



Application for Public Hearing VARIANCE

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

Name of Business (if Applicable): _____

Address/Location of Property in Question: 600 S Cuyler Ave

Property Identification Number(s)(PIN): 16-17-109-001-0000

Name of Property Owner(s): Tyler McCray

Address of Property Owner(s): 600 S Cuyler Ave

E-Mail of Property Owner(s): mccraytyler1@gmail.com Phone: _____

If Land Trust, name(s) of all beneficial owners: (A Certificate of Trust must be filed.) _____

Name of Applicant(s) (if different than Property Owner): _____

Applicant's Address: _____

Applicant's Contact Information: Phone _____ E-Mail _____

Other: _____

Property Interest of Applicant: Owner _____ Legal Representative _____ Contract Purchaser _____ Other _____

(If Other - Describe): _____

Property Type: 1 or 2 Family Residential Multiple-Family Commercial Mixed-Use Hospital Institutional

Zoning District: R-1 R-2 R-3(50) R-3(35) R-4 R-5 R-6 R-7
 DT (1 - 2 - 3) GC HS MS NA NC RR
 H OS I

Describe Variance Proposal: _____

Size of Parcel (from Plat of Survey): _____ Square Feet

Adjacent:	Zoning Districts	Land Uses
To the North:	_____	_____
To the South:	_____	_____
To the East:	_____	_____
To the West:	_____	_____

Is the property in question currently in violation of the Zoning Ordinance? ____ Yes No
If Yes, how? _____

Is the property in question currently subject to any zoning relief? ____ Yes No
If Yes, how? _____
If Yes, please provide relevant Ordinance No.'s _____

Is the subject property located within any Historic District? ____ Yes No

If Yes: Frank Lloyd Wright Ridgeland/Oak Park Gunderson

From what Section(s) of the Zoning Ordinance are you requesting approval / relief?

Article: 4.4 general standards Section: table 4-1 maximum impervious surface
Article: 4.4 general standards Section: table 4-1 maximum building coverage
Article: _____ Section: _____

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

The property during the alteration of the existing building foot print will exceed the building coverage area. The property will undergo considerable exterior and interior alterations to accommodate new floor levels, proposed room dimension and new building height to maintain the original roof lines and style of the of the building. The additional increase in building coverage area, will allow the building to maintain the look and feel of the surrounding area with a modern influence. The increase will provide proper proportions with the window opening and roof lines. The increase will add roughly additional 199 sq ft. to the building coverage area.

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

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

Jose Espejo (IPSA)

(Printed Name) Applicant



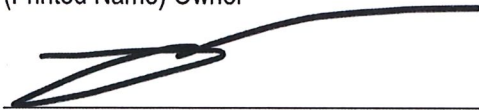
(Signature) Applicant

09/28/2023

Date

Tyler McCray

(Printed Name) Owner



(Signature) Owner

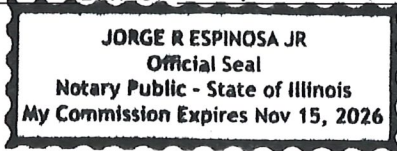
09/28/2023

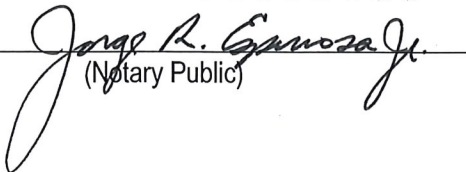
Date

Owner's Signature must be notarized

SUBSCRIBED AND SWORN TO BEFORE ME THIS

28th DAY OF September, 2023




(Notary Public)



October 4, 2023

Village of Oak Park
Department of Zoning
123 Madison St.,
Oak Park, IL

RE: 600 S Cuyler Ave., Exterior and Interior Alterations of existing Single family residence

Dear Department of Zoning,

This letter is serves as confirmation that IPSA Architecture and Design has been retained by Tyler McCray to provide permit and construction documents for the interior and exterior alteration of a single family of the property at 600 S Cuyler Ave., Oak Park IL. The property is zoned as R4 Single –Family Residential District. The single family residence is a typical masonry construction with interior wood framing. The home owner wants to increase the floor plate of the basement, first floor and second floor to accommodate a modern feel to the renovation of the building residence.

Zoning

The Village of Oak Park has a minimum lot area requirement of 3500 sq ft. The building footprint will increase from the existing 2295.14 sq ft to 2401.83 sq ft with the increase exceeding the 60% maximum building coverage by 31.66 sq ft. The building height will increase from the current 23 foot to 30 foot height. The width of the lot is currently measures at 31.62 feet with no change. The width of the building will remain the same.

The roofs lines will be altered but will maintain similar style of the surrounding buildings. The exterior wall facade will be of wood frame and thin set brick veneer to maintain the look of the existing building or provide a panel system to give the building a combination of a modern and traditional aesthetic feel.

Project Information:

Zoning Code: R-4: Single Family Residential District
Property is a corner lot

Site Dimensions: 31.62' x 125.77' = 3976.8474 sq ft
Lot Area: 3976.8474 sq ft
Building(s): 2295.14 sf existing buildings (main building and garage)
2494.44 sf proposed building (main building and garage)

1166 West Grand Avenue, Chicago, IL 60642
P: 312.243.2500 | F: 312.243.9970
www.lpsa-corp.com



Maximum Buildings Coverage: 60% (2370.17 allowed)

Existing: 2295.14

Proposed: 2494.44

Increase: 199.3

Maximum Impervious: 60% (2370.17 allowed)

Existing: 2930

Proposed: 3053

Difference: 123 +

IPSA Architecture and Design is a licensed architectural design, and we are currently registered with the City of Chicago as a Self-Certified Architect under the Department of Buildings Self-Certification Program. We can be reached directly with any questions with the following number 312-243-2500.

Regards,

1166 West Grand Avenue, Chicago, IL 60642
P: 312.243.2500 | F: 312.243.9970
www.lpsa-corp.com

Section 14.3 Variation Standards

A written response to each of the following standards that must be met in order for a variation to be granted (Section 14.3 E of the Village of Oak Park Zoning Ordinance) must be submitted. Each standard must be quoted from the Zoning Ordinance and then followed by a reasoned response to the standard. Please note that all three standards must be met in order for the ZBA to grant any variances.

Approval Standards

1. The Zoning Board of Appeals decision must make findings to support each of the following:

a. The strict application of the terms of this Ordinance will result in undue hardship unless the specific relief requested is granted.

Response: The current property owner is proposing alterations to the existing building footprint and garage, which will exceed the building and impervious coverage of the property. The property will undergo exterior and interior alterations to accommodate the new 2nd-floor level, proposed room dimensions, and the new building height to maintain the original roof lines and the building style. The additional increase in building coverage area will allow the construction to preserve the look and experience of the surrounding area with a modern influence. The expansion will present proper proportions with the window opening and roof lines. The increase will add roughly 199 sq ft. to the building coverage area and increase the impervious coverage.

b. The particular physical surroundings shape or topographical conditions of the specific property impose a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be carried out.

Response: The physical surrounding shape will be affected due to a reduction of the rear yard requirements and expansion of the original building and garage footprint. The form of the addition and development of the building will affect parts of the lot with the reduction of space for the rear and the repairs to the garage area.

c. The plight of the owner is due to unique circumstances inherent to the subject property and not from the personal situation of the owner and has not been created by any person presently having a proprietary interest in the property in question.

Response: the owner's plight is due to the maximum building coverage and impervious surface requirements, the roof lines and style of the building, and the expansion of the 2nd floor to accommodate his family for future use. With the modification to the property, the owner will update all the mechanical, electrical, and plumbing requirements for sustainable use.

2. The Zoning Board of Appeals, in making its findings, may inquire into the following evidentiary issues, as well as any others deemed appropriate:

a. The granting of the variation will not be detrimental to the public health, safety, and welfare in the neighborhood in which the property is located.

b. The proposed variation will not impair an adequate supply of light and air to adjacent property, substantially increase congestion in the public streets, increase the danger of fire, endanger the public safety, or impair property values within the neighborhood.

c. The proposed variation is consistent with the spirit and intent of this Ordinance and the adopted land use policies.

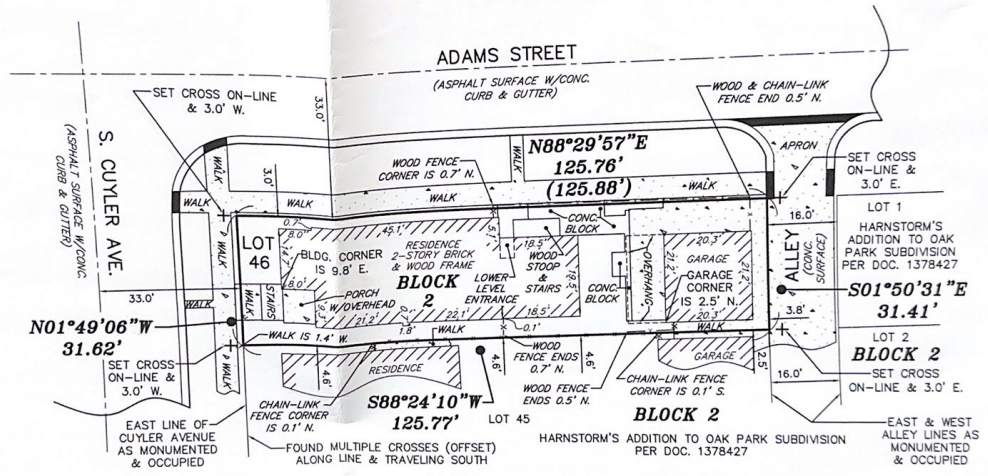
PLAT OF SURVEY

PARCEL DETAILS
 ADDRESS: 600 S. CUYLER AVE.,
 OAK PARK, IL 60304
 PIN NO.: 16-17-109-001-0000

AREA SUMMARY
 MEASURED PARCEL AREA IS
 3,963 SQ. FT.
 0.091 ACRES MORE OR LESS

LEGAL DESCRIPTION
 LOT 46 IN BLOCK 2 IN HARNSTROM'S ADDITION TO OAK PARK, BEING A SUBDIVISION OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

- SURVEYOR'S NOTES**
1. FIELD WORK COMPLETED ON 04/03/2023.
 2. BEARINGS ARE ASSUMED. THE BEARINGS ARE BASED UPON THE EAST LINE OF CUYLER AVENUE BEING NORTH 01 DEGREES 49 MINUTES 06 SECONDS WEST.
 3. NO ANGLES OR DISTANCES ARE TO BE ASSUMED BY SCALING.
 4. MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
 5. THE EASEMENTS SHOWN HEREON ARE PROVIDED FROM THE CURRENT TITLE COMMITMENT PREPARED BY CHICAGO TITLE AS NO. 230ST320055LV WITH AN EFFECTIVE DATE OF JANUARY 17, 2023 AND MAPS IN THE SURVEYOR'S POSSESSION. FOR BUILDING LINES AND EASEMENTS REFER TO ABSTRACT OF TITLE FOR POSSIBLE ADDITIONAL EASEMENTS AND/OR BUILDING LINES. COVENANT RESTRICTIONS OR OTHER ENCUMBRANCES UPON SUBJECT TO PROPERTY REFER TO VILLAGE, CITY, OR COUNTY CODES FOR FRONT, SIDE, AND/OR REAR BUILDING SETBACK RESTRICTIONS. NO SEARCH OF THE RECORDS FOR EASEMENTS OR ENCUMBRANCES WAS MADE AS PART OF THIS SURVEY.
 6. THIS PLAT IS NOT VALID WITHOUT THE SURVEYOR'S ORIGINAL SIGNATURE AND SEAL.
 7. COMPARE THE DESCRIPTION ON THIS PLAT WITH YOUR DEED OR CERTIFICATE OF TITLE. ALSO COMPARE ALL POINTS BEFORE BUILDING, AND REPORT ANY DIFFERENCES TO THE SURVEYOR IMMEDIATELY.



SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS.
 COUNTY OF WINNEBAGO)

I, ERIC ZINGRE JR, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED UNDER MY DIRECTION AND THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED THIS 3RD DAY OF APRIL, A.D., 2023.



LINE LEGEND

- - - PROPERTY LINE
- - - CENTER LINE
- - - ADJACENT PROPERTY LINE OR RIGHT-OF-WAY LINE
- - - FENCE LINE

SYMBOL LEGEND

- - - DEPRESSED CURB
- ◻ - CONCRETE SURFACE
- (xxx.xx) - RECORD CALL
- + - FOUND/SET CROSS
- CONC. - CONCRETE
- BLDG. - BUILDING

