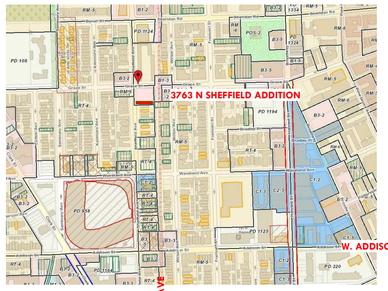
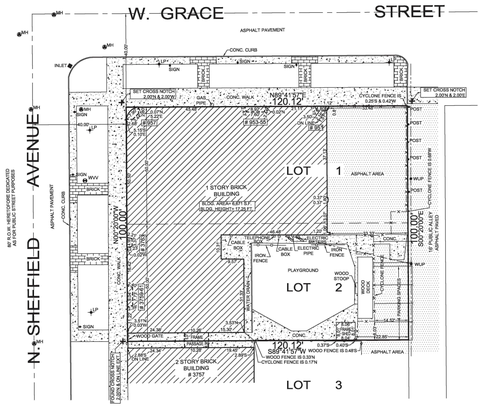
PROJECT

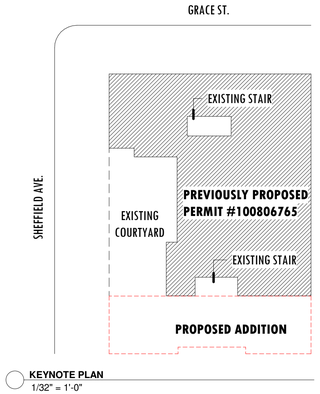
MCZ development

3763 N SHEFFIELD
CHICAGO, ILLINOIS 60613



AREA PLAN





KEYNOTE PLAN
1/32" = 1'-0"

ITEM	ISSUE	CHAPTER/ARTICLE	Ordinance Requirement	Actual	Requirement N/A	Location/ Sheet No.	REMARKS
ZONING REQUIREMENTS							
	Zoning District	CZO Title 17	B3-2	B2-3			
	Lot Area		12,000	12,000			
	Maximum Floor Area Ratio		2.2	2.37			
	Total Building Area		26,400	28,527			
	Minimum Lot Area		1,000	300			
	Building Height - No. of Floors		30 / 2				
	Minimum Yards		30FT REAR	30FT REAR			
	Grade Elevation (CCD)		0	0			
	Off Street Loading		1	1			
	Off Street Parking		20	20			
	Off Street Bike Parking			30			
	Landscaping		TBD				

CITY OF CHICAGO DEPARTMENT OF BUILDINGS
GENERAL BUILDING REQUIREMENTS- Chicago Zoning Ordinance (CZO) and Chicago Building Code(CBC) Current Edition

Project:

ITEM	ISSUE	CHAPTER/ARTICLE	Ordinance Requirmnt	Actual	Requirmnt N/A	Location/ Sheet No.	Agency/ Test No.	REMARKS
PART 1- ZONING REQUIREMENTS								
	Zoning	TITLE 17 CZO	B3-2	**B2-3**	-		-	SEE TYPE 1 ZONING AMENDMENT DOCS
	Landmarks					-	-	Not a Landmark
	Landscaping			-			-	
PART 2- BUILDING REQUIREMENTS								
	Occupancy Classification (s)	3(13-56)	A-2	A-2	-		-	
	Height and Area Limitations	5(13-48)	4/555FT15 10,000SF [65 = X.85 = 8500SF 6500				-	
	a)Exceptions to Area Limitations	5(13-48-090)		-	N/A	-	-	
	b)Mixed Occupancy Buildings	5(13-48-100)			N/A	-	-	
	Types of Construction	6(13-60)	III-B	**III-B**	-		-	
	Mixed Occupancy Separations	3(13-56-280)	3	3	N/A			Parking Garage w/ Sprinkler System
	Occupant Load (Business)	3(13-56-320)	Per CBC	-	N/A			
	Req.'Hrs of Fire Resistance	6(13-60-100)						
	Exterior Bearing Walls	Table 6(13-60-100)	3 HR	**3 HR**	N/A	-	-	
	Exterior -Nonbearing Walls	Table 6(13-60-100)	2 HR	**2 HR**	N/A			
	Interior Bearing Walls	Table 6(13-60-100)	1 HR	**1 HR**	N/A	-	-	
	Interior Nonbearing Walls	Table 6(13-60-100)	1/2	**1/2**	N/A		-	
	Columns	Table 6(13-60-100)	2 HR	**2 HR**	N/A		-	
	Columns Supporting Roofs Only	Table 6(13-60-100)	1/2 HR	**1/2 HR**	N/A		-	
	Beams	Table 6(13-60-100)	1 HR	**1 HR**	N/A		-	
	Beams Supporting Roofs Only	Table 6(13-60-100)	1 HR	**1 HR**	N/A		-	
	Floor Construction	Table 6(13-60-100)	1 HR	**1 HR**	N/A		-	
	Roof Construction	Table 6(13-60-100)	1/2 HR	**1/2 HR**	N/A		-	
	Elevator Framing	6(13-60-130)	N/A	N/A			-	
	Driveways and Loading Spaces	6(13-60-210)	-	-	N/A	-	-	
	Fire - Resistive Requirements	7(15-8)						
	a)Fire Walls - Construction	7(15-8-010)	-	-	N/A	-	-	
	b)Parapets	7(15-8-100)	-	-	N/A	-	-	
	c)Stairway Enclosures	7(15-8-140)	2 HR	2 HR	N/A			
	d)Elevator Enclosures	7(15-8-150)	2 HR	2 HR	N/A			
	e)Enclosures of Heating Rooms	7(15-8-190)	2 HR	2 HR	N/A			
	f)Enclosures of Wells & Chutes	7(15-8-170)	2 HR	2 HR	N/A			
	f1)Enclosures of pipe shafts and ducts	7(15-8-160)	As reqd	See Dwgs				
	g)Other Enclosures	7(15-8-240)						
		(a)(1) Public Corridors	1HR	1HR	N/A			
		(a)(2) Demising Walls	1 HR	1 HR	N/A	-	-	
		(b) Storage Rooms	1 HR	1 HR	N/A	-	-	
	h)Interior Wall and Clng Finishes	7(15-8-360)	Class 1	Class 1	-		-	Flame Spread of 0-25
2.11	Fire - Resistive Materials and Construction	7(15-12)	-	-	N/A	-	-	
2.12	Accepted Engineering Practice. Recognized Agencies	7(15-12-050)	-	-	-	-	-	Utilizing Recognized Standards
2.13	Fire Protection Equipment	9(15-16)	-	-	-	-	-	
	a)Sprinkler Systems	9(15-16-010)	-	-	-	-	-	Garage fully sprinklered. Sprinkler drawings will be submitted under a separate permit.
PART 3- EXIT REQUIREMENTS								
	Types of Exits	10(13-160-040)	Vertical & Horizontal	Vertical Exits	-		-	Two exit stairs provided per floor, see drawings.
	Minimum Number of Exits	10(13-160-050)	1/Space	1/Space	-		-	Minimum 2 exits from floor and 1 from space as required.
	Travel Distance to Exits	10(13-160-110)	100	38'-0"			-	Maximum travel distances met.
	a)Increases Permitted	10(13-160-150)	Add 50% to Travel Distance	No increase	-	-	-	No increase permitted
	b)Dead End Corridor	10(13-160-160)	50	27		-	-	Meets compliance.
	Capacity of Exits	10(13-160-210)	STAIRS 60/UNIT DOORS = 90/UNIT	SEE DWGS	-			
	Minimum Width of Exits	10(13-160-220)	STAIRS=44" DOORS=36"	SEE DWGS	-		-	Stairs 44" / Exit Doors from space = 36".
	Swing of Exit Doors	10(13-160-250)	AS REQD	SEE DWGS	-		-	Swing in the direction of Egress.
	Hardware	10(13-160-260)	AS REQD	SEE DWGS	-		-	Keyless in direction of Egress.
PART 3- ACCESSIBILITY REQUIREMENTS								
	New Construction	Chapt. 11	As Reqd	See Dwgs				N/A.
	Accessible Route	Chapt. 11	As Reqd	See Dwgs				Building meets full compliance.
	Areas of Rescue Assistance	Chapt. 11	As Reqd	See Dwgs				Building meets full compliance.
	Curb Ramps	Chapt. 11	As Reqd	See Dwgs				Building meets full compliance.
	Ramps	Chapt. 11	As Reqd	See Dwgs				Building meets full compliance.
	Stairs	Chapt. 11	As Reqd	See Dwgs				Building meets full compliance.
	Elevators	Chapt. 11	As Reqd					Elevator meets compliance.
	Doors	Chapt. 11 ANSI 404	36" & 18" on pull	36" & 18" on pull				All new doors meet compliance.
	Accessible Entrance	Chapt. 11	As Reqd					Building entrance meets full compliance.
	Drinking Fountain	Chapt. 11	Hi-Lo	See Notes	NA			Building entrance meets full compliance.
	Kitchenette	Chapt. 11 Sec. 804	2' 10"	2'-10				Building entrance meets full compliance.
	Reception Counter	Chapt. 11 Sec. 904.2	34" Counter	34"				No Reception Desk on Floor
	Toilet Rooms	Chapt. 11	As Reqd	See Notes				New upgrades being provided concurrently with this work to comply with ICC/ANSI 117.1 and CBC 18-11, see Accessibility Notes below.
	Controls & Operating Mech.	Chapt. 11/ANSI 308/309	Reach Range 15" & 48" Aff	Reach Range 15" & 48" Aff				All new controls and operating mechanisms shall meet full compliance.
	Alarms	Chapt. 11/ANSI 702	As Reqd	As Reqd				New Visual Alarms, where provided, shall be synchronized and comply with all requirements per ANSI and ADA.
	Detectable Warnings @ stairs	Chapt. 11	As Reqd	As Reqd				N/A.
	Signage	Chapt. 11/ANSI 703	As Reqd	As Reqd				signage will comply with all requirements.
	Door Threshold/Flooring Transition	Chapt 11/ANSI 302	As Reqd	Complies				At all door thresholds and flooring transitions, the maximum transition shall be 1/2" with a 1:2 bevel. Carpet, where used shall have a pile no greater than 1/2".

Drawing Sheet Index

SN	Name
A0.1	Title Sheet
A0.2	Index & Specification Sheet
A0.3	Specifications
A0.4	TOD Key Plan
A0L1.0	Landscape Plan
A1.0	Site & Area Plans
A1.1	Accessibilty Plans
A1.2	Accessibility Details
A1.3	Life Safety Plans
A2.0	Basement & 1st Floor Plan
A2.1	2nd & 3rd Floor Plan
A2.2	4th Floor & Roof Plan
A3.1	Elevations
A4.1	Building Sections
A5.1	Wall Sections & Stair Details
A5.2	Wall Sections
A6.1	Enlarged Apartment Plans & Interior Elevations
A6.2	Enlarged Apartment Plans & Elevations
A6.3	Enlarged Apartment Plans & Elevations
A6.3.1	Enlarged Type A Apartment Plans & Elevations
A7.1	Enlarged Plan - Stair Details
A8.1	Building Details
A8.2	Building Details
A9.1	Wall / Roof / Floor Types
A9.2	Door Types + Schedule
A9.3	Window Types + Schedule
A10.1	Schedules
A11.1	RCP Basement
A12.1	Entry Courtyard Details
CGM.3	FLOOR PLANS
E0.1	See Electrical Plan
M0.1	See Mechanical Plan
P0.1	See Plumbing Plan

ARCHITECT

2RZ INC

1629 N ELSTON
CHICAGO, ILLINOIS 60642

CONSULTING MEP ENGINEER

QUEST DESIGN GROUP

1100 JORIE BOULEVARD, SUITE 224
OAK BROOK, IL 60523

CONSULTING STRUCTURAL ENGINEER

ROCKEY STRUCTURES, LLC

751 S CLARK ST, SUITE 200
CHICAGO, ILLINOIS 60605

I HEREBY STATE THAT THESE DRAWINGS WERE PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE COMPLY WITH THE BUILDING CODE AND ZONING ORDINANCE OF THE CITY OF CHICAGO

WILLIAM RODON HORNOF

NAME

STATE OF ILLINOIS — WILLIAM RODON HORNOF — 001-014275 — REGISTERED ARCHITECT

LICENSE # 001-014275
EXP 11-2011

I CERTIFY THAT I AM A REGISTERED ENERGY PROFESSIONAL (REP). I ALSO CERTIFY THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THAT THE ATTACHED PLANS FOR:

FULLY COMPLY WITH THE REQUIREMENTS OF CHAPTER 18-13 ENERGY CONSERVATION OF THE MUNICIPAL CODE OF CHICAGO AS EFFECTIVE APRIL 22, 2009.

SIGNED DATE:

GENERAL NOTES

Contractor shall check and verify all measurements in field: any discrepancies shall be reported to Architect for clarification before proceeding. No extra compensation will be allowed on account of differences between actual dimensions and those shown on the drawings.

Drawings and specifications are complementary and work shown or called out in one and not in the other is to be executed as if it were in both. In case of conflict in drawings and/or specifications, the more expensive condition shall govern for pricing purposes, and the architect shall be notified to resolve any Discrepancy before work is performed.

Written dimensions hold preference over scaled dimensions.

Architect and Owner shall be notified of any proposed substitutions and must approve them before installation.

The contractor shall warrant all work including labor and materials to be free from defect for a period of one year from the date of substantial completion.

The General Contractor and subcontractors shall provide owner with a Certificate of Insurance for all liabilities Contractor shall include builder's Risk Coverage in his certificate.

It is the responsibility of each Subcontractor to review all drawings and visit the job site before submitting bids and familiarize himself with all existing conditions and report any discrepancies in his bid. Change Orders or Extras will not be allowed for job site conditions which are observable at time of job site visit.

All Change orders shall be delivered in writing to the architect / Owner for review prior to initiating change order work. Any change orders executed without the approval of the Owner will be considered invalid.

Construction site to be continually cleaned and debris removed on regular basis through the course of construction.

All windows, glass, mirrors, floors and wall tiles shall be cleaned and washed upon completion of the job by the required Subcontractors.

All work shall be done in accordance with all City and State codes and ordinances.

Provide wood blocking as required for all mounted devices. Contractor to review Architect's drawings for locations of all architectural, mechanical, electrical and plumbing amenities and finishes requiring blocking.

All exit doors must be operable from the inside without a key of special knowledge.

All interior finishes to have class I flame spread.

All glass doors, glass adjacent to exit doors and any skylights to be tempered glass.

FIREPLACES.

All fireplaces must have a non-combustible spark arrestor.

All fireplaces must have a non-combustible hearth.

All fireplaces must have approved damper.

All fireplaces must have a minimum of 2" clearance from combustible construction.

MASONRY

UNIT MASONRY ASSEMBLIES

Allowances: Furnish face brick under the Face Brick Allowance specified in Division 1 Section "Price and Payment Procedures."

Submittals: Samples for decorative concrete masonry units, face brick, colored mortar.
Comply with ACI 530.1/ASCE 6/TMS 602.

Mockups: Construct a sample wall panel approximately 48 inches long by 48 inches high to demonstrate aesthetic effects and set quality standards for materials and execution.

MASONRY UNITS

Concrete Masonry Units: ASTM C 90; Weight Classification, Normal Weight.
Special shapes for lintels, corners, jambs, sash, control joints, and other special conditions.
Square-edged units for outside corners, unless otherwise indicated.

Decorative Concrete Masonry Units: ASTM C 90; Weight Classification, Normal Weight.
Finish: Exposed faces with [ground] [split-face] [split-ribbed] finish.
Integral Water Repellent: Grace, W. R. & Co.; Dry-Block or Master Builders; Rheopel.
Special shapes for lintels, corners, jambs, sash, control joints, and other special conditions.

Face Brick: ASTM C 216, Grade MW or SW, Type FBS
Brick 1 - xxxxxxx
Size: Standard
Solid brick with exposed surfaces finished for ends of sills and caps.
Special shapes for applications where shapes produced by sawing would result in sawed surfaces being exposed to view.

Building (Common) Brick: ASTM C 62, Grade NW, MW, or SW. For use where brick is concealed.
Firebox Brick: ASTM C 1261, size required to produce lining thickness indicated.
Clay Flue Lining Units: ASTM C 315.

MORTAR AND GROUT

Mortar: ASTM C 270, proportion specification. Ready-mixed mortar, ASTM C 1142, may be used at Contractor's option.

Do not use calcium chloride in mortar.

For masonry below grade or in contact with earth, use Type M or S. For Load Bearing masonry, use S. For Veneer Masonry Walls use Type N. For interior Partitions use Type O. For Tuckpointing Masonry use Type K.

Colored Mortar: For decorative concrete masonry units and face brick, use colored cement or cement-lime mix of color selected.

Water-Repellent Additive: For mortar used with decorative concrete masonry units, use product recommended by manufacturer of units.

Grout: ASTM C 476 with a slump of 8 to 11 inches.

Refractory Mortar: Ground fireclay mortar or other refractory mortar acceptable to authorities having jurisdiction.

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MASONRY CONT.

REINFORCEMENT, TIES, AND ANCHORS

Steel Reinforcing Bars: ASTM A 615/A 615M, Grade 60.
Joint Reinforcement: ASTM A 951.
Coating: Hot-dip galvanized at both interior and exterior walls.

For single-wythe masonry, provide either ladder design or truss design.

For multiwythe masonry, provide ladder design with three side rods.
Rigid Anchors: Fabricate from steel bars 1-1/2 inches wide by 1/4 inch thick by 24 inches long, with ends turned up 2 inches or with cross pins.
Veneer Anchors: Two-piece adjustable masonry veneer anchors that allow vertical or horizontal adjustment but resist tension and compression forces perpendicular to plane of wall, for attachment over sheathing to studs, and acceptable to authorities having jurisdiction.

EMBEDDED FLASHING MATERIALS
Sheet Metal Flashing: Stainless steel, 0.0156 inch thick

Copper, 10-oz./sq. ft. weight or 0.0135 inch thick for fully concealed flashing, 16-oz./sq. ft. weight or 0.0216 inch thick elsewhere.

Laminated Flashing: Copper sheet 5 oz./sq. ft, bonded with asphalt between 2 layers of glass-fiber cloth.

Rubberized Asphalt Sheet Flashing: Pliable and highly adhesive rubberized asphalt compound, 26 mils thick, bonded to a polyethylene film, 4 mils thick, to produce an overall thickness of 30 mils.

MISCELLANEOUS MASONRY ACCESSORIES
Compressible Filler: Premolded strips complying with ASTM D 1056, Grade 2A1.

Preformed Control-Joint Gaskets: Designed to fit standard sash block and to maintain lateral stability in masonry wall; made from styrene-butadiene rubber or PVC.

Weep Holes: Cotton or polyester rope, 1/4 to 3/8 inch in diameter, 24 inches long.

Loose-Granular Perlite Insulation: ASTM C 549, Type II or IV.

Molded Polystyrene Insulation Units: ASTM C 578, Type I; specially shaped units designed for installing in cores of masonry units.

Extruded-Polystyrene Board Insulation: ASTM C 578, Type IV or X.

Polyisocyanurate Board Insulation: ASTM C 1289, Type I, Class 2; aluminum-foil faced.

Acidic Masonry Cleaner: Products:

INSTALLATION, GENERAL
Cut masonry units with saw. Install with cut surfaces and, where possible, cut edges concealed.
Mix units for exposed unit masonry from several pallets or cubes as they are placed to produce uniform blend of colors and textures.

Matching Existing Masonry: Match coursing, bonding, color, and texture of existing masonry.
Stopping and Resuming Work: Rack back units; do not tooth.

Fill cores in hollow concrete masonry units with grout 24 inches under bearing plates, beams, lintels, posts, and similar items, unless otherwise indicated.

Build non-load-bearing interior partitions full height and install compressible filler in joint between top of partition and underside of structure above.

Tool exposed joints slightly concave when thumbprint hard, unless otherwise indicated.
Keep cavities clean of mortar droppings and other materials during construction. Strike joints facing cavities flush.
Set firebox brick in full bed of refractory mortar with full head joints. Make joints approximately 1/8 inch wide and tool smooth.

Set clay flue liners in full beds of refractory mortar to comply with ASTM C 1283.

LINTELS

Install steel lintels where indicated.
Provide masonry lintels where shown. Use precast lintels made from concrete matching concrete masonry units in color, texture, and compressive strength and with reinforcement bars indicated or required to support loads indicated.
Minimum bearing of 8 inches at each jamb, unless otherwise indicated.

FLASHING AND WEEP HOLES

Install embedded flashing and weep holes in masonry at shelf angles, lintels, ledges, other obstructions to the downward flow of water in the wall, and where indicated.

Place through-wall flashing on sloping bed of mortar and cover with mortar. Seal penetrations in flashing before covering with mortar.

Extend flashing 4 inches into masonry at each end and turn up 2 inches to form a pan.
Trim wicking material used in weep holes flush with outside face of wall after mortar has set.

PARGING

Parge predampened masonry walls, where indicated, with Type S or Type N mortar applied in two uniform coats with a steel-trowel finish. Form a wash at top of parging and a cove at bottom. Damp cure parging for at least 24 hours.

CLEANING

Clean masonry as work progresses. Remove mortar fins and smears before tooling joints.
Final Cleaning: After mortar is thoroughly cured, remove large mortar particles, scrub, and rinse unit masonry.
Acidic Cleaners: Wet wall surfaces with water before applying acidic cleaner, then remove cleaner promptly by rinsing thoroughly with clear water.

METALS

All structural steel work shall conform to the AISC "Specification for the Design, Fabrication and Erection of Structural Steel for Buildings," latest edition, and the AISC "Code of Standard Practice for Steel Buildings and Bridges," latest edition, except as modified below or in the specifications.

All structural steel plates, shapes and bars shall conform to ASTM A36, unless noted otherwise.

All welding shall be done by qualified welders and shall conform to AWS D1.1 "Structural Welding Code," latest edition. All welding electrodes shall be E70XX.

The contractor shall field verify all measurements and existing conditions.

If conditions vary from those on the drawings, the engineer shall be notified immediately.

The contractor shall observe all safety rules dictated by code and good practice.

Should unforeseen conditions or other cause necessitate the construction details to be modified, the contractor shall notify the engineer before performing these changes.

MISCELLANEOUS NOTES

Structural drawings are intended to be used with architectural and mechanical drawings. Contractor is responsible for coordinating the requirements of all drawings into their shop drawings and work.

No openings, other than those shown on design drawings and approved shop drawings, shall be made without the written approval of the architect.

No change in size or dimension of structural members shall be made without the written approval of the architect.

Openings of 1'-4" and less on a side are generally not shown on the structural drawings. Refer to architectural and mechanical drawings for locations and dimensions of those openings. Provide reinforcing around openings per typical details shown on structural drawings.

the contractor is responsible for limiting the amount of construction load imposed upon structural framing. Construction loads shall not exceed the capacity of the framing at the time the loads are imposed.

The structure is designed to function as a unit upon completion. The contractor shall furnish all temporary bracing and/or supports required as the result of the contractor's construction methods and/or sequences.

Do not scale these drawings, use dimensions.

Contractor's construction and/or erection sequences shall recognize and consider the effects of thermal movements of structural elements during the construction period. Expansion joints shown on the drawings have been designed to accommodate anticipated thermal movement after the building is complete.

The contractor shall inform the architect in writing of any deviation from the contract documents. The contractor shall not be relieved of the responsibility for such deviation by the architects approval of shop drawings, product data, etc., unless the contractor has specifically informed the architect of such deviation at the time of submission, and the architect has given written approval to the specific deviation.

All things which, in the opinion of the contractor, appear to be deficiencies, omissions, contradictions and ambiguities, in the plans and specifications shall be brought to the attention of the architect. Plans and/or specifications will be corrected, or a written interpretation of the alleged deficiency, omission, contradiction or ambiguity will be made by the architect before the effected work proceeds.

LIGHT GAUGE METAL STUDS

All studs and/or joists and accessories shall be of the type, size, gauge and spacing shown on the drawings and shall be manufactured by United States Gypsum Company or equal.

All framing members shall be formed from corrosion-resistant steel, corresponding to the requirements of ASTM A446, with a minimum yield strength of 40 KSI for SJ and CS-Style studs, 33 KSI for CR-Runners.

The metal stud contractor is responsible for the design and detailing of all metal studs and their connections. All structural members and their connections shall be designed in accordance with American Iron and Steel Institute (AISI) "Specification for the Design of Cold-Formed Steel Structural Members", 1980 Edition, by a structural engineer registered in the State of Illinois.

The fabrication and erection of the metal studs shall be in accordance with AISI Specifications and the Stud Manufacturers Specifications.

The fastening of components shall be with self-drilling screws or welding. Screws shall be of sufficient size to insure the strength of the connection. Wire tying of components shall not be permitted. All welds shall be touched up with a zinc-rich paint.

METAL FABRICATIONS

All steel lintel design and construction shall conform to the "Specification for Design, Fabrication, and Erection of Structural Steel for Buildings, Allowable Stress Design and Plastic Design," 1989 edition.

All steel lintels shall conform to the following:
A 36-81a Standard Specification for Structural Steel.
A 108 Standard Specification for Steel bars, Carbon, Cold-Finished, Standard Quality.
A 307-80 Standard Specification for Carbon Steel Externally Threaded Standard Fasteners.

All steel lintels to be primed with one coat of shop applied paint.

Lintels shall be of size, dimensions and types shown on drawings. Lintels shall bear not less than 8" on each side of opening with long legs of angles set vertically.

All lintels spanning 5 ft. Or more shall shall be protected with intumescent paint.

Lintels spanning openings greater than 6ft in length shall be thru bolted back to frame substrate at 1/3 points, per drawings.

CARPENTRY

Install rough carpentry work to comply with "Manual of House framing" by National Forest products Association (N.F.P.A.) and with recommendations of American Plywood Association (APA), unless otherwise indicated. For sheathing, underlayment and other products not covered in the above standards, comply with recommendations of manufacturer of product involved for use intended.

Cutting and notching of studs shall comply with the requirements of CBC (Chicago Building Code).

All headers shall be 2x12's (Hem Fir #2) U.N.O. See lintel schedule for masonry. Minimum (3) 2x4 column at each end of all wood beams and headers.

All plywood sheathing is to be APA approved.

Plywood Sub-floor to be glued and screwed to all joists

Either lap joists over beams per CBC requirements, or provide joist hangers.

All timber connections (studs, joists, rafters and plywood) shall meet the nailing requirements of CBC.

Provide bridging and blocking per the requirements of National Forest Products Association (NFPS) design specifications.

Double floor joists under bathtubs, whirlpools, stairs, fireplaces and all partitions where parallel to floor joists.

All 2x studs well over 8'-0" high to have 1"x4" let in corner bracing. All new interior partitions to be 2x4 wood studs at 16" o.c., unless otherwise noted.

All stud walls to have single 2x bottom plate and double 2x top plate U.N.O.

All wood in contact with concrete to be pressure treated lumber.

All lumber used for framing shall be straight and smooth, free from checks, splinters and voids. Maximum allowable moisture content shall be 19%.

Securely attach all carpentry work to substrates and supporting members using fasteners of size that will not penetrate members where opposite side will be exposed to view or receive finish materials. Install fasteners without splitting wood: fasten panel products to allow for expansion at joins, unless otherwise indicated.

Provide wood framing members of size and spacing indicated; do not splice structural members between supports. Firestop concealed spaces with wood blocking not less than 2" thick, if not blocked by other framing members.

Interior standing and running trim to be Western Pine, Douglas Fir or White Fir Grade "C" select.

Standing and running trim shall be installed with minimum number of joints possible, using full-length pieces from maximum length of number available. Cope at returns, miter at corners to produce tight fitting joints. Use scarf joints for end-to-end joints.

Install finish carpentry work plumb, level, true and straight with no distortions. Shim as required using concealed shims. Scribe and cut finish carpentry items to fit adjoining work. Anchor finish carpentry work securely to supports and substrates, using concealed fasteners and blind nailing except as indicated, countersunk and filled flush with finished surface.

Provide blocking in wall for all cabinetry as required.

ABBREVIATIONS

AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
ARCH	ARCHITECTURAL
BFG	BELOW FINISHED GRADE
BLDG	BUILDING
BO	BY OWNER
CLG	CEILING
CONC	CONCRETE
CONT	CONTINUOUS
DIA	DIAMETER
DS	DOWNSPOUT
DWG	DRAWING
EA	EACH
ELEC	ELECTRICAL
EQUIP	EQUIPMENT
FD	FLOOR DRAIN
FOS	FACE OF STUD
GA	GAUGE
GC	GENERAL CONTRACTOR
GYP BD	GYPSUM BOARD
HC	HOLLOW CORE
HT	HEIGHT
ID	INSIDE DIAMETER
LAV	LAVATORY
MECH	MECHANICAL
MFR	MANUFACTURER
MIN	MINIMUM
MO	MASONRY OPENING
NIC	NOT IN CONTRACT
NOM	NOMINAL
NTS	NOT TO SCALE
OC	ON-CENTER
OPG	OPENING
R	RISER
REQD	REQUIRED
RD	ROUGH DRAIN
SC	SOLID CORE
SF	SQUARE FEET
SIM	SIMILAR
SS	STAINLESS STEL
STD	STANDARD
T	TREAD
TBD	TO BE DETERMINED
TBP	TO BE PAINTED
TME	TO MATCH EXISTING
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VCT	VINYL COMPOSITION TILE
W/	WITH
WC	WATER CLOSET
WR	WATER RESISTANT
WWF	WELDED WIRE FABRIC

ELEVATION TARGET TAG

SECTION TARGET TAG

CALLOUT / ELEVATION TAG

Room name
101
ROOM NAME TAG

SPOT ELEVATION TARGET

1I
WALL TYPE
WALL TAG

Name
Elevation
ELEVATION TAG

CENTERLINE SYMBOL

TAG 001
TYPE A
DOOR TAG

W12
WINDOW TAG

REVISION NO. 1
REVISION TAG

M-1
MATERIAL TYPE TAG

NEW WALL CONSTRUCTION

EXISTING WALL CONSTRUCTION

WALL CONSTRUCTION TO BE REMOVED

WATER SERVICE

PLUMBING - WASTE LINE

PLUMBING - DRAINAGE

ELECTRICAL SERVICE

CW / GV
WASHER GRAY BOX

GAS SUPPLY VALVE

DOMESTIC WATER SUPPLY VALVE

FD
FLOOR/SHOWER DRAIN

HB
FROST PROOF HOSE BIB

TH
THERMOSTAT

FORCED AIR SUPPLY GRILL + DUCT w BUILT-IN DAMPER

FORCED AIR RETURN GRILL

EXHAUST FAN -w 4" DIA GALV RIGID EXHUAST DUCT

Mechanical & Plumbing Legend
1/4" = 1'-0"

NEW OUTLET

GFI
GROUND FAULT INTERRUPT PROTECTED OUTLET

QUAD OUTLET

220v OUTLET

APPLIANCE OUTLET

SWITCH

D
DIMMER SWITCH

3
3-WAY SWITCH

3D
3-WAY DIMMER SWITCH

JB
CEILING MOUNTED JUNCTION BOX

JUNCTION BOX FOR CEILING FAN

JB-CF

JUNCTION BOX FOR PENDANT FIXTURE

JB-P

JUNCTION BOX FOR FIXTURE

JB-FI

JUNCTION BOX FOR TRACK LIGHTING

JB-T

WALL MOUNTED JUNCTION BOX

JB
UNDER CABINET LIGHTING

L-x
CEILING/RECESSED MOUNTED LIGHT FIXTURE

EXHAUST FAN

TRANSFORMER

C
CABLE TV JACK

D
DATA OUTLET (CAT 5)

WR
OUTLET FOR WIRELESS ROUTER

PHONE JACK

TH
THERMOSTAT DEVICE

SD
SMOKE DETECTOR

CO
CARBON MONOXIDE DETECTOR

EXTENT OF WARMFLOOR (WF) SYSTEM

Electrical Legend
1/4" = 1'-0"

THERMAL BATT / SOUND ATTENUATION BLANKET INSULATION

RIGID INSULATION

BLOW-IN / SPRAY INSULATION

CONCRETE

EARTH

GRAVEL FILL

GRASS

BRICK

CONCRETE BLOCK

MORTAR

STONE

LIMESTONE

STEEL

WOOD

PLYWOOD

TILE

ROOFING - SHINGLE

CARPET

Drawing Symbol Legend
1 1/2" = 1'-0"

2RZ architecture
1629 N ELSTON, CHICAGO, IL 60642
P 773 384 4400 F 773 384 4404

MCZ development

SHEFFIELD APARTMENTS BUILDING ADDITION

3763 N SHEFFIELD
CHICAGO, ILLINOIS 60613

Revision Schedule

No	Issue Date	Description
13	6.19.18	DD REVIEW
14	7.7.18	Consultant Subm
15	7.17.18	Building Revision
18	10.26.18	DD-3
19	11.06.18	Check Set
20	2.5.19	IFP

STATE OF ILLINOIS
WILLIAM RODON HORNOF
001-014275
LICENSED ARCHITECT

Index & Specification Sheet

Project Issue Date: **02-16-17**
Project No: **1702**
Drawn By: **KW**
Dwg Scale: **As indicated**

A0.2

DAMPPROOFING

Proceed with dampproofing work only after substrate construction and penetrating work have been completed.

Proceed with dampproofing only when existing and forecaster weather conditions will permit work to be performed.

Except where otherwise indicated and whether or not shown on drawings, apply dampproofing to all exterior below-grade surfaces of exterior underground walls in contact with earthwork or other backfill, in any situation where space of any kind is enclosed on opposite side.

Extend vertical dampproofing down walls from finished grade lint to top of footing, extend over top of footing and turn down minimum of 6" over outside face of footing. Extend 12" onto surfaces which will be exposed to view when project is completed.

Mask or otherwise protect adjoining work to prevent spillage or migration of dampproofing materials onto other surfaces of work. Do not allow dampproofing materials to enter drains or conductors.

Install 2x2 cant strip of bituminous grout base of vertical dampproofing where it meets horizontal surface.

Fill voids, seals, joints and apply bond breakers (if any) as recommended by prime materials manufacturer, with particular attention to construction joints.

Install separate flashings and corner protection striping as recommended by prime materials where indicated to precede application of dampproofing. Comply with details.

Apply dampproofing compound to comply with indicated below for minimum rate of application and minimum uniform dry film thickness: Hot applied bitumen: 2.5 gal./1-- S.F.; min 30 mil thick.

Apply protection course, board type asphalt impregnated and coated organic fiberboard, 1/4" thick.

General: Where indicated, install protection course of type indicated, over completed-and-cured dampproofing treatment. Comply with a dampproofing materials manufacturers recommendations for method of support or attachment of protection materials. Support with spot-application of plastic cement where not otherwise indicated.

VAPOR BARRIERS

Provide 8 mils polyethylene vapor barrier.

Install vapor barriers with adhesive or fasteners as appropriate for supporting substrate, and of type recommended by vapor barrier manufacturer.

Provide lapped seams and lap vapor barriers onto other work at edges of coverage's and at penetrations of barriers by other work.

Seal lapped seams and laps onto other work with adhesive or self-adhesive tape of type recommended by vapor barrier manufacturer, before covering over vapor barriers with other (concealing) work, path punctures and treads with adhesively applied barrier material or tape with perm rating equal to barrier rating.

INSULATION

All exterior walls to receive sufficient insulation to attain a min "R" value of R-17.

All slabs on grade to receive 2" Styrofoam insulation board.

All new foundation walls to receive 2" rigid insulation full height of wall with "R" value of R-11.

Perimeter and underslab insulation applied to substrate by method indicated, complying with manufacturer's recommendations. If no specific method is indicated, bond units to substrates with adhesive or use mechanical anchorage to provide permanent placement and support of units.

Stuff loose mineral fiber insulation into miscellaneous voids and cavity spaces as indicated. Compact to approximately 40% of normal volume (to density of approximately 2.5 lbs. Per cu. Ft.).

FOAMED-IN-PLACE INSULATION

Coordinate mechanical ventilation and fresh air supply with Mechanical sections and ASHRAE Guidelines for optimum indoor air quality.

QUALITY ASSURANCE
Manufacturer's Qualifications: Product produced in an ISO 9001 registered factory.
Single Source Responsibility: Single source product from one manufacturer.
Installer Qualifications: Engage an Icynene Licensed Contractor (installer) who has been trained and certified by Icynene.
Fire-Test-Response Characteristics: Provide materials specified as determined by testing identical products per test method indicated below by a testing and inspecting agency acceptable to authorities having jurisdiction. Identify materials with appropriate markings of applicable testing and inspecting agency.
Surface-Burning Characteristics: ASTM E 84
Rated Wall Assembly Testing: ASTM E119 and NFPA 285
Toxicity/Hazardous Materials
Provide products that are "Low-emitting".
Provide products that contain no PBDE's .
Provide products that contain no urea-formaldehyde.

DELIVERY, STORAGE, AND HANDLING
Comply with manufacturers written instructions for handling and protection prior to and during installation.
Store both components in a temperature controlled area between 60 and 85 degrees F. Do not allow product to freeze.
Use only those components that are supplied by the Manufacturer.

PROJECT CONDITIONS
Do not expose to sunlight, except to extent necessary for period of installation and concealment.

WARRANTY
Residential projects: Manufacturer's standard limited lifetime warranty.
Refer to HYPERLINK "http://www.Icynene.com" www.Icynene.com for full warranty terms.

MANUFACTURERS
Polyurethane Spray Foam Insulation: Icynene ProSeal™ (MD-C-200v3) by Icynene Inc.
Intumescent paint: DC-315 by International Fireproof Technology Inc.

MATERIALS
General: Provide insulating materials that comply with requirements and with referenced standards.
Icynene ProSeal™ (MD-C-200v3) Spray Foam Insulation: Medium-density, HFC 365/227 blown, conforming to the following:
Thermal Resistance (for 1 inch of material) (R-Value/inch @75 deg F): ASTM C 518; 7.1 hr.sq ft.degree F/BTU
Air Permeance (for 1 inch of material): ASTM E 2178: less than 0.02 L/s.m² @75 Pa
Water Vapor Transmission (for 1.5 inches of material): ASTM E 96; 0.97 perm
Resistance to Fungal Growth: ASTM C 1338: no growth
Product Emissions: Collaborative for High Performance Schools (CHPS) "Low-emitting" material per CA Section 01350 criteria.

Flame Spread and Smoke Developed Rating: ASTM E 84
Flame Spread: 25
Smoke Development: 300

International Fireproof Technology Inc. DC-315: water-based, intumescent paint, conforming to the following:
Full scale fire resistance test with Icynene ProSeal (MD-C-200v3) in accordance with NFPA 286: 24 wet mils (thermal barrier).
Finish: flat, grey color
VOC Content: 47 g/L
Volume Solids: 67½
Flash Point: none
Mechanism of cure: coalescence
Reducer/cleaner: water
Collaborative for High Performance Schools (CHPS) "Low-emitting" material per CA Section 01350 criteria.

7/8/2019 10:24:30 AM

FOAMED-IN-PLACE INSULATION

SOURCE QUALITY CONTROL
Insulation product components produced in an ISO 9001 registered factory.

EXECUTION

Examine substrates and conditions, under which work is to be performed. Do not proceed until unsatisfactory conditions have been corrected.
Review placement area to determine final location will not be within 3 inches of any heat source where the temperature will exceed 180 deg F per ASTM C 411 or in accordance with authorities having jurisdiction.

PREPARATION
Clean substrates and cavities of loose materials capable of interfering with insulation placement.

APPLICATION
Site mix liquid components supplied by Icynene and installed by Independent Icynene Licensed Dealer.
Apply insulation to substrates in compliance with manufacturer's written instructions. Apply first pass to maximum of 3 inches. Additional passes to be 2 inches maximum.
Apply insulation to produce thickness required for indicated R Value.
Extend insulation in thickness indicated to envelop entire area to be insulated.
Water-Piping Coordination: If water piping is located within insulated exterior walls, coordinate location of piping to ensure that it is placed on warm side of insulation and insulation encapsulates piping.
Install DC-315 intumescent paint to required wet or dry mil thickness or coverage rate in accordance with manufacturer's instructions, by brush, roller, conventional or airless spray.

REPAIRS
Any repairs must be effected by an Icynene Licensed Contractor.

PROTECTION
Protect installed insulation from damage due to harmful weather exposures, physical abuse, and other causes. Provide temporary coverings where insulation is subject to abuse.

BUILT-UP ASPHALT ROOFING MATERIALS

Base Sheet: ASTM D 4601, Type I, nonperforated, asphalt-impregnated and -coated, glass-fiber sheet.

Base Sheet: ASTM D 4601, Type II, SBS-modified, asphalt-impregnated and -coated, sheet, glass-fiber reinforced.

Ply Felts: ASTM D 2178, Type IV or VI, asphalt-impregnated, glass-fiber felt.
Cap Sheet: ASTM D 3909, asphalt-impregnated and -coated, glass-fiber cap sheet; granule surfaced.

Flashing Sheet: ASTM D 6164 SBS -modified asphalt sheet; granular surfaced.
Asphalt Primer: ASTM D 41.

Roofing Asphalt: ASTM D 312, Type III or IV as recommended by built-up roofing system manufacturer for application.

Aggregate Surfacing: ASTM D 1863, No. 6 or No. 67, clean, dry, opaque, water-worn gravel or crushed stone, free of sharp edges.

Substrate Board: ASTM C 728, perlite board, 1 inch thick, seal coated.

ROOF INSULATION

Extruded-Polystyrene Board Insulation: ASTM C 578, Type VI Fabricate tapered insulation with slope of 1/4 inch per 12 inches, unless otherwise indicated.

INSTALLATION

Install substrate board with long joints continuous and perpendicular to roof slopes with end joints staggered. Tightly butt substrate boards together.
Install each layer of insulation in a solid mopping of hot asphalt. Prime surface of concrete deck with asphalt primer allow primer to dry before mopping in and applying first layer.
Mechanically fastening the first layer of insulation and adhering the remaining layers is most common application method.

Mechanically fasten first layer of insulation with at least 1 fastener for each 4 sq. ft. and at least 2 fasteners per board. Install subsequent layers in a solid mopping of hot asphalt.
Install cover boards over insulation with long joints continuous and perpendicular to roof slopes with end joints staggered. Loosely butt cover boards together and fasten to deck.
Install and secure cant strips and nailer strips.
Install one lapped base sheet course.

Install four (4) roofing membrane ply sheets. Shingle side laps of plies to achieve number of membrane plies throughout. Embed each ply in a solid mopping of hot roofing asphalt.
Install lapped cap sheet in a solid mopping of hot roofing asphalt.

Flashing: Extend 8 inches above roof and 4 inches onto roof and secure to substrate.

EPDM MEMBRANE ROOFING MATERIALS

EPDM Sheet: ASTM D 4637, Type 45 mils thick; black.
Auxiliary Materials: Recommended by roofing system manufacturer for intended use and as follows:
Sheet Flashing: 60-mil- thick EPDM.

Seaming Material: Synthetic-rubber-polymer primer and 3-inch- wide minimum, butyl splice tape with release film].
Substrate Board: ASTM C 728, perlite, 1 inch thick, seal coated.

ROOF INSULATION

Extruded-Polystyrene Board Insulation: ASTM C 578, Type IV
Fabricate tapered insulation with slope of 1/4 inch per 12 inches, unless otherwise indicated.
INSTALLATION

Install substrate board with long joints continuous and perpendicular to roof slopes with end joints staggered. Tightly butt substrate boards together and fasten to steel deck.

Mechanically fasten each layer of insulation to deck.

Install EPDM sheet according to roofing system manufacturer's written instructions and as follows:

Adhered Sheet Installation: Apply bonding adhesive to substrate and underside of sheet and allow to partially dry. Do not apply bonding adhesive to splice area of sheet.

Mechanically Fastened Sheet Installation: Secure one edge of sheet using fastening plates or battens centered within the membrane splice and mechanically fasten sheet to roof deck.
Seams: Clean and prime splices areas, applying splice tape, and firmly roll side and end laps of overlapping sheets. Seal exposed edges of sheet terminations.

Install sheet flashings and preformed flashing accessories and adhere to substrates. Protect roofing from damage and wear during remainder of construction period.
Correct deficiencies in or remove and reinstall roofing and sheet flashing that does not comply with requirements.

FINISHES

GYPSUM DRYWALL AND "DUROCK" PANELS

WALL SHEATHING

Provide 5/8" Gypsum board ASTM C-36. Unless otherwise indicated.

Provide 5/8" Gypsum board Type X where indicated and where required in fire resistive assemblies.

Provide 5/8" exterior Gypsum board ASTM C931 where indicated on plans.

Provide 5/8" water resistant gypsum board in all wet areas as follows throughout (ceiling and walls) bathrooms, mechanical rooms and laundry rooms as follows:
USG SHEETROCK® brand MOLD TOUGH™ gypsum panels have a noncombustible, moisture- and mold-resistant gypsum core that is encased in moisture- and mold-resistant, 100 percent recycled green face and brown back papers.

Provide 5/8" USG "Durock Brand Cement Board" at all tile wet locations as follows: shower walls and ceiling and all floors to receive tile.

FASTENERS
General: Provide fasteners of size and type indicated that comply with requirements specified in this Article for material and application.
Wood Screws: DUROCK Brand Wood or USG Sheathing WF screws 1-5/8 inch with corrosion-resistant coating.
Screws for Fastening Gypsum Sheathing to Cold-Formed Metal Framing: DUROCK Brand Steel or USG Sheathing SF steel drill screws 1-5/8 inch with corrosion-resistant coating.
For steel framing less than 0.0329 inch thick, attach sheathing to comply with ASTM C 1002.
For steel framing from 0.033 to 0.112 inch thick, attach sheathing to comply with ASTM C 954.
WEATHER-RESISTANT SHEATHING BARRIERS
Building Paper: ASTM D 226, Type I (No. 15 asphalt-saturated organic felt), unperforated.
Building Wrap: ASTM E 1677, Type I air retarder, with flame-spread and smoke-developed indexes of less that 25 and 450, respectively, when tested according to
ASTM E 84, UV stabilized and acceptable to authorities having jurisdiction.

Products: Subject to compliance with requirements, provide Tyvek StuccoWrap by DuPont (E. I. du Pont de Nemours and Company).
Building-Wrap Tape: Pressure-sensitive plastic tape recommended by building-wrap manufacturer for sealing joints and penetrations in building wrap.

MISCELLANEOUS MATERIALS
Flexible Flashing: Composite, self-adhesive, flashing product consisting of a pliable, rubberized-asphalt compound, bonded to a high-density, cross-laminated polyethylene film.
Primer for Flexible Flashing: Product recommended by manufacturer of flexible flashing for substrate.

Provide 5/8" manufacturer's standard metal trim accessories. Of the beaded type with face flanges for concealment in joint compound, except where semi-finishing or exposed type is indicated. Provide corner beads, L-type edge trim beads, U-type trim beads, special L-kerf-type edge beads and one piece control beads.

INSTALLATION, GENERAL
Do not use materials with defects that impair quality of sheathing or pieces that are too small to use with minimum number of joints or optimum joint arrangement.

Cut panels at penetrations, edges, and other obstructions of work; fit tightly against abutting construction, unless otherwise indicated.

Coordinate wall sheathing installation with flashing and joint-sealant installation so these materials are installed in sequence and manner that prevent exterior moisture from passing through completed assembly. Do not bridge building expansion joints; cut and space edges of panels to match spacing of structural support elements.

Comply with ASTM C 1280, GA-253 and manufacturer's written instructions.
Fasten sheathing to wood framing with screws.

Fasten sheathing to cold-formed metal framing with screws.

Install boards with a 3/8-inch gap where non-load-bearing construction abuts structural elements.

Install boards with a 1/4-inch gap where they abut masonry or similar materials that might retain moisture, to prevent wicking.

Apply fasteners so heads bear tightly against face of sheathing boards but do not cut into facing.
Horizontal Installation: Abut ends of boards over centers of studs, and stagger end joints of adjacent boards not less than one stud spacing. Attach boards at perimeter and within field of board to each stud.
Space fasteners approximately 8 inches o.c. and set back a minimum of 3/8 inch from edges and ends of boards.

For sheathing under stucco cladding, boards may be initially tacked in place with screws if overlying self-furring metal lath is screw-attached through sheathing to studs immediately after sheathing is installed.
Vertical Installation: Install board vertical edges centered over studs. Abut ends and edges of each board with those of adjacent boards. Attach boards at perimeter and within field of board to each stud.
Space fasteners approximately 8 inches o.c. and set back a minimum of 3/8 inch from edges and ends of boards.

For sheathing under stucco cladding, boards may be initially tacked in place with screws if overlying self-furring metal lath is screw-attached through sheathing to studs immediately after sheathing is installed.

TILE NOTES

All tile is as noted on schedule.

Tile patterns shown are to be reproduced in the field. If possible, outside edges to be polished, and finished with silicone.

All tiles shall be installed in pattern as noted on drawings; level and square. Align grids of adjoining wall surfaces. All cut tiles shall have their cut edges concealed.

Setting materials: Organic adhesive ANSI A136.1, Type 1.

Grouting materials: Latex-portland cement, color to be selected by the Interior Designer.

Installation: Shall conform to the recommendations of the "Handbook for Ceramic
Tile Insulation" by the Tile Installation by the Tile counsel of Architecture America, latest edition.

Workmanship: Care must be taken to protect finished work in construction areas. Final preparation of all surfaces to receive tile shall be the responsibility of the tile setter. Final clean-up shall remove all tile, mortar and grout residue.

UNO All tile spacing to be 1/8" maximum.

Vendor Information:
tbd

WOOD FLOORING

Engineered wood flooring

WOOD-1 TBD

The finish is a multi-step, roll-coated, UV-cured polyurethane finish.

Contact;
xxxxx

DOORS

FLUSH WOOD DOORS
Doors for Transparent Finish:
Faces: WALNUT
Veneer Matching: Book and balance match.
Pair matching and set matching.
Continuous matching for doors with transoms.

Doors for Opaque Finish:

Exterior Solid-Core Doors: Five -ply, structural composite lumber cores.

Interior Veneer-Faced Solid-Core Doors: structural composite lumber cores.

Interior Solid-Core Doors with Hardboard Faces: Three-ply, particleboard cores.

Fire-Rated Solid-Core Doors: Core construction to provide a "B Label" fire rating, faces and grade to match non-fire-rated doors.

Hollow-Core Doors with Hardboard Faces: Three-ply, Standard hollow cores with lock blocks both sides.

FABRICATION AND FINISHING

Factory fit doors to suit frame-opening sizes indicated and to comply with referenced quality standard.

Comply with NFPA 80 for fire-resistance-rated doors.

Factory machine doors for hardware that is not surface applied.

Factory doors indicated for transparent finish with stain and manufacturer's standard finish comparable to AWI System TR-6, catalyzed polyurethane.

INSTALLATION

Comply with WDMA's "How to Store, Handle, Finish, Install, and Maintain Wood Doors."

Install fire-rated doors to comply with NFPA 80.

Align and fit doors in frames with uniform clearances and bevels. Machine doors for hardware.

Repair, refinish, or replace factory-finished doors damaged during installation, as directed by Architect.

All window sizes, manufacturers, glazing and materials are indicated on schedules. All sill heights and/or head heights located drawings.

All door sizes, manufacturer and materials are indicated on schedules.

Factory treat exterior doors after fabrication with water repellent to comply with NWWDA I.S.4.

Factory finish wood doors with manufacturer's standard stain and two-coat conversion varnish finish in color selected.

Install fire-rated doors to comply with NFPA 80.

Align and fit doors in frames with uniform clearances and bevels indicated below. Machine doors for hardware. Seal cut surfaces after fitting and machining.
Provide 1/8-inch clearance at jambs, heads, and meeting stiles and 1/8 inch at bottom. At thresholds, provide 1/4-inch clearance from bottom of door.

Align factory-fitted doors in frames for uniform clearances.

Repair, refinish, or replace factory-finished doors damaged during installation as directed by Architect.

PAINTING NOTES

Paint Colors to be provided by Architect

All paint shall be by Benjamin Moore Aura Paint or Equal - colors selected by Interior Designer.

Provide all materials and equipment necessary for a complete job. All paints and stains are to be applied in accordance with the manufacturer's recommendations and instructions.

Remove and protect all hardware, lighting fixtures, etc. Before painting. Protect all finished surfaces, in areas where pain is being applied, with clean drop cloths and suitable masking.

Properly prepare and touch up all scratches, abrasions or other disfigurements and remove all foreign matter before proceeding with the following coat. All spot priming or spot coating shall be feather edged into adjacent coatings to produce smooth and level surface.

Paint shall be applied evenly spread and smoothly flowed on without runs, sags, unfinished patches or other blemishes. Finished woodwork shall be smooth to the touch.

Priming coat shall be of suitable type for each surface and compatible in each case with the finish paint.

Allow each coat to dry thoroughly before applying next coat.

Finish tops, bottoms and edges of all doors.

Final coats shall not be applied until after other trades whose operations would be detrimental to finish painting have finished their work in areas to be painted.

Remove all spatter or spillage of paint on glass, floors and other finished surfaces.

Paint types:
Drywall - walls: (1) coat primer-sealer and minimum (2) coats Matte - Benjamin Moore Aura Interior Paint (Please Note: Bathrooms Benjamin Moore Aura Bath & Spa Paint)

Ceilings: (1) coat primer-sealer and minimum (2) coats Flat - Benjamin Moore Waterborne Ceiling Paint

Wood - doors, casings, trim, etc. (1) coat primer-sealer; (2) coats Satin — Benjamin Moore Advance Satin - Benjamin Moore

CARPET NOTES:

Carpet type, color and pattern will be selected by Owner.

EQUIPMENT AND SPECIALTIES

Cabinets to be Paint/Wood finish. Cabinets shall be as noted on drawings or Architect's approved Equal. A. Doors to be provided with compatible door pulls. Cabinet types and sizes are indicated on the drawings. B. Contractor shall furnish and install all cabinets indicated on the drawings, scribing and shimming as necessary for a flush, plumb and square fit. C. Shop drawings to be provided for approval by Architect before for installation.

Bathroom Accessories - shall be supplied and installed by Contractor. Manufacturer and style to be selected by Architect. Mounting heights and locations are noted on drawings. Provide $100.00 allowance per bath for accessories. All mirrors to be 1/4" flush mounted: see plans for size and location.

Finish Schedule

Keynote Number	Description	Manuf	Name	Color	Finish	Size	Notes
CTOP-1	TBD						
M-1	Standing Seam Metal Wall Panel	Pac-Clad	Redi-Roof wo Offsets		Smooth	12"oc	
M-2	Standing Seam Metal Wall Panel	Pac-Clad	Redi-Roof wo Offsets		Smooth	18"oc	
M-3							
PT-1	Paint Color	TBD					
PT-2	Paint Color	TBD					
ST-1	Porcelain Sheet	Porcelainosa	Travertino	Beige Nature		1/8" x 118-7/64" x 39-3/8"	
ST-2	Porcelain Paver	TBD				24" x 24"	
T-2	typ. Bath Ceramic Tile	Royal Mosa	#16900	White		4"x12"	
T-3	typ. Bath Floor Porcelain Tile						
WD-1	Engineered Wood Flooring	TBD					
WD-2	Wood Panel	TBD					

12 RZ architecture
1629 N ELSTON, CHICAGO, IL 60642
P 773 384 4400 F 773 384 4404

MCZ development

SHEFFIELD APARTMENTS BUILDING ADDITION

3763 N SHEFFIELD
CHICAGO, ILLINOIS 60613

Revision Schedule

No	Issue Date	Description
20	2.5.19	IFP

STATE OF ILLINOIS
WILLIAM RODON HORNOF
001-014275
LICENSED ARCHITECT

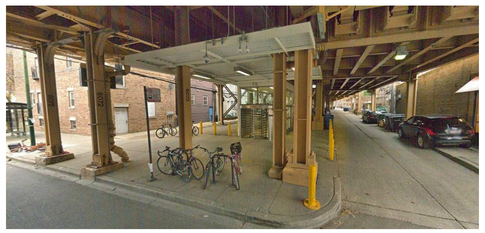
Specifications

Project Issue Date: **02-16-17**
Project No: **1702**
Drawn By: **kw**
Dwg Scale:

A0.3

VIEW OF ADDISON RED LINE STOP LOOKING EAST

VIEW OF ADDISON RED LINE NORTH STATION



VIEW OF ADDISON RED LINE SOUTH STATION

VIEW OF SHERIDAN RED LINE LOOKING NORTH

VIEW OF SHERIDAN RED LINE WEST STATION

2RZ architecture

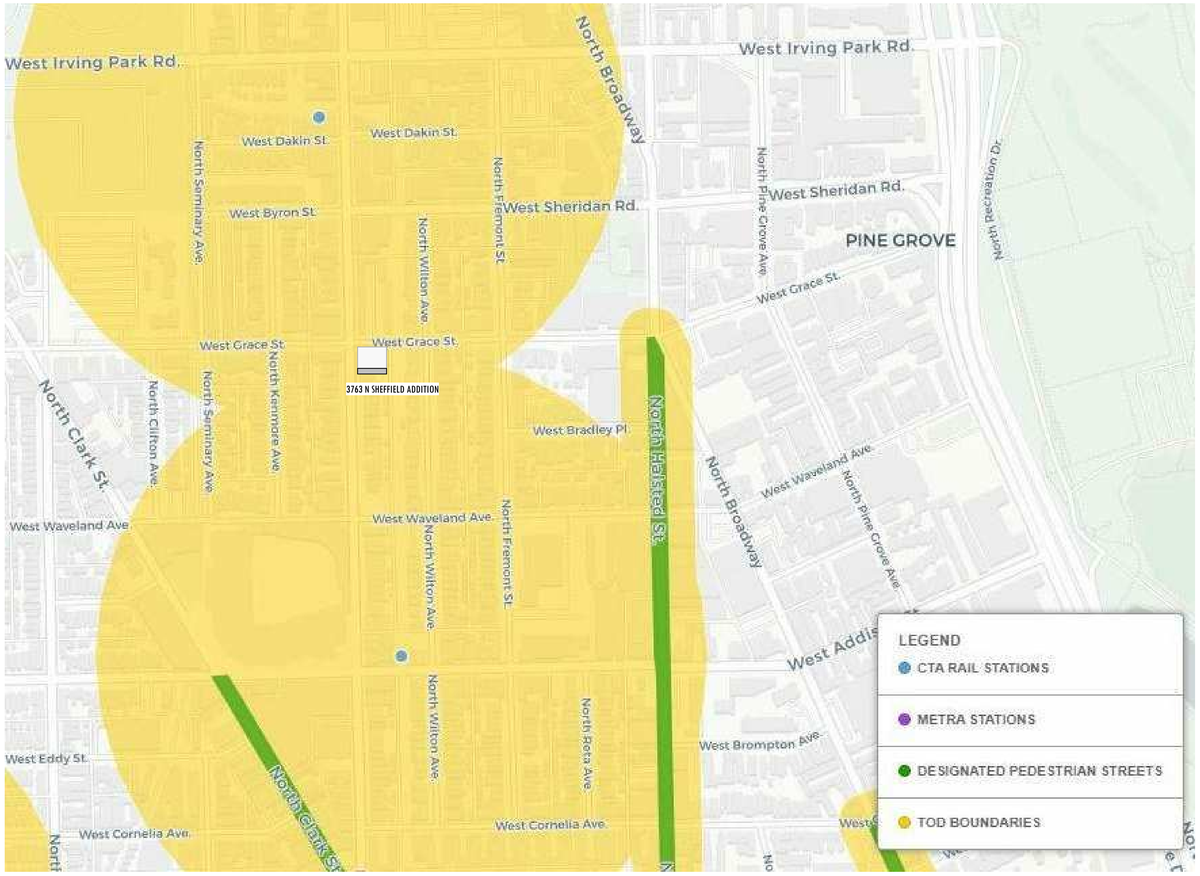
1629 N ELSTON, CHICAGO, IL 60642
P 773 384 4400 F 773 384 4404

1 **TOD Key Plan**
1" = 160'-0"

SWORN STATEMENT BY THE ARCHITECT:
THE UNDERSIGNED CERTIFIES THAT THE LOT AT 3763 N SHEFFIELD IS WITHIN 1320 FEET AS MEASURED ALONG A STRAIGHT LINE BETWEEN THE RAIL STATION ENTRANCE AND THE NEAREST BOUNDARY OF THE PROPOSED SITE

ARCHITECT - WILLIAM RODON HORNOF

7/8/2019 10:24:31 AM



2 **TOD Key Map**
12" = 1'-0"

MCZ development

SHEFFIELD APARTMENTS BUILDING ADDITION

3763 N SHEFFIELD
CHICAGO, ILLINOIS 60613

Revision Schedule

No	Issue Date	Description
21	4.17.19	Permit Corrections R1
22	4.17.19	Permit Corrections R1

STATE OF ILLINOIS
WILLIAM RODON HORNOF
001-014276
LICENSED ARCHITECT

TOD Key Plan

Project Issue Date: **02-16-17**
Project No: **1702**
Drawn By: **KW**
Dwg Scale: **As indicated**

A0.4

22

LANDSCAPE SCHEDULE
Project: 3763 N Sheffield

QUAN	TAG	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
SHADE TREES					
3	PL-01	ULMUS *REGAL ELM*	REGAL ELM	4" CAL	MATCHING 7FT CLEAR TO FIRST BRANCING FROM ROOT
4	PL-02	PYRUS CALLERYANA WHITEHOUSE	WHITEHOUSE FLOWERING PEAR	4" CAL 10FT	
				-	
SHRUBS					
50	PL-11	BUXUS MICROPHYLLA KOREANA	KOREAN BOXWOOD	18" X 18"	
PERENNIALS + GROUNDCOVER					
	PL-21	VERONICA SPICATA ROYAL CANDLES SPEEDWELL	SPEEDWELL VERONICA	1 CAL 8"O.C.	
	PL-22	HEDERA HELIX THORNDALE	THORNDALE ENGLISH IVY	3" POT 8"O.C.	
	PL-23	ECHINACEA PURPUREA MAGNUS PINK	MAGNUS PINK CONE FLOWER	1 CAL 12"O.C.	
	PL-24	ECHINACEA PURPUREA MAGNUS	MAGNUS PURPLE CONE FLOWER	1 CAL 21"O.C.	
	PL-25	BRIZA MEDIA	QUAKING GRASS		

GRACE STREET ELEVATIONS

SHEFFIELD AVENUE ELEVATIONS

EXISTING TREE TO REMAIN

NEW TREE

SHRUBS

GROUND COVER

Landscape Legend
1/8" = 1'-0"

SWORN STATEMENT BY REGISTERED LANDSCAPE ARCHITECT
THE UNDERSIGNED LANDSCAPE ARCHITECT, REGISTERED IN THE STATE OF ILLINOIS, ACKNOWLEDGES THAT THE LANDSCAPE PLANTING PLAN AND CONSTRUCTION DETAILS SHOWN ON THE ATTACHED LANDSCAPE PLAN(S) FOR THE PROPERTY OF

3763 N SHEFFIELD

HAS BEEN DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 10, CHAPTER 32 OF THE CHICAGO MUNICIPAL CODE, THE LANDSCAPE STANDARDS OF THE CHICAGO ZOINING ORDINANCE, AND THE GUIDE TO THE CHICAGO LANDSCAPE ORDINANCE.

ARCHITECT _____ DATE 4/16/19

SWORN STATEMENT BY OWNER
THE UNDERSIGNED ACKNOWLEDGES THAT HE WILL PROTECT EXISTING PARKWAY TREES WHILE THE PROJECT IS UNDER CONSTRUCTION AND WILL BE REPLACED BY CURRENT AND SUBSEQUENT OWNER IF DAMAGED.

OWNER _____ DATE 4.13.19

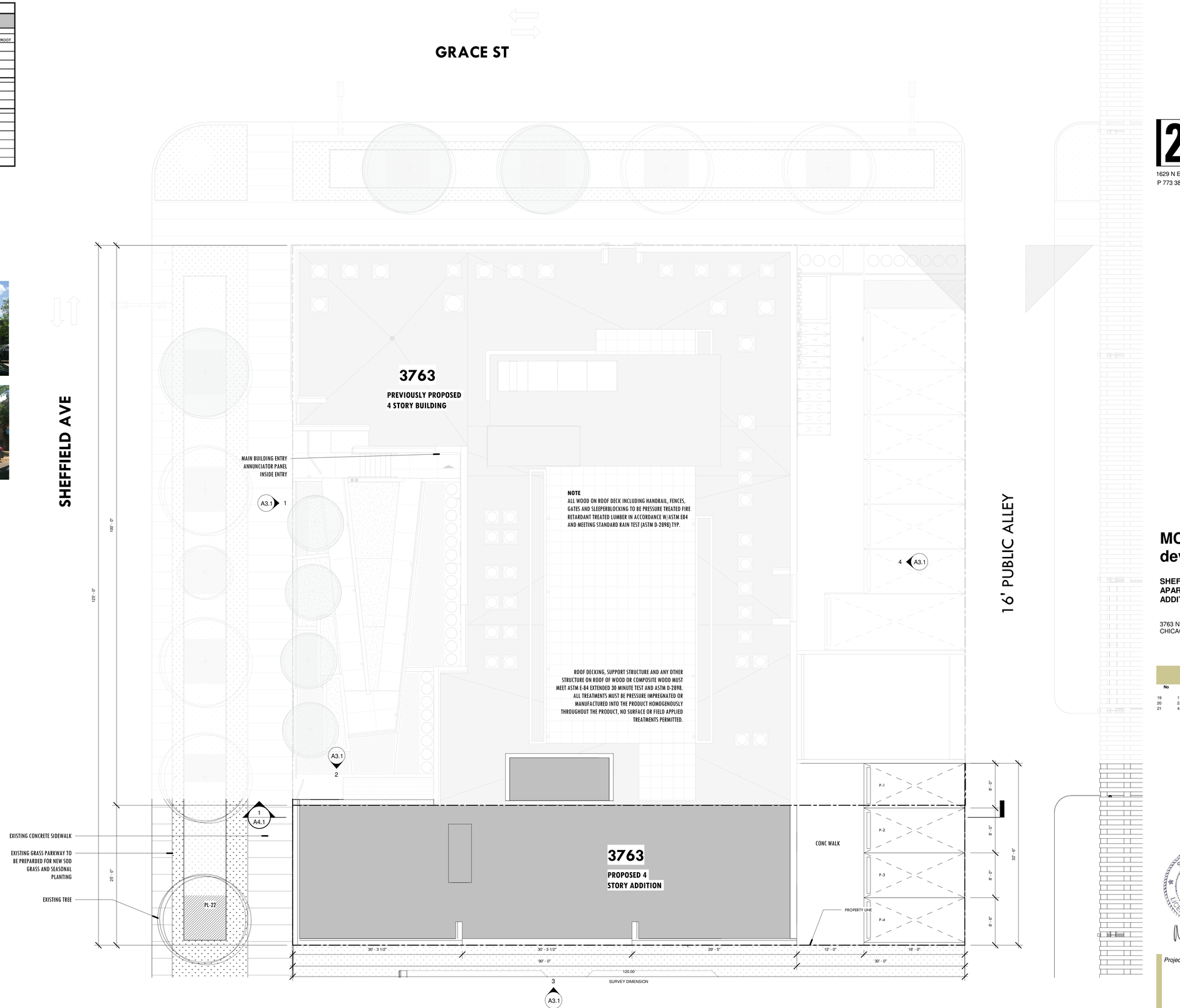
SWORN STATEMENT BY OWNER
THE UNDERSIGNED ACKNOWLEDGES THAT THE LANDSCAPE PLANTING PLAN SHOWN ON THE ATTACHED LANDSCAPE PLAN(S) FOR THE PROPERTY OF

3763 N SHEFFIELD

HAS, TO THE BEST OF THE UNDERSIGNED APPLICANT'S KNOWLEDGE, BEEN DESIGNED AND WILL BE INSTALLED, MAINTAINED, AND REPLACED AS REQUIRED, BY CURRENT AND SUBSEQUENT OWNERS IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 10, CHAPTER 32 OF THE CHICAGO MUNICIPAL CODE, THE LANDSCAPE STANDARDS OF THE CHICAGO ZOINING ORDINANCE, AND THE GUIDE TO THE CHICAGO LANDSCAPE ORDINANCE.

OWNER _____ DATE 4.13.19

7/8/2019 10:24:38 AM



1 **Site Landscape Plan**
1/8" = 1'-0"

2RZ architecture
1629 N ELSTON, CHICAGO, IL 60642
P 773 384 4400 F 773 384 4404

MCZ development

SHEFFIELD APARTMENTS BUILDING ADDITION

3763 N SHEFFIELD
CHICAGO, ILLINOIS 60613

Revision Schedule

No	Issue Date	Description
19	11.06.18	Check Set
20	2.5.19	IFP
21	4.17.19	Permit Corrections R1

STATE OF ILLINOIS
WILLIAM RODON HORNOF
001-014275
LICENSED ARCHITECT

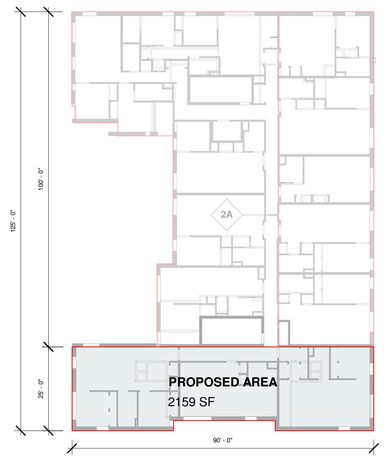
Landscape Plan

Project Issue Date: **02-16-17**
Project No: **1702**
Drawn By: **KP**
Dwg Scale: **1/8" = 1'-0"**

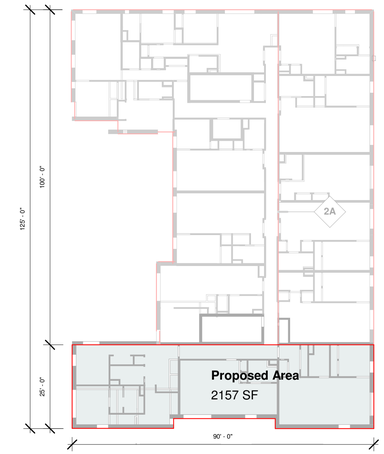
A0L1.0

NOTE:
AREA SEPERATION BY 2 HR WALL TYPE 2A
ALL DOORS B LABEL

1 **1st Floor Gross Area Plan**
3/64" = 1'-0"



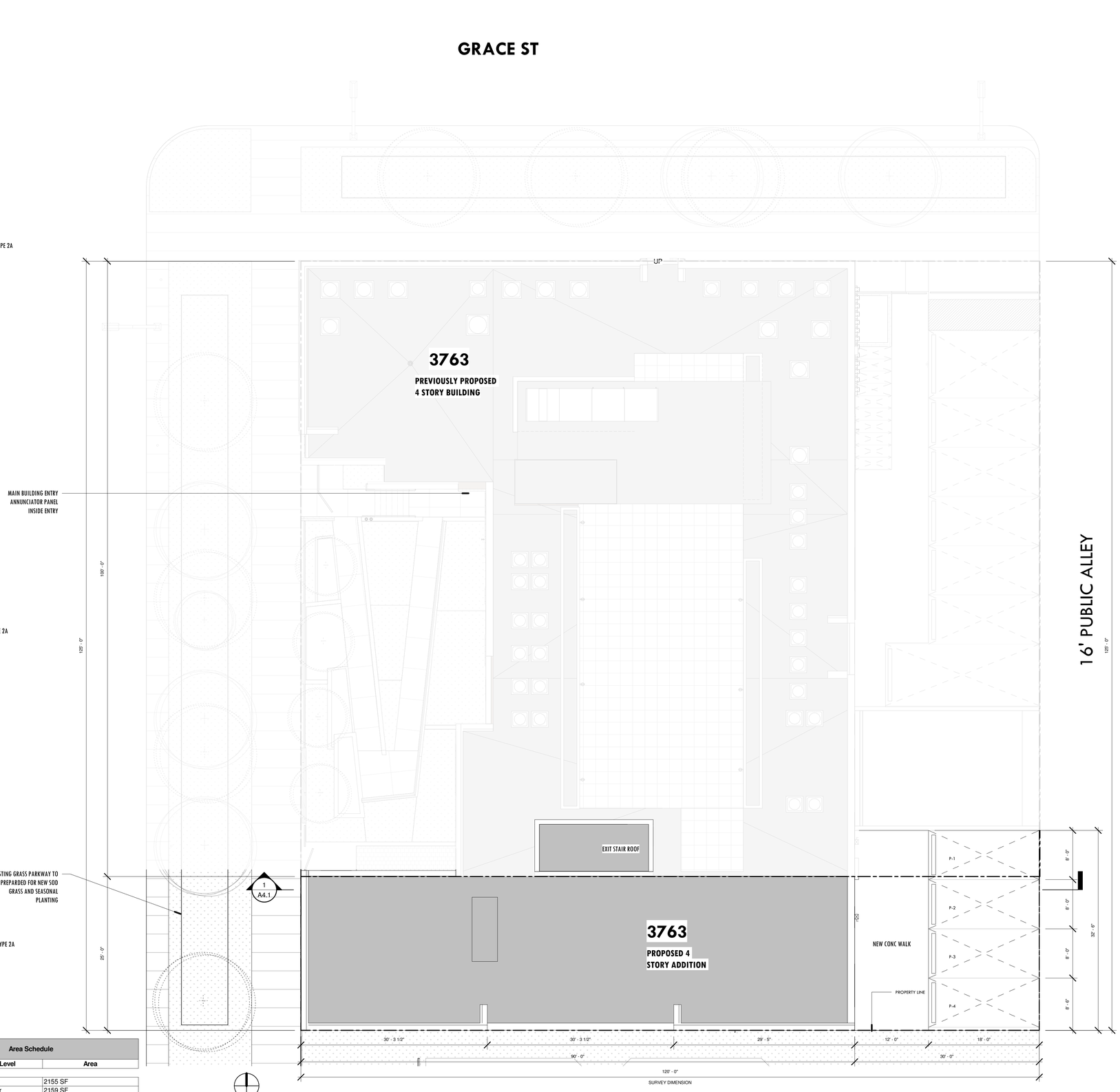
2 **2nd Floor Gross Area Plan**
3/64" = 1'-0"



3 **3rd-4th Gross Area Plan**
3/64" = 1'-0"

NOTE:
AREA SEPERATION BY 2 HR WALL TYPE 2A
ALL DOORS B LABEL

Area Schedule		
Name	**Level**	**Area**
Proposed Area	1st Floor	2155 SF
Proposed Area	2nd Floor	2159 SF
Proposed Area	3rd Floor	2157 SF
Proposed Area	4th Floor	2157 SF
		8627 SF



4 **Site Plan - Proposed**
1/8" = 1'-0"

7/8/2019 10:24:46 AM

2RZ architecture
1629 N ELSTON, CHICAGO, IL 60642
P 773 384 4400 F 773 384 4404

MCZ development

SHEFFIELD APARTMENTS BUILDING ADDITION

3763 N SHEFFIELD
CHICAGO, ILLINOIS 60613

Revision Schedule

No	Issue Date	Description
1	2.27.17	Prog
2	3.9.17	SD-1
3	4.25.17	SD-2
4	5.2.17	SD-2 REV
5	5.5.17	SD-3
7	8.31.17	SD-4 Rev
8	12.19.17	SD-6 Rev
9	1.9.18	SD-6.3 Rev
10	1.24.18	SD-6.3 Community Group Meeting
11	2.6.18	SD-7 Bsmt
12	3.13.18	SD-8 CGM
13	6.19.18	DD REVIEW
14	7.7.18	Consultant Subm
15	7.17.18	Building Revision
18	10.26.18	DD-3
19	11.06.18	Check Set
20	2.5.19	IFP
21	4.17.19	Permit Corrections R1

STATE OF ILLINOIS
WILLIAM RODON HORNOF
001-014275
LICENSED ARCHITECT

Site & Area Plans

Project Issue Date: **02-16-17**
Project No: **1702**
Drawn By: **WRH**
Dwg Scale: **As indicated**

A1.0

UNIT MATRIX

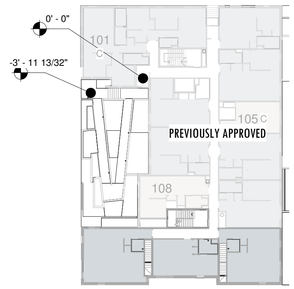
ADDRESS **3763 N SHEFIIELD**

LOT AREA **3000 SF**

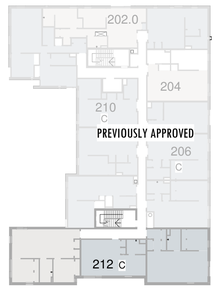
FLOOR AREA MAX

	TOTAL UNITS / FLOOR					TYPE A UNITS / FLOOR					UNITS W CONDUIT / FLOOR*				
	STUDIO	1 BDRM	2 BDRM	2 BDRM DUPLEX	3 BDRM DUPLEX	STUDIO	1 BDRM	2 BDRM	2 BDRM DUPLEX	3 BDRM DUPLEX	STUDIO	1 BDRM	2 BDRM	2 BDRM DUPLEX	3 BDRM DUPLEX
BASEMENT	0	0	0	2	0										
1ST FLOOR	1	0	0	2	0										
2ND FLOOR	1	1	1	0	0	212					212				
3RD FLOOR	1	1	0	0	1		313								
4TH FLOOR	0	0	1	0	1								411		
	3	2	2	2	1	1	1	0	0	0	1	0	1	0	0
TOTAL NO OF UNITS	10					2					2				

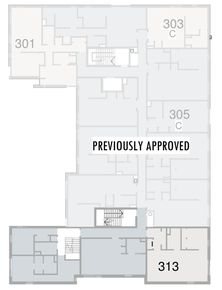
* TYPE A W/ CONDUIT



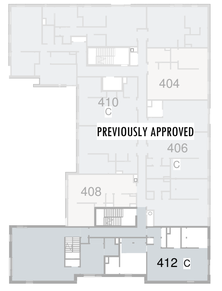
1 **1st Floor ADA key plan**
1/32" = 1'-0"



2 **2nd Floor ADA key plan**
1/32" = 1'-0"



3 **3rd Floor ADA key plan**
1/32" = 1'-0"



4 **4th Floor ADA key plan**
1/32" = 1'-0"

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ACCESSIBILITY NOTES

The project shall meet compliance with 18-11 new construction requirements, ICC/ANSI A117.1, 2003, the Illinois Accessibility Code, 1997 and the 2010 Americans with Disabilities Act (ADA).

The project shall meet compliance with 18-11-1117.3.4, alteration to primary function areas.

- The building has an accessible entrance.
- The building has an accessible route to the area being altered.
- There are accessible toilet rooms.
- There is an accessible "Hi" "Lo" Drinking Fountain

The project will also meet change of use to residential requirements per 18-1117-6.1 and 18-1107.

Controls & Operating Mechanisms:
All required controls and operating mechanisms shall comply with reach range requirements per ICC/ANSI A117.1 2003 Section 308, placed between 15 inches and 48 inches above the floor. Operable parts shall comply with ICC/ANSI A117.1 2003 Section 309. They shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5.0 pounds maximum.

Carpeting and Flooring:
Carpet pile thickness not to exceed ½" per IAC/ANSI – 2003 Section 302.2. Please also note: Carpet pile thickness is from the floor finish to top of pile per ICC/ANSI 2003 Section 302.2. Floor surfaces shall be firm, stable and slip resistant per ICC/ANSI A117.1-2003 Section 302.1

Thresholds shall be a maximum ½" with a 1:2 bevel.

Security Counter: All reception, transaction counters, pass-thro to have portion set between 28" to 34" AFF in height and 36" min. in length per CBC Chapter 1&-11-1101.3.1 (5).

Accessible Route
There is an accessible route from the sidewalks to the entrance to the building and from the entrance to all required rooms and spaces. The accessible route shall meet full compliance with ICC ANSI A117.1, 2003 Section 402.

Curb Cuts
All curb cuts shall meet compliance with the Chicago Department of Transportation requirements.

Doors:
All doors provide the required maneuvering clearance at door per ICC/ANSI A117.1-2003 Chapter 4.404.2.3.

All new or altered doors to have lever-operated hardware per ICC/ANSI A117.1-2003 Chapter 4.404.

All doors shall have a 32" clear door opening measured from the face of the door when it is opened 90½ to the door stop per ICC/ANSI A117.1-2003 Chapter 4.404.

All doors leading into hazardous rooms or spaces to have knurled hardware. See door schedule per CBC Chapter 18-11-1109.9.5

All public and common area interior doors to have 5ff max. force to open per IAC 400.310 (J-10).

All public and common area exterior doors to have 8.5 # max force to open per IAC 400.310 (J-10).

Stairs:

Stairs shall meet compliance with CBC 18-11, ICC/ANSI A117.1, 2003 Section 504 Stairways and 505 Handrails and IAC 400.310 (f). The risers shall be a maximum 7" and treads a minimum 11". A handrail extension shall be provided per IAC 400.310 (f) 1'-0" plus width of tread at bottom of stair landing and 1'-0" at top of stair landing. Handrails shall be located between 34" and 38" AFF. Spacing between handrails shall be 1-1/2" and meet compliance per IAC Fig 39 (a, c, d, and e.)

Elevator:
All new passenger elevators shall meet full compliance with CBC 18-11 and ICC/ANSI 2003 Section 407.1 General, 407.2 Landing Requirements, 407.3 Elevator Door Requirements and 407.4 Elevator Car Requirements. Also, the elevator shall meet compliance with 18-11-1109.6.2 providing rails on the side walls of the elevator car, mounted between 32 inches and 36 inches above the floor of the car. The rails shall be 1-inch to 2-inch diameter grab bars complying with ICC/ANSI A117.1 or shall be bar sections 1-1/4 inches to 1-1/2 inches in depth by 3/8-inch in thickness with 1/8-inch radius edges

Signage:
Where new signage is provided, it shall comply with CBC Section 18-11-1110 and IAC 400.310 (a) and used to identify required accessible elements, provide directions or indicate special accessibility provisions, signage dimensions, characters and tactile features shall comply with ICC/ANSI 117.1, 2003, Section 703. Signage will be of Braille and Tactile and be located on the door handle side of door. It will be installed at the appropriate height and distance to the latch side of the door per the elevation detail on the drawings. Signage shall be mounted at 60" to centerline.

Protruding Objects:
Protruding objects on circulation paths shall meet compliance with ICC/ANSI A117.1, 2003 Section 307. Objects with leading edges more than 27" and not more than 80" AFF shall protrude 4" maximum horizontally into the circulation path. Guardrails or other barriers shall be provided where object protrusion is beyond the limits allowed. The leading edge of guardrail or barrier shall be 27" maximum above the floor.

Alarms: All new, altered or relocated visual alarms or *emergency warning* system shall comply with ICC/ANSI 702. All visual alarms shall be synchronized.

Accessibility General Rules:
1
Project will comply with Chapter 18-11 of the CBC, ANSI A117.1, and IAC Section 400.310 Public Facilities, New Construction.
2
Project will comply with Chaper 18-11 of the CBC, ANSI 117.1, and IAC Section 400.320 Additional Requirements For Specific Facility Types.
3
Project will comply with Chaper 18-11 of the CBC, ANSI 117.1, and IAC Section 400.350-60 Mulit-Story Housing, New Construction.
4
All public access and unit entry doors to be minimum 3'-0" and all unit interior doors to be minimum 2'-10". All accessible doors ill comply with ANSI 117.1 and IAC Section 400.310(j) and have the following: Lever operated or equal door hardware; 18" on the pull side; a max 8.5 LB. force to open on all hinged exterior doors, and a 5 LB. max force to open all hinged interior doors.
5
Control and operating mechanisms at 15" to 48" above floor and comply with ANSI 117.1 Section 309 and IAC section 400.310(r).
6
Project will comply with ADA Title II. All programs, services, and activities to be made accessible to and usable by people with disabilities.

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SHEFFIELD APARTMENTS BUILDING ADDITION

3763 N SHEFFIELD
CHICAGO, ILLINOIS 60613

Revision Schedule

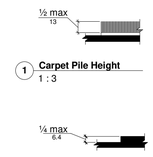
No	Issue Date	Description
18	10.26.18	DD-3
19	11.06.18	Check Set
20	2.5.19	IFP
21	4.17.19	Permit Corrections R1

STATE OF ILLINOIS
WILLIAM RODON HORNOF
001-014275
LICENSED ARCHITECT

Accessibilty Plans

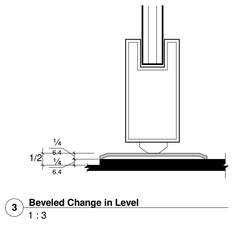
Project Issue Date: **02-16-17**
Project No: **1702**
Drawn By: **WRH**
Dwg Scale: **1/32" = 1'-0"**

A1.1

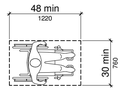


1 **Carpet Pile Height**
1 : 3

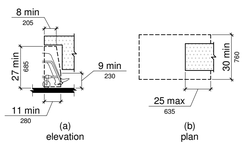
2 **Vertical Change in Level**
1 : 3



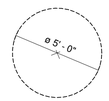
3 **Beveled Change in Level**
1 : 3



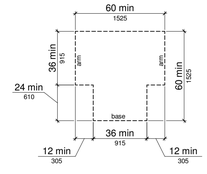
4 **Clear Floor or Ground Space**
1/4" = 1'-0"



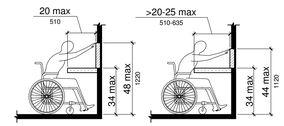
5 **Knee Clearance**
1/4" = 1'-0"



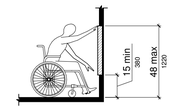
6 **T-Shaped Turning Space**
1/4" = 1'-0"



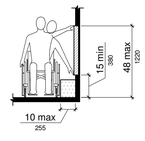
7 **T-Shaped Turning Space**
1/4" = 1'-0"



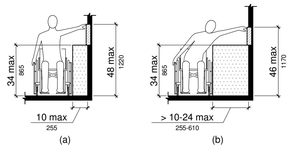
8 **Obstructed High Forward Reach**
1/4" = 1'-0"



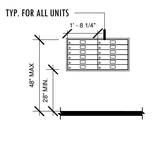
9 **Unobstructed Forward Reach**
1/4" = 1'-0"



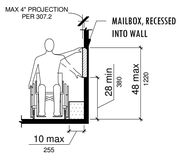
10 **Unobstructed Side Reach**
1/4" = 1'-0"

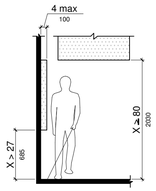


11 **Obstructed High Side Reach**
1/4" = 1'-0"

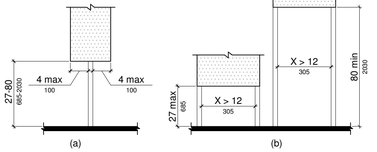


31 **Unobstructed Side Reach**
1/4" = 1'-0"

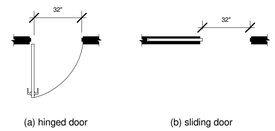




12 **Limits of Protruding Objects**
1/4" = 1'-0"



13 **Post-Mounted Protruding Objects**
1/4" = 1'-0"



14 **Doors in Series and Gates in Series**
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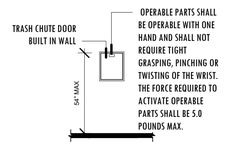
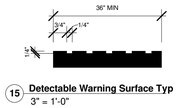
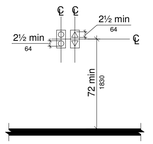


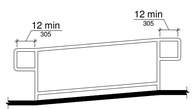
20 **Accessible Trash Chute**
1/4" = 1'-0"



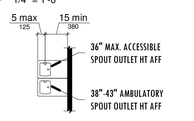
15 **Detectable Warning Surface Typ**
3" = 1'-0"



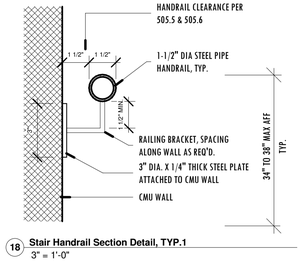
16 **Visible Hall Signals**
3/8" = 1'-0"



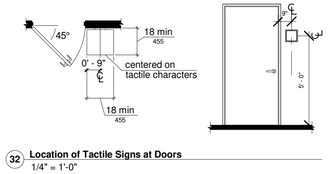
17 **Top and Bottom Handrail Extension at Ramps**
1/4" = 1'-0"



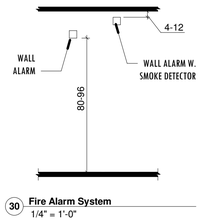
19 **Drinking Fountain Spout Location**
1/4" = 1'-0"



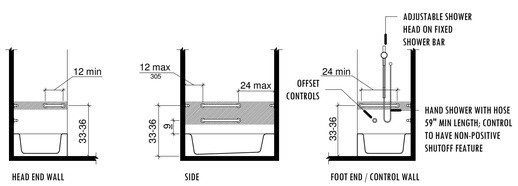
18 **Stair Handrail Section Detail, TYP.1**
3" = 1'-0"



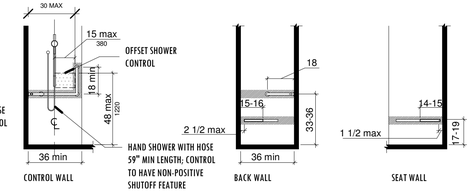
32 **Location of Tactile Signs at Doors**
1/4" = 1'-0"



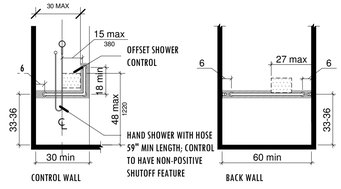
30 **Fire Alarm System**
1/4" = 1'-0"



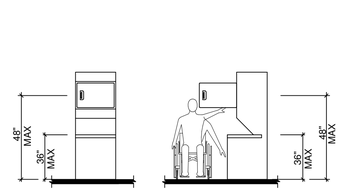
25 **Grab Bar at Bathtubs w.o. Permanent Seats**
1/4" = 1'-0"



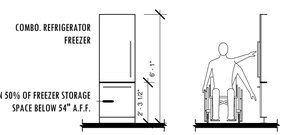
26 **Transfer Type Shower Compartment Control Location**
1/4" = 1'-0"



27 **Roll In Type Shower Compartment Control Location**
1/4" = 1'-0"



38 **Washer/Dryer Clearances**
1/4" = 1'-0"



37 **Refrigerator/Freezer Operable Parts**
1/4" = 1'-0"

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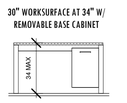
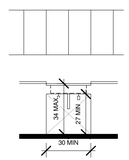
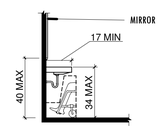


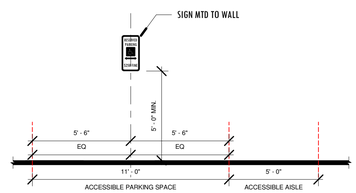
28 **Kitchen Work Surface**
1/4" = 1'-0"



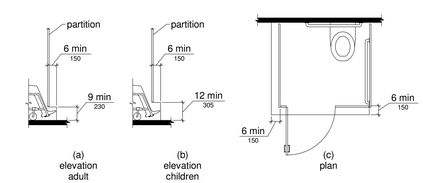
29 **Kitchen Sink**
1/4" = 1'-0"



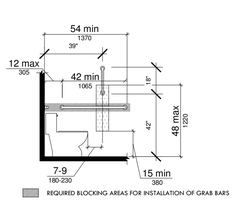
24 **Knee and Toe Clearance at Lavatory**
1/4" = 1'-0"



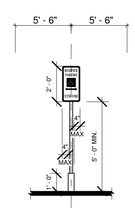
33 **Accessible Parking Signage Wall Mounted**
1/4" = 1'-0"



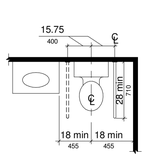
23 **Wheelchair Accessible Toilet Compartment Toe Clearance**
1/4" = 1'-0"



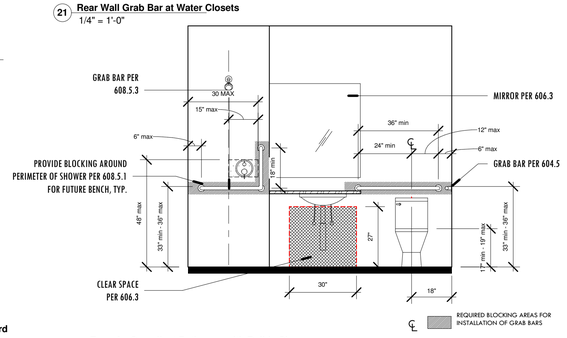
22 **Grab Bar Locations at Water Closets**
1/4" = 1'-0"



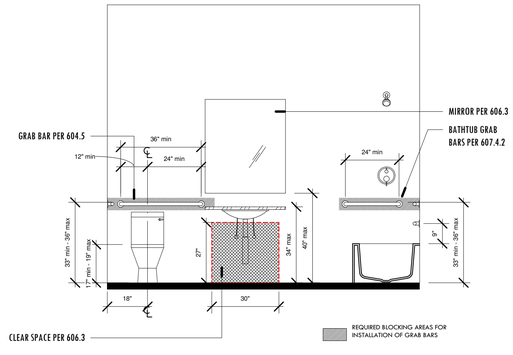
34 **Accessible Parking Signage Post With Bollard**
1/4" = 1'-0"



21 **Rear Wall Grab Bar at Water Closets**
1/4" = 1'-0"



35 **Type A - Compliant Bathroom with Roll-In Shower, TYP.**
3/8" = 1'-0"



36 **Type A - Compliant Bathroom with Tub, TYP.**
3/8" = 1'-0"

TYPE A TOILET + BATHING FACILITIES

1003.11.1 General. All toilet and bathing areas shall comply with Section 1003.11.4. At least one toilet and bathing facility shall comply with Section 1003.11. At least one lavatory, one water closet and either a bathtub or shower within the unit shall comply with Section 1003.11. The accessible toilet and bathing fixtures shall be in a single toilet/bathing area, such that travel between fixtures does not require travel through other parts of the unit.

• **1003.11.2 Doors.** Doors shall not swing into the clear floor space or clearance for any fixture. Exception: Where a clear floor space complying with Section 305.3 is provided within the room beyond the arc of the door swing.

• **1003.11.3 Overlap.** Clear floor spaces, clearances at fixtures and turning spaces are permitted to overlap.

• **1003.11.4 Reinforcement.** Reinforcement shall be provided for the future installation of grab bars and shower seats at water closets, bathtubs, and shower compartments. Where walls are located to permit the installation of grab bars and seats complying with Sections 604.5, 607.4, 608.3 and 608.4, reinforcement shall be provided for the future installation of grab bars and seats meeting those requirements. Exception: Reinforcement is not required in a room containing only a lavatory and a water closet, provided the room does not contain the only lavatory or water closet on the accessible level of the dwelling unit.

1003.11.5 Lavatory. Lavatories shall comply with Section 606. Exception: Cabinetry shall be permitted under the lavatory, provided: the cabinetry can be removed without removal or replacement of the lavatory; the floor finish extends under such cabinetry; and the walls behind and surrounding cabinetry are finished.

1003.11.6 Mirrors. Mirrors above lavatories shall have the bottom edge of the reflecting surface 40 inches maximum above the floor.

1003.11.7 Water Closet. Water closets shall comply with Section 1003.11.7.

1003.11.7.1 Location. The water closet shall be positioned with a wall to the rear and to one side. The centerline of the water closet shall be 16 inches minimum and 18 inches maximum from the sidewall.

1003.11.7.2 Clearance. A clearance around the water closet of 60 inches minimum, measured perpendicular from the side wall, and 56 inches minimum, measured perpendicular from the rear wall, shall be provided.

1003.11.7.3 Overlap. The required clearance around the water closet shall be permitted to overlap the water closet, associated grab bars, paper dispensers, coat hooks, shelves, accessible routes, clear floor space required at other fixtures, and the wheelchair turning space. No other fixtures or obstructions shall be located within the required water closet clearance. Exception: A lavatory complying with Section 1003.11.5 shall be permitted on the rear wall 18 inches minimum from the centerline of the water closet where the clearance at the water closet is 66 inches minimum measured perpendicular from the rear wall.

1003.11.7.4 Height. The top of the water closet seat shall be 15 inches minimum and 19 inches maximum above the floor, measured to the top of the seat.

1003.11.7.5 Flush Controls. Hand operated flush controls shall comply with Section 1003.9. Flush controls shall be located on the open side of the water closet.

1003.11.7.6 Toilet paper dispensers. Toilet paper dispensers shall comply with Section 604.7 and located between 7" and 9" from the front of the water closet to centerline of dispenser.

1003.11.8 Bathtub. Bathtubs shall comply with Section 607.
Exceptions:
The removable in-tub seat required by Section 607.3 is not required.
Counter tops and cabinetry shall be permitted at the control end of the clearance, provided such counter tops and cabinetry can be removed and the floor finish extends under such cabinetry.

1003.11.9 Shower. Showers shall comply with Section 608.
Exception: Counter tops and cabinetry shall be permitted at the control end of the clearance, provided such counter tops and cabinetry can be removed and the floor finish extends under such cabinetry.

TYPE A KITCHENS

1003.12 Kitchens. Kitchens shall comply with Section 1003.12.

1003.12.1 Clearance. Clearance complying with Section 1003.12.1 shall be provided.

1003.12.1.1 Minimum Clearance. Clearance between all opposing base cabinets, counter tops, appliances, or walls within kitchen work areas shall be 40 inches minimum

1003.12.2 Clear Floor Space. Clear floor spaces required by Sections 1003.12.3 through 1003.12.6 shall comply with Section 305.

1003.12.3 Work Surface. At least one section of counter shall provide a work surface 30 inches minimum in length complying with Section 1003.12.3.

1003.12.3.1 Clear Floor Space. A clear floor space, positioned for a forward approach to the work surface, shall be provided. Knee and toe clearance complying with Section 306 shall be provided. The clear floor space shall be centered on the work surface.
Exception: Cabinetry shall be permitted under the work surface, provided:
(a) the cabinetry can be removed without removal or replacement of the work surface,
(b) the floor finish extends under such cabinetry, and
(c) the walls behind and surrounding cabinetry are finished.

1003.12.3.2 Height. The work surface shall be 34 inches maximum above the floor.
Exception: A counter that is adjustable to provide a work surface at variable heights 29 inches minimum and 36 inches maximum above the floor, or that can be relocated within that range without cutting the counter or damaging adjacent cabinets, walls, doors, and structural elements, shall be permitted.

1003.12.3.3 Exposed Surfaces. There shall be no sharp or abrasive surfaces under the exposed portions of work surface counters.

1003.12.4 Kitchen Sink for Type A Units
Sinks shall comply with Section 1003.12.4.

1003.12.4.1 Clear Floor Space. A clear floor space, positioned for a forward approach to the sink, shall be provided. Knee and toe clearance complying with Section 306 shall be provided. The clear floor space shall be centered on the sink bowl.
Exceptions:
The requirement for knee and toe clearance shall not apply to more than one bowl of a multi-bowl sink.
Cabinetry shall be permitted to be added under the sink, provided:
(a) the cabinetry can be removed without removal or replacement of the sink,
(b) the floor finish extends under such cabinetry, and
(c) the walls behind and surrounding cabinetry are finished.

1003.12.4.2 Height. The front of the sink shall be 34 inches maximum above the floor, measured to the higher of the rim or counter surface.

1003.12.4.3 Faucets. Faucets shall comply with Section 309.

1003.12.4.4 Exposed Pipes and Surfaces. Water supply and drain pipes under sinks shall be insulated or otherwise configured to protect against contact. There shall be no sharp or abrasive surfaces under sinks.

1003.12.5 Kitchen Storage. A clear floor space, positioned for a parallel or forward approach to the kitchen cabinets, shall be provided.

1003.12.6 Appliances. Where provided, kitchen appliances shall comply with Section 1003.12.6.

1003.12.6.1 Operable Parts. All appliance controls shall comply with Section 1003.9.
Exceptions:
Appliance doors and door latching devices shall not be required to comply with Section 309.4.
Bottom-hinged appliance doors, when in the open position, shall not be required to comply with Section 309.3.

1003.12.6.2 Clear Floor Space. A clear floor space, positioned for a parallel or forward approach, shall be provided at each kitchen appliance. Clear floor spaces shall be permitted to overlap.

1003.12.6.3 Dishwasher. A clear floor space, positioned adjacent to the dishwasher door, shall be provided. The dishwasher door in the open position shall not obstruct the clear floor space for the dishwasher or an adjacent sink.
shall be offset 24 inches maximum from the centerline of the dedicated space.

1003.12.6.4 Range or Cooktop. A clear floor space, positioned for a parallel or forward approach to the space for a range or cooktop, shall be provided. Where the clear floor space is positioned for a forward approach, knee and toe clearance complying with Section 306 shall be provided. Where knee and toe space is provided, the underside of the range or cooktop shall be insulated or otherwise configured to protect from burns, abrasions, or electrical shock. The location of controls shall not require reaching across burners. The clear floor space shall be centered on the range or cooktop

1003.12.6.5 Oven. Ovens shall comply with Section 1003.12.6.5. Ovens shall have controls on front panels, on either side of the door.

1003.12.6.5.2 Bottom-Hinged Door Ovens. Bottom-hinged door ovens shall have a countertop positioned adjacent to one side of the door.

1003.12.6.6 Refrigerator/Freezer. Combination refrigerators and freezers shall have at least 50 percent of the freezer compartment shelves, including the bottom of the freezer 54 inches maximum above the floor when the shelves are installed at the maximum heights possible in the compartment. A clear floor space, positioned for a parallel approach to the space dedicated to a refrigerator/freezer, shall be provided. The centerline of the clear floor space shall be offset 24 inches maximum from the centerline of the dedicated space.

TYPE B BATHROOMS

In a Type B dwelling unit, either one bathroom shall meet the requirements per ANSI A117.1 section 1004 as an Option B bathroom or all as Option A Bathrooms. When designing for an Option B bathrooms, all other bathrooms are permitted to be non-accessible, provided that the following requirements are still met:
An accessible route to the bathroom door
Reinforcing at the water closet and shower for future installation of grab bars
31-3/4" clear opening at entry door
Accessible operable mechanisms and controls
30" x 48" clear floor space is provided out of the swing of the door.
All bathrooms in a Type B unit must be provided with reinforcement for the future installation of grab bars and shower seats

The sidewall grab bar is permitted to be 18", located 12" max. from the rear wall and extending 30" min. from the rear wall, where side wall space is limited. The rear grab bar shall be permitted to be 24" minimum in length, centered on the water closet, where wall space does not permit a 36" grab bar.

The distance between the centerline of the water closet shall be located min. 18" from the side wall. The distance between the centerline of the water closet to the side of a fixture shall be a minimum of 15".

KITCHENS

In a galley type kitchen, a minimum clearance of 40" is required between cabinets, and in a u-shaped kitchen, 60" a minimum clearance of 60" is required.

The sink shall be positioned for a 30" x 48" parallel approach, centered on the sink bowl.

A forward/parallel approach to the dishwasher shall be provided. The clear floor space shall be positioned beyond the swing of the dishwasher door.

Cooktops shall be provided with a forward/parallel clear floor space, centered on the cooktop. Where the clear floor space is positioned for a forward approach, knee and toe clearance complying with Section 306 shall be provided.

The refrigerator/freezer shall be provided with a 30" x 48" clear floor space positioned for a forward/parallel approach. The centerline of the clear floor space must align with the centerline of the refrigerator/freezer.

2RZ architecture
1629 N ELSTON, CHICAGO, IL 60642
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MCZ development

SHEFFIELD APARTMENTS BUILDING ADDITION

3763 N SHEFFIELD
CHICAGO, ILLINOIS 60613

Revision Schedule

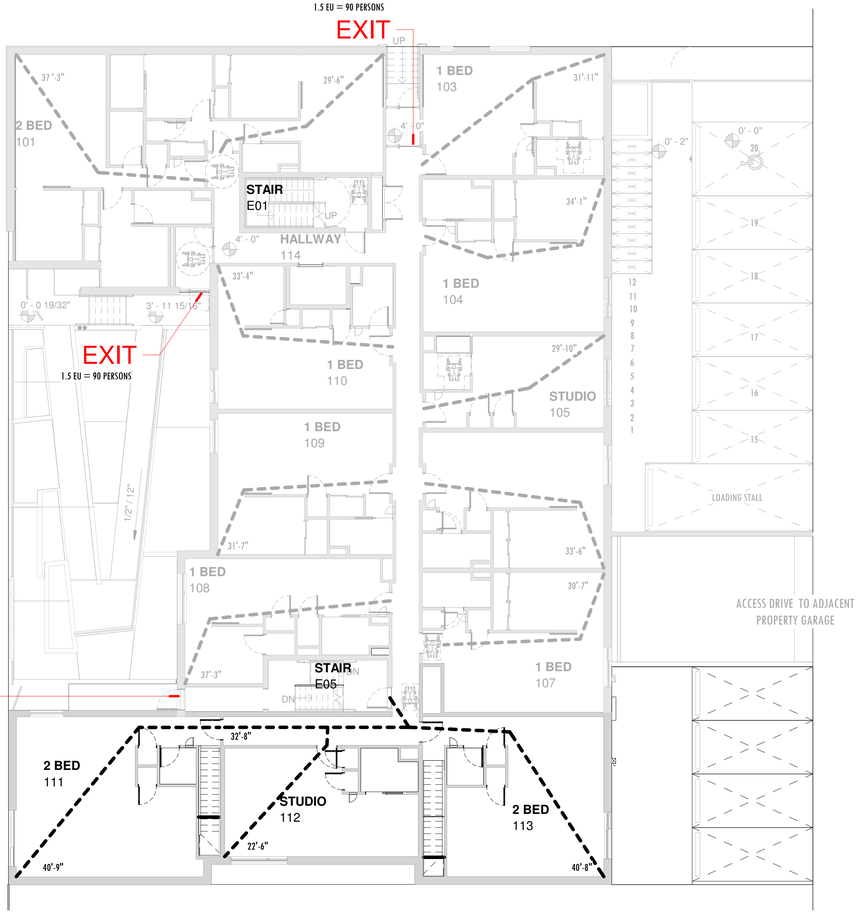
No	Issue Date	Description
18	10.26.18	DD-3
19	11.06.18	Check Set
20	2.5.19	IFP
21	4.17.19	Permit Corrections R1

STATE OF ILLINOIS
WILLIAM RODON HORNOF
001-014275
LICENSED ARCHITECT

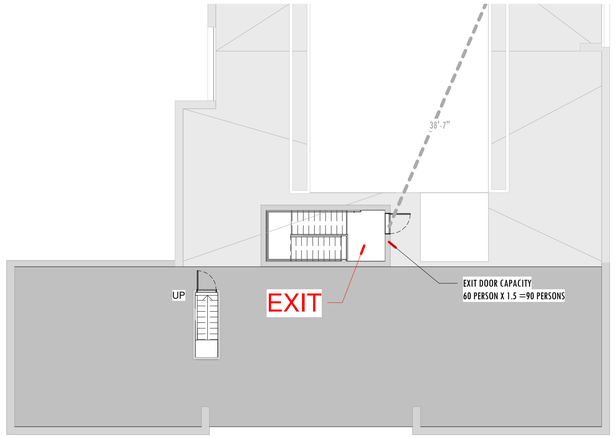
Accessibility Details

Project Issue Date: **02-16-17**
Project No: **1702**
Drawn By: **WRH**
Dwg Scale: **As indicated**

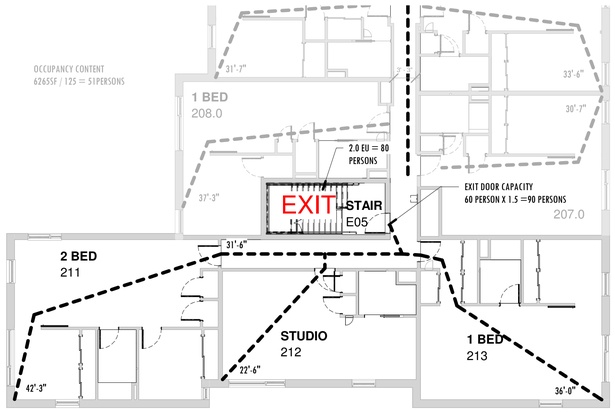
A1.2



1 **1st Floor Travel Distance**
3/32" = 1'-0"



2 **Roof Plan Travel Distance**
3/32" = 1'-0"



3 **2nd Floor Travel Distance**
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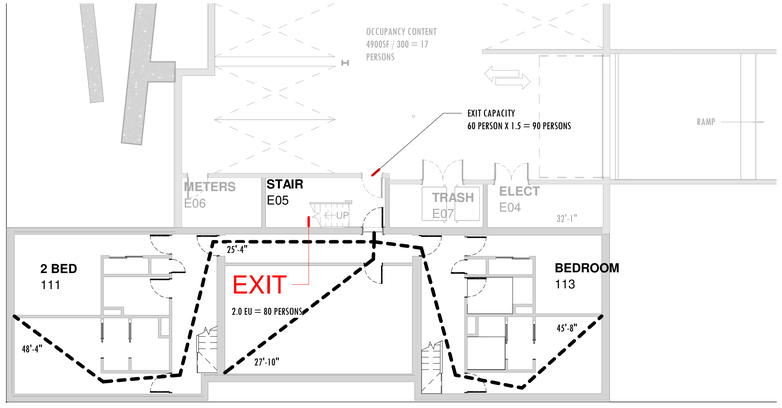

4 **Basement Travel Distance**
3/32" = 1'-0"

OCCUPANT LOAD CALCULATIONS (SAMPLE)

Room Number	Room or Space	Occupancy Content 13-56-300	Calculated Area (Net Sq.-Ft.) 13-56-300	Net Sq.-Ft. Per Person	Calculated Number of Persons
Floor					
	Electrical Room	Storage	0	300	0
	Lounge	Tables and Chairs	0	15	0
	Lobby	Business	0	100	0
	Dwelling Units	**Residential**	**6,265**	**125**	**51**
	Garage	Storage	0	300	0
				Total	**51**

OCCUPANT LOAD CALCULATIONS (SAMPLE)

Room Number	Room or Space	Occupancy Content 13-56-300	Calculated Area (Net Sq.-Ft.) 13-56-300	Net Sq.-Ft. Per Person	Calculated Number of Persons
Floor					
	Electrical Room	Storage	112	300	1
	Pump / Meters room	Tables and Chairs	220	100	3
	Gym	Business	575	100	6
	Dwelling Units	Residential	120	125	1
	Garage	Storage	4,900	300	17
				Total	**28**

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2RZ architecture
1629 N ELSTON, CHICAGO, IL 60642
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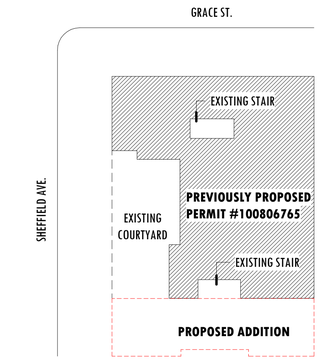


KEYNOTE PLAN
1/32" = 1'-0"

MCZ development

SHEFFIELD APARTMENTS BUILDING ADDITION

3763 N SHEFFIELD
CHICAGO, ILLINOIS 60613

Revision Schedule

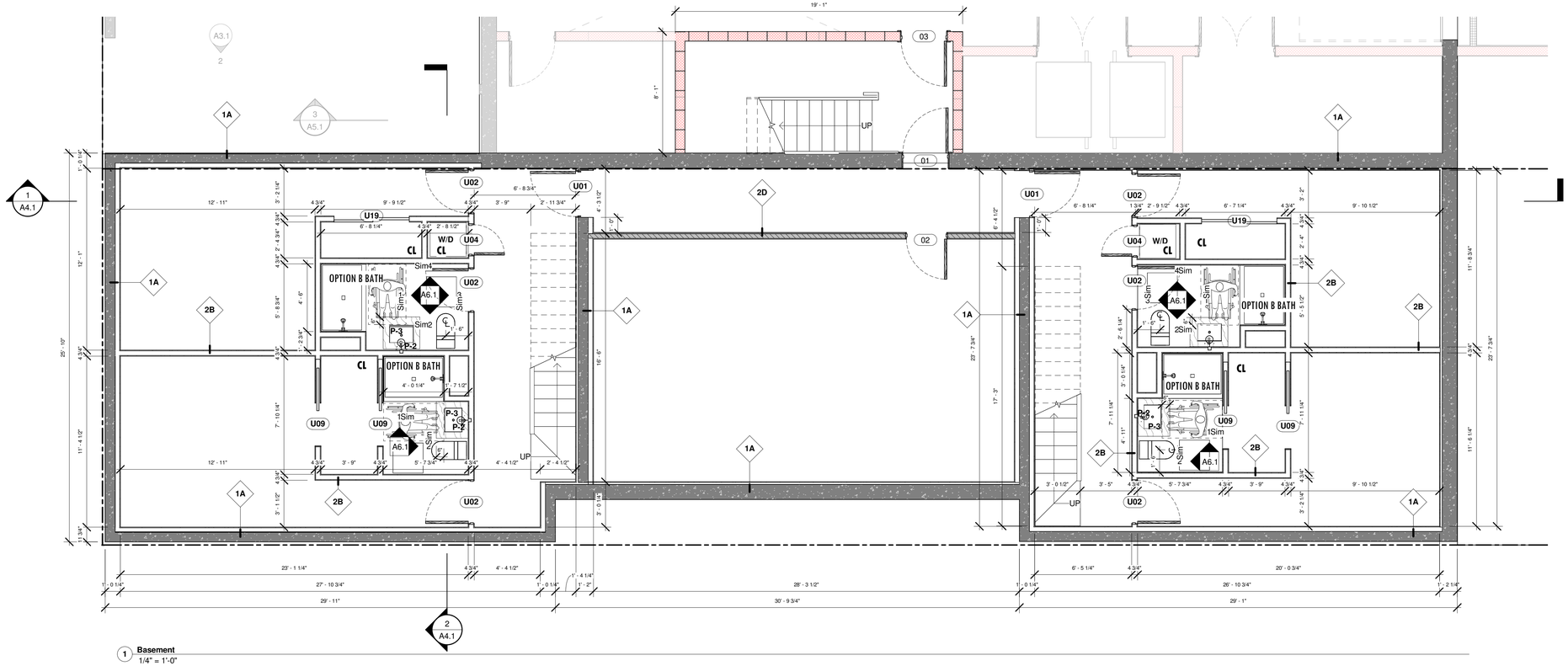
No	Issue Date	Description
18	10.26.18	DD-3
19	11.06.18	Check Set
20	2.5.19	IFP
21	4.17.19	Permit Corrections R1

STATE OF ILLINOIS
WILLIAM RODON HORNOF
001-014275
LICENSED ARCHITECT

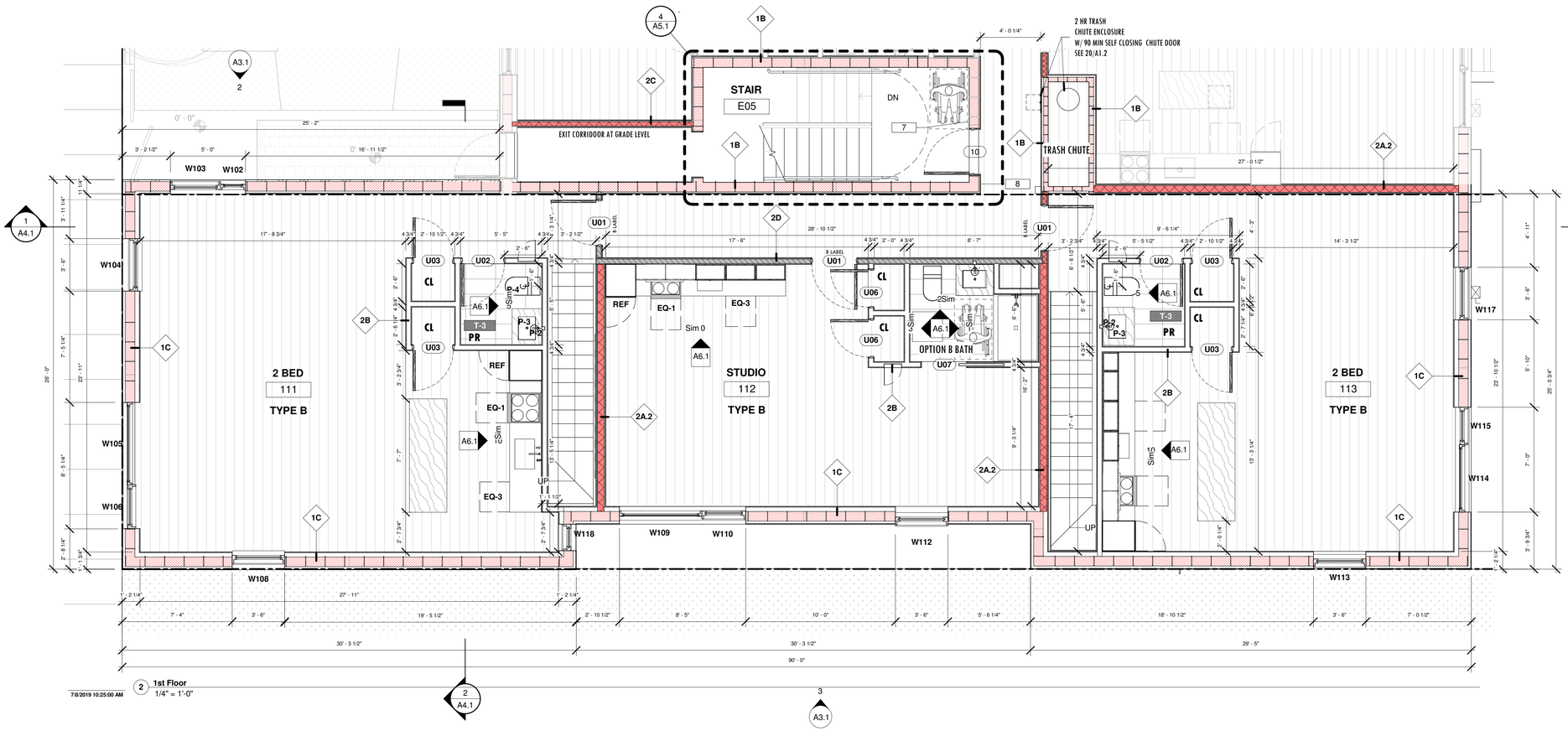
Life Safety Plans

Project Issue Date: **02-16-17**
Project No: **1702**
Drawn By: **WRH**
Dwg Scale: **As indicated**

A1.3



1 **Basement**
1/4" = 1'-0"



2 **1st Floor**
1/4" = 1'-0"

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WALL LEGEND

2A — INTERIOR NON BEARING
(UL# U411) **2 HR RATING** STC RATING: 48

2B — TYPICAL INTERIOR NON BEARING
(UL# U419) **1 HR RATING** STC RATING: 40

2C — INTERIOR NON BEARING DEMISING WALL
(UL# U452) **1 1/2 HR RATING** STC RATING: 58

2D — INTERIOR FURRING PARTITION CORRIDOR
(UL# U419) **1 HR RATING** STC RATING: 55

DOOR FIRE RATINGS

A = 3 HR
B = 1 1/2 HR
C = 1 HR

GENERAL NOTES

SEE M SHTS FOR NATURAL LIGHT + VENTILATION SHEDULES

ALL BASEBOARDS AT RESIDENTIAL UNITS TO BE 1/2" X 4" MDF PAINTED TO MATCH WALL WITH STRIAGHT EDGES

ALL INTERIOR DOOR TRIM TO BE 1/2" X 4" MDF PAINTED TO MATCH WALL COLOR WITH STRIAGHT EDGES

PROVIDE SOUND ATTENUATION AS NOTED ON PLAN SEE WALL TYPES FOR SPECIFICATION

FOR OCCUPANCY CONTENT, EXIT CAPACITY AND TRAVEL DISTANCES SEE LIFE SAFETY PLANS

ACCESSIBILITY KEY NOTES

1. FOR CLOSETS AT ALL TYPE A UNITS PROVIDE ADJUSTABLE SHELVES AND HANG RODS

2. 30" KITCHEN WORKSPACE TO HAVE REMOVEABLE BASE CABINET. WORK TOP HEIGHT 34" TYP

3. KITCHEN SINK TO HAVE REMOVEABLE BASE CABINET. WORK TOP HEIGHT 34" TYP

4. ALL OPERABLE WINDOWS IN TYPE A UNITS DESIGNATED WITH "A TO MEET ADA REACH REQUIREMENTS AS NOTED IN ELEVATION 10/A9.3 TYP

5. ALL OPERABLE WINDOWS IN TYPE A UNITS DESIGNATED WITH "A SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5.0 POUNDS MAXIMUM AND SHALL COMPLY WITH ACCESSIBLE ROUTE REGULATIONS.

6. ALL WASHER DRYERS IN UNITS SHALL COMPLY WITH CLEAR FLOOR SPACE REQUIREMENTS, SHALL BE POSITIONED FOR A PARALLEL APPROACH AND CLEAR FLOOR SPACE SHALL BE CENTERED ON APPLIANCE. ALL OPERABLE PARTS, INCLUDING LINT SCREENS, DETERGENT AND BLEACH COMPARTMENTS SHALL COMPLY WITH OPERABLE PARTS REGULATION

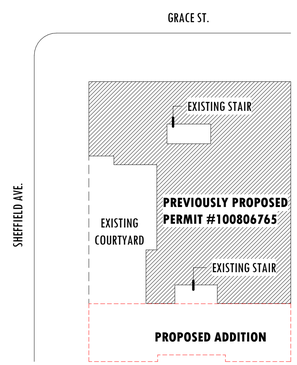
7. SIGN WITHIN STAIR INDICATING LEVEL; CL SIGN SHALL BE 60"AFF AND EDGE OF SIGN SHALL BE 9" FROM EDGE OF DOOR LETTERS SHALL BE 6" TALL WITH RAISED BRAILLE; TYP AT ALL FLOORS SEE DETAIL 36/A0.7

8. LOCATION OF A.D.R. SIGN (SEE 34/A0.7)

9. CABINETRY UNDER THE SINK SHALL MEET THE FOLLOWING REQUIREMENTS AS PER SECTION 1004.11.3.2.1.1, PROVIDED:
(A) THE CAIBNETRY CAN BE REMOVED WITHOUT REMOVAL OR REPLAEMENT OF THE SINK
(B) THE FLOOR FINISH EXTENDS UNDER SUCH CABINETRY
(C) THE WALLS BEHIND AND SURROUNDING CABINETRY ARE FINISHED

10. WHERE SWING UP GRAB BARS ARE INSTALLED, A CLEARANCE OF 18" MIN. FROM THE CENTERLINE OF THE WATER CLOSET TO ANY SIDE WALL OR OBSTRUCTION SHALL BE PROVIDED. A SWING UP GRAB BAR SHALL BE INSTALLED WITH THE CENTERLINE OF THE GRAB BAR 15 3/4" FROM THE CENTERLINE OF THE WATER CLOSET. SWING UP BARS SHALL BE 28" MIN. IN LENGTH, MEASURED FRO MTHE WALL TO THE END OF THE HORIZONTAL PORTION OF THE GRAB BAR.

2RZ architecture
1629 N ELSTON, CHICAGO, IL 60642
P 773 384 4400 F 773 384 4404



KEYNOTE PLAN
1/32" = 1'-0"

MCZ development

SHEFFIELD APARTMENTS BUILDING ADDITION

3763 N SHEFFIELD
CHICAGO, ILLINOIS 60613

Revision Schedule

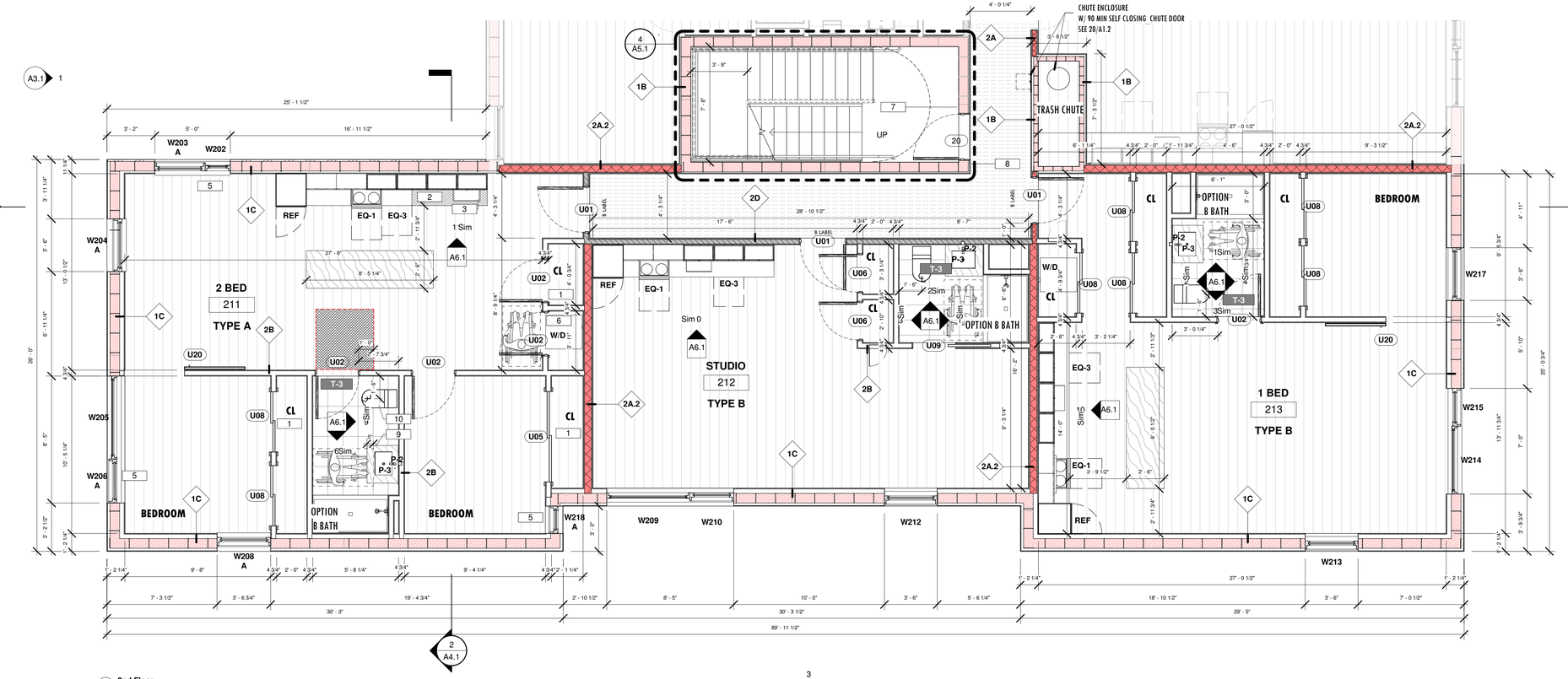
No	Issue Date	Description
4	5.2.17	SD-2 REV
5	5.5.17	SD-3
7	8.31.17	SD-4 Rev
8	12.19.17	SD-6 Rev
9	1.9.18	SD-6.3 Rev
10	1.24.18	SD-6.3 Community Group Meeting
11	2.6.18	SD-7 Bsmt
12	3.13.18	SD-8 CGM
13	6.19.18	DD REVIEW
14	7.7.18	Consultant Subm
15	7.17.18	Building Revision
16	7.28.18	MEP Subm
19	11.06.18	Check Set
20	2.5.19	IFP
21	4.17.19	Permit Corrections R1

STATE OF ILLINOIS
WILLIAM RODON HORNOF
001-014275
LICENSED ARCHITECT

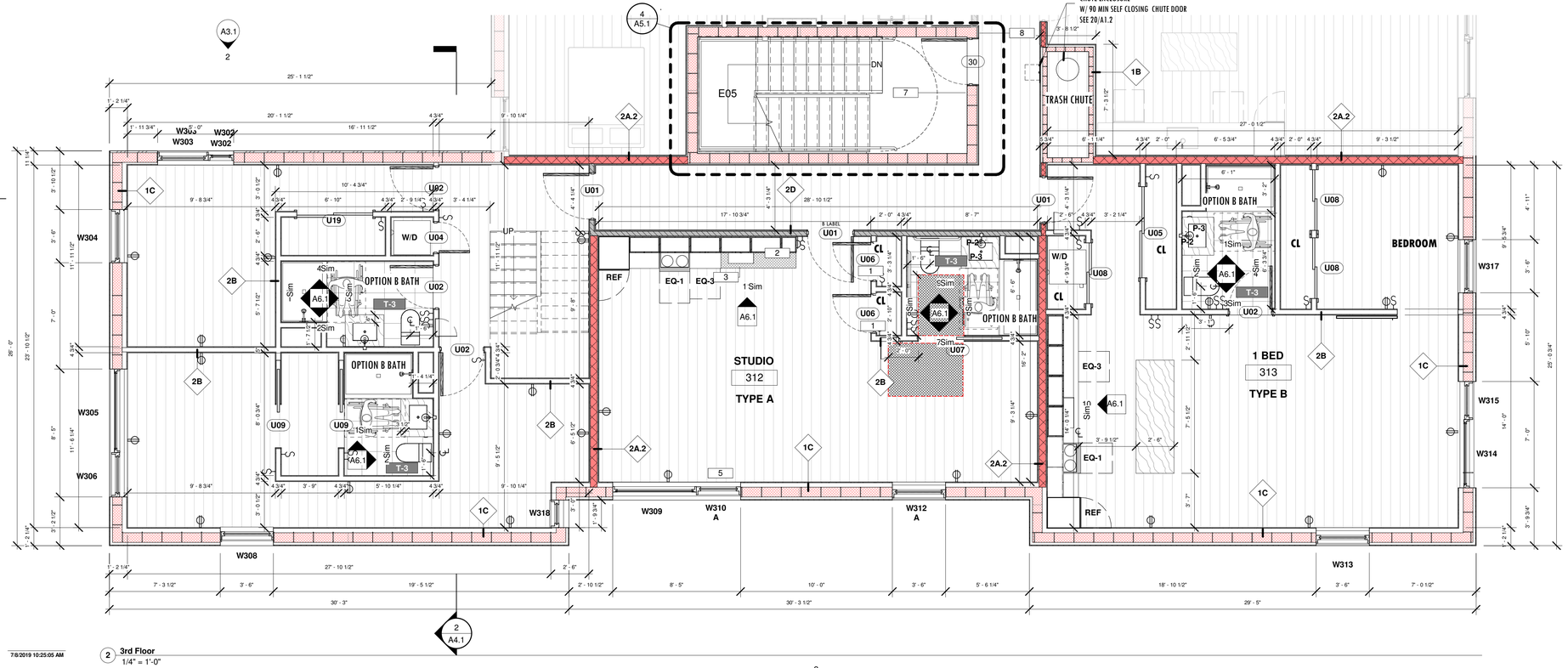
Basement & 1st Floor Plan

Project Issue Date: **02-16-17**
Project No: **1702**
Drawn By: **KW**
Dwg Scale: **As indicated**

A2.0



1 2nd Floor
1/4" = 1'-0"



2 3rd Floor
1/4" = 1'-0"

7/8/2019 10:25:05 AM

WALL LEGEND

- 2A — INTERIOR NON BEARING (UL# U411) **2 HR RATING** STC RATING: 48
- 2B — TYPICAL INTERIOR NON BEARING (UL# U419) **1 HR RATING** STC RATING: 40
- 2C — INTERIOR NON BEARING DEMISING WALL (UL# U452) **1 1/2 HR RATING** STC RATING: 58
- 2D — INTERIOR FURRING PARTITION CORRIDOR (UL# U419) **1 HR RATING** STC RATING: 55

DOOR FIRE RATINGS

A = 3 HR
B = 1 1/2 HR
C = 1 HR

GENERAL NOTES

SEE M SHTS FOR NATURAL LIGHT + VENTILATION SHEDULES

ALL BASEBOARDS AT RESIDENTIAL UNITS TO BE 1/2" X 4" MDF PAINTED TO MATCH WALL WITH STRIAGHT EDGES

ALL INTERIOR DOOR TRIM TO BE 1/2" X 4" MDF PAINTED TO MATCH WALL COLOR WITH STRIAGHT EDGES

PROVIDE SOUND ATTENUATION AS NOTED ON PLAN SEE WALL TYPES FOR SPECIFICATION

FOR OCCUPANCY CONTENT, EXIT CAPACITY AND TRAVEL DISTANCES SEE LIFE SAFETY PLANS

ACCESSIBILITY KEY NOTES

1. FOR CLOSETS AT ALL TYPE A UNITS PROVIDE ADJUSTABLE SHELVES AND HANG RODS

2. 30" KITCHEN WORKSPACE TO HAVE REMOVEABLE BASE CABINET. WORK TOP HEIGHT 34" TYP

3. KITCHEN SINK TO HAVE REMOVEABLE BASE CABINET. WORK TOP HEIGHT 34" TYP

4. ALL OPERABLE WINDOWS IN TYPE A UNITS DESIGNATED WITH "A TO MEET ADA REACH REQUIREMENTS AS NOTED IN ELEVATION 10/A9.3 TYP

5. ALL OPERABLE WINDOWS IN TYPE A UNITS DESIGNATED WITH "A SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5.0 POUNDS MAXIMUM AND SHALL COMPLY WITH ACCESSIBLE ROUTE REGULATIONS.

6. ALL WASHER DRYERS IN UNITS SHALL COMPLY WITH CLEAR FLOOR SPACE REQUIREMENTS, SHALL BE POSITIONED FOR A PARALLEL APPROACH AND CLEAR FLOOR SPACE SHALL BE CENTERED ON APPLIANCE. ALL OPERABLE PARTS, INCLUDING LINT SCREENS, DETERGENT AND BLEACH COMPARTMENTS SHALL COMPLY WITH OPERABLE PARTS REGULATION

7. SIGN WITHIN STAIR INDICATING LEVEL; CL SIGN SHALL BE 60"AFF AND EDGE OF SIGN SHALL BE 9" FROM EDGE OF DOOR LETTERS SHALL BE 6" TALL WITH RAISED BRAILLE; TYP AT ALL FLOORS SEE DETAIL 36/A0.7

8. LOCATION OF A.O.R. SIGN (SEE 34/A0.7)

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2RZ architecture
1629 N ELSTON, CHICAGO, IL 60642
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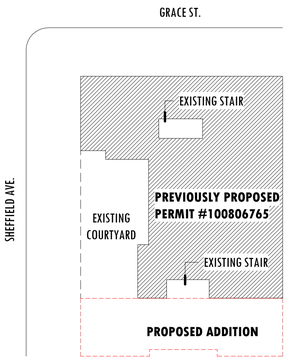


KEYNOTE PLAN
1/32" = 1'-0"

MCZ development

SHEFFIELD APARTMENTS BUILDING ADDITION

3763 N SHEFFIELD
CHICAGO, ILLINOIS 60613

Revision Schedule

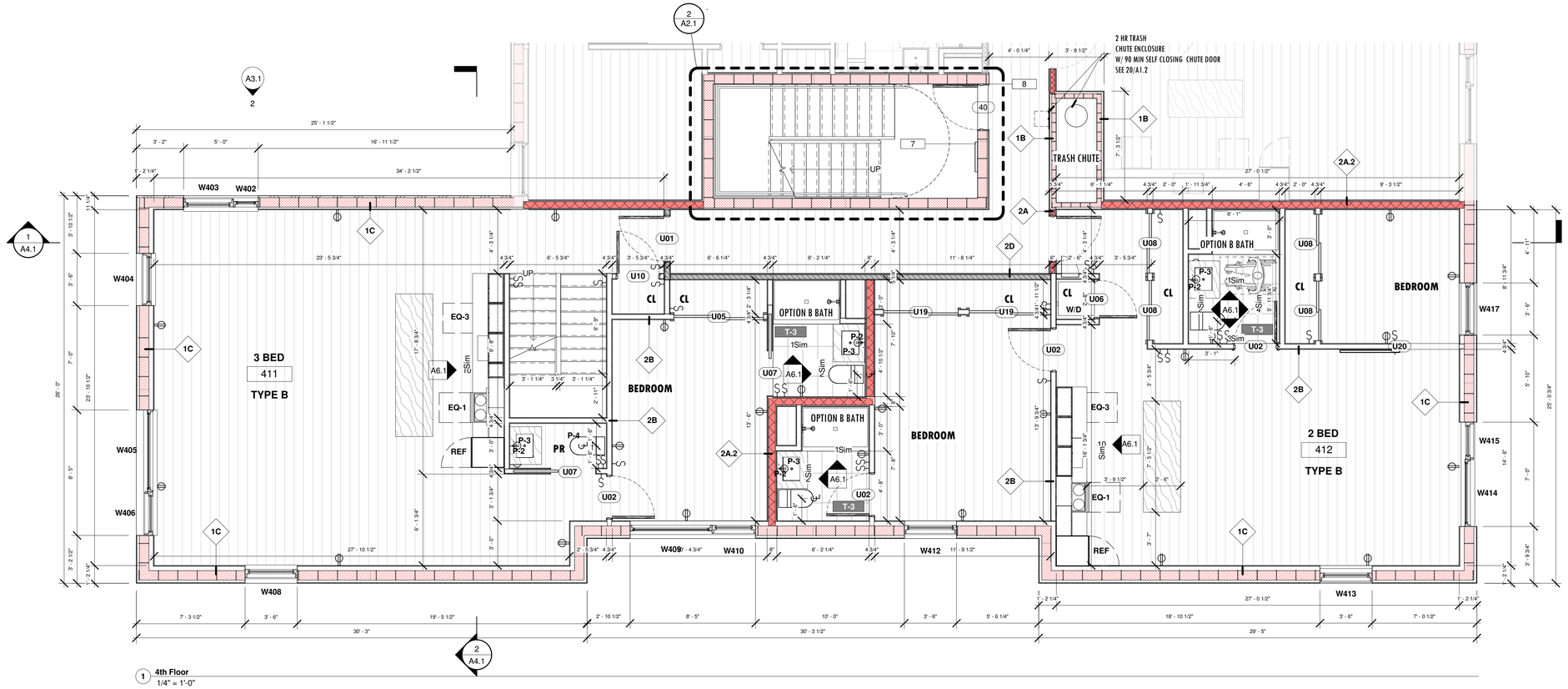
No	Issue Date	Description
2	3.9.17	SD-1
11	2.6.18	SD-7 Bsmt
12	3.13.18	SD-8 CGM
13	6.19.18	DD REVIEW
14	7.7.18	Consultant Subm
15	7.17.18	Building Revision
16	7.28.18	MEP Subm
18	10.26.18	DD-3
19	11.06.18	Check Set
20	2.5.19	IFP
21	4.17.19	Permit Corrections R1

STATE OF ILLINOIS
WILLIAM RODON HORNOF
001-014275
LICENSED ARCHITECT

2nd & 3rd Floor Plan

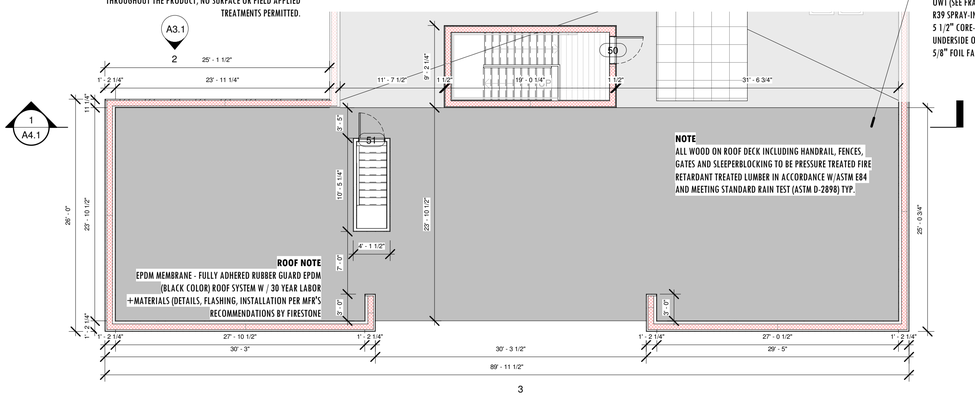
Project Issue Date: 02-16-17
Project No: 1702
Drawn By: wrh
Dwg Scale: As indicated

A2.1



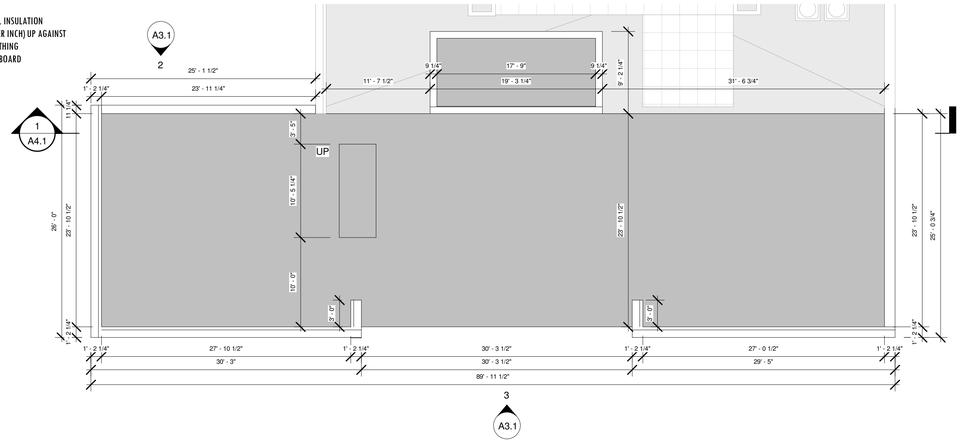
1 4th Floor
1/4" = 1'-0"

KEYNOTE PLAN
1/32" = 1'-0"



2 Roof Plan
1/8" = 1'-0"

TYPICAL ROOF STRUCTURE: CLASS A
CANT STRIP (FLASHING)
RUBBERIZED WATERPROOF MEMBRANE (DO NOT PENETRATE)
TAPERED RIGID INSULATION (2"MIN" R-10 PER INCH FOR 1/8" PER FOOT DRAINAGE SLOPE
3/4" EXTERTIOR GRADE PLYWOOD
OWT (SEE FRAMING PLANS)
R39 SPRAY-IN CLOSED CELL INSULATION
5 1/2" CORE-BOND R7.1 PER INCH) UP AGAINST UNDERSIDE OF ROOF SHEATHING
5/8" FOIL FACED GYPSUM BOARD



3 Penthouse Roof
1/8" = 1'-0"

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2RZ architecture
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MCZ development

SHEFFIELD APARTMENTS BUILDING ADDITION

3763 N SHEFFIELD
CHICAGO, ILLINOIS 60613

Revision Schedule

No	Issue Date	Description
19	11.06.18	Check Set
20	2.5.19	IFP
21	4.17.19	Permit Corrections R1

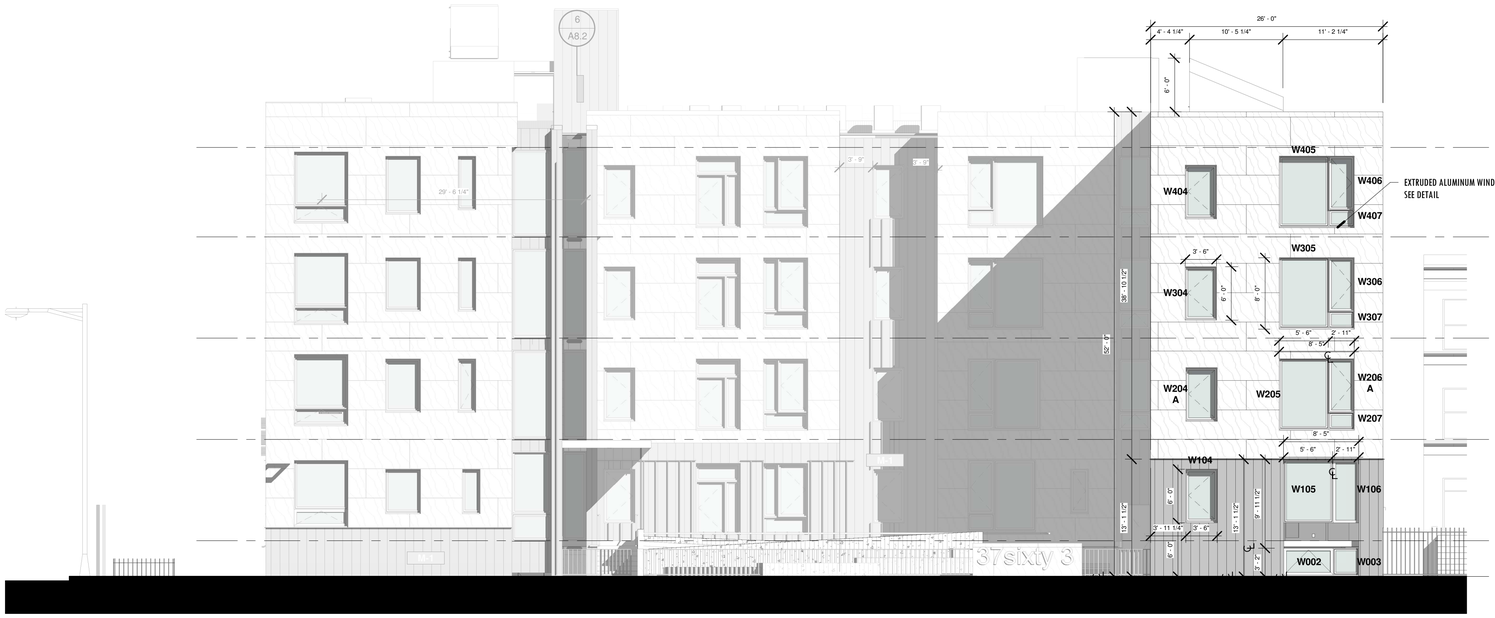
STATE OF ILLINOIS
WILLIAM RODON HORNOF
001-014275
LICENSED ARCHITECT

4th Floor & Roof Plan

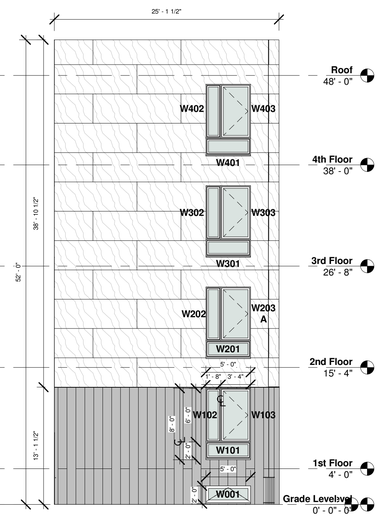
Project Issue Date: **02-16-17**
Project No: **1702**
Drawn By: **KW**
Dwg Scale: **As indicated**

A2.2

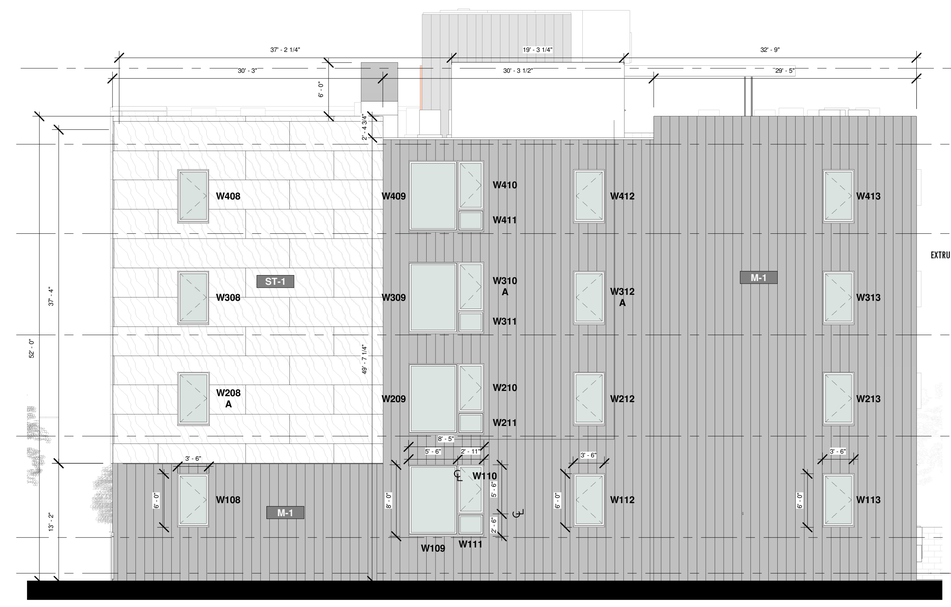
7/8/2019 10:25:08 AM



1 **Sheffield Avenue Elevation**
1/8" = 1'-0"



2 **North Courtyard Elevation**
1/8" = 1'-0"



3 **South Elevation**
1/8" = 1'-0"

4 **Alley Elevation**
1/8" = 1'-0"

7/8/2019 10:25:43 AM

2RZ architecture
1629 N ELSTON, CHICAGO, IL 60642
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MCZ development

SHEFFIELD APARTMENTS BUILDING ADDITION

3763 N SHEFFIELD
CHICAGO, ILLINOIS 60613

Revision Schedule

No	Issue Date	Description
2	3.9.17	SD-1
5	5.5.17	SD-3
9	1.9.18	SD-6.3 Rev
12	3.13.18	SD-8 CGM
13	6.19.18	DD REVIEW
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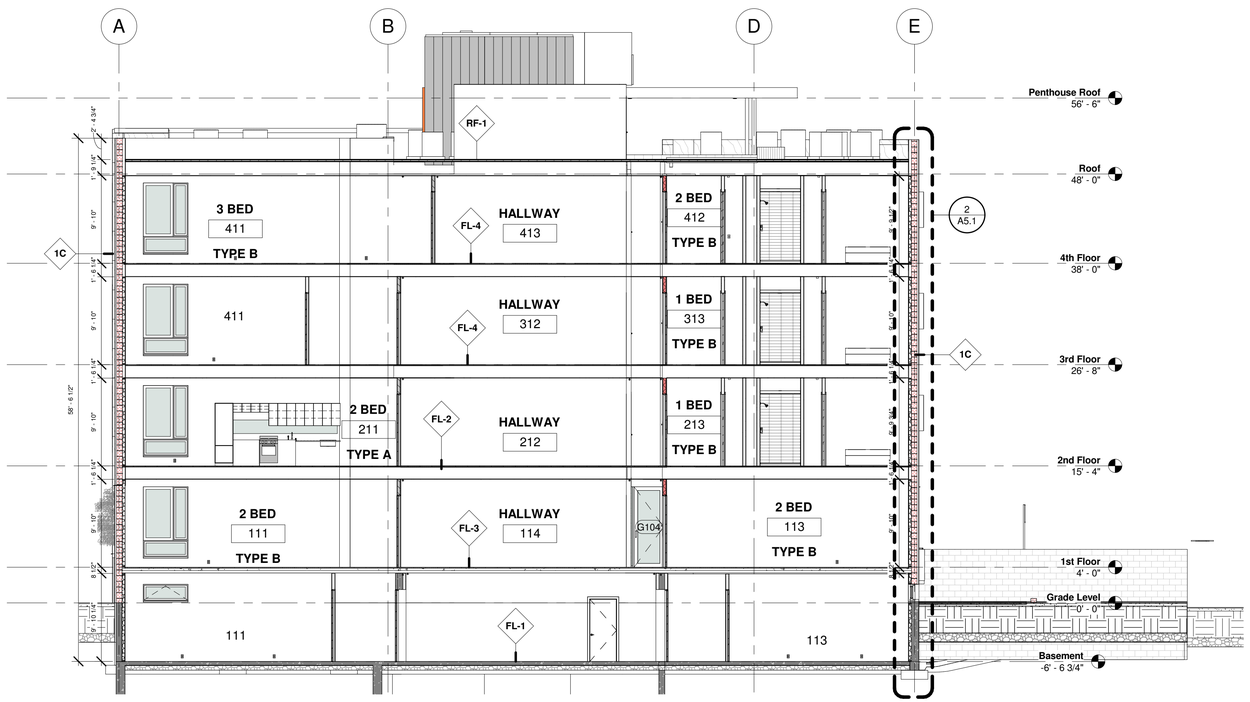
15	7.17.18	Building Revision
19	11.06.18	Check Set
20	2.5.19	IFP
21	4.17.19	Permit Corrections R1

STATE OF ILLINOIS
WILLIAM RODON HORNOF
001-014275
ILLINOIS ARCHITECT

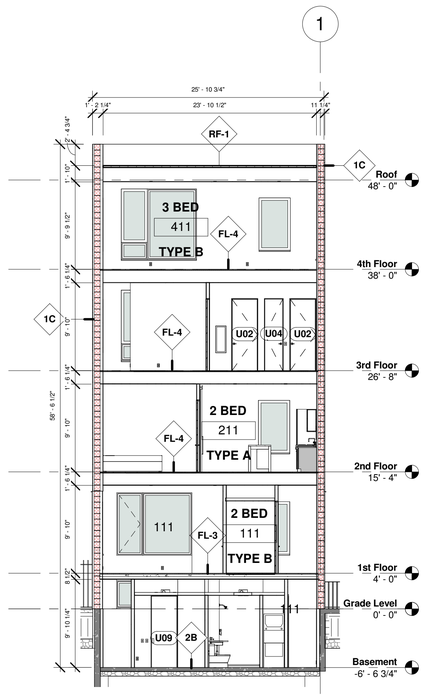
Elevations

Project Issue Date: **02-16-17**
Project No: **1702**
Drawn By: **KW**
Dwg Scale: **1/8" = 1'-0"**

A3.1



1 **Section 12**
1/8" = 1'-0"



2 **Building Section 3**
1/8" = 1'-0"

2RZ architecture
1629 N ELSTON, CHICAGO, IL 60642
P 773 384 4400 F 773 384 4404

MCZ development

SHEFFIELD APARTMENTS BUILDING ADDITION

3763 N SHEFFIELD
CHICAGO, ILLINOIS 60613

Revision Schedule

No	Issue Date	Description
14	7.7.18	Consultant Subm
15	7.17.18	Building Revision
19	11.06.18	Check Set
20	2.5.19	IFP

STATE OF ILLINOIS
WILLIAM RODON HORNOF
001-014275
LICENSED ARCHITECT

Building Sections

Project Issue Date: **02-16-17**
Project No: **1702**
Drawn By: **WRH**
Dwg Scale: **1/8" = 1'-0"**

A4.1

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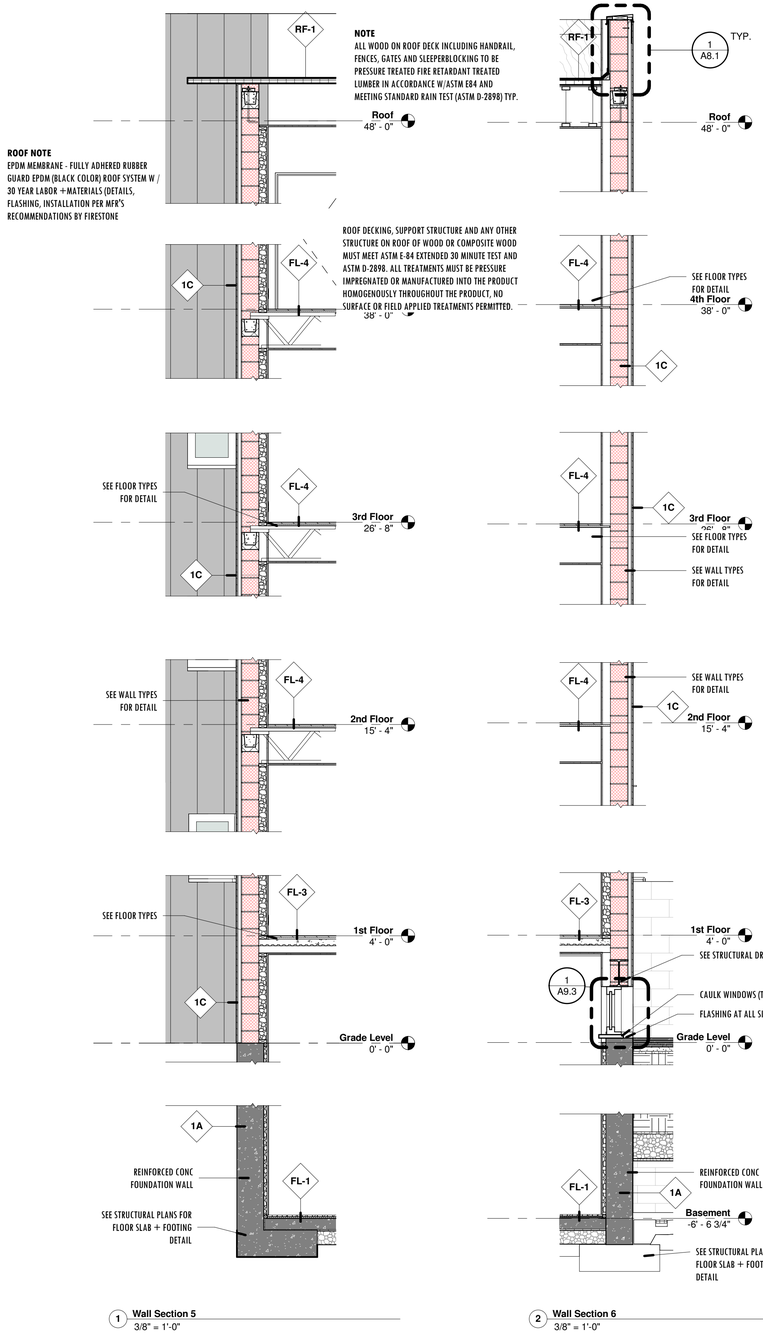
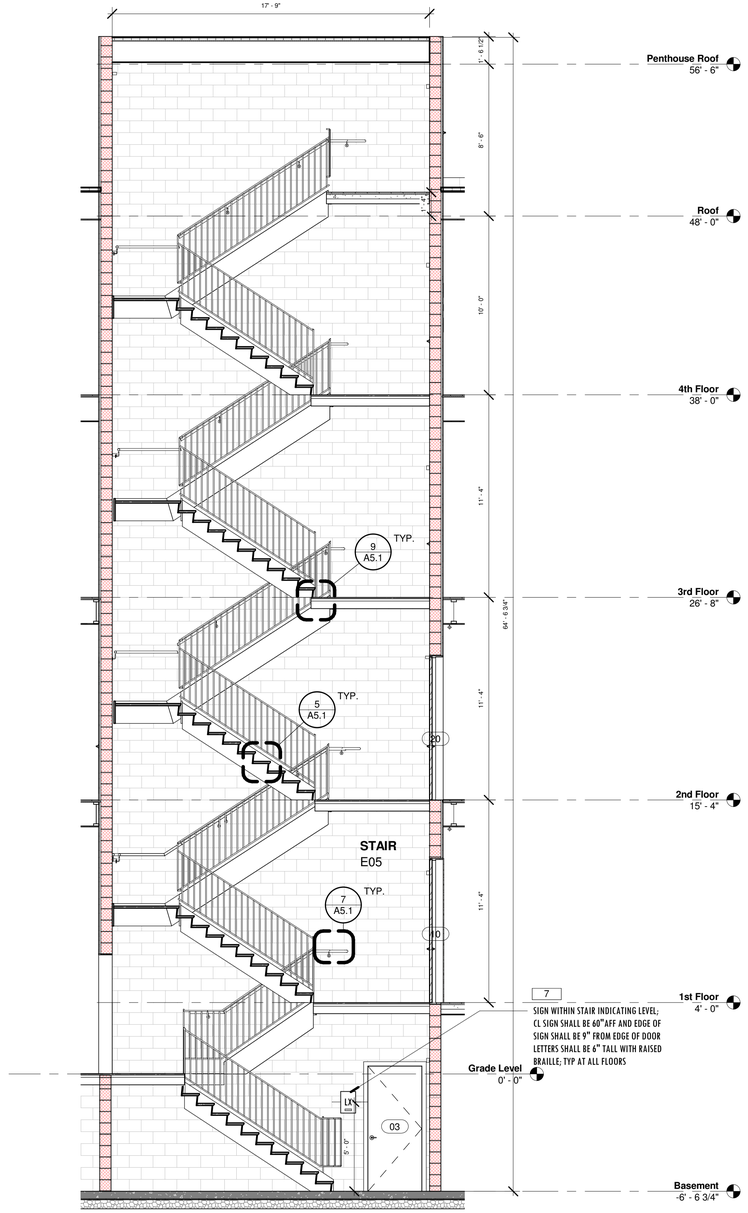
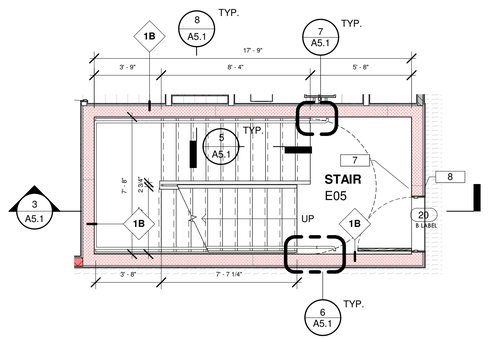


1 **Wall Section 5**
3/8" = 1'-0"

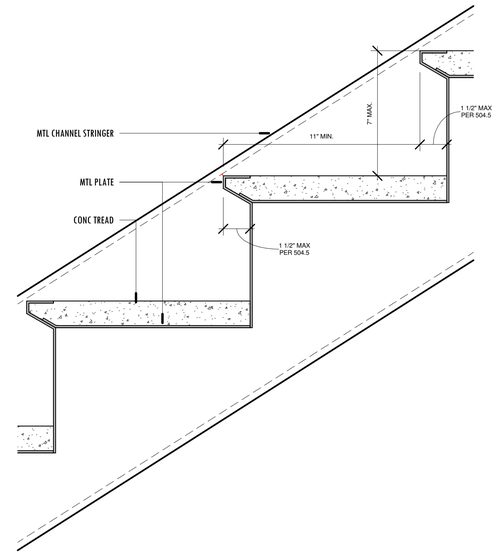
2 **Wall Section 6**
3/8" = 1'-0"



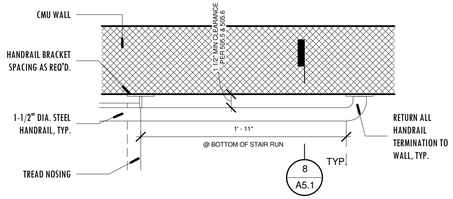
3 **Stair E05 Section Detail**
1/4" = 1'-0"



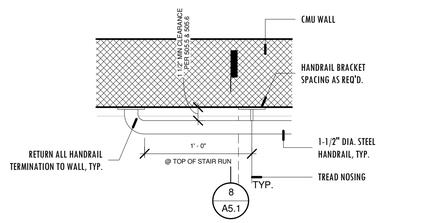
4 **Stair E05 Enlarged Plan**
1/4" = 1'-0"



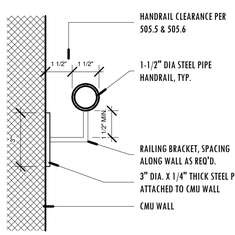
5 **Stair Section Detail, Typ.**
3" = 1'-0"



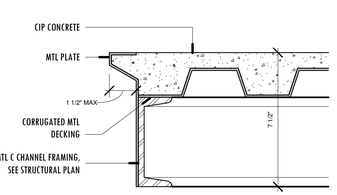
6 **Handrail Termination @ Btm of Stair Run, TYP.**
1 1/2" = 1'-0"



7 **Handrail Termination @ Top of Stair Run, TYP.**
1 1/2" = 1'-0"



8 **Stair Handrail Section Detail, TYP.**
3" = 1'-0"



9 **Stair Floor Edge Section Detail, Typ.**
3" = 1'-0"

2RZ architecture
1629 N ELSTON, CHICAGO, IL 60642
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MCZ development

SHEFFIELD APARTMENTS BUILDING ADDITION

3763 N SHEFFIELD
CHICAGO, ILLINOIS 60613

Revision Schedule

No	Issue Date	Description
15	7.17.18	Building Revision
19	11.06.18	Check Set
20	2.5.19	IFP
21	4.17.19	Permit Corrections R1

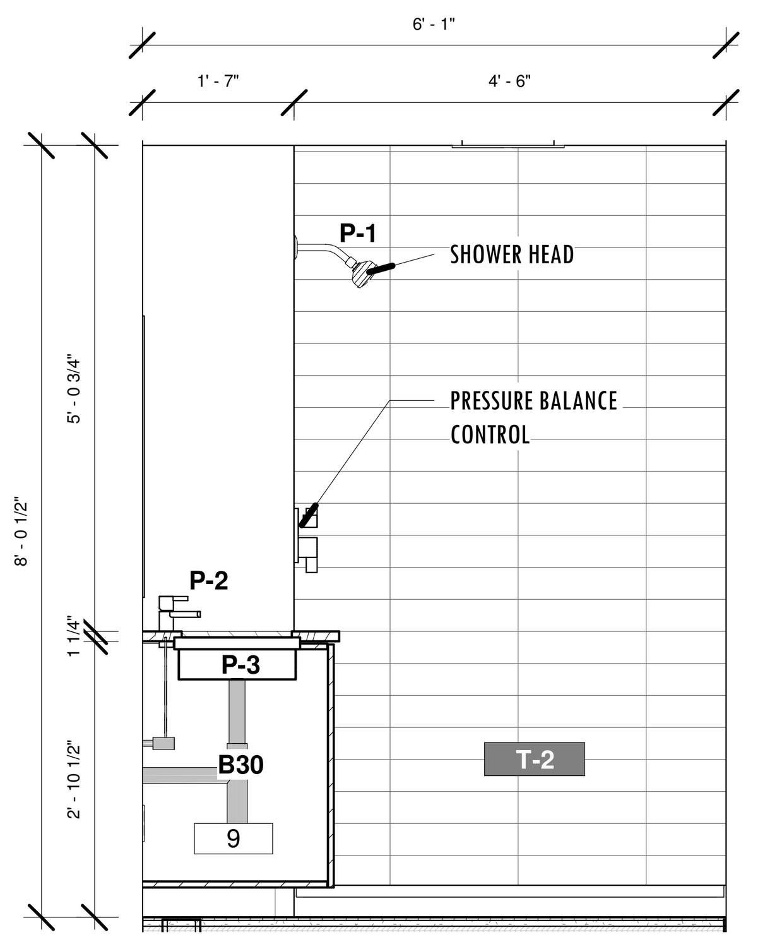
STATE OF ILLINOIS
WILLIAM RODON HORNOF
001-014275
LICENSED ARCHITECT

Wall Sections & Stair Details

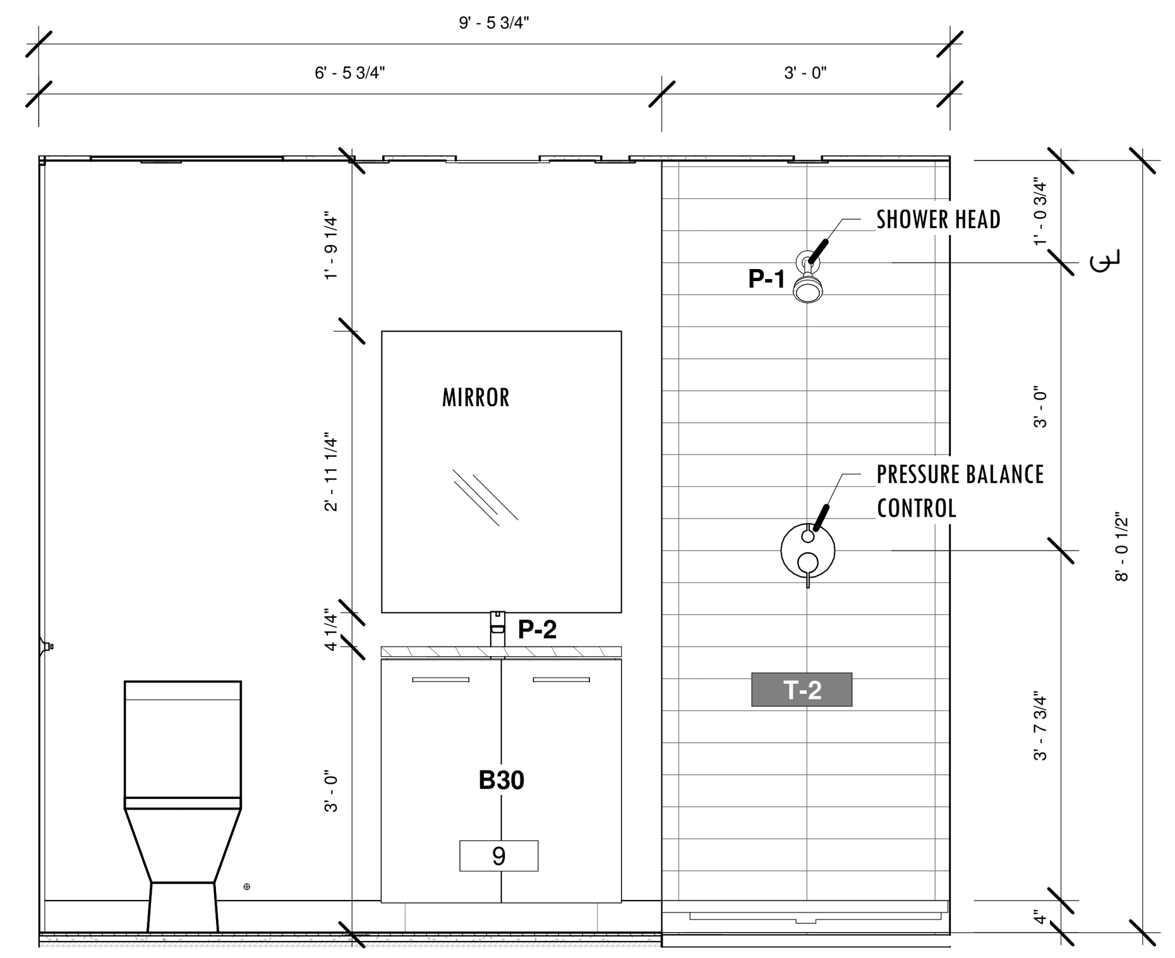
Project Issue Date: **02-16-17**
Project No: **1702**
Drawn By: **WRH**
Dwg Scale: **As indicated**

A5.1

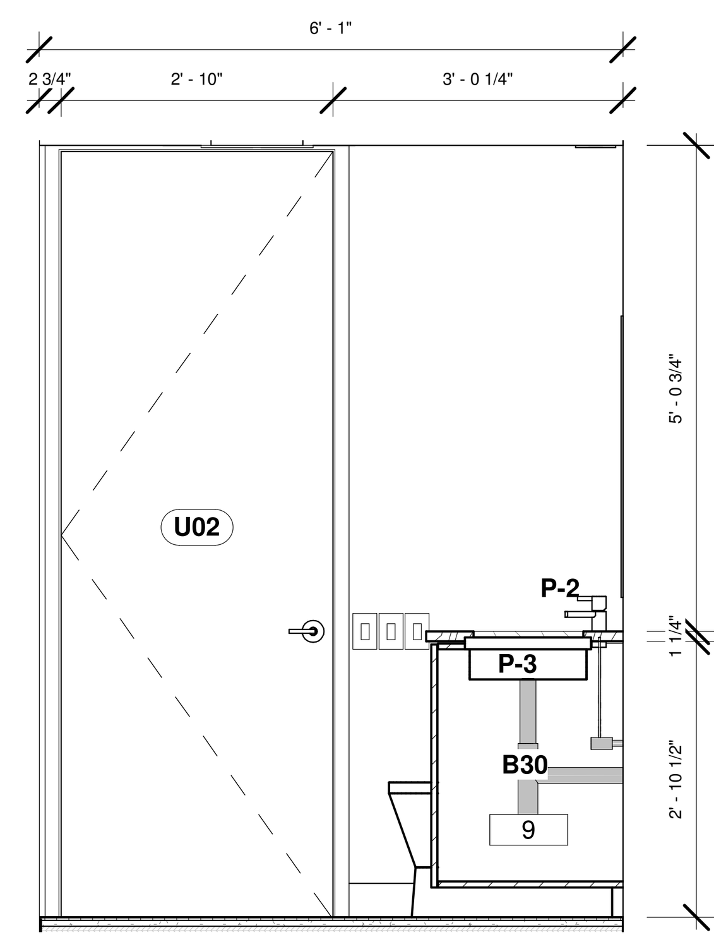
7/8/2019 10:25:54 AM



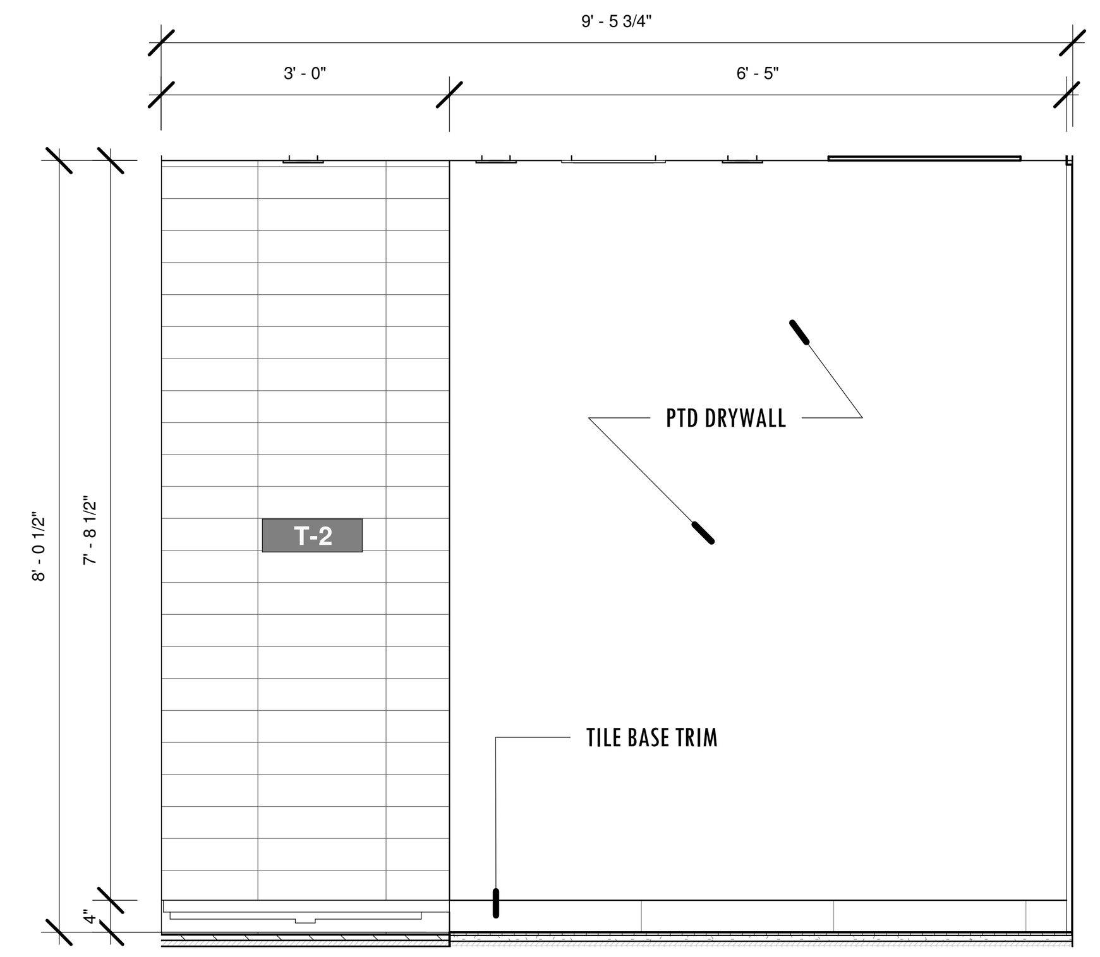
1 TYP. Bathroom A
1/2" = 1'-0"



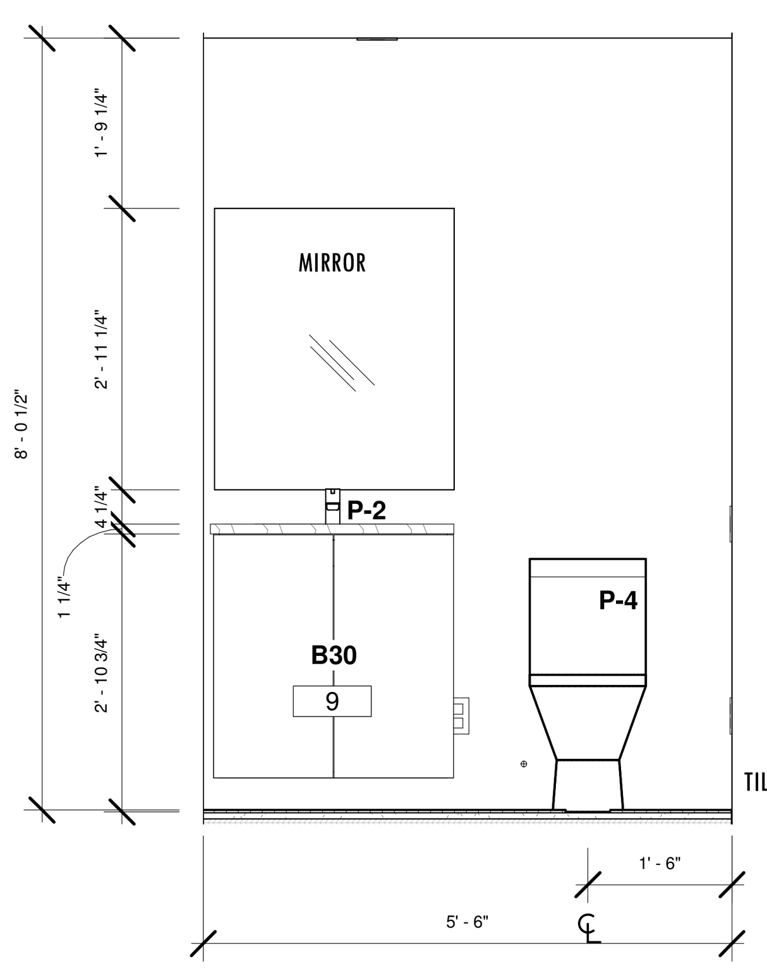
2 TYP. Bathroom B
1/2" = 1'-0"



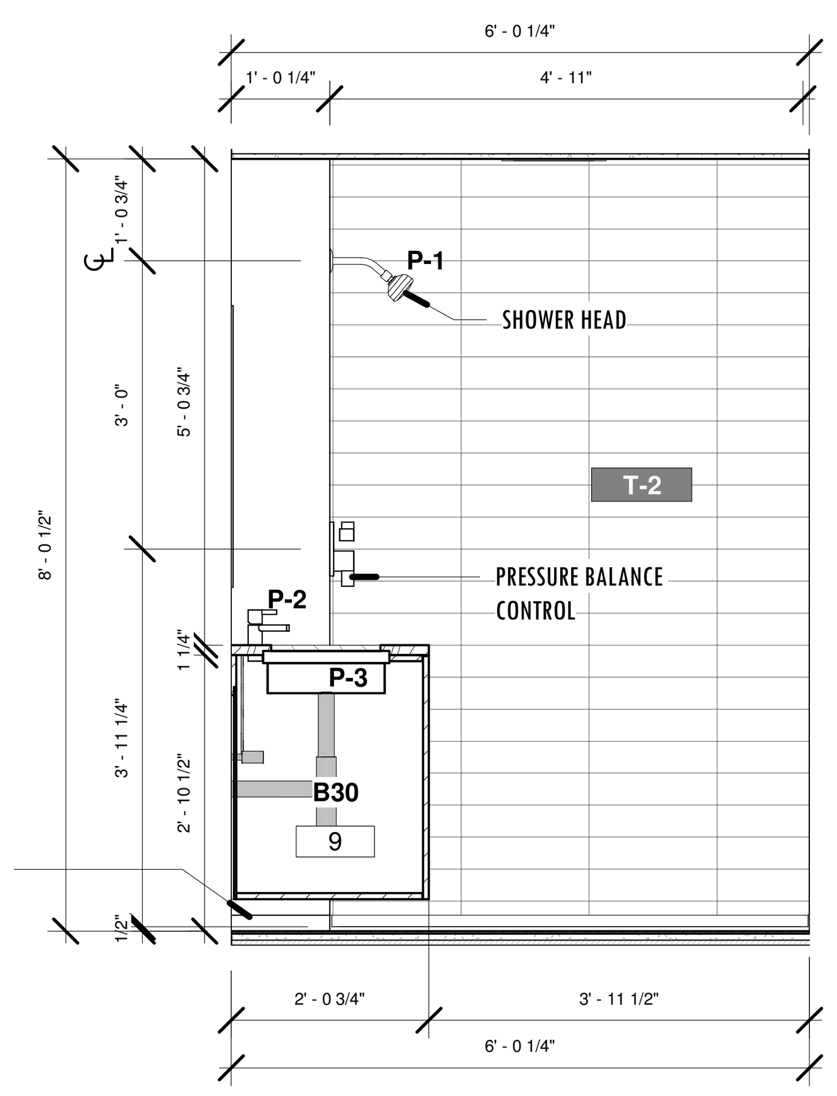
3 TYP. Bathroom C
1/2" = 1'-0"



4 TYP. Bathroom D
1/2" = 1'-0"

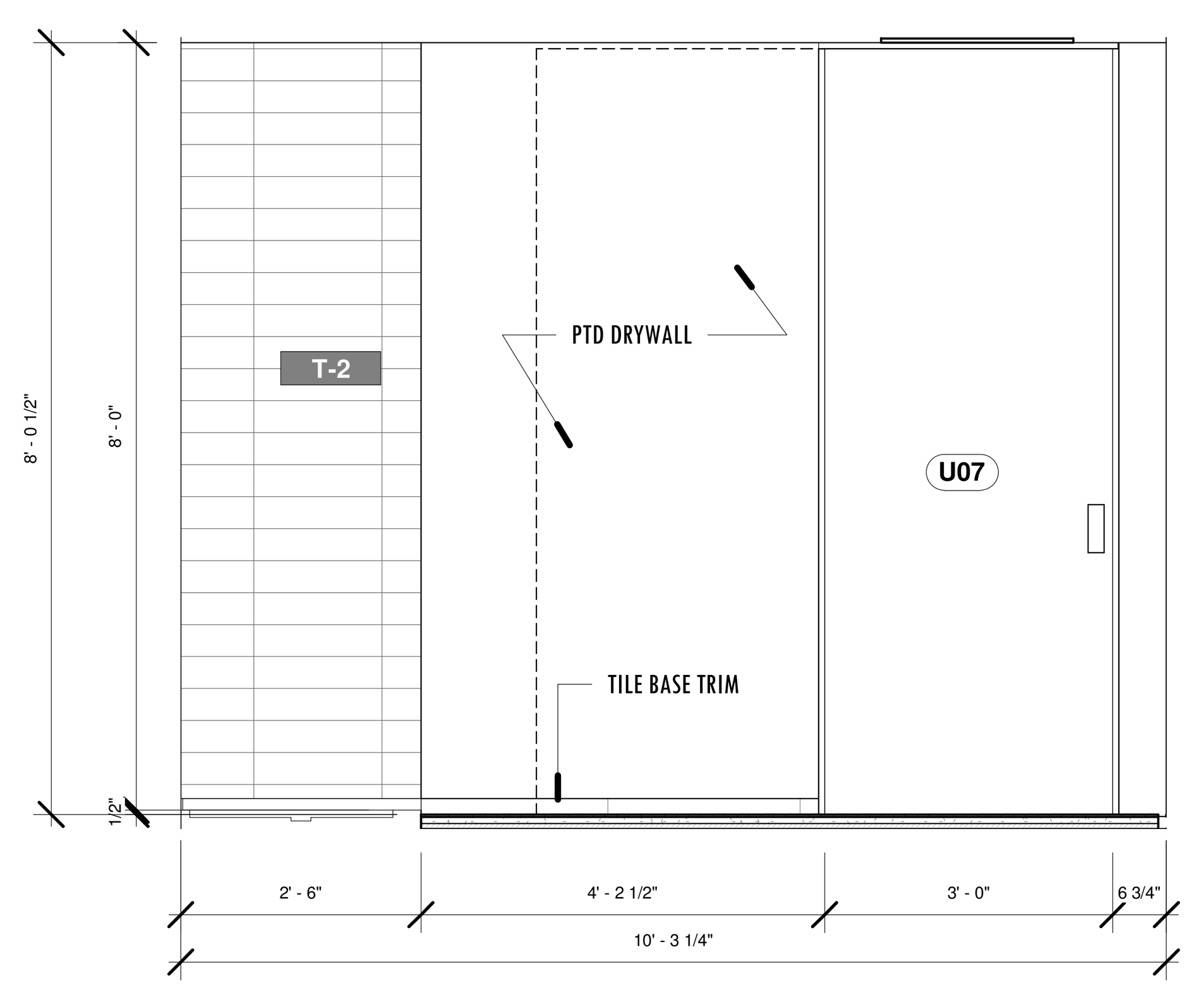


5 113 PR A
1/2" = 1'-0"

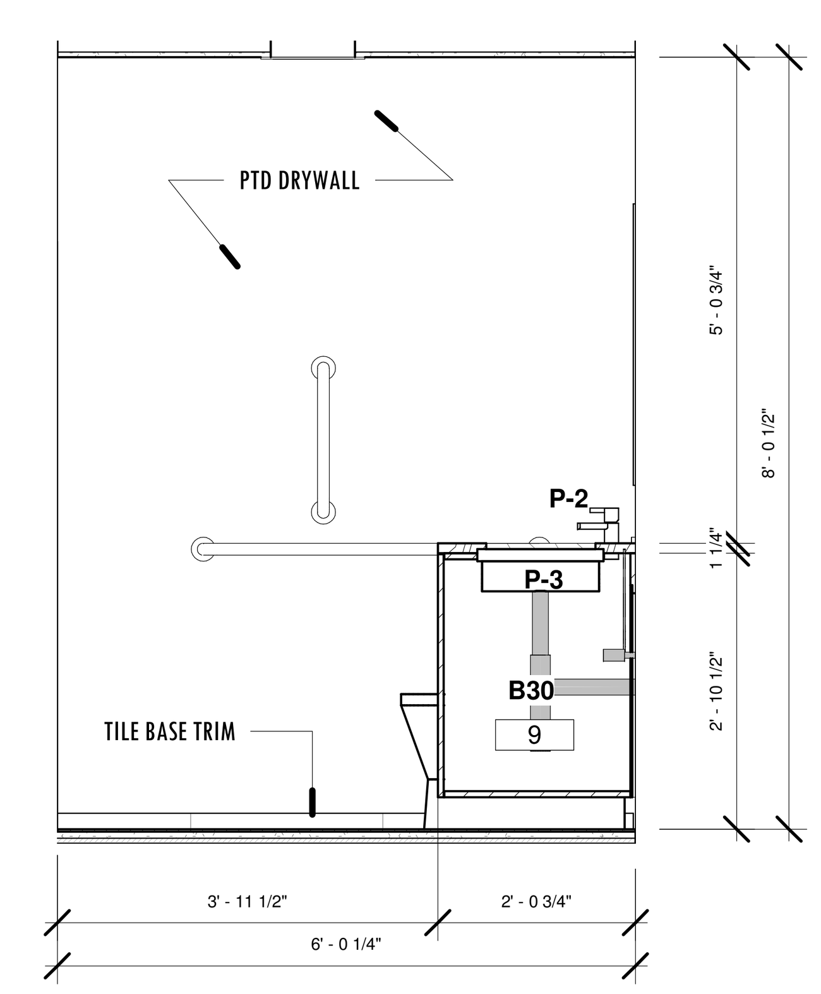


6 TYP Type A Bathroom D
1/2" = 1'-0"

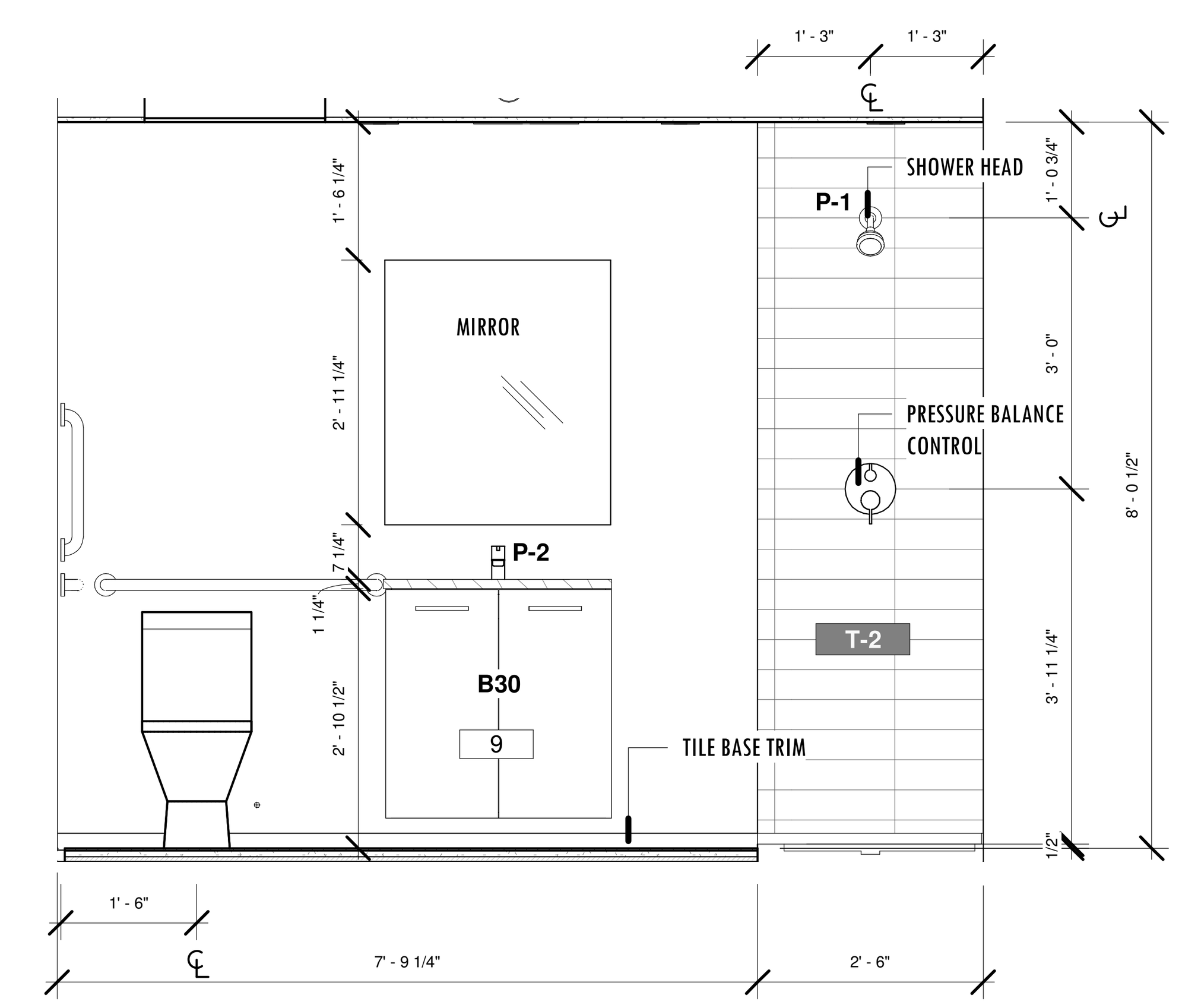
NOTE:
SEE SHEET A1.2 FOR GRAB BAR LOCATIONS



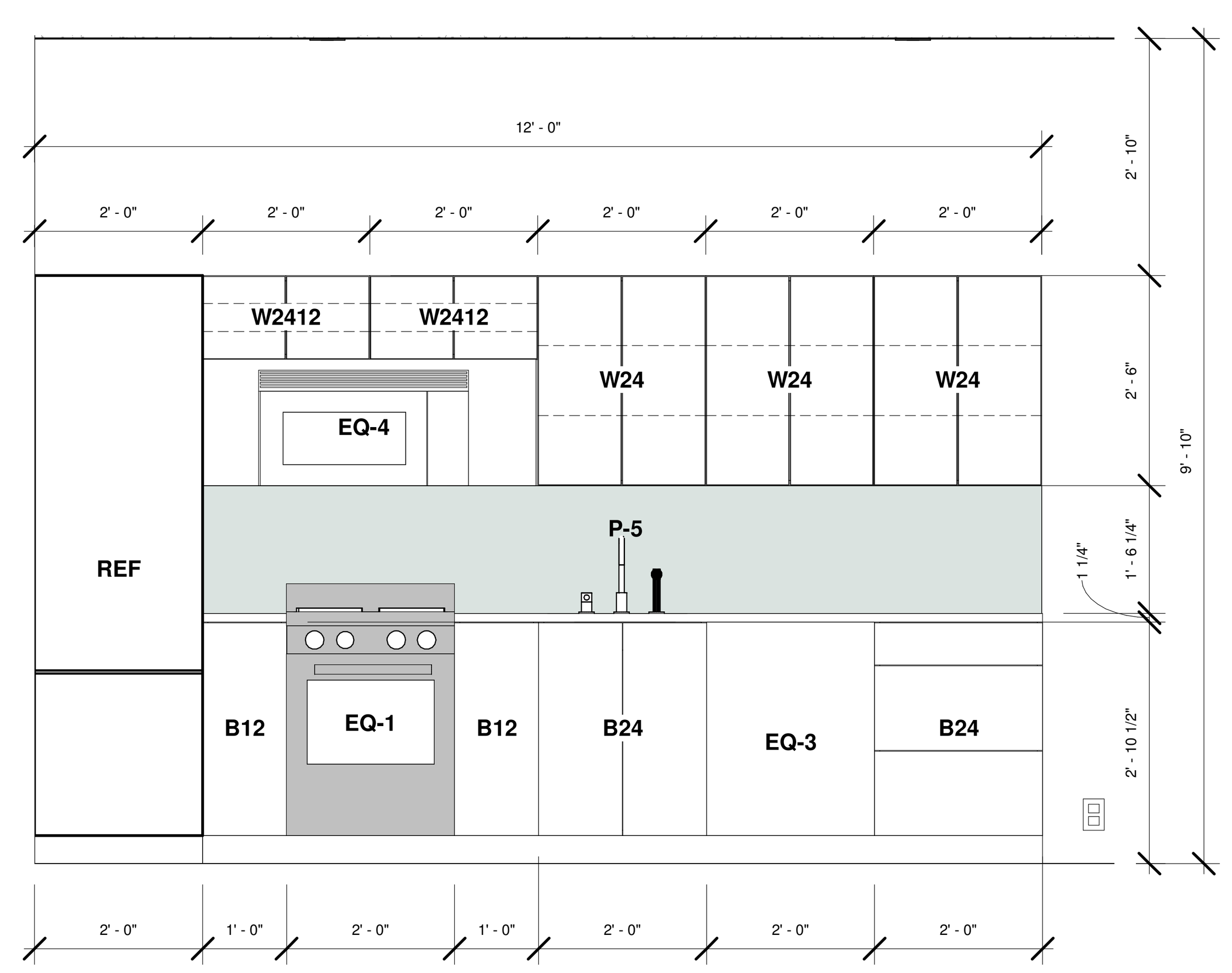
7 TYP. Type A Bathroom A
1/2" = 1'-0"



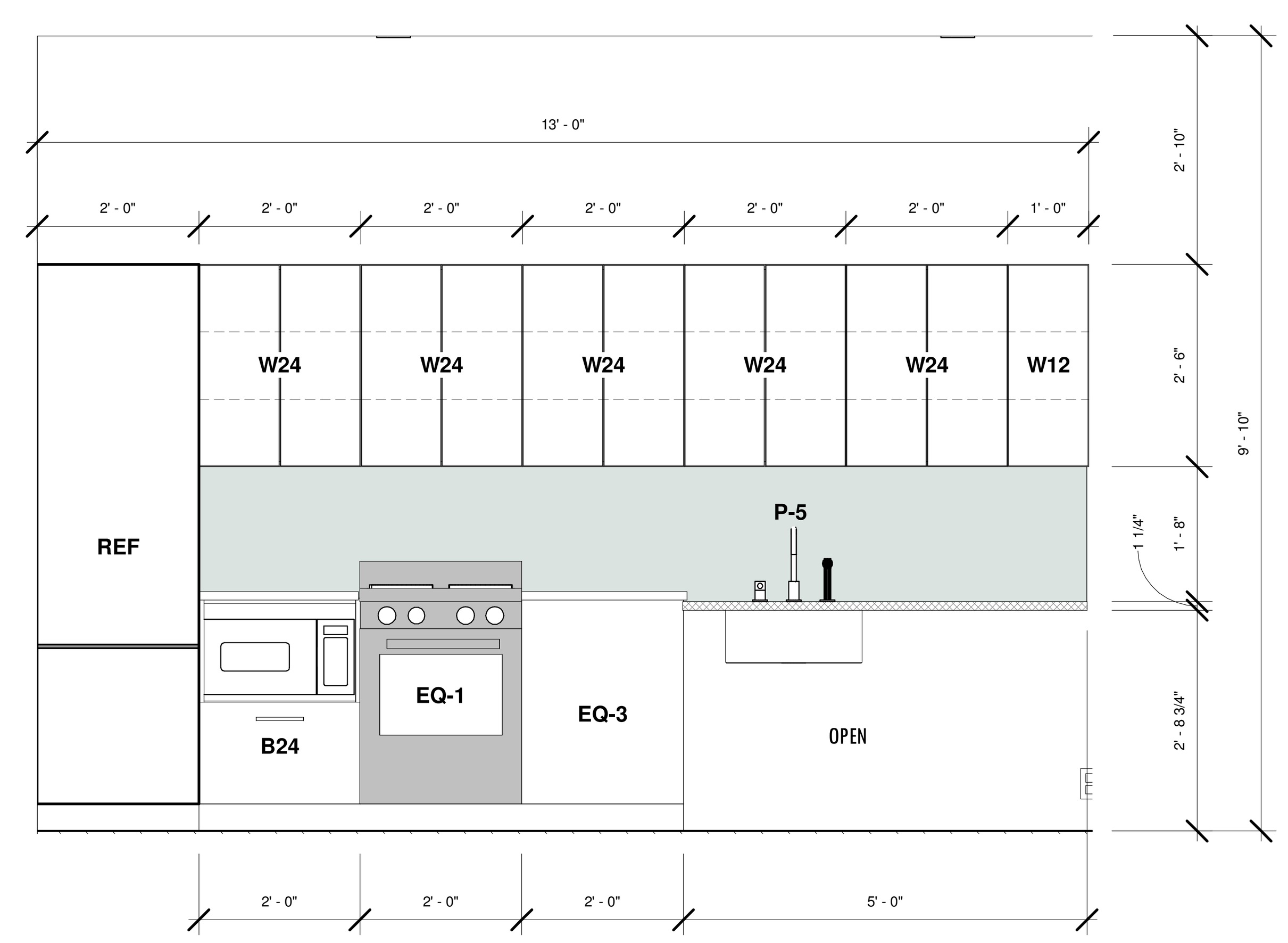
8 TYP. Type A Bathroom B
1/2" = 1'-0"



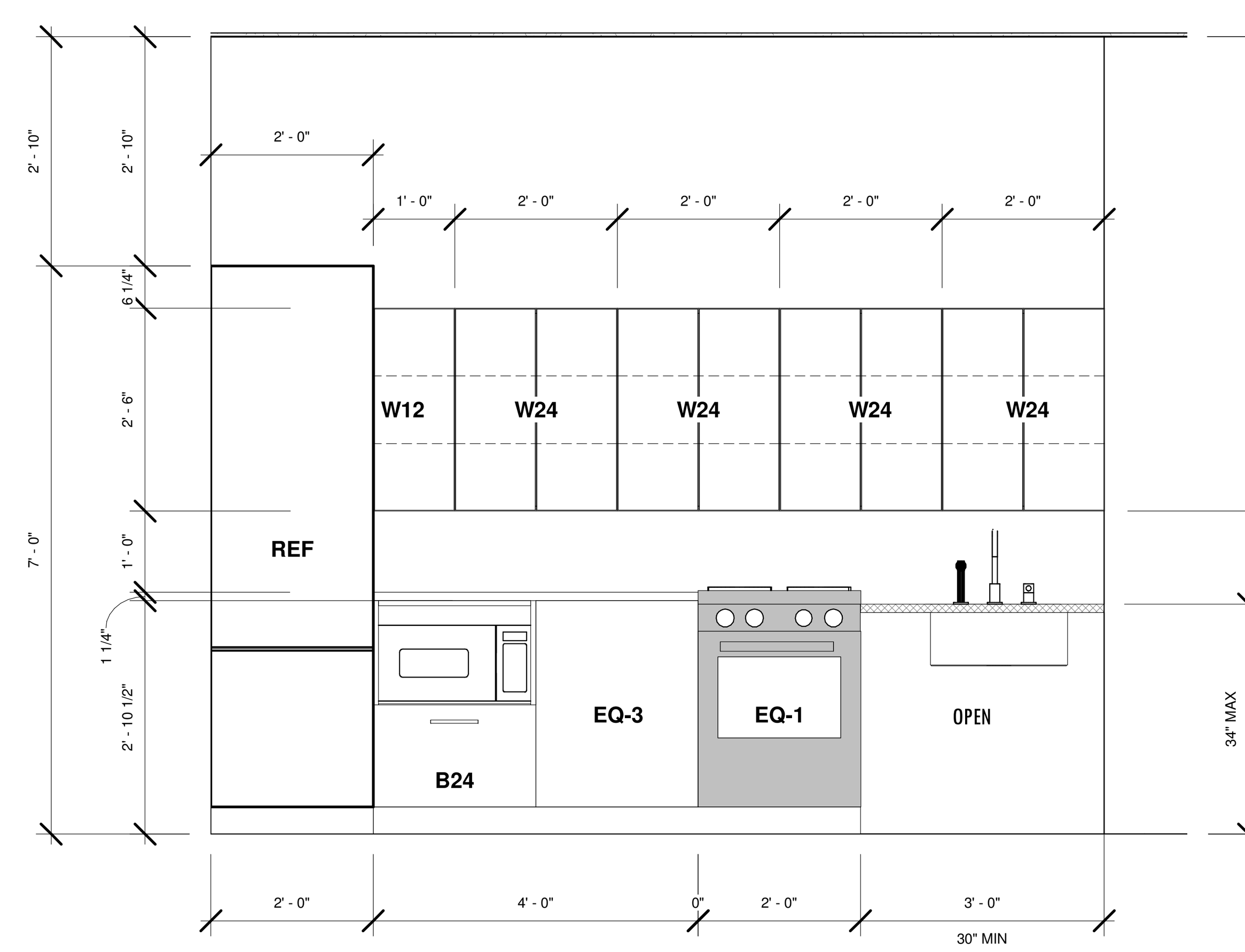
9 TYP. Type A Bathroom C
1/2" = 1'-0"



10 TYP Kitchen Elevation
1/2" = 1'-0"



11 TYP Type A Kitchen
1/2" = 1'-0"



12 Type A Certificate of Occupancy
1/2" = 1'-0"

NOTE FOR TYPE A KITCHENS:

KITCHEN SINK CTOP HEIGHT TO NOT EXCEED 34" AND WIDTH SHALL BE 30" MIN

UPPER CABINETS SHALL BE LOWERED UPON TENANTS REQUEST AS PER ATTACHED FORM TO MEET OPERABLE PARTS REQUIREMENT

2 RZ architecture
1629 N ELSTON, CHICAGO, IL 60642
P 773 384 4400 F 773 384 4404

MCZ development

SHEFFIELD APARTMENTS BUILDING ADDITION

3763 N SHEFFIELD
CHICAGO, ILLINOIS 60613

Revision Schedule

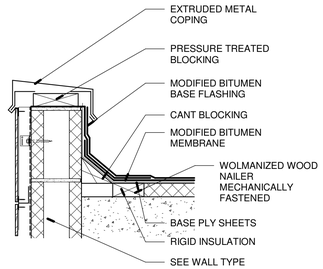
No	Issue Date	Description
15	7.17.18	Building Revision
19	11.06.18	Check Set
20	2.5.19	IFP
21	4.17.19	Permit Corrections R1

STATE OF ILLINOIS
WILLIAM RODON HORNOF
001-014275
LICENSED ARCHITECT

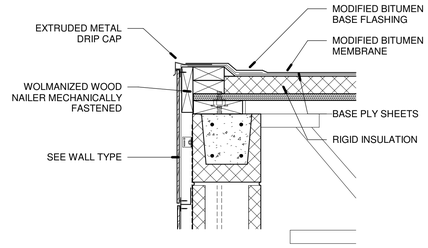
Enlarged Apartment Plans & Interior Elevations

Project Issue Date: 02-16-17
Project No: 1702
Drawn By: KW
Dwg Scale: 1/2" = 1'-0"

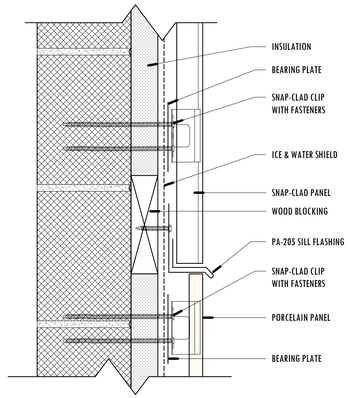
A6.1



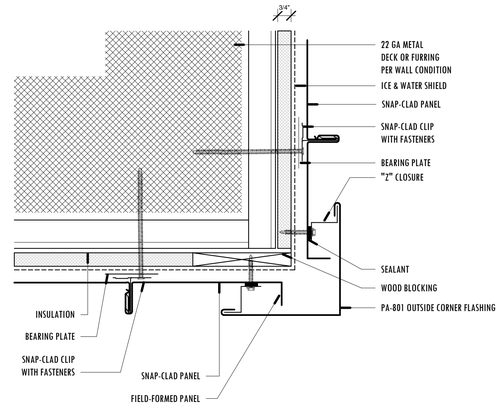
1 **Masonry Parapet Wall Detail 4**
1 1/2" = 1'-0"



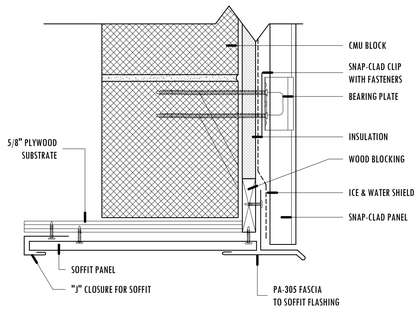
2 **Masonry Parapet Wall Detail 5**
1 1/2" = 1'-0"



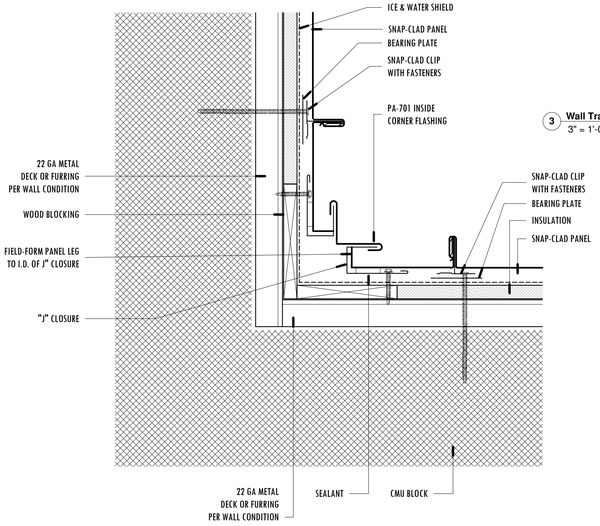
3 **Wall Transition Detail**
3" = 1'-0"



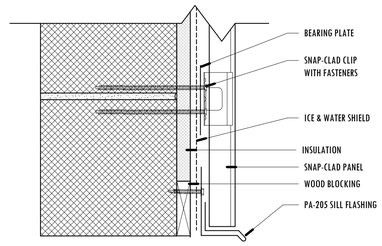
4 **Metal Wall Outside Corner**
3" = 1'-0"



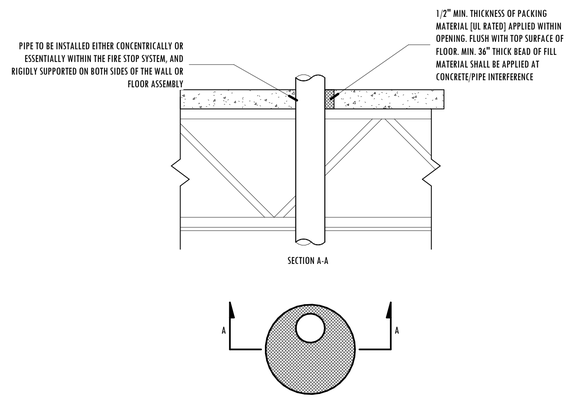
5 **Fascia to Soffit Transition**
3" = 1'-0"



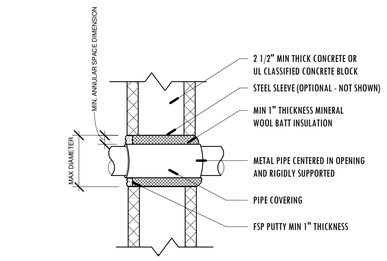
6 **Metal Wall Inside Corner**
3" = 1'-0"



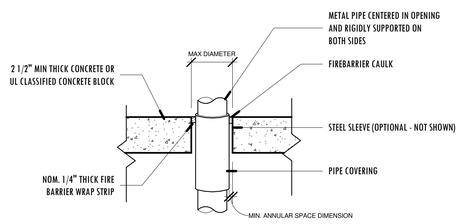
7 **Sill Detail**
3" = 1'-0"



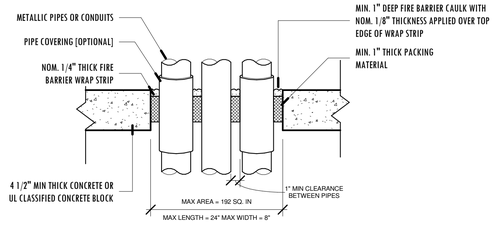
11 **Pipe Penetration Detail Typ 4**
1 1/2" = 1'-0"



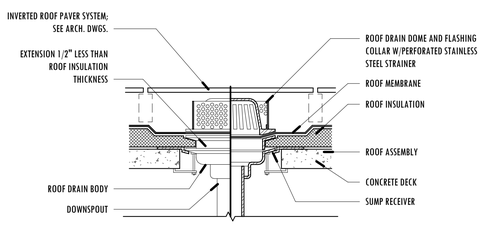
8 **Pipe Penetration Detail Typ**
1 1/2" = 1'-0"



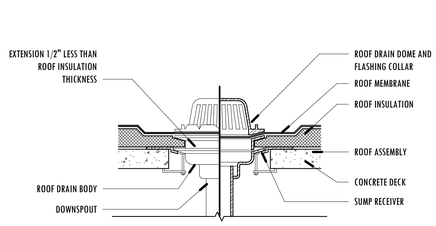
9 **Pipe Penetration Detail Typ 2**
1 1/2" = 1'-0"



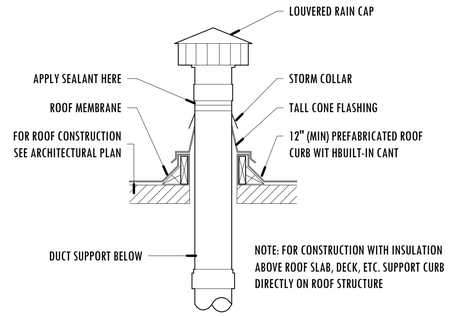
10 **Pipe Penetration Detail Typ 3**
1 1/2" = 1'-0"



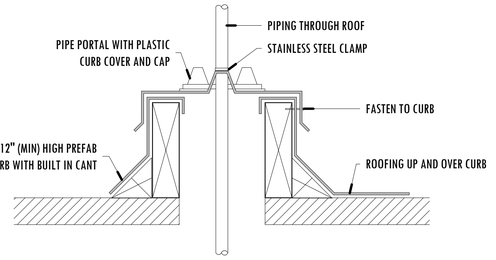
12 **Typical Inverted Roof Drain Detail**
1 1/2" = 1'-0"



13 **Typical Roof Drain Detail**
1 1/2" = 1'-0"



14 **Exhaust Duct Roof Penetration**
1 1/2" = 1'-0"



NOTE:
FOR CONTRSUCTION WITH INSULATION ABOVE ROOF SLAB, DECK, ETC. SUPPORT CURB DIRECTLY ON ROOF STRUCTURE

15 **Pipe Portal Detail**
1 1/2" = 1'-0"

2RZ architecture
1629 N ELSTON, CHICAGO, IL 60642
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MCZ development

SHEFFIELD APARTMENTS BUILDING ADDITION

3763 N SHEFFIELD
CHICAGO, ILLINOIS 60613

Revision Schedule

No	Issue Date	Description
19	11.06.18	Check Set
20	2.5.19	IFP

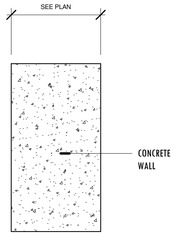
STATE OF ILLINOIS
WILLIAM RODON HORNOF
001-014275
LICENSED ARCHITECT

Building Details

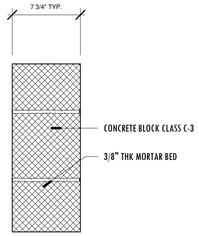
Project Issue Date: **02-16-17**
Project No: **1702**
Drawn By: **WRH**
Dwg Scale: **As indicated**

A8.1

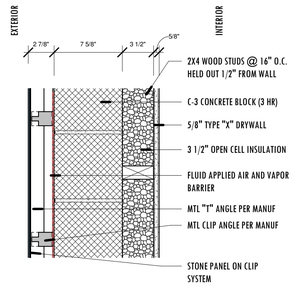
7/8/2019 10:25:58 AM



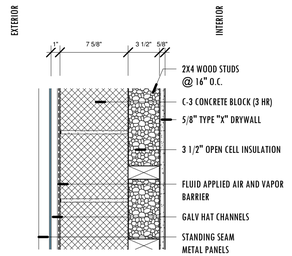
1A



1B
INTERIOR LOAD BEARING
(UL# U904) 3 HR RATING

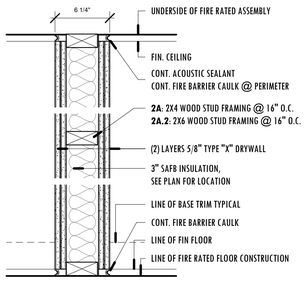


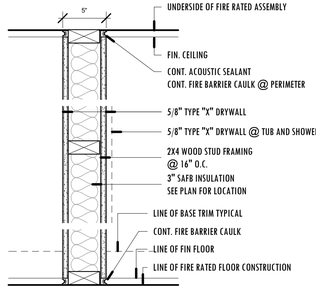
1C
EXTERIOR LOAD BEARING
(UL# U904) 3 HR RATING
R17

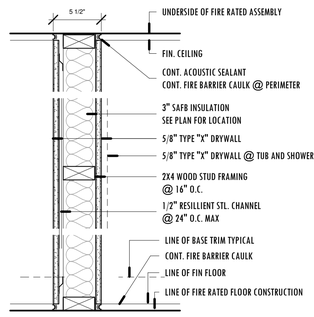


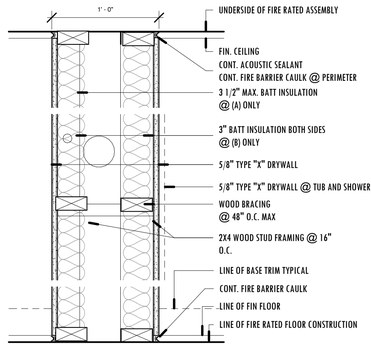
1D
EXTERIOR LOAD BEARING
(UL# U904) 3 HR RATING
R17

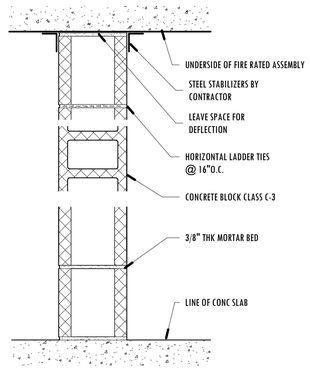
Wall Type Legend Exterior Walls
1 1/2" = 1'-0"

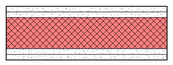








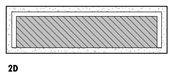




2A
INTERIOR NON BEARING
(UL# U301) 2 HR RATING
STC RATING: 48 - (A) 56

2A.2
2X6 WOOD STUDS @ 16" O.C.

2B
TYPICAL INTERIOR NON BEARING
(UL# U337) 1 HR RATING
STC RATING: 40 - (A) 49

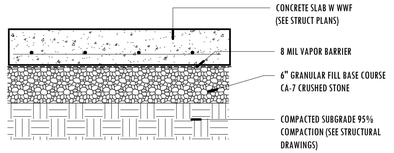


2D
INTERIOR NON BEARING FURRING PARTITION CORRIDOR
(UL# U311) 1 HR RATING
STC RATING: 55

2E
INTERIOR NON BEARING FURRING PARTITION
(UL# U385) 1 HR RATING
STC RATING : N/A - (A) ??

1B
INTERIOR NON- LOAD BEARING
(UL# U904) 3 HR RATING

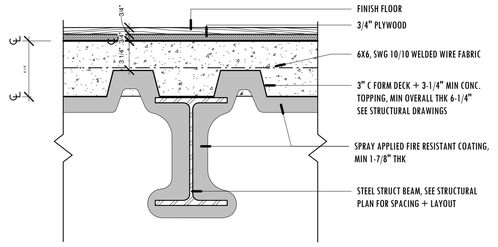
Wall Type Legend Interior Walls
1 1/2" = 1'-0"



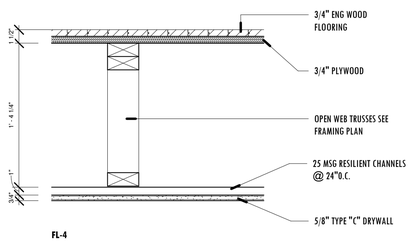
FL-1 CONCRETE BASEMENT SLAB

FL-1.2 CONCRETE SLAB GRADE

SAME AS FL-1 FOR UNSTABLE UNSUITABLE SOIL;
PROVIDE CA-7 GANULAR FILL IN COMPACTED
LIFTS MAX THICKNESS OF 8"

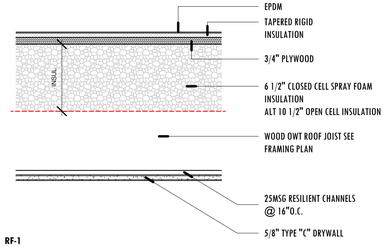


FL-3
(UL# D701) 3 HR RATING



FL-4
(UL# L550) 1 HR RATING
WD FLOOR FINISH TYPICAL

Floor Type Legend
1 1/2" = 1'-0"



RF-1
(UL# P522) 1 HR RATING
R VALUE = 50

Roof Type Legend
1 1/2" = 1'-0"

7/8/2019 10:26:00 AM

2RZ architecture
1629 N ELSTON, CHICAGO, IL 60642
P 773 384 4400 F 773 384 4404

MCZ development

SHEFFIELD APARTMENTS BUILDING ADDITION

3763 N SHEFFIELD
CHICAGO, ILLINOIS 60613

Revision Schedule

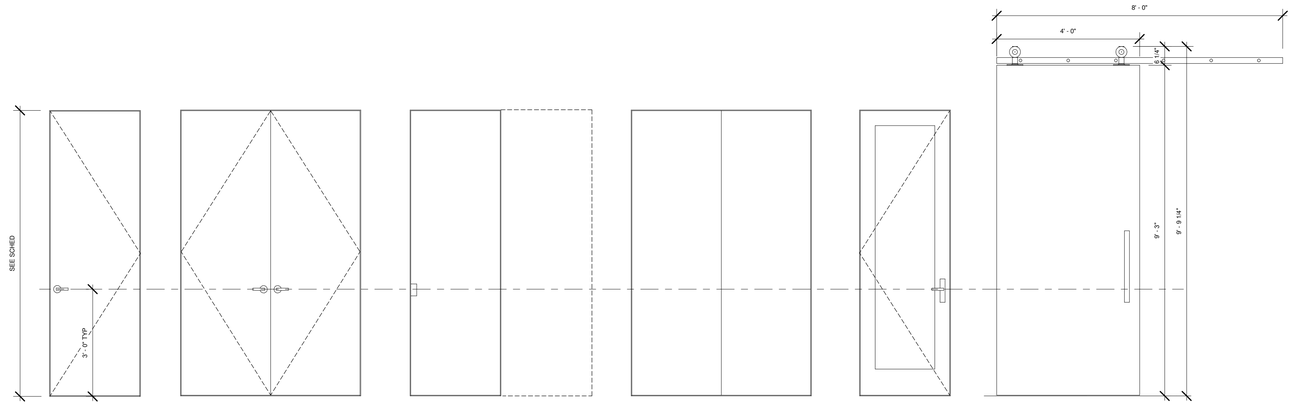
No	Issue Date	Description
13	6.19.18	DD REVIEW
14	7.7.18	Consultant Subm
15	7.17.18	Building Revision
19	11.06.18	Check Set
20	2.5.19	IFP
21	4.17.19	Permit Corrections R1

STATE OF ILLINOIS
WILLIAM RODON HORNOF
001-014275
LICENSED ARCHITECT

Wall / Roof / Floor Types

Project Issue Date: **02-16-17**
Project No: **1702**
Drawn By: **WRH**
Dwg Scale: **1 1/2" = 1'-0"**

A9.1



Door Type Legend
1/2" = 1'-0"

Door Schedule - Typical Unit

Type Mark	Style	Family	DOOR Size	DOOR Thickness	DOOR Material	DOOR Finish	FRAME Material	FRAME Finish	Label	Hardware Key	DETAILS Head	DETAILS Jamb	DETAILS Sill
U01	A	Single-Flush	36" x 96" Entry	1 3/4"									
U02	A	Single-Flush	34" x 96" Privacy	1 3/4"									
U03	A	Single-Flush	32" x 96"	1 3/4"									
U04	A	Single-Flush	24" x 96"	1 3/4"									
U05	D	Sliding-Closet DBL PANEL - FLUSH	72" x 96"	1 3/4"									
U06	A	Single-Flush	30" x 96"	1 3/4"									
U07	C	Pocket Flush Panel	36" x 96"	1 3/4"									
U08	D	Sliding-Closet DBL PANEL - FLUSH	48" x 96"	1 3/4"									
U09	C	Pocket Flush Panel	34" x 96"	1 3/4"									
U10	A	Single-Flush	34" x 96" Passage	1 3/4"									
U16	B	Double-Panel Flush	48" x 96"	1 3/4"	SCW	Paint	Wood	Paint	-	6	11/A9.2	5/A9.2	
U17	A	Single-Flush	36" x 96"	1 3/4"		Paint		Paint					
U19	D	Sliding-Closet DBL PANEL - FLUSH	60" x 96"	1 3/4"									
U20	F	Sliding-Surface Mounted open position	48" x 111"	2"									

Door Schedule - Common Spaces

Mark	Style	Descrip	DOOR Size	DOOR Thickness	DOOR Material	DOOR Finish	FRAME Material	FRAME Finish	Label	Hardware Key	DETAILS Head	DETAILS Jamb	DETAILS Sill
01	A	Single-Flush	36" x 84"	1 3/4"	HM	Paint	HM	Paint	B	11	1/A9.2	1/A9.2	
02	A	Single-Flush	32" x 96"	1 3/4"	HM	Paint	HM	Paint	B	2	3/A9.2	3/A9.2	
03	A	Single-Flush	36" x 84"	1 3/4"	HM	Paint	HM	Paint	B	11	1/A9.2	1/A9.2	
10	A	Single-Flush	36" x 96"	1 3/4"	HM	Paint	HM	Paint	B	11	1/A9.2	1/A9.2	
20	A	Single-Flush	36" x 96"	1 3/4"	HM	Paint	HM	Paint	B	11	1/A9.2	1/A9.2	
30	A	Single-Flush	36" x 96"	1 3/4"	HM	Paint	HM	Paint	B	11	1/A9.2	1/A9.2	
40	A	Single-Flush	36" x 96"	1 3/4"	HM	Paint	HM	Paint	B	11	1/A9.2	1/A9.2	
50	A	Single-Flush Exterior	36" x 84"	1 3/4"	HM	Paint	HM	Paint	B	9	1/A9.2	1/A9.2	
51	A	Single-Flush Exterior	34" x 84"	1 3/4"	HM	Paint	HM	Paint	B	9	1/A9.2	1/A9.2	

7/8/2019 10:26:03 AM

1 APARTMENT ENTRY DOOR
HINGE: STANLEY/ FBB179/US26
LOCKSET: EMTEK/BRISBANE #3313/US26
CLOSER: SARGENT/1131/ALUMINUM
STOPS: FSB/38 3880/BLACK RUBBER
EYE VIEWER: HAGER/US26
WEATHERSTRIPPING: PEMKO/ 315 R/C
THRESHOLD: PEMKO/

2 PRIVACY SWING
HINGE: STANLEY/ FBB179/US26
LOCKSET: EMTEK-SELECT/L-SQUARE 5210/US26
STOPS: FSB/38 3880/BLACK RUBBER

3 PASSAGE SWING
HINGE: STANLEY/ FBB179/US26
LOCKSET: EMTEK-SELECT/L-SQUARE 5110/US26
STOPS: FSB/38 3880/BLACK RUBBER

4 PRIVACY POCKET
TRACK: JOHNSON/200PD/US26
LOCKSET: EMTEK/2115/US26

5 PASSAGE POCKET
TRACK: JOHNSON/200PD/US26
LOCKSET: EMTEK/2114/US26

6 BY-PASSING
TRACK: JOHNSON/200BP/US26
LOCKSET: EMTEK/2114/US26

7 DOUBLE ACTING
HINGE: STANLEY/ FBB179/US26
LOCKSET: EMTEK-SELECT/L-SQUARE 5050/US26
DEADBOLT: EMTEK/8469
FLOOR BOLTS:

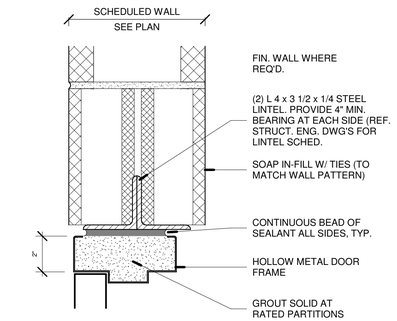
8 MECHANICAL ROOM/TRASH
HINGE: STANLEY/ FBB179/US26
LOCKSET: EMTEK-SELECT/L-SQUARE 5110 KNURLED/US26
DEADBOLT: EMTEK/8469

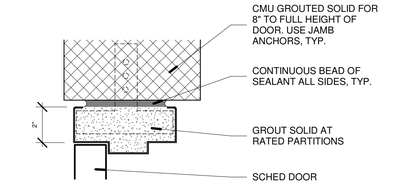
9 EXTERIOR SWING
HINGE: STANLEY/ FBB179/US26
LOCKSET: TBD/US26
CLOSER: SARGENT/1131/ALUMINUM
DEADBOLT: TBD

10 SURFACE MOUNT SLIDING
TRACK: EMTEK/B120108/ FLAT WHEEL/ FLAT TRACK
FASTENER/STAINLESS STEEL
HANDLE: METAL PULL/TBD

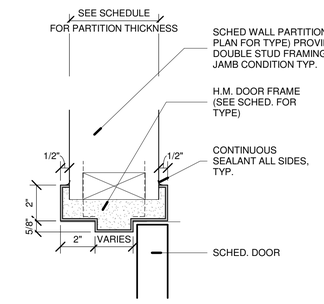
11 EXIT STAIR
HINGE: STANLEY/ FBB179/US26
LOCKSET: EMTEK-SELECT/L-SQUARE 5110/US26
CLOSER: SARGENT/1131/ALUMINUM

Hardware Key
1/2" = 1'-0"

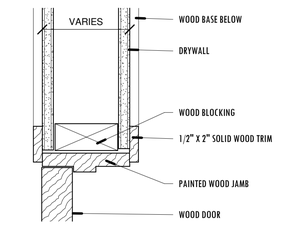




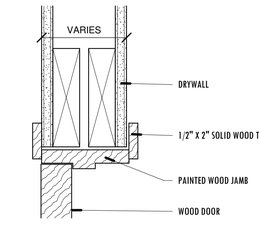
1 Door Head / Jamb Detail @ CMU Wall
3" = 1'-0"



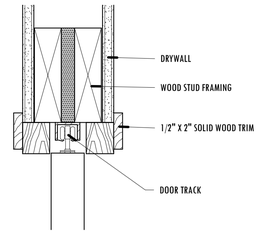
3 Door Head/Jamb @ Rated Assembly
3" = 1'-0"

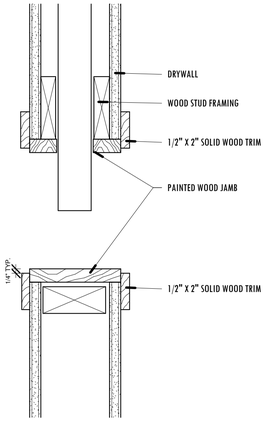


5 Door Jamb Detail Typical
3" = 1'-0"

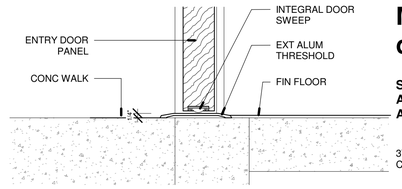


11 Door Head Detail Typical
3" = 1'-0"

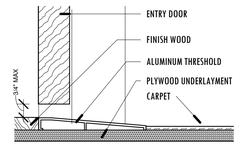




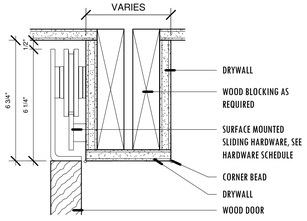
2 Pocket Door Jamb Detail with Trim
3" = 1'-0"



4 Door Weatherstripped Sill Detail
3" = 1'-0"



6 Door Sill Threshold Detail
3" = 1'-0"



12 Door Head Surface Mount Sliding
3" = 1'-0"

2RZ architecture
1629 N ELSTON, CHICAGO, IL 60642
P 773 384 4400 F 773 384 4404

MCZ development

SHEFFIELD APARTMENTS BUILDING ADDITION

3763 N SHEFFIELD
CHICAGO, ILLINOIS 60613

Revision Schedule

No	Issue Date	Description
15	7.17.18	Building Revision
19	11.06.18	Check Set
20	2.5.19	IFP
21	4.17.19	Permit Corrections R1

STATE OF ILLINOIS
WILLIAM RODON HORNOF
001-014275
LICENSED ARCHITECT

Door Types + Schedule

Project Issue Date: **02-16-17**
Project No: **1702**
Drawn By: **KW**
Dwg Scale: **As indicated**

A9.2

WINDOW SCHEDULE FOR BASMENT

Mark	Window Type	Window Type	Width	Height	Glass Area	Nat Vent Area	Manufacturer	Window Frame		Glazing		Hardware Type	Description
								Frame Mat	Finish	Glass type	U Factor		
W001	B	Curtain Glass Awning	5' - 0 1/16"	1' - 10 15/32"	9 SF	5 SF							
W002	B	Curtain Glass Awning	5' - 6"	3' - 0 1/2"	17 SF	8 SF							
W003	C	Curtain Glass Fixed-Wood	2' - 11"	3' - 0 1/2"	9 SF	4 SF							
W004	B	Curtain Glass Awning	7' - 0"	1' - 10 15/32"	13 SF	7 SF							
W005	B	Curtain Glass Awning	7' - 0"	1' - 9 17/32"	13 SF	6 SF							

WINDOW SCHEDULE FOR 1ST FLOOR

Mark	Window Type	Window Type	Width	Height	Glass Area	Nat Vent Area	Manufacturer	Window Frame		Glazing		Hardware Type	Description
								Frame Mat	Finish	Glass type	U Factor		
W101	C	Curtain Glass Fixed-Wood	5' - 0 1/16"	1' - 10 1/2"	9 SF	5 SF							
W102	C	Curtain Glass Fixed-Wood	1' - 8"	6' - 0"	10 SF	5 SF							
W103	D	Curtain Glass Casement	3' - 4 1/16"	6' - 0"	20 SF	10 SF							
W104	D	Curtain Glass Casement	3' - 6"	5' - 10 1/2"	21 SF	10 SF							
W105	C	Curtain Glass Fixed-Wood	5' - 6"	7' - 0"	39 SF	19 SF							
W106	D	Curtain Glass Casement	2' - 11"	7' - 0"	20 SF	10 SF							
W108	D	Curtain Glass Casement	3' - 6"	5' - 10 1/2"	21 SF	10 SF							
W109	C	Curtain Glass Fixed-Wood	5' - 6"	7' - 10 1/2"	43 SF	22 SF							
W110	D	Curtain Glass Casement	2' - 11"	5' - 6"	16 SF	8 SF							
W111	C	Curtain Glass Fixed-Wood	2' - 11"	2' - 4 1/2"	7 SF	3 SF							
W112	D	Curtain Glass Casement	3' - 6"	5' - 10 1/2"	21 SF	10 SF							
W113	D	Curtain Glass Casement	3' - 6"	5' - 10 1/2"	21 SF	10 SF							
W114	C	Curtain Glass Fixed-Wood	4' - 6"	6' - 10 1/2"	31 SF	15 SF							
W115	A	Curtain Glass Casement	2' - 6"	6' - 10 1/2"	17 SF	9 SF							
W116	C	Curtain Glass Fixed-Wood	7' - 0"	2' - 0"	14 SF	7 SF							
W117	A	Curtain Glass Casement	3' - 6"	5' - 10 1/2"	21 SF	10 SF							
W118	D	Curtain Glass Casement	1' - 9 1/4"	5' - 10 1/2"	10 SF	5 SF							

TYPICAL WINDOW SCHEDULE FOR FLOORS 2. 3 + 4

Mark	Window Type	Window Type	Width	Height	Glass Area	Nat Vent Area	Manufacturer	Window Frame		Glazing		Hardware Type	Description
								Frame Mat	Finish	Glass type	U Factor		
W201	C	Curtain Glass Fixed-Wood	5' - 0 1/16"	1' - 10 1/2"	9 SF	5 SF							
W202	C	Curtain Glass Fixed-Wood	1' - 8"	6' - 0"	10 SF	5 SF							
W203 A	D	Curtain Glass Casement	3' - 4 1/16"	6' - 0"	20 SF	10 SF							
W204 A	D	Curtain Glass Casement	3' - 6"	5' - 10 1/2"	21 SF	10 SF							
W205	C	Curtain Glass Fixed-Wood	5' - 6"	7' - 10 1/2"	43 SF	22 SF							
W206 A	D	Curtain Glass Casement	2' - 11"	6' - 0"	18 SF	9 SF							
W207	C	Curtain Glass Fixed-Wood	2' - 11"	1' - 10 1/2"	5 SF	3 SF							
W208 A	D	Curtain Glass Casement	3' - 6 11/16"	5' - 10 1/2"	21 SF	10 SF							
W209	C	Curtain Glass Fixed-Wood	5' - 6"	7' - 10 1/2"	43 SF	22 SF							
W210	D	Curtain Glass Casement	2' - 11"	5' - 6"	16 SF	8 SF							
W211	C	Curtain Glass Fixed-Wood	2' - 11"	2' - 4 1/2"	7 SF	3 SF							
W212	D	Curtain Glass Casement	3' - 6"	5' - 10 1/2"	21 SF	10 SF							
W213	D	Curtain Glass Casement	3' - 6"	5' - 10 1/2"	21 SF	10 SF							
W214	C	Curtain Glass Fixed-Wood	4' - 6"	6' - 10 1/2"	31 SF	15 SF							
W215	A	Curtain Glass Casement	2' - 6"	6' - 10 1/2"	17 SF	9 SF							
W216	C	Curtain Glass Fixed-Wood	7' - 0"	2' - 0"	14 SF	7 SF							
W217	A	Curtain Glass Casement	3' - 6"	5' - 10 1/2"	21 SF	10 SF							
W218 A	D	Curtain Glass Casement	1' - 9 3/4"	5' - 10 1/2"	11 SF	5 SF							

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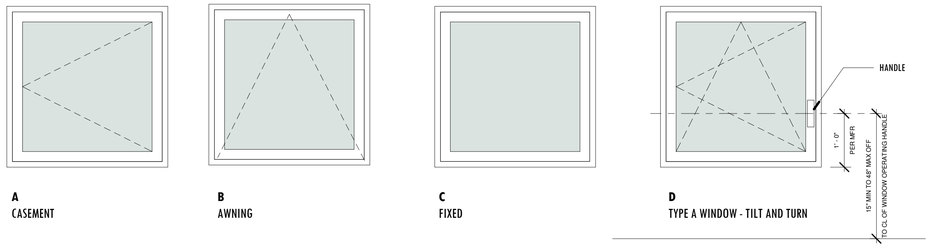


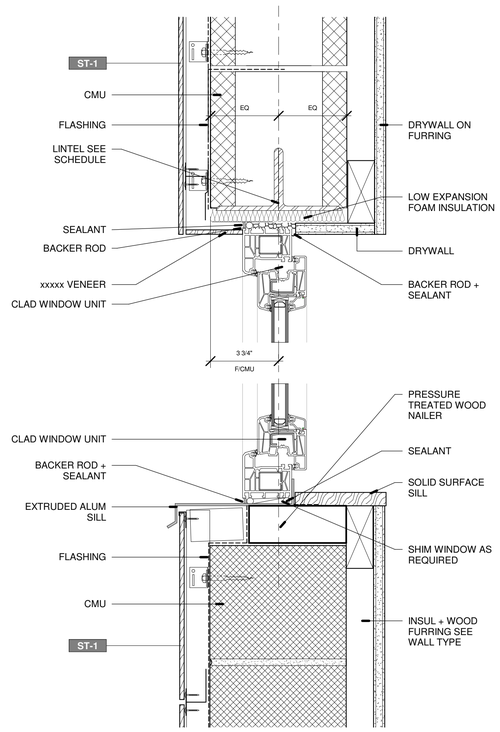
A
CASEMENT

B
AWNING

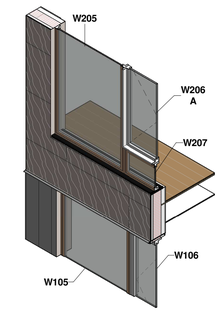
C
FIXED

D
TYPE A WINDOW - TILT AND TURN

Window Legend



1 **Window Head Sill Detail typical**
3" = 1'-0"



2 **3D Window Section Detail**

2RZ architecture
1629 N ELSTON, CHICAGO, IL 60642
P 773 384 4400 F 773 384 4404

MCZ development

SHEFFIELD APARTMENTS BUILDING ADDITION

3763 N SHEFFIELD
CHICAGO, ILLINOIS 60613

Revision Schedule

No	Issue Date	Description
15	7.17.18	Building Revision
19	11.06.18	Check Set
20	2.5.19	IFP

STATE OF ILLINOIS
WILLIAM RODON HORNOF
001-014275
LICENSED ARCHITECT

Window Types + Schedule

Project Issue Date: **02-16-17**
Project No: **1702**
Drawn By: **KW**
Dwg Scale: **As indicated**

A9.3

Finish Schedule

Keynote Number	Description	Manuf	Name	Color	Finish	Size	Notes
CTOP-1	TBD						
M-1	Standing Seam Metal Wall Panel	Pac-Clad	Redi-Roof wo Offsets		Smooth	12"oc	
M-2	Standing Seam Metal Wall Panel	Pac-Clad	Redi-Roof wo Offsets		Smooth	18"oc	
M-3							
PT-1	Paint Color	TBD					
PT-2	Paint Color	TBD					
ST-1	Porcelain Sheet	Porcelainosa	Travertino	Beige Nature		1/8" x 118-7/64" x 39-3/8"	
ST-2	Porcelain Paver	TBD				24" x 24"	
T-2	typ. Bath Ceramic Tile	Royal Mosa	#16900	White		4"x12"	
T-3	typ. Bath Floor Porcelain Tile						
WD-1	Engineered Wood Flooring	TBD					
WD-2	Wood Panel	TBD					

Room Finish Schedule - TYP 3 Bedroom Unit Copy 1

Number	Area	Name	Room Style	Floor Finish	Base Finish	Ceiling Finish	Wall Finish	Perimeter
411	710 SF	3 BED	W1	WD1	B1	drywall-paint	drywall-paint	151' - 11 1/2"
411	148 SF	BEDROOM	W1	WD1	B1	drywall-paint	drywall-paint	64' - 2"
411.1	144 SF	BEDROOM	W1	WD1	B1	drywall-paint	drywall-paint	48' - 8 9/32"
411.2	43 SF	BATH	T2	T3	T3	drywall-paint	P-1/T2	28' - 0 1/4"
411.3	19 SF	PR	W1	WD1	B1	drywall-paint	drywall-paint	18' - 11 1/2"
411.4	15 SF	CL	W1	WD1	B1	drywall-paint	drywall-paint	17' - 6 7/8"
411.5	8 SF	CL	W1	WD1	B1	drywall-paint	drywall-paint	11' - 7"
411.6	47 SF	BATH	T2	T3	T3	drywall-paint	P-1/T2	27' - 10 11/32"
411.7	30 SF	CL	W1	WD1	B1	drywall-paint	drywall-paint	23' - 8"
411.8	56 SF	BATH	T2	T3	T3	drywall-paint	P-1/T2	31' - 2 23/32"
411.9	17 SF	CL	W1	WD1	B1	drywall-paint	drywall-paint	18' - 8"
411.10	7 SF	CL	W1	WD1	B1	drywall-paint	drywall-paint	10' - 6 11/32"
411.13	237 SF	BEDROOM	W1	WD1	B1	drywall-paint	drywall-paint	100' - 8 3/4"
	1482 SF							

Room Finish Schedule - TYP 2 Bedroom Unit

Number	Area	Name	Room Style	Floor Finish	Base Finish	Ceiling Finish	Wall Finish	Perimeter
211	372 SF	2 BED	W1	WD1	B1	drywall-paint	drywall-paint	86' - 9 3/4"
211.1	101 SF	BEDROOM	W1	WD1	B1	drywall-paint	drywall-paint	40' - 2 1/2"
211.2	98 SF	BEDROOM	W1	WD1	B1	drywall-paint	drywall-paint	39' - 6 3/4"
211.3	59 SF	BATH	T2	T3	T3	drywall-paint	P-1/T2	32' - 3"
211.4	21 SF	CL	W1	WD1	B1	drywall-paint	drywall-paint	24' - 10 1/2"
211.5	16 SF	CL	W1	WD1	B1	drywall-paint	drywall-paint	19' - 0 3/4"
211.6	9 SF	CL	W1	WD1	B1	drywall-paint	drywall-paint	12' - 5 11/32"
211.7	9 SF	CL	W1	WD1	B1	drywall-paint	drywall-paint	12' - 8 19/32"
	685 SF							

Room Finish Schedule - TYP 1 Bedroom Unit

Number	Area	Name	Room Style	Floor Finish	Base Finish	Ceiling Finish	Wall Finish	Perimeter
213	422 SF	1 BED	W1	WD1	B1	drywall-paint	drywall-paint	107' - 7"
213.1	88 SF	BEDROOM	W1	WD1	B1	drywall-paint	drywall-paint	37' - 6 7/16"
213.2	58 SF	BATH	T2	T3	T3	drywall-paint	P-1/T2	31' - 1 11/16"
213.3	19 SF	CL	W1	WD1	B1	drywall-paint	drywall-paint	22' - 11 11/16"
213.4	19 SF	CL	W1	WD1	B1	drywall-paint	drywall-paint	22' - 11 11/16"
213.5	12 SF	CL	W1	WD1	B1	drywall-paint	drywall-paint	14' - 7 11/16"
	618 SF							

Room Finish Schedule - Studio Unit

Number	Area	Name	Room Style	Floor Finish	Base Finish	Ceiling Finish	Wall Finish	Perimeter
112	388 SF	STUDIO	W1	WD1	B1	drywall-paint	drywall-paint	90' - 0 1/2"
112.1	56 SF	BATH	T2	T3	T3	drywall-paint	P-1/T2	30' - 1 3/4"
112.2	6 SF	CL	W1	WD1	B1	drywall-paint	drywall-paint	10' - 1"
112.3	6 SF	CL	W1	WD1	B1	drywall-paint	drywall-paint	10' - 1 1/2"
	456 SF							

Appliance Equipment Schedule

Type Mark	Appliance	Description	Manufacturer	Model
EQ-2	Refrigerator	800 series	Bosch	B10CB80NVS
EQ-5	Washer-Dryer Stack	OR EQ	Frigidaire	FFLG4033Q
EQ-6	Washer		Frigidaire	
EQ-7	Dryer		Frigidaire	

Ventilation Schedule Studio 112, 212, 312

			Ordinance Requirements						Actual Provided						Equipment		
			Required Natural Light & Vent (SF)		Mechanical Ventilation (CFM)		(RO) Relief Openings REQ'D		Natural Light & Vent (SF)		Mechanical Ventilation (CFM)		(RO) Relief Openings (SF)				
Room Number	Room Name	Area	Glass Area	Vent Area	Supply Air	Exhaust Air (from Room)	Volume (CFM)	Area of Duct (SF)	Glass Area	Vent Area	Supply Air	Exhaust Air (from Room)	Area of Duct (SF)	Free Area of Grille (SF)	Tag # of Equip. Supplying Air to the Room	Tag # of Equipment exhausting air from room	Comments
112	STUDIO	388 SF	31 SF	16 SF													
112.1	BATH	56 SF	4 SF	2 SF													
112.2	CL	6 SF	0 SF	0 SF													
112.3	CL	6 SF	0 SF	0 SF													

SEE MECHANICAL DRAWINGS

Ventilation Schedule 1 BED Typical

			Ordinance Requirements						Actual Provided						Equipment		
			Required Natural Light & Vent (SF)		Mechanical Ventilation (CFM)		(RO) Relief Openings REQ'D		Natural Light & Vent (SF)		Mechanical Ventilation (CFM)		(RO) Relief Openings (SF)				
Room Number	Room Name	Area	Glass Area	Vent Area	Supply Air	Exhaust Air (from Room)	Volume (CFM)	Area of Duct (SF)	Glass Area	Vent Area	Supply Air	Exhaust Air (from Room)	Area of Duct (SF)	Free Area of Grille (SF)	Tag # of Equip. Supplying Air to the Room	Tag # of Equipment exhausting air from room	Comments
213	1 BED	422 SF	34 SF	17 SF													
213.1	BEDROOM	88 SF	7 SF	4 SF													
213.2	BATH	58 SF	5 SF	2 SF													
213.3	CL	19 SF	2 SF	1 SF													
213.4	CL	19 SF	2 SF	1 SF													
213.5	CL	12 SF	1 SF	0 SF													

SEE MECHANICAL DRAWINGS

Ventilation Schedule 2 BED 412

			Ordinance Requirements						Actual Provided						Equipment		
			Natural Light & Vent (SF)		Mechanical Ventilation (CFM)		(RO) Relief Openings REQ'D		Natural Light & Vent (SF)		Mechanical Ventilation (CFM)		(RO) Relief Openings (SF)				
Room Number	Room Name	Area	Glass Area	Vent Area	Supply Air	Exhaust Air (from Room)	Volume (CFM)	Area of Duct (SF)	Glass Area	Vent Area	Supply Air	Exhaust Air (from Room)	Area of Duct (SF)	Free Area of Grille (SF)	Tag # of Equip. Supplying Air to the Room	Tag # of Equipment exhausting air from room	Comments
412	2 BED	439 SF	35 SF	18 SF													
412.1	BEDROOM	83 SF	7 SF	3 SF													
412.2	BATH	55 SF	4 SF	2 SF													
412.3	BEDROOM	164 SF	13 SF	7 SF													
412.4	BATH	42 SF	3 SF	2 SF													
412.5	CL	18 SF	1 SF	1 SF													
412.6	CL	7 SF	1 SF	0 SF													
412.7	CL	23 SF	2 SF	1 SF													
412.8	CL	18 SF	1 SF	1 SF													

SEE MECHANICAL DRAWINGS

Ventilation Schedule 2 BED 211

			Ordinance Requirements						Actual Provided						Equipment		
			Natural Light & Vent (SF)		Mechanical Ventilation (CFM)		(RO) Relief Openings REQ'D		Natural Light & Vent (SF)		Mechanical Ventilation (CFM)		(RO) Relief Openings (SF)				
Room Number	Room Name	Area	Glass Area	Vent Area	Supply Air	Exhaust Air (from Room)	Volume (CFM)	Area of Duct (SF)	Glass Area	Vent Area	Supply Air	Exhaust Air (from Room)	Area of Duct (SF)	Free Area of Grille (SF)	Tag # of Equip. Supplying Air to the Room	Tag # of Equipment exhausting air from room	Comments
211	2 BED	372 SF	30 SF	15 SF													
211.1	BEDROOM	101 SF	8 SF	4 SF													
211.2	BEDROOM	98 SF	8 SF	4 SF													
211.3	BATH	59 SF	5 SF	2 SF													
211.4	CL	21 SF	2 SF	1 SF													
211.5	CL	16 SF	1 SF	1 SF													
211.6	CL	9 SF	1 SF	0 SF													
211.7	CL	9 SF	1 SF	0 SF													

SEE MECHANICAL DRAWINGS

Ventilation Schedule 2 BED DUPLEX TYP

			Ordinance Requirements						Actual Provided						Equipment		
			Natural Light & Vent (SF)		Mechanical Ventilation (CFM)		(RO) Relief Openings REQ'D		Natural Light & Vent (SF)		Mechanical Ventilation (CFM)		(RO) Relief Openings (SF)				
Room Number	Room Name	Area	Glass Area	Vent Area	Supply Air	Exhaust Air (from Room)	Volume (CFM)	Area of Duct (SF)	Glass Area	Vent Area	Supply Air	Exhaust Air (from Room)	Area of Duct (SF)	Free Area of Grille (SF)	Tag # of Equip. Supplying Air to the Room	Tag # of Equipment exhausting air from room	Comments
113	BEDROOM	148 SF	12 SF	6 SF													
113.4	CL	15 SF	1 SF	1 SF													
113.5	CL	7 SF	1 SF	0 SF													
113.6	BATH	49 SF	4 SF	2 SF													
113.7	BATH	40 SF	3 SF	2 SF													
113.8	CL	30 SF	2 SF	1 SF													
113.9	BEDROOM	146 SF	12 SF	6 SF													
113.10	HALLWAY	152 SF	12 SF	6 SF													
113	2 BED	580 SF	46 SF	23 SF													
113.1	PR	30 SF	2 SF	1 SF													
113.2	CL	7 SF	1 SF	0 SF													
113.3	CL	7 SF	1 SF	0 SF													

SEE MECHANICAL DRAWINGS

Ventilation Schedule 3 BED 411

			Ordinance Requirements						Actual Provided						Equipment		
			Natural Light & Vent (SF)		Mechanical Ventilation (CFM)		(RO) Relief Openings REQ'D		Natural Light & Vent (SF)		Mechanical Ventilation (CFM)		(RO) Relief Openings (SF)				
Room Number	Room Name	Area	Glass Area	Vent Area	Supply Air	Exhaust Air (from Room)	Volume (CFM)	Area of Duct (SF)	Glass Area	Vent Area	Supply Air	Exhaust Air (from Room)	Area of Duct (SF)	Free Area of Grille (SF)	Tag # of Equip. Supplying Air to the Room	Tag # of Equipment exhausting air from room	Comments
411	BEDROOM	148 SF	12 SF	6 SF													
411.6	BATH	47 SF	4 SF	2 SF													
411.7	CL	30 SF	2 SF	1 SF													
411.8	BATH	56 SF	4 SF	2 SF													
411.9	CL	17 SF	1 SF	1 SF													
411.10	CL	7 SF	1 SF	0 SF													
411.13	BEDROOM	237 SF	19 SF	9 SF													
411	3 BED	710 SF	57 SF	28 SF													
411.1	BEDROOM	144 SF	12 SF	6 SF													
411.2	BATH	43 SF	3 SF	2 SF													
411.3	PR	19 SF	2 SF	1 SF													
411.4	CL	15 SF	1 SF	1 SF													
411.5	CL	8 SF	1 SF	0 SF													

SEE MECHANICAL DRAWINGS

2RZ architecture
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MCZ development

SHEFFIELD APARTMENTS BUILDING ADDITION

3763 N SHEFFIELD
CHICAGO, ILLINOIS 60613

Revision Schedule

No	Issue Date	Description
14	7.7.18	Consultant Subm
15	7.17.18	Building Revision
19	11.06.18	Check Set
20	2.5.19	IFP

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Schedules

Project Issue Date: **02-16-17**
Project No: **1702**
Drawn By: **WRH**
Dwg Scale:

A10.1

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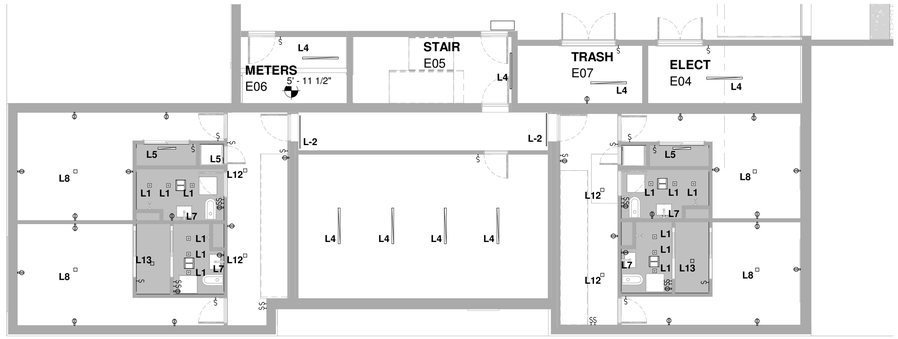
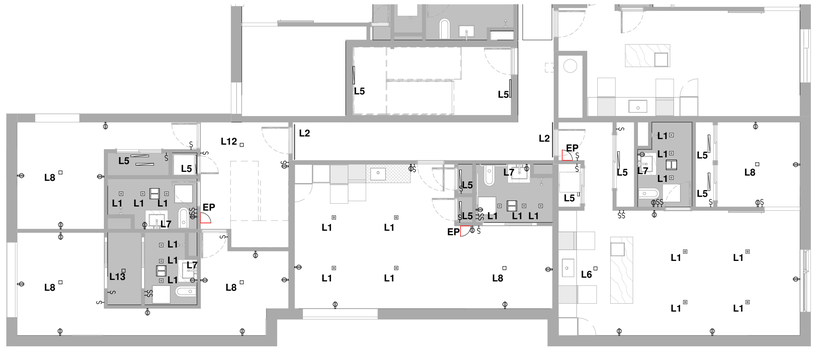
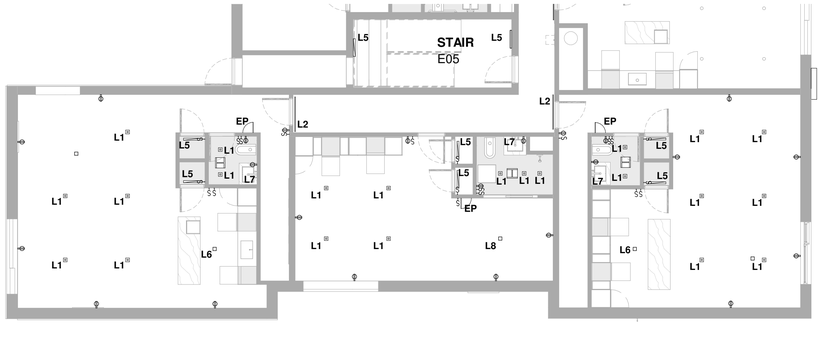


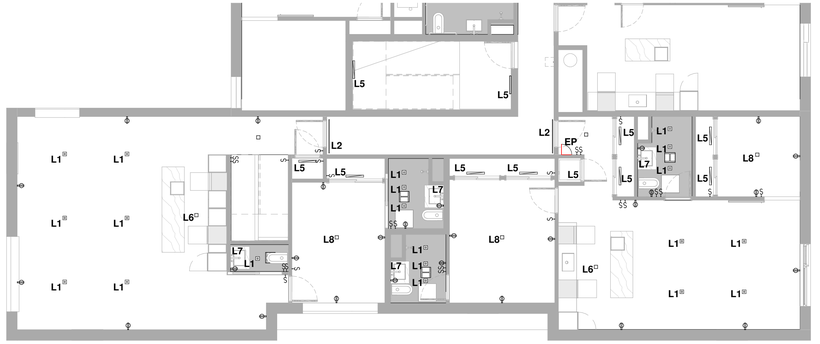
1 **Basement Reflected Ceiling Plan**
1/8" = 1'-0"



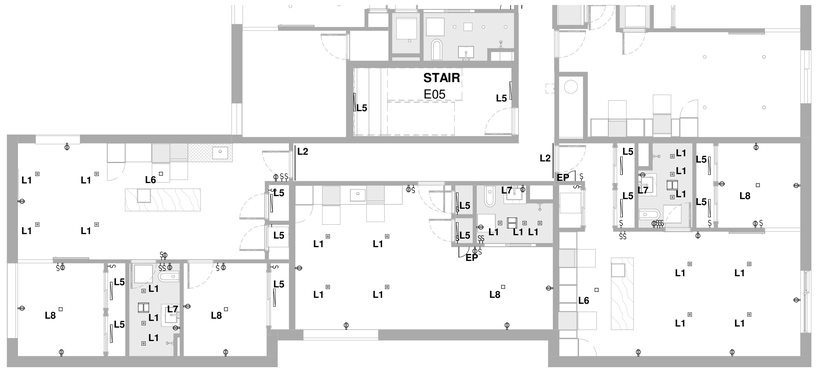
4 **3rd Floor Reflected Ceiling Plan**
1/8" = 1'-0"



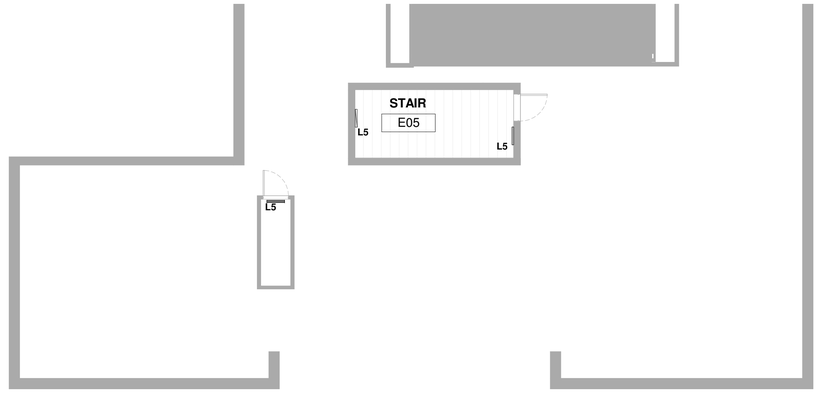
2 **1st Floor Reflected Ceiling Plan**
1/8" = 1'-0"



5 **4th Floor**
1/8" = 1'-0"



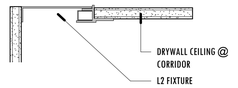
3 **2nd Floor Reflected Ceiling Plan**
1/8" = 1'-0"



6 **Roof Lighting / Electrical Plan**
1/8" = 1'-0"

Lighting Fixture Schedule							
Type Mark	Type	Manufacturer	Model	Lamp	Watts	Description	Location
L1	Recessed can LED 4" SQ	Focal Point	FLC33D-ST-1100L-120-LD1-I-C-BH	FL-LC33-SO-1100L-927K-DNS-WF-L-WH	1	LED SQ	
L2	Recessed LED strip light Hall	Lightology	VG-2WDC-20FT-27K	2700K		cont (see plan)	Corridors
L3	Wall Sconce - Exterior recessed	Lightology	SUN3-HDL4-SQ-WW-SA	3000K		3.5"W 3.5"H 3"D	Landscape Wall Lighting
L4	4SNLED_LD5_20SL	Cooper Lighting	SNLED	LED		Narrow Design - Lensed and Reflector	
L5	2SNLED_LD5_20SL	Cooper Lighting	SNLED	LED		Narrow Design - Lensed and Reflector	
L6	Decorative Ceiling Mount Kitchen	TBD					
L7	Wall Sconce	TBD					
L8	Decorative Ceiling Mount Bedroom	TBD					
L9	LED Strip Light 2.9	LUMINII	LL2.9W	2900K		STANDARD CRI	
L10	LED strip light	Metal VX	SSF	2 LAMPS		4 FT	
L12	Decorative Ceiling Mount Hall	TBD					
L13	Decorative Ceiling Mount Closet	TBD				CLOSET	
L-2	LED Light Tape	GM Lighting	LTR300-27	27K-x-x-x		LEDTASK Flexible LED Ribbon	

Appliance Equipment Schedule				
Type Mark	Appliance	Description	Manufacturer	Model
EQ-2	Refrigerator	800 series	Bosch	B10CB80NVS
EQ-5	Washer-Dryer Stack	OR EQ	Frigidaire	FFLG4033Q
EQ-6	Washer		Frigidaire	
EQ-7	Dryer		Frigidaire	



7 **Recessed Hall Lighting Section Detail**
3" = 1'-0"

7/8/2019 10:26:23 AM

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CHICAGO, ILLINOIS 60613

Revision Schedule

No	Issue Date	Description
14	7.7.18	Consultant Subm
15	7.17.18	Building Revision
17	8.9.18	RCP Plans
19	11.06.18	Check Set
20	2.5.19	IFP

STATE OF ILLINOIS
WILLIAM RODON HORNOF
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RCP Basement

Project Issue Date: **02-16-17**
Project No: **1702**
Drawn By: **KW**
Dwg Scale: **As indicated**

A11.1