Type-1 Zoning Map Amendment
For 1406-08 W Cuyler Ave, Chicago, IL 60613
From RS-3 to RM-4.5

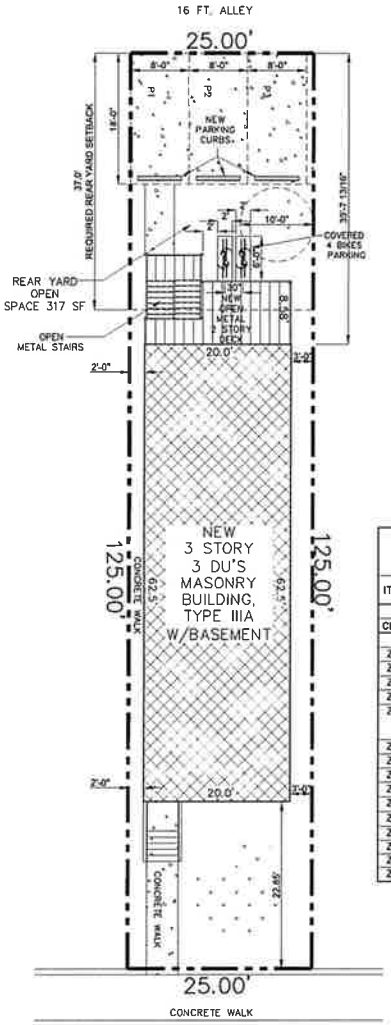
1. The applicant seeks a zoning change from RS-3 to RM-4.5 to subdivide the existing single improved zoning lot totaling 6,250 sq. ft. into two separate lots measuring 25'x 125' each; bringing the existing 4-unit building at 1408 W Cuyler Ave into compliance and to allow for the construction of a 3-unit building on the vacant 1406 W Cuyler Ave lot. As per Section 17-13-0303-D applicant seeks variation relief included in the Type 1 submission to reduce the east side yard set back on the 1408 lot to "0".

	Existing Building 1408 W Cuyler	1406 W Cuyler
FAR	1.14	1.42
Building Area	3,573 SQ. FT.	4,463 SQ. FT.
Density (MLA)	781.25 SQ. FT. per UNIT	1,041.67 SQ. FT per UNIT
Lot Area	3,125 SQ. FT.	3,125 SQ. FT.
Building Height	38 FT. (existing)	45 FT
*Front Setback	21.29 FT (existing)	22.85 FT
*Rear Setback	47.70 FT (existing)	39.66 FT
East Side Setback	0 FT (existing) *	3 FT
West Side Setback	0.-6 FT (existing)	2 FT
Parking	3 (existing)	3

Applicant will comply with the Air Quality Ordinance and other 17-3-0307 Exceptions.

*As part of the Type 1 Map Amendment the applicant also seeks a reduction of the east side yard of the 1408 lot to "0" to bring the existing condition into compliance when the lot is split.

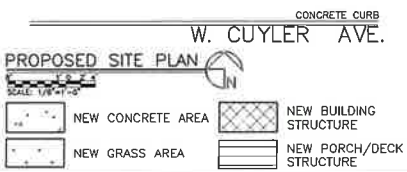
PROPOSED NEW 3-STORY+BASEMENT, 3 DU'S APARTMENT BUILDING WITH REAR OPEN METAL 2 STORY STAIRS W/ DECKS.
(OCCUPANCY GROUP R-5, TYPE IIIA CONSTRUCTION)
1406 W. CUYLER AVE. CHICAGO, ILLINOIS 60613

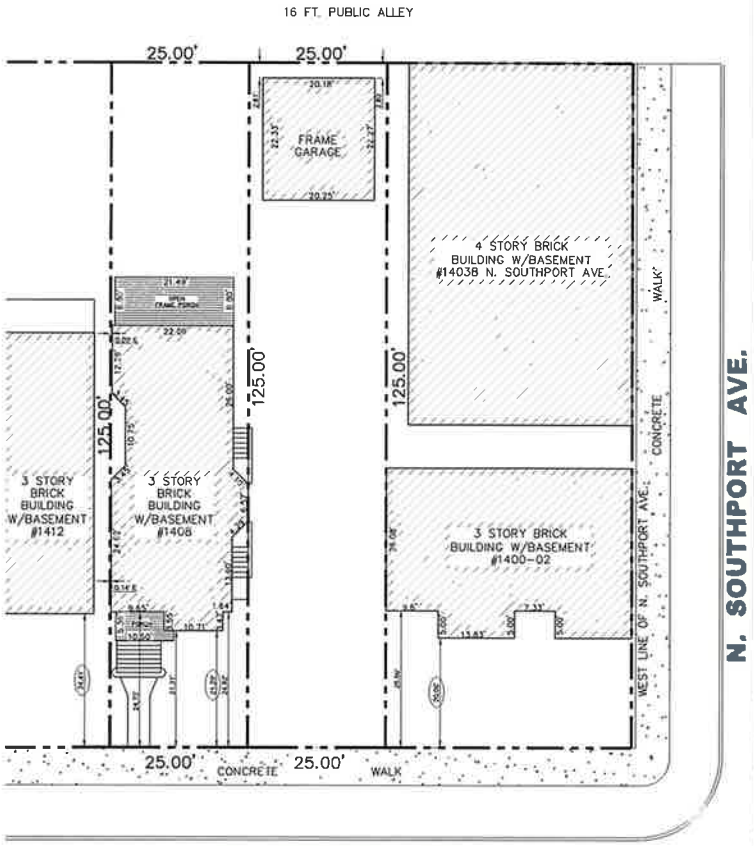


CODE MATRIX

GENERAL BUILDING REQUIREMENTS Per Chicago Zoning Ordinance and 2019 Chicago Constructions Codes

ITEM	SUBJECT	Code Reference	Ordinance Requirement	Actual	N/A
CHICAGO ZONING ORDINANCE REQUIREMENTS					
Z.01	Zoning District/ Planned Development No.	zoning map	RM-4.5		
Z.02	Existing Zoning Use(s)	17-17-0100	residential	residential	
Z.03	Proposed Zoning Use(s)	17-17-0100			N/A
Z.04	Chicago Landmark Designation	recorded deed restriction			N/A
Z.05	Lot Area	17-17-0302	700 sf per unit	3,125 sf	
Z.06	Floor Area Ratio (FAR)	varies by district	x 1.7 = 5,312 sf	1,240x3 floors+743=4,463 sf	
Z.07	Total Floor Area	17-17-0305, varies by district			N/A
Z.08	Building Height	17-17-0311, varies by district	45'-0"	43'-0"	
Z.09	Front Setback	17-17-0306, varies by district	AVERAGE 3 NEIGHBORS	22.85'	
Z.10	Combined Side Setbacks	17-17-0308, varies by district	2.0'-SIDE, 5.0'-TOTAL	3.0'-SIDE, 5.0'-TOTAL	
Z.11	Rear Setback	17-17-0307, varies by district	37'	39.08'	
Z.12	Rear Yard/ On-Site Open Space	17-2-0307, 17-4-0410	203.12 sf	317 sf	
Z.13	Number of Dwelling Units	varies by district	3	3	
Z.14	Number of Off-street Parking Spaces	17-10-0200	3	3	
Z.15	Plat of Survey	17-13-1302-B			





EXISTING SITE PLAN — **W. CUYLER AVE.**

EXISTING PORCH/DECK STRUCTURE | EXISTING BUILDING | EXISTING CONCRETE AREA

AVERAGE FRONT SETBACK CALCULATION:
24.41'+21.29'+20.06' = 65.76'
65.76'−20.06' = 45.70'
45.70' : 2 = 22.85'

ARCHITECT OF RECORD:
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MANDATORY NOTE:

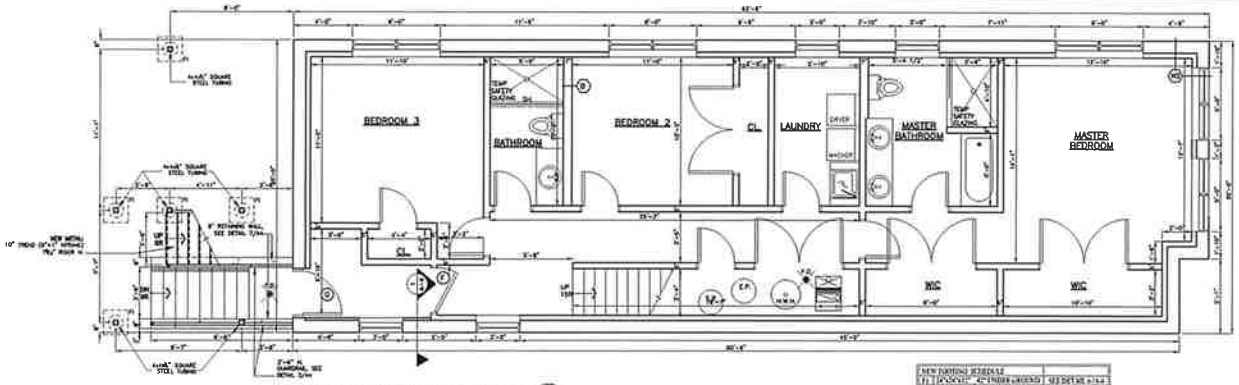
1406 W. CUYLER AVE.
CHICAGO, ILLINOIS 60613

