



**ZONING ADMINISTRATOR MEETING**  
**MONDAY, MARCH 14, 2022 - 4:00 PM**  
**WINNETKA VILLAGE HALL COUNCIL CHAMBERS – 510 GREEN BAY ROAD**

**AGENDA ITEMS**

1. Call to Order.
2. **Case No. 22-11-ZA: 455 Berkeley Avenue:** An application submitted by Brian and Jessica Fay seeking approval of a zoning variation to allow structural changes necessary to provide new window openings in the legally nonconforming east side building wall of the existing residence at 455 Berkeley Avenue. The Zoning Administrator has final jurisdiction on this request.
3. Public Comment.
4. Adjournment.

Note: 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](mailto:planning@winnetka.org); or (2) by sending a letter to Community Development, Village of Winnetka, 510 Green Bay Rd, Winnetka, IL 60093.

All agenda materials are available at [www.villageofwinnetka.org/agendacenter](http://www.villageofwinnetka.org/agendacenter).

**NOTICE**

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, MARCH 14, 2022, AT 4:00 PM** in the Council Chamber of the Winnetka Village Hall at 510 Green Bay Road, Winnetka, Illinois for the purpose of considering the following:

**CASE NO. 22-11-ZA  
455 BERKELEY AVENUE – NEW WINDOWS**

An application submitted by Brian and Jessica Fay (collectively, the “Applicant”), as the owners of the property located at 455 Berkeley Avenue (the “Subject Property”), **to allow new window openings in the east 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 east side building wall that provides less than the minimum required side yard setback of 6.5 feet. [The proposed plan represents a net reduction of windows in the legally nonconforming building wall.]

The Subject Property (Parcel Index Number 05-20-112-015-0000) is generally located on the northeast corner of the intersection of Berkeley Avenue and Cherry Street and is zoned R-5 Single Family Residential. The Subject Property contains an existing two-story residence with an attached 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 Village Hall, the Winnetka Zoning Administrator meeting may be held virtually on March 14, 2022, via Zoom.

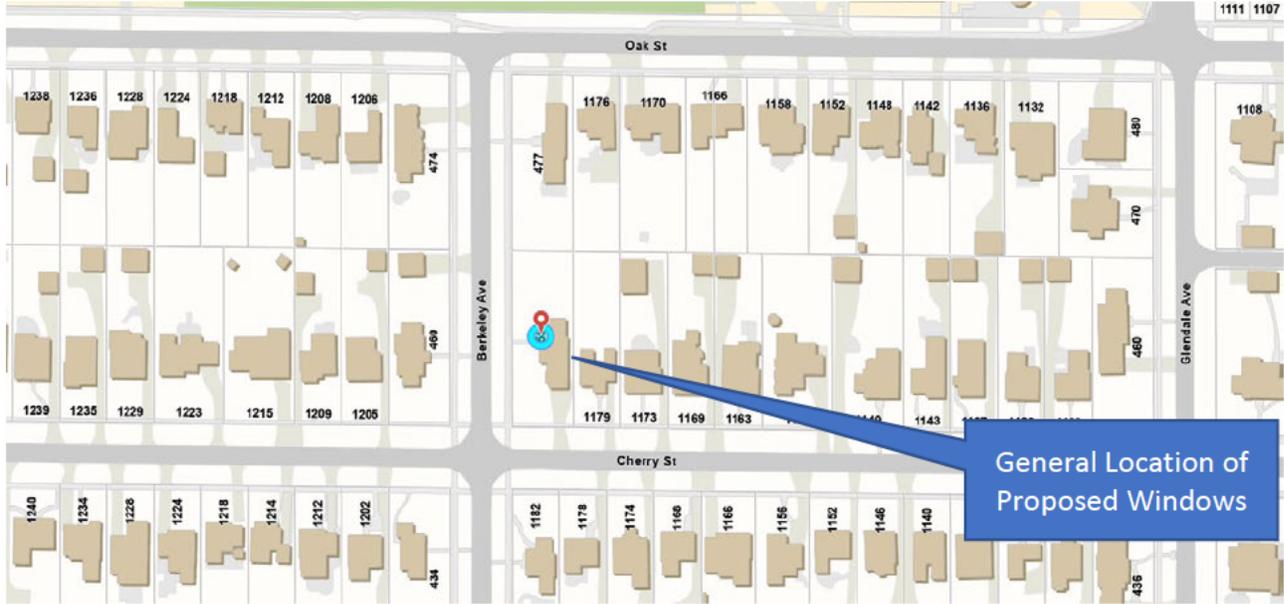
If you wish **to provide testimony or comments prior to the meeting**, you may provide them one of two ways:

- 1) By sending **an email** to [planning@winnetka.org](mailto: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](http://www.villageofwinnetka.org/agendacenter) - no later than Thursday, March 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](mailto:planning@winnetka.org) or by calling 847-716-3525.

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Proposed East Elevation (proposed windows requiring zoning relief highlighted yellow)  
(Note: Details may change through review process.)

VILLAGE OF WINNETKA, ILLINOIS  
DEPARTMENT OF COMMUNITY DEVELOPMENT

ZONING VARIATION APPLICATION



Case No. 22-11-ZA

VA2022-118

Property Information

Site Address: 455 Berkeley Avenue

Owner Information

Name: Brian & Jessica Fay

Address: 455 Berkeley Avenue

City, State, ZIP: Winnetka, IL

Email: [REDACTED]

Primary Contact: Thomas Hickman

Phone No. (847) 772-8443

Date property acquired by owner: 2019

Architect Information

Name: Thomas Hickman

Primary Contact: "

Address: 6519 Saddle Ridge Court

City, State, ZIP: Long Grove, IL 60047

Phone No. (847) 772-8443

Email: tomhickman@tlharchitects.com

Attorney Information

Name: N/A

Primary Contact: \_\_\_\_\_

Address: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

Phone No. \_\_\_\_\_

Email: \_\_\_\_\_

Nature of any restrictions on property: none other than zoning code limitations

Brief explanation of variation(s) requested (attach separate sheet providing additional details): Minor variation.

As part of an application for a building permit, it is proposed to alter locations and sizes of windows on the existing residence's East Elevation. The existing east elevation is currently non-compliant in that the required setback on the East side of the lot is defined as 6.5'. The existing home is at 6.35'. There is a net reduction of windows being proposed as a result of changes to the Elevation.

Property Owner Signature [REDACTED]

Date: 2/18/22

## Attachment to Minor Zoning Variation Request

455 Berkeley Avenue

February 14, 2022

### Explanation of Minor Variation Requested:

The applicants, Brian & Jessica Fay, purchased the home at 455 Berkeley Avenue in 2019. It is a vintage brick, stone and Tudor “pre FAR” building on a narrow corner lot. As such, by the current ordinance, the home is non-compliant with side setback restrictions on its East side. Per current zoning code the setback calls 6.5’ (10% of 65’ width.) The survey provided with the home at time of purchase shows that the residence’s East Elevation is setback 6’-4” from the east property line at the south end of the home and 5’-11” at the north end. The home has been set this way since its original construction (probably in excess of 75 years ago). No further encroachment into the setback is being proposed as part of the Fay’s pending application for a building permit or as part of this variance request. The minor variance request is the result of a proposed change in some of the window locations and sizes on the existing, non-compliant east elevation of the home.

Because the changes include a reduction in the number and/or size of the windows in both the existing dining room and TV room on the east elevation the net effect of the changes is to reduce the amount of glazing on the east wall and increase the overall privacy between the two neighbors. Since the building permit application is being pursued to make the home function better for contemporary lifestyles, the window modifications that are being proposed as part of the interior remodeling are necessitated to achieve workable function within.

What is now a Dining Room with almost all windows on its east wall is being converted to a combination Mudroom, Home Office and Beverage Center which need primarily wall surface rather than windows. The proposed new window pattern in this area maintains light with the use of high transom windows, provides wall space needed for the proposed new functions below the transoms and increases privacy between the Fays and their neighbor to the East. The existing TV Room is immediately south of this space and is also proposed to reduce the number of existing windows from four to two in order to reduce window glare and increase privacy. The 2<sup>nd</sup> floor bedroom above this space is proposed to increase from one window to two in order to satisfy light/vent and egress requirements for a bedroom. This is because windows on the northern exposure of this bedroom had to be eliminated due to the addition of an adjacent, setback-compliant 2<sup>nd</sup> Floor Master Closet (which also increases privacy by

replacing an open roof deck that currently occupies that space.) The only other change in East Elevation windows is at the Kitchen. It consists of a relocation/replacement of two existing window openings in order to better accommodate the new cabinet layout proposed for the Kitchen. There is no gain in number or size of windows in this area. The Fays believe that the overall proposed changes (as they relate to the issue of the existing setback encroachment) actually are to the benefit of both themselves and their neighbors by reducing the number of windows and increasing privacy to both homes.

Either the required setback was less on the East side when this home was built or, because it is a corner lot with a very narrow buildable area, the home was originally constructed encroaching on today's 6.5' east side setback requirement. The strict application of the provisions of the zoning ordinance result in a particular hardship to the applicant in this case because the proposed interior modifications to the functions of the spaces on the east side of the home that are desirable to improve the plan, are not workable if no modification to windows are allowed under the current ordinance. Even necessary maintenance or replacement of existing windows could be limited by the strict application of the zoning ordinance.

Accordingly:

1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by regulations in this zone, because requiring that none of the fenestration could change in the East Elevation would severely limit the ability to re-craft functional spaces on the interior that are in keeping with contemporary lifestyles calling for Mudrooms, in-home Office space and more open Kitchen plans.
2. The plight of the homeowner is due to unique circumstances, namely the past placement of the existing home on the lot where its foundation is encroaching on the required setback. Because of its status as a narrow "corner lot" the home does not meet the test of enjoying minimum proscribed building width. While there is latitude for expansion provided in the code for the west side of the home, it would not make sense in the plan configuration and would alter the vintage character of the west elevation which is perceived as the front of the home. Consequently, options for home modification other than interior modification on the east side are also severely limited.
3. The variation, if granted, will not alter the essential character of the locality. It will not be apparent at all to most viewers of the neighborhood.
4. An adequate supply of light and air will be unaffected since there will be no change to the location of the wall itself.

5. The hazard from fire and other damages to the property will not be increased.
6. If the variation is allowed, the taxable value of the developed property will not be diminished and it will not affect the taxable value of other property within the Village.
7. There will be no negative impact to congestion in the public street as the variation, if granted, has no effect on traffic.
8. The public health, safety, comfort, morals and welfare of the inhabitants of the Village will not be otherwise impaired or impacted by the granting of this variance. The privacy of the adjacent occupants will be increased.

For the reasons stated above, the applicants, Brian and Jessica Fay, hereby request that the Village of Winnetka grant the requested minor variance to allow the proposed modifications to the windows on the East Elevation of their home.

Your consideration and cooperation in this matter is greatly appreciated.

Thomas Hickman  
Architect of Record

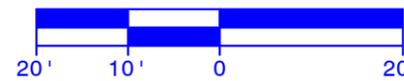
LEGEND

A = ASSUMED  
 C = CALCULATED  
 CH = CHORD  
 CL = CENTERLINE  
 D = DEED  
 E = EAST  
 F.I.P. = FOUND IRON PIPE  
 F.I.R. = FOUND IRON ROD  
 FT. = FEET/FOOT  
 L = ARC LENGTH  
 M = MEASURED  
 N = NORTH  
 NE = NORTHEAST  
 NW = NORTHWEST  
 P.O.B. = POINT OF BEGINNING  
 P.O.C. = POINT OF COMMENCEMENT  
 R = RECORD  
 RAD = RADIUS  
 R.O.W. = RIGHT OF WAY  
 S = SOUTH  
 S.I.P. = SET IRON PIPE  
 S.I.R. = SET IRON ROD  
 SE = SOUTHEAST  
 SW = SOUTHWEST  
 W = WEST

—X—X— = CHAIN LINK FENCE  
 —○—○— = WOOD FENCE  
 —□—□— = METAL FENCE  
 —△—△— = VINYL FENCE  
 - - - - = EASEMENT LINE  
 — — — — = SETBACK LINE  
 - - - - = INTERIOR LOT LINE

# PLAT OF SURVEY OF

LOT 14 IN BLOCK 1 IN WINNETKA MANOR, BEING A SUBDIVISION OF THE SOUTH 45 ACRES OF THE WEST 90 ACRES OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

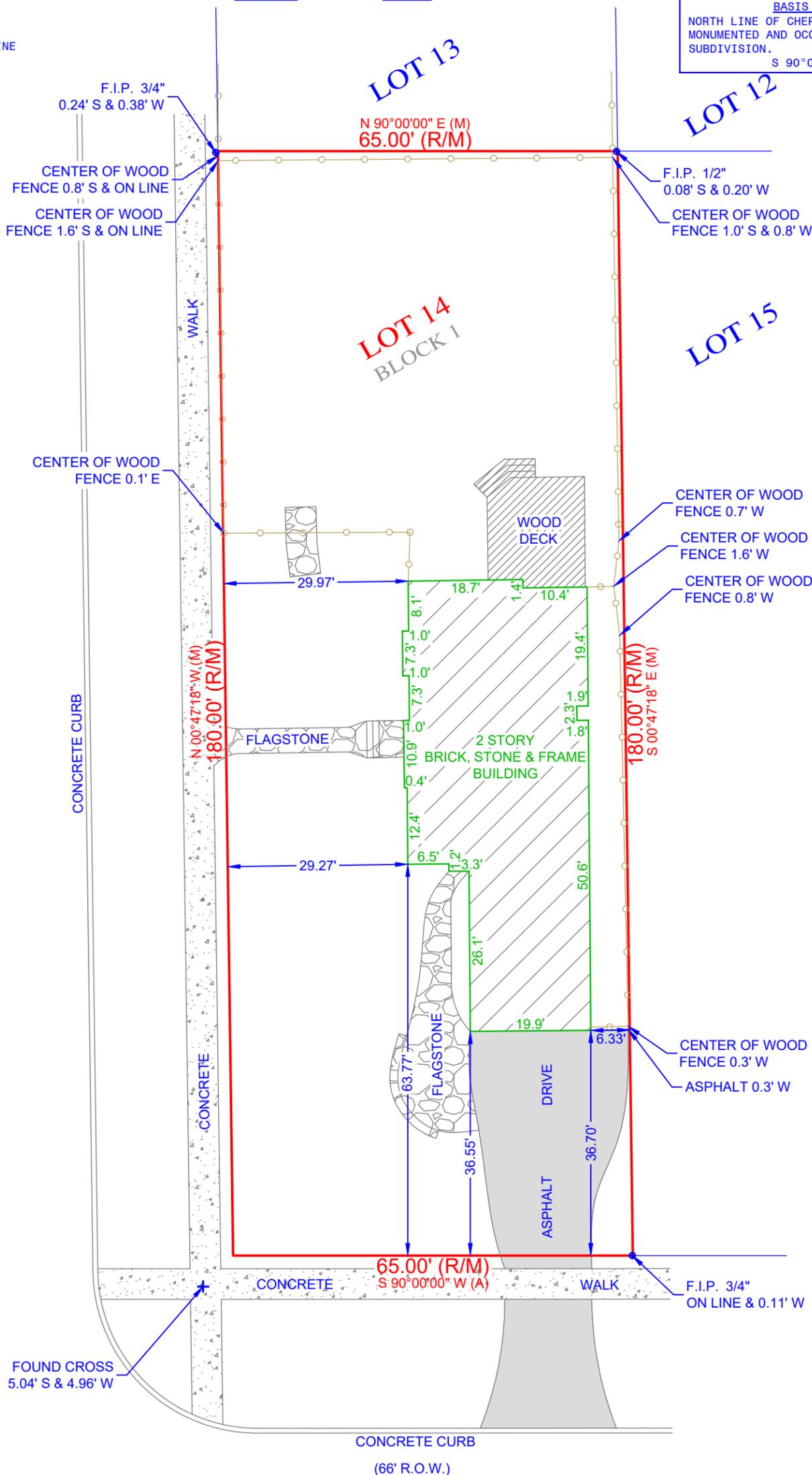


BASIS OF BEARING:  
 NORTH LINE OF CHERRY STREET AS FOUND MONUMENTED AND OCCUPIED PER RECORD SUBDIVISION.  
 S 90°00'00" W (A)

AREA OF SURVEY:

"CONTAINING 11,698 SQ. FT. OR 0.26 ACRES MORE OR LESS"

BERKELEY AVENUE  
 (66' R.O.W.)



CHERRY STREET  
 (66' R.O.W.)



Morris Engineering, Inc.  
 515 Warrenville Road, Lisle, IL 60532  
 Phone: (630) 271-0770  
 FAX: (630) 271-0774  
 WEBSITE: WWW.ECIVIL.COM

STATE OF ILLINOIS }SS  
 COUNTY OF DUPAGE }

I, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT "THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY," AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

DATED, THIS 2ND DAY OF AUGUST, A.D. 2019, AT LISLE, ILLINOIS.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-3253  
 LICENSE EXPIRATION DATE NOVEMBER 30, 2020  
 ILLINOIS BUSINESS REGISTRATION NO. 184-001245



NOTE:

1. ALL TIES SHOWN ON THIS SURVEY ARE MEASURED TO THE BUILDING'S SIDING (BRICK, FRAME, STUCCO, METAL, ETC.) AND NOT TO THE FOUNDATION, UNLESS NOTED OTHERWISE.
2. ROOF LINES AND OVERHANGS ARE TYPICALLY NOT SHOWN HEREON.
3. COMPARE ALL DISTANCES AND POINTS IN FIELD AND REPORT ANY DISCREPANCIES TO SURVEYOR AT ONCE.
4. NO DIMENSIONS SHALL BE ASSUMED BY SCALING.

ADDRESS COMMONLY KNOWN AS 455 BERKELEY AVENUE  
 WINNETKA, ILLINOIS

CLIENT LAW OFFICES OF IAN B. HOFFENBERG LLC.

FIELDWORK DATE (CREW) 08/01/2019 (MM/DL)  
 DRAWN BY: RE.S. REVISED: JOB NO. 19-07-0529

## GENERAL NOTES

### CODES

ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL LOCAL, STATE AND NATIONAL CODES AND ORDINANCES AND ALL AUTHORITIES HAVING JURISDICTION.

### CONTRACTOR NOTES

CONTRACTOR RETAINS THE RIGHT TO LOCATE AND/OR RELOCATE ANY MECHANICAL AND OR STRUCTURAL SYSTEMS AND INDIVIDUAL COMPONENTS OF SUCH SYSTEMS IN ACCORDANCE WITH ACCEPTABLE STANDARDS OF THE EFFICIENCY OF OPERATION AS DETERMINED BY THE CONTRACTOR. ALL STRUCTURAL CHANGES SHALL BE APPROVED BY THE ARCHITECT PRIOR TO EXECUTION.

VERIFY EXACT LOCATION OF FOOTING STEPS IN FIELD BASED ON FINAL GRADE.

EACH CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND FIELD CONDITIONS PRIOR TO PROCEEDING WITH THE WORK. NOTIFY SUPERINTENDENT AND ARCHITECT IF DISCREPANCIES ARE FOUND. DO NOT PROCEED WITH THE WORK UNTIL ALL DISCREPANCIES HAVE BEEN RESOLVED.

MATERIALS SHALL BE USED AS SPECIFIED ON THESE PLANS. SUBSTITUTIONS OF MATERIAL WILL NOT BE ALLOWED WITHOUT ARCHITECT'S APPROVAL.

### CARPENTRY NOTES

ALL TRUSS DECKING OVER AS FOLLOWS: FLOOR DECKING 3/4" OR 2B/32" TONGUE & GROOVE, APA RATED "STURD-FLOOR", ROOFS 1/2" APA RATED CD SHEATHING, EXTERIOR WALL SHEATHING SHALL BE NOM 1/2" OSB EXT. SHEATHING. FAMILY ROOM ROOF DECKING SHALL BE NOM 5/8" OSB.

DIMENSIONS SHOWN ON PLAN REFLECT 3 1/2" x 4 1/2" WALL THICKNESSES UNLESS SHOWN OTHERWISE TO MATCH EXISTING ON ALL INTERIOR WALLS. GENERAL CONTRACTORS SHALL PROVIDE 2x6 STUDS @ 16" O.C. FOR ALL FAMILY ROOM EXTERIOR WALLS.

ALL LOAD BEARING HEADERS SPANNING 6'-0" OR LESS SHALL BE (2) 2x12 W/ 1/2" PLYWOOD SPACER UNLESS NOTED AS OTHERWISE ON PLANS. FAMILY ROOM HEADERS SHALL BE (2) 1 1/2 x 4 LVL'S EACH. INSULATE VOID OR ADD AN ADDITIONAL LVL.

EXISTING STAIRS ON INTERIOR TO REMAIN. MODIFIED DECK STAIR RAILINGS & BALUSTERS TO CONFORM TO ALL APPLICABLE CODES, GRASPABLE PORTION OR RAILING NOT TO EXCEED 2 5/8" IN CROSS SECTIONAL DIMENSION (2" IF CIRCULAR).

PROVIDE 3'-1" CLEAR WIDTH (MIN) FOR ALL STAIR CONSTRUCTION.

ALL CANTILEVERS, IF ANY, TO BE 2x11 MINIMUM FRAMING RATIO.

ALL FRAMING DRILLED FOR PLUMBING VENTS OR SIMILAR HOLES MUST BE A MINIMUM OF 2x6 STUDS IN LIEU OF 2x4 STUDS.

FINAL ROUGH FRAMING SHALL BE VERIFIED IN FIELD BY THE CONTRACTOR BASED UPON MANUFACTURER'S PRODUCT INFORMATION PRIOR TO INSTALLATION.

PROVIDE SOLID BLOCKING TO FOUNDATION AT ALL POSTS.

ALL HEADERS SPANNING 5'-0" OR LESS MAY HAVE SINGLE JACK STUDS AND SINGLE KING STUDS.

ALL WOOD IN CONTACT WITH CONCRETE OR GROUND SHALL BE PRESSURE PRESERVATIVE TREATED (WOLMANIZED).

ALL FASTENERS, HANGERS AND FLASHING FOR PRESSURE TREATED WOOD SHALL BE COMPATIBLE W/ ACG TREATED LUMBER.

CODE COMPLIANT FIRE STOPPING IS REQUIRED AT CONCEALED SPACES OF STUD WALL AND PARTITIONS INCLUDING FURRED SPACES AT THE CEILING. ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILING, COVER CEILING, ET. CONCEALED SPACE BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN AND OPENINGS AROUND VENTS, PIPES, CUTS, CHIMNEYS AND FIREPLACES AT CEILING AND FLOOR LEVEL WITHOUT NONCOMBUSTIBLE MATERIALS.

### TYPICAL PLAN NOTES

AS NOTED ON PLANS

### STAIR NOTES

ALL NEW STAIR CONSTRUCTION & RAILINGS SHALL CONFORM TO ALL CURRENT APPLICABLE CODES  
**TYPICAL STAIR RAIL:**  
 WOOD HANDRAIL 4x4" ABOVE LINE CONNECTING NOSINGS WITH BALUSTERS SPACED 50 NO OPENING ALLOWS A 4" DIA. SPHERE TO PASS THROUGH.  
**TYPICAL BALCONY RAIL:**  
 36" H RAIL WITH BALUSTERS SPACED 50 NO OPENING ALLOWS A 4" DIA. SPHERE TO PASS THROUGH.  
**TYPICAL HANDRAIL:**  
 HANDRAILS TO BE PROVIDED ON STAIRWAYS OF THREE OR MORE RISERS AND ON AT LEAST ONE SIDE OF EACH RUN OF TREADS. HANDRAIL TO BE CONTINUOUS FOR THE FULL LENGTH OF THE STAIRS. MINIMUM 34" MAXIMUM 39" ABOVE THE LEADING EDGE OF NOSING. ENDS TO BE RETURNED TO WALL OR TERMINATED AT NEEL POST.  
**TYPICAL STAIR TREADS AND RISERS:**  
 CONSTRUCTED WITH SOLID RISERS. MIN 10" TREAD, MAX 1-3/4" RISER W/ MIN 6'-8" CLEAR HEADROOM. FINISH SURFACE TO FINISH SURFACE.

### ROOF TRUSS SYSTEM NOTE (IF APPLICABLE)

IT IS THE RESPONSIBILITY OF THE TRUSS DESIGNER TO DESIGN AND DETAIL THE ROOF TRUSS SYSTEM. THE ROOF TRUSS SYSTEM SHALL INCLUDE BUT IS NOT LIMITED TO A COMPLETE ROOF PLAN INDICATING ALL TRUSS SIZES, LOCATIONS, CONNECTIONS, IMPOSED LOADS AND BEARING REQUIREMENTS. THE ROOF TRUSS SYSTEM SHALL BE DESIGNED TO ACCOMMODATE ALL LIVE, DEAD, SNOW, WIND AND UPLIFT LOADS AS REQUIRED BY ALL APPLICABLE AUTHORITIES. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR DETERMINING THE ROOF TRUSS SYSTEM REQUIREMENTS. THE ROOF TRUSS SYSTEM SHALL CONFORM TO THE DESIGN INTENT OF THE CONSTRUCTION DOCUMENTS PREPARED BY THE ARCHITECT. IF MODIFICATIONS TO THESE CONSTRUCTION DOCUMENTS IS REQUIRED DUE TO THE ROOF TRUSS SYSTEM, THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY VIA THE GENERAL CONTRACTOR.

## NOTES & SPECIFICATIONS:

### CONCRETE

THE FOUNDATIONS HAVE BEEN DESIGNED ASSUMING A SAFE SOIL BEARING PRESSURE OF 2500 PSF AT DESIGN ELEVATIONS. CONTACT ARCHITECT IF SOIL OF LESS BEARING CAPACITY IS ENCOUNTERED AT FOOTING DESIGN ELEVATIONS.

ALL FOOTINGS SHALL EXTEND A MINIMUM OF 3'-6" BELOW GRADE. VERIFY EXACT FOOTING ELEVATIONS OF WALKOUT STEPS IN FIELD BASE UPON EXISTING GRADE CONDITIONS.

ALL CONCRETE TO BE 3000 PSI @ 28 DAYS.  
 ALL CONCRETE IN SEVERE AREAS (AS DETERMINED BY THE BUILDING INSPECTOR) TO BE 3500 PSI @ 28 DAYS.  
 ALL EXPOSED EXTERIOR PLAT WORK TO BE 3500 PSI CONCRETE.

CONCRETE PEIRS MUST EXTEND A MINIMUM OF 2" ABOVE AND 3'-6" BELOW GRADE.

CONCRETE FOUNDATIONS TO HAVE MIN. 1" CONCRETE COVER TO ANY ANCHOR BOLT OR ANY OTHER METAL REINFORCING OR ANCHORAGE.

**CONCRETE SLABS:**  
 INTERIOR: 4" CONCRETE SLAB W/ 6x6 W/ 4x4 MIN. ON 6 MIL VAPOR RETARDER W/ MIN 10 PERM RATING OVER 4" GRANULAR FILL  
 GARAGE: 4" CONCRETE SLAB W/ 6x6 W/ 4x4 MIN. OVER 4" GRANULAR FILL  
 PORCH: 4" CONCRETE SLAB OVER 4" MIN. GRAVEL FILL

ALL CONCRETE AT PORCHES, STAIRS EXPOSED TO WEATHER AND GARAGE FLOOR SLABS SHALL BE MIN 3500 PSI. CONCRETE SHALL BE AIR ENTRAINED BETWEEN 3/8" AND 7/8".

THE ENTRY WALK FROM FRONT ENTRY PORCH TO THE DRIVEWAY SHALL BE 42" WIDE, 4" THICK AND FLARED AT THE DRIVEWAY. PROVIDE ROUNDED 12" RADII AT ALL CORNERS. INSTALL WALK A MINIMUM OF 36" AWAY FROM ANY FOUNDATION WALL. WALK TO BE EXACTLY CENTERED TO FRONT ENTRY PORCH.

PROVIDE TWO #4 REBARS CONTINUOUS AT EDGES FOR ENTIRE LENGTH OF THE WALK. PROVIDE THREE #4 RE-BARS TO WALK OVER SEWER AND WATER TRENCH, EXTEND A MINIMUM OF 5'-0" BEYOND WIDTH OF TRENCHES ON BOTH SIDES.

PROVIDE STEP FROM FRONT ENTRY WALK TO FRONT ENTRY PORCH. STEP SHALL BE MAXIMUM 1 1/2" HIGH 10" DEEP AND 42" WIDE PROVIDE #4x2x12" DOVELS @ 12" O.C. AT FRONT ENTRY STEP SET INTO FOUNDATION WALL. PROVIDE #4x36"x36" DOVELS @ 12" O.C. AT JOISTS BETWEEN FRONT PORCH SLAB AND FOUNDATION WALL.

### THERMAL & MOISTURE PROTECTION

PROVIDE CONCEALED ALUMINUM FLASHINGS AT ALL ROOF/WALL JUNCTIONS.

PROVIDE ALUMINUM FLASHING ABOVE ALL EXTERIOR WINDOW/DOOR HEAD TRIM.

METAL VALLEY FLASHING TO CONFORM WITH ALL APPLICABLE CODES.

WEATHER RESISTANT MEMBRANE FLASHING INSTALLED UNDER ALL SILLS.

SHINGLES TO BE CLASS 'C' 30-YEAR ARCHITECTURAL GRADE FIBERGLASS.

INSULATION (WHERE CALLED FOR):

WALL: R-21 BATT INSULATION AT NEW EXTER. WALLS  
 CEILING: R-30 IN SLOPES; R-49 COMBINED BATT AND BLOWN CELLULOSE INSULATION ELSEWHERE  
 BASEMENT: NO NEW FINISHING WORK IN BASEMENT; R-10 2" MINIMUM FROM TOP AT NEW SLAB PERIMETER

ALL EXTERIOR JOINTS, SEAM AND PENETRATIONS IN THE BUILDING ENVELOPE MUST BE SEALED WITH CAULK, TAPE, GASKETS, OR WEATHER-STRIPPIERS TO PREVENT AIR LEAKAGE.  
 VAPOR RETARDERS WITH A PERM RATING OF 1.0 OR LESS MUST BE INSTALLED IN ALL FRAMED CEILING, WALL, AND FLOORS ON WARM SIDE OF INSULATION.

ALL NEW WINDOWS AND FENESTRATION SHALL HAVE A MAXIMUM U-FACTOR OF 0.30

WORK SHALL COMPLY WITH THE CURRENT ILLINOIS ENERGY CONSERVATION CODE. ALL THE PRESCRIPTIVE AND MANDATORY REQUIREMENTS OF CHAPTER 4 ON THE 2018 IECC AS WELL AS TABLE R402.4.11 NEED TO BE ADHERED TO.

### DOOR & WINDOWS

BUILDING OWNER OR OWNER'S REPRESENTATIVE TO REVIEW, COORDINATE AND APPROVE ALL WINDOW AND DOOR MANUFACTURERS, LOCATIONS, SIZES, AND FINISHES WITH CONTRACTOR(S) PRIOR TO ORDERING MATERIALS OR START OF CONSTRUCTION.

ONE WINDOW PER BEDROOM MUST MEET THE FOLLOWING MINIMUM EGRESS REQUIREMENTS:

MIN. OPENING AREA 5.7 SF (5.0 SF FOR WINDOWS ON GRADE LEVEL)  
 MIN. OPENING WIDTH 20" CLEAR  
 MIN. OPENING HEIGHT 24" CLEAR

ALL NEW GLAZING SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CODES AND TEMPERED WHERE REQUIRED.

ALL NEW GLAZING SHALL COMPLY WITH WIND LOAD REQUIREMENTS OF CODE SECTION R 602.5

ALL OPERABLE WINDOWS SHALL HAVE AN INSECT SCREEN.

ALL PATIO DOOR SHALL HAVE OPERABLE LEAF INSIDE.

ALL EXIT DOOR TO HAVE SINGLE MOTION, DOUBLE ACTION HARDWARE.

### MECHANICAL

-LAYOUT AND SIZE OF MECHANICAL EQUIPMENT IS TO BE PROVIDED BY MECHANICAL CONTRACTOR. VERIFY EXACT EQUIPMENT LOCATIONS AND MECHANICAL LAYOUT WITH THE GENERAL CONTRACTOR PRIOR TO INSTALLATION.  
 -HEATING TO BE DESIGNED TO MAINTAIN 10° INSIDE WITH 10° OUTSIDE.  
 -CRAWLSPACES TO BE HEATED. HVAC DESIGNER TO ALLOW FOR RETURN AIR.  
 -PROVIDE ONE LIGHT & 48" VENTILATION IN BASEMENT (CONCRETE AS PROVIDED FOR IN SECTION R303.1)  
 -EXCEPTIONS (1,2 OF 2003 INTERNATIONAL RESIDENTIAL BUILDING CODE)  
 -PROVIDE EXHAUST FANS FOR ALL BATHROOMS AS SHOWN.

-RANGE HOOD, VENT AND ALL EXHAUST FAN DUCTS MUST VENT TO EXTERIOR.  
 -PROVIDE TYPE 'B' GAS VENTS FOR ANY NEW FURNACES AND WATER HEATERS. VENT SHALL PENETRATE ROOF WITH TALL FLASHING CONE, STORM COLLAR, AND TERMINATION CAP.  
 -NEW BOILER TO BE MIN. 90% EFFICIENT GAS FIREP.

### PLUMBING

-PROVIDE MINIMUM 10'-0" SEPARATION BETWEEN LOCAL SERVICE WATER AND SEWER CONNECTION.  
 -ALL SUPPLY LINES SHALL BE 1/2" COPPER ABOVE GRADE AND TYPE 'B' COPPER BELOW GRADE.  
 -PLUMBING CONTRACTOR TO SUPPLY A FULL SIZED WASTE LINE CLEAN-OUT AT WASTE LINE WITHIN 5'-0" OF EXTERIOR OF BUILDING.  
 -UNDERGROUND WASTE AND VENT PIPING TO BE CAST IRON (SCHEDULE 40 PVC ONLY IF PERMISSIBLE PER LOCAL AUTHORITY)  
 -PROVIDE NON-SCALDING SHOWER VALVES.  
 -ALL FIXTURES SHALL HAVE SHUT-OFF VALVES  
 -ALL FIXTURES SHALL HAVE 1/2" AIR CHAMBER.  
 -ALL RISERS SHALL HAVE 24" AIR CHAMBER.  
 -ALL FLOOR DRAINS TO BE CONNECTED TO SANITARY UNLESS NOTED OTHERWISE.  
 -ALL FLOOR DRAINS CONNECTING TO A SEALED EJECTOR PIT SHALL BE SEPARATELY VENTED. EJECTOR PIT SHALL HAVE GATE VALVE INSTALLED ON 2" DISCHARGE WASTE LINE. RUBBER CHECK VALVES ARE NOT PERMITTED ON DISCHARGE LINES. ALL STORM SWAMP PITS AND SANITARY EJECTOR PITS SHALL BE INSTALLED WITH TOP EDGE 2" ABOVE FINISHED FLOOR.  
 -ALL FLASHING SHALL BE LEAD.  
 -ALL BELOW-GRADE SANITARY PIPES SHALL BE MINIMUM 4".  
 -GAS SHUT-OFF VALVE FOR FIREPLACE SHALL BE LOCATED WITHIN 3' OF FIREPLACE OPENING.  
 -PROVIDE 5/4" STUD FOR SANITARY SEWER.  
 -ALL JOINTS SHALL BE SOLDER-WELDED WITH LEAD-FREE SOLDER.  
 -ALL PIPES DESIGNATED FOR FUTURE EXTENSION SHALL BE CAPPED OFF PROPERLY AND IN ACCORDANCE WITH CODE.

### ELECTRICAL

ELECTRICAL CIRCUITS TO BE DESIGNED BY THE ELECTRICAL CONTRACTOR IN ACCORDANCE TO ALL APPLICABLE CODES.

ELECTRICAL CHARACTERISTICS ARE 120/240V 1PH 3W.

PLACEMENT OF ELECTRICAL OUTLETS TO FOLLOW THE 6/12 RULE.

ALL PADDLE TYPE CEILING FANS TO BE INSTALLED WITH REINFORCED JUNCTION BOXES.

ALL WIRING SHALL BE IN METAL CONDUIT. ALL EXPOSED WIRING IN BASEMENT TO BE IN METAL CONDUIT.

VERIFY ELECTRICAL REQUIREMENTS OF ALL APPLIANCES WITH MANUFACTURER'S SPECIFICATIONS. HARDWARE APPLIANCES AS REQUIRED.

DISHWASHER, RANGE EXHAUST HOOD AND GARBAGE DISPOSAL TO BE HARDWIRED AND ARE TO HAVE A DISCONNECTING MEANS WITHIN SIGHT OF THE APPLIANCE.

WHIRLPOOL INSTALLING PER N.E.C. REQUIREMENTS. ALL SWITCHES AND OUTLETS TO BE MINIMUM 5'-0" FROM WHIRLPOOL TUB. PROVIDE DEDICATED GFI OUTLET AND ACCESS PANEL FOR WHIRLPOOL MOTOR.

ALL SMOKE DETECTORS SHALL BE 110V, WITH BATTERY BACKUP. INTERCONNECT ALL DEVICES, AT LEAST ONE DEVICE MUST BE LOCATED WITHIN 5' OF EACH BEDROOM DOOR. CONNECT SMOKE DETECTORS TO HALL LIGHTING CIRCUIT. SMOKE ALARMS ARE REQUIRED IN EVERY BEDROOM AND WITHIN 15' OF EVERY BEDROOM IN THE HALLWAY, ON EVERY LEVEL AND IN EVERY MECHANICAL ROOM. CO DETECTORS ARE REQUIRED WITHIN 15' OF EVERY BEDROOM.

ALL LIGHT FIXTURES IN CLOTHES CLOSETS SHALL BE EITHER A FLUORESCENT FIXTURE OR RECESSED CAN LIGHT WITH LENS COVERS & BE NO LESS THAN 6" HORIZONTALLY IN FRONT OF CLOSET SHELF OR STORAGE AREA PER N.E.C.

WORKING CLEARANCE ABOUT ELECTRICAL EQUIPMENT, 600 VOLTS OR LESS, SHALL BE 30" IN FRONT OF ELECTRICAL EQUIPMENT AND 36" FROM ELECTRICAL EQUIPMENT.

ALL EXTERIOR GFI OUTLETS TO HAVE AN ENCLOSURE THAT IS WEATHERPROOF BOTH WHEN THE ATTACHMENT PLUG CAP IS INSERTED AND WHEN IT IS REMOVED.

OUTLET BOXES SHALL NOT BE USED FOR SOLE SUPPORT OF CEILING FANS EXCEPT WHERE SUCH BOXES ARE LISTED FOR THAT APPLICATION.

NOT LESS THAN 40 PERCENT OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH EFFICACY LAMPS, R4041

## SCOPE OF WORK

THE ADDITION OF A NEW SIDE COVERED DECK AND VARIOUS RENOVATIONS TO BOTH FLOORS OF THE EXISTING 2-STORY HOME, INCLUDING AN EXPANSION OF THE 2ND FLOOR MASTER SUITE.

THE ADDITION OF A DETACHED TWO-CAR GARAGE.

FIRST FLOOR: REMODELED KITCHEN AND BATHROOM LAYOUT, CONVERSION OF EXISTING DINING ROOM TO A MIDROOM/HOME OFFICE AND BUTLER PANTRY.

SECOND FLOOR: REMODELED BEDROOM OVER GARAGE AND CONVERSION OF AN EXISTING ADJACENT ROOM TO A LAUNDRY AND AN EN SUITE BATH TO THE REMODELED BEDROOM. THE ADDITION OF A MASTER CLOSET OVER THE EXISTING DINING ROOM. NEW WINDOW CONFIGURATION IN THE 2ND BEDROOM.

ELECTRICAL: NEW RECEPTACLES, LIGHT FIXTURES, WIRING PER CODE IN AREAS OF REMODELING. ALL OTHER AREAS, EXISTING TO REMAIN.

PLUMBING: EXISTING WATER/WASTE SERVICE TO REMAIN, NEW FIXTURES & PIPING @ 1ST FLOOR KITCHEN & BATH, AND AT NEW 2ND FLOOR LAUNDRY & BATH PER CODE. ALL OTHER AREAS, EXISTING TO REMAIN.

HVAC: EXTENSION OF EXISTING DUCTWORK TO NEW 2ND FLOOR MASTER CLOSET.

## INDEX OF APPLICABLE CODES

THE 2015 INTERNATIONAL BUILDING CODES

2015 INTERNATIONAL RESIDENTIAL CODES FOR ONE & TWO FAMILY DWELLINGS

2018 INTERNATIONAL ENERGY CONSERVATION CODE

2014 NATIONAL ELECTRIC CODE

2014 STATE OF ILLINOIS PLUMBING CODE

2015 INTERNATIONAL MECHANICAL CODE

2015 INTERNATIONAL FIRE CODE

2015 NFPA LIFE SAFETY CODE

AND THE VILLAGE OF WINNETKA BUILDING CODES DATED [APRIL 26, 2011] AND

AMENDMENTS TO THE INTERNATIONAL CODES, DATED AUGUST 1, 2019.

## DRAWING INDEX

SHEET	DESCRIPTION
T1	TITLE SHEET, GENERAL NOTES, SITE PLAN
D1	EXISTING 1ST FLR & PLAN CHANGES
A1 a	PROPOSED ELEVATIONS - FRONT / S. SIDE
A1 b	PROPOSED ELEVATIONS - REAR / N. SIDE
SP1	PROPOSED SITE PLAN
A2	PROPOSED FOUNDATION PLAN
A3.1	1ST FLOOR PLAN w/ ELECTRICAL MODIFICATIONS
A4.1	2ND FLOOR PLAN w/ ELECTRICAL MODIFICATIONS
A5	MISCELLANEOUS
GU	DETACHED GARAGE
10 SHEETS	TOTAL

## BUILDING AREA CALCULATIONS:

NO ALLOWANCES YET FACTORED IN

EXISTING RESIDENCE GROSS AREA:	PROPOSED RESIDENCE TO BE ADDED	TOTAL AREA
1ST FLR 1891 SF	0 SF	1891 SF
2ND FLR 1614 SF	208 SF	1822 SF
ATTIC 150 SF (E)		150 SF (E)
DET. GARAGE	480 SF	480 SF
TOTAL: 3,655 SF	TOTAL: 688 SF	4,343 SF

## DESIGN CRITERIA

### DESIGN LOADS

FLOOR JOISTS (ALL ROOMS & DECKS)	40# LIVE LOAD / 10# DEAD LOAD
ROOF RAFTERS (NO CEILING)	30# LIVE LOAD / 10# DEAD LOAD
ROOF RAFTERS (WITH FINISHED CEILING)	30# LIVE LOAD / 5# DEAD LOAD
CEILING JOISTS (WITH LIMITED ATTIC AREA)	20# LIVE LOAD / 10# DEAD LOAD
ROOF TRUSSES (TOP CHORD)	30# LIVE LOAD / 10# DEAD LOAD
ROOF TRUSSES (BOTTOM CHORD)	20# LIVE LOAD / 10# DEAD LOAD

### STRUCTURAL FRAMING LUMBER

FLOOR JOISTS, CEILING JOISTS, HEADERS, AND RAFTERS IN-GRADE BASE VALUE AS DETERMINED BY WESTERN WOOD PRODUCTS ASSOCIATION. (USE NO MULTIPLIERS AGAINST BASE VALUE)

AT ALL FRAMED POSTS CONSISTING OF BUNDLED LUMBER, PROVIDE HEADER ACROSS MEMBERS TO DISTRIBUTE LOAD EVENLY.

#2	HEM-FIR	E = 1,300,000	BASE Fd = 850
#2	SPRUCE PINE-FIR	E = 1,400,000	BASE Fd = 875
	DOUGLAS FIR SELECT STRUCTURAL	E = 1,900,000	BASE Fd = 1450

MINIMUM IN-GRADE BASE VALUES FOR STUDS:

FIRST FLOOR EXT. LOAD BEARING WALLS	E = 1,400,000	Fc = 825
FIRST FLOOR INT. LOAD BEARING WALLS	E = 1,200,000	Fc = 800
SECOND FLOOR EXT. LOAD BEARING WALLS	E = 1,200,000	Fc = 800
SECOND FLOOR INT. LOAD BEARING WALLS	E = 1,000,000	Fc = 600
ALL NON-LOAD BEARING WALLS	E = 1,000,000	Fc = 600

### ENGINEERED WOOD PRODUCTS

MANUFACTURED STRUCTURAL WOOD PRODUCTS SUCH AS HEADERS AND BEAMS HAVE BEEN DESIGNED BASED UPON MICROLAMLS AND PARALLAMS AS MANUFACTURED BY TRUS-JOIST.

1/4 MICROLAMLS	Fd = 2,600 PSI	E = 1,800,000 PSI
2.0 PARALLAMS	Fd = 2,400 PSI	E = 2,000,000 PSI
1.5 TIMBERSTRAND	Fd = 2,250 PSI	E = 1,500,000 PSI

### DESIGN LOADS

GUARD RAILS & HANDRAILS	200 lb. LIVE LOAD
STAIRS	40 lb. LIVE LOAD OR 300 lb. CONCENTRATED LOAD OVER AN AREA OF 4 SQUARE INCHES, WHICHEVER PRODUCES GREATER STRESSES.
DECK	100 lb. /S.F.
WIND	90 MPH.
SNOW	30 lb. LIVE LOAD

I CERTIFY THAT THESE DRAWINGS WERE PREPARED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE THEY CONFORM TO THE APPLICABLE CODES OF WINNETKA, IL.

SIGNED \_\_\_\_\_

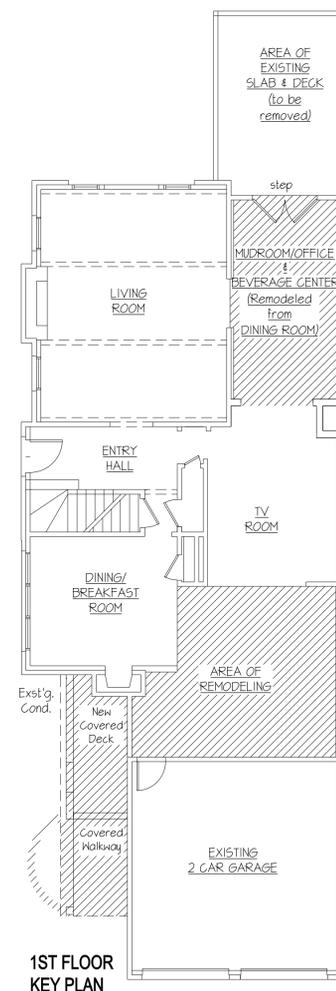
THOMAS L. HICKMAN LICENSED ARCHITECT

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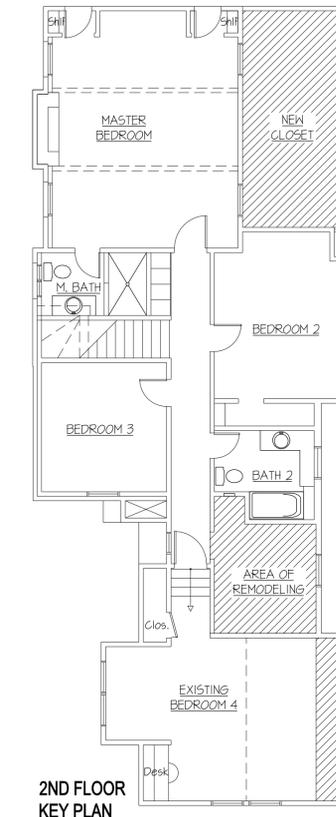
EXPIRES : \_\_\_\_\_

# THE FAY RESIDENCE

WINNETKA, ILLINOIS



1ST FLOOR KEY PLAN



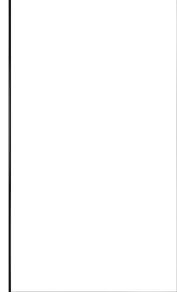
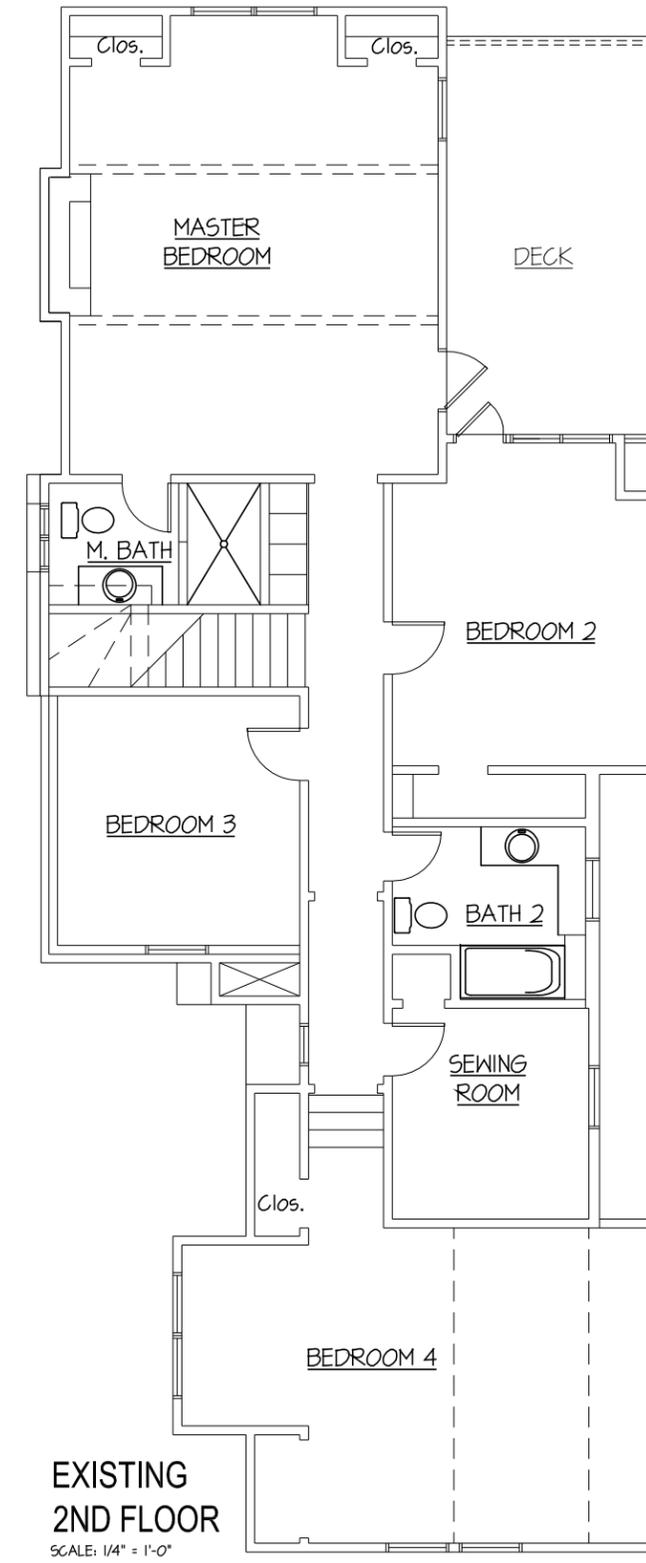
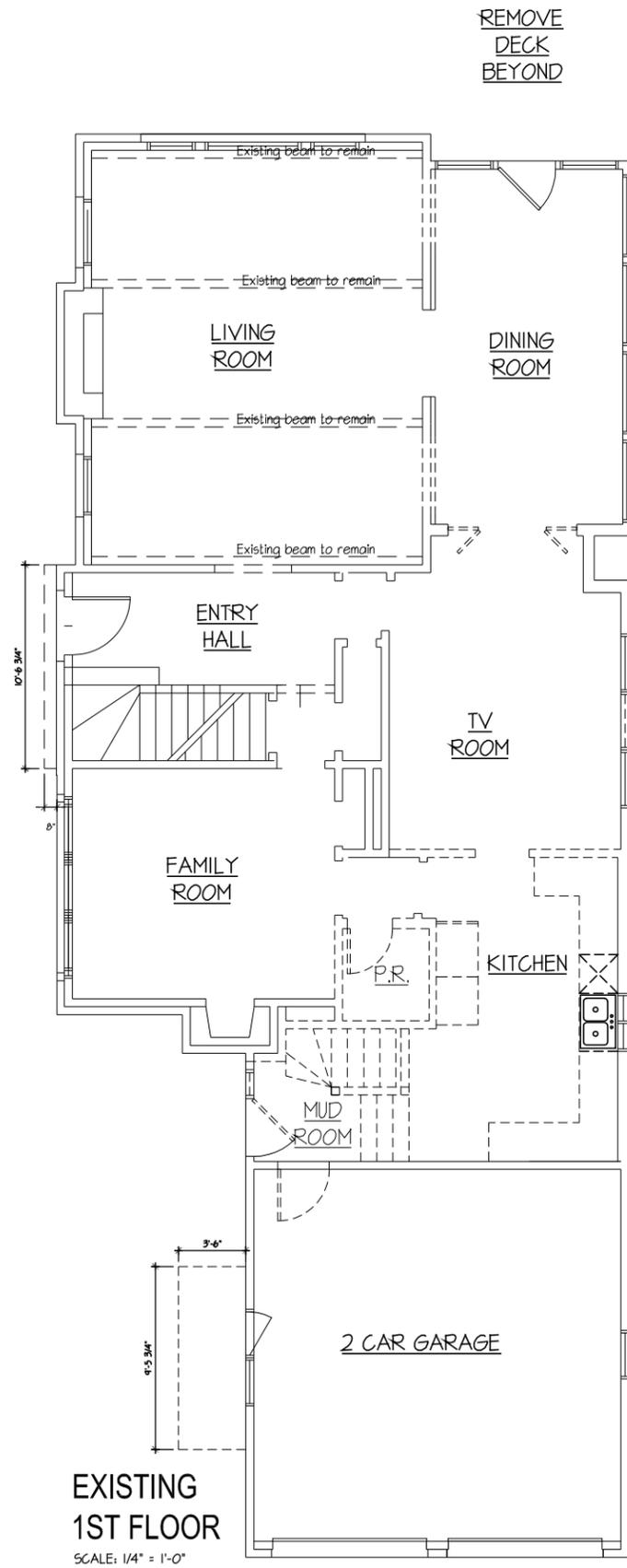
2ND FLOOR KEY PLAN

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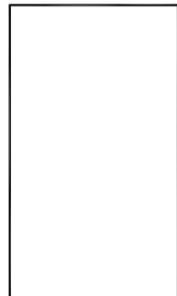
**Renovations & Additions to  
 The Fay Residence  
 455 Berkley Avenue  
 Winnetka, Illinois  
 Title Sheet**

DATE:	06/21/2021
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Sheet No.  
**T1**



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			RESP. TO	REVIEW
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2	2/25/22	TH	2/17/22	REVIEW
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-

**Renovations & Additions to  
 The Fay Residence  
 455 Berkley Avenue  
 Winnetka, Illinois  
 EXIST 1ST & 2ND FLOOR DEMO PLANS**

DATE:	06/21/2021
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Sheet No.  
**D1**



**ROOF CONSTRUCTION**  
 A. COVER NEW MASTER CLOSET: OVERLAPPING 30 YEAR FIBERGLASS SHINGLES MIN.  
 CLASS G1 W/  
 A. STRIPPER STRIP OVER A ICE AND WATER SHIELD  
 NO BUILDING PAPER  
 1/2" PLYWOOD ROOF SHEATHING w/ MET. CLIPS  
 2x6 ROOF RAFTERS @ 16" O.C. WHITE DOWNS TO BOTH PLATES  
 2x6 CEILING JOISTS @ 16" O.C.  
 R-48 BATT W/WOOD FIBER INSULATION 5/8" GYP. BD. FINISH B. NEW PORCH STANDING SEAM METAL ROOFING OVER SEPARATE PER MANUFACTURER'S SPECIFICATIONS.  
**GUTTER & DOWNSPOUT**  
 SEAMLESS ALUMINUM GUTTER AND DOWNSPOUT. VERIFY LOCATION PER ROOF PLAN.  
**FASCIA/SOFFIT**  
 1x6 FASCIA BOARD  
 1/2" ROOF EDGE FLASHING  
 SOFFIT W/INSULATION. VERIFY EQUALLY DISTRIBUTED PER ROOF PLAN NOTES.  
**FRAME WALL**  
 STUCCO 5/8" W/AN SCREEN TYVEK HOUSEWRAP ON CONTINUOUS 1/2" STRUCTURE PLYWOOD SHEATHING BATT SHEATHING DOWN OVER FLS. SYSTEM  
 2x6 STUDS @ 16" O.C.  
 R-13 BATT INSULATION  
 5/8" GYP. BD. FINISH  
 PROVIDE CORNER BRACING PER CODE.

**FRONT ELEVATION  
w/ PROPOSED NEW  
COVERED DECK**

SCALE: 1/4" = 1'-0"



**SOUTH ELEVATION  
w/ PROPOSED NEW  
COVERED DECK**

SCALE: 1/4" = 1'-0"

**PROPOSED  
NORTH ELEVATION**

SCALE: 1/4" = 1'-0"



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**Renovations & Additions to  
The Fay Residence  
455 Berkley Avenue  
Winnetka, Illinois  
EXTERIOR ELEVATIONS**

DATE:	06/21/2021
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Sheet No.  
**A1a**



**ROOF CONSTRUCTION**  
 OVER: CORNING 30 YEAR FIBERGLASS SHINGLES  
 1/8" CLASS (C) W/ A STARTER STRIP OVER A ICE AND WATER SHIELD  
 #5 BUILDING PAPER  
 1/2" PLYWOOD ROOF SHEATHING W/ MITL CLIPS  
 2x6 ROOF RAFTERS @ 16" O.C. W/TE DOING TO BOTH FLUES  
 2x8 CEILING JOISTS @ 16" O.C.  
 R-48 BATT W/ VAPOR BARRIER INSULATION 5/8" GYP. SO. FINISH

**GUTTER & DOWNSPOUT**  
 SEAMLESS ALUMINUM GUTTER AND DOWNSPOUT. VERIFY LOCATION PER ROOF PLAN

**FASCIA/SOFFIT**  
 1x6 FASCIA BOARD  
 1/4" MITL ROOF EDGE FLASHING  
 SOFFIT W/ REQUIRED VENTS EQUALLY DISTRIBUTED PER ROOF PLAN NOTES

**FRAME WALL**  
 STUCCO SPRING BRASS SCREEN TYPIC ROOFBRAMP ON CONTINUOUS 1/2" STRUCTURE PLYWOOD SHEATHING RAIN SHEATHING DOWN OVER FLK SYSTEM  
 2x6 STUDS @ 16" O.C.  
 R-30 BATT INSULATION  
 5/8" GYP SO. FINISH  
 PROVIDE CORNER BRACING PER CODE

**PROPOSED REAR ELEVATION**  
 SCALE: 1/4" = 1'-0"



**EXISTING REAR ELEVATION**  
 SCALE: 1/4" = 1'-0"

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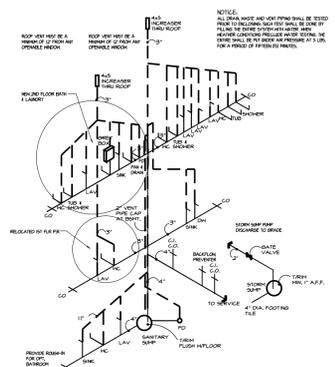
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**Renovations & Additions to  
 The Fay Residence  
 455 Berkeley Avenue  
 Winnetka, Illinois  
 EXTERIOR ELEVATIONS**

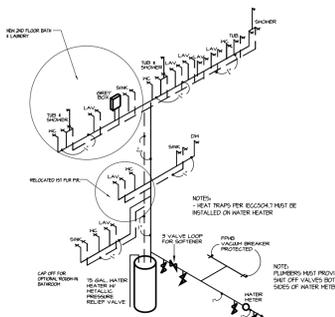
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**A1b**



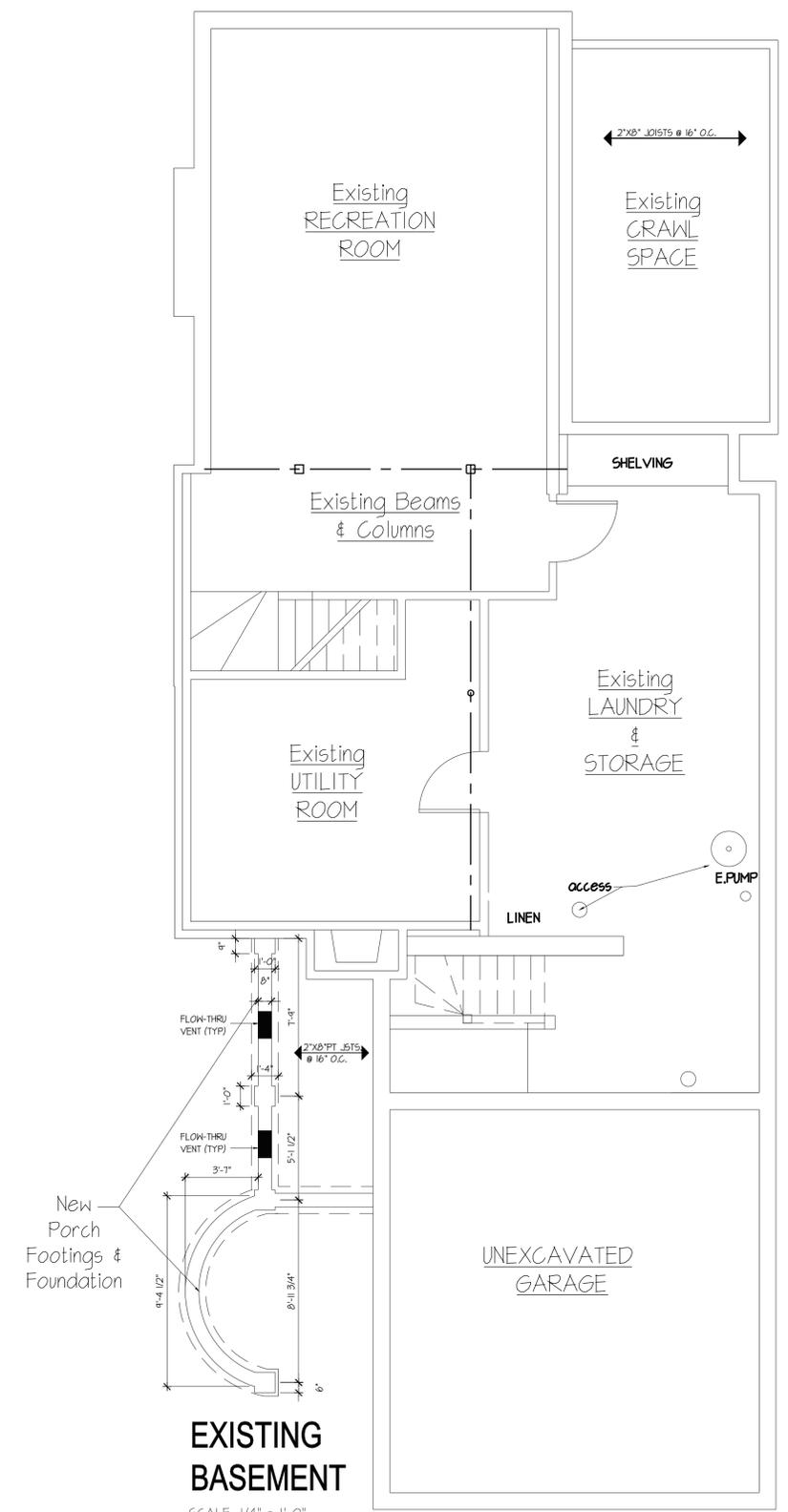


**WASTE/VENT RISER DIAGRAM**  
N.T.S.



**WATER RISER DIAGRAM**  
N.T.S.

- PLUMBING & MECHANICAL NOTES**
1. FOLLOW ILLINOIS STATE PLUMBING CODE.
  2. PROVIDE SHOCK/PROTECTION FOR HAND SHOWERS PER CODE.
  3. PROVIDE SHOCK/PROTECTION FOR HAND SHOWERS PER CODE.
  4. ALL RISERS ARE TO BE VENTED TO THE ATMOOSPHERE.
  5. ALL PLUMBING FIXTURES ARE NEW.
  6. THE LAUNDRY FLOOR CLEAN IN PLACE, ACCESSIBLE MANHOLE PER CODE.
  7. THE LAUNDRY FLOOR CLEAN IN PLACE, ACCESSIBLE MANHOLE PER CODE.
  8. LAUNDRY HOOD SYSTEMS CAPABLE OF EXHAUSTING IN EXCESS OF 400 CFM SHALL BE INSTALLED OR NATURALLY PROVIDED WITH MAKEUP AIR AT A RATE APPROXIMATELY EQUAL TO THE EXHAUST AIR RATE.



