Memorandum

To: Chairman Keseric and Historic Preservation Commission Members

From: Sean Gascoigne, Village Planner

Date: April 7, 2011

Re: March 8th Minutes

The minutes of March 8th were not available for the packet. I will distribute them first thing next week for review and approval at next week's meeting.

Attachment

Cc: President Cauley and Board of Trustees
David Cook

Memorandum

To: Chairman Keseric and Historic Preservation Commission Members

From: Sean Gascoigne, Village Planner

Date: April 12, 2011

Re: Certificate of Appropriateness re: 735 S. Garfield St. – Dan and Joy Ives

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The applicants are requesting approval allowing them to remove and construct an addition to the rear (east) side of the existing residence. Attached is the completed application that states the structure is in the Tudor Revival style and constructed in 1924. According to information provided, an addition was constructed in the 70's which the owners do not feel is historically sensitive to the structure. They would like to demolish this previously completed addition (which includes the attached deck) and replace it with a slightly larger and historically sensitive addition, including a terraced stone and brick patio.

Attached are the review criteria pertaining to certificate of appropriateness as found in Section 14-5-2 of the Municipal Code that the Commission must follow when making comments.

Attachment

Cc: President Cauley and Board of Trustees
David Cook

14-5-2: CRITERIA:

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

A. General Standards:

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

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

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

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

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

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

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

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

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

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

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

B. Design Standards:

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

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

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

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

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

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

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

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

C. Additional Standards: 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. (Ord. O2000-7, 4-18-2000, eff. 5-1-2000)

VILLAGE OF HINSDALE
HISTORIC PRESERVATION COMMISSION
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

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

Address of Property under review: 735 S. Garfield Ave.
Property Identification Number: 09-12-404-006

I. GENERAL INFORMATION

1. Applicants Name: Daniel and Jay Ives
   Address: 735 S. Garfield Ave.
   Hinsdale, IL 60521
   Telephone Number: 630-789-2907

2. Owner of Record (if different from applicant): N/A
   Address:
   Telephone Number:

3. Others involved in project (include, name, address and telephone number):
   Architect: Patrick Fortelka @ Charles Vincent George Design Group
   604 N. Washington, Naperville, IL 60563 630-357-2023
   Attorney:
   Builder: Peter Carluka @ Courtyard Builders 708-218-3556
   14136 Persimmon Dr., Orland Park, IL 60467
   Engineer:

II. SITE INFORMATION

1. Describe the existing conditions of the property: Single family residence built in 1924. Property also contains a 2½ car detached garage

2. Property Designation:

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

   Listed as a Local Designated Landmark? ✓ YES ____ NO

   Located in a Designated Historic District? ____ YES ✓ NO

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

Demolition of existing 1 story addition on the back of the house and existing wooden deck. The current addition was put on in the 1970's and is not historically sensitive. This will be replaced with a slightly larger, more historically correct addition and terraced stone and brick patio

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

✓ No _____ Yes

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

N/A

CERTIFICATION

The Applicant hereby acknowledges and agrees that:

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

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

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

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

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

☑ **INDIVIDUAL OWNERS**

Signature of Applicant

Signature of Applicant

☐ **CORPORATION**

Signature of Applicant's President

Signature of Applicant's Secretary

☐ **PARTNERSHIP**

Signature of Applicant

Signature of Applicant

Signature of Applicant

Signature of Applicant

LAND TRUST

Signature

OTHER

Signature of Authorized Officer

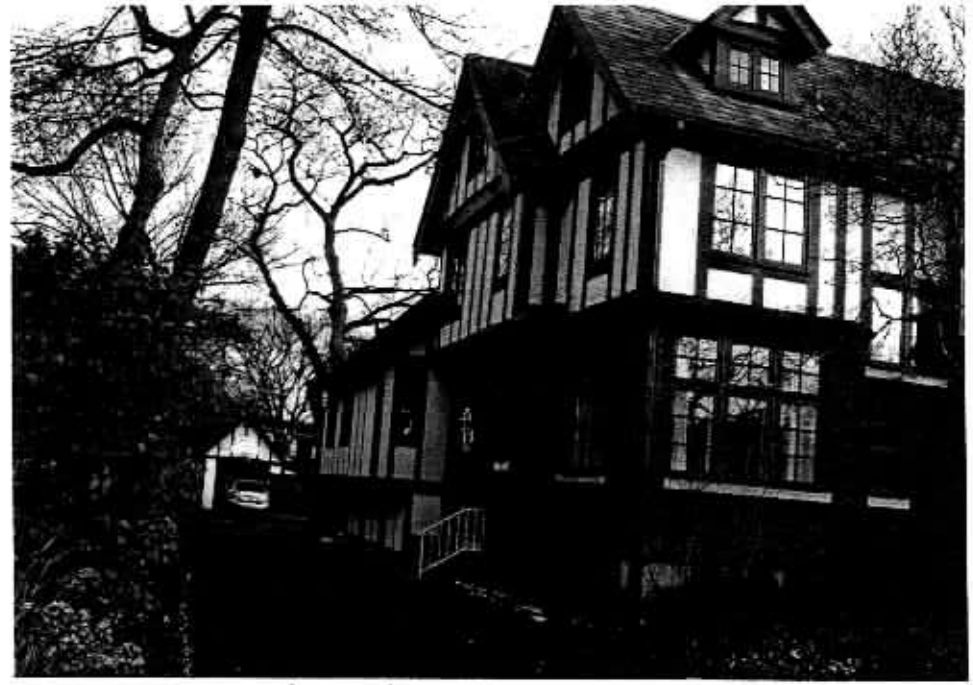
SUBSCRIBED AND SWORN
to before me this 8th day of
March 2011

Official Seal
Cynthia Higgins
Notary Public State of Illinois
My Commission Expires 03/15/2013

Cynthia Higgins
Notary Public

735 S. Garfield

South View



North View

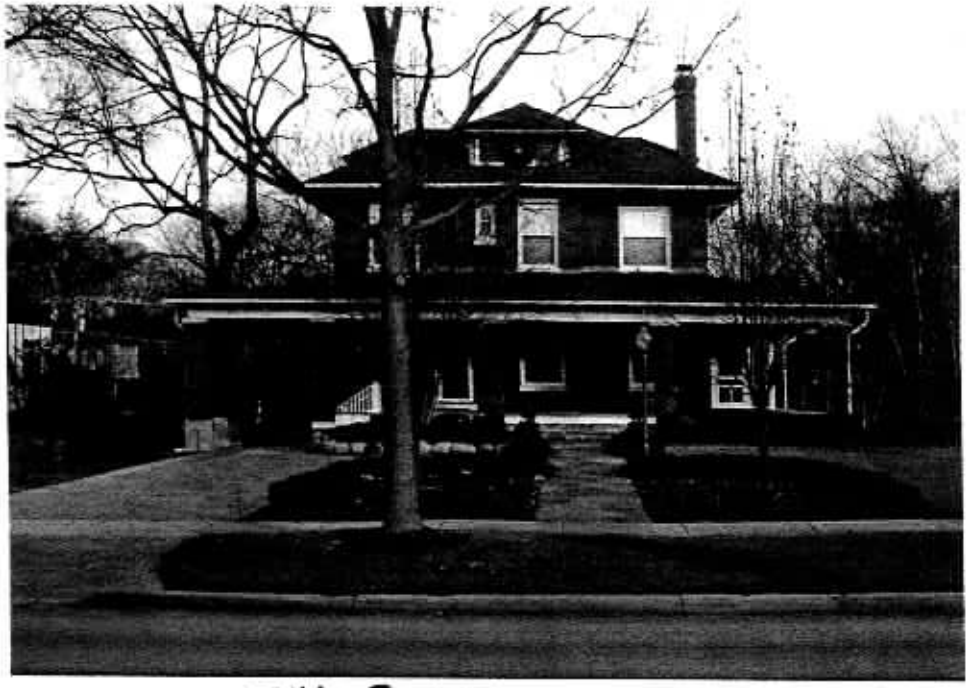
West View

East View

725 So. Garfield

740 So. Garfield

730 So. Garfield



741 So. Garfield

SITE PLAN

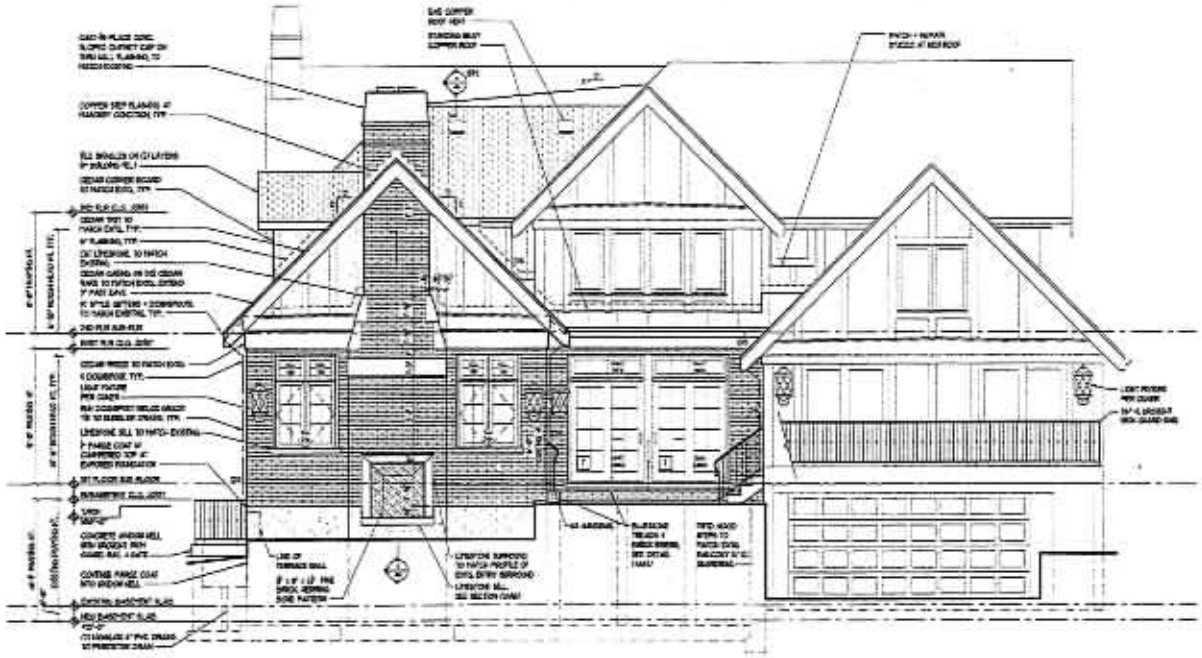
SITE PLAN
SCALE 1" = 20'