REV. NO.	DATE	REMARKS

SHEET NAME:
SITE PLAN
CODE MATRIX
NOTES

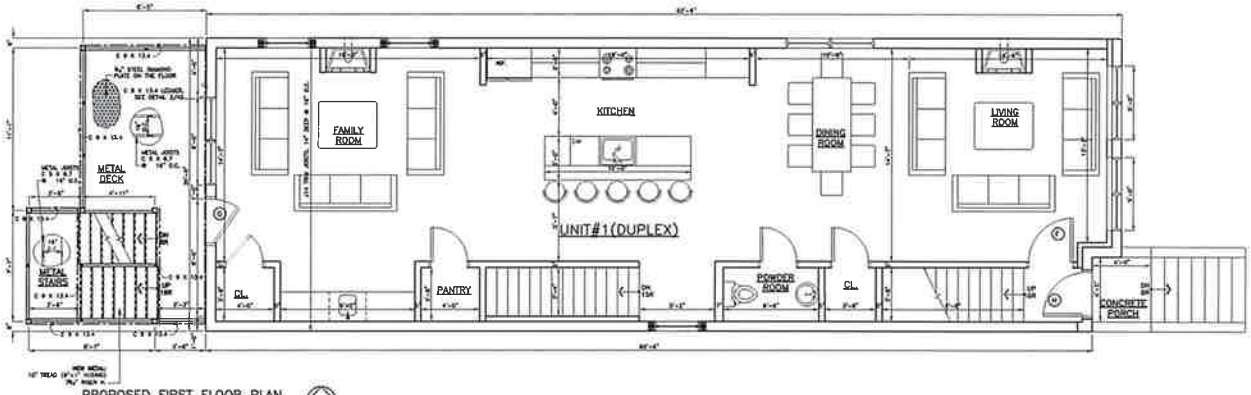
DRAWN	DATE
G.S.&J.D	
CHECKED	**DATE**
J.D.	01/25/2024

SHEET NO.
A-1
1 OF 6

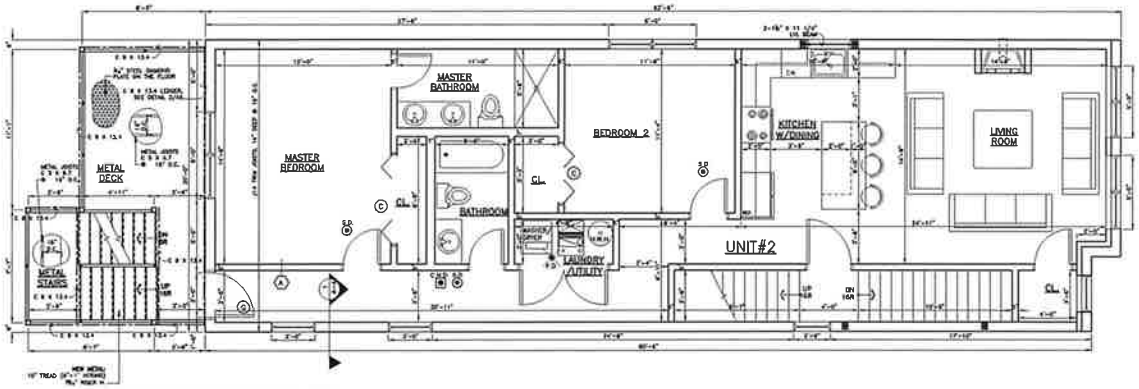


PROPOSED BASEMENT FLOOR PLAN

NEW FOOTING SCHEDULE	
F1: 18"x24"x12" 42" UNDER GROUND	SEE DETAIL 6/S-4.0
F2: 12"x24"x12" 42" UNDER GROUND	SEE DETAIL 17 S-4
F3: 12"x24"x12" 42" UNDER GROUND	SEE DETAIL 16 S-4
4" CONCRETE RETAINING WALL	SEE DETAIL 7/S-4



PROPOSED FIRST FLOOR PLAN



PROPOSED SECOND FLOOR PLAN

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MANDATORY NOTE:

THE ABOVE DRAWINGS AND SPECIFICATIONS ARE AS-IS, LEGAL DOCUMENTS AND THE PROPERTY OF THE ARCHITECT. THE ARCHITECT RETAINS ALL RIGHTS AND PROPERTY OF THE ARCHITECT. AND NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN ANY OTHER WAY WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY WERE DESIGNED PROVIDED AND REGARDED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. WITH REGARDS TO THE ABOVE DRAWINGS OR SPECIFICATIONS, ANY PROPERTY RIGHTS, OBVIOUS EVIDENCE OF WHICH WERE OF THESE RESTRICTIONS.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIANCE FROM THE DRAWINGS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION.

1406 W. CUYLER AVE.
CHICAGO, ILLINOIS 60613

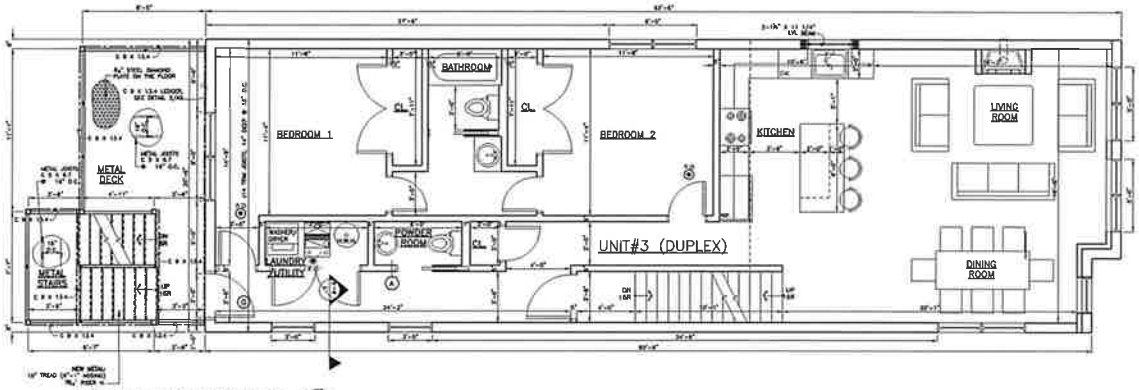
REV. NO.	DATE:	REMARKS

SHEET NAME:
FLOOR PLANS, NOTES

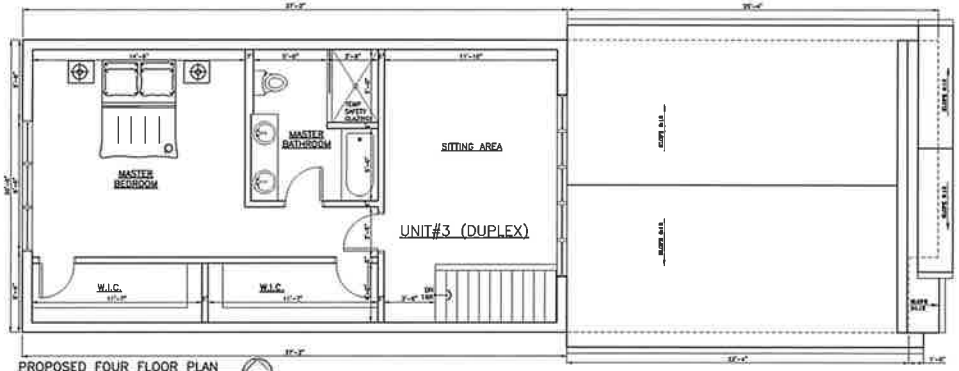
DRAWN	DATE
G.S &J.D	
CHECKED	DATE
J.D.	01/25/2024

SHEET NO.

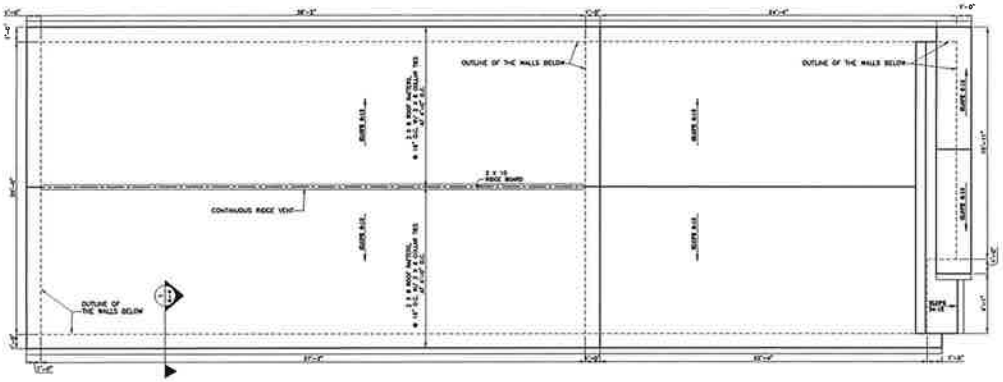
A-2



PROPOSED THIRD FLOOR PLAN



PROPOSED FOUR FLOOR PLAN



PROPOSED ROOF PLAN

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MANDATORY NOTE:

1406 W. CUYLER AVE.
CHICAGO, ILLINOIS 60613

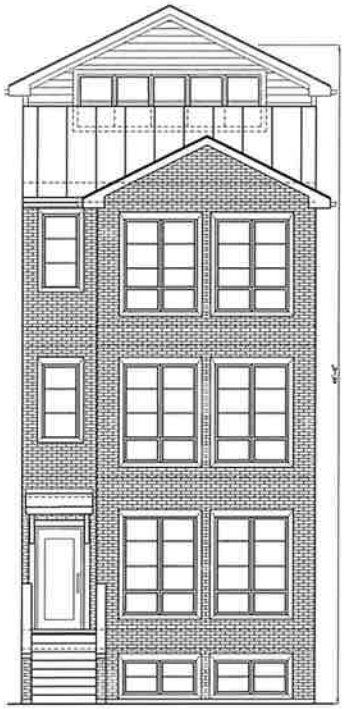
REV. NO.	DATE	REMARKS

SHEET NAME:
FLOOR PLANS, NOTES

DRAWN	DATE
G.S.&J.D	
CHECKED	DATE
J.D.	01/25/2024

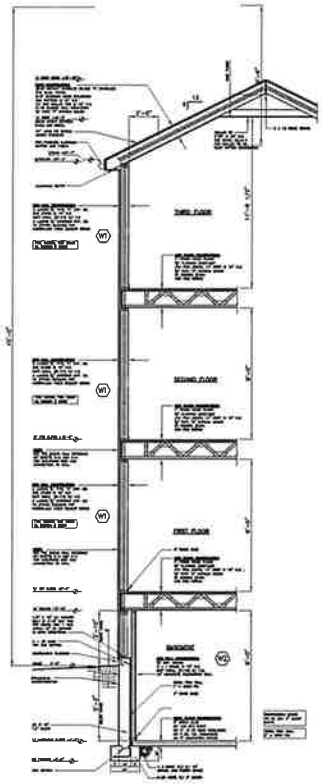
SHEET NO.

