



Village of Winnetka

Zoning Administrator Meeting

November 14, 2022 at 4:00 PM
Police Department Classroom
410 Green Bay Road

AGENDA

1. **Call to Order**
2. **Public Comments**
3. **New Applications**
 - a. **Case No. 22-27-ZA: 1152 Oak Street:** An application submitted by Abhay Kesheorey seeking approval of a variation to allow structural changes necessary to provide new window openings in the legally nonconforming west side building wall. The Zoning Administrator has final jurisdiction on this request.
4. **Adjournment**

NOTICE

Public comment is permitted on all agenda items at the meeting. If you wish to provide testimony or comments prior to the meeting, you may provide them one of two ways: (1) by sending an email to planning@winnetka.org; or by sending a letter to Community Development, Village of Winnetka, 510 Green Bay Road, Winnetka, IL 60093. All agenda materials are available at www.villageofwinnetka.org/agendacenter.

The Village of Winnetka, in compliance with the Americans with Disabilities Act, requests that persons with disabilities, who require certain accommodations to allow them to observe and/or participate in this meeting or have questions about the accessibility of the meeting or facilities contact the Village ADA Coordinator at 510 Green Bay Road, Winnetka, Illinois 60093, (Telephone (847) 716-3543; T.D.D. (847) 501-6041).



NOTICE OF WINNETKA ZONING ADMINISTRATOR PUBLIC HEARING

Notice is hereby given that a public hearing will be held by the Winnetka Zoning Administrator on **MONDAY, NOVEMBER 14, 2022, AT 4:00 PM** in the **Classroom of the Winnetka Police Department at 410 Green Bay Road**, Winnetka, Illinois for the purpose of considering the following:

CASE NO. 22-27-ZA
1152 OAK STREET – NEW WINDOWS IN EXISTING RESIDENCE

An application submitted by Abhay Kesheorey (the “Applicant”), as the owner of the property located at 1152 Oak Street (the “Subject Property”), **to allow new window openings in the west side building wall of the existing residence on the Subject Property**. The Applicant has filed an application seeking the following variation from the Zoning Ordinance:

1. A variation to allow structural changes necessary to provide new window openings in the legally nonconforming west side building wall that provides less than the minimum required side yard setback of 6 feet.

The Subject Property (Parcel Index Number 05-20-112-008-0000) is generally located on the south side of Oak Street, between Glendale and Berkeley Avenues, and is zoned R-5 Single Family Residential. The Subject Property contains an existing two-story residence and a detached garage.

SPECIAL NOTICE

Due to the ongoing COVID-19 emergency, and the possibility that an Executive Order of the Governor, an Emergency Order of the Village President, a determination made by the Zoning Administrator, or other government order or law may prohibit or make it more difficult for the public hearing to be held at the Winnetka Police Department, the Winnetka Zoning Administrator meeting may be held virtually on November 14, 2022, via Zoom.

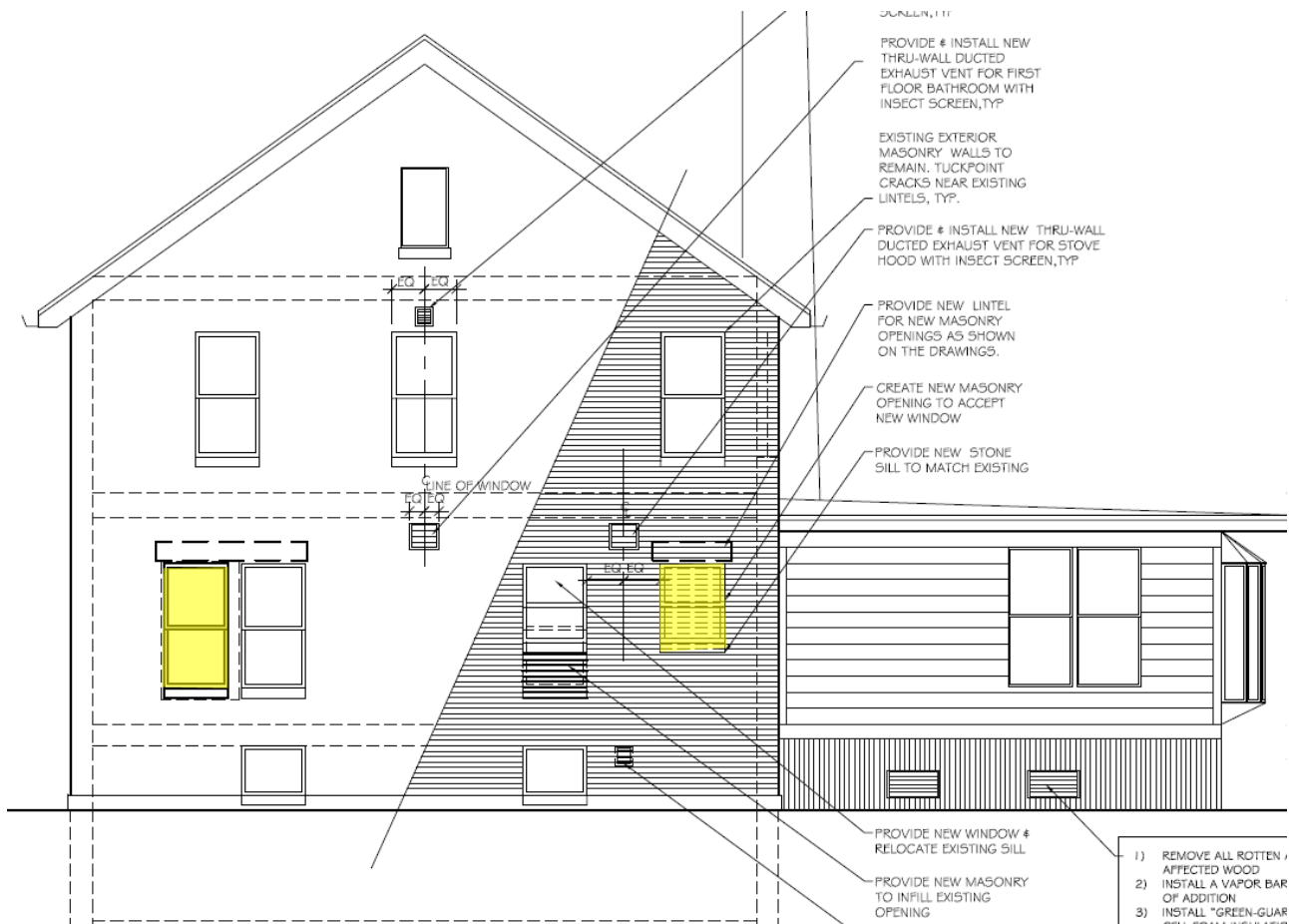
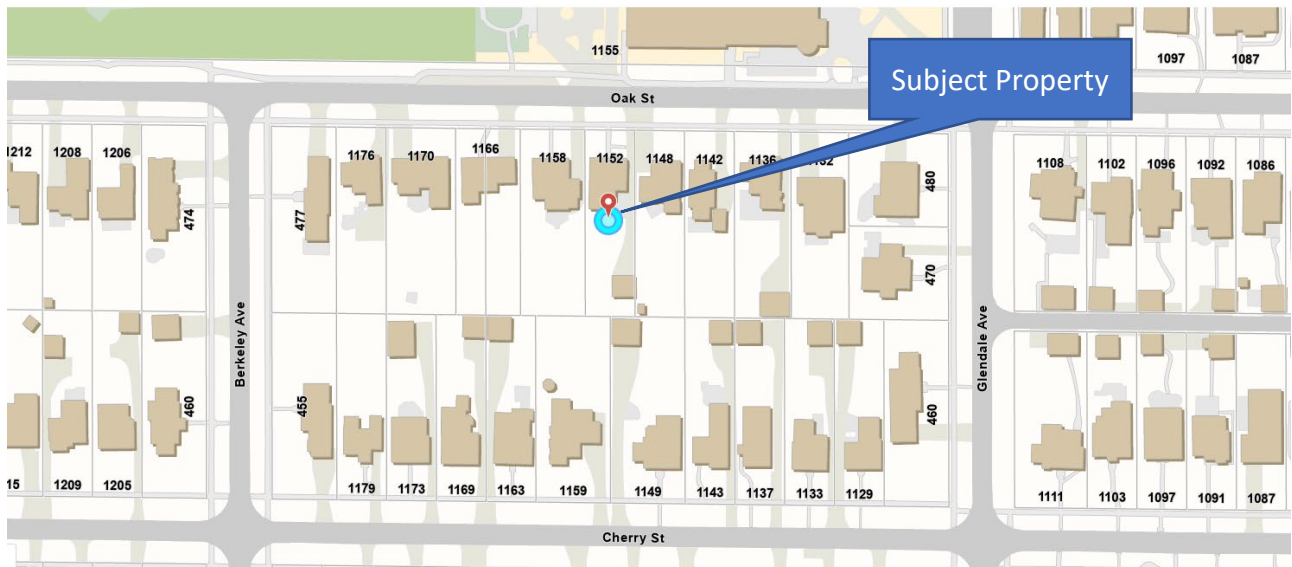
If you wish **to provide testimony or comments prior to the meeting**, you may provide them one of two ways:

- 1) By sending **an email** to planning@winnetka.org; or
- 2) By sending **a letter** to Community Development, Village of Winnetka, 510 Green Bay Rd, Winnetka, IL 60093.

No further notice of this hearing, or of its location or manner in which it will be conducted, will be provided. Information regarding the location of the public hearing and any changes to instructions for participating in the public hearing will be included on the meeting agenda posted on the Village’s website - www.villageofwinnetka.org/agendacenter - no later than Thursday, November 10, 2022. Please contact the Community Development Department at 847-716-3525 for confirmation of the meeting location.

At said public hearing and at any adjournment thereof, all persons interested are invited to attend and be heard. Persons seeking additional information concerning any of the applications or requesting alternative means to provide testimony or public comment are directed to email inquiries to planning@winnetka.org or by calling 847-716-3525.

The Village of Winnetka, in compliance with the Americans with Disabilities Act, requests that persons with disabilities, who require certain accommodations to allow them to observe and/or participate in this meeting or have questions about the accessibility of the meeting facilities, contact the Village ADA Coordinator at 510 Green Bay Road, Winnetka, Illinois 60093 [Telephone: (847) 716-3543; T.T.Y.: (847) 501-6041].



Excerpt of Proposed West Elevation (proposed windows highlighted yellow)
 (Note: Details may change through review process.)

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT



ZONING VARIATION APPLICATION

Case No. 22-27-ZA
VA 2022-1133

Property Information

Site Address: 1152 Oak St, Winnetka, IL - 60093

Owner Information

Name: Abhay Kesheorey
Address: [REDACTED]
City, State, ZIP: Naperville, IL, 60564
Email: [REDACTED]

Primary Contact: Abhay
Phone No. [REDACTED]

Date property acquired by owner: 06/17/2022

Architect Information

Name: Hutter Architects Ltd.
Primary Contact: Pamela Hutter
Address: 401 N. Michigan Ave. Suite 1200
City, State, ZIP: Chicago, IL, 60611
Phone No. 312-492-8000
Email: pjhutter@hutterarchitects.com

Attorney Information

Name: N/A
Primary Contact: _____
Address: _____
City, State, Zip: _____
Phone No. _____
Email: _____

Nature of any restrictions on property: Property is on the flood plain.

Brief explanation of variation(s) requested (attach separate sheet providing additional details):
Modifying existing window openings in kitchen; adding new window openings in kitchen and study.

Existing residence is considered legally non-conforming with respect to required side-yard set back of 6-feet compared to 4.74-feet provided from the West property line. We are humbly requesting a minor variation be approved to accommodate new openings.

Property Owner Signature: [REDACTED]

Date: 10/28/2022

Written explanation:

Based on our review of historical permit documents obtained from the Village of Winnetka, the original permit to construct the 2-story dwelling at 1152 Oak Street was issued in 1928. Subsequently, a permitted 1-story extension was added to the south façade of the house in 1939 extending the footprint of the house southwards and away from the kitchen.

Both permits, which together define the total outer envelope of the existing residence, pre-date the original zoning ordinance. The existing residence is considered legally nonconforming with respect to required side-yard setback of 6-ft since the setback is 4.74 ft from the West property line. (i.e. a minimal degree nonconformity of approximately 15 inches). There is no economically viable alternative to cure this nonconformity as it will require demolishing the house and building anew.

The proposed floor plans contemplate additional window openings on the nonconforming West wall of the residence to functionally enhance the safety of and accessibility to the interior of the house should a need arise in the event of a fire or other emergency.

- The proposed openings will not in any way increase the nonconformity since the existing setback from the West property line is not being altered or changed.
- By creating create additional access points to the interior of the house, we believe the utility and safety of the residence and its residents will be enhanced with these openings while creating no new issues for the community at large.
- Specifically, the proposed second window opening in the kitchen will allow the relocated gas range to be flanked on either side by two separate access points (instead of a current single opening) thereby improving accessibility into the kitchen for any firefighting equipment or personnel from the exterior.
- In addition to improving access, the second opening in the kitchen creates an additional ventilation outlet to slow the growth of any fire.
- The proposed second opening in the kitchen also mitigates the risk arising from the single point of failure (e.g. a jammed window) posed by the current single window opening.
- The proposed second opening in the Study enhances accessibility to the interior of the house from the exterior for any emergency vehicles. The asphalt driveway on the adjacent property is the closest motorable surface for any emergency vehicle that pulls up to the residence. Creating a second opening mitigates the single point of failure risk (e.g. jammed window) arising from the current single opening on the West wall.

Responses to the Eight Standards for granting a variation:

1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allow by regulations in that district;

Having a single opening in the kitchen creates a single point of failure and safety hazard in the event of a fire or other emergency for the its occupants in our opinion. The original house had two openings which were reduced to a single opening when the extension was built. Our modification proposes to improve the safety hazard arising from a single opening. A potential fire hazard in the section of house where a fire is most likely (i.e. kitchen) cannot yield a reasonable return unless the deficiency was rectified. Our proposed variation is an economically viable solution to correct the deficiency without increasing the present nonconformity.

2. The plight of the owner is due to unique circumstances. Such circumstances must be associated with the characteristics of the property in question, rather than being related to the occupants;

The unique circumstance leading to our request is that the original structure in 1928 had two window openings in the kitchen which were reduced to a single opening when the extension was constructed in 1939. We believe two window openings are critical to the safety of any residents dwelling in the house.

3. The variation, if granted, will not alter the essential character of the locality;

The variation is confined to an existing wall in a single-family residence within the locality. The wall in question is being retained and modified by creating new window openings which would match the other existing windows of the home to preserve symmetry and aesthetic character. We are deeply appreciative of the Village's character and beauty - it is one of the primary reasons we chose to make this house our primary residence. Our proposed variation make every effort to keep the modifications in character of the surrounding locality and to preserve what came before us.

4. An adequate supply of light and air to the adjacent property will not be impaired;

Since the proposed variation does not alter the setbacks from the adjacent property, the current light and air to the adjacent property are not expected to be impaired.

5. The hazard from fire and other damages to the property will not be increased;

The additional ventilation outlets will slow the growth of any fire therefore the hazard from fire will not be increased. Additionally, the proposed variation will create new access points into the residence for emergency personnel/first responders.

6. The taxable value of the land and buildings throughout the Village will not diminish;

The investment into creating new openings which enhance the safety features of the residence and its occupants are not expected to diminish the taxable value of the land and buildings in the rest of the Village.

7. The congestion in the public street will not increase; and

The proposed variation does not face a public street. It faces a private residence. Therefore, no congestion in the public street is expected.

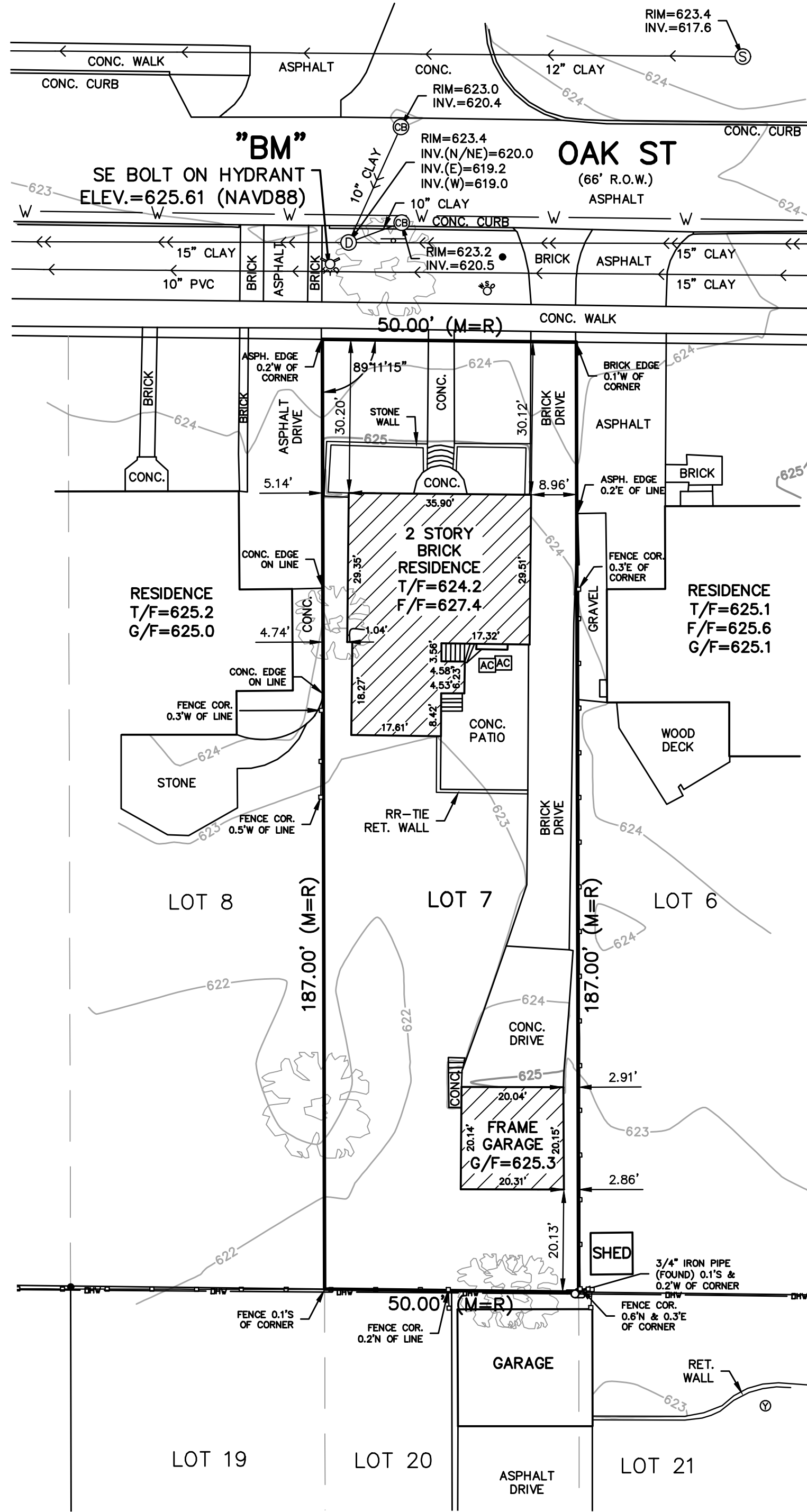
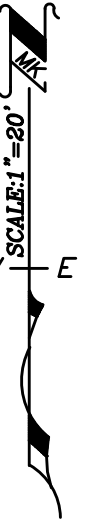
8. The public health, safety, comfort, morals and welfare of the inhabitants of the Village will not otherwise be impaired.

The variation, if granted, will create new window openings in an existing residence and not adversely impact the public health, safety, comfort, morale and welfare of the Village inhabitants.

PLAT OF SURVEY & TOPOGRAPHY

LOT 7 IN BLOCK 1 IN WINNETKA MANOR, BEING A SUBDIVISION OF THE SOUTH 45 ACRES OF THE WEST 90 ACRES OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ADDRESS: 1152 OAK STREET, WINNETKA
 PIN: 05-20-112-008
 AREA: 0.21 ACRES

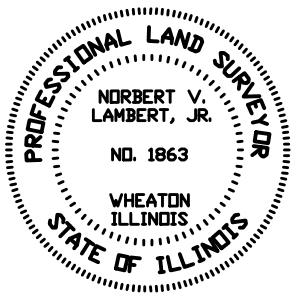


SYMBOL LEGEND	
Ⓧ	STORM MANHOLE
Ⓢ	CATCH BASIN
Ⓜ	HYDRANT
Ⓡ	B-BOX
Ⓞ	SANITARY MANHOLE
Ⓜ	AIR CONDITIONER
Ⓢ	UTILITY POLE
Ⓢ	SIGN
Ⓢ	YARD DRAIN

LINE LEGEND	
—○—○—	WOOD FENCE
—OHV—	OVERHEAD WIRES
—W—	WATER MAIN
—>—	SANITARY SEWER
—>>—	STORM SEWER

LEGEND

(M) = MEASURED DIMENSION
 (R) = RECORD DIMENSION
 T/F = TOP OF FOUNDATION
 F/F = FINISHED FLOOR
 G/F = GARAGE FLOOR
 ● = FOUND IRON STAKE
 ○ = SET IRON STAKE



STATE OF ILLINOIS } S.S.
 COUNTY OF DU PAGE }

THIS IS TO CERTIFY THAT I, AN ILLINOIS LAND SURVEYOR, HAVE SURVEYED THE PROPERTY DESCRIBED ABOVE AND THAT THE ANNEXED PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY. FIELD WORK COMPLETION DATE: 08/05/2022.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

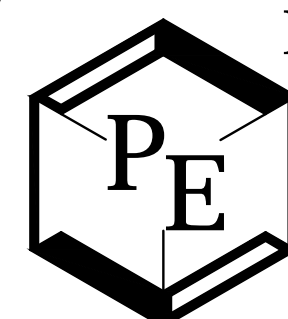
GIVEN UNDER MY HAND AND SEAL AT WHEATON, ILLINOIS, THIS 11TH DAY OF AUGUST, A.D., 2022.

Norbert V. Lambert, Jr.

ILLINOIS LAND SURVEYOR NO. 1863; LICENSE EXPIRES 11/30/22
 ILLINOIS DESIGN FIRM NO. 184-007260

REFER TO DEED OF GUARANTEE POLICY FOR RESTRICTIONS NOT SHOWN ON SURVEY.
 ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
 COMPARE ALL POINTS BEFORE BUILDING AND REPORT ANY APPARENT DISCREPANCIES TO THE SURVEYOR.

ORDERED BY: ABHAY KESHEOREY. FILE NO. 220576

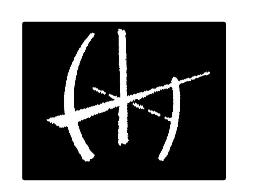


POLENA ENGINEERING LLC

WHEATON: 630-653-6331
 LAKE IN THE HILLS: 815-363-9200
 INFO@POLENA.COM
 WWW.POLENA.COM

ILLINOIS PROFESSIONAL DESIGN FIRM No. 184-007260

POLENA COMPANIES INCLUDE LAND TECHNOLOGY, LAMBERT & ASSOCIATES, AND ALAN J COULSON



SHEET INDEX

- T-100 : SITE PLAN, CODE INFORMATION
- T-101 : OUTLINE SPECIFICATION
- D-100 : DEMOLITION PLANS
- A-100 : FLOOR PLANS, WALL TYPES & SCHEDULES
- A-200 : EXTERIOR ELEVATIONS
- A-400 : INTERIOR ELEVATIONS
- M-100 : MECHANICAL PLANS, SCHEDULES & DIAGRAMS
- M-101 : MECHANICAL PLANS
- E-100 : ELECTRICAL PLANS, SCHEDULES & DIAGRAMS
- P-100 : PLUMBING PLANS, SCHEDULES & DIAGRAMS

GENERAL NOTES:

1. ALL CONSTRUCTION TO COMPLY WITH VILLAGE OF WINNETKA BUILDING CODES
2. ALL DIMENSIONS TO BE VERIFIED IN FIELD, DO NOT SCALE OFF THE DRAWINGS. IF A NECESSARY DIMENSION IS NOT GIVEN CONTACT THE ARCHITECT FOR CLARIFICATION
3. DO NOT SEPARATE THE DRAWINGS /DOCUMENTS. NEITHER THE ARCHITECT NOR THE OWNER ARE RESPONSIBLE FOR BREAKING DOWN NOR DIVIDING THE SCOPE OF WORK FOR THE CONTRACTORS' SUBCONTRACTORS

THESE DRAWINGS WERE PREPARED UNDER MY DIRECTION AND TO THE BEST OF MY KNOWLEDGE COMPLY WITH THE VILLAGE OF WINNETKA BUILDING CODES.