LEGAL DESCRIPTION

STREET ADDRESS

LOCATION MAP

PROJECT LOCATION



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

GENERAL NOTES

A. GENERAL REQUIREMENTS

B. FIRE RATINGS

C. MISCELLANEOUS NOTES

PROJECT DATA

JURISDICTION	DUPAGE COUNTY, HINSDALE ILLINOIS
ZONING	R-2
SITE AREA	75,000 SQFT
ALLOWABLE BLDG COVERAGE	18,750 SQFT
ACTUAL BLDG COVERAGE	MAIN FLOOR: 5,000 SQFT; DETACHED GARAGE: 660 SQFT; TOTAL: 5,660 SQFT — EXISTING: 4,861 SQFT; PROPOSED: 5,660 SQFT; NOT TO EXCEED EXISTING
ALLOWABLE HARDSCAPE AREA	2,500 SQFT
ACTUAL HARDSCAPE AREA	EXISTING: 2,000 SQFT; PROPOSED: 2,000 SQFT; NOT TO EXCEED EXISTING
ALLOWABLE LOT COVERAGE	6,000 SQFT
ACTUAL LOT COVERAGE	EXISTING: 10,660 SQFT; PROPOSED: 10,660 SQFT
ALLOWABLE F.A.R.	15,000 SQFT
ACTUAL F.A.R.	MAIN FLOOR: 5,000 SQFT; SECOND FLOOR: 5,000 SQFT; DETACHED GARAGE: 660 SQFT; TOTAL: 10,660 SQFT — EXISTING: 5,861 SQFT; 5,861 SQFT; PROPOSED: 5,000 SQFT; 5,000 SQFT; 660 SQFT; 660 SQFT; 10,660 SQFT; 10,660 SQFT
AVERAGE DATA GRADE	100.00 - 104.00
BUILDING HEIGHT	30.00 - NOT TO EXCEED EXISTING GARAGE: EXISTING
BUILDING ELEVATION	NOT TO EXCEED EXISTING
TYPE OF CONSTRUCTION	TRADITIONAL / WOOD FRAME

CODE INFORMATION

LOCAL BUILDING + ZONING CODE
2009 INTERNATIONAL RESIDENTIAL CODE
2009 NATIONAL ELECTRIC CODE
2009 INTERNATIONAL MECHANICAL CODE
2009 INTERNATIONAL PLUMBING CODE
2004 ILLINOIS PLUMBING CODE
2009 INTERNATIONAL ENERGY CONSERVATION CODE
ALL OTHER APPLICABLE FEDERAL, STATE, AND FEDERAL REGULATIONS HAVING JURISDICTION.

SHEET INDEX

LIGHT & VENT SCHEDULE

LIGHT REQ'D. = 8% OF ROOM AREA
VENT REQ'D. = 4% OF ROOM AREA
APPROVED EMERGENCY LIGHT + VENT REQ'D. = 1% OF FLOOR AREA

	ROOM NAME	SQ.FT	LIGHT REQ'D	LIGHT ACTUAL	VENT REQ'D	VENT ACTUAL
BASEMENT						
	MECH ROOM	1000	10.00	14.00	10.00	10.00
1ST FLOOR						
	LIBRARY	377	30.16	40.00	15.08	40.00
	BATHROOM	50	7.00	14.00	7.00	8.00 (CH)
	DINING ROOM	242	19.36	19.00	9.68	10.00
2ND FLOOR						
	BEDROOM - GUEST CHAMBER/LOCAL	50	4.00	10.00	2.00	10.00
	GUEST ROOM	1000	80.00	40.00	10.00	8.00 (CH)

- MECHANICAL VENTILATION SYSTEM SHALL BE CAPABLE OF PROVIDING AN AIR CHANGE PER HOUR LIGHTING TO BE OPERABLE TO PROVIDE AN AVERAGE ILLUMINATION OF 6 FOOTCANDLES

Charles Vincent George
Design Group, Inc
ARCHITECTS

504 North Washington Street
Naperville, Illinois 60563
Telephone: 630.357.2003
Facsimile: 630.357.2963

STAMP:

REVISION RECORD:

NO.	DATE	DESCRIPTION

PERMIT:

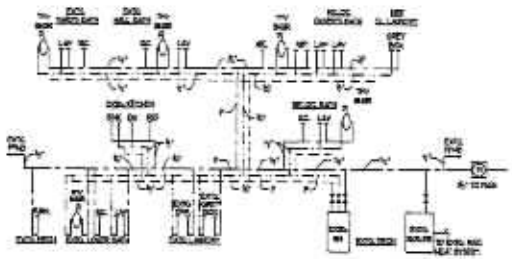
BID SET

REVISED FOR:

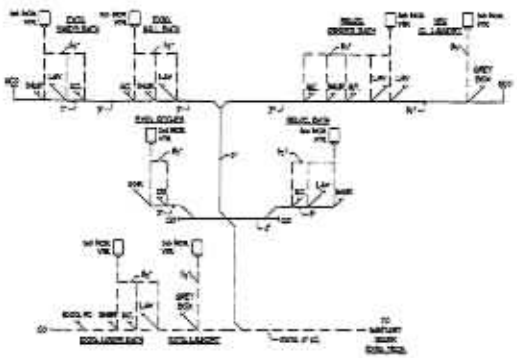
IVES RESIDENCE
735 S. GARFIELD AVENUE
HINSDALE, ILLINOIS

TITLE:
SITE PLAN, GENERAL NOTES, & ELEVATION

DATE: 1/10/2011
PROJECT #: 2015-101
DRAWN: SFC
CHECKED: FST
APPROVED: MDG
SHEET: A1



DOMESTIC WATER RISER DIAGRAM



WASTE AND VENT DIAGRAM

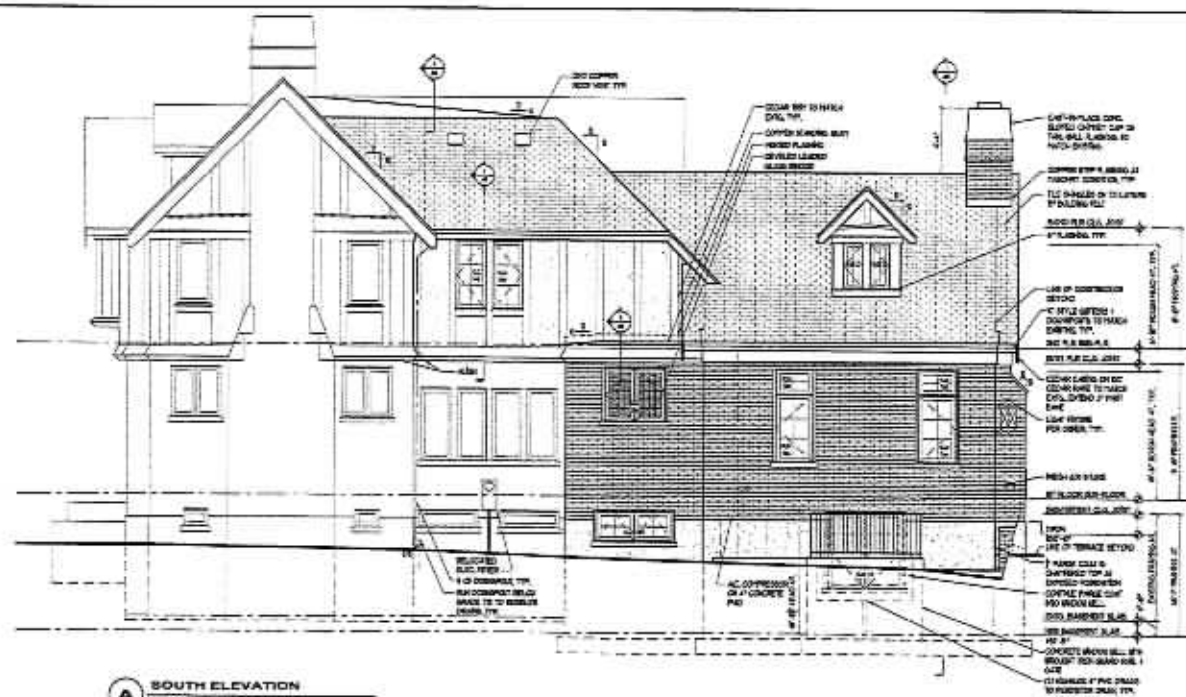
PLUMBING WORK GENERAL NOTES

1. ALL SUPPLY PIPING TO BE TYPE 'K' COPPER U.N.O.
2. PROVIDE 'T' AIR ARRESTOR AT ALL FIXTURES + AT ENDS OF ALL RUNS - TYPICAL.
3. VERIFY ALL FIXTURE + EQUIPMENT CONNECTION SIZES WITH MANUFACTURER SPECIFICATIONS.
4. ALL WATER CLOSET HOSES SHALL BE 3" MINIMUM.
5. THE DIAMETER OF AN INDIVIDUAL FIXTURE VENT SHALL BE NOT LESS THAN 1/4 (.25) OF THE DIAMETER OF THE DRAIN TO WHICH IT IS CONNECTED, HOWEVER IS GREATER.
6. ALL UNDERGROUND WASTE PIPING TO BE CAST IRON.
7. ALL GAS PIPING (WATER HEATERS, STOVES, ETC.) TO BE VENTED PER CODE.

