



VILLAGE OF RIVER FOREST
SPECIAL HISTORIC PRESERVATION COMMISSION MEETING
Thursday, September 29, 2022 – 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: mwalsh@vrf.us. You may listen to the meeting by participating in a Zoom conference call as follows:

Zoom Conference Call: Dial-in number: 312-626-6799 with meeting ID: 841 2912 9495

Zoom Link: <https://us02web.zoom.us/j/84129129495>

If you would like to speak during public comment, please email mwalsh@vrf.us by 4:00 PM on Thursday, September 29, 2022.

The agenda is as follows:

- I. Call to Order
- II. Approval of Meeting Minutes – June 23, 2022
- III. Public Comment
- IV. Application #23-02: Application for Certificate of Appropriateness for the Demolition of a Garage located at 535 Thatcher Avenue, River Forest, IL.
 - a. Public Hearing
 - b. Discussion and Deliberation
 - c. Decision Regarding Certificate of Appropriateness
- V. Application #23-03: Application for Certificate of Appropriateness for the Demolition of a Garage located at 559 Edgewood Place, River Forest, IL.
 - a. Public Hearing
 - b. Discussion and Deliberation
 - c. Decision Regarding Certificate of Appropriateness
- VI. Discussion Regarding Promotion of River Forest Architecture and History
- VII. Discussion Regarding Annual Presentation of Preservation Awards
- VIII. Discussion of Additional Ways to Protect Significant Properties
- IX. Other Business
 - a. Update on Demolition of 7620 Madison Street
- X. Adjournment

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

June 23, 2022

A meeting of the Historic Preservation Commission was held on June 23, 2022 at 7:00 p.m. in the First Floor Community Room at 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 Krusinski, Raino-Ogden, Graham-White, Forehand and Saeger.

Absent: Commissioner Schwartz.

Also Present: Village Administrator Brian Murphy, Assistant to the Village Administrator Matt Walsh and Village Attorney Greg Smith.

II. APPROVAL OF MEETING MINUTES – APRIL 21, 2022

A MOTION was made by Commissioner Forehand and SECONDED by Commissioner Saeger to approve the meeting minutes for April 21, 2022 as presented.

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

NAYS: None.

Motion Passes.

III. PUBLIC TESTIMONY

No public testimony was heard.

IV. APPLICATION #23-01: APPLICATION FOR CERTIFICATE OF APPROPRIATENESS FOR THE DEMOLITION OF THE PROPERTY LOCATED AT 7620 MADISON STREET, RIVER FOREST, IL.

A. PUBLIC HEARING

Chairman Franek explained the procedures for the public hearing and introduced Village Administrator Brian Murphy. Village Attorney Greg Smith swore in those wishing to speak at the hearing.

Mr. Murphy provided background information on the Village's acquisition of the property in question in 2017 and explained that the Village has marketed the site for reuse and

Historic Preservation Commission Meeting Minutes
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redevelopment of the property for several years. Mr. Murphy stated his belief that a clear site would be more appealing for potential development.

Mr. Murphy stated the original application was submitted in 2020 and for two years Village staff and Commission members have researched the historic property. Holabird & Root, the architect of the building, believes that records of the project were lost in a flood several decades ago. Mr. Murphy also explained that the demolition would be funded by a state grant, and accordingly would need to be approved by the State Historic Preservation Office. Mr. Murphy also mentioned that the façade of one of the buildings on Madison Street is deteriorating and the sidewalk needed to be closed.

Courtney Bilari was invited to address the Commission. Ms. Bilari expressed concern about the demolition work and its impact on parking and traffic. Chairman Franek explained that the logistics of demolition were beyond the scope of the Commission.

Theresa Peavy, of 13 Ashland Avenue, asked how the Commission could consider the demolition of a significant property while discussing protecting significant properties later on the agenda. Chairman Franek explained that the Village is the applicant for the demolition work, not the Historic Preservation Commission.

Assistant Walsh read emails submitted by Deborah Borman of 14 Lathrop. Ms. Borman questioned the decision to demolish the property without a plan to develop it. Ms. Borman also listed several property maintenance concerns about the current properties. Ms. Borman asked when the decision was made to demolish the other properties and what the deadline was for the grant.

Assistant Walsh read an email from Jean Follett of Wheaton, Illinois. Jean Follett stated the belief that the public hearing is premature due to the lack of review from the State Historic Preservation Office. Ms. Follett also questioned the environmental impact of demolition and the value of having a vacant lot.

Assistant Walsh then shared a summary of a discussion he had over the phone with Annette Madden. Ms. Madden is concerned about asbestos, rodents and other impacts from the demolition.

Attorney Greg Smith clarified that the local Historic Preservation Commission review process is separate from the State review and they both need to occur. Mr. Smith further explained that the future development of the site would require additional public hearings through the Development Review Board.

B. DISCUSSION AND DELIBERATION

Commissioner Forehand asked for additional information regarding the State Historic Preservation Office review.

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Chairman Franek detailed the efforts to find documentation on the colored windows and windscreen by former staff liaison Jon Pape and Commissioner Raino-Ogden.

Commissioner Saeger expressed that the features from the original structure appear to be mostly intact, and therefore issuing a Certificate of Appropriateness would not be appropriate. Ms. Saeger then stated that enforcing a significant delay would not be effective in this case due to the efforts to market the building for several years.

Commissioner Graham White observed that there are not many mid-century modern structures on the Village's significant property list, and the Village may regret the demolition in future decades. Ms. Graham White asked whether the Village made efforts to reuse the buildings.

Commissioner Raino-Ogden stated that a six-month demolition delay may allow for a buyer to propose reusing the historic buildings. Mr. Murphy stated that the Village has sought users to adaptively reuse the property and there have been no viable proposals. Mr. Murphy added that the Village would be open to salvaging the historic features.

Mr. Murphy was asked about the schedule for the grant. Mr. Murphy stated there were several review steps that needed to occur before demolition could begin, including the State Historic Preservation Office. Attorney Smith reminded the Commission that the Village originally applied for the certificate of appropriateness in July 2020, and effectively there has already been a two-year delay.

Chairman Franek compared the application to past demolition permits, including 1123 Franklin. In that case the building was in structural disrepair due to bank ownership, and the Commission did not issue a Certificate of Appropriateness. A minimal delay in demolition was implemented due to the length of time the home had been for sale.

Chairman Franek further stated that although the concerns shared during the hearing are valid, most of them are not relevant to the decision before the Commission tonight. Mr. Franek reminded the Commission that demolition could not be prevented, only delayed.

Commissioner Forehand agreed with Commissioner Saeger and added the State review of the site is comforting and may find additional information.

Commissioner Saeger reiterated her belief that no certificate of appropriateness should be issued, and added that there already has been a delay in accepting the application.

Commissioners Graham White and Raino-Ogden agreed with Commissioner Saeger.

Village Attorney Smith detailed the timeline of the Village's application. The application was accepted as complete on April 21, 2022.

C. DECISION REGARDING CERTIFICATE OF APPROPRIATENESS

Commissioner Saeger made a Motion, seconded by Commissioner Raino-Ogden to withhold a Certificate of Appropriateness.

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

NAYS: None.

Motion Passes.

After some discussion of the demolition delay, Village Attorney Smith clarified that the application was not complete until April 21, 2022.

Commissioner Carla Graham White made a Motion, seconded by Commissioner Saeger to issue a demolition delay through July 1, 2022.

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

NAYS: None.

Motion Passes.

V. DISCUSSION REGARDING PROMOTION OF RIVER FOREST ARCHITECTURE AND HISTORY

Commissioner Saeger provided the group with some ideas regarding the promotion of the HPC at upcoming park events, and the increased promotion of historical society events.

VI. DISCUSSION REGARDING ANNUAL PRESENTATION OF PRESERVATION AWARDS

Assistant Walsh confirmed that no award nominations had been received, and that additional promotion would be sent out by the Village.

VII. DISCUSSION OF ADDITIONAL WAYS TO PROTECT SIGNIFICANT PROPERTIES

None.

VIII. OTHER BUSINESS

None.

IX. ADJOURNMENT

Historic Preservation Commission Meeting Minutes
June 23, 2022

A MOTION was made by Commissioner Schwartz and SECONDED by Commissioner Saeger to adjourn the June 23, 2022 meeting of the Historic Preservation Commission at 8:25 p.m.

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

NAYS: None.

Motion Passes.

Respectfully submitted:

Matt Walsh
Assistant to the Village Administrator

Approved:

David Franek, Chairman
Historic Preservation Commission

Date

535 Thatcher Certificate of Appropriateness Application

In order to apply for a Certificate of Appropriateness (COA), the Village requires the following information;

1. Applicant's name

JULIA AND DANIEL POTTER

2. Owner's name, if different

SAME

3. Street Address and legal description

535 THATCHER AVENUE. THE LEGAL DESCRIPTION IS ON THE PLAT OF SURVEY, ATTACHED.

4. A site plan and elevation drawings

A BLUEPRINT, CAD DRAWING, AND TOPOGRAPHICAL SURVEY OF THE PROPERTY WERE PROVIDED WITH THE PERMIT APPLICATION. DO YOU NEED THEM SUBMITTED AGAIN? PLEASE JUST LET ME KNOW.

5. A brief description and photos of the structure

PHOTOS OF EXISTING GARAGE ATTACHED. THE GARAGE WAS NOT BUILT AT THE SAME TIME AS THE HOUSE, BUT WE DON'T HAVE AN EXACT DATE. BRIEF RELEVANT HISTORY: THE BACK 39' FEET OF OUR PROPERTY WAS SOLD TO OUR BACK-DOOR NEIGHBOR IN THE EARLY 1900s TO, ACCORDING TO VILLAGE RECORDS FOR PASTURE LAND FOR THEIR LIVESTOCK. WE PURCHASED IT BACK IN 2009. THAT IS WHY THE CURRENT STRUCTURE IS NOT ON THE BACK LOT LINE. THE NEW GARAGE IS PROPOSED ON THE NEW BACK LOT LINE.

THE STRUCTURE STARTED TO FALL DOWN IN 2020. THE PANDEMIC PUT THINGS ON HOLD, THEN WE STARTED THE PROCESS AGAIN IN 2021. THE STRUCTURE CONTINUES TO DETERIORATE AND WE WOULD LIKE TO GET A NEW GARAGE IN PLACE BEFORE THE WINTER. THE CURRENT STRUCTURE IS BEING HELD UP BY STRAPS DRILLED THROUGH THE GARAGE AND WRAPPED AROUND TWO NEARBY TREES (PHOTO ATTACHED). WE HAVE NOT PARKED CARS IN IT FOR TWO YEARS. THE FENCE WILL BE REPLACED AS SOON AS THE GARAGE IS DONE.

6. A detailed description of the proposed demolition, together with pictorial renditions indicating how the proposed changes will affect the property

THE PROPOSED GARAGE BLUEPRINT WAS FILED WITH THE PERMIT. I HAVE ALSO INCLUDED OUR OWN VERY ROUGH RENDITIONS (NOT FROM AN ARCHITECT!) OF THE PROPOSED GARAGE AND NEW LANDSCAPING. WE TRIED TO MATCH THE LOOK OF OUR HOME, MAINTAIN AS MUCH GREEN SPACE AS POSSIBLE (USING, FOR EXAMPLE, PERMEABLE PAVERS FOR THE TURN-AROUND), WHILE ALSO KEEPING TO CURRENT CODE AND MAKING USE OF CURRENT, MORE DURABLE MATERIALS.

7. Identification of any architect or developer involved in the project

BLUE SKY BUILDERS ARE CONTRACTED FOR THIS PROJECT. MCADAM LANDSCAPING WILL DO THE LANDSCAPING. THE FENCE WILL BE DONE BY BESPOKE. THE NEW DRIVEWAY WILL BE DONE BY ANDREAS & SONS OR MCCARTHY.

8. Any information as requested by the Village Administrator or HPC

N/A

Photos







PLAT OF SURVEY of

THE NORTH 50 FEET OF THE WEST 180 FEET OF LOT 37 IN FOWLER BRUNER AND BODIN SUBDIVISION OF THE WEST 26 1/2 ACRES OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

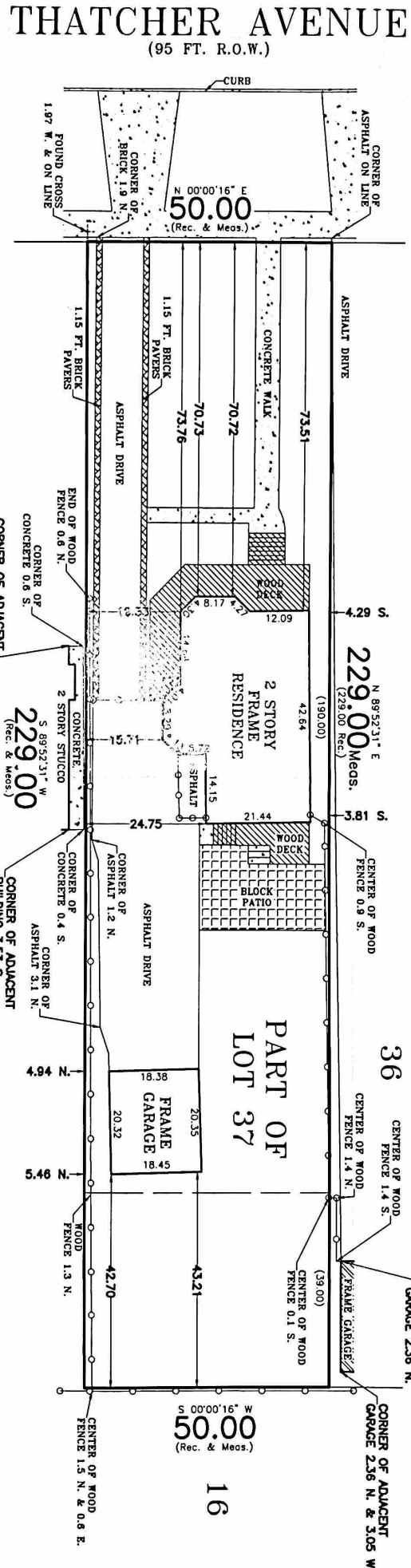
ALSO:

THE EAST 39 FEET OF THE NORTH 50 FEET OF LOT 37, IN FOWLER, BRUNER AND BODIN'S SUBDIVISION OF THE WEST 26-1/2 ACRES OF THE NORTHWEST QUARTER OF SECTION 12 AND THE EAST 13-1/2 ACRES OF THE NORTHEAST QUARTER OF SECTION 11, LYING NORTH OF LAKE STREET, IN TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SCALE: 1"=20'



ADDRESS: 535 THATCHER AVENUE, RIVER FOREST, ILLINOIS.
P.L.N. 15-11-209-017 & 15-11-209-018



GENERAL NOTES:

- 1) THE LEGAL DESCRIPTION HAS BEEN PROVIDED BY THE CLIENT OR THEIR AGENT.
- 2) THIS SURVEY SHOWS THE BUILDING LINES AND EASEMENTS AS INDICATED BY THE RECORDED PLAT. THIS PLAT DOES NOT SHOW ANY RESTRICTIONS ESTABLISHED BY LOCAL ORDINANCES UNLESS SUPPLIED BY THE CLIENT.
- 3) BASIS OF BEARING FOR THIS SURVEY IS AS ASSUMED NORTH.
- 4) MONUMENTS, WERE NOT SET, AT THE CLIENT'S REQUEST.
- 5) LOCATION OF SOME FEATURES MAY BE EXAGGERATED FOR CLARITY. NO INTERPOLATIONS MAY BE MADE FROM THE INFORMATION SHOWN HEREON.
- 6) ONLY COPIES WITH AN ORIGINAL SIGNATURE AND SEAL ARE OFFICIAL LEGAL DOCUMENTS. ALL SURVEYS ARE COPYRIGHTED MATERIALS WITH ALL RIGHTS RESERVED.

