



## ARCHITECTURAL REVIEW COMMITTEE – STAFF REPORT

## Advisory Review

**Address:** 117 S Ridgeland Ave  
**Meeting Date:** October 24, 2024  
**Property Owner:** James and Stacy Pfluecke  
**Architect:** Tracey J. Brewer  
**Historic Designation:** Contributing building in the Ridgeland-Oak Park Historic District  
**Zoning:** R-3-50: Single-Family Residential  
**Project Description:** Construction of new garage  
**Requirements:** Garage Policy; New Construction, and Addition



2015 Village photo

### Architectural Review Guidelines

The purpose for architectural review is to protect the unique visual qualities of a building and its site that define their sense of history from inappropriate proposed alterations that will reduce that sense.

The relevant standards from the Secretary of the Interior's Standards for Rehabilitation include the following:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Relevant standards from the Requirements for New Construction, Addition, & Demolition Projects include the following:

#### ***Demolition and Relocation***

- Landmarks and contributing resources in historic districts shall be retained and repaired in their original location.
- Historic accessory buildings and structures, such as garages and coach houses, which are visible from the street shall be retained and repaired in their original location.
- In case of demonstrated economic infeasibility, demolition or relocation of contributing resources in historic districts and historic accessory buildings visible from the street can be considered at the discretion of the Commission.

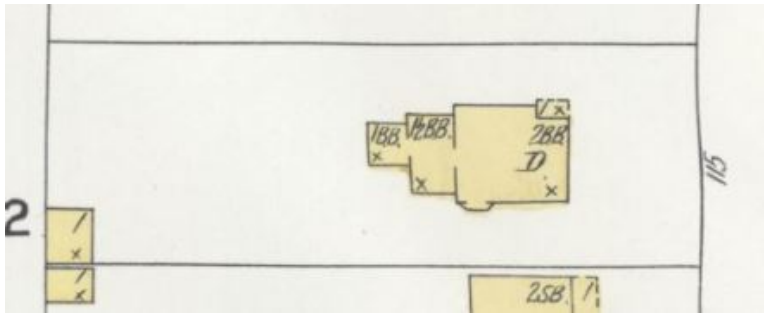
## **Applicant's Proposal**

The applicant plans to construct a new 26'x (22'+3') garage with frame construction in a similar location to the existing garage. The new garage will have fixed casement wood windows with aluminum cladding, and painted wood clapboard siding. The applicant attended the HPC Meeting on June 13, 2024, for a Certificate of Appropriateness to demolish the existing historic garage, and the Commission approved the demolition. The applicant is requesting an advisory review regarding the proposed new garage.

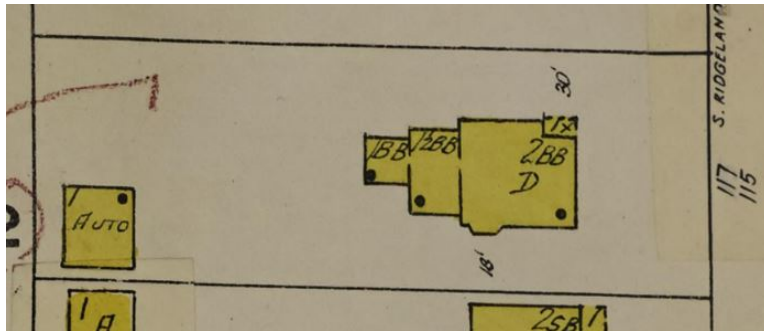
## **Historical Summary**

The house at 117 S Ridgeland Ave was build ca. 1880. A number of alterations and repairs were made in 1921, including changing the shape of the front porch from 6x10' to 10x10'. This may have been part of an effort to create two apartments in the house. In 1944 the house was divided into three apartments and a rear stair was added for access.

The garage was built in 1923.



1908 Sanborn with previous outbuilding, construction date unknown



1950 Sanborn with current garage

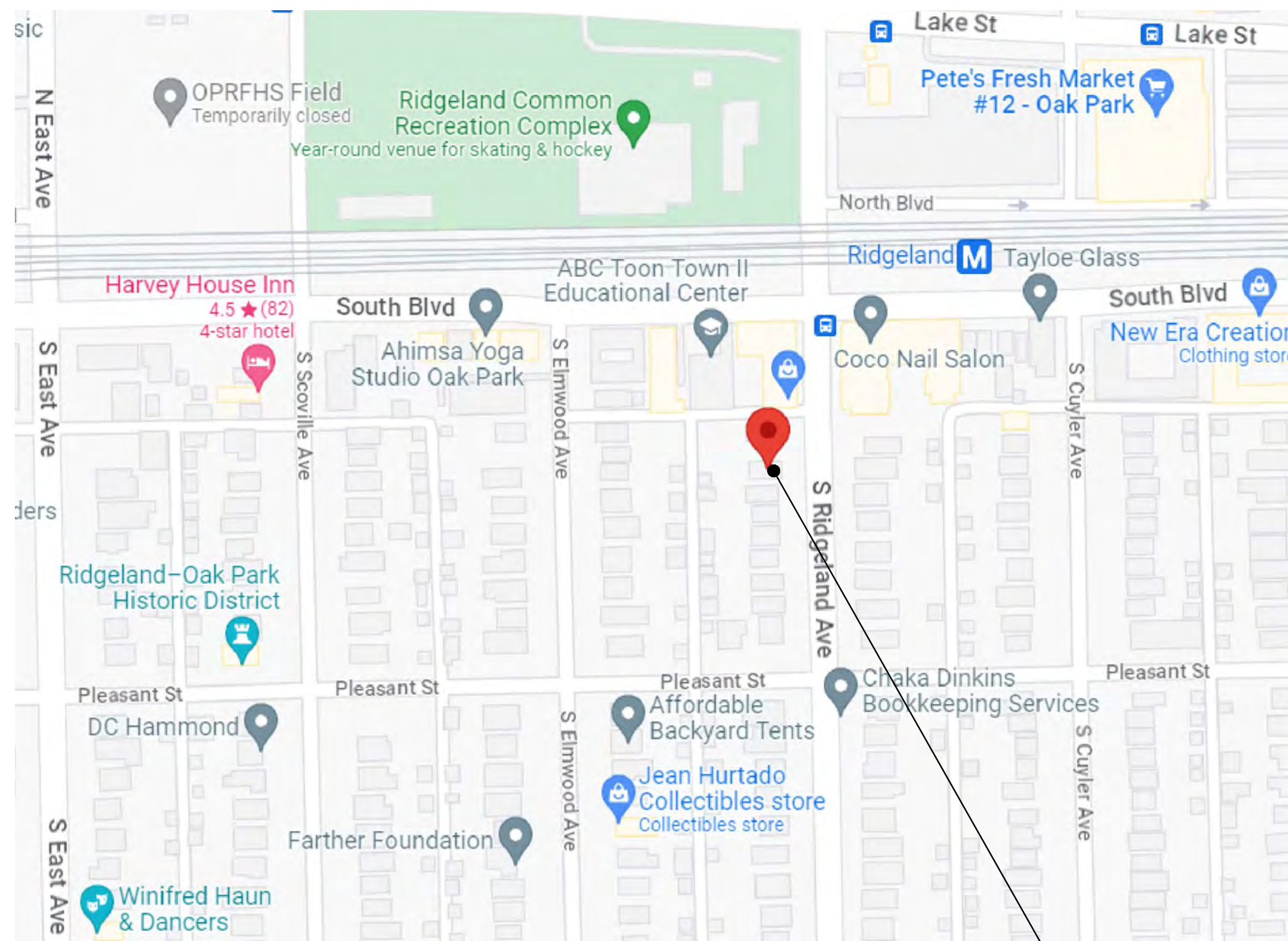
## Staff Comments

The applicant plans to construct a new 26'x (22'+3') garage with frame construction in a similar location to the existing garage. The new garage will have fixed casement wood windows with aluminum cladding, and painted wood clapboard siding. The Architectural review Committee should provide recommendations based on the Architectural Review Guidelines. Please note that this is an Advisory Review only.

## Attachments

- 117 S Ridgeland Ave New Garage Plans and Elevations
- 117 S Ridgeland Ave Approved Certificate of Appropriateness 6.13.2024
- 117 S Ridgeland Ave Plat of Survey

LOCATION MAP



PROJECT LOCATION

NEW DETACHED GARAGE AT AN EXISTING 2-STORY + BASEMENT SINGLE-FAMILY RESIDENCE AT:

**117 S. RIDGELAND AVE.**  
**OAK PARK, ILLINOIS**

Adopted Village of Oak Park Codes

In addition to the amendments posted online at [www.oak-park.us](http://www.oak-park.us), Oak Park has adopted the following codes:  
 • International Residential Code – 2021 Edition w/amendments  
 • International Energy Conservation Code – 2021 Edition  
 • National Electric Code – 2020 Edition w/amendments  
 • 2014 Illinois State Plumbing Code  
 • International Existing Building Code – 2021 Edition  
 o Also adhere to IOOT, MWRD, OSHA, IIEPA, EPA, Federal and State regulations  
 Code books may be purchased by contacting the International Code Council, 800.214.4321 or [www.intlcode.org](http://www.intlcode.org)

ABBREVIATIONS

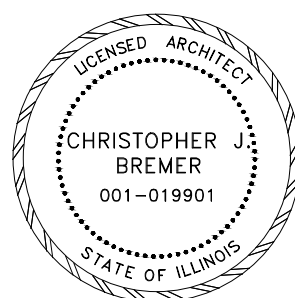
AFF	ABOVE FINISHED FLOOR	FD	FLOOR DRAIN	PT	PRESSURE-TREATED
BRG	BEARING	FJ	FLOOR JOISTS	R	RISER
B/	BOTTOM OF	FL	FLOOR	REQ'D	REQUIRED
CJ	CEILING JOISTS	HDWD	HARDWOOD	RO	ROUGH OPENING
CL	CENTERLINE	HDWR	HARDWARE	RR	ROOF RAFTERS
CLG	CEILING	HR	HOUR	SE	SEWAGE EJECTOR PIT & PUMP
CLO.	CLOSET	HT	HEIGHT	SIM	SIMILAR
CONC	CONCRETE	HW	HOT WATER	SP	SUMP PUMP & PIT W/BACK-UP BATTERY
CT	CERAMIC TILE	INT	INTERIOR	STD	STANDARD
DIA	DIAMETER	INSUL	INSULATION	THK	THICK
DIM	DIMENSION	LVT	LUXURY VINYL TILE	T	TREAD
DN	DOWN	MFR	MANUFACTURER	T/	TOP OF
EA	EACH	MWK	MILLWORK	T&G	TONGUE AND GROOVE
EL	ELEVATION	MTL	METAL	TYP.	TYPICAL
EQ	EQUAL	NIC	NOT IN CONTRACT	UNO	UNLESS NOTED OTHERWISE
EX	EXISTING	NTS	NOT TO SCALE	VIF	VERIFY IN FIELD
EXT	EXTERIOR	OC	ON CENTER	WD	WOOD
FIN	FINISH	PL	PLATE	WIC	WALK-IN CLOSET

LEGEND

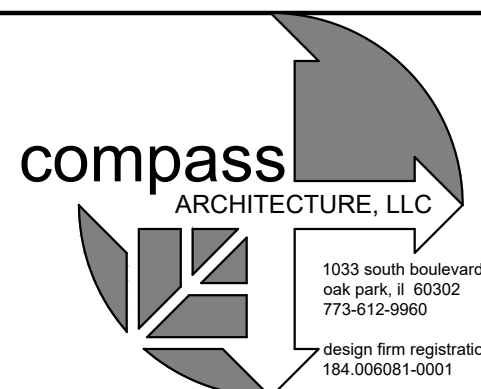
	ROOM #	ROOM NAME/NUMBER TAG		NEW PARTITION-SEE PLANS FOR TYPE
	NOTE TAG			EXISTING CONSTRUCTION TO BE REMOVED
	DOOR TAG			EXISTING CONSTRUCTION TO REMAIN
	WINDOW TAG			THERMAL INSULATION
	WALL TYPE (See A4-# series dwgs)			CONCRETE
	ELEVATION #	EXTERIOR ELEVATION TAG		CONCRETE MASONRY UNIT (C.M.U.)
	SECTION #	SECTION TAG		MORTAR, GROUT, THINSET OR CEMENT
	DETAIL #	DETAIL TAG		GYPSUM BOARD
	FLOOR EL: X'-X" X'	ELEVATION TAG/ MARK		PLYWOOD
	DRAWING REVISION TAG			RIGID INSULATION
	SMOKE DETECTOR			STEEL
	COMBINED CARBON MONOXIDE & SMOKE DETECTOR			WOOD
				WOOD-ROUGH OR FRAMING

DRAWING INDEX

DWG #	DESCRIPTION	ISSUED FOR PERMIT: 10/08/2024			
<b>ARCHITECTURAL</b>					
A0-0	COVER SHEET	●			
A0-1	SITE PLAN	●			
A0-2	PLAT OF SURVEY, SPECIFICATIONS	●			
A0-3	SPECIFICATIONS	●			
A0-4	LATERAL BRACING DETAILS	●			
A1-0	GARAGE DEMOLITION PLAN, GARAGE FOUNDATION PLAN	●			
A1-1	GARAGE FLOOR PLAN, GARAGE ATTIC PLAN, ATTIC FLOOR AND ROOF FRAMING PLANS	●			
A1-2	GARAGE ROOF PLAN	●			
A2-1	EXTERIOR ELEVATIONS, WINDOW SCHEDULE	●			
A2-2	EXTERIOR ELEVATIONS	●			
A3-1	BUILDING SECTION, WALL SECTION	●			
<b>ELECTRICAL</b>					
E1-1	GARAGE ELECTRICAL PLAN, ATTIC ELECTRICAL PLAN	●			



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**ARCHITECT'S STATEMENT & SEAL**  
 I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE COMPLY TO THE VILLAGE OF OAK PARK BUILDING CODES AND ORDINANCES.  
 Christopher J Bremer  
 10/08/2024  
 CHRISTOPHER J. BREMER  
 #001-019901 EXP. 11/30/2026

No.	DATE	DESCRIPTION
1	10-08-24	PERMIT

117 S. RIDGELAND AVE.  
 OAK PARK, IL

COVER SHEET, LEGEND, ABBR., DRAWING INDEX, LOCATION MAP

A0-0

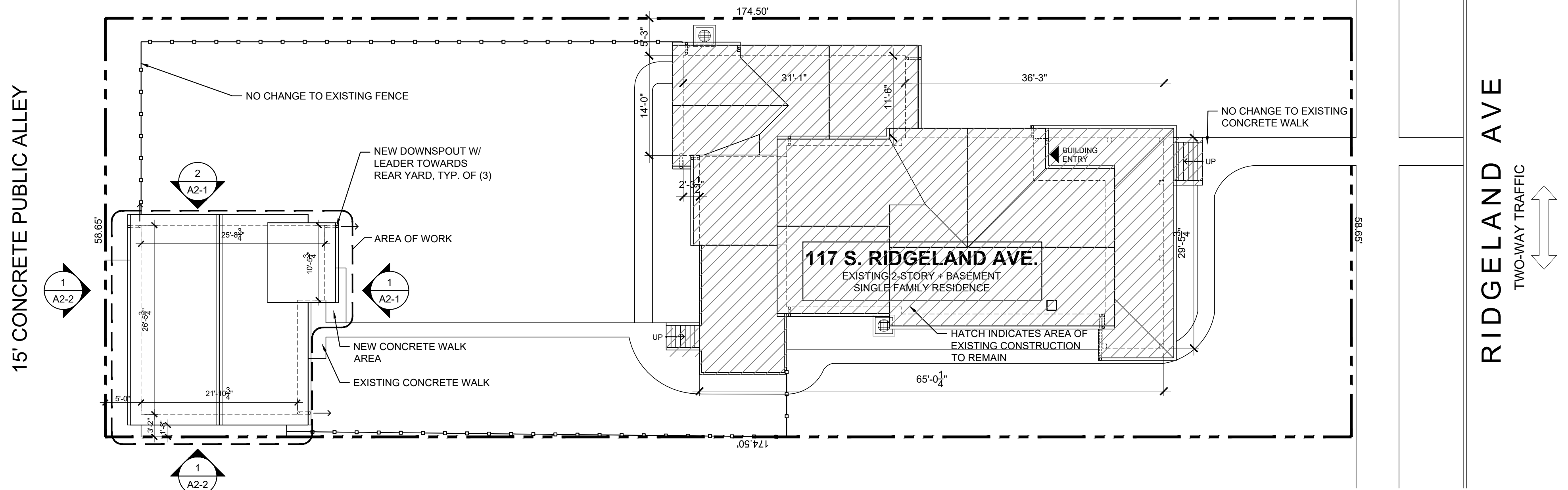
R-3-50 ZONING, SINGLE FAMILY RESIDENCE

SITE AREA - BUILDING COVERAGE	
EXISTING HOUSE	2,106 SF
PROPOSED GARAGE	618 SF
	2,724 SF

SITE AREA - IMPERVIOUS SURFACE COVERAGE	
EXISTING HOUSE	2,106 SF
PROPOSED GARAGE	618 SF
EXISTING DRIVEWAY, WALKS, & STAIRS	783 SF
NEW WALK	23 SF
	3,530 SF

TOTAL AREA OF SITE:	10,234 SF
ALLOWABLE (40%):	4,094 SF
ACTUAL:	27%

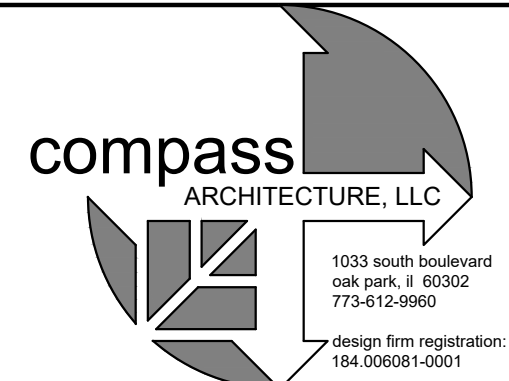
TOTAL AREA OF SITE:	10,234 SF
ALLOWABLE (50%):	5,117 SF
ACTUAL:	34%



1 | SITE PLAN  
SCALE: 3/32" = 1'-0"  
0 4' 8' 16'



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No.	DATE	DESCRIPTION
1	10-08-24	PERMIT

117 S. RIDGELAND AVE.  
OAK PARK, IL

SITE PLAN, BUILDING COVERAGE & IMPERVIOUS CALCULATIONS

N

A0-1

01 - GENERAL NOTES

- 1. All contractors shall conform w/AIA document A201 General Conditions To The Contract For Construction
2. The bid will be for all work as shown in Drawings and Specifications and related work required for project completion.
3. All bidders must examine the Drawings, read the Specifications, and visit the site of this project to fully investigate the extent and quality of the work required.