PREPARED FOR

TERRENCE LYONS
 959 MAIN ST,
 SUITE 1
 ANTOCH, IL 60002

SURVEY

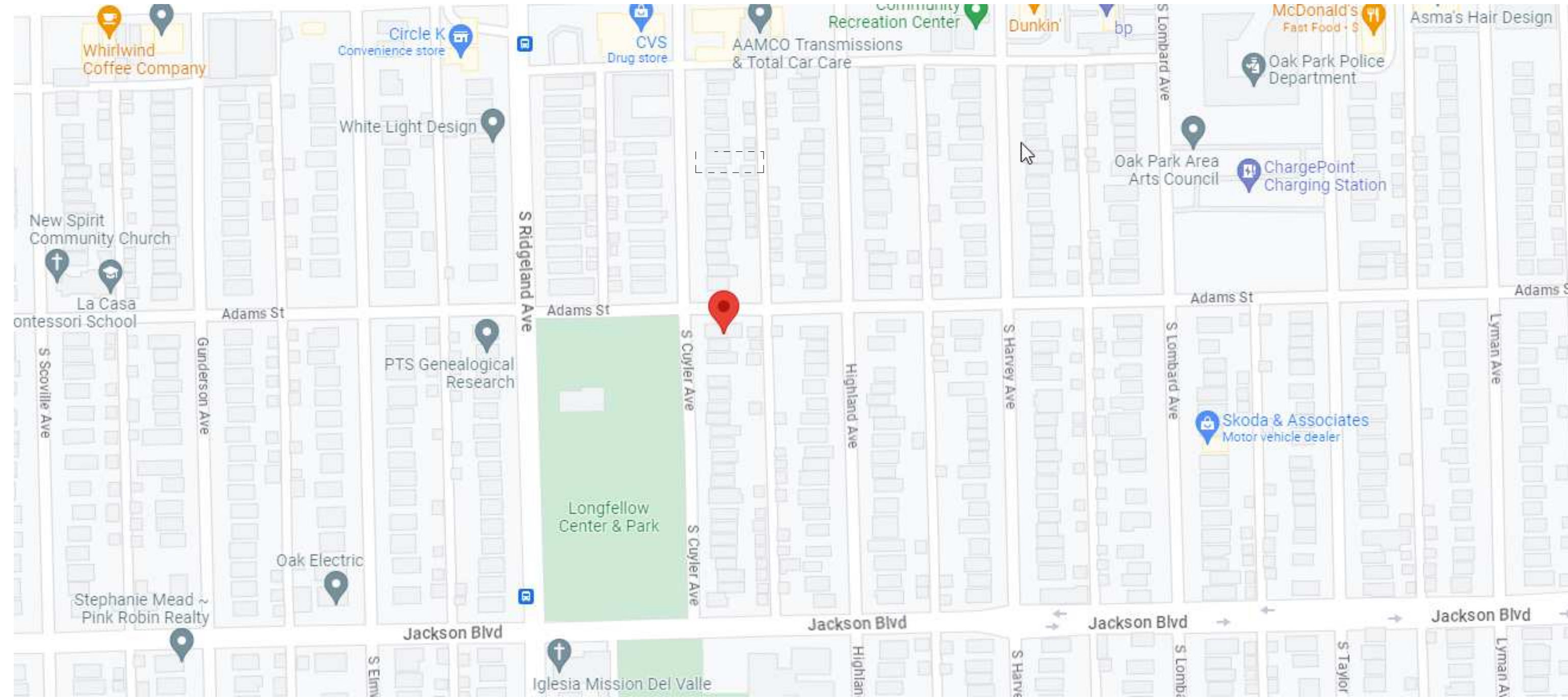
DRAWN BY EZ/BZ	EZ SURVEYING, INC. P.O. BOX 595
PROJECT NO. 2023031	ROCKTON, IL 61072 (815) 519-7319
SCALE 1" = 20'	SHEET 1 OF 1
ERICZ@EVSURVEYING.COM WWW.EVSURVEYING.COM	

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3721
 MY REGISTRATION EXPIRES ON NOVEMBER 30, 2024
 PROFESSIONAL DESIGN FIRM LICENSE NO. 184-005886
 EXPIRATION DATE IS APRIL 30, 2025

NAME: MCCRAY RESIDENCE

INTERIOR AND EXTERIOR ALTERATION OF EXISTING SINGLE FAMILY RESIDENCE

ADDRESS: 600 S CUYLER AVENUE, OAK PARK, ILLINOIS



ZONING CODES			
PROPERTY ZONED: R4			
SITE DIMENSIONS: 125.77X31.62' PLAT OF SURVEY DATED 04/03/2023			
LOT AREA: 3976.8 SF			
BUILDING EXISTING MAIN AREA: 1695.24 SQFT GARAGE: 430.3 SQFT TOTAL: 2125.54 SQFT			
BUILDING PROPOSED MAIN AREA: 1849.18 SQFT GARAGE: 645.28 SQFT TOTAL: 2494.46 SQFT			
REQUIRED	EXISTING	EXISTING	PROPOSED
MINIMUM LOT AREA	SF: 3,500 SQFT	SF: 3950.28' SQFT	NO CHANGES
MINIMUM LOT WIDTH	30'	30'	NO CHANGES
MAXIMUM BUILDING HEIGHT	30'	23'	30'
MAXIMUM BUILDING COVERAGE	60% - 2370.17' SQFT ALLOWED	2295.14 SQFT	2494.44 SQFT
MAXIMUM IMPERVIOUS SURFACE	60% - 2370.17' SQFT ALLOWED	1868 SQFT	1969.78 SQFT
REQUIRED SETBACKS	EXISTING	EXISTING	PROPOSED
MINIMUM FRONT SETBACK	20' or average of front setbacks	9'-9"	NO CHANGES
MINIMUM INTERIOR SIDE SETBACK	5'	6'-11" combined	NO CHANGES
MINIMUM CORNER SIDE SETBACK	8'	N/A	NO CHANGES
MINIMUM REVERSE CORNER SIDE SETBACK	8'	N/A	NO CHANGES
MINIMUM REAR SET BACK	25' OR 20%	44'-6"	NO CHANGES
BUILDING CODES			
INTERNATIONAL RESIDENTIAL CODE - 2018 EDITION			
INTERNATIONAL MECHANICAL CODE - 2018 EDITION			
NATIONAL ELECTRIC CODE - 2017 EDITION			
ILLINOIS STATE PLUMBING CODE			
INTERNATIONAL FIRE CODE - 2018 EDITION			
STATE OF ILLINOIS MANDATED ENERGY CODE.			
INTERNATIONAL ENERGY CONSERVATION CODE, 2018 EDITION			



IPSA CORP
ARCHITECT OF RECORD
ADDRESS: 1168 W Grand Ave.
Chicago, IL 60642
PHONE: 312.243.2500

ISSUANCE	
REVISION SCHEDULE	
1	08/08/2023 ZONING REVIEW
2	
3	
4	
5	

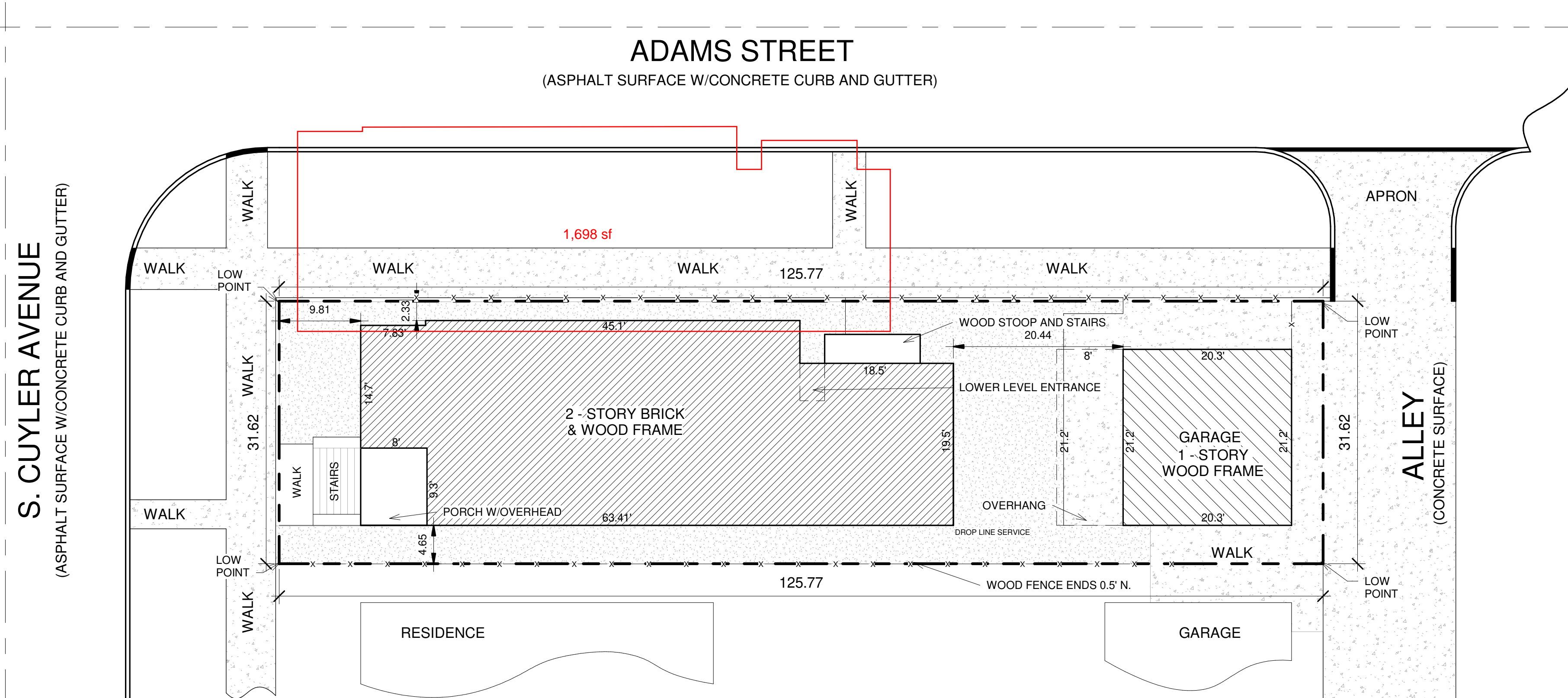
DRAWING SHEET INDEX

- T1.0 COVER SHEET
- T1.2 EXISTING & PROPOSED SITE PLANS
- D1.0 DEMO FLOOR PLANS
- D1.2 DEMO FLOOR PLANS
- D2.0 DEMO ELEVATIONS
- A1.0 PROPOSED FLOOR PLANS
- A1.1 PROPOSED FLOOR PLANS
- A1.2 PROPOSED FLOOR PLANS
- A2.0 PROPOSED ELEVATIONS
- A2.1 PROPOSED ELEVATIONS

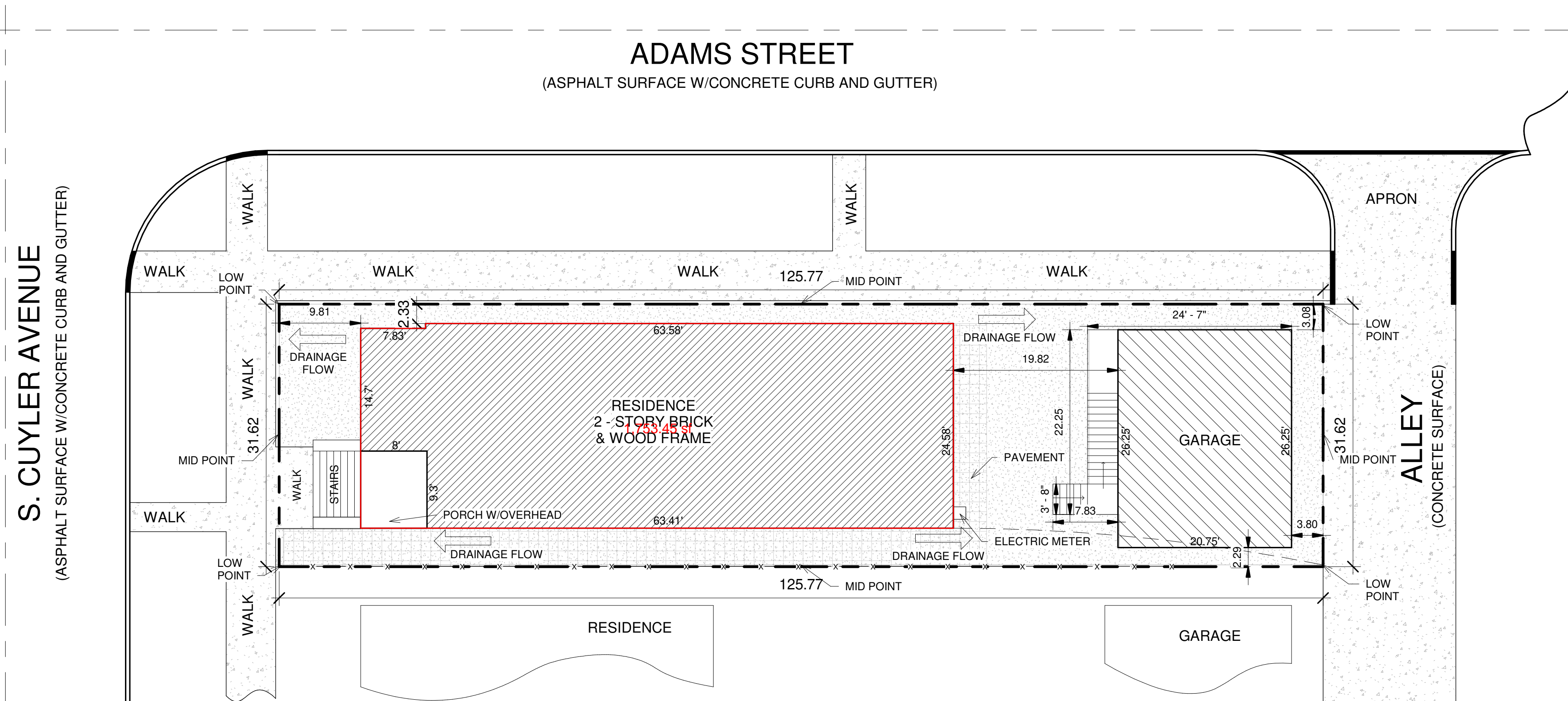
MCCRAY RESIDENCE
Interior and Exterior alteration of existing
single family residence
600 S Cuyler Ave, Oak Park,
Illinois 60304

ISSUE DATE:	08/01/2023
DRAWN BY:	O.T.
CHECKED BY:	S.M.
PROJECT NO.	20230404
INTERIOR & EXTERIOR ALTERATIONS W/2ND FLOOR ADDITION COVER SHEET	

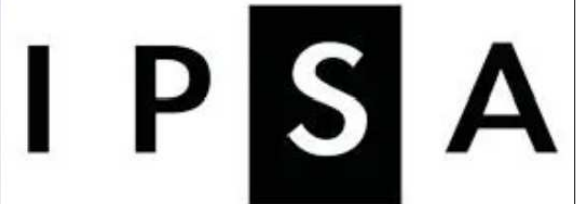
T1.0



① EXISTING SITE PLAN
1" = 10'-0"



② PROPOSAL SITE PLAN
1" = 10'-0"



IPSA CORP
ARCHITECT OF RECORD
ADDRESS: 1168 W Grand Ave.
Chicago, IL 60642
PHONE: 312.243.2500

ISSUANCE

REVISION SCHEDULE

NO.	DATE	DESCRIPTION
1	08/08/2023	ZONING REVIEW
2		
3		
4		
5		

MCCRAY RESIDENCE
Interior and Exterior alteration of existing
single family residence
600 S Cuyler Ave, Oak Park,
Illinois 60304

ISSUE DATE: 08/01/2023

DRAWN BY: O.T.

CHECKED BY: S.M.

