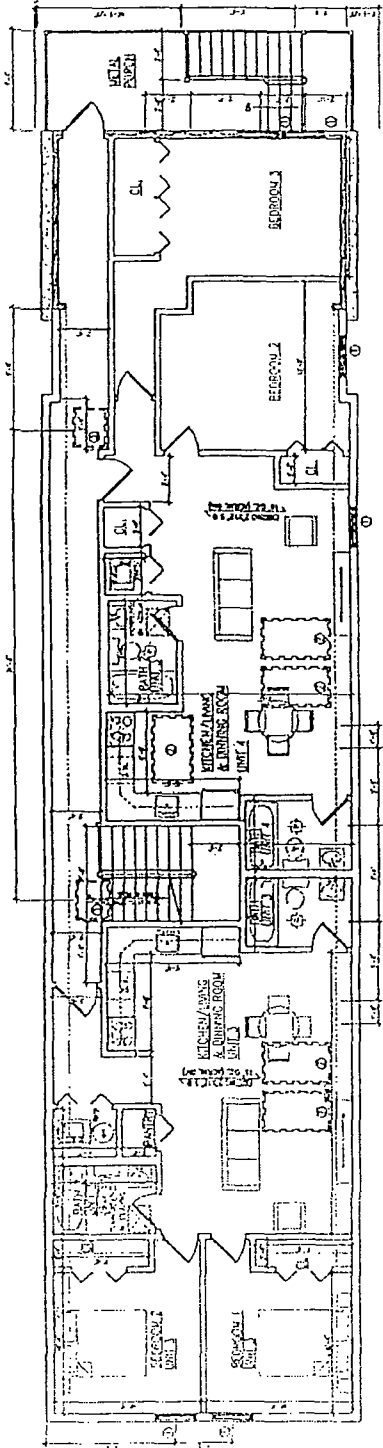


1 EXISTING EXTERIOR WALL
 2 NEW PARTITION WALL
 3 NEW PLUMBING PARTITION WALL
 4 NEW PARTITION WALL
 5 EXISTING EXTERIOR WALL

1.4. ASHRAE CALCULATIONS ARE BASED ON 10°F OUTSIDE AND 75°F INSIDE DESIGN TEMPERATURES.

FLOOR	ROOM NAME	FLOOR AREA (ACTUAL)	LOADS	VENTILATION	ACTUAL	REQD	DIFFERENCE
2ND	BEDROOM 1	11.8	11.8	NATURAL VENT	11.8	11.8	0
	BEDROOM 2	12	12	NATURAL VENT	12	12	0
2ND	BEDROOM 3	17	17	NATURAL VENT	17	17	0
	BATH	17	17	NATURAL VENT	17	17	0
2ND	HALL	17	17	NATURAL VENT	17	17	0
	KITCHEN	17	17	NATURAL VENT	17	17	0
2ND	DINING	17	17	NATURAL VENT	17	17	0
	LIVING	17	17	NATURAL VENT	17	17	0

FLOOR	ROOM NAME	FLOOR AREA (ACTUAL)	LOADS	VENTILATION	ACTUAL	REQD	DIFFERENCE
2ND	BEDROOM 1	11.8	11.8	NATURAL VENT	11.8	11.8	0
	BEDROOM 2	12	12	NATURAL VENT	12	12	0
2ND	BEDROOM 3	17	17	NATURAL VENT	17	17	0
	BATH	17	17	NATURAL VENT	17	17	0
2ND	HALL	17	17	NATURAL VENT	17	17	0
	KITCHEN	17	17	NATURAL VENT	17	17	0
2ND	DINING	17	17	NATURAL VENT	17	17	0
	LIVING	17	17	NATURAL VENT	17	17	0



1 THIRD FL. PLAN

SCOR SCHEDULE

NO.	SIZE	MATR.	FRAME	HASRAGE	REMARKS
1	3'-0" x 6'-6"	H.C. WL.	WOOD	DRINAGE DOOR	
2	3'-0" x 5'-6"	SC. WL.	WOOD	EXTRANCE DOOR	LOCKET WITH 1' DEAD-BOLT.
3	3'-0" x 6'-6"	H.C. WL.	WOOD	EXTRANCE DOOR	
4	3'-0" x 6'-6"	H.C. WL.	WOOD	PRIVATE	
5	2'-4" x 6'-6"	H.C. WL.	WOOD	PRIVATE	
6	2'-0" x 6'-6"	H.C. WL.	WOOD	PULL	LOOKING B-T-FILES
7	4'-0" x 6'-6"	H.C. WL.	WOOD	PULL	B-T-FILES
8	2'-4" x 6'-6"	H.C. WL.	WOOD	PRIVATE	
9	2'-8" x 6'-6"	H.C. WL.	WOOD	PULL	LOOKING B-T-FILES
10	15'-0" x 8'-2"	H.C. WL.	WOOD	OVER-CAN DOOR	
11	2'-8" x 6'-6"	H.C. WL.	WOOD	PULL	LOOKING B-T-FILES