02 - SITEWORK

- GENERAL
1. Provide barriers, protective covers, security lighting, fencing, and warning signs etc. for project safety and security and to complete the work as specified.
EXCAVATION
1. Fill materials shall be per ASTM D 698.
2. Obtain and obey all applicable regulations regarding grading and excavation.

03 - CONCRETE

- 1. REFER ALSO TO CONCRETE NOTES ON A1-0 FOR ADDITIONAL SPECIFICATIONS.
2. Formwork wood panels shall be solid, exterior grade, with sanded, undamaged surfaces and edges.
3. Provide formwork framing, ties, anchors, braces, spacers, etc. as required to prevent any dislocation in formwork.

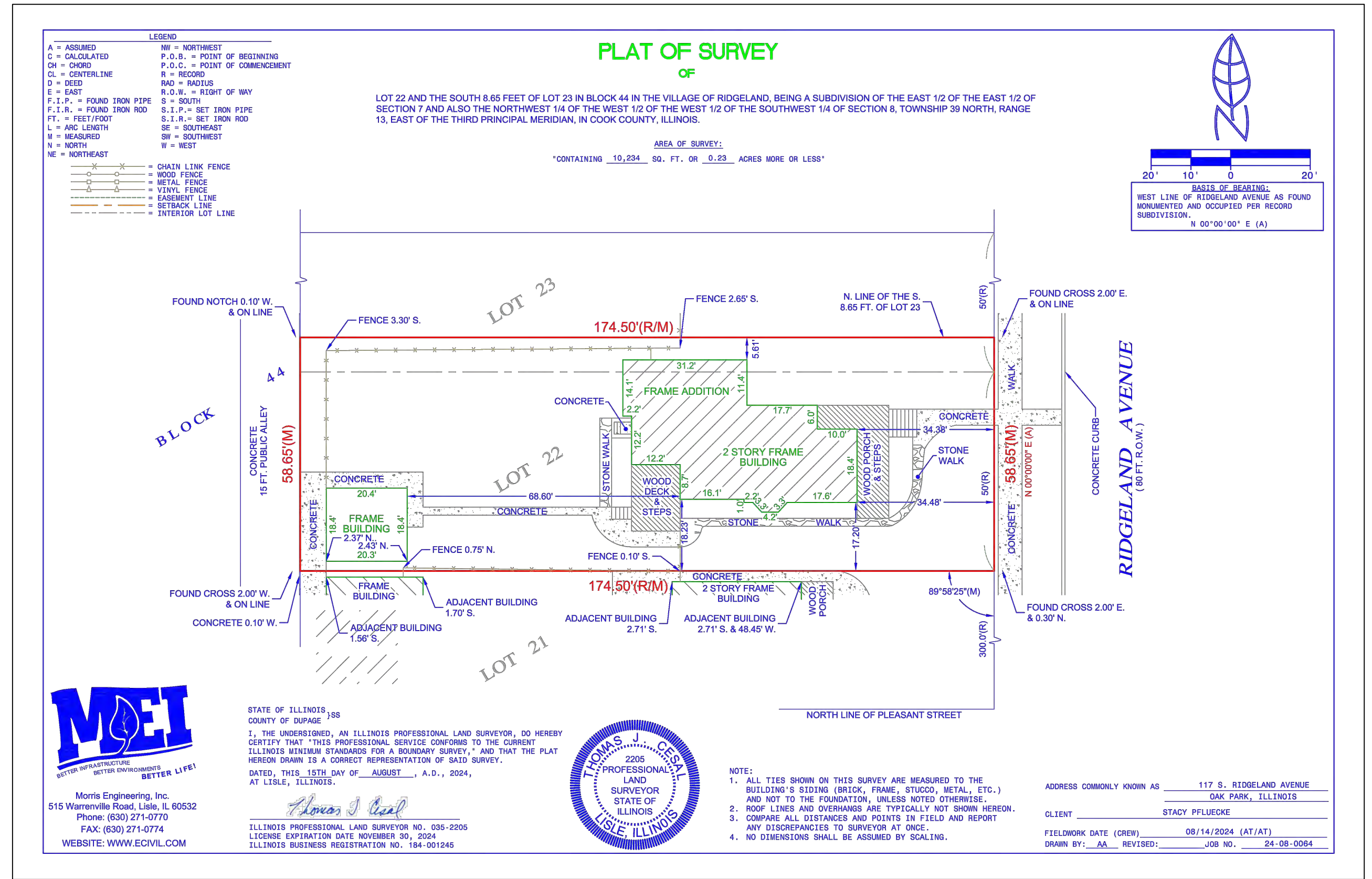
- 21. Install reinforcing bars and secure them so they will provide support in excess of that needed to resist displacement during placement of concrete.
22. Install related materials such as stirrups at least 2" from side forms to prevent steel exposure at surface.
23. Coordinate foundation layout, trenching, and formwork with locations of roof drainage, utility trenching and piping.

- 33. Job-mixed concrete to conform to ACI and ASTM. Keep cement in dry storage. Protect all materials from contamination.
34. Follow a continuous concrete delivery schedule to allow uninterrupted placement.
35. Avoid segregation of mix during pour. Provide grout at points of rebar interference.

- 44. During curing, protect concrete from heat or cold, to maintain temperature between 50 and 70 F. degrees.
45. Match up finish work to adjacent or nearby surfaces at all joints, edges and corners.
46. Floating, troweling, and special finishes shall be as noted on the Drawings.

MISCELLANEOUS METAL FABRICATIONS

- 1. Fasteners: Provide bolts, nuts, lag bolts, machine screws, wood screws toggle bolts, masonry anchorage devices, lock washers as required for application indicated and complying with applicable standards.
2. Shop primer for Ferrous Metal: Manufacturer's or fabricator's standard, fast-curing, lead free, universal modified alkyd primer.



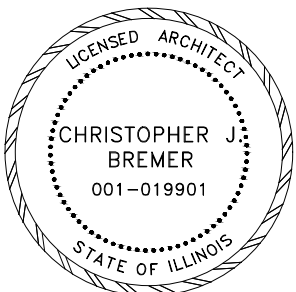
Morris Engineering, Inc.
515 Warranville Road, Lisle, IL 60532
Phone: (630) 271-0770
FAX: (630) 271-0774
WEBSITE: WWW.ECIVIL.COM



- 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.

ADDRESS COMMONLY KNOWN AS 117 S. RIDGELAND AVENUE
OAK PARK, ILLINOIS
CLIENT STACY PFLUECKE
FIELDWORK DATE (CREW) 08/14/2024 (AT/AT)
DRAWN BY: AA REVISED: JOB NO. 24-08-0084

1 | PLAT OF SURVEY
SCALE: N.T.S.



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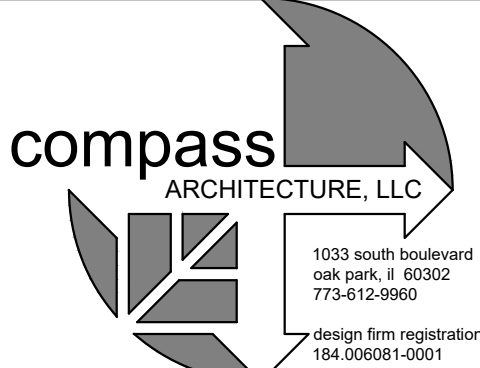


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117 S. RIDGELAND AVE.
OAK PARK, IL

PLAT OF SURVEY, SPECIFICATIONS

A0-2

**06 - WOOD**

- Provide and install wood framing and carpentry as shown on the Drawings and as specified herein. Work includes all connectors, and related hardware and materials.
- Where additional instructions are required, work shall be as directed by the Owner.
- Provide a work force that is sufficient in number for the quantity of work and time schedule. Workers shall be skilled, trained, experienced, and competent to do the work as specified.
- All work shall be as per local Jurisdiction's codes, listed on A0-0, and the Manual for Wood Frame Construction developed by the American Wood Council. Plywood Specifications and Grade guide of the American Plywood Association.
- Tolerances: Vertical framing shall be plumb within 1/4" per 10 linear feet and horizontal framing shall be level within 1/4" per 10 linear feet.
- Moisture content of framing lumber shall be 19% or less by weight. Tests will be conducted on all newly shipped lumber to confirm moisture content. Kiln-dried or other lumber requiring lower moisture content shall be as specified.
- Follow applicable lumber grading agency standards in accepting or rejecting delivered lumber. Reject special, required lumber that is not marked and certified as preservative-treated or kiln-dried.
- Reject any delivered framing lumber that is not grade-stamped and certified by a bona fide grading agency. Identify framing lumber by grade, and store each grade separately.
- Do not accept or use lumber that deviates from grade standards or has excessive moisture content or other defects. Remove unstamped or defective lumber from the job site.
- Handle lumber to avoid damage during transport, unloading, and moving on the job site. Handle chemically treated lumber and panels strictly according to manufacturer's instructions.
- Store framing lumber and wood panels per manufacturer's instructions, to prevent damage and moisture absorption. Store metal connectors that are subject to damage in weatheright wrapping and in safe locations away from traffic or other sources of damage. Store chemically treated lumber and wood panels outdoors until installation. Keep chemically treated lumber and wood panels well ventilated if moved indoors.

**MATERIALS**

- Fasteners, connectors, and supports: Use hot-dip galvanized steel for exterior, high-humidity, and treated wood locations.
- Nails shall be common wire or spike nails as shown on nailing schedule. Follow all nail size requirements and nail spacing required by the governing building code listed on A0-0.

**NAILING SCHEDULE**

Nailing of framing members shall be as follows:

- Description of Building Materials
- Joist to sill or girder toe nail 3-8d
  - Sub-floor to joist face nail 2-8d
  - Solid plate to joist or blocking Face nail 16d 16" OC
  - Top or sole plate to stud, End nail 2-16d
  - Stud to sole plate, toe nail 3-8d or 2-16d
  - Double studs, face nail 16d 24" OC
  - Double top plate, face nail 16d 24" OC
  - Top plates, laps, and intersections, face nail 2-16d
  - Continued header, two pieces 16d 16" along ea. Edge
  - Ceiling joist to plate, toe nail 3-8d
  - Continuous header to stud, toe nail 4-8d
  - Ceiling joist, lags over partitions, face nail 3-16d
  - Ceiling joist to parallel rafters, face nail 3-16d
  - Rafter to plate, toe nail 2-16d
  - 1" brace to each stud and plate, face nail 2-8d/ 2 staples, 1 3/4"
  - Built up corner studs 16d 24" OC
  - Built up corner and beams 16d 12" OC at top and bottom, staggered 2-20d at ends and at each splice.
  - Roof rafters to ridge, valley or hip Rafters Toe nail 4-16d
  - Face nail 3-16d

- Note:
- All nails are smooth common box or deformed shanks except where noted otherwise.
  - Nails as a general description and may be T head, modified round head or round head.
  - Staples are 16 GA wire and have a minimum 7/16 crown width
  - For additional information and alternatives refer to local building code listed on A0-0.

- Power-driven nailing: Comply with standards of the International Staple, Nail and Tool Association.

- Machine bolts shall comply with ASTM A307. Lag bolts to comply with Federal Spec FF-N-1. Drill holes 1/16" larger than bolt diameters. Use washers under all nuts and bolt heads.

- All hangers, connectors, and crossbridging shall be: Teco, Simpson, or equal, or as specified by Truss Manufacturer.

- Lumber: S4S, S-Dry unless otherwise indicated, grade marked complying with the following: STUDS (2 to 4 inches thick or wide, 10 feet in length or shorter) GRADE: "Stud," 2 x 4/6/8 shall be Western Spruce - Pine Fir No 2 with an extreme fiber stress in bending (Fb) of 850 PSI. Modulus of elasticity of 1,300,000 PSI and Compression parallel to grain (Fc) of 1250 PSI. NON-STRUCTURAL LIGHT FRAMING SPECIES AND GRADE: Standard or better. No Utility grade. SILL BOARDS: Pressure treated sill grade. STRUCTURAL LIGHT FRAMING: No. 2 or better. Lumber for miscellaneous applications shall be Standard grade unless noted otherwise.

- Sheathing: PLYWOOD SHEATHING: Use APA rated, PS-1 or APA PRP-108, Exterior Grade. ROOF SHEATHING: APA rated plywood, Exterior Grade.

**ROUGH FRAMING**

- Examine and verify that job conditions are satisfactory for speedy and acceptable work.
- Maintain and refer to the latest trade standards. Coordinate and complete rough plumbing before starting framing. Cross-coordinate electrical requirements with framing plan.
- Identify actual dimensions of all required rough openings in framing.
- Provide lifts or cranes to assist high-level framing. Verify that materials are stored so as to not overload or interfere with construction.
- Install all framing members as per framing plan, manufacturer's instructions, details, and building code requirements; see A0-0 for applicable codes.
- Stud Framing:
  - Construct corners and intersections with not less than 3 studs. Install miscellaneous blocking and framing as shown and required for support of facing materials, fixtures, accessories, specialty items, and trim.
  - Frame openings with multiple studs and headers. Install nailed header members of thickness equal to width of studs. Set headers on edge and support jamb studs.
- All joints of wood wall plates shall occur over the center point of a wall stud. Double top plate joints shall be offset not less than 48". Where plates are cut for mechanical trades, they shall be tied together with 1 1/2" x 1 1/2" x 1/8" steel angles spiked to construction, or equal approved by codes listed on A0-0 and Owner.
- Notching and boring of floor joists, exterior walls, bearing walls, non-bearing walls, and other building elements shall be subjected to the limitations set forth by the governing codes listed on A0-0. Refer to details for additional information.

- All multiple member beams, such as (2) 2x12's or (3) 2x12's, are intended to have full length members. Splicing of members is not acceptable. Beam members shall be full length from bearing point to bearing point.

- Install joist hangers and bridging as per Drawings, manufacturer's instructions, and building code requirements. Applicable codes are listed on A0-0.

- Coordinate electrical stub-ups with the framing plan.

- Supply and coordinate in-wall fixture, accessory, and equipment supports such as in-wall blocking, anchors, brackets, grounds, curbs, and other supports.

- Provide joints and connectors and no-wood construction allow for shrinkage, expansion, and other movement of the wood. Provide clearances between framing and other construction that may be subject to differential movement.

- Check and verify correctness of each stage of framing before installing subsequent framing: Remove all unusable wood scraps from site. Call for building department inspection before closing up concealed work.

- Where not shown on nailing schedule, nails shall penetrate not less than 1/2 the length of nail. Exception: 16d nails may connect two pieces of 2" thickness. Remove and replace split framing members.

- Use nailing machines or power hammers according to manufacturer's requirement. Provide correct sizes and types of nails for use in nail guns.

- Check and tighten all bolt connections after they are installed. Recheck and retighten all bolt connections before final construction is completed.

**FINISH CARPENTRY AND MILLWORK**

- Provide and install materials as per detail drawings, applicable trade standards, or approved samples. Provide wood free of significant defects or deviations from grade standards. Do not have finish materials delivered until after the building is closed in.

- Handle and store wood with care to avoid damage. Store wood as required to prevent damage and moisture absorption.

- Properly ventilate wood treated with preservatives: store away from work areas.

- Store kiln-dry materials to assure compliance with temperature and humidity restrictions.

- Remove all wood scraps, sawdust, and relate work debris from the site.

- Coordinate with finish carpentry, furnishings, fixtures, and equipment to be installed by others. Protect finish work from damage by other trades. Prepare sub-surfaces to receive finish materials.

- Keep working environment clean.

- Make wood joints so as to minimize or conceal shrinkage.

- Perform all work per details and applicable trade standards: saw cuts straight and clean, tight fits without gaps, splices tight and staggered (never side by side). Align and exactly match miter joints at edges and corners. Install running trim in maximum length; do not use short pieces or splicing of scraps.

- Keep number of joints to a minimum by consistently using maximum size material. Install tight joints without gaps. Thoroughly sand finish work smooth.

- Fasten all pieces straight, true, and secure. Coordinate backing and blocking with other trades while interfacing work. Nail exterior trim with galvanized nails.

- Where sanding is required, sand with grain to totally smooth, unblemished surface. Set finish nails before painting or staining.

