

PRELIMINARY - NOT  
FOR CONSTRUCTION

NEW CONSTRUCTION 4 STORY 9 UNIT RESIDENTIAL BUILDING WITH 7 INDOOR PARKING SPACES AND INDOOR REFUSE AREA.

ARCHITECT: SPACE ARCHITECTS + PLANNERS  
JAY KELLER - ARCHITECT OF RECORD  
2149 N. TALMAN AVE. CHICAGO, IL 60647  
312.829.6666

STRUCTURAL ENGINEER: SP ENGINEERS LTD  
JEFF PRIBYL, ENGINEER OF RECORD  
134 N. LASALLE SUITE 1930 CHICAGO, IL 60602  
312.332.2800

MEP ENGINEER: CARTLAND KRAUS ENGINEERING, LTD  
JOHN CARTLAND, ENGINEER OF RECORD  
760 TESLER RD, LAKE ZURICH, IL 60047  
847.719.1708

GENERAL CONTRACTOR: ICM PROPERTIES  
MARK CHENG, PROJECT MANAGER  
3080 N. LINCOLN AVE. CHICAGO, IL 60657  
773.549.5443

OWNER: ICM PROPERTIES  
ADAM WINICK, OWNER  
3080 N. LINCOLN AVE. CHICAGO, IL 60657  
773.549.5443

## ISSUED FOR:

	REVIEW / BID		ZONING		PERMIT		AMENDED PERMIT		CONSTRUCTION
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WORK TO INCLUDE:

	ARCHITECTURAL		ACCESSIBILITY		ELECTRICAL		ENVIRONMENTAL		FIRE PREVENTION
	LANDSCAPING		PLUMBING		REFRIGERATION		STRUCTURAL		VENTILATION

ZONING				CODE / LIFE SAFETY	
PARCEL ZONING	B2-3 [ZONING CHANGE FROM RT-4]			BUILDING CODE	2018 CITY OF CHICAGO BUILDING CODE
SPECIAL USE / P.D.	-			MECHANICAL CODE	2018 CITY OF CHICAGO BUILDING CODE
TOTAL SITE AREA	2,763.00 SQ. FT.			ELECTRICAL CODE	2018 CITY OF CHICAGO BUILDING CODE
LOT DIMENSIONS	WIDTH	56.29'	DEPTH	98.20'	PLUMBING CODE
	REQUIRED		ACTUAL		ACCESSIBILITY CODE
LOT AREA	NO MINIMUM			2,763.00 SQ. FT.	2018 CITY OF CHICAGO BUILDING CODE
LOT AREA PER UNIT	400			300	OCCUPANCY TYPE
FLOOR AREA RATIO	3.0 TO 4.0			3.1 [10% INCREASE]	
BUILDABLE AREA	9,670.00 SQ. FT.			8,580.00 SQ. FT.	CONSTRUCTION CLASSIFICATION
BASEMENT AREA	NOT APPLICABLE			NOT APPLICABLE	II-B
BUILDING HEIGHT	65'-0"			43'-0"	4 STORIES / 55'-0"
FRONT YARD SETBACK	NONE REQUIRED			0'-0"	ALLOWABLE HEIGHT
REAR YARD SETBACK	NO REAR YARD			NO REAR YARD	ALLOWABLE AREA
SIDE YARD SETBACK	NONE REQUIRED			0'-0"	HEIGHT / AREA INCREASES
REAR YARD OPEN SPACE	NONE REQUIRED			NONE PROVIDED	ALLOWABLE OCCUPANCY
BUILDING SEPARATION	NOT REQUIRED			NONE PROVIDED	MIXED USE
PEDESTRIAN STREET	NO			-	BASEMENT
BLANK WALL REQUIREMENT	NOT REQUIRED			-	FIRST FLOOR
OFF STREET LOADING	NOT REQUIRED			0	2,472.00 SQ. FT. / 125 - 19 PEOPLE PER FLOOR
OFF STREET PARKING	5 SPACES REQUIRED - TOD			7 SPACES PROVIDED	TYPICAL FLOOR (2-4)
					2
					TRAVEL DISTANCE TO EXITS
					REQUIRED EXIT WIDTH
					44"
					9,983.00 SQ. FT.

GENERAL BUILDING REQUIREMENTS PER C.Z.O. & C.B.C. 2014 EDITION								
ITEM	ISSUE	CHAPTER / ARTICLE	ORDINANCE REQUIREMENT	ACTUAL	REQUIRED/NA	LOCATION/ SHEET NO.	AGENCY/ TEST NO.	REMARKS
<b>ZONING REQUIREMENTS</b>								
1.01	ZONING DISTRICT	C20 TITLE 17	B2-3	B2-3	-	A0.0		
1.02	LOT AREA	17-2-0303	2,763.00	2,763.00	COMPLIES	A0.1		
1.03	MAX. FLOOR AREA RATIO	17-2-0304	3.0 TO 4.0	3.1	COMPLIES	A0.0		TOD COMPLIANT PROJECT
1.04	TOTAL BUILDING AREA		9,670.00 SQ. FT.	8,580 SQ. FT.	COMPLIES	A0.0		
1.05	BUILDING HEIGHT - # OF FLOORS	17-2-0311	65'-0"	43'-0"	COMPLIES	A2.0		
1.06	MIN. YARDS	17-2-0305/06/09	NONE REQUIRED	NONE	COMPLIES	A0.1		
1.07	GRADE ELEVATION		CHICAGO DATUM	0'-0"				
1.08	OFF STREET LOADING	17-10-0101	NOT REQUIRED	0	COMPLIES	A0.1		
1.09	OFF STREET PARKING	17-10-0101	5 SPACES REQUIRED	7 SPACES	COMPLIES	A0.1		TOD COMPLIANT PROJECT
1.10	LANDSCAPING		PER ORDINANCE	PER ORD.	COMPLIES	A0.1		
1.11	TOWNHOUSE ORDINANCE		-	-				
<b>BUILDING REQUIREMENTS</b>								
2.01	OCCUPANCY CLASSIFICATION	3 (13-56-010)						
2.02	HEIGHT & AREA LIMITATIONS	5 (13-48)						
	A. EXCEPTIONS TO AREA LIMITATIONS	5 (13-48-090)						
	B. MIXED OCCUPANCY BUILDING	5 (13-48-100)						
2.03	TYPES OF CONSTRUCTION	6 (13-60)						
2.04	MIXED OCCUPANCY SEPARATIONS	3 (13-56-280)						
2.05	REQ. HRS. OF FIRE RESISTANCE	6 (13-60-100)						
	EXT. BEARING WALLS	6 (13-60-100)						
	EXT. NON-BEARING WALLS	6 (13-60-100)						
	INT. BEARING WALLS	6 (13-60-100)						
	INT. NON-BEARING WALLS	6 (13-60-100)						
	COLUMNS	6 (13-60-100)						
	COLUMNS SUPPORTING ROOFS	6 (13-60-100)						
	BEAMS	6 (13-60-100)						
	BEAMS SUPPORTING ROOFS	6 (13-60-100)						
	FLOOR CONSTRUCTION	6 (13-60-100)						
	ROOF CONSTRUCTION	6 (13-60-100)						
2.06	ELEVATOR FRAMING	6 (13-60-130)						
2.07	MEZZANINE FLOORS	6 (13-60-160)						
2.08	BASEMENT CONSTRUCTION	6 (13-60-170)						
2.09	DRIVEWAYS & LOADING SPACES	6 (13-60-210)						
2.10	FIRE RESISTIVE REQUIREMENTS	7 (15-8)						
	A. FIRE WALLS - CONSTRUCTION	7 (15-8-010)						
	B. PARAPETS	7 (15-8-100)						
	C. STAIRWAY ENCLOSURES	7 (15-8-160)						
	D. ELEVATOR ENCLOSURES	7 (15-8-150)						
	E. ENCLOSURES OF HEATING ROOMS	7 (15-8-190)						
	F. ENCLOSURE OF WELLS & CHUTES	7 (15-8-170)						
	G. OTHER ENCLOSURES	7 (15-8-260)						
	H. INTERIOR WALL & CLND. FINISHES	7 (15-8-370)						
	I. STORAGE ROOMS OVER 100 SQ. FT.	7 (15-8-240)						
2.11	FIRE RESISTIVE MATERIALS	7 (15-12)						
2.12	FIRE RESISTIVE AGENCY	7 (15-12-050)						
2.13	FIRE PROTECTION EQUIPMENT	9 (15-16)						
	A. SPRINKLER SYSTEM	9 (15-16-010)						
	B. SPECIAL REQUIREMENTS	9 (15-16-030)						
<b>EXIT REQUIREMENTS</b>								
3.01	TYPES OF EXITS	10 (13-160-030)						
3.02	MIN. NUMBER OF EXITS	10 (13-160-050)						
3.03	TRAVEL DISTANCE TO EXITS	10 (13-160-110)						
	A. INCREASES PERMITTED	10 (13-160-150)						
</								