WALL LEGEND

=====	NEW MASONRY WALLS
=====	NEW INSULATION
=====	EXISTING WALLS
=====	EXISTING WALLS TO BE REMOVED
=====	NEW WALLS
=====	NEW CONCRETE WALLS



VENTILATION SCHEDULE

FLOOR	RM NO.	FLOOR AREA (SQ. FT.)	NATURAL VENT.	MECH. VENT.	ACTUAL SUP. CFM	REQD. SUP. CFM	ACTUAL SUP. CFM (B/T)	FURNACE TYPE
UNIT 3	RECEPTION	117	0.0	0.0	120	120	120	A
	KITCHEN/DINING & BREAKING ROOM	118	0.0	0.0	120	120	120	A
UNIT 4	RECEPTION	119	0.0	0.0	120	120	120	A
	KITCHEN/DINING & BREAKING ROOM	120	0.0	0.0	120	120	120	A
TOTALS			0.0	0.0	480	480	480	

THE ABOVE CALCULATIONS ARE BASED ON TYPICAL 10°F OUTDOOR AND 75°F INDOOR DESIGN CONDITIONS

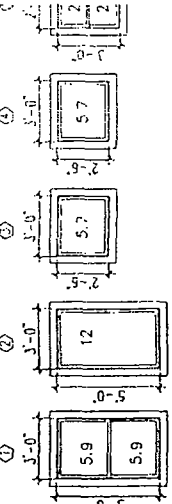
VENTILATION SCHEDULE

FLOOR	RM NO.	FLOOR AREA (SQ. FT.)	NATURAL VENT.	MECH. VENT.	ACTUAL SUP. CFM	REQD. SUP. CFM	ACTUAL SUP. CFM (B/T)	FURNACE TYPE
UNIT 3	RECEPTION	117	0.0	0.0	120	120	120	A
	KITCHEN/DINING & BREAKING ROOM	118	0.0	0.0	120	120	120	A
UNIT 4	RECEPTION	119	0.0	0.0	120	120	120	A
	KITCHEN/DINING & BREAKING ROOM	120	0.0	0.0	120	120	120	A
TOTALS			0.0	0.0	480	480	480	

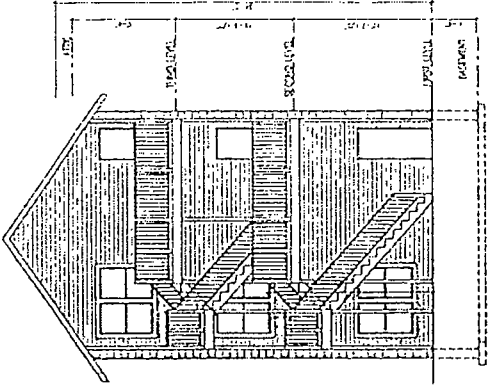
THE ABOVE CALCULATIONS ARE BASED ON TYPICAL 10°F OUTDOOR AND 75°F INDOOR DESIGN CONDITIONS