- Reject as nonconforming any work showing visible damage or defects. Protect finish work from construction damage. Make repairs so they are undetectable.

- Vacuum clean all work surfaces where sawdust accumulates. Remove scraps frequently. Completely vacuum clean the work area frequently and upon completion of final work.

- Stair work within units shall be equipped with at least one continuous handrail meeting the following requirements:
  - Project a minimum of 3 1/2" into stairway.
  - 34" height measured from leading edge to tread
  - Grip size OD 1 1/4" minimum to 2" maximum
  - Shall be able to withstand a concentrated load of 200 LBS applied at any point in any direction along the top railing and shall be able to withstand 50 LBS uniform load applied in any direction. Loads not applied simultaneously.

**07 - MOISTURE PROTECTION, AND ROOFING**

**GENERAL**

- Provide all materials required to complete the work as shown on drawings and specified herein. Deliver, store, and transport materials to avoid damage to the products or to any other work and as per the General Conditions.

- Have on hand and ready for installation in coordination with roofing, all accessories such as skylights, hatches, relief vents, expansion joints, etc.

- Examine and verify that job conditions are satisfactory for speedy and acceptable work.

**ROOFING**

- Provide and install: Modified Bitumen granular surfaced roofing system - GAF or equal, install all roofing products per manufacturer and industry standards.

- Construct deck slopes so there will be no level areas or pockets that allow ponding.

- Keep deck surface dry, clean, smooth, and free of irregularities.

- Coordinate with related construction. Provide and install nailing and other fastenings for vents, louvers, roof drains, equipment supports, etc.

- Do roof nailing as per roofing materials manufacturer's instructions. Never allow felt laps to be less than the widths required by the manufacturer.

- Provide sufficient quantities of bitumen for generous coverage of the felts and apply as per manufacturer's instructions. Combine and lap felts with other materials such as edge strips and flashing.

- Upon completion, clean the work area and remove work scrap and excess materials from the site. Allow convenient access for inspection of work and repair or replace defective work as directed by the Owner. Minor scratches and abrasions may be touched up. Damaged material that may affect the integrity of the roofing must be replaced. Leave drains and other openings clear and clean of debris.

- Provide walks or runways to protect roofing if there is to be continued construction work.

**FLASHING AND SHEET METAL**

- Provide and install all flashing in compliance with SMACNA and other recognized industry practices. Shop fabricate work to greatest extent possible. Fabricate for waterproof and weather-resistant performance with expansion provisions for running work, sufficient to permanently prevent leakage, damage, or deterioration of the work. Form work to fit substrates. Comply with material manufacturer instructions and recommendations. Form exposed sheet metal work without oil-canning, buckling and tool marks, true to line and levels as indicated, with exposed edges folded back to form hems.

- Flashing and sheet metal includes but is not limited to: Cap flashing, stepped flashing, through-wall flashing, edge flashing, hip flashing, ridge flashing, valley flashing, crickets, gutters, scuppers, and downspout. Includes flashing at doors and windows unless noted otherwise in door and window details and specifications.

- Unless noted otherwise on drawings, gauges and standards for flashing materials shall be: Aluminum: 20 gauge dry 3003 clear anodized aluminum, ASTM B209, PVC: 30 mil. Sheet.

- Provide flashing connections and fabrications as detailed. Use non-corrosive fasteners. Keep dissimilar metals well separated to avoid corrosion. Lap and lock seams: soldier seam joints where necessary to guarantee watertightness. Install flashing inserts in walls deeply as details, secured and caulked.

- For roof flashing, integrate and embed edge flashing within roofing membrane as detailed. Apply additional piles of felt as detailed and as per manufacturer's instructions. Provide and install flashing with widths and laps as detailed. Caulk and paint exposed flashing. Cover all edges of metal laps with adhesive. Caulk all reglets.

- Provide and install flashing, cement, and caulking for all roof accessories.

- Clean the work area and remove all scrap and excess materials from site. Repair or replace defective work as directed by the Owner.

**GUTTERS AND DOWNSPOUTS**

- Install gutters and downspouts to provide ample support and proper drainage. Provide at least one expansion/contraction joint midway between each gutter downspout. Provide movement slip joints on downspouts. Protect building surfaces from damage from hanger and strap connectors. Provide screens, strainers, and covers, to prevent debris from accumulating in drains. Keep downspout and gutters separated from wall surfaces to avoid staining and corrosion.

- All work conditions shall be as per manufacturer's instructions and governing building and safety codes listed on A0-0.

- Clean the work area and remove all scrap and excess materials from the site. Leave drains clean, and free of debris. Repair or replace defective work as

- Provide for maintenance of this work for one year following final acceptance by Owner. Maintenance includes all work required in manufacturer's instructions including inspection, adjustment, and repair and replacement of parts as required.

**SEALANTS**

- Provide sealants and related materials as manufactured by: Tremco or equal. Deliver compounds in sealed, labeled containers.

- Construct vertical and horizontal joints at locations and sizes shown in the Drawings. Clean and prepare work surfaces strictly as instructed by the sealant manufacturer. Clean debris from movement joints prior to application of backing and sealant.

- Apply materials strictly as instructed by the sealant manufacturer

- Use only a primer approved by the sealant manufacturer. Apply as instructed by the primer manufacturer.

- Use only a bond breaker approved or manufactured by the sealant manufacturer. Apply as instructed by the primer manufacturer.

- Apply strictly as per instructions of the manufacturer. Apply sealant under pressure as required to completely fill the joints. Carefully mask around joints where sealant might discolor or stain finish surfaces. Tool joints to a smooth, consistent profile.

- Remove masking immediately after joints are tooled. Clean adjacent surfaces as instructed by the sealant manufacturer. Remove all debris and empty containers from the job site.

**08 - DOORS AND WINDOWS**

**DOORS**

- Provide and install metal and wood doors and frames where shown on the Drawings and as specified herein.

- Door and frame types and sizes shall be as per the Drawings and Door Schedule.

- Provide experienced, well-trained workers competent to complete the work as specified.

- Unless approved by the Owner, provide all related products and accessories from one manufacturer.

- Comply with standards of the Architectural Woodwork Institute for the grades specified. Verify that factory preparation and prefitting follow required hardware templates. Hollow-core doors must have core construction as required to receive finish hardware. Provide door glazing with stops as required.

- Provide all materials required to complete the work as shown on Drawings and specified herein. Deliver and transport materials to avoid damage to the product or to any other work. Return any products or materials delivered in a damaged or unsatisfactory condition. Materials and products delivered will be certified by the manufacturer to be as specified.

- Store materials safely to avoid damage and locate to expedite the work. Store delivered doors consistently vertically or flat. Provide sheet materials at bottom and top sides, to protect doors from damage. Lift and carry doors when moving them; do not drag into position.

- Provide full flush doors and frames of sizes, thickness, and types shown in Drawings and Door Schedule, 26 gauge steel for exterior doors. Welded frames with mitered corners, 14 gauge steel for exterior doors. Reinforced for finish hardware.

- Provide doors that are straight, free of defects and blemishes, and have correct finish material thickness. Doors will be complete with reinforcing and backing plates.

- Verify that factory preparation and prefitting follow required hardware templates.

- Provide door glazing with stops as required.

- Provide fire-rated doors and fire-rated assemblies that comply with all building code and fire code requirements.

- Louvers as shown on Door Schedule. 24 gauge steel in 20 gauge frames.

- Provide cleaned, shop-primed doors and frames ready for finish painting as manufactured by: Ceco or equal.

- Manufacturer shall prepare frames for finish hardware using hardware supplier's templates. Use hardware supplier's templates to install or prepare for all finish hardware.

- Examine and verify that job conditions are satisfactory for speedy and acceptable work.

- Do not allow door swings to conflict with electrical switches or outlets, wall guards or rails.

- Mount frames prior to wall construction wherever practical to do so. Mount frames plumb, straight, and securely braced until permanently anchored.

- Hang doors straight, plumb, smooth in opening and closing.

- Provide clearances below doors as necessary to allow for thresholds, carpeting, weatherstripping, etc.

- Do not cut fire-rated doors so as to negate fire rating.

- Seal or re-seal doors whenever they are cut. Seal, stain, or paint exterior doors before or immediately after installing them.

- After installation, inspect all doors and frames to find and repair damaged surfaces. Repair or replace any damaged materials so that repairs are undetectable. Any costs for replacing doors for non-compliance will be paid by the Contractor.

- Final door mounts shall be square, smooth operating, and plumb when doors are closed, partially open and fully open.

- Deliver after interior finish materials are dry and after building reaches average long-term interior humidity. Packaging must be sealed with clear manufacturer and identification markings. Seal all edges of unfinished doors.

**WINDOWS**

- Provide windows complete with glazing and screens as per Drawings and Window Schedule.

- Windows shall be as manufactured per window schedule.

- Window dimensions and alignments shall be as per Drawings and Window Schedule.

- Install windows according to manufacturer's instructions. Install windows that are weatheright and allow no air infiltration. Install ventilator hardware to operate easily and without sticking. Install operable windows that open and close smoothly, without rattling or sticking.

- Tolerances: Construct openings of six feet or less within plus or minus 1/16 inch tolerance in each direction. Construct openings with diagonal dimensions within 1/8 inch of each other.

- After installation, inspect all windows and frames to find and repair damage. Repair or replace any damaged materials as directed by the Owner. Any costs for replacing windows for non-compliance will be paid by the Contractor.

- Provide at least one egress window in all bedrooms with a clear opening of at least 5.7 square feet with a minimum net clear opening of 24 inches in height and 20 inches in width. Maximum sill height shall be 44 inches above floor.

- After installation, protect all materials from physical and chemical damage. Make undetectable repairs to damaged materials or finishes.

- Tempered glazing shall be provided in individual panes greater than 9 square feet with an exposed bottom edge less than 18 inches above the finished floor, in storm doors, in shower and bath enclosures, in ingress and means of egress doors, in sidelights, in transoms, in skylights, and as required by code. See Storefront Schedule.

**HARDWARE**

- Provide and install hardware as per plan.

- Hardware shall be as manufactured by: Schlage or Equal

- Provide hardware groups in quantities as shown on the Drawings.

- Provide complete locks and key system as shown and specified herein.

- Provide factory key and masterkey locks and cylinders.

- Provide construction masterkey system. Upon Substantial Completion, change all construction locks and install finish keying. Factory stamp keys: DO NOT DUPLICATE. Tag permanent keys, and provide certified delivery to the Owner. Provide a complete set of tools and maintenance manuals for all locks and operable hardware.

- Temporarily remove or cover exposed hardware when painting or cleaning adjacent materials.

- Attach all hardware securely with fasteners made specifically for that hardware, without damage to hardware or fasteners.

- Match hardware type, size, and finish, all sets of fastenings, such as screws on high bulbs. Match all required screws to all screw-attached hardware, such as hinges.

- Set all flush-set hardware such as hinge butts so they are truly flush without any protrusion.

- Install doors to open and close easily, without binding, quietly, with secure fit at latches and tight fit of frames.

- Install door frames, hinges, push-, pull-, and kickplates and stops as per manufacturer's instructions.

- Install bifold door hardware as per manufacturer's specifications. Install bifold door tracks level and secure into supportive framing. Adjust bifold door wheels for smooth level glide, easy opening, and secure closure.

- Install weatherstripping as per manufacturer's instructions to create a secure seal against air infiltration. Provide and install acoustic strips to create a secure sound seal.

- Keep hardware clean. After installation, protect finishes from physical and chemical damage. Clean and protect all hardware as recommended by manufacturers. Replace or make undetectable repairs to damaged materials or finishes.

**PAINTING**

- Following selection of colors by the Owner, submit samples for the Owner's review. Provide samples of each color and gloss for each material. Samples shall be on the material the finish is specified to be applied. Samples shall be approximately 8" x 10" in size. Do not start finish painting until samples are approved and available at job site.

- Strictly follow paint manufacturer's requirements as to temperature, humidity, and condition of work surfaces. Provide all materials and tools required for the work.

- Provide all materials and tools required for the work.

- Maintain a proper work environment, dry, clean, well ventilated, free of airborne construction dust, well-lighted, in temperature and humidity ranges required by paint manufacturer. Keep humidity low enough to prevent moisture condensation on work surfaces. Never apply paint to damp or wet surfaces.

- Prepare and clean working surfaces as per paint manufacturer's instructions. Remove or protect items attached to work surfaces, which are not to be painted. After painting in each area, reinstall removed items using workers competent in the related trades. Fully protect adjacent or related work that might be marred by painting. Remove oil and grease with clean cloths. Cleaning must not contaminate adjacent freshly painted surfaces. Cleaning solvent must meet safety standards of governing building and safety codes listed on A0-0.

- Clean wood of dirt, oil, and any other material that may interfere with painting. Sand exposed wood to smooth uniform surface. Do not paint wood having moisture content of 12% or higher. Measure moisture content of wood with an approved moisture meter.

- Clean metal of dirt, oil, and any other material that might interfere with painting. Clean and etch galvanized metal with phosphoric acid as required for painting.

- Touch up and repair any damaged shop-applied prime coats. Touch up bare areas prior to start of finish coat application. Finish coat materials must be compatible with prime coats. Do not allow paint gaps or overlaps at edges of hardware, fixtures, or trim.

- Mix and apply materials strictly as per manufacturer's instructions. Apply paint to thoroughly cover undercoat, and do not allow show-through, lap or brush marks or any other defects. Vary the hue of succeeding coats slightly to clearly show coats as applied as required. Sand defects smooth between coats. Defects are defined as irregularities visible to the unaided eye at a five-foot distance.

- Keep approved samples on hand for comparison with work.

- Allow drying time equivalent to coats as instructed by the paint manufacturer. Work and smooth out brush coats onto surface in an even film. Where spraying, apply each coat to provide the hiding equivalent of brush coats. Do not double back with spray equipment to build up film thickness of two coats in one pass. Match applied work with approved samples as to texture, color, and coverage.

- Wash metal to be painted with solvent recommended by paint manufacturer. Add prime coat followed by two coats of alkyl enamel.

- Hardware: paint prime-coated hardware to match adjacent surfaces. Allow no paint to come in contact with hardware that is not to be painted.

- Damp spaces. In bathrooms and other damp rooms add approved fungicide to paints.

- Maintain thorough dust and dirt control throughout the painting process. Thoroughly protect all surfaces that won't be painted with clean, undamaged drop cloths and masking tape. Immediately clean any spilled materials and do not allow dirt or spilled materials to be tracked in a work area or to other work areas. Allow absolutely no paint smears or splatters to remain on adjacent surfaces.

- Upon completion of painting work, deliver to the Owner an extra

**TABLE R602.3(3)**  
**REQUIREMENTS FOR WOOD STRUCTURAL PANEL WALL SHEATHING USED TO RESIST WIND PRESSURES<sup>a, b, c</sup>**

MINIMUM NAIL		MINIMUM WOOD STRUCTURAL PANEL SPAN RATING	MINIMUM NOMINAL PANEL THICKNESS (inches)	MAXIMUM WALL STUD SPACING (inches)	PANEL NAIL SPACING		ULTIMATE DESIGN WIND SPEED $V_{ult}$ (mph)		
Size	Penetration (inches)				Edges (inches o.c.)	Field (inches o.c.)	Wind exposure category		
							B	C	D
6d Common (2.0" x 0.113")	1.5	24/0	3/8	16	6	12	140	115	110
8d Common (2.5" x 0.131")	1.75	24/16	7/16	16	6	12	170	140	135
				24	6	12	140	115	110

For SI: 1 inch = 25.4 mm, 1 mile per hour = 0.447 m/s.

- a. Panel strength axis parallel or perpendicular to supports. Three-ply plywood sheathing with studs spaced more than 16 inches on center shall be applied with panel strength axis perpendicular to supports.
- b. Table is based on wind pressures acting toward and away from building surfaces in accordance with Section R301.2. Lateral bracing requirements shall be in accordance with Section R602.10.
- c. Wood structural panels with span ratings of Wall-16 or Wall-24 shall be permitted as an alternate to panels with a 24/0 span rating. Plywood siding rated 16 o.c. or 24 o.c. shall be permitted as an alternate to panels with a 24/16 span rating. Wall-16 and Plywood siding 16 o.c. shall be used with studs spaced not more than 16 inches on center.

