Agenda
Village of Arlington Heights
Design Commission
Commissions Room 2nd Floor

Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
August 12, 2014
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

A. Minutes - 7/22/14

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

A. DC#14-042 - 1805 N. Fernandez Ave. - SF/Teardown

B. DC#14-050 - 1538 N. Kennicott Ave. - SF/Addition

C. DC#14-057 - 924 N. Salem Ave. - 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.

Item: Minutes - 7/22/14

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
DC Minutes 7/22/14 DRAFT	Minutes

DRAFT

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION MEETING
HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
JULY 22, 2014

Chair Eckhardt called the meeting to order at 6:37 p.m.

Members Present: Ted Eckhardt, Chair
Jonathan Kubow
Anthony Fasolo
Alan Bombick

Members Absent: John Fitzgerald

Also Present: Chris Baum, 5th Ave. Construction for *1810 N. Walnut Ave.*
Dave Joutras, 1818 N. Walnut Ave. for *1810 N. Walnut Ave.*
Robert Flubacker, Robert Flubacker Architects for *308 W. Euclid Ave.*
Brian & Barbara Kelly, Owners of *308 W. Euclid Ave.*
Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FROM JULY 8, 2014

A MOTION WAS MADE BY COMMISSIONER FASOLO, SECONDED BY COMMISSIONER KUBOW, TO APPROVE THE MEETING MINUTES OF JULY 8, 2014. ALL WERE IN FAVOR. THE MOTION CARRIED.

Chair Eckhardt stated that Commissioner Bombick was running late and had not yet arrived at the meeting. He explained that a unanimous vote from the three commissioners currently present was necessary for a project to be approved.

1. SINGLE-FAMILY TEARDOWN REVIEW

DC#14-062 – 1810 N. Walnut Ave.

Mr. Chris Baum, representing *5th Ave. Construction*, was present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is proposing to demolish the existing one-story home to allow construction of a new two-story home with an attached 3-car, frontload garage. The project does comply with all zoning requirements. Staff feels the proposed design is generally nicely done, with some concerns raised about the majority of the first-floor elevation being garage doors, and the following recommendations:

1. Add a stone base and double hung window to the side of the garage.
2. Add shingle-style siding in the gable or on the rear elevation (to match the front of the home).
3. Add shingle-style siding in the gables on the side elevations.
4. The window gable above the front entry looks odd since it does not align with the other second-floor windows. Staff recommends omitting the gable bump out and using a smaller window to fit above the entry.

Mr. Hautzinger added that this neighborhood consists primarily of single-story homes, and the commissioners should evaluate the proposed design with the context of the neighborhood. He pointed out the home to the north which is a 2-story home similar in scale, as well as the home across the street. Staff recommends approval of the proposed design, with the revisions recommended by Staff.

Mr. Baum stated that he had no additional comments at this time, although they were flexible with the recommendations made by Staff.

Commissioner Kubow liked the front elevation that was nicely detailed and provided a great transition from the larger home to the right. He agreed with Staff's suggestion to omit the dormer above the front entry, which would be a cost effective solution, and he also agreed with the suggestion to wrap the stone base around the sides of the home and add a window on the side of the garage. Overall he felt the home was well designed.

Commissioner Fasolo also felt the home was well designed. He agreed with Staff's concerns about the amount of garage on the front elevation; however, he pointed out that the single garage door is set back a foot, which helps break up the plane of garage doors, and he suggested setting the single garage back even further to give more relief. He agreed with the suggestion to continue the stone base around to the left side elevation and add a window in the garage, and he also agreed with Staff's suggestion to remove the gable above the front entry, which will help reduce the mass of the main roof.

Commissioner Bombick arrived at the meeting.

Chair Eckhardt pointed out that over the years, the commissioners have generally been concerned about more garage than home on the front elevation and have typically asked petitioners to off-set the garage. This has already been done with the proposed home and he was unsure how the garage could be set back any further. He felt a trade-off would be to carry the stone around the corner to the end of the garage and add a window in the garage. He was fine with either omitting the dormer above the front entry or keeping it as proposed, and he felt that shingle-style siding should be added on at least some of the key tops to add more detail to the home, such as the rear elevation above the cupola and at the very top of both the right and left side elevation.

Chair Eckhardt asked if there was any public comment on the project and there was a response from the audience.

PUBLIC COMMENT

Dave Joutras, 1818 N. Walnut Avenue, said that he lives to the right of the new home and apologized for being late. He asked to see the design for the new home and how close the home would be located to his home. Setbacks for the new home were pointed out by Staff and that no variations are required. The resident also asked about fencing during construction because of safety concerns with his children, and he was encouraged to talk with the contractor for the project that was here tonight, as well as contact Staff regarding Village requirements during construction.

Commissioner Bombick asked if comments were made about the 3-car garage being proposed for the new home. **Chair Eckhardt** summarized the concerns previously stated by the commissioners regarding the garage. **Commissioner Bombick** said that he could not recall any time the commissioners allowed a 3-car front load garage on a 66' wide lot; it is just not appropriate at all in this neighborhood. Even the home next door, which is either equal to or bigger than the new home, has a 2-car garage. He did not understand how a 3-car garage on this size lot could be considered compatible with the neighborhood; the home has more garage than home facing the street and it should not be allowed.

Mr. Baum said that the new home was designed with a 3-car garage to meet the request of the client. **Commissioner Bombick** explained that the new home is nicely designed, consistent, and fits Arlington Heights; however, the issue is that the 3-car front load garage is on a 66' wide lot, where 75' to 100' is more appropriate. The commissioners encouraged the petitioner to push the garage back another 2' to help break up the front facade.

A MOTION WAS MADE BY COMMISSIONER FASOLO, SECONDED BY COMMISSIONER KUBOW, TO APPROVE THE DESIGN OF THE PROPOSED NEW SINGLE-FAMILY HOME TO BE LOCATED AT 1810 N. WALNUT AVENUE. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE ARCHITECTURAL PLANS RECEIVED ON 6/20/14, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND RESOLUTION OF THE FOLLOWING:

1. **A REQUIREMENT TO PUSH BACK THE SINGLE-DOOR GARAGE AN ADDITIONAL 2-FEET, FOR A TOTAL OF 3-FEET FROM THE 2-CAR GARAGE.**
2. **A REQUIREMENT TO CONTINUE THE STONE BASE AROUND TO THE LEFT SIDE ELEVATION OF THE GARAGE.**
3. **A REQUIREMENT TO ADD A WINDOW IN THE GARAGE ON THE LEFT SIDE ELEVATION, AS WELL AS ADD SHINGLE-SIDING TO THE GABLE ABOVE THE CUPOLA ON THE REAR ELEVATION;**
4. **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, SIGN CODE OR BUILDING 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 REQUIREMENTS.**

Chair Eckhardt felt the side elevations looked bare and the only negative to adding shingle style siding to the gables is that the gables are an odd shape. **Commissioner Bombick** felt there were many homes in town with gables that looked just like this back 70 years ago.

FASOLO, AYE; KUBOW, AYE; ECKHARDT, AYE; BOMBIC, NAY.
THE MOTION CARRIED.

Commissioner Bombick reiterated his comment that it is a terrible precedent to allow a 3-car front load garage on a 66' wide lot when it does not exist in this neighborhood.

ITEM 2. SINGLE-FAMILY NEW REVIEW

DC#14-063 – 308 W. Euclid Ave.

Mr. Robert Flubacker, representing *Robert Flubacker Architects*, and **Brian & Barbara Kelly**, the homeowners, were present on behalf of the project.

Chair Eckhardt asked if there was any public comment on the project and there was no response from the audience.

Mr. Hautzinger presented Staff comments. The petitioner is proposing a new one-story home with attached 2-car garage on an existing vacant lot. The project complies with all zoning requirements. The subject site is located on Euclid Avenue within the Historic Arlington Neighborhood Association (HANA) area, which is a very prominent historic corridor of predominantly traditional style, two-story homes with detached garages. The proposed new home is a nicely designed modern, one-story home; however, Staff is concerned about the appropriateness of the design for this location. Staff recommends the Design Commission evaluate the proposed design for this location.

Mr. Flubacker presented the commissioners with a color rendering packet of the proposed new home, which included color photographs of the surrounding homes, homes across the street, and homes on the block behind the subject site. He felt the compatibility issue was very interesting in this particular location because the Village has avoided classifying this neighborhood as a historical district or putting any special criteria on this neighborhood, and he is unsure where there is any binding authority on the style of home that should go in this neighborhood. His client simply wants a ranch-style home.

Mr. Flubacker referred to the rendering packet he presented tonight and pointed out the 8 homes located directly across the street on Euclid Avenue, 7 of which have no architectural character to draw from, with the exception of the home at 311 W. Euclid. He also pointed out photos of the properties adjacent to the subject site, beginning with the Christian Liberty parking lot located 2 sites to the west, as well as the homes on Mueller Street that back up to the subject site, which are all ranch homes. **Mr. Flubacker** also presented photos of the municipal efforts at construction within the immediate area in the recent past of both the Arlington Height Library and Olympic Pool, neither of which indicate a tremendous amount of historic sensitivity. The last two pages of the rendering packet were a small sampling of ranch homes that exist in this historic district on Chestnut, Highland, Vail and Dunton, between Euclid and Oakton. He felt that a survey of the HANA area would show the most prominent architectural style to be without a doubt the American ranch.

Mr. Flubacker presented material samples for the new home and said that final material selections would be made in the field. He explained that the samples tonight did not accurately reflect the colors being proposed, which include a warm gray stone, warm gray brick with some

range, traditional casement windows, picture windows and awning windows, and asphalt shingle roof, all of which he felt were compatible with the neighborhood.

Commissioner Fasolo liked the proposed new home which was very nicely designed; however he felt it did not fit in well with this historic district or with Euclid Avenue being a main entry point to the downtown area. He felt the character of this neighborhood should remain with the existing 2-story Traditional style homes.

Commissioner Bombick said that he lives on a street that has a mix of Victorian, Bungalow, Craftsman, Ranch and Cape Cod style homes, and although his street does not have as much traffic as Euclid, the different home styles all get along fine and speak to the different times when they were developed and built. Unless this was a historic district with 10 Victorian homes up and down the street or all one style of home, he felt a specific style should not be imposed on a neighborhood. He felt this particular neighborhood had no consistent style. Although he has concerns about the brick color being proposed, he felt the mass of the new home has been broken up with the courtyard in between, and he had no issues with the proposed new home.

Commissioner Kubow agreed 100% with Commissioner Bombick. He said that first and foremost, looking at the perspective rendering provided by the petitioner tonight sold him, because it was tough to grasp the differentiation in planes when looking at the elevations. He said the proposed design was a Contemporary look on a Mid-Century modern, which he felt was fantastic with a good floor plan. He felt the large ranch style home would be a great addition to the neighborhood.

Chair Eckhardt felt the massing of the new home was compatible with the neighborhood, and the center portion that goes up a story and-a-half is reflective of some of the taller homes across the street. In many ways, the new home is sympathetic with the proposed roof slopes and the low slung look. He felt the design was successful and he had no issues with it. He also agreed with the petitioner's comment that the sample coloration needs to be softened to be warmer.

Mr. Flubacker said that the roof color would be a warmer color than what is shown in the color rendering. He also pointed out the diversity of architectural styles that exist on the North Shore, which he felt all live in harmony, and he was excited to add a bit of diversity to the building product type in town. He explained that the proposed new home is 2,400 square feet on a 100'-wide lot where a 5,500 square foot home could be built, and the new home was pushed back an additional 10-feet behind the average front yard setback of the block. He felt they were being sensitive to the neighborhood in the ways he could be.

Commissioner Kubow thanked the petitioner for the best presentation he has seen since he recently became a Design Commissioner. He felt that the petitioner's presentation tonight in terms of context and the neighborhood, as well as the rendering presented, made it much easier to understand the proposed new home.

Commissioner Bombick commented that compatibility is about more than just putting a new home in a residential district. The proposed new home is getting support because it is compatible; the eave lines are close, the scale is broken up and spread horizontally on the block, and the sympathetic color palette works with the existing colors in the neighborhood.

Commissioner Fasolo said that he liked the nicely designed home, and after hearing the other commissioners' comments, he felt the scale of the new home compared to the adjacent homes would fit in because of the break-up in the middle with the courtyard and the height of the center portion of the home.

Chair Eckhardt had no further comments.

A MOTION WAS MADE BY COMMISSIONER BOMBICK, SECONDED BY COMMISSIONER KUBOW, TO APPROVE THE DESIGN OF THE PROPOSED NEW SINGLE-FAMILY HOME TO BE LOCATED AT 308 W. EUCLID AVENUE. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE ARCHITECTURAL PLANS DATED AND RECEIVED ON 6/24/14, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND RESOLUTION OF THE FOLLOWING:

1. **A REQUIREMENT TO USE A WARMER TONE OF BRICK COLOR TO SOFTEN THE COLOR PALLETTE.**
2. **THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IPACT ON, ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, SIGN CODE OR BUILDING OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND 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 AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.**
3. **THE PETITIONER SHALL COMPLY WITH ALL FEDERAL, STATE AND VILLAGE CODES, REGULATIONS AND POLICIES.**

Chair Eckhardt asked if the commissioners wanted to see the final brick color brought back to the Design Commission and **Commissioner Bombick** said that Staff could approve the final color.

BOMBICK, AYE; KUBOW, AYE; FASOLO, AYE; ECKHARDT, AYE.
ALL WERE IN FAVOR. THE MOTION CARRIED.

ITEM 3. GENERAL MEETING

A MOTION WAS MADE BY COMMISSIONER BOMBICK, SECONDED BY COMMISSIONER KUBOW, TO ADJOURN THE MEETING AT 7:25 P.M. ALL WERE IN FAVOR. THE MOTION CARRIED.

Item: DC#14-042 - 1805 N. Fernandez Ave. - SF/Teardown

Department: Planning & Community Development

BACKGROUND

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

RECOMMENDATION

It is recommended the Design Commission approve the new single-family home to be located at 1805 N. Fernandez Avenue. This recommendation is subject to compliance with the architectural plans dated 5/18/14 and received on 5/13/14 and the following:

1. Recommend adding metal roofing to the bay window on the right side elevation.

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	Type
Staff Report	Report
Drawings & Documents	Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name:	1805 N. Fernandez Ave.
Project Address:	1805 N. Fernandez Ave.
Prepared By:	Steve Hautzinger
Date Prepared:	August 5, 2014

PETITION INFORMATION:

DC Number:	14-042
Petitioner Name:	Sean Rafferty, Greenscape Homes
Petitioner Address:	4355 Weaver Parkway Warrenville, IL 60555
Meeting Date:	August 12, 2014

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, and Chapter 28 (Zoning Ordinance) of the Village of Arlington Heights Municipal Code.

The petitioner is proposing to demolish an existing single story residence to allow the construction of a new two story residence with an attached, three car garage. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 8,910 square feet and the proposed residence will have 3,602 square feet. The project does comply with all R-3 zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 30 feet Side: 6.6 feet Side: 6.6 feet Rear: 30 feet	Front: 30 feet Side: 7 feet Side: 7.3 feet Rear: 43 feet
Building Height	25 feet to the midpoint	24.6 feet to the midpoint
FAR	4,002 SF	3,602 SF
Building Lot Coverage	3,119 SF	2,170 SF
Impervious Surface Coverage Total	4,455 SF	3,210 SF

The proposed design is generally nicely done with varying roof lines, varied materials, and good proportions. The hipped main roof helps to diminish the overall height and mass of the proposed home as it relates to the adjacent single story homes. The proposed third car garage is of some concern, but it is set back a few feet from the front of the home which helps minimize its appearance. The architectural details on the front of the home are continued on the side and rear elevations such as: decorative window grilles in all double hung windows, stone base wall treatment, metal accent roofing, windows on the side of the garage, and continuous horizontal trim bands. The only comment on the design is to provide metal roofing at the bay window on the right side of the home.

The existing neighborhood consists of primarily single story homes. This project is appearing before the Design Commission due to past concerns in this neighborhood regarding teardown/new construction, and to evaluate the proposed architectural design with the context of the neighborhood. The hipped main roof and single story front porch help the design of the proposed house to fit into the neighborhood. Finally, although this neighborhood is predominantly single story homes, it should be noted that there are a few other similar scale, newer two story home on the block.

RECOMMENDATION:

It is recommended that the Design Commission **approve** the proposed new single-family residence to be located at 1805 N. Fernandez Avenue. This recommendation is subject to compliance with the architectural plans dated 5/18/14 and received on 5/13/14, and the following:

1. Recommend adding metal roofing to the bay window on the right side elevation.
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.

_____ August 5, 2014

Steve Hautzinger, Design Planner
Department of Planning and Community Development

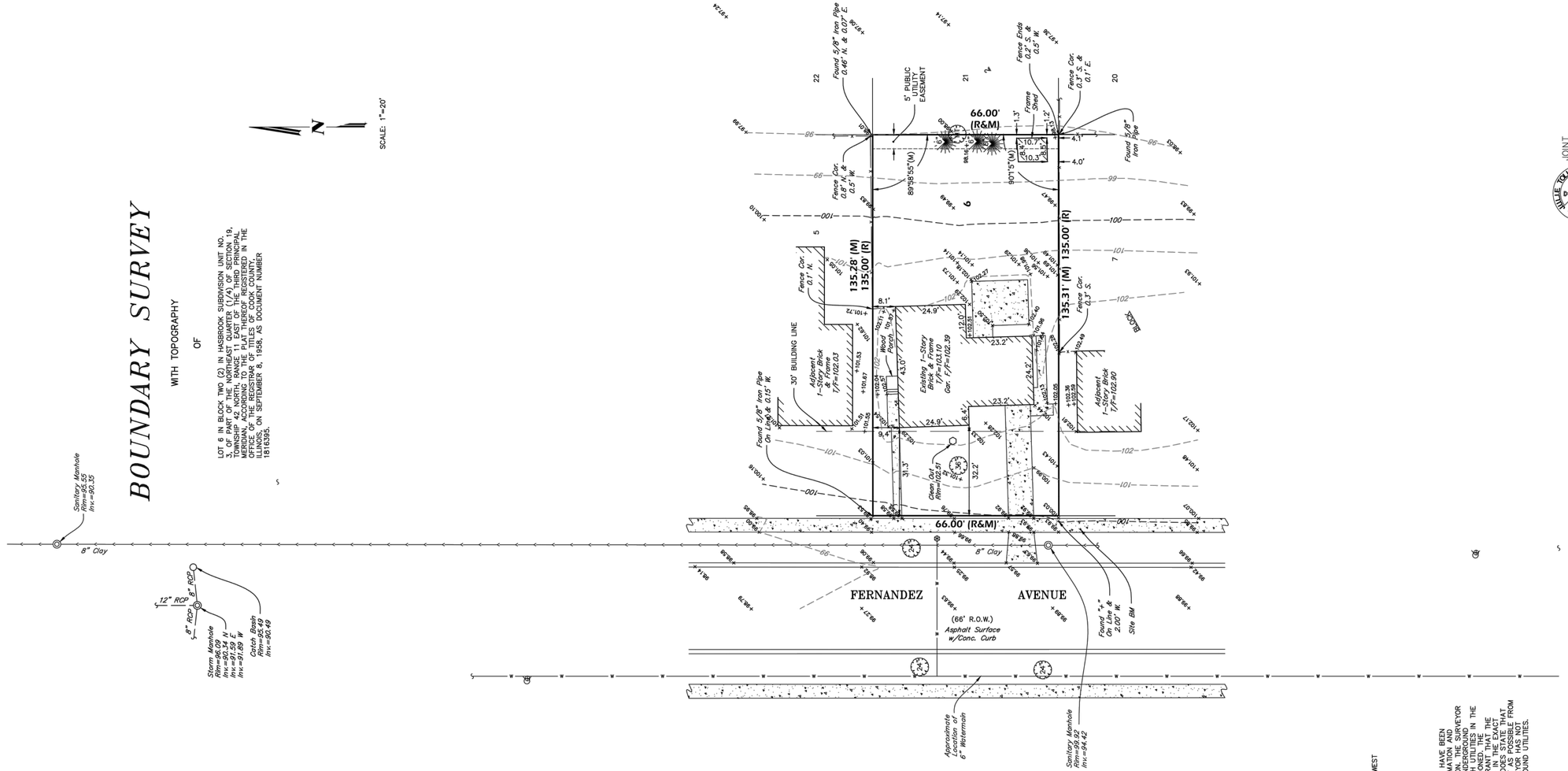
Cc: Diana Mikula, Interim Village Manager, Charles Witherington Perkins, Director of Planning and Community Development, James McCalister, Director Building & Health Services, Charlie Craig, Building Services, Petitioner, DC File 14-042

BOUNDARY SURVEY

WITH TOPOGRAPHY

OF

LOT 6 IN BLOCK TWO (2) IN HASBROOK SUBDIVISION UNIT NO. 3, OF PART OF THE NORTHEAST QUARTER (1/4) OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON SEPTEMBER 8, 1958, AS DOCUMENT NUMBER 18116395.



BLOCK SETBACKS OF FERNANDEZ AVENUE:

1839	30.0'
1819	32.0'
1821	32.0'
1823	30.5'
1817	33.2'
1809	32.0'
1805	31.5'
1801	29.6'
1735	31.5'
1721	33.5'
1717	30.5'
1701	33.5'
1611	32.5'
1601	31.0'
Avg. =	31.7'

SYMBOL LEGEND

(R) – RECORD DATA
(M) – MEASURED DATA
◎ – MANHOLE
○ – CATCH BASIN
⊗ – WATER VALVE
♎ – HYDRANT
⊕ – BUFFALO BOX
XXX.XX – EXISTING ELEVATION
– CONCRETE SURFACE
——— – EXIST. CONTOURS
+++ – FENCE LINE
—>— – SANITARY SEWER
—>— – STORM SEWER
—W— – WATERMAIN
DECIDUOUS TREE - LESS THAN 6" DIA. UNLESS OTHERWISE NOTED
EVERGREEN TREE - LESS THAN 6" DIA. UNLESS OTHERWISE NOTED

BENCHMARK:
CUT CROSS IN WALK AT THE SOUTHWEST CORNER OF SITE.
ELEVATION = 100.00 (ASSUMED)

SURVEYOR'S NOTES:
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND DRAWINGS IN SURVEYOR'S POSSESSION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

AREA OF SURVEY:
CONTAINING 8,929± SQ. FT.

