

CONVERSION FROM WAREHOUSE INTO VEHICLE STORAGE

NOTES

- CODE NOTES:**
- ALL WINDOWS WITHIN 18 INCHES OF THE FLOOR AND WITHIN 12 INCHES OF ANY DOOR ARE TO BE GLAZED WITH TEMPERED GLASS.
 - ALL TUB AND SHOWER ENCLOSURES ARE TO BE GLAZED WITH TEMPERED GLASS.
 - ALL SKYLIGHTS ARE TO BE GLAZED WITH SAFETY TEMPERED GLASS WITH A WIRE BURGLAR SCREEN INSIDE.
 - ALL INTERIOR FINISHES TO BE A MINIMUM OF CLASS 1 (0 TO 25 F.S.R.).
 - PROVIDE A HARDWIRED SMOKE DETECTOR WITHIN 15 FEET OF EVERY BEDROOM AND AT THE TOP OF EVERY STAIR AT EACH LEVEL.
 - PROVIDE A HARDWIRED CARBON MONOXIDE DETECTOR WITHIN 40 FEET OF EVERY BEDROOM, AT LEAST ONE ON EACH LEVEL, AND ONE IN THE ROOM CONTAINING THE CENTRAL HEATING UNIT.
 - NO OPEN CUT OF VILLAGE STREETS ALLOWED & NO NEW SANITARY SERVICE.
 - NO CONCENTRATED DISCHARGE OF STORM WATER TO ADJACENT PROPERTIES SHALL BE ALLOWED.
 - PROVIDE FIRESTOPPING AT FOLLOWING LOCATIONS:
 - IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVEL;
 - AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS AT SOFFITS, DROP CEILINGS, COVE CEILINGS, ETC.;
 - IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN;
 - AT OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS AND FIREPLACES AT CEILING AND FLOOR LEVEL.
 - BETWEEN STUDS AT 6'-0" HEIGHT MAX.

LINTEL SCHEDULE:
EXCEPT AS OTHERWISE NOTED, IN OPENINGS IN MASONRY WALLS, PROVIDE A STEEL ANGLE FOR EACH 4" OF NOMINAL THICKNESS OF MASONRY IN ACCORDANCE WITH THE FOLLOWING SCHEDULE:

ANGLE SIZE	WIDTH OF OPENING
L1 - L 3 1/2 x 3 1/2 x 1/2	UP TO 4'-6"
L2 - L 5 x 3 1/2 x 5/8	UP TO 5'-6"
L3 - L 6 x 3 1/2 x 5/8	UP TO 6'-6"
L4 - W 8-21	UP TO 8'-6"

ALL STEEL LINTELS SHALL BE 8" LONGER THAN THE CLEAR OPENING AT EACH END, AND MUST BEAR ON SOLID MASONRY (FILL CORES OR FROGS WITH NON-SHRINK GROUT). ANGLES MUST BE PLACED WITH THE LONGER LEG VERTICAL UNLESS NOTED OTHERWISE.

- MASONRY:**
- MASONRY CONSTRUCTION MUST CONFORM TO ACI 530-95.
 - ALL HOLLOW MASONRY UNITS SHALL BE ASTM C90 NORMAL WEIGHT, TYPE 1.
 - JOINT REINFORCEMENT FOR SINGLE WYTHE WALLS MUST BE DURO-WALL TRUSS TYPE, HOT DIPPED GALVANIZED AFTER FABRICATION. THICKNESS OF SIDE RODS SHALL BE A MINIMUM OF 3/16 INCH THICK; CROSS TIES, A MINIMUM 9 GAUGE THICK.
 - PREFORMED CONTROL JOINTS MUST BE RUBBER MATERIAL ASTM D2240 WIDE FLANGE "RAPID CONTROL JOINT" AS MANUFACTURED BY DURO-WALL.
 - JOINT FILLER MUST BE EXPANDED CLOSED CELL NEOPRENE, WIDTH AND LENGTHS.
 - MORTAR MUST BE TYPE S, 1800psi CONFORMING TO ASTM C476 USING THE PROPORTION METHOD.
 - GROUT MIX MUST ACHIEVE 3,000 PSI AT 28 DAYS. SLUMP MUST BE 7-8 INCHES IN ACCORDANCE WITH ASTM C476.
 - DEFORMED VERTICAL REINFORCING STEEL IN WALLS, WHERE REQUIRED, MUST CONFORM TO ASTM A615, NEW BILLET STEEL GRADE 60. SEE DRAWINGS FOR SIZE AND LOCATIONS.
 - LAY MASONRY UNITS IN RUNNING BOND WITH CONCAVE MORTAR JOINTS. ONE MASONRY JOINT WITH ONE UNIT MASONRY SHALL BE 8 INCHES IN HEIGHT.
 - INSTALL ALL REINFORCING IN WALLS WHERE INDICATED ON DRAWINGS. PLACE CONTROL JOINTS WHERE INDICATED ON DRAWINGS. WHERE CONTROL JOINTS ARE NOT INDICATED IN WALLS, SPACING SHALL NOT EXCEED 30 FEET ON CENTER.
 - SET LOOSE LINTELS WHERE INDICATED ON DRAWINGS. AT EACH LINTEL BEARING PLACE MINIMUM TWO COURSES FILLED SOLID WITH GROUT OR SOLID MASONRY UNITS UNDER EACH LINTEL BEARING POINT, UNLESS NOTED OTHERWISE.

- CONCRETE AND FOUNDATIONS:**
- ALL CONCRETE WORK MUST CONFORM TO ACI 318, STANDARD BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE, LATEST EDITION.
 - CONCRETE MUST HAVE A STRENGTH OF $F_c = 3,500$ psi AT 28 DAYS. AT THE DISCRETION OF THE CONTRACTOR, HIGH EARLY STRENGTH CONCRETE MAY BE SUBSTITUTED. IF HIGH EARLY STRENGTH CONCRETE IS USED IT MUST ATTAIN A MINIMUM STRENGTH OF 3,500psi AT 7 DAYS.
 - CONCRETE MUST BE VIBRATED IMMEDIATELY AFTER PLACING. DO NOT USE CHLORIDE ADDITIVES.
 - CONCRETE EXPOSED TO WEATHER OR POURED AGAINST THE GROUND MUST HAVE 6% AIR ENTRAINMENT.
 - FOOTINGS ARE DESIGNED FOR 3000psf SOIL BEARING CAPACITY.
 - MINIMUM COVER OF REINFORCEMENT IN FOUNDATION CONCRETE OR CONCRETE CAST AGAINST EARTH MUST BE 3 INCHES. CONCRETE MUST HAVE MINIMUM COVER OF 2 INCHES IN OTHER LOCATIONS, IF NOT SHOWN OTHERWISE.
 - FORMS MAY BE RE-USED AS OFTEN AS PRACTICABLE.
 - DO NOT PLACE CONCRETE UNTIL ALL CONDUITS, PIPING OR OTHER EMBEDMENTS HAVE BEEN PLACED.
 - MECHANICAL PIPING UNDER SLABS MUST BE ENCASED BY A MINIMUM OF 6 INCHES OF CONCRETE.

- STRUCTURAL DESIGN CRITERIA:**
- ROOF: SNOW LOAD=30PSF, DEAD LOAD=20PSF, WIND UPLIFT LOAD= 30PSF TOTAL LOAD=50PSF AND/OR PORCH
 - STAIRWAY & BALCONY RAILINGS (EXTERIOR & INTERIOR) MUST BE DESIGNED TO RESIST A SIMULTANEOUS VERTICAL AND HORIZONTAL THRUST OF 50PLF AND A 200 PLF LOAD AT ANY LOCATION ALONG THE RAIL.
 - PORCH, DECK AND BALCONY LIVE LOAD 100 PSF, DEAD LOAD 10 PSF
 - FLOOR: LIVE LOAD=40PSF, DEAD LOAD=10PSF --- TOTAL LOAD=50PSF.
 - LUMBER: DOUGLAS LARCH 1c1 OR BETTER

- Fb=1000psi
Fc=625psi
Ft=675psi
Fc=1450psi
Fv=180psi
E=1,700,000

- SOIL BEARING: MINIMUM 3,000psf, CONCRETE: 3,500psi @ 28 DAYS
- STEEL REINFORCING ROLL SECTIONS CONFORM TO A572, AND A36
- ALL MANUFACTURED BEAMS TO BE MICROLAM 1.9 E
- PARTITION LOAD 5LB PER LF.

- CARPENTRY NOTES:**
- INSTALL DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS AND UNDER ANY TUB OR WHIRLPOOL.
 - TYPICAL DOOR OR WINDOW HEADER TO BE 2-2X8 UNLESS NOTED OTHERWISE.
 - PROVIDE GALVANIZED SHEET METAL DRIP CAPS AT ALL EXTERIOR DOORS AND WINDOW OPENINGS.
 - INSTALL DOUBLE FRAMING ALL FLOOR OR ROOF OPENINGS OR AS INDICATED, INCLUDING STAIRS OPENINGS AND ACCESS PANELS.
 - DO NOT CUT OR DRILL THROUGH THE BOTTOM THIRD OF ANY BEAM OR JOIST.
 - AN INSPECTION OF FLOOR JOISTS MUST BE CONDUCTED BEFORE COVERING WITH SHEATHING

- EXPANSION JOINTS, WHERE SHOWN MUST BE FULL DEPTH THICKNESS OF CONCRETE.
- CONCRETE FLOOR SLABS WILL BE BROOM FINISHED.
- REINFORCING STEEL SHALL BE NEW BILLET STEEL CONFORMING TO ASTM A615 GRADE 60.
- WELDED WIRE FABRIC (WWF) MUST CONFORM TO ASTM A185 GRADE 60 OR HIGHER.
- EXCEPT FOR WWF, REINFORCING MUST NOT BE WELDED.
- SUBMIT SHOP DRAWINGS FOR ALL REINFORCED CONCRETE WORK FOR REVIEW.
- ALL PLACING AND DETAILING MUST CONFORM TO ACI MANUAL OF STANDARD PRACTICE FOR REINFORCEMENT.
- ALL CONCRETE MUST BE TESTED FOR COMPRESSION STRENGTH. STANDARD TEST SPECIMENS MUST BE PERFORMED BY AN INDEPENDENT CERTIFIED LABORATORY AND CONFORM TO ASTM C-31 AT NO ADDITIONAL COST TO OWNER. SUBMIT A COPY OF TEST REPORT TO THE OWNER AND THE ARCHITECT.
- EACH SAMPLING MUST CONSIST OF A MINIMUM OF 2 (TWO) CYLINDERS PER OPERATION, OR WHENEVER A CHANGE OCCURS IN WATER-CEMENT RATIO OR AGGREGATE.

