City of Chicago

O2016-4762

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	6/22/2016
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 11-J at 3336 W Irving Park Rd - App No. 18844T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

#18844T1
INTRO DATE
JUNE 22, 2016

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, is hereby amended by changing all of the **C1-1 Neighborhood Commercial District.**, as shown on Map 11-J in the area bounded by:

A line 225.00 feet east of and parallel to North Kimball Avenue, West Irving Park Road, a line 250.00 feet east of and parallel to North Kimball Avenue, the public alley next south of and parallel to West Irving Park Road.

To those of **B2-3 Neighborhood Mixed-Use District**

SECTION 2. This ordinance takes effect after its passage and approval.

Common Address of Property: 3336 West Irving Park Road, Chicago, Illinois

NARRATIVE DESCRIPTION
FOR THE PROPOSED REZONING AT
3336 WEST IRVING PARK ROAD

The Application to change zoning for 3336 West Irving Park Road from C1-1 Neighborhood Commercial District to B2-3 Neighborhood Mixed-Use District. This zoning change is needed to construct a four (4) story building consisting of one (1) commercial space and three (3) residential dwelling units with four (4) parking spaces, two (2) garage spaces under the building and two (2) at the northwest and northeast corners of the Property, adjacent to the alley. The footprint of the building will be 25 feet x 76 feet 7 inches and will be 45 feet high, as defined by City Zoning Code.

LOT AREA: 3,125 SQUARE FEET

FLOOR AREA RATIO: 2.45

BUILDING AREA: 7,665 SQUARE FEET

DENSITY, LOT AREA per DWELLING UNIT: 2,555 SQUARE FEET

OFF-STREET PARKING: Four (4) parking spaces; two (2) garage spaces under building, and two (2) at the northwest and northeast corners of the Property, adjacent to the alley.

FRONT SETBACK: 0 FEET

REAR SETBACK: 30 FEET 11½ INCHES

SIDE SETBACK: 0 FEET

BUILDING HEIGHT: 45 FEET

Note: A large storefront window, approximately 10 feet by 15 feet, shall be installed at sidewalk level.

