

VILLAGE OF RIVER FOREST HISTORIC PRESERVATION COMMISSION MEETING

Thursday, April 25th, 2023 – 7:00 PM Village Hall – 400 Park Avenue – River Forest, IL 60305 First Floor Community Room

AGENDA

Public comments sent in advance of <u>the meeting</u> are shared with the Commission. You may submit your written public comments via email in advance of the meeting to: <u>lmasella@vrf.us</u>. This meeting will take place in the First Floor Community Room at Village Hall.

You may listen to the meeting via Zoom conference call as follows: **Zoom Conference Call: Dial-in number:** 312-626-6799 with meeting ID: 854 5693 2628. Zoom Link: <u>https://us02web.zoom.us/j/85456932628</u>

The agenda is as follows:

- I. Call to Order
- II. Public Comment
- III. Approval of Meeting Minutes March 28th, 2024
- IV. Public Hearing: Application for Certificate of Appropriateness 214 Gale Garage Demolition
- Review of Application for Certificate of Appropriateness for Completeness 604 Bonnie
 Brae Home Addition
- VI. Discussion Regarding Promotion of River Forest Architecture and History
- VII. Discussion of Additional Ways to Protect Significant Properties
- VIII. Other Business
 - IX. Adjournment

VILLAGE OF RIVER FOREST HISTORIC PRESERVATION COMMISSION MEETING MINUTES

March 28th, 2024

A meeting of the Historic Preservation Commission was held on March 28th, 2024 in the 1st Floor Community Room of the River Forest Village Hall, 400 Park Avenue.

I. CALL TO ORDER/ROLL CALL

The meeting was called to order at 7:07 p.m. Upon roll call, the following persons were:

Present: Chairman Franek, Commissioners Saeger, Graham-White, Raino-Ogden, Forehand, Muhr.

Absent: Commissioner Krusinski.

Also Present: Management Analyst/Deputy Clerk Luke Masella .

II. APPROVAL OF MEETING MINUTES – November 15th, 2023

A MOTION was made by Commissioner Saeger and SECONDED by Commissioner Graham-White to approve the meeting minutes for the November 15th, 2023 meeting.

AYES: Chairman Franek, Commissioners Saeger, Graham-White, Raino-Ogden, Forehand, Muhr.

NAYS: None.

Motion Passes.

III. PUBLIC COMMENT

None.

IV. REVIEW OF APPLICATION FOR CERTIFICATE OF APPROPRIATENESS FOR COMPLETENESS – 214 GALE – GARAGE DEMOLITION

Chairman Franek asked the Commission if they had any thoughts on the application.

Commissioners Saeger and Raino-Ogden noted being support of the demolition of the garage.

A MOTION was made by Commissioner Raino-Ogden and SECONDED by Commissioner Saeger to deem the application for Certificate of Appropriateness as complete.

Historic Preservation Commission Meeting Minutes March 28th, 2024

AYES: Chairman Franek, Commissioners Saeger, Graham-White, Raino-Ogden, Forehand, Muhr.

NAYS: None.

Motion Passes

V. REVIEW AND DISCUSSION OF 240 FOREST AVENUE

Deputy Clerk Masella provided background to the Commission on how this item came onto the agenda. He stated that a potential homebuyer is interested if the home can gain a historic status to qualify for tax incentives.

Chairman Franek provided reasoning why he believed this property should not be considered for significant status.

Commissioner Graham-White suggested staff direct the potential home buyer to the information on tax incentives on the Village website.

VI. DISCUSSION OF CONTRIBUTING OR NOTEWOTHY PROPERTIES TO CONSIDER FOR SIGNFICANT PROPERTY STATUS

Chairmen Franek gave an update on the proposed significant properties survey and informed the Commission that after discussing the survey with Village President Adduci, he thinks the Commission should pause all considerations until a later date.

VII. DISCUSSION REGARDING PROMOTION OF RIVER FOREST ARCHITECTURE AND HISTORY

Commissioner Seager stated that there is an upcoming house walk in early May on the south side of town.

Commissioner Graham-White asked that the Village promote the house walk event on social media.

Deputy Clerk Masella noted that the Village has already been promoting the event and will continue to do so.

Commissioner Forehand asked if the Village has done anything regarding the 2023 Preservation awards.

The Commission decided to present the awards at the end of the summer along with any 2024 Preservation Award winners.

A MOTION was made by Commissioner Forehand and SECONDED by Commissioner Raino-Ogden to present the 2023 and 2024 Historic Preservation awards together at a later date this year. AYES: Chairman Franek, Commissioners Saeger, Graham-White, Raino-Ogden, Forehand, Muhr.

NAYS: None.

Motion Passes.

VIII. DISCUSSION OF ADDITIONAL WAYS TO PROTECT SIGNFICANT PROPERTIES

None.

IX. OTHER BUSINESS

The Commissioners discussed the filing of the Statement of Economic Interest forms with the County.

Deputy Clerk Masella stated he received a building permit and Certificate of Appropriateness Application for 604 Bonnie Brae and expects it to be on the next meeting agenda.

X. ADJOURNMENT

A MOTION was made by Commissioner Muhr and SECONDED by Commissioner Raino-Ogden to adjourn the March 28th, 2024, meeting of the Historic Preservation Commission.

AYES: Chairman Franek, Commissioners Saeger, Graham-White, Raino-Ogden, Forehand, Muhr.

NAYS: None.

Motion Passes and the meeting ended at 7:36 PM.

Luke Masella Deputy Clerk/Management Analyst

Approved:

David Franek, Chairman Historic Preservation Commission Date

River Forest Historic Preservation Commission Application for a Certificate of Appropriateness

- 1. Applicant's Name: Kristin Carlson Vogen and Shawn M. Vogen
- 2. Owner's name if different from applicant: Same as above
- Street address and legal description of the site:
 214 Gale Ave
- 4. A site plan and front, side, and rear elevation drawings **Attached**

5. A brief description and photographs of the structures, buildings, and landscape features on the site: Our garage was built over two decades ago. It needs updated siding and a new roof. Instead of simply making those repairs, we would like to replace the current structure with a garage that is architecturally consistent with our 1898 home, which is listed as one of the "Significant Properties and Structures" in the Village Wide Architectural and Historical Survey issued in 2013. Attached are pictures of our current garage.

6. A detailed description of the proposed alteration or demolition, together with pictorial renditions indicating how and to what extent such proposed changes will affect the subject property:

Our plan requires the demolition of the current non-historically significant nor architecturally consistent garage. Our primary objective for our garage design is to mirror the architectural elements of our 1898 home, enhancing its historic appearance. Our replacement garage will maintain approximately the same surface coverage and will expand the green space by removing a significant portion of the current slab driveway with a ribbon driveway and permeable pavers as possible. The height required to achieve consistent pitch of the early example of our Dutch Colonial home and its gambrel roof exceeds the Village's height ordinance for such structures necessitating a zoning variation from the Village Zoning Board of Appeals (ZBA). On February 8 the ZBA voted 6-1 in favor of recommending such zoning variation to the Village Board. As of this writing, the ZBA must adopt the findings of fact and submit to the Village Board for approval. Architectural drawings attached.

7. Identification of any architect or developer involved in the project: David Muriello, Architect (Developer TBD)

8. Such other relevant information as requested by the Village Administrator or as the Commission may require.

N/A

Current Garage:

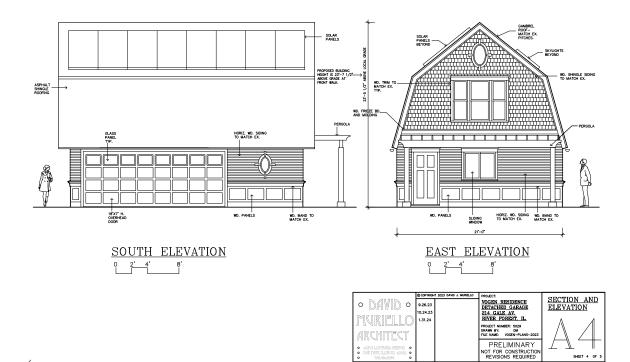




Front of House

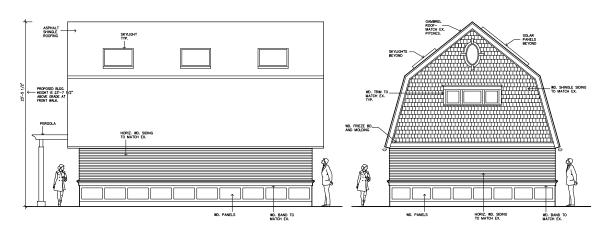
`

,



635 N. LOFIDARD AVENUE
 OAK PARK, ILLINOIS 60302

SHEET 4 OF

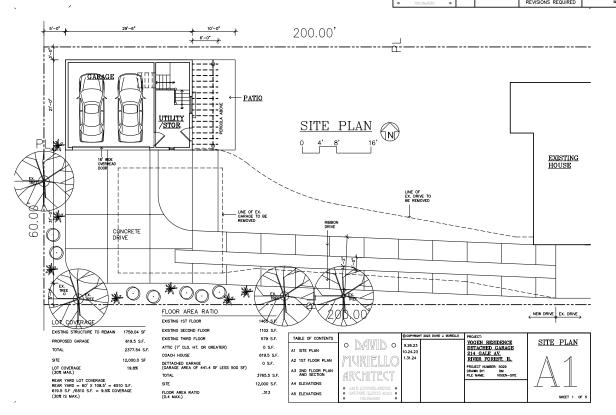


NORTH ELEVATION

~

WEST ELEVATION

	© COPYRIGHT 2023 DAVID J. MURIELLO	PROJECT:	
• DAVID •	9.26.23	VOGEN RESIDENCE DETACHED GARAGE	ELEVATIONS
	10.24.23	214 GALE AV.	
MURIELLO	1.31.24	RIVER FOREST, IL.	
ARCHITECT		PROJECT NUMBER: 5029 DRAWN BY: DM FILE NAME: VOGEN-PLANS-2023	$A \cap$
435 N. LOFIDARD AVENUE OAK PARK, ILLINOIS 60302 708.366.000		PRELIMINARY NOT FOR CONSTRUCTION REVISIONS REQUIRED	



Architectural Drawings of Proposed Garage

604 Bonnie Brae Certificate of Appropriateness Application Alterations to Significant Property

April 25, 2024

604 Bonnie Brae Certificate of Appropriateness Application – Alteration to Significant Property. In order to apply for a Certificate of Appropriateness (COA) per Section 13-1-7-A of the Village Historic Preservation Ordinance, the Village requires the following information:

1. Applicant's name: Frank Heitzman, AIA, Heitzman Architects, 213 South Euclid Avenue, Oak Park, Illinois 60302 Telephone: (708) 267-1352 Email: <u>frank@heitzman.org</u>

2. Owner's name, if different: Joan and Louis Mercuri

3. Submit a complete building permit application, architectural elevations including a description of materials as well as floor plans and site plan: The site plan, floor plans and exterior elevation drawings of the proposed addition are attached for your use and review.

4. Description of Materials:

The addition will be clad in painted cedar beveled siding to match the existing house. Siding will have the same exposure and texture as the existing house. All trim details and roof material are to match existing house. Basement, first and second floor windows will match the existing windows in type, materials and proportions.

5. Identification of any architect or developer involved in the project: Frank Heitzman, AIA, Heitzman Architects.

6. Any information as requested by the Village Administrator or HPC: Applicant will provide supplementary information as requested by the HPC.

A. GENERAL INFORMATION

Work under this contract will include excavation of existing crawspace to provide a new basement under F. CARPENTRY the existing Family Room, removal of existing back deck and replacement with Trex deck and stairs. removal of roof and ceiling above Family Room, removal of existing fireplace and brick chimney, construct 1. Comply with the 2001 edition of the AFPA National Design Specification for Wood Construction, second-story addition above existing Family Room, two-story Sun Room addition with crawl space under, concrete foundation walls, concrete basement floor slab, direct vent see-through gas fireplace with limestone veneer finish, stone fireplace hearth and surround, exterior walls with clapboard finish to match 2. Provide new lumber and plywood with grade which indicates species, mill number, moisture existing exterior wall finish, residential four stop elevator, wall and roof insulation, interior gypsum board wall and ceiling finsh, strip oak flooring, refinishing of existing strip oak flooring, wood base and crown molding, ceramic tile floor and wall finishes, doors and hardware, windows, asphalt shingle roofing to match existing, new beadboard exterior soffits, interior painting and staining, plumbing, two whole-house humidifiers, gas fired furnace with air conditioning for addition, exhaust fans in two bathrooms, receptacles, switches, installation of Owner-furnished light fixtures, radon vent piping under new basement slab, concrete sidewalks, and exterior finish grading.

Exterior painting and staining work is excluded from this scope of work.

1. General Conditions AIA A201-2017 shall form a part of this contract.

2. Payment will be made on a monthly basis after completion of work based on submittal of Application and Certificate for Payment on forms G702 and G703, submittal of waivers, inspection and certification by Architect. Submit draft pay request to Architect for preliminary review. 10% retainage on each certificate will be held by Owner until final certificate for payment is approved. Final payment will be made after certification by Architect that all work is complete and final waivers of lien have been submitted to Owner for labor and materials. No advance payment will be made to contractor for materials or equipment. However, when materials or equipment have been delivered and are secured on the job, pay request for such may be submitted for approval on forms G702 and G703.

3. Change Orders will be prepared by Architect on form G701 after approval by Owner.

4. Contractor shall carry min \$1,000,000 in general liability insurance and \$1,000,000 in auto insurance on owned or leased vehicles. Submit certificate of insurance prior to beginning work.

5. When the term "Contractor" is used in the drawings and specifications, it is intended to mean the "General Contractor."

6. The Contractor is responsible for the intermeshing the various parts of the work so that no part of the 12. Deck and exterior stair guardrails and handrails: provide clear cedar 2" x 4" top and bottom rails work is left in an unfinished or incomplete condition owing to any disagreement between the subcontractors and 2 1/2" width high density poly spindles available from www.americanporch.com to match rails and and himself or between the subcontractors as to where the work of one begins and ends with relation to the spindles at existing front porch. Maximum space between balusters and between porch floor and work of the other.

7. Dimensions of the Work shall not be determined by scale or rule from the Drawings. Figured dimensions on the Drawings shall be followed at all times. If figured dimensions are lacking in the Drawings, the Architect will supply them on request of the Contractor.

8. Unless noted otherwise, dimensions are shown to the face of wall finish.

9. Wherever typical parts or sections of the Work are completely detailed on the Drawings, and other parts Residential Code. or sections which are essentially the same construction are shown in outline only, the complete details shall apply to the work which is shown in outline.

10. Contractor shall be responsible for complying with all applicable codes, ordinances, rules, and other governmental regulations, including the 2018 International Residential Code with River Forest amendments, 2021 International Energy Compliance Code with Illinois amendments.

11. Contractor shall obtain all permits, inspections and approvals by governmental and utility agencies having jurisdiction. Contractor and its subcontractors shall be licensed to work in the Village of River Forest. Do not include cost of village permit in bid. Cost of village permit will be paid by Owner.

12. The term "furnish" means "supply and deliver to the Project site, ready for unloading, unpacking, assembly, installation, and similar operations."

- 13. The term "provide" means "to furnish and install, complete and ready for the intended use."
- 14. No construction plans shall be used for construction unless specifically marked "For Construction."

15. Commonwealth Edison, AT&T Telephone, Ameritech and Nicor Gas have underground and/or overhead service facilities in the vicinity of the proposed work. Contractor shall be responsible for having the utility companies locate their facilities in the field prior to construction. Contractor shall be responsible for maintenance and preservation of these facilities. Contractor shall call JULIE at (800) 892-0123 for utility locations.

B. MATERIALS FURNISHED BY OWNER TO CONTRACTOR FOR CONTRACTOR'S INSTALLATION

- 1. Light fixtures.
- Towel bars toilet paper holders robe books 3. Medicine cabinets in Bath 1 and Bath 2.
- 4. Mirror in Bath 1.
- 5. Shower head in Bath 2 6. Vanity cabinets in bathrooms and laundry room.
- 7. Drying rack in laundry room.
- 8. Base cabinets and wall cabinets in Sun Room and Office.
- 9. Countertops. 10. Washer and drver

C. SITE WORK

1. Temporarily install silt fence and drain filter during excavation as shown on civil drawings.

- 2. Remove excess excavation soils off site to landfill.
- 3. Relocate stone pavers to be removed to location on site as designated by Owner.

4. Provide 4" topsoil on all site areas disturbed by construction.

D. FOUNDATIONS

1. Verify bearing soils have minimum net allowable bearing capacity of 1500 pounds per square foot.

2. Do not excavate for footings below a line inclined down 30 degrees from nearby footings unless the evacuation is adequately braced or approved by the Architect.

3. Finish footing excavations with hand tools.

4. Prevent soils supporting foundations from freezing. Remove any frozen soil and replace with concrete if under footings or with compacted granular fill if under slabs-on-grade.

5. Backfill under slabs-on-grade and against foundation walls, both sides, with a granular fill (gravel, sand- 2. Provide painted metal drip edge tight with fascia boards at all rake and eave edges and extend 3 aravel mixture. coarse or medium sand, or crushed stone containing not more than 5% by weight passing inches back from roof edge bend downward over the fascia boards. Weather lap joints 2 inches. a no. 200 mesh sieve) placed in 6 inch thick layers. Do not use foundry sand for fill material. Compact each Fasten in place with nails spaced 8 to 10 inches apart. At eaves, place drip edge directly onto deck layer to 95% maximum density at optimum water content with at least 4 passes of a vibratory roller or other below underlayment. At rakes, place drip edge over underlayment. approved compaction equipment.

6. Provide dampproofing on all exterior surfaces of new foundation walls.

7. Provide 4" perforated sub-soil drain with fabric wrap on outside of footings, connect to sump pump with battery backup on inside of addition basement. Discharge sump pump storm water on to paving as shown. 5. Provide precast concrete splash blocks at base of all new downspouts.

E. CONCRETE

1. Comply with the current edition of the Standard Specification for Structural Concrete in Buildings, ACI 301, and the Building Code Requirements for Reinforced Concrete, ACI 318. Center footings and piers under supported members unless shown otherwise.

- Provide concrete with 28 day compressive strengths: 3000 psi:
 - Provide 6% air entrained concrete exposed to earth or weather. Maximum aggregate size shall be $\frac{3}{4}$ " to 1 $\frac{1}{2}$ " for footings and $\frac{3}{4}$ " to 1" for slabs on grade. All concrete shall be proportioned to have a slump of 2" to 4". Tolerance in slump shall not exceed ACI recommendations.

2. Reinforce slabs placed on ground with a minimum of 6" x 6" - W1.4 x W1.4 welded wire fabric, lapped 12" on sides and ends.

3. Reinforcing shall conform to the Manual of Standard Practice for Detailing Reinforced Concrete Structures, ACI 315; the Standard Specification for Structural Concrete in Buildings, ACI 301; and the Building Code Requirements for Reinforced Concrete, ACI 318.

- Provide reinforcing steel meeting the standards of ASTM A615 Grade 60. Clearance of main reinforcing bars from adjacent concrete surfaces shall be: Minimum Cover (inches) Conditior Concrete cast against and permanently exposed to earth: 1 1/2 Concrete exposed to earth or weather:
- 4. Provide dowels and keyways at all construction joints

and the American Institute of Timber Construction *Timber Construction Manual*, fourth edition.

content when surfaced, and grade or stress rating stamps from the associations having jurisdiction.

3. Framing: Provide Southern Pine No. 2 grade lumber for solid sawn framing except columns which shall be Southern Pine No. 1 grade unless noted otherwise. Provide Weyerhauser TJI joists and rim ioists for floor framing.

4. Provide min (2) 2X8 lintels above all window and door openings.

5. Pressure Treated Lumber shall be re-dried after treatment and maintained at a moisture content of less than 19% until installation (KDAT).

6. Roof Sheathing: Provide 15/32" APA 32/16 Rated Plywood Sheathing, Exposure 1.

7. Wall Sheathing: Provide 15/32" APA 32/16 Rated Plywood Sheathing, Exposure 1 Exterior walls shall be Continuously Sheathed in accordance with IRC R602.10.4.1.

8. Provide a fully adhered Water Resistant Membrane on exterior face of sheathing. Tape all joints. Flash around windows and doors.

9. Seal all exterior joints between horizontal and vertical surfaces and elsewhere as shown. Provide sealant backer and filler for all joints.

7. Shower walls in bathrooms shall be ceramic tile from floor to ceiling. 10. Exterior joist and exterior stair framing for deck shall be solid sawn pressure treated lumber. Pressure Treated Lumber shall be re-dried after treatment and maintained at a moisture content of 8. Stone flooring: Daltile Slate 12" x 12" Square Floor Tile California gold color less than 19% until installation (KDAT).

11. Deck and exterior stairs shall be Trex deck material to match existing front porch floor and stair material. Slope deck to drain 1/16" per foot toward the sides.

bottom rail shall be less than 4".

13. Interior floor joists shall be Weyerhaeuser TJIs sizes as shown. Provide Simpson joist hangers. Provide rim joists and bridging as recommended by teh manufacturer.

- 14. Exterior walls shall have clear cedar or redwood beveled siding to match existing beveled siding.
- 15. Fastening: Follow the Fastener Schedule for Structural Members in the 2018 International All nails shall be common unless otherwise noted.
- When using power driven fasteners to secure sheathing to framing, Contractor must b. ensure that no more than 10% of the fasteners are overdriven (defined as head of
 - fastener being driven below the surface of the sheathing). If more than 10% of fasteners are overdriven, fastener values required by the Fastening Schedule or as

otherwise specified on the drawings shall be increased by 50%. Wall sheathing to rim board (Face-nails): Face-nail into wide face of rim in accordance with the code. 8d-, 10d-, 12d-, 16d-box or common nails may be spaced at a minimum of 2 inches on center (stagger nails for spacing 3 inches on center or less by at least 1/2 inch).

- Floor and roof construction
 - All exterior exposed framing and framing in contact with concrete shall be pressure treated for exterior exposure using ACQ-D or CA-B preservative. ACZA preservative is prohibited
 - Connect multiple plies of framing members with two rows of 12d common nails spaced 12" on center unless otherwise noted. Notches in joists shall not exceed 1/6 the joist depth and shall not in the middle third of the span. Bored holes shall not be within 2" of joist edges and not exceed 1/3 the
 - depth of the joist. Specified metal connectors are manufactured by Simpson Strong-Tie Co. Substitute
 - connectors of equal or greater capacity than the referenced connectors may be used. All connector hardware and fasteners embedded in pressure treated lumber shall have a minimum G185 galvanized coating.
 - All laminate veneer lumber (LVL) shall have a minimum allowable bending stress, e. F_b, of 2950 psi (single use, normal duration), a minimum allowable shear stress, F_v, of 285 psi, and a minimum modulus of elasticity, E, of 2,000,000 psi unless noted otherwise
 - Provide LP Solidstart LVL as manufactured by Louisiana Pacific Engineered Wood Products Division
 - Install per manufacturer's specifications.

17. Provide galvanized anchors securing pressure treated plates to foundations or connecting pressure treated joists and columns. G185 coating minimum.

18. Provide through-penetration fire stopping at all pipe, conduit and duct penetrations through floors and walls by an approved penetration fire stop system tested in accordance with ASTM E814 or UL 1479.with a positive pressure differential of not less than 0.01 inch of water (3 Pa) and shall have an F rating of not less than the required fire-resistance rating of the wall or floor-ceiling assembly penetrated.

19. Remove all existing beadboard soffit.

- 20. Provide clear pine tongue and groove beadboard soffits.
- 21. Interior millwork shall be fastened securely to wood backing with countersunk and puttied
- finishing nails or finish head trim screws.
- 22. Corners of baseboard and crown moldings shall be coped.

23. Joints between lengths of exterior running trim, baseboard and crown moldings shall be joined with scarf joints.

24. Provide stainless steel nails for all exterior wood finishes.

G. <u>ROOFING</u>

1. New roofing shall be asphalt "architectural shingles" to match existing roofing on house in size, thickness, color blend and texture. Provide ice-and-water shield underlayment in all valleys and at lower 6'-0" of new eaves. Provide 15# asphalt saturated felt underlayment in other areas of new roofing field.

3. Provide standing seam copper roofing on canopy at exterior elevator entrance.

- 4. Provide 6" Type K aluminum gutters and 3" x 4" aluminum downspouts, color to be selected.
- H. INSULATION
- 1. Wall insulation adhered to interior of basement walls: R-15 3" thick Polyisocyanurate (Thermax).
- 2. Exterior wall insulation between 2x6 studs: R-30 (5 1/2" thick) closed cell Spray Polyurethane Foam
- 3. Attic insulation: R-49 (7 1/2" thick) closed cell Spray Polyurethane Foam.
- 4. Insulation around wall enclosing elevator shaft in basement: R-22 (3 1/2" thick) closed cell Spray Polyurethane Foam to fill stud cavity from top of concrete elevator pit to underside of floor deck.
- 5. Insulate interior top and face of concrete foundation walls above grade in crawl space with minimum of R-15 3" thick Polyisocyanurate (Thermas).

I. INTERIOR FINISHES

1. Walls and ceilings shall be finished with 1/2" thick gypsum board screw-applied to wood studs at 16" o.c. minimum, taped, finished, and painted.

2. New strip oak flooring where shown shall be quarter sawn red oak, NOFMA CLEAR grade in accordance with the grading rules of the Wood Flooring Manufacturers Association. Width to match existing strip oak flooring.

3. Install flooring over 3/4" AC T&G plywood subfloor glued and screwed to joists. In areas where new flooring is to be installed over existing subflooring and sleepers, install plywood subflooring of proper thickness so that new flooring will be level with existing floor. Adjust level of new and existing joists to make finish flooring level with adjacent existing flooring.

