



Agenda
Village of Arlington Heights
Design Commission
Virtual Meeting

December 8, 2020
6:30 PM

I. CALL TO ORDER

- A. In response to the COVID-19 pandemic, this meeting is being held virtually, which permits the public to fully participate via their computers or using their phones.

To participate in the virtual meeting, please follow these instructions: <https://bit.ly/3fXsDug>

Individuals who wish to comment or ask a question on an item on the Agenda may either participate virtually or send an email to the Village at shautzinger@vah.com. Please limit emails to 200 words or less. To be shared at the meeting, the email must be received by 3:00 p.m. on December 8, 2020.

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. Minutes - 11/10/20

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. DC#20-072 - 300 E Haven St - SF/Teardown

VII. OTHER BUSINESS

VIII. ADJOURNMENT

Persons with disabilities requiring auxiliary aids or services, such as an American Sign Language interpreter or written materials in accessible formats, should contact David Robb, Disability Services Coordinator, at 33 S. Arlington Heights Road, Arlington Heights, Illinois 60005, (847)368-

5793 (Voice), (847)368-5980 (Fax) or drobb@vah.com.



Design Commission
12/8/2020

Item: Minutes - 11/10/20

Department: Planning & Community Development

ATTACHMENTS:

Description

Minutes 11/10/20

Type

Minutes

DRAFT

MINUTES OF THE VILLAGE OF ARLINGTON HEIGHTS DESIGN COMMISSION VIRTUAL MEETING

NOVEMBER 10, 2020

Chair Fitzgerald called the meeting to order at 6:30 p.m.

Members Present: John Fitzgerald, Chair
Scott Seyer
Ted Eckhardt

Members Absent: Jonathan Kubow
Kirsten Kingsley

Also Present: Tony VanDyke, Marton Premier Homes for 508 S. Phelps Ave.
Julie Jilek & Beth Anne Ausnehmer, NSSEO for Miner School
Mary Boehmler & Grady Hamilton, Trammell Crow Co. for Senior Housing Development
Lukas Van Sistine, Gretchen Camp, & Teresa Forsberg, ESG Architects for Trammell
Crow Senior Housing Development
Jake Coryell, Confluence for Trammell Crow Senior Housing Development
Brian Radiszack, SPACECO, Inc. for Trammell Crow Senior Housing Development
Steve Hautzinger, Staff Liaison

Chair Fitzgerald read the following statement as requested by the Village: I find that the public health concerns related to the coronavirus pandemic render in-person attendance at the regular meeting location not feasible.

Chair Fitzgerald also reminded those speaking tonight to state their names before speaking. **Mr. Hautzinger** added instructions for public attendees that want to speak tonight, as well as muting when not speaking.

REVIEW OF MEETING MINUTES FOR OCTOBER 27, 2020

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER SEYER, TO APPROVE THE MEETING MINUTES OF OCTOBER 27, 2020. ALL WERE IN FAVOR. MOTION CARRIED.

ITEM 1. SINGLE-FAMILY TEARDOWN REVIEW (continued from 10/27/20)**DC#20-063 – 508 S. Phelps Ave.**

Tony VanDyke, representing *Marton Premier Homes*, was present on behalf of the projects.

Mr. Hautzinger presented Staff comments. The petitioner is proposing to demolish an existing split-level house with attached carport to allow construction of a new two-story residence with an attached, two-car garage. The project does comply with the R-3 zoning requirements. The context in this location is primarily smaller scale single-story houses with a mix of attached and detached garages. There is only one other teardown previously completed on this block which was approved in 2005.

This project was previously reviewed by the Design Commission on October 27, 2020, at which time the project was continued to allow the petitioner to address design concerns raised by Staff and the Design Commission regarding the proposed design not fitting in with the context of the neighborhood. The following suggestions were discussed:

1. Review the Village's Design Guidelines to evaluate the scale of the house, the rhythm of the proposed design with the surrounding context including the materials and color palette, and the prominence of the 2-car front load garage.
2. Verify the scale of the adjacent homes as shown in the context elevation.
3. Hip the sides of the main roof to diminish the overall mass of the house and reduce the height of the side walls.
4. Consider a more earth tone color palette to better fit with the neighborhood.
5. Continue the board and batten siding on the second floor of all sides of the house to break up the scale of the two-story walls.

In response to the comments from October 27, the petitioner has made the following changes to the design:

1. The context elevation was corrected with the height of the existing house to the south being shown slightly taller.
2. The main roof of the house was hipped on the sides.
3. The board and batten siding has been continued on all sides of the house.
4. The prominence of the two-car garage was reduced by lowering the roof pitch of the gable above the garage and continuing an eave detail across the front to break up the height of the wall.
5. The siding color has been changed from white to gray.

Staff feels that the petitioner did a good job of addressing all of the design concerns. The visual scale of the house has been successfully reduced, the revised garage detailing and gray siding color complement the neighborhood. Overall, the revised design will now work well in this location, and Staff recommends approval.

Chair Fitzgerald asked if the petitioner had any comments at this time. **Mr. VanDyke** said that pretty much everything the commissioners asked for at the last meeting was done, which he hopes is enough for approval tonight.

Chair Fitzgerald asked if there was any public comment at this time and **Mr. Hautzinger** said there was none.

The commissioners summarized their comments. **Commissioner Eckhardt** said that the petitioner has responded to all of the commissioner's previous requests. The proposed new home is substantially better and now fits in as best that it can. He had no further comments.

Commissioner Seyer said he was not at the last review of this project; however, he felt the adjustments that were made are greatly appreciated and hopefully to the betterment of everyone. He said the home looks great and he is in support of it at this time.

Chair Fitzgerald agreed with other comments that were made and also appreciated the quick turnaround by the petitioner. He liked the current design.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER SEYER, TO RECOMMEND APPROVAL OF THE PROPOSED NEW SINGLE-FAMILY HOME TO BE LOCATED AT 508 S. PHELPS AVENUE. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE REVISED ARCHITECTURAL PLANS RECEIVED 10/30/20, REVISED EXTERIOR MATERIALS RECEIVED 11/3/20, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

ECKHARDT, AYE; SEYER, AYE; FITZGERALD, AYE.
ALL WERE IN FAVOR. MOTION CARRIED.

ITEM 2. SINGLE-FAMILY ADDITION REVIEW**DC#20-065 – 116 N. Pine Ave.**

Kevin Purdom, representing *JRC Design Build*, and **Matt Milford**, the owner, were present on behalf of the project.

Mr. Hautzinger summarized Staff comments. The petitioner is proposing to add a two-story addition to an existing two-story house. An existing detached garage will remain. The project does comply with all single-family zoning requirements; however, the subject property is located in an R-6 Multi-Family zoning district where the minimum lot width requirement for a corner lot is 90 feet. Since the existing lot is only 67 feet wide, a zoning variation is required to allow expansion of the house on a non-conforming lot.

The subject property is located in the Rec Park neighborhood, and the existing house was included in a Community Preservation Report that was prepared by the School of the Art Institute of Chicago in 2004 to raise community awareness and promote the preservation of the historic character of certain neighborhoods in Arlington Heights. Homes in the report are rated in order of historic importance as “Exceptional”, “Notable”, or “Contributing”. The subject house is rated as “Contributing”. Staff commends the petitioner for preserving and expanding the existing house, however, there are a few concerns with the proposed design.

The proposed addition is on the rear of the house, but the back of this house is highly visible upon entering the Rec Park neighborhood. Overall, the proposed addition is in keeping with the style of the existing house and the neighborhood. However, the Design Commission should evaluate the following design concerns:

1. **Massing.** The massing of the proposed addition has a random and unbalanced appearance. For a more cohesive appearance to blend the addition with the existing house, it is recommended to maintain the existing second floor eave line on all sides, with a more balanced arrangement of dormers.
2. **Windows.** The windows in the proposed addition have a random appearance of sizes and spacing, that is not consistent with the historic style of the house. A more balanced arrangement of windows with a traditional appearance is recommended to complement the historic house style.
3. **Foundation.** The exterior siding on the addition extends down to the ground, where the existing house has a masonry foundation. For a more cohesive appearance to blend the addition with the existing house, it is recommended to match the existing masonry foundation on the proposed addition.

Staff recommends the Design Commission evaluate these concerns with the design of the proposed addition.

Chair Fitzgerald asked if the petitioner had any comments at this time. **Mr. Purdom** said that the homeowners' response to three concerns raised by Staff are as follows: Massing/eave height; the owners want to have the minimum 5' required by code, in order to achieve the extra square footage in the new addition. Foundation; the owners are open to either bringing the new siding all the way down all around the home, or doing some sort of landscaping to help obscure the foundation. Windows; the owners want to emphasize an openness in the kitchen, which is why ribbon windows are shown. **Mr. Milford** added that one of the things they are looking for in this design is to match as much as possible, the existing structure and design, while meeting code requirements to create as much space with a limited addition as possible for the back of the home. They like the openness feel of the windows, and said that the lack of windows on the north side elevation is due to the existing staircase and bathroom that are located there.

Chair Fitzgerald asked if there was any public comment at this time, and **Mr. Hautzinger** said there was none.

The commissioners summarized their comments. **Commissioner Seyer** felt the massing of the addition was actually quite nice, and he liked the variation in heights at the top. The combination of the existing plus the addition was nice. He said the base was very important and he felt strongly that the base of the addition should be brick or stone to match the existing, and painted to match the siding so it feels more consistent. **Commissioner Seyer** was okay with the

base at the staircase of the rear entry being similar to the front entry; however, he felt very strongly that the solid stone base/masonry would really help the entire home look more complete and homogeneous. He was compelled to make this a requirement, although he wanted to hear comments from the other commissioners as well. **Commissioner Seyer** said the variation in window sizes was acceptable, although he questioned the roofline at the top right hand corner of the second-floor window above the door, where it feels like there is something very bulky there; however, he did not have a good view to understand it.

Commissioner Eckhardt agreed with Commissioner Seyer; he liked the massing and he liked that it has a little more excitement to it. The home looks like a contemporary farmhouse and the windows go with that look; the home looks like it has always been this big, and he liked it. He felt the architect did a good job with the front and back elevations having the same amount of detail, and he could support Commissioner Seyer's requirement about the stone base which he felt would really pull the home together and make a substantial difference in the appearance of the home.

Chair Fitzgerald agreed with the comments already made, especially making the stone/masonry base a requirement. He said the project looks really good, it looks fresh, it looks updated, but it still looks like it could have been there the whole time. He suggested continuing the deck at the south end, around the west and connecting to the porch leading to the back door, which would make it more usable.

Commissioner Seyer asked the petitioner/architect if there was something very unique happening at the roofline at the top right hand corner of the second-floor window; it feels very awkward. **Mr. Purdom** said that this area of roofline has since been changed to be cohesive with that corner; the rendering is not accurate. **Commissioner Seyer** appreciated the change.

A MOTION WAS MADE BY COMMISSIONER SEYER, SECONDED BY COMMISSIONER ECKHARDT, TO RECOMMEND APPROVAL OF THE PROPOSED ADDITION TO THE EXISTING SINGLE-FAMILY HOME LOCATED AT 116 N. PINE AVENUE. THIS RECOMMENDATION IS BASED ON THE ARCHITECTURAL PLANS RECEIVED 5/13/20, AND THE FOLLOWING:

1. A REQUIREMENT THAT THE EXISTING STONE/MASONRY FOUNDATION BE MATCHED ON THE ADDITION, WHETHER IT BE REPLICATED IN ANOTHER MATERIAL, TO GIVE THE AESTHETIC OF A CONTINUAL STONE/MASONRY BASE PAINTED THE SAME COLOR TO PROVIDE CONTINUITY IN THE AREAS WHERE IT IS CURRENTLY SHOWN AS SIDING.
2. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

Chair Fitzgerald asked for clarification on the base requirement; is it meant to go around the entire home. **Commissioner Seyer** clarified that the masonry foundation is not required on the front and rear entries. Chair Fitzgerald also said that the change in the eave stated by the petitioner should be added to the motion, to be approved by Staff.

A MOTION WAS MADE BY COMMISSIONER SEYER TO AMEND THE MOTION TO ADD THE FOLLOWING:

3. A REQUIREMENT THAT THE EAVE AT THE SOUTHWEST CORNER, ABOVE THE REAR ENTRY ON THE

SECOND-FLOOR, BE CLEANED UP, PER THE ARCHITECT'S COMMENTS TONIGHT, AND NOT AS ILLUSTRATED IN THE RENDERINGS, TO BE REVIEWED AND APPROVED BY STAFF.

COMMISSIONER ECKHARDT SECONDED THE AMENDED MOTION.

ECKHARDT, AYE; SEYER, AYE; FITZGERALD, AYE.
ALL WERE IN FAVOR. MOTION CARRIED.

DRAFT

ITEM 3. SIGN VARIATION REVIEW**DC20-067 – Miner School – 1101 E. Miner St.**

Julie Jilek and Beth Anne Ausnehmer, representing NSSEO, were present on behalf of the project.

Mr. Hautzinger presented Staff comments. The Northwest Suburban Special Education Organization (NSSEO) is requesting variations to allow four new playground ground signs at Miner School. NSSEO is an Illinois public school special education cooperative and school district that serves students with the most significant and complex disabilities. Miner School is an NSSEO therapeutic day school that serves students with a range of complex needs from Early Childhood through Grade 8. Many students have limited motor abilities, requiring the use of wheelchairs and other physical accommodations. NSSEO recently completed construction on the Miner School “Playground for Everyone”, an inclusive accessible playground. The previous playground at Miner School was not wheelchair accessible. Construction of the new playground was funded by grants and donations from numerous state and local sponsors.

The petitioner is proposing four new ground signs to be installed within the playground behind the school:

- **Sign Type 1** is a 12-foot tall, 32 sf **playground entrance ground sign**, which is proposed to be installed across the sidewalk leading into the playground as a visual locator to welcome all to use the playground. The entrance sign design includes signage for the state and local business partners that sponsored the playground.
- **Sign Type 2** is a 6'-7" tall, 15.4 sf **playground donor recognition ground sign**, which thanks the state, local business, and community donors.
- **Sign Type 3** is a 6'-7" tall, 15.4 sf **playground welcome ground sign**, which highlights the NSSEO Governing Board and the NSSEO Foundation Board.
- **Sign Type 4** is a 4'-9" tall, 7.3 sf **“Matthew’s Reading Corner” memorial ground sign**, which honors Matthew Ruffalo, a Miner student who passed away, and his love of reading.

The following sign variations are required:

1. A variation from Chapter 30, section 30-203, to allow a 12-foot tall, 32 sf playground entrance ground sign (Sign Type 1), where playground entrance ground signs are not allowed in the R-3 Zoning District.
2. A variation from Chapter 30, section 30-203, to allow a 6'-7" tall, 15.4 sf playground donor recognition ground sign (Sign Type 2), where playground donor recognition ground signs are not allowed in the R-3 Zoning District.
3. A variation from Chapter 30, section 30-203, to allow a 6'-7" tall, 15.4 sf playground welcome ground sign (Sign Type 3), where playground welcome ground signs are not allowed in the R-3 Zoning District.
4. A variation from Chapter 30, section 30-203, to allow a 4'-9" tall, 7.3 sf playground memorial ground sign (Sign Type 4), where playground memorial ground signs are not allowed in the R-3 Zoning District.

Chapter 30 sign code does not cover playground signage, so variations are required. In addition to the proposed playground signage, there are two existing ground signs on the site. On the north side of the school, there is an existing, code-compliant “Miner School” ground sign facing Miner Street. On the west side of the school, there is an existing ground sign for “A Mother’s Touch Creative Learning Center” facing Dryden Avenue, which was approved by variation in 2010.

The petitioner submitted a letter addressing the sign variation criteria, stating that the primary purpose for the signs is to celebrate the sense of community and honor those who made the Miner School playground a reality. Additionally, the height and size of the proposed entrance sign is needed as a visual locator to welcome all to use the playground. The petitioner feels that the proposed signs will not create a traffic hazard or a depreciation of nearby property values because the signs are setback from the road and are tastefully designed.

Staff feels that the new “Playground For Everyone” is a wonderful facility that will benefit so many people from Arlington Heights as well as other communities. Staff acknowledges that the sign code cannot and does not cover every type of signage, such as this package of playground signage; however, Staff does agree that the sign variation criteria are satisfied, and there is no objection to the proposed signs.

Chair Fitzgerald asked if the petitioner had any comments at this time. **Ms. Jilek** said they are very excited about their playground and new signage.

Chair Fitzgerald asked if there was any public comment on the project and **Mr. Hautzinger** said there was none.

The commissioners summarized their comments. **Commissioner Eckhardt** concurred with Staff’s recommendation for approval of the sign variations. He said the new signs are tastefully designed and it is wonderful that the playground is being recognized. He was in support of the sign variations.

Commissioner Seyer was supportive of the variations as well, and agreed with Staff’s comment that the signs are mostly hidden from the street. He asked for clarification from the petitioner about the fence shown on the overall signage plan, and the location of the new sign that is fairly far back. **Ms. Jilek** said there is an existing fence around the playground for safety reasons because some of their students tend to be runners. The playground is open to the public after school hours and on weekends, and there is a gate that remains open and unlocked during that time. They also share the playground with A Mother’s Touch for use by their students. **Commissioner Seyer** supported the size and height of the sign based on the fact that is set back from the fence.

Chair Fitzgerald asked if the walkway is staying the same size, where Sign Type 1 is being proposed, because the sign appears a lot wider than the walkway. He also asked the petitioner if they gave thought to mirroring the front of the sign on the back as well, because from the playground it looks a little cold. **Ms. Jilek** replied that the existing walkway is wide enough to accommodate wheelchairs, and Sign Type 1 will be located at the back where the building ends, on either side of the walkway, but she was unsure of how far the sign extends past the sidewalk. **Ms. Ausnehmer** added that the width of Sign Type 1 was needed to allow the sign to be a visual locator as well as to provide space for the circular donor signs. **Chair Fitzgerald** reiterated his question about the sign being double-sided, instead of looking at the back of sign when existing the playground area. **Ms. Jilek** said they did not consider this because of cost, and their thought is that once people are in the playground, the playground becomes the focal point. **Chair Fitzgerald** said he was in support of the new signs, but he was also open to the petitioner considering the same signage on the back of the sign so it appears more finished.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER SEYER, TO RECOMMEND TO THE VILLAGE BOARD OF TRUSTEES, APPROVAL OF THE FOLLOWING SIGN VARIATION REQUEST FOR MINER SCHOOL LOCATED AT 1101 E. MINER STREET:

1. A VARIATION FROM CHAPTER 30, SECTION 30-203, TO ALLOW A 12-FOOT TALL, 32 SF PLAYGROUND ENTRANCE GROUND SIGN (SIGN TYPE 1), WHERE PLAYGROUND ENTRANCE GROUND SIGNS ARE NOT ALLOWED IN THE R-3 ZONING DISTRICT.
2. A VARIATION FROM CHAPTER 30, SECTION 30-203, TO ALLOW A 6'-7" TALL, 15.4 SF PLAYGROUND DONOR RECOGNITION GROUND SIGN (SIGN TYPE 2), WHERE PLAYGROUND DONOR RECOGNITION GROUND SIGNS ARE NOT ALLOWED IN THE R-3 ZONING DISTRICT.
3. A VARIATION FROM CHAPTER 30, SECTION 30-203, TO ALLOW A 6'-7" TALL, 15.4 SF PLAYGROUND WELCOME GROUND SIGN (SIGN TYPE 3), WHERE PLAYGROUND WELCOME GROUND SIGNS ARE NOT ALLOWED IN THE R-3 ZONING DISTRICT.
4. A VARIATION FROM CHAPTER 30, SECTION 30-203, TO ALLOW A 4'-9" TALL, 7.3 SF PLAYGROUND MEMORIAL GROUND SIGN (SIGN TYPE 4), WHERE PLAYGROUND MEMORIAL GROUND SIGNS ARE NOT ALLOWED IN THE R-3 ZONING DISTRICT.

THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE PLANS RECEIVED 10/20/20, FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A RECOMMENDATION THAT, IN THE FUTURE, IF FUNDING BECOMES AVAILABLE, THE SIGNAGE ON SIGN TYPE 1 BE REPLICATED ON THE BACK SIDE OF THE SIGN, MAKING IT A TWO-SIDED SIGN.
2. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

Commissioner Seyer clarified Chair Fitzgerald's previous question about Sign Type 1; the exhibit submitted shows Sign Type 1 centered over the sidewalk, and the photoshopped image of Sign Type 1 does not. He was not going to implore the petitioner due to costs to change Sign Type 1 in some way, but he was in favor of Sign Type 1 being more symmetrical so it felt more like a grand entrance to the playground. Chair Fitzgerald said that was his thinking as to why this sign looked off-balance and he was open if the petitioner chose to do something, although he did not want additional money spent on that. **Ms. Jilek** said they could review this with the sign contractor and also make sure the sign is centered as much as possible without losing any visibility of the sign from the street, as well as add landscaping if necessary. **Chair Fitzgerald** agreed and did not want to lose any part of the sign as well.

Mr. Hautzinger reminded the petitioner that the Design Commission's motion for approval is a recommendation to the Village Board, who has final determination for sign variations. Staff will schedule this matter for an upcoming Village Board meeting as soon as possible.

**ECKHARDT, AYE; SEYER, AYE; FITZGERALD, AYE.
ALL WERE IN FAVOR. MOTION CARRIED.**

ITEM 4. INSTITUTIONAL PRELIMINARY REVIEW**Trammell Crow Senior Housing Development – 2045 S. Arlington Heights Rd.**

Mary Boehmler and **Grady Hamilton**, representing *Trammell Crow Company*, **Lukas Van Sistine**, **Gretchen Camp** and **Teresa Forsberg**, representing *ESG Architects*, **Jake Coryell**, the landscape architect, and **Brian Radiszack**, the civil engineer, were present on behalf of the project.

Mr. Hautzinger said that he would present Staff comments after the petitioner provides an overview of the project.

Ms. Boehmler said that the proposal is for a 3-story, 175-unit luxury senior living development. The project will include independent living units, assisted living units, and memory care units, with ample amenity space that includes exterior gathering spaces. She gave background about Trammell Crow that was founded in Dallas, Texas in 1948, and doing business today across the country in 18 offices. Their team is based in the Chicagoland area and they develop throughout the Midwest. She introduced those present from ESG Architects, who together as a team, they are working on their 14th residential project, as well as Jake Coryell, landscape architect with *Confluence*, and Brian Radiszack with *Spaceo*, their civil engineer.

Ms. Boehmler said they are all here tonight to be a resource and address any comments or questions the commissioners have. Their goal is to deliver a superior outcome for their residents and the communities they build in, and they look forward to the discussion tonight. They are prepared to discuss the recommendations in the Staff report as well. **Ms. Boehmler** referred to Lukas Van Sistine, the lead architect on the project to walk through the design in more detail.

Mr. Van Sistine presented an aerial of the site showing surrounding context that includes a mix of uses, heights, and design aesthetics. Looking at the site in a metaphoric way, the proposed building is almost like a city in itself; the center of the site being the core where the common spaces are located, and the wings being the neighborhoods of independent and assisted living, and a variety of outdoor spaces with primary and secondary drop-offs that are designed to feel plaza-like and pedestrian friendly. The memory care garden to the northeast, a more intimate courtyard to the southeast, and a terrace space off the indoor pool. Service areas to the east along Tonne Road will be screened as much as possible, and there will be walking paths around the site for residents to enjoy.

Mr. Van Sistine reviewed the materials and their thinking behind the design. They are proposing high quality materials such as brick, white fiber cement panels, and brown fiber cement siding with a wood look. They want a harmonious balance of the color palette, therefore, a limited palette is being proposed that expresses itself in different ways. The building appears like townhomes with smaller expressions of the building, which helps to scale it down. A variety of window types are proposed that accentuate character and proportion; the feel of the building is contemporary but with elements of traditional to make it feel familiar to residents. Common spaces are expressed with more glass so that the use of the building is understood by the way it expresses itself. **Mr. Van Sistine** also presented an aerial rotation of the proposed building on the site that includes a street view, the intimate outdoor spaces, the pool building and terrace, and the paths around the site.

Mr. Hautzinger presented Staff comments. Overall, the proposed design is very nicely done with quality materials, nice scale, proportion, and detailing. The scale of the large building is broken down with changes in materials, jogging of the exterior wall planes, using a combination of recessed and projected balconies, and varying the parapet wall heights. All of these details work well together to add a lot of interest and nice scale to the overall design. The exterior materials are varied in type, color, and texture. The materials and colors are very well coordinated, and they offer a nice amount of contrast to break up the large walls. Other details, such as vertical grouping of windows add the finishing touches to the success of the overall composition.

Staff recommended the following revisions to further enhance the design:

- **Balcony Fascia/Soffit.** The balcony fascia and soffits are proposed to be clad in a light gray metal. It is recommended to consider changing the fascia/soffit color to black for more contrast against the exterior walls, and to coordinate with the black balcony railings.
- **Elevator Overrun.** There are two elevator overruns projecting above the roof. The overruns are proposed to be clad in black fiber cement panels to match the wall coping. However, these “black boxes” are prominent and they detract from the rest of the design. As proposed, the elevator overruns are in line with the exterior walls. It is strongly recommended that they be setback from the exterior walls to reduce their prominence. It appears that the floor plans could accommodate a five or six foot setback. Additionally, it is recommended to change the black color to a gray color (matching the grey brick) to soften the appearance.

Mr. Hautzinger also said that sustainable design is always encouraged, especially for large Planned Unit Developments such as this. The petitioner has provided an extensive list of sustainable design features that have been incorporated into the design. All exterior mechanical equipment is required to be screened from public view. The majority of mechanical equipment is proposed to be located within the building; however, there is a small grouping of mechanical units located in the center of the roof, and if those units will be visible from the road, then a screen will need to be provided. A sight line study is required to confirm. Utility meters are proposed on the east side of the building, which will be screened with landscaping.

With regards to signage for Institutional developments, Chapter 30 Sign Code allows one ground sign per street frontage, with 800 feet of separation required between the signs. The petitioner is proposing two ground signs facing the adjacent streets, and two internal ground signs at each driveway, for a total of four ground signs. All of the signs are proposed to be low, monument style signage, which is an appropriate scale for this development. However, the two ground signs facing the streets are approximately 490 feet apart (measured along the property line), where 800 feet minimum is required, and the two internal ground signs are not allowed. The petitioner will either need to revise their signage plans to comply with code or seek variations.

Aside from the previous comments made, Staff recommends approval of the project.

Chair Fitzgerald asked the petitioner if they had any comments on the recommendations in the Staff report. **Mr. Van Sistine** said they appreciated the feedback from Staff, and they have prepared a few exhibits to speak to these recommendations. Beginning with the balcony fascia/soffit color, **Mr. Van Sistine** presented a revised rendering that showed the change in color to black, which they feel looks great; however, if the underside of the balconies need to be black, it would limit the manufacturers. He asked that options be left open for the color of the balcony underside to be either be black or a dark color. They are agreeable to setting back the elevator overrun, as well as changing the siding color to a grey color to match the brick. They did an initial site line study of the rooftop mechanical units that are for the common space heating and cooling, which showed that the units will not be visible; however, they will work with Staff to ensure this and add screening if necessary. With regards to the monument signs, **Mr. Van Sistine** said they would agree to eliminate the 2 interior monument signs, and keep the sign on Arlington Heights Road; however, for tonight's discussion they would agree to eliminate the sign on Seegers Road, and if they determine it to be important as the project progresses, they would come back for another review of that sign. He asked for feedback from the commissioners tonight regarding the sign shown on Seegers Road, because it is located at the secondary entrance that will be used a lot when family visit the residents.

Mr. Hautzinger appreciated the petitioner's responses to Staff's comments. With regards to the signs being shown tonight, he agreed with the petitioner's response to omit the two internal signs, keep the sign facing Arlington Heights Road as a primary entrance sign, and considering the second sign on the north side as a possible sign variation. **Mr. Hautzinger** pointed out that there is a 12-foot visibility triangle requirement for the ground signs, and the sign facing Arlington Heights Road appeared to be encroaching into the required clearance. He recommended that the location of the sign be slightly adjusted to ensure that it will be outside of the 12-foot triangle for visibility. **Mr. Van Sistine** understood and said this should not be a problem.

Chair Fitzgerald asked if there was any public comment on the project and **Mr. Hautzinger** said there were none at this time.

The commissioners summarized their comments. **Commissioner Seyer** completely agreed with Staff's comments with regards to the massing being fine, the way it breaks off at Arlington Heights Road, and he liked the way the massing itself is broken up into several components. He also liked the material palette and he encouraged the petitioner to keep it somewhat simple and not too complicated. He was appreciative that the petitioner was in support of Staff's comments, which he agreed with as well, such as changing the color of the fascia of the small balconies to black, and he was in support of the petitioner's option that the underside of the balconies be grey, almost to match the brick. **Commissioner Seyer** acknowledged the difficulties of moving around the elevator overrun; however, making it a lighter color to match the brick was a good option. If the rooftop mechanical equipment is visible, he would make it a requirement to have it screened in the same material as the overruns, so they tie together on the rooftop. **Commissioner Seyer** commented that as an Architect he tends to be about certain design rules, and he noticed that at locations that are close to the intersection of the massings, the balcony canopies are eliminated, and he asked if there was a reason for this. **Mr. Van Sistine** said the main reason for this is because the inside corners seem to get a little busy with a canopy, and they found it to be less distracting to have a cleaner inside corner there, which he understands is very subjective. **Commissioner Seyer** appreciated the logic behind that decision, and he would not make this a requirement, depending on how the other commissioners felt about it. He had no further comments.

Commissioner Eckhardt said he was trying to determine the best way to analyze the elevations of such a large building; the flat elevations versus the renderings, and he commented that the white color being proposed is pretty bright. He asked the petitioner if they have built this building before somewhere else in the country, and **Mr. Van Sistine** said they use a lot of white in their buildings, which he feels is a contemporary color, and they like to mix a contemporary color with a more traditional and familiar cornice. Overall, the building wants to be a contemporary building, but because of the residents that will live there, it also wants to have a little familiar and traditional. **Commissioner Eckhardt** asked about the color of window trim color throughout the building and **Mr. Van Sistine** said the window trim is white, but the windows will be either black or dark bronze; the trim is contemporary to match the white on the building, and window color gives a pop to the windows. **Commissioner Eckhardt** asked if all windows are the same color tones and **Mr. Van Sistine** said they are the same dark color throughout, whether in the residential living units or the common space.

Commissioner Eckhardt commented on the difficulties of reviewing such a large project that has so much going on, although he felt the petitioner gave a nice presentation tonight. The proposed building is difficult to review in a flat elevation because it is a 3-dimensional building and a very complicated building with a lot of ins and out and movement. In general, he was trying to determine the intent of the pattern designs, and if there is any repeat with color and finishes, because the segmented portions in the elevations appear to be a bit disorganized on the flat elevations. He asked the petitioner how the building was colorized and **Mr. Van Sistine** pointed out the 3 different expressions; the first expression is the end cap where there is grey brick with large square windows, and then the taller grey cornice; the second expression is next to it where the building is white for the first 3 levels and highlights a 1 over 2 effect with the windows and muntins; and the third expression is located into the wing of the building where there is brick at the base with the white on top, and a 2 over 1 effect with windows and muntins. That happens on the inside of the arms and the wood tone happens at the recess but continues into the inner part that is typically where the common spaces are.

Commissioner Eckhardt referred to Sheet A1-7, East partial elevation 2, which he felt was all over the place with movement, and he asked the petitioner to explain this elevation. **Mr. Van Sistine** explained that on the left of this elevation where there is brick at the base and the horizontal lines, it implies that the brick would stick out every third or fourth course; that grey brick base and white top is a residential unit expression, which is a different situation than the others because there are balconies here. What happens at the common areas is that the brick is what you feel and see when entering the courtyard area; what happens at the lower portion is that the same horizontal patterning is only happening at the lower base and not carrying it all the way up. They are trying to create interest within the set of rules and stick to them as much as it makes sense and as much as possible without compromising a unit for the rigidity of

the language. **Commissioner Eckhardt** said that the building has been broken up so well that he was confused about how it was done and he appreciated the explanation. He also commented that in the flat elevation renderings, the roof parapets and the roof flashings appear to vary with some appearing dark bronze and some white. He asked how many different roof flashing colors were being proposed and **Mr. Van Sistine** said there are 3; white, the wood look, and the grey.

Commissioner Eckhardt said that he liked the proposed building and now understands what the petitioner is trying to achieve with it, and he felt the scale of this large building was broken down nicely with the colors. He pointed out that because this project is going before the Plan Commission, this commission can only review building design, colors and signage, but he wanted clarification that access to this site from Arlington Heights would be right in/right out only, which the petitioner confirmed. **Commissioner Eckhardt** said that this meant the proposed ground sign at Arlington Heights Road and Seegers Road would only be visible when entering the site from the south, and he felt most visitors would enter from the north. **Commissioner Eckhardt** had no further comments.

Chair Fitzgerald said that he really liked the project and the comments made by the other commissioners. He appreciated Staff's comments and that the petitioner is agreeable to them. He said he was open to the color for the underside of the balconies, to be approved by Staff, and he was also open to variations for signage for a project this big, within reason, if the petitioner decides to come back with a sign variation request.

Commissioner Eckhardt pointed out that only 3 of the 5 commissioners are here tonight and a positive vote from all 3 commissioners is required for approval. He asked Staff to confirm that this is not a preliminary review, and that the petitioner is seeking approval tonight. **Mr. Hautzinger** said that there was no preliminary review of this project, which is an optional step, and the project is planned to move forward to the Plan Commission and Village Board for review after tonight's review by the Design Commission. Based on the feedback received tonight, he encouraged the commissioners to proceed with making a motion.

Commissioner Eckhardt said that for a project this size, more details are typically provided for this commission to review, and he was unsure what he is actually approving in terms of some of the building details. He was a little concerned about that, and if the project moves forward tonight, he would ask the architect to submit detailed wall sections to Staff for review. **Mr. Van Sistine** appreciated that and said they will continue to work with Staff on those details to make sure that they are appropriate and a high quality of aesthetic and function. **Commissioner Eckhardt** said that from a practical standpoint, it looks like there should be a roof over the sliding door of the balconies to prevent driving rain inside, and all of the residents should be given proper protection on their balconies. He had no further comments.

Chair Fitzgerald said he was good with the project moving forward with the recommendations from Staff becoming requirements, and that additional details of the building be submitted to Staff for review and approval.

Commissioner Seyer supported a requirement to add roofs over the balconies, and that the rooftop mechanical systems be screened with the same material as the elevator overruns, if they are visible. He felt these were necessary from an aesthetic as well as from a practical point of view. **Chair Fitzgerald** and **Commissioner Eckhardt** supported these as well.

A MOTION WAS MADE BY COMMISSIONER SEYER, SECONDED BY COMMISSIONER ECKHARDT, TO RECOMMEND APPROVAL OF THE PROPOSED DESIGN FOR THE TRAMMELL CROW SENIOR HOUSING DEVELOPMENT AT 2045 S. ARLINGTON HEIGHTS ROAD. THIS RECOMMENDATION IS BASED ON AND SUBJECT TO COMPLIANCE WITH THE PLANS RECEIVED 10/28/20, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A REQUIREMENT THAT THE FASCIA AT ALL OF THE BALCONIES BE CHANGED TO BLACK TO MATCH

THE GUARDRAILS.

2. A REQUIREMENT THAT THE UNDERSIDE OF THE BALCONIES BE BLACK OR GREY TO MATCH THE BRICK.
3. A REQUIREMENT THAT THE ELEVATOR OVERRUNS BE CLAD IN GREY TO MATCH THE BRICK.
4. A REQUIREMENT THAT IF THE ROOFTOP MECHANICAL UNITS ARE VISIBLE, THAT THEY ARE SCREENED WITH THE SAME MATERIAL AND COLOR AS THE ELEVATOR OVERRUNS.
5. A REQUIREMENT THAT THE BALCONIES TOWARDS THE INTERSECTION OF ALL FOUR MASSING ARMS, THAT SEEM TO BE MISSING A ROOFTOP OR CANOPY, HAVE A CANOPY ADDED TO THEM FOR CONSISTENCY ON THE ELEVATION AND USE.
6. REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

Commissioner Eckhardt suggested adding a requirement that the petitioner submit detailed wall sections and other building details as they are developed to Staff, to better understand how the building will be developed, as well as detailed cut sheets for light fixtures, all to be reviewed by Staff. **Commissioner Seyer** said that overall, the use of the exterior materials as shown in the reference photos submitted on the materials sample board feel very nice to him.

Mr. Hautzinger commented that the petitioner was looking for flexibility with the color of the underside of the balconies to be either black or grey, depending on the manufacturer they choose. **Commissioner Seyer** said the color could be black or grey, although he felt grey was a better choice because it ties in with the base of the building, whereas black is a bit heavy; but either way is acceptable.

A MOTION WAS MADE BY COMMISSIONER SEYER, SECONDED BY COMMISSIONER ECKHARDT, TO AMEND THE MOTION TO ADD THE FOLLOWING:

7. A REQUIREMENT THAT THE PETITIONER SUBMIT A FINER LEVEL OF DETAIL OF THE EXTERIOR WALL COMPONENTS AND LIGHT FIXTURE CUT SHEETS, FOR FINAL REVIEW AND APPROVAL BY STAFF.

COMMISSIONER ECKHARDT SECONDED THE AMENDED MOTION.

**ECKHARDT, AYE; SEYER, AYE; FITZGERALD, AYE.
ALL WERE IN FAVOR. MOTION CARRIED.**

ITEM 5. GENERAL MEETING

There was no further discussion.

**A MOTION WAS MADE BY COMMISSIONER SEYER, SECONDED BY COMMISSIONER ECKHARDT, TO
ADJOURN THE MEETING AT 8:40 PM.**

**ECKHARDT, AYE; SEYER, AYE; FITZGERALD, AYE.
ALL WERE IN FAVOR. MOTION CARRIED.**

DRAFT



Design Commission 12/8/2020

Item: DC#20-072 - 300 E Haven St - SF/Teardown

Department: Planning & Community Development

Requested Action

Approval of the proposed architectural design for a new (teardown) single-family residence.

Recommendation

It is recommended that the Design Commission approve the proposed new (teardown) single-family residence to be located at 300 E. Haven Street. This recommendation is subject to compliance with the architectural plans received on 12/3/20, and the following:

1. Omit the stone quoins in the middle of the west garage wall.
2. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.
3. Compliance with all applicable Federal, State, and Village codes, regulations and policies.

ATTACHMENTS:

Description

Staff Report
Exhibits

Type

Board or Commission Report
Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Ajroja Residence
Project Address: 300 E. Haven St.
Prepared By: Steve Hautzinger

Date Prepared: December 2, 2020

PETITION INFORMATION:

DC Number: 20-072
Petitioner Name: Rushit Ajroja
Petitioner Address: 21 Jonathan Road
Lake Zurich, IL 60047
Meeting Date: December 8, 2020

Requested Action(s): Approval of the proposed architectural design for a new (teardown) single-family residence.

ANALYSIS:

Summary

The proposed design is being forwarded to the Design Commission for review to determine if it meets the standards, requirements, and intent of the Village of Arlington Heights Single-Family Design Guidelines.

The petitioner is proposing to demolish an existing one-and-a-half story house with attached one-car garage to allow construction of a new two-story residence with an attached, three-car garage. The subject site is zoned R-1, One Family Dwelling District. The property has a total land area of 15,563 square feet and the proposed residence will have approximately 4,440 square feet. This project requires approval by the Zoning Board of Appeals for encroachment variations in the front and rear setbacks, but it complies with all other R-1 zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 40 feet Side: 19.8 feet Side: 19.8 feet Rear: 30 feet	Front: 31.2 feet Side: 20.8 feet Side: 58 feet Rear: 19.3 feet
Building Height	25 feet to the midpoint	25 feet to the midpoint
FAR	4,833 SF	4,440 SF
Building Lot Coverage	4,669 SF	2,808 SF
Impervious Surface Coverage Total	7,782 SF	4,698 SF

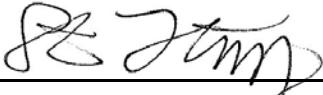
The subject property is located on a street where the existing surrounding context is made up of large, newer homes with primarily full masonry exteriors. The proposed design has a full masonry exterior, and it is a similar scale and style as the surrounding context. Overall, the proposed design is nicely done with good scale, proportions, details, and the exterior materials are nicely coordinated. The proposed design will fit very well in this location.

The only comment on the design is that the jog in the face of the garage wall has an odd massing, which is emphasized by the stone quoin detailing at the jog. It is recommended to omit the stone quoins in the middle of the west garage wall.

RECOMMENDATION:

It is recommended that the Design Commission **approve** the proposed new (teardown) single-family residence to be located at 300 E. Haven Street. This recommendation is subject to compliance with the architectural plans received on 12/3/20, and the following:

1. Omit the stone quoins in the middle of the west garage wall.
2. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.
3. Compliance with all applicable Federal, State, and Village codes, regulations and policies.



December 2, 2020

Steve Hautzinger AIA, Design Planner
Department of Planning and Community Development

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 20-072

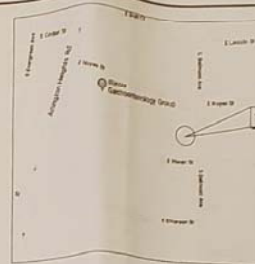
ABBREVIATION LEGEND

BAC = BACK OF CURB
 BCD = BACK OF DEPRESSIONED CURB
 CWP = CORRO-GATED METAL PIPE
 DIP = DUCTILE IRON PIPE
 E = EAST
 ELY = EASTERLY
 FFE = FINISHED FLOOR ELEVATION
 GUT = GUTTER
 IM = MEASURED DISTANCE
 MT = METAL TRUNK
 N = NORTH
 NLY = NORTHERLY
 PWC = POLYETHYLENE CHLORIDE PIPE
 PDI = REINFORCED DISTANCE
 RCP = REINFORCED CONCRETE PIPE
 R.O.W. = RIGHT OF WAY
 S = SOUTH
 SLY = SOUTHERLY
 TP = TOP OF FOUNDATION ELEVATION
 TSP = TOP OF PIPE
 VCP = VITREOUS CLAY PIPE
 W = WEST
 WLY = WESTERLY

Boundary and Topographic Survey

LEGAL DESCRIPTION

PARCEL 1: COMMENCING 143.45 FEET WEST OF THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, THENCE WEST 1/4 SECTION 35, THENCE EAST 133.80 FEET, THENCE SOUTH 130.15 FEET, IN COOK COUNTY, ILLINOIS.
 PARCEL 2: COMMENCING 143.45 FEET WEST OF THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, THENCE WEST 1/4 SECTION 35, THENCE EAST 133.80 FEET, THENCE SOUTH 130.15 FEET, IN COOK COUNTY, ILLINOIS.
 PARCEL 3: A TRACT OF LAND COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, THENCE WEST 133.80 FEET, THENCE SOUTH 130.15 FEET, THENCE EAST 133.80 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.



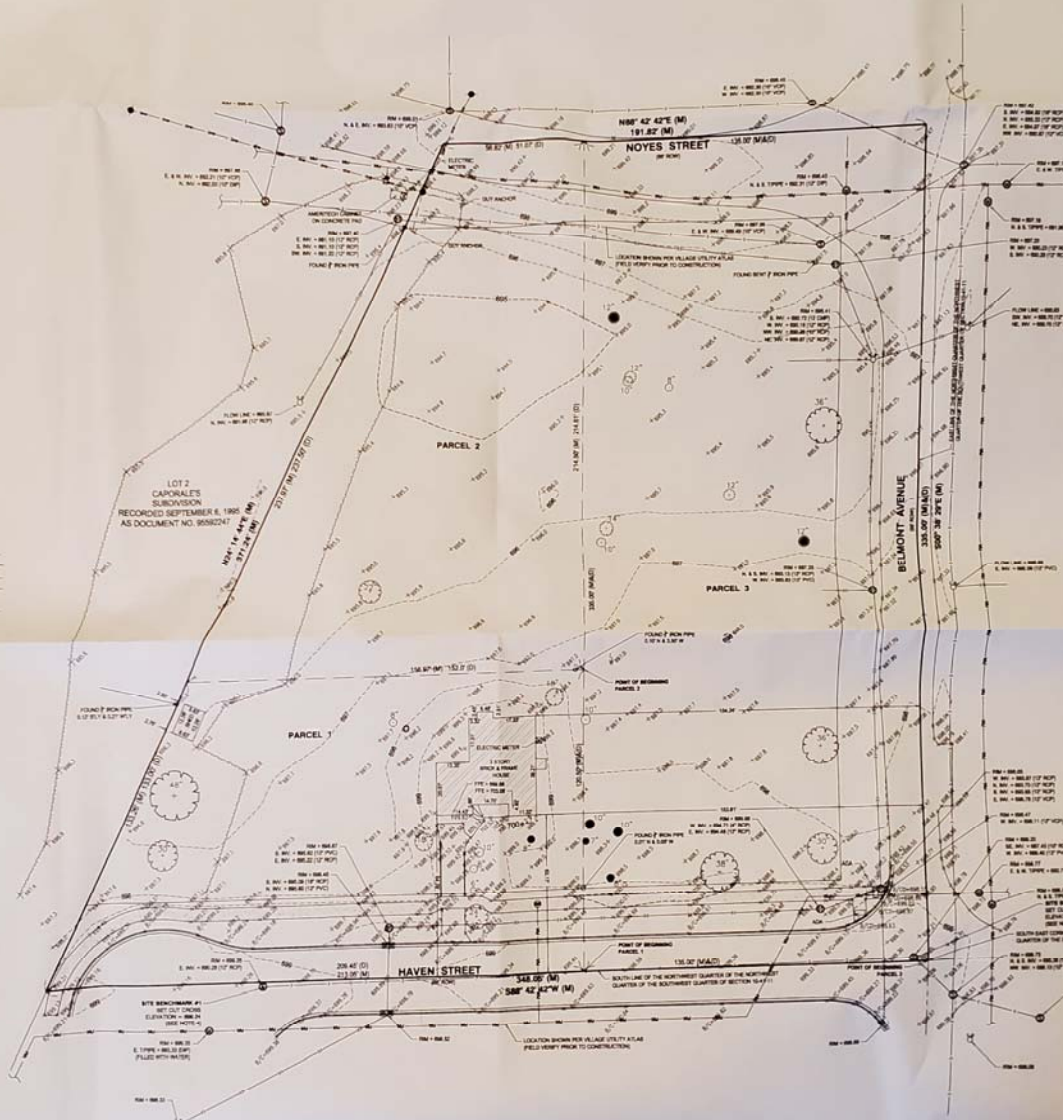
Vicinity Map
(No Scale)

SYMBOL LEGEND

- ASPHALT
- B BOX
- CATCH BASIN
- CLEANOUT
- CONCRETE
- DECIDUOUS TREE
- GUT ANCHOR
- HYDRANT
- LIGHT
- PIKE TREE
- SANITARY MANHOLE
- STORM MANHOLE
- SQUARE CURB URN
- UNKNOWN MANHOLE
- WATER MANHOLE
- WATER VALVE
- WOOD UTILITY POLE

LINE TYPE LEGEND

- DEPRESSIONED CURB
- CENTERLINE OF OVERHEAD WIRES
- SANITARY SEWER
- STORM SEWER
- TREE OR BRUSH LINE
- WATER MAIN



NOTES

- 1) ALL MEASURED BEARINGS SHOWN HEREON ARE BASED ON NAD 83 ILLINOIS COORDINATE SYSTEM. EAST ZONE (NAD 83) COORDINATES AS DETERMINED BY USE OF GPS EQUIPMENT USING TRIMBLE 5705 NETWORK AND EQUIPMENT.
- 2) CONTOUR INTERVAL = 1.0'
- 3) ELEVATIONS HEREON REFER TO NAVD 83.
- 4) SOURCE BENCHMARK: VERTICAL ELEVATIONS SHOWN HEREON ARE IN NAVD 83 VERTICAL DATUM AS DETERMINED BY USE OF TRIMBLE 5705 GPS NETWORK AND EQUIPMENT. (2011 CORRECTION).
- 5) SITE BENCHMARK: CROSS CUT A LINE OF EXISTING SANITARY SEWER LOCATED APPROXIMATELY 10 FEET EASTERNLY OF THE SOUTHWEST PROPERTY CORNER OF SUBJECT SITE AT THE INTERSECTION OF HAVEN STREET AND BELMONT AVENUE. ELEVATION = 198.22 NAVD 83.
- 6) SITE BENCHMARK: CROSS CUT A LINE OF EXISTING SANITARY SEWER LOCATED APPROXIMATELY 10 FEET WEST OF THE SOUTHWEST PROPERTY CORNER OF SUBJECT SITE AT THE INTERSECTION OF HAVEN STREET AND BELMONT AVENUE. ELEVATION = 198.22 NAVD 83.
- 7) A CURRENT TITLE REPORT WAS NOT FURNISHED; THEREFORE, ALL INSTRUCTIONS, ROAD RELOCATIONS, ROAD VARIATIONS, AND EASEMENTS MAY NOT BE SHOWN.
- 8) ALL UTILITIES MAY NOT BE SHOWN. CALL 811 AT 1-800-4-A-DIGIT FOR FIELD LOCATION OF UNDERGROUND UTILITY LINES PRIOR TO ANY DIGGING OR CONSTRUCTION.
- 9) THIS PROPERTY MAY BE WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF ARLINGTON HEIGHTS AND AS SUCH IS SUBJECT TO ZONING AND BUILDING INSTRUCTIONS.
- 10) FIELD WORK COMPLETED ON 11/15/2010.
- 11) ALL TREES LESS THAN 8 INCHES IN DIAMETER ARE NOT SHOWN HEREON.
- 12) ACREAGE SUMMARY:
 PARCEL 1: 32,266.4 SQ. FT.
 PARCEL 2: 32,833.9 SQ. FT.
 PARCEL 3: 43,222.1 SQ. FT.
 TOTAL: 108,322.4 SQ. FT. (2.48 ACRES)

STATE OF ILLINOIS
COUNTY OF KANE

WE, REGULINE CONSULTANTS, LLC, ILLINOIS PROFESSIONAL DESIGN FIRM NO. 084-0456, HAVE PREPARED THIS BOUNDARY AND TOPOGRAPHIC SURVEY. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OR ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS ANNUAL STANDARDS FOR BOUNDARY AND TOPOGRAPHIC SURVEYS.

DATED AT MONTGOMERY, ILLINOIS ON APRIL 7, 2011



[Signature]

B.B. CONSTRUCTION
21 JONATHAN ROAD LAKE ZURICH, IL 60048
300 E HAVEN STREET
ARLINGTON HEIGHTS, IL 60005



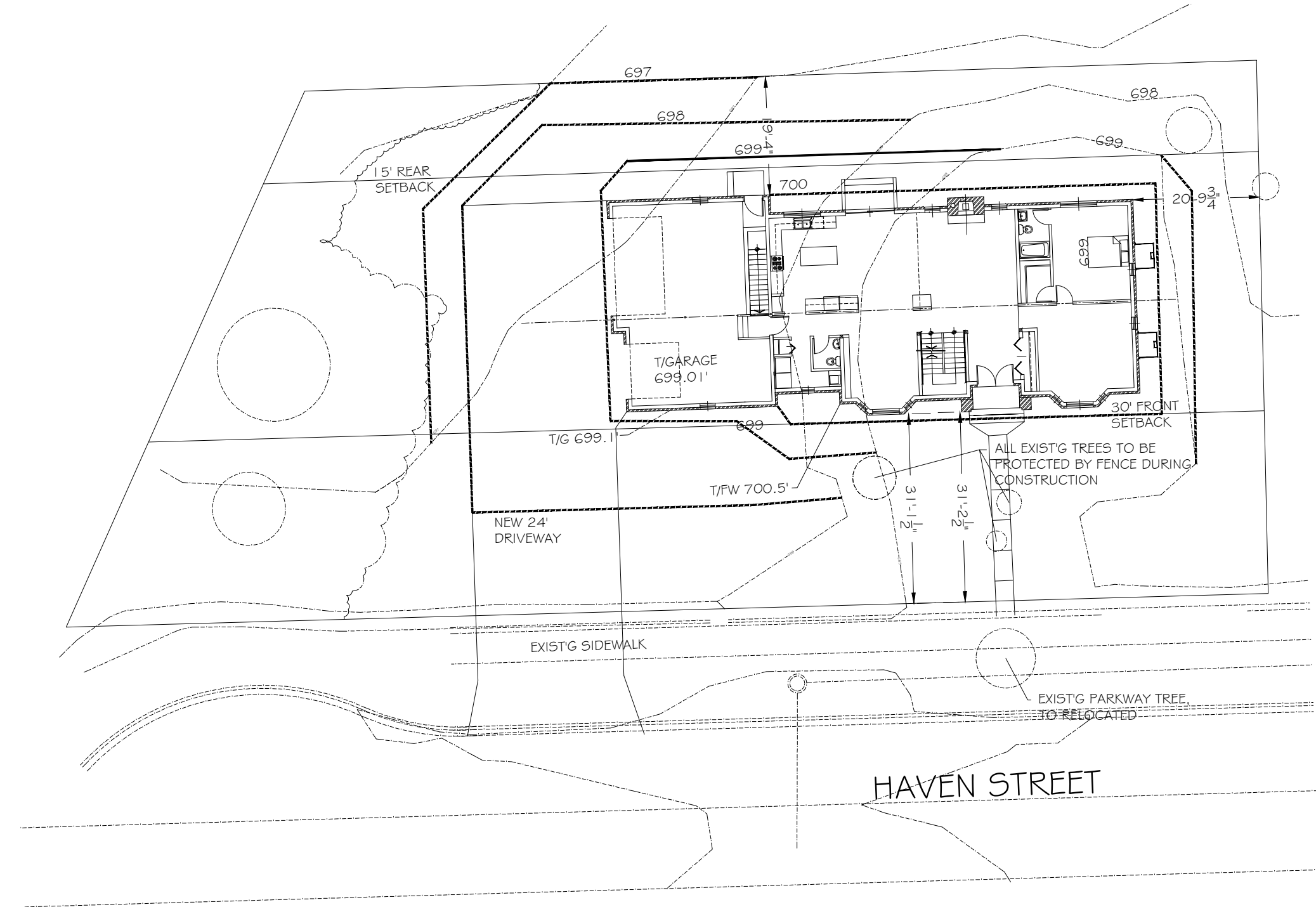
Reguline Consultants LLC
Professional Design Firm No. 084-0456
1000 N. LaSalle Ave., Suite 1000
Chicago, IL 60610
Phone: 773.399.1100
Fax: 773.399.1101
Email: info@reguline.com
Web: www.reguline.com

NO.	DATE	DESCRIPTION
1	11/15/2010	FIELD SURVEY
2	11/15/2010	BOUNDARY SURVEY
3	11/15/2010	TOPOGRAPHIC SURVEY

NEW RESIDENCE FOR MR. AJROJA

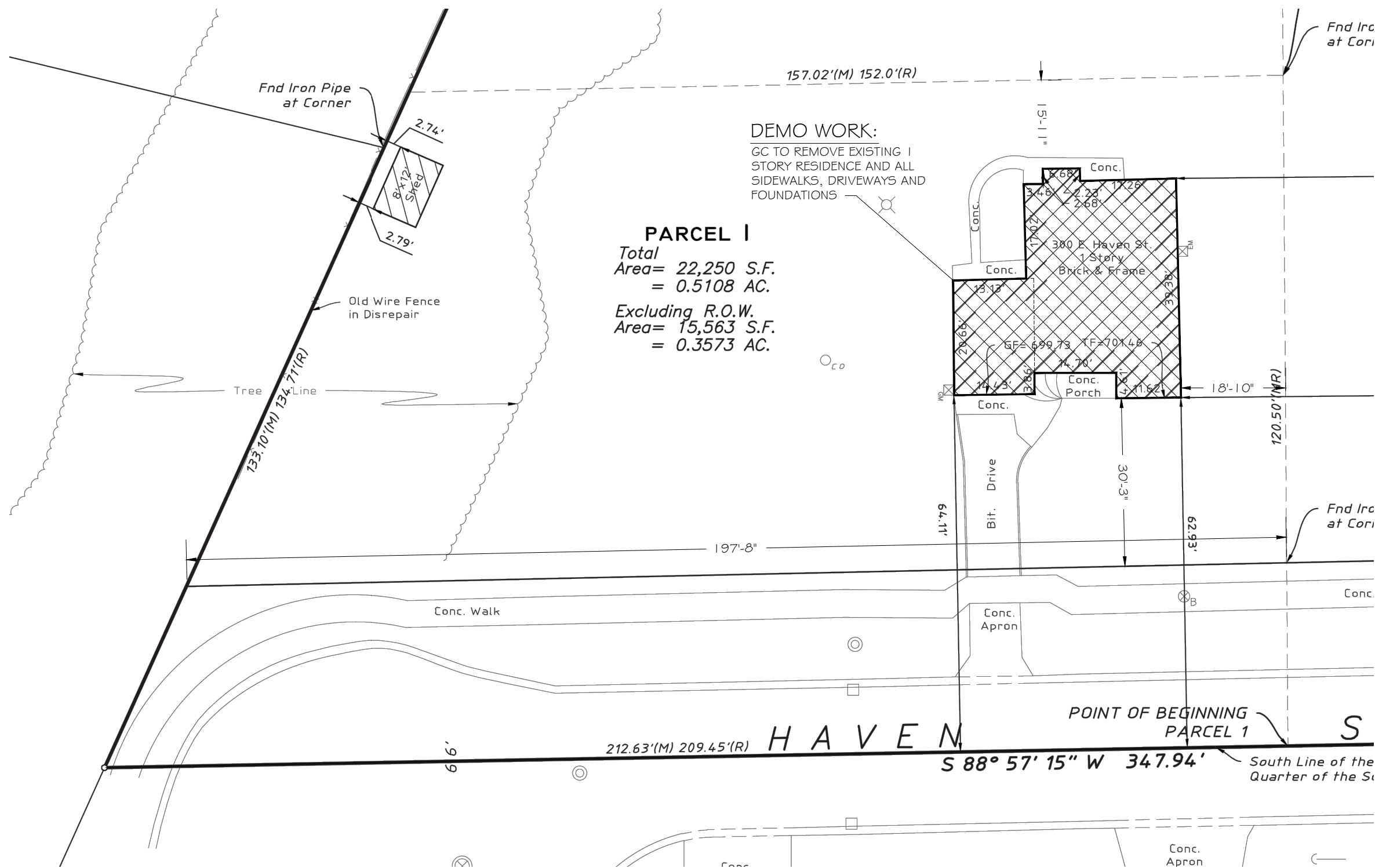
300 E. HAVEN STREET, ARLINGTON HEIGHTS, IL. 60005

OWNER: R AJROJA
ARCHITECT: RAY H.C. FANG



NEW SITE PLAN

1"=20'-0"



DEMO PLAN

1"=20'-0"



GENERAL NOTES:

ALL WORK SHALL CONFORM TO LOCAL CODES AND ORDINANCES. CONTRACTOR SHALL INFORM THE ARCHITECT/BUILDER OF ANY ITEMS ON THE DRAWINGS WHICH MAY CONFLICT WITH CODE SO THAT THOSE ITEMS MAY BE RESOLVED PRIOR TO THE EXECUTION OF WORKS.

OSHA NOTES:

ALL CONTRACTORS, SUB-CONTRACTORS AND THEIR REPRESENTATIVES WORKING ON THIS PROJECT SHALL AT ALL TIMES KEEP THE WORK PLACE SAFE AND MEET ALL OF THE OCCUPATIONAL SAFETY AND HAZARD ACT (OSHA) OR OTHER GOVERNING REGULATIONS. THE BEGINNING OF WORK BY A CONTRACTOR OR SUBCONTRACTOR INDICATE THEIR SATISFACTION OF SAFETY ON THE SITE AND ARE FULL RESPONSIBLE FOR ACCIDENTS AND/OR DAMAGES. IF UNSATISFIED, THE CONTRACTOR OR SUBCONTRACTOR SHALL INFORM THE ARCHITECT / OWNER / BUILDER. THE ACTIONS TO BE TAKEN AND DEVICES NECESSARY TO RENDER THE JOB-SITE SAFETY. IF THE WORK OF OTHER PARTIES IS FOUND AT ANY TIME TO BE UNSAFE, THE CONTRACTOR OR SUBCONTRACTOR SHALL IMMEDIATELY STOP ALL WORK, AND NOTIFY THE GENERAL CONTRACTOR, ARCHITECT AND OWNER. THE BEGINNING OF WORK SHALL INDICATE ACKNOWLEDGEMENT AND ACCEPTANCE OF THESE REQUIREMENTS.

HOLD HARMLESS NOTES:

ALL CONTRACTORS, SUB-CONTRACTORS OR THEIR AFFILIATES WORKED IN THIS PROPERTY SHALL HOLD THE PROPERTY OWNER(S), ARCHITECTS, ENGINEERS, VILLAGE OF ARLINGTON HEIGHTS HARMLESS AGAINST ANY DISPUTES FROM THIS PROJECT. BIDDING ON THIS PLAN OR WORKING IN THIS PROJECT IMPLIES THE ACCEPTANCE OF THIS STATEMENT.

INSURANCE:

ALL CONTRACTORS AND THEIR SUBCONTRACTORS ARE TO CARRY INSURANCE TO SATISFY OWNER OR LOCAL VILLAGES. AMOUNT BY LOCAL STATUE LAW.

CONCRETE:

1. MIN. CAPACITY OF CONCRETE FOR THIS PROJECT ARE AS FOLLOWS:
1. FOUNDATION WALL AND FOOTING: 4000 PSI
2. BASEMENT SLAB: 4000 PSI
3. GARAGE FLOOR: 4000 PSI
4. DRIVEWAY: 4000 PSI
5. PATIO AND WALKWAYS: 4000 PSI
6. VIBRATOR SHALL BE USED AT ALL TIMES TO ASCERTAIN PROPER SETTLEMENT OF CONCRETE.
7. WIRED MESH SHALL BE USED FOR ALL SLABS FLOORS, MIN. SIZE IS 6X6/10X10 WWM. OR USE FIBER MESH AS A SUBSTITUTE.
8. PROVIDE CONSTRUCTION JOINTS AS NECESSARY OR SPECIFIED BY THE ARCHITECT/ENGINEERS.

FRAMING

ALL FRAMING MEMBERS SHALL BE AS SHOWN ON THE FLOOR PLAN.
DOUBLE FLOOR JOISTS UNDER PARTITIONS PARALLEL TO JOISTS AND UNDER THE WHIRLPOOL AREA.
DOUBLE FRAMING MEMBERS AROUND ALL OPENINGS IN FLOOR, CEILING AND ROOFS.
DESIGN LOADS:
FLOOR: 40 PSF LIVE LOAD, 10 PSF DL
CEILING: 20 PSF LIVE LOAD, 10 PSF DL
ROOF: 30 PSF LL, 10 PSF DL
WALK-UP ATTIC: 30 PSF LL, 10 PSF DL
PROVIDE FLASHING AT HEADS & SILLS OF EXT. DOORS AND WINDOWS AND AT JUNCTIONS OF DISSIMILAR MATERIAL.
FIRESTOP ALL PLUMBING WALLS AND SOFFITS.
PROVIDE WATER RESISTANT DRYWALL IN ALL AREAS SUBJECT TO MOISTURE.
EXPOSED KRAFT PAPER ON BASEMENT INSULATION SHALL HAVE A FLAME SPREAD OF 25 OR LESS. (IF USED).
ALL FRAMING MEMBERS ARE TO BE SPF #2 OR BETTER OR AS SPECIFIED ON THE DRAWINGS.
ALL STUDS ARE SPF #2 AND BETTER
ALLOWABLE SPANS:
PER MANUFACTURE OR LOCAL BUILDING CODES: SEE ATTACHED ALLOWABLES TABLE AT A-4.

BRICK OR SIDING VENEER

4" BRICK WITH METAL WALL TIES 12" O.C. VERT. AND 32" O.C. HORIZ.; OR NEW EXTERIOR GRADE VINYL SIDING BY HARDI-BOARD.
1" AIR SPACE (FOR BRICK ONLY)
TYVEK HOUSE WRAP (OR EQUAL)
1/2" INSULATION SHEATHING (AT CORNER USE 1/2"x4x8 EXT. PLYWOOD AS WIND BRACING)
2X6 STUDS @ 16" O.C.
5-1/2" BATT INSULATION, R-20
1/2" U.L.A. DRYWALL
FLASHINGS & VEEF HOLES 24" O.C. AT TOP OF FOUNDATION
PROVIDE STEEL LINTELS AS FOLLOWS:

LINTEL SPAN TABLE		
SAPN	LINTEL SIZE	REMARKS
0 - 5 FT	L3X3X1/4	
5 - 8 FT	L5X3X5/16	
8 - 12 FT	L6X4X3/8	
12 - 16 FT	L6X4X1/2	
16 FT & ABOVE	SEE PLAN	

ELECTRICAL:

SERVICE:
200 AMP 120/208V 1 PHASE 3 WIRE UNDERGROUND 3/0 AWG COPPER WIRE, THWN INSULATION 2" RIGID HEAVY WALL GALVANIZED STEEL CONDUIT. 42 CIRCUIT PANEL BOARD WITH 200 AMP MAIN BREAKER.
GROUND:
1/0 COPPER WIRE, THWN INSULATION, 1" RIGID HEAVY WALL GALVANIZED STEEL CONDUIT GROUND CLAMP AND METAL IDENTIFICATION TAG.
ALL LIGHTING CIRCUITS:
15 AMP - 14 AWG COPPER WIRE, THWN INSULATION.
20 AMP - 12 AWG COPPER WIRE, THWN INSULATION.
ALL OUTLETS IN WASHROOM, BASEMENT WALL, EXTERIOR WALL OR ANY ROOM SUSCEPTIBLE TO MOISTURE SHALL BE GFI TYPE OUTLETS.
ALL OUTLETS ARE TAMPER RESISTANT & ARC-FAULT INTERRUPT BRANCH CIRCUITS IN ALL ROOMS.
NOT MORE THAN 8 OUTLETS PER CIRCUIT.
NOT MORE THAN 9 WIRES PER CIRCUIT.

HVAC:

ALL DUCTWORK AND EXHAUST DUCTS ARE METAL.
ALL JOINTS SHALL BE TAPED OR SEALED TIGHT.
AT FURNACE AREA, PROVIDE 100 S.F. 5/8" FIRE CODED TYPE X AND U.L. LISTED DRYWALL ON FURNACE CEILING AREA PLUS STAIRWAY OR SUBSTITUTE WITH SPRINKLER SYSTEM.. FIRE STOP PENETRATIONS AT FLOORS AS REQUIRED.
ALL SUPPLY OR RETURN AIR DUCTWORK PASSING ATTICS OR UNHEATED SPACE SHALL BE INSULATED WITH 1" THICK FIBERGLASS (R-6 MINIMUM) & SATISFYING NEW ILLINOIS ENERGY CODE.
HEATING CONTRACTOR TO SUBMIT LOADING CALCULATION ACCORDING ACCA MANUAL J & S, ASHRAE 90.1 OR OTHER APPROVED METHODS FOR VILLAGE APPROVAL.

DEMOLITION NOTES:

1.) CODES AND STANDARDS:
ALL DEMOLITION WORK SHALL FOLLOW STRICTLY OCCUPATIONAL SAFETY AND HAZARD ACT (OSHA) REGULATIONS AND ALL OTHER LOCAL CODES WHICH HAS JURISDICTIONS ON THE PROJECT.
2.) SITE EQUIPMENTS FOR DEMOLITION WORK:
ALL EQUIPMENTS USED FOR THE PROJECT ARE TO BE IN GOOD AND WORKING CONDITIONS, FREE FROM ANY DAMAGES CAUSED FROM OTHE PROJECTS.
3.) DUMPSTER AND PORTABLE JOHN:
G.C. TO PROVIDE DUMPSTER AND PORTABLE JOHNS, FOLLOW INTERNATIONAL PLUMBING CODES, AT SITE AT ALL TIMES DURING THE CONSTRUCTION PERIOD.
4.) CLEANINGS:
ALL DEMOLITION DEBRIS ARE TO BE DUMPED AND PROTECTED FROM FLYING OVER TO OTHER PROPERTIES. JOB SITE SHOULD BE KEPT CLEAN AT ALL TIMES.
5.) FENCING:
PROVIDE 6 FT HIGH CONSTRUCTION FENCE ALL AROUND THE PROPERTY OR AROUND THE AREA WHICH WORKS PERFORMED. PROPER SIGNAGES REQUIRED, SUCH AS HARD HAT AREA, HAZARD WORK AREA, ETC.
6.) DISCONNECT UTILITIES:
G.C. TO HAVE ALL UTILITIES MARKED AND NOTED ON THE GROUND PRIOR TO ANY DEMOLITION WORK. DISCONNECT OF GAS, ELECTRICAL OR OTHER DEVICES SHALL BE DONE PRIOR TO COMMENCE OF DEMOLITIONS.
7.) FIELD CONDITIONS:
G.C. TO VERIFY ALL FIELD CONDITIONS AND REPORT ANY CONDITION DEVIATE FROM THE INTENT OF THIS DEMOLITION DRAWING TO THE OWNER, ARCHITECT IMMEDIATELY. AT LEAST 5 WORKING DAYS, PRIOR TO COMMENCE OF WORK, SHOULD BE NOTED TO THE ARCHITECT.
8.) CONTRACTOR PARKINGS:
ALL CONTRACTORS ARE TO PARK AT DESIGNATED AREA AS PER OWNER.

PLUMBING:

THE DESIGN AND INSTALLATION OF THE WATER SUPPLY AND SEWER/DRAINAGE SYSTEM SHALL FOLLOW THE LATEST ILLINOIS STATE PLUMBING CODE AND LOCAL CODES.
PLUMBING PIPES INSTALLED IN THE OUTER WALL OR UN-HEATED SPACE SHALL BE INSULATED PER LATEST ILLINOIS ENERGY CODE.
ALL VENT STACK THRU THE ROOF SHALL HAVE LEAD FLASHING.
CONFIGURATION OF VENTING SYSTEM SHALL BE DESIGNED AND SIZED BY THE LICENSED INSTALLER.
ALL FTHB SHALL BE ON HARD WATER.
PROVIDE A 3-WAY VALVE BY-PASS LOOP AT THE WATER SOFTENER LOCATION.
PLUMBING WORK SHALL BE IN COMPLIANCE WITH "WATER CONSERVATION" REGULATION (SECTION 901 (a) OF THE CODE).
PLUMBING FIXTURE SIZES PER CODE AS FOLLOWS:

FIXTURE PIPE SIZES			
TYPE	SUPPLY PIPE SIZE	DRAINAGE PIPE SIZE	REMARKS
TUB	1/2" Ø	1-1/2" Ø	PRIVATE
SHOWER	1/2" Ø	1-1/2" Ø	
WHIRLPOOL TUB	1/2" Ø	2" Ø	
BIDET	1/2" Ø	1-1/2" Ø	
TOILET	1/2" Ø	3" Ø	
WASHING MACHINES	1/2" Ø	2" Ø	
SINKS AND LAVATORY	1/2" Ø	1-1/2" Ø	
HOSE BIBB	1/2" Ø	-	
WATER HEATER	3/4" Ø	-	
WATER SOFTNER	3/4" Ø	-	
FLOOR DRAIN	-	2" Ø	
FOOTING PUMP	-	1-1/2" Ø	
SANITARY PUMP	-	3" Ø	

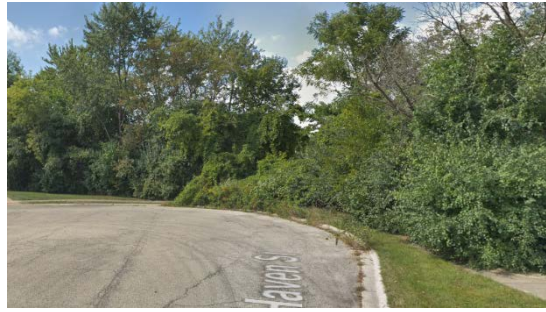


ZONING CODE SUMMARY					
ZONING DISTRICT	R-1 SINGLE FAMILY	BY CODE	EXIST'G HOUSE	NEW HOUSE	STATUS
SETBACKS	FRONT	40'-0"	30'-3"	30'-6"	VARIANCE
	SIDE	10% = 19.7'	18'-10"	20.75'	OK
	REAR	30'-0"	15'-11"	19'-4"	VARIANCE
BUILDING HEIGHTS		25'	20' (±)	24'-7" (±)	OK
MAX. FLOOR AREA RATIO (ACTUAL LOT AREA IS 15,464 SF)		8750 < LA < 20,000 = 3062 + ((LA - 8750) * .26) = 3062 + ((15464 - 8750) * .26) = 4807.6	1125 SF	1571.919 SF, 2ND - 1579.2, GARAGE - 898.9	OK
MAX. BUILDING COVERAGE		30%	SMALL	13.1%	OK
MAX. LOT COVERAGE		50%	SMALL	20.6%	OK

BUILDING CODES:

- 2018 INTERNATIONAL RESIDENTIAL CODE AND APPENDICES FOR ONE- AND TWO-FAMILY DWELLINGS & VAH AMENDMENTS
- 2018 INTERNATIONAL MECHANICAL CODE & VAH AMENDMENTS
- 2018 INTERNATIONAL FUEL GAS SYSTEMS & VAH AMENDMENTS
- 2017 NATIONAL ELECTRICAL CODE & VAH AMENDMENTS
- 2018 INTERNATIONAL EXISTING BUILDING CODE & VAH AMENDMENTS
- 2018 INTERNATIONAL SWIMMING POOLS AND SPAS & VAH AMENDMENTS
- 2014 STATE OF ILLINOIS PLUMBING CODE
- 2018 INTERNATIONAL ENERGY CODE

ARCHITECT: RAY H.C. FANG	PROJECT NAME: NEW RESIDENCE FOR MR. R. AJROJA	DRAWING CONTENTS: TITLE, SITE PLAN, SPECS, CODES, DWG INDEX, CERTS.	PROJECT ADDRESS: 300 E. HAVEN ST., ARLINGTON HEIGHTS, IL. 60005
REVISION LOGS			
BY DATE	RAY	12/3/2020	
DESCRIPTIONS	FOR ZONING & DESIGN REVIEW		
REV. NO.	0		
PREPARED BY:	RAY	DATE:	8/15/2020
REVIEWER:	R. AJROJA	DATE:	9/3/2020
APPROVER:		DATE:	
PROJECT NUMBER:	300E-01	SCALE:	AS SHOWN
ARCHITECT'S STAMP: HUNG-CHUN FANG ILLINOIS LICENSED ARCHITECT NO. 001-011348			
EXP: 11/30/2022 DRAWING NO.: T-1			



315 E. Haven St



300 E. Haven St
SUBJECT PROPERTY



1430 S. Belmont Ave

S. BELMONT AVE



480 E. Haven St



484 E. Haven St

E. HAVEN STREET



305 E. Haven St



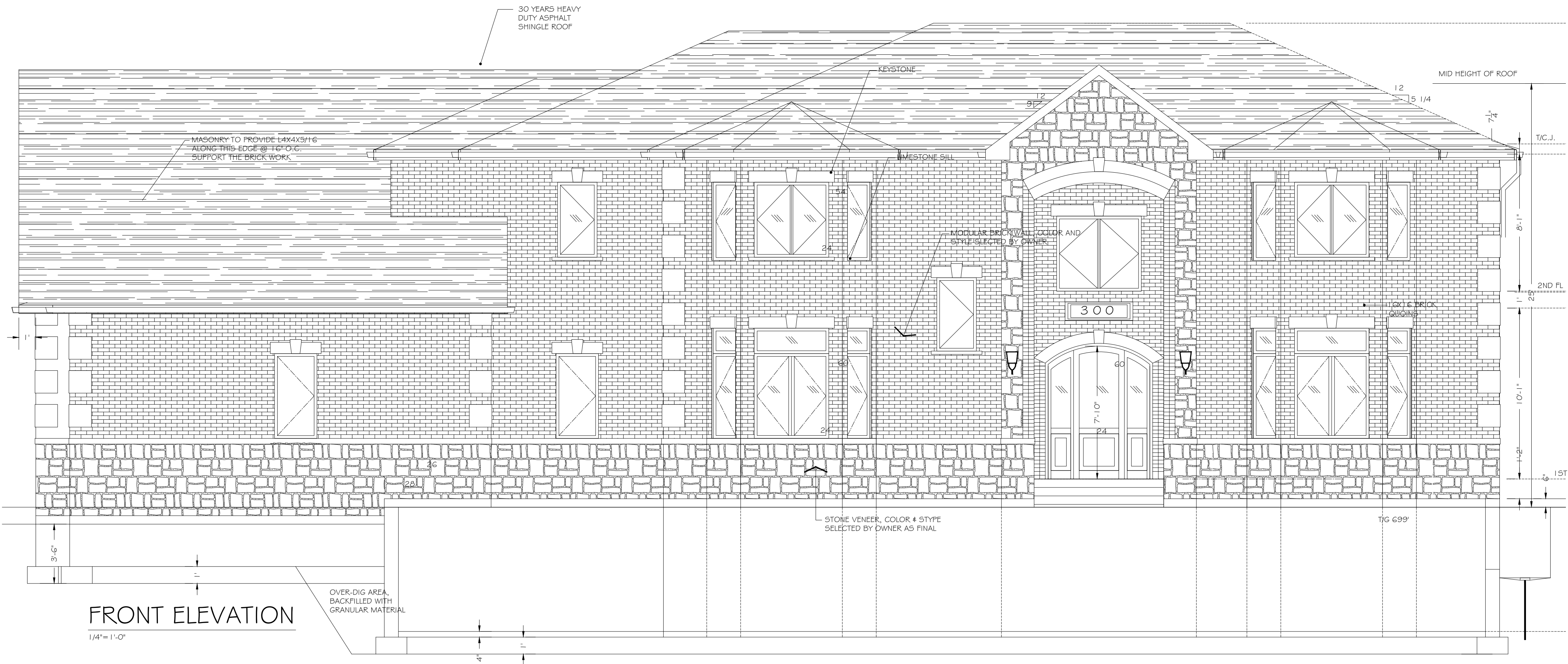
309 E. Haven St.



313 E. Haven St.

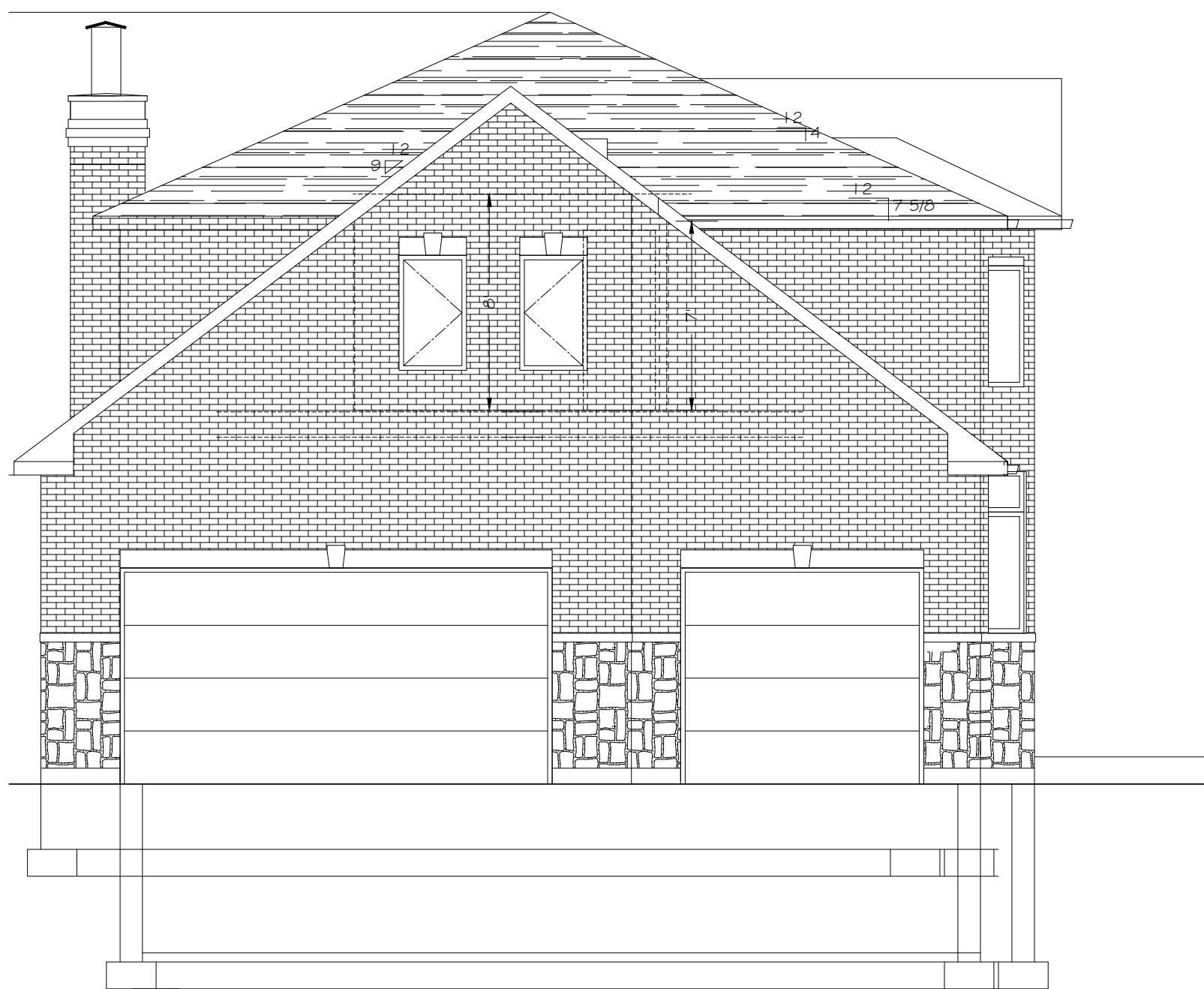






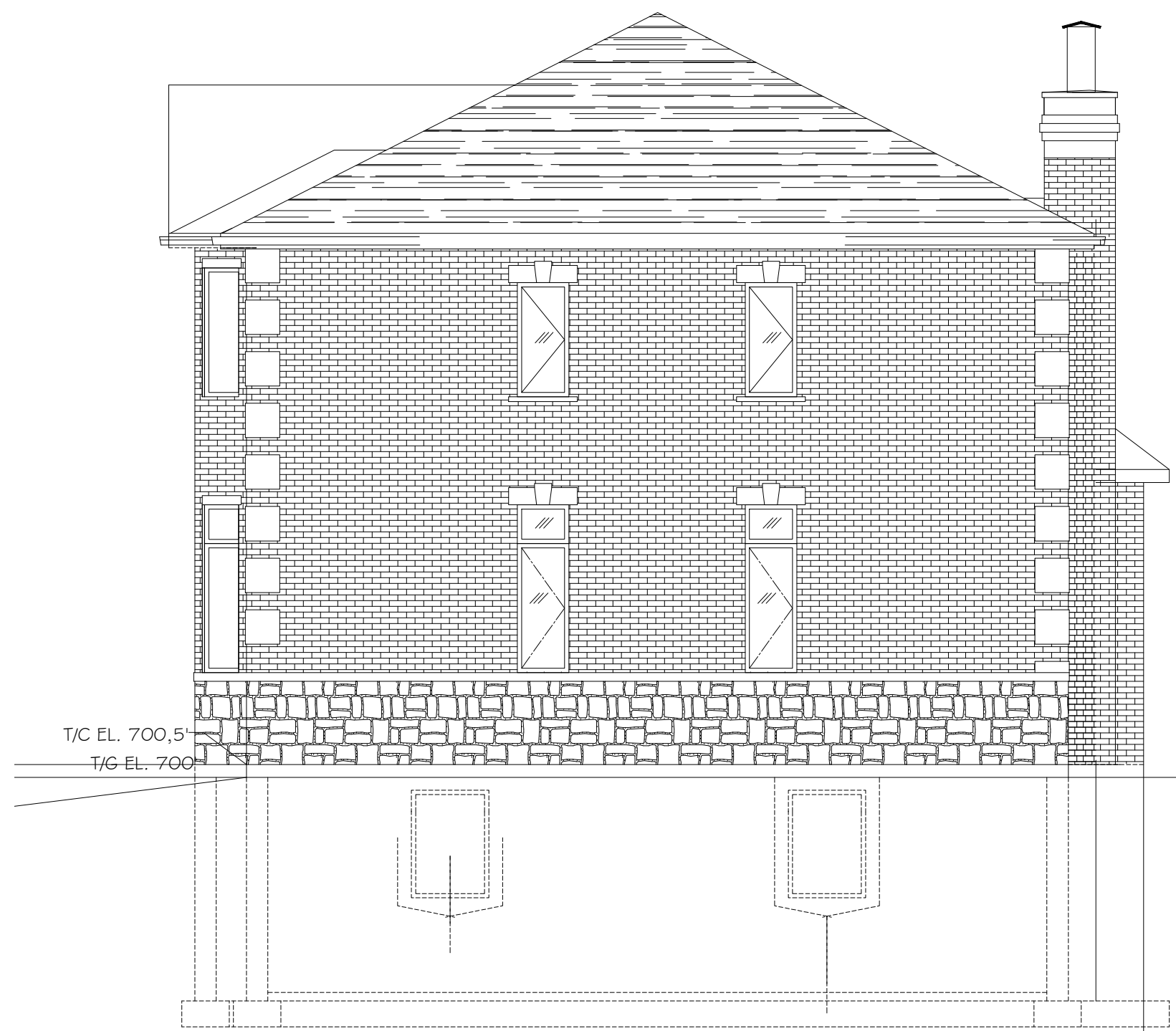
FRONT ELEVATION

1/4\"= 1'-0"



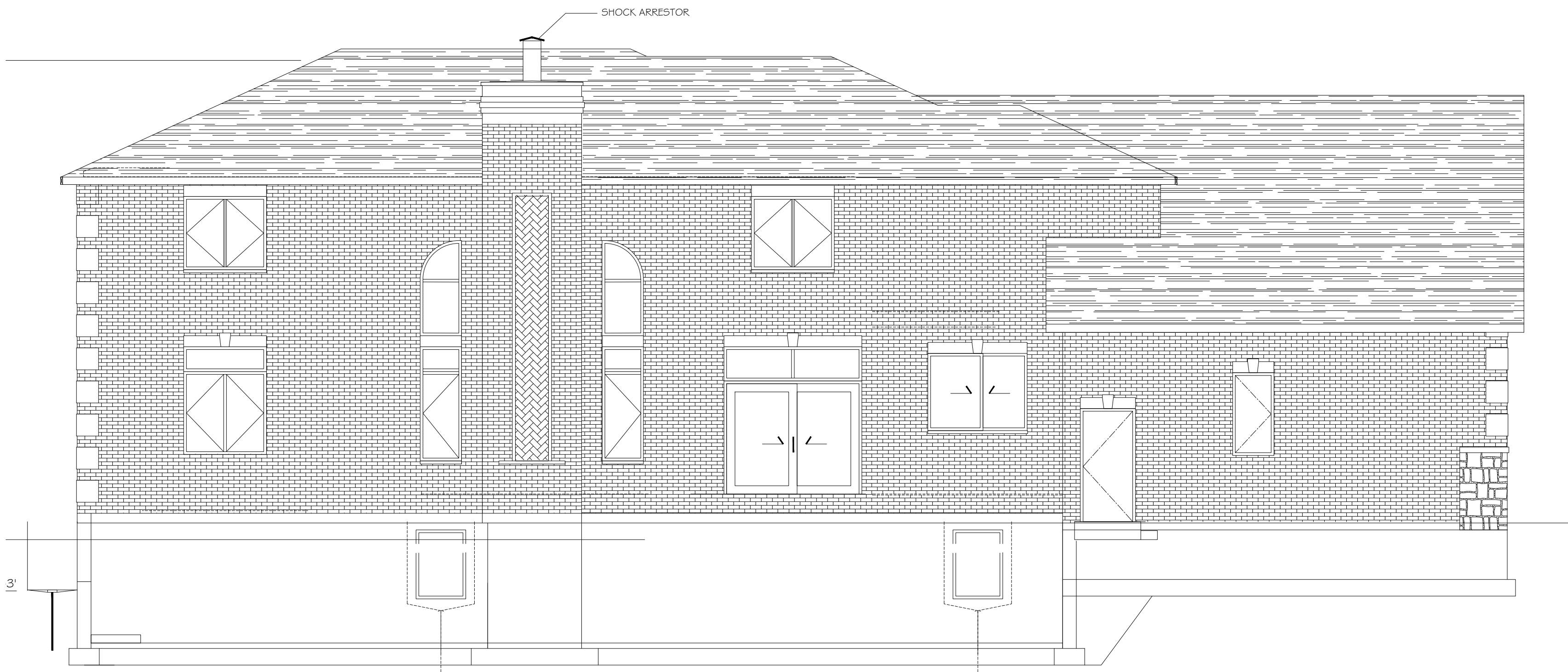
WEST ELEVATION

3/16\"= 1'-0"



EAST ELEVATION

3/16\"= 1'-0"



NORTH ELEVATION

3/16\"= 1'-0"

EXTERIOR SURFACE MATERIAL SUMMARY				
ITEM	MATERIAL	MANUFACTURER	COLOR	REMARKS
BRICK	CLAY	GLEN-GERY, WINDSOR ENGINEER MODULAR	DARK RED	
STONE	CUT STONE	FOND DU LAC COUNTRY SQUIRE	LIGHT GRAY STONE	WWW.BUECHELSTONE.COM
SILLS	LIMESTONE	FOND DU LAC	LIGHT GRAY STONE	
WINDOWS	VINYL-CLAD	PELLA	WHITE	CASEMENT & DOUBLE HUNG
GUTTERS, TRIMS, FACIA	ALUM	AMERIMAX HOME	WHITE	
GARAGE DOOR	STEEL CLAD INSULATED GARAGE DOOR	C.H.I. OVERHEAD DOOR	WHITE	
ROOF	ASPHALT SHINGLES	GAF	WEATHERED WOOD	

ARCHITECT:
RAY H.C. FANG
739 RED OAK DRIVE, BARTLETT, IL 60133
630-768-5536, HCFANG003@AOL.COM
DEVELOPER/OWNER:

PROJECT NAME:
NEW RESIDENCE FOR MR.
R. AJROJA

PROJECT ADDRESS:
300 E. HAVEN ST., ARLINGTON
HEIGHTS, IL. 60005

MR. AJROJA
224-623-3348, AJROJA@HOTMAIL.COM
300 E. HAVEN ST. ARLINGTON HEIGHTS, IL. 60005

ELEVATIONS

REVISION LOGS

REV. NO.	DESCRIPTIONS	BY/DATE
0	FOR ZONING & DESIGN REVIEW	RAY 1/23/2020

PREPARED BY:
RAY

REVIEWED BY:
R. AJROJA

APPROVED BY:

DATE:
8/15/2020

DATE:
9/3/2020

DATE:

PROJECT NUMBER:
300E-01

SCALE:
AS SHOWN

ARCHITECT STAMP:

STATE OF ILLINOIS
HUNG-CHUN FANG
011348
REGISTERED ARCHITECT

EXP. 11/30/2022

DRAWING NO.:
A-3

2020 COPYRIGHT

MATERIAL SAMPLES
300 E. HAVEN ST

ROOF: GAF ASPHALT SHINGLES, COLOR: WEATHERED WOOD



BRICK: GLEN-GERY, WINDSOR, ENGINEER MODULAR, COLOR: DARK RED



STONE: FOND DU LAC COUNTRY SQUIRE, COLOR: LIGHT GRAY



WINDOWS, GUTTERS, TRIM, FASCIA, GARAGE DOOR: COLOR: WHITE