



**ZONING ADMINISTRATOR MEETING**  
**MONDAY, APRIL 11, 2022 - 4:00 PM**  
**WINNETKA VILLAGE HALL COUNCIL CHAMBERS – 510 GREEN BAY ROAD**

**AGENDA ITEMS**

1. Call to Order.
2. **Case No. 22-15-ZA: 975 Oak Street:** An application submitted by Miriam Landau seeking approval of a zoning variation to allow structural changes necessary to provide a new window opening in the legally nonconforming west side building wall of the existing residence at 975 Oak Street. 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, APRIL 11, 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. 22-15-ZA  
975 OAK STREET – NEW WINDOW**

An application submitted by Miriam Landau (the “Applicant”), as the owner of the property located at 975 Oak Street (the “Subject Property”), **to allow a new window opening 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 a new window opening 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 05-20-209-011-0000) is generally located on the north side of Oak Street, between Provident Avenue and Locust Street, 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 Village Hall, the Winnetka Zoning Administrator meeting may be held virtually on April 11, 2022, via Zoom.

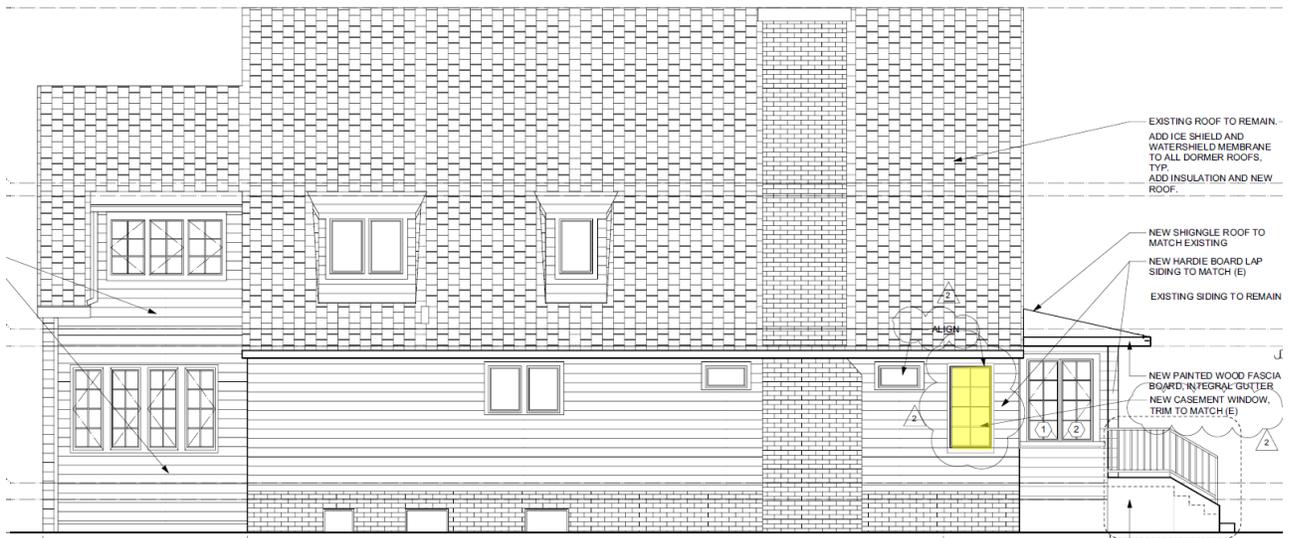
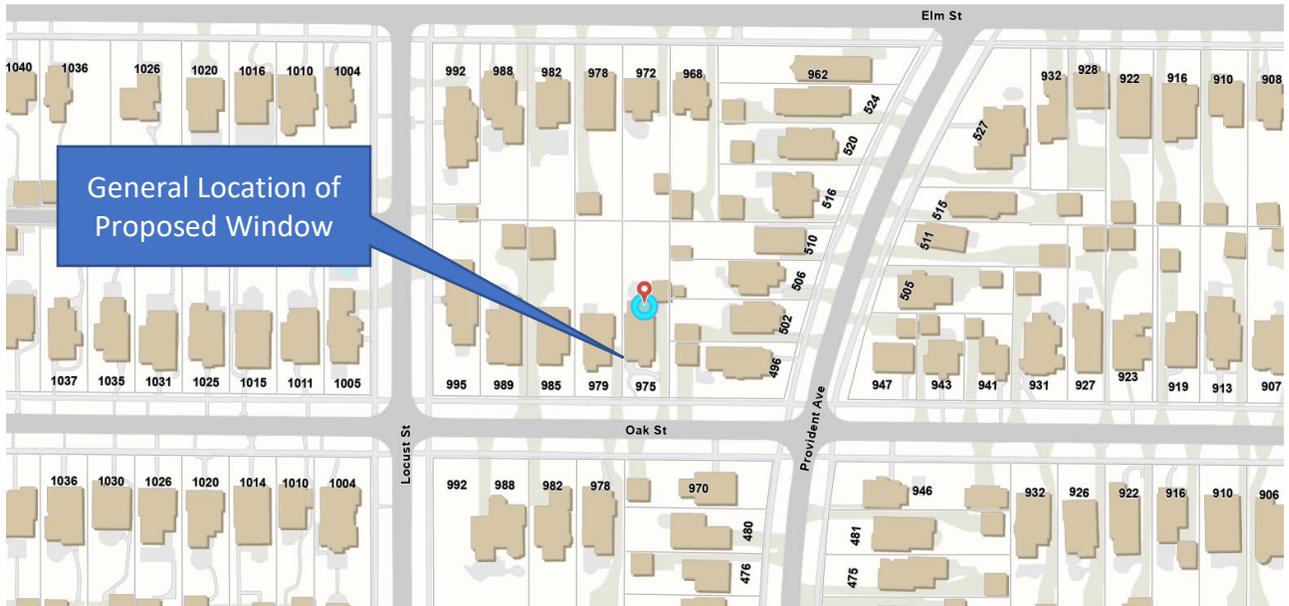
If you wish **to provide testimony or comments prior to the meeting**, you may provide them one of two ways:

- 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, April 7, 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 West Elevation (proposed window 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. 22-15-ZA

Property Information

Site Address: 975 Oak Street

Owner Information

Name: Miriam Landau

Address: 975 Oak Street

City, State, ZIP: Winnetka, IL 60693

Email: [REDACTED]

Primary Contact: Miriam Landau

Phone No. [REDACTED]

Date property acquired by owner: 12/08/2020

Architect Information

Name: Scrafano Architects

Primary Contact: Carolyn Schonsett

Address: 1620 W Carroll Ave, 2nd Floor

City, State, ZIP: Chicago, IL 60612

Phone No. 312-929-3210

Email: carolyn@scrafano.net

Attorney Information

Name: \_\_\_\_\_

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

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

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

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

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

Nature of any restrictions on property: none known

Brief explanation of variation(s) requested (attach separate sheet providing additional details): \_\_\_\_\_

new window opening in an existing, original, non-conforming wall

Property Owner Signature: [REDACTED]

Date: 3/29/22

**March 29, 2022**

**RE: Zoning Variance for 975 Oak**

To whom it may concern,

We are looking to add a new window in the original, non-conforming west wall of the house at the living room. This room has little natural light currently, only 2 small high windows on that wall, and we're looking to increase the light and add additional ventilation to this room. This original, non-conforming wall was built 3'-3" from the property line and current side yard setbacks require 6' on that side. We are not proposing any additional square footage with this variance, nor does adding this window make the wall non-conforming.