4 Moldings

Base molding: Owl Hardwood Lumber Company #2168 11/16" X 5 1/4" poplar, paint Base shoe: Owl Hardwood Lumber Company 3/4" quarter round, poplar, paint Crown molding: Owl Hardwood Lumber Company #4001 11/16" X 3 1/2" poplar, paint

Ceramic tile:

CT1: Daltile Keystones Mosaics, unglazed, D317, 1" x 1" hexagon ceramic tile, DP6005 pattern, white gray and black tiles, black grout CT2: Daltile arctic white 3" x 6" subway tile, black grout

CT3: Daltile color wheel classic 6" glossy ceramic bullnose base

veneer, random ashlar pattern, outside corner returns 3" to 5"

6. Provide vertical bullnose tile at outside edges of ceramic tile walls.

9. Fireplace hearth: absolute black granite 3" thick, eased edges, flamed

10. Fireplace surround: Beuchel Stone dry stack limestone, Fond du Lac Cambrian blend, thin

11. Ceramic tile and stone flooring in showers shall be mud set over waterproof membrane, slope 1/4" per foot to drain. Install waterproofing membrane under entire floor of second floor primary

12. Ceramic and stone flooring base, and walls shall be securely applied over 1/2" thick Durock Tile Backer Board

13. Install all flooring flush with existing flooring. Where existing floor materials are not flush with one another, provide reducer strip or threshold to ease the change of level.

J. INTERIOR STAIRS:

bathroom.

1. Interior stair extension at second floor shall be fabricated in red oak to dimensions shown from parts as manufactured by L.J. Smith Stair Systems, 35280 Scio-Bowerston Road, Bowerston, Ohio 44695, telephone (740) 269-2221 email ljsmith@ljsmith.net (www.ljsmith.net). All wood stair parts shall be stained & sealed. Treads shall be 5/4" thick with bullnose nosings and miter returns at exposed edges. Risers shall be 3/4" thick. Provide 3/4" thick skirtboards on both sides of stairs. Outside skirtboard shall be capped at bottom with ogee cap molding. Newel posts shall be LJP-3340BT. Provide LJ-7026 rosettes where handrail terminates at wall. Wall rails shall be LJ-6041, 2" diameter, round. Wall rail brackets shall be LJ-3027 solid brass. Existing portions of stair to second floor shall be sanded, stained and sealed.

2. Remove existing handrail at stairs to basement and replace with new 1 1/2" daimeter wood handrail, stained & sealed.

Top of all stair handrails shall be 2'-10" above stair nosing.

K. <u>ELEVATOR</u>

Provide Symmetry hydraulic home elevator or approved equal, four stop (basement, grade, first and second floors). Power supply 220V 1 phase, 30A. In addition, provide 120V power to elevator for lights and accessories. Provide 30A and 15A disconnects in basement room. Provide the following features:

3'-0" x 5'-6" interior dimension elevator cab, shaker paneled interior walls and ceiling, cherry veneer cab finish with traditional cherry stain, accordion interior door with cherry laminate panels, two automatic gate operators, flush mount birch landing door frames with Symmetry locking device, brushed brass fixtures, hall stations, car operating panel, interlocks, phone box, recessed LED cab lights with trim, emergency lighting and alarm with battery & charging system, emergency stop push/pull switch & alarm push button in cab, battery backup emergency lowering from inside car, manual emergency lowering device in basement.

Contractor shall provide the following: Concrete elevator pit with drain.

2. Framed shaft lined with gypsum board including shaft ceiling, paint

3. Interior and exterior doors and hardware.

4. Strip oak flooring in cab to match first floor finish 5. Telephone instrument in cab box and connect to Owner's telephone line

L. DOORS & WINDOWS

1. Interior doors shall be Trustile / Marvin 1 3/8" thick 2-panel model TS2020 MDF construction, double hip panel, square sticking, painted, in painted wood frames. Panel size shall match existing doors on second floor. Provide interior casings with plinth blocks of same profiles as existing, painted. Provide Hafele Grass America soft-close ball bearing rollers and track for pocket doors. Provide clear tempered glass lite in door where scheduled.

2. Interior bifold doors shall be 1 3/8" thick 2-panel Shaker bifold doors by Trimlite, painted. Gypsum board finish at jamb and head of opening. Provide standard metal bifold hardware and pulls with dark bronze finish.

3. Exterior glazed doors at back entrance shall be Marvin Ultimate French wood doors as manufactured by the Marvin Window & Door Company. Glass shall be 5/8" thick tempered Low-E II type with argon gas between lites of insulating glass with bronze anodized aluminum spacer bars. Provide field-fabricated jamb, head and sill extensions where walls are thicker than standard jamb width. Provide Marvin adjustable hinges and 3-point lock hardware in dark bronze finish. Provide Marvin Ultimate wood swinging screen door on exterior with black aluminum insect screening and dark bronze finish hinges and lock. Provide interior casings with plinth blocks of same profiles as existina.

4. Exterior door to basement and elevator entrance shall be prehung, single bore, smooth fiberglass insulated in vinyl frame. Provide weatherstripping, drop seal and aluminum sill.

5. Basement screen door shall be similar to Glacier Breeze Aluminum Screen door, full view, bronze color.

6. New awning windows in basement shall be Marvin Ultimate wood awning type, by Marvin Window & Door Company, custom sizes as scheduled and as required to fit within new or existing sub-frame openings. Glass shall be clear tempered, with 7/8" wide muntin bar Authentic Divided Lites (ADL) with single glazed Energy Panel (EP). Provide folding cranks. Window hardware shall be dark bronzel finish. Provide Marvin wood screen frames with black aluminum screen wire. Set exterior face of new windows to same return depth as existing basement windows. Provide field fabricated and installed jamb extenders to accommodate varying wall thickness, in same material as wood windows. Provide interior sills, casings and aprons.

7. Other windows shall be Marvin Ultimate wood double hung or casement type by Marvin Window & Door Company, custom sizes as scheduled and as required to fit within new or existing sub-frame openings. Glass shall be Low-E II type with argon gas between lites of insulating glass, minimum U value of 0.35. Provide bronze anodized aluminum spacer bars. Provide field fabricated and installed jamb extenders to accommodate varying wall thickness, in same material as wood windows. Provide interior sills, casings and aprons of same profiles as existing. Provide two lift bars on lower sash of double-hung windows. Provide folding cranks for casement windows. Window hardware shall be dark anodized finish. Provide marvin's winow operating control devices for windows in Sun Room. Exterior trim shall be 5/4" flat smooth clear cedar or redwood, width to match existing window trim, painted. Provide black aluminum insect screens at all operable windows. Provide Marvin wood screen frames at casement windows. Set exterior face of new windows to same return depth as existing windows. Window sash and frames shall be painted.

8. Exterior painting of windows, doors and trim is by others.

9. Submit shop drawings of all windows and doors for Architect's review prior to ordering.

10. Provide flashing above new exterior door and window frames.

11. Provide interior and exterior sealant between exterior door and window frames and walls.

New second floor Office

match roofing.

		PERMIT
	P. FIREPLACE:	27 MAR 2024 ISSUED FOR PERMIT
M. PAINTING & STAINING	Direct vent gas fireplace Fortress model by Heat n' Glo install on a raised hearth as shown	
1. Painting and staining of exterior surfaces will be by others.	Provide the following: Direst B vent up to Connect gas piping and shut-off valve	R 2024
Paint all exposed interior surfaces, except where the drawings indicate that a surface or material is not to be painted or is to remain natural.	Provide fireplace control on wall on both sides of fireplace connected to 120V power source with disconnect	27 MAI
3. Paint all interior paintable surfaces minimum of a compatible primer coat and two coats of Benjamin Moore Regal Select interior paint, pearl sheen on walls, flat sheen on ceilings, and semi-gloss sheen on woodwork. Omit primer where existing finishes retain fully-adhered paint in good condition.	Provide a manual fireplace shutoff switch on both sides of fireplace Provide ignition system with wireless controls Provide electronic control module and auxiliary control module in basement Provide remote control operator	S
 Oak flooring shall be sanded, stained and sealed. Bona waterborne extra matte wood floor finish. Bona semigloss finish on stairs. Stain color to be selected by Architect. 	Q. ELECTRICAL	CMAN ARCHITECT EUCLID AVENUIE OAK PARK, ILLINOIS 60302 PHONE: (708) 267-1352 E-mail: frank@heitzman.org
	 Remove all existing abandoned or unused conduit, boxes, switches, lights, line voltage and low voltage and wiring in basement. 	
N. <u>PLUMBING</u>	2. Label all existing and new breakers in the existing panel and new sub-panels so that	
 Plumbing piping shall be as follows: Interior drain and waste risers: no hub standard cast iron 	every breaker has a legible, clear, specific and distinct name per the National Electrical Code.	K PAF 7-135/ man.c
Lateral drain and waste piping and all vent piping: Schedule 40 DWV PVC Water: type L copper Under slab sewer pipe: No hub cast iron	3. See Sheet A-151 for light fixture schedule.	AR(108) 265 k@heitz
Gas piping: black iron Sub-soil drain: 4" diameter rigid PVC perforated with filter fabric	 Provide ground-fault-interrupted receptacles or circuit breakers where shown and required by code and local electrical inspector. 	IAN ARCH LID AVENUIE OAK PARK, PHONE: (708) 267-1352 E-mail: frank@heitzman.org
2. Insulate all new and existing hot, hot water return and cold water piping with flexible	5. Provide arc failt-interrupted receptacles or circuit breakers where shown and required by code and local electrical inspector.	PHON PHON
polyethylene or neoprene thermal insulation with minimum thickness of 1/2". Install in accordance with manufacturer's recommendations and tie or tape with acrylic tape every 12". Insulate elbows and Tees with pre-formed insulation sleeves.	 Provide minimum 12 ga. copper wiring in conduit for receptacle wiring. 	
3. Remove all abandoned plumbing fixtures and piping. Patch holes in floor, walls and	7. Provide hard-wired smoke detectors with battery backup where shown and where required by electrical inspector. Interconnect smoke detectors so that when one alarms,	SOUTH SOUTH
ceiling where piping is removed. Finish patched to match adjacent finishes. 4. Install all piping concealed within floors walls, and ceilings. Do not route water	they all alarm. Kidde PDS_KL_P4010ACS-WF (smoke only).	²¹³ SC
piping within exterior walls.	 Provide hard-wired carbon monoxide detectors with battery backup where shown and where required by electrical inspector. Kidde PDS_KL_P4010ACSCO-WF (combination smoke and carbon monoxide). 	
5. Provide hot water circulation pump and hot water return lines to all new plumbing fixtures.	9. Install all conduit and wiring concealed within floors walls, and ceilings.	
6. Reuse exist hot water heater in basement.	10. Switches: Provide white Leviton Decora illuminated quiet rocker switches with	
7. Provide freeze-proof hose bibbs where shown on exterior.	matching thermoset plates. Provide ganged plates where multiple switches occur at one location. Provide galvanized steel cover plates for surface mounted switches in basement.	ы С с
 Provide floor drain in basement where required to receive drainage from furnace - trap & vent - discharge into existing sewer. 	11. Provide Intermatic 15 Amp 7-Day Indoor In-Wall Astronomic Digital Timer, white, for	ENCE (CE 60305
9. Provide 4" floor drain with nickel grate in bathroom showers.	control of exterior lights.	SIDE PLA(
 Provide sump pit and sump pump in elevator pit - trap and discharge into sewer. Provide Grey box for water and drain in second floor laundry. 	12. Switches to control garage lights from house: SURAIELEC wireless light switch and receiver kit, 15A high power, no wiring, no interference, 100ft radio frequency range, expandable remote control 4-way wall switches.	RI RESID BRAE PLA
12. Provide drain pan under washer/dryer in Laundry Room with drain indirectly	13. Receptacles: Provide white Leviton Decora tamper resistant receptacles with matching thermoset plates. Provide one receptacle with combination USB combination	RI RE BRAE
connected to existing basement utility sink. 14. Rod out existing drains and sewer.	Type A and C chargers in Family Room, Sun Room, Bath 1, Bath 2, Laundry Room, Office, Gallery and Bedroom 4 receptacles, location where directed. Provide galvanized	NIE NIE
15. Provide the following plumbing fixtures complete with all stops, traps, seals, toilet	steel cover plates for surface mounted receptacles in basement. 14. Provide 20A GFCI tamper resistant receptacle on separate circuit at vanity in	MERCURI RESIDENCE 4 BONNIE BRAE PLACE R FOREST, ILLINOIS 60305
seats, and accessories for a complete installation: Second Floor Bath 1:	bathrooms.	E ME 604 B /ER F
<u>Toilet</u> : TOTO Drake II Model:CST454CEFG#01 Two Piece Elongated 1.28 GPF universal height toilet with CeFiONtect and Tornado Flush Technology, soft close seat, white	 Provide 50A 125/250V receptacle for Washer/dryer in Laundry Room. Provide low voltage junction boxes recessed in wall at head of all windows in Sun 	THE M 604 RIVER
Lavatory: Kohler Caxton K-20000 undermount sink, white Faucet: Moen model T6193bn-9000 Align chrome two-handle faucet with pop-up drain	Room for motorized blinds to be furnished and installed by others.	
<u>Shower</u> : Suncleanse Bathtub Faucet Shower System wall mounted 9" Rainfall Head Set - 7-Spray High Pressure Handheld Complete Combo - Valve with Trim Kit - Polished Chrome finish	17. Mount receptacles and switches as shown, or if not shown, as directed by Architect. Switches and receptacles shall be installed in a vertical orientation and shall be centered under windows or in other areas. <u>Move studs or install supplementary wood supports to</u>	
Shower drain: Wade 1104-4 STD 4" diameter round brushed nickel finish grate	achieve visual symmetry for switch and receptacle locations.	
<u>Second Floor Bath 2:</u> <u>Toilet</u> : TOTO Drake II Model:CST454CEFG#01 Two Piece Elongated 1.28 GPF universal height toilet with CeFiONtect and Tornado Flush Technology, soft close seat,	18. Provide "Heatweave" electric radiant mats under ceramic tile flooring in bathrooms and laundry room including under shower flooring as manufactured by WattsRadiant, Inc., 4500 E. Progress Places, Springfield, Missouri 65803, telephone (800) 276-2419.	
white <u>Lavatory</u> : Kohler Caxton K-20000 undermount sink, white	Provide programmable floor stat in each room in location as directed by Architect. 19. Owner will provide audio-visual systems for existing and new rooms under separate	
<u>Faucet</u> : Moen model T6193bn-9000 Align chrome two-handle faucet with pop-up drain <u>Shower</u> : reuse existing bathroom shower head and control valve <u>Shower drain</u> : Wade 1104-4 STD 4" diameter round brushed nickel finish grate	 20. Owner will contract with Forest Security Systems for installation of security system 	
<u>Laundry Room:</u> <u>Sink</u> : Elkay Crosstown stainless steel Model EFRU191610T single bowl undermount sink, 21 1/2" x 18 1/2" x 10" deep - provide drain stopper Faucet: Kohler Triton 1.0 centerset bathroom faucet with double wristblade handles	modifications. Contractor shall cooperate with and coordinate installation of equipment, wiring and devices.	DTES
<u>Gray box</u> : IPC Corporation Model T200TPABS Dryer vent receptacle: Construction Solutions 4" DBX1000	R. CLEAN UP	NO I NO
<u>Drain Pan under washer/dryer</u> : PVC or powder coated aluminum pan with indirect connection to basement utility sink.	1. Clean site and work areas at the conclusion of each work day and at the conclusion of the Work.	GENERAL NOTES
O. HEATING, VENTILATING & AIR CONDITIONING	2. Prior to final acceptance, all construction equipment and debris shall be removed, spaces thoroughly vacuum cleaned, interior surfaces damp wiped, windows washed on	GEP
 Provide Lennox SLP99V variable capacity gas furnace 99% efficient with Lennox SL28XCV SEER 28 variable capacity inverter compressor air conditioning sized to serve addition. Provide gas piping to furnace with code-compliant shut-off valve 	all glass surfaces, all outlets and switches tested and functioning, all lamps installed in fixtures and working, all equipment and appliances tested and adjusted, all guarantees, and equipment instructions turned over to the Owner, and all painted or stained & sealed	
2. Provide flush mount red oak floor registers where registers are shown in wood	surfaces which have been marred by construction activities touched up to the satisfaction of the Owner.	
floors as manufactured by ClassicAire Wood Vents, 9325 SW Barber Street, Wilsonville, Oregon 97070, telephone (800) 545-8368. Provide adjustable integral dampers for supply registers. Stain and seal to match flooring.		
 Provide Runtal radiator with thermostatic control valve connected to existing hot water heating piping in Bath 2. 		
4. Provide Ecobee smart thermostats in the following locations:	REFERENCED CODES AND ACTS:	
North wall of family room north wall of Family Room for existing hot water heating system. North wall of existing second floor hall for existing Space Pac air conditioning	2018 INTERNATIONAL RESIDENTIAL BUILDING CODE WITH RIVER FOREST AMENDMENTS	I CERTIFY THAT THESE DRAWINGS WERE MADE
system. North wall of first floor Sun Room for new furnace zone 1.	2018 INTERNATIONAL MECHANICAL CODE WITH RIVER FOREST AMENDMENTS	UNDER OUR DIRECT SUPERVISION AND IN OUR
North wall of second floor Bedroom 4 for new furnace zone 2. South wall of second floor office for new furnace zone 3.	2018 INTERNATIONAL FUEL GAS CODE WITH	OFFICES, AND COMPLY WITH ALL THE RULES AND REGULATIONS OF THE
5. Provide April Aire 865 steam whole-house humidifier with wall-mounted fans to serve first floor rooms. Steam generator shall be located in existing basement.	RIVER FOREST AMENDMENTS 2021 INTERNATIONAL ENERGY CONSERVATION	BUILDING DEPARTMENT OF THE VILLAGE OF RIVER FOREST, ILLINOIS
Humidistat shall be located in Family Room. Wall mounted fans shall be located as follows:	CODE WITH ILLINOIS AMENDMENTS	SIGNED: Frank E Hetzman
Existing Living room Existing Dining room Existing Family room	2014 STATE OF ILLINOIS PLUMBING CODE 2017 NATIONAL ELECTRICAL CODE WITH RIVER	FRANK E. HEITZMAN ARCHITECT
New Sunroom 6. Provide April Aire 865 steam whole-house humidifier with wall-mounted fans to	FOREST AMENDMENTS	ILLINOIS REGISTRATION NUMBER: 01-8255
serve second floor rooms. Steam generator shall be located in existing attic. Humidistat shall be located in existing second floor hallway. Wall mounted fans shall		ATE OF ILL NO
be located as follows: Existing Bedroom 1 Existing Bedroom 2	DESIGN LOADS	FRANK E. HEITZMAN
Existing Bedroom 3 New second floor Bedroom 4	Dead Loads: Roof 10 psf Floor 15 psf Exterior Walls 18 psf	1-8255
New second floor Gallery New second floor Office		SED ARCHINT

7. Provide Panasonic exhaust fan FV-0511VHL1 Fan, light and heat with FV-CSVK1 condensation sensor module in second floor bathrooms. Vent thru roof and terminate

with backdraft damper and bird screen - provide color to match roofing color or paint to

40 psf

25 psf

23 psf

30 psf

Live Loads:

Floors

Sloped Roof (ps)

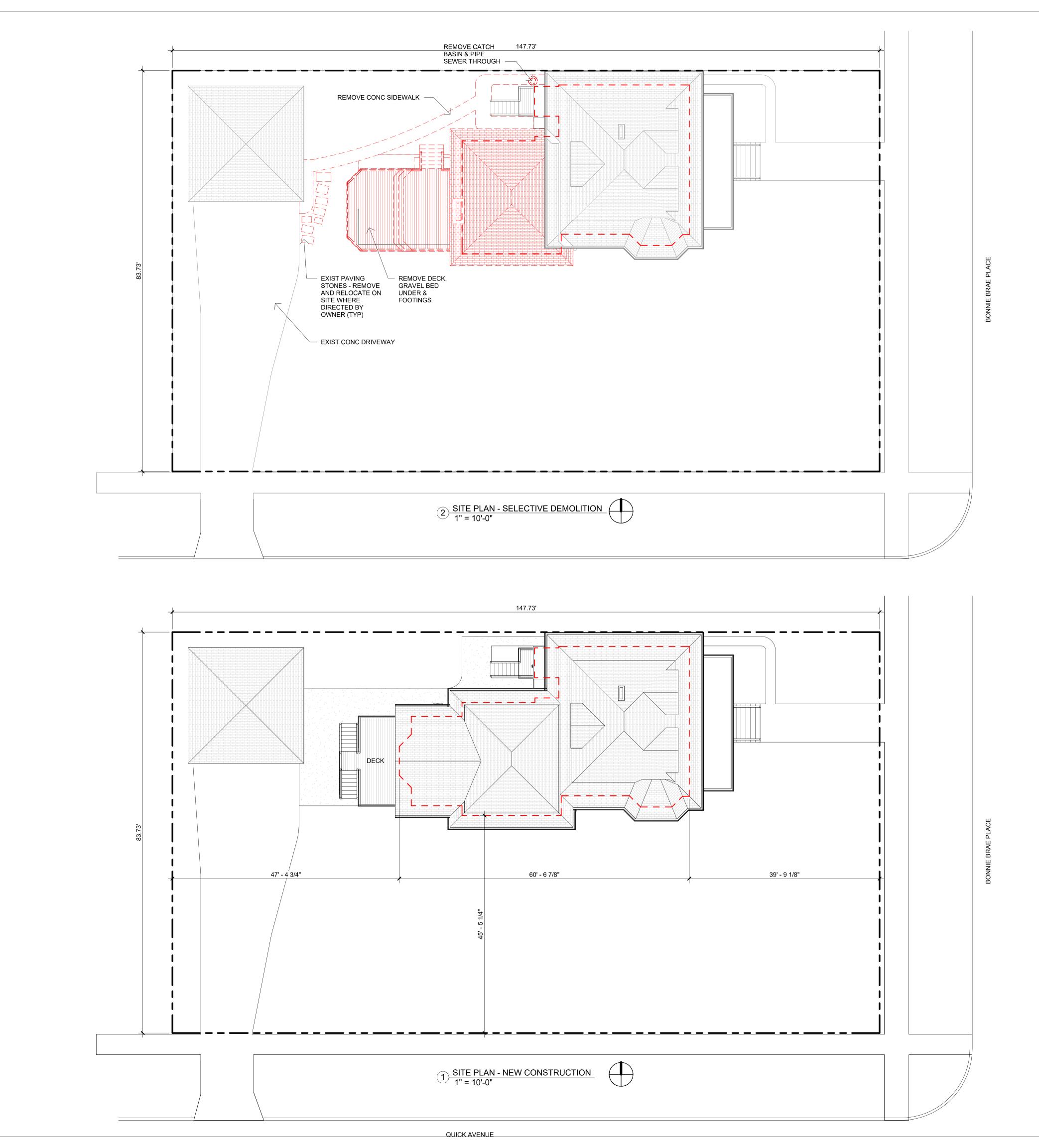
Unbalanced

Snow Loads: Ground Snow (pg)

