

Application for Public Hearing VARIANCE

YOU MUST PROVIDE THE FOLLOWING INFORMATION: IF ADDITIONAL SPACE IS NEEDED, ATTACH EXTRA PAGES TO THE PETITION.

Name of Business	(if Applicable):
Address/Location	of Property in Question: 850 Linden Ave Oak Park, IL 60302
Property Identifica	ation Number(s)(PIN):
Name of Property	Owner(s): Emily and Matt McNulty
Address of Proper	rty Owner(s): 850 Linden Ave Oak Park, IL 60302
E-Mail of Property	Owner(s): emilykmcnulty@gmail.com Phone: 9206558151
If Land Trust, nam	e(s) of all beneficial owners: (A Certificate of Trust must be filed.) N/A
Name of Applicant	t(s) (if different than Property Owner): N/A
Applicant's	s Address: 850 Linden Ave Oak Park, IL 60302
Applicant's	Contact Information: Phone 9206558151 E-Mail emilykmcnulty@gmail.com
	Other:
	of Applicant: X OwnerLegal RepresentativeContract PurchaserOther
Property Type: X	1 or 2 Family Residential Multiple-Family Commercial Mixed-Use Hospital Institutional
Zoning District:	\square R-1 \square R-2 \square R-3(50) \square R-3(35) \square R-4 \square R-5 \square R-6 \square R-7 \square DT (1 – 2 - 3) \square GC \square HS \square MS \square NA \square NC \square RR \square H \square OS \square I

Describe Variance Proposal: The proposed new garage structure would be built the same distance from the curb as the existing garage, which has been approved by the Oak Park Historic Preservation Commission. The line of sight from the alley would not be altered, as the existing historic structure represents the same positioning of the new structure on its northern side.

Size of Parcel (from Plat of Sur	vey):Square Feet
Adjacent: Zoning Districts	
To the North:	
To the South:	
To the East:	
To the West:	
Is the property in question cu If Yes, how?	rrently in violation of the Zoning Ordinance? X YesNo
Is the property in question cu If Yes, how?	rrently subject to any zoning relief?YesNo
If Yes, please provide relev	ant Ordinance No.'s
Is the subject property locate	d within any Historic District? X Yes No
If Yes:	ight □ Ridgeland/Oak Park □ Gunderson
From what Section(s) of the Z	oning Ordinance are you requesting approval / relief?
Article 9.3 (N) (2) (b)	

Explain why, in your opinion, the grant of this request will be in harmony with the neighborhood and not contrary to the intent and purpose of the Zoning Ordinance or Comprehensive Plan;

The proposed new garage will not get any nearer to the sidewalk than the existing garage, which is original to the property, maintaining historic precedent. The lines of sight from the alley will not change with our proposed new build, and will be consistent with the existing line of sight that neighbors who use the alley are already accustomed to. Moving the structure further South will take it out of alignment with the historic home.

Additionally, moving the foundation of the new structure further South may negatively effect the tree roots in the yard causing the trees to die. The location of an electrical pole across the alley could also impact the homeowners ability to pull into the garage.

I (we) certify that all the above statements and the statements contained in any papers or plans submitted herewith are true to the best of my (our) knowledge and belief.

I (we) consent to the entry in or upon the premises described in this application by any authorized official of the Village of Oak Park for the purpose of securing information, posting, maintaining and removing such notices as may be required by law.

March 03, 2024

Date

(Printed Name) Applicant

Emily McNulty and Matt McNulty

(Signature) Applicant

Emily McNulty and Matt McNulty
(Printed Name) Owner

Emily McNulty and Matt McNulty

Emily McNulty and Matt McNulty

(Signature) Owner

Owner's Signature must be notarized

SUBSCRIBED AND SWORN TO	BEFORE ME THIS
DAY OF	
(Notary Public)	
(Notary Public)	

Updated September 2017



123 Madison Street, Oak Park, Illinois 60302

September 15, 2023

Emily and Matt McNulty 850 Linden Ave Oak Park, IL 60302

Re: Advisory Review – 850 Linden Ave

Dear Ms. and Mr. McNulty:

As you know, the proposed garage project at 850 Linden Ave was reviewed at the Historic Preservation Commission meeting on September 14, 2023. As the project does not meet the definition of demolition in the Historic Preservation Ordinance, this review is advisory only. The Architectural Review Guidelines recommend the following for garages:

New Construction - Including Garages

- New construction shall be compatible with the adjacent buildings and the historic district as a whole.
- New garages shall be accessed from the alley where alleys exist at the rear of any house. Where driveways and curb cuts exist, do not widen.
- New garages shall be compatible with the style, size, material, roof profile and details of the primary historic building on the lot.
- When a demolition of a significant accessory structure occurs, the new structure should closely resemble it to the greatest extent possible.

The Historic Preservation Commission reviewed the plans and elevations for your project and had the following specific recommendations to assist in making the new garage compatible within the historic district:

- Consider painted wood, LP Smartside, or Boreal TruExterior polyash siding as more appropriate alternatives to vinyl.
- Add trim around the garage door.
- Use 6-over-1 light sash windows to match the house (rather than 6-over-6, which was shown).
- The Commission fully supports your intent to reuse historic windows, particularly the quarter-round windows.

Oak Park's Historic Districts are a nationally-recognized treasure that depend on homeowners like you to maintain their historic integrity for generations to come. We appreciate the time and consideration you put towards the maintenance of your historic home.

This Advisory Review letter will be attached to your permit and your permit will be approved for Historic. You will receive a notification from the Village when your permit is finalized. If you have any questions, please contact Susie Trexler at strexler@oak-park.us or (708) 358-5443.

Sincerely,

Susie C. Trexler

Urban Planner Historic Preservation Village of Oak Park, Illinois Direct Line: (708) 358-5443 Website: www.oak-park.us

McNulty Garage Proposal at 850 Linden

August 2, 2023 – Prepared by homeowner, Emily McNulty

Builders: Regal Garages & Builders

5858A N. Milwaukee Ave. Chicago, IL 60646

708-734-2500

hello@regalgarages.com

Homeowners: Emily and Matt McNulty 850 Linden Ave. Oak Park, IL, 60302 920-655-8151; 920-246-9367 emilykmcnulty@gmail.com

matthewemcnulty@gmail.com

Project Narrative

The goal of our garage build will be to create a serviceable recreation of the existing garage. We have taken care in our design considerations to maintain the historic character and preserve the style of the existing garage as much as possible in accordance with the following parameters outlined in the 2023 Architectural Review Guidelines:

- 1. New construction shall be compatible with the adjacent buildings and the historic district as a whole.
- New garages shall be accessed from the alley where alleys exist at the rear of any house. Where driveways and curb cuts exist, do not widen.
- 3. New garages shall be compatible with the style, size, material, roof profile and details of the primary historic building on the lot.
- 4. When a demolition of a significant accessory structure occurs, the new structure should closely resemble it to the greatest extent possible.

We have opted for a gambrel roof, siding and roofing material selections that closely resemble the original construction, and window placement which coincides with the original garage's design.

At the time of purchase, our <u>home inspectors</u> strongly recommended that we look into rebuilding the garage as the cost to repair or replace the garage door, electrical, cracked foundation, lead windows and doors, and water-damaged leaning wall in order to make the garage safe for use would be significant. These aspects of the existing garage are documented in the photo section of this project summary document.

We are very proud to live in the historic district of Oak Park and hope to preserve the design and integrity of the property we fell in love with. Thank you for your time and consideration.

Please see Condition Survey documentation from Regal Garages.

Sincerely, Emily and Matt McNulty

Existing Garage Photos

Hi-res and close-up details featuring areas of concern can be found here.



Surrounding Area Photos (including neighboring garages that have been rebuilt)

Hi-res available <u>here</u>.



Builder Material Samples (physical samples will also be brought to in-person meeting with the Historic Preservation staff)



Documentation Links

- Completed Application for Certificate of Appropriateness
- Architectural Drawings for the planned garage build
- <u>Condition Survey</u> from Regal Garages
- Home Inspection Report completed at the time of purchase (5/4/2022)
- <u>Signed Work Proposal</u> with Regal Garages, specifying material estimates
- SJK Preservation Structural Engineer Letter of Recommendation



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Name of Business (if Applicable): Regal Garages + Builders Inc.
Address/Location of Property in Question: 850 Linden Ave.
Property Identification Number(s)(PIN):
Name of Property Owner(s):
Address of Property Owner(s):
E-Mail of Property Owner(s):Phone:
If Land Trust, name(s) of all beneficial owners: (A Certificate of Trust must be filed.)
Name of Applicant(s) (if different than Property Owner): Applicant's Address: Applicant's Contact Information: PhoneE-Mail Other:
Property Interest of Applicant:OwnerLegal RepresentativeContract PurchaserOther (If Other - Describe):
Property Type: ☐1 or 2 Family Residential ☐Multiple-Family ☐Commercial ☐Mixed-Use ☐Hospital ☐Institutional
Zoning District: \square R-1 \square R-2 \square R-3(50) \square R-3(35) \square R-4 \square R-5 \square R-6 \square R-7 \square DT (1 – 2 - 3) \square GC \square HS \square MS \square NA \square NC \square RR \square H \square OS \square I
Describe Variance Proposal:
-

Adjacent: Zoning Districts Land Uses To the North: To the South: To the South: To the East: To the West: Is the property in question currently in violation of the Zoning Ordinance? If Yes, how? If Yes, how? If Yes, please provide relevant Ordinance No.'s Is the subject property located within any Historic District? Yes No If Yes, please provide relevant Ordinance No.'s Is the subject property located within any Historic District? Yes No If Yes, please provide relevant Ordinance No.'s Is the subject property located within any Historic District? Yes No If Yes, please provide relevant Ordinance No.'s Is the subject property located within any Historic District? Yes No If Yes, how? If Yes No If Yes, how? If Yes, how? If Yes, how? If Yes No If Yes, how? If Yes, how? If Yes No If Yes, how? If Yes No If Yes, how? If Yes, how? If Yes No If Yes, how? If Yes, how? If Yes No If Yes, how? If Yes No If Yes, how? If Yes, how? If Yes No If Yes, how? If Yes No If Yes, how? If Yes			
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To the East:	To the North:		
Is the property in question currently in violation of the Zoning Ordinance?	To the South	•	
Is the property in question currently in violation of the Zoning Ordinance?	To the East:		
Is the property in question currently subject to any zoning relief?YesNo If Yes, how? If Yes, please provide relevant Ordinance No.'s Is the subject property located within any Historic District?YesNo If Yes: Frank Lloyd Wright Ridgeland/Oak Park Gunderson From what Section(s) of the Zoning Ordinance are you requesting approval / relief? Article: Section: Article: Section: Article: Section: Explain why, in your opinion, the grant of this request will be in harmony with the neighborhood and not contrary to the intent and purpose of the Zoning Ordinance or Comprehensive Plan; We will be building a new garage that will resemble the original structure and will also coordinate with the house. The new structure should be bust of the armal location as the existing garage in order to amount of the	To the West:		
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GENERAL CONDITIONS OF CONSTRUCTION TO BE PER LATEST ADDITION A201.