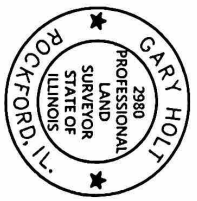


Professional Design Registration #161-002795
Preferred SURVEY, INC.
7845 W. 79TH STREET, BRIDGEVIEW, IL 60455
Phone 708-458-7845 / Fax 708-458-7855
www.psurveys.com



SURVEY ORDERED BY: JULIE POTTER

STATE OF ILLINOIS)
COUNTY OF COOK)



I, GARY HOLT, AS AN EMPLOYEE OF PREFERRED SURVEY, INC., DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ILLINOIS. I HAVE CONDUCTED THIS SURVEY IN ACCORDANCE WITH THE ILLINOIS MINIMUM STANDARD FOR BOUNDARY SURVEY. PROPERTY CORNERS HAVE BEEN SET OR NOT IN ACCORDANCE WITH CLIENT AGREEMENT. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF AND ARE CORRECTED TO A TEMPERATURE OF 68 DEGREES FAHRENHEIT.
GIVEN UNDER MY HAND AND SEAL THIS 20TH DAY OF MAY A.D. 2022
GARY HOLT - LIC# 035-002980 - EXPIRES ON 11/30/22
P.S.I. NO. 221175

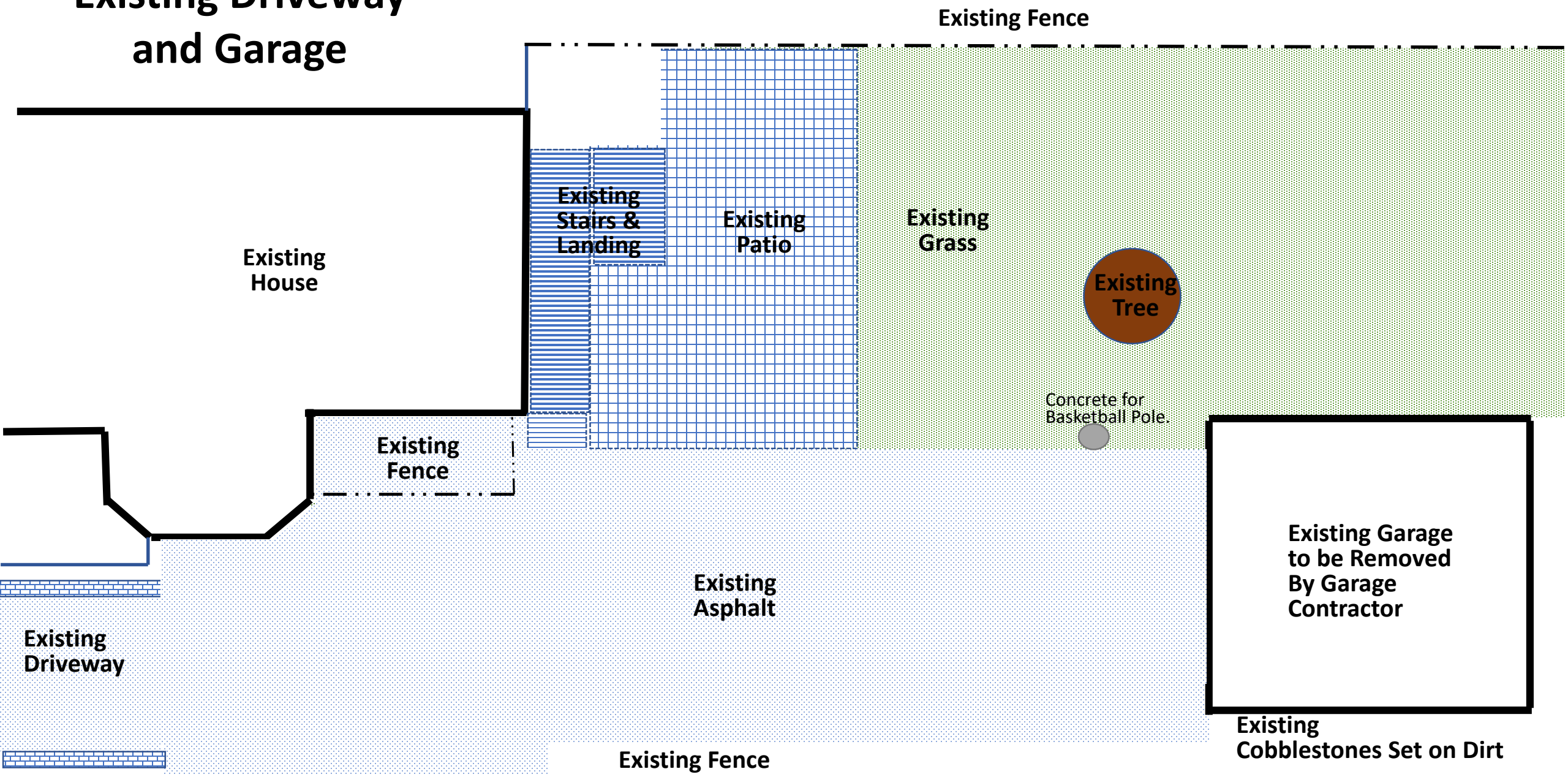
*Proportions are
Very Close*

*Colors not a
match*

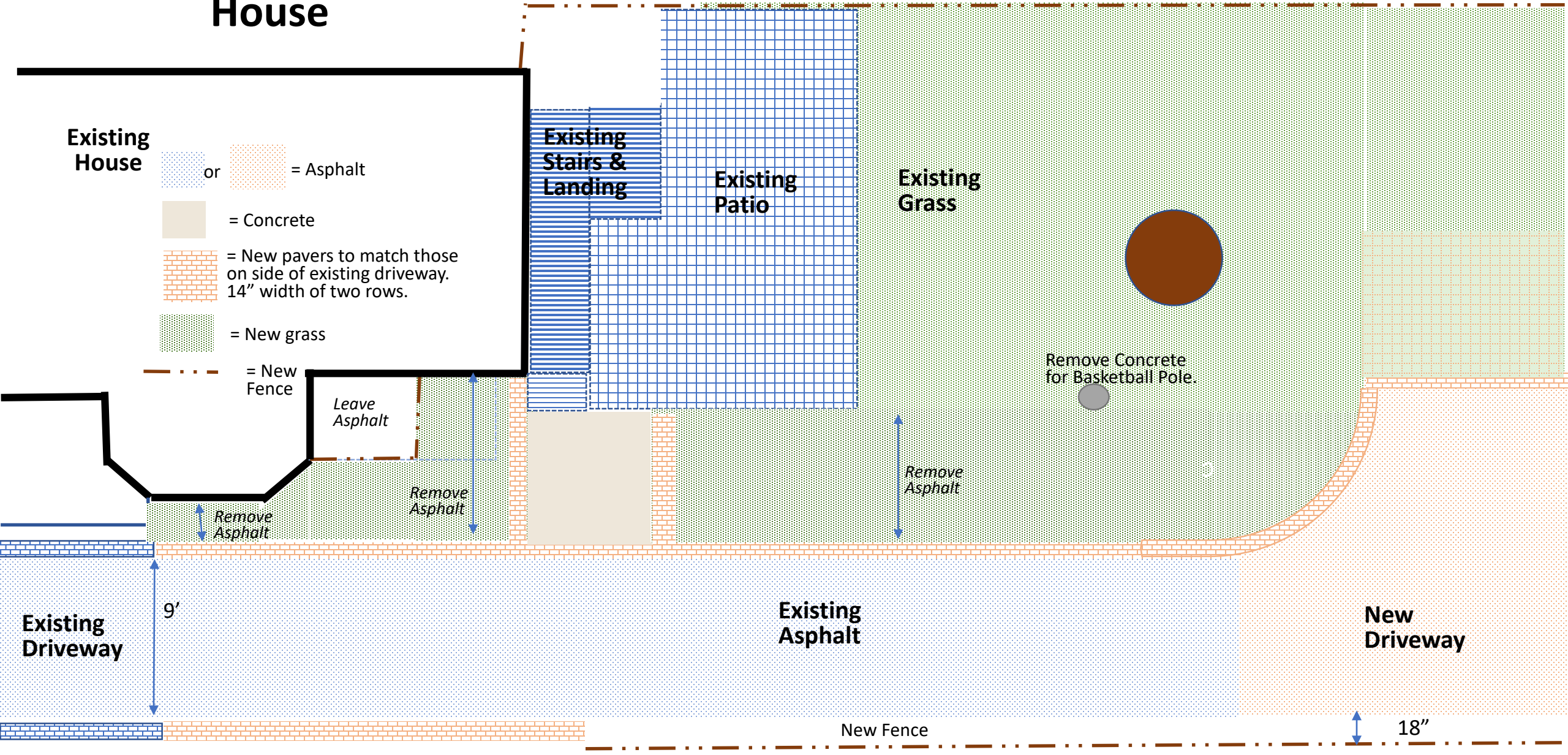
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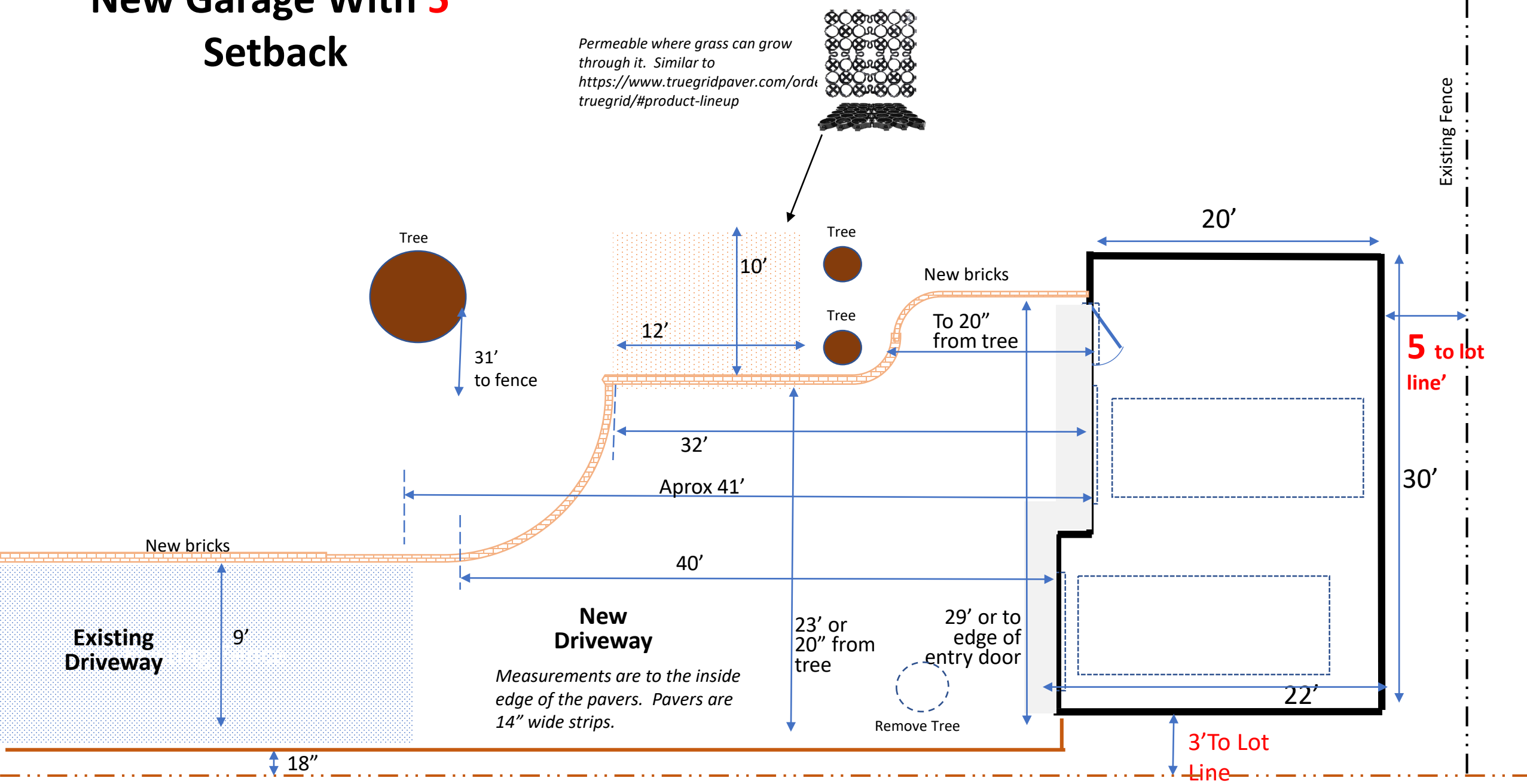
Existing Driveway and Garage



New Driveway Near Rear of House



New Garage With 5' Setback



[Type here]

Certificate of Appropriateness Application
559 Edgewood PL
Garage Demolition and New Garage Construction

[Type here]

[Type here]

HPC Application

05. 23. 2022

Application for approval as a local landmark shall be filed with the Village Administrator in writing and shall include the following.

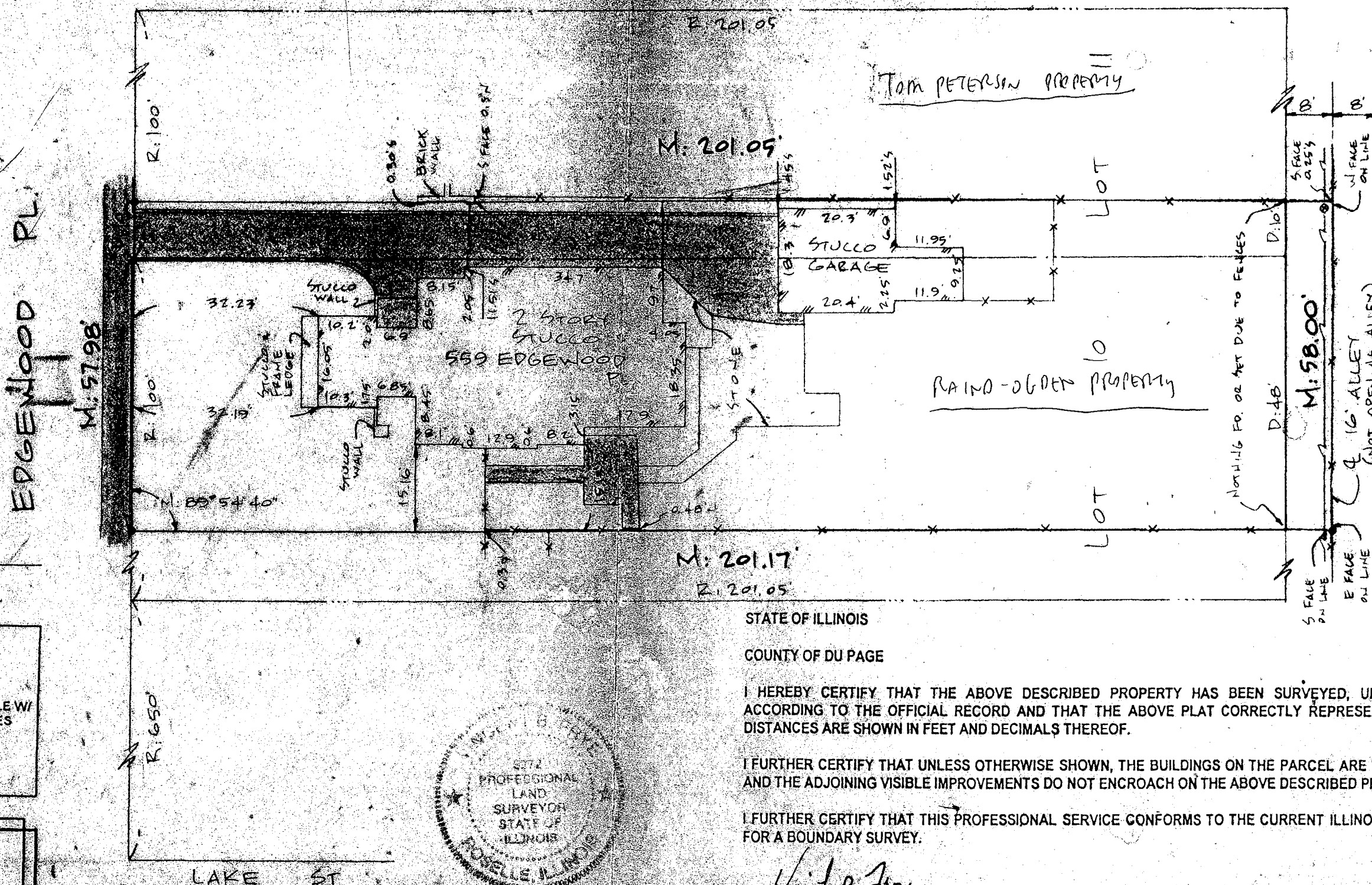
1. Name of applicant:
David Raino-Ogden
2. Name of Owner:
David Raino-ogden
3. The legal description and common street address of the property:
559 Edgewood Pl
River Forest IL 60305
Pin Number:

Of the south 10 feet of lot 11 and North 48 feet of Lot 10 in Block 1 in Thatcher's Resubdivision of that part of Blocks 20 and 21 and private street adjoining in Thatchers Park lying East, Southeast and South of Oak Avenue as per Book 19 of Plats Page 64 together with that part of Lot 3 in Subdivision of part section 11, Township 39 North, range 12, east of the Third Principal Meridian, lying east of the East line of oak Avenue, all in the Northwest ¼ of Section 11, Township 39 North, Range 12, East of the Third Principal Meridian, In Cook County, Illinois.

4. See Attached Pictures of the garage structure. –Site Plan Attached
5. The garage is a detached structure located at the rear of the property facing Edgewood Place. The structure is a wood frame construction with stucco finish.
6. The Demolition of the Structure is to be performed in such manner to salvage original trims and materials for re-use / repurpose. The new garage structure will be architecturally consistent with the house both in style and materials.
7. David Raino-Ogden / Owner - Architect

[Type here]

Of the South 10 feet of Lot 11 and the North 48 feet of Lot 10 in Block 1 in Thatcher's Resubdivision of that part of Blocks 20 and 21 and private street adjoining in Thatcher Park lying East, Southeast and South of Oak Avenue as per Book 19 of Plats Page 64 together with that part of Lot 3 in the Subdivision of part of Section 11, Township 39 North, Range 12, East of the Third Principal Meridian, lying East of the East line of Oak Avenue, all in the Northeast 1/4 of Section 11, Township 39 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.



CLIENT: ATTY STEADMAN
JN 30744

LEGEND

R - RECORD DISTANCE
M - MEASURED DISTANCE
D - DEED
CONCRETE SHOWN SHADED

CH - CHORD
● FOUND IRON
○ SET IRON
UTILITY POLE WITH
OVHD. WIRES

—X—X— FENCE LINE
—//—//— LIMITS OF BUILDING

SCALE 1" = 70' FEET

**SCHLAF-SEDIG
& ASSOCIATES, INC.**
1030 Summerfield Drive
Roselle, Illinois 60172
(630) 924-7100

STATE OF ILLINOIS

COUNTY OF DU PAGE

I HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED, UNDER MY SUPERVISION, ACCORDING TO THE OFFICIAL RECORD AND THAT THE ABOVE PLAT CORRECTLY REPRESENTS SAID SURVEY. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.

I FURTHER CERTIFY THAT UNLESS OTHERWISE SHOWN, THE BUILDINGS ON THE PARCEL ARE WITHIN PROPERTY LINES AND THE ADJOINING VISIBLE IMPROVEMENTS DO NOT ENCROACH ON THE ABOVE DESCRIBED PROPERTY.

I FURTHER CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

MY LICENSE EXPIRES 11-30-2004

COMPARE THE DESCRIPTION OF THIS PLAT WITH DEED. REFER TO TITLE POLICY FOR ITEMS OF RECORD NOT SHOWN ABOVE. UNLESS OTHERWISE NOTED, UTILITIES WITHIN EASEMENTS ARE NOT SHOWN HEREON. UNDERGROUND UTILITIES INCLUDING BUT NOT LIMITED TO CONDUITS AND CABLES (IF ANY) HAVE NOT BEEN SHOWN HEREON.

559 Edgewood Pl River Forest, IL 60305

SCOPE OF WORK

The work includes the demolition of an existing frame garage and the construction of a new detached 2-car wood frame garage.

LIST OF DRAWINGS

NS-1 Notes / Schedules

- A-1 Site Plan / Demolition Plans
- A-2 Construction Plans / Framing Plans / Details
- A-3 Exterior Elevations / Wall Sections

ALL DRAWINGS © 2020 RAINO OGDEN ARCHITECTS

NOTES

GOVERNING CODES

- International Residential Code – One and Two Family Dwelling Code (2003)
- Illinois State Plumbing Code (2005)
- National Electric Code (2005)
- Illinois Energy Conservation Code (2018)
- All adopted codes and ordinances of village of River Forest.

DESIGN LOADS

Live Loads:	Roof	30 PSF plus Snow Drifting
	Floors	40 PSF
	Main Wind Force Resisting System	20 PSF
	Components/Cladding	30 PSF
	Uplift	40 PSF
Wind Loads	Foundation Surcharge: Lateral Soil Pressure	50 PSF

GENERAL NOTES

- All codes having jurisdiction shall be observed strictly in the construction of the Project, including, but not limited to, all applicable state and local county building, zoning, electrical, mechanical, plumbing and fire codes. The Contractor shall verify all code requirements before commencement of construction and bring discrepancies in the documents to the attention of the Architect.
- Details and sections on the drawings are shown at specific locations and are intended to show general requirements throughout. Details noted "typical" imply that all conditions are treated similarly.
- All drawings shall be fully coordinated by the Contractor to verify all dimensions. Locate all special conditions, slopes, drains, outlets, recesses, reglets, flashings, structural fasteners, sleeves, etc.
- The Architect / Structural Engineer maintains no responsibility for the General Contractor or Sub-Contractors (or those working in such capacities), and shall not be responsible for safety and construction procedures (including site/silt fencing), techniques or the failure of the builder to carry out the Work in accordance with the drawings or the required codes.
- The Contractor shall obtain all necessary permits and inspections.
- The Contractor shall bring all errors and omissions that may arise in the construction documents to the attention of the Architect. The Contractor will be held responsible for damages resulting from any errors, discrepancies, or omissions in the Contract Documents, for which the Contractor failed to notify the Architect prior to starting the Work.
- All manufacturer' s product specifications and/or warnings for products or materials, used in construction, must be strictly observed.
- All codes, trade standards and manufacturer' s instructions referenced in the Contract Documents shall be latest edition.
- The Contractor shall make no structural changes without the written approval of the Architect.
- The Contractor is responsible for locating and avoiding all underground utilities and obstructions prior to excavation (Contact DIGGER at 312-744-4000 48 hours prior to excavation).
- The Contractor is responsible for locating and avoiding all underground utilities and obstructions prior to excavation (Contact J.U.L.I.E.).
- The Contractor shall be responsible for relocating and reinstalling all existing utilities (including cable, telephone, etc.) as required by the new construction.
- Contractor to take all precautions necessary to protect structures at adjacent properties from damage during construction. This specifically includes precautions during excavation and foundation construction as required by local Chicago ordinances.
- The Contractor shall be responsible for verifying all sizes, dimensions and conditions shown on drawings.
- All existing sizes and structure indications are considered as assumption and are offered only as a representation of the type of construction that may be encountered in the course of the Work, but not necessarily the actual sizes or conditions. If conditions in the field are different from what is assumed or shown on the drawings, notify Architect/Structural Engineer immediately.
- The information contained on the Structural Drawings is, in itself, incomplete and void unless used in conjunction with all of the Contract Documents and all specifications, trade practices, or applicable standards, codes, etc., incorporated therein by reference.
- The use of any and all drawings, plans, specifications, etc., prepared by Raino Ogden Architects remain the property of Raino Ogden Architects (and it' s consultants) and shall be restricted to the original site for which they were prepared. Any reproduction or distribution of such items is expressly limited to such use. Any other reproduction, reuse or disclosure by any method, in whole or in part, or for any other purpose other than that as a contract document, is strictly prohibited.
- Protect all existing flooring indicated to remain.
- Any Contractor working renovating or disturbing paint finishes in a pre-1978 residence must be an EPA Certified Renovator and provide proof to the Owner prior to beginning of any work on the Project.
- "U.N.O." denotes "Unless Noted Otherwise".
- No smoking is allowed within the residence.
- No alcohol is allowed within the residence or on premises.
- General Contractor to save and provide to Owner all instructions, manuals, etc. for all Contractor supplied equipment for the project.
- General Contractor to provide temporary toilet facilities throughout duration of construction.
- The Architect is not liable for identification of any possible asbestos containing materials or the removal of any such materials.
- The General Contractor will be responsible for all costs and fees required to obtain a new copy of the approved permit drawings for the job if the original set(s) are lost while in his possession.
- Do not scale drawings. Contact Architect if necessary for clarification.

NOTICE OF EXCAVATION

At least 30 days prior to beginning of the excavation work, the Owner of the property where the work is to be done shall notify the owners of adjacent properties of the anticipated starting date and three- dimensional measurement of the excavation work. The notice shall be delivered by certified mail, return receipt requested, or by personal delivery to the person entitled to receive the notice, accompanied by a receipt for delivery. The receipt and a copy of the notice shall be available for inspection at the excavation site.

DEMOLITION AND SHORING

ALL MATERIALS REMOVED FROM PROJECT TO BE REMOVED FROM SITE AND DISPOSED OF IN A PROPER AND LEGAL MANNER. ALL DEMOLITION AND REMOVAL OF ITEMS TO BE REMOVED IN A MANNER TO MAINTAIN THE BUILDING IN A SAFE AND STABLE CONDITION.

- Coordinate removal of all Owner' s personal belongings and furniture from area of work with Owner prior to the beginning of any work or demolition.
- Building structural areas that are to be removed shall be done in a manner that shall maintain the stability of the structure and shall allow the structure to remain in a safe condition.
- Contractor shall bear full responsibility for the design and installation of all temporary shoring that is to be used.
- Demolish existing garage including all foundations.

SITE WORK / ALLOWABLE SOIL BEARING PRESSURE / BACKFILLING

- All foundations have been designed for an allowable soil bearing pressure of 2500 PSF. If for any reason the indicated bearing allowable is not attainable at elevations shown on the drawings, the Architect/Engineer shall be notified immediately (Owner /Contractor is responsible for verifying soil capacities with reputable soil consultant).
- Bearing shall be on virgin, undisturbed soils or if fill is required, it shall be approved for use by an approved testing laboratory and shall be compacted in accordance with applicable ASTM standards to obtain the required Allowable Bearing Pressure.
- All slabs on grade shall bear on mechanically compacted crushed stone capable of supporting 1000 PSF.
- All grades to slope away from the building at a 2% grade for proper drainage.
- Re-grade rear yard following construction. New sod and landscaping to be provided by Others.
- All back-filling materials along foundation walls and under slabs on grade should be free draining and subject to the review of the Architect/Engineer.
- Back filling shall be done evenly on both sides of foundation walls.

CONCRETE

- All concrete work shall be in accordance with the "American Concrete Institute Building Code" (ACI 318) and with "Specifications for Structural Concrete for Buildings" (ACI 301), latest editions. All concrete work shall contain minimum reinforcement as required by ACI 318 unless noted otherwise.
- All concrete shall be regular weight, conform to ASTM C33 and obtain at 28 days compressive strength as noted:
 - Slabs-on-grade 4000 PSI normal weight
 - All other foundations 3000 PSI normal weight
- Air entrained concrete (5% + 1%) shall be used for all concrete exposed in the finished work when freezing temperatures might apply.
- Mild steel reinforcement for concrete and masonry construction shall be manufactured, detailed, fabricated and placed in accordance with the "Building Code Requirements for Reinforced Concrete" (ACI 318) and the "Manual of Standard Practice for Detailing Reinforced Concrete Structures (ACI 315) .
- Reinforcing bars shall be new billet steel conforming to ASTM A615, Grade 60
- Ties, stirrups and hoops shall conform to ASTM A615, Grade 60.
- Reinforcement shall be bent cold.
- Reinforcement shall not be welded
- Reinforcement larger than #6 shall not be bent in the field.
- Splices:
 - Reinforcement in concrete and masonry shall have lap lengths as follows:

Bar Size	Length in Concrete	Length in Masonry
#3	24"	24"
#4	33"	24"
#5	36"	30"
#6	44"	36"
#7	63"	60"
#8	72"	66"
- Horizontal reinforcing shall lap 48 bar diameters at splices and corners.
- Welded wire fabric shall conform to ASTM A185.
- Welded wire fabric shall be lapped on grid width plus 2"
- Placement:
 - Reinforcement shall be accurately placed and adequately supported by concrete metal or other approved chairs, spacers or ties and secured against displacement during concrete or grout placement. Tack welding shall not be allowed.
 - Except where shown otherwise on the architectural drawings, reinforcement in concrete shall have concrete cover as follows:

Concrete deposited against earth:	3"
Formed concrete against earth:	2"
Exterior face of walls:	2"
Interior wall of walls:	0.75"
To top of slab on grades:	0.75"
- Provide bar supports and other accessories in accordance with CRSI recommendations and standard practices and as necessary to hold reinforcing in proper position during concrete placement. Plastic coated accessories shall be provided in all exposed concrete work.
- All welded wire fabric shall be supported in position prior to concrete placement. Hold all welded wire fabric 1 1/2" clear of all control joints. In on-grade concrete slabs the WWF reinforcement shall be located midway in the slab.
- Admixtures containing chloride salts shall not be used.
- Maximum water / cement ratio shall be 0.50.
- Concrete shall be conveyed and deposited in accordance with the recommendations of ACI 614.
- At the time of placement, concrete shall have a slump of 4" maximum (per ASTM C143).
- All concrete shall be thoroughly consolidated during placement using a mechanical vibrator.
- Concrete, when placed, shall have a temperature between 50 degrees F and 70 degrees F. The temperature of the concrete during mixing and transportation shall never be lower than 40 degrees F nor higher than 90 degrees F.
- During cold weather (ambient temperature below 40 degrees F) the concrete contractor shall maintain the concrete at a minimum temperature of 50 degrees F for 3 days and above 32 degrees F for 14 days following placement.
- During hot weather (ambient temperature above 80 degrees F) the concrete contractor shall follow the recommendations for hot weather concrete placement as described in ACI 305 as required to minimize temperature and shrinkage cracking of the concrete.
- At construction joints of slabs and beams, provide straight, vertical joints. Limit joint surface roughness to 1/2" amplitude. Remove any spoilage of the first concrete placement.
- Concrete slabs at garage to have steel trowel finish U.N.O.
- Concrete floor slabs to have control joints at 12 FT maximum both directions.
- Concrete joints shall be keyed at mid-depth with a 3-1/2" x 1-1/2" beveled form.
- Reinforcing shall be cleaned of all oil, scale, rust, etc. which may impair bond.
- Provide 6-mil polyethylene vapor barrier membrane complying with ASTM D-2103 below garage slab

CARPENTRY

- All wood construction to comply with "National Design Specifications for Wood Construction."
- All wood framing to be Spruce-Pine-Fir or Hem-Fir of the following grades:
 - Studs Stud No. 2
 - Columns/Posts No. 2
 - Joists/Rafters No. 2
 - Beams/Headers No. 2
 - Microlam (ML) / LVL Fb = 2.6 KSI, E = 1800 KSI
 - Parallam / PSL Fb = 2.9 KSI, E = 2000 KSI
- All nailing and fastening to be per applicable codes. All exterior wood siding to be nailed into studs.
- All sizes are minimum size required. Members can be made larger as needed.
- All headers to be supported with double cripple studs at both ends and one stud full height typical U.N.O.
- All ends of joists and rafters not having full bearing (min. 1-1/2") to be supported by approved joist hangers. Provide and install stamped and fabricated steel of the type required. Nails to be those furnished by the manufacturer for this specific use. "Heckmann" or "Simpson" conforming to the requirements indicated shall be provided. All hangers and anchors shall be galvanized. Beam to beam (or header) connections to have 1500 lb. capacity U.N.O.
- All wood beams constructed from multiple joists to nailed or bolted together. "Bolted" on the drawings denotes 1/2" dia. through-bolts at 8" O.C. staggered top and bottom 1/2" from the edge of the joists.
- All exterior wood frame walls to have 1/2" plywood APA Structural I blocked at all edges and nailed at all edges with 8d nails at 6" O.C. and at 12" O.C. at all intermediate studs.
- Provide solid blocking between joists at all bearing walls.
- Wood posts made up of multiple studs to be constructed per National Design Specification 1991 edition. Carry all posts down to foundation walls or beams at lower level(s).
- Provide code complying fireblocking at the following location:
 - Concealed spaces of stud walls and partitions, including furled spaces, at the ceiling and floor level and at 10 FT intervals both vertical and horizontal.
 - All interconnections between concealed vertical and horizontal spaces such as occur at soffits, drop ceilings, cove ceilings, etc.
 - Concealed spaces between stair stringers at the top and bottom of the run.
 - Openings around vents, pipes, ducts, chimneys and fireplaces at ceiling and floor level, without noncombustible materials
- Roof sheathing to be 3/4" CDX plywood with clips nailed at all edges with 8d nails at 6" O.C. and at 12" O.C. at all intermediate framing.
- Use pressure treated lumber where lumber is in contact with concrete or masonry.
- Provide blocking at partitions as required for mounting wall hung millwork and equipment (fireproof blocking as required by code).
- Any fastener, hanger or flashing in contact with pressure treated wood shall be hot dipped galvanized, stainless, silicone bronze or equal corrosion resistance and be compatible with ACQ treated wood.
- Provide total of three 1 SF relief opening grills high at exterior walls per drawings.

MILLWORK

- All exposed faces at custom millwork to be constructed of solid wood and plywood materials U.N.O.
 - Paint Grade: Plywood to be 3/4" select birch veneer U.N.O.; solid material to be poplar U.N.O.
 - Stain Grade: Plywood to be 3/4" oak veneer U.N.O.; solid material to be oak U.N.O.
- All interior trim to be delivered to site to acclimate for a minimum of 7 days prior to installation.
- All trim for stain / paint finish to be free of knots, checks, splits or blemishes.
- Provide new baseboards and door/window casings. Back-cut all inside corners at interior trim as required.
- All interior door / window casing trim to be free of any field splices.

THERMAL AND MOISTURE PROTECTION

- The following specifications shall govern with modifications as specified herein: American Society of Heating, Refrigeration and Air Conditioning Engineers (ASHRAE) Handbook of Fundamentals.
- Install flashing and sheet metal in compliance with "Architectural Sheet Metal Manual" by SMACNA. Aluminum flashing shall conform to ASTM B 209 and be a minimum 0.016" thick Standard Building Sheet of Plain Finish.
- Galvanized steel flashing shall conform to ASTM A 526, 0.20% copper, 26-gauge (0.0179"), ASTM A 525, designation G 90 hot-dip galvanized, mill phosphated.
- Backpaint flashing with bituminous paint, where expected to be in contact with cementitious materials or dissimilar metals.
- Provide flashing at all roof to wall conditions, projections of wood beams through exterior walls, exterior openings and elsewhere as required providing watertight/weatherproof performance.
- Roof valley flashing shall be provided not less than No. 28 galvanized sheet gauge corrosive resistant metal or copper and shall extend at least 11" from the center line each way and shall have the flow line formed as part of the flashing. Sections of flashing shall have an end lap of not less than 4".
- Provide low expansion foam insulation at window shim spaces.
- Provide sealants and caulking meeting applicable specifications as required to provide a positive barrier against moisture and passage of air.
- Provide new fully adhered EPDM single-ply membrane at new roof area. Install per all manufacturer' s instructions over 1/2" ISO board.
- Provide continuous ice dam barrier (to extend minimum 24" inside the exterior face of the exterior wall) at all eaves and valleys. Provide continuous metal drip edge at all eaves and gables.
- Provide all new prefinished gutters and downspouts per plans. Downspouts to tie in sewer per City code requirements.
- Provide three-coat exterior stucco finish at new construction over 30 lb. building paper and galvanized wire mesh. Color and texture to match existing stucco finish.
- All exterior trim to be backprimed cedar U.N.O.
- All beadboard at exterior locations to be 3/8" thick solid fir (not plywood) for exterior use.

DOORS, WINDOWS AND GLASS

- Reference standards for metal doors, wood doors and windows shall be as follows:
 - Underwriter' s Laboratories, Inc.: Building Materials Directory
 - National Fire Protection Association: Pamphlet No. 80 Standard for Fire Doors and Windows
 - National Woodworking Manufacturer' s Association: I.S., 1078: Wood Flush Doors
 - ASTM E283, ASTM E 331
- All doors and windows opening to the exterior or to unconditioned areas shall be fully weather stripped (including thresholds), gasketed or otherwise treated to limit air infiltration. All manufactured windows or sliding doors shall meet the air infiltration standards of the 1972 American National Standards Institute ASTM E 283-73 with a pressure differential of 1.57 PSF and shall be certified and labeled.
- Doors to be as follows:
 - Type A Flush hollow metal door/frame
 - Type B Screen Door
- Provide one new 16 FT wide x 7 FT high insulated steel (min. 25 gauge) overhead door at Garage with high lift tracks and automatic opener. Owner to approve door selection.

FINISHES

- Provide gypsum wallboard in accordance with "American Standards Specifications for the Application of Finishing of Gypsum Wallboard", as approved by the American Standards Association, latest edition: Applicable parts thereof are hereby made a part of this specification except where more stringent requirements are called for in this specification, in local codes or by the manufacture of the gypsum wallboard, whose requirements shall be followed.
- Application of paint or other coating shall be in strict accordance with manufacturer' s directions. Ready mixed paint shall not be thinned, except as permitted in the application instructions.
- All exterior and interior surfaces shall receive the painter' s finish except color coordinated factory finish surfaces. Top and bottom of doors to be sealed and painted. Do not paint electrical devices or cover plates.
- All surfaces to be finished shall be clean and free of foreign materials (dirt, grease, asphalt, rust, etc.).
- Application shall be in a workmanlike manner providing a smooth surface. Application rate shall be that recommended by the manufacturer. Application may be by brush or roller or by spray if paint is formulated for spray application.
- Provide interior and exterior paint and stain per Owner' s schedule and specifications.
- Provide moisture resistant "greenboard" gypsum wallboard, at interior ceilings (5/8" thick) U.N.O. on drawings or specified. Contractor shall provide all trim accessories, finish taping and spackling in accordance with American Standards Specifications.
- All plaster / gypsum board walls to receive eggshell latex paint finish (one prime coat, two finish coats) U.N.O.
- Interior wood millwork / trim scheduled for paint finish to receive semi-gloss enamel point finish (one coat prime, two finish coats).
- Interior wood millwork / trim scheduled for stained/natural finish to receive oil-type interior stain, cut shellac, paste wood sealer and two coats of oil rubbing varnish.
- All exterior wood siding/trim to receive satin finish acrylic house paint finish (one prime coat, two finish coats). All new exterior siding/trim to be primed all six sides (including cut ends) prior to installation.
- All new exterior steel to receive satin finish acrylic enamel point finish (one coat acrylic metal primer, two finish coats).

ELECTRICAL

- Contractor shall provide all labor, materials and equipment necessary to install wiring, related fixtures, electrical heating elements and controls. Subcontractors shall coordinate work with all other trades. Provide power and final hookup at all fixtures and appliances, motors, motorized skylights, HVAC equipment, water heaters, fans and controls including whirlpool tubs. All electrical work shall conform to all applicable City of Chicago codes.
- Electrical system layouts are generally diagrammatic. Location of outlets and equipment is approximate. Exact routing of wiring, location of outlets and equipment is approximate. Exact routing of wiring and locations of outlets shall be governed by structural conditions and observations. Wiring for equipment requiring maintenance and inspections shall be readily accessible.
- General Contractor to coordinate walk thru with Owner and Architect to review all outlet and light fixture locations prior to conduit installation.
- All electrical equipment and breakers shall be properly labeled.
- Joists, rafters and load-bearing studs are not to be "notched" for installation of electrical conduits. Framing members to be drilled at mid-depth/width as permitted by code and manufacturer' s instructions.
- Materials and equipment shall be new and listed by U.L. and bear their label wherever standards have been established and their label service is regularly furnished.
- All switched outlets to be one-half hot.
- All equipment installed outdoors and exposed to weather shall be weatherproof.
- Contractor to provide all recessed light fixtures and exhaust fans. Owner to supply all surface mounted light fixtures / ceiling fans – Contractor to install.
- Provide separate switches for fan and light control at bathroom fan/light units.
- Provide GFI outlets and/or circuits per code requirements.
- Provide telephone outlets as indicated on plans.
- Provide television cable (indicated with "C") as indicated on plans.
- General Contractor and electrician to coordinate with Owner' s audio / video vendor regarding installation of new audio / video systems including wiring, speakers, etc.
- General Contractor and electrician to coordinate with Owner' s security vendor regarding installation of new security system.
- Fan approved junction boxes to be provided at all new ceiling fans.
- Electrician to supply recessed lights as required:
 - Manufacturer: Juno (or similar Halo)
 - Model: 4" dia. IC1LEDG4 (NOTE: Use appropriate fixtures for damp locations and where insulation is present)
- Trim: As approved by Owner
- Provide a maximum of 10 electrical receptacles per 15-amp circuit and a maximum of 15 electrical receptacles on a 20-amp circuit.

DOOR SCHEDULE									
NO.	TYPE	WIDTH	HEIGHT	THK	SWING	FINISH	HARDWARE	REMARKS	
G1	A	3'-0"	6'-8"	1.75"	LH	T.B.D.	ENTRANCE LOCKSET / H.D. DEADBOLT	FULLY WEATHERSTRIPPED	
G2	B	3'-0"	6'-8"	1.75"	LH	T.B.D.	ENTRANCE LOCKSET	SCREEN DOOR	



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RG ROA Garage

559 Edgewood Pl
River Forest, IL 60305

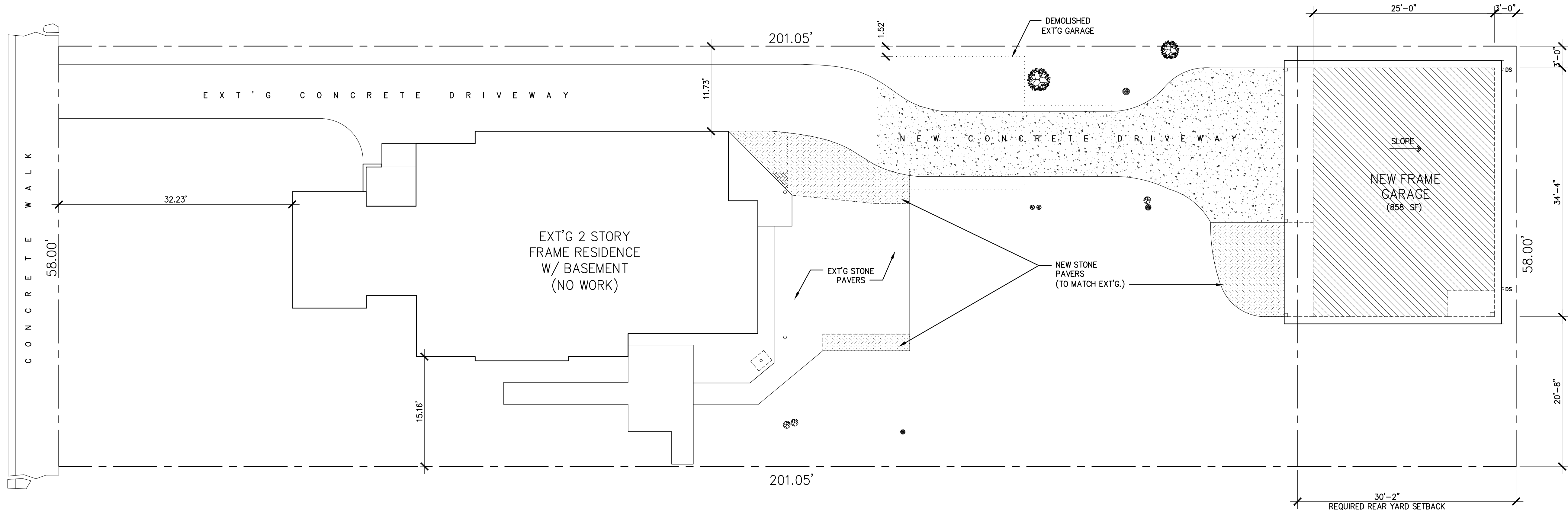
NS Notes

Permit Set

NS-1



E D G E W O O D P L



ZONING AREA CALCULATION				
Zone:	RS2			
Adress:	559 Edgewood PI River Forest IL 60305			
Lot Size 58 x 201.05	11,660 SF			
Lot Coverage Maximum (30%)	3,498 SF			
	EXISTING	PROPOSED	ADDITION	
Principal Structure	1,614	1,614		
Detached Garage	483	858	375	
Total Lot Coverage	Ext'g. 2,097 SF	Proposed 2,472 SF		
AVAILABLE	1,401 SF	1,026 SF		

1

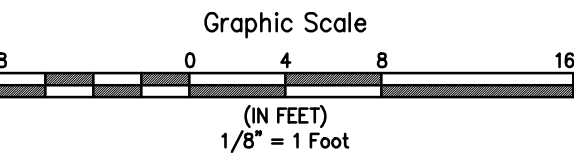
Site Plan

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



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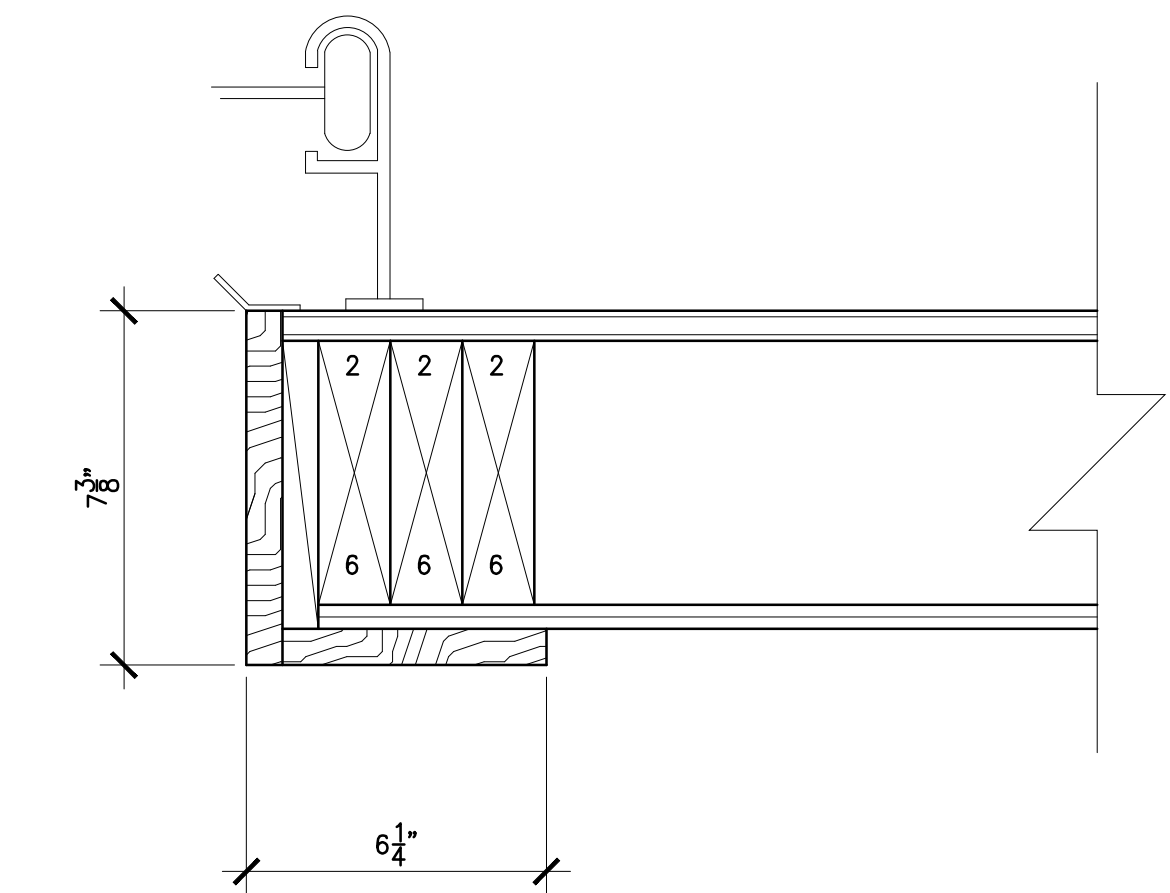
RG
ROA Garage

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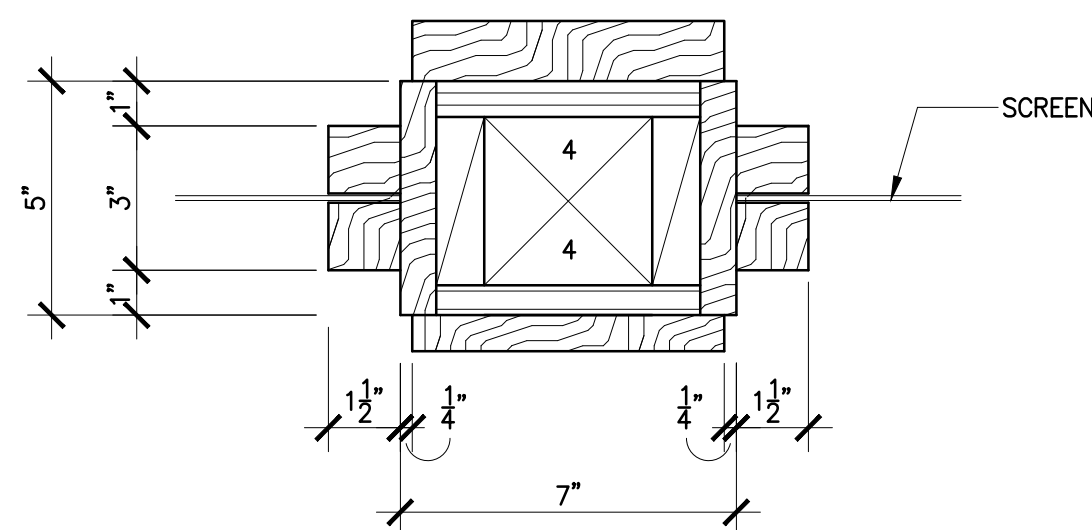
SP DP
Site Plans
Demolition Plans

Site
Permit Set



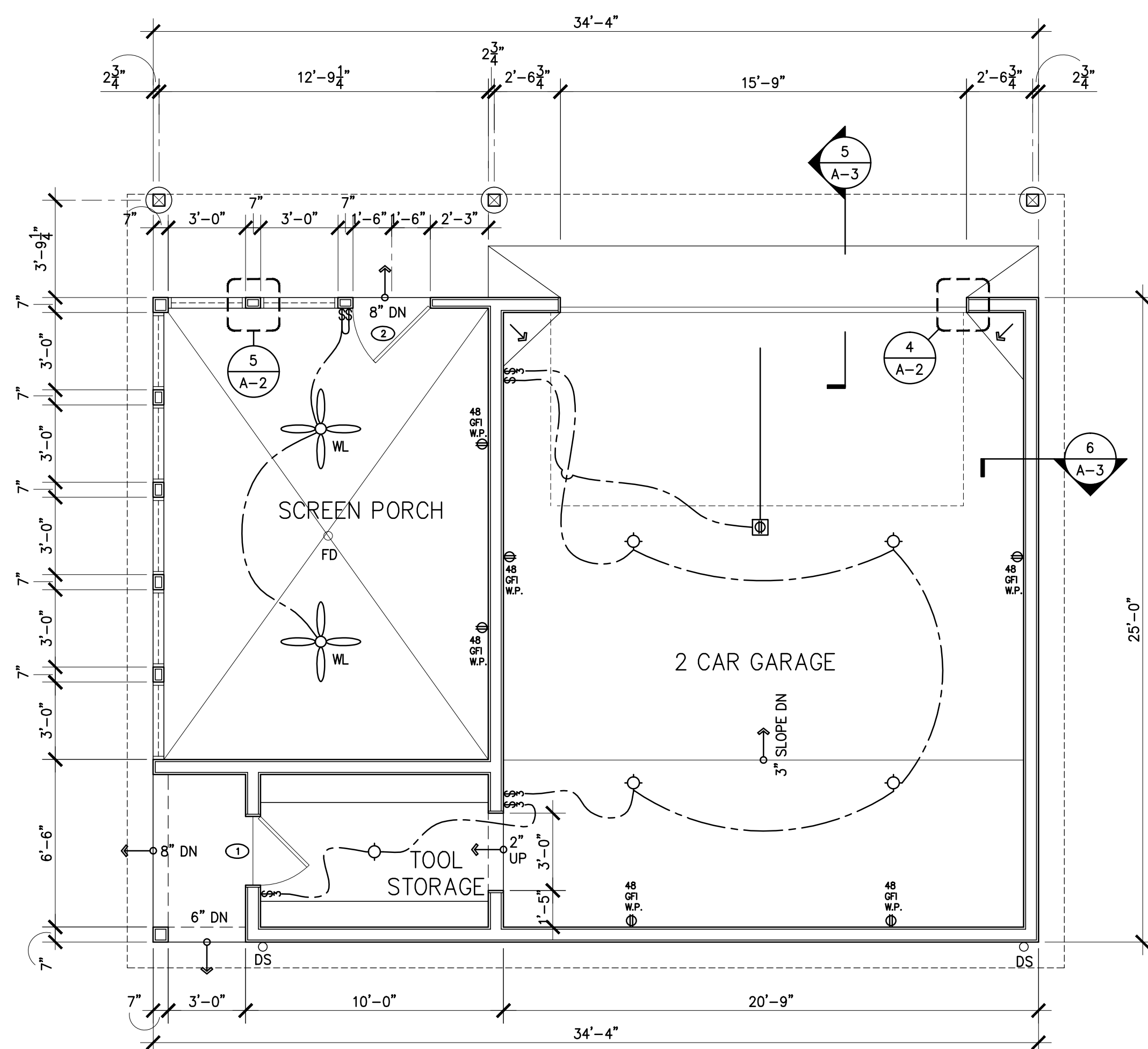


4 Detail @ Garage Door
scale: 3" = 1'-0"

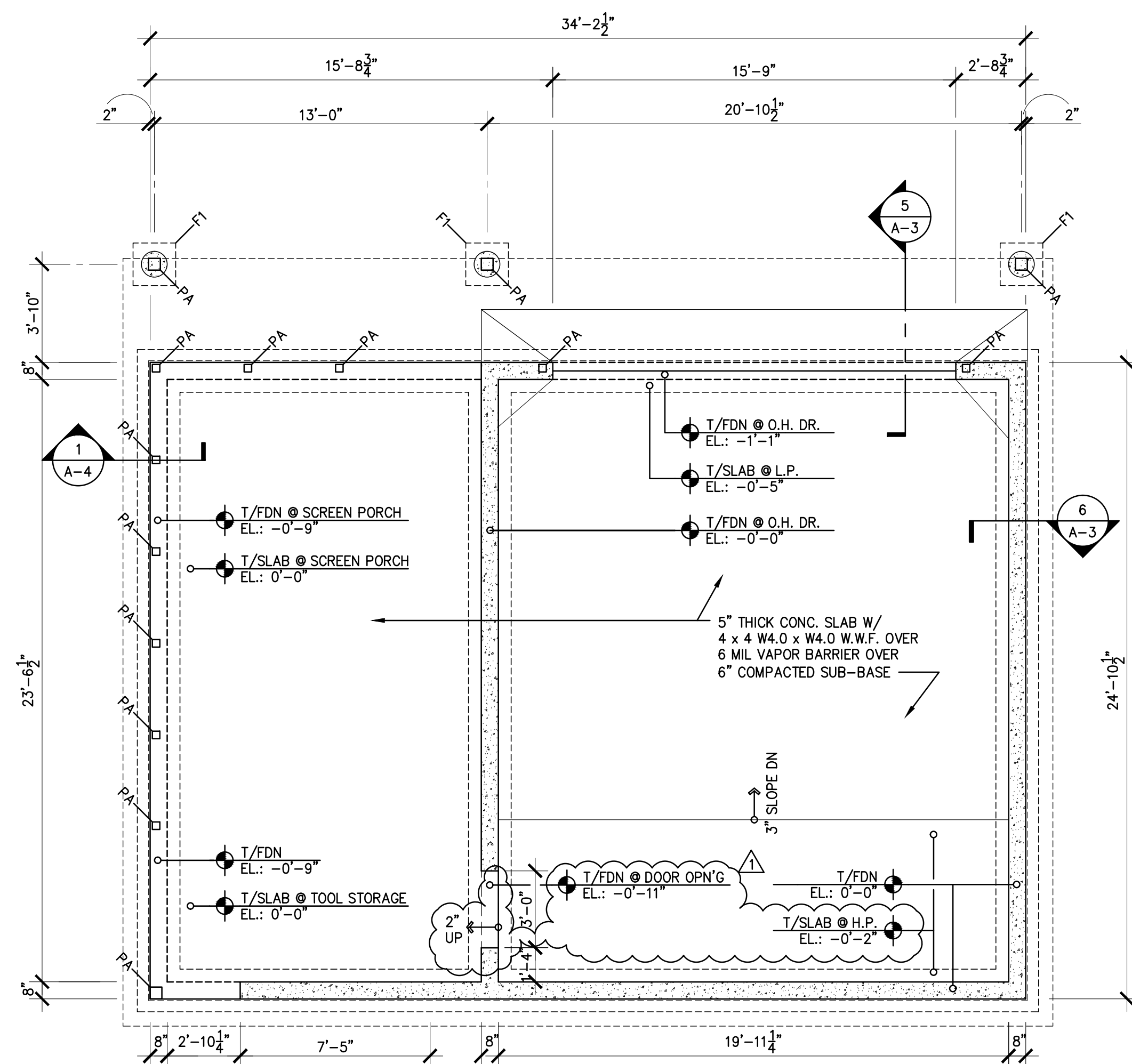


5 Detail @ Screen Jamb
scale: 3" = 1'-0"

ELECTRICAL LAYOUT LEGEND	
	Single power outlet
	Duplex power outlet with USB port
	Duplex power outlet
	Quadruple power outlet
	Floor outlet (verify location)
	Clock box
	Switched outlet
	Junction box
	Disconnect switch
	Switch (d=dimmer)
	Door switch
	Audio speaker outlet
	Cable outlet
	Door bell
	Door chime
	Intercom
	Telephone jack
	Floor phone jack (verify location)
	Data port
	Ceiling fan
	Can light
	Exhaust fan
	Fluorescent light
	Surface-mounted light
	Track light
	Under-cabinet light
	Wall sconce
	Wall washer
	Floor Up-light
	LED tape light
	Alarm motion detector
	Carbon-monoxide detector -Hardwired
	Smoke detector -Hardwired
	Carbon-monoxide detector -Battery
	Smoke detector -Battery
	Steamer control
	Thermostat (location by HVAC)
	Radio antenna
	Volume Control (Audio)
	Emergency light
	Exit light
	Arc Fault Circuit Interrupter
	Daylight sensor
	Gang together
	Motion detector
	GFI protected outlet
	Waterproof
	Wet location
	In-floor electric heat
	Existing wire path
	New wire path
	Existing outlets / fixtures
	New outlets / fixtures
NOTES:	
- Verify all sconce heights and floor outlet locations with owner	
- Numbers indicate height above finish floor	
- Provide AFCI's in all bedrooms	
- Alarm/security system by separate consultant (coordinate with G.C.)	
- Owner to review and approve all lighting, outlet and device locations	



1 First Floor Construction Plan
scale: 1/4" = 1'-0"



2 Foundation Plan
scale: 1/4" = 1'-0"

FOUNDATION PLAN STRUCTURAL LEGEND

F1 12" dia. "SONOTUBE" concrete pier down to 18" x 18" x 12" footing w/ (2) #5 reinforcing bars each way and (2) #5 vert. reinforcing bar hooked into footing (top of pier 3' above grade, bottom of pier 42" below grade)

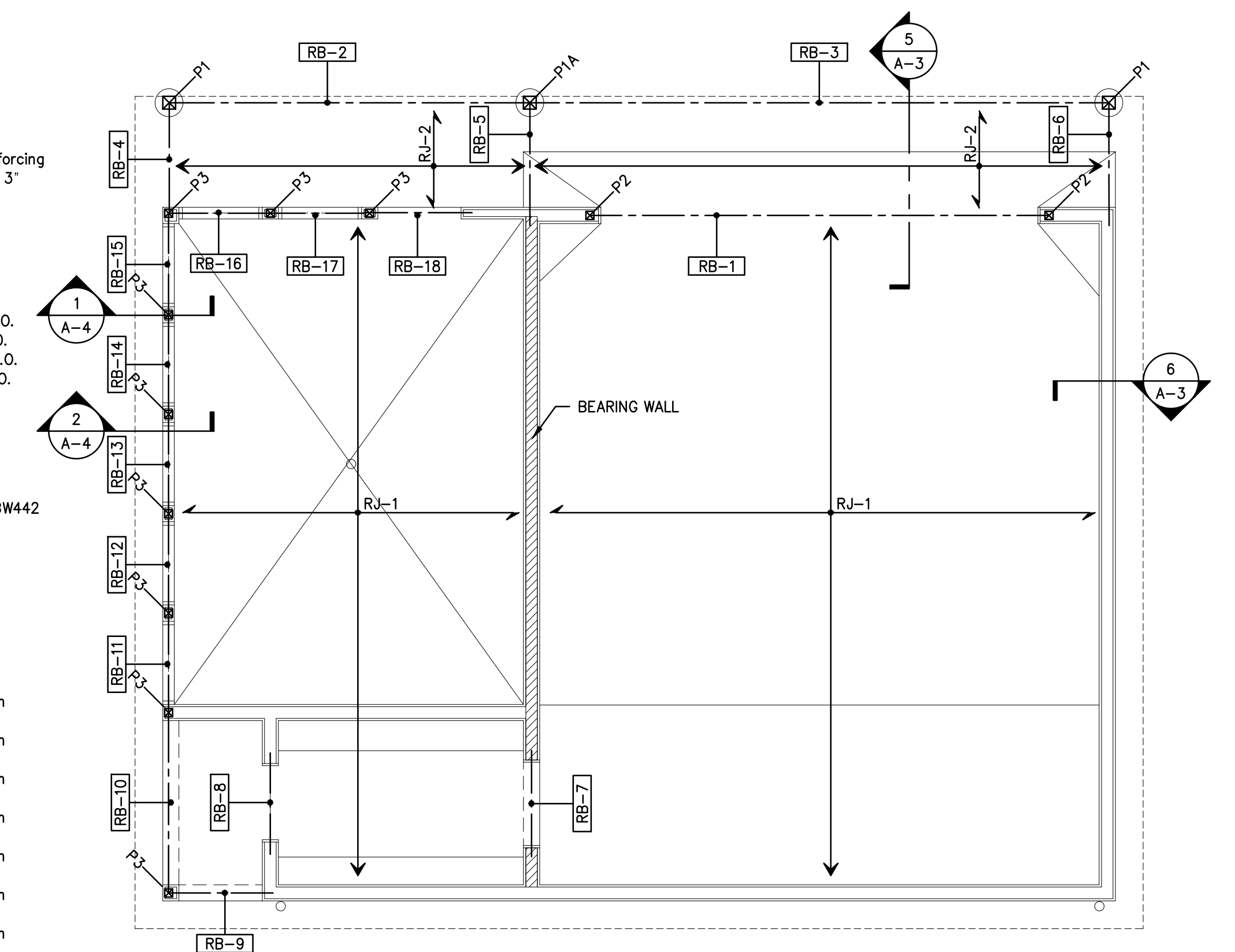
PA Post Above

ROOF FRAMING PLAN STRUCTURAL LEGEND

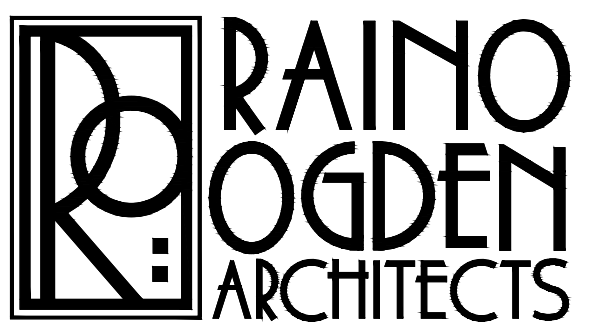
- All beams at First Floor Ceiling
- All dimensional beams/headers at interior walls to be supported by (2) 2 x 4 post U.N.O.
- All engineered beams/headers at interior walls to be supported by (3) 2 x 4 post U.N.O.
- All dimensional beams/headers at exterior walls to be supported by (2) 2 x 6 post U.N.O.
- All engineered beams/headers at exterior walls to be supported by (3) 2 x 6 post U.N.O.

PA Post Above

- P1 Treated 4 x 4 wood post with 'Simpson' RTC44 post cap mitered corner
P1A Treated 4 x 4 wood post with 'Simpson' CCQ3-4SDS2.5 post cap
P2 (3) 2 x 6 post
P3 4 x 4 post full ht from foundation to bottom of roof top plate with 'Simpson' ABW442 post base and 'Simpson' PC4Z post cap from post to top plate
- RB-1 (3) 1 3/4" x 11 1/4" LVL beam
RB-2 (2) 2 x 12 beam
RB-3 (2) 1 3/4" x 11 1/4" LVL beam
RB-4 (2) 2 x 8 beam
RB-5 (2) 2 x 8 beam
RB-6 (2) 2 x 8 beam
RB-7 (3) 2 x 8 header
RB-8 (2) 2 x 8 header with 'Simpson' HUC28-2 concealed flange hanger to post beam connection - See Dwg.1/A-4
RB-9 (2) 2 x 8 header with 'Simpson' HUC28-2 concealed flange hanger to post beam connection - See Dwg.1/A-4
RB-10 (2) 2 x 8 header with 'Simpson' HUC28-2 concealed flange hanger to post beam connection - See Dwg.1/A-4
RB-11 (2) 2 x 8 header with 'Simpson' HUC28-2 concealed flange hanger to post beam connection - See Dwg.1/A-4
RB-12 (2) 2 x 8 header with 'Simpson' HUC28-2 concealed flange hanger to post beam connection - See Dwg.1/A-4
RB-13 (2) 2 x 8 header with 'Simpson' HUC28-2 concealed flange hanger to post beam connection - See Dwg.1/A-4
RB-14 (2) 2 x 8 header with 'Simpson' HUC28-2 concealed flange hanger to post beam connection - See Dwg.1/A-4
RB-15 (2) 2 x 8 header with 'Simpson' HUC28-2 concealed flange hanger to post beam connection - See Dwg.1/A-4
RB-16 (2) 2 x 8 header with 'Simpson' HUC28-2 concealed flange hanger to post beam connection - See Dwg.1/A-4
RB-17 (2) 2 x 8 header with 'Simpson' HUC28-2 concealed flange hanger to post beam connection - See Dwg.1/A-4
RB-18 (2) 2 x 8 header with 'Simpson' HUC28-2 concealed flange hanger to post beam connection - See Dwg.1/A-4
- RJ-1 2 x 12 @ 12" O.C. roof joists with 'Simpson' H2.5 tie each end at every other roof joists
RJ-2 2 x 8 @ 12" O.C. roof rafters with 'Simpson' LUS28 face mount hanger at each end

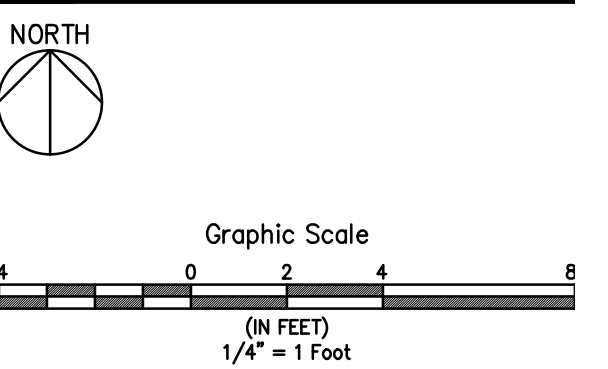


3 Roof Framing Plan
scale: 1/4" = 1'-0"



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RG
ROA Garage

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River Forest, IL 60305

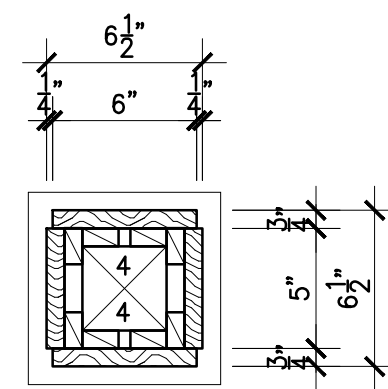
CP
Construction Plans

First Floor Const. Plan
Foundation Plan
Framing Plan
Framing Plan Schedule

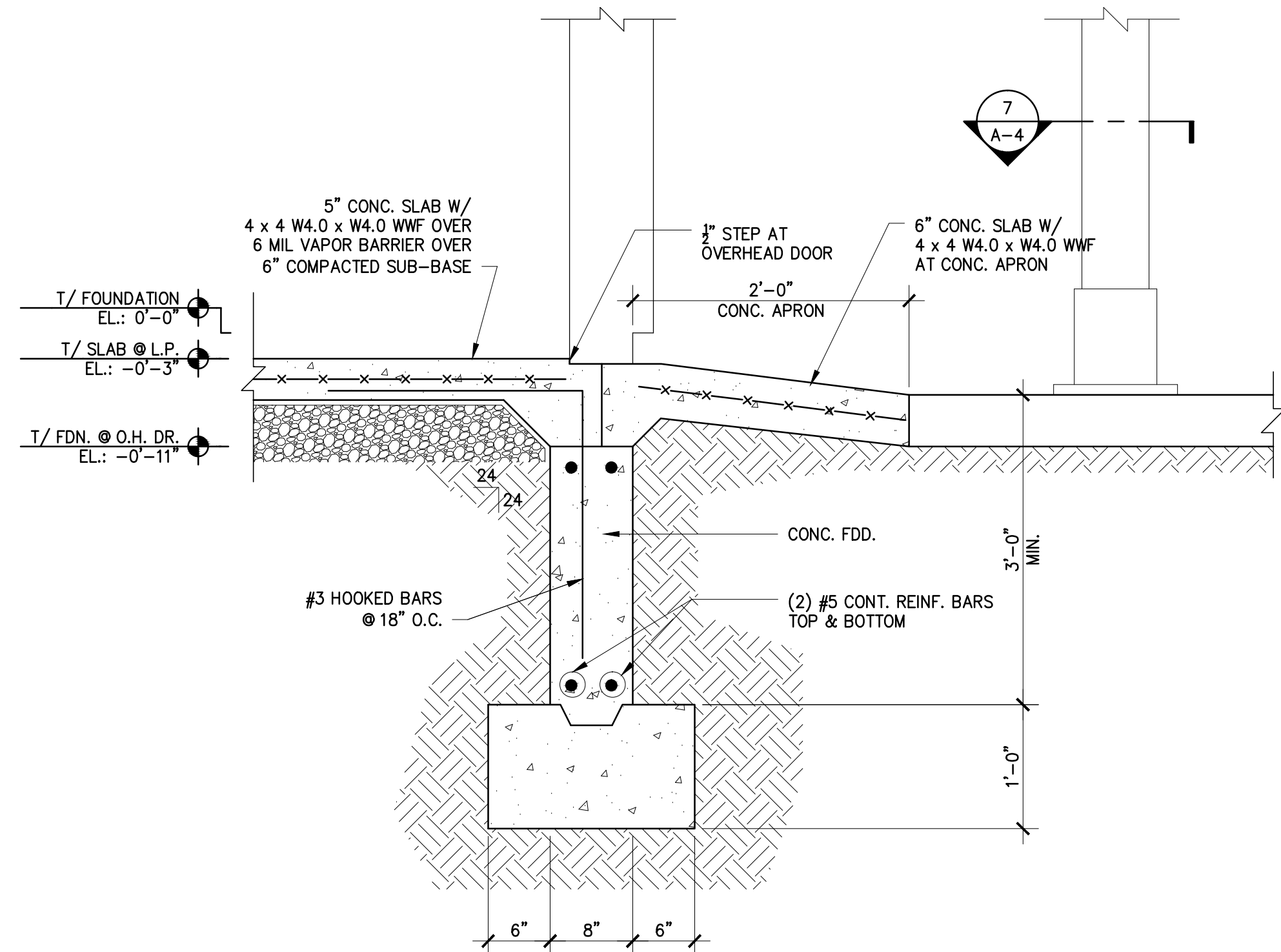
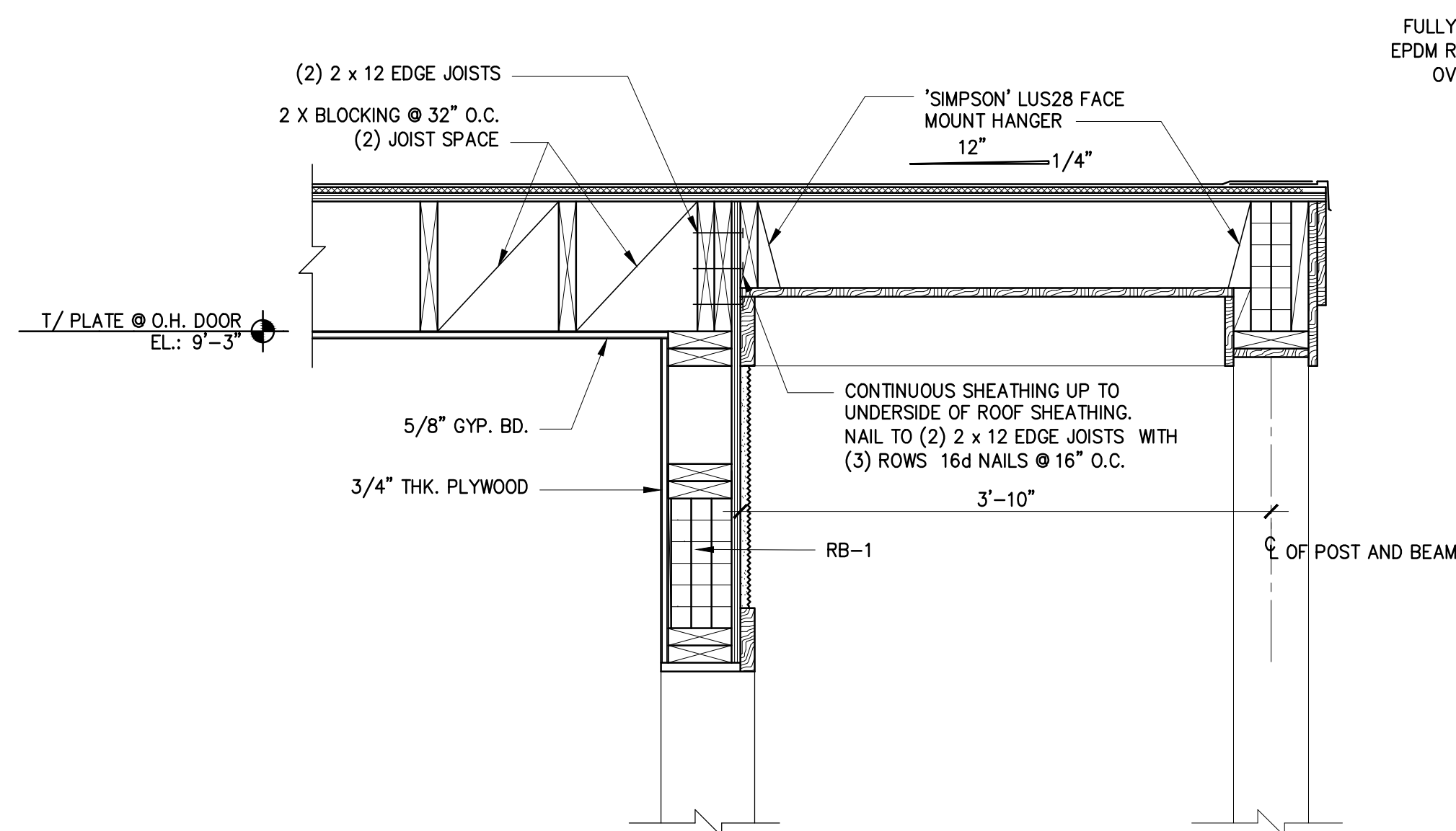
Permit Set

A-2

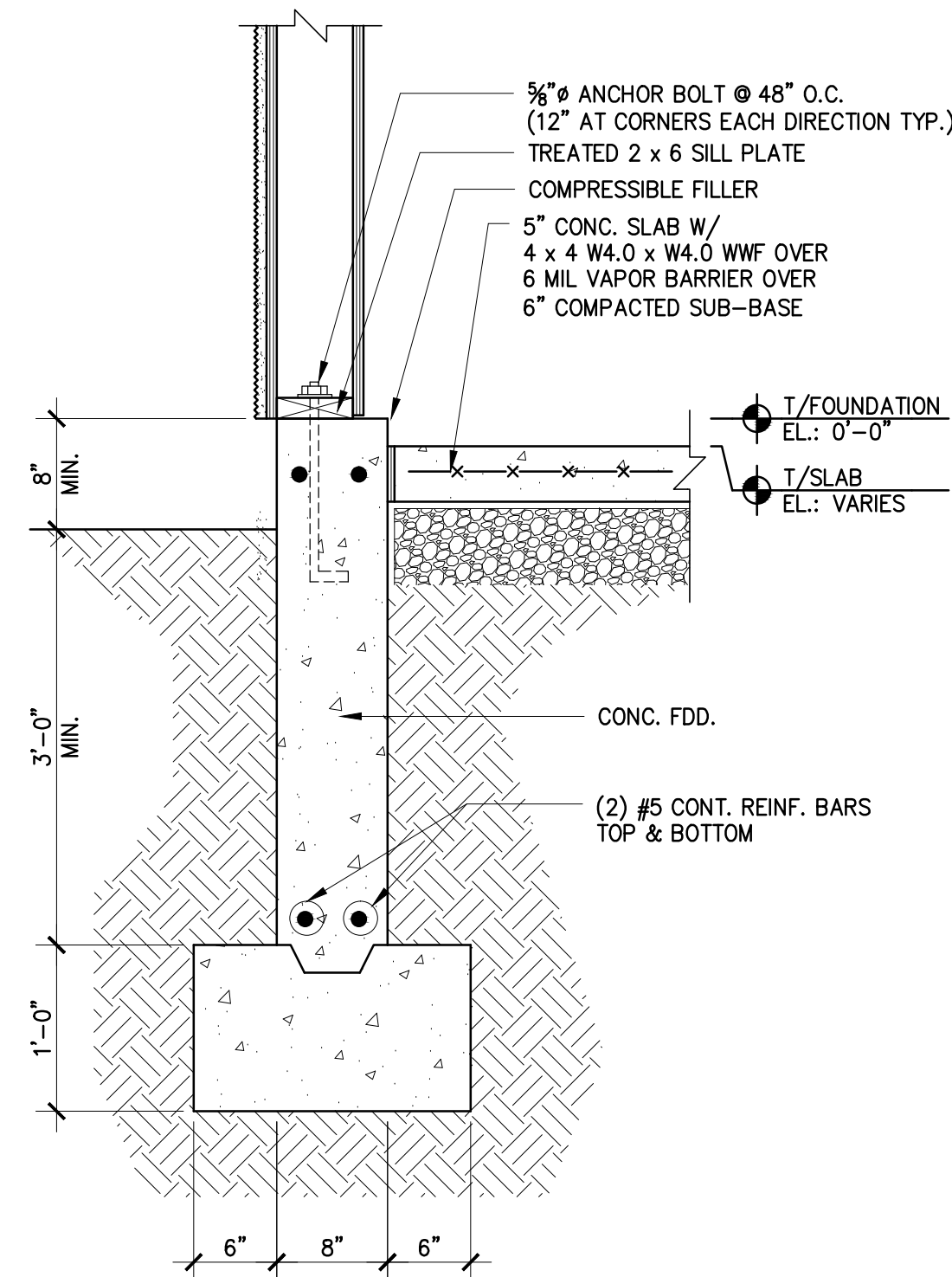
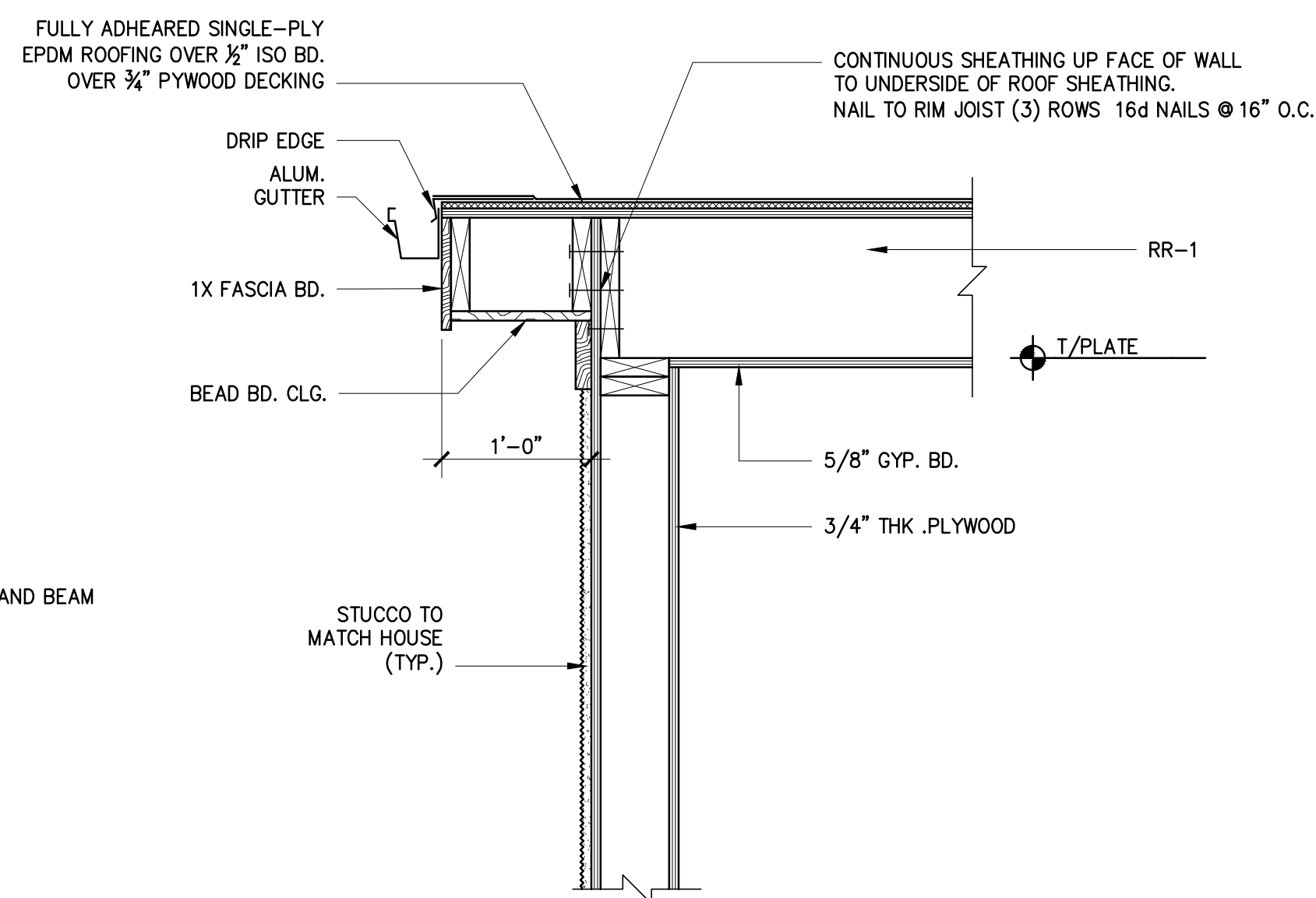




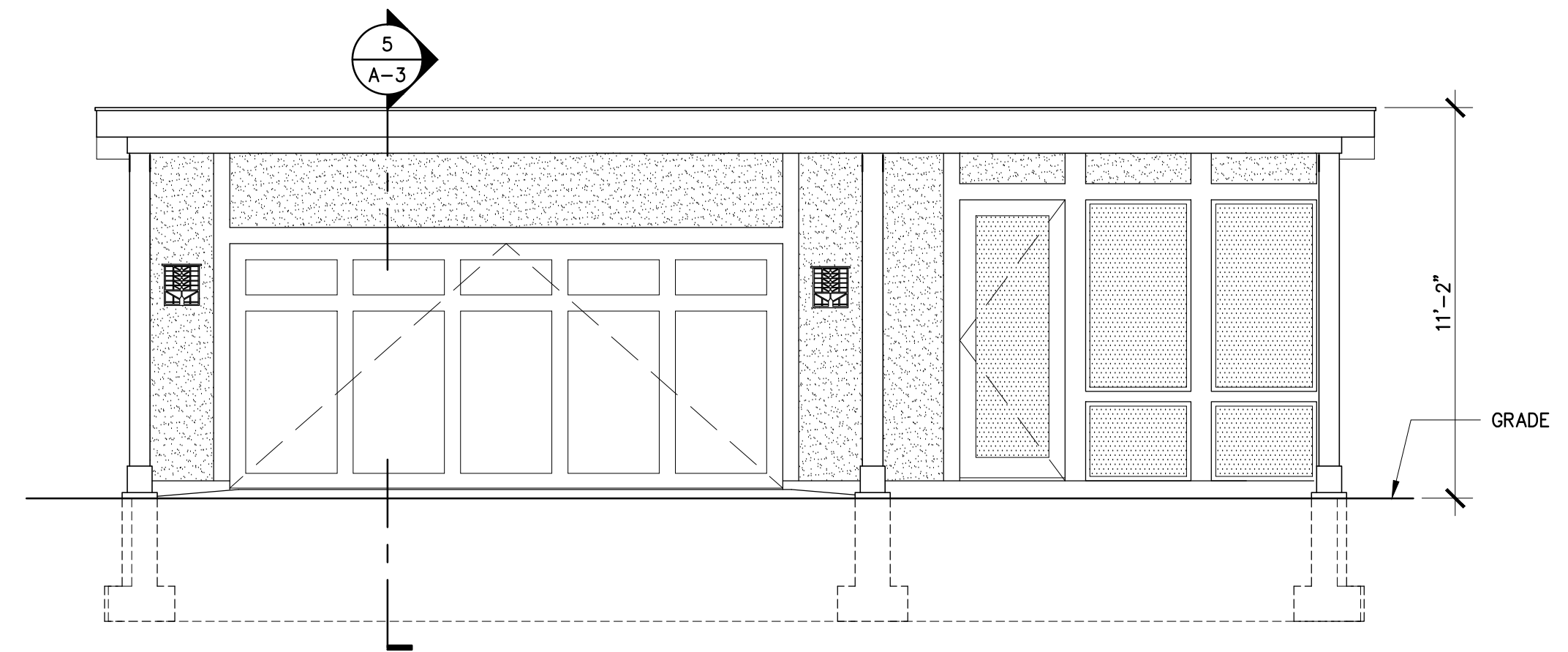
7 Detail
scale: 1-1/2" = 1'-0"



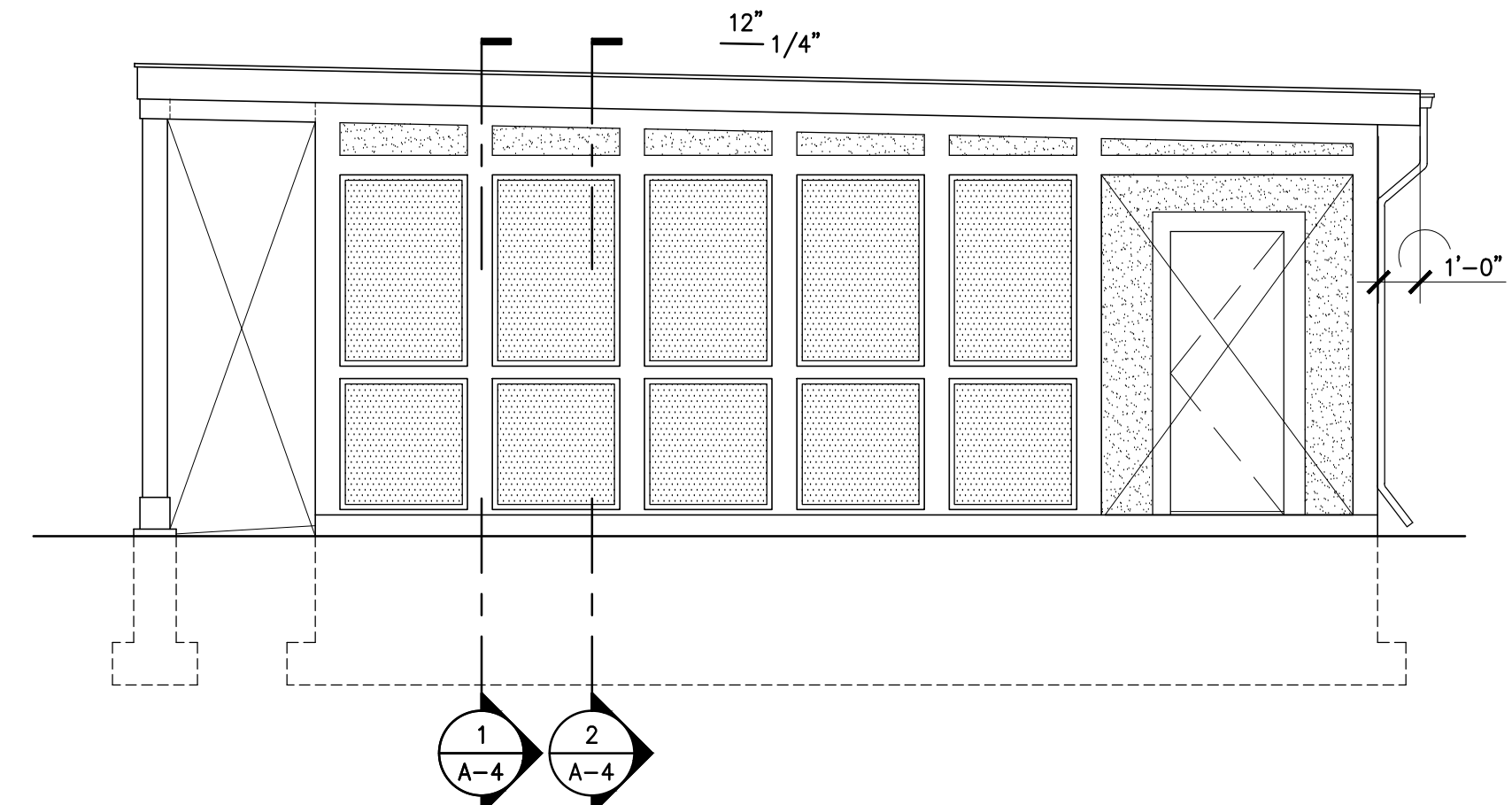
5 Wall Section @ O.H. Door
scale: 1" = 1'-0"



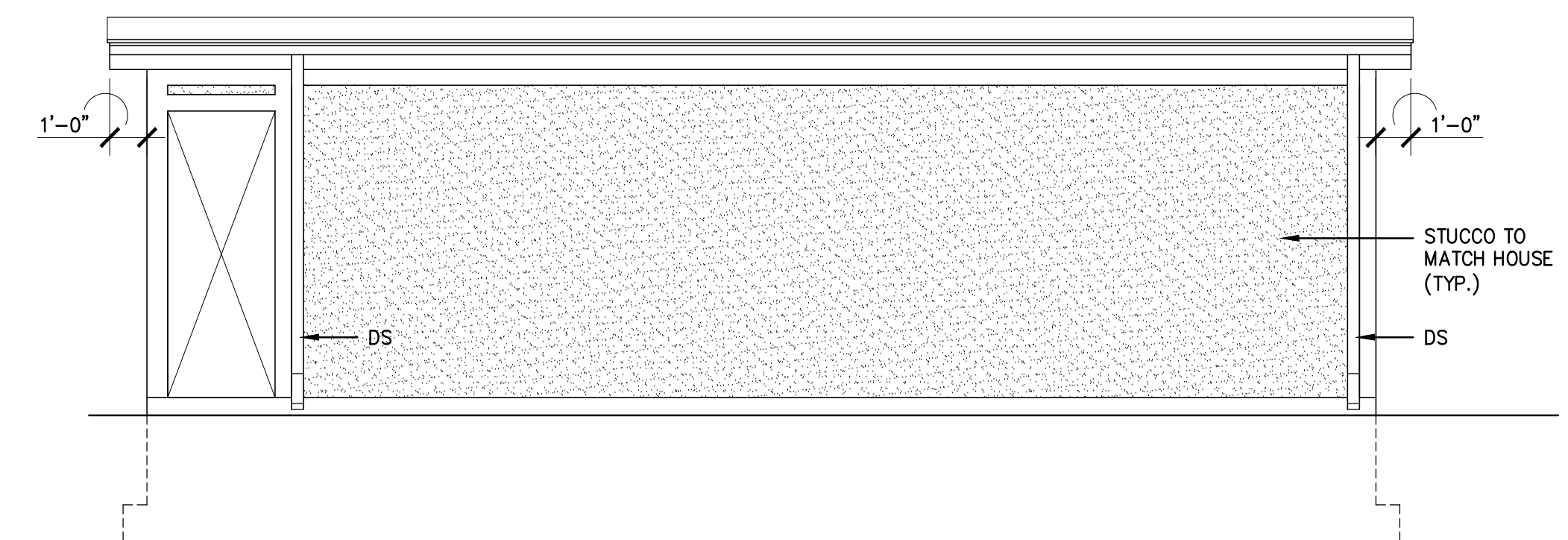
6 Wall Section
scale: 1" = 1'-0"



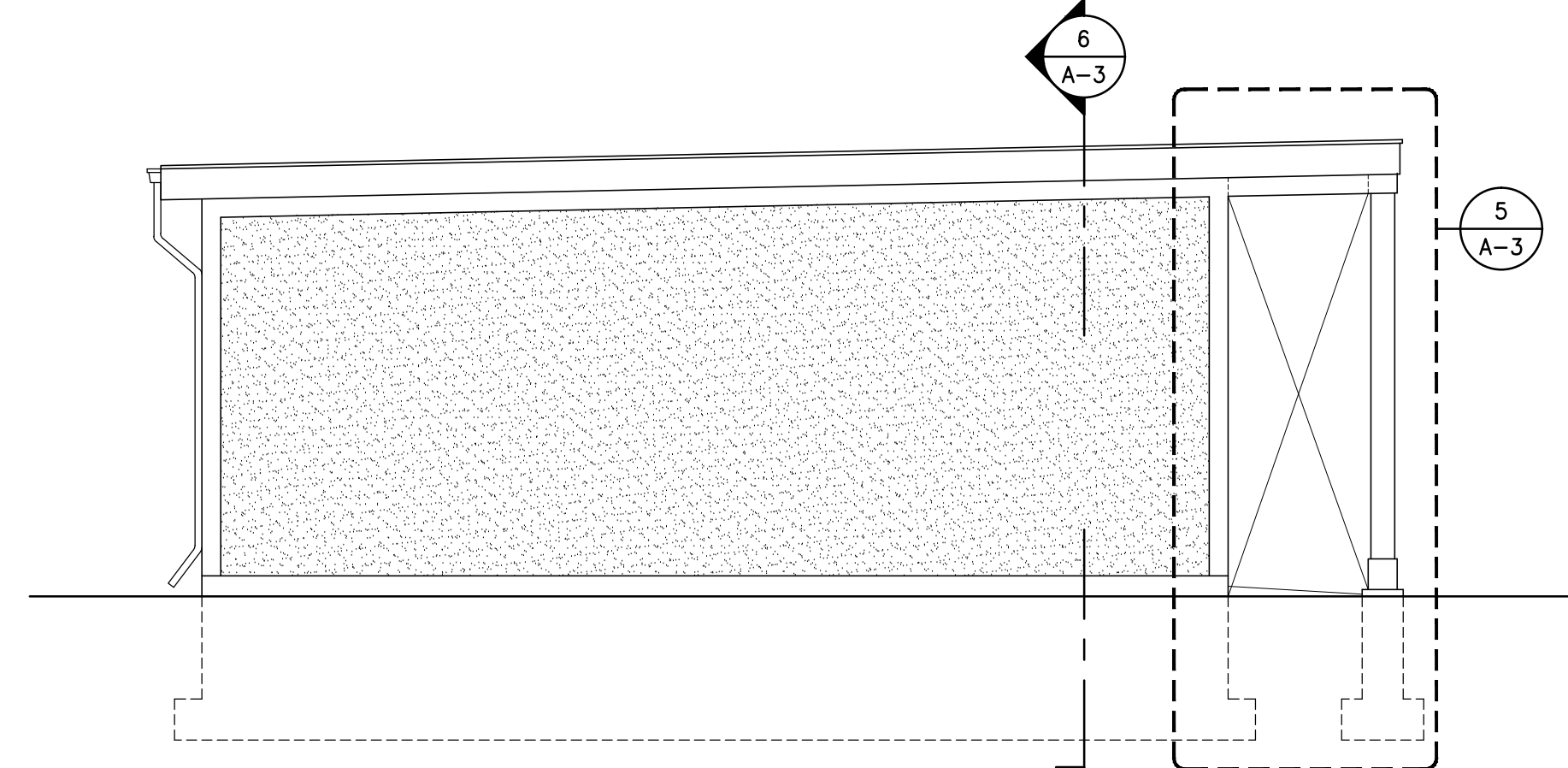
1 East Elevation
scale: 1/4" = 1'-0"



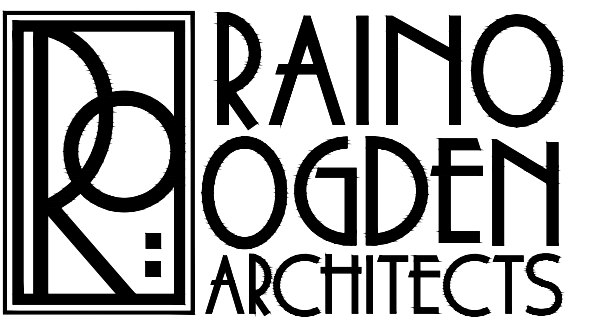
2 South Elevation
scale: 1/4" = 1'-0"



3 West Elevation
scale: 1/4" = 1'-0"

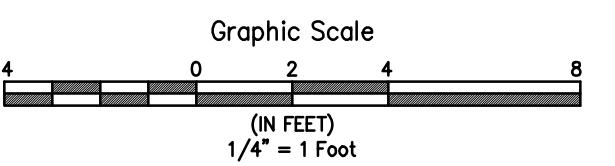


4 North Elevation
scale: 1/4" = 1'-0"



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RG
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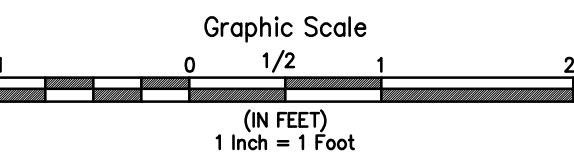
EE
Exterior Elevations

Permit Set

A-3



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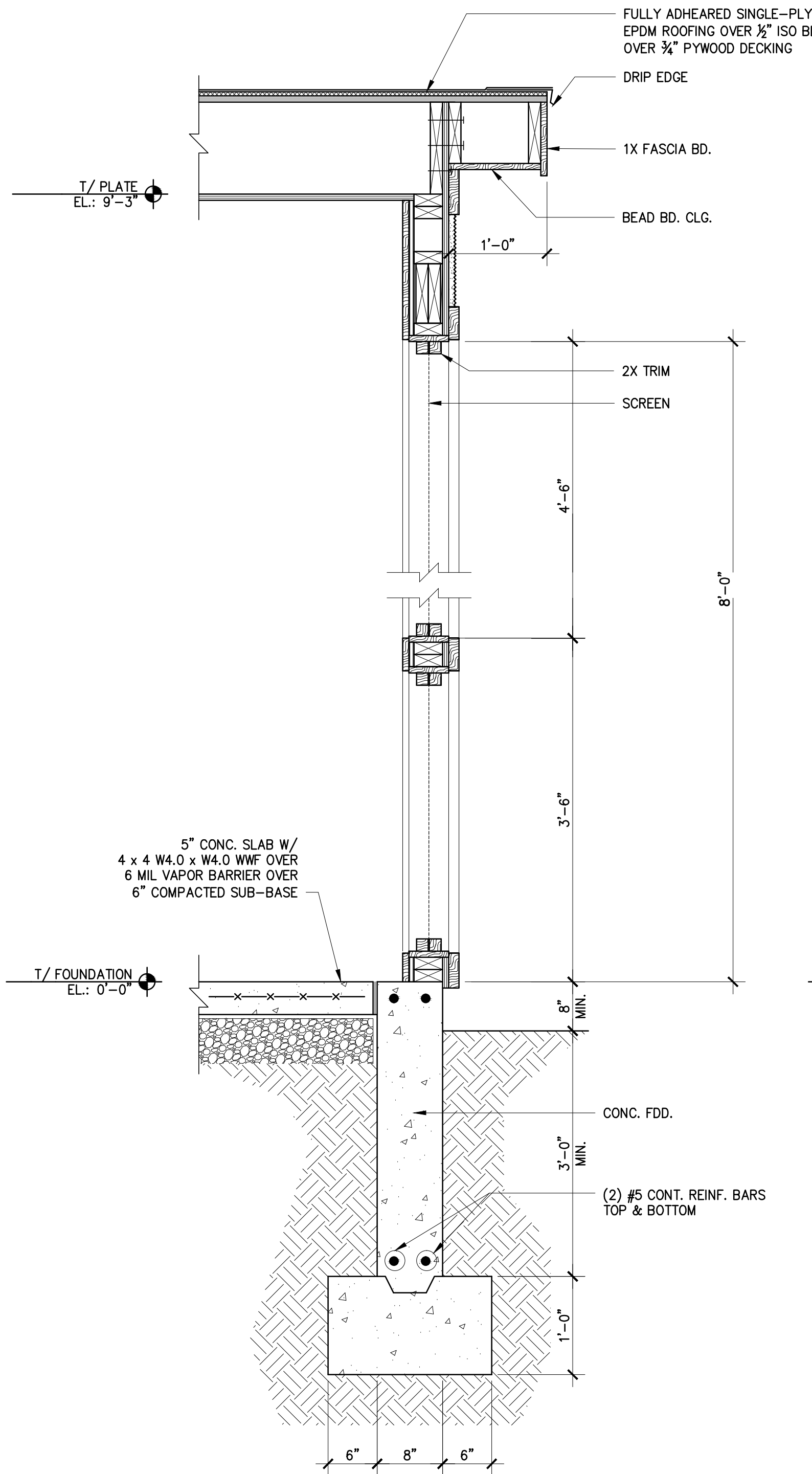
RG
ROA Garage

559 Edgewood Pl
River Forest, IL 60305

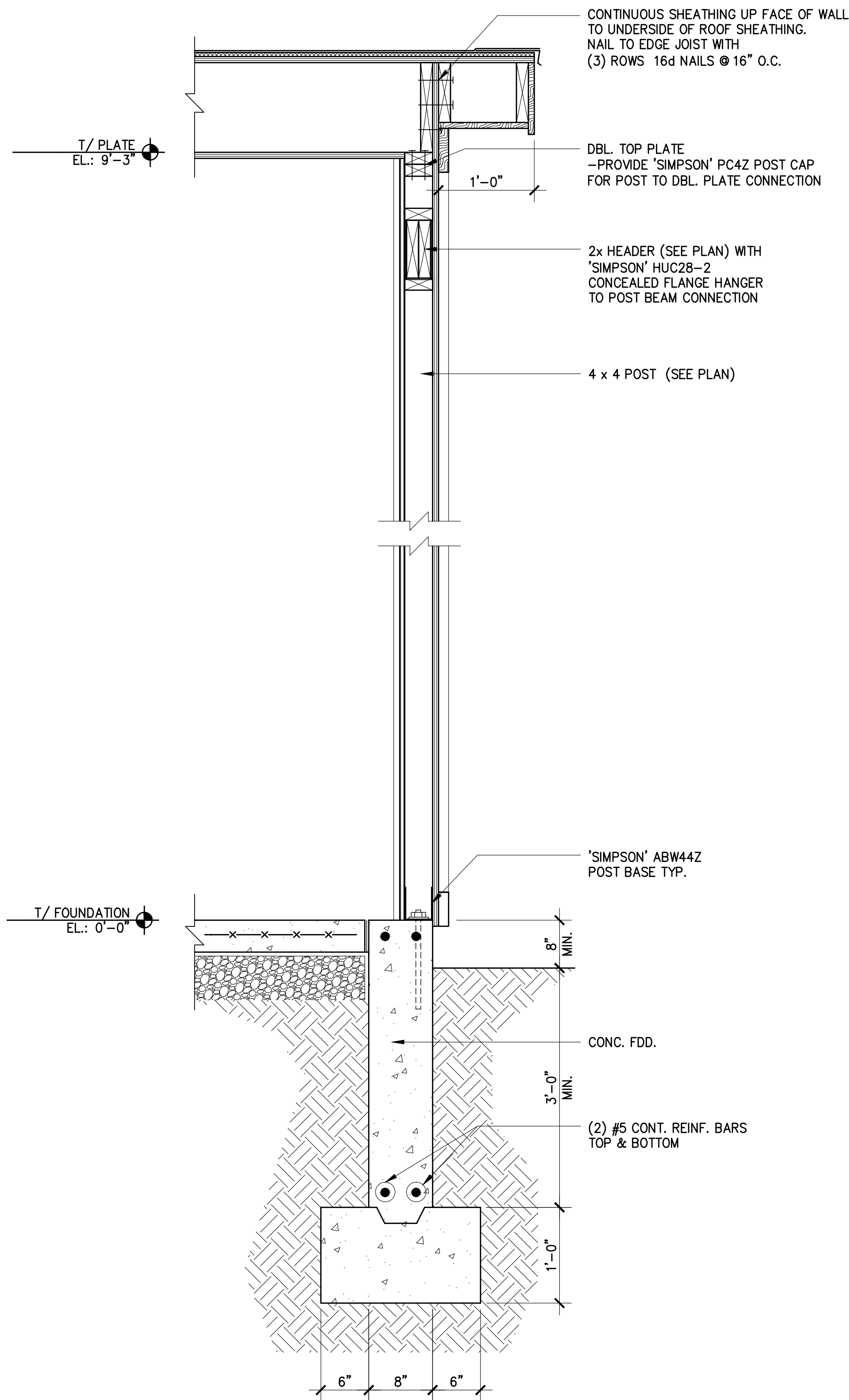
WS
Wall Section

Permit Set

A-4



2 Wall Section @ Screen Porch
scale: 1" = 1'-0"



1 Wall Section @ Screen Porch
scale: 1" = 1'-0"