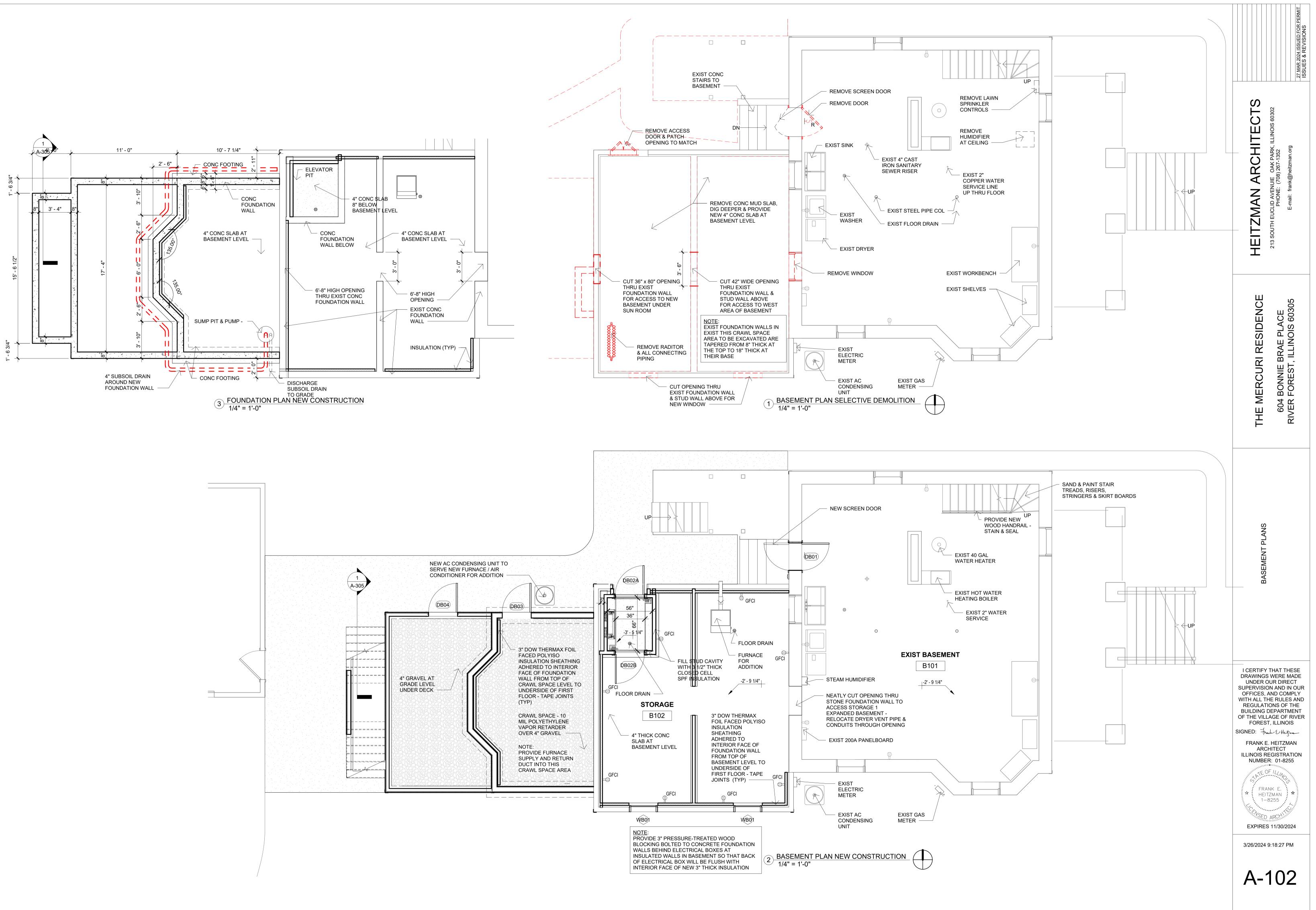
EXPIRES 11/30/2024

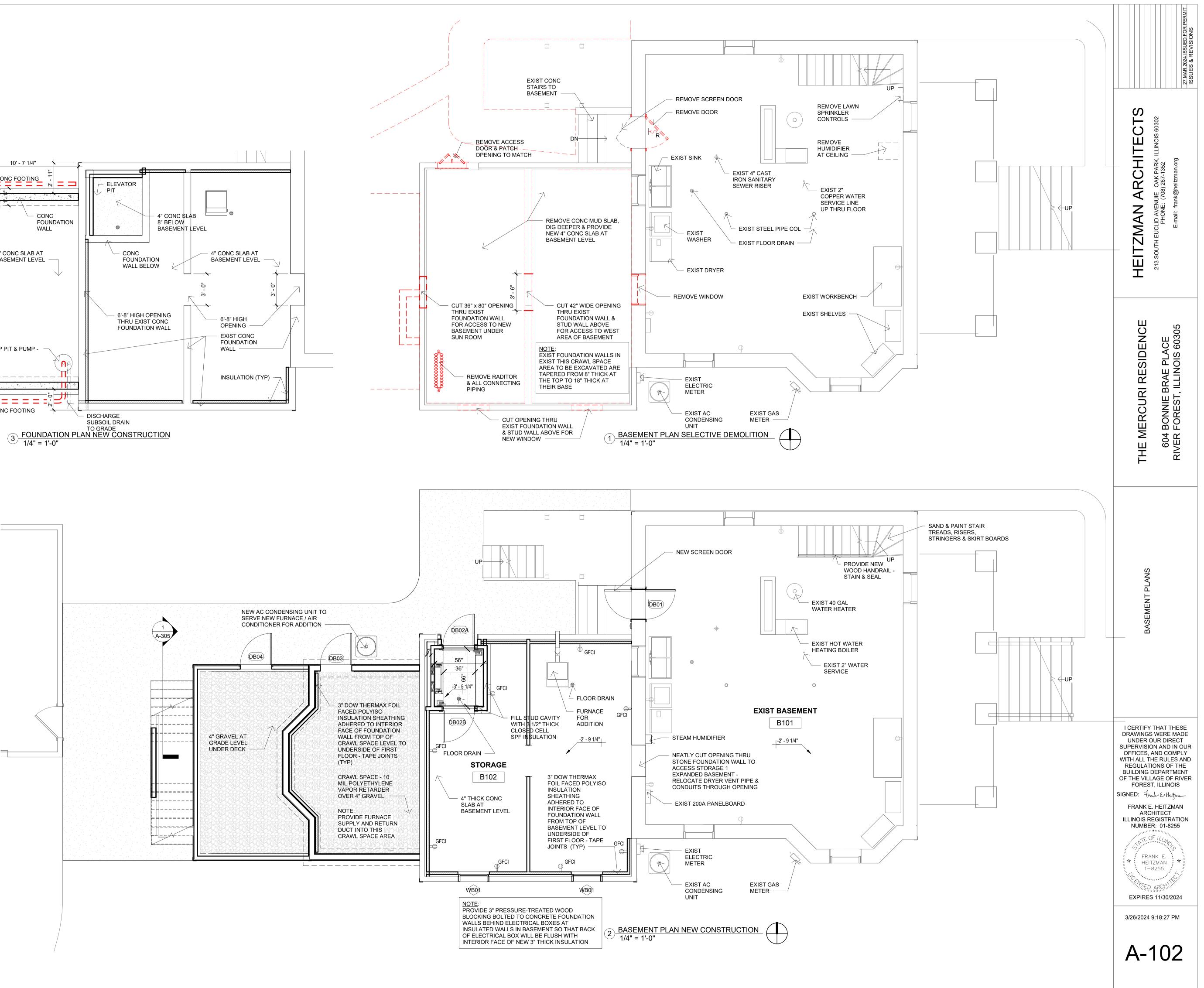
3/26/2024 9:18:25 PM

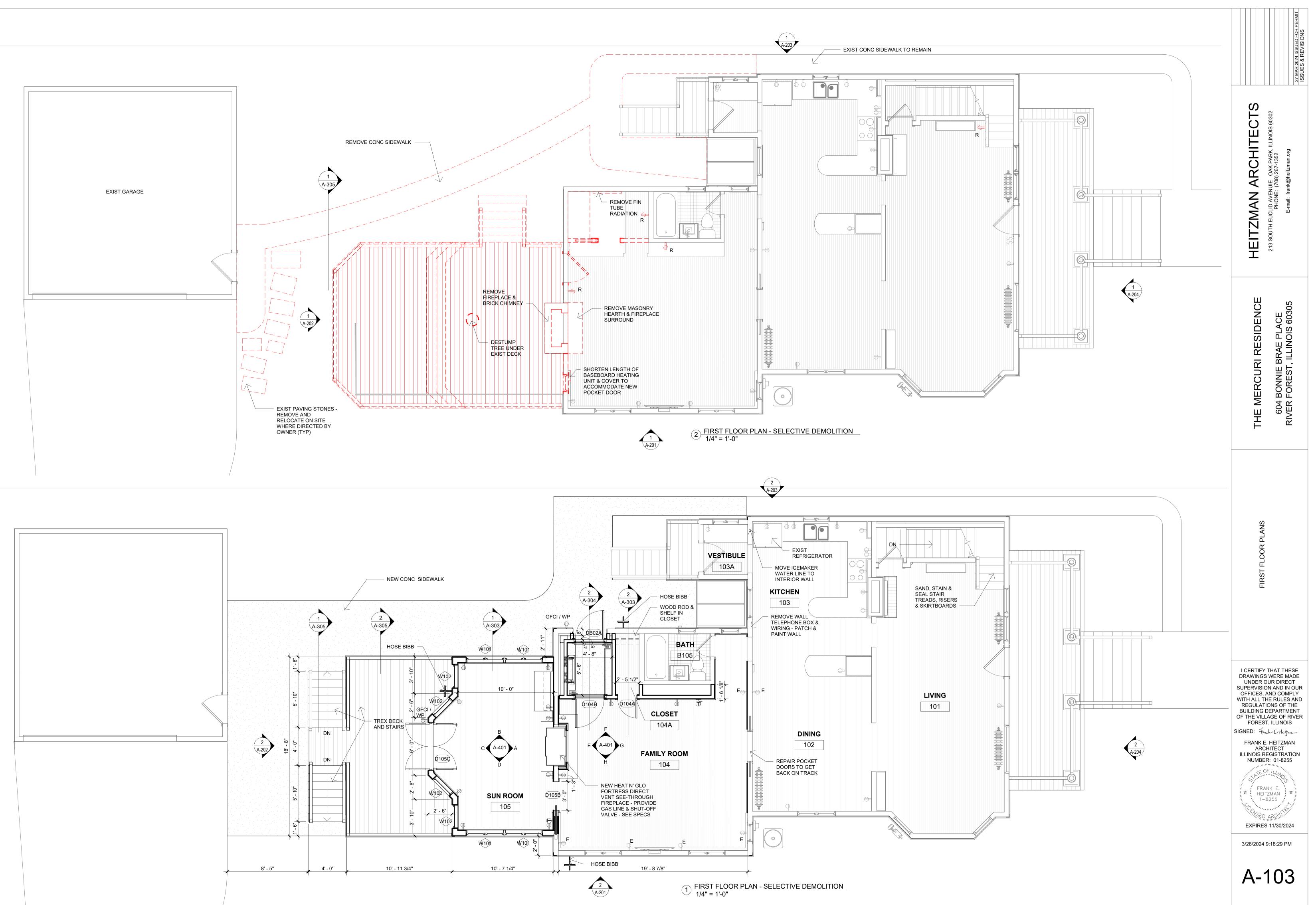
G-001

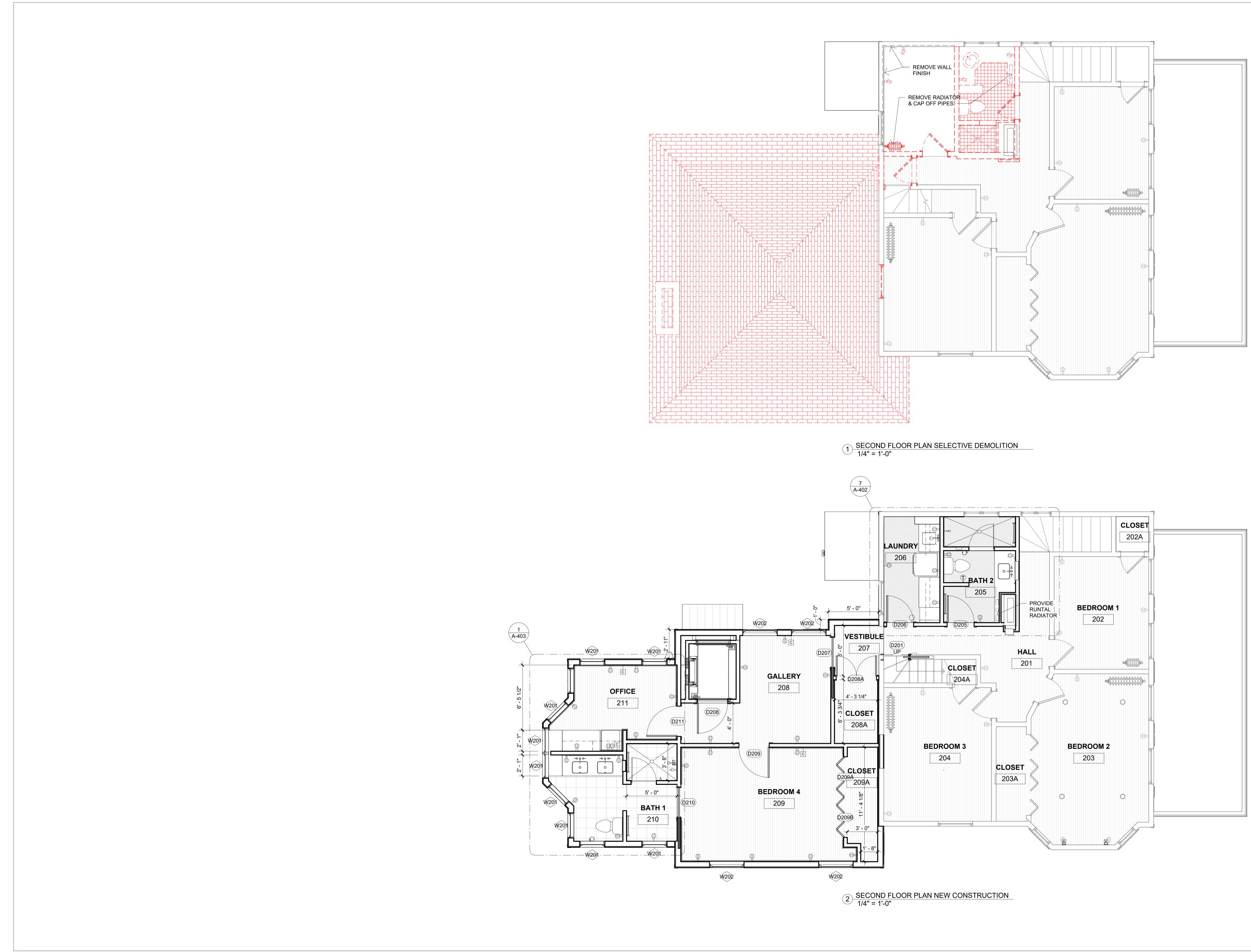


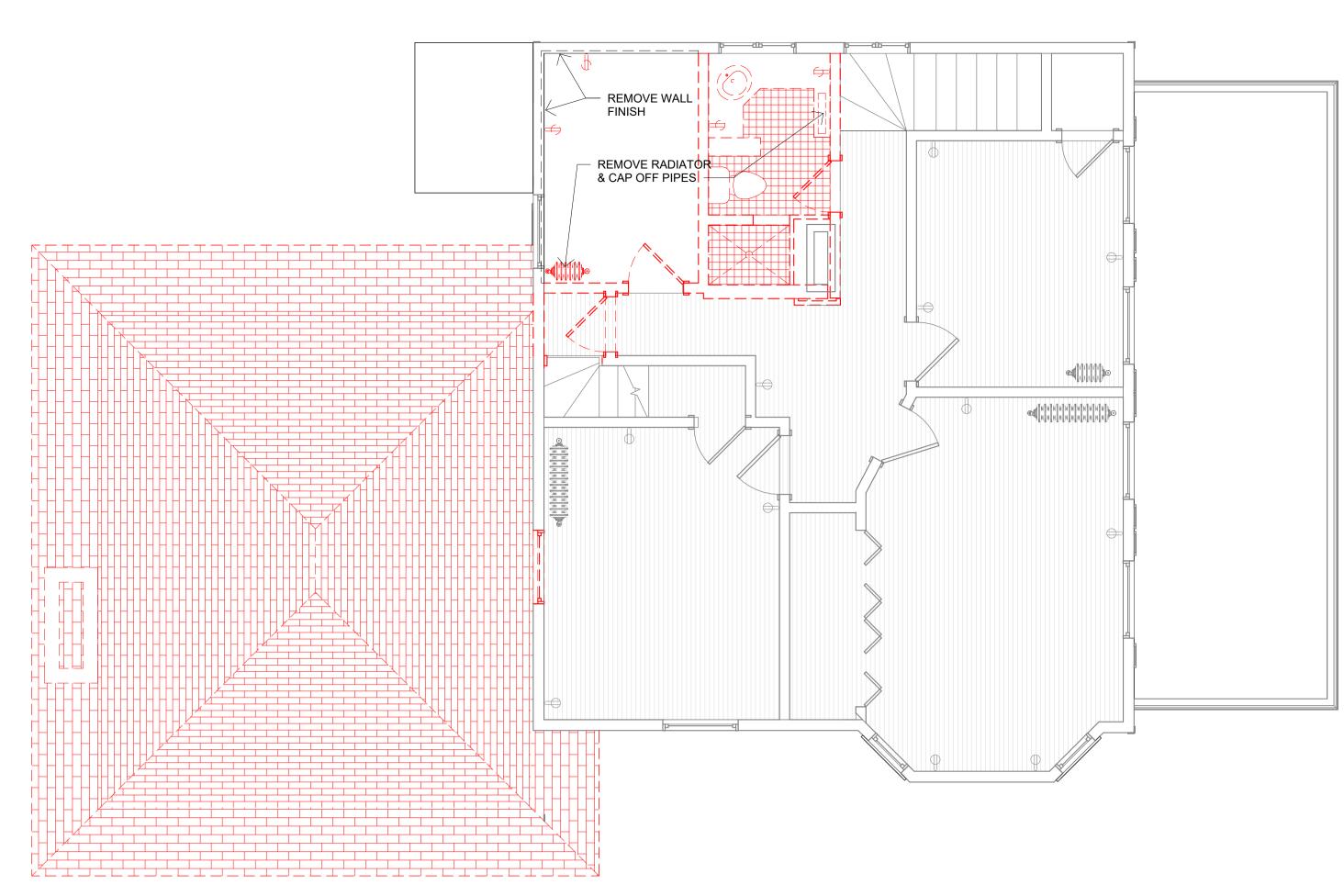
LEGEND EXISTING WALL TO REMAIN EXISTING WALL TO BE REMOVED	27 MAR 2024 ISSUED FOR PERMIT ISSUES & REVISIONS
NEW WALL EXISTING DOOR TO REMAIN EXISTING DOOR TO BE REMOVED	IEITZMAN ARCHITECTS 213 SOUTH EUCLID AVENUE OAK PARK, ILLINOIS 60302 PHONE: (708) 267-1352 Brank@heitzman.org
L NEW DOOR ELEVATION NUMBER (LETTER) A-401 A ARROW POINTS TOWARD THE ELEVATION SHEET ON WHICH ELEVATION APPEARS INTERIIOR ELEVATION TARGET	HEITZMA 213 SOUTH EUCLID A PHC
SECTION NUMBER (LETTER) SHEET ON WHICH SECTION APPEARS SECTION SYMBOL 9'-6" ELEVATION TOP OF FLOOR SINGLE POLE SWITCH 3 THREE WAY SWITCH 3 THREE WAY SWITCH 4 FOUR WAY SWITCH S ^D DIMMER SWITCH S ^R SWITCH TO BE REMOVED DUPLEX RECEPTACLE C C C C C C C C C C C C C	THE MERCURI RESIDENCE 604 BONNIE BRAE PLACE RIVER FOREST, ILLINOIS 60305
GFCI DUPLEX RECEPTACLE EXISTING TO REMAIN DUPLEX RECEPTACLE GROUND FAULT CIRCUIT INTERRUPTED WP GFCI DUPLEX RECEPTACLE WEATHERPROOF GROUND FAULT CIRCUIT INTERRUPTED DUPLEX RECEPTACLE ARC FAULT CIRCUIT INTERRUPTED S SMOKE DETECTOR S/CO COMBINATION SMOKE & CO DETECTOR HC NEWWORK & COAXIAL CABLE PORT DRAWING INDEX NUMBER NAME A-305 TYP WALL SECTIONS	SITE PLANS, INDEX & LEGEND
G-001GENERAL NOTESA-101SITE PLANS, INDEX & LEGENDA-102BASEMENT PLANSA-103FIRST FLOOR PLANSA-104SECOND FLOOR PLANSA-105ATTIC PLANSA-106ROOF PLANSA-107FIRST & SECOND FLOOR STRUCTUREA-108ATTIC & ROOF STRUCTUREA-109ATTIC & ROOF STRUCTUREA-101BASEMENT REFLECTED CEILING PLANS & LIGHT FIXTURE SCHA-151BASEMENT REFLECTED CEILING PLANSA-152FIRST FLOOR REFLECTED CEILING PLANSA-153SECOND FLOOR REFLECTED CEILING PLANSA-201SOUTH ELEVATIONSA-202WEST ELEVATIONSA-203NORTH ELEVATIONSA-204EAST ELEVATIONSA-301BUILDING SECTION LOOKING NORTHA-302SECT THRU PRIMARY BEDROOM, BATHROOM & OFFICEA-303SECTIONS THRU FAMILY ROOM & SUN ROOMA-304ELEVATOR PLANS SECTIONS & DETAILSA-401FAMILY ROOM & SUN ROOM ELEVATIONSA-402BATH 1 & LAUNDRY PLAN & ELEVATIONSA-403OFFICE & PRIMARY BATH PLAN & ELEVATIONS	FRANK E. HEITZMAN ARCHITECT ILLINOIS REGISTRATION NUMBER: 01-8255 FRANK E. HEITZMAN 1-8255 EXPIRES 11/30/2024
A-601SCHEDULESA-9013D VIEW FROM SOUTH DEMOA-9023D VIEW FROM SOUTH NEWA-9033D VIEW FROM NORTH NEWA-904SECTION VIEW BASEMENTA-905SECTION VIEW FIRST FLOORA-906SECTION VIEW SECOND FLOOR	3/26/2024 9:18:27 PM