PROJECT NO. 20230404

INTERIOR & EXTERIOR ALTERATIONS
W/2ND FLOOR ADDITION
EXISTING & PROPOSED SITE
PLANS


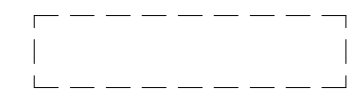

DEMOLITION NOTES

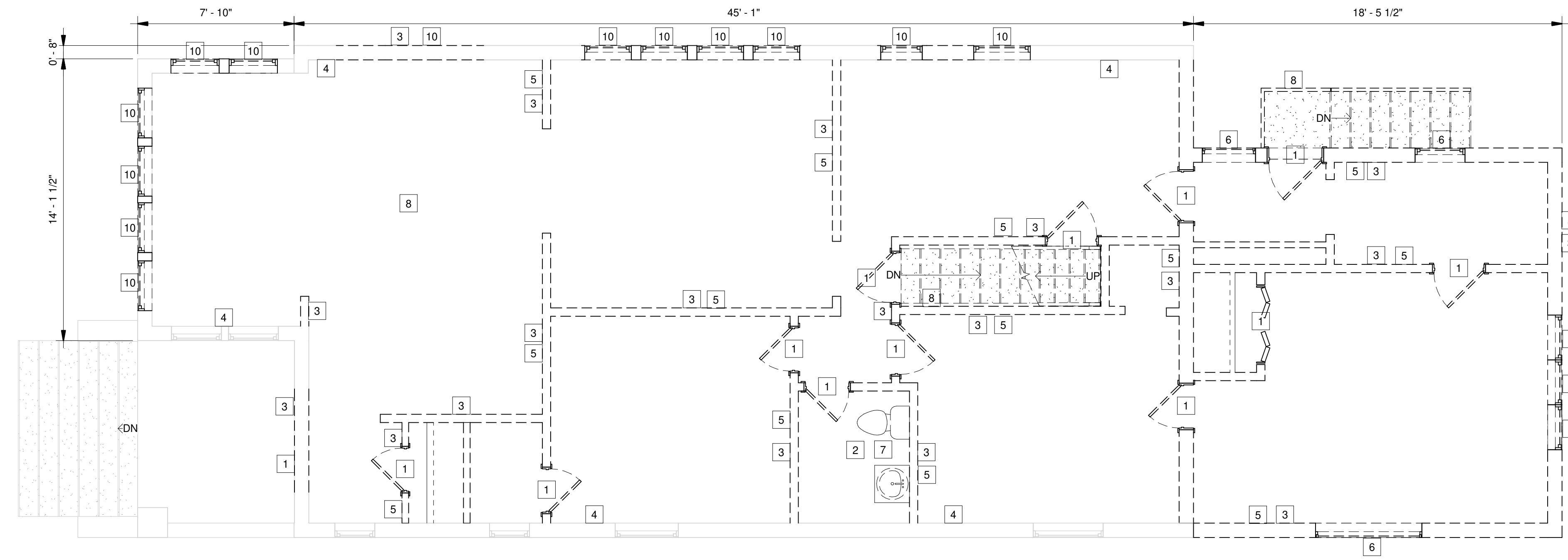
- EXTENT OF SELECTIVE DEMOLITION WORK IS INDICATED ON THE DRAWINGS.
- PROVIDE TEMPORARY BARRICADES AND OTHER FORMS OF PROTECTION AS REQUIRED TO PROTECT OCCUPANTS AND GENERAL PUBLIC FROM INJURY DUE TO SELECTIVE DEMOLITION WORK.
- PROMPTLY REPAIR DAMAGES CAUSED TO ADJACENT FACILITIES BY DEMOLITION WORK AT NO COST TO THE OWNER.
- PROVIDE INTERIOR AND EXTERIOR SHORING, BRACING, OR SUPPORT TO PREVENT MOVEMENT, SETTLEMENT OR COLLAPSE OF STRUCTURES TO BE DEMOLISHED AND ADJACENT FACILITIES TO REMAIN. CEASE OPERATIONS AND NOTIFY THE OWNER IMMEDIATELY IF SAFETY OF STRUCTURE APPEARS TO BE ENDANGERED. TAKE PRECAUTIONS TO SUPPORT STRUCTURE UNTIL DETERMINATION IS MADE FOR CONTINUING OPERATIONS.
- IF UNANTICIPATED MECHANICAL, ELECTRICAL OR STRUCTURAL ELEMENTS WHICH CONFLICT WITH INTENDED FUNCTION OF DESIGN ARE ENCOUNTERED, INVESTIGATE AND MEASURE BOTH NATURE AND EXTENT OF THE CONFLICT. REPORT TO THE OWNER IN ACCURATE DETAIL. PENDING RECEIPT OF DIRECTIVE FROM OWNER REARRANGE SELECTIVE DEMOLITION SCHEDULE.
- REMOVE DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS FROM BUILDING SITE. TRANSPORT AND LEGALLY DISPOSE OF MATERIALS OFF SITE.
- CLEAN-UP AND REPAIR: REPAIR DEMOLITION PERFORMED IN EXCESS OF THAT REQUIRED. RETURN STRUCTURES AND SURFACES TO REMAIN TO CONDITION EXISTING PRIOR TO COMMENCEMENT OF SELECTIVE DEMOLITION WORK. REPAIR ADJACENT CONSTRUCTION OR SURFACES SOILED OR DAMAGED BY SELECTIVE DEMOLITION WORK.

DEMOLITION SCHEDULE

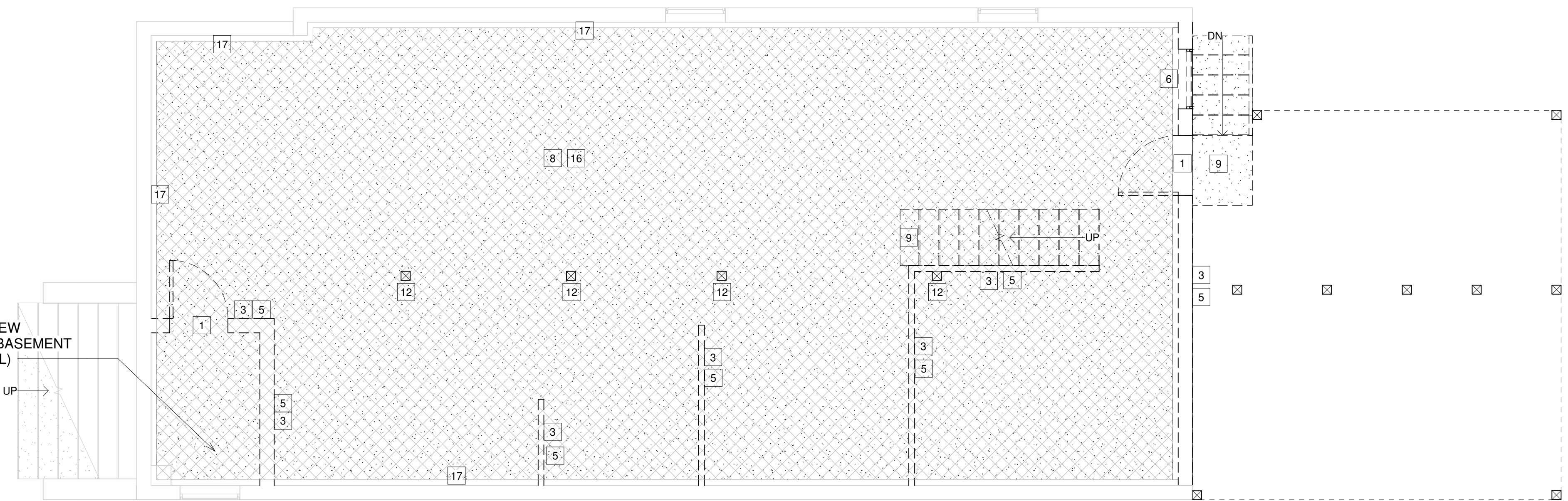
- REMOVE DOORS AS INDICATED IN PLANS.
- CAP ALL WATER AND GAS LINES.
- REMOVE WALL OR WALL SECTION AS INDICATED IN PLANS.
- REMOVE AND REPLACE GYPSUM BOARD, EXISTING FRAMING TO REMAIN.
- REMOVE ALL ELECTRICAL OUTLETS, CONDUIT, WIRING AND FIXTURES IN DEMOLISHED WALLS.
- REMOVE WINDOWS AS INDICATED IN PLAN.
- REMOVE BATH AND KITCHEN PLUMBING FIXTURES.
- REMOVE AND REPLACE FLOOR CONSTRUCTION AS INDICATED IN PLANS. SEE STRUCTURAL FOR ADDITION INFORMATION
- REMOVE AND STAIRS AND HANDRAILS AS INDICATED IN PLANS.
- REMOVE AND REPLACE ROOF CONSTRUCTION AS INDICATED IN PLANS.
- REMOVE AND REPLACE WINDOWS AS INDICATED IN PLANS.
- REMOVE COLUMNS AND FOOTINGS AS INDICATED IN PLANS.
- REMOVE HEATING SYSTEM.
- REMOVE AND REPLACE EXISTING CONCRETE STEPS.
- REMOVE AND REPLACE EXISTING CONCRETE FOUNDATION WALL.
- EXCAVATE FOR NEW CONCRETE CONCRETE SLAB FLOOR.
- EXCAVATE AND POUR NEW FOUNDATION FOR BASEMENT WALLS.

DEMOLITION LEGEND

-  EXISTING
-  EXISTING - TO BE DEMOLISHED
-  AREA TO BE EXCAVATED



1 DEMO 1ST FLOOR PLAN
1/4" = 1'-0"



2 DEMO BASEMENT FLOOR PLAN
1/4" = 1'-0"



IPSA CORP
ARCHITECT OF RECORD
ADDRESS: 1168 W. Grand Ave.
Chicago, IL 60642
PHONE: 312.243.2500

ISSUANCE

REVISION SCHEDULE

NO.	DATE	DESCRIPTION
1	08/08/2023	ZONING REVIEW
2		
3		
4		
5		

MCCRAY RESIDENCE
Interior and Exterior alteration of existing
single family residence
600 S Cuyler Ave, Oak Park,
Illinois 60304

ISSUE DATE: 08/01/2023

DRAWN BY: O.T.

CHECKED BY: S.M.

PROJECT NO. 20230404

INTERIOR & EXTERIOR ALTERATIONS
W/2ND FLOOR ADDITION
DEMO FLOOR PLANS

D1.0




DEMOLITION NOTES

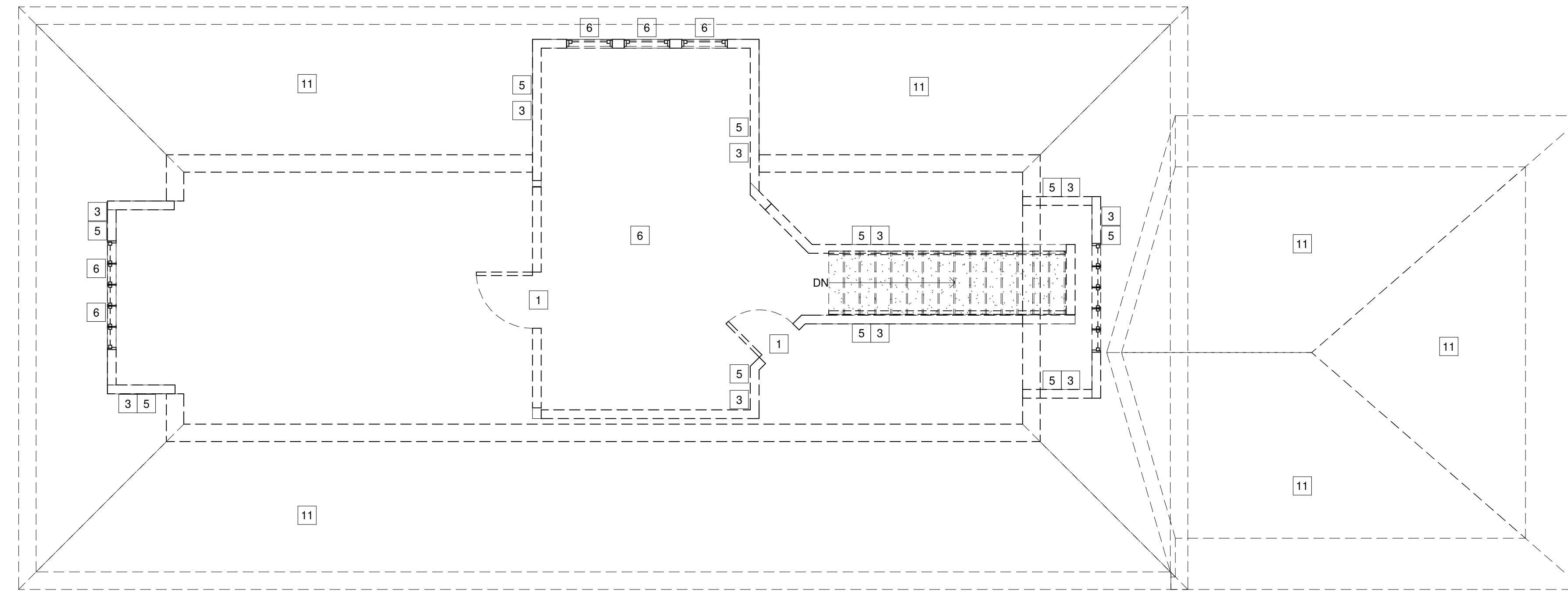
- EXTENT OF SELECTIVE DEMOLITION WORK IS INDICATED ON THE DRAWINGS.
- PROVIDE TEMPORARY BARRICADES AND OTHER FORMS OF PROTECTION AS REQUIRED TO PROTECT OCCUPANTS AND GENERAL PUBLIC FROM INJURY DUE TO SELECTIVE DEMOLITION WORK.
- PROMPTLY REPAIR DAMAGES CAUSED TO ADJACENT FACILITIES BY DEMOLITION WORK AT NO COST TO THE OWNER.
- PROVIDE INTERIOR AND EXTERIOR SHORING, BRACING, OR SUPPORT TO PREVENT MOVEMENT, SETTLEMENT OR COLLAPSE OF STRUCTURES TO BE DEMOLISHED AND ADJACENT FACILITIES TO REMAIN. CEASE OPERATIONS AND NOTIFY THE OWNER IMMEDIATELY IF SAFETY OF STRUCTURE APPEARS TO BE ENDANGERED. TAKE PRECAUTIONS TO SUPPORT STRUCTURE UNTIL DETERMINATION IS MADE FOR CONTINUING OPERATIONS.
- IF UNANTICIPATED MECHANICAL, ELECTRICAL OR STRUCTURAL ELEMENTS WHICH CONFLICT WITH INTENDED FUNCTION OF DESIGN ARE ENCOUNTERED, INVESTIGATE AND MEASURE BOTH NATURE AND EXTENT OF THE CONFLICT. REPORT TO THE OWNER IN ACCURATE DETAIL. PENDING RECEIPT OF DIRECTIVE FROM OWNER REARRANGE SELECTIVE DEMOLITION SCHEDULE.
- REMOVE DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS FROM BUILDING SITE. TRANSPORT AND LEGALLY DISPOSE OF MATERIALS OFF SITE.
- CLEAN-UP AND REPAIR: REPAIR DEMOLITION PERFORMED IN EXCESS OF THAT REQUIRED. RETURN STRUCTURES AND SURFACES TO REMAIN TO CONDITION EXISTING PRIOR TO COMMENCEMENT OF SELECTIVE DEMOLITION WORK. REPAIR ADJACENT CONSTRUCTION OR SURFACES SOILED OR DAMAGED BY SELECTIVE DEMOLITION WORK.