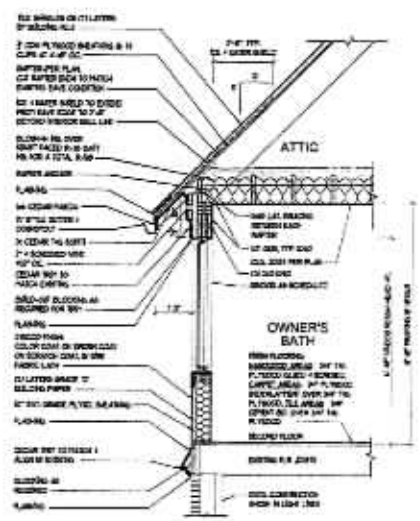
FIXTURE CONNECTION SIZES & QUANTITIES

FIXTURE TYPE	FIXTURE QUANTY: EXISTING / REMOVED	NEW	TOTAL	SUPPLY: SUPPLY FIXTURES PER UNIT: COLD	HOT	TOTAL	TOTAL SUPPLY FIXTURE UNITS	FIXTURE SUPPLY PIPE SIZE	DRAINAGE: DRAINAGE FIXTURES PER UNIT	TOTAL DRAINAGE FIXTURE UNITS	FIXTURE TRAP SIZE
WATER CLOSET	3	0	3	3	-	3	[illegible]	3/8"	4	[illegible]	3"
LAVATORY	4	0	4	3	3	3	[illegible]	3/8"	1	[illegible]	1 1/4"
SHOWER STALL	-	1	1	3	3	3	[illegible]	1/2"	3	[illegible]	2"
BATHTUB	-	0	1	3	3	3	[illegible]	1/2"	2	[illegible]	1 1/2"
KITCHEN SINK	1	0	1	3	3	3	[illegible]	1/2"	2	[illegible]	1 1/2"
WET BAR	1	1	1	3/3	3/3	3	[illegible]	1/2"	1	[illegible]	1 1/2"
DISHWASHER	1	0	1	-	-	-	[illegible]	1/2"	2	[illegible]	1 1/2"
LAUNDRY SINK	1	0	1	3	3	3	[illegible]	1/2"	2	[illegible]	1 1/2"
LAUNDRY TUB	0	1	1	-	-	-	[illegible]	-	3	[illegible]	1 1/2"
HOSE BIBB	3	0	3	0	-	0	[illegible]	1/2"	-	[illegible]	-
TOTAL FIXTURE UNITS							[illegible]			[illegible]	

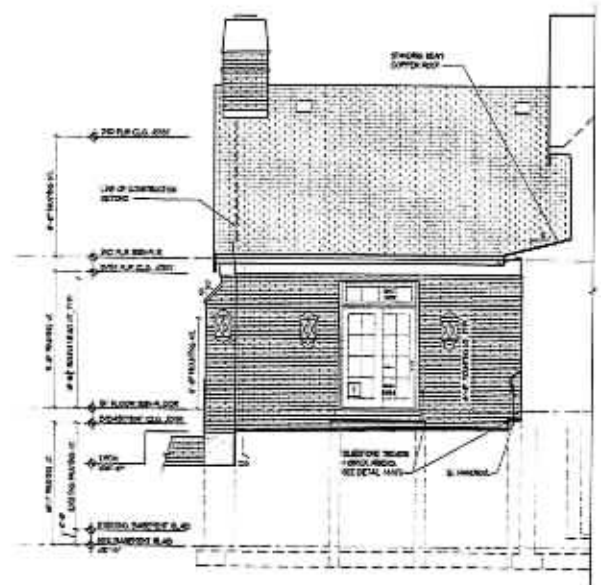
NOTE:
ALL SUPPLY + DRAINAGE FIXTURE UNITS, SUPPLY PIPE SIZES, DRAIN TRAP SIZES + VENT SIZES ARE PER U.N.O. PLUMBING CODE, 2006 EDITION



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



1 OWNER'S BATH SECTION
SCALE: 1" = 1'-0"



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

Design:
ARCI
[illegible]
Telephone:
Facsimile:

STAMP:

REVISIONS:

NO.	DATE

PROJECT:

DRAWING FOR:

TITLE:
EXT. EL
SCHED
PLUMB

DATE:
1/10/10

REVISION:
[illegible]

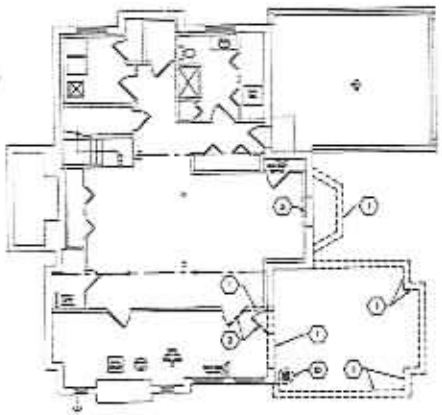
2 JOIST DETAIL

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

SECTION (NEW)
WHERE IN THE TOP OR BOTTOM OF JOIST SHALL NOT EXCEED ONE-SIXTH THE DEPTH OF THE JOIST AND SHALL NOT BE LOCATED IN THE MIDDLE THIRD OF THE SPAN. WHERE JOISTS ARE NOTCHED IN THE TRUSS FOR A LEDGER THE NOTCH SHALL NOT EXCEED ONE-FOURTH THE JOIST DEPTH. CANTILEVERED JOISTS SHALL NOT BE NOTCHED UNLESS THE NOTCHED NOTCH PROPERTIES AND DEFLECTION DIRECTIONS ARE CONSIDERED IN THE DESIGN.

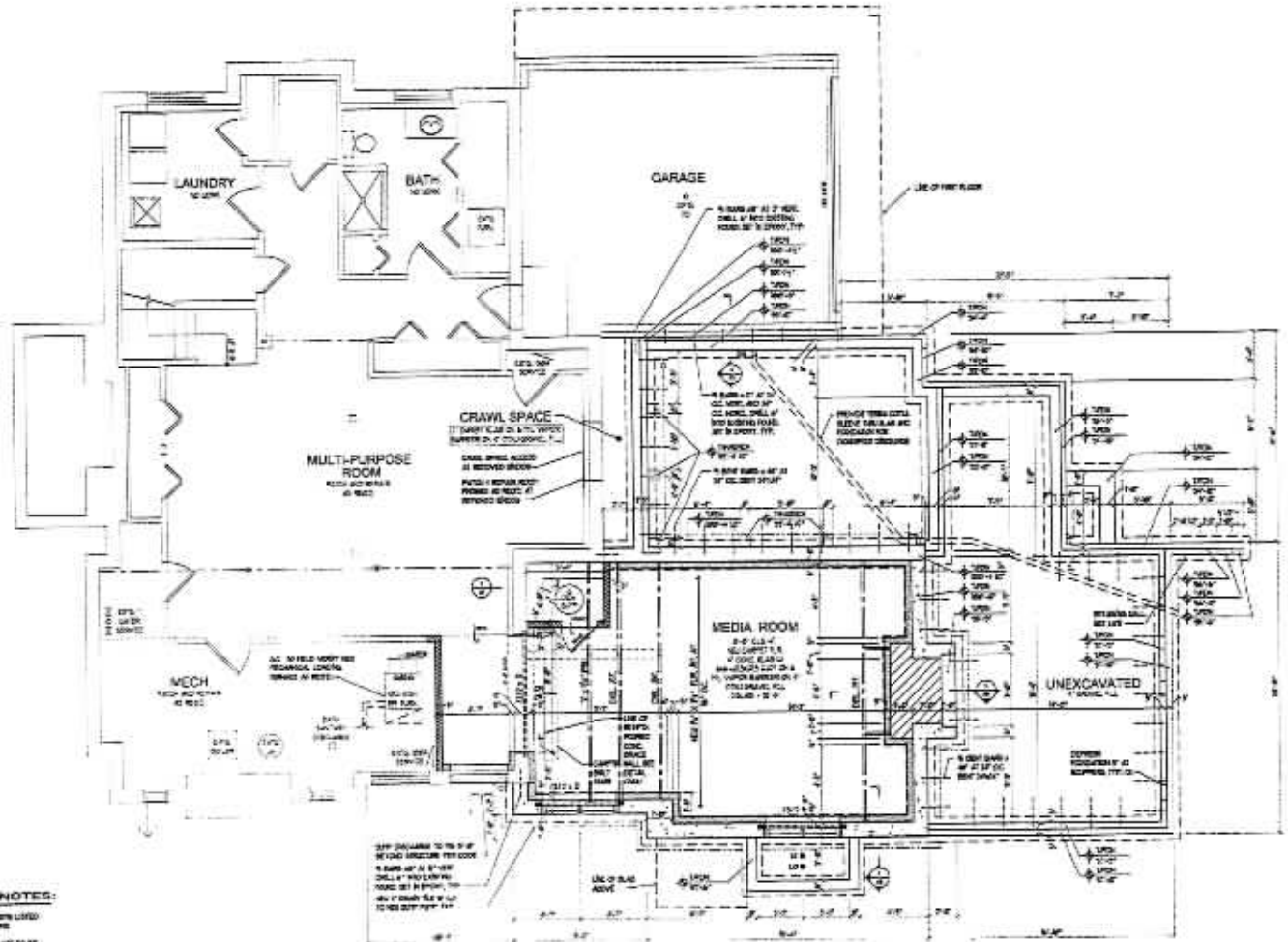
HOLES DRILLED OR BORED IN JOISTS SHALL NOT BE WITHIN 2 INCHES OF THE TOP OR BOTTOM OF THE JOISTS AND THEIR DIAMETER SHALL NOT EXCEED ONE-THIRD THE DEPTH OF THE JOIST.