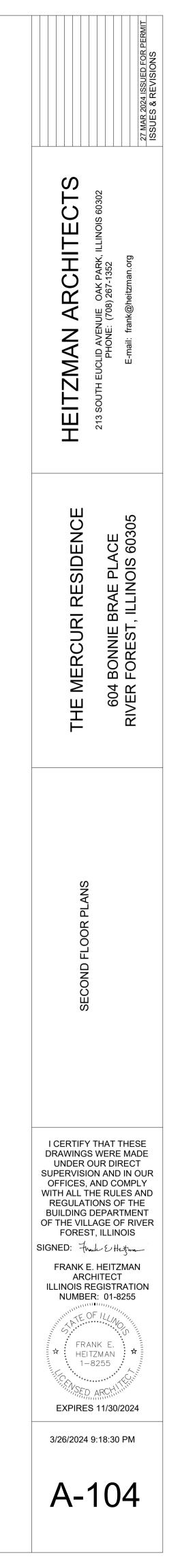


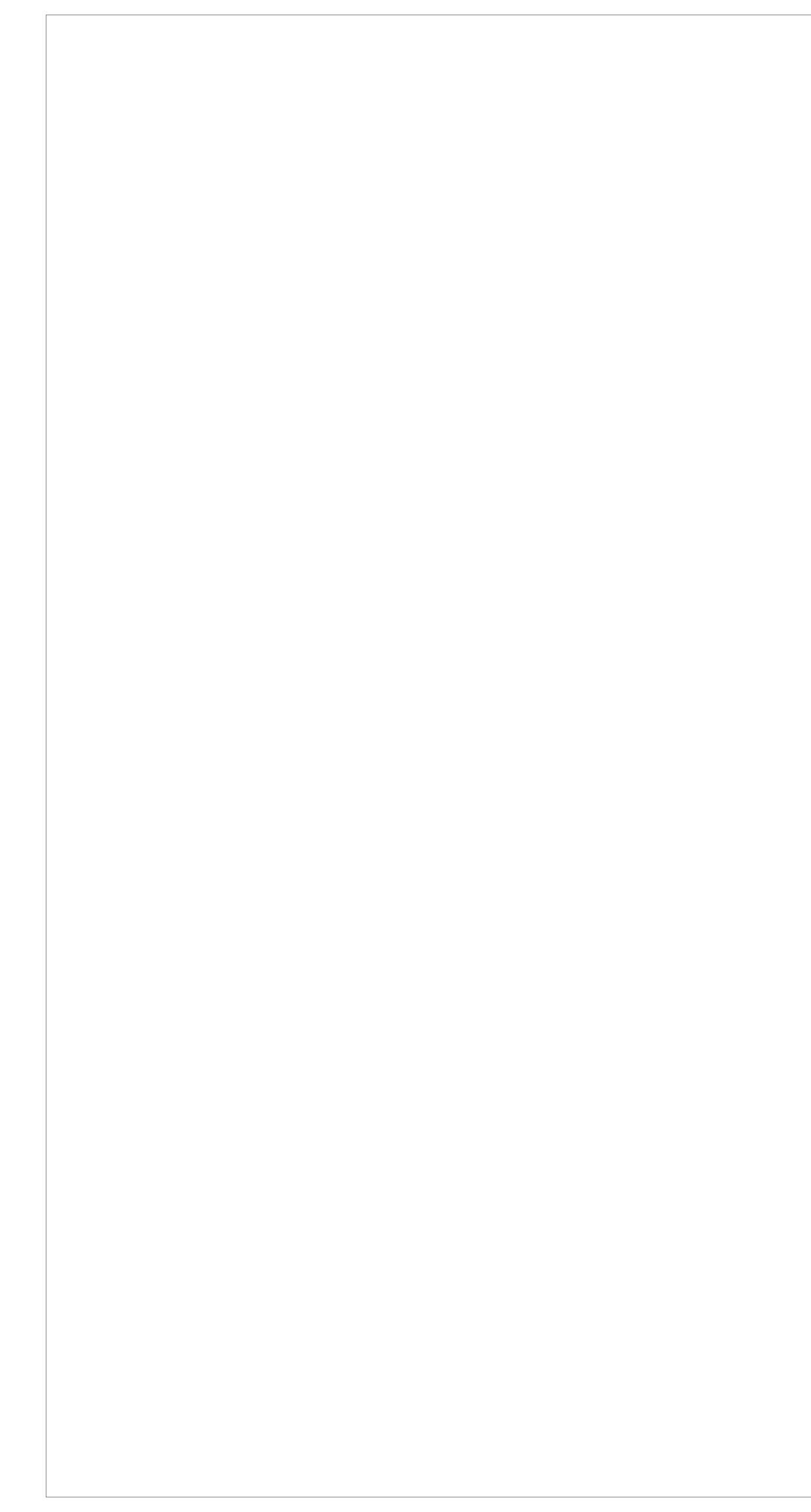


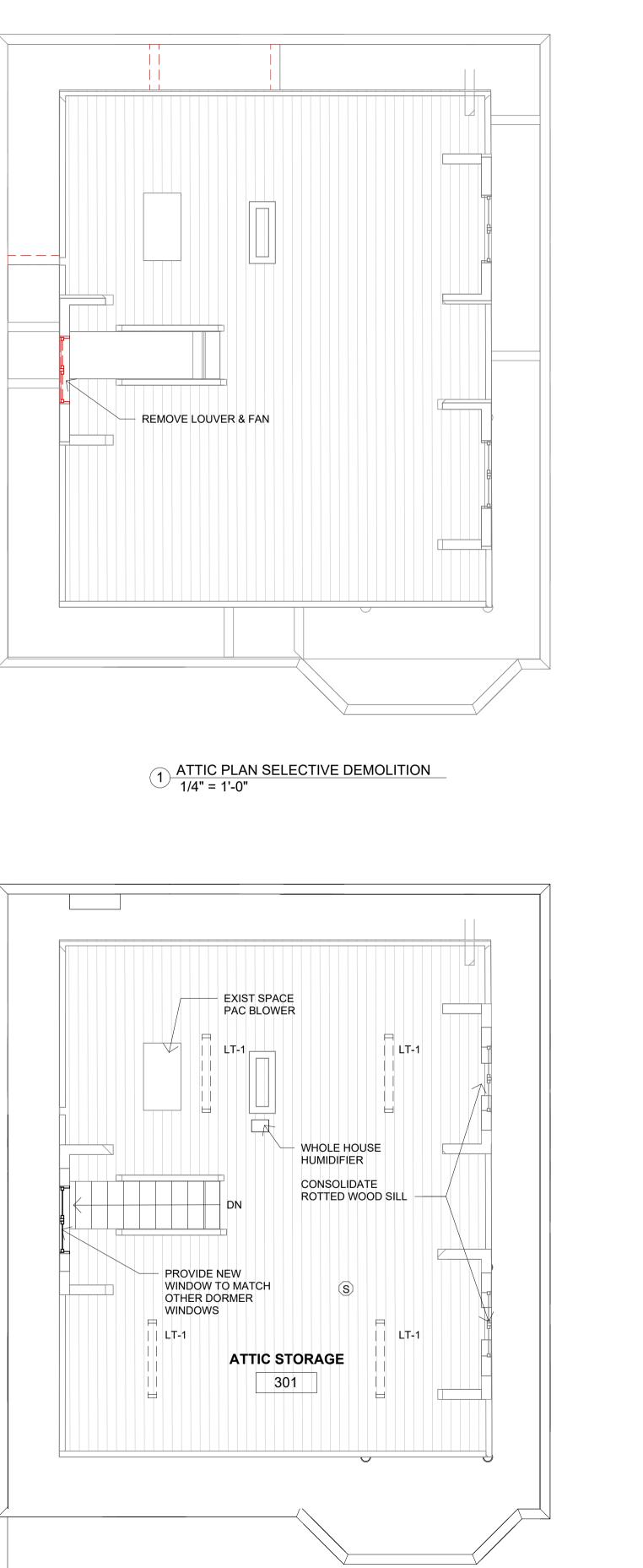








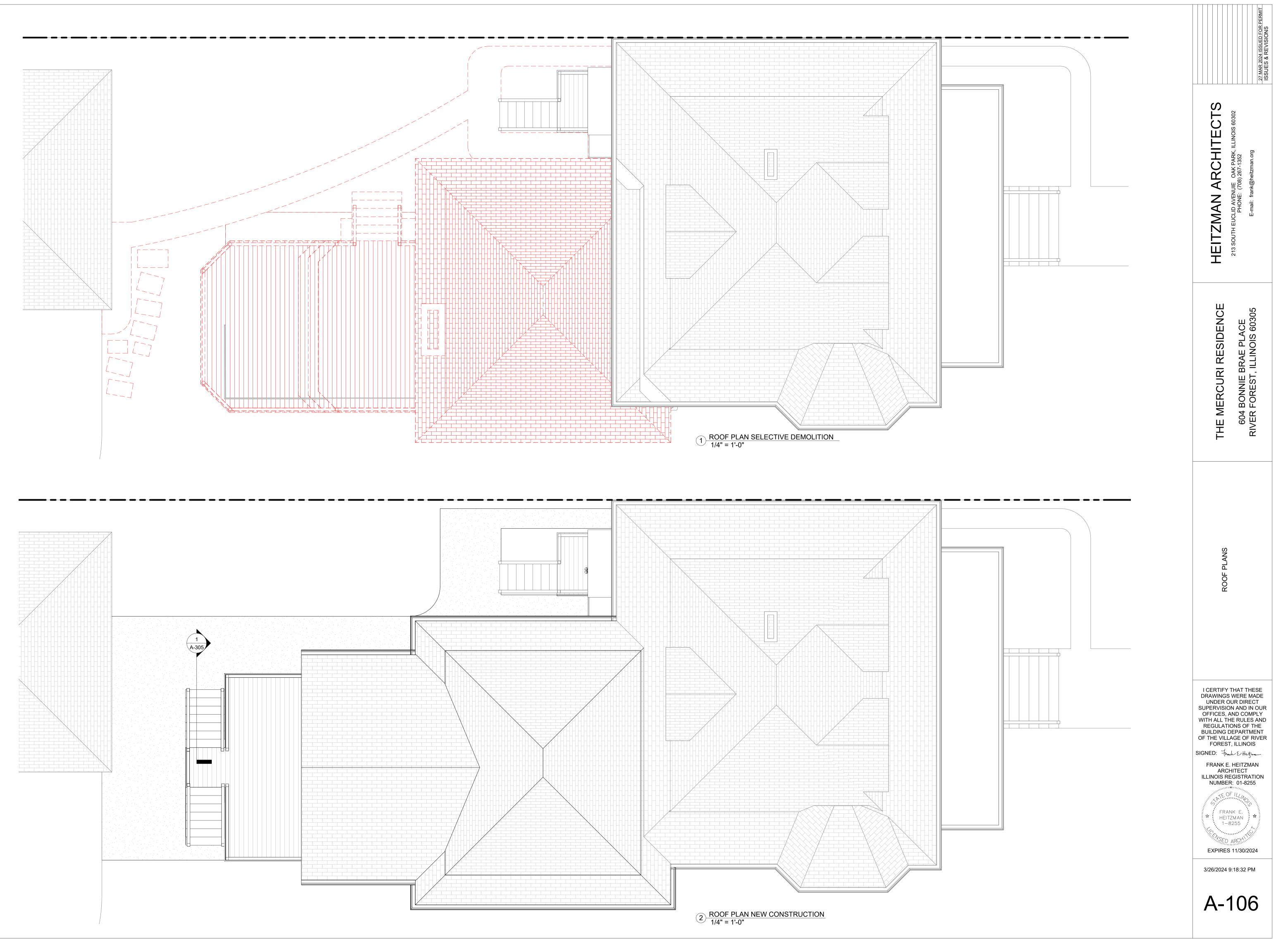






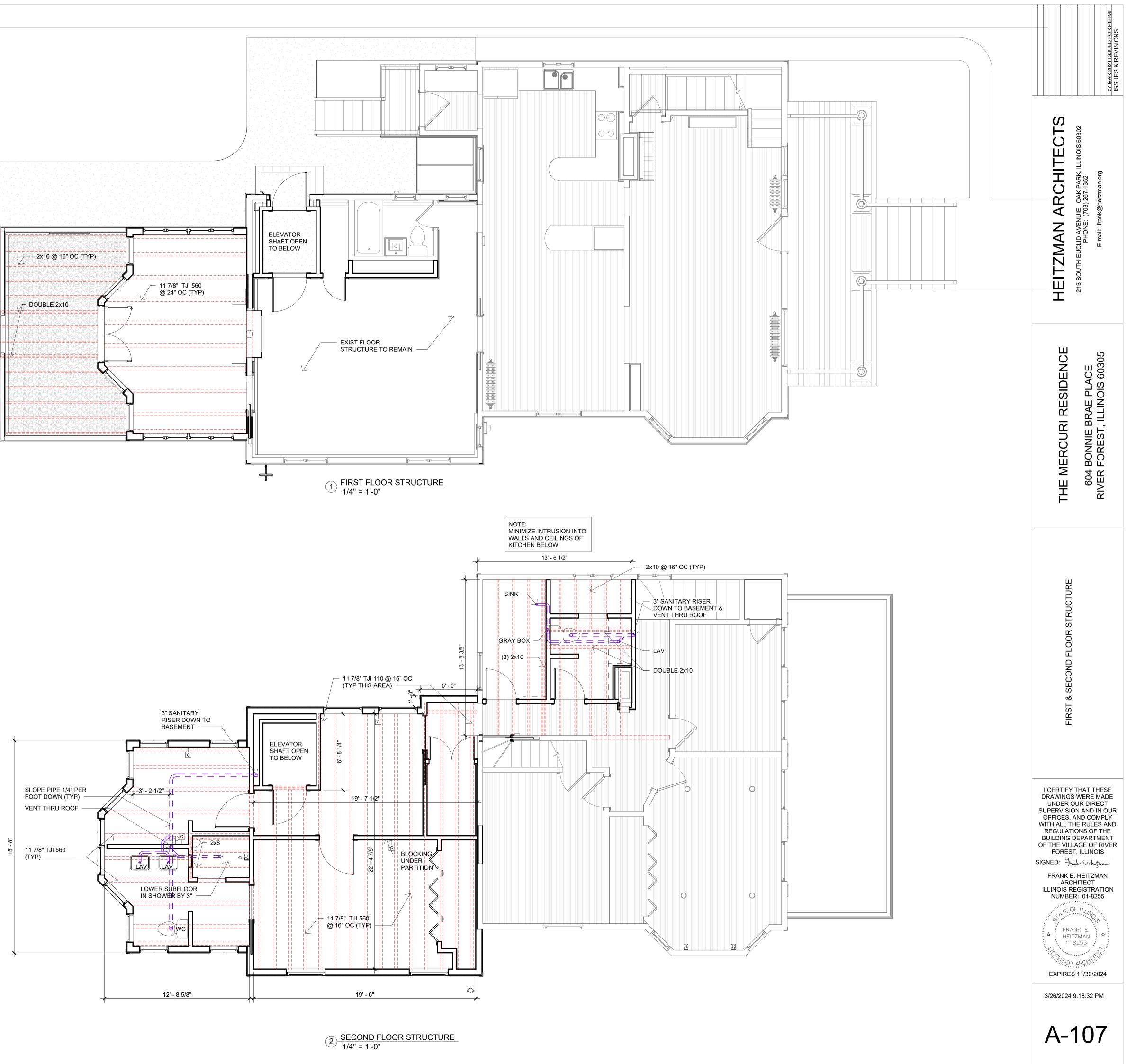
2 ATTIC PLAN NEW CONSTRUCTION 1/4" = 1'-0"

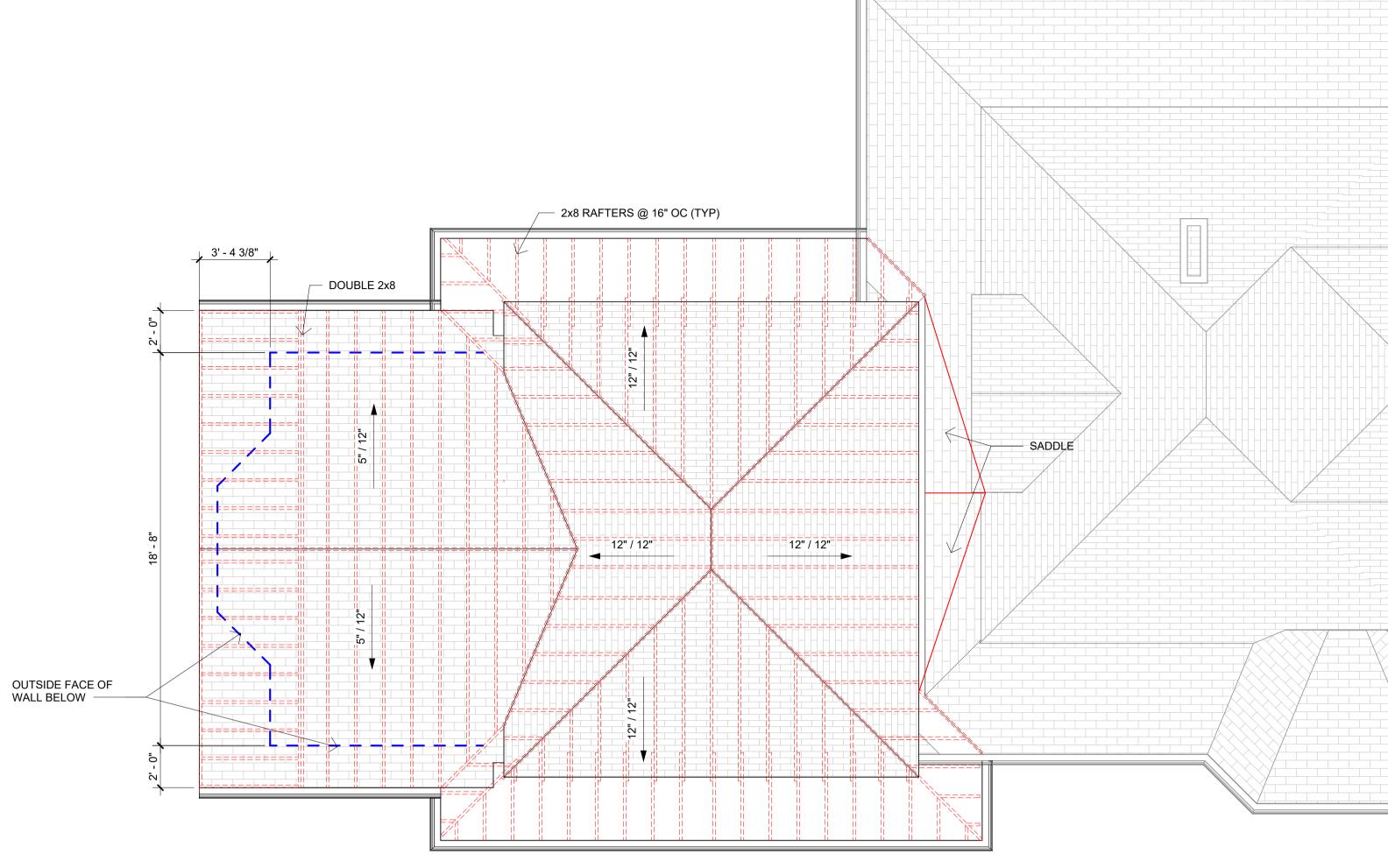
27 MAR 2024 ISSUED FOR PERMIT ISSUES & REVISIONS						
HEITZMAN ARCHITECTS 213 SOUTH EUCLID AVENUE OAK PARK, ILLINOIS 60302 PHONE: (708) 267-1352 E-mail: frank@heitzman.org						
THE MERCURI RESIDENCE 604 BONNIE BRAE PLACE RIVER FOREST, ILLINOIS 60305						
ATTIC PLANS						
I CERTIFY THAT THESE DRAWINGS WERE MADE UNDER OUR DIRECT SUPERVISION AND IN OUR OFFICES, AND COMPLY WITH ALL THE RULES AND REGULATIONS OF THE BUILDING DEPARTMENT OF THE VILLAGE OF RIVER FOREST, ILLINOIS SIGNED: The DHESE FRANK E. HEITZMAN ARCHITECT ILLINOIS REGISTRATION NUMBER: 01-8255 FRANK E. HEITZMAN 1-8255 FRANK E. HEITZMAN 1-8255 EXPIRES 11/30/2024						
EXPIRES 11/30/2024 3/26/2024 9:18:31 PM A-105						

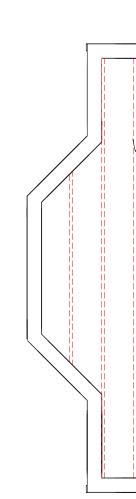




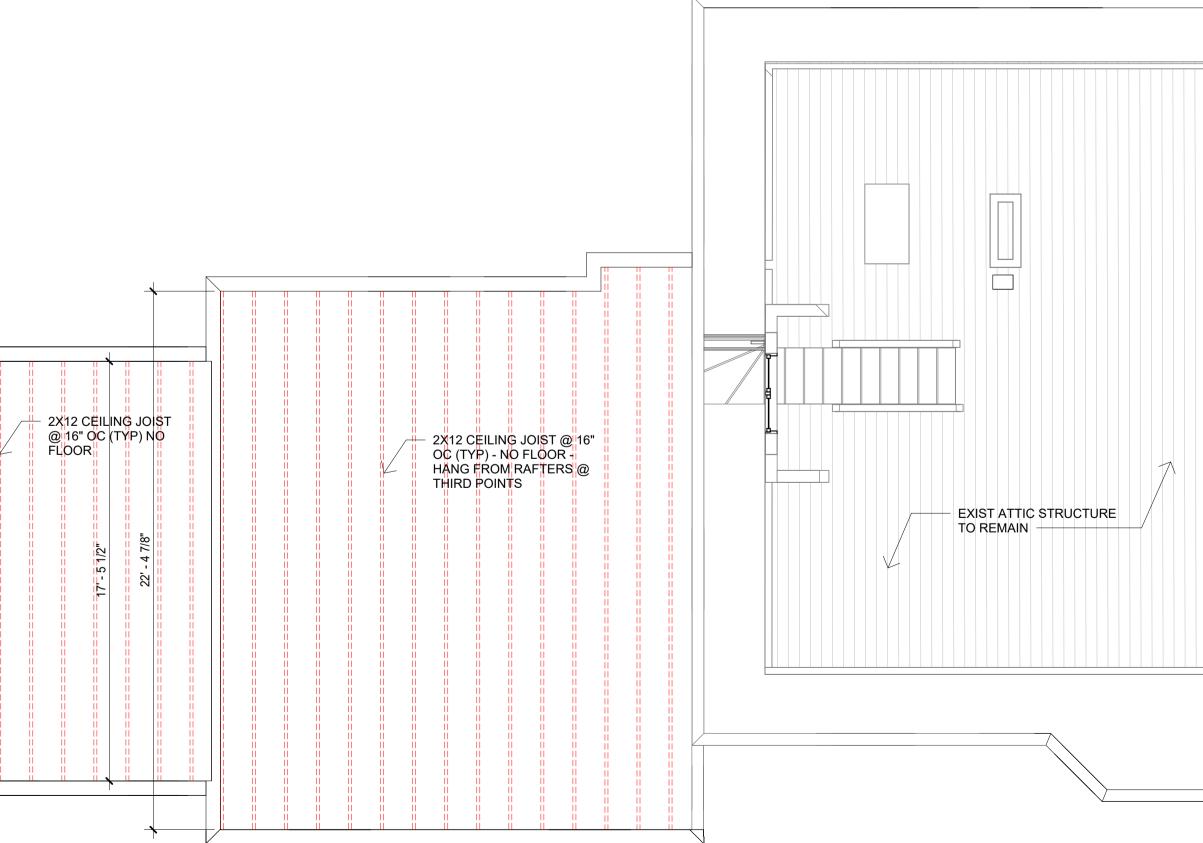






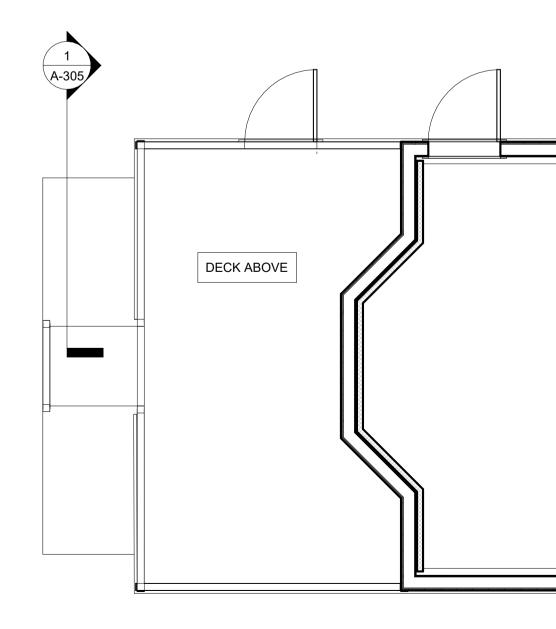


2 ATTIC PLAN STRUCTURE 1/4" = 1'-0"

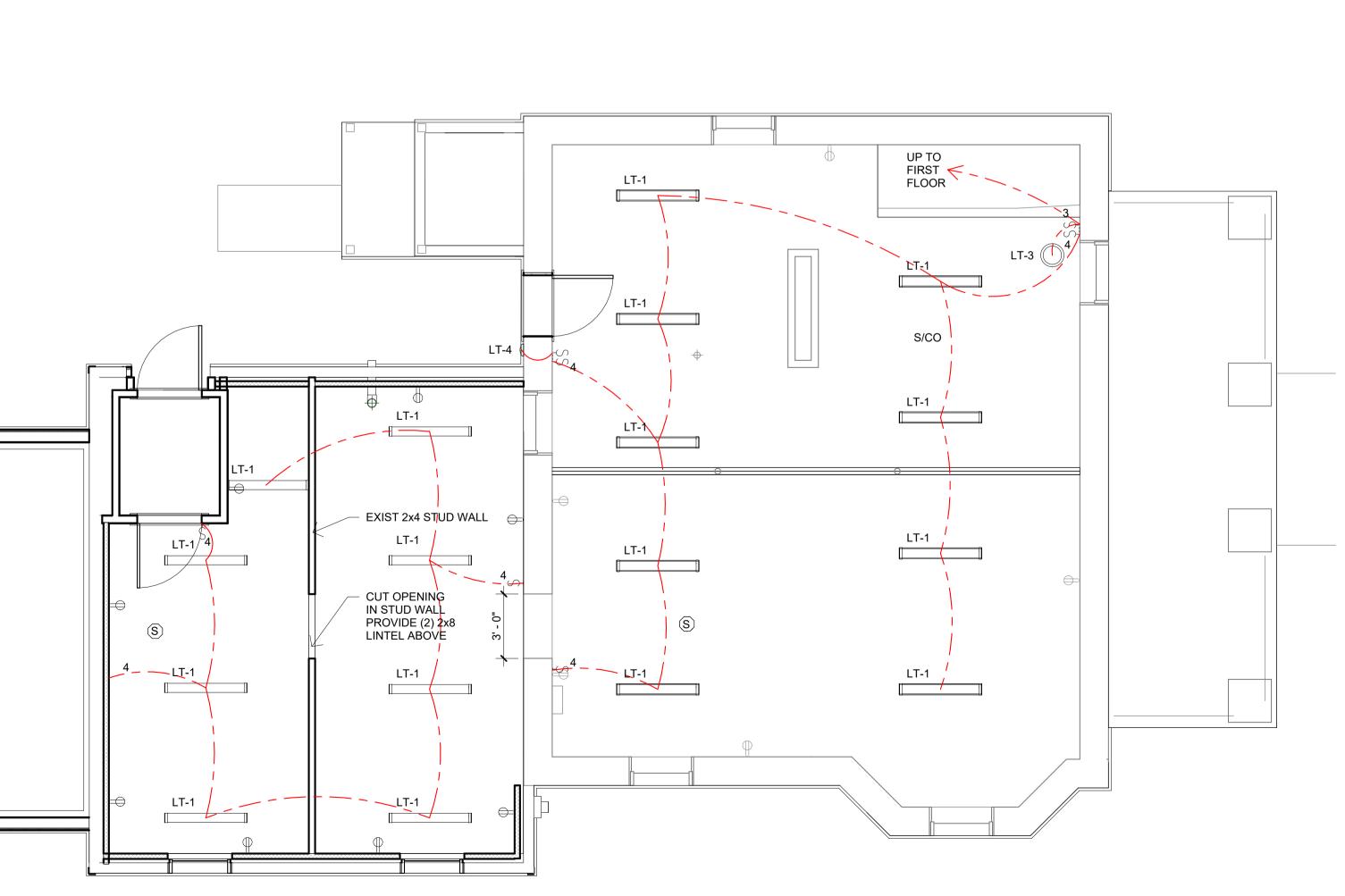


1 ROOF STRUCTURE 1/4" = 1'-0"

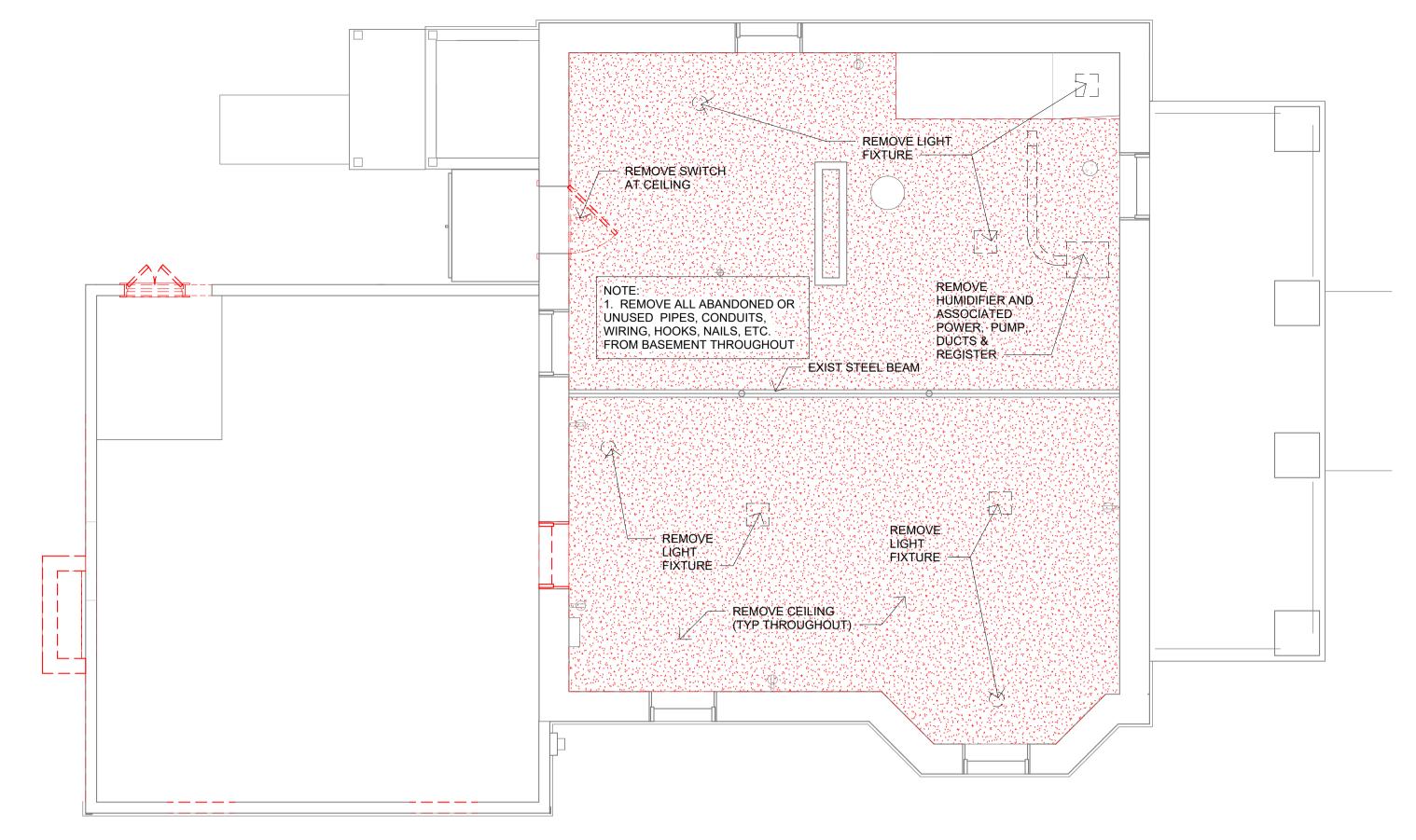
27 MAR 2024 ISSUED FOR PERMIT ISSUES & REVISIONS
HEITZMAN ARCHITECTS DITH EUCLID AVENULE OAK PARK, ILLINOIS 60302 PHONE: (708) 267-1352 E-mail: frank@heitzman.org
THE MERCURI RESIDENCE 604 BONNIE BRAE PLACE RIVER FOREST, ILLINOIS 60305
ATTIC & ROOF STRUCTURE
I CERTIFY THAT THESE DRAWINGS WERE MADE UNDER OUR DIRECT SUPERVISION AND IN OUR OFFICES, AND COMPLY WITH ALL THE RULES AND REGULATIONS OF THE BUILDING DEPARTMENT OF THE VILLAGE OF RIVER FOREST, ILLINOIS SIGNED: How Statement RANK E. HEITZMAN ARCHITECT ILLINOIS REGISTRATION NUMBER: 01-8255 FRANK E. HEITZMAN 1-8255 KENIRES 11/30/2024
A-108