DEMOLITION SCHEDULE

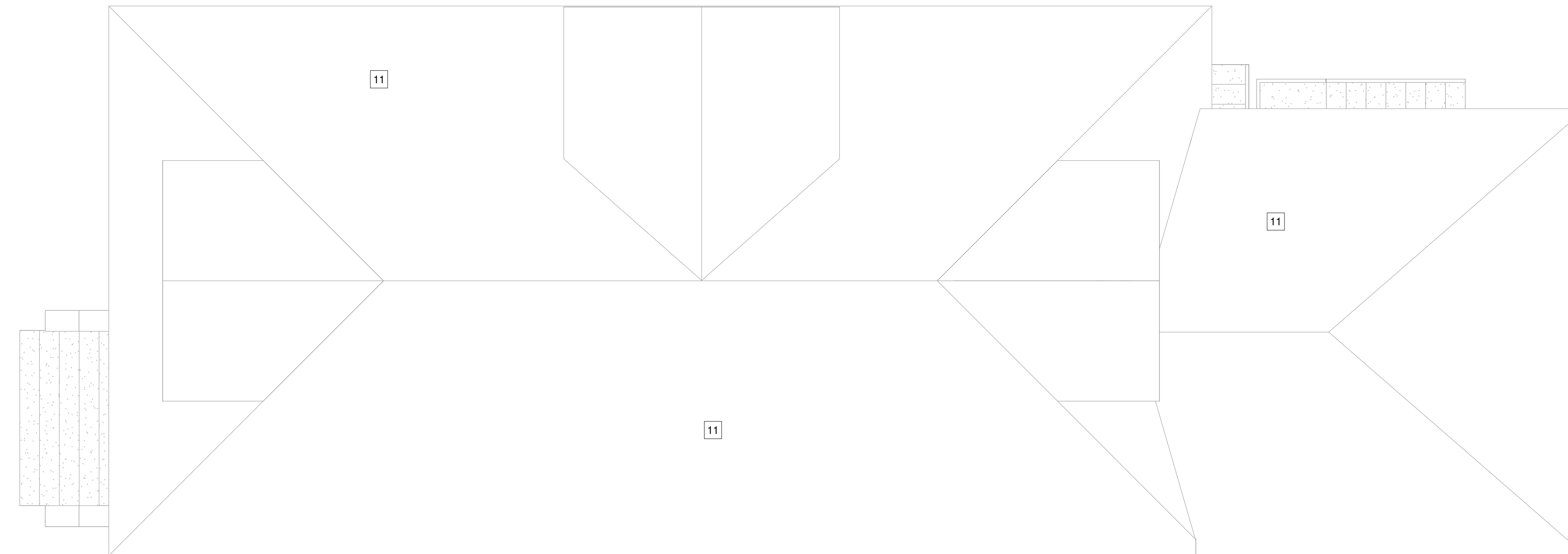
- REMOVE DOORS AS INDICATED IN PLANS.
- CAP ALL WATER AND GAS LINES.
- REMOVE WALL OR WALL SECTION AS INDICATED IN PLANS.
- REMOVE AND REPLACE GYPSUM BOARD, EXISTING FRAMING TO REMAIN.
- REMOVE ALL ELECTRICAL OUTLETS, CONDUIT, WIRING AND FIXTURES IN DEMOLISHED WALLS.
- REMOVE WINDOWS AS INDICATED IN PLAN.
- REMOVE BATH AND KITCHEN PLUMBING FIXTURES.
- REMOVE AND REPLACE FLOOR CONSTRUCTION AS INDICATED IN PLANS. SEE STRUCTURAL FOR ADDITION INFORMATION
- REMOVE AND STAIRS AND HANDRAILS AS INDICATED IN PLANS.
- REMOVE AND REPLACE ROOF CONSTRUCTION AS INDICATED IN PLANS.
- REMOVE AND REPLACE WINDOWS AS INDICATED IN PLANS.
- REMOVE COLUMNS AND FOOTINGS AS INDICATED IN PLANS.
- REMOVE HEATING SYSTEM.
- REMOVE AND REPLACE EXISTING CONCRETE STEPS.
- REMOVE AND REPLACE EXISTING CONCRETE FOUNDATION WALL.
- EXCAVATE FOR NEW CONCRETE CONCRETE SLAB FLOOR.

DEMOLITION LEGEND

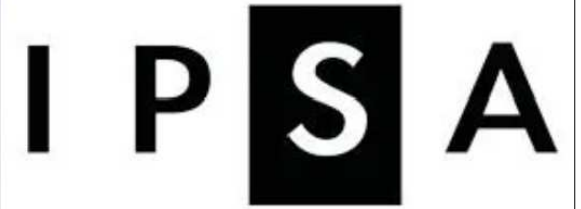
	EXISTING
	EXISTING - TO BE DEMOLISHED
	AREA TO BE EXCAVATED



① DEMO ATTIC PLAN
1/4" = 1'-0"



② DEMO ROOF PLAN
1/4" = 1'-0"



IPSA CORP
ARCHITECT OF RECORD
ADDRESS: 1168 W. Grand Ave.
Chicago, IL 60642
PHONE: 312.243.2500

ISSUANCE

REVISION SCHEDULE

NO.	DATE	DESCRIPTION
1	08/08/2023	ZONING REVIEW
2		
3		
4		
5		

MCCRAY RESIDENCE
Interior and Exterior alteration of existing
single family residence
600 S Cuyler Ave, Oak Park,
Illinois 60304

ISSUE DATE: 08/01/2023

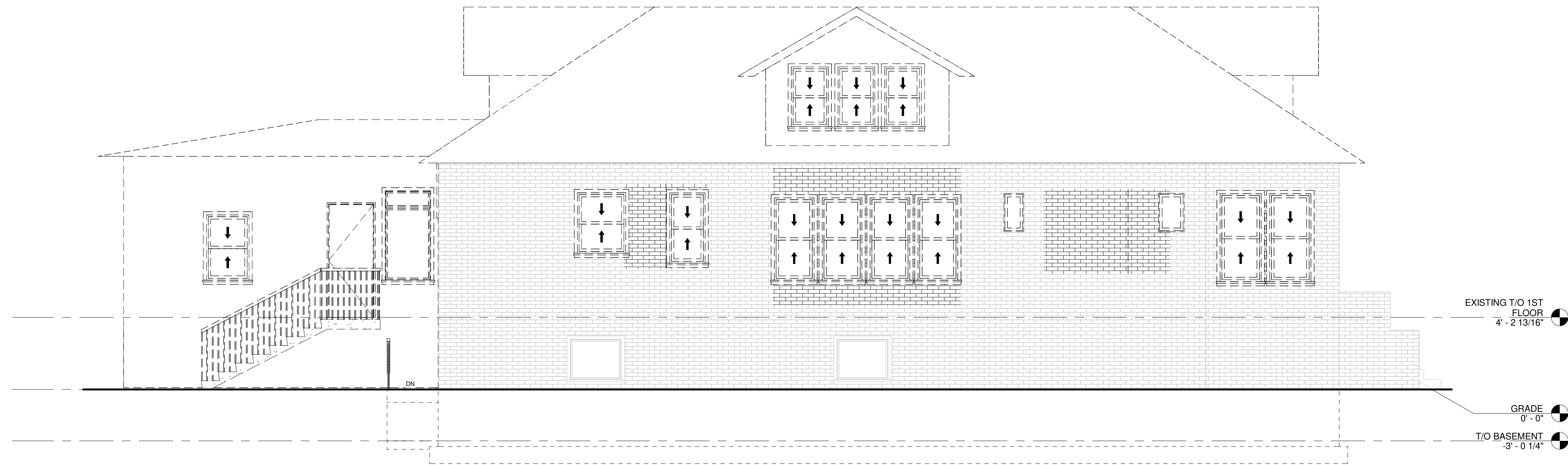
DRAWN BY: O.T.

CHECKED BY: S.M.

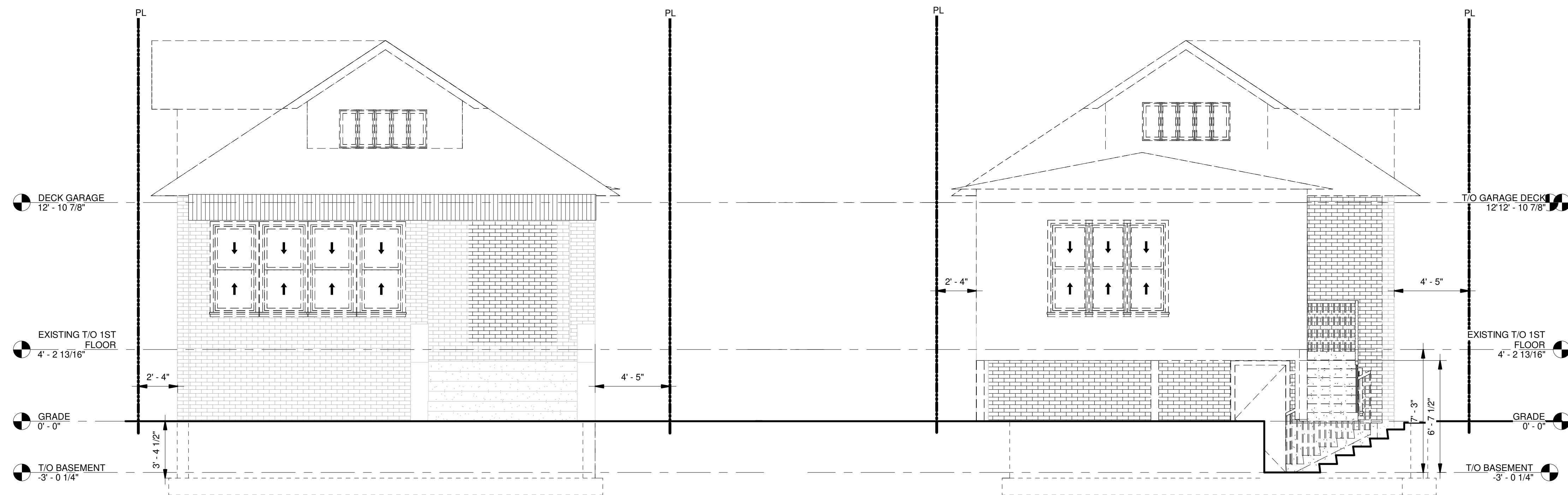
PROJECT NO. 20230404

INTERIOR & EXTERIOR ALTERATIONS
W/2ND FLOOR ADDITION
DEMO FLOOR PLANS

D1.2

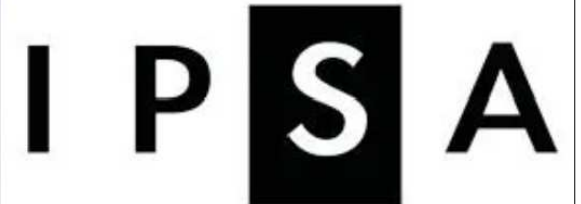


② DEMO NORTH ELEVATION
1/4" = 1'-0"



① DEMO WEST ELEVATION
1/4" = 1'-0"

③ DEMO EAST ELEVATION
1/4" = 1'-0"



IPSA CORP
ARCHITECT OF RECORD
ADDRESS: 1168 W Grand Ave.
Chicago, IL 60642
PHONE: 312.243.2500

ISSUANCE

REVISION SCHEDULE

NO.	DATE	DESCRIPTION
1	08/08/2023	ZONING REVIEW
2		
3		
4		

MCCRAY RESIDENCE
Interior and Exterior alteration of existing
single family residence
600 S Cuyler Ave, Oak Park,
Illinois 60304

ISSUE DATE: 08/01/2023

DRAWN BY: O.T.

CHECKED BY: S.M.

PROJECT NO. 20230404

INTERIOR & EXTERIOR ALTERATIONS
W/2ND FLOOR ADDITION
DEMO ELEVATIONS

D2.0

ARCHITECTURAL NOTES

1. DO NOT SCALE THE DRAWINGS. USE GIVEN DIMENSIONS SHOWN ON THE DRAWINGS (DIMENSIONS GOVERN) AND REPORT ANY DISCREPANCIES OF DIMENSIONS TO THE ENGINEER BEFORE PROCEEDING WITH ANY WORK.

2. ALL WORK AND MATERIALS SHALL BE IN CONFORMANCE WITH ALL APPLICABLE FEDERAL STATE AND LOCAL CODES AND REQUIREMENTS.

3. PROVIDE AND INSTALL TAPE AND COMPOUND AT ALL INSIDE CORNERS. PROVIDE AND INSTALL METAL CORNER BEAD AND COMPOUND AT ALL OUTSIDE CORNERS. PROVIDE AND INSTALL J-BEAD AND COMPOUND AT TERMINATION OF GYPSUM WALLBOARD WHERE EXPOSED.