- NOTICE TO CONTRACTORS:**
- THE CONTRACT DOCUMENTS FOR THIS PROJECT INCLUDE AN OWNER-CONTRACTOR AGREEMENT (AN EXECUTED WRITTEN PROPOSAL PREPARED BY THE CONTRACTOR DESCRIBING THE WORK) AND THESE DRAWINGS PREPARED BY THE ARCHITECT.
 - THE ARCHITECT IS PROVIDING A "PLANS ONLY" SERVICE. NO OTHER TYPE OF ARCHITECTURAL SERVICE IS INTENDED OR IMPLIED. THESE PLANS ARE ONLY TO BE USED BY COMPETENT CONTRACTORS LICENSED WITHIN THE VILLAGE OF WESTERN SPRINGS, AND KNOWLEDGEABLE IN THE BUILDING TRADES.
 - THE CONTRACTOR MUST FAMILIARIZE HIMSELF WITH THE PROJECT LOCATION AND EXISTING CONDITIONS. CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND WILL BE RESPONSIBLE FOR THEM. DISCREPANCY WITH PLANS & EXISTING CONDITIONS MUST BE REPORTED TO ARCHITECT BEFORE STARTING ANY WORK. NON-COMPLIANCE WITH THE ABOVE CONDITION DISQUALIFIES CONTRACTOR'S CLAIMS FOR ADDITIONAL COMPENSATION.
 - ADMINISTRATION OF THE CONTRACT IS BY THE CONTRACTOR OR HIS REPRESENTATIVE. THE CONTRACTOR AND THE OWNER ARE SOLELY RESPONSIBLE FOR THE BUILDING CONSTRUCTION PROCESS AND JOBSITE SAFETY.
 - THE DRAWINGS INDICATE THE GENERAL SCOPE OF THE PROJECT AND THE ARCHITECTURAL DESIGN CONCEPT, INCLUDING THE DIMENSIONS OF THE BUILDING, THE MAJOR ARCHITECTURAL ELEMENTS, AND TYPES OF STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL SYSTEMS.
 - THE DRAWINGS DO NOT NECESSARILY INDICATE OR DESCRIBE ALL THE WORK REQUIRED FOR REALIZATION OF THE SCOPE OR INTENT OF THE PROJECT, NOR ALL THE REQUIREMENTS OF THE CONTRACT DOCUMENTS. BASED ON THE GENERAL SCOPE DESCRIBED IN THESE DRAWINGS, THE CONTRACTOR WILL FURNISH AND INSTALL ALL THE ITEMS REQUIRED FOR THE PROPER EXECUTION OF THE INTENDED SCOPE OF THIS PROJECT.
 - THE ARCHITECT'S DECISION AS TO WHAT IS INCLUDED IN THE SCOPE AND WHAT IS NOT WILL BE FINAL AND BINDING ON THE CONTRACTOR.
 - BY SUBMITTING A BID OR PRICE PROPOSAL THE CONTRACTOR CONCEDES THAT HE HAS EXAMINED AND UNDERSTANDS ALL THE CONTRACT DOCUMENTS INCLUDING THESE DRAWINGS.
 - THE INTENTION OF CONTRACT DOCUMENTS IS TO PERFORM THE WORK REQUIRED TO ACHIEVE THE FINISHED PROJECT IN A FIRST CLASS MANNER, COMPLYING WITH APPLICABLE TRADE STANDARDS AND GUIDELINES, LOCAL, STATE AND NATIONAL CODES, AND OBSERVING OSHA RULES.
 - THE START OF WORK WILL BE CONSIDERED AFFIRMATION THAT THE CONTRACTOR IS FULLY INFORMED OF THE SCOPE OF WORK AND THE TIME, WORK, MATERIALS, EQUIPMENT, APPLIANCES AND SERVICES NECESSARY TO ACHIEVE THE SCOPE OF WORK.
 - THE CONTRACTOR MUST SUBMIT TO THE OWNER AND COPY TO THE ARCHITECT A CERTIFICATE OF INSURANCE WHICH NAMES THE FOLLOWING AS ADDITIONALLY INSURED FOR THIS PROJECT:
OWNER
ARCHITECT

VILLAGE OF WESTERN SPRINGS

- GENERAL NOTES:**
- CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD.
 - NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALE -- DO NOT SCALE DRAWINGS.
 - INTERIOR DIMENSIONS ARE TO THE FACE OF A WALL UNLESS NOTED OTHERWISE.
 - EXTERIOR DIMENSIONS ARE TO THE FACE OF MASONRY FOUNDATION WALLS. UPPER FLOORS ARE TO THE FACE OF SHEATHING, OR MASONRY IF USED.
 - ALL MATERIALS AND EQUIPMENT MUST BE INSTALLED IN COMPLIANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS.
 - CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND PROPER DISPOSAL OF ALL DEBRIS GENERATED BY THE WORK. CLEAN UP IS REQUIRED ON A DAILY BASIS. DISPOSE OF DEBRIS LEGALLY.
 - CONTRACTOR IS TO GUARANTEE ALL THE WORK, MATERIALS AND LABOR IN WRITING FOR A MINIMUM OF ONE (1) YEAR AGAINST ALL DEFECTS OF MATERIALS, EQUIPMENT AND WORKMANSHIP.

ZONING: R3

SITE AREA = 25476 SQ. FT.
PRE-F.A.R. BUILDING ALLOWED = 3,578 GSF
F.A.R. ACTUAL = 2823 GSF

HEIGHT ALLOWED = 35 FT.
HEIGHT ACTUAL = 25 FT. 2 INCH

SIDE YARD REQUIRED = 15 FT.
SIDE YARD ACTUAL = EXISTING
REAR YARD REQUIRED = 30 FT.
REAR YARD ACTUAL = EXISTING

FRONT YARD REQUIRED = 30 FT.
FRONT YARD ACTUAL = EXISTING

BUILDING CODES WITH WESTERN SPRINGS AMENDMENTS:

International Building Code (IBC), 2006 Edition
International Energy Conservation Code (IECC), 2012 Edition
National Electrical Code (NEC-NFPA 70), 2005 Edition
International Property Maintenance Code (IPMC), 2006 Edition
International Fire Code (IFC), 2006 Edition
International Mechanical Code (IMC), 2006 Edition
International Fuel Gas Code (IFGC), 2006 Edition
Life Safety Code (NFPA-101), 2006 Edition
Illinois State Plumbing Code (ISPC), 2014 Edition
Illinois Accessibility Code (IAC), 1997 Edition
Village of Western Springs Building Regulations

CODE MATRIX, NOTES, & SITE PLAN

**1428 HILLGROVE AVE.
WESTERN SPRINGS, IL**

SCOPE OF WORK:

- CONVERSION FROM WAREHOUSE INTO VEHICLE STORAGE
- THE WORK OF THIS PROJECT IS TO REMOVE WALLS
- INSTALL NEW PLUMBING FIXTURES, WITH NEW PLUMBING BRANCHES
- INSTALL NEW ELECTRICAL SUPPLY SYSTEM
- INSTALL NEW RADIANT FLOOR HEATING

INDEX OF DRAWINGS:

T1	CODE MATRIX, NOTES & SITE PLAN
D1	DEMOLITION FLOOR PLAN
A1	PROPOSED FLOOR PLAN
A2	PROPOSED ELEVATION
P1	PROPOSED PLUMBING DIAGRAM AND SCHEDULE
E1	PROPOSED ELECTRICAL PLAN
M1	PROPOSED HVAC PLAN AND SCHEDULES

CERTIFICATION STATEMENT

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE THEY CONFORM TO THE INTERNATIONAL BUILDING CODE (IBC), 2006 EDITION.



