



## VILLAGE OF RIVER FOREST HISTORIC PRESERVATION COMMISSION MEETING

Thursday, May 23<sup>rd</sup>, 2024 – 7:00 PM  
Village Hall – 400 Park Avenue – River Forest, IL 60305  
First Floor Community Room

### AGENDA

Public comments sent in advance of [the meeting](#) are shared with the Commission. You may submit your written public comments via email in advance of the meeting to: [lmabella@vrf.us](mailto:lmabella@vrf.us). 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: <https://us02web.zoom.us/j/85456932628>**

The agenda is as follows:

- I. Call to Order
- II. Public Comment
- III. Approval of Meeting Minutes – April 25<sup>th</sup>, 2024
- IV. Application for Certificate of Appropriateness – 604 Bonnie Brae – Home Addition
- V. Discussion Regarding Promotion of River Forest Architecture and History
- VI. Discussion of Additional Ways to Protect Significant Properties
- VII. Other Business
- VIII. Adjournment

**VILLAGE OF RIVER FOREST HISTORIC PRESERVATION COMMISSION  
MEETING MINUTES**

**April 25<sup>th</sup>, 2024**

A meeting of the Historic Preservation Commission was held on April 25<sup>th</sup>, 2024, in the 1<sup>st</sup> 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 7:00 p.m. Upon roll call, the following persons were:

Present: Chairman Franek, Commissioners Saeger, Graham-White, Krusinski, Forehand,

Absent: Commissioners Muhr, Raino-Ogden

Also Present: Management Analyst/Deputy Clerk Luke Masella.

A MOTION was made by Commissioner Saeger and SECONDED by Commissioner Graham-White to allow Commissioner Raino-Ogden to participate virtually.

AYES: Chairman Franek, Commissioners Saeger, Graham-White, Forehand, Krusinski.

NAYS: None.

Motion Passes.

**II. PUBLIC COMMENT**

None.

**III. APPROVAL OF MEETING MINUTES – March 28<sup>th</sup>, 2024**

A MOTION was made by Commissioner Forehand and SECONDED by Commissioner Saeger to approve the meeting minutes for the March 28<sup>th</sup>, 2024, meeting.

AYES: Chairman Franek, Commissioners Saeger, Graham-White, Forehand, Krusinski.

NAYS: None.

Motion Passes.

**IV. PUBLIC HEARING: APPLICATION FOR CERTIFICATE OF APPROPRIATENESS FOR COMPLETENESS – 214 GALE – GARAGE DEMOLITION**

Deputy Clerk Masella Swore in those who wished to speak.

Historic Preservation Commission Meeting Minutes  
April 25<sup>th</sup>, 2024

Deputy Clerk Masella noted the dates that the required legal notice, sign, and certified mailers were sent out.

The applicants, Kristin and Shawn Vogen, made public comment regarding the proposed application.

Commissioner Forehand noted the garage is not historic nor is it original to the home.

Commissioner Saeger noted being in support of the proposed demolition and the new garage.

A MOTION was made by Commissioner Graham-White and SECONDED by Commissioner Forehand to approve the application.

AYES: Chairman Franek, Commissioners Saeger, Graham-White, Forehand, Krusinski.

NAYS: None.

Motion Passes

**V. REVIEW OF APPLICATION FOR CERTIFICATE OF APPROPRIATENESS FOR COMPLETENESS – 604 BONNIE BRAE – HOME ADDITION**

Commissioner Graham-White asked to see photos of the property currently.

Deputy Clerk Masella pulled up photos of the property.

Commissioner Forehand noted the application is thorough.

A MOTION was made by Commissioner Forehand and SECONDED by Commissioner Krusinski to deem the application as complete.

AYES: Chairman Franek, Commissioners Saeger, Graham-White, Forehand, Krusinski.

NAYS: None.

Motion Passes

**VI. DISCUSSION REGARDING PROMOTION OF RIVER FOREST ARCHITECTURE AND HISTORY**

Commissioner Saeger reminded everyone of the upcoming Oak Park River Forest Historical Society House Walk and thanked the residents that allowed for the use of their homes in the walk.

**VII. DISCUSSION OF ADDITIONAL WAYS TO PROTECT SIGNIFICANT PROPERTIES**

None.

**VIII. OTHER BUSINESS**

Historic Preservation Commission Meeting Minutes  
April 25<sup>th</sup>, 2024

Chairmen Franek asked Deputy Clerk Masella to provide clarification surrounding the submittal of Statements of Economic Interests with Cook County.

Deputy Clerk Masella provided background information on the Statements of Economic Interest and which boards are required to file them per state statute. Further, he explained that in 2020, the Village Board of Trustees made it a requirement that all commissioners file them.

The Commission discussed the questions on the Statements of Economic Interest and the purpose of submitting them.

Chairmen Franek reminded the Commissioners to spread the word about the Historic Preservation Awards and to keep an eye out on potential homes around town.

**IX. ADJOURNMENT**

A MOTION was made by Commissioner Krusinski and SECONDED by Graham-White to adjourn the March 28<sup>th</sup>, 2024, meeting of the Historic Preservation Commission.

AYES: Chairman Franek, Commissioners Saeger, Graham-White, Forehand, Krusinski.

NAYS: None.

Motion Passes and the meeting ended at 7:20 PM.

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Luke Masella  
Deputy Clerk/Management Analyst

Approved:

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David Franek, Chairman  
Historic Preservation Commission

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Date

# 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: [frank@heitzman.org](mailto:frank@heitzman.org)

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.

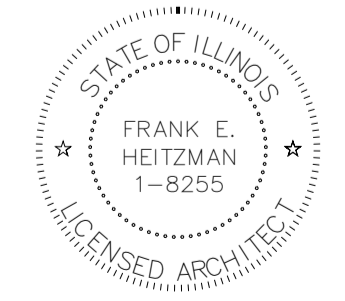
6. Any information as requested by the Village Administrator or HPC:

Applicant will provide supplementary information as requested by the HPC.



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

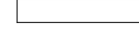
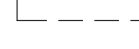

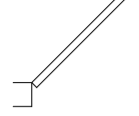

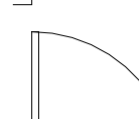
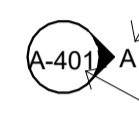

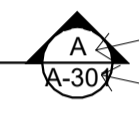
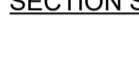
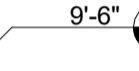













SIGNED: *Frank E. Heitzman*  
FRANK E. HEITZMAN  
ARCHITECT  
ILLINOIS REGISTRATION NUMBER: 01-8255



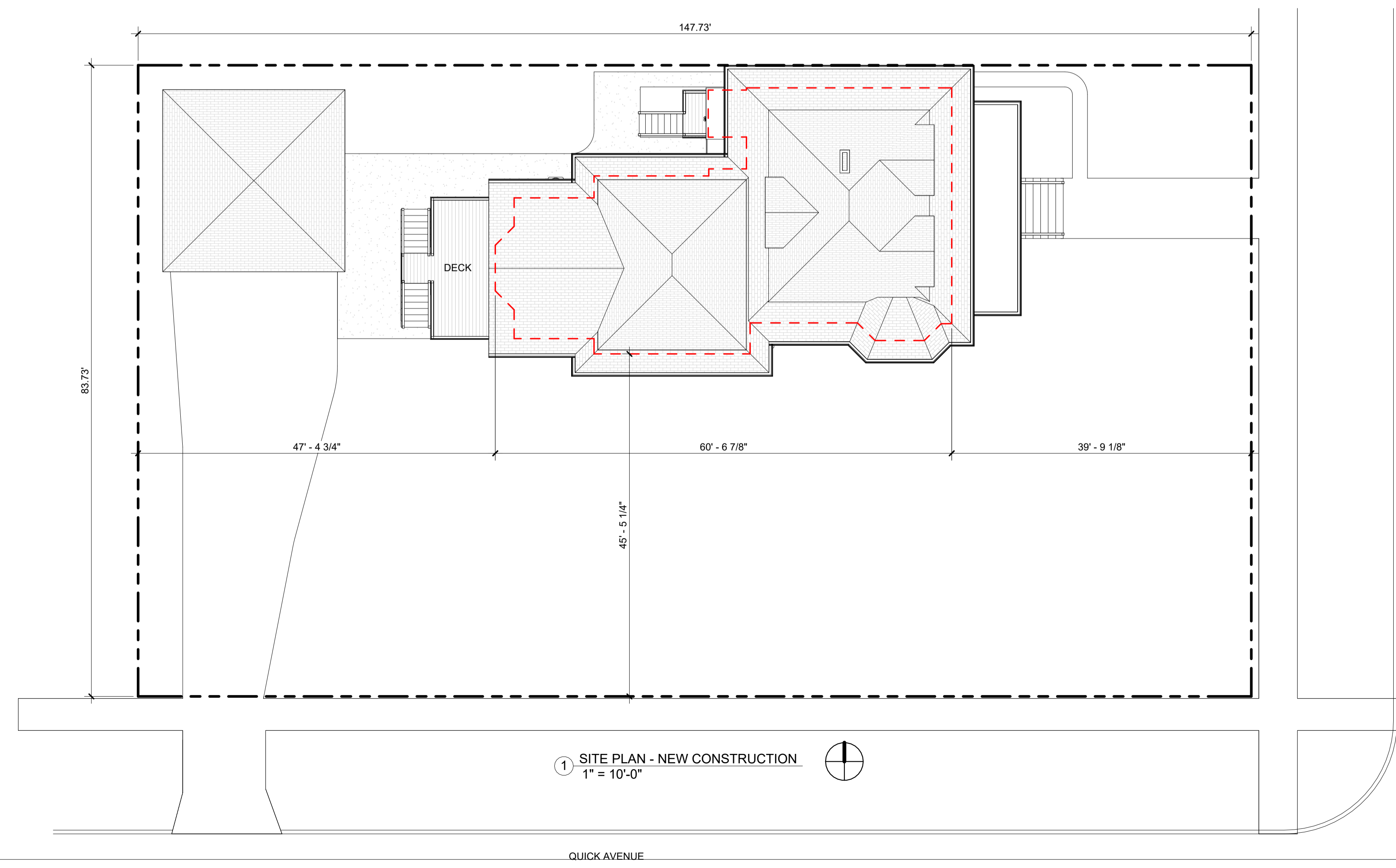
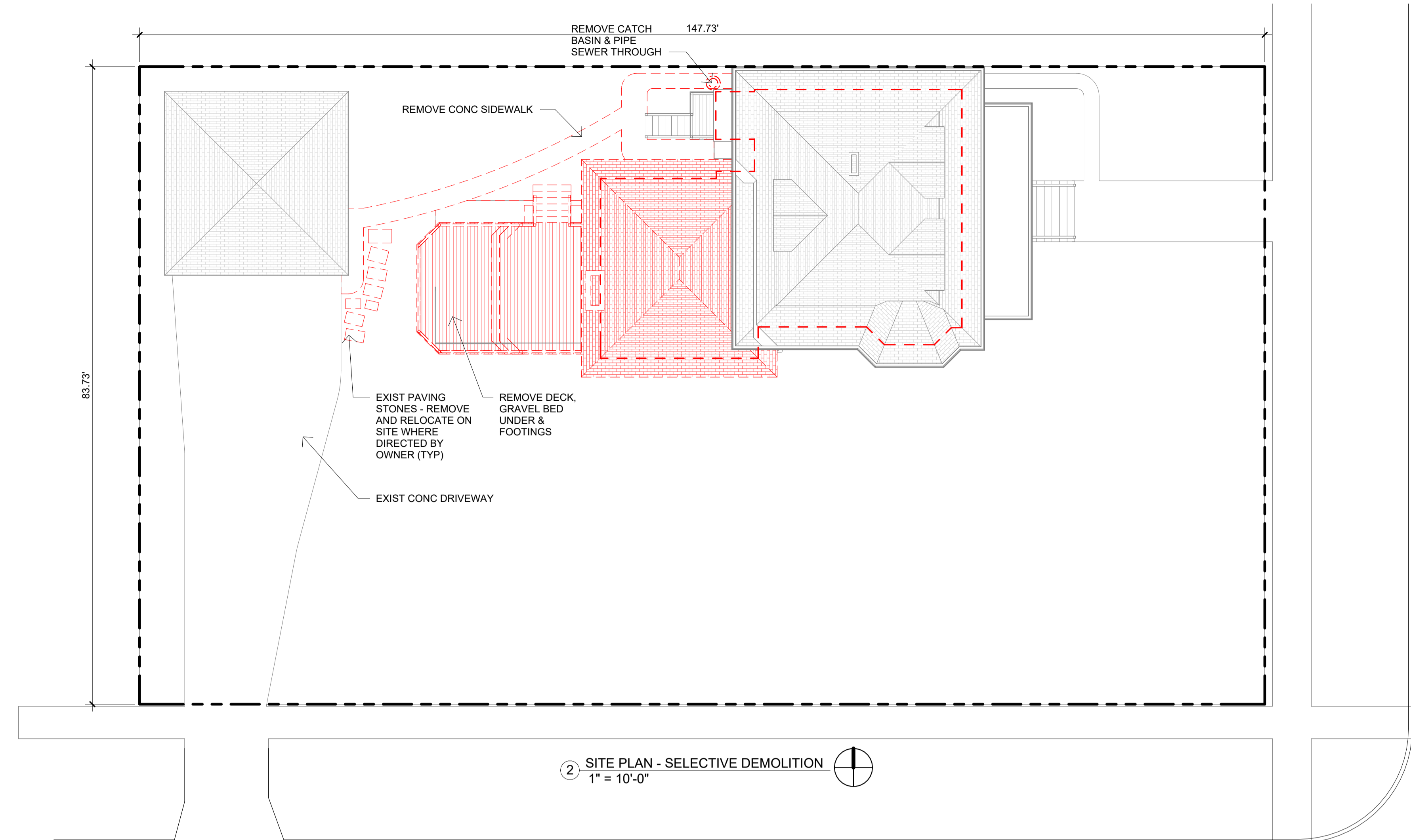
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**LEGEND**

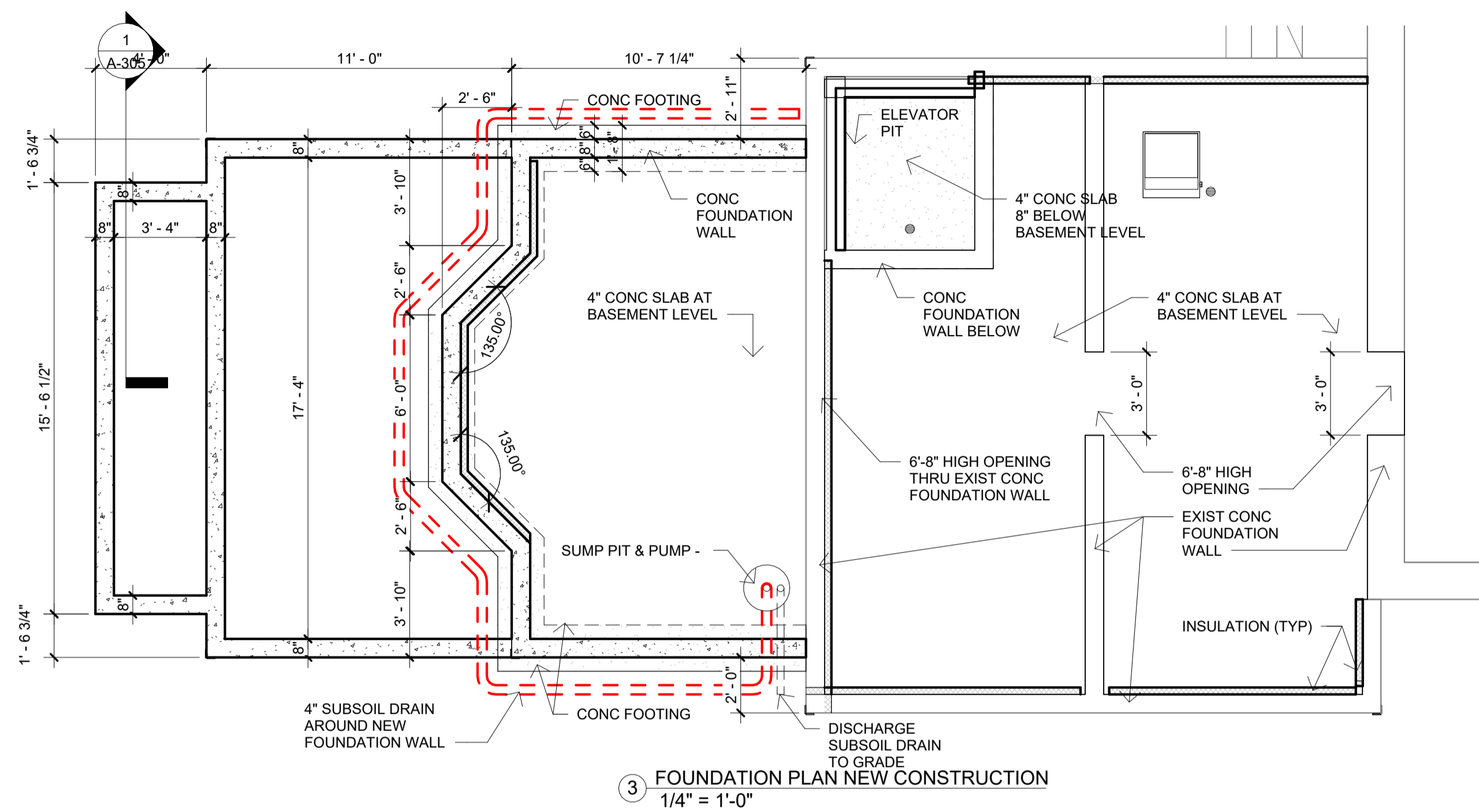
-  EXISTING WALL TO REMAIN
-  EXISTING WALL TO BE REMOVED
-  NEW WALL
-  EXISTING DOOR TO REMAIN
-  EXISTING DOOR TO BE REMOVED
-  NEW DOOR
-  ELEVATION NUMBER (LETTER)  
ARROW POINTS TOWARD THE ELEVATION  
SHEET ON WHICH ELEVATION APPEARS
-  INTERIOR ELEVATION TARGET
-  SECTION NUMBER (LETTER)  
SHEET ON WHICH SECTION APPEARS
-  SECTION SYMBOL
-  9'-6" ELEVATION TOP OF FLOOR
-  SINGLE POLE SWITCH
-  3 THREE WAY SWITCH
-  4 FOUR WAY SWITCH
-  D DIMMER SWITCH
-  R SWITCH TO BE REMOVED
-  DUPLEX RECEPTACLE
-  R DUPLEX RECEPTACLE TO BE REMOVED
-  GFCI DUPLEX RECEPTACLE EXISTING TO REMAIN  
DUPLEX RECEPTACLE  
GROUND FAULT CIRCUIT INTERRUPTED
-  WP GFCI DUPLEX RECEPTACLE WEATHERPROOF GROUND FAULT CIRCUIT INTERRUPTED
-  AFCI DUPLEX RECEPTACLE ARC FAULT CIRCUIT INTERRUPTED
-  S SMOKE DETECTOR
-  S/CO COMBINATION SMOKE & CO DETECTOR
-  C NETWORK & COAXIAL CABLE PORT

DRAWING INDEX	
NUMBER	NAME
A-305	TYP WALL SECTIONS
G-001	GENERAL NOTES
A-101	SITE PLANS, INDEX & LEGEND
A-102	BASEMENT PLANS
A-103	FIRST FLOOR PLANS
A-104	SECOND FLOOR PLANS
A-105	ATTIC PLANS
A-106	ROOF PLANS
A-107	FIRST & SECOND FLOOR STRUCTURE
A-108	ATTIC & ROOF STRUCTURE
A-151	BASEMENT REFLECTED CEILING PLANS & LIGHT FIXTURE SCHEDULE
A-152	FIRST FLOOR REFLECTED CEILING PLANS
A-153	SECOND FLOOR REFLECTED CEILING PLANS
A-201	SOUTH ELEVATIONS
A-202	WEST ELEVATIONS
A-203	NORTH ELEVATIONS
A-204	EAST ELEVATIONS
A-301	BUILDING SECTION LOOKING NORTH
A-302	SECT THRU PRIMARY BEDROOM, BATHROOM & OFFICE
A-303	SECTIONS THRU FAMILY ROOM & SUN ROOM
A-304	ELEVATOR PLANS SECTIONS & DETAILS
A-401	FAMILY ROOM & SUN ROOM ELEVATIONS
A-402	BATH 1 & LAUNDRY PLAN & ELEVATIONS
A-403	OFFICE & PRIMARY BATH PLAN & ELEVATIONS
A-601	SCHEDULES
A-901	3D VIEW FROM SOUTH DEMO
A-902	3D VIEW FROM SOUTH NEW
A-903	3D VIEW FROM NORTH NEW
A-904	SECTION VIEW BASEMENT
A-905	SECTION VIEW FIRST FLOOR
A-906	SECTION VIEW SECOND FLOOR

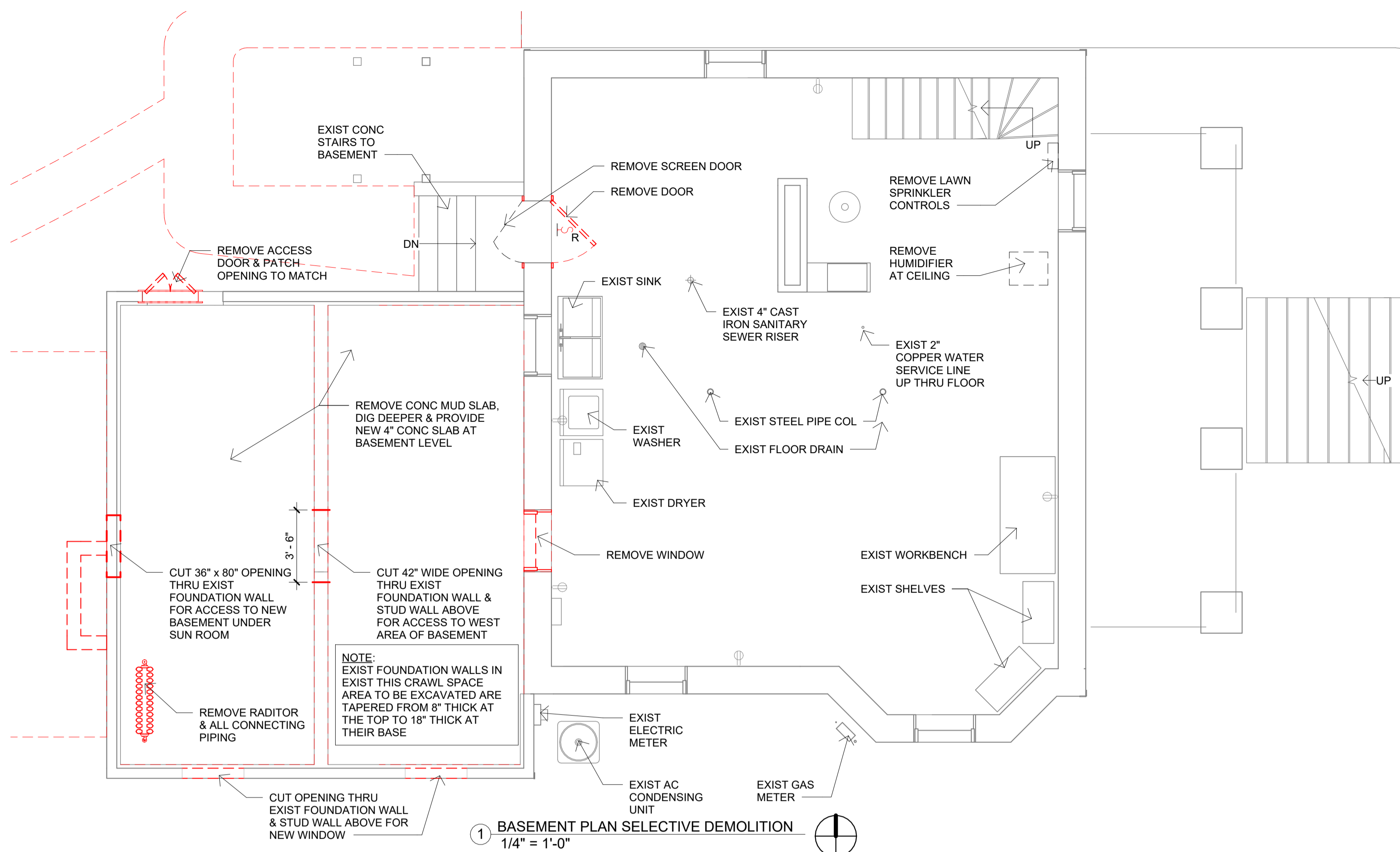


BONNIE BRAE PLACE

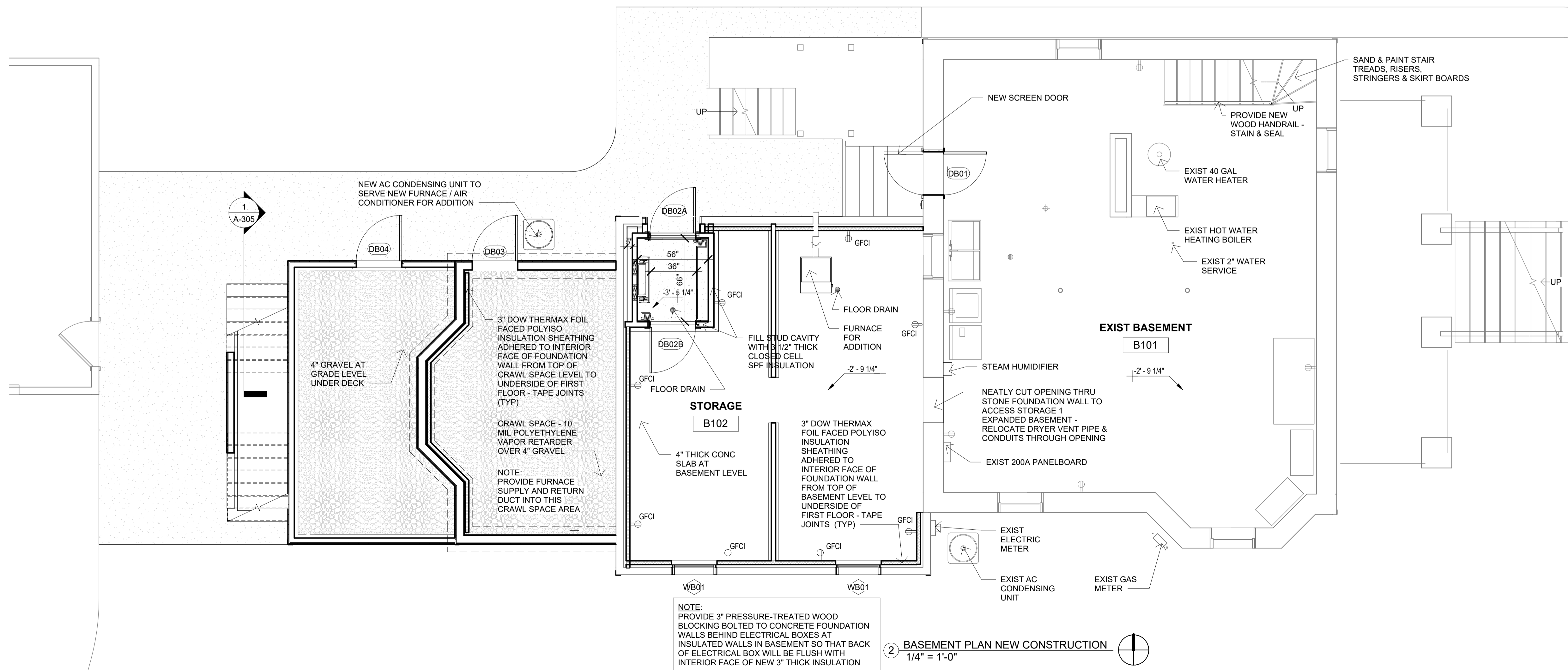
BONNIE BRAE PLACE



3 FOUNDATION PLAN NEW CONSTRUCTION  
1/4" = 1'-0"



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



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

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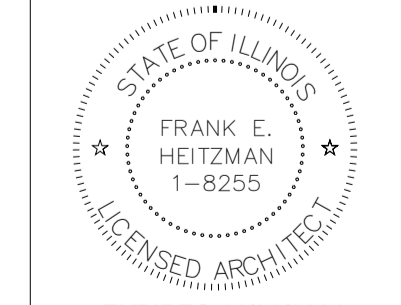
**HEITZMAN ARCHITECTS**  
213 SOUTH EUCLID AVENUE, OAK PARK, ILLINOIS 60302  
PHONE: (708) 267-1332  
E-mail: frank@heitzman.org

**THE MERCURI RESIDENCE**  
604 BONNIE BRAE PLACE  
RIVER FOREST, ILLINOIS 60305

BASEMENT 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: *Frank E. Heitzman*  
FRANK E. HEITZMAN  
ARCHITECT  
ILLINOIS REGISTRATION  
NUMBER: 01-8255



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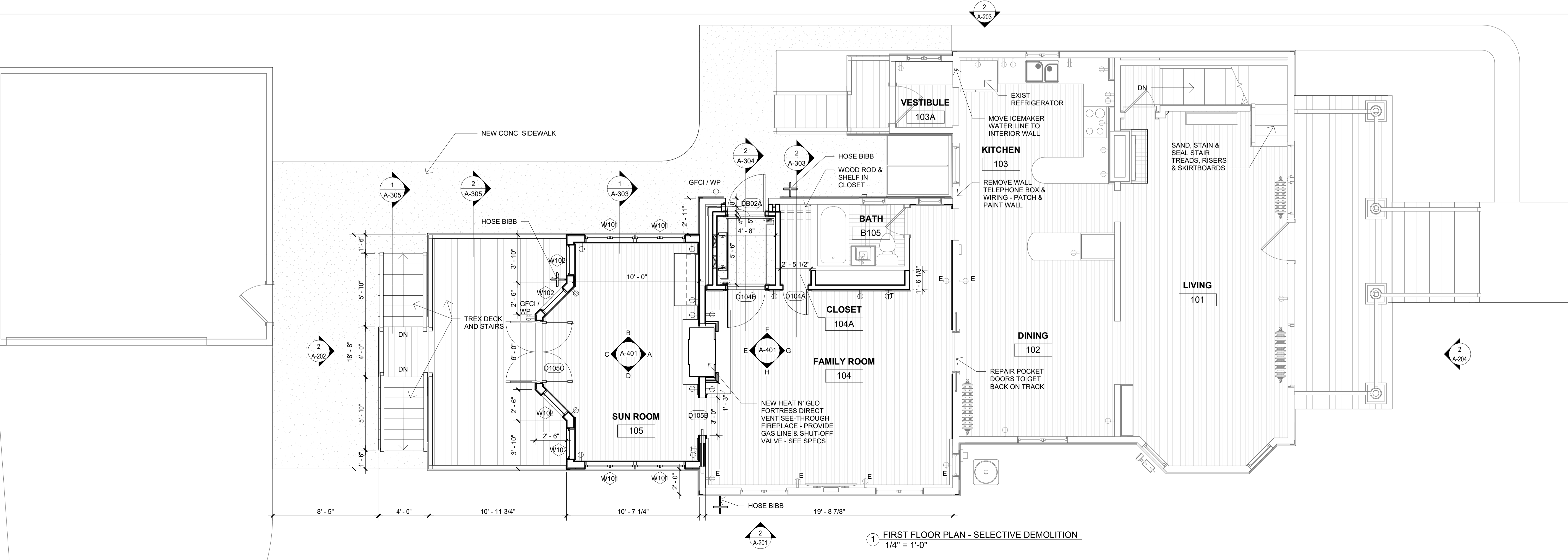
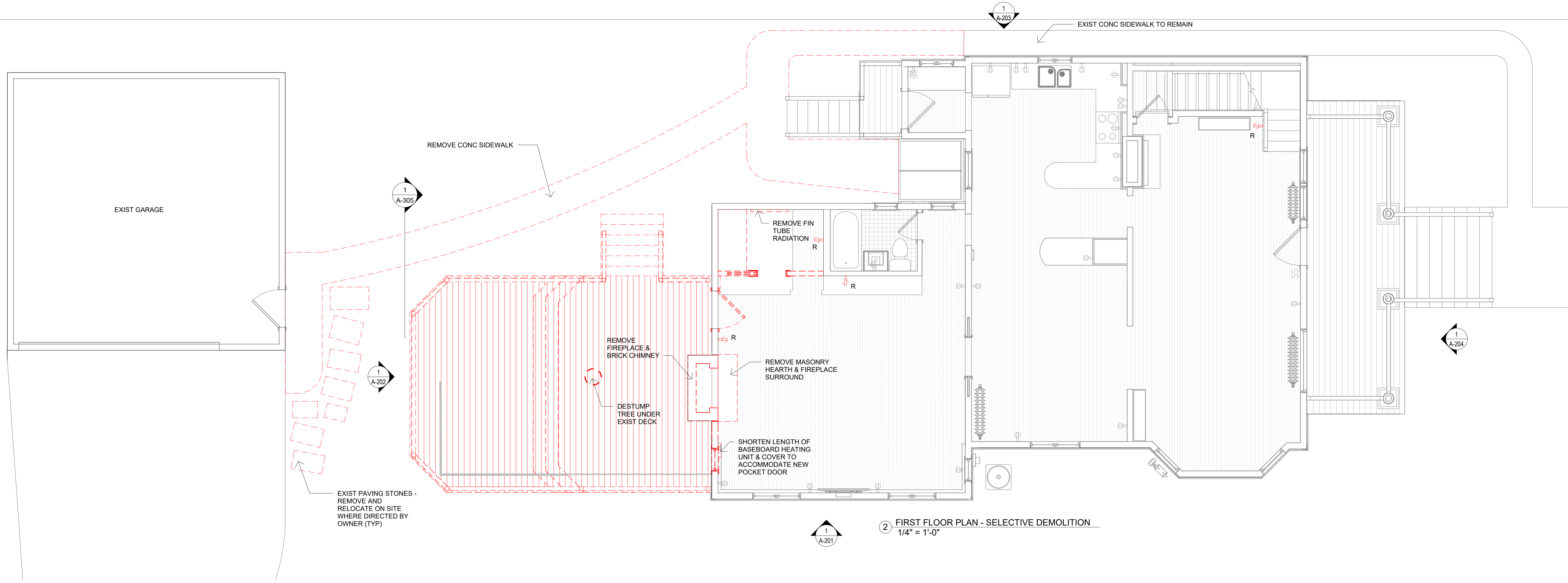
A-102