4. ALL DOORS TO BE KEYLESS IN THE DIRECTION OF EGRESS.

GENERAL NOTES

1. ALL FINISHES SHALL BE CLASS 1, 0-25 FLAME SPREAD RATING.

2. MILLWORK FOR PAINT IS TO BE SANDED, MADE FREE OF DEFECTS WITH NAILS HOLES FILLED, AND SEAMS CAULKED.

3. ALL DRYWALL SURFACES TO BE PRIMED WITH LATEX GYPSUM BOARD PRIMER (USG OR EQUAL).

4. FINISH PAINT JOB IS TO BE FREE OF BRUSH OR ROLLER MARKS.

5. REMOVE ANY TAPE AND CLEAN PAINT FROM ANY DOOR OR CABINET HARDWARE.

6. PROVIDE BLOCKING AT HINGES AND JAMB REINFORCING AS RECOMMENDED BY DOOR FRAME MANUFACTURER.

7. PROVIDE THRESHOLD FOR EXTERIOR DOOR. NEOPRENE WEATHER-STRIPPING, TYPICAL AT HEADS, JAMBS AND SILLS.

8. PROVIDE HARDWARE COMPATIBLE WITH DOOR THICKNESS, WEIGHT AND MATERIAL.

9. ALL DOORS SHALL HAVE 1.1/2 PAIR HINGES FOR SIZES UP TO 3' X 7'.

10. ALL INTERIOR DOOR SHALL BE 1-3/8" HOLLOW WOOD. ALL EXTERIOR DOORS SHALL BE 1-3/4" SOLID WOOD.

11. STAIR TREADS SHALL BE 10 INCHES (10") DEEP AND RISER SHALL NOT BE 7 1/4" IN HEIGHT.

12. HANDRAILS ON STAIRS SHALL BE LOCATED AT 2'-10" ABOVE NOSING.

13. HANDRAILS AT BALCONIES SHALL BE LOCATED AT 3'-6" ABOVE FINISHED FLOOR.

14. SMOKE DETECTORS SHALL BE PROVIDED IN EACH SLEEPING ROOM AND WITHIN 15'-0" FROM EACH BEDROOM AND AT THE TOP OF EACH STAIRS AND PROVIDE 110V. W/BATTERY BACKUP. EACH ALARM SHALL BE INTERCONNECTED.

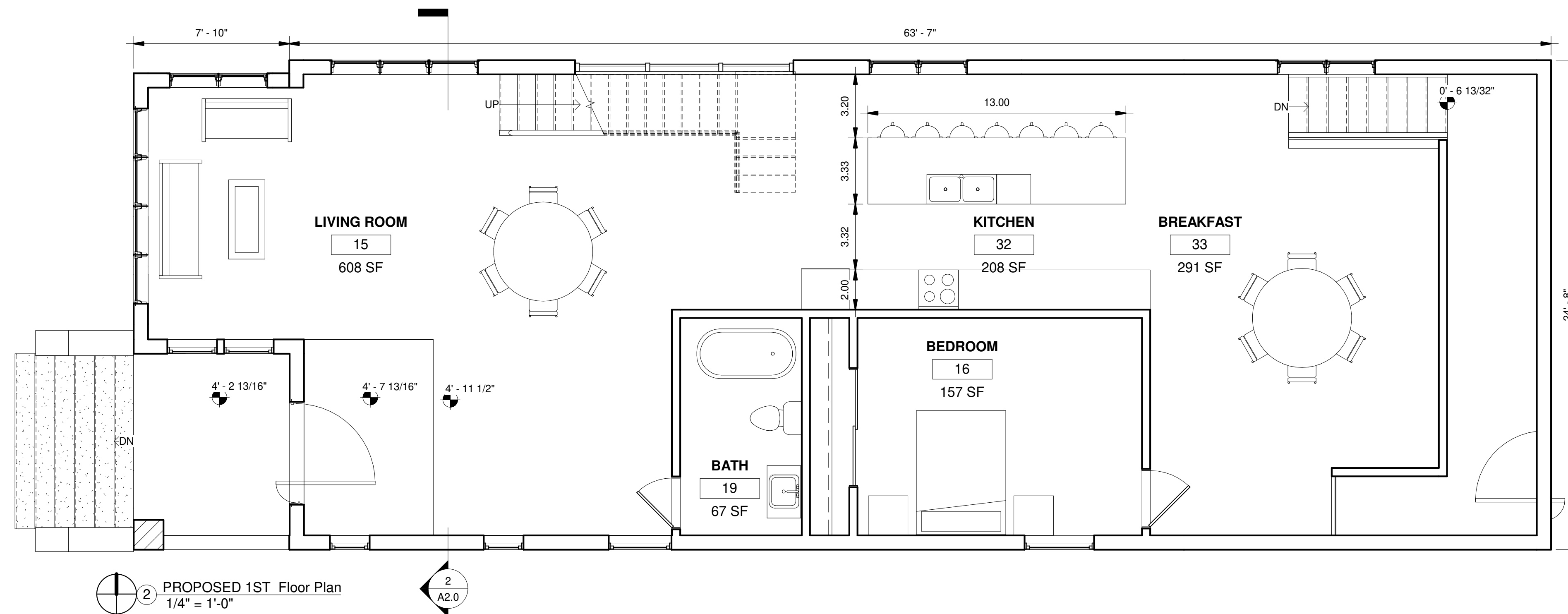
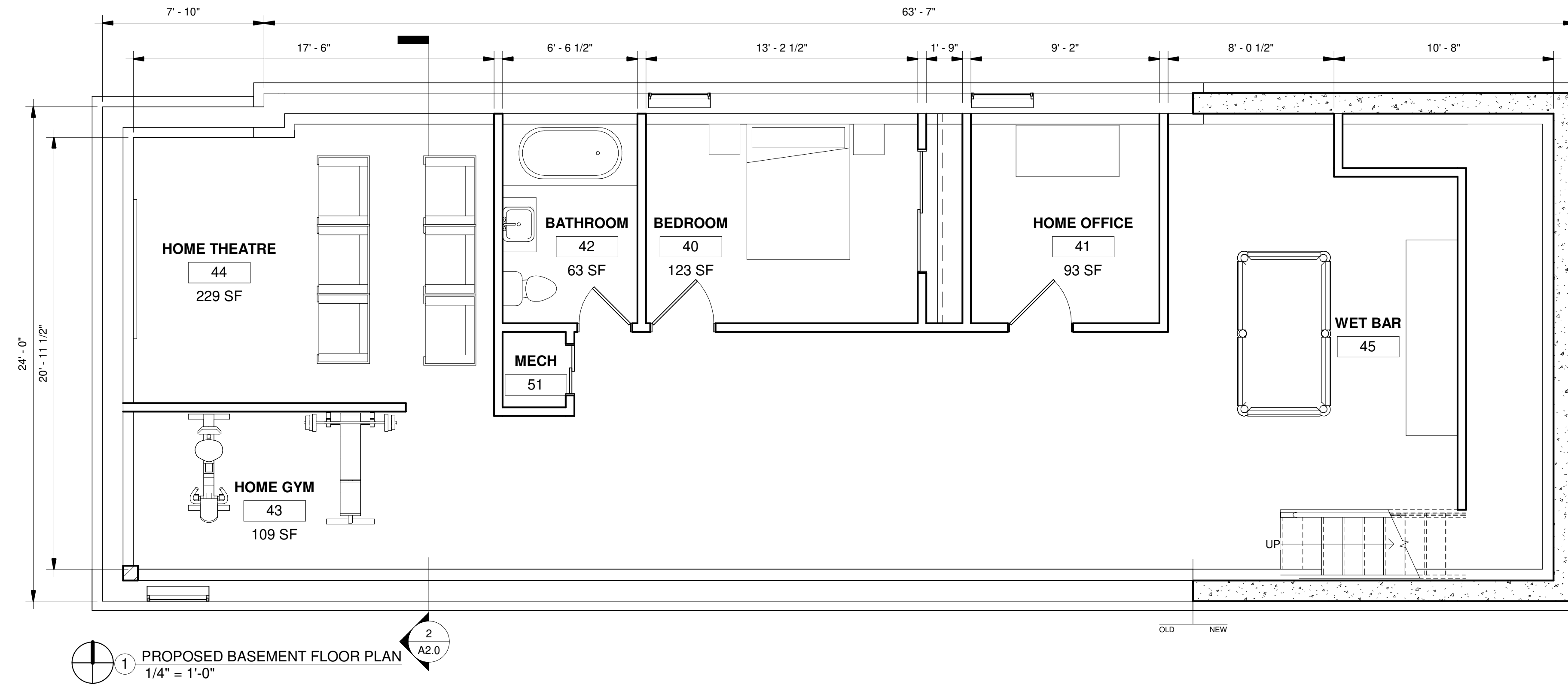
15. SMOKE DETECTORS SHALL BE LOCATED A MINIMUM OF 3 FEET FROM THE BLADES OF A CEILING FAN.

16. AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY (15') OF THE BEDROOMS IN DWELLING UNITS WITHIN WHICH FUEL-FIRED APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES.

17. PROVIDE SELF CLOSING DOORS AT ALL EXTERIOR EXITS.

18. ALL DOORS AT EXITS SHALL BE AT LEAST 32" WIDE ALL OTHER DOORS SHALL BE MIN. 28" WIDE.

19. ALL EXIT DOORS SHALL BE OPERABLE FROM INSIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR TOOLS.



IPSA CORP
ARCHITECT OF RECORD
ADDRESS: 1168 W Grand Ave.
Chicago, IL 60642
PHONE: 312.243.2500

ISSUANCE

REVISION SCHEDULE

NO.	DATE	REVISION
1	08/08/2023	ZONING REVIEW
2		
3		
4		
5		

MCCRAY RESIDENCE
Interior and Exterior alteration of existing
single family residence
600 S Cuyler Ave, Oak Park,
Illinois 60304

ISSUE DATE: 08/01/2023

DRAWN BY: O.T.

CHECKED BY: S.M.

PROJECT NO. 20230404

INTERIOR & EXTERIOR ALTERATIONS
W/2ND FLOOR ADDITION
PROPOSED FLOOR PLANS

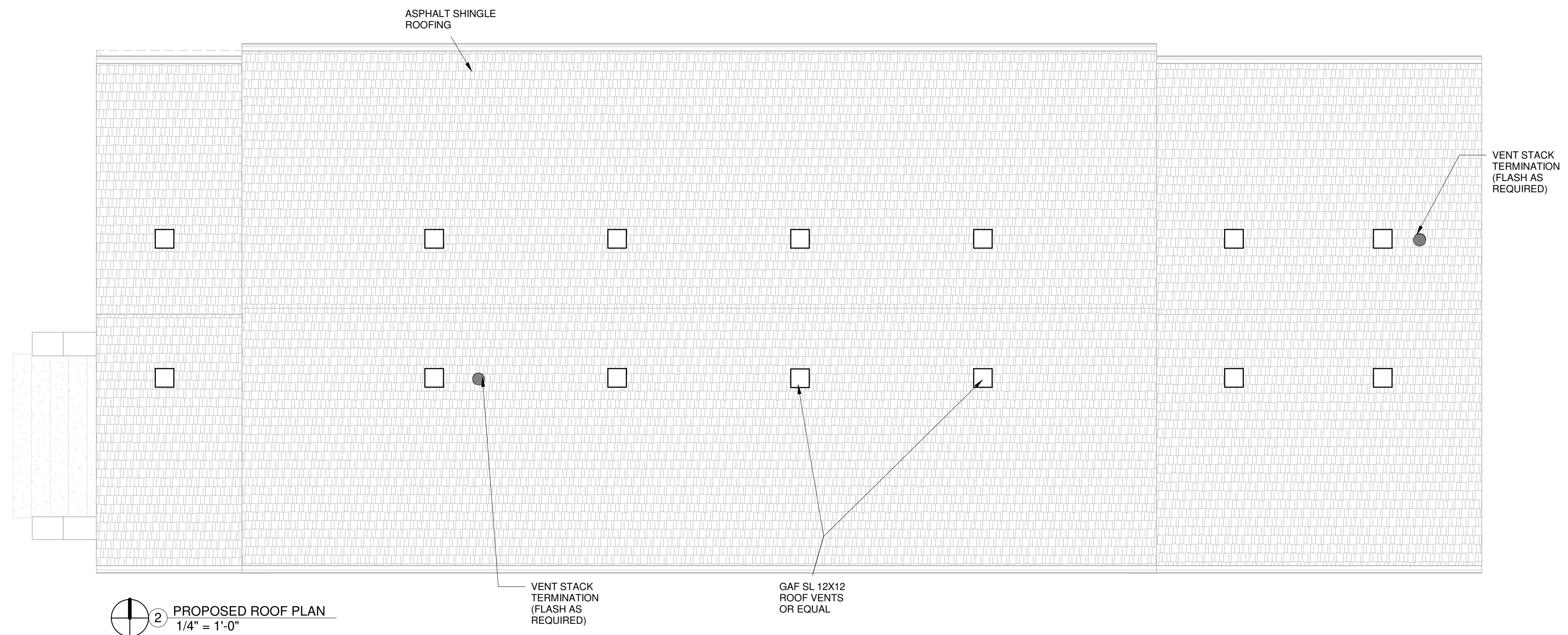
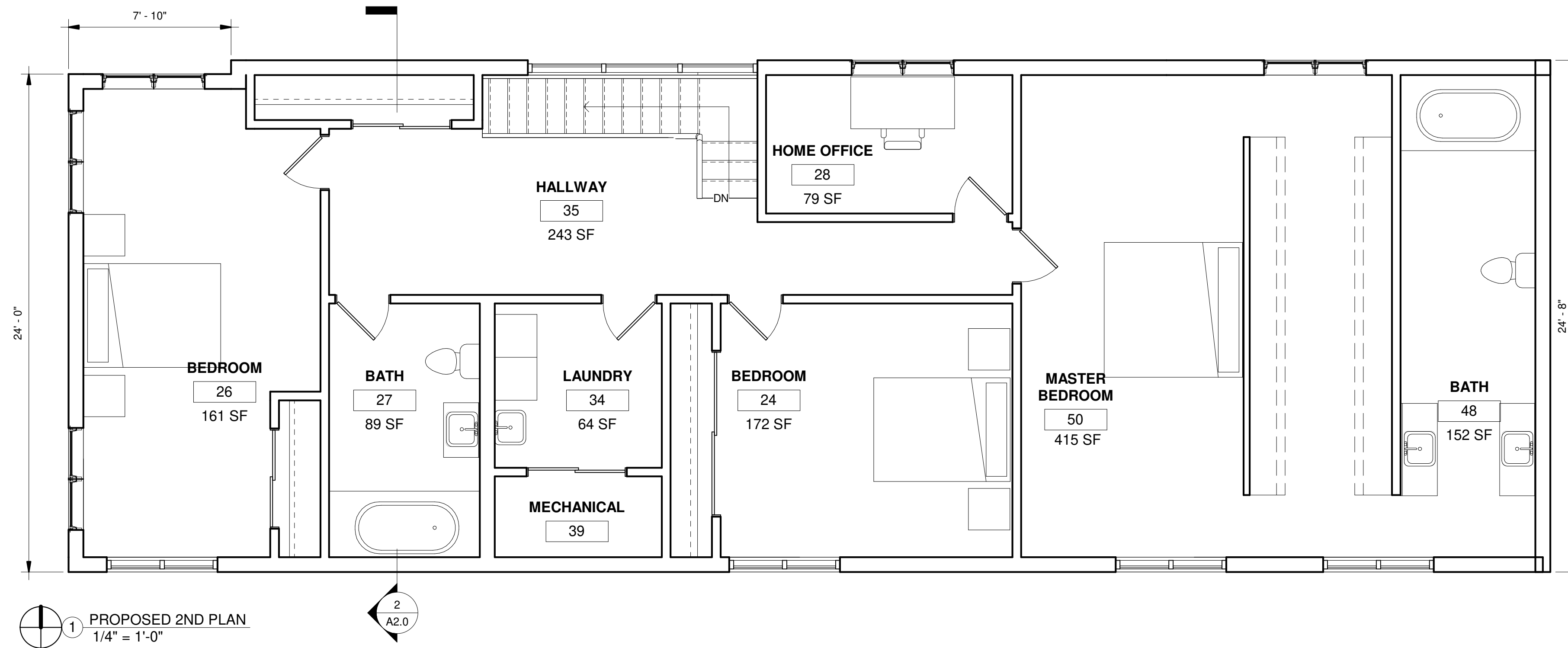
A1.0