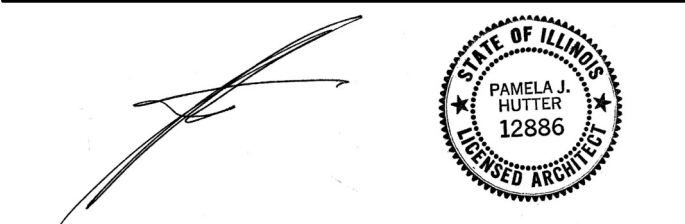
Pamela J. Hutter
signature

401 N. MICHIGAN AVE., STE. 1200 CHICAGO, IL 60611
address

SEPTEMBER 9, 2022
date

09/12/22 ISSUE FOR PERMIT
DATE REVISION / ISSUE

PROJECT TITLE
**INTERIOR REMODEL OF THE
KESHEOREY RESIDENCE
1152 OAK STREET
WINNETKA, ILLINOIS**



SHEET TITLE SHEET

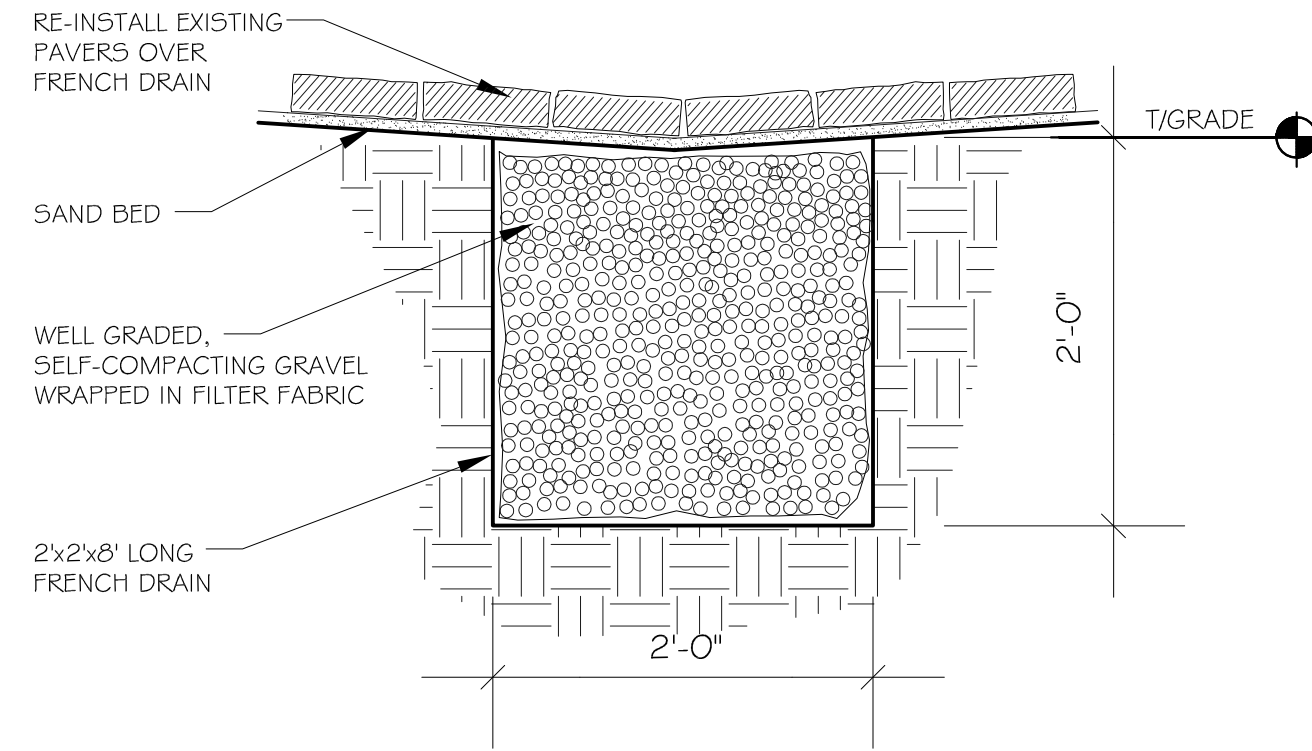
T100

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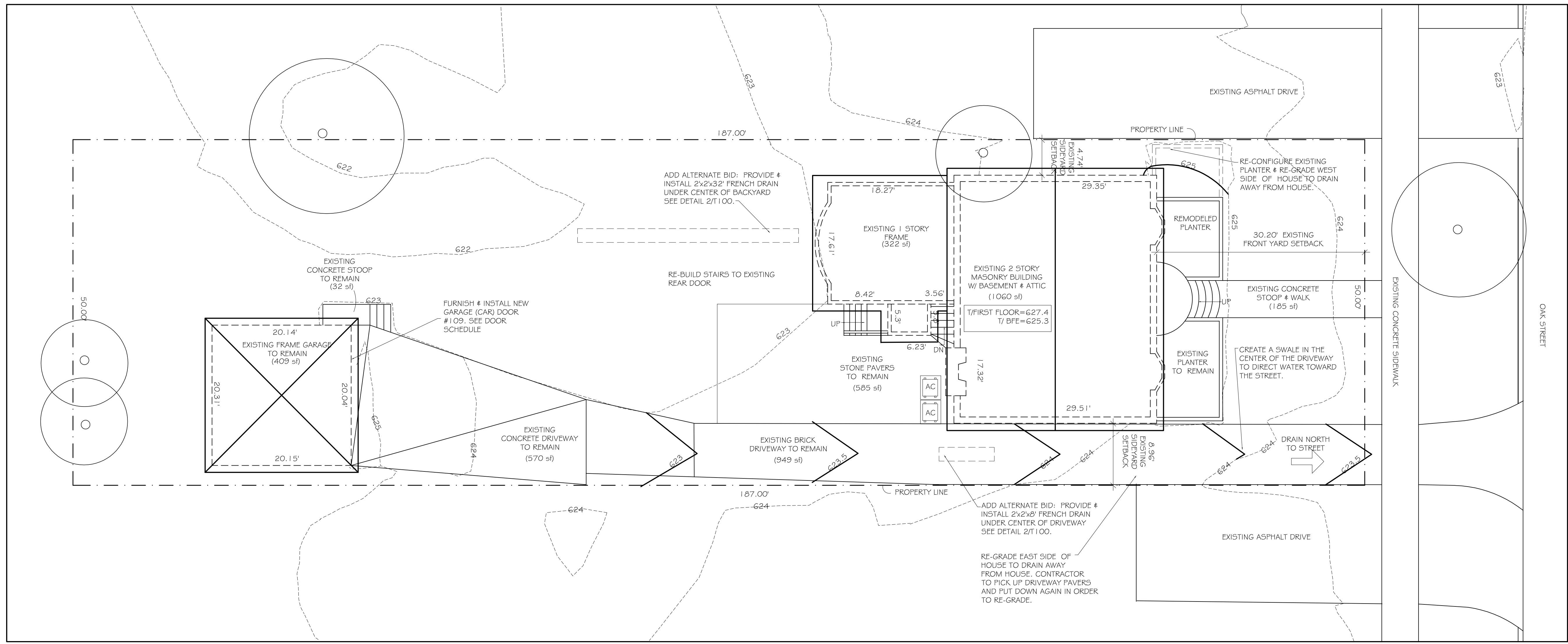
INTERIOR REMODEL OF THE KESHEOREY RESIDENCE 1152 OAK STREET WINNETKA, IL

THE SCOPE OF WORK FOR THIS PROJECT IS AN INTERIOR REMODELING OF AN EXISTING RESIDENCE. THERE IS NO EXTERIOR WORK. NO NEW DEVELOPMENT. NO ADDITIONAL DIRT TO BE ADDED AT THE SITE THE ONLY GRADE WORK IS PROVIDE MAINTENANCE TO THE EXISTING DRIVEWAY REMOVE & REPLACE EXISTING PAVERS TO CREATE BETTER FLOW TO STREET. WE ARE PROVIDING A COPY OF THE CONTRACT TO PROVE WE ARE NOT SPENDING OVER 50% OF THE AMOUNT OF THE COST OF THE HOUSE. SINCE WE ARE NOT CHANGING THE FOOTPRINT OF THE HOUSE WE DO NOT NEED TO ADDRESS THE REQUIREMENTS FOR CONSTRUCTION IN THE SPECIAL FLOOD HAZARD AREA. THE EXISTING FIRST FLOOR IS AT AN ELEVATION 627.4 WHICH IS 2.1 FEET ABOVE THE BASE FLOOD ELEVATION 625.3 FOR THE 100-YEAR FLOOD EVENT IN WINNETKA.

- ALL CONSTRUCTION TO COMPLY WITH THE FOLLOWING CODES:
- INTERNATIONAL CODE COUNCIL (ICC) CODES
2015 INTERNATIONAL RESIDENTIAL CODE (IRC) FOR ONE- AND TWO-FAMILY DWELLINGS - WINNETKA AMENDMENTS (PDF). THIS ALSO INCLUDES THE FOLLOWING 4 ADDITIONAL APPENDICES:
2015 IRC APPENDIX F: RADON CONTROL METHODS (NEW)
2015 IRC APPENDIX J: EXISTING BUILDINGS AND STRUCTURES
2015 IRC APPENDIX U: SOLAR READY PROVISIONS FOR DETACHED ONE- AND TWO-FAMILY DWELLINGS AND MULTIPLE SINGLE-FAMILY DWELLINGS (TOWNHOMES)
2015 INTERNATIONAL BUILDING CODE (IBC) - WINNETKA AMENDMENTS (PDF)
2015 INTERNATIONAL EXISTING BUILDING CODE (IEBC) - WINNETKA AMENDMENTS (PDF)
2015 INTERNATIONAL FIRE CODE (IFC) WINNETKA AMENDMENTS (PDF). THIS ALSO INCLUDING THE FOLLOWING 4 ADDITIONAL APPENDICES:
APPENDIX I: FIRE PROTECTION SYSTEMS - NONCOMPLIANT CONDITIONS
2015 INTERNATIONAL FUEL GAS CODE (IFGC) - WINNETKA AMENDMENTS (PDF)
2015 INTERNATIONAL MECHANICAL CODE (IMC) - WINNETKA AMENDMENTS (PDF)
2015 INTERNATIONAL PROPERTY MAINTENANCE CODE (IPMC) - WINNETKA AMENDMENTS (PDF)
STATE OF ILLINOIS CODES
ILLINOIS ENERGY CONSERVATION CODE (CURRENT EDITION - 2018) - WINNETKA AMENDMENTS (PDF)
ILLINOIS PLUMBING CODE (CURRENT EDITION) - WINNETKA AMENDMENTS (PDF)
ILLINOIS ACCESSIBILITY CODE (PDF) (CURRENT EDITION - 2018)
NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) CODES
2014 NATIONAL ELECTRICAL CODE (NEC) (NFPA PUBLICATION 70) - WINNETKA AMENDMENTS (PDF)
2015 LIFE SAFETY CODE (NFPA PUBLICATION 101) - WINNETKA AMENDMENTS (PDF)
2016 STANDARDS FOR THE INSTALLATION OF AUTOMATIC SPRINKLER SYSTEMS (NFPA PUBLICATION 13)
2016 STANDARDS FOR THE INSTALLATION OF AUTOMATIC SPRINKLER SYSTEMS IN LOW-RISE RESIDENTIAL OCCUPANCIES (NFPA PUBLICATION 13R)
2016 STANDARDS FOR THE INSTALLATION OF AUTOMATIC SPRINKLER SYSTEMS IN ONE- AND TWO-FAMILY DWELLINGS AND MANUFACTURED HOMES (NFPA PUBLICATION 13D)
2016 STANDARDS FOR THE INSTALLATION OF STANDPIPE AND HOSE SYSTEMS (NFPA PUBLICATION 14) - WINNETKA AMENDMENTS (PDF)
2016 NATIONAL FIRE ALARM AND SIGNAL CODE (NFPA PUBLICATION 72)
OTHER
METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO WATERSHED MANAGEMENT ORDINANCE (PDF) (CURRENT EDITION)
BUILDING AND CONSTRUCTION CODES
WINNETKA VILLAGE CODE, TITLE 15 - BUILDINGS AND CONSTRUCTION
CHAPTER 15.24 - SEWER CODE
CHAPTER 15.26 - TREE PRESERVATION AND PROTECTION
SECTION 15.32.140 - CONSTRUCTION HOURS
SECTION 15.32.150 - CONSTRUCTION SITE MANAGEMENT
CHAPTER 15.36 - CERTIFICATES OF OCCUPANCY REQUIRED



2 FRENCH DRAIN DETAIL
SCALE: 1"=1'-0"



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

OUTLINE SPECIFICATION

SUMMARY OF WORK

THE SCOPE OF WORK DEFINED BELOW WILL MEET WINNETKA VILLAGE CODES. THE SCOPE OF WORK INCLUDES BUT IS NOT LIMITED TO THE FOLLOWING:

DIVISION 1 - GENERAL CONDITIONS

- a. THE TERM "CONTRACTOR" MEANS ANY GENERAL CONTRACTOR, OR ANY SUB-CONTRACTOR OR SUB-SUB-CONTRACTOR HIRED BY A GENERAL CONTRACTOR.
- b. CONTRACTOR IS RESPONSIBLE FOR DUMPSTER PERMITS AND COSTS OF DUMPSTERS AS REQUIRED.
- c. ARCHITECT TO ASSIST OWNER IN GAINING PERMIT. CONTRACTOR TO COOPERATE WITH REQUIRED LICENSURES AND PAPERWORK REQUIRED BY THE VILLAGE OF WINNETKA BUILDING DEPARTMENT.
- d. GENERAL CONDITIONS AS REQUIRED INCLUDING DUMPSTERS AND HAULING, AND SCAFFOLDING AS REQUIRED TO PERFORM THE FOLLOWING WORK WITHIN THE DESIGNATED WORK AREA.
- e. CONTRACTOR IS RESPONSIBLE FOR CONFORMANCE WITH EPA'S LEAD RENOVATION, REPAIR AND PAINTING (LRRP) [RULE](#).
- f. THE WORK OF THIS BASE CONTRACT INCLUDES THE FOLLOWING:

DIVISION 2 - SITE WORK

- a. EXISTING STONE PAVERS TO REMAIN IN PLACE.
- b. REMOVE, SALVAGE AND STORE EXISTING CORNER CABINETS IN DINING ROOM. RE-INSTALL IN NEW LOCATION UPSTAIRS PER OWNER.
- c. SELECTIVE DEMOLITION OF INTERIOR WALLS AND ITS COMPONENTS AS INDICATED ON THE PLANS. DISPOSE OF ALL WASTE MATERIALS OFF SITE AND IN A LEGAL MANNER.
- d. SALVAGE, STORE, PROTECT CONSTRUCTION RELATED MATERIALS AND RE-INSTALL ITEMS AS ALLOWABLE.
- e. REMOVE, PROTECT AND STORE ALL KITCHEN AND LAUNDRY APPLIANCES AND KITCHEN CABINETS AS PER OWNER. SEE DIVISION 9 FOR NEW CABINETRY FINISH.
- f. REMOVE THE PARGE COAT AND FINISH ON THE TOP STEPS. REMOVE AND RE-POUR CONCRETE CURB AT TOP OF STEPS. PROVIDE ALLOWANCE FOR NEW FINISH AT STEPS TO BE DETERMINED.
- g. EXISTING MASONRY EXTERIOR WALLS, EACH FLOOR STRUCTURE AND SUB FLOORING TO REMAIN. MAJORITY OF EXISTING HARDWOOD FLOORING TO REMAIN AND BE REFINISHED - SOME MAY NEED TO BE REPLACED AND WILL BE DETERMINED ON A ROOM BY ROOM BASIS BASED ON REMOVAL OR RELOCATION OF INTERIOR WALLS. PROTECT DURING SELECTIVE DEMOLITION OPERATIONS.
- h. CONTRACTOR TO PROTECT ITEMS TO REMAIN. EXISTING ITEMS TO REMAIN WHICH ARE DAMAGED BY THE CONTRACTOR DURING THE EXECUTION OF WORK SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER BY THE CONTRACTOR AT THEIR EXPENSE. ITEMS TO REMAIN INCLUDE ANY ITEM ON THE DRAWINGS NOT SPECIFIED TO BE REMOVED. PROTECT ALL EXISTING WOOD INTERIOR DOORS TO REMAIN AND TO BE RELOCATED.
- i. REGRADE SITE ON THE EAST AND WEST SIDES OF HOUSE TO DRAIN AWAY FROM THE HOUSE. CONTRACTOR TO PICK UP DRIVEWAY PAVERS AND PUT DOWN AGAIN IN ORDER TO RE-GRADE.
- j. PROTECT EXISTING PAVEMENT AND VEGETATION TO REMAIN.
- k. PER INSPECTION REPORT TEST FOR ASBESTOS IN ATTIC AND PROVIDE REMOVAL IF REQUIRED. WORK TO BE DONE BY OTHERS.
- l. REMOVE, SALVAGE, STORE, PROTECT RE-INSTALL EXISTING DINING ROOM CHANDELIER AND ASSOCIATED DIMMER FROM EXISTING DINING ROOM TO NEW LOCATION IN FRONT OF FIREPLACE.

DIVISION 3 - CONCRETE

- n. EXISTING BASEMENT CONCRETE SLAB AND FOUNDATION WALLS TO REMAIN - PROTECT DURING CONSTRUCTION. REPAIR EXISTING CRACKS IN FOUNDATION WALLS AND BASEMENT FLOOR.
- o. CUT PERIMETER OF BASEMENT FLOOR TO INSTALL DRAIN TILE AND SUMP PIT. REPAIR CONCRETE FLOOR.
- p. CUT EXISTING CONCRETE FLOOR, EXCAVATE 8" BELOW THE LEVEL OF THE EXISTING SLAB, POUR TWO NEW FOOTINGS (3'X 3' EACH), POUR NEW 4" SLAB ON VAPOR BARRIER AND 4" GRAVEL.

DIVISION 4 - MASONRY

- a. PREPARE NEW OPENINGS WITH NEW LINTELS AND SILLS TO ACCEPT NEW WINDOWS PER PLAN. THE LIVING ROOM WINDOWS ON THE EAST ELEVATION WILL BE DOUBLED IN WIDTH. THE WINDOW ON THE WEST ELEVATION IN THE STUDY WILL BE DOUBLED IN WIDTH. A NEW MASONRY OPENING WILL BE MADE FOR A NEW WINDOW IN THE KITCHEN ON THE WEST ELEVATION. THE EXISTING KITCHEN WINDOW ON THE WEST ELEVATION WILL BE MODIFIED TO BECOME SMALLER.
- b. EXISTING EXTERIOR MASONRY WALLS TO REMAIN. TUCKPOINT AREAS SHOWN ON THE DRAWINGS (CRACKS NEAR LINTELS)
- c. REPLACE BROKEN SLATE TILE AT FRONT STEPS, REPOINT THE MORTAR IN BETWEEN TILE AS REQUIRED.
- d. INFILL THE EXISTING DRYER VENT OPENING IN BASEMENT WITH SALVAGED BRICK.
- e. EXISTING CHIMNEY TO BE PROFESSIONALLY CLEANED AND INSPECTED, DAMPER REPAIRED, INSTALL NEW FLUE CAP ON CHIMNEY.

DIVISION 5 - METALS

- a. PROTECT EXISTING LINTELS TO REMAIN DURING CONSTRUCTION.(PROVIDE AN ALLOWANCE TO REPLACE LINTELS IF NEEDED)
- b. PROVIDE NEW LINTELS AS SHOWN ON THE DRAWING.
- c. REMOVE RUST AND REPAINT EXISTING LINTELS.
- d. PROVIDE NEW STEEL BEAMS AS SHOWN ON THE PLAN.
- e. PROVIDE STEEL TO SUPPORT THE KITCHEN PENINSULA OVERHANG.

DIVISION 6 - WOOD CONSTRUCTION

- a. ALL WOOD STUDS SHALL BE KILN DRIED TO MAXIMUM 15% MOISTURE CONTENT.
- b. PROVIDE NEW WOOD STUD (2X4) FRAMED INTERIOR WALLS WHERE SHOWN ON PLANS.
- c. PROVIDE NEW PAINT GRADE WOOD TRIM (CASING AND BASE) WHERE REQUIRED FOR NEW WALLS. MATCH EXISTING ORIGINAL INTERIOR TRIM.
- d. PROVIDE BLOCKING FOR CABINETRY AND OTHER ITEMS AND INSTALL CABINETRY.
- e. CEDAR STAIR & LANDING:1X6 DECKING WITH 6X6 PRESSURE TREATED COLUMNS AND 2X10 PRESSURE TREATED JOISTS. CEDAR RAIL: 2X2 BALUSTERS WITH 4X4 POSTS, 2X4 TOP RAIL/BOTTOM RAIL.

DIVISION 7 - THERMAL AND MOISTURE PROTECTION

- a. CAULKING AND SEALANTS IN REQUIRED LOCATIONS INCLUDING BUT NOT LIMITED TO PLUMBING PENETRATIONS THROUGH INSULATED CEILING, GAP BETWEEN AIRTIGHT RECESSED LIGHT FIXTURES AND DRYWALL, GAP BETWEEN ELECTRICAL BOX AND DRYWALL, ALL HOLES IN DRYWALL WHERE WIRING AND PLUMBING PASS, WINDOW IN ROUGH OPENING USING A BACKER ROD, AT FANS VENTED THROUGH EXTERIOR WALL, GAP BETWEEN VENT FANS AND DRYWALL IN CEILING, AT TOP AND BOTTOM PLATES OF INTERIOR COMMON WALLS, AND CHASES.
- b. CLEAN AND REPAIR EXISTING WHITE ALUMINUM GUTTERS AND DOWNSPOUTS.

c. CRAWLSPACE WALLS :

- 1)REMOVE ALL ROTTEN AND ALL MOISTURE AFFECTED WOOD
- 2)INSTALL A VAPOR BARRIER ON UNDERSIDE OF ADDITION
- 3)INSTALL "GREEN-GUARD CERTIFIED" CLOSED CELL FOAM INSULATION IN BETWEEN JOIST CAVITIES AND ALL AROUND THE JOISTS.
- 4)CRAWL SPACE TO BE VENTED WITH (4) 1'X2' VENTS.

WALLS ABOVE GRADE:

- d. INSULATE ALL NEW INTERIOR OR REMODELED INTERIOR WALLS AND FLOOR STRUCTURES WITH REGULAR DENSITY (NOT HIGH DENSITY) FIBERGLASS BATT INSULATION TO IMPROVE ACOUSTICAL PROPERTIES OF THE HOME. INSULATION FOR SOUND AT WALLS AND FLOORS THAT ARE NOT EXTERIOR WALLS AND ARE ENTIRELY INTERIOR TO BE FIBERGLASS BATT INSULATION WITHOUT FOIL FACING.