WINDOW SCHEDULE

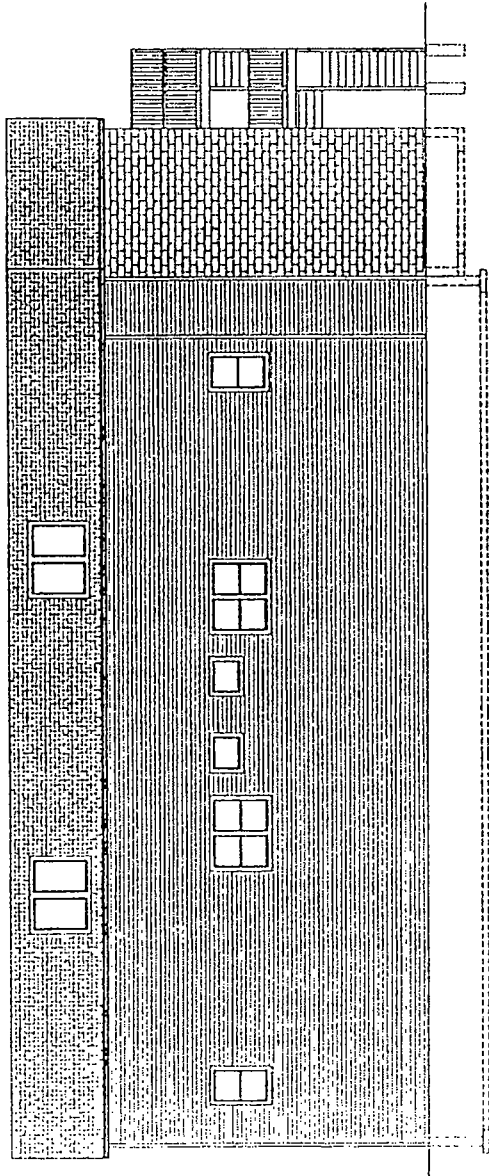
NO.	MARKING	TYPE	SIZE	UNIT	GLASS TYPE	REMARKS
1	5.9	DOUBLE HUNG	3'-0" x 5'-0"	10	11.5	W/VE. GLAZ. INSUL. GLASS
2	5.7	DOUBLE HUNG	3'-0" x 5'-0"	11	12	W/VE. GLAZ. INSUL. GLASS
3	5.9	DOUBLE HUNG	3'-0" x 5'-0"	12	11.5	W/VE. GLAZ. INSUL. GLASS
4	5.7	DOUBLE HUNG	3'-0" x 5'-0"	13	12	W/VE. GLAZ. INSUL. GLASS
5	5.9	DOUBLE HUNG	3'-0" x 5'-0"	14	11.5	W/VE. GLAZ. INSUL. GLASS
6	5.7	DOUBLE HUNG	3'-0" x 5'-0"	15	12	W/VE. GLAZ. INSUL. GLASS



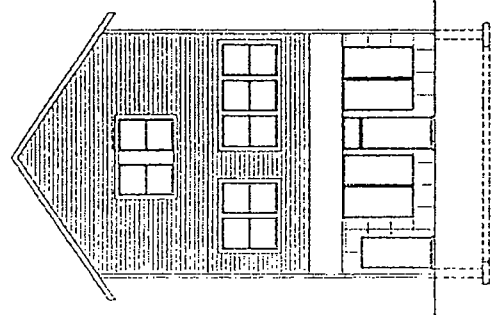
Final for Publication



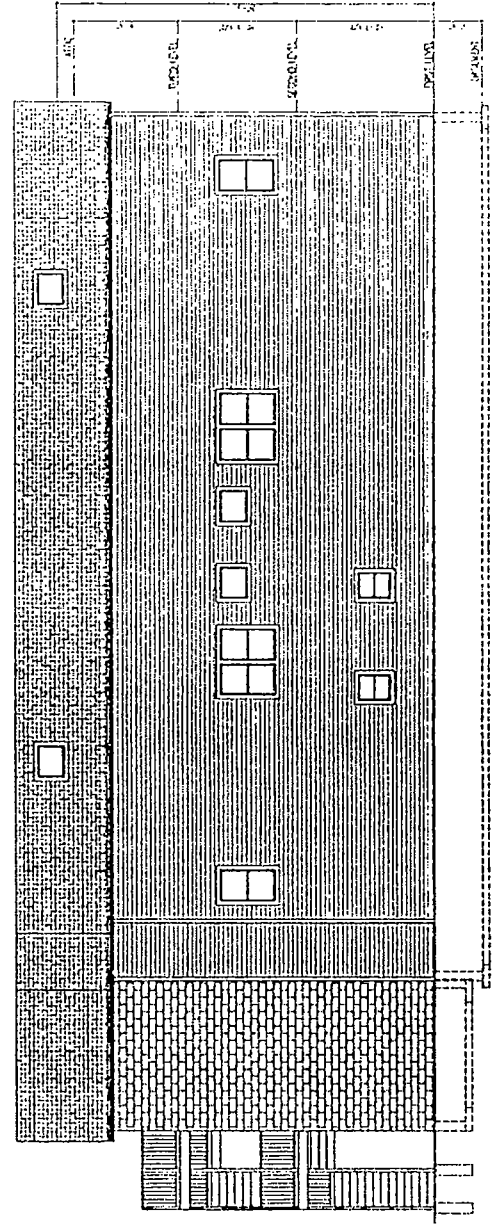
2 NORTH ELEVATION
SCALE 3/32" = 1'-0"