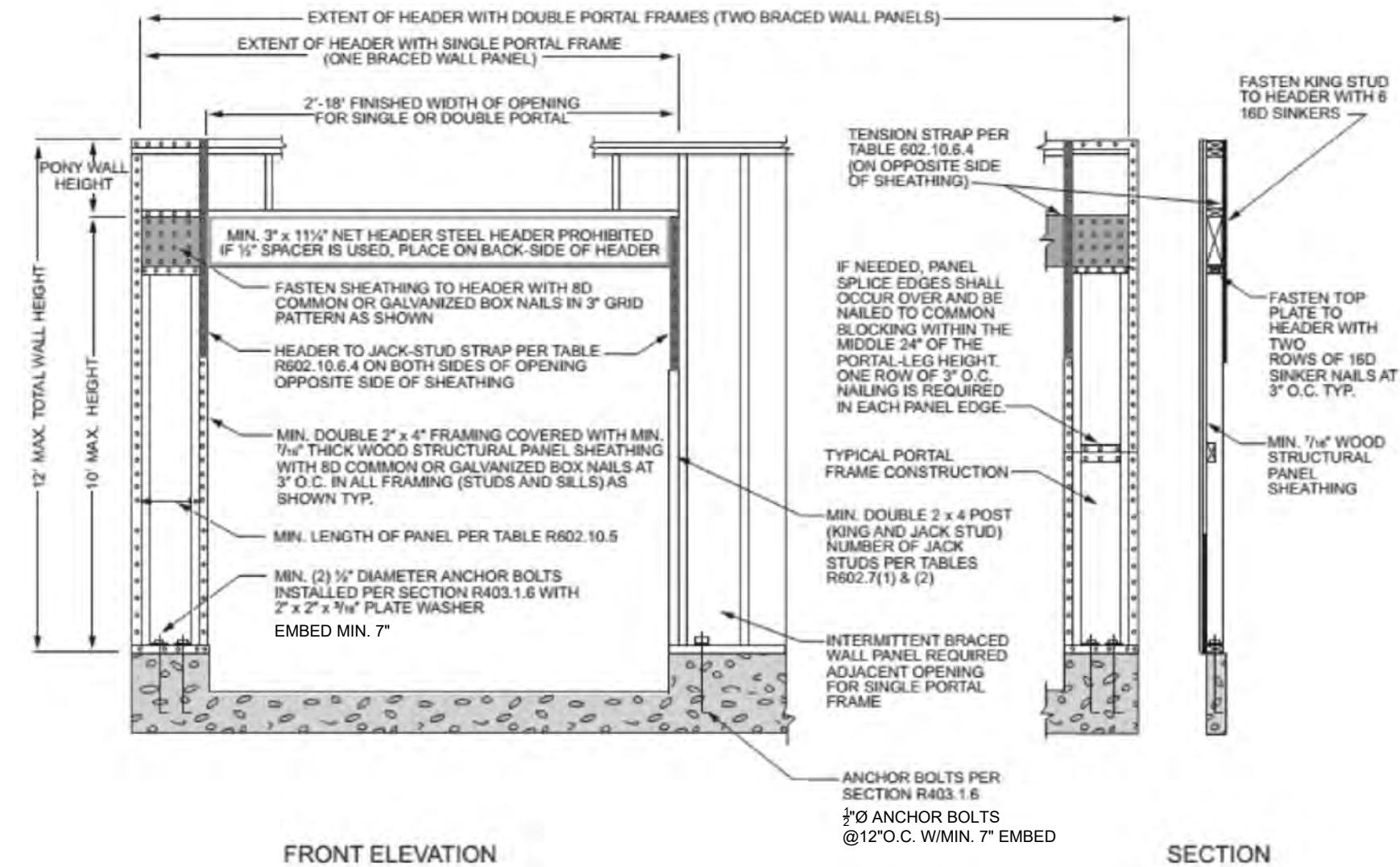
SEISMIC DESIGN CATEGORY: A  
 ULTIMATE DESIGN WIND SPEED: 115

**TABLE R602.10.5 MINIMUM LENGTH OF BRACED WALL PANELS**

METHOD (See Table R602.10.4)	MINIMUM LENGTH <sup>a</sup> (inches)					CONTRIBUTING LENGTH (inches)
	Wall Height					
	8 feet	9 feet	10 feet	11 feet	12 feet	
PFG	24	27	30	Note d	Note d	1.5 x Actual <sup>b</sup>

**R602.10.6.3 Method PFG: Portal frame at garage door openings in Seismic Design Categories A, B and C.**

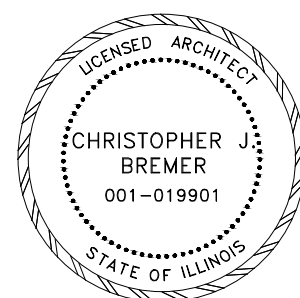
Where supporting a roof or one story and a roof, a Method PFG *braced wall panel* constructed in accordance with Figure R602.10.6.3 shall be permitted on either side of garage door openings.



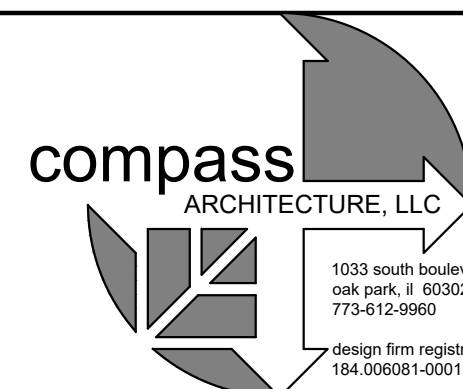
**FIGURE R602.10.6.3**  
**METHOD PFG—PORTAL FRAME AT GARAGE DOOR OPENINGS IN SEISMIC DESIGN CATEGORIES A, B AND C**

**TABLE R602.10.6.4**  
**TENSION STRAP CAPACITY FOR RESISTING WIND PRESSURES PERPENDICULAR TO METHODS PFH, PFG AND CS-PF BRACED WALL PANELS<sup>a</sup>**

MINIMUM WALL STUD FRAMING NOMINAL SIZE AND GRADE	MAXIMUM PONY WALL HEIGHT (feet)	MAXIMUM TOTAL WALL HEIGHT (feet)	MAXIMUM OPENING WIDTH (feet)	TENSION STRAP CAPACITY REQUIRED (pounds) <sup>a</sup>					
				Ultimate Design Wind Speed $V_{ult}$ (mph)					
				≤ 110	115	130	≤ 110	115	130
				Exposure B			Exposure C		
2 x 4 No. 2 Grade	0	10	18	1,000	1,000	1,000	1,000	1,000	1,050
			9	1,000	1,000	1,000	1,000	1,000	1,750
	1	10	16	1,000	1,025	2,050	2,075	2,500	3,950
			18	1,000	1,275	2,375	2,400	2,850	DR
	2	10	9	1,000	1,000	1,475	1,500	1,875	3,125
			16	1,775	2,175	3,525	3,550	4,125	DR



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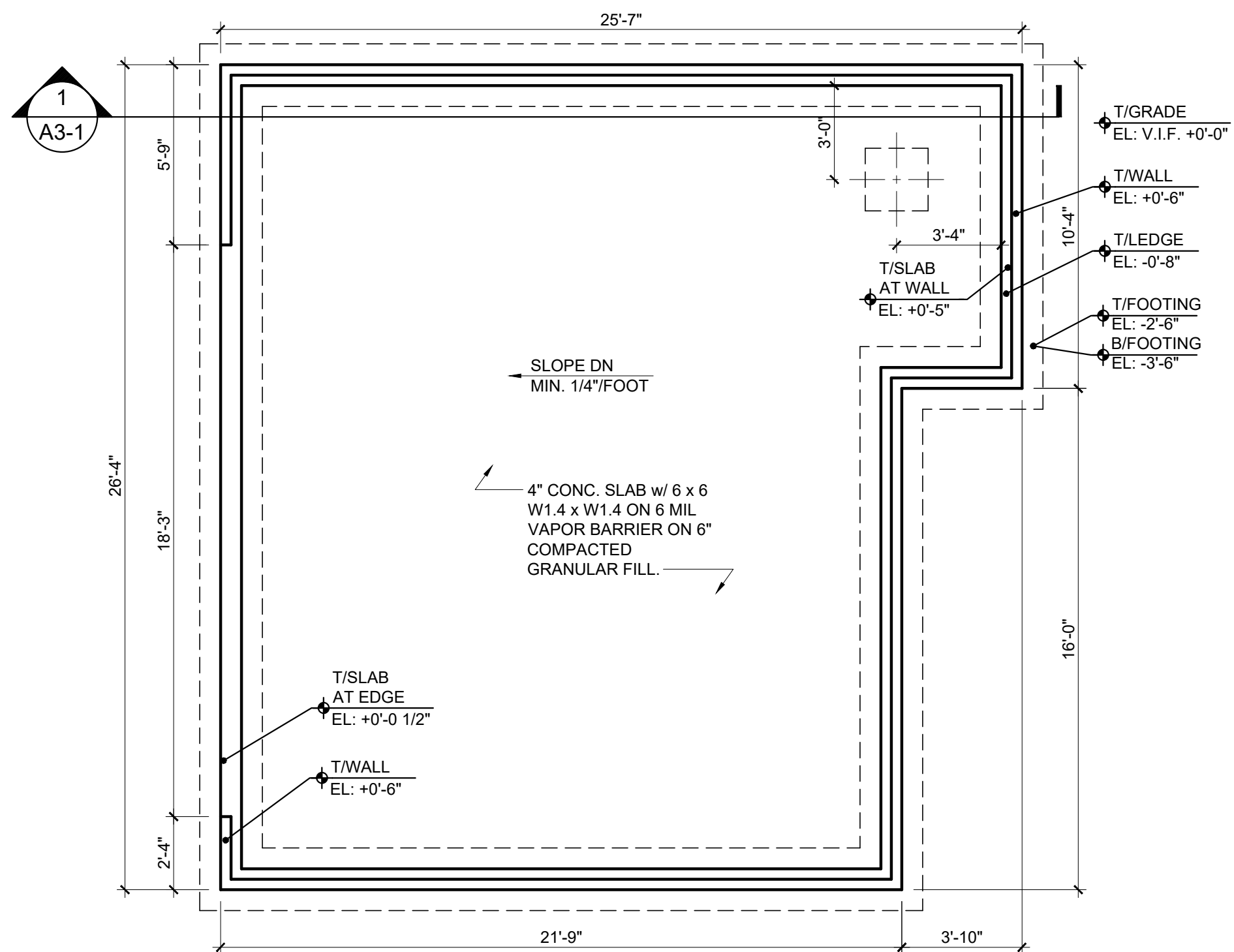
1033 south boulevard oak park, il 60302 773-612-9960 design firm registration: 184.006081-0001

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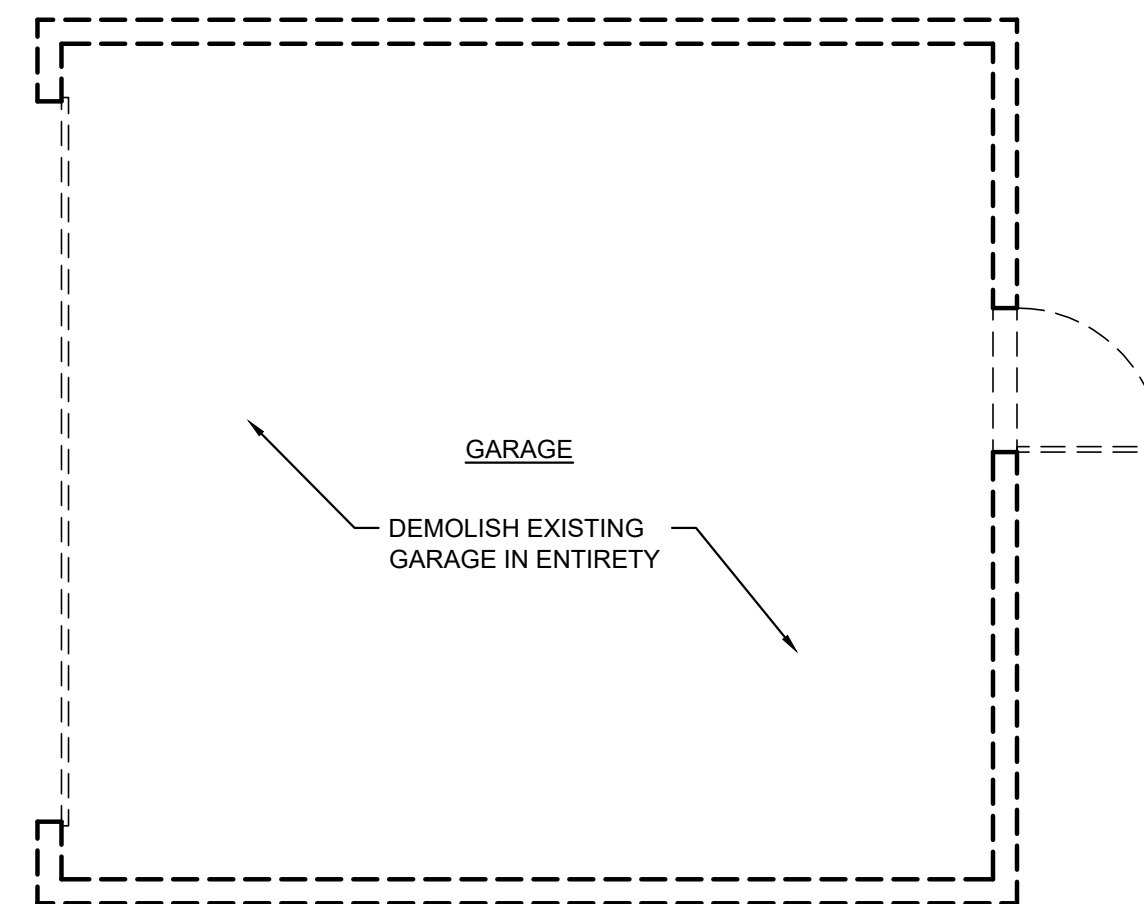
117 S. RIDGELAND AVE.  
 OAK PARK, IL

LATERAL BRACING DETAILS  
**A0-4**

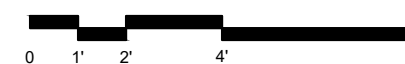




2 | GARAGE FOUNDATION PLAN  
SCALE: 1/4" = 1'-0"

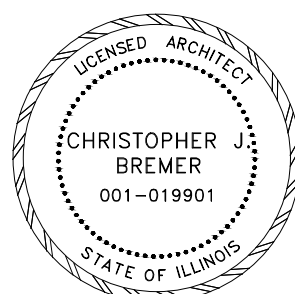


1 | GARAGE DEMOLITION PLAN  
SCALE: 1/4" = 1'-0"

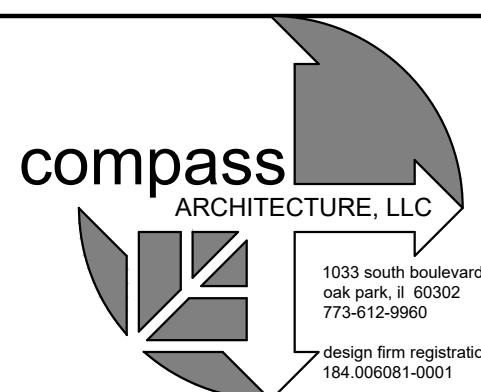


**DEMOLITION GENERAL NOTES:**

1. THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR VERIFYING ANY EXISTING CONDITIONS PERTAINING TO THE JOB SITE
2. THE GENERAL CONTRACTOR SHALL DISPOSE OF ANY AND ALL DEBRIS RESULTING FROM ANY DEMOLITION AND CONSTRUCTION BEING DONE
3. THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY AND ALL DISCREPANCIES THAT MAY OCCUR WITHIN THIS SET OF DRAWINGS. THE ARCHITECT WILL BE ALLOWED TO MAKE THE APPROPRIATE ADJUSTMENTS TO RECTIFY THE SITUATION
4. GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL HAVE THE NECESSARY INSURANCE AND WORKMAN'S COMPENSATION POLICY
5. THE ARCHITECT SHALL NOT HAVE CONTROL OR CHARGE OF, AND SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK OR FOR ACTS AND OMISSIONS OF THE GENERAL CONTRACTOR
6. ALL FINISHES ON EXTERIOR WALLS ARE TO REMAIN UNLESS NOTED OTHERWISE
7. WHERE INDICATED, REMOVE SHALL MEAN THE DEMOLITION OF SAID SYSTEM IN ITS ENTIRETY, INCLUDING REMOVAL AND DISPOSAL OF MATERIALS, UNLESS NOTED OTHERWISE.
8. WHERE REMOVAL OCCURS, PREPARE AREA FOR NEW WORK AS NECESSARY.
9. COORDINATE REMOVAL OF BOTH EXPOSED AND CONCEALED ELECTRICAL, MECHANICAL, AND PLUMBING SYSTEMS FOR NEW WORK. NO EQUIPMENT OF ANY KIND IS TO BE ABANDONED IN PLACE.