THE OWNER AND CONTRACTOR ACKNOWLEDGE THAT THE ARCHITECT AND ENGINEERS CANNOT BE HELD RESPONSIBLE FOR UNKNOWN CONDITIONS WHICH ARE ENCOUNTERED IN CARRYING OUT WORK IN THOSE AREAS OF THE PROJECT WHICH ARE EXISTING. THE PARTIES FURTHER ACKNOWI EDGE THAT THE INVESTIGATION AND PROBES CONDUCTED BY THE DESIGN PROFESSIONAL PRIOR TO DESIGN AND CONSTRUCTION HAVE LIMITED CAPABILITIES AND THEREFORE. THE INFORMATION AVAILABLE. THE CONTRACTOR SHALL ADVISE THE DESIGN PROFESSIONAL AND OWNER OF THE EXISTENCE OF THESE UNANTICIPATED CONDITIONS WHICH MAY AFFECT SPACE AND DIMENSIONS WHICH MAY AFFECT SHALL CONSULT WITH THE ARCHITECT AND ENGINEERS WITH RESPECT TO THE CONDITIONS ENCOUNTERED AND

OBSERVED BY THE CONTRACTOR. THE OWNER MAY, AT ITS FLECTION, DIRECT THE DESIGN PROFESSIONAL TO MODIF COST OF CONSTRUCTION TO THE EXTENT THAT IS POSSIBLE THE ARCHITECT AND ENGINEER SHALL BE COMPENSATED FOR THIS SERVICE. THE CONTRACTOR SHALL PROVIDE AN ESTIMATE OF COST OF CONSTRUCTION BASED UPON THE REVISED DRAWINGS OF THE ARCHITECT AND ENGINEERS IF THESE DOCUMENTS ARE PREPARED AT THE OWNER'S DIRECTION. THE CONTRACTOR SHALL PROVIDE A REVISED SCHEDULE SHOWING A LOGICAL SEQUENCE OF WORK, WHICH WILL ACCOMMODATE THE NEW CONDITIONS AND REVISED DESIGN.

GENERAL SPECIFICATIONS

1. ALL WORK SHALL CONFORM TO THE FOLLOWING RECOGNIZED STANDARDS:

SEE SHEET T1 FOR ALL APPLICABLE CODES AND AMENDMENTS

2. CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH ALL SITE CONDITIONS AND REPORT ANY DISCREPANCIES WIT THE PLANS TO THE ARCHITECT UPON DISCOVERY.

EACH TRADE IS RESPONSIBLE FOR ALL THE INFORMATION CONTAINED IN THESE DRAWINGS

4. DO NOT SCALE DRAWINGS. DIMENSIONS SHALL GOVERN. DETAILS SHALL GOVERN OVER PLANS AND ELEVATIONS LARGE SCALE DETAILS SHALL GOVERN OVER SMALL.

5. CONTRACTOR SHALL VERIFY ALL DIMENSIONS SHOWN ON PLANS. ADJUST AS REQUIRED TO OBTAIN PROPER ALIGNMENT WITH WALLS, WINDOW OPENINGS, ETC. OR AS DIRECTED BY ARCHITECT.

6. MINOR DETAILS NOT USUALLY SHOWN OR SPECIFIED, BUT NECESSARY FOR PROPER CONSTRUCTION OF ANY PART OF 8. WALL TIES: PROVIDE METAL WALL TIES FOR BRICK VENEER 16" O.C. HORIZ., 16" O.C. VERT. THE WORK SHALL BE INCLUDED AS IF THEY WERE INDICATED ON THE DRAWINGS. THE CONTRACTOR SHALL COORDINATE ALL WORK PROCEDURES WITH THE BUILDING MANAGEMENT.

7. THE CONTRACTOR SHALL HAVE SOLE RESPONSIBILITY FOR ANY DAMAGES OR INJURIES CAUSED BY OR DURING THE EXECUTION OF THE WORK.

8. THE CONTRACTOR SHALL LAY OUT HIS OWN WORK, AND SHALL PROVIDE ALL DIMENSIONS REQUIRED FOR BY OTHER TRADES, PLUMBING, ELECTRICAL, HVAC, ETC.

9. PLUMBING AND ELECTRICAL SHALL BE PERFORMED BY PERSONS LICENSED IN THEIR TRADES, WHO SHALL ARRANGE FOR AND OBTAIN INSPECTIONS AND REQUIRED SIGN-OFFS.

10. THE CONTRACTOR SHALL DO ALL CUTTING, PATCHING, REPAIRING AS REQUIRED TO PERFORM ALL THE WORK INDICATED ON THE DRAWINGS, AND ALL OTHER WORK THAT MAY BE REQUIRED TO COMPLETE THE JOB.

11. TOILET FACILITIES SHALL BE PROVIDED AT JOB SITE PER THE ILLINOIS PLUMBING CODE.

12. INSTALL NUMBER OR ADDRESS PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. TYPICALLY: 4"-6" HIGH LETTERS, WITH A COLOR CONTRASTING BACKGROUND.

CONCRETE NOTES

I. PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY TO COMPLETE ALL CONCRETE WORK INCLUDING EXCAVATION, TRENCHING, FORM WORK, REINFORCING, AND FINISHING.

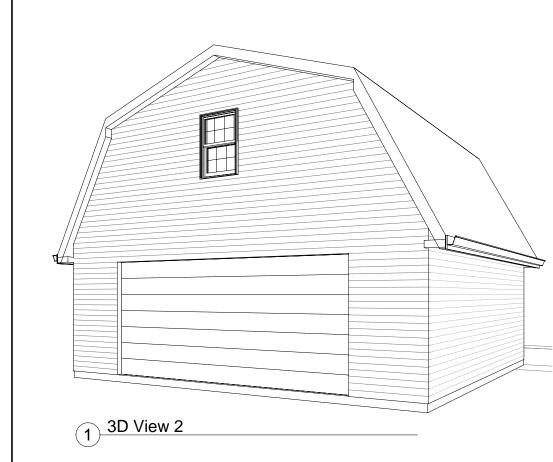
2. ALL CONCRETE, UNLESS OTHERWISE NOTED, SHALL BE 3,500 PSI STRENGTH AT 28 DAYS WITH 3"-5" SLUMP. REFER TO DRAWINGS FOR SIZES, DEPTHS AND REINFORCEMENT. ALL WORK SHALL BE DONE ACCORDING TO LOCAL CODES AND PRACTICES. CONCRETE EXPOSED TO WEATHER (SIDEWALKS, PATIOS, STEPS, ETC.) SHALL BE 3,500 PSI STRENGTH AT 28

3. SLABS SHALL BE REINFORCED WITH 6"x6", W1.4xW1.4 WELDED WIRE FABRIC IN CONFORMANCE WITH ASTM A-615 GRADE 60, INSTALLED IN THE CENTER OF THE SLAB. ALL SLABS, FLOORS AND WALKS SHALL BE POURED LEVEL. ALL STOOPS SHALL BE POURED SO AS TO DRAIN 3/4" OVER THE WIDTH OF THE STOOP.

4. PROVIDE CONTINUOUS 15 MIL. VIS-QUEEN VAPOR BARRIER ON LEVELED GRAVEL BASE, LAP EDGES OF VAPOR BARRIER 6" AND TURN UP AT THE WALLS.

5. FOOTINGS AND FOUNDATIONS SHALL BE OF SIZES, DEPTHS AND REINFORCEMENT AS INDICATED ON THE DRAWINGS. ALL FOOTINGS SHALL EXTEND A MIN. OF 42" BELOW TOP OF FINISH GRADE. REINFORCING SHALL BE UNPAINTED AND UNCOATED, FREE FROM RUST OR SCALE. PROVIDE ADEQUATE CONCRETE COVER PROTECTION FOR ALL REINFORCING AS REQUIRED. POUR ALL CONCRETE WING WALLS MONOLITHICALLY WITH FOUNDATION WALLS.

6. ALL CONCRETE POURED IN FREEZING WEATHER SHALL BE PROTECTED SO AS TO MAINTAIN CONCRETE TEMPERATURES OF BETWEEN 40 AND 50 DEGREES FOR A MINIMUM OF 5 DAYS. UNDER NO CIRCUMSTANCES SHALL THE CONCRETE BE ALLOWED TO FREEZE. SALT OR OTHER CHEMICALS SHALL NOT BE MIXED WITH THE CONCRETE IN THE FIELD FOR ANY REASON.



CONCRETE NOTES CONT'D

7. THE CONTRACTOR SHALL INSTALL, INSERT AND LOCATE ANY AND ALL DEVICES REQUIRED FOR THE ATTACHMENT OF OTHER WORK. COORDINATE WITH GENERAL CONTRACTOR THE PLACING OF ALL SLEEVES IN CONCRETE WALLS FOR TELEPHONE, PLUMBING, ELECTRICAL, AND MECHANICAL TRADES.

8. FOOTINGS SHOWN ARE DESIGNED FOR AN ASSUMED MINIMUM SAFE SOIL BEARING PRESSURE OF 3,500 PSF CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY IF SOIL TEST REPORT OR SITE CONDITIONS INDICATE THIS MINIMUM 7. PROVIDE R-38 BATT INSULATION AT FLAT ATTIC SPACES, R-38 BATT INSULATION AT CATHEDRAL RAFTERS. CONDITION IS NOT MET.