A-3

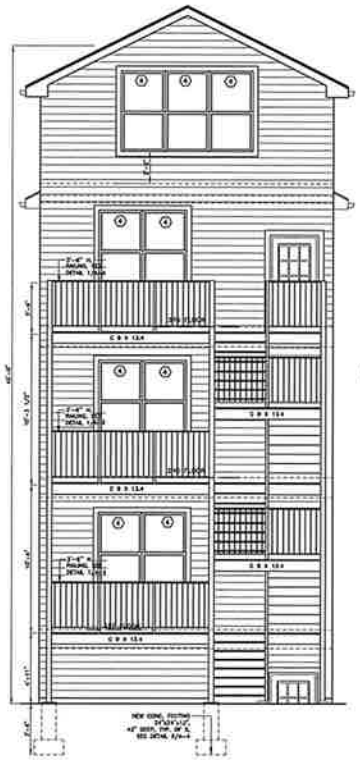


PROPOSED SOUTH ELEVATION

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

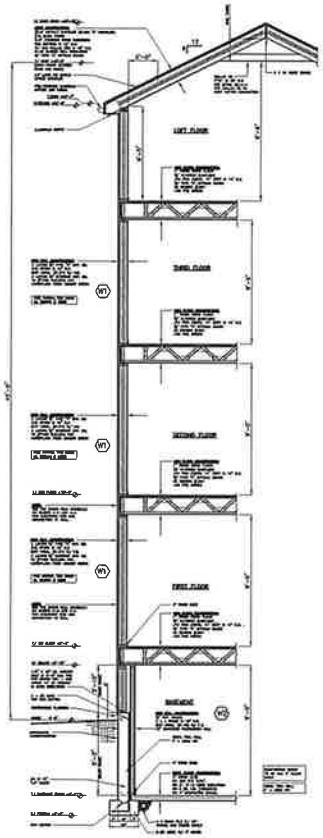


PROPOSED WALL SECTION



PROPOSED NORTH ELEVATION

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



PROPOSED WALL SECTION

ARCHITECT
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MANDATORY NOTE:

1406 W. CUYLER AVE.
CHICAGO, ILLINOIS 60613

REV. NO.	DATE	REMARKS

SHEET NAME:
PROPOSED ELEVATIONS,
PROPOSED SECTIONS

DRAWN	DATE
G.S.&J.D	
CHECKED	DATE
J.D.	01/25/2024

SHEET NO.

A-4

PROPOSED EAST ELEVATION

ARCHITECT
OF RECORD:

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MANDATORY NOTE:

THE MAJOR DIMENSIONS AND SPECIFICATIONS ARE IDEAL, DESIGNS AND IMPLEMENTATIONS MAY VARY DUE TO ACTUAL SITE CONDITIONS. THE PROPERTY OF THE ARCHITECT, AND NO PART THEREOF SHALL BE COPIED, REPRODUCED TO OTHERS OR USED IN THE CONSTRUCTION WITHOUT WRITTEN PROJECT. WHERE THIS THE SPECIFIC PROJECT FOR WHICH THIS WAS BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR AN APPLICATION SHALL CONSTITUTE OWNER'S THE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE SUBJECT THIS OFFICE MUST BE NOTIFIED OF ANY VARIANCES FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE FABRICATION WITH FABRICATION.

1406 W. CUYLER AVE.
CHICAGO, ILLINOIS 60613

REV. NO.	DATE	REMARKS

SHEET NAME:
PROPOSED ELEVATION.

DRAWN	DATE
G.S.&J.D	
CHECKED	DATE
J.D.	01/25/2024

SHEET NO.

A-5

PROPOSED WEST ELEVATION

ARCHITECT
OF RECORD:

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GLENVIEW, IL 60025
Cell: (773) 537 5463
Office: (773) 615 0635
Email: infogsj@yahoo.com

LICENSED ARCHITECT
JOANNA MONIKA DRUZGALA
001.020302
STATE OF ILLINOIS

MANDATORY NOTE:

THE NOTE CHANGES AND SPECIFICATIONS AND FORMS, DESIGNS AND DRAWINGS CONTAINED HEREIN, WHETHER ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT AND NOT TRANSFERRED. THEY SHALL BE RETURNED TO THE ARCHITECT IMMEDIATELY UPON REQUEST. THEY ARE TO BE USED ONLY FOR THE PROJECT SHOWN. THEY ARE NOT TO BE USED FOR OTHER PROJECTS OR EXTENSIONS OF THIS PROJECT UNLESS PREPARED AND DETAILED WITHOUT THE WRITTEN CHANGES OF THE ARCHITECT. ORAL CONTRACT WITH THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE SPECIFICATIONS.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB SITE. THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE FABRICATION.

1406 W. CUYLER AVE.
CHICAGO, ILLINOIS 60613

REV. NO.	DATE	REMARKS

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PROPOSED ELEVATION.

DRAWN	DATE
G.S.&J.D	
CHECKED	DATE
J.D.	01/25/2024

SHEET NO.

A-6

6 OF 6

INTERIOR RENOVATION OF THE EXISTING 3 STORY BRICK BUILDING, AND CONVERSION EXISTING 3 DU'S TO 4 DU'S WITH NEW REAR OPEN PORCH / S.A.E.

1408 W. CUYLER AVE. CHICAGO, ILLINOIS 60613

NOTICE TO CONTRACTORS:

1. THE CONTRACT DOCUMENTS FOR THIS PROJECT INCLUDE AN OWNER–CONTRACTOR AGREEMENT (AN EXECUTED WRITTEN PROPOSAL PREPARED BY THE CONTRACTOR DESCRIBING THE WORK) AND THESE DRAWINGS PREPARED BY THE ARCHITECT. THE ARCHITECT IS PROVIDING A "PLANS ONLY" SERVICE. NO OTHER TYPE OF ARCHITECTURAL SERVICE IS INTENDED OR IMPLIED. THESE PLANS ARE ONLY TO BE USED BY COMPETENT CONTRACTORS LICENSED WITHIN THE CITY OF CHICAGO, AND KNOWLEDGEABLE IN THE BUILDING TRADES.
2. THE CONTRACTOR MUST FAMILIARIZE HIMSELF WITH THE PROJECT LOCATION AND EXISTING CONDITIONS. CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND WILL BE RESPONSIBLE FOR THEM. NON–COMPLIANCE WITH THE ABOVE CONDITION DISQUALIFIES ANY CLAIMS FOR ADDITIONAL COMPENSATION.

3. ADMINISTRATION OF THE CONTRACT IS BY THE OWNER OR HIS REPRESENTATIVE. THE CONTRACTOR AND THE OWNER ARE SOLELY RESPONSIBLE FOR THE BUILDING CONSTRUCTION PROCESS AND JOIST SAFETY.
4. THE DRAWINGS INDICATE THE GENERAL SCOPE OF THE PROJECT AND THE ARCHITECTURAL DESIGN CONCEPT, INCLUDING THE DIMENSIONS OF THE BUILDING, THE MAJOR ARCHITECTURAL ELEMENTS, AND TYPES OF STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL SYSTEMS.
5. THE DRAWINGS DO NOT NECESSARILY INDICATE OR DESCRIBE ALL THE WORK REQUIRED FOR REALIZATION OF THE SCOPE OR INTENT OF THE PROJECT; NOR ALL THE REQUIREMENTS OF THE CONTRACT DOCUMENTS. BASED ON THE GENERAL SCOPE DESCRIBED IN THESE DRAWINGS, THE CONTRACTOR WILL FURNISH AND INSTALL ALL THE ITEMS REQUIRED FOR THE PROPER EXECUTION OF THE INTENDED SCOPE OF THIS PROJECT.
6. THE ARCHITECT'S DECISION AS TO WHAT IS INCLUDED IN THE SCOPE AND WHAT IS NOT WILL BE FINAL AND BINDING ON THE CONTRACTOR.
7. BY SUBMITTING A BID OR PRICE PROPOSAL THE CONTRACTOR CONCEDES THAT HE HAS EXAMINED AND UNDERSTANDS ALL THE CONTRACT DOCUMENTS INCLUDING THESE DRAWINGS.
8. THE INTENTION OF CONTRACT DOCUMENTS IS TO PERFORM THE WORK REQUIRED TO ACHIEVE THE FINISHED PROJECT IN A FIRST CLASS MANNER, COMPLYING WITH APPLICABLE TRADE STANDARDS AND GUIDELINES, LOCAL, STATE AND NATIONAL CODES, AND OBSERVING OHSA RULES.
9. THE START OF WORK WILL BE CONSIDERED AFFIRMATION THAT THE CONTRACTOR IS FULLY INFORMED OF THE SCOPE OF WORK AND THE TIME, WORK, MATERIALS, EQUIPMENT, APPLIANCES AND SERVICES NECESSARY TO ACHIEVE THE SCOPE OF WORK
5. THE CONTRACTOR MUST SUBMIT TO THE OWNER AND COPY TO THE ARCHITECT A CERTIFICATE OF INSURANCE WHICH NAMES THE FOLLOWING AS ADDITIONALLY INSURED FOR THIS PROJECT:
   OWNER
   ARCHITECT
   CITY OF CHICAGO

GENERAL NOTES:

1. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD.
2. NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALE – DO NOT SCALE DRAWINGS.
3. INTERIOR DIMENSIONS ARE TO THE FACE OF A WALL UNLESS NOTED OTHERWISE.
4. EXTERIOR DIMENSIONS ARE TO THE FACE OF MASONRY FOUNDATION WALLS. UPPER FLOORS ARE TO THE FACE OF SHEATHING, OR MASONRY IF USED.
5. EXTERIOR DIMENSIONS OF FRAME WALLS ARE TO FACE OF SHEATHING UNLESS NOTED OTHERWISE.
6. ALL MATERIALS AND EQUIPMENT MUST BE INSTALLED IN COMPLIANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS.
7. CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND PROPER DISPOSAL OF ALL DEBRIS GENERATED BY THE WORK. CLEAN UP IS REQUIRED ON A DAILY BASIS. DISPOSE OF DEBRIS LEGALLY.
8. CONTRACTORS IS TO GUARANTEE ALL THE WORK, MATERIALS AND LABOR IN WRITING FOR A MINIMUM OF ONE (1) YEAR AGAINST ALL DEFECTS OF MATERIALS, EQUIPMENT AND WORKMANSHIP.