SECTION (NEW)
NON-BEARING PARTITIONS MAY BE CUT OR NOTCHED TO A DEPTH NOT EXCEEDING 25% OF ITS WIDTH. NON-BEARING PARTITIONS MAY BE NOTCHED TO A DEPTH NOT TO EXCEED ONE-THIRD OF A SINGLE STUD WIDTH. NOT STUD MAY BE BORED OR DRILLED PROVIDED THAT THE DIAMETER OF THE BORED HOLE IS NO GREATER THAN ONE-THIRD OF THE STUD WIDTH, THE EDGE OF THE HOLE IS NO CLOSER THAN 5/8 INCH TO THE EDGE OF THE STUD, AND THE HOLE IS NOT LOCATED IN THE SAME SECTION AS A CUT OR NOTCH.



LOWER LEVEL DEMOLITION PLAN

SCALE: 1/8" = 1'-0"



LOWER LEVEL PLAN

SCALE: 1/8" = 1'-0"

NEW FINISHED: 506 SQ. FT.
100'-0" = TEXTG. FDN

DEMOLITION KEYNOTE LEGEND:

1. REMOVE WALLS AS REQUIRED FOR NEW PLAN. MAKE GOOD AS REQUIRED
2. REMOVE DOOR, FRAME & HARDWARE. SALVAGE FOR REUSE PER PLAN, AS DIRECTED BY OWNER
3. REMOVE BRICKS + CURBS IN THEIR ENTIRETY
4. REMOVE FLOORING TO EXISTING SUBFLOOR
5. REMOVE EXISTING PLUMBING FIXTURES. SALVAGE AS DIRECTED PER PLAN. CAP ALL WATER AND WATER LINES
6. REMOVE EXISTING ELEMENT, CAP ALL SUPPLY WATER LINES. SALVAGE FIXTURES FOR REUSE
7. REMOVE ALL EXISTING CABINETRY
8. AND OR EXISTING RADIATOR WILL BE REQUIRED FOR NEW PLAN.
9. REMOVE EXISTING STAIR AND RAIL
10. N/A #10
11. REMOVE EXISTING SHINGLES, GUTTERS, DOWNSPOUTS, VENTS + ALL ROOF COMPONENTS AS NECESSARY. SALVAGE SHINGLES FOR REUSE.
12. CUT BACK EXISTING GUTTER, FASCIA, SOFFIT, ROOF RAFTERS + SHEATHING AS REQUIRED FOR NEW PLAN
13. RELOCATE EXISTING SUMP PUMP DISCHARGE

DEMOLITION GENERAL NOTES:

DEMOLITION IS NOT NECESSARILY LIMITED TO THE ITEMS LISTED HERE. GC TO FIELD VERIFY ALL EXISTING CONDITIONS

ALL EXTERIOR OPENINGS LEFT DUE TO DEMOLITION ARE TO BE FILLED OR COVERED WITH WEATHER TIGHT TEMPORARY PARTITIONS, WARM AND SEALED AS REQUIRED

PLUMBING, ELECTRICAL AND HVAC CONTRACTOR TO REMOVE ALL EXISTING CONDITIONS AS REQUIRED TO SUIT NEW REQUIREMENTS

PRIOR TO DEMOLITION GC TO VERIFY ROUGH OPENINGS AND LOCATION ON PLANS REQUIRED FOR INSTALLATION OF NEW DOORS, WINDOWS AND OTHER OPENINGS

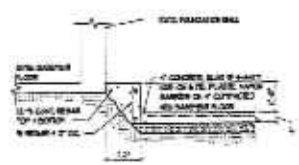
SEE STRUCTURAL PLANS FOR PLACEMENT OF NEW STRUCTURAL MEMBERS WHICH MAY REQUIRE ADDITIONAL DEMOLITION

CONTRACTOR TO PROTECT ALL EXISTING CONSTRUCTION TO REMAIN. ALL DAMAGED AREAS MADE TO REPAIR TO BE REPAIRED OR REPLACED AT CONTRACTOR'S EXPENSE

CONTRACTOR RESPONSIBLE FOR THOROUGHLY CLEANING AREA OF CONSTRUCTION AT COMPLETION OF WORK

NOTE:
ITEMS TO BE REMOVED WITH CHANGE

STRUCTURAL LEGEND



1 WALL BRACING DETAIL

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

REMODEL FOR:
IVES RESIDENCE

TITLE: LOWER L
FOUNDAT
DEMO & F

DATE: 10/9/201

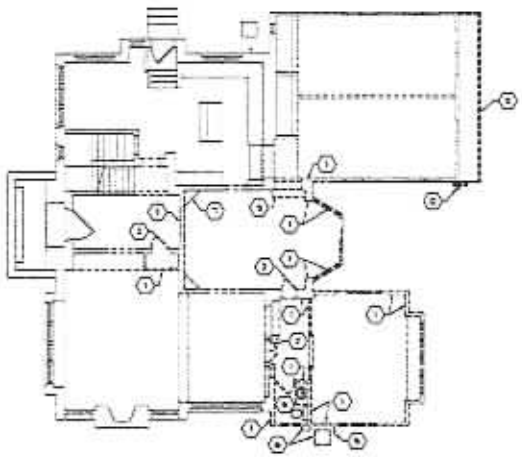
ALLOWANCES

FIXTURE/SPECIALTY	FIXTURE/SPECIALTY	ALLOWANCE	REMARKS
APPLIANCES		[illegible]	PURCHASED BY OWNER TO BE INSTALLED BY G.C.
CABINETRY & BUILT - IN'S		[illegible]	INSTALLED BY G.C. INCLUDES ALL SUPP. HARDWARE
INTERIOR DOORS		[illegible]	INCLUDING HARDWARE
TILE		[illegible]	
WOOD FLOORING		[illegible]	TO MATCH EXISTING NEW HARDWOOD ONLY
CARPET		[illegible]	
EXTERIOR BRICK		[illegible]	TO MATCH EXISTING
SHOWER DOORS		[illegible]	
GRANITE COUNTERTOPS		[illegible]	VANITIES ONLY
CLOSETS		[illegible]	
AUDIO / VISUAL		[illegible]	
DECORATIVE LIGHT FIXTURES	EXTERIOR FIXTURES	[illegible]	PURCHASED BY OWNER TO BE INSTALLED BY G.C.
	INTERIOR FIXTURES	[illegible]	
PLUMBING FIXTURES		[illegible]	
GAS LOG SET		[illegible]	
ART GLASS		[illegible]	

NOTES:

ALL ALLOWANCES ARE BASED ON MATERIAL COST ONLY INCLUDING ALL TAXES AND DELIVERY. ALL INSTALLATION OF MATERIALS TO BE INCLUDED UNDER THE SAME CONTRACT. EXCEPTIONS INCLUDE CLOSET SYSTEMS, CARPETING, AND OWNER'S CONNECTIONS WHICH INCLUDE INSTALLATION.

