



Village of Winnetka

Zoning Administrator Meeting November 6, 2024

November 6, 2024 at 4:00 PM
Winnetka Village Hall Council Chambers - 510
Green Bay Road

AGENDA

1. **Call to Order & Roll Call**
2. **Public Comments**
3. **New Applications**
 - a. **Case No. 24-25-ZA - 331 Sheridan Road:** An application seeking approval of a zoning variation to provide less than the minimum required corner yard setback from the private road easement along the north property line. The Zoning Administrator has final jurisdiction on this request.
4. **Adjournment**

NOTICE

Public comment is permitted on all agenda items at the meeting. If you wish to provide testimony or comments prior to the meeting, you may provide them one of two ways: (1) by sending an email to planning@winnetka.org; or by sending a letter to Community Development, Village of Winnetka, 510 Green Bay Road, Winnetka, IL 60093. All agenda materials are available at www.villageofwinnetka.org/agendacenter.

The Village of Winnetka, in compliance with the Americans with Disabilities Act, requests that persons with disabilities, who require certain accommodations to allow them to observe and/or participate in this meeting or have questions about the accessibility of the meeting or facilities contact the Village ADA Coordinator at 510 Green Bay Road, Winnetka, Illinois 60093, (Telephone (847) 716-3543; T.D.D. (847) 501-6041).



NOTICE OF WINNETKA ZONING ADMINISTRATOR PUBLIC HEARING

Notice is hereby given that a public hearing will be held by the Winnetka Zoning Administrator on **WEDNESDAY, NOVEMBER 6, 2024, AT 4:00 PM** in the **Council Chambers of Winnetka Village Hall at 510 Green Bay Road**, Winnetka, Illinois for the purpose of considering the following:

**CASE NO. 24-25-ZA
331 SHERIDAN ROAD– RESIDENTIAL RENOVATION**

An application submitted by Michael Chen and Qing Ru (collectively, the “Applicant”), as the owners of the property located at 331 Sheridan Road (the “Subject Property”) **to allow work beyond ordinary repair and maintenance to a portion of the existing legally nonconforming residence on the Subject Property**. The Applicant has filed an application seeking approval of the following:

1. A variation to provide less than the minimum required corner yard setback from the private road easement along the north property line.

The Subject Property (Parcel Index Number 05-21-403-005-0000) is generally located on the east side of Sheridan Road between Hawthorn Lane and Willow Road and is zoned R-2 Single Family Residential. The Subject Property contains an existing two-and-a-half story residence with an attached garage.

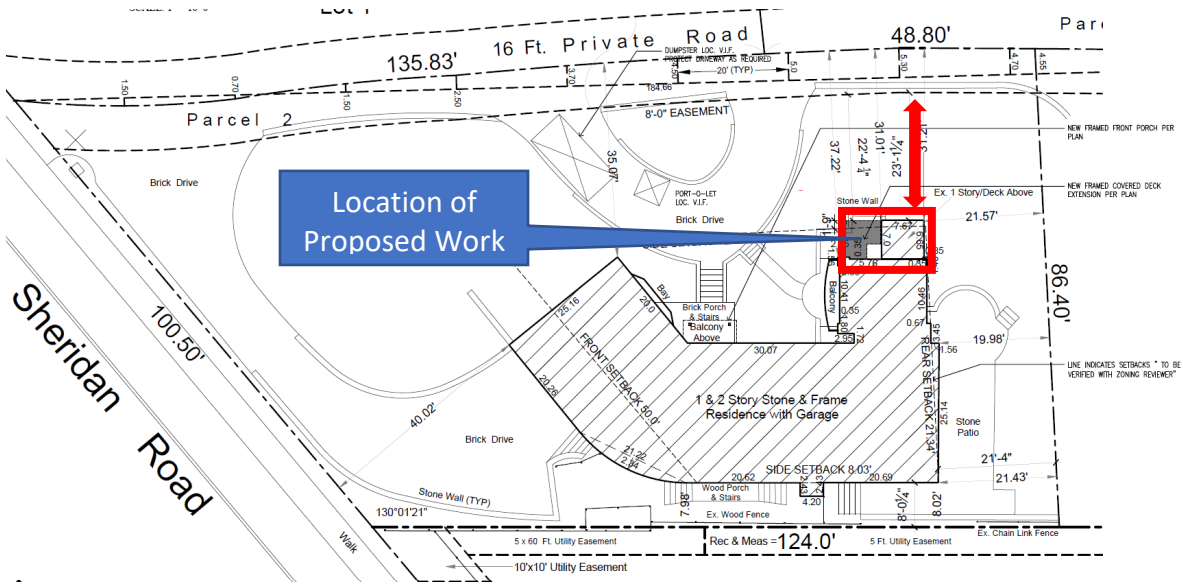
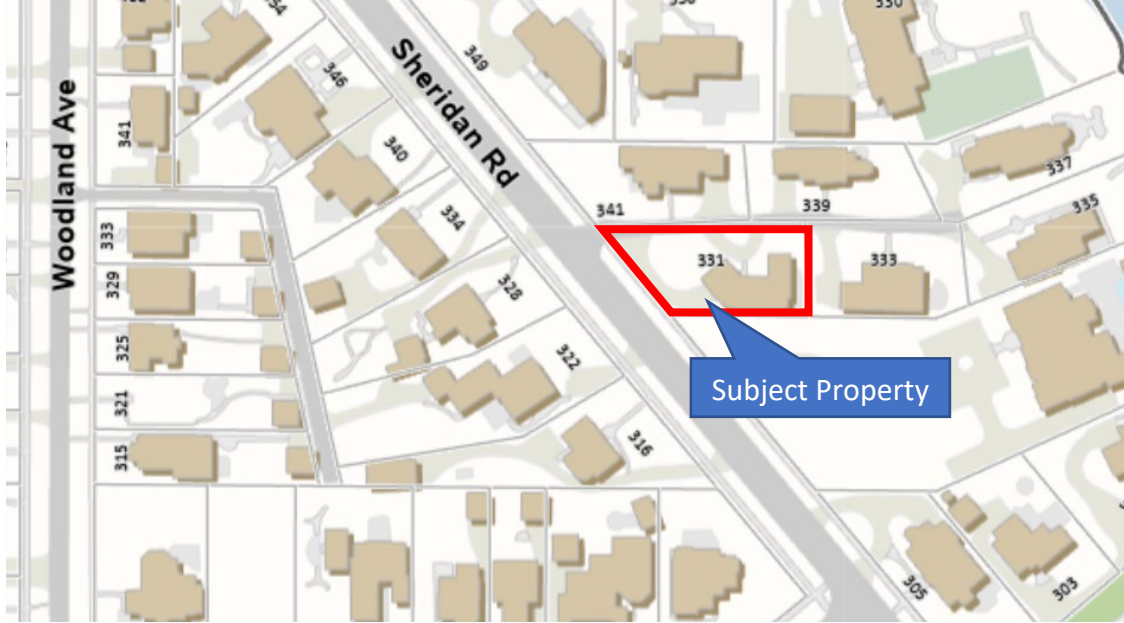
PUBLIC COMMENT & APPLICATION INFORMATION

At said public hearing and at any continuance thereof, all persons interested are invited to attend and be heard. The agenda and materials for the meeting will be posted on the Village’s website - www.villageofwinnetka.org/agendas no later than Friday, November 1, 2024. Persons seeking additional information concerning this application are directed to email inquiries to planning@winnetka.org or by calling 847-716-3587.

If you wish **to provide testimony or comments prior to the meeting**, you may provide them one of two ways:

- 1) By sending **an email** to planning@winnetka.org; or
- 2) By sending **a letter** to Community Development, Village of Winnetka, 510 Green Bay Rd, Winnetka, IL 60093.

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Excerpt of Proposed Site Plan



Proposed North Building Elevation

Location of Proposed Work

(Note: Details may change through review process.)

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

ZONING VARIATION APPLICATION

Case No. _____

Property Information

Site Address: 331 Sheridan Rd

Owner Information

Name: Michael Chen & Qing Ru

Primary Contact: Qing Ru

Address: [REDACTED]

Phone No. [REDACTED]

City, State, ZIP: Winnetka, IL 60093

Email: _____

Date property acquired by owner: 07/24/2020

Architect Information

Attorney Information

Name: Airoom LLC

Name: _____

Primary Contact: Sam Kang

Primary Contact: _____

Address: 6825 N Lincoln Ave

Address: _____

City, State, ZIP: Lincolnwood IL 60712

City, State, Zip: _____

Phone No. 847-877-6842

Phone No. _____

Email: skang@airoom.com

Email: _____

Nature of any restrictions on property: Existing Non Conforming Corner Side Yard Setback

Brief explanation of variation(s) requested (attach separate sheet providing additional details): _____

Relief for existing non conforming corner side yard set back. Existing roofed spiral staircase to be removed and replaced with deck.

Property Owner Signature: [REDACTED]

Date: 9/13/24

September 14, 2024

Ann Klaassen
Assistant Director
510 Green Bay Road
Winnetka, IL 60093

RE: 331 Sheridan Road, Winnetka, IL
Minor Variation Application

We are requesting a Minor Variation for the existing non-conforming side setback for existing roofed spiral staircase to be removed and replaced with deck. Roofed area to remain same. Current required setback is 24.11 feet and existing roofed area setback is 22.36 feet which is 1.75' less than required.

Standards for granting of zoning variations are as follows:

1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allow by regulations in that district: BUILDING A DECK FURTHER BACK UNDER A EXISTING ROOFED AREA WILL NOT YIEDL A REASONABLE RETURN.
2. The plight of the owner is due to unique circumstances. Such circumstances must be associated with the characteristics of the property in question, rather than being related to the occupants: EXISTING ROOFED AREA WAS BUILT UNDER DIFFERENT SETBACK RULES AND OWNER DID NOT CREATE THIS UNIQUE CIRCUMSTANCES.
3. The variation, if granted, will not alter the essential character of the locality: CONVERTING THE EXISTING CIRCULAR STAIRCASE UNDER THE EXISTING ROOF INTO DECK AREA WILL NOT ALTER THE EXISTING CHARACTER OF THE HOUSE AND LOCATILITY.
4. An adequate supply of light and air to adjacent property will not be impaired: THE PROPOSED ALTERATION WILL NOT EFFECT LIGHT AND AIR TO ADJACETN PROPERTIES.
5. The hazard from fire and other damages to the property will not be increased: THE PROPOSED ALTERATIONS WILL NOT INCREASE FIRE OR OTHER DAMAGES TO PROPERTY.
6. The taxable value of the land and buildings throughout the Village will not diminish: THE PROPOSED ALTERATION WILL NOT DIMISH THE VALUES OF LAND AND BUILDINGS IN THE AREA.
7. The congestion in the public street will not increase; and: NO CHANGE TO CONGESTION IN PUBLID STREET.
8. The public health, safety, comfort, morals and welfare of the inhabitants of the Village will not be otherwise impaired: THE PROPOSED ALTERATION WILL NOT CHANGE PUBLIC HEALTH, SAFETY, COMFORT, MORALS AND WELFARE OF INHABITANTS.


Sam Kang, Architect
NCARB, AIA
847-877-6842 cell
SKang@Airoom.com

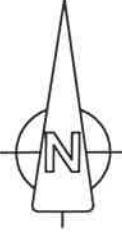
License # Illinois 001-013955



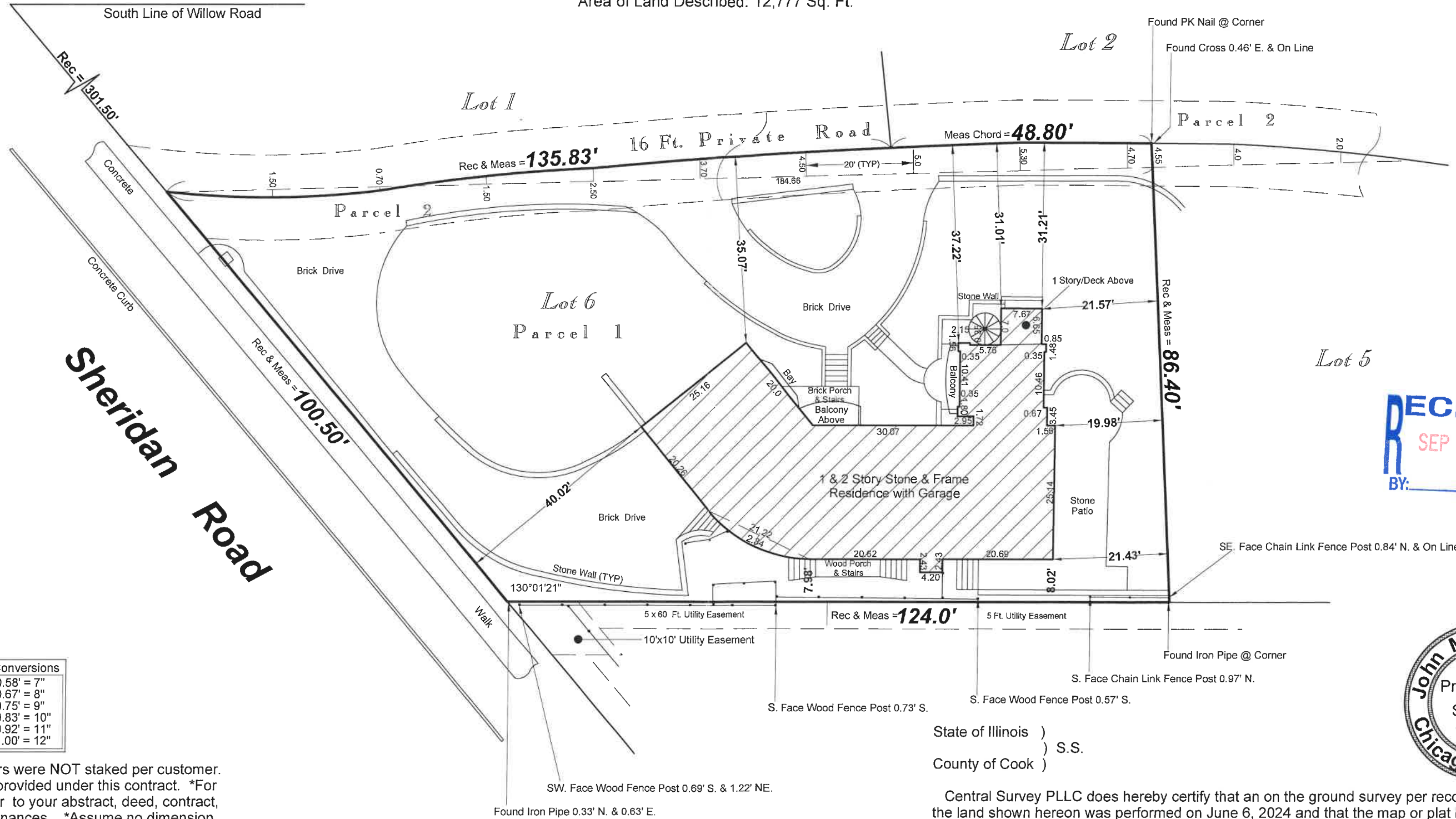
6415 N. Caldwell Ave.
Chicago, IL 60646

Plat of Survey *by* Central Survey PLLC

Phone (773) 631-5285
Fax (773) 775-2071
www.Centralsurvey.com



Legal Description
 PARCEL 1: Lot 6 in Clay and Zimmerman's Resubdivision of Lots 3 and 4 in Block 1 in Dale's Addition to Winnetka, a Subdivision of the North 7½ Chains of the Southeast ¼ of fractional Section 21, Township 42 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.
 PARCEL 2: Easement for ingress, egress and access to the lake over private road and private walk as contained in the Instruments filed as Document 156703 and as Document 174420 over those portions of Lots 1 to 6, inclusive in Clay and Zimmerman's Resubdivision, aforesaid, as shown on plat of Subdivision filed as LR156703.
 Commonly Known as: 331 Sheridan Rd., Winnetka, Illinois
 Area of Land Described: 12,777 Sq. Ft.



RECEIVED
 SEP 04 2024
 BY: _____

Legend

- N. = North
- S. = South
- E. = East
- W. = West
- (TYP) = Typical
- Rec = Record
- Meas = Measure
- St. = Street
- Ave. = Avenue

Decimal/Inch Conversions		
0.01' = 1/8"	0.08' = 1"	0.58' = 7"
0.02' = 1/4"	0.17' = 2"	0.67' = 8"
0.03' = 3/8"	0.25' = 3"	0.75' = 9"
0.04' = 1/2"	0.33' = 4"	0.83' = 10"
0.05' = 5/8"	0.42' = 5"	0.92' = 11"
0.06' = 3/4"	0.50' = 6"	1.00' = 12"

NOTES: *Property corners were NOT staked per customer.
 *AutoCad file will not be provided under this contract. *For building restrictions refer to your abstract, deed, contract, title policy and local ordinances. *Assume no dimension from scaling upon this plat. *Compare all points before building and report any difference at once.

Scale: 1 Inch equals 20 Feet.

Ordered By: Airoom
 Order Number: 331J

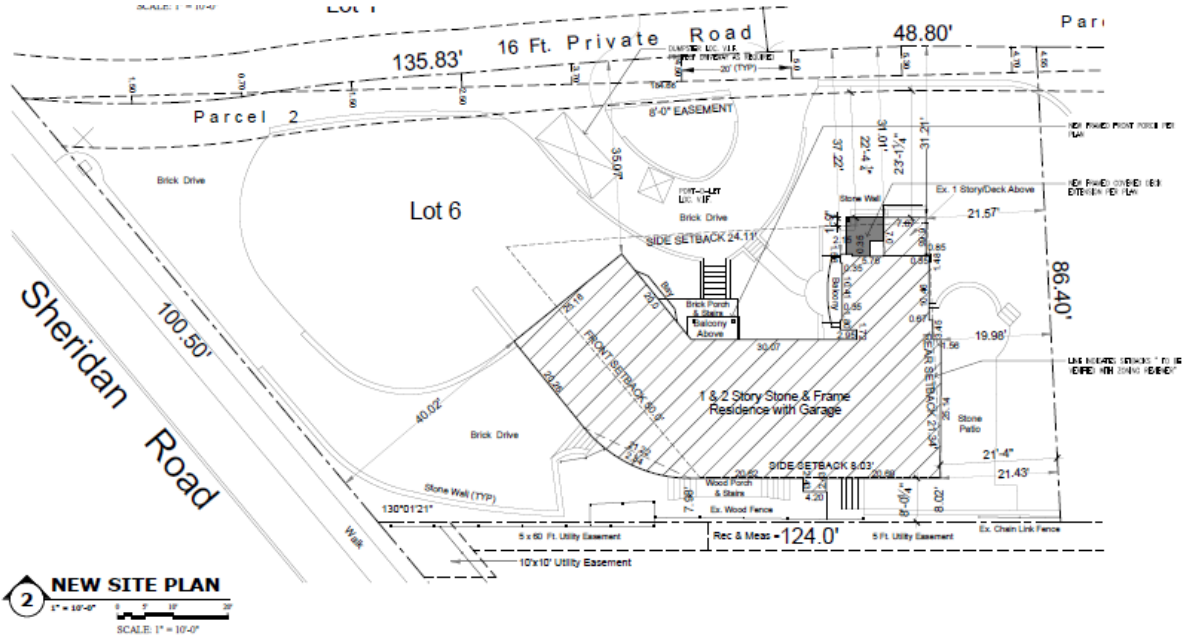
State of Illinois)
) S.S.
 County of Cook)

Central Survey PLLC does hereby certify that an on the ground survey per record description of the land shown hereon was performed on June 6, 2024 and that the map or plat hereon drawn is a correct representation of said survey. When bearings are shown the bearing base is assumed. Dimensions are shown in feet and hundredths and are correct at a temperature of 68° Fahrenheit.

Dated this 6th day of June 2024

John M. Henriksen P.L.S. #2668 (exp. 11/30/2024) Professional Design Firm/Land Surveying LLC (#184.005417)
 This professional service conforms to current Illinois minimum standards for a boundary survey.





LINE OF EXISTING ROOF
WATER DAMAGED ROOF TO BE
REPAIRED/REPLACED

EXISTING CANTILEVERED DECK
DAMAGED RAILINGS TO BE REPLACED

EXISTING CORNER POST

REMOVE
EXISTING SPIRAL
STAIRCASE
AND FILL IN
WITH DECK

CURRENT
SETBACK LINE
@ 24.11'

EXISTING PORCH
DAMAGED DECKING AND ROOF
BELOW TO BE REPAIRED OR
REPLACED AS REQUIRED

EX. 1-1/2"
STEP UP TO DECK

EX. LIBRARY

SECOND FLOOR PLAN

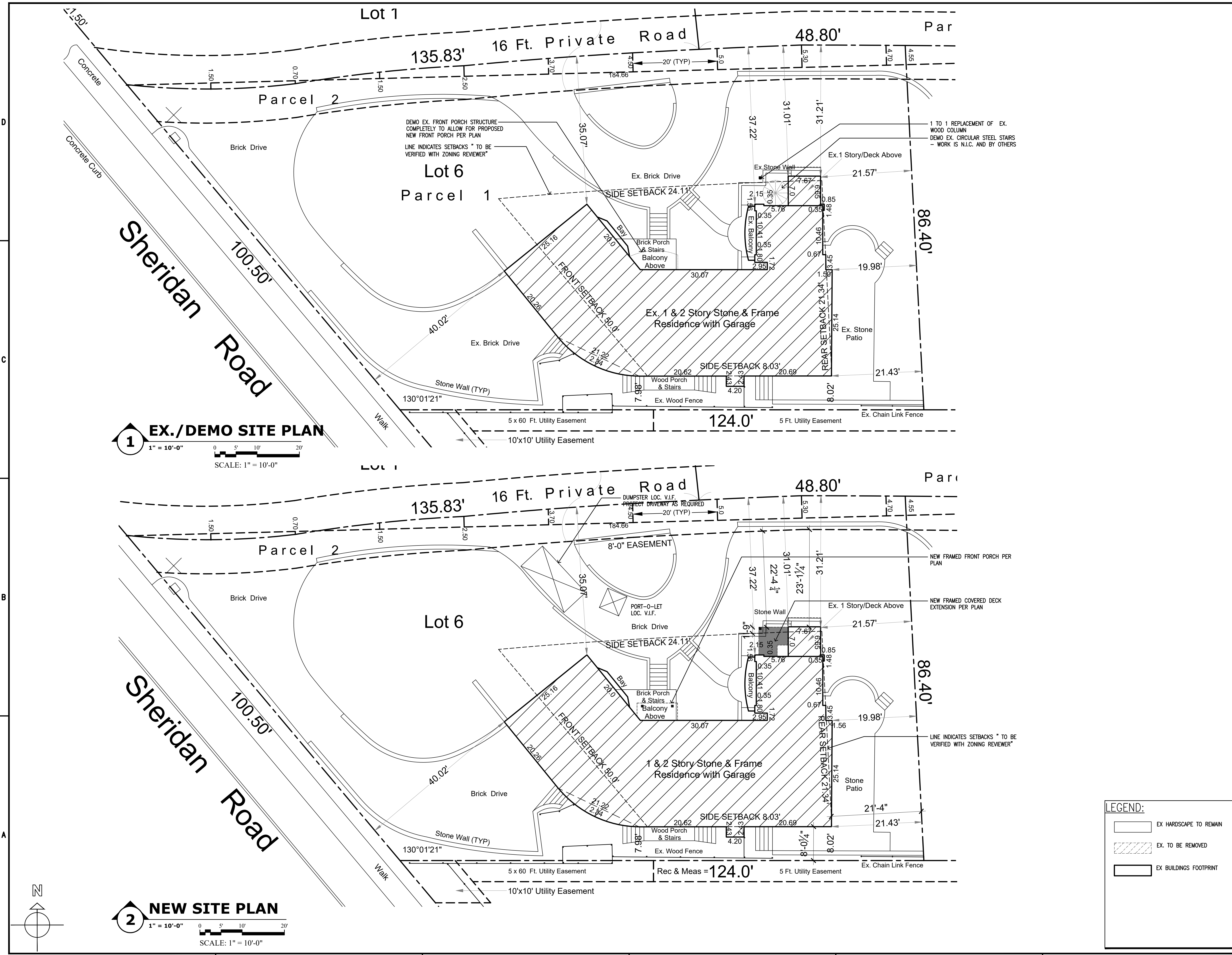


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BY: _____



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SEP 23 2024
BY:





1 EX./DEMO SITE PLAN
 1" = 10'-0"
 SCALE: 1" = 10'-0"

2 NEW SITE PLAN
 1" = 10'-0"
 SCALE: 1" = 10'-0"

DEPARTMENT APPROVAL:

AIRROOM ARCHITECTS & BUILDERS
 SINCE 1958
 Airroom Architects Corp.
 6825 N. Lincoln Avenue
 Lincolnwood, Illinois 60712
 Phone: (847) 763-1100 Fax: (847) 679-0446
 Website: www.airroom.com
 Email: info@airroom.com

ISSUES & REVISIONS:

ISSUE DATES	DESCRIPTION
08/29/2024	PUBLISHED FOR PERMIT
	PUBLISHED FOR PREDRAW
08/19/2024	PUBLISHED FOR PCC
	PUBLISHED FOR READY
	PUBLISHED FOR OKFC

THESE DRAWINGS AND THE CONSTRUCTION SPECIFICATION GUIDE ARE THE PROPRIETARY WORK PRODUCT AND PROPERTY OF AIRROOM ARCHITECTS CORP. PREPARED AND DEVELOPED SOLELY FOR THE EXCLUSIVE USE OF AIRROOM ARCHITECTS CORP. IN CONFORMANCE WITH THE SALES CONTRACT BETWEEN AIRROOM ARCHITECTS CORP. AND BUYERS.

USE OF THESE PLANS AND THE CONCEPTS CONTAINED THEREIN WITHOUT THE PRIOR WRITTEN PERMISSION OF AIRROOM ARCHITECTS CORP. IS PROHIBITED AND MAY SUBJECT YOU TO A CLAIM FOR DAMAGES FROM AIRROOM ARCHITECTS CORP. AIRROOM ARCHITECTS CORP. IS A SUBCONTRACTOR OF AIRROOM LLC.

UNTIL THESE PLANS ARE APPROVED BY THE BUYERS, CONSTRUCTION CANNOT BE SCHEDULED, AND MATERIALS CANNOT BE ORDERED. THESE ARCHITECTURAL PLANS, PREPARED BY AIRROOM ARCHITECTS CORP. ARE HEREBY FINALLY APPROVED AND AGREED UPON BY BOTH THE BUYERS AND AIRROOM ARCHITECTS CORP. BUYER UNDERSTANDS AND ACKNOWLEDGES THAT ANY ITEM NOT INCLUDED IN THE CONTRACT SPEC OR SHOWN IN THESE PLANS IS NOT INCLUDED IN THE CONTRACT.

CERTIFICATION STATEMENT:
 I hereby certify that these drawings and specifications were prepared under my direct supervision and to the best of my knowledge comply with all the current zoning and building codes and ordinances in effect at the time of application. I also certify that I am a certified and registered energy professional and that these plans comply with the State of Illinois Conservation Code (as required by State Legislation and/or the local jurisdiction Energy code in force as stated in the Building Code Information section, see sheet G1.

331 SHERIDAN RD.
 WINNETKA, IL
 60093
 LICENSE NO: 001-016348
 ARCHITECT NAME: KEE HONG HAN
 EXPIRATION DATE: 11-30-2024

DATE SIGNED: 08/20/24

I/WE, THE BUYERS, HAVE EXAMINED THE AIRROOM ARCHITECTS CORP. DOCUMENTS & AIRROOM ARCHITECTS CORP. CONSTRUCTION SPEC GUIDE.

I/WE, THE BUYERS, UNDERSTAND AND AGREE TO THE TERMS, CONDITIONS AND SELECTIONS CONTAINED WITHIN THE AIRROOM ARCHITECTS CORP. DOCUMENTS AND APPROVE THE CORRECTIONS NOTED.

BUYER	DATE
BUYER	DATE
AIRROOM REPRESENTATIVE	DATE

PROJECT INFORMATION:
RU-CHEN QING & MICHAEL
 331 SHERIDAN RD.
 WILMINGTON, IL 60093

PROJECT TEAM:	
PROJECT COORDINATOR:	LAURA DRATHS
PROJECT MANAGER:	DAVID MCNULTY
PROJECT ARCHITECT:	KEEHONG HAN
PROJECT DEV. MANAGER:	JACK KLEIN
ARCHITECT TEAM:	JOSE VALDES/HARON SAADEH
PCC TEAM:	
KITCHEN & BATH TEAM:	JORGE ESCOBAR/JENNIFER ROBERTS
ESTIMATING TEAM:	ARMANDO SALAZAR, ADAM RUNNELS NICK BUTTITA
SUPERINTENDENT:	NAME

PROJECT NO: **240054**

SHEET TITLE: **SITE PLAN**

LEGEND:
 [] EX HARDSCAPE TO REMAIN
 [] EX. TO BE REMOVED
 [] EX BUILDINGS FOOTPRINT

DISCREPANCIES FOUND BETWEEN DRAWING AND SPECIFICATIONS AND NOT ARE TO BE CALLED TO ATTENTION OF THE ARCHITECT. NO EXTRAS ARE ALLOWED FOR WORK FORSEABLE BY VISIT OR FOR MINOR CONSTRUCTION ADJUSTMENTS OR CORRECTIONS THAT MAY OCCUR WHEN THE WALL, ETC., ARE ERECTED FOR NEW CONSTRUCTION ACCESS.

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 AFD REFERENCE
 C96169 - L73209

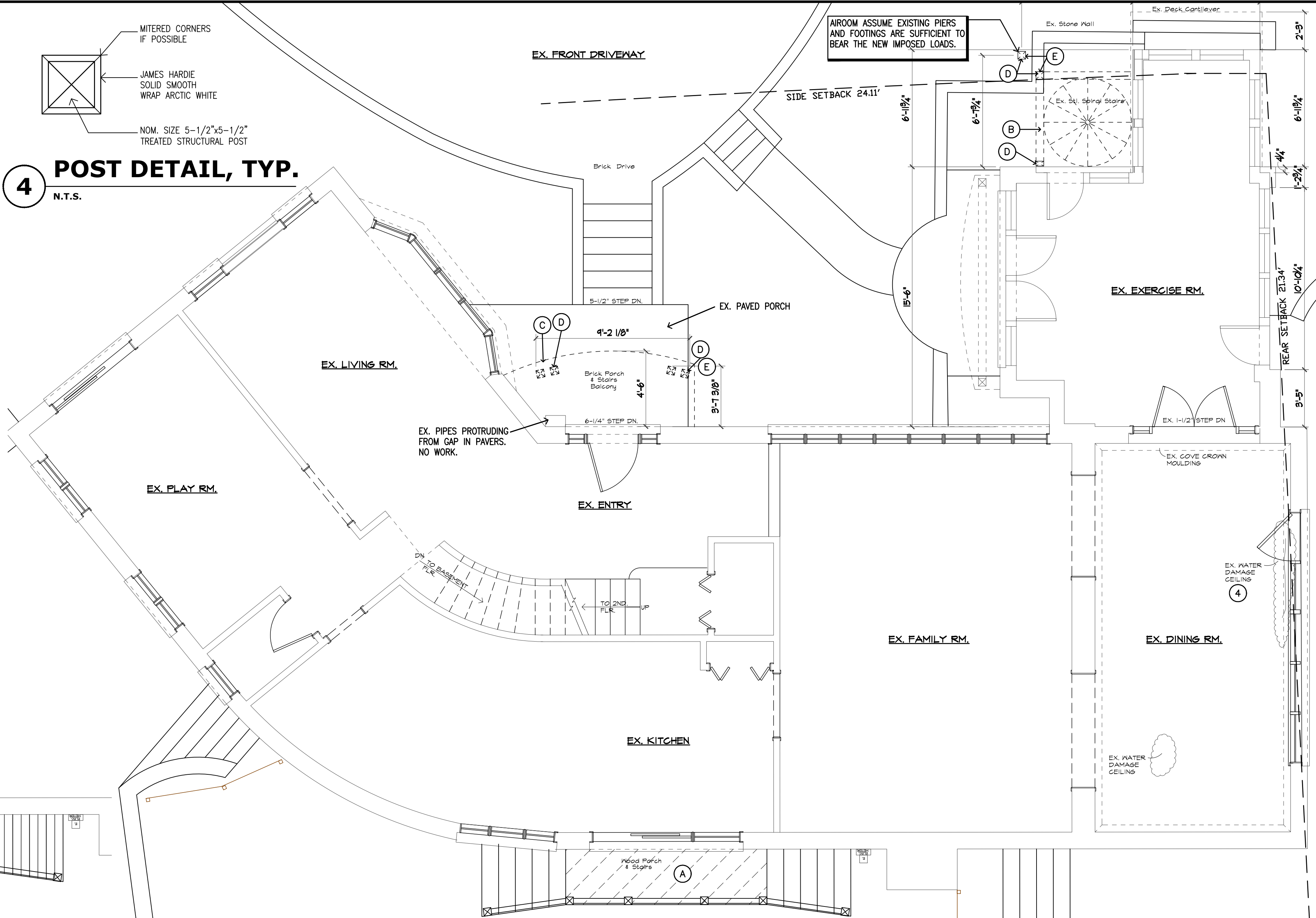
G2
13

DEMO WORK KEY NOTES

- DEMO (38) SF PORTION EX. DECK BOARDS, STAIR BOARDS & RISERS AND HAND RAILING, DECK STRUCTURE & PIERS TO REMAIN DEMO & HAUL AWAY EX. MTL. SPIRAL STAIRS
- DEMO & HAUL AWAY EX. FRONT PORTICO STRUCTURE
- DEMO & HAUL AWAY EX. WOOD POSTS
- UNABLE TO DETERMINE HOW EX. POSTS ARE ANCHORED TO PORCH AREA PAVERS. SUPERINTENDENT TO REVIEW IN FIELD W/ OWNER. ADDITIONAL COSTS COULD APPLY TO DEMO PAVERS AND ANCHOR POSTS PROPERLY PER CODE. REINSTALLATION OF PAVERS N.I.C. & WILL BE DONE BY OTHERS IF NEEDED.

NEW WORK KEY NOTES

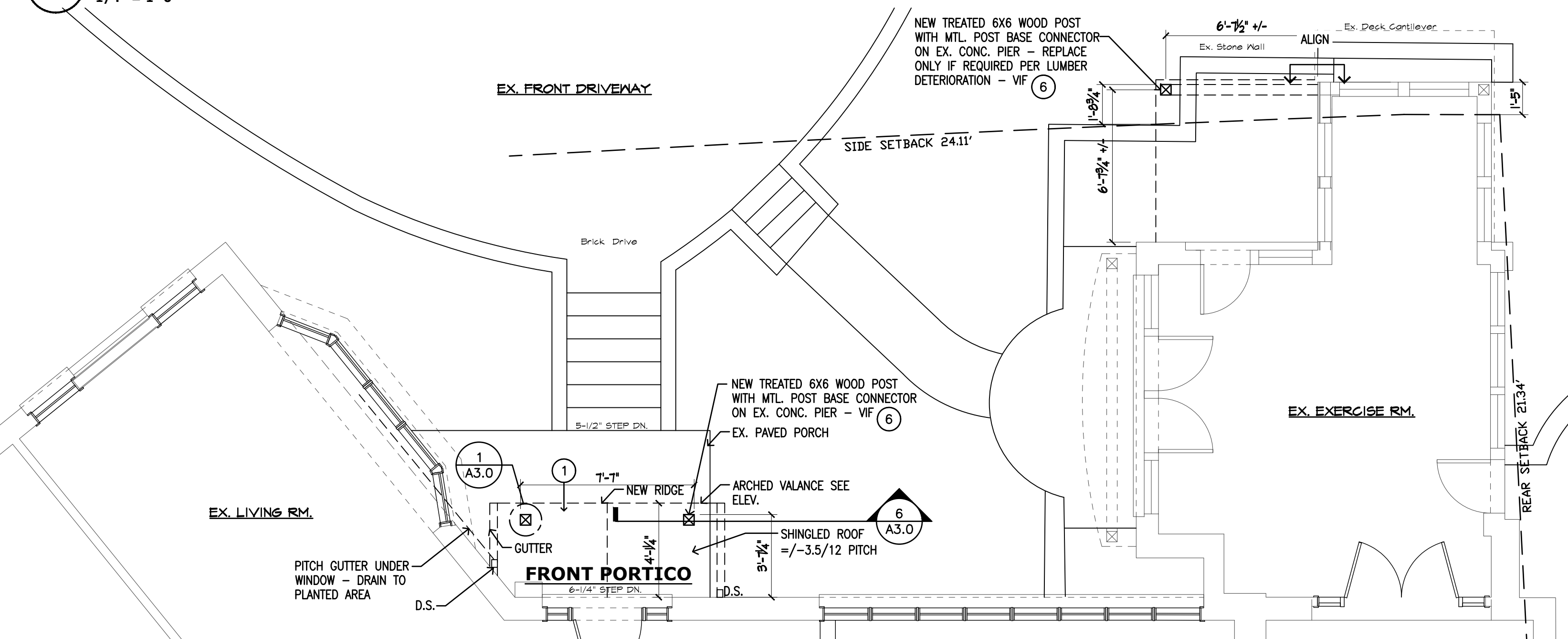
- FRAME NEW PORTICO ARCHED CEILING STRUCTURE INCLUDING 2x JOISTS AND REQUIRED HANGERS AND FASTENERS.
- SUPPLY & INSTALL NEW TIMBERTECK BOARDS FOR DECK, STAIR TREADS, RISERS, & APRON. COLOR: ENGLISH WALNUT.
- INSTALL (60) SF OF DECORATIVE LATTICE PANELS + SUPPLY AND INSTALL PVC OR PLASTIC DECK SKIRT LATTICE AT REAR DECK. SUPPLY & INSTALL NEW RADIANCE RAIL SYS. HANDRAILINGS, POST SLEEVES & BALUSTERS.
- IN CONTRACT TO REPAIR CEILING DRYWALL AS REQUIRED - VIF EXTENT OF DAMAGE AFTER DEMO AND NOTIFY ARCHITECT
- SUPPLY & INSTALL NEW RADIANCE RAIL FROM TIMBERTECK INCLUDING HANDRAILING, BALUSTERS, BOTTOM RAIL, SLEEVES FOR 6X6 POSTS & POST CAPS, WHITE.
- WRAP ALL NEW POSTS W/ JAMES HARDIE SMOOTH ARCTIC WHITE TRIM.



4 POST DETAIL, TYP.
N.T.S.

3 NEW PARTIAL REAR DECK PLAN
1/4" = 1'-0"

1 DEMO FIRST FLOOR PLAN
1/4" = 1'-0"



2 NEW PARTIAL FIRST FLOOR PLAN
1/4" = 1'-0"

FRAMING NOTES:

PROTECTION (IF REQUIRED):
PROVIDE SPACE PROTECTION AS REQUIRED. LOCATIONS TO BE DETERMINED BY THE SUPERINTENDENT IN THE FIELD.

FRAMING:
PROVIDE SUFFICIENT SHORING @ BREAKTHROUGHS AND REMOVING WALLS (BEARING OR NON BEARING).

GYP. BD. ON ALL WALLS & CEILINGS. ALL GYP. BD. IS TO BE SCREWED AND GLUED, INCLUDING TAPE, MUD, AND SANDING TO A LEVEL 4 FINISH (PER INDUSTRY STANDARDS) AND PRIMED. FINISH PAINTING IS THE RESPONSIBILITY OF THE BUYER (NOT IN CONTRACT).

MINIMUM GRADE STRUCTURAL LUMBER CALCULATED SHALL BE: DOMESTIC HEM-FIR #2, FB=850, E=1,300,000, FV=75.
AIRROOM MAY MAKE MINOR VARIATIONS OR SUBSTITUTE MATERIALS OF EQUAL OR BETTER QUALITY W/O CONSENT OF BUYER.

ALL LUMBER FRAMING SHALL BE NAILED WHERE BEAM OR GIRDER CONSTRUCTION IS USED TO SUPPORT FLOOR FRAMING. POSITIVE CONNECTIONS (METAL FASTENERS) SHALL BE PROVIDED TO ENSURE AGAINST UPLIFT AND LATERAL DISPLACEMENT.

ALL FASTENERS USED ABOVE GRADE TO ATTACH TREATED LUMBER SHALL BE HOT DIPPED GALVANIZED OR EQ.

ALL WOOD IN CONTACT WITH CONCRETE AND UNDER EXTERIOR DOOR SILLS SHALL BE PRESSURE TREATED FOR MOISTURE RESISTANCE.

PROVIDE NECESSARY BRACING & SHORING WHEN REMOVING ALL BEARING WALLS.

AIRROOM MAY MAKE MINOR VARIATIONS OR SUBSTITUTE MATERIALS OF EQUAL OR BETTER QUALITY WITHOUT CONSENT OF OWNER.

ALL FLOOR/ROOF/WALL FRAMING SYSTEMS CONSTRUCTED WITH SOLID DIMENSIONAL LUMBER (SUCH AS 2X MEMBERS) OR ENGINEERED STRUCTURAL COMPONENTS (SUCH AS I-JOISTS, GLUE-LAMINATED LUMBER, AND OPEN-WEB FLOOR OR ROOF TRUSSES) SHALL BE PROTECTED BY AT LEAST ONE LAYER OF 5/8" TYPE C OR X GYPSUM WALL BOARD ON ALL CEILINGS & WALLS.

FIRESTOPPING NOTE:
PROVIDE FIRESTOPPING IN NEW CONSTRUCTION AS REQUIRED BY CODE.

FIRE STOPPING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS. THIS SHALL INCLUDE THAT NO BACK TO BACK ELECTRICAL JUNCTION BOXES BE INSTALLED IN THE COMMON WALL SHARED BY THE GARAGE & DWELLING.

POINT LOADS:
ALL POINT LOADS FROM COLUMNS AND OTHER BEARING STRUCTURES ARE TO BE CARRIED DOWN TO SOLID BEARING THAT IS DIRECTLY IN CONTACT WITH A FOUNDATION. ALL LOADS ARE TO BE SUPPORTED ON WALLS, COLUMNS AND BEAMS WHICH DIRECTLY TRANSFER THEIR IMPLIED LOADS TO A FOUNDATION OR FOOTING.

PLAN LEGEND:

- [Dashed Box] EX CEILING GYP. BD. TO BE REMOVED
- [Hatched Box] FLOOR TO BE REMOVED
- [Diagonal Lines] WALL TO BE REMOVED
- [Solid Box] EX WALL TO REMAIN
- [Hatched Box] NEW FRAMED WALL
- [Solid Box] NEW GYP. BD. CEILING
- [Solid Box] EX WINDOW TO REMAIN
- [Dashed Box] WINDOW TO BE REMOVED
- [Solid Box] NEW WINDOW
- [Solid Box] EX DOOR TO REMAIN
- [Dashed Box] DOOR TO BE REMOVED
- [Solid Box] NEW DOOR
- [K] KILL F.O.S. FACE OF SHEATHING
- [R] RELOCATE F.O.B. FACE OF BRICK
- [R & R] REMOVE & RE-INSTALL F.O.C. FACE OF CONCRETE
- [W] WALL TAG. SEE WALL LEGEND.
- [W] WINDOW TAG. SEE WINDOW SCHEDULE AND TRIM SCHEDULE ON SHEET G3
- [D1] INTERIOR DOOR TAG. SEE DOOR SCHEDULE AND TRIM SCHEDULE ON SHEET G3
- [ED1] EXTERIOR DOOR TAG. SEE DOOR SCHEDULE AND TRIM SCHEDULE ON SHEET G3

DEPARTMENT APPROVAL:

AIRROOM ARCHITECTS & BUILDERS
SINCE 1958

Airroom Architects Corp.
6825 N. Lincoln Avenue
Lincolnwood, Illinois 60712
Phone: (847) 763-1100 Fax: (847) 679-0446
Website: www.airroom.com
Email: info@airroom.com

ISSUES & REVISIONS:

ISSUE DATES	DESCRIPTION
08/29/2024	PUBLISHED FOR PERMIT
08/19/2024	PUBLISHED FOR PREDRAW
08/19/2024	PUBLISHED FOR PCC
09/23/2024	PUBLISHED FOR READY
	PUBLISHED FOR OKFC

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I hereby certify that these drawings and specifications were prepared under my direct supervision and to the best of my knowledge comply with all the current zoning and building codes and ordinances in effect at the time of application. I also certify that I am a certified and registered energy professional and that these plans comply with the State of Illinois Conservation Code (as required by State Legislation and/or the local jurisdiction Energy code in force as stated in the Building Code Information section, see sheet G1.

331 SHERIDAN RD.
WINNETKA, IL
60093
LICENSE NO: 001-016348
ARCHITECT NAME: KEE HONG HAN
EXPIRATION DATE: 11-30-2024

DATE SIGNED: 08/20/24

BUYER: _____ DATE: _____
BUYER: _____ DATE: _____
AIRROOM REPRESENTATIVE: _____ DATE: _____

I/WE, THE BUYERS, HAVE EXAMINED THE AIRROOM ARCHITECTS CORP. DOCUMENTS & AIRROOM ARCHITECTS CORP. CONSTRUCTION SPEC GUIDE.

I/WE, THE BUYERS, UNDERSTAND AND AGREE TO THE TERMS, CONDITIONS AND SELECTIONS CONTAINED WITHIN THE AIRROOM ARCHITECTS CORP. DOCUMENTS AND APPROVE THE CORRECTIONS NOTED.

PROJECT INFORMATION:

RU-CHEN
QING & MICHAEL
331 SHERIDAN RD.
WILMETT, IL. 60093

PROJECT TEAM:	
PROJECT COORDINATOR:	LAURA DRATHS
PROJECT MANAGER:	DAVID MCNEULTY
PROJECT ARCHITECT:	KEEHONG HAN
PROJECT DEV. MANAGER:	JACK KLEIN
ARCHITECT TEAM:	JOSE VALDES/HARON SAADEH
PCC TEAM:	
KITCHEN & BATH TEAM:	
ESTIMATING TEAM:	ARMANDO SALAZAR, ADAM RUNNELS NICK BUTTITA
SUPERINTENDENT:	NAME

PROJECT NO: **240054**

SHEET TITLE: **DEMO/NEW FIRST FLOOR PLANS**

SCALE: **A1.1**

DATE: 11/15/24

REFERENCE: **13**

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C96169 - L73209

- DEMO ROOM KEY NOTES**
- (A) DEMO & HAUL AWAY EX. EXTERIOR FRAMED DECK
 - (B) DEMO EX. FRONT PORTICO ROOF STRUCTURE INCLUDING SHEATHING, ROOFING AND OVERHANGS.
 - (C) DEMO EX. ROOF SHINGLES SHEATHING AND FRAMING PER PLAN.
 - (D) DEMO (1) LAYER OF EX. ROOF SHINGLES DOWN TO SHEATHING PER PLAN.
 - (E) DEMO (81) SF PORTION OF EX. FRAMED DECK & HAUL AWAY
 - (F) DEMO EX. MTL. SPIRAL STAIR CASE
 - (G) DEMO (1) LAYER OF EX. ROOFING MEMBRANE MATERIAL DOWN TO SHEATHING FOR ENTIRE 2ND. FLOOR DECK AREA
 - (H) DEMO & HAUL AWAY EX. RAILING SYSTEM FOR REPLACEMENT PER PLAN AND SPECIFICATIONS
 - (I) DEMO & HAUL AWAY EX. EX. GUTTERS AND DOWNSPOUTS
 - (J) DEMO & HAUL AWAY EX. SIDING DOWN TO SHEATHING FOR REPLACEMENT INCLUDING WINDOW TRIMS AND BELLY BANDS @ ENTIRE 2ND FLOOR WALLS

- NEW ROOF KEY NOTES**
- (1) CONVENTIONAL FRAME NEW GABLE ROOF STRUCTURE INCLUDING 2x FRAMING AND 3/4" PLYWOOD SHEATHING.
 - (2) INSTALL T&G BEADED SOFFIT MATERIALS TO UNDERSIDE OF ROOF + FASCIA BOARD AND CEMENT BOARD COMPOSITE SOFFIT FOR UP TO 12" OVERHANG PROJECTION.
 - (3) PROVIDE ICE & WATER SHIELD AT PERIMETER OF EAVE OVERHANGS TYP.
 - (4) PROVIDE RIDGE VENTING AS REQUIRED, TYP.
 - (5) REPLACE EX. FASCIA BOARD AND SOFFIT THROUGHOUT EX. ROOF OVERHANGS
 - (6) FURNISH & INSTALL NEW ARCHITECTURAL 30-35 YEAR RATED FIBERGLASS/ASPHALT SHINGLES OVER ADDITION - FINAL MATERIAL SELECTION T.B.D. IN FIELD PRIOR TO INSTALLATION
 - (7) SUPPLY AND INSTALL ENERGY STAR URETHANE (WALK-ABLE) RUBBER ROOFING SYSTEM INCLUDING 1/2" R3 RIGID INSULATION + PRESURE RELEASE FLAT ROOF VENTING AS REQUIRED.
 - (8) SUPPLY AND INSTALL METAL STANDING SEAM ROOF. INCLUDE HIGH PROFILE MUSHROOM ROOF VENTS AS REQUIRED.
 - (9) IN CONTRACT TO CONVENTIONALLY FRAME ROOF STRUCTURE AT FRONT PORTICO AREA CONSISTING OF 2X RAFTERS @ 16" O.C., BLOCKING AND BRIDGING AND 1/2" PLYWOOD SHEATHING.
 - (10) INSTALL TIMBERTECH PREFABRICATED RAILING SECTIONS + POST SLEEVE, CAP AND SKIRT - RAILING COLOR: WHITE, AZEK RADIANCE RAIL.
 - (11) INSTALL EXTERIOR ROOF TOP STRAIGHT LAY 5-1/2" BOARDS ON SLEEPERS, TIMBERTECH DECK COLOR: ENGLISH WALNUT- VINTAGE COLLECTION
 - (12) IN CONTRACT TO REPAIR CEILING DRYWALL AS REQUIRED - VIF EXTENT OF DAMAGE AFTER DEMO AND NOTIFY ARCHITECT
 - (13) WRAP ALL NEW POSTS W/ JAMES HARDIE SMOOTH GRAIN ARCTIC WHITE

DEPARTMENT APPROVAL:

AIRROOM ARCHITECTS & BUILDERS
SINCE 1958
Airroom Architects Corp.
6825 N. Lincoln Avenue
Lincolnwood, Illinois 60712
Phone: (847) 763-1100 Fax: (847) 679-0446
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ISSUES & REVISIONS :

ISSUE DATES	DESCRIPTION
08/29/2024	PUBLISHED FOR PERMIT
08/19/2024	PUBLISHED FOR PREDRAW
08/19/2024	PUBLISHED FOR PCC
09/23/2024	PUBLISHED FOR READY
	PUBLISHED FOR OKFC

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WINNETKA, IL
60093
LICENSE NO: 001-016348
ARCHITECT NAME: KEE HONG HAN
EXPIRATION DATE: 11-30-2024

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BUYER	DATE
BUYER	DATE
AIRROOM REPRESENTATIVE	DATE

PROJECT INFORMATION:
RU-CHEN QING & MICHAEL
331 SHERIDAN RD.
WINNETKA, IL. 60093

PROJECT TEAM:	
PROJECT COORDINATOR:	LAURA DRATHS
PROJECT MANAGER:	DAVID MCNUALLY
PROJECT ARCHITECT:	KEEHONG HAN
PROJECT DEV. MANAGER:	JACK KLEIN
ARCHITECT TEAM:	JOSE VALDES/HARON SAADEH
PCC TEAM:	
KITCHEN & BATH TEAM:	
ESTIMATING TEAM:	ARMANDO SALAZAR, ADAM RUNNELS NICK BUTTITA
SUPERINTENDENT:	NAME

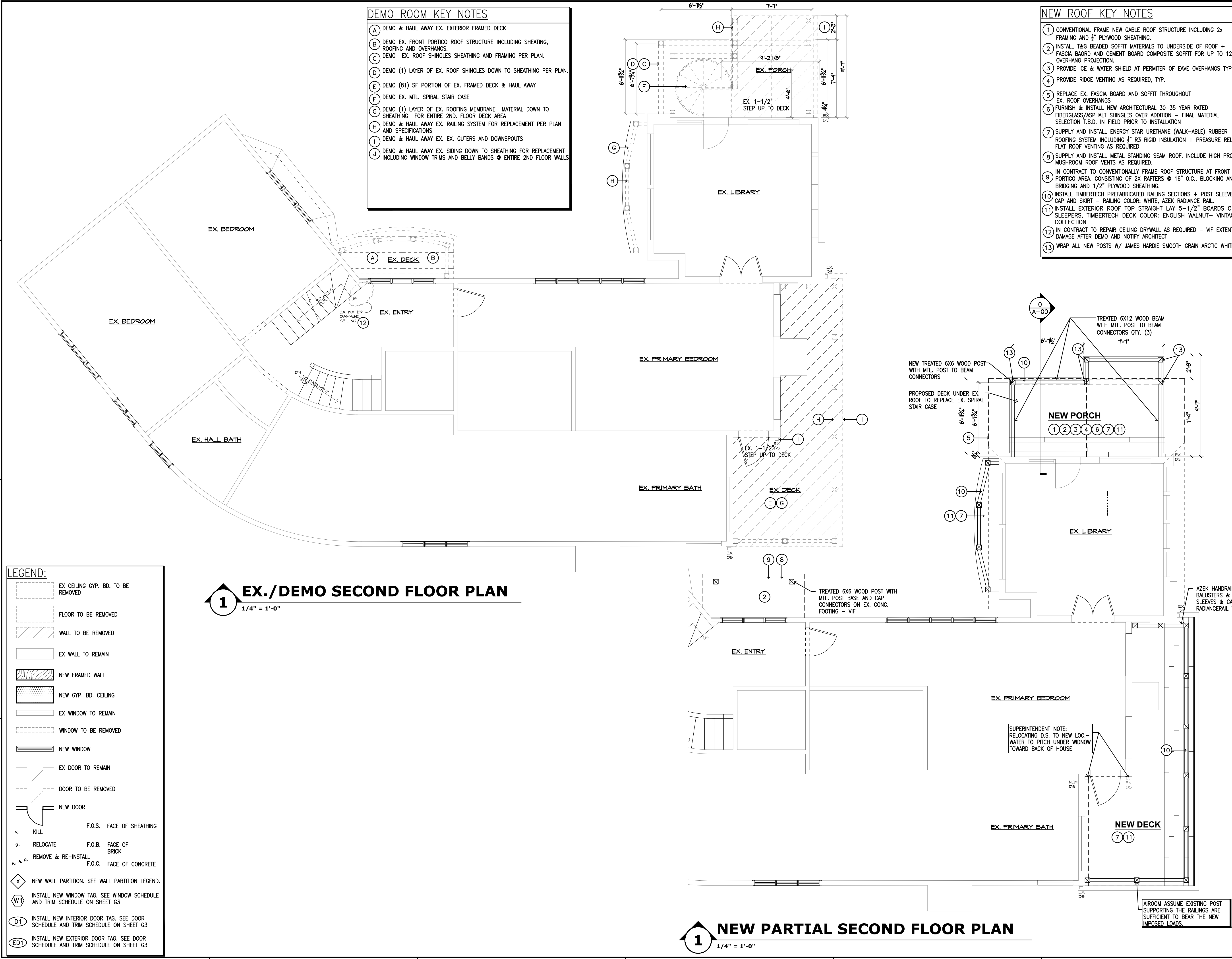
PROJECT NO : **240054**

SHEET TITLE : **DEMO/NEW SECOND FLOOR PLANS**

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A1.2
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1 EX./DEMO SECOND FLOOR PLAN
1/4" = 1'-0"

1 NEW PARTIAL SECOND FLOOR PLAN
1/4" = 1'-0"

- LEGEND:**
- [Dashed line] EX CEILING GYP. BD. TO BE REMOVED
 - [Dotted line] FLOOR TO BE REMOVED
 - [Hatched] WALL TO BE REMOVED
 - [Solid line] EX WALL TO REMAIN
 - [Hatched] NEW FRAMED WALL
 - [Dotted] NEW GYP. BD. CEILING
 - [Dashed] EX WINDOW TO REMAIN
 - [Dotted] WINDOW TO BE REMOVED
 - [Solid] NEW WINDOW
 - [Solid] EX DOOR TO REMAIN
 - [Dashed] DOOR TO BE REMOVED
 - [Solid] NEW DOOR
 - [K] KILL F.O.S. FACE OF SHEATHING
 - [R] RELOCATE F.O.B. FACE OF BRICK
 - [R. & R.] REMOVE & RE-INSTALL F.O.C. FACE OF CONCRETE
 - [X] NEW WALL PARTITION. SEE WALL PARTITION LEGEND.
 - [W]
 - [D1]
 - [ED1]

ROOF NOTES

AIROOM IS NOT RESPONSIBLE FOR THE CONDITION OF EXISTING ROOFING OR SHEATHING (E.G. IN THE CASE OF A ROOF REPLACEMENT), IF NEW SHEATHING IS REQUIRED, BUYER WILL BE CHARGED ADDITIONAL LABOR AND MATERIAL COSTS, UNLESS THAT WORK IS SPECIFIED ON THE AAC DOCUMENTS.

ALL WOOD CEILINGS, INCLUDING OPEN BEAM AND POST CEILINGS WILL HAVE KNOTS, CHECKS, MINOR SPLITS AND CRACKS, COLOR VARIATION AND SHRINKAGE. THESE ARE NATURAL CONDITIONS FOR WOOD AND ARE WITHIN THE ACCEPTABLE STANDARDS FOR THE INDUSTRY. THESE IMPERFECTIONS ARE COSMETIC AND DO NOT REDUCE THE STRUCTURAL STRENGTH REQUIRED OF THE LUMBER OR THE CHARACTER OF THE WOOD, AND THEREFORE ARE NOT TO BE CONSIDERED DAMAGED OR DEFECTIVE BY BUYER. THIS IS AN ACCEPTABLE CONSTRUCTION VARIANCE.


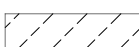

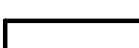
AIROOM IS NOT RESPONSIBLE FOR THE CONDITION OF THE EXISTING ROOF SHEATHING DUE TO DRY ROT, MISSING SHEATHING OR OTHER CONDITIONS. IF NEW SHEATHING IS REQUIRED, AND IF IT IS NOT PART OF THE CONTRACT DOCUMENTS, THE COST FOR THE ADDITIONAL WORK TO REMOVE SAID DAMAGED SHEATHING AND INSTALL NEW SHEATHING IT SHALL BE AGREED UPON IN WRITING BEFORE ANY RELATED WORK IS STARTED. AIROOM IS NOT RESPONSIBLE FOR POSSIBLE ADDITIONAL COSTS DUE TO UNFORESEEN OR HIDDEN ADDITIONAL LAYERS OF ROOFING, SHINGLES, AND SIDING/SHEATHING ON THE EXISTING STRUCTURE, THAT MAY REQUIRE ADDITIONAL FURRING OR SHEATHING ON NEW ADDITIONS. IF ADDITIONAL WORK IS REQUIRED, AND IF IT IS NOT PART OF THE CONTRACT DOCUMENTS THE COST FOR THE ADDITIONAL WORK TO REMOVE SAID DAMAGED SHEATHING AND INSTALL NEW SHEATHING SHALL BE AGREED UPON IN WRITING BEFORE ANY RELATED WORK IS STARTED.

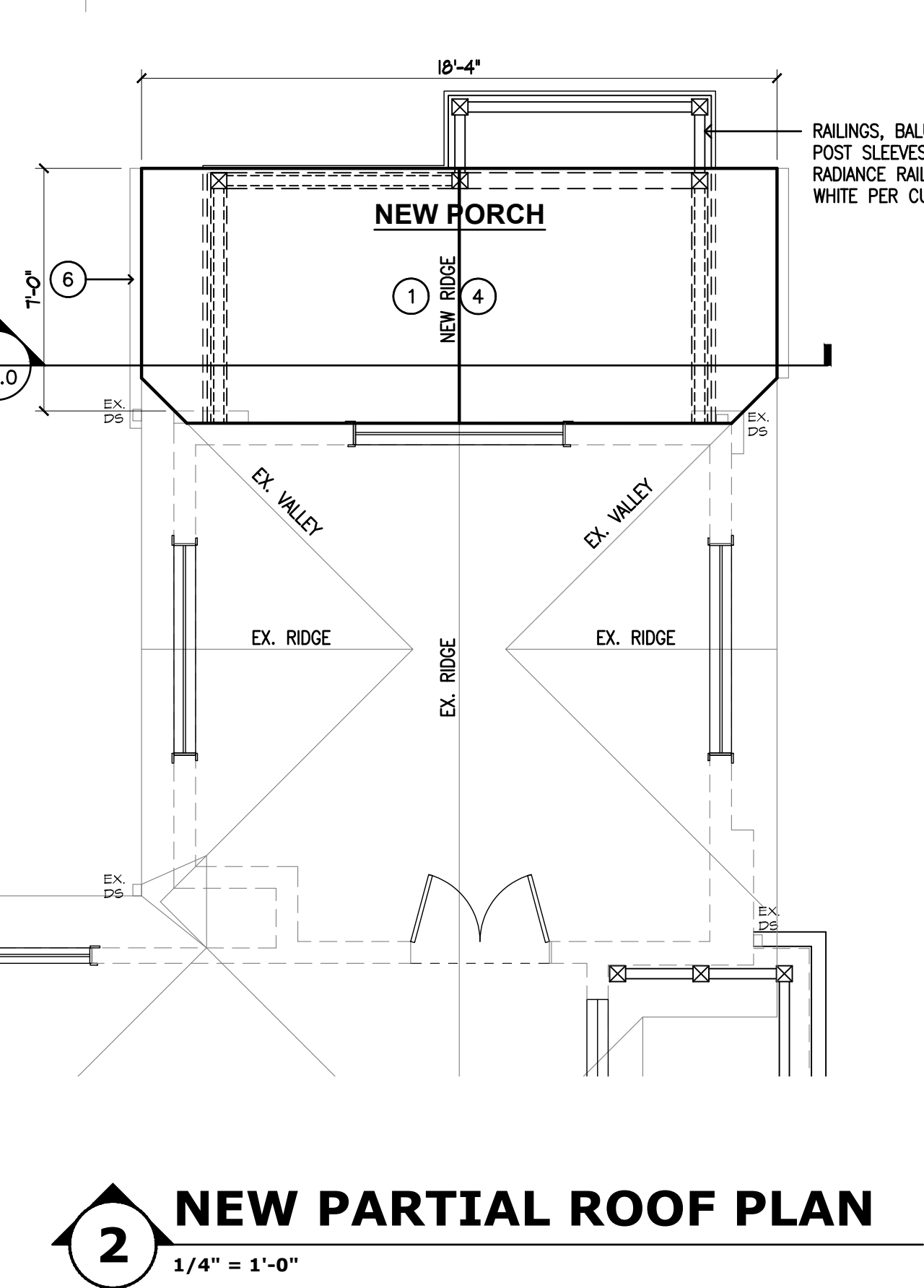
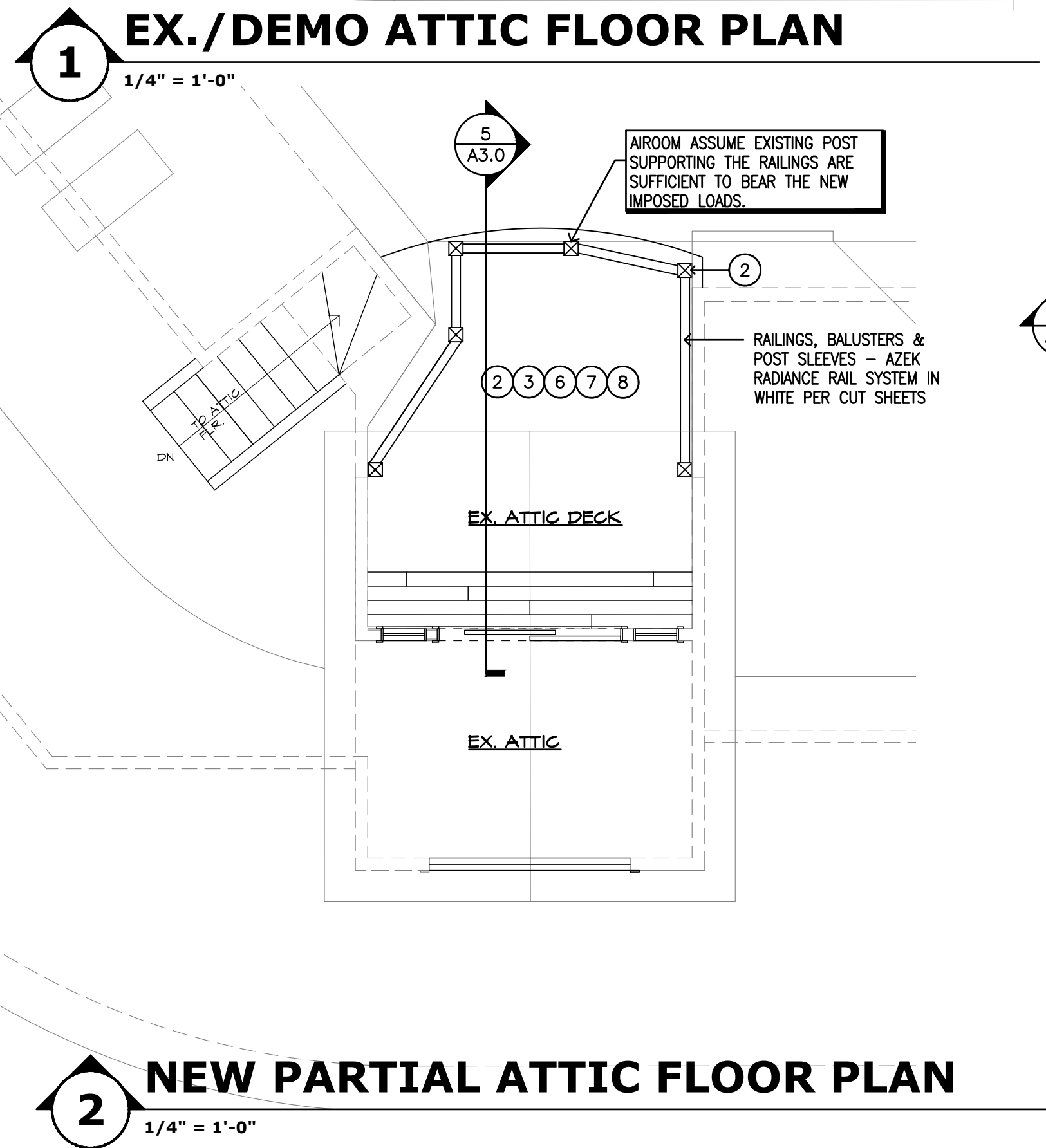
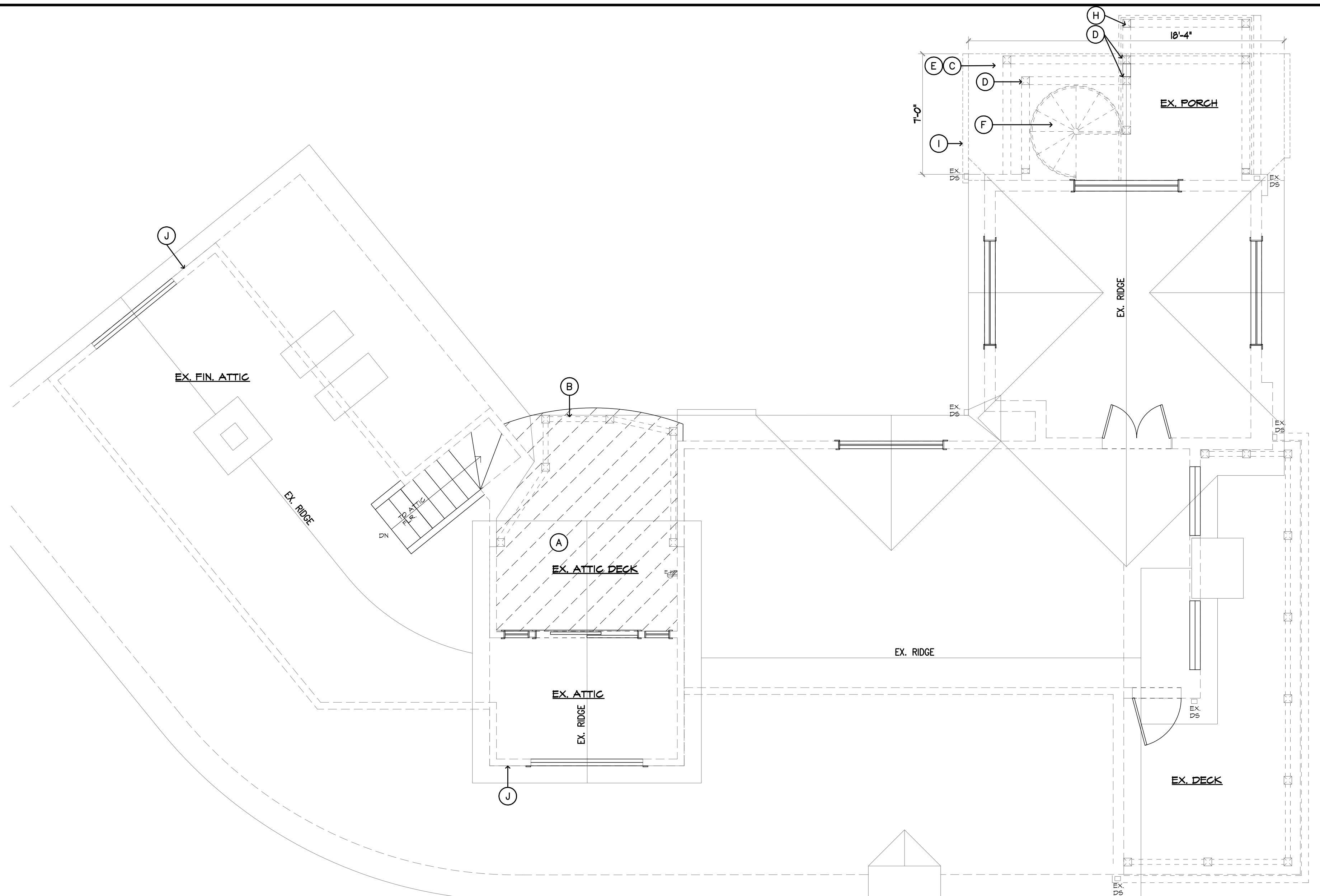
NEW SHINGLES ARE TO BE FROM AVAILABLE NON-CUSTOM, LOCALLY STOCKED MATERIALS. BUYER UNDERSTANDS THAT THE NEW SHINGLES MAY NOT BE AN EXACT MATCH TO THE EXISTING SHINGLES SINCE THE EXISTING COLOR AND STYLE MAY NO LONGER BE AVAILABLE FROM MANUFACTURER. AIROOM WILL MAKE A DETERMINATION IN THE FIELD, AND BUYER WILL APPROVE THE FINAL CHOICE OF SHINGLES IN WRITING BEFORE INSTALLATION, AND BUYER'S APPROVAL SHALL NOT BE UNREASONABLY WITHHELD OR DELAYED.

ROOF VENT CALCULATIONS

MUSHROOM VENTS: .35 SQ FT (50 SQ IN) PER VENT.
 RIDGE VENT: .0625 SQ FT (9 SQ IN) PER LINEAR FOOT.
 EAWE VENT: .0625 SQ.FT. (9 SQ.IN) PER LINEAR FOOT.
 --- TOTAL ATTIC AREA: 219 SQ FT.
 FORMULA:
 SQUARE FOOTAGE 219 x $\frac{1}{300}$ = 0.73 SF VENT REQUIRED @ ATTIC. PROVIDED: 0.70 SF MUSHROOM VENTS + EAWE VENTS 16 LF x 0.625 = 1 SF EAWE VENT FOR A TOTAL OF 1.7 SF VENTILATION PROVIDED.

LEGEND:

-  EX WALL TO REMAIN
-  ROOF FINISH TO BE REMOVED
-  ROOF STRUCTURE TO BE REMOVED
-  NEW ROOF



DEMO ROOF KEY NOTES

- (A) DEMO & HAUL AWAY EXISTING FRAMED DECK.
- (B) DEMO EX. RAILINGS AND POSTS FOR REPLACEMENT
- (C) DEMO EX. ROOF SHINGLES SHEATHING AND FRAMING PER PLAN.
- (D) DEMO & DISCARD EX. STRUCTURAL POSTS AND BEAMS
- (E) DEMO (1) LAYER OF EX. ROOF SHINGLES DOWN TO SHEATHING PER PLAN.
- (F) DEMO EX. MTL. SPIRAL STAIR CASE
- (G) DEMO (1) LAYER OF EX. ROOFING MEMBRANE MATERIAL DOWN TO SHEATHING FOR ENTIRE ATTIC FLOOR DECK AREA
- (H) DEMO & HAUL AWAY EX. RAILING SYSTEM FOR REPLACEMENT PER PLAN AND SPECIFICATIONS
- (I) DEMO & HAUL AWAY EX. EX. GUTTERS AND DOWNSPOUTS
- (J) DEMO & HAUL AWAY EX. SIDING DOWN TO SHEATHING FOR REPLACEMENT INCLUDING WINDOW TRIMS AND BELLY BANDS @ ENTIRE 2ND FLOOR WALLS

NEW ROOF KEY NOTES

- (1) FURNISH & INSTALL NEW ARCHITECTURAL 30-35 YEAR RATED FIBERGLASS/ASPHALT SHINGLES OVER ADDITION - FINAL MATERIAL SELECTION T.B.D. IN FIELD PRIOR TO INSTALLATION
- (2) SUPPLY ROUGH CARPENTRY LABOR, EQUIPMENT AND MATERIALS FOR DECK FRAMING EXTERIOR ROOF TOP STRAIGHT LAY DECK PADS. INSTALL (3) TIMBERTECH PREFABRICATED RAILING SECTIONS PER PLAN + (5) TIMBERTECH PREFABRICATED POST SLEEVE, CAP AND SKIRT.
- (3) INSTALL TIMBERTECH DECKING PER PLAN. ENGLISH WALNUT VINTAGE COLLECTION
- (4) PROVIDE ICE & WATER SHIELD, TYP.
- (5) PRE-FINISHED ALUM. GUTTER. & DOWNSPOUTS, WHITE
- (6) IN CONTRACT TO CONVENTIONALLY FRAME SHED OR FLAT ROOF STRUCTURE AT 3RD. FLOOR BALCONY ROOF AREA.
- (7) NOT USED
- (8) SUPPLY AND INSTALL ENERGY STAR URETHANE (WALK-ABLE) RUBBER ROOFING SYSTEM INCLUDING 1" R3 RIGID INSULATION + PRESSURE RELEASED FLAT ROOF VENTING AS REQUIRED. TYP. ALL DECK SURFACES REPLACED

- (R1) INSTALL OVERHANG PER SPECIFICATION ON SECTION SHEET A3.0
- (R2) INSTALL ROOF PER SPECIFICATION ON SECTION SHEET A3.0

DEPARTMENT APPROVAL:

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331 SHERIDAN RD.
 WINNETKA, IL
 60093
 LICENSE NO: 001-016348
 ARCHITECT NAME: KEE HONG HAN
 EXPIRATION DATE: 11-30-2024

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BUYER: _____ DATE: _____
 BUYER: _____ DATE: _____
 AIROOM REPRESENTATIVE: _____ DATE: _____

PROJECT INFORMATION:
RU-CHEN QING & MICHAEL
 331 SHERIDAN RD.
 IIII+TKL II IIII II

PROJECT TEAM:	
PROJECT COORDINATOR:	LAURA DRATHS
PROJECT MANAGER:	DAVID MCNULTY
PROJECT ARCHITECT:	KEEHONG HAN
PROJECT DEV. MANAGER:	JACK KLEIN
ARCHITECT TEAM:	JOSE VALDES/HARON SAADEH
PCC TEAM:	-
KITCHEN & BATH TEAM:	-
ESTIMATING TEAM:	ARMANDO SALAZAR, ADAM RUNNELS
SUPERINTENDENT:	NICK BUTTITA
PROJECT NO.:	NAME

240054

SHEET TITLE:
DEMO/NEW ROOF PLANS

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1 DEMO NORTH ELEVATION
1/4" = 1'-0"



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

DEMO ELEVATION KEY NOTES

- (A) DEMO PORTION OF EX. FRAMED DECK PER PLAN (EX. STRUCTURE TO REMAIN IN PLACE, VIF EX. CONDITION FOR POSSIBLE REPAIR)
- (B) DEMO & HAUL AWAY EX. FASCIA BOARD AND WOOD SOFFIT THROUGHOUT THE HOUSE.
- (C) DEMO EX. WALL SIDING DOWN TO SHEATHING. INCLUDES (1) LAYER OF SIDING. IF ADDITIONAL LAYERS FOUND AT TIME OF DEMOLITION, ADDITIONAL CHARGES MAY APPLY.
- (D) DEMO & HAUL AWAY EX. GUTTERS AND DOWNSPOUTS
- (E) DEMO & HAUL AWAY EX. EXTERIOR WINDOW/DOOR WOOD TRIM FOR REPLACEMENT
- (F) DEMO & HAUL AWAY (1) LAYER OF EX. ASPHALT ROOF, SHEATHING A DOWN TO SHEATHING @ AFFECTED AREA PER PLAN - CLEAN AND PREPARE FOR PROPOSED ADDITION WORK.
- (G) DEMO & HAUL AWAY EX. FRONT PORCH STRUCTURE
- (H) DEMO EX. MTL. SPIRAL STAIR CASE
- (J) DEMO (1) LAYER OF EX. ROOFING MEMBRANE MATERIAL DOWN TO SHEATHING FOR ENTIRE 2ND. FLOOR DECK AREA
- (K) DEMO & HAUL AWAY EX. RAILING SYSTEM FOR REPLACEMENT PER PLAN AND SPECIFICATIONS

NEW ELEVATION KEY NOTES

- (R2) INSTALL ROOF PER SPECIFICATION ON SECTION SHEET A3.0
- (R1) INSTALL OVERHANG PER SPECIFICATION ON SECTION SHEET A3.0
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- (2) FURNISH & INSTALL NEW JAMES HARDIE CEDAR MILL LAP SIDING 7" EXPOSURE + SHINGLE SIDE JH SIDING PER ELEVATIONS.
- (2A) FURNISH & INSTALL NEW JAMES HARDIE SHINGLE SIDE SIDING PER ELEVATIONS.
- (2B) FURNISH & INSTALL NEW JAMES HARDIE SMOOTH PANEL SIDING
- (3) FURNISH & INSTALL NEW JAMES HARDIE 2 PC CORNER BOARD TRIM.
- (4) INSTALL JH FASCIA BOARD AND SOFFIT FOR UP TO 12" OVERHANG PROJECTION
- (5) INSTALL TIMBERTECH PREFABRICATED RAILING SECTIONS + POST SLEEVE, CAP AND SKIRT - RAILING COLOR: WHITE
- (6) NEW ALUM. OVERSIZED "K" PROFILE GUTTERS & DOWNSPOUT
- (7) INSTALL (4) NEW BEARING POSTS FOR STRUCTURAL SUPPORT
- (8) INSTALL 48"x48" EXTERIOR ROOF TOP REMOVABLE DECK PADS INCLUDING TIMBERTECH DECKING.
- (9) INSTALL 2 OR 3 PIECE BEAM CLADDING BOARDS FOR OFFICE POST WRAPS - JH XLD SEMI SMOOTH 5/4x11 1/2" TRIM BOARD + 5/4x7 1/2" TRIM BOARDS
- (10) INSTALL NEW 5/4x5 1/2" JH XLD SEMI-SMOOTH WINDOW AND DOOR TRIM REPLACEMENT
- (11) INSTALL NEW 5/4x5 1/2" JH XLD SEMI-SMOOTH TRIM BOARD
- (12) INSTALL OPEN SPLASH DOWNSPOUTS ONLY.

DEPARTMENT APPROVAL:

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331 SHERIDAN RD.
WILMETT, IL. 60093

PROJECT TEAM:	
PROJECT COORDINATOR:	LAURA DRATHS
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KITCHEN & BATH TEAM:	JORGE ESCOBAR/JENNIFER ROBERTS
ESTIMATING TEAM:	ARMANDO SALAZAR, ADAM RUNNELS
SUPERINTENDENT:	NICK BUTTITA
NAME:	

PROJECT NO.:

240054

SHEET TITLE:

DEMO/NEW NORTH ELEVATIONS

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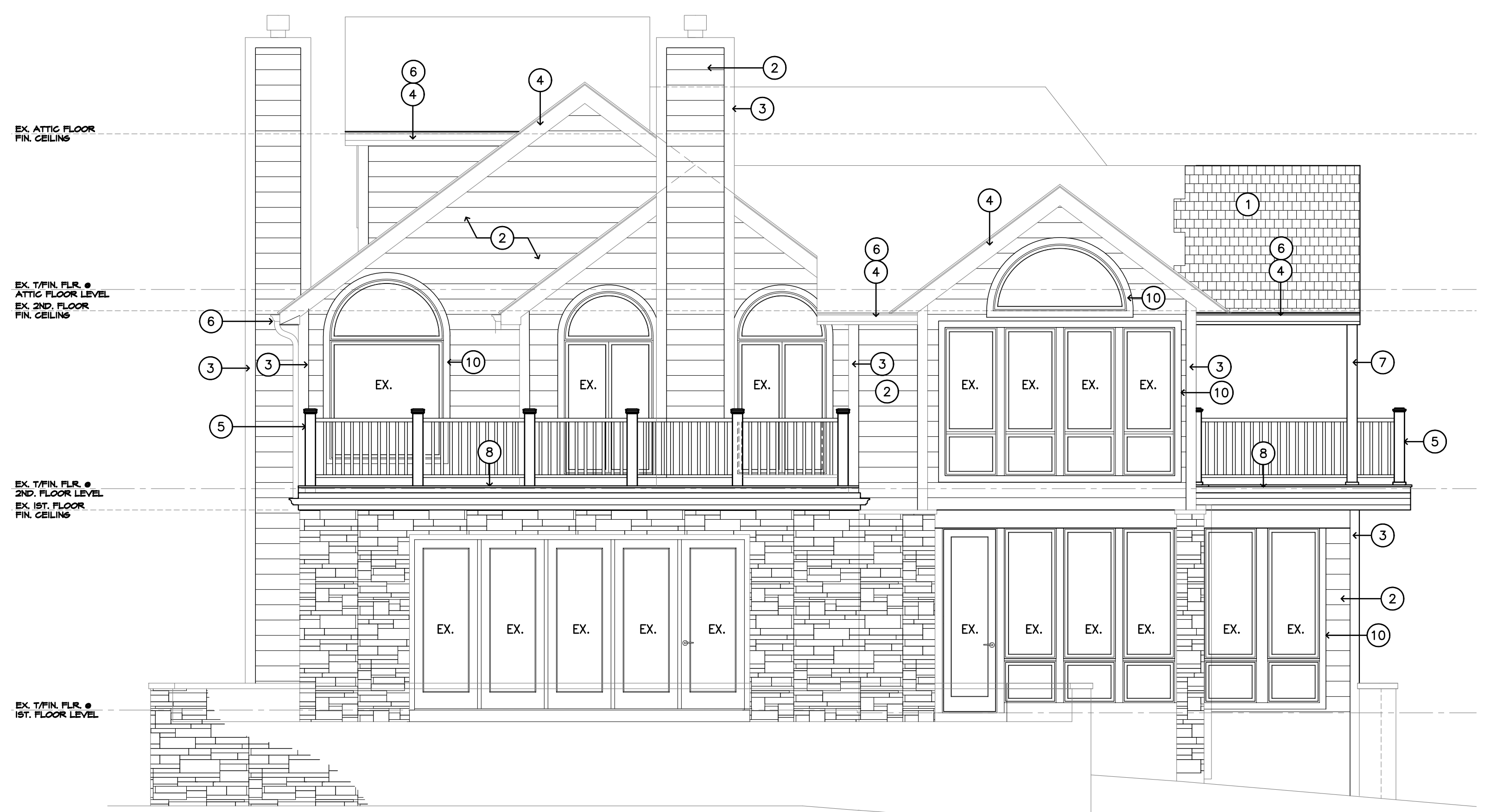
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 - (K) DEMO & HAUL AWAY EX. RAILING SYSTEM FOR REPLACEMENT PER PLAN AND SPECIFICATIONS

- NEW ELEVATION KEY NOTES**
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 - (12) INSTALL OPEN SPLASH DOWNSPOUTS ONLY.



1 EX./DEMO EAST ELEVATION
1/4" = 1'-0"



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

DEPARTMENT APPROVAL:

AIRROOM ARCHITECTS & BUILDERS
SINCE 1958
Airroom Architects Corp.
6825 N. Lincoln Avenue
Lincolnwood, Illinois 60712
Phone: (847) 763-1100 Fax: (847) 679-0446
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Email: info@airroom.com

ISSUES & REVISIONS:

ISSUE DATES	DESCRIPTION
08/29/2024	PUBLISHED FOR PERMIT
	PUBLISHED FOR PREDRAW
08/19/2024	PUBLISHED FOR PCC
	PUBLISHED FOR READY
	PUBLISHED FOR OKFC

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331 SHERIDAN RD.
WINNETKA, IL
60093
LICENSE NO: 001-016348
ARCHITECT NAME: KEE HONG HAN
EXPIRATION DATE: 11-30-2024

DATE SIGNED: 08/20/24

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BUYER: _____ DATE: _____
BUYER: _____ DATE: _____
AIRROOM REPRESENTATIVE: _____ DATE: _____

PROJECT INFORMATION:
RU-CHEN
QING & MICHAEL
331 SHERIDAN RD.
WINNETKA, IL. 60093

PROJECT TEAM:

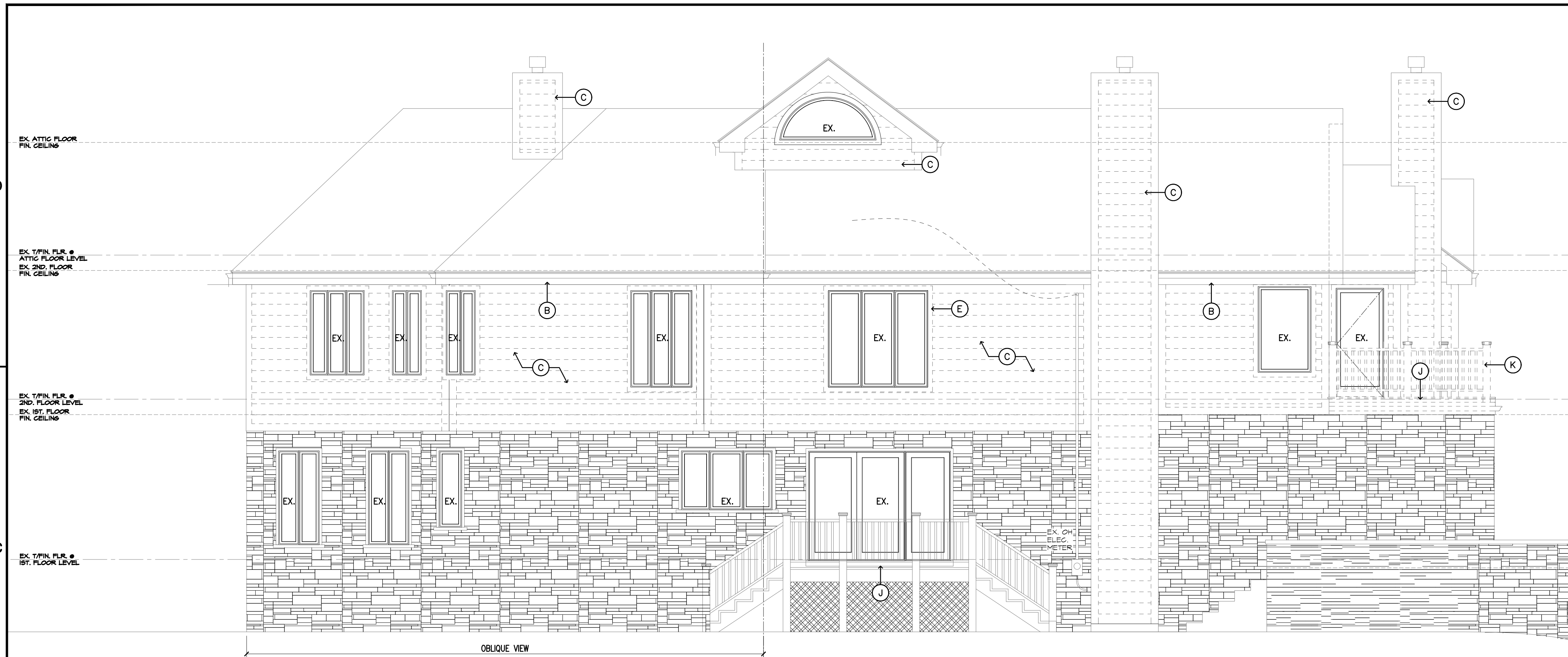
PROJECT COORDINATOR:	LAURA DRATHS
PROJECT MANAGER:	DAVID MCNULTY
PROJECT ARCHITECT:	KEEHONG HAN
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ESTIMATING TEAM:	ARMANDO SALAZAR, ADAM RUNNELS, NICK BUTTITA
SUPERINTENDENT:	NAME

PROJECT NO: **240054**

SHEET TITLE: **EX./DEMO/NEW EAST ELEVATIONS**

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AFC REFERENCE
C96169 - L73209



1 DEMO SOUTH ELEVATION
1/4" = 1'-0"

- DEMO ELEVATION KEY NOTES**
- (A) DEMO PORTION OF EX. FRAMED DECK PER PLAN (EX. STRUCTURE TO REMAIN IN PLACE, VIF EX. CONDITION FOR POSSIBLE REPAIR)
 - (B) DEMO & HAUL AWAY EX. FASCIA BOARD AND WOOD SOFFIT THROUGHOUT THE HOUSE.
 - (C) DEMO EX. WALL SIDING DOWN TO SHEATHING. INCLUDES (1) LAYER OF SIDING. IF ADDITIONAL LAYERS FOUND AT TIME OF DEMOLITION, ADDITIONAL CHARGES MAY APPLY.
 - (D) DEMO & HAUL AWAY EX. GUTTERS AND DOWNSPOUTS
 - (E) DEMO & HAUL AWAY EX. EXTERIOR WINDOW/DOOR WOOD TRIM FOR REPLACEMENT
 - (F) DEMO & HAUL AWAY (1) LAYER OF EX. ASPHALT ROOF, SHEATHING A DOWN TO SHEATHING @ AFFECTED AREA PER PLAN - CLEAN AND PREPARE FOR PROPOSED ADDITION WORK.
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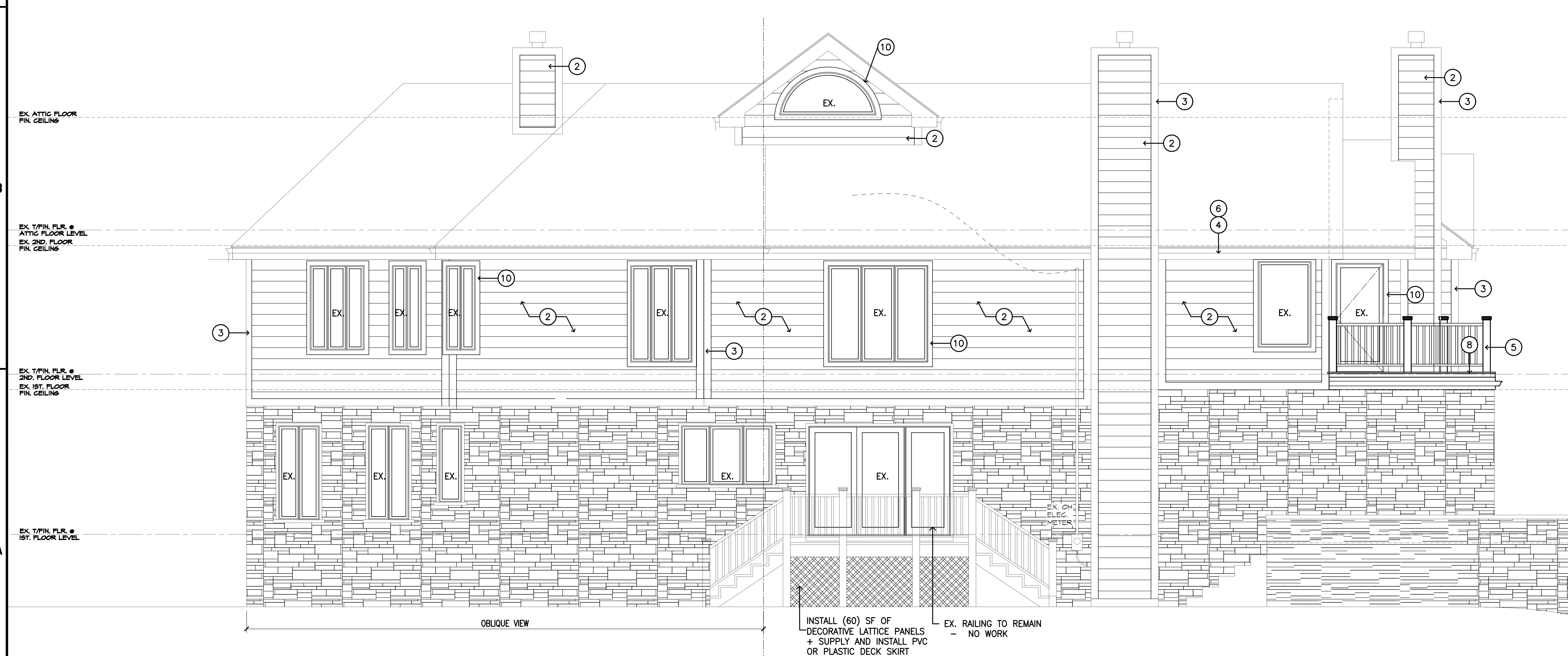
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2 NEW SOUTH ELEVATION
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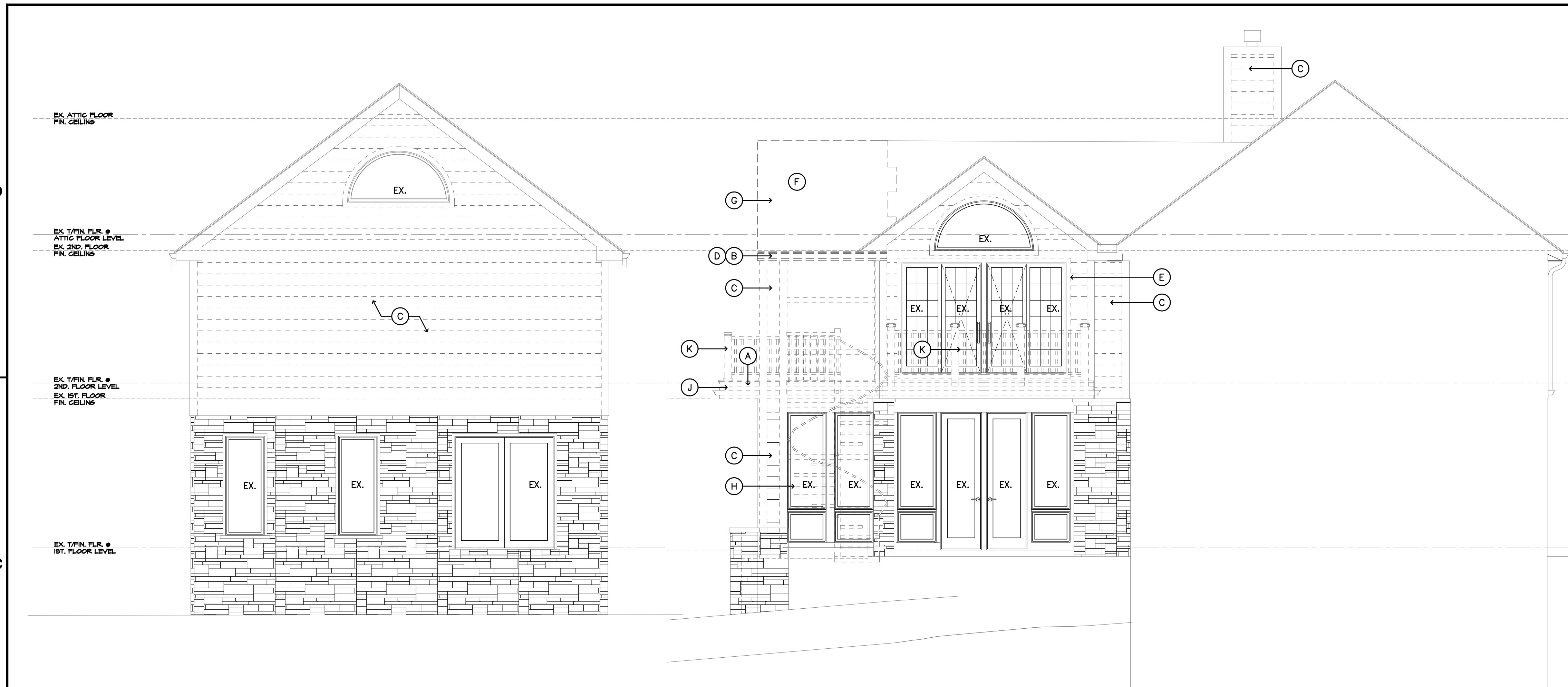
240054

SHEET TITLE:

DEMO/NEW SOUTH ELEVATIONS

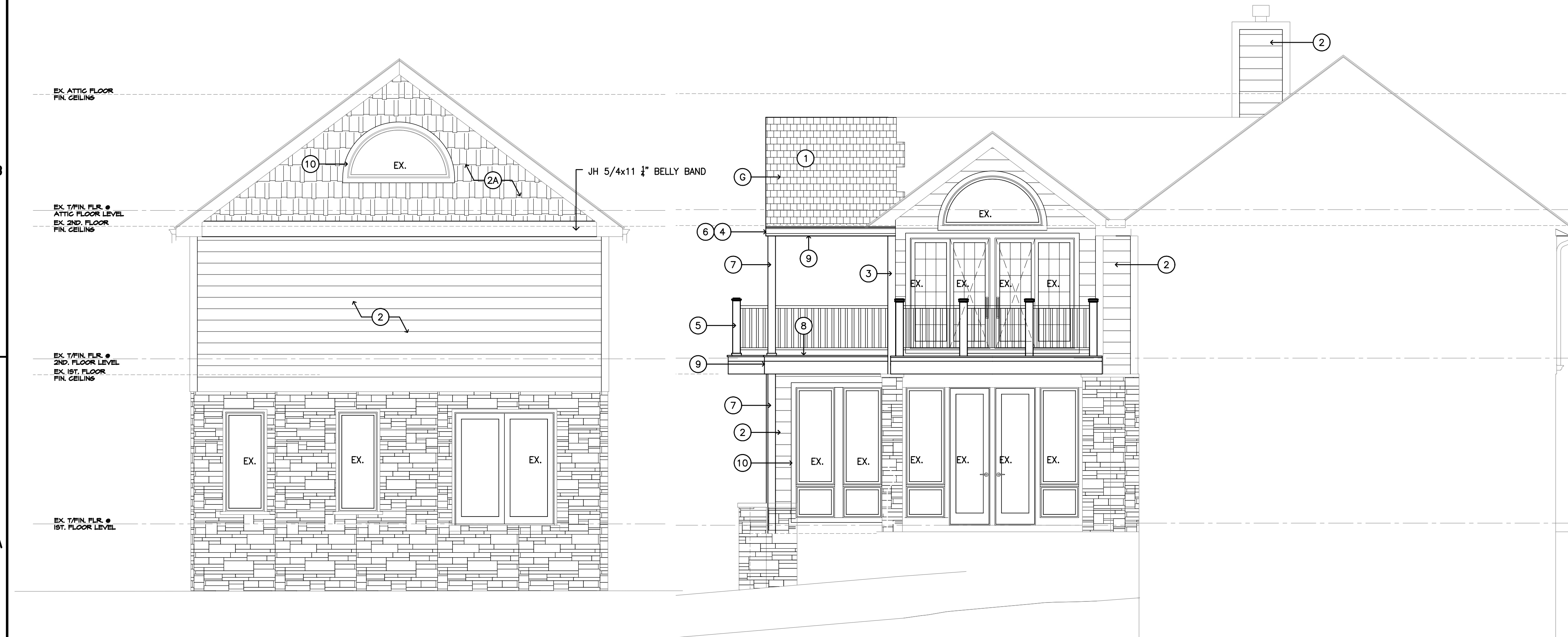
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1/4" = 1'-0"



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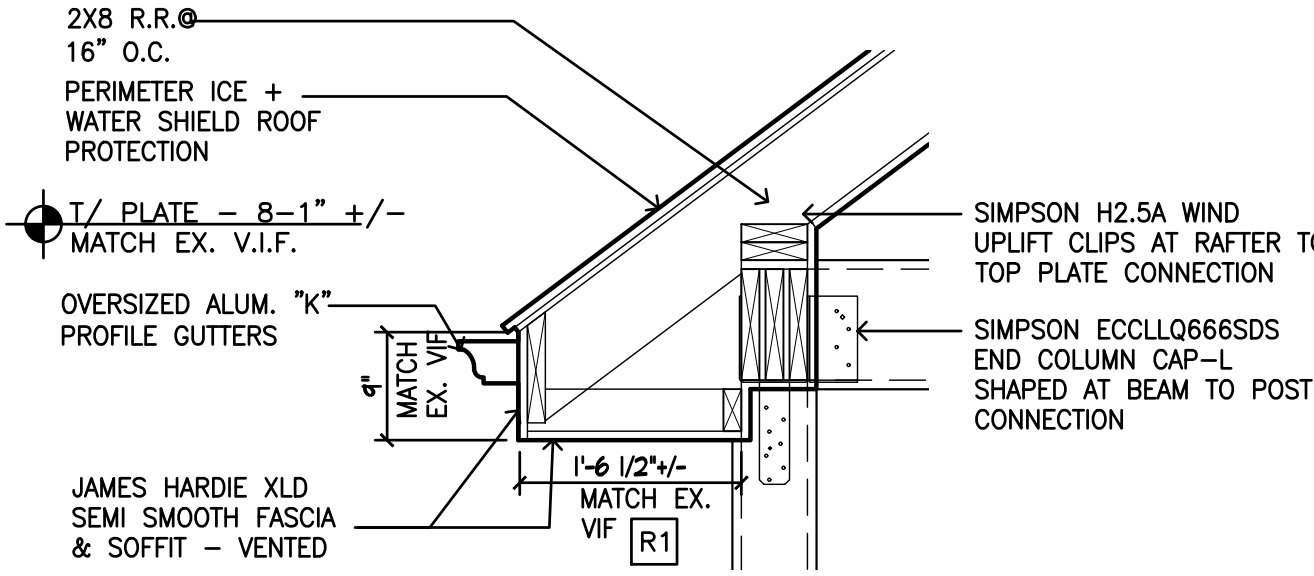
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SUPERINTENDENT:	NAME

PROJECT NO: **240054**

SHEET TITLE: **EXISTING/NEW WEST ELEVATIONS**

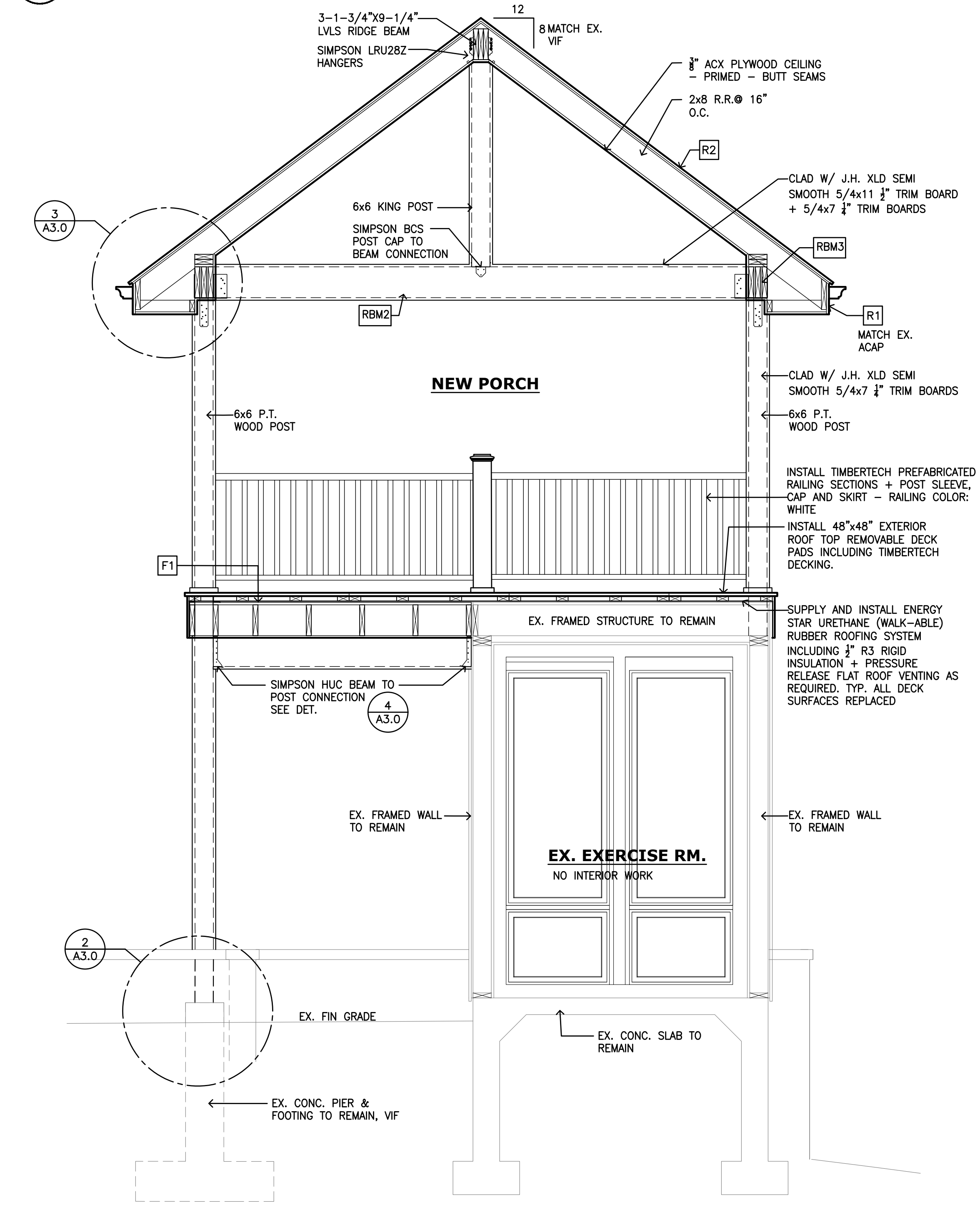
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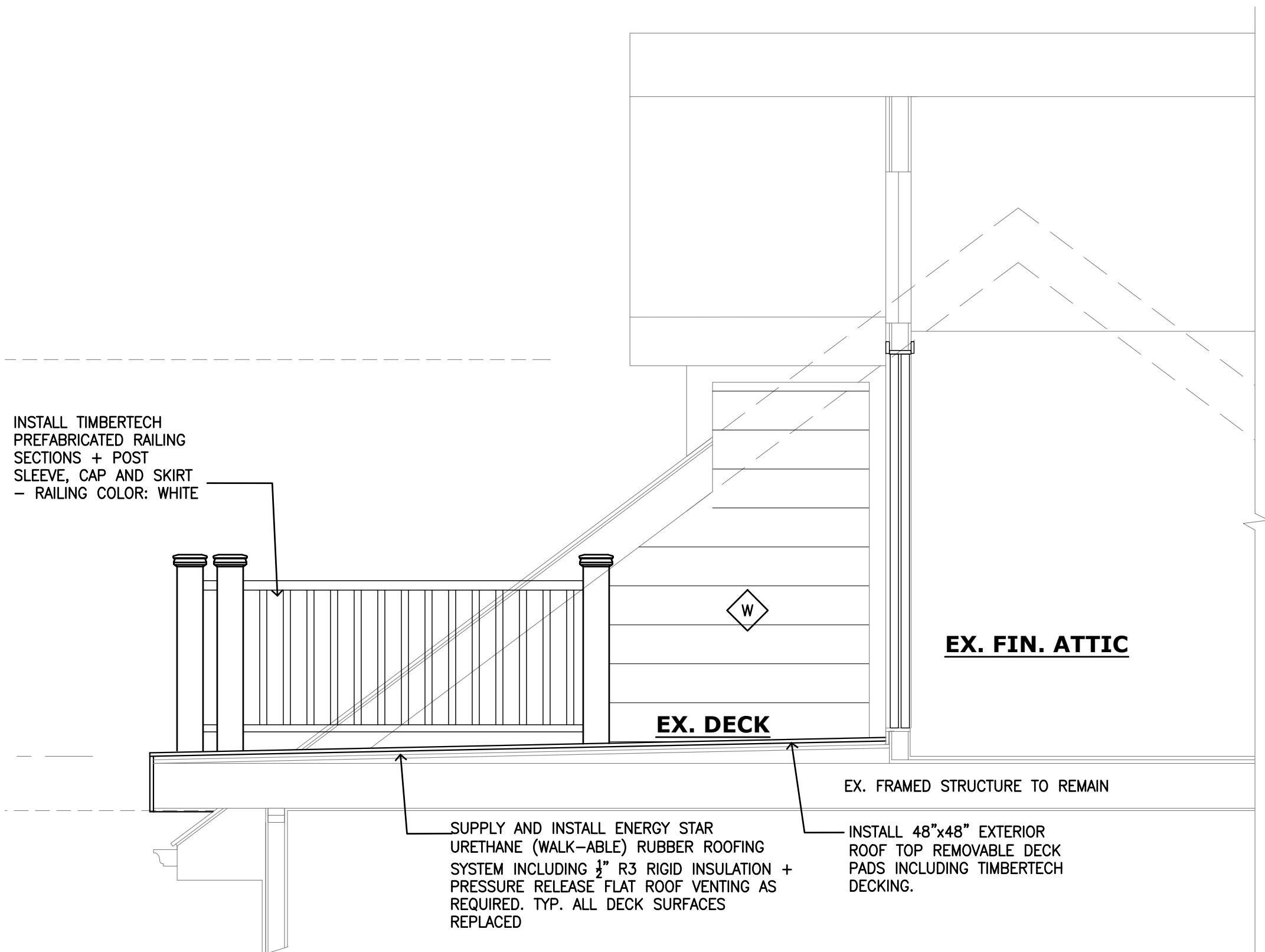
3 EAVE DETAIL

3/4" = 1'-0"



1 BUILDING SECTION

1/2" = 1'-0"

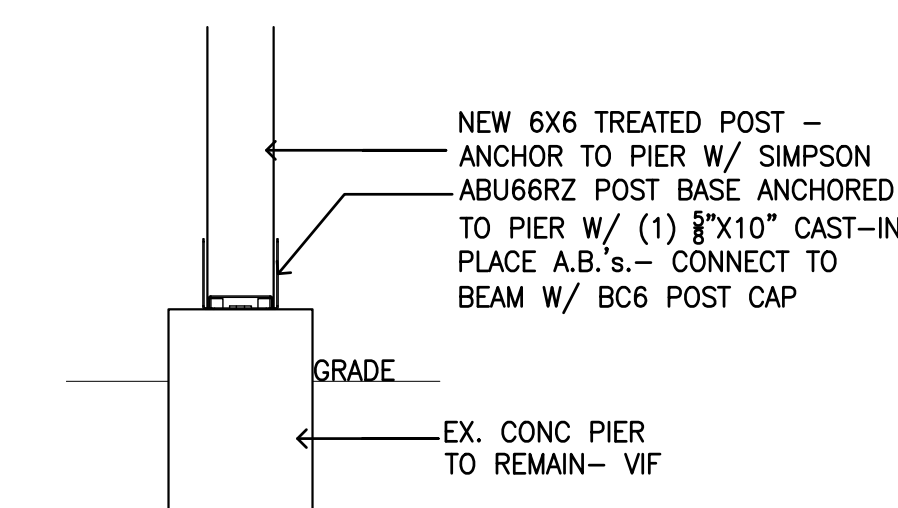


5 PARTIAL DECK SECTION

1/2" = 1'-0"

4 BEAM TO POST CONN. DETAIL

3/4" = 1'-0"



2 POST BASE DETAIL

3/4" = 1'-0"

CONSTRUCTION NOTES

- R1 OVERHANG NOTES:**
 - ALUMINUM DRIP EDGE & GUTTER APRON.
 - STANDARD ALUMINUM "K" PROFILE GUTTER & DOWNSPOUTS ONTO OPEN SPLASH.
 - 2x8 SUB-FASCIA
 - J.H. FASCIA (COLOR: _____)
 - J.H. PERFORATED SOFFIT UP TO 12" OVERHANG PROJECTION (COLOR: _____)
- R2 ROOF NOTES:**
 - INSTALL ARCHITECTURAL GRADE 30-35 YEAR RATED GRADE SHINGLES. FROM AVAILABLE, NON-CUSTOM LOCALLY STOCKED MATERIAL. (SHOW ALL MANUFACTURER SAMPLES ON SITE).
 - 30LB 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.
 - MUSHROOM VENTING AS REQUIRED.
 - 1/2" CDX PLYWOOD SHEATHING.
 - 2x ROOF RAFTERS @ 16" O.C. PER PLAN
 - HURRICANE FRAMING TIE DOWN @ EACH ROOF RAFTER & ANCHORED TO TOP PLATES.
- W EXTERIOR WALL SIDING NOTES:**
 - JAMES HARDIE CEDARWILL PANEL SIDING 7" EXPOSURE COLOR: _____
 - 5/4x5 1/2" JH XLD SEMI-SMOOTH TRIM BOARD FOR WINDOW/DOOR TRIM
 - 5/4x5 1/2" JH XLD SEMI-SMOOTH TRIM BOAR FOR DOUTSIDE CORNER POST
 - AIROOM RAINDROP PREMIUM HOUSE WRAP W/ 3" TAPE @ ALL SEAMS.
 - EX. 1/2" CDX PLYWOOD SHEATHING (VERTICAL DIAPHRAGM WIND BRACING), TO REMAIN
 - EX. 2x WD STUDS @ 16" O.C. W/ DBL TOP PLATES.
 - ALUMINUM DRIP CAP @ WINDOWS & DOORS.
- F1 FLOOR DECK FINISH NOTES:**
 - 2x10 FJ @ 16" O.C.
 - 3/4" T&G PLYWOOD SUBFLOOR. (GLUED & SCREWED TO FJ).
 - 2x10 RIM BOARD.
 - FLAT ROOF FINISH: SUPPLY AND INSTALL ENERGY STAR URETHANE (WALK-ABLE) RUBBER ROOFING SYSTEM INCLUDING 1/2" R3 RIGID INSULATION + PRESSURE RELEASE FLAT ROOF VENTING AS REQUIRED.
 - FLOOR FINISH INSTALL TIMBERTECH DECKING PER CLASSIC ALLOWANCE.

FRAMING NOTES:

MINIMUM GRADE STRUCTURAL LUMBER CALCULATED SHALL BE: DOMESTIC HEM-FIR #2, FB=850, E=1,300,000, FV=75. AAC MAY MAKE MINOR VARIATIONS OR SUBSTITUTE MATERIALS OF EQUAL OR BETTER QUALITY WITHOUT CONSENT OF BUYER.

ALL HEADERS TO BE SET @ 6'-10 1/2" ABV. SUBFLOOR (UNLESS NOTED OTHERWISE)

ALL HEADERS ARE (2)2X12 W/ 1/2" PLYWOOD (UNLESS OTHERWISE NOTED ON PLANS)

ALL WOOD IN CONTACT WITH CONCRETE AND UNDER EXTERIOR DOOR SILLS SHALL BE PRESSURE TREATED FOR MOISTURE RESISTANCE

SILL PLATE NOTE:
2x6 TREATED PLATE ON SILL SEALER ANCHORED WITH 16" LONG x 5/8" STL. ANCHOR BOLTS @ 60" OC. U.O.N. -MIN. OF 2 ANCHOR BOLTS TO BE LOCATED WITHIN 12" FROM ENDS OF EACH PLATE

END OF EACH JOIST, BEAM OR GIRDER SHALL BEAR NO LESS THAN 1/2" ON WOOD OR METAL HANGER.

PROVIDE NECESSARY BRACING & SHORING WHEN REMOVING ALL BEARING WALLS.

DEPARTMENT APPROVAL:

AIROOM ARCHITECTS & BUILDERS
SINCE 1958
Airoom Architects Corp.
6825 N. Lincoln Avenue
Lincolnwood, Illinois 60712
Phone: (847) 763-1100 Fax: (847) 679-0446
Website: www.airoom.com
Email: info@airoom.com

ISSUE DATES	DESCRIPTION
08/29/2024	PUBLISHED FOR PERMIT
08/19/2024	PUBLISHED FOR PREDRAW
08/19/2024	PUBLISHED FOR PCC
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331 SHERIDAN RD.
WINNETKA, IL
60093
LICENSE NO: 001-016348
ARCHITECT NAME: KEE HONG HAN
EXPIRATION DATE: 11-30-2024

DATE SIGNED: 08/20/24

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BUYER	DATE
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PROJECT INFORMATION:
RU-CHEN QING & MICHAEL
331 SHERIDAN RD.
|| || | -TKL | || || ||

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PROJECT COORDINATOR:	LAURA DRATHS
PROJECT MANAGER:	DAVID MCNUALLY
PROJECT ARCHITECT:	KEEHONG HAN
PROJECT DEV. MANAGER:	JACK KLEIN
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ESTIMATING TEAM:	ARMANDO SALAZAR, ADAM RUNNELS
SUPERINTENDENT:	NICK BUTTITA
PROJECT NO.:	

240054

SHEET TITLE:
BUILDING SECTION WEST

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A3D REFERENCE
C96169 - L73209

OX ENGINEERED PRODUCTS, LLC
HomeGuard® By Ox Engineered Products
15-Year Limited Warranty



PRODUCTS COVERED

Water Resistant Barriers: HomeGuard® Housewrap, TITAN® Drainage Wrap
 Flashings: HomeGuard® RA-Plus Flashing, Flexible Butyl Flashing, Ox Arctic Flash, TITAN® Butyl Flashing
 Tape: HomeGuard® Seam Tape
 Sealant: HomeGuard® Polymer Sealant

DEFINITIONS

As used in this 15 Year Limited Warranty, the following terms have the following meanings:

- **"Structure"** means a (1) Single-Family Residence, (2) a detached unit of building within a multi-family apartment, condominium or other residential project, or (3) a commercial building.
- **"Single-Family Residence"** means a dwelling which is designed, occupied or intended for occupancy by one family, which is permanently situated on a lot owned by the owner of the dwelling, which is physically detached from any other dwelling, and which does not include a manufactured or modular home; up to four stories in height.
- **"Owner"** means the first owner of a Single-Family Residence following the construction of the Structure and the subsequent installation of the Products; who also resides in (or intends to reside in) the Single-Family Residence or who leases the Single-Family Residence to others for use as a Single-Family Residence.
- **"Specifications", "Characteristics" and "Installation Instructions"** are those that Ox Engineered Products publishes at www.oxengineeredproducts.com and that are in effect on the date of the purchase of the Products from Ox Engineered Products, Inc. or an authorized reseller.

SINGLE-FAMILY RESIDENCE 15 YEAR LIMITED PRODUCT WARRANTY

Ox Engineered Products warrants to the owner of a structure that is a Single-Family Residence, for 15 Years after the date of purchase of the product(s) installed on such structure, that the product(s) will perform according to published Specifications and Characteristics if installed in strict accordance with published Installation Instructions, accepted industry standards and applicable building codes in a properly designed and constructed wall system.

15 YEAR LIMITED PRODUCT WARRANTY FOR STRUCTURES OTHER THAN SINGLE-FAMILY RESIDENCES

Ox Engineered Products warrants to the owner of a structure other than a Single-Family Residence, for a period of 15 years from the date of purchase of the Product(s) installed on such Structure, that the product(s) will perform according to published Specifications and Characteristics if installed in strict accordance with published Installation Instructions, accepted industry standards and applicable building codes in a properly designed and constructed wall system. If any product(s) fail(s) to perform as set forth herein, Ox Engineered Products will provide, at no cost, replacement product(s) only, for the failed product(s), or affected portions thereof. Such replacement to consist only of the same product(s), if available, or substantially similar product(s) being manufactured by Ox Engineered Products at the time of replacement.

15 YEAR LIMITED PRODUCT WARRANTY FOR STRUCTURES UP TO FOUR STORIES IN HEIGHT

For products comprising the building envelope of a new structure up to four stories in height, and in accordance with the terms and conditions set forth herein, Ox Engineered Products Inc. will, at its sole discretion only and based on evidence of damaged area that is gathered by inspection of said area, evaluation of installation and samples collected and subsequent testing, may agree to pay for the reasonable costs of construction (labor and materials) necessary to repair the actual area of damage to the wall system; and only the affected area of damage of the structure; if the actual area of damage is caused solely by the failure of the product(s) which was installed in strict accordance with the published Installation Instructions, accepted industry standards and applicable building codes in a properly designed and constructed wall system. To qualify for this 15 Year Limited System Warranty, the entire building envelope of the structure must be constructed exclusively of a combination of the products that includes at least one product from each of the four product categories listed above (WRB's, Flashing, Tape and Sealant). Use of any other building envelope product, when applicable product is available from Ox Engineered Products, Inc., or installation of products on a structure greater than four stories in height, voids this 15 Year Limited System Warranty and reverts to the Product Warranty. This 15 Year Limited System Warranty shall apply only to a structure on which the product(s) are installed during the original construction.

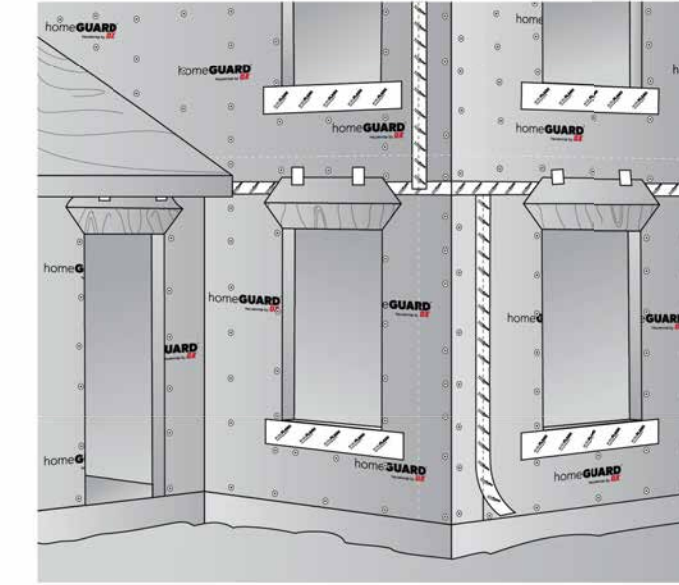
Installing HomeGuard® Housewrap and Titan® Drainage Wrap by Ox



HomeGuard by Ox® provides this guide to assist builders by demonstrating an efficient and effective method for installing HomeGuard's housewraps in residential and light commercial buildings. The back of this document has details integrating housewrap with window flashing. Compliance with the local building code and proper installation are critical in reducing potential water intrusion. It is the responsibility of the architect or builder to ensure that these standards are met.

HomeGuard® housewraps are available in a variety of widths and lengths to meet your needs. The following HomeGuard® products are needed for a quality installation:

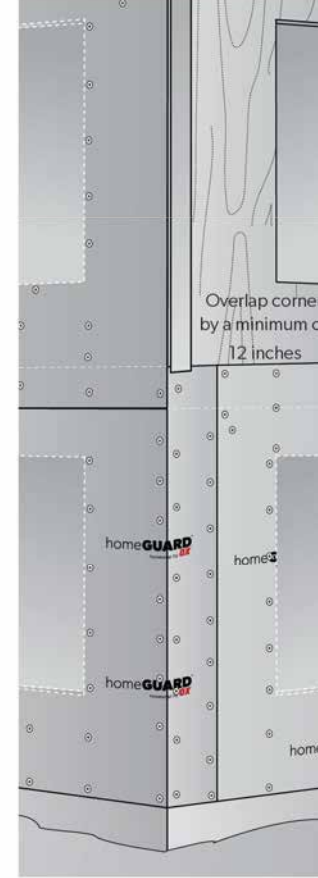
- HomeGuard® Housewrap
- Titan® Drainage Wrap
- HomeGuard® Seam Tape
- Arctic Flash® Synthetic Flashing 4, 6, 9" x 75' rolls
- Titan Butyl Flashing® 4, 6, 9" x 75' rolls
- Flexible Butyl Flashing® 6, 9, 12" x 75' rolls
- RA Plus Flashing® 4, 6, 9, 12, and 18" x 75' rolls.
- HomeGuard Polymer Sealant® (Meets AAMA Standards)



* Asphalt flashing products including RA Plus Flashing should not be used with Titan Drainage Wrap

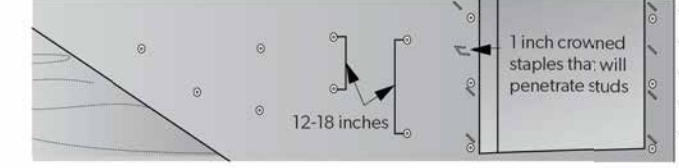
1 INSTALLING HOUSEWRAP

Install housewrap over an approved exterior sheathing. Starting at one end of the wall, place the housewrap roll horizontally and roll out the first course evenly, covering rough window and door openings. When starting at a corner, overlap by a minimum of 12 inches. Attach the membrane so that it is tight and flat. Fasten housewrap securely to the exterior wall with appropriate fasteners. (Step 2)



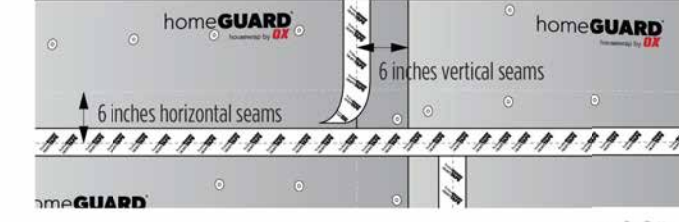
Ox Engineered Products
 22260 Haggerty Road Suite 365
 Northville, MI 48167
 p. 1.800.345.8881
 f. 248.289.9955
 oxep.com

2 FASTENING



HomeGuard recommends using a minimum 1" plastic cap fasteners (minimum 15/16" crown staples) that penetrate the studs are acceptable) to attach housewrap so that it is taut and flat. The proper spacing for these fasteners is 12" to 18" on center. Guide marks have been printed every 8" to help locate studs.

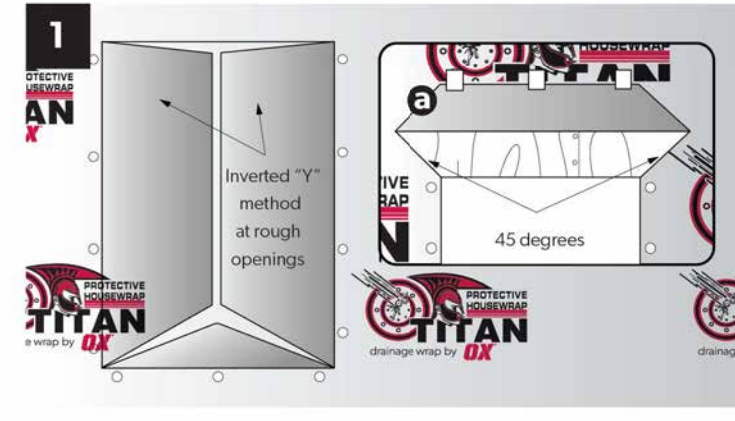
3 OVERLAP AND TAPE SEAM



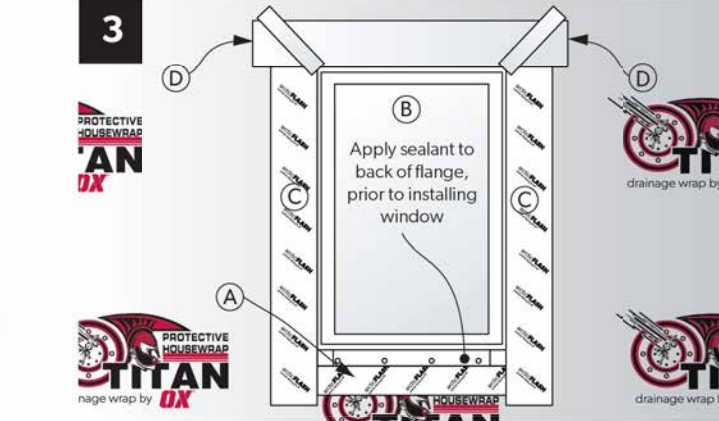
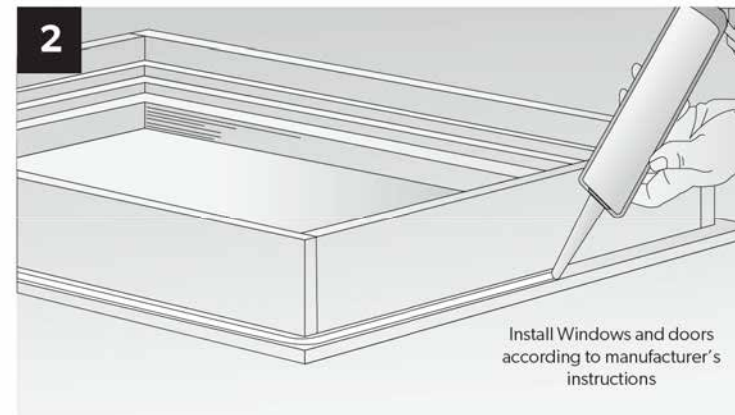
At vertical and horizontal seams, apply a minimum of 6" vertical overlap. When going around corners, make sure housewrap is pulled tightly and properly fastened. Any succeeding course should be placed horizontally over the lower course in a weather-board fashion with a minimum horizontal overlap of 6". Use HomeGuard® Seam Tape to seal all seams.

We recommend using a 4"x3" squeegee, J-Roller or Tape Gun when applying HomeGuard Seam Tape for best adhesion to the HomeGuard Housewrap or Titan Drainage Wrap.

Housewrap and Window Flashing



At the rough opening, cut housewrap in an inverted "Y" fashion, and then fasten with the methods described in Step 2. To allow for head flashing integration, make a 45° cut in housewrap as shown above in detail a. Ensure that any protrusions in the wall assembly including windows, doors, vents, hose bibs and electrical boxes are flashed and integrated properly into housewrap.



To integrate windows and doors properly into housewrap, follow these steps: **A)** Install the window flashing on the sill flush with the rough opening. **B)** Apply 3/8" bead of HomeGuard® Polymer Sealant to the back side of the window flange and secure the window in place. **C)** After the window is set, apply flashing to both jambs. **D)** Install the head flashing and re-integrate the head flap with HomeGuard® Seam Tape. We recommend using a 4"x3" squeegee or J-Roller when applying the Flashing Tape for best adhesion to the HomeGuard Housewrap or Titan Drainage Wrap.

WHEN HOUSEWRAP IS INSTALLED BEFORE THE WINDOW:
 Use the following guide Method A1 (self adhesive)

WHEN HOUSEWRAP IS INSTALLED AFTER THE WINDOW:
 Use Method A (self adhesive)

HOUSEWRAP AND SPECIALTY WINDOWS:

Use one of the following guides that apply: Window and Door Flashing (Installing Wood Windows and Doors with integral brick mold) Arched Window Flashing

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331 SHERIDAN RD.
 WINNETKA, IL
 60093
 LICENSE NO: 001-016348
 ARCHITECT NAME: KEE HONG HAN
 EXPIRATION DATE: 11-30-2024

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PROJECT INFORMATION:
RU-CHEN
QING & MICHAEL
 331 SHERIDAN RD.
 WINNETKA, IL 60093

PROJECT TEAM:	
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PROJECT MANAGER:	DAVID MCNULTY
PROJECT ARCHITECT:	KEEHONG HAN
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ESTIMATING TEAM:	ARMANDO SALAZAR, ADAM RUNNELS NICK BUTTITA
SUPERINTENDENT:	NAME

PROJECT NO :
240054

SHEET TITLE :
WEATHER-A-ZATION DETAILS

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C96169 - L73209

FRAMING NOTES:

PROTECTION (IF REQUIRED):
 PROVIDE SPACE PROTECTION AS REQUIRED. LOCATIONS TO BE DETERMINED BY THE SUPERINTENDENT IN THE FIELD.

FRAMING:
 PROVIDE SUFFICIENT SHORING @ BREAKTHROUGHS AND REMOVING WALLS (BEARING OR NON BEARING).

GYP. BD. ON ALL WALLS & CEILINGS. ALL GYP. BD. IS TO BE SCREWED AND GLUED, INCLUDING TAPE, MUD, AND SANDING. FINISH PAINTING IS THE RESPONSIBILITY OF THE BUYER (NOT IN CONTRACT).

MINIMUM GRADE STRUCTURAL LUMBER CALCULATED SHALL BE: DOMESTIC HEM-FIR #2, FB=850, E=1,300,000, FV=75. AIROOM MAY MAKE MINOR VARIATIONS OR SUBSTITUTE MATERIALS OF EQUAL OR BETTER QUALITY W/O CONSENT OF BUYER.

ALL LUMBER FRAMING SHALL BE NAILED WHERE BEAM OR GIRDER CONSTRUCTION IS USED TO SUPPORT FLOOR FRAMING, POSITIVE CONNECTIONS (METAL FASTENERS) SHALL BE PROVIDED TO ENSURE AGAINST UPLIFT AND LATERAL DISPLACEMENT.

ALL FASTENERS USED ABOVE GRADE TO ATTACH TREATED LUMBER SHALL BE HOT DIPPED GALVANIZED OR EQ.

ALL WOOD IN CONTACT WITH CONCRETE AND UNDER EXTERIOR DOOR SILLS SHALL BE PRESSURE TREATED FOR MOISTURE RESISTANCE.

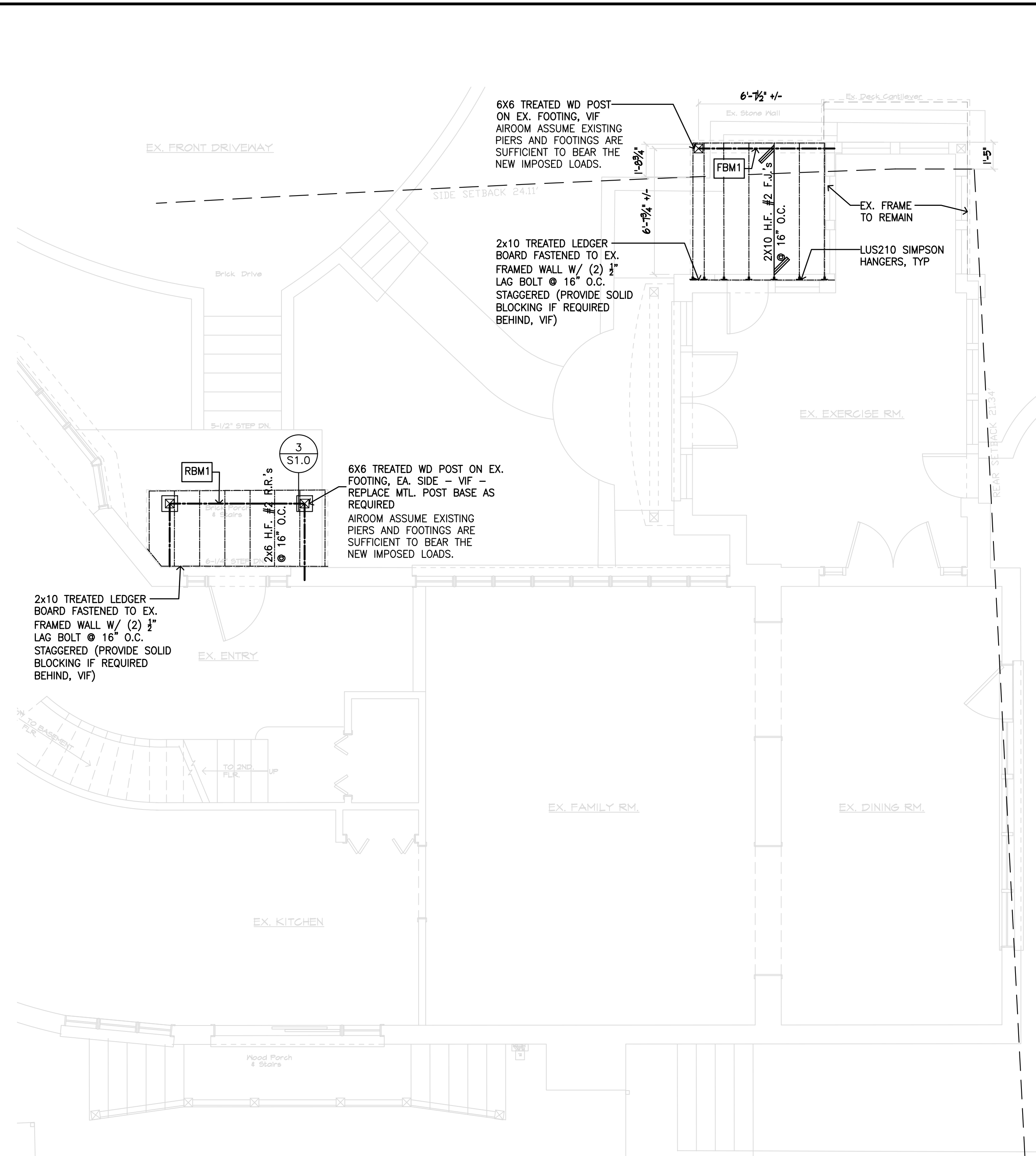
ALL FLOOR/ROOF/WALL FRAMING SYSTEMS CONSTRUCTED WITH SOLID DIMENSIONAL LUMBER (SUCH AS 2X MEMBERS) OR ENGINEERED STRUCTURAL COMPONENTS (SUCH AS I-JOISTS, GLUE-LAMINATED LUMBER, AND OPEN-WEB FLOOR OR ROOF TRUSSES) SHALL BE PROTECTED BY AT LEAST ONE LAYER OF 5/8" TYPE C OR X GYPSUM WALL BOARD ON ALL CEILINGS & WALLS.

FIRESTOPPING NOTE:
 PROVIDE FIRESTOPPING IN NEW CONSTRUCTION AS REQUIRED BY CODE.

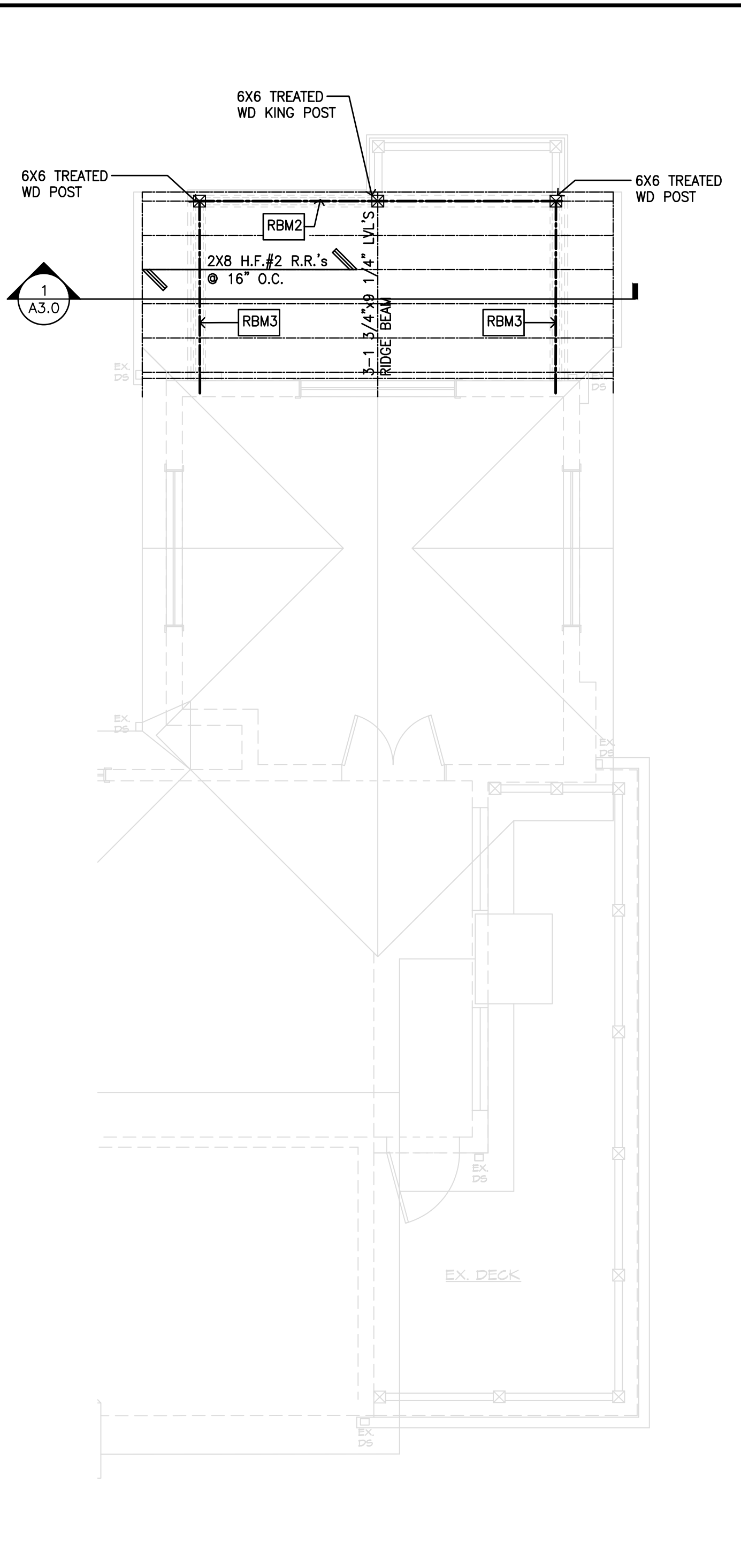
IF ADDITIONAL OR NEW FIRESTOPPING IS REQUIRED IN EXISTING FRAMING DUE TO INSPECTION/PER CODE, WORK IS N.I.C. & PRICED IN FIELD AS NEEDED.

FIRE STOPPING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS. THIS SHALL INCLUDE THAT NO BACK TO BACK ELECTRICAL JUNCTION BOXES BE INSTALLED IN THE COMMON WALL SHARED BY THE GARAGE & DWELLING.

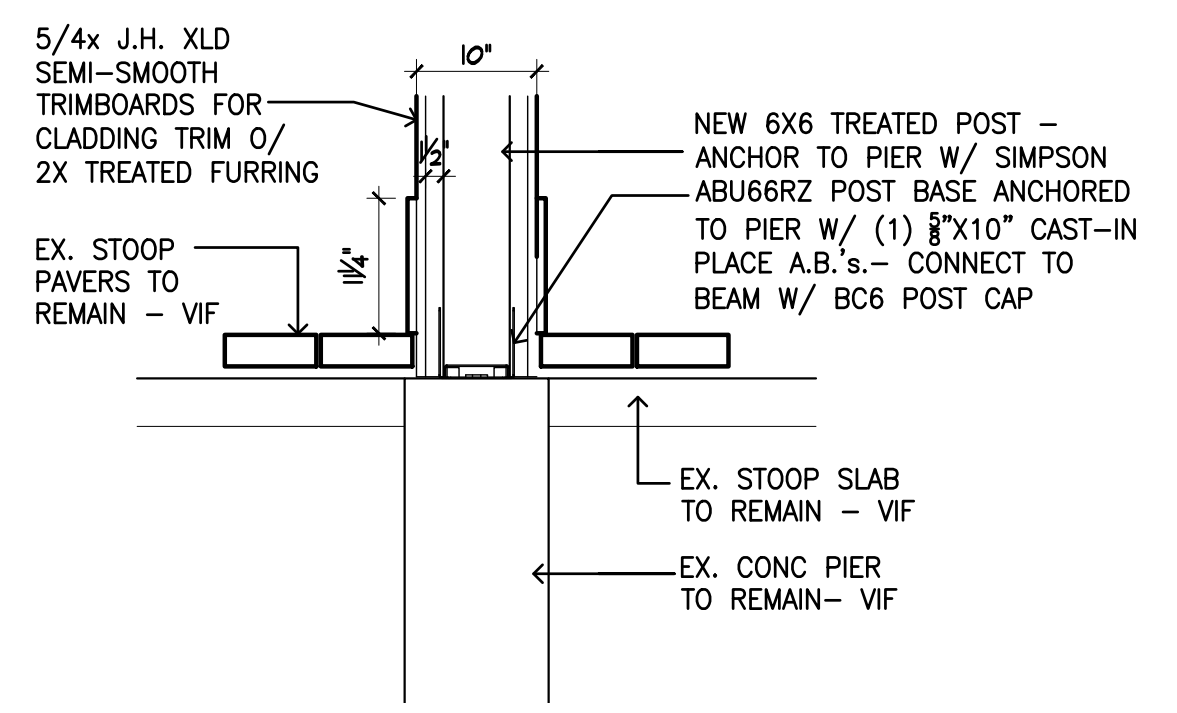
POINT LOADS:
 ALL POINT LOADS FROM COLUMNS AND OTHER BEARING STRUCTURES ARE TO BE CARRIED DOWN TO SOLID BEARING THAT IS DIRECTLY IN CONTACT WITH A FOUNDATION. ALL LOADS ARE TO BE SUPPORTED ON WALLS, COLUMNS AND BEAMS WHICH DIRECTLY TRANSFER THEIR IMPLIED LOADS TO A FOUNDATION OR FOOTING.



1 1ST. FLOOR DECK FRAMING PLAN
 1/4" = 1'-0"



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



3 POST BASE DETAIL
 3/4" = 1'-0"

HEADER/BEAM SCHEDULE		
TAG	UNTEL	BEARING
FBM1	(3) 2"x10" H.F.#2	6x6 WD POST
RBM1	(2) 2"x10" H.F.#2	6x6 WD POST
RBM2	(3) 2"x10" H.F.#2	6x6 WD POST
RBM3	(3) 2"x10" H.F.#2	6x6 WD POST

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ESTIMATING TEAM:	ARMANDO SALAZAR, ADAM RUNNELS, NICK BUTTITA
SUPERINTENDENT:	NAME

PROJECT NO.:

240054

SHEET TITLE:

FLOOR & ROOF FRAMING PLANS

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