1. STRUCTURAL STEEL FIELD CONNECTIONS SHALL BE MADE WITH ERECTION BOLTS AND A LOCK NUT OR LOCK WASHER AND NUT. SHOP WELDS SHALL BE BY QUALIFIED OPERATORS.

2. ALL STRUCTURAL STEEL SHALL BE PLUMB, TRUE AND LEVEL. USE NON-SHRINKING GROUT TO SET BASE PLATES.

1. MATERIALS SHALL MEET ASTM SPECIFICATIONS AND SHALL COMPLY WITH ALL CODES AND GUIDELINES OF THE NATIONAL CONCRETE MASONRY ASSOCIATION (NCMA), AND THE BRICK INSTITUTE OF AMERICA, LATEST EDITIONS. ALL MATERIAL SHALL BE HANDLED AND STORED TO PREVENT DAMAGE. STORE WALL MATERIAL OFF THE GROUND AND KEE COVERED.

2. USE TYPE N MORTAR. ALL MASONRY JOINTS TO BE RAKED.

3. CONCRETE BLOCK SHALL BE FIRST GRADE, AUTOCLAVE CURED. HEAVYWEIGHT OR SOLID CONCRETE BLOCKS SHALL BE MADE WITH SAND, GRAVEL AND LIMESTONE, LIGHTWEIGHT BLOCKS SHALL BE EXPANDED SHALE.

4. CLEAN ALL MASONRY SURFACES. CLEAN FACE BRICK WITH NON-STAINING SOLUTION. DRY BRUSH COMMON BRICK AND

5. OBSERVE COLD WEATHER CONCRETE PRACTICES DURING FREEZING WEATHER. COVER TOP OF WALL AT END OF DAY. SHORE AND BRACE WALLS AS WORK PROGRESSES.

6. DESIGN COMPRESSIVE STRESSES: 140 PSI ON SOLID MASONRY.

7. BASE SILL FLASHING: PROVIDE BASE SILL FLASHING FOR BRICK VENEER TUCKED BEHIND BUILDING PAPER.

9. MASON TO PROVIDE AND INSTALL ALL COUNTERFLASHING AT MASONRY WALLS. COUNTERFLASHING SHALL BE CUT INTO MORTAR JOINTS (MIN. 1" DEEP) AND CAULK.

10. PROVIDE OUTSIDE AIR EXCHANGER ON FIREPLACE

11. PROVIDE FOR GAS LOG LIGHTER ON FIREPLACE COORDINATING WITH PLUMBING SUBCONTRACTOR

12. PROVIDE SCREEN AT TOP OF ALL FLUES.

13. PROVIDE CONTROL JOINTS, WEEP HOLES AND FLASHING AS SHOWN ON THE DRAWINGS.

WOOD & CARPENTRY NOTES

1. FLOOR JOISTS, HEADERS AND SIMILAR MEMBERS SHALL BE CONSTRUCTION GRADE (fb=1350 PSI) WITH 25% STANDARI GRADE (fb=1200 PSI) ALLOWED, DOUGLAS FIR, WESTERN SPF, HEM/FIR OR SOUTHERN PINE. MATERIAL SHALL HAVE A MOISTURE CONTENT OF LESS THAN 19% AT TIME OF SURFACING AND SHALL BE GRADE MARKED "DRY". DOUBLE JOISTS UNDER ALL PARTITIONS, FURNACES, WATER HEATERS, BATHTUBS, AND SPECIAL LOADING CONDITIONS AS REQUIRED BY LOCAL CODES. HEADERS AT ALL WINDOWS AND DOORS SHALL CONFORM TO THE FOLLOWING MAXIMUM SPANS:

SIZE OF HEADER ROOF ONLY ROOF & FLOOR 2-2X6 2-2X8 2-2x10 2-2x12 10'

EQUAL TO THAT MANUFACTURED BY TRUSS JOIST MACMILLAN, BOISE, IDAHO.

SEE FLOOR PLANS FOR ALL REQUIRED HEADER SIZES.

2 DO NOT CUT NOTCH OR DRILL BEAMS AND HEADERS

NOTCHES IN JOISTS AND RAFTERS SHALL NOT BE DEEPER THAN 1/6 OF THE MEMBER DEPTH. NOT LONGER THAN 1/3 OF THE MEMBER DEPTH AND NOT LOCATED IN THE MIDDLE THIRD OF THE SPAN.

- HOLES IN JOISTS AND RAFTERS SHALL NOT BE CLOSER THAN 2" TO THE TOP OR BOTTOM OF THE JOIST, NOT CLOSER 6. PROVIDE 2 (2) COATS SEMI-GLOSS LATEX PAINT ON ALL PRE-PRIMED WOOD TRIM, STAIRS AND DOORS. THAN 2" TO A NOTCH, AND HOLE DIAMETER SHALL NOT EXCEED 1/3 OF THE MEMBER DEPTH. · NOTCHES OR HOLES IN STUD WALLS SHALL NOT EXCEED 1/3 OF STUD DEPTH. LAMINATED VENEER LUMBER (LVL) TO BE HEATING, VENTILATION, AND AIR CONDITIONING NOTES

- DRILLING AND NOTCHING OF TOP PLATE. WHEN PIPING OR DUCTWORK IS PLACED IN OR PARTLY IN AN EXTERIOR WALL 1. HVAC TO BE DESIGN-BUILD. OR INTERIOR LOAD BEARING WALL, NECESSITATING A CUTTING OF THE TOP PLATE BY MORE THAN 50% OF ITS WIDTH, THE PLATE SHALL BE REINFORCED WITH 24 GAUGE STEEL ANGLE SPANNING THE DISTANCE BETWEEN THE ADJACENT STUDS.

3. ALL STRUCTURAL SECOND FLOOR SYSTEMS MUST BE INSPECTED FOR ELECTRICAL, PLUMBING, HVAC, AND FRAMING BEFORE ANY FLOOR SHEATHING IS INSTALLED.

4. GLUE AND NAIL ALL PLYWOOD SUBFLOORING. UNDERLAYMENT TO BE PROVIDED BY FLOORING SUBCONTRACTOR.

i. LUMBER SHALL BE STOCKPILED OFF THE GROUND SO AS TO BE PROPERLY VENTILATED AND COVERED TO PROTECT I FROM THE ELEMENTS.

6. ALL JOISTS BEARING ONTO FLUSH HEADERS SHALL BE SUPPORTED BY JOIST HANGERS. PROVIDE DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS, PROVIDE SOLID BLOCKING UNDER ALL PERPENDICULAR PARTITIONS, REFER TO FLOOR PLAN

7. ALL HOLES IN FLOOR TO BE CUT TIGHT FOR FIRESTOPPING.

8. ALL STRUCTURAL WOOD FRAMING EXPOSED TO WEATHER OR IN CONTACT WITH CONCRETE SHALL BE PRESSURE

9. CUT OUT AND DISCARD ALL DEFECTS WHICH WILL RENDER A PIECE UNABLE TO SERVE ITS INTENDED FUNCTION. LUMBER MAY BE REJECTED BY THE ARCHITECT OR GENERAL CONTRACTOR, WHETHER OR NOT IT HAS BEEN INSTALLED, FOR EXCESSIVE WARP, TWIST, BOW, CROOK, MILDEW, FUNGUS, OR MOLD, AS WELL AS FOR IMPROPER CUTTING AND FITTING.

10. ALL INTERIOR PARTITIONS DIMENSIONED 4 1/2" THICK ARE 2X4 STUDS @ 16" O.C. WITH ONE LAYER 1/2" GYPSUM BOARD EACH SIDE.

11. CONTRACTOR SHALL COORDINATE AND INSTALL ALL ACCESSORIES RECESSED OR MOUNTED TO WALLS.

12 FIRE STOPPING SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS:

A. IN CONCEALED SPACE OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACE, AT THE CEILING AND FLOOR B. ALL INTERCONNECTION BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCURRED AT SOFFITS,

DROP CEILINGS, ETC. C. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN. D. AT OPENINGS AROUND VENTS, PIPE DUCTS, CHIMNEYS AND FIREPLACES AT CEILING AND FLOOR LEVEL OF NONCOMBUSTIBLE MATERIALS.

EXCEPT AS PROVIDED IN ITEM D, ABOVE, FIRESTOPPING SHALL CONSIST OF 2-INCH NOMINAL LUMBER, OR TWO THICKNESSES OF 1-INCH NOMINAL LUMBER WITH BROKEN LAP JOINT, OR ONE THICKNESS OF 22/32-INCH WOOD STRUCTURAL PANELS OR ONE THICKNESS OF 3/4" PARTICLE BOARD WITH JOINTS BACKED BY 3/4" PARTICLE BOARD, 1/2" GYPSUM BOARD, OR 1/4" CEMENT BASED MILLBOARD.

13. PROVIDE PLYWOOD SHEAR BRACING AT ALL EXTERIOR CORNERS

THERMAL & MOISTURE PROTECTION NOTES

1. ALL JOINTS, SEAMS, PENETRATIONS; SITE-BUILT WINDOWS, DOORS, AND SKYLIGHTS; OPENINGS BETWEEN WINDOW AND DOOR ASSEMBLIES AND THEIR RESPECTIVE JAMBS AND FRAMING; AND OTHER SOURCES OF AIR LEAKAGE (INFILTRATION AND EXFILTRATION) THROUGH THE BUILDING THERMAL ENVELOPE SHALL BE CAULKED, GASKETED, WEATHER-STRIPPED, WRAPPED, OR OTHERWISE SEALED TO LIMIT UNCONTROLLED AIR MOVEMENT.

2. INSULATION: THE MINIMUM REQUIRED R-VALUE SHALL BE MET BY THE SUM OF THE R-VALUES OF THE INSULATION MATERIALS INSTALLED IN FRAMING CAVITIES AND/OR INSULATING SHEATHING APPLIED, AND NOT BY FRAMING, DRYWALL STRUCTURAL SHEATHING, OR EXTERIOR SIDING MATERIALS. INSULATION SEPARATED FROM THE CONDITIONED SPACE BY A VENTED SPACE SHALL NOT BE COUNTED TOWARDS THE REQUIRED R-VALUE.