STRUCTURAL DESIGN CRITERIA:

1. ROOF: SNOW LOAD=25PSF, DEAD LOAD=15PSF, WIND UPLIFT LOAD= 30PSF -- TOTAL LOAD=50PSF.
2. FLOOR: LIVE LOAD=40PSF, DEAD LOAD=10PSF -- TOTAL LOAD=50PSF.
3. PORCH: LIVE LOAD=100PSF, DEAD LOAD=10PSF -- TOTAL LOAD=110PSF
4. LUMBER: SOUTHERN PINE No1 or BETTER (Fb=1300psi, Fc=825psi, Fv=175psi, E=1,300,000)
5. SOIL BEARING: MINIMUM 3,000psf, CONCRETE: 3,500psi @ 28 DAYS
6. STEEL REINFORCING ROLL SECTIONS CONFORM TO A572, AND A36

CODE NOTES:

1. ALL GLAZED DOORS, AND ANY GLAZED PANEL MORE THAN 18 INCHES IN WIDTH IMMEDIATELY ADJACENT TO ANY DOOR WHEREIN THE SILL OS SUCH GLAZED PANEL IS LESS THAN 24 INCHES ABOVE THE FLOOR TO BE GLAZED WITH TEMPERED GLASS GLAZED DOORS SHALL INCLUDE, AMONG OTHERS, THE FOLLOWING: SLIDING GLASS DOORS, STORM DOORS, SHOWER DOORS AND BATHTUB ENCLOSURES.
2. ALL TUB AND SHOWER ENCLOSURES ARE TO BE GLAZED WITH TEMPERED GLASS.
3. ALL SKYLIGHTS ARE TO BE GLAZED WITH SAFETY TEMPERED GLASS WITH A WIRE BURGLAR SCREEN INSIDE.
4. ALL INTERIOR FINISHES TO BE A MINIMUM OF CLASS 1 (0 TO 25 F.S.R.).
5. PROVIDE A HARDWIRED SMOKE DETECTOR WITHIN 15 FEET OF EVERY BEDROOM AND AT THE TOP OF EVERY STAIR AT EACH LEVEL.
6. PROVIDE A HARDWIRED CARBON MONOXIDE DETECTOR WITHIN 40 FEET OF EVERY BEDROOM, AT LEAT ONE ON EACH LEVEL, AND ONE IN THE ROOM CONTAINING THE CENTRAL HEATING UNIT.
7. STAIRWAY & BALCONY RAILINGS (EXTERIOR & INTERIOR) MUST BE DESIGNED TO RESIST A SIMULTANEOUS VERTICAL AND HORIZONTAL THRUST OF 50plf AND A 200 plf LOAD AT ANY LOCATION ALONG THE RAIL.
8. NO OPEN CUT OF VILLAGE STREETS ALLOWED & NO NEW SANITARY SERVICE
9. NO CONCENTRATED DISCHARGE OF STORM WATER TO ADJACENT PROPERTIES SHALL BE ALLOWED.
10. PROVIDE FIRESTOPPING AT FOLLOWING LOCATIONS
    A) IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVEL;
    B) AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS AT SOFFITS, DROP CEILINGS, COVE CEILINGS, ETC;
    C) IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN;
    D) AT OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS AND FIREPLACES AT CEILING AND FLOOR LEVEL.

CERTIFICATION STATEMENT

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE THEY CONFORM TO THE CHICAGO BUILDING CODE, CURRENT EDITION.

DATE:

08/15/22

Barry M. Greenberg # 001-005834

CONCRETE AND FOUNDATIONS:

1. ALL CONCRETE WORK MUST CONFORM TO ACI 318, STANDARD BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE, LATEST EDITION.
2. CONCRETE MUST HAVE A STRENGTH OF f'c =3,500psi AT 28 DAYS. AT THE DISCRETION OF THE CONTRACTOR, HIGH EARLY STRENGTH CONCRETE MAY BE SUBSTITUTED. IF HIGH EARLY STRENGTH CONCRETE IS USED IT MUST ATTAIN A MINIMUM STRENGTH OF 3,500psi AT 7 DAYS.
3. CONCRETE MUST BE VIBRATED IMMEDIATELY AFTER PLACING. DO NOT USE CHLORIDE ADDITIVES.
4. CONCRETE EXPOSED TO WEATHER OR POURED AGAINST THE GROUND MUST HAVE 6% AIR ENTRAINMENT.
5. FOOTINGS ARE DESIGNED FOR 3000psf SOIL BEARING CAPACITY.
6. MINIMUM COVER OF REINFORCEMENT IN FOUNDATION CONCRETE OR CONCRETE CAST AGAINST EARTH MUST BE 3 INCHES. CONCRETE MUST HAVE MINIMUM COVER OF 2 INCHES IN OTHER LOCATIONS, IF NOT SHOWN OTHERWISE.
7. FORMS MAY BE RE–USED AS OFTEN AS PRACTICABLE.
8. DO NOT PLACE CONCRETE UNTIL ALL CONDUITS, PIPING OR OTHER EMBEDMENTS HAVE BEEN PLACED.
9. MECHANICAL PIPING UNDER SLABS MUST BE ENCASED BY A MINIMUM OF 6 INCHES OF CONCRETE.
10. EXPANSION JOINTS, WHERE SHOWN MUST BE FULL DEPTH THICKNESS OF CONCRETE.
11. CONCRETE FLOOR SLABS WILL BE BROOM FINISHED.
12. REINFORCING STEEL SHALL BE NEW BILLET STEEL CONFORMING TO ASTM A615 GRADE 60.
13. WELDED WIRE FABRIC (WWF) MUST CONFORM TO ASTM A185 GRADE 60 OR HIGHER.
14. EXCEPT FOR WWF, REINFORCING MUST NOT BE WELDED.
15. SUBMIT SHOP DRAWINGS FOR ALL REINFORCED CONCRETE WORK FOR REVIEW.
16. ALL PLACING AND DETAILING MUST CONFORM TO ACI MANUAL OF STANDARD PRACTICE FOR REINFORCEMENT.
17. ALL CONCRETE MUST BE TESTED FOR COMPRESSION STRENGTH. STANDARD TEST SPECIMENS MUST BE PERFORMED BY AN INDEPENDENT CERTIFIED LABORATORY AND CONFORM TO ASTM C–31 AT NO ADDITIONAL COST TO OWNER. SUBMIT A COPY OF TEST REPORT TO THE OWNER AND THE ARCHITECT.
18. EACH SAMPLING MUST CONSIST OF A MINIMUM OF 2 (TWO) CYLINDERS PER OPERATION, OR WHENEVER A CHANGE OCCURS IN WATER–CEMENT RATIO OR AGGREGATE.

CODE MATRIX

GENERAL BUILDING REQUIREMENTS Per Chicago Zoning Ordinance and 2019 Chicago Construction Codes