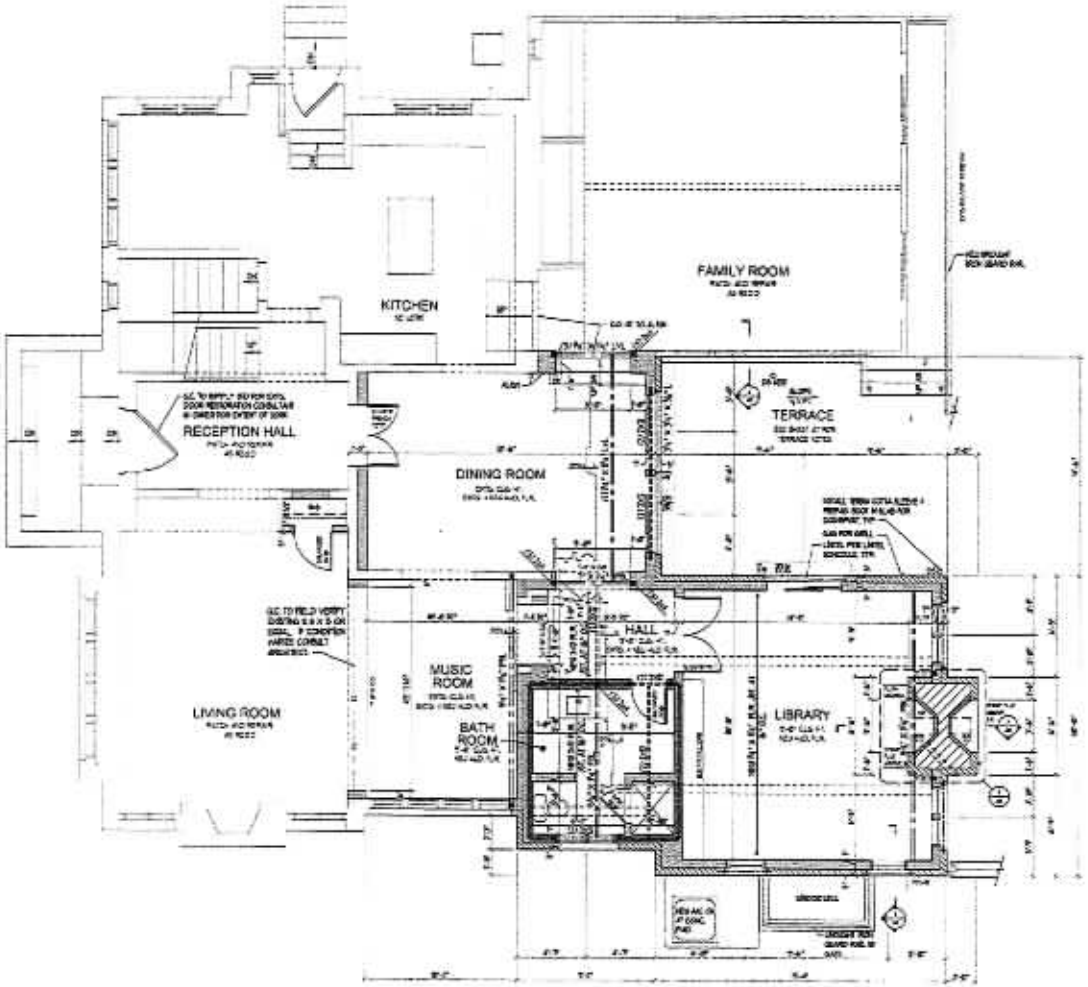
ALLOWANCE VENDORS BASED ON CONTRACTOR DISCOUNT PRICES. LIST PRICE WILL NOT BE ACCEPTED. OWNER RESERVES RIGHT TO PURCHASE TEN (PRIVATE).



N

FIRST FLOOR DEMOLITION PLAN

SCALE 1/8" = 1'-0"



N

FIRST FLOOR PLAN

SCALE 1/8" = 1'-0"

NEW: 692.5 SQ. FT.
EXTG.: 1,962.9 SQ. FT.

DEMOLITION KEYNOTE LEGEND:

1. REMOVE WALLS AS REQUIRED FOR NEW PLAN. SHORE & BRACE AS REQUIRED.
2. REMOVE DOOR, FRAME + HARDWARE. SALVAGE FOR REUSE PER PLAN + AS DIRECTED BY OWNER.
3. REMOVE WINDOW + CASING IN SHOW CONDITION.
4. REMOVE FLOORING TO EXISTING SUBFLOOR.
5. REMOVE EXISTING PLUMBING FIXTURES. SALVAGE AS DIRECTED PER PLAN. CAP ALL WASTE AND WATER LINES.
6. REMOVE EXISTING EQUIPMENT. CAP ALL SUPPLY + WASTE LINES. SALVAGE FIXTURE FOR REUSE.
7. REMOVE ALL EXISTING CABINETRY.
8. SAW CUT EXISTING FOUNDATION WALL AS REQUIRED FOR NEW PLAN.
9. REMOVE EXISTING DOOR AND RAIL.
10. NOT USED
11. REMOVE EXISTING GUTTERS, DOWNSPOUTS, HOOD + ALL ROOF COMPONENTS IN THEIR ENTIRETY. SALVAGE SHINGLES FOR REUSE.
12. CUT BACK EXISTING GUTTER, FASCIA, SOFFIT, ROOF RAFTERS + SHEATHING AS REQUIRED FOR NEW PLAN.
13. RELOCATE EXISTING SUMP PUMP DISCHARGE.

DEMOLITION GENERAL NOTES:

DEMOLITION IS NOT NECESSARILY LIMITED TO THE ITEMS LISTED HERE. GC TO FIELD VERIFY ALL EXISTING CONDITIONS.

ALL EXTERIOR OPENINGS LEFT OPEN TO DEMOLITION ARE TO BE FILLED OR COVERED WITH SECURE, WEATHER TIGHT TEMPORARY PARTITIONS. SHORE AND BRACE AS REQUIRED.

PLUMBING, ELECTRICAL AND HVAC CONTRACTOR TO REMOVE ALL EXISTING CONDITIONS AS REQUIRED TO MEET NEW REQUIREMENTS.

PRIOR TO DEMOLITION GC TO VERIFY ROUGH OPENINGS AND LOCATION OF PLUMB REQUIRED FOR INSTALLATION OF NEW DOORS, WINDOWS AND CUTOUT OF ALL OTHER OPENINGS.

SEE STRUCTURAL PLANS FOR PLACEMENT OF NEW STRUCTURAL MEMBERS WHICH MAY REQUIRE ADDITIONAL DEMOLITION.

CONTRACTOR TO PROTECT ALL EXISTING CONTRACTOR TO REMAIN. ALL DAMAGED AREAS DUE TO REMAIN TO BE REPAIRED OR REPLACED AT CONTRACTORS EXPENSE.

CONTRACTOR RESPONSIBLE FOR THOROUGHLY CLEANING AREA OF CONSTRUCTION AT COMPLETION OF WORK.

NOTE:
ITEMS TO BE REMOVED SHOWN DASHED

EXTG. WALL
NEW WALL
EXTG. WALL IN NEW SCOPE
NEW WALL IN NEW SCOPE
NEW WALL IN NEW SCOPE
NEW INSULATION

STEEL MASONRY LINTELS

CLEAR SPAN (MAX)	EXTERIOR WALLS
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]

STRUCTURAL LEGEND

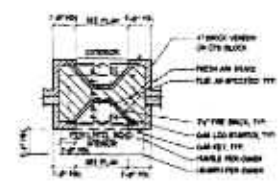
SEE PLAN FOR MORE INFORMATION

STEEL BEAM
WOOD BEAM
DIMENSIONAL LUMBER BEAM
FIXED STEEL PIPE COL.
POST
LOAD BEARING WALL ABOVE

NOTE:
ALL POSTS ARE 3 1/2" SQ. TO 5" SQ. UNLESS OTHERWISE NOTED.

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

AREA OF OVERHANG



1 'RUMFORD' STYLE FIREPLACE PLAN DETAIL

SCALE: [illegible]

Design G
ARCHI
[illegible] North Ma
Naperville, Il
Telephone:
Facsimile:

STAMP:

CONTRACTOR:

REVISIONS:

PROJECT:

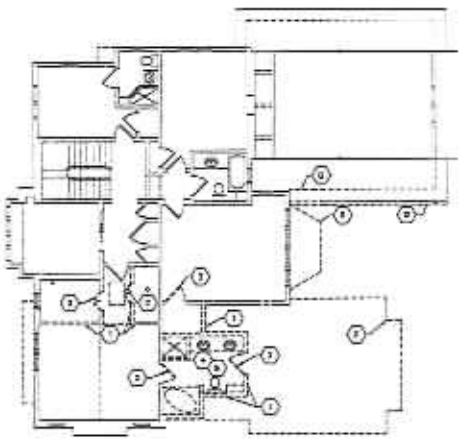
REMODEL FOR:

IVES RESIDENCE

TITLE:
FIRST FL
DEMOLIT
FLOOR P

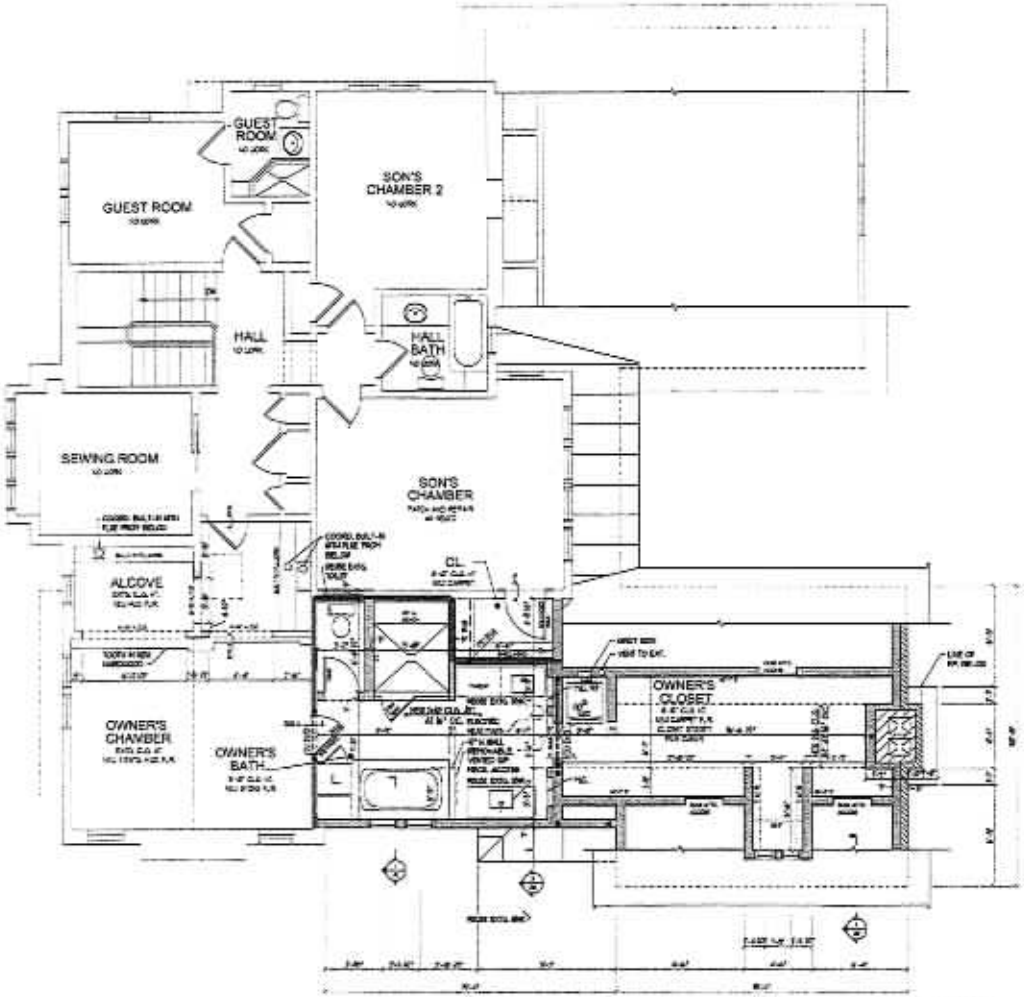
DATE: 1/10/2011

DRAWING:



SECOND FLOOR DEMOLITION PLAN

SCALE: 1/8" = 1'-0"



SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"

NEW: 409.6 SQ. FT.
EXTG.: 1,306.6 SQ. FT.

DEMOLITION KEYNOTE LEGEND:

1. REMOVE SALVAGE AS REQUIRED FOR NEW PLAN. REUSE + REPACE AS REQUIRED.
2. REMOVE DOOR, FRAME + HARDWARE. SALVAGE FOR REUSE PER PLAN + AS DIRECTED BY OWNER
3. REMOVE WINDOW + CASING IN THIS DIRECT
4. REMOVE FLOORING TO EXISTING SUBFLOOR
5. REMOVE EXISTING PLUMBING FIXTURES. SALVAGE AS DIRECTED PER PLAN. CAP ALL DRAIN AND WATER LINES.
6. REMOVE EXISTING EQUIPMENT. CAP ALL SUPPLY + DRAIN LINES. SALVAGE FIXTURE FOR REUSE.
7. REMOVE ALL EXISTING CONCRETE.
8. SAW CUT EXISTING FOUNDATION WALL AS REQUIRED FOR NEW PLAN.
9. REMOVE EXISTING STAIR AND RAIL.
10. NOT USED
11. REMOVE EXISTING SHINGLE GUTTERS, DOWNSPOUTS, VENTS + ALL ROOF COMPONENTS IN THIS DIRECT. SALVAGE SHINGLES FOR REUSE.
12. CUT BACK EXISTING ASPHALT FASCIA, SOFFIT, ROOF RAFTERS + SHEATHING AS REQUIRED FOR NEW PLAN.
13. RELOCATE EXISTING SUMP PUMP DISCHARGE.

DEMOLITION GENERAL NOTES:

DEMOLITION IS NOT NECESSARILY LIMITED TO THE ITEMS LISTED HERE. GC TO FIELD VERIFY ALL EXISTING CONDITIONS

ALL EXTERIOR OPENINGS LEFT DUE TO DEMOLITION ARE TO BE FILLED OR COVERED WITH WEATHER TIGHT TEMPORARY PARTITIONS, DOORS AND GRADE AS REQUIRED

PLUMBING, ELECTRICAL AND HVAC CONTRACTOR TO REVIEW ALL EXISTING CONDITIONS AS REQUIRED TO SUIT NEW REQUIREMENTS.

PRIOR TO DEMOLITION GC TO VERIFY ROUGH OPENINGS AND LOCATION ON PLAN REQUIRED FOR INSTALLATION OF NEW DOORS, WINDOWS AND CUTTING OF ALL OTHER OPENINGS

SEE STRUCTURAL PLANS FOR PLACEMENT OF NEW STRUCTURAL REPAIRS. EACH MUST REQUIRE ADDITIONAL DEMOLITION.

CONTRACTOR TO PROTECT ALL EXISTING CONSTRUCTION TO REMAIN. ALL DAMAGED AREAS SHOWN TO REMAIN TO BE REPAIRED OR REPLACED AT CONTRACTORS EXPENSE

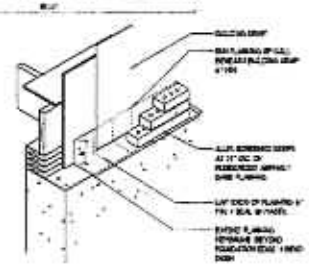
CONTRACTOR RESPONSIBLE FOR THOROUGHLY CLEANING AREAS OF CONSTRUCTION AT COMPLETION OF WORK.

NOTE:
ITEMS TO BE REMOVED SHOWN DASHED

STRUCTURAL LEGEND

SEE PLANS FOR MORE INFORMATION

		NOTE
	STEEL BEAM	
	WOOD BEAM	ALL WOOD ARE CLASS "B" STRUCTURAL LUMBER OR DOUGLAS FIR #1 UNLESS NOTED
	STRUCTURAL LATTICE BEAM	DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS, SPACE JOISTS 4" FROM CENTER OF WALL ABOVE
	STANDARD STEEL PIPE COL	
	POST	SOLID WALL OF CHIMNEYS
	LOAD BEARING WALL ABOVE	



FLASHING AT MASONRY WALL BASE

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

Design G
ARCHI
534 North Wa
Naperville, Il
Telephone
Facsimile

STAMP

COPYRIGHT

ISSUED AND/OR REVISED
NO. DATE

PROJECT

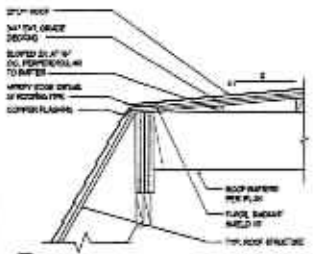
REMODEL FOR:

IVES RESIDENCE

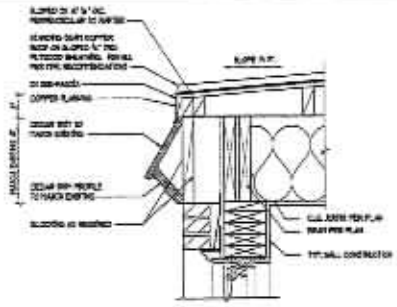
TITLE
SECOND
DEMOLIT
FLOOR P

DATE
1/10/2011

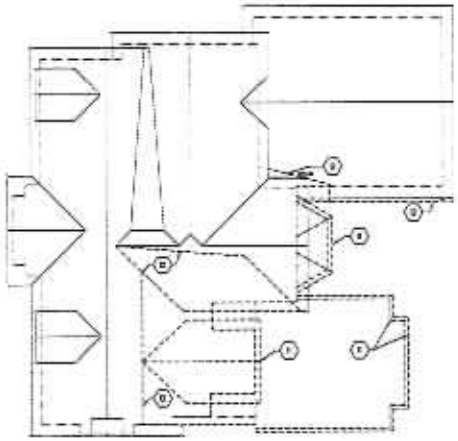
REVISIONS



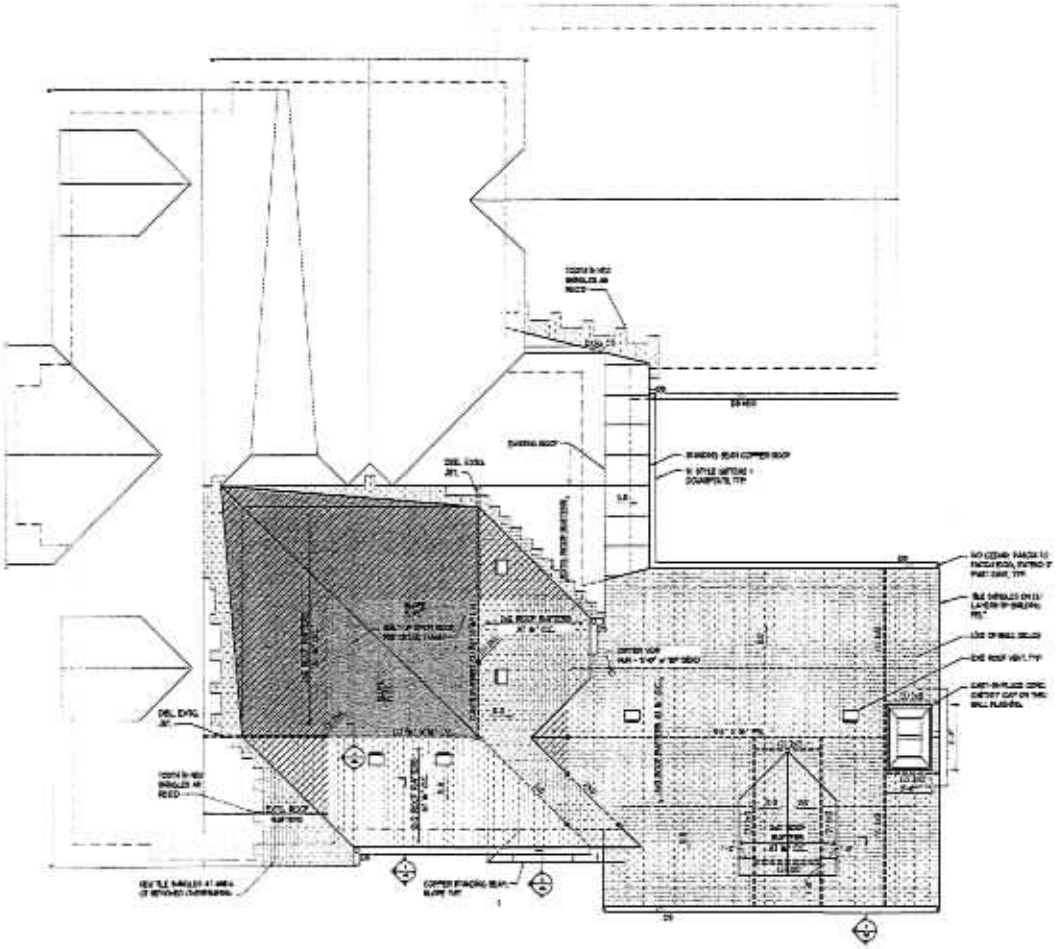
4 FLAT ROOF DETAIL



3 LOW SLOPE ROOF HEAD DETAIL



ROOF DEMOLITION PLAN



ROOF PLAN

DEMOLITION KEYNOTE LEGEND:

1. REMOVE WALLS AS REQUIRED FOR NEW PLAN. SHORE + BRACE AS REQUIRED.
2. REMOVE DOOR, PANEL + HARDWARE. SALVAGE FOR REUSE PER PLAN + AS DIRECTED BY OWNER.
3. REMOVE WINDOW + CASING IN THEIR ENTIRETY.
4. REMOVE FLOORING TO EXISTING SUBFLOOR.
5. REMOVE EXISTING PLUMBING FIXTURES. SALVAGE AS DIRECTED PER PLAN. CAP ALL WATER AND WASTE LINES.
6. REMOVE EXISTING SUBFLOOR. CAP ALL SUPPLY + DRAIN LINES. SALVAGE METER FOR REUSE.
7. REMOVE ALL EXISTING CABINETRY.
8. SAW CUT EXISTING FOUNDATION WALL AS REQUIRED FOR NEW PLAN.
9. REMOVE EXISTING PLAN AND SILL.
10. NOT USED.
11. REMOVE EXISTING SIDING, EXTERIOR CONDITIONER VENT + ALL ROOF EXTENSIONS IN THEIR ENTIRETY. SALVAGE SIDING FOR REUSE.
12. CUT BACK EXISTING GUTTER FASCIA SOFFIT, ROOF RAFTER + SHEATHING AS REQUIRED FOR NEW PLAN.
13. RELOCATE EXISTING GAS PIPE DROPPING.

DEMOLITION GENERAL NOTES:

DEMOLITION IS NOT NECESSARILY LIMITED TO THE ITEMS LISTED HERE. GC TO FIELD VERIFY ALL EXISTING CONDITIONS.

ALL EXTERIOR OPENINGS LEFT DUE TO DEMOLITION ARE TO BE FILLED OR COVERED WITH SECURE, WEATHER TIGHT TEMPORARY PARTITIONS, SHORE AND BRACE AS REQUIRED.

PLUMBING, ELECTRICAL AND HVAC CONTRACTOR TO REGAIN ALL EXISTING CONDITIONS AS REQUIRED TO MEET NEW REQUIREMENTS.

PRIOR TO DEMOLITION GC TO VERIFY ROUGH OPENINGS AND LOCATION OF PLANS REQUIRED FOR INSTALLATION OF NEW DOORS, WINDOWS AND EXITING OF ALL OTHER OPENINGS.

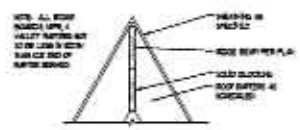
SEE STRUCTURAL PLANS FOR PLACEMENT OF NEW STRUCTURAL MEMBERS WHICH MAY REQUIRE ADDITIONAL DEMOLITION.

CONTRACTOR TO PROTECT ALL EXISTING CONSTRUCTION TO REMAIN. ALL DAMAGED AREAS BACK TO REMAIN TO BE REPAIRED OR REPLACED AT CONTRACTORS EXPENSE.

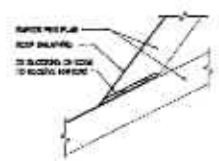
CONTRACTOR RESPONSIBLE FOR THOROUGHLY CLEANING AREA OF CONSTRUCTION AT COMPLETION OF WORK.

NOTE:
ITEMS TO BE REMOVED SHOWN DASHED

STRUCTURAL LEGEND



2 RIDGE DETAIL



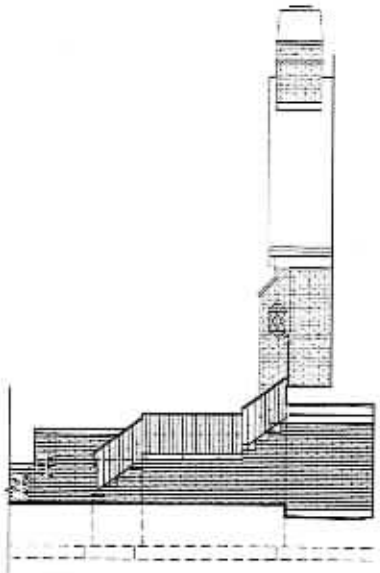
1 RAFTER OVERLAY DETAIL

Design C
ARCH
604 North Wa
Naperville, I
Telephone:
Facsimile:

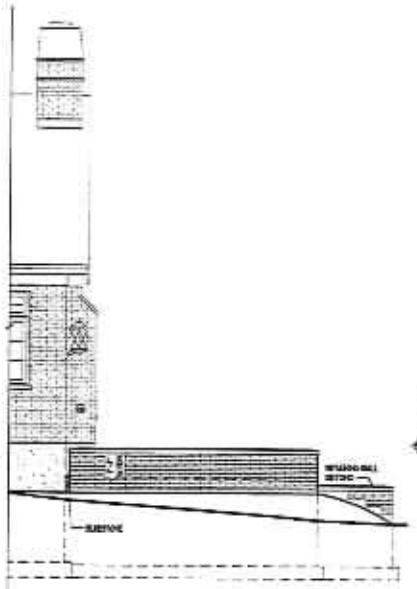
REMODEL FOR:
IVES RESIDENCE

TITLE:
ROOF DEMOLI
& PLAN

DATE:
10/20/21

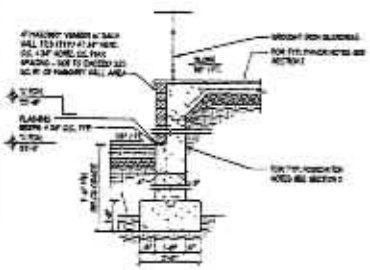


C TERRACE NORTH ELEVATION

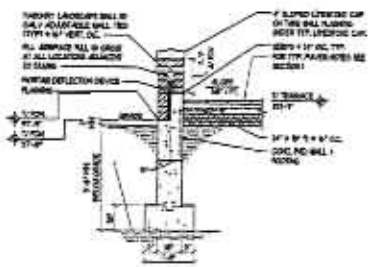


B TERRACE SOUTH ELEVATION

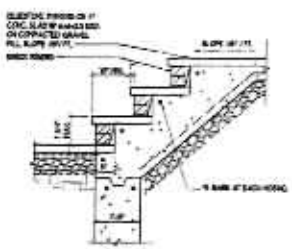
A TERRACE EAST ELEVATION



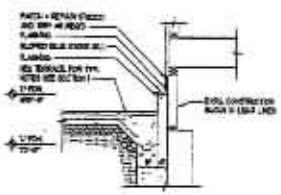
3 TERRACE LEDGE SECTION



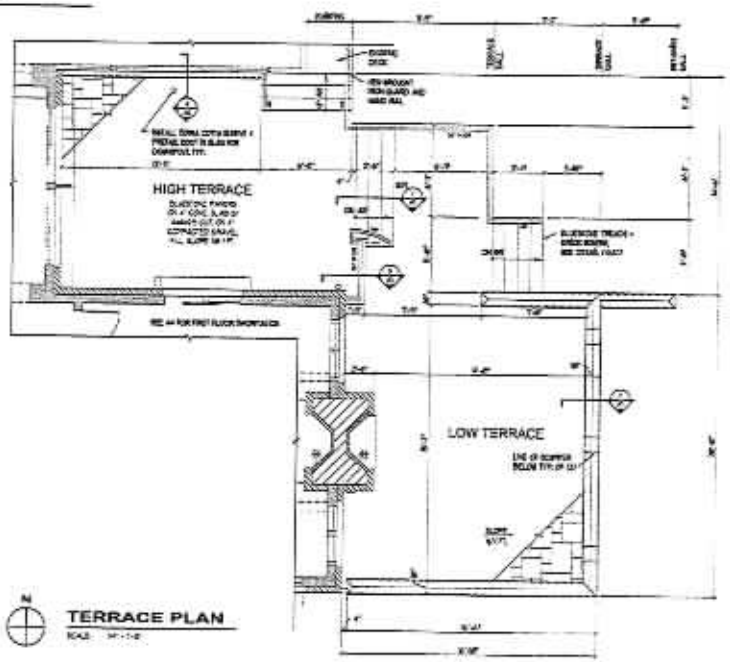
2 TERRACE WALL SECTION



1 STONE & BRICK STEP DETAIL



4 TERRACE AT GARAGE WALL SECTION



N TERRACE PLAN

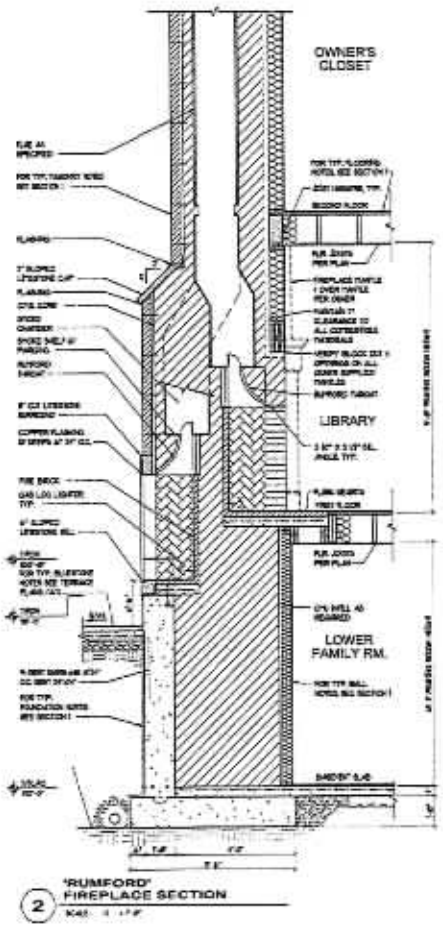
Design ARCH

REMODEL FOR:

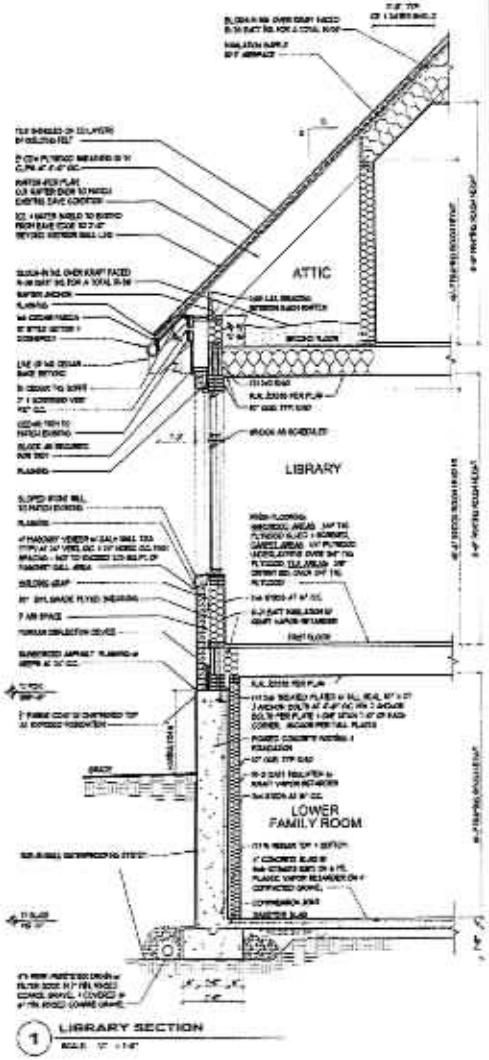
IVES RESIDENCE

TITLE: TERRACE ELEVATIONS & DETAILS

DATE: 3/15/2011



2 'RUMFORD' FIREPLACE SECTION



1 LIBRARY SECTION

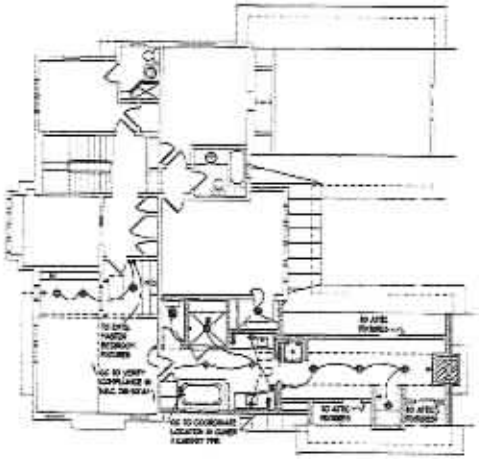
Design G
ARCHI

REMODEL FOR:

IVES RESIDENCE

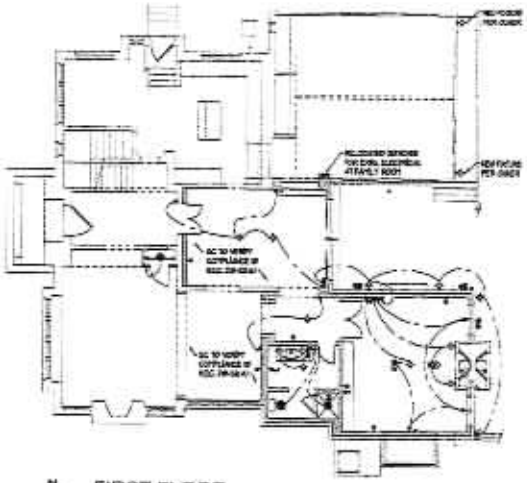
TITLE: SPECIFI & SECTI

DATE: 1/10/201



N

SECOND FLOOR
SCHEMATIC ELECTRICAL PLAN



N

FIRST FLOOR
SCHEMATIC ELECTRICAL PLAN

ELECTRICAL LEGEND

POLL CLASS PENDULUM LIGHT FIXTURE	SWITCH
CEILING ELECTRICAL BOX FOR LIGHT FIXTURE	3-WAY SWITCH
RECESSED CONDUIT IN CEILING/WALL (UNOTTED BLOCK)	4-WAY SWITCH
RECESSED CYLINDER	DIMMER SWITCH
RECESSED DIRECTIONAL	RECESSED WALL LIGHT
WALL MOUNTED LIGHT FIXTURE 7'-6" ABOVE FINISH FLOOR	FLUORESCENT FIXTURE (SEE LIGHTS)
BALCONY PACK LIGHT	SMOKE FOR VENT TO EXTERIOR
LOW VOLTAGE LIGHT TRANSFORMER	LIGHT + FAN VENT TO EXTERIOR
GROUND FAULT INTERRUPT DUPLEX	SMOKE DETECTOR DIRECT WIRE
GROUND FAULT INTERRUPT WATER PROOF DUPLEX	CARBON MONOXIDE DETECTOR DIRECT WIRE
DEDICATED SINGLE PLUG RECEPTACLE	TELEPHONE
DUPLEX RECEPTACLE	BELL
SWITCHED DUPLEX (ONE OR BOTH ONE IS SWITCHED)	PROGRAMMABLE THERMOSTAT
CEILING MOUNTED DUPLEX RECEPTACLE	DOOR BELL
RECESSED CEILING MOUNTED DUPLEX RECEPTACLE	DOOR CHIME
CHAIR RECEPTACLE	TRACK LIGHTING
220 V OUTLET	WIRE LIGHT
TELEVISION JACK	FAN LIGHT
FLOOR OUTLET	CENTRAL VACUUM OUTLET
PATCH MODULE (RECESSED FLOOD LIGHTS)	CEILING FAN
EXTERIOR LANDSCAPE FLOODLIGHT	
IN GROUND EXTERIOR UP LIGHT	

ELECTRICAL GENERAL NOTES

1. INSTALL AND TEST CIRCUITS AT ALL RECEPTACLES.
2. ALL GFCI OUTLETS TO BE LED TYPE.
3. ATTIC FIXTURES TO BE SPACED TWO DISTANCE OF 36-48" O.C.
4. 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 FIXED PANELS IN EXTERIOR WALLS. (SEC. 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. (SEC. 210-52(C))
5. CLOSET SURFACE MOUNTED INCANDESCENT FIXTURES TO BE TOUCHED A MIN. OF 3" FROM NEAREST POINT OF STORAGE. CLOSET RECESSED INCANDESCENT, RECESSED FLUORESCENT AND SURFACE MOUNTED FLUORESCENT FIXTURES TO BE INSTALLED A MIN. OF 6" FROM NEAREST POINT OF STORAGE.
6. CARBON MONOXIDE DETECTORS SHALL RECEIVE PRIMARY POWER FROM THE BUILDING WIRING.
7. ALL SMOKE DETECTORS TO BE HARD WIRED IN SERIES.
8. ALL ELECTRICAL FIXTURES INSTALLED 8'-0" OR LESS ABOVE A TUB OR SHOWER SHALL BE DESIGNED FOR WET LOCATION.
9. ALL CEILING ELECTRICAL BOXES TO BE FAN RATED.
10. MIN. OF FIXTURES TO BE INSTALLED (FIXTURES TO BE FLUORESCENT OR CFL LAMPS).

CONTRACTOR

1. GC TO COORDINATE SITE LIGHTING REQUIREMENTS + INSTALLATION OF LANDSCAPE DESIGNER PER OWNER.
2. VERIFY LOCATION, NUMBER, + INSTALLATION OF ALL FLOOR OUTLETS W/ OWNER.
3. GC TO CONFIRM POWER REQUIREMENTS OF A/V CONSULTANT PER OWNER.
4. LIGHTING IN ALL CABINETS TO BE COORD W/ CABINET SUPPLIER PER OWNER.
5. LIGHTING IN ALL WALL-IN CLOSETS TO BE COORD W/ CLOSET SUPPLIER PER OWNER.
6. ALL DECORATIVE FIXTURES TO BE PROVIDED BY OWNER + INSTALLED BY ELECTRICAL CONTRACTOR.

N

LOWER LEVEL
SCHEMATIC ELECTRICAL PLAN

Design
ARCH

IVES RESIDENCE

SCHEMA
ELECTRIC

DATE: