VILLAGE OF Hinsdale Est. 1873

MEETING AGENDA

Due to the ongoing public health emergency, and based on the authority provided by Executive Order 2020-07, issued by Governor Pritzker on March 16, 2020, as most recently extended by Executive Order 2020-33, dated April 30, 2020, and Executive Order 2020-32, issued by Governor Pritzker on April 30, 2020, limiting public gatherings and suspending the Open Meetings Act physical presence requirement, this meeting will be conducted electronically. The meeting will still be broadcast live on Channel 6 and the Village website.

Public comments are welcome on any topic related to the business of the Historic Preservation Commission at Regular and Special Meetings when received by email or in writing by the Village Clerk prior to 4:30 p.m. on the day of the meeting. Emailed comments may be sent to Village Clerk Christine Bruton at cbruton@villageofhinsdale.org. Written comments may be submitted to the attention of the Village Clerk at 19 E. Chicago Avenue, Hinsdale, Illinois 60521. While emailed or written comments are encouraged, public comment may also be made by phoning into the meeting at 312.667.4792 Conference Code 581537. If you have questions regarding communication to the Commission during the meeting, please contact Assistant Village Manager Brad Bloom at 630.789.7007

MEETING OF THE
HISTORIC PRESERVATION COMMISSION
Wednesday, June 3, 2020
6:30 P.M.
This meeting will be conducted electronically. A live audio stream of the meeting will be available to the public via Channel 6 or on the Village website
(Tentative & Subject to Change)

1. CALL TO ORDER

2. ROLL CALL

3. PUBLIC MEETING

a) Case HPC-04-2020 – 324 S. Elm St. - Request for Certificate of Appropriateness to construct a new home in the Robbins Park Historic District.

4. PUBLIC COMMENT

5. OTHER BUSINESS

6. ADJOURNMENT

The Village of Hinsdale is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend any meetings and who require certain accommodations in order to allow them to observe and/or participate in these meetings, or who have questions regarding accessibility of the meetings or the facilities, are requested to contact Darrell Langlois, ADA Coordinator at 630.789-7014 or **by TDD at 789-7022** promptly to allow the Village of Hinsdale to make reasonable accommodations for those persons. website: www.villageofhinsdale.org

VILLAGE OF Hinsdale Est. 1873

MEMORANDUM

DATE: June 3, 2020

TO: Chairman Bohnen and Historic Preservation Commissioners

CC: Kathleen A. Gargano, Village Manager
Robb McGinnis, Director of Community Development/Building Commissioner

FROM: Chan Yu, Village Planner

RE: 324 S. Elm Street – Application for Certificate of Appropriateness to Construct a New Home in the Robbins Park Historic District– Case HPC-04-2020

Summary

The Village of Hinsdale has received an application from Andrew Grieve, requesting approval for a Certificate of Appropriateness to construct a new home in the Robbins Park Historic District to construct a new house. The project architect is Moment Design and the builder is Greenside Design Build, LLC. Per the Village Code, no permits shall be issued for a new construction of any structure located in a designated historic district without the rendering of a final decision by the Historic Preservation Commission (HPC) on an application for a Certificate of Appropriateness.

Request and Analysis

The subject property is located in the R-1 Single Family Residential District and borders the same to the north, east, south and west. It is a legal nonconforming R-1 lot that is approximately 19,351 SF in area. The applicant would like to seek the right to construct a new code compliant single family house (attached). Per the applicant, the proposed house features an updated and reimagined English Cotswold exterior, and was designed with the desire to have permanent and classic exterior materials, with stone, slate, cut limestone and copper, yet be street friendly and bright with its large windows, and inviting open entry and covered porch. The color of the stone would be gray with charcoal stained shiplap exterior. The planned color for the roof is a natural gray. The application includes a colored front elevation, site plan and elevations of all sides of the new proposed house.

Process

Pursuant to Title 14, Section 14-5-1: (B) Historic District: No alteration shall be allowed to, and no permits shall be issued for, the alteration, demolition, signage, or any other physical modifications of the exterior architectural appearance of any structure, building, site, or area located in a designated historic district without the rendering of a final decision by the commission on an application for a certificate of appropriateness. The final decision of the commission shall be advisory only.

The Title 14, Section 14-5-2 (A) General Standards and (B) Design Standards to review can be found on Attachment 4.

On May 1, 2019, the HPC considered the Certificate of Appropriateness application to demolish the former house on the subject property (Attachment 5). At the public hearing, the HPC unanimously denied the request to demolish the house.

Attachments:

Attachment 1 – Application for Certificate of Appropriateness (CoA) and Exhibits (packet)
Attachment 2 - Zoning Map and Project Location
Attachment 3 - Robbins Park Historic District Map
Attachment 4 - Title 14, Section 14-5-2: Criteria (A) and (B)
Attachment 5 - May 1, 2019 HPC Public Hearing Transcript of CoA to demolish the house at 324 S. Elm St.

[moment] DESIGN
ARCHITECTURE + INTERIORS

grieve house
324 S ELM STREET
HINSDALE, IL
05 18 20 18 53

VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT DEPARTMENT

19 East Chicago Avenue
Hinsdale, Illinois 60521-3489
(630) 789-7000 or (630) 789-7030

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

In order to undertake any exterior alterations, additions, or demolition, owners of Designated Landmarks or buildings in Designated Historic Districts must obtain a Certificate of Appropriateness from the Hinsdale Historic Preservation Commission. This certificate must be obtained prior to issuance of a building permit. Conditions placed on Certificates for properties located within a designated Historic District are non-binding, however, properties designated as a Local Landmark must adhere to the conditions of the Certificate of Appropriateness as it is binding.

INSTRUCTIONS

All applicants must complete all sections of this application form. Incomplete applications will not be processed, and a public hearing will not be scheduled, until the application is complete and complies with all applicable requirements of Title XIV of the Village Code of Hinsdale. If a section of this application form is not applicable, please write "Not Applicable" or "N/A" in the appropriate place.

The Commission meets the first Wednesday of each month. Submit completed packets to the Staff Secretary/Village Planner per attached submittal deadlines. The twenty (20) packets must be collated and plans folded so that they do not exceed 9" x 12" of each of the following items must be submitted:

- Completed application with notarized certification.

- Photos and drawings shall include architectural details that have previously been recognized by the Commission as worthy of preservation. Photos may be either color or black & white. They should be no larger than 4" x 6" in size and no smaller than 3" x 5". Polaroid's and slides are not acceptable. Photos should be numbered or labeled and accompanied by a descriptive list.
  1) All existing exterior elevations of the building under review.
  2) Adjacent structures – include those structures adjacent and across the street from the building under review – include the building's relationship to these structures.

- Accurate/current Plat of Survey. All portions must be legible.
- Architectural drawings in 18"x24", clearly depicting the proposed alterations or work in color. Drawings should include the accurate drawings of the proposed site plan, floor plans, and all exterior elevations. Indicate all areas of exterior demolition.

VILLAGE OF HINSDALE
HISTORIC PRESERVATION COMMISSION
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

The undersigned (the "Applicant") hereby makes application pursuant to Title XIV of the Village Code of Hinsdale, as amended, for a Certificate of Appropriateness for the building, structure or site described below. The Applicant certifies to the Village of Hinsdale that the following facts are true and correct:

Address of Property under review: 324 S. Elm Street, Hinsdale, IL 60521
Property Identification Number: 09-12-212-0000

I. GENERAL INFORMATION

1. Applicants Name: Andrew Grieve
   Address: 609 S. Bruner Street
   Hinsdale. IL 60521
   Telephone Number: (312) 731-1615

2. Owner of Record (if different from applicant): _____
   Address: _____
   _____
   Telephone Number: _____

3. Others involved in project (include, name, address and telephone number):
   Architect: Moment Design - (630) 828-8161
   201 E Ogden Avenue, Hinsdale, IL 60521
   Attorney: _____
   15 Salt Creek Lane, Suite 312, Hinsdale, IL 60521
   Builder: Greenside Design Build. LLC - (630) 913-1385
   7320 S. Madison Street, Suite 300, Willowbrook, IL 60527
   Engineer: _____
   _____

II. SITE INFORMATION

1. Describe the existing conditions of the property: _____
   _____

2. Property Designation:

   Listed on the National Register of Historic Places? _____YES ___x___NO

   Listed as a Local Designated Landmark? _____YES ___x___NO

   Located in a Designated Historic District? ___x___YES _____NO

3. Description of work proposed. *(Please submit a description of the proposed alterations and/or additions. Attach additional sheets, and photographs, as necessary).*

Build a new single family home to complement the structure of the neighboring houses (height, color, mass, etc.).

Please see the attached plans of the proposed house for further detail and full scope of the project, as the home site plan is much better as well as is more in concert with the existing surrounding homes (style, material, etc.).

The color of the stone on the house will be gray with charcoal stained shiplap exterior. Further, the roof is a natural gray roof.

4. Successive Applications. Has all or any part of the property been the subject of another application for a Certificate of Appropriateness under Title XIV of the Village Code of Hinsdale within the last two years?

_____ No ___x___ Yes

If yes, state the date of the formal hearing and a statement explaining any relevant evidence supporting, the reasons why the Applicant believes the Village should consider this application at this time, pursuant to Section 14-3-10 of the Village Code.

Formal Hearing was May 1, 2019. Village approved demolition of home at that time. We are now back for approval of the plans.

5. TABLE OF COMPLIANCE

Address of subject property: 324 S ELM STREET

The following table is based on the R-1 Zoning District.

You may write "N/A" if the application does NOT affect the building/subject property.	**Minimum Code Requirements**	**Existing Development**	**Proposed Development**
Lot Area (SF)	30,000 SQ.FT.	19,018.30 SQ.FT.	19,018.30 SQ.FT.
Lot Depth	125'	221.99'	221.99'
Lot Width	125'	104.46'	104.46'
Building Height	30	UNKNOWN	29'-6 1/2"
Number of Stories	2 1/2	2	2 1/2
Front Yard Setback	36.49'	26.4'	36'.5"
Corner Side Yard Setback	N/A	N/A	N/A
Interior Side Yard Setback	MIN. 11.5'/ MAX 15.91'	14.65'/16.37'	11.65'/16.0'
Rear Yard Setback	50'	37'	122.80'
Maximum Floor Area Ratio (F.A.R.)*	5,764.39 SQ.FT.	UNKNOWN	5,757.5 SQ.FT.
Maximum Total Building Coverage*	4,754.58 SQ.FT.	3,065 SQ.FT.	3,562 SQ.FT.
Maximum Total Lot Coverage*	9,509.15 SQ.FT.	5,903 SQ.FT.	3,766.9 SQ.FT.
Parking Requirements	N/A	N/A	N/A
Parking front yard setback	N/A	N/A	N/A
Parking corner side yard setback	N/A	N/A	N/A
Parking interior side yard setback	N/A	N/A	N/A
Parking rear yard setback	N/A	N/A	N/A
Loading Requirements	N/A	N/A	N/A
Accessory Structure Information	1908.13 SQ.FT.	675 SQ.FT.	306 SQ.FT.

* Must provide actual square footage number and percentage.

Where any lack of compliance is shown, state the reason and explain the Village's authority, if any, to approve the application despite such lack of compliance: _____

CERTIFICATION

The Applicant hereby acknowledges and agrees that:

A. The statements contained in this application are true and correct to the best of the Applicant's knowledge and belief;

B. The Applicant will provide the Village with all additional information, as required, prior to the consideration of, or action on, this application;

C. The Applicant shall make the property that is the subject of this application available for inspection by the Village at reasonable times;

D. If any information provided in this application changes or becomes incomplete or inapplicable for any reason following submission of this application, the Applicant shall submit a supplemental application or other acceptable written statement containing the new or corrected information as soon as practicable but not less than ten days following the change, and that failure to do so shall be grounds for denial of the application; and

E. If the Applicant fails to provide any of the requested information, or any other requested information by the Boards, Commissions, and/or Staff, then the applicant will not be considered.

☒ **INDIVIDUAL OWNERS**

(Atty)

Signature of Applicant

Signature of Applicant

☐ **CORPORATION**

Signature of Applicant's President

Signature of Applicant's Secretary

☐ **PARTNERSHIP**

Signature of Applicant

Signature of Applicant

Signature of Applicant

Signature of Applicant

LAND TRUST

Signature

OTHER

Signature of Authorized Officer

SUBSCRIBED AND SWORN
to before me this 16th day of
March, 2020.

Lani Pietrantonio
Notary Public

"OFFICIAL SEAL"
LANI PIETRANTONIO
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 9/20/2023

1/2

2018-04219-PT

TRUSTEES' DEED

FRED BUCHOLZ, RECORDER
DUPAGE COUNTY ILLINOIS
01/02/2019 03:46 PM
RHSP
COUNTY TAX STAMP FEE 552.50
STATE TAX STAMP FEE 1,105.00

DOCUMENT # R2019-000234

Property:
324 S. Elm Street
Hinsdale, IL 60521
PIN: 09-12-212-010

Subsequent Tax Bills To:
Andrew and Julie Grieve
324 S. Elm Street
Hinsdale, IL 60521

GRANTORS, **HOWARD R. JONES, as Trustee of The Howard R. Jones Revocable Living Trust Dated June 20, 1994 (As Amended/Restated February 21, 2017)** and **BARBARA A. JONES, as Trustee of the Barbara A. Jones Revocable Trust dated June 20, 1994 (As Amended/Restated February 21, 2017)**, husband and wife, now of Hinsdale, Illinois, in consideration of Ten Dollars in hand paid and other good and valuable consideration, hereby convey, with covenants of warranty of title to GRANTEES **ANDREW J. GRIEVE** and **JULIE ~~M.~~ GRIEVE**, husband and wife, now of Hinsdale, Illinois, to hold as ~~**Tenants by the Entirety**~~, the above-referenced Property located in DuPage County, Illinois, which is legally described in Exhibit "A" attached. Joint Tenants with rights of survivorship

DATED this 27th day of December, 2018.

PREMIER TITLE

THE HOWARD R. JONES REVOCABLE LIVING TRUST DATED JUNE 20, 1994 (As Amended/Restated February 21, 2017)

By: Howard R. J
Howard R. Jones, Trustee

THE BARBARA A. JONES REVOCABLE LIVING TRUST DATED JUNE 20, 1994 (As Amended/Restated February 21, 2017)

By: Barbara A. Jones
Barbara A. Jones, Trustee

State of Illinois, County of DuPage) ss.

I, the undersigned, a Notary Public in and for said County and State, **DO HEREBY CERTIFY** that **Howard R. Jones** and **Barbara A. Jones**, husband and wife, now of Hinsdale, Illinois, personally known to me to be the same persons whose names are subscribed to the foregoing instrument **as Trustee of The Howard R. Jones Revocable Living Trust Dated June 20, 1994 (as Amended/Restated February 21, 2017)** and **the Barbara A. Jones Revocable Living Trust dated June 20, 1994, (As Amended/Restated February 21, 2017)** respectively (or having produced sufficient identification), appeared before me this day in person and acknowledged signing the said instrument as a free and voluntary act individually as Trustees and on behalf of such Trusts, for the uses and purposes therein set forth.

Given under my hand and official seal
this 27th day of December, 2018.

BRIAN J MULHERN
Official Seal
Notary Public - State of Illinois
My Commission Expires Mar 11, 2022

Brian J. Mulhern
Notary Public

Prepared by: Brian J. Mulhern, ~~15 Salt Creek Lane, Suite 200,~~ Hinsdale, IL 60521 (630) 850-9550
~~Upon Recording, Mail to~~: Thomas Anselmo; Anselmo Lindberg & Associates, LLC;
1771 W. Diehl Road, Suite 250, Naperville, IL 60563

MAIL TO:
PREMIER TITLE
1000 JORIE BLVD., SUITE 136
OAK BROOK, IL 60523
630-571-2111

Attachment 1

EXHIBIT "A"
Legal Description

File No.: 2018-04219-PT

THAT PART OF LOT 1 DESCRIBED BY BEGINNING AT A POINT ON THE WEST LINE OF SAID LOT 1, 64.5 FEET NORTH OF THE SOUTHWEST CORNER THEREOF AND RUNNING THENCE SOUTH 64.5 FEET TO THE SOUTHWEST CORNER OF SAID LOT; THENCE EAST ON THE SOUTH LINE, 222.0 FEET TO THE SOUTHEAST CORNER OF SAID LOT; THENCE NORTH ON THE EASTERLY LINE OF SAID LOT, 105.0 FEET; THENCE WESTERLY ON A STRAIGHT LINE TO THE PLACE OF BEGINNING, IN BLOCK 6 IN W. ROBBIN'S PARK ADDITION TO HINSDALE, BEING A SUBDIVISION OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 AND OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 12, 1871 AS DOCUMENT 14048, IN DUPAGE COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 324 S. Elm Street, Hinsdale, IL 60521

PERMANENT INDEX NO.: 09-12-212-010

Subject only to: Real estate taxes for 2018 and subsequent years; Covenants, conditions restrictions and easements of record.

VILLAGE OF HINSDALE
HISTORIC PRESERVATION COMMISSION
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

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Address of Property under review: 324 S. Elm Street, Hinsdale, IL 60521
Property Identification Number: 09-12-212-0000

I. GENERAL INFORMATION

1. Applicants Name: Andrew Grieve
   Address: 609 S. Bruner Street
   Hinsdale. IL 60521
   Telephone Number: (312) 731-1615

2. Owner of Record (if different from applicant): _____
   Address: _____
   Telephone Number: _____

3. Others involved in project (include, name, address and telephone number):
   Architect: _____
   Attorney: Peter Coules. Jr., Donatelli & Coules, Ltd. - (630) 920-0406
   15 Salt Creek Lane, Suite 312, Hinsdale, IL 60521
   Builder: Greenside Design Build. LLC - (630) 913-1385
   7320 S. Madison Street, Suite 300, Willowbrook, IL 60527
   Engineer: _____

II. SITE INFORMATION

1. Describe the existing conditions of the property: Fair condition. The interior and exterior needs to be almost completely replaced. Plus change of floor plan, including ceilings, floors, walls, staricases and doorways.
2. Property Designation:

   Listed on the National Register of Historic Places? ____ YES ___x___ NO

   Listed as a Local Designated Landmark? ____ YES ___x___ NO

   Located in a Designated Historic District? ___x___ YES ____ NO

3. Description of work proposed. *(Please submit a description of the proposed alterations and/or additions. Attach additional sheets, and photographs, as necessary).*

Demolition of existing home. No plans or approval for new construction. We are Requesting demolition before plans for the safety and security of the home and property

4. Successive Applications. Has all or any part of the property been the subject of another application for a Certificate of Appropriateness under Title XIV of the Village Code of Hinsdale within the last two years?

__x__ No _____ Yes

If yes, state the date of the formal hearing and a statement explaining any relevant evidence supporting, the reasons why the Applicant believes the Village should consider this application at this time, pursuant to Section 14-3-10 of the Village Code. _____

CERTIFICATION

The Applicant hereby acknowledges and agrees that:

A. The statements contained in this application are true and correct to the best of the Applicant's knowledge and belief;

B. The Applicant will provide the Village with all additional information, as required, prior to the consideration of, or action on, this application;

C. The Applicant shall make the property that is the subject of this application available for inspection by the Village at reasonable times;

D. If any information provided in this application changes or becomes incomplete or inapplicable for any reason following submission of this application, the Applicant shall submit a supplemental application or other acceptable written statement containing the new or corrected information as soon as practicable but not less than ten days following the change, and that failure to do so shall be grounds for denial of the application; and

E. If the Applicant fails to provide any of the requested information, or any other requested information by the Boards, Commissions, and/or Staff, then the applicant will not be considered.

☒ **INDIVIDUAL OWNERS**

Signature of Applicant

Signature of Applicant

☐ **CORPORATION**

Signature of Applicant's President

Signature of Applicant's Secretary

☐ **PARTNERSHIP**

Signature of Applicant

Signature of Applicant

Signature of Applicant

Signature of Applicant

LAND TRUST

Signature

OTHER

Signature of Authorized Officer

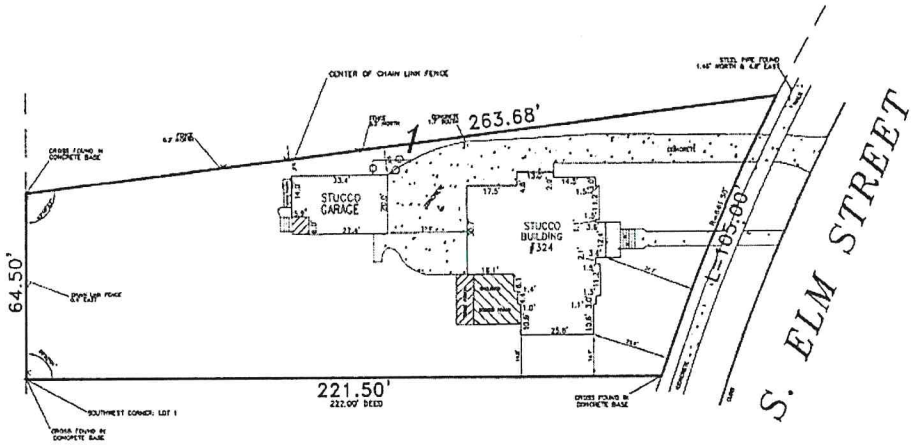
SUBSCRIBED AND SWORN
to before me this _____ day of

_____, _____.

Notary Public

PLAT OF SURVEY

THAT PART OF LOT 1 DESCRIBED BY BEGINNING AT A POINT ON THE WEST LINE OF SAID LOT 1, 64.5 FEET NORTH OF THE SOUTHWEST CORNER THEREOF AND RUNNING THENCE SOUTH 64.5 FEET TO THE SOUTHWEST CORNER OF SAID LOT; THENCE EAST ON THE SOUTH LINE, 222.0 FEET TO THE SOUTHEAST CORNER OF SAID LOT; THENCE NORTH ON THE EASTERLY LINE OF SAID LOT, 105.0 FEET; THENCE WESTERLY ON A STRAIGHT LINE TO THE PLACE OF BEGINNING, IN BLOCK 6 IN W. ROBBINS' PARK ADDITION TO HINSDALE, BEING A SUBDIVISION OF THE SOUTH HALF OF THE NORTHEAST QUARTER AND OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 12, 1871 AS DOCUMENT 14048, IN DUPAGE COUNTY, ILLINOIS.



NOTES:

1. AREA: 19,010 SQ FT MORE OR LESS

PREPARED FOR: BRIAN J. MULHERN, P.C.

Urchell and Associates, Inc.
Land Surveying Services

PHONE 708.925.7155
FAX 773.295.9500
WEBSITE www.urchellandassociates.com

DESIGN FIRM REGISTRATION #184-004894

ROBERT J. URCHELL 3438 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS CHICAGO, ILLINOIS

0 20 40
SCALE

FIELD WORK COMPLETED: 12/27/18

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS STANDARDS FOR A BOUNDARY SURVEY.

DATED: 12/27/18

NO IMPROVEMENTS SHOULD BE CONSTRUCTED ON THE BASIS OF THIS PLAT ALONE. FIELD MONUMENTATION OF CRITICAL POINTS SHOULD BE ESTABLISHED PRIOR TO COMMENCEMENT OF CONSTRUCTION.

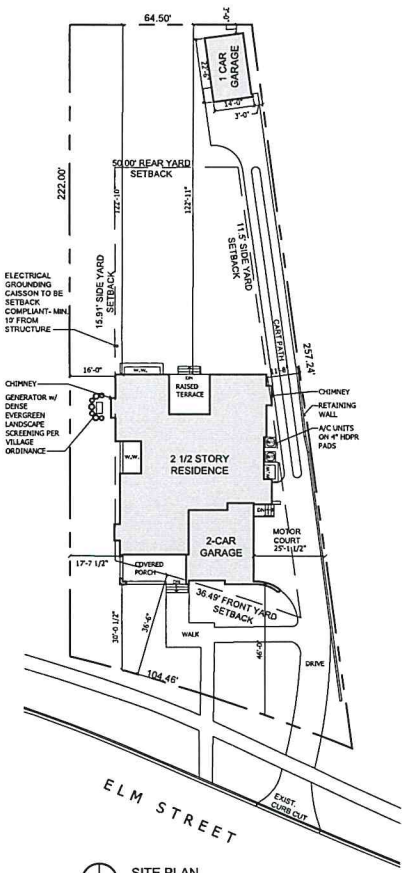
FOR BUILDING LINE AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR DEED, ABSTRACT, TITLE POLICY, CONTRACTS AND LOCAL BUILDING AND ZONING ORDINANCES.

ROBERT J. URCHELL I.P.L.S. No. 3438
LICENSE RENEWAL DATE: NOVEMBER 30, 2020
SURVEY No. 18-11-010

Attachment 1

[moment] DESIGN
ARCHITECTURE + INTERIORS

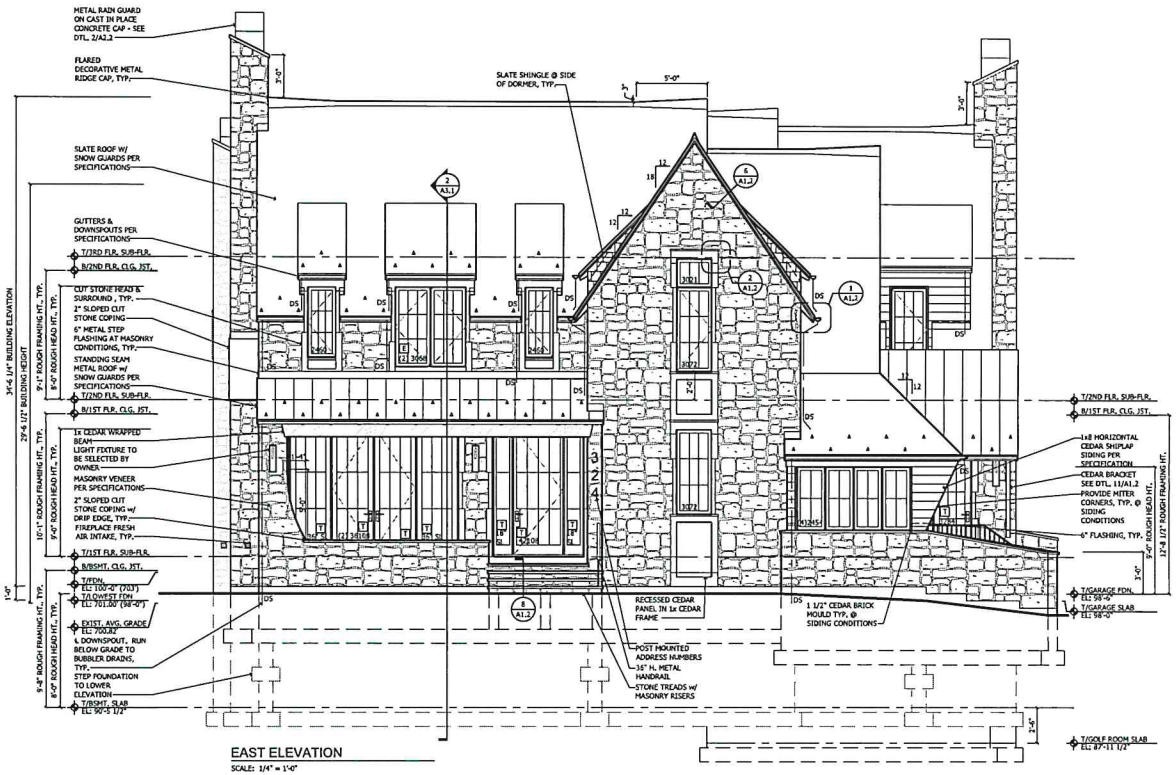
grieve house
324 S ELM STREET
HINSDALE, IL
05 18 20 18 53



SITE PLAN
SCALE: 1" = 20'-0"

LEGAL DESCRIPTION:
THAT PART OF LOT 1 DESCRIBED BY BEGINNING AT A POINT ON THE WEST LINE OF SAID LOT 1, 64.5 FEET NORTH OF THE SOUTHWEST CORNER THEREOF AND RUNNING THENCE SOUTH 64.5 FEET TO THE SOUTHWEST CORNER OF SAID LOT; THENCE EAST ON THE SOUTH LINE, 222.0 FEET THE SOUTHEAST CORNER OF SAID LOT; THENCE NORTH ON THE EASTERLY OF SAID LOT , 105.0 FEET; THENCE WESTERLY ON A STRAIGHT LINE TO THE PLACE OF BEGINNING, IN BLOCK 6 IN W. ROBBINS' PARK ADDITION TO HINSDALE, BEING A SUBDIVISION OF THE SOUTH HALF OF THE NORTEAST QUARTER AND OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 12, 1871 AS DOCUMENT 14048, IN DUPAGE COUNTY, ILLINOIS.

POST OFFICE ADDRESS:
324 ELM STREET,
HINSDALE, IL 60521



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

GENERAL NOTES

A. GENERAL REQUIREMENTS

1. NOTIFY ARCHITECT IMMEDIATELY WHERE CONFLICTS MAY ARISE BETWEEN ARCHITECTS DOCUMENTS AND OWNER'S CONSULTANTS DOCUMENTS.
2. ALL EQUIPMENT AND APPLIANCES SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS.
3. ALL INTERIOR AND EXTERIOR FRAME WALLS TO BE 2 X 6 STUDS AT 16" O.C. WALLS DRAWN NOMINALLY AT 6 1/2" ASSUME 2 X 6 STUD WALL WITH G.W.B. OR SHEATHING BOTH SIDES PER SPECIFICATION.
4. ALL WINDOW/ FRENCH DOOR SIZE DESIGNATIONS SHOWN ARE TO BE FRAME SIZE IN INCHES. G.C. TO COORDINATE ACTUAL WINDOW UNITS AND OPENINGS WITH MANUFACTURER.
5. BLOWER DOOR TEST TO BE PERFORMED IN ACCORDANCE WITH IECC 2018 402.4.
6. NEW CONSTRUCTION TO COMPLY WITH IECC 2018 PRESCRIPTIVE METHOD.
7. BUILDING THERMAL ENVELOPE SHALL BE CONSTRUCTED TO LIMIT AIR LEAKAGE IN ACCORDANCE WITH 2018 IECC SECTIONS R402.4.1 THROUGH R402.4.4.
8. THE BUILDING THERMAL ENVELOPE AND DUCT SYSTEMS SHALL BE TESTED TO VERIFY AIR LEAKAGE IS IN COMPLIANCE WITH 2015 IECC. TESTS TO BE WITNESSED BY THE BUILDING INSPECTOR AND TEST REPORTS ARE TO BE SUPPLIED TO THE COMMUNITY DEVELOPMENT DEPARTMENT. R402.1.1.2.
9. ENGINEERED LUMBER SHALL NOT BE CUT, DRILLED, OR NOTCHED UNLESS SPECIFIED.

B. FIRE RATINGS

1. SPACE BETWEEN FLOOR AND EXTERIOR WALL AND AT ALL OPENINGS IN THE FLOOR, INCLUDING SPACE BETWEEN DUCTS, CONDUIT, PIPING, ETC., EXCEPT WHEN COMPLETELY ENCLOSED BY FIRE RATED CONSTRUCTION, SHALL BE SAFED OFF (FILLED) WITH APPROVED SAFING MATERIAL TO MAINTAIN THE CONTINUITY OF THE FLOOR FIRE RATING. ALL JOINTS OF ANY ELEMENT OF CONSTRUCTION SHALL BE TIGHT AND PREVENT THE PASSAGE OF SMOKE OR FLAME.
2. ALL PIPING, DUCTS, ETC., THAT PENETRATE FLOOR SLABS AND WALLS SHALL BE INSTALLED IN A MANNER THAT WILL PRESERVE THE FIRE RESISTIVE AND STRUCTURAL INTEGRITY OF THE BUILDING.
3. DRAFTSTOPPING MATERIALS SHALL NOT BE LESS THAN 1/2" MIN. G.W.B., 3/8" WOOD STRUCTURAL PANELS, OR 3/8" TYPE 2-M-W PARTICLEBOARD TO BE INSTALLED PARALLEL TO FLOOR FRAMING MEMBERS PER IRC R302.12. DRAFTSTOPPING TO BE PROVIDED AT THE FOLLOWING LOCATIONS:
   A. CONCEALED SPACES OF STUDS, WALL AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING & FLOOR LEVEL.
   B. ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES, SUCH AS OCCURS AT SOFFITS, DROP CEILINGS, COVE CEILINGS, ETC.
   C. CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN.
   D. OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS & FIREPLACES AT CEILING AND FLOOR LEVEL, WITHOUT NONCOMBUSTIBLE MATERIALS.
   E. CONCEALED SPACE BECAUSE OF DROPPED CEILINGS OR SOFFITS IN THE BASEMENT OVER ONE THOUSAND (1000) SQ. FT. SHALL BE DRAFT STOPPED INTO EQUAL AREAS PER IRC R302.12.
4. FIRERLOCKING SHALL BE PROVIDED IN FLOOR CONSTRUCTION AND FLOOR-CEILING ASSEMBLIES PER IRC R602.8.
5. COMBUSTIBLE INSULATION SHALL MAINTAIN A 3" CLEARANCE FROM RECESSED LIGHTING FIXTURES UNLESS DEVICES ARE LISTED FOR LESSER CLEARANCE
6. INSULATION MATERIALS INSTALLED WITHIN FLOOR-CEILING ASSEMBLIES, CRAWL SPACES AND ATTICS SHALL HAVE A FLAME SPREAD INDEX NOT TO EXCEED 25 WITH AN ACCOMPANYING SMOKE DEVELOPED INDEX NOT TO EXCEED 450 WHEN TESTED IN ACCORDANCE WITH ASTM E84.

C. MUNICIPALITY NOTES

1. WATER SERVICE FROM MAIN TO BUILDING TO BE INSTALLED BY A LICENSED PLUMBER.
2. ABOVE GROUND WATER PIPING TO BE TYPE L, TYPE K COPPER OR GALVANIZED STEEL PER HINSDALE LOCAL ORDINANCE.
3. COPPER PIPING WILL NOT BE ACCEPTED FOR WASTE OR VENT PIPING PER HINSDALE LOCAL ORDINANCE.
4. DUCT SYSTEMS SHALL BE SUPPORTED AT A MAXIMUM OF 10' INTERVALS. DUCT SYSTEM JOINTS AND SEAMS SHALL BE MADE AIR TIGHT BY MEANS OF TAPE AND SHALL BE MECHANICALLY FASTENED BY THREE (3) SCREWS EVENLY SPACED PER THE IRC M1601.3.
5. ELECTRIC SERVICE SHALL COMPLY WITH SECTION 9-4-3: SERVICE ENTRANCE CAPACITY AND EQUIPMENT REQUIRED, OF VILLAGE OF HINSDALE, TITLE 9 BUILDING REGULATIONS, CHAPTER 6, ELECTRIC CODE AMENDMENTS.
6. PROVIDE PERMANENTLY AFFIXED CERTIFICATE AT ELECTRICAL PANEL COMPLIANT w/ IECC 2018 SECTION R401.3.

PROJECT DATA

JURISDICTION:	DUPAGE COUNTY,HINSDALE, ILLINOIS	
ZONING:	R-1	
SITE AREA:	19,018.30 SQ.FT.	
ALLOWABLE BLDG. COVERAGE:	4,754.58 SQ.FT.	
ACTUAL BLDG. COVERAGE:	FIRST FLOOR=	3,181.8 SQ.FT.
	PORCHES=	274.2 SQ.FT.
		-200 SQ.FT.
	GARAGE=	306 SQ.FT.
	TOTAL=	3,562 SQ.FT.
ALLOWABLE ACCESSORY USE:	1,908.13 SQ.FT.	
ACTUAL ACCESSORY USE:	GARAGE=	306 SQ.FT.
ALLOWABLE LOT COVERAGE:	9,509.15 SQ.FT.	
ACTUAL LOT COVERAGE:	3,766.9 SQ.FT.	
ALLOWABLE F.A.R.:	5,764.39 SQ.FT.	
ACTUAL F.A.R.	CELLAR=	0 SQ.FT.
	FIRST FLOOR=	3,181.8 SQ.FT.
	SECOND FLOOR=	2,269.9 SQ.FT.
	THIRD FLOOR=	0 SQ.FT.
	GARAGE=	306 SQ.FT.
	TOTAL=	5,757.5 SQ.FT.
AVERAGE EXTG. GRADE:	HOUSE=	700.82'
	GARAGE=	698.73'2'
BUILDING HEIGHT:	HOUSE=	29'-6 1/2"
	GARAGE=	14'-1"
BUILDING ELEVATION:	34'-6 1/4"	
TYPE OF CONSTRUCTION:	MASONRY / WOOD FRAME	

CODE INFORMATION

ALL CONSTRUCTION AND MATERIALS USED SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE LATEST EDITION AS NOTED OF THE FOLLOWING APPLICABLE CODES:

A. 2006 INTERNATIONAL BUILDING CODE
B. 2006 INTERNATIONAL RESIDENTIAL CODE
C. 2006 INTERNATIONAL PROPERTY MAINTENANCE CODE
D. 2014 ILLINOIS PLUMBING CODE
E. 2006 INTERNATIONAL PLUMBING CODE
F. 2005 NFPA NATIONAL ELECTRICAL CODE
G. 2003 NFPA 101 LIFE SAFETY CODE
H. 2006 INTERNATIONAL FIRE CODE
I. 2006 INTERNATIONAL MECHANICAL CODE
J. 2006 INTERNATIONAL FUEL GAS CODE
K. VILLAGE OF HINSDALE ORDINANCES
L. INTERNATIONAL ENERGY CONSERVATION CODE 2018 & ILLINOIS AMENDMENTS
M. ILLINOIS ACCESSIBILITY CODE - CURRENT EDITION
N. ALL OTHER APPLICABLE MUNICIPAL, STATE, AND FEDERAL REGULATIONS HAVING JURISDICTION.

SHEET INDEX

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A1.2 EXTERIOR ELEVATION & DETAILS
A1.3 EXTERIOR ELEVATION, GARAGE PLANS & ELEVATIONS
A1.4 EXTERIOR ELEVATION, LIGHT-VENT & PLUMBING RISER DIAGRAMS
A2.1 LOWER LEVEL FLOOR PLAN & WALL SECTION
A2.2 FIRST FLOOR PLAN & DETAILS
A2.3 SECOND FLOOR PLAN
A2.4 THIRD FLOOR PLAN
A2.5 ROOF PLAN & DETAILS
A3.1 WALL SECTIONS
A5.1 SPECIFICATION
S1.1 FOUNDATION & FIRST FLOOR FRAMING PLAN & DETAILS
S1.2 SECOND FLOOR FRAMING PLAN & DETAILS
S1.3 THIRD FLOOR FRAMING PLAN
S1.4 THIRD FLOOR CEILING FRAMING PLAN
S1.5 ROOF FRAMING PLAN & DETAILS
E1.1 LOWER LEVEL SCHEMATIC ELECTRICAL PLAN
E1.2 FIRST FLOOR SCHEMATIC ELECTRICAL PLAN
E1.3 SECOND FLOOR SCHEMATIC ELECTRICAL PLAN
E1.4 THIRD FLOOR SCHEMATIC ELECTRICAL PLAN
R1.1 FIRST FLOOR OVERLAY PLAN
R1.2 SECOND FLOOR OVERLAY PLAN
R1.3 THIRD FLOOR OVERLAY PLAN

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IL DESIGN FIRM NO. 184.007497

GRIEVE HOUSE
324 ELM STREET HINSDALE, IL

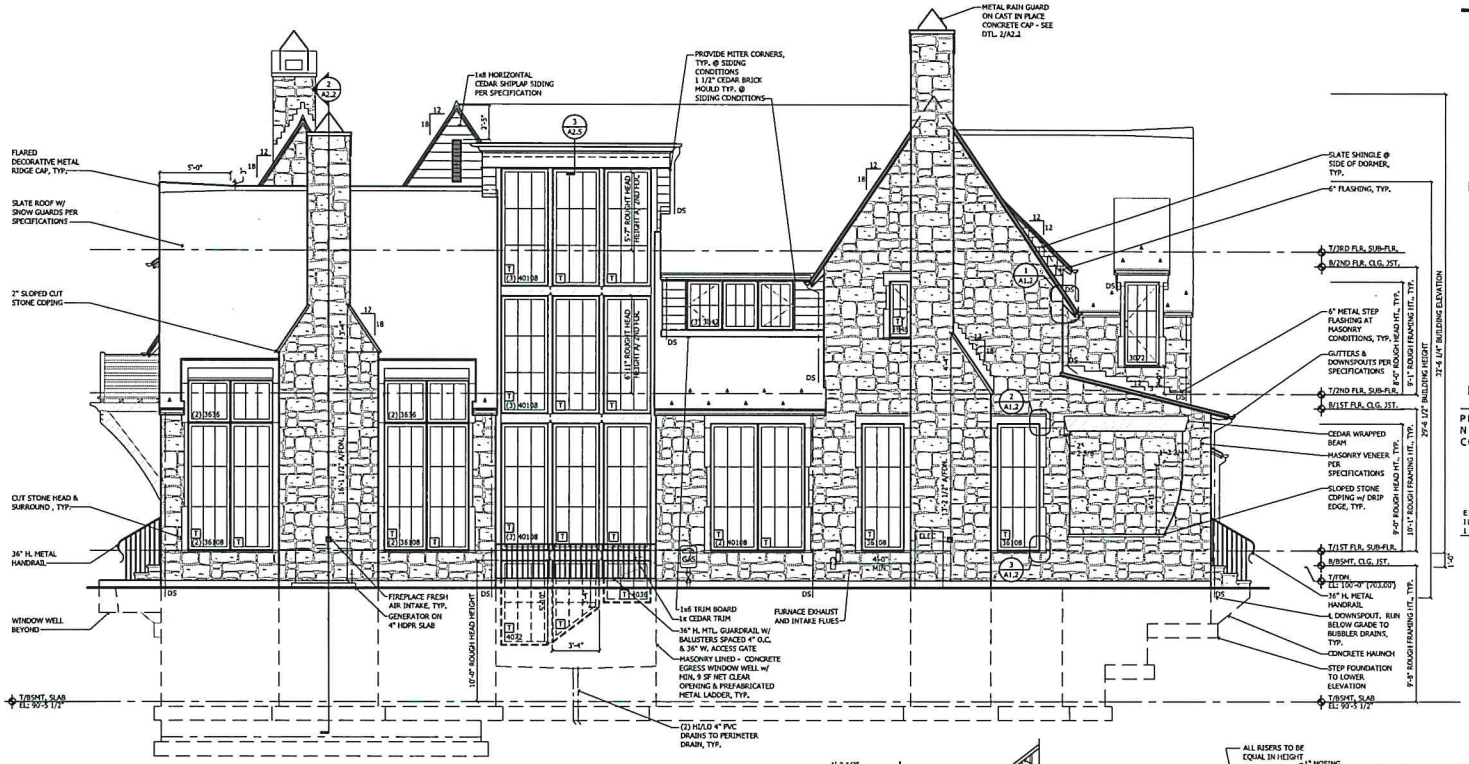
ISSUE/REVISION:

JOB NUMBER: 18 53
DATE: 03 02 20

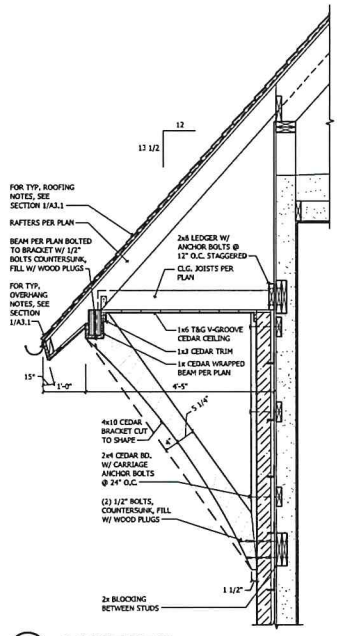
EXTERIOR ELEVATION, SITE PLAN & GENERAL NOTES

A1.1

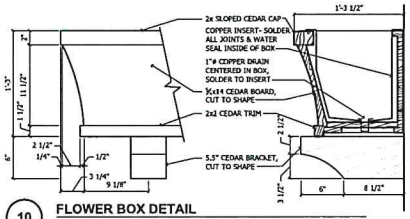
Attachment 1



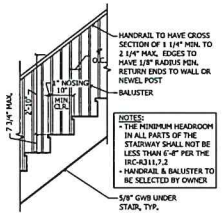
SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



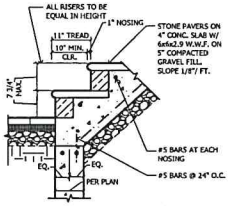
11 BRACKET DETAIL
SCALE:3/4" = 1'-0"



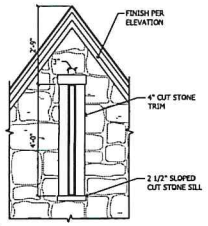
10 FLOWER BOX DETAIL
SCALE:1 1/2" = 1'-0"



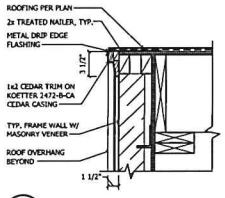
9 TYP. STAIR DETAIL
SCALE:1/2" = 1'-0"



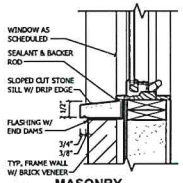
8 MASONRY STEP DETAIL
SCALE:3/4" = 1'-0"



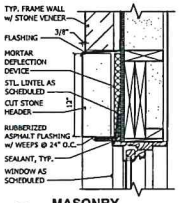
7 MASONRY REVEAL DETAIL
SCALE:1/2" = 1'-0"



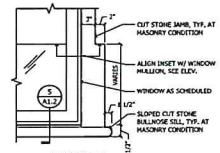
6 MASONRY RAKE DETAIL
SCALE:1 1/2" = 1'-0"



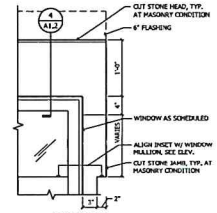
5 MASONRY SILL DETAIL
SCALE:1 1/2" = 1'-0"



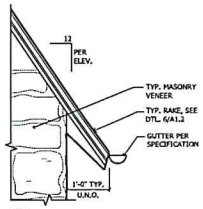
4 MASONRY HEAD DETAIL
SCALE:1 1/2" = 1'-0"



3 TYPICAL WINDOW SILL ELEV.
SCALE:1" = 1'-0"



2 TYPICAL WINDOW HEAD ELEV.
SCALE:1" = 1'-0"



1 TYP. EAVE DETAIL
SCALE:3/4" = 1'-0"

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324 S ELM STREET HINSDALE, IL

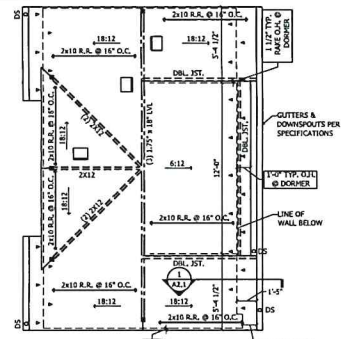
ISSUE/REVISION:

JOB NUMBER: 18 53
DATE: 03 02 20

EXTERIOR ELEVATION & DETAILS

A1.2

Attachment 1

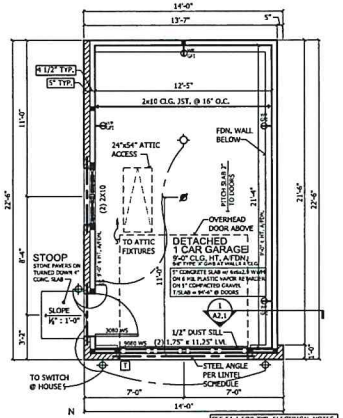


ROOF PLAN
SCALE: 1/4" = 1'-0"
AREA: 355.64 SQ. FT.

FOR TYP. ROOFING NOTES SEE A2.5

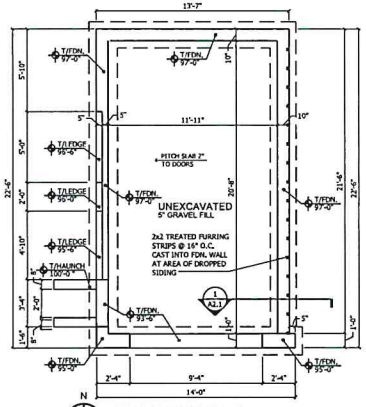
ROOF VENTILATION SCHEDULE:
ROOF AREA: 355.64 SQ. FT.
REQUIRED ROOF VENTING: 1:150 = 2.37 SQ. FT.
PROVIDED ROOF VENTING: 11 SQ. FT.

PROVIDED ROOF VENTING:
SOFFIT VENTS: 8 SQ. FT. NET FREE AREA
RIDGE VENTS: 3 SQ. FT. NET FREE AREA

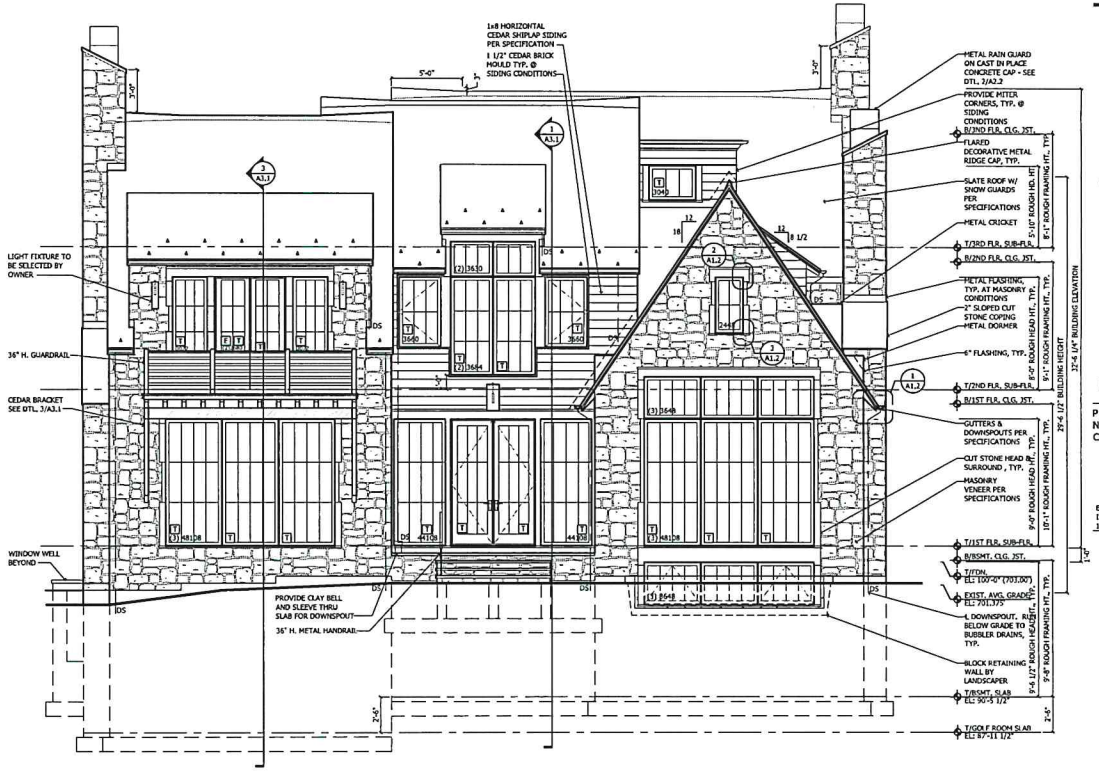


GARAGE PLAN
SCALE: 1/4" = 1'-0"
AREA: 306.00 SQ. FT.

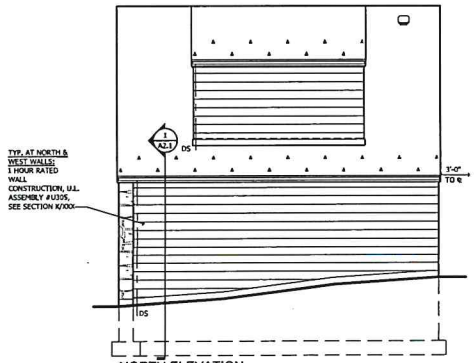
SEE E1.1 FOR TYP. ELECTRICAL NOTES
SEE S1.1 FOR TYP. STRUCTURAL NOTES



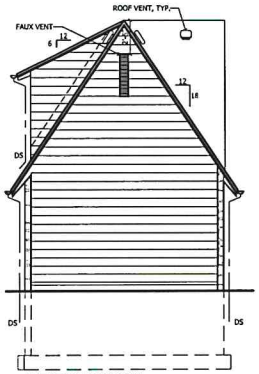
FOUNDATION PLAN
SCALE: 1/4" = 1'-0"
T/FDN: 95'-0" = 698.0'



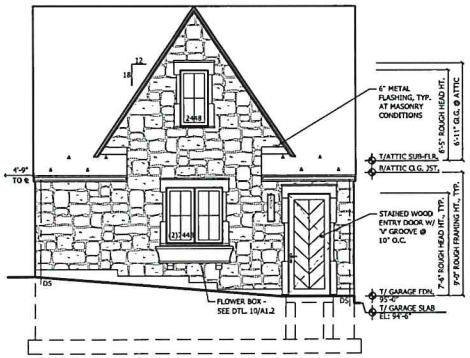
WEST ELEVATION
SCALE: 1/4" = 1'-0"



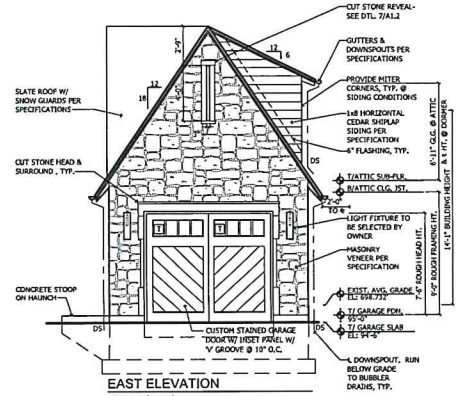
NORTH ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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

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ISSUE/REVISION:

JOB NUMBER: 18 53
DATE: 03 02 20

EXTERIOR ELEVATION, GARAGE PLANS & ELEVATIONS

A1.3

Attachment 1

LIGHT & VENT SCHEDULE

LIGHT REQ'D = 8% OF ROOM AREA
VENT REQ'D = 4% OF ROOM AREA
UNFINISHED BASEMENT LIGHT & VENT REQ'D = 2% OF FLOOR AREA

ROOM NAME	AREA	LIGHT REQ'D	LIGHT ACTUAL	VENT REQ'D	VENT ACTUAL
BASEMENT					
WINE ROOM	76.6 SQ. FT.	6.13 SQ. FT.	ART.	3.06 SQ. FT.	ART.
PLAY ROOM	335.3 SQ. FT.	26.82 SQ. FT.	45.0 SQ. FT.	13.41 SQ. FT.	25.0 SQ. FT.
GAME ROOM	370.8 SQ. FT.	29.66 SQ. FT.	ART.	14.83 SQ. FT.	18.67 SQ. FT.
GOLF ROOM	336.395968 SQ. FT.	26.91 SQ. FT.	ART.	13.46 SQ. FT.	ART.
MEDIA ROOM	395.4 SQ. FT.	31.63 SQ. FT.	ART.	15.82 SQ. FT.	ART.
BEDROOM	167.8 SQ. FT.	13.42 SQ. FT.	19.0 SQ. FT.	6.71 SQ. FT.	25.0 SQ. FT.
BATH	61.5 SQ. FT.	4.92 SQ. FT.	ART.	2.46 SQ. FT.	ART.
FIRST FLOOR					
ENTRY	102.6 SQ. FT.	8.21 SQ. FT.	39.31 SQ. FT.	4.10 SQ. FT.	30.99 SQ. FT.
STUDY	178.0 SQ. FT.	14.24 SQ. FT.	77.57 SQ. FT.	7.12 SQ. FT.	ART.
DINING ROOM	234.0 SQ. FT.	18.72 SQ. FT.	131.17 SQ. FT.	9.36 SQ. FT.	ART.
KITCHEN	519.1 SQ. FT.	41.53 SQ. FT.	91.6 SQ. FT.	20.76 SQ. FT.	54 SQ. FT.
FAMILY ROOM	368.3 SQ. FT.	29.47 SQ. FT.	279 SQ. FT.	14.73 SQ. FT.	ART.
PREP KITCHEN	120.1 SQ. FT.	9.61 SQ. FT.	57.48 SQ. FT.	4.80 SQ. FT.	ART.
POWDER ROOM	35.0 SQ. FT.	2.80 SQ. FT.	ART.	1.40 SQ. FT.	ART.
BUTLER/BAR	56.718745 SQ. FT.	4.54 SQ. FT.	19.16 SQ. FT.	2.27 SQ. FT.	ART.
LIVING ROOM	199.5 SQ. FT.	15.96 SQ. FT.	114.7 SQ. FT.	7.98 SQ. FT.	53.30 SQ. FT.
SECOND FLOOR					
MASTER BEDROOM	321.7 SQ. FT.	25.74 SQ. FT.	90.7 SQ. FT.	12.87 SQ. FT.	94.2 SQ. FT.
MASTER BATH	163.2 SQ. FT.	13.06 SQ. FT.	64.58 SQ. FT.	6.53 SQ. FT.	30 SQ. FT.
BEDROOM 2	178.5 SQ. FT.	14.28 SQ. FT.	21.84 SQ. FT.	7.14 SQ. FT.	30 SQ. FT.
BATH 2	45.7 SQ. FT.	3.66 SQ. FT.	ART.	1.83 SQ. FT.	6 SQ. FT.
BEDROOM 3	202.7 SQ. FT.	16.23 SQ. FT.	25.78 SQ. FT.	8.11 SQ. FT.	27.5 SQ. FT.
BATH 3	43.1 SQ. FT.	3.45 SQ. FT.	5.2 SQ. FT.	1.72 SQ. FT.	8 SQ. FT.
BEDROOM 4	201.2 SQ. FT.	16.10 SQ. FT.	35.72 SQ. FT.	8.05 SQ. FT.	30 SQ. FT.
BATH 4	45.0 SQ. FT.	3.60 SQ. FT.	6.69 SQ. FT.	1.80 SQ. FT.	10 SQ. FT.
THIRD FLOOR					
FITNESS	328.8 SQ. FT.	26.30 SQ. FT.	13.88 SQ. FT.	13.15 SQ. FT.	20 SQ. FT.
BATH	70.9 SQ. FT.	5.67 SQ. FT.	ART.	2.84 SQ. FT.	ART.

* MECHANICAL VENTILATION SYSTEM SHALL BE CAPABLE OF PRODUCING .35 AIR CHANGES PER HOUR. LIGHTING TO BE DESIGNED TO PROVIDE AN AVERAGE ILLUMINATION OF 6 FOOTCANDLES OVER THE ROOM AT A HEIGHT OF 30" ABOVE THE FLOOR

PLUMBING RISER GENERAL NOTES

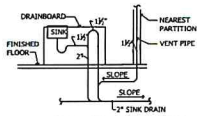
1. ALL SUPPLY PIPING TO BE TYPE "K" COPPER U.N.O..
2. PROVIDE 12" AIR HAMMER AT ALL FIXTURES & AT TOPS OF ALL RISERS-TYPICAL.
3. VERIFY ALL FIXTURE & EQUIPMENT CONNECTION SIZES WITH MANUFACTURER SPECIFICATIONS.
4. ALL WATER CLOSET VENTS SHALL BE 2" MINIMUM.
5. THE DIAMETER OF AN INDIVIDUAL FIXTURE VENT SHALL BE 1 1/4" MINIMUM OR AT LEAST 1/2 THE DIAMETER OF THE DRAIN TO WHICH IT IS CONNECTED, WHICHEVER IS GREATER.
6. ALL UNDERGROUND WASTE PIPING TO BE CAST IRON.
7. ALL GAS POWERED WATER HEATERS, BOILERS, ETC. TO BE VENTED PER CODE.
8. TIE NEW LINES TO EXISTING AS REQUIRED. VERIFY EXISTING CONDITIONS & PIPE SIZES IN FIELD.
9. GC TO COORDINATE REQUIREMENTS / ANY REQUIRED INCREASE IN WATER SERVICE FOR OWNER'S LANDSCAPE SPRINKLER SYSTEM.
10. COPPER LINES SHALL NOT HAVE DIRECT CONTACT W/ SLAB OR CONCRETE WORK..

FIXTURE CONNECTION SIZES & QUANTITIES

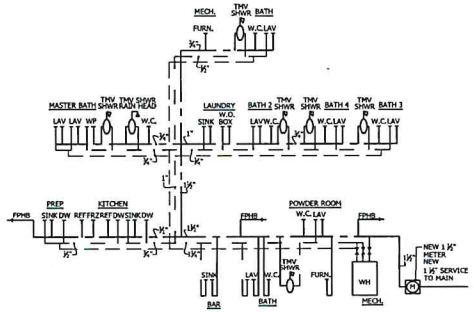
FIXTURE TYPE	FIXTURE COUNT	SUPPLY: SUPPLY FIXTURES PER UNIT			SUPPLY: TOTAL SUPPLY FIXTURE UNITS	SUPPLY: FIXTURE SUPPLY PIPE SIZE	DRAINAGE: DRAINAGE FIXTURES PER UNIT	DRAINAGE: TOTAL DRAINAGE FIXTURE UNITS	DRAINAGE: FIXTURE DRAIN TRAP SIZE
		COLD	HOT	TOTAL					
WATER CLOSET	7	3	0	3	21	3/8"	4	28	3"
LAVATORY	8	0.75	0.75	1	8	3/8"	1	8	1 1/4"
SHOWER STALL / TUB	6	1.5	1.5	2	12	1/2"	3	18	2"
WHIRLPOOL	1	1.5	1.5	2	2	1/2"	3	3	2"
STEAM UNIT	0	1	0	1	0	3/8"	0	0	-
KITCHEN SINK	3	1.5	1.5	2	6	1/2"	2	6	1 1/2"
DISHWASHER	3	0	1	1	3	1/2"	2	6	1 1/2"
LAUNDRY SINK	1	1.5	1.5	3	3	1/2"	2	2	1 1/2"
LAUNDRY DRAIN PAN	1	0	0	0	0	-	3	3	1 1/2"
WASHER OUTLET BOX	1	2.25	2.25	2	2	1/2"	3	3	1 1/2"
FLOOR DRAIN	2	0	0	0	0	-	3	6	2"
HOSE BIBB	3	2.5	0	2.5	8	1/2"	0	0	-
RAINHEAD SHOWER	1	0.5	0.5	1	1	1/2"	3	0	2"
POT FILLER	0	1.5	1.5	3	0	1/2"	-	-	-
TOTAL FIXTURE UNITS:	37				58			83	

NOTE:
ALL SUPPLY & DRAINAGE FIXTURE UNITS, SUPPLY PIPE SIZES, DRAIN TRAP SIZES & VENT SIZES ARE PER ILLINOIS PLUMBING CODE, 2014 EDITION.

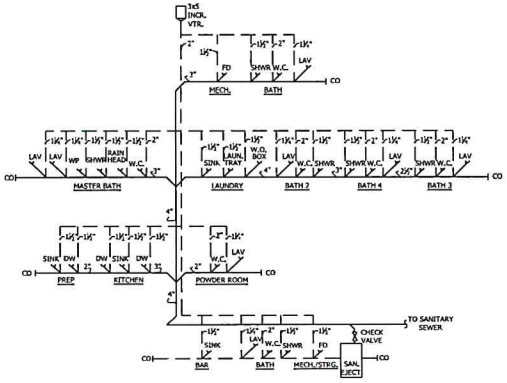
NORTH ELEVATION
SCALE: 1/4" = 1'-0"



ISLAND FIXTURE DETAIL
NOT TO SCALE



DOMESTIC WATER RISER DIAGRAM
NOT TO SCALE



WASTE AND VENT DIAGRAM
NOT TO SCALE

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GRIEVE HOUSE
324 S ELM STREET HINSDALE, IL

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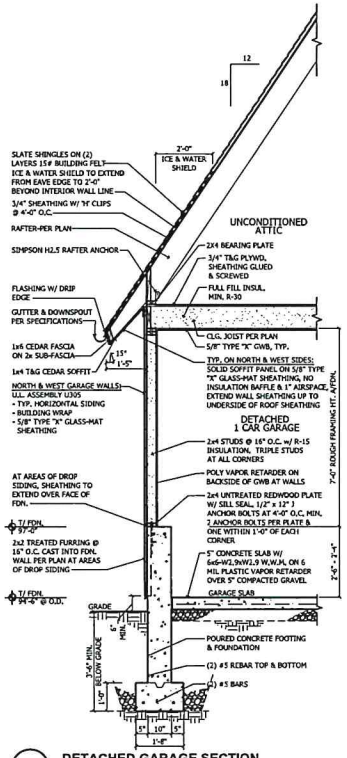
DATE: 03 02 20

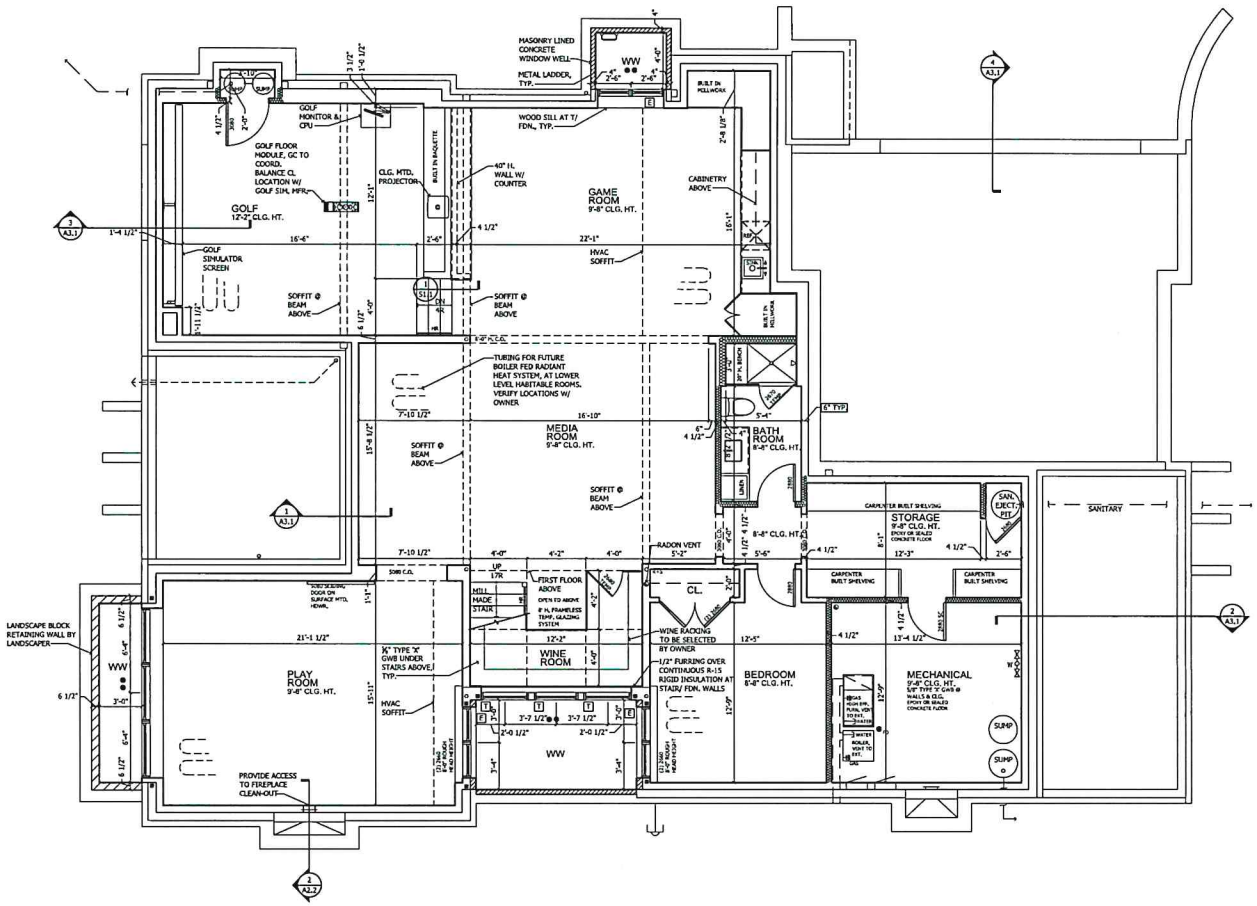
EXTERIOR ELEVATION, LIGHT-VENT & PLUMBING RISER DIAGRAMS

A1.4

Attachment 1



1 **DETACHED GARAGE SECTION**
SCALE: 1/2" = 1'-0"



N

LOWER LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"
FINISHED: 2020.2 SQ. FT.
UNFINISHED: 333.6 SQ. FT.

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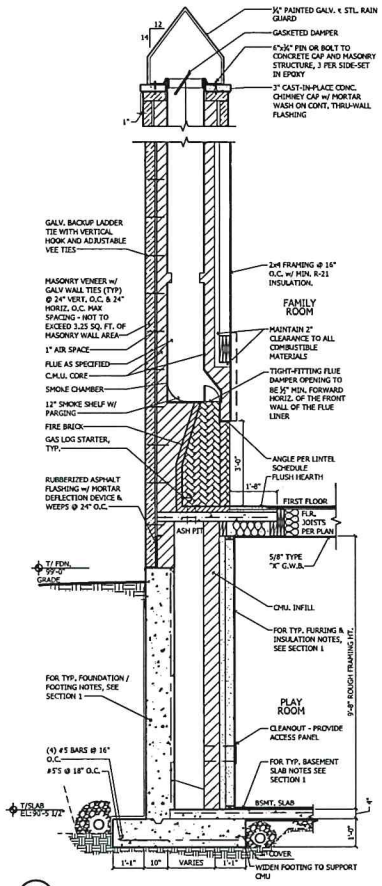
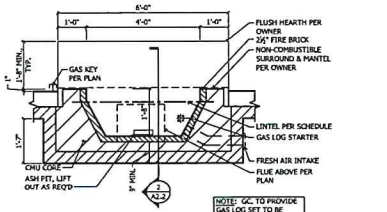
LOWER LEVEL FLOOR PLAN & WALL SECTION

A2.1

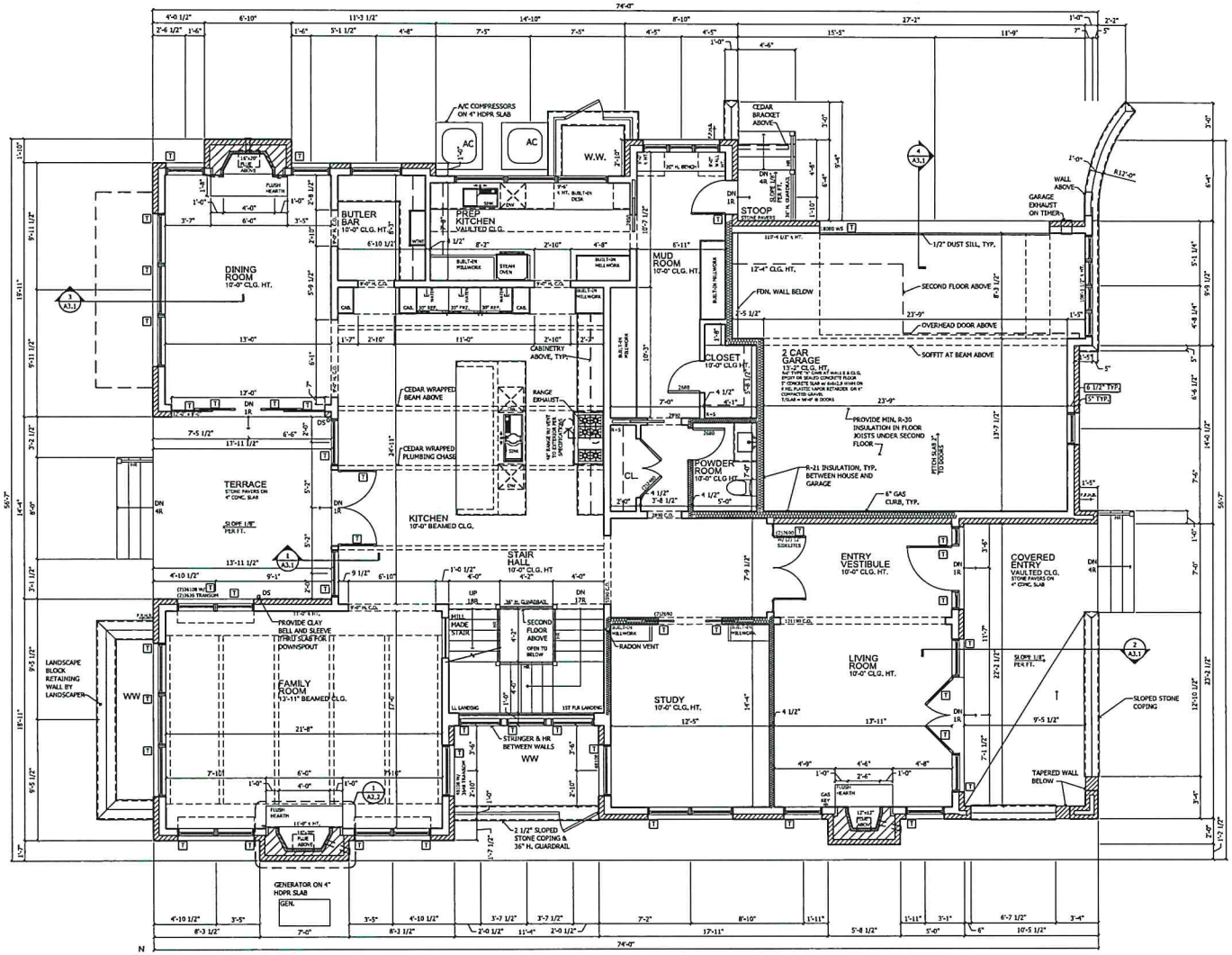
Attachment 1



2 FIREPLACE SECTION
SCALE: 1/2" = 1'-0"



1 FIREPLACE PLAN DETAIL
SCALE: 1/2" = 1'-0"



N

FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

FIRST FLOOR: 2570.7 SQ. FT.
GARAGE: 611.1 SQ. FT.
DETACHED GARAGE: 286 SQ. FT.

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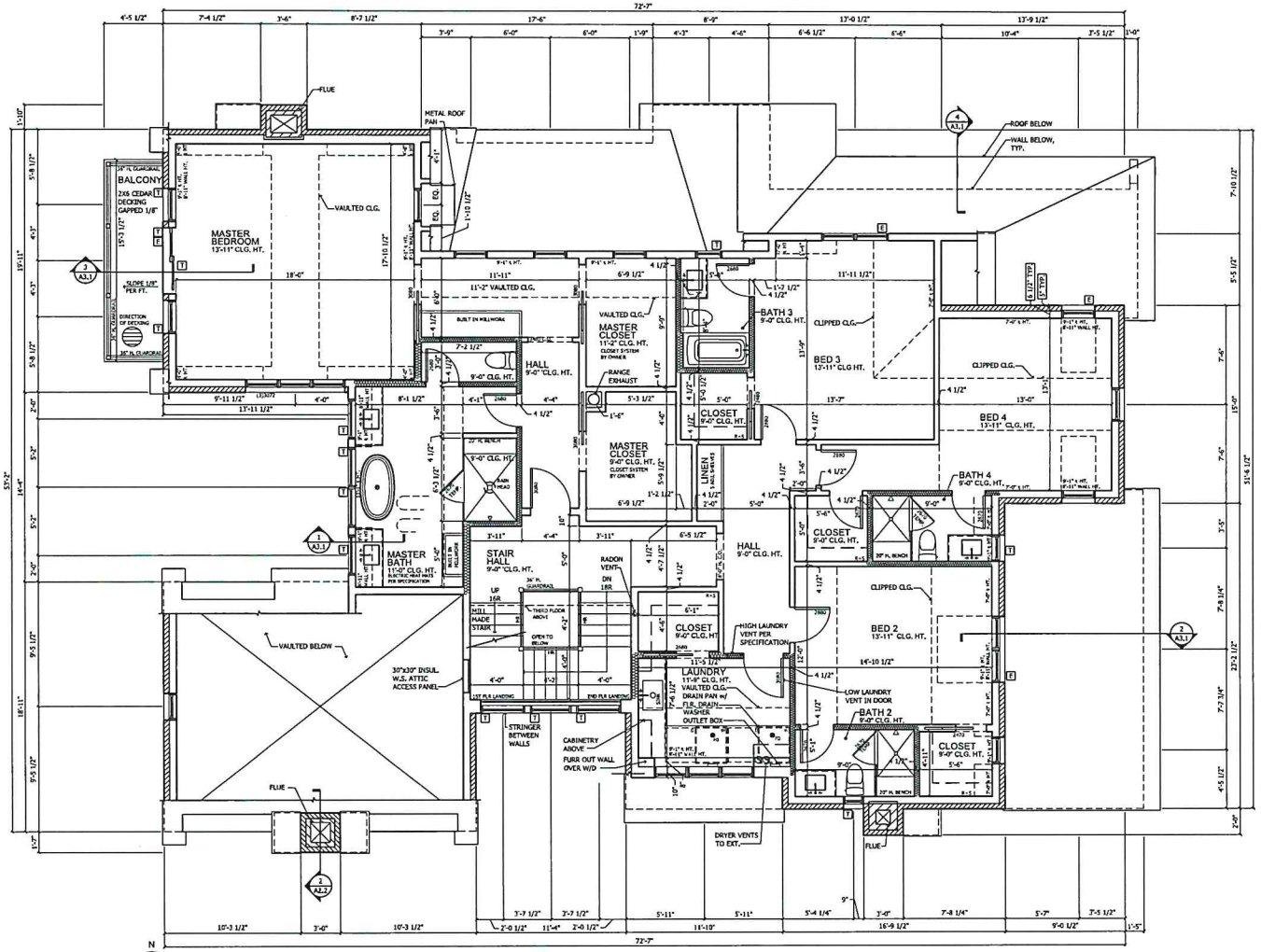
FIRST FLOOR PLAN & DETAILS

A2.2

Attachment 1



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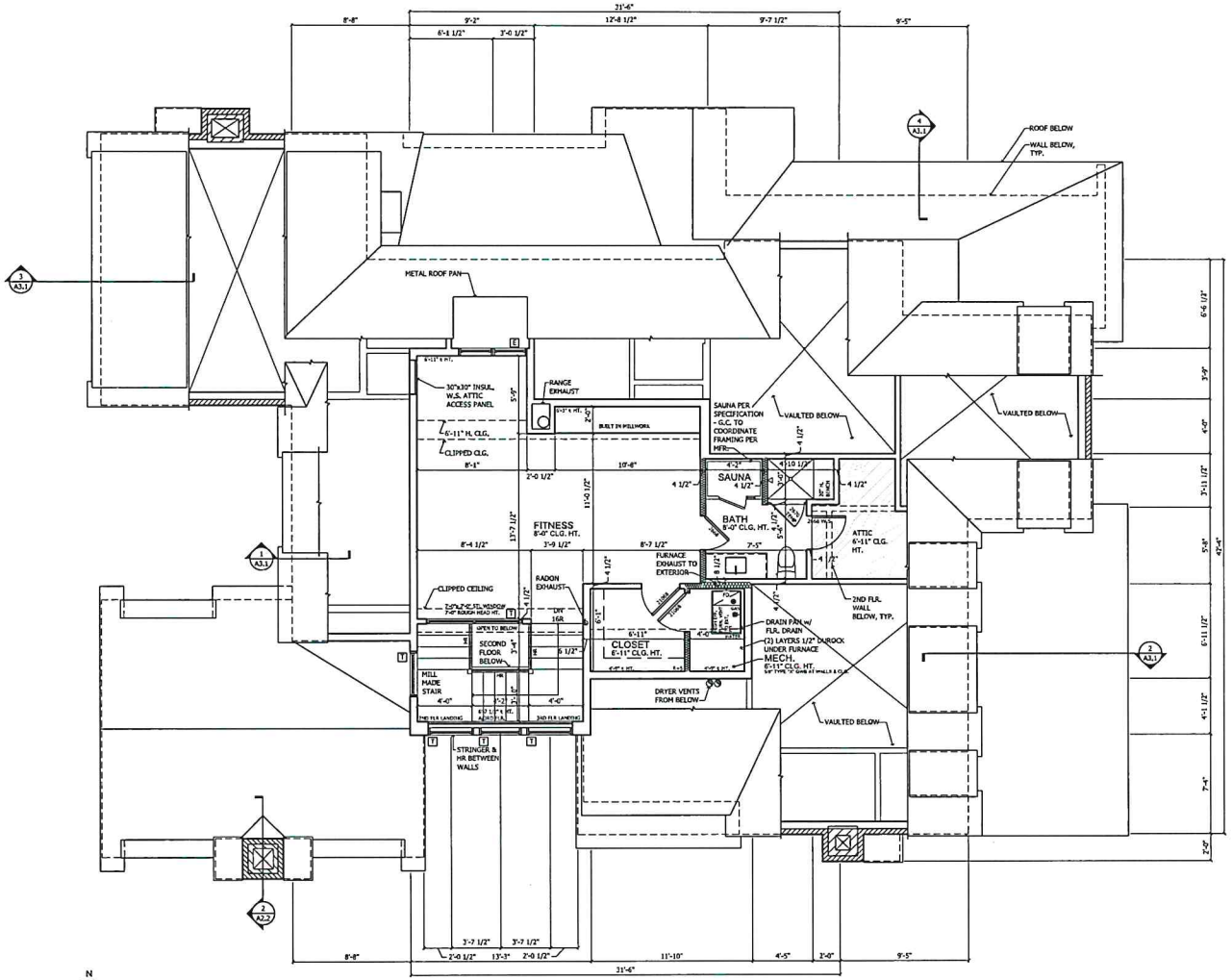
SECOND FLOOR PLAN

A2.3

Attachment 1



N

THIRD FLOOR PLAN

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

FINISHED FLOOR: 604.94 SQ. FT.
UNFINISHED FLOOR: 30.09 SQ. FT.

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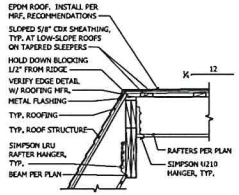
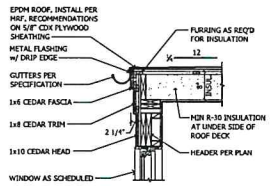
THIRD FLOOR PLAN

A2.4

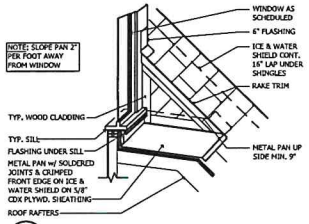
Attachment 1



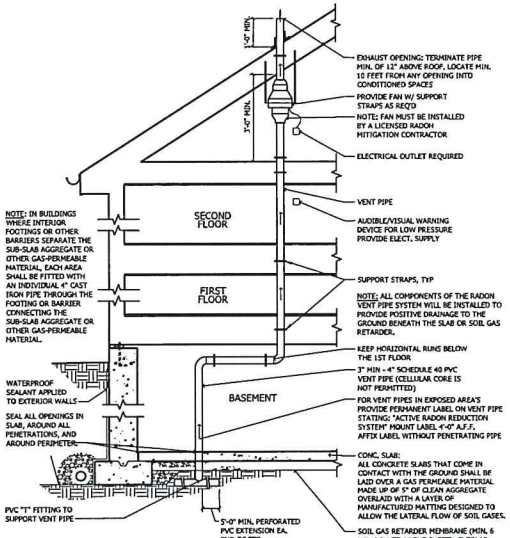
4 TYP. FLAT ROOF TRANSITION DETAIL
SCALE:3/4" = 1'-0"



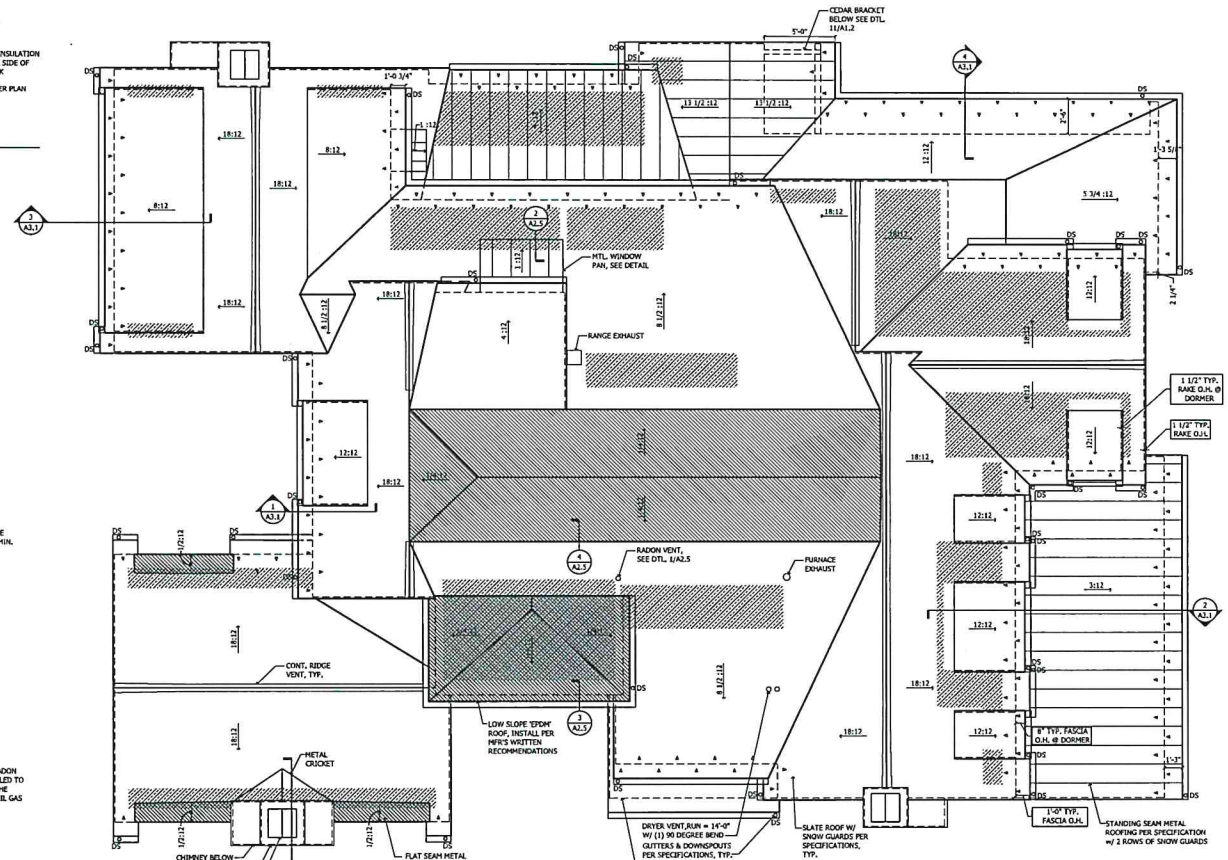
3 LOW SLOPE ROOF HEAD DETAIL
SCALE:3/4" = 1'-0"



2 METAL PAN ROOF DETAIL
SCALE:1/2" = 1'-0"



1 ACTIVE RADON MITIGATION SYSTEM
SCALE:1/2" = 1'-0"



N

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

NOTES:

1.) ALL DOWNSPOUTS TO RUN TO PVC COLLECTOR DRAIN, DISCHARGE PER CIVIL DRAWINGS.

2.) INSTALL ICE AND WATER SHIELD 3'-0" FROM EACH SIDE OF ALL VALLEYS AND FROM FASCIA TO 2'-0" PAST WALL LINE AT EAVE ENDS OF ROOF.

SHADE INDICATES LOW SLOPE EPDM ROOF. INSTALL PER MFR'S WRITTEN RECOMMENDATIONS

ROOF VENTILATION SCHEDULE:

TOTAL ROOF AREA: 3,162.6 SQ. FT.

REQUIRED ROOF VENTING:
1:150 = 20.8 SQ. FT. NET FREE AREA
(10.4 SQ. FT. INTAKE, 10.4 SQ. FT. EXHAUST)

PROVIDED VENTING:
SOFFIT VENTS: 25 SQ. FT. NET FREE AREA
RIDGE VENTS: 15 SQ. FT. NET FREE AREA

SHADE INDICATES AREA OF REDUCED INSULATION R-VALUE, LIMITED TO 20% OF ROOF AREA OR 500 SQ.FT., WHICHEVER IS LESS
20% OF 3,162.6 SQ.FT. = 632.52 SQ.FT. > 500 SQ. FT.
ACTUAL AREA: 499.7 SQ. FT. (15.8% OF ROOF AREA)

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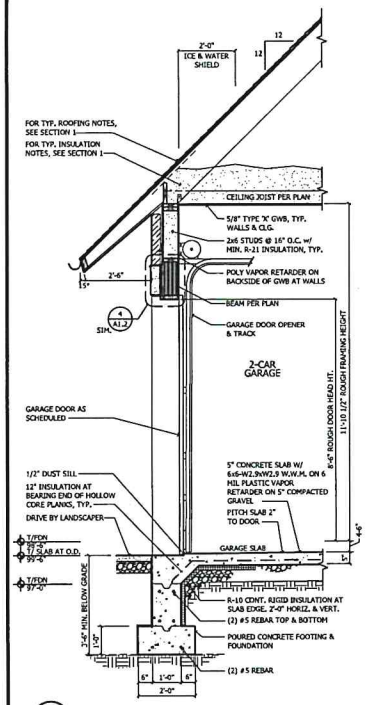
DATE: 03 02 20

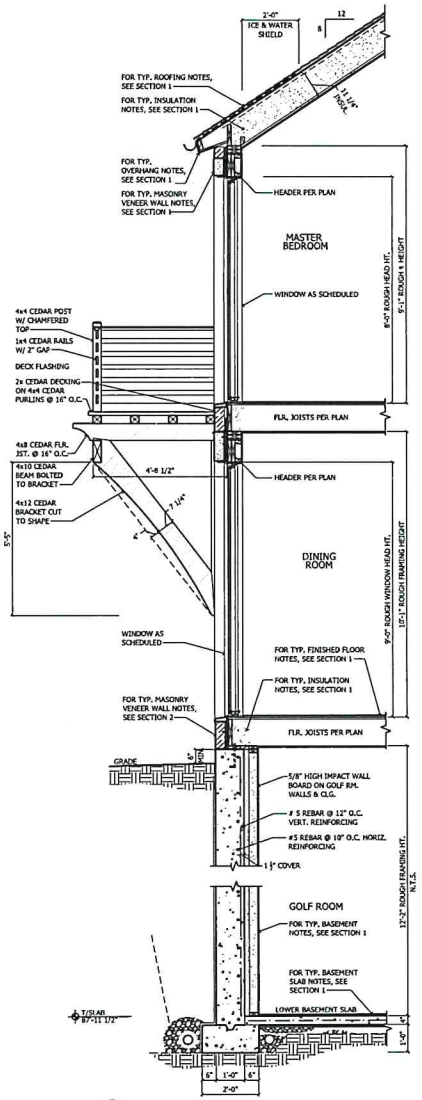
ROOF PLAN & DETAILS

A2.5

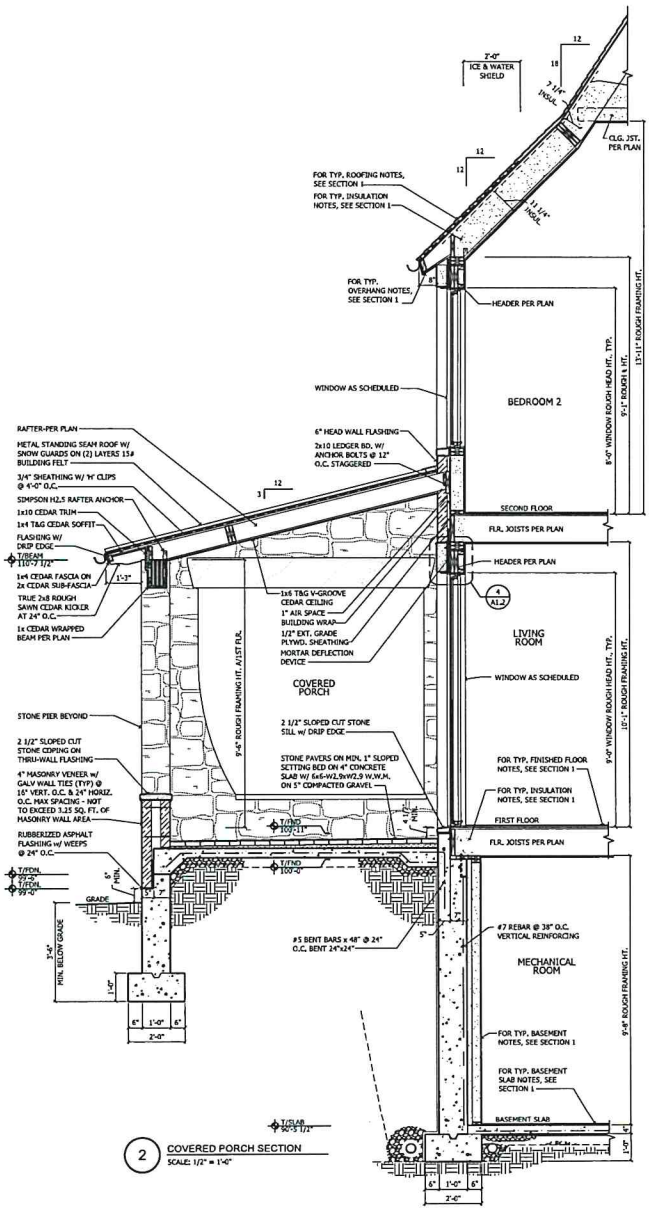
Attachment 1



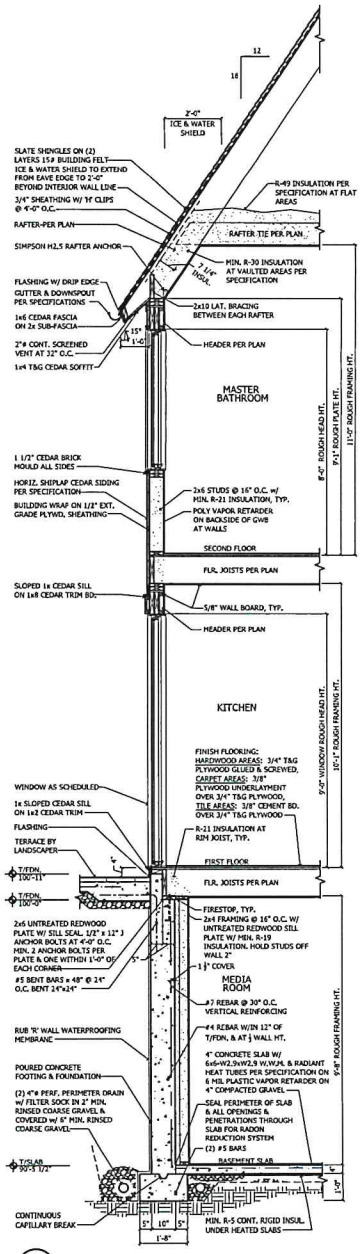
4 GARAGE SECTION
SCALE: 1/2" = 1'-0"



3 WALL SECTION
SCALE: 1/2" = 1'-0"



2 COVERED PORCH SECTION
SCALE: 1/2" = 1'-0"



1 TYPICAL WALL SECTION
SCALE: 1/2" = 1'-0"

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WALL SECTIONS

A3.1

Attachment 1

0.0 CONTRACTING REQUIREMENTS:

PERMIT & FEES: All permit and utility connection fees to be paid by Owner at actual cost. GC (General Contractor) to be responsible for all other inspection-related bonding and licensing fees.

NOTICE TO PROCEED: Prior to the execution of the work, the GC (General Contractor) / CM (Construction Manager) will request the most recent set of drawings Issued For Construction from the Architect for distribution to the sub-contractors. GC / CM to ensure that the submitted proposal is based on the most recent set of documents at time of execution of contract.

INSURANCE REQUIREMENTS: Each contractor shall carry ample public liability insurance and insurance to protect the Owner from any and all claims under the Workmen's Compensation Act. The GC / CM shall carry ample insurance during the progress of the work to protect him/her self and the Owner from loss through damage by fire, tornado, etc. or loss by theft, vandalism, etc. That insurance will be paid for by Owner, secured by GC / CM with Certificates to all parties.

CLARIFICATIONS: Do not scale drawings. Use figured dimensions only. Contact Architect immediately with any conflicting dimensions.

1.0 GENERAL REQUIREMENTS:

GENERAL CONDITIONS:
The GC shall comply with AIA Document A201-2017 General Conditions of the contract for construction. All work shall be executed in strict accordance with the building ordinance requirements and to the satisfaction of the Building Commissioner of the local Municipality.

All trades shall be responsible for the delivery and unloading of their materials at the job site and the protection of the same from all conditions as necessary. It shall be the duty and responsibility of each contractor and subcontractor to arrange with other trades so that his own work may proceed without interruption and in conjunction with and in harmony with every other trade.

The GC / CM shall also include all fencing, clean up and dumpsters.

All trades shall be responsible for their workmen and equipment meeting all government health and safety standards for the building trades.

PROJECT UTILITIES: Owner will pay incremental utility cost for usage only.

SUBSTITUTIONS: VALUE ANALYSIS AND SUBSTITUTIONS: After the contract has been executed, the Owner and the Architect will consider a formal request for the substitution of products in place of those specified only under the conditions set forth in the General Requirements.

The GC / CM shall not make substitutions without the Architects approval. By making requests for substitutions based on subparagraph above, the Contractor represents that they have personally investigated proposed substitute product and determined it is equal or superior in all respects to that specified.
-AND-
Represents Contractor will provide the same warranty for substitution that of the originally specified material.
-AND-
Certifies cost data presented is complete and includes all related costs under this contract except the Architects redesign costs, and waives all claims for additional costs related to the substitution which subsequently become apparent.
-AND-
Will coordinate installation of the accepted substitute making such changes as may be required for the work to be complete in all respects.

SHOP DRAWINGS: Prepare project-specific information, drawn accurately to scale. Do not base shop drawings on reproductions of the contract documents or standard printed data. All discrepancies to local codes & ordinances are to be brought to the attention of the Architect immediately.

QUALITY STANDARDS: These conditions are a part of the specifications and apply to the work of the Builder and all sub-contractors. All materials and fixtures throughout shall be of first quality. In cases of inconsistency within the contract documents, the GC / CM is to notify the Architect immediately. The higher quality or greater quantity of work shall be provided in accordance with the Architect's interpretation. All contractors and sub-contractors performing work shall be qualified and experienced in installing, erecting, or assembling work similar in material, design, and extent to that indicated for this Project, whose work has resulted in construction with a record of successful in-service performance.

CLOSEOUT PROCEDURES: The GC / CM shall guarantee all work under this contract. Guarantee shall be for a period of one year from occupancy or final payment of contract, whichever shall occur first. Should any defect develop during said period of guarantee due to improper workmanship the defect shall be made good by the GC / CM without expense to the Owner. Additional manufacturer's extended warranties are listed within subsequent sections.

CLEANING: The GC / CM will leave the building clean at completion. The entire house shall be thoroughly cleaned and professional window cleaners shall clean all windows prior to occupancy.

2.0 EXISTING CONDITIONS:

BUILDING DEMOLITION:
DEMOLITION OF STRUCTURE: Contractor not to proceed with demolition of structure until notified by Owner in writing.

EXPLOSIVES: The use of explosives is NOT permitted.

UTILITIES: Cap and terminate all existing services: Gas, water, electric, sewer, etc. prior to demolition. This contractor to be responsible for all means, methods and safety procedures for the demolition and hauling away of all building components removed. Contractor to follow all demolition procedures as outlined in local codes and ordinances.

SITE GRADING: Uniformly rough grade area of demolished construction to a smooth surface, free from irregular surface changes. Provide a smooth transition between adjacent existing grades and new grades.

HAZARDOUS MATERIALS. If materials suspected of containing hazardous materials are encountered, do not disturb; immediately notify Architect and Owner. Hazardous materials will be removed by the Owner under a separate contract.

3.0 CONCRETE:

This Contractor will provide all labor and material to install the footings, piers, foundations, floor slabs, porches, pads and walks, as shown on the building plans and as required by code. Concrete shall comply with the A.S.T.M. "Standard Specifications for Ready Mix Concrete." All footings and pads designed for soil bearing capacity of 3,000 lb/sq ft. unless otherwise noted. Footing and pads to bear on solid bearing soil regardless of given dimensions. All concrete used shall have a compressive strength of 3,000 lb. / sq. inch at the end of 28 days. Exterior porches, slabs, steps, and garage floor slabs shall have concrete with a compressive strength of 3,500 lb. / sq. inch at the end of 28 days. A maximum water content of 5-1/4 gallons per bag of cement shall be observed. No mixture shall be less than 5 bags of cement per cubic yard of concrete. All concrete shall be air entrained 5% to 7%. All fill inside building shall be gravel. All fill shall be machine tamped. Two #5 steel reinforcing bars will be installed at the top and bottom of all foundations and continuous with 20" laps as shown on the plans unless otherwise noted. Vertical Reinforcing to comply with IRC Table 404.1.2(8). Horizontal reinforcing to comply with IRC Table 404.1.2(1). Coordinate with Plumbing Contractor for ejector pits and any below grade plumbing. The Contractor to replace any municipal sidewalk per demolition plans or damaged during construction.

CONCRETE WALLS: Remove all exposed wall ties, seal with tar and waterproof all basement walls against which earth is to be placed with "Rub-R-Wall" rubber waterproof compound. All voids in basement walls will be filled with Portland cement and all joints will be ground smooth at all unfinished areas and exposed exterior areas.

PERIMETER DRAIN PIPE: A perforated HDPE exterior drainpipe system will be installed at the perimeter of the building footings with the exterior pipe, terminating into (4) 18" sump pits located on plans. Provide each pit with a high-low sump pit system with battery backup with remote alarms. All pits to have 2" discharge run out to grade as local codes and ordinances mandate. All perimeter drains to be covered w/ geotextile filter fabric under 12" min. gravel. PVC risers will be installed at all basement window wells per the Area Well section listed below.

INTERIOR DRAIN PIPE: A perforated HDPE interior drain-pipe system will be installed at the interior of the building footings with the interior pipe terminating into separate sump pits located on the plans. Provide each pit with an interior high low sump pit system with battery backup with remote alarm. All pits to have 2" discharge run out to grade as local codes and ordinances mandate. All perimeter drains to be covered w/ geo-textile filter fabric under continuous gravel drainage course.

AREA WELLS: Area wells to be constructed from poured concrete or landscape retaining wall blocks per plans. All well areas to be cleaned of debris and filled with no less than 6" of a gravel base before commencing backfilling of the foundation and to be left in a condition that will allow water to flow into the well drains. Install two (2) 4" PVC drains with grate covers, one flush with gravel, one 3" higher. Drain to perimeter drain.

All window wells shall have covers. Emergency escape and rescue openings to have covers that are releasable or removable from the inside without the use of a key, tool, or force greater than that which is required for normal operation of the escape and rescue opening per IRC R310.4. Grates are to be made of welded steel or Aluminum. Guardrails to be min 36" height with wide hinged egress gate per plans. All metal to be primed and painted.

Window wells with a depth greater than 44 inches shall have an egress ladder that will be useable when the window is in a fully open position with rungs at least 12" wide, at least 3" from the wall and spaced no more than 18" on center vertically for the full height of the window well. Bolt ladder to well wall.

BASEMENT FLOOR: Basement concrete floor to consist of 4 or more inches of compacted gravel covered with continuous 6 mil visqueen vapor retarder, and 4 inches of concrete reinforced w/ 6x6xW2.9xW2.9 W.W.F. with tooled control joints at a maximum 10'-0" spacing. No voids allowed in the visqueen vapor retarder and all laps to be 12". All interior concrete floors to have trowel finish U.N.O.

GARAGE FLOOR: Garage concrete floor to consist of 5 or more inches of compacted gravel covered with continuous 6 mil visqueen vapor retarder and 5 inches of concrete reinforced with 6x6xW2.9xW2.9 W.W.F. and control joints at a maximum 10'-0" spacing. Garage concrete floor to have trowel finish. Provide positive drainage as indicated.

ISOLATION JOINTS: Install joint-filler strips at junctions with slabs-on-grade and vertical surfaces, such as column pedestals, foundation walls, grade beams, and other locations, as indicated.

4.0 MASONRY:

This Contractor will furnish all labor and material to complete the masonry work as shown on the building plans. **Mason to build a 4' x 4' sample panel for each type of exposed unit masonry.**

MISC. STEEL: All lintels, angles, channels, etc. necessary to the installation of the masonry will be furnished and installed by this Contractor. Paint exposed portions of steel lintels to match surrounding masonry. Steel lintels per lintel schedule. Provide flashing and weeps 24" O.C. at all steel lintels. All exterior steel to be galvanized.

EXTERIOR MASONRY: Exterior stone will be installed per plans. All veneer will be tied to the building framing with galvanized metal masonry ties installed per building code. Proper margins will be held at all windows to allow for shrinkage. All windows will be covered with plastic during installation of masonry. The masonry will be cleaned and all debris removed at the completion of the job. All excess waste material to be hauled off site.

FIREPLACES OR INTERIOR MASONRY: Will be as per plan details. All fireplaces will have a cast iron gasketed damper and clean out and be equipped with a gas log lighter and fresh air intake. All hearths to be per plan. Contractor to provide mantels per plans. Contractor to coordinate size of openings and hearth dimensions per mantels and local Municipality clearance ordinances.

SILLS & CAPS: All door and window sills will be 2 1/2" smooth cut stone with integral cut drainage slope and drip edge. Garden walls will have 2 1/2" smooth or rock face cut limestone caps, sloped to shed water with drip edges, thru wall flashing and weep holes at 24" O.C.

FLASHING: A rubberized asphalt base flashing with weeps will be installed by the mason contractor at the foundation top. A rubberized asphalt base flashing with weeps will be provided under all sills & window heads.

MORTAR: Color and joint tooling to be verified with Owner prior to construction. Keep wall cavities clean of mortar droppings and materials during construction. Provide continuous masonry joint reinforcement. Install reinforcement with a minimum cover of 5/8" on exterior side of walls, 1/2" elsewhere. Lap reinforcement a minimum of 6 inches. Provide "mortar net" cavity wall drainage system or equal at base of wall cavity. Provide "mortar net" weep vents or equal at 24" O.C. Color to match mortar. Clean flashing and weep holes prior to installation.

SHOP DRAWINGS: This Contractor to submit shop drawings for all custom cut stone shapes to the Architect for review, prior to fabrication.

5.0 METALS:

This Contractor will provide all steel beams, columns, plates, stems, etc. as called for on the building plans. The GC / CM will also furnish labor to erect the main beams. The GC / CM will review the structural drawings and report any discrepancy to the Architect prior to construction. All structural steel shall be factory primed. All exterior steel to be galvanized. Cut, drill & punch metals cleanly & accurately. Remove burrs & ease edges. Weld corners & seams continuously. Set metal fabrications accurately in location, with edges and surfaces level, plumb and true. Touch up surfaces after erection.

STRUCTURAL STEEL: Verify elevations of concrete and masonry bearing surfaces and locations of anchor rods, bearing plates, and other embedments. Proceed with installation only after unsatisfactory conditions have been corrected. Field-verify all steel beam dimensions prior to fabrication. Set steel accurately in locations and to elevations indicated on plans. Steel framing members shall be sealed or joined together using AISC standard connections which have been designed, detailed and submitted for prior approval by the fabricator. Where reactions are not shown on the drawings, connections shall be proportioned to support at least 50% of the total allowable uniform load listed in the AISC Manual's Uniform Load Constants for non-composite beams.

Structural and piping protection shall be installed in accordance with the provisions of the IRC P2603. Steel to be installed per AISC standard beam bolted connections. Base plates to be welded connections. Connections for structural members shall be bolted using a minimum of 3/4" diameter bolts conforming to ASTM A325, Type N, fully tightened to correct bolt pretension in accordance with RCSC "Specifications for Structural Joints." All bolts, nuts and washers shall be of domestic origin. All structural steel and steel lintels shall be factory primed with rust-inhibiting primer.

RAILINGS & BALUSTERS: Fabricate railings to comply with design, dimensions, and details indicated, (but not less than that required for supporting structural loads per local Municipal codes and ordinances). Form curves by bending in jigs to produce uniform curvature; maintain cross section of member throughout bend without cracking or otherwise deforming exposed surfaces. Provide wall returns at ends of wall-mounted handrails, unless otherwise noted.

WELDED CONNECTIONS: Cope components at connections to provide close fit, or use fittings designed for this purpose. Weld all around at connections, including at fittings. Connect members with concealed mechanical fasteners and fittings. Minimum size for fillet welds shall be 1/4" UNO. All welding shall be done in accordance with AWS D1.1 "Structural Welding Code - Steel" of the American Welding Society, Current Edition. All welds shall be made by AWS-certified welders.

6.0 WOOD:

This Contractor will provide all labor and materials required to complete the carpentry work as shown on the building plans. All framing lumber will be per plan. All other framing lumber will be kiln dried SPF #2 or better. Exterior house walls will be 2 x 6 studs, 16" on center, or as per plans. Wall furring at foundation walls to be 2 x 4 studs, 16" on center, held off foundation wall 2" for insulation, or as per plans. All subfloors will be 3/4" T&G plywood glued and screwed to joists. All non-habitable attic storage areas indicated with decking to be 3/4" T & G plywood, glued and nailed with ring shank nails. All walls that back up to attic areas will be sheeted with 1/2" Tuff-R. Roof sheathing to be as indicated on drawings. Collar ties or ridge straps to be connected in the upper third of the attic space per IRC R802.3.1. Refer to the American Plywood Association's recommended method of installing wood sheer paneling including gapping of plywood and nailing patterns.

All joists to have bridging at maximum intervals of 8'-0" o.c. Provide double joists under all parallel partitions with offset to accommodate plumbing, tub / whirlpool areas and kitchen islands.

All framing lumber installation to comply with the International Residential Code.

PRE-ENGINEERED LUMBER: All pre-engineered lumber installation to comply with mfr. standards.

EXTERIOR TRIM & WOOD SIDING:

Horizontal siding to be 1x8 smooth-sawn Western Red Cedar shiplap siding. Board gapping to be 1/8". Install all wood siding in accordance with the manufacturer's written recommendations and recommendations from the Cedar Shake & Shingle Bureau.

All wood trim, friezes, soffits and finishes on the building exterior to be painted or stained per Owners selection. All exterior wood will be pre-stained or primed (6) six sides before installation, upon installation of trim, carpentry contractor to touch up exposed ends or surfaces. All exterior trim to have mitered corners.

EXTERIOR DECKING: Exterior decking to be per plans. Coordinate pre-sealing with Paint Contractor. All decking to be attached with non-corrosive screws and gapping between boards to be as noted.

INTERIOR TRIM: All trim will be clear grade and as specified in millwork drawings or interior elevations. All Architectural interior trim joints shall be biscuit jointed, glued, nailed and hand sanded to minimize effects of shrinkage. Defective doors and trim are to be brought to the GC / CM attention so they may be replaced by the millwork supplier. All millwork to be back primed before installation. All trim and wall intersections to be caulked with joint sealant.

CLOSETS: All shelving in closets to be per plan. Casing and baseboards to match adjacent room.

CABINETRY: Cabinetry is to be provided by Contractor with extent of cabinetry indicated on architectural and/or cabinetry drawing plans. Installation will be by the Finish Carpenter. All cabinets and shelves will be set up and adjusted at completion by installation Contractor.

COUNTERS: Counters to be as per plan. For solid surface counters, provide solid surface counters fabricated in one piece with integral backsplash, unless otherwise noted. For stone counters, see section 9.0 FINISHES.

STAIRS: Steps, newel posts, and railings at porches and stoops to be per plans. All samples to be submitted to the Owner for approval prior to fabrication and construction. The main stairway to be mill made with treads and landings to match first floor stain finish. All main level stairs and landings to be installed by professional stair installers.

For Metal Components refer to section 5.0 metals.

Stairways are based upon minimum 10" tread plus nosing with maximum riser height of 7-3/4". The greatest riser height within any flight shall not exceed the smallest by 3/8". Guardrails shall be a minimum of 3'-0" high and have less than 4" between vertical balusters. Handrails shall be 34" high from nosings. All required handrails shall be continuous the full length of the stairs with four or more risers from a point directly above the top riser of a flight to a point directly above the lowest riser of the flight and return to a wall or newel post per IRC R311.5.6. Porches, balconies or raised floor surfaces located more than 30 inches above the floor or grade below shall have guards not less than 36 inches in height per IRC R312.1.

7.0 THERMAL & MOISTURE PROTECTION:

INSULATION:
EXTERIOR WALLS: The exterior 2x6 walls and joist ends will be insulated with R-22 Owens Corning ProCat loosefill fiberglass insulation with vapor retarder. Insulate the interior side of foundation walls with R-22 Owens Corning ProCat loosefill fiberglass insulation with vapor retarder and R-15 continuous permeable polystyrene insulation with thermal barrier in compliance with manufacturer's written recommendations at stair walls only. All voids around doors and windows.

SLABS: Insulate interior edge of concrete slab edge at garage with 2'-0" vertical x 2'-0" horizontal continuous R-10 polyisocyanurate insulation. R-5 polyisocyanurate insulation shall be provided under the full slab area of heated slabs.

FLOORS: All cantilevered or exposed floor areas to be insulated with R-30 Owens Corning ProCat loosefill fiberglass insulation with vapor retarder and R-49 where depth of structure allows.

ROOF AND ATTIC: The uppermost exposed ceiling of the flat areas to be insulated with R-49 Owens Corning ProCat loosefill fiberglass insulation. Vaulted ceilings to be insulated with R-30 Owens Corning ProPink L77 loosefill fiberglass insulation with vapor retarder at areas indicated on plans not to exceed the lesser of 500 sq. ft. or 20% of the total insulated roof/ceiling area. Proper vents are to be installed at eaves and ridges to satisfy local Municipality venting requirements. Attic access from conditioned space to be sealed, weather-stripped, and have same insulation value as adjacent wall or ceiling.

MECHANICAL SYSTEMS. Supply ducts in attics shall be insulated to a minimum of R-8. Return ducts in attics shall be insulated to a minimum of R-6. All mechanical piping capable of carrying fluids above 105 degrees Fahrenheit and hot water piping shall be insulated with a minimum thermal resistance of R-3 in compliance with Section R403.4.2. All piping for hot water re-circulating system shall be insulated to a minimum of R-3.

SOUND. All interior partitions surrounding Bathrooms, Powder rooms, Laundry Rooms, Study / Dens and any other partitions indicated on the plans to be sound insulated with loosefill fiberglass insulation. All cavities with plumbing supply or waste lines to be filled with sound batt insulation.

The Insulation Contractor will meet all standards of this specification and will take maximum care to eliminate any air infiltration in all areas and provide a continuous and thorough insulation job. Backer board will be installed by GC / CM as deemed necessary by insulation contractor to stop air infiltration.

ROOFING: This Contractor will furnish all materials and perform all labor necessary to complete the roofing as shown on the building plans.

The contractor is to examine substrates in all areas and conditions with Installer present for compliance with requirements for installation tolerances. Verify the substrate is sound, dry, smooth, clean, sloped for drainage, and completely anchored and that provision has been made for flashing and roof penetrations.

Contractor to install (2) layers of 15# asphalt-saturated felt underlayment, compliant with ASTM D226, and installed per manufacturer's written recommendations. The Contractor is to provide and install all roof ventilation units to meet the requirements of local Municipal codes and or Ordinances. The Roofing Contractor will be responsible for sealing and flashing all roof penetrations as per the roofing manufacturer's written recommendations.

The roofing Contractor is responsible for installing W.R. Grace Ice & Water Shield membrane from fascia lines to 2'-0" beyond the interior face of warm walls and 3'-0" to each side of all valleys, and at other locations indicated on the drawings.

All debris will be picked up and placed in a dumpster provided by the GC / CM.

Roofing to consist of the following:

SLATE SHINGLES: Slate shingles to be hard, dense, sound rock, machine punched or drilled for two nails located for proper head lap. No broken or cracked slates. No ribbons in exposed portion of shingle, and curvature not to exceed 1/8" per 12". Obtain each variety of slate from one source with consistent quality in appearance and physical properties. Provide slate shingles of grade S1, expected service life more than 75 years. Roofing felt to be 30# ASTM D226 asphalt-saturated organic felt. Underlayment, fasteners, and accessories installed as per slate shingle manufacturer's written recommendations and the National Roofing Contractors Association (NRCA) Steep Roofing Manual.

Snow guards, fabricated from copper to be designed to be installed without penetrating tiles with hooks for anchoring. Install the required number of rows of snow guards as recommended by the National Slate Association / Western States Roofing Contractors Association.

Specification:
Slate shingles to have the following size / color characteristics: Thickness, 3/8". Length, 18" exposure with 2" lap. Width: Three different widths to be determined by availability. Butt shape, Standard square. Weather-exposure color change: Two color blend colors to be selected by owner.

SHEET METAL ROOFING: Sheet metal work to be 24-gauge kynar-coated metal in color to be selected by owner from full range of standard options. Sheet metal roofing of seam type per plan. Panels to be 16" wide or closest standard manufacturer dimension. Equally custom-space panels as required to align with edge of dormers. GC to coordinate with Architect. Provide underlayment of (2) layers 15# asphalt-saturated felt, compliant with manufacturer's written recommendations. All sheet metal roofing and accessory materials to be installed according to sheet metal roofing manufacturer's recommendations and recommendations and National Roofing Contractors Association.

Snow guards, fabricated from cast aluminum in color to match roof, to be designed to be installed without penetrating tiles by adhering to metal panel or by clamping onto standing seam. Install the required number of rows of snow guards as recommended by the NRCA and the Western States Roofing Contractors Association, in a minimum of two rows, staggered one per panel.

EPDM MEMBRANE ROOFING: Provide fully-adhered roofing membrane and base flashings that remain watertight. All roofing materials to be compatible with one another and part of a complete system as recommended by manufacturer of roofing membrane. Provide preformed roof insulation boards that comply with requirements and referenced standards, selected from manufacturer's standard sizes and of slope and/or thickness indicated on plans.

Examine substrates, areas, and conditions for compliance with manufacturer's requirements. Install all components as per manufacturer's written instructions. Protect membrane-roofing system from damage and wear during remainder of construction period.

EPDM roofing membrane to be ASTM D 4637, Type II, scrim or fabric internally-reinforced uniform, flexible sheet made from EPDM. Thickness to be 60 mils. Exposed face color to be white.

VALLEYS, FLASHINGS AND OTHER SHEET METAL WORK: All Valleys to be open in Copper. All other sheet metal Flashing material to be provided in Copper - ASTM B 370.

GUTTERS AND DOWN SPOUTS: This Contractor will provide and install 5" standard half round copper gutters and 3" downspouts as shown on the plans. Color to be selected by Owner or Architect. At walks, drives, porches, and patios provide clay boots and at other non-visible areas provide open site freeze proof connections leading to collector drains discharging to bubblers at a min. of 10'-0" from building or as local Municipal codes and ordinances mandate. Downspout terminations to be by Landscaper.

JOINT SEALANTS: This Contractor is to provide and install exterior and interior joint sealants that establish and maintain watertight and airtight continuous joint seals without staining or deteriorating joint substrates. The following sealant types are to be used. Exterior areas - polyurethane sealants, Interior non-wet areas - acrylic sealants; and Interior wet areas - silicone fungus resistant.

Verify that all surfaces are ready to receive sealant work. Clean and prime all joints that are to receive sealants as per manufacturer's recommendations. Remove loose materials and foreign matter, which might impair adhesion of sealant. Verify that joint backing and release tapes are compatible with sealants. Measure joint dimensions and size material to achieve required width / depth ratios. Install joint backing to achieve a neck dimension no less than 1/3 the joint width. Provide Bond Backer where joint backing is not used.

Apply sealants within recommended application temperature ranges. Install sealants which are free of air pockets, foreign embedded matter, ridges, and sags. Tool joints concave unless noted otherwise. Clean work and adjacent soiled surfaces. Repair or replace defaced or disfigured finishes caused by this work. Protect sealants until cured.

8.0 OPENINGS:

DOORS: All interior doors to be 1 3/4" minimum thickness and per plans or schedule. Interior door hardware and finish as selected by Owner and installed by this Contractor. All pre-hung door units are to be thoroughly examined by the carpenter before installation so that defective units are not installed. After installation, all units are to be reviewed and checked for sharp edges and splintered top or bottom conditions and, if found, sanded and rounded off cleanly. Door supplier to comply with AWI architectural woodwork quality standards. Grade for transparent finish to be: Premium. All exterior doors are to be 2 ¼" and supplied and installed with high-quality weather-stripping.

GARAGE DOORS: The garage doors will be per exterior elevations, fabricated from Cedar and provided & installed by GC / CM. Keypad operators to be provided at each door. Each door to be equipped with "Chamberlain" Lift Master door operator with two remote control units provided for each door.

WINDOWS & FRENCH DOORS:
All windows and french door units to be aluminum clad wood windows by "Kolbe Windows & Doors" as scheduled in a standard manufacturer color complete with simulated divide lites & spacer bars. Windows to be double-pane insulating glass filled with argon gas and include LoE2-270 coating on the #2 surface, unless noted otherwise. Maximum fenestration U-value to be 0.30 per IECC table R402.1.2 Climate Zone 5 and Marine 4. Maximum air leakage 0.3 CFM per square foot for windows and sliding doors; 0.5 CFM per square foot for swinging doors.

Verify all window sizes and rough openings with window manufacturer. All operational casement and awning style windows are to be push-out operation. All bedrooms to have egress windows per code. Glazing at hazardous locations per code to be tempered. Provide concealed retractable screens at 50% of operational casement and awning windows, location to be selected by Owner. All french door units to have retractable jamb screens. All screens, window hardware, etc. furnished by window company will be installed at the completion of the job. Contractor to verify all window and hardware finishes prior to placement of order.

INSTALLATION OF WINDOWS & FRENCH DOORS: A qualified installer, approved by the manufacturer, is to install all windows and French doors. Install windows level, plumb, square, true to line, without distortion or impeding thermal movement, anchored securely in place to structural support, and in proper relation to wall flashing and other adjacent construction.

Set sill members in bed of sealant or with gaskets, as indicated, for weathertight construction.

Separate aluminum and other corrodible surfaces from sources of corrosion or galvanic action at points of contact with other materials by complying with requirements specified in "Dissimilar Materials", Paragraph in Appendix B in AAMA/NWWDA 101/I.S.2.

Adjust operating sashes and ventilators, screens, hardware, and accessories for a tight fit at contact points and weather stripping for smooth operation and weathertight closure. Lubricate hardware and moving parts.

Protect window surfaces from contact with contaminating substances resulting from construction operations. In addition, monitor window surfaces adjacent to and below exterior concrete and masonry surfaces during construction for presence of dirt, scum, alkaline deposits, stains, or other contaminants. If contaminating substances do contact window surfaces, remove contaminants immediately according to manufacturer's written recommendations.

STEEL WINDOWS AND DOORS: Fabricate steel windows to comply with SWI standards. Include a complete system for assembly of components and anchorage of window units. Muntins to be true divided lite muntin coped and welded to perimeter frame. Muntin intersections shall be slotted, cross-notched and welded. All interior and exterior muntin joints to be face-welded and ground smooth. All exterior windows to have min. 1" clear insulated glass. Owner/Architect to verify glass color and patterns.

Windows to have manufacturer's standard two-coat, baked-on finish, consisting of prime coat and thermosetting topcoat. Comply with coating manufacturer's written instructions for applying and baking to achieve a minimum dry film thickness of 2 mils (0.05 mm).

General Note for section 8.0 OPENINGS: Mis-installed items or un-verified finishes will be the sole responsibility of this Contractor.

9.0 FINISHES:

WALLBOARD: All gypsum wallboard will be 5/8" type "X". Garages and Mechanical rooms and all other areas required by the local Municipal codes and or ordinances to be fire rated are to have 5/8" type "X" fire code gypsum wallboard.

All walls and ceilings installed with screws only. No nails permitted. Cementitious board will be used at all wet areas, green board to be used for remainder of bathroom walls and ceiling. All work will be taped and sanded by experts in the field and left in condition for priming by the painting contractor. All electrical junction boxes, mechanical dampers, water or gas valves, plumbing cleanouts, transformers, etc. shall remain accessible for use, maintenance or replacement by means of access panels or other approved methods per R105.1.1.

TILE: If tile is indicated, this Contractor to provide and install tile floors set over min. 3/8" cementitious board on floors and ½" cementitious boards on the walls with base as indicated on plans. All tiled walls and ceilings will be set in adhesive. This Contractor is to provide and install sub tops for any tiled counters indicated. All tile to be selected by Owner.

WOOD FLOORING: This Contractor will provide and install the finish wood flooring. Wood flooring to be nailed directly to sub-floor and stained and finished per Owner's selection. Floor layer will finish the main stair and landing to match the first floor. All hardwood floor supply registers to match hardwood floor. Coordinate with Mechanical Contractor for locations and sizes. Wood flooring to be selected by Owner.

CARPET: Selected by Owner and installed by this Contractor. Provide carpet padding and plywood underlayment for smooth transitions to alternate surfaces. All carpet to be selected by Owner.

STONE: Provide and install selected stone wall and flooring finishes over min. 3/8" cementitious board. All stone counter material to be minimum 1 1/4" slabs set on sub-tops provided. All stone to be selected by Owner.

Set stone to comply with requirements indicated on the drawings. Install anchors, supports, fasteners, and other attachments necessary to secure stone in place. Shim and adjust anchors, supports, and accessories to set stone accurately in locations indicated, with uniform joints of standard sizes and with edges, joints, surfaces, and faces aligned smoothly according to established relationships and standard tolerances. Provide and install appropriate fillers and polyseam sealers at all edges, joints, surfaces, and faces.

PAINTING: This Contractor will furnish all labor and materials to execute the painting required for the project as follows:

All paint selections per Owner for interior and exterior applications.

Remove hardware and hardware accessories, plates, machined surfaces, light fixtures, and similar items already installed that are not to be painted. If removal is impractical or impossible because of size or weight of the item, provide surface-applied protection before surface preparation and painting.

Protect work of other trades, whether being painted or not, against damage from painting. Correct damage by cleaning, repairing or replacing, and repainting as approved by Architect.

EXTERIOR PAINTING: Apply one (1) coat of exterior solid color stain or paint primer before trim is installed on all six (6) sides and one (1) exterior final field finish coat of solid color stain or latex house paint to the exterior woodwork at completion.

Garage overhead doors, fabricated in wood, will receive one (1) coat of exterior solid color stain or paint primer and one (1) exterior final field finish coat of solid color stain or latex house paint. Garage walls and ceilings will receive one (1) coat of drywall primer and one (1) coat of latex finish paint. Exposed structural steel within garages will receive one (1) coat of finish paint.

All exterior wood decking materials to be sealed, stained, or painted on all six (6) sides.

Exposed steel lintels to be painted to match adjacent masonry.

INTERIOR PAINTING: Interior woodwork will receive one (1) coat of paint primer and two (2) coats of enamel finish coat or one (1) coat of stain and two (2) finish coats of sealer. The GC shall provide one (1) coat of pre-stain conditioner as necessary to provide a uniform color at all stained areas. GC will putty all nail holes and hand-sand between coats.

All interior walls and ceilings will receive one (1) coat of drywall primer and two (2) coats of latex finish paint. All wall and ceiling finish paint will cover thoroughly.

Basement Structural steel and steel window frames will receive finish paint to cover thoroughly. General Contractor to verify any additional costs for multiple color selections in the bid package. If no additional pricing is noted it is assumed Owner may select any number of color selections.

MISCELLANEOUS FINISH NOTES:

GC / CM to provide and install all joint sealants per section 7.0 THERMAL & MOISTURE PROTECTION.

GC / CM to ready polyseam seal all countertops. Backsplashes to be provided at all counter and tub / whirlpool deck areas in a material to match the adjacent horizontal surface, unless otherwise noted.

All dissimilar floor finishes to be flush and level with each other on each level.

Unless noted otherwise, all closets to have the same floor finishes as the adjacent room.

Cover finish flooring before and after finishing during remainder of construction period. Use heavy duty resin paper or other suitable covering. Do not use plastic sheet or film that could cause condensation.

Tile and/or stone installer to provide and install water-proof non-yellowing sealer at all tile and stone areas.

10.0 SPECIALTIES:

MIRRORS AND SHOWER DOORS: The GC / CM will provide and install mirrors per Owner. Shower doors shall be tempered frameless glass with hardware selection per Owner.

SAUNAS: This Contractor to provide and install the Model "A" Infrared Sauna per plans. Sauna unit to be by "Heavenly Heat Saunas" Ph: 800-697-2862.

WINE CELLAR: This Contractor to provide an allowance to provide and install a full wine rack system as per plan. Full wine rack system to include separate self-contained refrigeration system sized by the manufacturer. GC / CM to provide a detailed breakdown of all systems provided at time of Bidding, including name of system manufacturer.

11.0 EQUIPMENT:

APPLIANCES: All appliances to be selected by Owner and installed by GC / CM. GC / CM to verify quantity and utility requirements for appliances with Owner and or kitchen /cabinetry drawings.

GOLF SIMULATOR: GC / CM to coordinate with Owner-selected golf simulator to provide finish space ready for simulator installation by Owner's contractor.

SECURITY, SOUND, INTERCOM, TELEPHONE and TELEVISION SYSTEMS: This Contractor to provide an allowance to provide and install a complete security, sound, intercom, telephone, and television whole house system. This Contractor is to meet with the Owner, prior to submission of bid, to verify the extent of this system and specific Owner requirements. GC / CM to provide a detailed breakdown of all systems provided at Bidding, including name of manufacturers.

22.0 PLUMBING:

PLUMBING: This Contractor will furnish and install all plumbing materials and labor required for the completion of the job as per building plans, Illinois State Plumbing Code, and local municipal building codes. [illegible]

GC / CM [illegible]

HOT WATER RE-CIRCULATING SYSTEM: [illegible]

SEWER, WATER & STORM SYSTEM: [illegible]

RADON REDUCTION SYSTEM: [illegible]

23.0 HEATING VENTILATING AND AIR CONDITIONING:

HEATING, COOLING AND SHEET METAL: [illegible]

EXHAUST FANS: [illegible]

LAUNDRY ROOM COMBUSTION AIR: [illegible]

RANGE HOODS: [illegible]

WHOLE HOUSE VENTILATION SYSTEM: [illegible]

RADIANT HEAT SYSTEM: [illegible]

26.0 ELECTRICAL:

ELECTRIC: [illegible]

ELECTRIC HEAT MATS: [illegible]

GENERATOR: [illegible]

31.0 EARTHWORK:

[illegible]

32.0 EXTERIOR IMPROVEMENTS:

STONE PAVERS ON CONCRETE (WET-SET): [illegible]

[moment] DESIGN
201 E. OGDEN AVE, STE. 20, HINSDALE, IL 60521
P 630 828 8161
WWW.MOMENTDESIGN.NET

PROGRESS SET
NOT FOR
CONSTRUCTION

EXPIRES 11/30/2020
IL DESIGN FIRM NO.
184.007497

GRIEVE HOUSE
324 S ELM STREET HINSDALE, IL

ISSUE/REVISION:

JOB NUMBER: 18 53
DATE: 03 02 20

SPECIFICATION

A5.1

Attachment 1

STRUCTURAL LEGEND

(SEE PLANS FOR MORE INFORMATION)

- STEEL BEAM
- MICROLAM BEAM
- DIMENSIONAL LUMBER BEAM
- STANDARD STEEL PIPE COL., SEE POST LEGEND
- WOOD POST, SEE POST LEGEND
- LOAD BEARING WALL
- LOAD BEARING WALL ABOVE

STRUCTURAL NOTES

DESIGN LOADS PER IRC R301.1 & R301.4:

	LIVE LOAD	DEAD LOAD
EXTERIOR BALCONIES:	60 PSF	7 PSF
DECK:	40 PSF	7 PSF
ATTICS W/O STORAGE:	10 PSF	10 PSF
ATTICS W/ STORAGE:	20 PSF	10 PSF
ROOMS OTHER THAN SLEEPING ROOMS:		
CARPETS & HARDWOOD:	40 PSF	15 PSF
STONE FLOORING:	40 PSF	20PSF
SLEEPING ROOMS:	30 PSF	10 PSF
STAIRS:	40 PSF	10 PSF
GUARDRAILS & HANDRAILS:	200 PSF	

ALL RAFTERS TO BE SPF #2 2 X 12'S @ 16" O.C. U.N.O.

DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS. OFFSET JOISTS 4" FROM CENTER OF WALL ABOVE

ALL HEADERS TO BE (2) 2 X 10 & INSTALLED DIRECTLY UNDER FLOOR/CEILING JOISTS ABOVE U.N.O.

EXTERIOR WALL BRACING TO BE CS-WSP PER IRC 602.10.4 AND 602.3 U.N.O. PROVIDE 80 LB. MIN. HOLD-DOWN DEVICE AT EACH OUTSIDE CORNER.

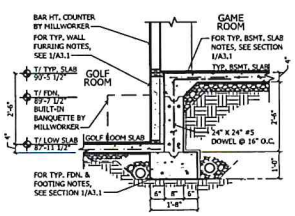
- AREA OF OVERFRAME
- AREA OF ALT. BRACING PER IRC R602.10.3.3
- BRACED WALL PER IRC 602.10.1 TO BE 1/2" G.W.B. FASTENED W/ 1 1/4" SCREWS, TYPE W OR S @ 7" O.C. PER SCHEDULE R602.3.(1)

POST LEGEND

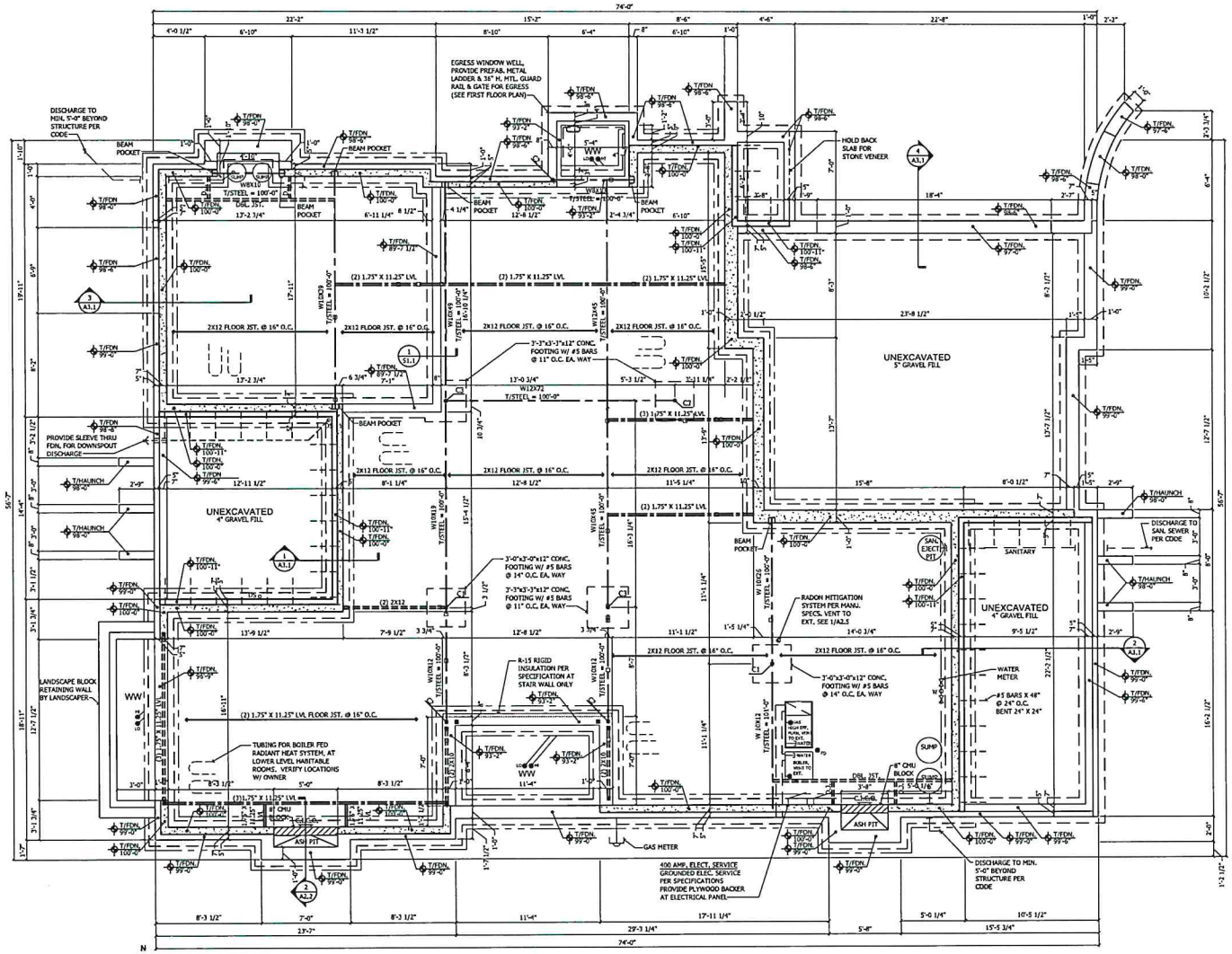
ALL POSTS SHOWN ARE (2) 2x4'S IN 4 1/2" WALLS OR (2) 2x6'S IN 6 1/2" WALLS, U.N.O.

P1	(3) 2X4 POST
P2	(3) 2X6 POST
P3	3 1/2" X 3 1/2" PARALLAM PSL POST
P4	3 1/2" X 5 1/4" PARALLAM PSL POST
P5	5 1/4" X 5 1/4" PARALLAM PSL POST
P6	3 1/2" X 7" PARALLAM PSL POST
P7	5 1/4" X 7" PARALLAM PSL POST
P8	7" X 7" PARALLAM PSL POST
P9	TRTD. 4 X 4 POST ON STAND-OFF POST ANCHOR
P10	TRTD. 6 X 6 POST ON STAND-OFF POST ANCHOR
P11	(4) 2X4 POST
P12	(4) 2X6 POST
C1	3" DIA. STD. STL. PIPE
C2	3" DIA. STD. STL. PIPE ON BASE PLATE BOLTED TO FOUNDATION
C3	4" DIA. STD. STL. PIPE

STEEL MASONRY LINTELS	
CLEAR SPAN (MAX.)	EXTERIOR ANGLES
4'-0"	3 1/2" X 3 1/2" X 5/16"
6'-0"	4" X 3 1/2" X 5/16"
8'-0"	5" X 3 1/2" X 5/16"



1 LOW FOUNDATION WALL DETAIL
SCALE:1/2" = 1'-0"



N

FOUNDATION & FIRST FLOOR FRAMING PLAN
SCALE:1/4" = 1'-0"

[moment] DESIGN
201 E. OGDEN AVE., STE. 20, HINSDALE, IL 60521
P 630 828 8161 WWW.MOMENTDESIGN.NET

PROGRESS SET
NOT FOR CONSTRUCTION

EXPIRES 11/30/2020
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JOB NUMBER: 18 53
DATE: 03 02 20

FOUNDATION & FIRST FLOOR FRAMING PLAN & DETAILS

S1.1

Attachment 1

STRUCTURAL LEGEND

(SEE PLANS FOR MORE INFORMATION)

- STEEL BEAM
- MICROLAM BEAM
- DIMENSIONAL LUMBER BEAM
- STANDARD STEEL PIPE COL., SEE POST LEGEND
- WOOD POST, SEE POST LEGEND
- LOAD BEARING WALL
- LOAD BEARING WALL ABOVE

STRUCTURAL NOTES

DESIGN LOADS PER IRC R301.3 & R301.4:

	LIVE LOAD	DEAD LOAD
EXTERIOR BALCONIES:	60 PSF	7 PSF
DECK:	40 PSF	7 PSF
ATTICS W/O STORAGE:	10 PSF	10 PSF
ATTICS W/ STORAGE:	20 PSF	10 PSF
ROOMS OTHER THAN SLEEPING ROOMS:		
CARPETS & HARDWOOD:	40 PSF	15 PSF
STONE FLOORING:	40 PSF	20PSF
SLEEPING ROOMS:	30 PSF	10 PSF
STAIRS:	40 PSF	10 PSF
GUARDRAILS & HANDRAILS:	200 PSF	

ALL RAFTERS TO BE SPF #2 2 X 12'S @ 16" O.C. U.N.O.

DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS. OFFSET JOISTS 4" FROM CENTER OF WALL ABOVE

ALL HEADERS TO BE (2) 2 X 10 & INSTALLED DIRECTLY UNDER FLOOR/CEILING JOISTS ABOVE U.N.O.

EXTERIOR WALL BRACING TO BE CS-WSP PER IRC 602.10.4 AND 602.3 U.N.O. PROVIDE 80 LB. MIN. HOLD-DOWN DEVICE AT EACH OUTSIDE CONNER.

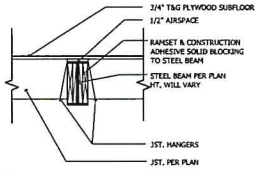
- AREA OF OVERFRAME
- AREA OF ALT. BRACING PER IRC R602.10.3.3
- BRACED WALL PER IRC 602.10.1 TO BE 1/2" G.W.B. FASTENED W/ 11/4" SCREWS, TYPE W OR S @ 7" O.C. PER SCHEDULE R602.3(1)

POST LEGEND

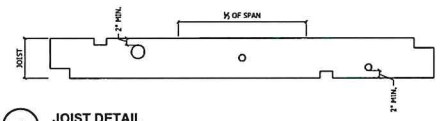
ALL POSTS SHOWN ARE (2) 2x4'S IN 4 1/2" WALLS OR (2) 2x6'S IN 6 1/2" WALLS, U.N.O.

P1	(3) 2X4 POST
P2	(3) 2X6 POST
P3	3 1/2" X 3 1/2" PARALLAM PSL POST
P4	3 1/2" X 5 1/4" PARALLAM PSL POST
P5	5 1/4" X 5 1/4" PARALLAM PSL POST
P6	3 1/2" X 7" PARALLAM PSL POST
P7	5 1/4" X 7" PARALLAM PSL POST
P8	7" X 7" PARALLAM PSL POST
P9	TRTD. 4 X 4 POST ON STAND-OFF POST ANCHOR
P10	TRTD. 6 X 6 POST ON STAND-OFF POST ANCHOR
P11	(4) 2X4 POST
P12	(4) 2X6 POST
C1	3" DIA. STD. STL. PIPE
C2	3" DIA. STD. STL. PIPE ON BASE PLATE BOLTED TO FOUNDATION
C3	4" DIA. STD. STL. PIPE

STEEL MASONRY LINTELS	
CLEAR SPAN (MAX.)	EXTERIOR ANGLES
4'-0"	3 1/2" X 3 1/2" X 5/16"
6'-0"	4" X 3 1/2" X 5/16"
8'-0"	5" X 3 1/2" X 5/16"



4 IN-CONSTRUCTION BEAM DETAIL
SCALE:3/4" = 1'-0"

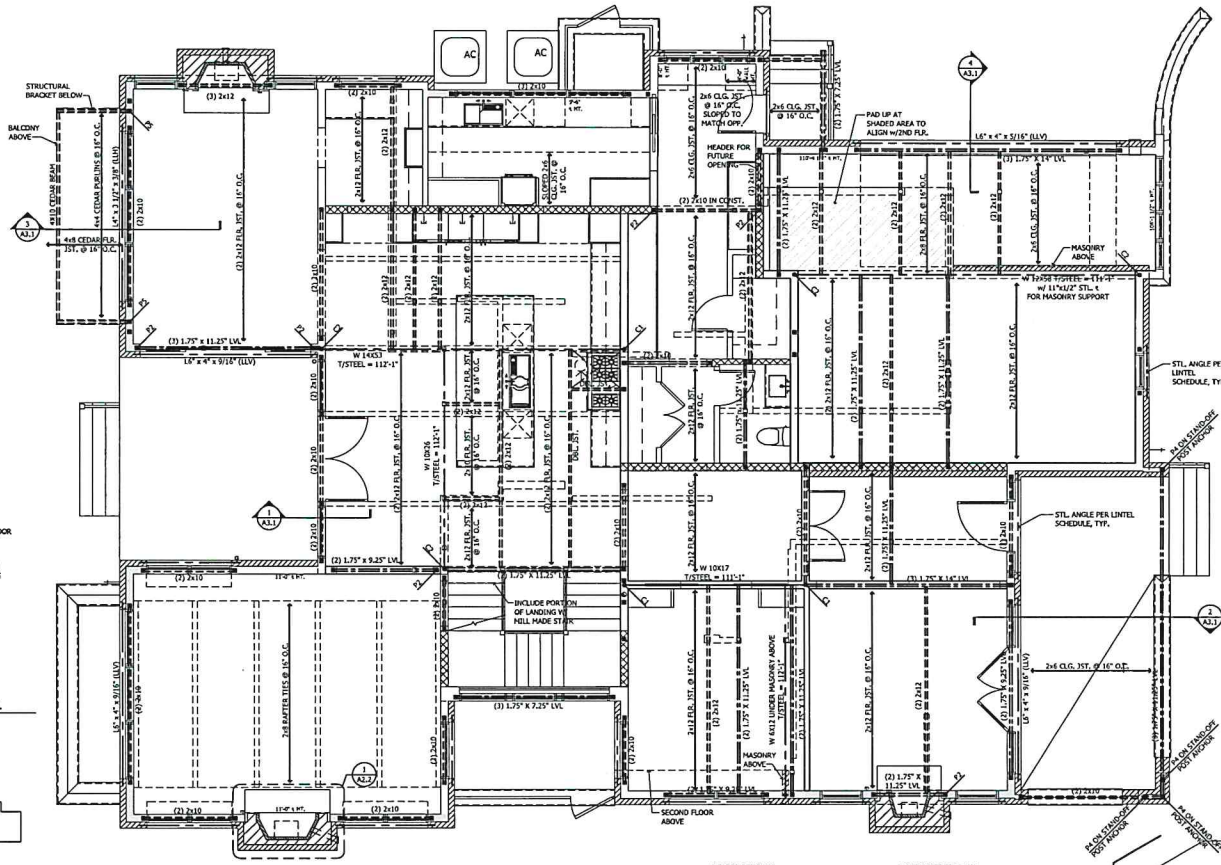


3 JOIST DETAIL
SCALE:3/4" = 1'-0"

SECTION 502.8
NOTCHES IN THE TOP OR BOTTOM OF JOIST SHALL NOT EXCEED ONE-SIXTH THE DEPTH OF THE JOIST AND SHALL NOT BE LOCATED IN THE MIDDLE THIRD OF THE SPAN. WHERE JOISTS ARE NOTCHED ON THE ENDS FOR A LEDGER, THE NOTCH SHALL NOT EXCEED ONE-FOURTH THE JOISTS DEPTH. CANTILEVERED JOISTS SHALL NOT BE NOTCHED UNLESS THE REDUCED SECTION PROPERTIES AND LUMBER DEFECTS ARE CONSIDERED IN THE DESIGN.

HOLES DRILLED OR BORED IN JOISTS SHALL NOT BE WITHIN 2 INCHES OF THE TOP OR BOTTOM OF THE JOISTS AND THEIR DIAMETER SHALL NOT EXCEED ONE-THIRD THE DEPTH OF THE JOIST.

SECTION 602.6
ANY STUD IN AN EXTERIOR BEARING PARTITION MAY BE CUT OR NOTCHED TO A DEPTH NOT EXCEEDING 25% OF ITS WIDTH. STUDS IN NON-BEARING PARTITIONS MAY BE NOTCHED TO A DEPTH NO TO EXCEED 40% OF A SINGLE STUD WIDTH. ANY STUD MAY BE BORED OR DRILLED, PROVIDED THAT THE DIAMETER OF THE RESULTING HOLE IS NO GREATER THAN 40% OF THE STUD WIDTH, THE EDGE OF THE HOLE IS NO CLOSER THAN 5/8 INCH TO THE EDGE OF THE STUD, AND THE HOLE IS NOT LOCATED IN THE SAME SECTION AS A CUT OR NOTCH.



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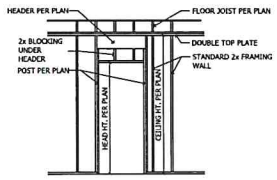
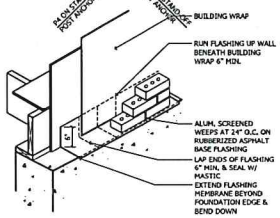
SECOND FLOOR FRAMING PLAN
SCALE:1/4" = 1'-0"



2 HEADER DETAIL
SCALE:1/4" = 1'-0"



1 FLASHING AT MASONRY WALL BASE
SCALE:3/4" = 1'-0"

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GRIEVE HOUSE
324 S ELM STREET HINSDALE, IL

ISSUE/REVISION:

JOB NUMBER: 18 53
DATE: 03 02 20

SECOND FLOOR FRAMING PLAN & DETAILS

S1.2

Attachment 1

STRUCTURAL LEGEND

(SEE PLANS FOR MORE INFORMATION)

- STEEL BEAM
- MICROLAM BEAM
- DIMENSIONAL LUMBER BEAM
- STANDARD STEEL PIPE COL., SEE POST LEGEND
- WOOD POST, SEE POST LEGEND
- LOAD BEARING WALL
- LOAD BEARING WALL ABOVE

STRUCTURAL NOTES

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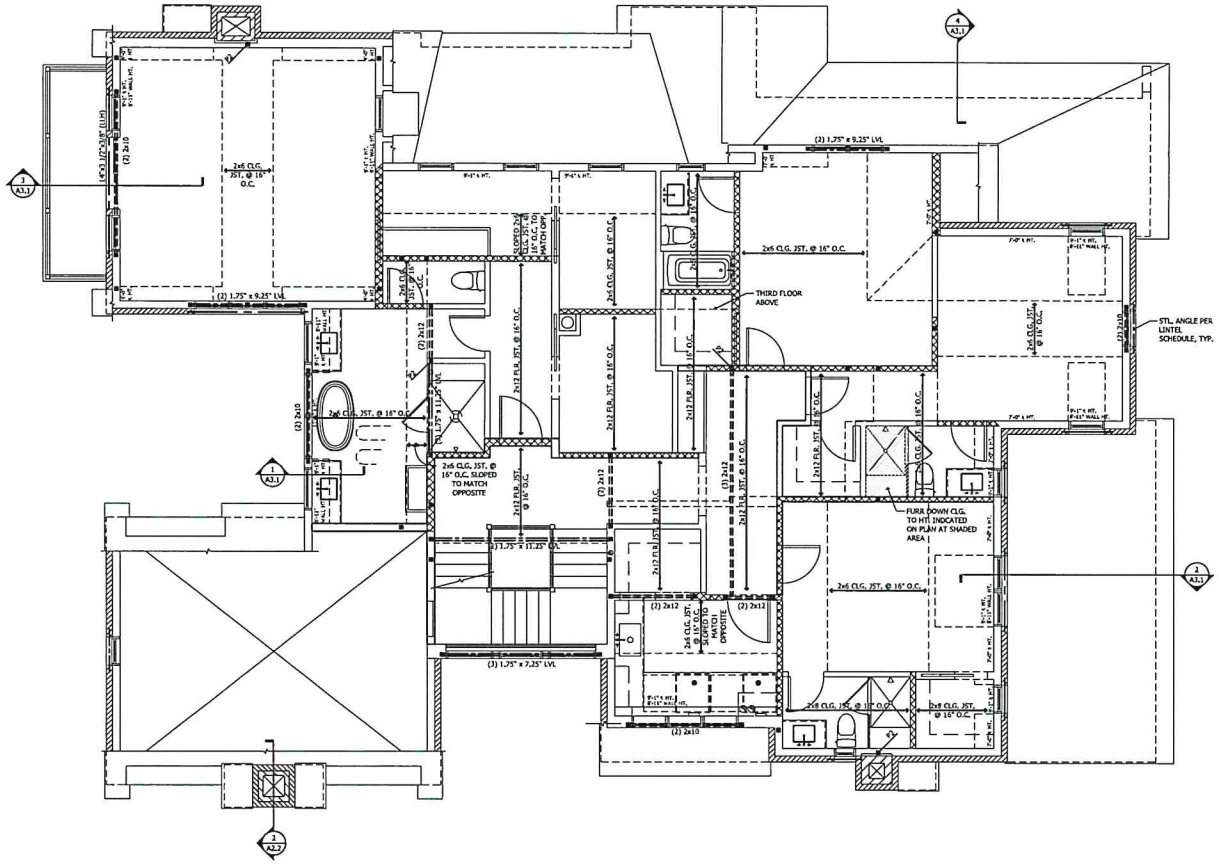

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THIRD FLOOR FRAMING PLAN

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

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ISSUE/REVISION:

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THIRD FLOOR FRAMING PLAN

S1.3

Attachment 1

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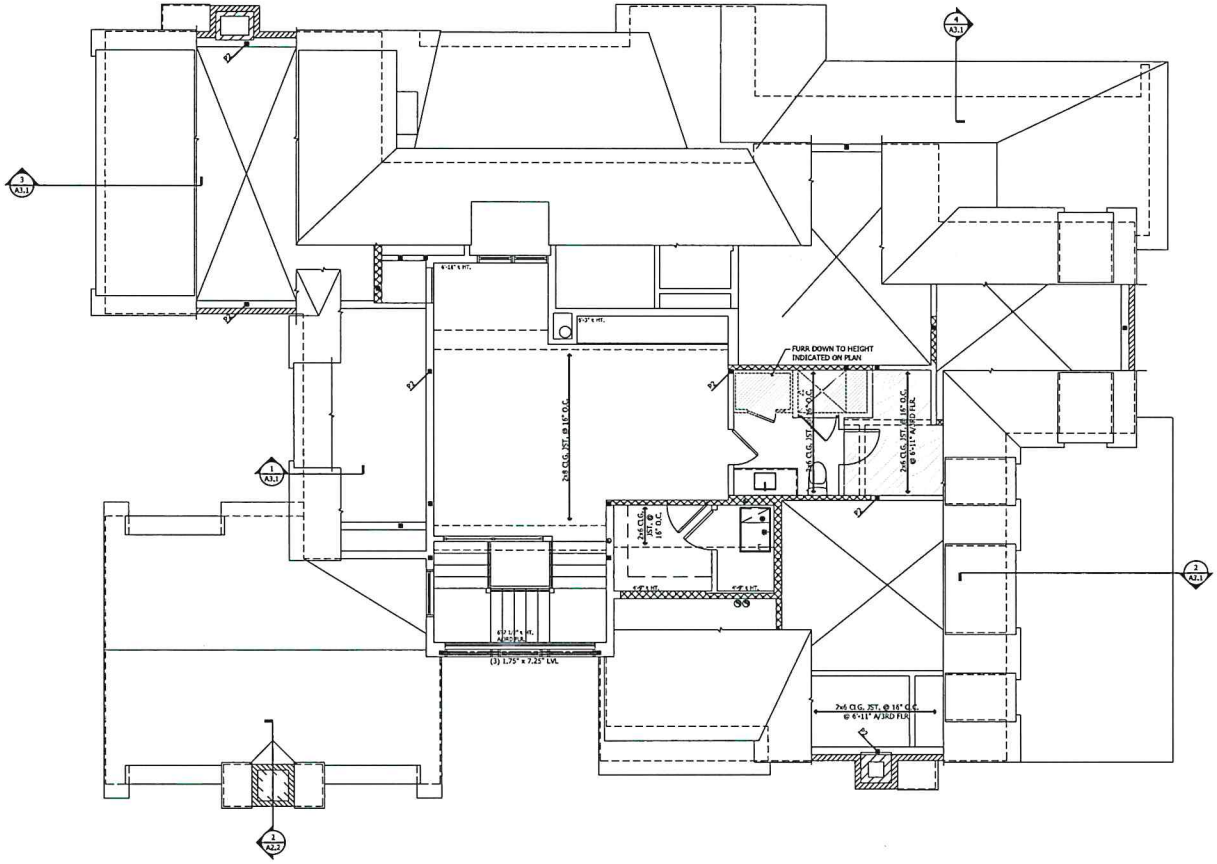

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THIRD FLOOR CEILING FRAMING PLAN

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

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ISSUE/REVISION:

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DATE: 03 02 20

THIRD FLOOR CEILING FRAMING PLAN

S1.4

Attachment 1

STRUCTURAL LEGEND

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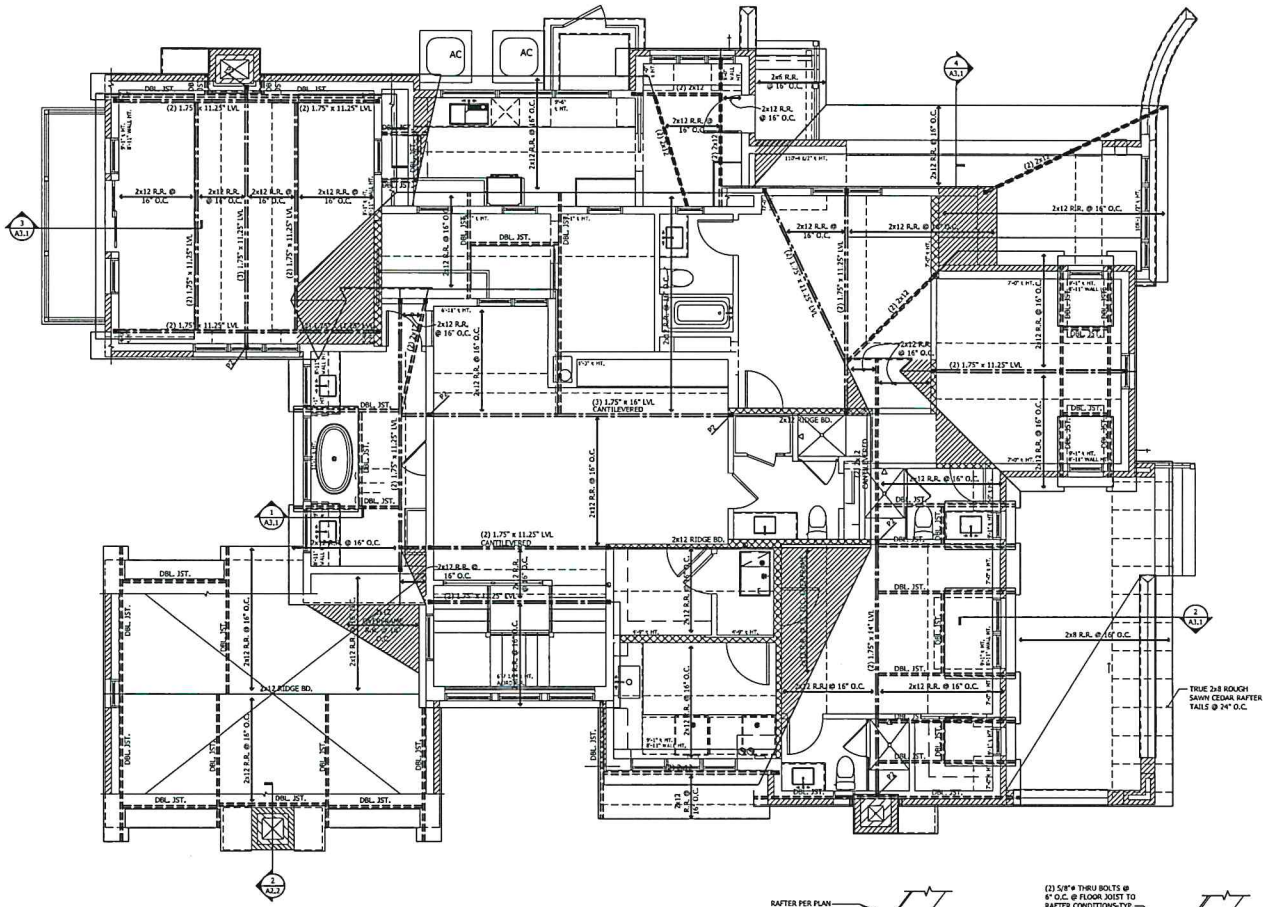

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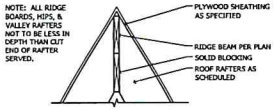
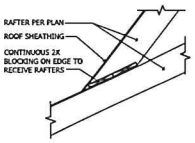
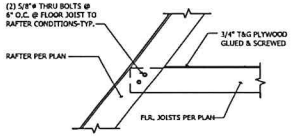
ROOF FRAMING PLAN
SCALE:1/4" = 1'-0"



3 RIDGE DETAIL
SCALE:3/4" = 1'-0"



2 RAFTER OVERLAY DETAIL
SCALE:1/2" = 1'-0"



1 FLOOR JOIST TO RAFTER DETAIL
SCALE:1/2" = 1'-0"

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ISSUE/REVISION:

JOB NUMBER: 18 53
DATE: 02 02 20

ROOF FRAMING PLAN & DETAILS

S1.5

Attachment 1

ELECTRICAL LEGEND

- CEILING ELECTRICAL BOX PULL CHAIN
- CEILING ELECTRICAL BOX FOR LIGHT FIXTURE
- RECESSED DOWNLIGHT IN CEILING/SOFFIT DROPPED BEZEL
- RECESSED DIRECTIONAL
- WALL MOUNTED LIGHT FIXTURE 5'-6" ABOVE FINISH FLOOR
- LOW VOLTAGE LIGHT
- RECESSED RISER LIGHT
- FLUORESCENT FIXTURE WWX LAMPS
- TRACK LIGHTING
- ROPE LIGHT
- MOTION SENSOR / SWITCHED FLOOD LIGHTS
- EXHAUST FAN VENT TO EXTERIOR W/ TIMER & OCCUPANCY SENSOR
- LIGHT & FAN VENT TO EXTERIOR
- SMOKE DETECTOR DIRECT WIRE
- CARBON MONOXIDE DETECTOR DIRECT WIRE
- INFRARED RADIANT HEATER
- CEILING FAN
- SWITCH
- 3-WAY SWITCH
- 4-WAY SWITCH
- DIMMER SWITCH
- GROUND FAULT INTERRUPT DUPLEX
- GROUND FAULT INTERRUPT WATER PROOF DUPLEX W/ "IN USE" COVER
- DEDICATED SINGLE PLUG RECEPTACLE
- DUPLEX RECEPTACLE
- SWITCHED DUPLEX ONE IS LIVE ONE IS SWITCHED
- CEILING MOUNTED DUPLEX RECEPTACLE
- SWITCHED CEILING MOUNTED DUPLEX RECEPTACLE
- QUAD RECEPTACLE
- 200 V. OUTLET
- FLOOR OUTLET
- TELEPHONE
- DATA
- TELEVISION JACK
- DOOR BELL
- DOOR CHIME
- PROGRAMMABLE THERMOSTAT
- CENTRAL VACUUM OUTLET

ELECTRICAL GENERAL NOTES

1. INSTALL ARC FAULT CIRCUITS AT ALL HABITABLE ROOMS, INCLUDING KITCHEN. ALL 120-V SINGLE PHASE 15 AND 20 AMP BRANCH CIRCUITS SUPPLYING OUTLETS OR DEVICES INSTALLED IN KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS, OR SIMILAR ROOMS SHALL BE PROTECTED BY ARC-FAULT CIRCUIT INTERRUPTER INSTALLED TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CIRCUIT.
2. GFCI PROTECTION:
   - A. ALL GFCI OUTLETS TO BE LED TYPE.
   - B. UNFINISHED AREAS TO BE GFCI PROTECTED.
   - C. GFCI SWITCHES WILL PROTECT ALL FIXTURES IN ROOM (LIGHTS, FAN, OUTLETS).
   - D. ALL EXTERIOR WP GFI OUTLETS TO BE EQUIPPED WITH "IN USE" COVERS.
3. SPACING OF ELECTRICAL OUTLETS:
   - A. GENERAL: OUTLETS SHALL BE INSTALLED SO THAT NO POINT ALONG THE FLOOR LINE IN ANY WALL SPACE IS MORE THAN 6 FEET FROM AN OUTLET IN THAT SPACE, INCLUDING ANY WALL SPACE 2 FEET OR MORE IN WIDTH AND THE WALL SPACE OCCUPIED BY FIXED PANELS IN EXTERIOR WALLS, BUT EXCLUDING SLIDING PANELS IN EXTERIOR WALLS. N.E.C. 210-52(A).
   - B. KITCHEN COUNTER TOPS: RECEPTACLE OUTLETS SHALL BE INSTALLED AT EACH COUNTER SPACE 12" OR WIDER. RECEPTACLES SHALL BE INSTALLED SO THAT NO POINT ALONG THE WALL LINE IS MORE THAN 24" FROM A RECEPTACLE OUTLET IN THAT SPACE. ISLAND AND PENINSULAR COUNTER TOPS 12" OR WIDER SHALL HAVE AT LEAST ONE RECEPTACLE FOR EACH FOUR FEET OF COUNTER TOP. COUNTERTOP SPACES SEPARATED BY RANGE TOPS, REFRIGERATORS, OR SINKS SHALL BE CONSIDERED AS SEPARATE COUNTERTOP SPACES. N.E.C. 210-52(C).
   - C. ALL OUTLETS TO BE TAMPER RESISTANT (LISTED & LABELED).
   - D. KITCHEN ISLAND RECEPTICALES SHALL NOT BE LOCATED BELOW A COUNTER OVERHANG OF 6" OR MORE.
4. ATTIC FIXTURES TO BE SPACED MAX DISTANCE OF 20'-0" O.C.
5. CLOSET SURFACE MOUNTED INCANDESCENT & LED FIXTURES TO BE MOUNTED A MIN. OF 12" FROM NEAREST POINT OF STORAGE. CLOSET RECESSED INCANDESCENT, RECESSED FLUORESCENT AND SURFACE MOUNTED FLUORESCENT FIXTURES TO BE MOUNTED A MIN. OF 6" FROM NEAREST POINT OF STORAGE.
6. ALL ELECTRICAL FIXTURES INSTALLED 8'-0" OR LESS ABOVE A TUB OR SHOWER SHALL BE DESIGNATED FOR WET LOCATION.
7. ALL CEILING ELECTRICAL BOXES TO BE FAN RATED.
8. 90% OF PERMANENTLY INSTALLED LUMINAIRES TO BE FLUORESCENT OR CFL LAMPS.
9. CARBON MONOXIDE DETECTORS SHALL RECEIVE PRIMARY POWER FROM THE BUILDING WIRING.
10. ALL SMOKE DETECTORS TO BE HARD WIRED IN SERIES.
11. ALL SMOKE AND CARBON MONOXIDE DETECTORS LOCATED ON THE UNDERSIDE OF UNCONDITIONED SPACE SHALL BE SEAL AT THE CONDUIT CONNECTION TO PREVENT MOISTURE FROM CONDENSATION SETTING OFF FALSE ALARMS
12. THERMOSTATS TO BE PROGRAMMABLE IN ACCORDANCE W/ IECC 403.1.1.
13. ENTIRE BATH TO BE GROUND FAULT PROTECTED INCLUDING LIGHTS, OUTLETS & FANS.
14. SUMP PUMPS, EJECTOR PIT & FURNACE TO BE ON DEDICATED, NON-GFI CIRCUIT.

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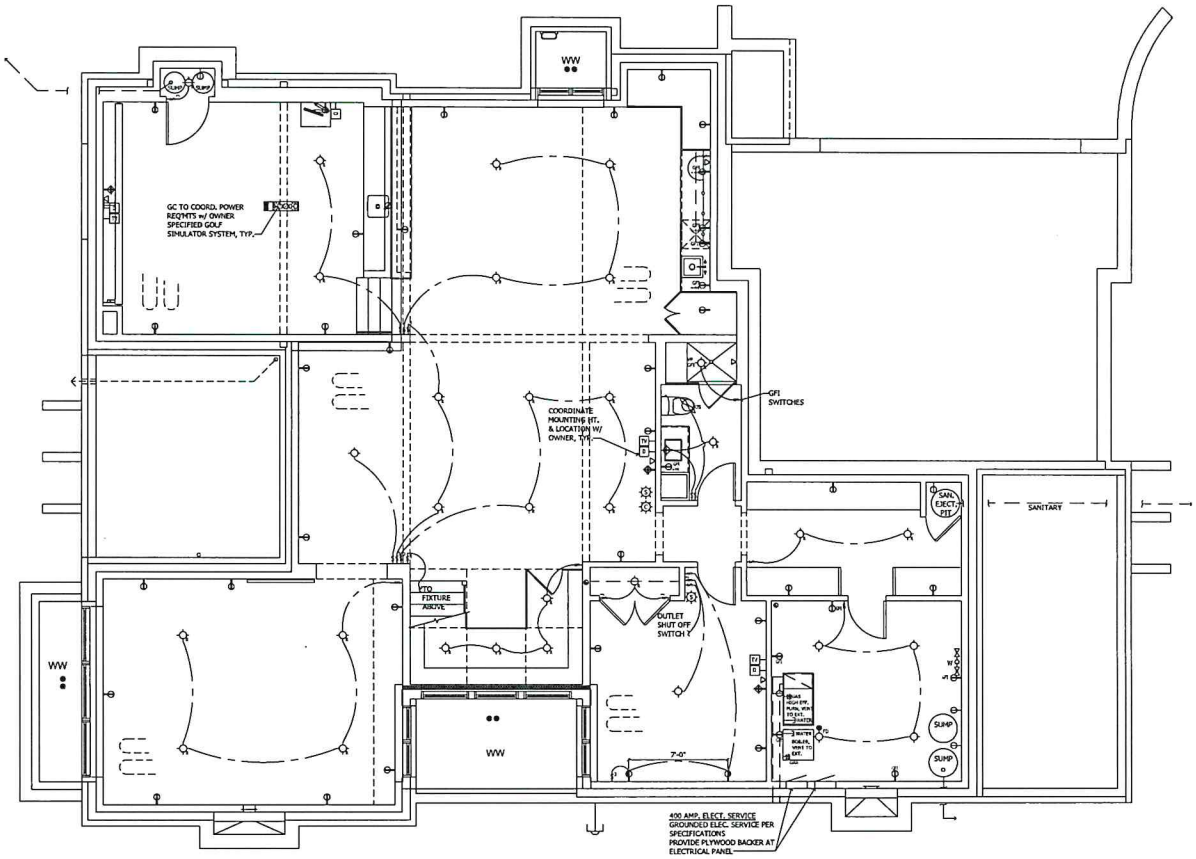
6. ALL AREAS w/ WALL PANELING TO HAVE BASEBOARD OUTLETS.



N

LOWER LEVEL SCHEMATIC ELECTRICAL PLAN

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

[moment] DESIGN
201 E. OGDEN AVE., STE. 20, HINSDALE, IL 60521
P 630 828 8161 WWW.MOMENTDESIGN.NET

PROGRESS SET
NOT FOR CONSTRUCTION

EXPIRES 11/30/2020
IL DESIGN FIRM NO. 184.007497

GRIEVE HOUSE
324 S ELM STREET HINSDALE, IL

ISSUE/REVISION:

JOB NUMBER: 18 53
DATE: 03 02 20

LOWER LEVEL SCHEMATIC ELECTRICAL PLAN

E1.1

Attachment 1

ELECTRICAL LEGEND

CEILING ELECTRICAL BOX PULL CHAIN	SWITCH
CEILING ELECTRICAL BOX FOR LIGHT FIXTURE	3-WAY SWITCH
RECESSED DOWNLIGHT IN CEILING/SOFFIT DROPPED BCZEL	4-WAY SWITCH
RECESSED DIRECTIONAL	DIMMER SWITCH
WALL MOUNTED LIGHT FIXTURE 5'-6" ABOVE FINISH FLOOR	GROUND FAULT INTERRUPT DUPLEX
LOW VOLTAGE LIGHT	GROUND FAULT INTERRUPT WATER PROOF DUPLEX W/ "IN USE" COVER
RECESSED RISER LIGHT	DEDICATED SINGLE PLUG RECEPTACLE
FLUORESCENT FIXTURE WWX LAMPS	DUPLEX RECEPTACLE
TRACK LIGHTING	SWITCHED DUPLEX ONE IS LIVE ONE IS SWITCHED
ROPE LIGHT	CEILING MOUNTED DUPLEX RECEPTACLE
MOTION SENSOR / SWITCHED FLOOD LIGHTS	SWITCHED CEILING MOUNTED DUPLEX RECEPTACLE
EXHAUST FAN VENT TO EXTERIOR W/ TIMER & OCCUPANCY SENSOR	QUAD RECEPTACLE
LIGHT & FAN VENT TO EXTERIOR	200 V. OUTLET
SMOKE DETECTOR DIRECT WIRE	FLOOR OUTLET
CARBON MONOXIDE DETECTOR DIRECT WIRE	TELEPHONE
INFRARED RADIANT HEATER	DATA
CEILING FAN	TELEVISION JACK
	DOOR BELL
	DOOR CHIME
	PROGRAMMABLE THERMOSTAT
	CENTRAL VACUUM OUTLET

ELECTRICAL GENERAL NOTES

1. INSTALL ARC FAULT CIRCUITS AT ALL HABITABLE ROOMS, INCLUDING KITCHEN. ALL 120-V SINGLE PHASE 15 AND 20 AMP BRANCH CIRCUITS SUPPLYING OUTLETS OR DEVICES INSTALLED IN KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS, OR SIMILAR ROOMS SHALL BE PROTECTED BY ARC-FAULT CIRCUIT INTERRUPTER INSTALLED TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CIRCUIT.

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   - B. UNFINISHED AREAS TO BE GFCI PROTECTED.
   - C. GFCI SWITCHES WILL PROTECT ALL FIXTURES IN ROOM (LIGHTS, FAN, OUTLETS).
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   - C. ALL OUTLETS TO BE TAMPER RESISTANT (LISTED & LABELED).
   - D. KITCHEN ISLAND RECEPTICALES SHALL NOT BE LOCATED BELOW A COUNTER OVERHANG OF 6" OR MORE.
4. ATTIC FIXTURES TO BE SPACED MAX DISTANCE OF 20'-0" O.C.
5. CLOSET SURFACE MOUNTED INCANDESCENT & LED FIXTURES TO BE MOUNTED A MIN. OF 12" FROM NEAREST POINT OF STORAGE. CLOSET RECESSED INCANDESCENT, RECESSED FLUORESCENT AND SURFACE MOUNTED FLUORESCENT FIXTURES TO BE MOUNTED A MIN. OF 6" FROM NEAREST POINT OF STORAGE.
6. ALL ELECTRICAL FIXTURES INSTALLED 8'-0" OR LESS ABOVE A TUB OR SHOWER SHALL BE DESIGNATED FOR WET LOCATION.
7. ALL CEILING ELECTRICAL BOXES TO BE FAN RATED.
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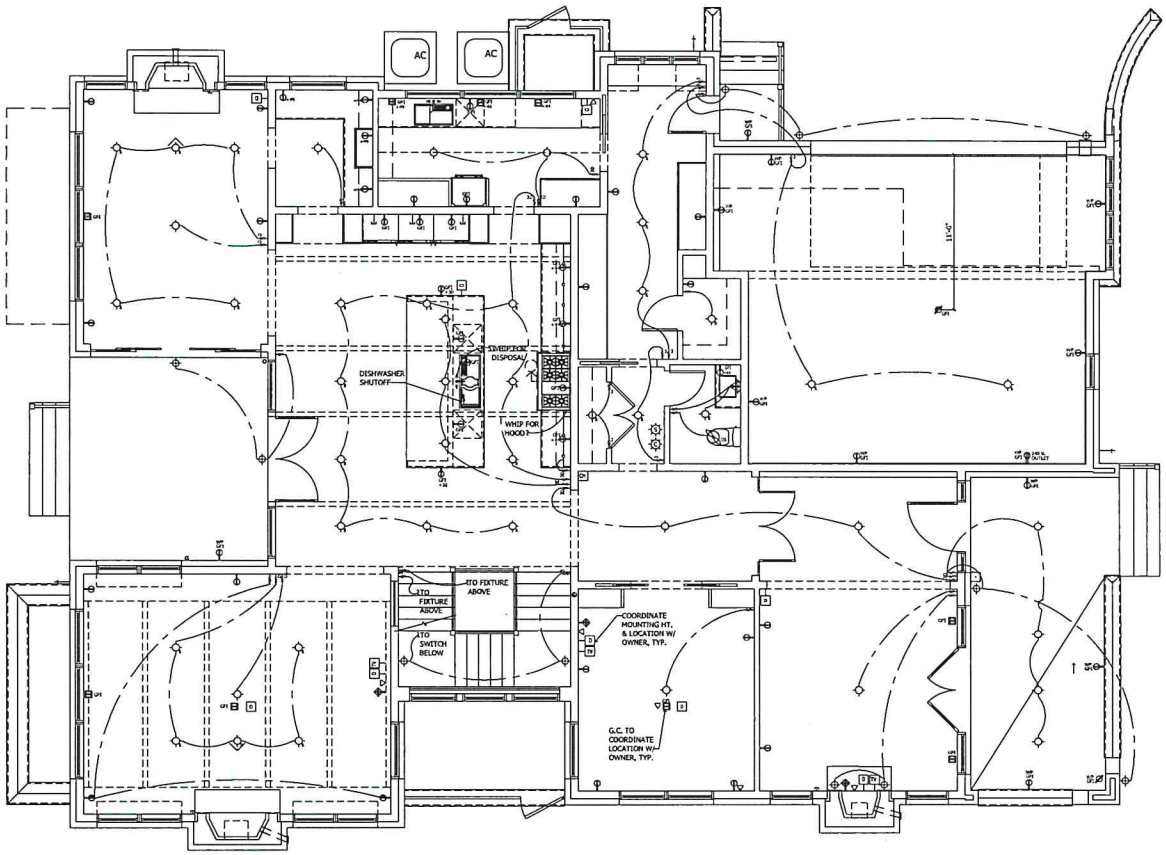

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FIRST FLOOR SCHEMATIC ELECTRICAL PLAN

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

[moment] DESIGN
201 E. OGDEN AVE, STE. 20, HINSDALE, IL 60521
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GRIEVE HOUSE
324 S ELM STREET HINSDALE, IL

ISSUE/REVISION:

JOB NUMBER: 18 53
DATE: 07 02 20

FIRST FLOOR SCHEMATIC ELECTRICAL PLAN

E1.2

Attachment 1

ELECTRICAL LEGEND

- CEILING ELECTRICAL BOX PULL CHAIN
- CEILING ELECTRICAL BOX FOR LIGHT FIXTURE
- RECESSED DOWNLIGHT IN CEILING/SOFFIT DROPPED BEZEL
- RECESSED DIRECTIONAL
- WALL MOUNTED LIGHT FIXTURE 5'-6" ABOVE FINISH FLOOR
- LOW VOLTAGE LIGHT
- RECESSED RISER LIGHT
- FLUORESCENT FIXTURE WWX LAMPS
- TRACK LIGHTING
- ROPE LIGHT
- MOTION SENSOR / SWITCHED FLOOD LIGHTS
- EXHAUST FAN VENT TO EXTERIOR W/ TIMER & OCCUPANCY SENSOR
- LIGHT & FAN VENT TO EXTERIOR
- SMOKE DETECTOR DIRECT WIRE
- CARBON MONOXIDE DETECTOR DIRECT WIRE
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- 4-WAY SWITCH
- DIMMER SWITCH
- GROUND FAULT INTERRUPT DUPLEX
- GROUND FAULT INTERRUPT WATER PROOF DUPLEX W/ "IN USE" COVER
- DEDICATED SINGLE PLUG RECEPTACLE
- DUPLEX RECEPTACLE
- SWITCHED DUPLEX ONE IS LIVE ONE IS SWITCHED
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- SWITCHED CEILING MOUNTED DUPLEX RECEPTACLE
- QUAD RECEPTACLE
- 200 V. OUTLET
- FLOOR OUTLET
- TELEPHONE
- DATA
- TELEVISION JACK
- DOOR BELL
- DOOR CHIME
- PROGRAMMABLE THERMOSTAT
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1. INSTALL ARC FAULT CIRCUITS AT ALL HABITABLE ROOMS, INCLUDING KITCHEN. ALL 120-V SINGLE PHASE 15 AND 20 AMP BRANCH CIRCUITS SUPPLYING OUTLETS OR DEVICES INSTALLED IN KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS, OR SIMILAR ROOMS SHALL BE PROTECTED BY ARC-FAULT CIRCUIT INTERRUPTER INSTALLED TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CIRCUIT.
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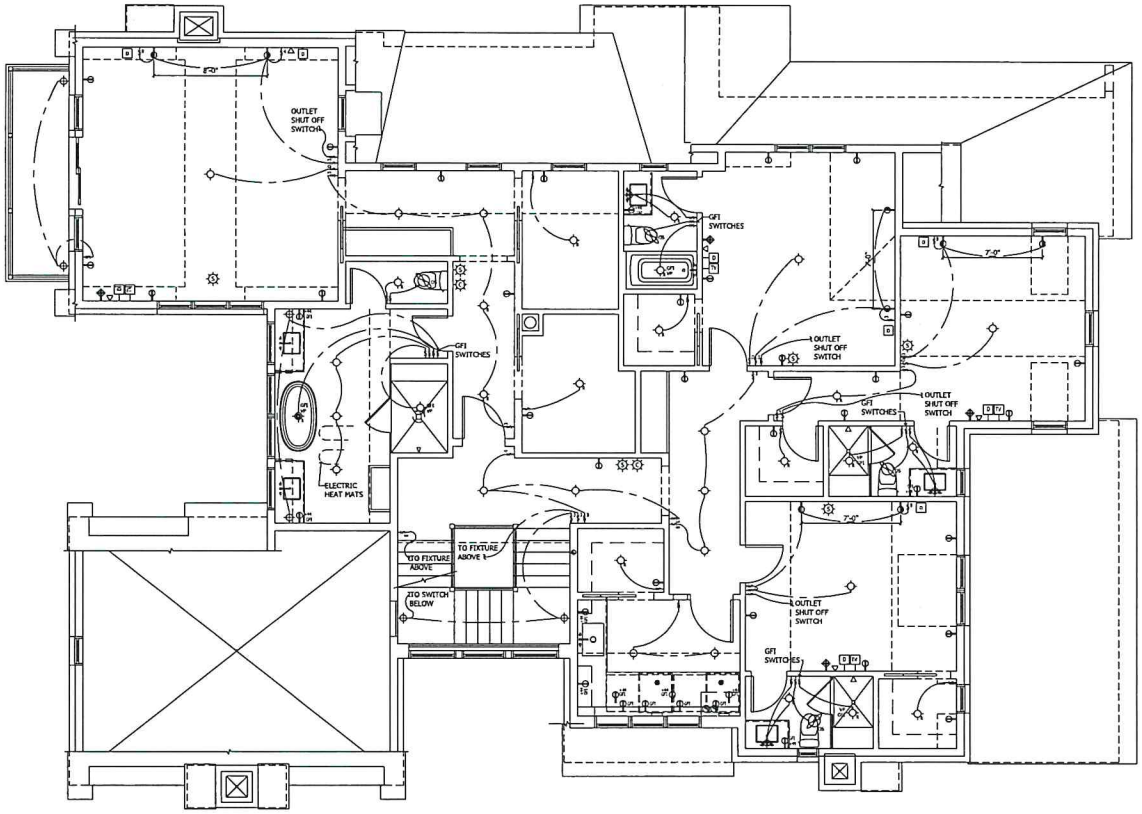

N

SECOND FLOOR SCHEMATIC ELECTRICAL PLAN

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

[moment] DESIGN
201 E. OGDEN AVE, STE. 20, HINSDALE, IL 60521
P 630 828 8161 WWW.MOMENTDESIGN.NET

PROGRESS SET
NOT FOR CONSTRUCTION

EXPIRES 11/30/2020
IL DESIGN FIRM NO. 184.007497

GRIEVE HOUSE
324 S ELM STREET HINSDALE, IL

ISSUE/REVISION:

JOB NUMBER: 18 53

DATE: 03 02 20

SECOND FLOOR SCHEMATIC ELECTRICAL PLAN

E1.3

Attachment 1

ELECTRICAL LEGEND

- CEILING ELECTRICAL BOX PULL CHAIN
- CEILING ELECTRICAL BOX FOR LIGHT FIXTURE
- RECESSED DOWNLIGHT IN CEILING/SOFFIT DROPPED BEZEL
- RECESSED DIRECTIONAL
- WALL MOUNTED LIGHT FIXTURE 5'-6" ABOVE FINISH FLOOR
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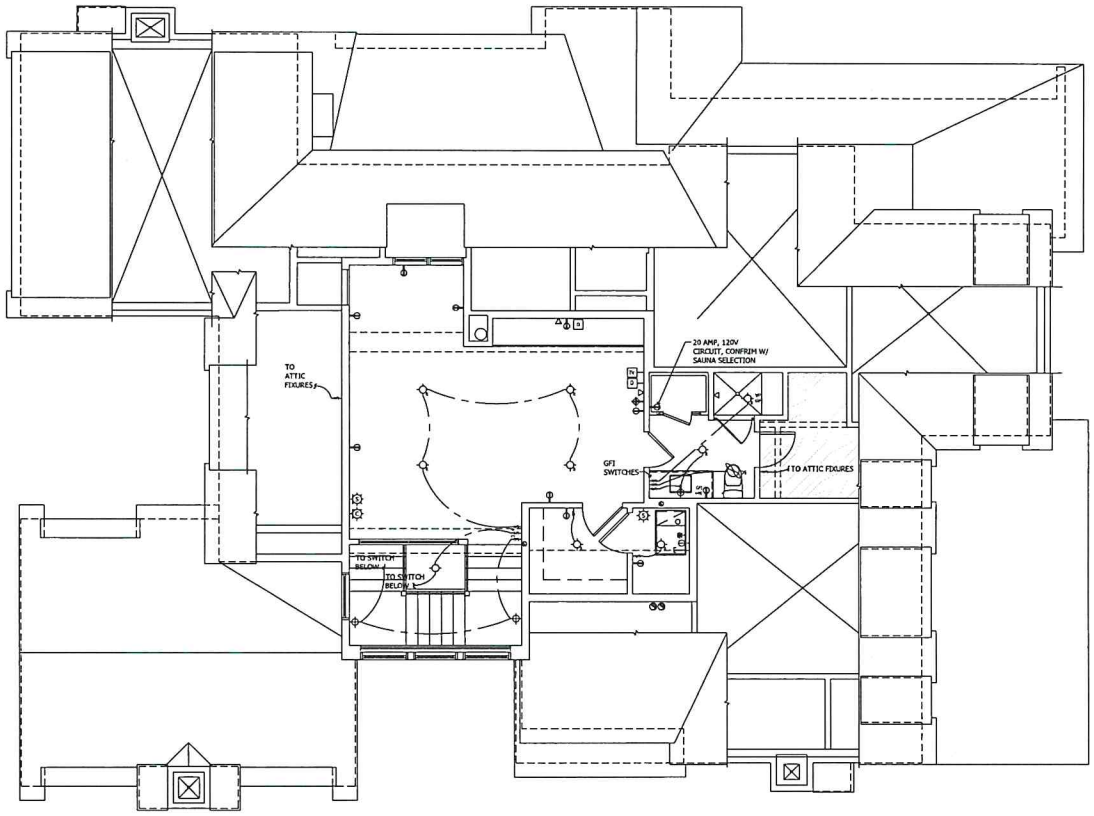

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THIRD FLOOR SCHEMATIC ELECTRICAL PLAN

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

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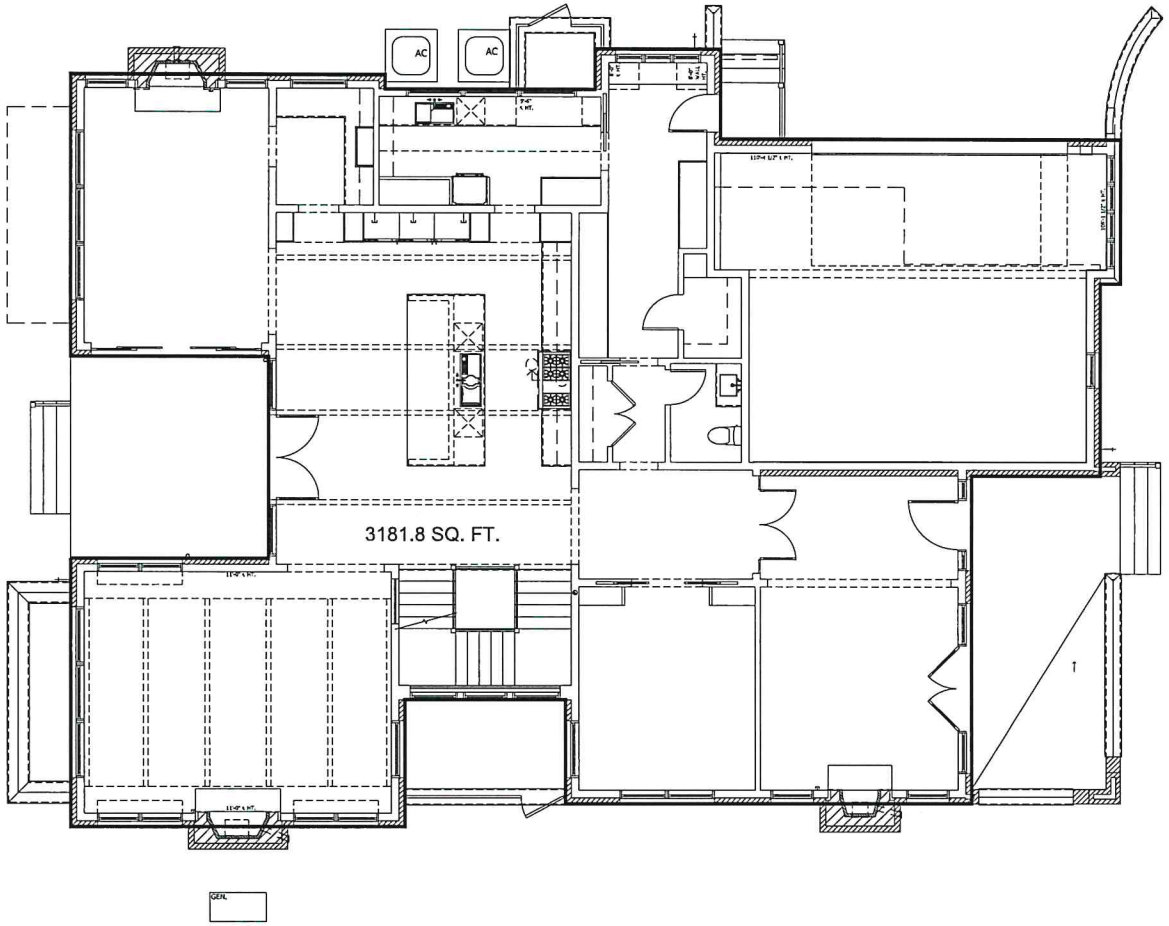
ISSUE/REVISION:

JOB NUMBER: 18 53
DATE: 03 02 20

THIRD FLOOR SCHEMATIC ELECTRICAL PLAN

E1.4

Attachment 1



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FIRST FLOOR
OVERLAY PLAN
SCALE: 1/4" = 1'-0"

[moment] DESIGN
201 E. OGDEN AVE, STE. 20, HINSDALE, IL 60521
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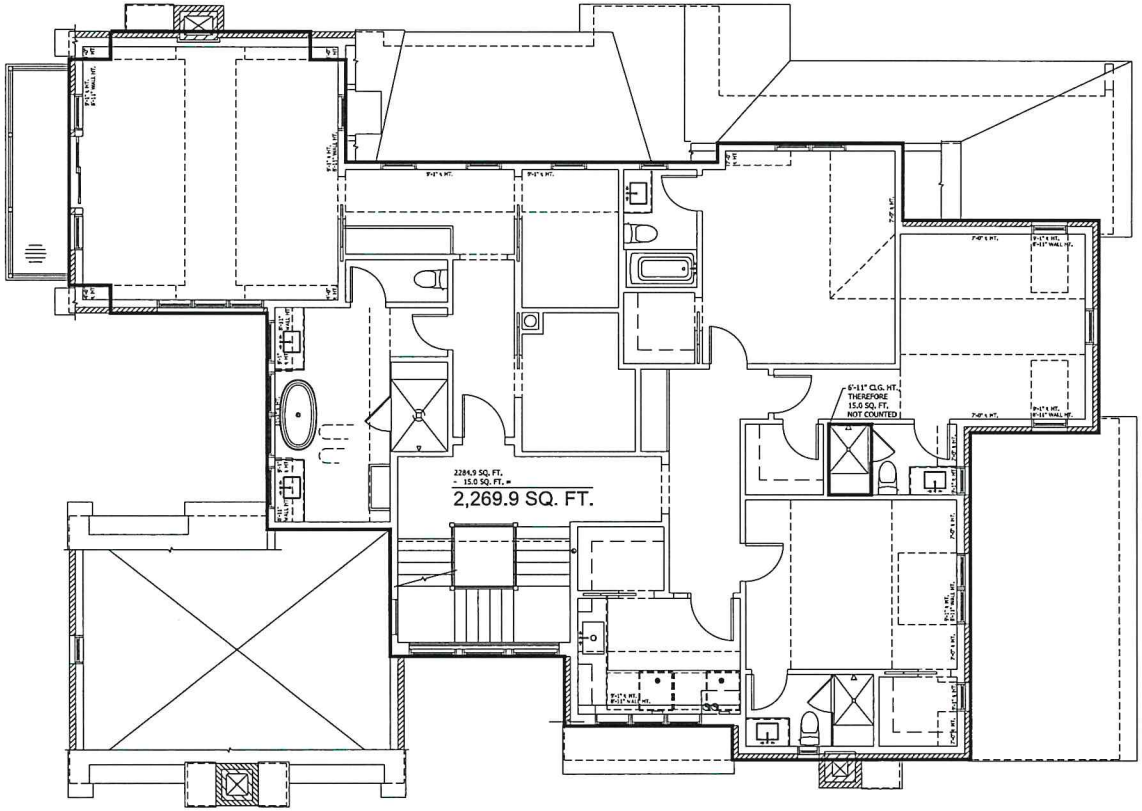
FIRST FLOOR
OVERLAY PLAN

R1.1

Attachment 1



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SECOND FLOOR
OVERLAY PLAN
SCALE: 1/4" = 1'-0".