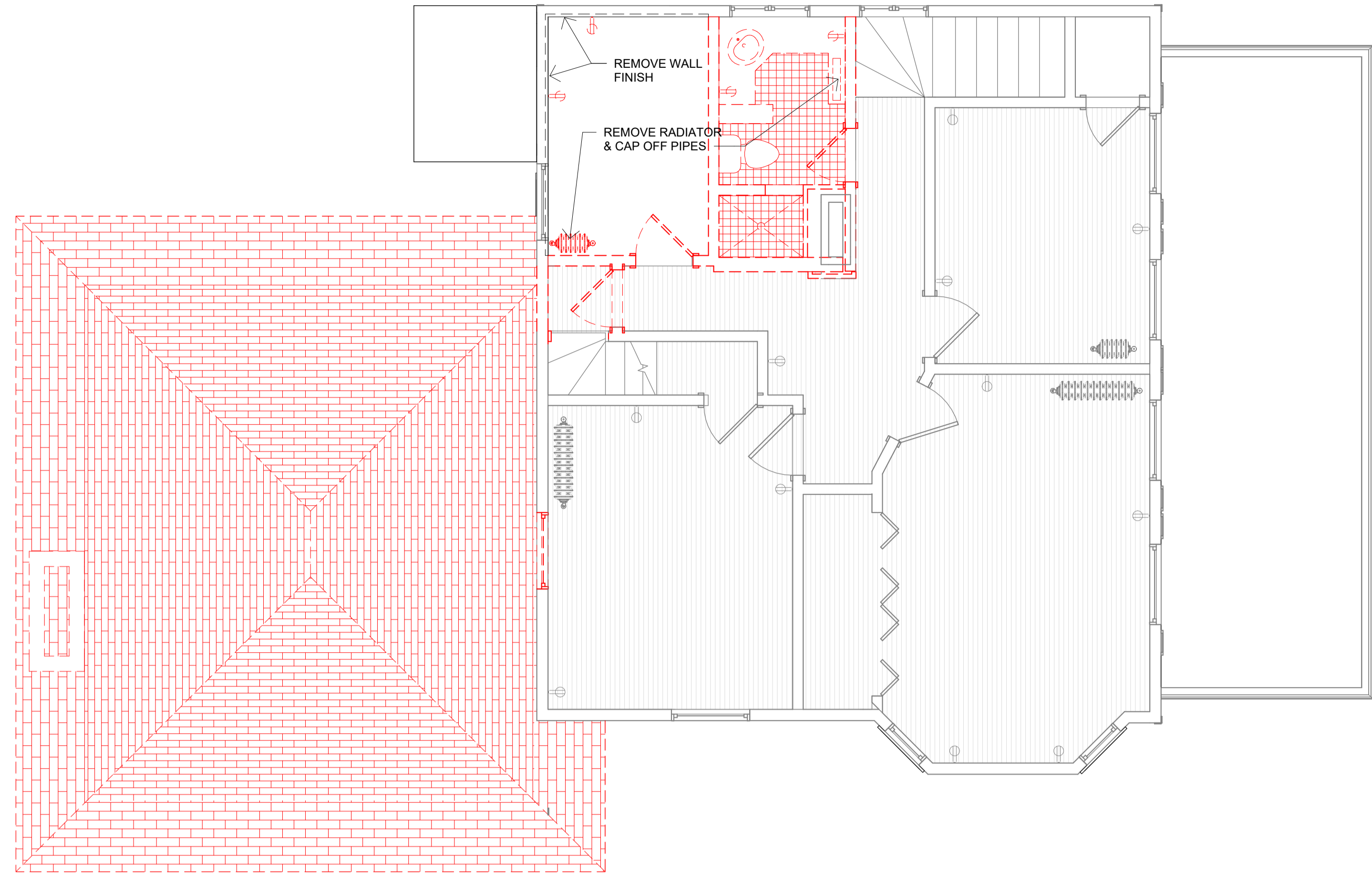


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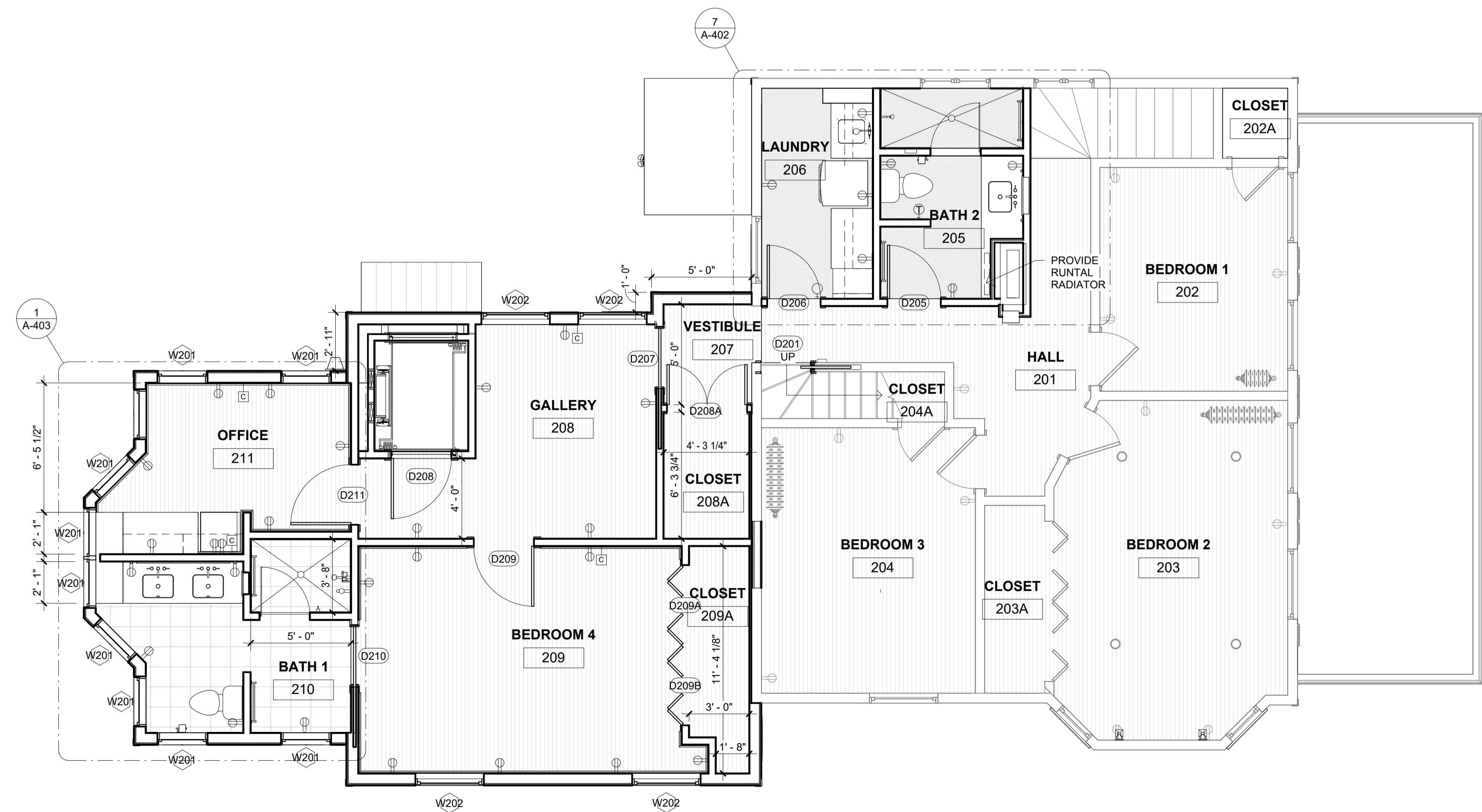


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1 SECOND FLOOR PLAN SELECTIVE DEMOLITION  
1/4" = 1'-0"



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

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PHONE: (708) 267-1352  
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THE MERCURI RESIDENCE

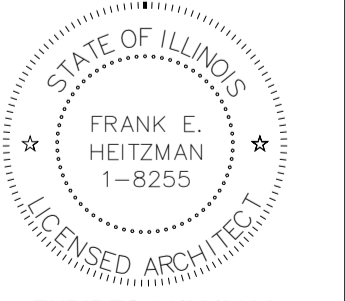
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SECOND FLOOR PLANS

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A-104

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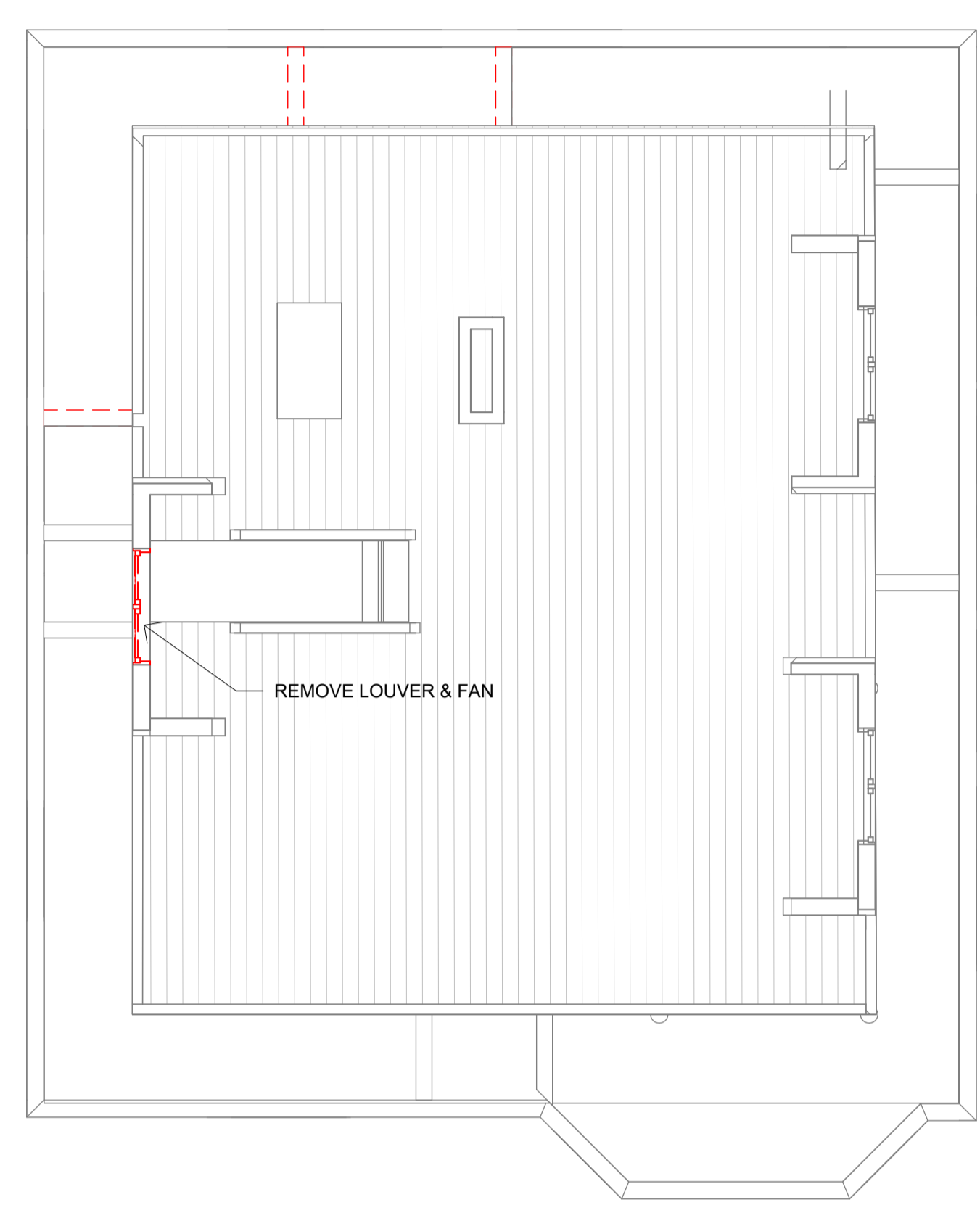
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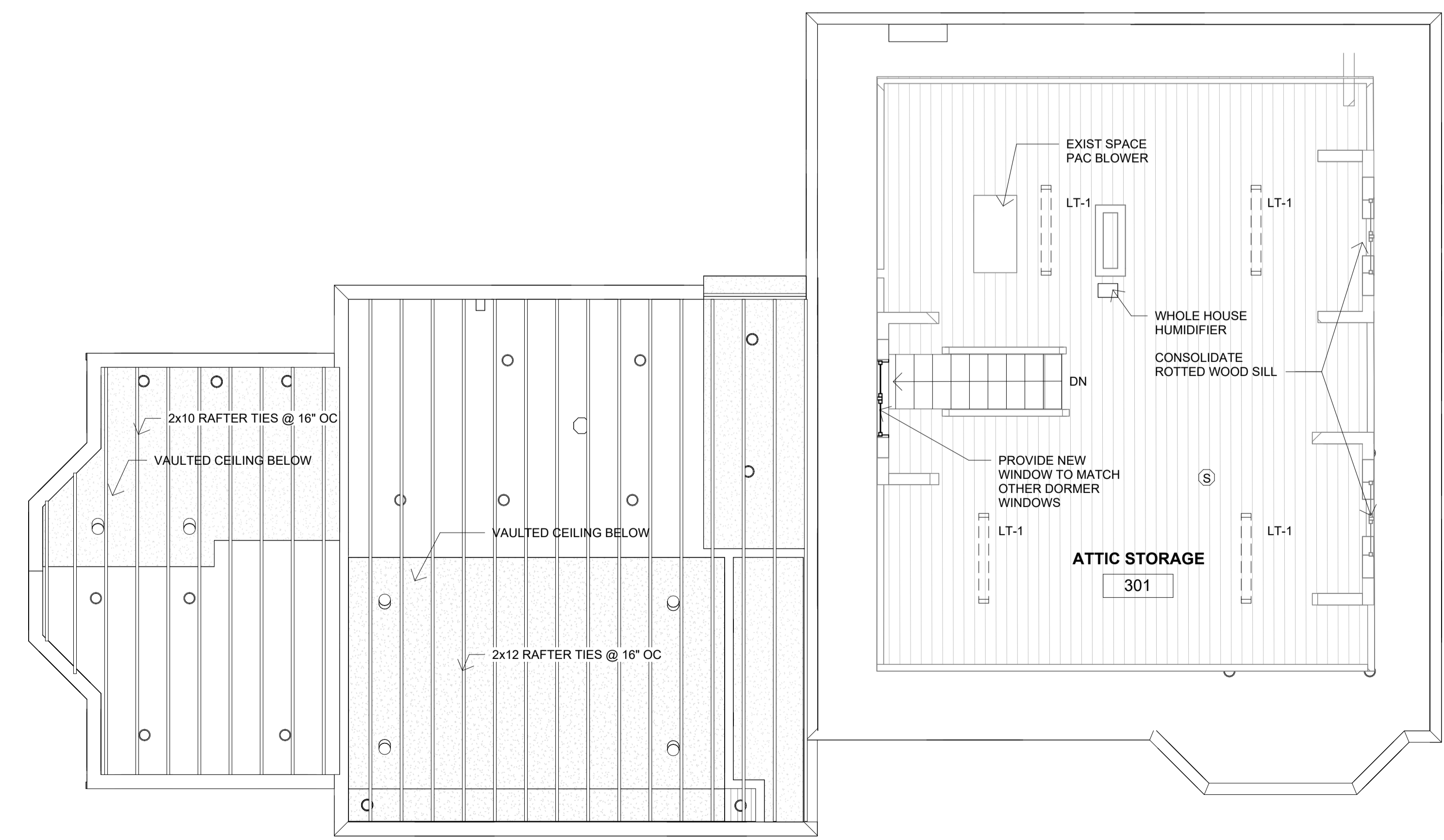


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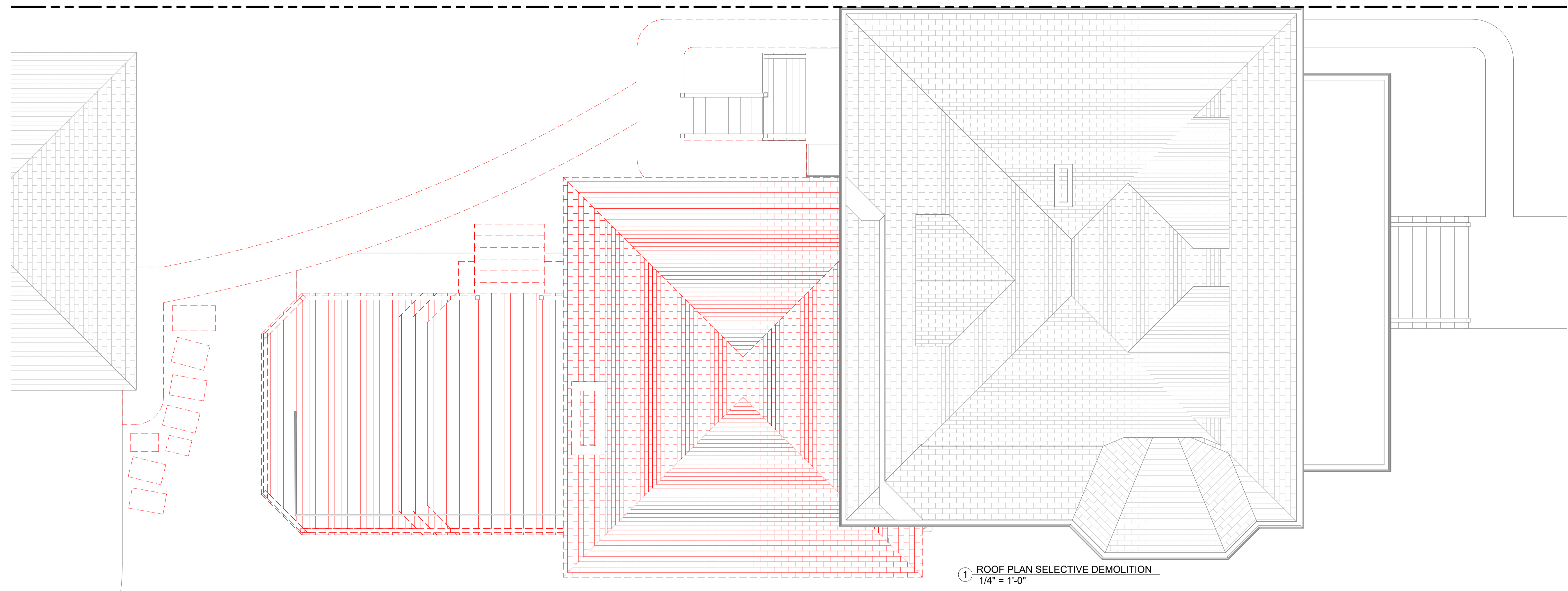
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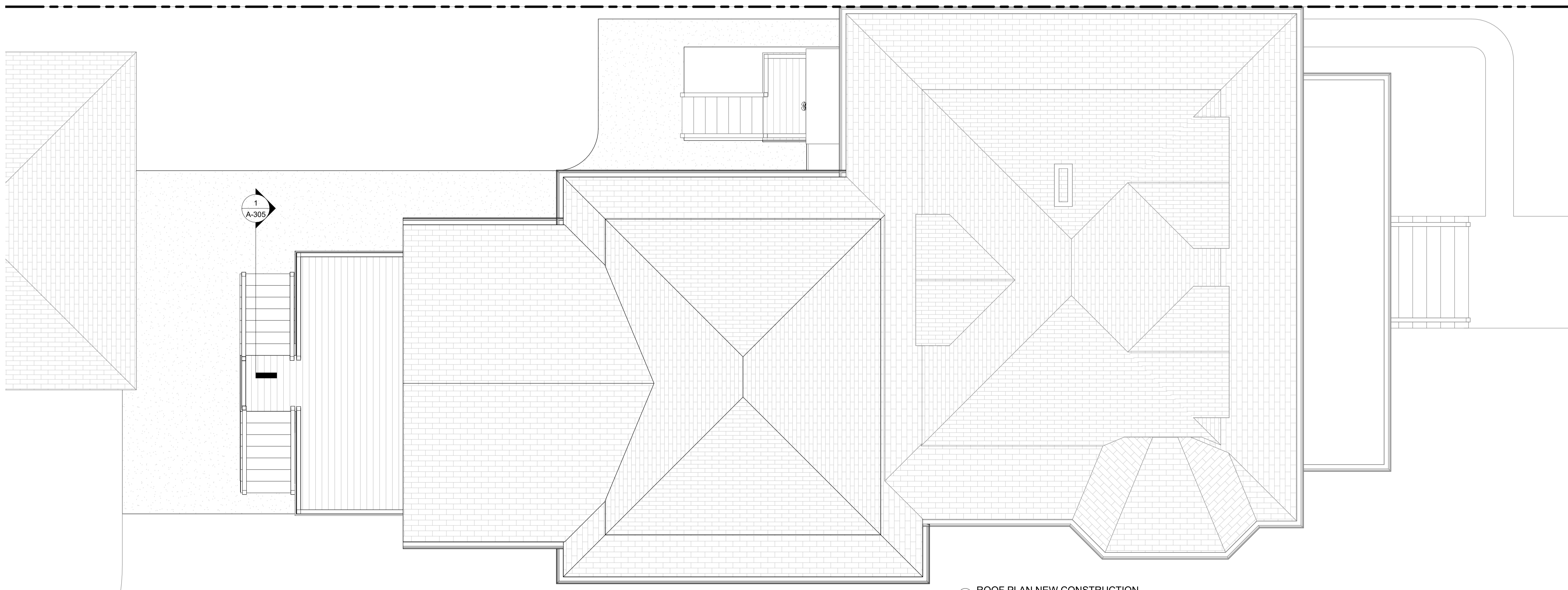
① ATTIC PLAN SELECTIVE DEMOLITION  
1/4" = 1'-0"



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



① ROOF PLAN SELECTIVE DEMOLITION  
1/4" = 1'-0"



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

HEITZMAN ARCHITECTS

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PHONE: (708) 267-1352  
E-mail: frank@heitzman.org

THE MERCURI RESIDENCE

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ROOF PLANS

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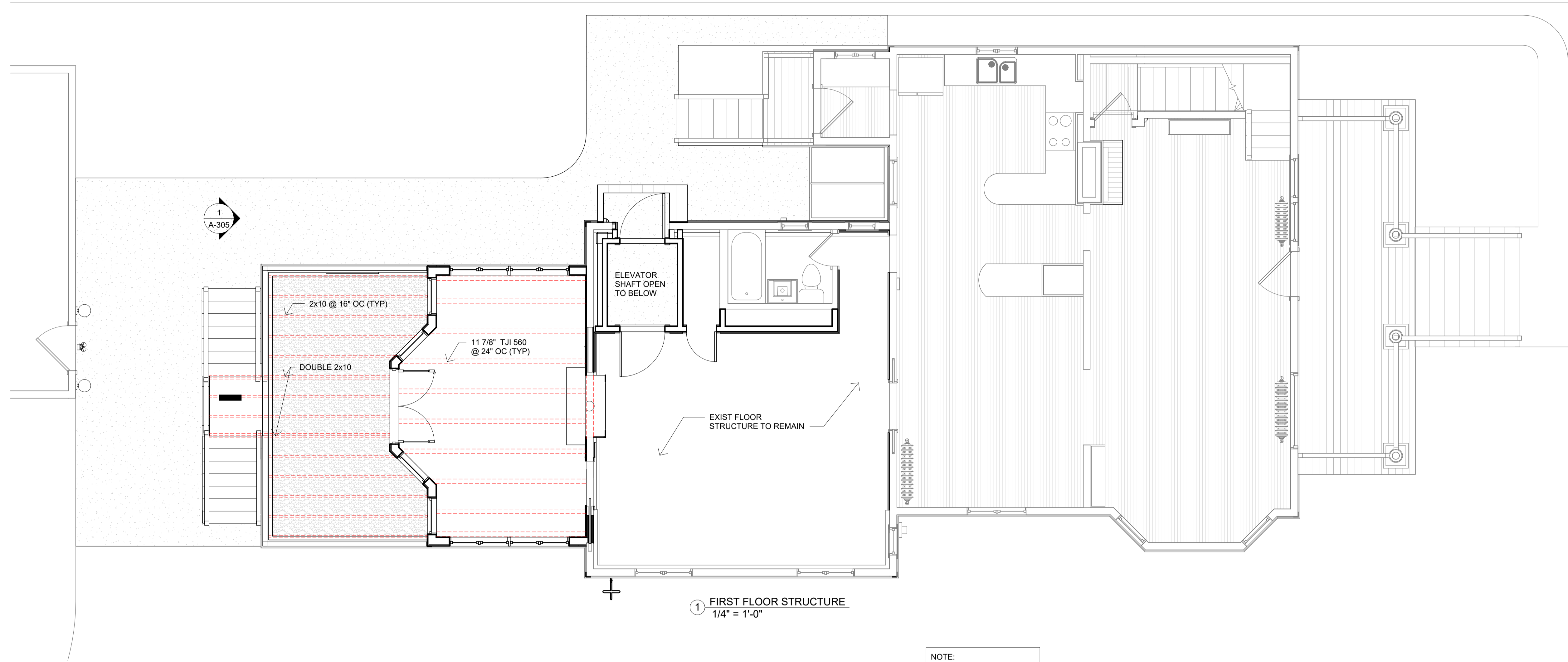


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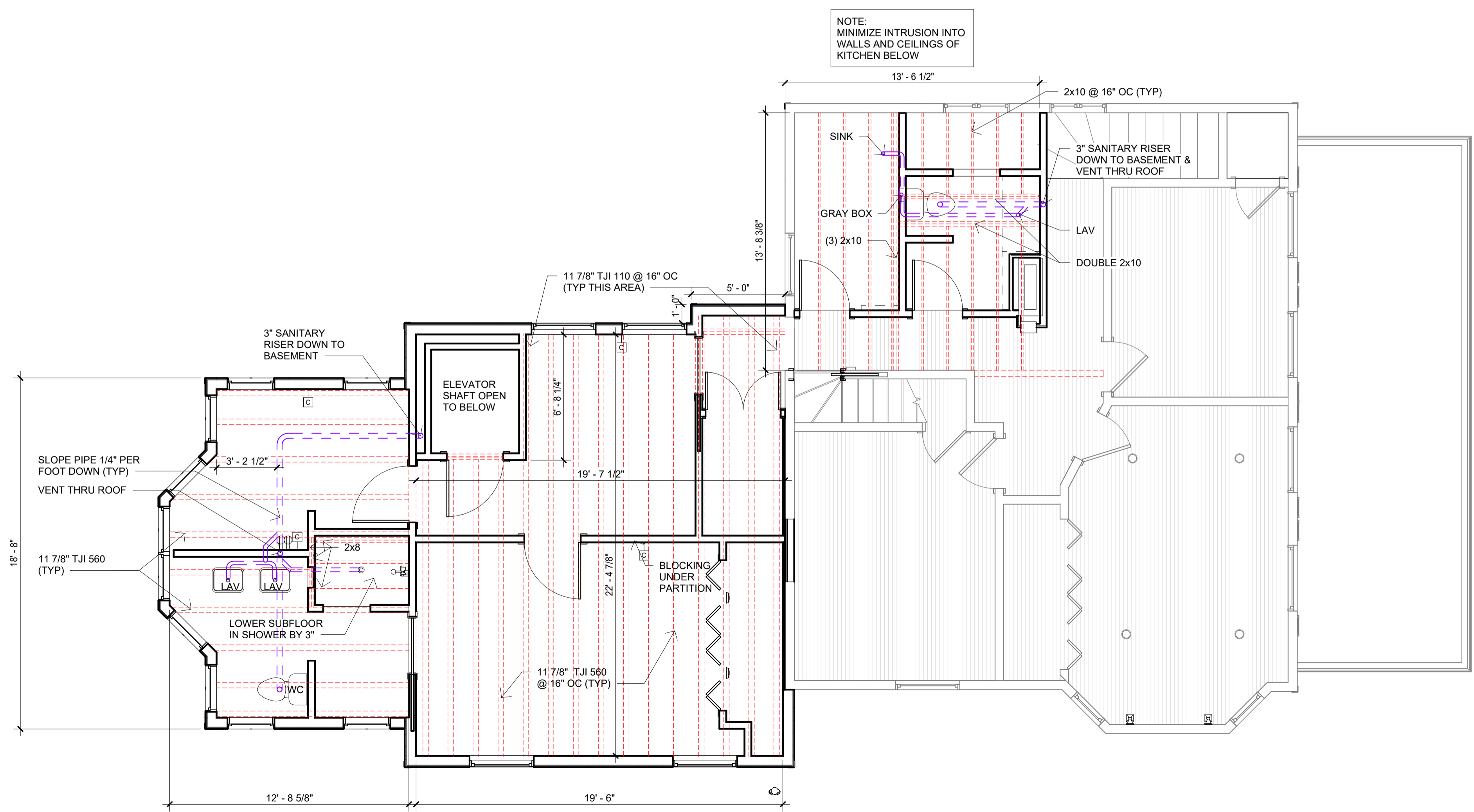
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A-106

27 MAR 2024 ISSUED FOR PERMIT  
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① FIRST FLOOR STRUCTURE  
1/4" = 1'-0"



② SECOND FLOOR STRUCTURE  
1/4" = 1'-0"

27 MAR 2024 ISSUED FOR PERMIT  
ISSUES & REVISIONS

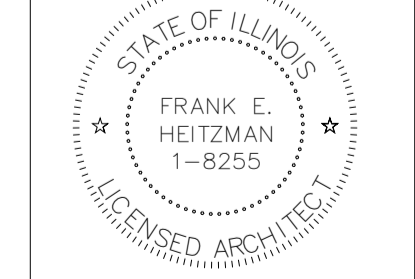
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E-mail: frank@heitzman.org