SIGNED: *Frederick E. Koziol* DATE: 09.21.2016

EXPIRATION DATE: 11-30-16

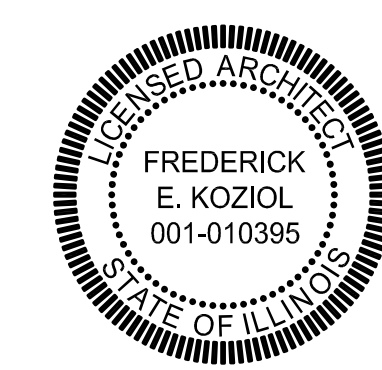
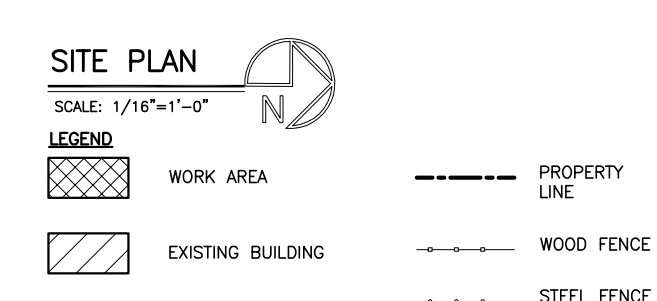
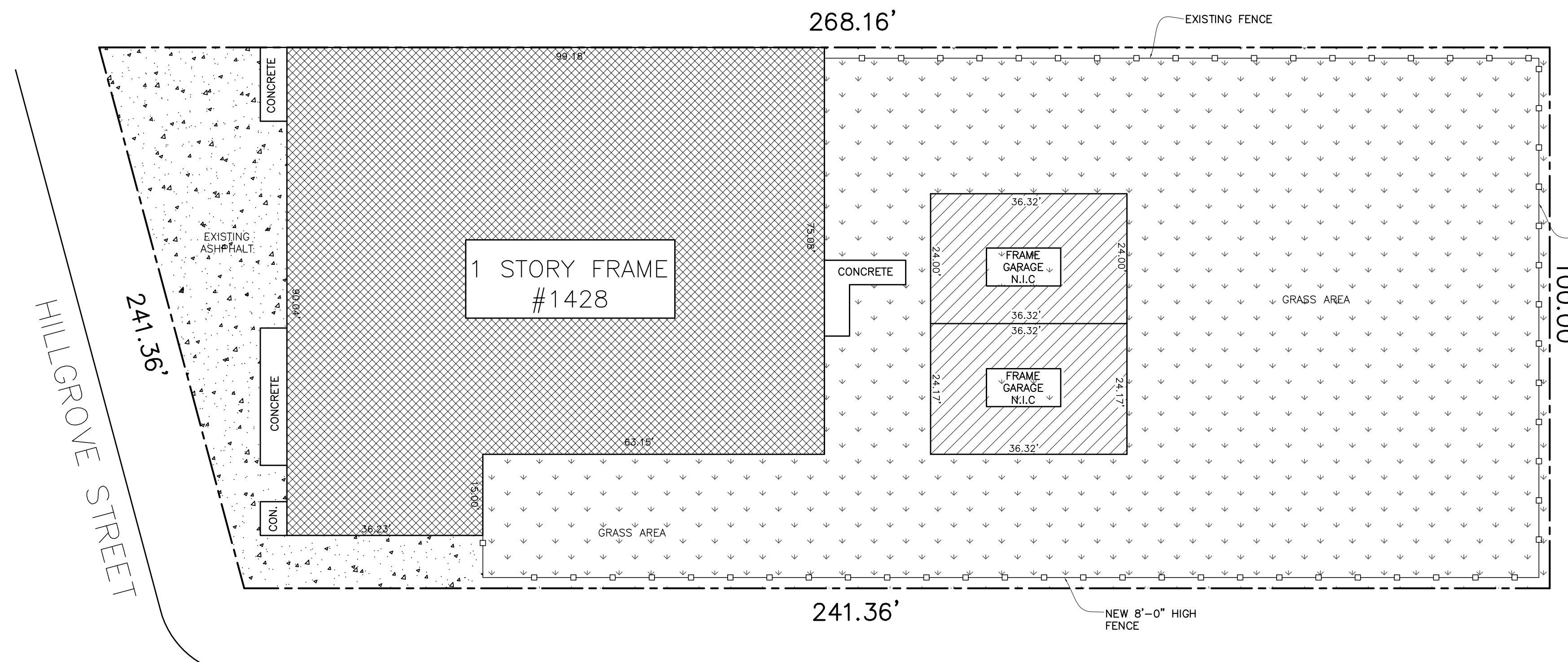
ENERGY CONSERVATION CODE COMPLIANCE STATEMENT

I CERTIFY THAT I AM A REGISTERED ENERGY PROFESSIONAL (REP) I ALSO CERTIFY THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THAT THE PLANS FOR 1428 HILLGROVE AVE., WESTERN SPRINGS, IL FULLY COMPLY WITH THE REQUIREMENTS OF INTERNATIONAL ENERGY CONSERVATION CODE AS EFFECTIVE 2012 EDITION.



SIGNED: *Frederick E. Koziol* DATE: 09.21.2016

EXPIRATION DATE: 11-30-16



1/16 INCH = 1 FOOT

929 N. Damen Ave.
Chicago IL 60622
773 772 2756 office
773 772 2854 fax



ARCHITECTURE
PLANNING
ARCHITECTURAL ENGINEERING

REVISIONS:	PROJECT: 1428 HILLGROVE AVE.	SHEET: T1
CHECKED BY: F.E.K.	SCALE: 1/16" = 1'-0"	
DRAWN BY: DL	DATE: 09-21-2016	1 OF 8

LEGEND

- WALLS / PARTITION TO REMAIN
- - - WALL / PARTITION TO BE DEMOLISHED
- ELEMENT TO BE DEMOLISHED
- # KEY NOTE
- WINDOW
- ▤ GLASS BLOCK
- ⌂ DOOR
- ⌂ STAIRS
- ⌂ STOVE
- ⌂ SINK
- ⌂ FRIDGE
- ⌂ WC
- ⌂ LAV
- ⌂ TUB
- ⌂ FURNACE
- ⌂ FLOOR DRAIN
- ⌂ WATER HEATER
- ⌂ GAS METER
- ⌂ ELECTRICAL METER
- ⌂ WOOD POST
- STEEL POST
- BEAM

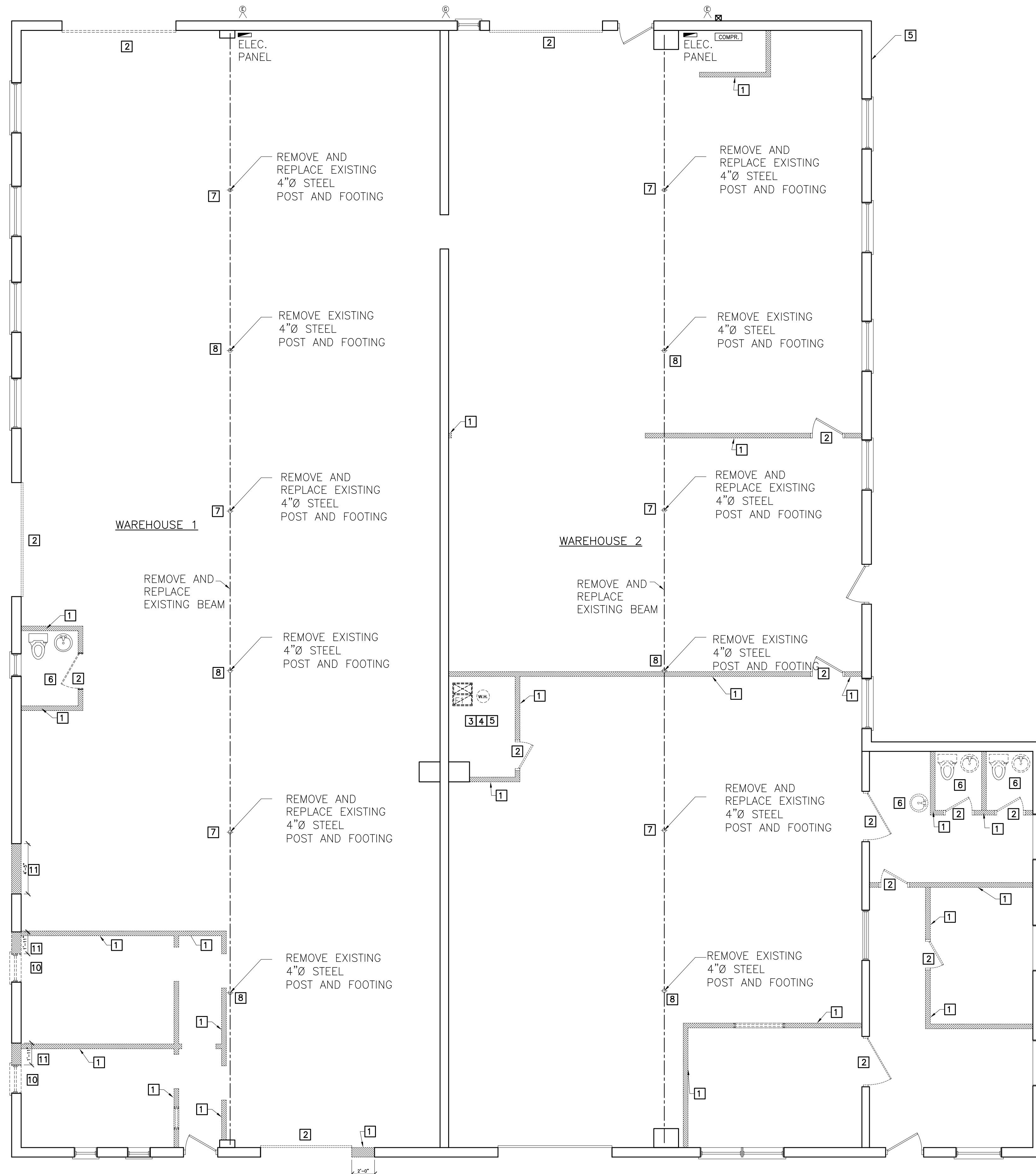
FIELD VERIFICATION
 CONTRACTOR SHALL VERIFY ALL FIGURED DIMENSION AND CONDITION AT THE JOB SITE AND NOTIFY THE ARCHITECT OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK.
 DO NOT SCALE THESE DRAWINGS

DEMOLITION NOTES:

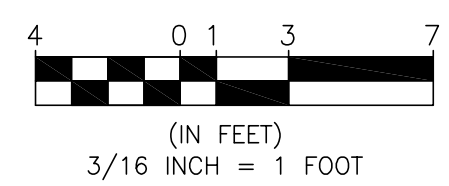
1. CONTRACTOR MUST PROVIDE ADEQUATE SHORING AND BRACING OF EXISTING STRUCTURE AT ALL TIMES.
2. CONTRACTOR MUST PERFORM ALL DEMOLITION IN A SAFE AND CONSIDERED MANNER, WITHOUT DAMAGING CONSTRUCTION TO REMAIN.
3. CONTRACTOR MUST DISPOSE OF ALL DEMOLISHED MATERIALS IN A SAFE AND LEGAL MANNER.

DEMOLITION KEYS

- 1 REMOVE EXISTING PARTITION TOP TO BOTTOM
- 2 REMOVE EXISTING DOOR
- 3 REMOVE EXISTING FURNANCE AND ASSOCIATED DICTWORK
- 4 REMOVE EXISTING WATER HEATER AND ASSOCIATED PIPING
- 5 REMOVE EXISTING STEEL SIDING, MASONRY WALL TO REMAIN
- 6 REMOVE EXISTING PLUMBING FIXTURES
- 7 REMOVE AND REPLACE EXISTING 4"Ø STEEL POST AND FOOTING
- 8 REMOVE EXISTING 4"Ø STEEL POST AND FOOTING
- 9 REMOVE AND REPLACE EXISTING BEAM
- 10 REMOVE EXISTING WINDOWS
- 11 REMOVE WALL FOR OPENING



EXISTING GRADE PLAN
 SCALE: 3/16"=1'-0"



REVISIONS:
 CHECKED BY: F.E.K.
 DRAWN BY: DL

DEMOLITION PLAN AND NOTES

1428 HILLGROVE AVE. WESTERN SPRINGS, IL

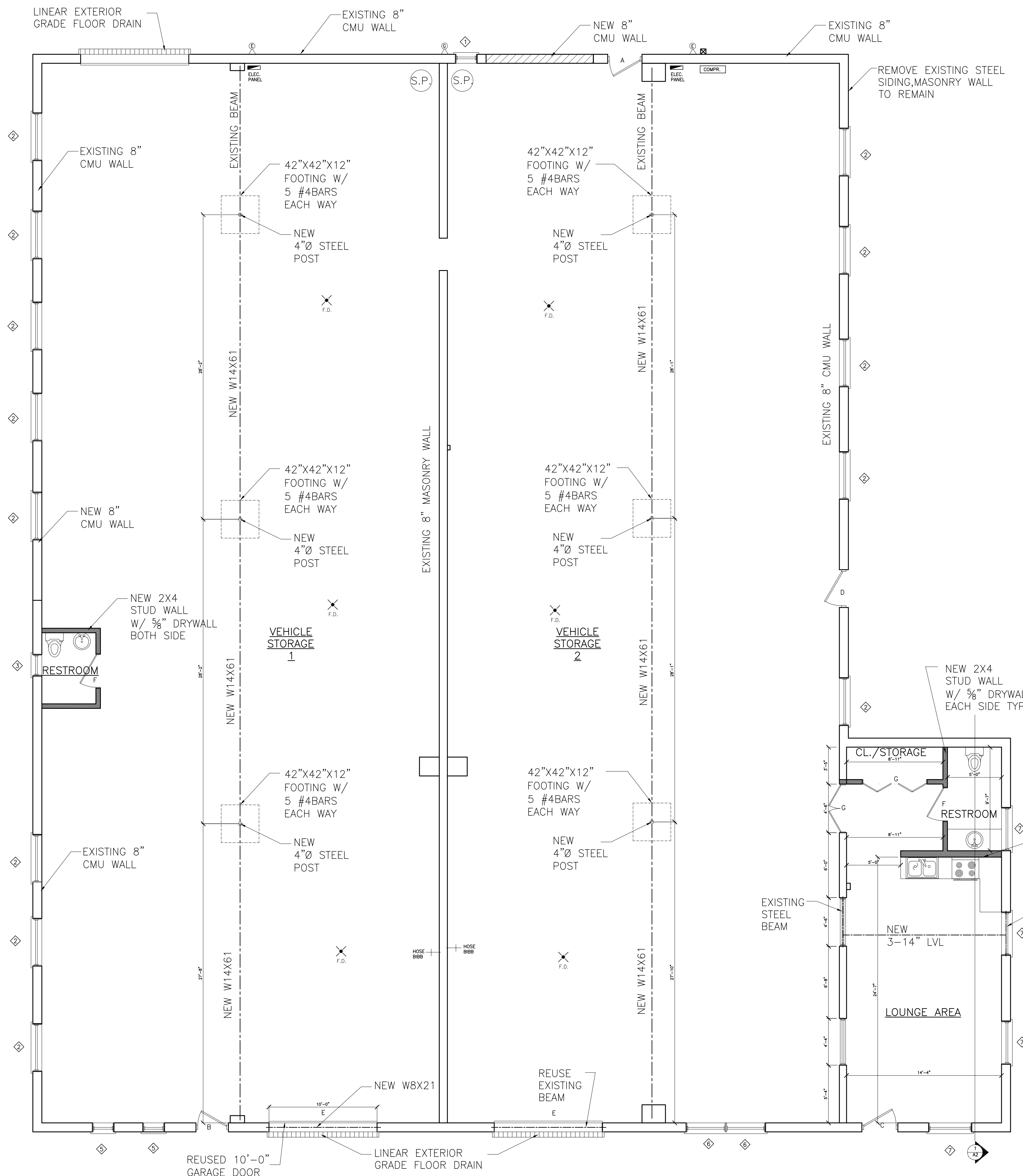
929 N. Damen Ave.
 Chicago, IL 60622
 773.772.2756 office
 773.772.2854 fax

ARCHITECTS
ARCHITECTURE
 PLANNING
 ARCHITECTURAL ENGINEERING

PROJECT: 1428 HILLGROVE AVE. WESTERN SPRINGS, IL
 SCALE: 3/16"=1'
 DATE: 09-21-2016

SHEET:

D1



PROPOSED PLAN
SCALE: 3/16"=1'-0"

LEGEND

	NEW WALL		WINDOW
	EXISTING WALL		DOOR
	NEW BEARING WALL		STAIRS
	DOOR TYPE - SEE SCHEDULE		STOVE
	WALL PARTITION		SINK
	WINDOW TYPE - SEE SCHEDULE		FRIDGE
			WC
			LAV
			TUB
			FLOOR DRAIN
			WATER HEATER
			GAS METER
			ELECTRICAL METER
			WOOD POST
			STEEL POST
			BEAM
			GAS CONNECTOR

PATCH AND PAINT INTERIOR COMMON AREAS

ALL INTERIOR DOOR HEADER TO BE (2) 2x8 W/ 1/2" PLYWOOD, UNLESS NOTED OTHERWISE

EXISTING WINDOW SCHEDULE

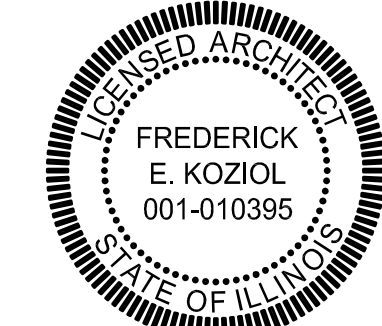
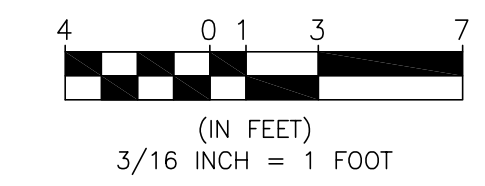
#	WINDOW TYPE	ROUGH OPENING		QUANT.	MARVIN WINDOWS	
		WIDTH	HEIGHT		LIGHT (SF)	VENT (SF)
1	BLOCK	2'-0"	2'-0"	1	3.6 SQ. FT.	0
2	BLOCK	4'-5"	3'-4"	4	13.3 SQ. FT.	0
3	D. HUNG	2'-0"	3'-5"	1	6.2 SQ. FT.	3.1 SQ. FT.
4	D. HUNG	2'-6"	2'-6"	2	5.6 SQ. FT.	5.6 SQ. FT.
5	CASEMENT	2'-0"	2'-0"	2	3.6 SQ. FT.	1.8 SQ. FT.
6	D. HUNG	3'-8"	5'-0"	2	16.5 SQ. FT.	0.0 SQ. FT.
7	D. HUNG	4'-0"	3'-7"	5	12.9 SQ. FT.	6.5 SQ. FT.
8	D. HUNG	4'-0"	4'-0"	3	14.4 SQ. FT.	7.2 SQ. FT.

DOOR AND HARDWARE SCHEDULE

DOOR TAG	TYPE	SIZE (WxHxTHK)	MAT'L	FINISH	FRAME MAT'L	FRAME FINISH	REMARKS	LOCATION
A	SWING	3'-2"x6'-8"x1 3/4"	ALUM	ANOD	ALUM	ANOD	NOT REQUIRED	ENTRY
B	SWING	3'-0"x6'-8"x1 3/4"	ALUM	ANOD	ALUM	ANOD	NOT REQUIRED	ENTRY
C	SWING	3'-4"x6'-8"x1 3/4"	ALUM	ANOD	ALUM	ANOD	NOT REQUIRED	ENTRY
D	SWING	3'-6"x6'-8"x1 3/4"	ALUM	ANOD	ALUM	ANOD	NOT REQUIRED	ENTRY
E	ROLLING	10'-0"x7'-0"x1 3/4"	WD	PT	WD	PT	NOT REQUIRED	OVERHEAD GARAGE DOOR
F	SWING	3'-0"x6'-8"x1"	WD	PT	WD	PT	NOT REQUIRED	RESTROOM
G	BI-FOLD	6'-0"x6'-8"x1"	WD	PT	WD	PT	NOT REQUIRED	STORAGE/CLOSET
H	FRENCH	4'-6"x6'-8"x1"	WD	PT	WD	PT	NOT REQUIRED	ENTRANCE TO LOUAGE

NEW CONCRETE SLAB
W/ 5" W/ NEW RADIANT HEATING

REMOVE STEEL PNL SIDING,
INSTALL NEW SIDING W/
1.5" RIGID INSTALLATION
R7.5 VALUE



REVISIONS:
CHECKED BY: F.E.K.
DRAWN BY: DL

PROPOSED FLOOR PLAN AND NOTES
1428 HILLGROVE AVE. WESTERN SPRINGS, IL

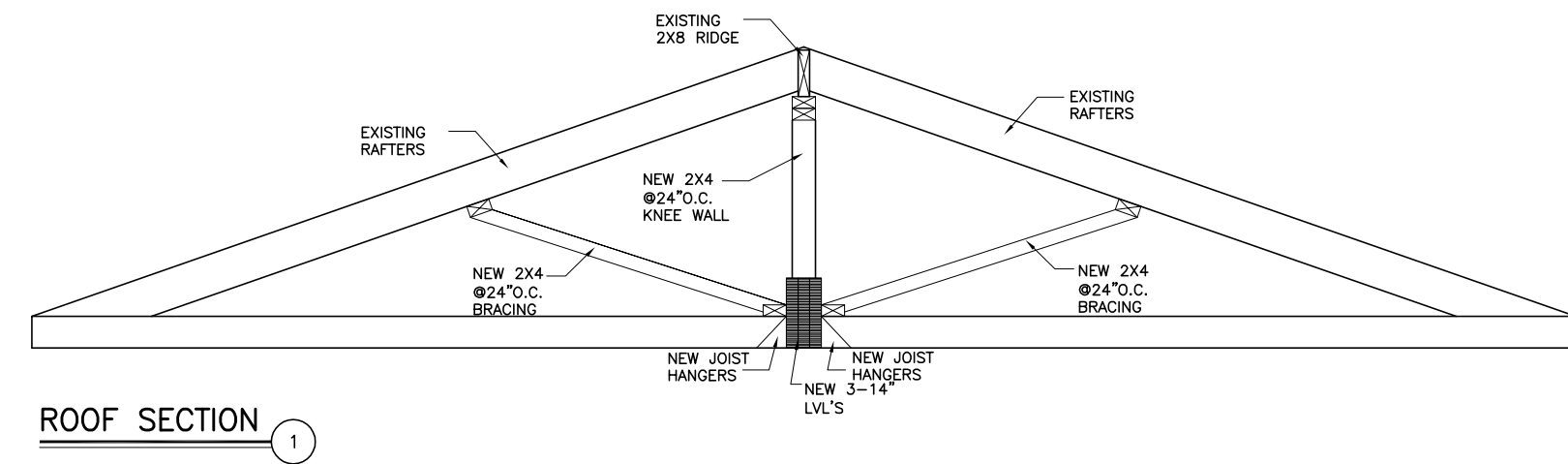
929 N. Damen Ave.
Chicago, IL 60622
773 772 2756 office
773 772 2854 fax