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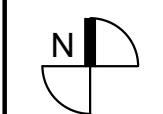
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773-612-9960  
design firm registration:  
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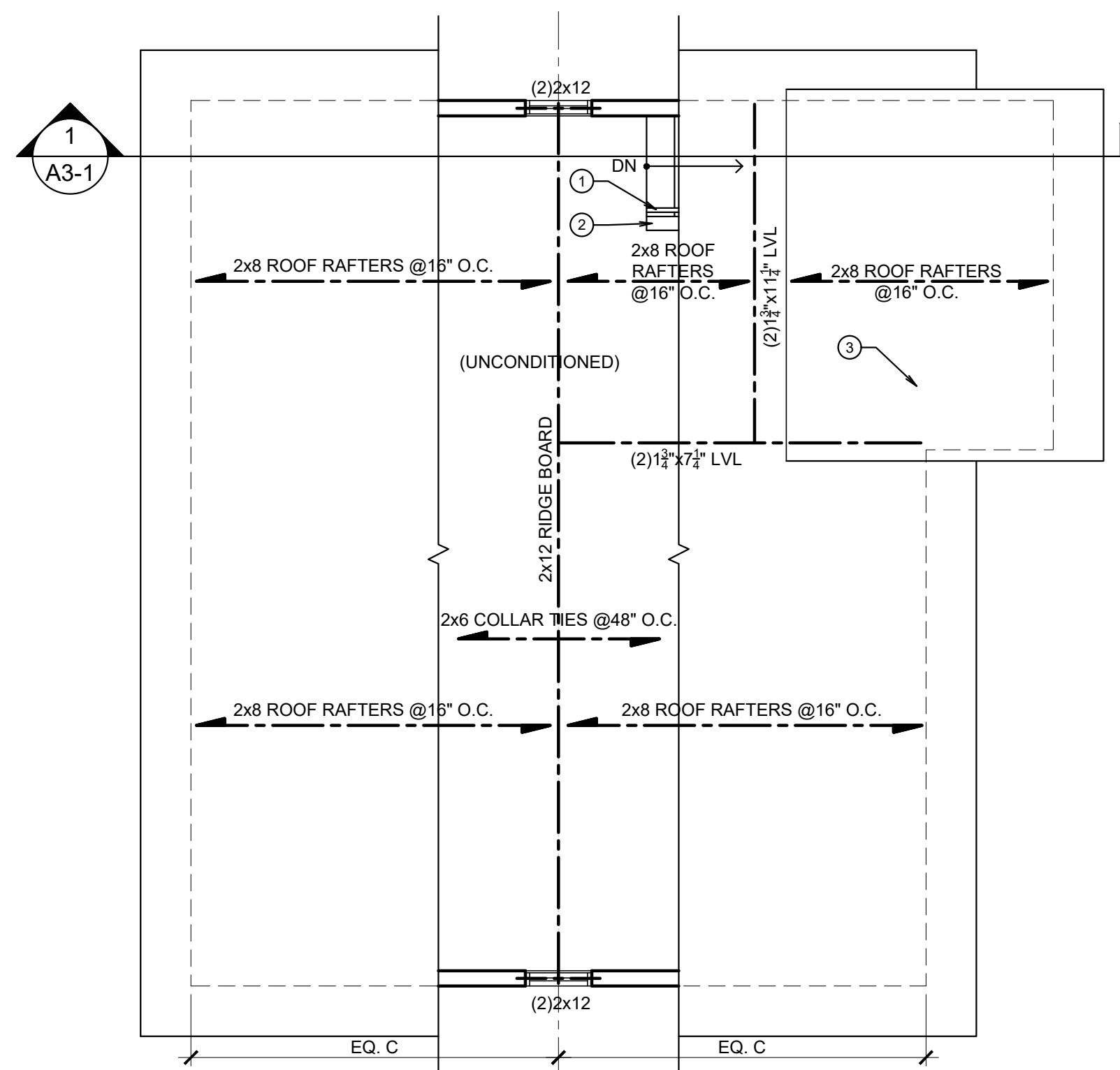
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OAK PARK, IL

GARAGE DEMOLITION PLAN,  
DEMOLITION NOTES,  
GARAGE FOUNDATION PLAN

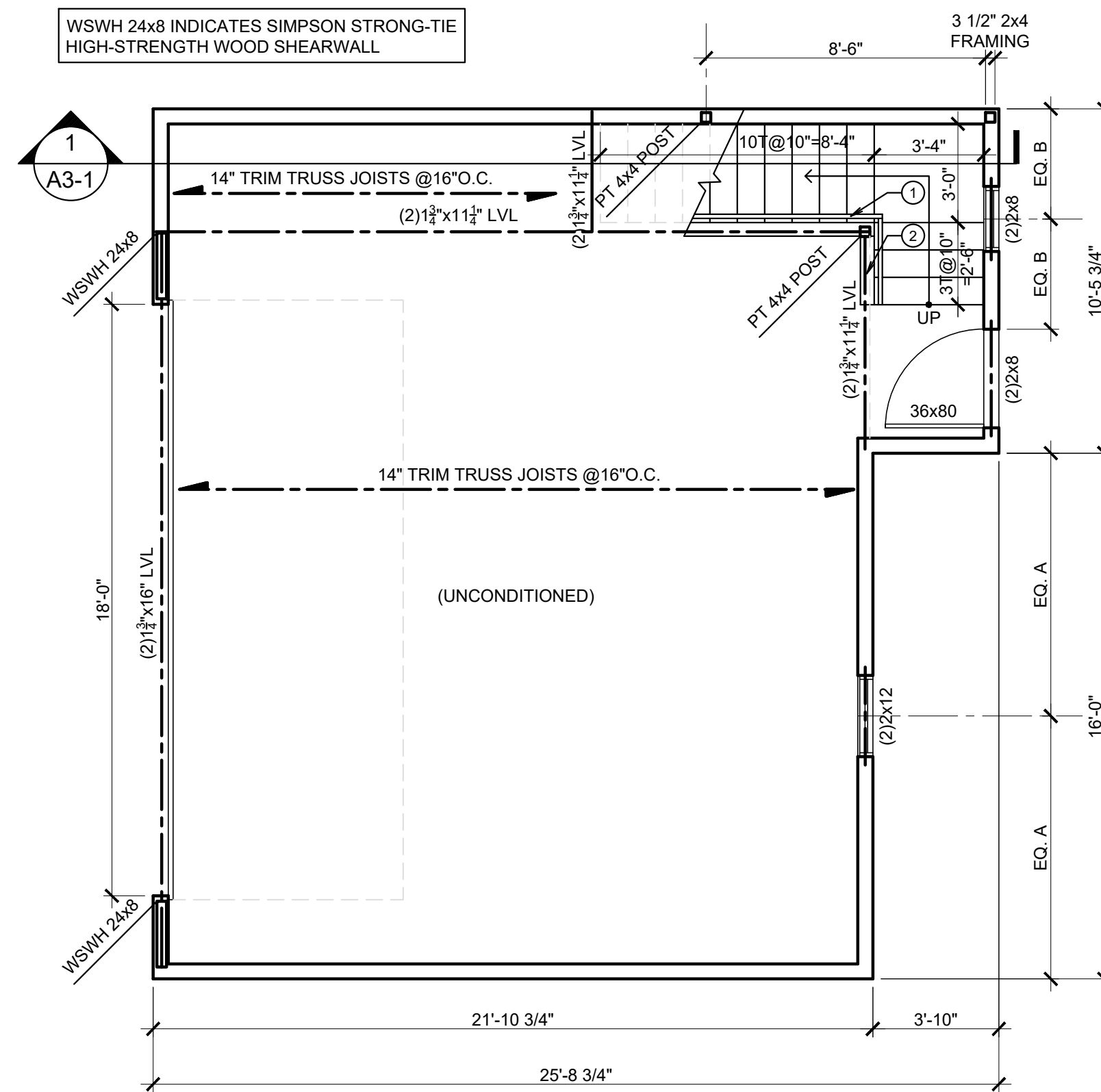


A1-0



2 | GARAGE ATTIC PLAN / ROOF FRAMING PLAN

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



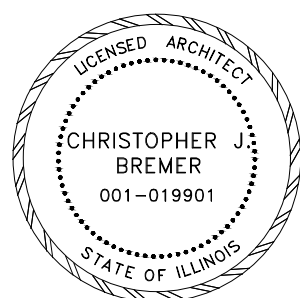
1 | GARAGE FLOOR PLAN / ATTIC FLOOR FRAMING PLAN

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

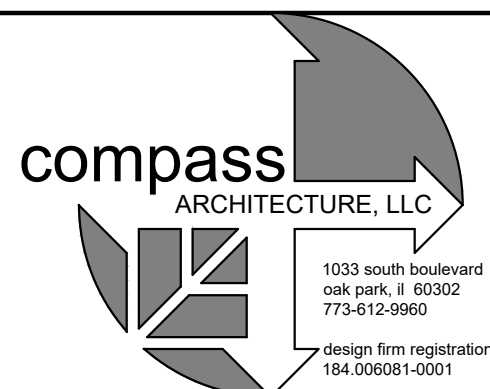


PLAN KEY NOTES:

1. T/ WALL-MOUNTED 1 1/2" DIAMETER WOOD HANDRAIL @ 34" ABOVE TREAD NOSINGS, TYP.
2. T/ GUARDRAIL PARTITION MIN. 36" ABOVE TREAD NOSINGS, TYP.
3. T/ GUARDRAIL PARTITION 36" ABOVE ATTIC FLOOR.
4. RAKE PROJECTION AT SHED DORMER TO BE 4".
5. PRE-FINISHED ALUMINUM GUTTERS AND DOWNSPOUTS, TYP.
6. LINE OF WALL BELOW, TYP.
7. RAKE PROJECTION OF MAIN GABLE TO MATCH EAVE PROJECTION; SEE 2/A3-1.
8. 30-YEAR ASPHALT SHINGLES; MATCH EXISTING COLOR AND STYLE AT HOUSE.
9. CONTINUOUS RIDGE VENT
10. FUTURE SOLAR PANELS BY OTHERS; LAYOUT TBD BY PANEL PROVIDER
11. INSTALL METAL FLASHING WHERE ROOF CHANGES PITCH



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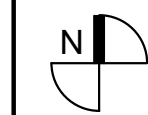


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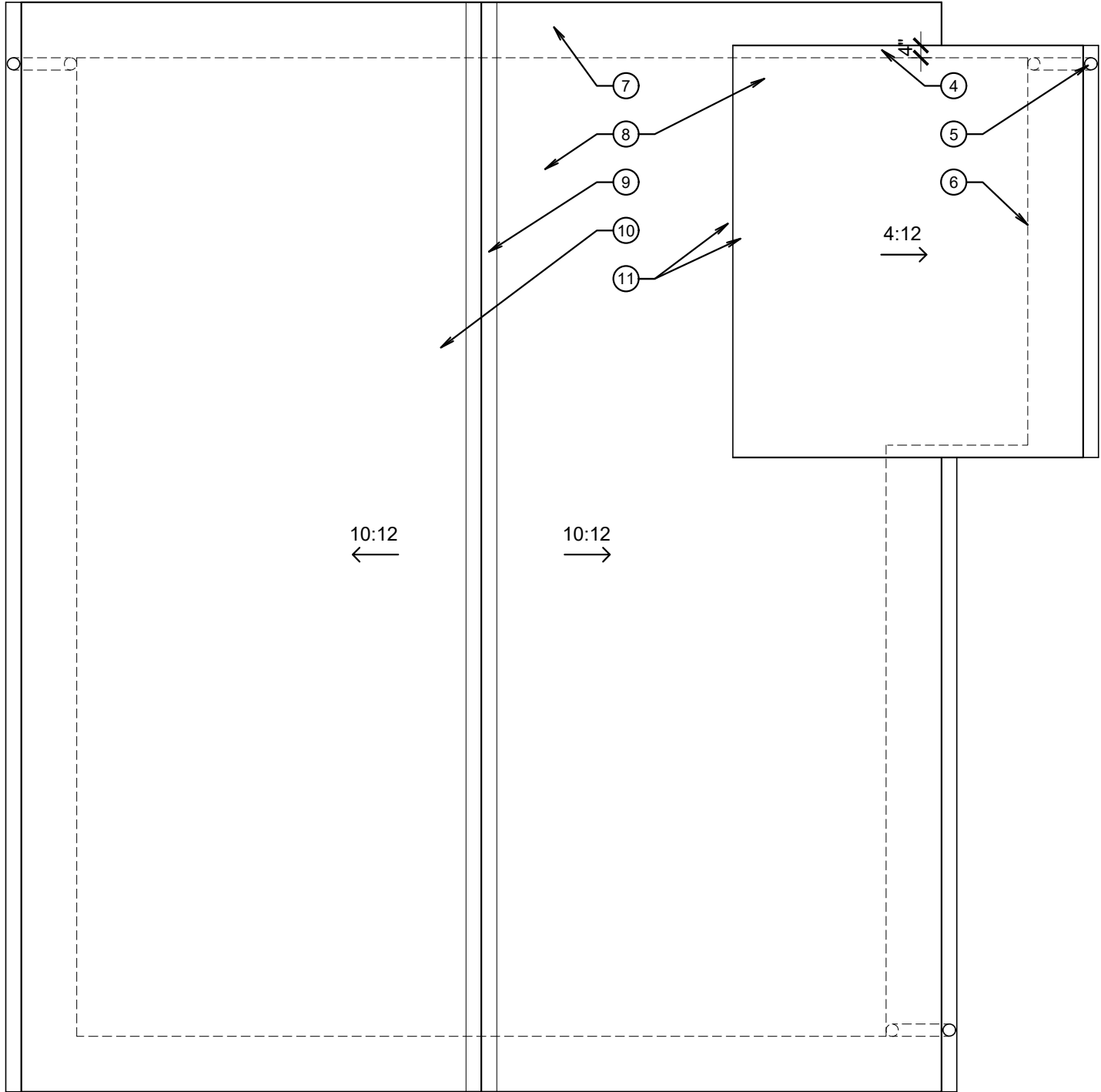
117 S. RIDGELAND AVE.

OAK PARK, IL

GARAGE FLOOR PLAN, GARAGE ROOF PLAN, NOTES



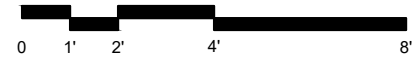
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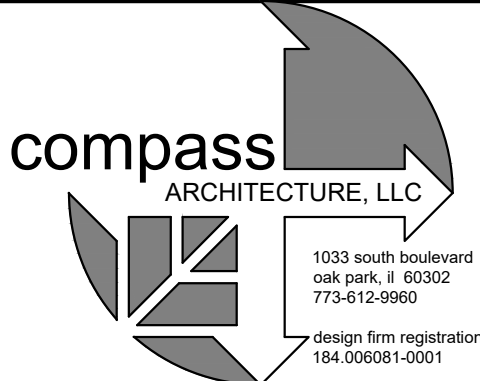
(X) PLAN KEY NOTES:

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11. INSTALL METAL FLASHING WHERE ROOF CHANGES PITCH

1 | GARAGE ROOF PLAN  
SCALE: 1/4" = 1'-0"



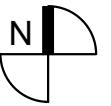
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117 S. RIDGELAND AVE.  
OAK PARK, IL

GARAGE ROOF PLAN



A1-2

# COMPASS ARCHITECTURE

117 S. Ridgeland Ave. Garage  
Schedule of Windows

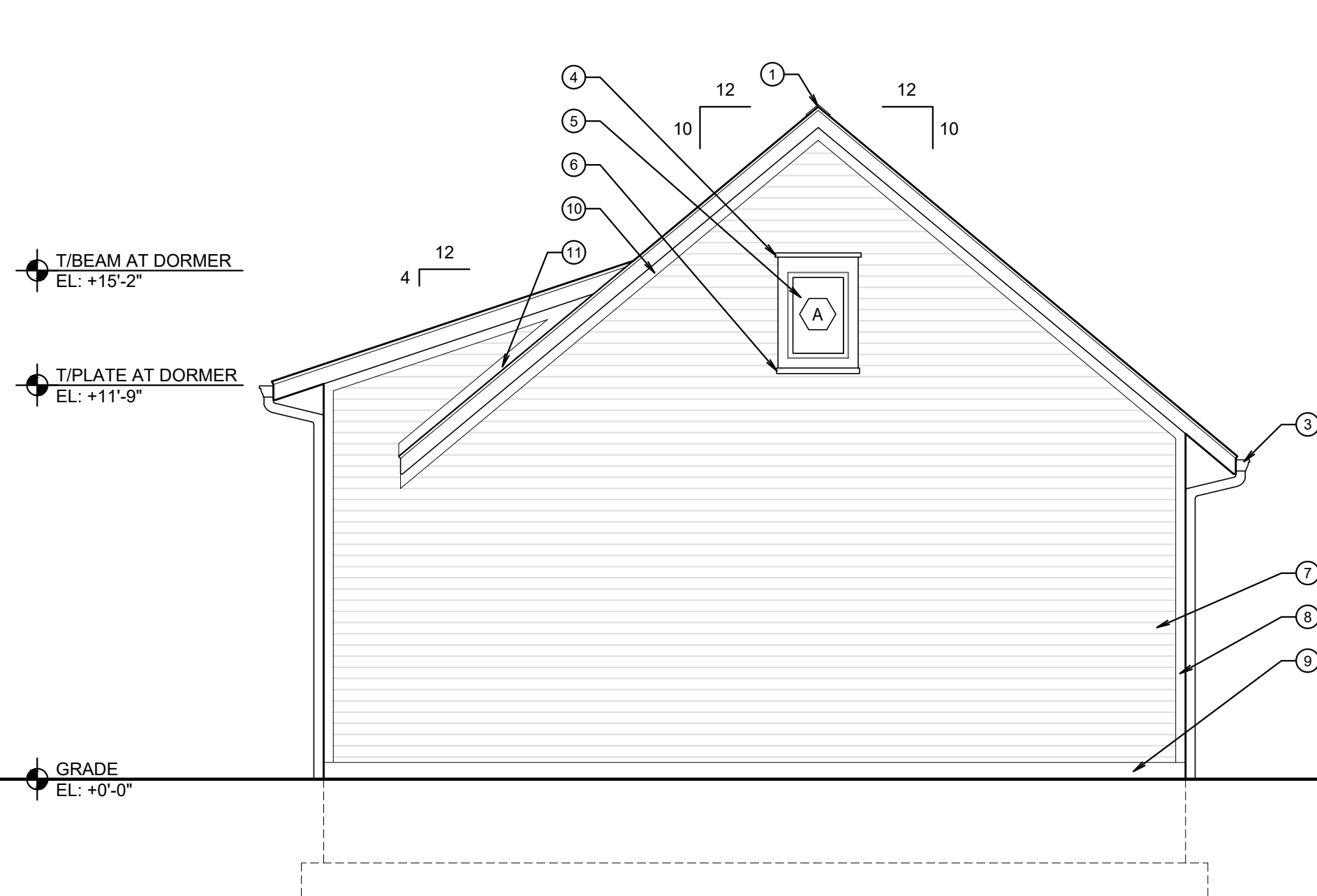
October 2, 2024

Tag	R.O. (width x height)	Type	Model	Heat Loss	Light	Vent.	Remarks
A	1'-11 3/4" x 2'-8 3/4"	Fixed Casement	2332				Tempered glazing at stair
B	2'-5 3/4" x 3'-5 3/4"	Fixed Casement	2941				