3. THERMAL RESISTANCE (R-VALUE) SHALL BE INDICATED ON THE INSULATION OR CERTIFICATION OF THE INSTALLED R-VALUE SHALL BE PROVIDED AT A JOB SITE BY THE INSULATION INSTALLER.

4. VAPOR RETARDERS WITH A PERM RATING OF 1.0 OR LESS MUST BE INSTALLED IN ALL FRAMED CEILINGS, WALLS, AND FLOORS OF THE INSULATION.

5. PROVIDE R-21 5-1/2" BATT INSULATION WITH VAPOR BARRIER TO INTERIOR WALL SIDE OF ROOM IN ALL EXTERIOR FRAMED

6. PROVIDE 'SILL SEAL' INSULATION AT ALL FOUNDATION WALLS BELOW SILL PLATE

8. PROVIDE 'TYVEK' FLASHING INTO WINDOW AND DOOR SILLS/HEADS.

9. PROVIDE 2" RIGID BOARD INSULATION TO ALL EXT. FACES OF FOUNDATION WALLS, UNFINISHED BASEMENT AREAS.

10. FIRECAULK ALL PENETRATIONS IN WALL PLATES.

11. A PERMANENT CERTIFICATE SHALL BE POSTED ON A WALL IN THE SPACE WHERE THE FURNACE IS LOCATED, A UTILITY ROOM OR AN APPROVED LOCATION IN THE BUILDING. IT SHALL LIST THE R-VALUES OF INSULATION INSTALLED, U-FACTORS OF GLAZING, DUCT TESTING & BLOWER DOOR TEST RESULTS.

12. ALL RECESSED LIGHTS SHALL BE SEALED WITH A GASKET OR CAULK BETWEEN THE HOUSING AND THE INTERIOR WALL OR CEILING DRYWALL.

13. FOAM PLASTIC INSULATION SHALL BE SEPARATED FROM THE INTERIOR OF A BUILDING BY AN APPROVED THERMAL BARRIER OF 1/2" GYPSUM BOARD AND HAVE A FLAME SPREAD RATING OF 0-75.

DOOR & WINDOW NOTES

1. THE MAXIMUM GLAZING U-FACTOR IS 0.30 FOR ALL GLAZING ARE TYPE A1 BUILDINGS NOT EXCEEDING 15%. 1% OF GLAZING MAY 7. SEWER PIPE INSTALLATION: DUCTILE IRON PIPE ASTM A377 SHALL BE INSTALLED FOR ALL NEW SANITARY

2. WINDOW DESIGNATIONS INDICATE 'ANDERSEN' CLAD WOOD WINDOW UNITS WITH LOW-E GLASS FOR REFERENCE ONLY. VERIFY ALL WINDOW DIMENSIONS WITH MANUFACTURER OF WINDOWS SELECTED. WINDOWS TO HAVE SCREENS AS SUPPLIED BY WINDOW MANUFACTURER ON ALL OPERABLE UNITS. PROVIDE A MINIMUM OF ONE WINDOW PER BEDROOM TO MEET OR EXCEED EGRESS REQUIREMENTS OF 20" CLEAR OPENING WIDTH, 24" CLEAR OPENING HEIGHT, SILL MAXIMUM 36" A.F.F., TOTAL CLEAR OPENING OF

3. PROVIDE SAFETY GLAZING MEETING TEST REQUIREMENTS OF CPSC 16 CFR IN THE FOLLOWING LOCATIONS: A. GLAZING IN INGREES AND MEANS OF EGRESS DOORS,

B. GLAZING IN FIXED, SWINGING TYPE DOORS, C. GLAZING ADJACENT TO A DOOR AND WITHIN THE SAME WALL PLANE AS THE DOOR WHOSE NEAREST VERTICAL EDGE IS WITHIN 12" OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60" ABOVE THE FLOOR OR WALKING SURFACE, UNLESS AN INTERVENING INTERIOR PERMANENT WALL IS BETWEEN THE DOOR AND THE GLAZING. D. GLAZING IN FIXED PANELS HAVING A GLAZING AREA IN EXCESS OF 9 SF WITH THE LOWEST EDGE LESS THAN 18" ABOVE THE FINISHED FLOOR LEVEL OR WALKING SURFACE WITHIN 36" OF SUCH GLAZING E. GLAZING AT TUB AND SHOWER AREAS

4. PROVIDE A 20-MIN. FIRE-RATED SC WOOD DOOR NOT LESS THAN 1 3/8" THICK OR SOLID OR HONEYCOMB STEEL DOORS NOT LESS TERMINATION ONLY. THE SLOPE FOR DRAIN PIPING 3" OR LESS SHALL BE 1/4" PER FOOT. PIPING 4" OR THAN 1 3/8" THICK BETWEEN GARAGE AND RESIDENCE IF ATTACHED. DOOR SHALL BE SET IN A RABBITTTED FRAME WITH A HINGE TYPE SELF-CLOSER. NO ATTIC ACCESS SCUTTLES SHALL BE ALLOWED IN REQUIRED FIRE RATED CEILINGS AND WALLS.

5. WINDOWS AT THE SECOND FLOOR SHALL HAVE THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW A MINIMUM OF 24" 12. HOSE BIBBS TO BE EQUIPPED WITH VACUUM BREAKER PROTECTION. ABOVE THE FINISHED FLOOR.

1. ALL INTERIOR WALLS AND CEILINGS SHALL RECEIVE 1/2" GYPSUM BOARD APPLIED WITH GLUE AND SCREWS EXCEPT AS FOLLOWS; BATHROOM WALLS WITH PLUMBING FIXTURES SHALL RECEIVE WATER-RESISTANT (GREENBOARD) GYPSUM BOARD AND METER AND ONE ON STREET SIDE. SURFACES TO BE FINISHED WITH CERAMIC TILE SHALL RECEIVE TILE BACKER BOARD. GARAGE WARM WALLS AND CEILING TO RECEIVE 5/8" FIRECODE GYPSUM BOARD. STRUCTURAL MEMBERS (TRUSSES) @ 24" O.C. TO RECEIVE 5/8" GYPSUM BOARD.

2. THE GARAGE, IF ATTACHED, SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 5/8" FIRECODE GYPSUM BOARD APPLIED TO THE GARAGE SIDE.

3. TAPE AND FINISH ALL JOINTS USING A TWO-COAT SYSTEM EXTENDING EACH COAT OF JOINT FINISHING COMPOUND WIDER THAN THE PREVIOUS COAT. EMBED REINFORCING TAPE IN FIRST COAT.

4. CARE SHALL BE TAKEN TO PROVIDE TIGHT FITTING OPENINGS AROUND ELECTRICAL SWITCHES, OUTLET BOXES AND PIPES.

5. PROVIDE ONE (1) COAT PRIMER AND TWO (2) COATS LATEX EGGSHELL PAINT ON ALL WALLS AND CEILINGS (SPRAY

2. GENERAL CONTRACTOR SHALL COORDINATE ALL WORK WITH HVAC SUBCONTRACTOR.

3. ALL WORK SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH APPLICABLE VILLAGE OF LIBERTYVILLE BUILDING CODES AMENDMENTS AND ORDINANCES

4. PROVIDE FURNACE SYSTEM WITH SUFFICIENT CAPACITY TO MAINTAIN 70 DEGREE F INDOOR TEMP. AT -10 DEGREE F OUTDOOR 5. PROVIDE AIR CONDITIONING SYSTEM WITH SUFFICIENT CAPACITY TO MAINTAIN 75 DEGREE F INDOOR TEMP. AT 95 DEGREE F

OUTDOOR TEMP. (SUMMER)

6. PROVIDE AND INSTALL RIGID SHEET METAL DUCTWORK DISTRIBUTION SYSTEM WITH INDIVIDUAL MANUAL VOLUME DAMPERS LOCATE AND BALANCE ALL REGISTERS TO PROVIDE EVEN DISTRIBUTION OF HEATING AND COOLING. COORDINATE LOCATIONS AND 24. THE EXTERIOR VENT TERMINATIONS OF THE WATER HEATER SHALL BE INSTALLED PER THE SIZES WITH GENERAL CONTRACTOR. PROVIDE INSULATION FOR ALL SUPPLY DUCTWORK, MIN. 3-1/2" THICK FIBERGLASS INSULATION OR APPROVED EQUAL. ALL SHEET METAL DUCTS SHALL BE SIZED, DESIGNATED AND CONSTRUCTED IN ACCORDANCE WITH ASHRAE STANDARDS

7. THE HVAC SUBCONTRACTOR SHALL PROVIDE AS REQUIRED, A COMPLETE AND OPERATING SYSTEM CONSISTING OF BUT NOT LIMITED TO: FANS, DUCTS, THERMOSTATS W/CONTROL WIRING, WALL INSERTS, MOUNTING ACCESSORIES, ETC. VERIFY SELECTION AND PLACEMENT WITH GENERAL CONTRACTOR.

8. PROVIDE AND INSTALL ALL REQUIRED KITCHEN AND BATHROOM EXHAUST FANS (SIZED IN ACCORDANCE WITH CODE) DUCTWORK AND TERMINATIONS. DUCT TO EXTERIOR WITH SUITABLE CAP AND BACKDRAFT DAMPER.

9. PROVIDE ALL UTILITY CONNECTIONS FOR ALL NEW EQUIPMENT, AND PROVIDE SUITABLE PAD AT LOCATION, SPECIFIED BY GENERAL CONTRACTOR FOR CONDENSING UNIT.

10. DUCTS PENETRATING WALLS OR CEILINGS SEPARATING RESIDENCE FROM THE GARAGE, IF ATTACHED, SHALL BE CONSTRUCTED OF A MIN. NO. 26 GAGE SHEET STEEL OR OTHER APPROVED MATERIAL AND SHALL HAVE NO OPENINGS INTO THE

11. DUCT ALL EXHAUSTS TO THE OUTSIDE WITH BACKDRAFT DAMPERS.

12. PROVIDE AND INSTALL ALL DRYER VENTS DUCTED TO THE EXTERIOR WITH SUITABLE CAP AND BACKDRAFT DAMPER.

13. CONTRACTOR SHALL PROVIDE SMOKE DETECTORS AND CO DETECTORS IN ALL MECHANICAL ROOMS

14. CONTRACTOR SHALL PROVIDE COMBUSTION AIR INTAKES IN MECHANICAL ROOMS AS REQUIRED AND SHALL BE DUCTED TO THE

15. CONTRACTOR SHALL GUARANTEE ALL WORK, MATERIAL, EQUIPMENT, ETC., FURNISHED BY HIM FOR A PERIOD OF ONE (1) YEAR AFTER FINAL ACCEPTANCE.