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



SIGNED: Paula Luperone

DATE: 06.14.18

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 PLANS FOR -  
1048-52 W. CORNELIA AVE. CHICAGO, IL 60657 - FULLY COMPLY WITH THE  
REQUIREMENTS OF CHAPTER 18-13 ENERGY CONSERVATION OF THE MUNICIPAL CODE OF  
C H I C A G O A S E F F E C T I V E A P R I L 2 2 , 2 0 0 9



SIGNED: 

DATE: 06.14.18

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY A LICENSED ARCHITECT -  
WORKING FOR A STATE OF ILLINOIS LICENSED ARCHITECTURAL DESIGN FIRM - PER  
THE STATE OF ILLINOIS ARCHITECT OR ENGINEER REGISTRATION ACT OF 1989  
STATE LICENSE NUMBER: 184.005142



SIGNED: 

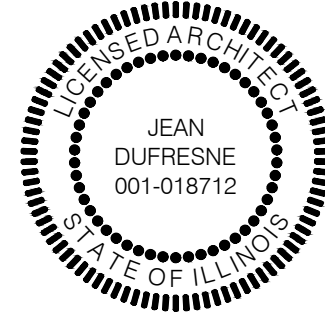
DATE: 06.14.18

I CERTIFY THAT THESE DRAWINGS HAVE BEEN REVIEWED TO THE BEST OF MY KNOWLEDGE AND THAT I BELIEVE THEY ARE IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA) AND ALL CODES AND BUILDING ORDINANCES OF THE CITY OF CHICAGO, STATE OF ILLINOIS.



SIGNED: Paula Luperone

DATE: 06.14.18

[illegible]



**1048 W. CORNELIA AVE.**  
**CHICAGO IL, 60657**  
**NEW 4 STORY**  
**TYPE III-B**  
**9 UNIT BUILDING**  
**WITH GROUND FLOOR INTERIOR**  
**PARKING FOR 7 CARS**

**16'-0" PUBLIC ALLEY**

**1 SITE PLAN**  
**SCALE: 3/16" = 1'-0"**

EXIST. TREE TO REMAIN  
 NEW LANDSCAPED PKWY. WITH SURROUNDING DECORATIVE FENCE  
 NEW PAVERS PER OWNER SEL.  
 EXIST. TREE TO REMAIN  
 NEW LANDSCAPED PKWY. WITH SURROUNDING DECORATIVE FENCE  
 EXIST. STREET LIGHT TO REMAIN  
 EXIST. CONIC. SIDEWALK TO REMAIN  
 NEW PAVERS PER OWNER SEL.


EXIT @ GRADE  
 EXIT @ GRADE  
 36X48 ROOF HATCH FOR SERVICE ACCESS  
 TRASH ROOM @ GRADE  
 BALC. @ 4TH. FLOOR  
 BALC. @ 4TH. FLOOR  
 PARKING BOLLARD @ GARAGE ENTRY - TYP.  
 GARAGE DOOR @ 10'-0" MIN. FROM C.L. OF ALLEY - TYP.

