MEETING AGENDA



HISTORIC PRESERVATION COMMISSION Wednesday, July 6, 2022 6:30 p.m. MEMORIAL HALL – MEMORIAL BUILDING 19 East Chicago Avenue, Hinsdale, Illinois 60521 (Tentative & Subject to Change)

- 1. CALL TO ORDER
- 2. ROLL CALL
- 3. APPROVAL OF MINUTES June 1, 2022

4. PUBLIC HEARINGS

 a) Case HPC-05-2022 – 430 E. Seventh Street – Application for a Certificate of Appropriateness to Demolish a Single-Family Home and to Construct a New Single-Family Home in the Robbins Park Historic District

5. PUBLIC MEETINGS

- a) Case A-14-2022 14 W. First Street Elevare MD Exterior Appearance and Site Plan Review to allow for façade improvements to the existing building located at 14 W. First Street in the B-2 Central Business District
- 6. PUBLIC COMMENT
- 7. NEW BUSINESS
- 8. OLD BUSINESS
 - a) Amendments to Title 14 Status Update
 - b) Village of Hinsdale 150th Anniversary Celebration
 - c) Robbins Park Historic District Gateway Signs

9. ADJOURNMENT

Public comments are welcome on any topic related to the business of the Commission at Regular and Special Meetings during the portion of the meeting devoted to a particular agenda item, or during the period designated for public comment for non-agenda items. Individuals who wish to comment must be recognized by the Chairperson and then speak at the podium, beginning by identifying themselves by name and address. Matters on this Agenda may be continued from time to time without further notice, except as otherwise required under the Illinois Open Meetings Act.

The Village of Hinsdale is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities, are requested to contact Brad Bloom, ADA Coordinator at 630-789-7007 or **by TDD at 630-789-7022** promptly to allow the Village of Hinsdale to make reasonable accommodations for those persons. Additional information may be found on the Village's website at www.villageofhinsdale.org

VILLAGE OF HINSDALE HISTORIC PRESERVATION COMMISSION MINUTES OF THE MEETING Wednesday, June 1, 2022

The regularly scheduled meeting of the Village of Hinsdale Historic Preservation Commission was called to order by Commissioner Jim Prisby in Memorial Hall of the Memorial Building, 19 E. Chicago Avenue, Hinsdale, IL on Wednesday, June 1, 2022 at 6:30 p.m., roll call was taken.

PRESENT: Commissioners Sarah Barclay*, Shannon Weinberger, Frank Gonzalez, Jim Prisby,

William Haarlow

ABSENT: Commissioner Alexis Braden and Chairman John Bohnen

ALSO PRESENT: Bethany Salmon, Village Planner

Commissioner Prisby asked for a motion to appoint him as the Chairman pro tem for tonight's meeting. A motion was made by Commissioner Barclay, seconded by Commissioner Haarlow, to appoint Commissioner Jim Prisby Pro Tem Chairman for the June 1, 2022 Historic Preservation meeting. The motion carried by a roll call vote of 5-0 as follows:

AYES: Commissioners Barclay, Gonzalez, Weinberger, Prisby, and Haarlow

NAYS: None ABSTAIN: None

ABSENT: Commissioner Braden and Chairman Bohnen

Approval of Minutes - April 6, 2022

Hearing no comments, a motion was made by Commissioner Weinberger, seconded by Commissioner Barclay, to approve the April 6, 2022 minutes as submitted. The motion carried by a voice vote of 5-0 as follows:

AYES: Commissioners Barclay, Gonzalez, Weinberger, Prisby, and Haarlow

NAYS: None ABSTAIN: None

ABSENT: Commissioner Braden and Chairman Bohnen

Findings and Recommendations

a) Case HPC-02-2022 – The Bagley House – 121 S. County Line Road – Application for Local Landmark Designation

Commissioner Prisby asked for any comments on the Findings and Recommendations. The Commissioners had no comments.

Bob Lennox, 503 Chanticleer Lane, addressed the Commission. Mr. Lennox grew up in a Frank Lloyd Wright designed home located at 223 North Euclid in Oak Park, Illinois. Mr. Lennox stated that historic homes are very difficult to maintain and hopes the Village of Hinsdale does not have any financial involvement or provide financial support to the Bagley Home.

Commissioner Gonzalez asked Ms. Salmon if she was aware of any request for financial support for the Bagley House. Ms. Salmon responded that she is not aware of any such requests and it may be possible that sometime in the future the Bagley Home, and others, receive some type of financial assistance as a result of the Historic Overlay District but that would be a long way off.

Historic Preservation Commission Meeting of June 1, 2022 Page 2 of 7

A motion was made by Commissioner Weinberger, seconded by Commissioner Barclay, to approve Case HPC-02-2022 – The Bagley House – 121 S. County Line Road – Application for Local Landmark Designation as submitted. The motion carried by a roll call vote of 5-0 as follows:

AYES: Commissioners Barclay, Gonzalez, Weinberger, Prisby, and Haarlow

NAYS: None ABSTAIN: None

ABSENT: Commissioner Braden and Chairman Bohnen

Sign Permit Review

a) Case A-09-2022 – 14 W. Hinsdale Avenue – Every Day's A Sundae – Installation of One (1) Wall Sign

The applicant, Robert Whalen, was present to address the Commission with Corey Hock, the sign contractor. Mr. Hock described the sign as a push through style shoe box cabinet that will be edge lit at night and contain a standard white face with LED lighting.

It was confirmed the awning will remain in place below the proposed sign. Commissioner Prisby asked about the gooseneck lighting missing from one of the photos. Mr. Whalen stated the existing gooseneck lighting will remain but the light bulbs would be removed above the storefront. Commissioner Prisby stated that he was concerned with leaving the unused gooseneck lighting in place and the resulting lack of symmetry. Mr. Hock stated it was not a problem to remove the goose neck lighting.

Commissioner Weinberger asked if the gooseneck lighting could remain and the sign itself not be illuminated. Commissioner Weinberger stated that generally the Commission is not in favor of illuminated signs, especially on the street that faces the train. Mr. Hock responded that the sign was not face lit, but edge lit giving the appearance of back lighting.

Commissioner Prisby stated the Commission is generally not in favor of cabinet signs and asked if this was similar to the recent Zazu sign. Ms. Salmon confirmed this sign is the same type of sign as the original sign proposed by Zazu at a recent meeting.

Commissioner Barclay asked what the result would be if the lighting remained in the goosenecks above the lighted sign. Mr. Hock responded the two light sources would compete.

Commissioner Prisby stated he was appreciative that the sign was placed between the two layers of limestone but had concerns with the inconsistency of the entire elevation if the goosenecks were not used above this location. Discussion followed about the Guaranteed Rate sign. Several Commissioners were in agreement that the sign was not internally illuminated and instead was lit with the gooseneck lights. It was noted by Commissioner Prisby that the applicant will be doing a lot of evening business.

Commissioner Prisby asked if it was possible to construct this sign with individual letters. Mr. Hock stated the access was not there to utilize a sign with individual letters. Mr. Hock stated the depth of the box was two (2) inches and the letters outside of the box extend a half inch with a clear acrylic letter edge.

Commissioner Barclay stated she does not have a problem with the sign but the unlit goosenecks would give the appearance of the landlord's need to change the bulbs. Mr. Hock stated that removing the gooseneck fixtures would clean up the appearance. Further discussion took place about the asymmetrical look of the entire building if the goosenecks were to be removed and removing the bulbs in the goosenecks and treating the gooseneck light as an architectural feature.

Historic Preservation Commission Meeting of June 1, 2022 Page 3 of 7

Commissioner Prisby stated that he liked the location, the size, and the look of the sign, but reminded the Commission of the standard of not using cabinet (interior) lighting and instead encouraging the use of exterior gooseneck lighting.

Commissioner Haarlow acknowledged the dilemma, but suggested the Commission should follow the precedent of not using cabinet signs.

Commissioner Barclay asked if a sign using the gooseneck lighting as the illumination source was considered. Mr. Whalen stated that he liked the sign presented by Mr. Hock and that design is consistent with another location of the ice cream store.

Commissioner Prisby stated he can appreciate the consistency of sign design for various locations, but felt corporations can and have made concessions in their sign design to meet the standards of a historic location. Commissioner Prisby asked if there was anybody in the public that had a comment or concern. None were shared.

A motion was made by Commissioner Weinberger to deny Case A-09-2022 – 14 W. Hinsdale Avenue – Every Day's A Sundae – Installation of One (1) Wall Sign as submitted.

Commissioner Gonzalez asked if a logo of similar design could be placed on the awning and be illuminated by the gooseneck lights in the evening. It was stated that the existing gooseneck lights would not properly illuminate the awning.

Commissioner Haarlow asked if the applicant would be willing to consider removing the internal illumination aspect of the proposed sign and allow the gooseneck lights to illuminate it. Mr. Whalen stated that the back light design would attract more attention to the new business and let them know the ice cream shop is open.

Discussion took place again about removing the bulbs from the gooseneck lights above the sign. Mr. Hock stated that although the gooseneck lighting is across the entire building, each tenant is an individual business with differing signage needs, and the backlight sign is key for this business.

Discussion took place about the aspects of the sign. It was stated that the Commission has set the precedence of encouraging the use of gooseneck lights to illuminate signs and backlit signs. Mr. Hock stated that the sign is essentially back light but it is referred to as edge lit because of the technique used for this smaller scale sign. Mr. Hock stated that a traditional back lit could not be done with this design.

Further discussion took place by the Commissioners about the depth of the sign, color of the lit edge of the sign, and the gooseneck lights providing a consistent streetscape. Staff was asked if this was the same sign type & illumination that was approved for Silver Birch. Ms. Salmon reported that the Silver Birch sign was a black acrylic panel with white vinyl letters and it was not illuminated. Ms. Salmon also reported that the Guaranteed Rate sign is not illuminated.

Commissioner Haarlow seconded the motion to recommend to deny Case A-09-2022 – 14 W. Hinsdale Avenue – Every Day's A Sundae – Installation of One (1) Wall Sign. The motion carried by a roll call vote of 3-2 as follows:

AYES: Commissioners Weinberger, Braden, Prisby, and Haarlow

NAYS: Commissioners Barclay and Gonzalez

ABSTAIN: None

ABSENT: Commissioner Braden and Chairman Bohnen

Historic Preservation Commission Meeting of June 1, 2022 Page 4 of 7

Public Comment

Commissioner Prisby asked for public comments. Annie Acker, resident of 833 S. Lincoln, was present to address the Commission. Ms. Acker stated that there have been many updates to maintain their existing home, which includes an addition designed by Harold Zook, but the family has been interested in updating the garage to a more functional level for a modern family. Various methods to do so have been explored without much level of success and Ms. Acker stated she was disappointed the proposed historic overlay regulations do not currently consider detached structures which would provide some additional options to the family. Ms. Acker stated that she would like to see detached structures added to consideration for future approval.

Commissioner Prisby asked Ms. Acker to clarify the desired location of the proposed garage. Ms. Acker stated the family was hoping to rebuild a larger garage and driveway on the south side of the lot. The current garage and driveway would be converted back to green space. Ms. Acker stated that without any allowances for setbacks, this proposal is not a possibility and the condition of the current garage is deteriorating to the point where the family does not use the garage because of safety concerns.

Further discussion took place between the Commission, staff and Ms. Acker about the complexity and the specific design needs of this case. Ms. Acker stated that including detached structures in the regulations would provide much needed relief for younger families to preserve existing homes while allowing for safe structures that are more functional.

Ms. Salmon briefly explained the steps of the proposed historic overlay district and status, identifying the process for properties to be included for consideration and the general timeline associated with the proposed regulations. Ms. Salmon stated that Ms. Acker might also consider the variance process due to the unique nature of this situation.

Discussion followed about what methods, such as a trellis or breezeway, that might be used to consider a garage detached or attached structure. In response to Ms. Acker's question about the next step, Ms. Salmon responded that the variance process might be a more timely process but further discussion between the family and staff should take place.

Commissioner Haarlow suggested that Ms. Acker focus on the hardship aspect of the lot size if she did bring an application to the Zoning Board of Appeals. It was stated that is important to keep in mind that all the parties involved share the same goal of preserving the house.

New Business

There was no new business to be discussed.

Old Business

a) Amendments to Title 14 - Status Update

Ms. Salmon reported that the Board granted a referral to bring the entire packet for the historic overlay district to the July 13, 2022 Plan Commission Meeting for the purpose of scheduling a public hearing, with August 10, 2022 being the intended date of the public hearing. Ms. Salmon requested that any interested Historic Preservation Commissioners that wished to speak at that meeting reach out to her so proper notice can be completed.

b) Village of Hinsdale 150th Anniversary Celebration

Ms. Salmon reported a kick-off meeting took place on May 18, 2022 with approximately thirty (30) to forty (40) people to begin discussing activities and event ideas. A quote was obtained for putting the railing back on the roof of Memorial Hall and the need to bring any proposed changes to the Historic Preservation Commission in the future if this improvement is approved because the building is landmarked.

Ms. Salmon reported that discussion also took place about making some changes to the front landscape of Memorial Hall, referred to as Presidential Plaza. Improvements such as a band shell, gazebo, or stage were also discussed for Burlington Park. Ms. Salmon added that the possibility of a historic sign on Interstate 294 at the Ogden Avenue exit for Hinsdale, similar to what LaGrange has, was discussed.

Commissioner Haarlow stated that any rooftop rail project would be a restoration since the pins to hold the rail remain on the roof and he believed the landscape plan discussed at the meeting were currently on the desk of the Village Clerk. Commissioner Haarlow requested that historical accuracy be considered for any landscape projects at Memorial Hall as the discussion and plans move forward.

c) Robbins Park Historic Gateway Signs

Ms. Salmon reported visiting the boundaries of the historic district with Public Services to get a better understanding of what possible sign options may include. Ms. Salmon stated that some parameters need to be established for this project before it goes out to bid. It was stated that Public Services has installed some of the sign toppers along the parade route and installation will continue as they continue to work on outdoor dining set ups and parking changes taking place in downtown.

Ms. Salmon shared that there are underground utilities that may prove to be problematic for sign installation as well as quite a few narrow public right of way areas. At location number one (1), the southeast corner of Garfield and Chicago, a free-standing sign might be utilized due to the narrow right of way. It was noted that location number two (2) was incorrectly shown on the map and should be the corner of County Line and Chicago Avenue. This location also has a very narrow right of way and pose physical challenges such as utility lines, light poles, stop signs and hydrants.

Ms. Salmon asked the Commission for comments on these two (2) locations. Commissioners Haarlow and Prisby stated they like the proposed locations.

Ms. Salmon stated that the third location, County Line and Eighth Street, also contains some challenges but existing signs can be re-located to accommodate the new gateway signs. The Commission had no comments on this location.

Ms. Salmon stated that location number four (4), the corner of Eighth and Garfield, is a bit larger physical space than the other locations and currently contains a street sign that can be re-located. The corner is currently under construction and may end up looking a bit different at the end of the year than it looks today. Commissioner Weinberger asked if nearby residents would be notified before the signs are installed. Ms. Salmon responded yes once final plans are developed, public outreach will take place.

Ms. Salmon reported the fifth (5th) location, the intersection of First Street and Garfield, was the most challenging because of the proximity to downtown, existing physical features and existing sign clutter. Ms. Salmon stated the signs can be mounted to the light poles and other currently existing light pole signs be re-grouped and re-located.

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Commissioner Haarlow acknowledged the challenges present at this location but stated a sign mounted to the street light was not his first choice. He suggested using a free standing sight as in the other four (4) locations but perhaps pushing the free standing sign back from the corner, despite some nearby buildings not being historic for the sake of maintaining consistency.

Commissioner Prisby asked the Commission if they felt a sign was needed at this fifth location since the four (4) corners would each have a sign. In light of these challenges, Commissioner Haarlow suggested the fifth gateway sign be located at Blaine and Chicago.

*Commissioner Barclay left the meeting at 7:59.

Brief discussion took place about the need of the fifth location sign with the sign toppers. Ms. Salmon stated that it would be noted that the Commission has some concerns with the fifth location and a formal plan can still be developed despite the uncertainty of this location.

Commissioner Haarlow asked if the budget could be rolled over to the next year. Ms. Salmon stated the budget cannot be rolled over but the budget can hopefully be re-allocated for the future with cost estimates provided by a contractor as a result of the bid process starting soon.

Commissioner Weinberger asked the Commission about having two different sign designs for Robbins and the gateway signs, stating she preferred they both be consistent. Commissioner Weinberger also asked about the desire to put signs at Ogden and York in the future to point the way to the area.

Commissioner Prisby liked the idea suggested earlier in tonight's meeting of placing one of the gateway signs at First and Blaine and would like to further discuss placement at Garfield and First despite the challenges.

Commissioner Haarlow asked if funding for this project by part of the 150th budget. Ms. Salmon stated that might be a possibility and it would be great to have some of the signs installed for the 150th celebration. She added that it could possibly be a part of the sponsorship program but generally a design would need to be decided upon before a sponsor would step forward.

Ms. Salmon will bring back further information on the locations discussed tonight, put together a map to show existing downtown signs and get more information about the way finding signage for the next meeting.

Ms. Salmon stated that although no decisions needed to be made at this meeting, most communities use a single post sign for this type of signage. She showed some renderings and actual photograph examples to the Commission. Ms. Salmon also showed some examples of double post signs used in communities for the purpose of comparison.

Commissioner Prisby stated he believed that with the tight locations proposed, it would be difficult to make anything other than a single post sign work and suggested the Commission focus in on the single post examples.

Commissioner Haarlow stated he liked the design of example number three (3) and eleven (11) from the sign post options shared. It was stated that residents would likely prefer something simple and classic since it will be a sign posted in front of their home, an area they think of as their front yard.

Commissioner Prisby stated he liked example number nine (9) if it was not wood because it looked as if it were a framed plaque mounted to a post.

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Commissioner Weinberger stated that she thought that the gateway signs should have a consistent look with the street signs in terms of the brackets used and the design selected.

Commissioner Gonzalez stated that he liked the round sign in the examples shared by Ms. Salmon and the font in example number seven (7) but not necessarily the post.

Commissioner Haarlow asked staff to confirm the historic downtown signs were paid for by the Economic Development Commission. Ms. Salmon stated she is still currently working on tracking down the information for this topic. Commissioner Haarlow suggested the EDC might be willing to contribute some funds to this cause. Ms. Salmon shared that these signs were in the EDC budget based on what funds were granted in the past.

Adjournment

There being no further business before the Commission, Commissioner Prisby asked for a motion to adjourn. Commissioner Weinberger made a motion, Commissioner Gonzalez seconded the motion, to adjourn the regularly scheduled meeting of the Village of Hinsdale Historic Preservation Commission meeting of June 1, 2022.

ATTEST: _		
_	Jennifer Spires, Community Development Office	

The meeting was adjourned at 8:16 PM after a unanimous voice vote of 4-0.



MEMORANDUM

DATE: July 1, 2022

TO: Chairman Bohnen and Historic Preservation Commissioners

CC: Kathleen A. Gargano, Village Manager

Robb McGinnis, Director of Community Development/Building Commissioner

FROM: Bethany Salmon, Village Planner

RE: Case HPC-05-2022 – 430 E. Seventh Street – Application for a Certificate of Appropriateness to

Demolish a Single-Family Home and to Construct a New Single-Family Home in the Robbins Park

Historic District

FOR: July 6, 2022 Historic Preservation Commission Meeting

Summary

The Village of Hinsdale has received a Certificate of Appropriateness (COA) application from J Jordan Homes, LLC, the project builder and applicant, requesting approval to demolish an existing single-family home and to construct a new single-family home located at 430 E. Seventh Street in the Robbins Park Historic District. The project architect is Moment Design and the owner of record is Aakash Shah.

Per the Village Code, no permits shall be issued for demolition or new construction of any structure located in a designated historic district without the rendering of a final decision by the Historic Preservation Commission on an application for a Certificate of Appropriateness.

Background

The existing single-family home at 430 E. Seventh Street is a two-story building constructed in 1938 and designed by Phillip Duke West. The building features Colonial Revival architecture and includes stone veneer on the first floor, siding on the second floor, a front porch with segmental arched openings, multiple front gable wall formers, and double hung windows. A two-story addition was constructed in 1998 on the east side of the home.

The building is classified as a Contributing Structure in the Robbins Park Historic District according to the 2008 National Register of Historic Places Nomination and Significant according to the 2007 Architectural Resources in the Robbins II Survey Area.

On April 6, 2022, the HPC reviewed a Preliminary COA application for this project (Case HPC-04-2022). At the meeting, the Commission did not support the demolition of the existing house, noting the building was historically significant, was designed by a prominent architect in the community, and would change the streetscape of the surrounding area. There was a discussion about modifying the design of the existing home, which the project architect stated the owners have incorporated a sports court on the lower level of the proposed home and it would be challenging to retrofit the existing home to include this.

VILLAGE OF Linsdale Est. 1873

MEMORANDUM

Request and Analysis

The applicant requests approval to demolish the existing single-family home and construct a new code-compliant single family house on a 29,589 square foot lot. The subject property is located in the R-1 Single Family Residential District and is surrounded by single-family homes to the north, south, east and west in the R-1 Single Family Residential District. A site plan, interior floor plans, building elevations, rendering of the front elevation, and photos of the neighboring properties have been submitted for review.

As shown on the submitted plans, the two-story home will be constructed of a light mixed colored brick, vertical wood siding, both slate roofing and zinc standing seam roofing, limestone topped parapet walls, and dark gray aluminum windows of varying designs. The house includes a front porch, arched accent windows, a three-car attached garage, and a detached pool house with a one-car garage.

The applicant included two letters from residents that live near 430 E. Seventh Street and are in support of the demolition of this home.

Process

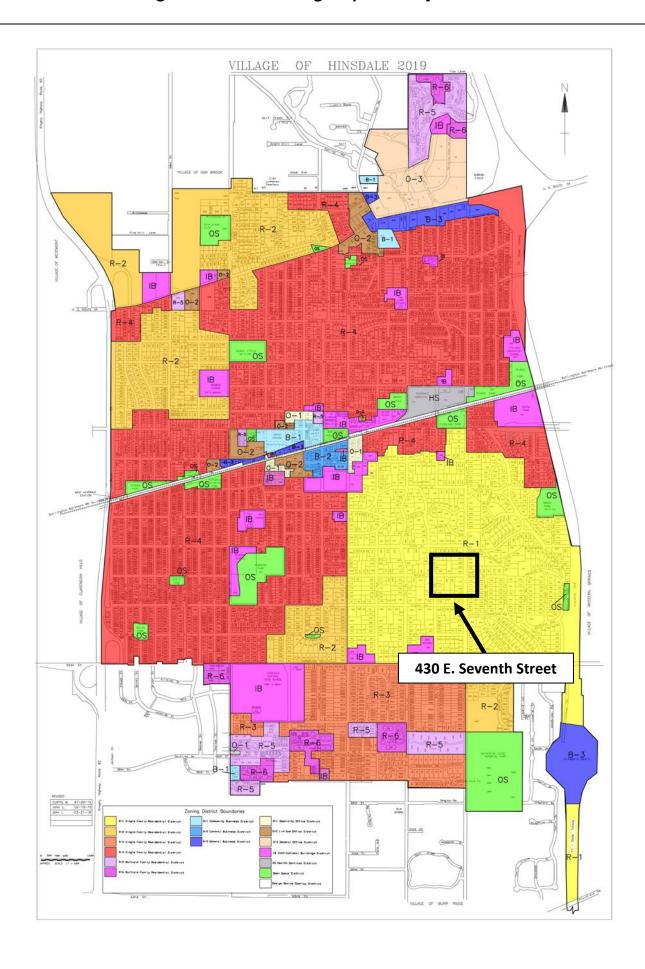
Pursuant to Title 14, Section 14-5-1(B), no alteration shall be allowed to, and no permits shall be issued for, the alteration, demolition, signage, or any other physical modifications of the exterior architectural appearance of any structure, building, site, or area located in a designated historic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

Applications for a Certificate of Appropriateness shall conform to the applicable standards set forth in Village Code Title 14, Section 14-5-2, which are attached for review.

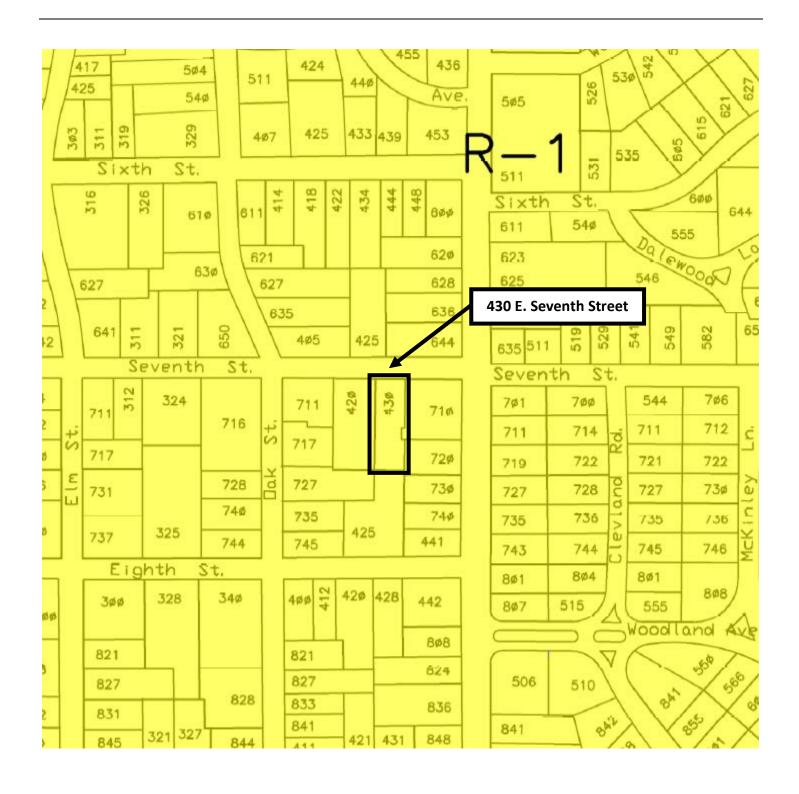
Attachments

- 1. Zoning Map and Project Location
- 2. Aerial View
- 3. Birds Eye View
- 4. Robbins Park Historic District Map
- 5. National Register of Historic Places Sheet
- 6. Robbins Park II Architectural Resources Survey Sheet (2006)
- 7. Certificate of Appropriateness Review Criteria Village Code Title 14, Section 14-5-2
- 8. Application for Certificate of Appropriateness and Exhibits

Village of Hinsdale Zoning Map and Project Location



Village of Hinsdale Zoning Map and Project Location

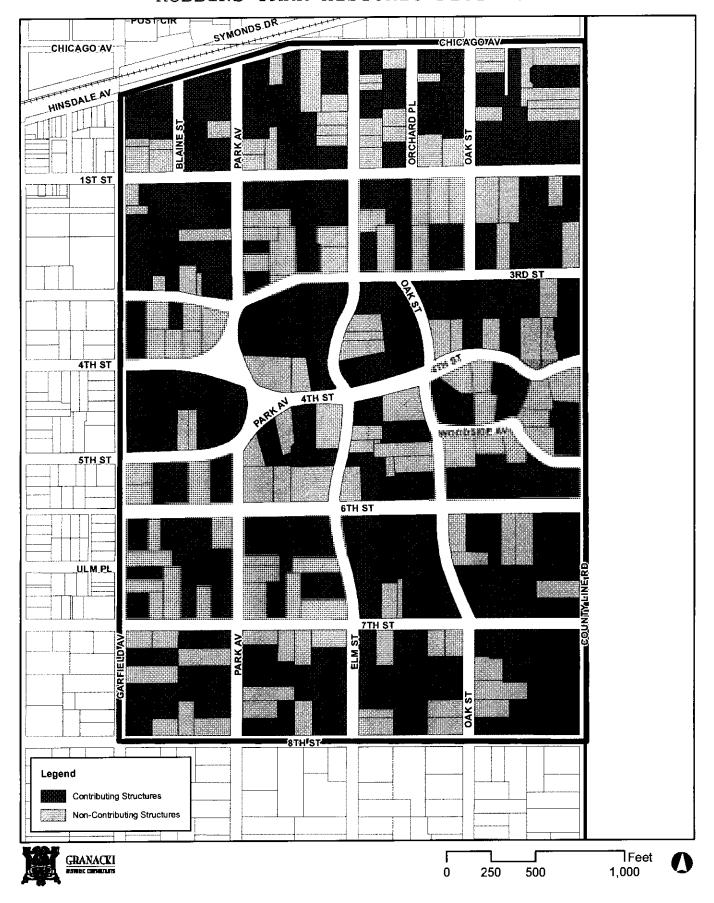




Birds Eye View – 430 E. Seventh Street



ROBBINS PARK HISTORIC DISTRICT



NPS Form 10-900-a

OMB No. 1024-0018

United States Department of the Interior National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 20

Robbins Park Historic District Hinsdale, DuPage County, IL

÷ 15 ik	STREET.	ARCHCIASS	DATE	ALMSTORICNAME .	er OH NC	SECONDARY STRUCTURES CORNO		PARTIES TO SERVICE TO	STRUCTURE
324 E	SEVENTH	Tudor Revival	1925	Bassett and Washburn Boiler House	С		Cady & Crosby(William Spencer)		
335 E	SEVENTH	French Eclectic	1925	Ballon, R. N. House	С		Walker, Willard C.	Ryan Bros. & Sather	
338 E	SEVENTH	Vacant			NC	-			
344 E	SEVENTH	Vacant			NC				
405 E	SEVENTH	Tudor Revival	1927	Hiatt, Houston House	С	C	Zook, R. Harold	1	Detached garage
420 E	SEVENTH	Renaissance Revival	1929	Hogenson, W. M. House	С	-	Kristen		
42 5 E	SEVENTH	Colonial Revival	1924	Elwell, Russell T. House	С	-	Schmidt, Frederick		
430 E	SEVENTH	Colonial Revival	1938	Nelson, N. John House	С	NC	West, Philip Duke	1	Detached garage
114 E	SIXTH	Neo-Traditional	1989		NC	NC	George, Charles Vincent	Thompson, Tim, Inc.	Detached garage
118 E	SIXTH	Colonial Revival	c. 1920		С	NC			Detached garage
124 E	SIXTH	American Foursquare	c. 1910		С	С			Detached garage
132 E	SIXTH	Tudor Revival	c. 1925		С	NC			Detached garage
138 E	SIXTH	Colonial Revival	1931	Miller, H. A. House	С	С		Hellstrom, Gust	Detached garage
144 E	SIXTH	Under construction	2007- 08		NC	-			
205 E	SIXTH	Neo-Traditional	1999		NC	NC	Olson, Steven	Dressler, David	Detached garage
208 E	SIXTH	Tudor Revival	1925	Everett Residence	С	С	Marshall & Fox	Marshall & Fox	Detached garage
217 E	SIXTH	Neo-Traditional	1995		NC	NC	Olson, Steven	McNaughton, James	Detached garage
218 E	SIXTH	Colonial Revival	1924	Crowell, John H. House	С	NC	Van Gunten & Van Gunten	Soltwisch, William	Detached garage
222 E	SIXTH	Classical Revival	1892	Merrill, J.C. S. House	c	NC		Froscher, Adolph	Detached garage
231 E	SIXTH	Colonial Revival	1923	Candless, Y. L. House	NC	-	Bollenbacher, John C.	Braun & Loehman	

Village of HINSDALE

ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

V 1110050	V			AIN.	D HISTORICAL SURVEY
STREET#	430		title		TAN STATE OF THE S
DIRECTION	E				
STREET:	Seventh			ANN.	
ABB	ST				
PIN					
LOCAL SIGNIFICANCE RATING	S				
POTENTIAL IND NR? (Y or N)	N				
CRITERIA					Janes 1 2 2 2 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
Contributing to a NR DISTRICT?	С	4			
Contributing second	dary structure	? NC			
Listed on existing SURVEY?			g Commence of the second		
			GENERAL INFO	<u>ORMATION</u>	
CATEGORY BU	uilding		CURRENT FUNCTI	ON Domestic - single dwe	elling
CONDITION G	ood		HISTORIC FUNCTI	ON Domestic - single dwe	elling
INTEGRITY Addition(s) REASON for Desp			Despite side addition, this	remains an exceptional	
SECONDARY STR	UCTURE D	etached garage	SIGNIFICANCE	example of a 1930s Colon alterations.	ial Revival house, with no other
SECONDARY STR	RUCTURE				
		A]	RCHITECTURA	L DESCRIPTION	
ARCHITECTURA				PLAN	H
CLASSIFICATION	Colonial	Revival =====		NO OF STORIES	2
DETAILS				ROOF TYPE	Side gable
DATE of constructi	on 1938			ROOF MATERIAL	Asphalt - shingle
OTHER YEAR				FOUNDATION	Concrete
DATESOURCE	Permit	[2]		PORCH	Front
WALL MATERIAI	` ,	Stone veneer		WINDOW MATERI	AL Wood
WALL MATERIAI	,	Wood - shingle		WINDOW MATERIA	AL
WALL MATERIAI		Stone veneer		WINDOW TYPE	Double hung
WALL MATERIAI	L 2 (original)	Wood - shingle		WINDOW CONFIG	6/6; 8/12
		2nd story and stone vehistoric double hung w		orch with segmental arched	d openings; multiple front gable
ALTERATIONS 2	story east sid	de addition (1998)			

HISTO	RIC INFORMATION			
HISTORIC NAME	Nelson, N. John House	PERMITINFO:	#2184 (6/14/1938)2 story s B9807353 (1998)2 story ac (1988)garage	shingle & stone residence; ddition (\$83000); #13702
COMMON NAME				
PERMIT NO	2184			
COST	25000			
ARCHITECT	West, Philip Duke			
ARCHITECT2				
BUILDER				
ARCHITECT SOURCE	Permit			
HISTORIC INFO	Illustration of the house from new located in street file at the Hinsda	vspaper advertisement ale Historical Society.	LANDSCAPE	Midblock on south side of residential street; front sidewalk; side driveway; similar setbacks; mature trees

ROLLI	3
FRAMES1	11
ROLL2	13
FRAMES2	17

PHOTO INFORMATION

ROLL3 14

FRAMES3

33

DIGITAL PHOTO ID \Images\Seventh east430.JPG

SURVEY INFORMATION

PREPARER	Lara Ramsey				
PREPARER ORGANIZATION	GRANACKI HISTORIC CONSULTANTS				
SURVEYDATE	10/16/2006				
SURVEYAREA	ROBBINS II				

430 Seventh

Village of HINSDALE

ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY CONTINUATION SHEET

STREET#

430

STREET

E. Seventh Street

ADDITIONAL PHOTOS OR INFORMATION



FOR SALE

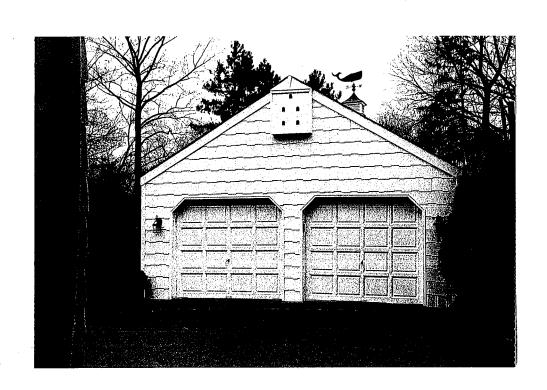
430 E. SEVENTH STREET

This residence of exceptional design and construction is now under construction and for sale. The first floor consists of living room with large bay overlooking garden, dining room with large bay to garden, breakfast nook with garden exposure, kitchen, powder room, library with bay window, rear entrance, side entrance from drive, front entrance, open screened porch. Fireplace in living room and also in library. The second floor consists of four bedrooms with three baths in main part of house and 2 bedrooms and bath over garage. Recreation room with fireplace in basement. All rooms have fine exposures and generous in dimensions. Location cannot be better. For information in regards to this deluxe development call

N. JOHN NELSON,

Residential Design and Construction.

/o-d8



House at 425 E. Eighth Street (1937) and the John Allbright House at 632 S. Elm Street (1934). The house on Elm Street has been rated potentially significant, and the house on Eighth Street has been rated significant and may potentially be eligible for listing on the National Register. Both houses are listed on the Illinois Historic Structures Survey. There is also one residence—the Russell T. Elwell House at 425 E. Seventh Street—with only Richard Schmidt listed as the architect.

Philip Duke West (b. May 2, 1905, Calumet, MI - d. November 16, 1974, Palm Desert, CA) was a local Hinsdale architect who was educated at the University of Michigan (B.S. Arch, 1929) and was employed as a designer, draftsman, and superintendent at a number of prestigious Chicago architecture firms including Holabird & Root (1926-1930), Philip Maher (1930-1931), and Schmidt, (1944-1945). Garden & Erickson Additionally, he was the chief architect for Butler Brothers (1945-1947). In 1947 in Hinsdale, he started his own firm, Philip Duke West, and designed and built his office at 33 E. First Street

In 1950, Philip Duke West designed a number of prominent buildings in the 1930s, 1940s, and 1950s, including the Hinsdale Police and Fire Station Building at 33 E. First Street (1935), the Sinnissippi Farm, Oregon, Illinois (1950), the Kankakee (Illinois) Daily Journal Building (1951), and the Oak Park (Illinois) YMCA (1953-1954). In addition to his own office and the Police and Fire Station, other buildings designed by Philip West in Hinsdale include the International Style professional office building at 111 S.Lincoln Street (1955—since demolished). He later formed a partnership with Donald Hill Bergstrom, called Philip West, Donald Bergstrom &

Associates. This is the firm that designed the Hinsdale Police Station at 121 Symonds Drive (1969) and the Hinsdale Fire Station at 123 Symonds Drive (1969). In 1967, he retired to Palm Desert, CA, where he died seven years later. Philip West was a prominent member of the Hinsdale community and also served on the Hinsdale Plan Commission beginning in 1950.

There are ten residences designed by Philip Duke West in the survey area. Four of these designs are rated significant: the R. M. Dilworth House at 730 S. County Line Road (1939); the Frank Mayer House at 731 S. Elm Street (1940); the George Bunker House at 740 S. Elm Street (1940); and the John N. Nelson House at 430 E. Seventh Street (1938).

R. Harold Zook (1889-1949) was a Hinsdale resident, and is known to have designed 31 homes and six commercial buildings in Hinsdale. His buildings were charmingly unique and superbly crafted. They often displayed signature features including thatched roofs, spiderweb-leaded-glass v-shaped windows that protrude like the prow of a ship, chevron-patterned doors, and layered moldings. He also designed some Tudor Revival style homes with slate roofs.

Born in Indiana in 1889, he received his degree in architecture from the Armour Institute of Technology (now IIT). He began his career with Howard Van Doren Shaw and later opened his own offices in Chicago. In 1924, Zook and his family moved to Hinsdale to a home he designed at 327 S. Oak Street. From 1932 until his death in 1949, he was chairman of the architectural committee of the Hinsdale Plan Commission. In that position he implemented a master plan for the village. Although few of his architectural records have

CERTIFICATE OF APPROPRIATENESS REVIEW CRITERIA VILLAGE CODE TITLE 14, SECTION 14-5-2

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:

- 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.
- C. <u>Additional Standards</u>: In addition to the foregoing standards, the commission may consider the secretary of the interior's standards for rehabilitation guidelines for rehabilitating historic buildings (revised 1983), and any amendments thereto, in reviewing any application under this section.

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:

Addre	ess of Property under review: 430 E. 7 D Avenue - Hinsdale erty Identification Number: 09-12-407-003
I.	GENERAL INFORMATION
1.	Applicants Name: JJOrdan Horres LLC Address: 112 S. Grant St., Hinsdale, D. 160521
	Telephone Number: 312-320-990 /Julie or 630-327-9271/Dave
2.	Owner of Record (if different from applicant): Aakash Shah Address: 412 Fox Trail Lane, Oak Brook, In 60522
	Telephone Number: 847-652-1559
3.	Others involved in project (include, name, address and telephone number): Architect: Moment Desigh, 2016 Ogden Ave, #20, 14 nsdale Lace 12 60521 630-747-9415 Attorney: Junilla Sledziewski-Kershner Sledziewski Law, 200 N Lasalle, #1550, Chicago, Ilbo601-312-252-9777 Builder: Tordan Homes LLC-1125. Grant St., Hinsdale, Resource Assoc., 35701 West-Ave, #150, Warrenville, Il 60555 630-3713-3060
II. SITI	EINFORMATION
1.	Describe the existing conditions of the property: Dlder home
2.	Property Designation:
	Listed on the National Register of Historic Places?YESX_NO
	Listed as a Local Designated Landmark?YESYESYES
	Located in a Designated Historic District?

0.	alterations and/or additions. Attach additional sheets, and photographs, as necessary).
	Demolition of existing structures and construction of
	rew- single +amily residence. This new family home
	takes inspiration from the surrounding homes in
	Hinsdale's Historic District. Tobe built w/ timeless
	materials such as brick, Slate, wood, and steel this
	home Seeks to blend in with its new neighbors and addition of the Community. Successive Applications. Has all or any part of the property been the subject of another application for a Cortification of Apprentiate of
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?
	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:

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

	70°
☐ INDIVIDUAL OWNERS ☐ Jordan 1-tones LLC Signature of Applicant ☐ CORPORATION	Signature of Applicant
Signature of Applicant's President D PARTNERSHIP	Signature of Applicant's Secretary
Signature of Applicant	Signature of Applicant
Signature of Applicant LAND TRUST	Signature of Applicant OTHER
Signature SUBSCRIBED AND SWORN	Signature of Authorized Officer
to before me this 25 day of	
OFFICIAL SEAL MARJORIE E CANTRELL	Notary Public 4

5. TABLE OF COMPLIANCE

Address of subject property:	430 e. 7th	
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 S.F.		
Lot Depth	125 FT	29,589.68 S.F.	29,589.68S.F.
Lot Width	125 FT	298.49 FT	298.49 FT
Building Height	30.0 FT	100.0 FT	100.0 FT
Number of Stories	2 1/2	N/A	27'-8 3/8"
Front Yard Setback	90.01 FT	2	2 1/2
Corner Side Yard Setback	N/A	92.8 FT	90.16 FT
Interior Side Yard Setback		N/A	N/A
Rear Yard Setback	11 FT	13.91 FT	11.41 FT
Maximum Floor Area Ratio	50 FT	143.25 FT	123.25 FT
F.A.R.)*	7,917.94 SF	5,160 SF	7,900.9 SF
Maximum Total Building Coverage*	7,397.42 SF	4,255.35 SF	6,292.6 SF
Maximum Total Lot Coverage*	14,794.84 SF	9,789.5 SF	14,328 SQ.FT.
Parking Requirements	N/A	N/A	N/A
Parking front yard setback	N/A	N/A	N/A
Parking corner side yard etback	N/A	N/A	N/A
Parking interior side yard etback	N/A	N/A	N/A
arking rear yard setback	N/A	N/A	N/A
oading Requirements	N/A	N/A	N/A N/A
ccessory Structure	2,958.97 SF	932.6 SF	1078.8 SF

^{*} 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:	
	•0

VILLAGE OF HINSDALE

COMMUNITY DEVELOPMENT DEPARTMENT

19 East Chicago Avenue Hinsdale, Illinois 60521-3489 630.789.7030

Application for Certificate of Zoning Compliance

You must complete all portions of this application. If you think certain information is not applicable, then write "N/A." If you need additional space, then attach separate sheets to this form.

Applicant's name:						
Owner's name (if different)	: Aakash & Purva Shah					
Property address:	430 E. 7th St.					
Property legal description:	[attach to this fo	orm]				
Present zoning classificati	on: R-1, Single F	amily Res	sidential			
Square footage of property: 29,589.68						
Lot area per dwelling:	29,589.68					
Lot dimensions:	<u>100</u> x <u>298</u>					
Current use of property:	Single Family Residential					
Proposed use:	✓ Single-family detached dwelling Other:					
Approval sought:	☑ Building Per ☐ Special Use ☐ Site Plan ☐ Design Revi ☐ Other:	Permit	☐ Variation ☐ Planned Development ☐ Exterior Appearance			
Brief description of reques	t and proposal:					
Plans & Specifications:	[submit with this form]					
P	rovided:	Required	by Code:			
Yards:						
front: interior side(s)	90.16' 11.4 / 19.6	<u>90.0</u> 11'	<u>1'</u> /19'			

Provided:	Required by Code):
corner side rear	N/A 122.91'	N/A 50'
Setbacks (businesses a front: interior side(s) corner side rear others: Ogden Ave. Center: York Rd. Center: Forest Preserve:	And offices): N/A N/A N/A N/A N/A N/A N/A N/A N/A N/	N/A N/A N/A N/A N/A N/A N/A N/A
Building heights:	14/7	14//
principal building(s) accessory building(30' 15'
Maximum Elevations:		
principal building(s) accessory building(37.75' N/A
Dwelling unit size(s):	7,900.9	7,917.94
Total building coverage	e: <u>6,292.6</u>	7,397.42
Total lot coverage:	14,328	14,794.84
Floor area ratio:	7,900.9	7,917.94
Accessory building(s):	Detached Gara	ge
Spacing between build	ings:[depict on attacl	ned plans]
principal building(s) accessory building(s)		
Number of off-street pa Number of loading spa		
Statement of applicant:	:	
understand that any omi	ission of applicable o	d in this form is true and complete. r relevant information from this form could ficate of Zoning Compliance.
By: Applicant's signa	ature	_
Applicant's printe	ed name	_
Dated:	, 20	

March 22, 2022

Historic Preservation Commission Village of Hinsdale

Re:

430 East 7th Street, Hinsdale

Dear Commissioners:

We live at 420 East 7th Street in Hinsdale, and are writing in support of the demolition of the existing home at 430 East 7th Street and the construction of a new home on this property. Living in a historic home ourselves (built in 1929), we strongly support the preservation of historic homes in Hinsdale. As it pertains to 430 East 7th Street, specifically, we do not feel that the home provides any sort of historical value to our village. The house has not been well maintained or updated, and in our opinion, Hinsdale and our street would be better served by the construction of a new home on this property. J Jordan Homes builds beautiful homes, and we are confident that the planned home to be built at 430 East 7th Street will enhance the beauty of our street and Hinsdale.

Please let us know if you would like to discuss.

Sincerely,

Ted and Kathryn Frankel

Marjie@jjordanhomesllc.com

From:

marjie <marjie@jjordanhomesllc.com>

Sent:

Tuesday, April 5, 2022 10:11 AM

To:

marjie@jjordanhomesllc.com

Subject:

Murphy HPC letter

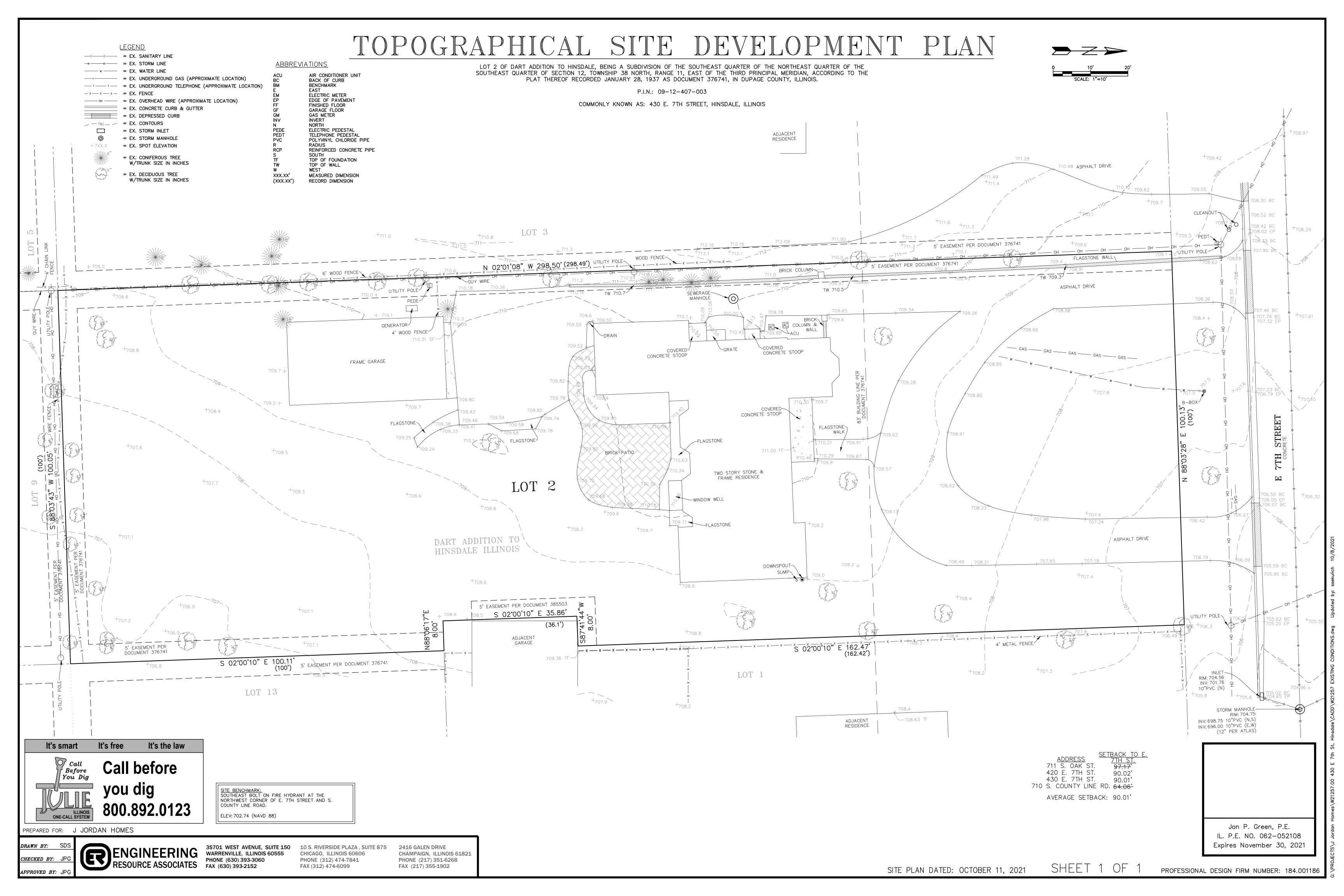
To: Hinsdale Residents

c/o: J. Jordan Homes Attn: Julie Laux 112 S. Grant Street Hinsdale, IL 60521

This note is to inform you that our home is an adjacent neighbor to the 430 E. Seventh home site and we are in favor of and support the demolition of the existing home and construction of a new home at the referenced address.