16. PROVIDE A MINIMUM R-8 INSULATION AT SUPPLY AND RETURN DUCTS IN ATTICS.

17. SEAL ALL MECHANICAL DUCTWORK. ALL SUPPLY AND RETURN AIR DUCTS MUST BE SEALED USING THE MASTIC WITH FIBROUS BACKING TAPE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. (FOR FIBROUS DUCTS, PRESSURE SENSITIVE TAPE MAY BE USED. DUCT TAPE IS NOT PERMITTED.)

LEAKAGE IS LESS THAN SEVEN AIR CHANGES PER HOUR (ACH) WHEN TESTED WITH A BLOWER DOOR AT A PRESSURE OF 33.5 PSF SUBMIT A WRITTEN REPORT TO THE BUILDING DIVISION BY AN APPROVED TESTING FACILITY.

18. THE BUILDING ENVELOPE TIGHTNESS AND INSULATION INSTALLATION SHALL BE CONSIDERED ACCEPTABLE WHEN TESTED AIR

19. THE DUCT TIGHTNESS SHALL BE TESTED FOR AIR LEAKAGE. SUBMIT A WRITTEN REPORT TO THE BUILDING DIVISION BY AN APPROVED TESTING FACILITY.

20. PROVIDE A PROGRAMMABLE THERMOSTAT FOR EACH FORCED-AIR FURNACE INSTALLED.

21. ALL AC UNITS SHALL BE SCREENED BY AN OPAQUE FENCE, WALL OR DENSELY PLANTED LANDSCAPING MATERIAL OF A HEIGHT TO SUFFICIENT TO COMPLETELY SCREEN SUCH EQUIPMENT FROM VIEW FROM ALL ADJOINING PROPERTIES AND ALL STREETS. SEE GRADING PLAN FOR PROPOSED LOCATION OF ANY AC UNITS FOR THE PROPERTY.

22. THE EXTERIOR VENT TERMINATIONS OF A 90+ FURNACE SHALL BE THROUGH THE ROOF OR TOWARD THE REAR OF THE HOUSE AND NOT LESS THAN 15' TO ANY LOT LINE.

1. PROVIDE ALL MATERIALS, EQUIPMENT, TOOLS, CARTAGE, TRANSPORTATION AND PERFORM ALL SERVICES AND LABOR REQUIRED TO COMPLETE THE PLUMBING WORK IN ACCORDANCE WITH THE DRAWINGS, THESE SPECIFICATIONS, APPLICABLE CODES, APPLICABLE BUILDING REQUIREMENTS AND DETERMINATIONS OF THE LOCAL BUILDING OFFICIAL AT NO EXTRA COST. THE CONTRACTOR SHALL INFORM THE ARCHITECT IN WRITING OF ANY CONFLICT BETWEEN THE PLANS AND APPLICABLE CODES.

2. PLUMBING SYSTEM SHALL BE OF REVENT TYPE AND ALL SOIL, WASTE, VENT, STORM, HOT AND COLD PIPING SHALL CONFORM TO AND SHALL BE SIZED AS SHOWN ON DRAWINGS OR IN ACCORDANCE WITH THE APPLICABLE CODES, REGULATIONS, AND/OR ACCEPTED PLUMBING PRACTICE.

3. THE PLUMBING SUBCONTRACTOR SHALL PROVIDE A COMPLETE AND USABLE SYSTEM WITHIN THE INTENT AND SPIRIT OF THAT INDICATED BY THESE DRAWINGS. WORK OR MATERIALS NOT SHOWN BY THE DRAWINGS, BUT NECESSARY TO COMPLETE THE SYSTEM SHALL BE INCLUDED AT NO ADDITIONAL COST. THE PLUMBING SURCONTRACTOR SHALL FURNISH AND INSTALL ALL PLUMRING SYSTEM REQUIREMENTS INCLUDING FIXTURE WASTE VENT GAS AND WATER PIPE AND ACCESSORIES, CUTTING AND PATCHING, ETC.

4. THE PLUMBING SUBCONTRACTOR SHALL VERIFY PLACEMENT OF ALL FIXTURES, EXISTING PIPE, MECHANICAL

5. MINOR VARIATION IN PIPING TO AVOID CONFLICT WILL BE ACCEPTED. NOTIFY THE ARCHITECT IN WRITING O

EQUIPMENT, AND RELATED WITH ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS AND TRADES BEFORE ROUGHING IN

6. ALL MATERIALS WILL BE NEW AND IN NEW CONDITION.

SIGNIFICANT CONSTRUCTABILITY ISSUES.

AND STORM SEWER SERVICES THAT PENETRATE THE FOUNDATION WALL, THROUGH A SLEEVE TO A POINT THAT THE PIPING IS BEING SUPPORTED ON APPROVED BEARING GROUND

8 VENT FOR FUTURE FIXTURES: ALL NEW DWELLINGS SHALL BE PROVIDED WITH A MIN 2" VENT FOR A FUTURE WATER CLOSET AT THE BASEMENT OR LOWER LEVEL. THE VENT SHALL BE EXTENDED TO THE BASEMENT CEILING AND CAPPED FOR FUTURE USE. NOTE: CODE MINIMUM.

9. FREEZING: WATER, SOIL AND WASTE PIPES SHALL NOT BE INSTALLED OUTSIDE OF A BUILDING, IN ATTIC OR CRAWL SPACES, CONCEALED IN OUTSIDE WALLS, OR IN ANY OTHER SPACE SUBJECTED TO FREEZING TEMPERATURES UNLESS ADEQUATE PROVISION IS MADE TO PROTECT SUCH PIPES FROM FREEZING BY

10. PLUMBING MATERIALS: UNDERGROUND POTABLE WATER PIPE SHALL ONLY BE TYPE K COPPER OR DUCTILE IRON. ALL WATER SUPPLY PIPING ABOVE SLAB SHALL BE RIGID COPPER. TYPE L. WHEAT SOLDERED JOINTS. USING LEAD FREE SOLDER. UNDERGROUND WASTE/VENT, PVC, BELL AND SPIGOT PLACED IN A CLEAN SAND BED. ABOVE GROUND WASTE AND VENT, AS ALLOWED BY VILLAGE.

11. WASTE FITTINGS SHALL BE L.S. 90 AND 45. 90 TEE-WAYS MAY BE USED TO VERTICAL POSITION AT FIXTURE GREATER SHALL SLOPE 1/8" PER FOOT. PROVIDE CLEAN-OUTS IN WASTE AND SOIL LINES FOR EACH CHANGE IN DIRECTION GREATER THAN 45 DEGREES AND AT BOTTOM OF EACH STACK.

13. LEAD ROOF FLASHINGS ARE REQUIRED ON ALL PLUMBING STACKS WITH THE EXCEPTION OF RUBBER

14. WATER SERVICE AND WATER METER SHALL HAVE TWO SHUT-OFF VALVES, ONE ON HOUSE SIDE OF WATER

15. ALL FLOOR DRAINS GOING INTO SEALED EJECTOR PITS MUST BE VENTED SEPARATELY. SHARED VENT IS NOT PERMITTED.

16. FLOOR DRAIN TRAPS AND DRAINS, INSTALLED BELOW A CONCRETE FLOOR OR UNDERGROUND, SHALL NO BE LESS THAN 4" IN DIAMETER. 17. RUBBER CHECK VALVES ARE NOT PERMITTED ON SANITARY SUMP DISCHARGE LINES. THEY CAN BE USED

ON DRAIN TILE SUMP DISCHARGE ONLY, ALL STORM SUMP PITS SHALL BE INSTALLED WITH TOP EDGE 2" ABOVE

18. A HEAT TRAP PER IECC 504.7 MUST INSTALLED ON WATER HEATER. 19. A CONTINUOUS WASTE SHALL NOT BE USED ON KITCHEN SINK DRAIN LINES. TWO TRAPS ARE REQUIRED. (GARBAGE DISPOSAL, BASKET STRAINER.)

20. SUPPORT ALL PIPE PER CODE WITH CLEVIS HANGERS, UNISTRUT OR SIMILAR. PLUMBERS TAPE WILL NOT BE ACCEPTED. CLEVISES FOR WATER PIPE SHALL BE COPPER. 21. INSULATE ALL HORIZONTAL COLD WATER LINES, AND ALL HOT WATER LINES IN AREAS WHERE IT IS SUBJECT

TO FREEZING SUCH AS OUTSIDE WALLS AND ATTICS, ON THE COLD SIDE ONLY. INSULATE W/ FIBERGLASS

PREFORMED PIPE INSULATION AND ALL PURPOSE JACKET. 1/2"THICK 4PCF. KNAUF OR EQUAL.

22. ALL WATER PIPES TO FIXTURES SHALL BE VALVED. EACH INDIVIDUAL PLUMBING FIXTURE SHALL BE PROVIDED WITH A SHUT-OFF VALVE. ALL WATER VALVES SHALL BE 2-PIECE BALL VALVES, BRONZE BODY, SS BALL. GAS VALVES SHALL BE STEEL COCKS, RATED FOR GAS SERVICE. STOCKHAM OR EQUAL. INSTALL A UNION

23. WASHING MACHINES, LOCATED ON FLOORS ABOVE THE BASEMENT LEVEL, SHALL BE PROVIDED WITH A MINIMUM ONE-INCH-DEEP DRAINAGE PAN AND A MINIMUM TWO-INCH VENTED TRAP. FLOOR DRAIN AT WASHER SHALL BE ACCESSIBLE, NOT UNDER WASHER.

MANUFACTURER'S INSTRUCTIONS. THEY MAY BE REQUIRED TO BE LOCATED AT LEAST 4 FEET FROM ALL OPERABLE WINDOWS AND DOORS, ELECTRICAL SERVICES, SOFFITS AND CORNERS OF BUILDINGS. 25. THE PLUMBING SUBCONTRACTOR SHALL INSTALL DISHWASHER, GARBAGE DISPOSALS, WASHER/DRYER,

AND HOOK-UP ICE MAKER IN REFRIGERATOR/FREEZER, AS SUPPLIED BY GENERAL CONTRACTOR. 26. THE PLUMBING SUBCONTRACTOR SHALL FURNISH AND INSTALL ALL GAS PIPING AS REQUIRED.