P1  
 P2  
 P3  
 P4  
 P5  
 P6  
 P7

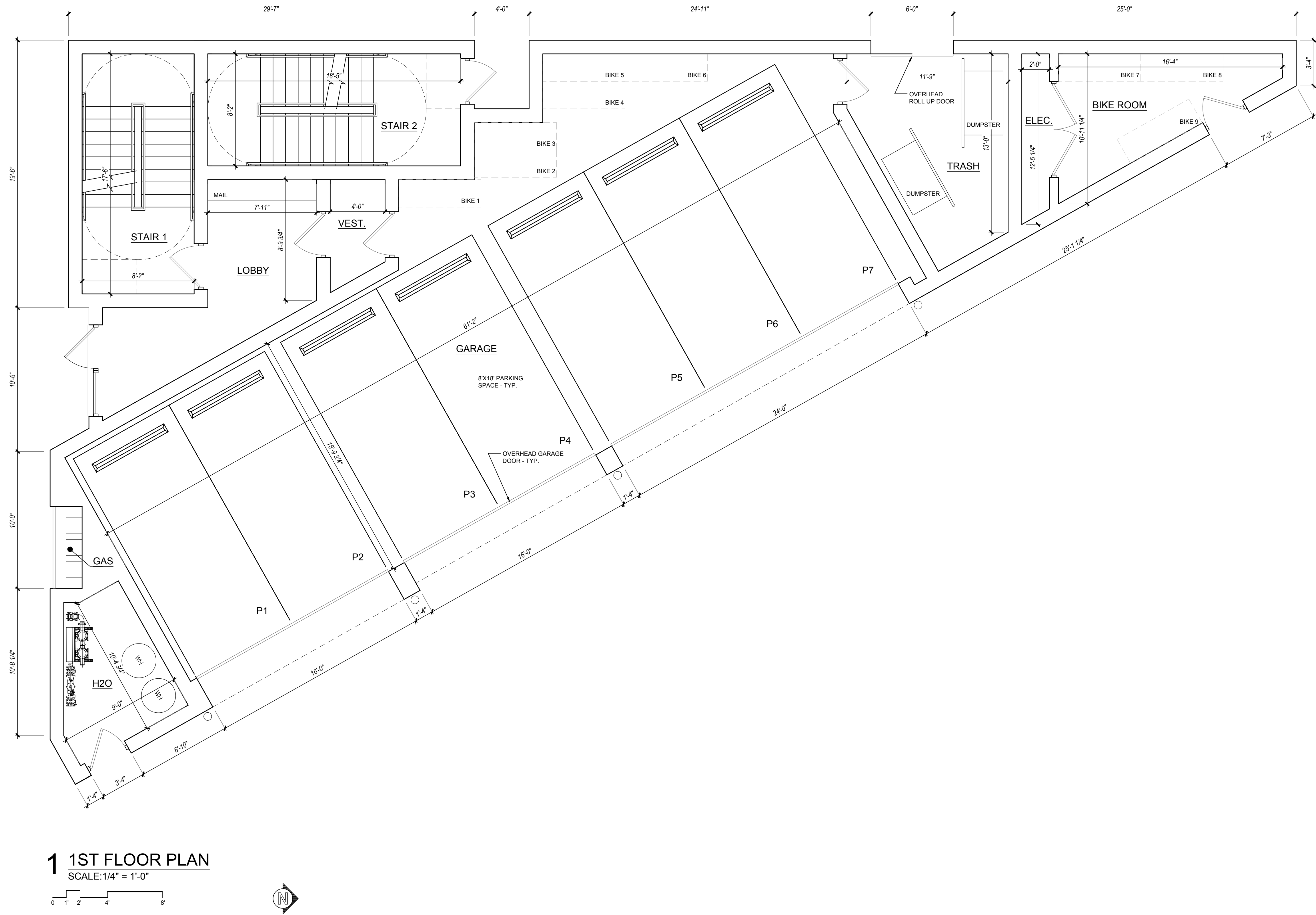
1'-8"  
 77'-8"  
 12'-0"  
 6'-2 5/8"  
 1'-0"  
 10'-1"  
 13'-9 1/4"  
 60'-0 7/8"  
 21'-3"  
 7'-0"  
 2'-9 3/4"  
 1'-5"  
 14'-3 3/8"  
 5'-1 5/8"  
 17'-10 1/4"  
 19'-6"  
 1'-0"

ONE - WAY TRAFFIC  
 TWO - WAY TRAFFIC  
 TWO - WAY TRAFFIC

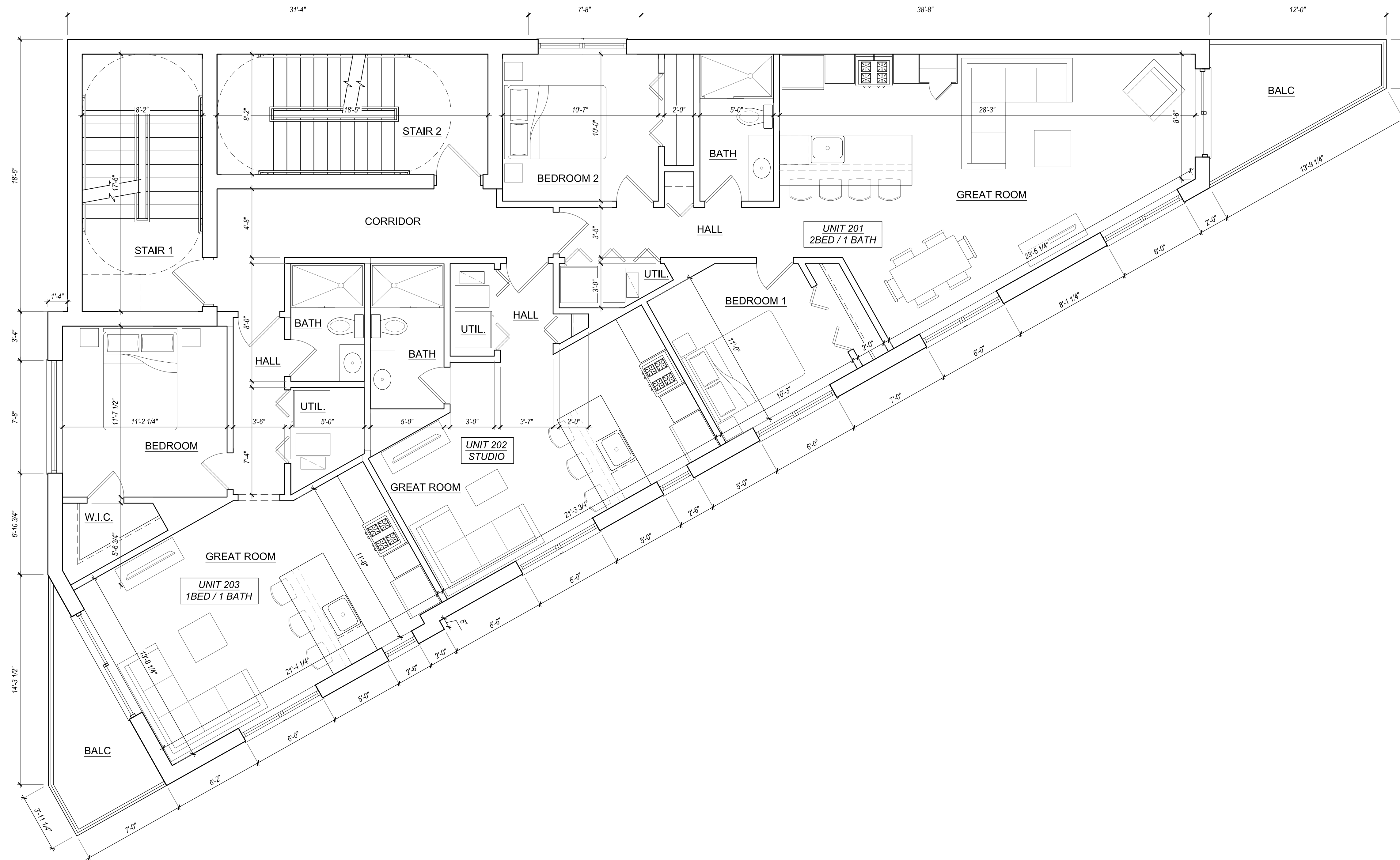
N

 06.12.2018  
JEAN DUFRESNE DATE



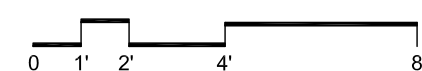


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## 1 2ND FLOOR PLAN

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



SPACE  
ARCHITECTS + PLANNERS

2149 N. TALMAN AVENUE  
CHICAGO, IL 60647  
312 829 6666  
[www.spacearchplan.com](http://www.spacearchplan.com)

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## CONSULTANTS

PROJECT NAME:  
**1048 W. CORNELIA**

PROJECT ADDRESS:  
**1048 W. CORNELIA, CHICAGO, IL 60657**

## PROJECT INFO

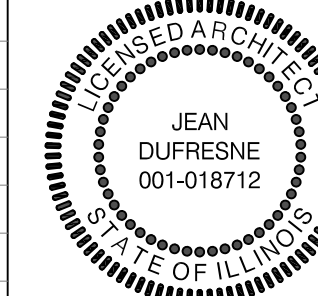
PROJECT NO.  
18.009.00

PROJECT TEAM:  
JD  
GS

ISSUE

06.14.18 - ISSUED FOR ZBA

## CERTIFICATION

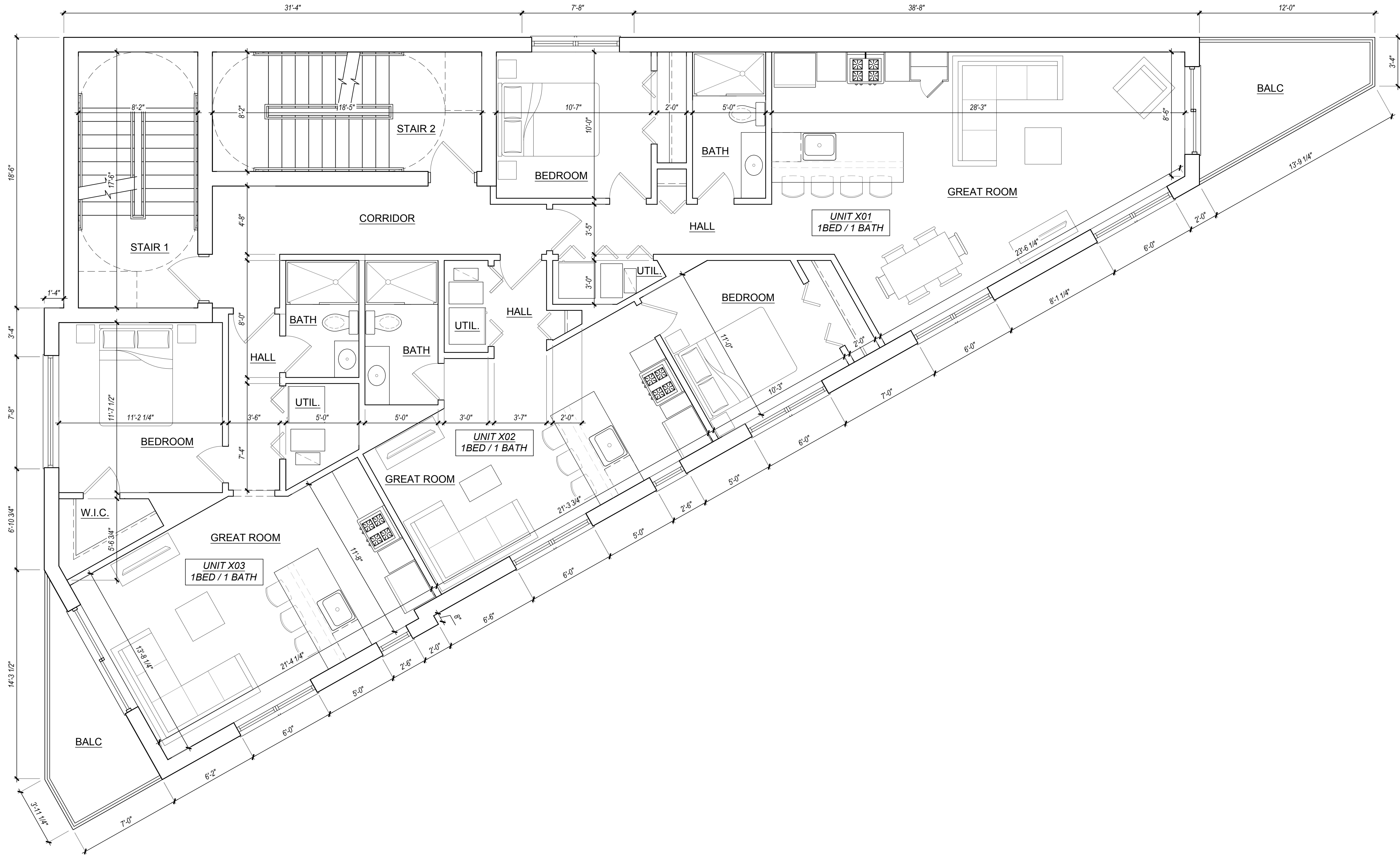


SHEET TITLE

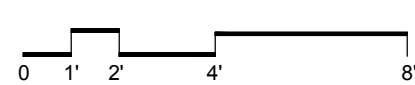
## 2ND FLR PLAN

SHEET #

## A1.2



1 3RD & 4TH FLOOR PLAN  
SCALE: 1/4" = 1'-0"



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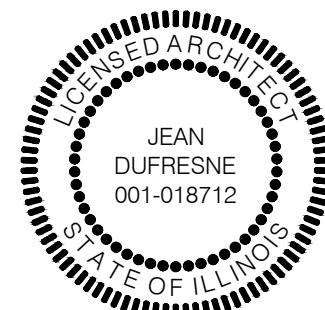
PROJECT INFO

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18.009.00  
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JD  
GS

ISSUE

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CERTIFICATION



SHEET TITLE

3RD & 4TH  
FLR PLAN

SHEET #

A1.3



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

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1048 W. CORNELIA, CHICAGO, IL 60657

PROJECT INFO

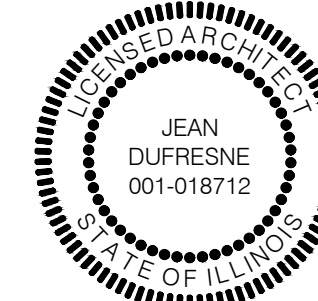
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SHEET TITLE

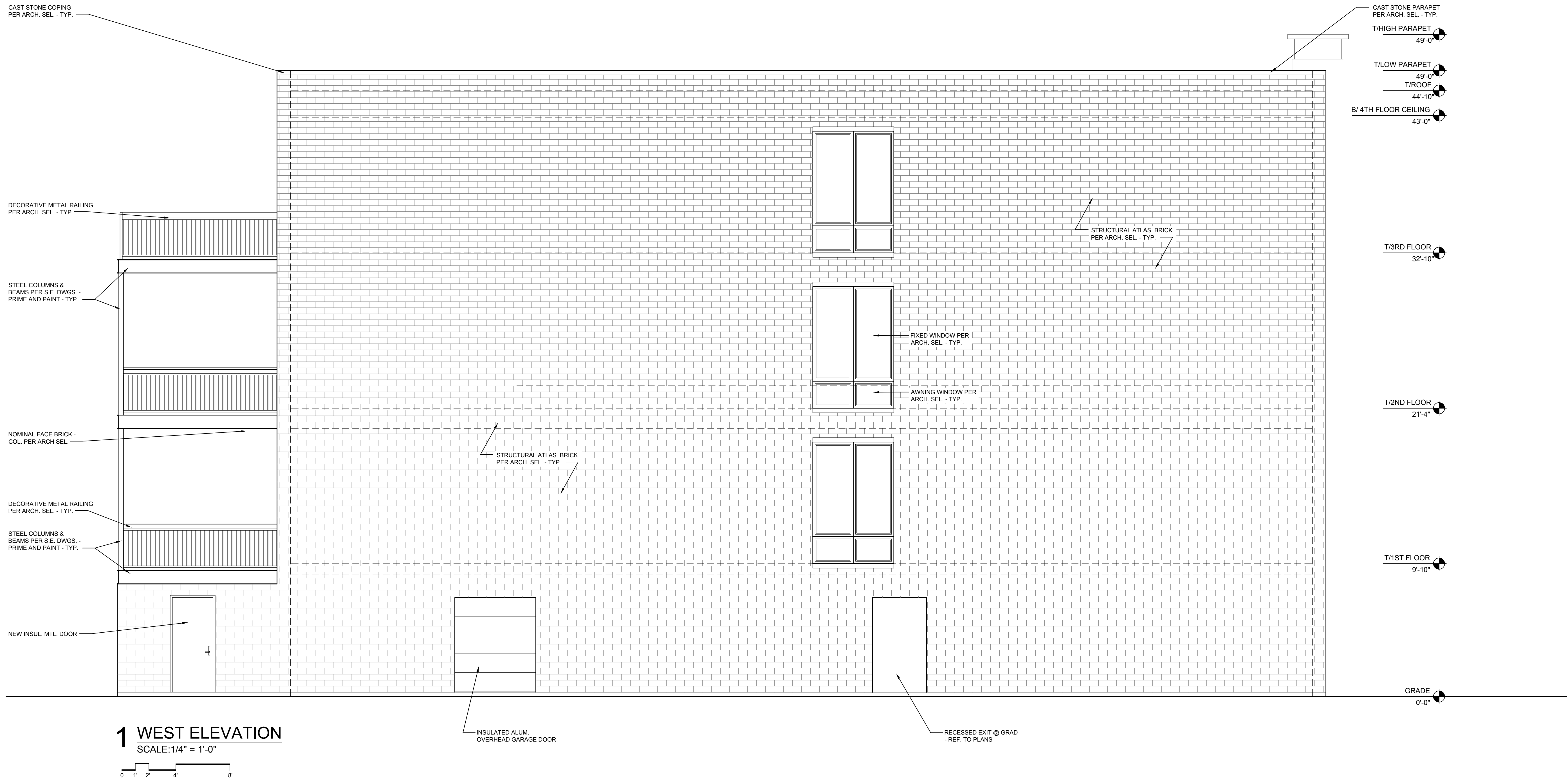
ELEVATIONS

SHEET #

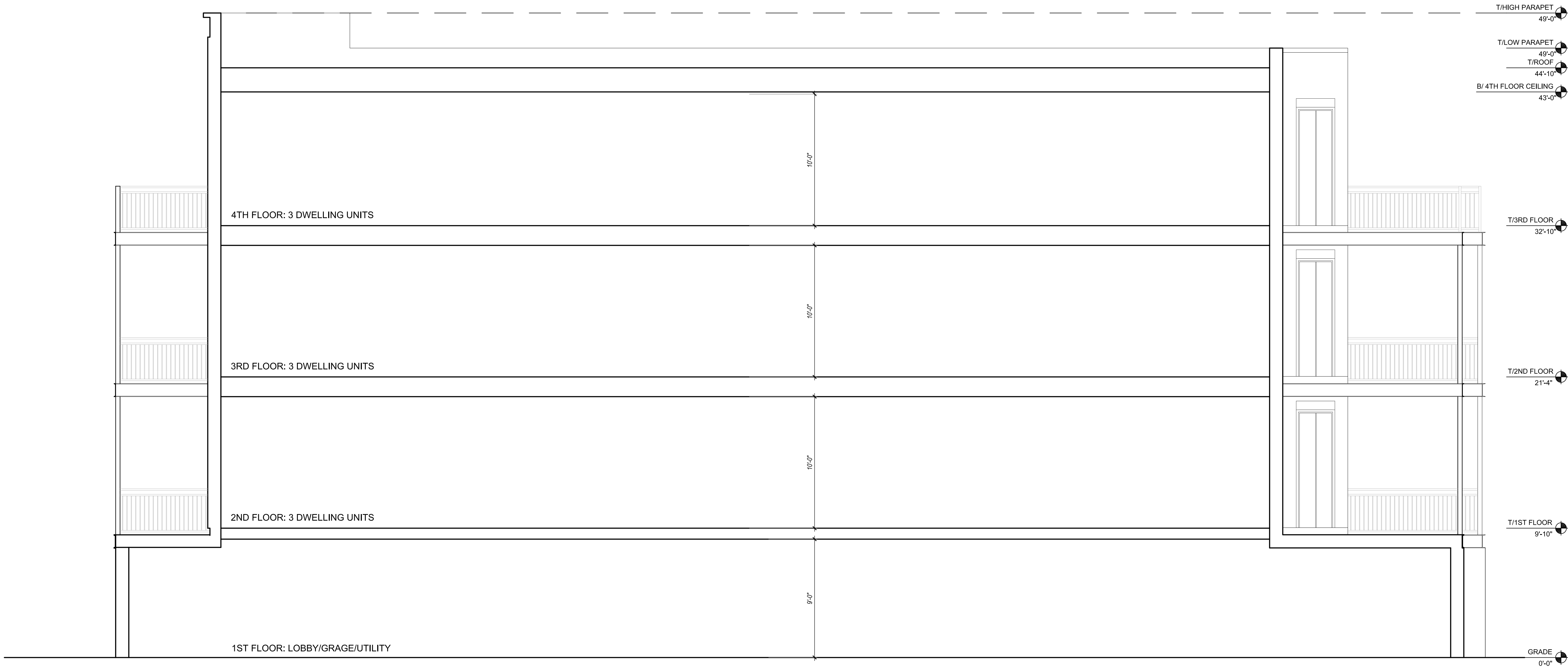
A2.0











1 NORTH / SOUTH SECTION

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