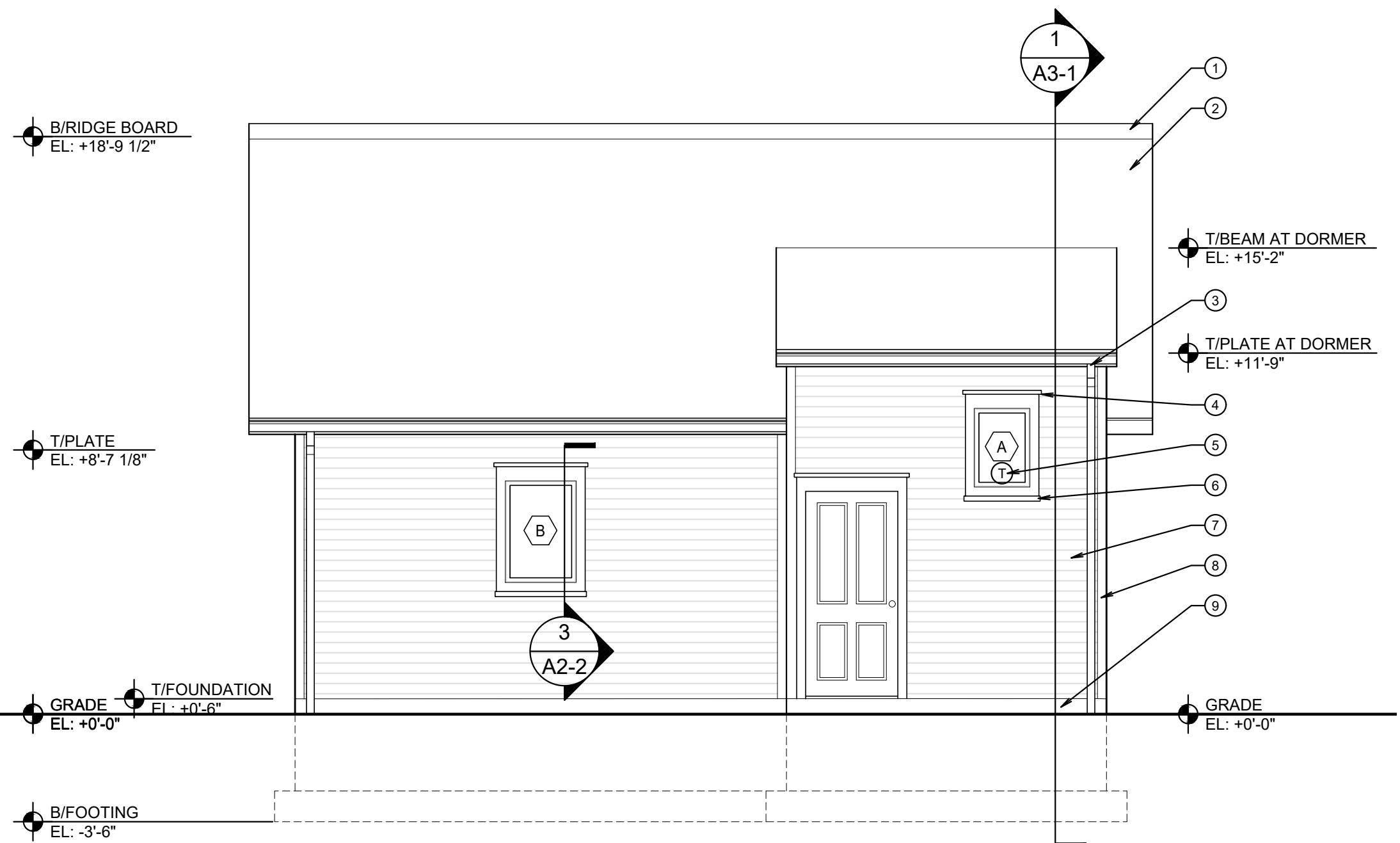
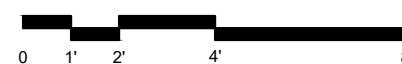
Notes:  
 1. All windows to be aluminum-clad wood windows, Pella Lifestyle Series or equal; verify finishes with Owner.  
 2. Glass to be clear (UNO), Low-E insulated with Argon gas between panes. U-Value of all windows to be .30 or better.  
 3. Contractor to provide jamb extensions as necessary.

⊗ ELEVATION KEY NOTES:

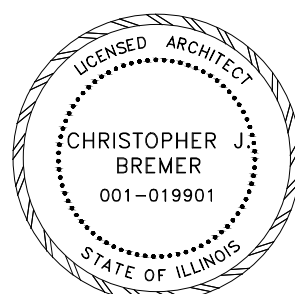
- CONTINUOUS RIDGE VENT
- 30-YEAR ASPHALT SHINGLES TO MATCH EXISTING COLOR AND STYLE AT HOUSE.
- PRE-FINISHED ALUMINUM DOWNSPOUTS AND GUTTERS, TYP.
- PAINTED CAP TO PROJECT 1" BEYOND CASINGS AT SIDES; SEE 3/A2-2.
- SEE WINDOW SCHEDULE ON A2-1. "T" INDICATES TEMPERED GLAZING.
- PAINTED STOOL TO PROJECT 3/4" BEYOND CASINGS AT SIDES; SEE 3/A2-2.
- SIDING AS NOTED IN 1/A3-2, TYP.
- PAINTED 1x4 CORNER BOARDS, TYP.
- CONCRETE FOUNDATION
- PAINTED 1x4 FRIEZE BOARD, TYP.
- INSTALL COMPLETE FLASHING AND COUNTER-FLASHING WHERE WALL AND ROOF PLANES INTERSECT.
- ADDRESS NUMBER TO BE MIN. 3" HIGH TO COMPLY WITH VILLAGE'S ADMINISTRATIVE REQUIREMENT. VERIFY DETAILS W/OWNER.
- PRE-FINISHED 18'x7' STEEL OVERHEAD DOOR. VERIFY DETAILS W/OWNER.



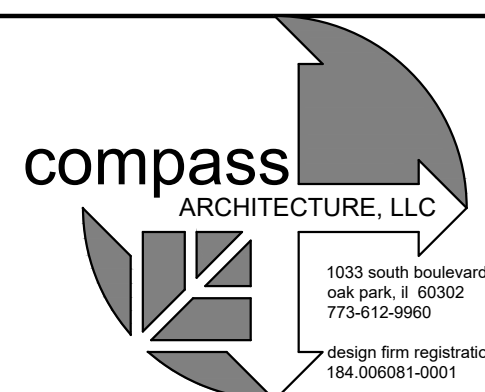
2 | NORTH ELEVATION  
SCALE: 1/4" = 1'-0"



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



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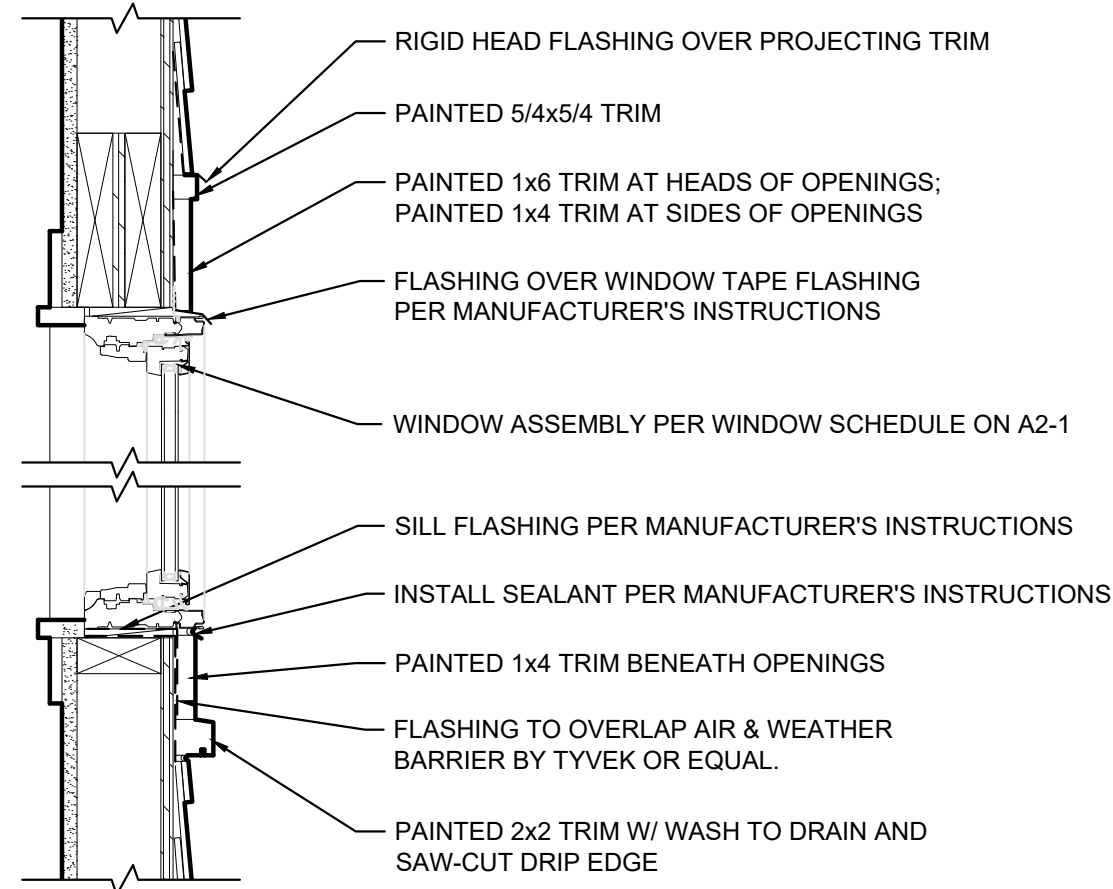
1033 south boulevard  
oak park, IL 60302  
773-612-9960  
design firm registration:  
184.006081-0001

No.	DATE	DESCRIPTION
1	10-08-24	PERMIT

117 S.  
RIDGELAND AVE.  
  
OAK PARK, IL

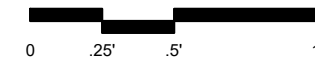
EXTERIOR ELEVATIONS,  
WINDOW SCHEDULE

A2-1



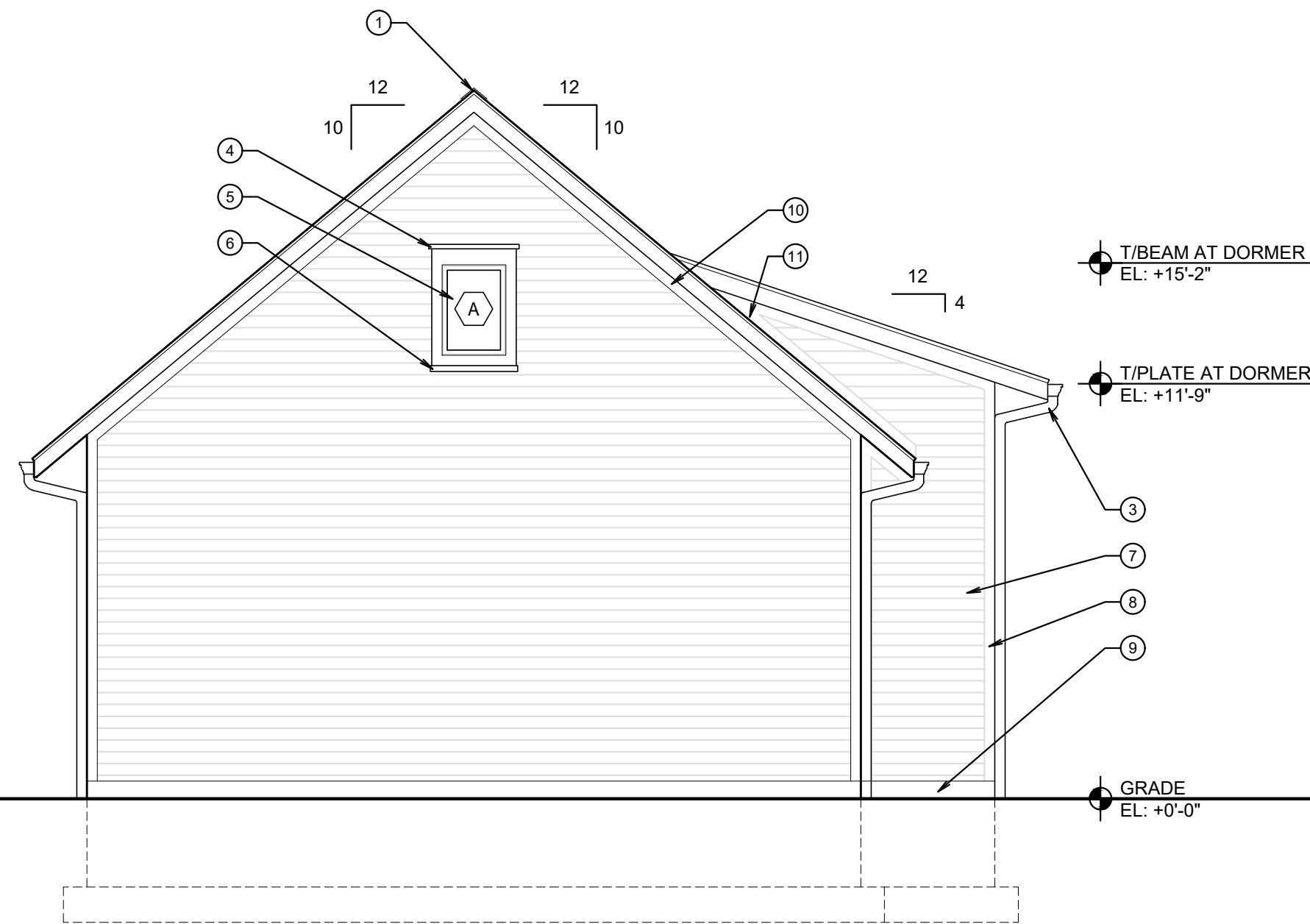
3 TYPICAL WINDOW DETAIL

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



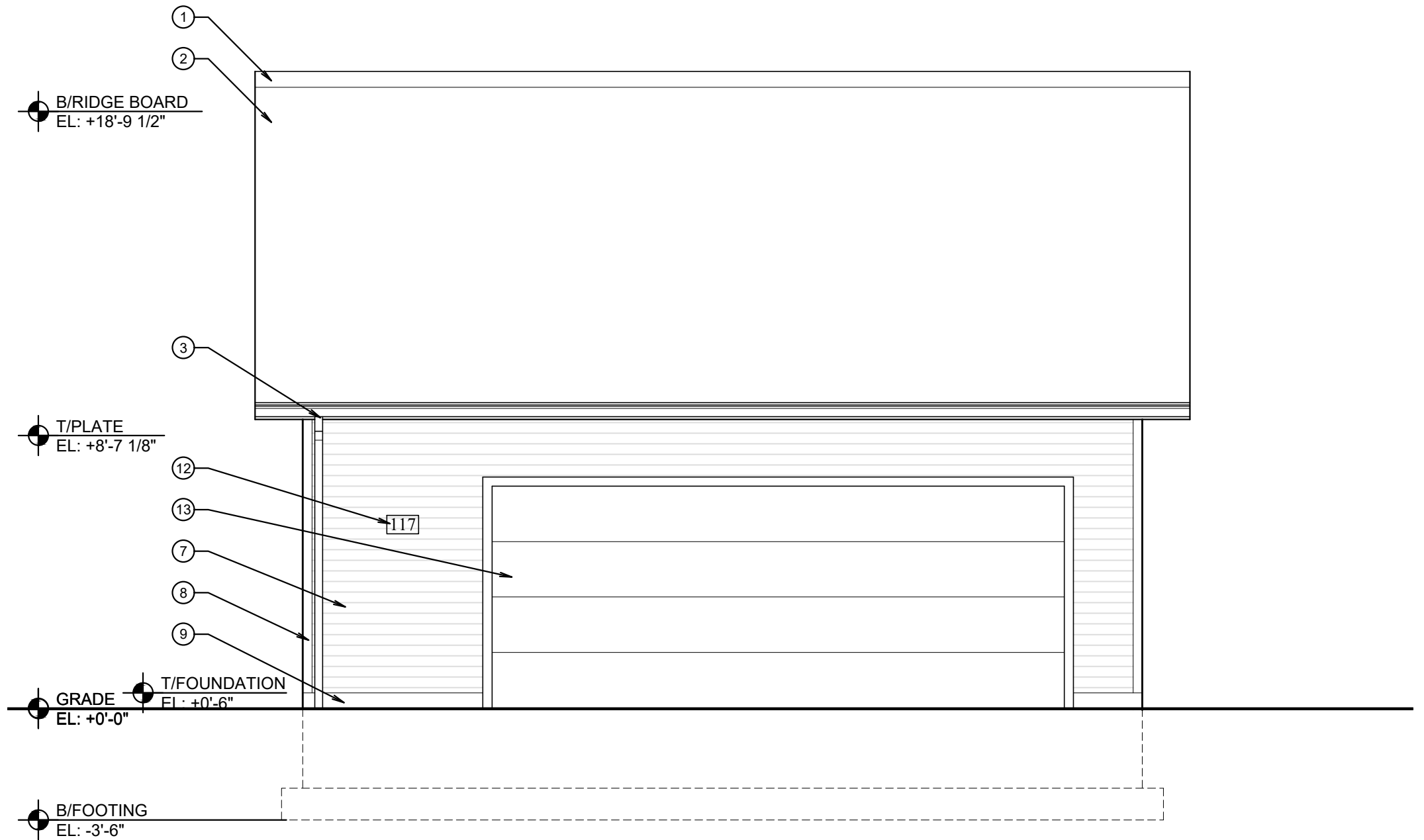
⊗ ELEVATION KEY NOTES:

1. CONTINUOUS RIDGE VENT
2. 30-YEAR ASPHALT SHINGLES TO MATCH EXISTING COLOR AND STYLE AT HOUSE.
3. PRE-FINISHED ALUMINUM DOWNSPOUTS AND GUTTERS, TYP.
4. PAINTED CAP TO PROJECT 1" BEYOND CASINGS AT SIDES; SEE 3/A2-2.
5. SEE WINDOW SCHEDULE ON A2-1. "T" INDICATES TEMPERED GLAZING.
6. PAINTED STOOL TO PROJECT 1/2" BEYOND CASINGS AT SIDES; SEE 3/A2-2.
7. SIDING AS NOTED IN 1/A3-2, TYP.
8. PAINTED 1x4 CORNER BOARDS, TYP.
9. CONCRETE FOUNDATION
10. PAINTED 1x4 FRIEZE BOARD, TYP.
11. INSTALL COMPLETE FLASHING AND COUNTER-FLASHING WHERE WALL AND ROOF PLANES INTERSECT.
12. ADDRESS NUMBER TO BE MIN. 3" HIGH TO COMPLY WITH VILLAGE'S ADMINISTRATIVE REQUIREMENT. VERIFY DETAILS W/OWNER.
13. PRE-FINISHED 18'x7' STEEL OVERHEAD DOOR. VERIFY DETAILS W/OWNER.