1. Adding the window will increase light and ventilation to the living room, and this is a wall that is part of the existing, non-conforming house on the lot. A new window in this location can only increase the value of the house as well as create a more welcoming space inside.
2. The wall is part of the existing, original 1909 house which is non-conforming to the current side yard setbacks. Fixing this would require knocking down that entire side of the house and moving it 2'-9" (current required setback is 6', existing setback on the main house is 3'-3"). Adding this window will not increase the non-conformity of the wall nor will it create any more non-conformity issues, and there is no place on this side of the house and in this room that is conforming to the side yard setback. Were this original wall inside the side yard setback then adding the window would be a non-issue.
3. The single window would not alter the essential character of the locality. It is on a side wall and is in keeping with the aesthetic of the existing windows in the house.
4. An adequate supply of light and air to the adjacent property will not be impaired, there is no additional square footage being added to the house.
5. No increase of damages from fire and other damages to the property will be incurred, there is no change to the property footprint or height being proposed.
6. The taxable value of the land and buildings throughout the village will not diminish with the addition of a new window in an existing wall. The new windows are keeping with the visual aesthetic of the existing windows in the house.
7. Congestion on the public street will not increase, there is no change of use being requested, nor are we adding more occupancy than exists there now.
8. the public health, safety, comfort, morals and welfare of the inhabitants of the Village will not be otherwise impaired. As stated above, the new window is in keeping with the style of the existing windows of the house and the use of the lot is not changing.

Thank you  
Scrafano Architects

# LANDAU RESIDENCE

975 Oak Street  
Winnetka, IL 60093

## SYMBOLS

	ELEVATION MARKING
	REVISION
	LARGE SCALE DETAIL
	DETAIL SHEET NUMBER
	SECTION SHEET NUMBER
	ELEVATION SHEET NUMBER
	WINDOW
	DOOR
	EXISTING CONSTRUCTION TO REMAIN
	NEW PARTITION - SEE PLANS FOR TYPE
	EXISTING CONSTRUCTION TO BE REMOVED

## GENERAL NOTES

- The Contractor is to sign in the space provided to acknowledge that he has read these General and Supplemental Notes and agrees with their terms and content. By entering into an agreement with the Owner to perform the work described in these contract documents, successful bidder/Contractor hereby agrees with the provisions of AIA Document A201, General Conditions of the Contract for Construction, 1987 Edition.
- Contractor shall have current workers' compensation insurance coverage in compliance with section 3800 of the Illinois Labor Code, on file with the state control board.
- All work, construction and materials shall comply with all governing national, state and local building codes, and with other rules, regulations and ordinances governing the place of building.  
The contract structural drawings and specifications represent the finished structure. They do not indicate the means or method of construction. The General Contractor and his/her subcontractors shall provide all measures necessary to protect the structure during construction. Such measures shall include, but not be limited to, bracing, shoring for loads due to construction equipment, etc. Contractor shall provide plans and permits for temporary shoring of excavations that remove the lateral support from site by the architect shall not include inspection of the above items.
- The Contractor shall purchase "All Risk" builder's risk coverage with a sufficient limit to protect the actual replacement value of the work. The Architect and the Owner shall be named as Additional Insured. See Article 11 of AIA Document A201 for further insurance information.
- In preparing a bid, the Contractor shall have visited the site, carefully examined the drawings and the methods of removal and storage of materials, the sequencing of operation, and the problems attendant there to. No allowance will be made to the Contractor for any error through negligence in observing the site condition.
- All work listed, shown or implied on any construction document shall be supplied and installed by the Contractor except where otherwise noted.
- Contractor shall coordinate architectural, mechanical, plumbing and electrical drawings for size and location of wall, floor and roof openings, wall offsets, provisions for present and future equipment, attachment and mounting of fixtures, inserts or other embedded hardware, stair details, pipe, vent, duct and other openings, and other details. Should a coordination error or omission be identified, the Contractor shall notify the Architect in writing prior to proceeding with construction. The Architect will issue instructions as to procedure.
- On-site verification of all dimensions and conditions shall be the responsibility of the Contractor. Site conditions in conflict with the expressed dimensions herein shall be brought to the attention of the Architect for consideration and new alignments may be established only with the written approval and acceptance of the Architect.
- Provide temporary sanitary facilities for workmen's use per the local building department regulations.
- Construction material shall be spread out if placed on framed floors or roof. Load shall not exceed the design live load per square foot. Contractor shall provide adequate shoring and/or bracing where structure has not attained design strength.
- The Contractor is to vent each area from fumes, dust, etc. Do not use A/C system and/or furnaces fan system during construction. Cover all vents and registers to protect from debris. Cap all lines to eliminate odors from entering the workspace and living space. Force flush and vacuum HVAC system upon project completion, prior to the restart of the system.
- The Contractor shall cut and patch existing walls, floors, ceiling, etc. as required to complete the work.
- Contractor shall keep noise, dust, debris, etc. to a minimum standard as set forth by the Owner.
- The Contractor shall not deviate from the structural design as documented in the plans and specifications without written approval of the structural engineer and building department authority.
- All material stored on the site shall be stacked neatly on skids, platforms or blocking "high and dry" protected as recommended by the manufacturers, from potential damage and deterioration caused by the elements.
- All equipment, hardware, and other items shall be supplied as specified, unless changes are reviewed and accepted by both the Owner and Architect. If changes are required for any reason to comply with the design intent, contractor shall notify Architect immediately with recommendation of remedial course of action.
- Contractor shall notify utility companies prior to excavating for utilities and shall be responsible for locating all underground construction prior to excavation. Contractor shall notify Owner and Architect should a problematic condition be found.

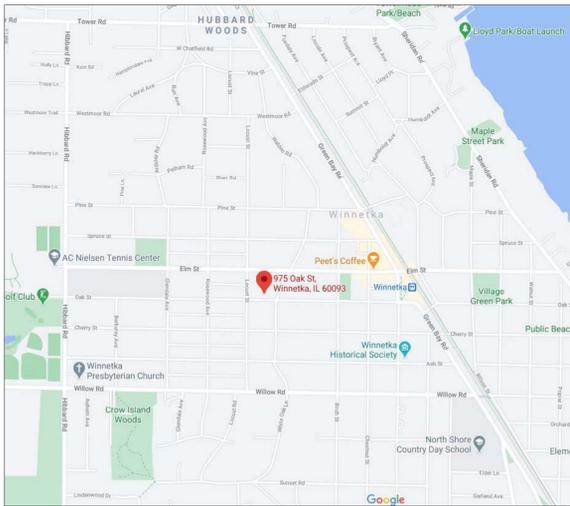
## MATERIAL LEGEND

	ACOUSTIC TILE
	ALUMINUM
	BATT. INSUL. OR SOUND ATTN. BLANK
	BRICK (SECTION)
	BRICK (ELEVATION)
	CARPET
	CONCRETE
	CONCRETE BLOCK
	GLASS ELEVATION
	GLASS SECTION
	MORTAR, GROUT THINSET OR CEMENT PLASTER
	GYPSUM BOARD
	METAL LATH AND PLASTER
	PLYWOOD
	QUARRY TILE OR CERAMIC TILE
	RIGID INSULATION
	STEEL
	NEW PARTITION - SEE PLANS FOR TYPE
	WOOD - ROUGH OR FRAMING