REFER TO YOUR DEED, ABSTRACT, TITLE POLICY AND LOCAL BUILDING AND ZONING ORDINANCE FOR ITEMS OF RECORD NOT SHOWN.

STATE OF ILLINOIS)
COUNTY OF DUPAGE) ss

PROFESSIONAL LAND SURVEYING, INC., HEREBY CERTIFIES THAT IT HAS SURVEYED THE TRACT OF LAND HEREINBEFORE DESCRIBED, AND THAT THE HEREON DRAWN PLAT IS A CORRECT REPRESENTATION THEREOF.

FIELD WORK COMPLETED AND DATED
THIS 20TH DAY OF MARCH, 2014.

IPLS No. 3483
MY LICENSE EXPIRES 11/30/14

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

PROFESSIONAL DESIGN FIRM NO. 184-004196

JOINT UTILITY LOCATING INFORMATION FOR EXCAVATORS
CALL TOLL FREE 800-892-0123
Call 48 hours before you dig, (excluding weekends & holidays)
1-800-892-0123

PREPARED FOR: Greenscape Homes, LLC
JOB ADDRESS: 1805 Fernandez Avenue
Arlington Heights, IL

Professional Land Surveying, Inc.
3080 Ogden Avenue Suite 107
Lisle, Illinois 60532
Phone 630.778.1757 Fax 630.778.7757

DRAWN BY: SMR FLD. BK./PG. NO.: 108/61
COMPLETION DATE: 3-22-14 JOB NO.: 149154
REVISED:

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J.U.L.I.E.
Joint Utility Locating Information for Excavators
CALL 811
Know what's below. Call before you dig.

FOR REVIEW ONLY – NOT FOR CONSTRUCTION

I, DAVID M. RIENDEAU, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF ILLINOIS, HEREBY CERTIFY THAT THIS SITE PLAN HAS BEEN PREPARED UNDER MY DIRECTION AND THAT THE DEVELOPMENT OF THE SITE IN ACCORDANCE WITH THIS PLAN WILL NOT INCREASE THE AMOUNT OR RATE OF RUNOFF SO AS TO ADVERSELY AFFECT THE QUALITY OF SURFACE WATER DRAINING ONTO ADJACENT PROPERTIES.

DAVID M. RIENDEAU
ILLINOIS REGISTERED PROFESSIONAL ENGINEER 062-050030

GREENSCAPE HOMES, LLC
4355 WEAVER PARKWAY
WARRENVILLE, IL 60555

SITE DEVELOPMENT PLAN
1805 N. FERNANDEZ
ARLINGTON HEIGHTS, ILLINOIS

REV #	DATE	DESCRIPTION

ISSUE DATE: 04/23/14

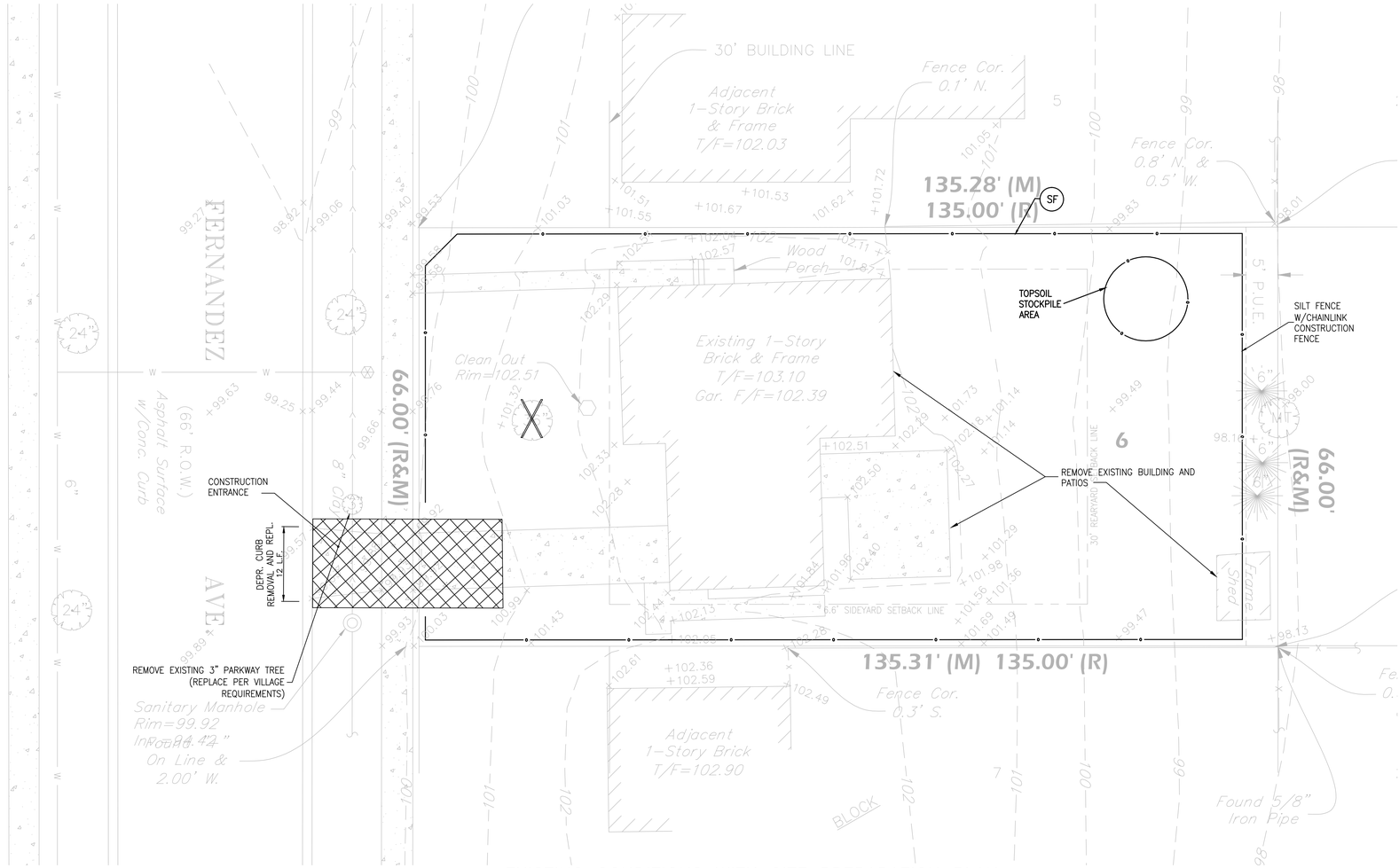
DRAWN BY: DSB

©COPYRIGHT 2013 GREENSCAPE HOMES, LLC

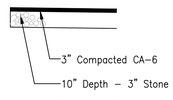
C-1

LOT 6 IN BLOCK TWO (2) IN HASBROOK SUBDIVISION UNIT NO. 3, OF PART OF THE NORTHEAST QUARTER (1/4) OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON SEPTEMBER 8, 1958, AS DOCUMENT NUMBER 1816395.

PIN 03-19-200-013

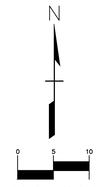


EXISTING CONDITIONS WITH SITE PREPARATION PLAN



NOTE: SET TOP OF STONE ELEVATION TO AVOID REMOVAL WHEN DRIVEWAY BASE AND SURFACE COURSE ARE PLACED

CONSTRUCTION ENTRANCE SECTION



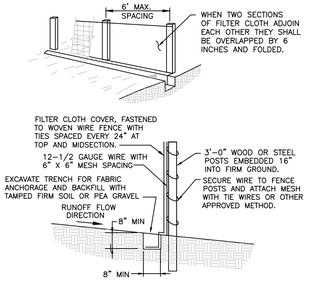
LEGEND

- Silt Fence (SF)
- CONSTRUCTION ENTRANCE
- TREES TO BE REMOVED

DRY UTILITY DISCONNECT NOTES

DISCONNECT GAS METER PER UTILITY COMPANY REQUIREMENTS

DISCONNECT ELECTRIC METER PER ELECTRIC COMPANY REQUIREMENTS



NOTES FOR SILT FENCE

1. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL SHALL BE REMOVED WHEN BULGES DEVELOP IN THE SILT FENCE.
2. FILTER CLOTH SHALL BE FILTER X, MIRAFI 100X, STABILINKA T140N, OR EQUAL.
3. PREFABRICATED UNIT SHALL BE GEOFAB, ENVIROFENCE, OR EQUAL.

(SF) TEMPORARY SILT FENCE
SCALE: NONE

EROSION CONTROL NOTES

1. EROSION CONTROL MEASURES SHALL MEET ALL REQUIREMENTS OF THE CITY AND THE ENVIRONMENTAL PROTECTION AGENCY, N.P.D.E.S. PERMIT CONSTRUCTION SITE ACTIVITIES.
2. PERMANENT OR TEMPORARY SOIL STABILIZATION SHOULD BE APPLIED TO DENUDED AREAS WITHIN 15 DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. SOIL STABILIZATION SHOULD ALSO BE APPLIED WITHIN 15 DAYS TO DENUDED AREAS WHICH MAY NOT BE AT FINAL GRADE BUT WILL REMAIN UNDISTURBED FOR LONGER THAN 60 DAYS.
3. SOIL STOCKPILES SHOULD BE STABILIZED OR PROTECTED WITH SEDIMENT TRAPPING MEASURES TO PREVENT SOIL LOSS.
4. PROPERTIES ADJACENT TO SITE OF A LAND DISTURBANCE SHOULD BE PROTECTED FROM SEDIMENT DEPOSITION. THIS MAY BE ACCOMPLISHED BY PERIMETER CONTROLS SUCH AS FILTER FENCE OR DIKES, OR OTHER APPROVED MEASURES.
5. EROSION CONTROL MEASURES MUST BE CONSTRUCTED AS A FIRST STEP IN GRADING AND BE MADE FUNCTIONAL BEFORE UPSLOPE LAND DISTURBANCE TAKES PLACE.
6. ALL STORM SEWER INLETS WHICH ARE MADE OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED BY EITHER A STRAW BALE DIKE IN GRADED AREAS, OR BY WRAPPING FILTER FABRIC AROUND THE GRATE IN PAVED AREAS.
7. WHEREVER CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT PAVED PUBLIC ROADS, PROVISIONS SHOULD BE MADE TO MINIMIZE THE TRANSPORT OF SEDIMENT (MUD) BY RUNOFF OR VEHICLE TRACKING ONTO THE PAVED SURFACE.
8. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHOULD BE DISPOSED OF WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED. TRAPPED SEDIMENT AND OTHER DISTURBED SOIL AREAS RESULTING FROM THE DISPOSITION OF TEMPORARY MEASURES SHOULD BE PERMANENTLY STABILIZED TO PREVENT FURTHER EROSION AND SEDIMENTATION.
9. ALL TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROL MEASURES SHOULD BE MAINTAINED AND REPAIRED AS NEEDED TO ASSURE CONTINUED PERFORMANCE OF THEIR INTENDED FUNCTION.

J.U.L.I.E.
Joint Utility Locating Information for Excavators
CALL 811
811
Know what's below. Call before you dig.

GREENSCAPE HOMES, LLC
4355 WEAVER PARKWAY
WARRENVILLE, IL 60555

SITE DEVELOPMENT PLAN
1805 N. FERNANDEZ
ARLINGTON HEIGHTS, ILLINOIS

REV #	DATE	DESCRIPTION

ISSUE DATE: 04/23/14

DRAWN BY: DSB

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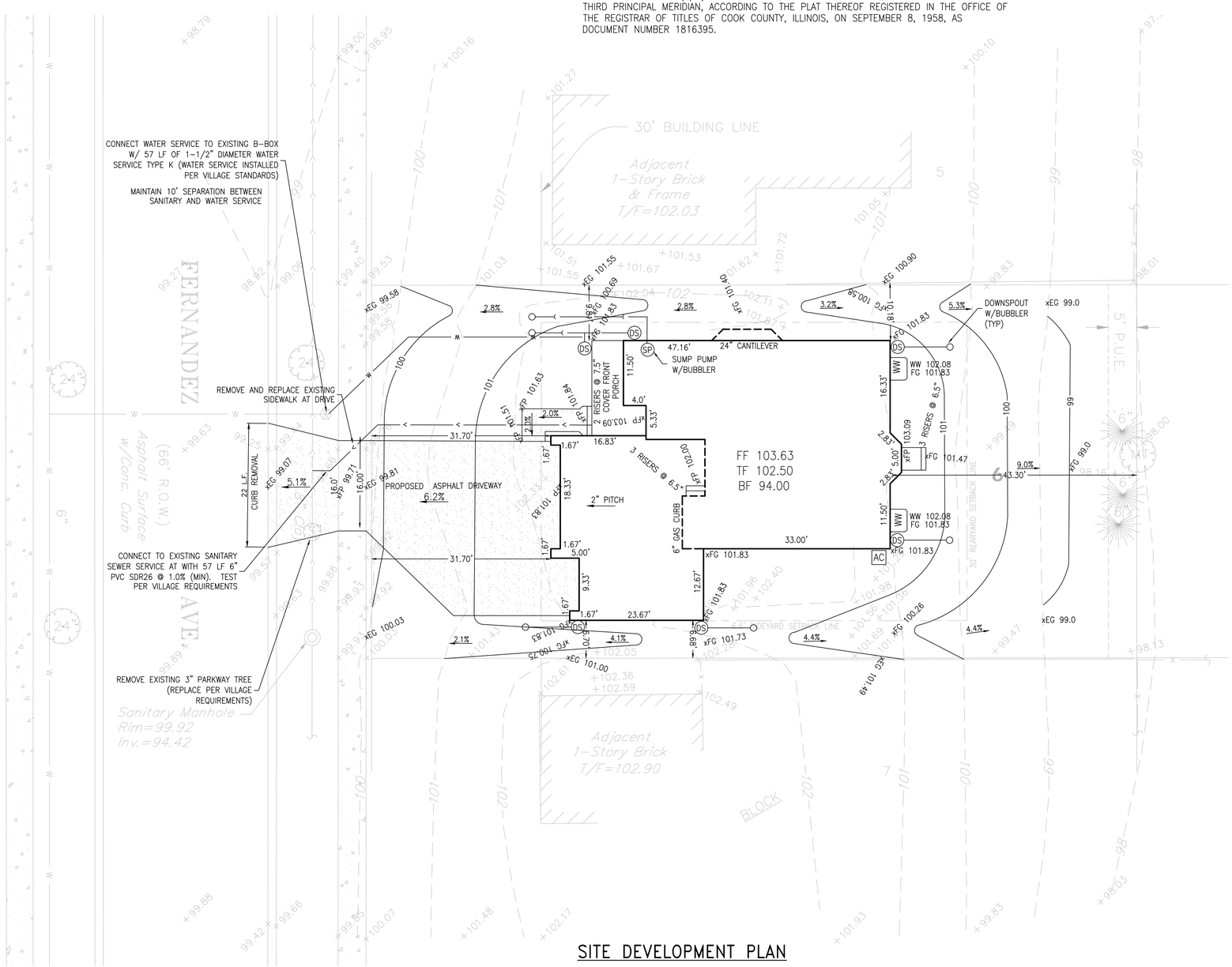
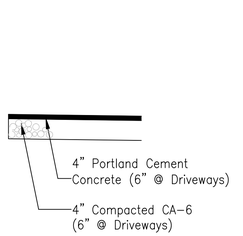
C-2

LOT 6 IN BLOCK TWO (2) IN HASBROOK SUBDIVISION UNIT NO. 3, OF PART OF THE NORTHEAST QUARTER (1/4) OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON SEPTEMBER 8, 1958, AS DOCUMENT NUMBER 1816395.

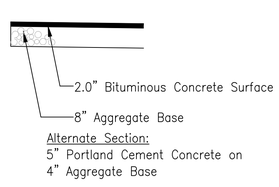
PIN 03-19-200-013



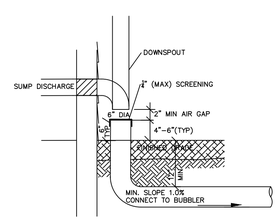
SITE DEVELOPMENT PLAN



SIDEWALK SECTION



DRIVEWAY SECTION



SUMP/DS CONNECTION AT BLDG

J.U.L.I.E. Joint Utility Locating Information for Excavators CALL 811

811 Know what's below. Call before you dig.

CIVIL 3 OF 4

LEGEND & ABBREVIATIONS

TF	Top of Foundation
FF	Finished Floor
BF	Basement Floor
BL	Reverse Brick Ledge
xFG	Finished (Proposed) Ground Grade
xFP	Finished (Proposed) Pavement Grade
BS	Bottom of Siding
WW	Top of Window Well
RM	Rim (Flow Line of Curb Frames)
IV	Invert
— — —	Existing Contour
800	Proposed Contour
→	Slope to Drain
⇨	Overflow Route
-o-o-o- (SF)	Silt Fence
x (TP)	Tree Protection
(DS)	Downspout
(SP)	Sump Pump Discharge

OTHER CONSTRUCTION NOTES:

1. ALL CONSTRUCTION TRAFFIC TO USE THE CONSTRUCTION ENTRANCE. IF SIDEWALK IS DAMAGED DURING CONSTRUCTION IT IS TO BE REPLACED PER THE VILLAGE STANDARDS (MATCH EXISTING PLAN AND PROFILE)
2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE VILLAGE STANDARDS AND ORDINANCES
3. NO PARKING ON OR BLOCKING OF SIDEWALKS IS PERMITTED.

PROPOSED GAS METER PER UTILITY COMPANY REQUIREMENTS

PROPOSED ELECTRIC METER PER ELECTRIC COMPANY REQUIREMENTS

BUILDING HEIGHT

ELEVATIONS TO DETERMINE ROOF HEIGHT:
AVERAGE GRADE AT FRONT BUILDING LINE = (101.83+101.83/2)=101.83
MAX ELEVATION AT MIDPOINT OF ROOF: 101.83+25'=126.83
PROPOSED ELEVATION AT MIDPOINT OF ROOF: 102.50+23.94'=126.44

BENCHMARK

CUT CROSS IN WALK AT THE SOUTHWEST CORNER OF SITE.

ELEVATION = 100.00 (ASSUMED)

BUILDING EXCAVATOR NOTE:

THIS PROPOSED SITE GRADING PLAN SHALL BE USED FOR PROPOSED ELEVATIONS AND PROPOSED GRADING ONLY. THE CONTRACTORS EXCAVATING FOR THE FOUNDATION AND POURING THE FOUNDATION ARE RESPONSIBLE FOR VERIFYING THE FOUNDATION DIMENSIONS AND LAYOUT BEFORE STARTING CONSTRUCTION. THE FOUNDATION DIMENSIONS SHALL BE BASED OFF THE APPROVED ARCHITECTURAL PLANS, NOT THIS SITE PLAN.

