FINAL FOR PUBLICATION

Amended to be a
Type-1 Zoning Map Amendment
Narrative and Plans
For 1051 W Cornelia Ave
From RT-4 to RM-5

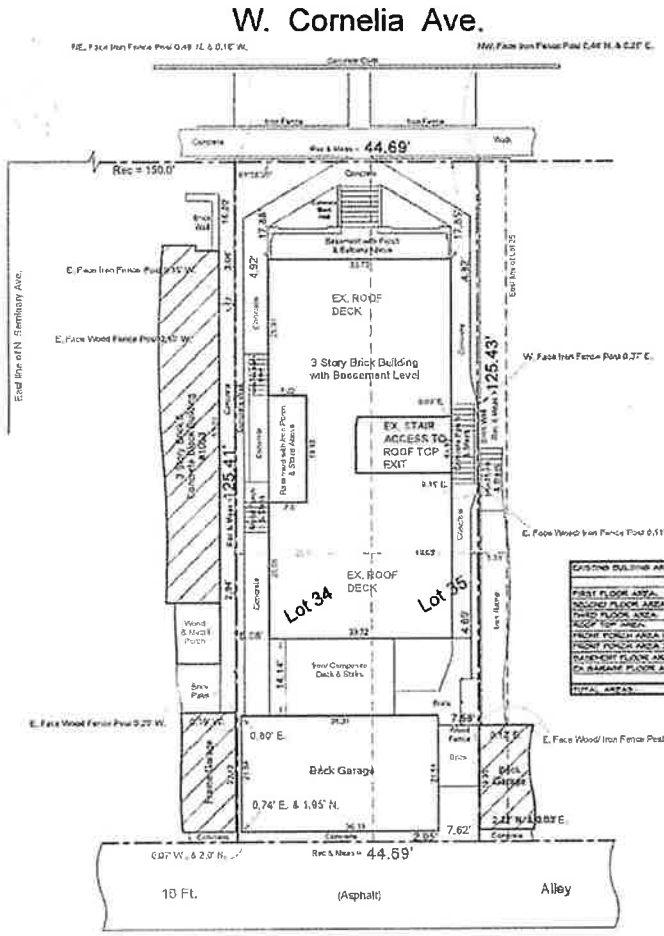
1.A. The applicant seeks a zoning change from RT-4 to RM-5 to meet the bulk and density requirements of the RM-5 to allow a roof top addition to the existing 3 story 4 dwelling unit building with 4 on-site parking spaces.

a) Floor Area Ratio	1.40
Building Area	7,800 SQ. FT.
b) Density (MLA) Lot Area per D.U.	1,401.25 SQ. FT. (4 D.U.'S)
Lot Area	5,605 SQ.FT.
c) Building Height	*49'-2" (MAX HT 47'-0")
d) Existing Setbacks	
Front Setback	11.92 FT (EXISTING)
Rear Setback	37.63 FT (EXISTING)
East Side Setback	4.89 FT (EXISTING)
West Side Setback	6.08 FT (EXISTING)
e) Parking	4 SPACES (EXISTING)

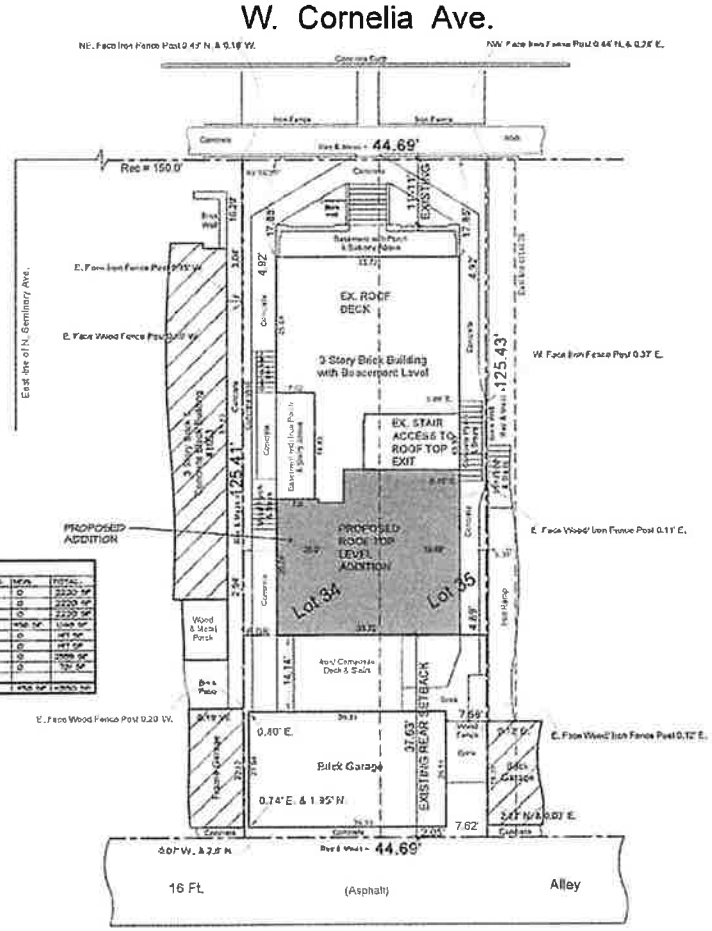
* Applicant will seek other zoning relief as needed to comply with the proposed building height.

FINAL FOR PUBLICATION

A CUSTOM ROOF TOP ADDITION
FOR THE
CHERN RESIDENCE



1 EX./DEMO SITE PLAN



2 NEW SITE PLAN

SCALE: 1/8" = 1'-0" | SCALE: 1/4" = 1'-0" | SCALE: 1/2" = 1'-0" | SCALE: 1" = 1'-0" | SCALE: 3" = 1'-0" | SCALE: 1" = 10'-0" | SCALE: 1" = 20'-0"

AIROOM ARCHITECTS & BUILDERS
SINCE 1958
Airoom Architects Corp.
6629 N. Lincoln Avenue
Lincolnwood, Illinois 60712
Phone: (847) 763-0000 Fax: (847) 676-0446
Website: www.airoom.com
Email: info@airoom.com

ISSUE DATES	DESCRIPTION
10/31/2023	PLAN APPROVAL SUBMITTAL
	PERMIT SUBMITTAL
	PRE-BID
	READY
	DATE

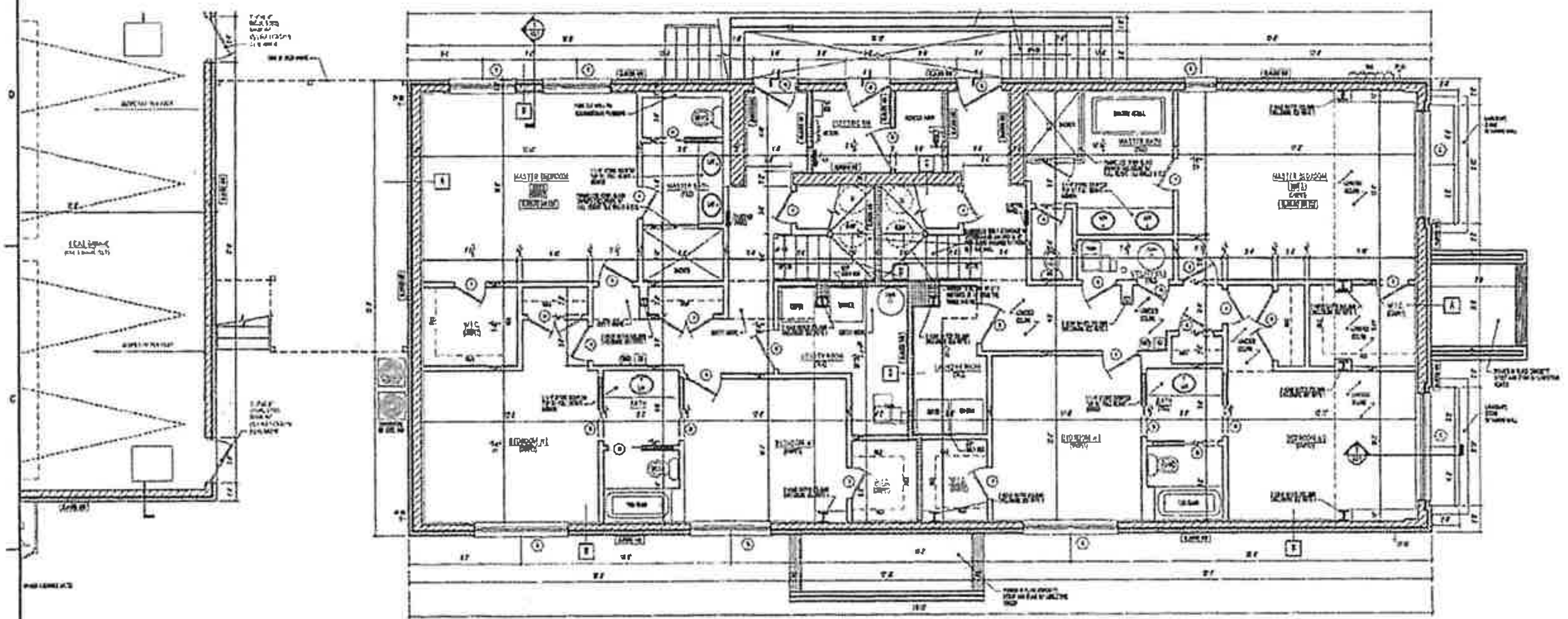
PROJECT INFORMATION
CHERN
KEVIN & LAURA
1051 W. Cornelia Ave #3
City of Chicago, IL 60657
Kevin (773) 858-8483 (c)
(000) 000-0000
chernsegogmail.com