27. THE PLUMBING SUBCONTRACTOR SHALL PROVIDE AND INSTALL CONDENSATE DRAIN LINES FROM HEATING AND AIR CONDITIONING UNITS.

28. EACH GAS APPLIANCE TO HAVE GAS COCKS FOR ISOLATION.

29. WHEN SYSTEMS ARE COMPLETE AND OPERATIONAL, A 'PUNCH LIST' INSPECTION SHALL BE REQUESTED BY THE CONTRACTOR. SUCH AN INSPECTION SHALL NOT BE CONDUCTED ON INCOMPLETE OR NON-OPERATIONAL

30. UPON COMPLETION OF WORK, SUBMIT FOUR COPIES OF OPERATION AND MAINTENANCE MANUALS, AS BUILT DRAWINGS, GUARANTIES AND WARRANTIES.

31. PROVIDE A 1-1/2" WATER SERVICE AND TAP AND A 1" METER.

CONTRACTOR SHALL GUARANTEE THAT ALL OF THIS WORK, EQUIPMENT AND MATERIALS SHALL BE TROUBLE FREE FOR A PERIOD OF ONE YEAR PAST BENEFICIAL OCCUPANCY.. HE/SHE WILL ALSO GUARANTEE THAT THE SYSTEM WILL BE FREE FROM ALL LEAKS, KNOCKS, OR OTHER DEFECTS.

* ROOMS WITH INSUFFICIENT OR NO GLAZING PROVIDED SHALL HAVE ARTIFICIAL LIGHTING CAPABLE OF PRODUCING AN AVERAGE ILLUMINATION OF 6 FOOT-CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT O ** CONTRACTOR SHALL PROVIDE AN APPROVED MECHANICAL VENTILATION SYSTEM CAPABLE OF PRODUCING 0.35 AIR CHANGE PER HOUR IN THE ROOM OR A WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM SHALL BE

ISTALLED CAPABLE OF SUPPLYING OUTDOOR VENTILATION AIR OF 90 CFM (15 CFM x 6 OCCUPANTS).

BATHROOM EXHAUSTS SHALL BE VENTED DIRECTLY TO THE OUTSIDE

McNulty Garage

850 Linden Ave. Oak Park, Illinois

Applicable Code Data

Current ORDINANCE LAKE COUNTY CODE OF ORDINANCE International Residential Code (IRC) with local amendments

2018 Electrical

Property

2018

local amendments

National Electric Code (NEC) with local amendments

International Property Maintenance Code (IPMC) with

z cong.: c.mo.na		
Ground Snow Load:	30 psf	
Wind Speed:	90 mph	
Basic Wind Speed:	75 mph	
Seismic Design Category:	Α	
Subject to Damage From		
- Weathering:	Severe	
- Frost Line Depth:	42"	
- Termite:	Moderate to Heavy	
- Decay:	Slight to Moderate	
Winter Design Temperature:	-4 degrees	
Flood Hazards:	NA	
Minimum Uniformly Distributed Live Loads		
- Attics without Storage:	10 psf	
- Attics with Storage:	20 psf	
- Rooms other than Sleeping Rooms:	40 psf	
- Sleeping Rooms	40 psf	
Minimum Roof Live Loads		
- 0 to 200 sf of Tributary Area:	30 psf	
- 201 to 600 sf of Tributary Area:	30 psf	
- Over 600 sf of Tributary Area:	30 psf	
Required Glazing U-Factor (max).:	0.35	

Drawing Sheet Index

Sheet No.		Sheet Title	Issue Date
TITLE			
T1	TITLE SHEET		7.12.2023
ARCHITEC	TURAL		
A1	Plans		7.12.2023
A2	Elevations		7.12.2023
А3	SECTIONS & DETAILS		7.12.2023

Symbol Legend

ELEVATION

SHEET NUMBER

SHEET NUMBER

SHEET NUMBER

NUMBER

NUMBER

DETAIL

NUMBER

=DRAWING TITLE

=NORTH ARROW

=REVISION TARGET

DRAWING NUMBER

DRAWING NAME

─DRAWING SCALE

REVISED AREA

-DESCRIPTION OF

CONTROL POINT

-DATUM ELEVATION

hereby certify that these plans were prepared by or under my

direct supervision and to the best of my professional knowledge

they conform to all applicable building codes.

Timothv R. Bennett. AlA

TT/FIN CEILING

PLAN

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

Timothy Bennett Architects, PC

http://bennett-architects.com 2057A Greenbay Road (847)780-1078 fax: (847)780-1121 Highland Park Illinois 60035 hello@bennett-architects.com

NERAL CONDITIONS OF CONSTRUCTION TO BE PER LATEST EDITION OF AIA DOCUMENT A201 ANY DISCREPANCIES IN DRAWINGS, SPECIFICATIONS OR FIELD CONDITIONS SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO -ALL WORK TO BE IN CONFORMANCE WITH ALL APPLICABLE MUNICIPAL, COUNTY, STATE & FEDERAL CODES REGULATIONS AND AMENDMENTS DO NOT SCALE FROM DRAWINGS

Description Date

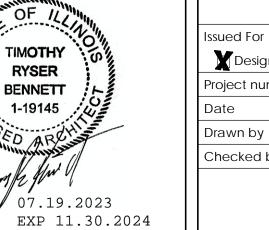
McNulty

850 Linden Ave. Oak Park

TITLE SHEET

Project Number

06.05.2023



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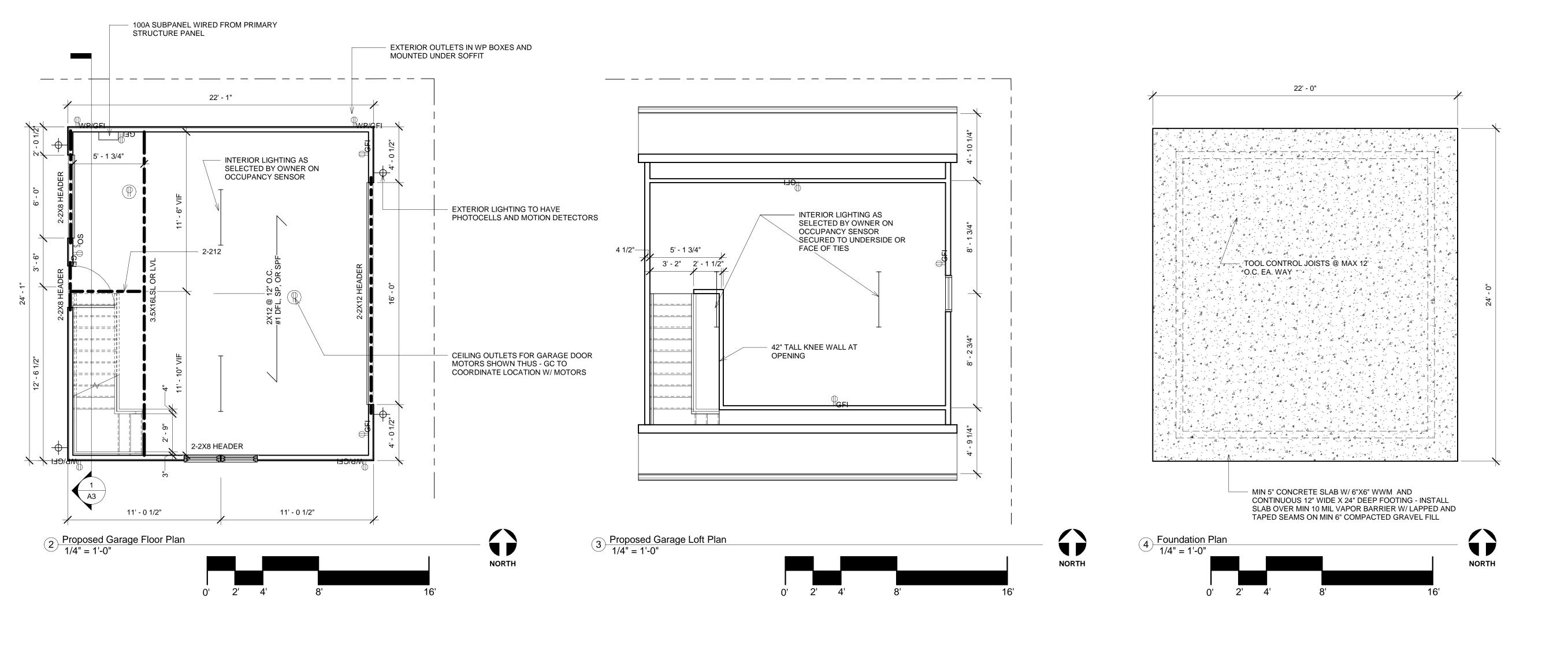
=COLUMN LINE GRID

=ELEVATION TARGET

=SECTION TARGET

=DETAIL TARGET

■ Bidding ■ Permit □ Construction Proiect number Checked by





GENERAL CONDITIONS:
-GENERAL CONDITIONS OF CONSTRUCTION TO BE PER LATEST EDITION OF -AIA DOCUMENT A201
-ANY DISCREPANCIES IN DRAWINGS, SPECIFICATIONS OR FIELD CONDITIONS SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO PROCEEDING WITH WORK -ALL WORK TO BE IN CONFORMANCE WITH ALL APPLICABLE MUNICIPAL, COUNTY, STATE & FEDERAL CODES REGULATIONS AND AMENDMENTS -DO NOT SCALE FROM DRAWINGS

No.	Description	Date

McNulty

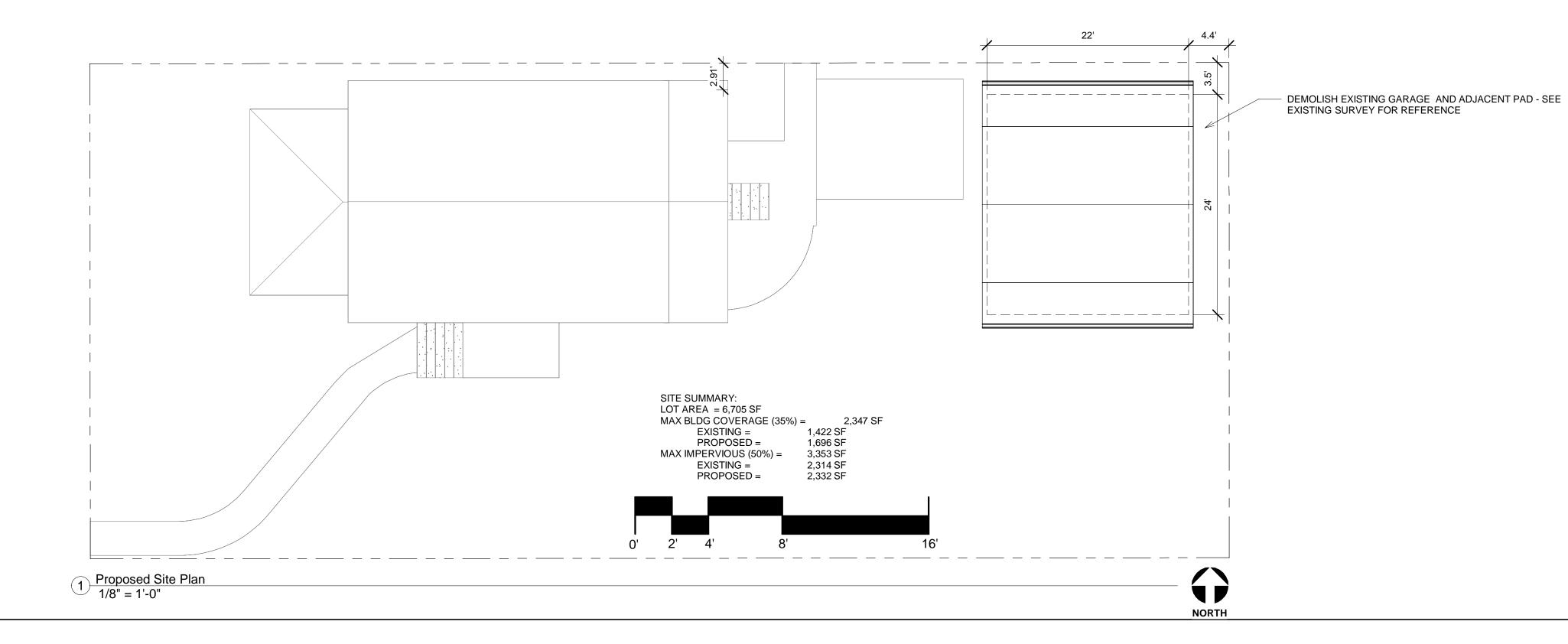
Garage Replacement

850 Linden Ave. Oak Park

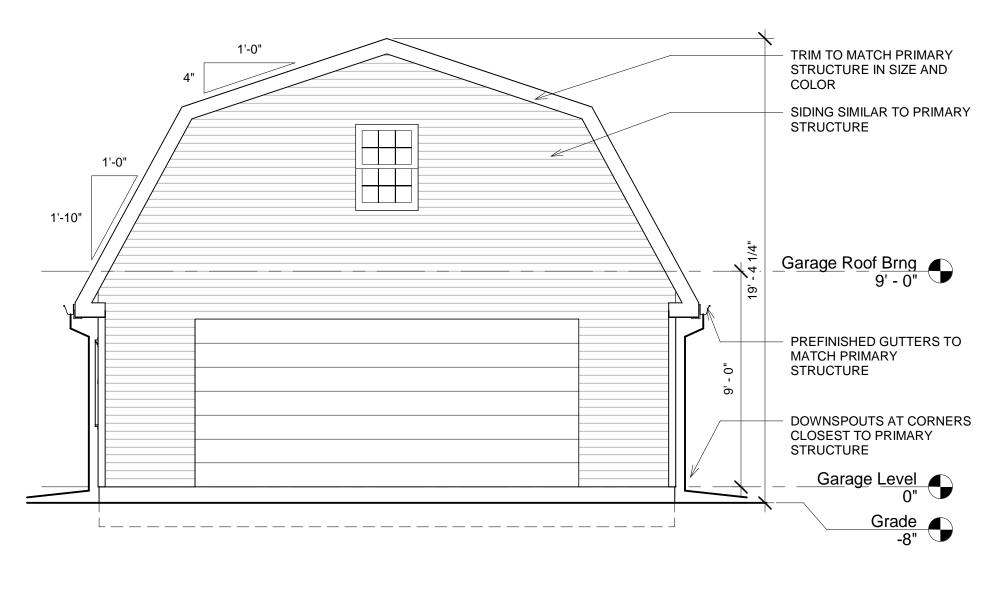
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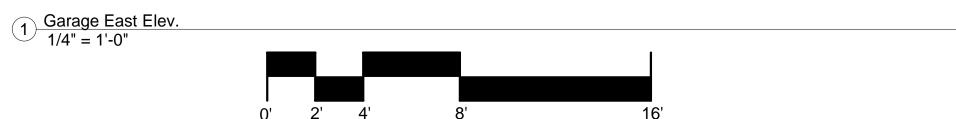
Magnetian → Bidding → Permit ☐ Construction Project Number Project number 06.05.2023 Author Drawn by Checker Checked by

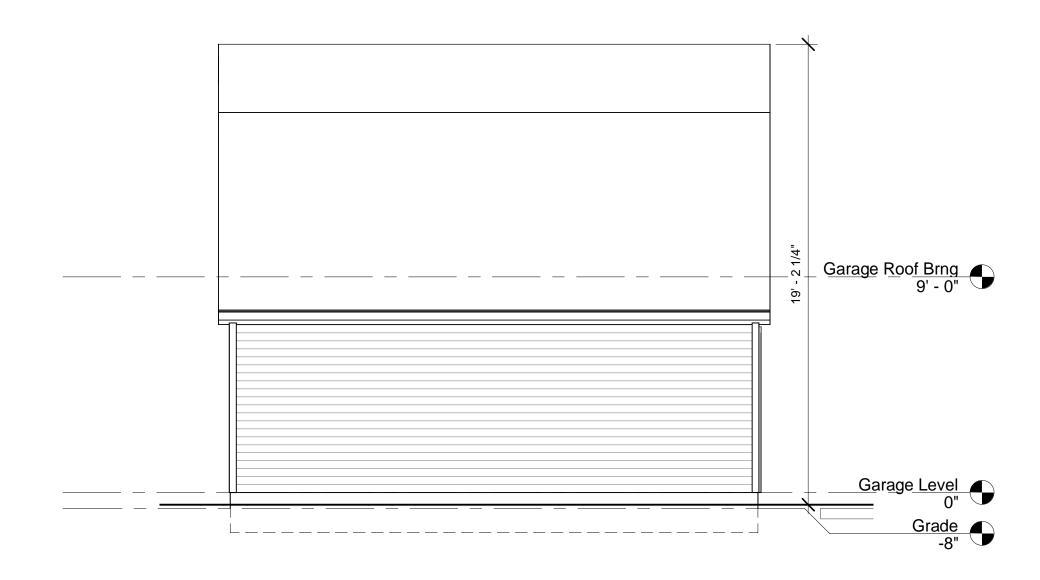
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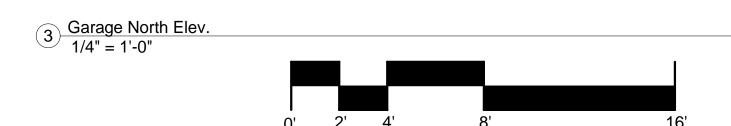


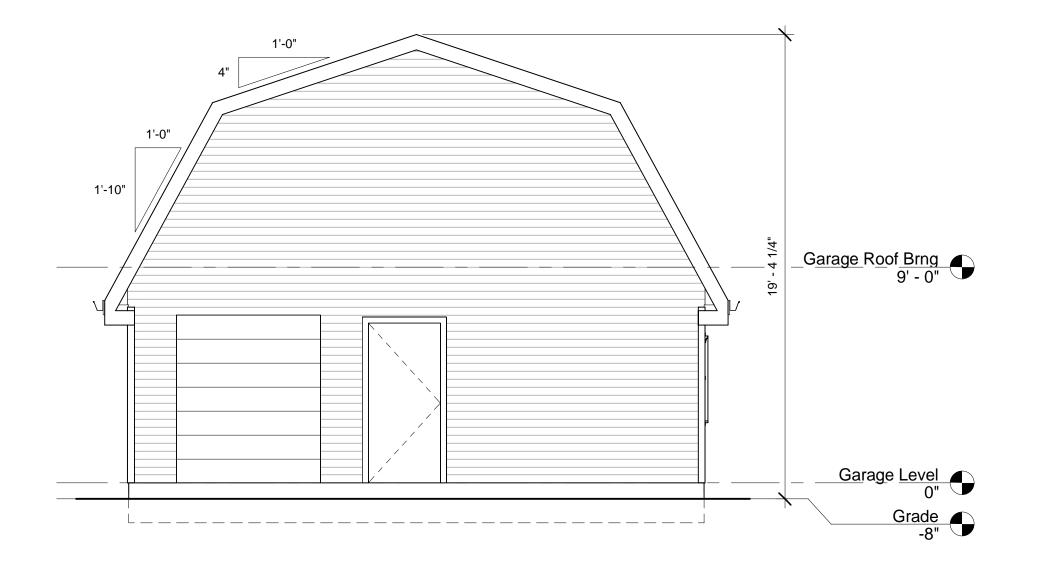
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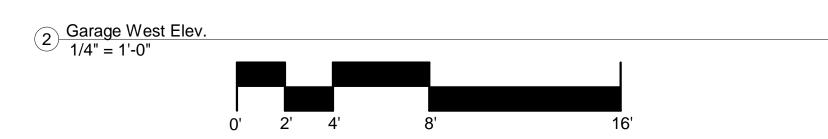


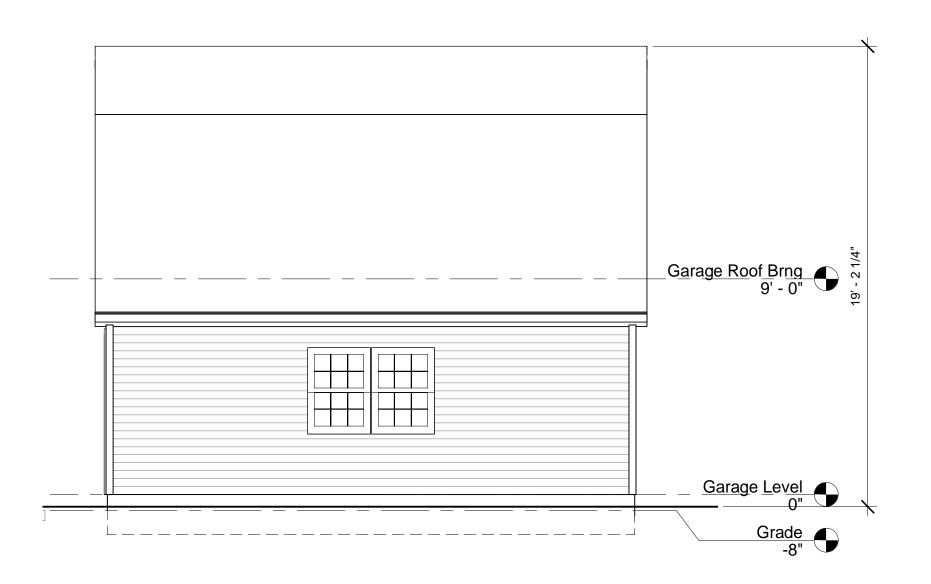


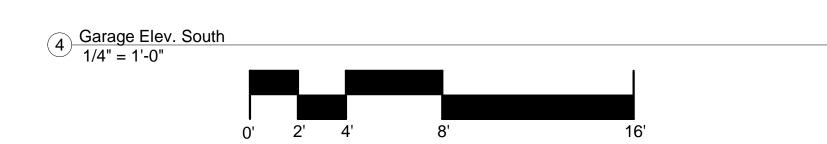














hello@bennett-architects.com

Illinois 60035

GENERAL CONDITIONS:

-GENERAL CONDITIONS OF CONSTRUCTION TO BE PER LATEST EDITION OF AIA DOCUMENT A201

-ANY DISCREPANCIES IN DRAWINGS, SPECIFICATIONS OR FIELD CONDITIONS SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO PROCEEDING WITH WORK

-ALL WORK TO BE IN CONFORMANCE WITH ALL APPLICABLE MUNICIPAL, COUNTY, STATE & FEDERAL CODES REGULATIONS AND AMENDMENTS
-DO NOT SCALE FROM DRAWINGS

Description	Data
Description	Date
·	

McNulty

Garage Replacement

850 Linden Ave. Oak Park

Elevations



Issued For

Design Bidding Permit Construction

Project number Project Number

Date 06.05.2023

Drawn by Author

Checked by Checker

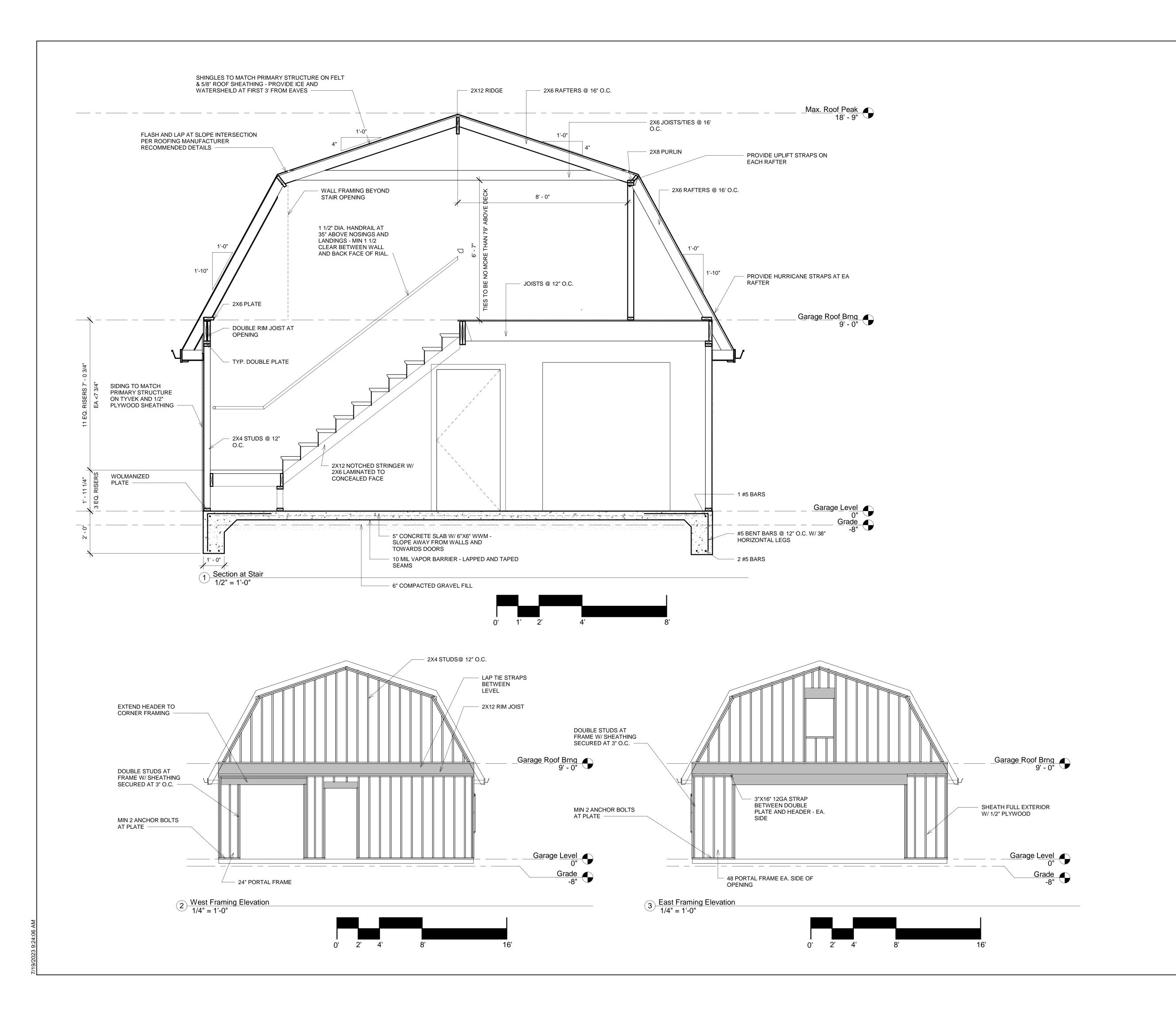
A2

1/4" = 1'-0"

ale

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23 9:24:06 AM





http://bennett-architects.com
2057A Greenbay Road (847)780-1078
Highland Park fax: (847)780-1121
Illinois 60035 hello@bennett-architects.com

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McNulty

Garage Replacement

850 Linden Ave. Oak Park

SECTIONS & DETAILS

TIMOTHY OF RYSER
BENNETT
1-19145

M Design M Bido	ding Permit Construction
Project number	Project Number
Date	06.05.2023
Drawn by	Author
Checked by	Checker

As indicated

| A3

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www.exactaland.com | office: 773.305,4011

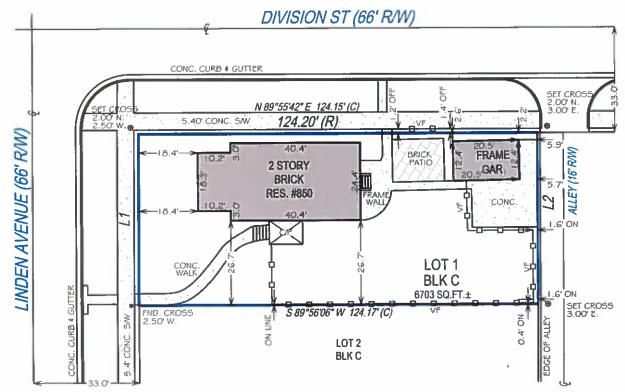


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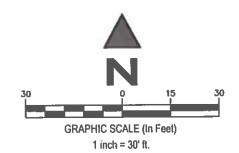
SURVEY NUMBER: 2205.6401

PROPERTY ADDRESS: 850 LINDEN AVENUE, OAK PARK, ILLINOIS 60302

2205.6401 BOUNDARY SURVEY COOK COUNTY



LINE TABLE: L1 N 0°00'42" W 53.98' (C) 54.00' (R) L2 S 0°01'54" E 53.99' (C) 54.00' (R)



STATE OF ILLINOIS COUNTY OF LASALLE SS

THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. GIVEN UNDER MY HAND AND SEAL THIS DATE HEREON.



OSS-002971
PROFESSIONAL
LAND SURVEYOR
SANDWICH, IL

ILLINOIS PROFESSIONAL LAND SURVEYOR No. 2971 LICENSE EXPIRES 11/30/2022

EXACTA LAND SURVEYORS, LLC PROFESSIONAL DESIGN FIRM 184008059-0008

DATE OF SURVEY: 05/28/22 **FIELD WORK DATE:** 5/27/2022 **REVISION DATE(S):** (REV.1 5/28/2022) POINTS OF INTEREST:

NONE VISIBLE



Exacta Land Surveyors, LLC PLS# 184008059 o: 773.305.4011 316 East Jackson Street | Morris, IL 60450





SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES

1" = 20'-0" LINDEN AVE **DIVISION ST** EXISTING GARAGE ALLEY

THIS SITE PLAN WAS PREPARED UTILIZING THIS PARTIAL SURVEY AS SHOWN

GARAGES & BULLDERS
(708) 734-2500

McNulty Garage
850 Linden Ave, Oak Park, IL
Site Plan

Project number
1312
Date
4-13-23
Drawn by
JFS

Scale

1" = 20'-0"

	No.	Description	Date
Revised elect plan; Added 2nd 4-15-23		Revised elect plan; Added 2nd	4-15-23
floor elect plan; Revised		floor elect plan; Revised	
X-Section; Corrected setback.		X-Section; Corrected setback.	