ARCHITECTS
ARCHIT
ARCHITECTURE
PLANNING
ARCHITECTURAL ENGINEERING

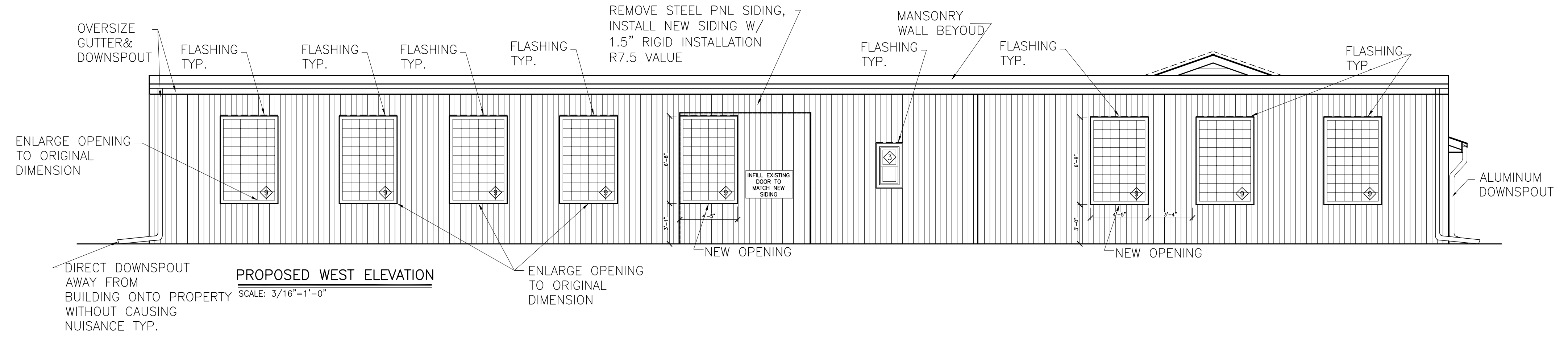
PROJECT:
1428 HILLGROVE AVE.
WESTERN SPRINGS, IL
SCALE:
3/16"=1'
DATE:
09-21-2016

SHEET:

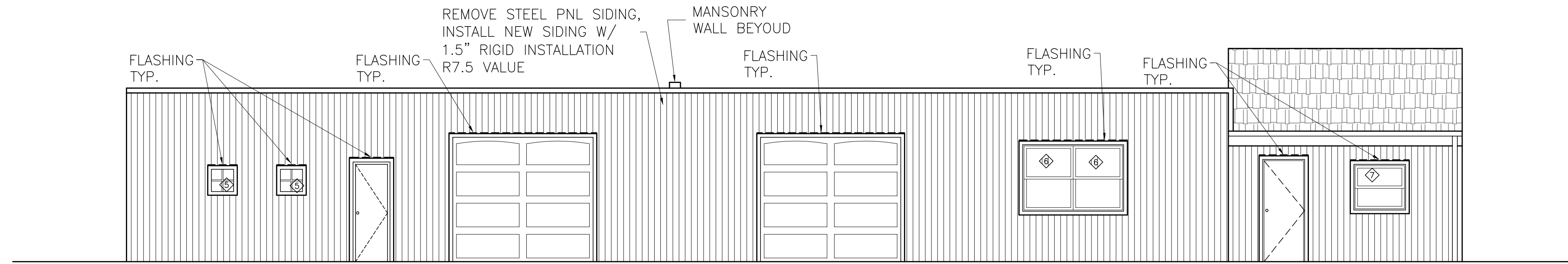
A1



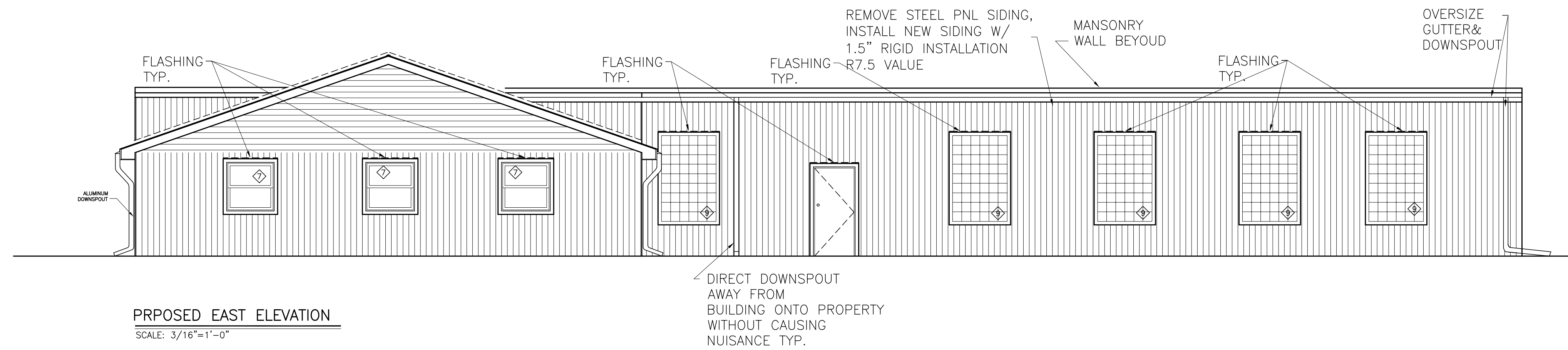
ROOF SECTION 1



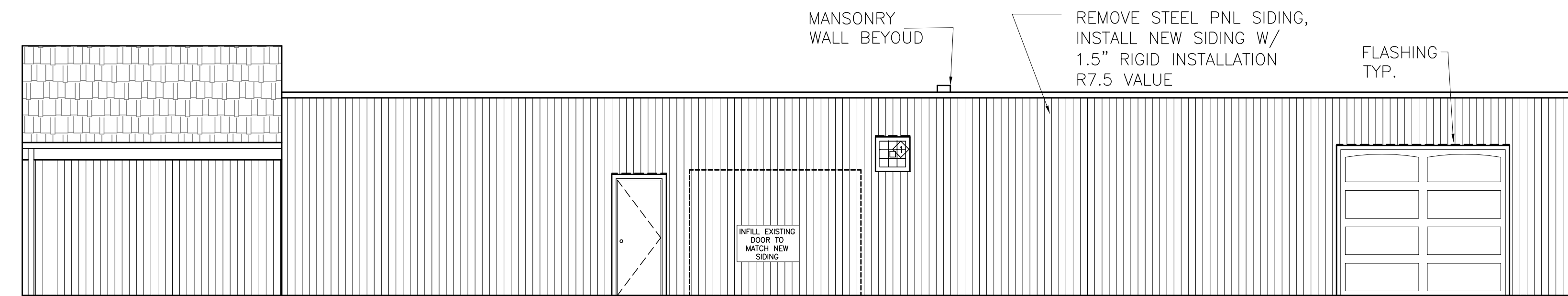
PROPOSED WEST ELEVATION



PROPOSED SOUTH ELEVATION



PROPOSED EAST ELEVATION



PROPOSED NORTH ELEVATION



REVISIONS:
CHECKED BY: F.E.K.
DRAWN BY: DL

PROPOSED ELEVATIONS
1428 HILLGROVE AVE.
WESTERN SPRINGS, IL

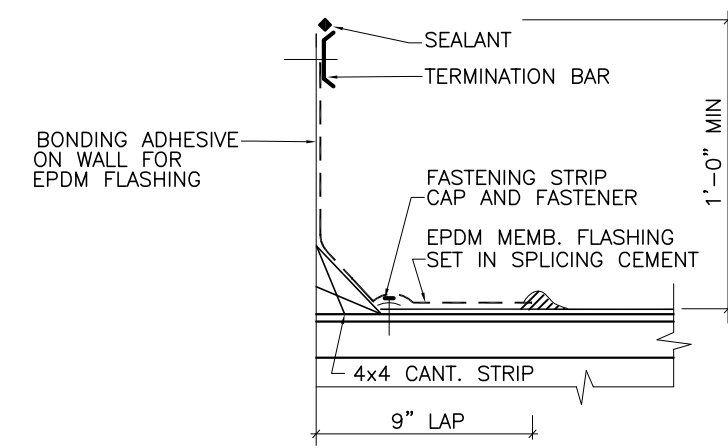
929 N. Damen Ave.
Chicago, IL 60622
773 772 2756 office
773 772 2854 fax

ARCHITECTURE
PLANNING
ARCHITECTURAL ENGINEERING
RECTS
ARCHIT

PROJECT: 1428 HILLGROVE AVE. WESTERN SPRINGS, IL
SCALE: VARIES
DATE: 09-21-2016

SHEET:

A2



PARAPET/CURB
SCALE: N.T.S.

NEW OVERSIZED GALVANIZED GUTTER AND DOWNSPOUT

NEW OVERSIZED GALVANIZED GUTTER AND DOWNSPOUT

← NEW SLOPE

NEW SLOPE →

NEW SINGLE PLY ROOF MEMBRANE W/ RIGID INSULATION FOR SLOPE

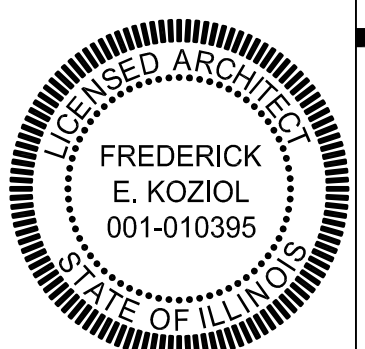
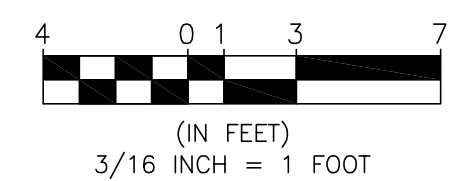
NEW SINGLE PLY ROOF MEMBRANE W/ RIGID INSULATION FOR SLOPE

↑ SLOPE
EXISTING ROOF
NO WORK

↓ SLOPE
EXISTING ROOF
NO WORK

1
A3

PROPOSED ROOF PLAN
SCALE: 3/16"=1'-0"



REVISIONS:
CHECKED BY: F.E.K.
DRAWN BY: DL

PROPOSED ROOF PLAN

1428 HILLGROVE AVE.
WESTERN SPRINGS, IL

929 N. Damen Ave.
Chicago, IL 60622
773.772.2756 office
773.772.2854 fax

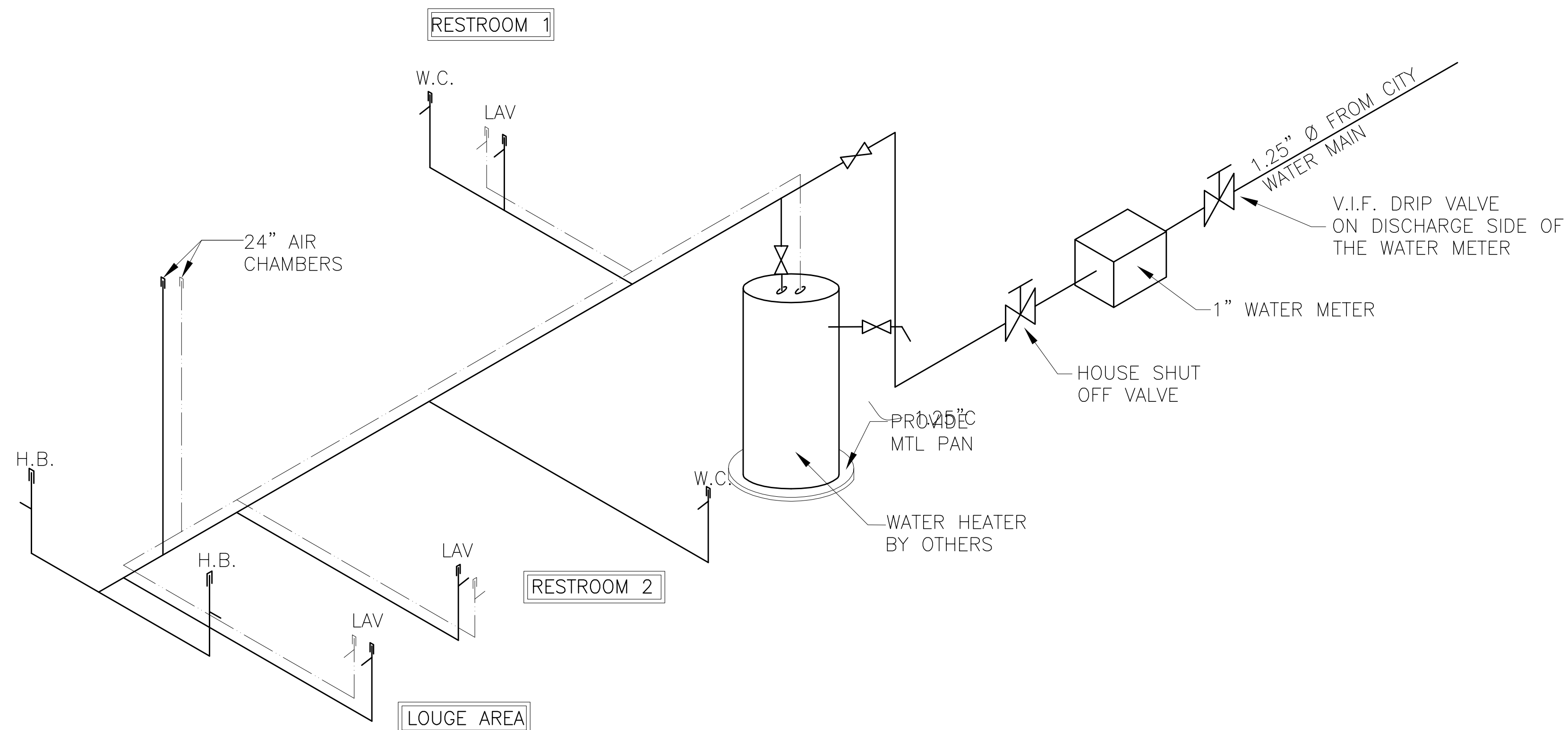
ARCHITECTURE
RECTS
ARCHIT
PLANNING
ARCHITECTURAL ENGINEERING

PROJECT:
1428 HILLGROVE AVE.
WESTERN SPRINGS, IL
SCALE:
3/16"=1'
DATE:
09-21-2016

SHEET:
A3
5 OF 8

PLUMBING NOTES:

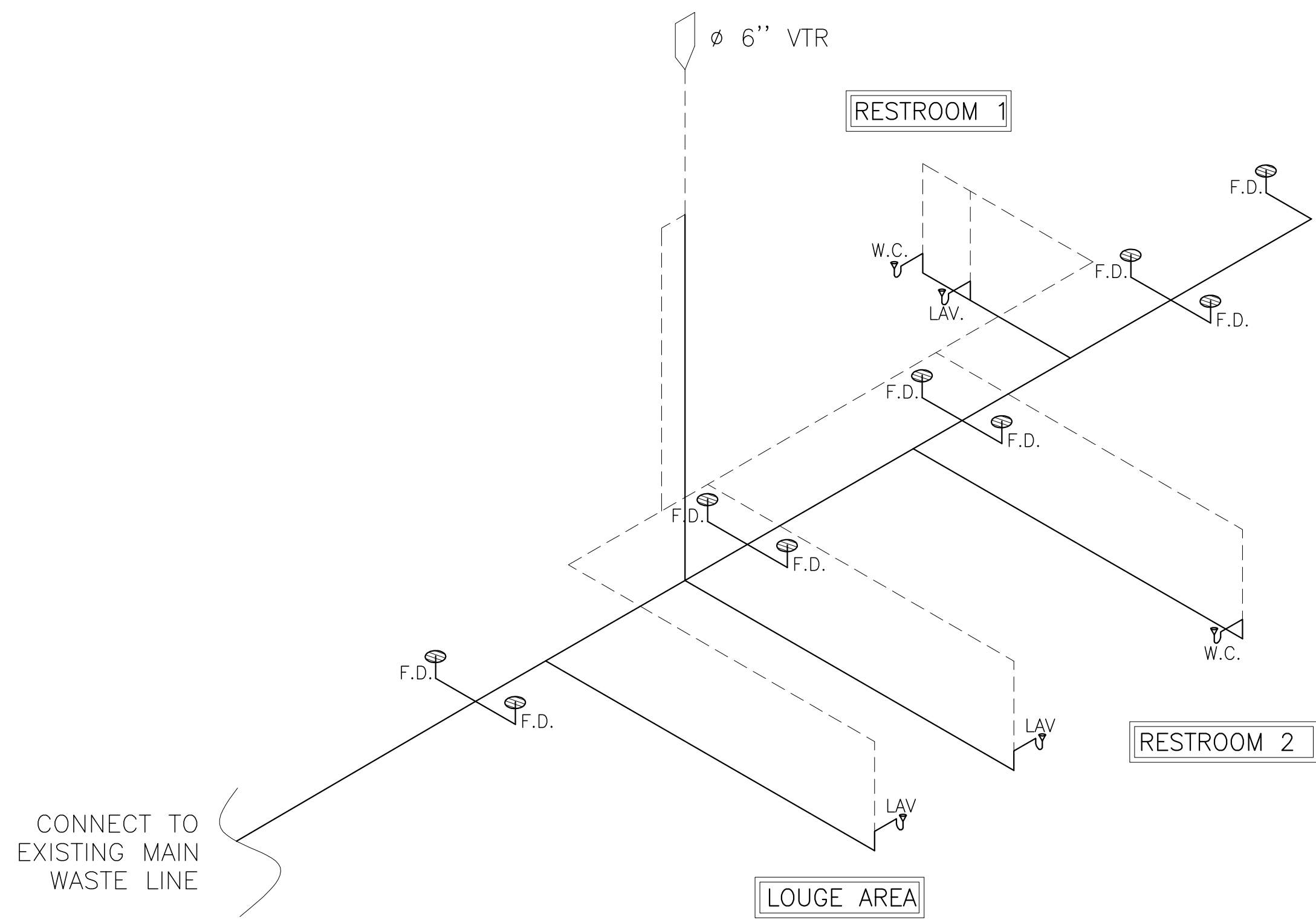
1. ALL PLUMBING WORK MUST BE PERFORMED BY LICENSED CONTRACTOR AS REQUIRED BY STATE OF ILLINOIS PLUMBING CODE (ISPC), 2014 EDITION.
2. PLUMBING CONTRACTOR SHALL OBTAIN ALL REQUIRED BONDS AND PAY ALL FEES AND TAXES FOR NECESSARY PLUMBING PERMITS.
3. FURNISH AND INSTALL COMPLETE DRAIN AND SEWER SYSTEM. HOUSE SEWER AND DRAINPIPES BELOW GRADE SHALL BE CAST IRON SOIL PIPE.
4. FURNISH AND INSTALL SOIL, WASTE AND VENT PIPES AS REQUIRED. ALL ABOVE GROUND SOIL STACKS, WASTE STACKS, VENT PIPES AND FITTINGS TO BE CAST IRON OR PVC.
5. ALL TRAPS SHALL BE SELF-CLEANING.
6. FURNISH AND INSTALL COMPLETE AND OPERABLE SYSTEM OF DOMESTIC COLD AND HOT WATER TO EACH AND EVERY PLUMBING FIXTURE, APPLIANCE OR MECHANICAL EQUIPMENT REQUIRING WATER. INSTALL AS REQUIRED BY CODE PIPEFITTING, VALVES AIR CHAMBERS DI-ELECTRIC UNIONS HANGERS, ETC. INSTALL ALL PLUMBING FIXTURES, COMPLETE WITH TRAPS, STOPS, HANGERS AND ALL RELATED ITEMS AS REQUIRED.
7. INSULATE ALL HOT AND COLD WATER PIPING NOT IN PLUMBING CHASE WITH 1/2" FIBERGLASS INSULATION. ALL PIPING IN EXTERIOR WALLS OR IN SUSPENDED, UNHEATED SPACES SHALL HAVE 3" MIN. THICK INSULATION.
8. DOMESTIC HOT AND COLD WATER PIPING ABOVE THE GRADE SHALL BE TYPE "K" COPPER. (TYPE "L" UNDERGROUND) INSTALL DI-ELECTRIC UNIONS AT DISSIMILAR MATERIALS.
9. PROVIDE:
 - A. 24" AIR CHAMBER AT ALL RISER MAINS.
 - B. 12" AIR CHAMBER AT ALL PLUMBING FIXTURES.
 - C. SHUT OFF VALVES AT ALL PLUMBING FIXTURES AND RISERS.
 - D. NON-FREEZE SILL COCKS - VACUUM BREAKER TYPE 2.
10. ROOF VENTS SHALL EXTEND A MINIMUM OF 12" ABOVE ROOF.
11. THE PLUMBER MUST TEST THE ENTIRE PLUMBING SYSTEM UNDER EITHER A WATER OR AIR PRESSURE METHOD.
12. THE PLUMBING CONTRACTOR SHALL DISINFECT THE ENTIRE WATER SERVICE SUPPLY SYSTEM BEFORE SYSTEM OPERATION.
13. THE DRAIN AND SEWER SHALL BE ROOT PROOF AND WATER TIGHT AND TESTED WITH A MIN. TEN (10) FOOT WATER COLUMN.
14. FURNISH AND INSTALL GAS PIPING WITH SHUTOFF COCKS AT EACH AND EVERY APPLIANCE REQUIRING GAS, INCLUDING FURNACE, DOMESTIC WATER HEATERS, ETC. PIPING SHALL BE SCHEDULE 40 BLACK STEEL, "GRADE A" FITTINGS SHALL BE STANDARD WEIGHT, BLACK MALLEABLE IRON OR CAST IRON SCREENED AND RATED AT 150 PSI.



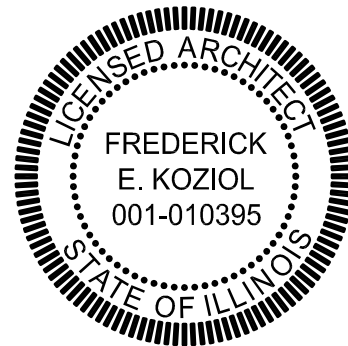
WATER SUPPLY DIAGRAM
SCALE: N.T.S.

PLUMBING FIXTURE SCHEDULE			
WATER CLOSET	2	AMERICAN STANDARD	CERAMIC
LAVATORY	2	AMERICAN STANDARD	CERAMIC
H.B.	2	BRASS MPT x MHT	STEEL

*PROVIDE HOT WATER SUPPLY PIPE WITH CONSTRUCTED SWING JOINT



WASTE DIAGRAM
SCALE: N.T.S.



REVISIONS:
CHECKED BY: F.E.K.
DRAWN BY: DL

PLUMBING SCHEDULES AND NOTES

1428 HILLGROVE AVE.
WESTERN SPRINGS, IL

929 N. Damen Ave.
Chicago IL 60622
773 772 2756 office
773 772 2854 fax

ARCHITECTS
ARCHIT
ARCHITECTURE
PLANNING
ARCHITECTURAL ENGINEERING

PROJECT:
1428 HILLGROVE AVE.
WESTERN SPRINGS, IL
SCALE:
N.T.S.
DATE:
09-21-2016

SHEET:
P1

EXHAUST FAN SCHEDULE								
SYMBOL	LOCATION	CFM	TOTAL SP.	SONES	HP	VOLTAGE	MODEL NO.	REMARKS
TE-1	RESTROOM	80	0.10	0.3	23.3 WATTS	120/1/60	BROAN QTXE080	WITH WALL HOOD
TE-2	LOUDGE	100	0.50	10	1 H.P.	230/1/60	BROAN QTXE100	WITH WALL HOOD
EF-1	WHSE-1	1839	0.50	10	1 H.P.	230/1/60	FANTECH FADE 14-4WHD	WITH WEATHER HOOD
EF-2	WHSE-2	1839	0.50	10	1 H.P.	230/1/60	FANTECH FADE 14-4WHD	WITH WEATHER HOOD

MAKE-UP AIR HEATER SCHEDULE					
SYMBOL	LOCATION	MODEL NO.	KW	BTUH OUTPUT	HTG CFM
MUAH-1	WHSE 1	FANTECH MUAH 20/14	20	68,240	2,000
MUAH-2	WHSE 2	FANTECH MUAH 20/14	20	68,240	2,000

MAKE-UP AIR FAN SCHEDULE								
SYMBOL	LOCATION	CFM	TOTAL SP.	SONES	HP	VOLTAGE	MODEL NO.	REMARKS
MUAF-1	WHSE 1	2000	0.10	14.2	1.5 HP	230/1/60	FANTECH MUAS 2000	WITH WALL HOOD
MUAF-2	WHSE 2	2000	0.10	14.2	1.5 HP	230/1/60	FANTECH MUAS 2000	WITH WALL HOOD

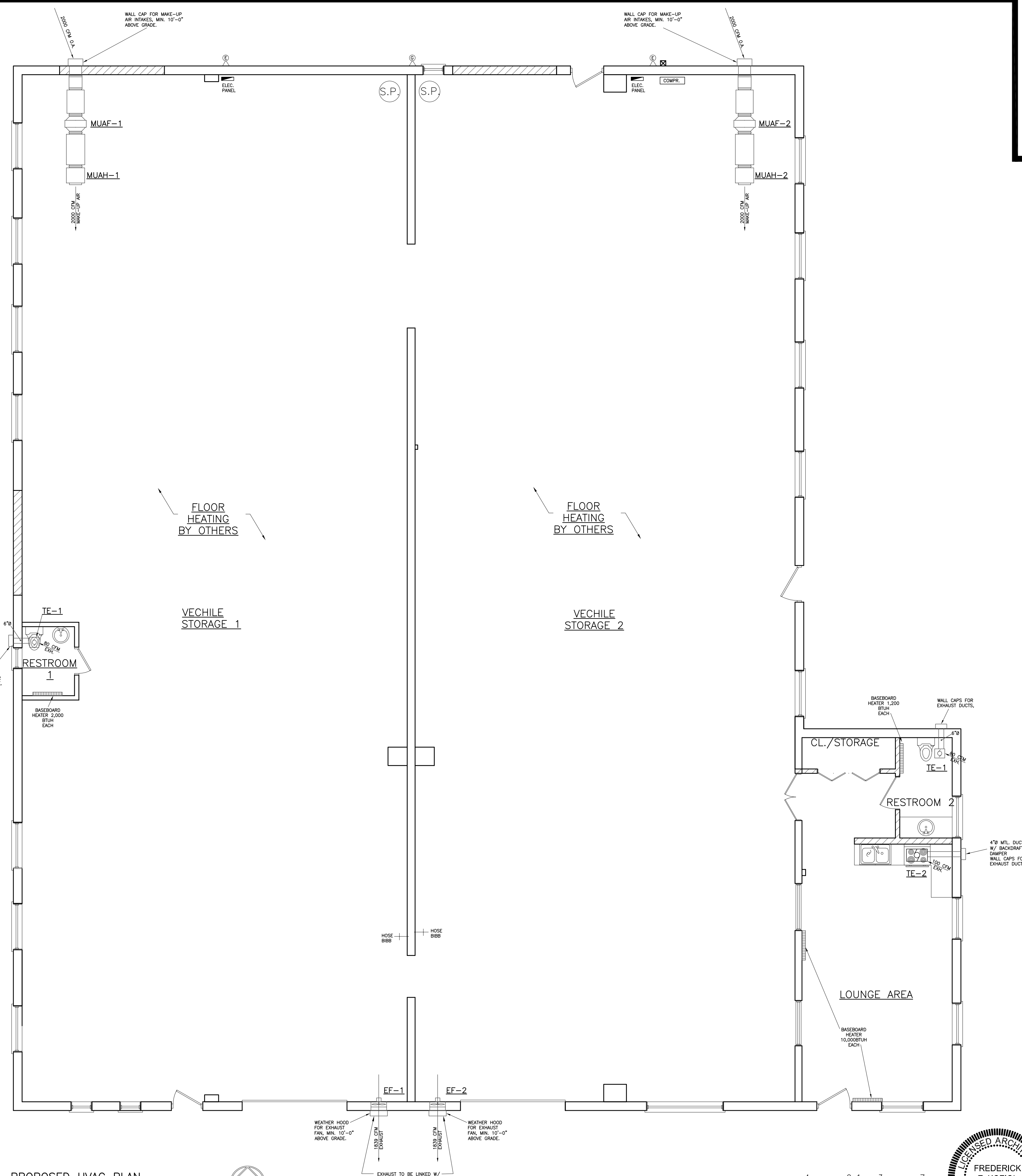
VENTILATION SCHEDULE						HEATING DATA (-10' outside/ 70' inside) BASED ON ORDINANCE REQUIREMENTS			
ROOM	AREA SQ. FT.	CODE REQMT'S		ACTUAL		BASIS OF HEAT LOSS CALCULATION	ACTUAL BTUH HEAT LOSS AT 100% ASHRAE	ORDINANCE REQUIREMENT SUPPLY CFM AT 104° F.	ACTUAL SUPPLY CFM AT 104° F.
		OUT. AIR	EXHAUST	SUPPLY	OUT. AIR				
RESTROOM 2	56	N.R.	75 CFM	-	-	ASHRAE	1,988	-	-
VEHICLE STORAGE 1	3560	1780 CFM	N.R.	2000 CFM	2000 CFM	ASHRAE	92,657	-	-
VEHICLE STORAGE 2	3545	1773 CFM	N.R.	2000 CFM	2000 CFM	ASHRAE	86,821	-	-
RESTROOM 1	21	N.R.	75 CFM	-	-	ASHRAE	1,101	-	-
LOUNGE AREA	310	N.R.	90 CFM	-	-	ASHRAE	18,261	-	-

NOTE:
ALL ROOMS SHALL BE HEATED BY NEW FLOOR RADIANT HEAT OR HOT WATER BASEBOARD SYSTEMS, SIZED BY HEATING CONTRACTOR.