230049

PROJECT INFO
SITE PLAN
BUILDING CODE

G1
- 11

FINAL FOR PUBLICATION



EXISTING BASEMENTPLAN

1/4" = 1'-0" FOR REFERENCE ONLY NO WORK

LEGEND:

- EX CEILING DRYWALL TO BE REMOVED
- FLOOR TO BE REMOVED
- WALL TO BE REMOVED
- EX WALL TO REMAIN
- NEW FRAMED WALL
- NEW SYP. GO. CEILING
- EX WINDOW TO REMAIN
- WINDOW TO BE REMOVED
- NEW WINDOW
- EX DOOR TO REMAIN
- DOOR TO BE REMOVED
- NEW DOOR
- F.O.S. FACE OF SHEATHING
- RELOCATE — F.O.B. FACE OF BRICK
- REMOVE & RE-INSTALL — F.O.C. FACE OF CONCRETE
- NEW WALL PARTITION, SEE SHEET A4.0 AND A4.1 FOR CONSTRUCTION INFO.
- INSTALL NEW WINDOW TAG, SEE WINDOW SCHEDULE AND TRIM SCHEDULE SHEET 6B
- INSTALL NEW INTERIOR DOOR TAG, SEE DOOR SCHEDULE AND TRIM SCHEDULE SHEET 6B
- INSTALL NEW EXTERIOR DOOR TAG, SEE DOOR SCHEDULE AND TRIM SCHEDULE SHEET 6B

AIROOM ARCHITECTS & BUILDERS
SINCE 1958
Airoom Architects Corp
6825 N. Lincoln Avenue
Lincolnwood, Illinois 60712
Phone: (847) 763-1100 Fax: (847) 679-0440

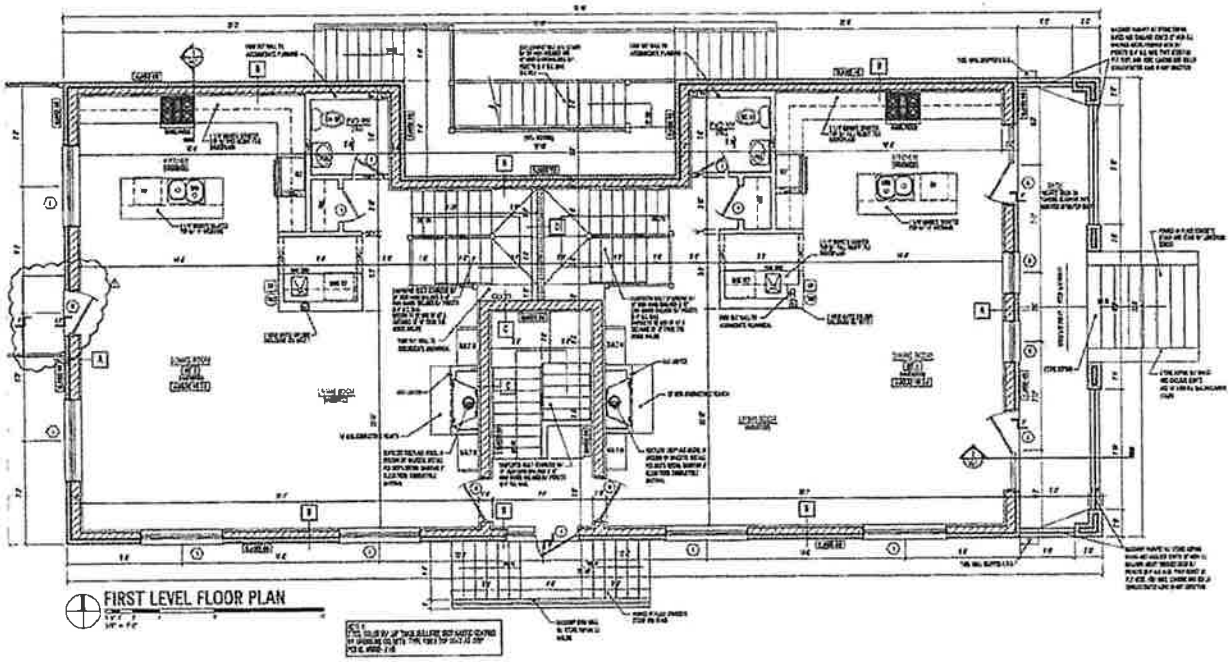
PROJECT INFORMATION:
CHERN
KEVIN & LAURA
1051 W. Cornelia Ave #3
City of Chicago, IL 60657
Kevin (773) 858-8488 (c)
(000) 000-0000
chernosq@gmail.com

230049

DEMO/NEW BASEMENT PLANS

A1.0
of 11

FINAL FOR PUBLICATION



1 **EXISTING FIRST LEVEL FLOOR PLAN**

LEGEND:

- EX CEILING DRYWALL TO BE REMOVED
- FLOOR TO BE REMOVED
- WALL TO BE REMOVED
- EX WALL TO REMAIN
- NEW FRAMED WALL
- NEW ARTIC. BD./GEL MB
- EX WINDOW TO REMAIN
- WINDOW TO BE REMOVED
- NEW WINDOW
- EX DOOR TO REMAIN
- DOOR TO BE REMOVED
- NEW DOOR
- WALL — F.O.S. FACE OF SHEATHING
- RELOCATE — F.O.B. FACE OF BRICK
- REMOVE & RE-INSTALL — F.O.C. FACE OF CONCRETE
- NEW WALL PARTITION, SEE SHEET A4.0 AND A4.1 FOR CONSTRUCTION INFO.
- INSTALL NEW WINDOW TAG, SEE WINDOW SCHEDULE AND TRIM SCHEDULE SHEET A6
- INSTALL NEW INTERIOR DOOR TAG, SEE DOOR SCHEDULE AND TRIM SCHEDULE SHEET A6
- INSTALL NEW EXTERIOR DOOR TAG, SEE DOOR SCHEDULE AND TRIM SCHEDULE SHEET A6

DEPARTMENT APPROVAL

AIROOM
ARCHITECTS & BUILDERS
SINCE 1920

Airoom Architects Corp.
6425 N. Lincoln Avenue
Lincolnwood, Ohio 60712
Phone: (847) 763-1000 Fax: (847) 674-0440
Website: www.airoom.com
Email: info@airoom.com

ISSUE & REVISIONS	
ISSUE DATES	DESCRIPTION
10/09/2023	MAP APPROPRIENT SUBMITTAL
	PERMIT SUBMITTAL
	PRE-BID
	READY
	DATE

CONSULTANTS STATEMENT

LICENSE NO. 0004-0208
ARCHITECT NAME: PRESTON L. FRANKETI
EXPIRATION DATE: 11-30-2024

SEAL

SIGN DATE

SIGN DATE

ARCHITECT REPRESENTATIVE DATE

PROJECT INFORMATION:

CHERN
KEVIN & LAURA
1051 N. Cornelia Ave #3
City of Chicago, IL 60657
Kevin (773) 858-8469 (c)
(000) 000-0000
chernesq@gmail.com

PROJECT TEAM	
PROJECT ADMINISTRATOR	ANN MARIE GRAZIANO
PROJECT MANAGER	DAVID WALSH
PROJECT ARCHITECT	PRESTON L. FRANKETI
PROJECT SITE	CHICAGO
ARCHITECT TEAM	ERIC CHERNESQUE, ALEX DUGAN
STRUCTURAL TEAM	ERIK BOSCH, BRANDON ANDRY, MAN GOP
MECHANICAL & ELECTRICAL TEAM	CARL COLLEONI, JENNIFER ROBERTS
ENVIRONMENTAL TEAM	ARMANDO MALAGAR, NICK BUTTA
CIVIL TEAM	ADAM PLANELLA
PROJECT NO.	DATE

230049

SHEET TITLE:

DEMO/NEW FIRST FLOOR PLANS

SHEET & PAGE NO.

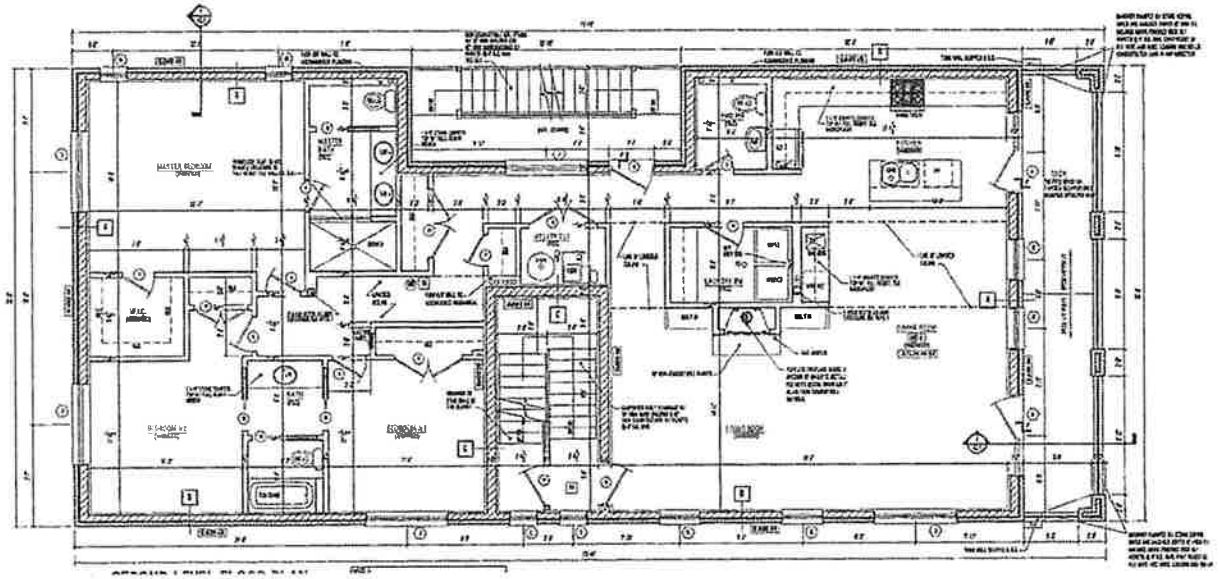
A1.1

- 11

CHERN - 1.73370

© 2023 AIROOM ARCHITECTS & BUILDERS CORP.