ARCHITECTURAL NOTES

- DO NOT SCALE THE DRAWINGS. USE GIVEN DIMENSIONS SHOWN ON THE DRAWINGS (DIMENSIONS GOVERN) AND REPORT ANY DISCREPANCIES OF DIMENSIONS TO THE ENGINEER BEFORE PROCEEDING WITH ANY WORK.
- ALL WORK AND MATERIALS SHALL BE IN CONFORMANCE WITH ALL APPLICABLE FEDERAL STATE AND LOCAL CODES AND REQUIREMENTS.
- PROVIDE AND INSTALL TAPE AND COMPOUND AT ALL INSIDE CORNERS. PROVIDE AND INSTALL METAL CORNER BEAD AND COMPOUND AT ALL OUTSIDE CORNERS. PROVIDE AND INSTALL J-BEAD AND COMPOUND AT TERMINATION OF GYPSUM WALLBOARD WHERE EXPOSED.
- ALL DOORS TO BE KEYLESS IN THE DIRECTION OF EGRESS.
- N/A
- PROVIDE 1 SHELF AND ROD FOR EACH CLOSET.

GENERAL NOTES

- ALL FINISHES SHALL BE CLASS 1, 0-25 FLAME SPREAD RATING.
- MILLWORK FOR PAINT IS TO BE SANDED, MADE FREE OF DEFECTS WITH NAILS HOLES FILLED, AND SEAMS CAULKED.
- ALL DRYWALL SURFACES TO BE PRIMED WITH LATEX GYPSUM BOARD PRIMER (USG OR EQUAL).
- FINISH PAINT JOB IS TO BE FREE OF BRUSH OR ROLLER MARKS.
- REMOVE ANY TAPE AND CLEAN PAINT FROM ANY DOOR OR CABINET HARDWARE.
- PROVIDE BLOCKING AT HINGES AND JAMB REINFORCING AS RECOMMENDED BY DOOR FRAME MANUFACTURER.
- PROVIDE THRESHOLD FOR EXTERIOR DOOR, NEOPRENE WEATHER-STRIPPING, TYPICAL AT HEADS, JAMBS AND SILLS.
- PROVIDE HARDWARE COMPATIBLE WITH DOOR THICKNESS, WEIGHT AND MATERIAL.
- ALL DOORS SHALL HAVE 1-1/2 PAIR HINGES FOR SIZES UP TO 3' X 7'.
- ALL INTERIOR DOOR SHALL BE 1-3/8" HOLLOW WOOD. ALL EXTERIOR DOORS SHALL BE 1-3/4" SOLID WOOD.
- STAIR TREADS SHALL BE 10 INCHES (10") DEEP AND RISER SHALL NOT BE 7 1/4" IN HEIGHT.
- HANDRAILS ON STAIRS SHALL BE LOCATED AT 2'-10" ABOVE NOSING.
- HANDRAILS AT BALCONIES SHALL BE LOCATED AT 3'-6" ABOVE FINISHED FLOOR.
- SMOKE DETECTORS SHALL BE PROVIDED IN EACH SLEEPING ROOM AND WITHIN 15'-0" FROM EACH BEDROOM AND AT THE TOP OF EACH STAIRS AND PROVIDE 110V. W/BATTERY BACKUP. EACH ALARM SHALL BE INTERCONNECTED.
- SMOKE DETECTORS SHALL BE LOCATED A MINIMUM OF 3 FEET FROM THE BLADES OF A CEILING FAN.
- AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY (15') OF THE BEDROOMS IN DWELLING UNITS WITHIN WHICH FUEL-FIRED APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES.
- PROVIDE SELF CLOSING DOORS AT ALL EXTERIOR EXITS.
- ALL DOORS AT EXITS SHALL BE AT LEAST 32" WIDE ALL OTHER DOORS SHALL BE MIN. 28" WIDE.
- ALL EXIT DOORS SHALL BE OPERABLE FROM INSIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR TOOLS.



IPSA CORP
ARCHITECT OF RECORD
ADDRESS: 1168 W Grand Ave.
Chicago, IL 60642
PHONE: 312.243.2500

ISSUANCE

REVISION SCHEDULE

NO.	DATE	DESCRIPTION
1	08/08/2023	ZONING REVIEW
2		
3		
4		
5		

MCCRAY RESIDENCE
Interior and Exterior alteration of existing
single family residence
600 S Cuyler Ave, Oak Park,
Illinois 60304

ISSUE DATE: 08/01/2023

DRAWN BY: O.T.

CHECKED BY: S.M.

PROJECT NO. 20230404

INTERIOR & EXTERIOR ALTERATIONS
W/2ND FLOOR ADDITION
PROPOSED FLOOR PLANS

A1.1

ARCHITECTURAL NOTES

1. DO NOT SCALE THE DRAWINGS. USE GIVEN DIMENSIONS SHOWN ON THE DRAWINGS (DIMENSIONS GOVERN) AND REPORT ANY DISCREPANCIES OF DIMENSIONS TO THE ENGINEER BEFORE PROCEEDING WITH ANY WORK.

2. ALL WORK AND MATERIALS SHALL BE IN CONFORMANCE WITH ALL APPLICABLE FEDERAL STATE AND LOCAL CODES AND REQUIREMENTS.

3. PROVIDE AND INSTALL TAPE AND COMPOUND AT ALL INSIDE CORNERS. PROVIDE AND INSTALL METAL CORNER BEAD AND COMPOUND AT ALL OUTSIDE CORNERS. PROVIDE AND INSTALL J-BEAD AND COMPOUND AT TERMINATION OF GYPSUM WALLBOARD WHERE EXPOSED.

4. ALL DOORS TO BE KEYLESS IN THE DIRECTION OF EGRESS.

5. N/A

6. PROVIDE 1 SHELF AND ROD FOR EACH CLOSET.

GENERAL NOTES

1. ALL FINISHES SHALL BE CLASS 1, 0-25 FLAME SPREAD RATING.

2. MILLWORK FOR PAINT IS TO BE SANDED, MADE FREE OF DEFECTS WITH NAILS HOLES FILLED, AND SEAMS CAULKED.

3. ALL DRYWALL SURFACES TO BE PRIMED WITH LATEX GYPSUM BOARD PRIMER (USG OR EQUAL).

4. FINISH PAINT JOB IS TO BE FREE OF BRUSH OR ROLLER MARKS.

5. REMOVE ANY TAPE AND CLEAN PAINT FROM ANY DOOR OR CABINET HARDWARE.

6. PROVIDE BLOCKING AT HINGES AND JAMB REINFORCING AS RECOMMENDED BY DOOR FRAME MANUFACTURER.

7. PROVIDE THRESHOLD FOR EXTERIOR DOOR, NEOPRENE WEATHER-STRIPPING, TYPICAL AT HEADS, JAMBS AND SILLS.

8. PROVIDE HARDWARE COMPATIBLE WITH DOOR THICKNESS, WEIGHT AND MATERIAL.

9. ALL DOORS SHALL HAVE 1-1/2 PAIR HINGES FOR SIZES UP TO 3' X 7'.

10. ALL INTERIOR DOOR SHALL BE 1-3/8" HOLLOW WOOD. ALL EXTERIOR DOORS SHALL BE 1-3/4" SOLID WOOD.

11. STAIR TREADS SHALL BE 10 INCHES (10") DEEP AND RISER SHALL NOT BE 7 1/4" IN HEIGHT.

12. HANDRAILS ON STAIRS SHALL BE LOCATED AT 2'-10" ABOVE NOSING.

13. HANDRAILS AT BALCONIES SHALL BE LOCATED AT 3'-6" ABOVE FINISHED FLOOR.

14. SMOKE DETECTORS SHALL BE PROVIDED IN EACH SLEEPING ROOM AND WITHIN 15'-0" FROM EACH BEDROOM AND AT THE TOP OF EACH STAIRS AND PROVIDE 110V. W/BATTERY BACKUP. EACH ALARM SHALL BE INTERCONNECTED.

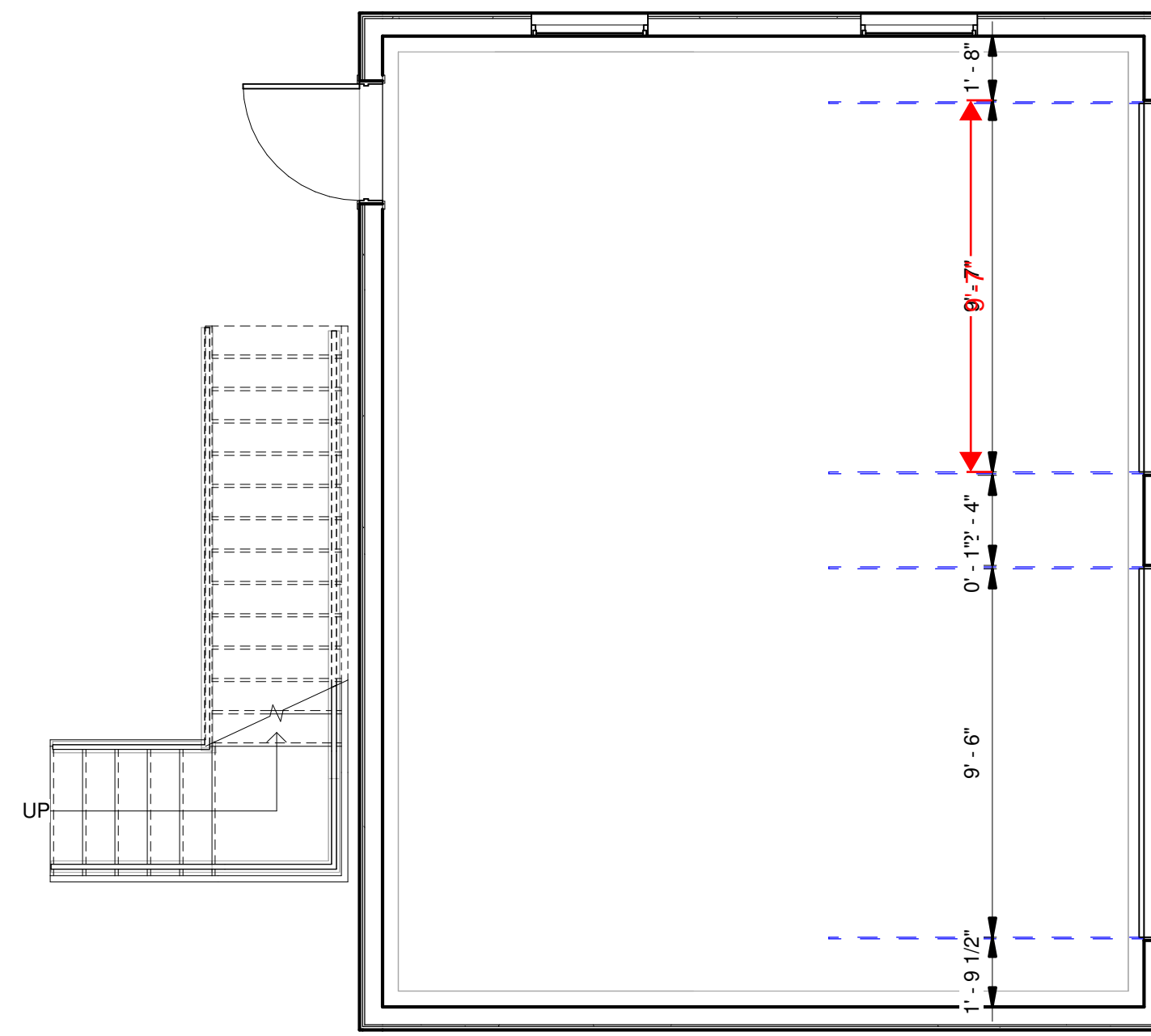
15. SMOKE DETECTORS SHALL BE LOCATED A MINIMUM OF 3 FEET FROM THE BLADES OF A CEILING FAN.

16. AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY (15') OF THE BEDROOMS IN DWELLING UNITS WITHIN WHICH FUEL-FIRED APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES.