The Murphy Home 710 S. County Line Rd

Sent via the Samsung Galaxy S21 FE 5G, an AT&T 5G smartphone



5. TABLE OF COMPLIANCE

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The felles is a full of the second of P. 1		100000000000000000000000000000000000000
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Building Height	30.0 FT	N/A	27'-8 3/8"
Number of Stories	2 1/2	2	21/2
Front Yard Setback	90.01 FT	92.8 FT	90.16 FT
Corner Side Yard Setback	N/A	N/A	N/A
Interior Side Yard Setback	11 FT	13.91 FT	11.41 FT
Rear Yard Setback	50 FT	13.91 FT 143.25 FT	123.25 FT
Maximum Floor Area Ratio (F.A.R.)*	7,917.94 SF	5,160 SF	7,900.9 SF
Maximum Total Building Coverage*	7,397.42 SF	4,255.35 SF	6,292.6 SF
Maximum Total Lot Coverage*	14,794.84 SF	9,789.5 SF	14,328 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	2,958.97 SF	932.6 SF	1078.8 SF

^{*} 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 pplication despite such lack of compliance:	



430 E Seventh Street | North elevation



430 E Seventh Street | West elevation



430 E Seventh Street | South elevation





430 E Seventh Street | East elevation | Detached garage



710 S County Line Road | East adjacent home



420 E Seventh Street | West adjacent home



711 S Oak Street | Home to West at corner of Oak + Seventh



425 E Seventh Street | Home across the street



430 E SEVENTH STREET PROPOSED NORTH ELEVATION



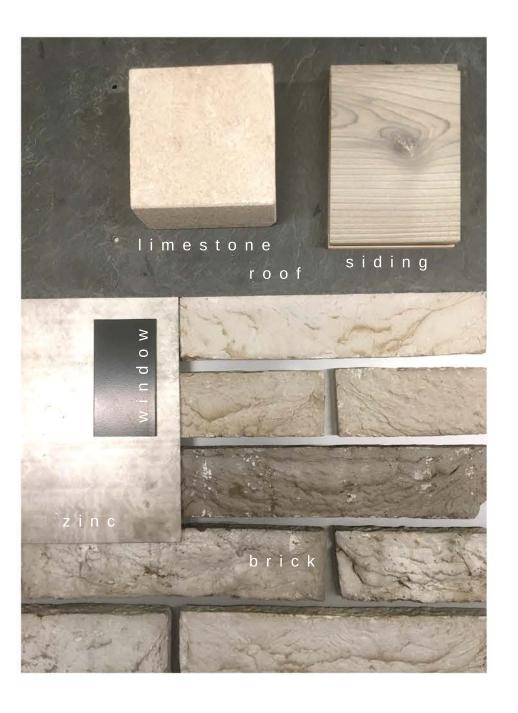
PROPOSED SEVENTH STREET STREETSCAPE



EXISTING SEVENTH STREET STREETSCAPE

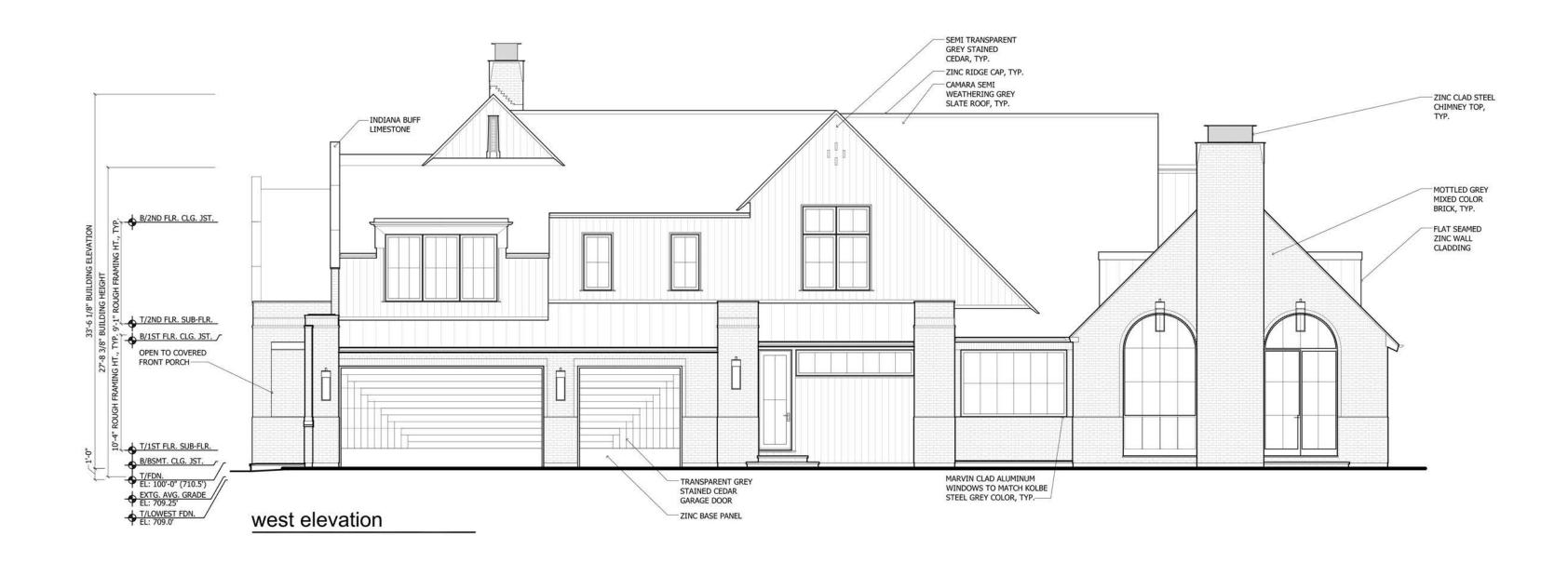






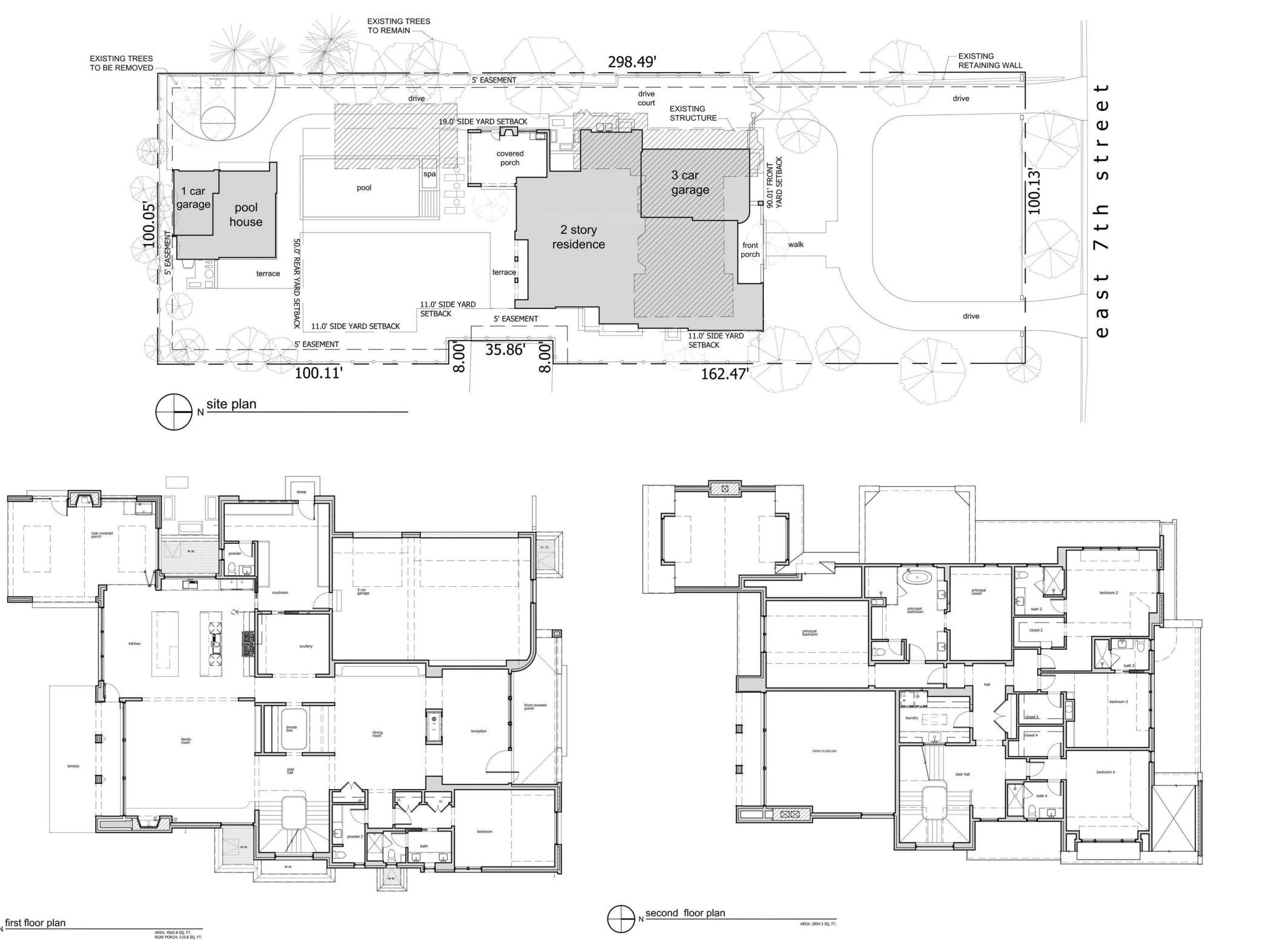






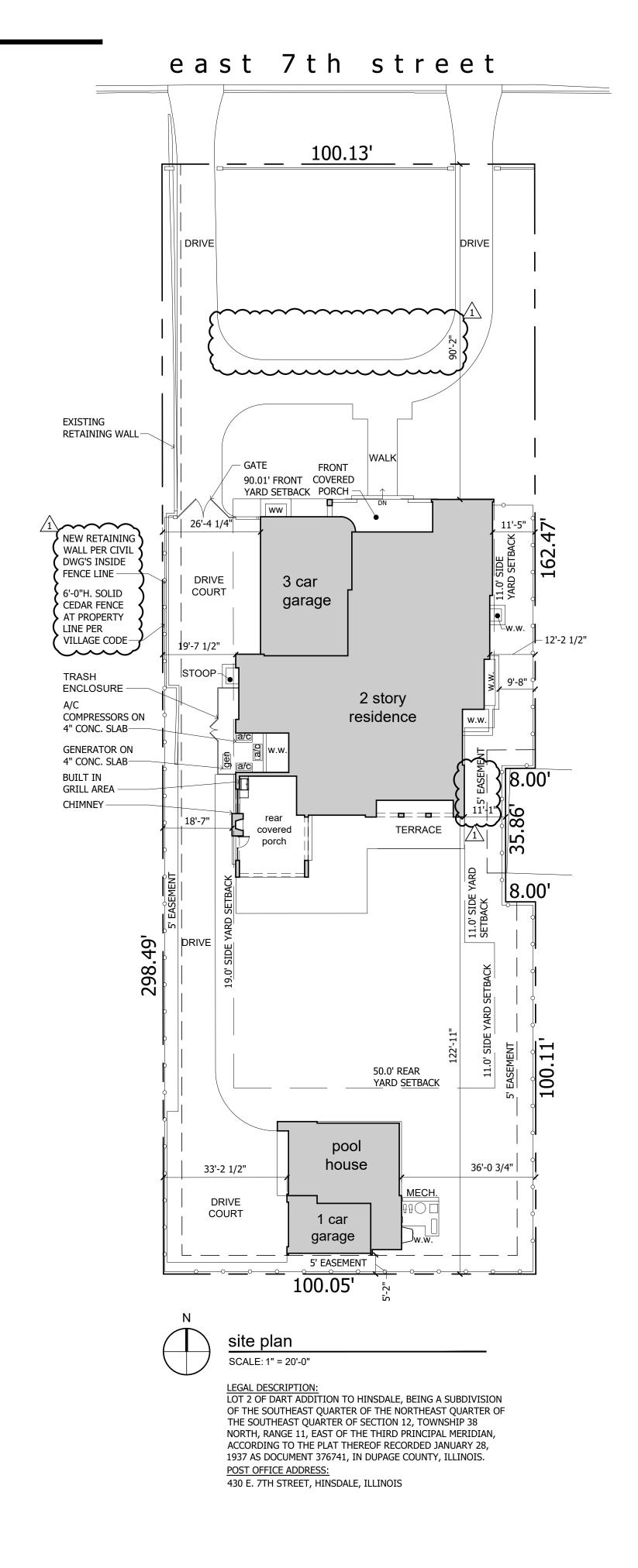


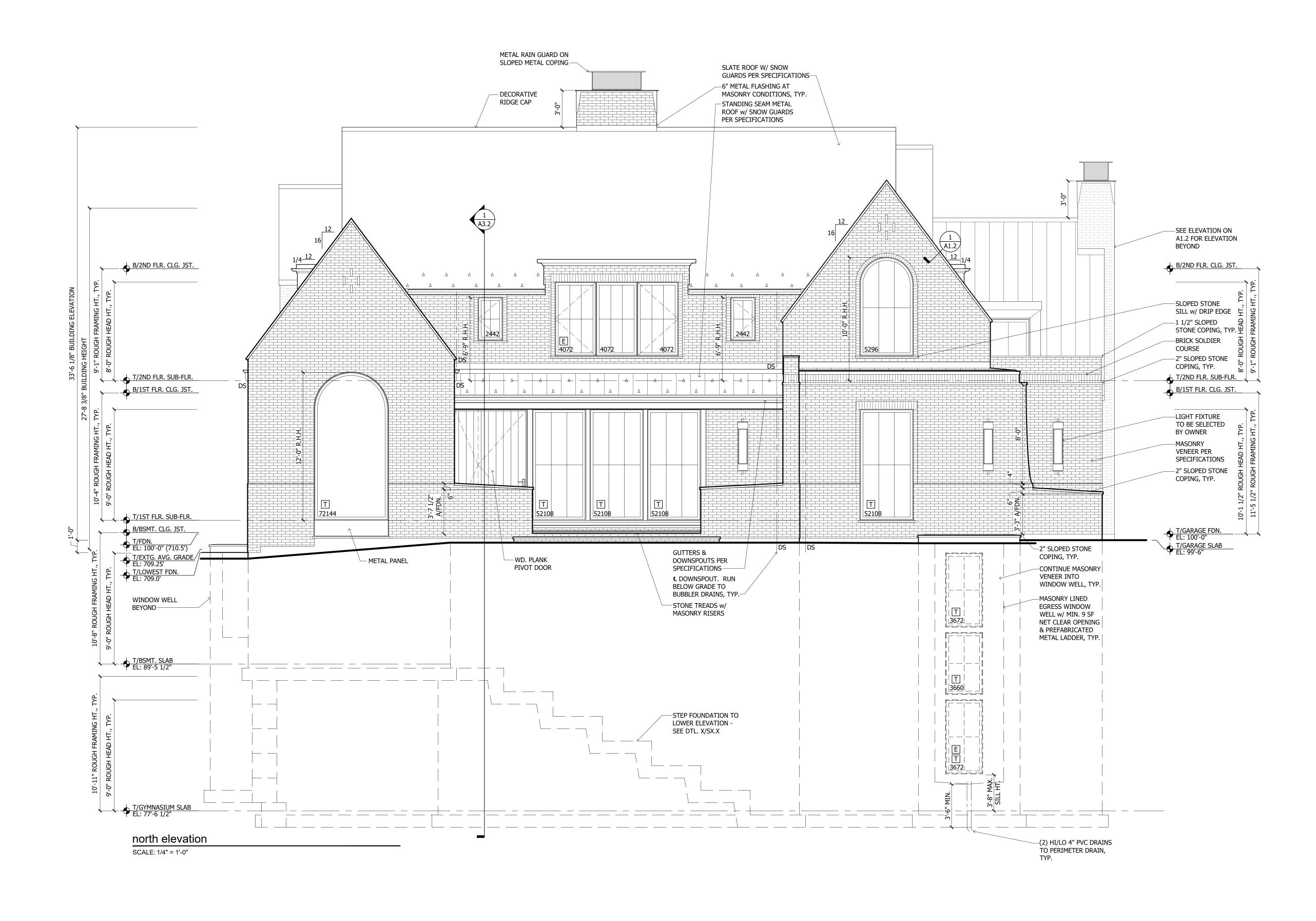






s h a h h o u s e 430 E. 7TH ST HINSDALE, IL 05 25 22





general notes

THROUGH R402.4.4.

GENERAL REQUIREMENTS

- NOTIFY ARCHITECT IMMEDIATELY WHERE CONFLICTS MAY ARISE BETWEEN ARCHITECTS DOCUMENTS AND OWNER'S CONSULTANTS DOCUMENTS.
- ALL EQUIPMENT AND APPLIANCES SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- ALL FRAME WALLS DRAWN NOMINALLY AT 6 1/2" TO BE 2 X 6 STUDS AT 16" O.C. WITH G.W.B. OR SHEATHING BOTH SIDES PER SPECIFICATION. ALL FRAME WALLS DRAWN NOMINALLY AS 4 1/2" TO BE 2 X 4 STUDS AT 16" O.C. W/ 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
- 7. BUILDING THERMAL ENVELOPE SHALL BE CONSTRUCTED TO LIMIT
- THE BUILDING THERMAL ENVELOPE AND DUCT SYSTEMS SHALL BE TESTED TO VERIFY AIR LEAKAGE IS IN COMPLIANCE WITH 2018 IECC. TESTS TO BE WITNESSED BY THE BUILDING INSPECTOR AND TEST REPORTS ARE TO BE SUPPLIED TO THE COMMUNITY DEVELOPMENT DEPARTMENT. R402.3.1.2.

AIR LEAKAGE IN ACCORDANCE WITH 2018 IECC SECTIONS R402.4.1

9. ENGINEERED LUMBER SHALL NOT BE CUT, DRILLED, OR NOTCHED UNLESS SPECIFIED.

- 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.
- 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 R502.12. DRAFTSTOPPING TO BE PROVIDED AT THE FOLLOWING LOCATIONS:
- A. CONCEALED SPACES OF STUDS, WALL AND PARTITIONS,
- INCLUDING FURRED SPACES, AT THE CEILING & FLOOR 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 &

R502.12.

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

- 4. FIREBLOCKING SHALL BE PROVIDED IN FLOOR CONSTRUCTION AND FLOOR-CEILING ASSEMBLIES PER IRC R 602.8.
- COMBUSTIBLE INSULATION SHALL MAINTAIN A 3" CLEARANCE FROM RECESSED LIGHTING FIXTURES UNLESS DEVICES ARE LISTED FOR LESSER CLEARANCE
- 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

- WATER SERVICE FROM MAIN TO BUILDING TO BE INSTALLED BY A
- 2. ABOVE GROUND WATER PIPING TO BE TYPE L, TYPE K COPPER OR GALVANIZED STEEL PER HINSDALE LOCAL ORDINANCE.
- ELECTRIC SERVICE SHALL COMPLY WITH SECTION 9-6-3: 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: ZONING: SITE AREA: 29,589.68 SQ.FT. ALLOWABLE BLDG. COVERAGE: 7,397.42 SQ.FT.

TOTAL= ALLOWABLE ACCESSORY USE: 2,958.97 SQ.FT.

14,328 SQ.FT.

7,917.94 SQ.FT.

TOTAL=

HOUSE=

GARAGE=

GARAGE=

CONSTRUCTION: MASONRY / WOOD FRAME

CELLAR= 0 SQ.FT.

FIRST FLOOR= 4,565.8 SQ.FT.

SECOND FLOOR= 2,897.7 SQ.FT.

7,900.9 SQ.FT.

707.83'

POOL HOUSE= 437.4 SQ.FT.

- 3. COPPER PIPING WILL NOT BE ACCEPTED FOR WASTE OR VENT
- 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.

DUPAGE COUNTY, HINSDALE, ILLINOIS

- FIRST FLOOR w/ FRONT PORCH ACTUAL - 200 SQ.FT.= BLDG. COVERAGE: POOL HOUSE=
- ACCESSORY USE: POOL HOUSE= 1,078.8 SQ.FT. ALLOWABLE LOT COVERAGE: 14,794.84 SQ.FT.

ACTUAL

LOT COVERAGE:

ACTUAL F.A.R.

AVERAGE

EXTG. GRADE:

BUILDING HEIGHT: HOUSE=

BUILDING ELEVATION: 33'-6 1/8"

ALLOWABLE F.A.R.:

- PIPING PER HINSDALE LOCAL ORDINANCE.

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 2006 INTERNATIONAL RESIDENTIAL CODE
- 2006 INTERNATIONAL PROPERTY MAINTENANCE CODE 2014 ILLINOIS PLUMBING CODE 2006 INTERNATIONAL PLUMBING CODE 2005 NFPA NATIONAL ELECTRICAL CODE 2003 NFPA 101 LIFE SAFETY CODE
- 2006 INTERNATIONAL FIRE CODE 2006 INTERNATIONAL MECHANICAL CODE 2006 INTERNATIONAL FUEL GAS CODE
- VILLAGE OF HINSDALE ORDINANCES 2018 INTERNATIONAL ENERGY CONSERVATION CODE & ILLINOIS
- M. ILLINOIS ACCESSIBILITY CODE CURRENT EDITION N. ALL OTHER APPLICABLE MUNICIPAL, STATE, AND FEDERAL REGULATIONS HAVING JURISDICTION.

sheet index

- A1.1 EXTERIOR ELEVATION, SITE PLAN, & GENERAL NOTES A1.2 EXTERIOR ELEVATION & DETAILS
- A1.3 EXTERIOR ELEVATIONS
- A1.4 EXTERIOR ELEVATION, LIGHT-VENT, & PLUMBING RISER DIAGRAMS A2.1 GYMNASIUM LEVEL FLOOR PLAN & RADON DETAIL
- A2.2 LOWER LEVEL FLOOR PLAN A2.3 FIRST FLOOR PLAN
- A2.4 SECOND FLOOR PLAN A2.5 THIRD FLOOR PLAN, POOL HOUSE PLANS, & WALL SECTION A2.6 ROOF PLAN & DETAILS
- A3.1 WALL SECTIONS & DETAILS A3.2 WALL SECTIONS & DETAILS
- A5.1 SPECIFICATION S1.1 GYMNASIUM LEVEL FOUNDATION PLAN & DETAILS
- S1.2 FOUNDATION PLAN & DETAILS
- S1.3 SECOND FLOOR FRAMING PLAN & DETAILS S1.4 SECOND FLOOR CEILING & THIRD FLOOR CEILING FRAMING PLANS
- S1.5 ROOF FRAMING PLAN & DETAILS E1.1 GYMNASIUM LEVEL SCHEMATIC ELECTRICAL PLAN E1.2 LOWER LEVEL SCHEMATIC ELECTRICAL PLAN
- E1.3 FIRST FLOOR SCHEMATIC ELECTRICAL PLAN
- E1.4 SECOND & THIRD FLOOR SCHEMATIC ELECTRICAL PLANS R1.1 FIRST FLOOR OVERLAY PLAN
- R1.2 SECOND & THIRD FLOOR OVERLAY PLANS

JOB NUMBER: 21 43 DATE: 04 05 22 **EXTERIOR** ELEVATION, SITE PLAN, &

GENERAL

ISSUE/REVISION:

05 24 22 PERMIT REVISIONS

NOTES

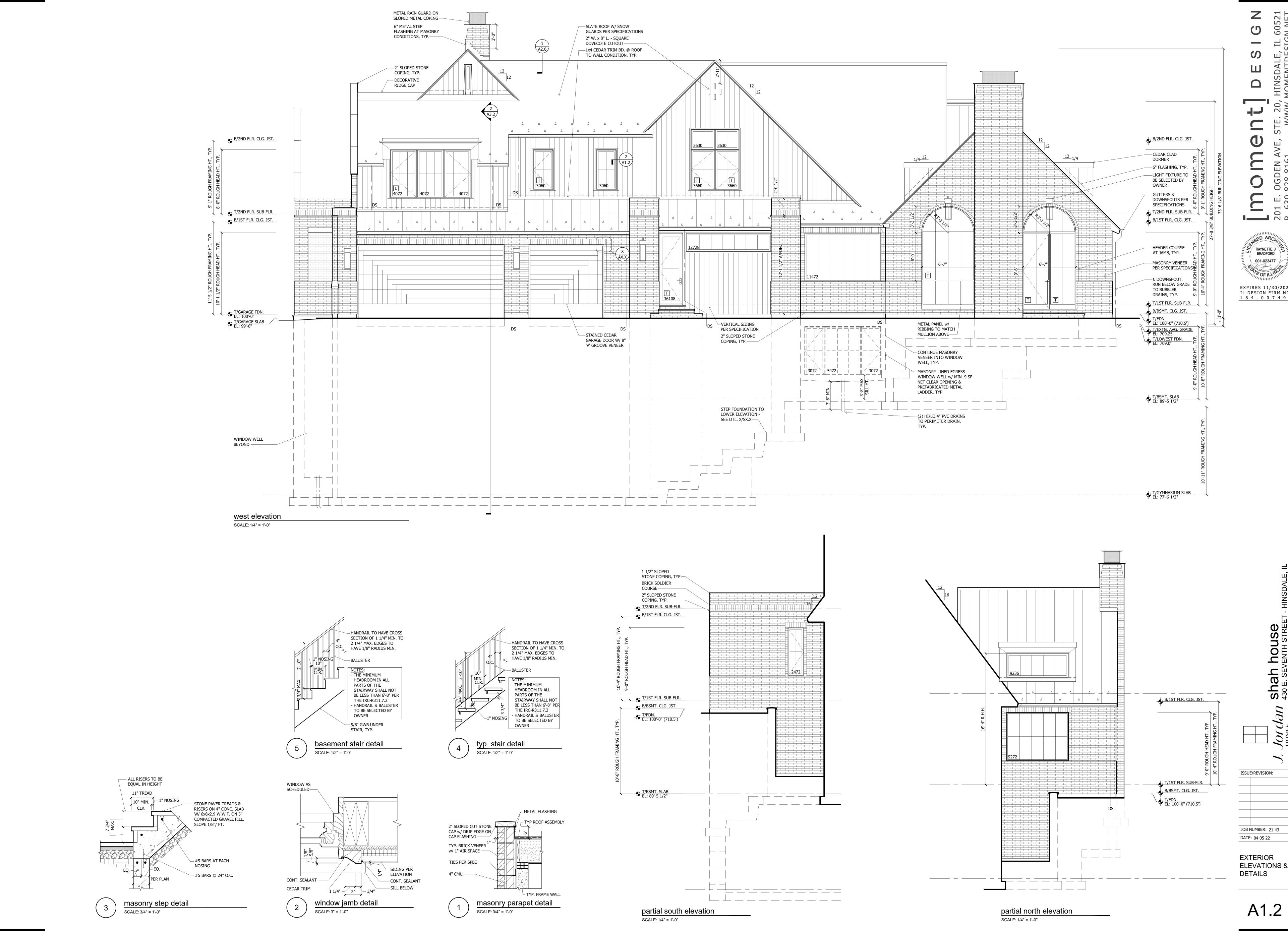
RAYNETTE J

001-023477

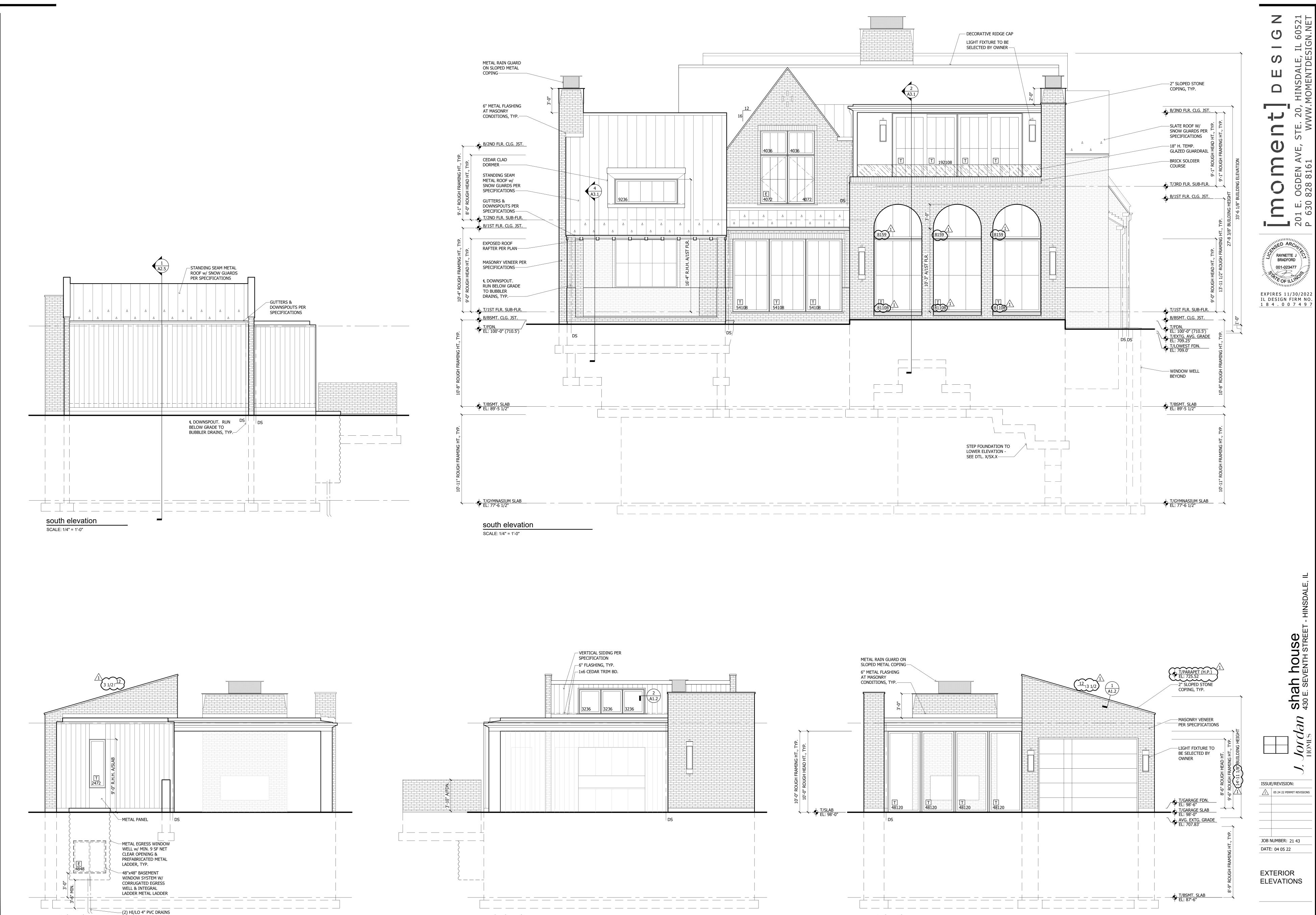
EXPIRES 11/30/2022

IL DESIGN FIRM NO.

1 8 4 . 0 0 7 4 9 7



RAYNETTE J BRADFORD 001-023477 EXPIRES 11/30/2022 IL DESIGN FIRM NO. 184.007497



west elevation

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

north elevation

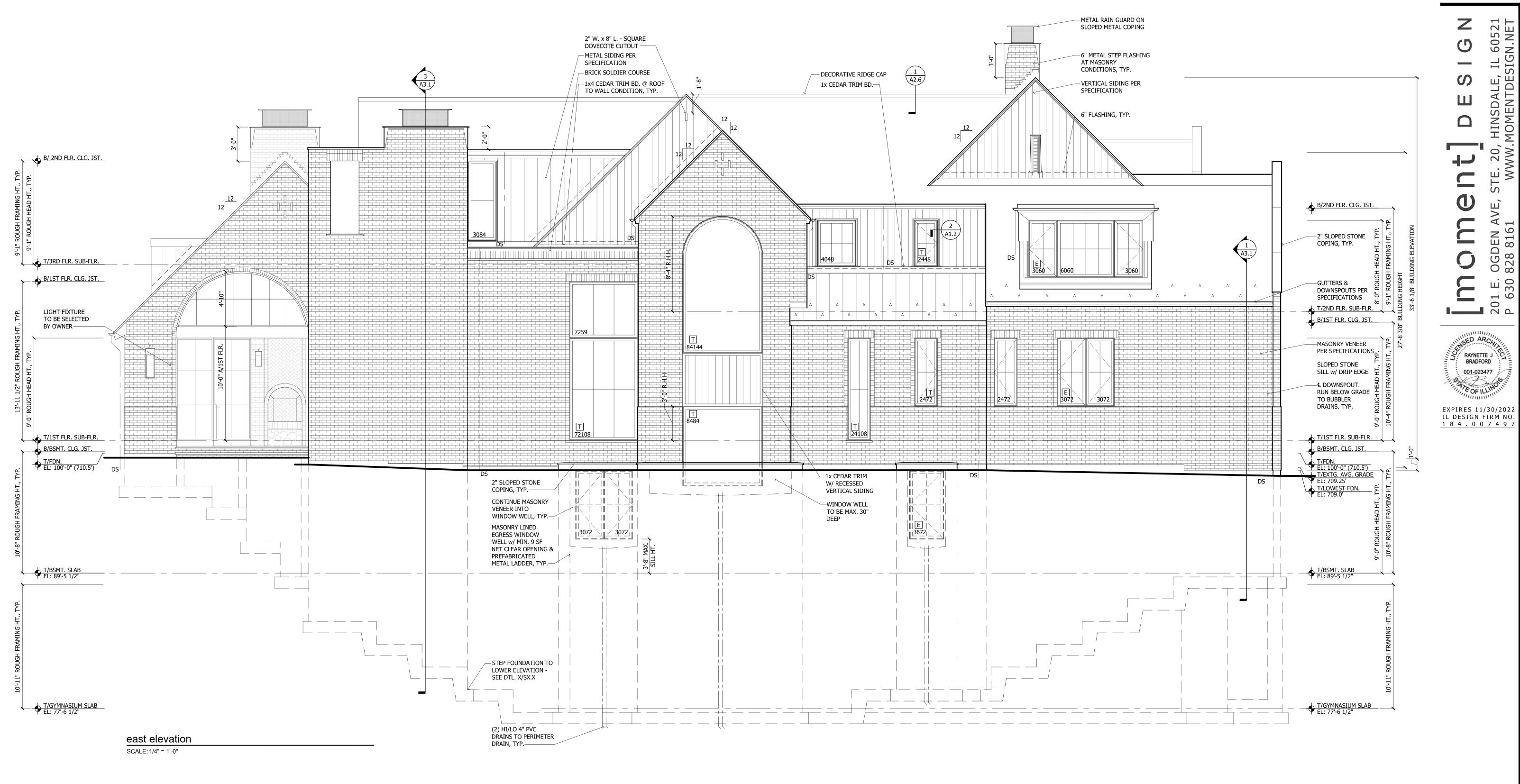
SCALE: 1/4" = 1'-0"

east elevation

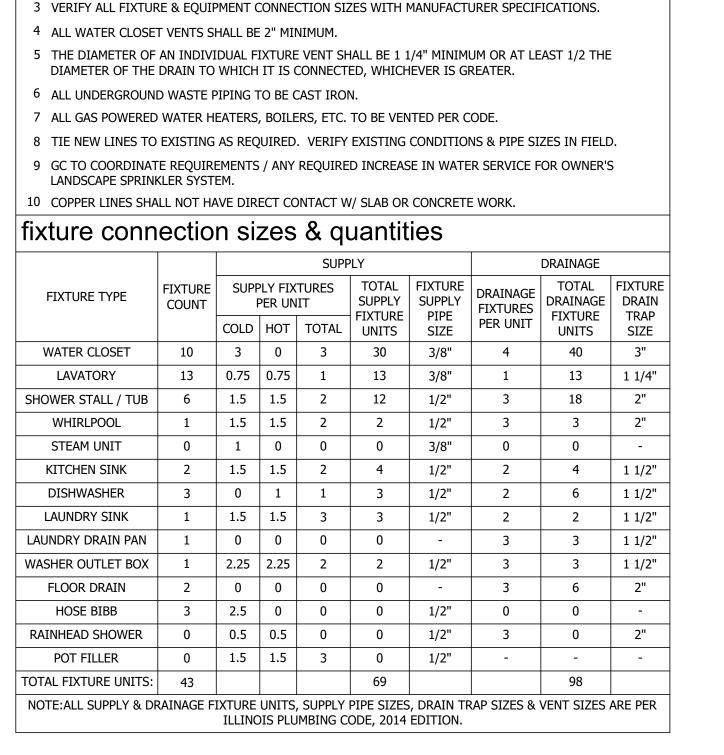
SCALE: 1/4" = 1'-0"

TO PERIMETER DRAIN, TYP.

Shah hot ISSUE/REVISION: 05 24 22 PERMIT REVISIONS JOB NUMBER: 21 43



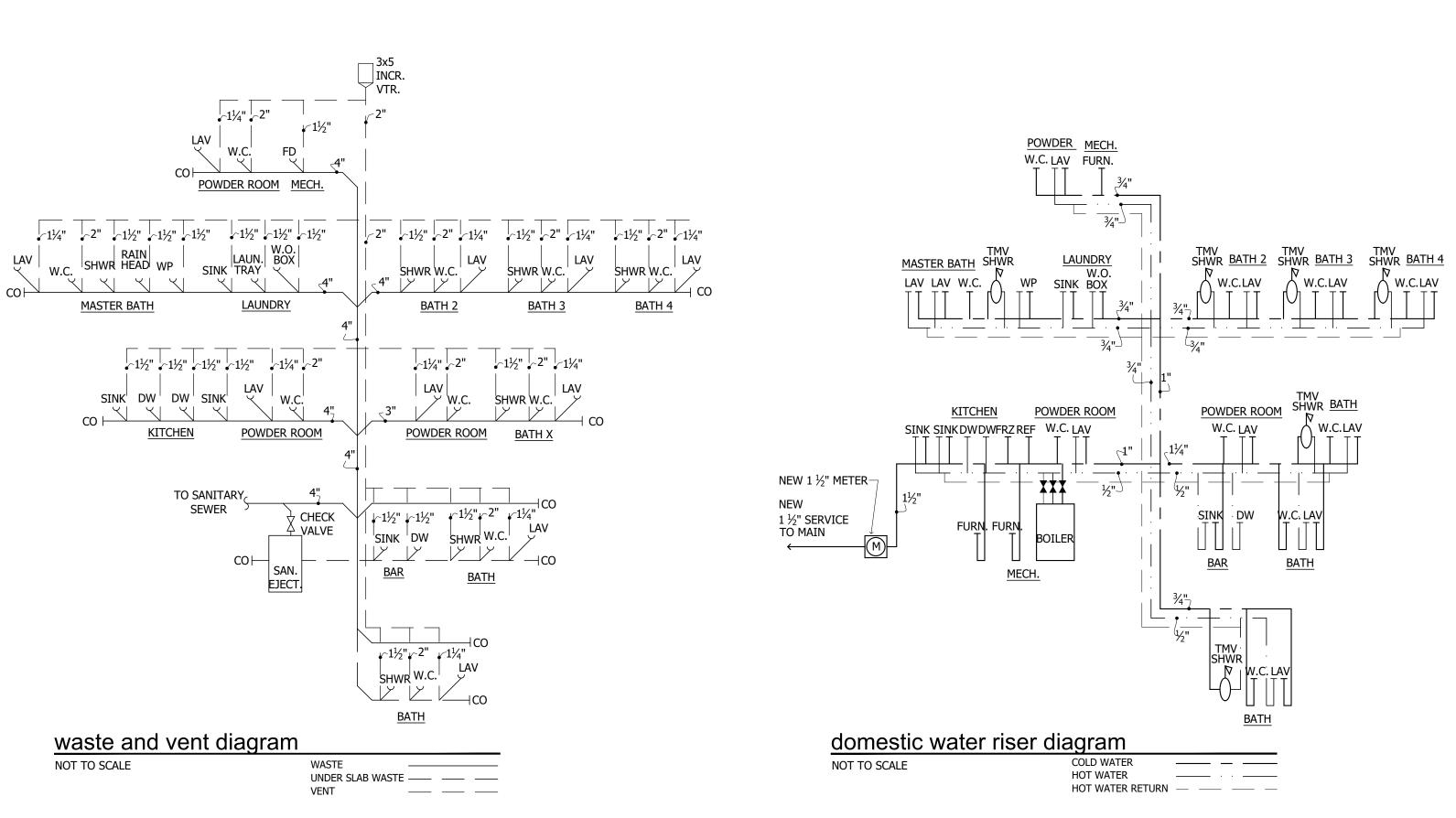
LIGHT REQ'D = 8% OF ROO VENT REQ'D = 4% OF ROON UNFINISHED BASEMENT LIG	M AREA	= 2% OF FLOOR	AREA		
ROOM NAME	AREA	LIGHT REQ'D	LIGHT ACTUAL	VENT REQ'D	VENT ACTUAL
BASEMENT					
GYMNASIUM	1360.0 SQ. FT.	108.80 SQ. FT.	ART.	54.40 SQ. FT.	ART
BATH	69.8 SQ. FT.	5.58 SQ. FT.	ART.	2.79 SQ. FT.	ART
WINE ROOM	111.9 SQ. FT.	8.95 SQ. FT.	ART.	4.48 SQ. FT.	ART
GAME ROOM	523.2 SQ. FT.	41.86 SQ. FT.	ART.	20.93 SQ. FT.	ART
MEDIA ROOM	485.5 SQ. FT.	38.84 SQ. FT.	44 SQ.FT.	19.42 SQ. FT.	30 SQ.FT.
TASTING	163.2 SQ. FT.	13.05 SQ. FT.	ART.	6.53 SQ. FT.	ART
EXERCISE	312.0 SQ. FT.	24.96 SQ. FT.	ART.	12.48 SQ. FT.	18 SQ.FT.
BATH	34.9 SQ. FT.	2.79 SQ. FT.	ART.	1.40 SQ. FT.	ART
FIRST FLOOR		<u> </u>	<u> </u>		
RECEPTION	257.5 SQ. FT.	20.60 SQ. FT.	136 SQ.FT.	10.30 SQ. FT.	53 SQ.FT.
BEDROOM	307.8 SQ. FT.	24.62 SQ. FT.	80 SQ.FT.	12.31 SQ. FT.	30 SQ.FT.
BATH	86.6 SQ. FT.	6.93 SQ. FT.	16 SQ.FT.	3.46 SQ. FT.	24 SQ.FT
DINING ROOM	387.8 SQ. FT.	31.02 SQ. FT.	ART.	15.51 SQ. FT.	ART
KITCHEN	583.0 SQ. FT.	46.64 SQ. FT.	215 SQ.FT.	23.32 SQ. FT.	108 SQ.FT
FAMILY ROOM	529.8 SQ. FT.	42.39 SQ. FT.	310 SQ.FT.	21.19 SQ. FT.	ART
SCULLERY	144.9 SQ. FT.	11.59 SQ. FT.	ART.	5.80 SQ. FT.	ART
POWDER ROOM	33.8 SQ. FT.	2.70 SQ. FT.	8 SQ.FT.	1.35 SQ. FT.	12 SQ.FT
POWDER ROOM 2	63.2 SQ. FT.	5.06 SQ. FT.	ART.	2.53 SQ. FT.	ART
SECOND FLOOR					
PRINCIPAL BEDROOM	362.5 SQ. FT.	29.00 SQ. FT.	45 SQ.FT.	14.50 SQ. FT.	40 SQ.FT.
PRINCIPAL BATHROOM	213.1 SQ. FT.	17.05 SQ. FT.	32 SQ.FT.	8.52 SQ. FT.	30 SQ.FT.
BEDROOM 2	305.3 SQ. FT.	24.42 SQ. FT.	72 SQ.FT.	12.21 SQ. FT.	40 SQ.FT
BATH 2	79.0 SQ. FT.	6.32 SQ. FT.	9 SQ.FT.	3.16 SQ. FT.	12 SQ.FT.
BEDROOM 3	217.6 SQ. FT.	17.41 SQ. FT.	46 SQ.FT.	8.70 SQ. FT.	40 SQ.FT
BATH 3	55.3 SQ. FT.	4.42 SQ. FT.	4.5 SQ.FT.	2.21 SQ. FT.	7 SQ.FT
BEDROOM 4	266.4 SQ. FT.	21.31 SQ. FT.	42 SQ.FT.	10.66 SQ. FT.	32 SQ.FT
BATH 4	66.3 SQ. FT.	5.30 SQ. FT.	5 SQ.FT.	2.65 SQ. FT.	8 SQ.FT
THIRD FLOOR					
OFFICE	389.1 SQ. FT.	31.13 SQ. FT.	110 SQ.FT.	15.56 SQ. FT.	65 SQ.FT
POWDER	47.0 SQ. FT.	3.76 SQ. FT.	ART.	1.88 SQ. FT.	ART

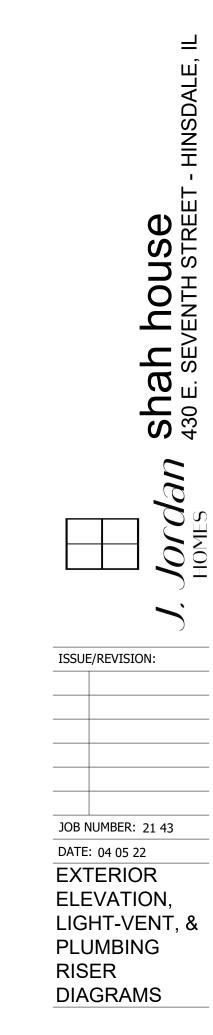


plumbing riser general notes

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.