1 BASEMENT REFLECTED CEILING PLAN SELECTIVE DEMOLITION 1/4" = 1'-0"



LIGHT FIXTURE SCHEDULE

CONSTRUCTION LED HOUSING

LUMENS SURFACE MOUNT WHITE

LT-5: EXTERIOR LIGHT AT ELEVATOR,

ACCESS, LIGHTING NAUTICUS, WHITE

AND MOTION DETECTION, WHITE

OUTDOOR WALL LIGHT MODEL 95745

KELVIN

BAR - 3000K

LT-11:

BLADES

MODEL:WS-35837-WT

LT-1: LIGHTS IN BASEMENT AND EXIST ATTIC, COOPER

/ METALUX LED STRIP LIGHT SLSTP 4'-0" LONG

LT-2: RECESSED DOWNLIGHT, COOPER HALO

MODULE, 90 CRI, 2700K, MATTE WHITE - WITH H995ICATCP 4" INSULATED CEILING AIR-TITE, NEW

RL460WH927PK 4" RETROFIT BAFFLE - TRIM LED

LT-3: STAIRS TO BASEMENT, LITHONIA FMML SERIES VERSI-LITE LED FLUSH MOUNT 13" ROUND 2700K 1768

LT-4: EXTERIOR STAIRS TO BASEMENT, LITHONIA FMML SERIES VERSI-LITE LED FLUSH MOUNT 7"

LT-6: LIGHT ABOVE BED, WALL SCONCE LIVEX

GLASS, WITH LED 100W EQUIVALENT BULB 2700

LT-7: LIGHTS ABOVE AND BELOW WALL CABINETS: PROGRESS LIGHTING HIDE-A-LITE V SERIES LENGTH

AS SHOWN INTEGRATED LED UNDER CABINET LIGHT

LT-9: DECK LIGHT, KICHLER AGED BRONZE 16" HIGH

LT-10: LIGHT AT GARAGE, PROGRESS GLOBE LIGHT

LT-12: WAC LIGHTING NIGHTSTICK 37" WIDE LED BATH BAR / WALL SCONCE WITH ACRYLIC SHADE, WHITE,

LT-13: TRSIOPFC 52" CEILING FAN WITH DIMMABLE LIGHT REMOTE CONTROL, QUIET DC MOTOR, 3 WOOD

RA4LS9FSD2W1EWH 4" RETROFIT BAFFLE - TRIM LED

H995ICATCP 4" INSULATED CEILING AIR-TITE, NEW

SMOKE DETECTOR: KIDDE MODEL P4010ACS-WF

SMOKE & CARBON MONOXIDE DETECTOR: KIDDE

TIME CLOCK: LEVITON VPT24-1PZ VIZIA 24-HOUR

PROGRAMMABLE INDOOR TIMER WITH

LT-14: ADJUSTABLE RECESSED COOPER HALO

MODULE, 90 CRI, 2700K, MATTE WHITE - WITH

CONSTRUCTION LED HOUSING

MODEL P4010ACSCO-WF

ASTRONOMICAL CLOCK

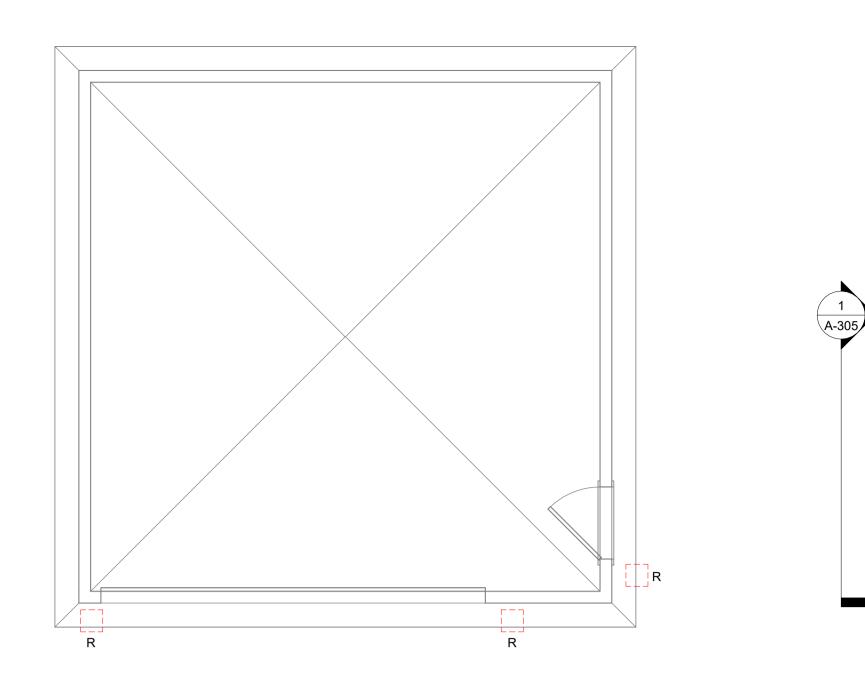
LT-8: LITHONIA LIGHTING HGX LED 2RH ALO SWW2 120 PIR WH M2 HOMEGUARD SECURITY FLOOD LIGHTS 2150-2600 LUMENS, 2-LIGHT, PHOTOCELL SENSOR

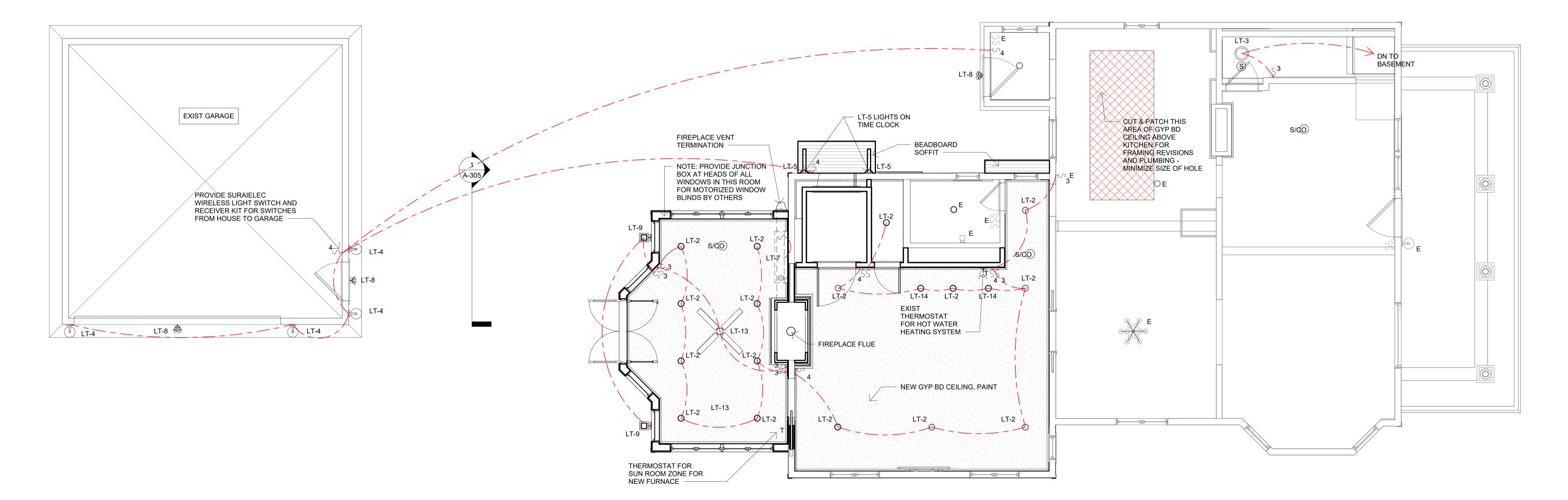
ROUND 2700K 612 LUMENS SURFACE MOUNT WHITE

LIGHTING MISSION 1 POLISHED NICKEL WITH SATIN

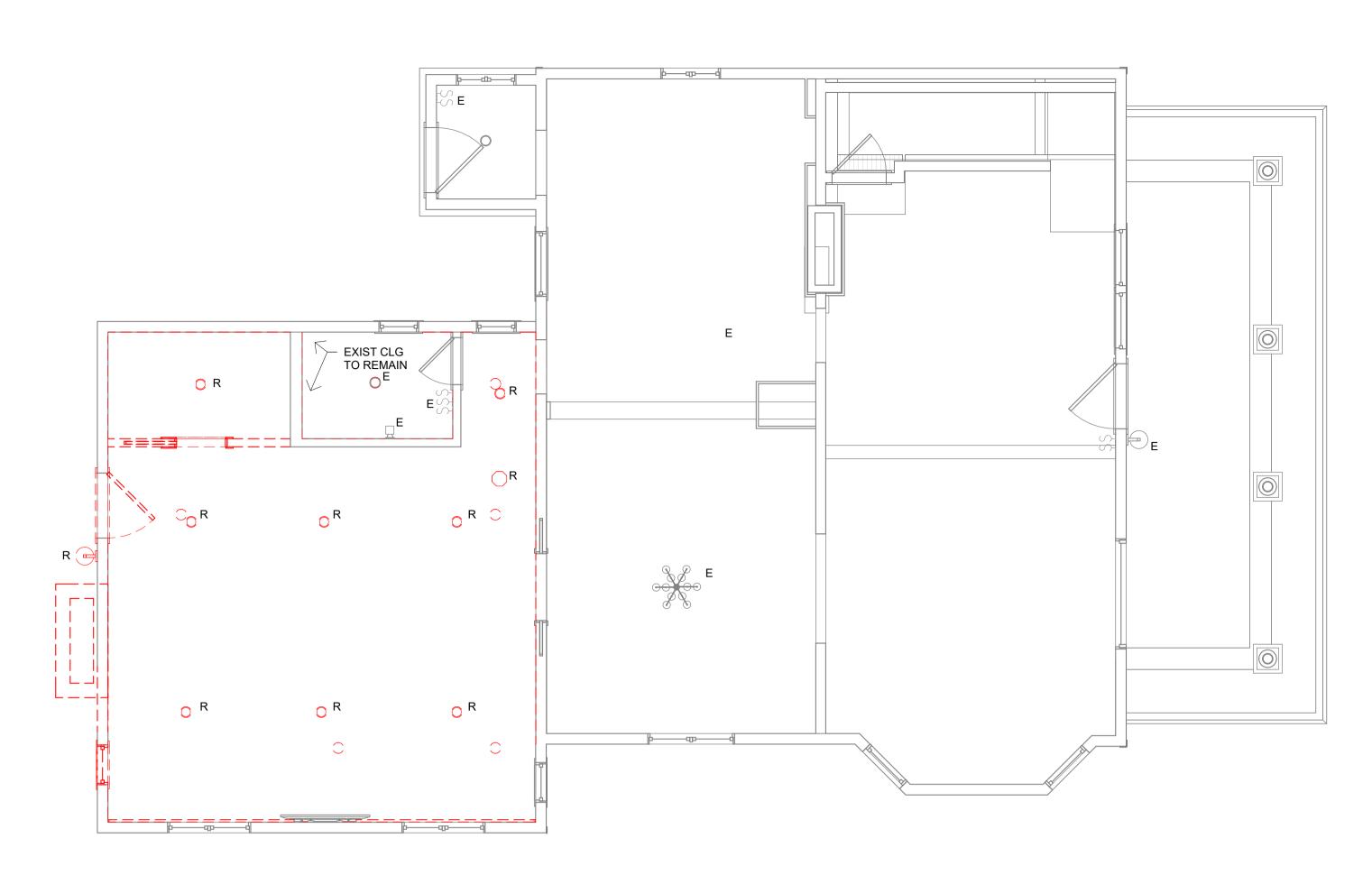
1S S \mathbf{O} **RCHITE**(267. \triangleleft MAN ₽Æ N HEIT E BRAE PLACE T, ILLINOIS 60305 RESIDENCI MERCURI BONNIE B FOREST, I 604 | RIVER | THE ΔШ DUL 님 뿌 -LECTED CI I CERTIFY THAT THESE DRAWINGS WERE MADE UNDER OUR DIRECT SUPERVISION AND IN OUR OFFICES, AND COMPLY WITH ALL THE RULES AND REGULATIONS OF THE BUILDING DEPARTMENT OF THE VILLAGE OF RIVER FOREST, ILLINOIS SIGNED: Frank & Hetzman FRANK E. HEITZMAN ARCHITECT ILLINOIS REGISTRATION NUMBER: 01-8255 TATE OF ILL FRANK E. 🖈 heitzman 🌣 1-8255 SED ARCH EXPIRES 11/30/2024 3/26/2024 9:18:33 PM

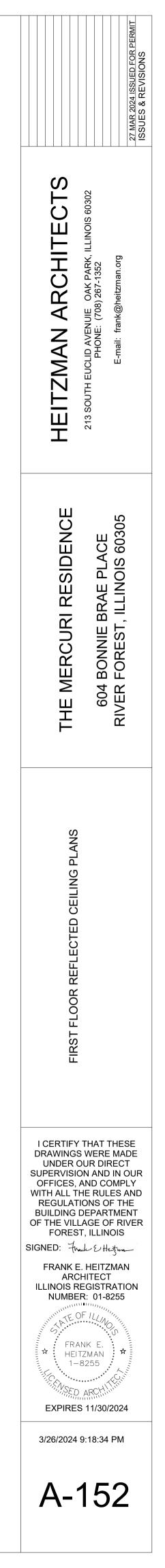
A-151



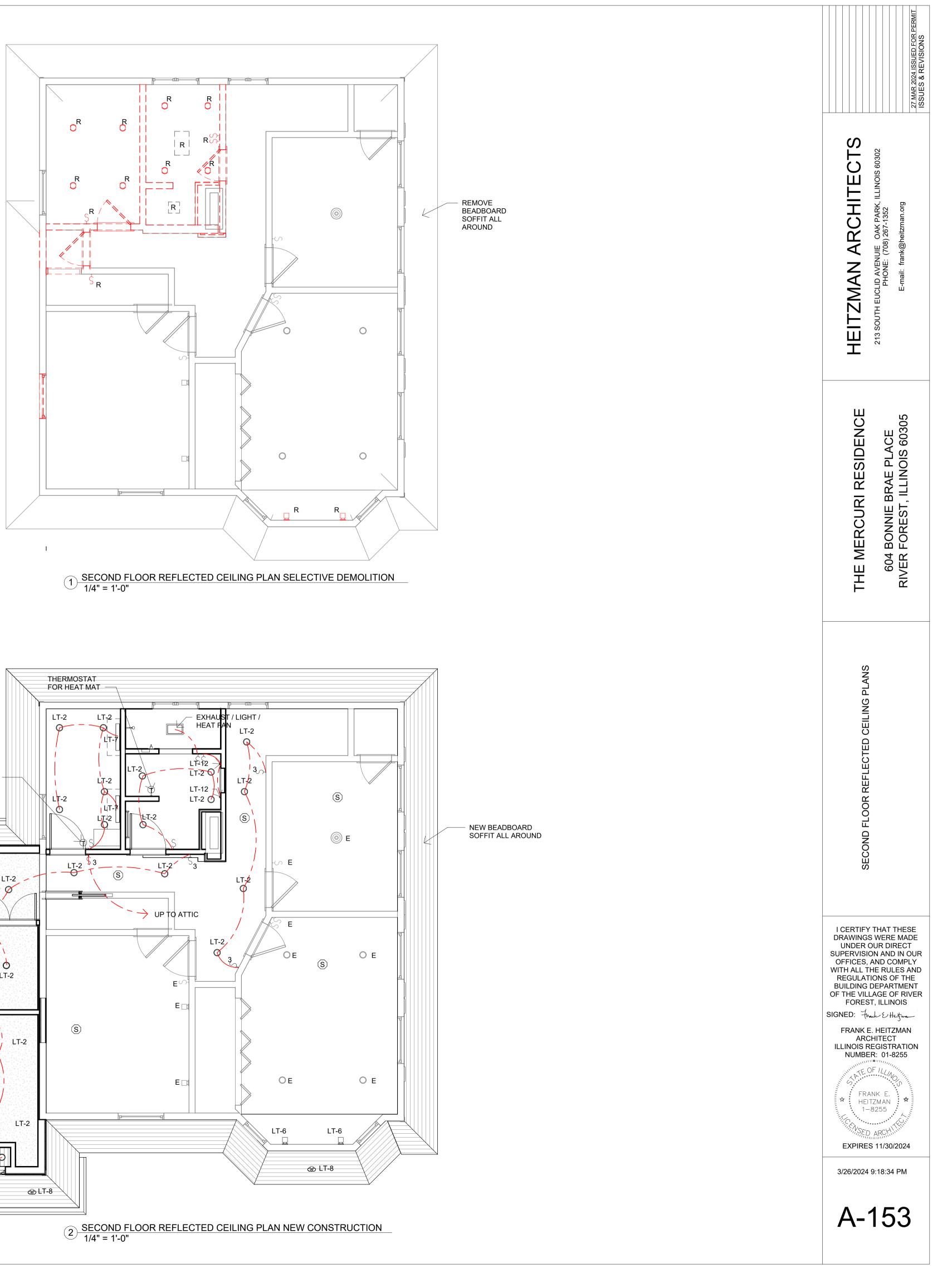


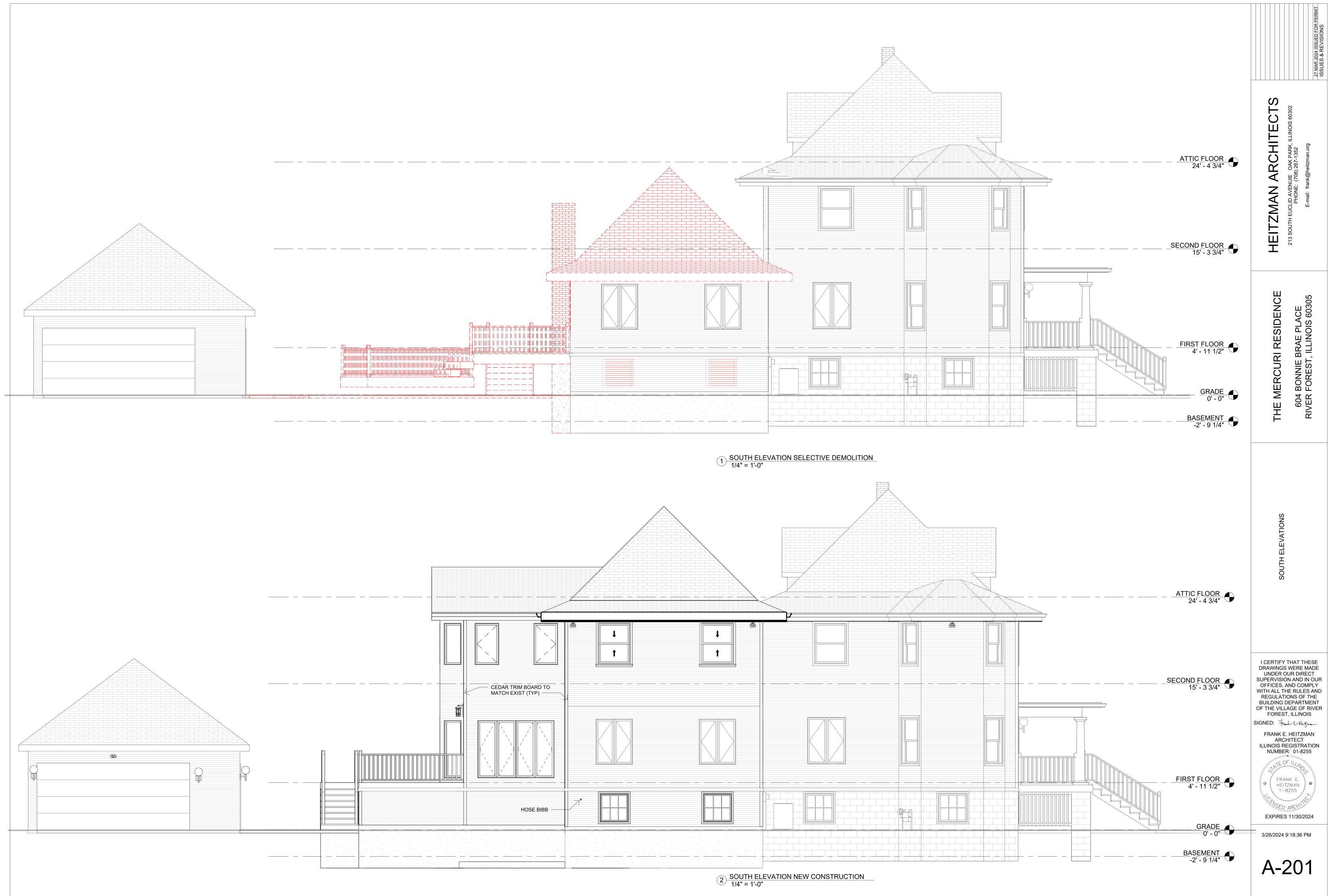
1 FIRST FLOOR REFLECTED CEILING PLAN SELECTIVE DEMOLITION 1/4" = 1'-0"