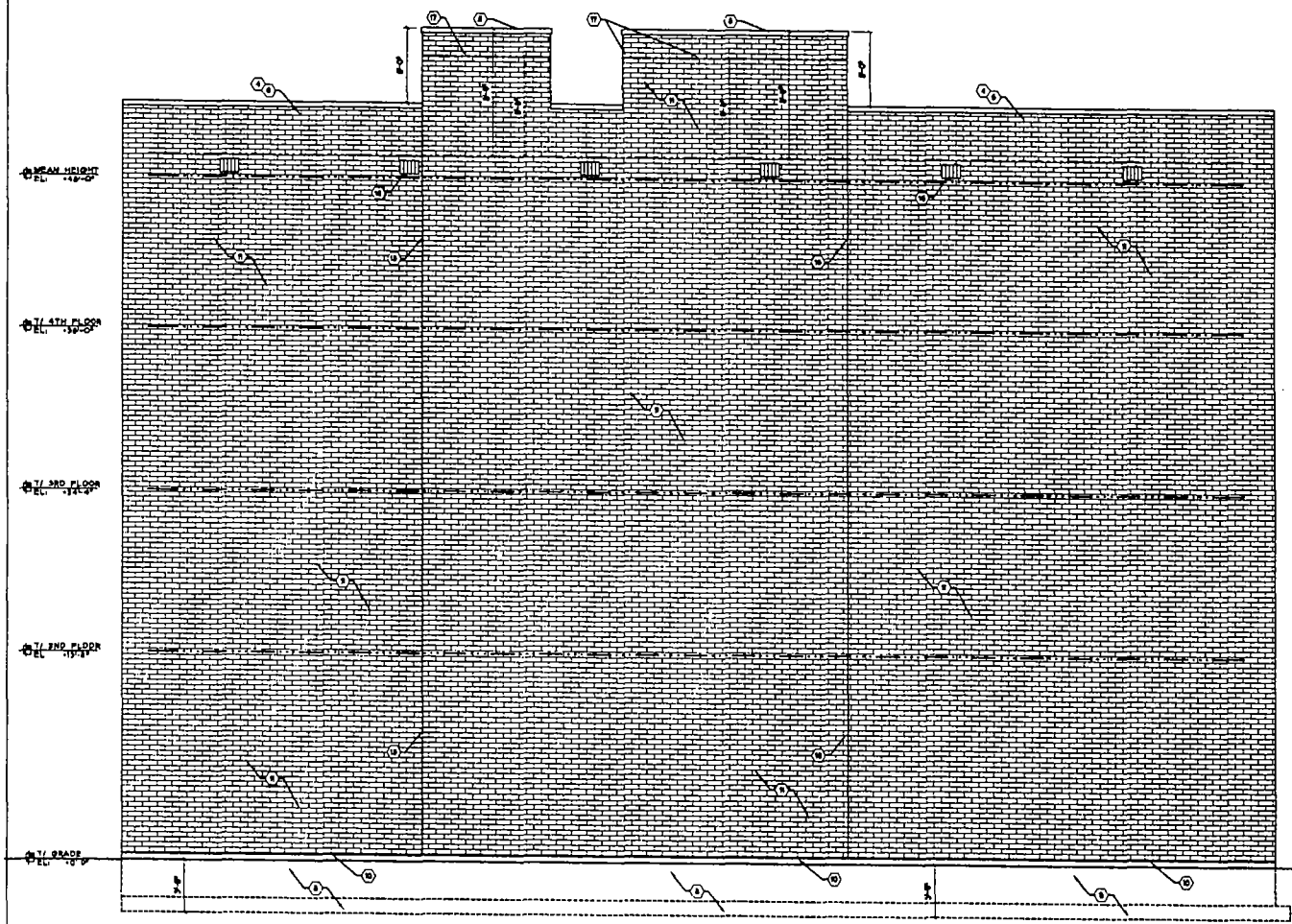
FINAL FOR PUBLICATION

TAGGED NOTES

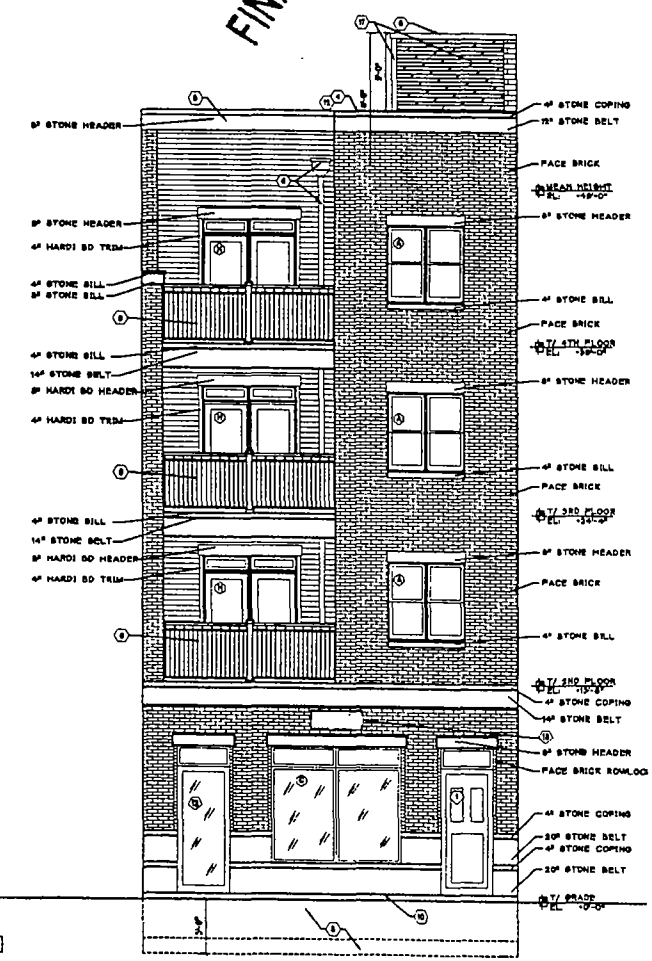
SOME NOTES MAY NOT APPLY, SEE ELEVATION FOR ALL THAT ARE APPLICABLE.

MARK	DESCRIPTION OF ITEM
1	NON COMBUSTIBLE METAL STAIRS WITH MAXIMUM 8" RISE & A 10" TREAD INCLUDING 1" NOSING. STAIR TO HAVE A MIN. 36" HIGH HANDRAIL ON ONE SIDE, AS WELL AS A 42" HIGH GUARD RAILING AT LANDING AND OPEN DECKS. ALL RAILINGS ARE TO BE CONSTRUCTED TO WITHSTAND A 300# HORIZONTAL LOAD ALONG ANY PORTION OF THE RAILING
2	NON COMBUSTIBLE METAL LANDING/DECK WITH 42" HIGH ORNAMENTAL IRON RAILINGS AS WELL AS 36" HIGH RAILING ALONG ANY STAIRS AND RAILINGS ARE TO BE CONSTRUCTED TO WITHSTAND 300# HORIZONTAL LOAD ALONG ANY PORTION OF THE RAILING. RAILINGS TO HAVE A MAXIMUM SPACING OF 4" BETWEEN BALUSTERS.
3	LIMESTONE CAPPED CONCRETE STAIRS TO HAVE A MAXIMUM 8" RISE AND A 10" TREAD BACK FILL WITH PROPER STONE TO PREVENT ANY FUTURE CRACKS. STAIRS TO HAVE 54" MINIMUM RAILING ON EACH SIDE. VERIFY STONE AND BRICK WORK WITH ELEVATION.
4	48" HIGH MASONRY PARAPET WALL WITH COPING.
5	4" ALUMINUM COPING
6	ALUMINUM SCUPPER AND DOWNSPOUT.
7	4" STONE SILL (TYPICAL)
8	FOOTING AND FOUNDATION WALL, 42" BELOW GRADE MIN. SEE SECTION ON AR-5.0.
9	42" HIGH ORNAMENTAL IRON RAILING. RESIST 300# FORCE.
10	4" MIN. CONCRETE FOUNDATION EXPOSURE
11	UTILITY BRICK, MATCH COLOR TO FRONT FACE BRICK
12	4" STONE COPING, RAKE AND CAULK ALL JOINTS.
13	8" X 12" FRESH AIR VENT
14	FACE BRICK AND STONE, 2ND FRONT ELEVATION.
15	EXPANSION JOINT, MATCH CAULK TO BRICK COLOR.
16	MASONRY SOLDIER COURSE FRESH AIR VENT. TYP
17	ROOF ACCESS FOR MECHANICAL ONLY PERIODIC. A MAX CEILING OF 8'-6" ALSO MAKE SURE OF ACCESS ROOM 8" HIGHER THAN EXTERIOR ROOF
18	40" X 14" ADDRESS STONE, VERIFY WITH OWNER.

FINAL FOR PUBLICATION



3 RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



4 FRONT ELEVATION
SCALE: 1/4" = 1'-0"

TAGGED NOTES

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MARK	DESCRIPTION OF ITEM
1	NON COMBUSTIBLE METAL STAIRS WITH MAXIMUM 8" RISE & A 10" TREAD INCLUDING 1" NOSING STAIR TO HAVE A MIN. 36" HIGH HANDRAIL ON ONE SIDE AS WELL AS A 42" HIGH GUARD RAILING AT LANDINGS AND OPEN DECKS. ALL RAILINGS ARE TO BE CONSTRUCTED TO WITHSTAND A 200# HORIZONTAL LOAD ALONG ANY PORTION OF THE RAILING.
2	NON COMBUSTIBLE METAL LANDING/DECK WITH 42" HIGH ORNAMENTAL IRON RAILINGS AS WELL AS 36" HIGH RAILING ABOVE ANY STAIRS. ALL RAILINGS ARE TO BE CONSTRUCTED TO WITHSTAND A 200# HORIZONTAL LOAD ALONG ANY PORTION OF THE RAILING. ALL VERTICAL MEMBERS OF THE RAILING TO HAVE A MAXIMUM SPACING OF 4" BETWEEN EACH OTHER.
3	LOCATION CARPET. CONCRETE STAIRS TO HAVE A MAXIMUM 8" RISE AND A 10" TREAD. BACK FILL WITH PROPER STONE TO PREVENT ANY FUTURE CRACKS. STAIRS TO HAVE 36" HIGH IRON RAILING ON EACH SIDE. VERIFY STONE AND BRICK WORK WITH ELEVATION.
4	42" HIGH MASONRY PARAPET WALL WITH COPING.
5	4" ALUMINUM COPING .
6	ALUMINUM SCUPPER AND DOWNSPOUT.
7	4" STONE SILL (TYPICAL)
8	FOOTING AND FOUNDATION WALL, 42" BELOW GRADE MIN. SEE SECTION ON AR-3.0
9	42" HIGH ORNAMENTAL IRON RAILING. RESIST 200# FORCE.
10	4" MIN. CONCRETE FOUNDATION EXPOSURE.
11	UTILITY BRICK, MATCH COLOR TO FRONT FACE BRICK
12	4" STONE COPING, RAKE AND CAULK ALL JOINTS.
13	12" X 12" FRESH AIR VENT
14	FACE BRICK AND STONE, RE FRONT ELEVATION.
15	EXPANSION JOINT, MATCH CAULK TO BRICK COLOR.
16	MASONRY SOLDIER COURSE FRESH AIR VENT. TYP
17	ROOF ACCESS FOR MECHANICAL ONLY PROVIDE A MAX CEILING OF 9'-6", ALSO MAKE FLOOR OF ACCESS ROOM 8" HIGHER THAN EXTERIOR ROOF
18	40" X 14" ADDRESS STONE, VERIFY WITH OWNER.