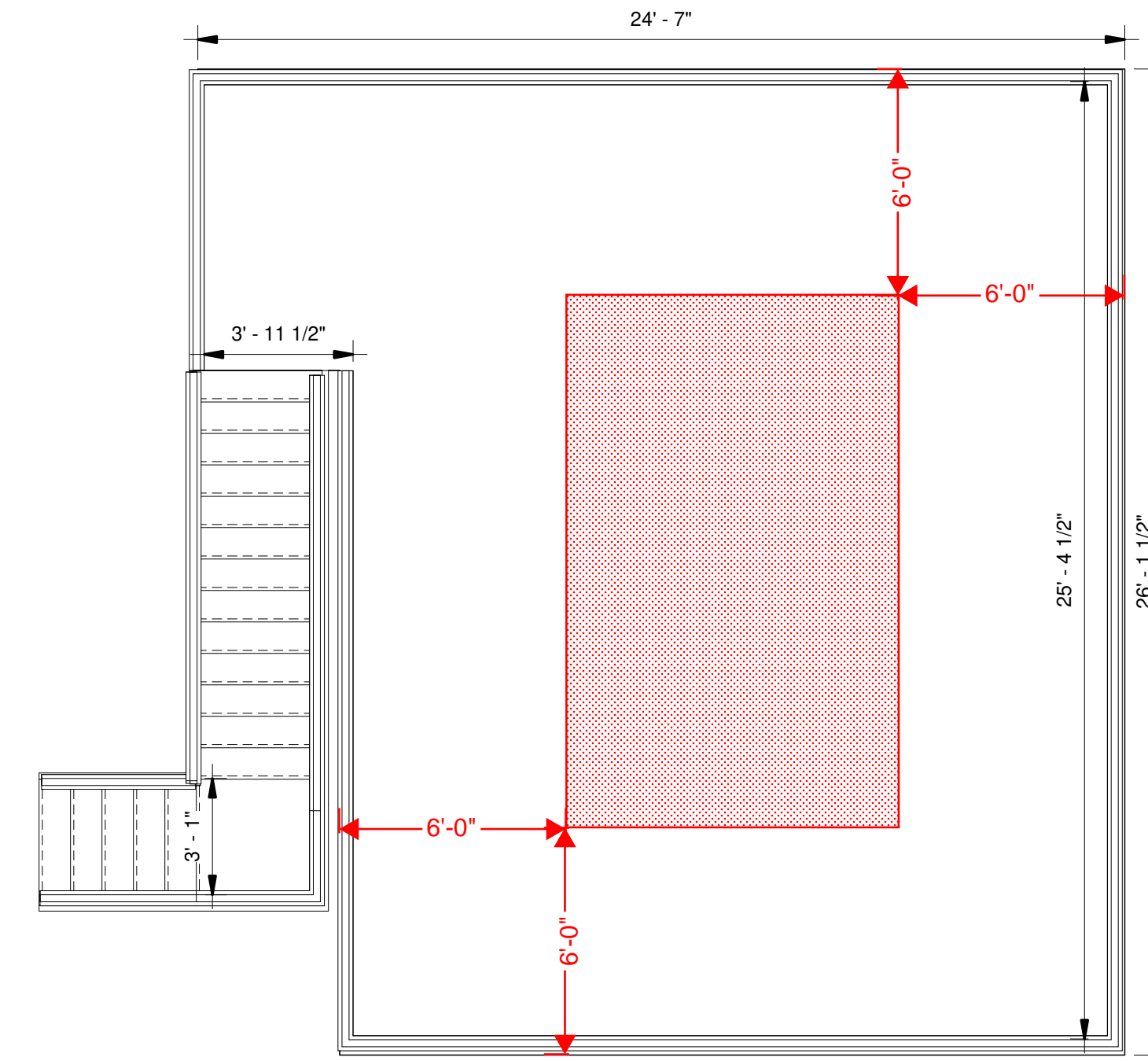
17. PROVIDE SELF CLOSING DOORS AT ALL EXTERIOR EXITS.

18. ALL DOORS AT EXITS SHALL BE AT LEAST 32" WIDE ALL OTHER DOORS SHALL BE MIN. 28" WIDE.

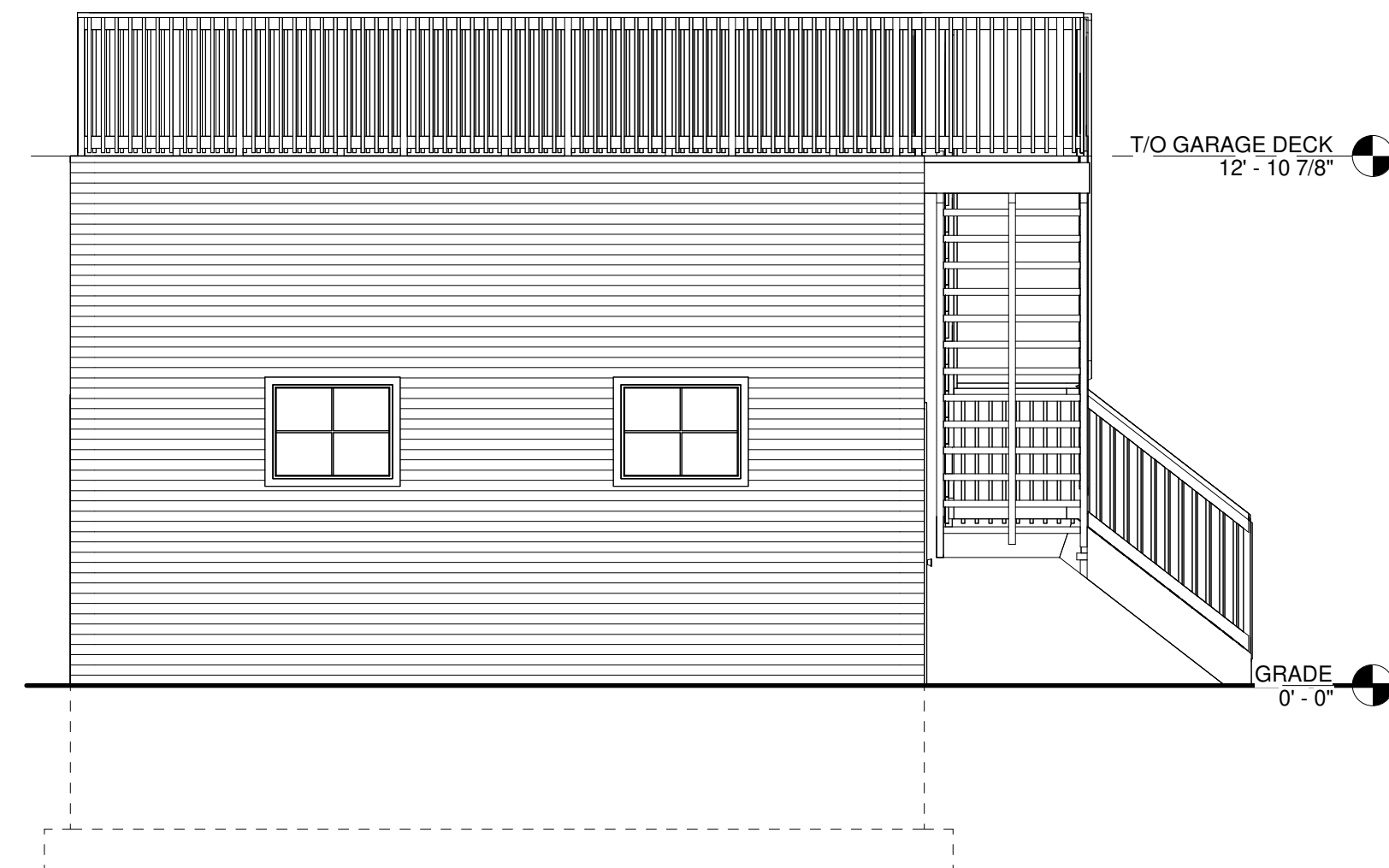
19. ALL EXIT DOORS SHALL BE OPERABLE FROM INSIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR TOOLS.



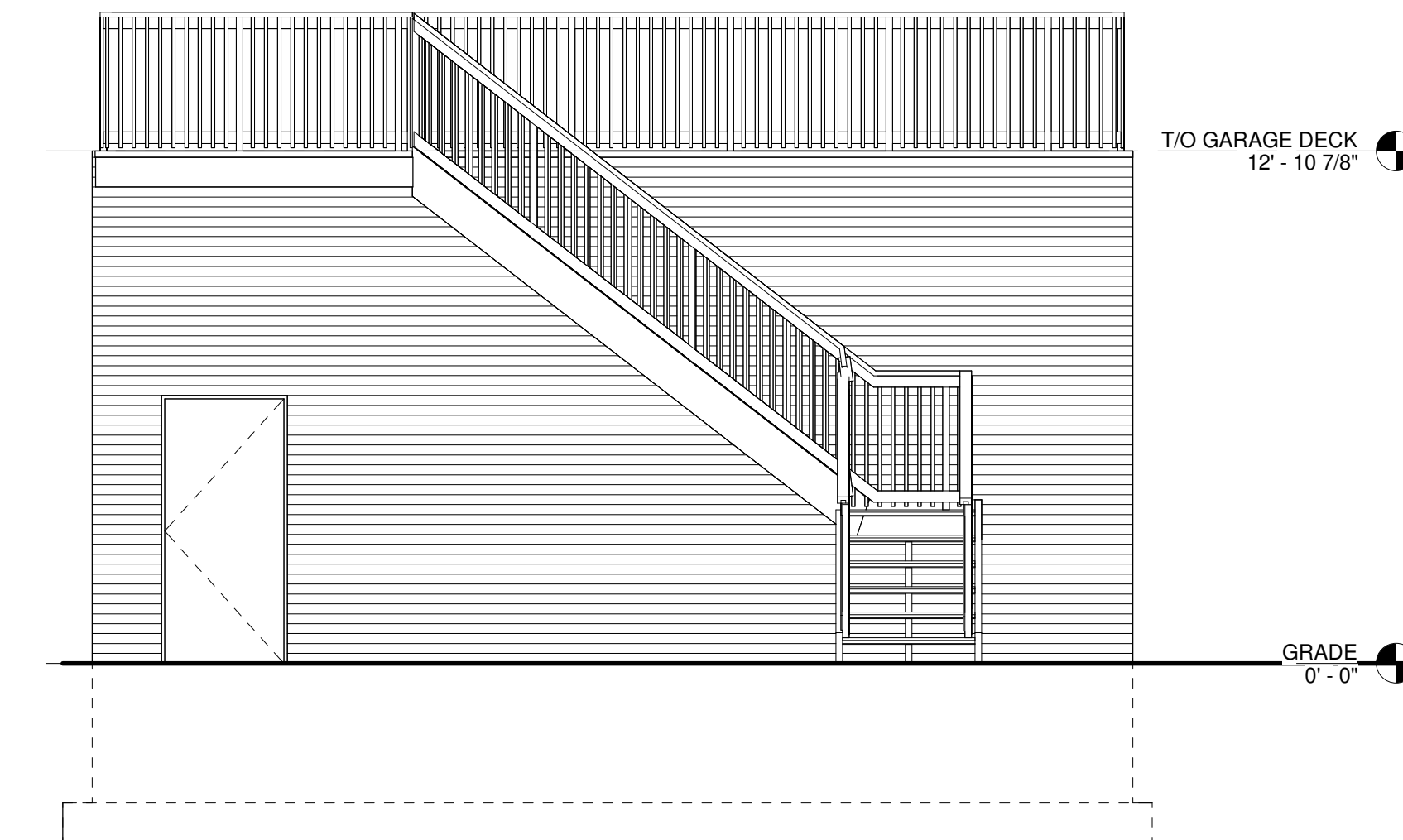
1 PROPOSED FIRST FLOOR PLAN GARAGE
1/4" = 1'-0"



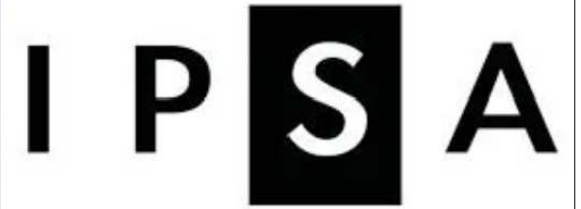
4 PROPOSED GARAGE DECK
1/4" = 1'-0"



2 PROPOSED GARAGE NORTH ELEVATION
1/4" = 1'-0"



3 PROPOSED GARAGE WEST ELEVATION
1/4" = 1'-0"



IPSA CORP
ARCHITECT OF RECORD
ADDRESS: 1168 W Grand Ave.
Chicago, IL 60642
PHONE: 312.243.2500

ISSUANCE

REVISION SCHEDULE

NO.	DATE	DESCRIPTION
1	08/08/2023	ZONING REVIEW
2		
3		
4		
5		

MCCRAY RESIDENCE
Interior and Exterior alteration of existing
single family residence
600 S Cuyler Ave, Oak Park,
Illinois 60304

ISSUE DATE: 08/01/2023

DRAWN BY: O.T.

CHECKED BY: S.M.

PROJECT NO. 20230404

INTERIOR & EXTERIOR ALTERATIONS
W/2ND FLOOR ADDITION
PROPOSED FLOOR PLANS

A1.2

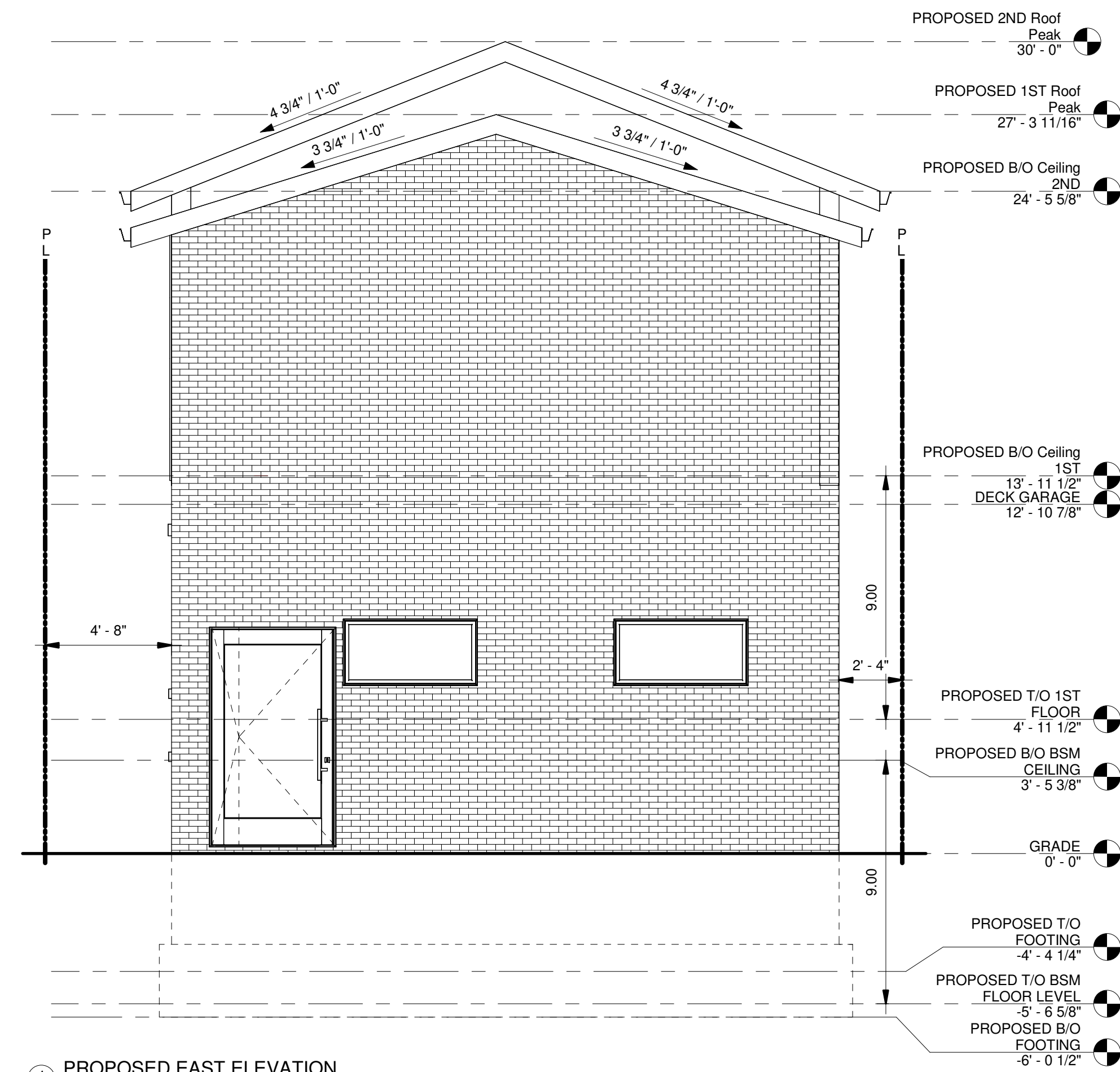


IPSA CORP
 ARCHITECT OF RECORD
 ADDRESS: 1166 W Grand Ave.
 Chicago, IL 60642
 PHONE: 312.243.2500

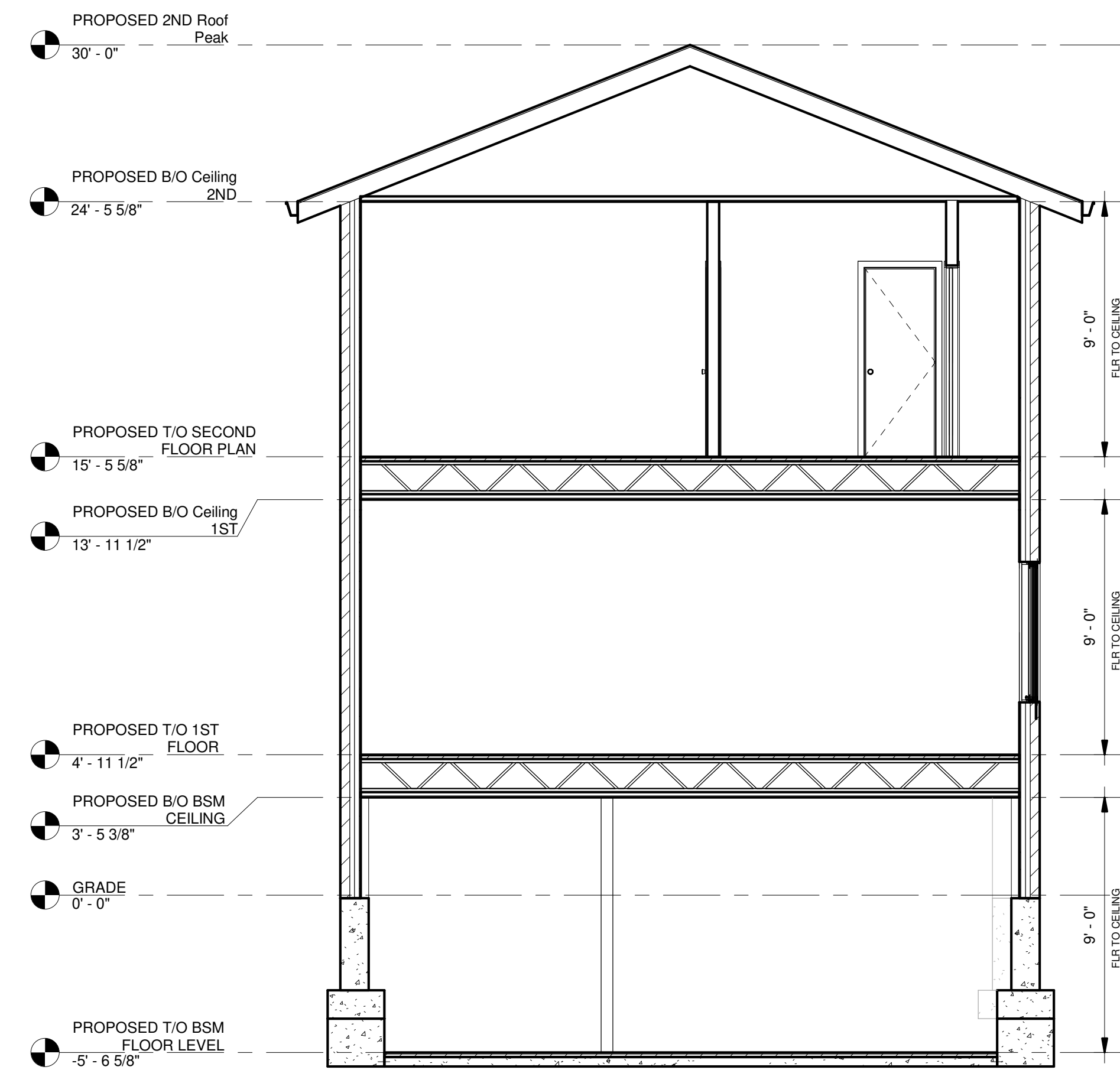
ISSUANCE

REVISION SCHEDULE

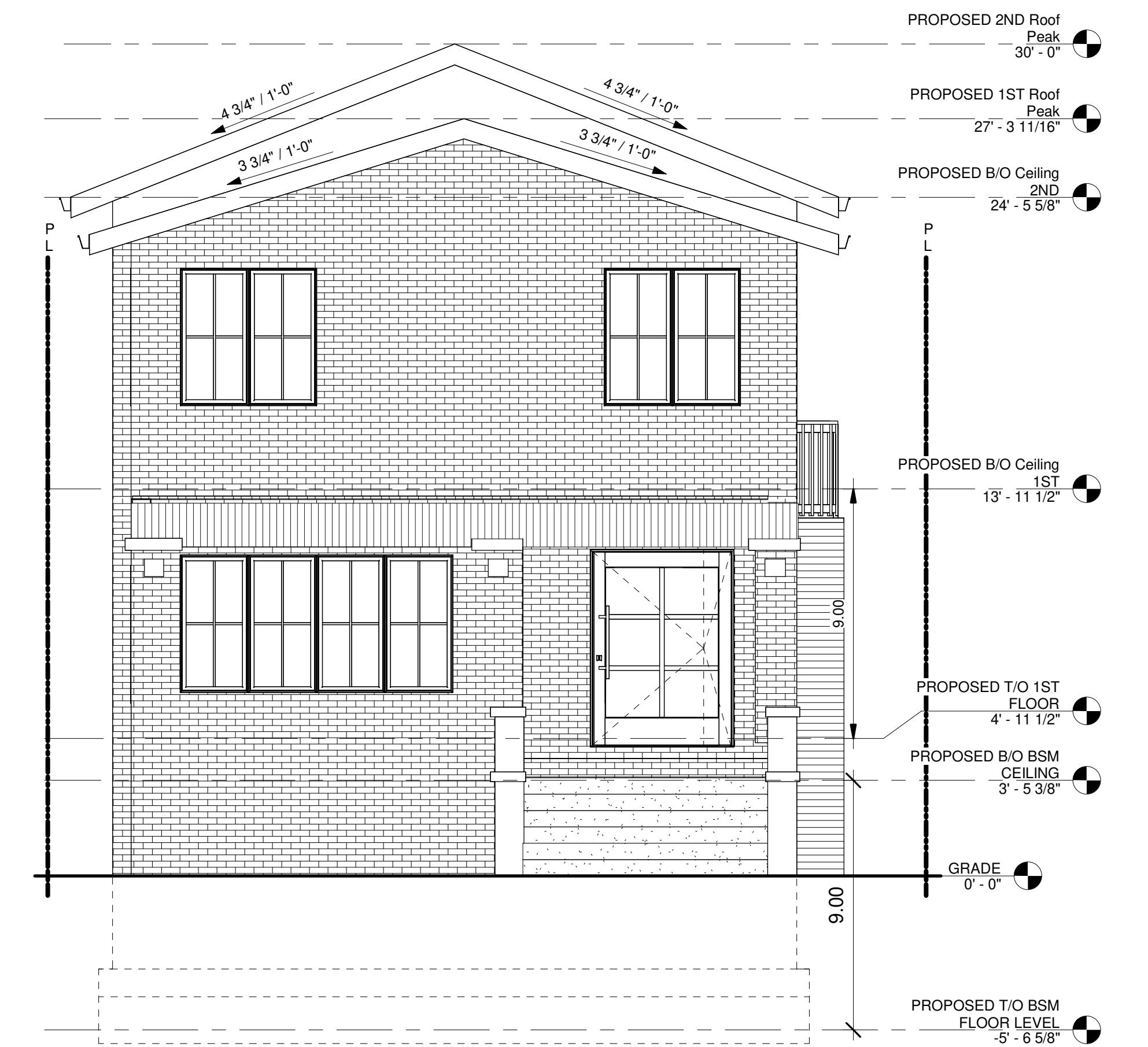
NO.	DATE	DESCRIPTION
1	08/08/2023	ZONING REVIEW
2		
3		
4		



1 PROPOSED EAST ELEVATION
 1/4" = 1'-0"



2 Section 6
 1/4" = 1'-0"



3 PROPOSED WEST ELEVATION
 1/4" = 1'-0"

MCCRAY RESIDENCE
 Interior and Exterior alteration of existing
 single family residence
 600 S Cuyler Ave, Oak Park,
 Illinois 60304

ISSUE DATE: 08/01/2023

DRAWN BY: O.T.

CHECKED BY: S.M.

PROJECT NO. 20230404

INTERIOR & EXTERIOR ALTERATIONS
 W/2ND FLOOR ADDITION

PROPOSED ELEVATIONS

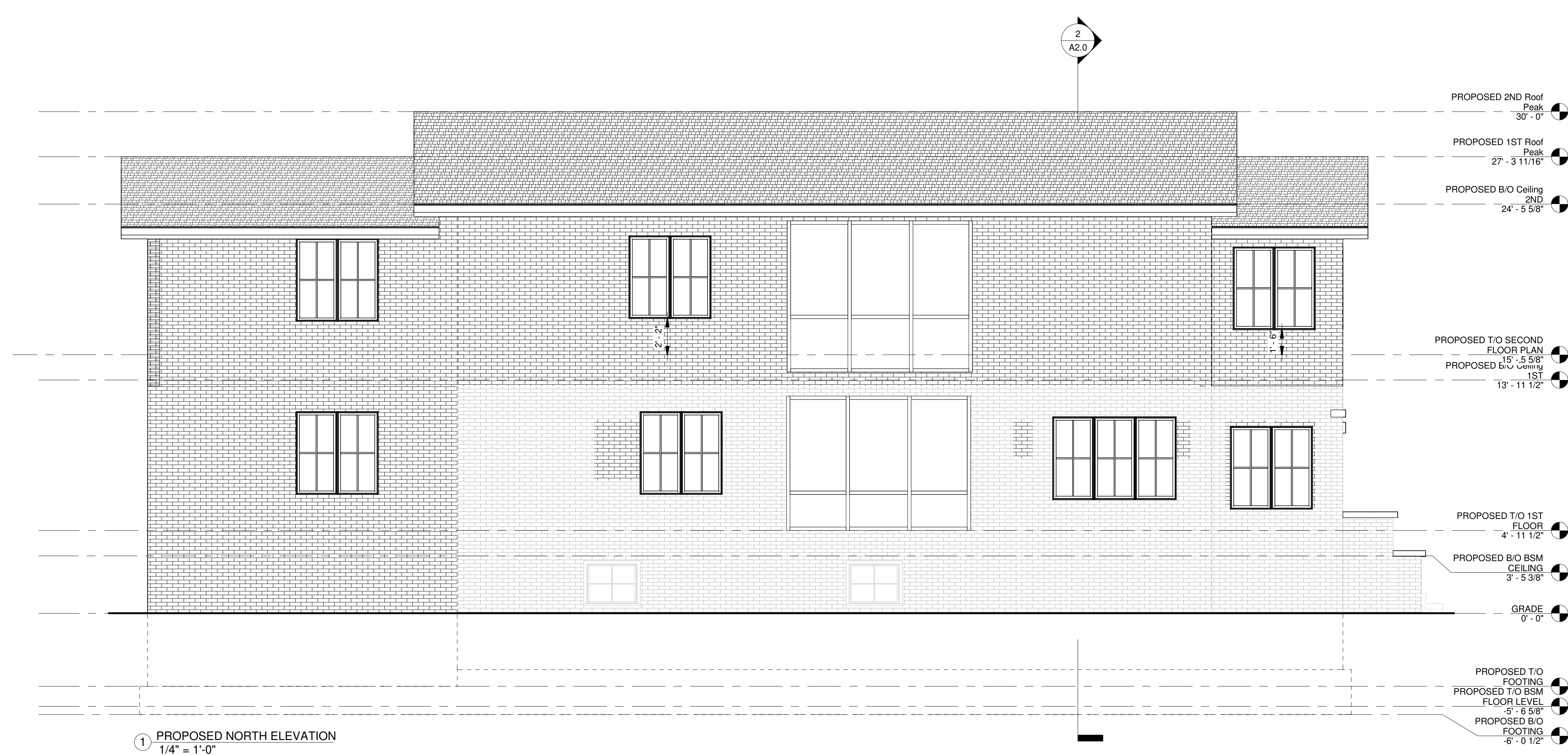


IPSA CORP
 ARCHITECT OF RECORD
 ADDRESS: 1166 W Grand Ave.
 Chicago, IL 60642
 PHONE: 312.243.2500

ISSUANCE

REVISION SCHEDULE

1	08/08/2023	ZONING REVIEW
2		
3		
4		
5		



MCCRAY RESIDENCE
 Interior and Exterior alteration of existing
 single family residence
 600 S Cuyler Ave, Oak Park,
 Illinois 60304

ISSUE DATE: 08/01/2023

DRAWN BY: O.T.

CHECKED BY: S.M.

PROJECT NO. 20230404

INTERIOR & EXTERIOR ALTERATIONS
 W/2ND FLOOR ADDITION
 PROPOSED ELEVATIONS