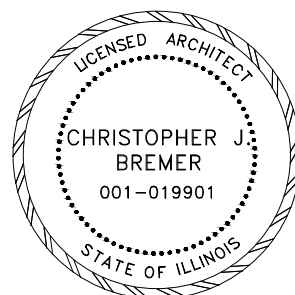
2 SOUTH ELEVATION

SCALE: 3/4" = 1'-0"

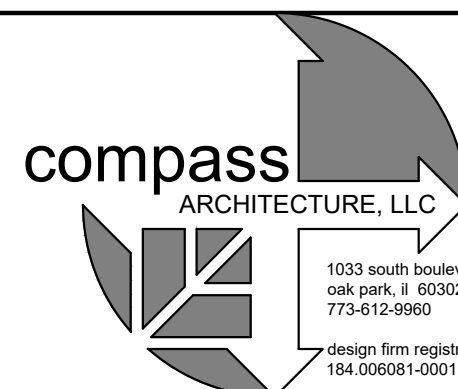


1 WEST ELEVATION

SCALE: 3/4" = 1'-0"



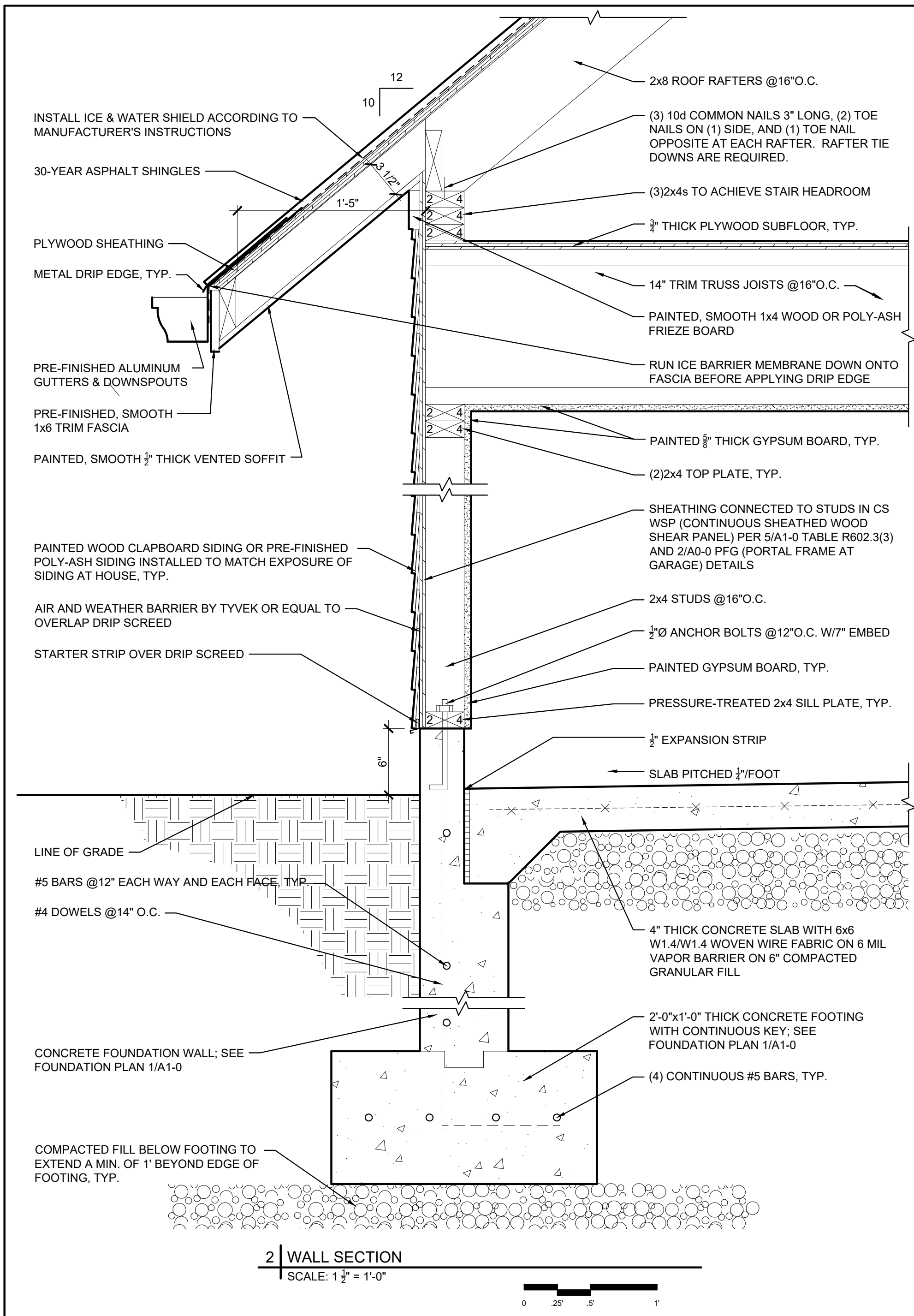
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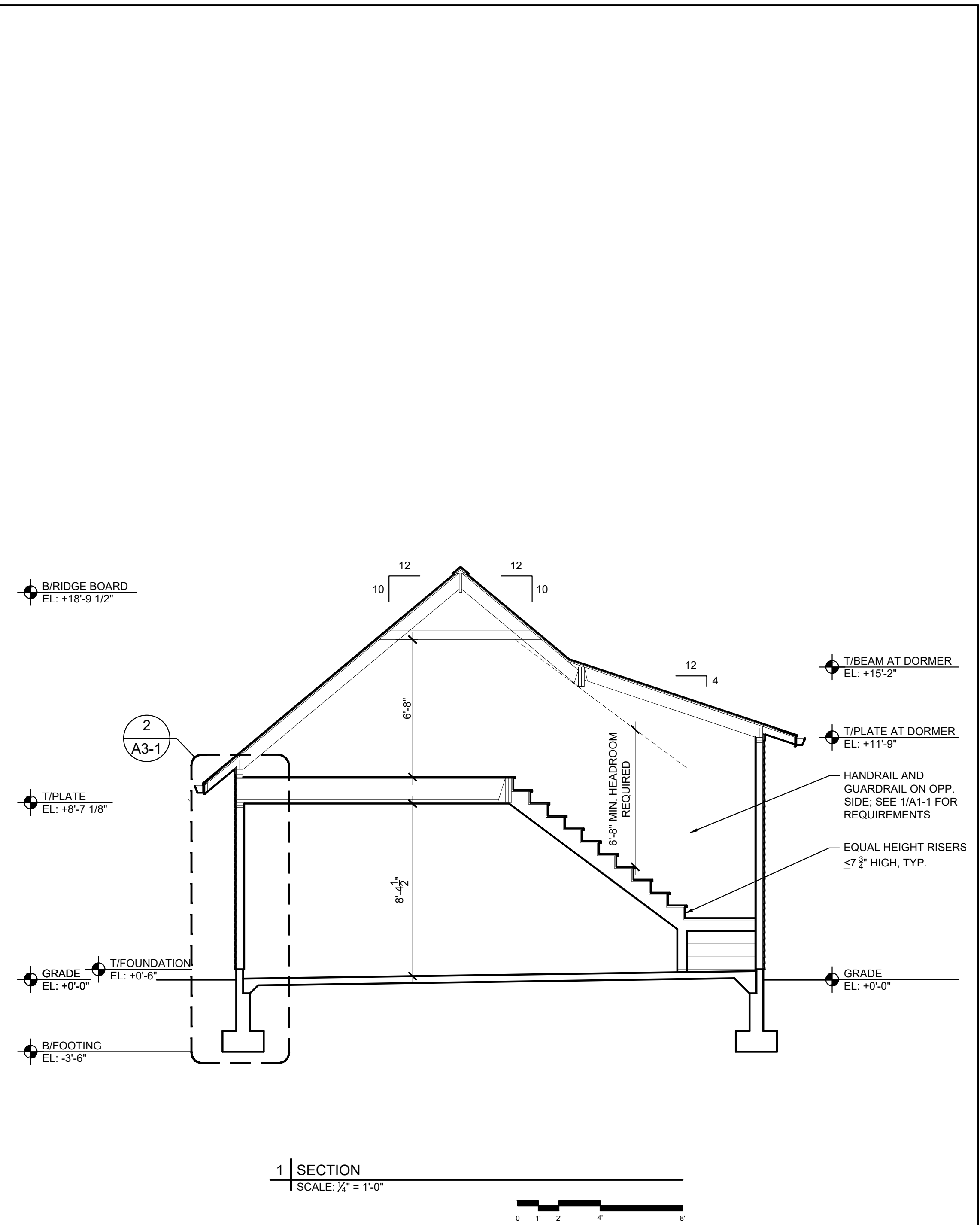
No.	DATE	DESCRIPTION
1	10-08-24	PERMIT

117 S. RIDGELAND AVE.  
 OAK PARK, IL

EXTERIOR ELEVATIONS,  
 TYP. WINDOW DETAIL  
 A2-2



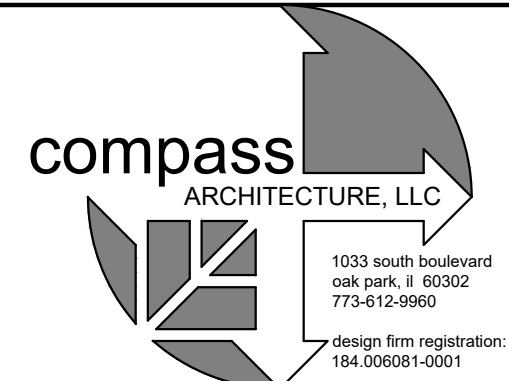
**2 | WALL SECTION**  
SCALE: 1 1/2" = 1'-0"  
0 2.5' 5' 1'



**1 | SECTION**  
SCALE: 1/4" = 1'-0"  
0 1' 2' 4' 8'



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No.	DATE	DESCRIPTION
1	10-08-24	PERMIT