RAYNETTE J

001-023477



Shah house 430 E. SEVENTH STREE

ISSUE/REVISION:

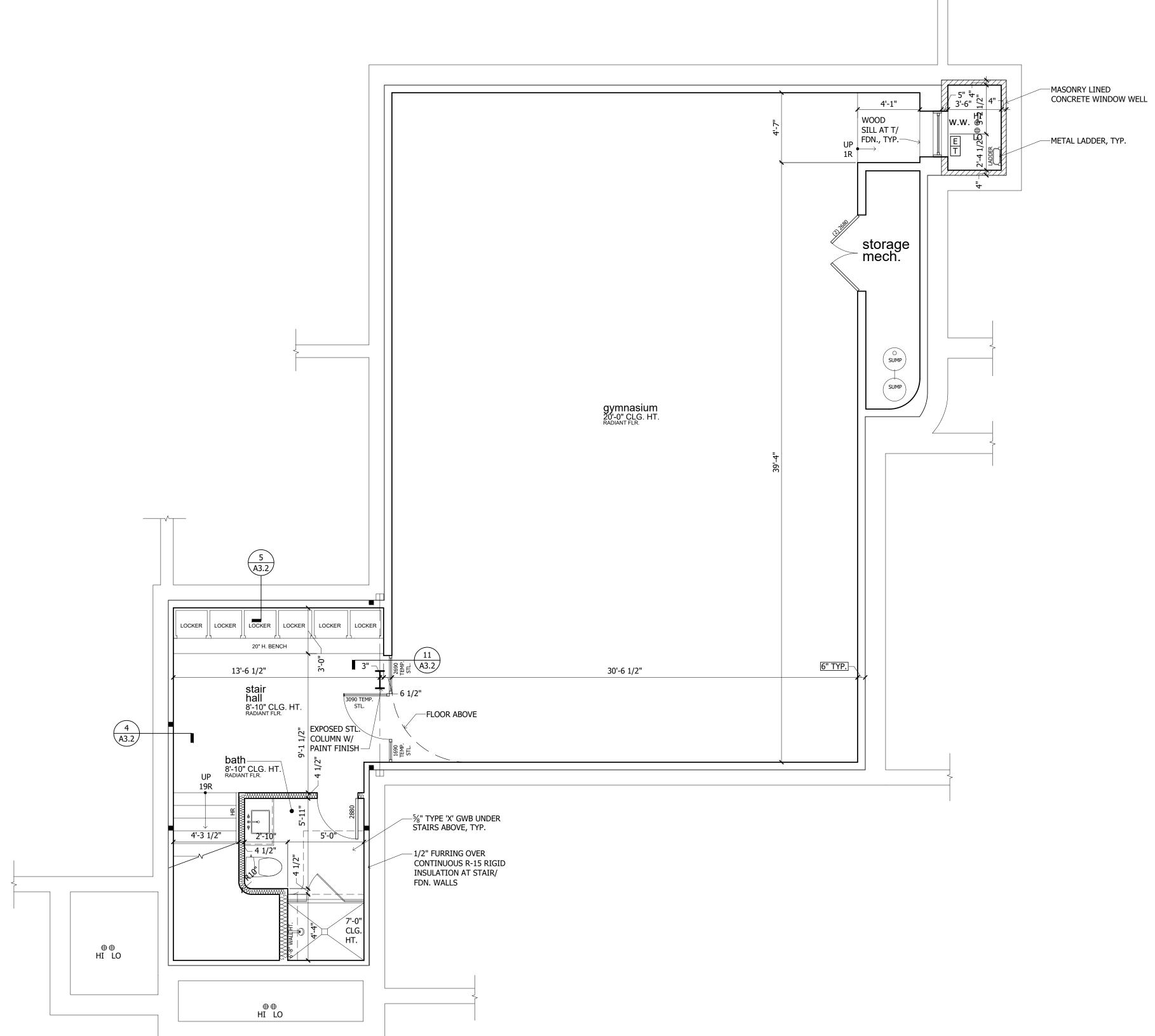
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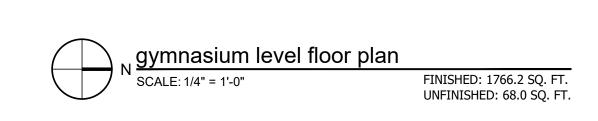
GYMNASIUM LEVEL FLOOR

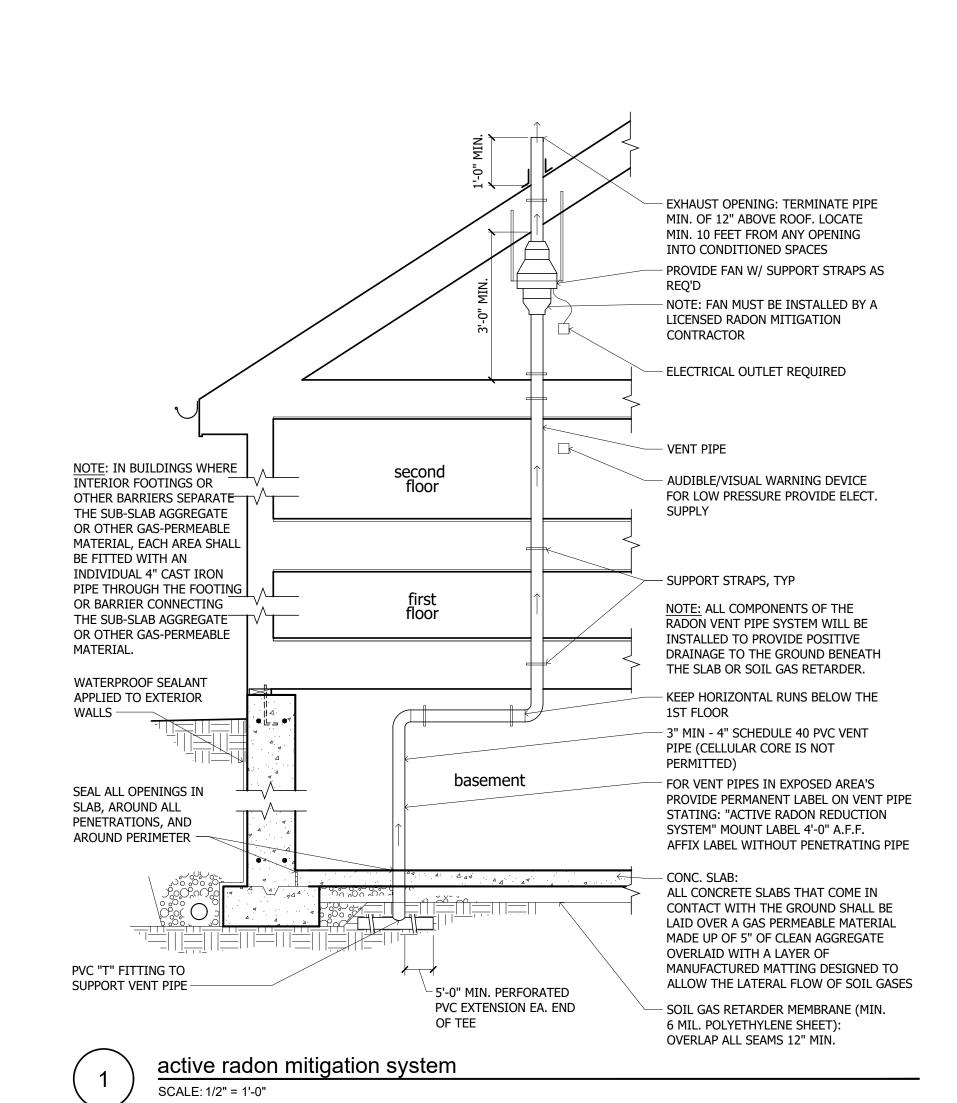
PLAN & RADON

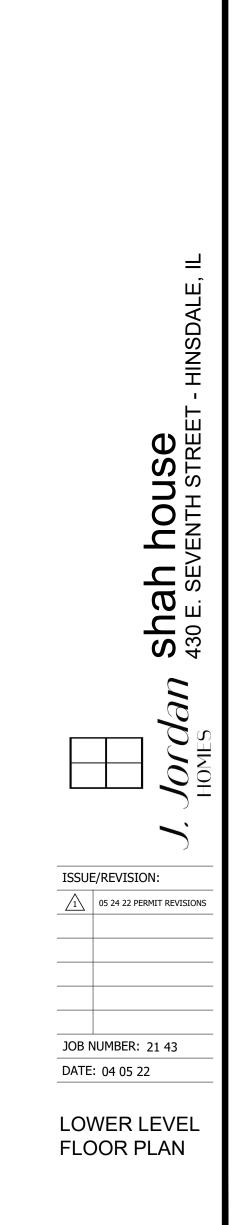
DATE: 04 05 22

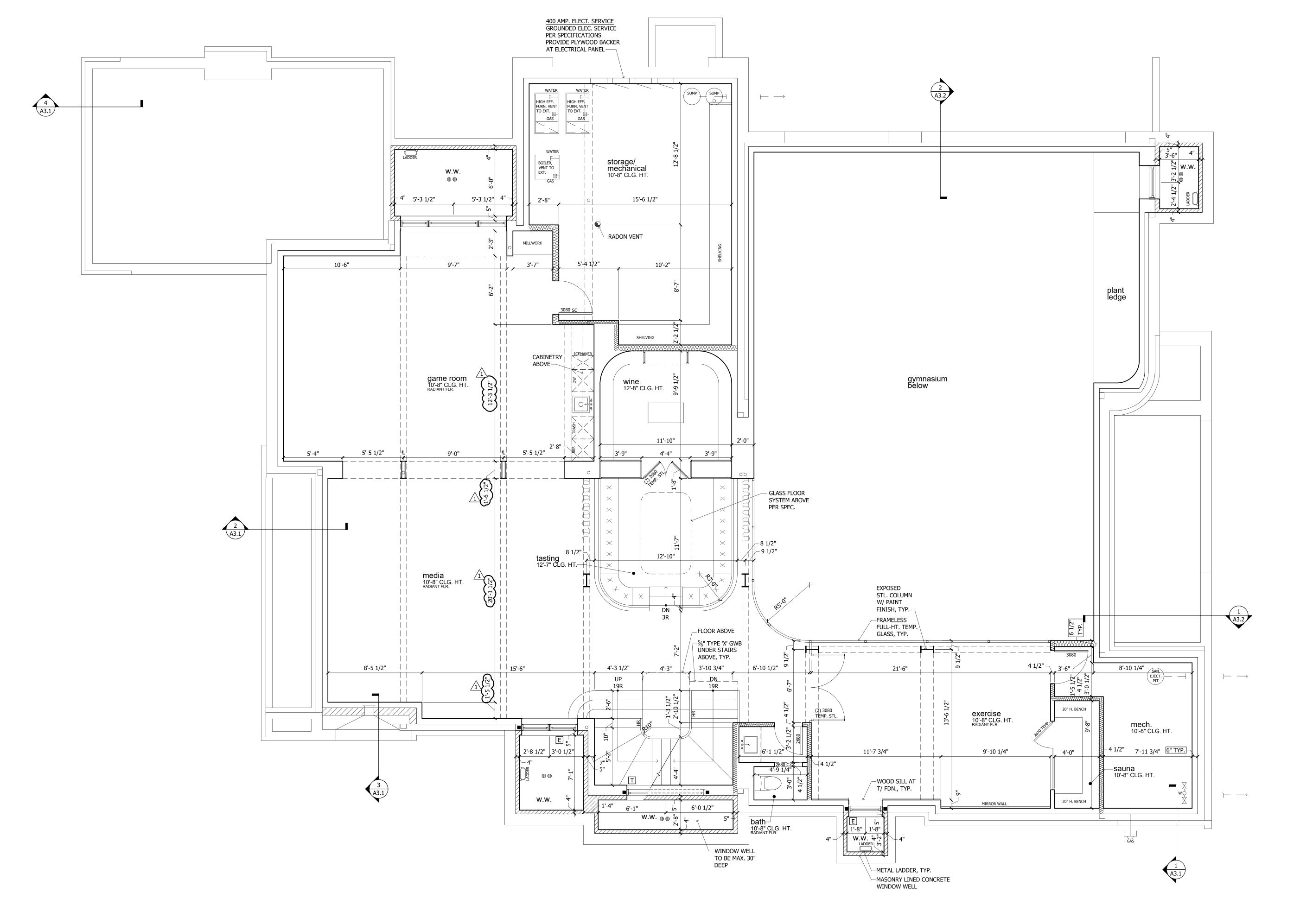
DETAIL

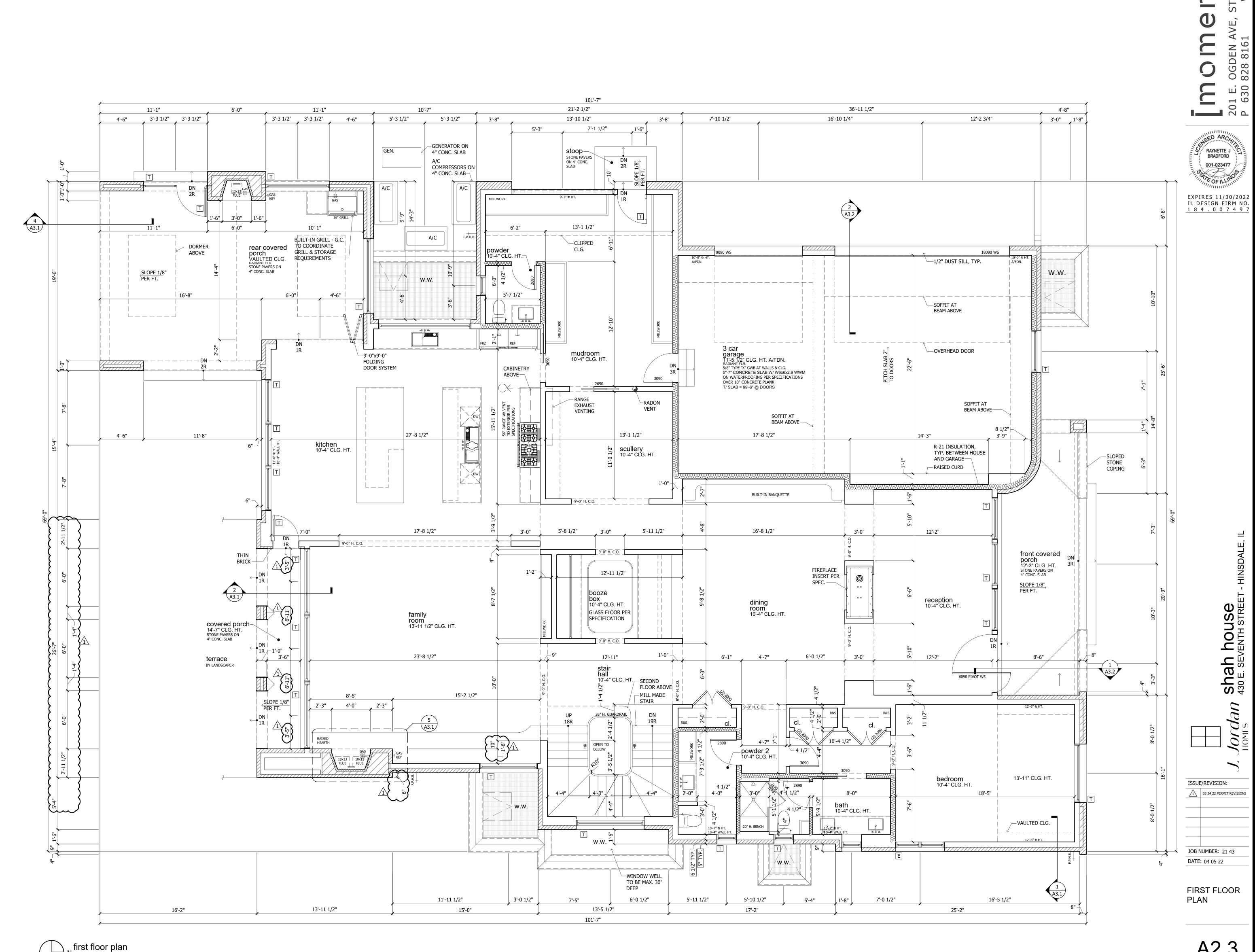






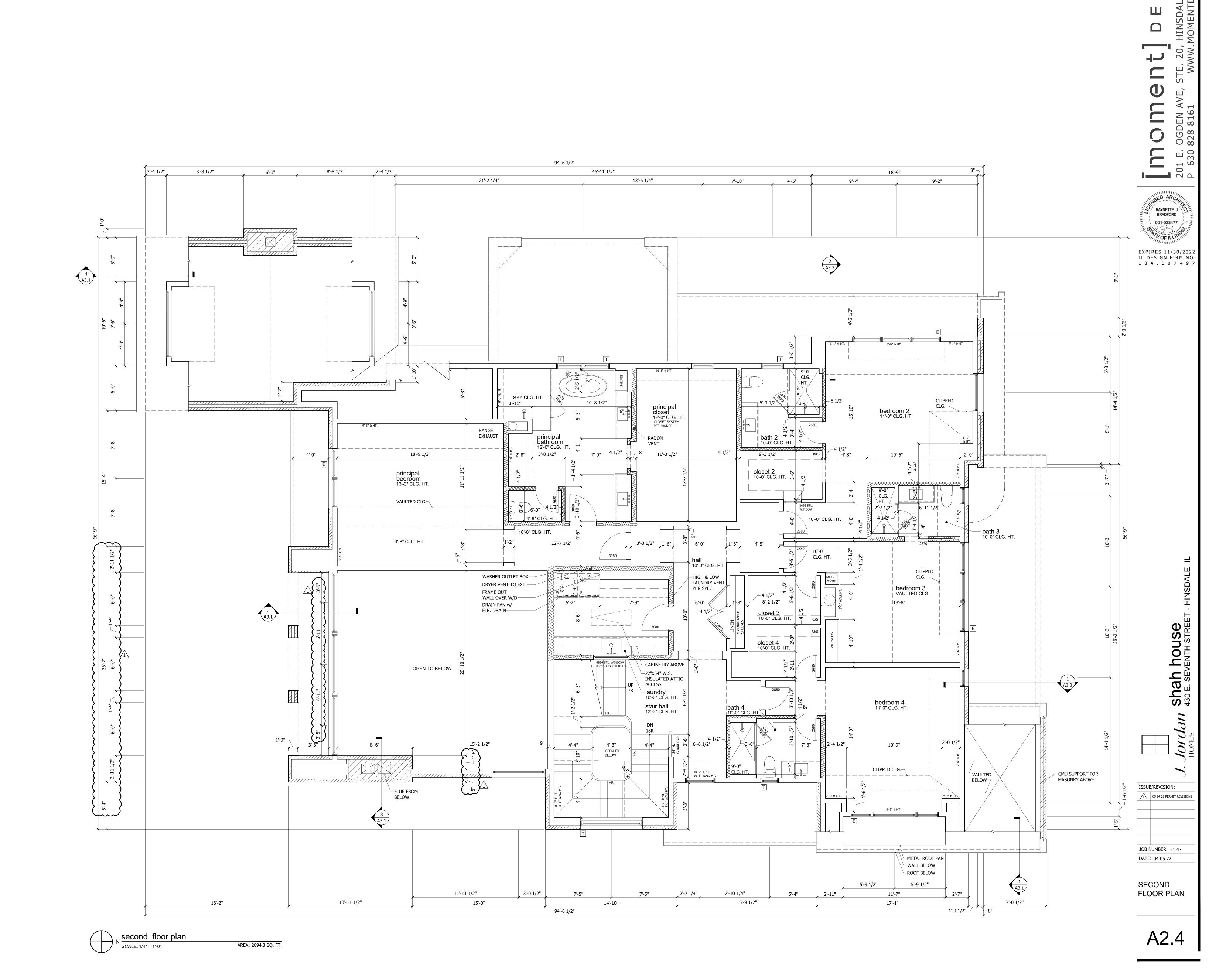


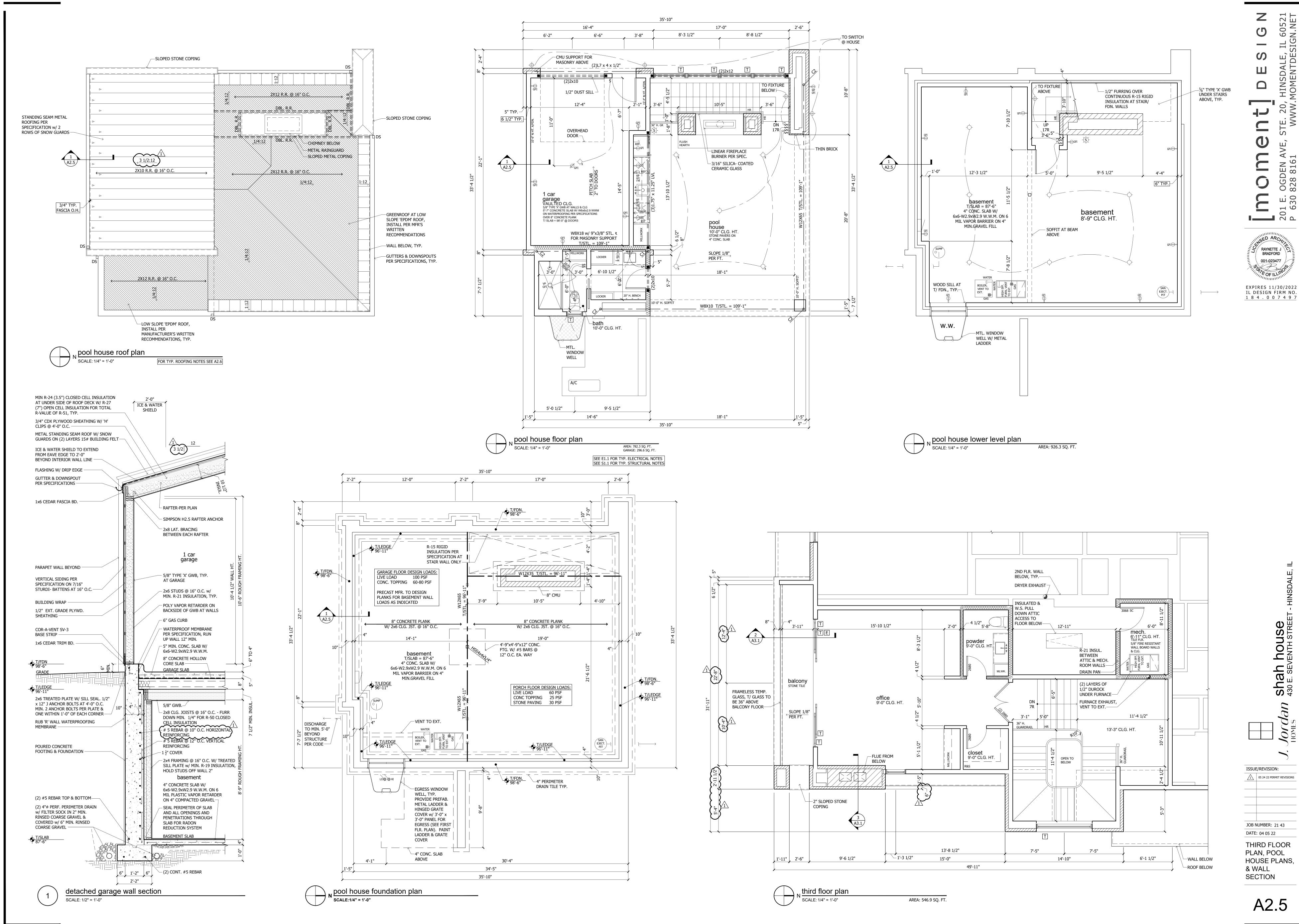


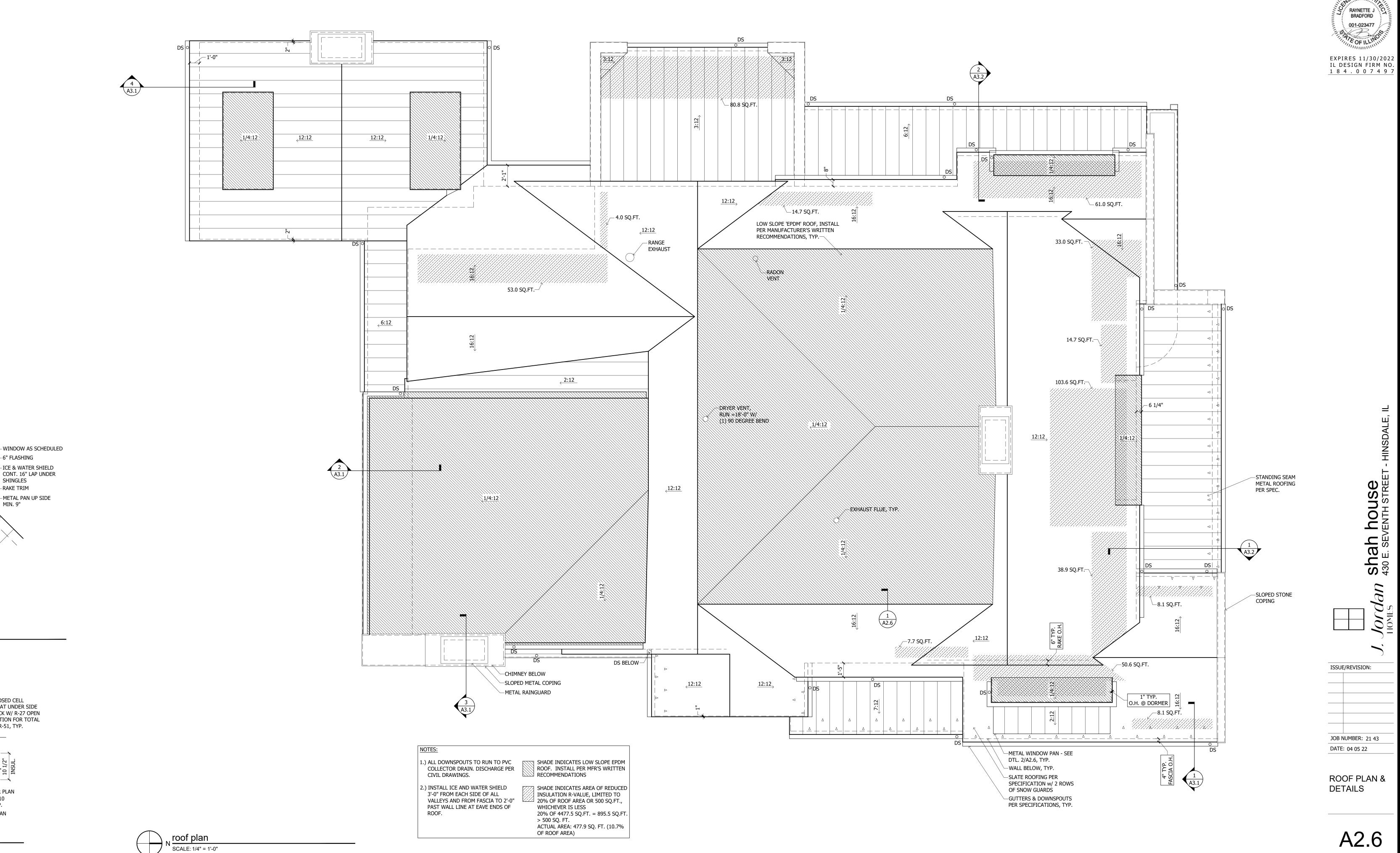


N SCALE: 1/4" = 1'-0"

AREA: 4565.8 SQ. FT. REAR PORCH: 510.8 SQ. FT.







- ICE & WATER SHIELD CONT. 16" LAP UNDER

∕-METAL PAN UP SIDE

SHINGLES RAKE TRIM

- MIN R-24 CLOSED CELL

— SIMPSON U210

HANGER, TYP.

- Beam per plan

INSULATION AT UNDER SIDE

OF ROOF DECK W/ R-27 OPEN

CELL INSULATION FOR TOTAL R-VALUE OF R-51, TYP.

NOTE: SLOPE PAN 2" PER FOOT AWAY FROM WINDOW

FLASHING UNDER SILL

METAL PAN w/ SOLDERED
JOINTS & CRIMPED FRONT EDGE
ON ICE & WATER SHIELD ON

3/4" CDX PLYWD. SHEATHING —

metal pan roof detail

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

typ. flat roof transition detail SCALE: 3/4" = 1'-0"

TYP. WOOD CLADDING —

TYP. SILL-

ROOF RAFTERS-

EPDM ROOF. INSTALL PER

MRF. RECOMMENDATIONS —

TYP. AT LOW-SLOPE ROOFS

ON TAPERED SLEEPERS —

HOLD DOWN BLOCKING 1/2" FROM RIDGE ——

VERIFY EDGE DETAIL W/

TYP. ROOF STRUCTURE-

ROOFING MFR.

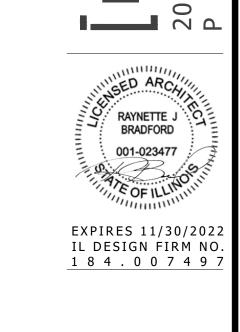
METAL FLASHING —

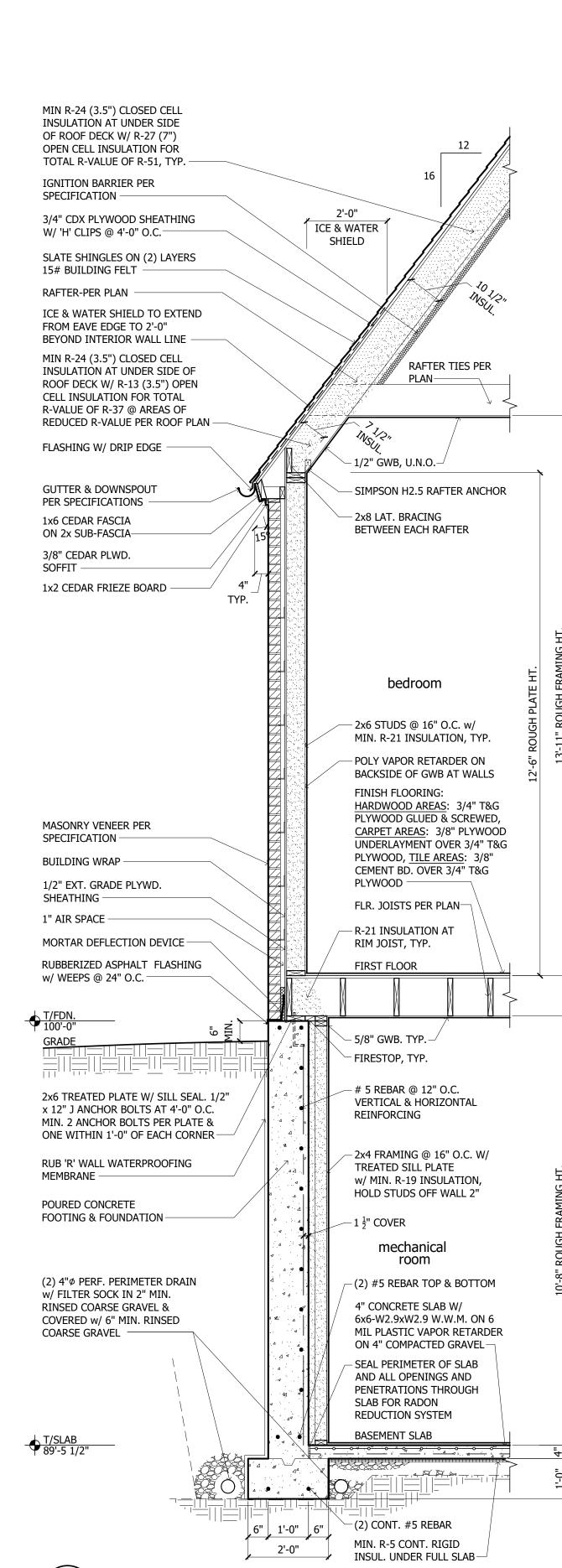
TYP. ROOFING —

SIMPSON LRU

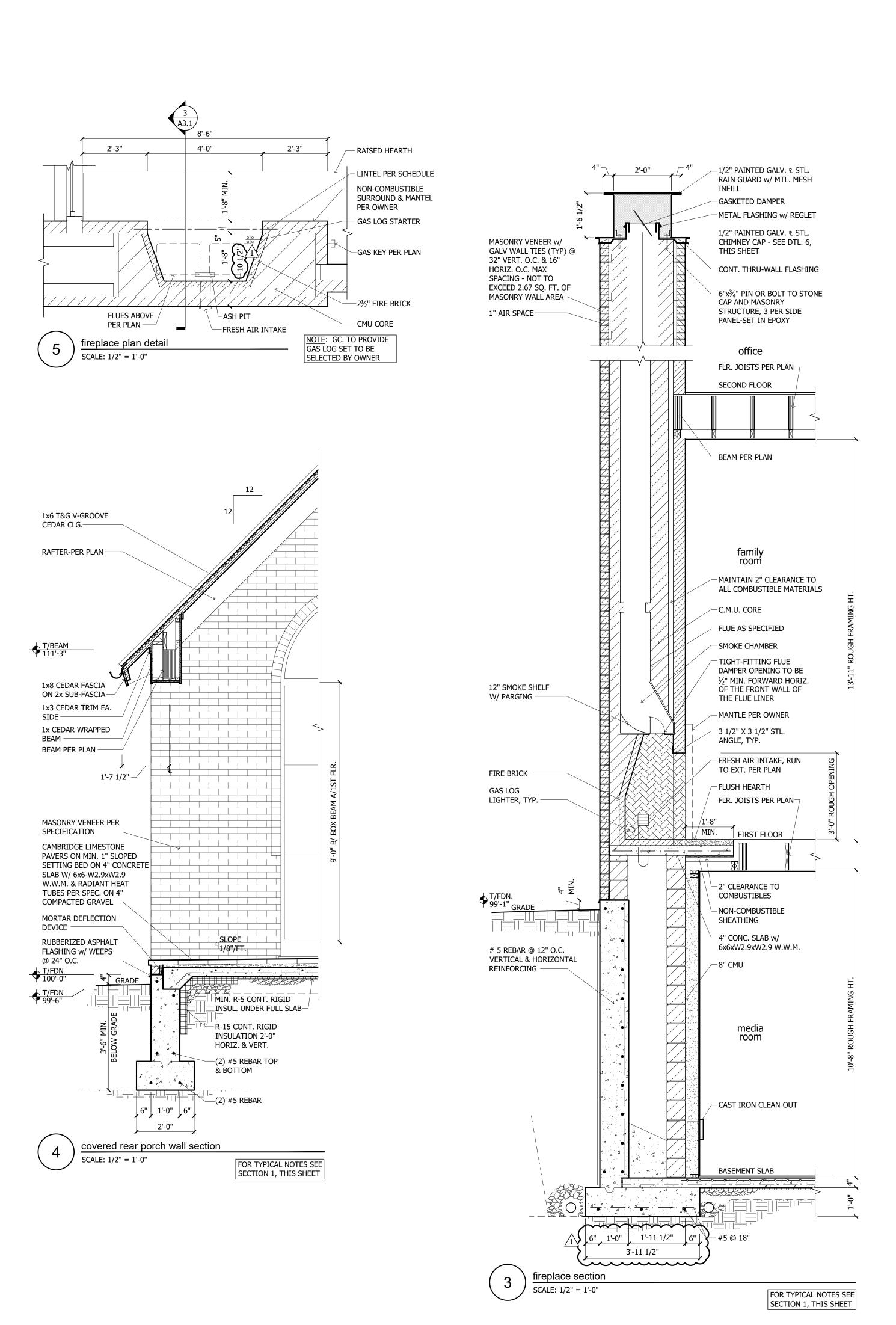
RAFTER HANGER,

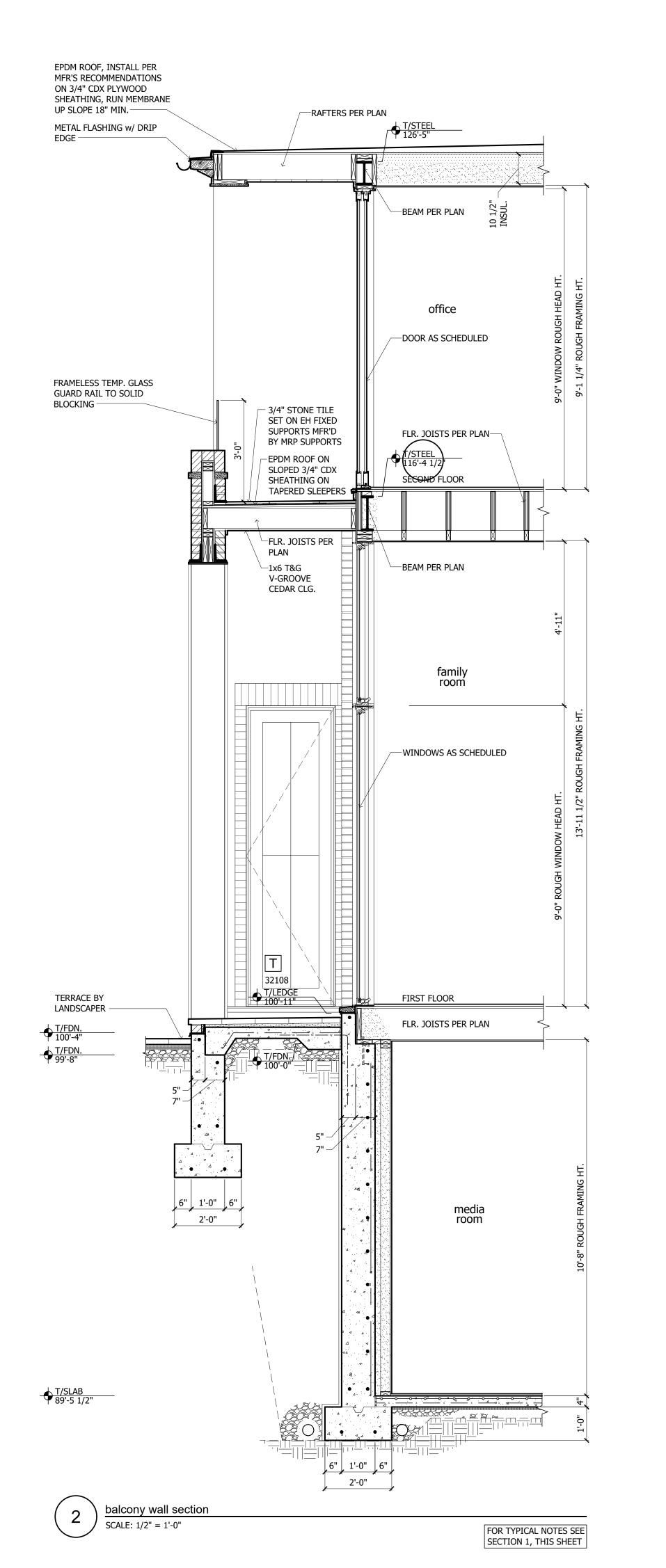
SLOPED 3/4" CDX SHEATHING,

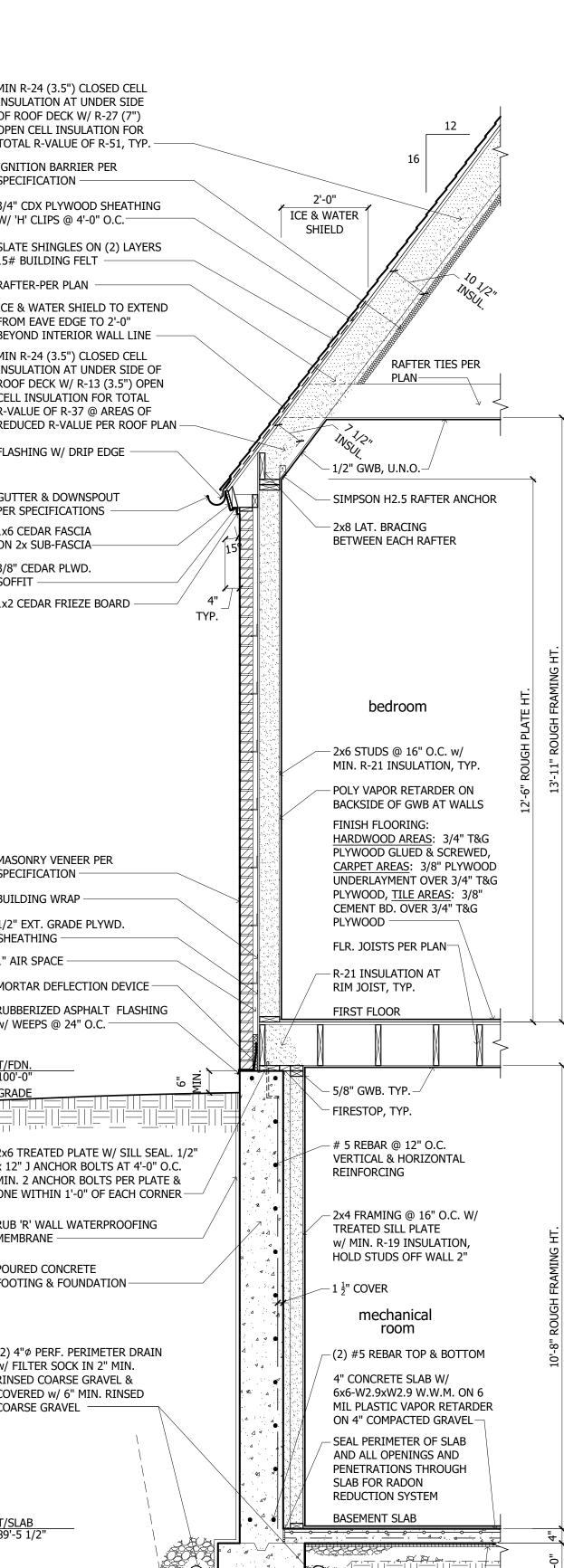




 $\frac{\text{wall section}}{\text{SCALE: } 1/2" = 1'-0"}$







ISSUE/REVISION:

JOB NUMBER: 21 43

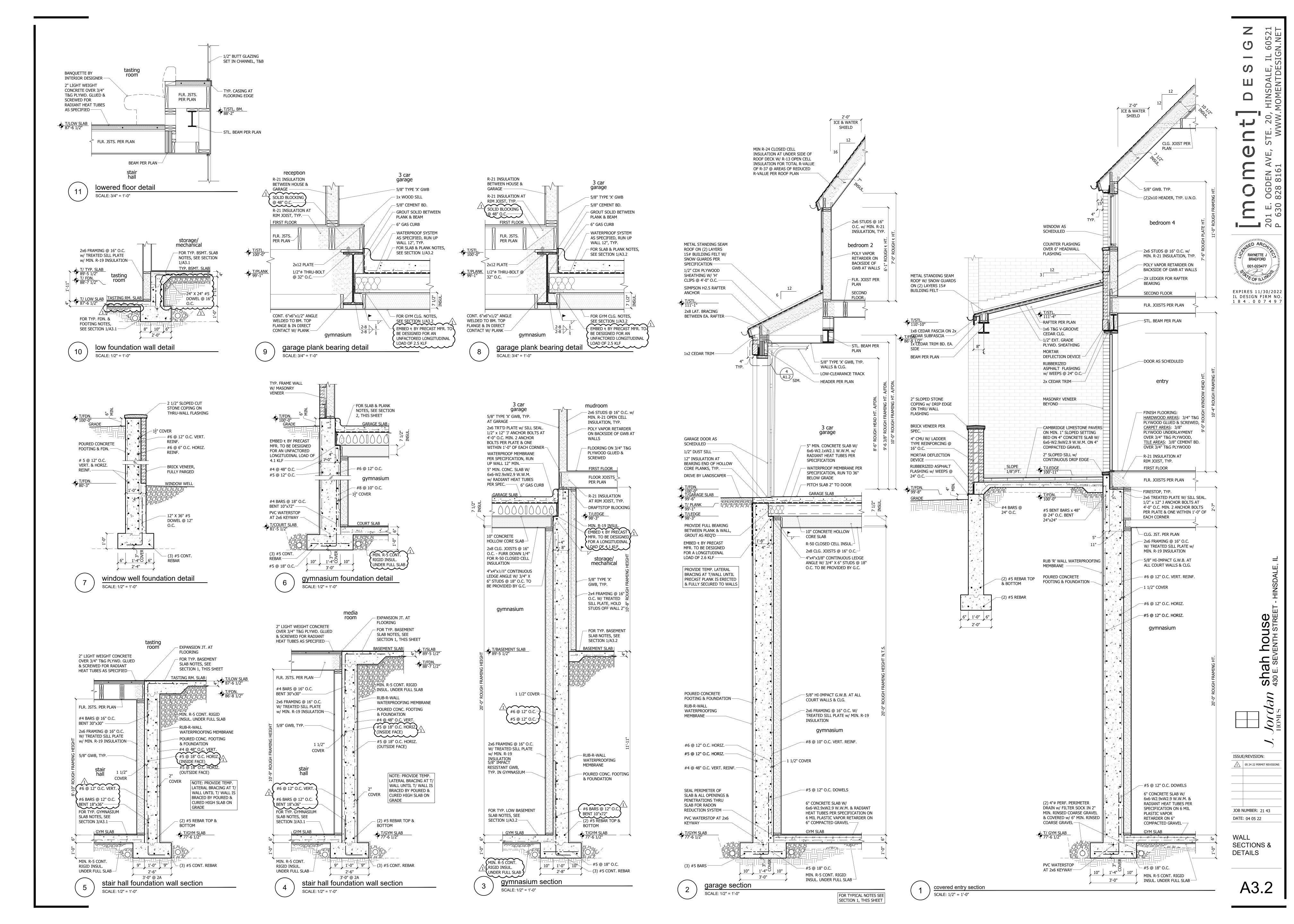
SECTIONS &

DETAILS

DATE: 04 05 22

WALL

05 24 22 PERMIT REVISIONS



NOTICE TO PROCEED: Prior to the execution of the work, the GC (General Contractor) will request the most recent set of drawings Issued For Construction from the Architect for distribution to the sub-

contractors. GC 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

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

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 with Certificates to all parties.

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 every other trade.

The GC 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 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

Represents Contractor will provide the same warranty for substitution that of the originally specified

Architect's redesign costs, and waives all claims for additional costs related to the substitution which subsequently become apparent; Will coordinate installation of the accepted substitute making such changes as may be required for

Certifies cost data presented is complete and includes all related costs under this contract except the

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 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 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 inservice performance

CLOSEOUT PROCEDURES: The GC 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 without expense to the Owner. Additional manufacturer's extended warranties are listed within subsequent sections.

CLEANING: The GC 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

DEMOLITION OF STRUCTURE: Contractor not to proceed with demolition of structure until notified

EXPLOSIVES: The use of explosives is <u>NOT</u> 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

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.

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 (2) 18" sump pit/s 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 pit/s 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 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. 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 it 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

BASEMENT FLOOR: Basement and Golf Room 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 (6" for Gymnasium floor) reinforced w/ 6x6xW2.9xW2.9 W.W.F. with tooled control joints at a maximum 30'-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.

ATTACHED & DETACHED GARAGE FLOOR: Garage concrete floor to consist of min. 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.

PRECAST CONCRETE PLANKS: This contractor will provide all labor and material to install all precast concrete planks per plans. Installation of the concrete plank units shall be performed by the

manufacturer or PCI-Qualified Erector with a minimum of 2 years experience. Erect concrete units

variations by jacking, loading or other method as recommended by the manufacturer and acceptable to the Architect. Test and inspect precast concrete according to PCI MNL 116 requirements. (General Contractor) to be responsible for all other inspection-related bonding and licensing fees.

Precast concrete planks to be designed to meet all current codes having jurisdiction including ACI 318 Building Code Requirement for Reinforced Concrete. The following loads shall be reviewed during design and considered by precast manufacturer and engineer: live loads, concrete topping weight, stone / tile, ceiling finishes, snow loads, dead loads, wind loads, seismic loads and initial handling and erection stresses. Design calculations shall be performed by an Illinois Licensed

Concrete mixes shall have a 28-day compressive strength of a minimum of 5,000 psi and a release strength of a minimum of 3,000 psi. The use of calcium chloride or admixtures containing chlorides is not permitted. Concrete shall comply with the following: Portland Cement: ASTM C 150, Type I or III

Aggregates: ASTM C33 or C330 Water: Potable, free from deleterious material that may effect setting or strength of

concrete and complying with chemical limits of PCI MNL 116. Admixtures: Water-reducing, retarding, accelerating, high-range water-reducing admixtures: ASTM C494.

Grout to be Sand-Cement Grout, Portland cement, ASTM C150, Type I, and clean natural sand ASTM C144 or ASTM C4104. Mix ratio to be 1 part cement to 3 parts sand by volume. Grout shall achieve a minimum 28-day compressive strength of 2,000 psi.

Anchor all planks to top of basement walls to resist horizontal soil loads. Bearing pads to be multimonomer, non-leaching high-density plastic strip showing no visible sign of expansion when supporting construction loads. This Contractor to furnish loose steel plates, clip angles, anchors, dowels, hangers, and other hardware shapes for securing precast concrete units to supporting and adjacent construction. All welds to comply with AWS D1.1 Structural Welding Code - Steel and AWS D1.4 Structural Welding Code Reinforcing Steel. Steel connection material shall be carbon steel: Shapes and Plates: ASTM A36

Welded Studs: in accordance with AWS D1.1 Headed Studs: ASTM A 108, AWS D1.1

Plate: ASTM A283

Bolts and Studs: ASTM A307

steel lintels. All exterior steel to be galvanized.

Install water-proofing membrane between topping and plank unless structural topping is indicated and run membrane up wall past concrete topping a minimum of 12".

Shop drawings to be provided to Architect and include plans locating and defining all concrete planks furnished by the manufacturer with all major openings shown, section and details showing connections, weld plates, edge conditions and support conditions of the concrete plank units, all dead, live and other applicable loads used in the design.

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.

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

EXTERIOR MASONRY: Exterior face brick will be installed per plans & details. All veneer will be tied to the building framing with galvanized metal masonry ties at 32" o.c vertically and 16" o.c. horizontally. Maximum spacing not to exceed 2.67 sq. ft. of masonry wall area 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 sills will be 2" smooth cut limestone and window sills will be 2" smooth cut limestone with integral cut drainage slope and drip edge. Garden walls will have 2" smooth 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, shims, etc. as called for on the building plans. The GC will also furnish labor to erect the main beams. The GC 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 seated 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

The roofing Contractor is responsible for installing W.R. Grace Ice & Water Shield membrane from 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.

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 shear 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

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: Typical wood siding to be: 1x8 Western Red Cedar tongue & groove vertical siding on Cor-A-Vent 7/16" Sturdi-Batten strips at

16" on center vertically. Board gapping to be $\frac{1}{4}$ ". 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

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.

level, square, true and in alignment without exceeding the erection tolerances of PCI MNL 135. Level CLOSETS: All shelving in closets to be per plans. 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. If specified in the plans, the following conditions apply:

> > For Metal Components refer to section 5.0 metals.

- Plastic laminate counters: Provide premium grade finishes with integral backsplashes unless otherwise noted. Install per AWI standards. All chipped or delaminated surfaces to
- be replaced at Contractor's Expense 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.

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:

EXTERIOR WALLS: The exterior 2 x 6 walls will be insulated with R-21 open cell insulation. All exterior joist ends are to be insulated with R-21 open cell insulation. Insulate the interior side of foundation walls with R-19 open cell insulation and with R-15 continuous permeable polystyrene insulation where indicated. All voids around doors and windows and between floors, are to be filled with polycel foam or fiberglass batt insulation.

SLABS: Insulate interior edge of heated slab at walkout or heated garage slab with 2'-0" vertical x 2'-0" horizontal continuous R-15 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 open cell insulation R-49 where depth of structure allows.

ROOF AND ATTIC: The underside of the roof deck to be insulated with min. R-24 closed cell polyurethane foam insulation with R-27 open cell insulation for total R-value of R-51. Vaulted ceilings to be insulated with R-24 closed cell polyurethane foam insulation with R-13 open cell insulation for total R-value of R-37, not to exceed the lesser of 500 sq. ft. or 20% of the total insulated roof/ceiling area. Attic access from conditioned space to be weather-stripped and have same insulation value as adjacent wall or ceiling. Attic storage areas with exposed insulation to be protected with 1 ½" mineral fiber insulation per IRC R314.

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-8. 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 3 1/2" fiberglass sound attenuation bats. Full thick fiberglass sound batts to be installed in all first floor ceiling assemblies under second floor habitable rooms. 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 as deemed necessary by insulation contractor to stop air infiltration.

METAL WALL PANELS: Contractor to provide and install 24-gauge Kynar-coated metal wall panels as indicated on drawings in color to be selected by Owner and Architect from full range of standard colors. Provide factory-formed and -assembled, metal composite material wall panels fabricated from two metal facings that are bonded to a solid, extruded thermoplastic core; formed into profile for ation method indicated. Include manufacturer's standard attachment assembly components and accessories required for weathertight system. Fasteners to be self-tapping screws designed to withstand design loads. Metal panel systems to be capable of withstanding the effects of wind and other loading as indicated on drawings. Allow for thermal movements from ambient and surface temperature changes by preventing buckling, opening of joints, overstressing of components, failure of joint sealants, failure of connections, and other detrimental effects. Provide flashing and trim formed from same material as metal panels as required to seal against weather and to provide

WATERPROOFING SYSTEM: GC to furnish and install a complete waterproofing assembly including surface conditioner, Monolithic Membrane 6125EV®-FR and related flashings at concrete plank locations indicated on the drawings. Installation to form a full watertight seal. Membrane shall be a hot, fluid applied, rubberized asphalt membrane meeting the CGSB-37.50-M89 standard and other pertinent physical properties: American Hydrotech, Inc., Monolithic Membrane 6125®. Membrane to return up and under finished walls 12" and if noted, extend past horizontal concrete seams to ensure watertight seal.

All components shall be obtained as a single-source from the membrane manufacturer to ensure total system compatibility and integrity. Manufacturer: American Hydrotech, Inc., 303 East Ohio Street, Chicago, Illinois 60611-3318, 800-877-6125 or 312-337-4998, Web Site: www.hydrotechusa.com

The waterproofing contractor shall examine all surfaces to receive the waterproofing assembly to verify it is acceptable and proper for the application of the membrane. The waterproofing contractor shall not proceed with the installation of the waterproofing membrane assembly until all deck defects have been corrected. All surfaces shall be dry, smooth, free of depressions, voids, protrusions, clean and free of unapproved curing compounds, form release agents and other surface contaminants.

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 Roofing Contractor will be responsible for sealing and flashing all roof penetrations as per the roofing manufacturer's written

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.

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

Snow guards, fabricated from copper or cast-bronze or lead-coated copper or stainless steel or cast aluminum, 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.

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. 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 manufacturers 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. MOCK-UP: Roofing contractor to submit 4' x 4' mock-up of roof showing full range of color.

GUTTERS AND DOWN SPOUTS: This Contractor will provide and install 5" standard half round enameled aluminum gutters and 3" downspouts as shown on the plans. Color to be selected by Owner. 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

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 ioint 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. Interior door hardware and finish to be 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. Key pad 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

WINDOWS & FRENCH DOORS:

All windows and french door units to be aluminum clad windows by "Marvin Windows and 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 LoE2-272 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 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 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 or 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.

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-

Protect window surfaces from contact with contaminating substances resulting from construction

operations. In addition, monitor window surfaces adjacent to and below exterior concrete and

exterior windows to have min. 1" clear insulated glass. Owner/Architect to verify glass color and 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 GLASS FLOOR SYSTEM: Contractor to provide and install glass floor system as shown on plans using triple-pane low-iron tempered glazing with structural interlayers and non-slip top surface. Edge support to be designed by glass floor manufacturer.

9.0 FINISHES

GYPSUM WALLBOARD: This Contractor will furnish all labor and materials to drywall the project as follows: All gypsum wallboard will be 5/8" type 'X' pre-filled with durabond 90. 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 this 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 R106.1.1.

cementitious board on floors and 1/2" 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 with 3 coats of polyurethane sealer. All

TILE: If tile is indicated, this Contractor to provide and install tile floors set over min. 3/8"

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

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 elationships 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

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. Verify finish and installation requirements with Architect.

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 polyurethane sealer. The GC

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.

shall provide one (1) coat of pre-stain conditioner as necessary to provide a uniform color at all

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

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

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

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

10.0 SPECIALTIES:

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

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

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.

The plumbing fixtures will be selected by Owner.

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. Water service pipe shall be installed 5'-0" below grade minimum. Water supply and distribution lines shall be installed in accordance with the provisions of the IRC P2901.

at hot water circulating pump. If required for proper operations provide circulating pump(s) for SEWER, WATER & STORM SYSTEM: Install required water service with B-Box shut off from the main into the building. Install sewer pipe to the sewer main per Municipal code requirements. Provide

HOT WATER RE-CIRCULATING SYSTEM: Install complete Hot water system with appropriately

sized 90% efficient Quick recovery Water Heaters in series with direct venting and dedicated gravity

Confirm with the local Municipal codes to verify all connection locations and requirements. RADON REDUCTION SYSTEM: Install an active sub-slab depressurization system with 1900 box installed within 10'0" of point of entry and pipe sized in accordance with the Illinois Radon Resistant Construction Act. Run interior pipe and exhaust thru roof in conformance with local codes and

23.0 HEATING VENTILATING AND AIR CONDITIONING:

ordinances. Walls enclosing vent pipes shall be constructed with 2x6 walls.

notched and welded. All interior and exterior muntin joints to be face-welded and ground smooth. All HEATING, COOLING AND SHEET METAL: This Contractor will provide all labor and materials to provide and install the HVAC work. Provide heating and cooling units and design system capable of neating and cooling dwelling in accordance with Section R303.9 of the International Residential Code and all applicable local codes. Heating equipment shall be capable of maintaining minimum room temperature of 68 degrees at 3'-0" above the floor and 2'-0" from exterior walls in all habitable rooms

> The complete heating and cooling system will be designed, sized and zoned by a qualified, Illinois licensed, Mechanical Engineer and sized in accordance with ACCA Manual S based on building loads calculated in accordance with ACCA Manual J. All heating work shall be performed in strict accordance with applicable current published standard requirements and recommendations of the National Fire Protection Association, the American Standards Association, the Society of Mechanica

Engineers and local Municipal codes. This contractor to make all required submittals for permitting. Duct systems serving heating, cooling and ventilation equipment shall be fabricated in accordance with the provisions of the IRC M1501. HVAC ducts to be a 'closed' system of galvanized metal. All heating outlets shall be perimeter type and shall have returns high on inside walls. Adequate supply and return ducts shall be installed in the basement. Ductwork outlets shall be laid out in such a way to ensure even, draft-free heating in all areas. GC and HVAC Contractor to verify all supply locations in order to coordinate all supply register installations. All ducts, air handlers, and filter boxes shall be sealed. Joints and seams shall comply with Section M1601.4.1 of the International Residential Code and IECC Section R403.3.2. Before HVAC rough-in starts, the Owner, GC and the HVAC Contractor will make one trip through the house for the purpose of clarification and positioning of certain supply

The heating system units will consist of 90% eff. Carrier or equal, gas furnaces with electronic flue dampers. Each furnace will be equipped with April Aire humidifier with remote controls. A media type Air Filtration System will be provided for each furnace unit. Additionally, Honeywell Electrostatic Air Cleaners are to be installed for each furnace unit. Each zone will have its own Honeywell 7-day programmable thermostat with battery back-up. Mechanical Engineer to provide location of

Exhaust systems shall be installed per manufacturer's written requirements and in accordance with the provisions of the IRC M1501. All outdoor intakes and exhausts shall have automatic or gravity dampers that close when the ventilation system is not in use, compliant with IECC Section R403.6. Provide combustion air to all furnace rooms in compliance with IRC Chapter 17: Combustion Air. FIREPLACES: Prefabricated fireplace shown on plan in First Floor Reception to be "Escape" model

burner system "LBS48" manufactured by Spark. Contractor to install units and flues per

manufacturer's written instructions.

Air conditioning units will consist of Carrier or equal electric air condenser units.

EXHAUST FANS: See plans for clothes dryer and kitchen exhaust locations. Vent bath exhaust fans thru the roof. Notify architect with any conflicts.

ESC-42ST direct-vent gas firebox manufactured by Heat-n-Glo. Pool House fireplace to be linear

LAUNDRY ROOM COMBUSTION AIR: For combustion make up air install (2) 100 sq. in. clear openings (3" min. dimension) within 12" of floor and ceiling in compliance with G2439 & NFPA 5.4.1. Low opening located in laundry room door or wall, high opening located in wall between Laundry and

RANGE HOODS: Each range hood shall be sized per manufacturer's recommendations and shall be

capable of exhausting in excess of 400 cubic feet per minute (CFM) and furnished with an automatic

RADIANT HEAT SYSTEM: Radiant heat system for the floors to be boiler-fed, sized, and designed

controls in compliance with the requirements of IECC Section R403.5.1 and R403.5.4. Radiant heat

by an Illinois licensed Mechanical Engineer. Boiler shall be direct vent, sealed combustion, premix

gas design, and shall be tested and design certified to the current ANSI Z21.13. Boiler to have

make-up air damper integrated with the operation of the hood. The make-up air damper shall be

automatically controlled to start and operate simultaneously with the exhaust system. WHOLE HOUSE VENTILATION SYSTEM: This contractor to provide & install a whole house exhaust fan system. Ventilation system must be installed in compliance with the requirements of All paint will be Benjamin Moore "Regal Classic Premium." All paint selections per Owner for interior IECC Sections R403.6. Fan system to be interlocked with the operation of the power attic exhaust fans. Mechanically vent fan through roof in compliance with manufacturer's written

system is to be PEX tube system set in concrete and installed in locations per plans. Each radiant heat zone to be connected to separate and dedicated pumps. Radiant heat system is to include the addition of propylene glycol for freeze protection for areas that have a potential for freezing to comply with IECC Section R403.9. System shall include automatic controls capable of shutting off the system when the pavement temperature is above 50°F and no precipitation is falling and an automatic or manual control that will allow shutoff when the outdoor temperature is above 40°F.

26.0 ELECTRICAL:

bath vanities and other critical locations

ELECTRIC: This Contractor will furnish all labor and materials to complete the electrical work. This Contractor shall also include all switches, outlets, recessed light fixtures, cabinet lighting and any other non-decorative light fixtures in his base contract. GC / CM to verify all fixtures locations prior to installation with Owner.

Recessed light fixtures installed in building thermal envelope shall be either IC-rated and labeled (suitable for contact with insulation) or sealed with a gasket or caulk between the fixture housing and ceiling, compliant with IECC Section R402.4.5. Decorative light fixtures to be selected by Owner. Lighting fixtures furnished by the Owner will be hung / installed by the Electrical Contractor. This contract includes the hanging / installation of all light fixtures available when requested by the GC/CM

and or Electrical Contractor and one later trip for fixtures not available at the original requested date. Before electric rough in starts, the Owner, GC, and the Electrical Contractor will make one trip through the house for the purpose of clarification, positioning of certain fixtures and possible electrical changes. Location of eating area and dining room fixtures should be verified as well as fixtures over

All electric work will be done in compliance with the local Municipal building codes and The National Electric Code. All wiring will be in thin-wall metal conduit. All appliances, sump pumps, computer locations, etc. to be on separate circuits.

Electrical service to be grounded by an electrode encased by at least 2 in. of concrete, located within and near the bottom of a concrete foundation or footing that is in direct contact with the earth, consisting of at least 20 ft. of electrically conductive coated steel reinforcing bars or rods not less than 1/2" in diameter. Reinforcing bars shall be permitted to be bonded together by the usual steel tie wires or other effective means.

ELECTRIC HEAT MATS: Provide a pre-formed electric floor warming mat system manufactured to

fit the shape of the floor. Showers to be on separate circuit. The product thickness shall not exceed

NuHeat controls with Class A GFCI protections. Electrician or qualified contractor to wire floor

1/8" and must be protected by a 25-year warranty. Provide NuHeat floor sensing thermostat or other

warming system to power source. SAUNA: This Contractor to provide and install the "Complete Pre-cut and Pre-built Sauna Package" as per plans. Sauna package unit to be "Mr. Sauna" by Accurate Industries (773) 898-2144. Sauna room to have the "Sauna/Plus Control" system and to be sized by "Mr. Sauna".

GENERATOR: This GC to provide an allowance for a natural gas-fired generator with transfer switch and smart switch to provide power to Owner-selected items. This Contractor is to meet with Owner. prior to submission of bid, to verify items which are to be connected to the generator. GC to provide a detailed breakdown of all systems provided at time of Bidding, including name of equipment

31.0 EARTHWORK

manufacturer.

Call J.U.L.I.E. for all utility locations before digging. Site clearing operations shall not commence until temporary erosion/ sediment control and tree protection at drip edge of trees which are to remain are in place. Repair any damaged grass areas created by construction traffic. Damaged grass areas to be replaced with sod. Existing planting areas damaged to be replaced with like materials. Keep site clean and maintained throughout scope of project.

This Contractor will strip black dirt from the building site and stockpile it in an approved location to be used for finish grading. All unused material to be hauled off site at contractor's expense.

The Contractor will excavate to the elevations shown on the plan. If firm bearing soil of 3,000 lb./ s.f. is not reached at these elevations the Contractor will cease work and notify the Owner and an assessment of the conditions will be made as to means by which foundations may be properly supported. Additional costs involved, if any, to overcome substandard soil conditions shall be the sole responsibility of the Owner. Any corrective measures initiated will be done to meet municipalityapproved soil standards. Additional costs to be documented by this Contractor by providing quantity and unit costs for materials removed and added for reparations. All additional costs to be approved by the Owner prior to completion of work.

After foundations are in place, the footing drain tile installed, the walls waterproofed and building department inspections made and approved, the Contractor will back fill to within 6" below sub-grade, compact fill to 85% density, level the area for construction, and haul away any excess material. The Contractor will provide granular fill under all concrete slabs as indicated within Exterior Improvements Section 32.0, below. The Contractor is to prevent surface water and ground water from entering excavations. All fill material to be placed in max. 8" lifts and compacted to 95% density under all recirculating return lines sized for whole house with check and shutoff valves. Provide a shutoff valve structures, slabs, steps, and pavements. At the time of finish grading the Contractor will grade the site to the elevations conforming with the final site grading plans approved by the municipality.

32.0 EXTERIOR IMPROVEMENTS: clean out 10' from building. Install 2" stand pipe at foundation for each interior storm sump discharge.

STONE PAVERS ON CONCRETE (WET-SET): Walks, porches and terraces to consist of 3/4" min. thick grout set bluestone pavers on 4" thick concrete reinforced with 6x6xw2.9w2.9 W.W.F. placed over a 4" compacted stone base course consisting of CA-6 crushed stone. The sub-grade is to be

proof-rolled and compacted to 95% density before the placement of the stone base course.

Form isolation and contraction joints and tool edges to line with faces perpendicular to surface plane concrete. Construct transverse joints at right angles to centerline, unless otherwise indicated. Form isolation joints or performed joint-filler strips abutting concrete curbs, structures, walks and other fixed objects, and where indicated. Form isolation joints or preformed joint-filler strips abutting concrete curbs, structures, walks and other fixed objects, and where indicated. Construct contraction joints for a depth equal to at least ¼ of the concrete thickness. Tool edges of pavement and joints in concrete after initial floating. Repeat tooling of edges after applying surface finishes. Eliminate tool marks on

Protect freshly placed concrete from premature drying and excessive cold or hot temperatures. Begin curling after finishing concrete but not before free water has disappeared from the concrete surface. Protect concrete from damage. Do not permit traffic on concrete and erect barricades to protect concrete from traffic for at least 14 days after placement.

RAYNETTE J BRADFORD 001-023477 EXPIRES 11/30/2022

IL DESIGN FIRM NO

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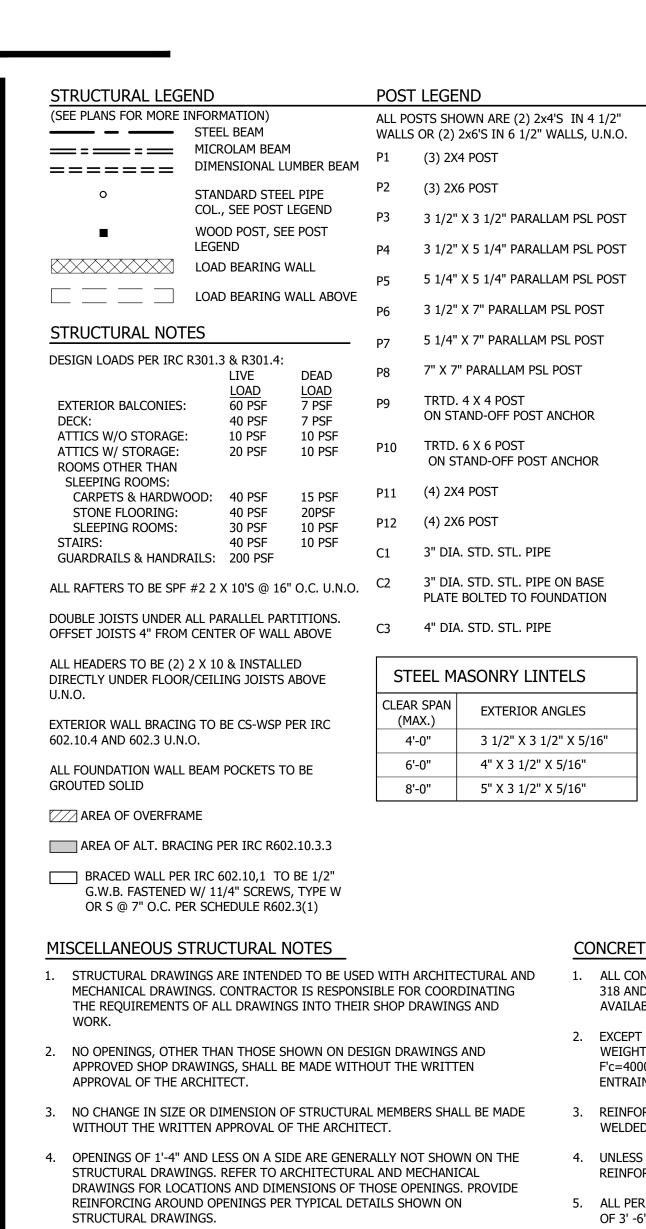
9

ISSUE/REVISION:

SPECIFICATION

DATE: 04 05 22

JOB NUMBER: 21 43



THE CONTRACTOR IS RESPONSIBLE FOR LIMITING THE AMOUNT OF

CONTRACTOR'S CONSTRUCTION AND / OR ERECTION SEQUENCES SHALL

RECOGNIZE AND CONSIDER THE EFFECTS OF THERMAL MOVEMENTS OF STRUCTURAL ELEMENTS DURING THE CONSTRUCTION PERIOD. EXPANSION

ANTICIPATED THERMAL MOVEMENT AFTER THE BUILDING IS COMPLETE.

THE CONTRACTOR SHALL INFORM THE ARCHITECT IN WRITING OF ANY

APPROVAL OF SHOP DRAWINGS, PRODUCT DATA, ETC., UNLESS THE

CONTRACTOR HAS SPECIFICALLY INFORMED THE ARCHITECT OF SUCH

10. ALL THING WHICH, IN THE OPINION OF THE CONTRACTOR, APPEAR TO BE

AND SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE

WRITTEN INTERPRETATION OF THE ALLEGED DEFICIENCY, OMISSION,

ARCHITECT. PLANS AND / OR SPECIFICATIONS WILL BE CORRECTED, OR A

DEVIATION AT THE TIME OF SUBMISSION, AND THE ARCHITECT HAS GIVEN

JOINTS SHOWN ON THE DRAWINGS HAVE BEEN DESIGNED TO ACCOMMODATE

DEVIATION FROM THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL NOT BE

RELIEVED OF THE RESPONSIBILITY FOR SUCH DEVIATION BY THE ARCHITECTS

DEFICIENCIES, OMISSIONS, CONTRADICTIONS AND AMBIGUITIES, IN THE PLANS

CONTRADICTION OR AMBIGUITY WILL BE MADE BY THE ARCHITECT BEFORE THE

THE PRECAST MANUFACTURER SHALL BE RESPONSIBLE FOR THE DESIGN OF ALL

LOAD AND MATERIAL CRITERIA PRESENTED IN THE PLANS AND SPECIFICATIONS.

IN ADDITION, THE DESIGN SHALL BE PERFORMED BY A STRUCTURAL ENGINEER

LICENSED IN THE STATE OF ILLINOIS. DRAWINGS AND CALCULATIONS SHALL BE

THE PRECAST ERECTOR SHALL BE RESPONSIBLE TO ADEQUATELY BRACE THE

THE PRECAST ERECTOR SHALL BE RESPONSIBLE FOR THE PROPER HANDLING OF PRECAST ELEMENTS SO THAT THESE MEMBERS ARE NOT DAMAGED DUE TO

PRECAST SUPPLIER SHALL PROVIDE ADDITIONAL REINFORCING AROUND EMBEDDED CONNECTION ITEMS TO SUPPORT ANY VERTICAL OR HORIZONTAL LOADINGS WHICH

PRECAST SUPPLIER SHALL REVIEW ARCHITECTURAL DRAWINGS TO DETERMINE

PRECAST SHOP DRAWINGS SHALL BE REVIEWED AND APPROVED BY ELECTRICAL,

HEATING AND PLUMBING SUBCONTRACTORS TO COORDINATE LOCATION OF

9. ALL INSERTS IN PRECAST ELEMENTS SHALL BE PROVIDED BY PRECAST SUPPLIER.

CONNECTIONS TO SUPPORT MECHANICAL/ ELECTRICAL EQUIPMENT AND PIPING SHALL BE ACCOMPLISHED WITH FACTORY INSTALLED INSERTS PROVIDED BY THE

PRECAST SUPPLIER AT 8'-0" CENTERS. OTHERWISE THESE CONNECTIONS SHALL BE

MADE WITH 1/4 INCH DIAMETER EXPANSION BOLTS WITH A MAXIMUM EMBEDMENT

6 ± 1% (TOPPING CONCRETE ONLY)

4. PRECAST ELEMENTS SHALL BE AT LEAST 28 DAYS OLD PRIOR TO ERECTION.

DETAILS SHOWN ARE SCHEMATIC ONLY. FINAL DESIGN OF ELEMENTS AND

PRECAST CONCRETE ELEMENTS AND CONNECTIONS. THIS DESIGN SHALL MEET THE

CONNECTIONS SHALL BE MADE BY PRECAST MANUFACTURER IN A PLANT CERTIFIED

LOADS ARE IMPOSED.

AND / OR SEQUENCES.

EFFECTED WORK PROCEEDS.

PRECAST CONCRETE NOTES

7. DO NOT SCALE THESE DRAWINGS, USE DIMENSIONS.

WRITTEN APPROVAL TO THE SPECIFIC DEVIATION.

BY PRECAST / PRESTRESSED CONCRETE INSTITUTE.

HANDLING, BRACING, ALIGNING OR OTHER FORCES.

SUBMITTED TO THE ENGINEER FOR REVIEW.

STRUCTURE DURING CONSTRUCTION.

MIN. 28 DAY COMPRESSIVE STRENGTH:

FINISHES REQUIRED FOR ALL MEMBERS.

SUPPORT INSERTS, BLOCK OUTS, CONDUITS, ETC.

10. ALL PRECAST KEYWAYS MUST BE GROUTED SOLID.

CONCRETE REQUIREMENTS:

ENTRAINED AIR:

OF 1 1 /2 INCHES.

W/C (MAX.):

CONSTRUCTION LOAD IMPOSED UPON STRUCTURAL FRAMING. CONSTRUCTION

LOADS SHALL NOT EXCEED THE CAPACITY OF THE FRAMING AT THE TIME THE

CONCRETE NOTES

- 1. ALL CONCRETE WORK SHALL CONFORM TO THE REQUIREMENTS OF ACI 318 AND ACI 301, LATEST EDITION. THESE DOCUMENTS SHALL BE AVAILABLE IN THE FIELD OFFICE.
- 2. EXCEPT WHERE OTHERWISE INDICATED, CONCRETE SHALL BE NORMAL WEIGHT AND WITH MINIMUM 28-DAY COMPRESSIVE STRENGTHS OF F'c=4000 PSI. ALL EXTERIOR EXPOSED CONCRETE SHALL BE AIR ENTRAINED WITH 6% AIR CONTENT.
- REINFORCING BARS SHALL CONFORM TO ASTM A615, GRADE 60. ALL WELDED WIRE FABRIC SHALL CONFORM TO ASTM A 185.
- 4. UNLESS NOTED OTHERWISE, ALL SLABS-ON-GRADE SHALL BE

15'-0" O.C.) TO MINIMIZE SHRINKAGE CRACKS.

- ALL PERIMETER WALL AND COLUMN FOOTINGS SHALL BEAR A MINIMUM
- OF 3' -6" BELOW FINISHED GRADES. 6. PLACE ALL SLABS ON GRADE WITH AN APPROVED PATTERN AND
- 7. CONCRETE MIX DESIGN SHALL BE SUBMITTED TO ARCHITECT / ENGINEER

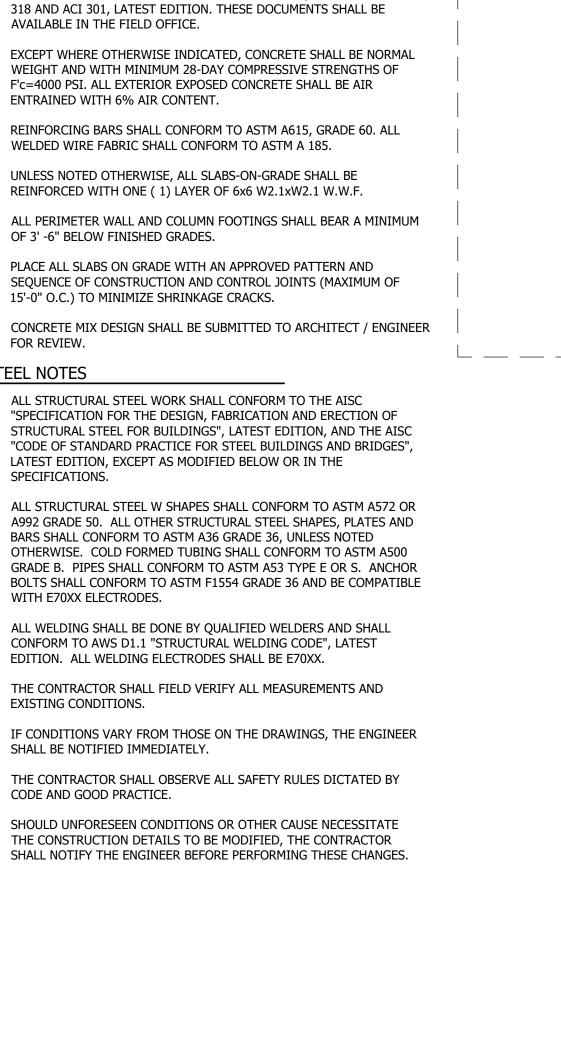
STEEL NOTES

- 1. ALL STRUCTURAL STEEL WORK SHALL CONFORM TO THE AISC "SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS", LATEST EDITION, AND THE AISC "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES", LATEST EDITION, EXCEPT AS MODIFIED BELOW OR IN THE
- ALL STRUCTURAL STEEL W SHAPES SHALL CONFORM TO ASTM A572 OR A992 GRADE 50. ALL OTHER STRUCTURAL STEEL SHAPES, PLATES AND BARS SHALL CONFORM TO ASTM A36 GRADE 36, UNLESS NOTED OTHERWISE. COLD FORMED TUBING SHALL CONFORM TO ASTM A500 GRADE B. PIPES SHALL CONFORM TO ASTM A53 TYPE E OR S. ANCHOR BOLTS SHALL CONFORM TO ASTM F1554 GRADE 36 AND BE COMPATIBLE WITH E70XX ELECTRODES.
- 3. ALL WELDING SHALL BE DONE BY QUALIFIED WELDERS AND SHALL
- 4. THE CONTRACTOR SHALL FIELD VERIFY ALL MEASUREMENTS AND EXISTING CONDITIONS.
- 5. IF CONDITIONS VARY FROM THOSE ON THE DRAWINGS, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY.
- 6. THE CONTRACTOR SHALL OBSERVE ALL SAFETY RULES DICTATED BY CODE AND GOOD PRACTICE.

THE STRUCTURE IS DESIGNED TO FUNCTION AS A UNIT UPON COMPLETION. THE CONTRACTOR SHALL FURNISH ALL TEMPORARY BRACING AND / OR SUPPORTS REQUIRED AS THE RESULT OF THE CONTRACTOR'S CONSTRUCTION METHODS

- SPECIFICATIONS.
- CONFORM TO AWS D1.1 "STRUCTURAL WELDING CODE", LATEST EDITION. ALL WELDING ELECTRODES SHALL BE E70XX.

- 7. SHOULD UNFORESEEN CONDITIONS OR OTHER CAUSE NECESSITATE THE CONSTRUCTION DETAILS TO BE MODIFIED, THE CONTRACTOR SHALL NOTIFY THE ENGINEER BEFORE PERFORMING THESE CHANGES.



REINF. CONC. WALL

- GROUT POCKET SOLID

NO REGLET REQ'D IF

WATERSTOP —

REGLET, IF EXPOSED,

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

TO BE CONT. OVER

T/ WALL ----

WALL IS NOT EXPOSED-

48" db BAR DIA. LAP

typical foundation joint detail

REINF. PER

SECTION

- 3/8" STIFFENER R

- 3/4"x6"xBM. FLANG

W/ (3) 3/4"Ø x 6"

WELDED STUDS

+ 3" BRG. Ք

typical beam bearing detail

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

EA. SIDE

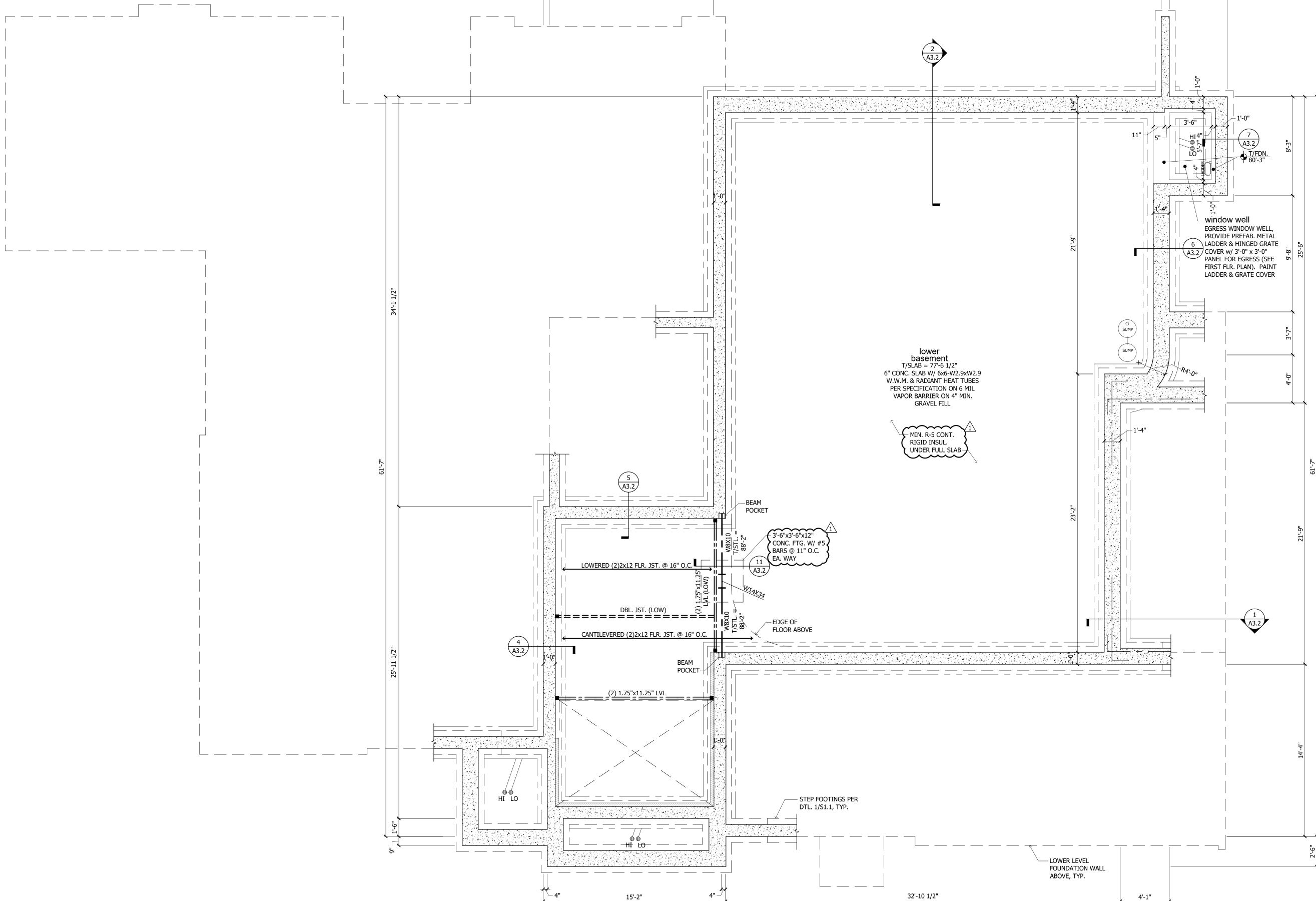
(2) #5 x 24" DIAGONAL BARS AT EA. CORNER OF OPENING STD. HOOK — HORIZ. BARS PER SECTION - HORIZ. BARS — SEE PLANS FOR PER SECTION OPENING SIZE 3'-0" LAP TYP. -PROVIDE ADDITIONAL REINF. EQUAL TO 1/2 OF INTERRUPTED BARS AT EA. SIDE OF OPENING NOTE: ADDITIONAL - CONT. KEYWAY BUT NOT LESS THAN (2) REINF. AT OPENINGS #5 BARS T&B CONT. BENT BAR NOT SHOWN ON PLAN - LAP OUTSIDE BARS OR — MATCH WALL AT CONTRACTOR'S - CORNER BARS SAME AS PROVIDE CORNER BARS AS HORIZ. REBAR OPTION — HORIZ. REINF. WHERE SHOWN. WHERE SIZE OF SIZE OF BARS DIFFER, BARS DIFFER, LAP LARGER LAP LARGER BAR SIZE 1:6 SLOPE, TYP.— PROVIDE STANDARD HORIZ. BARS HOOKS AT ENDS OF PER SECTION — INSIDE FACE REINF. stepped footing reinforcing detail foundation rebar plan detail corner rebar detail typical reinforcing at opening SCALE:3/4" = 1'-0" SCALE:3/4" = 1'-0" SCALE:3/4" = 1'-0" SCALE:3/8" = 1'-0"

52'-1 1/2"

52'-1 1/2"

37'-11 1/2"

4'-10"



13'-8"



S1.1

JOB NUMBER: 21 43

DATE: 04 05 22

LEVEL

PLAN &

DETAILS

GYMNASIUM

FOUNDATION

ISSUE/REVISION: 05 24 22 PERMIT REVISIONS

RAYNETTE J BRADFORD

001-023477

EXPIRES 11/30/2022 IL DESIGN FIRM NO. 184.007497

	STRUCTURAL LEGI	END		POST LEGEND				
	(SEE PLANS FOR MORE I	(SEE PLANS FOR MORE INFORMATION)				ALL POSTS SHOWN ARE (2) 2x4'S IN 4 1/2"		
		STEEL BEAM MICROLAM BEAM DIMENSIONAL LUMBER BEAM			WALLS OR (2) 2x6'S IN 6 1/2" WALLS, U.N.C			
	======				P1	(3) 2X4 POST		
	0	STANDARD STEEL PIPE COL., SEE POST LEGEND		P2	(3) 2X6 POST			
					Р3	3 1/2" X 3 1/2" PARALLAM PSL POST		
	•	WOOD POST, SEE POST LEGEND LOAD BEARING WALL LOAD BEARING WALL ABOVE			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		
	STRUCTURAL NOTES					5 1/4" X 7" PARALLAM PSL POST		
	DESIGN LOADS PER IRC R301.3 & R301.4:				P7	3 1/4 X / TANALLANT 3E 1 031		
	DESIGN LOADS I EN INC	NJU1.	LIVE	DEAD	P8	7" X 7" PARALLAM PSL POST		
	EXTERIOR BALCONIES:		<u>LOAD</u> 60 PSF	LOAD 7 PSF	P9	TRTD. 4 X 4 POST		
	DECK: ATTICS W/O STORAGE: ATTICS W/ STORAGE: ROOMS OTHER THAN		40 PSF 10 PSF 20 PSF	7 PSF 10 PSF 10 PSF		ON STAND-OFF POST ANCHOR		
					P10	TRTD. 6 X 6 POST ON STAND-OFF POST ANCHOR		
	SLEEPING ROOMS:							
	CARPETS & HARDWOOD: STONE FLOORING: SLEEPING ROOMS: STAIRS: GUARDRAILS & HANDRAILS:		40 PSF 40 PSF 30 PSF 40 PSF 200 PSF	15 PSF 20PSF 10 PSF 10 PSF	P11	(4) 2X4 POST		
					P12	(4) 2X6 POST		
					C1	3" DIA. STD. STL. PIPE		
	GUARDRAILS & HANDR	AILS:	200 PSF		C2			
	ALL RAFTERS TO BE SPF #2 2 X 10'S @ 16" O.C. U.N.O.					3" DIA. STD. STL. PIPE ON BASE PLATE BOLTED TO FOUNDATION		
	DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS. OFFSET JOISTS 4" FROM CENTER OF WALL ABOVE					4" DIA. STD. STL. PIPE		

STEEL MASONRY LINTELS

8'-0" 5" X 3 1/2" X 5/16"

EXTERIOR ANGLES

3 1/2" X 3 1/2" X 5/16"

4" X 3 1/2" X 5/16"

CLEAR SPAN

6'-0"

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

AREA OF OVERFRAME

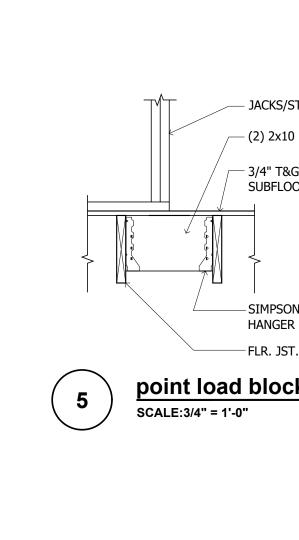
602.10.4 AND 602.3 U.N.O.

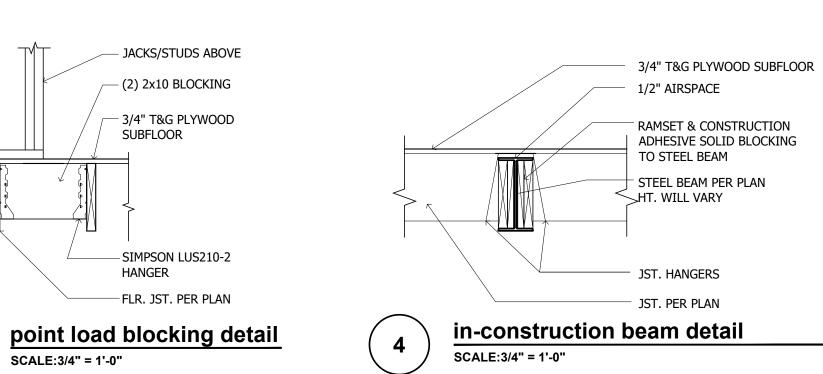
GROUTED SOLID

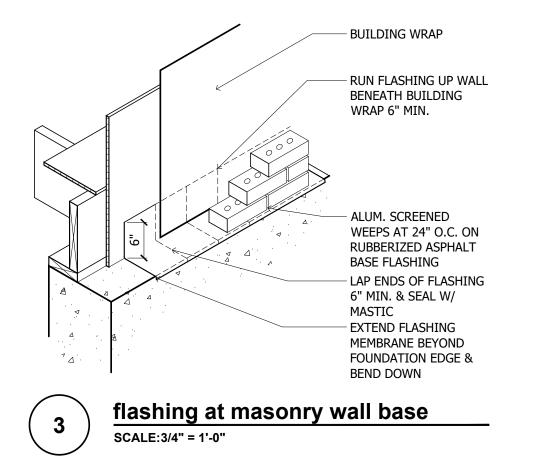
AREA OF ALT. BRACING PER IRC R602.10.3.3

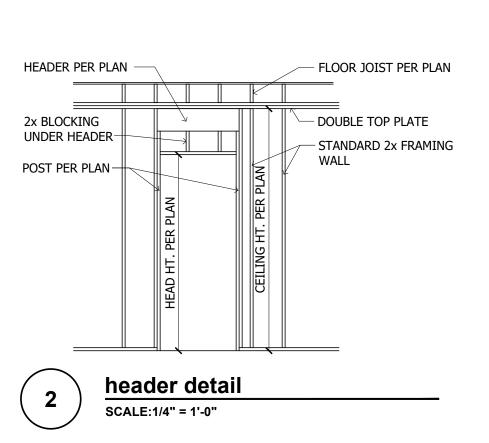
ALL FOUNDATION WALL BEAM POCKETS TO BE

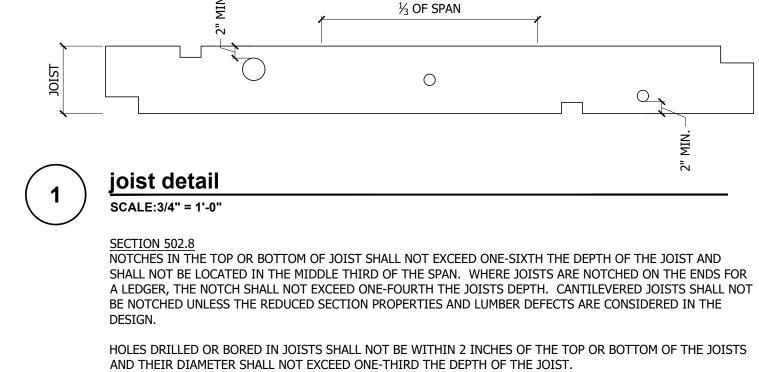
BRACED WALL PER IRC 602.10,1 TO BE 1/2"
G.W.B. FASTENED W/ 11/4" SCREWS, TYPE W
OR S @ 7" O.C. PER SCHEDULE R602.3(1)



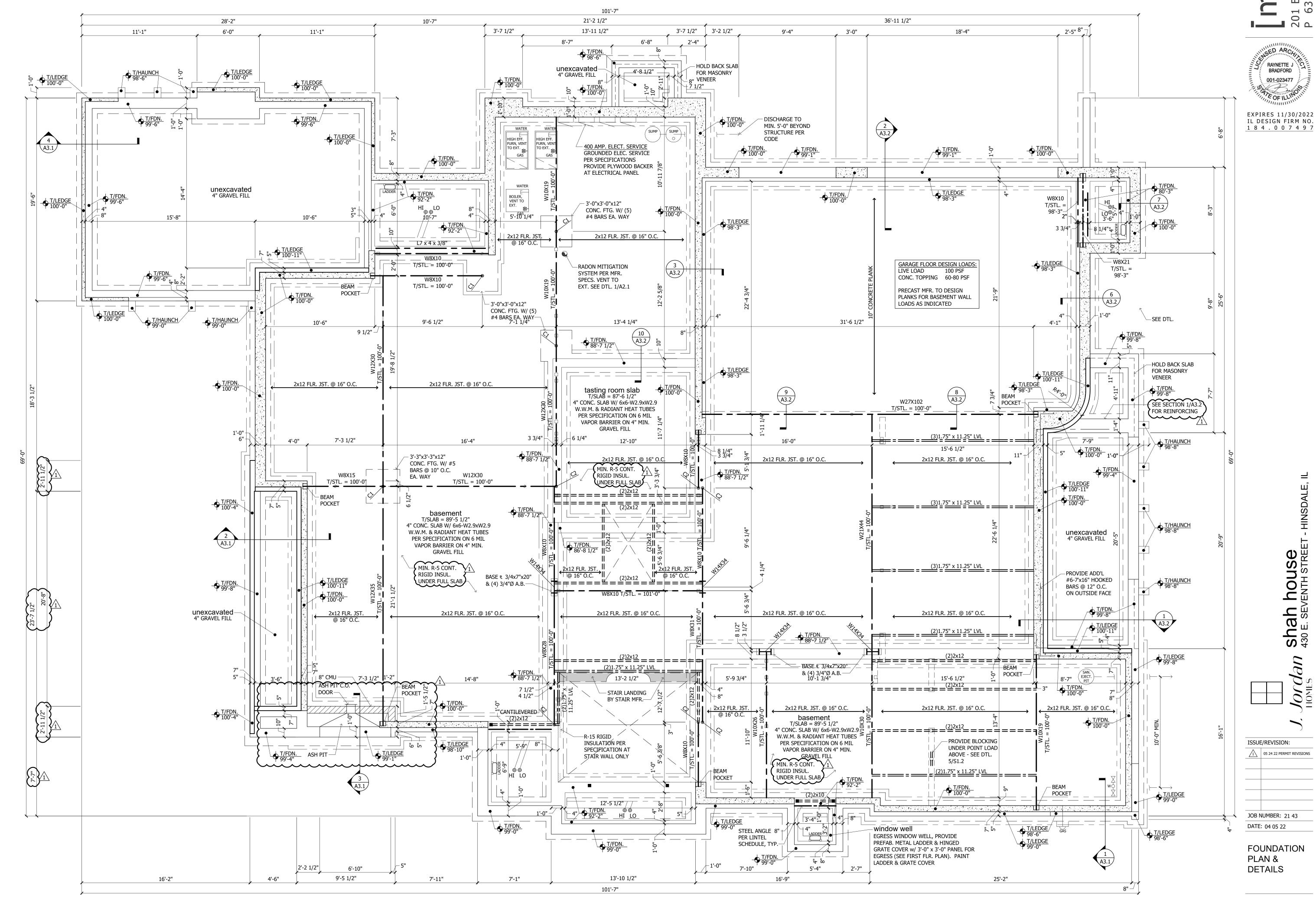








SECTION 602.6
ANY STUD IN AN EXTERIOR BEARING PARTITION MAY BE CUT OR NOTCHED TO A DEPTH NOT EXCEEDING 25% OF ITS WIDTH. STUDS IN NON-BEARING PARTITIONS MAY BE NOTCHED TO A DEPTH NO TO EXCEED 40% OF A SINGLE STUD WIDTH. ANY STUD MAY BE BORED OR DRILLED, PROVIDED THAT THE DIAMETER OF THE RESULTING HOLE 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



N foundation plan
SCALE:1/4" = 1'-0"

T/FDN. = 100'-0" = 710.5

S1.2

STRUCTURAL LEGI	END	POST LEGEND			
(SEE PLANS FOR MORE INFORMATION) STEEL BEAM				ALL POSTS SHOWN ARE (2) 2x4'S IN 4 I WALLS OR (2) 2x6'S IN 6 1/2" WALLS, U.	
======	MICROLAM BEAM DIMENSIONAL LUMBER BEAM		P1	(3) 2X4 POST	
0	STAN	DARD STEEL	_ PIPE	P2	(3) 2X6 POST
_	COL., SEE POST LEGEND WOOD POST, SEE POST		P3	3 1/2" X 3 1/2" PARALLAM PSL P	
	LEGE	LEGEND			3 1/2" X 5 1/4" PARALLAM PSL P
	LOAD BEARING WALL			P5	5 1/4" X 5 1/4" PARALLAM PSL P
LOAD BEARING WALL ABOVE				P6	3 1/2" X 7" PARALLAM PSL POST
STRUCTURAL NOT	ES	P7	5 1/4" X 7" PARALLAM PSL POST		
DESIGN LOADS PER IRC	R301.3	LIVE	DEAD	P8	7" X 7" PARALLAM PSL POST
EXTERIOR BALCONIES: DECK:	:	<u>LOAD</u> 60 PSF 40 PSF	<u>LOAD</u> 7 PSF 7 PSF	P9	TRTD. 4 X 4 POST ON STAND-OFF POST ANCHOR
ATTICS W/O STORAGE: 10 PSF 10 ATTICS W/ STORAGE: 20 PSF 10 ROOMS OTHER THAN		10 PSF 10 PSF	P10	TRTD. 6 X 6 POST ON STAND-OFF POST ANCHOR	
SLEEPING ROOMS: CARPETS & HARDWO	00D:	40 PSF	15 PSF	P11	(4) 2X4 POST
STONE FLOORING: SLEEPING ROOMS:		40 PSF 30 PSF	20PSF 10 PSF	P12	(4) 2X6 POST
STAIRS: GUARDRAILS & HANDR	AILS:	40 PSF 200 PSF	10 PSF	C1	3" DIA. STD. STL. PIPE
ALL RAFTERS TO BE SPF #2 2 X 10'S @ 16" O.C. U.N.O.					3" DIA. STD. STL. PIPE ON BASE PLATE BOLTED TO FOUNDATION
DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS. OFFSET JOISTS 4" FROM CENTER OF WALL ABOVE					4" DIA. STD. STL. PIPE

STEEL MASONRY LINTELS

CLEAR SPAN EXTERIOR ANGLES

8'-0" 5" X 3 1/2" X 5/16"

3 1/2" X 3 1/2" X 5/16"

4" X 3 1/2" X 5/16"

4'-0"

6'-0"

OFFSET JOISTS 4" FROM CENTER OF WALL ABOVE ALL HEADERS TO BE (2) 2 X 10 & INSTALLED

DIRECTLY UNDER FLOOR/CEILING JOISTS ABOVE EXTERIOR WALL BRACING TO BE CS-WSP PER IRC

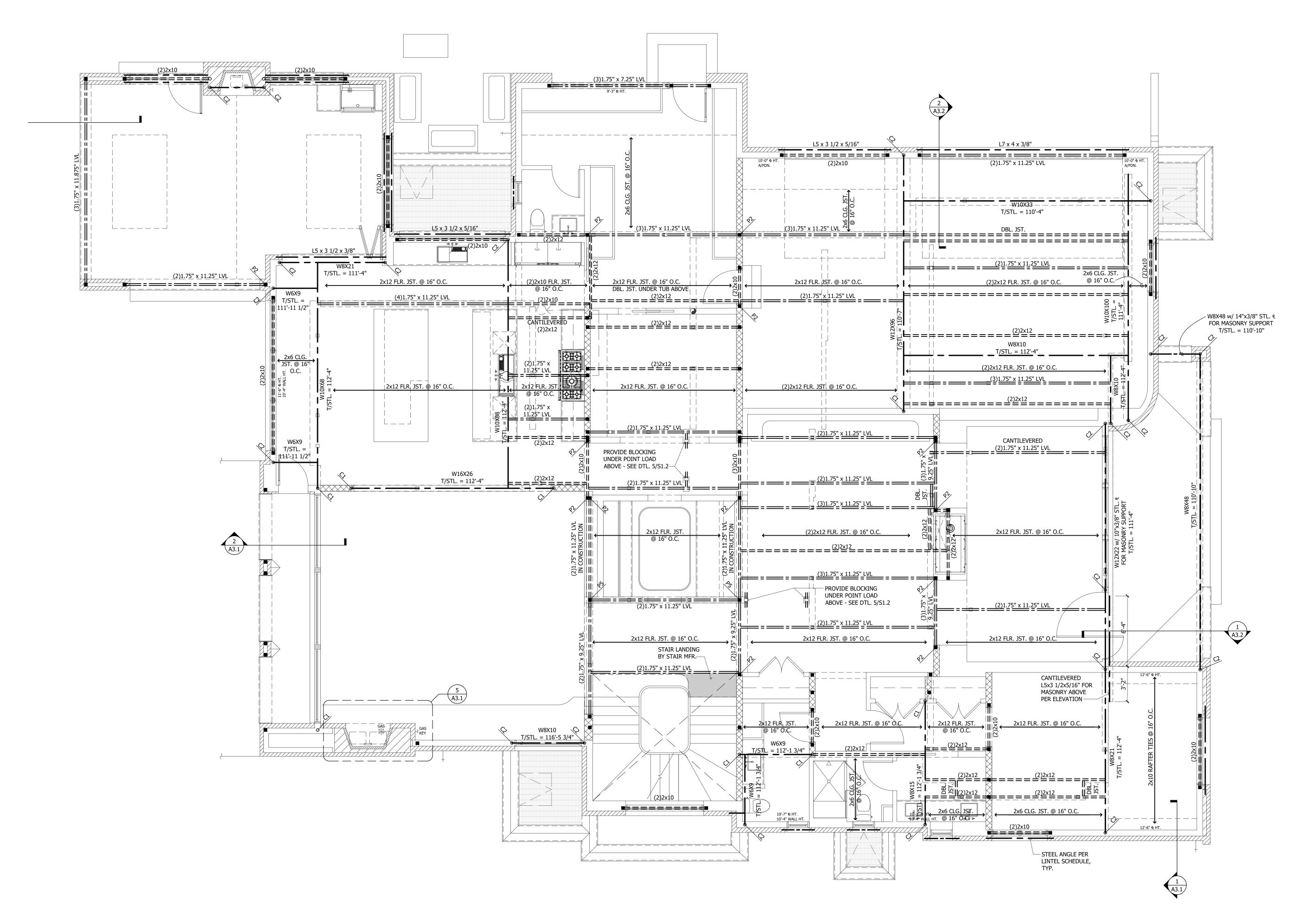
602.10.4 AND 602.3 U.N.O. ALL FOUNDATION WALL BEAM POCKETS TO BE

AREA OF OVERFRAME

GROUTED SOLID

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)







S1.3

FRAMING PLAN

& DETAILS

ISSUE/REVISION:

JOB NUMBER: 21 43

DATE: 04 05 22

SECOND FLOOR

05 24 22 PERMIT REVISIONS

Shah house 430 E. SEVENTH STREE



ISSUE/REVISION:

JOB NUMBER: 21 43

SECOND FLOOR

THIRD FLOOR

FRAMING PLANS

DATE: 04 05 22

CEILING &

CEILING

05 24 22 PERMIT REVISIONS

STRUCTURAL LEGEND POST LEGEND (SEE PLANS FOR MORE INFORMATION) ALL POSTS SHOWN ARE (2) 2x4'S IN 4 1/2" — STEEL BEAM WALLS OR (2) 2x6'S IN 6 1/2" WALLS, U.N.O. ===== DIMENSIONAL LUMBER BEAM P2 (3) 2X6 POST STANDARD STEEL PIPE COL., SEE POST LEGEND P3 3 1/2" X 3 1/2" PARALLAM PSL POST WOOD POST, SEE POST LEGEND P4 3 1/2" X 5 1/4" PARALLAM PSL POST LOAD BEARING WALL P5 5 1/4" X 5 1/4" PARALLAM PSL POST _____ LOAD BEARING WALL ABOVE P6 3 1/2" X 7" PARALLAM PSL POST STRUCTURAL NOTES 5 1/4" X 7" PARALLAM PSL POST DESIGN LOADS PER IRC R301.3 & R301.4: 7" X 7" PARALLAM PSL POST TRTD. 4 X 4 POST EXTERIOR BALCONIES: ON STAND-OFF POST ANCHOR 40 PSF 7 PSF ATTICS W/O STORAGE: 10 PSF 10 PSF P10 TRTD. 6 X 6 POST 20 PSF 10 PSF ATTICS W/ STORAGE: ON STAND-OFF POST ANCHOR ROOMS OTHER THAN SLEEPING ROOMS: CARPETS & HARDWOOD: 40 PSF 15 PSF STONE FLOORING: 40 PSF P12 (4) 2X6 POST SLEEPING ROOMS: 30 PSF 10 PSF 40 PSF 10 PSF C1 3" DIA. STD. STL. PIPE GUARDRAILS & HANDRAILS: 200 PSF ALL RAFTERS TO BE SPF #2 2 X 10'S @ 16" O.C. U.N.O. C2 3" DIA. STD. STL. PIPE ON BASE PLATE BOLTED TO FOUNDATION DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS. C3 4" DIA. STD. STL. PIPE OFFSET JOISTS 4" FROM CENTER OF WALL ABOVE ALL HEADERS TO BE (2) 2 X 10 & INSTALLED STEEL MASONRY LINTELS DIRECTLY UNDER FLOOR/CEILING JOISTS ABOVE CLEAR SPAN EXTERIOR ANGLES EXTERIOR WALL BRACING TO BE CS-WSP PER IRC 602.10.4 AND 602.3 U.N.O. 3 1/2" X 3 1/2" X 5/16" 4" X 3 1/2" X 5/16" ALL FOUNDATION WALL BEAM POCKETS TO BE GROUTED SOLID 8'-0" 5" X 3 1/2" X 5/16" 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) _____ (2)1.75" x 9.25" LVL 9-3" te HT. 2x8 CLG. JST. @ 16" O.C. — STEEL ANGLE PER LINTEL SCHEDULE, PAD DOWN CLG. TO HEIGHT INDICATED ON (3)2x10 2x8 CLG. JST. @ 16" O.C. 2x10 FLR. JST. @ 16" O.C. 2x8 CLG. JST. @ 16" O.C. = _______DBL. JST. 2x8 CLG. JST. @ 16" O.C. 2x8 CLG. JST. @ 16" O.C. TO HEIGHT INDICATED ON PLAN (2)1.75" x 14" LVL (3)1.75" x 9.25" LVL 10'-7" © HT. 10'-5" WALL HT. _______ 8'-9" tp HT.

(2)2x10 - STEEL ANGLE PER LINTEL SCHEDULE, TYP. second floor ceiling/third floor framing plan third floor ceiling framing plan

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

RAYNETTE J BRADFORD 001-023477 EXPIRES 11/30/2022 IL DESIGN FIRM NO. 1 8 4 . 0 0 7 4 9 7

Shah house 430 E. SEVENTH STREE

ISSUE/REVISION: 05 24 22 PERMIT REVISIONS

JOB NUMBER: 21 43 DATE: 04 05 22 ROOF FRAMING PLAN & DETAILS

S1.5

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. RAFTER PER PLAN — P1 (3) 2X4 POST ROOF SHEATHING — NOTE: ALL RIDGE BOARDS, HIPS, & **CONTINUOUS 2X** VALLEY RAFTERS BLOCKING ON EDGE TO NOT TO BE LESS IN RECEIVE RAFTERS — DEPTH THAN CUT END OF RAFTER SERVED.

P2 (3) 2X6 POST STANDARD STEEL PIPE COL., SEE POST LEGEND P3 3 1/2" X 3 1/2" PARALLAM PSL POST WOOD POST, SEE POST P4 3 1/2" X 5 1/4" PARALLAM PSL POST LOAD BEARING WALL P5 5 1/4" X 5 1/4" PARALLAM PSL POST LOAD BEARING WALL ABOVE P6 3 1/2" X 7" PARALLAM PSL POST 5 1/4" X 7" PARALLAM PSL POST 7" X 7" PARALLAM PSL POST

STRUCTURAL NOTES DESIGN LOADS PER IRC R301.3 & R301.4: LIVE DEAD <u>LOAD</u> 60 PSF EXTERIOR BALCONIES: 40 PSF 7 PSF DECK: ATTICS W/O STORAGE: 10 PSF 10 PSF

TRTD. 4 X 4 POST ON STAND-OFF POST ANCHOR P10 TRTD. 6 X 6 POST ATTICS W/ STORAGE: 20 PSF 10 PSF ON STAND-OFF POST ANCHOR ROOMS OTHER THAN SLEEPING ROOMS: P11 (4) 2X4 POST CARPETS & HARDWOOD: 40 PSF 15 PSF 40 PSF 20PSF STONE FLOORING: P12 (4) 2X6 POST SLEEPING ROOMS: 30 PSF 10 PSF 40 PSF 10 PSF

C1 3" DIA. STD. STL. PIPE

CLEAR SPAN

ALL RAFTERS TO BE SPF #2 2 X 10'S @ 16" O.C. U.N.O. C2 3" DIA. STD. STL. PIPE ON BASE PLATE BOLTED TO FOUNDATION C3 4" DIA. STD. STL. PIPE

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

GUARDRAILS & HANDRAILS: 200 PSF

EXTERIOR WALL BRACING TO BE CS-WSP PER IRC 602.10.4 AND 602.3 U.N.O.

ALL FOUNDATION WALL BEAM POCKETS TO BE GROUTED SOLID AREA OF OVERFRAME

STRUCTURAL LEGEND

(SEE PLANS FOR MORE INFORMATION)

— STEEL BEAM

— = — = MICROLAM BEAM

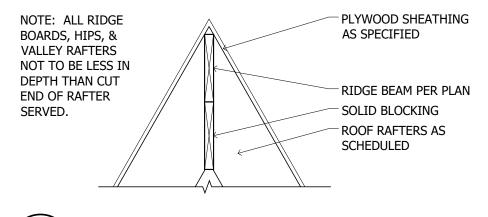
===== DIMENSIONAL LUMBER BEAM

LEGEND

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)

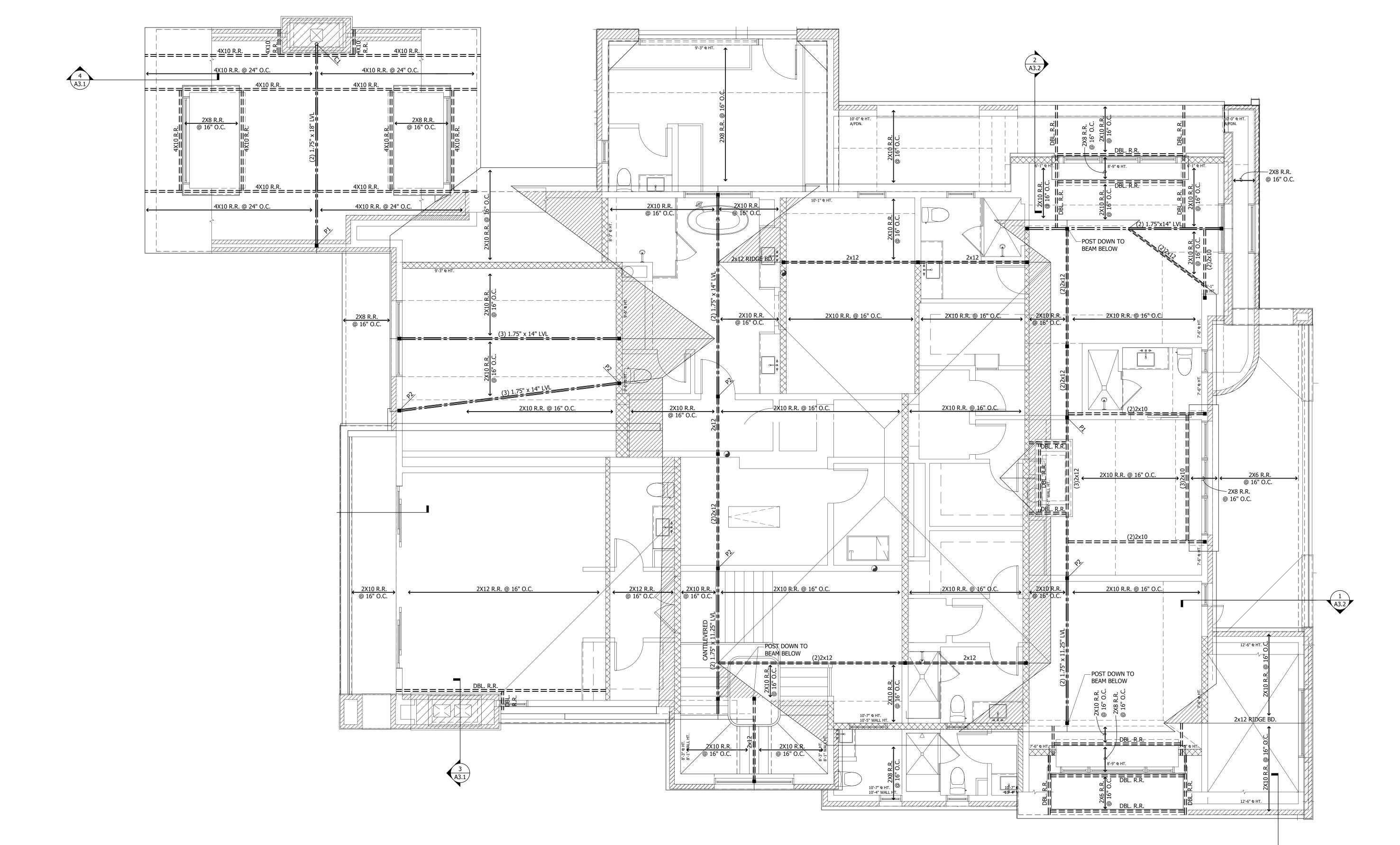
rafter overlay detail SCALE:1/2" = 1'-0"



ridge detail

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

STEEL MASONRY LINTELS EXTERIOR ANGLES 3 1/2" X 3 1/2" X 5/16" 4" X 3 1/2" X 5/16" 8'-0" 5" X 3 1/2" X 5/16"



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
- 2. GFCI PROTECTION:
- A. ALL GFCI OUTLETS TO BE LED TYPE.
- UNFINISHED AREAS TO BE GFCI PROTECTED. GFCI SWITCHES WILL PROTECT ALL FIXTURES IN ROOM (LIGHTS, FAN, OUTLETS). 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
- 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.

PROJECT NOTES:

- 1. VERIFY LOCATION, NUMBER & SWITCHING OF ALL FLOOR OUTLETS w/ OWNER.
- 2. G.C. TO COORDINATE POWER REQUIREMENTS w/ A.V. CONSULTANT PER OWNER.

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

- 3. LIGHTING IN ALL CABINETS TO BE COORDINATED w/ CABINET SUPPLIER PER OWNER.
- 4. LIGHTING IN ALL BUILT-IN MILLWORK TO BE COORDINATED w/ MILLWORK SUPPLIER
- 5. ALL DECORATIVE FIXTURES TO BE FURNISHED BY OWNER & INSTALLED BY ELECTRICAL CONTRACTOR.

ELECTRICAL LEGEND

- CEILING ELECTRICAL BOX \$ SWITCH PULL CHAIN
 - CEILING ELECTRICAL BOX \$3 3-WAY SWITCH
 - FOR LIGHT FIXTURE
- RECESSED DOWNLIGHT IN CEILING/SOFFIT DROPPED \$ DIMMER SWITCH BEZEL
- RECESSED DIRECTIONAL GROUND FAULT INTERRUPT GFI DUPLEX WALL MOUNTED LIGHT FIXTURE 5'-6" ABOVE FINISH FLOOR

 FLOOR

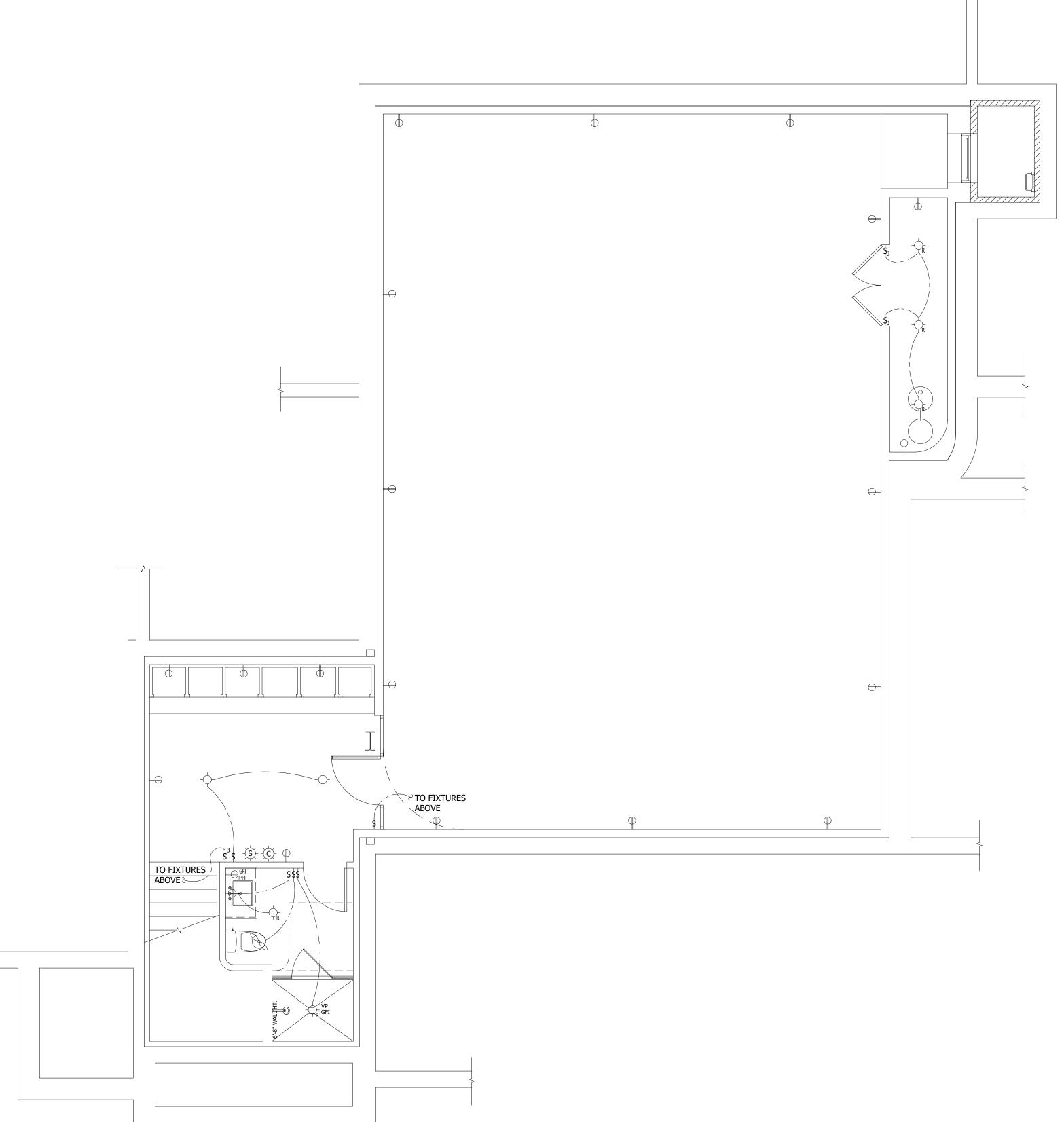
 GROUND FAULT INTERRUPT WATER PROOF DUPLEX W/
- "IN USE" COVER \oplus_{LV} LOW VOLTAGE LIGHT DEDICATED SINGLE PLUG RECESSED RISER LIGHT RECEPTACLE
- → DUPLEX RECEPTACLE FLUORESCENT FIXTURE WWX LAMPS SWITCHED DUPLEX ONE IS
- \triangle \triangle \triangle TRACK LIGHTING LIVE ONE IS SWITCHED CEILING MOUNTED DUPLEX ——⊸— ROPE LIGHT RECEPTACLE
- MOTION SENSOR /
 SWITCHED FLOOD LIGHTS SWITCHED CEILING MOUNTED DUPLEX
- QUAD RECEPTACLE LIGHT & FAN VENT TO EXTERIOR ⇒ 200 V. OUTLET SMOKE DETECTOR DIRECT
- GFI FLOOR OUTLET

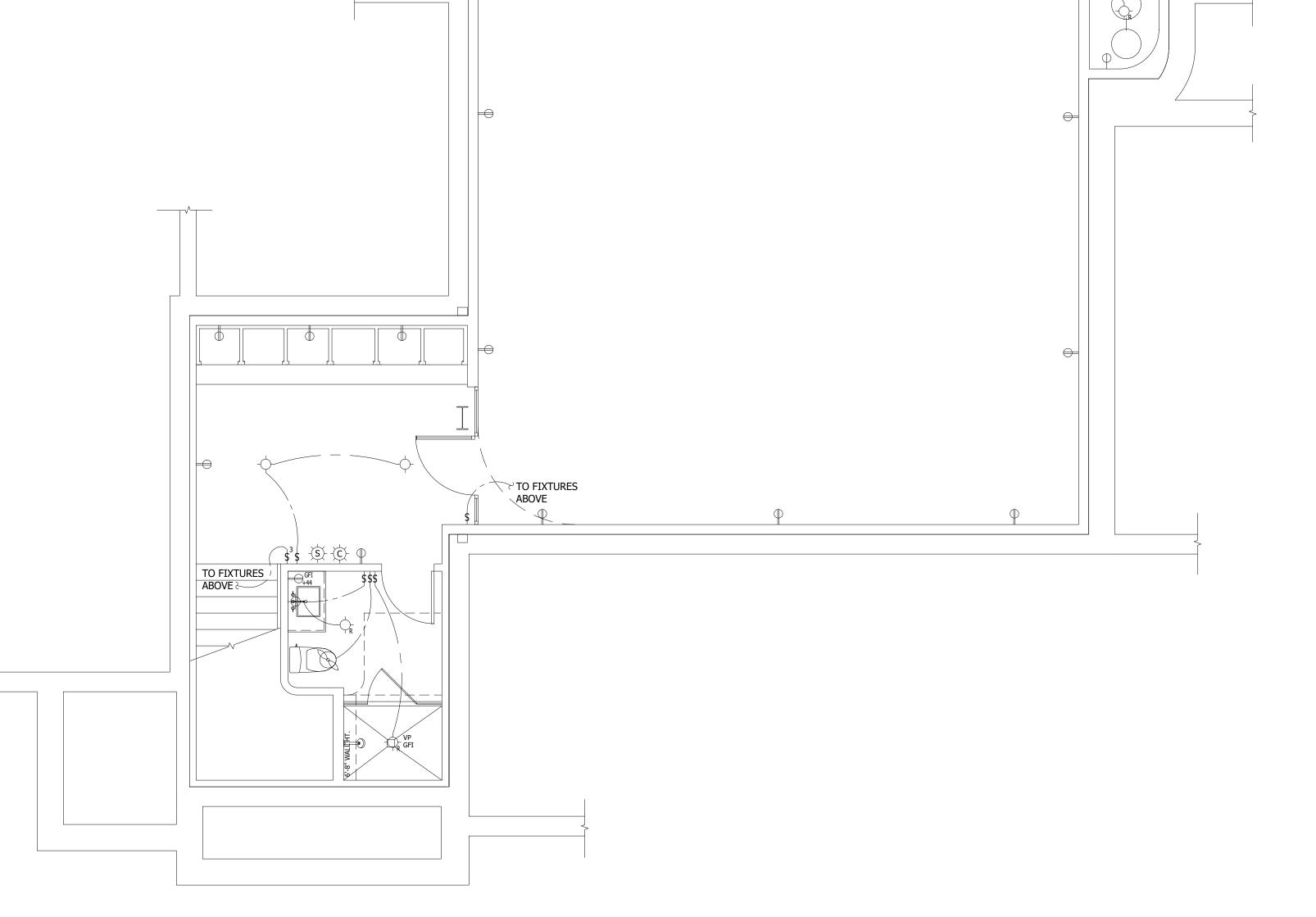
EXHAUST FAN

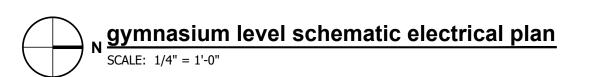
VENT TO EXTERIOR

- CARBON MONOXIDE TELEPHONE DETECTOR DIRECT WIRE INFRARED RADIANT HEATER — D DATA
 - TV TELEVISION JACK CEILING FAN
 - DOOR BELL
 - CH DOOR CHIME PROGRAMMABLE
 - THERMOSTAT V CENTRAL VACUUM OUTLET

RECEPTACLE







RAYNETTE J



ISSUE/REVISION:

JOB NUMBER: 21 43 DATE: 04 05 22 GYMNASIUM LEVEL SCHEMATIC ELECTRICAL

PLAN

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

2. GFCI PROTECTION:

A. ALL GFCI OUTLETS TO BE LED TYPE.

- UNFINISHED AREAS TO BE GFCI PROTECTED. GFCI SWITCHES WILL PROTECT ALL FIXTURES IN ROOM (LIGHTS, FAN, OUTLETS). ALL EXTERIOR WP GFI OUTLETS TO BE EQUIPPED WITH "IN USE" COVERS.
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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.
- 8. 90% OF PERMANENTLY INSTALLED LUMINAIRES TO BE FLUORESCENT OR CFL LAMPS. 9. CARBON MONOXIDE DETECTORS SHALL RECEIVE PRIMARY POWER FROM THE BUILDING
- 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.
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PROJECT NOTES:

- 1. VERIFY LOCATION, NUMBER & SWITCHING OF ALL FLOOR OUTLETS w/ OWNER.
- 2. G.C. TO COORDINATE POWER REQUIREMENTS w/ A.V. CONSULTANT PER OWNER.

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

- 3. LIGHTING IN ALL CABINETS TO BE COORDINATED w/ CABINET SUPPLIER PER OWNER.
- 4. LIGHTING IN ALL BUILT-IN MILLWORK TO BE COORDINATED w/ MILLWORK SUPPLIER
- 5. ALL DECORATIVE FIXTURES TO BE FURNISHED BY OWNER & INSTALLED BY ELECTRICAL CONTRACTOR.

ELECTRICAL LEGEND

CEILING ELECTRICAL BOX \$ SWITCH PULL CHAIN

WALL MOUNTED LIGHT

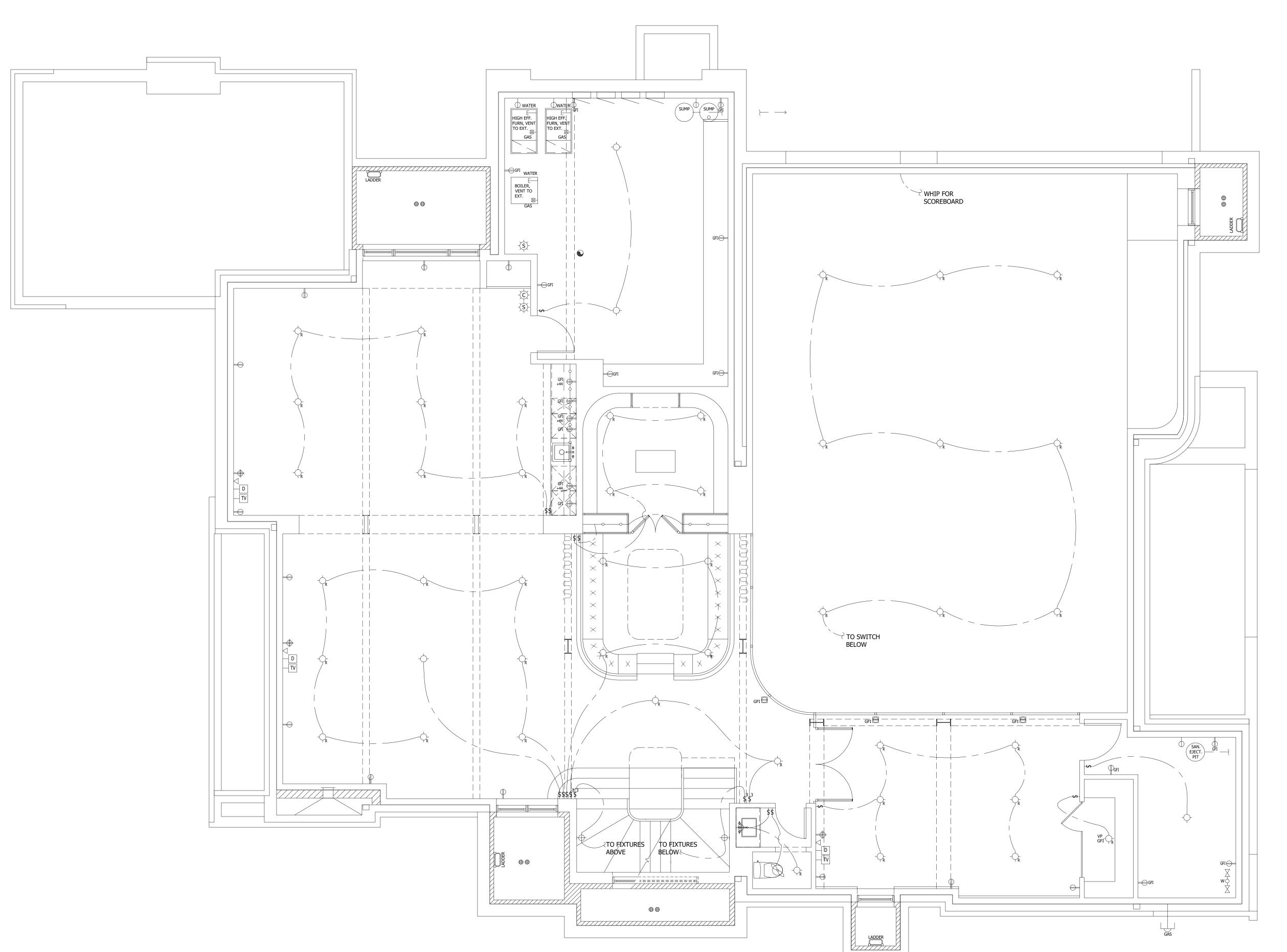
EXHAUST FAN

- CEILING ELECTRICAL BOX \$3 3-WAY SWITCH FOR LIGHT FIXTURE
- 4-WAY SWITCH RECESSED DOWNLIGHT IN
- CEILING/SOFFIT DROPPED \$ DIMMER SWITCH BEZEL RECESSED DIRECTIONAL GROUND FAULT INTERRUPT GFI DUPLEX
- GROUND FAULT INTERRUPT WATER PROOF DUPLEX W/ FIXTURE 5'-6" ABOVE FINISH FLOOR "IN USE" COVER \oplus_{LV} LOW VOLTAGE LIGHT DEDICATED SINGLE PLUG RECESSED RISER LIGHT RECEPTACLE
- FLUORESCENT FIXTURE WWX LAMPS SWITCHED DUPLEX ONE IS \triangle \triangle \triangle TRACK LIGHTING LIVE ONE IS SWITCHED
- CEILING MOUNTED DUPLEX ——○— ROPE LIGHT RECEPTACLE MOTION SENSOR /
 SWITCHED FLOOD LIGHTS SWITCHED CEILING MOUNTED DUPLEX
- VENT TO EXTERIOR QUAD RECEPTACLE LIGHT & FAN VENT TO EXTERIOR ⇒ 200 V. OUTLET
- SMOKE DETECTOR DIRECT ☐ GFI FLOOR OUTLET
- CARBON MONOXIDE TELEPHONE DETECTOR DIRECT WIRE
 - INFRARED RADIANT HEATER D DATA TV TELEVISION JACK CEILING FAN
 - DOOR BELL CH DOOR CHIME
 - THERMOSTAT V CENTRAL VACUUM OUTLET

PROGRAMMABLE

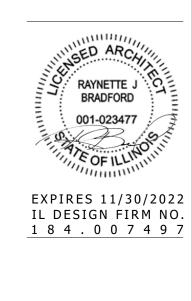
── DUPLEX RECEPTACLE

RECEPTACLE





RAYNETTE J



ISSUE/REVISION:

JOB NUMBER: 21 43

LOWER LEVEL

SCHEMATIC ELECTRICAL

DATE: 04 05 22

FLOOR

PLAN

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).
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PROJECT NOTES:

CONTRACTOR.

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- 2. G.C. TO COORDINATE POWER REQUIREMENTS w/ A.V. CONSULTANT PER OWNER.
- 3. LIGHTING IN ALL CABINETS TO BE COORDINATED w/ CABINET SUPPLIER PER OWNER.
- 4. LIGHTING IN ALL BUILT-IN MILLWORK TO BE COORDINATED w/ MILLWORK SUPPLIER PER OWNER.

5. ALL DECORATIVE FIXTURES TO BE FURNISHED BY OWNER & INSTALLED BY ELECTRICAL

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

ELECTRICAL LEGEND

- CEILING ELECTRICAL BOX \$ SWITCH
 PULL CHAIN

 \$ 3-WAY SW
 - CEILING ELECTRICAL BOX
 FOR LIGHT FIXTURE

 PECESSED DOWNLIGHT IN \$4 4-WAY SWITCH
- RECESSED DOWNLIGHT IN
 CEILING/SOFFIT DROPPED
 BEZEL

 \$ 4-WAY SWITCH

 \$ D

 DIMMER SWITCH
- RECESSED DIRECTIONAL
 WALL MOUNTED LIGHT
 FIXTURE 5'-6" ABOVE FINISH
 FLOOR

 RECESSED DIRECTIONAL
 GROUND FAULT INTERRUPT
 DUPLEX
 GROUND FAULT INTERRUPT
 WATER PROOF DUPLEX W/
- ⊕_{LV} LOW VOLTAGE LIGHT "IN USE" COVER
 RECESSED RISER LIGHT ⊕ DEDICATED SINGLE PLUG RECEPTACLE
 FLUORESCENT FIXTURE ⊕ DUPLEX RECEPTACLE
- WWX LAMPS

 ☐ TRACK LIGHTING

 ROPE LIGHT

 SWITCHED DUPLEX ONE IS LIVE ONE IS SWITCHED

 CEILING MOUNTED DUPLEX RECEPTACLE
- MOTION SENSOR /
 SWITCHED FLOOD LIGHTS

 EXHAUST FAN
 VENT TO EXTERIOR

 LIGHT & FAN VENT TO

 SWITCHED CEILING
 MOUNTED DUPLEX
 RECEPTACLE
 QUAD RECEPTACLE
- EXTERIOR

 © 200 V. OUTLET

 SMOKE DETECTOR DIRECT
 WIRE

 GARDON MONOYIDE

 CARDON MONOYIDE
- WIRE FLOOR OUTLET

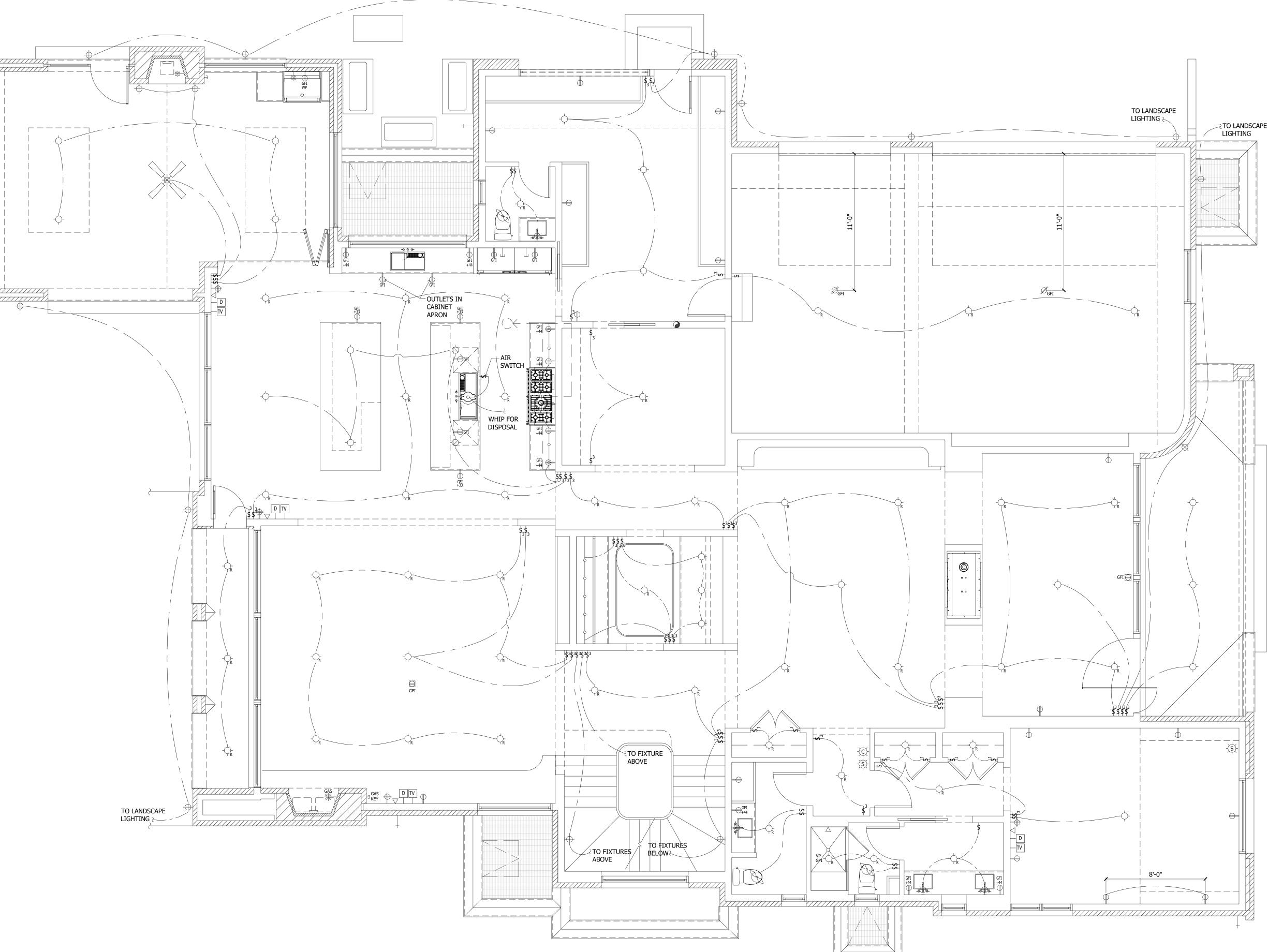
 CARBON MONOXIDE
 DETECTOR DIRECT WIRE
 INFRARED RADIANT HEATER D DATA
 - TELEVISION JACK
 CEILING FAN

 ODOR BELL
 - DOOR BELL

 CH DOOR CHIME

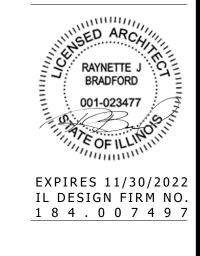
 PROGRAMMABLE
 - V CENTRAL VACUUM OUTLET

THERMOSTAT





[MOMENTDESIGN.NET]



E1.3

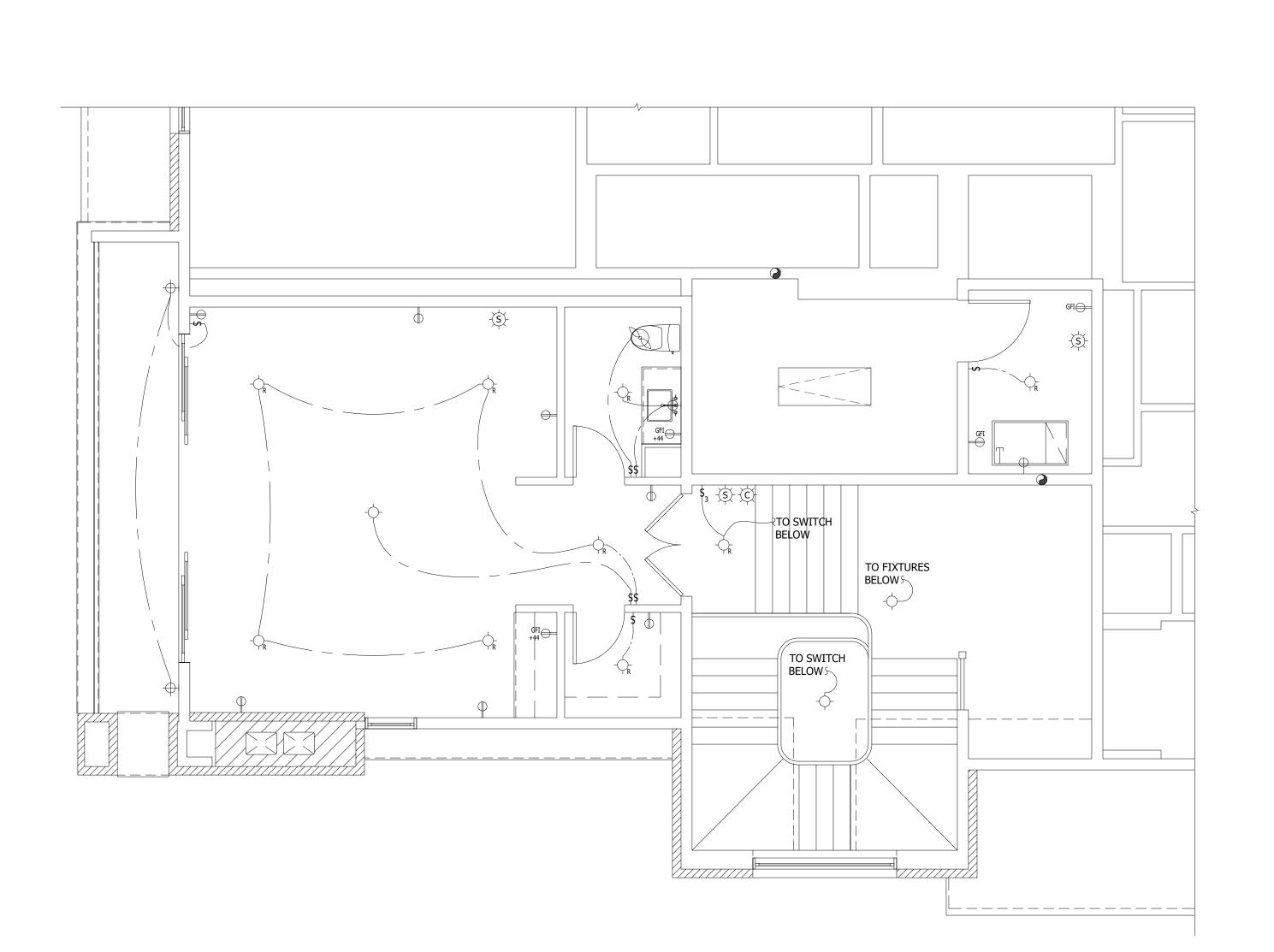
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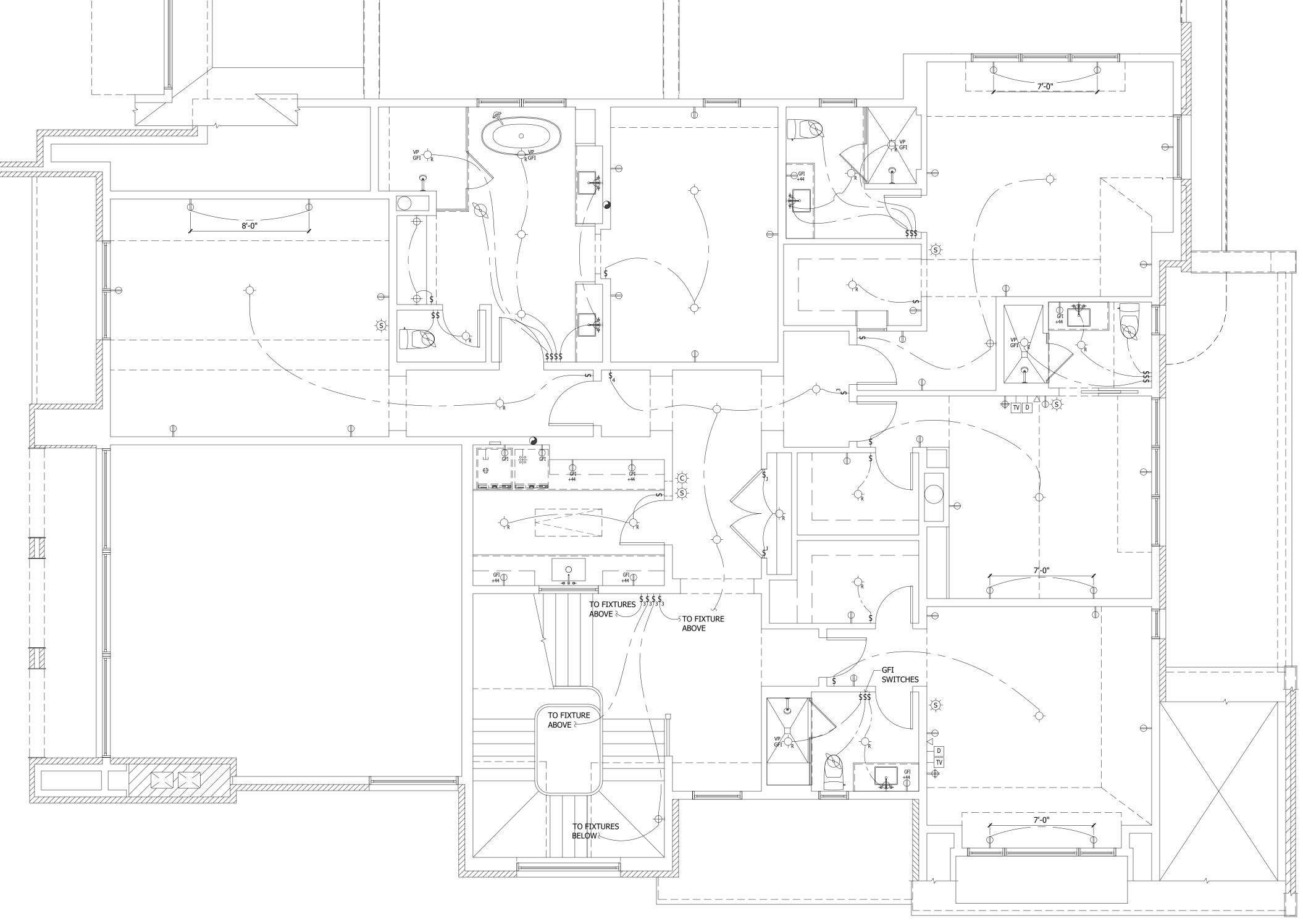
JOB NUMBER: 21 43

FIRST FLOOR SCHEMATIC ELECTRICAL

DATE: 04 05 22

PLAN





N third floor schematic electrical plan

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



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EXPIRES 11/30/2022
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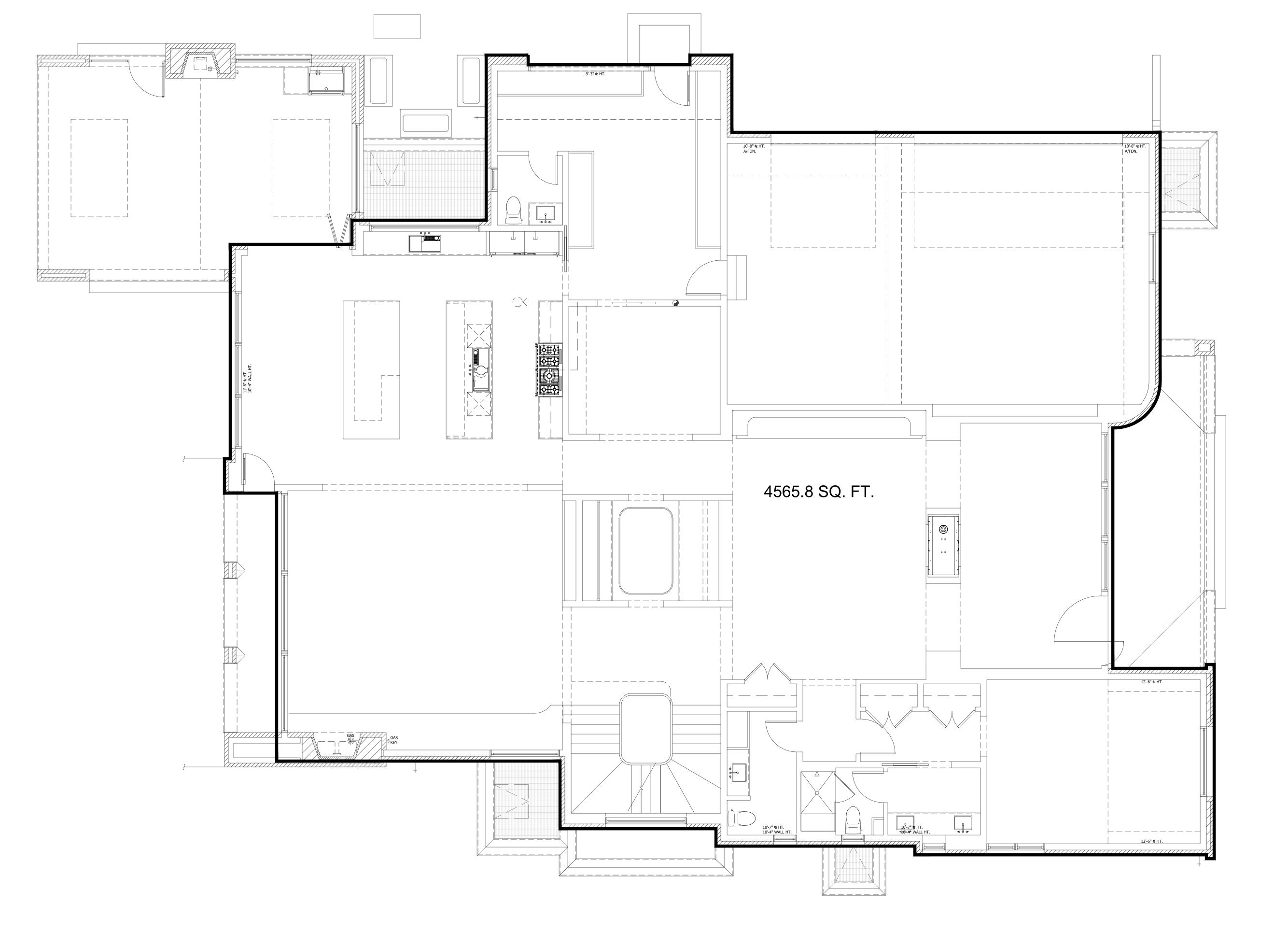
ISSUE/REVISION:

JOB NUMBER: 21 43

DATE: 04 05 22

SECOND &
THIRD FLOOR
SCHEMATIC
ELECTRICAL

PLANS



R1.1

ISSUE/REVISION:

JOB NUMBER: 21 43

FIRST FLOOR OVERLAY PLAN

DATE: 04 05 22

05 24 22 PERMIT REVISIONS

dan shah house



VILLAGE OF Linsdale Est. 1873

MEMORANDUM

DATE: July 1, 2022

TO: Chairman Bohnen and Historic Preservation Commissioners

CC: Kathleen A. Gargano, Village Manager

Robb McGinnis, Director of Community Development/Building Commissioner

FROM: Bethany Salmon, Village Planner

SUBJECT: Case A-14-2022 – 14 W. First Street – Elevare MD - Exterior Appearance and Site Plan

Review to allow for façade improvements to the existing building located at 14 W. First

Street in the B-2 Central Business District

FOR: July 6, 2022 Historic Preservation Commission Meeting

GENERAL APPLICATION INFORMATION

Applicant: Michael and Kelly DeWolfe

Subject Property: 14 W. First Street (PIN: 09-12-122-004)

Site Area: 0.05 acres

Existing Zoning & Land Use: B-2 Central Business District – First Floor: Vacant Commercial / Second Floor:

Apartments

Surrounding Zoning & Land Use:

North: B-2 Central Business District – (across First Street) Bakery / Restaurant / Office / Apartments

South: B-2 Central Business District – Commercial Retail / Office

East: B-2 Central Business District – Commercial Retail

West: B-2 Central Business District – Commercial Retail / Service / Office

APPLICATION SUMMARY

The applicant requests approval of an Exterior Appearance and Site Plan Review to allow for changes to exterior façade of the existing building and site plan located at 14 W. First Street in the B-2 Central Business District. The existing two-story, 4,000 square foot building consists of vacant commercial space on the first floor and four apartments on the second floor. Elevare MD proposes to utilize the first floor as a beauty salon and the second floor as a medical office.

The building is classified as a Contributing Structure in the Downtown Hinsdale Historic District according to the 2006 National Register of Historic Places Nomination and is Potentially Significant according to the 2003 Architectural Resources in the Downtown Survey Area.

The building features Two-Part Commercial Block architecture in a Classical Revival style. It was designed by architect Harold R. Zook in 1941. The building is one of four commercial buildings in the Downtown Hinsdale Historic District designed by Zook. The original storefront and windows have been reconfigured and replaced. The Hinsdale Historical Society provided staff with an old photo of the storefront. The date of the photo date is unknown, but it shows an older design of the storefront that what currently exists.

MEMORANDUM



REQUEST AND ANALYSIS

The applicant is proposing various improvements to the existing building and site plan, including several improvements to the front façade facing First Street, the replacement of all windows and doors on the building, and the installation of an elevator shaft, rooftop mechanical unit screening, and a dumpster enclosure. The proposed exterior improvements are detailed below:

- Architectural Details on the Front Elevation The shutters on the second floor windows and the
 existing wood sign band above the primary entrance door and storefront windows will be painted
 black. A new wood sign band painted black will be constructed over the secondary entrance door that
 matches the primary sign band in terms of height, color, and detail, including the mouldings and
 dental patterns. There are no changes proposed to the existing limestone trim or the parapet wall.
- Windows & Doors All of the windows and doors on the building will be replaced. On the front façade, the existing storefront windows on the first floor and windows second floor will all be replaced with new black windows, each with 9 divided lites. Within the entrance alcove, the 2 existing display cabinet windows will be replaced with 2 new black fixed windows. The 2 existing doors will be replaced with new doors with a black finish. The existing tile flooring in the alcove will be replaced with black exterior porcelain pavers. On the rear and side elevations, all of the existing windows (23) will be replaced with fixed windows. The rear door will also be replaced with a new black door with divided lites.
- <u>Light Fixtures</u> The existing light fixtures on both sides of the entrance alcove will be replaced with two (2) new gas lamp fixtures with a live flame. The light fixture inside the entrance alcove will also be replaced. The applicant has included a photo of the black gas wall-mounted fixtures.
- Elevator Shaft A new elevator and elevator shaft, with a footprint of about 10 feet by 10 feet, is proposed near the northwest corner of the building. The elevator shaft will have an overall height of 3 feet 8 inches measured from the roof and will extend 1 foot 8 inches in height above the existing parapet wall. As proposed, the existing parapet wall and building height will not be altered. Elevator shafts and screening for mechanical equipment are excluded from building height calculations in accordance with Section 12-206 of the Zoning Code. The applicant has submitted renderings showing the visibility of the elevator shaft from First Street for review.
- Rooftop Mechanical Unit Screening A proposed rooftop mechanical unit will be installed roughly in the center of the roof and will be screened with black vertical aluminum paneling measuring about 4 feet 5 inches in height. As shown on the submitted elevations, the screening panels will measure about 3 feet 5 inches in height above the side parapet walls. Per Section 9-107, the panels must be opaque and fully screen the height of the rooftop units. Screening must be constructed of the same materials as, or materials architecturally and aesthetically compatible with the principal building façade. Per the applicant and the submitted renderings, the rooftop screening will not be visible from the street. Rooftop mechanical equipment and screening are excluded from building height per Section 12-206 of the Zoning Code
- <u>Dumpster Enclosure</u> There is currently no dumpster enclosure located on site. The applicant intends to construct a new enclosure measuring 9 feet 4 inches long and 5 feet 6 inches wide in the existing asphalt area at the rear of the building. The enclosure will be constructed of a charcoal gray, opaque composite fence with metal posts and will measure 6 feet 7 inches in height.

VILLAGE OF Linsdale

MEMORANDUM

• <u>Signage</u> - The proposed renderings show conceptual wall signage on the front of the building. The applicant will be required to submit a separate sign permit application for review by the Historic Preservation Commission and Plan Commission at a later date.

REVIEW PROCESS

Pursuant to Section 11-604 and Section 11-606, the Chairman of the Plan Commission shall at the public meeting on the application for an Exterior Appearance Review or Site Plan Review allow any member of the general public to offer relevant, material and nonrepetitive comment on the application. Within 60 days following the conclusion of the public meeting, the Plan Commission shall transmit to the Board of Trustees its recommendation, in the form specified in Subsection 11-103(H), recommending either approval or disapproval of the Exterior Appearance and Site Plan based on the standards set forth in Section 11-604 and Section 11-606.

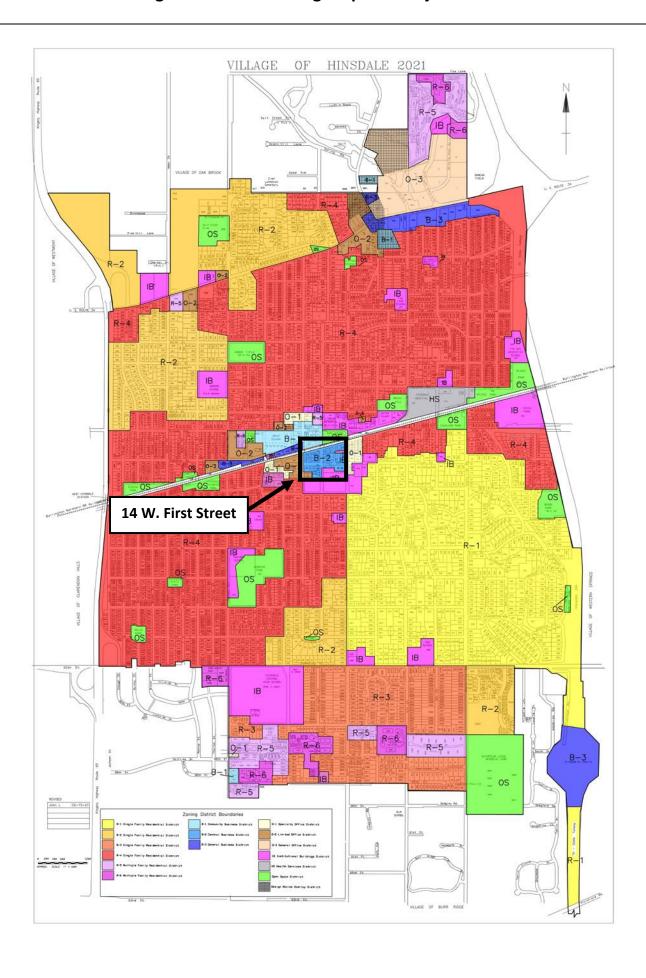
Within 90 days following the receipt of the recommendation of the Plan Commission, or its failure to act as above provided, the Board of Trustees, by ordinance duly adopted, shall approve the site plan as submitted, or shall make modifications acceptable to the applicant and approve such modified site plan, or shall disapprove it either with or without a remand to the plan commission for further consideration. The failure of the board of trustees to act within ninety (90) days, or such further time to which the applicant may agree, shall be deemed to be a decision denying site plan approval.

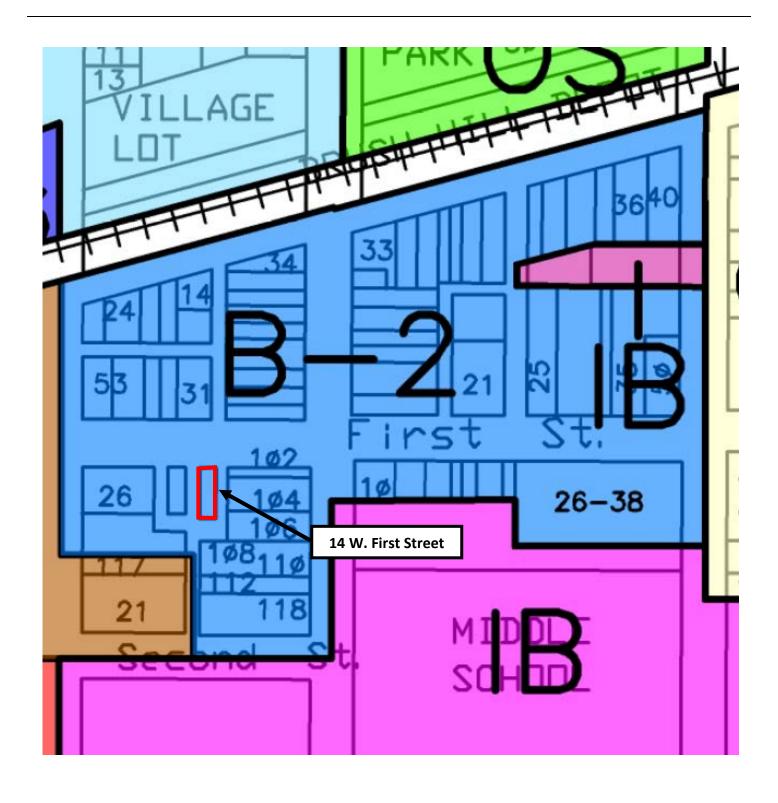
The subject property is not located within 250 feet from a single-family zoning district, therefore, public notice via the newspaper, certified mail, or signage is not required for this project.

ATTACHMENTS

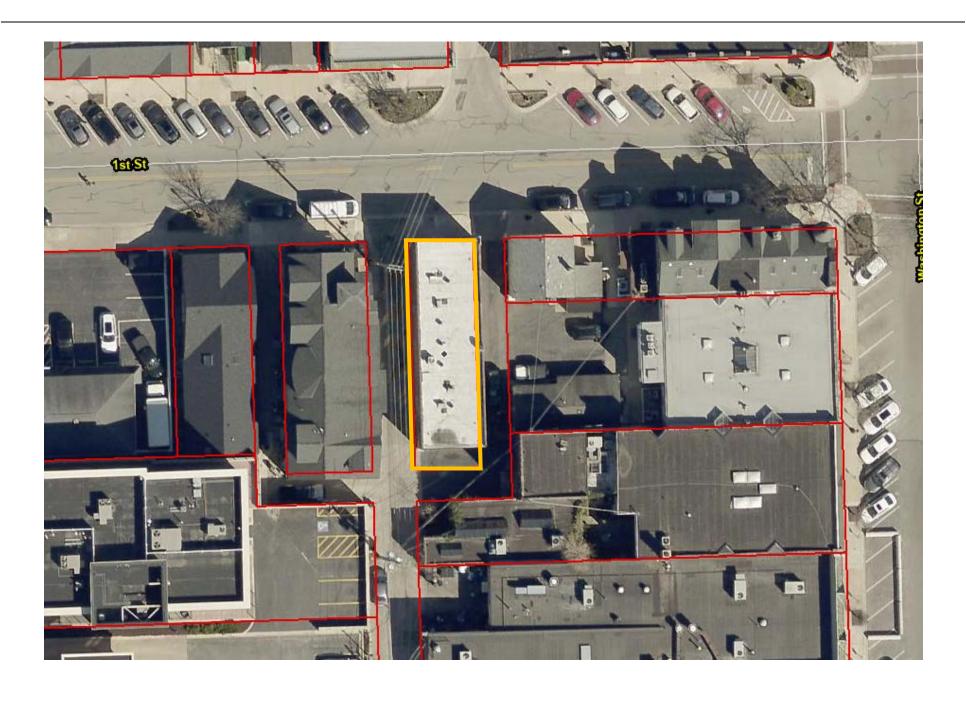
- 1. Zoning Map and Project Location
- 2. Aerial View
- 3. Birdseye View
- 4. Street View
- 5. Certificate of Appropriateness Review Criteria Village Code Title 14, Section 14-5-2
- 6. Downtown Historic District Map
- 7. National Register of Historic Places Nomination Sheet (2006)
- 8. Architectural Resources in the Downtown Survey Area Survey Sheet (2003)
- 9. Exterior Appearance & Site Plan Review Application and Exhibits

Village of Hinsdale Zoning Map and Project Location





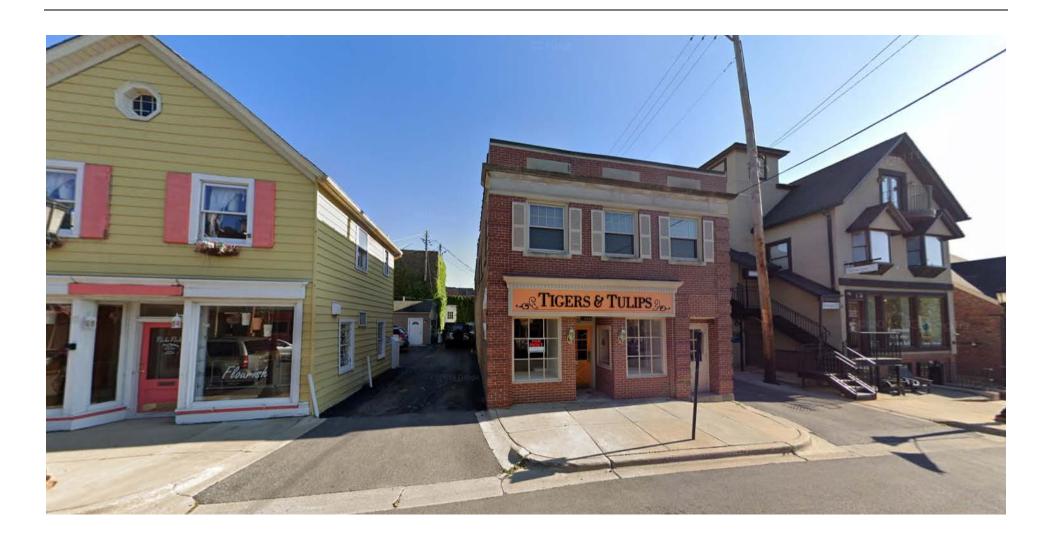
Aerial View – 14 W. First Street



Birds Eye View – 14 W. First Street



Street View – 14 W. First Street



CERTIFICATE OF APPROPRIATENESS REVIEW CRITERIA VILLAGE CODE TITLE 14, SECTION 14-5-2

14-5-2: CRITERIA:

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

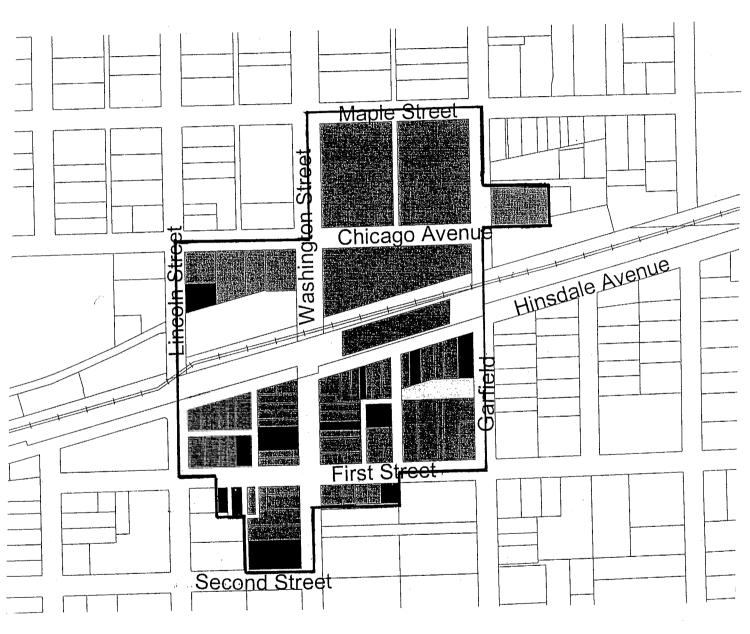
A. General Standards:

- 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:

- 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.
- C. <u>Additional Standards</u>: In addition to the foregoing standards, the commission may consider the secretary of the interior's standards for rehabilitation guidelines for rehabilitating historic buildings (revised 1983), and any amendments thereto, in reviewing any application under this section.

MAP OF DOWNTOWN HINSDALE NATIONAL REGISTER HISTORIC DISTRICT







NPS Form 10-900-a (8-86)

OMB No. 1024-0018

United States Department of the Interior National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 7

Downtown Hinsdale Historic District Hinsdale, DuPage County, IL

7	W	FIRST	ST	Two Part Commercial Block		1922	С	Reineke, Henry Building		
8	W	FIRST	ST	Two Part Commercial Block	Gable Front	1888	С	Papenhausen Building		
13- 15	W	FIRST	ST	Two Part Commercial Block	Renaissance Revival	1895	С	Buchholz Block		
14	W	FIRST	ST	Two Part Commercial Block	Classical Revival	1941	С	John Reineke Building/The Squire Shop	Zook, R. Harold	William Soltwisch & Sons
17	W	FIRST	ST	Two Part Commercial Block	Gable Front	1887	С			
18	W	FIRST	ST	Two Part Commercial Block	Gable Front	1894	NC	Hinsdale Laundry Building		
19	W	FIRST	ST	Two Part Commercial Block	Gable Front	1887	С			
22	W	FIRST	ST	One Part Commercial Block	Colonial Revival	1972	NC	Riccardo's Tailor Shop	Nemoede, Albert	Dressler, Phil & Assoc.
50	S	GARFIELD	ST	Gas Station	Colonial Revival	1929	С	Brewer Brothers Filling Station	Zook, R. Harold	
8	E	HINSDALE	AV	Temple Front	Classical Revival	1910	С	Hinsdale Trust and Savings Bank	Rawson, Lorin A.	Mercury Builders- (1953)
10	E	HINSDALE	AV	Two Part Commercial Block		1920	С	Dieke Building		
12	E .	HINSDALE	AV	Temple Front		1909	NC	Western United Gas and Electric Company		
14	E	HINSDALE	AV	One Part Commercial Block	Art Deco	c. 1940	С	LaGrange Gas Company		
16	E	HINSDALE	AV	Two Part Commercial Block	Gable Front	1890	С			
18	E	HINSDALE	AV	Two Part Commercial Block	Prairie School	1907	С	Neidig, Edward F. Building		
21- 25	E	HINSDALE	AV	Railroad Station	Renaissance Revival	1898- 99	С	Brush Hill Train Station	Krausch, Walter Theodore	Grace & Hyde Company

Village of HINSDALE - COMMERCIAL

ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

						_		
STREET#	14							
DIRECTION	W				THE PARTY OF THE P		Spirit William Co.	
STREET	FIRST			V				
ABB	ST							
PIN								
LOCAL SIGNIFICANCE RATING PS POTENTIAL IND NR? (Y or N) N								
				<u> </u>	Worline Studio			
CRITERIA								
Contributing to a NR DISTRICT?	С							
Contributing secon	idary structure	? -						
Listed on existing SURVEY?						N. I	1 min v.	
			GENERAL I	NFORM	MATION			
CATECORY	م الطائم م		CUDDENT FUN	VCTION	Commerce/Trade - pro	fes	sional	
	uilding			CURRENT FUNCTION				
	xcellent	20	HISTORIC FUN	in the second				
	inor alteration		REASON for SIGNFICANCE				ent and reconfiguration of architecturally significant	
STOREFRONT IN SECONDARY	TEGRITY	najor alterations	S	build	ding.			
STRUCTURE								
			ARCHITECTU	RAL D	ESCRIPTION			
ARCHITECTURA					PLAN	re	ctangular	
CLASSIFICATIO	Manager Comme	Commercial Bl	ock		NO OF STORIES	2		
DETAILS	Classical	Revival	www.		ROOF TYPE	FI	at	
BEGINYEAR	1941				ROOF MATERIAL	N	ot visible	
OTHER YEAR					FOUNDATION	C	oncrete - poured	
DATESOURCE	building p	permit	ui		PORCH		onoroto podrod	
WALL MATERIA	L (current)	Brick			WINDOW MATERIA	T	wood	
WALL MATERIA	L 2 (current)				WINDOW MATERIA		wood	
WALL MATERIAL (original)					L			
WALL MATERIAL 2 (original)				WINDOW TYPE		double hung/display		
					WINDOW CONFIG		8/8; multilight	
			e cornice and frieze; brid three bay façade	ck quoins	; stone sills; louvered sh	iutt	ers; common brick on	
		e been replaced	l and appear appropriate	to the sty	/le (not historic); three s	tor	ne panels may have had	

S	ГС	RI	EF	RC	INC	•
F	FA	TI	IR	F		

One storefront with side entry to 2nd floor

STOREFRONT ALTERATIONS

Entire storefront has been reconfigured with non-historic materials; may be similar to original configuration with recessed central entry and flush display windows

HISTORIC INFORMATION

HISTORIC

John Reineke Building/The

NAME

Squire Shop

COMMON NAME Worline Studio

COST

\$19,432

ARCHITECT

Zook, R. Harold

ARCHITECT2

BUILDER

Soltwisch, William & Sons

ARCHITECT SOURCE

HISTORIC	
INFO	

Built by owner John Reinecke, a grocer, in 1941 and sold in 1967 following his death. Other owners include Velma Steben (1967-1978) and William and Louise Worline (1978-).

LANDSCAPE

Midblock on commercial street; alleys on either side of building; building faces north

PHOTO INFORMATION

ROLL1

4

FRAMES1

14

ROLL2

FRAMES2

ROLL3

FRAMES3

DIGITAL PHOTO ID d:\first014w.jpg

SURVEY INFORMATION

PREPARER Jen

Jennifer Kenny

PREPARER

Historic Certification

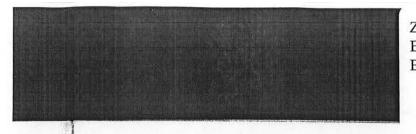
ORGANIZATION Consultants

SURVEYDATE

7/2/03

SURVEYAREA

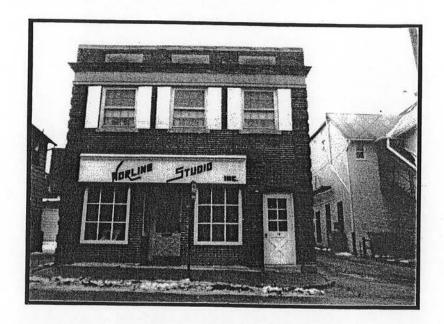
DOWNTOWN



Ziegweid, John T. *Historic Downtown Hinsdale*. Expansion by Mary Sterling and Architectural Notes by Bob Dunham. Hinsdale, IL: John T. Ziegweid: 1993.

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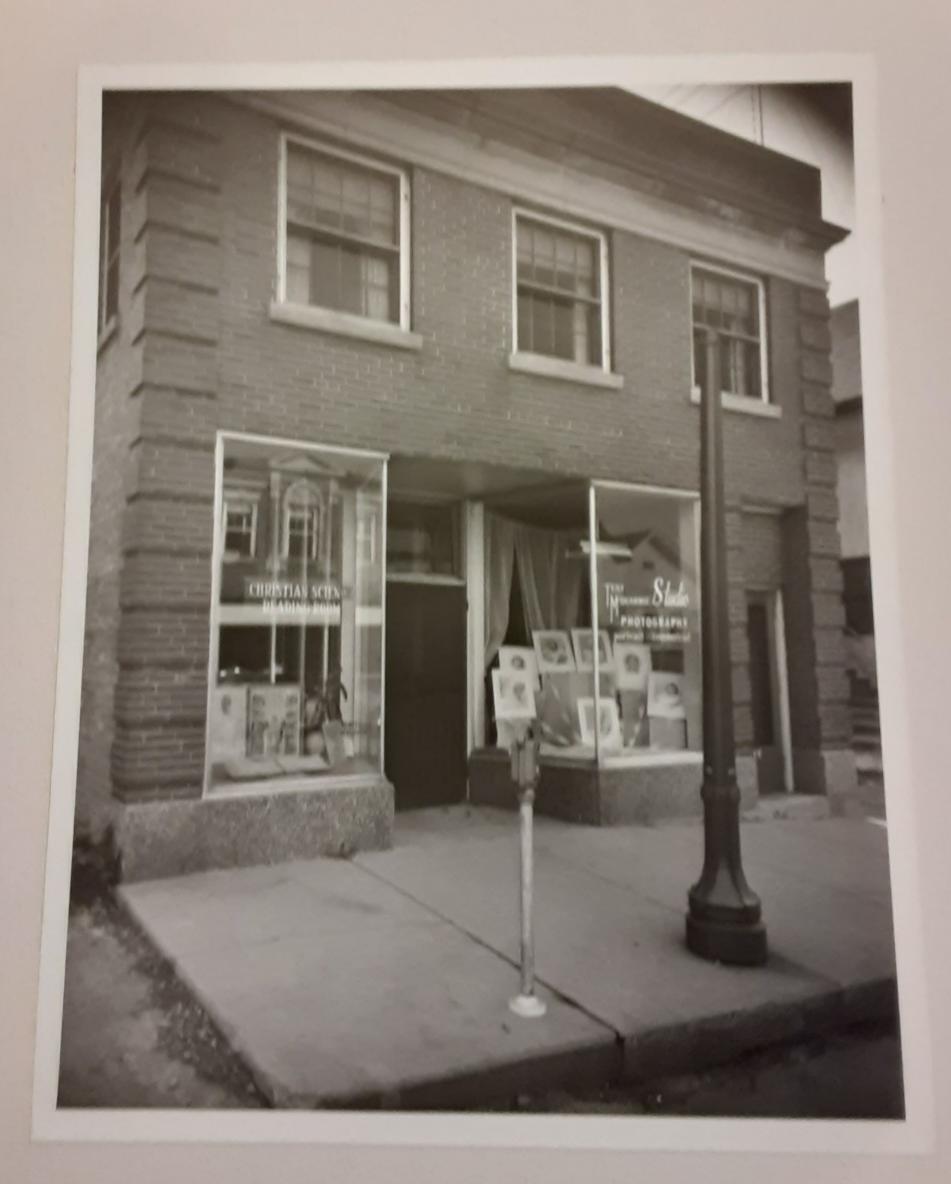
14 WEST FIRST STREET Worline's Studio

The first building on this site was erected in 1894 for Magdelaine Wright (wife of G. K. Wright), who had subdivided most of the city block two years earlier.

Subsequent owners of the first building were Henry T. Bowers; Henry and Kate Reineke (Henry, originally from Germany, was a local grocer); and Henry's son, John Reineke, who had the building you see today erected in the 1940s. John, justly proud of his integrity, had a story told about him. When weighing prunes one day in his grocery store, a lady customer admonished him to give her the full pound and not 14 ounces as he had done the last time. He was so shocked at her accusation that he dumped all the prunes back into the bin and refused to sell her any. Even when she admitted she'd been shortchanged at another store, he still refused to sell her any prunes.

John Reineke died around 1967 and Jeanette Reineke sold the new building that same year to Velma Steben, the wife of Roy E. Steben, another local grocer. In 1978 the current owners, William and Louise Worline, entered into an agreement for deed.

Brick, corbel blocks at the corners, a stone cornice below the roof line, and "cross-buck"-style doors are architectural features.



NPS Form 10-900-a

OMB No. 1024-0018

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National Register of Historic Places Continuation Sheet

Section number 8

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Downtown Hinsdale Historic District Hinsdale, DuPage County, IL

called Philip West, Donald Bergstrom & Associates. This firm designed the Hinsdale Police Station at 121 Symonds Drive (1969) and the Hinsdale Fire Station at 123 Symonds Drive (1969). In 1967, he retired to Palm Desert, CA, where he died seven years later. Philip West was a prominent member of the Hinsdale community and also served on the Hinsdale Plan Commission beginning in 1950.⁴⁵

R. Harold Zook (1889-1949) was a Hinsdale resident, and is known to have designed 31 homes and six commercial buildings in Hinsdale. His buildings are charmingly unique and superbly crafted. They often display signature features including thatched roofs, spiderweb windows and leaded-glass, V-shaped windows that protrude like the prow of a ship, chevron-patterned doors, and layered moldings. He also designed some Tudor Revival-style homes with slate roofs.

Born in Indiana in 1889, he received his degree in architecture from the Armour Institute of Technology (now IIT). He began his career with Howard Van Doren Shaw and later opened his own offices in Chicago. In 1924, Zook and his family moved to Hinsdale to a home he designed at 327 S. Oak Street (now relocated). From 1932 until his death in 1949, he was chairman of the architectural committee of the Hinsdale Plan Commission. In that position he implemented a master plan for the village. Although few of his architectural records have survived, 92 buildings have been authenticated as Zook designs, among them 80 homes and 12 municipal/commercial structures.

Zook designed four commercial buildings in the Downtown Hinsdale Historic District and one remodelling. These include 8 E. and 14 W. First Street, the gas station at 50

Obituary. "Philip Duke West." Chicago Tribune. Thursday, November 21, 1974, Sec. 4, p. 17, col. 4. "Philip West, Donald Bergstrom & Associates, Inc." in Gane, John F., editor. American Architects Directory, Third Edition, 1970. New York: R. R. Bowker Company, 1970, p. 980.

NPS Form 10-900-a (8-86)

OMB No. 1024-0018

United States Department of the Interior National Park Service

National Register of Historic Places Continuation Sheet

Section number 8

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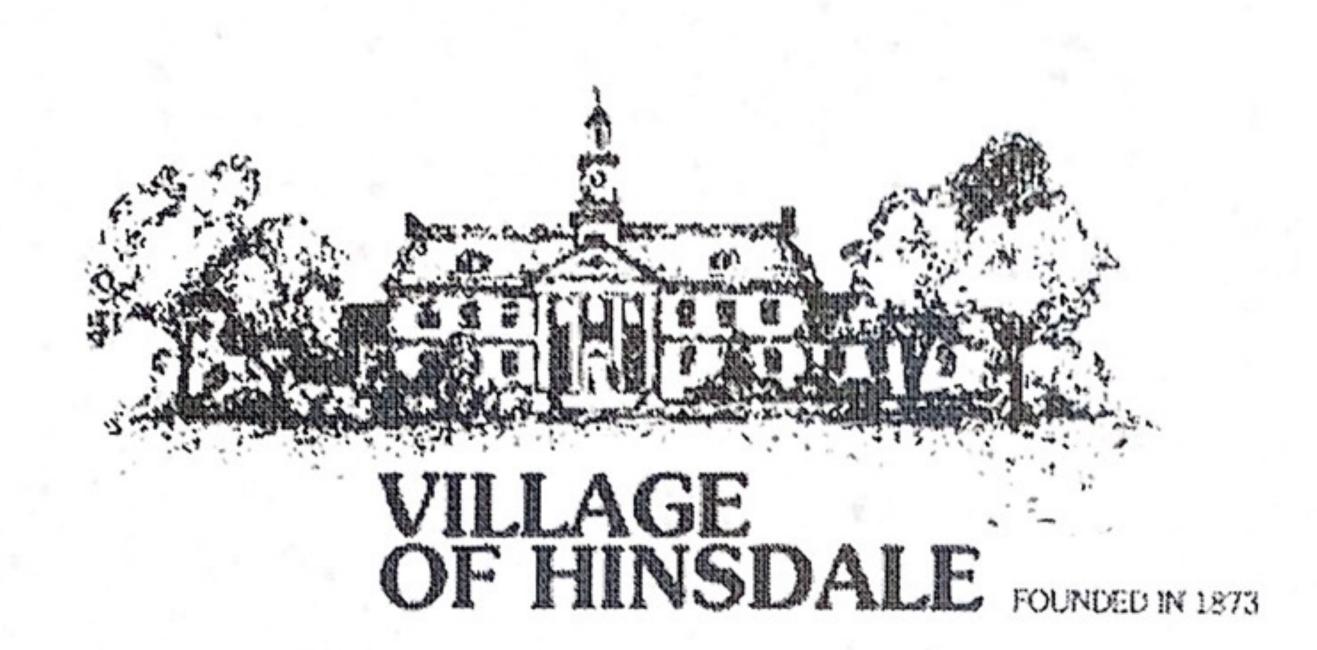
Downtown Hinsdale Historic District Hinsdale, DuPage County, IL

S. Garfield Street, 14-16 W. Hinsdale Avenue, and the remodelling at 49-51 S. Washington Street.

CONCLUSION

For over 140 years, Downtown Hinsdale has been the historic heart of the community. It is a retail and municipal center, locus for civic meeting and events, place for informal gatherings, and transportation hub. At a time when many other suburban downtowns have emptied out and been seriously eroded by demolition and parking lots, downtown Hinsdale is remarkable. It retains the historic vision of its early civic leaders as a compact, pedestrian-oriented community center that is just as vital today as it was then. Hinsdale's downtown represents an image and identity for this suburban community to residents and outsiders alike that is clearly linked to its architectural and historic significance as a historic district.





VILLAGE OF HINSDALE COMMUNITY DEVELOPMENT DEPARTMENT

PLAN COMMISSION APPLICATION

Address: 626 W FULLERTON PARKWAY

Name: Michael & Kelly DeWolfe

I. GENERAL INFORMATION

Address: 626 W FULLETON PARKWAY

Name: Michael & Kelly DeWolfe

City/Zip: _ CRICA 60, 16 60614	City/Zip: CHICA 60, 12 60614			
Phone/Fax: (312) 890-8198/	Phone/Fax: (312) 890-8198/			
E-Mail: mo 4 surcerre TAHOU.com	E-Mail: ms +5 m 692-T @ YAHOO. Com			
Others, if any, involved in the project (i.e. Architect, Attorney, Engineer)				
Name: Luigi Randazzo	Name: Ken Just			
	Name: Ken Just Title: Preconstruction Director			
Title: Architect	Title: Preconstruction Director			
Name: Luigi Randazzo Title: Architect Address: 418 Clinton Place City/Zip: River Forest, IL 60305	Title: Preconstruction Director Address: 1303 Ogden Avenue			
Title: Architect	Title: Preconstruction Director			

Owner

Disclosure of Village Personnel: (List the name, address and Village position of any officer or employee of the Village with an interest in the owner of record, the Applicant or the property that is the subject of this application, and the nature and extent of that interest)					
1)					
2)					
3)					

II. SITE INFORMATION

Special Use Requested: _

Address of subject property: 14 W 1st Street						
Property identification number (P.I.N. or tax number): 09 - 12 - 122 - 004						
Brief description of proposed project: Existing to remain historic	c property in downtown Hinsdale. All new interior layouts on first level					
with medical use on upper level. Introducing new elevator internal to the building, and cosm	etic updates to front elevation.					
General description or characteristics of the site: Down	vntown district, dense setting, two-level building taking up most of the site boundary					
main downtown road and sidewalk in front of the building, with alleyway/secondary road to the	he side of the building					
Existing zoning and land use: B-2 zoning, Retail/Apartments						
Surrounding zoning and existing land uses:						
North: B-2 retail/mixeduse	South: B-2 retail/mixeduse					
East: B-2 retail/mixeduse	West: B-2 retail/mixeduse					
Proposed zoning and land use: Existing B-2 to remain, 1st level spa	a / 2nd level med spa					
Please mark the approval(s) you are seeking and	attach all applicable applications and					
standards for each approval requested:						
Site Plan Approval 11-604	Map and Text Amendments 11-601E Amendment Requested:					
□ Design Review Permit 11-605E						
Exterior Appearance 11-606E	☐ Planned Development 11-603E					
☐ Special Use Permit 11-602E	- I lamed Development 11-003E					

□ Development in the B-2 Central Business District Questionnaire

TABLE OF COMPLIANCE

The following table is based on the _	Zoning District.	
	Minimum Code Requirements	Proposed/Existing Development
Minimum Lat Araa (a.f.)		
Minimum Lot Area (s.f.)		
Minimum Lot Depth		
Minimum Lot Width		
Building Height		
Number of Stories		
Front Yard Setback		
Corner Side Yard Setback		
Interior Side Yard Setback		
Rear Yard Setback		
Maximum Floor Area Ratio (F.A.R.)*		
Maximum Total Building		
Coverage*		
Maximum Total Lot Coverage*		
Parking Requirements		
Parking front yard setback		
Parking corner side yard setback		
Parking interior side yard setback		
Parking rear yard setback		
Loading Requirements		
Accessory Structure		
Information		
* Must provide actual square footage	number and percentage.	
Where any lack of compliance is shown, star application despite such lack of compliance:		e's authority, if any, to approv

CERTIFICATION

The Applicant certifies and acknowledges and agrees that:

- The statements contained in this application are true and correct to the best of the Applicant's knowledge and Α. belief. The owner of the subject property, if different from the applicant, states that he or she consents to the filing of this application and that all information contained in this application is true and correct to the best of his or her knowledge.
 - B. The applicant understands that an incomplete or nonconforming application will not be considered. In addition, the applicant understands that the Village may require additional information prior to the consideration of this application which may include, but is not limited to, the following items:
 - Minimum yard and setback dimensions and, where relevant, relation of yard and setback dimensions to the height, width, and depth of any structure.
 - 2. A vehicular and pedestrian circulation plan showing the location, dimensions, gradient, and number of all vehicular and pedestrian circulation elements including rights-of-way and streets; driveway entrances, curbs, and curb cuts; parking spaces, loading spaces, and circulation aisles; sidewalks, walkways, and pathways; and total lot coverage of all circulation elements divided as between vehicular and pedestrian ways.
 - 3. All existing and proposed surface and subsurface drainage and retention and detention facilities and all existing and proposed water, sewer, gas, electric, telephone, and cable communications lines and easements and all other utility facilities.
 - 4. Location, size, and arrangement of all outdoor signs and lighting.
 - 5. Location and height of fences or screen plantings and the type or kink of building materials or plantings used for fencing or screening.
 - 6. A detailed landscaping plan, showing location, size, and species of all trees, shrubs, and other plant material.
 - A traffic study if required by the Village Manager or the Board or Commission hearing the application.
- C. The Applicants shall make the property that is the subject of this application available for inspection by the Village at reasonable times;
- If any information provided in this application changes or becomes incomplete or inapplicable for any reason D. following submission of this application, the Applicants 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. The Applicant understands that he/she is responsible for all application fees and any other fees, which the Village assesses under the provisions of Subsection 11-301D of the Village of Hinsdale Zoning Code as amended April 25, 1989.
 - F. THE OWNER OF THE SUBJECT PROPERTY AND, IF DIFFERENT, THE APPLICANT ARE JOINTLY AND SEVERALLY LIABLE FOR THE PAYMENT OF THE APPLICABLE APPLICATION FEE. BY SIGNING THE APPLICATION. THE OWNER HAS AGREED TO PAY SAID FEE, AND TO CONSENT TO THE FILING AND FORECLOSURE OF A LIEN AGAINST SUBJECT PROPERTY FOR THE FEE PLUS COSTS OF COLLECTION, IF THE ACCOUNT IS NOT SETTLED WITHIN THIRTY (30) DAYS AFTER THE MAILING OF A DEMAND FOR

	PAYMENT.	,
On the	2nd , day of may, 2022	, I/We have read the above certification, understand it, and agree
to abide	e by its conditions.	
	Million to the state of the sta	Signature of applicant or authorized agent
	Signature of applicant or authorized agent	Signature of applicant or authorized agent
	MICHAEL DEWOLFE	KELLY ANN DEWOLTE
	Name of applicant or authorized agent	Name of applicant or authorized agent
SUBSC to before	RIBED AND SWORN day of	

AMANDA VANDERBOK Official Seal Notary Public - State of Illinois My Commission Expires Nov 4, 2025

VILLAGE OF HINSDALE

CERTIFICATION OF PROPER NOTICE

REGARDING APPLICATION FOR PUBLIC HEARINGS AND MEETINGS

Cortify that I coulded write	someting of the	being first duly sworn on oath, do hereby
be given to owners of reconstilled the control of t	ord of property	filing of my application for a public hearing and or meeting to within 250 feet of any part of the subject property. I further n required by the Village (Certified Mail) and that I gave such
notice on		 •
Attached is a list of receipts of mailings.	of the addr	resses of property to whom I gave such notice and the
	By:	14 WEST 15t Street, LLC
	Name:	MICHAEL DEWOLFE
	Address:	14 WEST 157 STREET, HINSDAGE, 12 60521
Subscribed and sv	worn to before	me
This	day ofm	1 out , 2022.
By: Notary Pub	lic Van	
		AMANDA VANDERBOK Official Seal Notary Public - State of Illinois
		My Commission Expires Nov 4, 2025

VILLAGE OF HINSDALE

COMMUNITY DEVELOPMENT DEPARTMENT

19 East Chicago Avenue Hinsdale, Illinois 60521-3489 630.789.7030

Application for Certificate of Zoning Compliance

You must complete all portions of this application. If you think certain information is not applicable, then write "N/A." If you need additional space, then attach separate sheets to this form.

Applicant's name:	Michael & Kelly Dewolfe	
Owner's name (if different):	Same as above	
Property address:	14 W. 1st Street	
Property legal description:	[attach to this form]	
Present zoning classification	n: B-2, Central Business	District
Square footage of property:	2,200	
Lot area per dwelling:	N/A	
Lot dimensions:	25 x 88	
Current use of property:	Mixed retail + apartments	
Proposed use: Single-family detached dwelling Other: retail/beauty 1st level + medical 2nd level		
Approval sought:	 ☑ Building Permit ☐ Special Use Permit ☑ Site Plan ☑ Design Review ☑ Other: Historic Build 	☐ Variation ☐ Planned Development ☑ Exterior Appearance
Brief description of request		
Historic building, updating facade, in		Interior alterations
Plans & Specifications:	Jacking With this form	
Pro	ovided: Required	by Code:
Yards:		
front: interior side(s)	ex. 0' 0' 0'	<u>/0'</u>

Provided:

Required by Code:

corner side rear

n/a 9'-10"

0'

Setbacks (businesses and offices):

front: interior side(s) corner side 0' 0' /0' n/a

9'-10"

0' /0'

rear others:

Ogden Ave. Center: York Rd. Center:

Building heights:

principal building(s): accessory building(s):

24' n/a

30'

Maximum Elevations:

Forest Preserve:

principal building(s): accessory building(s):

25'-8" n/a 30'

Dwelling unit size(s):

89%

n/a

80%

Total building coverage:

Total lot coverage:

100%

100%

Floor area ratio:

1.79

2.5

Accessory building(s):

n/a

Spacing between buildings:[depict on attached plans]

principal building(s): accessory building(s):

12' n/a 12'

12'

The state of the s

Number of off-street parking spaces required: 22

Number of loading spaces required: 1

Statement of applicant:

I swear/affirm that the information provided in this form is true and complete. I understand that any omission of applicable or relevant information from this form could be a basis for denial or revocation of the Certificate of Zoning Compliance.

By:

MICHAGE DSWOLFE

Applicant's printed name

Dated:

___, 20 22



COMMUNITY DEVELOPMENT DEPARTMENT EXTERIOR APPEARANCE AND SITE PLAN REVIEW CRITERIA

Address of proposed request:	
and the property of the control of t	

REVIEW CRITERIA

Section 11-606 of the Hinsdale Zoning Code regulates Exterior appearance review. The exterior appearance review process is intended to protect, preserve, and enhance the character and architectural heritage and quality of the Village, to protect, preserve, and enhance property values, and to promote the health, safety, and welfare of the Village and its residents. Please note that Subsection Standards for building permits refers to Subsection 11-605E Standards and considerations for design permit review.

PLEASE NOTE If this is a non-residential property within 250 feet of a single-family residential district, additional notification requirements are necessary. Please contact the Village Planner for a description of the additional requirements.

FEES for Exterior Appearance/Site Plan Review:
Standard Application: \$600.00
Within 250 feet of a Single-Family Residential District: \$800

Below are the criteria that will be used by the Plan Commission, Zoning and Public Safety Committee and Board of Trustees in reviewing Exterior Appearance Review requests. Please respond to each criterion as it relates to the application. Please use an additional sheet of paper to respond to questions if needed.

- 1. *Open spaces.* The quality of the open space between buildings and in setback spaces between street and facades.
- 2. *Materials.* The quality of materials and their relationship to those in existing adjacent structures.
- 3. *General design*. The quality of the design in general and its relationship to the overall character of neighborhood.

4.	General site development. The quality of the site development in terms of landscaping, recreation, pedestrian access, auto access, parking, servicing of the property, and impact on vehicular traffic patterns and conditions on-site and in the vicinity of the site, and the retention of trees and shrubs to the maximum extent possible.
5.	Height. The height of the proposed buildings and structures shall be visually compatible with adjacent buildings.
6.	Proportion of front façade. The relationship of the width to the height of the front elevation shall be visually compatible with buildings, public ways, and places to which it is visually related.
7.	Proportion of openings. The relationship of the width to the height of windows shall be visually compatible with buildings, public ways, and places to which the building is visually related.
8.	Rhythm of solids to voids in front facades. The relationship of solids to voids in the front façade of a building shall be visually compatible with buildings, public ways, and places to which it is visually related.
9.	Rhythm of spacing and buildings on streets. The relationship of a building or structure to the open space between it and adjoining buildings or structures shall be visually compatible with the buildings, public ways, and places to which it is visually related.
10	. Rhythm of entrance porch and other projections. The relationship of entrances and other projections to sidewalks shall be visually compatible with the buildings, public ways, and places to which it is visually related.
11	. Relationship of materials and texture. The relationship of the materials and texture of the façade shall be visually compatible with the predominant materials to be used in the buildings and structures to which it is visually related.

12. Roof shapes. The roof shape of a building shall be visually compatible with the buildings to which it is visually related. 13. Walls of continuity. Building facades and appurtenances such as walls, fences, and landscape masses shall, when it is a characteristic of the area, form cohesive walls of enclosure along a street to ensure visual compatibility with the buildings, public ways, and places to which such elements are visually related. 14. Scale of building. The size and mass of buildings and structures in relation to open spaces, windows, door openings, porches, and balconies shall be visually compatible with the buildings, public ways, and places to which they are visually related. 15. Directional expression of front elevation. The buildings shall be visually compatible with the buildings, public ways, and places to which it is visually related in its directional character, whether this be vertical character, horizontal character, or nondirectional character. 16. Special consideration for existing buildings. For existing buildings, the Plan Commission and the Board of Trustees shall consider the availability of materials, technology, and craftsmanship to duplicate existing styles, patterns, textures, and overall detailing.

REVIEW CRITERIA – Site Plan Review

Below are the criteria that will be used by the Plan Commission and Board of Trustees in determining is the application <u>does not</u> meet the requirements for Site Plan Approval. Briefly describe how this application <u>will not</u> do the below criteria. Please respond to each criterion as it relates to the application. Please use an additional sheet of paper to respond to questions if needed.

Section 11-604 of the Hinsdale Zoning Code regulates Site Plan Review. The site plan review process recognizes that even those uses and developments that have been determined to be generally suitable for location in a particular district are capable of adversely affecting the purposes for which this code was enacted unless careful consideration is given to critical design elements.

1.	The site plan fails to adequately meet specified standards required by the Zoning Code with respect to the proposed use or development, including special use standards where applicable.
2.	The proposed site plan interferes with easements and rights-of-way.
3.	The proposed site plan unreasonably destroys, damages, detrimentally modifies, or interferes with the enjoyment of significant natural, topographical, or physical features of the site.
4.	The proposed site plan is unreasonably injurious or detrimental to the use and enjoyment of surrounding property.
5.	The proposed site plan creates undue traffic congestion or hazards in the public streets, or the circulation elements of the proposed site plan unreasonably creates hazards to safety on or off site or disjointed, inefficient pedestrian or vehicular circulation paths on or off the site.
6.	The screening of the site does not provide adequate shielding from or for nearby uses.
7.	The proposed structures or landscaping are unreasonably lacking amenity in relation to, or are incompatible with, nearby structures and uses.
8.	In the case of site plans submitted in connection with an application for a special use permit, the proposed site plan makes inadequate provision for the creation or preservation of open space or for its continued maintenance.
9.	The proposed site plan creates unreasonable drainage or erosion problems or fails to fully and satisfactorily integrate the site into the overall existing and planned ordinance system serving the community.

10. The proposed site plan places unwarranted or unreasonable burdens on specified utility systems serving the site or area or fails to fully and satisfactorily integrate the site's utilities into the overall existing and planned utility system serving the Village.
11.The proposed site plan does not provide for required public uses designated on the Officia Map.
12.The proposed site plan otherwise adversely affects the public health, safety, or genera welfare.



ElevareMD/DeWolfe Aesthetic Services, SC

Dr. Michael DeWolfe

17W300 22nd ST, Suite 360

Oakbrook Terrace, IL 60181

Good afternoon,

I am writing to clarify the proposed usage and staffing models for the first and second floors at 14 W 1st St., Hinsdale, IL 60521.

Our first floor would be dedicated to skin care and beauty. Our plan is to have a large retail section complete with multiple skin care lines. Our four first floor spa rooms would allow for beauty treatments that will be staffed by estheticians. The treatments offered will be superficial treatments to the skin. Examples of such treatments include skin assessments, facials, Hydrafacials, skin peels, laser facials, hair removal, waxing and brow tinting.

Our second floor would be dedicated to medical services delivered under the direction of Dr. Michael DeWolfe M.D., a board-certified Plastic and Reconstruction Surgeon. The second floor exam rooms will offer medical consultations for both cosmetic surgery and medical Plastic Surgery including breast cancer care. Dr. Michael DeWolfe is an active staff member at Hinsdale Hospital. The second floor will also offer injectable services such as Botox and facial fillers. Other examples of services offered include micro needling, ablative laser treatments, thread-lifting, laser body contouring and minor procedures under local anesthesia. We will not use any sedation or perform any procedure requiring general anesthesia in the office setting.

Our staffing model would consist of 4 estheticians for the 4 spa rooms on the first floor. We would also have 2 front desk concierge to assist clients with their services and retail products. We would also have a dedicated spa manager for the first floor. Our second-floor staff model would consist of myself. I will have Plastic Surgery clinic hours 2-3 days per week. Our advanced practice nurse, Kelly DeWolfe, would also have clinic hours 1-2 days per week. The second floor would also have a dedicated manager as well as a dedicated front desk concierge. Other staff members dedicated to the second floor would include one or more advanced practice nurses for cosmetic injectables and ablative laser services.

Michael DeWolfe, MD

Plastic and Reconstructive Surgeon



aesthetics and skin care

ElevareMD/DeWolfe Aesthetic Services, SC

Dr. Michael DeWolfe

17W300 22nd ST, Suite 360

Oakbrook Terrace, IL 60181



Keystone Planning + Design, PLLC

Luigi Randazzo, AIA

418 Clinton Place

River Forest, IL 60305

As requested, below is a written narrative to summarize and compliment the drawing package for both Historic and Plan Commission reviews by Hinsdale. This review is focused on the exterior updates to the existing historic building who's most recent documented owner within the Hinsdale historic archives is Worline Studios circa 1978. Much of our revisions to existing building elements, in place, will be similar. For example, we are updating to black signage band, black window trimwork, black shutters, black doors, and black wall sconces such as seen in the original Worline Studio Photo.



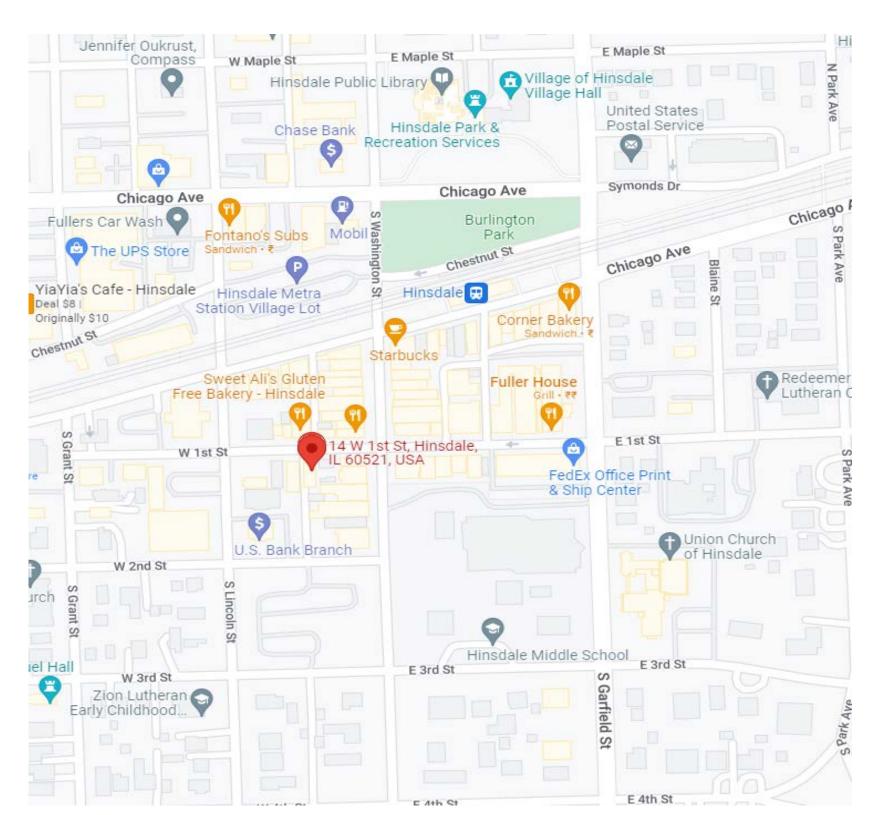
Below is a list of edits to the building that are documented and specified within our drawing package:

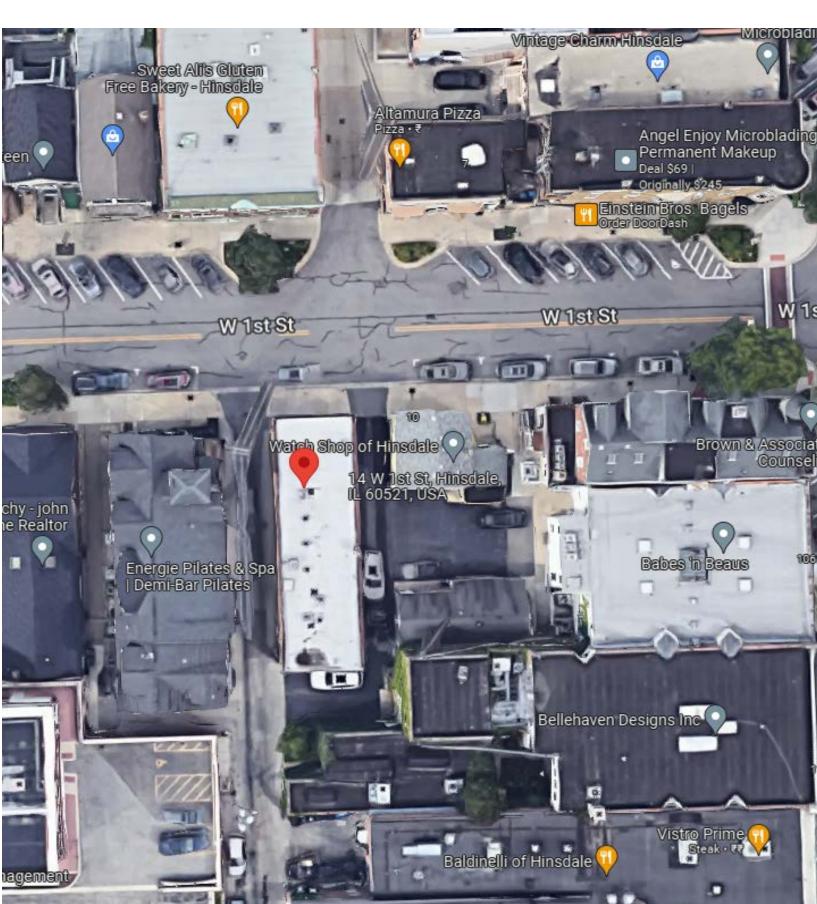
- Retaining both entry doors, and locating new internal elevator shaft near the side entry door, near the front of the building. For the proposed functionality and maximizing space within the building, the elevator makes the most sense to be located here, upon entry and flow to 2nd floor.
- Retaining all window masonry openings, and replacing to new low-e double pane windows in the same historic glass lite pattern, in black
- Retaining main entry door pocket, and updating floor material within the pocket to new black and dark gray porcelain outdoor slip-resistant tiles
- Replacing, in place, the exterior wall sconces, to live flame gas lamps
- Painting existing shutters and signage band in place to a black color
- Adding new matching black signage band over secondary side entry door
- All brick and stone trim, cornice, and accents to remain. They may be cleaned to freshen them

- All existing parapet heights and caps will remain without any changes. A new elevator shaft will rise above the side parapet wall by 1'-8", and be inset to sit inside of the parapet wall instead of building on top of the parapet wall
- Adding 1 rooftop unit and fully screening it, even though it sits centered to the building and is not visible from street or car eye level
- Adding screening refuse area to the rear of the building to upgrade the current condition of dumpsters sitting out in the open

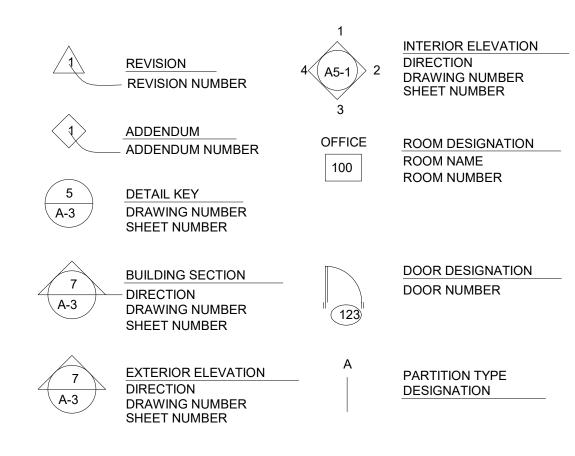
We thank you for your consideration, review, and commentary on this proposed project.

ALTERATIONS & FITOUT TO EXISTING BUILDING HINSDALE MED SPA 14 W. 1ST ST., HINSDALE, IL





GRAPHIC SYMBOLS



MANUFACTURER METAL PANELS

MECHOSHADE

ON CENTER

PENING

NOT IN CONTRACT NOT TO SCALE

OPPOSITE HAND OWNER PROVIDED.

PLASTER/LATH

RECEPTACLE

RUBBER TILE

SIMILAR TO

TACKBOARD

Γ-EDGE MOLDING

VERIFY IN FIELD VINYL LAMINATE

WALL BUMPER WALL COVERING

WOOD BASE

WOOD PANELS WALL GUARD WALK-OFF MAT

WALL PANEL SYSTEM WELDING ROD

VINYL TILE (SOLID) VINYL WOOD PLANKS

OWNER INSTALLED

OWNER PROVIDED, CONTRACTOR INSTALLED

RADIANT CEILING PANEL

RUBBER SHEET FLOORING

SOLID SURFACE (CORIAN)

SOLID SURFACE BASE

TAINLESS STEEL STAINLESS STEEL BASE

STONE (I.E. GRANITE, ETC.) SUSPENDED, SUSPENSION

UNLESS OTHERWISE NOTED

VINYL COMPOSITION TILE

WALL COVERING BORDER

RIGID WALL COVERING

SEALED CONCRETE

ABBREVIATIONS

WALL SECTION

DRAWING NUMBER

SHEET NUMBER

, (22.	NOT ALL USED	
ADJ A.F.F. AL/ALUM ALT	ACCESS FLOOR ACOUSTICAL TILE ACOUSTICAL (WASHABLE) TILE ADJUSTABLE ABOVE FINISHED FLOOR ALUMINUM ALTERNATE ANODIZED APPROXIMATELY ARCHITECTURAL AT ACOUSTICAL WALL PANEL BOTTOM OF BUILDING BOARD BUMPER GUARD BRICK CABINET	MAX MFF MP MS MTI MIN NOI N.I. NO. O/O O.H O/O
C/C CCT	CONTRACTOR PROVIDED, CONTRACTOR INSTALLED CUBICLE CURTAIN CUBICLE CURTAIN TRACK CEILING HEIGHT CORNER GUARD	P.L/ PLS PT R/R RB RCF
CL/< CLR CMU COL CONC CONSTR	CENTER LINE CLEAR CONCRETE MASONRY UNIT COLUMN CONCRETE CONSTRUCTION	REC REC RS RW RT SC
CPI CR CS CT CTB	CARPET CRASHRAIL CULTURED STONE CERAMIC TILE CERAMIC TILE BASE CERAMIC TILE FLOOR CERAMIC TILE WALL	SH ¹ SHN SS SSE SS1 SS1
CTW CW DTL/DET DIA DISP DTP DWGS	CERAMIC TILE WALL CURTAIN WALL DETAIL DIAMETER DISPENSER DECORATIVE TRANSLUCENT PANEL DRAWINGS	ST STL STN SUS SV T/
EB EF EG	EDGE BANDING ETCHED FILM END GUARD	TB TEL TE TYF TZ TZE
EQ ES ETR EX/EXIST DGL F_	EQUAL EPOXY SEAMLESS FLOOR EXISTING TO REMAIN EXISTING DECORATIVE GLASS FABRIC	UOI VB VC1 V.I.I VL
F.E. FIN FIXT FLUOR FRP GFI	FIRE EXTINGUISHER FINISHED FIXTURE FLUORESCENT FIBERGLASS REINFORCED PANELS GROUND FAULT INTERRUPTER	VW W/ WB WC WD WD
GL GYP BD/GB GT HDWE H.M. HDR INT	GLASS GYPSUM BOARD GLASS TILE HARDWARE HOLLOW METAL HANDRAIL INTEGRAL/COVE BASE	WD WG WO WP WR
LAM LS LT	LAMINATE LINOLEUM SHEET LINOLEUM TILE	

CONSTRUCTION NOTES

- 1. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LOCAL MUNICIPALITY BUILDING CODES AND ALL OTHER CODES WHICH MAY HAVE AUTHORITY OVER THIS PROJECT.
- 2. TYPICAL DIMENSIONS ARE NOTED TO FINISH FACE OF PARTITIONS, UNLESS OTHERWISE NOTED.
- 3. ALL WALLS ARE TO BE BUILDING STANDARD INTERIOR DRYWALL PARTITIONS, UNLESS
- 4. PROVIDE TWO HOUR FIRE-RATED PARTITION WHERE REQUIRED BY CODES.
- 5. ALL PARTITIONS OF PUBLIC CORRIDORS, HALL PASSAGES AND DOORS PENETRATING THOSE PARTITIONS SHALL HAVE A FIRE-RESISTIVE RATING CONFORMING WITH LOCAL BUILDING CODES OR THE STANDARDS OF THE BUILDING, WHICHEVER IS GREATER. ALL INTERIOR DOORS TO BE OF NON-COMBUSTIBLE MATERIAL.
- 6. ALL FIRE RATED WALLS AND PARTITIONS SHALL RUN UNINTERRUPTED FROM FLOOR TO UNDERSIDE OF STRUCTURE ABOVE TO ACQUIRE COMPLETE SEPARATION. VERIFY EXISTING CONDITIONS IN FIELD AND REVISE FIRE-RATED CONSTRUCTION ACCORDINGLY.
- 7. WHERE EXISTING DEMISING PARTITIONS DO NOT EXTEND TO DECK, REWORK WALL AS REQUIRED TO BE A ONE HOUR-RATED DEMISING WALL.
- 8. ALL FIRE-RATED WALLS SHALL BE CONSTRUCTED USING U.L. RATED ASSEMBLIES.
- 9. ALL EXISTING OR REMAINING WALL SURFACES AND PARTITIONS TO REMAIN ARE TO BE PATCHED, SPACKLED AND SANDED SMOOTH SO AS NOT TO LEAVE ANY EVIDENCE OF DEMOLITION OR REPAIR WORK. PREPARE SURFACES FOR NEW FINISHES AS REQUIRED.
- 10. PROVIDE WATER-RESISTANT GYPSUM BOARD AT ALL WET AREAS.
- 11. INCREASE DEPTH OF PARTITION TO ACCOMMODATE RECESSED F.E.C. WHERE REQUIRED
- 12. PROVIDE FIRE EXTINGUISHER CABINETS, SMOKE DETECTORS, FIRE ALARM PULL STATIONS AND ALL OTHER LIFE SAFETY DEVICES AS REQUIRED BY CODE. LOCATIONS (FOR AESTHETIC INTENT) TO BE APPROVED BY ANDERSON MIKOS ARCHITECTS. FINAL DETERMINATION OF QUANTITY AND LOCATION IS SUBJECT TO APPROVAL OF THE FIRE DEPARTMENT OF THE MUNICIPAL AGENCY HAVING JURISDICTION.
- 13. WHERE ANY PARTITION MEETS A WINDOW MULLION, A SOUND ATTENUATED FILLER PANEL SHALL BE USED INSIDE THE METAL ENCLOSURE, TO PREVENT TRANSMISSION BETWEEN OFFICES.
- 14. WHERE NEW PARTITION IS TO ALIGN WITH THE FACE OF AN EXISTING FURRED COLUMN OR CORE WALL, REMOVE CORNER BEAD, TAPE AND SPACKLE NEW PARTITION TO EXISTING GYPSUM BOARD.
- 15. ALL WORK THAT NECESSITATES THE SHUTTING DOWN OF A BUILDING SYSTEM FOR TIE-IN OR ALTERATION PURPOSES SHALL BE COORDINATED WITH THE OWNER AND/OR GENERAL CONTRACTOR AS PER THEIR DIRECTION.
- 16. CONTRACTORS ARE TO UTILIZE THE REUSE OF BUILDING MATERIALS SUCH AS, BUT NOT LIMITED TO, DOORS, FRAMES AND HARDWARE, ELECTRIC AND TELEPHONE RECEPTACLES, DIFFUSERS, SPEAKERS, EXIT SIGNS, LIGHTING FIXTURES, AND PLUMBING FIXTURES WHERE POSSIBLE.
- 17. EXISTING BLOCK WALLS ARE TO BE FURRED OUT WITH GYPSUM BOARD TO A MINIMUM OF 6" ABOVE CEILING GRID.
- 18. ALL VAPOR BARRIERS SHALL BE ON THE ROOM SIDE OF THE INSULATION.
- 19. CONTRACTOR SHALL PERFORM CORRIDOR WORK ADJACENT TO THE PROJECT AREA AS NECESSARY TO COMPLETE THE CONTRACT WORK.
- 20. CONTRACTOR SHALL PROVIDE AND INSTALL ALL DOOR ASSEMBLIES REQUIRED TO PROVIDE ACCESS TO REMAINING UNOCCUPIED SPACE UNDER THIS CONTRACT.
- **21.** CONTRACTOR SHALL PROVIDE AND INSTALL ALL DOOR ASSEMBLIES TO REQUIRED TO PROVIDE ACCESS TO REMAINING UNOCCUPIED SPACE UNDER SEPARATE CONTRACT.
- 22. GENERAL CONTRACTOR SHALL CUT EXISTING CONCRETE SLAB AS REQUIRED FOR UNDER-SLAB WORK. LOCATE ALL EXISTING UNDER-SLAB PIPING AND CONDUIT PRIOR TO BUILDOUT WORK TO AVOID DAMAGE. IF UNDER-SLAB PIPING OR CONDUIT IS DAMAGED, THE GENERAL CONTRACTOR SHALL REPAIR OR REPLACE THE DAMAGED ITEM(S) AT THEIR OWN EXPENSE. AFTER UNDER-SLAB WORK IS COMPLETED, PATCH SLAB AS REQUIRED WITH A NON-SHRINKING CONCRETE PATCH TO A SMOOTH, UNDETECTABLE FINISH.
- 23. THE CONTRACTOR SHALL PROVIDE OPENINGS IN NEW AND EXISTING CONSTRUCTION AS REQUIRED ON DRAWINGS FOR PENETRATION OF MECHANICAL, ELECTRICAL, PLUMBING AND OTHER WORK
- 24. INCREASE THE DEPTH OF EXISTING INTERIOR PARTITIONS AS REQUIRED FOR NEW PLUMBING
- 25. FILL ALL VOIDS WITHIN FIRE-RATED WALLS AND FLOOR SLABS WITH U.L RATED FIRESTOPPING MATERIAL AND ASSEMBLIES.
- 26. TOPS OF MASONRY WALLS AND PARTITIONS SHALL BE LATERALLY BRACED TO UNDERSIDE OF EXISTING STRUCTURE.
- 27. PROVIDE 3/4" FIRE RETARDANT TREATED PLYWOOD SHEET ON WALL FOR TELEPHONE EQUIPMENT. PAINT TO MATCH ADJACENT WALL. VERIFY SIZE AND MOUNTING HEIGHT WITH TENANT'S TELEPHONE/DATA CONTRACTOR.
- 28. PROVIDE FIRE RETARDANT TREATED WOOD BLOCKING AS REQUIRED FOR INSTALLATION OF CABINETS, COUNTERS, MILLWORK, AND ADJUSTABLE SHELVING, UNLESS OTHERWISE SHOWN.
- 29. UNLESS OTHERWISE NOTED, ALL CONDUITS AND PIPING (NEW OR EXISTING) ARE TO BE CONCEALED. CONTRACTOR SHALL VERIFY EXISTING CONDITION IN FIELD AND REMEDY CONDITION ACCORDINGLY WITH THE REVIEW OF THE ARCHITECT.

I HEREBY CERTIFY THAT I HAVE PREPARED OR CAUSED TO PREPARED UNDER MY DIRECT SUPERVISION, THE ATTACHED PLANS AND SPECIFICATIONS AND STATE THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF AND EXTENT OF MY CONTRACTUAL OBLIGATION, THEY ARE IN COMPLIANCE WITH THE REQUIREMENTS OF THE LOCAL JURISDICTION, THE ENVIRONMENTAL BARRIERS ACT [410ILCS 25] AND THE STATE ACCESSIBILITY CODE (71 ILL. ADM. CODE 400).

GENERAL		
G001	GENERAL NOTES	6/08/2022
G100	LIFE SAFETY PLAN	4/15/2022
INTERIORS		
A000	EXISTING + DEMOLITION	6/08/2022
A100	AREA PLAN	5/16/2022
A101	ARCHITECTURAL FLOOR PLAN	5/16/2022
A102	AXONOMETRIC VIEWS	5/16/2022
A103	INTERIOR PERSPECTIVE VIEWS	4/15/2022
A110	REFLECTED CEILING PLAN	4/15/2022
A120	FF&E PLAN	4/15/2022
A121	EQUIPMENT SCHEDULE	4/15/2022
A131	FLOOR FINISH PLANS, SCHEDULE + DETAILS	4/15/2022
A132	WALL FINISH PLAN, SCHEDULE + DETAILS	4/15/2022
A204	ENLARGED RESTROOMS	
A205	ENLARGED RESTROOMS	
A206	ENLARGED EXAM ROOMS	4/15/2022
A230	MILLWORK ELEVATIONS	4/15/2022
A231	MILLWORK ELEVATIONS	4/15/2022
A253	RWE DETAILS	4/15/2022
A254	RWE DETAILS	4/15/2022
A260	INTERIOR DETAILS	4/15/2022
A351	DOOR SPECIFICATIONS	4/15/2022
A352	DOOR SPECIFICATIONS	
ix EXTERIORS	6	
A150	ROOF PLAN	6/08/2022
A300	EXTERIOR ELEVATIONS	6/08/2022
A400	BUILDING SECTIONS	6/08/2022
SP100	SURVEY + PARKING PROPOSAL	6/08/2022
MEP		
E000	ELECTRICAL NOTES AND SCHEDULES	
E100	LIGHTING FLOOR PLAN	4/15/2022
E200	POWER FLOOR PLAN	4/15/2022
M100	MECHANICAL FLOOR PLAN	4/15/2022
M200	MECHANICAL SCHEDULES	
M300	MECHANICAL SPECIFICATION	
P000	PLUMBING RISERS AND SCHEDULES	
P100	PLUMBING FLOOR PLAN	
P250	RWE FIXTURE SCHEDULE	4/15/2022
P251	RWE FIXTURE CUTSHEETS	4/15/2022
P252	RWE PLUMBING DETAILS	4/15/2022

2 DRAWING INDEX

ARCHITECT + DESIGN

KEYSTONE
PLANNING-DESIGN

418 CLINTON PLACE
RIVER FOREST, IL 60305

CM + BUILDER

DESIGN BUILL

1303 OGDEN AVE.

DOWNERS GROVE, IL 60515

(630) 734 - 0883

NSDALE MED SF

No		
•	Description	Date
	CLIENT MTG	4/15/2022
)	IFZ DRAFT	5/16/2022
3	IFZ-HPC-PC	6/08/2022

GENERAL NOTES

G001

LUIGI F. RANDAZZO, AIA, ARCHITECT. IN: AR11700102 EXPIRES: 12/31/2023

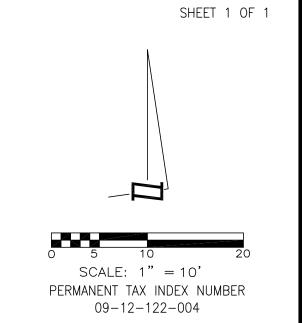
6" = 1'-0"



ALTA/NSPS LAND TITLE SURVEY

PROFESSIONAL LAND SURVEYING, INC.

3080 OGDEN AVENUE SUITE 307 LISLE, ILLINOIS 60532 PHONE: 630-778-1757 PROF. DESIGN FIRM # 184-004196 E-MAIL: info@plslisle.com



VICINITY MAP

SURVEYOR'S NOTES

UNDERGROUND UTILITIES.

SYSTEM.

RELATED.

RESTRICTIONS

1. THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD MARKS ON THE GROUND, AND ABOVE GROUND OBSERVABLE EVIDENCE ONLY. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE

ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE

SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES

SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION

2. COMPARE THE DESCRIPTION ON THIS PLAT WITH YOUR DEED, ABSTRACT,

OR CERTIFICATE OF TITLE; ALSO COMPARE ALL POINTS BEFORE BUILDING BY

3. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED COORDINATE

4. BUILDING LINES ARE SHOWN ONLY WHERE THEY ARE SO RECORDED ON

THE MAPS. REFER TO YOUR DEED OR ABSTRACT FOR ADDITIONAL ZONING

6. EASEMENTS AND SERVITUDES SHOWN HEREON ARE BASED UPON A TITLE COMMITMENT ISSUED BY ATTORNEY'S TITLE GUARANTY FUND, INC. IDENTIFIED AS NUMBER 180194808971 WITH AN EFFECTIVE DATE OF JUNE 29, 2018, A

6a. THE GENERAL EXCEPTIONS ALONG WITH ITEMS 1-17 ARE NOT SURVEY

8. AREA OF SURVEY= 2,200 SQ. FT., OR 0.051 ACRES, MORE OR LESS.

THE NATIONAL FLOOD INSURANCE RATE MAP 17043C0903H WITH AN

10. NO MEASUREMENTS ARE TO BE ASSUMED BY SCALING

11. PROPERTY CONTAINS NO REGULAR PARKING SPACES.

9. PROPERTY DESCRIBED HEREON LIES WITHIN ZONE X AS DELINEATED ON

5. THIS SURVEY IS NOT VALID WITHOUT THE SURVEYOR'S ORIGINAL

AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE

SAME, AND REPORT ANY DIFFERENCE IMMEDIATELY.

SIGNATURE IN BLUE INK AND EMBOSSED SEAL.

REVIEW OF WHICH INDICATES THAT:

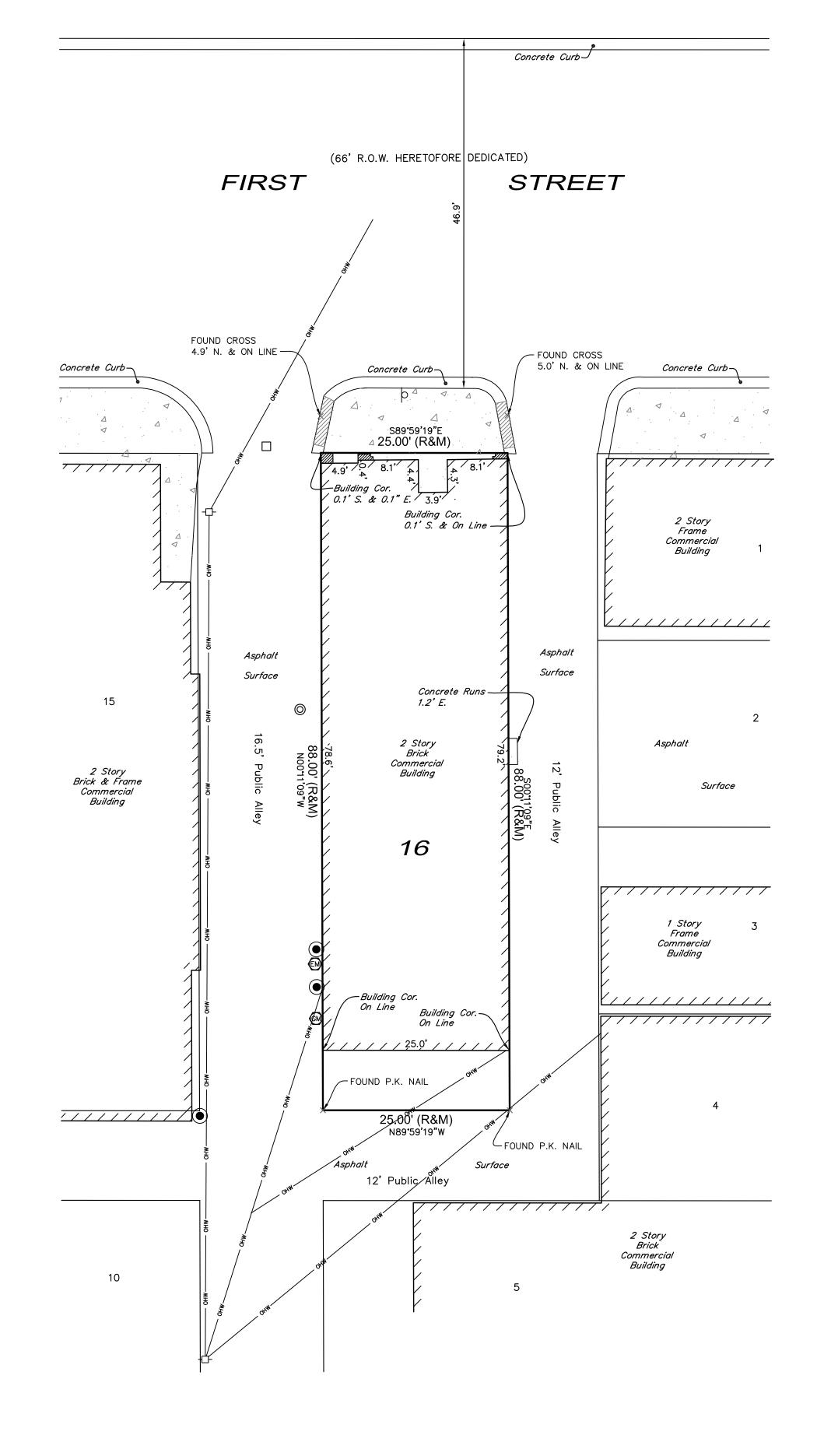
7. (R) = RECORD DATA

(M) = MEASURED DATAR.O.W. = RIGHT OF WAY

EFFECTIVE DATE OF DECEMBER 16, 2004.

SCALE ~

 \sim N O



SURVEYOR'S CERTIFICATE

CERTIFIED TO:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS ______ OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 7, 2018.

DATE OF PLAT OR MAP: AUGUST 7, 2018.

LEGAL DESCRIPTION

LOT 16 IN WRIGHT'S SUBDIVISION OF LOTS 1, 2,3,4 AND THE NORTH 41 FEET OF LOTS 5 AND 6 IN BLOCK 4 IN ORIGINAL TOWN OF HINSDALE, A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID SUBDIVISION RECORDED JUNE 8, 1892 AS DOCUMENT 50440, IN DUPAGE COUNTY, ILLINOIS



PREPARED FOR: GALGAN (ATTORNEY)

ADDRESS: 14 W. FIRST STREET, HINSDALE, ILLINOIS BOOK & PG: 206/42 DATE: 8/7/2018 JOB NO.: 1816074

DRAWN BY: JHH CHECK BY: _____

SYMBOL LEGEND

O - MANHOLE O - CATCHBASIN

 →
 −
 STREET SIGN

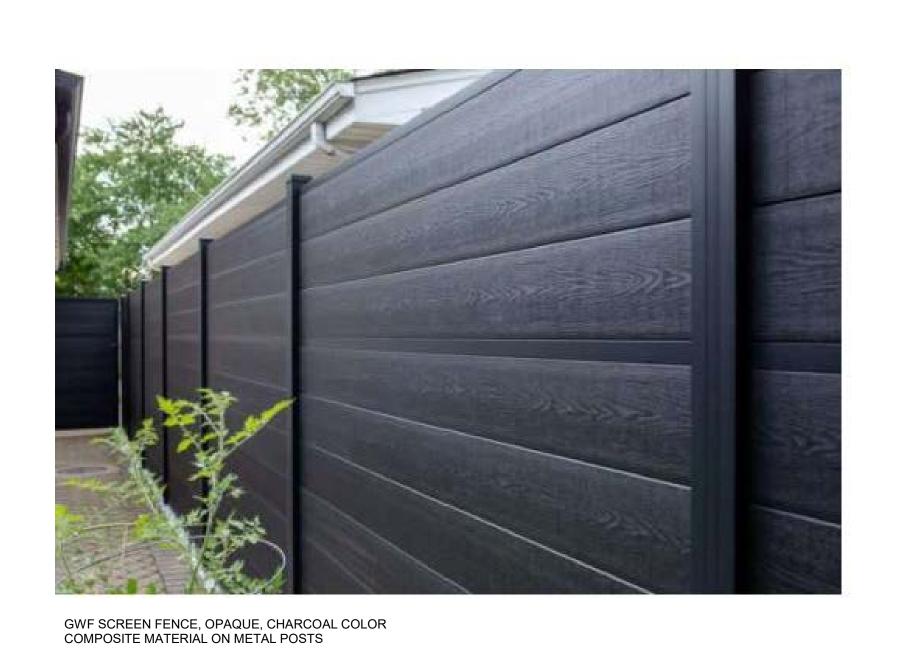
_ - INLET ⊗ − WATER VALVE (UNLESS OTHERWISE NOTED)

(M) - MEASURED DATA -OHW-- OVERHEAD WIRES → BUFFALO BOX — CONCRETE SURFACE

(R) - RECORD DATA



IPLS No. 3483 MY LICENSE EXPIRES 11/30/18

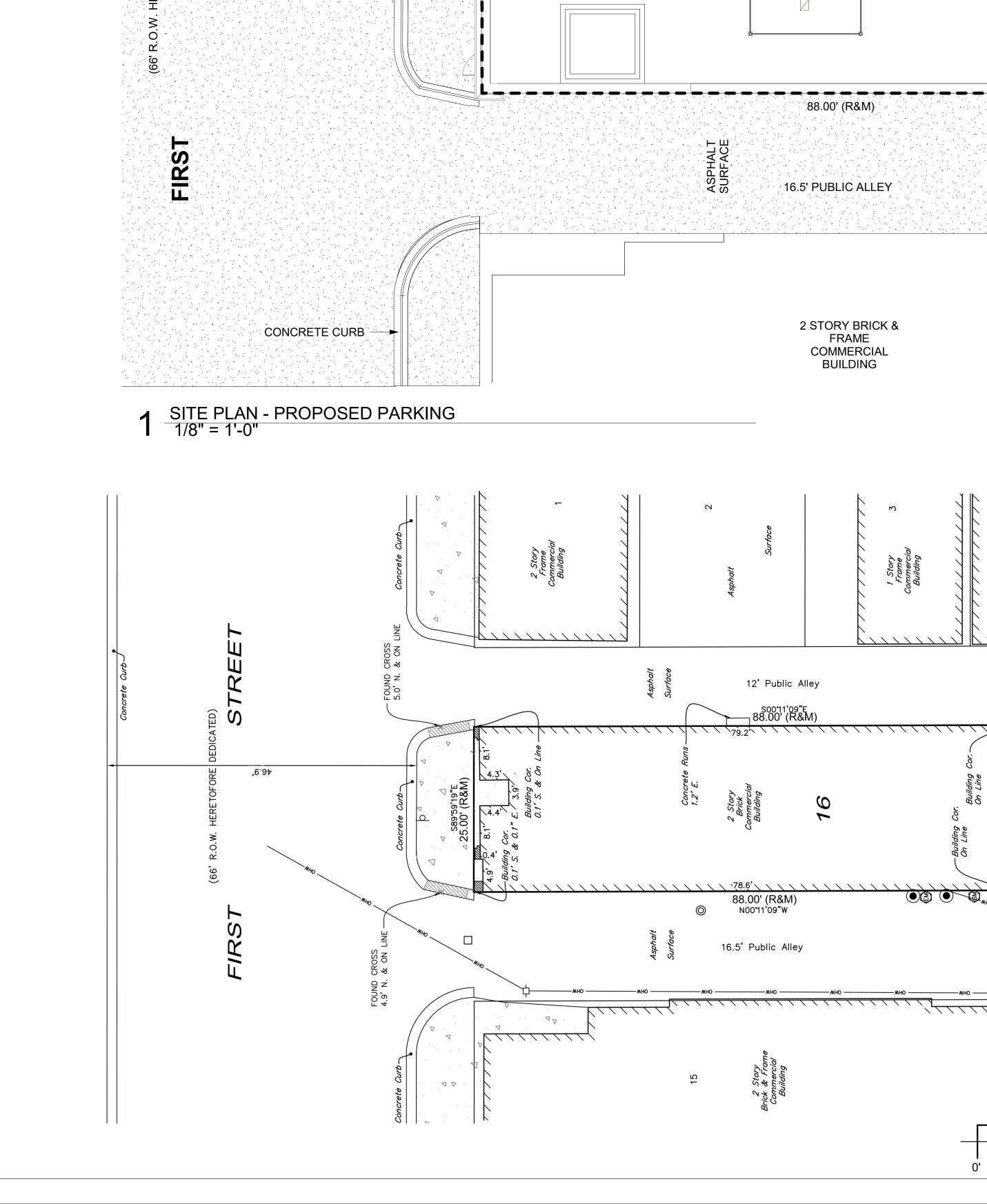


Chicago

IB

B-2 ZONING DISTRICT

14 W. 1ST STREET



CONCRETE CURB

2 STORY BRICK & FRAME

COMMERCIAL BUILDING



1 STORY FRAME COMMERCIAL BUILDING

EX. O.H. ELEC TO METERS

EX. GAS METERS

1111111

88.00' (R&M)

88.00' (R&M)

16.5' PUBLIC ALLEY

2 STORY BRICK & FRAME COMMERCIAL BUILDING

12' Public Alley

9' - 10"

Date Description 4/15/2022 CLIENT MTG IFZ DRAFT 5/16/2022 6/08/2022 IFZ-HPC-PC

SURVEY + REFUSE SCREENING

SP100

1/8" = 1'-0"

COPYRIGHT KEYSTONE PLANNING + DESIGN, PLLC (KP+D) 2022

KEYNOTES - DEMOLITION

EXISTING ELECTRICAL 400A 120/208V MDP AND DISTRIBUTION PANELS TO REMAIN AND BE

EXISTING WATER SERVICE TO BE REMAIN AND

EXISTING SUMPIT TO REMAIN

EXISTING BOILER TO REMAIN REMOVE EXISTING BATHROOMS AND ALL RELATED ITEMS. CHECK SANITARY INVERT, AND

FLOOR AREA RATIO PER HINSDALE ZONING CODE, **SECTION 12-206**

50% BASEMENT - 970.5 SF

100% GROSS AREAS FROM **EXTERIOR WALLS OF MAIN** LEVEL AND SECOND LEVEL - 3,882 SF

TOTAL GROSS FAR -

TOTAL SITE AREA 25'X88' -

GENERAL NOTES - DEMOLITION

1. ALL WORK IS TO BE IN ACCORDANCE WITH BUILDING CODES AND STANDARDS THAT MAY HAVE AUTHORITY OVER THIS PROJECT. PROVIDE ALL NECESSARY SAFEGUARDS, BARRIERS, TEMPORARY POWER, LIGHTING, FIRE PROTECTION, ETC. AS REQUIRED DURING DEMOLITION.

2. THE GENERAL CONTRACTOR, PRIOR TO SUBMITTING HIS BID, SHALL FIELD SURVEY SITE OF PROPOSED WORK TO DETERMINE THE EXTENT AND NATURE OF DEMOLITION WORK.

3. THE GENERAL CONTRACTOR SHALL PAY ALL FEES AND SECURE REQUIRED PERMITS FOR STAGING, DUMPSTER STORAGE AND TRANSPORT OF ALL DEMOLISHED MATERIALS.

4. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RUBBISH AND WASTE MATERIAL REMOVAL OF THEIR OWN WORK, AS WELL AS THAT OF ALL SUBCONTRACTORS AND TRADES ON A DAILY BASIS. THE GENERAL CONTRACTOR SHALL EXERCISE STRICT CONTROL OVER JOB CLEANING TO PREVENT ANY DIRT, DEBRIS AND DUST FROM AFFECTING ANY FINISHED AREA WHETHER WITHIN OR OUTSIDE JOB SITE. THE BUILDING REFUSE FACILITIES SHALL NOT BE USED FOR THIS PURPOSE. UNLESS ARRANGEMENTS ARE MADE WITH THE BUILDING MANAGEMENT DIRECTLY.

5. THE GENERAL CONTRACTOR SHALL COORDINATE WITH THE BUILDING MANAGEMENT FOR REGULATIONS INCLUDING BUT NOT NECESSARY LIMITED TO ELEVATOR USE, RUBBISH REMOVAL, DUMPSTER PLACEMENT, PROTECTION OF BASE BUILDING CONSTRUCTION, AND ANY WORK WHICH WILL AFFECT OTHER TENANTS OR OTHER PARTS OF THE BUILDING.

6. THE CONTRACTOR IS TO PERFORM ALL DEMOLITION WORK BEHIND CLOSED DOORS OR BARRICADES UNDER NEGATIVE PRESSURE, OR OTHERWISE UTILIZE METHODS TO PREVENT THE TRANSMISSION OF NOISE AND DUST DURING DEMOLITION AND CONSTRUCTION.

7. THE GENERAL CONTRACTOR IS TO COORDINATE WITH THE OWNER AND ARCHITECT ALL PHASING OF DEMOLITION WORK REQUIRED WITHIN ADJACENT OCCUPIED AREAS SO AS TO MAINTAIN USE OF ALL CRITICAL FUNCTIONS AND UTILITY SERVICES.

8. ALL MOVEABLE FURNISHINGS AND EQUIPMENT ARE TO BE REMOVED BY TH OWNER PRIOR TO THE START OF DEMOLITION, EXCEPT AS OTHERWISE

9. THE GENERAL CONTRACTOR SHALL PROTECT ANY AREAS THAT CONTAIN NEW OR EXISTING MATERIALS, FINISHES, STRUCTURES, AND EQUIPMENT. DAMAGED ITEMS SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE TENANT AND THE BUILDING OWNER AT THE EXPENSE OF THE GENERAL CONTRACTOR.

10. THE GENERAL CONTRACTOR IS TO MAINTAIN AND TEST ALL SPRINKLERS, FIREHOSE CABINETS AND FIRE ALARM EQUIPMENT AFFECTED BY THE PROJECT AT THE END OF EACH WORK DAY. PROVIDE FIRE EXTINGUISHERS AS REQUIRED.

11. IT IS THE INTENT OF THIS DOCUMENT TO UTILIZE THE REUSE OF BUILDING STANDARDS, SUCH AS, BUT NOT LIMITED TO, DOORS AND FRAMES, HARDWARE, ELECTRICAL AND TELEPHONE RECEPTACLES, DIFFUSERS, SPEAKERS. EXIT SIGNS AND PLUMBING FIXTURES WHERE POSSIBLE. WHERE MATERIALS REMOVED DURING DEMOLITION ARE TO BE INVENTORIED AND NEATLY STORED ON-SITE FOR REUSE. ALL SURPLUS FIXTURES AND MATERIAL ITEMS REMOVED DURING DEMOLITION BUT NOT REUSED DURING THIS PROJECT ARE TO BE STORED FOR LATER USE. CONTRACTORS SHALL COORDINATE THE SEQUENCE FOR DEMOLITION AND THE LOCATION OF ON-SITE STORAGE AREAS FOR EXISTING ITEMS TO BE REUSED, AND PROVIDE THE BUILDING WITH COPIES OF DEMOLITION INVENTORY.

12. THE GENERAL CONTRACTOR SHALL COORDINATE ALL TRADES REQUIRED TO PERFORM DEMOLITION WORK AS INDICATED IN THE CONTRACT DOCUMENTS.

13. THE GENERAL CONTRACTOR SHALL PROVIDE OPENINGS IN NEW AND EXISTING CONSTRUCTION AS REQUIRED FOR THE PENETRATION OF MECHANICAL, PLUMBING, ELECTRICAL AND OTHER WORK. VERIFY EXACT SIZE AND LOCATION WITH TRADES.

14. WHERE EXISTING PARTITIONS ARE TO REMAIN. THE CONTRACTOR IS TO REMOVE ALL FINISH MATERIALS AND WALL-MOUNTED ITEMS, EXCEPT AS NOTED. PATCH PARTITIONS AS REQUIRED TO MAKE AS NEW.

15. DEMOLISH ALL CONSTRUCTION INDICATED TO BE REMOVED, INCLUDING, BUT NOT LIMITED TO: FLOORING. PARTITIONS, FINISHED CEILINGS, INCLUDING ELEMENTS OCCURRING ABOVE, SUCH AS HANGERS, STRAPS AND OTHER ACCESSORY OBJECTS CONNECTED WITH THE ITEMS BEING REMOVED.

16. THE ELECTRICAL CONTRACTOR SHALL DISCONNECT ALL POWER IN AREAS OF WORK PRIOR TO COMMENCEMENT OF DEMOLITION, AND SHALL PROVIDE TEMPORARY POWER AND LIGHTING FOR THE DEMOLITION CONTRACTOR.

17. WHERE PARTITIONS ARE BEING REMOVED, ALL ELECTRICAL OUTLETS AND SWITCHES SHALL BE DISCONNECTED AT SUPPLY JUNCTION BOX. ALL CONDUITS, WIRING AND BOXES IN DEMOLISHED WALLS ARE TO BE REMOVED. SAVE OUTLETS AND SWITCHES, AND STORE ON-SITE FOR REUSE IF FEASIBLE OR AS REQUIRED.

18. REMOVE ALL LOW VOLTAGE OR SIGNAL CABLE AND CONNECTORS NO LONGER REQUIRED FOR THE OPERATION OF TELEPHONE DATA OR OTHER

19. ALL EXISTING ELECTRIC/VOICE/DATA DEVICES NOTED TO BE REMOVED FROM EXISTING PARTITIONS SHALL BE REMOVED COMPLETELY AND THE PARTITIONS REPAIRED AS NECESSARY TO LOOK NEW.

20. WHERE WATER LINES OR DRAINS TO ELECTRIC WATER COOLERS, SINKS OR VENDING MACHINES ARE DISCONNECTED, THEY SHALL BE CAPPED AT THE TAP CONNECTION, AND ADEQUATELY RECESSED TO ACCOMMODATE PATCHING OF FINISHED WALL, FLOOR OR CEILING PLANE FOR A SMOOTH

 \mid 21. ALL PLUMBING PIPING IN PARTITIONS TO BE REMOVED IS TO BE CAPPED AT NEAREST DISTRIBUTION PIPING WHERE ABANDONED, AND RE-ROUTED TO NEW PARTITIONS OR CHASES WHERE ACTIVE.

FLUSH APPEARANCE.

22. WHERE PLUMBING IS TO BE REMOVED IN CONJUNCTION WITH CABINET WORK, PLUMBING CONTRACTOR IS TO COORDINATE ALL WORK WITH DEMOLITION CONTRACTOR. IF NEW PLUMBING IS SPECIFIED, PLUMBING CONTRACTOR SHALL CAP IN A WAY TO EASE LATER WORK.

23. THE GENERAL CONTRACTOR IS TO REMOVE ALL EXISTING CABINETS AND COUNTERS AND REPAIR WALLS AS NECESSARY.

24. ALL CABINETRY REMOVED, NOT RELOCATED AND IN GOOD CONDITION IS TO BE PLACED IN BUILDING STOCK. VERIFY STORAGE LOCATION WITH BUILDING OWNER/MANAGEMENT.

25. ALL SIDELIGHTS AND BORROWED LIGHTS (GLASS AND FRAMES) REMOVED AND NOT RELOCATED ARE TO BE PLACED IN BUILDING STOCK. VERIFY STORAGE LOCATION WITH BUILDING OWNER/MANAGEMENT.

26. WHERE CARPET AND PAD IS BEING REMOVED, THE MECHANICAL

ATTACHMENT TO THE CONCRETE FLOOR SHALL ALSO BE REMOVED. 27. WHERE GLUE DOWN CARPET, RESILIENT FLOOR OR OTHER GLUED FLOORING INSTALLATION IS REMOVED, REMOVE ALL ADHESIVE TO LEAVE

FLOOR WITH A SMOOTH LEVEL FINISH. 28. ALL EXISTING VINYL BASE IS TO BE REMOVED. REMAINING WALLS SHALL BE REPAIRED SO AS TO CREATE A SMOOTH SURFACE READY TO RECEIVE NEW BASE. SEE FINISH SCHEDULES AND PLANS FOR REPLACEMENT

LOCATIONS. 29. REFER TO OTHER SHEETS FOR GENERAL NOTES FOR THE PROJECT.

30. REFER TO ANY MECHANICAL AND ELECTRICAL ENGINEERING DRAWINGS FOR ADDITIONAL DEMOLITION WORK REQUIRED.





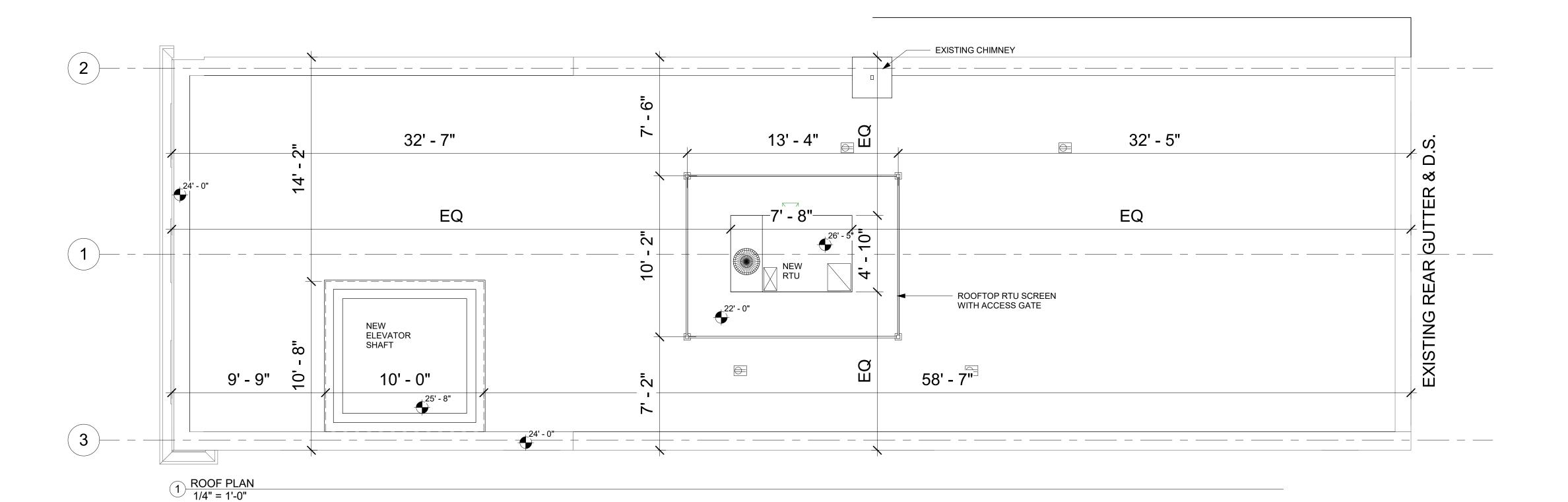
DOWNERS GROVE, IL 60515 (630) 734 - 0883

Description CLIENT MTG 4/15/2022 IFZ DRAFT 5/16/2022 IFZ-HPC-PC 6/08/2022

> EXISTING + **DEMOLITION**

1/4" = 1'-0'

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GENERAL ROOF PLAN NOTES:

1. SEE MEP DRAWINGS FOR ADDITIONAL ROOF PENETRATIONS.
PROVIDE MANUFACTURER'S STANDARD DETAILS @ ALL PENETRATIONS

ROOF SYSTEM LEGEND

ROOF SYSTEM 'A': FULLY ADHERED 60 MIL REINFORCED SINGLE-PLY WHITE TPO ROOF MEMBRANE OVER TAPERED POLYISOCYANURATE INSUL., 1/4"/FT. SLOPE TYP. w/ 1/2"/FT. COUNTERSLOPE @ SADDLES. PROVIDE 3" MIN. INSUL. THICKNESS @ ROOF DRAINS. ROOF DECK IS COMPOSITE 2" GALV. METAL DECK w/ 3 1/4" OF LIGHT-WEIGHT CONCRETE COVER (51/4"

AVERAGE "R" VALUE OF INSULATED SYSTEM SHALL BE R=30. ROOF SYSTEM SHALL BE RATED 1 1/2\-HOUR w/ 2-HOUR RATED CEMENTITIOUS SPRAY FIREPROOFING ON SECONDARY BEAMS & BRACING AND 2 1/2-HOUR PROTECTION ON ROOF FRAMING MEMBERS THAT CONNECT DIRECTLY TO COLUMNS. U.L. #D-925. NOTE:PROVIDE 1/4" DENSDECK ROOF COVER BOARD OVER INSULATION @ ROOF AREA WITH AIR HANDLING UNITS ONLY.

ROOF SYSTEM 'B': FULLY ADHERED 60 MIL REINFORCED SINGLE-PLY WHITE TPO ROOF MEMBRANE OVER 1/4" DENSDECK PRIME ROOF INSULATION COVER BOARD OVER TAPERED POLYISOCYANURATE INSUL., 1/4"/FT. SLOPE TYP. w/ 1/2"/FT. COUNTERSLOPE @ SADDLES. PROVIDE 3" MIN. INSUL. THICKNESS @ ROOF DRAINS. ROOF DECK IS 1 1/2" METAL DECK. AVERAGE "R" VALUE OF INSULATED SYSTEM SHALL BE R=30. ROOF SYSTEM SHALL BE RATED 1 1/2\-HOUR w/ CEMENTITIOUS SPRAY FIREPROOFING ON METAL DECK AND ON SECONDARY BEAMS & BRACING AND 2-HOUR PROTECTION ON ROOF FRAMING MEMBERS THAT CONNECT DIRECTLY TO COLUMNS. U.L. #P-732.

EXTENSIVE GREEN ROOF SYSTEM IN CONJUNCTION WITH ROOF SYSTEM "B", WHERE INDICATED, PROVIDE PRE-VEGETATED MODULAR GREEN ROOF SYSTEM OVER ROOF SYSTEM. THIS WORK INCLUDES THE PROVISION OF A 45 MIL. TPO SLIP SHEET UNDER PLANTING UNDER ALL INDICATED PLANTING MODULES.

ROOF SYSTEM 'C':
FIBERGLASS ASPHALT SHINGLES OVER 2 LAYERS OF 15# UNDERLAYMENT OVER 5/8" F.R. TREATED PLYWOOD OVER METAL ROOF DECK. ON FABRICATED LT. GAGE METAL TRUSSES. PROVIDE SELF ADHERING LAMINATED RUBBERIZED ASPHALT ROOFING UNDERLAYMENT 36" BACK OF ROOF EDGE & WHERE INDICATED IN SPECIFICATIONS.

ROOF SYSTEM 'D':
APP-MODIFIED BITUMINOUS MEMBRANE ROOFING OVER TAPERED POLYISOCYANURATE INSULATION ON COMPOSITE CONC. & METAL DECK ROOF SYSTEM TO MATCH EXISTING ROOF CONSTRUCTION. ROOF SYSTEM SHALL BE RATED 1 1/2-HOUR W/ CEMENTITIOUS SPRAY FIREPROOFING ON SECONDARY BEAM & BRACING & 2-HOUR PROTECTION ON ROOF FRAMING MEMBERS THAT CONNECT DIRECTLY TO COLUMNS. U.L. D-925.





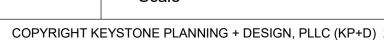
1303 OGDEN AVE. DOWNERS GROVE, IL 60515 (630) 734 - 0883

No		
	Description	Date
2	IFZ DRAFT	5/16/2022
3	IFZ-HPC-PC	6/08/2022

ROOF PLAN

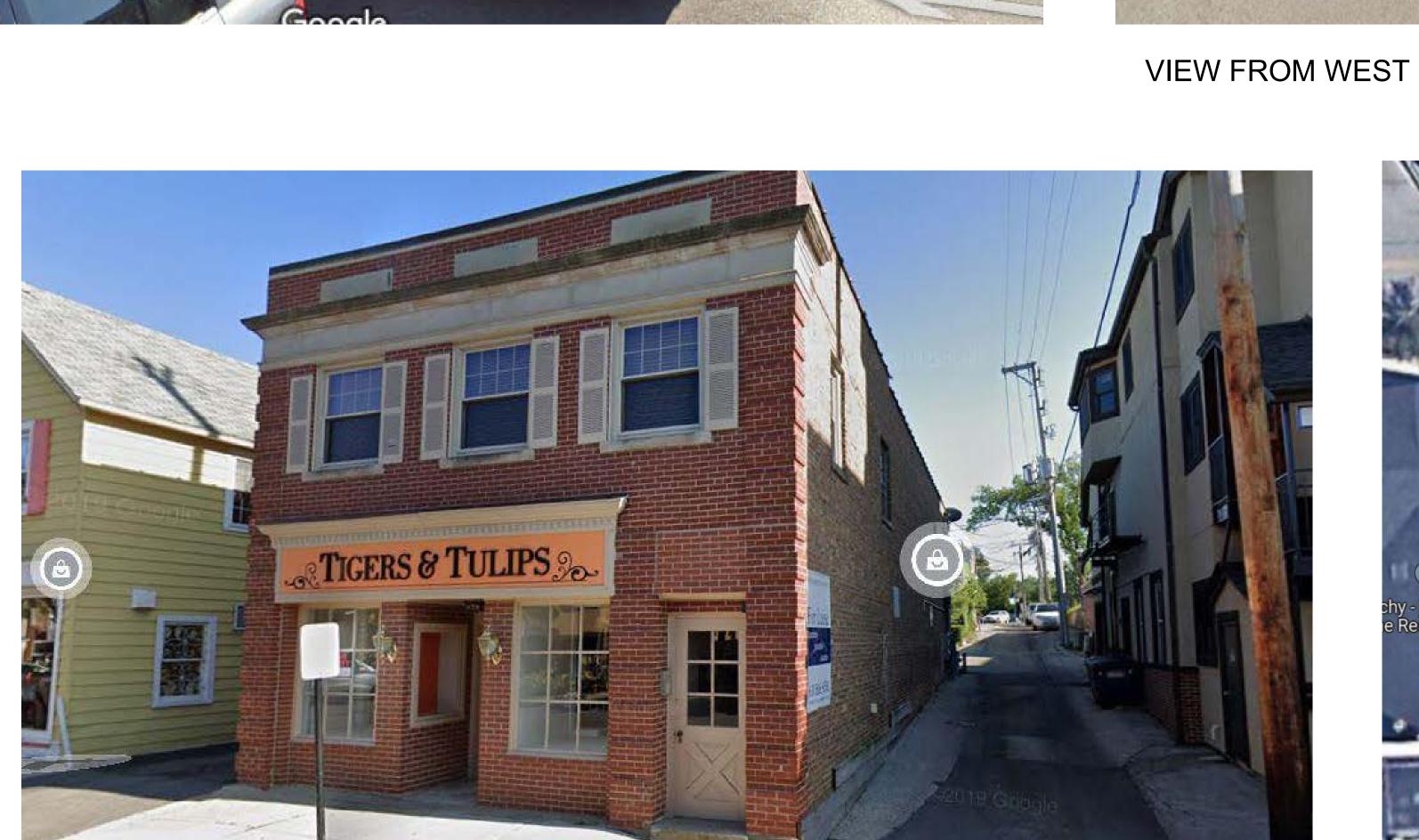
A150



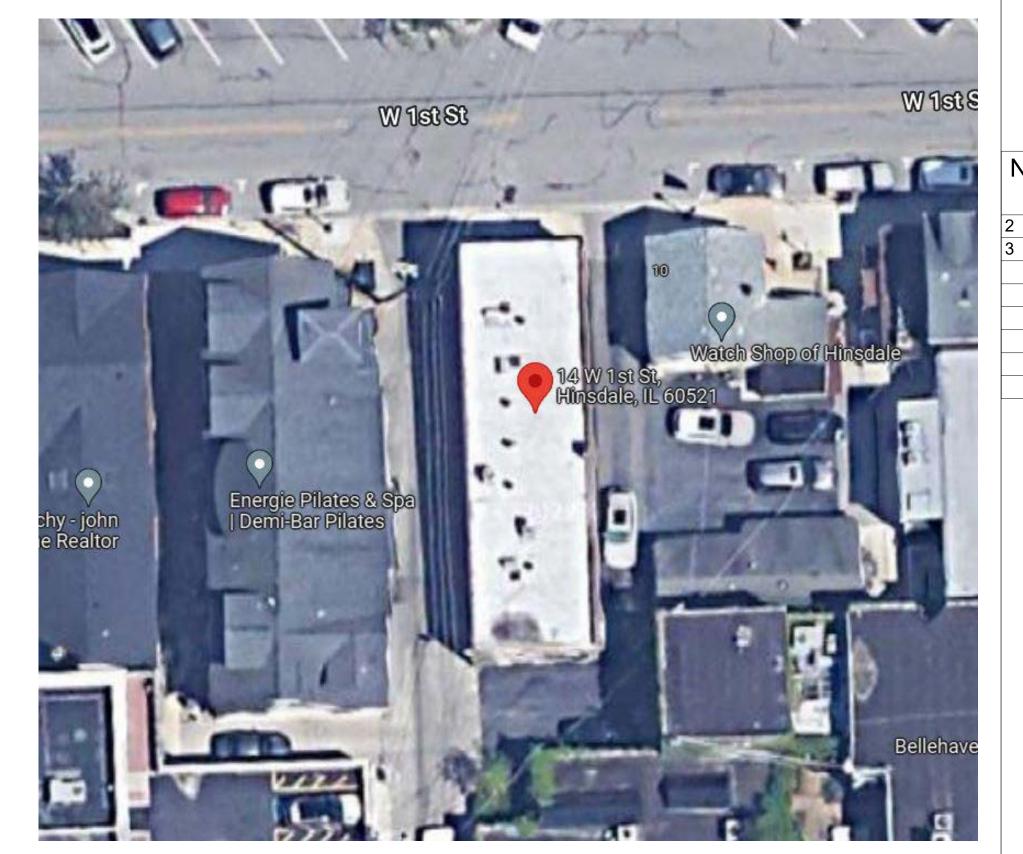








VIEW FROM NORTH



AERIAL VIEW



CM + BUILDER CM + BUILD DESIGN BUILD

1303 OGDEN AVE. DOWNERS GROVE, IL 60515 (630) 734 - 0883

DALE MED SPA

No Description Date

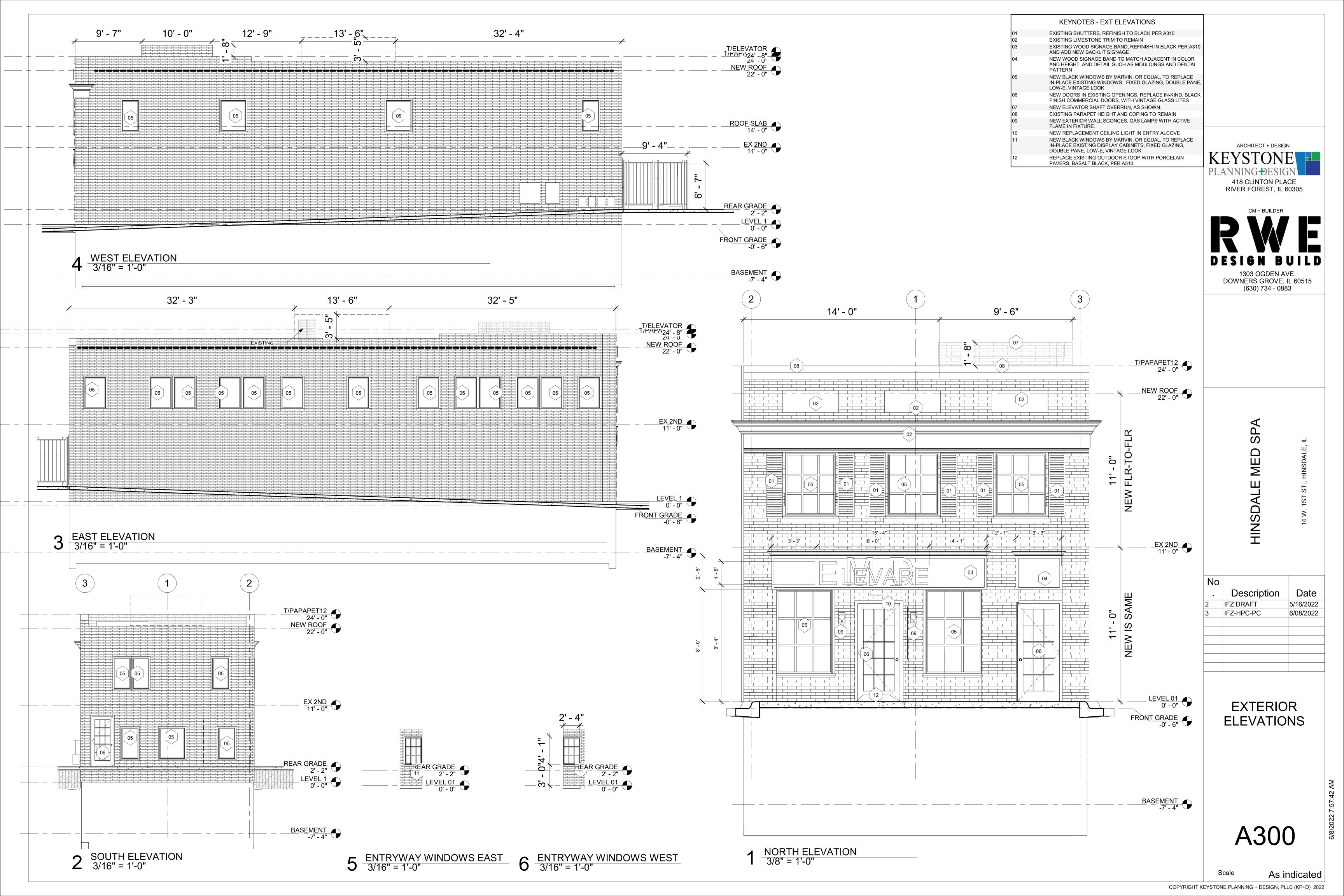
IFZ DRAFT 5/16/2022

IFZ-HPC-PC 6/08/2022

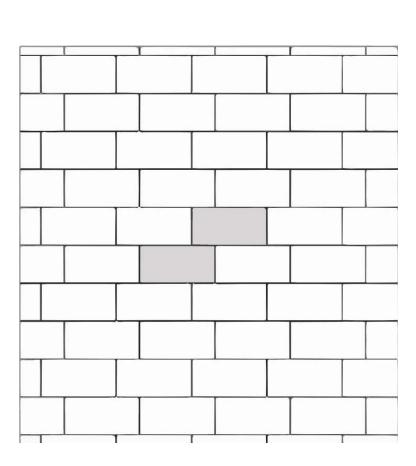
EXTERIOR COLOR ELEVATIONS

A299

Sca





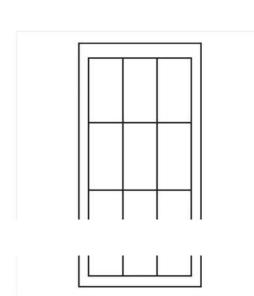


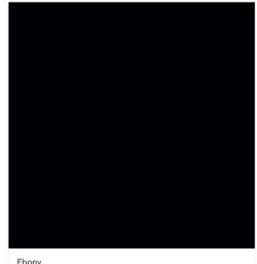
3CM Basalt Black Exterior Porcelain Pavers



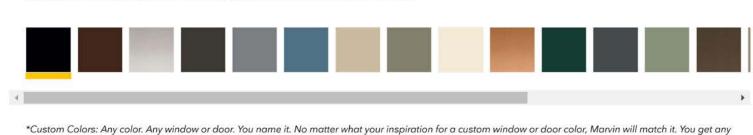
Paired with SDL bars on the exterior of the glass, a spacer bar is installed between the glass, creating an even closer match to the Authentic

Marvin's custom capabilities allow us to create almost any divided lite pattern you can dream up, with combinations of widths, unique profiles, rectangular or radius cuts and more. Choose from an existing lite cut, specify custom divided lites according to a new design or ask our design professionals to assist in creating a pattern for your needs.





A high-quality window deserves a dependable finish. Our low maintenance clad-wood products feature an extruded aluminum exterior finished in commercialgrade paint for superior resistance to fading and chalking. Our palette of nineteen color options spans from muted, earthy tones to bold, rich colors and three pearlescent finishes. Custom color matching is also available to meet any design vision.



color your heart desires, with your own personal custom color name and a 20-year warranty. See your Marvin dealer for details and ask about special pricing. Interior Finish

windows and doors that are ready to install the day they arrive to save valuable time on the job site.

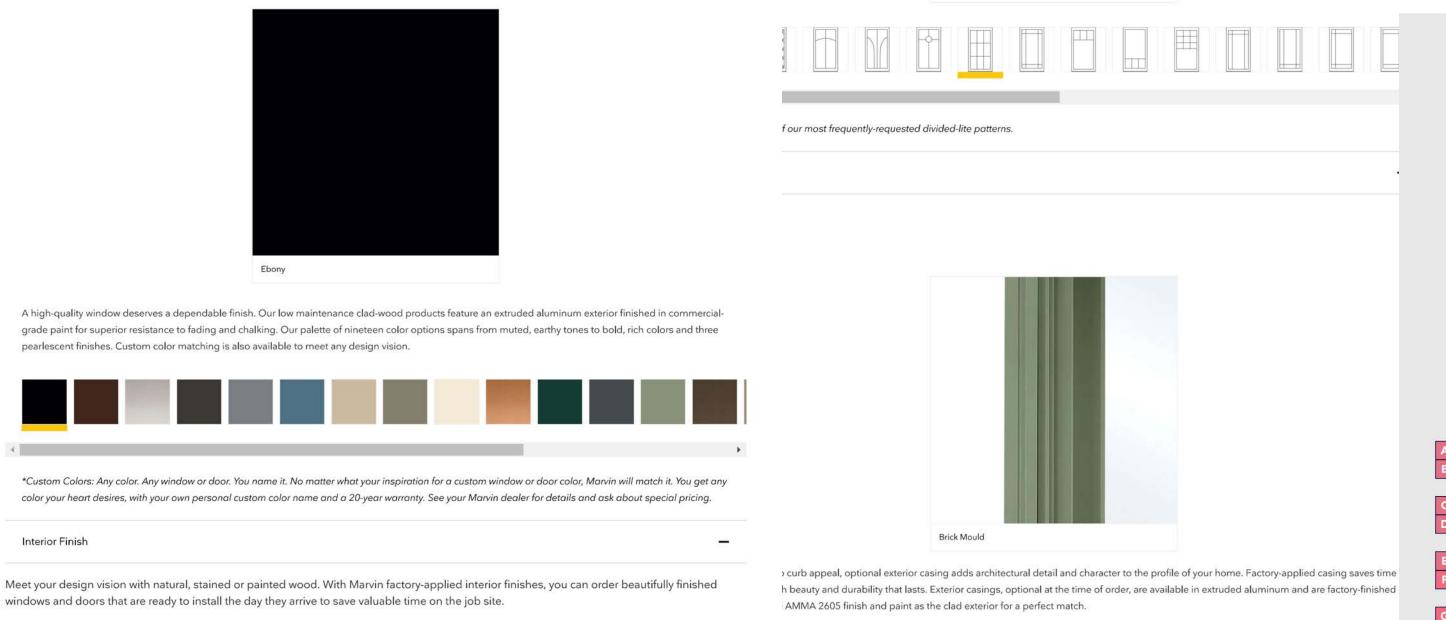
Wood Options

Exterior Finish

Clad Color Options



MARVIN FIXED WINDOW **PAGES 1 - 3**





AWNEX HOLLYWOOD RTU SCREEN



0029 Black Classic European Colors

EXTERIOR FINE PAINTS OF **EUROPE HIGH GLOSS** BRILLIANT BLACK- REFINISH **EXISTING SHUTTERS AND** SIGNAGE BACKGROUND

Gen3 EdgeTM



	Rated duty	2,100 lbs (755 kg)	2,500 lbs(1154 kg)	3,000 ibs (1501 kg)	3,500 lbs (1500 kg)	4,000 lb3 (1014 kg)
A	Clear car width ¹	5'-8 ^{5/16} " (1735 mm)		6'-5 9/16" (1970 mm)		7'-5 9/16" (2275 mm)
В	Clear car depth for front openings ¹	4'-3 9'16" (1309 mm) 5'-0 3'16" (1528 mm)		5'-5 ^{9/16} "	5'-5 9/16" (1665 mm)	
	Clear car depth for front & rear openings ¹	4'-4 1/8" (*	1324 mm)	5'-0 3/4" (1543 mm)	5′-6 1/8″	(1680 mm)
C	Clear cab height ³	7'-9" (2362 mm) or 9'-9" (2972 mm)				
D	Door width	3'-0" (914 mm)		3'-6" (1067 mm)		4'-0" (1219 mm)
	Door type	Single	slide Center opening or single slide		g or single slide	Center Opening
Ξ	Door height	7'-0" (2134 mm) or 8'-0" (2438 mm)				
G	Hoistway single width ^{9,10} non-seismic	7'-7" (2311 mm)	7'-7" (2311 mm) 8'-4" (2540 mm)		9'-4" (2845 mm)	
	Hoistway single width ^{9,10} seismic	7'-9" (2362 mm)	8'-6" (2591 mm)		9'-6" (2896 mm)	
	Hoistway double width ^{7,9,10} non-seismic	15'-6" (4724 mm)	17'-0" (5182 mm)		19'-0" (5791 mm)	
	Hoistway double width ^{7,9,10} seismic	15'-10" (4826 mm)		17'-4" (5283 mm)		19'-4" (5893 mm)
Н	Hoistway depth for front openings	5'-9" (17	753 mm)	6'-4" (1930 mm)	6′-11″ (2108mm)
	Hoistway depth for front & rear openings	6'-3 1/4" (1911 mm)	6'-11 ^{7/8"} (2130 mm)	7′-5 1/4″	(2267 mm)

7'-9" (2362 mm) cab height	12'-7" (3836 mm)	12'-8" (3861mm)	13'-7" (4140 mm)	
9'-9" (2972 mm) cab height	14'-7" (4445 mm)	14'-8" (4471mm)	15'-7" (4750 mm)	
Minimum pit depth ^{6,8}	4'-0" (1219 mm) o	r 5'-0" (1524 mm)	4'-6" (1372 mm) or 5'-6" (1676 mm)	
			*	
Optional control closet or room ⁷				
Control closet		Hoistway depth x 3'-10" (1168 mm)		
Control room Hoistway depth x 5'-9" (1753 mm)			5'-9" (1753 mm)	
Control room		Control room-duplex Hoistway depth x 7'-6" (2286 mm)		

Clear overhead to hoist beam^{4,5} 150 fpm (0.76 m/s) 200 fpm (1.02 m/s) 350 fpm (1.78 m/s)

American Gas Lamp Works
101 Hoeveler Street
Springdale, PA 15144
Website: americangaslamp.com



Product image may not reflect selected options.

What size gas line fitting is needed for the actual installation of a gas lamp?

Open Flame Lamps are available in Single Straight or Maple Leaf Flames

inch copper flared line and flared fitting at the base of the post or mount.

For installations less than 200 feet in length, you will need to run a standard 3/8th inch copper line from your gas main to the base of the lamp fixture or lamp post. This feed line will then reduce to a 1/4

Baldwin Wall Mount

Email: sales@americangaslamp.com

Phone: 724-274-7131 x100

from the Baldwin collection in Timeless Black finish with Universal Wall Bracket mount style, Natural Gas light source, Inverted Gas Mantle Dual light assembly, Universal finial and Flat Glass glass.

MFG #: 3800W-WM1-NG-DMI-F01-G2T-TI

I. In the event of a

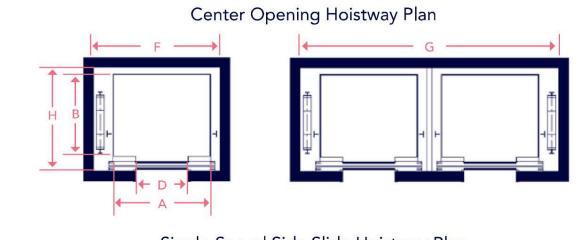
Height: **36.25**" Width/Dia.: 16.88"

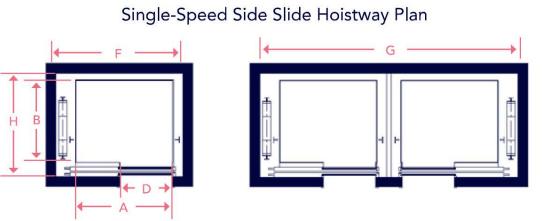


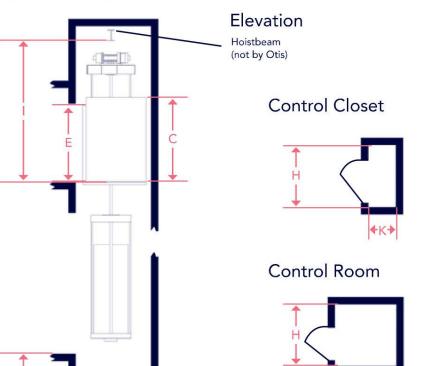


1303 OGDEN AVE. DOWNERS GROVE, IL 60515 (630) 734 - 0883

NATURAL GAS, OPEN FLAME WALL SCONCE







EXTERIOR SPECIFICATIONS

Description

IFZ DRAFT

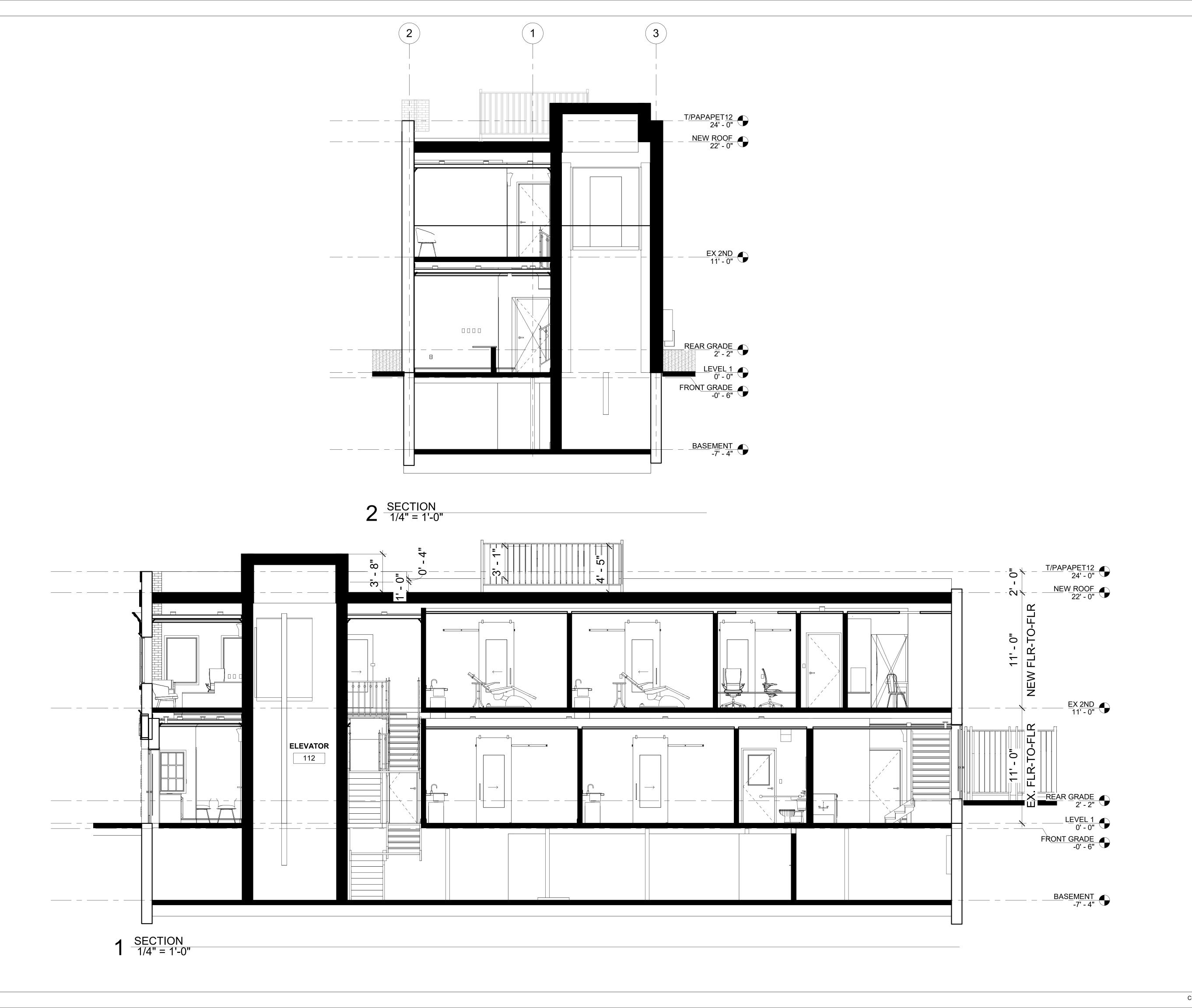
IFZ-HPC-PC

Date

5/16/2022

6/08/2022

OTIS GEN3 EDGE ELEVATOR - REQUIRED SHAFT DIMENSIONS



ARCHITECT + DESIGN PLANNING DESIGN

418 CLINTON PLACE
RIVER FOREST, IL 60305

1303 OGDEN AVE. DOWNERS GROVE, IL 60515 (630) 734 - 0883

Date Description 5/16/2022 6/08/2022 IFZ DRAFT

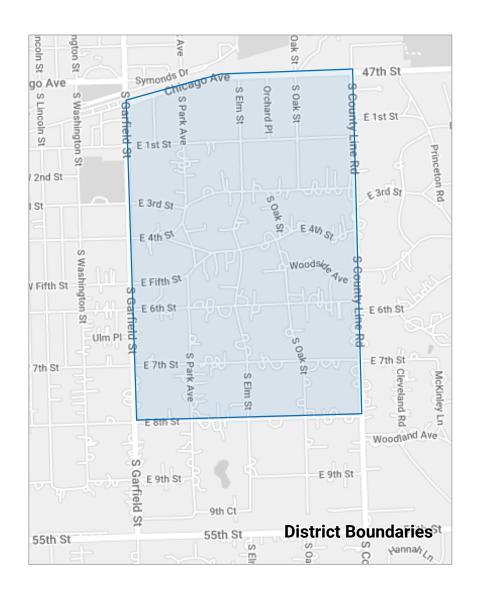
BUILDING SECTIONS

IFZ-HPC-PC

1/4" = 1'-0"

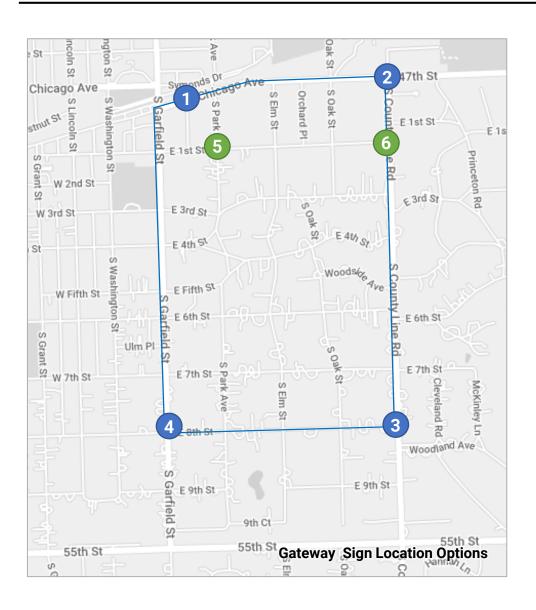
ROBBINS PARK HISTORIC DISTRICT GATEWAY SIGNAGE DISCUSSION

Historic Preservation Commission Meeting – July 6, 2022



ROBBINS PARK HISTORIC DISTRICT GATEWAY SIGN LOCATION OPTIONS

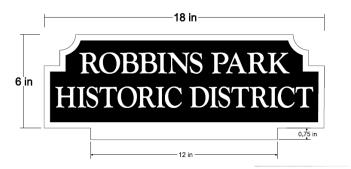
Revised Locations For Consideration Based on Discussion at HPC Meeting 6/1/2022



CONSIDERATIONS FOR FINAL LOCATIONS

- Conflicts with utilities or existing signs
- Right-of-way area
- Final sign types and design
- Public Services feedback
- Neighbor feedback
- Plan Commission and Board feedback

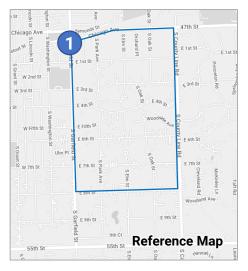
APPROVED STREET SIGN TOPPERS

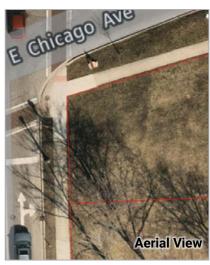


SOUTHEAST CORNER OF GARFIELD AVENUE AND CHICAGO AVENUE

Original Location Presented at HPC Meeting 6/1/22







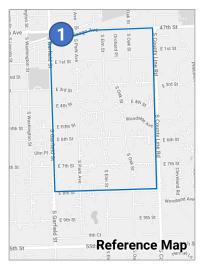
COMMENTS

- Potential location for a freestanding decorative sign
- Utility conflicts to be determined
- Narrow right-of-way, additional area on Chicago Avenue rather than Garfield Avenue
- Grade changes traveling east on Chicago
- Future development on vacant lot / lack historic context / at the edge of the Downtown Historic District

SOUTHEAST OR SOUTHWEST CORNER OF CHICAGO AVENUE AND BLAINE STREET

Revised Location Based on Discussion at HPC Meeting 6/1/22





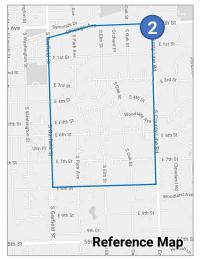


- Discuss location and if there is a preferred corner
- Potential location for a freestanding decorative sign
- Utility conflicts to be determined

SOUTHWEST CORNER OF COUNTY LINE ROAD AND CHICAGO AVENUE

Original Location Presented at HPC Meeting 6/1/22



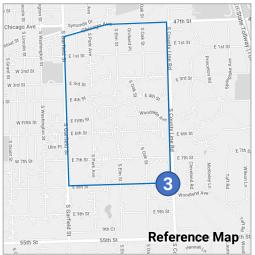




- Potential location for a freestanding decorative sign
- Consideration for signs faces oriented toward different directions
- Utility locations and conflicts to be determined (known underground utilities in this location)
- Locate off of County Line Road rather than Chicago Avenue due to conflicts with stop sign, utility pole, fire hydrant, large tree

NORTHWEST CORNER OF COUNTY LINE ROAD AND EIGHTH STREET





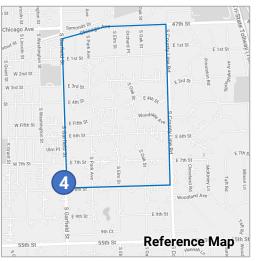


COMMENTS

- Potential location for a freestanding decorative sign
- Limited right-of-way area potentially relocate the existing bicycle sign on County Line Road and utilize area for a new sign
- Consideration for signs faces oriented toward different directions
- Utility conflicts to be determined hydrant located on Eighth Street

NORTHEAST CORNER OF GARFIELD AVENUE AND EIGHTH STREET







- Potential location for a freestanding decorative sign
- Consideration for signs faces oriented toward different directions
- Limited right-of-way area Relocate existing street sign to adjacent intersection
- Utility conflicts to be determined

CORNERS OF GARFIELD AVENUE AND FIRST STREET

Original Location Presented at HPC Meeting 6/1/22











- Potential for co-locating signs on the exiting lights poles
- Narrow right-of-way and existing signage / light poles
- Relocate or consolidate existing church directional signage
- Conflicts / clutter between proposed and existing signage
- Surrounding buildings are not historic
- Located at the edge of the Downtown Historic District

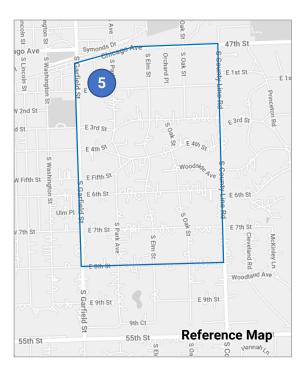
FIRST STREET & BLAINE STREET OR PARK AVENUE

Locations For Consideration Based on Discussion at HPC Meeting 6/1/22







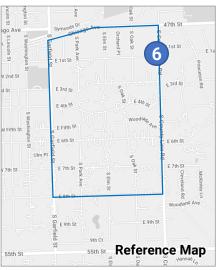


- Potential location for a freestanding decorative sign
- Not a gateway entrance to the Historic District
- Determine if locations are appropriate based on surrounding historic buildings and context
- Utility locations and conflicts to be determined

NORTHWEST AND SOUTHWEST CORNERS OF COUNTLINE ROAD AND FIRST STREET

Revised Location For Consideration Based on Discussion at HPC Meeting 6/1/2022

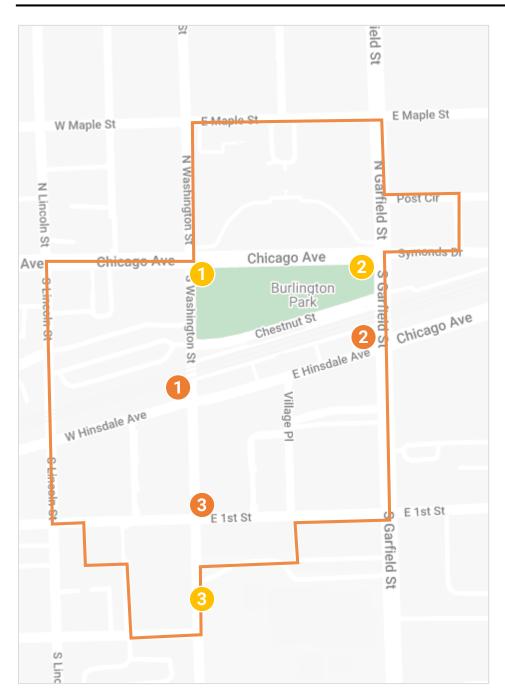






- Potential location for a freestanding decorative sign
- Utility conflicts to be determined Hydrant located on the north side of First Street
- Relocation and consolidation of existing church directional signage
- Historic context Zook House

DOWNTOWN HISTORIC DISTRICT - EXISTING SIGNAGE













GATEWAY SIGNAGE TYPES

Single Post Signs



- Freestanding single-post decorative sign
- Sign design should be simple, classic, and have historic components
- Consideration for adjacent single-family homes in terms of design and size – public outreach to neighboring properties in future
- Non-illuminated
- Black metal post seem preferred
- Consideration of a sign design that either ties into or is different from the Downtown Historic District Signage

GATEWAY SIGNAGE TYPES

Single Post Signs













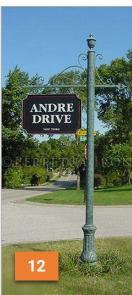












GATEWAY SIGNAGE TYPES

Sign Face Examples