FINAL FOR PUBLICATION



1 **EXISTING SECOND LEVEL FLOOR PLAN**

1/4" = 1'-0" FOR REFERENCE ONLY NO WORK

LEGEND:

- EX CEILING DRYWALL TO BE REMOVED
- FLOOR TO BE REMOVED
- WALL TO BE REMOVED
- EX WALL TO REMAIN
- NEW FRAMED WALL
- NEW FURR. RD. CEILING
- EX WINDOW TO REMAIN
- WINDOW TO BE REMOVED
- NEW WINDOW
- EX DOOR TO REMAIN
- DOOR TO BE REMOVED
- NEW DOOR
- INSTALL — F.O.S. FACE OF SHEATHING
- RELOCATE — F.O.B. FACE OF BRICK
- REMOVE & RE-INSTALL — F.O.C. FACE OF CONCRETE
- NEW WALL PARTITION, SEE SHEET A4.0 AND A4.1 FOR CONSTRUCTION INFO.
- INSTALL NEW WINDOW TAG, SEE WINDOW SCHEDULE AND TRIM SCHEDULE SHEET 60
- INSTALL NEW INTERIOR DOOR TAG, SEE DOOR SCHEDULE AND TRIM SCHEDULE SHEET 60
- INSTALL NEW EXTERIOR DOOR TAG, SEE DOOR SCHEDULE AND TRIM SCHEDULE SHEET 60

WALL LEGEND

CATEGORY	NEW					CATEGORY
	FRAME	FRAME	FRAME	FRAME	MASONRY VENEER	
TAG						TAG
DRAWING						DRAWING
FIRE RATING						FIRE RATING
WALL TYPE						WALL TYPE
STRUCTURE						STRUCTURE
INSULATION						INSULATION
EXTERIOR FINISH						EXTERIOR FINISH
INTERIOR FINISH						INTERIOR FINISH

AIROOM
ARCHITECTS & BUILDERS
SINCE 1956
Airoom Architects Corp.
8023 N. Linder Avenue
Lincolnwood, Illinois 60712
Phone: (847) 763-1100 Fax: (847) 674-0440
Website: www.airoom.com
Email: info@airoom.com

ISSUE DATES	DESCRIPTION
10/24/2023	MAP APPROVAL SUBMITTAL
	PERMIT SUBMITTAL
	PRELIMINARY
	READY
	CHANGE

THESE DRAWINGS AND THE CONSTRUCTION INTERPRETATION WORK ARE THE PROPERTY OF AIROOM LLC. THE REPRODUCTION, ALTERATION OR REPUBLICATION OF THESE DOCUMENTS WITHOUT PERMISSION IS PROHIBITED. ANY DEVIATION FROM THE DRAWINGS OR CONSTRUCTION INTERPRETATION WORK WITHOUT WRITTEN CONSENT OF AIROOM LLC. ARE NOT VALID.

ALL THESE PLANS AND THE CONCEPTS CONTAINED THEREIN WITHOUT THE PRIOR WRITTEN PERMISSION OF AIROOM ARCHITECTS CORP. IS PROHIBITED AND ANY VIOLATION WILL BE SUBJECT TO A CLAIM FOR DAMAGES FROM AIROOM ARCHITECTS CORP. AIROOM ARCHITECTS CORP. IS A CORPORATION OF AIROOM LLC.

ALL THESE PLANS AND SPECIFICATIONS MUST BE SUBMITTED TO THE BUILDING DEPARTMENT FOR PERMIT PURPOSES. IF AIROOM ARCHITECTS CORP. IS RETAINED AND ANY ABUSE THEREOF, TO GIVE A CLAIM FOR DAMAGES FROM AIROOM ARCHITECTS CORP. AIROOM ARCHITECTS CORP. IS A CORPORATION OF AIROOM LLC.

ALL THESE PLANS AND SPECIFICATIONS MUST BE SUBMITTED TO THE BUILDING DEPARTMENT FOR PERMIT PURPOSES. IF AIROOM ARCHITECTS CORP. IS RETAINED AND ANY ABUSE THEREOF, TO GIVE A CLAIM FOR DAMAGES FROM AIROOM ARCHITECTS CORP. AIROOM ARCHITECTS CORP. IS A CORPORATION OF AIROOM LLC.

LICENSE NO. 1004420
ARCHITECT NAME: PRESTON G. [illegible]
EXPIRATION DATE: 30-2024

ARCHITECT'S SEAL

ALL THE BUILDING PLANS CONTAINED THE AIROOM ARCHITECTS CORP. CONTAINED A CONSTRUCTION TO SUPPLY CONTRACTOR OTHER PARTS.

ALL THE BUILDING DIMENSIONS AND SUBMITTED TO THE FIRM'S CONSULTANTS AND SELECTIONS CONTAINED WITHIN THE AIROOM ARCHITECTS CORP. DOCUMENTS MUST APPROVE THE CONSTRUCTION FIRST.

SIGN _____ DATE _____
SIGN _____ DATE _____
AIROOM REPRESENTATIVE _____ DATE _____

PROJECT INFORMATION
CHERN
KEVIN & LAURA
1051 N. Cornelia Ave #3
City of Chicago, IL 60657
Kevin (773) 858-8488 (c)
(000) 000-0000
chernsaa@gmail.com

PROJECT NAME	CHERN RESIDENCE
PROJECT ADDRESS	1051 N. CORNELIA
PROJECT OWNER(S)	KEVIN & LAURA CHERN
PROJECT DESCRIPTION	DEMO/NEW
PROJECT TYPE	ONE FAMILY RESIDENCE (SINGLE)
ZONING	RS-3 (RESIDENTIAL SINGLE-UNIT (DETACHED) HOUSE DISTRICT)
OCCUPANCY TYPE	R-3 (ONE-FAMILY DWELLING UNITS)
CONSTRUCTION TYPE	V-B (NON-COMBUSTIBLE, NON-RATED)
SPRINKLERS	NO

230049

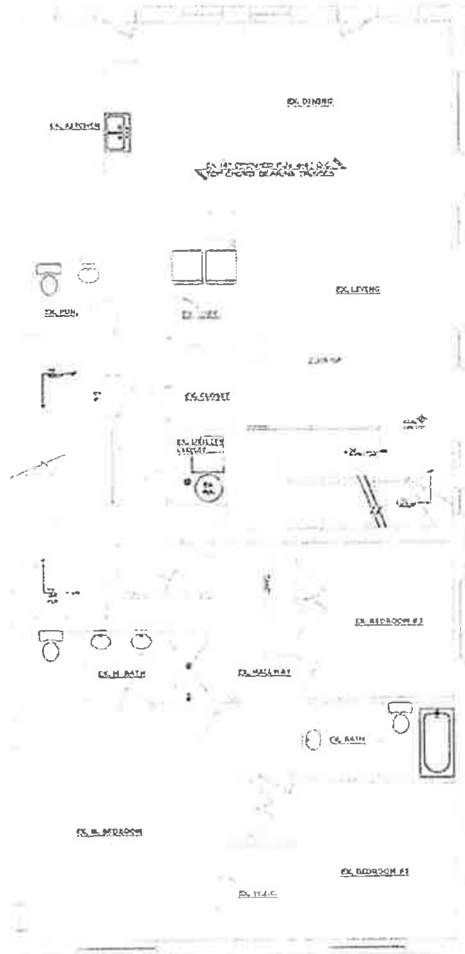
DEMO/NEW SECOND FLOOR PLANS

A1.2
- 11

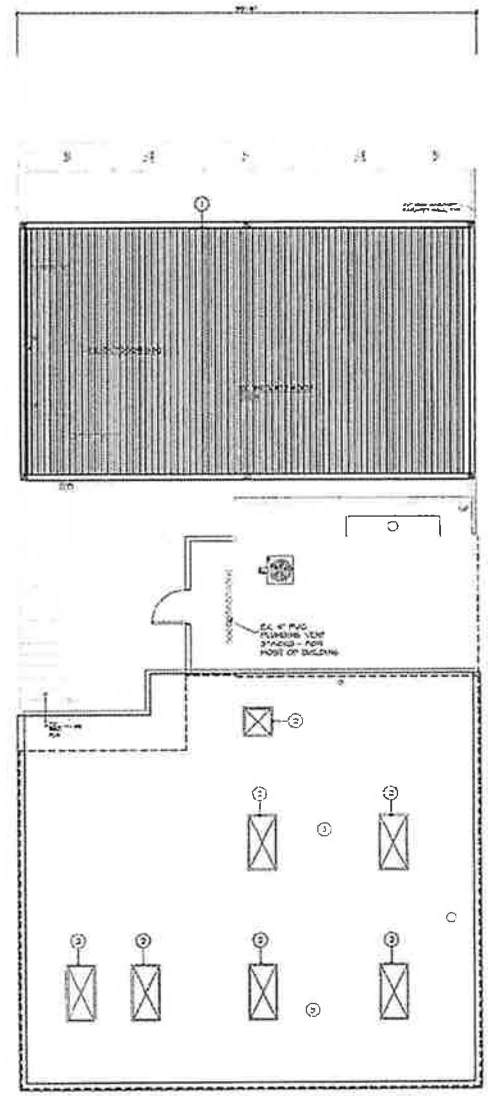
FINAL FOR PUBLICATION

NEW NOTES

1. SUPPLY AND INSTALL AZENCO FINISHED PERGOLA WITH ELECTRICAL INTO EXISTING ROOF FRAMING
2. SUPPLY AND INSTALL (7) SKYLIGHTS INCL. FLASHING KITS FOR ROOF PLAN AND SKYLIGHT SCHEDULES ON SHEET A3
3. SUPPLY AND INSTALL EPDM RUBBER ROOFING INCLUDING TPA FIBERGLASS BASE SHEET + 3" ISO RIGID INSULATION + PRESSURE RELEASE FLAT ROOF VENTING AS REQUIRED
4. INSTALL ICE & WATER SHIELD AT PERIMETER OF EAVE OVERHANGS