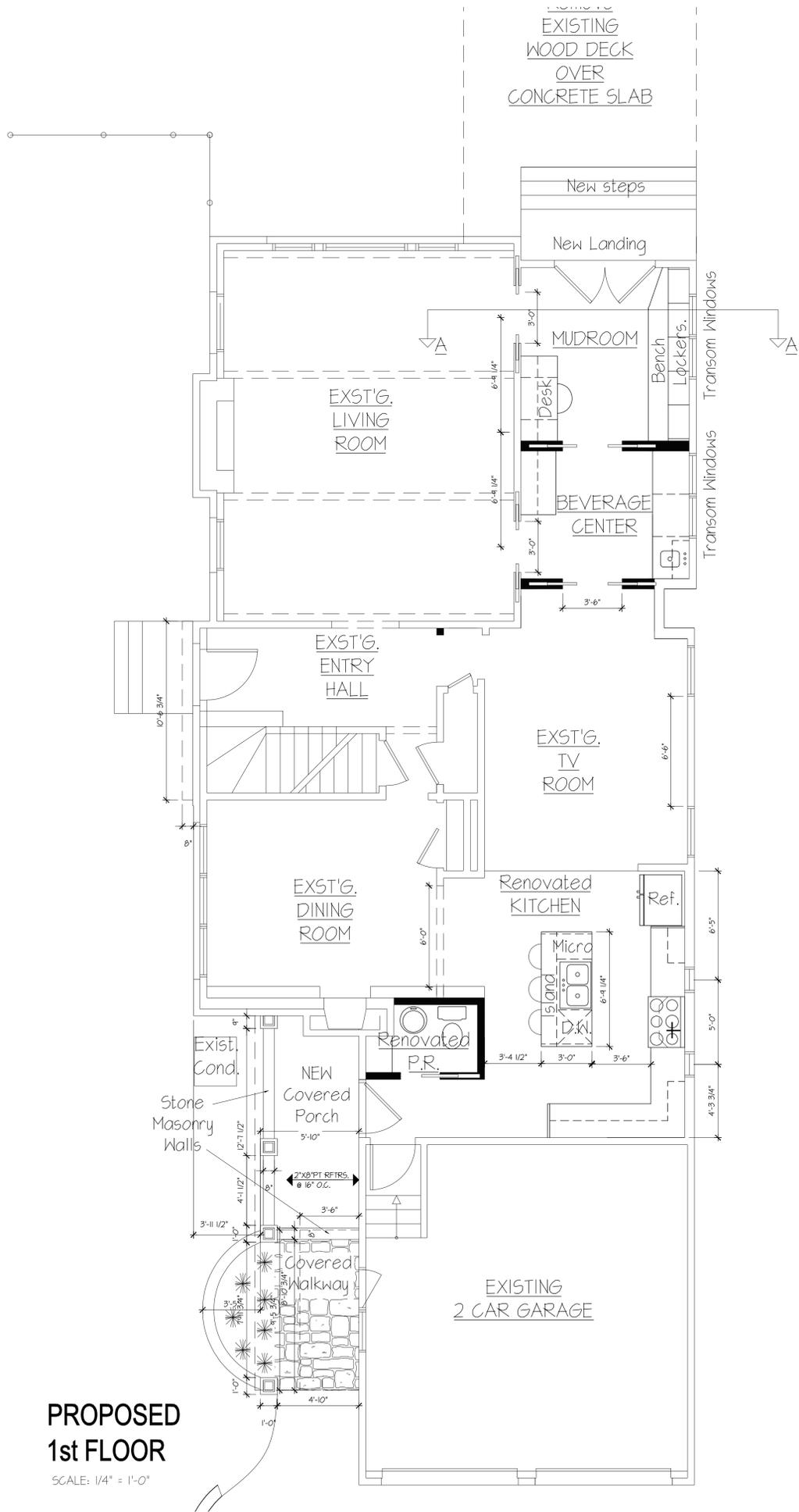
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**Renovations & Additions to The Fay Residence**  
**455 Berkley Avenue**  
 Winnetka, Illinois  
**SITE & FOUNDATION PLANS**

DATE:	06/21/2021
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Sheet No.  
**A2**



**PROPOSED 1st FLOOR**

SCALE: 1/4" = 1'-0"

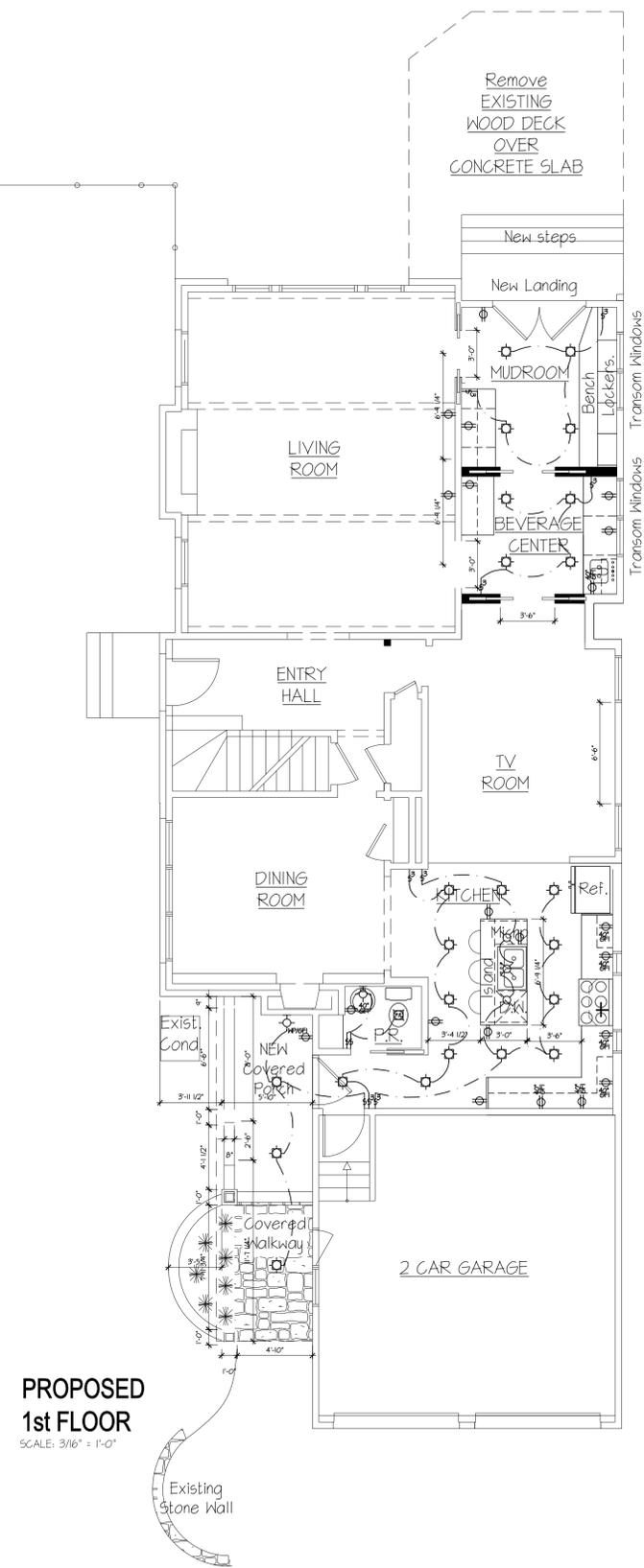
- PLUMBING & MECHANICAL NOTES**
1. FOLLOW ILLINOIS STATE PLUMBING CODE
  2. PROVIDE BACKFLOW PROTECTION FOR HAND SHOWERS PER CODE SECTION 890.130(F).
  3. INSTALL ANTI-SCALD PROTECTION ON NEW SHOWERS OR TUB-SHOWER COMBINATIONS SET AT 115 DEGREES AT TIME OF INSPECTION.
  4. ALL ROUGH INGS TO BE VENTED TO THE ATMOSPHERE.
  5. ALL PLUMBING FIXTURES ARE NEW
  6. VENT LAUNDRY FLOOR DRAIN IN VISIBLE, ACCESSIBLE MANNER PER CODE SECTION 890.130(G).
  7. ISLAND SINK SHALL BE PIPED ACCORDING TO 890.1600 a&b
1. EXHAUST HOOD SYSTEMS CAPABLE OF EXHAUSTING IN EXCESS OF 400 CFM SHALL BE MECHANICALLY OR NATURALLY PROVIDED WITH MAKEUP AIR AT A RATE APPROXIMATELY EQUAL TO THE EXHAUST AIR RATE.

**ELECTRICAL SYMBOLS**

⊖	SINGLE POLE SWITCH	⊖Pd	PULL CHAIN LIGHT
⊖3	3-WAY SWITCH	⊖	4' FLUORESCENT LIGHT
⊖4	4-WAY SWITCH	⊖	FLUORESCENT LIGHT W/ PULL CHAIN
⊖P	DIMMER SWITCH	⊖	FAN JUNCTION BOX
⊖	SINGLE POLE OUTLET - DEDICATED	⊖	EXHAUST FAN
⊖	DUPLEX OUTLET	⊖	EXHAUST FAN & LIGHT
⊖	DUPLEX OUTLET - HALF SWITCHED	⊖	110V INTERCONNECTED SMOKE DETECTOR W/BATTERY BACKUP
⊖	DUPLEX OUTLET W/ GROUND FAULT INTERRUPTER	⊖	110V INTERCONNECTED CARBON MONOXIDE DETECTOR W/BATTERY BACKUP
⊖	DUPLEX OUTLET - NUMBER INDICATES MOUNTING HEIGHT ABOVE FLOOR	⊖	DOOR BELL
⊖	WEATHERPROOF DUPLEX OUTLET	⊖	DOOR BELL CHIMES
⊖	DUPLEX OUTLET - 220V OR HIGH VOLTAGE	⊖	THERMOSTAT
⊖	JUNCTION BOX	⊖	TELEPHONE JACK
⊖	CEILING MOUNTED LIGHT FIXTURE	⊖	TELEVISION JACK
⊖	WALL MOUNTED LIGHT FIXTURE	⊖	ELECTRICAL PANEL
⊖	RECESSED LIGHT FIXTURE		
⊖	RECESSED W/WALL WASH TRIM		

- ADDITIONAL NOTES PER VILLAGE:**
1. ALL NEW RECEPTACLES, NOT GFCI PROTECTED, MUST BE INSTALLED AS COMBINATION ARC-FAULT DEVICES.
  2. PROVIDE SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR WITHIN 15' OF BEDROOMS
  3. ELECTRICAL OUTLETS SHALL BE SPACED AND LOCATED IN COMPLIANCE WITH ART 210-52 1990 N.E.C.
  4. ALL CLOSET LITES- SHALL HAVE A GLOBE, RECESSED, OR FLUORESCENT, ALL FIXTURES W/LENS COVERS
  5. NO BACK TO BACK ELECTRICAL DEVICES ALLOWED
  6. GFI BREAKER REQUIRED FOR WHIRLPOOL
  7. ALL CEILING FAN OUTLETS REQUIRED RATED FAN BOXES

- ADDITIONAL ELECTRICAL NOTES**
1. ELECTRICAL OUTLET BOX HOOD (IN USE COVERS) FOR NEW EXTERIOR RECEPTACLES SHALL BE LISTED AND IDENTIFIED AS "EXTRA-DUTY." PER NEC 406.9(A)(1).
  2. NEW RECEPTACLES TO BE TAMPER RESISTANT PER NEC 406.11
  3. GFCI PROTECTION SHALL BE PROVIDED FOR THE DISHWASHER CIRCUIT. NEC 210.8(D).
  - (4) 2-20 AMP SMALL APPLIANCE CIRCUITS SHALL BE PROVIDED FOR THE KITCHEN.
  5. ISLAND RECEPTACLE OUTLETS SHALL NOT BE MOUNTED MORE THAN 12" BELOW THE COUNTERTOP OR MORE THAN 6" FROM THE EDGE. NEC 210.52(C)(5)
  - 6 - 10. IN NEW GARAGE, SEE SHEET G.U FOR ADDITIONAL ELECTRICAL NOTES.
  11. RECEPTACLE OUTLETS WITHIN 6' OF THE EDGE OF A BAR SINK SHALL HAVE GROUND FAULT PROTECTION.
  12. ALL NEW OR MODIFIED BRANCH CIRCUITS THAT SUPPLY 15 AND 20-AMP CIRCUITS IN FAMILY ROOMS, LIVING ROOMS, RECREATION ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SLEEPING ROOMS, CLOSETS, HALLWAYS, KITCHENS, LAUNDRY ROOMS AND SIMILAR ROOMS/AREAS SHALL BE PROTECTED BY A COMBINATION TYPE ARC-FAULT CIRCUIT INTERRUPTER INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT. NEC 210(A).



**PROPOSED 1st FLOOR**

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

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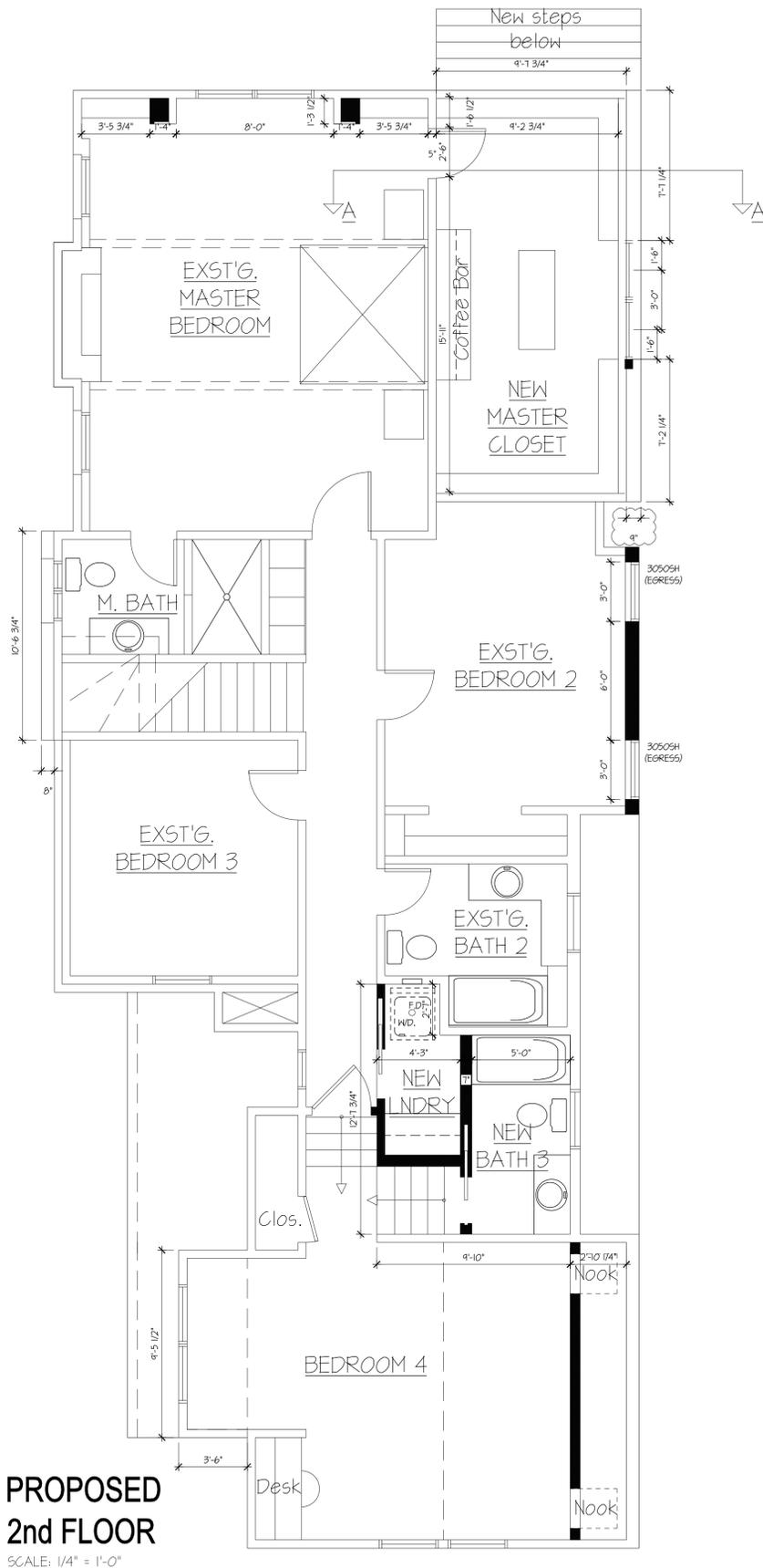
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1	1/9/22	TH	RESP. TO 12/22/21 REVIEW

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1	1/9/22	TH	RESP. TO 12/22/21 REVIEW

**Renovations & Additions to The Fay Residence**  
**455 Berkley Avenue**  
 Winnetka, Illinois  
**ELECTRICAL ADDITIONS**

DATE:	06/21/2021
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Sheet No.  
**A3.1**



**PROPOSED 2nd FLOOR**  
SCALE: 1/4" = 1'-0"

**PLUMBING & MECHANICAL NOTES**

1. FOLLOW ILLINOIS STATE PLUMBING CODE
  2. PROVIDE BACKFLOW PROTECTION FOR HAND SHOWERS PER CODE SECTION 840.130(F).
  3. INSTALL ANTI-SCALD PROTECTION ON NEW SHOWERS OR TUB-SHOWER COMBINATIONS SET AT 115 DEGREES AT TIME OF INSPECTION.
  4. ALL ROUGH IN'S TO BE VENTED TO THE ATMOSPHERE.
  5. ALL PLUMBING FIXTURES ARE NEW
  6. VENT LAUNDRY FLOOR DRAIN IN VISIBLE, ACCESSIBLE MANNER PER CODE SECTION 840.1310(G).
  7. ISLAND SINK SHALL BE PIPED ACCORDING TO 840.1600 a4b
1. EXHAUST HOOD SYSTEMS CAPABLE OF EXHAUSTING IN EXCESS OF 400 CFM SHALL BE MECHANICALLY OR NATURALLY PROVIDED WITH MAKEUP AIR AT A RATE APPROXIMATELY EQUAL TO THE EXHAUST AIR RATE.

**ELECTRICAL SYMBOLS**

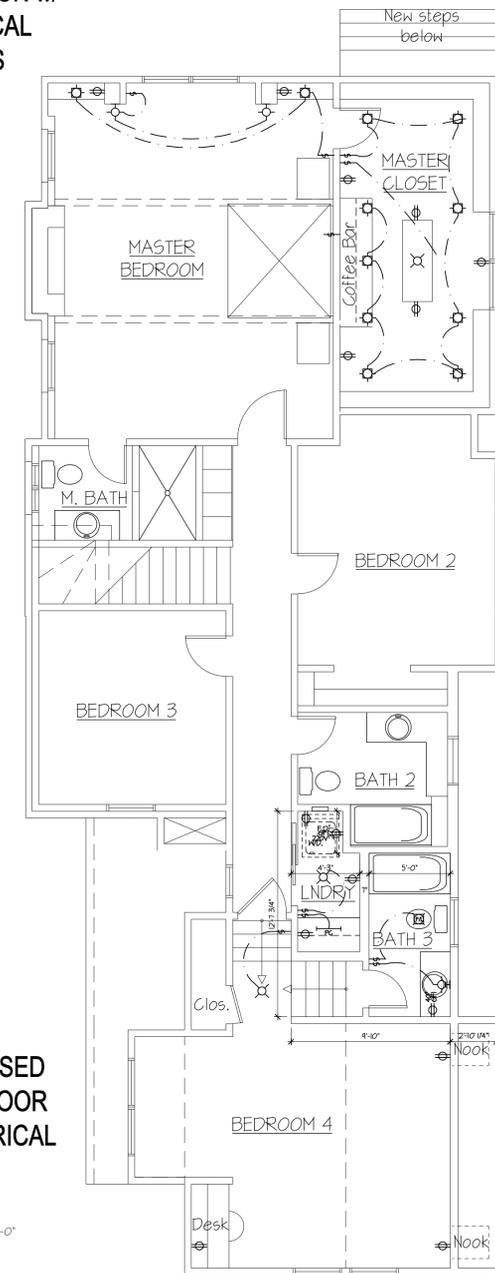
⊘	SINGLE POLE SWITCH	⊘ PC	PULL CHAIN LIGHT
⊘ 3	3-WAY SWITCH	—	4' FLUORESCENT LIGHT
⊘ 4	4-WAY SWITCH	—	FLUORESCENT LIGHT W/ PULL CHAIN
⊘ D	DIMMER SWITCH	⊘	FAN JUNCTION BOX
⊘	SINGLE POLE OUTLET - DEDICATED	⊘	EXHAUST FAN
⊘	DUPLEX OUTLET	⊘	EXHAUST FAN & LIGHT
⊘	DUPLEX OUTLET - HALF SWITCHED	⊘	110V INTERCONNECTED SMOKE DETECTOR W/BATTERY BACKUP
⊘	DUPLEX OUTLET W/ GROUND FAULT INTERRUPTER	⊘	110V INTERCONNECTED CARBON MONOXIDE DETECTOR W/BATTERY BACKUP
⊘ 42	DUPLEX OUTLET - NUMBER INDICATES MOUNTING HEIGHT ABOVE FLOOR	⊘	DOOR BELL
⊘	WEATHERPROOF DUPLEX OUTLET	⊘	DOOR BELL CHIMES
⊘	DUPLEX OUTLET - 220V OR HIGH VOLTAGE	⊘	THERMOSTAT
⊘	JUNCTION BOX	⊘	TELEPHONE JACK
⊘	CEILING MOUNTED LIGHT FIXTURE	⊘	TELEVISION JACK
⊘	WALL MOUNTED LIGHT FIXTURE	⊘	ELECTRICAL PANEL
⊘	RECESSED LIGHT FIXTURE		
⊘	RECESSED W/WALL WASH TRIM		

- ADDITIONAL NOTES PER VILLAGE:
1. ALL NEW RECEPTACLES, NOT GFCI PROTECTED, MUST BE INSTALLED AS COMBINATION ARC-FAULT DEVICES.
  2. PROVIDE SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR WITHIN 15' OF BEDROOMS
  3. ELECTRICAL OUTLETS SHALL BE SPACED AND LOCATED IN COMPLIANCE WITH ART 210.52 1990 N.E.C.
  4. ALL CLOSET LITES- SHALL HAVE A GLOBE, RECESSED, OR FLUORESCENT, ALL FIXTURES W/LENS COVERS
  5. NO BACK TO BACK ELECTRICAL DEVICES ALLOWED
  6. GFI BREAKER REQUIRED FOR WHIRLPOOL
  7. ALL CEILING FAN OUTLETS REQUIRED RATED FAN BOXES

**ADDITIONAL ELECTRICAL NOTES**

1. ELECTRICAL OUTLET BOX HOOD (IN USE COVERS) FOR NEW EXTERIOR RECEPTACLES SHALL BE LISTED AND IDENTIFIED AS "EXTRA-DUTY." PER NEC 406.9(A)(1).
2. NEW RECEPTACLES TO BE TAMPER RESISTANT PER NEC 406.11
3. GFCI PROTECTION SHALL BE PROVIDED FOR THE DISHWASHER CIRCUIT. NEC 210.8(D).
- (4) 2-20 AMP SMALL APPLIANCE CIRCUITS SHALL BE PROVIDED FOR THE KITCHEN.
5. ISLAND RECEPTACLE OUTLETS SHALL NOT BE MOUNTED MORE THAN 12" BELOW THE COUNTERTOP OR MORE THAN 6" FROM THE EDGE. NEC 210.52(C)(5)
- 6 - 10. IN NEW GARAGE, SEE SHEET G1.1 FOR ADDITIONAL ELECTRICAL NOTES.
11. RECEPTACLE OUTLETS WITHIN 6' OF THE EDGE OF A BAR SINK SHALL HAVE GROUND FAULT PROTECTION.
12. ALL NEW OR MODIFIED BRANCH CIRCUITS THAT SUPPLY 15 AND 20-AMP CIRCUITS IN FAMILY ROOMS, LIVING ROOMS, RECREATION ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SLEEPING ROOMS, CLOSETS, HALLWAYS, KITCHENS, LAUNDRY ROOMS AND SIMILAR ROOMS/AREAS SHALL BE PROTECTED BY A COMBINATION TYPE ARC-FAULT CIRCUIT INTERRUPTER INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT. NEC 210(A).

**PROPOSED 2nd FLOOR N. ADDITION w/ ELECTRICAL CHANGES**



**PROPOSED 2ND FLOOR ELECTRICAL - RENO SOUTH**  
SCALE: 3/16" = 1'-0"

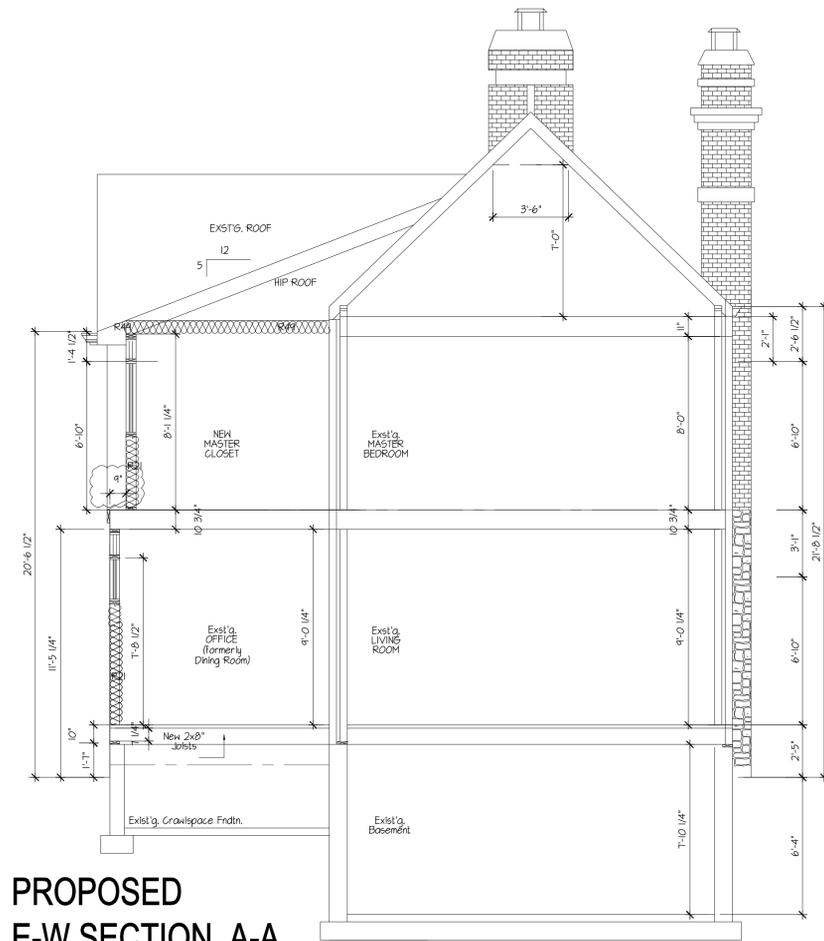
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PH: (847) 772-8448

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1	1/9/22	TH	RESP. TO 12/22/21 REVIEW

**Renovations & Additions to The Fay Residence**  
**455 Berkley Avenue**  
Winnetka, Illinois  
ELECTRICAL ADDITIONS

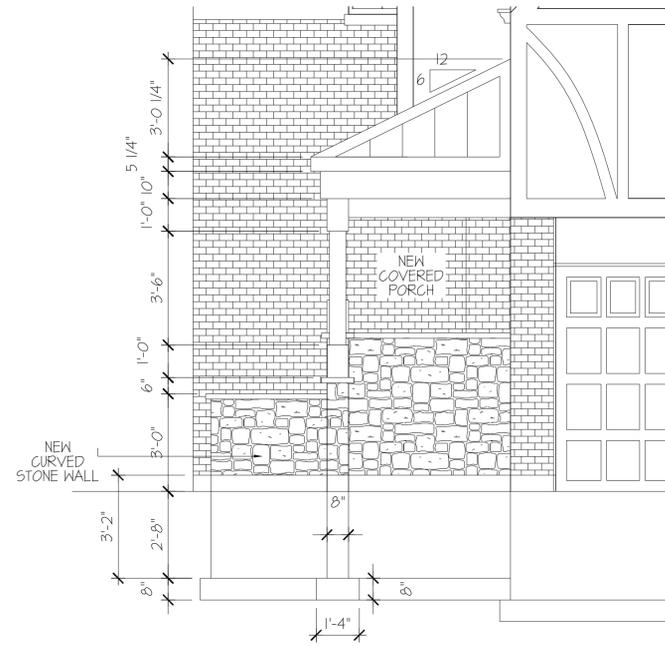
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PROJECT NO.:	--

Sheet No.  
**A4.1**



**PROPOSED  
E-W SECTION A-A**

SCALE: 1/4" = 1'-0"



**SOUTH ELEV.  
DETAIL**

SCALE: 3/8" = 1'-0"

Design Firm License # 184.008073

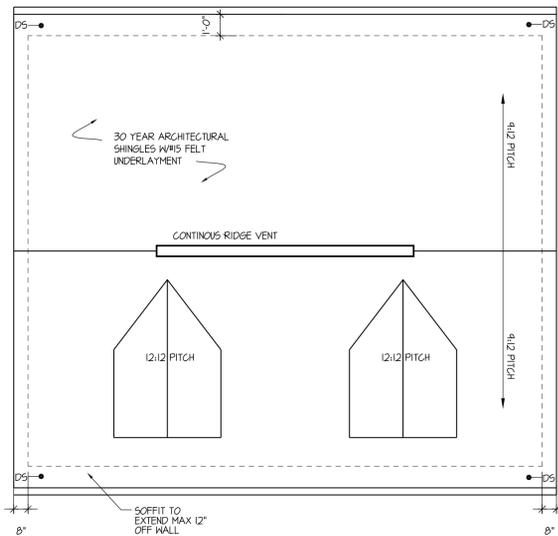
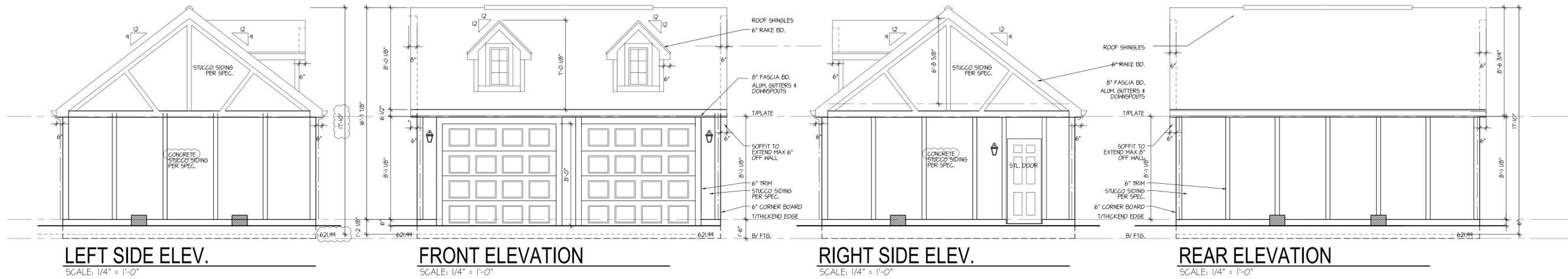
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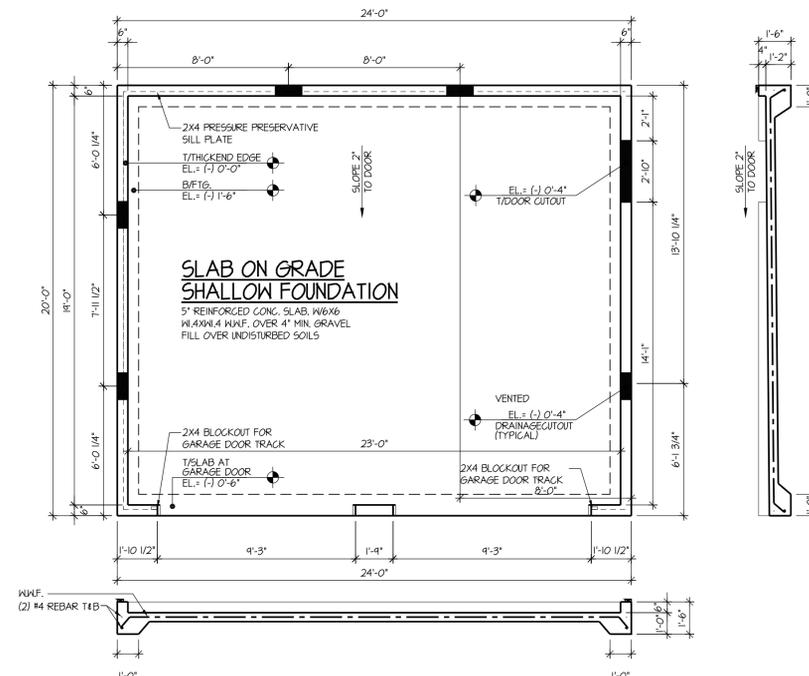
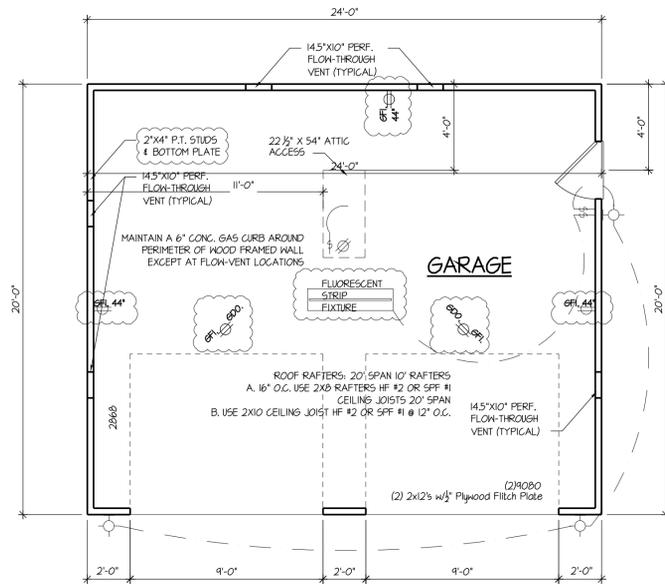
**Renovations & Additions to  
The Fay Residence  
455 Berkley Avenue**  
Winnetka, Illinois  
PARTIAL SECTION & PORCH DETAIL

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Sheet No.  
**A5**



A. ALL AREAS BELOW THE BASE FLOOD OR ONE HUNDRED (100) YEAR FREQUENCY FLOOD ELEVATION (621.3) SHALL BE CONSTRUCTED WITH WATERPROOF MATERIALS.  
B. THE STRUCTURE SHALL BE ANCHORED TO THE FOUNDATION TO PREVENT FLOTATION.  
C. SERVICE FACILITIES SUCH AS ELECTRICAL AND HEATING EQUIPMENT SHALL BE ELEVATED OR FLOODPROOFED TO THE FFE.  
D. THE GARAGE SHALL HAVE A ROOFED LOT COVERAGE OF LESS THAN FIVE HUNDRED SQ.FT.  
E. THE GARAGE SHALL BE USED ONLY FOR THE STORAGE OF VEHICLES OR TOOLS AND MAY NOT CONTAIN OTHER ROOMS, GREENHOUSES OR SIMILAR USES.  
F. THE GARAGE DESIGN INCLUDES PERMANENT FLOOD OPENINGS. THE PERMANENT OPENINGS SHALL BE NO MORE THAN ONE FOOT ABOVE GRADE AND CONSIST OF A MINIMUM OF TWO OPENINGS IN AT LEAST TWO WALLS THAT ALLOW AN AUTOMATIC ENTRY AND EXIT OF FLOODWATERS (WITHOUT HUMAN INTERVENTION AND WITHOUT AN OUTSIDE SOURCE OF ELECTRICITY).  
5 TOTAL VENT OPENINGS ARE SHOWN ON THE PLANS OVER THREE WALLS. THE VENT OPENINGS ARE 10 X 14 1/2" = 145 G.S.I., X 5 = 125 TOTAL G.S.I., X 14 (NET CLEAR) = 536.5 NET S.I., OR 7" THAN 480.



FRAMING NOTES:  
(1) 1/2" DIA. 10" ANCHOR BOLTS OR EQUIVALENT ANCHOR STRAPS SET @ A MAX. OR 6'-0" O.C. MIN.  
(2) BOLTS PER PLATE SECTION WITH ONE BOLT LOCATED A MAX. OF 12" OR A MIN. OF (1) BOLT DIAMETERS FROM EACH END OF PLATE SECTION BOLTS SHALL EXTEND A MIN. OF 1" INTO CONCRETE AND FASTENED TO PLATE W/UTS AND WASHERS PER 2003 IRC R403.1.6

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**Renovations & Additions to  
The Fay Residence  
455 Berkeley Avenue  
Winnetka, Illinois  
Garage Plan**

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PROJECT NO.:	--

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**G1.1**