



## **PUBLIC NOTICE**

A meeting of the Historic Preservation Commission set for January 26, 2017 at 7:00 p.m. in the 1<sup>st</sup> Floor Community Room at the River Forest Village Hall, 400 Park Avenue.

The agenda is as follows:

- I. Call to Order
- II. Public Testimony
- III. Approval of Meeting Minutes – December 15, 2016
- IV. Consideration of Historic Property Modifications and Applications for Certificates of Appropriateness
  - a. 7800 Augusta – Addition
- V. Review of Ongoing Commissioner Assignments
- VI. Discussion regarding Proposed River Forest Historic Preservation Map
- VII. Other Business
- VIII. Adjournment

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

**December 15, 2016**

A meeting of the Historic Preservation Commission was held on December 15, 2016 at 7:00 p.m. in the Community Room at the River Forest Village Hall, 400 Park Avenue.

## **I. CALL TO ORDER/ROLL CALL**

The meeting was called to order at 7:01 p.m. Upon roll call, the following persons were:

Present: Chairman Zurowski, Commissioners Franek, Pritz, Graham-White, Prestes, Popowits and Raino-Ogden

Absent: None

Also Present: Management Analyst Jon Pape

## **II. PUBLIC TESTIMONY**

No public testimony was heard.

## **III. APPROVAL OF MEETING MINUTES**

No comments were heard in regards to the November 3, 2016 meeting minutes.

A MOTION was made by Commissioner Franek and SECONDED by Commissioner Pritz to approve the minutes of the November 3, 2016 Historic Preservation Commission meeting.

AYES: Chairman Zurowski, Commissioners Franek, Pritz, Graham-White, Prestes, Popowits and Raino-Ogden

NAYS: None.

Motion Passes.

## **IV. CONSIDERATION OF HISTORIC PROPERTY MODIFICATIONS AND APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS**

No applications for certificates of appropriateness were received during the time period for this meeting.

Management Analyst Jon Pape informed the Commission that the Public Works Department was preparing to replace the windows at the Pump House. The Pump House is a historically significant property, in addition to being a municipal service building. Management Analyst Pape informed the Commission that the Public Works Department was struggling to get quotes and a plan together for

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November 3, 2016

the project. He stated that he would connect the Window Review Sub-Committee and the Public Works Superintendent to further discuss the project.

## **V. REVIEW OF ONGOING COMMISSIONER ASSIGNMENTS**

Chairman Zurowski welcomed Commissioner Pritz to his first meeting and asked him to introduce himself.

Commissioner Pritz provided his background to the group which included his professional experience in the telecommunications space. He added that his volunteering for the Commission was sparked by his interest in architecture.

The other Commission members introduced themselves to Commissioner Pritz and provided brief descriptions of their areas of expertise and Commission work.

Chairman Zurowski reviewed the ongoing Commissioner assignments.

Chairman Zurowski noted that Commissioner Popowits has completed one presentation. He has a second scheduled for May 22, 2017, and is potentially going to have a third presentation after that.

Commissioner Popowits noted that the scheduling of the second presentation was done to coincide with "Celebrating Seniors Week". He mentioned that the first was well attended and that he was hopeful that the second would be as well.

Chairman Zurowski noted it was discussed that Commissioner Raino-Ogden was going to work on providing information for the Village website regarding economic incentives for historic homeowners. Furthermore, he added that with the updates to the Village website, additional information and re-organization to Historic Preservation page may be in order.

Chairman Zurowski welcomed other Commission members to assist in providing content for the monthly Village E-News.

At this time, the Commission turned its discussion to the proposed River Forest Historic Preservation Map, agenda item VI.

In regards to at-risk properties, Commissioner Graham-White reported that a sale has been pending for the Winslow House for the past couple of months. Additionally, she noted that the Commission approved modifications at two properties, 739 William and 633 Thatcher, and that both of those properties were sold. She also reported that the real estate listing for the Wright house on Keystone was still active.

Management Analyst Pape reported that transfer tax stamps were picked up for the Winslow House.

Commissioner Popowits presented his thoughts on 520 Forest, a structure that the Commission had previously discussed as being at risk of demolition. The Commission discussed the possibility of learning more about why the property was originally added to the significant list.

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Management Analyst Pape stated that he has not since heard from any potential buyers of the property.

Chairman Zurowski noted that the Madison Street TIF was approved by the Village Board of Trustees. He stated that he spoke with Deb Kadin and said that he felt the TIF did not have a profound impact on historic preservation. He added that he would be mostly concerned with a new developments being sensitive to the Village's historic feel.

Commissioner Franek reported that he was able to get in touch with someone at the Illinois Historic Preservation Association. He stated that the Commission needed to send a letter explaining how they have met the requirements of being a Certified Local Government status.

Commissioner Franek stated that after the first of the New Year, he planned to reach out to local relators about how to better communicate the new ordinance and historic preservation efforts.

The Commission then proceeded to agenda item VII.

**VI. DISCUSSION REGARDING PROPOSED RIVER FOREST HISTORIC PRESERVATION MAP**

Management Analyst Pape shared with the Commission that staff had sent a copy of the Maywood map to a printer and graphic designer that the Village uses often to get some estimate pricing on what it would cost to produce a similar product. He further explained the quotes that were received and stated that as the expectations for the final product shift through the development of the project, the costs may be raised accordingly.

A discussion was had regarding the appropriate time to share the proposed map with the Village Board of Trustees and the homeowners of the properties indicated on the map.

Chairman Zurowski stated that he would like to get a volunteer to begin to draft the content for each home.

Commissioner Prestes suggested that a general format be made so that the work of writing narratives for each property could be divided amongst Commission members. Commissioner Prestes volunteered to format a template to be used by other Commission members for drafting content.

Chairman Zurowski offered to reach out to the Lakota Group to seek permission to use material from the survey in the map.

In regards to photography, Commissioner Raino-Ogden offered to take pictures to use in the survey rather than using the pictures from the survey.

Commissioner Franek stated that he felt it was important for the map to reference the survey that was completed and where it is available.

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November 3, 2016

Chairman Zurowski commented that he would like to ask the Village Board of Trustees what they desire in regards to notifying homeowners of properties included on the map. He said he will talk to President Adduci about what she feels would be appropriate.

Management Analyst Pape stated that he would send Chairman Zurowski the compiled list of Commissioner property recommendations for the map.

The Commission then turned its discussion back to agenda item V.

## **VII. OTHER BUSINESS**

Management Analyst Pape offered to help with an annual report should the Commission desire it.

Chairman Zurowski announced that Management Analyst Jon Pape is now a full-time employee of the Village and will serve as the staff liaison to the Commission.

The next meeting for the Historic Preservation Commission will be the regularly scheduled date of January 26, 2017.

## **VIII. ADJOURNMENT**

A MOTION was made by Commissioner Raino-Ogden and SECONDED by Commissioner Prestes to adjourn the December 15, 2016 meeting of the Historic Preservation Commission at 7:56 p.m.

AYES: Chairman Zurowski, Commissioners Franek, Pritz, Graham-White, Prestes, Popowits and Raino-Ogden.

NAYS: None.

Motion Passes.

Respectfully submitted:

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Jonathan Pape  
Management Analyst

Approved:

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Tom Zurowski, Chairman  
Historic Preservation Commission

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Date



**Village of River Forest**  
**Village Administrator's Office**

400 Park Avenue  
River Forest, IL 60305  
Tel: 708-366-8500

**MEMORANDUM**

Date: January 20, 2017

To: Historic Preservation Commission

From: Jon Pape, Management Analyst

Subj: December 2016 – Historic Preservation Commission Staff Report

**Purpose**

Staff includes this monthly report to the Commission as a part of the Commission's meeting packet. The purpose of this memorandum is to summarize information that has been disseminated to the Commission.

If you have any questions or suggestions regarding this report going forward, please forward them to Staff at your convenience.

**Demolition**

Attached, please find the December 2016 Monthly Building report that is prepared by the Building Department and shared with the Village Board of Trustees on a monthly basis.

**Permits**

The following permits were issued for significant properties or in the Historic District during the month of December, 2016.

ADDRESS	PROPERTY CLASS	PROJECT DESCRIPTION	FAÇADE	20%	DATE
7800 Augusta	Significant Property	Interior Remodel	-	-	12/01/2016
7314 Oak Ave	Significant Property	Repair Side Porch and Stairs	-	-	12/05/2016
620 Franklin	Historic District	Fence	-	-	12/05/2016
947 Ashland	Historic District	HVAC	-	-	12/21/2016

846 Ashland	Significant Property	Upgrade Cloth Electric to Copper	-	-	12/27/2016
703 Ashland	Historic District	Siding	-	-	12/27/2016
7915 Oak	Historic District	Master Suite Bed and Bath Remodel	-	-	12/29/2016
722 Ashland	Historic District	Replace Sewer	-	-	12/30/2016
800 Jackson	Significant Property	Fence	-	-	12/30/2016



## Village of River Forest

Village Administrator's Office

400 Park Avenue  
River Forest, IL 60305  
Tel: 708-366-8500

### MEMORANDUM

Date: January 5, 2017

To: Eric Palm, Village Administrator

From: Lisa Scheiner, Assistant Village Administrator

Subj: Building & Zoning Report - December, 2016

The Village issued 55 permits in December, 2016, compared to 79 during the same month in 2015. Permit activity remains high overall for the second year. Permit revenue has exceeded projections as a result of larger development projects coming to fruition and obtaining building permits. Permit revenue collected in December, 2016, totaled \$15,406, compared to \$34,150 in November, and was lower due to the volume and type of permits issued. Decreased activity is typical this time of year; however, working conditions were also impacted by several extremely cold days. Fiscal Year to-date permit revenue is \$584,434, which comprises 120% of the \$487,275 projected for FY 16-17 and can be attributed to large commercial and multi-family residential developments.

#### Planned Development Project Updates

Below please find a summary of the status of the approved planned development permits as well as the pending applications.

##### *Approved:*

- The Promenade (7820 W. Madison Street - Approved July 13, 2015) – Construction of the townhomes continues following approval on both minor and major amendments to the planned development.
- Community Bank (7751 Lake Street - Approved March 14, 2016) - Construction continues on the building.
- St. Vincent's Church (1530 Jackson - Approved March 23, 2016) – St. Vincent's is anticipating that construction will begin in the spring. The Planned Development Ordinance requires that a permit application be received within nine (9) months of planned development approval. The church's architect submitted permit materials prior to December 23, 2016, therefore, the planned development permit remains valid. Staff continues to anticipate that construction will commence and conclude in the timeline required by the Village's building permit and zoning timelines.



- Concordia University Residence Hall (Bonnie Brae Place - Approved July 12, 2016) – An early start permit was issued and construction is underway. Staff and the University's representatives have been working closely to finalize plumbing and electrical permits and to ensure that permit drawings are complete. Staff believes that a permit can be issued shortly and that the issue has not delayed construction.
- Fenwick Artificial Turf Field (Approved September 26, 2016) - Engineering review of the project is underway but no building permit application has been received.
- Bonnie Brae Condominiums (1101-1111 Bonnie Brae Place - Approved November 17, 2016) – The developer is in the process of finalizing construction drawings so that a building permit application may be submitted. The developer hopes to commence construction in the spring.

*Pending:*

- Concordia University Cell Tower (7400 Augusta) - The University will present information to the Village Board of Trustees on January 9, 2017, regarding a possible increase to the height of a portion of the parking garage to allow for the installation of an additional cellular antenna.
- Keystone Ventures (Lake Street & Lathrop Avenue) – The developer met with the Board. A planned development application was submitted to the Village on November 15, 2016 but was deficient. The applicant was notified of deficiencies in the application and staff awaits a revised application. Once the application has been deemed complete staff will initiate the technical review process and schedule a public hearing.
- Dominican University Student Commons in the Heart of Campus – The University met with Board and held pre-filing conference with the DRB; however, commencement of the planned development process has been temporarily delayed.
- River Forest Park District – The Park District met with Board regarding the proposed addition to their facility on Lake Street; however, no further action or notice has been received regarding applicant's desire to proceed with the process.

## **Permit and Real Estate Transfer Activity Measures**

### **Permits**

Month	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017
May	97	101	113	124	178
June	113	99	104	144	179
July	71	76	112	150	140
August	128	105	84	144	145
September	123	83	111	180	130
October	84	82	120	149	140
November	64	62	55	72	98
December	37	39	43	79	55
January	35	23	24	66	
February	19	27	22	67	

March	42	47	41	109	
April	71	93	78	97	
<b>Two Month Comparison</b>	-	<b>101</b>	<b>98</b>	<b>151</b>	<b>153</b>
<b>Fiscal Year Total</b>	<b>884</b>	<b>837</b>	<b>907</b>	<b>1,381</b>	<b>1,065</b>

#### Real Estate Transfers

	December 2016	December 2015	FY 2017 Total	FY 2016 Total
<b>Total Transfers</b>	10	23	174	230

#### Residential Property Demolition

	December 2016	FYTD 2017 Total	FY 2016 Total	FY 2015 Total
<b>Total Residential Demolitions</b>	0	7	3	2



Village of River Forest  
Historic Preservation Commission  
400 Park Ave  
River Forest, IL 60305

Wednesday, January 18, 2017

**RE: 7800 AUGUSTA STREET**  
**Single Story Rear Addition (Family Room & Deck)**

Dear Committee:

Attached to this correspondence are plans and photos for the Steadman rear single story addition. The Board previously approved an interior remodel in 2016 that included some window replacements.

This current project now proposes to replace the existing single story frame porch that also had 2<sup>nd</sup> floor access onto its roof, with a more significant-looking single story family room and rear elevated concrete deck. The addition will have a brick knee wall and board and baton exterior along with a flat roof. The board and baton design is intended to reflect both the existing porch (that is planned for removal), and the 2<sup>nd</sup> floor of the south side of the rearyard detached garage.

Listed below is the information for the upcoming project:

**APPLICANT:** Mr. Paul and Mrs. Maraya Steadman.  
**ADDRESS:** 7800 AUGUSTA STREET.  
**SITE PLAN:** Attached is an Existing and Proposed Site Plan that reflects the addition and deck located on the west side of the existing home.  
**DESCRIPTION:** 1919 Federal/Adam Style masonry building with green clay tile roof and arched openings. While the home is significant, it is lacking authentic architectural detailing typical of this construction period.  
**SCOPE:** The project seeks to replace an existing 1-story frame porch with a family room and deck. The family room will match the style of the existing home and garage, and the deck is elevated above grade, but will be located behind the addition (as viewed from Augusta Street).  
**ARCHITECT:** Lance Shalzi, Airoom Architects, 001-13674.  
**BUILDER:** Airoom Architects and Builders.





The plans have been bubbled to better identify the addition from the work already reviewed and approved.

Please let me know if you have any further questions on this application prior to putting the project on the next available agenda, thank you.

Sincerely,

Lance Shalzi  
Airoom Architects  
6825 N. Lincoln Avenue  
Lincolnwood, IL 60712  
847/213-5293  
lshalzi@airoom.com





**7800 AUGUSTA STREET, RIVER FOREST**  
**1919 Federal/Adam Style Masonry Building**



**EXISTING SOUTH  
ELEVATION**





**7800 AUGUSTA STREET, RIVER FOREST**  
**1919 Federal/Adam Style Masonry Building**



**WEST ELEVATION:  
SINGLE STORY FRAME PORCH  
PROPOSED FOR REMOVAL; THE  
NEW ADDITION IS DESIGNED TO  
MATCH THIS FEATURE**

**GARAGE 2<sup>ND</sup> STORY THAT IS  
ALSO BEING REPLICATION  
WITH THE ADDITION**

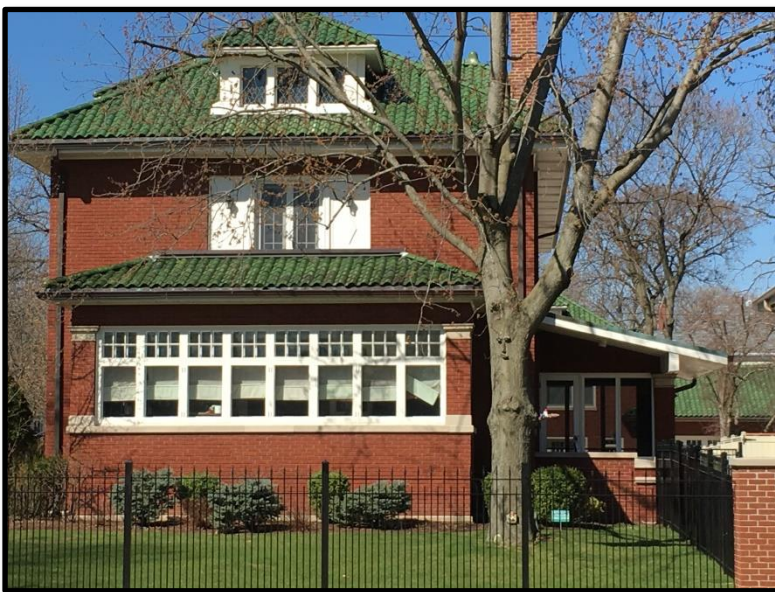


**EXISTING DECK RAILING  
OVER FRAME PORCH**

**7800 AUGUSTA STREET, RIVER FOREST**  
**1919 Federal/Adam Style Masonry Building**



**EAST ELEVATION –  
NO CHANGES**



6415 N. Caldwell Ave.  
Chicago, Il. 60646



# Plat of Survey by Central Survey LLC

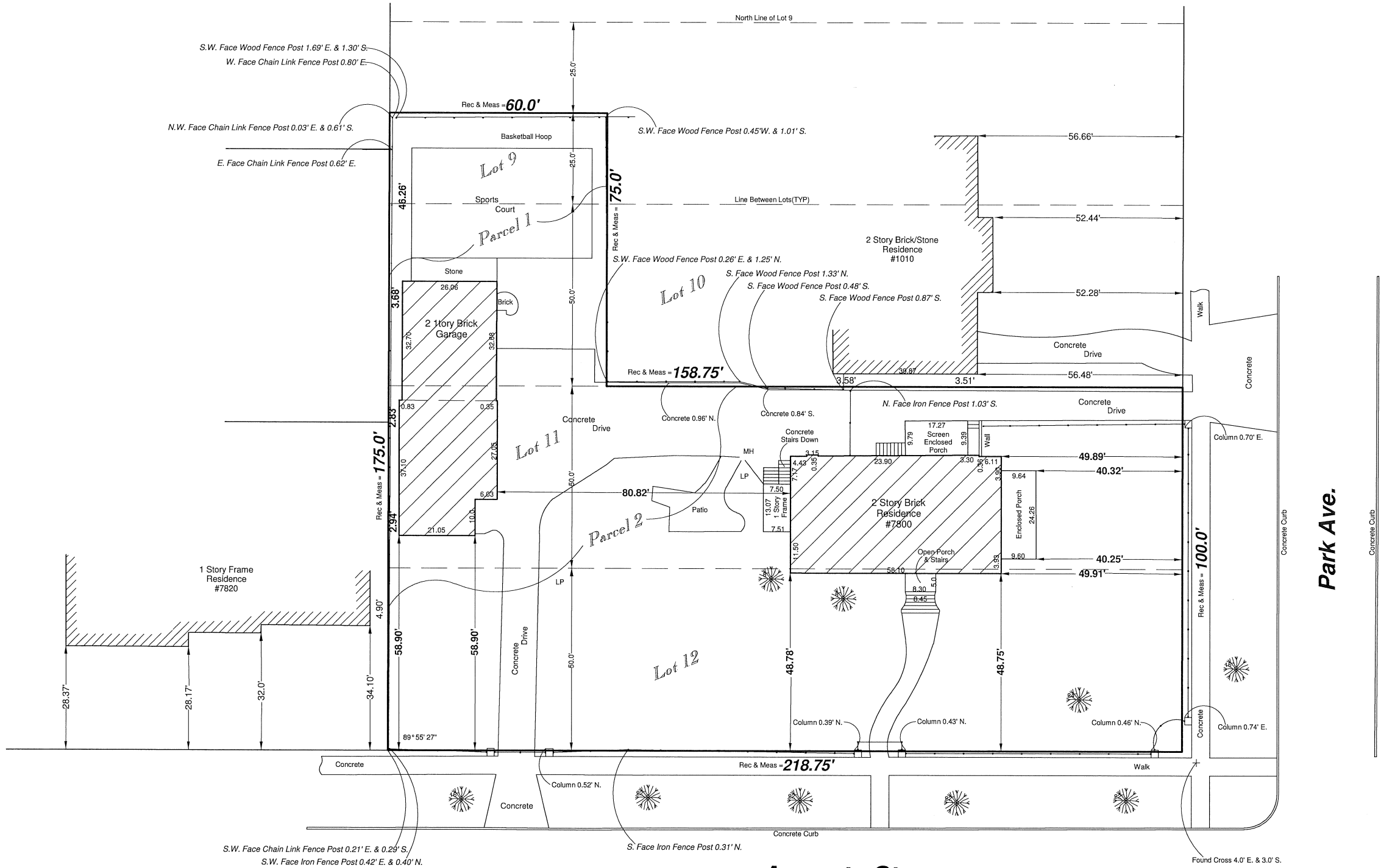
Phone (773) 631-5285  
Fax (773) 775-2071  
www.Centralsurvey.com

## Legal Description

PARCEL 1:  
The West 60 feet of the South ½ of Lot 9, the West 60 feet of Lot 10, the West 60 feet of Lot 11 and the West 60 feet of Lot 12 in Henry E. Graves Subdivision of Block 10, all in Snow and Dickinson's Addition to River Forest, a Subdivision of the West ½ of the Southwest ¼ of Section 1, Township 39, Range 12 East of the Third Principal Meridian, and the East 17 acres of the Southeast ¼ of Section 2, Township 39 North, Range 12 East of the Third Principal Meridian (except parts conveyed to the Chicago and Wisconsin Railroad Company), in Cook County, Illinois

PARCEL 2:  
Lots 11 and 12 (except the West 60 feet thereof) in Henry E. Graves Subdivision of Block 10, all in Snow and Dickinson's Addition to River Forest, a Subdivision of the West ½ of the Southwest ¼ of Section 1, Township 39, Range 12 East of the Third Principal Meridian, and the East 17 acres of the Southeast ¼ of Section 2, Township 39 North, Range 12 East of the Third Principal Meridian (except parts conveyed to the Chicago and Wisconsin Railroad Company), in Cook County, Illinois

Commonly Known as: 7800 Augusta Street, River Forest, Illinois  
Area of Land Described: 26,374 Sq. Ft. Total



## Legend

N.	=	North
S.	=	South
E.	=	East
W.	=	West
(TYP)	=	Typical
Rec	=	Record
Meas	=	Measure
St.	=	Street
Ave.	=	Avenue

Decimal/Inch Conversions
0.01' = 1/8"
0.02' = 1/4"
0.03' = 3/8"
0.04' = 1/2"
0.05' = 5/8"
0.06' = 3/4"
0.07' = 7/8"
0.08' = 1"
0.17' = 2"
0.25' = 3"
0.33' = 4"
0.42' = 5"
0.50' = 6"
0.58' = 7"
0.67' = 8"
0.75' = 9"
0.83' = 10"
0.92' = 11"
1.00' = 12"

NOTE: Property corners were NOT staked per customer.

Scale: 1 Inch equals 20 Feet  
Ordered By: Airoom  
Order Number: 7800A

Assume no dimension from scaling upon this plat. Compare all points before building and report any difference at once. For building restrictions refer to your abstract, deed, contract and local ordinances.

Augusta St.

Park Ave.



This professional service conforms to current Illinois minimum standards for a boundary survey.

State of Illinois }  
County of Cook }

Central Survey LLC does hereby certify that an on the ground survey per record description of the land shown hereon was performed on May 12, 2016 and that the map or plat hereon drawn is a correct representation of said survey. When bearings are shown the bearing base is assumed. Dimensions are shown in feet and hundredths and are correct at a temperature of 68° Fahrenheit.

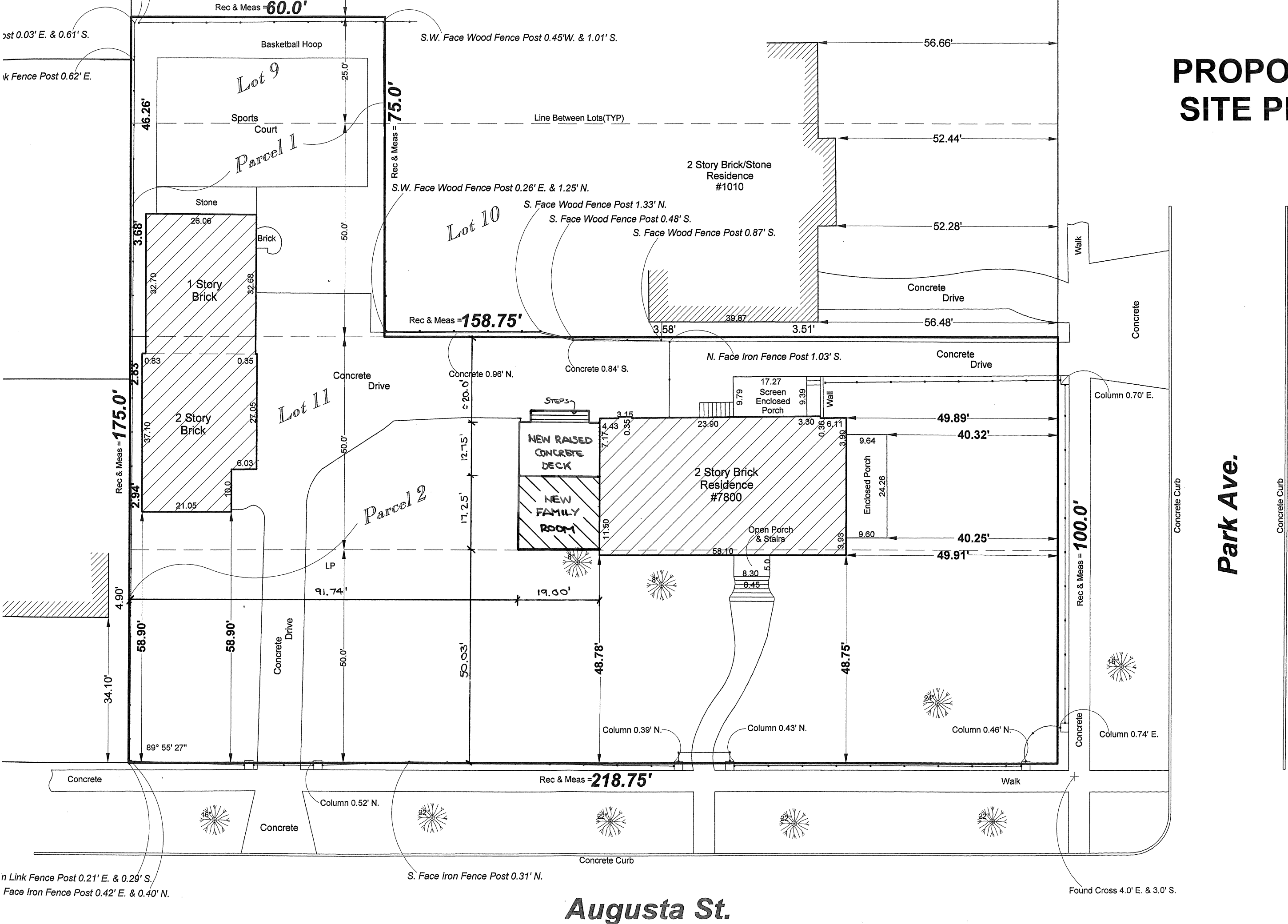
Dated this 12th day of May 2016  
William R. Webb P.L.S. #2190 (exp.11/30/2016) Professional Design Firm Land Surveying LLC (#184-004113)



**Park Ave.**



PROPOSED  
SITE PLAN



LEGEND:

- EX EXTERIOR WALL TO REMAIN  
MALL TO BE REMOVED  
EX FIN. FLOOR TO BE REMOVED  
EX CLG TO BE REMOVED  
NEW CLG TO BE FRAMED AND FINISHED  
EX INTERIOR WALL TO REMAIN  
NEW FRAMED WALL  
NEW FOUNDATION WALL  
EX WINDOW TO REMAIN  
WINDOW TO BE REMOVED  
NEW WINDOW  
EX DOOR TO REMAIN  
DOOR TO BE REMOVED  
NEW DOOR  
KEYNOTE TAG

GENERAL NOTES:

- PROTECTION (IF REQUIRED):**  
- PROVIDE SPACE PROTECTION WITH:  
- 2x4 WALL W/SHIELD SEALER @ TOP & BTM  
- 1/2" PLYWOOD @ EXTERIOR SIDE OF WALL  
- (2) HASP HINGES & LATCH (FOR DOOR)  
- BATT INSULATION @ BREAKTHROUGHS  
- PROVIDE FLOOR PROTECTION AS REQ.
- EPA PROTECTION (IF REQUIRED):**  
- INCLUDE DISPOSAL OF MATERIALS & CLEAN-UP PER EPA LEAD SAFETY RULES.  
- PROTECT EX. SURFACES & CONTAIN DEMO AREAS W/ TEMPORARY COVERINGS PER EPA LEAD SAFETY RULES.
- FRAMING:**  
- PROVIDE SHORING @ BREAKTHROUGHS DURING CONSTRUCTION  
- ALL HEADERS TO BE (2) 2x12 WITH 1/2" PLYWOOD SPACERS (U.N.O.)  
- ALL WINDOW HEAD HEIGHTS TO BE SET AT 6'-10 1/2" ABOVE SUB-FLOOR (U.N.O.)  
- 3/8" DRYWALL ON WALLS & CEILINGS (U.N.O.)
- FIRESTOPPING NOTE:**  
- PROVIDE FIRESTOPPING IN NEW CONSTRUCTION WHEN USING ENGINEERED FLOOR JOISTS.  
- IF ADDITIONAL OR NEW FIRESTOPPING IS REQUIRED IN EXISTING FRAMING DUE TO INSPECTION/PER CODE, WORK IS N.I.C. & PRICED IN FIELD AS NEEDED.
- FRAMING NOTE:**  
MINIMUM GRADE STRUCTURAL LUMBER CALCULATED SHALL BE: DOMESTIC HEM-FIR #2, FB=550, E=1,800,000, IV=75. AAC MAY MAKE MINOR VARIATIONS OR SUBSTITUTE MATERIALS OF EQUAL OR BETTER QUALITY W/O CONSENT OF BUYER.

FRAMING NOTES:

- ALL FASTENERS USED ABOVE GRADE TO ATTACH LUMBER TO LUMBER AND LUMBER TO THE PIERS SHALL BE HOT DIPPED GALVANIZED OR EG.
- ALL LUMBER FRAMING SHALL BE NAILED WHERE BEAM OR GIRDER CONSTRUCTION IS USED TO SUPPORT FLOOR FRAMING, POSITIVE CONNECTIONS (METAL FASTENERS) SHALL BE PROVIDED TO ENSURE AGAINST UPLIFT AND LATERAL DISPLACEMENT.
- END OF EACH JOIST, BEAM OR GIRDER SHALL BEAR NO LESS THAN 1/2" ON WOOD OR METAL HANGER.
- PROVIDE NECESSARY BRACING & SHORING WHEN REMOVING ALL BEARING WALLS.
- ALL WOOD IN CONTACT WITH CONCRETE AND UNDER EXTERIOR DOOR SILLS SHALL BE PRESURE TREATED FOR MOISTURE RESISTANCE.

NEW BKFAST RM:

- (1) INSTALL 2X4 STUD WALL W/ R20 MIN. CLOSED CELL FOAM INSULATION  
(2) INSTALL 5/8" DRYWALL MUD, SAND AND PRIMED ONLY O/ WALLS & CEILING AS NEEDED  
(3) NEW ELEC. SEE SHEET E11 FOR INFO.  
(4) INSTALL NEW WOOD FLOOR. REGISTERS TO EX. LAYOUT PER PLAN. SEE SHEET MFL1 FOR LAYOUT INFO.  
(5) INSTALL NEW BASEBOARD & SHOE (SEE SHEET A0.1 FOR INFO)  
(6) SUPPLY & INSTALL NEW 2-1/4" S4B RED OAK HARDWOOD FLOOR W/ 2 COATS OF POLYURETHANE OR EQUAL FINISH. (INCLUDES CUSTOM STAIN) + PLYWOOD SUBFLOOR AS NEEDED.  
(D1) DOORWAY CASING BY OTHERS  
(V6) FURNISH & INSTALL NEW REPLACEMENT WINDOWS ONLY PER WINDOW SCHEDULE, TYP. ON EX. OPENINGS.  
(S1) TRANSITION/ STAIR EDGE NOSING @ DOOR TO NEW FAM. ROOM

NEW KITCHEN:

- (11) INSTALL 2X4 STUD WALL W/ R20 MIN. CLOSED CELL FOAM INSULATION  
(12) INFILL/PATCH BACK REMOVED WINDOW OPENINGS W/ MASONRY WALL TO MATCH EX. A.C.A.P. V.I.F.  
(13) INSTALL 5/8" DRYWALL MUD, SAND AND PRIMED ONLY O/ WALLS & CEILING AS NEEDED  
(14) NEW ELEC. SEE SHEET E11 FOR INFO.  
(15) NEW MECH. RELOCATES PER PLAN SEE SHEET MFL1 FOR LAYOUT INFO.  
(16) FILL-IN FLUSH WALL PER DOOR OPENING REMOVAL W/ 2X STUDS + PATCH BACK PLASTER AS NEEDED  
(17) SUPPLY & INSTALL NEW 2-1/4" S4B RED OAK HARDWOOD FLOOR W/ 2 COATS OF POLYURETHANE OR EQUAL FINISH. + PLYWOOD SUBFLOOR AS NEEDED. WEAVE-IN HARDWOOD FLOOR PER PLAN  
(18) PLUMBING ROUGH-IN FOR (2) SINKS. TERMINATE EX. (2) SINKS, RELOCATE (2) EX. CAST IRON VENT STACKS PER PLAN & ALLOWANCE.  
(19) INSTALL (2) STRUCTURAL BEAMS IN SOFFIT AS NEEDED PER LOAD BEARING WALL REMOVALS, PER PLAN.  
(20) CHANNEL BRICK WALL, RE-ROUTE 4" SANITARY SEWER LINE FROM 2ND. FLOOR  
(V6) FURNISH & INSTALL NEW WINDOW ONLY PER WINDOW SCHEDULE, TYP. ON NEW OPENINGS.  
(D2) FRAME DOORWAY ONLY, ALL CASING TRIM BY OTHERS

NEW MUD ROOM:

- (21) INSTALL 2X4 STUD WALL W/ R20 MIN. CLOSED CELL FOAM INSULATION  
(22) INFILL/PATCH BACK REMOVED WINDOW OPENINGS W/ MASONRY WALL TO MATCH EX. A.C.A.P. V.I.F.  
(23) INSTALL 5/8" DRYWALL MUD, SAND AND PRIMED ONLY O/ WALLS & CEILING AS NEEDED  
(24) NEW ELEC. SEE SHEET E11 FOR INFO.  
(25) NEW MECH. RELOCATES PER PLAN SEE SHEET MFL1 FOR LAYOUT INFO.  
(26) SUPPLY & INSTALL NEW PORCELAIN TILE FLOOR FINISH, SEE FINISHES SCHEDULES FOR TILE SPECIFICATIONS, INCLUDING CEMENT BACKERSBOARD SUBSTRATE + PLYWOOD SUBFLOOR REPLACEMENT AS NEEDED.  
(27) INSTALL 2X4 STUD WALL W/ 5/8" DRYWALL MUD, SAND AND PRIMED  
(28) FURNISH & INSTALL NEW (5) 12" DEEP STANDARD MELAMINE CLOSET SHELVES PER PLAN  
(D1) FURNISH & INSTALL NEW REPLACEMENT EXTERIOR DOOR ONLY PER DOOR SCHEDULE, TYP. ON EX. OPENINGS.

TEMP. KITCHEN NOTE:

CONTRACT DOES NOT INCLUDE TEMPORARY KITCHEN FACILITIES OR LIKE PROVISIONS OF ANY KIND. OWNER RESPONSIBLE FOR ANY REQUIRED TEMPORARY APPLIANCE SETUP OR MAKE-SHIFT KITCHEN.

**EXISTING CONDITIONS NOTE:**  
AIROOM CANNOT BE RESPONSIBLE FOR THE CONDITION OF EX. CEILINGS & WALLS & THE POSSIBILITY OF CRACKING OR FEELING ON EX. CEILINGS & WALLS DUE TO CONSTRUCTION OR SETTLEMENT. IF EX. WALLS, CLG, OR FLOORS ARE NOT LEVELED, THE WORK IS N.I.C., UNLESS NOTED OTHERWISE.

NEW SERVICE STAIRS:

- (S1) INSTALL INTERIOR WALLS, 2x4 WD STUDS @ 16" O.C. W/ DBL TOP PLATES W/ 5/8" DRYWALL. AT EXTERIOR WALL ONLY W/ R20 MIN. CLOSED CELL FOAM INSULATION  
(S2) FURNISH & INSTALL CARPENTER-BUILT STAIRS & RAILINGS PER PLAN.  
(D4) FRAME DOORWAY ONLY, DOOR + ALL CASING TRIM BY OTHERS

PROJECT SPECIFIC BUILDING NOTES:

- AIR CONDITIONING COMPRESSORS (AND SIMILAR EQUIPMENT) SHALL BE LOCATED A MINIMUM OF 3 FEET AWAY FROM SIDE PROPERTY LINE AND SHALL HAVE A MAXIMUM SOUND PRESSURE RATING OF 74dBA. VORF AMENDMENT 303.6.1 TO THE INTERNATIONAL MECHANICAL CODE.  
WHEN LOCATED IN THE REAR YARD, AIR CONDITIONING COMPRESSORS SHALL BE LOCATED A MINIMUM OF 3 FEET AWAY FROM SIDE PROPERTY LINE, AND SHALL HAVE A MAXIMUM SOUND PRESSURE RATING OF 78 dBA, OR IF LOCATED MORE THAN 10 FEET AWAY FROM THE SIDE PROPERTY LINE, SHALL HAVE A MAXIMUM SOUND PRESSURE RATING 82dBA. VORF AMENDMENT 303.6.1 TO INTERNATIONAL MECHANICAL CODE.  
-ALL NEW WINDOWS U-FACTOR SHALL BE NOT MORE THAN 0.32  
-EXTERIOR PERIMETER WALLS TO BE R-20 NEW PER ZONE 5. PROVIDED IS CLOSED CELL FOAM INSULATION  
-MANUFACTURERS SPECIFICATIONS FOR ALL EXISTING MECHANICAL SYSTEMS SHALL BE AVAILABLE ON SITE AT TIME OF INSPECTIONS.

KITCHEN DESIGN LAYOUT NOTE:

ROUGH IN ONLY. STOP AT DRYWALL. LAYOUT REPRESENTATION IS ONLY FOR MECHANICALS LOCATION REFERENCE SUITE. CURRENT CONTRACT DOES NOT INCLUDE GAS LINE FOR KITCHEN COOKTOP. DISCUSS IN PCC W/ H.O.

PCC TEMP. STAIR NOTE:

PROVIDE TEMPORARY STAIRS FOR ATTIC ACCESS. V.I.F. LOCATION

NEW STAIRS + DECK:

- (61) 12" CONC. PIERS + PAD @ BASE  
(62) TREATED DECK FRAMING  
(63) CEDAR POSTS, STRINGERS, TREADS + RISERS  
(64) STANDARD FLOWED + TOP BEVELED 2X4 CEDAR HANDRAIL W/ CEDAR 2X4 BOTTOM RAIL.  
(65) STD. CEDAR 2X2 BALUSTERS  
(66) 3/4"x6" CEDAR DECKING W/ BLIND FASTENERS

NEW FAMILY ROOM:

- (S1) INSTALL INTERIOR WALLS, 2x4 FLAT WD STUDS @ 16" O.C. W/ DBL TOP PLATES W/ 5/8" DRYWALL  
(S2) NEW ELEC. SEE SHEET E11 FOR INFO.  
(S3) NEW 3" S4B INDIANA RED OAK HARDWOOD FLOOR W/ 2 COATS OF POLYURETHANE OR EQUAL FINISH, TYP. (CUSTOM STAIN INCLUDED)  
(S4) INSTALL NEW BASEBOARD & SHOE (SEE SHEET A0.1 FOR INFO)  
(W1) INSTALL EXTERIOR WALLS PER SPECIFICATION ON SECTION SHEET A8.2 (DBL. 2X4 STUD WALL W/ BRICK VENEER AT BOTTOM)  
(ED2) FURNISH & INSTALL NEW DOOR PER SCHEDULES  
(S5) FRAME NEW COFFERED CEILING PER PLAN  
(S6) NEW MECH. PER PLAN SEE SHEET MFL1 FOR LAYOUT INFO. RUN NEW MAIN TRUNK FROM REPLACEMENT FURNACE IN BASEMENT  
(S7) TRANSITION HARDWOOD THRESHOLD

NEW RAISED CONCRETE PATIO:

- (41) 5" SLAB W/ STEEL TROWEL FINISH  
(42) 2 MYTHES, 4" FACE BRICK PARAPET WALL AT 2'-4" +/- ABOVE GRADE. V.I.F.  
(43) 12"x2-1/4" LESTONE CAP AT PERIMETER PARAPET WALL  
(44) FORM AND POUR NEW CONCRETE STOOP AND STEPS  
(45) BEFORE CONCRETE GREEN POURS PATIO + STAIRS, SUPER TO VERIFY IF HOMEOWNER WANTS TO VENEER THESE SURFACES W/ STONE AND MAKE ADJUSTMENTS ACCORDINGLY.

**AIROOM**  
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APPROVALS:



PLACE APPROPRIATE STAMP HERE

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BUYER \_\_\_\_\_ DATE \_\_\_\_\_

BUYER \_\_\_\_\_ DATE \_\_\_\_\_

AIROOM REPRESENTATIVE \_\_\_\_\_ DATE \_\_\_\_\_

PROJECT INFORMATION:

**STEADMAN PAUL & MARAYA**  
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PROJECT CONTACT: PCC NAME  
PROJECT MANAGER: **MARY WARNER**  
PROJECT ARCHITECT: **LANCE A. SHALZI**  
PROJECT DEVELOPMENT MANAGER: **NICHOLE AGUINAGA**  
PROJECT NO.:

PROJECT NO.:

**160043**

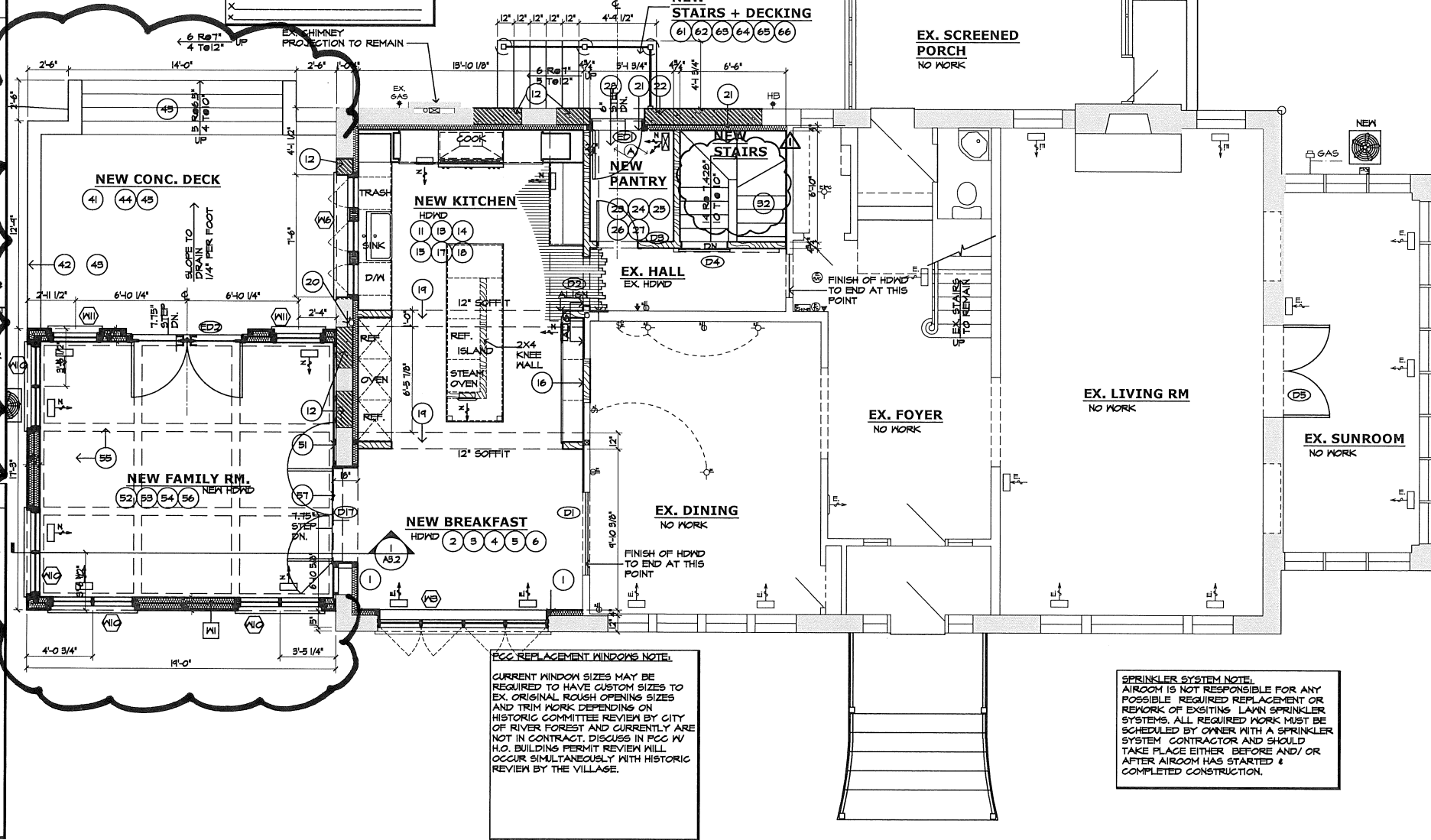
SHEET TITLE:

**NEW FIRST FLOOR PLANS**

SHEET & FILE INFO:

**A1.2**

AND REFERENCE  
C88574 - L67445  
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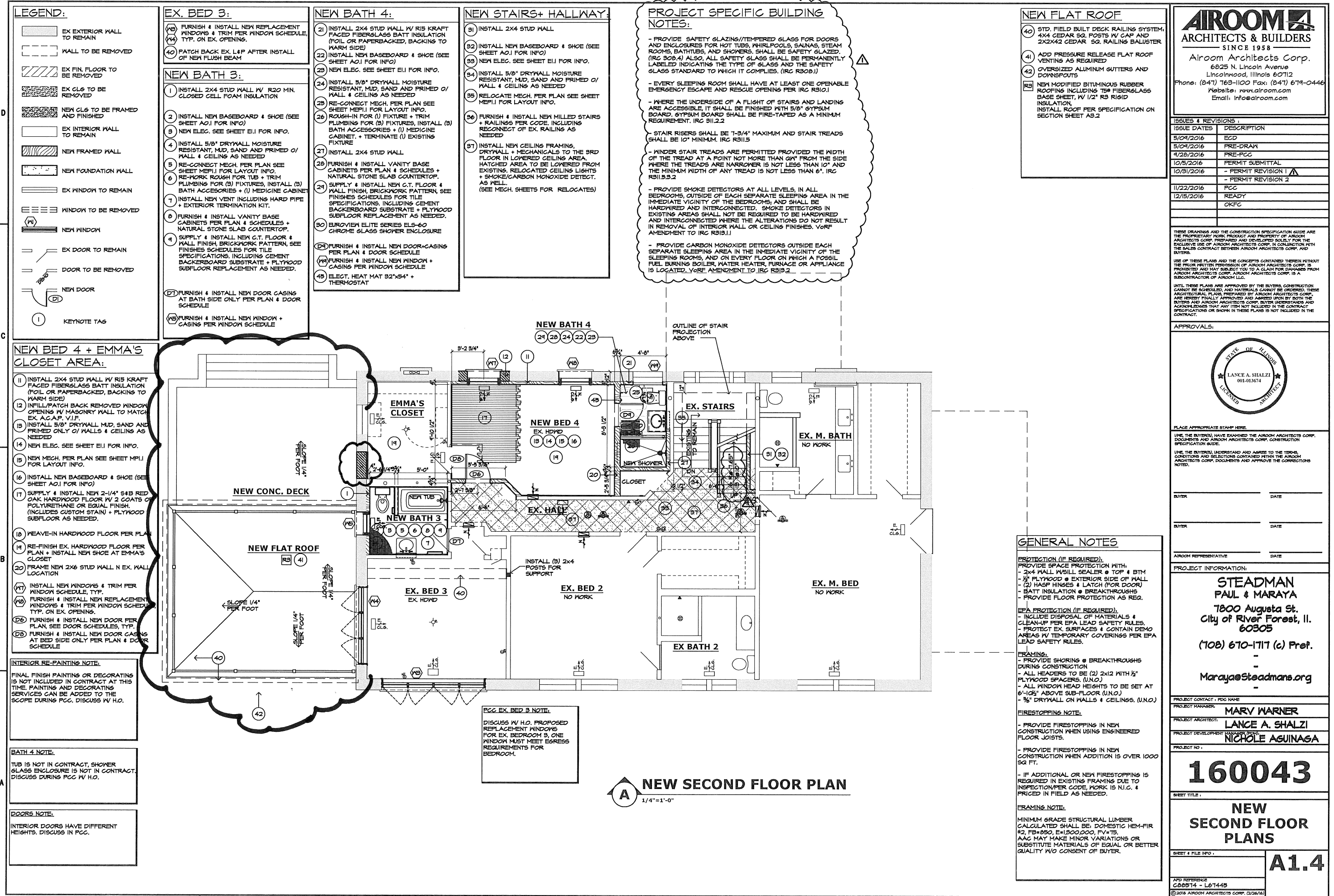
PROJECT NOTE:

- PROJECT IS DIVIDED INTO 2 PHASES,
- PHASE #1 IS ALL WORK RELATED TO INTERIOR IMPROVEMENTS FOR THE HOUSE EXCLUDING ALL WORK RELATED TO ADDITION.
- PHASE #2 IS ALL WORK RELATED TO FAMILY ROOM ADDITION + TERRACE WORK.
- PHASE #1 IS PERMITTED.  
PHASE #2 HAS NOT BEEN SUBMITTED FOR PERMITS.

**A NEW FIRST FLOOR PLAN**

1/4"=1'-0"

STEADMAN - MUDROOM TILE SCHEDULE - USE FLEXGROUT									
LABEL ID	LOCATION	SUPPLIER	SERIES	ITEM #	COLOR & DESCRIPTION	SIZE	MATERIAL TYPE	LAY PATTERN	
(A)	FLOOR	DATILE	HAUT MONDE	12X18	MIN. 5 ELITE GRAY UNPOLISHED FIELD GROUT/MAPEI #11 SAHARA BEIGE 11" WIDTH	12X18	PORCELAIN	BRICK	



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**APPROVALS:**

STATE OF ILLINOIS  
LANCE A. SHALZI  
001-013674  
LICENSED ARCHITECT

PLACE APPROPRIATE STAMP HERE.

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BUYER	DATE
BUYER	DATE
AIRROOM REPRESENTATIVE	DATE
PROJECT INFORMATION:	

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PROJECT CONTACT - POC NAME
PROJECT MANAGER
PROJECT ARCHITECT
PROJECT DEVELOPMENT MANAGER
PROJECT NO.

**160043**

**NEW SECOND FLOOR PLANS**

**A1.4**

SHEET & FILE INFO.

AND REFERENCE  
C08514 - L61445  
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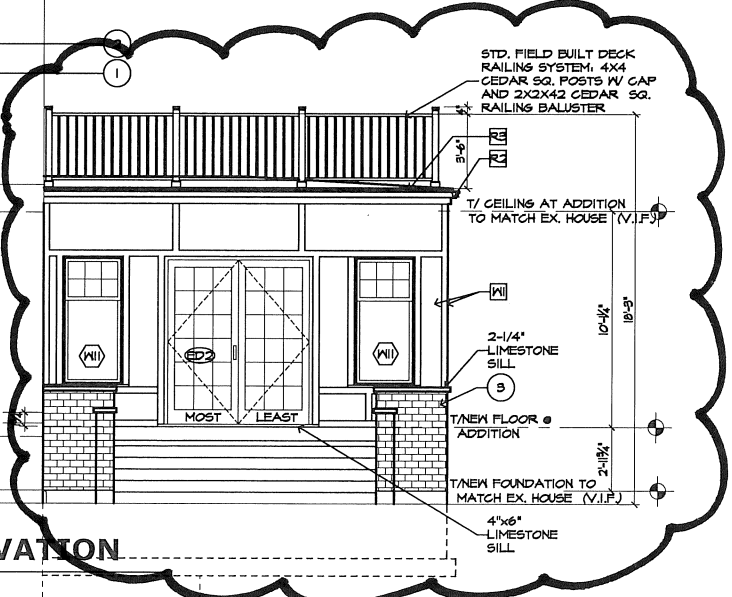
1 EX/DEMO NORTH ELEVATION  
1/4"=1'-0"

BRICK SALVAGE NOTE TO OWNER:  
AIROOM CANNOT GUARANTEE THE AMOUNT OF BRICK THAT WILL BE SALVAGEABLE OR THE WORK REQUIRED TO CLEAN AND PREP THE BRICK TO BE RE-USED. YOUR CONTRACT INCLUDES AN ALLOWANCE FOR THIS WORK. ADDITIONAL COSTS, IF REQUIRED, SHALL BE AGREED UPON IN WRITING PRIOR TO START OF SUCH WORK. AIROOM CAN MAKE A FINAL ASSESSMENT ON THE BRICK UPON COMPLETION OF ITS REMOVAL.

MUD ROOM DECK MATERIAL LIST:  
-12" CONC. PIERS + PAD @ BASE  
-TREATED DECK FRAMING  
-CEDAR POSTS, STRINGERS, SKIRT BOARDS, TREADS + RISERS  
-STANDARD FLOVED + TOP BEVELED 2X4 CEDAR HANDRAIL IV CEDAR 2X4 BOTTOM RAIL  
-STD. CEDAR 2X2 BALUSTERS  
-5/4"x6" CEDAR DECKING IV BLIND FASTENERS



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



DEMO ELEVATION

- (A) REMOVE AND DISCARD EX. WINDOWS, COMPLETELY. SAVE EX. ALUMINUM EXTERIOR CASINGS, CLEAN AND PREPARE FOR NEW REPLACEMENT AS SHOWN PER PLAN.
- (B) REMOVE AND DISCARD EX. WINDOWS, & CASING COMPLETELY. CLEAN AND PREPARE FOR NEW REPLACEMENT OR PATCH BACK WALL AS SHOWN PER PLAN.
- (C) REMOVE EX. HOOD EXHAUST COMPLETELY
- (D) REMOVE AND DISCARD EX. WINDOWS, & CASING COMPLETELY. MASONRY BREAKTHROUGH AS NEEDED FOR NEW WINDOW OPENINGS (SHORING AS REQUIRED)
- (E) WRECK & HAUL EX. ENCLOSED PORCH COMPLETELY DOWN TO FOUNDATION.
- (F) REMOVE EX. AC CONDENSER
- (G) WRECK & HAUL EX. STAIRS DOWN TO MECH. ROOM IN BASEMENT LEVEL. AS NEEDED FOR NEW FOUNDATION WORK.

NEW ELEVATION

- (1) TOOTH IN NEW MASONRY WALL AS NEEDED PER PATCH BACK OF WINDOW REMOVAL
- (2) INSTALL NEW WINDOWS & TRIM PER SCHEDULES, TYP.
- (3) INSTALL NEW STD PATIO FACEBRICK VENEER WALL TYP. TO MATCH EX. A.C.A.P. PER ALLOWANCE.
- (4) INSTALL NEW STD PATIO BRICK VENEER WALL TYP. TO MATCH EX. A.C.A.P.
- (5) NEW MODIFIED BITUMINOUS RUBBER ROOFING INCLUDING T54 FIBERGLASS BASE SHEET, INSTALL ROOF PER SPECIFICATION ON SECTION SHEET AS.2
- (6) INSTALL OVERHANGS PER SPECIFICATION ON SECTION SHEET AS.2 TO MATCH EX. A.C.A.P.
- (7) INSTALL WALL FINISHES PER SPECIFICATION ON SECTION SHEET AS.2

LEGEND:

- FINISH TO BE REMOVED
- STRUCTURE TO BE REMOVED
- NEW SIDING
- NEW BRICK
- NEW ASPHALT ROOF
- NEW ARCHITECTURAL ROOF
- NEW CEDAR ROOF

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BUYER \_\_\_\_\_ DATE \_\_\_\_\_

BUYER \_\_\_\_\_ DATE \_\_\_\_\_

AIROOM REPRESENTATIVE \_\_\_\_\_ DATE \_\_\_\_\_

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PROJECT CONTACT: PDC NAME  
PROJECT MANAGER: **MARV WARNER**  
PROJECT ARCHITECT: **LANCE A. SHALZI**  
PROJECT DEVELOPMENT MANAGER: **NICHOLE AGUINAGA**

PROJECT NO.:  
**160043**

SHEET TITLE:  
**DEMO/NEW  
NORTH  
ELEVATIONS**

SHEET & FILE INFO:  
**A2.0**

AND REFERENCE  
C88514 - L61445  
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1 EX/DEMO SOUTH ELEVATION  
1/4"=1'-0"



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

DEMO ELEVATION

- (A) REMOVE AND DISCARD EX. WINDOWS, COMPLETELY. SAVE EX. ALUMINUM EXTERIOR CASING, CLEAN AND PREPARE FOR NEW REPLACEMENT AS SHOWN PER PLAN.
- (B) REMOVE AND DISCARD EX. WINDOWS, & CASING COMPLETELY. CLEAN AND PREPARE FOR NEW REPLACEMENT OR PATCH BACK WALL AS SHOWN PER PLAN.
- (C) WRECK & HAUL EX. ENCLOSED PORCH COMPLETELY DOWN TO FOUNDATION.

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APPROVALS:

STATE OF ILLINOIS

LANCE A. SHALZI  
001-013674

ARCHITECT

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BUYER	DATE
AIRROOM REPRESENTATIVE	DATE

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PROJECT CONTACT / POC NAME  
PROJECT MANAGER: **MARV WARNER**  
PROJECT ARCHITECT: **LANCE A. SHALZI**  
PROJECT DEVELOPMENT MANAGER/POC: **NICOLE AGUINAGA**

PROJECT NO. **160043**

SHEET TITLE: **DEMO/NEW SOUTH ELEVATIONS**

SHEET & FILE INFO. **A2.2**

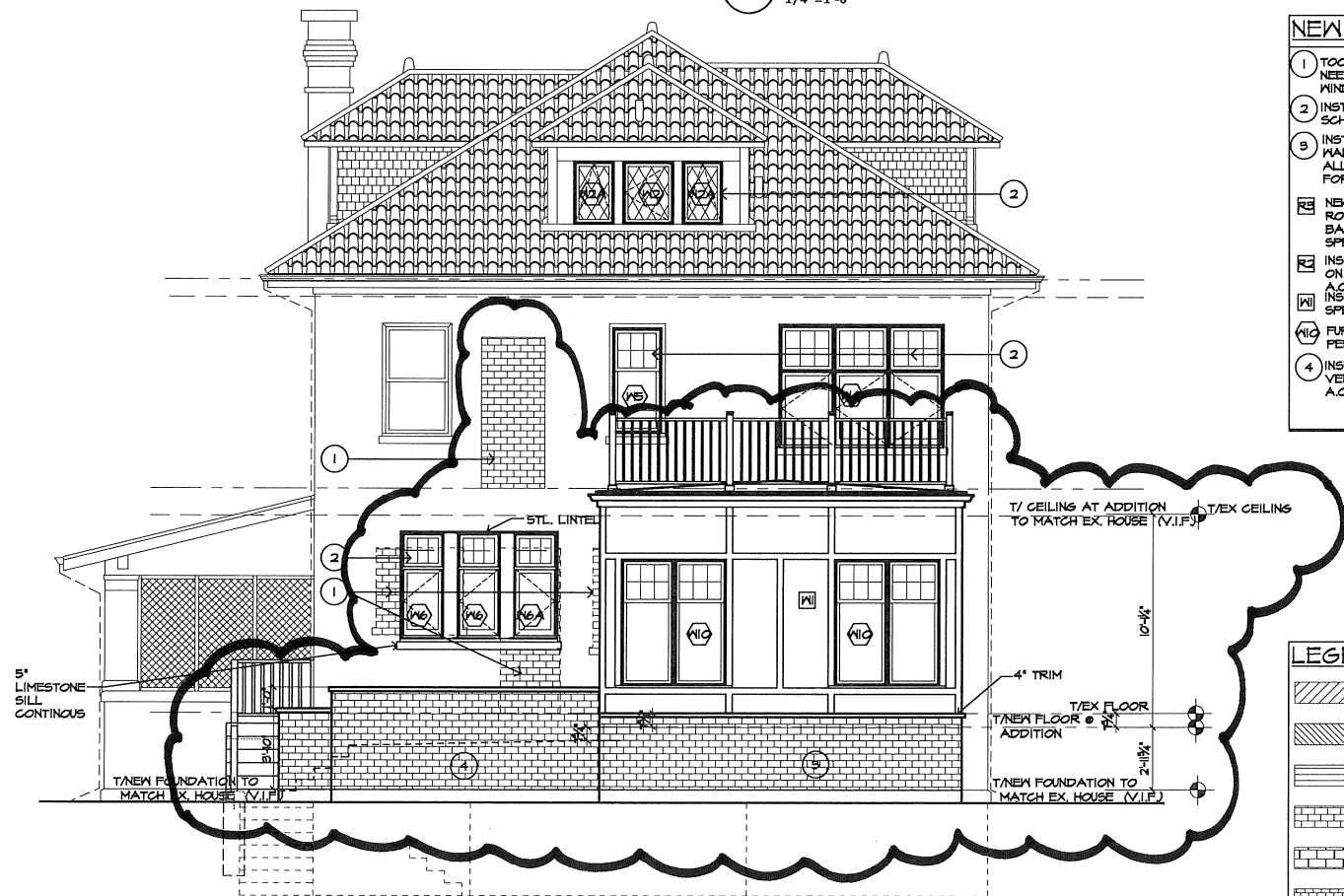
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LEGEND:

- FINISH TO BE REMOVED
- STRUCTURE TO BE REMOVED
- NEW SIDING
- NEW BRICK
- NEW ASPHALT ROOF
- NEW ARCHITECTURAL ROOF
- NEW CEDAR ROOF



1 EX/DEMO WEST ELEVATION  
1/4"=1'-0"



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

#### DEMO ELEVATION

- (A) REMOVE AND DISCARD EX. WINDOWS, COMPLETELY. SAVE EX. ALUMINUM EXTERIOR CASING, CLEAN AND PREPARE FOR NEW REPLACEMENT AS SHOWN PER PLAN.
- (B) REMOVE AND DISCARD EX. WINDOWS, & CASING COMPLETELY. CLEAN AND PREPARE FOR NEW REPLACEMENT OR PATCH BACK WALL AS SHOWN PER PLAN.
- (C) WRECK & HAUL EX. ENCLOSED PORCH COMPLETELY DOWN TO FOUNDATION.
- (D) REMOVE AND DISCARD EX. WINDOWS, & CASING COMPLETELY. MASONRY BREAKTHROUGH AS NEEDED FOR NEW WINDOW OPENING (SHORING AS REQUIRED).
- (E) KILL EX. ELEC. SERVICE AND PREPARE FOR A NEW 400 AMP SERVICE INSTALL. ELECTRICIAN TO V.I.F. NEW LOCATION.
- (F) WRECK & HAUL EX. STAIRS DOWN TO MECH. ROOM IN BASEMENT LEVEL, AS NEEDED FOR NEW FOUNDATION WORK.

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BUYER \_\_\_\_\_ DATE \_\_\_\_\_

BUYER \_\_\_\_\_ DATE \_\_\_\_\_

AIRROOM REPRESENTATIVE \_\_\_\_\_ DATE \_\_\_\_\_

#### PROJECT INFORMATION:

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PROJECT CONTACT: PDC NAME  
PROJECT MANAGER: **MARV WARNER**  
PROJECT ARCHITECT: **LANCE A. SHALZI**  
PROJECT DEVELOPMENT MANAGER: **NICOLE AGUINAGA**

PROJECT NO.:

**160043**

SHEET TITLE:

**DEMO/NEW  
WEST  
ELEVATIONS**

SHEET & FILE INFO:

**A2.3**

APD REFERENCE  
C88514 - L61445

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#### NEW ELEVATION

- 1 TOOTH IN NEW MASONRY WALL AS NEEDED PER PATCH BACK OF WINDOW REMOVAL
- 2 INSTALL NEW WINDOWS & TRIM PER SCHEDULES, TYP.
- 3 INSTALL NEW STD FACEBRICK VENEER WALL TYP. TO MATCH EX. A.C.A.P. PER ALLOWANCE. REFER TO [X] ON SHEET A9.2 FOR ADDITIONAL SPECIFICATIONS
- NEW MODIFIED BITUMINOUS RUBBER ROOFING INCLUDING T99 FIBERGLASS BASE SHEET. INSTALL ROOF PER SPECIFICATION ON SECTION SHEET A9.2
- INSTALL OVERHANGS PER SPECIFICATION ON SECTION SHEET A9.2 TO MATCH EX. A.C.A.P.
- INSTALL WALL FINISHES PER SPECIFICATION ON SECTION SHEET A9.2
- FURNISH & INSTALL NEW WINDOWS ONLY PER WINDOW SCHEDULE, TYP.
- 4 INSTALL NEW STD PATIO FACEBRICK VENEER WALL TYP. TO MATCH EX. A.C.A.P. PER ALLOWANCE.

#### LEGEND:

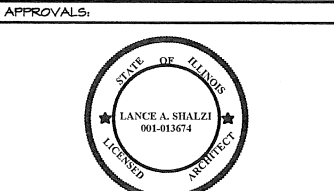
- FINISH TO BE REMOVED
- STRUCTURE TO BE REMOVED
- NEW SIDING
- NEW BRICK
- NEW ASPHALT ROOF
- NEW ARCHITECTURAL ROOF
- NEW CEDAR ROOF

ISSUES & REVISIONS	
ISSUE DATES	DESCRIPTION
5/04/2016	ECD
5/04/2016	PRE-DRAW
9/28/2016	PRE-PCC
10/5/2016	PERMIT SUBMITTAL
10/31/2016	- PERMIT REVISION 1
11/22/2016	PCC
12/15/2016	READY
	OKFC

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PLACE APPROPRIATE STAMP HERE.

THE BUYERS, HAVE EXAMINED THE AIRROOM ARCHITECTS CORP. DOCUMENTS AND AIRROOM ARCHITECTS CORP. CONSTRUCTION SPECIFICATION GUIDE.

THE BUYERS, UNDERSTAND AND AGREE TO THE TERMS, CONDITIONS AND SELECTIONS CONTAINED WITHIN THE AIRROOM ARCHITECTS CORP. DOCUMENTS AND APPROVE THE CORRECTIONS NOTED.

BUYER \_\_\_\_\_ DATE \_\_\_\_\_

BUYER \_\_\_\_\_ DATE \_\_\_\_\_

AIRROOM REPRESENTATIVE \_\_\_\_\_ DATE \_\_\_\_\_

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PROJECT ARCHITECT: **LANCE A. SHALZI**  
PROJECT DEVELOPMENT MANAGER: **NICOLE AGUINAGA**

PROJECT NO.: **160043**

SHEET TITLE: **NEW BUILDING SECTION**

SHEET & FILE INFO: **A3.2**

APD REFERENCE: C00574 - L67445  
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**BUILDING NOTES:**

- R2 OVERHANG NOTES:**
- ALUMINUM DRIP EDGE & GUTTER APRON.
  - OVERSIZED ALUMINUM "K" PROFILE GUTTER & DOWNSPOUTS. (COLOR: WHITE)
  - JAMES HARDIE FASCIA BOARD 2X6 (COLOR: WHITE)
- R3 ROOF NOTES:**
- INSTALL MODIFIED BITUMINOUS RUBBER ROOFING INCLUDING TPA FIBERGLASS BASE SHEET
  - 1/2" RIGID INSULATION (R-8)
  - GALVANIZED METAL FLASHING WHERE REQUIRED.
  - PRESSURE RELEASE FLAT ROOF VENTING AS REQUIRED
  - 1/2 CDX PLYWOOD SHEATHING.
  - 2X12 ROOF RAFTERS @ 16" O.C.
  - R44 CLOSED CELL FOAM INSULATION
  - HURRICANE FRAMING TIE DOWN @ EACH RAFTER & ANCHORED TO TOP PLATES.
  - 3/8" GYPSUM BOARD (SCREWED, GLUED, TAPED, MUD, SAND, & PRIMED) READY FOR FINISH.

- W1 EXTERIOR WALL SIDING NOTES:**
- FACE BRICK VENEER - TO MATCH EX. A.C.A.P. V.I.F. ALLOWANCE OF \$648.00 PER 1000 BRICKS.
  - (1) LF OF 4"x6" SMOOTH LIMESTONE SILL
  - JAMES HARDIE XLD SEMI SMOOTH 5/4"x3-1/2" EXTERIOR TRIM BOARD, COLOR: WHITE
  - JAMES HARDIE SMOOTH PANEL SIDING INCLUDING 2-COAT CUSTOM COLOR REFINISHING
  - GREENGUARD RAINDROP PREMIUM HOUSE WRAP W/ 3" TAPE @ ALL SEAMS.
  - 1/2 CDX PLYWOOD SHEATHING (VERTICAL DIAPHRAGM WIND BRACINGS) TO BE SOLIDLY BLOCKED @ ALL EDGES & NAILED @ PERIMETER W/ 6d COMMON 6" O.C. HORIZONTALLY & 12" O.C. VERTICALLY.
  - 2X4 WD STUDS @ 16" O.C. W/ DBL TOP PLATES AT STANDARD WALLS W/ R-21 CLOSED CELL FOAM INSULATION
  - 2X6 WD STUDS @ 16" O.C. W/ DBL TOP PLATES AT KNEE WALLS W/ R21 KRAFT FACED FIBERGLASS BATT INSULATION (FOIL OR PAPERBACKED, BACKING TO WARM SIDE)
  - 3/8" GYPSUM BOARD (SCREWED, GLUED, TAPED, MUD, SAND, & PRIMED) READY FOR FINISH.
  - ALUMINUM DRIP CAP @ WINDOWS & DOORS.
  - INTERIOR TRIM PER SCHEDULE.

- F1 FLOOR FINISH NOTES:**
- 2X12 FJ @ 16" O.C.
  - 3/4" T&G PLYWOOD SUBFLOOR (GLUED & SCREWED TO FJ).
  - WOOD FLOOR, PER SPECIFICATIONS SEE SHEET AO.1
  - 2X12 RIM BOARD LEDGER
  - BASEBOARD PER SCHEDULE.

CONSTRUCTION DOOR NOTE:  
PROVIDE 65M. FLASHING PAN AT ALL EXTERIOR DOORS, TYP. RETURN MIN. 6" UP ON SIDES OF DOOR JAMBS

FUR OUT WALL TO FLUSH OUT WITH BRICK VENEER W/ 2X4 STUD WALL + PLYWOOD AS NEEDED

(2) 2X6 JOIST W/ 1/2" PLYWOOD LEDGER STARTER W/ 1" GAP AIRSPACE FROM MASONRY FINISH

**3 FOUNDATION DETAIL @ BRICK WALL**

3/4"=1'-0"

**2 FOUNDATION DETAIL @ DECK SIDE**

3/4"=1'-0"

**1 BUILDING SECTION**

1/2"=1'-0"