**THE MERCURI RESIDENCE**  
604 BONNIE BRAE PLACE  
RIVER FOREST, ILLINOIS 60305

FIRST & SECOND FLOOR STRUCTURE

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SIGNED: *Frank E. Heitzman*

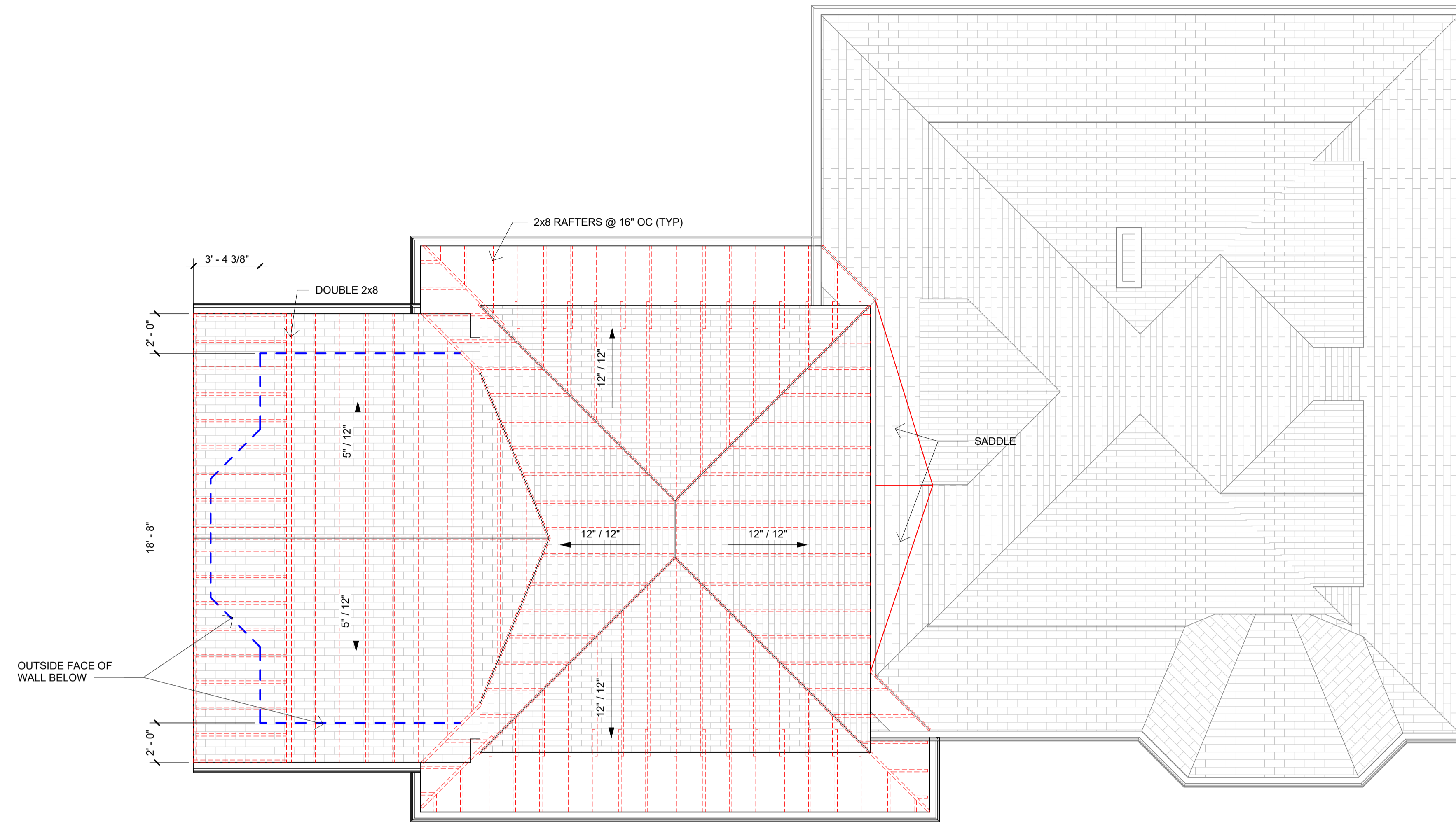
FRANK E. HEITZMAN  
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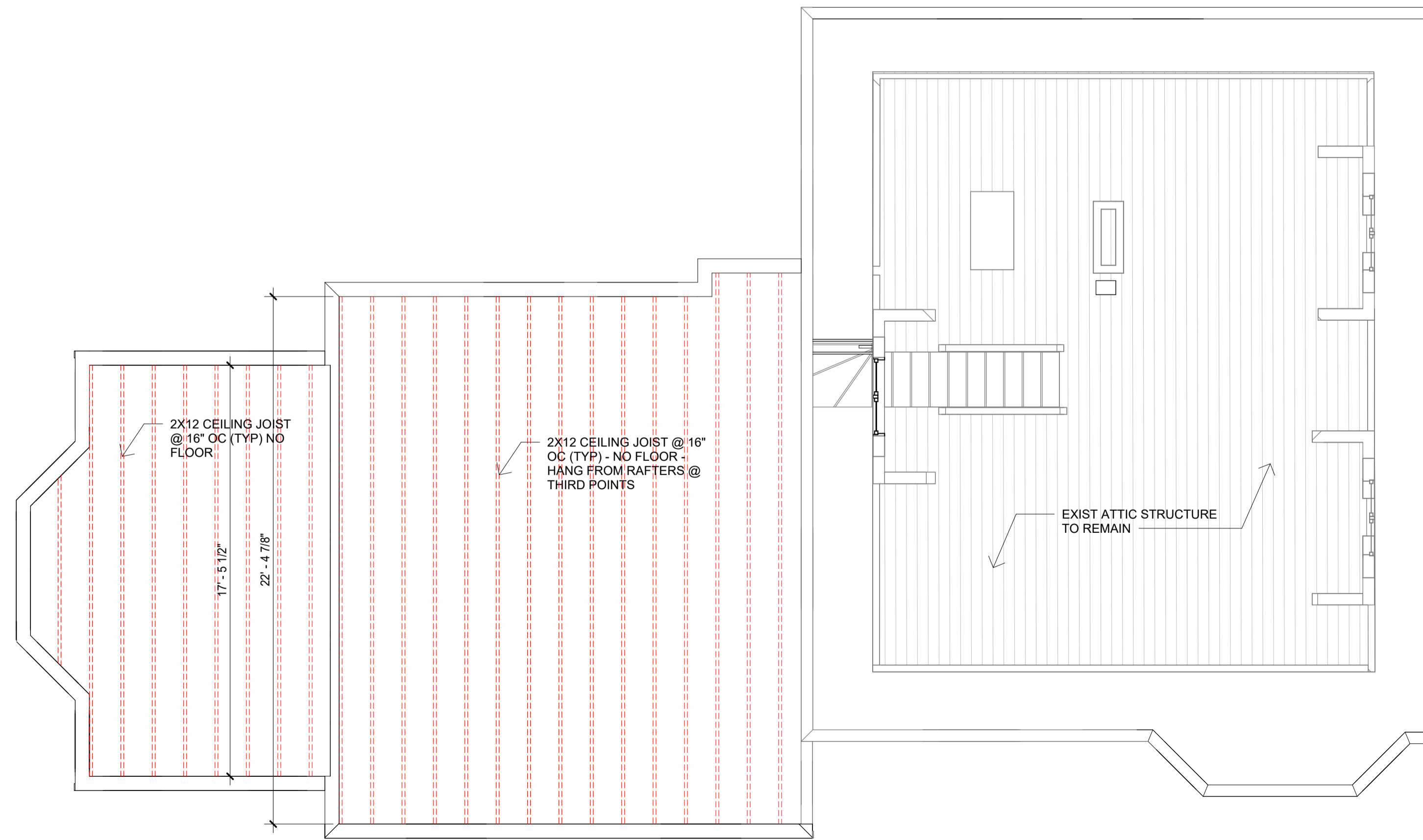
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**A-107**



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



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

27 MAR 2024 ISSUED FOR PERMIT  
ISSUES & REVISIONS

HEITZMAN ARCHITECTS

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THE MERCURI RESIDENCE

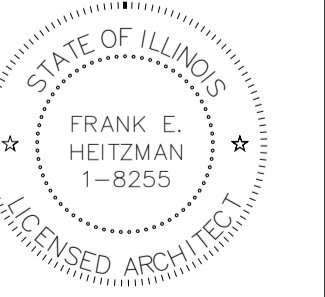
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ATTIC & ROOF STRUCTURE

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: *Frank E. Heitzman*

FRANK E. HEITZMAN  
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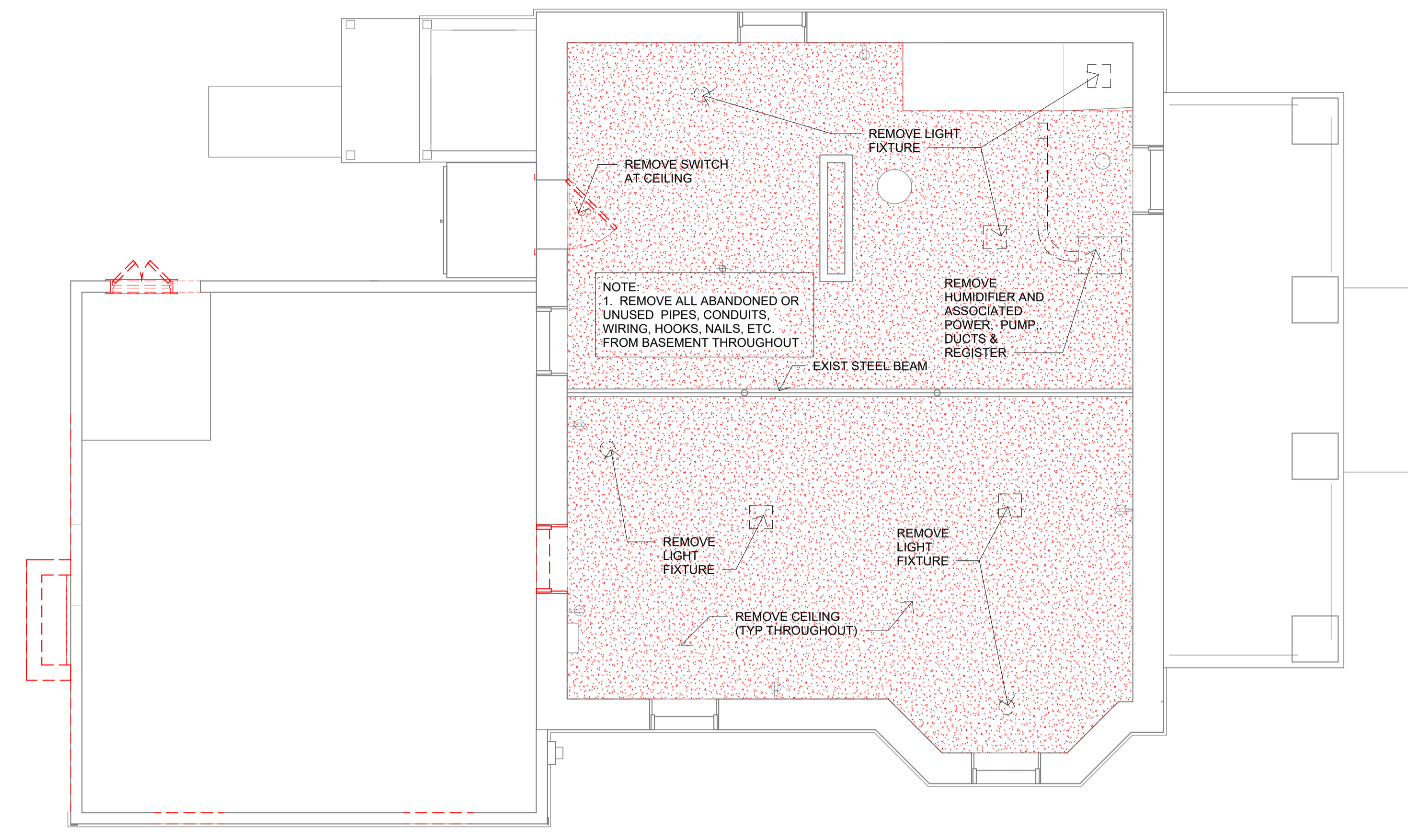
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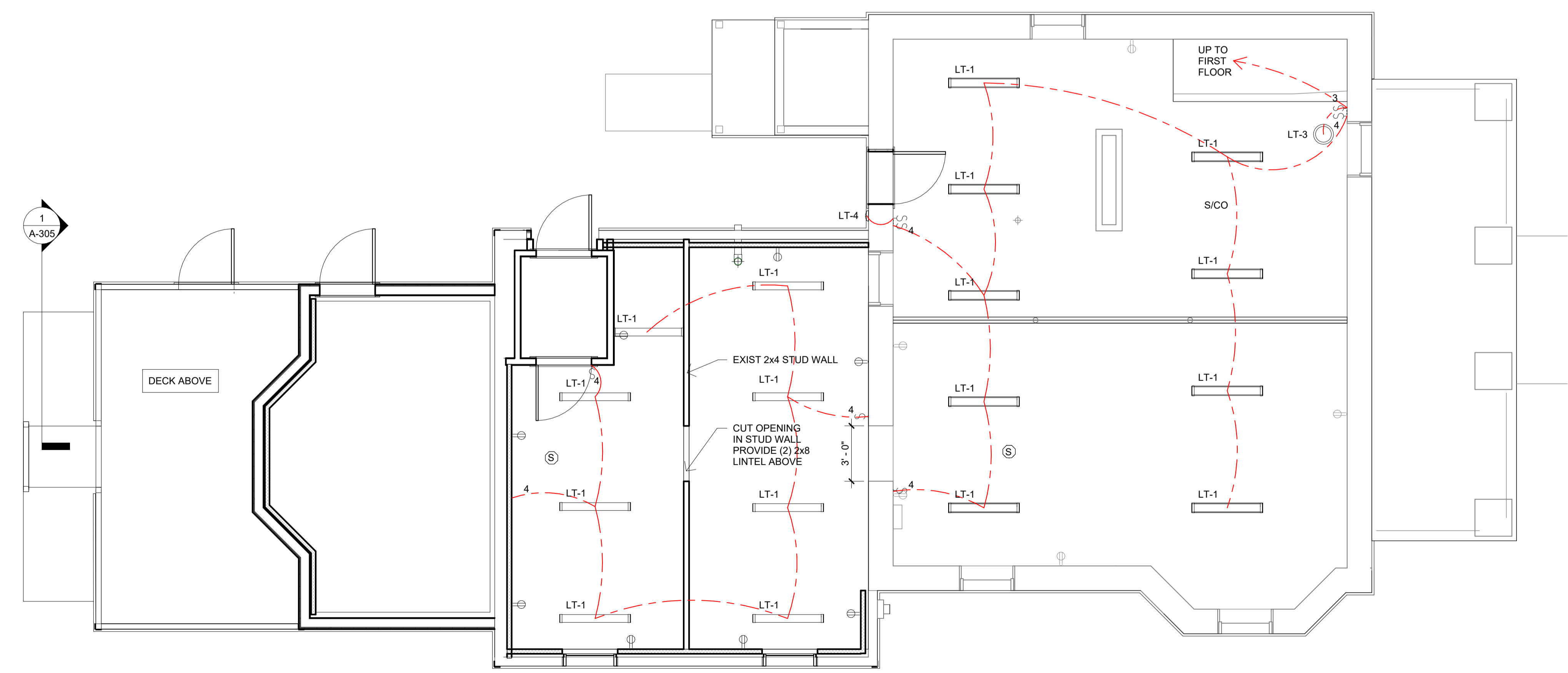
I CERTIFY THAT THESE DRAWINGS WERE MADE UNDER OUR DIRECT SUPERVISION AND IN OUR OFFICES, AND COMPLY WITH ALL THE RULES AND REGULATIONS OF THE BUILDING DEPARTMENT OF THE VILLAGE OF RIVER FOREST, ILLINOIS  
SIGNED: *Frank E. Heitzman*  
FRANK E. HEITZMAN  
ARCHITECT  
ILLINOIS REGISTRATION NUMBER: 01-8255



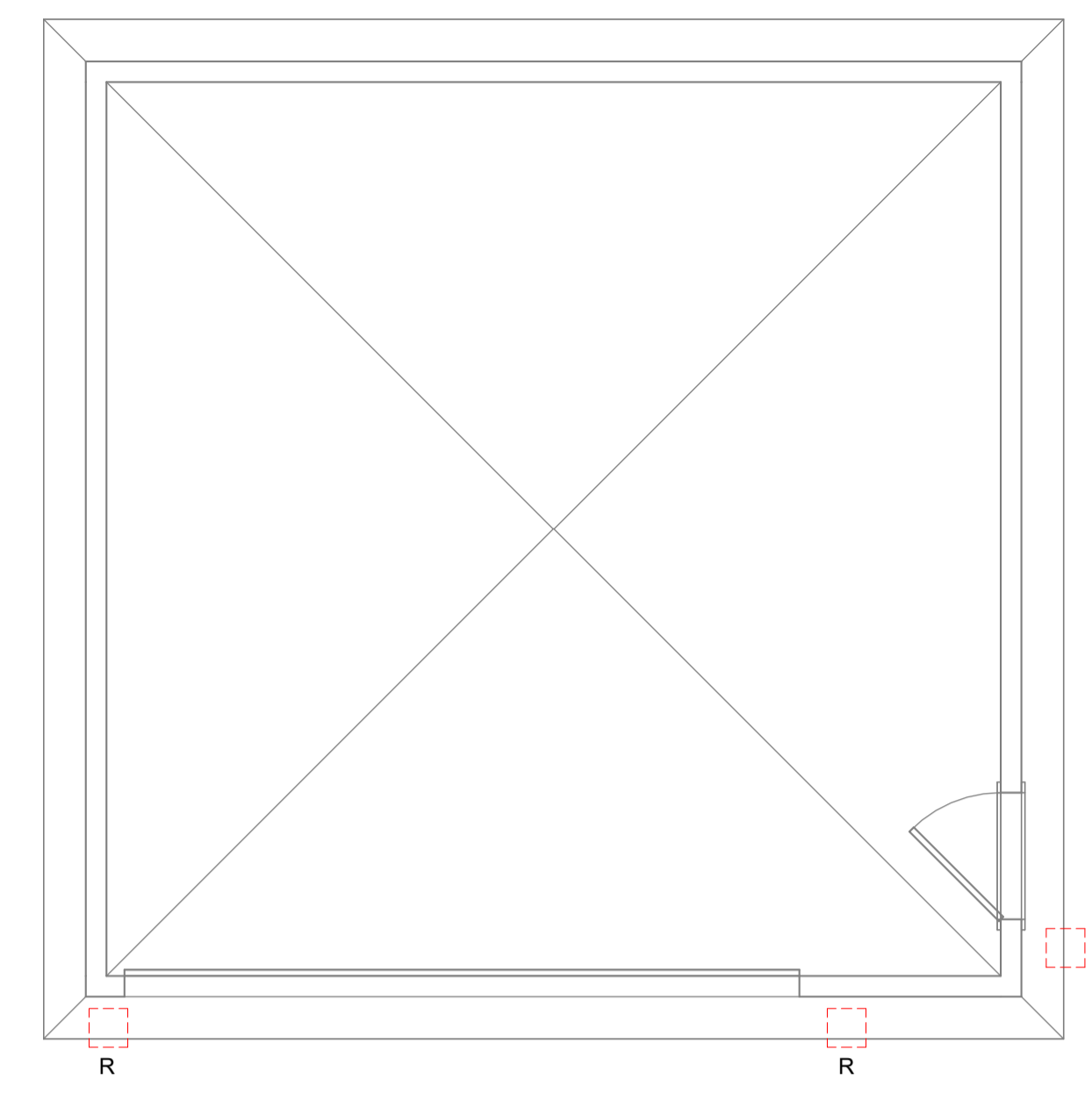
- LIGHT FIXTURE SCHEDULE**
- LT-1: LIGHTS IN BASEMENT AND EXIST ATTIC, COOPER / METALUX LED STRIP LIGHT SLSTP 4'-0" LONG
  - LT-2: RECESSED DOWNLIGHT, COOPER HALO RL460WH927PK 4" RETROFIT BAFFLE - TRIM LED MODULE, 90 CRI, 2700K, MATTE WHITE - WITH H995ICATCP 4" INSULATED CEILING AIR-TITE, NEW CONSTRUCTION LED HOUSING
  - LT-3: STAIRS TO BASEMENT, LITHONIA FMML SERIES VERSI-LITE LED FLUSH MOUNT 13" ROUND 2700K 1768 LUMENS SURFACE MOUNT WHITE
  - LT-4: EXTERIOR STAIRS TO BASEMENT, LITHONIA FMML SERIES VERSI-LITE LED FLUSH MOUNT 7" ROUND 2700K 612 LUMENS SURFACE MOUNT WHITE
  - LT-5: EXTERIOR LIGHT AT ELEVATOR, ACCESS.LIGHTING NAUTICUS, WHITE
  - LT-6: LIGHT ABOVE BED, WALL SCONCE LIVEX LIGHTING MISSION 1 POLISHED NICKEL WITH SATIN GLASS, WITH LED 100W EQUIVALENT BULB 2700 KELVIN
  - LT-7: LIGHTS ABOVE AND BELOW WALL CABINETS, PROGRESS LIGHTING HIDE-A-LITE V SERIES LENGTH AS SHOWN INTEGRATED LED UNDER CABINET LIGHT BAR - 3000K
  - LT-8: LITHONIA LIGHTING HGX LED 2RH ALO SSW2 120 PIR WH M2 HOMEGUARD SECURITY FLOOD LIGHTS 2150-2600 LUMENS, 2-LIGHT, PHOTOCELL SENSOR AND MOTION DETECTION, WHITE
  - LT-9: DECK LIGHT, KICHLER AGED BRONZE 16" HIGH OUTDOOR WALL LIGHT MODEL 95745
  - LT-10: LIGHT AT GARAGE, PROGRESS GLOBE LIGHT
  - LT-11:
  - LT-12: WAC LIGHTING NIGHTSTICK 37" WIDE LED BATH BAR / WALL SCONCE WITH ACRYLIC SHADE, WHITE, MODEL-WS-35837-WT
  - LT-13: TRSIOFPFC 52" CEILING FAN WITH DIMMABLE LIGHT REMOTE CONTROL, QUIET DC MOTOR, 3 WOOD BLADES
  - LT-14: ADJUSTABLE RECESSED COOPER HALO RA4LS9FSD2W1EWH 4" RETROFIT BAFFLE - TRIM LED MODULE, 90 CRI, 2700K, MATTE WHITE - WITH H995ICATCP 4" INSULATED CEILING AIR-TITE, NEW CONSTRUCTION LED HOUSING
- SMOKE DETECTOR: KIDDE MODEL P4010ACS-WF  
SMOKE & CARBON MONOXIDE DETECTOR: KIDDE MODEL P4010ACSCO-WF  
TIME CLOCK: LEVITON VPT24-1PZ VIZIA 24-HOUR PROGRAMMABLE INDOOR TIMER WITH ASTRONOMICAL CLOCK



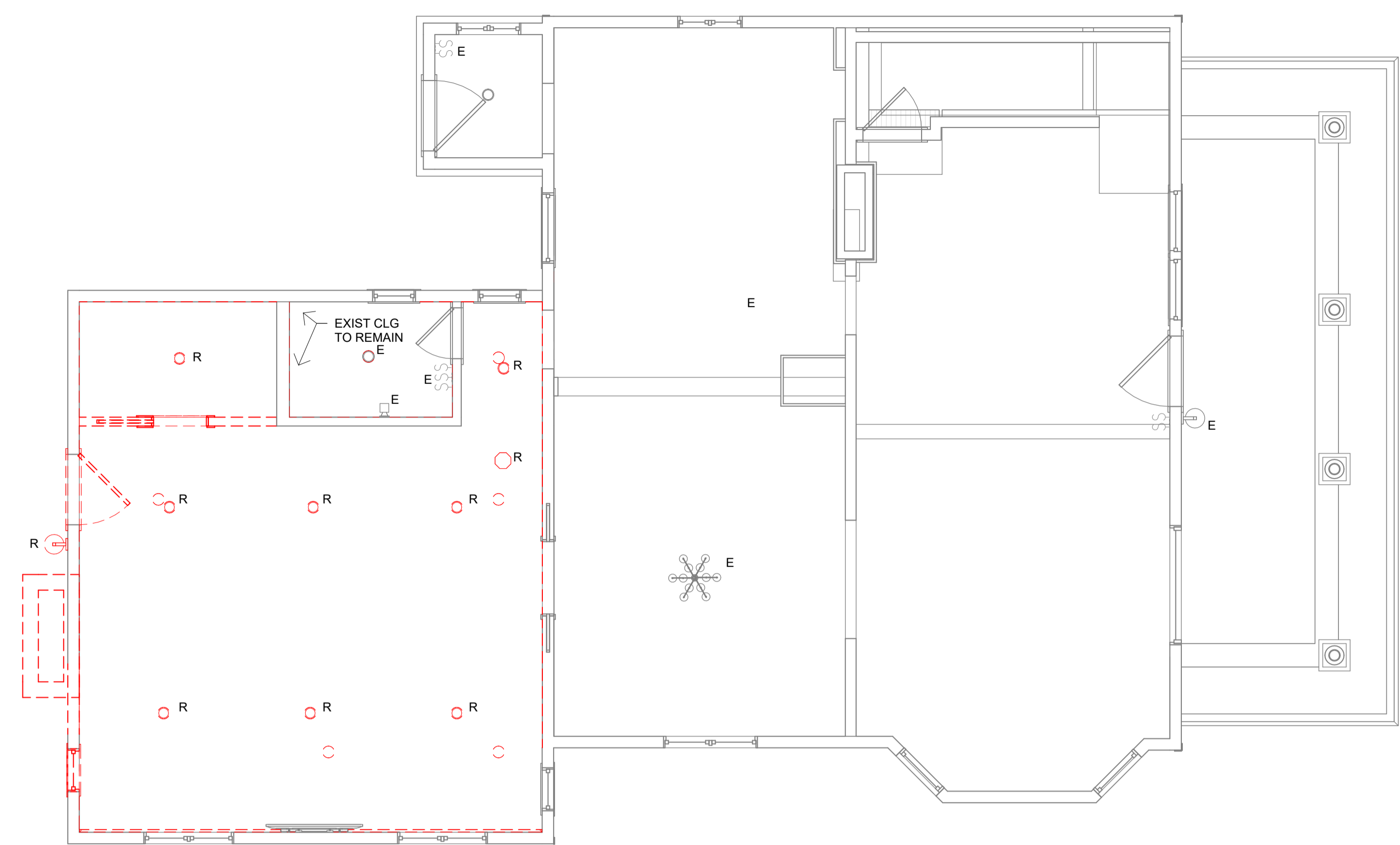
① BASEMENT REFLECTED CEILING PLAN SELECTIVE DEMOLITION  
1/4" = 1'-0"



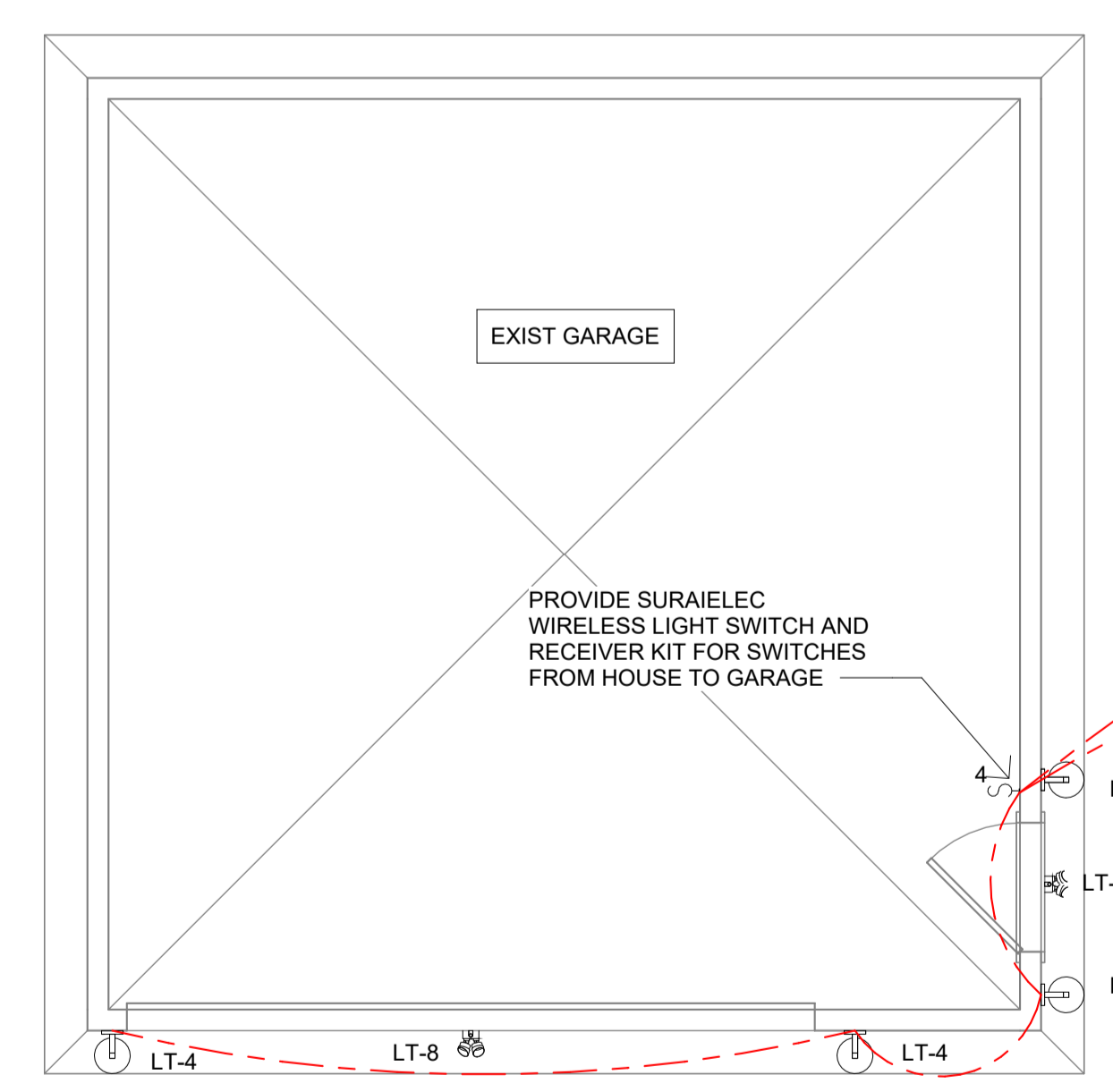
② BASEMENT REFLECTED CEILING PLAN NEW CONSTRUCTION  
1/4" = 1'-0"



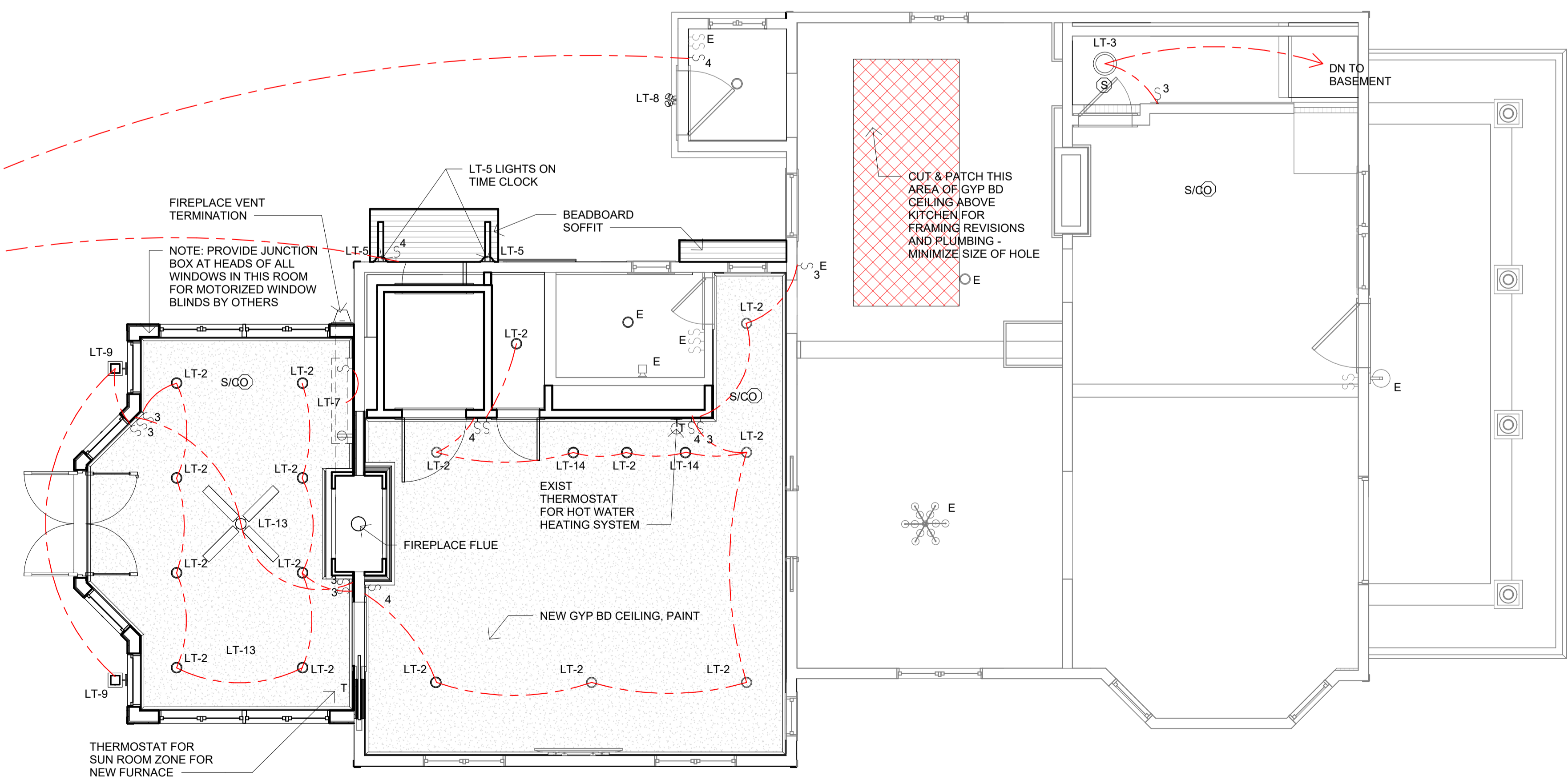
1  
A-305



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



1  
A-305



② FIRST FLOOR REFLECTED CEILING PLAN NEW CONSTRUCTION  
1/4" = 1'-0"