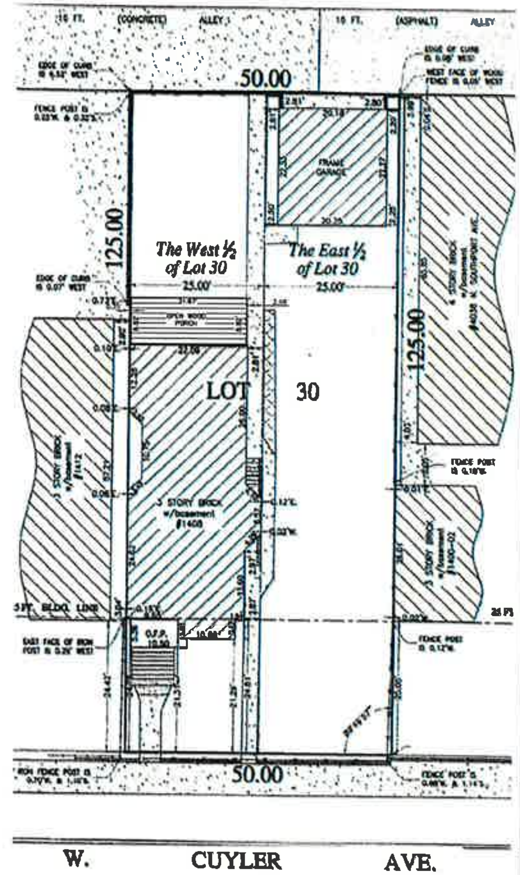
ITEM	SUBJECT	Code Reference	Ordinance Requirement	Actual	N/A	Location/Sheet no.
CHICAGO ZONING ORDINANCE REQUIREMENTS						
Z.01	Zoning District/ Planned Development No.	zoning map	RS-3			
Z.02	Existing Zoning Use(s)	17-17-0100	residential	residential		Permit Application
Z.03	Proposed Zoning Use(s)	17-17-0100				Permit Application
Z.04	Chicago Landmark Designation	recorded deed restriction				
Z.05	Lot Area	17-17-0302	[illegible] sf per unit	6,250 sf		
Z.06	Floor Area Ratio (FAR)	varies by district	1.2	[illegible] sf		
Z.07	Total Floor Area	17-17-0305, varies by district				
Z.08	Building Height	17-17-0311, varies by district	30'-0"	38'-0"		
Z.09	Front Setback	17-17-0306, varies by district				
Z.10	Combined Side Setbacks	17-17-0308, varies by district				
Z.11	Rear Setback	17-17-0307, varies by district				
Z.12	Rear Yard/ On-Site Open Space	17-2-0307, 17-4-0410				
Z.13	Number of Dwelling Units	varies by district				
Z.14	Number of Off-street Parking Spaces	17-10-0200				
Z.15	Plat of Survey	17-13-1303-B				Survey Value in Protection
2019 CHICAGO BUILDING REQUIREMENTS						
B.03.01	Proposed Occupancy Classification (s)	14B-3-302.1				
B.03.02	Existing Occupancy Classification (s)	14B-3-302.6, Ch. 14B-3	R-5			
B.05.01	Grade Plane	14B-2-202.2				
B.05.02	Building Height in Feet Above Grade Plane	14B-2-202.3, 14B-5-504.3				
B.05.03	Number of Stories Above Grade Plane	14B-2-202, 14B-5-504.4				
B.05.04	Building Area	14B-2-202.4, 14B-5-506				
B.05.05	Number of Basements Excluded from Area	14B-5-506.1.3				
B.06.01	Construction Classification	14B-6-602	Type III-A			
	Rating – Primary Structural Frame	Table 14B-6-601, 14B-7-704				
	Rating – Exterior Bearing Walls	Tables 14B-6-601, 14B-6-602				
	Rating – Interior Bearing Walls	Table 14B-6-601				
	Rating – Exterior Nonbearing Walls	Table 14B-6-602				
	Rating – Floor Construction	Table 14B-6-601				
	Rating – Roof Construction	Table 14B-6-601				
B.06.02	Combustible Material, Type I-IV construction	14B-6-603, 14B-6-604				
B.06.03	Basement Construction	14B-6-605				
B.07.01	Exterior Wall Rating	Tables 14B-6-601, 14B-6-602				
B.07.02	Exterior Wall Projections	14B-7-705.2				
B.07.03	Exterior Wall Openings	14B-7-705.8				
B.07.04	Exterior Wall Parapets	14B-7-705.11				
B.07.05	Fire Wall Rating	14B-7-706.4				
B.07.06	Fire Wall Openings	14B-7-706.8, 14B-7-716.1				
B.07.07	Wall/Floor Rating – Occupancy Separation	14B-7-707.3.9, 14B-7-711.2.4.1				
B.07.08	Wall/Floor Rating – Fire Area Separation	14B-7-707.3.10, 14B-7-711.2.4.2				
B.07.09	Wall/Floor Rating – Control Area	14B-4-414.2.4, 14B-7-707.3.8				
B.07.10	Wall/Floor Rating – Incidental Uses	14B-7-707.3.7, 14B-7-711.2.4.5				
B.07.11	Wall/Floor – Unit Separation	14B-4-420, 14B-7-711.2.4.3				
B.07.12	Wall/Floor – Corridor	14B-7-708, 14B-10-1020.1				

SCOPE OF WORK:

1. THE WORK OF THIS PROJECT IS INTERIOR RENOVATION OF THE EXISTING 3 STORY BRICK BUILDING AND CONVERSION FROM 3 DU'S TO 4 DU'S W/ NEW REAR WOOD OPEN PORCH–S.A.E.
2. INSTALL A NEW PLUMBING FIXTURES.
3. INSTALL A NEW HEATING AND COOLING SYSTEM INCLUDING DUCTS AND VENTS.
4. ADD SUPPLEMENTAL ELECTRICAL SUPPLY SYSTEM INCLUDING CONDUITS AND WIRING, LIGHT FIXTURES RECEPTACLES.

SHEET INDEX

A-1 SITE PLAN, CODE MATRIX & NOTES
A-2 EXISTING/DEMO FLOOR PLANS AND WALL SECTION
A-3 PROPOSED FLOOR PLANS AND DETAILS
A-4 PROPOSED PORCH PLANS AND WALL SECTION
A-5 PORCH SECTION ELEVATION AND DETAILS
M-1 MECHANICAL PLANS
M-2 MECHANICAL PLANS
E-1 ELECTRICAL PLANS
E-2 ELECTRICAL PLANS
P-1 PLUMBING DIAGRAMS



SITE PLAN

EXISTING STRUCTURE

NEW STRUCTURE

EXISTING CONCRETE AREA

2018 ELECTRICAL CODE APPLIES TO THIS PROJECT

ARCHITECT OF RECORD:
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MANDATORY NOTE:

INTERIOR RENOVATION OF THE EXISTING 3 STORY BRICK BUILDING, AND CONVERSION EXISTING 3 DU'S TO 4 DU'S WITH NEW REAR OPEN PORCH / S.A.E. 1408 W. CUYLER AVE. CHICAGO, ILLINOIS 60613

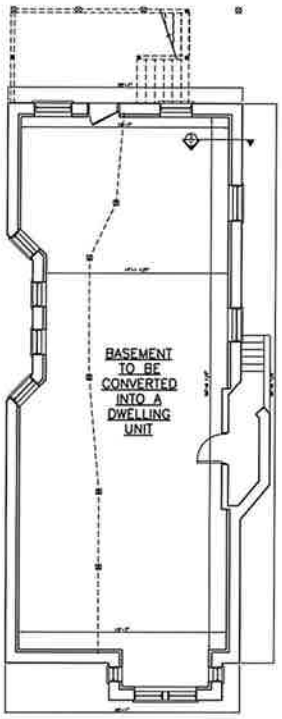
REV NO	DATE	REMARKS

SHEET NAME: SITE PLAN, CODE MATRIX, NOTES

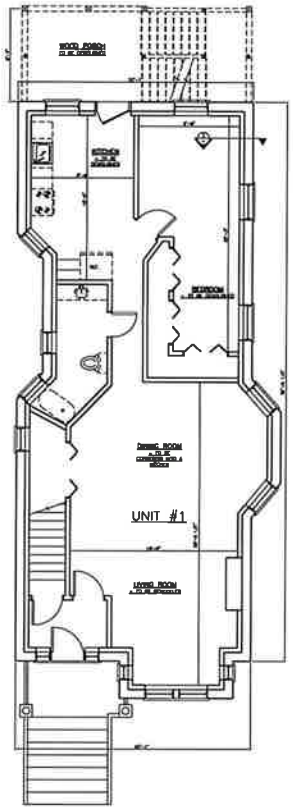
CHECKED	DATE
B.G.	08/14/22

SHEET NO.

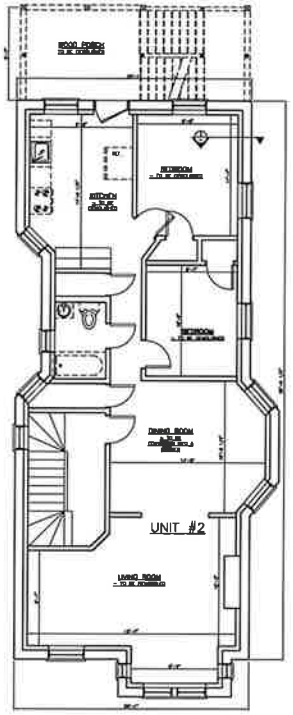
A-1



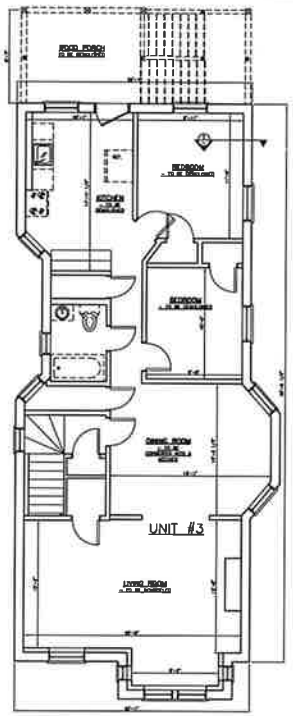
EXISTING/DEMO BASEMENT FLOOR PLAN



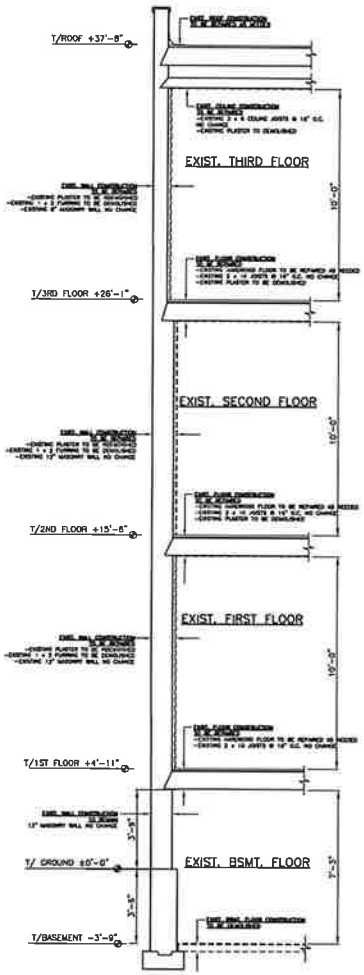
EXISTING/DEMO FIRST FLOOR PLAN



EXISTING/DEMO SECOND FLOOR PLAN



EXISTING/DEMO THIRD FLOOR PLAN



EXISTING WALL SECTION

SCALE: 3/8"=1'-0"

DEMOLITION NOTES

1. CONTRACTOR MUST PROVIDE ADEQUATE SUPPORT AND BRACING OF EXISTING STRUCTURE AT ALL TIMES.
2. CONTRACTOR MUST PERFORM ALL DEMOLISH IN A SAFE AND CONSIDERED MANNER, WITHOUT DAMAGING CONSTRUCTION TO ROMAIN.
3. CONTRACTOR MUST DISPOSE OF ALL DEMOLISHED MATERIALS IN SAFE AND LEGAL MANNER.