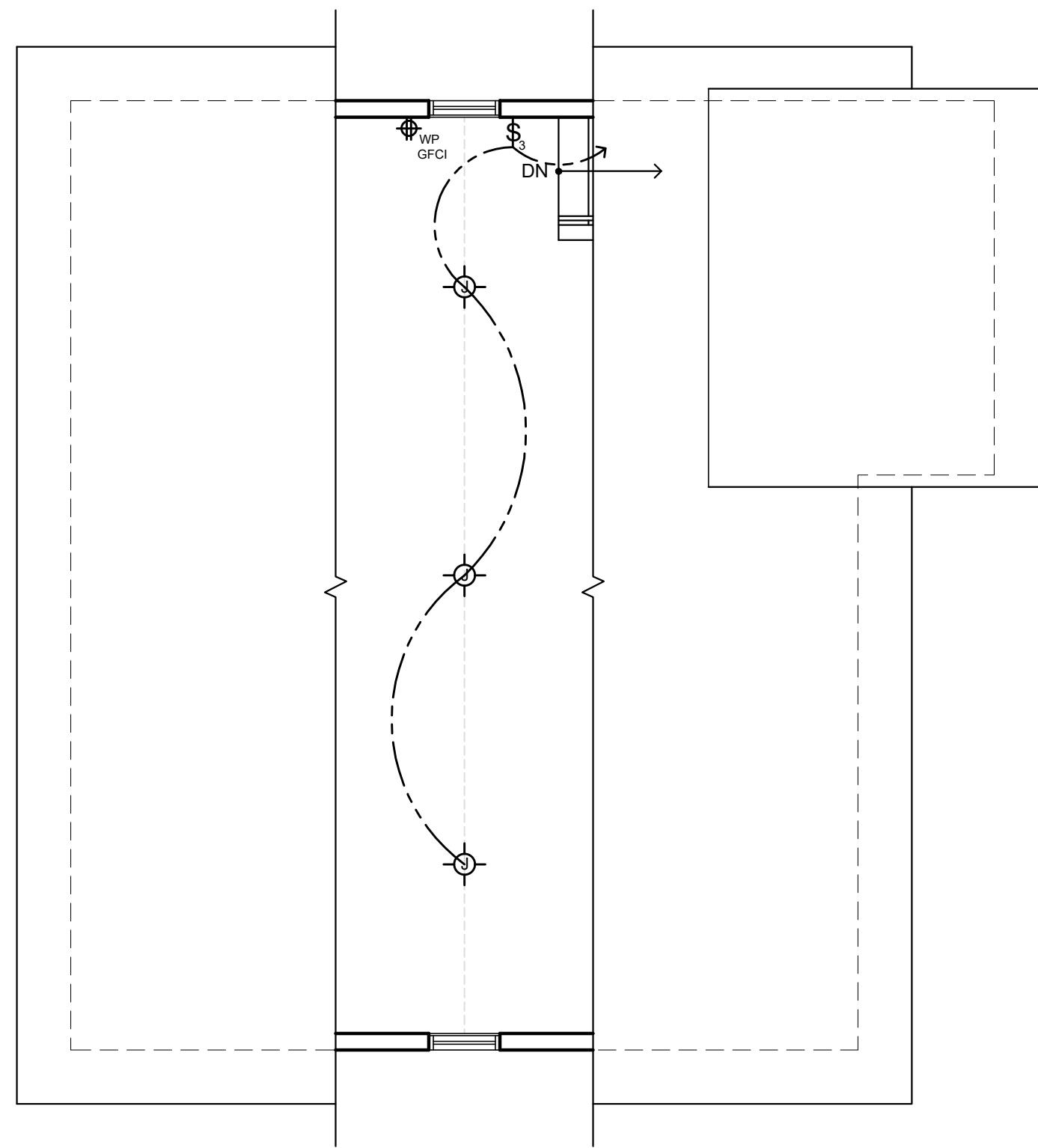
117 S. RIDGELAND AVE.  
OAK PARK, IL  
EXTERIOR ELEVATION, SECTION  
**A3-1**

**ELECTRICAL NOTES:**

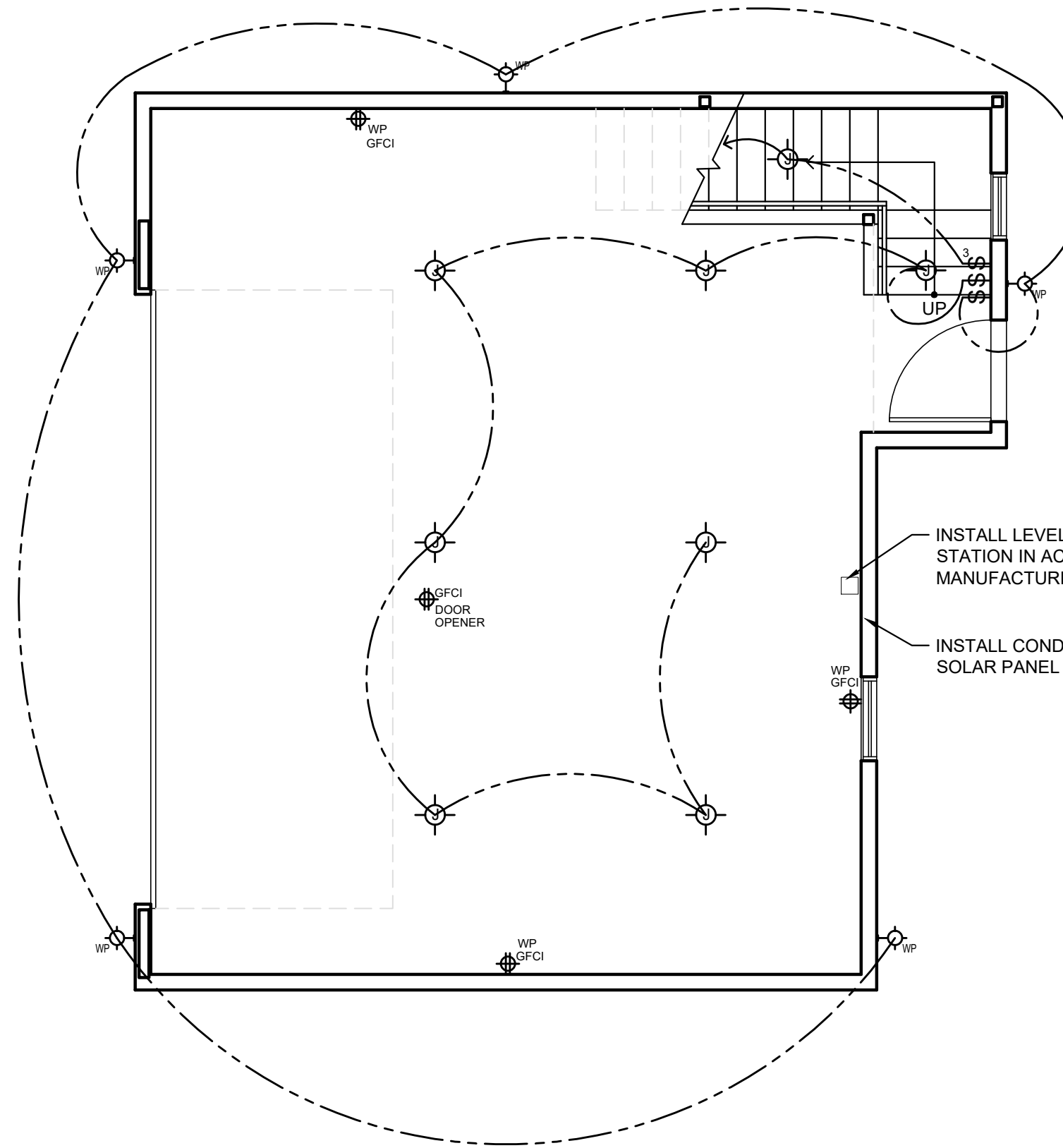
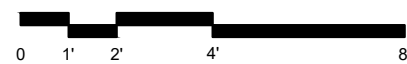
1. Provide and install a complete and operable electrical service, power and lighting products, lamps and lamp holders as shown on the Drawings and specified herein. Provide and install all required accessories for mounting and operation of each fixture.
2. Provide experienced, well-trained workers competent to complete the work as specified. Unless approved by the Owner, provide all related products and accessories from one manufacturer.
3. Use products and accessories from a manufacturer who specialize in making, installing and servicing, systems of this type. Use products and accessories from a manufacturer specified or approved by the Owner. All electrical items are to be U.L. listed and labeled.
4. All work shall comply with manufacturer's instructions and governing authorities, applicable building and safety codes as listed on A0-0.
5. Provide and store all materials required to complete the work as shown on Drawings and specified herein. Deliver, store and transport materials to avoid damage to the product or to any other work. Reject and return any products or materials delivered in a damaged or unsatisfactory condition. Materials and products delivered to the site shall be as specified and will be certified by the manufacturer as such.
6. Examine and verify that job conditions are satisfactory for speedy and acceptable work. Maintain and use up-to-date construction documents on site. Maintain and use up-to-date trade standards and manufacturer's instructions.

7. Confirm there is no conflict between this work and governing authorities, applicable building and safety codes listed on A0-0. Confirm there are no conflicts between this work and work of other trades. Confirm that work of other trades that must precede this work has been completed. Meet all manufacturer's requirements to secure product warranties.
8. All materials must be new and of the type and quality specified. Materials must be delivered in labeled, unopened containers. All electrical products must bear the Underwriters Laboratory label.
10. Provide Ground Fault Circuit Interrupter outlets at all basements, bathrooms, garages, and exterior applications. All outlets within 6'-0" of a water source shall be GFCI protected.
11. Provide complete switches, receptacles, wall plates and related materials as shown on the drawings. WALL SWITCHES: quiet operating switch rated 20 amperes and 110-220 volts AC. RECEPTACLES: Provide specific purpose receptacles as indicated on the Drawings.
12. Exterior weatherproof cover plates shall be gasketed cast metal with hinged gasketed covers.
13. Correct any conditions that might interfere with speedy, well-coordinated execution of the work.
14. Straps and other support construction for electrical equipment must be provided as required by the codes listed on A0-0.

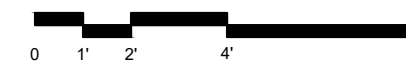
15. Upon completion, inspect all work for improper installation or damage, secure all required tests, inspections, and approvals of the completed system. Make all required adjustments and corrections at no added cost to the Owner.
16. Provide maintenance of all work, for one year, following substantial completion of the project. Maintenance includes all work required in manufacturer's instructions such as inspection, adjustment, repair and replacement of parts as required.
17. Operating fixtures must perform smoothly. Repair or replace any defective work. Repair work will be undetectable. Redo repairs if work is still defective and as directed by the Owner or governing regulatory agency.
18. Clean the work area and remove all scrap and excess materials from the site.
19. All ceiling outlet electrical boxes shall be capable of supporting a ceiling fan.
20. All lamps in permanently installed light fixtures shall be high efficiency lamps.
21. Electrician to calculate electrical panel schedule to assess power required to accommodate EV charger in garage. Install new panels as required.
22. Electrician to install conduit to roof to prepare for future solar panel installation. Coordinate location with Owner.



**2 | GARAGE ATTIC ELECTRICAL PLAN**  
SCALE: 1/4" = 1'-0"



**1 | GARAGE ELECTRICAL PLAN**  
SCALE: 1/4" = 1'-0"



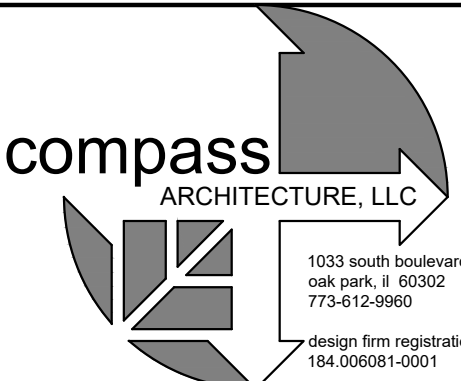
INSTALL LEVEL 2 CHARGING STATION IN ACCORDANCE W/ MANUFACTURER'S INSTRUCTIONS  
INSTALL CONDUIT FOR FUTURE SOLAR PANEL SYSTEM ON ROOF

**ELECTRICAL SYMBOL LEGEND**

	GFCI	GROUND FAULT CIRCUIT INTERRUPTER OUTLET
	WP GFCI	WATER PROOF GFCI OUTLET
		SINGLE POLE SWITCH
		THREE-WAY SWITCH
	WP	WATERPROOF WALL MTD. LIGHT FIXTURE
		WALL MTD. LIGHT FIXTURE
		CEILING MTD. JUNCTION BOX



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No.	DATE	DESCRIPTION
1	10-08-24	PERMIT

117 S. RIDGELAND AVE.  
OAK PARK, IL

GARAGE ELECTRICAL PLAN, GARAGE ATTIC ELECTRICAL PLAN, ELECTRICAL NOTES

**E1-1**

**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

# PLAT OF SURVEY OF

LOT 22 AND THE SOUTH 8.65 FEET OF LOT 23 IN BLOCK 44 IN THE VILLAGE OF RIDGELAND, BEING A SUBDIVISION OF THE EAST 1/2 OF THE EAST 1/2 OF SECTION 7 AND ALSO THE NORTHWEST 1/4 OF THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

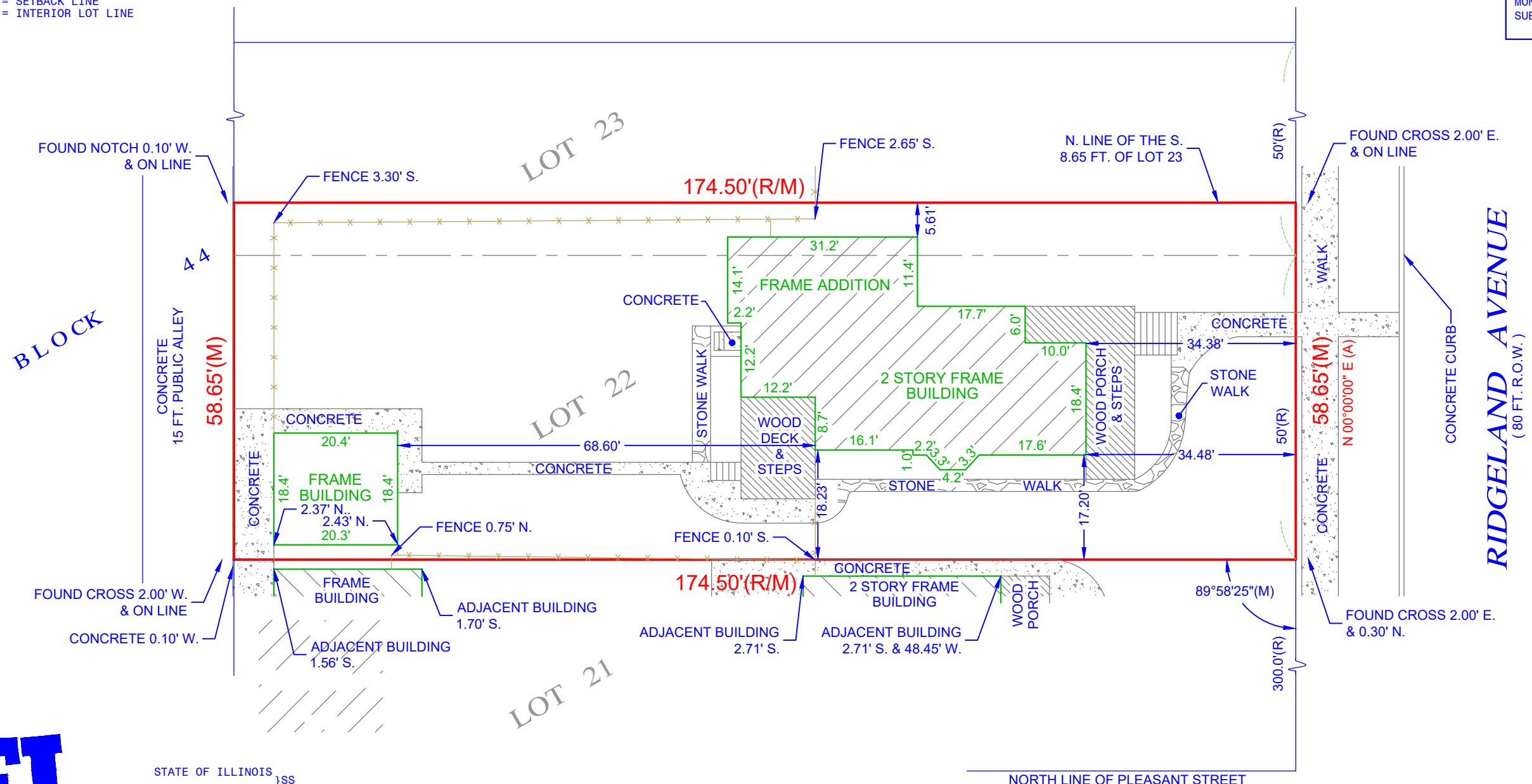
AREA OF SURVEY:

"CONTAINING 10,234 SQ. FT. OR 0.23 ACRES MORE OR LESS"



**BASIS OF BEARING:**  
 WEST LINE OF RIDGELAND AVENUE AS FOUND  
 MONUMENTED AND OCCUPIED PER RECORD  
 SUBDIVISION.  
 N 00°00'00" E (A)

CHAIN LINK FENCE  
 WOOD FENCE  
 METAL FENCE  
 VINYL FENCE  
 EASEMENT LINE  
 SETBACK LINE  
 INTERIOR LOT LINE



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 15TH DAY OF AUGUST, A.D., 2024,  
 AT LISLE, ILLINOIS.

*Thomas J. Cesal*  
 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-2205  
 LICENSE EXPIRATION DATE NOVEMBER 30, 2024  
 ILLINOIS BUSINESS REGISTRATION NO. 184-001245



- NOTE:**
- 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.
  - ROOF LINES AND OVERHANGS ARE TYPICALLY NOT SHOWN HEREON.
  - COMPARE ALL DISTANCES AND POINTS IN FIELD AND REPORT ANY DISCREPANCIES TO SURVEYOR AT ONCE.
  - NO DIMENSIONS SHALL BE ASSUMED BY SCALING.

ADDRESS COMMONLY KNOWN AS 117 S. RIDGELAND AVENUE  
 OAK PARK, ILLINOIS  
 CLIENT STACY PFLUECKE  
 FIELDWORK DATE (CREW) 08/14/2024 (AT/AT)  
 DRAWN BY: AA REVISED: JOB NO. 24-08-0064





Office Use Only

PROJECT NO: HPC2024-13

DATE RECEIVED: 5/14/24

DATE REVISED: 6/13/24

Application for Certificate of Appropriateness

Property Address 117 S. Ridgeland Ave. Date May 14, 2024

Owner Name/Address James and Stacy Pfluecke 117 S. Ridgeland Ave Oak Park IL 60302

Applicant Phone No./Email Address 773-396-8087 james.pfluecke@gmail.com

Contractor/Architect (if applicable) Compass Architecture Phone No. 708-240-9822-

Property Use Residential Single Family home [ ] Historic Landmark [ ] FLW-Prairie School Historic District [X] Ridgeland Historic District [ ] Gunderson Historic District

Description of Job : Demolish and replace existing garage. Replacement garage will use as much of the original material as possible, including entry door, windows, and siding as feasible.

Drawings Submitted Yes No X

Applicant Name/Address James and Stacy Pfluecke 117 S. Ridgeland Ave. Oak Park, IL 60302

Notice: This form is not a permit application.

James Pfluecke APPLICANT'S SIGNATURE

Certificate of Appropriateness

The Oak Park Historic Preservation Commission, or its authorized agent, has reviewed the proposed work and has determined that it is in accordance with the applicable criteria set forth in Section 7-9-12 of Article 9 of the Code of the Village of Oak Park. Accordingly, this Certificate of Appropriateness is issued and shall remain in effect for a period of one year after the date of issuance.

Any change in the proposed work after issuance of this Certificate of Appropriateness shall require inspection by Commission staff to determine whether the work is still in substantial compliance with the Certificate of Appropriateness.

This certificate is not a permit, does not authorize work to begin, does not ensure building code compliance, and does not imply that any zoning review has taken place.

Asha Andriana, HPC Acting Chair Chairperson's Signature

6/13/24 Date of Commission Review

Certificate of Appropriateness -- Approved X Denied Vote Record 6-0 Conditions Y N

## Certificate of Appropriateness SUBMITTAL REQUIREMENTS

The following is a list of submittal requirements based on the type of project that is being proposed. It is encouraged, but not required, to meet with Staff to review submittal requirements prior to submitting. To set up a meeting or to answer any questions you may have as to which requirements apply to your project, please contact Staff at (708) 358-5443 or [historicpreservation@oak-park.us](mailto:historicpreservation@oak-park.us).

### For Repairs and Replacements

- 1 copy of a completed **COA Application Form** and all supporting written information including a project narrative. The project narrative should explain how the proposed project meets the requirements of the Architectural Review Guidelines.
- Labeled **Color Photographs** showing all exterior views of building or structure including all areas of proposed work.
- If materials are being proposed for repair or replacement that are other than an exact match to the original, **Samples or Manufacturer Brochures** must be submitted of the proposed materials.
- Any additional information that is requested after your initial consultation or review with HPC Staff.

### For Alterations, Additions, New Construction, Relocation and Demolition

- 1 copy of a completed **COA Application Form** and all supporting written information including a project narrative. The project narrative should explain how the proposed project meets the requirements of the Architectural Review Guidelines.
- Labeled **Color Photographs**:
  - o All exterior views of building or structure including all areas of proposed work.
  - o If change in height, scale or massing of structure is being proposed, provide additional photographs of adjacent properties and facing properties so that context can be understood.
- Drawings** indicating existing conditions and all proposed changes and new work.
  - o If a change in building footprint is being proposed, include a **Site Plan** drawn “to scale” that clearly labels and dimensions existing and proposed construction.
  - o Include **Existing and Proposed Floor Plans** of all affected floors drawn “to-scale. All new work should be labeled and dimensioned.
  - o If the proposed project includes changes or additions to the original roof, include a **Roof Plan** drawn “to-scale” and indicate and label proposed roof details such as configuration, slope, overhang dimension and how new roof ties into the existing.
  - o Include **Existing and Proposed Exterior Elevations** drawn “to-scale”. Clearly label all materials, window types, trim types and sizes, roof overhang dimension, roof slope, etc
  - o Include **Details or Sections** if required to explain areas of complex or detailed building configuration. Confirm requirements with HPC staff.
- If materials are being proposed for the new work that are other than an exact match to the original materials existing on the property, **Samples or Manufacturer Brochures** must be submitted of the proposed materials.
- If demolition of a structure or material is being proposed due to deterioration of the original structure or material, submit **Photos** documenting the deterioration and **Cost Estimates** documenting cost of repair vs cost of replacement.
- Any additional information that is requested after your initial consultation or review with Staff.

Submit one copy of the COA application and all photos, drawings and written materials. Samples and brochures can be brought with you to the review meeting. **Alternately, all drawings, photographs and written materials may be emailed to HPC Staff in digital or PDF format.** Contact HPC staff for more information.