EXISTING ROOF OF ENTIRE HOME

- e. VERIFY THE FOLLOWING BASED ON WHETHER EXISTING ATTIC INSULATION IS BEING REMOVED OR NOT:
 - f. BASE BID: EXISTING ATTIC INSULATION STAYS - ATTIC SPACE BENEATH ROOF JOISTS TO BE INSULATED WITH ADDED R-34 WITH 6" HIGH DENSITY BATT INSULATION.
 - g. ALTERNATE BID: EXISTING ATTIC INSULATION REMOVED - PROVIDE NEW INSULATION AT UNDERSIDE OF ROOF JOISTS - TO ACHIEVED R=49.
- EXISTING BASEMENT FLOOR / WALLS BELOW GRADE:**
- h. NO INSULATION WORK AT THIS TIME.

DIVISION 8 - DOORS AND WINDOWS

- a. FURNISH AND INSTALL NEW WINDOWS AS SHOWN ON PLANS INCLUDING THE EXISTING FIRST FLOOR WINDOWS ON THE EAST AND WEST THAT ARE DOUBLED IN WIDTH AND REQUIRE NEW WINDOWS.
- b. EXISTING INTERIOR WOOD DOORS TO REMAIN AND BE RE-USED WHERE POSSIBLE - PROTECT DURING ALL PHASES OF THE WORK. WHERE NECESSARY, PURCHASE NEW PAINT GRADE DOORS TO MATCH THE EXISTING AS CLOSE AS POSSIBLE USING LOCAL SUPPLIERS. (SINGLE PANEL WOOD DOOR)
- c. EXTERIOR GLAZING TO BE INSULATED, CLEAR, LOW E, ARGON FILLED, AND TEMPERED WHERE REQUIRED WITH MINIMUM 0.32 U-FACTOR.
- d. NEW PELLA OR EQUAL WINDOWS AND DOORS TO MATCH EXISTING WINDOWS IN APPEARANCE. THEY WILL BE DOUBLE HUNG - MINIMUM NUMBER OF SIZES USED. JAMB EXTENSIONS ON ALL WINDOWS. COLOR TO BE CHOSEN FROM MANUFACTURER'S STANDARDS. OPENING SCHEDULE WILL BE PROVIDED. WHITE FIBERGLAS EXTRUDED, THERMALLY BROKEN WINDOW WITH THERMAL PANE GLAZING.
- e. HARDWARE TO BE SCHLAGE RESIDENTIAL GRADE OR EQUAL. BRASS FINISH TO MATCH EXISTING DOOR HARDWARE. INSTALL NEW LOCK AT FRONT DOOR.
- f. EXISTING WINDOWS: ARE TO REMAIN UNLESS NOTED ON THE DRAWINGS. PROTECT DURING CONSTRUCTION.
- g. LIVING ROOM BAY WINDOW, REPLACE ROTTING WOOD SILL ON EXTERIOR AND REPAINT.
- h. RE-CAULK EXISTING WINDOWS AND DOORS.
- i. FURNISH AND INSTALL NEW GARAGE (CAR) DOOR.
- j. REPLACE MISSING SCREENS THROUGHOUT HOUSE. REPAIR BROKEN THERMAL SEAL ON WEST FACING BEDROOM WINDOWS. REPAIR THE FAULTY WINDOW SASH BALANCERS MAKING THE WIDOWS INOPERABLE IN NW BEDROOM, KITCHEN, LIVING ROOM.

DIVISION 9 - FINISHES

- a. FURNISH AND INSTALL U.S. GYPSUM BOARD OR EQUAL 5/8" TAPERED MOLD TOUGH WALLBOARD WITH CORNER BEADS AND OTHER ACCESSORIES AS REQUIRED. TAPE ALL JOINTS. WALLBOARD SHALL BE ATTACHED ACCORDING TO MANUFACTURER'S INSTRUCTIONS. PATCH ALL SCREW HEADS AND LEAVE WALL SURFACE FREE FROM WAVES, PITS, AND BUCKLES.
- b. REMOVE EXISTING WALL PAPER AND REPAINT WALLS IN STAIR HALL ON BOTH LEVELS.
- c. PROVIDE PRIMER AND TWO COATS OF PAINT AT ALL NEW INTERIOR WOOD TRIM, NEW WOOD DOORS, EXTERIOR TRIM, GARAGE AND ANY OTHER UNPAINTED SURFACE SCHEDULED TO BE PAINTED.
- d. CLEAN, PREP, AND REPAINT EXISTING KITCHEN CABINETS, COLOR TO BE DETERMINED.
- e. REMOVE EXISTING WALLS AS NOTED ON THE PLANS PAPER AND PATCH AND REPAIR EXISTING WALLS AS REQUIRED.
- f. HARDWOOD OAK FLOORING TO REMAIN. REFINISH ALL FIRST FLOOR AND SECOND FLOOR OAK FLOORING THROUGHOUT FIRST FLOOR EXCEPT BATHROOM.
- g. CONTRACTOR SHALL INSURE THAT ALL INTERIOR WALLS ARE SCRUBBED DOWN AND FREE OF DUST AND DEBRIS BEFORE APPLYING LOW-VOC PRIMER AND 2 COATS OF LOW-VOC LATEX PAINT (NOT PREVIOUSLY PAINTED) OR 1 COAT OF LOW VOC LATEX PAINT (PREVIOUSLY PAINTED).COLOR SCHEDULE FOR PAINT WILL FOLLOW.
- h. CONTRACTOR TO FURNISH AND INSTALL ALL NEW TILE. FLOOR TILE TO BE SELECTED BY OWNER. TILE IN THE BATHROOMS FOR FLOORS AND SHOWER WALLS, SHAMPOO NICHE IN FIRST FLOOR BATH, PROVIDE DUROCK SUBSTRATE FOR ALL TILE.
- i. RE-FINISH PORCELAIN BATHTUB AND RE-CAULK IN CHILDREN'S BATHROOM.

DIVISION 10 - SPECIALTIES

- a. CONTRACTOR TO REMOVE EXISTING BUILT-IN DESK IN BEDROOM.
- b. CONTRACTOR WILL FURNISH AND INSTALL ALL NEW BATH ACCESSORIES: PAPER HOLDER, TOWEL HOLDERS, RECESSED MED. CABINET - ONE PER LAVATORY - CLARIFY ON DRAWINGS SO PLUMBER KEEPS VENT PIPING CLEAR OF AREA.
- c. PROVIDE TEMPERED GLASS, FRAMELESS, SHOWER DOORS AND ENCLOSURES AT NEW SHOWER. PROVIDE FLOOR AND CEILING MOUNTED HINGES AT DOORS.
- d. PROVIDE NEW SHOWER CURTAIN ROD IN CHILDREN'S BATHROOM.
- e. STONE COUNTERTOPS AS SHOWN ON THE DRAWINGS FOR KITCHEN.
- f. CLOSET SYSTEMS BY OTHERS.

DIVISION 11 - EQUIPMENT

- a. ALL HOUSEHOLD APPLIANCES TO BE ENERGY STAR APPROVED AND WILL INCLUDE THE FOLLOWING: GAS RANGE WITH OVEN, REFRIGERATOR, MICROWAVE, KITCHEN RANGE EXHAUST HOOD, WASTE DISPOSAL, DISHWASHER, TOP LOAD WASHING MACHINE AND GAS DRYER. GE OR APPROVED EQUAL. STAINLESS STEEL FINISHES AT KITCHEN, WHITE AT WASHER AND DRYER. APPLIANCES ARE FURNISHED AND DELIVERED BY THE OWNER.
- b. KITCHEN, GUEST BATH, MUDROOM AND BATH CABINETRY AS SHOWN ON THE DRAWINGS.

DIVISIONS 12 - FURNISHINGS

- a. THERE IS NO FURNISHINGS WORK IN THIS SCOPE OF WORK.

DIVISION 13 - SPECIAL CONSTRUCTION

- a. THERE IS NO SPECIAL CONSTRUCTION WORK IN THIS SCOPE OF WORK.

DIVISION 14 - CONVEYING EQUIPMENT

- a. THERE IS NO CONVEYING EQUIPMENT WORK IN THIS SCOPE OF WORK.

DIVISION 15 - MECHANICAL

HEATING AND AIR CONDITIONING:

- a. FURNISH AND INSTALL NEW FURNACE TO CONNECT TO EXISTING DUCTWORK AND PROVIDE NEW DUCTWORK AS SHOWN ON DRAWINGS.
- b. REMOVE TWO EXISTING AIR CONDITIONING CONDENSERS AND PROVIDE TWO NEW ONES IN THE SAME LOCATION.
- c. REMOVE AND REPLACE EXISTING AC / AIR HANDLER IN ATTIC. DUCTWORK TO REMAIN.
- d. REMOVE EXISTING BOILER IN BASEMENT AND ASSOCIATED PIPING.
- e. REPLACE FLEXIBLE EXHAUST DUCT WITH SHEET METAL DUCT AT EXISTING DRYER TO MEET CODE.
- f. PROVIDE PROGRAMMABLE THERMOSTATS.
- g. EXPOSED DUCTS TO BE SEALED AS POSSIBLE.
- h. PROVIDE DAMPERS FOR ALL MECHANICAL VENTS.
- i. INSTALL KITCHEN EXHAUST HOOD AND SHEET METAL DUCTING TO EXTERIOR.

PLUMBING:

- a. PROVIDE NEW WATER SUPPLY, WASTE AND VENT PIPING WHERE INDICATED ON THE DRAWINGS AT THE FIRST FLOOR AND SECOND FLOOR BATHROOMS AND THE NEW KITCHEN DISH WASHER LOCATION.
- b. EXISTING WATER METER TO REMAIN. REMOVE AND REPLACE CORRODED PIPES AND NEW WATER SHUT-OFF VALVE AT WATER MAIN AS REQUIRED.
- c. REMOVE CONDENSATION DRAINS FROM STACK IN BASEMENT. RELOCATE STACK TO NEW LOCATION PER PLANS. PROVIDE AN OPEN-SITE DRAIN FOR THE CONDENSATE LINES IN THE BASEMENT OR FOR NEW EQUIPMENT.
- d. INSULATE PIPES WITH R-6. MUST BE WATERPROOF.
- e. PLUMBING FIXTURES AS SCHEDULED ON THE DRAWINGS.
- f. PROVIDE WATER SUPPLY TO REFRIGERATOR ICE MAKER AS WELL AS ALL OTHER APPLIANCE HOOK-UPS.
- g. ADD HOT WATER SUPPLY TO ALL TOILETS FOR BIDET SPRAY.
- h. EXISTING HOSE BIBS AT FRONT YARD AND REAR YARD TO REMAIN (VERIFY EXISTENCE).
- i. HOME OWNER TO PURCHASE ALL APPLIANCES. APPLIANCE VENDOR TO INSTALL OWNER'S NEW WASHER AND DRYER UNITS AND LOCATE AS SHOWN ON THE PLAN - PROVIDE NEW GREY BOX WITH WATER AND DRAIN AS REQUIRED.
- j. PLUMBER TO PROVIDE NEW FLOOR DRAIN AT LAUNDRY CLOSET AND AT MECHANICAL AREAS.
- k. PLUMBER TO PROVIDE NEW KITCHEN SINK PER PLANS AND INSTALL NEW DISHWASHER AND GARBAGE DISPOSAL AT KITCHEN.
- l. REMOVE EXISTING WATER HEATER IN BASEMENT AN ALL ITS ASSOCIATED PIPING. PROVIDE ONE NEW GAS FIRED COMBINATION BOILER FOR DOMESTIC HOT WATER AND HEAT EXCHANGER FOR HOME HEATING IN THE BASEMENT. HANG ALL EQUIPMENT OR SUPPORT EQUIPMENT AS HIGH UP AS POSSIBLE.
- m. EXTEND EXISTING GAS LINES TO NEW LOCATION FOR NEW GAS APPLIANCES AS SHOWN ON THE DRAWINGS.

DIVISION 16- ELECTRICAL

- a. SERVICE ENTERS FROM THE BACKYARD VIA OVERHEAD TO EAST SIDE OF HOUSE.
- b. ALL EXISTING INTERIOR ELECTRICAL FIXTURES TO REMAIN UNLESS NOTED OTHERWISE ON THE DRAWINGS - PROTECT DURING CONSTRUCTION.
- c. PROVIDE NEW EXTERIOR LIGHT FIXTURES AS SHOWN ON DRAWINGS.
- d. PROVIDE NEW 200 AMP ELECTRICAL SERVICE AND NEW ELECTRICAL PANEL
- e. PROVIDE ALL NEW CONDUIT, WIRING, AND LIGHT FIXTURES IN AREAS TO BE REMODELED.
- f. NEW RECESSED LIGHT FIXTURES MUST BE IC-RATED.
- g. ALL NEW LIGHT FIXTURES TO BE LED LIGHTING, 3000K.
- h. FURNISH AND INSTALL NEW GFCI CIRCUITS AS REQUIRED BY CODE IN WET LOCATIONS INCLUDING KITCHEN, BATHROOMS, BASEMENT AND LAUNDRY.
- i. PROVIDE HARD-WIRED SMOKE AND CARBON MONOXIDE DETECTORS PER PLANS.
- j. PROVIDE ARC FAULT PROTECTION IN BEDROOMS AS REQUIRED BY CODE.
- k. REPLACE ELECTRICAL COVER ON EXISTING ELECTRICAL CONDUIT ON EAST WALL (EXTERIOR).
- l. REMOVE ALL ELECTRICAL ITEMS IN BASEMENT THAT ARE NOT IN USE OR DO NOT MEET CODE.
- m. INVESTIGATE ALL EXISTING OUTLETS TO MAKE SURE THEY ARE ALL GROUNDED.
- n. REMOVE, SALVAGE, STORE, PROTECT RE-INSTALL EXISTING DINING ROOM CHANDELIER AND ASSOCIATED DIMMER FROM EXISTING DINING ROOM TO NEW LOCATION IN FRONT OF FIREPLACE.

DIVISION 17 - LOW VOLTAGE

- a. RUN CAT 5 UP THROUGH WALL AS SHOWN ON DRAWINGS.

END OF OUTLINE SPECIFICATION

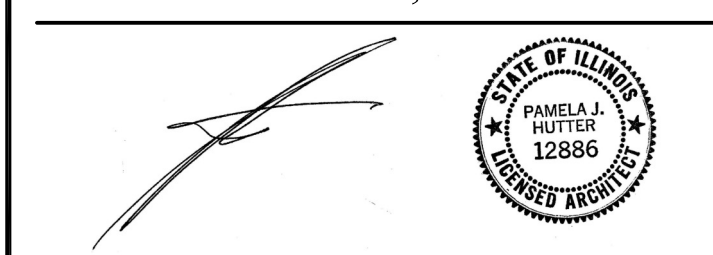
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09/12/22	ISSUE FOR PERMIT
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PROJECT TITLE
INTERIOR REMODEL OF THE KESHEOREY RESIDENCE
1152 OAK STREET
WINNETKA, ILLINOIS

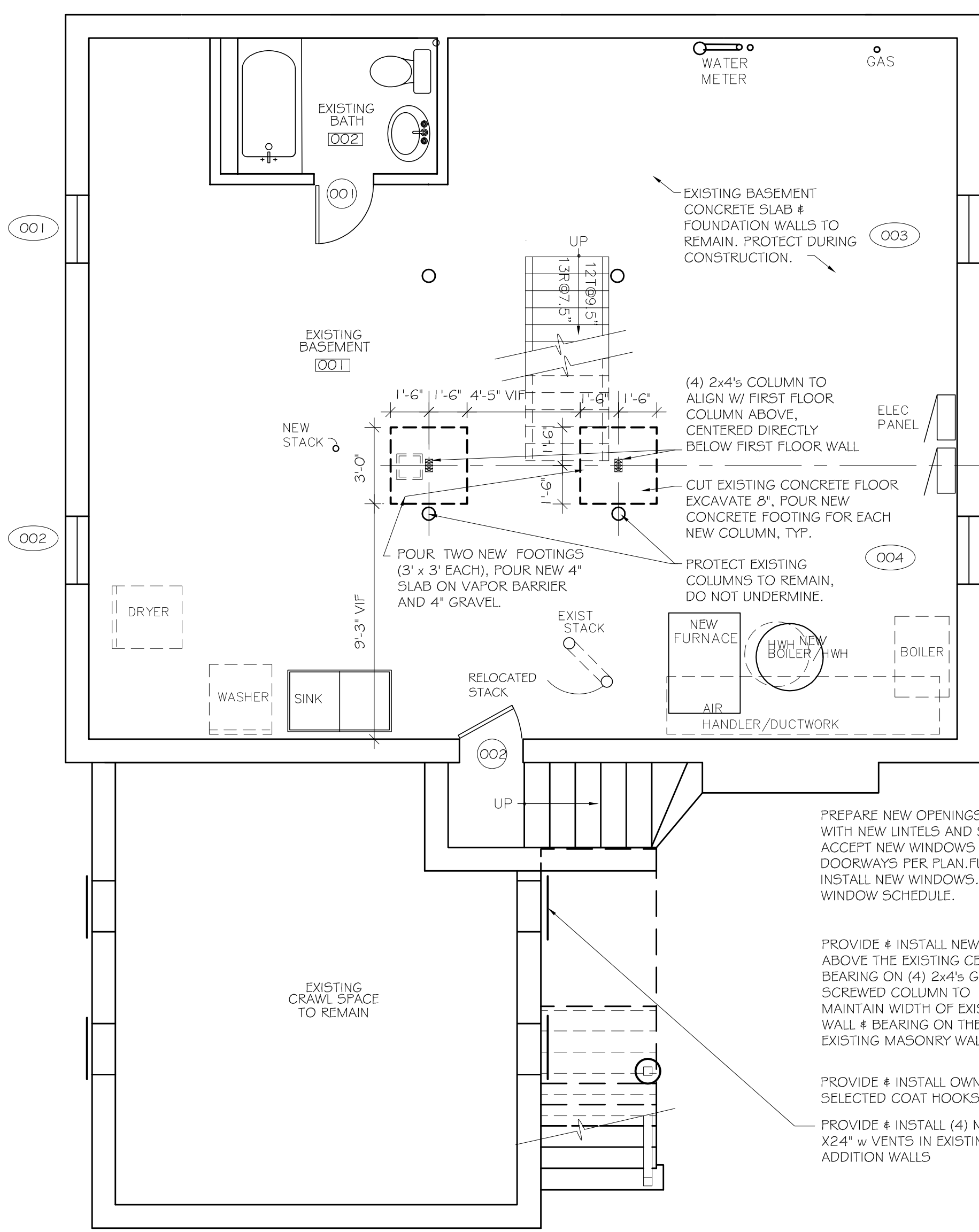


SHEET OUTLINE SPECIFICATION

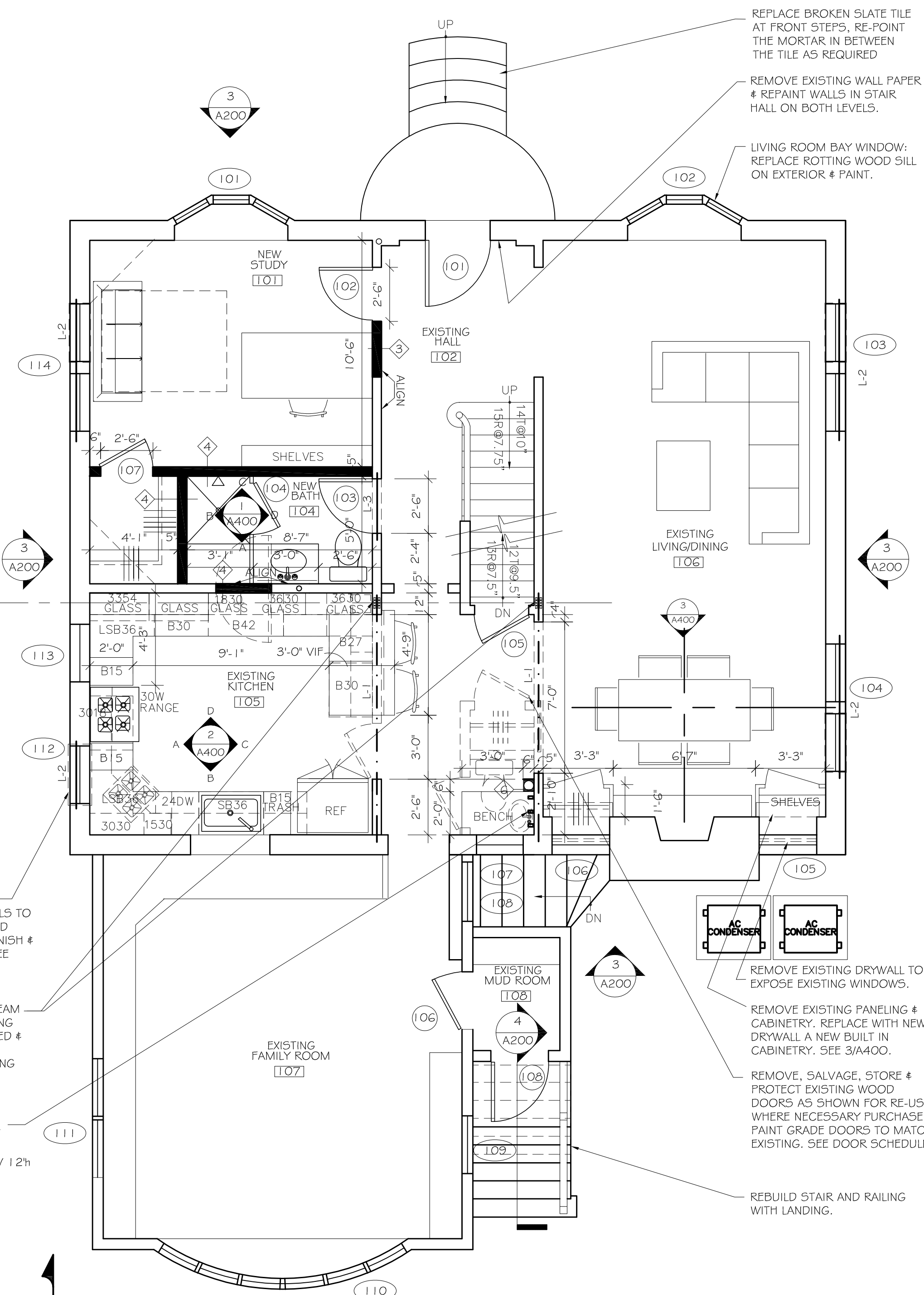
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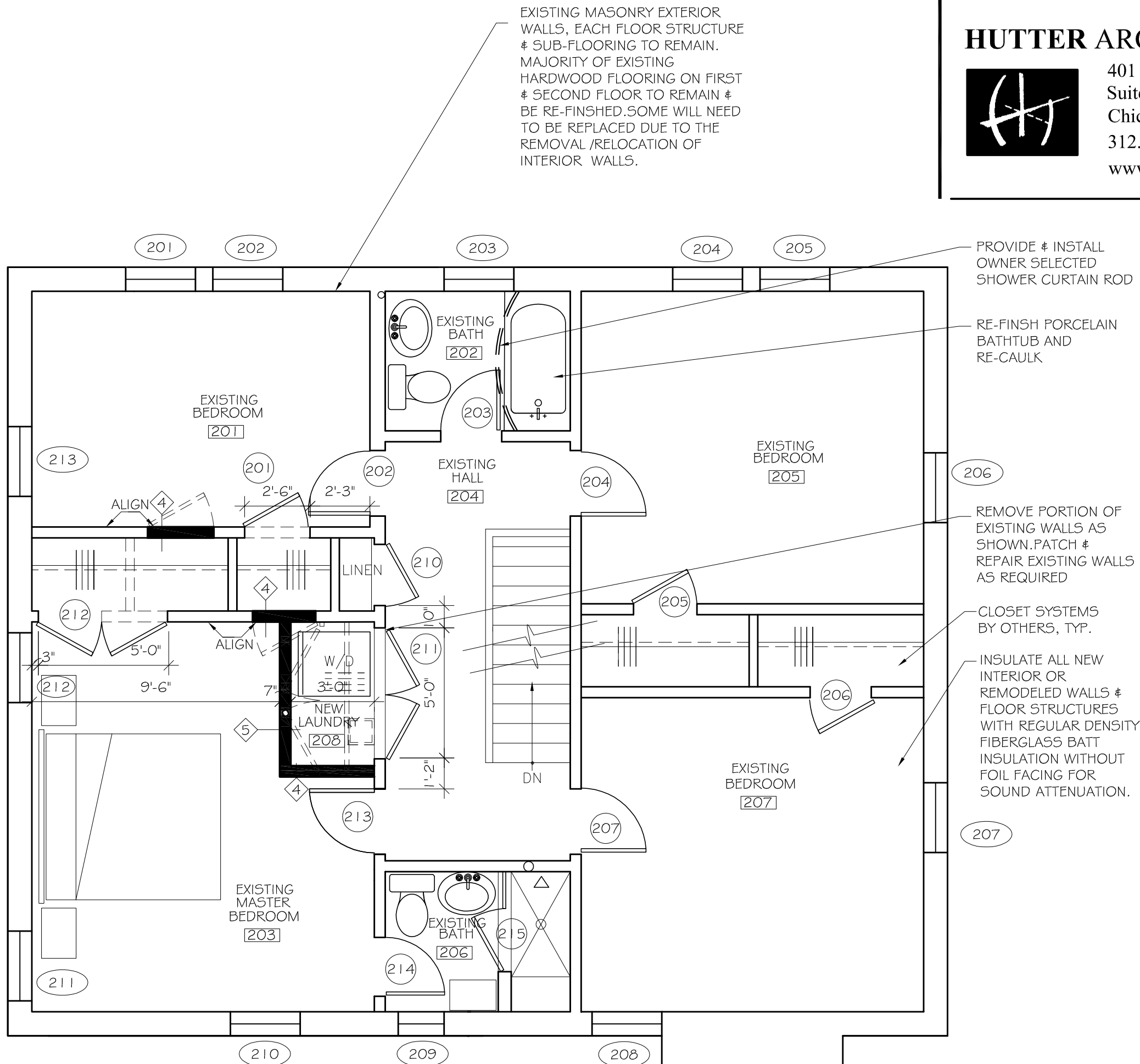
APPLIANCE SCHEDULE									
TAG	ROOM	DESCRIPTION	MAKE	MODEL NUMBER	COLOR	REMARKS	FURNISHED BY:	INSTALLED BY:	
REF-1	105	KITCHEN	REFRIGERATOR				OWNER	ABT	
H-1	105	KITCHEN	STOVE HOOD				OWNER	ABT	
DW-1	105	KITCHEN	DISHWASHER			EXISTING TO BE RE-LOCATED	OWNER	PLUMBER	
RAV-1	105	KITCHEN	GAS SLIDE IN RANGE				OWNER	ABT	
MICRO-1	105	KITCHEN	MICROWAVE				OWNER	ABT	
W-1	208	LAUNDRY	WASHER				OWNER	ABT	
D-1	208	LAUNDRY	DRYER				OWNER	ABT	



1 BASEMENT FLOOR PLAN
 SCALE: 1/4"=1'-0"
 A100

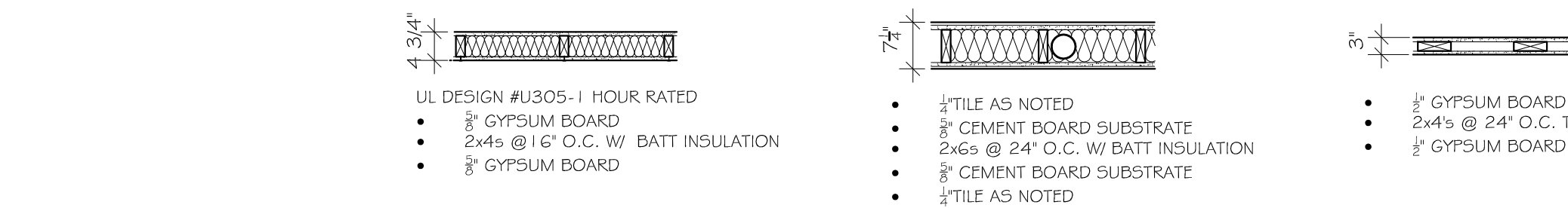


2 FIRST FLOOR PLAN
 SCALE: 1/4"=1'-0"
 A100



3 SECOND FLOOR PLAN
 SCALE: 1/4"=1'-0"
 A100

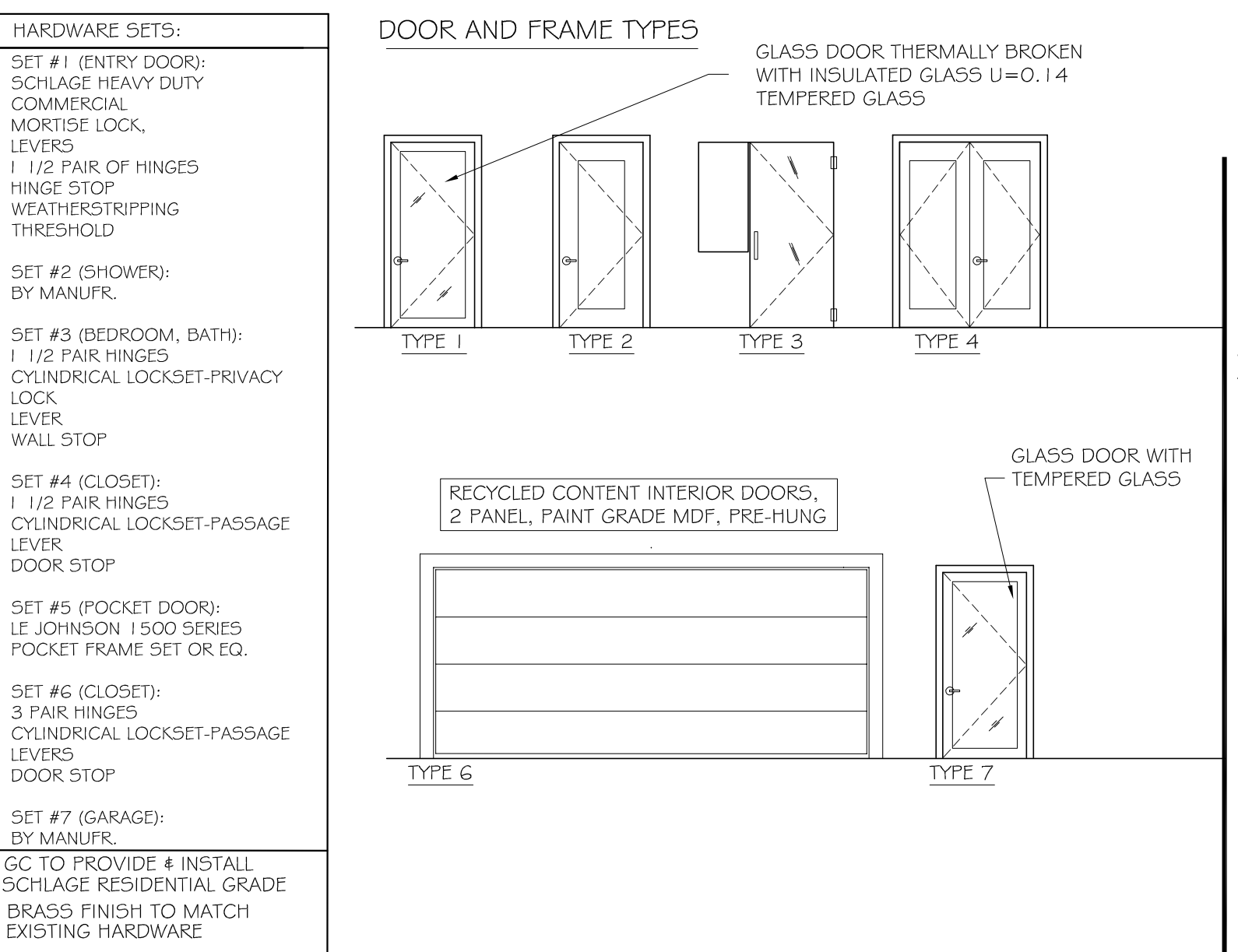
LINTEL/HEADER SCHEDULE			REMARKS
MARK	SIZE		
L-1	WEYERHAEUSER 2.0E MICROLAM LVL 3 1/2" x 9 1/2"		6" BRG. EACH END *VERIFY WITH ARCHITECT WHEN EXACT COMPOSITION OF MASONRY WALL HAS BEEN DETERMINED
L-2	2- 1 1/2" x 4 x 6 x 6 LLV+ 1 PL 3/8" x 13 (CONT.)		
L-3	2- 2X10S (HEADER)		6" BRG. EACH END



4 INTERIOR WALL **5 PLUMBING WALL** **6 THIN WALL**
 SCALE: 1/2"=1'-0"
 A100

ROOM FINISH SCHEDULE										
NO.	ROOM NAME	FLOOR	MATERIAL	COLOR	BASE & TRIM	WALLS	COLOR	CEILING	HEIGHT	REMARKS
001	EXISTING BASEMENT				EXISTING	TO REMAIN				NO WORK
002	EXISTING BATHROOM				EXISTING	TO REMAIN				NO WORK
101	NEW STUDY	OAK FLOOR	TBA	WOOD	PTD	EXISTING TO REMAIN	PTD	EXISTING TO REMAIN	PTD	
102	EXISTING HALL	OAK FLOOR	TBA	WOOD	PTD	EXISTING TO REMAIN	PTD	EXISTING TO REMAIN	PTD	
103					OMMITTED					
104	NEW BATHROOM	PORCELAIN TILE	TBA	PORCELAIN	PTD	TILE ON W/R DRYWALL	PTD	W/R DRYWALL	PTD	TILE WALLS PER ELEVATIONS
105	EXISTING KITCHEN	PORCELAIN TILE	TBA	PORCELAIN	PTD	EXISTING TO REMAIN	PTD	EXISTING TO REMAIN	PTD	
106	EXISTING LIVING/DINING	OAK FLOOR	TBA	WOOD	PTD	EXISTING TO REMAIN	PTD	EXISTING TO REMAIN	PTD	
107	EXISTING FAMILY ROOM	OAK FLOOR	TBA	WOOD	PTD	EXISTING TO REMAIN	PTD	EXISTING TO REMAIN	PTD	
108	EXISTING MUDROOM	TILE	TBA	WOOD	PTD	EXISTING TO REMAIN	PTD	EXISTING TO REMAIN	PTD	
201	EXISTING BEDROOM				EXISTING	TO REMAIN				
202	EXISTING BATHROOM				EXISTING	TO REMAIN				
203	EXISTING MSTR BEDROOM				EXISTING	TO REMAIN				
204	EXISTING HALL				EXISTING	TO REMAIN				
205	EXISTING BEDROOM				EXISTING	TO REMAIN				
206	EXISTING BATHROOM				EXISTING	TO REMAIN				
207	EXISTING BEDROOM				EXISTING	TO REMAIN				
208	NEW LAUNDRY	PORCELAIN TILE	TBA	PORCELAIN	PTD	DRYWALL	PTD	W/R DRYWALL	PTD	

DOOR SCHEDULE									
KEY #	QUANTITY	ROOM NAME	DOOR SIZE	MANUF	DOOR TYPE	FRAME	HARDWARE	REMARKS	
001	1	BASEMENT			EXISTING TO REMAIN				
002	1	BATH ROOM			EXISTING TO REMAIN				
101	1	HALL			EXISTING TO REMAIN				
102	1	STUDY	2'-6" x 6'-8"		7 MDF/GLASS	PTD 7 WD PTD 3			
103	1	BATH	2'-6" x 6'-8"		2 MDF	PTD 2 WD PTD 3			
104	1	SHOWER	2'-6" x 6'-8"		3 GLASS	- 3 - - 2			
105	1	CLOSET			EXISTING TO REMAIN				
106	1	FAMILY ROOM			EXISTING TO REMAIN				
107	1	CLOSET			TO BE RELOCATED FROM POWDER ROOM DOOR				
108	1	MUDROOM			EXISTING TO REMAIN				
109	1	GARAGE	16'-0" x 7'-0"		6 ALUM	- 6 WD PTD 7			
201	1	CLOSET			TO BE RELOCATED FROM ADJACENT CLOSET DOOR IN NW BEDROOM				
202	1	BEDROOM			EXISTING TO REMAIN				
203	1	BATHROOM			EXISTING TO REMAIN				
204	1	BEDROOM			EXISTING TO REMAIN				
205	1	CLOSET			EXISTING TO REMAIN				
206	1	CLOSET			EXISTING TO REMAIN				
207	1	BEDROOM			EXISTING TO REMAIN				
208	1	OMMITTED							
209	1	OMMITTED							
210	1	LAUNDRY			EXISTING TO REMAIN				
211	2	CLOSET	(2) 2'-6" x 6'-8"		4 MDF	PTD 4 WD PTD 6			
212	2	CLOSET	(2) 2'-6" x 6'-8"		4 MDF	PTD 4 WD PTD 6			
213	1	BEDROOM			EXISTING TO REMAIN				
214	1	BATHROOM			EXISTING TO REMAIN				
215	1	SHOWER			EXISTING TO REMAIN				



09/12/22 ISSUE FOR PERMIT
 DATE REVISION / ISSUE

INTERIOR REMODEL OF THE KESHEOREY RESIDENCE
 1152 OAK STREET
 WINNETKA, ILLINOIS

A100

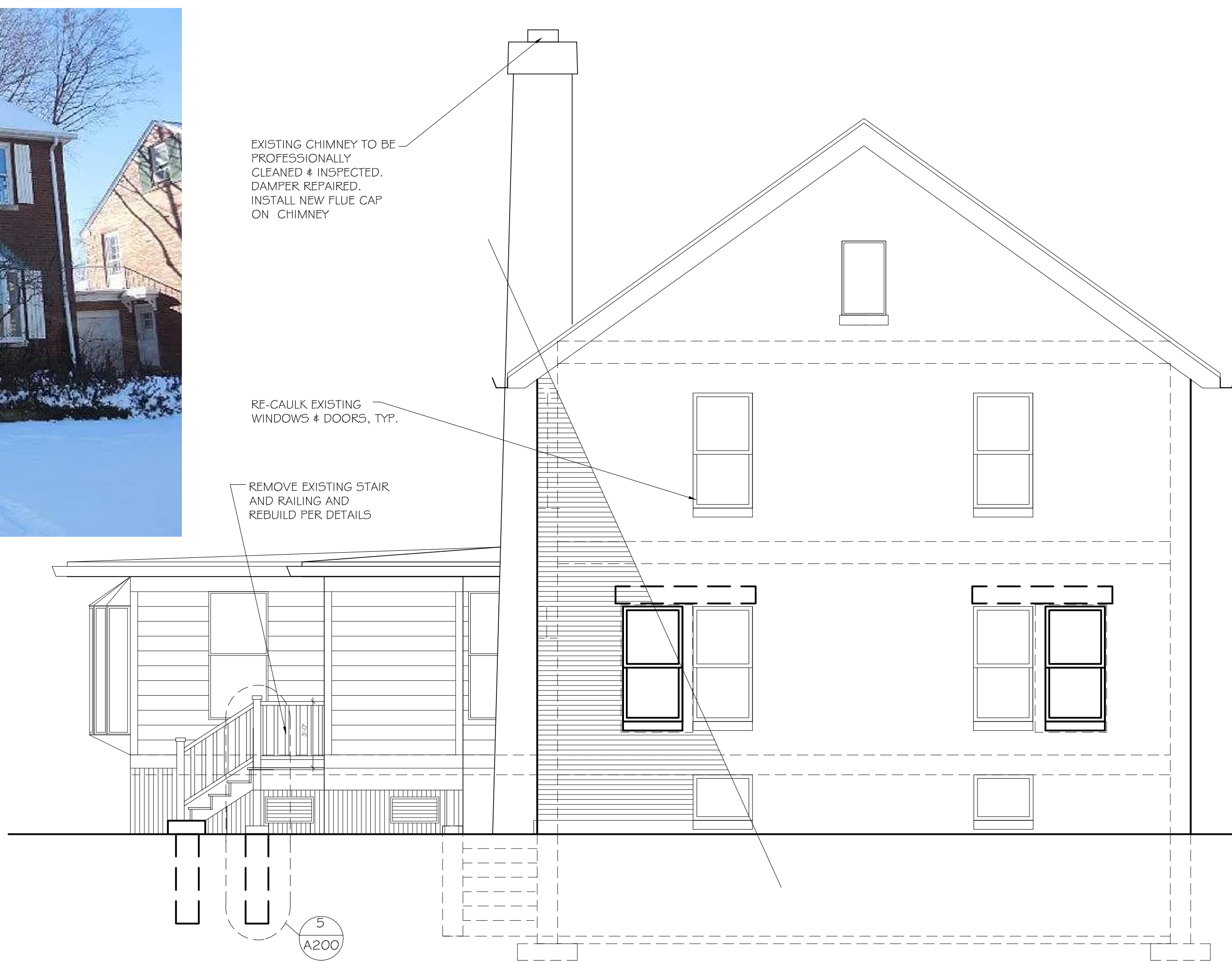
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WINDOW SCHEDULE				
No.	Type	Size	Manufacturer	Remarks
001			Existing to Remain	
002			Existing to Remain	
003			Existing to Remain	
004			Existing to Remain	
101			Existing to Remain	
102			Existing to Remain	Replace rotting sill on exterior and paint
103	Double Hung	(2)2'-8" w+ 4" Mullion x 5'-2" h VIF	White Fiberglass extruded, thermally broken window to match existing windows in appearance. Pella or Eq.	New window in new masonry opening. Provide jamb extension.
104	Double Hung	(2)2'-8" w+ 4" Mullion x 5'-2" h VIF	White Fiberglass extruded, thermally broken window to match existing windows in appearance. Pella or Eq.	New window in new masonry opening. Provide jamb extension.
105			Existing to Remain	Remove wallboard to expose window, repair as required.
106			Existing to Remain	Remove wallboard to expose window, repair as required.
107			Existing to Remain	
108			Existing to Remain	
109			Existing to Remain	
110			Existing to Remain	
111			Existing to Remain	
112	Double Hung	2'-8" w x 3'-3" h VIF	White Fiberglass extruded, thermally broken window to match existing windows in appearance. Pella or Eq.	Remove existing window install new smaller one. Provide jamb extension
113	Double Hung	2'-8" w x 3'-3" h VIF	White Fiberglass extruded, thermally broken window to match existing windows in appearance. Pella or Eq.	New window in new masonry opening. Provide jamb extension.
114	Double Hung	(2)2'-8" w+ 4" Mullion x 5'-2" h VIF	White Fiberglass extruded, thermally broken window to match existing windows in appearance. Pella or Eq.	New window in new masonry opening. Provide jamb extension.
201			Existing to Remain	Repair window sash balancers
202			Existing to Remain	Repair window sash balancers
203			Existing to Remain	
204			Existing to Remain	
205			Existing to Remain	
206			Existing to Remain	Thermal seal to be replaced
207			Existing to Remain	
208			Existing to Remain	
209			Existing to Remain	
210			Existing to Remain	
211			Existing to Remain	
212			Existing to Remain	
213			Existing to Remain	Repair window sash balancers. Thermal seal to be replaced

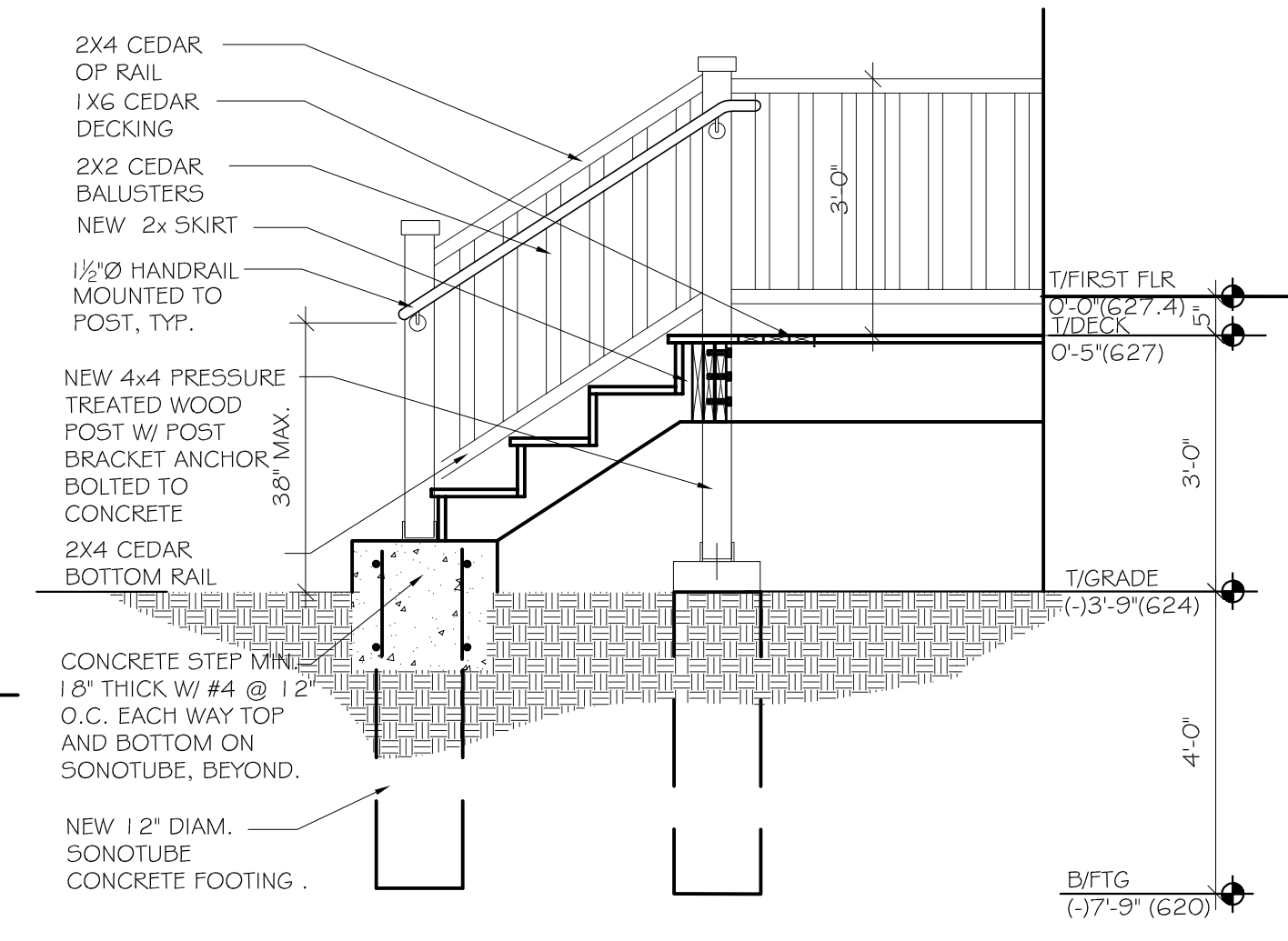
Exterior glazing to be insulated, clear, Low E, argon filled and tempered where required with a minimum of 0.32 U-Factor. Some of the existing windows to remain need to be repaired and some need the screens to be replaced.



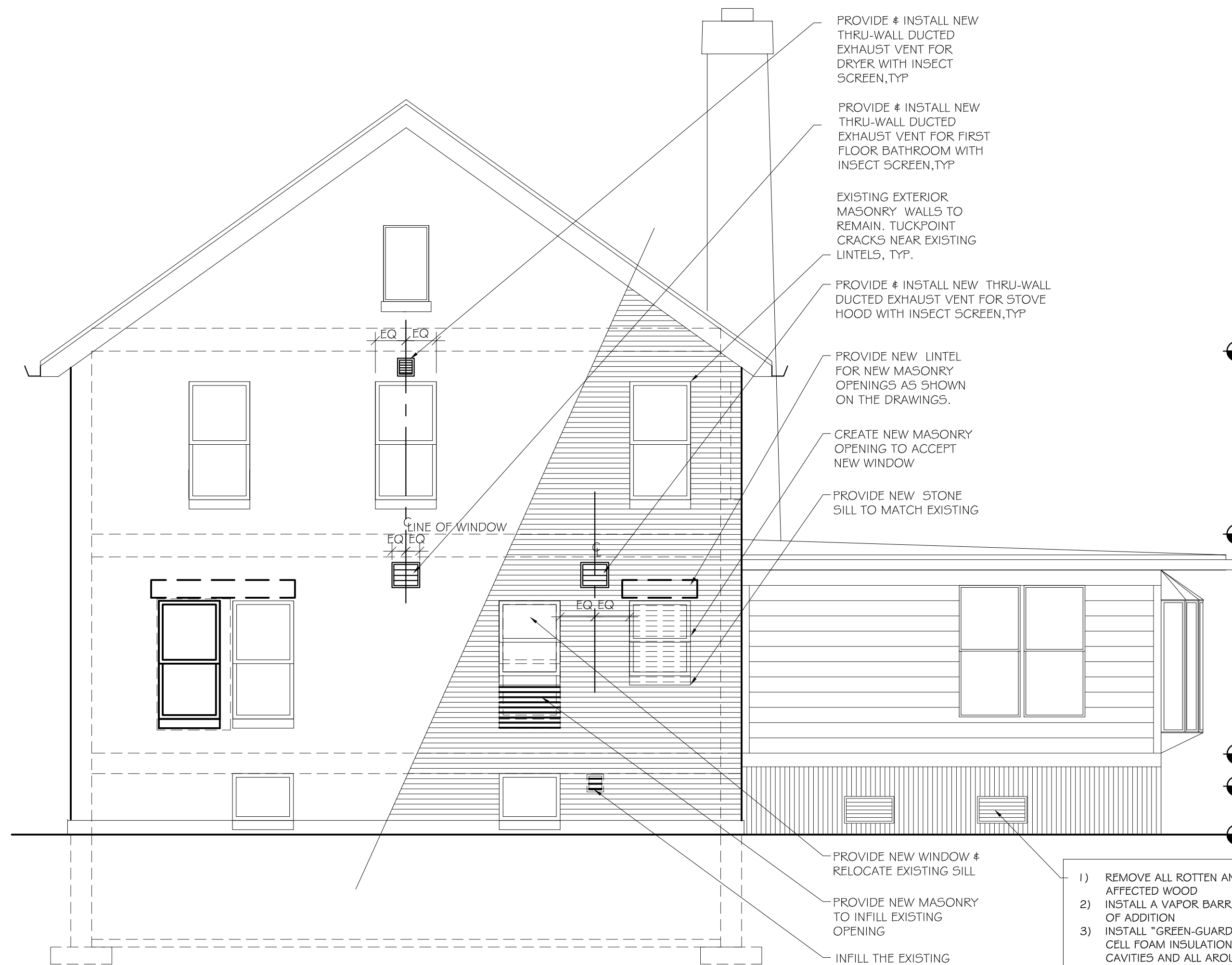
1 NORTH ELEVATION
A200 SCALE: 1/4"=1'-0"



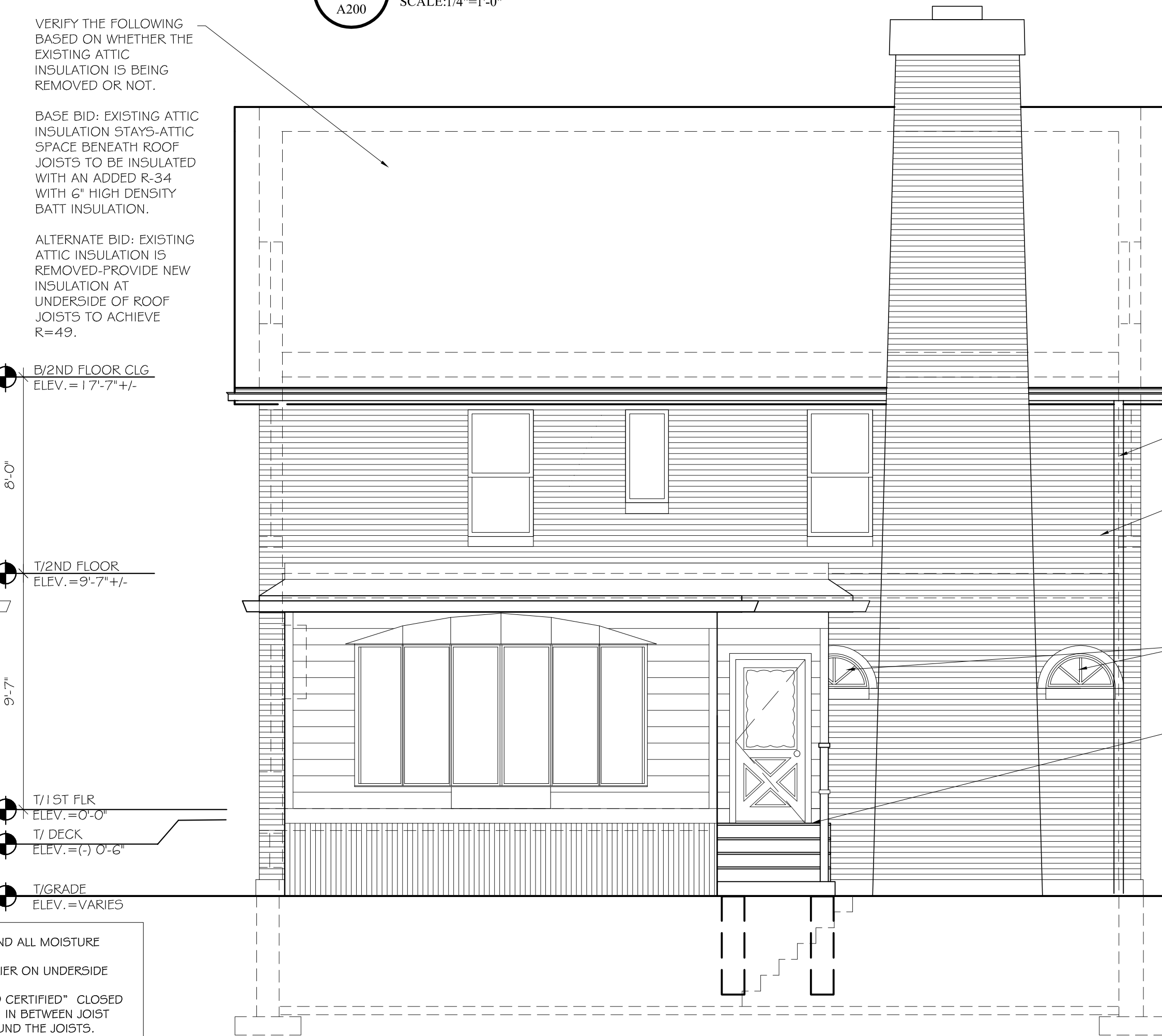
2 EAST ELEVATION
A200 SCALE: 1/4"=1'-0"



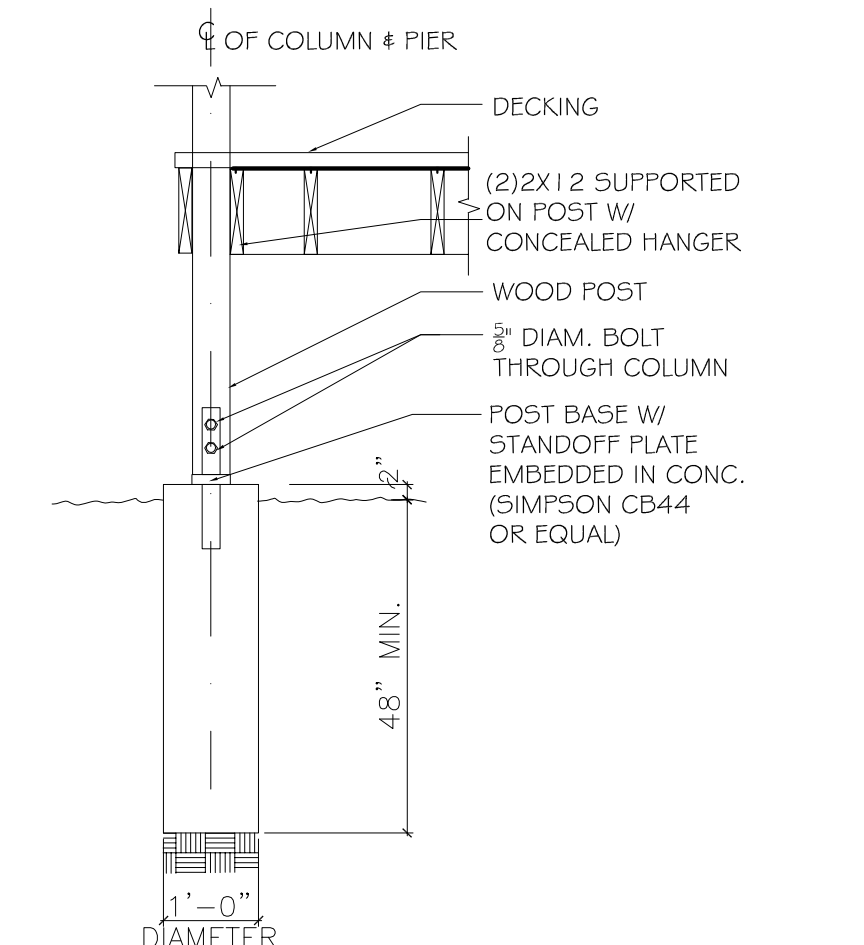
4 PORCH DETAIL
A100 SCALE: 1/2"=1'-0"



3 WEST ELEVATION
A200 SCALE: 1/4"=1'-0"



4 SOUTH ELEVATION
A200 SCALE: 1/4"=1'-0"



5 SONOTUBE DETAIL
A100 SCALE: 1/2"=1'-0"

- 1) REMOVE ALL ROTTEN AND ALL MOISTURE AFFECTED WOOD
- 2) INSTALL A VAPOR BARRIER ON UNDERSIDE OF ADDITION
- 3) INSTALL "GREEN-GUARD CERTIFIED" CLOSED CELL FOAM INSULATION IN BETWEEN JOIST CAVITIES AND ALL AROUND THE JOISTS.
- 4) CRAWL SPACE TO BE VENTED WITH (4) 1'x2' VENTS.

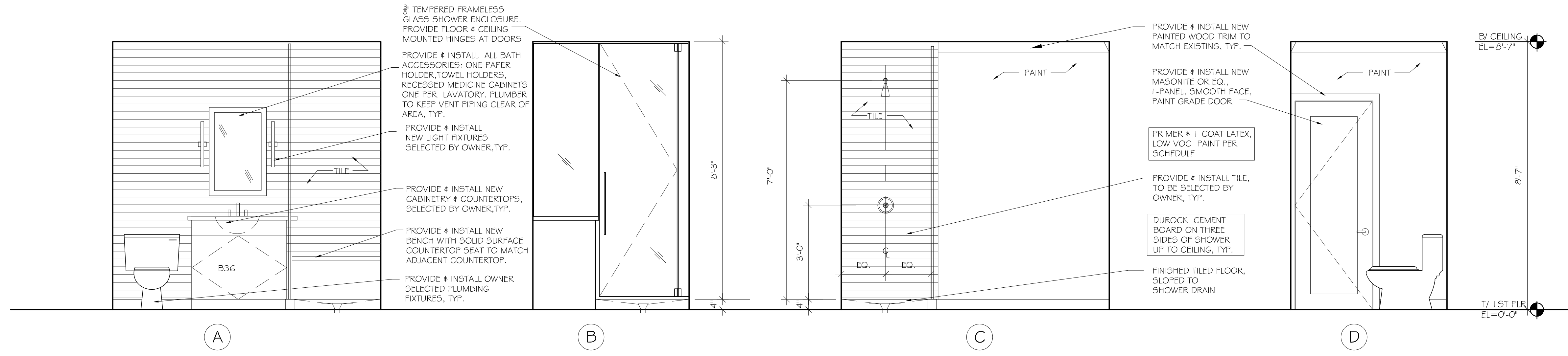
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JANELA A. HUTTER
12896
ILLINOIS REGISTERED ARCHITECT

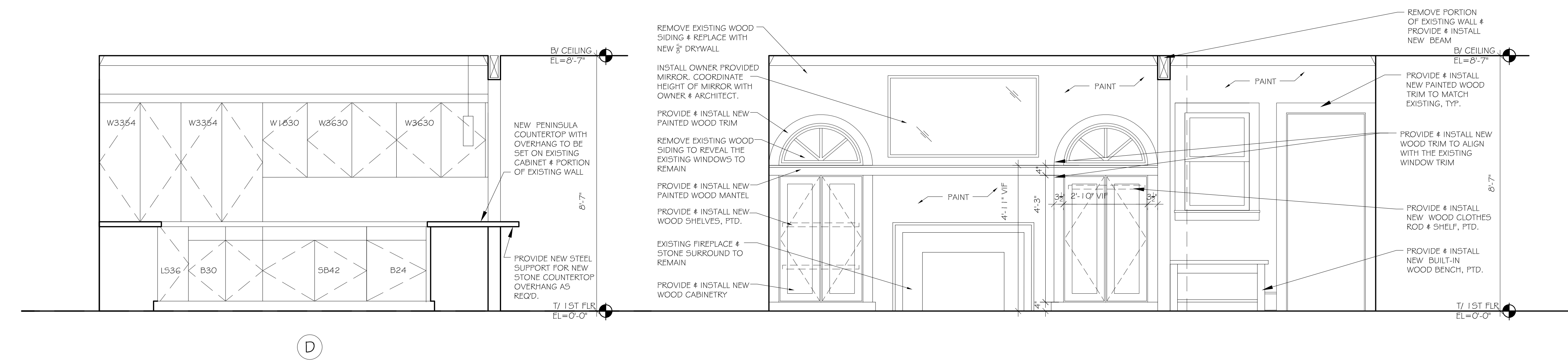
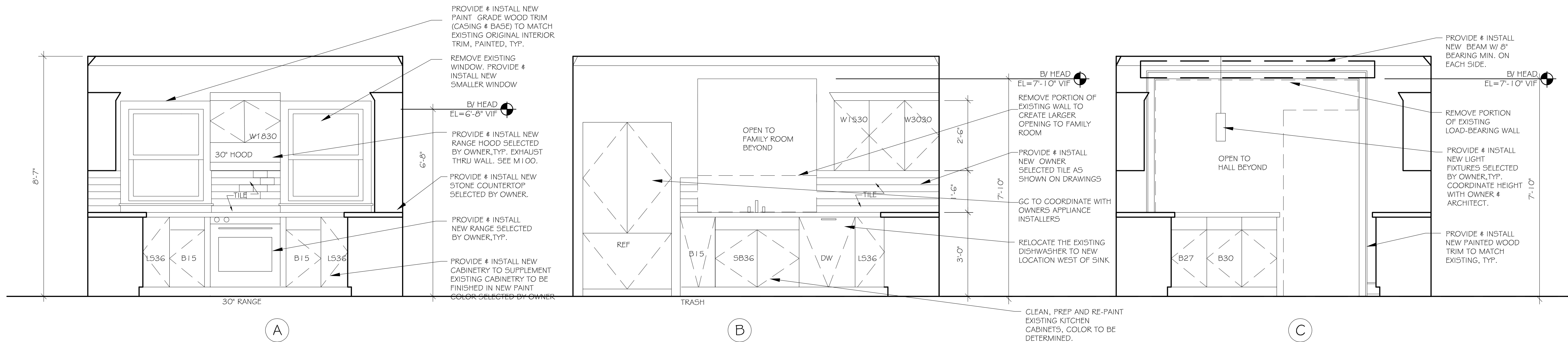
SHEET EXTERIOR ELEVATIONS
A200

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1 FIRST FLOOR BATHROOM ELEVATIONS

A400 SCALE:1/2"=1'-0"



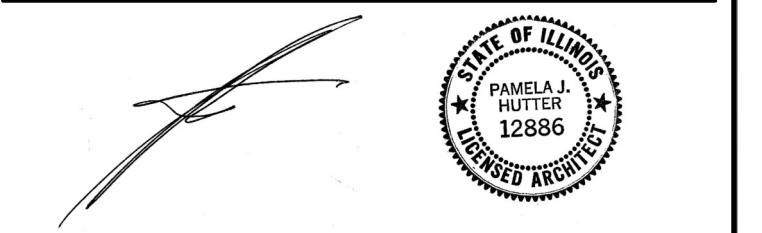
2 KITCHEN ELEVATIONS

A400 SCALE:1/2"=1'-0"

3 FIREPLACE ELEVATION

A400 SCALE:1/2"=1'-0"

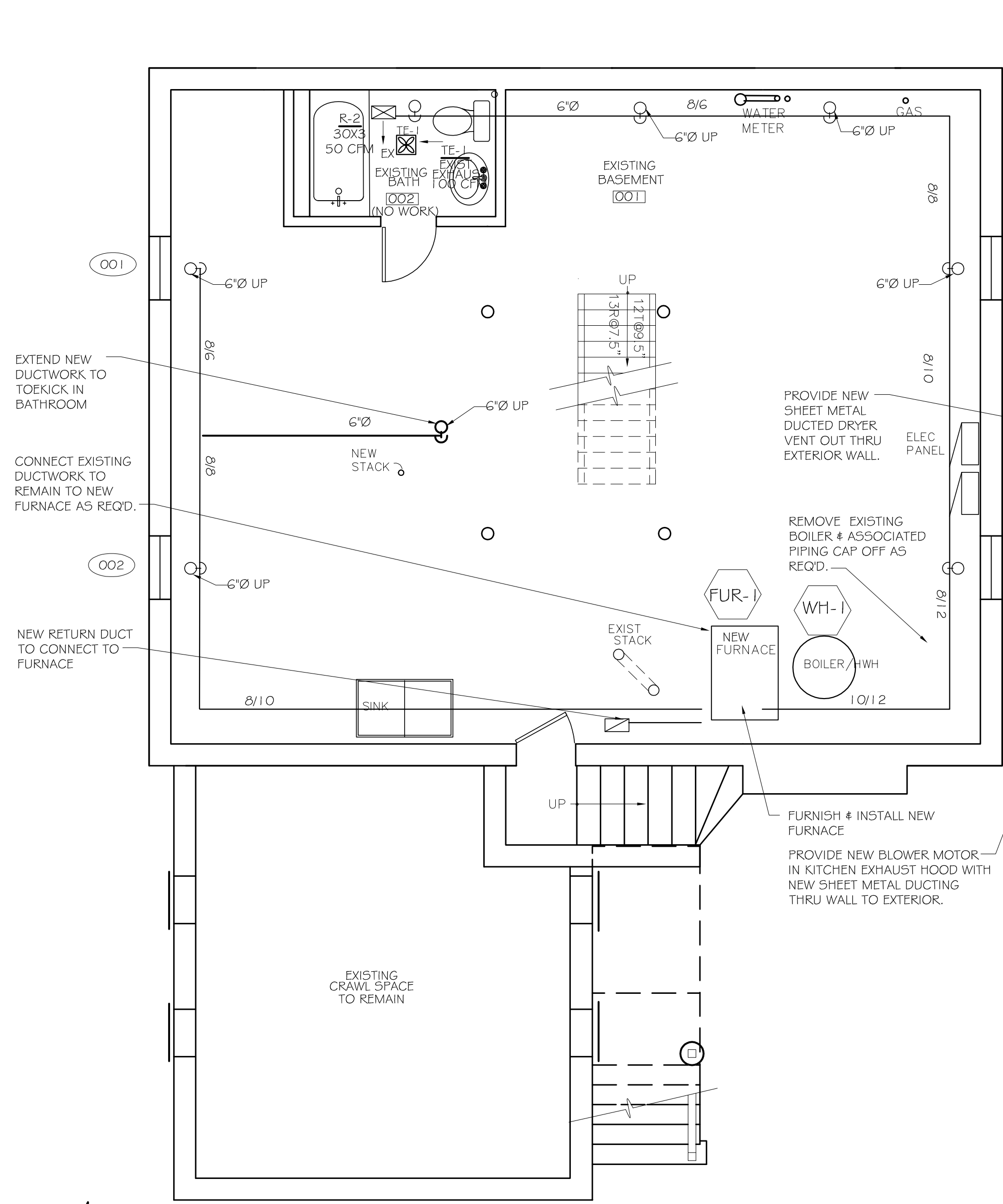
09/12/22	ISSUE FOR PERMIT
DATE	REVISION / ISSUE
PROJECT TITLE	
INTERIOR REMODEL OF THE KESHEOREY RESIDENCE	
1152 OAK STREET WINNETKA, ILLINOIS	



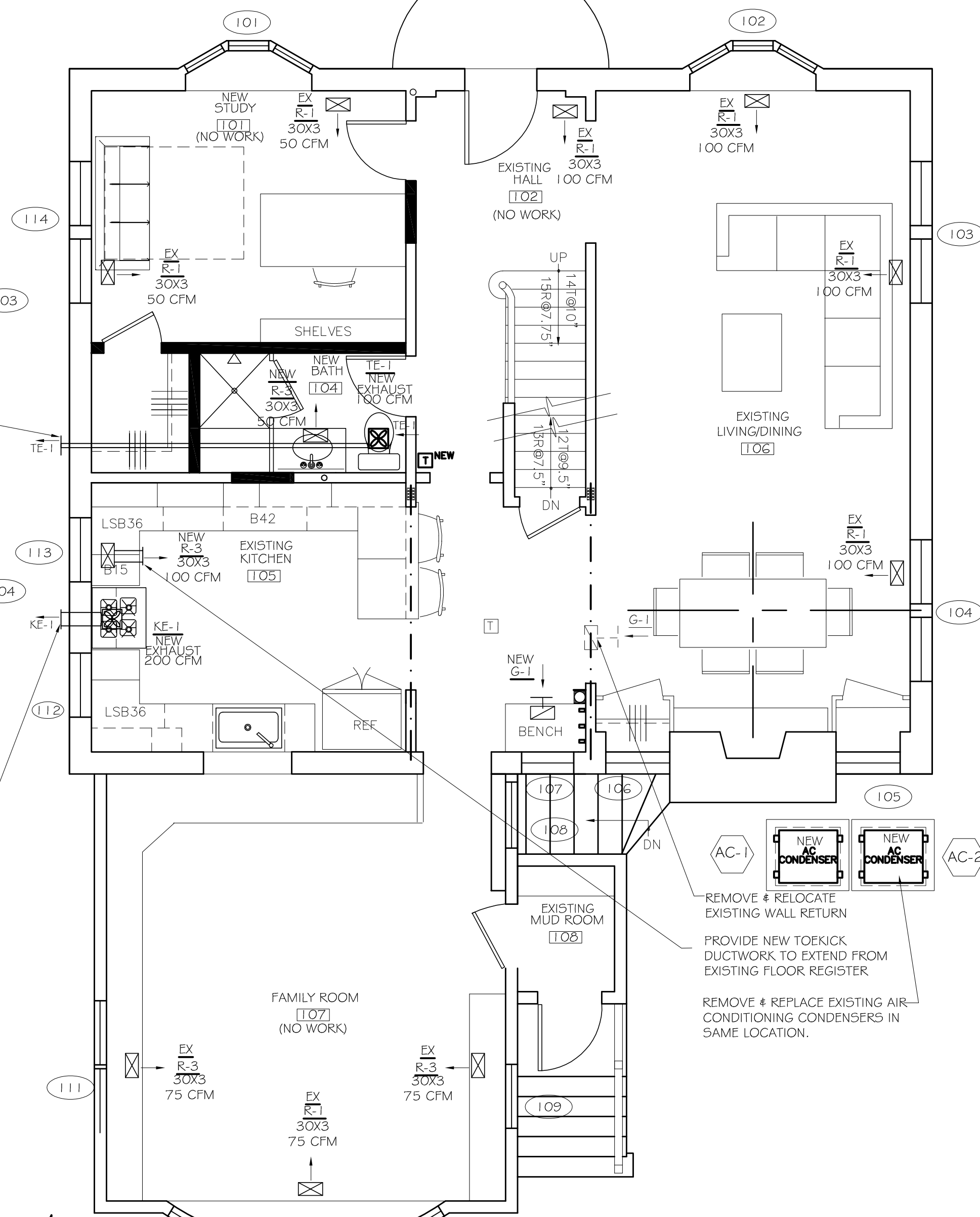
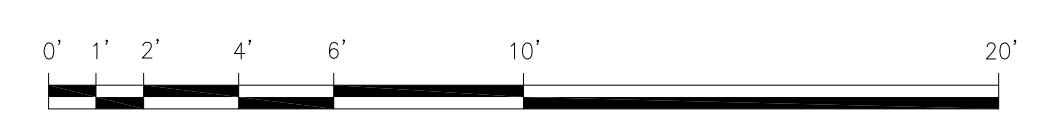
SHEET INTERIOR ELEVATIONS

A400

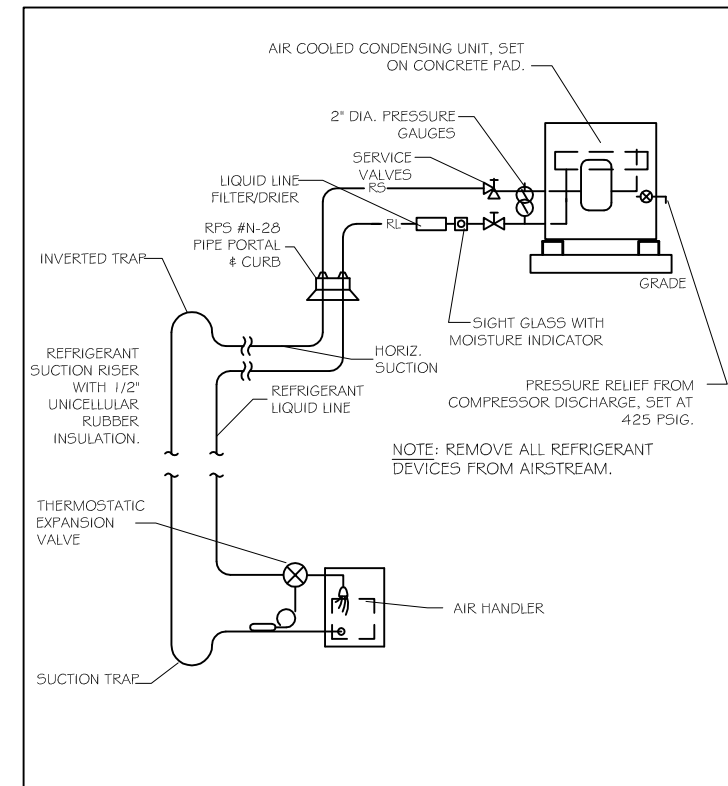
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1 BASEMENT FLOOR PLAN
 M100 SCALE: 1/4"=1'-0"



2 FIRST FLOOR PLAN
 M100 SCALE: 1/4"=1'-0"



REMOTE REFRIGERATION - PIPING DIAGRAM

- ACCESSORIES:
 BDD - BACKDRAFT DAMPER
 SPD - SPEED CONTROL
 BS - INSECT SCREEN
 WG - WALL GRILLE
 CFL - COMPACT FLUOR. LIGHT
 BV - BRICK VENT

GAS-FIRED FURNACE SCHEDULE													
TAG	MANUF / MODEL NO.	FAN DATA			DX COOLING COIL DATA				GAS HEATING DATA				
		NOM. CFM	E.S.P.	HP	THC	5HC	EDB	LDB	WDB	INPUT MBH	OUTPUT MBH	HTG. CFM	VOLTAGE PHASE
FUR-1	CARRIER OR EQ.	1,500	0.5	3/4						120,000	12,000	1,720	115-60-1

REFRIGERATION SCHEDULE										
TAG	MANUFACTURER / MODEL NO.	COMP QTY	COMP. CAPACITY TONS	COMP. CAPACITY HP	MOTOR RPM	REF. TYPE	UNIT TOTAL REF. WEIGHT	CONDENSER		LOCATION
								COOLING CAPACITY	AIR COOLED	
AH-1	AIR HANDLER TO COOL 2ND FLR									ATTIC
AC-1	CARRIER OR EQ.	1	5	1/4	800	R-410A	11.63			GRADE

REGISTER, DIFFUSER, GRILLE SCHEDULE								
TAG	QTY	MODEL	MOUNTING & TYPE	FACE	MATERIAL	FINISH	DAMPER	REMARKS
R-1			FLOOR-MOUNTED SUPPLY REGISTER	FIXED BAR	ALUM.	WHITE ENAMEL	MS	---
R-2			CEILING-MOUNTED SUPPLY REGISTER	FIXED BAR	ALUM.	WHITE ENAMEL	MS	---
R-3			TOE KICK SPACE-MOUNTED SUPPLY REGISTER	FIXED BAR	ALUM.	WHITE ENAMEL	MS	---
R-4			SIDE-MOUNTED WALL SUPPLY REGISTER	FIXED BAR	ALUM.	WHITE ENAMEL	MS	---

FAN SCHEDULE									
TAG	MFR / MODEL NO.	FAN TYPE	SERVICE	AIRFLOW (CFM)	T.S.P. (in. WC)	RPM	MOTOR HP	ELECTRICAL	ACCESSORIES/REMARKS
KE-1	WOLF OR EQ.	RANGE HOOD VARIABLE SPEED ROOF FAN		200	0.15"	-	11/2	120/110	MODEL # WFF91Q1425B BDD,SPD,WG,CFL,BS,BV
TE-1	EXISTING	TOILET EXHAUST/THRU ROOF		100	0.2"	850	20W	120/110	BDD,SPD,WG,CFL,BS,BV

LIGHT & VENTILATION SCHEDULE										
ROOM PURPOSE	ROOM NO.	FLOOR AREA SQ. FT.	ORDINANCE REQUIREMENTS				PLAN REQUIREMENTS			
			NATURAL LIGHT # VENTILATION	MECHANICAL VENTILATION	NATURAL LIGHT # VENTILATION	MECHANICAL VENTILATION				
			Sq. Ft. Glass Area	Sq. Ft. Vent. Area	CFM Air Supply	CFM Air Exhaust	Sq. Ft. Glass Area	Sq. Ft. Vent. Area	CFM Air Supply	CFM Air Exhaust
BASEMENT BATHROOM	002	84	NR	NR	30	32	NR	NR	50	100
STUDY	101	135	11	6.5	90	NR	44	11	100	NR
HALL	102	197	NR	NR	131	NR	NR	NR	100	NR
OMITTED	103									
BATHROOM	104	42	NR	NR	28	30	NR	NR	50	100
KITCHEN	105	146	12	6	97	104	22	11	100	200
LIVING/DINING	106	346	28	14	231	NR	70	22	300	NR
FAMILY ROOM	107	290	24	12	193	NR	38	19	225	NR
MUDROOM	108	20	NR	NR	NR	NR	NR	NR	NR	NR
BEDROOM	201	112	9	4.5	74	NR	33	16.5	100	NR
BATHROOM	202	37	NR	NR	25	26	5	2.5	50	100
BEDROOM	203	174	14	7	116	NR	33	16.5	150	NR
HALL	204	109	NR	NR	NR	NR	NR	NR	NR	NR
BEDROOM	205	157	13	6.5	105	NR	33	16.5	150	NR
BATHROOM	206	37	NR	NR	25	26	5	2.5	50	100
BEDROOM	207	157	13	6.5	105	NR	33	16.5	150	NR
TOTAL		2858			1250	218			1575	600

GENERAL HVAC NOTES:

- ALL WORK TO ADHERE TO THE BUILDING CODES OF WINNETKA. SEE TITLE PAGE T100 FOR LIST OF ADOPTED CODES.
- NEW GAS-FIRED FURNACE UNITS ARE TO BE SELECTED BY HVAC CONTRACTOR BASED ON INFORMATION PROVIDED IN THE PLANS, HEATING SCHEDULE. UNITS TO BE CARRIER OR EQUAL.
- HVAC CONTRACTOR TO VERIFY DUCTWORK AND REGISTER SIZING IN FIELD TO INSURE ADEQUATE COMFORT LEVELS.
- ALL EQUIPMENT TO BE U.L. APPROVED.
- ALL GAS FIRED EQUIPMENT TO BE AGA APPROVED.
- ALL SUPPLY REGISTERS TO BE AMERI-FLOW OR APPROVED EQUAL.
- ALL RAEXHAUST REGISTERS TO BE AMERI-FLOW OR APPROVED EQUAL.
- ALL FLOOR MOUNTED SUPPLY/RETURN REGISTERS TO BE NOT MORE THAN 9" FROM THE WALL.
- ALL DUCTWORK SHALL BE OF PRIME GALVANIZED STOCK (MIN. 26 G.A.).
- PROVIDE LOCKING TYPE DAMPERS ON ALL SUPPLY / RETURN INLETS & OUTLETS.
- ALL FLUES & EXHAUSTS SHALL BE A MIN. OF 15'-0" FROM ANY OUTSIDE AIR INTAKE.
- ALL FLUES & CHIMNEYS/B-VENTS SHALL EXTEND A MINIMUM OF 2'-FEET ABOVE ANY PORTION OF A BUILDING 10'-FEET, BUT NO LESS THAN 3 FEET ABOVE THE ROOF LINE (HIGHEST POINT).

- PROVIDE CARBON MONOXIDE & SMOKE DETECTORS PER VILLAGE OF WINNETKA REQUIREMENTS (REFER TO ELECTRICAL DRAWINGS FOR LOCATIONS). SEE TITLE PAGE T100 FOR A LIST OF ADOPTED CODES.
- ALL GAS PIPING SHALL BE SCH. 40 B.I. PIPE W/M.I. FITTINGS.
- ALL FLUES SHALL BE DOUBLE WALL METAL BESTOS & TERMINATED WITH A VENT CAP.

REFRIGERATION NOTES:

1. ALL REFRIGERANT PIPING SHALL BE TYPE 'K' COPPER WITH WROUGHT COPPER FITTINGS AND BRAZED JOINTS.
2. INSTALL A REFRIGERANT SAFETY RELIEF VALVE, OF INDICATED SIZE, AT THE COMPRESSOR DISCHARGE LINE. SET @ 425 PSIG FOR R-410A, PIPE TO SAFE LOCATION, OUT OF DOORS.
3. REMOVE TXVs AND OTHER REFRIGERATION DEVICES FROM THE DUCT AIRSTREAM. NO JOINTS SHALL BE MADE IN THE DUCT AIRSTREAM.
4. EVACUATE AND CHARGE REFRIGERATION SYSTEMS IN ACCORDANCE WITH THE REQUIREMENTS OF THE EQUIPMENT MANUFACTURER AND IN COMPLIANCE WITH E.P.A. REQUIREMENTS.
5. PER 8/2018 VILLAGE OF WINNETKA HVAC GUIDELINES ALTHOUGH CONDENSER UNITS ARE ALLOWED IN PROPERTY SIDE YARDS, THE APPLICANT IS CAUTIONED THAT THEY MAY BE REQUIRED TO RELOCATE THE UNIT IF IT CAUSES A NOISE NUISANCE TO AN ADJACENT PROPERTY.
6. ALL PIPING AND SYSTEMS SHALL COMPLY WITH THE REQUIREMENTS OF VILLAGE OF WINNETKA CODES. SEE TITLE PAGE T100 FOR A LIST OF ADOPTED CODES.
7. THE MINIMUM EFFICIENCY LEVEL FOR SPLIT SYSTEM CENTRAL AIR CONDITIONERS REQUIRES UNITS TO BE AT LEAST .13 SEER.

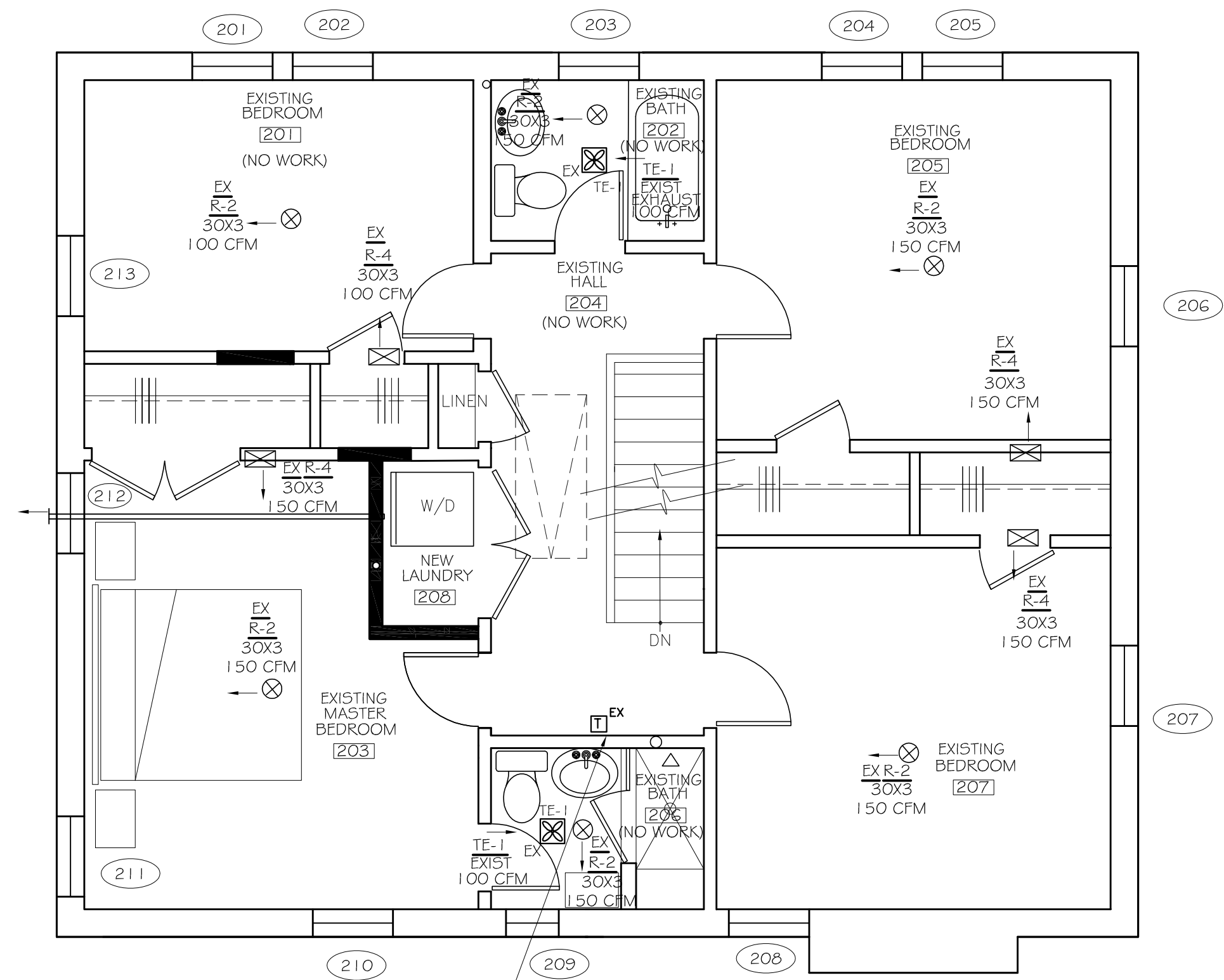
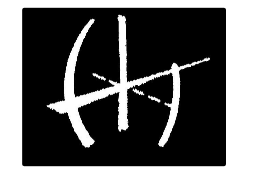
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INTERIOR REMODEL OF THE KESHEOREY RESIDENCE
1152 OAK STREET
WINNETKA, ILLINOIS

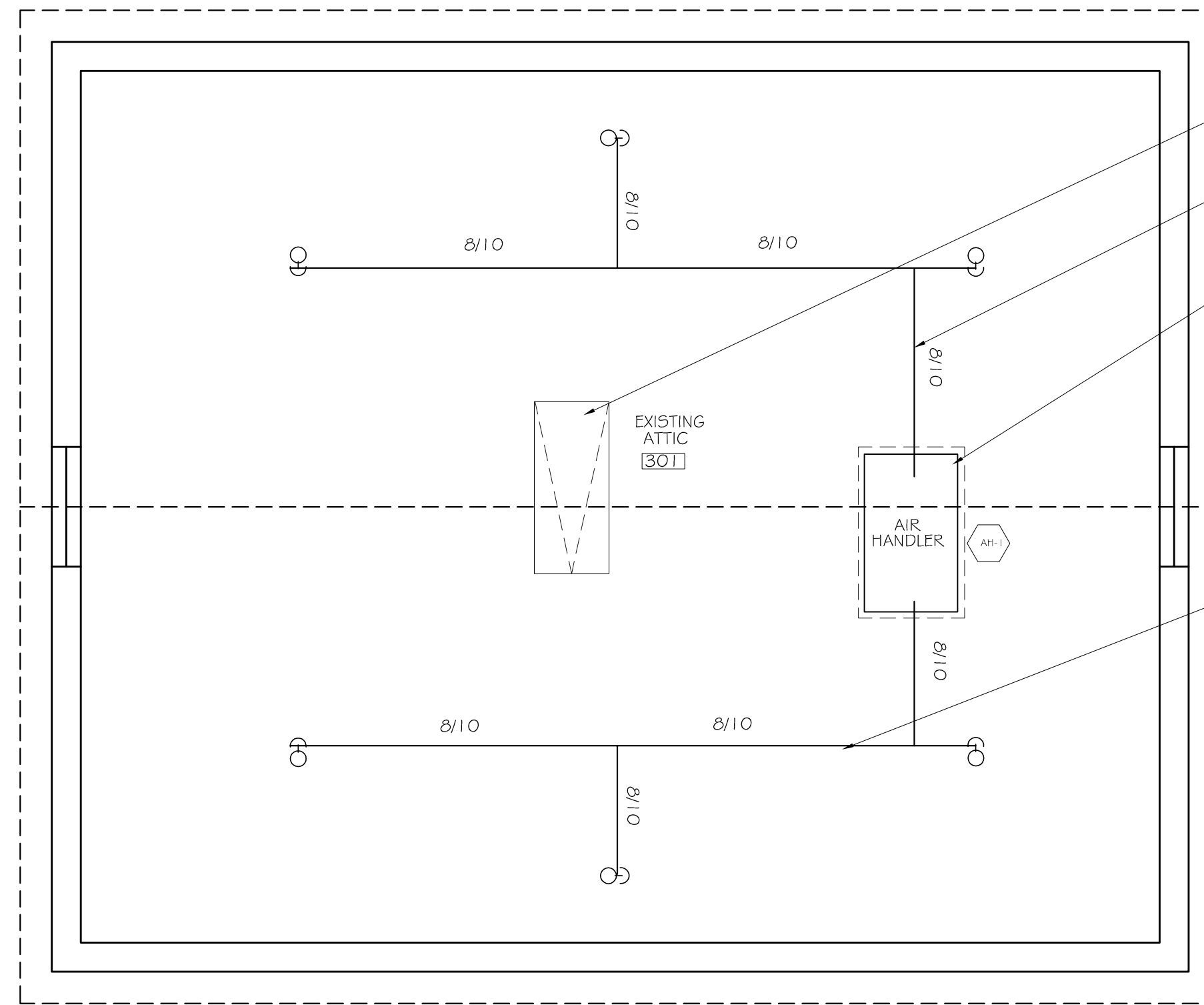
M100

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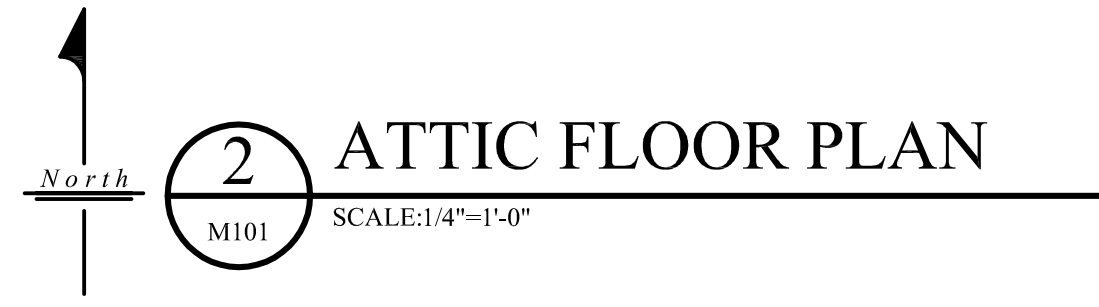
PROVIDE NEW SHEET METAL DUCTED DRYER VENT OUT THRU EXTERIOR WALL.

PROVIDE NEW PROGRAMMABLE THERMOSTATS.



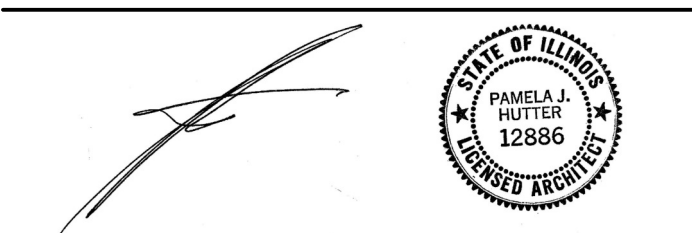
NOTE: EXPOSED DUCTS TO BE SEALED AS POSSIBLE.

NOTE: PROVIDE DAMPERS FOR ALL MECHANICAL VENTS, TYP.



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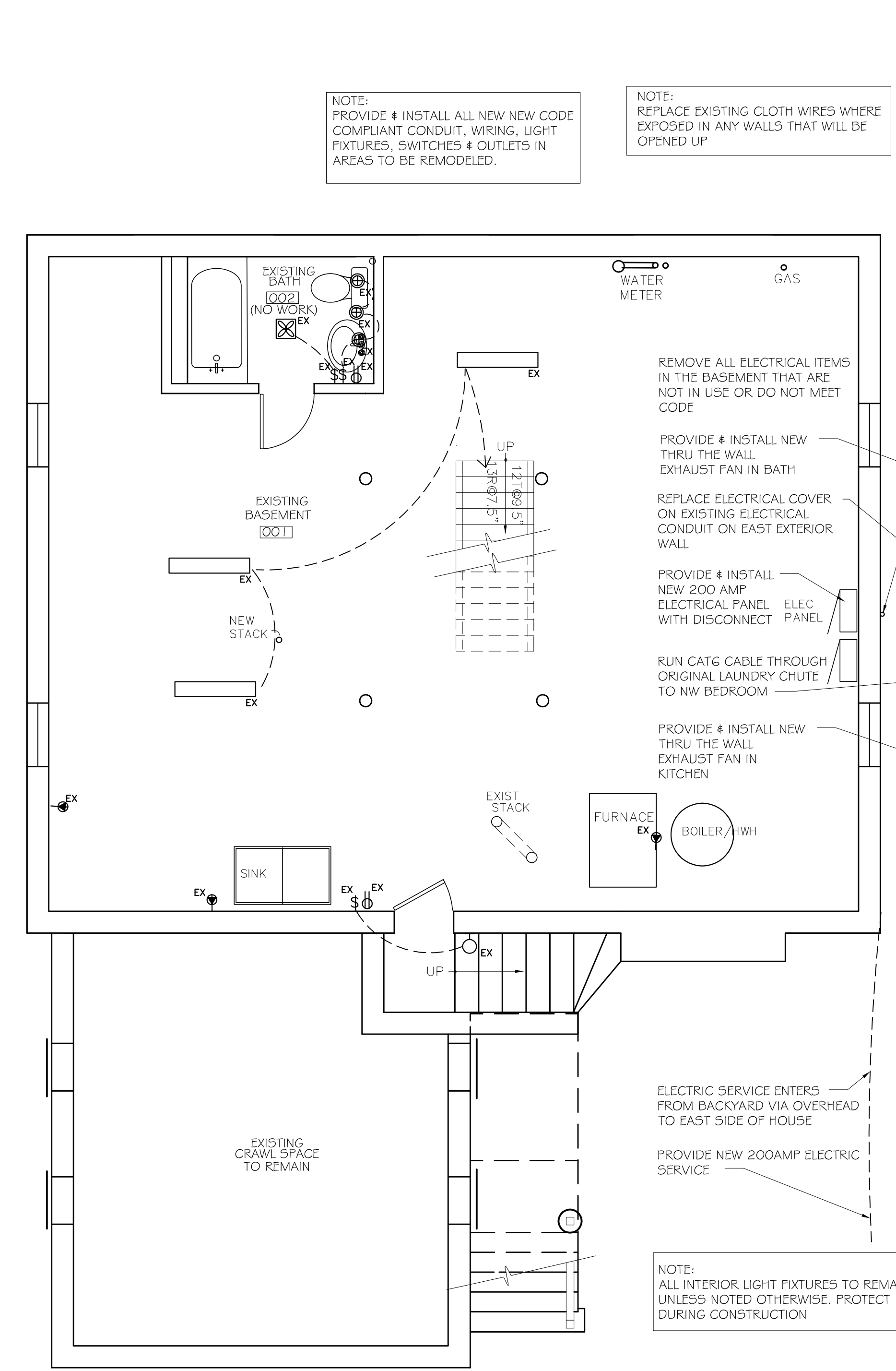
SHEET MECHANICAL FLOOR PLANS

M101

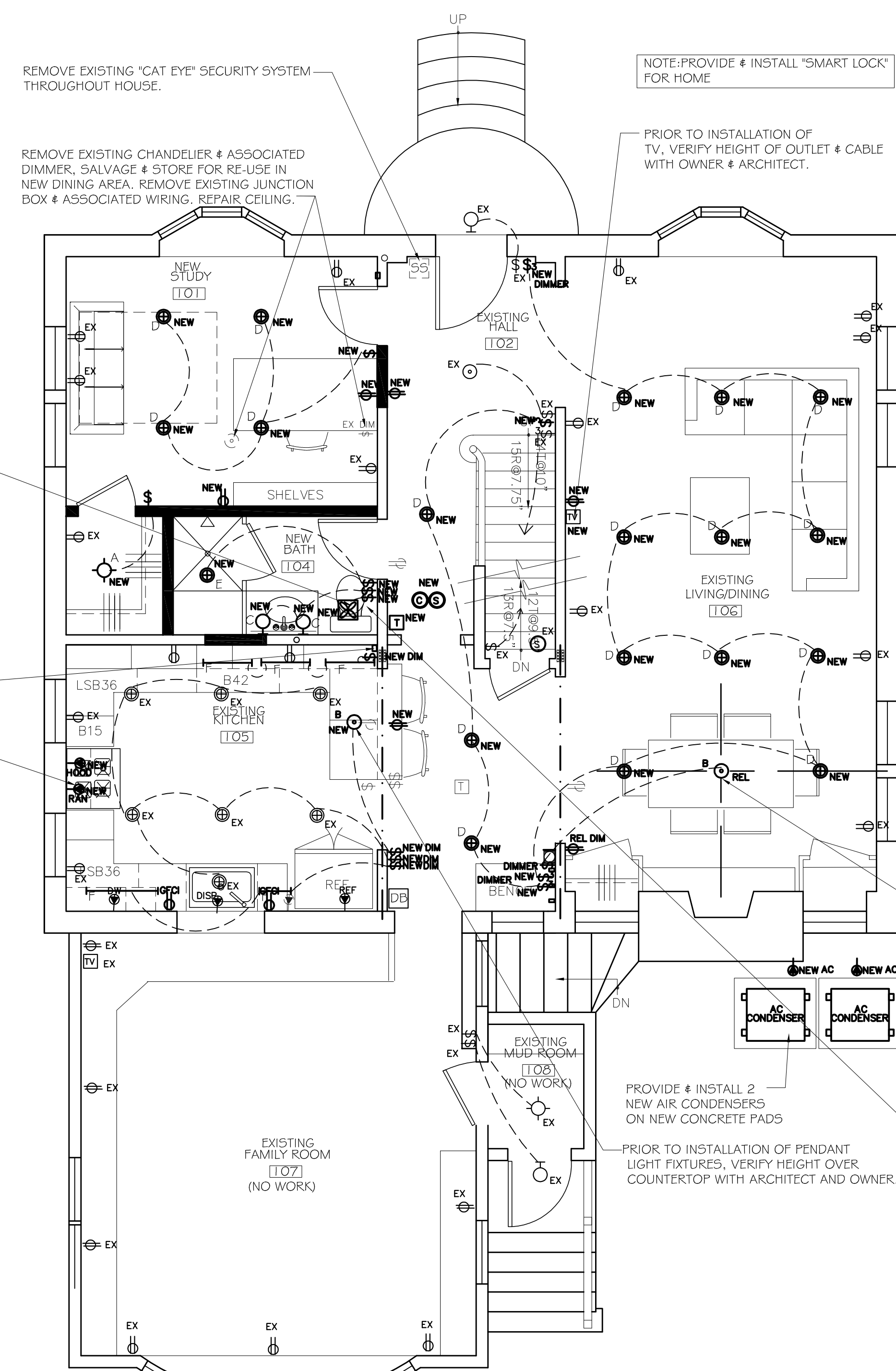
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ELECTRICAL NOTES:

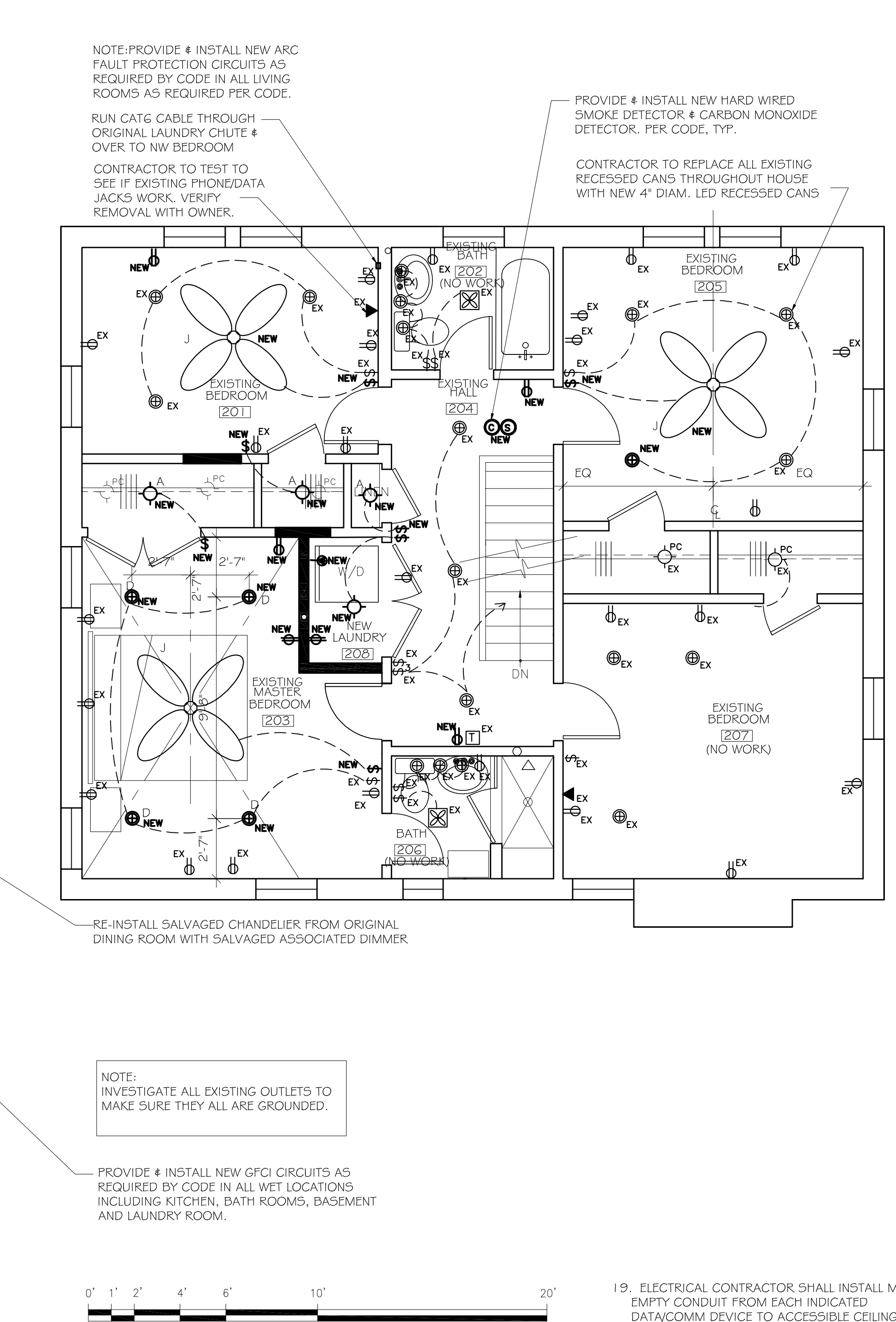
1. ALL MATERIALS AND METHODS EMPLOYED IN THE PERFORMANCE OF ELECTRICAL WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE, AND OTHER APPLICABLE CODES AND STANDARDS.
2. ALL DEVICE BOXES SHALL BE INSTALLED FLUSH WITH MOUNTING SURFACE. ALL CONDUITS SHALL BE CONCEALED IN FINISHED AREAS EXCEPT AS OTHERWISE INDICATED.
3. ELECTRICAL CONTRACTOR SHALL FURNISH AND INSTALL BRANCH LINE POWER FEEDS TO H.V.A.C. CONTROL PANELS, CONTROL DEVICES, AND POWER WIRING FOR H.V.A.C. EQUIPMENT.
4. CONDUCTOR SIZES LESS THAN #12 AWG WILL NOT BE PERMITTED. WIRE SIZES SMALLER THAN #6 AWG SHALL BE THIN (90°C) OR THWN (75°C). WIRE SIZES #6 AWG AND LARGER SHALL BE THW (75°C) UNLESS OTHERWISE INDICATED.
5. COMPLY WITH APPLICABLE CODES REGARDING CONDUCTOR INSULATION COLORS.
6. ALL CONDUCTORS SHALL BE COPPER.
7. ALL CONDUCTORS SHALL BE CONTAINED WITHIN APPROVED RACEWAY.
8. ALL MATERIALS AND METHODS EMPLOYED IN THE ELECTRICAL WORK OF THIS PROJECT SHALL COMPLY WITH STANDARDS OF UL AND NEMA, AND SHALL BEAR THE APPROPRIATE LABELING TO DEMONSTRATE SUCH COMPLIANCE.
9. PROVIDE A GREEN EQUIPMENT GROUND CONDUCTOR WITH BRANCH CIRCUIT WIRING FOR ALL INDUCTIVE LOADS. FOR ALL DATA PROCESSING EQUIPMENT, FOR ALL CIRCUITS CONTAINED WITHIN NON-CONDUCTING RACEWAY, AND ELSEWHERE AS REQUIRED BY THE PROVISIONS OF NEC ARTICLE 250. SIZE PER NEC 250-95.
10. SCHEDULE 40 PVC CONDUIT MAY BE UTILIZED UNDER SLAB AND UNDERGROUND WHERE PERMITTED BY LOCAL ORDINANCE.
11. A NEATLY TYPEWRITTEN PANEL DIRECTORY SHALL BE PROVIDED FOR EACH PANELBOARD AND SWITCHBOARD PRIOR TO FINAL ACCEPTANCE OF THE WORK.
12. ALL BRANCH CIRCUITS SHALL BE PROPERLY PHASE BALANCED.
13. ALL CIRCUIT BREAKERS SHALL BE TIME DELAY TYPE UNLESS OTHERWISE NOTED. FUSES SHALL BE DUAL ELEMENT. CIRCUIT BREAKERS FOR H.V.A.C. EQUIPMENT AND REFRIGERATION EQUIPMENT SHALL BE "HACR" TYPE.
14. ELECTRICAL CONTRACTOR SHALL COORDINATE LIGHTING FIXTURE MOUNTING TYPES AND STYLES WITH INTERIOR DECOR. VERIFY WITH ARCHITECT.
15. ELECTRICAL CONTRACTOR SHALL VERIFY THE JUNCTION BOX/DISCONNECT SWITCH LOCATION REQUIREMENTS FOR OUTDOOR AREA LIGHTING, OUTDOOR SIGNAGE AND INDOOR SPECIALTY LIGHTING. PROVIDE TERMINATION TO SPECIAL LIGHTING AND SIGNAGE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
16. ELECTRICAL CONTRACTOR SHALL VERIFY ALL ROUGH-IN AND TERMINATION REQUIREMENTS FOR SPECIALTY EQUIPMENT, AUDIO-VISUAL EQUIPMENT, AND INFORMATION SYSTEMS EQUIPMENT SCHEDULED FOR INCLUSION IN THIS PROJECT. PROVIDE TERMINATION TO EQUIPMENT PER MANUFACTURER'S RECOMMENDATIONS.
17. MAINTAIN A MINIMUM OF 12" CLEARANCE BETWEEN DATA CABLE AND LINE VOLTAGE CONDUITS AND FIXTURES.
18. ALL EXTERIOR WALL PENETRATIONS AND FIRE RATED PARTITION PENETRATIONS SHALL BE FIRESTOPPED IN ACCORDANCE WITH ANSI/UL 1479 "FIRE TESTS OF THROUGH PENETRATION FIRESTOPPS" FOR THE WALL ASSEMBLY.



1 BASEMENT FLOOR PLAN
SCALE: 1/4"=1'-0"
E100



2 FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"
E100



3 SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"
E100

ELECTRICAL SYMBOL INDEX

	ELECTRICAL PANEL		CEILING MOUNTED C.F. LIGHT FIXTURE
	TELEPHONE JACK		PENDANT MOUNTED C.F. LIGHT FIXTURE
	DATA		WALL MOUNTED LIGHT FIXTURE
	SINGLE POLE SWITCH		WALL MOUNTED LIGHT FIXTURE WITH PHOTO CELL
	SINGLE POLE SWITCH ON DIMMER		RECESSED CAN
	THREE WAY SWITCH		WATER PROOF RECESSED CAN
	SINGLE POLE DOOR JAMB SWITCH		HARDWIRED 110V SMOKE DETECTOR W/ BATTERY BACKUP
	DUPLEX RECEPTACLE		HARDWIRED 110V CARBON MONOXIDE DETECTOR W/ BATTERY BACKUP
	SWITCHED RECEPTACLE		CABLE TELEVISION CONNECTION
	ARC-FAULT CIRCUIT INTERRUPTER RECEPTACLE		PROGRAMMABLE THERMOSTAT
	GROUND FAULT CIRCUIT INTERRUPTER OUTLET		CEILING FAN-ENERGY STAR RATED
	WATER PROOF OUTLET		UNDER CABINET LIGHT/ LINE VOLTAGE 110V
	QUAD ELECTRICAL OUTLET		DISPOSAL
	DEDICATED ELECTRICAL OUTLET		
	FLUORESCENT LIGHT		
	EXHAUST FAN		
	DOOR BELL		
	SECURITY SYSTEM		

LIGHTING FIXTURE SCHEDULE

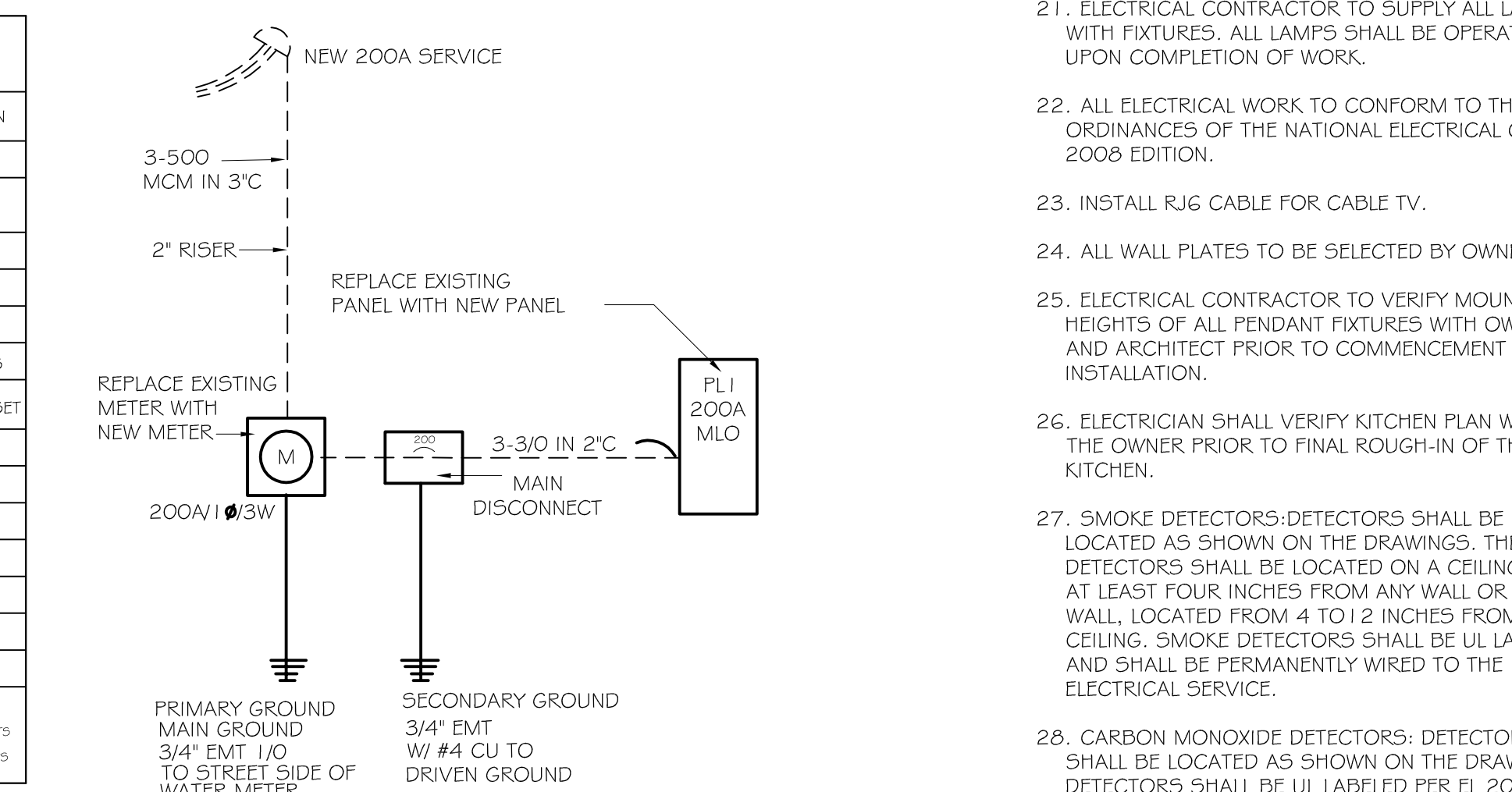
MARK	MAKE	MOUNTING	LAMPS	COLOR	REMARKS
A		CEILING	LED-WARM WHITE 3000 K	WHITE	
B		PENDANT	LED-WARM WHITE 3000 K	WHITE	
C		WALL SCONCE	LED-WARM WHITE 3000 K	WHITE	
D		4" RECESSED CAN	LED-WARM WHITE 3000 K	WHITE	DIMMER
E		RECESSED CAN FOR SHOWER	LED-WARM WHITE 3000 K	WHITE	WATERPROOF GFI
F		UNDER CABINET STRIP LIGHT	LED - WARM WHITE 3000 K	WHITE	DIMMER
G		EXHAUST DIFFUSER			
H		NOT USED			
J		CEILING FAN	LED-WARM WHITE 3000 K	WHITE	

NOTE: ALL NEW LIGHT FIXTURES TO BE LED LIGHTING, 3000K. ALL NEW RECESSED LIGHT FIXTURES TO BE IC-RATED.

NEW PANEL PL1

LOAD DESCRIPTION	AWG	PKT NO.	PHASE	LOAD	PKT BND.	AWG	LOAD DESCRIPTION
LIVING ROOM	#12	1	1250	1610	2	#12	DINING ROOM
PORCH	#12	2	1000	910	1	#12	STAIR
RANGE	#12	7	2400	8000	3	#12	EXHAUST HOOD
DISHWASHER	#12	3	1410	1110	10	#12	KITCHEN
MICROWAVE	#12	11	1230	1000	12	#12	REFRIGERATOR
BATH, HALL	#12	13	680	1000	14	#12	EXTERIOR LIGHTS
BEDROOMS, CLOSETS	#12	15	1650	1000	16	#12	STAIR, HALL, CLOSET
MASTER BEDROOM	#12	17	1350	1000	18	#12	BATH
FURNACE	#12	18	1380	1400	19	#12	WATER HEATER
WASHER	#12	21	1500	1350	20	#12	DRYER
GARAGE	#12	23	1500	300	24	#12	BASEMENT
SPARE	#12	25	1600	3000	26	#12	SPARE
SPARE	#12	27	1000	1000	28	#12	SPARE
SPARE	#12	28	1000	1000	29	#12	SPARE

1. ALL BUSSES & CONNECTIONS TO BE COPPER.
2. QDS TO HAVE UL LISTED OF 250 A.I.C.
3. PROVIDE GROUND RUD.



4 SINGLE LINE DIAGRAM
SCALE: 1/4"=1'-0"
E100

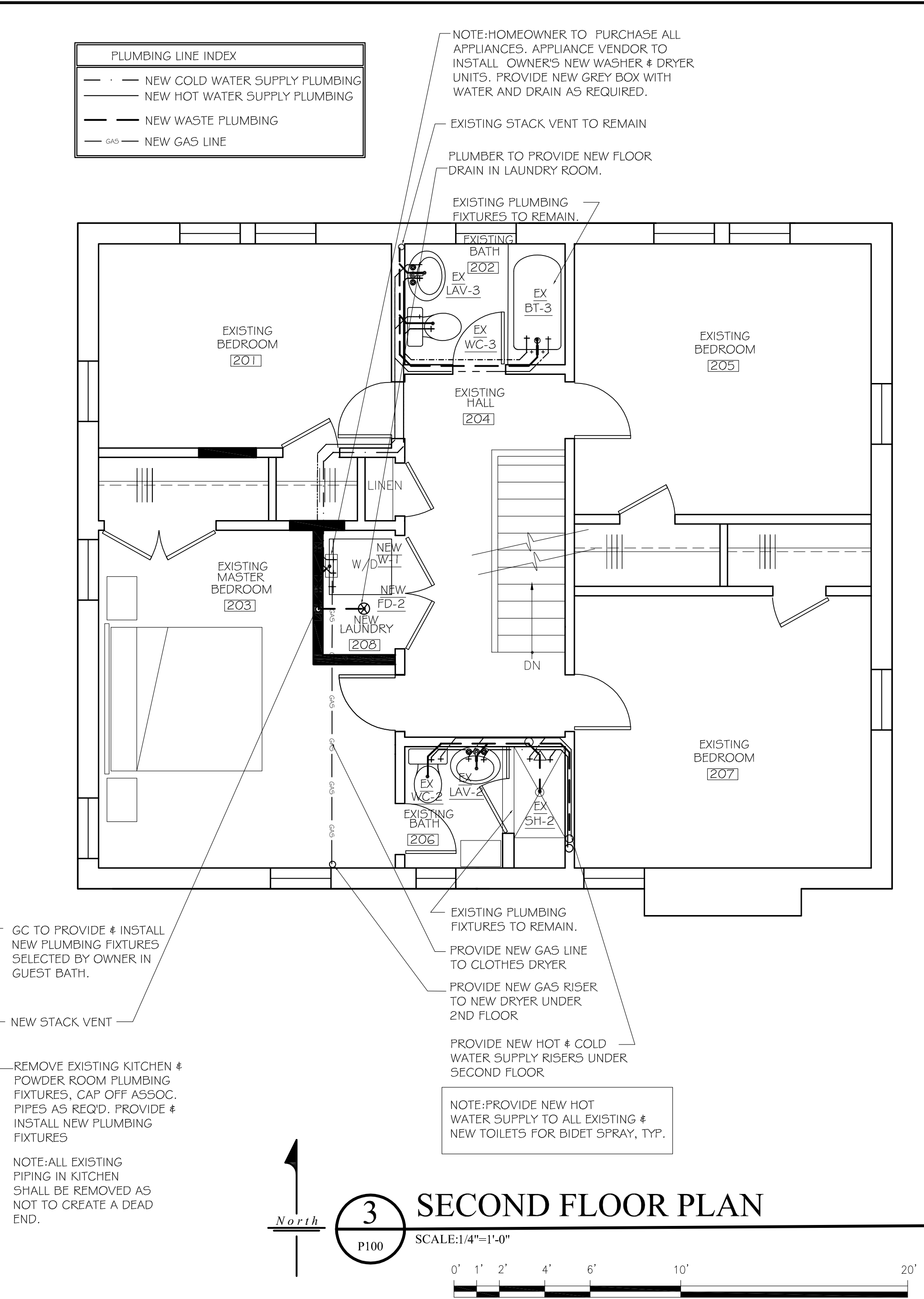
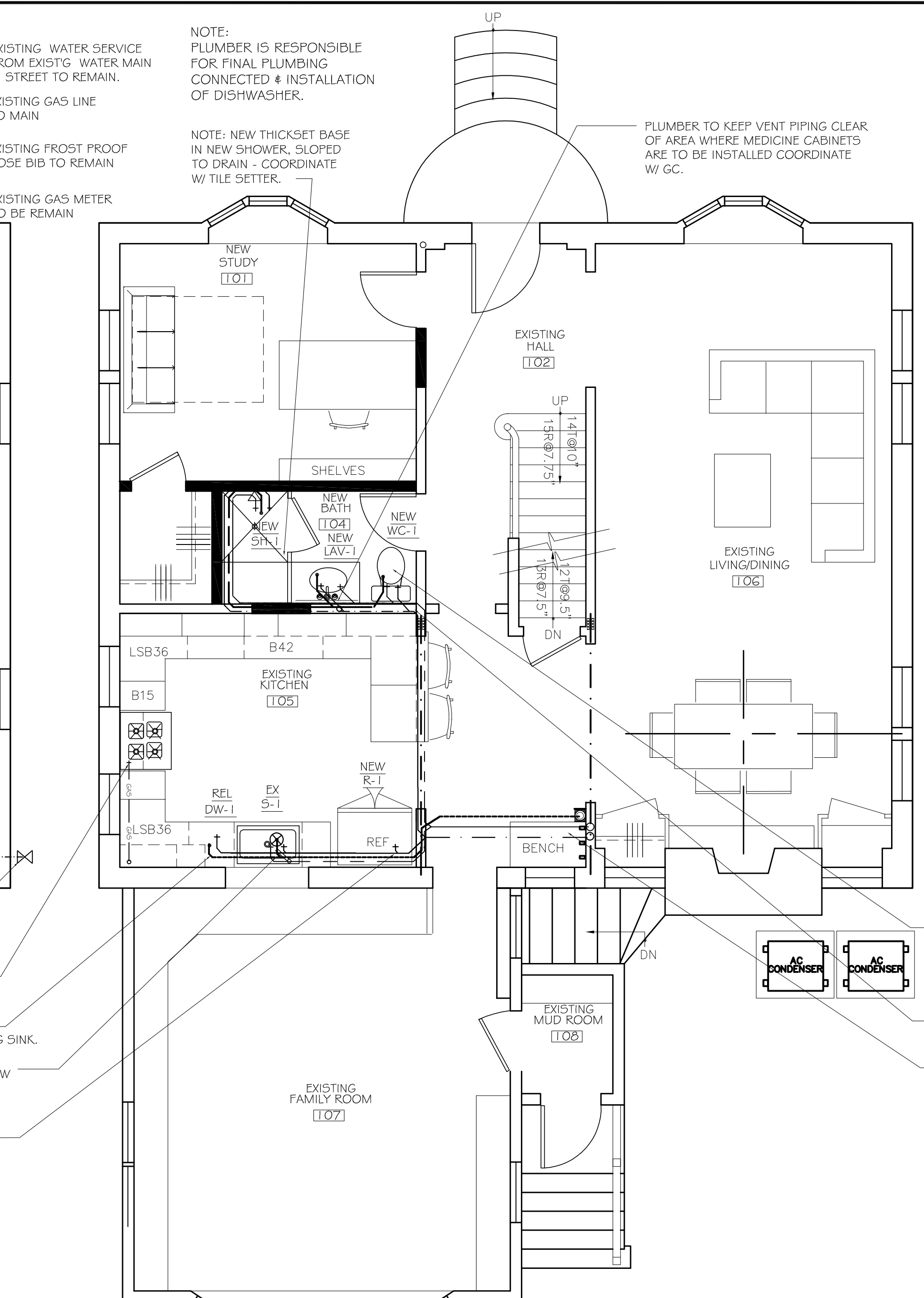
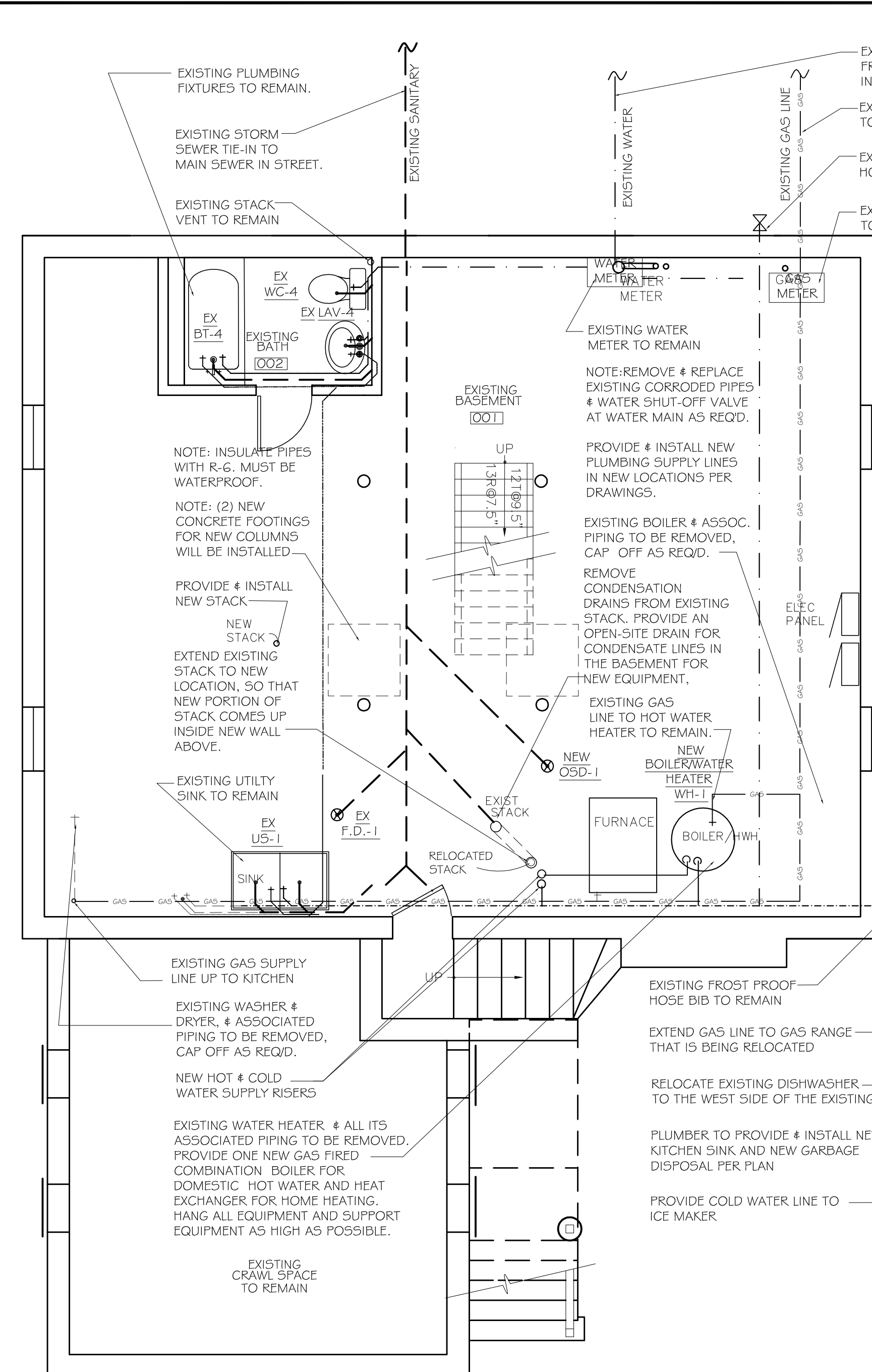
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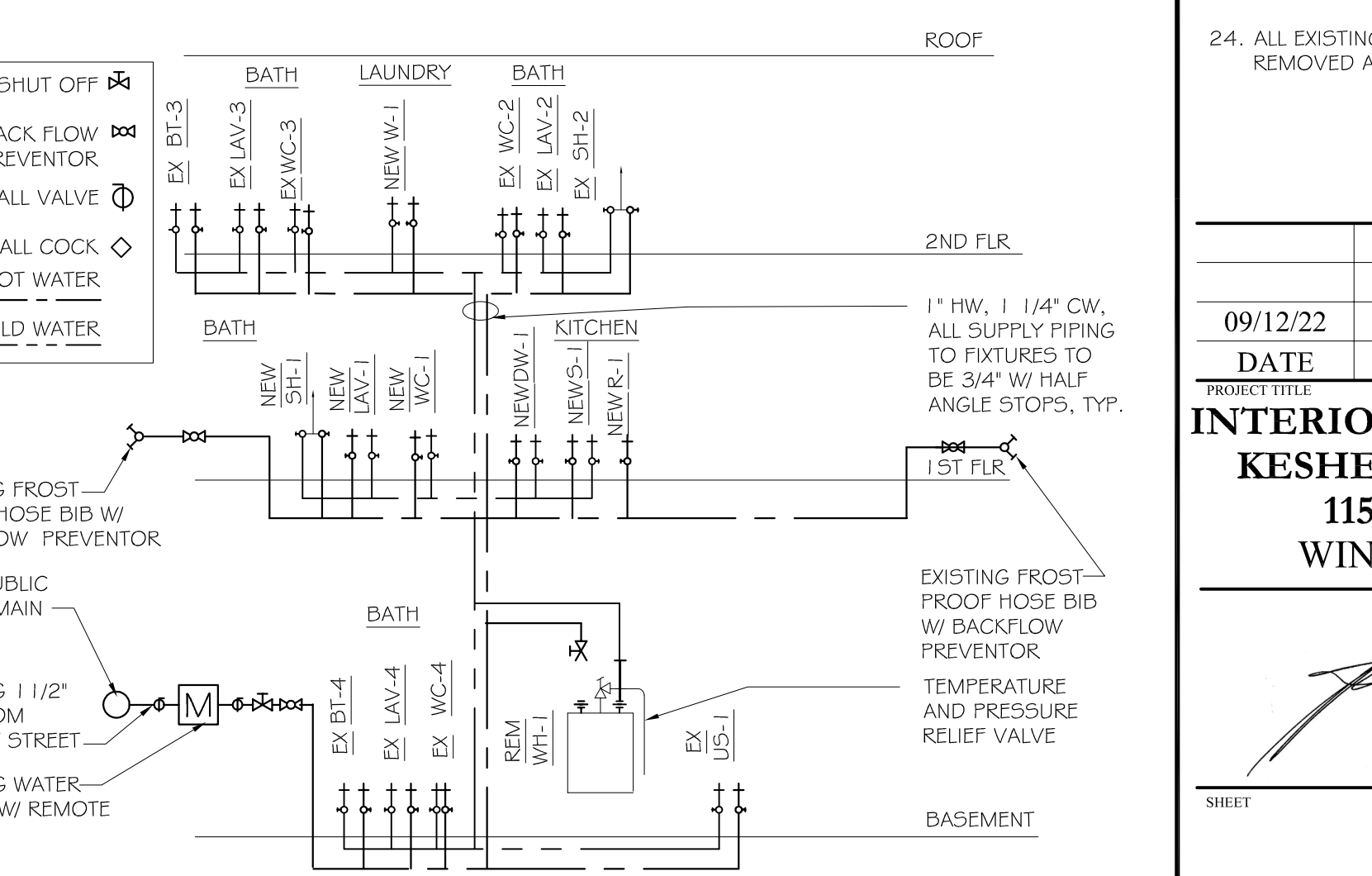
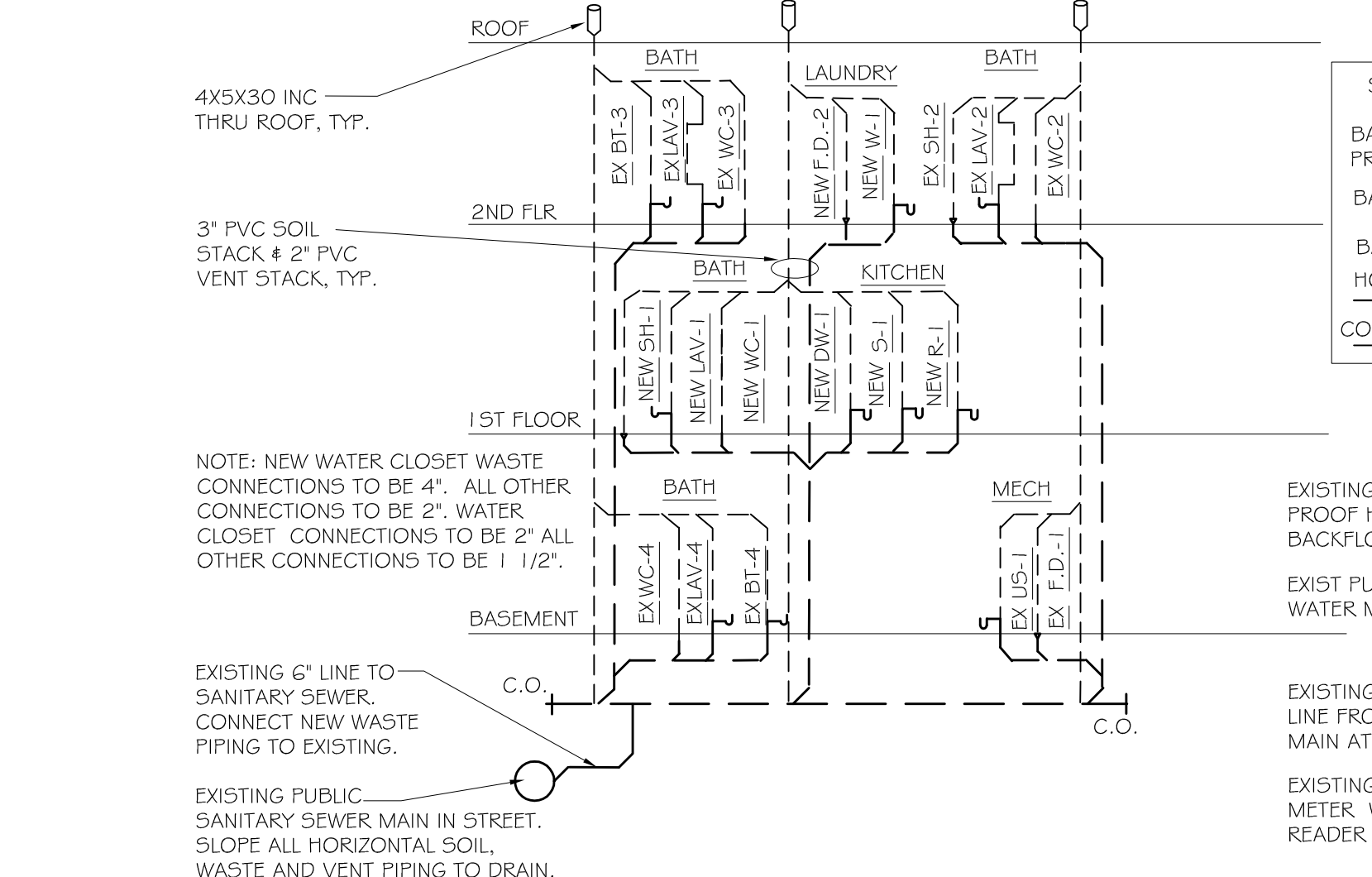
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- GENERAL PLUMBING NOTES:
- ALL WORK TO ADHERE TO THE BUILDING CODES OF OAK PARK AND STATE OF ILLINOIS PLUMBING REQUIREMENTS.
 - PLUMBING CONTRACTOR TO VERIFY SIZING AND DESIGN OF ALL PLUMBING SHOWN AND SHALL FURNISH ALL NECESSARY LABOR, MATERIALS, INSTRUMENTS AND DEVICES REQUIRED TO CAUSE THE SYSTEM TO PERFORM IN ACCORDANCE WITH THE INTENT OF THE PLANS AND SPECIFICATIONS.
 - ALL PLUMBING ROUGH-INS MUST BE INSPECTED & APPROVED BY THE CITY INSPECTORIAL SERVICE DEPT BEFORE DRYWALL IS HUNG IN CHASE AREAS.
 - ALL PLUMBING FIXTURES, INCLUDING SHOWER, MUST BE TESTED BY THE PLUMBING CONTRACTOR BEFORE THE OWNER WILL ACCEPT OCCUPANCY.
 - HORIZONTAL RUNS OF WASTE PIPE TO BE PITCHED AT 1/8" - 1/2" MINIMUM. EQUIP LOW POINTS IN PIPING SYSTEM WITH 3/4" DRAIN VALVES.
 - SHUT-OFFS VALVES REQUIRED FOR EACH FIXTURE, RISER, HOT WATER HEATER AND BETWEEN BRANCHES.
 - FURNISH RELIEF VALVES AT HIGHEST POINT IN WATER PIPING SYSTEM TO BLEED OFF ANY AIR THAT IS PRESENT.
 - INSTALL 1/2" AIR CHAMBERS IN DOMESTIC HW & CW AT EACH FIXTURE. AIR CHAMBERS SHALL CONSIST OF PIPE WITH CAP OF SAME MATERIAL AND ONE SIZE LARGER THAN FUTURE SUPPLY PIPE.
 - INSTALL VACUUM BREAKERS ON FLUSH VALVES AND AT WATER OUTLETS WHERE CONTAMINATION OF DOMESTIC WATER MAY OCCUR.
 - ALL VENT AND BRANCH VENT PIPES SHALL BE GRADED AND CONNECTED TO DRIP BACK TO SANITARY WASTE PIPE BY GRAVITY.
 - OFFSET VENTS IN OUTSIDE WALL TO PENETRATE ROOF AT LEAST 18" FROM OUTSIDE WALLS.
 - EXTEND VENTS ABOVE ROOF WITHOUT REDUCTION OF SIZE AND TERMINATE NOT LESS THAN 15' AWAY FROM SHIAFT, WINDOWS OR VENTILATION AIR INTAKE OPENINGS.
 - EXTEND ALL VENTS MIN. 12" ABOVE ROOF.
 - ALL WATER LINES & SANITARY LINES TO RUN IN HEATED SPACE.
 - CONTRACTOR TO INSTALL ALL FITTINGS AND SUPPORTS AS REQUIRED. PIPING LOCATED IN EXTERIOR WALLS SHALL BE INSULATED.
 - ISOLATE ALL WATER PIPING FROM BUILDING STRUCTURE TO REDUCE SOUND TRANSMISSION.
 - ALL WASTE PIPING TO BE CAST-IRON.
 - ALL SUPPLY PIPING TO BE COPPER - 1" TYPE ABOVE GRADE; 1/2" TYPE BELOW GRADE.
 - ALL COPPER FITTINGS TO BE FORGED TYPE WITH NO LEAD SOLDER AND FLUX.
 - PROVIDE 24" AIR CHAMBER AT TOP OF RISER.
 - PROVIDE 12" AIR CHAMBER AT TOP OF FIXTURES.
 - EXISTING SANITARY/SEWER LINE TO BE SCOPED PRIOR TO NEW PLUMBING INSTALLATION.
 - GAS PIPING TO BE SCHEDULE 40 BLACK IRON WHEN PIPE IS LESS THAN 2" DIAMETER. PIPE OVER 2" DIAMETER TO BE STANDARD WELD FITTINGS.
 - ALL EXISTING PIPING IN KITCHEN SHALL BE REMOVED AS NOT TO CREATE A DEAD END.



PROPOSED PLUMBING FIXTURE COUNT

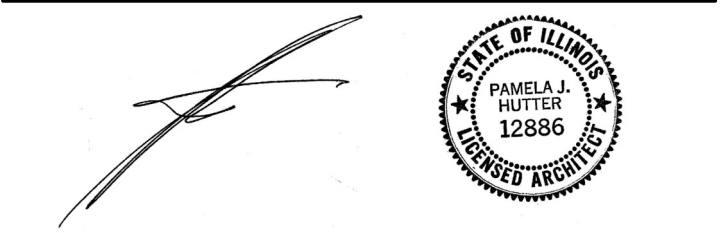
FLOOR	WC	LAV	TUB	SH	W	SINK	DW	TOTAL
BASEMENT	1	1	1	-	-	1	-	4
1ST FLOOR	1	1	-	1	-	1	1	5
2ND FLOOR	2	2	1	1	1	-	-	7
SUB-TOTAL	4	4	2	2	1	2	1	16
TOTAL PLUMBING FIXTURES = 16								
F.U.	12	4	2	4	2	2	2	28
TOTAL PROPOSED FIXTURES UNITS = 28								
EXISTING WATER SERVICE WILL MEET PROPOSED DEMAND								



PLUMBING FIXTURE SCHEDULE

COUNT	MARK	FIXTURE	MAKE/MODEL	COLOR	REMARKS
BASEMENT - EXISTING BATH # 002 - TO REMAIN (NO WORK)					
1	LAV-4	LAVATORY			
1	WC-4	COMMODE			
1	WC-4	BATH TUB			
BASEMENT - EXISTING BASEMENT #001 - TO REMAIN (NO WORK)					
1	US-1	UTILITY SINK			
1	US-1	FAUCET			
FIRST FLOOR - EXISTING KITCHEN # 105					
1	S-1	SINK			
1	S-1	FAUCET			
FIRST FLOOR - NEW BATH # 104					
1	LAV-1	LAVATORY			
1	LAV-1	FAUCET			
1	WC-1	COMMODE			
1	SH-1	SHOWER			
1	SH-1	FAUCET			
SECOND FLOOR - EXISTING BATHROOM # 202 - TO REMAIN (NO WORK)					
1	LAV-3	LAVATORY			
1	LAV-3	FAUCET			
1	WC-3	COMMODE			
1	BT-3	BATH/SHOWER			
1	BT-3	FAUCET			
SECOND FLOOR - EXISTING BATHROOM # 206 - TO REMAIN (NO WORK)					
1	LAV-2	LAVATORY			
1	LAV-2	FAUCET			
1	WC-2	COMMODE			
1	SH-2	SHOWER			

09/12/22 ISSUE FOR PERMIT
 DATE REVISION / ISSUE
 PROJECT TITLE
INTERIOR REMODEL OF THE KESHEOREY RESIDENCE
 1152 OAK STREET
 WINNETKA, ILLINOIS



SHEET PLUMBING FLOOR PLANS

P100

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