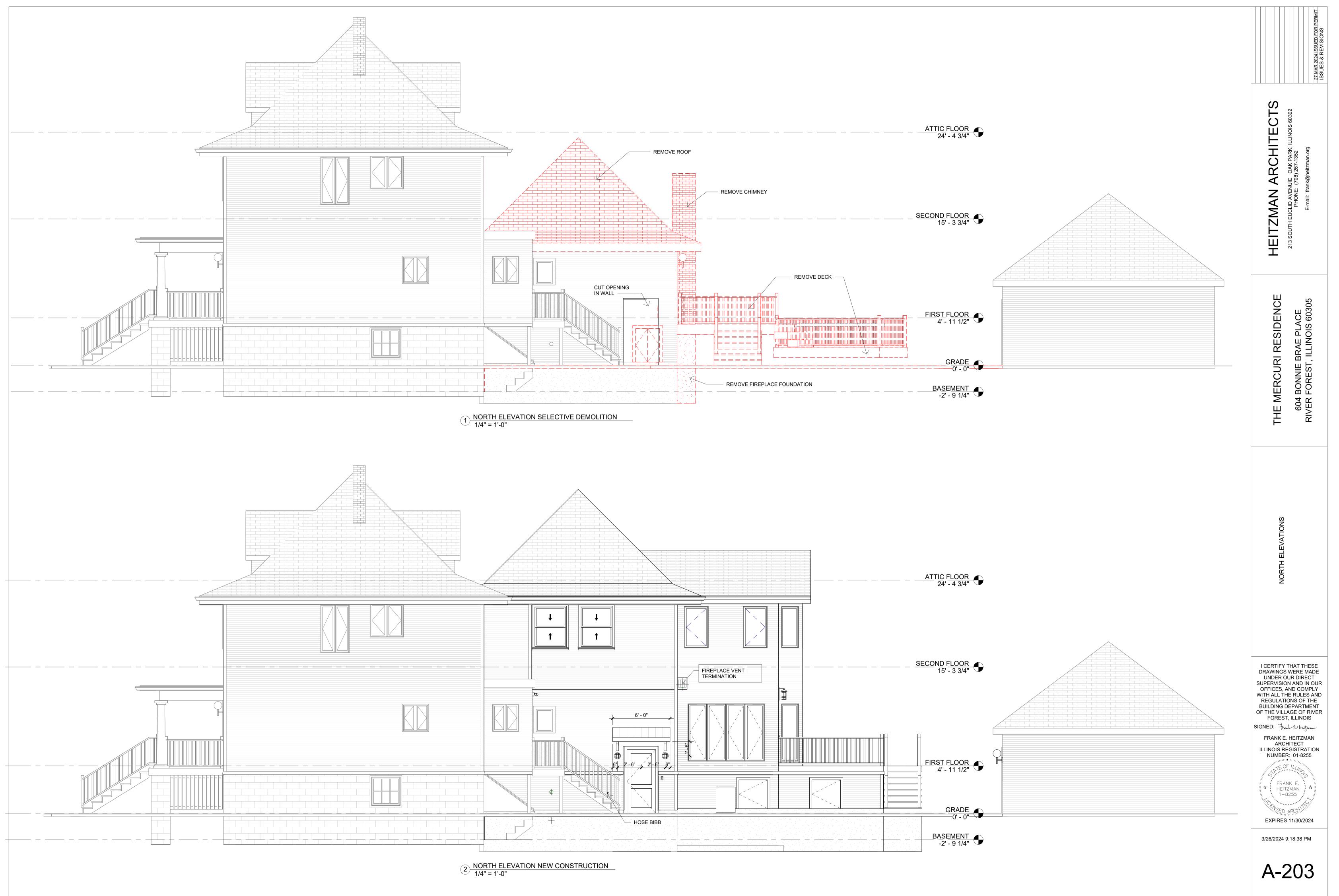






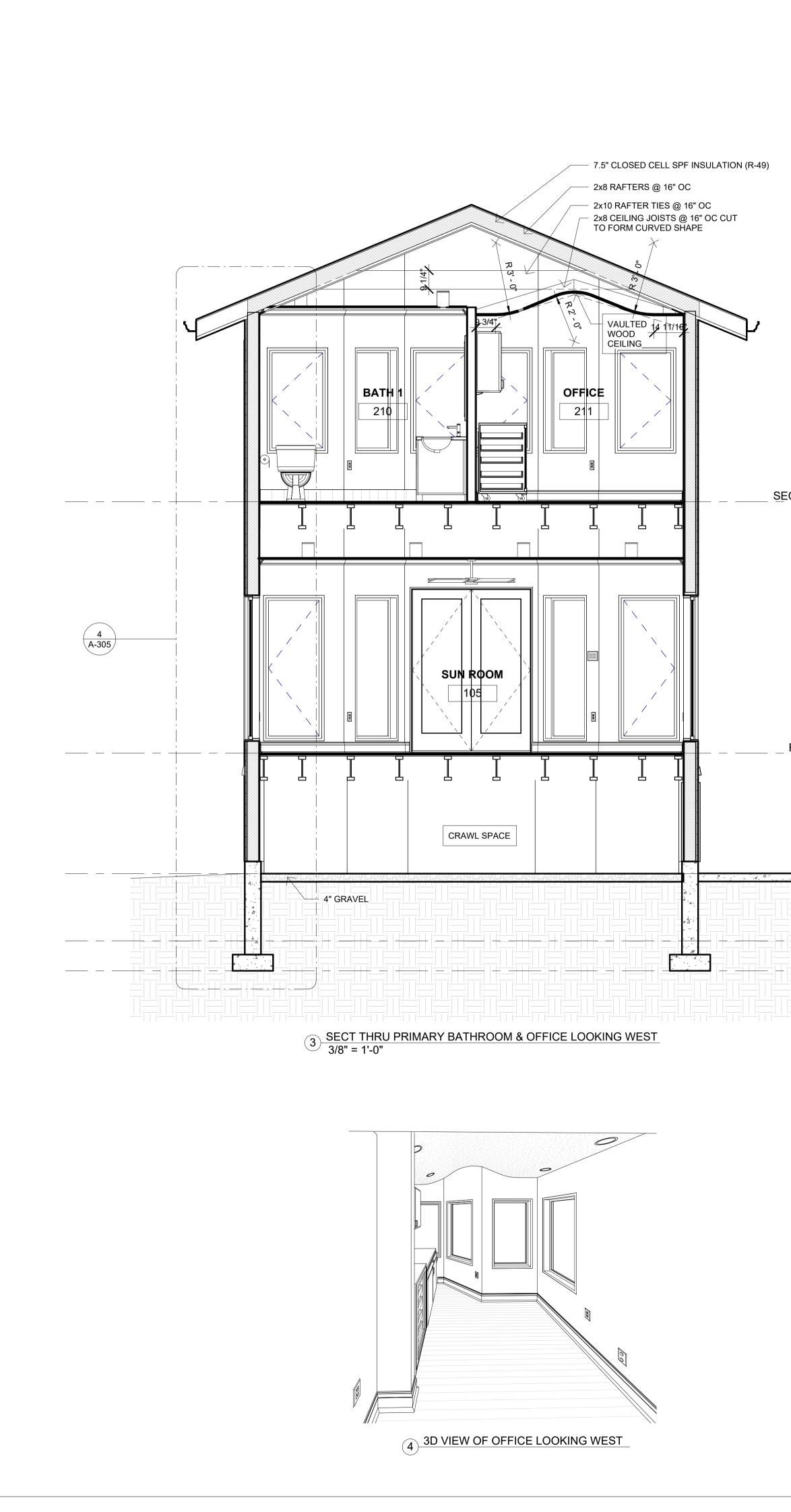


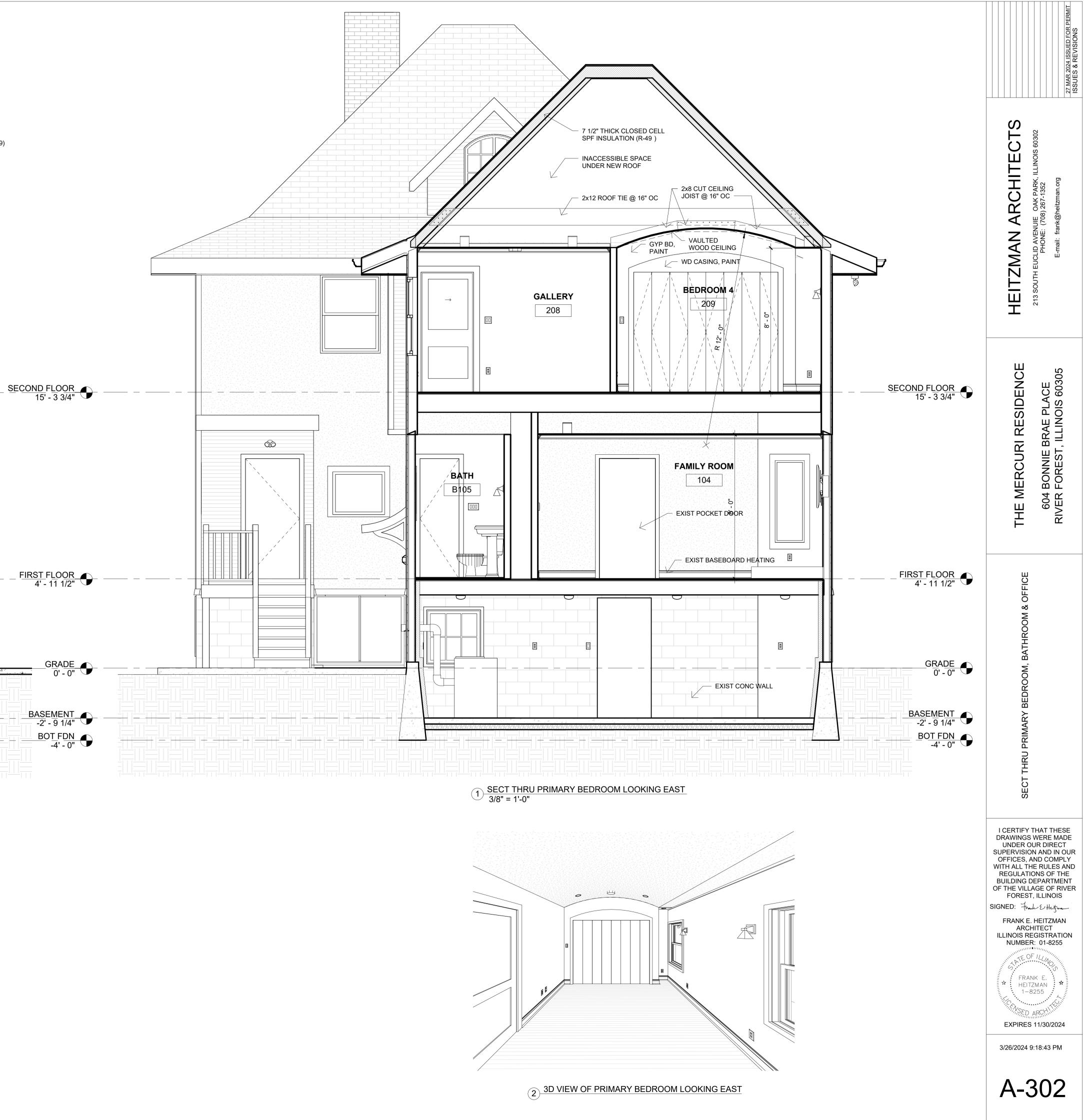


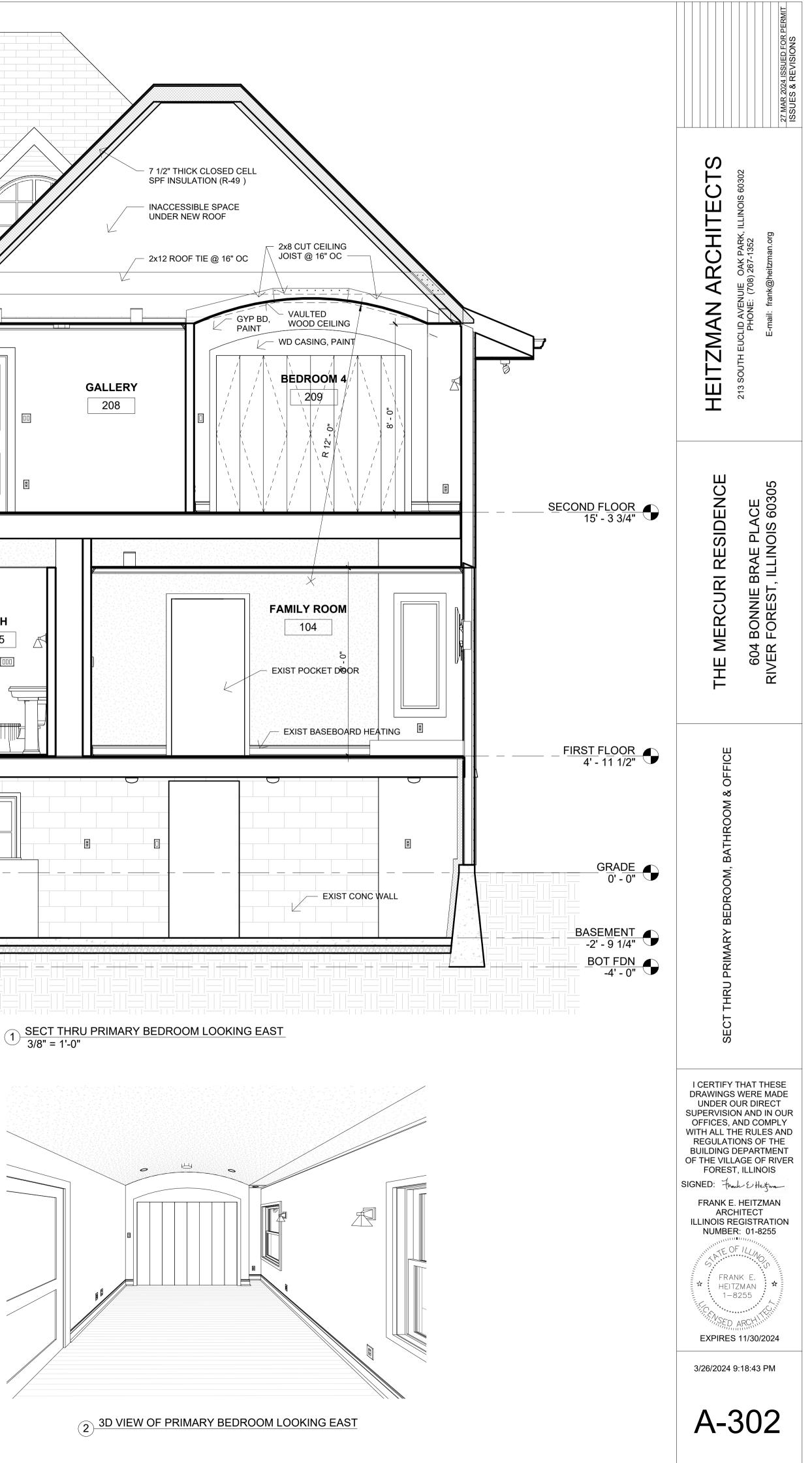


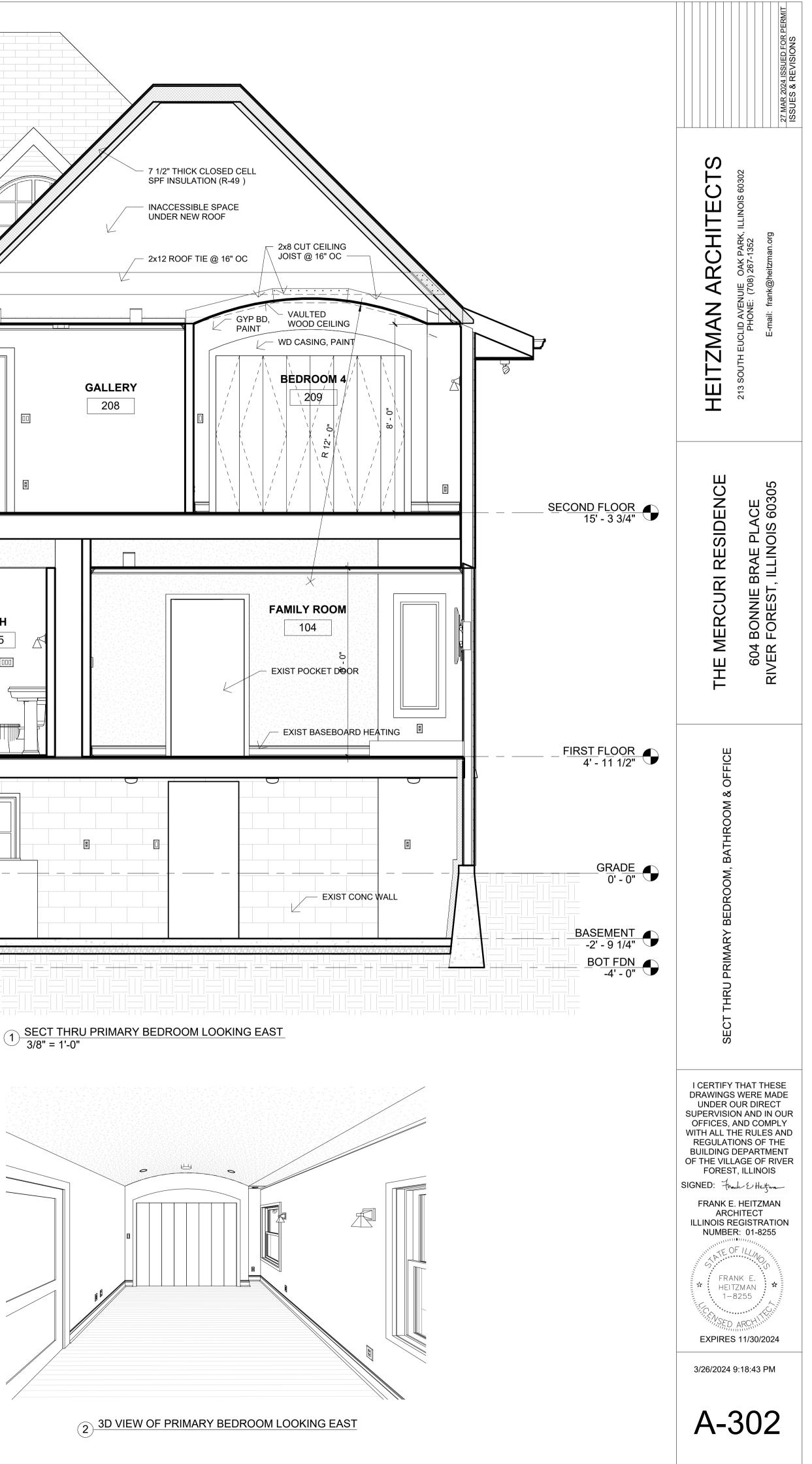


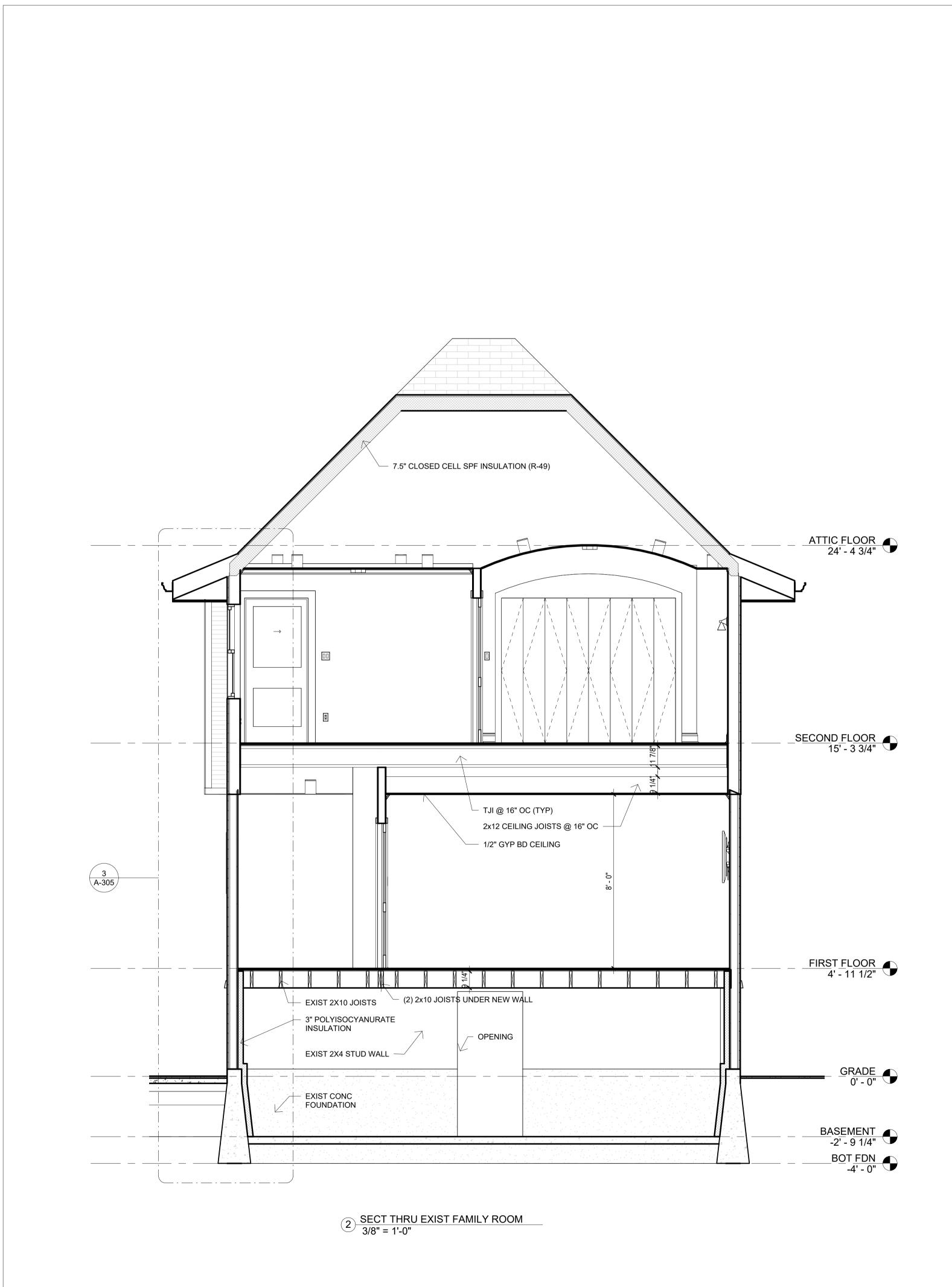


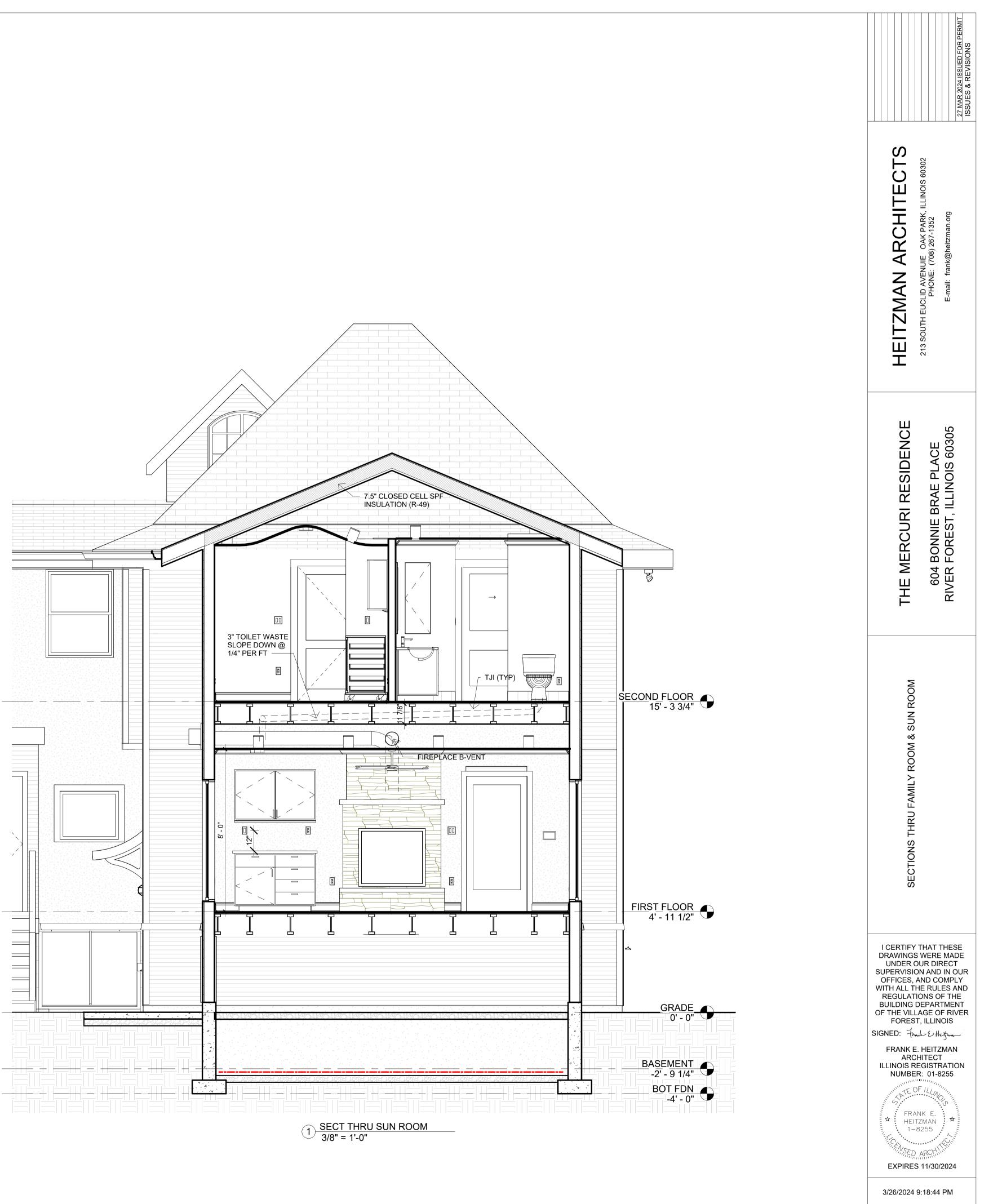




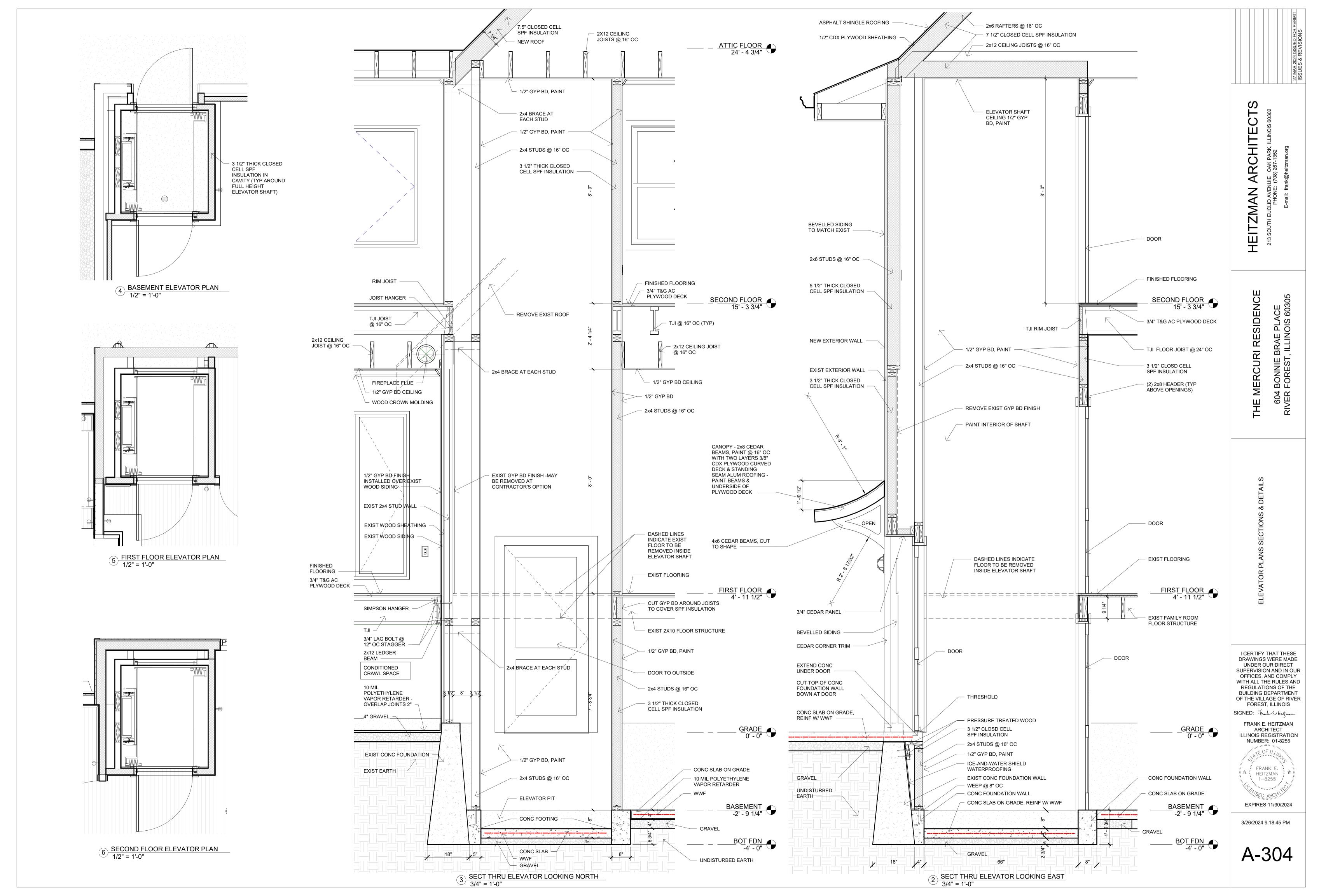


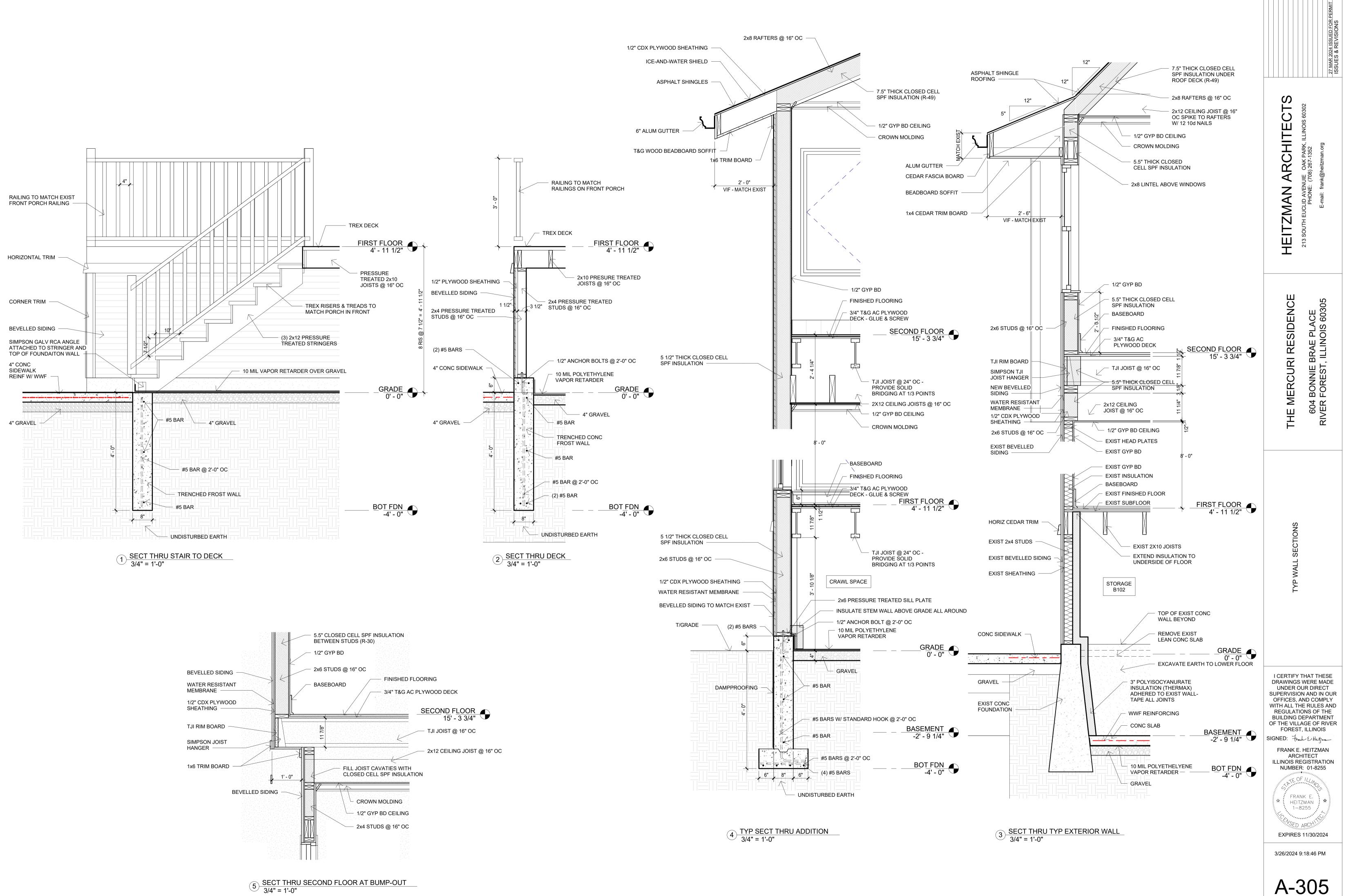




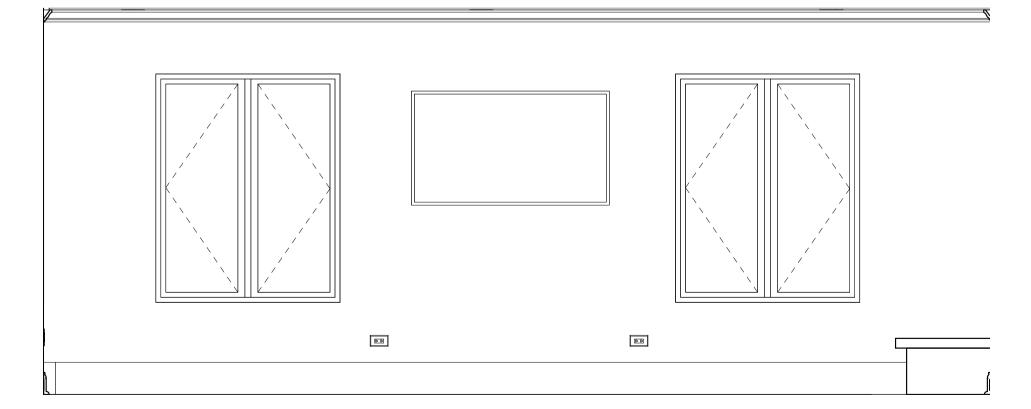


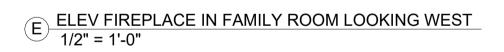
A-303

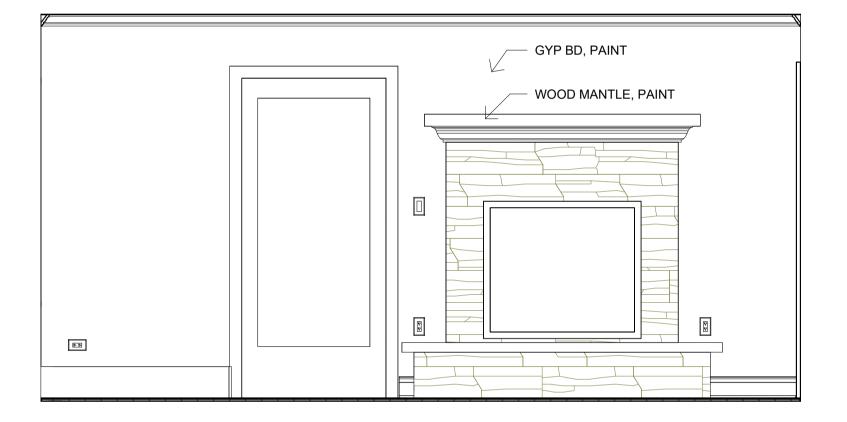


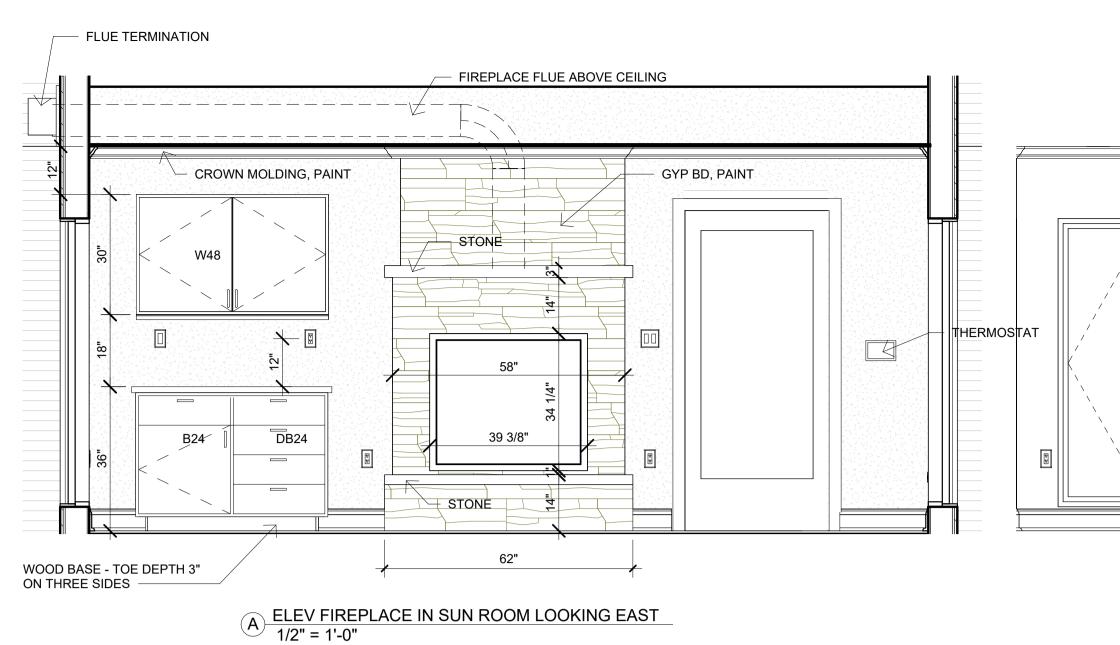








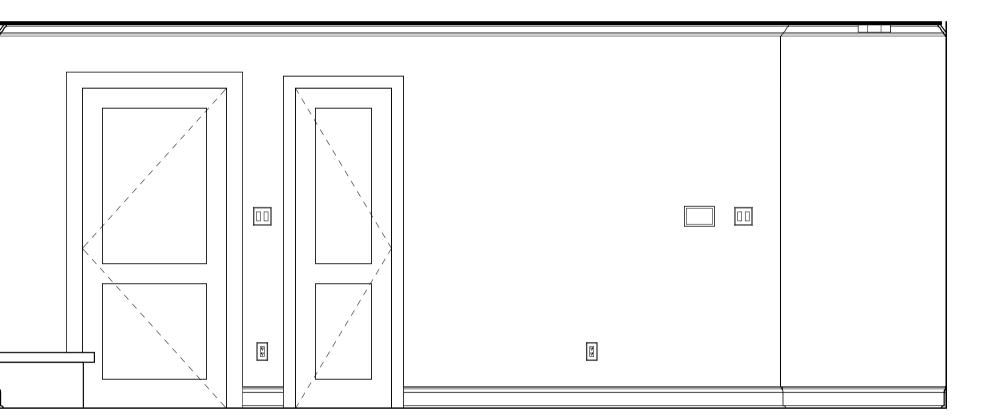