## ABBREVIATIONS

A.D.	AREAWAY DRAIN	D.W.	DISHWASHER
A.L.T.	ALTERNATE	H.T.R.	HOLLOW METAL
A/C	AIR CONDITIONING	I.N.T.	INTERIOR
A.F.F.	ABOVE FINISH FLOOR	J.T.	JOINT
B.O.	BOTTOM OF	L.A.M.	LAMINATED
B.W.R.	BUILDING	L.A.V.	LAVATORY
B.L.K.G.	BLOCKING	L.H.	LEFT HAND
B.R.G.	BEARING	M.F.R.	MANUFACTURER
C.P.T.	CARPET	M.O.	MASONRY OPENING
C.I.	COUNTERLINE	M.T.	MARBLE TILE
C.L.G.	CEILING	M.T.L.	METAL
C.J.	CONTROL JOINT	N.I.C.	NOT IN CONTRACT
C.M.U.	CONC. MASONRY UNIT	N.T.S.	NOT TO SCALE
C.O.	CONCRETE	O.C.	ON CENTER
CONT.	CONTINUOUS	OPG.	OPENING
C.I.	CAST IRON	OPP	OPPOSITE
C.O.	CLEAN OUT	P.L.W.D.	PLYWOOD
C.W.	COLD WATER	P.N.T.	PAINT
C.P.	CEMENT PLASTER	P.R.	PAIR
C.P.T.	CARPET	P.S.	PLUMBING STACK
C.	CERAMIC TILE	P.T.	POINT
DBL.	DOUBLE	P.L.	PLASTIC LAMINATE
DIA.	DIAMETER	Q.T.	QUARRY TILE
DIM.	DIMENSION	R.A.D.	RADIUS
DI.	DIAMETER	R.	RISER
DR.	DR.	R.H.	RIGHT HAND
D.S.	DRAIN SPOUT	REQD.	REQUIRED
D.T.L.	DETAIL	R.&S.	ROD & SHELF
D.W.G.	DRAWING	R.O.	ROUGH OPENING
E.A.	EACH	S.C.	SOLID CORE
E.I.F.S.	EXTERIOR INSULATION AND FINISH SYSTEM	S.E.	SEALED EJECTOR
EL.	EQUAL	S.P.	SUMP PUMP
EQ.	EQUAL	SCHED.	SCHEDULE
EXIST.	EXISTING	S.M.	SHEET METAL
EXPOSED	EXPOSED	SHT.	SHEET
EXT.	EXTERIOR	SIM.	SIMILAR
FIN.	FINISH	S.T.	STONE TILE
F.D.	FLOOR DRAIN	S.T.D.	STANDARD
F.L.R.	FLOOR	THK.	THICK
FTG.	FOOTING	T.E.M.P.D.	TEMPERED
FBHB	FROST PROOF HOSE	T.	TREAD
GA.	GAUGE	T.O.	TOP OF
G.B.	GYPSUM BOARD	T.G.	TONGUE AND GROOVE
GL.	GLASS	T.V.P.	TYPICAL
HDWD.	HARDWOOD	U.N.O.	UNLESS NOTED OTHERWISE
H.W.H.	HOT WATER HEATER	V.I.F.	VERIFY IN FIELD
		V.T.	VINYL TILE
		W.D.	WOOD
		WDW.	WINDOW
		W.W.F.	WELED WIRE FABRIC

## VICINITY MAP



## PROJECT INFORMATION

Job Address:  
975 Oak St  
Winnetka, IL

Description:  
53 sq ft front addition, new exterior entry stair, interior remodel w/ minor structural.

2 New windows in living area, replace 2 existing windows in living/dining area

Project Information:  
APN: 05202090110000  
Zone: R5 Single Family Residential  
Lot Size: 9,350 sq ft  
Unit Area: 2,034 SqFt

Applicable Code:  
-International Residential Code for one and two-Family Dwellings, 2015 Edition w/ appendix J (existing buildings)  
-International Property Maintenance Code, 2015 Edition  
-International Mechanical Code, 2015 Edition  
-Internationl Fuel Gas Code, 2015 Edition  
-State of Illinois Plumbing Code, 2014 Edition  
-National Electrical Code, NFPA 70, 2014 Edition  
-International Fire Code, 2015 Edition  
-NFPA 101 Life Safety Code, 2015 Edition  
-NFPA Publication 13, 13R, 13D, 72, 2016 Edition  
-International Energy Conservation Code 2018 Edition with the Illinois Amendments  
-Village of Winnetka Building Code Amendments, August 1, 2019

Owner Information:  
Mimi Landau  
975 Oak Street  
Winnetka, IL 60093

Architect:  
Srafano Architects  
1620 West Carroll, Second Floor  
Chicago, IL 60612

Contractor:

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S4.1	SECTIONS AND DETAILS

## SUPPLEMENTAL NOTES

- General conditions of the contract for construction will be those agreed upon by and between the owner and the Contractor. However, for the purpose of complying these specifications, it has been assumed that the General Conditions will be those contained in the AIA Document A201, a copy of which is on file at the office of the Architect.
  - Should errors, omissions, or discrepancies appear in the drawings or specification, or in the work done by others affecting this work, the Architect shall be notified at once and will issue instructions as to procedure.
  - The Contractor shall conform to and abide by a local, city, county and state building and safety laws, such laws shall be considered as part of these specifications and the provisions of such regulations shall be observed. The Contractor shall notify the Architect if drawings or specifications are at variance. Should the Contractor perform any work contrary to such laws, or regulations, he/she shall bear all costs of removal and correction.
  - The Contractor shall review all documents related to this project for errors, omissions, and discrepancies prior to the performance of any work.
  - The Contractor shall provide the Owner a list of the heating, cooling, water heating, and warranties manual and lighting system and conservation or solar devices installed in the building and instructions on how to use them efficiently.
  - After installing insulation, the installer shall post in a conspicuous location in the building a certificate signed by the installer and the builder stating that the installation conforms with the requirements of Title 24, part 2, Chapter 2-53; and that the materials installed conform with the requirements of Title 20, Chapter 2. The certificate shall state the manufacturer's name and material identification, the installed R-value, and weight per square foot.
  - The Contractor shall provide a fire protection system during Construction and maintain insurance.
  - The Contractor shall protect trees and shrubs as indicated to remain by providing a fence around the tree or shrub of sufficient distance away and of sufficient height so that trees and shrubs shall not be damaged in any way. Contractor shall be responsible for any damage, which may occur.
  - Provide plans for the temporary shoring and support of public ways or existing buildings that may be affected by excavations necessitated by the new construction. Excavation adjacent to a public way requires public works approval prior to issuance of building permit.
  - There shall be no trenches or excavation 5' or more in-depth into which a permit is required to descend or the Contractor must obtain necessary permit from the State of Illinois Division of Industrial Safety prior to the issuance of a building or grading permit.
  - Glass doors adjacent panels and all glazed opening within 18" of adjacent floor shall be of tempered glass. When enlarging existing opening for a new window or door provide a new lintel if required.
  - Open exterior joints around windows and door frames, between wall and foundation, between wall and roof, between wall panes, and penetrations through envelope shall be sealed, caulked, or weather-stripped to limit air infiltration or water leakage. Doors and window shall be fully weather-stripped. Contractor to design and specify all flashing as required to prevent water penetration from the exterior to interior.
  - Contractor shall isolate dissimilar metals to prevent galvanic reactions.
  - Roofing contractor is responsible for all roofing detail, flashing and weatherproofing.
  - All Plumbing, Mechanical Systems, Drainage, Sewage Systems are to be designed and specified by licensed contractor and shall conform to all local prevailing codes.
  - All thresholds are to be designed by the Contractor to accommodate deviation in finish floor elevation.
  - The Contractor shall provide all necessary blocking, backing, framing, and other support for all fixtures, wall and ceiling attachments, and other work.
  - All finish grade and flatwork shall slope away from the building.
- ### GENERAL DEMOLITION NOTES
- In general the contractor shall securely shore and brace all existing construction to remain.
  - Contractor to protect all existing materials and surface to remain from demolition scars and dust.
  - Descriptions of items to be removed are general in nature and the contractor shall be responsible for removing related items such as anchorage, trim, adhesive, piping etc.
  - Excise cutting, demolition and removal of existing construction leaving clean, straight breaklines at construction to remain and provide proper surfaces for the installation of new work.
  - Provide and maintain adequate guards, barricades and other temporary protection to prevent injury to persons or construction to remain.
  - Remove all demolished materials from site immediately.
  - Provide temporary weather protection to insure that no water leakage or damage occurs to structure or interior areas of existing buildings. Provide locking entrances to prevent unauthorized entry, vandalism and theft.
  - Remove existing partitions shown dotted on the drawings, U.N.O. to extend noted on drawings from the underside of the existing ceiling to the top of the finish floor or as required for the new addition. Patch adjacent walls and ceilings to match existing surface and finish.

## GENERAL DEMOLITION NOTES

- Remove existing doors and windows including frames, shown dotted on drawings patch adjacent walls ceilings to match existing surface and finish
- Disconnection, capping and/or removal of live utilities shall be performed by the associated contractor, and shall be performed prior to the start of demolition.
- Disconnect and remove existing electrical fixtures at walls being removed or as required for new work.
- Remove plumbing fixtures and fitting as noted on the drawings. Cap all water and waste lines within the wall or below the floor.
- Remove all kitchen casework and appliances. Salvage and protect as this will be the property of the owners.
- Should the Contractor encounter concealed or unknown conditions including mechanical, electrical, or structural conditions. He shall immediately give notice to the architects of such conditions before they are disturbed.
- Protect the existing furnace, air conditioners, thermostats and all mechanical equipment prior to during demolition and construction.
- Remove all registers and vents in all walls of new construction and cap as required to avoid debris getting in lines during demolition and new construction.
- Flush all existing waterlines during demolition phase.

## LANDAU

975 Oak Street  
Winnetka, IL 60093

## srafano architects

Architecture Interiors Planning

1620 W Carroll Ave, 2nd Fl

Chicago, IL 60612

tel. 312.929.3210

I hereby certify that these plans were prepared under my direction and to the best of my knowledge and belief conform to the City of Winnetka Building codes and Ordinances.



signature  
07.20.2021  
date  
license expires 11.30.2022

Elissa Srafano  
License No. 001-018218

NO.	ISSUE	DATE
1	PRELIMINARY SCHEMATIC	02.03.21
2	SCHEMATIC REVIEW	02.18.21
3	PROGRESS SET	04.20.21
4	PERMIT SUBMITTAL SET	05.27.21
5	BID SET	06.05.21
6	PLAN CHECK CORR.	06.29.21
7	REVISION 2 - new windows	03.16.22

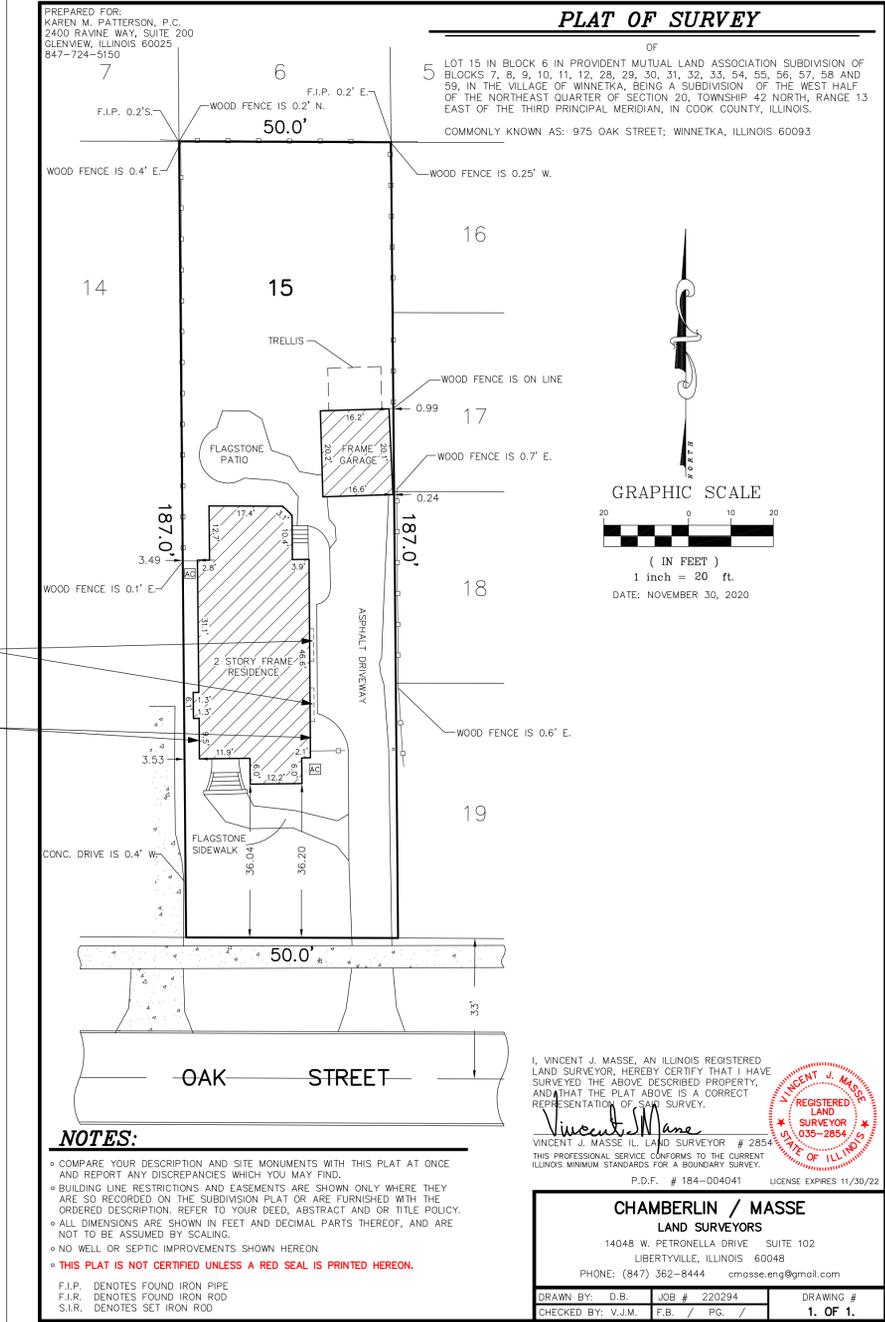
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## COVER SHEET



A0.0



LOCATION OF WINDOWS TO BE REPLACED IN EXISTING OPENINGS

LOCATION OF NEW WINDOWS TO BE ADDED

**LANDAU**

975 Oak Street  
Winnetka, IL 60093

**scrafano architects**  
Architecture Interiors Planning

1620 W Carroll Ave, 2nd FL  
Chicago, IL 60612  
tel. 312.929.3210

I hereby certify that these plans were prepared under my direction and to the best of my knowledge and belief conform to the City of Winnetka Building codes and Ordinances.



Elissa Scrafano  
License No. 001-018218

NO.	ISSUE	DATE
1	PRELIMINARY SCHEMATIC	02.03.21
2	SCHEMATIC REVIEW	02.18.21
3	PROGRESS SET	04.20.21
4	PERMIT SUBMITTAL SET	05.27.21
5	BID SET	06.05.21
6	PLAN CHECK CORR.	06.29.21
7	REVISION 2 - new windows	03.16.22

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**SURVEY**

**A0.1**

**ENGINEERING NOTES**

- Stormwater detention must be added to the lot if the increase in impervious area is greater than 25%. This project shows no additional impervious area and thus will not trigger detention requirements, but stormwater must be managed on-site.
- This permit does not include or allow for landscaping that effectively changes yard elevations or existing drainage patterns.
- Planting, landscaping and/or mulching along the property lines that effectively change elevations, creates a berm and/or displaces water at the property line will not be permitted. Landscaping/planting finished grades must be at the existing grade, or lower, along the property lines. Landscaping plans must meet and comply with the approved engineering and grading plan for the site.
- Any proposed drainage swale and/or inlet structure will be considered minor and beneficial to the overall drainage pattern of the site. All proposed drainage swales must have sufficient depth and width to direct storm water runoff to the proposed yard inlet(s). Swales must be at least 6" deep and 2' wide, at the base, with a minimum of 4:1 side slopes. Swales must meet the existing grades at the property lines. The flow line of the swale must be below the existing grades at the property line. Damming or displacing storm water onto neighboring properties is not allowed.

**FORESTRY NOTES**

- It is the general contractor/project applicant's responsibility to ensure all contractors, subcontractors or other parties performing work on project are fully aware of the approved Tree Protection Plan and abide by all requirements therein.
- Tree protection fencing is not required.
- Grade changes within the tree protection zones of any existing trees are prohibited. Avoid digging within the driplines of existing trees.
- No stockpiling of any material for any period of time within driplines of existing trees.
- No heavy machinery may operate within the dripline of any tree over 8 inches in diameter during any phase of construction project. Operating heavy machinery within tree protection zone will result in a Stop Work Order.
- A tree removal permit application must be submitted for any tree over 8 inches in diameter planned for removal.
- Failure to comply with the preceding items shall result in a Stop Work Order.

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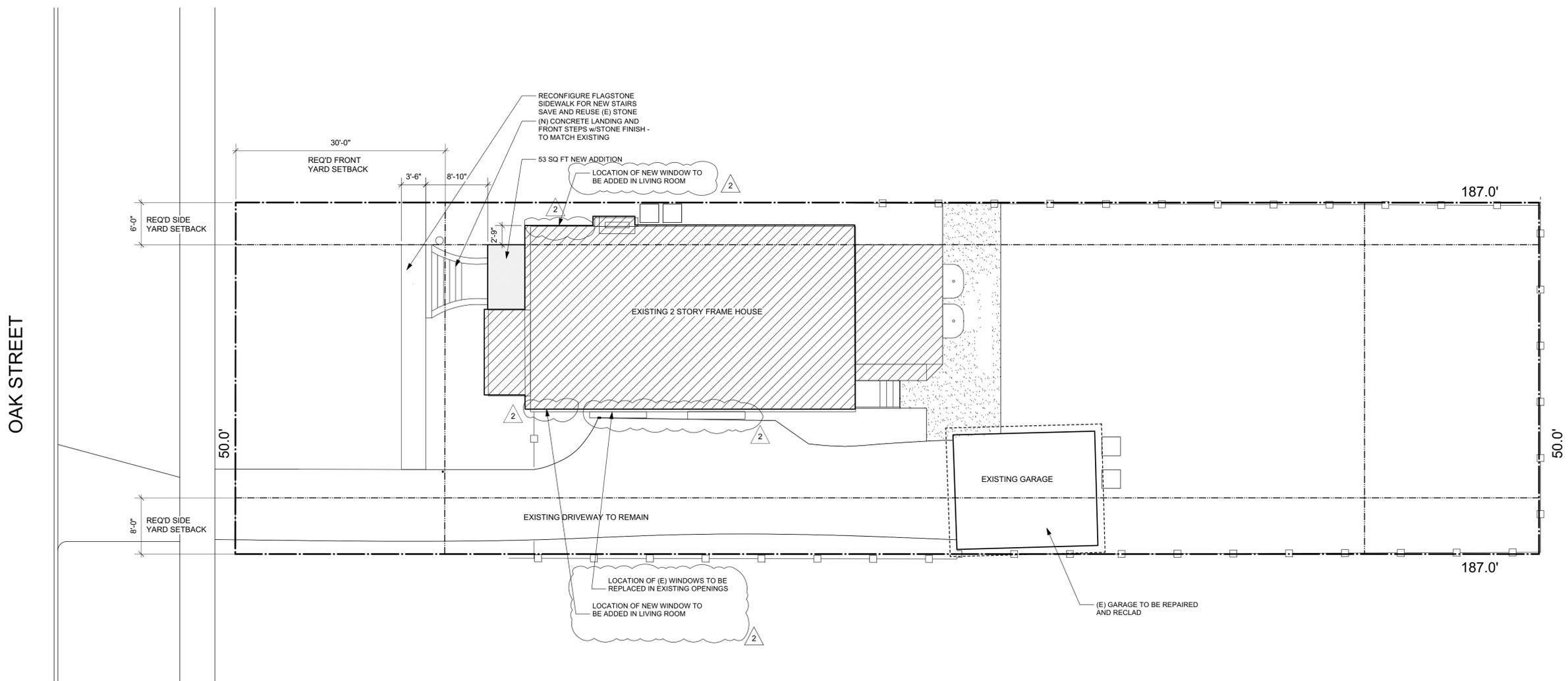
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3	PROGRESS SET	04.20.21
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7	REVISION 2 - new windows	03.16.22

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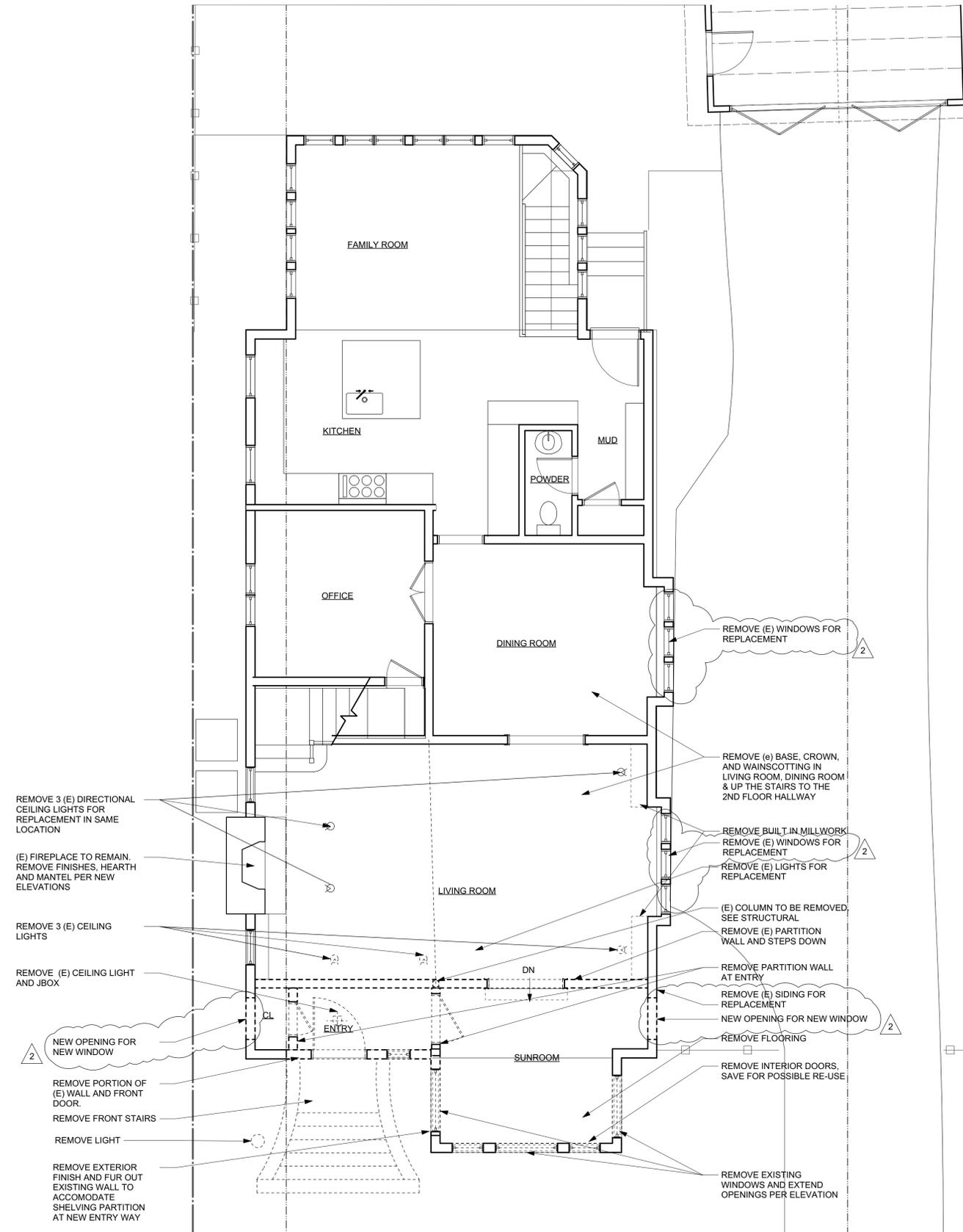
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**PROPOSED SITE PLAN**

N **A0.2**



1 Site Plan  
Scale: 1/8" = 1'-0"



1 First Floor Demolition Plan  
Scale: 1/4" = 1'-0"

- GENERAL DEMOLITION NOTES**
- In general the contractor shall securely shore and brace all existing construction to remain.
  - Contractor to protect all existing materials and surface to remain from demolition scars and dust.
  - Descriptions of items to be removed are general in nature and the contractor shall be responsible for removing related items such as anchorage, trim, adhesive, piping etc.
  - Execute cutting, demolition and removal of existing construction leaving clean, straight breaklines at construction to remain and provide proper surfaces for the installation of new work.
  - Provide and maintain adequate guards, barricades and other temporary protection to prevent injury to persons or construction to remain.
  - Remove all demolished materials from site immediately.
  - Provide temporary weather protection to insure that no water leakage or damage occurs to structure or interior areas of existing buildings. Provide locking entrances to prevent unauthorized entry, vandalism and theft.
  - Remove existing partitions shown dotted on the drawings, U.N.O. to extend noted on drawings from the underside of the existing ceiling to the top of the finish floor or as required for the new addition. Patch adjacent walls and ceilings to match existing surface and finish.
  - Remove existing doors and windows including frames, shown dotted on drawings patch adjacent walls ceilings to match existing surface and finish.
  - Disconnection, capping and/or removal of live utilities shall be performed by the associated contractor, and shall be performed prior to the start of demolition.
  - Disconnect and remove existing electrical fixtures at walls being removed or as required for new work.
  - Remove plumbing fixtures and fittings as noted on the drawings. Cap all water and waste lines within the wall or below the floor.
  - Remove all kitchen casework and appliances. Salvage and protect as this will be the property of the owners.
  - Should the Contractor encounter concealed or unknown conditions including mechanical, electrical, or structural conditions, he shall immediately give notice to the architects of such conditions before they are disturbed.
  - Protect the existing furnace, air condensers, thermostats and all mechanical equipment prior to during demolition and construction.
  - Remove all registers and vents in all walls of new construction and cap as required to avoid debris getting in lines during demolition and new construction.
  - Flush all existing waterlines during demolition phase.

**KEY:**

- (E) Walls to be demolished
- (E) Walls to remain
- (E) Windows to be demolished
- (E) Doors to be demolished

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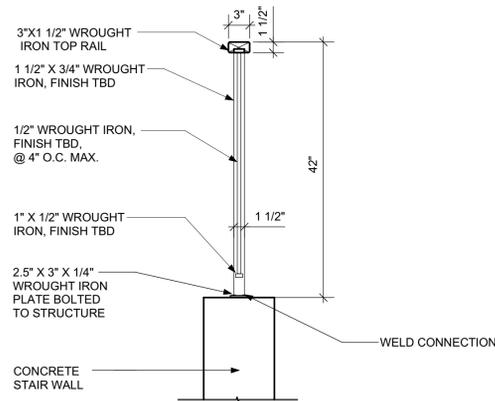
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**FIRST FLOOR DEMOLITION PLAN**

N

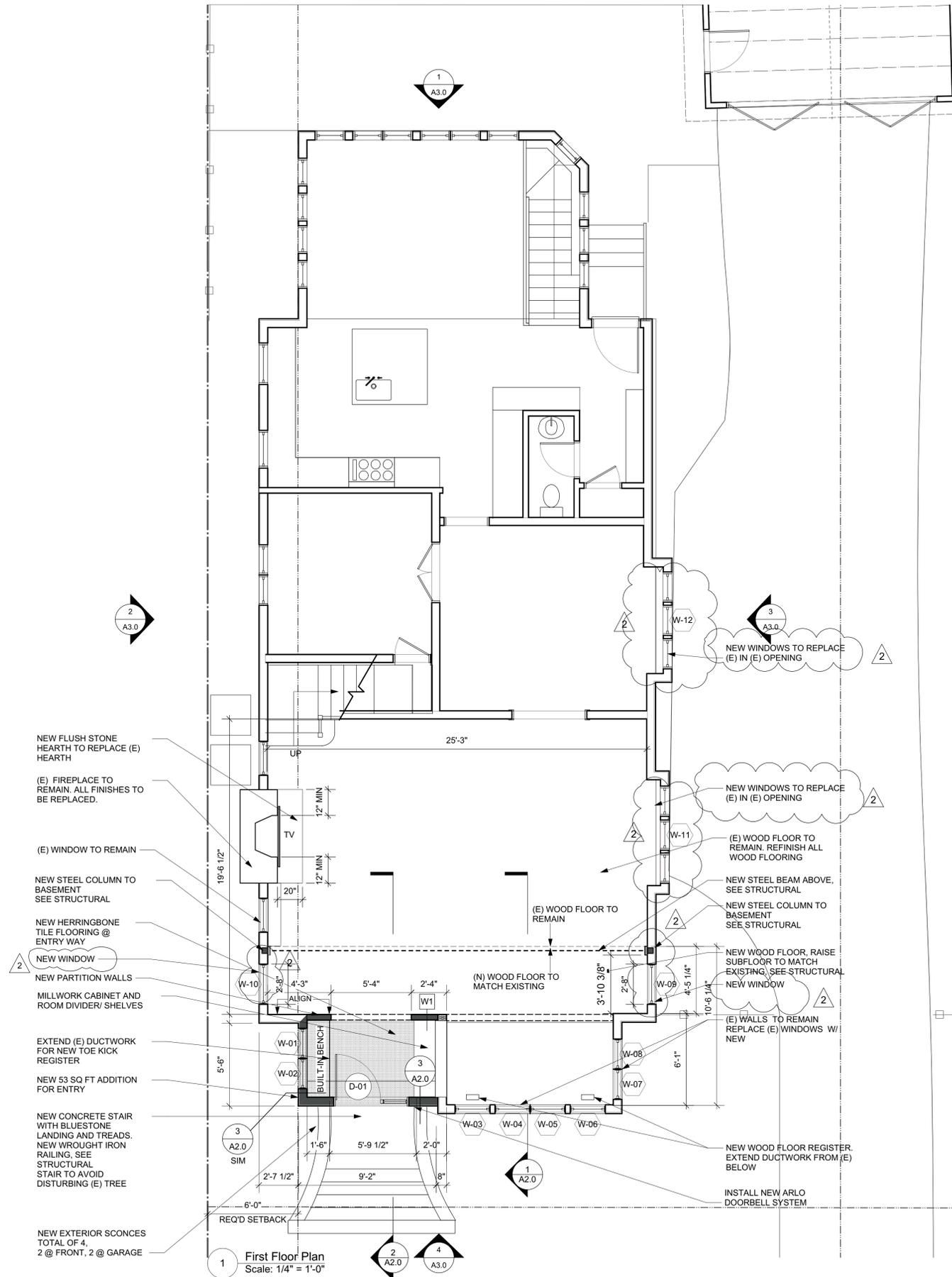
**A0.3**



2 GUARDRAIL SECTION  
Scale: 1" = 1'-0"

**KEY:**

	Tempered Glass
	(E) walls to remain
<b>W1</b>	New walls to be 2x4 wood studs @ 16" o.c., 5/8" Gyp. Board both sides



1 First Floor Plan  
Scale: 1/4" = 1'-0"

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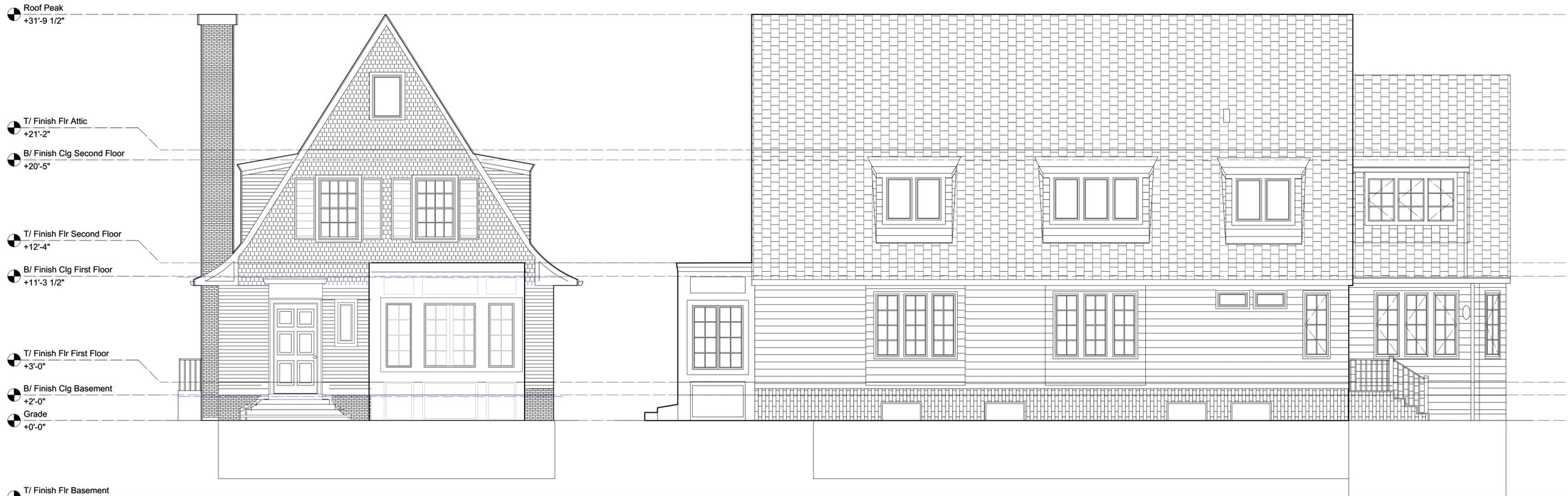
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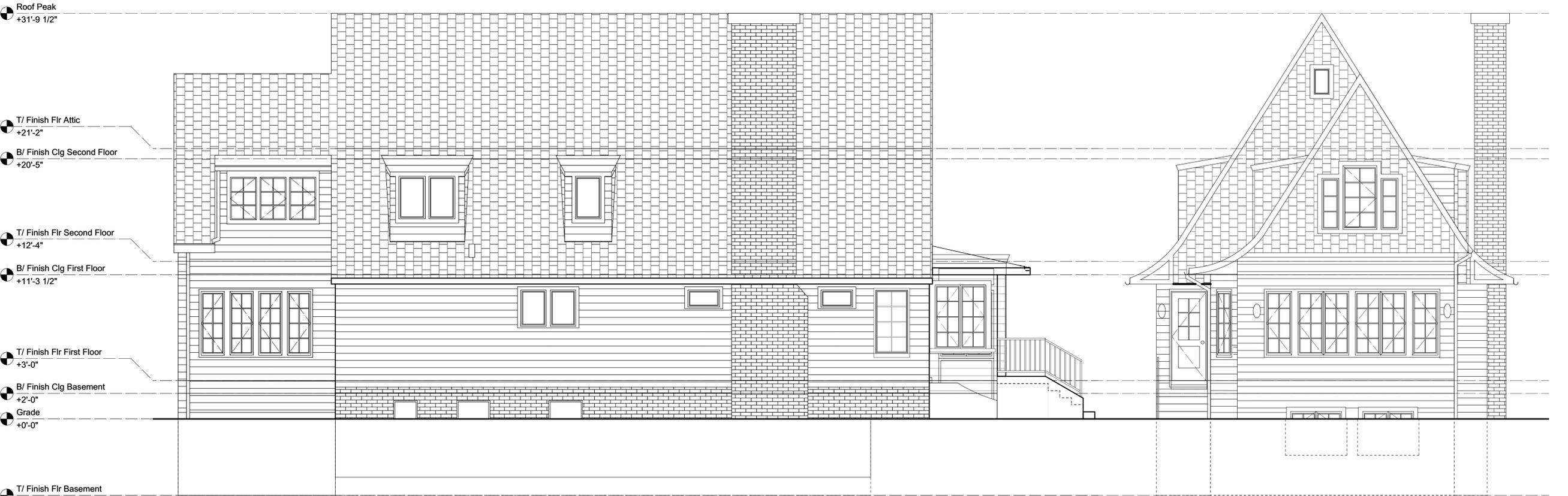
**FIRST FLOOR PLAN**