1 EAST ELEVATION
SCALE 3/32" = 1'-0"



3 SOUTH ELEVATION
SCALE 3/32" = 1'-0"



4 WEST ELEVATION
SCALE 3/32" = 1'-0"

L.A.M.
 ARCHITECTS
 1303 W. FRANKLIN AVE., CHICAGO, ILL. 60642
 PROJECT ADDRESS
 2915 S. DIVISION ST.
 CHICAGO, ILL. 60648
 DRAWING NO. 23

A-3
 ARCHITECTURE

Final for Publication

A-6

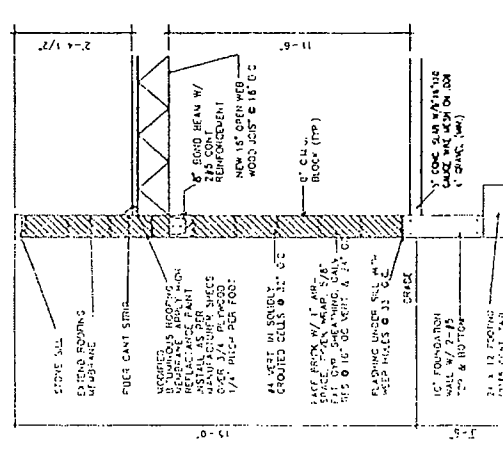
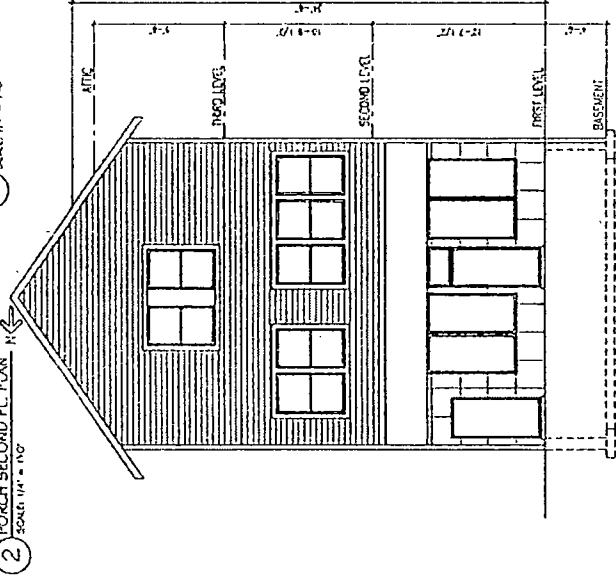
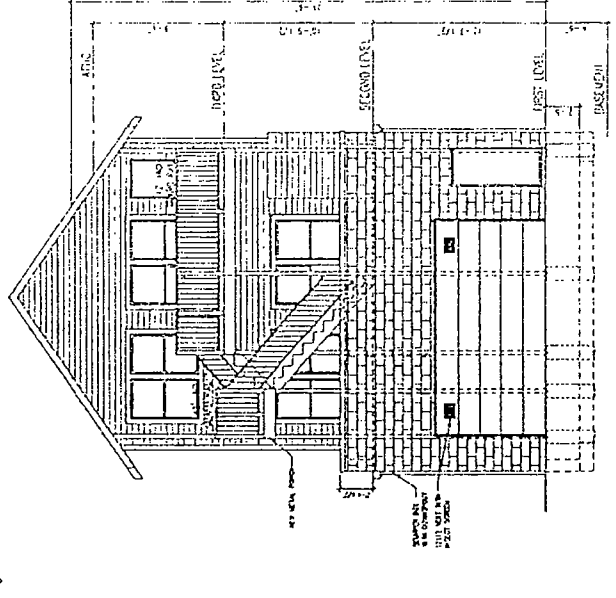
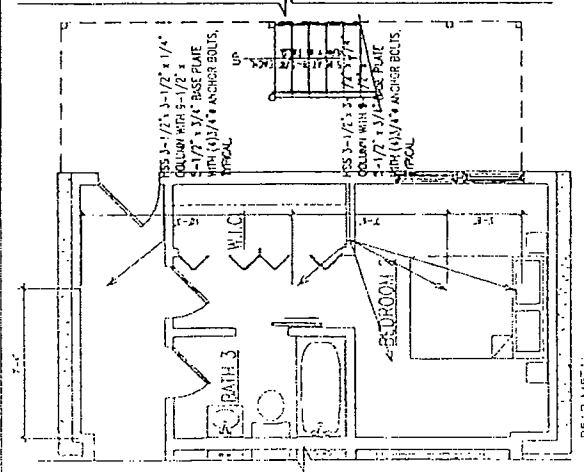
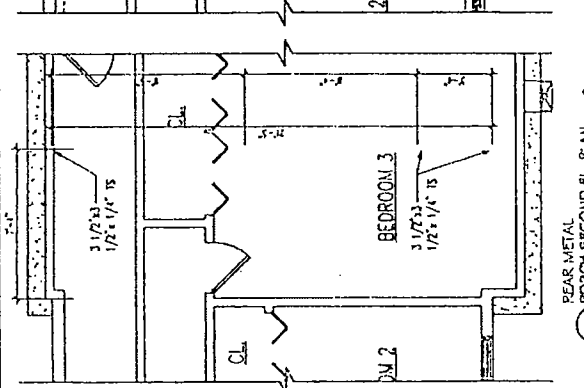
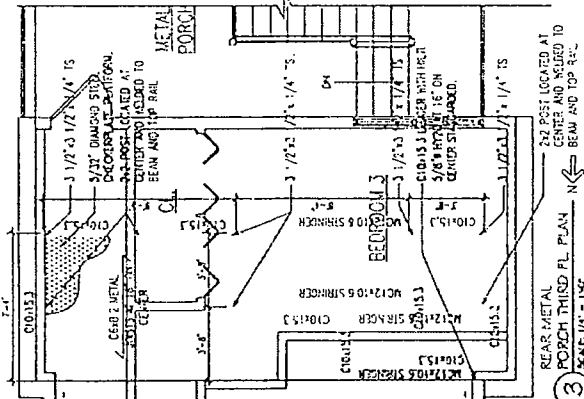
PROJECT ADDRESS
5508 W. ARMITAGE AVE., CHICAGO, IL 60642

STRUCTURAL STEEL NOTES

1. ALL STRUCTURAL STEEL SHALL BE GRADE 50 UNLESS OTHERWISE SPECIFIED.
2. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE SPECIFIED.
3. ALL CORNERS UNLESS OTHERWISE SPECIFIED SHALL BE ROUNDED TO A RADIUS EQUAL TO ONE-EIGHTH (1/8) OF THE LEG LENGTH.
4. ALL WELDS SHALL BE FULL PENETRATION BUTT JOINTS UNLESS OTHERWISE SPECIFIED.
5. ALL WELDS SHALL BE WELDED BY A LICENSED WELDER.
6. ALL WELDS SHALL BE PROTECTED AGAINST CORROSION BY AN ANTI-RUST COMPOUND APPLIED TO THE WELDS IMMEDIATELY AFTER WELDING.
7. ALL CONNECTIONS SHALL BE FULLY RIGID UNLESS OTHERWISE SPECIFIED.
8. ALL CONNECTIONS SHALL BE FULLY RESTRICTED UNLESS OTHERWISE SPECIFIED.
9. ALL CONNECTIONS SHALL BE FULLY Pinned UNLESS OTHERWISE SPECIFIED.
10. ALL CONNECTIONS SHALL BE FULLY BRACED UNLESS OTHERWISE SPECIFIED.
11. ALL CONNECTIONS SHALL BE FULLY GIRDERS UNLESS OTHERWISE SPECIFIED.
12. ALL CONNECTIONS SHALL BE FULLY BEAMS UNLESS OTHERWISE SPECIFIED.
13. ALL CONNECTIONS SHALL BE FULLY COLUMNS UNLESS OTHERWISE SPECIFIED.
14. ALL CONNECTIONS SHALL BE FULLY BASE PLATES UNLESS OTHERWISE SPECIFIED.
15. ALL CONNECTIONS SHALL BE FULLY ANCHOR BOLTS UNLESS OTHERWISE SPECIFIED.
16. ALL CONNECTIONS SHALL BE FULLY TYPICAL UNLESS OTHERWISE SPECIFIED.

DESIGN LOAD CRITERIA

- GOVERNING BUILDING CODE: CHICAGO BUILDING CODE**
- 25 PSF (1.2 k) FLOOR LOAD
 - 15 PSF (0.72 k) ROOF LOAD
 - 20 PSF (0.96 k) WIND LOAD
 - 5 PSF (0.24 k) CEILING LOAD
 - 100 PSF (4.8 k) WALL LOAD
 - 15 PSF (0.72 k) SIGN LOAD
 - 20 PSF (0.96 k) BALCONY RAILING LOAD
 - 20 PSF (0.96 k) PORCH RAILING LOAD



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