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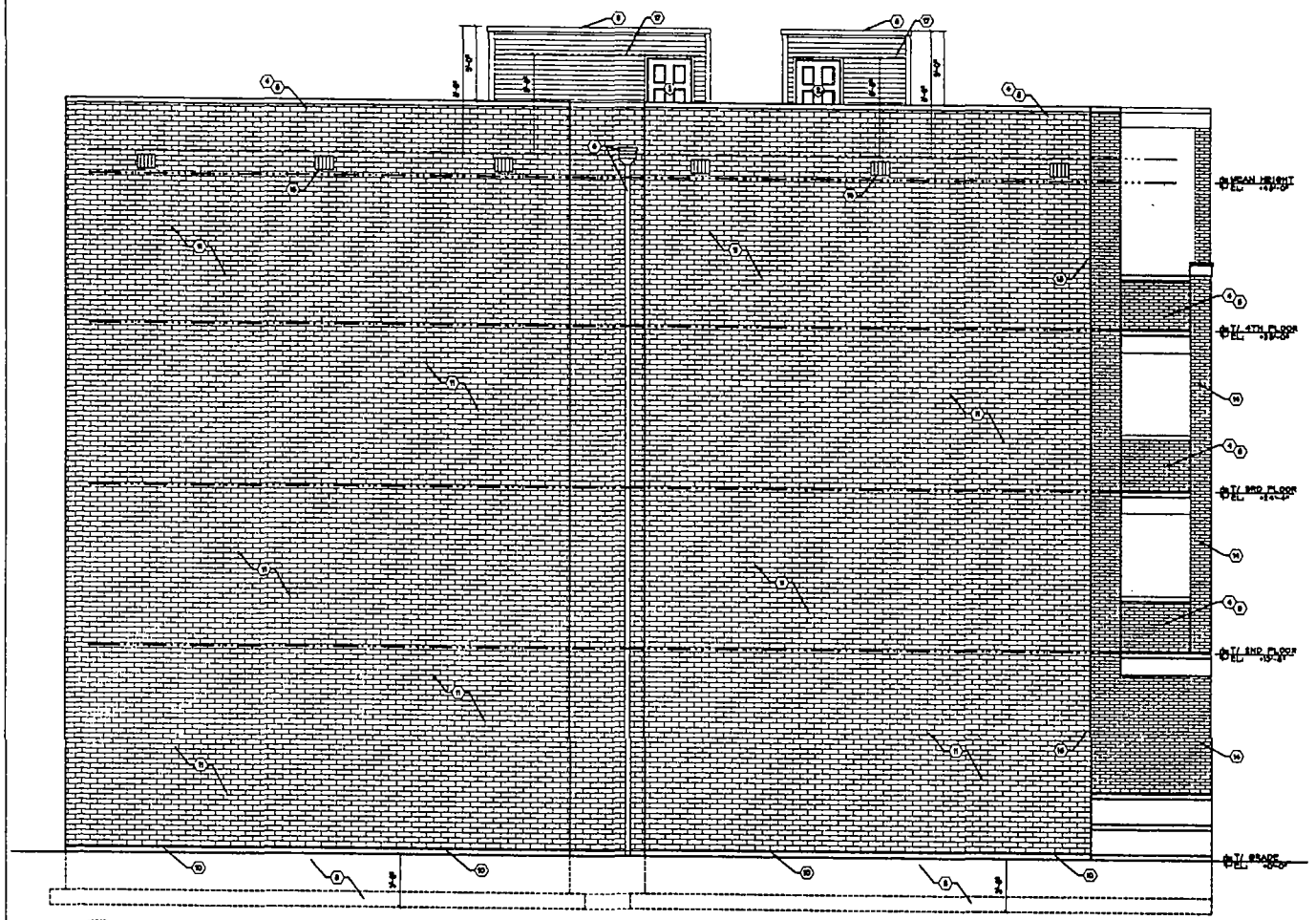
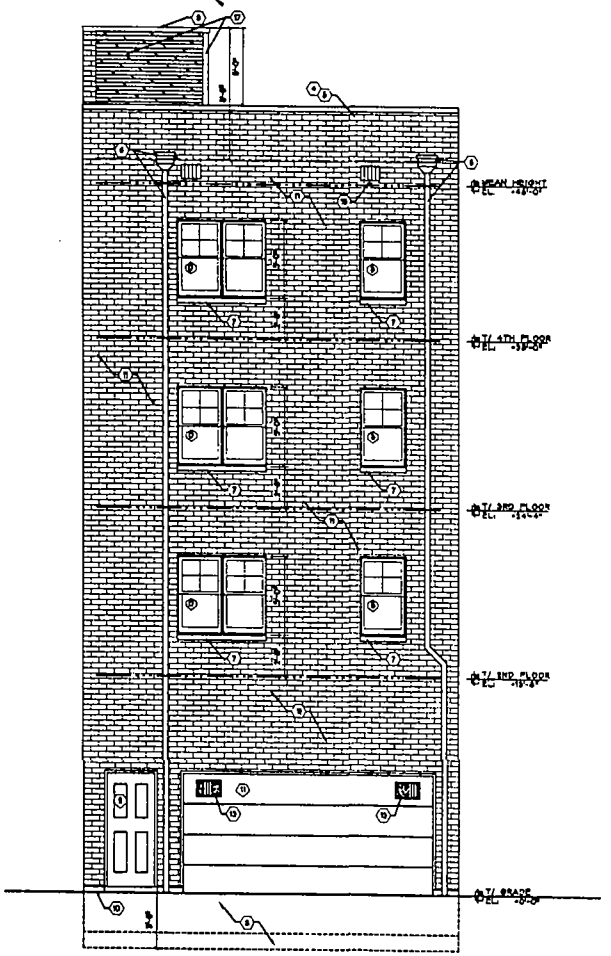


1 LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"



2 REAR SIDE ELEVATION

SCALE: 1/4" = 1'-0"

WALL LEGEND

APPEARANCE	TYPE	DESCRIPTION	UL #	HOURLY RATING	LOCATION	REMARKS
	MASONRY	4" BRICK OR JUMBO BRICK WITH 8" CONCRETE BLOCK BACKING WITH DUROWALL & 1/2" O.C. AND 1" X 2" FURRING @ 16" O.C. WITH 1" RIGID INSULATION & 1/2" THICK SHEET PIN RIBBED, COVERED W/ 5/8" INTERIOR GYPSUM BOARD.	U902	4HR	ALL EXTERIOR WALLS	CLASS B-4 CMU
	MASONRY	4" BRICK OR JUMBO BRICK EACH SIDE WITH 4" CONC. BLOCK CENTER MAINTAIN 5/8" AIR SPACE.	U802	4HR	EXTERIOR FRONT DECKS	CLASS B-4 CMU
	MASONRY	8" THRU-WALL BLOCK WITH 1/2" X 1" FURRING @ 16" O.C. W/ VAPOR BARRIER & 1" RIGID INSULATION COVERED W/ 5/8" INTERIOR GYPSUM BOARD.	U901	4HR	FRONT	CLASS B-4 CMU
	FRAME	2"X 4" FRAME INTERIOR PARTITION, W/ STUDS @ 16" O.C. 1 LAYER OF 1/2" INTERIOR GYP. BD ON EACH SIDE. W/ SOUND OR THERMAL INSULATION	N/A	N/A	INTERIOR WALLS	
	FRAME	2"X 4" FRAME INTERIOR PARTITION, W/ STUDS @ 16" O.C. 1 LAYER OF 1/2" INTERIOR GYP. BD ON EACH SIDE.	N/A	N/A	NON INTERIOR WALLS	
	FRAME	2"X 4" FRAME INTERIOR PARTITION, W/ STUDS @ 16" O.C. 2 LAYERS 5/8" O.C. GYP. BD ON EACH SIDE WITH SOUND INSULATION.	U301	1HR	BETWEEN FIRE STAIR & UNIT	
	MTL FRAME	ALUMINUM SIDING OVER 2X4" METAL STUDS @ 16" O.C. 1 LAYER OF 1/2" GYP. BD ON EACH SIDE WITH SPRAY FOAM INSULATION.	U426	1HR	MECH ACCESS & STAIRWAY ON ROOF	
	DOOR	STANDARD WOOD OR METAL DOOR	N/A	N/A	N/A	REFER TO DOOR SIZES & TYPES
	WINDOW	STANDARD ALUMINUM CLAD WINDOW	N/A	N/A	N/A	REFER TO WINDOW SIZES & TYPES

NOTES:
1 REFER TO UL BOOK FOR MORE INFORMATION ON THE WALL ASSEMBLIES.

TAGGED NOTES

SOME NOTES MAY NOT APPLY, REFER TO FLOOR PLAN FOR ALL THAT ARE APPLICABLE.

MARK	DESCRIPTION OF ITEM
1	CARPENTER BUILT STAIRS WITH MAXIMUM 8" RISE AND A 9" TREAD INCLUDING 1" NOSING. STAIR TO HAVE A MIN. 34" HIGH HANDRAIL ON ONE SIDE AS WELL AS A 42" HIGH GUARD RAILING WHEN A STAIR IS OPEN TO AN ADJACENT FLOOR. DETAIL STAIR.
2	NON COMBUSTIBLE METAL STAIRS WITH MAXIMUM 8" RISE & A 10" TREAD INCLUDING 1" NOSING. STAIR TO HAVE A MIN. 34" HIGH HANDRAIL ON ONE SIDE AS WELL AS A 42" HIGH GUARD RAILING AT LANDINGS AND OPEN RISER. ALL RAILINGS ARE TO BE CONTINUOUS ALONG THE HANDRAIL & SHALL HAVE A LOAD IN ANY POSITION OF THE RAILING
3	6" DIA INTERIOR DOWN SPOUT PROVIDE HEAVY INSULATION.
4	CLASS 1 FIRE TREATED LUMBER MATERIAL APPLIED ON FLOATERS ABOVE ROOFING MEMBRANE BUT ATTACHED TO STANDARD RAIN TEST. ROOF DECKING TO COMPLY TO ASTM E-84 AND FOR A PERIOD OF 30 MINS. DECKING TO BE MAX 1/3 OF THE ROOF AREA. TOTAL ROOF DECKED AREA TO BE 640 S.F. WHICH IS 1/3 OF 1934 SQ. FT.
5	42" HIGH MASONRY PARAPET WALL WITH STONE COPING, RAKE AND CAULK ALL JOINTS ALONG COPING.
6	NON COMBUSTIBLE 42" HIGH ORNAMENTAL IRON GUARD RAILINGS ARE TO BE CONSTRUCTED TO WITHSTAND A 200 LB. CONCENTRATED LOAD ANYWHERE ALONG THE RAILING TO HAVE A MAXIMUM SPACING OF 4" BETWEEN EACH OTHER.
7	MECHANICAL CONDENSERS LOCATED ON CONCRETE PAD OR LEVELING PAD IF LOCATED ON ROOF.
8	ELECTRICAL EQUIPMENT CONSISTING OF A MAIN DISCONNECT AND MOUNT PANELS TO BE WITHIN 9'-0" OF METERS.
9	12" COUNTER TOP OVERHANG
10	SOUND INSULATION TYPICALLY FOUND AROUND BATHROOMS, FURNACE ROOMS AND LAUNDRY ROOMS
11	FLASH AT ROOF WALL INTERSECTION.
12	42" HIGH WIT GUARD RAIL TO BE ROOF OF DECKING RAILINGS ARE TO BE CONSTRUCTED TO WITHSTAND A 200 LB. CONCENTRATED LOAD ANYWHERE ALONG THE RAILING TO HAVE A MAXIMUM SPACING OF 4" BETWEEN EACH OTHER.
13	10" DIA. WATER PROOF ROOF VENT, RAISE ABOVE DECKING.
14	8'UY GRAY BOX FOR WASHER AND DRYER, VERIFY W/ PLUMBER.
15	6" CONCRETE SLAP AT GARAGE AND EXTERIOR.
15A	4" CONCRETE SLAP AT INTERIOR OF COMMERCIAL
16	CONCRETE EXPANSION JOINT WITH CAULK. TYPICAL
17	6" CONCRETE GAS CURB AT PERIMETER OF GARAGE WALLS
18	KITCHEN WORK TRIANGLE, STOVE REFRIGERATOR AND SINK
19	42" HIGH PARAPET WALL WITH ALUMINUM COPING
20	BUILT UP CANT STRIP SLOPE TOWARDS SCUPPERS.
21	ALUMINUM SCUPPER AND DOWNSPOUT.
22	MODIFIED BITUMEN FLAT ROOFING SYSTEM WITH RIGID INSULATION. PITCH TOWARDS SCUPPER. CONTINUE ROOFING MEMBRANE UP UNDERNEATH PARAPET COPING.
23	5/4" DECKING COMPOSITE DECKING MATERIAL APPLIED ON FLOATERS ABOVE ROOFING MEMBRANE SUBJECT TO STANDARD RAIN TEST.

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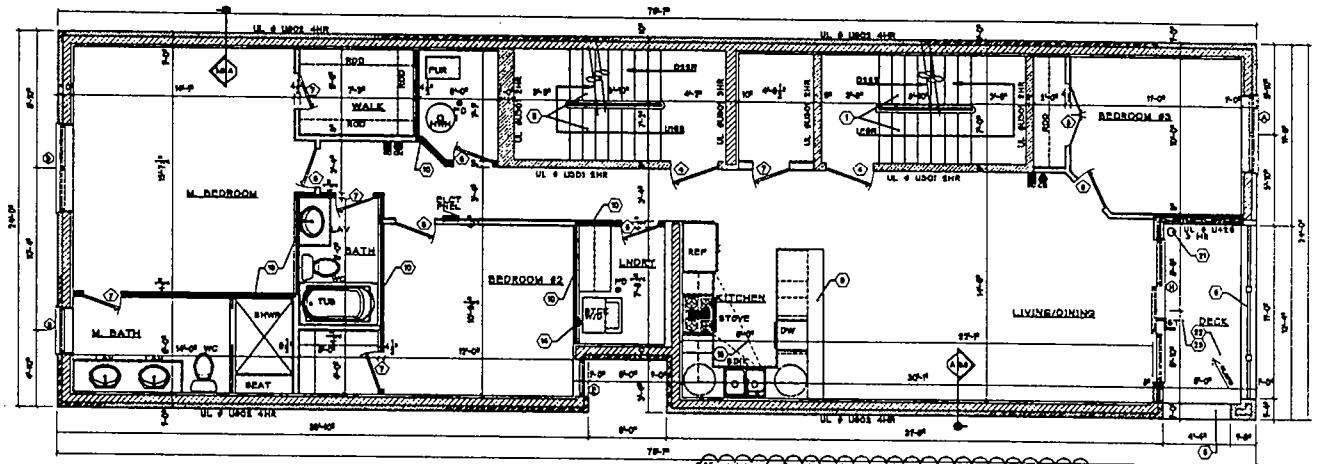
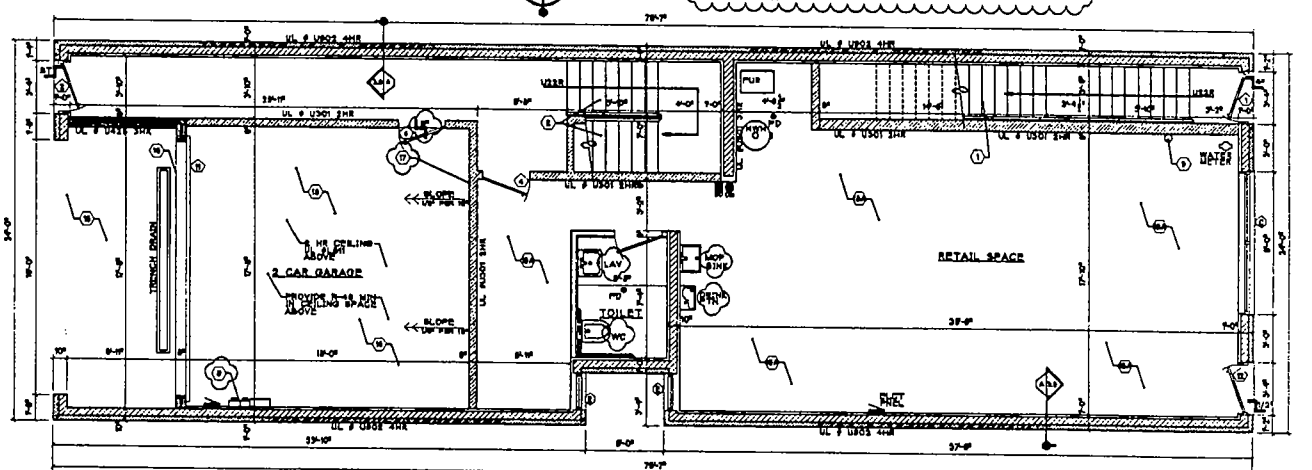


2 SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"



1 GROUND FLOOR PLAN

SCALE: 1/4" = 1'-0"

WALL LEGEND

APPEARANCE	TYPE	DESCRIPTION	UL #	HOURLY RATING	LOCATION	REMARKS
	MASONRY	4" BRICK OR JUMBO BRICK WITH 8" CONCRETE BLOCK BACKING WITH 8"ROWALL & 1/2" CEMENT PLAST BACKING & 1" OR WITH BLOCK CAVITY & 2 1/2" ROF STYLE FIN (OPEN) COVERED W/ 3/8" INTERIOR GYPSUM BOARD	U903	4HR	ALL EXTERIOR WALLS	CLASS B-4 CMU
	MASONRY	4" BRICK OR JUMBO BRICK EACH SIDE WITH 4" CONC BLOCK CENTER. MAINTAIN 3/8" AIR SPACE.	U801	4HR	EXTERIOR FRNT DECKS	CLASS B-4 CMU
	MASONRY	8" THRU-WALL BLOCK WITH 2"X 2" FURRING @ 16" O.C. W/ VAPOR BARRIER & 3" RIGID INSULATION COVERED W/ 3/8" INTERIOR GYPSUM BOARD	U801	4HR	FRONT	CLASS B-4 CMU
	FRAME	2"X 4" FRAME INTERIOR PARTITION W/ STUDS @ 16" O.C. 1 LAYER OF 1/2" INTERIOR GYP. BD ON EACH SIDE W/ SOUND OR THERMAL INSULATION	N/A	N/A	INTERIOR WALLS	
	FRAME	2"X 4" FRAME INTERIOR PARTITION W/ STUDS @ 16" O.C. 1 LAYER OF 1/2" INTERIOR GYP. BD ON EACH SIDE	N/A	N/A	WEAT INTERIOR WALLS	
	FRAME	2"X 4" FRAME INTERIOR PARTITION W/ STUDS @ 16" O.C. 2 LAYER OF 5/8" F.C. GYP. BD ON EACH SIDE WITH SOUND INSULATION.	U301	2HR	BETWEEN PUB. STAIR & UNIT	
	MTL FRAME	ALUMINUM SIDING OVER 2X4" METAL STUDS @ 16" O.C. 1 LAYER OF 1/2" F.C. GYP. BD ON EACH SIDE WITH SPRAY FOAM INSULATION.	U426	2HR	NITCH ACCESS & STAIR TOP ON ROOF	
	DOOR	STANDARD WOOD OR METAL DOOR	N/A	N/A	N/A	REFER TO DOOR SCHED & TYPES
	WINDOW	STANDARD ALUMINUM CLAD WINDOW	N/A	N/A	N/A	REFER TO WINDOW SCHED & TYPES

NOTES:
1. REFER TO UL BOOK FOR MORE INFORMATION ON THE WALL ASSEMBLIES.

TAGGED NOTES

SOME NOTES MAY NOT APPLY, REFER TO FLOOR PLAN FOR ALL THAT ARE APPLICABLE

MARK	DESCRIPTION OF ITEM
1	CARPENTER BUILT STAIRS WITH MAXIMUM 8" RISE AND A 9" TREAD INCLUDING 1" NOSING. STAIR TO HAVE A MIN. 34" HIGH HANDRAIL ON ONE SIDE. AS WELL AS A 42" HIGH GUARD RAILING WHEN A STAIR IS OPEN TO AN ADJACENT FLOOR. DETAIL 3/A9.2
2	NON COMBUSTIBLE METAL STAIRS WITH MAXIMUM 8" RISE & A 10" TREAD INCLUDING 1" NOSING. STAIR TO HAVE A MIN. 34" HIGH HANDRAIL ON ONE SIDE. AS WELL AS A 42" HIGH GUARD RAILING WHEN A STAIR IS OPEN TO AN ADJACENT FLOOR. ALL STAIRS AND CONNECTIONS TO BE FULLY WELDED. ALL HANDRAILS ARE TO BE LOAD ALONG ANY PORTION OF THE RAILING.
3	6" DIA INTERIOR DOWN SPOUT. PROVIDE HEAVY INSULATION.
4	CLASS 1 FIRE TREATED LUMBER MATERIAL APPLIED ON ROOFTOP ABOVE ROOFING MEMBRANE. SUBJECT TO STANDARD RAIN TEST. ALL LUMBER TO CONFORM TO ASTM E-84 AND HAVE A FLAME SPREAD OF 30 MAX. DECKING TO BE MAX 1/3 OF THE ROOF AREA. TOTAL ROOF DECKED AREA TO BE 560 S.F. WHICH IS 1/3 OF REST OF RF.
5	42" HIGH MASONRY PARAPET WALL WITH STONE COPING. RAKE AND CAULK ALL JOINTS ALONG COPING.
6	NON COMBUSTIBLE 42" HIGH ORNAMENTAL IRON GUARD RAILINGS ARE TO BE CONSTRUCTED TO WITHSTAND OF THE RAILING ALL LOADING AND FORCES. THE RAILING TO HAVE A MAXIMUM SPACING OF 4" BETWEEN EACH OTHER
7	MECHANICAL CONDENSERS LOCATED ON CONCRETE PAD OR LEVELING PAD IF LOCATED ON ROOF
8	ELECTRICAL EQUIPMENT CONSISTING OF A MAIN DISCONNECT AND HOUSE PANEL. TO BE WITHIN 8'-0" OF METERS.
9	12" COUNTER TOP OVERHANG
10	SOUND INSULATION TYPICALLY FOUND AROUND BATHROOMS, FURNACE ROOMS AND LAUNDRY ROOMS
11	FLASH AT ROOF WALL INTERSECTION.
12	42" HIGH W/ GUARD RAIL TO BE RIGID OR DECKING. RAILINGS ARE TO BE CONSTRUCTED TO WITHSTAND A 200# HORIZONTAL LOAD ALONG ANY PORTION OF THE RAILING. ALL VERTICAL MEMBERS OF THE RAILING TO HAVE A MAXIMUM SPACING OF 4" BETWEEN EACH OTHER
13	10" DIA. WATER PROOF ROOF VENT, RAISE ABOVE DECKING.
14	BUT GRAY BOX FOR WASHER AND DRYER, VERIFY W/ PLUMBER.
15	8" CONCRETE SLAB AT GARAGE AND EXTERIOR.
15A	4" CONCRETE SLAB AT INTERIOR OF COMMERCIAL
16	CONCRETE EXPANSION JOINT WITH CAULK. TYPICAL
17	8" CONCRETE GAS CURB. AT PERIMETER OF GARAGE WALLS
18	KITCHEN WORK TRIANGLE, STOVE REFRIGERATOR AND SINK.
19	42" HIGH PARAPET WALL WITH ALUMINUM COPING.
20	BUILT UP CANT STRIP SLOPE TOWARDS SCUPPERS.
21	ALUMINUM SCUPPER AND DOWNSPOUT
22	MODIFIED BITUMEN FLAT ROOFING SYSTEM WITH RIGID INSULATION. PITCH TOWARDS SCUPPER. CONTINUE ROOFING MEMBRAND UP UNDERNEATH PARAPET COPING
23	8"x4" DECKING COMPOSITE DECKING MATERIAL APPLIED ON FLOATERS ABOVE ROOFING MEMBRANE. SUBJECT TO STANDARD RAIN TEST.

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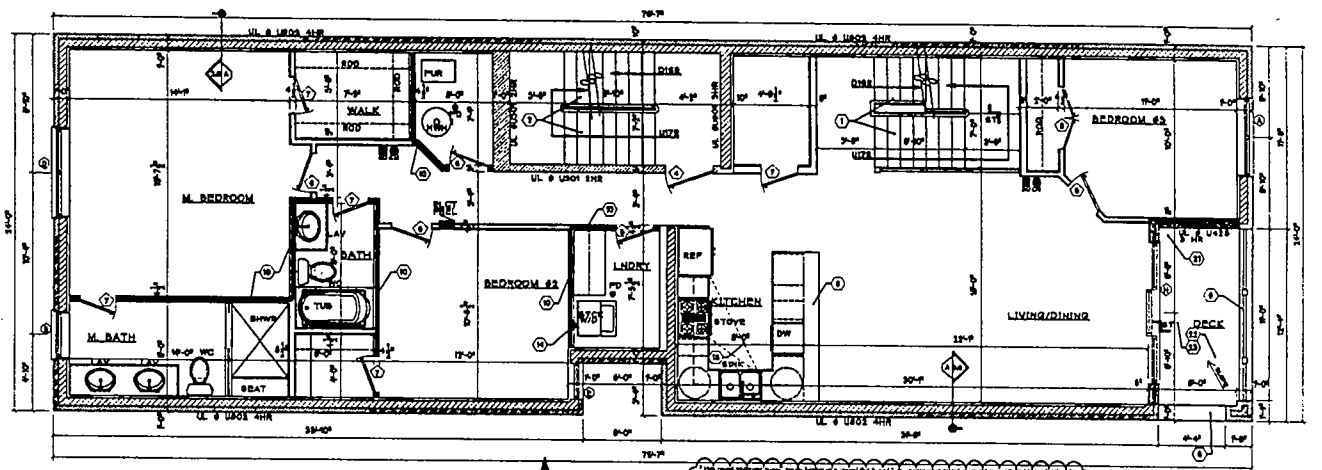
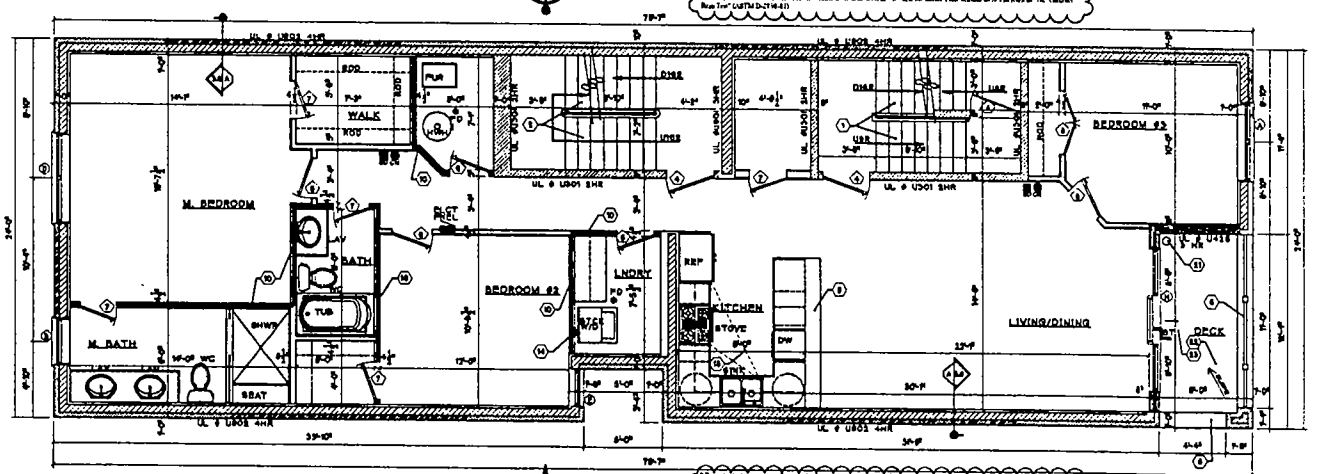


4 FOURTH FLOOR PLAN

SCALE 1/4" 1'-0"



3 THIRD FLOOR PLAN

SCALE 1/4" 1'-0"

WALL LEGEND

APPEARANCE	TYPE	DESCRIPTION	UL #	HOURLY RATING	LOCATION	REMARKS
	MASONRY	4" BRICK OR JUMBO BRICK WITH 8" CONCRETE BLOCK BACKING WITH CURVEWALL & 1/2" GYP BOARD ON 1" x 3" FURR. AT REGULAR COVERED W/ 5/8" INTERIOR GYPSUM BOARD.	U802	4HR	ALL EXTERIOR WALLS	CLASS B-4 CMU
	MASONRY	4" BRICK OR JUMBO BRICK EACH SIDE WITH 4" CONC. BLOCK CENTER. MAINTAIN 5/8" AIR SPACE.	U803	4HR	EXTERIOR FRNT DECKS	CLASS B-4 CMU
	MASONRY	8" THRU-WALL BLOCK WITH 5/8" 3" FURRING @ 16" O.C. W/ VAPOR BARRIER & 2" RIGID INSULATION COVERED W/ 5/8" INTERIOR GYPSUM BOARD.	U801	4HR	FRONT	CLASS B-4 CMU
	FRAME	5/8" 4" FRAME INTERIOR PARTITION, W/ STUDS @ 16" O.C. 1 LAYER OF 1/2" INTERIOR GYP. BD ON EACH SIDE W/ SOUND OR THERMAL INSULATION	N/A	N/A	INTERIOR WALLS	
	FRAME	5/8" 4" FRAME INTERIOR PARTITION, W/ STUDS @ 16" O.C. 1 LAYER OF 1/2" INTERIOR GYP. BD ON EACH SIDE.	N/A	N/A	MOST INTERIOR WALLS	
	FRAME	5/8" 4" FRAME INTERIOR PARTITION, W/ STUDS @ 16" O.C. 2 LAYER 5/8" F.C. GYP. BD ON EACH SIDE WITH SOUND INSULATION.	U301	2HR	BETWEEN PER. TRAIN & UNIT	
	MTL FRAME	ALUMINUM SIDING OVER 2X4" METAL STUDS @ 16" O.C. 4 LAYERS 5/8" U.L. F.C. GYP. BD ON EACH SIDE WITH SPRAY FOAM INSULATION	U426	3HR	MECH. ACCESS & STAIR TOP ON ROOF	
	DOOR	STANDARD WOOD OR METAL DOOR	N/A	N/A	N/A	REFER TO DOOR SCHEDULE FOR SIZES & TYPES
	WINDOW	STANDARD ALUMINUM CLAD WINDOW	N/A	N/A	N/A	REFER TO WINDOW SCHEDULE FOR SIZES & TYPES

NOTES:
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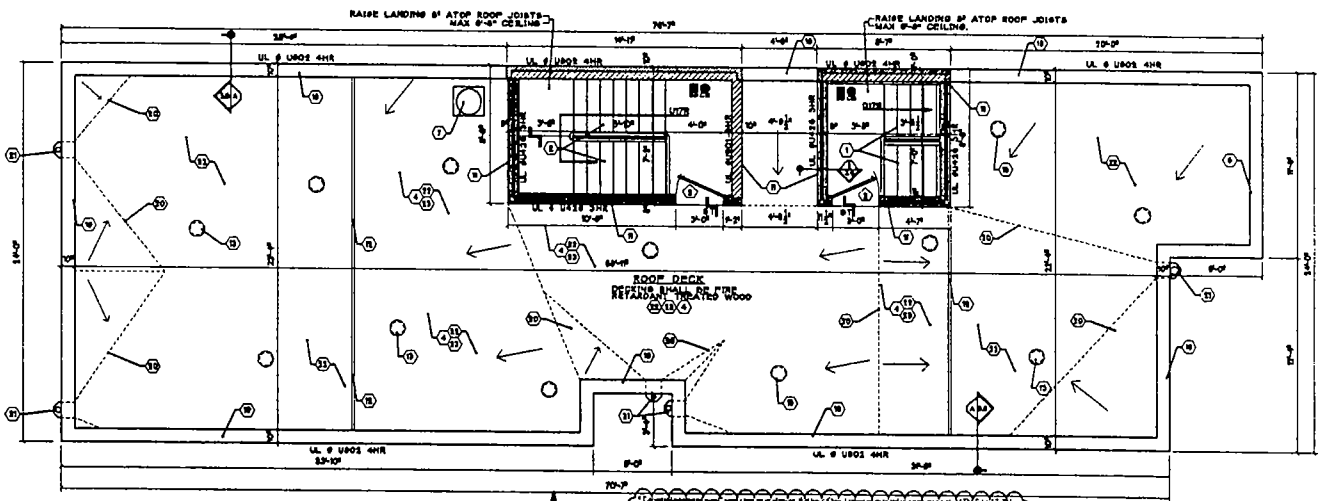
2	NON COMBUSTIBLE METAL STAIRS WITH MAXIMUM 8" RISE & A 10" TREAD INCLUDING 1" NOSING. STAIR TO HAVE A MIN. 34" HIGH HANDRAIL ON ONE SIDE, AS WELL AS A 42" HIGH GUARD RAILING AT LANDINGS AND OPEN SIDES. ALL RAILINGS ARE TO BE CONSTRUCTED TO WITHSTAND A 200# HORIZONTAL LOAD ALONG ANY PORTION OF THE RAILING.
3	6" DIA INTERIOR DOWN SPOUT. PROVIDE HEAVY INSULATION.
4	CLASS 1 FIRE TREATED LUMBER MATERIAL APPLIED ON FLOATING ABOVE ROOFING MEMBRANE SUBJECT TO STANDARD RAIN TEST. ROOF TO BE CONFORM TO ASTM E-84 AND FOR A PERIOD OF 20 MIN. DECKING TO BE MAX 1/3 OF THE ROOF AREA. TOTAL ROOF DECKED AREA TO BE 940 S.F. WHICH IS 1/3 OF 1884 SQ. FT.
5	48" HIGH MASONRY PARAPET WALL WITH STONE COPING, RAKE AND CAULK ALL JOINTS ALONG COPING.
6	NON COMBUSTIBLE 42" HIGH ORNAMENTAL IRON GUARD RAILINGS ARE TO BE CONSTRUCTED TO WITHSTAND A 200# HORIZONTAL LOAD ALONG ANY PORTION OF THE RAILING. ALL OPENINGS UNDERNEATH THE RAILING TO HAVE A MAXIMUM SPACING OF 4" BETWEEN EACH OTHER.
7	MECHANICAL CONDENSERS LOCATED ON CONCRETE PAD OR LEVELING PAD IF LOCATED ON ROOF.
8	ELECTRICAL EQUIPMENT CONSISTING OF A MAIN DISCONNECT AND HOUSE PANEL TO BE WITHIN 8'-0" OF METERS.
9	12" COUNTER TOP OVERHANG.
10	SOUND INSULATION TYPICALLY FOUND AROUND BATHROOMS, FURNACE ROOMS AND LAUNDRY ROOMS
11	FLASH AT ROOF WALL INTERSECTION.
12	42" HIGH WOODEN RAIL TO BE ON TOP OF DECKING RAILINGS ARE TO BE CONSTRUCTED TO WITHSTAND A 200# HORIZONTAL LOAD ALONG ANY PORTION OF THE RAILING. ALL OPENINGS UNDERNEATH THE RAILING TO HAVE A MAXIMUM SPACING OF 4" BETWEEN EACH OTHER.
13	10" DIA. WATER PROOF ROOF VENT, RAISE ABOVE DECKING.
14	8'x7' GRAY BOX FOR WASHER AND DRYER, VERIFY W/ PLUMBER.
15	6" CONCRETE SLAP AT GARAGE AND EXTERIOR.
15A	4" CONCRETE SLAP AT INTERIOR OF COMMERCIAL
16	CONCRETE EXPANSION JOINT WITH CAULK. TYPICAL
17	6" CONCRETE GAS CURB. AT PERIMETER OF GARAGE WALLS
18	KITCHEN WORK TRIANGLE, STOVE REFRIGERATOR AND SINK
19	48" HIGH PARAPET WALL WITH ALUMINUM COPING
20	BUILT UP CANT STRIP SLOPE TOWARDS SCUPPERS
21	ALUMINUM SCUPPER AND DOWNSPOUT.
22	MODIFIED BITUMEN FLAT ROOFING SYSTEM WITH RIGID INSULATION. PITCH TOWARDS SCUPPER CONTINUE ROOFING MEMBRANE UP UNDERNEATH PARAPET COPING.
23	8x4" DECKING COMPOSITE DECKING MATERIAL APPLIED ON FLOATING ABOVE ROOFING MEMBRANE. SUBJECT TO STANDARD RAIN TEST.

FINAL FOR PUBLICATION



5 ROOF FLOOR PLAN
SCALE: 1/4"= 1'-0"