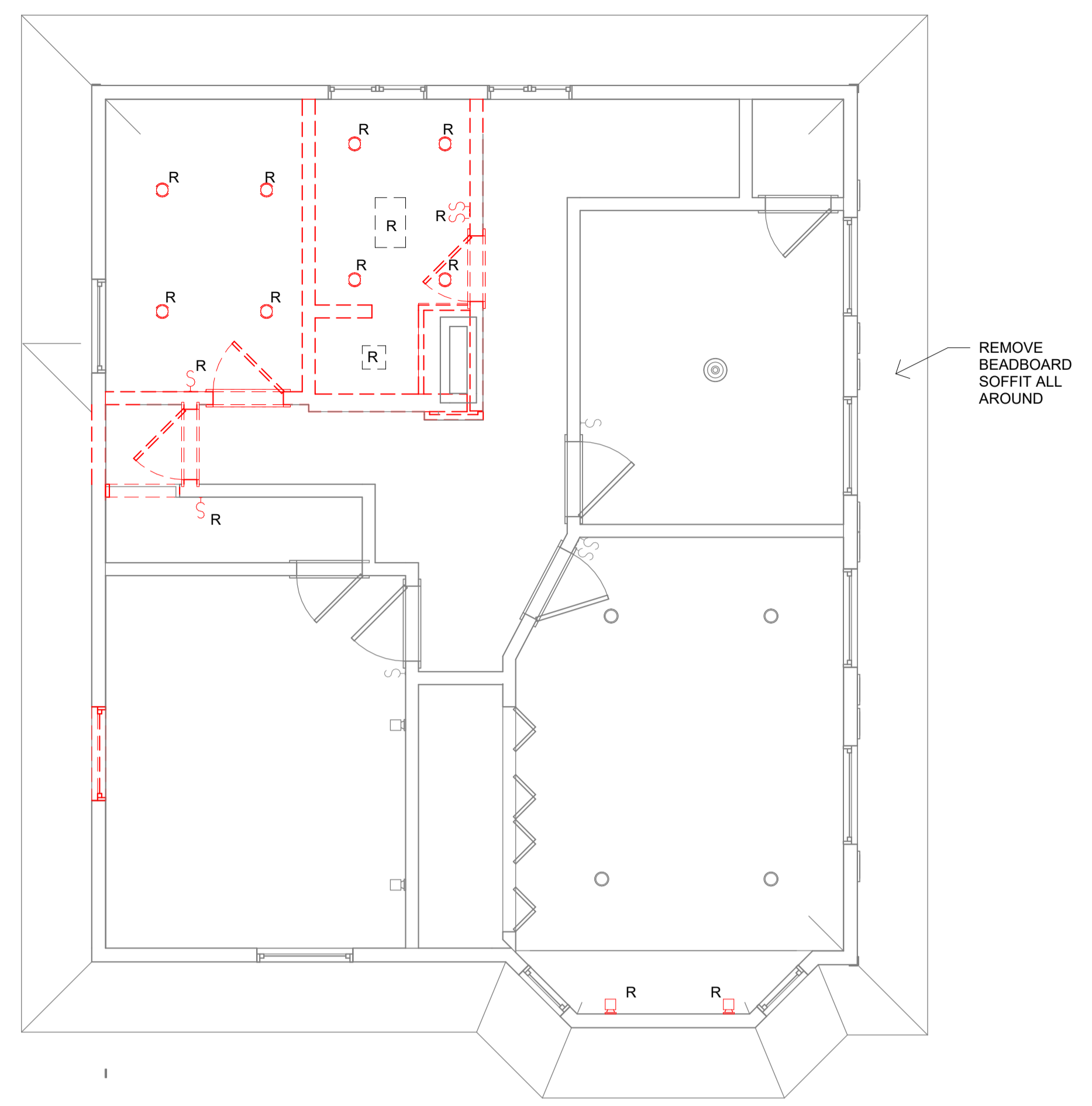
I CERTIFY THAT THESE DRAWINGS WERE MADE UNDER OUR DIRECT SUPERVISION AND IN OUR OFFICES, AND COMPLY WITH ALL THE RULES AND REGULATIONS OF THE BUILDING DEPARTMENT OF THE VILLAGE OF RIVER FOREST, ILLINOIS

SIGNED: *Frank E. Heitzman*  
FRANK E. HEITZMAN  
ARCHITECT  
ILLINOIS REGISTRATION NUMBER: 01-8255

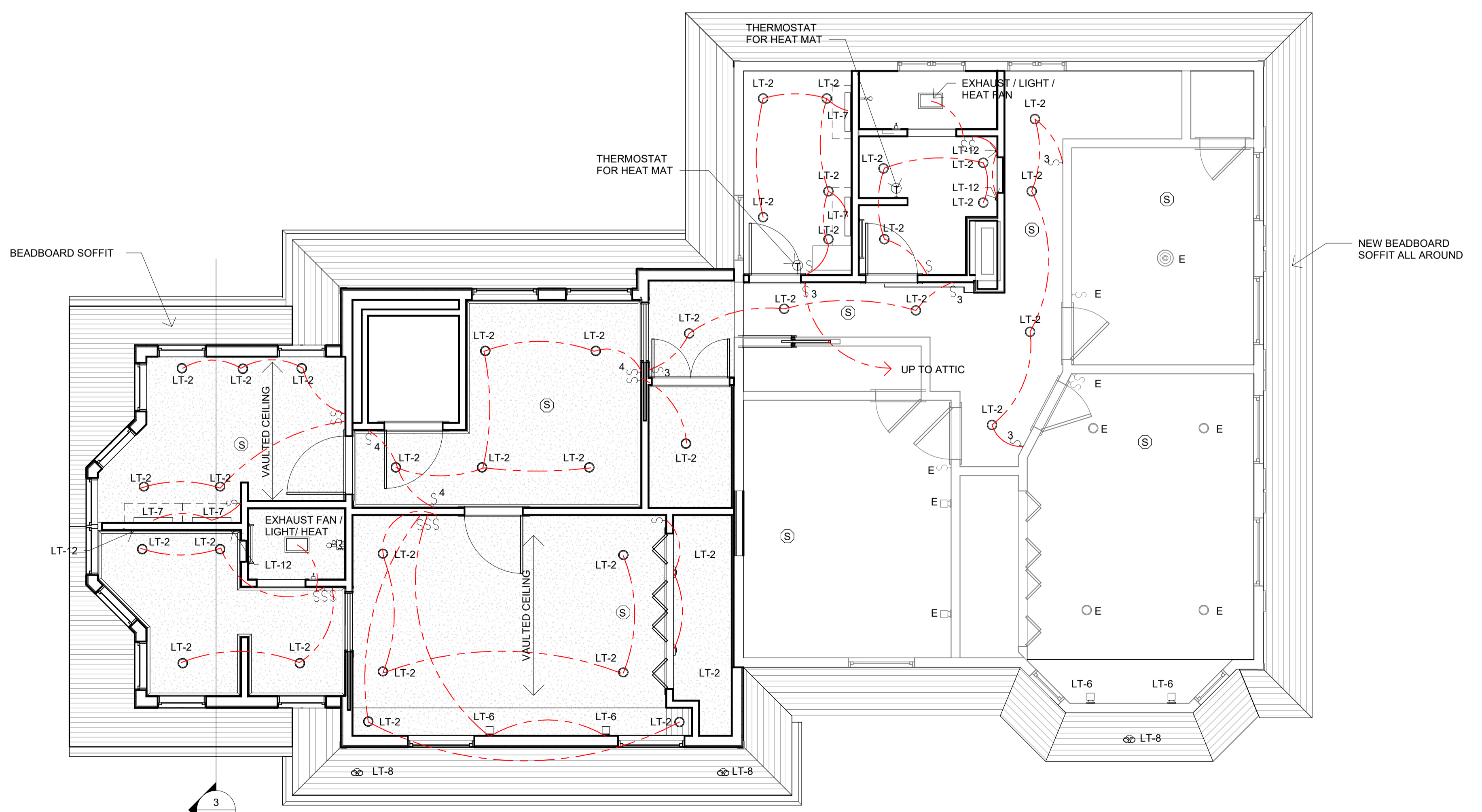


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3/26/2024 9:18:34 PM



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




2 SECOND FLOOR REFLECTED CEILING PLAN NEW CONSTRUCTION  
1/4" = 1'-0"

**HEITZMAN ARCHITECTS**  
213 SOUTH EUCLID AVENUE, OAK PARK, ILLINOIS 60302  
PHONE: (708) 267-1352  
E-mail: frank@heitzman.org

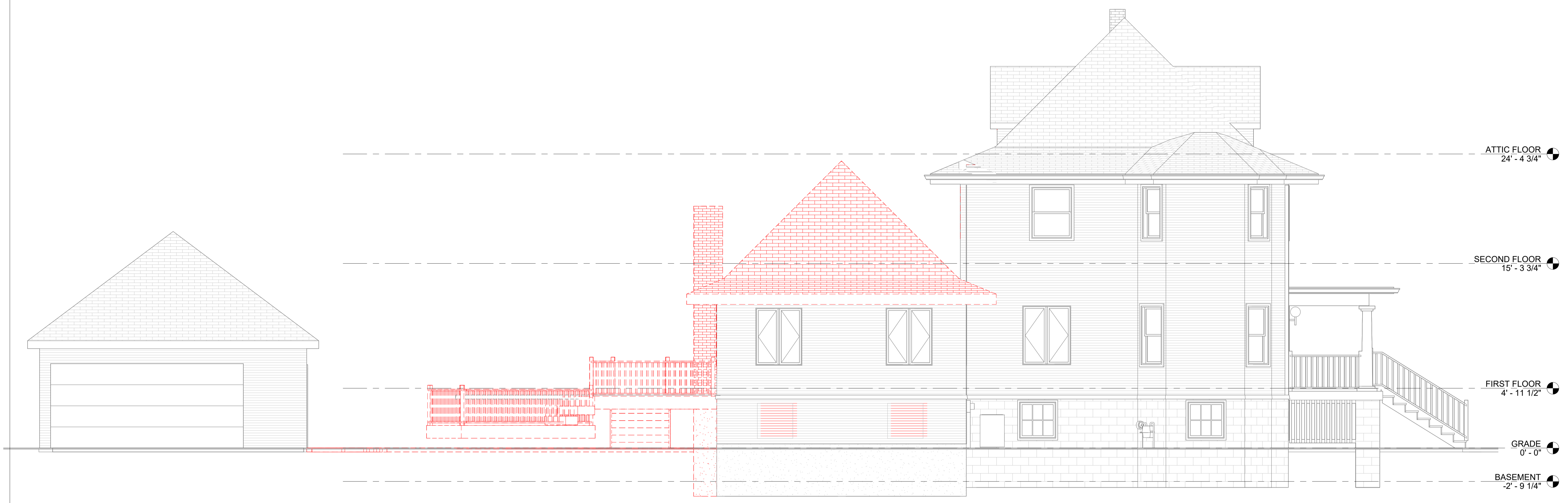
**THE MERCURI RESIDENCE**  
604 BONNIE BRAE PLACE  
RIVER FOREST, ILLINOIS 60305

SOUTH ELEVATIONS

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 E. Heitzman*  
FRANK E. HEITZMAN  
ARCHITECT  
ILLINOIS REGISTRATION NUMBER: 01-8255  
  
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**A-201**



① SOUTH ELEVATION SELECTIVE DEMOLITION  
1/4" = 1'-0"



② SOUTH ELEVATION NEW CONSTRUCTION  
1/4" = 1'-0"

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 E. Heitzman*  
FRANK E. HEITZMAN  
ARCHITECT  
ILLINOIS REGISTRATION  
NUMBER: 01-8255



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1 WEST ELEVATION SELECTIVE DEMOLITION  
1/4" = 1'-0"



2 WEST ELEVATION NEW CONSTRUCTION  
1/4" = 1'-0"

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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

NORTH ELEVATIONS

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

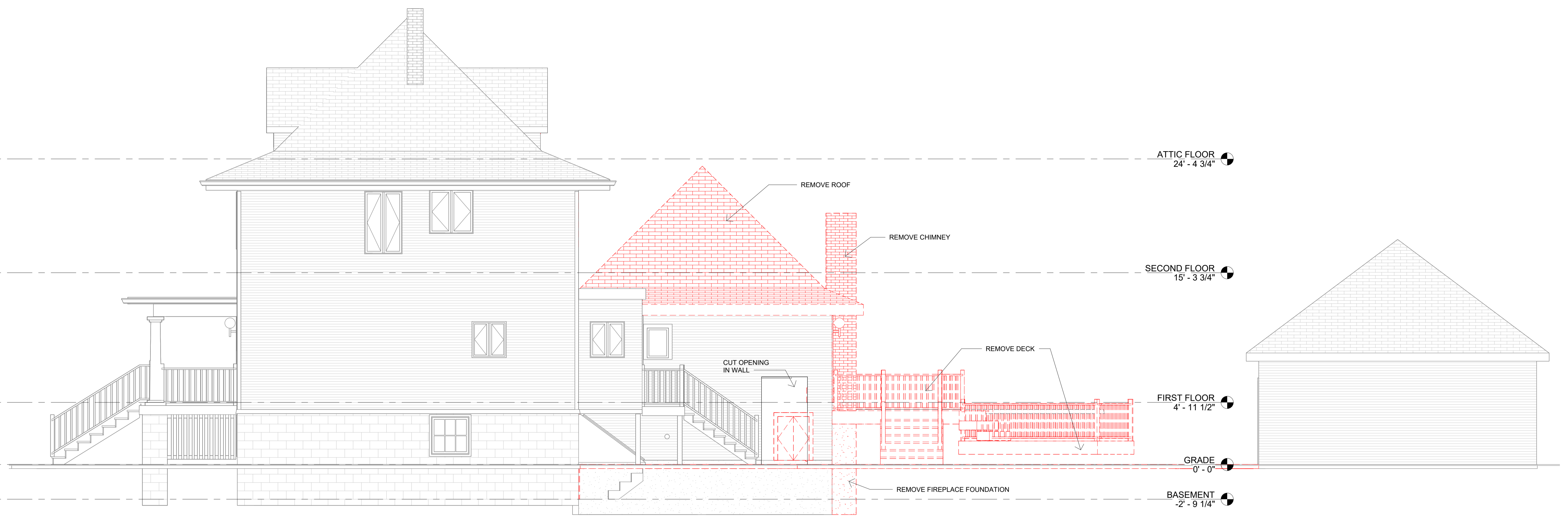
SIGNED: *Frank E. Heitzman*  
FRANK E. HEITZMAN ARCHITECT  
ILLINOIS REGISTRATION NUMBER: 01-8255



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3/26/2024 9:18:38 PM

A-203



① NORTH ELEVATION SELECTIVE DEMOLITION  
1/4" = 1'-0"



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

**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

EAST ELEVATIONS

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 E. Heitzman*  
FRANK E. HEITZMAN  
ARCHITECT  
ILLINOIS REGISTRATION NUMBER: 01-8255



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**A-204**



① EAST ELEVATION SELECTIVE DEMOLITION  
1/4" = 1'-0"

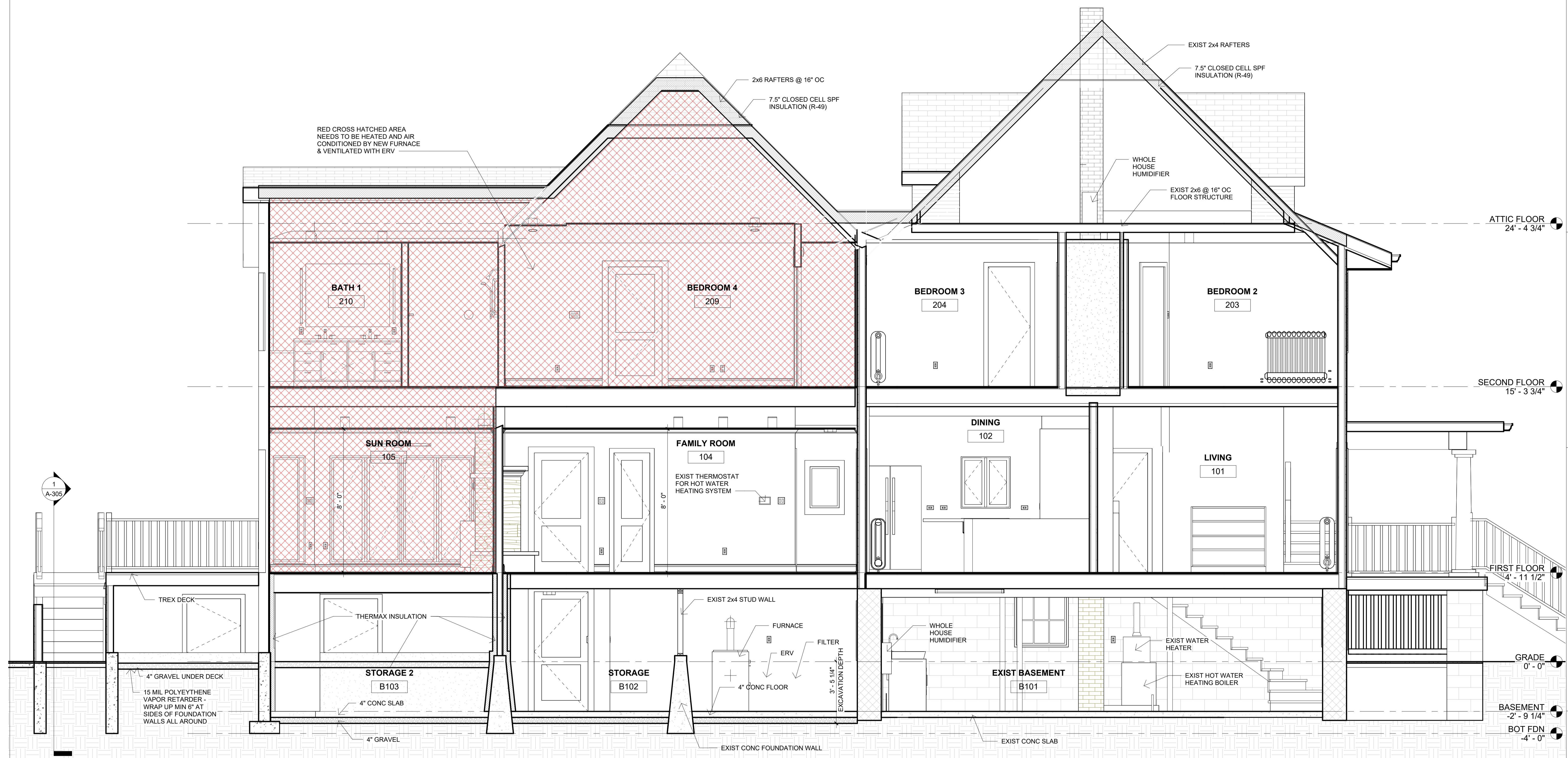


② EAST ELEVATION NEW CONSTRUCTION  
1/4" = 1'-0"

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213 SOUTH EUCLID AVENUE, OAK PARK, ILLINOIS 60302  
PHONE: (708) 267-1352  
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**THE MERCURI RESIDENCE**  
604 BONNIE BRAE PLACE  
RIVER FOREST, ILLINOIS 60305

**BUILDING SECTION LOOKING NORTH**



RED CROSS HATCHED AREA  
NEEDS TO BE HEATED AND AIR  
CONDITIONED BY NEW FURNACE  
& VENTILATED WITH ERV

2x6 RAFTERS @ 16" OC  
7.5" CLOSED CELL SPF  
INSULATION (R-49)

EXIST 2x4 RAFTERS  
7.5" CLOSED CELL SPF  
INSULATION (R-49)

WHOLE  
HOUSE  
HUMIDIFIER

EXIST 2x6 @ 16" OC  
FLOOR STRUCTURE

ATTIC FLOOR  
24' - 4 3/4"

SECOND FLOOR  
15' - 3 3/4"

FIRST FLOOR  
14' - 11 1/2"

GRADE  
0' - 0"

BASEMENT  
-2' - 9 1/4"

BOT FDN  
-4' - 0"

① SECT LOOKING NORTH  
3/8" = 1'-0"

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 E. Heitzman*  
FRANK E. HEITZMAN  
ARCHITECT  
ILLINOIS REGISTRATION  
NUMBER: 01-8255



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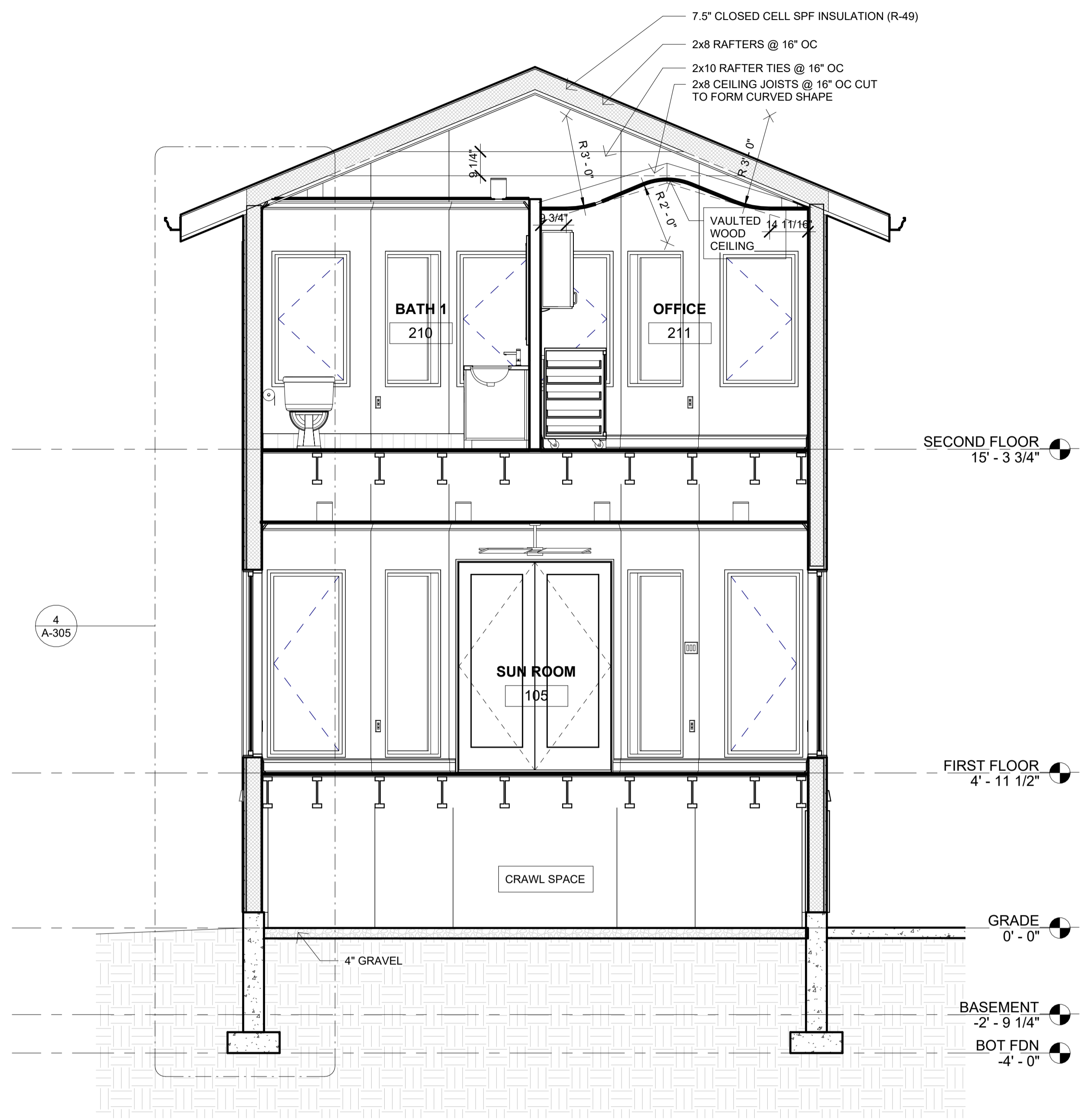
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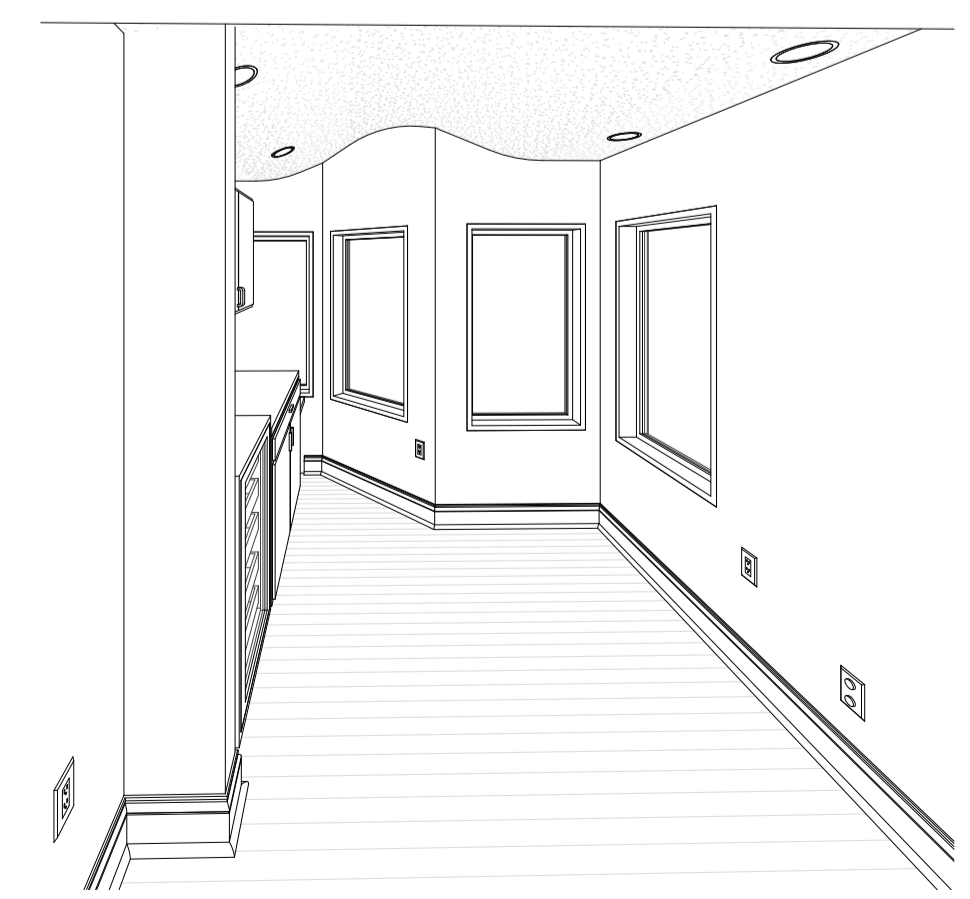
SIGNED: *Frank E. Heitzman*  
FRANK E. HEITZMAN  
ARCHITECT  
ILLINOIS REGISTRATION NUMBER: 01-8255

STATE OF ILLINOIS  
FRANK E. HEITZMAN  
1-8255  
LICENSED ARCHITECT

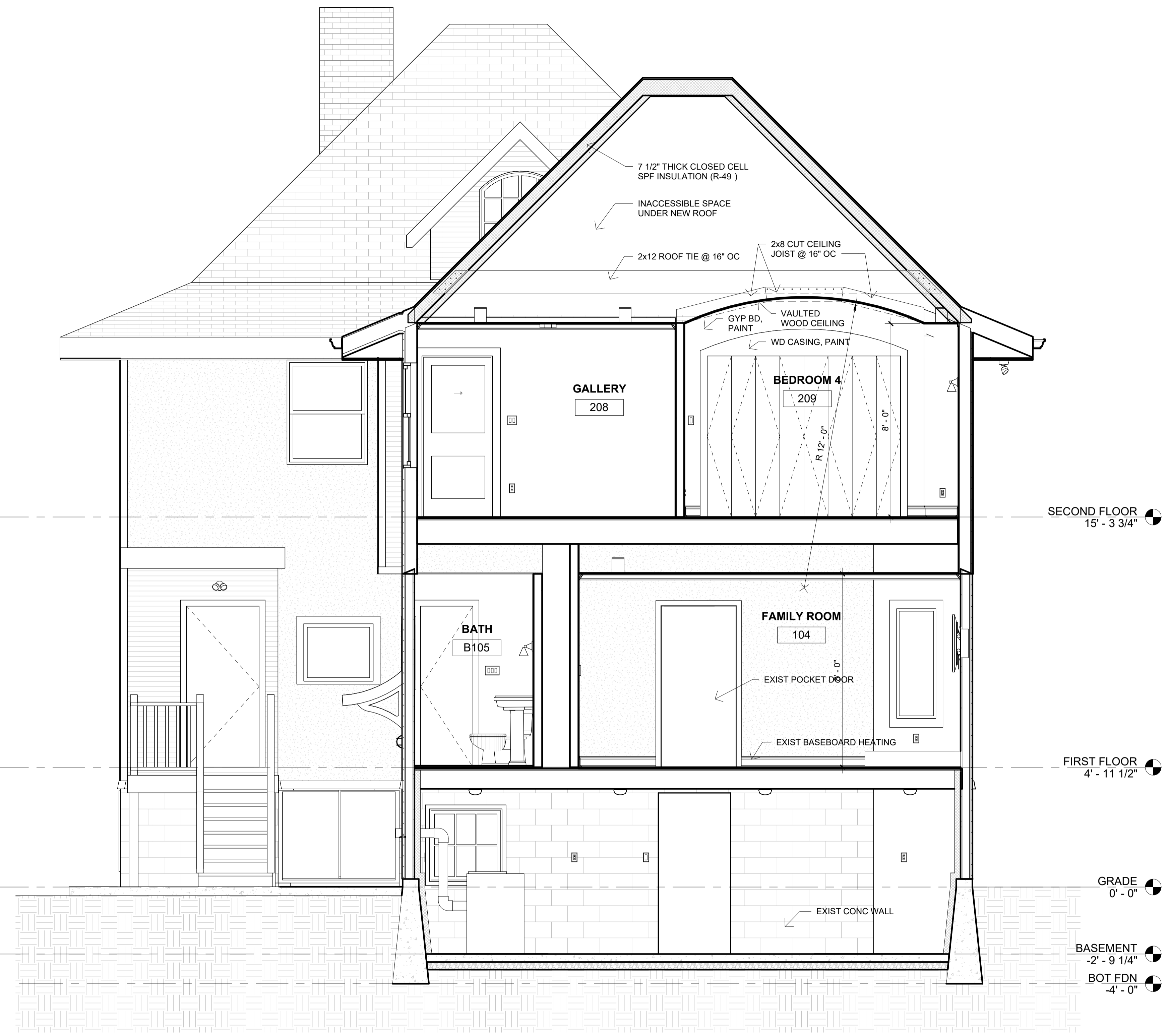
EXPIRES 11/30/2024



③ SECT THRU PRIMARY BATHROOM & OFFICE LOOKING WEST  
3/8" = 1'-0"



④ 3D VIEW OF OFFICE LOOKING WEST



① SECT THRU PRIMARY BEDROOM LOOKING EAST  
3/8" = 1'-0"



② 3D VIEW OF PRIMARY BEDROOM LOOKING EAST

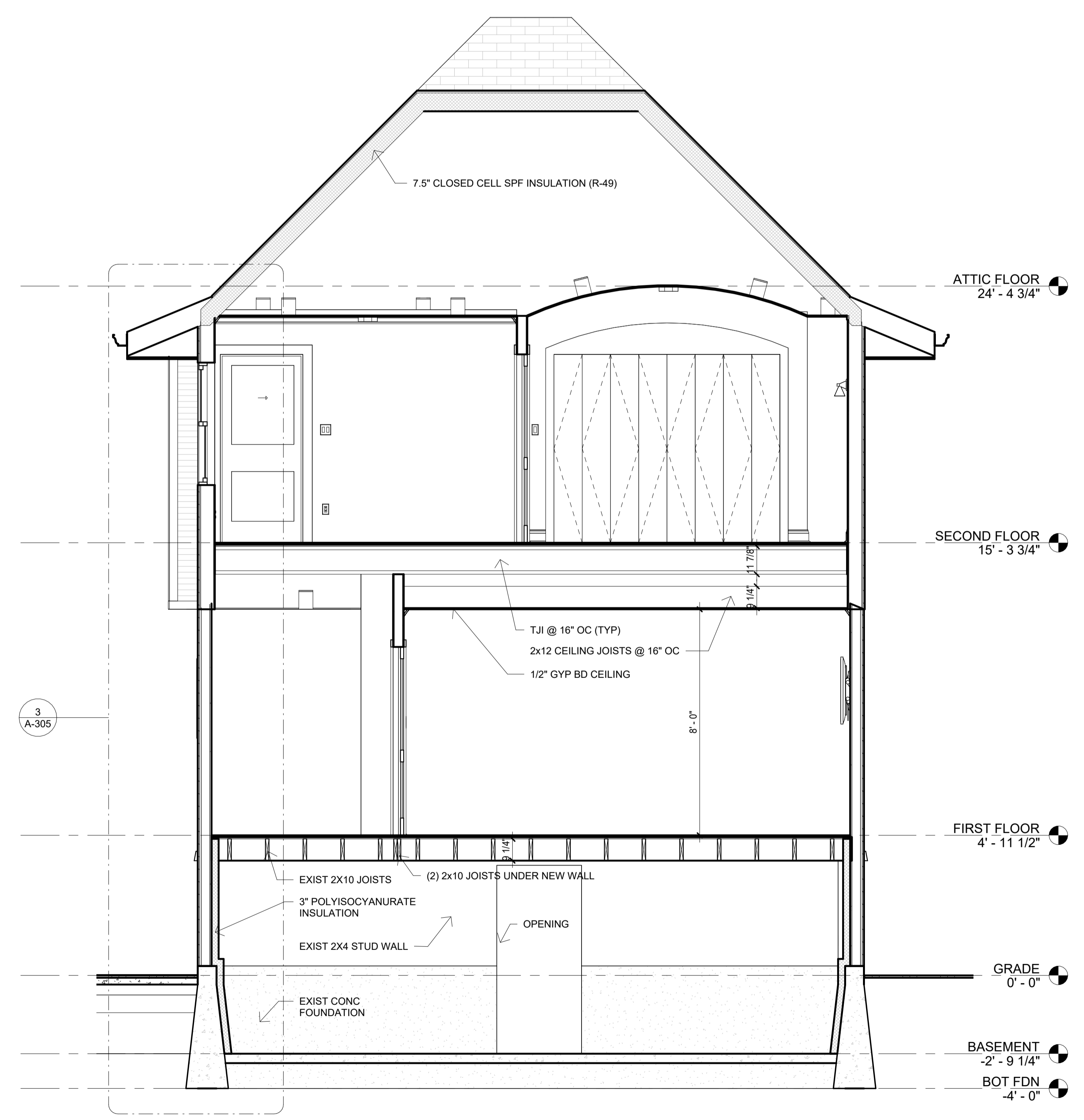
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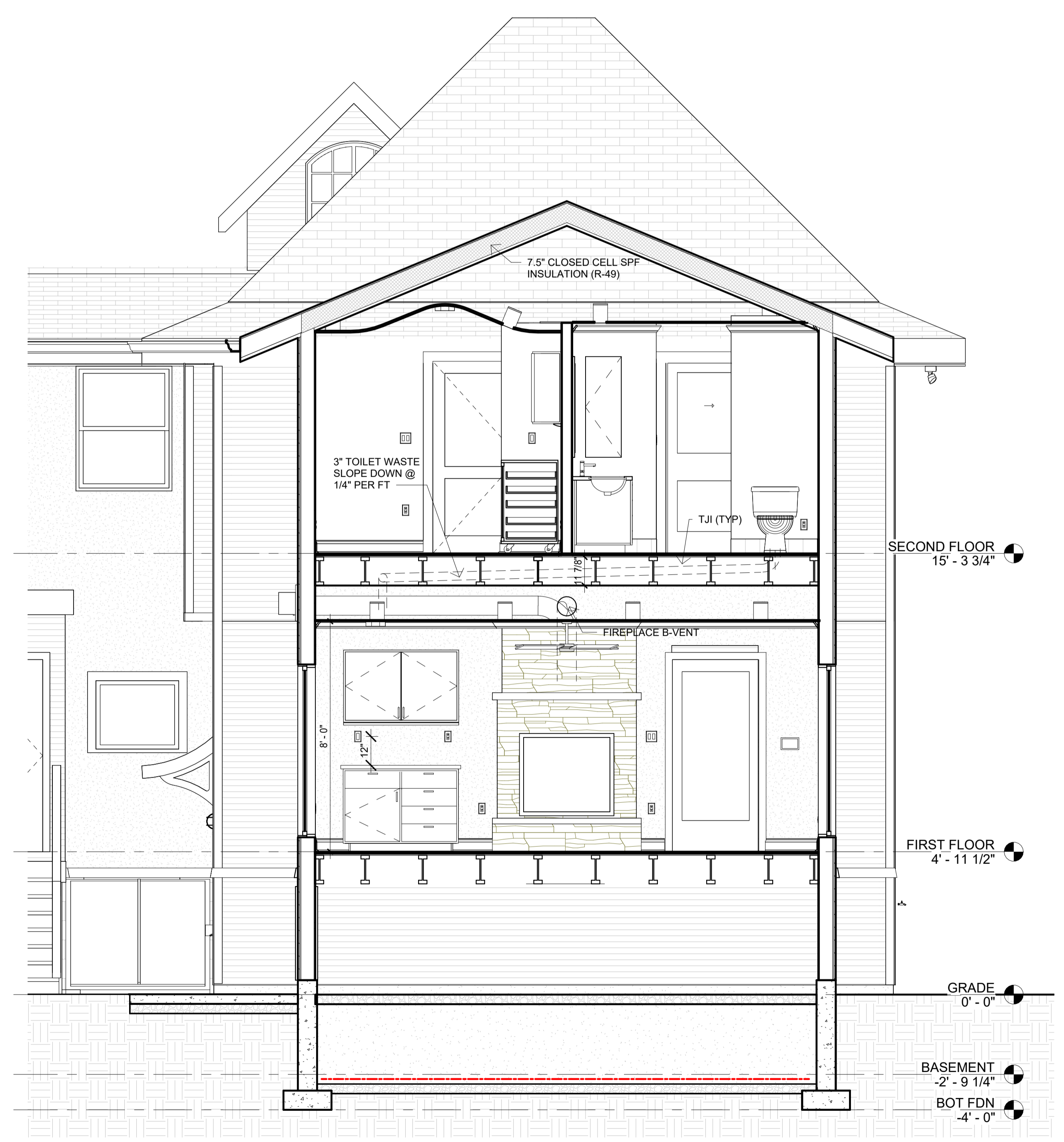


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② SECT THRU EXIST FAMILY ROOM  
3/8" = 1'-0"



① SECT THRU SUN ROOM  
3/8" = 1'-0"







**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

FAMILY ROOM & SUN ROOM ELEVATIONS

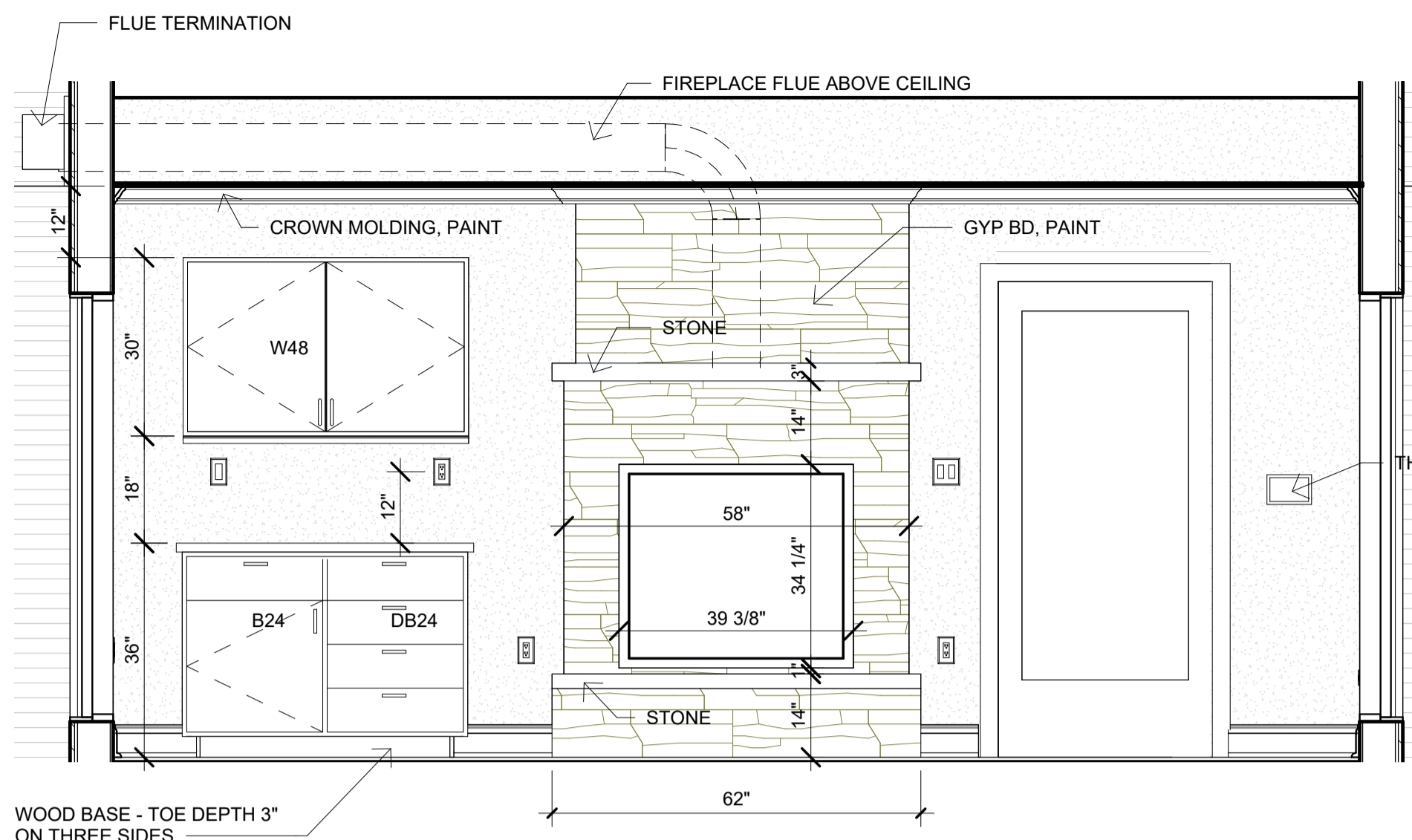
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ARCHITECT  
ILLINOIS REGISTRATION NUMBER: 01-8255



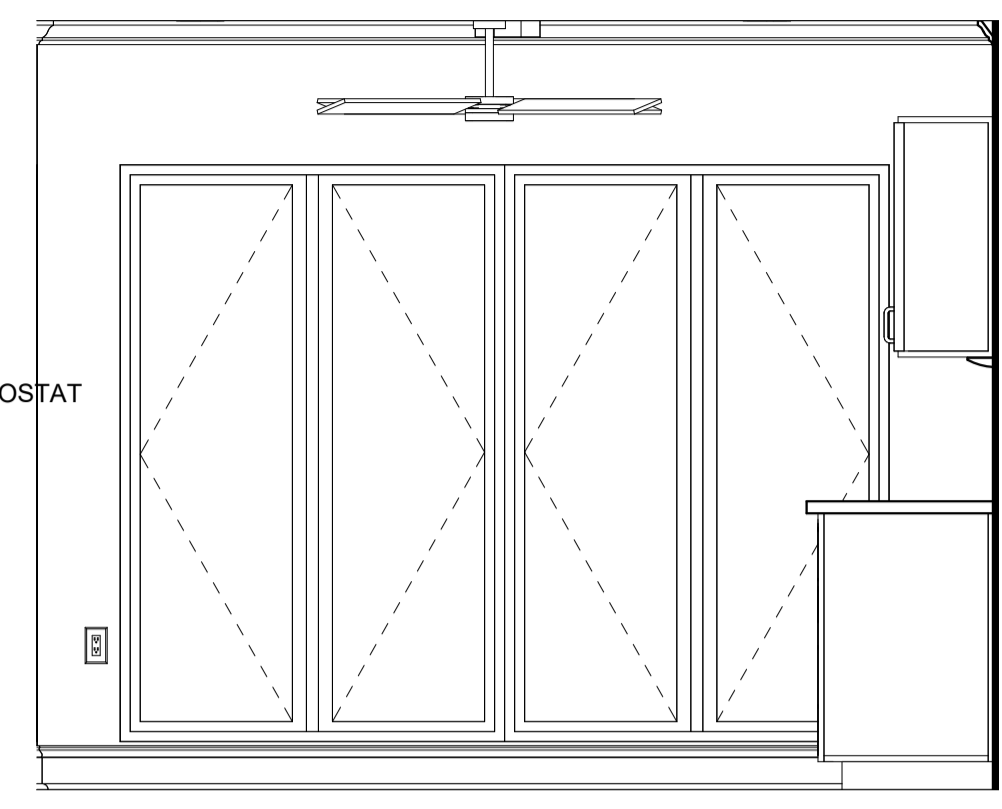
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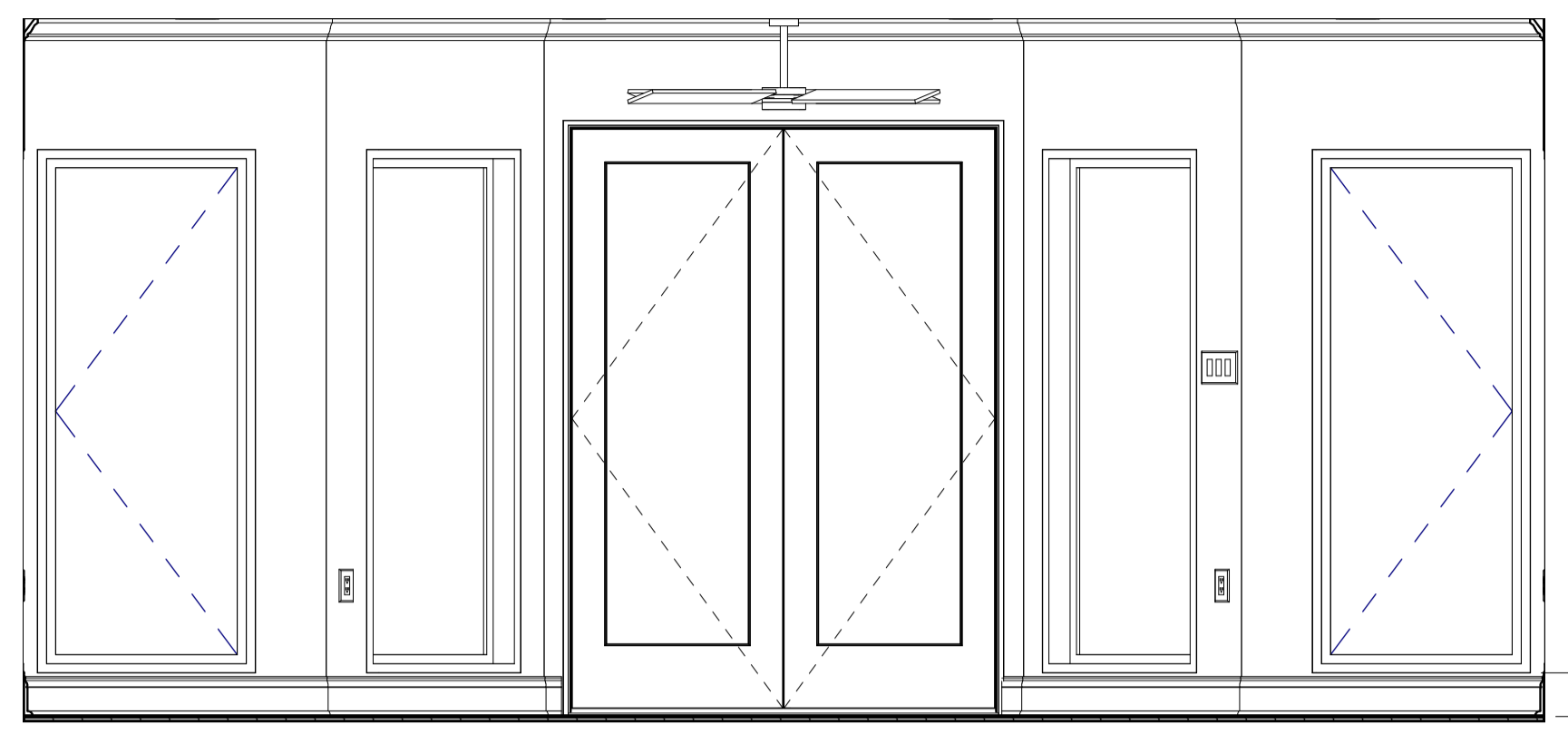
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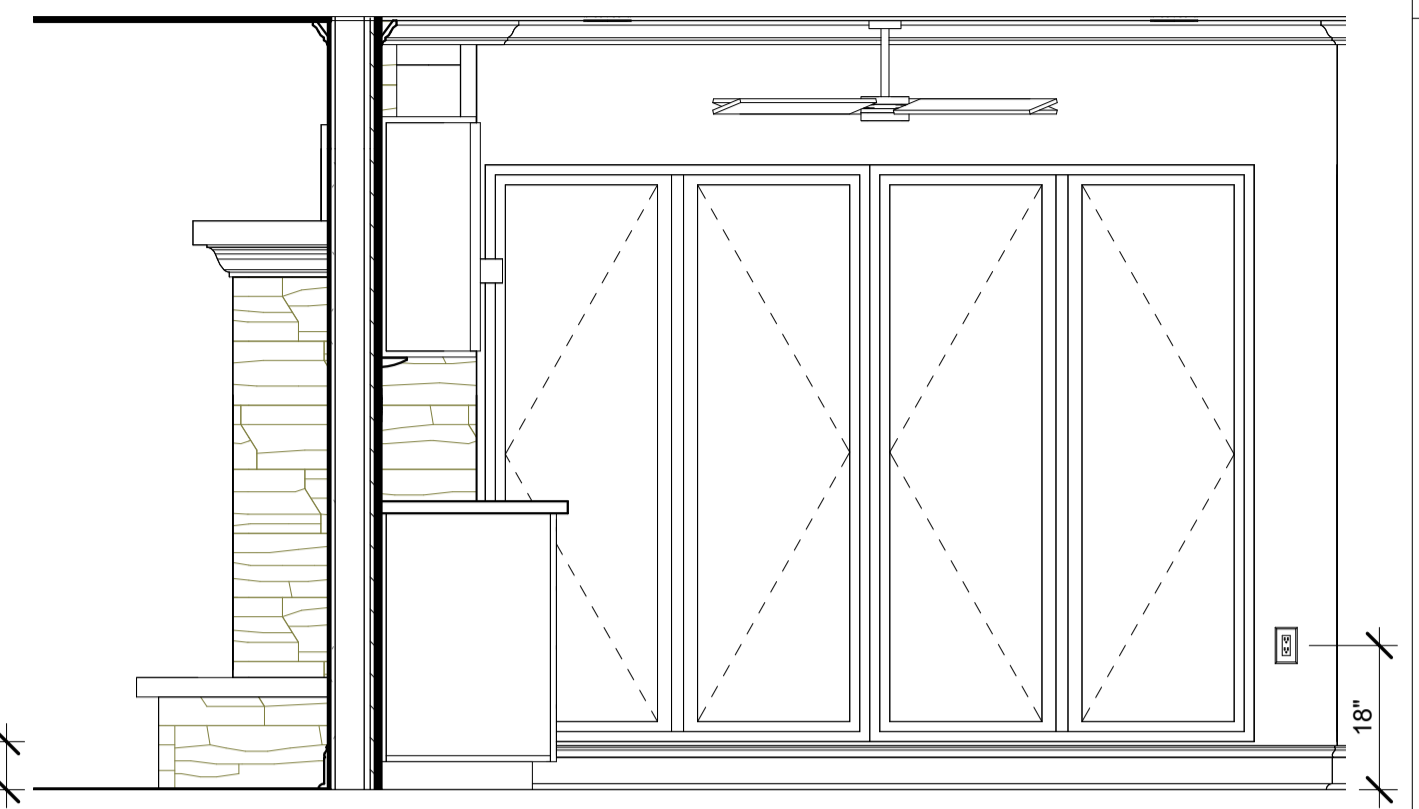
**A** ELEV FIREPLACE IN SUN ROOM LOOKING EAST  
1/2" = 1'-0"



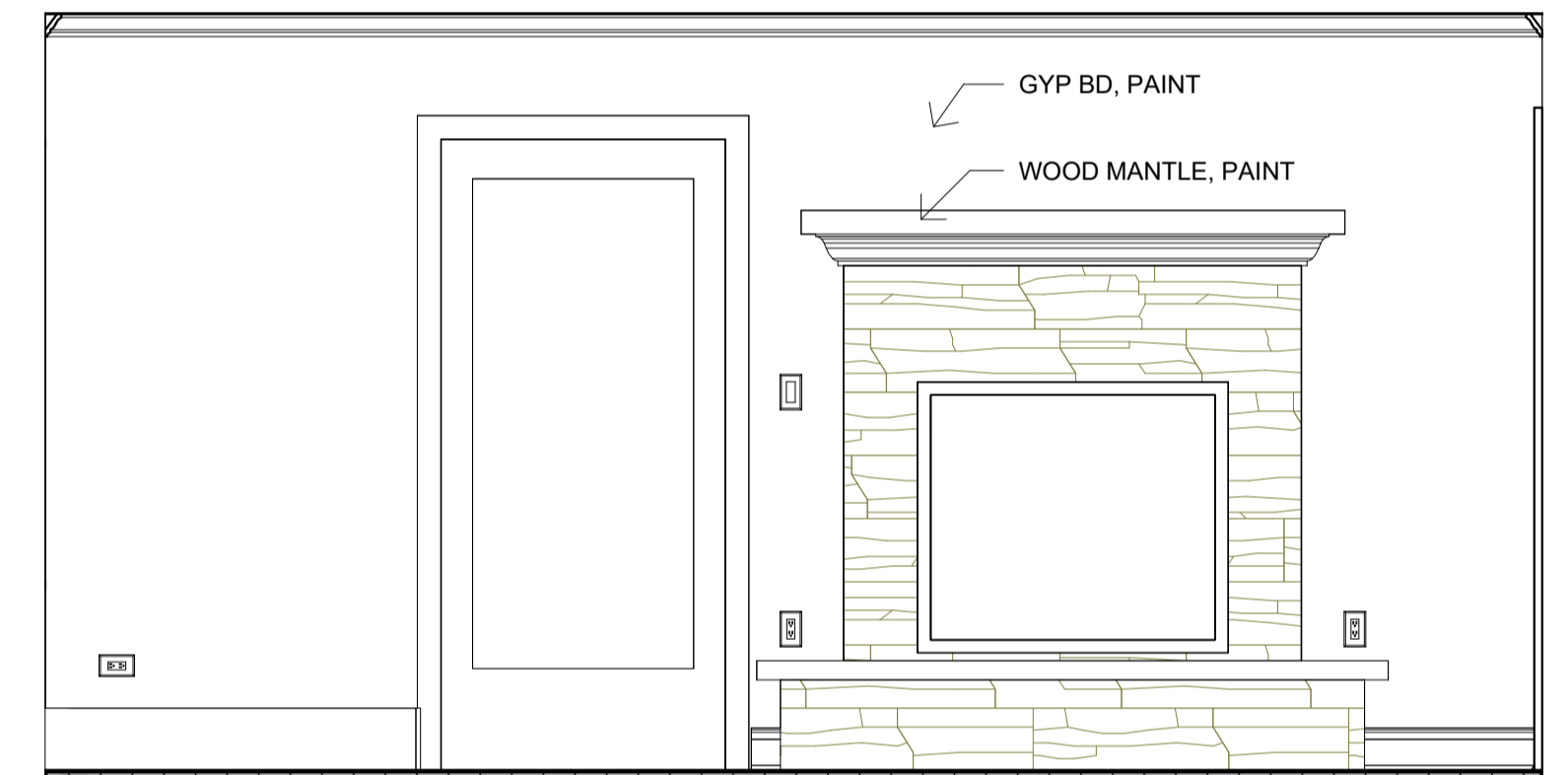
**B** ELEV SUNROOM LOOKING NORTH  
1/2" = 1'-0"



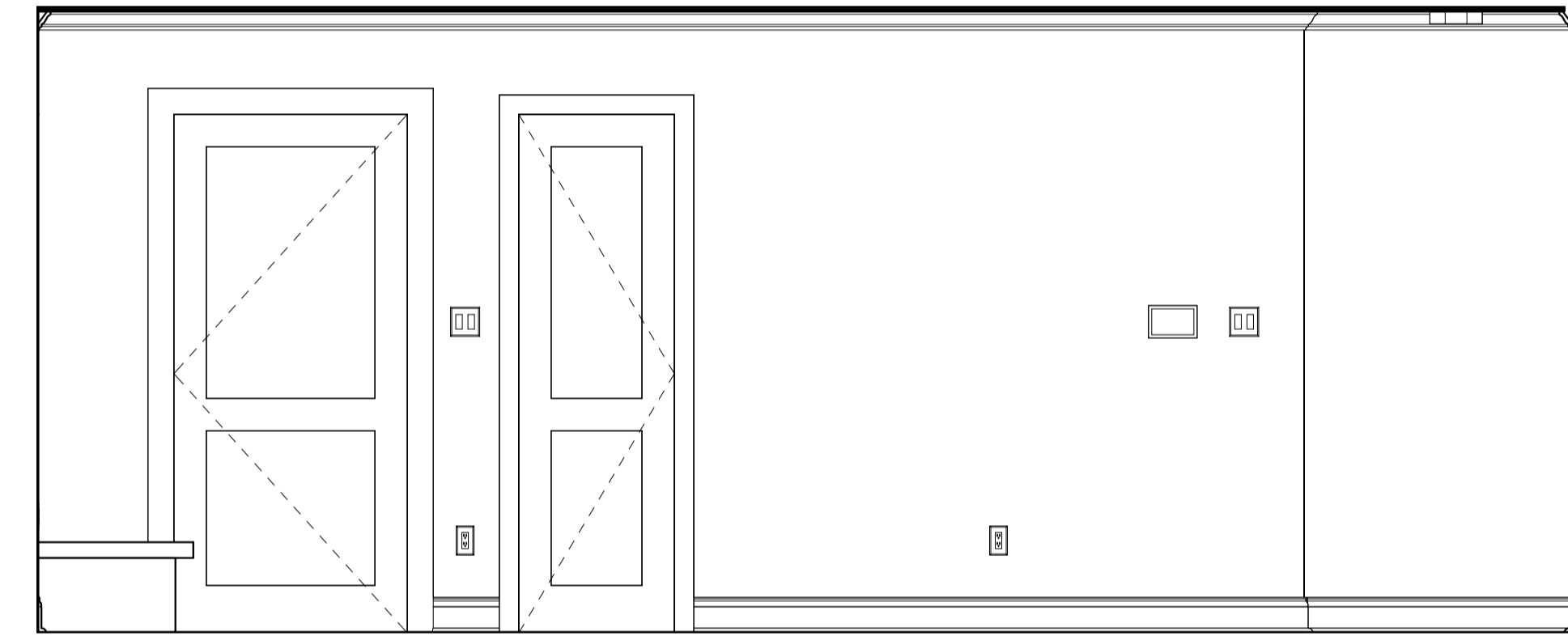
**C** ELEV SUNROOM LOOKING WEST  
1/2" = 1'-0"



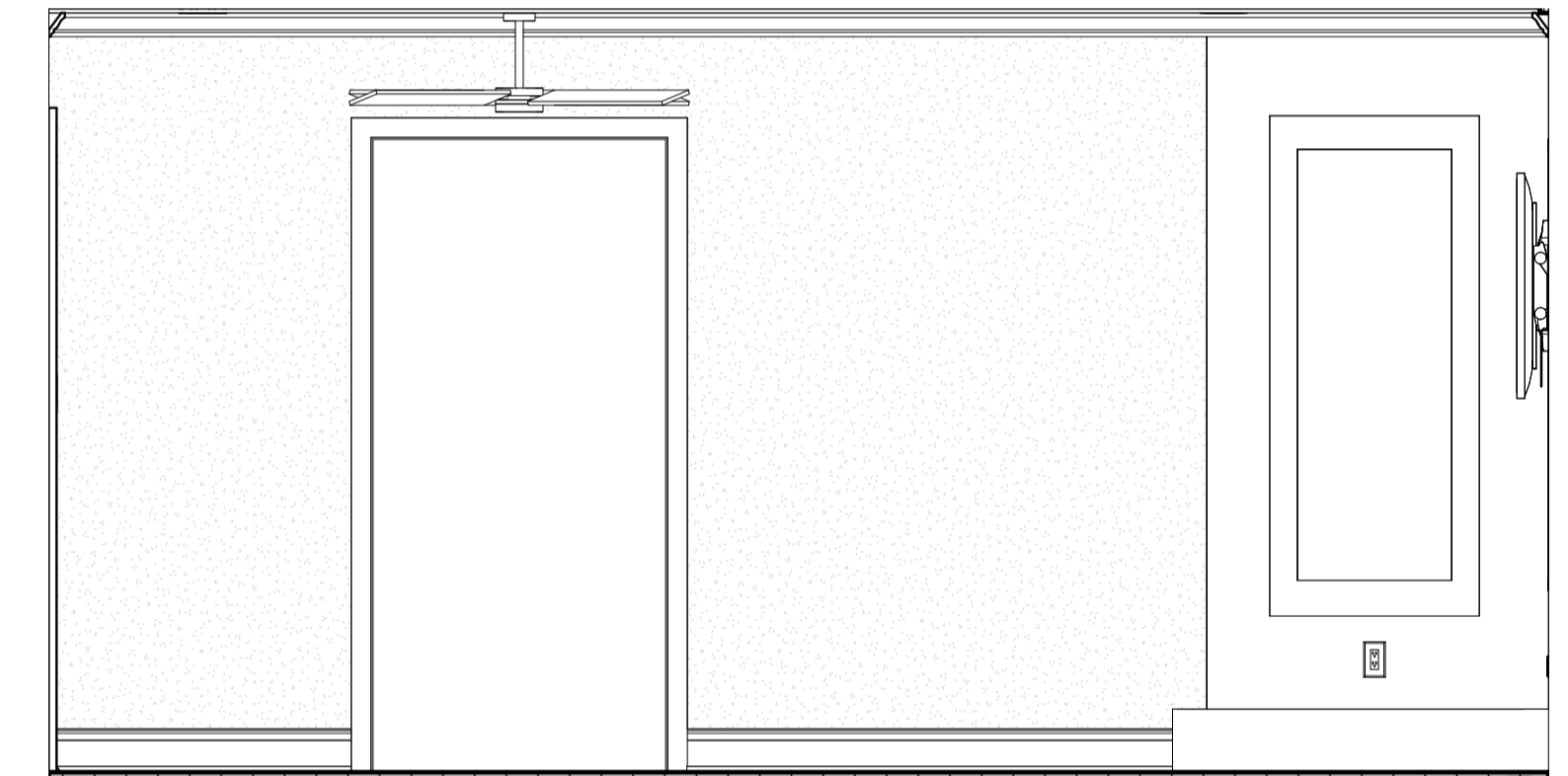
**D** ELEV SUNROOM LOOKING SOUTH  
1/2" = 1'-0"



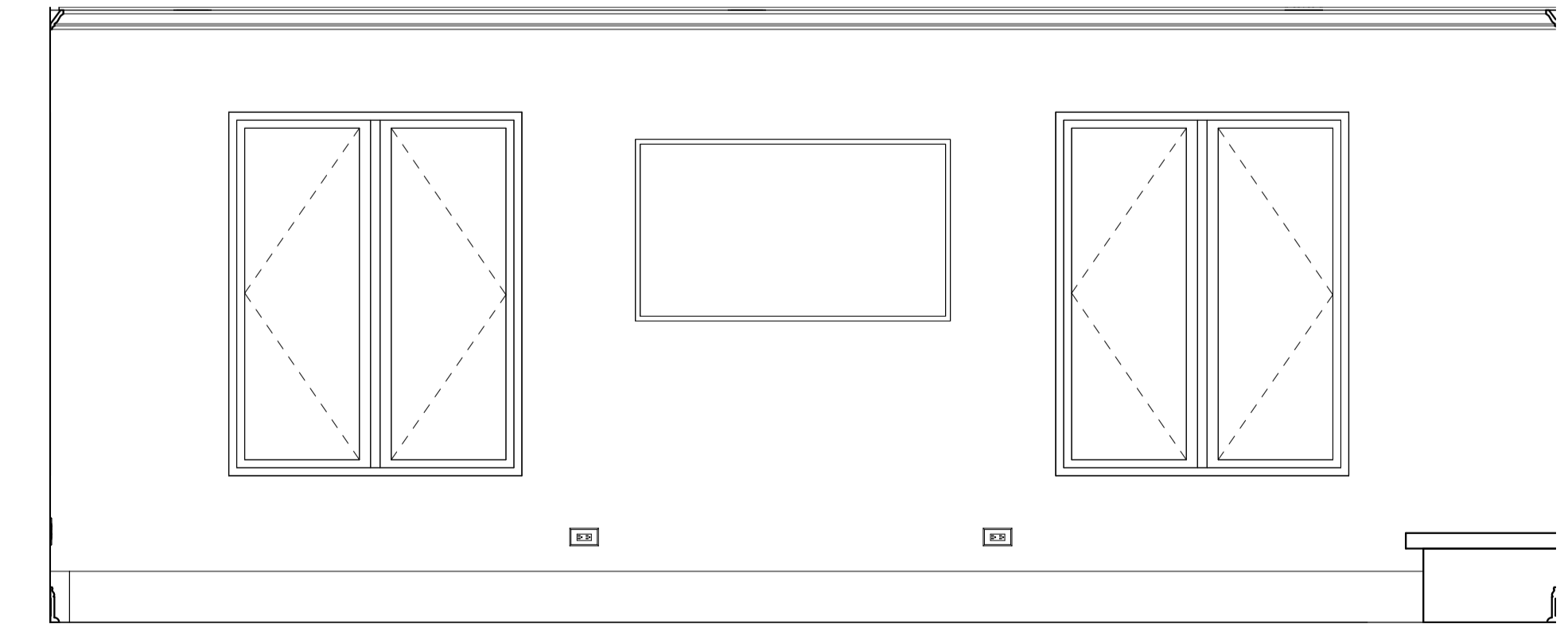
**E** ELEV FIREPLACE IN FAMILY ROOM LOOKING WEST  
1/2" = 1'-0"



**F** ELEV FAMILY ROOM LOOKING NORTH  
1/2" = 1'-0"



**G** ELEV FAMILY ROOM LOOKING EAST  
1/2" = 1'-0"



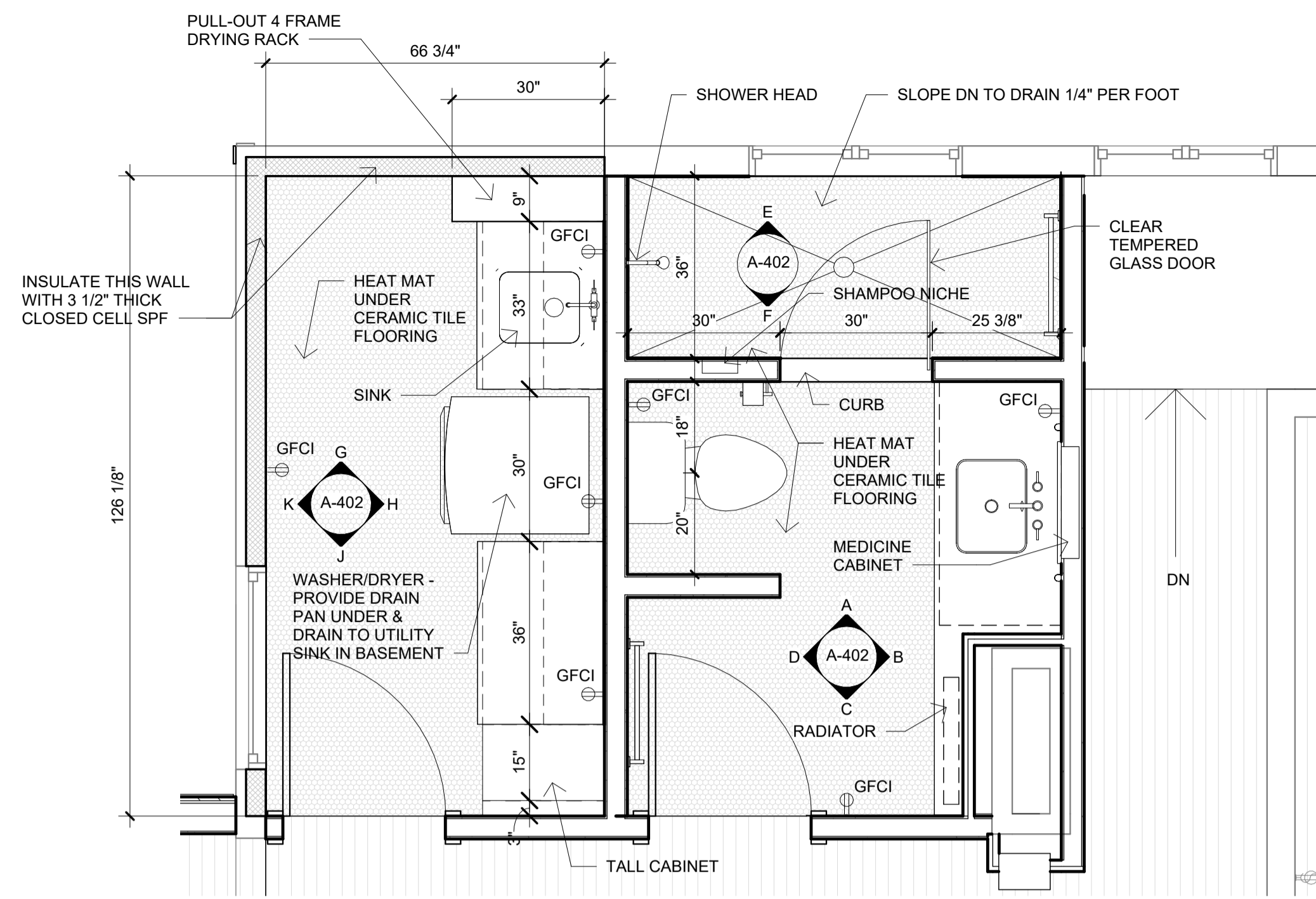
**H** ELEV FAMILY ROOM LOOKING SOUTH  
1/2" = 1'-0"



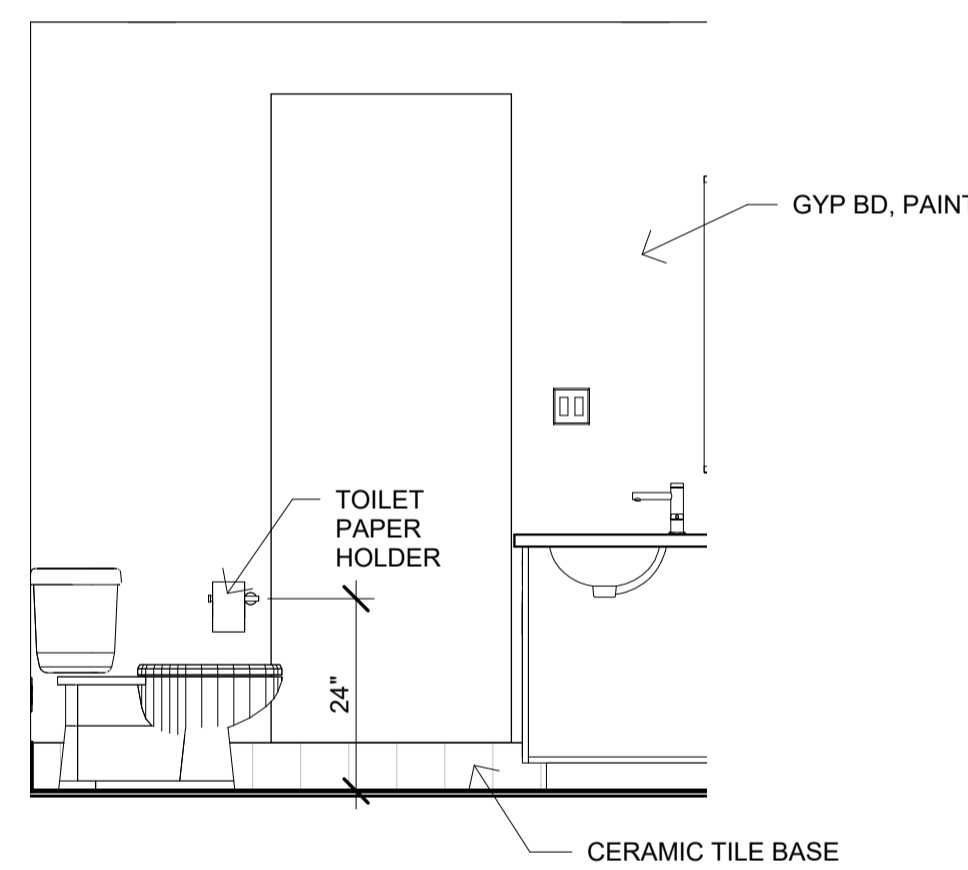
**1** 3D VIEW OF FAMILY ROOM



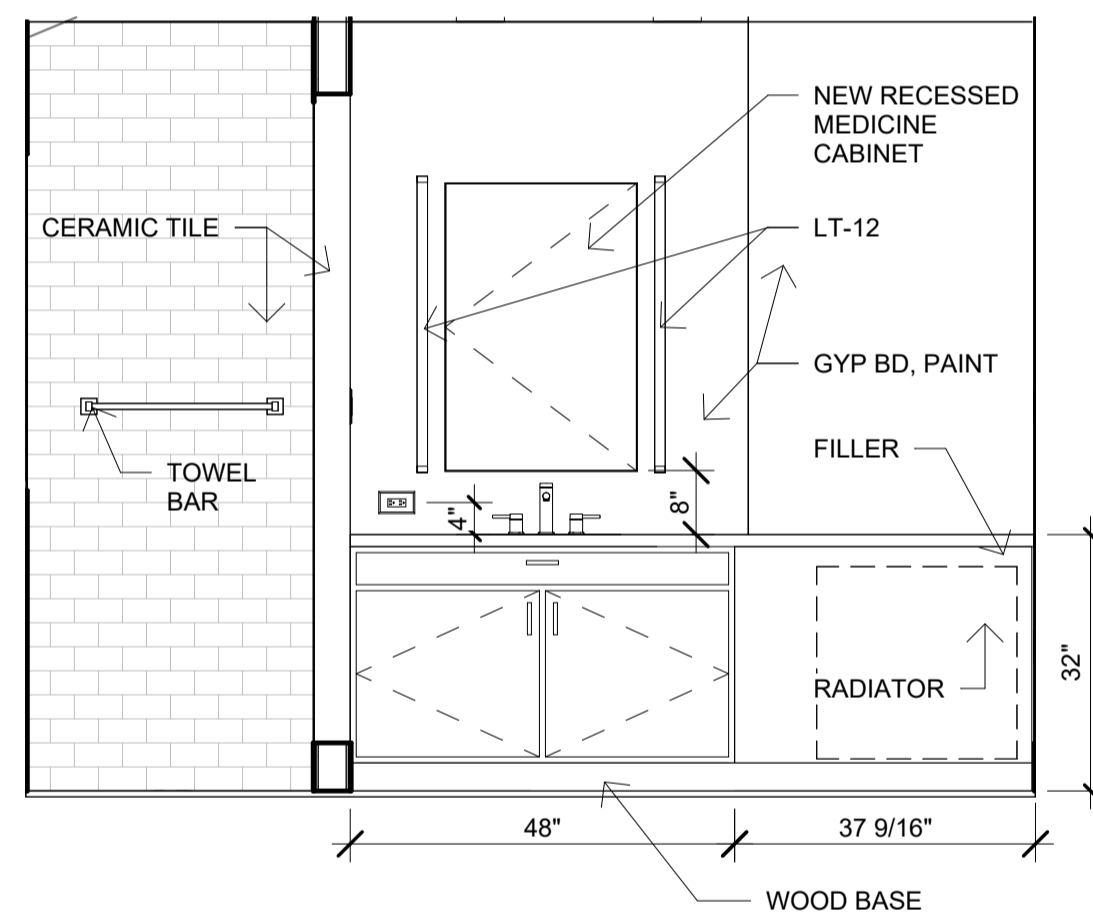
**2** 3D VIEW OF SUN ROOM



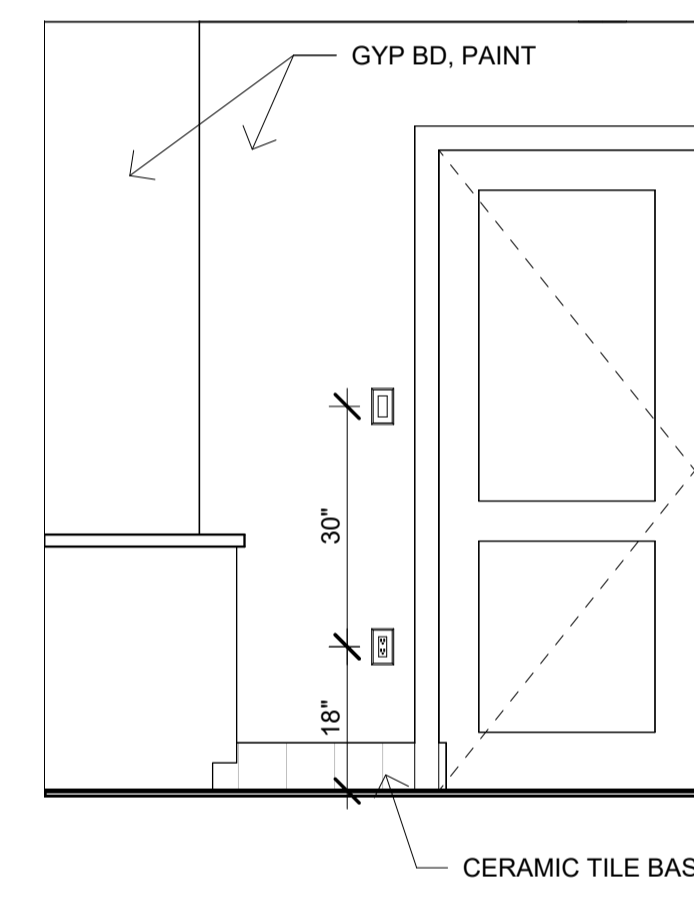
7 PLAN LAUNDRY & BATH 2  
1/2" = 1'-0"



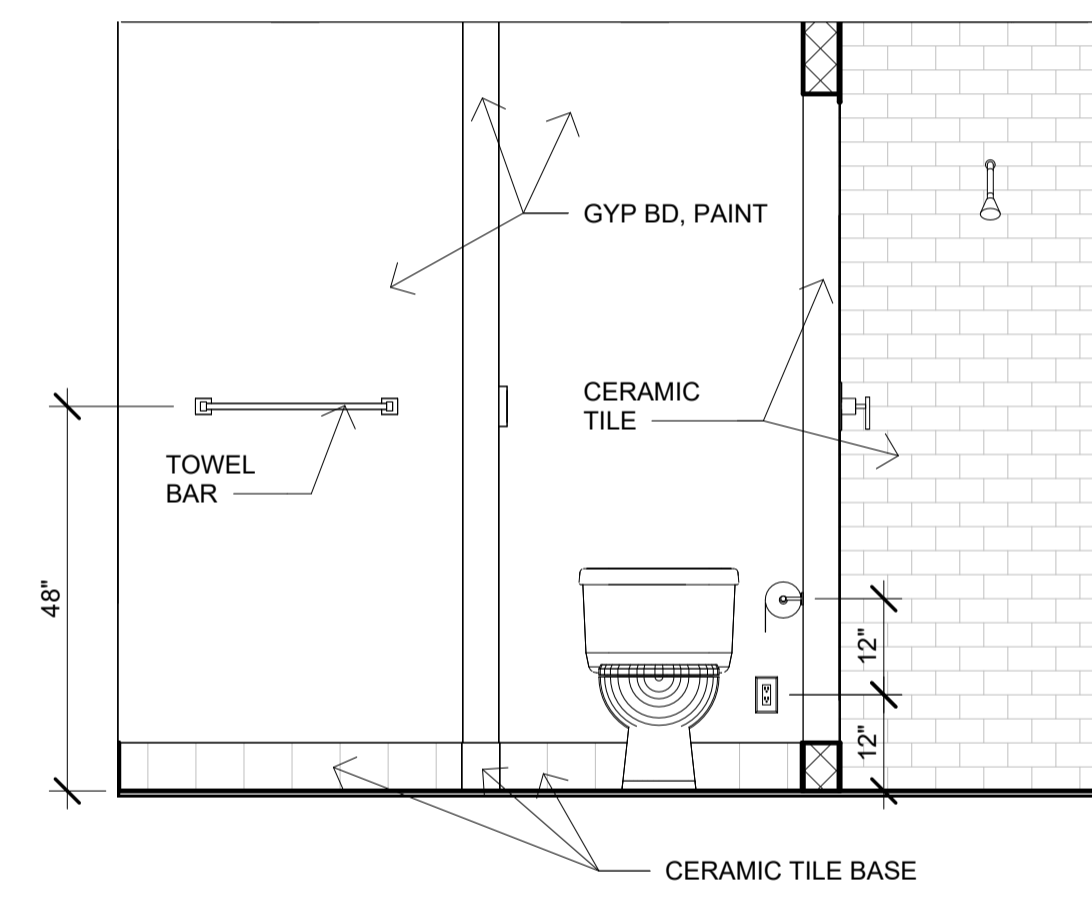
A ELEV BATH 1 LOOKING NORTH  
1/2" = 1'-0"



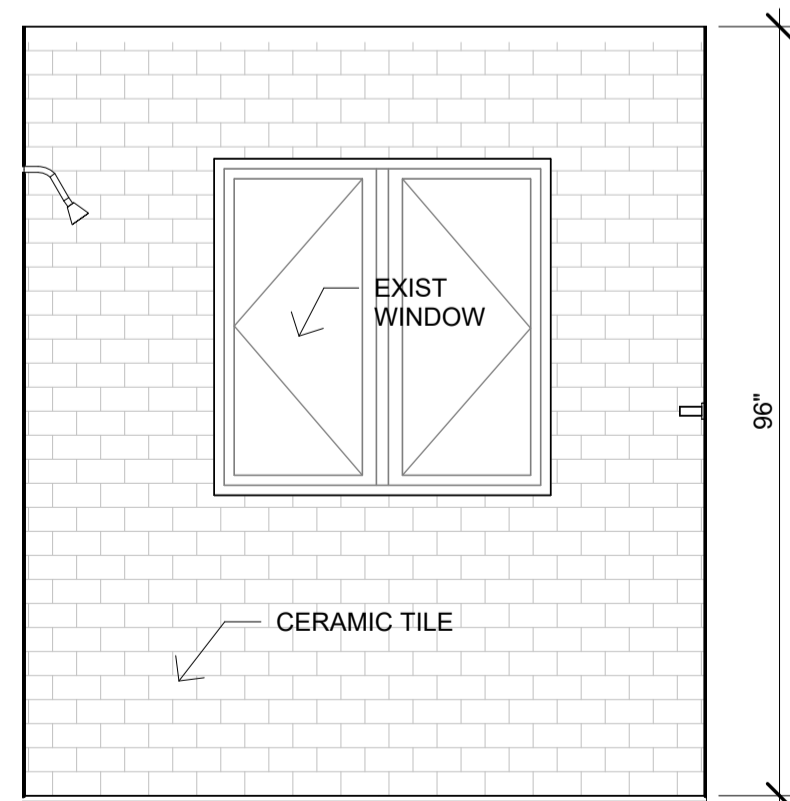
B ELEV BATH 1 LOOKING EAST  
1/2" = 1'-0"



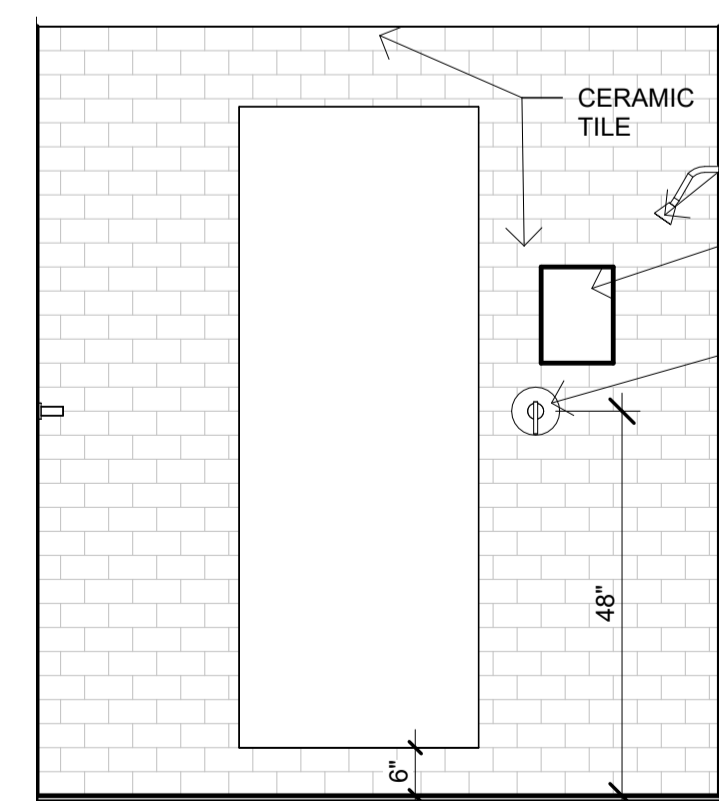
C ELEV BATH 1 LOOKING SOUTH  
1/2" = 1'-0"



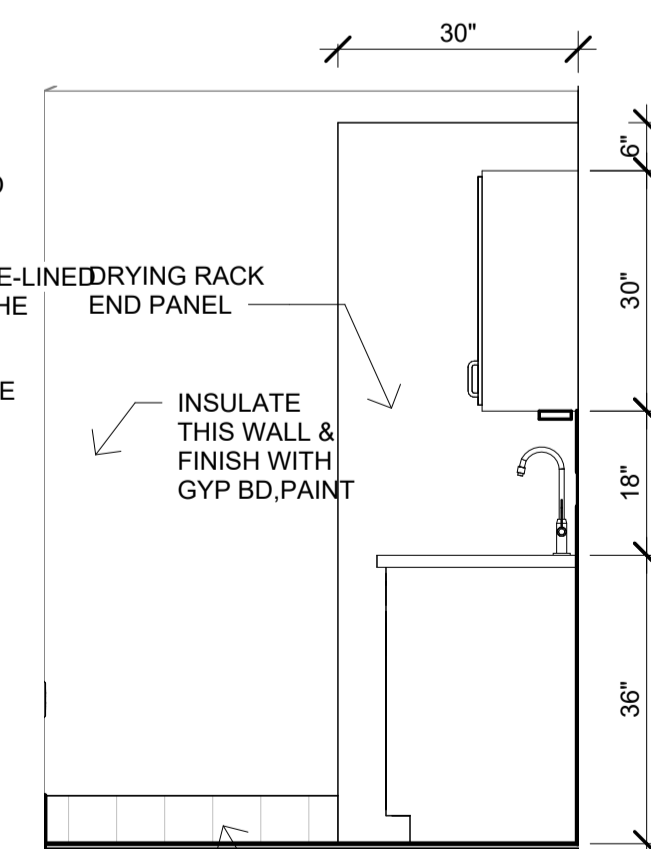
D ELEV BATH 1 LOOKING WEST  
1/2" = 1'-0"



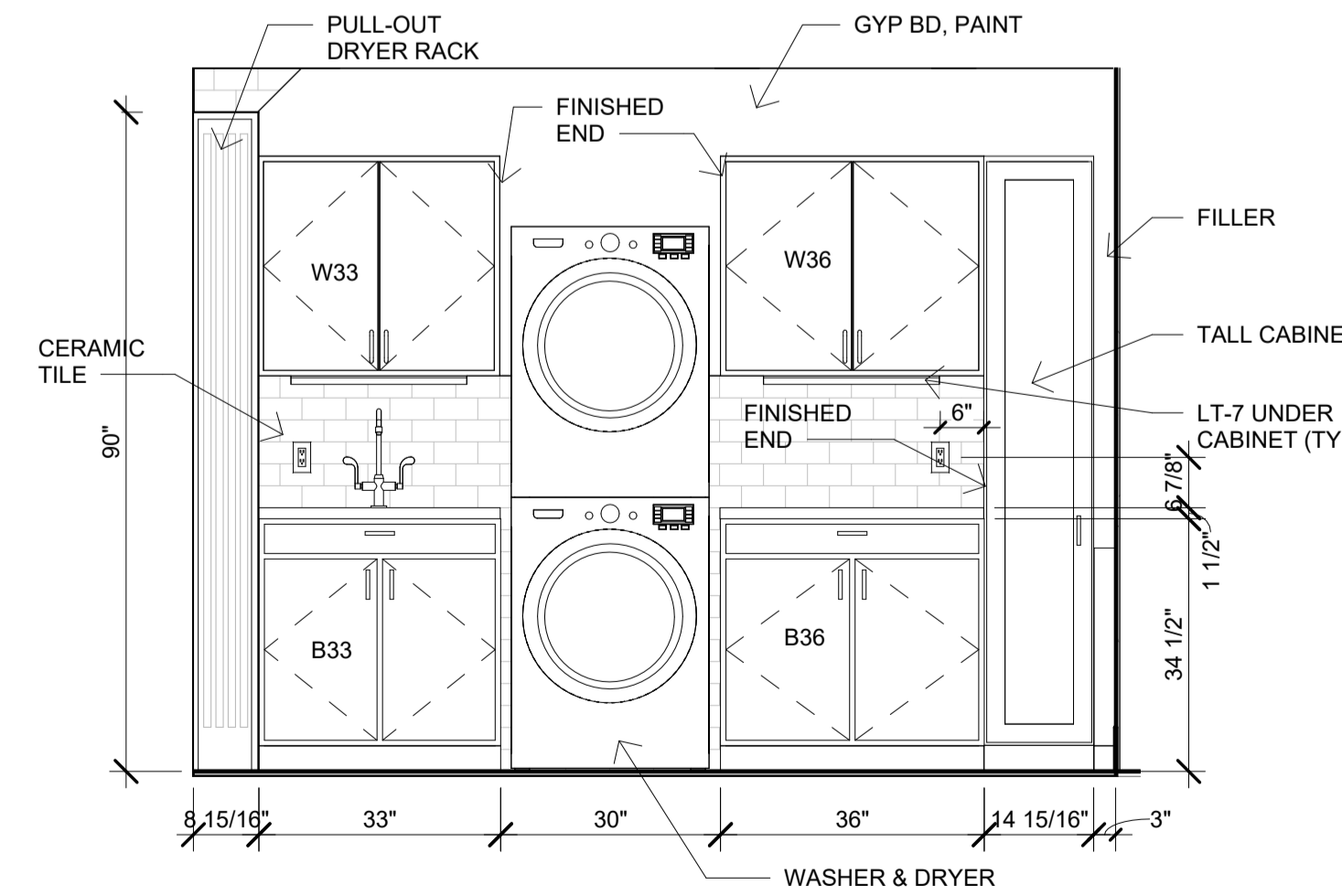
E ELEV BATH 1 SHOWER LOOKING NORTH  
1/2" = 1'-0"



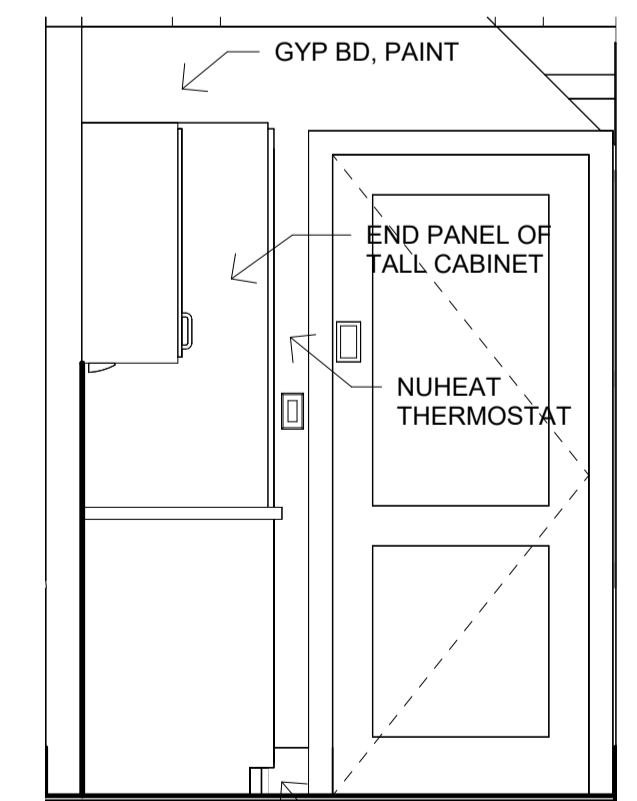
F ELEV BATH 1 SHOWER LOOKING SOUTH  
1/2" = 1'-0"



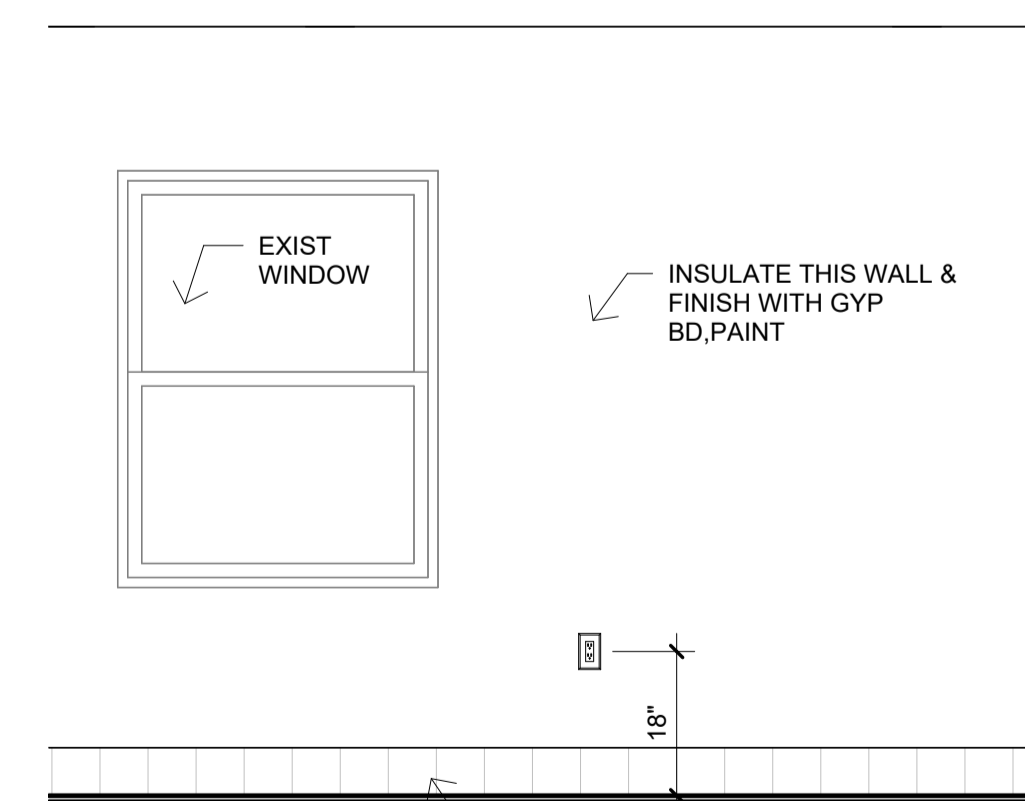
G ELEV LAUNDRY ROOM LOOKING NORTH  
1/2" = 1'-0"



H ELEV LAUNDRY LOOKING EAST  
1/2" = 1'-0"



J ELEV LAUNDRY LOOKING SOUTH  
1/2" = 1'-0"



K ELEV LAUNDRY LOOKING WEST  
1/2" = 1'-0"

27 MAR 2024 ISSUED FOR PERMIT  
ISSUES & REVISIONS

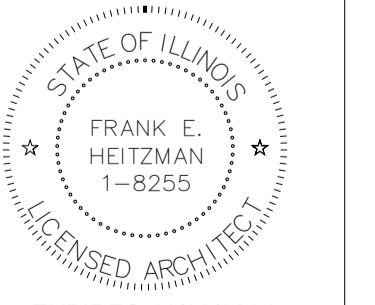
HEITZMAN ARCHITECTS  
213 SOUTH EUCLID AVENUE, OAK PARK, ILLINOIS 60302  
PHONE: (708) 267-1352  
E-mail: frank@heitzman.org

THE MERCURI RESIDENCE  
604 BONNIE BRAE PLACE  
RIVER FOREST, ILLINOIS 60305

BATH 1 & LAUNDRY PLAN & ELEVATIONS

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

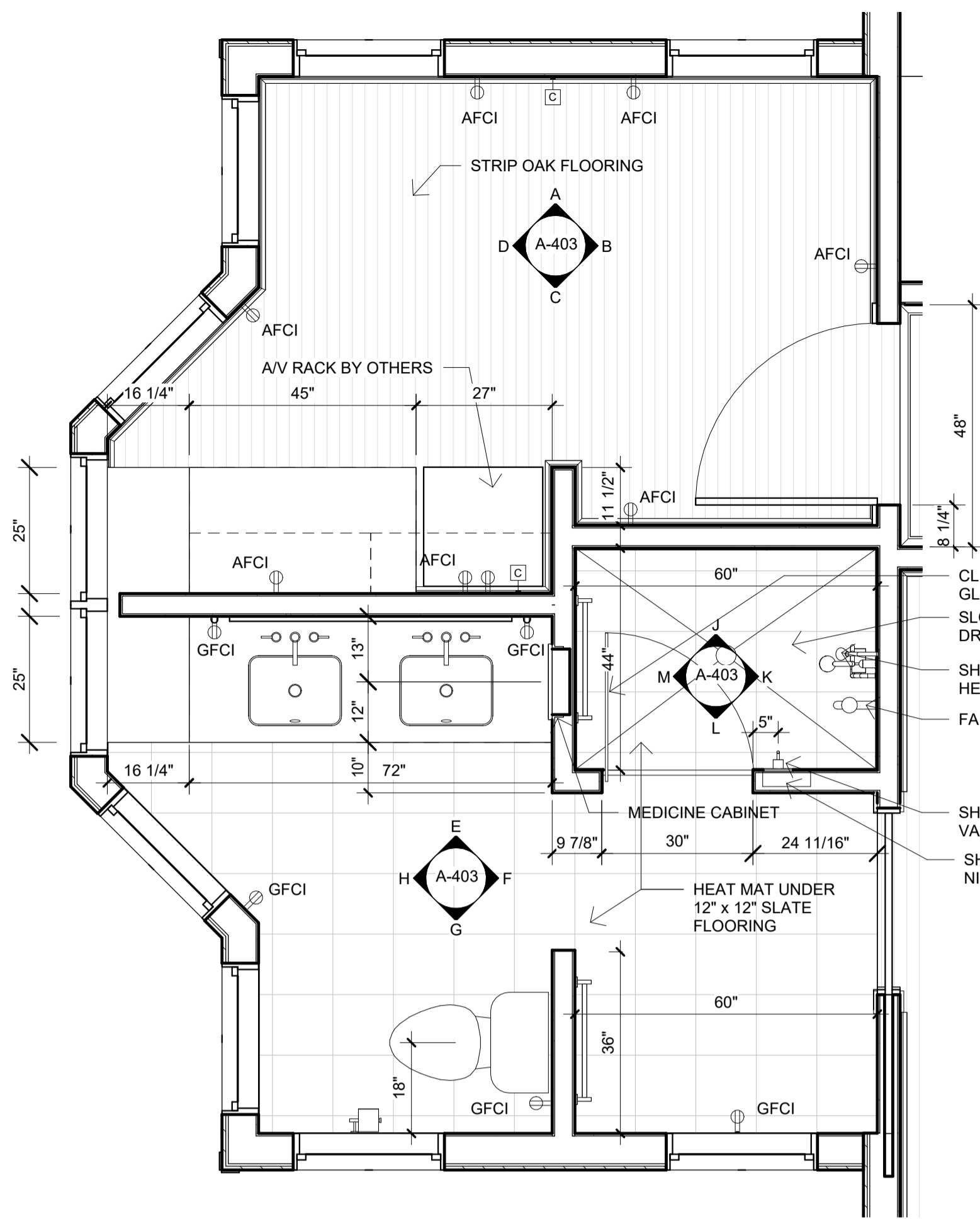
SIGNED: Frank E. Heitzman  
FRANK E. HEITZMAN ARCHITECT  
ILLINOIS REGISTRATION NUMBER: 01-8255



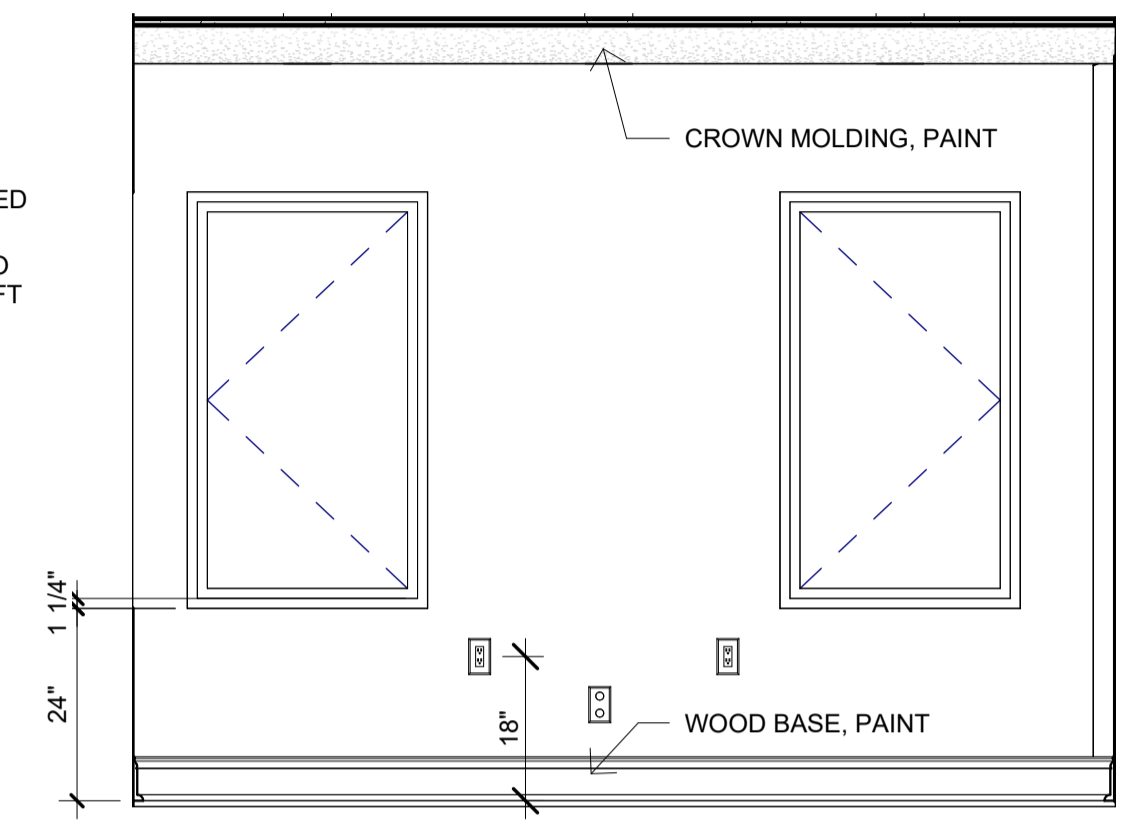
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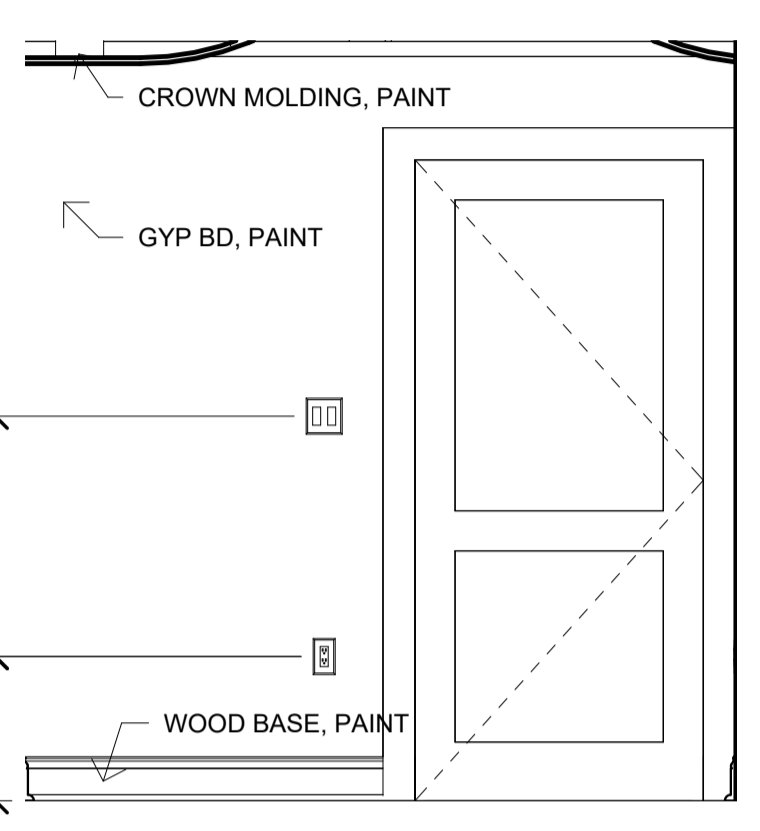
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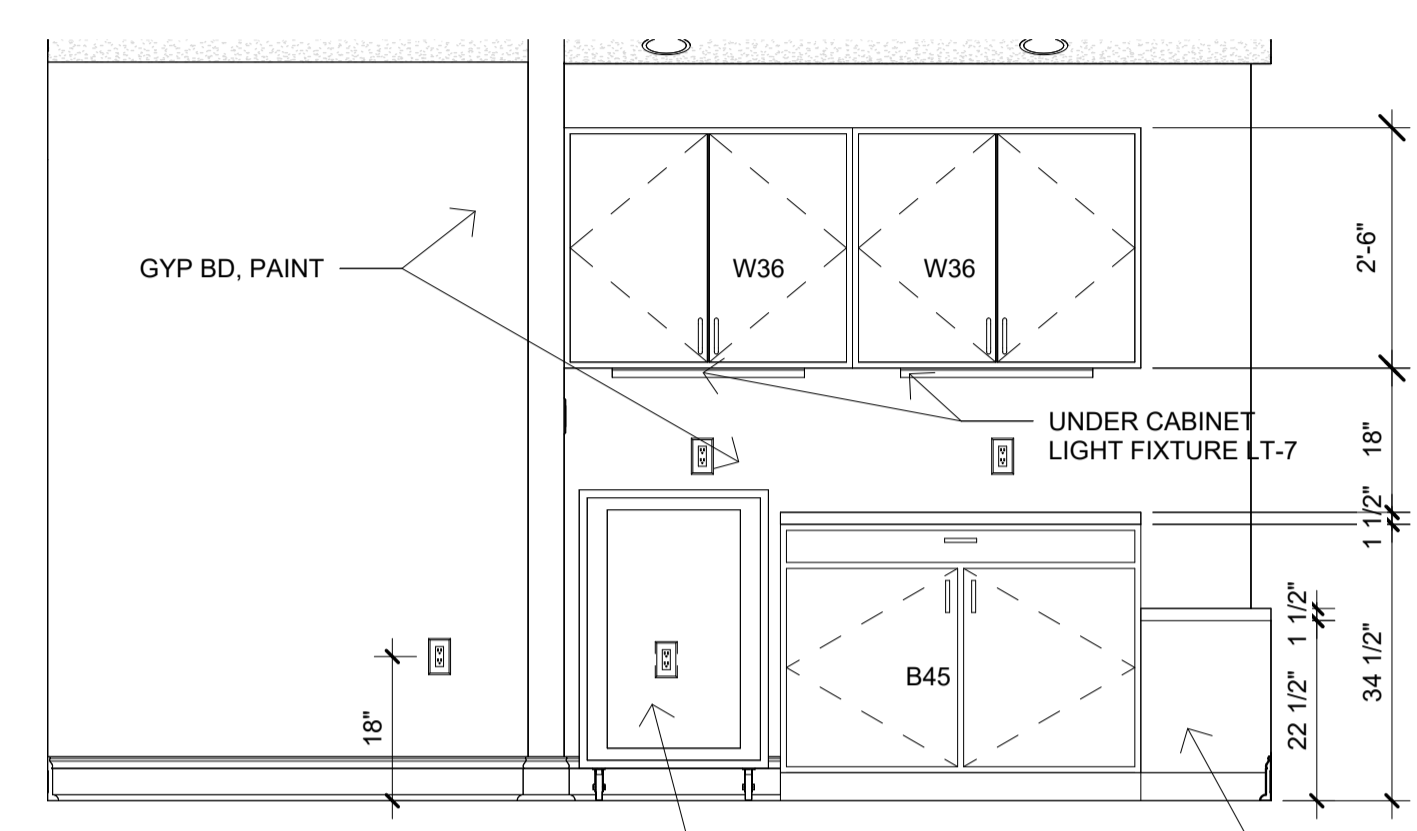
1 PLAN BATH 1  
1/2" = 1'-0"



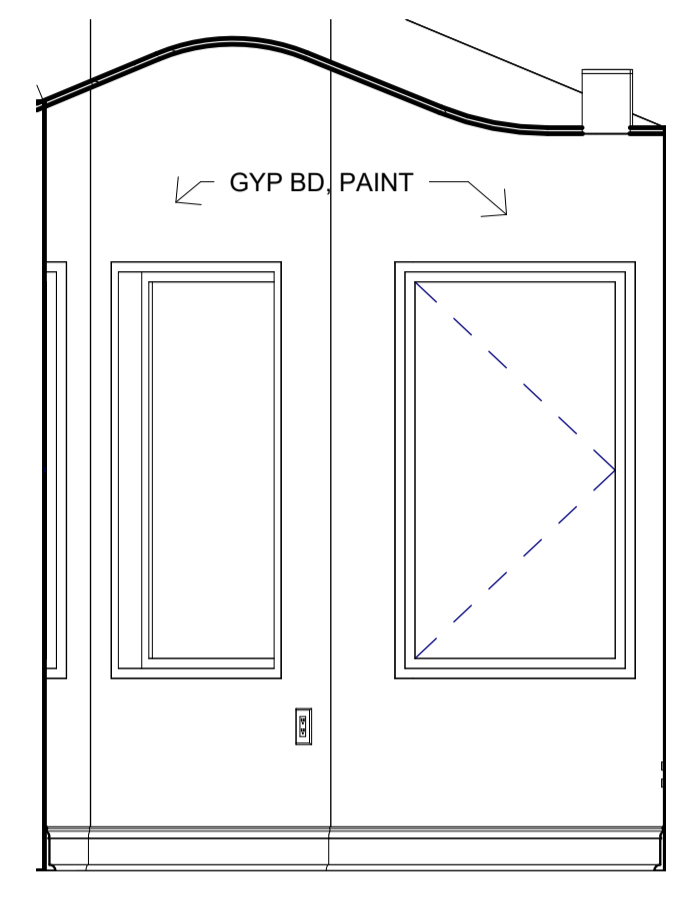
A OFFICE ELEV LOOKING NORTH  
1/2" = 1'-0"



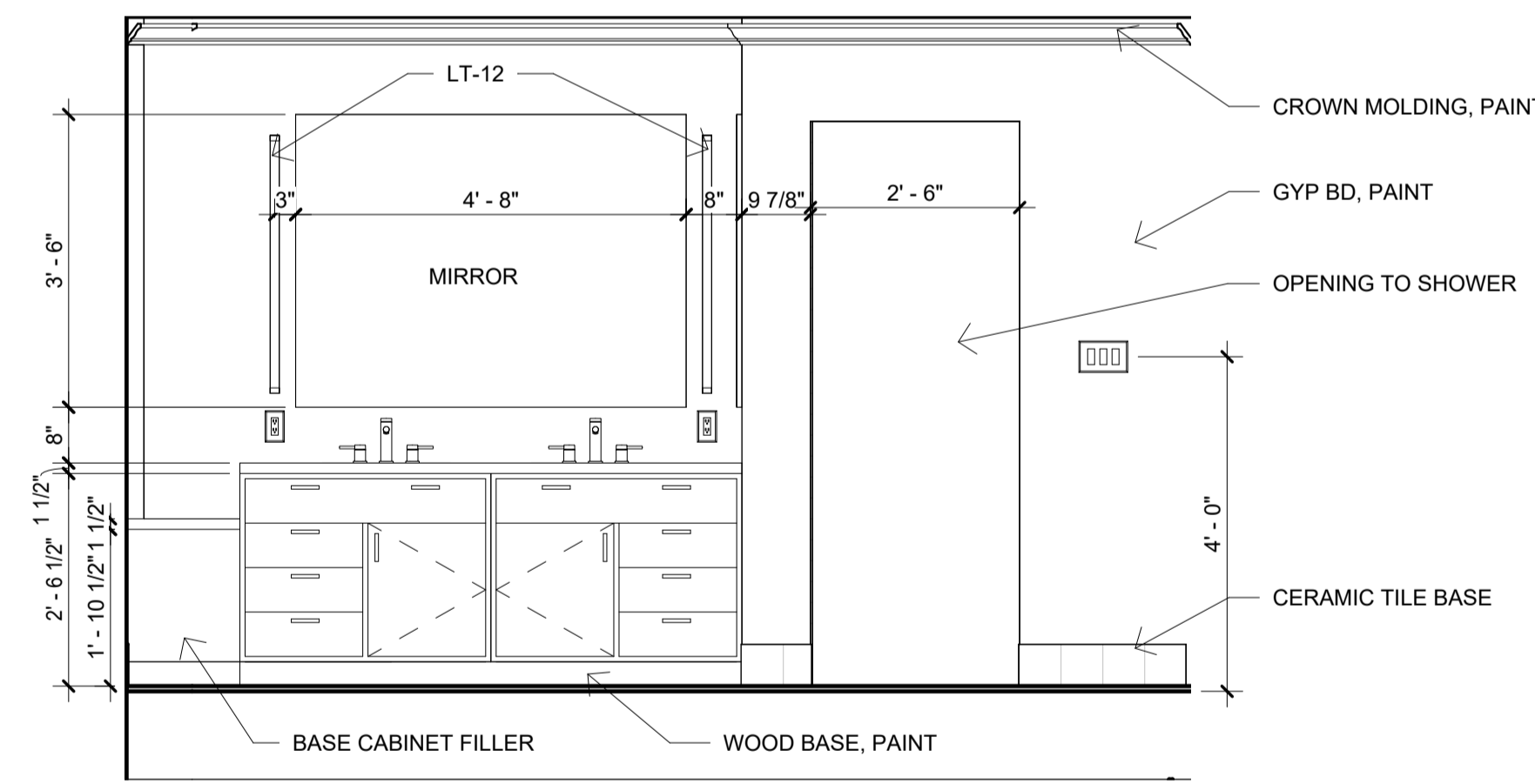
B OFFICE ELEV LOOKING EAST  
1/2" = 1'-0"



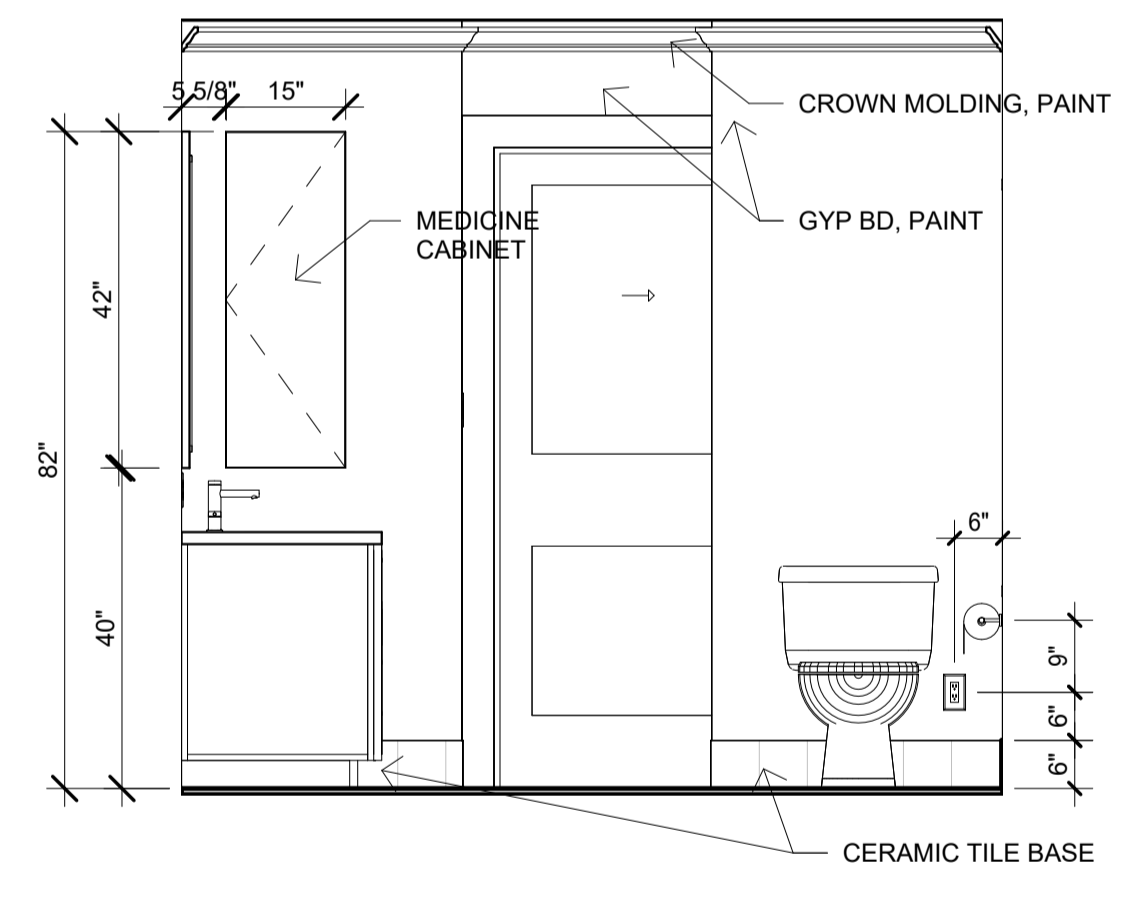
C OFFICE ELEV LOOKING SOUTH  
1/2" = 1'-0"



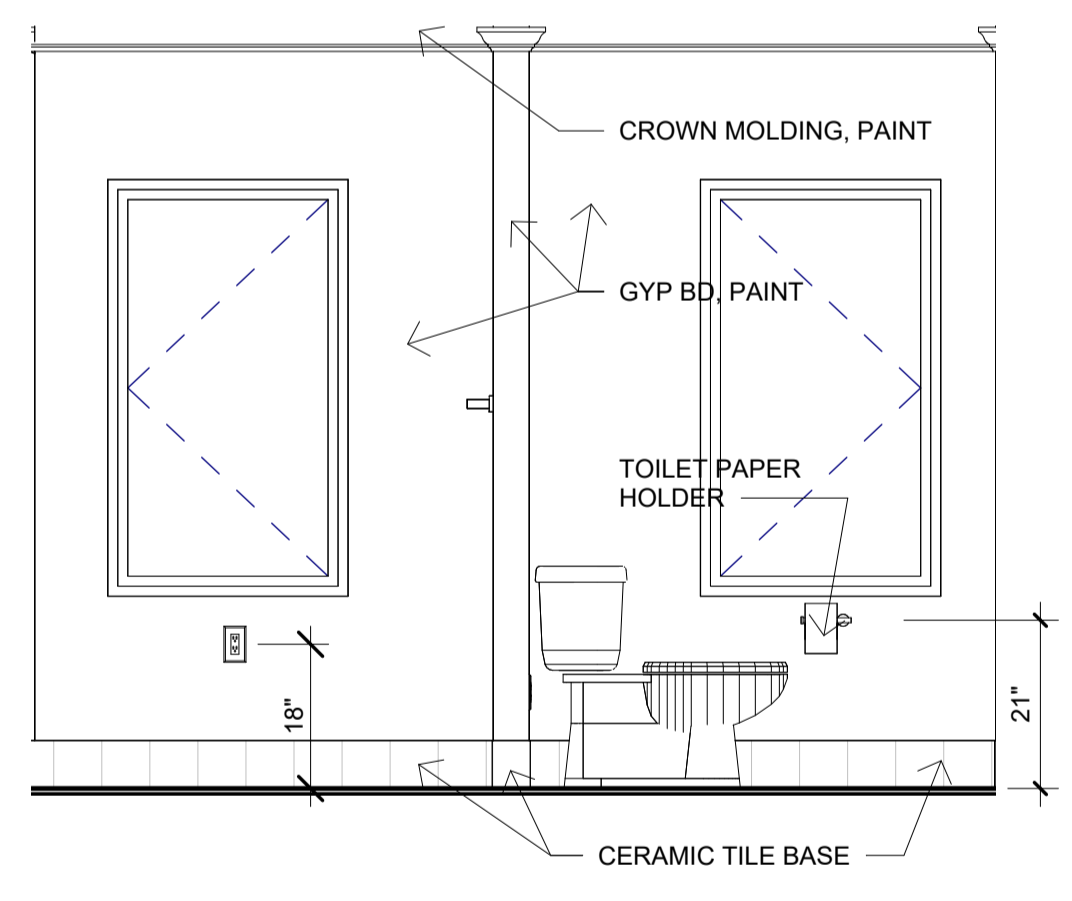
D OFFICE ELEV LOOKING WEST  
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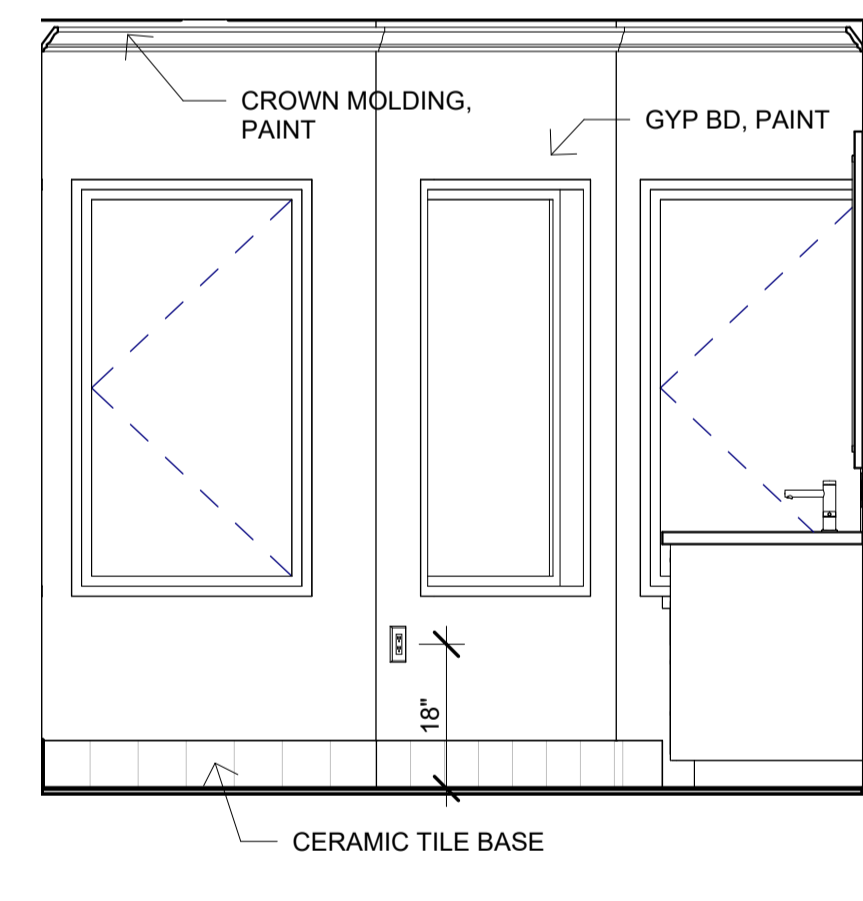
E ELEV PRIMARY BATH LOOKING NORTH  
1/2" = 1'-0"



F ELEV PRIMARY BATH LOOKING EAST  
1/2" = 1'-0"



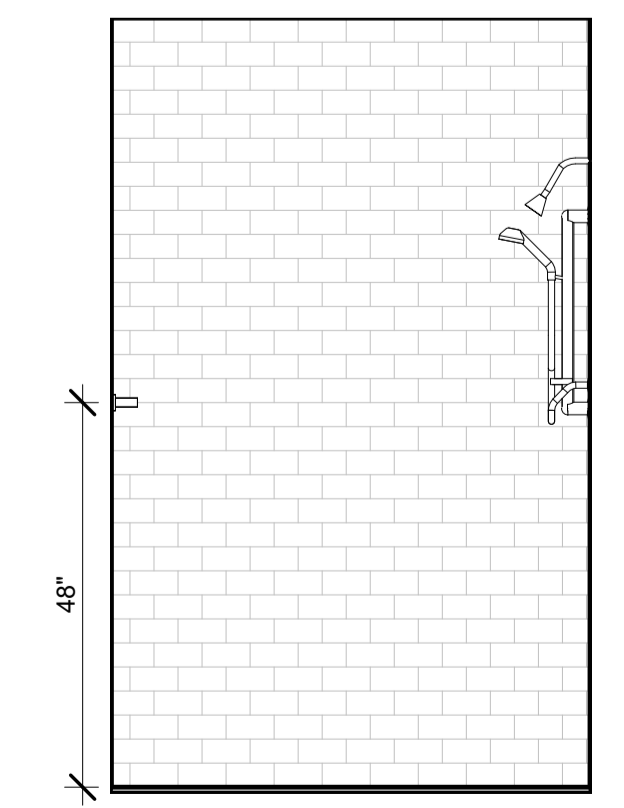
G ELEV PRIMARY BATH LOOKING SOUTH  
1/2" = 1'-0"



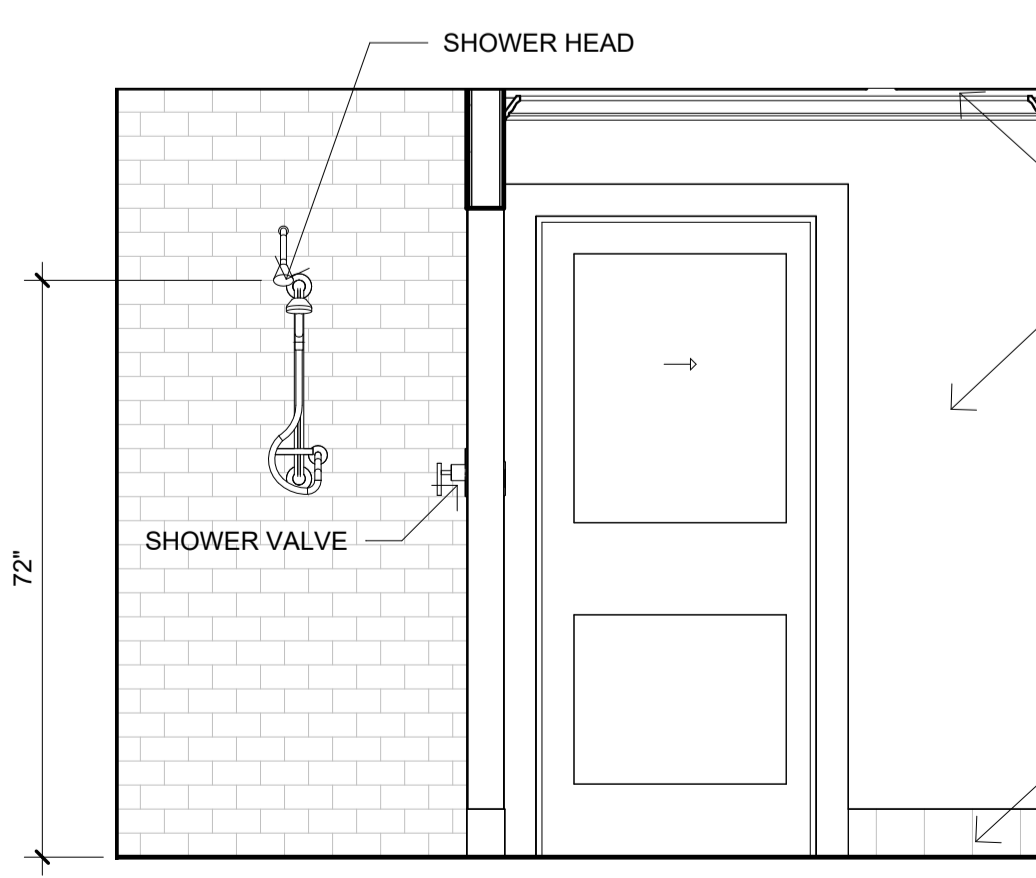
H ELEV PRIMARY BATH LOOKING WEST  
1/2" = 1'-0"



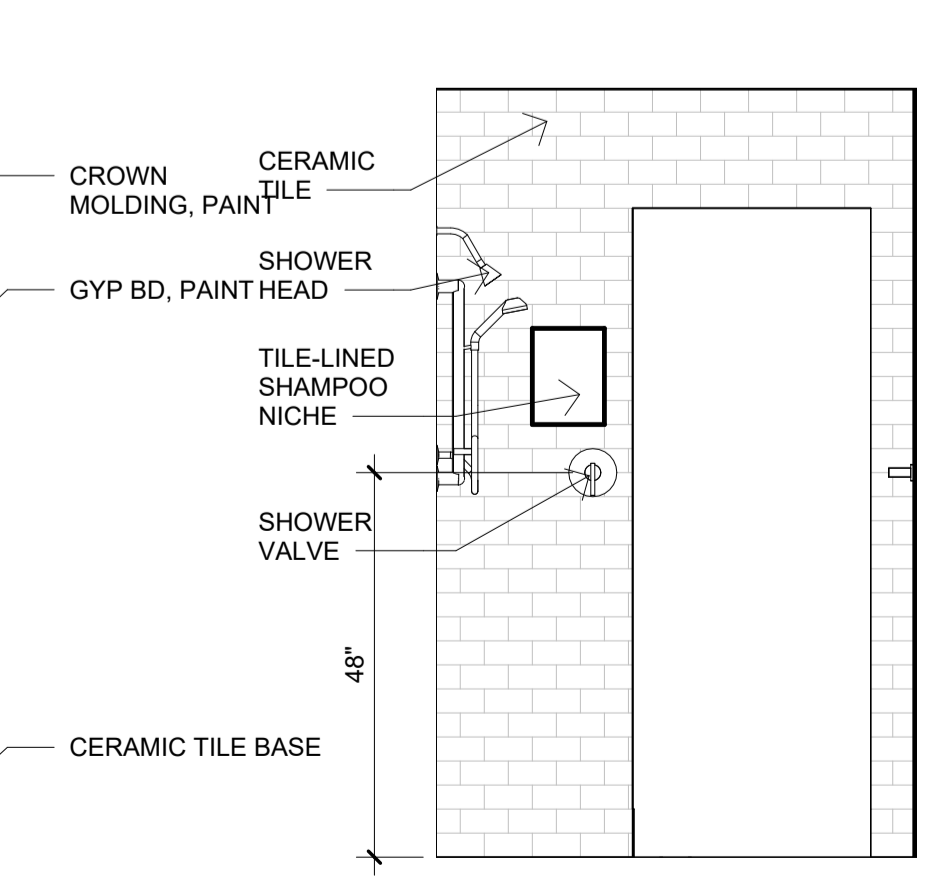
2 3D VIEW OF OFFICE



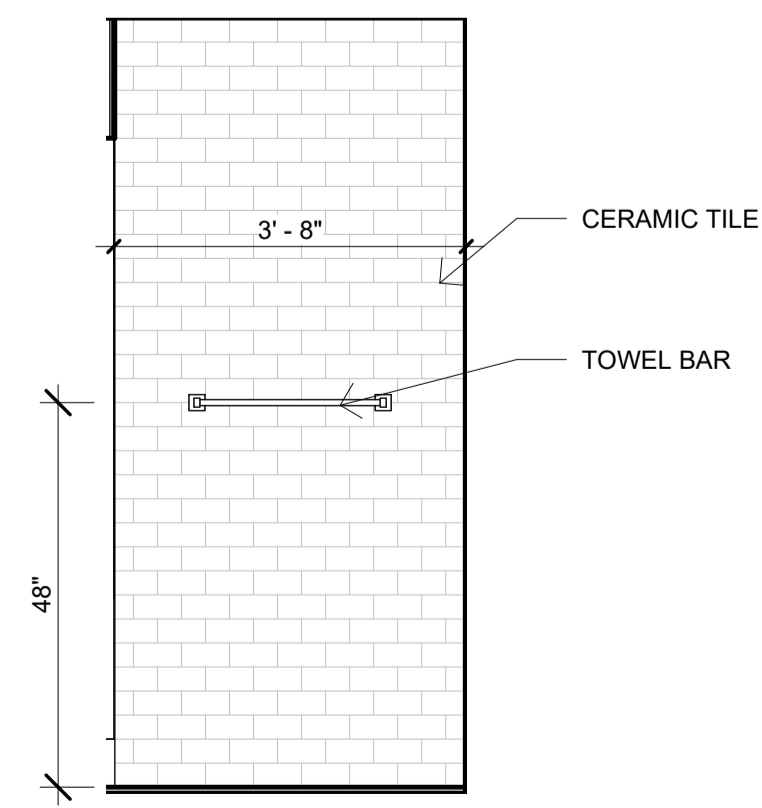
J ELEV PRIMARY SHOWER LOOKING NORTH  
1/2" = 1'-0"



K ELEV PRIMARY SHOWER LOOKING EAST  
1/2" = 1'-0"



L ELEV PRIMARY SHOWER LOOKING SOUTH  
1/2" = 1'-0"



M ELEV PRIMARY SHOWER LOOKING WEST  
1/2" = 1'-0"

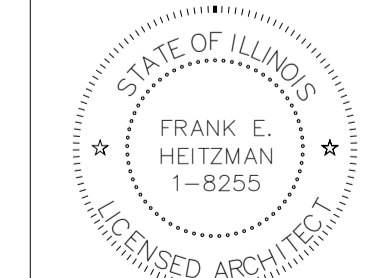
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SIGNED: *Frank E. Heitzman*  
FRANK E. HEITZMAN ARCHITECT  
ILLINOIS REGISTRATION NUMBER: 01-8255  
  
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SIGNED: *Frank E. Heitzman*

FRANK E. HEITZMAN  
ARCHITECT  
ILLINOIS REGISTRATION  
NUMBER: 01-8255



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ROOM 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		

ABBREVIATIONS:

CONC: CONCRETE, HARDENED AND SEALED  
CTB1: CERAMIC BASE TILE 1  
CTF1: CERAMIC FLOOR TILE 1  
CTW1: CERAMIC WALL TILE 1  
DWP: DRYWALL, PAINTED  
EPP: EXISTING, PATCHED & PAINTED  
EW SSS: EXISTING WOOD, SANDED, STAINED & SEALED  
WDP: WOOD, PAINTED  
WDSS: WOOD, STAINED & SEALED

HARDWARE 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 DOOR 1 LOCK TYPE 1 DUMMY FUNCTION 2 HINGE TYPE 2 1 ELECTRIC STRIKE 1 SET WEATHERSTRIPPING 1 ALUM THRESHOLD 1 DROP 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	EXTERIOR ENTRANCE DOORS 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
9	PAIR OF SWING DOORS 2 LOCK TYPE 3 DUMMY FUNCTION 4 HINGE TYPE 1 2 ROLLER LATCH 2 OVERHEAD STOP
10	BIFOLD DOORS 1 SET BIFOLD DOOR HARDWARE (4 PANELS)

HARDWARE LIST

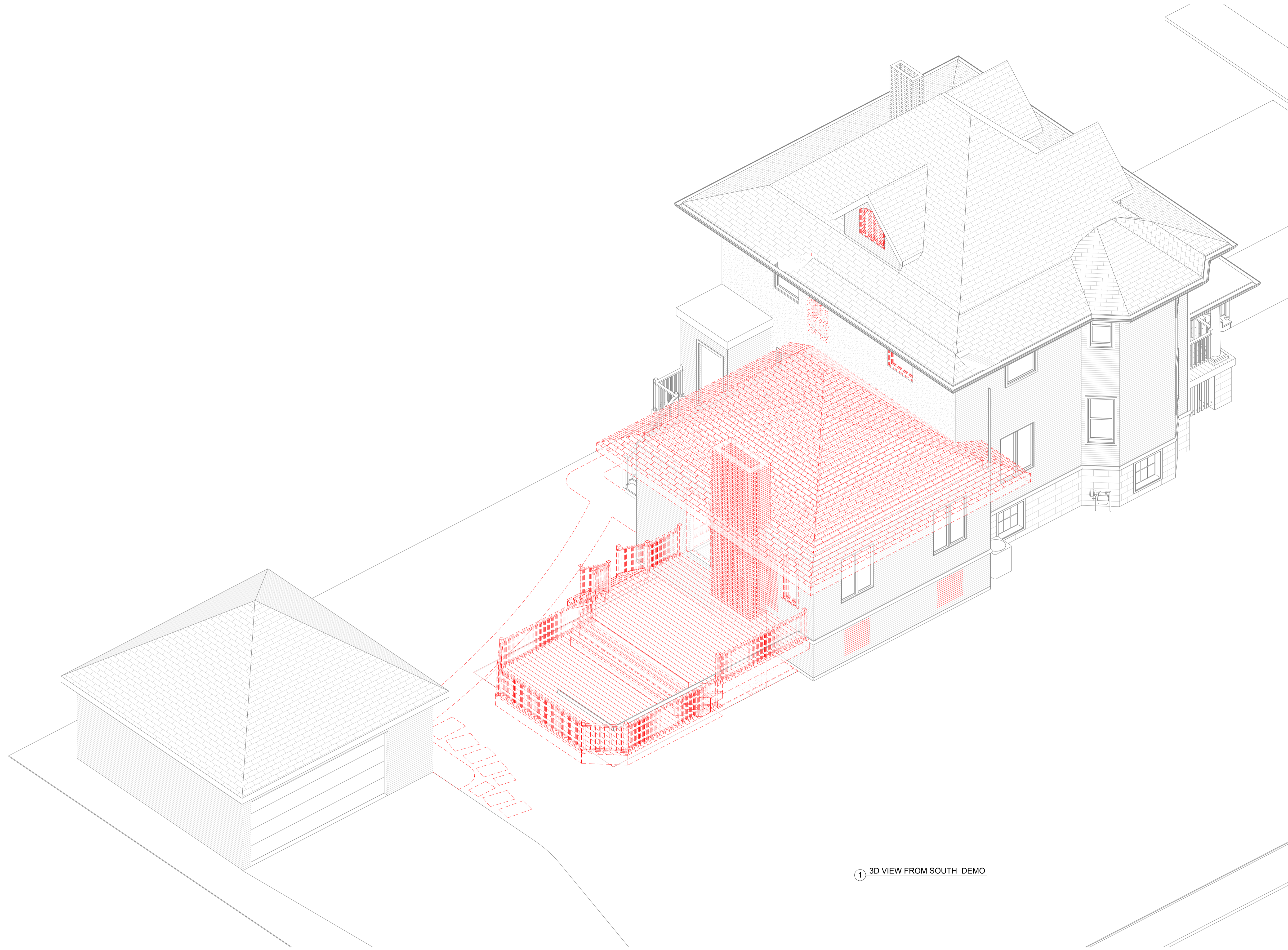
**LOCK TYPE 1:** Schlage Plymouth keyed entry lock F51APLY613, oil rubbed bronze finish.  
**LOCK TYPE 2:** Schlage Plymouth knob non turning lock F170 PLY 613 oil rubbed bronze finish.  
**LOCK TYPE 3:** Meadows style door set with crystal glass door knobs by House of Antique Hardware, antique brass finish  
**HINGE TYPE 1:** 3 1/2" ball tip Windsor pattern hinge in solid brass by House of Antique Hardware, antique brass finish.  
**HINGE TYPE 2:** SCHLAGE 4" X 4" square corners plain bearing mortise hinges: S3P1020FRP613 oil rubbed bronze finish.  
**ELECTRIC STRIKE:** Adams Rite 7140-540-628-00 interlocked with door operator; oil rubbed bronze finish.  
**POCKET DOOR PULL:** Sugatsune Stainless Steel Sliding Door Pull for 1-3/8" thick Door, black satin finish.  
**POCKET DOOR TRACK:** Pocket metal frame by Cavity Slider.  
**BIFOLD DOOR HARDWARE:** standard bifold door track, hinges and pulls, oil rubbed bronze finish.  
**FLOOR STOP:** Trimco No. 1201 3" floor stop, oil rubbed bronze finish.  
**ROLLER LATCH:** Builder's Brass Works No. 1195 roller latch and door stop, oil rubbed bronze finish.  
**OVERHEAD STOP:** Glynn-Johnson Model 100S, oil rubbed bronze finish.  
**WEATHERSTRIPPING:** Zero 475 D, dark bronze anodized aluminum  
**DROP SEAL:** Zero Automatic Door Bottom 351 D, light spring, dark bronze anodized aluminum  
**THRESHOLD:** Zero No. 544 D, dark bronze anodized aluminum

DOOR SCHEDULE

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 SCREEN
W101	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"	
W101	4' - 0"	6' - 0"	6"	WINDOW Casement DOUBLE: 48" x 72"	
W102	2' - 6"	6' - 0"	6"	WINDOW CASEMENT SINGLE: 30" x 72"	
W102	2' - 6"	6' - 0"	6"	WINDOW CASEMENT SINGLE: 30" x 72"	
W102	2' - 6"	6' - 0"	6"	WINDOW CASEMENT SINGLE: 30" x 72"	
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"	
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"	
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"	
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"	
W201	2' - 6"	4' - 4"	2' - 0"	WINDOW CASEMENT SINGLE: 30" x 52"	
W202	3' - 5"	4' - 4"	2' - 0 1/2"	WINDOW DOUBLE HUNG NEW: 41" x 52"	
W202	3' - 5"	4' - 4"	2' - 0 1/2"	WINDOW DOUBLE HUNG NEW: 41" x 52"	
W202	3' - 5"	4' - 4"	2' - 0 1/2"	WINDOW DOUBLE HUNG NEW: 41" x 52"	
W202	3' - 5"	4' - 4"	2' - 0 1/2"	WINDOW DOUBLE HUNG NEW: 41" x 52"	



① 3D VIEW FROM SOUTH DEMO

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PHONE: (708) 267-1352  
E-mail: frank@heitzman.org

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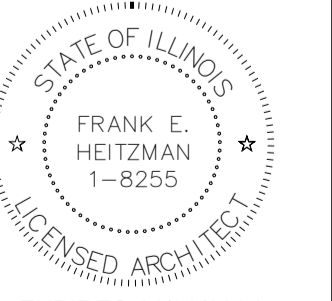
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3D VIEW FROM SOUTH DEMO

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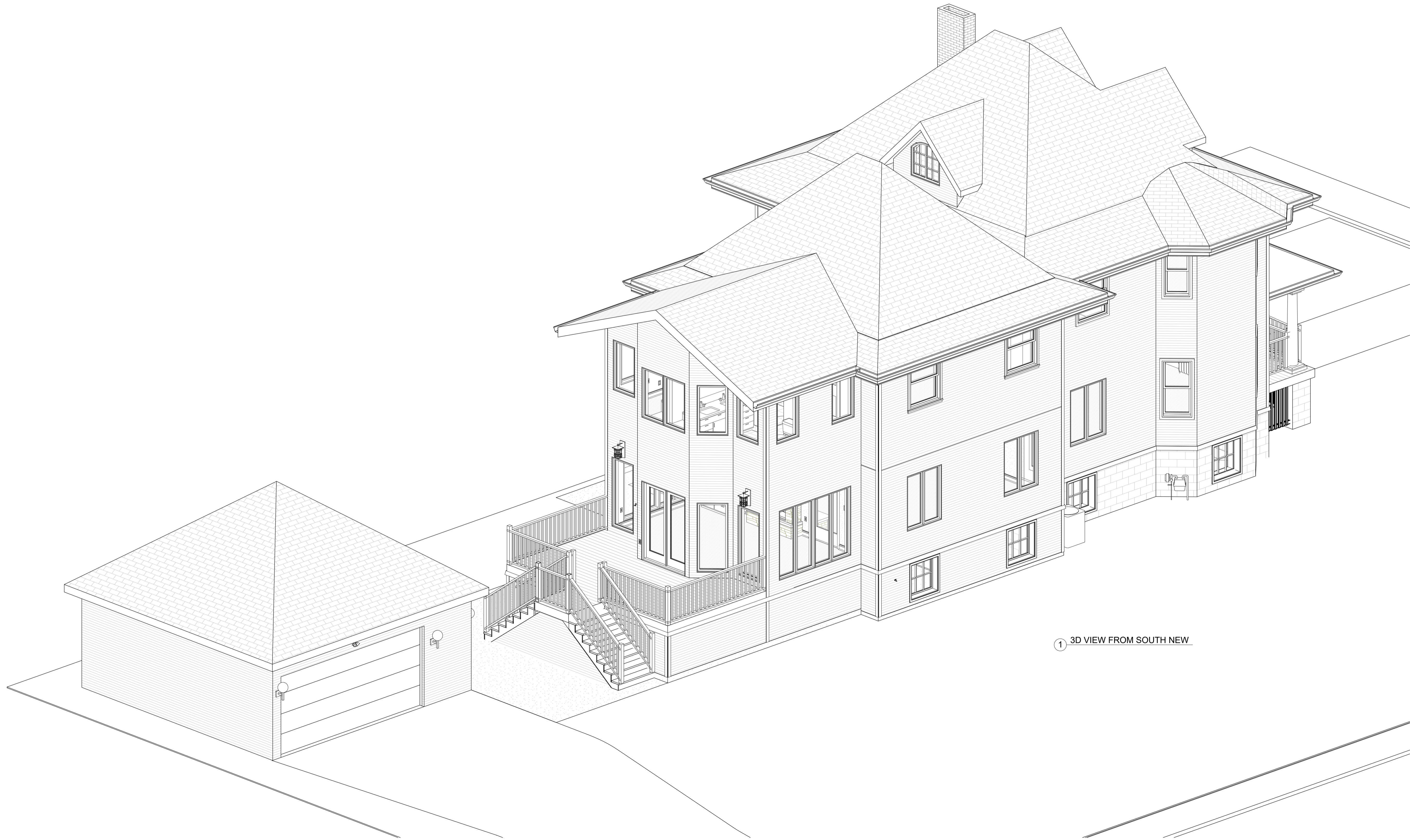
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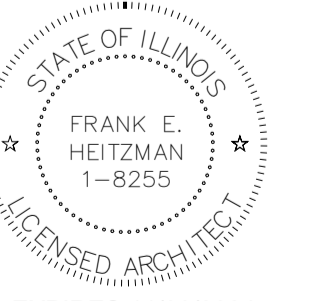
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213 SOUTH EUCLID AVENUE, OAK PARK, ILLINOIS 60302  
PHONE: (708) 267-1352  
E-mail: frank@heitzman.org

**THE MERCURI RESIDENCE**  
604 BONNIE BRAE PLACE  
RIVER FOREST, ILLINOIS 60305

3D VIEW FROM NORTH NEW

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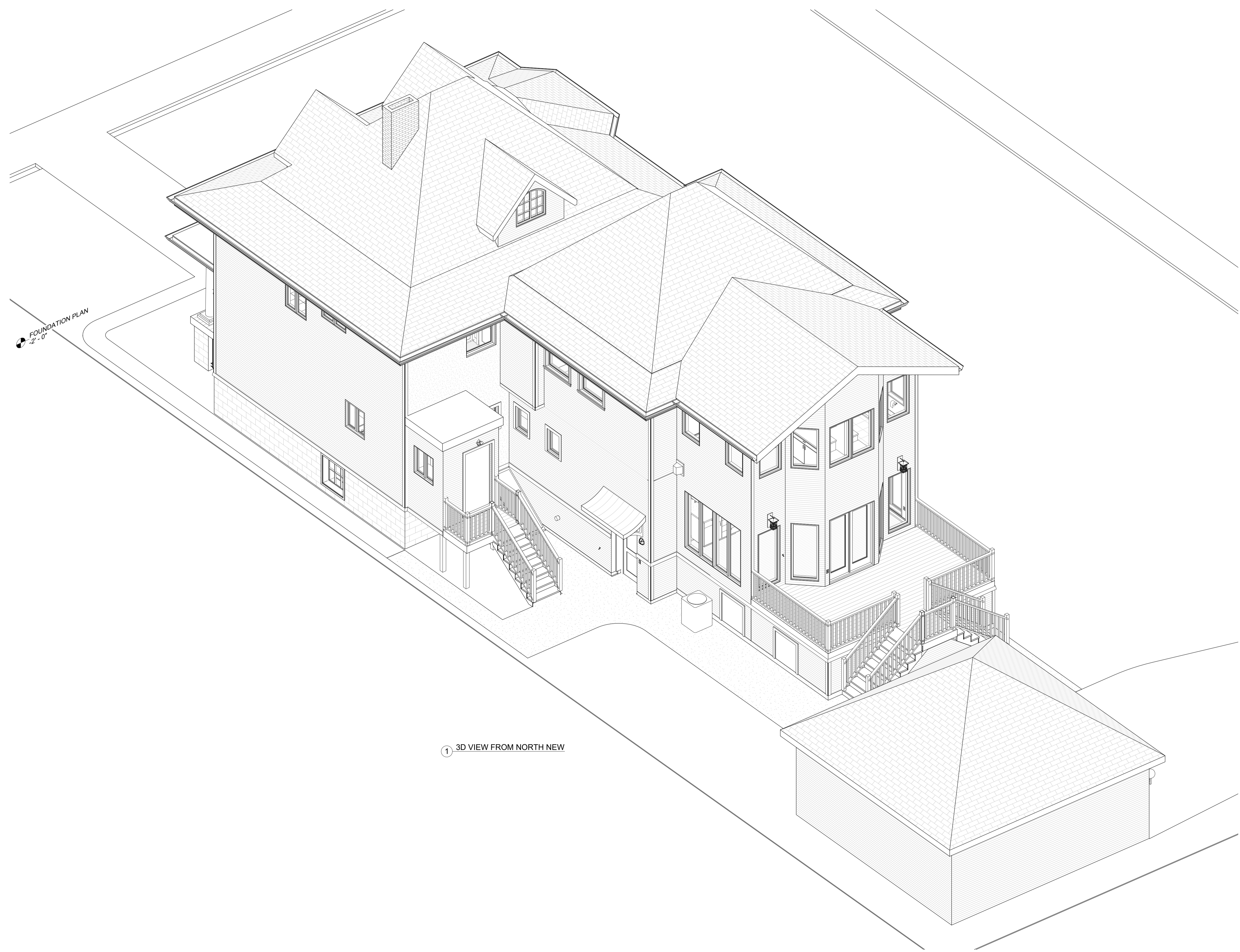
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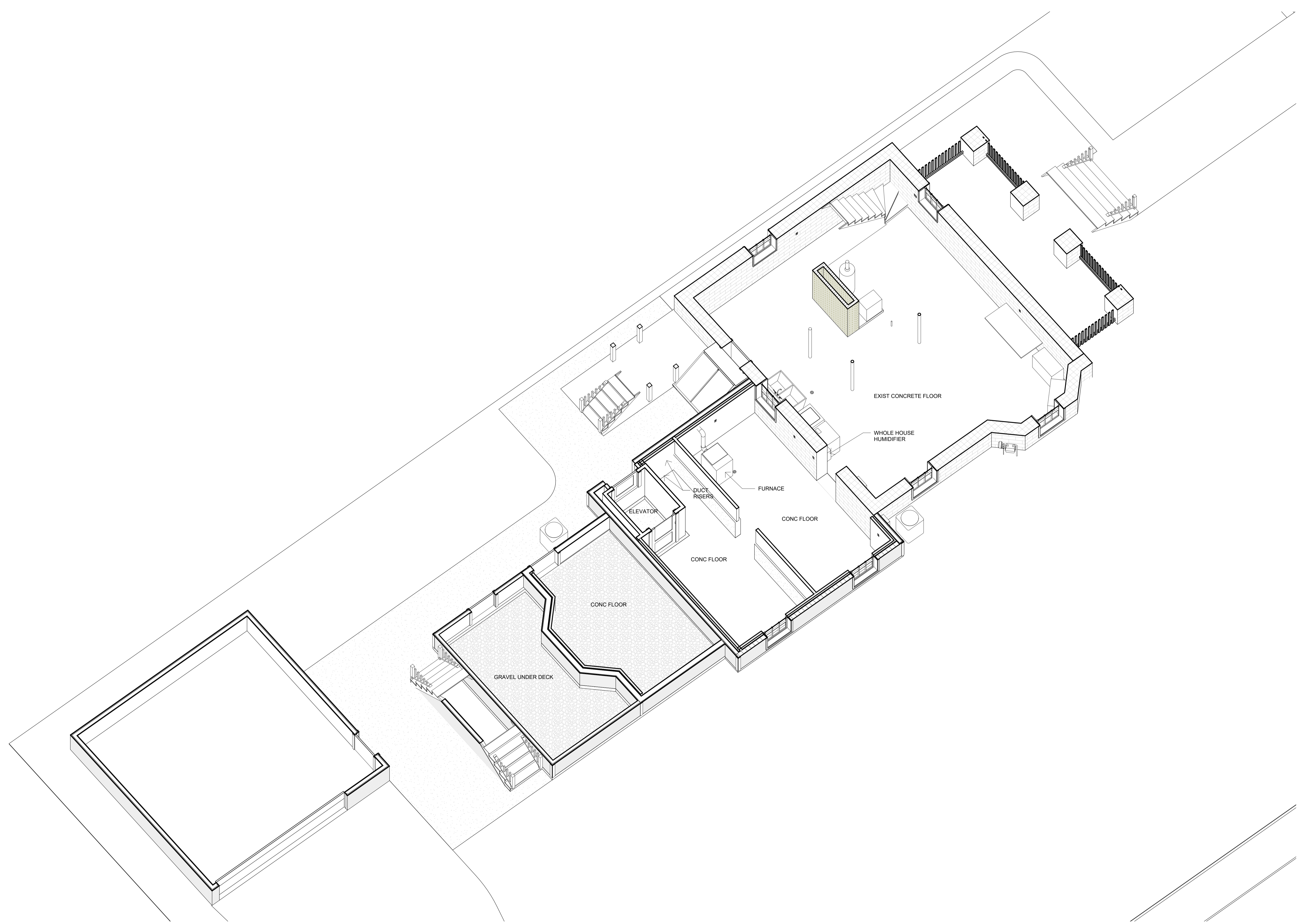
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FOUNDATION PLAN  
-2'-0"

1 3D VIEW FROM NORTH NEW



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E-mail: frank@heitzman.org

**THE MERCURI RESIDENCE**  
604 BONNIE BRAE PLACE  
RIVER FOREST, ILLINOIS 60305

SECTION VIEW BASEMENT

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FRANK E. HEITZMAN  
ARCHITECT  
ILLINOIS REGISTRATION NUMBER: 01-8255



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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

SECTION VIEW FIRST FLOOR

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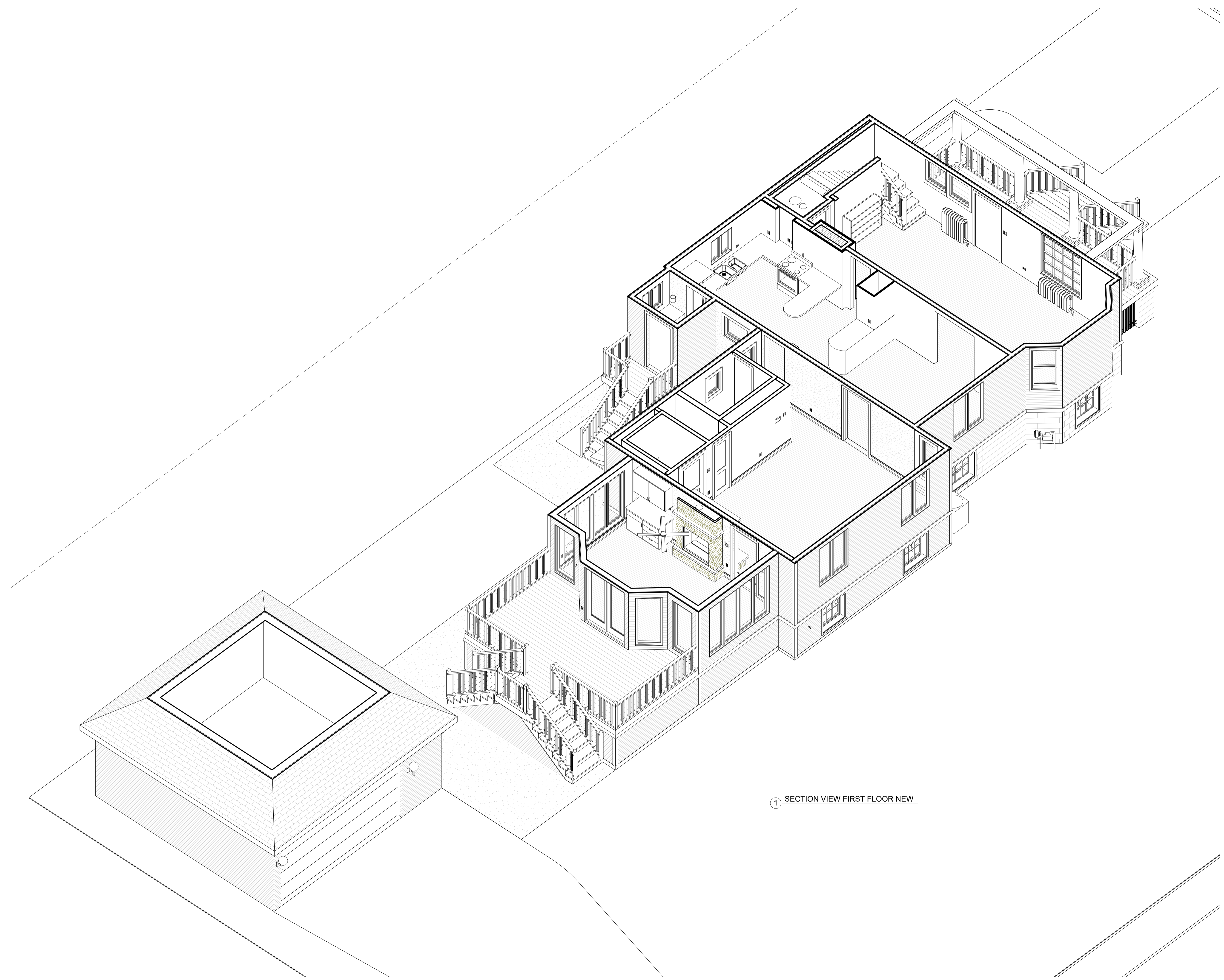
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ARCHITECT  
ILLINOIS REGISTRATION  
NUMBER: 01-8255



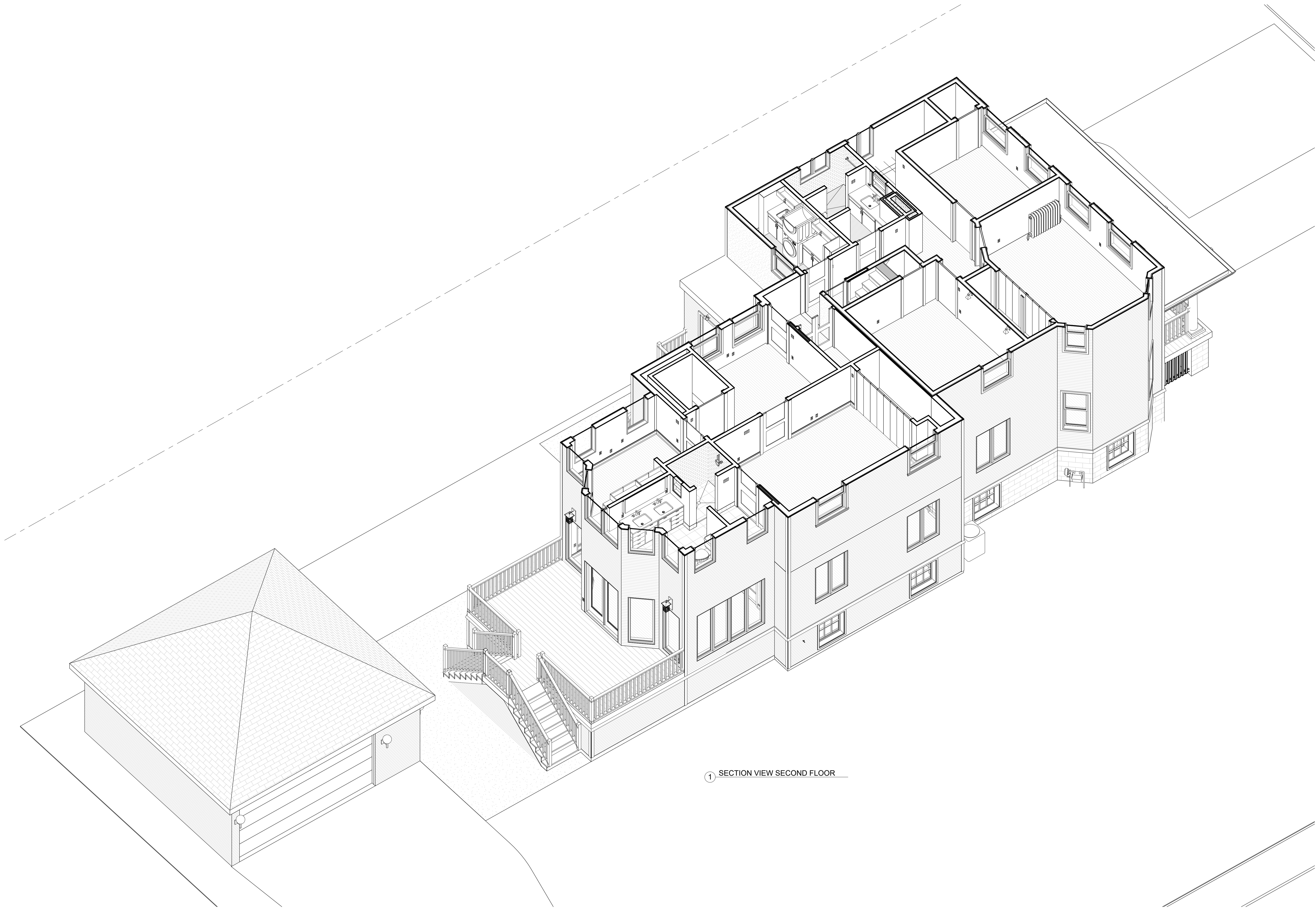
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① SECTION VIEW FIRST FLOOR NEW



① SECTION VIEW SECOND FLOOR

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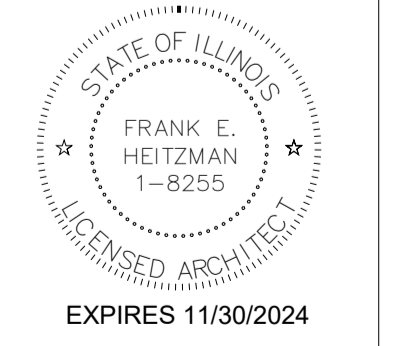
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PHONE: (708) 267-1352  
E-mail: frank@heitzman.org

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RIVER FOREST, ILLINOIS 60305

SECTION VIEW SECOND FLOOR

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