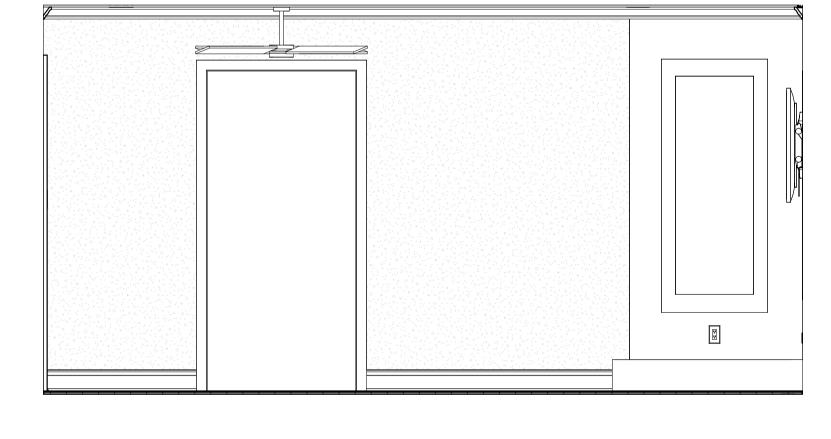


1 3D VIEW OF FAMILY ROOM



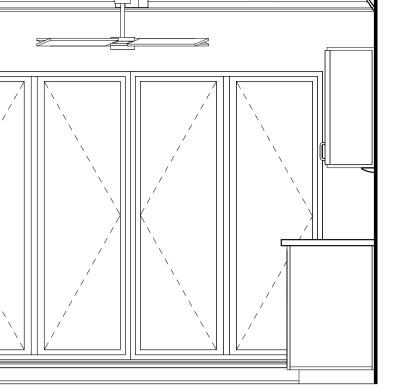


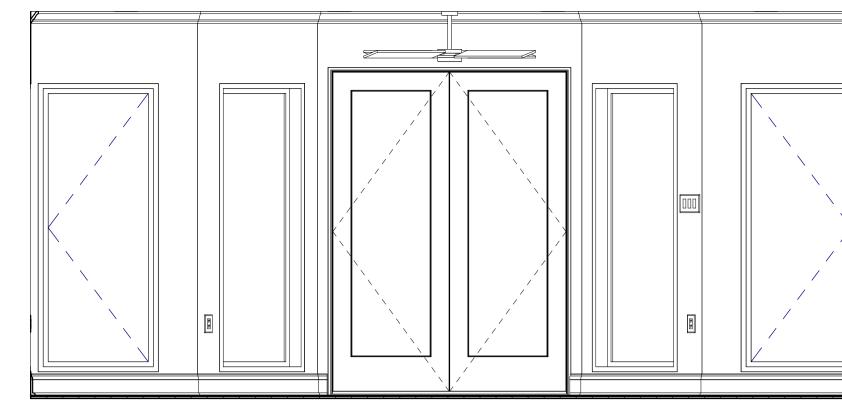


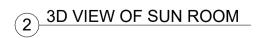




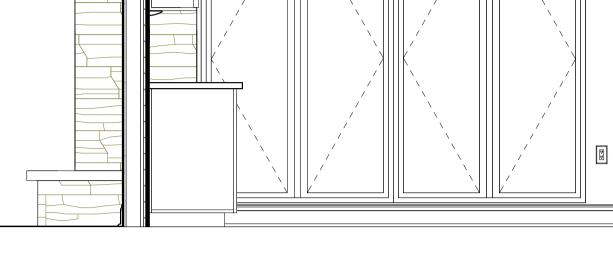




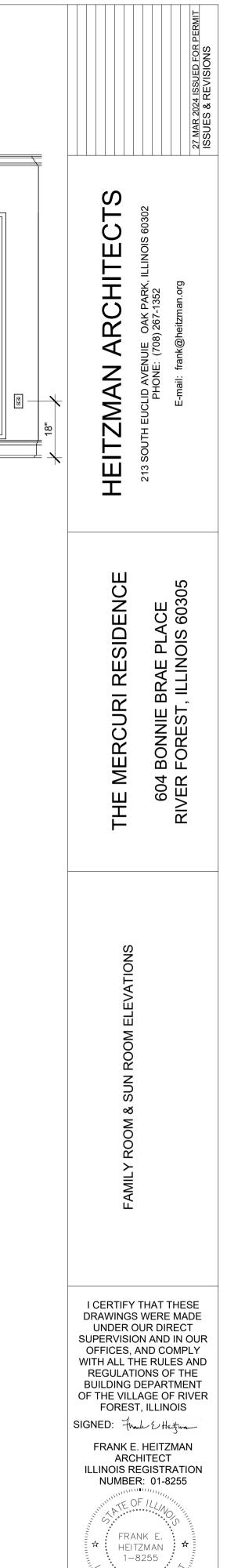








D ELEV SUNROOM LOOKING SOUTH 1/2" = 1'-0"



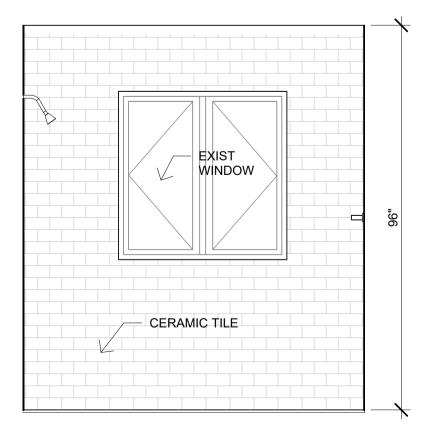
EXPIRES 11/30/2024

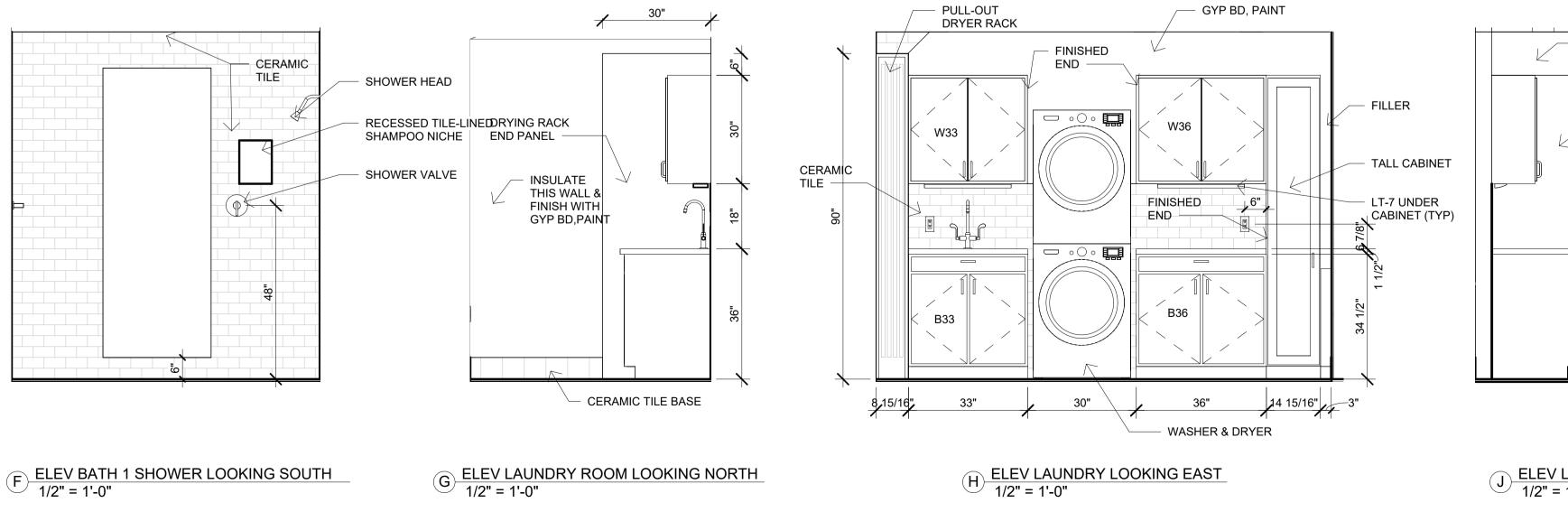
3/26/2024 9:18:47 PM

A-401

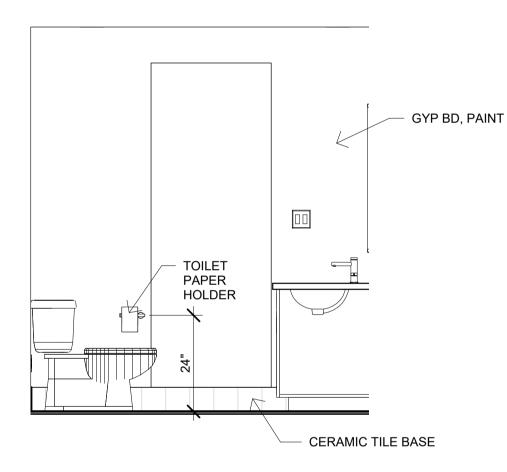






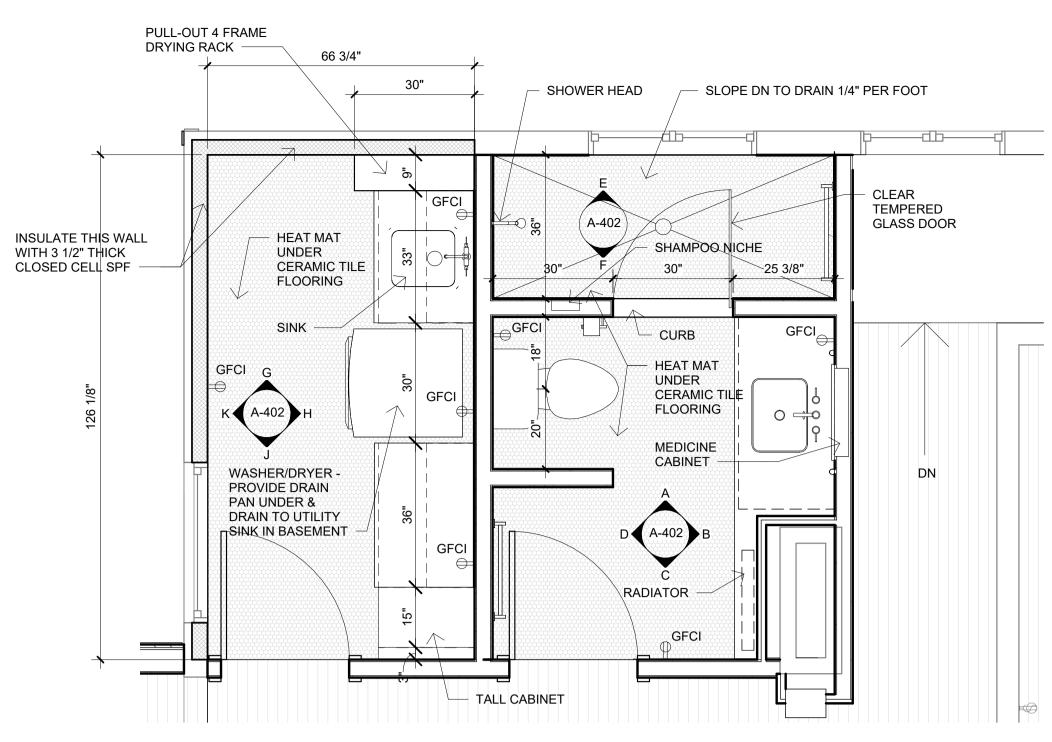


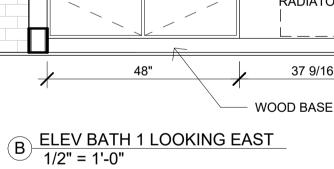
A ELEV BATH 1 LOOKING NORTH 1/2" = 1'-0"

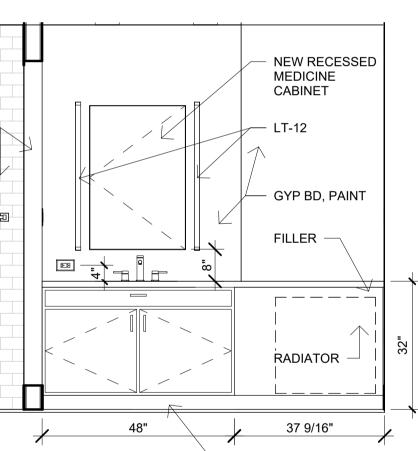


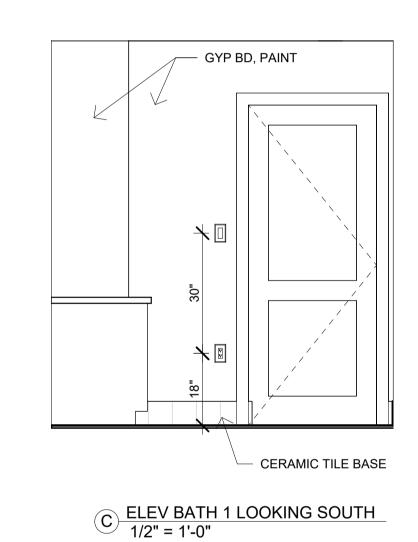
CERAN	ИIC TILE —
	TOWEL

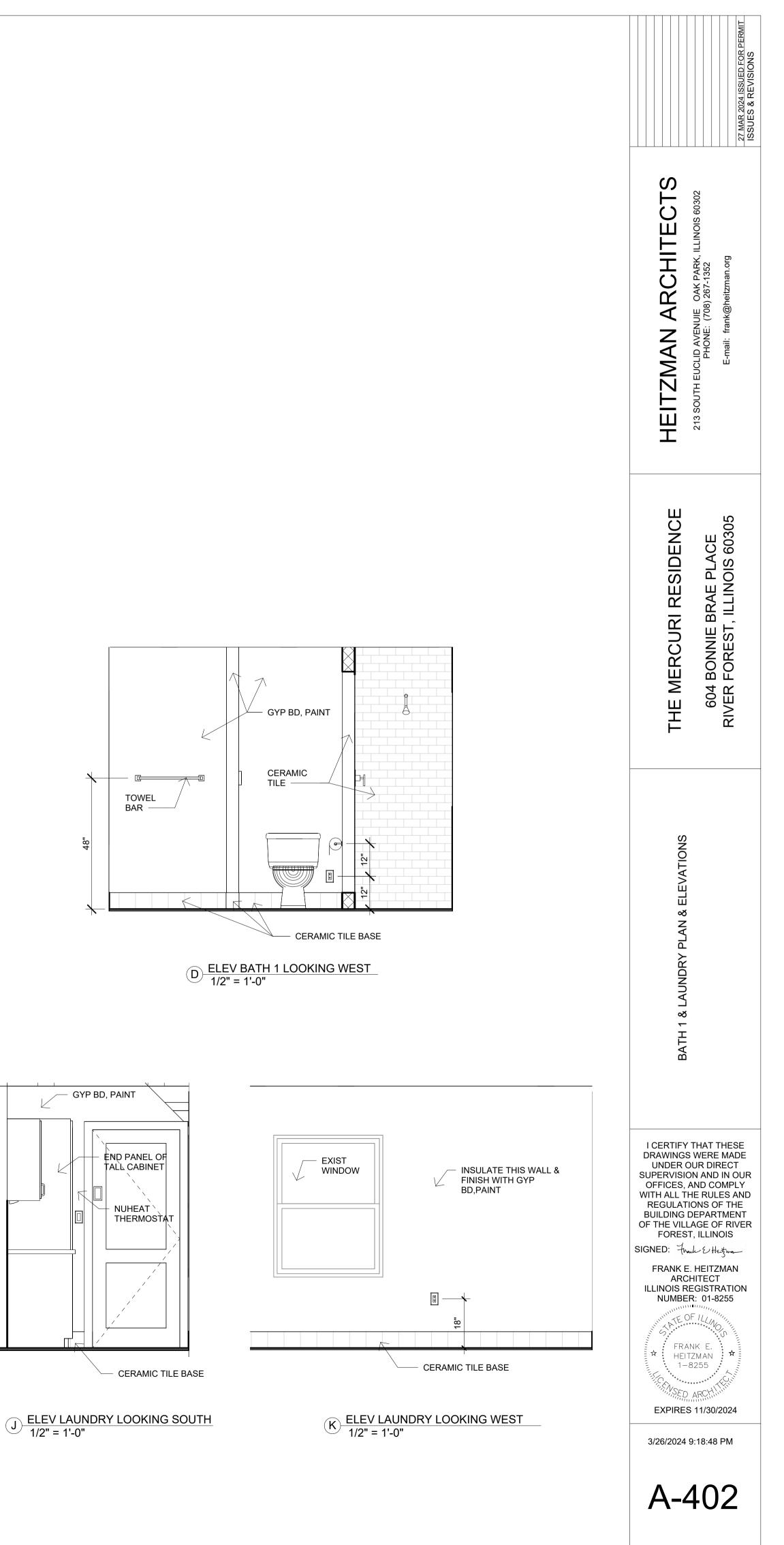


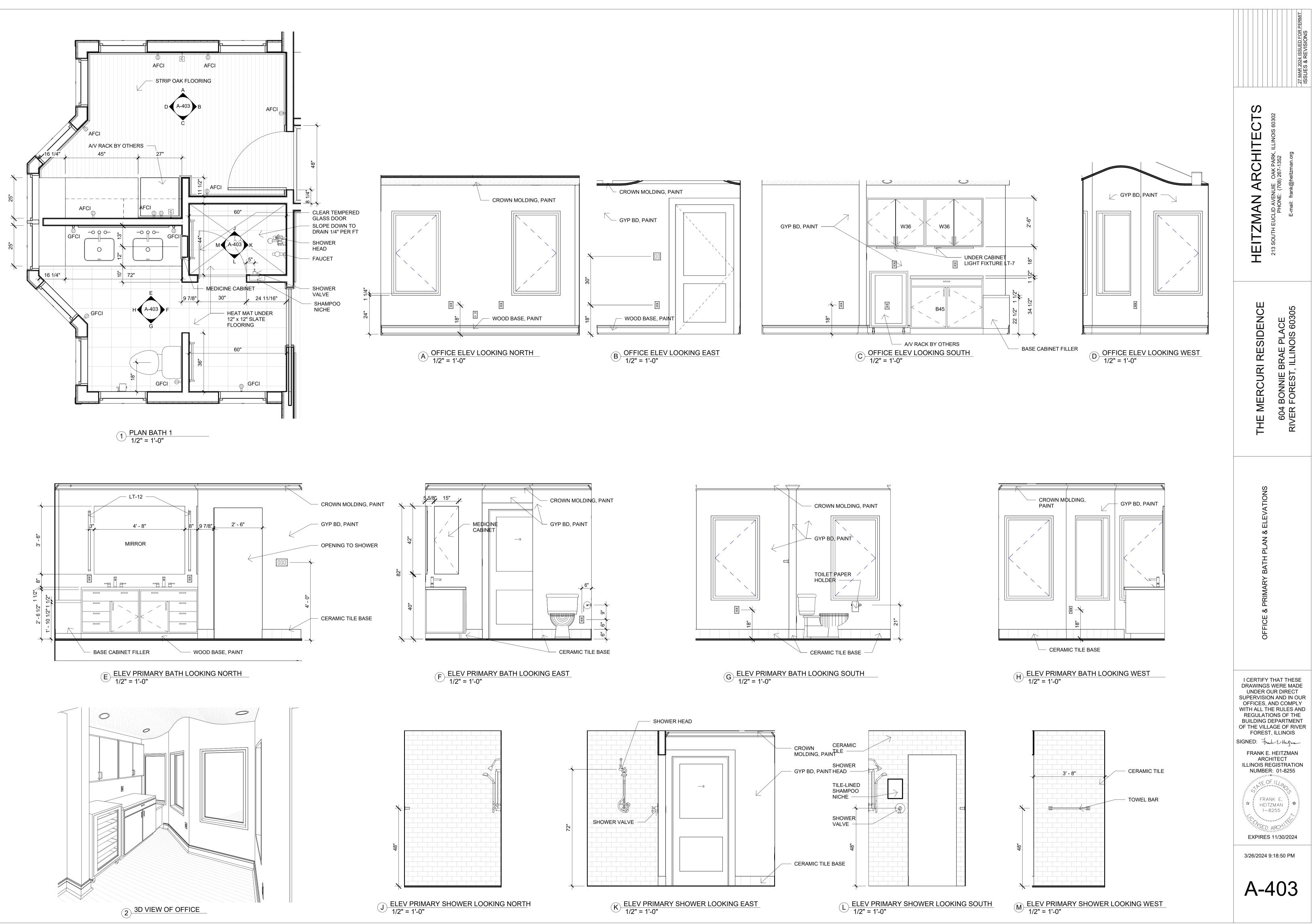


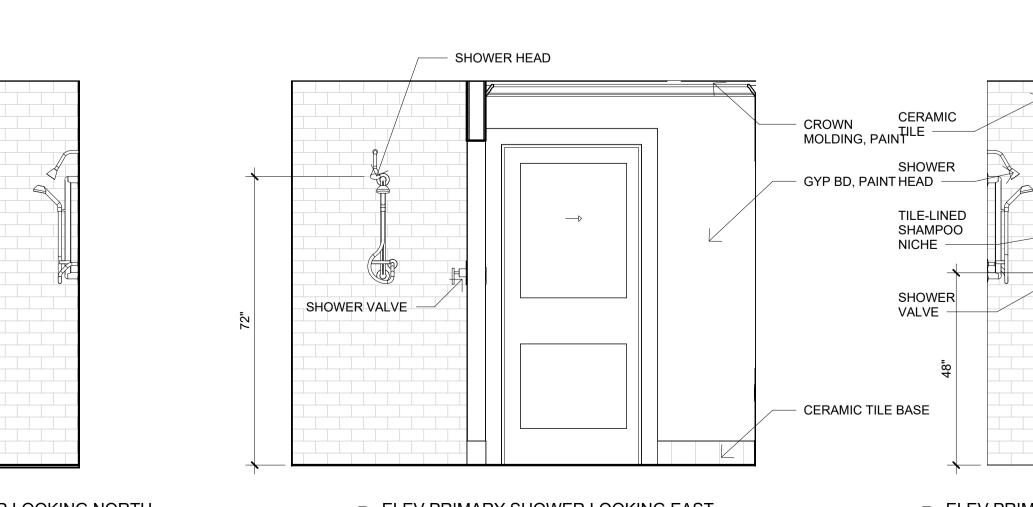


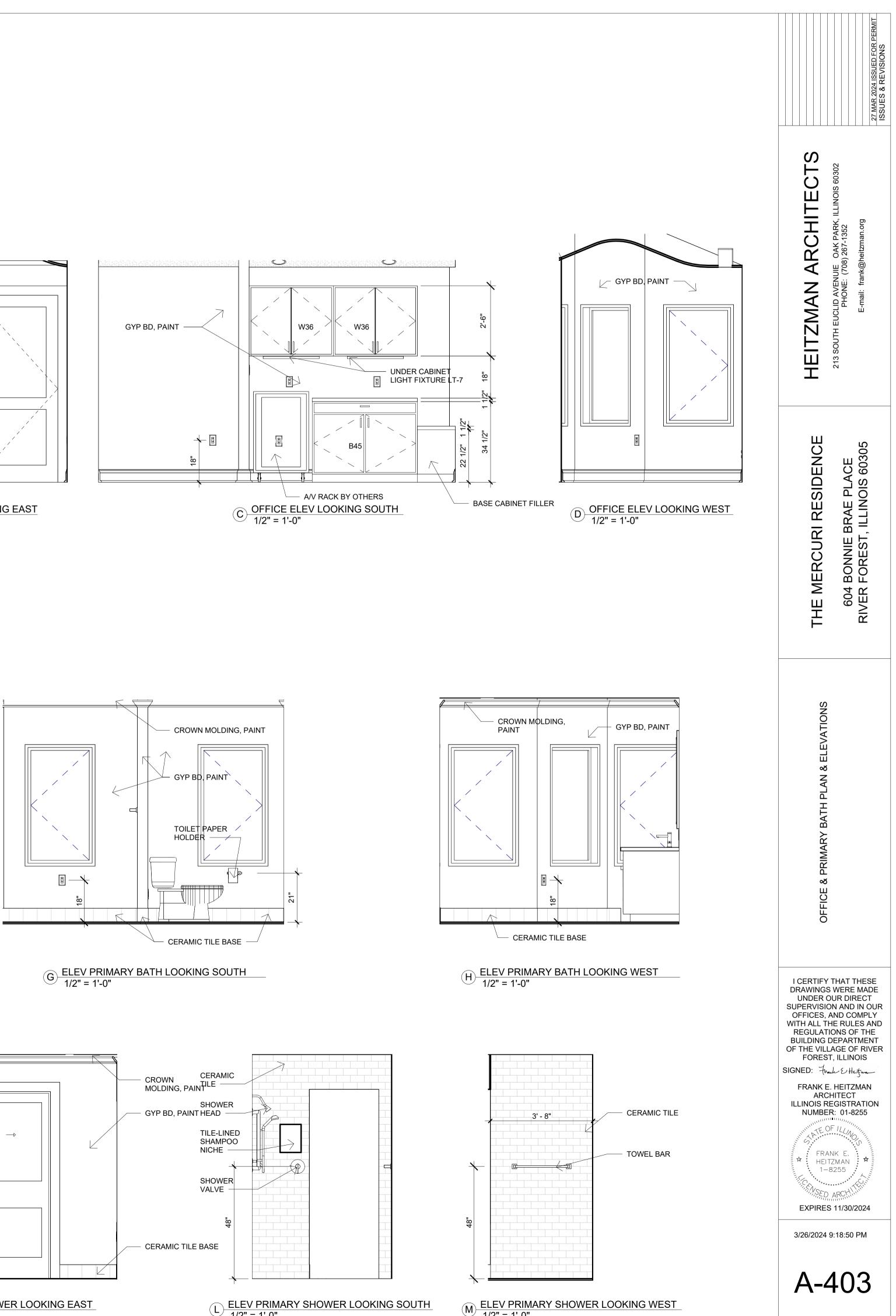












CTB1: CTF1: CTW1 DWP: EPP: I EW S WDP:	CONCRETE, HARDENED AND SEALED CERAMIC BASE TILE 1 CERAMIC FLOOR TILE 1 : CERAMIC WALL TILE 1 DRYWALL, PAINTED EXISTING, PATCHED & PAINTED SS: EXISTING WOOD, SANDED, STAINED & SEALED WOOD, PAINTED S: WOOD, STAINED & SEALED
HARD	WARE SETS
SET NO.	DESCRIPTION
1	EXTERIOR BASEMENT DOOR HINGES: PREHUNG DOOR 1 LOCK TYPE 1 ENTRANCE FUNCTION 1 SET WEATHERSTRIPPING 1 ALUM THRESHOLD 1 DROP SEAL
2	EXTERIOR ELEVATOR DOOR1LOCK TYPE 1 DUMMY FUNCTION2HINGE TYPE 21ELECTRIC STRIKE1SET WEATHERSTRIPPING1ALUM THRESHOLD1DROP SEAL
3	INTERIOR ELEVATOR DOORS 1 LOCK TYPE 3 DUMMY FUNCTION 2 HINGE TYPE 1 1 ELECTRIC STRIKE
4	EXTERIOR DOORS 1 LOCK TYPE 1 ENTRANCE FUNCTION 2 HINGE TYPE 2
5	INTERIOR SWING DOORS 1 LOCK TYPE 3 PASSAGE FUNCTION 2 HINGE TYPE 1
6	INTERIOR POCKET DOORS 1 POCKET DOOR TRACK 1 POCKET DOOR PULL
7	<u>EXTERIOR ENTRANCE DOORS</u> MARVIN ADJUSTABLE HINGES AND 3-POINT LOCKS MARVIN WEATHERSTRIPPING MARVIN ACCESSIBLE THRESHOLD
8	INTERIOR LOCKABLE DOOR 1 LOCK TYPE 3 PRIVACY FUNCTION 2 HINGE TYPE 1
)	PAIR OF SWING DOORS2LOCK TYPE 3 DUMMY FUNCTION4HINGE TYPE 12ROLLER LATCH2OVERHEAD STOP
10	<u>BIFOLD DOORS</u> 1 SET BIFOLD DOOR HARDWARE (4 PANELS)
<u>HARC</u>	WARE LIST
	<u>TYPE 1</u> Schlage Plymouth keyed entry lock F51APLY61: d bronze finish.
	<u>TYPE 2</u> : Schlage Plymouth knob non turning lock F170 P d bronze finish.
	<u>TYPE 3</u> : Meadows style door set with crystal glass door k of Antique Hardware, antique brass finish
	E TYPE 1: 3 1/2" ball tip Windsor pattern hinge in solid bra e of Antique Hardware, antique brass finish.
	<u>E TYPE 2</u> : SCHLAGE 4" X 4" square corners plain bearing s:S3P1020FRP613 oil rubbed bronze finish.
	TRIC STRIKE: Adams Rite 7140-540-628-00 interlocked v tor; oil rubbed bronze finish.
	<u>ET DOOR PULL</u> : Sugatsune Stainless Steel Sliding Door thick Door, black satin finish.
POCK	ET DOOR TRACK: Pocket metal frame by Cavity Slider.
	<u>.D DOOR HARDWARE</u> : standard bifold door track, hinges bed bronze finish.
<u>FLOO</u>	R STOP: Trimco No. 1201 3" floor stop, oil rubbed bronze
	<u>ER LATCH</u> : Builder's Brass Works No.1195 roller latch and bil rubbed bronze finish.
OVER	RHEAD STOP: Glynn-Johnson Model 100S, oil rubbed bro
	<u>HERSTRIPPING</u> : Zero 475 D, dark bronze anodized alum
bronze	<u>SEAL</u> : Zero Automatic Door Bottom 351 D, light spring, or e anodized aluminum
<u>I HRE</u>	<u>SHOLD</u> : Zero No. 544 D, dark bronze anodized aluminum

LOCKS

PLY613, oil

F170 PLY 613 oil

door knobs by

olid brass by

bearing mortise ocked with door

g Door Pull for

lider.

hinges and pulls,

oronze finish. atch and door

bed bronze finish. d aluminum

pring, dark

minum

				ROOM	A FINISH SCHEDULE			
ROOM NUMBER	NAME	FLOOR FINISH	BASE FINISH	WALL FINISH	CEILING FINISH	CEILING HEIGHT	CROWN MOLDING	REMARKS
B101	EXIST BASEMENT	EXIST		EXIST	EXPOSED STRUCTURE PAINT	EXIST		
B101A	STAIR 1	EXIST		EXIST	EPP	EXIST		
B102	STORAGE	CONC		EXPOSED STRUCTURE	EXPOSED STRUCTURE	EXIST		
B103	STORAGE 2	CONC		EXPOSED STRUCTURE	EXPOSED STRUCTURE			
B105	BATH	EXIST	EXIST	EXIST	EXIST	EXIST		
101	LIVING	EXIST	EXIST	EXIST	EXIST	EXIST		
102	DINING	EXIST	EXIST	EXIST	EXIST	EXIST		
103	KITCHEN	EXIST	EXIST	EPP	EPP	EXIST		
103A	VESTIBULE	EXIST	EXIST	EXIST	EXIST	EXIST		
104	FAMILY ROOM	EW SSS	EXIST	EPP / DWP	DWP	8'-0"	WDP	
104A	CLOSET	WDSS	WDP	DWP	DWP	8'-0"		
105	SUN ROOM	WDSS	WDSS	DWP	DWP	8'-0"	WDP	
201	HALL	EW SSS	WDP	DWP	EXIST / DWP	EXIST		
202	BEDROOM 1	EW SSS	EXIST	EXIST	EXIST	EXIST		
202A	CLOSET	EXIST	EXIST	EXIST	EXIST	EXIST		
203	BEDROOM 2	EW SSS	EXIST	EXIST	EXIST	EXIST		
203A	CLOSET	EXIST	EXIST	EXIST	EXIST	EXIST		
204	BEDROOM 3	EW SSS	EXIST	EXIST / DWP	EXIST	EXIST		
204A	CLOSET	EXIST	EXIST	EXIST	EXIST	EXIST		
205	BATH 2	CTF1	CTB1	DWP / CTW1	DWP	8'-0"		
206	LAUNDRY	CTF1	CTB1	DWP / CTW1	DWP	8'-0"		
207	VESTIBULE	WDSS	WDP	DWP	DWP	8'-0"	WDP	
208	GALLERY	WDSS	WDP	DWP	DWP	8'-0"	WDP	
208A	CLOSET	WDSS	WDP	DWP	DWP	8'-0"		
209	BEDROOM 4	WDSS	WDP	DWP	DWP - VAULTED	VARIES SEE DWGS		
209A	CLOSET	WDSS	WDP	DWP	DWP	8'-0"		
210	BATH 1	CRF2	CTB1	DWP / CTW1	DWP	8'-0"	WDP	
211	OFFICE	WDSS	WDP	DWP	DWP - VAULTED	VARIES SEE DWGS		
301	ATTIC STORAGE	EXIST				EXIST		

					DOOR SCHE	DULE		
MARK	WIDTH	HEIGHT	THICKNESS	DOOR FINISH	FRAME FINISH	TYPE	HARDWARE SET	REMARKS
DB01	2' - 10"	6' - 8"	1 3/4"	PAINT	PAINT	34" x 80"	1	INSULATED PROVIDE SCREEN DOOR
DB02A	3' - 0"	6' - 8"	1 3/4"	PAINT	PAINT	36" x 80"	2	INSULATED - FRAME BY ELEV MFG
DB02B	3' - 0"	6' - 8"	1 3/8"	PAINT	PAINT	36" x 80"	3	FRAME BY ELEVATOR MFG
DB03	3' - 0"	3' - 0"	1 3/4"	PAINT	PAINT	36" x 36"	4	INSULATED
DB04	3' - 0"	3' - 0"	1 3/4"	PAINT	PAINT	36" x 36"	4	
D104A	2' - 0"	6' - 8"	1 3/8"	PAINT	PAINT	24" x 80"	5	
D104B	3' - 0"	6' - 8"	1 3/8"	PAINT	PAINT	36" x 80"	3	FRAME BY ELEVATOR MFG
D105B	3' - 0"	6' - 8"	1 3/8"	PAINT	PAINT	36" x 80"	6	POCKET DOOR - FULL GLAZING
D105C	5' - 0 5/8"	6' - 10"	1 3/4"	PAINT	PAINT	CUOFD6070	7	PROVIDE SCREEN DOOR
D201	2' - 6"	6' - 8"	1 3/8"	PAINT	PAINT	30" x 80"	6	POCKET DOOR
D205	2' - 8"	6' - 8"	1 3/8"	PAINT	PAINT	32" x 80"	8	
D206	2' - 8"	6' - 8"	1 3/8"	PAINT	PAINT	32" x 80"	5	
D207	3' - 0"	6' - 8"	1 3/8"	PAINT	PAINT	36" x 80"	6	POCKET DOOR
D208	3' - 0"	6' - 8"	1 3/8"	PAINT	PAINT	36" x 80"	3	FRAME BY ELEVATOR MFG
D208A	4' - 0"	6' - 8"	1 3/8"	PAINT	PAINT	48" x 80"	9	PAIR
D209	3' - 0"	6' - 8"	1 3/8"	PAINT	PAINT	36" x 80"	5	
D209A	4' - 0"	6' - 8"	1 3/8"	PAINT	PAINT	48" x 80"	10	PAIR BIFOLD
D209B	4' - 0"	6' - 8"	1 3/8"	PAINT	PAINT	48" x 80"	10	PAIR BIFOLD
D210	3' - 0"	6' - 8"	1 3/8"	PAINT	PAINT	36" x 80"	6	POCKET DOOR
D211	3' - 0"	6' - 8"	1 3/8"	PAINT	PAINT	36" x 80"	5	

WINDOW SCHEDULE							
MARK	WIDTH	HEIGHT	SILL HEIGHT FROM FLOOR	TYPE	REMARKS		
WB01	3' - 0"	3' - 0"	3' - 7"	WINDOW AWNING NEW: 36" x 36"	MATCH EXIST BASEMENT WINDOW - PROVIDE SCREEN		
WB01	3' - 0"	3' - 0"	3' - 7"	WINDOW AWNING NEW: 36" x 36"	MATCH EXIST BASEMENT WINDOW - PROVIDE SCREEM		
N101	4' - 0"	6' - 0"	6"	WINDOW Casement DOUBLE: 48" x 72"			
N101	4' - 0"	6' - 0"	6"	WINDOW Casement DOUBLE: 48" x 72"			
W101	4' - 0"	6' - 0"	6"	WINDOW Casement DOUBLE: 48" x 72"			
W101	4' - 0"	6' - 0"	6"	WINDOW Casement DOUBLE: 48" x 72"			
N102	2' - 6"	6' - 0"	6"	WINDOW CASEMENT SINGLE: 30" x 72"			
N102	2' - 6"	6' - 0"	6"	WINDOW CASEMENT SINGLE: 30" x 72"			
W102	2' - 6"	6' - 0"	6"	WINDOW CASEMENT SINGLE: 30" x 72"			
V102	2' - 6"	6' - 0"	6"	WINDOW CASEMENT SINGLE: 30" x 72"			
W201	2' - 6"	4' - 4"	2' - 0"	WINDOW CASEMENT SINGLE: 30" x 52"			
N201	2' - 6"	4' - 4"	2' - 0"	WINDOW CASEMENT SINGLE: 30" x 52"			
W201	2' - 6"	4' - 4"	2' - 0"	WINDOW CASEMENT SINGLE: 30" x 52"			
W201	2' - 6"	4' - 4"	2' - 0"	WINDOW CASEMENT SINGLE: 30" x 52"			
V201	2' - 6"	4' - 4"	2' - 0"	WINDOW CASEMENT SINGLE: 30" x 52"			
V201	2' - 6"	4' - 4"	2' - 0"	WINDOW CASEMENT SINGLE: 30" x 52"			
V201	2' - 6"	4' - 4"	2' - 0"	WINDOW CASEMENT SINGLE: 30" x 52"			
V201	2' - 6"	4' - 4"	2' - 0"	WINDOW CASEMENT SINGLE: 30" x 52"			
V201	2' - 6"	4' - 4"	2' - 0"	WINDOW CASEMENT SINGLE: 30" x 52"			
V201	2' - 6"	4' - 4"	2' - 0"	WINDOW CASEMENT SINGLE: 30" x 52"			
V202	3' - 5"	4' - 4"	2' - 0 1/2"	WINDOW DOUBLE HUNG NEW: 41" x 52"			
V202	3' - 5"	4' - 4"	2' - 0 1/2"	WINDOW DOUBLE HUNG NEW: 41" x 52"			
V202	3' - 5"	4' - 4"	2' - 0 1/2"	WINDOW DOUBLE HUNG NEW: 41" x 52"			
N202	3' - 5"	4' - 4"	2' - 0 1/2"	WINDOW DOUBLE HUNG NEW: 41" x 52"			