[moment] DESIGN
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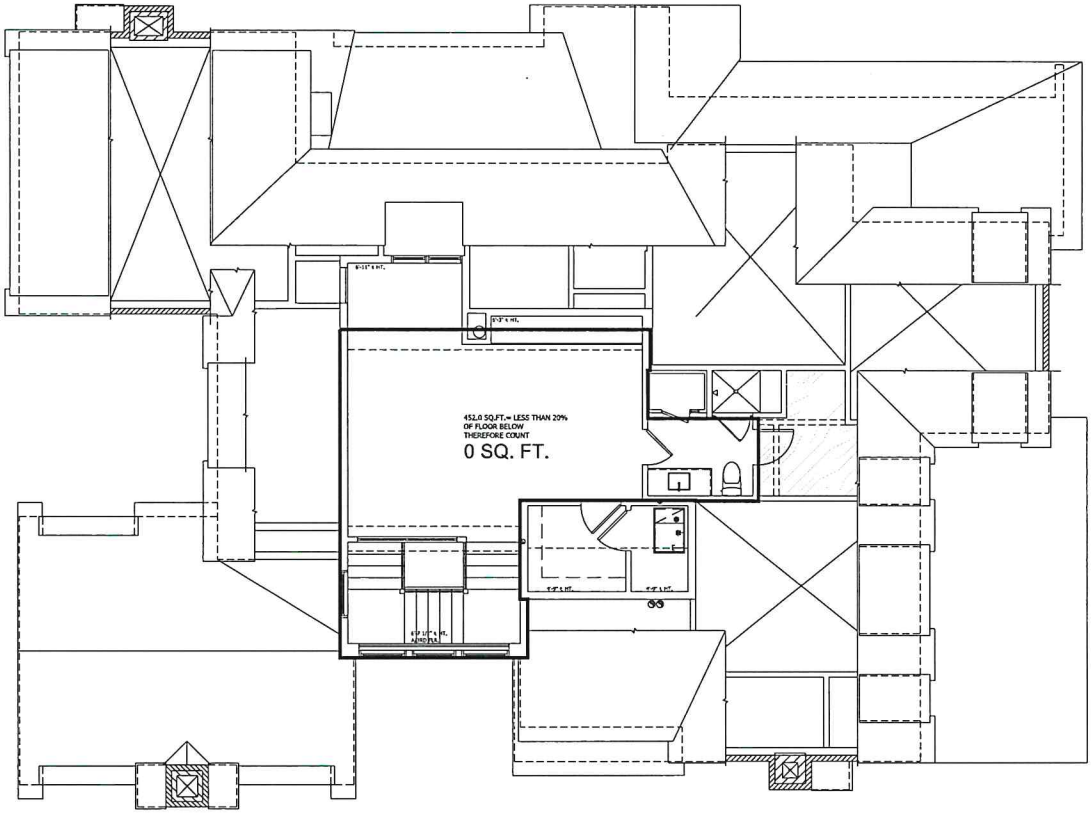
SECOND FLOOR
OVERLAY PLAN

R1.2

Attachment 1



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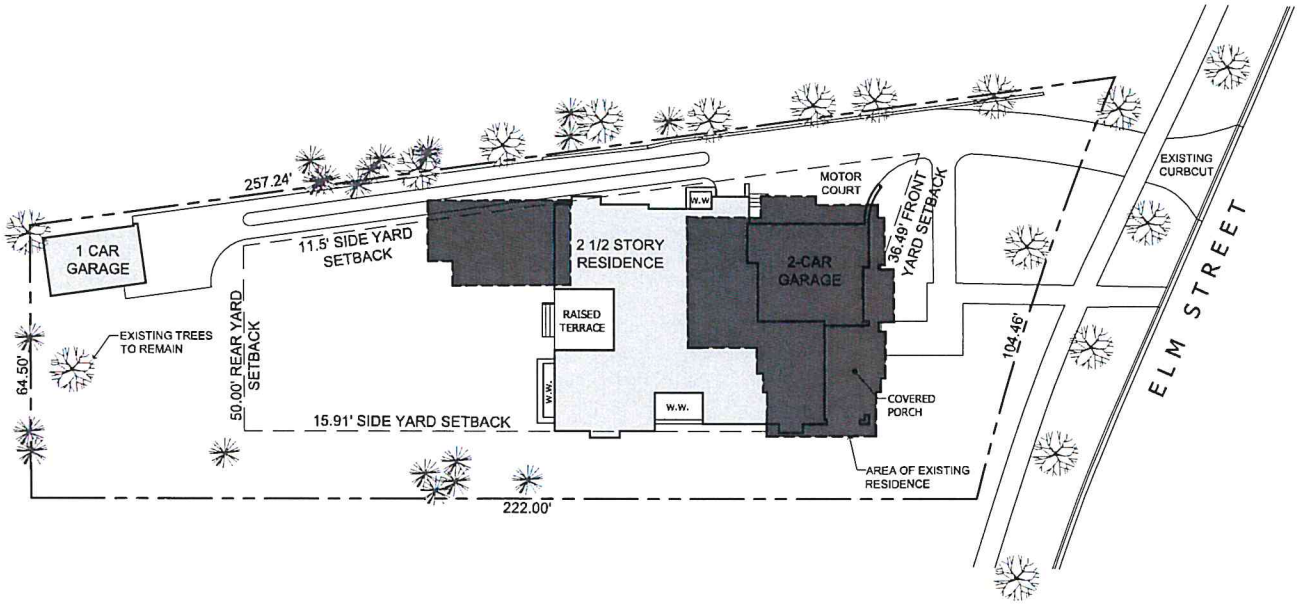
THIRD FLOOR
OVERLAY PLAN

R1.3

Attachment 1



N

SITE PLAN

SCALE: 1" = 20'-0"

Attachment 1

[moment] DESIGN
ARCHITECTURE + INTERIORS
630 828 8161 www.momentdesign.net

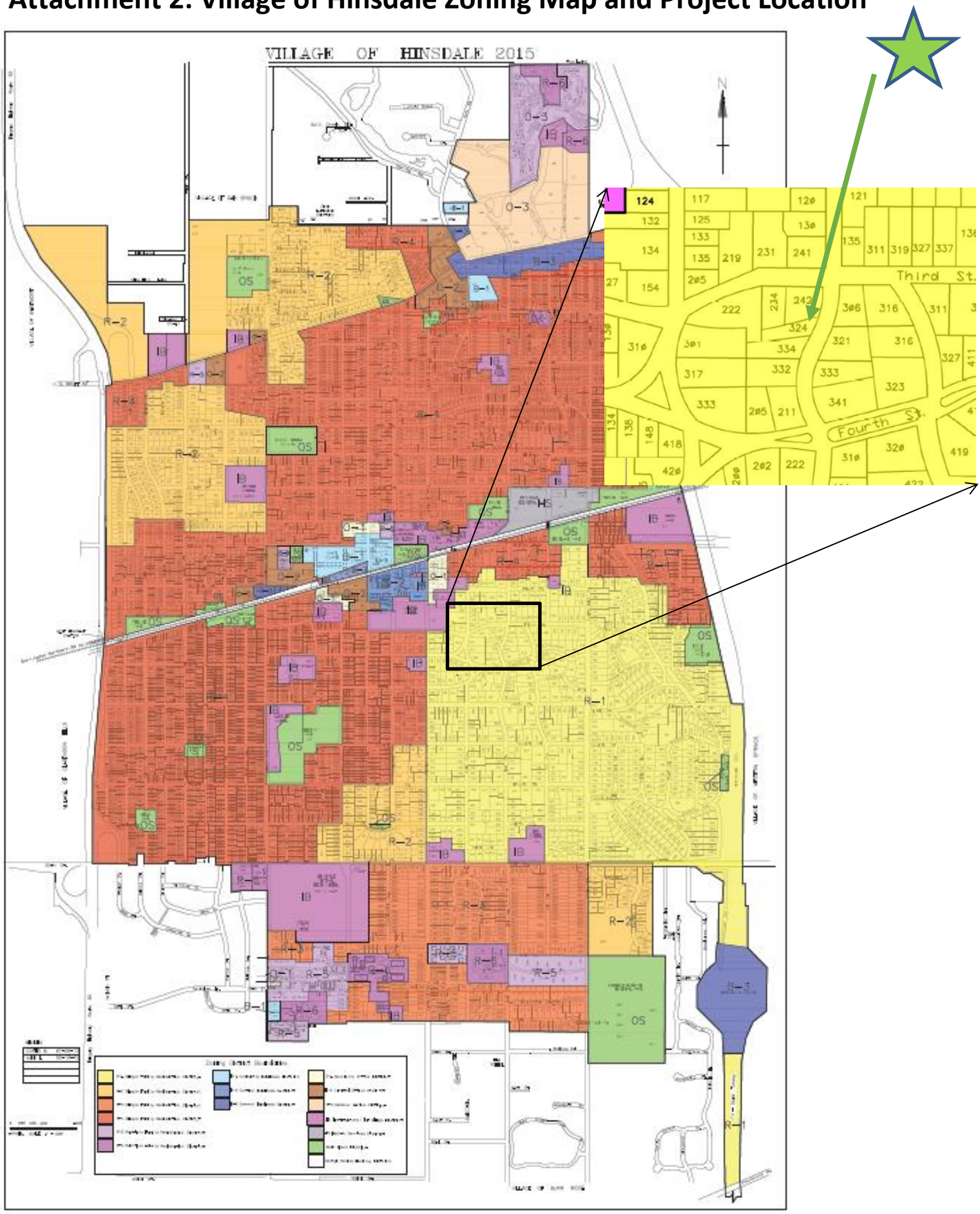
grieve house
324 S ELM STREET
HINSDALE, IL
03 12 20 18 53

Attachment 1

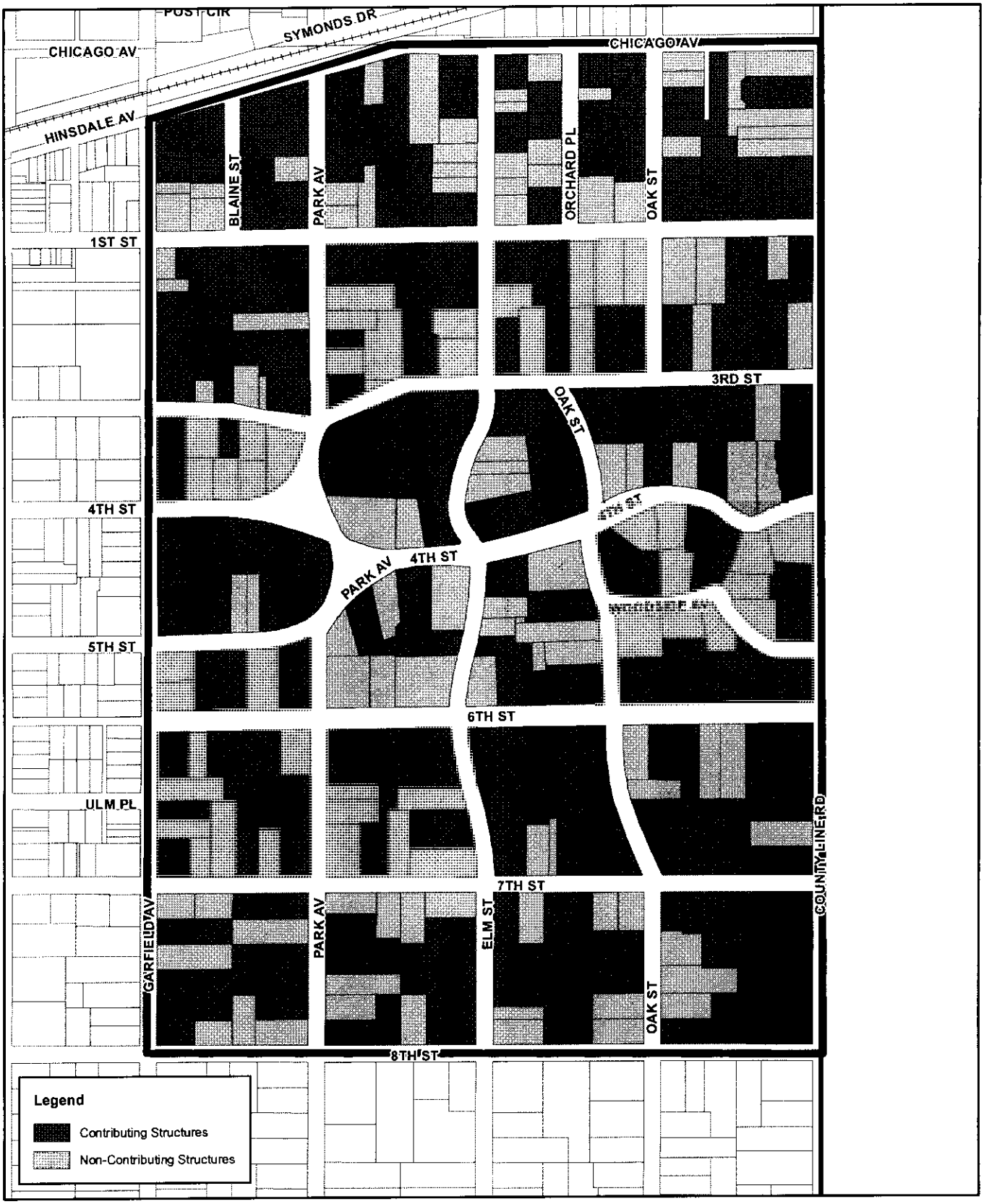
Attachment 1

Attachment 1

Attachment 2: Village of Hinsdale Zoning Map and Project Location



ROBBINS PARK HISTORIC DISTRICT



GRANACKI
HISTORIC CONSULTANTS

0 250 500 1,000 Feet

Attachment 3

14-5-2: CRITERIA:

All applications for a certificate of appropriateness shall conform to the applicable standards in this section.

A. General Standards:

1. Alterations that do not affect any essential architectural or historic features of a structure or building as viewed from a public or private street ordinarily should be permitted.

2. The distinguishing original qualities or character of a structure, building, or site and its environment should not be destroyed. No alteration or demolition of any historic material or distinctive architectural feature should be permitted except when necessary to assure an economically viable use of a site.

3. All structures, buildings, sites, and areas should be recognized as products of their own time. Alterations that have no historical basis and that seek to create an earlier appearance than the true age of the property are discouraged.

4. Changes that may have taken place in the course of time are evidence of the history and development of a structure, building, or site and its environment. These changes may have acquired significance in their own right, and this significance should be recognized and respected when dealing with a specific architectural period.

5. Distinctive stylistic features or examples of skilled craftsmanship that characterize a structure, building, site, or area should ordinarily be maintained and preserved.

6. Deteriorated architectural features should be repaired rather than replaced, whenever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

7. The surface cleaning of structures and buildings should be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the structures and buildings should be avoided.

8. New structures or buildings, or alterations to sites should not be discouraged when such structures or alterations do not destroy significant historical or architectural features and are compatible with the size, scale, color, material, and character of the site, neighborhood, or environment.

9. Whenever possible, new structures or buildings, or alterations to the existing conditions of sites should be done in such a manner that, if such new structures or alterations were to be removed in the future, the essential form and integrity of the original structure, building, site, or area would be unimpaired.

10. Any permitted alteration or demolition should promote the purposes of this Title and general welfare of the Village and its residents.

11. Demolition should not be permitted if a structure, building, or site is economically viable in its present condition or could be economically viable after completion of appropriate alterations, even if demolition would permit a more profitable use of such site.

B. Design Standards:

1. Height: The height of a landmark after alteration should be compatible with the height of the original landmark. The height of a structure or building and adjacent open spaces after any proposed alteration or construction within an historic district should be compatible with the style and character of the structure or building and with surrounding structures and buildings in an historic district.

2. Relationship Between Mass And Open Space: The relationship between a landmark and adjacent open spaces after its alteration should be compatible with such relationship prior to such alteration. The relationship between a structure or building and adjacent open spaces after alteration within an historic district should be compatible with the relationship between surrounding structures, buildings and adjacent open spaces within such historic district.

3. Relationship Among Height, Width And Scale: The relationship among the height, width, and scale of a landmark after alteration should be compatible with such relationship prior to such alteration. The relationship among height, width, and scale of a structure or building after an alteration within an historic district should be compatible with the relationship among height, width, and scale of surrounding structures and buildings within such historic district.

4. Directional Expression: The directional expressions of a landmark after alteration, whether its vertical or horizontal positioning, should be compatible with the directional expression of the original landmark. The directional expression of a structure or building after alteration within an historic district should be compatible with the directional expression of surrounding structures and buildings within such historic district.

5. Roof Shape: The roof shape of a landmark after alteration should be compatible with the roof shape of the original landmark. The roof shape of a structure, building, or object after alteration within an historic district should be compatible with the roof shape of surrounding structures and buildings within such historic district.

6. Architectural Details, General Designs, Materials, Textures, And Colors: The architectural details, general design, materials, textures, and colors of a landmark after alteration should be compatible with the architectural details, general design, materials, textures, and colors of the original landmark. The architectural details, general design, materials, textures, and colors of a structure or building after alteration within an historic district should be compatible with the architectural details, general design, materials, textures, and colors of surrounding structures and buildings within such historic district.

7. Landscape And Appurtenances: The landscape and appurtenances, including without limitation signs, fences, accessory structures, and pavings, of a landmark after alteration should be compatible with the landscape and appurtenances of the original landmark. The landscape and appurtenances of a structure or building after alteration within an historic district should be compatible with the landscape and appurtenances of surrounding structures and buildings within such historic district.

8. Construction: New construction in an historic district should be compatible with the architectural styles, design standards and streetscapes within such historic districts.

STATE OF ILLINOIS)
) ss:
COUNTY OF DU PAGE)

BEFORE THE HINSDALE HISTORIC
PRESERVATION COMMISSION

In the Matter of:)
)
)
324 S. Elm Street,)
Certificate of)
Appropriateness, Case)
No. HPC-02-2019.)

REPORT OF PROCEEDINGS had and testimony taken at the Public Hearing of the above-entitled matter before the Hinsdale Historic Preservation Commission, at 19 East Chicago Avenue, Hinsdale, Illinois, on May 1, 2019, at the hour of 6:45 p.m.

BOARD MEMBERS PRESENT:

MR. JOHN BOHNEN, Chairman;

MS. SHANNON WEINBERGER, Member;

MR. FRANK GONZALEZ, Member;

MR. BILL HAARLOW, Member; and

MR. JIM PRISBY, Member.

ALSO PRESENT:

MR. CHAN YU, Village Planner;

MR. PATRICK McGINNIS, Attorney for Petitioner.

CHAIRMAN BOHNEN: We have Case HPC-02-2019, 324 South Elm Street. But you have no plans or anything before you. It's a request for a demo.

01:58:22PM Is there somebody here to speak on behalf?

MR. McGINNIS: Yes. Good evening. My name is Patrick McGinnis. I'm an attorney at Donatelli & Coules. We represent the owners of the property Andrew and Julie Grieve. The other attorney for the application is Peter Coules. He signed all the docs. Unfortunately, he was not able to be here tonight. He had to be at another municipality for a special use hearing.

01:58:42PM He apologizes for not being able to come. He was able to come last month but had a conflict tonight.

The Grieves are coming before you for a Certificate of Appropriateness in order to demolish the current home. They currently live in Hinsdale, purchased this property with plans to teardown the home and to build a new home.

They are in the process of developing those plans. The architect for the property is Patrick Fortelka with Moment Design, which is here in Hinsdale, and the builder is

01:59:13PM Micheal Conneely with Greenside Design Build.

The property is listed as a contributing structure in the Robbins Park Historical District. It's not a landmarked property, it's just a contributing structure based on the outside of the house.

The inside, which is where more of the issues of the property are, are the reasons that the owners are looking to tear it down. The rooms are very small. The flow of the house

01:59:38PM is a bit disjointed. There are several doorways that are extremely narrow and the door frame is low as well for an average sized adult. You are

just a few inches from the top of the doorway. There's also a back staircase that you have to duck down to be able to use, so functionality there's some issues with the home as well. And for these reasons the owners are looking to teardown the house and to build a new home on the property.

But we are here today just for approval to teardown the house. And the main

02:00:09PM reasons that the owners are looking to do it now are 1, just for safety concerns, and then also from an insurability and liability standpoint.

Safety wise the house is vacant. The owners are concerned about kids possibly breaking in and using the house while no one is there. And then also just from an insurability standpoint, because the house is vacant, it's often more difficult and more expensive to insure these types of homes for these same reasons.

02:00:36PM We are here today for approval to teardown the house and we will come back before the commission once the plans are finalized in

order to get those approved and to make sure that everything is in line with the character of the village and what the commission is looking for in the surrounding homes and things like that. So for those reasons we ask to approve a motion to teardown the current home.

MR. GONZALEZ: Can we see the plans before they are finalized so we have some input?

MR. McGINNIS: I can certainly pass

02:01:11PM that along to the architect.

MR. PRISBY: Perfect example right there. They are still doing it.

MR. GONZALEZ: I know. I put it on the record if they come back with finished plans, you know where that's going.

MR. PRISBY: It's going to look just like what we just talked about because we know Patrick, and we like Patrick, he's a good guy, good architect, he does a lot of big glass, a

02:01:28PM lot of recycled brick. It's the exact type of thing we just complained about on the other project.

6

And understand part of our issue has been we want to have at least some ability to have just even general input up front on designs to be able to say look, for this block, yes, you can do a lot of different designs. Here are the key things that we think are important on this block in this neighborhood that someone should take into account while they are designing the house.

02:01:58PM And what happens is it gets to us after they finish the drawings, which is way too late, and we have talked about this again and again and again. We are asking, come to us. We have no problem doing this, but nobody wants to. Everybody comes in at the end and it's too late and it's a real frustration for this group.

It's early up on this project that somebody should be in front of us at some point saying can I take 15 minutes of your time just

02:02:28PM to show you what we got going on or give me your opinion on this particular lot. What should we consider for this property? Doesn't happen.

7

MR. HAARLOW: I take it with this, unlike the block we are just discussing, this block of Elm Street between 3rd and 4th on the west side where this is located there are four homes.

The one to the north of this is a very old Victorian. Then there's this house. And then the one immediately to the south of this one is a rebuild but it was done with a

02:03:04PM great deal of historical sensitivity, particularly with the windows. Some of those were copied identically really to the house that was there before. And the last house is I guess that's the white stucco one on the corner where the Laase's used to live.

So unlike the prior project where there are all sorts of things going on, this entire block, at least on the west side, and really the east side, isn't -- this is largely

02:03:39PM intact still as well. This block still has some integrity to it so I think we would be particularly keen to do what Jim was just saying

8

is try to have some input on that because this one is a block where that could make a difference.

MR. McGINNIS: I know one of the reasons that we are here tonight just for approval for the teardown is that they are taking more time with the plans or that the owners do want to make sure that they do do it right, so I'll pass that along to the owners and

02:04:03PM the architect and let them know your preference to approach it that way.

MR. PRISBY: More than happy to meet with anybody any time.

MS. WEINBERGER: So I love this house. It's a beautiful house on the outside. I'm not a fan of seeing it go.

I live in a house that has small rooms that might flow a little funky but I have raised two boys in that house and they love our

02:04:28PM house. So -- and that's not a reason to remove a house.

MR. PRISBY: Just for I guess for the

9

sake of discussion, my real problem is approving a demolition before the house plans are complete. If something happens, I know it takes time to design a plan and to do it correctly, do the documents, get in for permit and they are just at the initial stages of this, apparently, right? Anything can happen over the course of the next three months, six months to a year, that if something happens and they can't build

02:05:04PM this house and they have to abandon the project and then turn around and maybe sell the property or delay this even longer, there was an opportunity lost to potentially sell the house that's there now as a house and maintain it as a historic house in this district.

MR. McGINNIS: Well, the owners they currently live in Hinsdale.

MR. PRISBY: I know.

MR. McGINNIS: So I think they are

02:05:29PM aware of the character of the neighborhood and the house itself and I think they are committed to building on this property.

Attachment 5

1 MR. PRISBY: I'm sure they are but
2 things happen. So I think it might be
3 premature.
4 CHAIRMAN BOHNEN: What is their
5 timetable? When would they expect to break
6 ground?
7 MR. McGINNIS: I don't think they have
8 a specific timetable right now. I mean, I know
9 that they are trying to move forward and make
02:05:48PM 10 sure that everything is keep moving and to
11 finalize the plans.
12 I know in terms of the teardown,
13 which is what we are here for tonight, they are
14 ready to get the permit tomorrow and move
15 forward with that.
16 MR. GONZALEZ: Well, I think that let's
17 look at the plans, see if we have some input,
18 then we can consider tearing down the home. I
19 think that's a fair request.
02:06:06PM 20 MR. PRISBY: Yes.
21 MR. McGINNIS: Obviously the concerns
22 of the owners are just the safety and the

1 liability.
2 MR. GONZALEZ: Well, they can put an
3 alarm system in the house and it will work just
4 fine. And there's so many different types of
5 alarms. You can put it on your cellphone, if
6 someone walks in, you will know exactly.
7 I think that because we don't know
8 what the final product, there's so many still
9 unforeseen issues down the road. We have seen
02:06:35PM 10 homes that are guaranteed to move in, tear it
11 down and then all of a sudden six months later
12 somebody gets transferred. I mean, a whole host
13 of different situations could happen.
14 So my thought is it would be nice
15 for us to see this plan before tearing down a
16 historic -- well, it's not a historic but
17 significant home. What kind of structure are
18 they planning to put? Is it going to contribute
19 or is it going to be something like we just had,
02:06:58PM 20 like we just looked at a little while ago?
21 My suggestion is let's see the
22 plans, let's have some input, and then we will

1 go to the next step.
2 MS. WEINBERGER: Well, maybe even
3 before seeing the plans have a conversation
4 helping the architect understand what we are
5 trying to do. I mean, he's been before us
6 before.
7 MR. PRISBY: Right.
8 MR. McGINNIS: Obviously, I'm here and
9 if you have input on the things that you think
02:07:26PM 10 that would be important for the character of the
11 house, I can certainly pass those along and
12 that's part of the reason that we are here to
13 start the discussion now and to kind of work
14 with the village to get it done.
15 MR. GONZALEZ: We definitely appreciate
16 you coming in and giving us the input on what
17 direction the owners want to take but it's hard
18 to say without any sense of square footages or
19 size of the home that they plan to build on it
02:07:55PM 20 for us to give us any suggestion, idea.
21 Generally ours would be exterior,
22 streetscape, how is it going to look as you

1 approach? Is the garage in the front, in the
2 back, the side? So there's a few things like
3 that. Is it going to be a house with a lot of
4 fenestration, something similar to which
5 literally you can stand from the street and look
6 right through the house. So, I mean, for
7 privacy I would think that might be an issue if
8 you are getting up at 1 in the morning and
9 walking around the house in shorts.
02:08:22PM 10 MR. PRISBY: I think there's some back
11 and forth on the design that has to go on
12 directly with the people doing the design or
13 building the house. They may have a specific
14 material they would like to use for an
15 elevation. Well there's different ways to do
16 that and different types of materials that could
17 still fall in the same ballpark that we would
18 suggest might be more appropriate for that
19 block. If they say that's a great idea, I don't
02:08:49PM 20 like the idea, come up with a different
21 suggestion. There's just -- it's part of that
22 design process trying to go through you to take

1 back more of that information I don't think goes
2 to necessarily the level that we are talking
3 about so if you can pass it on to Patrick.
4 MR. McGINNIS: I understand. And I
5 plan on letting them know that you would love to
6 have a conversation and I can go over with where
7 they are at.
8 MR. PRISBY: We are not trying to
9 design the house; we tell that to everybody. We
02:09:14PM 10 are just trying to show what -- or at least
11 convey the things that we think are sensitive on
12 that block to try to take that into account when
13 they design the new house for that site. It
14 sure would make their life a lot easier when
15 they get in front of us at the end when they
16 show some sensitivity with things that we feel
17 are important.
18 MR. HAARLOW: I think particularly
19 given that block, that the neighbors are owed
02:09:36PM 20 that.
21 MR. PRISBY: That's a good point.
22 MR. HAARLOW: Again, it's a real

1 difference from the block we were discussing on
2 Park, and especially given the house that's to
3 the south of it. It is new construction but was
4 done with great sensitivity.
5 As a historic preservation
6 commission, I don't know how we can approve the
7 demolition of a contributing structure and have
8 no idea what's going there.
9 MS. WEINBERGER: I would agree.
02:10:12PM 10 MR. HAARLOW: I would move to deny.
11 MR. PRISBY: Just as an example, I was
12 talking earlier about things happen. I'd say in
13 the last six or seven years our office, which is
14 also in town, we have probably had six or seven
15 jobs that mid new home came to a halt for
16 whatever reason, right.
17 MR. McGINNIS: Of course.
18 MR. PRISBY: Job change, transfer. It
19 happens. And there's no way of telling
02:10:35PM 20 sometimes what's going to happen.
21 I have one right now that just went
22 on hold two weeks ago because now they are

1 debating between doing an addition or tearing it
2 down because it's just becoming overwhelming
3 with the existing house. It's not in the
4 historic district but now the direction is going
5 to change, so who knows.
6 And I'd hate to tear something
7 down, find out that there is a problem, it could
8 have been sold as a structure that somebody
9 would rehab.
02:11:01PM 10 I have been through the house. I
11 went through it a year ago with a potential
12 buyer looking at ways of potentially adding on
13 and modifying this house. So I know the core
14 original house is really still a great house.
15 There's a lot of things that were done to the
16 house that just not good. I get it.
17 And our discussion at that time was
18 to actually tear those things down, leave the
19 core house and then rebuild behind it something
02:11:24PM 20 that would be more appropriate to that house.
21 It's a substantial amount of money, we get that,
22 and ultimately it became just beyond the

1 threshold of what they wanted to spend but there
2 was somebody interested in doing that and if we
3 take it down now, we lose that opportunity if
4 something happens and that's my greatest concern.
5 MR. McGINNIS: Obviously, they were
6 interested in doing it but decided against it.
7 I think the owners' decision is also that a
8 rehab would be beyond there's hope for this
9 home.
02:11:52PM 10 MS. WEINBERGER: There's a motion on
11 the table and I would like to second it.
12 CHAIRMAN BOHNEN: It's been moved and
13 seconded that the COA to demolish the home at
14 324 South Elm Street be denied.
15 All those in favor, say aye.
16 (All aye.)
17 Motion is denied. Thank you.
18 MR. McGINNIS: Thank you.
19 MR. PRISBY: Thank you. Say hello to
02:12:18PM 20 Peter for us.
21 MR. McGINNIS: I will.
22 CHAIRMAN BOHNEN: Now I'll close the

Attachment 5

1 Public Hearing.
2 (WHICH, were all of the
3 proceedings had, evidence
4 offered or received in the
5 above entitled cause.)
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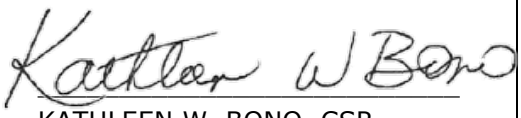
STATE OF ILLINOIS)
)
COUNTY OF DU PAGE)

I, KATHLEEN W. BONO, CSR, do hereby certify that I am a court reporter doing business in the State of Illinois, that I reported in shorthand the testimony given at the hearing of said cause by viewing a video and that the foregoing is a true and correct transcript of my shorthand notes so taken as aforesaid.



KATHLEEN W. BONO, CSR
License No 084-001423

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