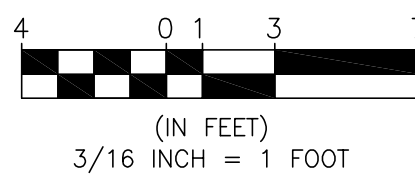
- HVAC NOTES:**
- ALL WORK TO BE PERFORMED BY A LICENSED HVAC CONTRACTOR. WORK MUST COMPLY WITH THE INTERNATIONAL MECHANICAL CODE, 2008 EDITION.
 - THE HVAC CONTRACTOR IS TO OBTAIN AND PAY FOR ALL PERMITS AND INSPECTION FEES.
 - FURNISH ARCHITECT WITH COMPLETE SET OF SHOP DRAWINGS AND CUTS, SHOWING DUCT CONNECTIONS, SIZES, AIR QUANTITIES AND REGISTERS INCLUDING MECHANICAL EQUIPMENT, EXHAUST FANS, ETC. FOR APPROVAL BEFORE BEGINNING ANY WORK.
 - FURNISH AND INSTALL COMPLETE AND OPERABLE HVAC SYSTEM AS INDICATED. SYSTEMS ARE TO BE HEATED TO 70° F. AT 10' OUTSIDE TEMPERATURE. EACH SYSTEM IS TO BE SIZED AS TO DELIVER 500 CFM MINIMUM, WITH DOWN SIZED BELT DRIVEN MOTOR. EACH SYSTEM IS TO BE FITTED WITH ELECTRONIC AIR FILTER AND HUMIDIFIER CAPABLE OF MAINTAINING 40% RH. EACH FURNACE SHALL BE OF ENERGY EFFICIENT DESIGN WITH ELECTRONIC CONTROLS AND SPARK IGNITION, 100% SAFETY SHUT-OFF VALVE, U.P. REGULATOR AND SHUT-OFF VALVE. COORDINATE LOCATION OF THERMOSTATS WITH OWNER.
 - BASEBOARD HEATERS MUST BE A MINIMUM OF 10 FT. AWAY FROM ANY DOWNSTAIR CHUTE.
 - VENT & DUCT LINES TO BE ON EQUIVALENT SHEET METAL AND CONSTRUCTED IN ACCORDANCE WITH SMACNA STANDARDS.
 - REMOVE AND BRACE ALL DUCTWORK SECURELY TO PREVENT VIBRATION AND BREAKING. ALL DUCTS TO BE INSTALLED IN STRICT ACCORDANCE WITH ASHRAE GUIDELINES.
 - PROVIDE INDIVIDUAL MANUAL SPILLER DAMPERS IN ACCESSIBLE LOCATIONS FOR BALANCING THE SYSTEM. ALL DAMPERS TO BE LOCKING TYPE.
 - INSULATE ALL DUCTWORK LOCATED IN UNCONDITIONED SPACES WITH 1" THICK FIBERGLASS INSULATION AND VAPOR BARRIER.
 - INSULATE ALL COMBUSTION AIR DUCT WORK WITH 1" THICK FIBERGLASS INSULATION AND VAPOR BARRIER.
 - CAREFULLY COORDINATE LOCATION OF DUCTWORK WITH STRUCTURAL FRAMING. ANY CUTTING REQUIRED MUST BE DONE BY A SKILLED CARPENTER UNDER THE DIRECTION OF THE GENERAL CONTRACTOR.
 - FLOOR REGISTERS MUST NOT EXTEND MORE THAN 8" INTO THE ROOM, MEASURED FROM THE WALL SURFACE.
 - TEST AND BALANCE ALL AIR HANDLING SYSTEMS AND OBTAIN A CERTIFICATE OF ACCEPTANCE FROM THE CITY INSPECTOR BEFORE COVERING ANY PART OF THE WORK.
 - FURNISH AND INSTALL COMPLETE AND OPERABLE SYSTEM OF VENTILATION AND EXHAUST AS REQUIRED AND INDICATED ON DRAWINGS FOR TOILETS, BATHS, CLOTHES DRESSERS AND KITCHEN APPLIANCES. PROVIDE WALL CAP, BUNG SCREEN AND GRIMTY DAMPER.
 - ALL FLUES FOR GAS FURNACES AND WATER HEATERS SHALL BE TYPE "B" FLUES THAT PENETRATE THE ROOF SHALL EXTEND A MINIMUM OF 3 FEET ABOVE THE HIGHEST POINT OF THE ROOF OF ADJACENT ROOF AND MUST BE DOUBLE WALL CONSTRUCTION - 14 GA. STEEL OR AS REQUIRED BY CODE. FLUES MUST BE PROVIDED WITH A VENTILATING ROOF TRIMBLE THAT PROVIDES 2" MINIMUM CLEARANCE ALL AROUND. SUCH TRIMBLE WILL EXTEND A MINIMUM OF 8" ABOVE AND BELOW THE ROOF.
 - THE A/C CONDENSER MUST BE SET ON A PREFABRICATED BASE, AND LOCATED TO ALLOW FREE AIR FLOW.
 - PRODUCT INFORMATION SHEET FOR HEATING AND/OR COOLING SYSTEM TO BE ON SITE AT TIME OF INSPECTION.
 - ALL EXHAUSTS ARE TO BE DUCTED. USE OF WALL CHIMNEY FOR RETURN AIR IS PROHIBITED.
 - (COLLECTED)
 - LOCATION OF PRESSURE RELIEF DEVICE TO CONFORM WITH 1102.3 MAY NOT BE LOCATED IN ANY ELEVATOR, DAMPERS, OR OTHER SHAFT CONTAINING MOVING OBJECTS.
 - REFRIGERANT LINES MAY NOT BE LOCATED IN ANY ELEVATOR, DAMPERS, OR SHAFT CONTAINING MOVING OBJECTS, OR IN STAIRWELLS OR OTHER NEARBY OF DUCT. NOT PERMITTED UNDER STAIRS, FIRE LADDERS OR HALLWAYS.
 - LOCATION OF OUTLETS MUST CONFORM TO IFSC 404.13
 - PIPING IN UNCONDITIONED SPACES MUST CONFORM TO IFSC 404.13
 - PRESSURE REGULATORS REQUIRING VENTS MUST HAVE AN INDEPENDENT VENT TO THE OUTSIDE OF THE BUILDING.
 - GAS PIPING MATERIALS MUST CONFORM TO THE GAS PIPING AND TUBING MATERIAL MATRIX (IFC 403 REQUIREMENTS).
 - GAS PIPES MUST BE SLOPED AT 1/8" IN EVERY 12'-0".
 - FUEL GAS PIPING AND CONTROLS MUST CONFORM TO THE INTERNATIONAL FUEL GAS CODE (IFGC) CHAPTER 4 (WITH MODIFICATIONS AS NOTED IN ARTICLE 14).
 - ALL VENTS TO PROVIDE 3'-0" ABOVE ROOF LINE.
 - MAXIMUM DESIGN OPERATING PRESSURE FOR GAS PIPING SYSTEM LOCATED INSIDE BUILDINGS SHALL NOT EXCEED 5 PSIG.
 - VENTING OF ALL GAS FIRED APPLIANCES MUST CONFORM TO INTERNATIONAL FUEL GAS CODE.
 - VENTS MUST TERMINATE 2 FEET ABOVE THE HIGHEST PORTION OF THE ROOF THAT IS WITHIN 10 FEET OF THE VENT OR 4 FEET ABOVE ROOF.
 - CONDENSED FITTINGS ARE NOT ALLOWED IN THE CITY OF CHICAGO IN CSST SYSTEM EXCEPT FOR CONNECTIONS OF CSST TO THIN-WALL RIGID PIPE AT METERS AND APPLIANCE SUB-OUTS.
 - INSTALL PRESSURE RELIEF VALVES ON THE HIGH PRESSURE SIDE OF THE SYSTEM UPSTREAM OF ANY INTERVENING VALVES.
 - COLLECT AND DISCHARGE CONDENSATE TO FLOOR DRAIN.
 - CONDENSATION PROTECTION IS REQUIRED WHEREVER CONDENSATION MAY BE EXPECTED TO OCCUR ON PIPING WHICH COULD CAUSE A SAFETY HAZARD TO OCCUPANTS, STRUCTURE, EQUIPMENT, ETC.

NEW CONCRETE SLAB
W/ 5" W/ NEW
RADIANT HEATINGS

- LEGEND:**
- EXHAUST FAN
 - GRILLE (RETURN)
 - REGISTER (SUPPLY)
 - FURNACE
 - BALANCING DAMPER - TYPICAL
 - RETURN AIR DUCT
 - SUPPLY AIR DUCT
 - SMOKE DETECTOR
 - CARBON MONOXIDE DETECTOR
 - WINDOW TYPE - SEE SCHEDULE
 - EXHAUST DUCT



PROPOSED HVAC PLAN
SCALE: 3/16"=1'-0"



REVISIONS:
CHECKED BY: F.E.K.
DRAWN BY: DL

MECHANICAL
SCHEDULES
AND NOTES

1428 HILLGROVE AVE.
WESTERN SPRINGS, IL

929 N. Damen Ave.
Chicago, IL 60622
773.772.2756 office
773.772.2854 fax

ARCHITECTURE
ARCHITECTS
ARCHITECTURAL ENGINEERING
PLANNING

PROJECT:
1428 HILLGROVE AVE.
WESTERN SPRINGS, IL
SCALE:
3/16"=1'
DATE:
09-21-2016

SHEET:
M1