Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 07/09/13

CONSTUCTION DETAILS: Construction summary.

Remove existing roof and expand second floor footage by approximately 140 sq ft.

Raise roof line to allow for more head room and windows at approximately 5 ft to allow natural lighting.

The main section of roof shall be built with 2x10 rafters 16in OC and sheath with 5/8in Advantec T&G roof sheathing

Siding will be split face 4in stone

Proposed roof over existing entry door will be built with a double 2x10 header spanning about 12 ft and 2x8 rafters fastened to the existing framing with 3/8in lag screws every 4 ft, sheath with 5/8in Advantec T&G roof sheathing.

All roofs that have a rise and run of less than 4/12 will be sealed using .045 EPDM rubber membrane and any roofing done over a rise and run of 4/12 will be sealed with 35 year asphalt shingles.

All insulation in proposed addition will meet state and local codes with an r-value of R-23 in walls and an R-42 in ceiling.

Windows are commercial grade clear double pain glass with a 1in air space.

Any electrical work needed will meet code and a separate permit will be pulled by a licensed electrician.

Drywall will be 5/8in fire rated gypsum board and taped 3 coats.

Drywall on ceiling will be double layered 5/8 gypsum board with a 2 hour burn rating. Drywall on walls will extend up between rafters to the underside of roof sheathing with a one hour burn rating. This will allow for fire protection without a 30in parapet above roof line.

Ceiling height will be a minimum of 9ft 6in at finished height.

Construction type: commercial office space. (Not accessible to the public) .

Exterior walls will be finished with 5/8 fire rated gypsum board and taped 3 coats on the inside and sheathed with ½ in plywood and 4in split face stone siding mortared and sealed and extended over rafter ends to act as fire resistance exterior wall

Entire addition will be open into existing office space.

There is existing means of egress in existing office space open to new addition. 36 in fire door at back of office leading down an open banister staircase on the inside of the building to a 6ft double door exiting into parking area and a 36in fire door at front corner of existing building leading down one flight of stairs through a closed hallway to another egress door leading to congress st.

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Total amount of new construction exterior wall = 480sqft per story with un protected wi of 10.66 sq ft per unit gives a total of 8% of un protected openings with the property line edge of building. Actual glass size per window is 64in x 24in with a total of 10.66 sq ft. pe of 4 windows =42.64 sq ft of total openings of 8 percent of wall.

There will be no parapet required on roof top do to double drywall on ceiling and continues drywall between rafters place tight to the underside of roof sheathing to act as fire break with a one hour burn rating.

Note: there will be no change in the original footprint of structure. There will be no change in water runoff .there will be no change in parking or access to right of way into parking area .