ELEMENT TO BE DEMOLISHED

WALL/ PARTITION TO BE DEMOLISHED

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MANDATORY NOTE:

INTERIOR RENOVATION
OF THE EXISTING 3 STORY BRICK BUILDING,
AND CONVERSION EXISTING 3 DU'S TO 4 DU'S
WITH NEW REAR OPEN PORCH / S.A.E.
1408 W. CUYLER AVE. CHICAGO, ILLINOIS 60613

REV. NO.	DATE	REMARKS

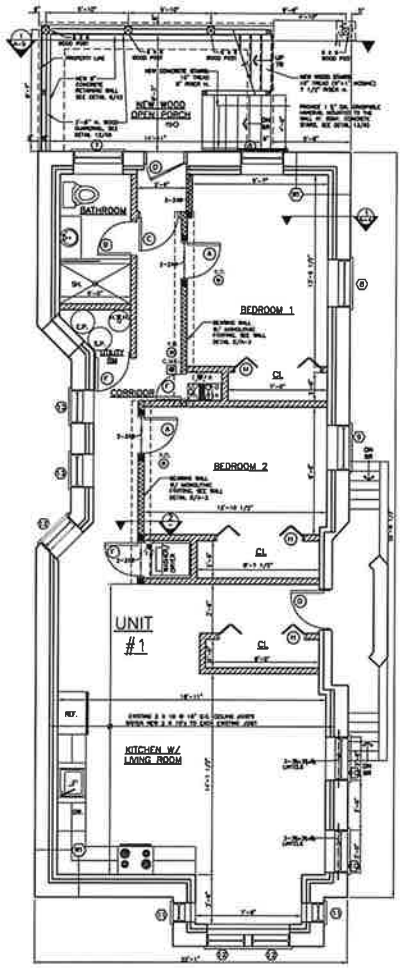
SHEET NAME:
EXISTING/DEMO FLOOR PLANS & WALL SECTION

CHECKED	DATE
B.G.	06/14/22

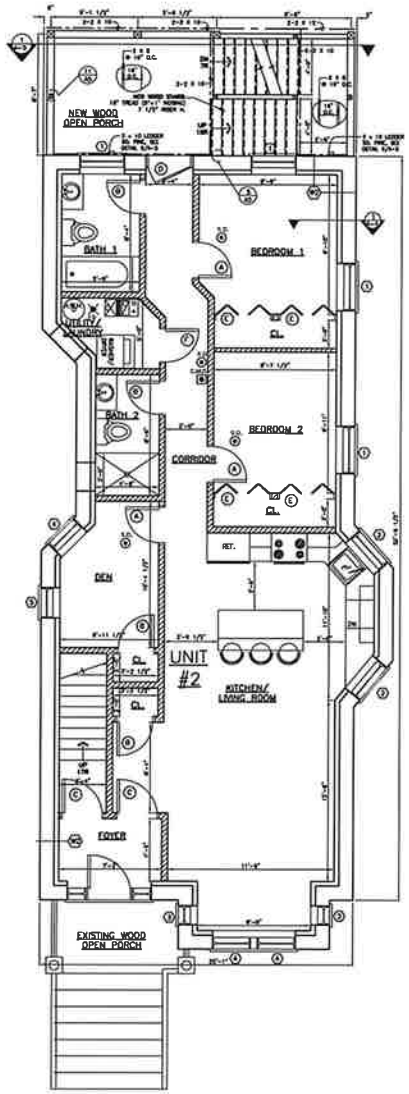
SHEET NO.

A-2

NEW ROOFING SCHEDULE	
EX. 1/4"x1/4"x1/4" - 4" FROM FLOORING	SEE DETAIL 7 A1
1/4"x1/4"x1/4" GRAY NON-FLAMMABLE FLOORING WALL	SEE DETAIL 6 A1



PROPOSED BASEMENT FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

WINDOW SCHEDULE

#	WINDOW TYPE	ROUGH OPENING WIDTH	ROUGH OPENING HEIGHT	QT.	REMARKS	S.F. GLASS AREA	S.F. VENT AREA
1	NEW DOUBLE HUNG	3'-1"	6'-4"	14	SINGLE	39.8	10.5
2	NEW DOUBLE HUNG	2'-10"	3'-2"	8	SINGLE	8.5	4.7
3	NEW DOUBLE HUNG	1'-4"	6'-4"	8	SINGLE	8.6	4.3
4	NEW DOUBLE HUNG	2'-8"	6'-8"	8	SINGLE	17.35	8.6
5	NEW DOUBLE HUNG	2'-1"	4'-4"	3	SINGLE	8.3	4.2
6	NEW DOUBLE HUNG	2'-8"	4'-10"	1	SINGLE	11.4	7.2
7	NEW DOUBLE HUNG	3'-8"	4'-10"	1	SINGLE	16.8	8.4
8	NEW DOUBLE HUNG	3'-4"	3'-2"	1	SINGLE	10.5	5.3
9	NEW DOUBLE HUNG	3'-2"	3'-2"	1	SINGLE	10	5
10	NEW DOUBLE HUNG	2'-10"	3'-2"	2	SINGLE	9.3	4.7
11	NEW DOUBLE HUNG	1'-4"	3'-2"	2	SINGLE	4.2	2.1
12	NEW DOUBLE HUNG	2'-8"	3'-2"	3	SINGLE	8.4	4.2
13	NEW DOUBLE HUNG	2'-4"	3'-2"	2	SINGLE	7.4	3.8

NOTE : GLASS SIZES NORMAL - NOT VERY 61"

WALLS/ PARTITIONS SCHEDULE

NEW OR EXISTING CONDITION	BEARING	FIRE RATING	TEST NO.
(W1) EXISTING WALL CONSTRUCTION: NEW 5/8" TYPE "X" GYP. BOARD; NEW BATT. INSUL. (R-13) W/VAPOR BARRIER; NEW 2X4 WOOD STUDS @ 16 O.C.; EXISTING 12" BRICK WALL-NO CHANGE	YES	3 HOUR	U.904
(W2) EXISTING WALL CONSTRUCTION: NEW 5/8" TYPE "X" GYP. BOARD; NEW BATT. INSUL. (R-13) W/VAPOR BARRIER; NEW 2X4 WOOD STUDS @ 16 O.C.; EXISTING 12" BRICK WALL-NO CHANGE	YES	3 HOUR	U.904
(W3) EXISTING WALL CONSTRUCTION: NEW 5/8" TYPE "X" GYP. BOARD; NEW BATT. INSUL. (R-13) W/VAPOR BARRIER; NEW 2X4 WOOD STUDS @ 16 O.C.; EXISTING 8" BRICK WALL-NO CHANGE	YES	3 HOUR	U 904
(A) NEW INTERIOR PARTITION: 2x4 WOOD STUDS @ 16" O.C. W/ 5/8" TYPE "X" GYP. BD. E.S.	NO	1 HOUR	U 305
(B) NEW INTERIOR PLUMBING PARTITION: 2x6 WOOD STUDS @ 16" O.C. NEW 5/8" TYPE "X" GYP. BOARD EACH SIDE	NO	1 HOUR	U 305
(C) EXISTING INTERIOR PARTITION: EXISTING 2x4 WOOD STUDS @ 16" O.C. NEW 5/8" TYPE "X" GYP. BOARD EACH SIDE	NO	1 HOUR	U 305
(D) NEW INTERIOR BEARING PARTITION: 2x4 WOOD STUDS @ 16" O.C. W/ 5/8" TYPE "X" GYP. BD. E.S.	YES	1 HOUR	U 305

NEW DOOR SCHEDULE

TAG	NAME	SIZE	MATERIAL	FRAME	HARDWARE
(A)	INTERIOR DOOR	2'-6" x 6'-8" x 1 3/4"	SC.	WD.	
(B)	INTERIOR DOOR	3'-6" x 6'-8" x 1 3/4"	SC.	WD.	
(C)	INTERIOR DOOR	2'-10" x 6'-8" x 1 3/4"	SC.	WD.	
(D)	EXTERIOR DOOR	2'-10" x 6'-8" x 1 3/4"	SC.	WD.	
(E)	INTERIOR BI-FOLD DOOR	4'-0" x 6'-8" x 1 3/4"	SC.	WD.	
(F)	INTERIOR LOUVERED DOOR	2'-8" x 6'-8" x 1 3/4"	SC.	WD.	LOUVERS
(G)	INTERIOR BI-FOLD DOOR	5'-0" x 6'-8" x 1 3/4"	SC.	WD.	
(H)	INTERIOR BI-FOLD DOOR	6'-0" x 6'-8" x 1 3/4"	SC.	WD.	

DOOR LEGEND :
WD. WOOD FRAME
SC. SOLID CORE WOOD
HC. HOLLOW CORE WOOD
HM. HOLLOW METAL

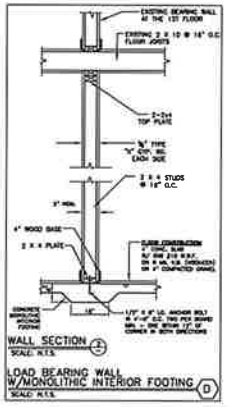
DOOR CODE NOTES:
1. ALL GLAZED DOORS, AND ANY GLAZED PANEL MORE THAN 18 INCHES IN WIDTH IMMEDIATELY ADJACENT TO ANY DOOR WHEREIN THE SILL OF SUCH GLAZED PANEL IS LESS THAN 24 INCHES ABOVE THE FLOOR TO BE GLAZED WITH TEMPERED GLASS. GLAZED DOORS SHALL INCLUDE, AMONG OTHERS, THE FOLLOWING: SLIDING GLASS DOORS, STORM DOORS, SHOWER DOORS AND BATHTUB ENCLOSURES.

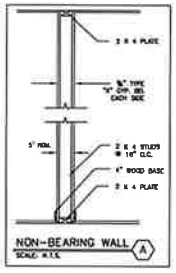
LEGEND

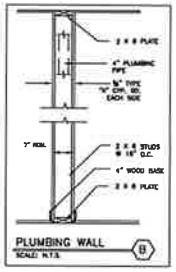
DW. - DISHWASHER
REF. - REFRIGERATOR
SH. - SHOWER
F.D. - FLOOR DRAIN
C.I. - CAST IRON
F-1, F-2, F-3, F-4 - GAS FURNACE
H.W.H. - HOT WATER HEATER
(S) S.D. CEILING MTD. SMOKE DETECTOR
(C) C.M.D. CEILING MTD. CARBON MONOXIDE DETECTOR

CLASSIFICATION - INTERIOR WALL, CEILING FINES AND TRIM.
INTERIOR WALL AND CEILING FINISH AND TRIM SHALL BE CLASSIFIED IN ACCORDANCE WITH FLAME SPREAD RATINGS AS FOLLOW:

Classification	Flame Spread Rating	Smoke Developed
Class 1	0 to 25	200







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STATE OF ILLINOIS — BARRY M. GREENBERG — REGISTERED ARCHITECT

MANDATORY NOTE:

THE NOTES, DRAWINGS AND SPECIFICATIONS AND SIMILAR DETAILS AND DESCRIPTIONS REPRESENTED THEREIN ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT WHO PREPARED THEM AND ARE TO BE RETURNED ON REQUEST BY THE CONSTRUCTION OFFICIALS OF THE PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY WERE SO PREPARED AND DEVELOPED, WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. SHALL PERMANENT WITH THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE OWNER'S ACCEPTANCE OF THESE RESTRICTIONS.

WRITTEN DIMENSIONS ON PLANS SHOULD TAKE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE SITE AND SHALL NOTIFY THE ARCHITECT OF ANY PROJECT DATA OR REQUIREMENTS AND CONDITIONS SHOWN ON IT THAT DEVIATES FROM DETAILS THAT ARE SHOWN ON THE DRAWINGS BEFORE PROCEEDING WITH FABRICATION.

INTERIOR RENOVATION
OF THE EXISTING 3 STORY BRICK BUILDING,
AND CONVERSION EXISTING 3 DUS TO 4 DUS
WITH NEW REAR OPEN PORCH / S.A.E.
1408 W. CUYLER AVE. CHICAGO, ILLINOIS 60613

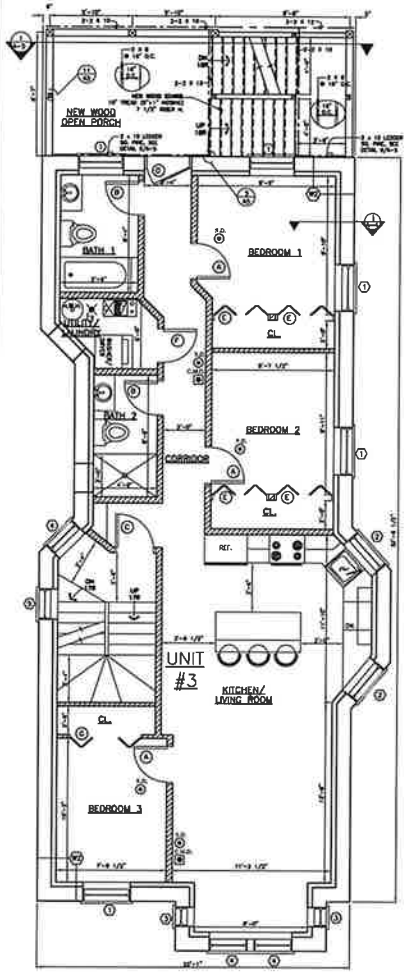
REV. NO.	DATE	REMARKS

SHEET NAME:
PROPOSED FLOOR PLANS AND DETAILS

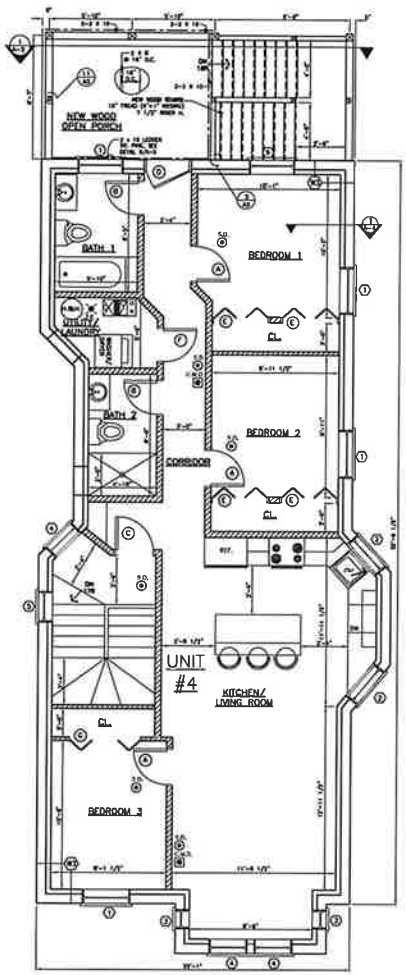
CHK'KED	DATE
B.G.	06/14/22

SHEET NO.

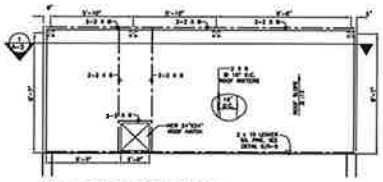
A-3



PROPOSED SECOND FLOOR PLAN



PROPOSED THIRD FLOOR PLAN



NEW PORCH ROOF PLAN

NEW ROOF CONSTRUCTION
#10 CLASS "A" RUBBER SHEILDING MEMBRANE
ON #30 BUILDING FELT
3/8" EXTERIOR PLYWOOD SHEATHING
2 X 6 ROOF RAFTERS @ 16" O.C.

WALLS/ PARTITIONS SCHEDULE				
NEW OR EXISTING CONDITION		BEARING	FIRE RATING	TEST NO
	W1	YES	3 HOUR	U.904
	W2	YES	3 HOUR	U.904
	W3	YES	3 HOUR	U.904
	A	NO	1 HOUR	U 305
	B	NO	1 HOUR	U 305
	C	NO	1 HOUR	U 305
	D	YES	1 HOUR	U 305

NEW DOOR SCHEDULE					
TAG	NAME	SIZE	MATERIAL	FRAME	HARDWARE
A	INTERIOR DOOR	2'-6" x 6'-8" x 1 3/4"	SC.	WD.	
B	INTERIOR DOOR	2'-6" x 6'-8" x 1 3/4"	SC.	WD.	
C	INTERIOR DOOR	2'-10" x 6'-8" x 1 3/4"	SC.	WD.	
D	EXTERIOR DOOR	2'-10" x 6'-8" x 1 3/4"	SC.	WD.	
E	INTERIOR BI-FOLD DOOR	4'-0" x 6'-8" x 1 3/4"	SC.	WD.	
F	INTERIOR LOUVERED DOOR	2'-6" x 6'-8" x 1 3/4"	SC.	WD.	LOUVERD
G	INTERIOR BI-FOLD DOOR	3'-0" x 6'-8" x 1 3/4"	SC.	WD.	
H	INTERIOR BI-FOLD DOOR	6'-0" x 6'-8" x 1 3/4"	SC.	WD.	

DOOR LEGEND
WD. - WOOD FRAME
SC. - SOLID CORE WOOD
HC. - HOLLOW CORE WOOD
HM. - HOLLOW METAL

DOOR CODE NOTES:
1. ALL GLAZED DOORS, AND ANY GLAZED PANEL MORE THAN 18 INCHES IN WIDTH IMMEDIATELY ADJACENT TO ANY DOOR WHEREIN THE SILL OF SUCH GLAZED PANEL IS LESS THAN 24 INCHES ABOVE THE FLOOR TO BE GLAZED WITH TEMPERED GLASS. GLAZED DOORS SHALL INCLUDE, AMONG OTHERS, THE FOLLOWING: SLIDING GLASS DOORS, STORM DOORS, SHOWER DOORS AND BATHTUB ENCLOSURES.

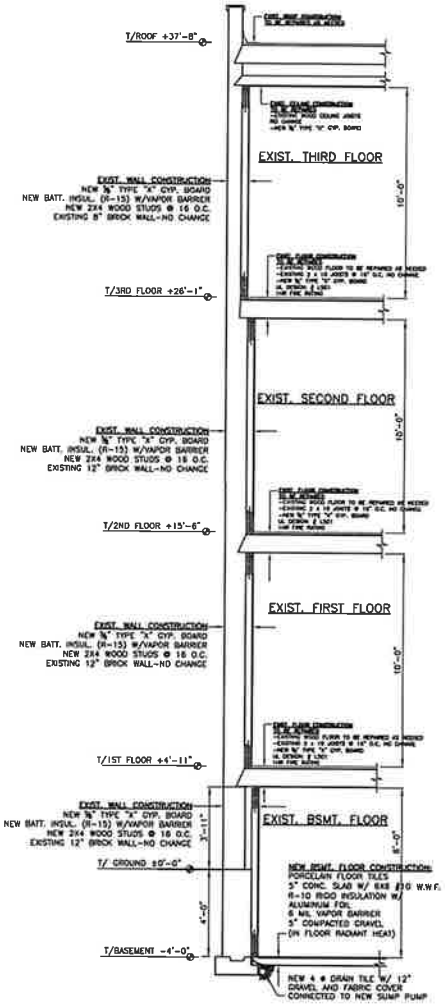
LEGEND
SW. - SWEEPER
REF. - REFRIGERATOR
SH. - SHOWER
F.D. - FLOOR DRAIN
C.I. - CAST IRON
F-1, F-2, F-3, F-4 - GAS FURNACE
H.W.H. - HOT WATER HEATER
S.D. CEILING M'TD. SMOKE DETECTOR
C.M.D. CEILING M'TD. CARBON MONOXIDE DETECTOR

CLASSIFICATION - INTERIOR WALL, CEILING FINIS AND TRIM.
INTERIOR WALL AND CEILING FINISH AND TRIM SHALL BE CLASSIFIED IN ACCORDANCE WITH FLAME SPREAD RATINGS AS FOLLOW:

Classification	Flame Spread Rating	Smoke Developed
Class 1	0 to 25	200

WINDOW SCHEDULE								
#	WINDOW TYPE	ROUGH OPENING WIDTH	ROUGH OPENING HEIGHT	QT.	REMARKS	S.F. GLASS AREA	S.F. VENT AREA
1	NEW DOUBLE HUNG	3'-1"	6'-6"	14	SINGLE	30.8	10.3
2	NEW DOUBLE HUNG	2'-6"	3'-2"	8	SINGLE	8.9	4.7
3	NEW DOUBLE HUNG	1'-4"	6'-8"	8	SINGLE	8.8	4.3
4	NEW DOUBLE HUNG	2'-8"	6'-6"	9	SINGLE	17.55	8.8
5	NEW DOUBLE HUNG	2'-2"	4'-4"	2	SINGLE	8.3	4.3
6	NEW DOUBLE HUNG	3'-0"	4'-10"	1	SINGLE	14.4	7.2
7	NEW DOUBLE HUNG	3'-6"	4'-10"	1	SINGLE	16.9	8.4
8	NEW DOUBLE HUNG	3'-1"	3'-1"	1	SINGLE	10.5	5.2
9	NEW DOUBLE HUNG	3'-2"	3'-2"	1	SINGLE	10	5
10	NEW DOUBLE HUNG	3'-0"	3'-3"	2	SINGLE	9.5	4.7
11	NEW DOUBLE HUNG	1'-4"	3'-3"	2	SINGLE	4.2	2.1
12	NEW DOUBLE HUNG	2'-6"	3'-3"	3	SINGLE	8.4	4.2
13	NEW DOUBLE HUNG	2'-4"	3'-3"	3	SINGLE	7.4	3.8

NOTE : GLASS SIZES NORMAL - MAY VARY ±1"



PROPOSED WALL SECTION

ARCHITECT OF RECORD:
BARRY M. GREENBERG
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Email: infogs@yahoo.com

STATE OF ILLINOIS
BARRY M. GREENBERG
REGISTERED ARCHITECT

MANDATORY NOTE:

THE ARCHITECT DRAWINGS AND SPECIFICATIONS AND SUCH OTHER PLANS AND INFORMATION PROVIDED TO THE OWNER OR OWNER'S AGENTS, TOGETHER WITH ANY AND ALL INFORMATION PROVIDED TO THE OWNER BY OTHER CONSULTANTS, ARE THE PROPERTY OF THE ARCHITECT. THE PROJECT SPECIFICALLY DESIGNED FOR THE OWNER AND SHALL NOT BE REPRODUCED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. WORK CONFLICT WITH, TYPO OR OMISSIONS OR SPECIFICATIONS SHALL CONSTITUTE IMMEDIATE NOTIFICATION.

WRITTEN DIMENSIONS ON PLAN SHAPE SHALL HAVE PRECEDENCE OVER SCALE. CONTRACTORS SHALL CHECK AND VERIFY ALL PLANS, DATA AND SITE CONDITIONS PRIOR TO COMMENCEMENT OF WORK AND FABRICATION OF ANY EQUIPMENT. ANY ERRORS, OMISSIONS AND DISCREPANCIES OF ANY KIND MUST BE REPORTED TO THE ARCHITECT IMMEDIATELY PRIOR TO PROCEEDING WITH FABRICATION.

INTERIOR RENOVATION
OF THE EXISTING 3 STORY BRICK BUILDING.
AND CONVERSION EXISTING 3 DU'S TO 4 DU'S
WITH NEW REAR OPEN PORCH / S.A.E.
1408 W. CUYLER AVE. CHICAGO, ILLINOIS 60613

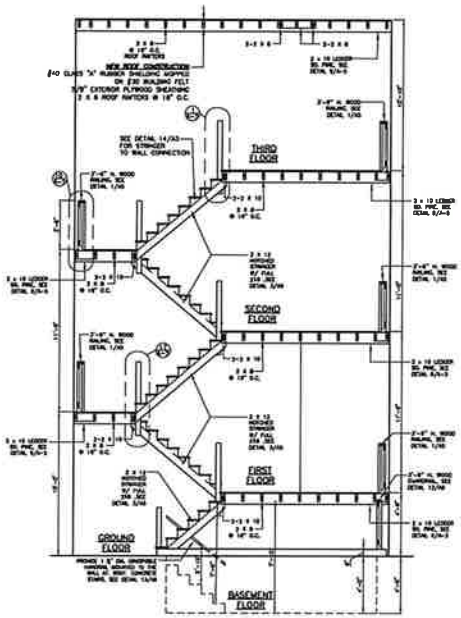
REV. NO.	DATE	REMARKS

SHEET NAME:
PROPOSED FLOOR PLANS AND WALL SECTION

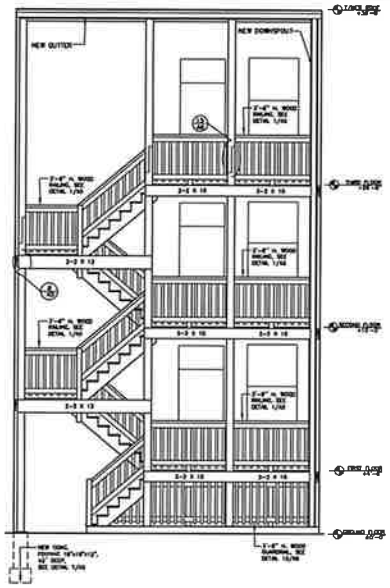
CHECKED	DATE
B.G.	06/14/22

SHEET NO.

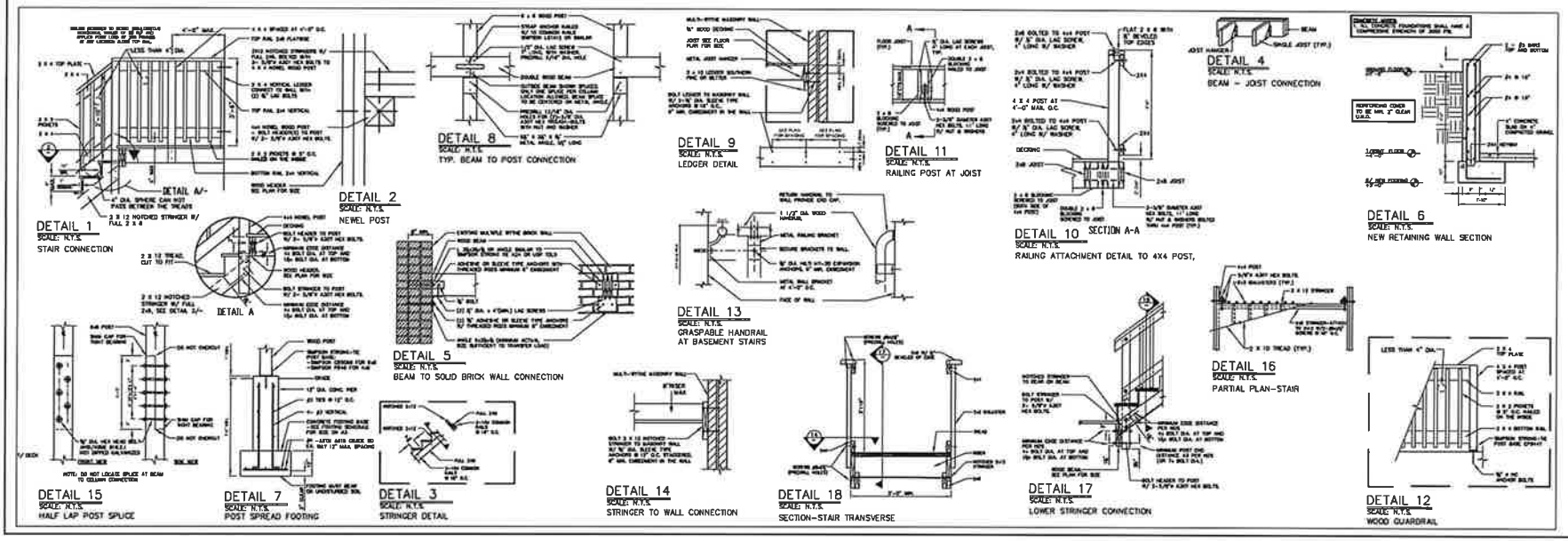
A-4



PORCH SECTION



NORTH ELEVATION



ARCHITECT OF RECORD:

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STATE OF ILLINOIS
BARRY M. GREENBERG
No. 2016
LICENSED ARCHITECT

MANDATORY NOTE:

INTERIOR RENOVATION
OF THE EXISTING 3 STORY BRICK BUILDING,
AND CONVERSION EXISTING 3 DU'S TO 4 DU'S
WITH NEW REAR OPEN PORCH / S.A.E.
1408 W. CUYLER AVE. CHICAGO, ILLINOIS 60613

REV. NO.	DATE	REMARKS

SHEET NAME:
PORCH SECTION, ELEVATION AND DETAILS

CHECKED	DATE
B.G.	06/11/22

SHEET NO.

A-5

5 OF 10