4 EXISTING SOUTH ELEVATION  
Scale: 1/4" = 1'-0"

3 EXISTING EAST ELEVATION  
Scale: 1/4" = 1'-0"



2 EXISTING WEST ELEVATION  
Scale: 1/4" = 1'-0"

1 EXISTING NORTH ELEVATION  
Scale: 1/4" = 1'-0"

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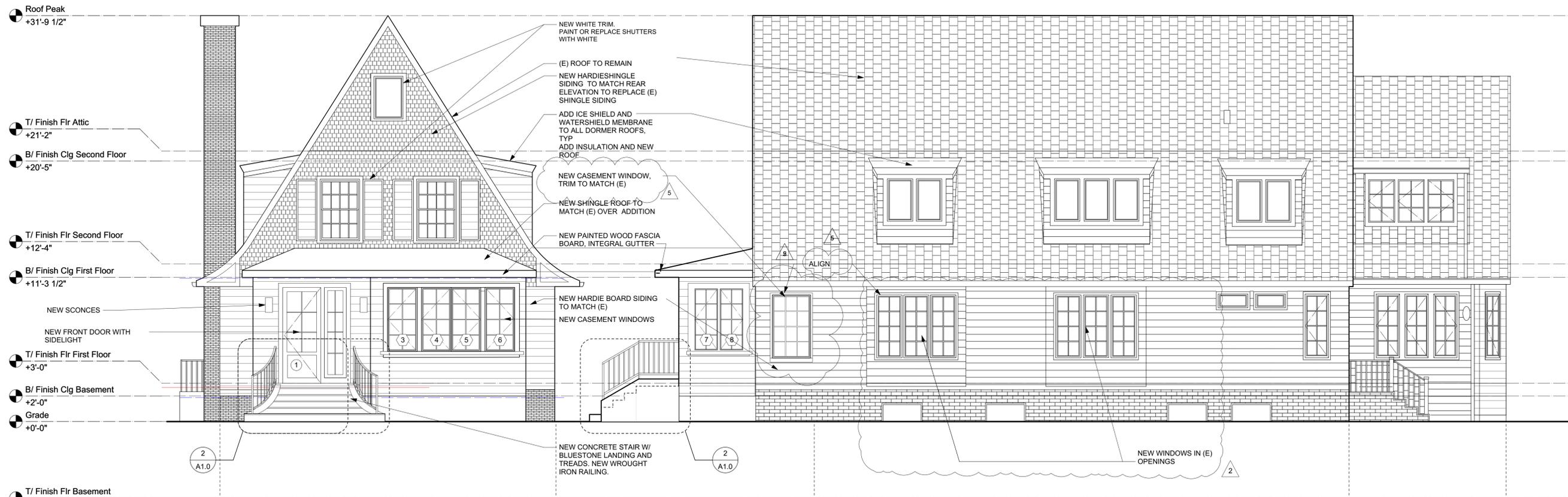
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**EXISTING EXTERIOR ELEVATIONS**

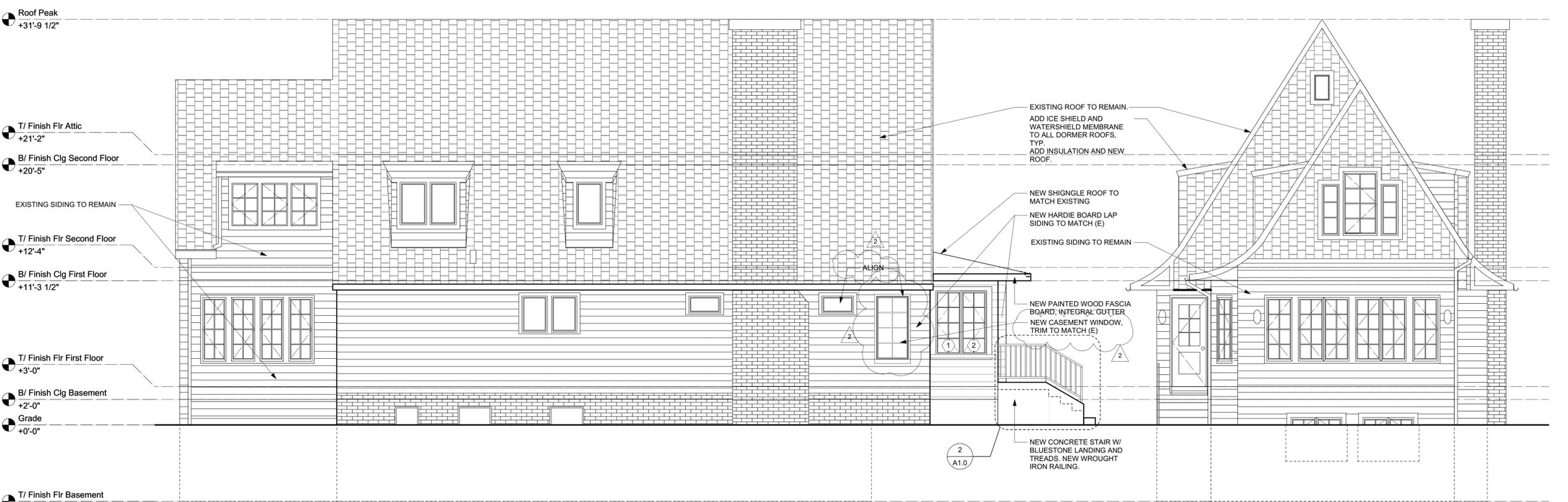
**A3.0**

3/30/22



4 PROPOSED SOUTH ELEVATION  
Scale: 1/4" = 1'-0"

3 PROPOSED EAST ELEVATION  
Scale: 1/4" = 1'-0"



2 PROPOSED WEST ELEVATION  
Scale: 1/4" = 1'-0"

1 PROPOSED NORTH ELEVATION  
Scale: 1/4" = 1'-0"

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**PROPOSED EXTERIOR ELEVATIONS**

**A3.1**

3/30/22

Window Schedule												
Tag	Nominal Size		Sash Operation	Glass Type		Openings		Window Data		Light	Vent	Comments
	Width	Height		Tempered Y/N	U-VALUE	RO Width	RO Height	Mfr	Model No.			
1st FL												
W-01	2'0"	5'0"	CASEMENT		.30			Marvin		7.8	7.8	
W-02	2'0"	5'0"	CASEMENT		.30			Marvin		7.8	7.8	
W-03	2'4"	5'0"	CASEMENT		.30			Marvin		9.6	9.6	
W-04	2'4"	5'0"	FIXED		.30			Marvin		9.6	0	W-04 & W-05 MULLED TOGETHER
W-05	2'4"	5'0"	FIXED		.30			Marvin		9.6	0	W-04 & W-05 MULLED TOGETHER
W-06	2'4"	5'0"	CASEMENT		.30			Marvin		9.6	9.6	
W-07	2'0"	5'0"	CASEMENT		.30			Marvin		7.8	7.8	
W-08	2'0"	5'0"	CASEMENT		.30			Marvin		7.8	7.8	
W-09	3'0"	5'0"	CASEMENT		.30			Marvin		7.8	7.8	VERIFY SIZE IN FIELD
W-10	2'6"	5'0"	CASEMENT		.30			Marvin		7.8	7.8	VERIFY SIZE IN FIELD
W-11	6'0"	5'0"	(3) CASEMENT		.30			Marvin		7.8	7.8	VERIFY SIZE IN FIELD- TO FIT IN (E) OPENING
W-12	6'0"	5'0"	(3) CASEMENT		.30			Marvin		7.8	7.8	VERIFY SIZE IN FIELD- TO FIT IN (E) OPENING
<b>GARAGE</b>												
W-09	2'6"	2'0"	FIXED		.30			Marvin		3.5	0	
W-10	2'6"	2'0"	FIXED		.30			Marvin		3.5	0	
W-11	2'6"	2'0"	FIXED		.30			Marvin		3.5	0	
W-12	2'6"	2'0"	FIXED		.30			Marvin		3.5	0	

Door Schedule														
Tag	Location	Nominal Size			Door Operation	Material	Openings			Door Data			Screened	Notes
		Width	Height	Thickness			Glazing or Panel Style	Temp. Glass	Hardware	Manufacturer				
1ST FL														
D-01	EXTERIOR Front Door	5'0"	7'6"	1 3/4"	Simple Swing	Metal	Clear	N			Tr-Style w/ sidelite			3'-0" DOOR WITH ONE SIDELITE
1ST FL														
D-02	GARAGE	14'0"	7'0"	1 3/4"	Overhead Garage Door	Metal	None	N						
D-03	GARAGE	3'0"	7'0"	1 3/4"	Simple Swing	Metal	None	N			Tr-Style			

Light and Vent						
Location	FLOOR AREA SF	Ordinance Requirements		Actual Provided		
		Natural Light and Vent				
		Glass Area	Vent Area	Glass Area	Vent Area	
1ST FL						
ENTRY	43'8 3/8"	3'6"	1'9"	15'7 1/4"	15'7 1/4"	
SUNROOM	66'3 5/8"	5'3 5/8"	2'8 3/8"	54'0"	34'9 5/8"	

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**SCHEDULES**

**A6.0**