1 EXISTING THIRD LEVEL FLOOR PLAN
1/4" = 1'-0" FOR REFERENCE ONLY NO WORK



2 PROPOSED ROOF PLAN
1/4" = 1'-0"

LEGEND:

- EX CEILING DRYWALL TO BE REMOVED
- FLOOR TO BE REMOVED
- WALL TO BE REMOVED
- EX WALL TO REMAIN
- NEW FRAMED WALL
- NEW 5/8" GYP. BD. CEILING
- EX WINDOW TO REMAIN
- WINDOW TO BE REMOVED
- NEW WINDOW
- EX DOOR TO REMAIN
- DOOR TO BE REMOVED
- NEW DOOR
- NEW
- RELOCATE
- REMOVE & RE-INSTALL
- F.O.S. FACE OF SHEATHING
- F.O.B. FACE OF BRICK
- F.O.C. FACE OF CONCRETE
- NEW WALL PARTITION. SEE SHEET A4.0 AND A4.1 FOR CONSTRUCTION INFO.
- INSTALL NEW WINDOW TAG. SEE WINDOW SCHEDULE AND TRIM SCHEDULE SHEET A3
- INSTALL NEW INTERIOR DOOR TAG. SEE DOOR SCHEDULE AND TRIM SCHEDULE SHEET A3
- INSTALL NEW EXTERIOR DOOR TAG. SEE DOOR SCHEDULE AND TRIM SCHEDULE SHEET A3

AIROOM ARCHITECTS & BUILDERS
SINCE 1958
Airoom Architects Corp.
6825 N. Lincoln Avenue
Lincolnwood, Illinois 60712

PROJECT INFORMATION:
CHERN
KEVIN & LAURA
1051 W. Cornelia Ave #3
City of Chicago, IL 60657
Kevin (773) 858-6483 (c)
(000) 000-0000
chernesq@gmail.com

230049

DEMO/NEW SECOND FLOOR PLANS

A1.3 - 11

FINAL FOR PUBLICATION

DEMO NOTES

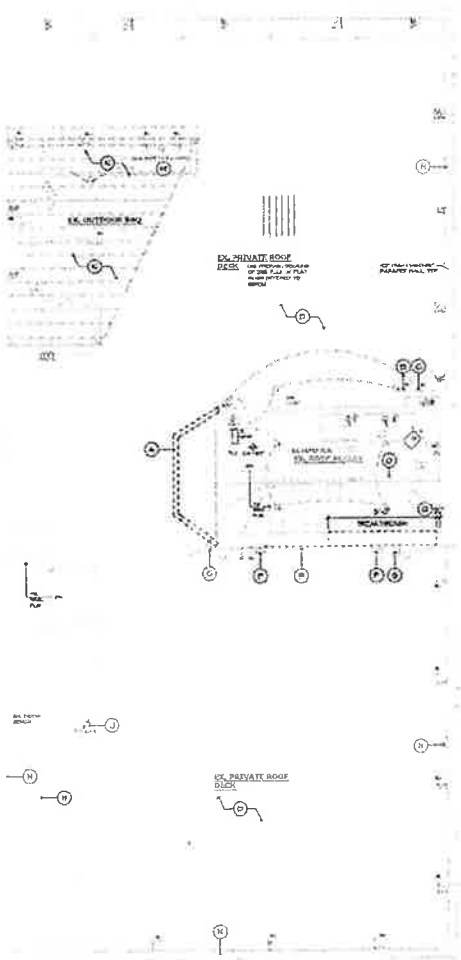
- (A) DEMO EXISTING WOOD FENCE COMPLETELY INCLUDING GATE.
- (B) REMOVE EX. PORTA SPOTS FOR DEMO PLAN.
- (C) REMOVE EX. HOSE BIB.
- (D) ALL ELECTRICAL AS SHOWN ON DEMO PLAN. SEE ELEC. PLAN DEMO SHEET.
- (E) DEMO EX. SPEAKERS BY OTHERS.
- (F) EX. BATH VENT TO BE RELOCATED.
- (G) DEMO EXISTING BUILT-INS.
- (H) ALL EXISTING GAS LINE.
- (I) DEMO EXISTING ROOF TOP TRELLIS COMPLETELY.
- (J) REMOVE PENINSULA BASE CABINETRY, AND COUNTER TOPS COMPLETELY.
- (K) REMOVE & DISCARD ALL APPLIANCES PER PLAN. FOR AN OWNER ANY APPLIANCES TO BE SAVED! - (2) REFRIGERATOR.
- (L) DEMO & DEBRIS REMOVAL OF EX. ALUM. CAPPING OF PARAPET IN AREAS OF NEW PRIVACY SCREENING AND NEW ADDITIONAL WALLS AS REQUIRED ON DEMO PLAN.
- (M) DEMO EX. (6) UP OF RAILINGS
- (N) DEMO EX. OVERHANG STRUCTURE
- (O) DECONSTRUCT EXISTING EXTERIOR MASONRY WALL FOR NEW OPENING. PROVIDE SHORING AS REQUIRED.

NEW NOTES

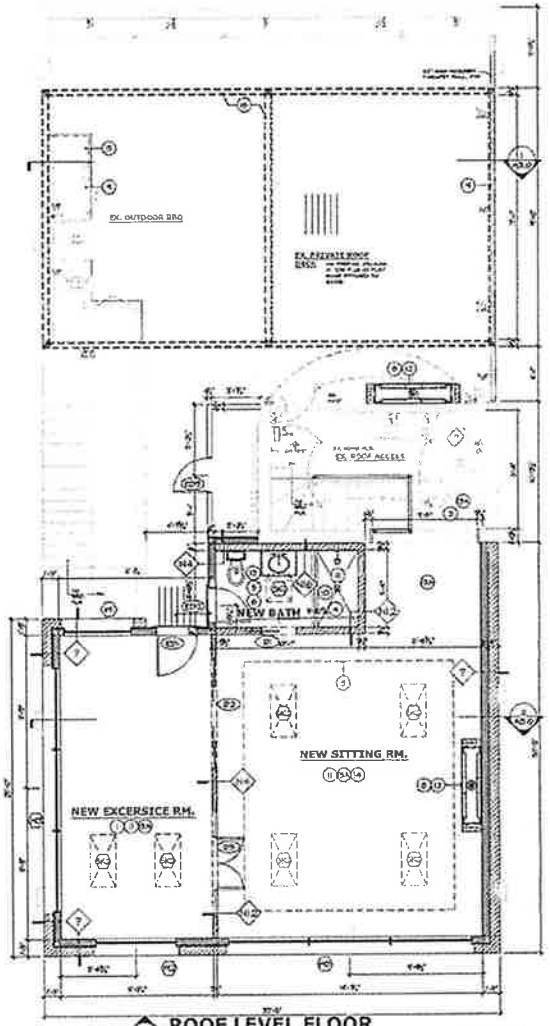
- (1) NEW OVERHANG AND NEW SIDE. SEE SHEET TRIM SCHEDULE A5 FOR INFO.
- (2) FRAME NEW CATWALK FOR EX. DOGHOUSE STAIRS - INSTALL FLOOR JOISTS, BLOCKING, BRIDGING AND 5/8 T&G SUBFLOOR.
- (3) FRAME NEW TRAY CEILING STRUCTURE
- (4) FRAME SHOWER SEAT AND RECESSED NICHE PER PLAN
- (5) INSTALL (2) NEW BASE VANITY CABINETS PER SCHEDULE + (2) BATH ACCESSORIES.
- (6) INSTALL (1) STEAM GENERATOR EQUIPMENT FOR NEW BATHROOM ADDITION - REFER TO KB SERIES SHEETS FOR DETAILS AND SPECIFICATIONS & MPHD SHEET FOR PLUMBING REQUIREMENTS
- (7) INSTALL (3) NEW PLUMBING FIXTURES 1 FAUCET PER PLAN AND SPECIFICATIONS. (3) RUSKIN-105 & (3) FIXTURES TRIM-OUTS - REFER TO SHEET "KB" SERIES SHEETS FOR SELECTIONS & MPLD SHEETS FOR DETAILS
- (8) INSTALL (2) CANDICA COUNTERTOPS W/ 3"(3) EDGE DETAIL FOR BOTH FIREPLACES + (2) VANITY COUNTERTOP REFER TO KB SHEETS FOR DETAILS
- (9) SUPPLY LABOR AND MATERIAL TO FABRICATE AND INSTALL OUTDOORS COUNTERTOP FOR EXISTING BBQ AREA PER PLAN
- (10) FURNISH & INSTALL (1) CUSTOM 3/8" HEAVY CLEAR GLASS SHOWER ENCLOSURES W/ SATIN CHROME TRIM FINISH PER PLAN + (1) 4" WALL W/ 18" TOWEL BAR CONSO
- (11) PROVIDE HVAC TO ADDITION - (1) SUPPLY AIR OPENINGS + (1) RETURN AIR OPENINGS + SHEET METAL TRUNK LINE FOR NEW DUCTWORK - SEE MPD FOR DETAILS
- (12) FURNISH & INSTALL (1) GAS BURNING FIREPLACE INCLUDING VENT CAPS PER ALLOWANCE - FRAME WALL NICHES AROUND PER PLAN
- (13) FURNISH & INSTALL NEW PORCELAIN WALL & FLOOR TILE INCLUDING CEMENT BACKER BOARD SUBSTRATE AND WATER PROOFING MEMBRANE SYSTEM FOR SHOWER. SUBSTRATE AS REQUIRED. REFER TO KB FOR FINISH SELECTIONS
- (14) FURNISH & INSTALL NEW LARGE FORMAT PORCELAIN FLOOR TILE INCLUDING CEMENT BACKER BOARD SUBSTRATE AS REQUIRED. REFER TO KB SHEET FOR FINISH SELECTIONS.
- (15) FURNISH & INSTALL REFINISHED WOOD HORIZONTAL TYP CEILING PANELING PER PLAN & ALLOWANCE.
- (16) INSTALL LAZY SUSAN BUILT INTO OUTDOOR CABINET TO MATCH EX. AS-IS. IS CURRENTLY BLIC.
- (17) SUPPLY AND INSTALL ALEXIO FINISHED PERGOLA WITH ELECTRICAL INTO EXISTING ROOF FRAMING.
- (18) INSTALL WOOD FENCE SCREEN ON EAST SIDE OF PERGOLA/PARAPET WALL IS CURRENTLY BLIC.
- (19) FURNISH & INSTALL NEW WINDOW INCLUDING CASING + EXTERIOR TRIM PER PLAN. ON NEW ROUGH OPENING & WINDOW SCHEDULE REFER TO SHEET A0.2
- (20) FURNISH & INSTALL NEW DOOR INCLUDING CASING ON NEW ROUGH OPENING FOR DOOR SCHEDULE, REFER TO SHEET A0.2
- (21) FURNISH & INSTALL NEW WINDOW INCLUDING CASING + EXTERIOR TRIM PER PLAN. ON NEW ROUGH OPENING & WINDOW SCHEDULE REFER TO SHEET A0.2

LEGEND

- EX CEILING DETAIL TO BE REMOVED
- FLOOR TO BE REMOVED
- WALL TO BE REMOVED
- EX WALL TO REMAIN
- NEW FRAMED WALL
- NEW STP. BD. CEILING
- EX WINDOW TO REMAIN
- WINDOW TO BE REMOVED
- NEW WINDOW
- EX DOOR TO REMAIN
- DOOR TO BE REMOVED
- NEW DOOR
- F.O.S. FACE OF SHEATHING
- F.O.B. FACE OF BRICK
- F.O.C. FACE OF CONCRETE
- NEW WALL PARTITION. SEE SHEET A1.2 FOR CONSTRUCTION INFO.
- INSTALL NEW WINDOW TAG. SEE WINDOW SCHEDULE AND TRIM SCHEDULE SHEET A8
- INSTALL NEW EXTERIOR DOOR TAG. SEE DOOR SCHEDULE AND TRIM SCHEDULE SHEET A9
- INSTALL NEW EXTERIOR DOOR TAG. SEE DOOR SCHEDULE AND TRIM SCHEDULE SHEET A9



1 DEMO ROOF LEVEL FLOOR
1/4" = 1'-0"



2 ROOF LEVEL FLOOR
1/4" = 1'-0"

AIROOM ARCHITECTS & BUILDERS
SINCE 1958
Airoom Architects Corp.
6525 N. Lincoln Avenue
Lincolnwood, Illinois 60712
Phone: (847) 763-1100 Fax: (847) 674-0446
www.airoom.com
Email: info@airoom.com

ISSUE DATES	DESCRIPTION
10/04/2023	PLAN APPROVAL SUBMITTAL
	PERMIT SUBMITTAL
	PRE-BID
	READY
	BIDDING

CERTIFICATION STATEMENTS

PROJECT INFORMATION

CHERN
KEVIN & LAURA
1051 N. Cornelia Ave #3
City of Chicago, IL 60657
Kevin (773) 858-8483 (c)
(000) 000-0000
chernsea@gmail.com

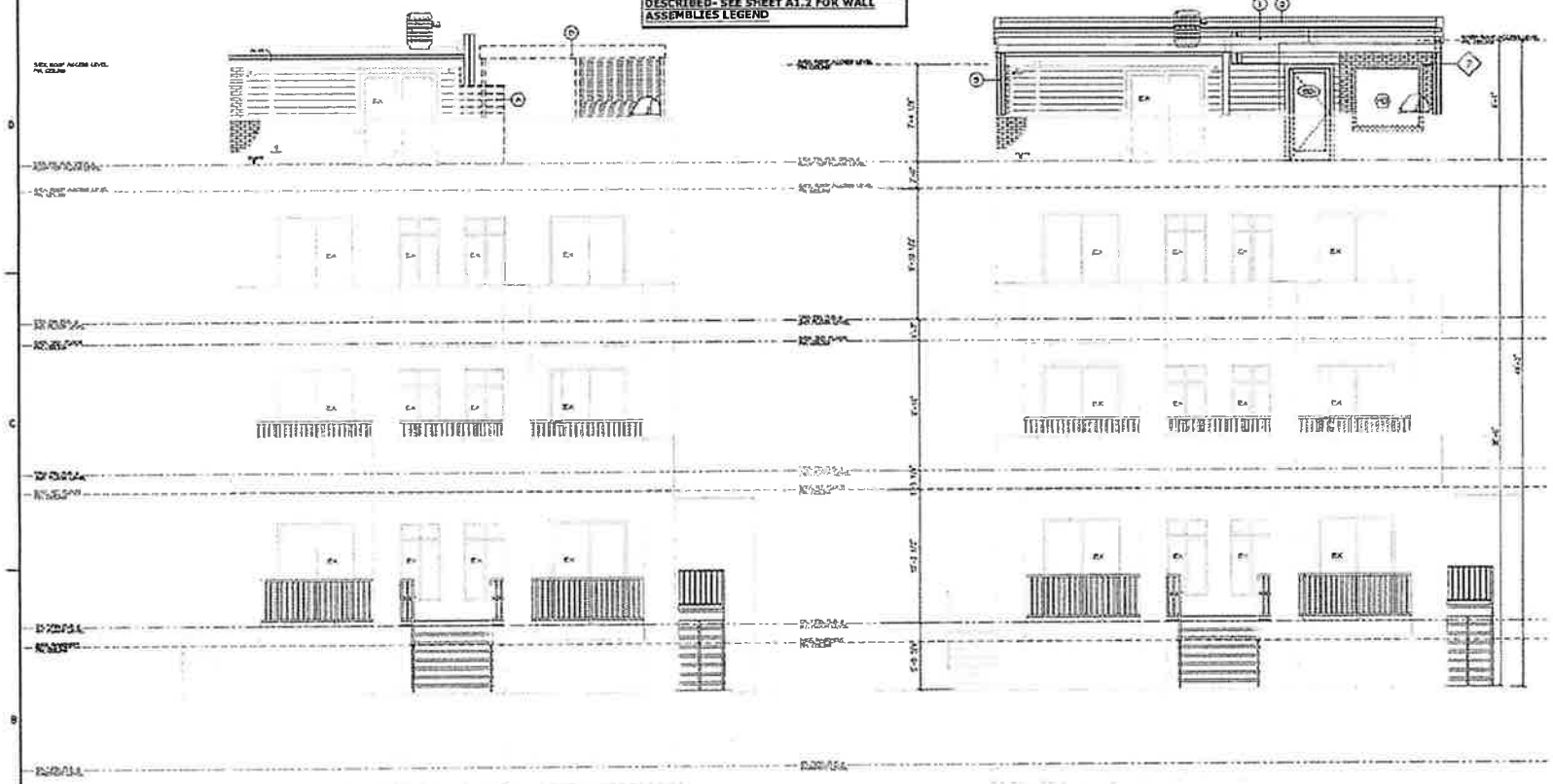
230049

DEMO/NEW ROOF PLANS

A1.4
- 11

FINAL FOR PUBLICATION

SEE SHEET A2.3 & A3.0 FOR KEY NOTES NOT DESCRIBED- SEE SHEET A1.2 FOR WALL ASSEMBLIES LEGEND



1 DEMO NORTH ELEVATION

2 NEW NORTH ELEVATION

AIROOM
ARCHITECTS & BUILDERS
SINCE 1988
Airoom Architects Corp.
1023 N. Lincoln Avenue
Lombard, Illinois 60148
Phone: (847) 983-1100 Fax: (847) 674-0444
Website: www.airoom.com
Email: info@airoom.com

ISSUES & REVISIONS	
ISSUE DATES	DESCRIPTION
10/24/2023	MAP AMENDMENT SUBMITTAL
	PERMIT SUBMITTAL
	PERMITTED
	READY
	ISSUED

CONSTRUCTION STATEMENTS

LICENSED ARCHITECT
STATE OF ILLINOIS
EXPIRES 11/30/2024

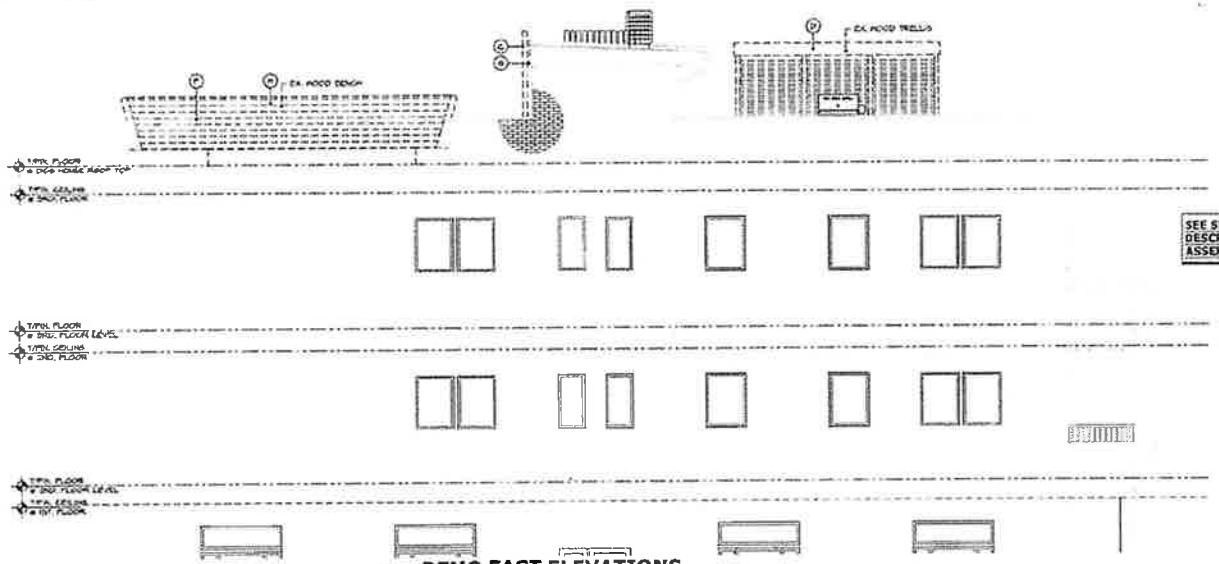
PROJECT INFORMATION
CHERN
KEVIN & LAURA
1051 N. Cornelia Ave #3
City of Chicago, IL 60657
Kevin (773) 658-8488 (c)
(000) 000-0000
chernsqa@gmail.com

230049

DEMO/NEW NORTH ELEVATIONS

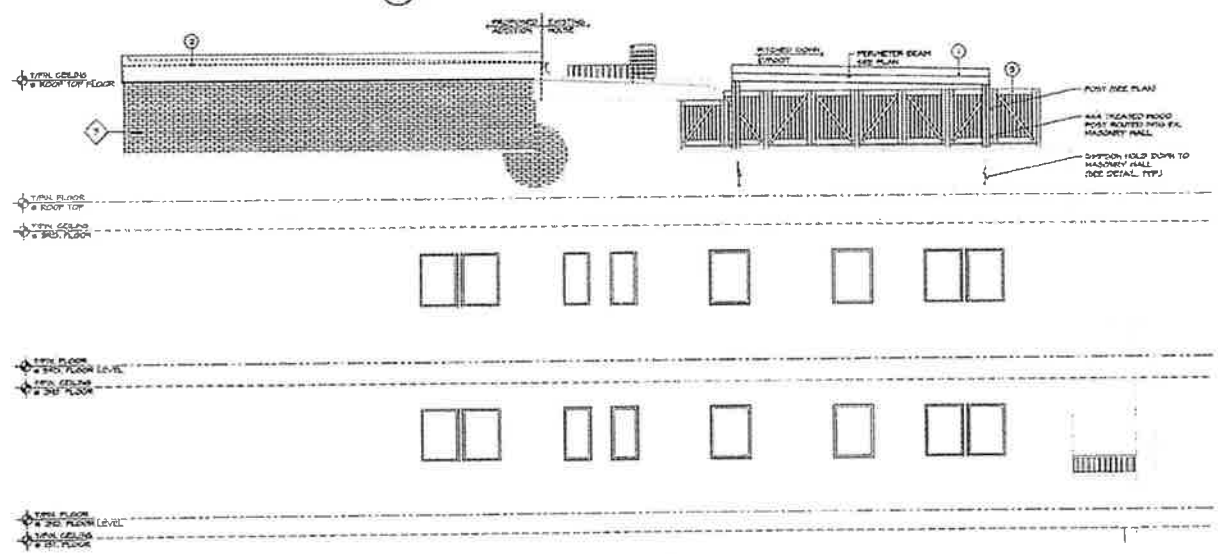
A2.0

FINAL FOR PUBLICATION



1 DEMO EAST ELEVATIONS
1/4" = 1'-0"

SEE SHEET A2.3 & A3.0 FOR KEY NOTES NOT DESCRIBED- SEE SHEET A1.2 FOR WALL ASSEMBLIES LEGEND



2 NEW EAST ELEVATIONS
1/4" = 1'-0"

NEW ELEVATION NOTES

3 INSTALL NEW WOOD SCREEN FENCE PER PLAN

AIROOM
ARCHITECTS & BUILDERS
SINCE 1918
Airoom Architects Corp.
5820 N. Lincoln Avenue
Lincolnwood, Illinois 60712
Phone: (847) 763-1100 Fax: (847) 679-0449
Website: www.airoom.com
Email: info@airoom.com

ISSUE DATES	DESCRIPTION
10/24/2023	MAP AMENDMENT SUBMITTAL
	PERMIT SUBMITTAL
	PRE-BID
	BIDDED
	GMPC

CONTINUATION SHEETS

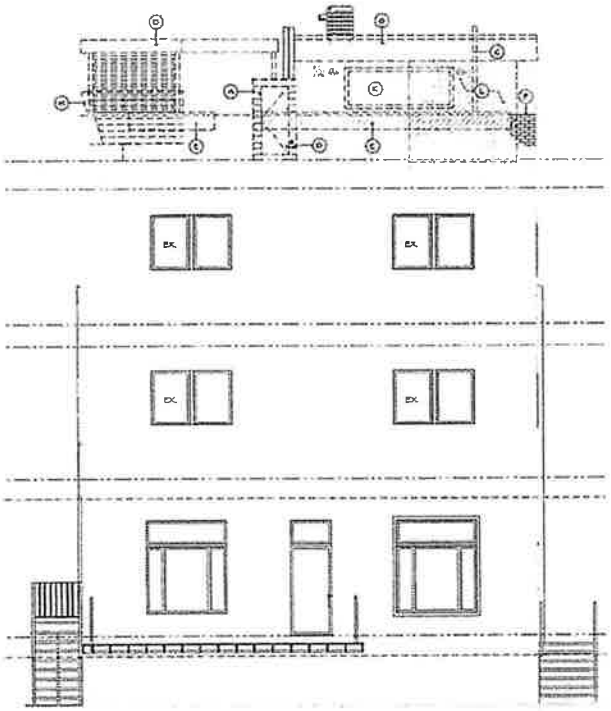
PROJECT INFORMATION:
CHERN
KEVIN & LAURA
1051 N. Cornelia Ave #3
City of Chicago, IL 60657
Kevin (773) 858-8483 (c)
(000) 000-0000
chernosq@gmail.com

230049

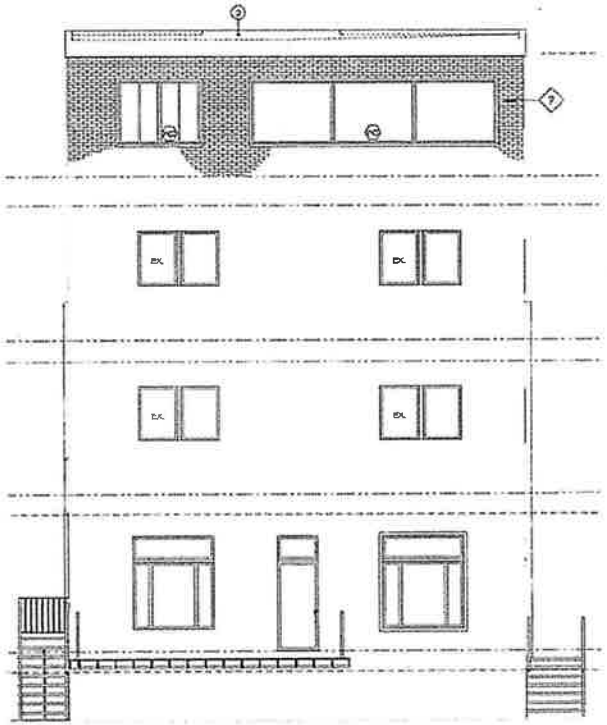
DEMO/NEW EAST ELEVATIONS

A2.1
- 11

FINAL FOR PUBLICATION



1 DEMO SOUTH ELEVATION



2 NEW SOUTH ELEVATION

DEMO ELEVATION NOTES

1. ALL ELECTRICAL AS SHOWN ON DEMO PLAN. SEE ELECTRICAL DEMO SHEET.
2. DEMO EX. SPEAKERS BY OTHERS.
3. REMOVE EX. WHITEBOARD BY OTHERS
4. DISCONTINUOUS EXISTING EXTERIOR MASONRY WALL FOR NEW OPENING. PROVIDE SHORING AS REQUIRED.

SEE SHEET A2.3 & A3.0 FOR KEY NOTES NOT DESCRIBED- SEE SHEET A1.2 FOR WALL ASSEMBLIES LEGEND

NEW ELEVATION NOTES

AIROOM ARCHITECTS & BUILDERS
SINCE 1986
Airoom Architects Corp
8625 N. Lincoln Avenue
Lincolnwood, Illinois 60712
Phone: (847) 763-1100 Fax: (847) 673-0446
Website: www.airoom.com
Email: info@airoom.com

ISSUE DATES	DESCRIPTION
11/09/2023	MAP AMENDMENT SUBMITTAL
	PERMIT SUBMITTAL
	PRE-BID
	READY
	OPEN

CERTIFICATION STATEMENTS

LICENSE NO: 001-019238
ARCHITECT NAME: PRESTON CLAY
EXPIRATION DATE: 11/30/2024

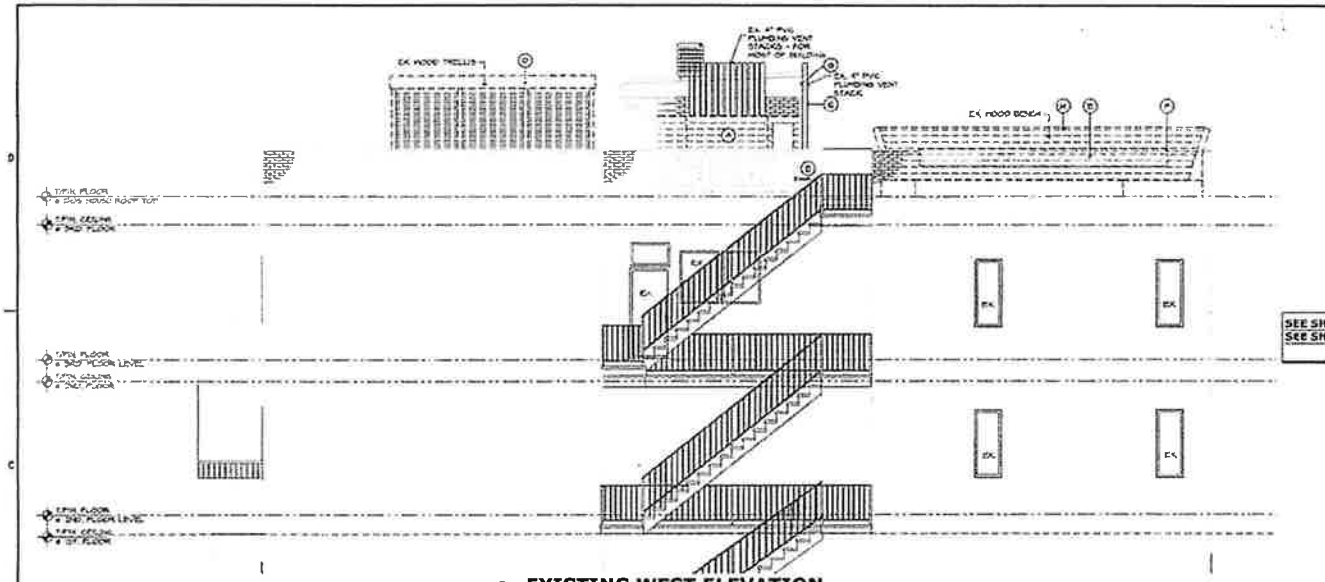
PROJECT INFORMATION
CHERN
KEVIN & LAURA
1051 W. Cornelia Ave #3
City of Chicago, IL 60657
Kevin (773) 836-8488 (c)
(000) 000-0000
chernesq@gmail.com

PROJECT NO.
230049

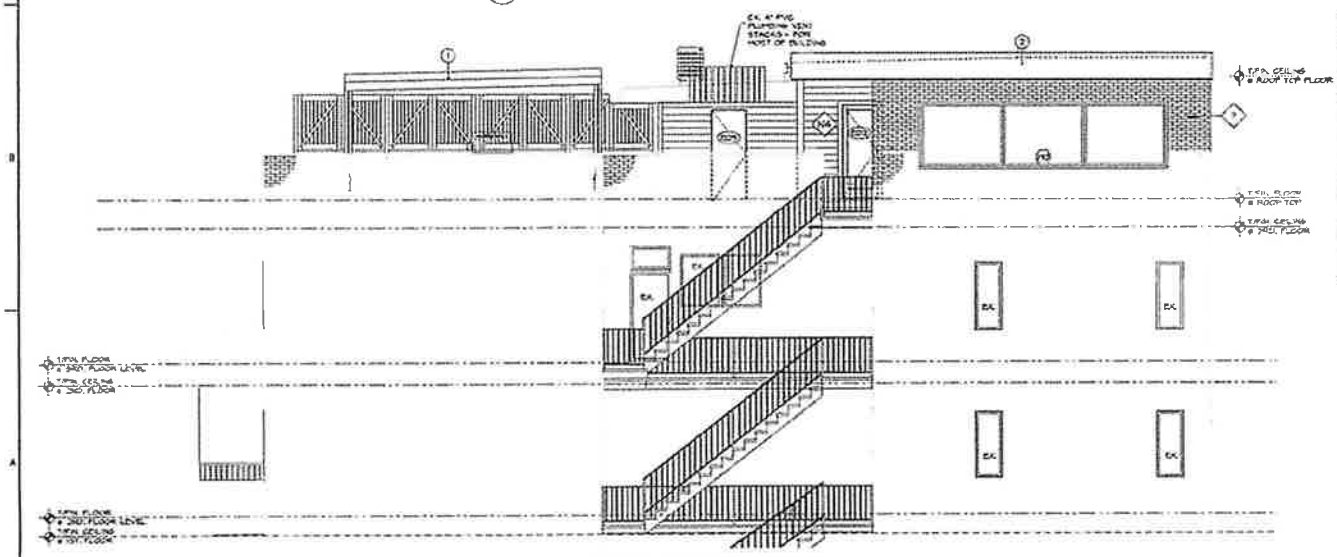
DEMO/NEW SOUTH ELEVATIONS

A2.2
- 11

FOR PUBLICATION



1 EXISTING WEST ELEVATION
1/4" = 1'-0"



2 NEW WEST ELEVATION
1/4" = 1'-0"

DEMO ROOF NOTES

- (A) DEMO EXISTING WOOD FENCE COMPLETELY INCLUDING GATE.
- (B) REMOVE EX. HOSE BIB.
- (C) EX. BATH VENT TO BE RELOCATED.
- (D) DEMO EXISTING ROOF TOP TRELLIS COMPLETELY.
- (E) DEMO & DEBRI REMOVAL OF EX. MASONRY PARAPET WALL FOR NEW PERGOLA ROOFS OPENING PER PLAN
- (F) DEMO & DEBRI REMOVAL OF EX. ALUM. EXPTING OF PARAPET IN AREAS OF NEW PRIVACY SCREENING AND NEW ADDITIONAL WALLS AS REQUIRED ON DEMO PLAN.
- (G) DEMO EX. OVERHANG STRUCTURE
- (H) DEMO EXISTING RAILINGS.
- (I)

SEE SHEET A3.0 FOR KEY NOTES NOT DESCRIBED-
SEE SHEET A1.2 FOR WALL ASSEMBLIES LEGEND

NEW ROOF NOTES

- (1) SUPPLY AND INSTALL ALDECO FINISHED PERGOLA WITH ELECTRICAL INTO EXISTING ROOF FRAMING.
- (2) INSTALL ALUM KICK PROPPED ROOF FASCIA/PARAPET CAPS TO MATCH EX. A.C.A.P.
- (3)

AIROOM
ARCHITECTS & BUILDERS
SINCE 1988
Airoom Architects Corp.
6625 N. Lincoln Avenue
Lincolnwood, Illinois 60712
Phone: (847) 763-1000 Fax: (847) 676-0446
Website: www.airoom.com
Email: info@airoom.com

ISSUE DATES	DESCRIPTION
10/10/2023	PLAN APPROVAL SUBMITTAL
	PERMIT SUBMITTAL
	PRICING
	BIDDING
	CONSTR.

CERTIFICATION STATEMENTS

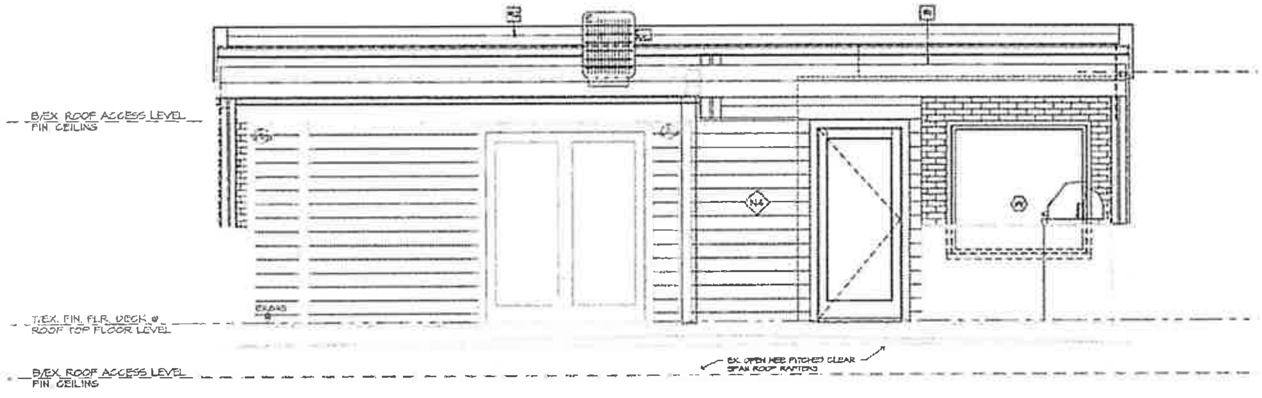
CHERN
KEVIN & LAURA
1051 W. Cornelia Ave #3
City of Chicago, IL 60657
Kevin (773) 858-8488 (c)
(000) 000-0000
chernesq@gmail.com

230049

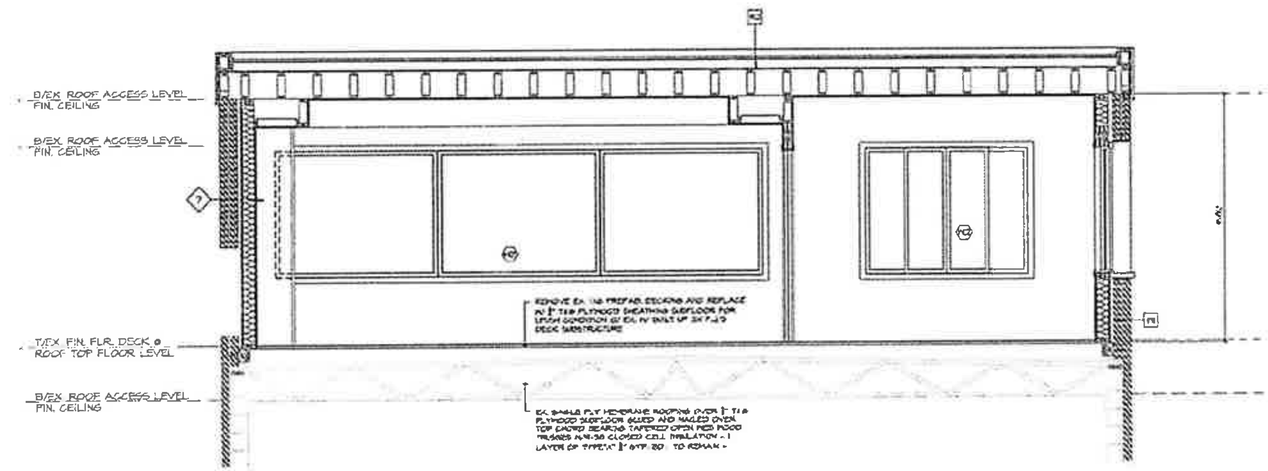
DEMO/NEW WEST PLANS

A2.3
- 11

FINAL FOR PUBLICATION



1 PARTIAL ELEVATION/ SECTION
1/2" = 1'-0"



2 PARTIAL BUILDING SECTION
1/2" = 1'-0"

OVERHANG NOTES:
- ALUMINUM DRIP EDGE & GUTTER APRON
- STANDARD ALUMINUM GUTTER & DOWNSPOUTS ONTO OPEN SPLASH. (MATCH EX COLOR)
- 2 x ALUMINUM WRAPPED FASCIA BOARD MATCH EX. SIZE A.C.A.P. (MATCH EX. COLOR)
- ALUMINUM SOFFIT W/ CONTINUOUS VENTING (MATCH EX COLOR)

ROOF NOTES:
- INSTALL EPDM RUBBER ROOFING INCLUDING TPO FIBERGLASS BASE SHEET + ½" ISO BOARD INSULATION + PRESSURE RELEASE FLAT ROOF VENTING AS REQUIRED
- SOLO FELTS
- ICE & WATER SHIELD @ PERIMETER OF OVERHANGS, MEASURED 24" HORIZONTALLY PAST INSIDE FACE OF EXTERIOR WALL, 24" OVERLAP @ VALLEYS.
- STYROFOAM AIR BAFFLE @ 16" O.C. (MINIMUM 1" CLEARANCE).
- GALVANIZED METAL FLASHING WHERE REQ.
- PRESSURE RELEASE FLAT ROOF VENTING
- ⅝" CDX PLYWOOD SHEATHING
- 2X [illegible] TRUSJOIST ROOF RAFTERS @ 16" O.C.
- 2X RIPPED TO SLOPE JOISTS FOR BUILT UP DRAINAGE
- ½" PLYWOOD SHEATHING FOR BUILT-UP DRAINAGE
- R38 KRAFT FACED FIBERGLASS BATT INSULATION TO (FOIL OR PAPERBACKED, BACKING TO WARM SIDE).
- HURRICANE FRAMING TIE DOWN @ EACH ROOF RAFTER & ANCHORED TO TOP PLATES.
- ⅝" GYPSUM BOARD (SCREWED, GLUED, TAPED, MUD, SAND, & PRIMED) READY FOR FINISH.

EXTERIOR MASONRY WALL NOTES:
- BRICK VENEER, ANCHORED W/ CORRUGATED NONFERROUS METAL TIES @ 16" O.C. VERTICALLY & HORIZONTALLY, TO MATCH EX. A.S.A.P. (MATERIAL ALLOWANCE OF $450.00 PER 1000 BRICKS)
- WEEP HOLES W/ SASH CORDS @ 24" O.C.
- 1" AIR SPACE, MINIMUM.
- PVC FLASHING UP UNDER HOUSE WRAP, MIN. 20" VERTICALLY.
- HOMEGUARD BY DK PREMIUM HOUSE WRAP W/ 3" HOMEGUARD SEAM TAPE @ ALL SEAMS.
- ½" CDX PLYWOOD SHEATHING (VERTICAL DIAPHRAGM AND BRACING), TO BE SOLIDLY BLOCKED @ ALL EDGES & NAILED @ PERIMETER W/ 8d COMMON 6" O.C. HORIZONTALLY & 12" O.C. VERTICALLY.
- 2x6 HD STUDS @ 16" O.C. W/ DBL. TOP PLATES.
- R21 KRAFT FACED FIBERGLASS BATT INSULATION (FOIL OR PAPERBACKED, BACKING TO WARM SIDE).
- ⅝" GYPSUM BOARD (SCREWED, GLUED, TAPED, MUD, SAND, & PRIMED) READY FOR FINISH.
- 2¼" SMOOTH LIMESTONE SILL (MATCH EXISTING)
- ALUMINUM DRIP CAP @ WINDOWS & DOORS
- STL LINTELS @ ALL MASONRY OPENINGS.
- (2) 2x12 HEADER @ ALL FRAMED OPENINGS.
- INTERIOR TRIM PER SCHEDULE UNLESS NOTED OTHERWISE.

EXTERIOR WALL SIDING NOTES:
- JAMES HARDIE 6" EXPOSURE LAP SIDING (CEDARMILL), FROM LOCALLY STOCKED AVAILABLE MATERIALS. (AUTUMN TAN)
- ¾ x 4 JAMES HARDIE XLD SEMI-SMOOTH WINDOW TRIM. (AUTUMN TAN)
- ¾ x 6 JAMES HARDIE XLD SEMI-SMOOTH CORNER TRIM. (AUTUMN TAN)
- GREENGUARD RAINDROP PREMIUM HOUSE WRAP W/ 3" TAPE @ ALL SEAMS
- ½" CDX PLYWOOD SHEATHING (VERTICAL DIAPHRAGM AND BRACING), TO BE SOLIDLY BLOCKED @ ALL EDGES & NAILED @ PERIMETER W/ 8d COMMON 6" O.C. HORIZONTALLY & 12" O.C. VERTICALLY.
- 2x6 HD STUDS @ 16" O.C. W/ DBL. TOP PLATES.
- R21 KRAFT FACED FIBERGLASS BATT INSULATION (FOIL OR PAPERBACKED, BACKING TO WARM SIDE).
- ⅝" GYPSUM BOARD (SCREWED, GLUED, TAPED, MUD, SAND, & PRIMED) READY FOR FINISH.
- ALUMINUM DRIP CAP @ WINDOWS & DOORS.
- INTERIOR TRIM PER SCHEDULE.

FLOOR FINISH NOTES:
- ______ FJ @ 16" O.C.
- ¾" T&G PLYWOOD SUBFLOOR, GLUED & SCREWED TO F.J.
- FLOOR FINISH PER SCHEDULE ON SHEET A0.2
- 2x10 RIM BOARD
- BASEBOARD PER SCHEDULE
- R30 KRAFT FACED FIBERGLASS BATT INSULATION (FOIL OR PAPERBACKED, BACKING TO WARM SIDE) @ PERIMETER ONLY.

AIROOM ARCHITECTS & BUILDERS
SINCE 1958
Airoom Architects Corp.
6825 N. Lincoln Avenue
Lincolnwood, Illinois 60712

ISSUE DATES	DESCRIPTION
1/24/2023	MAP AMENDMENT SUBMITTAL
	PERMIT SUBMITTAL
	PRE-CON
	READY

PROJECT INFORMATION:
CHERN
KEVIN & LAURA
1051 W. Cornelia Ave #3
City of Chicago, IL 60657
Kevin (773) 858-8488 (c)
(000) 000-0000
chernseg@gmail.com

230049

NEW BUILDING SECTION

A3.0 - 11