STREET ADDRESS	FRONT SETBACK
1839	30.0
1835	32.0
1831	32.0
1823	30.5
1817	33.2
1809	32.0
1805	31.3
1801	29.6
1735	31.5
1731	33.5
1717	30.5
1701	33.5
1611	32.5
1601	31.0
AVERAGE	**31.7**

PROPOSED FRONT SETBACK FOR 1805 N. FERNANDEZ AVENUE = **31.70'**

SITE ZONING SUMMARY

RESIDENTIAL DISTRICT:	R3
MINIMUM SETBACKS:	
FRONT =	25
SIDE =	N/A
REAR =	30
MAXIMUM HEIGHT (AVERAGE GRADE TO MIDPOINT):	25
PROPOSED HEIGHT (TF TO MIDPOINT):	23.94
MAXIMUM LOT BLD COVERAGE (%):	35.0%
LOT AREA (SF):	8929
PROPOSED LOT BLD COVERAGE (SF):	2361
PROPOSED LOT BLD COVERAGE (%):	26.4%
MAXIMUM LOT IMPERVIOUS COVERAGE (%):	55%
PROPOSED LOT IMPERVIOUS COVERAGE (SF):	3656
PROPOSED LOT IMPERVIOUS COVERAGE (%):	41%

GREENSCAPE HOMES, LLC
4355 WEAVER PARKWAY
WARRENVILLE, IL 60555

SITE DEVELOPMENT PLAN
1805 N. FERNANDEZ
ARLINGTON HEIGHTS, ILLINOIS

REV #	DATE	DESCRIPTION

ISSUE DATE: 04/23/14

DRAWN BY: DSB

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C-3

Property to Left 3

1823 N Fernandez

Property to Left 2

1817 N Fernandez

Property to Left 1

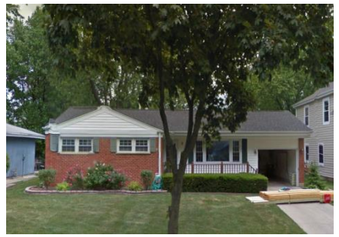
1809 N Fernandez

Subject Property

1805 N Fernandez

Property to Right 1

1801 N Fernandez



Property to Right 2

1743 N Fernandez

Property to Right 3

1731 N Fernandez

N. Fernandez Ave

Property Across 3

1810 N Fernandez

Property Across 2

1806 N Fernandez

Property Across 1

1802 N Fernandez

W. Maude Ave

1805 N Fernandez Ave

2 PROPOSED CONTEXT ELEVATION

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

GREENSCAPE HOMES, LLC
4355 WEAVER PARKWAY
WARRENVILLE, IL 60555

CUSTOM

MANCHESTER II G 0113-37-3394
1805 N FERNANDEZ
ARLINGTON HTS, IL

REV #	DATE	DESCRIPTION

ISSUE DATE:
5-2-14

DRAWN BY:
SMR

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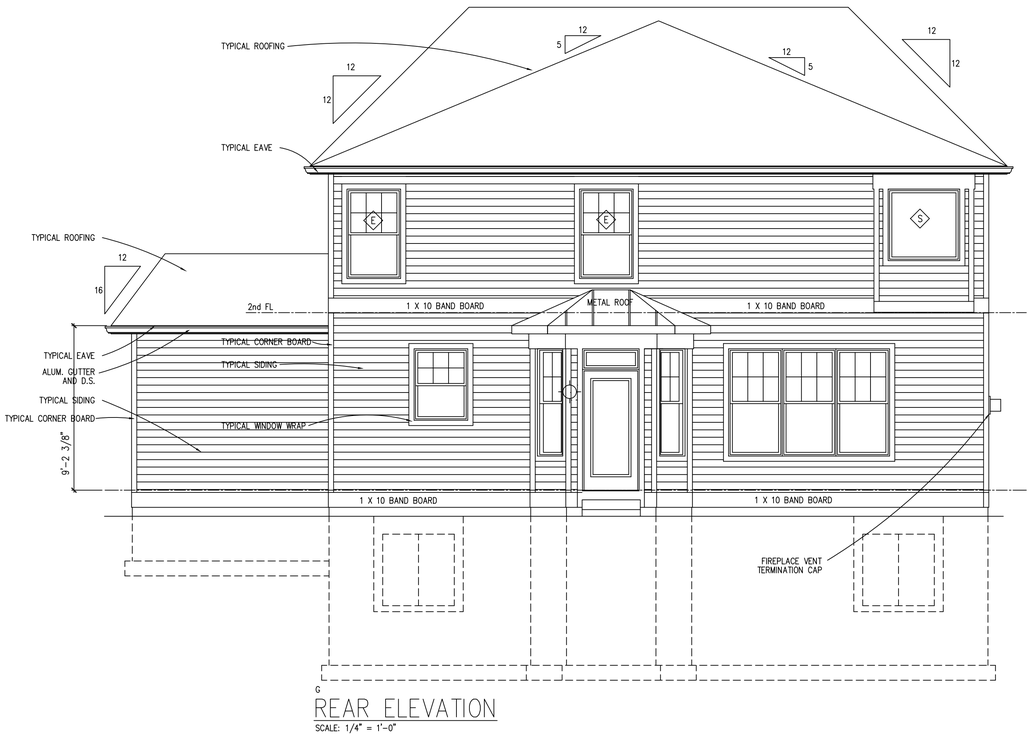
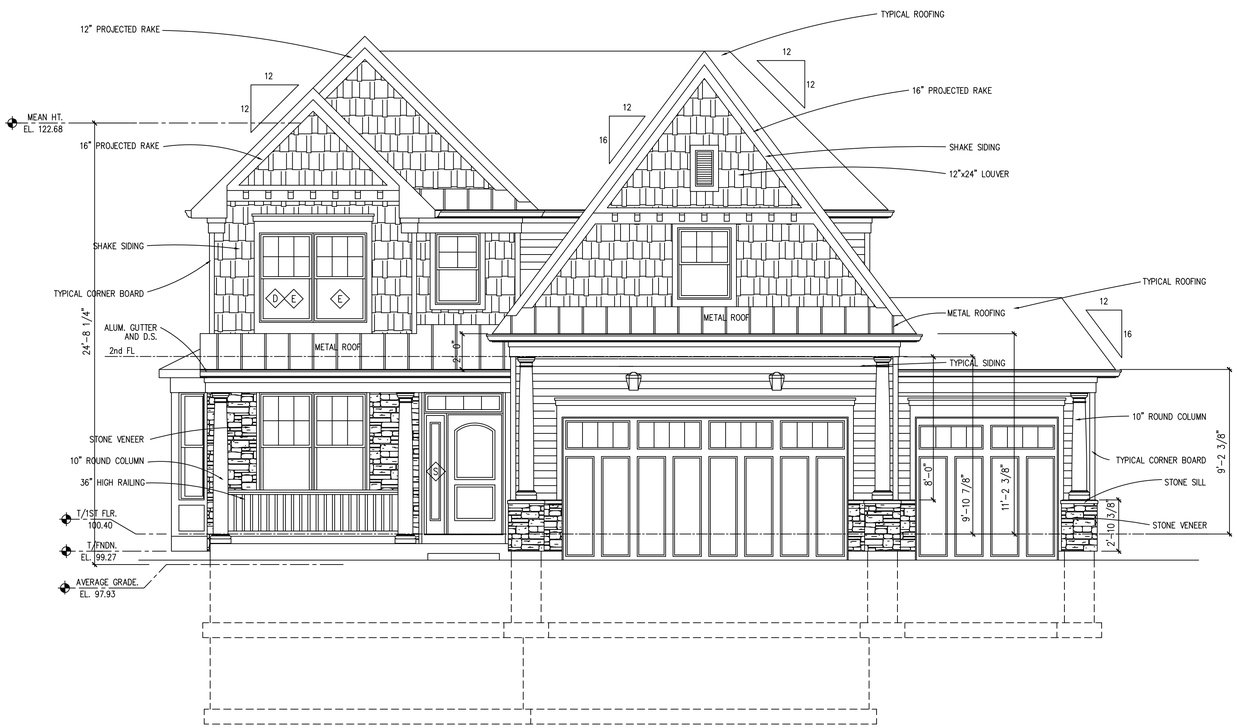
A3.2



REAR ELEVATION

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



FRONT ELEVATION

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

ELEVATION NOTES

SEE COVER SHEET FOR GENERAL NOTES

1. TYPICAL SIDING SHALL BE CEMENT BOARD SIDING.
2. TRIM SHALL BE CEMENT BOARD TO MATCH SIDING.
3. TYPICAL CORNERBOARDS SHALL BE 5/4x6 FACING FRONT AND REAR w/ 5/4x4 AT SIDES.
4. TYPICAL FRIEZE SHALL BE 1x4 ON 5/4x8.
5. TYPICAL WINDOW WRAP/SILL SHALL BE 5/4x4.
6. TYPICAL DOOR WRAP SHALL BE 5/4x6.
7. TYPICAL WINDOW/DOOR HEAD SHALL BE 1x4 ON 5/4x12 w/ ALUM. FLASHING ABOVE.
8. TYPICAL EAVE SHALL BE ALUM. WRAPPED 1x8 w/ CONTINUOUSLY VENTED ALUM. SOFFIT. SEE DETAIL.
9. PROJECTED RAKE SHALL BE 1x3 ON 1x8 w/ ALUM. SOFFIT AND 5/4x8 SUBRAKE.
10. TYPICAL ROOF SHALL BE CERTAINTEED XT 25 YEAR SHINGLES OR 30 YEAR ARCHITECTURAL PER SELECTIONS.
11. PROVIDE 48" WIDE ICE & WATER SHIELD STARTER AND AT ALL VALLEYS AND EAVES.
12. PROVIDE ALUMINUM FLASHING AT ALL ROOF/WALL INTERSECTIONS, ABOVE WINDOW/DOOR HEADS AND BAND BOARDS, AND SIMILAR PENETRATIONS.
13. GUTTERS AND DOWNSPOUTS SHALL BE SEAMLESS ALUMINUM. DISCHARGE INTO STORM SEWER OR SPLASH TO GRADE w/ 3' EXTENSIONS AND SPLASHBLOCKS.
14. PROVIDE CONTINUOUS RIDGE VENT AND / OR 50 s.i. ALUM. ROOF VENTS NEAR RIDGE w/ EQUAL AREA OF SOFFIT VENTILATION. MINIMUM 1/300th OF ATTIC AREA.
15. WINDOW MANUFACTURER TO VERIFY EGRESS WINDOW AREA OF 5.7 s.f. PROVIDED IN EACH BEDROOM.
16. FIREPLACE FLUE TO MEET MANUFACTURER'S CLEARANCE RECOMMENDATIONS.
17. PROVIDE OSB SADDLES AT ROOF AND WALLS WHERE WATER FLOW OR SNOW BUILDUP MAY CAUSE DAMAGE. PROVIDE ICE AND WATER SHIELD ON ROOF / WALL.
18. PROVIDE BUILDING WRAP ON ALL WALL SHEATHING. ALL SEAMS TO BE LAPPED AND TAPED PER MANUFACTURER. LAP AND TAPE OVER FLASHING.
19. PROVIDE 6" CONTRASTING ADDRESS NUMBERS ABOVE GARAGE DOOR OR PER ELEVATION.

GREENSCAPE HOMES, LLC
4355 WEAVER PARKWAY
WARRENVILLE, IL 60555

CUSTOM

MANCHESTER II G 0113-37-3394
1805 N FERNANDEZ
ARLINGTON HTS, IL

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A3.1

RIGHT SIDE ELEVATION

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

LEFT SIDE ELEVATION

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

ELEVATION NOTES

SEE COVER SHEET FOR GENERAL NOTES

1. TYPICAL SIDING SHALL BE CEMENT BOARD SIDING.
2. TRIM SHALL BE CEMENT BOARD TO MATCH SIDING.
3. TYPICAL CORNERBOARDS SHALL BE 5/4x6 FACING FRONT AND REAR w/ 5/4x4 AT SIDES.
4. TYPICAL FRIEZE SHALL BE 1x4 ON 5/4x8.
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6. TYPICAL DOOR WRAP SHALL BE 5/4x6.
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13. GUTTERS AND DOWNSPOUTS SHALL BE SEAMLESS ALUMINUM. DISCHARGE INTO STORM SEWER OR SPLASH TO GRADE w/ 3' EXTENSIONS AND SPLASHBLOCKS.
14. PROVIDE CONTINUOUS RIDGE VENT AND / OR 50 s.i. ALUM. ROOF VENTS NEAR RIDGE w/ EQUAL AREA OF SOFFIT VENTILATION. MINIMUM 1/300th OF ATTIC AREA.
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18. PROVIDE BUILDING WRAP ON ALL WALL SHEATHING. ALL SEAMS TO BE LAPPED AND TAPED PER MANUFACTURER. LAP AND TAPE OVER FLASHING.
19. PROVIDE 6" CONTRASTING ADDRESS NUMBERS ABOVE GARAGE DOOR OR PER ELEVATION.

GREENSCAPE HOMES, LLC
4355 WEAVER PARKWAY
WARRENVILLE, IL 60555

CUSTOM

MANCHESTER II G 0113-37-3394
1805 N FERNANDEZ
ARLINGTON HTS, IL

REV #	DATE	DESCRIPTION
	5/8/14	SUBMIT FOR DESIGN REVIEW

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5-2-14

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A3.2

1805 N Fernandez Ave Arlington Heights
Material Schedule

Roof	Landmark	Weathered Wood
Metal Roof	Alsco	Terra Bronze
Siding	James Hardie	Monterey Taupe
Stone	Fond Du Lac	Country Squire
Gutters/Trim/Fascia	Norandex	White
Windows	Silver Line	White
Front Door	Stained	Dark Walnut

Item: DC#14-050 - 1538 N. Kennicott Ave. - SF/Addition

Department: Planning & Community Development

BACKGROUND

Approval of the proposed architectural design for an addition to an existing single-family home.

RECOMMENDATION

It is recommended that the Design Commission evaluate the proposed new single-family residence to be located at 1538 N. Kennicott Avenue. This recommendation is subject to compliance with the architectural plans received on 7/25/14, and the following:

1. Consider adding a continuous horizontal trim board between the first and second floors to help break up the large walls.

2. Recommend adding decorative grilles (grids) to all double hung windows on the rear elevation, to match the front and side elevations.

3. 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.

4. Compliance with all applicable Federal, State, and Village codes, regulations and policies.

ATTACHMENTS:

Description	Type
Staff Report	Report
Drawings & Documents	Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name:	Patel Residence
Project Address:	1538 N. Kennicott Ave.
Prepared By:	Steve Hautzinger
Date Prepared:	August 4, 2014

PETITION INFORMATION:

DC Number:	14-050
Petitioner Name:	Eric Carlson
Petitioner Address:	24 N. Bennett St. Geneva, IL 60134
Meeting Date:	August 12, 2014

Requested Action(s): Approval of the proposed architectural design for a new addition to an existing 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, and Chapter 28 (Zoning Ordinance) of the Village of Arlington Heights Municipal Code.

The petitioner is proposing to add a second floor addition to their existing single story home. The footprint of the existing first floor will remain as is, except for the addition of a new entry foyer on the front of the home. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 8,710 square feet and the proposed residence will have 3,605 square feet. The project does comply with all R-3 zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 31.59 feet Side: 6.7 feet Side: 6.7 feet Rear: 30 feet	Front: 32.46 feet Side: 7.15 feet Side: 7.54 feet Rear: 46’
Building Height	25 feet to the midpoint	22 feet to the midpoint
FAR	3,920 SF	3,605 SF
Building Lot Coverage	3,048 SF	2,030 SF
Impervious Surface Coverage Total	4,355 SF	3,196 SF

The existing neighborhood consists of primarily single story homes. This project is appearing before the Design Commission due to past concerns in this neighborhood regarding construction of two story residences, and to evaluate the proposed architectural design with the context of the neighborhood. The hipped main roof helps to diminish the height and mass of the proposed addition, but the, but the left side and rear elevations are large and flat. Details to consider are:

1. Consider adding a continuous horizontal trim board between the first and second floors to help break up the large walls.
2. Recommend adding decorative grilles (grids) to all double hung windows on the rear elevation, to match the front and side elevations.

The petitioner may also want to consider adding wall mounted light fixtures on each side of the garage door and the front entry door.

RECOMMENDATION:

It is recommended that the Design Commission **evaluate** the proposed new single-family residence to be located at 1538 N. Kennicott Avenue. This recommendation is subject to compliance with the architectural plans received on 7/25/14, and the following:

1. Consider adding a continuous horizontal trim board between the first and second floors to help break up the large walls.
2. Recommend adding decorative grilles (grids) to all double hung windows on the rear elevation, to match the front and side elevations.

3. 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.
4. Compliance with all applicable Federal, State, and Village codes, regulations and policies.

_____ August 5, 2014

Steve Hautzinger, Design Planner
Department of Planning and Community Development

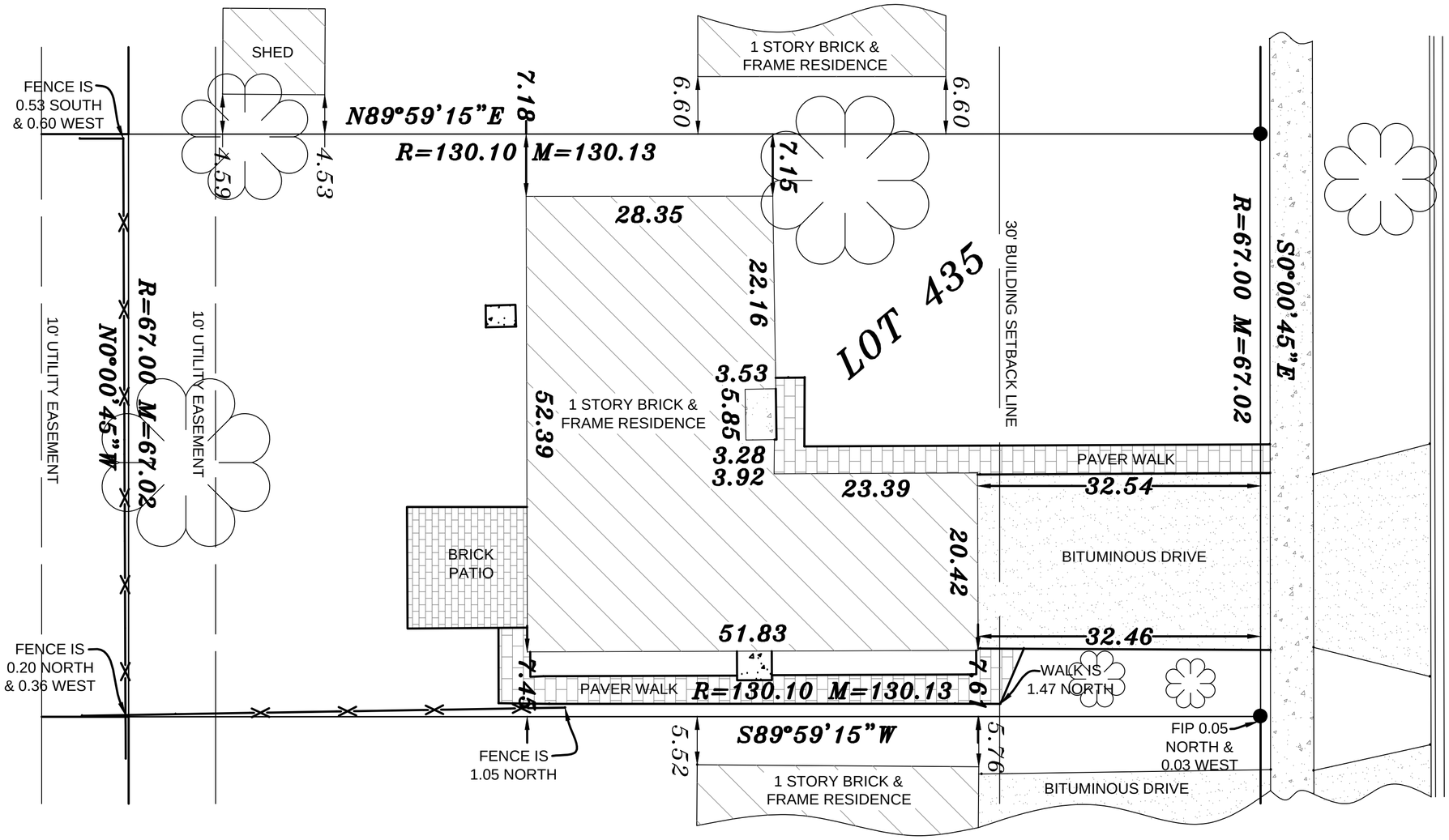
Cc: Diana Mikula, Interim Village Manager, Charles Witherington Perkins, Director of Planning and Community Development, James McCalister, Director Building & Health Services, Charlie Craig, Building Services, Petitioner, DC File 14-050

PLAT OF SURVEY

OF LOT 435 IN HASBROOK SUBDIVISION UNIT NUMBER 5, A SUBDIVISION OF PART OF THE EAST 1/2 OF THE EAST 1/2 OF NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 9, 1960 AS DOCUMENT 17778451, IN COOK COUNTY, ILLINOIS.

PIN: 03-19-112-004-0000

COMMONLY KNOWN AS: 1538 N. KENNICOTT AVENUE, ARLINGTON HEIGHTS, IL



STATE OF ILLINOIS }
SS
COUNTY OF DU PAGE }

THIS IS TO CERTIFY THAT I, RICHARD M. FANDEL AN ILLINOIS LAND SURVEYOR, HAVE SURVEYED THE PROPERTY DESCRIBED ABOVE AND THAT THIS PLAT OF SURVEY IS A CORRECT REPRESENTATION OF SAID SURVEY. THIS SURVEY CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY EFFECTIVE AS OF APRIL 27, 2010. ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF, CORRECTED AT 62 DEGREES FAHRENHEIT.
GIVEN UNDER MY HAND AND SEAL AT WHEATON, ILLINOIS

THIS 17TH DAY OF APRIL, A.D. 2014

ILLINOIS LAND SURVEYOR NO. 035-003064
LICENSE RENEWAL DATE IS 11/30/2014
PROFESSIONAL DESIGN FIRM NO. 184-003099
LICENSE RENEWAL DATE IS 04/30/2015

COMPARE LEGAL DESCRIPTION WITH DEED AND REPORT ANY DISCREPANCY IMMEDIATELY. A TITLE COMMITMENT WAS NOT FURNISHED FOR USE IN PREPARATION OF THIS SURVEY. IF A TITLE COMMITMENT WAS NOT FURNISHED, THERE MAY BE EASEMENTS, BUILDING LINES OR OTHER RESTRICTIONS NOT SHOWN ON THIS PLAT. THIS PLAT DOES NOT SHOW BUILDING RESTRICTIONS ESTABLISHED BY LOCAL ORDINANCES. LOCAL AUTHORITIES MUST BE CONSULTED REGARDING ANY RESTRICTIONS. DO NOT SCALE DIMENSIONS FROM THIS PLAT. NO EXTRAPOLATIONS SHOULD BE MADE FROM THE INFORMATION SHOWN WITHOUT PERMISSION OF FANDEL'S LAND SURVEYING, INC. THIS PLAT IS NOT TRANSFERABLE. ONLY PRINTS WITH AN EMBOSSED SEAL ARE OFFICIAL COPIES AND ARE NULL AND VOID IF SURVEYORS EMBOSSED SEAL IS NOT AFFIXED HEREON.

Fandel's
Land Surveying Inc.
1N335 Morse St.
Carol Stream, IL 60188
(630) 327-4830 - Fax (630) 690-9812
Email: rick@fandels.com

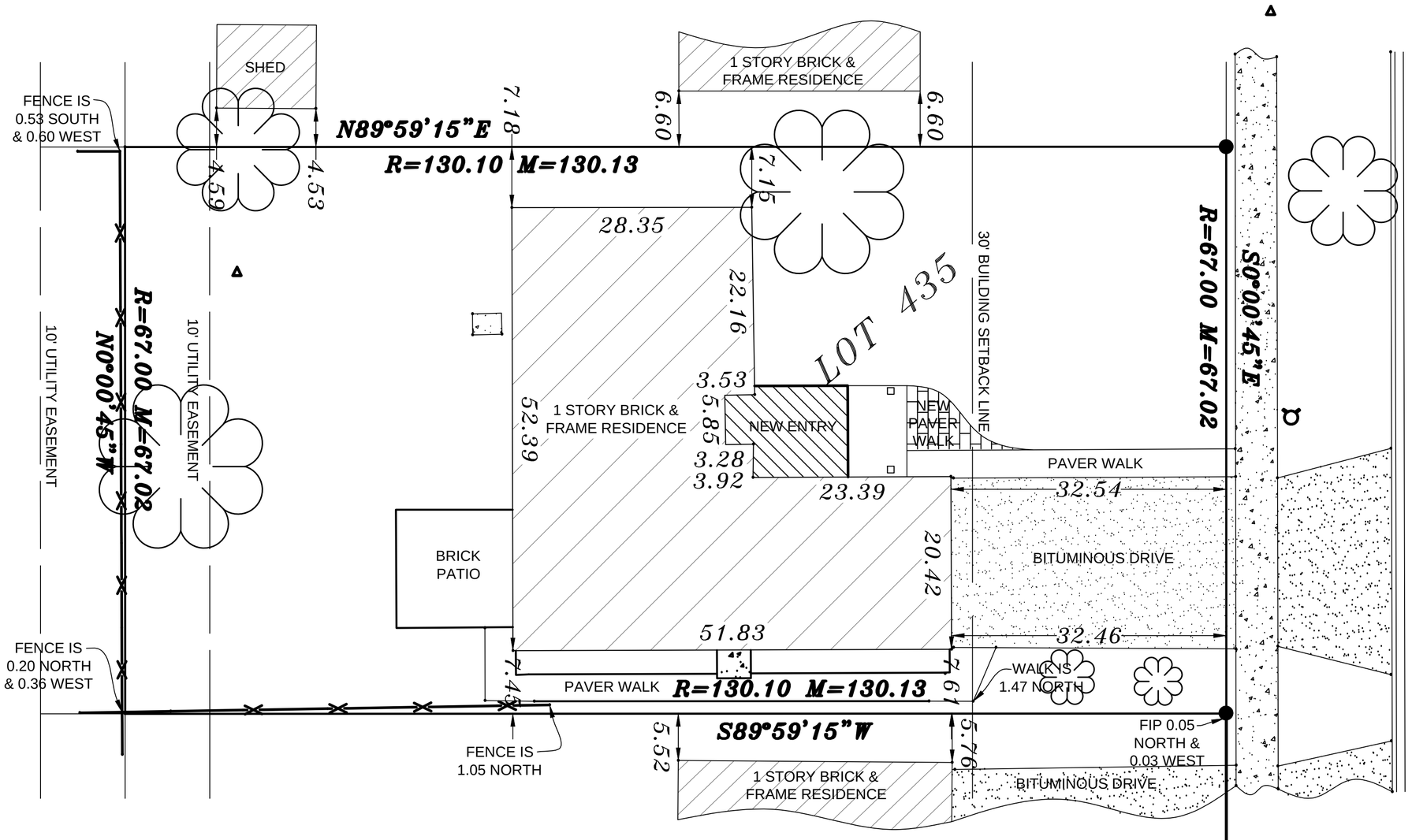
LOT 435 IN HASBROOK SUBDIVISION UNIT NUMBER 5			
Scale: 1" = 10'	PLAT OF SURVEY		Drawn By: AAL
Date: 4/17/14			Approved By: RMF
Revised:			
Prepared for: ECA ARCHITECTS & PLANNERS			
○ Set Iron Stake ● Found Iron Stake	+ Cut Cross □ Set B.M.		JOB # 14026

PLAT OF SURVEY

OF LOT 435 IN HASBROOK SUBDIVISION UNIT NUMBER 5, A SUBDIVISION OF PART OF THE EAST 1/2 OF THE EAST 1/2 OF NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 9, 1960 AS DOCUMENT 17778451, IN COOK COUNTY, ILLINOIS.

PIN: 03-19-112-004-0000

COMMONLY KNOWN AS: 1538 N. KENNICOTT AVENUE, ARLINGTON HEIGHTS, IL



STATE OF ILLINOIS }
SS
COUNTY OF DU PAGE }

THIS IS TO CERTIFY THAT I, RICHARD M. FANDEL AN ILLINOIS LAND SURVEYOR, HAVE SURVEYED THE PROPERTY DESCRIBED ABOVE AND THAT THIS PLAT OF SURVEY IS A CORRECT REPRESENTATION OF SAID SURVEY. THIS SURVEY CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY EFFECTIVE AS OF APRIL 27, 2010. ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF, CORRECTED AT 62 DEGREES FAHRENHEIT.
GIVEN UNDER MY HAND AND SEAL AT WHEATON, ILLINOIS

THIS 17TH DAY OF APRIL, A.D. 2014

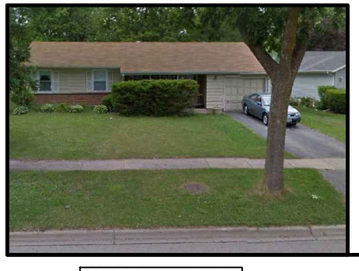
ILLINOIS LAND SURVEYOR NO. 035-003064
LICENSE RENEWAL DATE IS 11/30/2014
PROFESSIONAL DESIGN FIRM NO. 184-003099
LICENSE RENEWAL DATE IS 04/30/2015

COMPARE LEGAL DESCRIPTION WITH DEED AND REPORT ANY DISCREPANCY IMMEDIATELY. A TITLE COMMITMENT WAS NOT FURNISHED FOR USE IN PREPARATION OF THIS SURVEY. IF A TITLE COMMITMENT WAS NOT FURNISHED, THERE MAY BE EASEMENTS, BUILDING LINES OR OTHER RESTRICTIONS NOT SHOWN ON THIS PLAT. THIS PLAT DOES NOT SHOW BUILDING RESTRICTIONS ESTABLISHED BY LOCAL ORDINANCES. LOCAL AUTHORITIES MUST BE CONSULTED REGARDING ANY RESTRICTIONS. DO NOT SCALE DIMENSIONS FROM THIS PLAT. NO EXTRAPOLATIONS SHOULD BE MADE FROM THE INFORMATION SHOWN WITHOUT PERMISSION OF FANDEL'S LAND SURVEYING, INC. THIS PLAT IS NOT TRANSFERABLE. ONLY PRINTS WITH AN EMBOSSED SEAL ARE OFFICIAL COPIES AND ARE NULL AND VOID IF SURVEYORS EMBOSSED SEAL IS NOT AFFIXED HEREON.

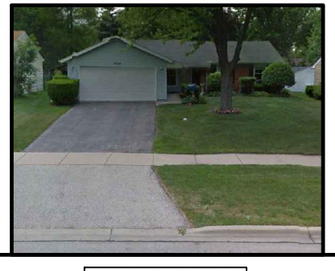
Fandel's
Land Surveying Inc.
1N335 Morse St.
Carol Stream, IL 60188
(630) 327-4830 - Fax (630) 690-9812
Email: rick@fandels.com

LOT 435 IN HASBROOK SUBDIVISION UNIT NUMBER 5

Scale: 1" = 10'	PLAT OF SURVEY	Drawn By: AAL
Date: 4/17/14		Approved By: RMF
Revised:		
Prepared for: ECA ARCHITECTS & PLANNERS		
○ Set Iron Stake ● Found Iron Stake	+ Cut Cross □ Set B.M.	JOB # 14026

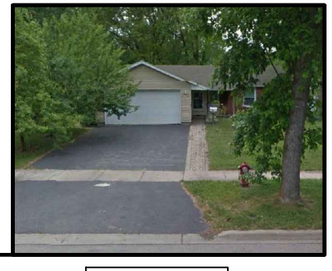


PROPERTY TO LEFT 3
1532 N. KENNICOTT



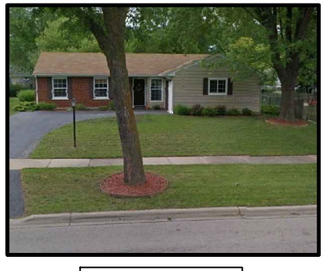
PROPERTY TO LEFT 2
1534 N. KENNICOTT

PROPERTY TO LEFT 1
1536 N. KENNICOTT

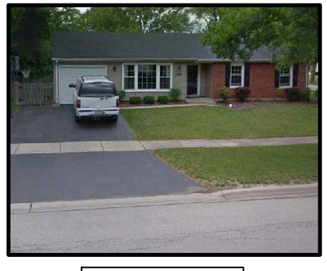


SUBJECT PROPERTY
1538 N. KENNICOTT

PROPERTY TO RIGHT 1
1540 N. KENNICOTT



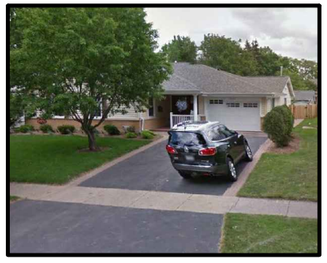
PROPERTY TO RIGHT 2
1542 N. KENNICOTT



PROPERTY TO RIGHT 3
1544 N. KENNICOTT

N. KENNICOTT AVE

PROPERTY ACROSS 1
1535 N. KENNICOTT



PROPERTY ACROSS 2
1537 N. KENNICOTT

PROPERTY ACROSS 3
1539 N. KENNICOTT

SURROUNDING PROPERTIES

REVISIONS		
DRAWN BY: BWD		11.25.13
FILE NAME: 13-316		

Addition:

Patel Residence

1538 N. Kennicott Avenue

Arlington Heights, IL

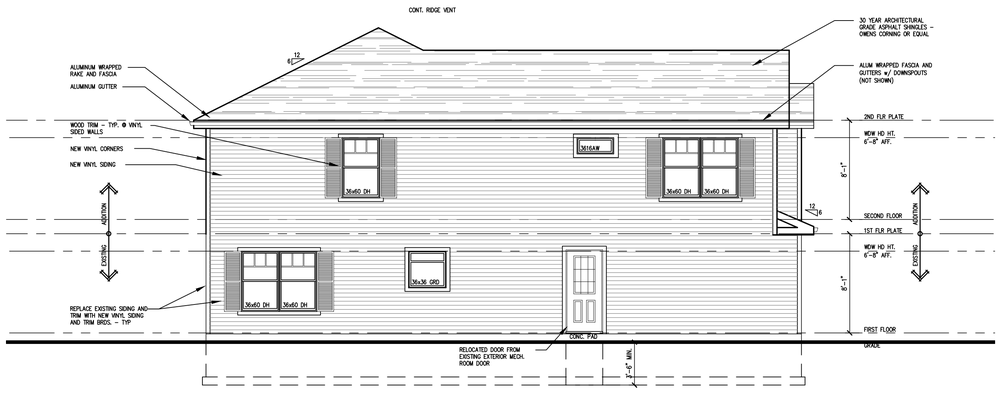
ECA ARCHITECTS AND PLANNERS

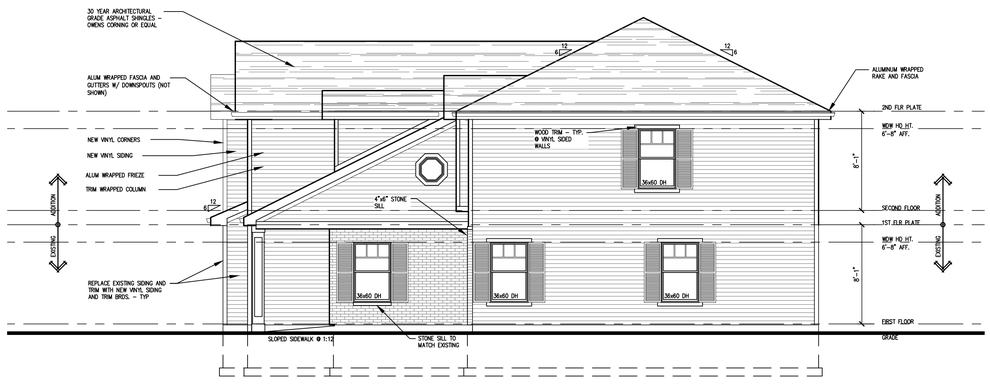
24 N. BENNETT STREET
GENEVA IL 60134
PHONE 630 608 0500
FAX 630 830 8875

PROFESSIONAL DESIGN FIRM
NO. 184 005766

IF PRINTED TO SCALE, BOTH THESE BARS WILL MEASURE 1" 1 2 3 4 5 6 7 8 1 2 3 4 5 6 7 8 9 10

2 PROPOSED CONTEXT ELEVATION
SCALE: 1/8" = 1'-0"





24 N. BENNETT STREET
GENEVA IL 60134
PHONE 630 608 0500
FAX 630 786 3132

PROFESSIONAL DESIGN FIRM
NO. 184 005766

EA ARCHITECTS AND PLANNERS

IF PRINTED TO SCALE, BOTH THESE BARS WILL MEASURE 1" 1 2 3 4 5 6 7 8 9 10

Remodel & Addition:
Patel Residence
1538 N. Kennicott Ave,
Arlington Heights, IL, 60004

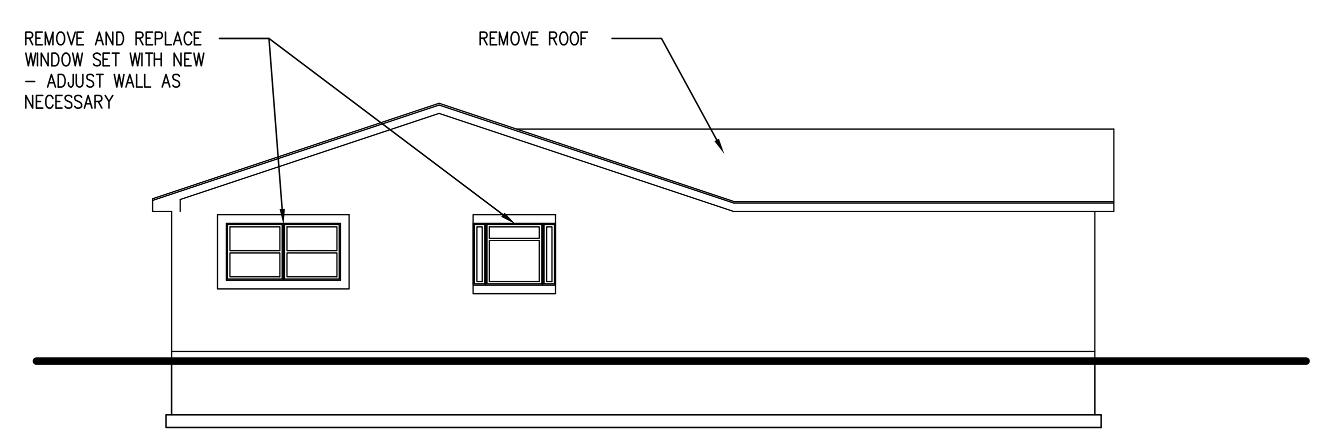
CONTEXT ELEVATIONS

REVISIONS	
PERMIT SUBMITTAL	05.19.14
DRAWN BY: BWD	11.25.13
FILE NAME: 13-316	

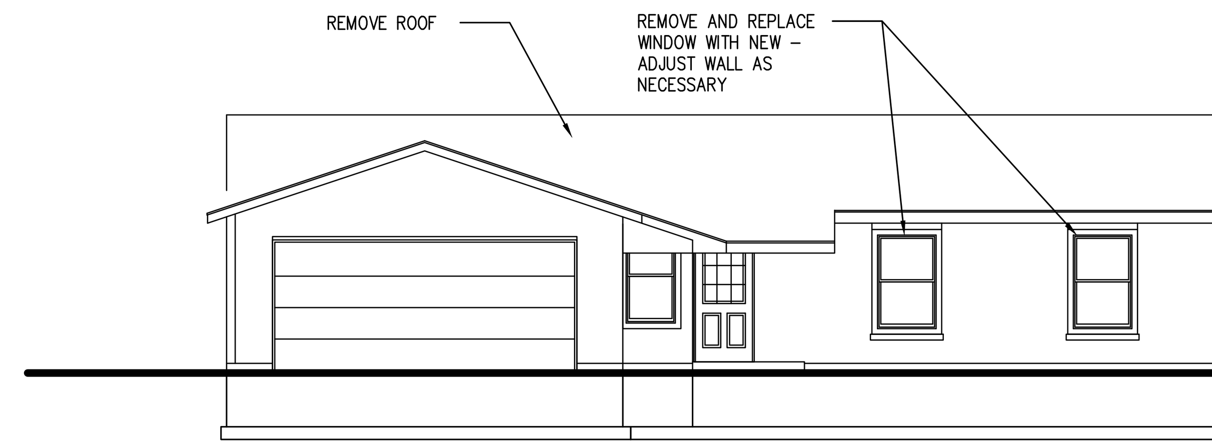
SHEET
EX-1

GENERAL NOTES

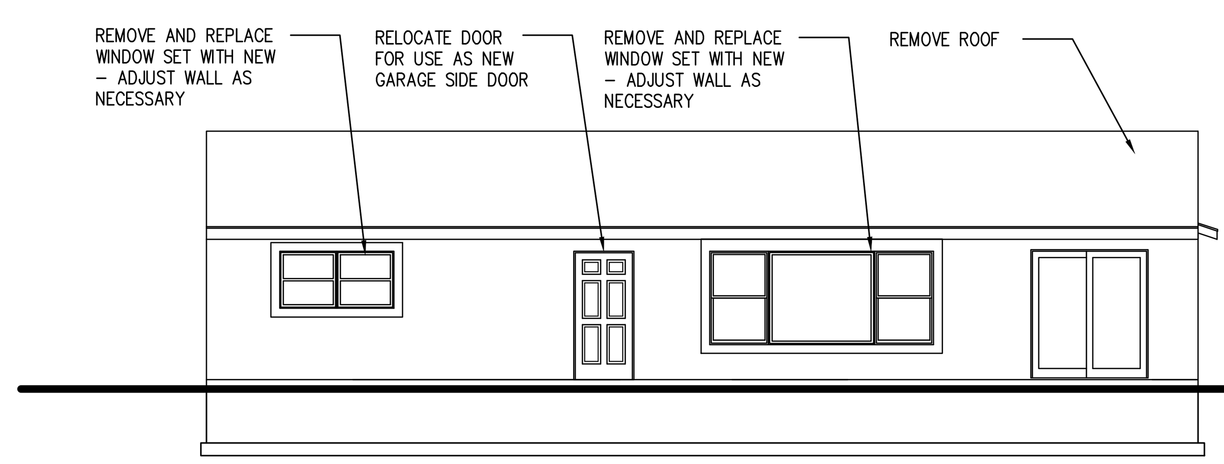
- INSTALL DOUBLE CRIPPLES FOR LOAD BEARING HEADERS GREATER THAN 6'.
- USE 2 – 2 X 12 HEADERS @ 2x4 WALLS OR 2–2 x 12 HEADERS @ 2x6 WALLS WITH (1/2" INSULATION BOARD BETWEEN EACH MEMBER) OVER ALL EXTERIOR WINDOWS AND OPENINGS – UNLESS OTHERWISE NOTED.
- INSTALL 2–2X4 (OR 3–2x6) POST UNDER ALL LVL'S UNLESS OTHERWISE NOTED.
- ALL MICROLAM BEAMS SHALL BE NAILED, FASTENED AND INSTALLED AS PER MANUFACTURERS' SPECIFICATIONS. PROVIDE SOLID BLOCKING AT EACH END.
- DOUBLE JOISTS UNDER PARALLEL PARTITIONS.
- HOLES BORED OR CUT INTO FRAMING MEMBERS SHALL NOT BE CLOSER THAN 2" TO THE TOP OR BOTTOM OF THE JOIST OR TO ANY OTHER HOLE LOCATED IN THE MEMBER. THE DIAMETER OF THE HOLE IN JOISTS SHALL NOT EXCEED ONE–THIRD OF THE DEPTH OF THE MEMBER.
- NOTCHES IN FRAMING MEMBERS SHALL NOT EXCEED ONE–SIXTH OF THE DEPTH OF THE MEMBER, SHALL NOT BE LONGER THAN ONE–THIRD OF THE DEPTH OF THE MEMBER AND SHALL NOT BE LOCATED IN THE MIDDLE ONE–THIRD OF THE SPAN. NOTCH DEPTH AT THE ENDS OF THE MEMBERS SHALL NOT EXCEED ONE–FOURTH OF THE DEPTH OF THE MEMBER.
- PROVIDE JOIST HANGERS FOR ALL HEADER TO HEADER AND JOIST TO HEADER CONNECTIONS. INSTALL JOIST HANGERS WITH MANUFACTURERS APPROVED NAILS – FILL ALL HOLES. GALVANIZED ROOFING AND BOX NAILS ARE NOT PERMITTED.
- PROVIDE 1.5" MIN BEARING AT ALL JOIST ENDS OR PROVIDE APPROVED JOIST HANGERS (IRC#502.6).
- RAFTERS TIES TO BE INSTALLED 4'–0" WHERE C.J. ARE NOT PARALLEL WITH R.R.
- EXPOSED INSULATION FACING TO HAVE A FLAME SPREAD RATING UNDER 25 AND A SMOKE DEVELOPMENT FACTOR UNDER 450
- FIRESTOPPING REQUIRED PER IRC#502.13 IN ACCORDANCE W/IRC#602.8
- PROVIDE FLASHING AS REQUIRED PER IRC#703.8
- ALL PLYWOOD TO BE "APA" RATED,
- • PROVIDE ATTIC ACCESS PANEL. MIN 22" X 30" PER IRC 807.1. INSULATE AND SEAL PER IECC REQUIREMENTS. REFER TO IECC NOTES AND DETAIL.
- DOUBLE JOISTS UNDER TUBS
- ALL FIREPSTOPPING AND DRAFTSTOPPING SHALL BE FIELD VERIFIED.
- STAIRWAYS SHALL HAVE A MAX RISE OF 7 3/4" AND A MIN. TREAD WIDTH OF 10". HEADROOM SHALL BE A MINIMUM OF 6'–8" AND SPINDLE SPACING SHALL NOT EXCEED 4" CLEAR OPENING. 3'–0" CLEAR WIDTH IS REQUIRED PER IRC#311.5.3.
- ENCLOSE ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS AT SOFFITS PROTECTED ON THE ENCLOSED SIDE W/1/2" GYPSUM BOARD (IRC#311.2.2).
- PROVIDE WOOD BLOCKING WITHIN THE WALL FRAMING IN ONE FIRST FLOOR BATH LOCATED 33"–36" AFF IN WALLS ADJACENT TO TOILET, SHOWER OR TUB.
- ALL ACCESSIBLE FIRST FLOOR DOORWAYS SHALL BE A MINIMUM OF 32" CLEAR OPENING WITH THE DOOR OPEN 90 DEG. MEASURE FROM THE FACE OF DOOR TO STOP.
- BUILD OUT WALLS AND CEILINGS AS REQUIRED FOR ALL MECHANICAL AND PLUMBING RUNS.
- TEMPERED GLASS SHALL BE USED AT SHOWER ENCLOSURES, WINDOW ABOVE WHIRLPOOL TUB, AND AT FRONT AND READ DOORS AND SIDELIGHTS PER IRC#308
- EACH SLEEPING ROOM SHALL HAVE AT LEAST ONE WINDOW THAT COMPLIES WITH THE IRC.
- ALL WINDOWS WITHIN 18" OF THE FLOOR AND WITHIN 12" OF ANY DOOR ARE TO HAVE TEMPERED GLAZING.
- ALL CONDITIONING CONDENSERS WILL BE INSTALLED WITHIN THE BUILDABLE AREA OF THE LOT (GREATER THAT 6'–6" FROM SIDE LOT LINE)
- JOINTS OF DUCT SYSTEMS SHALL BE MADE SUBSTANTIALLY AIRTIGHT BY MEANS OF MASTICS, TAPES, GASKETING OR OTHER APPROVED CLOSURE SYSTEM. CLOTH "DUCT TAPE" IS NOT AN APPROVED MATERIAL BY CODE TO SEAL JOINTS IN DUCTWORK DUE TO THE FACT THIS TYPE OF TAPE DRIES OUT OVER TIME AND DOES NO EFFECTIVELY SEAL JOINTS.
- IF A WHIRLPOOL TUB IS INSTALLED, ACCESS SHALL BE PROVIDED TO THE CIRCULATION PUMP(S) IN ACCORDANCE WITH THE FIXTURE MANUFACTURERS INSTALLATION INSTRUCTIONS. WHERE THE MANUFACTURERS INSTRUCTIONS DO NO SPECIFY THE LOCATION AND MINIMUM SIZE OF FIELD FABRICATED ACCESS OPENINGS, A 12" X 12" MINIMUM SIZE OPENING SHALL BE INSTALLED TO PROVIDE ACCESS TO THE CIRCULATION PUMP. WERE PUMP(S) ARE LOCATED MORE THAN 2' FROM THE ACCESS OPENING SHALL BE UNOBSTRUCTED AND BE OF THE SIZE NECESSARY TO PERMIT THE REMOVAL AND REPLACEMENT OF THE CIRCULATION PUMP. (P2720.1).
- WHIRLPOOL TUB TO BE TIED TO A GFI OUTLET FOLLOW 2008 NEC SEPARATE CIRCUITS REQUIRED FOR DISHWASHER, OVEN, SUMP, FURNACE, A/C, LAUNDRY ROOM, AND WHIRLPOOL TUB.
- PROVIDE VACUUM BREAKERS ON ALL HOSE BIBS.
- BATH EXHAUST FANS TO VENT DIRECTLY TO EXTERIOR PER IRC 303.3.
- ALL SHOWER HEADS SHALL INCLUDE AUTOMATIC SAFETY WATER MIXING.
- A MINIMUM OF 10% FREE OF THE ELECTRICAL PANEL SPACE IS REQUIRED FOR FUTURE EXPANSION.
- PROVIDE OUTSIDE AIR INTAKE AT ALL FACTORY OR MASONRY FIREPLACES (MIN 6").
- GUARDRAIL MINIMUM HEIGHT SHALL BE 36" FOR HORIZONTAL RAILS PER IRC#312.1 HANDRAIL MAX. GRIP SIZE IS 2 1/4" CROSS SECT. DIMENSION PER IRC#311.5.6.3 PROVIDE CONTINUOUS HANDRAIL AT ALL STAIRS OVER 3 RISERS HIGH PER IRC#311.5.6.
- ALL GUARD RAILINGS TO BE 36" HIGH WITH LESS THAN 4" SPACE IN BETWEEN SPINDLES. ALL HANDRAILS TO BE 30"–34" HIGH ABOVE TREADNOSE. CONFIRM ALL SIZES AND CONFIGURATIONS WITH THE BUILDING DEPARTMENT PRIOR TO ORDERING..
- ALL CONTRACTORS SHALL PROVIDE ANY ADDITIONAL DRAWINGS AND INFORMATION THAT MAY BE REQUIRED IN ORDER TO OBTAIN A PERMIT TO PERFORM THEIR WORK.
- EXTERIOR WALL DIMENSIONS ARE TO OUTSIDE OF FACE BRICK, OR CONCRETE. INTERIOR DIMENSIONS ARE TO THE WOOD STUDS. CONFORM TO ALL DIMENSIONS INDICATED IN PREFERENCE TO SCALED DIMENSIONS FROM THE BLUEPRINT..
- OWNER AND ARCHITECT SHALL NOT BE HELD LIBABLE FOR INJURY INCURRED BY CONTRACTOR OR CREW, AND SHALL REMAIN HARMLESS THROUGHOUT THE COURSE OF WORK.
- WHILE EVERY ATTEMPT HAS BEEN MADE IN THE PREPARATION OF THIS PLAN TO AVOID MISTAKES, THE MAKER CANNOT GUARANTEE AGAINST HUMAN ERROR. THE CONTRACTOR ON THE JOB MUST CHECK ALL DIMENSIONS AND DETAILS AND MUST BE RESPONSIBLE FOR SAME. ANY DISCREPANCY IN DRAWINGS OR DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH ANY WORK.
- ALL CONTRACTORS MUST CARRY PUBLIC LIABILITY AND WORKMAN'S COMPENSATION INSURANCE TO THE SATISFACTION OF THE OWNER.
- ALL WORK MUST BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE CODES AND ORDINANCES AND MUST BE COMPLETED IN A WORKMANLIKE MANNER ACCORDING TO STANDARDS AND TO THE SATISFACTION OF THE OWNER AND ARCHITECT. ANY AND ALL SUBSTITUTIONS EQUAL OR BETTER SHALL BE APPROVED BY THE ARCHITECT.
- ALL BATHROOM SWITCHES & LIGHT FIXTURES WITHIN 5'–0" OF TUBS/SHOWERS SHALL BE GFI PROTECTED. ALL OUTLETS WITHIN 6'–0" OF SINKS.LAUNDRY TUBS SHALL BE GFI PROTECTED. ALL LIGHT FIXTURES ABOVE SHOWERS AND TUBS SHALL HAVE WATERPROOF GASKETS.
- WHEN CONSTRUCTION HAS COMMENCED AND A CONDITION IS FOUND TO EXIST WHICH WAS UNKNOWN OVERNIGHT AND WEEKENDS ESPECIALLY. EACH TRADE SHALL BE RESPONSIBLE FOR REMOVEING THEIR OWN DEBRIS FROM THE SITE TO MAINTAIN A NEAT, ORDERLY CONSTRUCTION AREA.
- PROVIDE FLASHING AT TOP OF ALL EXTERIOR OPENINGS, WINDOW AND DOOR SILLS, ROOF VALLEYS ROOF TO WALL INTERSECTIONS, CHIMNEY TO ROOF INTERSECTIONS STORM WATER SUMP PIT TOP OF RIM MUST BE 2" ABOVE FINISHED FLOOR. ITEMS SELECTED BY CUSTOMER MAY NOT BE ACCURATELY REFLECTED ON PLANS AS NEEDED.



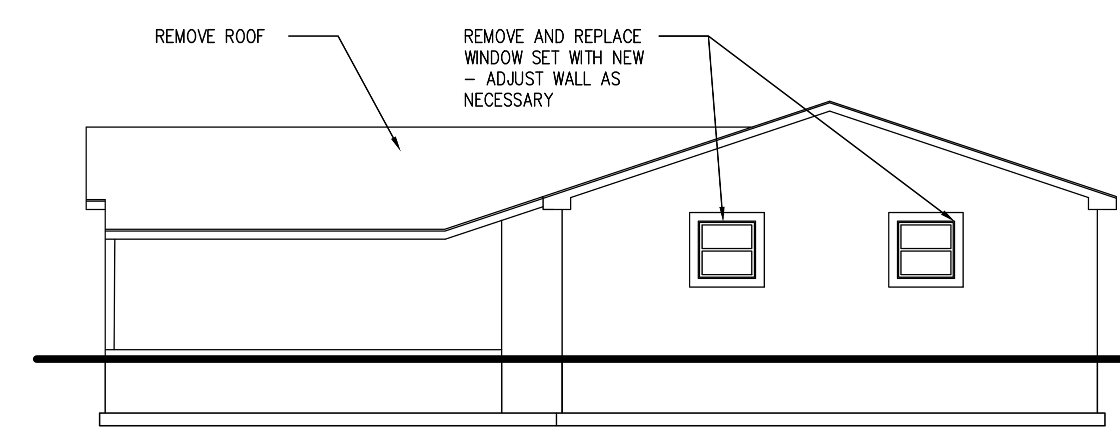
3 LEFT ELEVATION – EXISTING/DEMOLITION
SCALE: 1/8" = 1'–0"



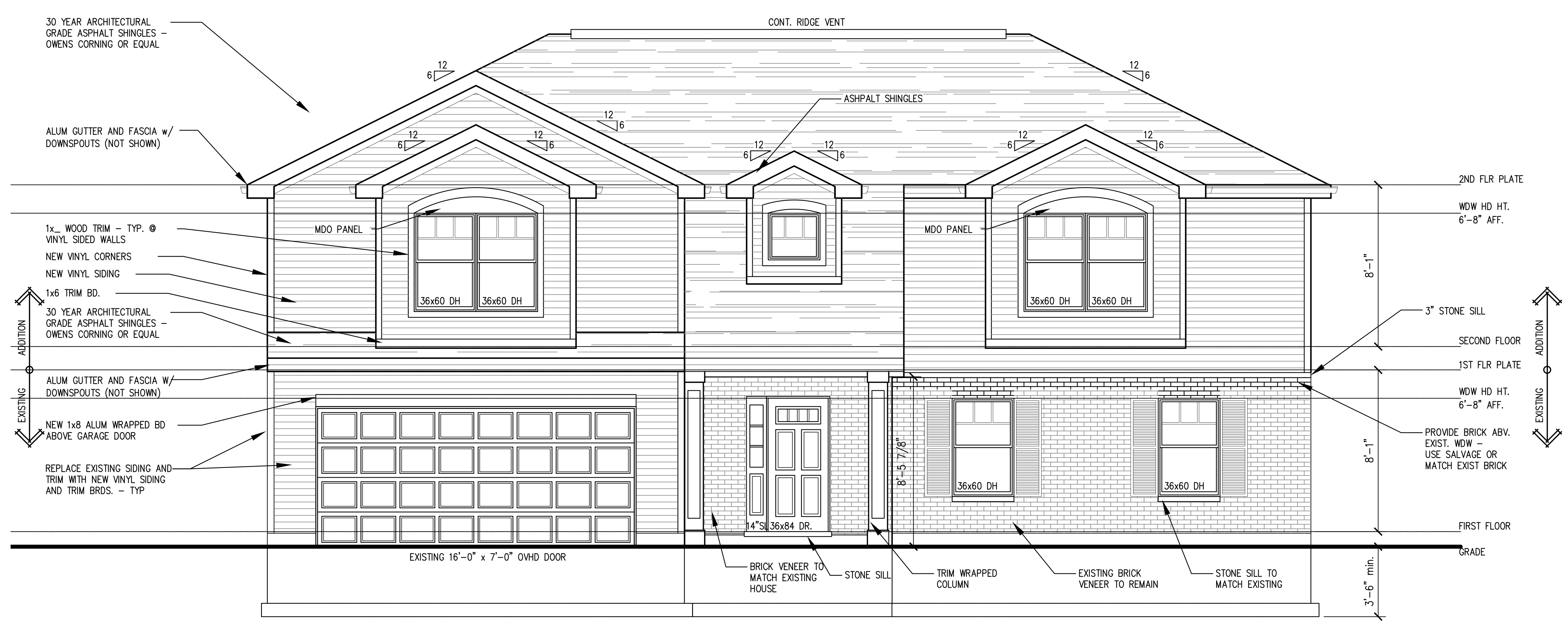
1 FRONT ELEVATION – EXISTING/DEMOLITION
SCALE: 1/8" = 1'–0"



4 REAR ELEVATION – EXISTING/DEMOLITION
SCALE: 1/8" = 1'–0"



2 RIGHT ELEVATION – EXISTING/DEMOLITION
SCALE: 1/8" = 1'–0"



5 FRONT ELEVATION – NEW
SCALE: 1/4" = 1'–0"

SQUARE FOOTAGE

ROOM DESCRIPTION	AREA (sq. ft.)
EXISTING HOUSE (BEFORE ADDITION)	1466
EXISTING TOTAL	1466
LOWER LEVEL w/ ADDITION	1576
UPPER LEVEL (NEW)	1874
TOTAL (AFTER ADDITION)	3450
GARAGE (EXISTING)	434

EXTERIOR STEEL LINTELS FOR 4" MASONRY BRICK CLEAR OPENINGS

4'–0" OR LESS	L – 3 1/2" x 3 1/2" x 5/16"
5'–0"	L – 3 1/2" x 3 1/2" x 5/16"
6'–0"	L – 3 1/2" x 3 1/2" x 5/16"
7'–0"	L – 4" x 3 1/2" x 5/16"
8'–0"	L – 5" x 3 1/2" x 3/8"
16'–0"	L – 6" x 3 1/2" x 3/8"

ALL STEEL LINTELS WITH MINIMUM 6" BEARING ON EACH SIDE

DESIGN CRITERIA

FLOOR	40# LL 10# DL	ALL AREAS EXCEPT SLEEPING
FLOOR	30# LL 10# DL	SLEEPING AREAS
WALL	60# PLF (OR ACTUAL LOAD)	
CEILING	20# LL 10# DL	ROOF SLOPES OVER 3 IN 12
ROOF	30# LL 10# DL	
CATHEDRAL	30# LL 15# DL	ALL SLOPES
EXT. DECK	40# LL 10# DL	
BALCONY	60# LL 10# DL	EXTERIOR

STRUCTURAL FRAMING LUMBER

FLOOR JOISTS, CEILGING JOISTS, HEADERS, AND RAFTERS

GRADE #2 SPECIES HEM–FIR (DOM.) OR CAN. BASE Fb 850 psi

NON–STANDARD LUMBER BEAMS AND HEADERS, JOISTS

MFR. TRUS JOIST PRODUCT LVL SIZE PER PLAN

BASE Fb 2600 psi E 1,900,000 psi

I–JOISTS OR FLOOR TRUSSES

MFR. TRUS JOIST SERIES PER PLAN SIZE PER PLAN

APPLICABLE CODES

2009 INTERNATIONAL RESIDENTIAL CODE
2004 ILLINOIS PLUMBING CODE
2012 INTERNATIONAL ENERGY CONSERVATION CODE
2005 NATIONAL ELECTRIC CODE
(ALL WITH LOCAL AMENDMENTS)

VENTILATION SCHEDULE

		VENTILATION		NAT. LIGHT	
ROOM DESCRIPTION	AREA	REQ	ACT.	REQ	ACT.
OFFICE	125	5	5.4	10	10.4
MASTER SUITE	245	9.8	21.6	19.6	41.6
FAMILY ROOM*	170	6.8	16.2	13.6	55.5
DINETTE*	120	4.8	16.2	9.6	55.5
KITCHEN*	185	7.4	16.2	14.8	55.5
SITTING AREA	267	10.7	16.2	21.4	31.2
BEDROOM #2	178	7.1	16.2	14.2	31.2
BEDROOM #3	177	7.1	10.8	14.2	20.8
BEDROOM #4	190	7.6	16.2	15.2	31.2
GUEST SUITE	255	10.2	27	20.4	52

* = LIGHT AND VENT ARE COMBINED SINCE ROOMS ARE OPEN TO ONE ANOTHER. AVERAGE LIGHT AND VENT #'S ARE USED FOR EXISTING WINDOWS.

SHEET INDEX

- A1.1 – ELEVATIONS – (DEMO & NEW), GENERAL NOTES
- A1.2 – ELEVATIONS
- A2.1 – DEMO AND FOUNDATION PLAN AND NOTES, DETAIL
- A2.2 – LOWER LEVEL FLOOR PLAN, ROOF PLAN, & ASSOCIATED NOTES
- A2.3 – UPPER LEVEL FLOOR PLAN, PLUMBING DIAGRAMS AND NOTES
- A3.1 – TYP. WALL SECTIONS & IECC NOTES

ARCHITECT NOTES

THE ARCHITECT IS NOT OVERSEEING THE CONSTRUCTION OF THIS PROJECT. THE USE OF THESE DRAWINGS BY ANY CONTRACTOR, SUBCONTRACTOR, BUILDER, TRADESMEN OR WORKER SHALL INSTIGATE A HOLD HARMLESS AGREEMENT BETWEEN THE DRAWING USER AND THE ARCHITECT.
THE USER SHALL IN FACT AGREE TO HOLD THE ARCHITECT HARMLESS FOR ANY RESPONSIBILITY IN REGARD TO CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, AND FOR ANY SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, AND FURTHER SHALL HOLD THE ARCHITECT HARMLESS FOR COSTS AND PROBLEMS ARISING FROM THE NEGLIGENCE OF CONTRACTOR, SUBCONTRACTOR, TRADESMAN OR WORKMEN. THE USE OF THESE DRAWINGS ALSO IMPLIES THAT THE ARCHITECT SHALL TAKE NO RESPONSIBILITY FOR THE PLAN USER'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE DRAWINGS OR CONTRACT DOCUMENTS.

I HAVE PREPARED, OR CAUSED THE PREPARATION, UNDER MY SUPERVISION, THE ATTACHED PLANS AND SPECIFICATIONS AND STATE THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE EXTENT OF MY CONTRACTUAL OBLIGATION, THEY ARE IN COMPLIANCE WITH THE LOCAL BUILDING CODES, ENVIRONMENTAL BARRIERS ACT (410 ILCS 25) AND THE ILLINOIS ACCESSIBILITY CODE (71 ILL ADM,CODE 400)

STATE OF ILLINOIS
ERIC R CARLSON
001-018652
LICENSED ARCHITECT

DATE: 2–24–14

SIGNED:

ERIC R CARLSON, ARCHITECT

ILLINOIS REGIST. NO. 001.018652

LIC. EXP.: 11–30–14

ELEVATION NOTES

* PROVIDE SPLASH BLOCKS AT ALL DOWN–SPOUTS DISCHARGING AT GRADE.
* PROVIDE DRIP CAPS AT ALL WINDOWS & DOORS
* ALL ROOF SADDLES TO BE PLYWOOD SHEATHED w/ BUILDING PAPER AND SHINGLES.
* SHEET METAL FLASH OVER ALL DOORS AND WINDOWS, AND WHERE ROOFS TERMINATE INTO WALL.

WINDOW NOTES

(E) WINDOW MUST MEET CURRENT EGRESS REQUIREMENTS:
MINIMUM OPENING AREA:
GRADE LEVEL = 5.0 S.F.
SECOND FLOOR = 5.7 S.F.
MINIMUM OPENING HEIGHT = 24"
MINIMUM OPENING WIDTH = 20"

* ALL GLAZING TO FOLLOW R 308 OF THE 2009 IRC AS REQUIRED.
* ALL WINDOWS TO FOLLOW R 312.2 OF THE 2009 IRC AS REQUIRED.

WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. GLAZING BETWEEN THE FLOOR AND 24 INCHES SHALL BE FIXED OR BE EQUIPPED WITH WINDOW GUARDS THAT COMPLY WITH ASTM F2006–00 OR ASTM F2090–08 OR WINDOW OPENING CONTROL DEVICES THAT COMPLY WITH ASTM F2090–08. THE WINDOW OPENING CONTROL DEVICE MUST LIMIT THE WINDOW TO NO MORE THAN 4 INCHES, BUT MUST ALSO BE RELEASABLE WITH NO MORE THAN 15 POUNDS FORCE TO OPEN MORE FULLY

ALL WINDOWS WITHIN A TWENTY–FOUR (24) INCH ARC OF A VERTICAL EDGE OF A DOOR SHALL BE TEMPERED GLASS. TO QUALIFY AS GLASS WITH SPECIAL PERFORMANCE CHARACTERISTICS, EACH UNIT OF LAMINATED, HEAT_STRENGTHENED, TEMPERED GLASS SHALL BE PERMANENTLY IDENTIFIED BY THE MANUFACTURER. THE IDENTIFICATION OF TEMPERED GLASS SHALL BE ETCHED OR CERAMIC FIRED ON THE GLASS AND BE VISIBLE WHEN THE UNIT IS GLAZED. THIS WOULD INCLUDE THE WINDOWS ADJACENT FRONT AND REAR DOORS.

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IF PRINTED TO SCALE, BOTH THESE BARS WILL MEASURE 1"

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Arlington Heights, IL, 60004

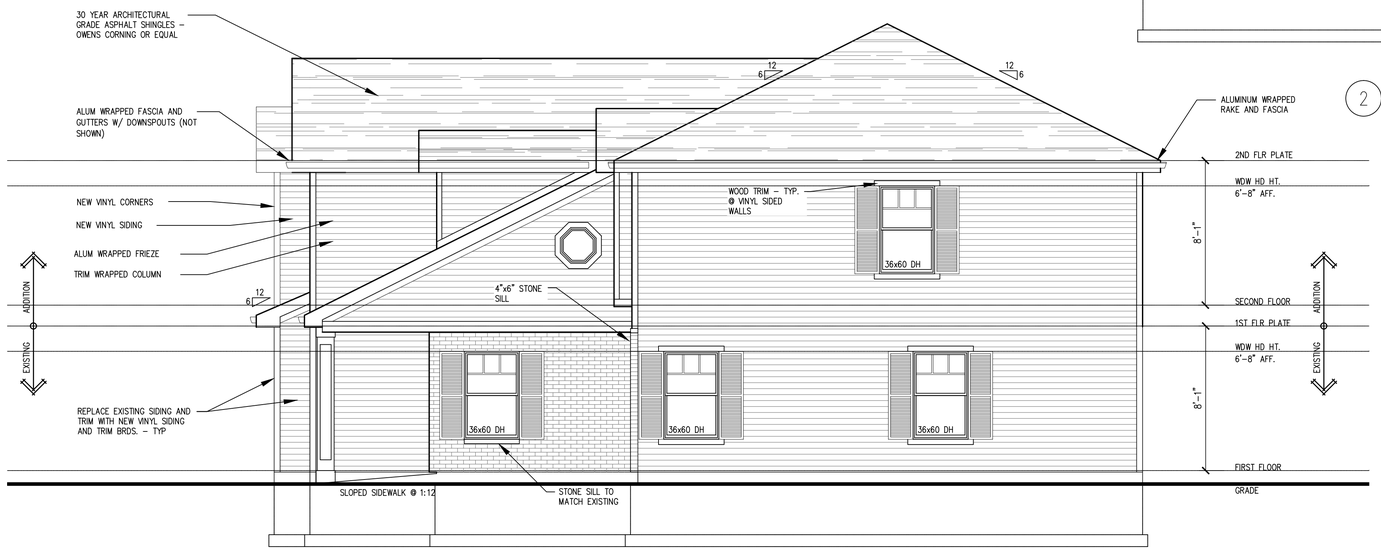
ELEVATION – EXIST. & NEW

PERMIT SUBMITTAL	05.19.14
REVISIONS	
DRAWN BY: BWD	11.25.13
FILE NAME: 13–316	

SHEET
A1.1

1 REAR SIDE ELEVATION – NEW
SCALE: 1/4" = 1'–0"

2 LEFT SIDE ELEVATION – NEW
SCALE: 1/4" = 1'–0"



3 RIGHT SIDE ELEVATION – NEW
SCALE: 1/4" = 1'–0"

24 N. BENNETT STREET
GENEVA IL 60134
PHONE 630.608.0500
FAX 630.786.3132

EA ARCHITECTS AND PLANNERS

PROFESSIONAL DESIGN FIRM
NO. 184.005766

IF PRINTED TO SCALE, BOTH THESE BARS WILL MEASURE 1"

Remodel & Addition:
Patel Residence
1538 N. Kennicott Ave,
Arlington Heights, IL, 60004

ELEV.S, ROOF & FOUND. PLANS

REVISIONS	
PERMIT SUBMITTAL	05.19.14
	11.25.13

DRAWN BY: BWD
FILE NAME: 13-316

SHEET
A1.2

1538 N. Kennicott Avenue, Arlington Heights, IL

Material Schedule

MATERIAL TYPE	MANUFACTURER	COLOR
Siding	Alcoa	Beige
Gutters/Fascia	Alcoa	White
Windows	Jeld Wen	White
Roof	Owens Corning	White
Trim	Alcoa	White

List of primary colors, textures, and materials to be used:

Siding: Aluminum: beige (match existing)

Gutters/Fascia: Aluminum: white (match existing)

Windows: window clad – white (match existing)

Roof: Asphalt Shingles (match existing)

Trim: Wood trim - white (match existing)

Item: DC#14-057 - 924 N. Salem Ave. - SF/Teardown

Department: Planning & Community Development

BACKGROUND

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

RECOMMENDATION

It is recommended that the Design Commission evaluate the proposed new single-family residence to be located at 924 N. Salem Avenue. This recommendation is subject to compliance with the architectural plans dated 6/10/14 and received 6/13/14, and the following:

1. Recommend hipping the sides of the main roof.

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	Type
Staff Report	Report
Drawings & Documents	Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: 924 N. Salem Ave.
Project Address: 924 N. Salem Ave.
Prepared By: Steve Hautzinger
Date Prepared: August 5, 2014

PETITION INFORMATION:

DC Number: 14-057
Petitioner Name: Ania Keller
Petitioner Address: DenDorBres LLC
1204 W. Northwest Hwy.
Palatine, IL 60074
Meeting Date: August 12, 2014

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, and Chapter 28 (Zoning Ordinance) of the Village of Arlington Heights Municipal Code.

The petitioner is proposing to demolish an existing single story residence and one car detached garage to allow the construction of a new two story residence with an attached, two car garage. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 6,613 square feet and the proposed residence will have 2,879 square feet. The project does comply with all R-3 zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 25 feet Side: 5 feet Side: 5 feet Rear: 30 feet	Front: 25 feet Side: 5 feet Side: 5 feet Rear: 53.65 feet
Building Height	25 feet to the midpoint	24.83 feet to the midpoint
FAR	2,974 SF	2,879 SF
Building Lot Coverage	2,315 SF	1,785 SF
Impervious Surface Coverage Total	3,300 SF	2,332 SF

The existing neighborhood consists primarily of one and one and a half story homes with detached garages. This project is appearing before the Design Commission due to past concerns in this neighborhood regarding teardown/new construction, and to evaluate the proposed architectural design for compatibility with the context of the neighborhood. Aside from one other newer home on the north end of the block, the proposed home will be the only two-story residence on the block with a front loading, two car garage. The prominence of the garage is not in character with the neighborhood, and a better design would have the two car garage recessed from the front of the home or detached in the rear yard. The overall scale of the proposed home is not excessively large, but hipping the sides of the main roof should be considered to help diminish the overall height of the side elevations. Finally, it should be noted that this same house design has been recently built in two other locations within three blocks of the subject property.

RECOMMENDATION:

It is recommended that the Design Commission **evaluate** the proposed new single-family residence to be located at 924 N. Salem Avenue. This recommendation is subject to compliance with the architectural plans dated 6/10/14 and received 6/13/14, and the following:

1. Recommend hipping the sides of the main roof.
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.

_____ August 5, 2014

Steve Hautzinger, Design Planner
Department of Planning and Community Development

Cc: Diana Mikula, Interim Village Manager, Charles Witherington Perkins, Director of Planning and Community Development, James McCalister, Director Building & Health Services, Charlie Craig, Building Services, Petitioner, DC File 14-042

PLAT OF SURVEY

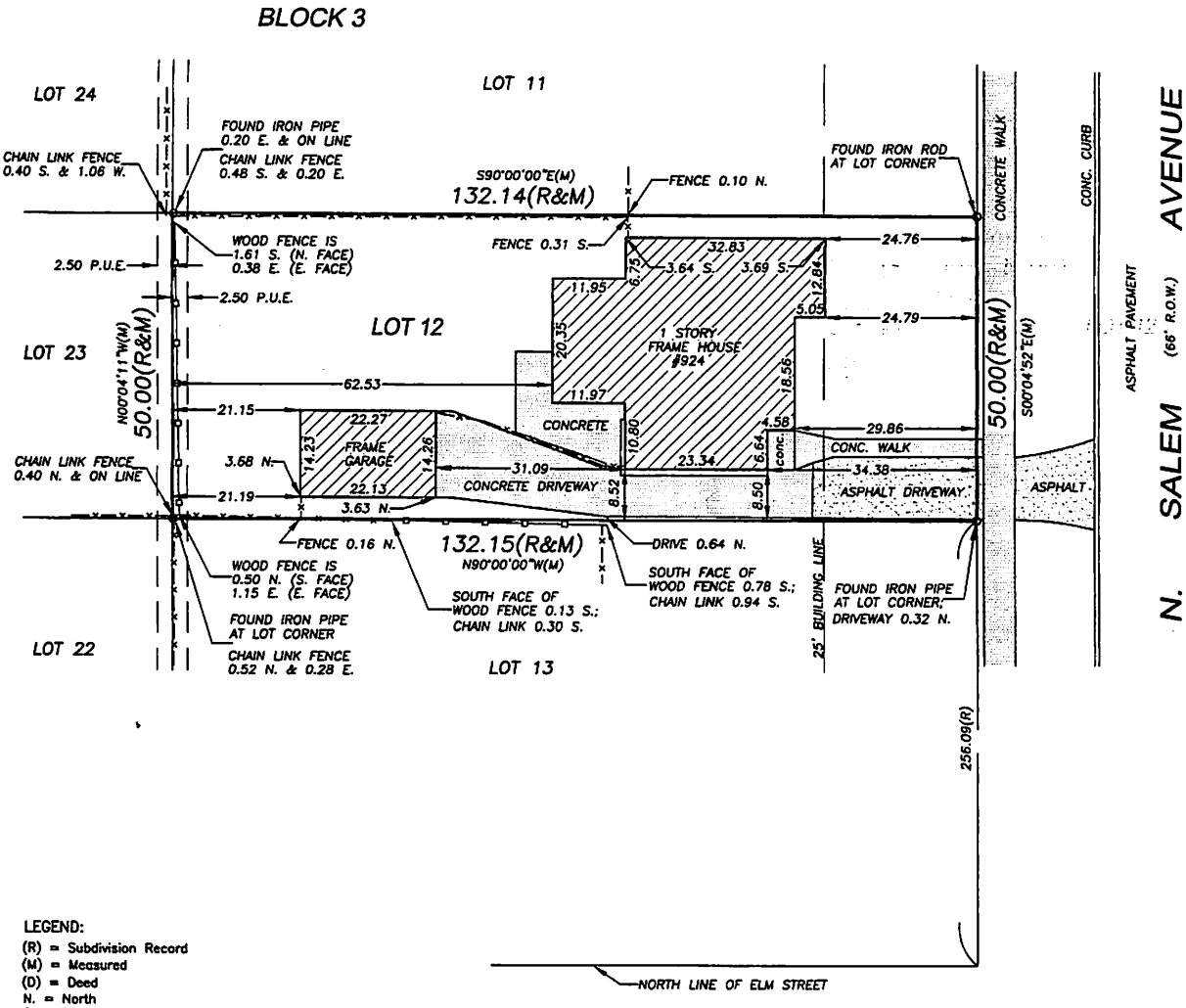
OF

LOT 12 IN BLOCK 3, R.A. CEPEK'S ARLINGTON RIDGE, BEING A SUBDIVISION OF THAT PART OF THE WEST 1/2 (EXCEPT THE EAST 33 FEET THEREOF) OF THE NORTHEAST 1/4 AND THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE NORTHEASTERLY LINE OF HIGHWAY, BEING 66 FEET NORTHEASTERLY OF AND PARALLEL TO THE NORTHEASTERLY LINE OF CHICAGO AND NORTHWESTERN RAILWAY RIGHT-OF-WAY, IN COOK COUNTY, ILLINOIS.

PIN: 03-30-201-029-0000 TOTAL LAND AREA: 6607 SQ.FT.

COMMONLY KNOWN AS: 924 N. SALEM AVENUE, ARLINGTON HEIGHTS, ILLINOIS 60004

SCALE: 1 INCH = 20 FEET



LEGEND:
(R) = Subdivision Record
(M) = Measured
(D) = Deed
N. = North
S. = South
W. = West
E. = East
NW'ly = Northwesterly
NE'ly = Northeasterly
SW'ly = Southwesterly
SE'ly = Southeasterly
Conc. = Concrete
Wood Fence —o—o—
Chain Link Fence —x—x—
Iron Fence —o—o—
P.U.E. = Public Utility Easement

ORDER NO.: 14-169

ORDERED BY: KEVIN C. WILLE
ATTORNEY AT LAW

PREPARED BY:

GEODETIC SURVEY, LTD.
PROFESSIONAL DESIGN FIRM NO. 184-004394
CONSTRUCTION & LAND SURVEYORS
1121 DEPOT STREET, GLENVIEW, IL 60025
TEL. (847) 904-7690; FAX (847) 904-7691

GENERAL NOTES:

- BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGELS ONLY.
- DIMENSIONS ARE SHOWN IN FEET AND DECIMALS AND ARE NOT TO BE ASSUMED FROM SCALING.
- THE LEGAL DESCRIPTION NOTED ON THIS PLAT WAS PROVIDED BY THE CLIENT AND FOR ACCURACY SHOULD BE COMPARED WITH DEED AND/OR TITLE POLICY.
- BUILDING LINE RESTRICTIONS AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED ON THE SUBDIVISION PLAT OR ARE FURNISHED WITH THE ORDERED DESCRIPTION REFER TO YOUR DEED, ABSTRACT, TITLE POLICY AND/OR LOCAL ORDINANCE.
- COMPARE ALL POINTS BEFORE BUILDING AND AT ONCE REPORT ANY DISCREPANCIES, WHICH YOU MAY HAVE FOUND, TO THIS OFFICE.

PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS
THOMAS R. KROHN 035-003000 GLENVIEW ILLINOIS

STATE OF ILLINOIS
COUNTY OF COOK SS

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE APPLICABLE TO BOUNDARY SURVEYS.

FIELD WORK COMPLETED: MAY 15, 2014

DATED THIS 15th DAY OF MAY, 2014.

BY: _____
PROFESSIONAL ILLINOIS LAND SURVEYOR NO.3000
LICENSE EXPIRES 11/30/2014

NEW TWO STORY FRAME RESIDENCE & NEW REAR WOOD DECK

924 N. SALEM AVE, ARLINGTON HEIGHTS, IL 60004

GENERAL NOTES:

SPECIAL NOTICE
THE ARCHITECT IS NOT SUPERVISING THE CONSTRUCTION -OF THIS BUILDING+ THEREFORE, THE USE OF THESE DRAWINGS BY THE OWNER OR ANY CONTRACTOR, SUBCONTRACTOR, BUILDER, TRADESMAN OR WORKMAN SHALL CONSTITUTE A HOLD HARMLESS FOR ANY RESPONSIBILITY IN REGARD TO THE CONSTRUCTING MEANS, METHODS, TECHNIQUES, SEQUENCE OR PROCEDURES AND FOR ANY SAFETY PRECAUTION OR PROGRAMS IN CONNCTION WITH THE WORK. FURTHER, THE ARCHITECT SHALL BE HELD HARMLESS FOR ANY RESPONSIBILITY IN REGARD TO ANY COSTS OR PROBLEMS ARISING FROM THE NEGLIGENCE OF THE CONTRACTOR, SUBCONTRACTOR, BUILDER, TRADESMEN OR WORKMAN, OR FOR THEIR FAILURE TO COMPLY WITH THESE PLANS AND SPECIFICATIONS.

SPECIAL SAFETY NOTE
ALL CONTRACTORS, SUBCONTRACTORS AND THEIR REPRESENTATIVES WORKING ON THIS PROJECT SHALL AT ALL TIMES PRIOR AND DURING THE COURSE OF THEIR ACTIVITY BE RESPONSIBLE FOR THE SAFETY OF THEIR EMPLOYEES AS WELL AS OTHER AND IN CARE OF THE PROPERTY. EACH AS REPRESENTATIVES OF THEIR EMPLOYEES SHALL ASCERTAIN THAT THE CONDITIONS UNDER WHICH THEY WILL BE REQUIRED TO ACC OMPLISH THEIR WORK AS SAFE AND MEET ALL REGULATIONS OF THE OCCUPATIONAL, SAFETY AND HAZARD ACT OR INDICATE SATISFACTION CONCERNING SAFETY AND FULL RESPONSIBILITY FOR ACCIDENTS AND/OR DAMAGE. IF NECESSARY TO RENDER THE JOB-SITE SAFE, IF THE WORK OF THE OTHER PARTIES IS UPON INSPECTION FOUND AT ANY TIME TO BE UNSAFE, THE CONTACTOR 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.

GENERAL NOTES
1. ALL CODES HAVING JARISDICTION SHALL BE OBSERVED STRICTLY IN CONSTRUCTION OF THE PROJECT INCLUDING ALL APPLICABLE STATE CITY AND COUNTY BUILDING, ZONING, ELECTRICAL, MECHANICAL, PLUMBING AND FIRE CODES. CONTRACTOR SHALL VERIFY ALL CODE REQUIREMENTS AND BRING ANY DISCREPANCIES BETWEEN CODE REQUIREMENTS AND THE CONSTRUCTION DOCUMENTS TO THE ATTENTION OF THE ARCHITECT.
2. ALL CODES, TRADE STANDARDS AND MANUFACTURERS INSTRUCTIONS REFERENCED IN THE CONTRACT DOCUMENTS SHALL BE THE LATEST EDITION.
3. DETAILS AND SELECTION ON THE DRAWINGS ARE SHOWN AT SPECIFIC LOCATONS AND ARE INTENDED SHOW GENERAL REQUIREMENTS THROUGHOUT. DETAILS NOTED "TYPICAL" IMPLY ALL CONDITIONS TREATED ILARLY. MODIFICATIONS TO BE MADE BY CONTRACTOR TO ACCOMMODATE MINOR VARIATONS.
4. ALL DRAWINGS SHALL BE FULLY COORDINATED BY CONTRACTOR TO VERIFY ALL DIMENSIONS, LOCATE DRESSED SLABS, SLOPES, DRAINS, OUTLETS, RECESSES, REGLETS, BOLT SETTINGS, SLEEVES, ETC.
5. CONTRACTOR SHALL VERIFY AND PROTECT ALL SERVICE ONES AND EXISTING SITE AREA FROM TIEORATION OR DAMAGE.
6. THE ARCHITECT'S ENGINEER SHALL NOT BE RESPONSIBLE FOR THE SAFETY AND CONSTRUCTION OCEDURES, TECHNIQUES OR THE FAILURE OF THE BUILDER TO CARRY OUT THE WORK IN ACCORDANCE WITH C DRAWINGS OR THE REQUIRED CODES.
7. CONTRACTOR SHALL OBTAIN ALL NECESSARY BUILDING PERMITS.
8. CONTRACTOR SHALL BRING ERRORS AND OMISSIONS WHICH MAY OCCUR IN CONTRACT DOCUMENTS TO THE ATTENTION OT THE ARCHITECT IN URITING, AND WRITTEN INSTRUCTION SHALL BE OBTAINED BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR WALL BE HELD RESPONSIBLE FOR THE RESULTS OF ANY ERRORS, DISCREPANCIES OR OMISSIONS IN THE CONTRACT DOCUMENT OF WHICH THE CONTRACT FAILED TO NOTIFY THE ARCHITECT BEFORE CONSTRUCTION AND½OR FABRICATIONS OF THE WORK.
9. THE CONTRACTOR AND SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS AND JOB CONDITIONS AT THE JOB SITE SUFFICIENTLY IN ADVANCE OF WORK TO BE PERFORMED TO ASSURE THE ORDERLY PROGRESS OF THE WORK.
10. CONTRACTORS SHALL MAINTAIN THE PREMISES CLEAN AND FREE OF ALL TRASH, DEBRIS AND SHALL FROTECT ALL ADJACENT WORK FROM DAMAGE, SOLING, PAINT, OVERSPRAY, ETC. ALL FIXTURES, EQUIPMENT, GLAZING, FLOORS, ETC. SHALL BE LEFT CLEAN AND READY FOR OCCUPANCY UPON COMPLETION OF THE PROJECT.
11. ALL MANUFACTURERS PRINTED WARNINGS FOR HANDLING OF PRODUCTS MUST BE STRICTLY OBSERVED. THE WORDS 'OR EQUAL' ARE TO BE ASSUMED WHENEVER A SPECIFIC MANUFACTURER IS NOTED. HOWEVER, ALL SUBSTITUTIONS MUST BE APPROVED BY THE CONSTRUCTION MANAGER.
12. THE CONTRACTOR SHALL MAKE NO STRUCTURAL CHANGES WITHOUT WRITTEN APPROVAL OF THE ARCHITEC½ENGINEER

GENERAL ARCHITECTURAL NOTES
1. INTERIOR WALL AND CEILING FINISH AND TRIM SHALL BE OF THE CLASS IN ACCORDANCE WITH FLAME SPREAD RATINGS AS FOLLOWS:

CLASSIFICATION	FLAME SPREAD RATNG	MAX SMOKE DEVELOPED
CLASS 1	0 TO 15	0 TO 100
CLASS 2	16 TO 75	100 TO 200
CLASS 3	76 TO 200	OVER 200
CLASS 4	OVER 200	OVER 200

CRITICAL RADIANT FLUX CHARACTERISTICS AS FOLLOWS:

CLASSIFICATION	CRITICAL RADIANTFLUX
A	0.45 WATTS/SQUARE CM
B.	0.22 TO 0.44 WATTS½SQUARE CM

2. ALL DOORS SHALL REMAIN KEYLESS IN THE DIRECTION OF EGRESS.
3. ALL GLAZED DOORS, ANY-GLAZED PANEL MORE THEN 18" IN WIDTH IMMEDIATELY ADJACENT TO ANY DOOR, AND ANY GLAZED PANEL LESS THAN 24" ABOVE THE FLOOR SHALL BE GLAZED WITH SAFTY GLAZING MATERIALS.
4. INSTALL APPROVED CARBON MONOXIDE DETECTOR WITHIN 40' OF EVERY BEDROOM, OR MIN. OF ONE ON EVERY LEVEL, OR IN THE HEATER ROOM.
5. INSTALL APPROVED SMOKE DETECTORS WITHIN 15' OF EVERY BEDROOM, MIN. OF ONE ON EVERY LEVEL, AND AT TOP OF EVERY STAIR.

SITE WORK NOTES:
1. PRESUMPTIVE SOIL BEARING CAPACITY IS 2,500 PSF ON UNDISTURBED SOIL. ALL CONCRETE FOOTING SHALL BEAR ON UNDISTURBED SOIL OR APPROVED ENGINEERED FILL. BOTTOM OF FOOTING SHALL BE 3'-6" BELOW FINISH GRADE (MINIMUM).
2. NO EXCAVATIONS SHALL BE MADE WITH A DEPTH BELOW THE EXISTING FOOTING GREATER THAN 1/2 THE HORIZONTAL DISTANCE FROM NEAREST EDGE OF THE FOOTING.
3. ALL BACKFILL AT STRUCTURES, SLABS, STEPS AND PAVEMENTS SHALL BE CLEAN, GRANUAL FILL, PLACE IN 8" LAYER AND COMPACTED TO 95% MAXIMUM DRY DENSITY AS DETERMINED IN ACCORDANCE WITH ASTM-1557. BUILDING SITE SHALL BE KEPT DRY SO THAT EROSION WILL NOT OCCUR IN THE EXCAVATION.
4. ALL SLABS ON GRADE SHALL BEAR ON GRANULAR FILL MECHANICALLY COMPACTED TO 95% DRY DENSITY PER ASTM-D-1557.
5. BACKFILL SHALL BE BROUGHT UP EQUALLY ON EACH SIDE OF WALLS.
6. DO NOT BACKFILL UNIT WALLS UNTIL THEY HAVE CURED IN ACCORDANCE WITH ACI REQUIRMENTS.

ARCHITECTURAL NOTES

ALL MECHANICAL ROOM DOORS TO BE LOUVERED
ALL LUMBER FOR OUTSIDE CONSTRUCTION TO BE UCLMANIZED PRESSURE TREATED FIRE RETARDANT LUMBER
CONTRACTOR TO PROVIDE DOUBLE JOISTS BELOW ALL PARTITION WALL + DOUBLE JOISTS UNDER JACCUZZIS AND BATHTUBS
CONTRACTOR TO DOUBLE ALL RAFTERS AT SKYLIGHTS AREA
DECK + BALCONY RAILING NOTE
HORIZONTAL RAILING + RAILING POSTS + THEIR ATTACHEMENTS TO BE CAPABLE TO RESIST 50 LB/LIN FT HORIZONTAL AND/OR VERTICALLOAD OR 200 LB CONCENTRATED LOAD APPLIED IN ANY DIRECTION WHICHEVER IS MORE CRITICAL.

ROUGH CARPENTRY
1. STRESS GRADE LUMBER GRADING RULES AND WOOD SPECIES SHALL CONFORM TO THE 'NATIONAL DESIGNSPECIFICATIONS FOR STRESS GRADE LUMBER AND ITS FASTENINGS' NLMA LATEST EDITION WITH FIBER STRESS IN BENDING (FB) OF 1,150 PSI IN REPETITIVE MEMBERS WITH E= 1,400,000 HEM-FIR #2 (FOR ROOFING)
2. PROVIDE 1"BY 4" CROSS BRIDGING AT 7'-0" O.C. MAX. OR APPROVED METAL BRIDGING
3.FRAME WOOD MEMBERS TO CLOSE FIT, SET ACCURATELY TO REQUIRED ONES AND LEVELS AND SECURE RIGIDLY IN ACCORDANCE WITH DRAWINGS. CUT AND FT FRAMING, BLOCKING, AND OTHER WOOD MEMBERS TO ACCOMMODATE OTHER WORK.
4. ALL WALLS TO HAVE 2" SOLID WOOD FIRESTOPPING AND ALL ELECTRICAL AND PLUMBING THROUGH FLOORS ARE TO HAVE SPACE SEALED OFF WITH APPROVED FIBERGLASS OR ROCKWOOD BATT INSULATION FIRESTOP ALLFURRING, PARTITIONS AND STUD WALLS AT BOTH FLOOR AND CEILING OF EACH FLOOR LEVEL AND ARE JUNCTURE OF ROOF RAFTERSAND WALLS.
FIRESTOP REQUIRED EVERY EIGHT FEET IN WALL CAVITY.
ALL CLOSETS MARKED LINEN AND PANTRY TO HAVE 5 SHELVES @ 12" O.C. TYPICALLY. JAMBS TO ALL CLOSETS AND OPENINGS WITHOUT FINISHING DOORS ARE TO HAVE DRYWALL METAL BEADS.
5. STAIRS:
- 7 ¾" MAX. RAISER
- 10" MIN. TREAD
- 1" MIN NOSING
- 32" MIN. HEIGHTHANDRAILS
- 36 MINHEIGHTGUA DRAILS
- MINIMUM HEADROM REQUIREMENT OF 7 FEET CLEAR
6 ALL INTERIOR FINISHES ON APARTMENTS SHALL NOT EXCEED CLASS 1, FLAME SPREAD 25 MAX. SMOKE
7. HARD WIRE SMOKE DETECTOR/110V CONNECTED AT ALL APARTMENTS AND TOP OF EACH STAIR CASE

MASONRY NOTES
1. PROVIDE ALL WORK SPECIFIED IN THIS DIVISION AND WORK WITH CONTRACTOR FOR PLACEMENT OF RELATED ITEMS OF OTHER TRADES.
2. ANCHORS AND WALL TIES TO BE CORRUGATED GALVANIZED METAL TIES. 7/8" x 22 GAUGE ANCHORS TO BE 1/8" x 1 1/4 x 24" LONG STRAP ANCHORS.
3. ALL MASONRY SURFACES SHALL BE MAITAINED CLEAN AND FREE FROM MORTAR AS THE WORK PROGRESSES. MORTAR SMEARS SHALL NOT BE PERMITED AND MUST BE REMOVED BY WIRE BRUSHING WHEN DRY. AFTER COMLETION OF WORK REMOVE ALL DEBRIS, MORTAR DROPPING, SURPLUS SUPPLIES, ETC. FROM THE CONSTUCTION SITE AND PROVIDE A FIRST CLASS APPARANCE IN EVERY RESPECT. THE USE OF ACID WILL NOT BE PERMITED. BRICK SHALL BE CLEAN WITH FLASH-KLENZ, A NON-ACID BASE DETERGENT OF A STRENGTH SOLUTION AS RECOMMENDED BY THE DETERGENT MANUFACTURER AND AS APPROVED BY THE BRICK MANUFACTURER AND THE ARCHITECT.
4. IT IS THE INTENT OF THIS CONTRACT THAT ALL MASONRY WORK SHALL BE SOUND STRAIGHT, TRUE AND FIRST-CLASS AND COMLETE IN EVERY RESPECT. THE GENERAL CONTRACTOR SHALL WARRANT THE EXTERIOR WALLS TO BE FREE FROM LEAKAGE DUE TO ANY NATURAL CAUSE FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL PAYMENT AND SHALL WITHIN SUCH PERIOD PERFORM ANY CORRECTIONS AT HIS OWN EXPENSE, UPON WRITTEN NOTIFICATION BY THE ARCHITECT, PURSUE SUCH REMEDIAL MEASURES AS MAY BE NECESSARY TO CORRECT ANY CONDITIONS OF LEAKAGE OR DAMAGE INCIDENT THERETO THAT MAY DEVELOP. THIS CONTRACTOR, IN SIGNING HIS CONTRACT, ACCEPTS THE ABOVE CONDITIONS.
5. PROVIDE ALL THROUGH-WALL FLASHING AS SHOWN OF 3 OUNE LUDLOW-COPPER LAPPED 4" AND SEALED WITH MASTIC. EXTEND FLASHING TO WITHIN 1/2" OF FACE WALL.
6. EXTERIOR BRICK JOINTS TO BE CONCAVE TOOLED.
7. MORTAR SHALL BE TYPE H-MORTAR IN CONFORMANCE WITH ASTM C-270 SPECIFICATIONS.

MECHANICAL NOTES
1. CONTRACTOR TO VISIT JOB SITE OR PREMISES AND BE FAMILIAR WITH THE JOB CONDITIONS PRIOR TO SUBMITTING THE BID.
2. CONTRACTOR TO PAY FOR ALL TAXES AND FEES AND GIVE LOCAL AUTHORITIES ALL ------NOTICES RELATING TO THIS WORK.
3. WORKSHNSHIP TO BE DONE IN FIRST CLASS MANNER
4. ALL MATERIALS USED FOR JOB SHALL BE NEW AND THE BEST OF THEIR KIND.
5. ALL WORK SHALL BE DONE IN ACCORDANCE WITH STATE AND LOCAL CODES.
6. CONTRACTOR IS TO GUARANTEE ALL WORK AND MATERIALS FOR ONE YEAR AFTER COMPLETION AGAINST ALL DEFECTS OF MATERIALS, EQUIPMENT, AND WORKMANSHIP.
7. CONTRACTOR TO TEST SYSTEM PRIOR TO OPERATION.
8 ALL CUTTING AND PATCHING CAUSED BY THIS WORK SHALL BE DONE BY THIS CONTRACTOR
9. ALL SUPPLY DUCTWORK SHALL BE LINED WITH 1/2" FIBERGLASS DUCT LINER.
10. ALL NEW EQUIPMENT SHALL BEAR U.L. LABEL.
11. DUCTWORK SHALL BE FABRICATED FROM PRIME QUALITY GALVANIZED STEEL SHEETS AND BE OF LOW PRESSURE SYSTEM CONSTRUCTION AS PER S.M.A.C.N.A. RECOMMENDATIONS.
12. MECHANICAL CONTRACTOR TO INSTALL SPLITTER OR COLLAR DAMPERS AT EACH SUPPLY DUCT TAKE-OFF TO PROVIDE THE MEANS FOR PROPER SYSTEM AIR BALANCING
13. MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROVISION AND THE INSTALLATION OF THE TEMPERATURE CONTROL SYSTEM.
14. MECHANICAL CONTRACTOR SHALL PROVIDE SUPPORTING STEEL AND HANGERS FOR ALL MECHANICAL AND PIPING AS REQUIRED.
15. ALL SUPPLY DIFFUSERS TO BE CARNES SERIES SATA 24' LAY-IN TYPE WITH OPPOSED BLADE DAMPER.
16. ALL RETURNS AND EXHAUST GRILLES TO BE CARNES SERIES RSAAH.
17. ALL SUPPLY REGISTERS SHALL BE CARNES RNDAH. WITH OPPOSED BLADE DAMPERS.
18. THERE SHALL BE A MINIMUM SEPARATION OF 15'-0" BETUEEN ALL OUTSIDE AIR AND EXHAUST AIR OPENINGS.
19. GAS FLUED SHALL BE TYPE "B- VENT" PIPING AND SHALL BE RUN TO A POINT 6'-0" ABOVE THE ROOF.
20. ALL GAS PIPING SHALL BE SCHEDULE 40 BLACK STEEL AND EACH PIECE OF GAS FIRED EQUIPMENT SHALL BE PROVIDED WITH A GAS SHUT-OFF CLOCK.
21. NOISE LEVEL OF ALL MECHANICAL EQUIPMENT AT LOT LINE SHALL NO EXCEED 55 DBA.
22. THERE SHALL BE NO REFRIGERATION VALVES, DEVICES, OR FITTINGS IN THE AIR STREAM OF THE HEATING UNIT.

CONCRETE NOTES:
1. ALL CONCRETE FOUNDATIONS SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI. ALL CONCRETE SLABS SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH OF 4,000 PSI.
2. ALL REINFORCED CONCRETE SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH THE CURRENT ACI-318 "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE".
3. CONCRETE FOUNDATION WALLS, FOOTINGS AND SLABS CONCRETE SHALL BE 6 BAG MIX
4. IN ON-GRADE CONCRETE SLAB THE WWF, REINFORCEMENT SHALL BE LOCATED MIDWAY IN THE SLAB THICKNESS.
5. PROVIDE CONCRETE REINFORCING BARS AT LOCATION SHOUN ON DRAWINGS.
6. PROVISIONS MUST BE TAKEN TO PROTECT ALL CONCRETE WORK FROM FROST DAMAGE WITH SPECIAL ATTENTION PAID TO FOOTING AND OTHER ON-GRADE CONSTRUCTION PRIOR TO BACKFILLING AND ENCLOSING THE BUILDING.
7. ANCHOR BOLTS SHALL BE 1/2" DIAMETER AND 8" LONG. PLACEMENT OF ANCHOR BOLTS SHALL BE: 12" FROM PLATE END, 4'-0" O.C. MAXIMUM INTERMEDIATE SPACING, MINIMUM 2 BOLTS PER SILL PLATE SECTION.

ELECTRICAL NOTES
1. THE CONTRACTOR SHALL PROVIDE ALL LABOR + MATERIAL NECESSARY FOR A COMPLETE + FUNCTIONING ELECTRICAL SYSTEM.
2. MATERIALS SHALL COMPLY WITH CODES, LAWS + ORDINANCES OF FEDERAL, STATE + LOCAL GOVERNING BODIES.
3. THE CONTRACTOR SHALL SECURE AND PAY FOR AIL PERMITS, GOVERNMENTALS FEES, TAXES + LICENSES NECESSARY FOR THE PROPER EXECUTION + COMPLETION OF THE ELECTRICAL WORK½par
4. ALL THE MATERIALS + EQUIPMENT SHALL BE LISTED OR LABELED ONE OFTHE FOLLOWING AGENCIES: A.G.A, C.S.A, E.T.L, F.M.R.C.,I.T.R.I, U.L
5. ALL THE MATERIALS, EQUIPMENT, WIRING DEVICES ETC. SHALL BE NEW, EXCEPT OTHERWISE NOTED.
6. ALL CONDUCTORS CARRING 100V OR GREATER CURRENT SHALL BE INSTALLED IN RIGID HEAVY WALL GALVANIZED STEEL CONDUIT, INTERMEDIATE METTALIC TUBING OR ELECTRICAL METTALIC TUBING.
7. LOW VOLTAGE WIRING SHALL BE INSTALLED IN ELECTRICAL METTALIC TUBING OA RIGID HEAVY WALL GALVANIZED STEEL CONDUIT IN ALL AREAS THAT ARE NOT ACCESSIBLE.
8. THE MAIN SERVICE DISCONNECTING MEANS SHALL BE LOCATED WITHIN 5 FEET FROM THE POINT WHERE THE SERVICE CONDUCTORS ENTER THE BUILDING, OR WITHIN 5 FEET FROM METERING DEVICE.
9. THE MIN. SIZE FOR BRANCH CIRCUIT WIRING SHALL BE AWG#14 GAUGE COPPER WIRE FOR GENERAL LIGHTING LOADS + MAX. RATE OF THE BRANCH CIRCUIT FUSE DEVICE SHALL NOT EXCEED 15 AMPERES
10. A SEPARATE DEDICATED CIRCUIT SHALL BE INSTALLED TO FOR EACH CENTRAL AC. UNIT, FURNACE, HEAT PUMP, SUMP PUMP, EJECTOR PUMP, ETC.TWO OR MORE FURNACES, HOT WATER HEATERS, HEAT PUMPS, ETC. SHALL NOT BE CONNECTED TO THE SAME BRANCH CIRCUIT.
11. AN APPROVED SWITCH OR DISCONNECTING MEANS SHALL BE INSTALLED AT EACH FURNACE, HEAT PUMP, HOT WATER HEATER, ETC, MANUFACTURED INTERNAL DISCONNECTING MEANS SHALL NOT BE APPROVE' 'S DISCONNECTING MEANS OF SAID EQUIPMENT, BRANCH CIRCUIT BREAKERS IN PANEL BOARDS SHALL NOT BE APPROVED AS DISCONNECTING MEANS OF SAID A /UANCES.
12. THERE SHALL BE MIN. 2 DEDICATED 20 AMPERE CIRCUITS INSTALLED IN KITCHEN AREAS WITH MIN. 12 GAUGE COPPER WIRING.
13. EACH MICROWAVE OVEN, LAUNDRY EQUIPMENT + DISHWASHER SHALL BE CONNECTED TO DEDICATED CIRCUIT WITH 20 AMPERE BREAKER AND MIN. 12 GAUGE COPPER WIRING.
14. FLOOR JOISTS , CEILING JOISTS, ROOFTRUSSES ETC. MAY NOT BE NOTCHED FOR ANY ELECTRICAL INSTALLATION PURPOSE.
15. FLOOR JOISTS, CEILING JOISTS MAY BE DRILLED FOR THE PURPOSE OF INSERTING A CONDUIT SYSTEM, HOUEVER, IT SHALL BE NOTED THAT A MIN. OF ONE + A HALF INCH OF WOOD SHALL REMAINING ON THE BOTTOM OF SAID FLOOR JOISTS OR CEILING JOISTS WHEN THE CONDUIT SYSTEM INSTALLATION IS COMPLETE. IT SHALL BE DONE UNDER SUPERVISION OF CARPENTER CONTRACTOR.
16. SUFFICIENT ACCESS AND WORKING SPACE ABOUT ELECTRICAL EQUIPMENT SHALL BE PROVIDED AS STATED IN 18-27-110.26
17. ALL WIRING SHALL BE COPPER AND COLOR CODED. MIN. WIRE SIZE #12 AWG THIN COPPER. ALL WIRE SIZE #10 AND SMALLER SHALL BE SOLID. ALL CABLE SIZE #8 AND ABOVE SHALL BE STRANDED. CONDUCTORS INSTALLED INDOORS SHALL BE NO.12 AWG. THIN COPPER AND OUTDOORS NO.12 AWG. THIN OR XHHW COPPER. HOMERUNS 75 FEET AND LONGER SHALL BE NO.10 AWG. MINIMUM.

18. ELECTRICAL CONTRACTOR TO VERIFY LOCATION OF EXIST. OUTLETS AND CONDITION AND NEW REQUIREMENTS. MAKE ALL NECESSARY ROUTING AND CONNECTIONS AS REQUIRED.
19. LIGHTING FIXTURES ARE TO BE LOCATED AS REQUIRED ON THE JOB TO CLEAR DUCTS, PIPING AND MECHANICAL EQUIPMENT.
20. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST REQUIREMENTS OF THE ELECTRICAL CODE (NEC) AND ALL OTHER APPLICABLE CODES AND REGULATIONS INCLUDING OSHA.
21. CONDUIT SHALL BE EMT OR RIGID AS PER CODE. CONDUITS RUNS SHOUN ON THE DRAWINGS ARE DIAGRAMMATIC.ACTUAL FIELD CONDITIONS PREVAIL. EXPOSED CONDUITS TO BE RUN PARALLEL OR PERPENDICULAR TO WALLS, CEILING AND FLOORS.
22. CONTRACTOR SHALL BALANCE ALL PHASES OF ALL PANELS TO ENSURE PROPER LOADING.
23. ALL 20 AMPERE BRANCH HOMERUNS 100' OR LONGER SHALL BE A MIN. OF #10 AWG OR LARGER SIZED TO LIMIT THE VOLTAGE DROP TO ALLOWABLE CODE REQUIREMENTS.
24. NO ROMEX OR BX WILL BE PERMITED± MAXIMUM LENGTH OF GREENFIELD SHALL BE 5'.
26. ALL UNDER FLOOR, UNDER FLOOR OR UNDERGROUND OR EXPOSED TO WEATHER TUBING SHALL BE HEAVY WALL GALVANIZED RIGID STEEL (GRS) MIN. 3/4"
27. RECEPTATLES INDICATED FOR GFI PROTECTION SHALL PROTECT THE RECEPTACLE ONLY. AT LOCATIONS WHERE GFI ARE INDICATED WITHIN 5' AND IN SIGHT OF EACH OTHER, CONTRACTOR MAY SELECT TO USE ON "FEED THRU" GFI TO FEED THE SLAVE. GFI CIRCUIT BREAKERS WILL NOT BE PERMITTED TO PROTECT RECEPTACLES INDICATED FOR GFI PROTECTION.
28. THE SERVICE DISCONNECTING MEANS SHALL BE INSTALLED AT A READILY ACCESSIBLE LOCATION IN THE BASEMANT OR FIRST FLOOR AREA OF A BUILDING OR STRUCTURE, WITHIN THE MAIN WALL, AT A POINT NOT EXCEEDING 5 FT FROM THE POINT OF ENTRY. WHEN THE DISTANCE OF THE SERVICE RACEWAY NEEDS TO EXCEED 5 FT FROM THE POINT OF ENTRY INTO THE BUILDING THE SERVICE RACEWAY SHALL CONFORM TO THE REQUIREMENTS OF SECTION 18-27-230.6.
29. HARD WIRE SMOKE DETECTOR/110V CONNECTED AT ALL APARTMENTS AND TOP OF EACH STAIRS CASE
30 ALL BEDROOM RECEPTACLES SHALL BE PROTECTED BY ARC-FAULT INTERRUPTER TYPE C/B
31. FOR EACH PANELBOARD PROVIDE A TYPEWRITTEN CIRCUIT DIRECTORY SECURED TO THE INTERIOR OF THE PANEL DOOR.
32. LIGHT SWITCHES, RECEPTACLES, TELEPHONE OUTLETS, ETC. SHALL NOT BE INSTALLED BACK TO BACK.
33. LOCATION OF TELEPHONE OUTLETS IS APPROXIMATE. CORRECT LOCATION SHALL BE DETERMINED BY THE OUNERTELEPHONE WIRING SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR.
34. TEMPERATURE CONTROL WIRING SHALL BE FURNISHED AND INSTALLED BY MECHANICAL CONTRACTOR. ELECTRICAL CONTRACTOR SHALL PROVIDE 120V POUER WHERE NEEDED.

MOISTURE CONTROL
1. ALL CONCEALED + EXPOSED FLASHING TO BE PREFINISHED ALUMINIUM IN COLORSELECTED BY OUNER.
2. BASE SILL AND FLASHING TO BE EQUAL TO 6 MIL VISQEEN POLYETHYLENE FILM OR "NEVASTRAL" FLASHING OR EQUAL.
ALL EXTERIOR PERIMETER CAULKING SHALL BE WATER AND WEATHER TIGHT. PLASTIC CAULKING COMPOUND SHALL BE NOT-STAINING POLYSULFIDS, OR BUTYL.
3. ROOFING:
PROVIDE ICE + WATER SHIELD WITH 6" LAP JOISTS AT ALL VALLEY AND EAVE AREAS + EXTEND UP ON ROOF MINIMUM OF 36".
PROVIDE ASPHALT SHINGLES AS SELECTED BY OUNER WITH 30# FELT UNDERLAYMENT.

BUILDING CODES USED FOR DESIGN:

INTERNATIONAL BUILDING CODE, 2009 EDITION AS ADOPTED AND AMENDED BY ORDINANCE 5190, FEBRUARY 3, 2009

INTERNATIONAL RESIDENTIAL CODE 2009

INTERNATIONAL MECHANICAL CODE 2009

ILLINOIS PLUMBING CODE, 2004 EDITION AS ADOPTED AND AMENDED BY ORDINANCE 5190, FEBRUARY 3, 2009

NFPA NATIONAL ELECTRICAL CODE 2005, EDITION AS ADOPTED AND AMENDED BY ORDINANCE 5536, JANUARY 3, 2012

INTERNATIONAL FIRE CODE 2009

INTERNATIONAL ENERGY CONSERVATION CODE 2012

DESIGN LOADINGS:

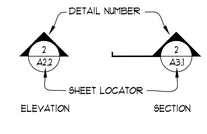
STAIR:	60# LL 10# DL TYPICAL ALL AREAS
FLOOR:	40# LL 10# DL TYPICAL ALL AREAS
WALL:	6.0# PLF OR ACTUAL LOAD
CEILING:	25# LL 10# DL ROOF SLOPES OVER 3 IN 12
CATHEDRAL:	30# LL 15# DL ALL SLOPES
ROOF:	30# LL 10# DL + SNOW DRIFTING
PORCH, DECK:	100# LL 10# DL
BALCONY:	100# LL 10# DL EXTERIOR
SNOW LOADS:	30 Lb
WIND LOADS:	90 M.P.H.

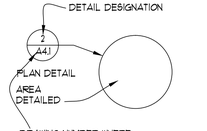
DECK + BALCONY RAILING NOTE
HORIZONTAL RAILING + RAILING POSTS + THEIR ATTACHEMENTS TO BE CAPABLE TO RESIST 50 LB/LIN FT HORIZONTAL AND/OR VERTICALLOAD OR 200 LB CONCENTRATED LOAD APPLIED IN ANY DIRECTION WHICHEVER IS MORE CRITICAL.

DRAWING SHEET INDEX:

DWG NO.	DRAWING TITLE:
T 1	SPECIFICATION AND GENERAL NOTES, SITE PLAN
A 1	BASEMENT PLAN + DETAILS
A 2	FIRST + SECOND FLOOR PLAN
A 3	SECTIONS + ATTIC/ROOF PLAN
A 4	ELECTRICAL NOTES + DETAILS
A 5	ELEVATIONS
A 6	ELEVATIONS
S 1	BASEMENT, 1ST FLOOR + SECOND FLOORJOIST LAYOUT
P 1	PLUMBING DIAGRAMS + NOTES
M 1	MECHANICAL BASEMENT + 1ST FLOOR PLAN
M2	MECHANICAL 2ND FLOOR + ATTIC PLANS

DRAFTING SYMBOLS:





12 KEYED NOTES A
24 DOOR MARK
24 WINDOW MARK
ELEVATION MARK
KITCHEN ROOM NAMES
0 REVISION NUMBER

ZONING INFO:

ZONING	R-3
LOT AREA	6,613 SQFT
F.A.R. (0.45)	2,976 SQFT
1ST FLOOR	1,785 SQFT
GARAGE	-400 SQFT
TOTAL 1ST FLOOR	1,385 SQFT
TOTAL 2ND FLOOR	1,490 SQFT
TOTAL LIVING AREA	2,875 SQFT

STATEMENT OF COMPLIANCE:

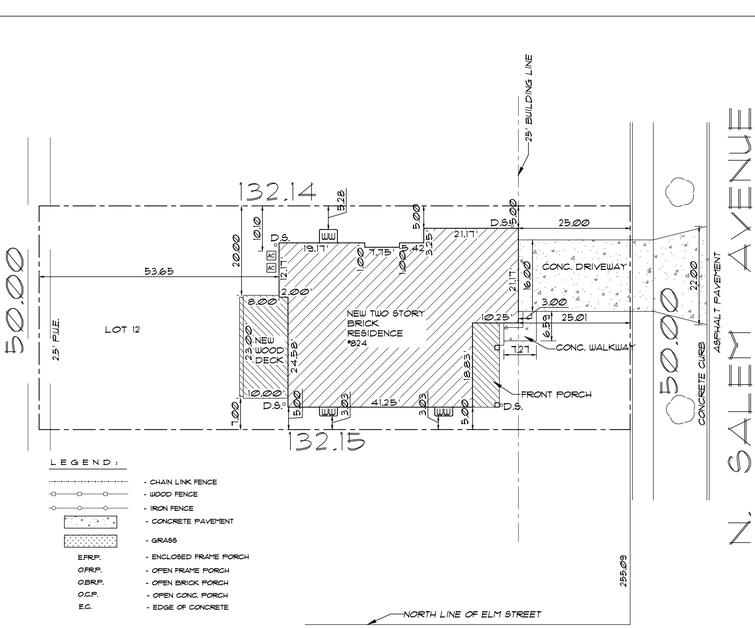
I HEREBY CERTIFY UNDER OATH THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, THAT I AM FAMILIAR WITH CODES AND ORDINANCES OF THE VILLAGE OF ARLINGTON HEIGHTS.
AND TO THE BEST OF MY KNOWLEDGE THESE PLANS COMPLY WITH THE BUILDING ORDINANCE, ZONING ORDINANCE AND OTHER APPLICABLE CODES AND ORDINANCES OF THE VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS.

GEORGE W. SIMOULIS REGISTERED ARCHITECT #001-011137

LICENSE EXP. 11/30/14

LICENSED ARCHITECT
GEORGE W. SIMOULIS
001-011137
STATE OF ILLINOIS

SITE PLAN:



SITE PLAN
SCALE: 1/16" = 1'-0"
north

AVAS ATELIER DESIGN
2550 E. CHURCH, DES PLAINES, IL 60016
PH: 773-799-4616, FAX: 773-435-6616

GEORGE SIMOULIS
ARCHITECT
7555 NORTH KEELER, SKOKIE, ILLINOIS 60076, 847-679-4504

Rev. No.	Date	Description

ISSUES + REVISIONS

Seal:
LICENSED ARCHITECT
GEORGE W. SIMOULIS
001-011137
STATE OF ILLINOIS

Project:
NEW TWO STORY FRAME RESIDENCE & NEW REAR WOOD DECK

Address:
924 N. SALEM AVE, ARLINGTON HEIGHTS, IL 60004

Sheet Title:
SPECIFICATION AND GENERAL NOTES, SITE PLAN

Date: 06/10/14
Proj. No: 503.14
Drawn: TOM AUGUSTOWSKI
Checked:
Approved: GEORGE SIMOULIS
Sheet No: T-1

NEW TWO STORY FRAME RESIDENCE & NEW REAR WOOD DECK
924 N. SALEM AVE, ARLINGTON HEIGHTS, IL 60004

PROPERTY TO LEFT 1
912 N. SALEM AVE

PROPERTY TO LEFT 1
916 N. SALEM AVE

PROPERTY TO LEFT 1
920 N. SALEM AVE

SUBJECT PROPERTY
924 N. SALEM AVE

PROPERTY TO RIGHT 1
928 N. SALEM AVE

PROPERTY TO RIGHT 2
932 N. SALEM AVE

PROPERTY TO RIGHT 3
936 N. SALEM AVE

NORTH SALEM AVE

PROPERTY ACROSS
THE STREET
921 N. SALEM AVE

PROPERTY ACROSS
THE STREET
923 N. SALEM AVE

PROPERTY ACROSS
THE STREET
925 N. SALEM AVE

LICENSED ARCHITECT
GEORGE W. SIMOULIS
001-011137
STATE OF ILLINOIS

AVAS ATELIER DESIGN
1904 LAURA LN, DES PLAINES, IL 60018
PH: 773-799-4616, FAX: 773-435-6616

GEORGE SIMOULIS
ARCHITECT

Rev. No.	Date	Description

ISSUES & REVISIONS

Project:
NEW TWO STORY
FRAME RESIDENCE
& NEW REAR WOOD DECK

Address:
924 N. SALEM AVE,
ARLINGTON HEIGHTS,
IL 60004

Sheet Title:
COLOR PHOTOS
OF SURROUNDING
PROPERTIES

Date: 07/16/14

Proj. No: 503.14

Drawn: FRANK MALAWSKI

Checked: TOM AUGUSTOWSKI

Approved: GEORGE SIMOULIS

Sheet No: C-1

NEW TWO STORY FRAME RESIDENCE & NEW REAR WOOD DECK
924 N. SALEM AVE, ARLINGTON HEIGHTS, IL 60004

EXISTING CONTEXT ELEVATION

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

PROPOSED CONTEXT ELEVATION

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

LICENSED ARCHITECT
GEORGE W. SIMOULIS
001-011137
STATE OF ILLINOIS

AVAS ATELIER DESIGN
1904 LAURA LN, DES PLAINES, IL 60018
PH: 773-799-4616, FAX: 773-435-6616

GEORGE SIMOULIS
ARCHITECT

Rev. No.	Date	Description

ISSUES & REVISIONS

Project:
NEW TWO STORY FRAME RESIDENCE & NEW REAR WOOD DECK

Address:
924 N. SALEM AVE, ARLINGTON HEIGHTS, IL 60004

Sheet Title:
EXISTING & PROPOSED ELEVATION

Date: 06/10/14

Proj. No: 503.14

Drawn: TOM AUGUSTOWSKI

Checked:

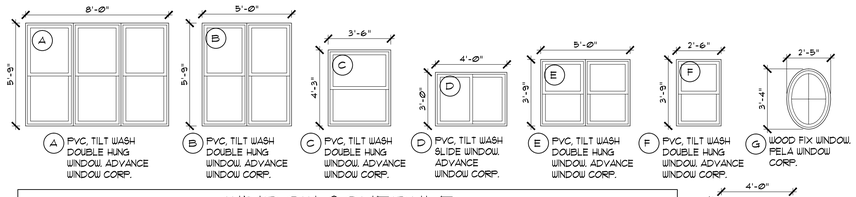
Approved: GEORGE SIMOULIS

Sheet No: C-2

FRONT ELEVATION

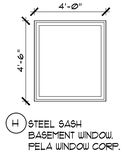
SCALE: 1/4" = 1'-Ø"

3"X5" DOWN SPOUT NOT SHOWN -REFER TO ROOF PLAN



WINDOW SCHEDULE

WINDOW#	WIDTH	HEIGT	NATURAL LIGHT SQ. FT	VENT AREA SQ. FT	GLAZING	DESCRIPTION	QUANTITI
A	8'-Ø"	5'-9"	46.Ø	23.Ø	CLEAR INSULATED GLASS	DOUBLE-HUNG	1
B	5'-Ø"	5'-9"	28.8	14.4	CLEAR INSULATED GLASS	DOUBLE-HUNG	3
C	3'-6"	4'-3"	14.8	7.4	CLEAR INSULATED GLASS	DOUBLE-HUNG	2
D	4'-Ø"	3'-Ø"	12.Ø	--	CLEAR INSULATED GLASS	SLIDE	2
E	5'-Ø"	3'-9"	18.8	9.4	CLEAR INSULATED GLASS	DOUBLE-HUNG	5
F	2'-6"	3'-9"	9.4	4.7	CLEAR INSULATED GLASS, TEMPER	DOUBLE-HUNG	3
G	2'-5"	3'-4"	6.5	--	CLEAR INSULATED GLASS	FIX	1
H	4'-Ø"	4'-6"	18.Ø	18.Ø	CLEAR INSULATED GLASS	BSMT WINDOW	3



WINDOW NOTES:

1. ALL BEDROOM WINDOWS HAVE AN EGRESS OPENING GREATER THE 5.7 SF. EGRESS OPENING HEIGHT SHALL BE 22" MINIMUM. EGRESS OPENING WIDTH SHALL BE 20" MINIMUM.
2. ALL WINDOW SILLS SHALL BE ABOVE 24" and BELOW 44" MEASURED FROM THE FINISH FLOOR.
3. ALL UNITS SHALL MATCH EXISTING WINDOWS with FLASHING FLANGES.
4. ALL UNITS SHALL BE INSULATED GLASS: (2) LAYERS of 1/4" GLAZING with AN AIR SPACE.
5. INSECT SCREENS and STORM UNITS TO BE PROVIDED.

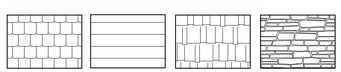
ROOF VENTS TO BE LOCATED ON BACK SLOPE OF THE ROOF. NUMBER AND LOCATION SHALL BE BASED ON TOTAL AREA OF VENTS REQUIRED EQUAL TO 1/300th OF ROOF AREA.

NOTE:
EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE WINDOW OR EXTERIOR DOOR APPROVED FOR EMERGENCY EGRESS OR RESCUE. THE UNITS MUST BE OPERABLE FROM THE INSIDE TO A FULL CLEAR OPENING WITHOUT THE USE OF SEPARATE TOOLS. WHERE WINDOWS ARE PROVIDED AS A MEANS OF EGRESS OR RESCUE THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES ABOVE THE FLOOR.

ALL EGRESS OR RESCUE WINDOWS FROM SLEEPING ROOMS MUST HAVE MINIMUM NET CLEAR OPENING OF 5.7 SQ. FT. THE MINIMUM NET CLEAR OPENING HEIGHT DIMENSION SHALL BE 24". THE MINIMUM NET CLEAR OPENING WIDTH DIMENSION SHALL BE 24".

(ES) EGRESS WINDOW

ELEVATION MATERIAL SYMBOLS



HARDIBOARD SIDING | HARDIBOARD SIDING | SHINGLES | VENEER STONE

ROOF +23'-10"

2ND FLR CEILING HT. +21'-Ø"

SECOND FLOOR +13'-Ø"

1ST FLR CEILING HT. +10'-Ø"

FIRST FLOOR +1'-10"

GRADE LEVEL Ø'-Ø"

SIDE ELEVATION

SCALE: 1/4" = 1'-Ø"

3"X5" DOWN SPOUT NOT SHOWN -REFER TO ROOF PLAN

AVAS ATELIER DESIGN
2550 E. CHURCH, DES PLAINES, IL 60016
PH: 773-799-4616, FAX: 773-435-6616

GEORGE SIMOULIS
ARCHITECT
7555 NORTH KEELER, SKOKIE, ILLINOIS 60076, 847-679-4504

Rev. No.	Date	Description
1	Ø4.15.13	REVISION

ISSUES & REVISIONS

Seal:

LICENSED ARCHITECT
GEORGE W. SIMOULIS
001-011137
STATE OF ILLINOIS

Project:

NEW TWO STORY
FRAME RESIDENCE
& NEW REAR WOOD DECK

Address:

924 N. SALEM AVE,
ARLINGTON HEIGHTS,
IL 60004

Sheet Title:

ELEVATIONS

Date: 06/10/14

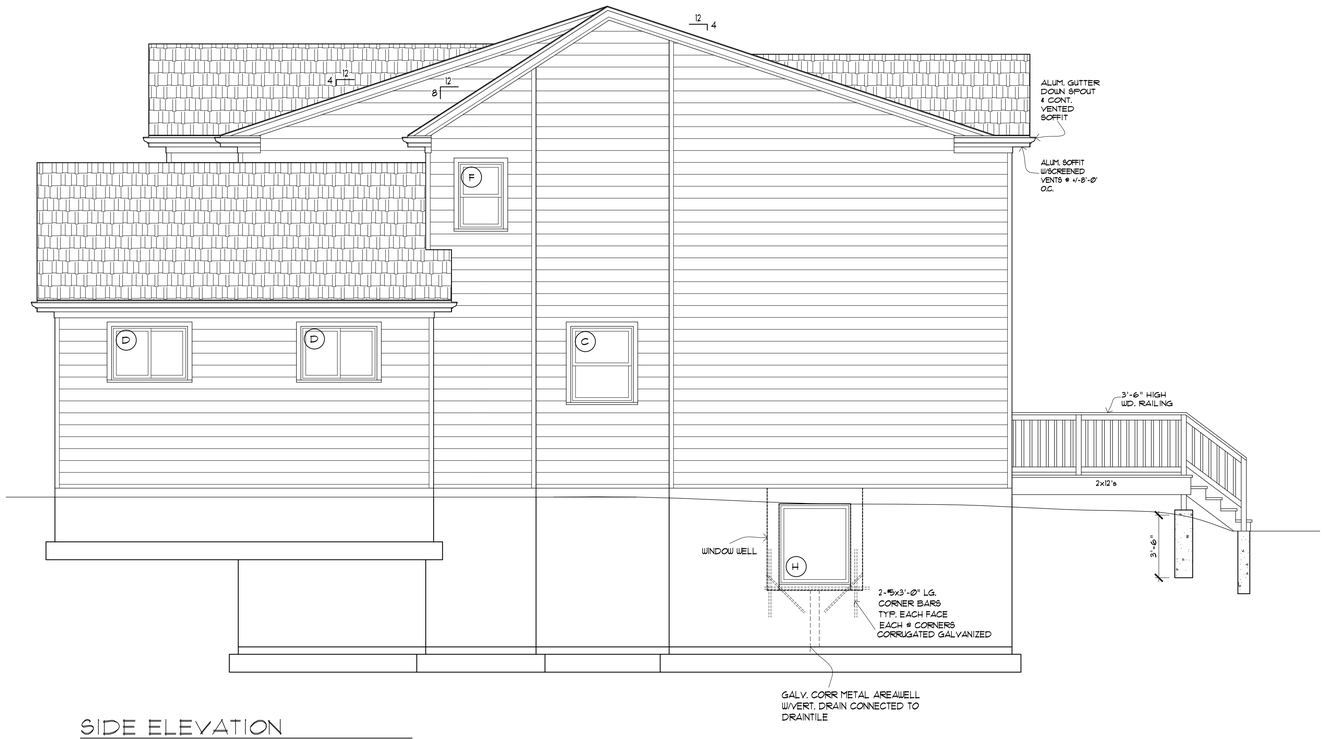
Proj. No: 503.14

Drawn: TOM AUGUSTOWSKI

Checked:

Approved: GEORGE SIMOULIS

Sheet No: A-5



SIDE ELEVATION

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

3"X5" DOWN SPOUT NOT SHOWN -REFER TO ROOF PLAN

ELEVATION GENERAL NOTES:

- PELLA PRO LINE SERIES OR EQUAL
  UNIT NUMBERS (NOT GLASS SIZES) SHOWN ON ELEVATIONS
- ALL ROOF VENTS AND THROUGH ROOF MECHANICAL TO BE LOCATED @ REAR OF HOME AND PAINTED TO MATCH ROOF
- SHEET METAL FLASHING OVER ALL WINDOWS, DOORS AND WOOD TRIM
- SHEET METAL FLASHING AT ALL ROOF AND WALL INTERSECTIONS

NOTE:

"E"-EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE WINDOW OR EXTERIOR DOOR APPROVED FOR EMERGENCY EGRESS OR RESCUE. THE UNITS MUST BE OPERABLE FROM THE INSIDE TO A FULL CLEAR OPENING WITHOUT THE USE OF SEPARATE TOOLS. WHERE WINDOWS ARE PROVIDED AS A MEANS OF EGRESS OR RESCUE THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES ABOVE THE FLOOR.

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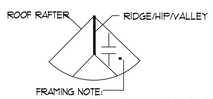
"G"-UNIT GLASS AND/OR MULTIPLE UNIT GLASS SHALL BE INSULATED TEMPERED SAFETY GLASS PER ANSI'S SPECIFICATION.



FRAMING NOTE:
PROVIDE RIDGE/RAFTER BOARD AT ALL ROOF RAFTER INTERSECTIONS (RIDGES, HIPS AND VALLEYS) NO LESS IN DEPTH THAN THE CUT END OF THE RAFTER AND A MINIMUM 2" NORTIAL THICKNESS. SUPPORT AT THE RIDGE W/BRACE TO BEARING PARTITION -SECT R802.3

NOTE:
RIDGE / HIP TO BE
MIN. ONE SIZE LARGER
THAN RAFTERS.
FOR RAFTER OVER 20'-0"
APPLY BRACING TO
BOTTOM OF JOISTS.
RAFTERS AND CEILING JOIST
SHALL BE SUPPORTED LATERALLY
BY SOLID BLOCKING, DIAGONAL
BRIDGING (WOOD OR METAL) AT
INTERVALS NOT EXCEEDING 10 FT.
WHERE FINISHED CEILING APPLIED.

REAR ELEVATION

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

3"X5" DOWN SPOUT NOT SHOWN -REFER TO ROOF PLAN

AVAS ATELIER DESIGN
2550 E. CHURCH, DES PLAINES, IL 60016
PH: 773-799-4616, FAX: 773-435-6616

GEORGE SIMOULIS
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7555 NORTH KEELER, SKOKIE, ILLINOIS 60076, 847-679-4504

Rev. No.	Date	Description
1	04.15.13	REVISION

ISSUES & REVISIONS

Seal:

LICENSED ARCHITECT
GEORGE W. SIMOULIS
001-011137
STATE OF ILLINOIS

Project:

NEW TWO STORY
FRAME RESIDENCE
& NEW REAR WOOD DECK

Address:

924 N. SALEM AVE,
ARLINGTON HEIGHTS,
IL 60004

Sheet Title:

ELEVATIONS

Date: 06/10/14

Proj. No: 503.14

Drawn: TOM AUGUSTOWSKI

Checked:

Approved: GEORGE SIMOULIS

Sheet No: A-6

924 N. SALEM AVE.

Material Schedule

List of Primary colors , textures and materials to be used :

Stone : Stone " Country Manor "

Roof : Asphalt Shingles " Weathered Wood "

Siding : Hardie " Iron Grey "

Gutters/Trim/Fascia : White

Windows : White

RECEIVED
JUN 13 2014
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT