Agenda
Village of Arlington Heights
Design Commission
Community Room, 3rd Floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.
May 24, 2022
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

A. Minutes - 4/12/22

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

A. DC#22-003 - 1206 N. Harvard Ave / SF-Addition

B. DC#22-022 - 85 W. Algonquin Rd / Sign Variation

C. DC#22-025 - March Animal Hospital - 1000 E. Central Rd - Commercial

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 Rosangela Maldonado, at 33 S. Arlington Heights Road, Arlington Heights, Illinois 60005, rmaldonado@vah.com or (847)368-5791.

Design Commission
5/24/2022

Item: Minutes - 4/12/22

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
Minutes - 4/12/22	Minutes

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MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION
HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
APRIL 12, 2022

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

Members Present:	Jonathan Kubow, Chair Ted Eckhardt Kirsten Kingsley John Fitzgerald
Members Absent:	Scott Seyer
Also Present:	Scott Fertitta for *At Home Stores* Raphael Anguiano, Core States Group for *At Home Stores* Alex Looff, Signs by Tomorrow for *At Home Stores* Steve Hautzinger, Planning Staff Liaison

REVIEW OF MEETING MINUTES FOR MARCH 8, 2022

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER KINGSLEY, TO APPROVE THE MEETING MINUTES OF MARCH 8, 2022. ALL WERE IN FAVOR. MOTION CARRIED.

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ITEM 1. COMMERCIAL REVIEW

DC#22-007 – At Home – 750 E. Rand Rd./Commercial

Scott Fertitta, representing *At Home Stores*, and Raphael Anguiano, representing *Core States Group*, were present on behalf of the project.

Mr. Hautzinger summarized Staff comments. The petitioner is seeking approval for the design of a tenant façade renovation at the existing Southpoint Shopping Center, and corresponding site improvements. This project does not require Plan Commission review, therefore the Design Commission's responsibility is to review all elements of the project.

The subject property is located within the existing Southpoint Shopping Center, which is at the southeast corner of Rand Road and Palatine Road. The petitioner is proposing exterior modifications to a large vacant anchor tenant space to create a new storefront for "At Home" which is a Home Décor Superstore. The vacant space (approximately 100,000 sf) was previously occupied by BIF Furniture. The scope of the project also includes site improvements and new landscaping throughout the existing parking area. The property is zoned B-3, General Service, Wholesale and Motor Vehicle District, and the proposed retail store is a permitted use in this location.

The existing parking area in front of the store will be repaved and restriped throughout. A new driveway entrance into the parking area from Rand Road is proposed under a separate permit, which is subject to IDOT and Village approvals. Decorative stamped concrete pedestrian crosswalks will be provided across the main drive aisle along the storefront. New landscaping will be installed throughout the parking area, including new shade trees in all parking islands, as required by code.

Overall, the proposed site improvements and landscaping will be great enhancements to the existing site. However, Staff has the following comments:

- The center crosswalk is appropriately sized and placed; however, the two flanking crosswalks need improvements. It is recommended that the crosswalks be 15-feet wide and aligned closer to the drive aisles for better pedestrian access. Additionally, the crosswalks need to be coordinated with the placement of the landscaping planting beds along the front of the building and ADA accessible ramps need to be provided for pedestrian access to the storefront sidewalk.
- It is recommended that trees be added to the north landscape bed along the storefront to help soften the large building wall.
- Consider substituting the Red Oak and Black Locust shade trees for more salt and drought tolerant species.

Mr. Hautzinger explained that the proposed architectural design represents At Home's prototype brand. The existing EIFS and masonry arcades and the continuous glass storefronts will be completely removed. A large new entry feature and dark gray accent pilasters will be constructed with EIFS. The remaining brick wall is proposed to be infilled, patched and painted gray with light and dark accent stripes. The existing CMU walls on the sides and rear of the building will be painted gray to coordinate with the new façade.

Overall, the proposed design has a fresh modern appearance, and the materials and colors work well together. The overall height and scale of the proposed design fits in well in this location. The proposed color scheme is a contrast to the remaining portions of the existing retail center, although the gabled form of the new entry feature coordinates very well with the existing retail center's gabled entry features which have

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recently been painted white.

The only concern with the architectural design is the proposed patching and painting of the existing brick wall. The wall will require significant infill and patching after removal of the existing arcades and storefronts, and Staff is concerned that it will have a poor appearance. Of specific concern are existing decorative brick soldier courses with projected header courses above and below. These decorative details are not continuous across the wall, and this will need to be addressed. Finally, Staff has concerns about painting vertical and horizontal stripes on the existing brick wall in the same plane. A vertical color transition across a flat brick wall will have a very poor appearance. Staff recommends that the entire front wall be reconstructed with new brick or other material with plane changes or reveals built into the wall to accommodate transitions in the color scheme.

Rooftop mechanical equipment is required to be screened from public view. The proposed design included a raised parapet wall across the front of the building which will screen the view of all mechanical equipment. Bales of compacted cardboard will be stored in an enclosure behind the building on the north. The proposed enclosure will be constructed of CMU and painted to coordinate with the proposed building design.

The proposed design includes a primary "At Home" wall sign above the main entrance, a secondary "At Home" wall sign on the north wall, a "The Home Décor Superstore" wall sign, and four illuminated logo wall sconces which are also considered to be wall signs. Per Chapter 30 sign code, only one wall sign is allowed due to only one street frontage on Rand Road, so variations are required to allow the additional wall signage, which the petitioner has not yet submitted a variation application for. Overall, Staff does not object to the proposed signage, however it is recommended that the sign on the north wall be omitted since it has no visibility. In addition to the proposed wall signs, At Home is pursuing a sign variation for a dedicated ground sign to be located next to the proposed new entry drive, which is under separate review tonight.

Staff recommends approval of the proposed design, with the above noted issues as summarized in the Staff Report.

Chair Kubow asked the petitioner for any comments at this time. Mr. Fertitta said they have concerns about the visibility of the building because it does not have street frontage on either Palatine Road or Rand Road, and they are trying to make the building design cohesive with the shopping center while still representing the colors and brand of At Home. Because this is an existing facade, there are some technical matters they are trying to address and work through, as well as address the concerns of Staff. They are supportive of the comments from Staff and he introduced Mr. Anguiano who would talk through those concerns.

Mr. Anguiano said they are trying to maintain the existing building envelope of brick veneer with new infill, and EIFS pilasters were originally proposed to accentuate the elevation and give it some articulation, which would be off-set. The bands were going to be painted onto the existing brick, which he hears the concerns about; however, they can easily mitigate this by adding another layer of depth to the plane and off-setting some of that with more EIFS. The existing soldier courses would be maintained and new brick laced in as necessary, as well as the soldier courses at the storefront, which will provide the necessary articulation. These can also be off-set, which would be about the only other thing they could change on the existing envelope before getting into structural conditions of removing all of it, which then raises another level of concern from a structural standpoint. Mr. Anguiano had an alternate design he could provide to the commissioners that might add more clarity.

The commissioners summarized their comments. Commissioner Fitzgerald liked the colors being

proposed and the locations of the light fixtures, and he was intrigued with the shape of the fixtures; however, he was concerned about setting a precedent for other businesses wanting something similar. Commissioner Fitzgerald also liked the alternative presented for different colors where the flat brick is, because that detail and color is very nice. He did not see a need for the wall sign on the north elevation, and he liked what the petitioner said about trying to fill in the brickwork and then paint it. He was okay with the crosswalks as proposed, because the smaller ones appear only to be decorative and not be used as a crosswalk. He completely agreed with Staff's suggestion to substitute the Red Oak and Black Locust trees, and he asked the petitioner to respond to the suggestion to add trees to the north landscaping bed along the storefront, which he supported. Mr. Anguiano replied that they are willing to accept that change. Commissioner Fitzgerald said that overall he liked the project, he liked the colors, and he had no trouble with this building being painted the colors being proposed and that the other buildings in this development would not match.

Commissioner Eckhardt said that he liked the art rendition of the front elevation, where the petitioner has taken the flat panels on both sides of the front entrance and developed four pilasters with accompanying accent lighter portions to make them pop. He felt these elements had to be this big because the building is being viewed from 400-feet away and the building cannot handle a lot of little details. The big blobs of color being proposed and the entrance will help to make the building more noticeable; everything needs to be made bigger and bolder, which the petitioner has done. He felt that adding a little EIFS to create a shadow line would not matter because of the amount of distance between he street and this building. Commissioner Eckhardt liked and supported the elevation as proposed, which he felt was an amazing and bold adventure to help improve this shopping center, and he thanked the petitioner for that. He also supported the signs being shown and would wait to comment on the wall sign on the north elevation, although he was sympathetic to the visibility concerns from the street and felt there should be some identification to the north.

Commissioner Kingsley pretty much agreed with the comments made by the other commissioners. Overall, she felt the project was really nice and would be a great improvement to this shopping center. She too liked the colors being proposed and the general direction in which it is going. She asked for clarification on the pilasters, and if they return back onto the roof so it looks like there is thickness. Mr. Anguiano replied that there is thickness, but they do not return onto the roof. There will be a coping detail that has two offsets in it, and it will be about 16-inches in depth. He referred to the Bloomfield, Michigan store as a similar design example. Commissioner Kingsley said that she liked the rectilinear better and she was glad that it goes back at least a little; however, she would recommend that it extend back a little more.

Commissioner Kingsley was okay with painting the brick; however, she wanted to see all the brick be uniform in its bond and felt it would be really beneficial if the soldier courses are continued. This should not be piece-meal unless it has something to do with the trellises. She also asked for clarification that the EIFS pilasters will go all the way down to the ground, and Mr. Anguiano confirmed this. With regards to signage, Commissioner Kingsley asked if it might be better to have signage on the south elevation instead of the north elevation. Mr. Fertitta reiterated the large amount of distance between the building and both Palatine Road and Rand Road, and added that there is a view corridor from Palatine Road straight through to the north wall of the building, which is why they felt that a wall sign on the north elevation was worth the investment. Commissioner Kingsley liked the sign on the north elevation that was off-centered and nicely sized, and she was in support of it, especially for those traveling down Palatine Road.

Chair Kubow had similar comments to those given by the other commissioners. He appreciated the petitioner's proposal to help revitalize this shopping center and felt the changes being proposed would be a vast improvement to what is existing there. He said it was a great design and he loved the colors and the symmetry of the project, which is a very clean and impressive design that will be a big change to the existing

building. He acknowledged the lack of visibility from Palatine Road and he could see the view corridor straight from Palatine road to the wall sign being proposed on the north elevation. He was in total support of anything to support business in any vacant shopping center.

Mr. Feritta referred to the site plan and said the existing accessible parking is not in the best location because it is off-set from the main entrance and the accessible ramp to the building; it should be more centered and would need to be adjusted to meet ADA requirements.

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

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER FITZGERALD, TO RECOMMEND APPROVAL OF THE PROPOSED ARCHITECTURAL DESIGN FOR THE *AT HOME STORE* LOCATED AT 750 E. RAND ROAD, AS SUBMITTED. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE PLANS RECEIVED 3/28/22, ELEVATIONS RECEIVED 4/5/22, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

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

Commissioner Kingsley asked if the motion should include the brick coursing to be continued, the Red Oak and Black Locust tress being replaced with a different species, and trees being added in the north landscaping bed along the storefront to help soften the big wall. She was not concerned about the decorative crosswalks, but felt they should at least lead to somewhere. Commissioner Eckhardt supported the crosswalk in the middle and felt it could be doubled in size, and the other two crosswalks could be eliminated because they are not walking paths to anywhere. Commissioner Kingsley agreed and suggested this be added to the motion, and the other commissioners agreed. Commissioner Eckhardt suggested adding a recommendation to substitute the Red Oak and Black Locust shade trees for a more salt tolerant species, and he asked the commissioners for their comments about adding trees in only the north landscaping bed along the storefront. Commissioner Kingsley felt that adding any tree was better than not, and she pointed out that the north side of the elevation was bigger than the other side and it also did not have any signage. Commissioner Fitzgerald supported the addition of trees in the north landscaping bed, especially since the petitioner said they were willing to do so, which could be approved by Staff. The other commissioners agreed.

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

3. A REQUIREMENT TO SUBSITUTE THE RED OAK AND BLACK LOCUST SHADE TREES FOR MORE SALT AND DROUGHT TOLERANT SPECIES.
4. A REQUIREMENT TO ADD TREES IN THE NORTH LANDSCAPING BED ALONG THE STOREFRONT TO HELP SOFTEN THE LARGE BUILDING WALL, TO BE REVIEWED AND APPROVED BY STAFF.
5. A RECOMMENDATION TO OMIT THE TWO FLANKING CROSSWALKS AND WIDEN THE PRIMARY CROSSWALK TO 30-FEET.
6. A REQUIREMENT TO CONTINUE THE EXISTING BRICK SOLDIER COURSES AS BEST AS POSSIBLE, AND AN ACKNOWLEDGMENT THAT THE PAINTING OF THE MASONRY WILL BE WITH BUTT JOINT COLOR TRANSITIONS AS INDICATED ON THE ELEVATION WITHOUT REVEALS.

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

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ITEM 2. SIGN VARIATION REVIEW

DC#22-009 – At Home – 750 E. Rand Rd.

Alex Looff, representing Signs by Tomorrow, and Scott Fertitta, representing *At Home Stores*, were present on behalf of the project.

Mr. Hautzinger summarized Staff comments. The petitioner is requesting a new dedicated ground sign for their At Home store to face Rand Road. Southpoint Shopping Center currently has 6 ground signs. Per code, each building is allowed one ground sign. There are 5 buildings on the site, allowing 5 ground signs. A sign variation was approved in 1989 to allow a 6th ground sign. Table 1 in the Staff report provides a complete summary of the 6 existing ground signs. In addition to At Home's dedicated ground sign, they will also have tenant panels on the three existing multi-tenant "Southpoint" ground signs.

A sign variation is also required for the separation distance between the proposed At Home ground sign and the existing ground signs. Per code, 800 feet of separation is required between the signs. The proposed new sign will be located between two existing Southpoint multi-tenant ground signs with 444' and 548' of separation. The sign will be located next to a proposed new driveway entrance into the parking lot from Rand Road, and the proposed driveway is subject to IDOT and Village approvals.

The petitioner is seeking the following variations:

1. A variation from Chapter 30, Section 30-302.a, to allow 7 ground signs, where 6 is the maximum allowed per the previously approved 1989 sign variation, and 5 is the maximum allowed per code (one for each building).
2. A variation from Chapter 30, Section 30-302.a, to allow a ground sign with 444' and 548' of separation from the adjacent ground signs, where 800' is the minimum separation required.

The petitioner submitted a letter addressing the hardship criteria, which in summary states that the angled building orientation and mature trees along Rand Road create a substantial visibility issue for the store, and visibility has been an issue with every potential retail tenant for this location. The new sign is a contingency for At Home to join the shopping center. They feel that the proposed sign will not create a depreciation of nearby property values, but At Home's presence in this location will likely increase surrounding property values. The petitioner feels that the proposed sign is in character with the locality because it is similar to the existing Floor & Décor sign. However, it should be noted that the Floor & Décor sign was originally installed for Cub Foods which was the original building on the property, prior to the Southpoint Shopping Center development.

Staff acknowledges that At Home will be an important major tenant in the Southpoint Shopping Center. However, other major retail centers along Rand Road, including Town & Country, Northpoint, the Annex of Arlington, and Arlington Plaza, do not have separate ground signs for any of their major tenants such as Best Buy, Dick's Sporting Goods, Jewel-Osco, Binny's Beverage Depot, Petco, and Burlington. All of the retail centers utilize multi-tenant ground signs to provide equal signage for all of their tenants. If separate ground signs were allowed for every major tenant, the Rand Road shopping corridor would become overly cluttered with signage.

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However, Staff acknowledges the extended vacancy of this large retail space at Southpoint, and Staff agrees that the lack of visibility may be the issue. Due to this unique circumstance and hardship, Staff is not opposed to a dedicated ground sign for At Home. Overall, the proposed sign is nicely designed with a stone base similar to the existing Southpoint Shopping Center sign design. For a cohesive appearance, Staff recommends a requirement that the stone for the new sign be selected to match identically the stone used on the existing Southpoint signs.

Chair Kubow asked if the petitioner had any comments at this time. Ms. Looff said that visibility is their biggest concern here, and she is not aware of the status of IDOT approval for the new driveway. Mr. Fertitta did not have an update on that matter either.

The commissioners summarized their comments. Commissioner Kingsley said the proposed new monument sign was nicely designed and she liked the colors and the stone that matches the existing Southpoint signs. It made sense to her that if the name of the store will be on the 3 existing multi-tenant signs, that this new monument sign be contingent upon IDOT approval for the new entry off Rand Road. She had no further comments and agreed with Staff's recommendations. Commissioner Eckhardt agreed with Commissioner Kingsley's comments as well as Staff's recommendations that the new monument sign be contingent upon IDOT approval for the new driveway entrance. Commissioner Fitzgerald agreed with the other commissioners. Chair Kubow agreed as well, and said that looking up and down Rand Road reminded him of how expansive this area is with a lot of trees and coverage. He was hopeful for IDOT approval of the new driveway, and he agreed with Staff that approval of the new ground sign should be contingent upon this.

Mr. Hautzinger asked the petitioner what they plan to do about the new ground sign if IDOT denies the request for the new driveway. Mr. Fertitta said that while they hope for IDOT approval of the new driveway, they still want to pursue the new ground sign to face Rand Road, and they would offer landscaping and any other changes to the sign so it does not look odd without the driveway.

Commissioner Eckhardt said that while he supports Staff's recommendation that approval of the new ground sign be contingent upon IDOT approval of the new driveway, he felt the ground sign was appropriate in this location and he would not be opposed to it. He also reiterated the large amount of distance between the building and Rand Road, which he felt was a definite hardship, and he also pointed out how long it could take IDOT to make a decision, and he did not want to hold things up for the petitioner. Mr. Feritta reiterated that if IDOT denies the new driveway, they would like the opportunity to come back before the commission with a variation request to show how this new ground sign was needed. Mr. Hautzinger commented that all sign variations require Village Board approval after a recommendation from this commission.

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER FITZGERALD, TO RECOMMEND TO THE VILLAGE BOARD OF TRUSTEES, APPROVAL OF THE FOLLOWING SIGN VARIATION REQUEST FOR THE *AT HOME STORE* TO BE LOCATED AT 750 E. RAND ROAD:

1. A VARIATION FROM CHAPTER 30, SECTION 30-302.A, TO ALLOW 7 GROUND SIGNS, WHERE 6 IS THE MAXIMUM ALLOWED PER THE PREVIOUSLY APPROVED 1989 SIGN VARIATION, AND 5 IS THE MAXIMUM ALLOWED PER CODE (ONE FOR EACH BUILDING).
2. A VARIATION FROM CHAPTER 30, SECTION 30-302.A, TO ALLOW A GROUND SIGN WITH 444' AND 548' OF SEPARATION FROM THE ADJACENT GROUND SIGNS, WHERE 800' IS THE MINIMUM SEPARATION REQUIRED.

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THIS RECOMMENDATION IS BASED ON THE PLANS RECEIVED 4/6/22, FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A REQUIREMENT THAT THE STONE FOR THE BASE OF THE SIGN SHALL BE SELECTED TO MATCH AS CLOSE AS POSSIBLE THE STONE USED ON THE EXISTING SOUTHPOINT MULTI-TENANT SIGNS.
2. A REQUIREMENT THAT APPROVAL OF THE NEW MONUMENT SIGN IS CONTINGENT UPON IDOT AND VILLAGE APPROVALS FOR THE NEW DRIVEWAY.
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 PETITIONER'S RESPONSIBILTY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

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

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ITEM 3. GENERAL MEETING

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER ECKHARDT, TO ADJOURN THE MEETING AT 7:35 P.M.

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

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Design Commission
5/24/2022

Item: DC#22-003 - 1206 N. Harvard Ave / SF-Addition

Department: Planning & Community Development

Requested Action

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

Recommendation

It is recommended that the Design Commission evaluate the design of the proposed addition at 1206 N. Harvard Avenue. This recommendation is based on the architectural plans received on 4/13/22, and the following:

1. Evaluate the scale and massing of the proposed three-car garage addition facing Clarendon Street.

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 Design Commission and any other Commission or Board approval conditions. It is the petitioner'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 Federal, State, and Village codes, regulations and policies.

ATTACHMENTS:

Description	Type
Staff Report	Board or Commission Report
Supporting Documents	Exhibits

PIN#: 03-19-308-008
Single-Family (Addition) DC:22-003

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name:	Scapin Residence
Project Address:	1206 N. Harvard Avenue
Prepared By:	Steve Hautzinger
Date Prepared:	May 19, 2022

PETITION INFORMATION:

DC Number:	22-003
Petitioner Name:	Jack Scapin
Petitioner Address:	1206 N. Harvard Avenue Arlington Heights, IL 60004
Meeting Date:	May 24, 2022

Requested Action(s): Approval of the proposed architectural design for an 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.

The petitioner is proposing a two-story addition to an existing two-story house, including a new front porch and a three-car attached garage. The property has a total land area of 17,720 square feet and the proposed residence with additions will be approximately 5,337 square feet. This project received approval from the Zoning Board of Appeals on May 9, 2022 for a front setback variation to allow the new garage addition with a front setback of 26 feet, where 36.6 feet minimum is required. The project does comply with all other R-1 single-family zoning requirements as summarized below.

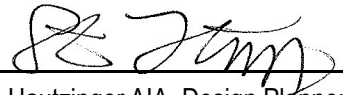
	ALLOWED	**PROPOSED**
Setbacks	Front: 36.6 feet Exterior Side: 33.9 feet Side: 9.5 feet Rear: 30 feet	Front: **26 feet** (variation approved 5/9/22) Exterior Side: 34.4 feet Side: 9.5 feet Rear: 21.8 feet (existing, no change)
Building Height	25 feet to the midpoint	23.3 feet to the midpoint
FAR	5,394 SF	5,337 SF
Building Lot Coverage	5,316 SF	4,208 SF
Impervious Surface Coverage Total	8,860 SF	7,600 SF

The subject property is located in an R-1 Zoning District with where the minimum lot size is 15,000 sf. The context of the neighborhood has a variety of primarily traditional style homes, including small and large single-story and two-story homes with primarily attached garages. Overall, the proposed addition is nicely done in a classic colonial style that fits well with the existing house and neighborhood. The only concern with the proposed design is the prominence of the new three-car garage facing Clarendon Street on the south. The garage is quite tall and large, and it is recommended that the Design Commission evaluate the scale and massing.

RECOMMENDATION:

It is recommended that the Design Commission **evaluate** the design of the proposed addition at 1206 N. Harvard Avenue. This recommendation is based on the architectural plans received on 4/13/22, and the following:

1. Evaluate the scale and massing of the proposed three-car garage addition facing Clarendon Street.
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 Design Commission and any other Commission or Board approval conditions. It is the petitioner'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 Federal, State, and Village codes, regulations and policies.



May 19, 2022

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

C: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 22-003

GENERAL NOTES

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ON SITE VERIFICATION OF ALL DIMENSIONS, CONDITIONS, CLEARANCES, SEQUENCES, SPACINGS, SLEEVES, ETC. IN ADDITION TO THE EXACT FIT AND PROPER COMPLETION OF THE WORK, IN ACCORDANCE WITH ALL LOCAL CODES AND ORDINANCES.

CONTRACTOR SHALL VERIFY ALL PLAN AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCY BEFORE PROCEEDING WITH WORK OR BE RESPONSIBLE FOR ALL UNAUTHORIZED DEVIATIONS FROM THE PLANS.

DO NOT SCALE DRAWINGS

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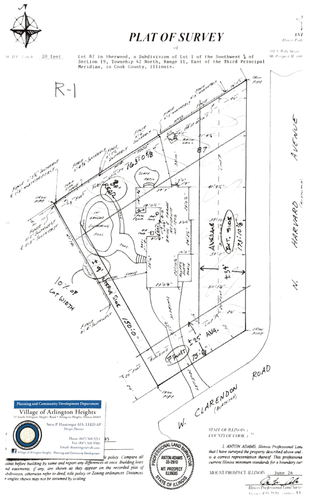
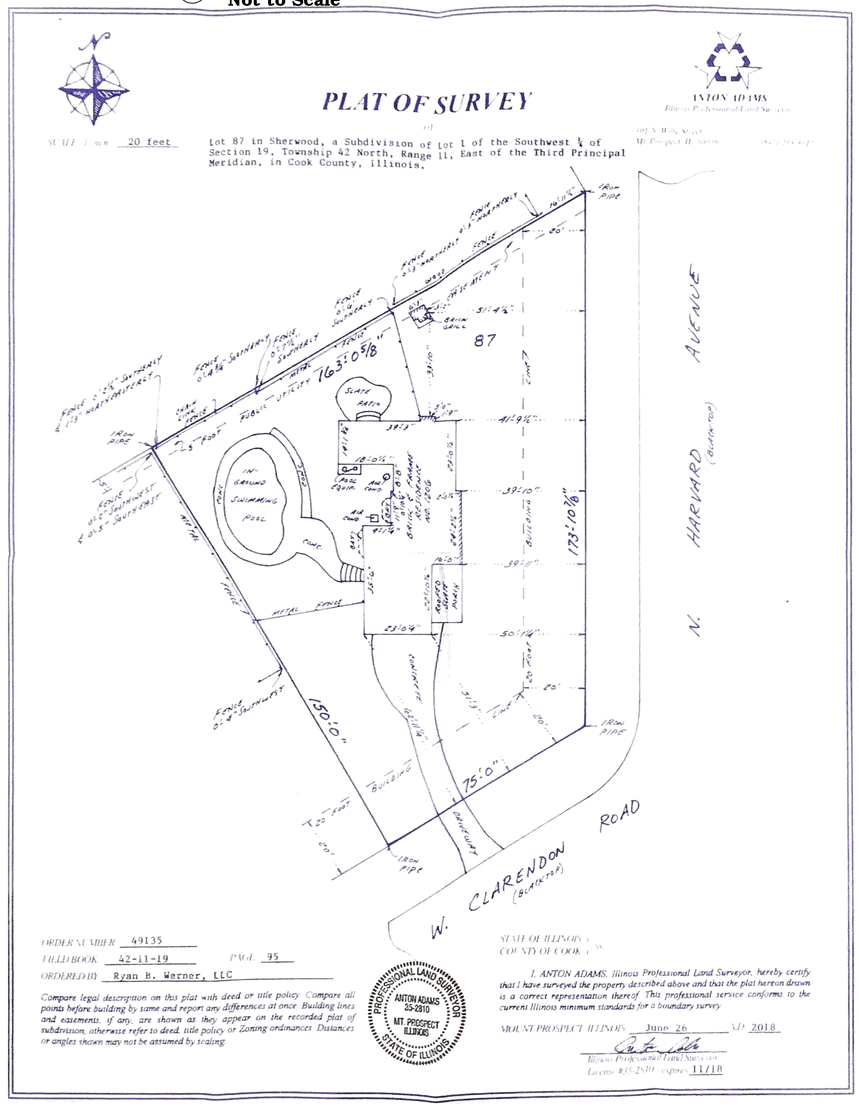
THESE PLANS ARE RESTRICTED TO THE ORIGINAL CLIENT, SITE AND PURPOSE FOR WHICH THEY WERE PREPARED

ALL RIGHTS RESERVED. AN UNPUBLISHED WORK. TO COPY A PLAN, ELEVATION OR DETAIL, WHETHER IN WHOLE OR IN PART, ACTS AS A WRITTEN AND BINDING CONTRACT TO PAY A $25,000 FEE TO THE ARCHITECT AS COMPENSATION FOR THEIR DEVELOPMENT COSTS AND LOST PROFITS



3/A2 **PLAT OF SURVEY** **(showing Village-prescribed setback dimensions)**
Not to Scale



2/A2 **PLAT OF SURVEY** **(showing existing construction)**
Scale: 1" = 20 feet

UNDERGROUND UTILITY DISCLAIMER

The proposed footprint of this addition project may come in conflict with existing underground utility lines (gas, electric, phone, TV, water, or sewer). It shall be the responsibility of the Owner and his Contractor to properly locate and mark all underground utilities prior to the start of work and carefully plan their work to avoid causing them any damage.

THE ARCHITECT HAS NOT BEEN FURNISHED WITH ANY UTILITY INFORMATION OTHER THAN SEEING THE PHYSICAL PRESENCE OF THE EXISTING GAS AND ELECTRIC METERS

EROSION CONTROL PROVISIONS

It shall be the responsibility of the General Contractor to properly control erosion on the jobsite through the use of hay bales, filter fabrics or other measures as may be required. All siltation of pipelines, structures or ditches shall be cleaned and maintained by the Contractor until such time as a Final Occupancy Permit has been obtained. After occupancy, the above responsibilities shall shift to and be assumed by the Owner.

STREET CLEANING PROVISIONS

It shall be the responsibility of the General Contractor to clean-up all paved and unpaved surfaces within and outside the project area of any gravel, mud or debris which may be placed there by traffic into or out of this job-site.

SITE PLAN INFORMATION

This Plat of Survey is a combination of information obtained from a variety of sources, all superimposed to try to show a complete picture of the job-site in question:

Plat of Survey: Anton Adams, Licensed Land Surveyor 35-2810 Mount Prospect, Illinois Order No. 49135 Survey Date: June 26, 2018

Building footprint: Rafferty / Architects

Front & Side setback lines: Rafferty/Architects

It is being shown here as a matter of convenience in order to provide the general construction trades with a general frame of reference as to the site conditions that they will encounter on the job.

1. COMPARE ALL SURVEY POINTS WITH ONE ANOTHER BEFORE BUILDING BY SAME, AND IMMEDIATELY REPORT ANY DISCREPANCIES
2. CHECK LEGAL DESCRIPTION WITH DEED AND REPORT ANY DISCREPANCIES IMMEDIATELY.
3. BUILDING LINES, IF ANY, SHOWN HEREON ARE AS SHOWN ON THE RECORDED SUBDIVISION PLAT.
4. DISTANCES SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF.
5. NO DISTANCES OR ANGLES SHOWN HEREON MAY BE ASSUMED BY SCALING.

ELECTRIC SERVICE INFO

By virtue of the significant change in the overall square footage of this project, it is almost a certainty that the existing electric service and panel sizes will not be able to handle the new addition.

Verify existing service and panel sizes with Com Ed to determine what steps need to be taken, and coordinate that work with the Village prior to starting.

Also verify with Com Ed if the new electric meter can be located as shown on these drawings without having to relocate the existing panel in the same fashion.

IMPORTANT INFORMATION

This project is being built within an established subdivision, with existing and new neighbors in close proximity. Please be aware that the following requirements must be adhered to be the General Contractor and all of his Sub-Contractors:

- no driving onto or through adjacent properties
- no driving through roadway ditches
- no parking in front of neighbor's or the neighbor's property
- no on-street parking in front of neighbor's homes
- job-site must be kept clean with all trash to be contained in dumpsters
- on-site portable toilet facilities must be provided
- no burning of trash or landscape refuse is permitted
- no unauthorized use of neighbor's water or electricity is permitted

Damage to subdivision roadways, common areas or ditchlines will not be tolerated, and could result in harsh fines or other actions.

Due to the close proximity of the adjacent building setback line(s), the services of a licensed Illinois Land Surveyor to stake the corners of the new work (prior to excavation) is HIGHLY recommended

ADDITIONAL FIELD STAKING OF THE ACTUAL BUILDING SETBACK LINE(S) SHALL BE COORDINATED WITH THE GENERAL CONTRACTOR TO FACILITATE ALL PHASES OF THE CONSTRUCTION PROCESS

TOLL FREE 1-800-892-0123
CALL 48 HOURS BEFORE YOU DIG
(Two working days)
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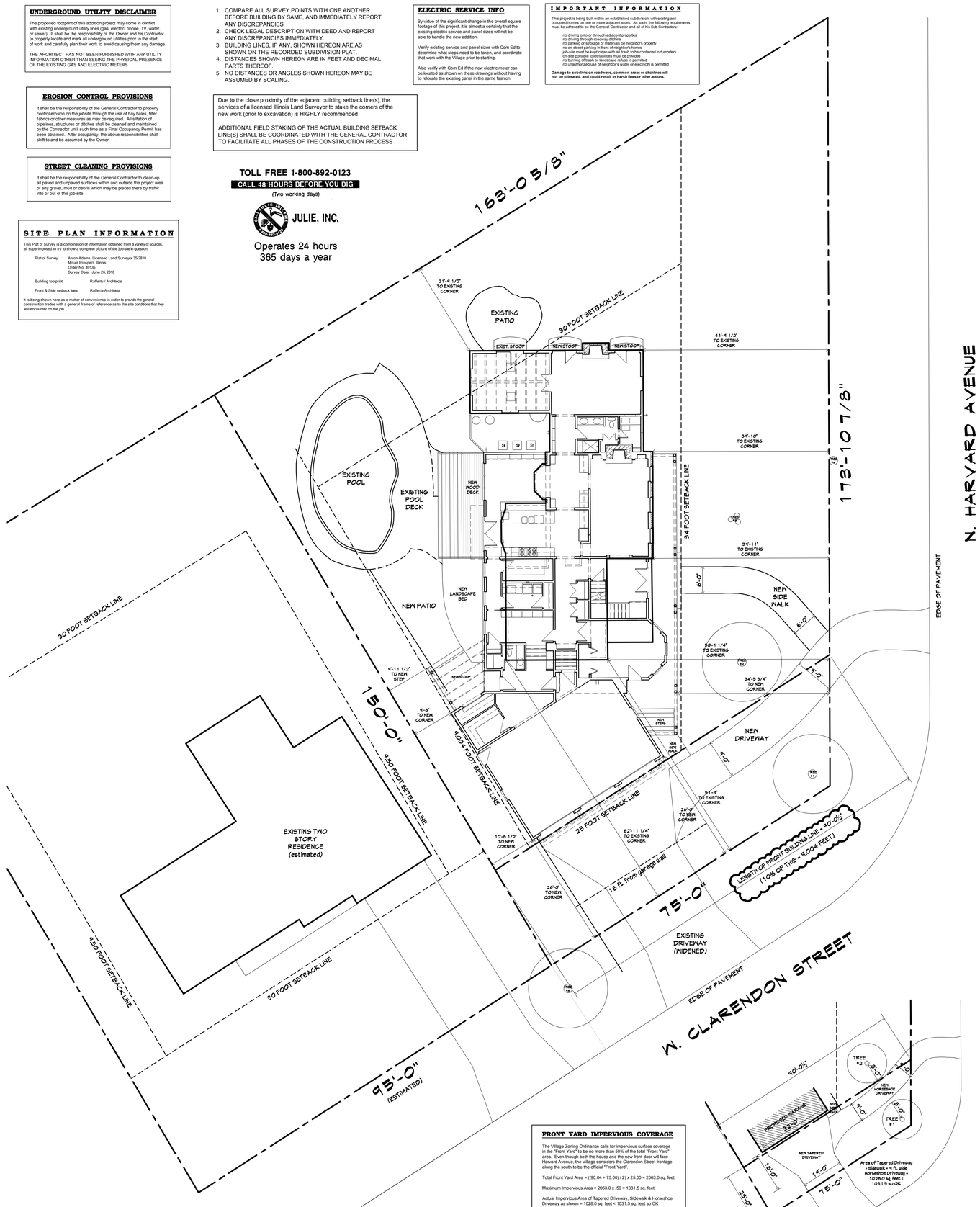
365 days a year



1/A2 **SITE PLAN** **(showing proposed construction)**
Scale: 1" = 10 feet

FRONT YARD IMPERVIOUS COVERAGE

The Village Zoning Ordinance calls for impervious surface coverage in the "Front Yard" to be no more than 50% of the total "Front Yard" area. Even though both the house and the new front door will face Harvard Avenue, the Village considers the Clarendon Street frontage along the south to be the official "Front Yard"

Total Front Yard Area = ((90.04 + 75.00) / 2) x 25.00 = 2063.0 sq. feet

Maximum Impervious Area = 2063.0 x .50 = 1031.5 sq. feet

Actual Impervious Area of Tapered Driveway, Sidewalk & Horseshoe Driveway as shown = 1028.0 sq. feet < 1031.5 sq. feet so OK

CONSTRUCTION ACCESS NOTICE

All access to the area of construction shall be made using the existing driveway

ABSOLUTELY NO TRAFFIC THROUGH THE ROADSIDE DITCHLINE OR OVER ROADSIDE CURBS SHALL BE PERMITTED

4/A2 **DETAIL** **(showing Front Yard calculations)**
Scale: 1" = 20 feet

REVISIONS	DATE
ZONING REVISIONS	09/02/22
NO SCREEN PORCH	04/06/22

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South Barrington, Illinois

CUSTOM ADDITION

DESIGNED EXPRESSLY FOR JACK AND JENNI SCAPIN

1206 N. HARVARD AVE.
ARLINGTON HEIGHTS, ILLINOIS

rafferty/architects
57 Witt Road
South Barrington, IL 60010
phone: (847) 381-6289
www.raffertyarchitects.com
Michael P. Rafferty, Architect
Kelly P. Rafferty, Architect

DRAWN	
CHECKED	
DATE	01/31/22
SCALE	
JOB NO.	
SHEET	A-2

OF 29 SHEETS

Property to Left 3

1120 N Harvard

Property to Left 2

1130 N. Harvard

Property to Left 1

1144 N. Harvard

Subject Property

1206 N. Harvard

Property to Right 1

1220 N. Harvard

Property to Right 2

1314 N. Harvard

Property to Right 3

1316 N. Harvard

HARVARD AVE

CLAREDON

Watling

Property Across 1

1141 N. Harvard

Property Across 2

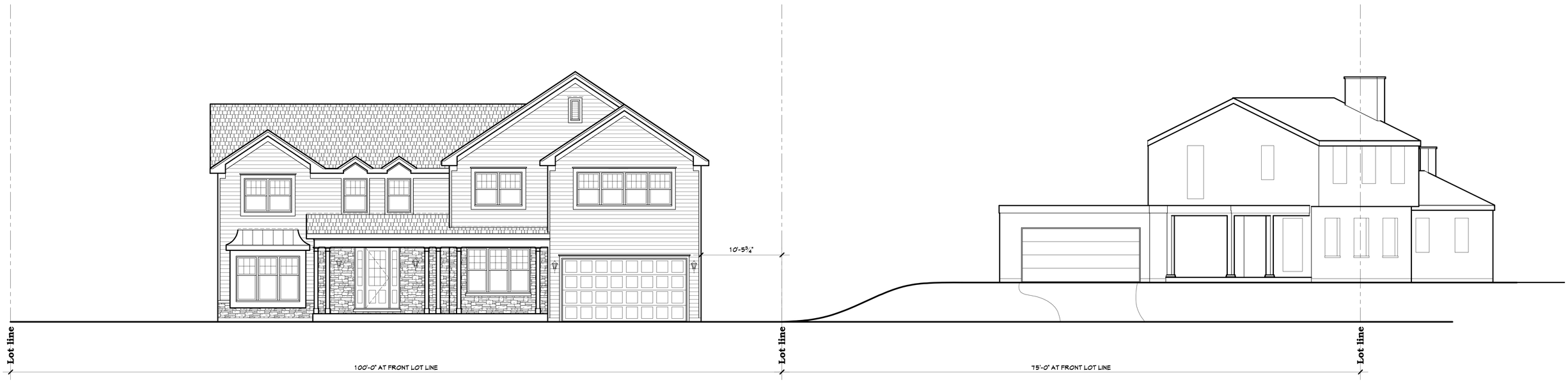
1145 N. Harvard

Property Across 3

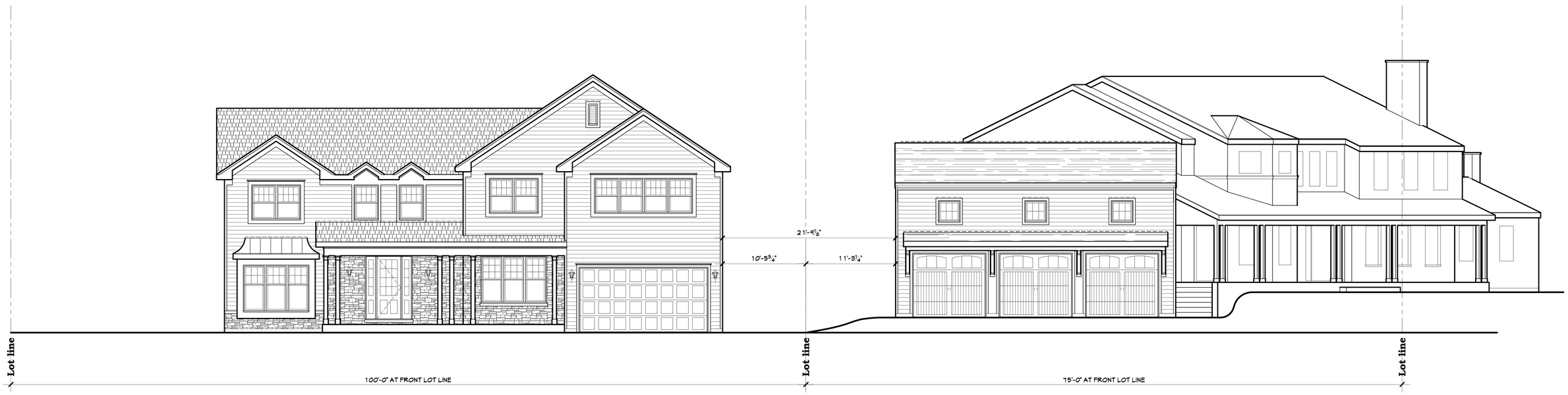
1221 N. Harvard

YIELD
N Harvard Av
Norman N

1206



CONTEXT ELEVATION (showing BEFORE conditions)
Not to Scale



CONTEXT ELEVATION (showing AFTER conditions)
Not to Scale

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CONTRACTOR SHALL VERIFY ALL PLAN AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCY BEFORE PROCEEDING WITH WORK OR BE RESPONSIBLE FOR ALL UNAUTHORIZED DEVIATIONS FROM THE PLANS.

DO NOT SCALE DRAWINGS

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1/A3 **FRONT ELEVATION (BEFORE)**
Scale: 1/4" = 1'-0"

TYPICAL WIND-BRACING & EXTERIOR SHEATHING

Provide 1/2" CDX plywood sheathing (spaced 1/8" all around and nailed at 6" O.C. on all edges and 12" O.C. in the interior of the panel) installed VERTICALLY continuous from bottom (sill) to top plate on ALL surfaces of ALL walls (all vertical joints must be centered on wall studs so that all vertical edges are fully supported)

To minimize extra wood blocking, sheathing product dimension should match the height of wall being covered (8 ft. sheathing on 8 foot walls, 9 ft. sheathing on 9 foot walls and 10 ft. sheathing on 10 foot walls). For walls taller than 10 feet (and where horizontal edges don't align with top or bottom plates for whatever reason), provide continuous tightly-fit 2x wood blocking between the studs at all unsupported horizontal sheathing edges.

Numerous sources say that it makes no difference whether the sheathing is applied horizontally or vertically. However, other sources cite testing which shows a 33% increase in lateral load capacity when applied **vertically**. Since horizontal installation will also require extensive amounts of horizontal wood blocking at each unsupported edge, the Architect strongly recommends a vertical installation pattern.

TOTAL SHEATHING THICKNESS = 1/2"

HEADER INFORMATION

Unless specifically noted otherwise on the plans, all interior and exterior load bearing headers for doors, windows and other openings shall be as follows:

Material: Hem Fir #2 or better
Configuration: (2) 2 x 12's for 2 x 4 walls
(2) 2 x 12's (spaced & insulated) for 2 x 6 walls
(3) 2 x 12's for 2 x 8 walls
(3) 2 x 12's with no insulation for 2 x 6 walls
when loads do NOT allow - see Framing Plan
Nailing: Minimum of 2 rows 16d nails at 12" O.C.
Location: All headers shall be DROPPED below the framing being supported unless specifically noted as being installed FLUSH with hangers
Where engineered LVL headers have been indicated, it shall be clearly understood that NO substitutions shall be permitted.

ATTIC VENTILATION NOTES

RIDGE: Continuous Roll Vent material (18 sq. in. per lineal foot min. free ventilating area) to be covered with roofing materials as specified
EAVE: Pro-flow vented drip edge (in pre-finished white) with 3/4" air space between underside of roof deck and the top of the fascia (continuous along all eaves (9 sq. in. per lineal foot min. free ventilating area)

SEE ROOF PLAN FOR ALL GUTTER AND DOWNSPOUT LOCATIONS

ALL ROOF VALLEYS SHALL BE FIGURED AS BEING:
O: OPEN VALLEYS WITH EXPOSED GALVANIZED FLASHING
OPEN VALLEYS WITH EXPOSED COPPER FLASHING
X: CLOSED VALLEYS WITH NO EXPOSED METAL FLASHING

EVERY BEDROOM SHALL HAVE AT LEAST ONE WINDOW THAT MEETS ALL OF THE FOLLOWING REQUIREMENTS FOR EGRESS AND RESCUE:
NET CLEAR OPENING OF 5.7 SQUARE FEET
MINIMUM CLEAR HEIGHT OF 24 INCHES
MINIMUM CLEAR WIDTH OF 20 INCHES

ALL PLUMBING VENT FLASHINGS TO BE LEAD (NOT NEOPRENE) AND BE DIVERTED TO THE BACKSIDE OF THE ROOF WHENEVER POSSIBLE

Note: provide self-adhesive "Ice & Water Shield" membrane along all eaves to a point 48" inside the interior wall line and 18" either side along all hips and valleys

IMPORTANT FIBER-CEMENT SIDING INFO

Failure to handle, store, cut, install and finish all fiber-cement siding products in accordance with Manufacturer's written application instructions may lead to personal injury, affect system performance, violate local building codes and void the product-only warranty, including but not limited to the following:

Store all material FLAT, and keep dry and covered prior to use

Always allow for expansion and shrinkage - installing wet or saturated siding may result in excessive shrinkage

Carry all planks on edge & protect edges & corners from breakage

Maintain 6" clearance to finish grade and 2" clearance to steps, stoops, decks and roofs

Do not install siding products such that they remain in contact with standing water

Position outdoor cutting station so that wind will blow dust away from user and others in working area while using "Good", "Better" or "Best" cutting methods

Position indoor cutting station in a well-ventilated area while cutting only using score & snap or shears

NEVER use a power saw to cut fiber-cement indoors
ALWAYS use circular saw blades that carry Hardieblade trademark
NEVER dry sweep - use wet suppression or HEPA vacuum

All fasteners shall be hot-dipped galvanized nails - do not use staples, aluminum nails or clipped head nails. Do not over-drive or under-drive nail heads or drive nails at an angle to the surface

Siding products can be installed over them insulation / sheathing up to 1" thick (max.). When applied over foam sheathing, avoid "wave" effect by using furring strips or by adjusting the siding due to the compressible nature of the foam - extra caution is necessary if power-driven nailing techniques are being used.

Caulk, prime or paint all field-cut edges. Touch-up nicks, scrapes and nail-heads using the ColorPlus Technology touch-up applicator (touch-up paint should be used sparingly).

Choose material so as to minimize the need for exposed butt joints in lap siding as much as possible. Do NOT caulk field butt joints on ColorPlus siding as the caulking and the ColorPlus surface will weather differently

AVOID BREATHING SILICA DUST - for maximum protection, the Manufacturer recommends always using "Best" level cutting methods

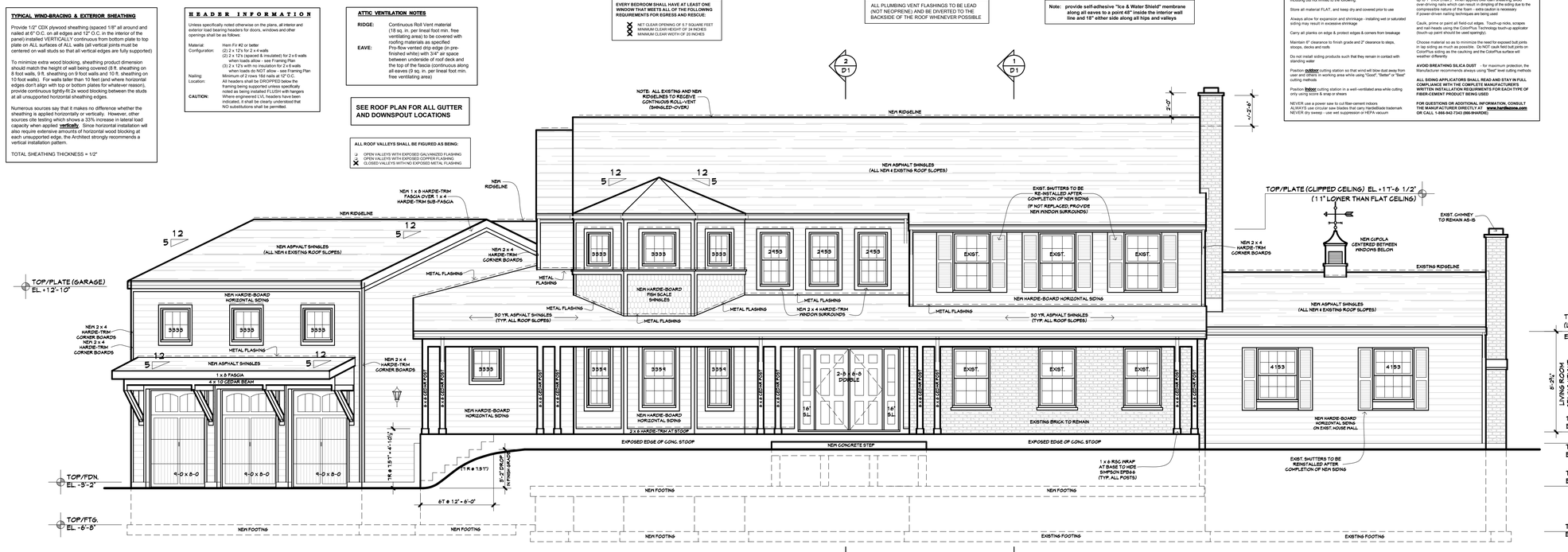
ALL SIDING APPLICATORS SHALL READ AND STAY IN FULL COMPLIANCE WITH THE COMPLETE MANUFACTURER'S WRITTEN INSTALLATION REQUIRMENTS FOR EACH TYPE OF FIBER-CEMENT PRODUCT BEING USED

FOR QUESTIONS OR ADDITIONAL INFORMATION, CONSULT THE MANUFACTURER DIRECTLY AT www.hardiezone.com OR CALL 1-866-942-7343 (866-9HARDIE)

STANDARD ELEVATION NOTES

- **Roofing:** (at normal 5/12 pitch) 30 year laminated self-sealing asphalt shingles (in color as selected by Owner) - ALL EXISTING SHINGLES SHALL BE TORN OFF AND REPLACED
- **Roofing:** (at low pitch) Pre-finished standing seam metal roofing (in color as selected by Owner) over continuous self-stick Ice & Water Shield membrane
- **Underlayment:** (at normal 5/12 pitch) Self-stick Ice & Water Shield membrane to extend 48 inches min. inside the exterior wall line of the building at all eaves, and to extend 18" min. either side along all valleys and hips (30# roofing felt to be used elsewhere)
- **Valleys:** Closed shingled valleys (no metal flashing required)
- **Roof venting:** (high) Continuous Roll-Vent ridge venting over slotted roof sheating (with baffles) to provide 18 sq. inches per foot free ventilating area = 18 sq. inches per foot
- **Gutters:** Pre-finished K-style seamless aluminum gutters with oversized downspouts (in color as selected by Owner) - ALL EXISTING GUTTERS & DOWNSPOUTS TO BE REMOVED & REPLACED
- **Fascia:** 1 x 8 Hardie trim (pre-finished in standard color as selected by Owner)
- **Frieze:** 2 x 8 Hardie trim (pre-finished in standard color as selected by Owner)
- **Soffit:** (at Front Porch only) 1 x 10 Hardie trim soffit (pre-finished in standard color as selected by Owner)
- **Roof venting:** (soffit) Continuous soffit vent edge w/ 3/4" air space between underside of roof deck and top of fascia (pre-finished in standard color as selected by Owner) New free ventilating area = 9 sq.inch per foot
- **Wall sheathing:** Full-height 1/2" CDX plywood sheathing (continuous) on all wall surfaces.
- **Brick walls:** (where existing) Existing brick veneer to be evaluated and repaired where found to be necessary
- **Siding walls:** (where horizontal) Pre-finished 7" wide (6" exposure) horizontal Hardie-board fiber-cement siding (in standard color as selected by Owner) and caulked with matching manufacturer-approved caulk by Siding Contractor - ALL EXISTING SIDING SHALL BE TORN OFF AND REPLACED
- **Siding walls:** (where fish-scale) Hardie-shingle .25" thick Half-rounds primed for painting after installation in color as selected by Owner
- **Corner boards:** 2 x 4 Hardie trim (pre-finished in standard color as selected by Owner) to stand proud of lapped siding and be caulked with matching manufacturer-approved caulk by Siding Contractor
- **Window surrounds:** 2 x 4 Hardie trim (pre-finished in standard color as selected by Owner) to stand proud of lapped siding and be caulked with matching manufacturer-approved caulk by Siding Contractor
- **Wall flashing:** (at horiz. trim boards) Galvanized metal Z-flashing along top-side of all exposed horizontal window surfaces
- **Wall flashing:** (at walls) Galvanized metal flashing at all roof/chimney and roof/wall intersections

REQUIRED CRIPPLES	CONVENTIONAL LUMBER HEADER	ENGINEERED LVL OR FLITCH PLATE HEADER
Spans 6 feet and less	1 CRIPPLE	2 CRIPPLES
Spans more than 6 feet	2 CRIPPLES	3 CRIPPLES



2/A3 **FRONT ELEVATION (AFTER)**
Scale: 1/4" = 1'-0"

The supplier of the windows & exterior doors shall, upon demand by the Village, provide U-value data for all units on the job in order to verify compliance with the 2018 IIEC

In addition to the notes and specifications shown on this sheet, all work must also conform to the requirements and specifications as stated on sheets D-5 and S-1.

MAIN ENTRY DOOR SYSTEM

Exact design, style, and brand of doors shall be determined by the Owner, and cost of entry door system shall be treated as an ALLOWANCE ITEM.

INSTALLATION AND EXTERIOR FINISHING OF ANY WOOD DOOR SYSTEM MUST BE IN STRICT ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS, OR ALL WARRANTY OBLIGATIONS WILL BE VOIDED.

IMPORTANT FLASHING NOTE

All concrete stoops, steps, patios or porches being poured to an elevation higher than the top of the foundation wall and adjacent to wood framing shall be flashed with 26 gauge sheet metal flashing and projecting 3 inches min. above the top of the stoop (and under the threshold at the entry door unit) and bent as required to extend 3 inches min. below top of foundation.

Tyvek or 15# felt covering the wall sheathing must lap OVER this required flashing.

REVISIONS	DATE
ZONING REVISIONS	03/02/22
NO SCREEN PORCH	04/06/22

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CUSTOM ADDITION
DESIGNED EXPRESSLY FOR JACK AND JENNI SCAPIN
1206 N. HARVARD AVE.
ARLINGTON HEIGHTS, ILLINOIS

rafferty/architects
57 Witt Road
South Barrington, IL 60010
phone: (847) 381-6289
www.raffertyarchitects.com
Michael P. Rafferty, Architect
Kelly P. Rafferty, Architect

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CHECKED	
DATE	01/31/22
SCALE	
JOB NO.	
SHEET	A-3
OF	29 SHEETS

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1/A4 REAR ELEVATION (BEFORE)
Scale: 1/4" = 1'-0"

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Store all material FLAT, and keep dry and covered prior to use

Always allow for expansion and shrinkage - installing wet or saturated siding may result in excessive shrinkage

Carry all planks on edge & protect edges & corners from breakage

Maintain 6" clearance to finish grade and 2" clearance to steps, stoops, decks and roofs

Do not install siding products such that they remain in contact with standing water

Position **outdoor** cutting station so that wind will blow dust away from user and others in working area while using "Good", "Better" or "Best" cutting methods

Position **indoor** cutting station in a well-ventilated area while cutting (only using micro fi, snap or shears

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ALWAYS use circular saw blades that carry HardieBlade trademark
NEVER dry sweep - use wet suppression or HEPA vacuum

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Siding products can be installed over foam insulation i sheathing up to 1" thick (max.). When applied over foam sheathing, avoid over-driving nails which can result in dimpling of the siding due to the compressible nature of the foam - extra caution is necessary if power-driven nailing techniques are being used

Caulk, prime or paint all field-cut edges. Touch-up nicks, scrapes and abrasions using ColorPlus Touch-Up Paint Technology touch-up applicator (touch-up paint should be used sparingly)

Choose material so as to minimize the need for exposed butt joints in lap siding as much as possible. Do NOT caulk field butt joints on ColorPlus siding as the caulking and the ColorPlus surface will weather differently

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(3) 2 x 12's with no insulation for 2x6 walls when loads do NOT allow - see Framing Plan
Nailing: Minimum of 2 rows 16d nails at 12" O.C.
Location: All headers shall be DROPPED below the framing being supported unless specifically noted as being installed FLUSH with hangers
CAUTION: Where engineered LVL headers have been indicated, it shall be clearly understood that NO substitutions shall be permitted.

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Note: provide self-adhesive "Ice & Water Shield" membrane along all eaves to a point 48" inside the interior wall line and 18" either side along all hips and valleys

ALL ROOF VALLEYS SHALL BE FIGURED AS BEING:
- OPEN VALLEYS WITH EXPOSED GALVANIZED FLASHING
- OPEN VALLEYS WITH EXPOSED COPPER FLASHING
- CLOSED VALLEYS WITH NO EXPOSED METAL FLASHING

EVERY BEDROOM SHALL HAVE AT LEAST ONE WINDOW THAT MEETS ALL OF THE FOLLOWING REQUIREMENTS FOR EGRESS AND RESCUE:
- NET CLEAR OPENING OF 5.7 SQUARE FEET
- MINIMUM CLEAR HEIGHT OF 24 INCHES
- MINIMUM CLEAR WIDTH OF 20 INCHES

ALL PLUMBING VENT FLASHINGS TO BE LEAD (NOT NEOPRENE) AND BE DIVERTED TO THE BACKSIDE OF THE ROOF WHENEVER POSSIBLE

SEE ROOF PLAN FOR ALL GUTTER AND DOWNSPOUT LOCATIONS

TYPICAL WIND-BRACING & EXTERIOR SHEATHING

Provide 1/2" CDX plywood sheathing (spaced 1/8" all around and nailed at 6" O.C. on all edges and 12" O.C. in the interior of the panel) installed VERTICALLY continuous from bottom plate to top plate on ALL surfaces of ALL walls (all vertical joints must be centered on wall studs so that all vertical edges are fully supported)

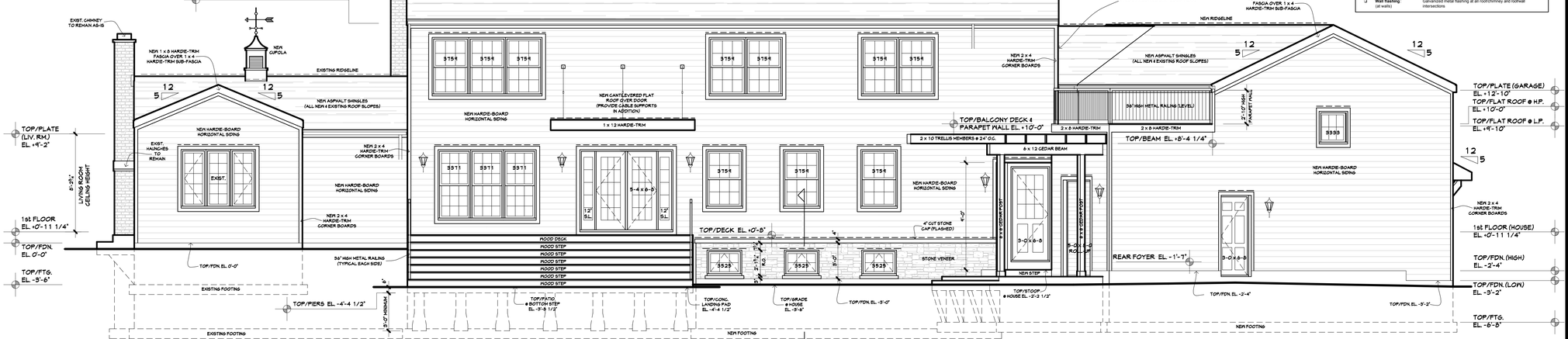
To minimize extra wood blocking, sheathing product dimension should match the height of wall being covered (8 ft. sheathing on 8 foot walls, 9 ft. sheathing on 9 foot walls and 10 ft. sheathing on 10 foot walls). For walls taller than 10 feet (and where horizontal edges don't align with top or bottom plates for whatever reason), provide continuous tightly-fit 2x wood blocking between the studs at all unsupported horizontal sheathing edges.

Numerous sources say that it makes no difference whether the sheathing is applied horizontally or vertically. However, other sources cite testing which shows a 33% increase in lateral load capacity when applied **vertically**. Since horizontal installation will also require extensive amounts of horizontal wood blocking at each unsupported edge, the Architect strongly recommends a vertical installation pattern.

TOTAL SHEATHING THICKNESS = 1/2"

STANDARD ELEVATION NOTES

- ❑ **Roofing**: (at normal 5/12 pitch) 30 year laminated self-sealing asphalt shingles (in color as selected by Owner) - ALL EXISTING SHINGLES SHALL BE TORN OFF AND REPLACED
- ❑ **Roofing**: (at low pitch) Pre-finished standing seam metal roofing (in color as selected by Owner) over continuous self-stick Ice & Water Shield membrane
- ❑ **Underlayment**: (at normal 5/12 pitch) Self-stick Ice & Water Shield membrane to extend 48 inches min. inside the exterior wall line of the building at all eaves, and to extend 18" min. either side along all valleys and hips (30# roofing felt to be used elsewhere)
- ❑ **Valleys**: Closed shingled valleys (no metal flashing required)
- ❑ **Roof venting**: (high) Continuous Roll-Vent ridge ventilating over slotted roof sheeting to then be covered with asphalt shingles - Net free ventilating area = 1/150 of the attached area
- ❑ **Gutters**: Pre-finished K-style seamless aluminum gutters with oversized downspouts (in color as selected by Owner) - ALL EXISTING GUTTERS & DOWNSPOUTS TO BE REMOVED & REPLACED
- ❑ **Fascia**: 1 x 8 Hardie trim (pre-finished in standard color as selected by Owner)
- ❑ **Frieze**: 2 x 6 Hardie trim (pre-finished in standard color as selected by Owner)
- ❑ **Soffit**: 1 x 10 Hardie trim soffit (pre-finished in standard color as selected by Owner)
- ❑ **Soffit venting**: (Low) Pro-Flow vented drip edge w/ 3/4" air space between underside of roof deck and top of fascia (pre-finished in standard color as selected by Owner) New free-ventilating area = 9 sq inch per foot
- ❑ **Wall sheathing**: Full-height 1/2" CDX plywood sheathing (continuous) on all wall surfaces
- ❑ **Brick walls**: (where existing) Existing brick veneer to be evaluated and repaired where found to be necessary
- ❑ **Siding walls**: (where horizontal) Pre-finished 7" wide (5" exposure) horizontal Hardie-board fiber-cement siding (in standard color as selected by Owner) and caulked with matching manufacturer-approved caulk by Siding Contractor - ALL EXISTING SIDING SHALL BE TORN OFF AND REPLACED
- ❑ **Siding walls**: (where flish-scale) Hardie-shingle .25" thick Half-rounds primed for painting after installation in color as selected by Owner
- ❑ **Corner boards**: 2 x 4 Hardie trim (pre-finished in standard color as selected by Owner) to stand proud of lapped siding and be caulked with matching manufacturer-approved caulk by Siding Contractor
- ❑ **Window surrounds**: 2 x 4 Hardie trim (pre-finished in standard color as selected by Owner) to stand proud of lapped siding and be caulked with matching manufacturer-approved caulk by Siding Contractor
- ❑ **Wall flashing**: (at horiz. trim boards) Pre-finished metal Z-flashing along top-side of all exposed horizontal wood trim surfaces
- ❑ **Wall flashing**: (at walls) Galvanized metal flashing at all roof/chimney and roof/wall intersections



REQUIRED CRIPPLES	CONVENTIONAL LUMBER HEADER	ENGINEERED LVL OR FLITCH PLATE HEADER
Spans 6 feet and less	1 CRIPPLE	2 CRIPPLES
Spans more than 6 feet	2 CRIPPLES	3 CRIPPLES

The supplier of the windows & exterior doors shall, upon demand by the Village, provide U-value data for all units on the job in order to verify compliance with the 2018 IIEC

2/A4 REAR ELEVATION (AFTER)
Scale: 1/4" = 1'-0"

In addition to the notes and specifications shown on this sheet, all work must also conform to the requirements and specifications as stated on sheets D-5 and S-1.

STEEL LINTEL SCHEDULE

SPAN	LINTEL SIZE
0 TO 5 FEET	3 x 3 x 1/4"
OVER 5 TO 8 FEET	5 x 3.5 x 5/16"
OVER 8 TO 12 FEET	5 x 3.5 x 3/8"
OVER 12 TO 16 FEET	6 x 4 x 3/8"
OVER 16 FEET	SEE PLAN

NOTE: Bolting of steel lintels to wood framing is strictly prohibited

REVISIONS	DATE
ZONING REVISIONS	03/02/22
NO SCREEN PORCH	04/06/22

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CUSTOM ADDITION

DESIGNED EXPRESSLY FOR JACK AND JENNI SCAPIN

1206 N. HARVARD AVE.
ARLINGTON HEIGHTS, ILLINOIS

rafferty/architects
57 Witt Road
South Barrington, IL 60010
phone: (847) 381-6289
www.raffertyarchitects.com
Michael P. Rafferty, Architect
Kelly P. Rafferty, Architect

DRAWN	
CHECKED	
DATE	01/31/22
SCALE	
JOB NO.	
SHEET	A-4
OF	29 SHEETS

G E N E R A L N O T E S

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ON SITE VERIFICATION OF ALL DIMENSIONS, CONDITIONS, CLEARANCES, SEQUENCES, SPACINGS, SLEEVES, ETC. IN ADDITION TO THE EXACT FIT AND PROPER COMPLETION OF THE WORK, IN ACCORDANCE WITH ALL LOCAL CODES AND ORDINANCES.

CONTRACTOR SHALL VERIFY ALL PLAN AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCY BEFORE PROCEEDING WITH WORK OR BE RESPONSIBLE FOR ALL UNAUTHORIZED DEVIATIONS FROM THE PLANS.

D O N O T S C A L E D R A W I N G S

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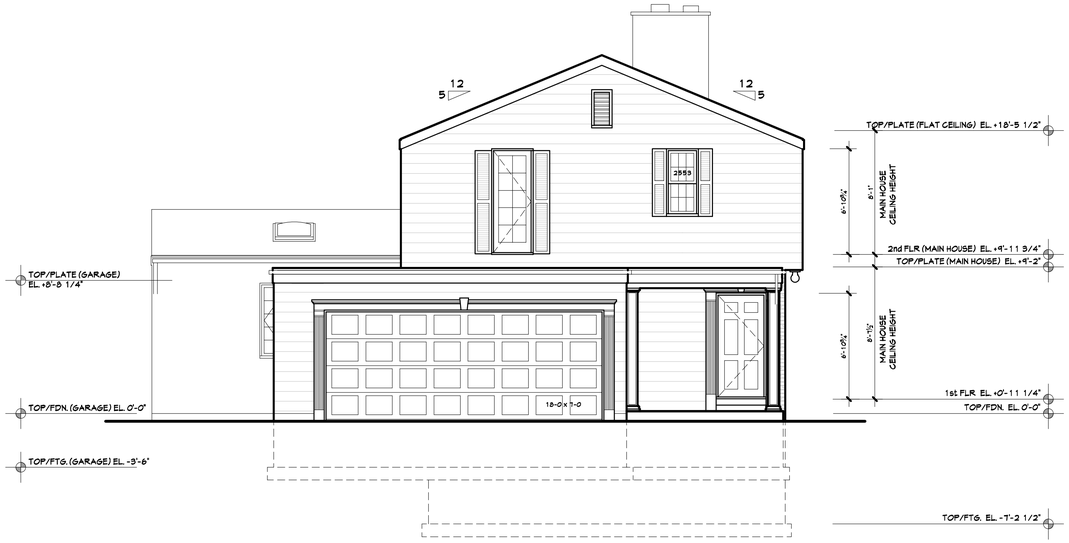


1 / A5 LEFT SIDE ELEVATION (BEFORE)
Scale: 1/4" = 1'-0"

IMPORTANT FIBER-CEMENT SIDING INFO

Failure to handle, store, cut, install and finish all fiber-cement siding products in accordance with James Hardie's current published instructions may lead to personal injury, affect system performance, violate local building codes and void the product-only warranty, including but not limited to the following:

Store all material FLAT, and keep dry and covered prior to use

Always allow for expansion and shrinkage - installing wet or saturated siding may result in excessive shrinkage

Carry all planks on edge & protect edges & corners from breakage

Maintain 6" clearance to finish grade and 2" clearance to steps, stoops, decks and roofs

Do not install siding products such that they remain in contact with standing water

Position **outdoor** cutting station so that wind will blow dust away from you and others in working area while using "Good" "Better" or "Best" cutting methods

Position **indoor** cutting station in a well-ventilated area while cutting only using score & snap or shears

NEVER use a power saw to cut fiber-cement indoors
ALWAYS use circular saw blades that carry Hardieblade trademark
NEVER dry sweep - use wet suppression or HEPA vacuum

All fasteners shall be hot-dipped galvanized nails - do not use staples, aluminum nails or clipped head nails. Do not over-drive or under-drive nail heads or drive nails at an angle to the surface

Siding products can be installed over foam insulation / sheathing up to 1" thick (max.). When applied over foam sheathing, avoid over-driving nails which can result in dimpling of the siding due to the compressive nature of the foam - extra caution is necessary if power-driven nailing techniques are being used

Caulk, prime or paint all field-cut edges. Touch-up nicks, scrapes and nail-heads using the ColorPlus Technology touch-up applicator (touch-up paint should be used sparingly).

Choose material so as to minimize the need for exposed butt joints in lap siding as much as possible. Do NOT caulk field butt joints on ColorPlus siding as the caulking and the ColorPlus surface will weather differently.

AVOID BREATHING SILICA DUST - for maximum protection, the Manufacturer recommends always using "Best" level cutting methods

ALL SIDING APPLICATORS SHALL READ AND STAY IN FULL COMPLIANCE WITH THE COMPLETE MANUFACTURERS WRITTEN INSTALLATION REQUIRMENTS FOR EACH TYPE OF FIBER-CEMENT PRODUCT BEING USED

FOR QUESTIONS OR ADDITIONAL INFORMATION, CONSULT THE MANUFACTURER DIRECTLY AT: www.hardiezone.com OR CALL 1-866-942-7343 (866-HARDIE)

TYPICAL WIND-BRACING & EXTERIOR SHEATHING

Provide 1/2" CDX plywood sheathing (spaced 1/8" all around and nailed at 6" O.C. on all edges and 12" O.C. in the interior of the panel) installed VERTICALLY continuous from bottom plate to top plate on ALL surfaces of ALL walls (all vertical joints must be centered on wall studs so that all vertical edges are fully supported)

To minimize extra wood blocking, sheathing product dimension should match the height of wall being covered (8 ft. sheathing on 8 foot walls, 9 ft. sheathing on 9 foot walls and 10 ft. sheathing on 10 foot walls). For walls taller than 10 feet (and where horizontal edges don't align with top or bottom plates for whatever reason), provide continuous tightly-fit 2x wood blocking between the studs at all unsupported horizontal sheathing edges.

Numerous sources say that it makes no difference whether the sheathing is applied horizontally or vertically. However, other sources cite testing which shows a 33% increase in the lateral load capacity when applied **vertically**. Since horizontal installation will also require extensive amounts of horizontal wood blocking at each unsupported edge, the Architect strongly recommends a vertical installation pattern.

TOTAL SHEATHING THICKNESS + 1/2"

H E A D E R I N F O R M A T I O N

Unless specifically noted otherwise on the plans, all interior and exterior load bearing headers for doors, windows and other openings shall be as follows:

Material: Hem Fir #2 or better
Configuration: (2) 2 x 12's for 2 x 4 walls
(2) 2 x 12's (spaced & insulated) for 2 x 6 walls when loads allow - see Framing Plan
(3) 2 x 12's with no insulation for 2 x 6 walls when loads do NOT allow - see Framing Plan
Nailing: Minimum of 2 rows 16d nails at 12" O.C.
Location: All headers shall be DROPPED below the framing being supported unless specifically noted as being installed FLUSH with hangers
CAUTION: Install engineered LVL headers where indicated. Be advised, it is my understood that NO substitutions shall be permitted.

ALL PLUMBING VENT FLASHINGS TO BE LEAD (NOT NEOPRENE) AND BE DIVERTED TO THE BACKSIDE OF THE ROOF WHENEVER POSSIBLE

Note: provide self-adhesive "Ice & Water Shield" membrane along all eaves to a point 48" inside the interior wall line and 18" either side along all hips and valleys

ALL ROOF VALLEYS SHALL BE FIGURED AS BEING:

☐ OPEN VALLEYS WITH EXPOSED GALVANIZED FLASHING
☐ OPEN VALLEYS WITH EXPOSED COPPER FLASHING
☒ CLOSED VALLEYS WITH NO EXPOSED METAL FLASHING

SEE ROOF PLAN FOR ALL GUTTER AND DOWNSPOUT LOCATIONS

S T A N D A R D E L E V A T I O N N O T E S

- ☐ **Roofing:** (at normal 5/12 pitch) 30 year laminated self-sealing asphalt shingles (in color as selected by Owner) - ALL EXISTING SHINGLES SHALL BE TORN OFF AND REPLACED
- ☐ **Roofing:** (at low pitch) Pre-finished standing seam metal roofing (in color as selected by Owner) over continuous self-stick Ice & Water Shield membrane
- ☐ **Underlayment:** (at normal 5/12 pitch) Self-stick Ice & Water Shield membrane to extend 48 inches min. inside the exterior wall line of the building at all eaves, and to extend 18" min. either side along all valleys and hips (SW-roofing shall be installed over)
- ☐ **Valleys:** Closed shingled valleys (no metal flashing required)
- ☐ **Roof venting:** (Ridge) Continuous Roll-Vent ridge venting over slotted roof sheating to then be covered with asphalt shingles - Net free ventilating area = 18 sq. inches per foot
- ☐ **Gutters:** Pre-finished K-style seamless aluminum gutters with oversized downspouts (in color as selected by Owner) - ALL EXISTING GUTTERS & DOWNSPOUTS TO BE REMOVED & REPLACED
- ☐ **Fascia:** 1 x 8 Hardie trim (pre-finished in standard color as selected by Owner)
- ☐ **Frieze:** 1 x 8 Hardie trim (pre-finished in standard color as selected by Owner)
- ☐ **Soffit:** (at Front Porch only) 1 x 10 Hardie trim soffit (pre-finished in standard color as selected by Owner)
- ☐ **Roof venting:** (Low) Pro-Flow vented drip edge w/ 3/4" air space between underside of roof deck and top of fascia (pre-finished in standard color as selected by Owner) New free-ventilating area = 9 sq.inch per foot
- ☐ **Wall sheathing:** Full-height 1/2" CDX plywood sheathing (continuous) on all wall surfaces
- ☐ **Brick walls:** (where existing) Existing brick veneer to be evaluated and repaired where found to be unsound
- ☐ **Siding walls:** (where horizontal) Pre-finished 7" wide (5" exposure) horizontal Hardie-board fiber-cement siding (in standard color as selected by Owner) and caulked with matching manufacturer-approved caulk by Siding Contractor - ALL EXISTING SIDING SHALL BE TORN OFF AND REPLACED
- ☐ **Siding walls:** (where fish-scale) Hardie-shingle .25" thick Half-rounds primed for painting after installation in color as selected by Owner
- ☐ **Corner boards:** 2 x 4 Hardie trim (pre-finished in standard color as selected by Owner) to stand proud of lapped siding and be caulked with matching manufacturer-approved caulk by Siding Contractor
- ☐ **Window surrounds :** 1 x 4 Hardie trim (pre-finished in standard color as selected by Owner) to stand proud of lapped siding and be caulked with matching manufacturer-approved caulk by Siding Contractor
- ☐ **Wall flashing:** (at horiz. trim boards) Pre-finished metal Z-flashing along top-side of all exposed horizontal window surrounds
- ☐ **Wall flashing:** (at walls) Galvanized metal flashing at all roof/chimney and roof/wall intersections

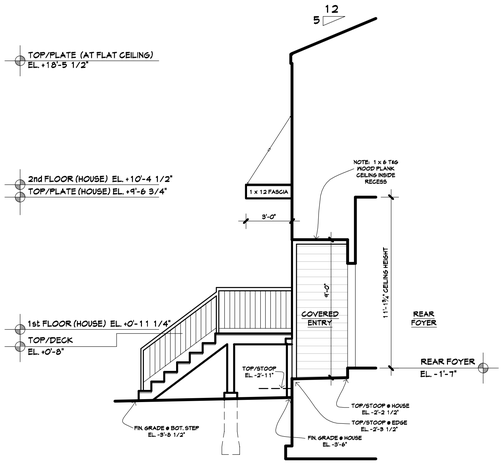
ATTIC VENTILATION NOTES

RIDGE: Continuous Roll Vent material (18 sq. in. per lineal foot min. free ventilating area) to be covered with roofing materials as specified

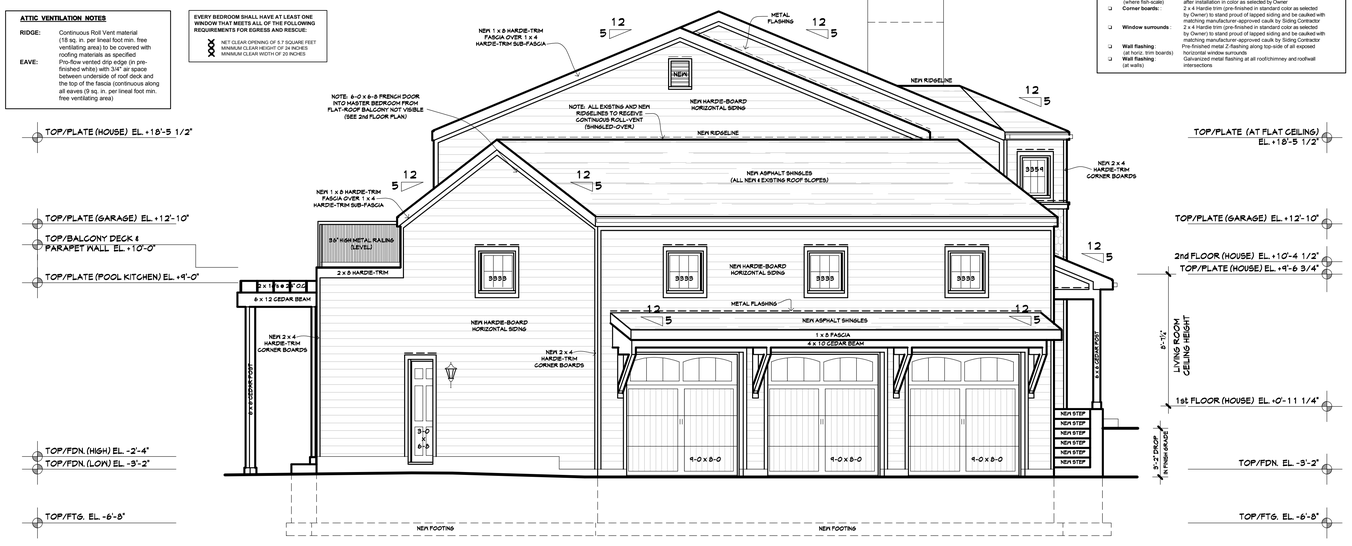
EAVE: Pro-flow vented drip edge (in pre-finished white) with 3/4" air space between underside of roof deck and the top of the fascia (continuous along all eaves (9 sq. in. per lineal foot min. free ventilating area)

EVERY BEDROOM SHALL HAVE AT LEAST ONE WINDOW THAT MEETS ALL OF THE FOLLOWING REQUIREMENTS FOR EGRESS AND RESCUE:

☒ NET CLEAR OPENING OF 5.7 SQUARE FEET
☒ MINIMUM CLEAR HEIGHT OF 24 INCHES
☒ MINIMUM CLEAR WIDTH OF 20 INCHES



3 / A5 PARTIAL ELEV. (cutting through Covered Entry into Rear Foyer)
Scale: 1/4" = 1'-0"



2 / A5 LEFT SIDE ELEVATION (AFTER)
Scale: 1/4" = 1'-0"

In addition to the notes and specifications shown on this sheet, all work must also conform to the requirements and specifications as stated on sheets D-5 and S-1.

The supplier of the windows & exterior doors shall, upon demand by the Village, provide U-value data for all units on the job in order to verify compliance with the 2018 IIEC

REQUIRED CRIPPLES	CONVENTIONAL LUMBER HEADER	ENGINEERED LVL OR FLITCH PLATE HEADER
Spans 6 feet and less	1 CRIPPLE	2 CRIPPLES
Spans more than 6 feet	2 CRIPPLES	3 CRIPPLES

OVERHEAD GARAGE DOORS

- ☐ Flush hardboard
- ☐ Flush textured plywood
- ☐ Wood planking over flush door
- ☐ Paneled hardboard
- ☐ Ribbed fiberglass
- ☐ Raised panel redwood
- ☐ Contemporary all-glass
- ☐ Flush steel (no insulation)
- ☐ Flush steel (with insulation)
- ☐ Embossed steel (no insulation)
- ☐ Embossed steel (with insulation)
- ☐ Roll-up ribbed steel
- ☐ Decorative carriage doors (wood)
- ☒ Decorative carriage doors (steel)

All automatic garage doors shall conform to the entrapment protection requirements documented within Underwriters Laboratories Inc. Standards for Safety - UL 325, which states:

- ☒ that all garage door openers reverse within two seconds of contacting a two-inch test object
- ☒ that the door is required to reopen if the bottom limit switch is not activated within 30 seconds after the control is pressed
- ☒ that external entrapment protection shall be in the form of either a photoelectric sensor-type protection that is activated by the door to reverse the door's direction, an edge sensor located on the bottom edge of the door which will reverse the door, or another device which will provide an equivalent entrapment protection, provided that whichever type is employed, that these devices shall be required to undergo testing for exposure to the elements, as well as impact testing, that all new garage door openers be labeled and listed as having compliance with UL 325.

REVISIONS	DATE
ZONING REVISIONS	03/02/22
NO SCREEN PORCH	04/06/22

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RAFFERTY/ARCHITECTS South Barrington, Illinois

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C U S T O M A D D I T I O N

1206 N. HARVARD AVE.
ARLINGTON HEIGHTS, ILLINOIS

DESIGNED EXPRESSLY FOR JACK AND JENNI SCAPIN

rafferty/architects
57 Witt Road
South Barrington, IL 60010
phone: (847) 381-6289
www.raffertyarchitects.com
Michael P. Rafferty, Architect
Kelly P. Rafferty, Architect

DRAWN

CHECKED

DATE 01/31/22

SCALE

JOB NO.

SHEET **A-5**

OF 29 SHEETS

GENERAL NOTES

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ON SITE VERIFICATION OF ALL DIMENSIONS, CONDITIONS, CLEARANCES, SEQUENCES, SPACINGS, SLEEVES, ETC. IN ADDITION TO THE EXACT FIT AND PROPER COMPLETION OF THE WORK, IN ACCORDANCE WITH ALL LOCAL CODES AND ORDINANCES.

CONTRACTOR SHALL VERIFY ALL PLAN AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCY BEFORE PROCEEDING WITH WORK OR BE RESPONSIBLE FOR ALL UNAUTHORIZED DEVIATIONS FROM THE PLANS.

DO NOT SCALE DRAWINGS

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1/A6 **RIGHT SIDE ELEVATION** **(BEFORE)**
Scale: 1/4" = 1'-0"

SEE ROOF PLAN FOR ALL GUTTER AND DOWNSPOUT LOCATIONS

HEADER INFORMATION

Unless specifically noted otherwise on the plans, all interior and exterior load bearing headers for doors, windows and other openings shall be as follows:

Material:	Hem Fir #2 or better
Configuration:	(2) 2 x 12's for 2 x 4 walls (2) 2 x 12's (spaced & insulated) for 2 x 6 walls when loads allow - see Framing Plan (3) 2 x 12's (spaced & insulated) for 2 x 6 walls when loads do NOT allow - see Framing Plan
Nailing:	Minimum of 2 rows 16d nails at 12" O.C.
Location:	All headers shall be CROPPED below the framing being supported unless specifically noted as being installed FLUSH with hangers
CAUTION:	Where engineered LVL headers have been indicated, it shall be clearly understood that NO substitutions shall be permitted.

EVERY BEDROOM SHALL HAVE AT LEAST ONE WINDOW THAT MEETS ALL OF THE FOLLOWING REQUIREMENTS FOR EGRESS AND RESCUE:

- NET CLEAR OPENING OF 5.7 SQUARE FEET
- MINIMUM CLEAR HEIGHT OF 24 INCHES
- MINIMUM CLEAR WIDTH OF 20 INCHES

Note: **provide self-adhesive "Ice & Water Shield" membrane along all eaves to a point 48" inside the interior wall line and 18" either side along all hips and valleys**

ALL ROOF VALLEYS SHALL BE FIGURED AS BEING:

- OPEN VALLEYS WITH EXPOSED GALVANIZED FLASHING
- OPEN VALLEYS WITH EXPOSED COPPER FLASHING
- CLOSED VALLEYS WITH NO EXPOSED METAL FLASHING

ALL PLUMBING VENT FLASHINGS TO BE LEAD (NOT NEOPRENE!) AND BE DIVERTED TO THE BACKSIDE OF THE ROOF WHENEVER POSSIBLE

ATTIC VENTILATION NOTES

RIDGE: Continuous Roll Vent material (18 sq. in. per lineal foot min. free ventilating area) to be covered with roofing materials as specified

EAVE: Pro-flow vented drip-edge (in pre-finished white) with 3/4" air space between underside of roof deck and the top of the fascia (continuous along all eaves (8 sq. in. per lineal foot min. free ventilating area)

TYPICAL WIND-BRACING & EXTERIOR SHEATHING

Provide 1/2" CDX plywood sheathing (spaced 1/8" all around and nailed at 6" O.C. on all edges and 12" O.C. in the interior of the pane) installed VERTICALLY continuous from bottom plate to top plate on ALL surfaces of ALL walls (all vertical joints must be centered on wall studs so that all vertical edges are fully supported)

To minimize extra wood blocking, sheathing product dimension should match the height of wall being covered (8 ft. sheathing on 8 foot walls, 9 ft. sheathing on 9 foot walls and 10 ft. sheathing on 10 foot walls). For walls taller than 10 feet (and where horizontal edges don't align with top or bottom plates for whatever reason), provide continuous tightly-fit 2x wood blocking between the studs at all unsupported horizontal sheathing edges.

Numerous sources say that it makes no difference whether the sheathing is applied horizontally or vertically. However, other sources cite testing which shows a 33% increase in lateral load capacity when applied **vertically**. Since horizontal installation will also require extensive amounts of horizontal wood blocking at each unsupported edge, the Architect strongly recommends a vertical installation pattern.

TOTAL SHEATHING THICKNESS = 1/2"

IMPORTANT FIBER-CEMENT SIDING INFO

Failure to handle, store, cut, install and finish all fiber-cement siding products in accordance with Manufacturer's written application instructions may lead to personal injury, affect system performance, violate local building codes and void the product-only warranty, including but not limited to the following:

Store all material FLAT, and keep dry and covered prior to use

Always allow for expansion and shrinkage - installing wet or saturated siding may result in excessive shrinkage

Carry all planks on edge & protect edges & corners from breakage

Maintain 6" clearance to finish grade and 2" clearance to steps, stoops, decks and roofs

Do not install siding products such that they remain in contact with standing water

Position **outdoor** cutting station so that wind will blow dust away from user and others in working area while using "Good", "Better" or "Best" cutting methods

Position **indoor** cutting station in a well-ventilated area while cutting only using score & snap or shears

NEVER use a power saw to cut fiber-cement indoors
ALWAYS use circular saw blades that carry HardiBlade trademark
NEVER dry sweep - use wet suppression or HEPA vacuum

All fasteners shall be hot-dipped galvanized nails - do not use staples, aluminum nails or clipped head nails. Do not over-drive or under-drive nail heads or drive nails at an angle to the surface

Siding products can be installed over foam insulation / sheathing ONLY IF using 8d RING SHANK nails to prevent excessive pull and over-driving nails which can result in dimpling of the siding due to the compressible nature of the foam - extra caution is necessary if power-driven nailing techniques are being used

Caulk, prime or paint all field-cut edges. Touch-up nicks, scrapes and nail-heads using the ColorPlus Technology touch-up applicator (touch-up paint should be used sparingly).

Choose material so as to minimize the need for exposed butt joints in lap siding as much as possible. Do NOT caulk field butt joints on ColorPlus siding as the caulking and the ColorPlus surface will weather differently

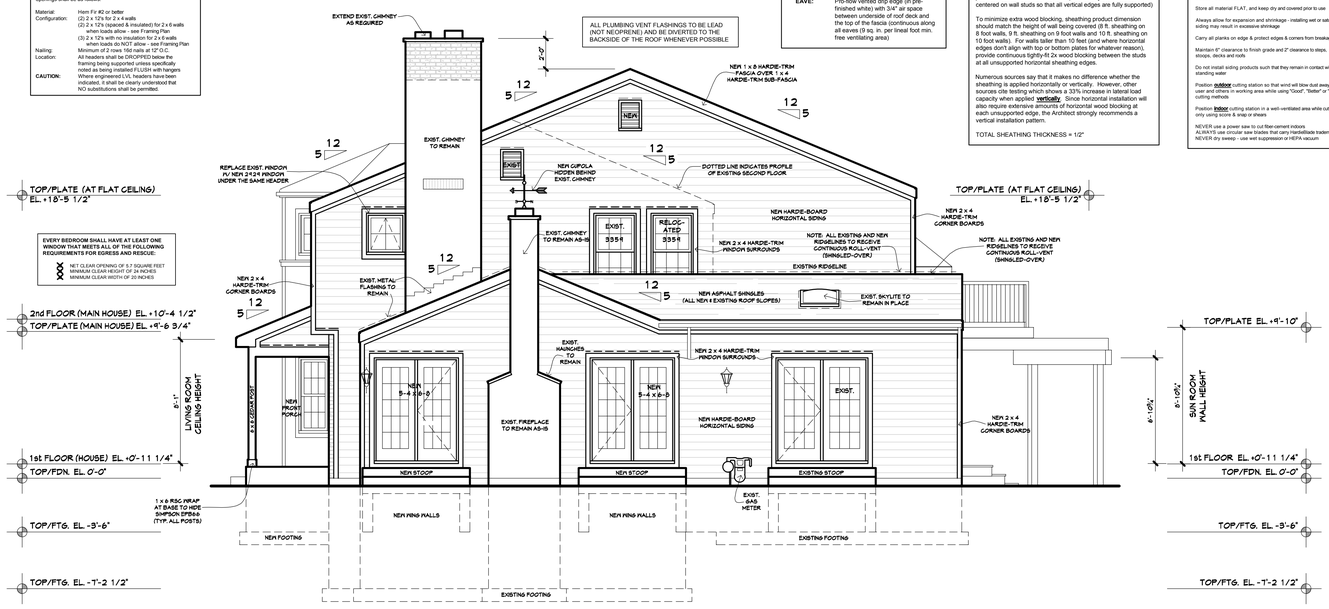
AVOID BREATHING SILICA DUST - for maximum protection, the Manufacturer recommends always using "Best" level cutting methods

ALL SIDING APPLICATORS SHALL READ AND STAY IN FULL COMPLIANCE WITH THE COMPLETE MANUFACTURER'S WRITTEN INSTALLATION REQUIREMENTS FOR EACH TYPE OF FIBER-CEMENT PRODUCT BEING USED

FOR QUESTIONS OR ADDITIONAL INFORMATION, CONSULT THE MANUFACTURER DIRECTLY AT www.hardieone.com OR CALL 1-866-942-7343 (866-9HARDIE)

STANDARD ELEVATION NOTES

- **Roofing**: (at normal 5/12 pitch) 30 year laminated self-sealing asphalt shingles (in color as selected by Owner) - ALL EXISTING SHINGLES SHALL BE TORN OFF AND REPLACED
- **Roofing**: (at low pitch) Pre-finished standing seam metal roofing (in color as selected by Owner) over continuous self-stick Ice & Water Shield membrane
- **Underlayment**: (at normal 5/12 pitch) Self-stick Ice & Water Shield membrane to extend 48 inches min. inside the exterior wall line of the building at all eaves, and to extend 18" min. either side along all valleys and hips (30# roofing felt may be substituted)
- **Valleys**: Closed shingled valleys (no metal flashing required)
- **Roof venting**: (high) Continuous Roll-Vent ridge venting over slotted roof sheating to then be covered with asphalt shingles - Net free ventilating area = 18 sq. inches per foot
- **Gutters**: Pre-finished 6 style seamless aluminum gutters with oversized downspouts (in color as selected by Owner) - ALL EXISTING GUTTERS & DOWNSPOUTS TO BE REMOVED & REPLACED
- **Fascia**: 1 x 8 Hardie trim (pre-finished in standard color as selected by Owner)
- **Frieze**: 2 x 6 Hardie trim (pre-finished in standard color as selected by Owner)
- **Soffit**: (at Front Porch only) 1 x 10 Hardie trim soffit (pre-finished in standard color as selected by Owner)
- **Roof venting**: (Low) Pro-Flow vented drip edge w/ 3/4" air space between underside of roof deck and top of fascia (pre-finished in standard color as selected by Owner) Now free ventilating area = 9 sq inch per foot
- **Wall sheathing**: Full-height 1/2" CDX plywood sheathing (continuous) on all wall surfaces
- **Brick walls**: (where existing) Existing brick veneer to be evaluated and repaired where found to be deficient
- **Siding walls**: (where horizontal) Pre-finished 7" wide (6" exposure) horizontal Hardie-board fiber-cement siding (in standard color as selected by Owner) and caulked with matching manufacturer-approved caulk by Siding Contractor - ALL EXISTING SIDING SHALL BE TORN OFF AND REPLACED
- **Siding walls**: (where fish-scale) Hardie-shingle .25" thick Half-rounds primed for painting after installation in color as selected by Owner
- **Corner boards**: 2 x 4 Hardie trim (pre-finished in standard color as selected by Owner) to stand proud of lapped siding and be caulked with matching manufacturer-approved caulk by Siding Contractor
- **Window surrounds**: 2 x 4 Hardie trim (pre-finished in standard color as selected by Owner) to stand proud of lapped siding and be caulked with matching manufacturer-approved caulk by Siding Contractor
- **Wall flashing**: (at horiz. trim boards) Pre-finished metal Z-flashing along top-side of all exposed horizontal window surrounds
- **Wall flashing**: (at walls) Galvanized metal flashing at all roof/chimney and roof/wall intersections



REQUIRED CRIPPLES	CONVENTIONAL LUMBER HEADER	ENGINEERED LVL OR FLITCH PLATE HEADER
Spans 6 feet and less	1 CRIPPLE	2 CRIPPLES
Spans more than 6 feet	2 CRIPPLES	3 CRIPPLES

IMPORTANT FLASHING NOTE

All concrete stoops, steps, patios or porches being poured to an elevation higher than the top of foundation and against a carpenter-built wall or rim joist must first be flashed with 26 gauge sheet metal flashing projecting 3 inches min. above the top of the stoop (and under the threshold at the entry door unit) and bent as required to extend 3 inches min. below top of foundation.

Tyvek or 15# felt covering the wall sheathing must lap OVER this required flashing.

2/A6 **RIGHT SIDE ELEVATION** **(AFTER)**
Scale: 1/4" = 1'-0"

The supplier of the windows & exterior doors shall, upon demand by the Village, provide U-value data for all units on the job in order to verify compliance with the 2018 IIEC

In addition to the notes and specifications shown on this sheet, all work must also conform to the requirements and specifications as stated on sheets D-5 and S-1.

REVISIONS	DATE
ZONING REVISIONS	03/02/22
NO SCREEN PORCH	04/06/22

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CUSTOM ADDITION
DESIGNED EXPRESSLY FOR JACK AND JENNI SCAPIN
1206 N. HARVARD AVE.
ARLINGTON HEIGHTS, ILLINOIS

rafferty/architects
57 Witt Road
South Barrington, IL 60010
phone: (847) 381-6289
www.raffertyarchitects.com
Michael P. Rafferty, Architect
Kelly P. Rafferty, Architect

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CHECKED
DATE 01/31/22
SCALE
JOB NO.
SHEET **A-6**
OF 29 SHEETS

G E N E R A L N O T E S

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ON SITE VERIFICATION OF ALL DIMENSIONS, CONDITIONS, CLEARANCES, SEQUENCES, SPACINGS, SLEEVES, ETC. IN ADDITION TO THE EXACT FIT AND PROPER COMPLETION OF THE WORK, IN ACCORDANCE WITH ALL LOCAL CODES AND ORDINANCES.

CONTRACTOR SHALL VERIFY ALL PLAN AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCY BEFORE PROCEEDING WITH WORK OR BE RESPONSIBLE FOR ALL UNAUTHORIZED DEVIATIONS FROM THE PLANS.

D O N O T S C A L E D R A W I N G S

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IMPORTANT FIBER-CEMENT SIDING INFO

Failure to handle, store, cut, install and finish all fiber-cement siding products in accordance with Manufacturer's written application instructions may lead to personal injury, affect system performance, violate local building codes and void the product-only warranty, including but not limited to the following:

Store all material FLAT, and keep dry and covered prior to use

Always allow for expansion and shrinkage - installing wet or saturated siding may result in excessive shrinkage

Carry all planks on edge & protect edges & corners from breakage

Maintain 6" clearance to finish grade and 2" clearance to steps, stoops, decks and roofs

Do not install siding products such that they remain in contact with standing water

Position **outdoor** cutting station so that wind will blow dust away from user and others in working area while using "Dust", "Better" or "Best" cutting methods

Position **indoor** cutting station in a well-ventilated area while cutting only using score & snap or shears

NEVER use a power saw to cut fiber-cement indoors
ALWAYS use circular saw blades that carry Hardiblade trademark
NEVER dry sweep - use wet suppression or HEPA vacuum

All fasteners shall be hot-dipped galvanized nails - do not use staples, aluminum nails or clipped head nails. Do not over-drive or under-drive nail heads or drive nails at an angle to the surface

Siding products can be installed over foam insulation / sheathing up to 1" thick (max.). When applied over foam sheathing, avoid over-driving nails which can result in dimpling of the siding due to the compressible nature of the foam - extra caution is necessary if power-driven nailing techniques are being used

Caulk, prime or paint all field-cut edges. Touch-up nicks, scrapes and other head dimpling w/ ColorPlus Technology touch-up applicator (touch-up paint should be used sparingly)

Choose material so as to minimize the need for exposed butt joints in lap siding as much as possible. Do NOT caulk field butt joints on ColorPlus siding as the caulking and the ColorPlus surface will weather differently

AVOID BREATHING SILICA DUST - for maximum protection, the Manufacturer recommends always using "Best" level cutting methods

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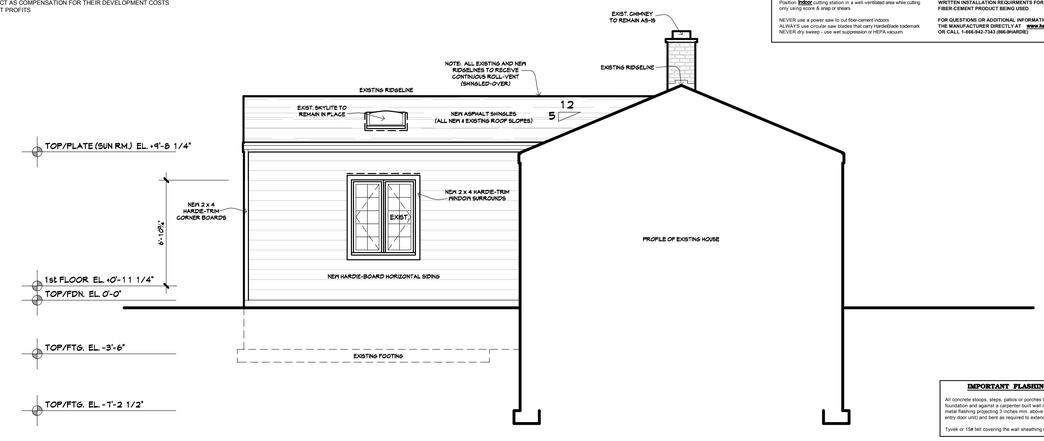


IMPORTANT FLASHING NOTE

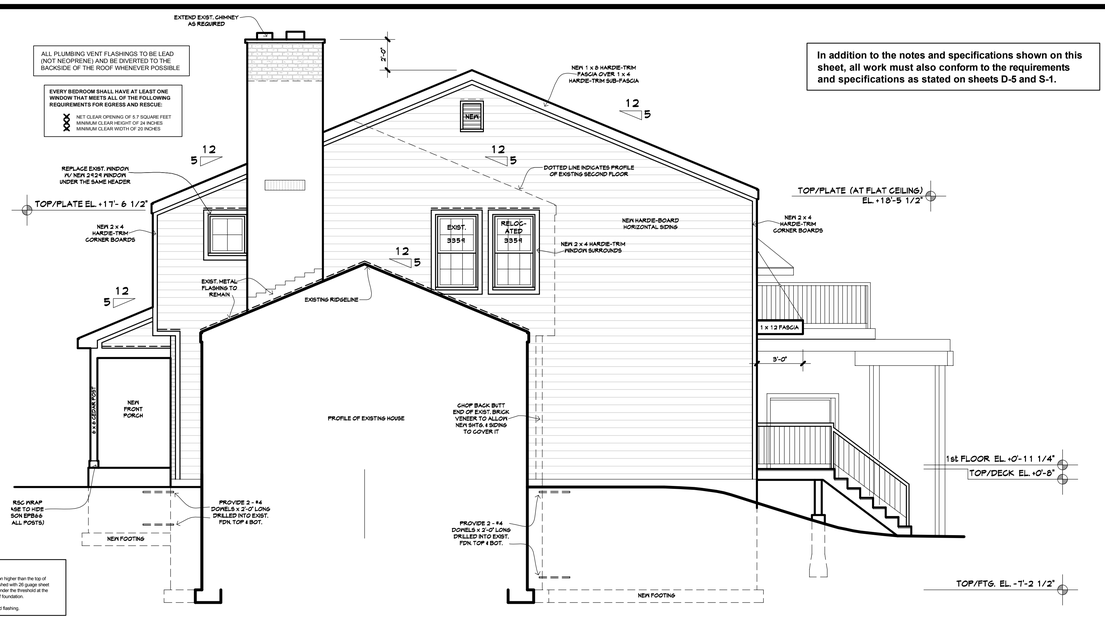
All concrete stoops, steps, patios or porches being poured to an elevation higher than the top of foundation and against a carpenter-built wall or rim joist must first be flashed with 26 gauge sheet metal flashing projecting 3 inches min. above the top of the stoop (and under the threshold at the entry door unit) and bent as required to extend 3 inches min. below top of foundation.

Tyvek or 15# felt covering the wall sheathing must lap OVER this required flashing.

ALL PLUMBING VENT FLASHINGS TO BE LEAD (NOT NEOPRENE) AND BE DIVERTED TO THE BACKSIDE OF THE ROOF WHENEVER POSSIBLE

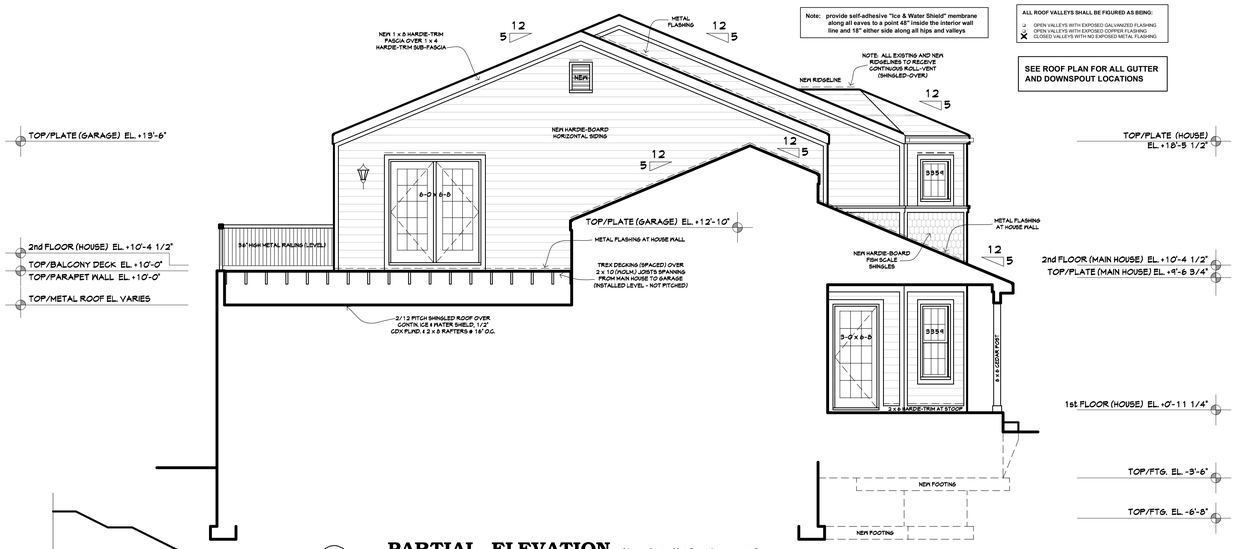
EVERY BEDROOM SHALL HAVE AT LEAST ONE WINDOW THAT MEETS ALL OF THE FOLLOWING REQUIREMENTS FOR EGRESS AND RESCUE:

- ☒ NET CLEAR OPENING OF 5.7 SQUARE FEET
- ☒ MINIMUM CLEAR HEIGHT OF 24 INCHES
- ☒ MINIMUM CLEAR WIDTH OF 20 INCHES



In addition to the notes and specifications shown on this sheet, all work must also conform to the requirements and specifications as stated on sheets D-5 and S-1.

6/A7 PARTIAL ELEVATION (South wall of projecting Sun Room)
Scale: 1/4" = 1'-0"



Note: provide self-adhesive "Ice & Water Shield" membrane along all eaves to a point 48" inside the interior wall line and 18" either side along all hips and valleys

ALL ROOF VALLEYS SHALL BE FIGURED AS BEING:

- ☐ OPEN VALLEYS WITH EXPOSED GALVANIZED FLASHING
- ☐ OPEN VALLEYS WITH EXPOSED COPPER FLASHING
- ☒ CLOSED VALLEYS WITH NO EXPOSED METAL FLASHING

SEE ROOF PLAN FOR ALL GUTTER AND DOWNSPOUT LOCATIONS

7/A7 PARTIAL ELEVATION (North wall of Main House)
Scale: 1/4" = 1'-0"

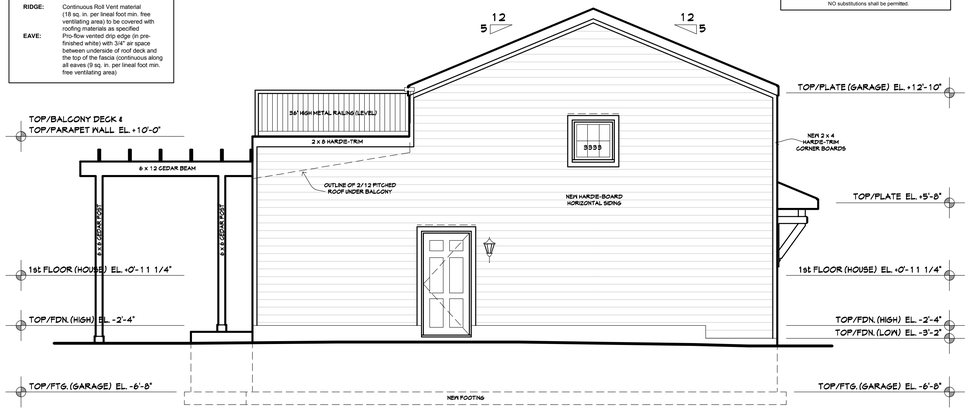
The supplier of the windows & exterior doors shall, upon demand by the Village, provide U-value data for all units on the job in order to verify compliance with the 2018 IIEC

REQUIRED CRIPPLES	CONVENTIONAL LUMBER HEADER	ENGINEERED LVL OR FLITCH PLATE HEADER
Spans 6 feet and less	1 CRIPPLE	2 CRIPPLES
Spans more than 6 feet	2 CRIPPLES	3 CRIPPLES

ATTIC VENTILATION NOTES

RIDGE: Continuous Roll Vent material (18 sq. in. per lineal foot min. free ventilating area) to be covered with roofing materials as specified

EAVE: Pro-flow vented drip edge (in pre-finished white) with 3/4" air space between underside of roof deck and the top of the fascia (continuous along all eaves (9 sq. in. per lineal foot min. free ventilating area)



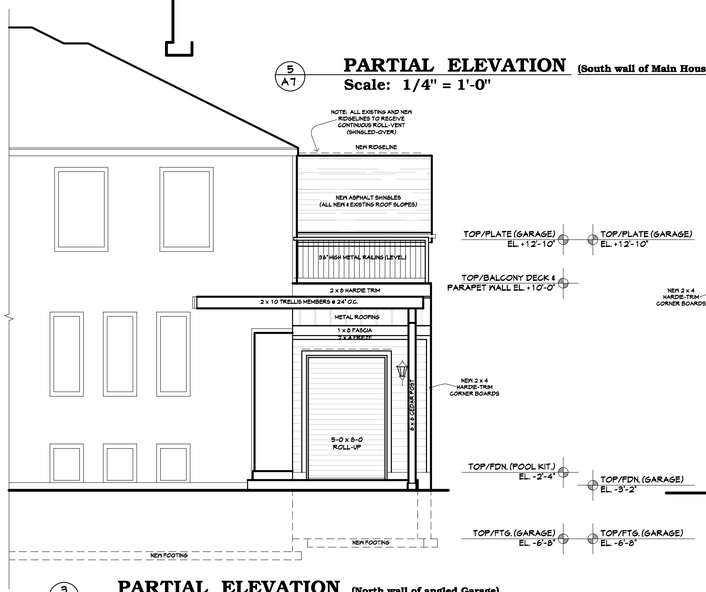
H E A D E R I N F O R M A T I O N

Unless specifically noted otherwise on the plans, all interior and exterior load bearing headers for doors, windows and other openings shall be as follows:

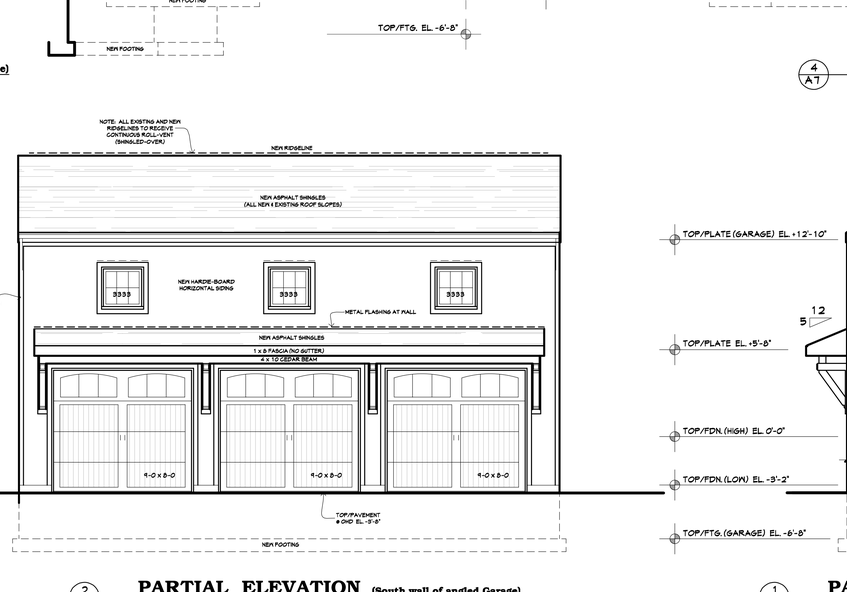
Material: Hem Fir #2 or better
Configuration: (2) 2 x 12's for 2 x 4 walls (2) 2 x 12's (spaced & insulated) for 2 x 6 walls when loads allow - see Framing Plan (3) 2 x 12's for 2 x 6 walls when loads do NOT allow - see Framing Plan
Nailing: Minimum of 2 rows 16d nails at 12" O.C.
Location: All headers shall be DROPPED below the framing being supported unless specifically noted as being installed FLUSH with hangers Where engineered LVL headers have been indicated, it shall be clearly understood that NO substitutions shall be permitted.

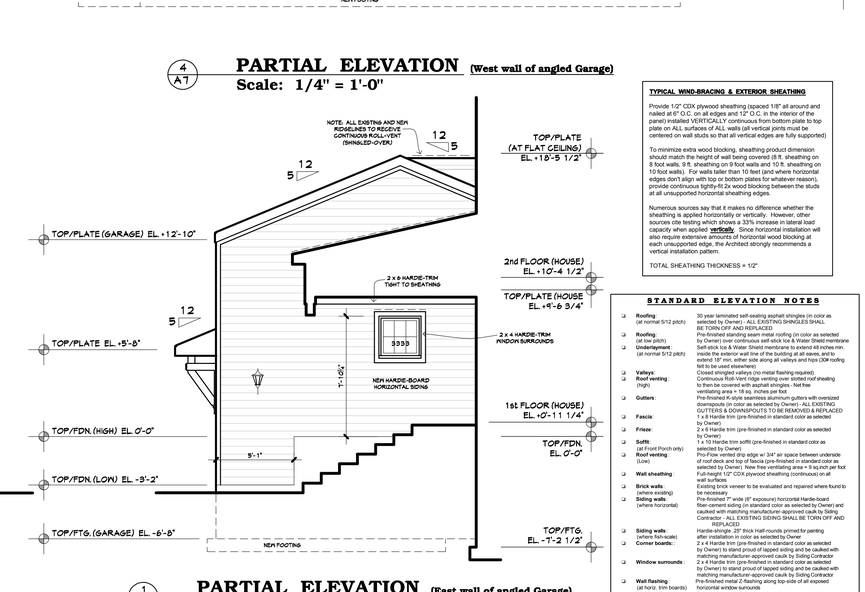
CAUTION:

5/A7 PARTIAL ELEVATION (South wall of Main House)
Scale: 1/4" = 1'-0"



4/A7 PARTIAL ELEVATION (West wall of angled Garage)
Scale: 1/4" = 1'-0"





TYPICAL WIND-BRACING & EXTERIOR SHEATHING

Provide 1/2" CDX plywood sheathing (spaced 1/8" all around and nailed at 6" O.C. on all edges and 12" O.C. in the interior of the panel) installed VERTICALLY continuous from bottom plate to top plate on ALL surfaces of ALL walls (all vertical joints must be centered on wall studs so that all vertical edges are fully supported)

To minimize extra wood blocking, sheathing product dimension should match the height of wall being covered (8 ft. sheathing on 8 foot walls, 9 ft. sheathing on 9 foot walls and 10 ft. sheathing on 10 foot walls). For walls taller than 10 feet (and where horizontal edges don't align with top or bottom plates for whatever reason), provide continuous tightly-fit 2x wood blocking between the studs at all unsupported horizontal sheathing edges.

Numerous sources say that it makes no difference whether the sheathing is applied horizontally or vertically. However, other sources cite testing which shows a 33% increase in lateral load capacity when applied **vertically**. Since horizontal installation will also require extensive amounts of horizontal wood blocking at each unsupported edge, the Architect strongly recommends a vertical installation pattern.

TOTAL SHEATHING THICKNESS = 1/2"

S T A N D A R D E L E V A T I O N N O T E S

- ❑ **Roofing:** (at normal 5/12 pitch) 30 year laminated self-sealing asphalt shingles (in color as selected by Owner) - ALL EXISTING SHINGLES SHALL BE TORN OFF AND REPLACED
- ❑ **Roofing:** (at low pitch) Pre-finished standing seam metal roofing (in color as selected by Owner) over continuous self-stick Ice & Water Shield membrane
- ❑ **Underlayment:** (at normal 5/12 pitch) Self-stick Ice & Water Shield membrane to extend 48 inches min. inside the exterior wall line of the building at all eaves, and to extend 18" min. either side along all valleys and hips (OR roofing felt to be used elsewhere)
- ❑ **Valleys:** Closed shingled valleys (no metal flashing required)
- ❑ **Roof venting:** (high) Ridge vent with continuous venting over slotted roof sheating to then be covered with asphalt shingles - Net free ventilating area = 18 sq. inches per foot.
- ❑ **Gutters:** Pre-finished K-style seamless aluminum gutters with oversized downspouts (in color as selected by Owner) - ALL EXISTING GUTTERS & DOWNSPOUTS TO BE REMOVED & REPLACED
- ❑ **Fascia:** 1 x 8 Hardie trim (pre-finished in standard color as selected by Owner)
- ❑ **Frieze:** 2 x 6 Hardie trim (pre-finished in standard color as selected by Owner)
- ❑ **Soffit:** 1 x 6 Hardie trim soffit (pre-finished in standard color as selected by Owner)
- ❑ **Roof venting:** (Low) Pro-Flow vented drip edge w/ 3/4" air space between underside of roof deck and top of fascia (pre-finished in standard color as selected by Owner). New free ventilating area = 9 sq.inch per foot
- ❑ **Wall sheathing:** Full-height 1/2" CDX plywood sheathing (continuous) on all wall surfaces
- ❑ **Brick walls:** (where existing) Existing brick veneer to be evaluated and repaired where found to be necessary
- ❑ **Siding walls:** (where horizontal) Pre-finished 7" wide (6" exposure) horizontal Hardie-board fiber-cement siding (in standard color as selected by Owner) and installed per manufacturing manufacturer-approved caulk by Siding Contractor - ALL EXISTING SIDING SHALL BE TORN OFF AND REPLACED
- ❑ **Siding walls:** (where fish-scale) Hardie-shingle .25" thick Half-rounds primed for painting after installation in color as selected by Owner
- ❑ **Corner boards:** 2 x 4 Hardie trim (pre-finished in standard color as selected by Owner) to stand proud of lapped siding and be caulked with matching manufacturer-approved caulk by Siding Contractor
- ❑ **Window surrounds :** 2 x 4 Hardie trim (pre-finished in standard color as selected by Owner) to stand proud of lapped siding and be caulked with matching manufacturer-approved caulk by Siding Contractor Provide drip-cap flashing along top-side of all exposed horizontal window surrounds
- ❑ **Wall flashing:** (at horiz. trim boards) Galvanized metal flashing at all roof/chimney and roof/wall intersections
- ❑ **Wall flashing:** (at walls)

REVISIONS	DATE
ZONING REVISIONS	03/02/22
NO SCREEN PORCH	04/06/22

C O P Y R I G H T N O T I C E

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Custom Addition for Jack and Jenni Scapin
South Barrington, Illinois

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C U S T O M A D D I T I O N

DESIGNED EXPRESSLY FOR JACK AND JENNI SCAPIN

1206 N. HARVARD AVE.
ARLINGTON HEIGHTS, ILLINOIS

rafferty/architects
57 Witt Road
South Barrington, IL 60010
phone: (847) 381-6289
www.raffertyarchitects.com
Michael P. Rafferty, Architect
Kelly P. Rafferty, Architect

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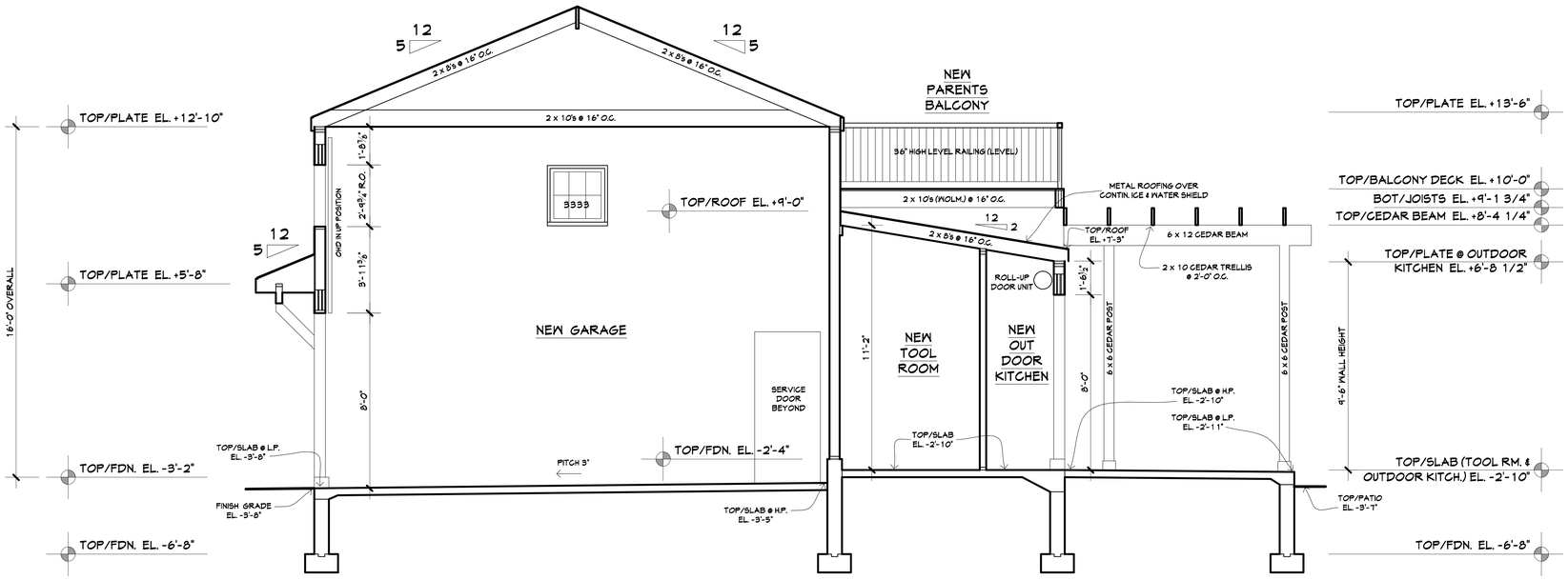
JOB NO.	
SHEET	A-7

OF 29 SHEETS



1/D3 BUILDING SECTION (thru Garage & Parents Balcony)
Scale: 3/8" = 1'-0"

ROOF SHEATHING INFO

❑	1/2" thick OSB (for conventional framing)	❑ 5/8" thick OSB (for engineered roof trusses)
✕	1/2" thick CDX plywood (for conventional framing)	❑ 5/8" thick CDX plywood (for engineered roof trusses)
❑	1/2" thick Huber Zip System (for conventional framing)	❑ 5/8" thick Huber Zip System (for engineered roof trusses)

NOTE: PROVIDE H-CLIPS AT ALL UNSUPPORTED BUTT JOINTS WHEN FRAMING IS SPACED AT 24" O.C. OR GREATER

TYPICAL ROOF CONSTRUCTION

30 YEAR SELF-SEAL ASPHALT SHINGLES
SELF-ADHERING "ICE & WATER SHIELD" MEMBRANE AT EAVES, VALLEYS & HIPS TO EXTEND 48" (MIN.) INSIDE THE EXTERIOR WALL LINE
30# FELT UNDERLAY ELSEWHERE
1/2" CDX PLYWOOD SHEATHING
2 x 8 RAFTERS (HEM-FIR #2) @ 16" O.C. W/ FULLY-NAILED HURRICANE TIES AT EVERY RAFTER INSTALLED ON INSIDE AS SHOWN (SIMPSON H2.5A NAILED INTO BOTH TOP PLATES)

TOP/PLATE EL. +9'-2"

TYPICAL EXTERIOR TRIM

SEAMLESS ALUMINUM GUTTER & D.S.
1 x 10 HARDIE-TRIM FASCIA OVER RAFTER TAILS
1 x 10 HARDIE-TRIM SOFFIT (RIPPED AS REQ'D) W/ 1/4" REVEAL & 2 x 2 NAILER AS SHOWN
1 x 8 HARDIE-TRIM FRIEZE OVER FRONT FACE OF BEAM & 1 x 6 CEDAR FRIEZE OVER BACK FACE OF BEAM

4" O.H.
5½"
1'-5½"
TYP. PORCH CEILING CONST.
2 x 6 JOISTS (HEM-FIR #2) @ 16" O.C. TO BE LAPPED & SPIKED TO RAFTERS AS SHOWN
1 x 6 T & G WOOD PLANK CEILING
6 x 12 RSG BEAM W/ DOUBLE TOP PLATES (BEAM TO BE JOINTED AS REQ'D ONLY ABOVE POSTS - NOT MID-SPAN)

FRONT PORCH

EACH POST TO BE SET IN SIMPSON EBP66 ELEVATED POST BASE EMBEDDED 9 1/2" (MIN.) INTO CONC. (TYP. ALL POSTS)
PITCH FLOOR 1" IN THIS DIRECTION
TOP/SLAB @ EDGE EL. +0'-9"
1'-8"
TOP/FDN. EL. -0'-6"
FINISH GRADE SHALL FALL 6 INCHES WITHIN THE FIRST 10 FEET FROM HOUSE
CLAY BACKFILL
8"
TYP. CONCRETE STOOP CONST.
6" THICK (MIN.) CONCRETE W/ 6 x 6 #10/10 MWM & CONTIN. #5 REBAR AT OUTER EDGE POURED OVER ALL-GRANULAR FILL. STOOP IS TO PITCH 1" AWAY FROM HOUSE & RECEIVE BROOMED FINISH
TYP. FOUNDATION WALL CONSTRUCTION
POURED CONCRETE FDN. WALL
SPRAY-ON ASPHALT DAMPROOFING
2 - #5 BARS (CONT.) TOP & BOTTOM
TOP/FTG. EL. -3'-0"
TYPICAL FOOTING CONSTRUCTION
FORMED CONC. FOOTING W/ 2 x 4 KEYWAY AT TOP - HAND DIG FINAL 4" (MIN.) INTO UNDISTURBED SOILS
1'-8"

5/D3 TYPICAL WALL SECTION (thru Covered Front Porch)
Scale: 3/4" = 1'-0"

TOP/PLATE (GARAGE) EL. +12'-10"
2'-9½" R.O.
8⅝" O.H.
5½"
1'-4⅝"
METAL FLASHING AT WALL
CONTIN. 2 x 8 LEDGER
2 x 8's @ 16" O.C.
5'-1⅞"
TOP/BEAM EL. +5'-8"
NOTE: NO GUTTER TO BE PROVIDED
6 x 10 RSG TIMBER BEAM W/ SINGLE TOP PLATE
6 x 8 RSG OUTRIGGER
TYPICAL EXTERIOR TRIM
1 x 8 HARDIE-TRIM FASCIA OVER RAFTER TAILS
1 x 10 HARDIE-TRIM SOFFIT (RIPPED AS REQ'D) W/ 1/4" REVEAL & 2 x 2 NAILERS AS SHOWN ON FRONT & BACK SIDES OF WOOD BEAM
6 x 6 RSC
2'-0"
6 x 6 RSG KNEEBRACE TO BE NOTCHED AS SHOWN & LAG BOLTED INTO SOLID WOOD FRAMING
2 x 8 RSC (TIGHT TO SHEATHINGS) LAG BOLTED INTO SOLID WOOD FRAMING
8'-0" TO GARAGE SLAB

4/D3 DETAIL (Bracketed roof above garage doors)
Scale: 3/4" = 1'-0"

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GENERAL NOTES

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ON SITE VERIFICATION OF ALL DIMENSIONS, CONDITIONS, CLEARANCES, SEQUENCES, SPACINGS, SLEEVES, ETC. IN ADDITION TO THE EXACT FIT AND PROPER COMPLETION OF THE WORK, IN ACCORDANCE WITH ALL LOCAL CODES AND ORDINANCES.

CONTRACTOR SHALL VERIFY ALL PLAN AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCY BEFORE PROCEEDING WITH WORK OR BE RESPONSIBLE FOR ALL UNAUTHORIZED DEVIATIONS FROM THE PLANS.

DO NOT SCALE DRAWINGS

ADDITIONAL HOUSEWRAP (WRB) INFORMATION

Over and above the requirements of IRC Sec. R703.2 which does NOT require the use of a water-resistive barrier under most types of wood, metal and vinyl siding, ALL exterior wall assemblies (stone, brick AND siding) on this job shall receive a weather-resistant resistive barrier. A water-resistive barrier is a home's main protection against the damaging effects of the elements. The optimal water-resistive barrier must include the following properties:

1. Air resistance to help prevent the flow of air through the wall cavities and reduce drafts.
2. Moisture resistance to help protect the wall cavity from water that gets behind the cladding.
3. Moisture vapor permeability to promote drying of wall systems.
4. Durability to withstand the rigors of the construction site and to continue performing once construction is completed.

The material chosen for use on this job is TYPAR "HomeWrap" by Fiberweb (the use of TYVEK membrane material shall also be allowed) which shall meet all of the installation requirements as published by the Manufacturer, including but not limited to the following:

- ☒ overlapped 6 to 12 inches around vertical building corner used as the starting point
- ☒ starting at the bottom, rolled out horizontally around the building (holding the roll plumb) and installed OVER the wall sheathing with bottom edge extending over all plate at least 2 inches (installation of TyPAR **under** the sheathing for better protection from the wind will NOT satisfy Code except when done in areas receiving a stucco exterior skin)
- ☒ secured every 12 to 18 inches on every vertical stud line using plastic washer-head nails (the use of staples to secure the membrane is prohibited)
- ☒ unrolled continuously over all window and door openings (cut out later in accordance with Manufacturer guidelines for either rectangular or mansard openings)
- ☒ lapped OVER the mason's base flashing (where applicable)
- ☒ lapped OVER all metal wall & kickout flashings installed where upper walls come down upon lower roof lines
- ☒ being dispensed from long rolls, vertical joints should not be required very often, but when so must be lapped 6 inches minimum
- ☒ upper roof applications must overlap lower rolls by 6 inches when all upper roofing is complete. At the roof-to-wall intersection, the installer must wrap the underside of any cantilevered floors up and under the membrane above a minimum of 6 inches
- ☒ continue to wrap all upper gable ends while cutting away the excess material to completely cover the entire wall surface
- ☒ all seams and penetrations taped with 3" wide tape with continuous 3" wide Typar Tape while applying pressure along entire surface for a good bond after the Typar membrane is fully installed; each window and door opening shall be cut out using a modified "t-cut" as described in greater detail in the Manufacturer's literature and then sealed top, sides & bottom
- ☒ all openings, such as dryer vents, HVAC openings, plumbing vents, purposeful mechanical or structural penetrations, including but not limited to dryer vents, exhaust vents, electrical outlets or lights, gas lines etc., shall be carefully sealed with DuPont "Weatherization Sealant" or Typar Tape (products that have flanges should be integrated into the membrane)
- ☒ repaired as required before installation of siding or masonry using Typar Tape for minor holes or tears and nine Typar patches for larger imperfections
- ☒ all penetrations, openings and seams must be sealed as necessary to provide uttravioiet tight resistance, the Manufacturer requires that all wrap, tape, sealant and flashing products be covered within 120 days of installation; if the local jurisdiction is one which requires "grooved" WRB, verify with Typar if they have developed such a product or switch to Tyvek which has already developed a "grooved" product

WARNING: Typar can be slippery and should not be used in any application where it will be walked upon

IMPORTANT FIBER-CEMENT SIDING INFO

Failure to handle, store, cut, install and finish all fiber-cement siding products in accordance with Manufacturer's written application instructions may lead to personal injury, affect system performance, violate local building codes and void the product-only warranty, including but not limited to the following:

Store all material FLAT, and keep dry and covered prior to use

Always allow for expansion and shrinkage - installing wet or saturated siding may result in excessive shrinkage

Carry all planks on edge & protect edges & corners from breakage

Maintain 6" clearance to finish grade and 2" clearance to steps, stoops, decks and roofs.

Do not install siding products such that they remain in contact with standing water

Position **outdoor** cutting station so that wind will blow dust away from user and others in working area while using "Good", "Better" or "Best" cutting methods

Position **indoor** cutting station in a well-ventilated area while cutting only using score & snap or shears

NEVER use a power saw to cut fiber-cement indoors
ALWAYS use circular saw blades that carry HardieBlade trademark
NEVER dry sweep - use wet suppression or HEPA vacuum

All fasteners shall be hot-dipped galvanized nails - do not use staples, aluminum nails or clipped head nails. Do not over-drive or under-drive nail heads or drive nails at an angle to the surface

Siding products can be installed over foam insulation - sheathing must be flat, solid and level. When installing over sheathing, avoid over-driving nails which can result in dimpling of the siding due to the compressible nature of the foam - extra caution is necessary if power-driven nailing techniques are being used

Caulk, prime or paint all field-cut edges. Touch-up nicks, scrapes and nail-heads using the ColorPlus Technology touch-up applicator (touch-up paint should be used sparingly).

Choose material so as to minimize the need for exposed butt joints in lap siding as much as possible. Do NOT caulk field butt joints on ColorPlus siding as the caulking and the ColorPlus surface will weather differently

AVOID BREATHING SILICA DUST - for maximum protection, the Manufacturer recommends always using "Best" level cutting methods

ALL SIDING APPLICATORS SHALL READ AND STAY IN FULL COMPLIANCE WITH THE COMPLETE MANUFACTURER'S WRITTEN INSTALLATION REQUIREMENTS FOR EACH TYPE OF FIBER-CEMENT PRODUCT BEING USED

FOR QUESTIONS OR ADDITIONAL INFORMATION, CONSULT THE MANUFACTURER DIRECTLY AT www.hardiesone.com OR CALL 1-866-942-7343 (866-HARDIE)

TYP. GARAGE COMMON WALL CONSTRUCTION

2 x 6 STUDS AT 16" O.C.
R-21 BATT INSULATION WITH VAPOR BARRIER ON WARM SIDE
5/8" TYPE X FIRECODE DRYWALL ON GARAGE SIDE (1 LAYER - TAPED & SANDED)
5/8" NORMAL DRYWALL ON HOUSE SIDE (1 LAYER - TAPED & SANDED)

HOUSE SIDE
9½"
GARAGE SIDE

3/D3 DETAIL (Garage/House common wall)
Scale: 3/4" = 1'-0"

Simpson Strong-Tie® Wood Construction Connectors

EPB
Elevated Post Base

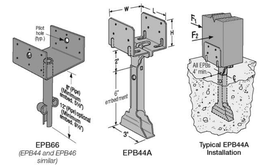
Material: EPB44A — 14 gauge; others — 12 gauge base plate, 1¼" OD x 8" pipe

Finish: EPB44A — Galvanized; all others — Simpson Strong-Tie gray paint (may be ordered HDG); see Corrosion Information, pp. 13–15

Installation:
- Use all specified fasteners; see General Notes
- Allows 1" to 2½" clearance above concrete, 2" for EPB44A
- Post bases do not provide adequate resistance to prevent members from rotating about the base and therefore are not recommended for non-top-supported installations (such as fences or unbraced carports)

Options:
- 12" pipe available for EPB44, 46, 66; specify "-12" after model number

Codes: See p. 12 for Code Reference Key Chart



These products are available with additional corrosion protection. For more information, see p. 15.

SDS Many of these products are approved for installation with Strong-Drive® SD Connector screws. See pp. 335–337 for more information.

Model No.	Dimensions (in.) W	L	H	Nails	Allowable Loads (160) Uncracked Uplift	Cracked Uplift	Download	F1	F2	Code Ref.
Wind and Seismic Design Category A&B										
EPB44A	3⅝	3	2⅛	(8) 0.162 x 3½	1,075	755	2,670	695	795	IBC, FL, LA
EPB44	3⅝	3½	2⅛	(8) 0.162 x 3½	995	695	3,465	850	965	
EPB46	5½	3⅝	3	(12) 0.162 x 3½	995	695	3,465	850	965	
EPB66	5½	5½	3	(12) 0.162 x 3½	995	695	3,465	850	965	
Seismic Design Category C-F										
EPB44A	3⅝	3	2⅛	(8) 0.162 x 3½	940	660	2,670	695	795	IBC, FL, LA
EPB44	3⅝	3½	2⅛	(8) 0.162 x 3½	870	605	3,465	850	965	
EPB46	5½	3⅝	3	(12) 0.162 x 3½	870	605	3,465	850	965	
EPB66	5½	5½	3	(12) 0.162 x 3½	870	605	3,465	850	965	

1. Loads may not be increased for duration of load.
2. Concrete shall have a minimum compressive strength of f'_c = 2,500 psi.
3. Multiply Seismic and Wind ASD load values by 1.4 or 1.67 respectively to obtain LRFD capacities.
4. In accordance with IBC, Section 1613.1, detached one- and two-family dwellings in Seismic Design Category (SDC) C may use "Wind and SDC A&B" allowable loads.
5. Downloads shall be reduced where limited by capacity of the post.
6. Designer is responsible for concrete design.
7. For full loads, the distance to the nearest concrete edge is 4" minimum from the EPB center line.
8. Structural composite lumber columns have sides that show either the wide face or the edges of the lumber strands/veneers known as the narrow face. Values in the tables reflect installation into the wide face. See technical bulletin T-C-SCLCLM at **strongtie.com** for load reductions resulting from narrow-face installations.
9. **Fasteners:** Nail dimensions in the table are listed diameter by length. See pp. 21–22 for fastener information.

6/D3 **MANUF. LITERATURE (Elevated post base)**
Scale: 3/4" = 1'-0"

ASPHALT SHINGLE SPECIFICATIONS

All asphalt shingles to feature double layers of durable fiberglass mat for strength, with each layer being coated on both sides with weathering-grade asphalt and topped with ceramic mineral granules for excellent roofing protection. All shingles to include a self-sealing strip of asphalt to provide added wind resistance.

SHINGLE MANUFACTURER = Tamko or equal
SHINGLE DIMENSIONS = 37" x 12"
SHINGLE EXPOSURE = 5" (maximum)
FASTENERS = 4 - 1 1/4" long flat-head galvanized hot-dipped roofing nails per shingle (use of staples is prohibited)

ATTIC VENTILATION NOTES

RIDGE: Continuous Roll Vent material (18 sq. in. per lineal foot min. free ventilating area) to be covered with roofing materials as specified
EAVE: Pro-flow vented drip edge (in pre-finished white) with 3/4" air space between underside of roof deck and the top of the fascia (continuous along all eaves (9 sq. in. per lineal foot min. free ventilating area)
POWER FANS: If shown, power roof fans shall be Vent-a-matic Corp. VIP model with 1250 CFM and thermostatic control (installation of power fan(s) shall **NOT** eliminate the need for the gravity type venting shown on these plans)

Note: not recommended by Roll Vent Manufacturer

Note: See Roof Plan sheet for additional manufacturer info on the Ridge Vent, Soffit Vent and Drip Edge products being to be used

Note: provide self-adhesive "Ice & Water Shield" membrane along all eaves to a point 48" inside the interior wall line and along all valleys

TYPICAL ROOF CONSTRUCTION

30 YEAR SELF-SEAL ASPHALT SHINGLES
SELF-ADHERING "ICE & WATER SHIELD" MEMBRANE AT EAVES, VALLEYS & HIPS TO EXTEND 48" (MIN.) INSIDE THE EXTERIOR WALL LINE
30# FELT UNDERLAY ELSEWHERE
1/2" CDX PLYWOOD SHEATHING
2 x 8 RAFTERS (HEM-FIR #2) @ 16" O.C. W/ FULLY-NAILED HURRICANE TIES AT EVERY RAFTER INSTALLED ON INSIDE AS SHOWN (SIMPSON H2.5A NAILED INTO BOTH TOP PLATES)

TYPICAL EXTERIOR TRIM
TOP/PLATE EL. +12'-10"

SEAMLESS ALUMINUM GUTTER & D.S.
PRO-FLOW VENTED DRIP EDGE W/ 3/4" AIR SPACE BETWEEN UNDERSIDE OF ROOF DECK & TOP OF FASCIA
1 x 8 HARDIE-TRIM FASCIA OVER 2 x 6 HARDIE-TRIM FRIEZE W/ 5" EXPOSURE

TYPICAL WIND-BRACING & EXTERIOR SHEATHING

Provide 1/2" CDX fir plywood sheathing (nailed at 6" O.C. on all edges and entire field) CONTINUOUS FROM BOTTOM PLATE TO TOP PLATE on all surfaces of all walls.

TOTAL SHEATHING THICKNESS = 1/2"

TYP. GARAGE EXTERIOR WALL CONST.

HORIZONTAL HARDI-BOARD SIDING (PRE-FINISHED)
CONTIN. TYVEK WRB (LAPPED & TAPED)
1/2" CDX PLYWOOD SHEATHING (CONTIN. ALL WALLS)
2 x 6 STUDS @ 16" O.C. W/ DOUBLE TOP PLATE
R-21 BATT INSUL. W/ VAPOR BARRIER
5/8" TYPE 'X' FIRECODE DRYWALL (1 LAYER - TAPED & SANDED) INTERIOR FINISH ON ALL INTERIOR & COMMON WALLS

6" WALL
5/8" TYPE 'X' FIRECODE DRYWALL OVER R-21 BATT INSUL. AND VAPOR BARRIER
2 x 6 FLAT CRIPPLE (NOTCH AS REQ'D AT FOUNDATION)
1/2" x 2 1/4" DOOR STOP ALL 3 SIDES
2 x 8 CEDAR JAMBS AT SIDES
9'-0" R.O.
1½"

Jamb Condition

FOR BETTER CLARITY, STUCCO VENEER AND TRIM IS NOT SHOWN

TYP. GARAGE CEILING CONST.

2 x 10 CEILING JOIST (HEM-FIR #2) @ 16" O.C. (LAPPED & SPIKED TO RAFTERS AS SHOWN
R-30 BATT INSUL. W/ VAPOR BARRIER
5/8" TYPE 'X' FIRECODE DRYWALL INTERIOR FINISH ON ENTIRE CEILING

IMPORTANT NOTICE

Both the International and the Illinois Energy Conservation Codes makes exceptions for the required Ceiling R-value to be reduced when the eave detail permits an uncompressed R-49 insulation to be installed over the exterior wall plate (see Section R402.2.1 of the IECC of the conventional roof rafters. As discussed in Footnote K on the IECC Prescriptive R-value Chart shown on this sheet, see R402.2.1 and R402.2.2 of the International Energy Conservation Code as well as the commentary for further explanation of the R-value reductions which are deemed acceptable even though the Table calls for R-49.

TRACKS FOR OHD TO BE RUN VERTICALLY AS SHOWN IN ORDER TO MAXIMIZE CEILING HEIGHT IN THE GARAGE

2'-4½" R.O.
1'-5½"
5'-4½"
16'-0" OVERALL

GARAGE
Head Condition

TRIPLE-MEMBER HEADER (SEE FRAMING PLAN FOR SIZE)
2 x 12 TIGHT TO HEADER ON 2 x 6 (FLAT) CRIPPLE EACH SIDE FOR DOOR TRACK
1/2" x 2 1/4" DOOR STOP ALL 3 SIDES
NOTE: GARAGE FLOOR MUST PITCH TOWARDS OVERHEAD DOOR AS SHOWN ON THE FLOOR PLAN

METAL Z-FLASHING OVER PROJECTING WOOD JAMB
BOT./HEADER EL. +4'-5 1/2"
1½"
2 x 8 CEDAR JAMB AT TOP
8'-0" R.O.
SEE JAMB DETAIL

TOP/FDN. BEYOND EL. -3'-2"
PITCH GARAGE FLOOR 3" IN THIS DIRECTION
TOP/SLAB @ OHD EL. -3'-8"
4"
TOP/FDN EL. -4'-2"
WELDED WIRE MESH IN SLAB TO BE CURLED AROUND #5 REBAR ACROSS DOOR OPNG.
6"
TOP/FTG. EL. -6'-8"
1'-0"
1'-8"

Sill Condition

TYP. FOUNDATION WALL CONSTRUCTION
POURED CONCRETE FDN. WALL
2 - #5 BARS (CONT.) TOP & BOTTOM
TYPICAL FOOTING CONSTRUCTION
FORMED CONC. FOOTING W/ 2 x 4 KEYWAY AT TOP - HAND DIG FINAL 4" (MIN.) INTO UNDISTURBED SOILS

2/D3 **TYPICAL WALL SECTION (thru Garage)**
Scale: 3/4" = 1'-0"

REVISIONS	DATE
ZONING REVISIONS	03/02/22
NO SCREEN PORCH	04/06/22

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Scott Barrington, Illinois

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CUSTOM ADDITION

1206 N. HARVARD AVE.
ARLINGTON HEIGHTS, ILLINOIS

DESIGNED EXPRESSLY FOR JACK AND JENNI SCAPIN

rafferty/architects
57 Witt Road
South Barrington, IL 60010
phone: (847) 381-6289
www.raffertyarchitects.com
Michael P. Rafferty, Architect
Kelly P. Rafferty, Architect

DRAWN
CHECKED
DATE 01/31/22
SCALE
JOB NO.
SHEET D-3
OF 29 SHEETS

1206 N. Harvard

MATERIAL SCHEDULE

ITEM	MATERIAL	MANUFACTURER	COLOR
Roof	Asphalt Shingles	Certainteed	Sherwood Forest
Siding	Fiber Cement	James Hardie	White
Gutters/Trim/Fascia	Aluminum	ACM	White
Windows	Vinyl	Marvin	White
Garage Door	5 Layer Construction	Clopay	Faux Wood
Stone	Cast Stone	Franklin Stone	Dove Grey

Design Commission
5/24/2022

Item: DC#22-022 - 85 W. Algonquin Rd / Sign Variation

Department: Planning & Community Development

Requested Action

1. A variation from Chapter 30, section 30-402.b Number, to allow two wall signs at the top of the building facing the I-90 tollway, where only one wall sign is allowed per street frontage.

2. A variation from Chapter 30, section 30-403.a Dimensions, to allow a 208.1 sf wall sign facing the I-90 tollway, where 0 sf is allowed.

Recommendation

It is recommended that the Design Commission recommend approval to the Village Board for the following sign variations for 85 W. Algonquin Road:

1. A variation from Chapter 30, section 30-402.b Number, to allow two wall signs at the top of the building facing the I-90 tollway, where only one wall sign is allowed per street frontage.

2. A variation from Chapter 30, section 30-403.a Dimensions, to allow a 208.1 sf wall sign facing the I-90 tollway, where 0 sf is allowed.

This recommendation is subject to compliance with the plans received 4/22/22, Federal, State, and Village Codes, regulations, and policies, and the issuance of all required permits, and the following conditions:

1. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, 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.

ATTACHMENTS:

Description	Type
Staff Report	Board or Commission Report
Supporting Documents	Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: 85 W Algonquin Road - Sign Variation
Project Address: 85 W Algonquin Road
Prepared By: Steve Hautzinger

Date Prepared: May 18, 2022

PETITION INFORMATION:

DC Number: 22-022
Petitioner Name: Robby Whitehead
Petitioner Address: Olympik Signs
1130 N. Garfield
Lombard, IL 60148

Meeting Date: May 24, 2022

Requested Action(s):

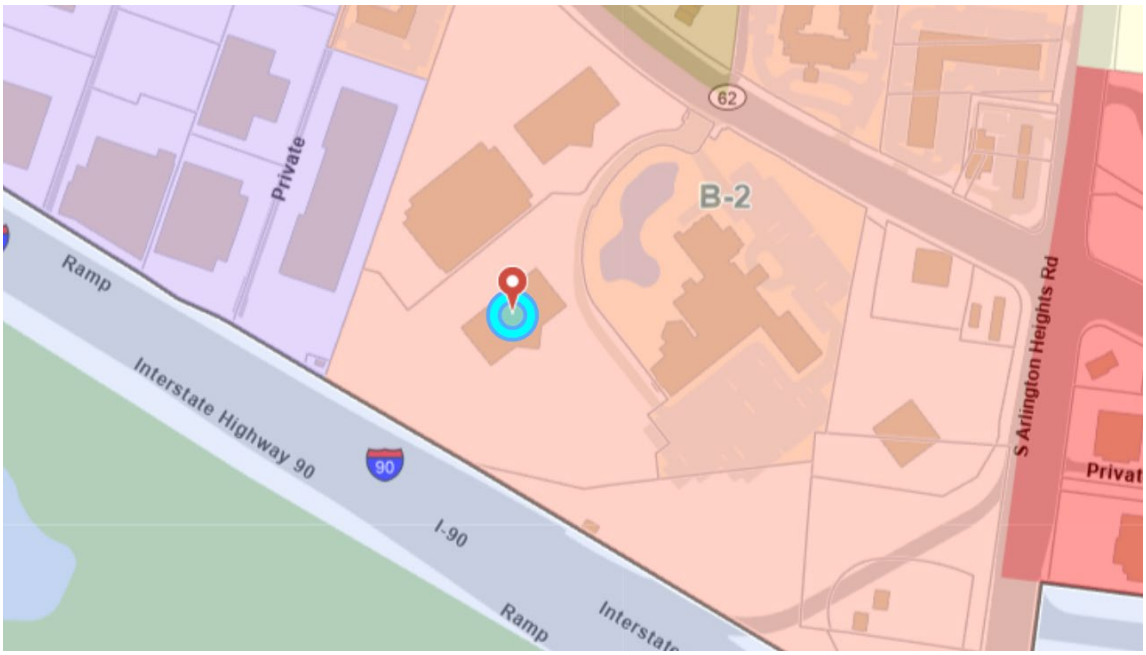
1. A variation from Chapter 30, section 30-402.b Number, to allow two wall signs at the top of the building facing the I-90 tollway, where only one wall sign is allowed per street frontage.
2. A variation from Chapter 30, section 30-403.a Dimensions, to allow a 208.1 sf wall sign facing the I-90 tollway, where 0 sf is allowed.

ANALYSIS:

Summary:

The subject design is being forwarded to the Design Commission for review pursuant to Chapter 6 of the Municipal Code, specifically Section 6-501 (e)(1), which states that the Design Commission "shall review all Plan Commission, Zoning Board of Appeals, Building Permit and Sign Permit applications for new construction and those improvements which affect the architectural design of the building, site improvements or signage to determine whether it meets with the standards, requirements and purposes of the Design Guidelines and Chapter 30, Sign Regulations."

The subject property is an existing six-story office building located between the I-90 tollway on the south, and Algonquin Road on the north. Per Chapter 30 sign code, for multi-story buildings with a shared common entrance, only one wall sign is allowed at the top of the building per street frontage. The subject property already has a "Derick Dermatology" wall sign located at the top of the building on the southeast wall facing the I-90 tollway. The petitioner is proposing a wall sign for American Community Bank to be located at the top of the building on the southwest wall facing the I-90 tollway. American Community Bank will be on the fifth floor with 7,000 sf of office space to start and options to potentially expand. Since only one wall sign is allowed per code, a sign variation is required to allow two wall signs facing the I-90 tollway.



Zoning Map of Property

Wall Signs:

Table 1: Wall Signs Summary

SIGN	ELEVATION / FRONTAGE One wall sign allowed per street frontage.	SIGNABLE AREA	MAXIMUM ALLOWED SIZE (375 sf based on 375 foot setback from I-90, or 25% of signable wall area, whichever is less)	SIGN SIZE	REMARKS
"Derick Dermatology" (Existing Sign)	Southeast wall / I-90 tollway	1,708 sf	375 sf (25% = 427 sf)	209 sf	Complies with code.
"American Community Bank" with logo (Proposed Sign)	Southwest wall / I-90 tollway	885 sf	0 sf (25% = 221 sf)	208.1 sf	**Variation required for number.** **Variation required for size.**
TOTAL		2,593 sf	375 sf	417.1 sf	

Sign Variation Criteria:

The Village Sign Code, Chapter 30, Section 30-901 sets out the criteria for granting a sign variation.

a. *That the particular difficulty or peculiar hardship is not self-created by the Petitioner.*
b. *That the granting of said variation will not create a traffic hazard, a depreciation of nearby property values or otherwise be detrimental to the public health, safety, morals and welfare;*
c. *That the variation will serve to relieve the Petitioner from a difficulty attributable to the location, topography, circumstances on nearby properties or other peculiar hardship, and will not merely serve to provide the Petitioner with a competitive advantage over similar businesses;*
d. *That the variation will not alter the essential character of the locality;*
e. *That the Petitioner's business cannot reasonably function under the standards of this chapter.*

The petitioner has submitted a letter addressing the sign variation criteria, stating that American Community Bank needs the sign to identify their business and their location. They feel that the orientation of the building creates a unique hardship, and the sign is within the character of the building and surrounding similar buildings and signage.

Staff Comments:

Staff agrees that the angled orientation of the building is a unique situation which creates two walls with good visibility from the I-90 tollway. Staff also agrees that the proposed sign fits well with the character of the building and the surrounding context. The square footage of the proposed sign complies with 25% of the signable wall area, and Staff has no objections.

RECOMMENDATION

It is recommended that the Design Commission recommend **approval** to the Village Board for the following sign variations for 85 W. Algonquin Road:

1. A variation from Chapter 30, section 30-402.b Number, to allow two wall signs at the top of the building facing the I-90 tollway, where only one wall sign is allowed per street frontage.
2. A variation from Chapter 30, section 30-403.a Dimensions, to allow a 208.1 sf wall sign facing the I-90 tollway, where 0 sf is allowed.

This recommendation is subject to compliance with the plans received 4/22/22, Federal, State, and Village Codes, regulations, and policies, and the issuance of all required permits, and the following conditions:

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May 18, 2022

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

c: Charles Witherington-Perkins, Director of Planning and Community Development, Petitioner, DC File 22-022

Site Plan -

American Community Bank

85 W Algonquin Rd,
Arlington Heights, IL 60005

account representative	client	drawn by	
ROBBY WHITEHEAD JR		MEGAN K	• Job #: 22-9079 • 04-04-22 • rev.# 04-21-22

Comments:

SITE PLAN

OLYMPIK SIGNS
1130 N. Garfield
Lombard, IL 60148
Ph.# 630.424.6100 Fx.# 630.424.6120 WWW.OLYSIGNS.COM

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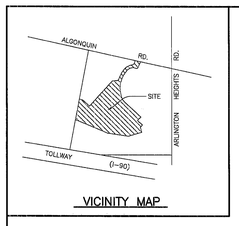


VICINITY MAP

LEGEND:

- Manhole
- Sanitary Manhole
- Storm Manhole
- Storm Catch Basin/Inlet
- Fire Hydrant w/B-Box
- Water Valve Vault
- Street Light
- Traffic Sign
- Utility Pole W/Overhead Wire
- Traffic Signal Pole
- Traffic Signal Vault
- Concrete Filled Post
- Telephone Pedestal
- Anchor for Power Pole
- Mail Box

N

1" = 40'

0 40 80

GRAPHIC SCALE

EDWARD J. MOLLOY & ASSOCIATES, LTD.

LAND & CONSTRUCTION SURVEYORS

1235 MARK STREET, BENSENVILLE, ILLINOIS 60106 (630) 595-2600 Fax (630) 595-4700

E-MAIL: JMOLLOY@EJMOLLOY.COM

ALTA/ACSM LAND TITLE SURVEY

OF

PARCEL 1:
LOT 2 IN ARLINGTON PLACE SUBDIVISION, BEING A SUBDIVISION IN SECTION 16, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, EXCEPT THAT PART TAKEN IN FEE SIMPLE TITLE BY THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF ILLINOIS IN CASE NUMBER 93L51190, AS FOLLOWS: THAT PART OF LOT 2 IN ARLINGTON PLACE SUBDIVISION, BEING A SUBDIVISION IN PART OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 29, 1979 AS DOCUMENT 25261219, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 2; THENCE ON AN ASSUMED BEARING OF SOUTH 32 DEGREES 58 MINUTES 09 SECONDS WEST ALONG THE EASTERLY LINE OF SAID LOT 2, A DISTANCE OF 14.43 FEET TO A POINT ON A 2551.07 FOOT RADIUS CURVE, THE CENTER OF CIRCLE OF SAID CURVE BEARS NORTH 33 DEGREES 27 MINUTES 05 SECONDS EAST FROM SAID POINT; THENCE NORTHWESTERLY ALONG SAID CURVE, RADIUS 2551.07 FEET, CENTRAL ANGLE 01 DEGREE 33 MINUTES 00 SECONDS, 68.01 FEET TO THE WESTERLY LINE OF SAID LOT 2, BEING ALSO A POINT ON A 30.00 FOOT RADIUS CURVE, THE CENTER OF CIRCLE OF SAID CURVE BEARS SOUTH 89 DEGREES 23 MINUTES 13 SECONDS WEST FROM SAID POINT; THENCE NORTHWESTERLY ALONG SAID CURVE, BEING ALSO THE SAID WESTERLY LINE OF LOT 2, RADIUS OF 30.00 FEET, CENTRAL ANGLE 55 DEGREES 09 MINUTES 09 SECONDS, 28.83 FEET TO THE NORTHWEST CORNER OF SAID LOT 2, BEING ALSO A POINT ON A 2541.29 FOOT RADIUS CURVE, THE CENTER OF CIRCLE OF SAID CURVE BEARS NORTH 34 DEGREES 19 MINUTES 04 SECONDS EAST FROM SAID POINT; THENCE SOUTHEASTERLY ALONG SAID CURVE, BEING ALSO THE NORTHERLY LINE OF SAID LOT 2, RADIUS 2541.29 FEET, CENTRAL ANGLE 02 DEGREES 08 MINUTES 11 SECONDS, 93.28 FEET (93.29 FEET, RECORDED) TO THE POINT OF BEGINNING.

PARCEL 2:
RECIPROCAL EASEMENT FOR INGRESS AND EGRESS AS CREATED BY THAT CERTAIN AGREEMENT DATED AUGUST 2, 1979 AND RECORDED OCTOBER 1, 1979 AS DOCUMENT 25171074 AND REGISTERED WITH THE REGISTRAR OF TITLES ON OCTOBER 1, 1979 AS DOCUMENT LR3121973 AND AS AMENDED BY AGREEMENT DATED JANUARY 27, 1981 AND RECORDED JUNE 4, 1981 AS DOCUMENT 25893428 AND FILED AS DOCUMENT LR3218008.

PARCEL 3:
EASEMENT FOR CREATION AND MAINTENANCE OF A DETENTION/RETENTION POND CREATED BY THAT CERTAIN AGREEMENT DATED DECEMBER 1, 1979 AND RECORDED WITH THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS JANUARY 4, 1980 AS DOCUMENT 25306989 AND REGISTERED WITH THE REGISTRAR OF TITLES JANUARY 4, 1980 AS DOCUMENT LR3139276, AND AS AMENDED BY DOCUMENT RECORDED MARCH 7, 1983 AS DOCUMENT NUMBER 26527048 AND FILED AS DOCUMENT NUMBER 3296792, PERTAINING TO LOT 1 AND LOT 2 IN ARLINGTON PLACE SUBDIVISION, BEING A SUBDIVISION IN SECTION 16, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 85 W. ALGONQUIN ROAD, ARLINGTON HEIGHTS, ILLINOIS

SURVEYOR'S NOTES

TITLE COMMITMENT: THE FOLLOWING MATTERS OF TITLE ARE REFERENCED IN SCHEDULE B OF CHICAGO TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE ORDER NUMBER 1401 008488257 D2 WITH AN EFFECTIVE DATE OF JULY 29, 2009:

F. EASEMENT IN, UPON, UNDER, OVER AND ALONG A STRIP OF LAND 10 FEET WIDE ON NORTHWESTERLY PORTION OF THE LAND AND ALSO OVER A 10 FOOT BY 120 FOOT PORTION OF THE LAND TO INSTALL AND MAINTAIN ALL EQUIPMENT FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY WITH TELEPHONE AND ELECTRIC SERVICE, TOGETHER WITH RIGHT OF ACCESS TO SAID EQUIPMENT, AS CREATED BY GRANT TO THE COMMONWEALTH EDISON COMPANY AND THE ILLINOIS BELL TELEPHONE COMPANY RECORDED MARCH 20, 1980 AS DOCUMENT NUMBER 25398104 AND FILED AS DOCUMENT NUMBER LR3151623. (AFFECTS PARCELS 1 AND 2) [PLOTTED ON THE DRAWING]

G. EASEMENT FOR CREATION AND MAINTENANCE OF A DETENTION/RETENTION POND CREATED BY THAT CERTAIN AGREEMENT DATED DECEMBER 1, 1979 AND RECORDED WITH THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, ON JANUARY 4, 1980 AS DOCUMENT NUMBER 25306989 AND REGISTERED WITH THE REGISTRAR OF TITLES ON JANUARY 4, 1980 AS DOCUMENT NUMBER LR3139276 AND AS AMENDED BY DOCUMENT RECORDED MARCH 7, 1983 AS DOCUMENT NUMBER 26527048 AND FILED AS DOCUMENT NUMBER LR3296792, PERTAINING TO LOT 1 AND LOT 2 IN ARLINGTON PLACE SUBDIVISION, BEING A SUBDIVISION IN SECTION 16, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, AND THE TERMS AND CONDITIONS SET FORTH THEREIN. (AFFECTS LOT 2) [DETENTION/RETENTION POND PLOTTED ON THE DRAWING]

H. RECIPROCAL EASEMENTS FOR INGRESS AND EGRESS AS CREATED BY THAT CERTAIN RECIPROCAL EASEMENT AGREEMENT DATED AUGUST 2, 1979 AND RECORDED OCTOBER 1, 1979 AS DOCUMENT NUMBER 25171074 AND REGISTERED WITH THE REGISTRAR OF TITLES OCTOBER 1, 1979 AS DOC. LR3121973 AND AS AMENDED BY AGREEMENT DATED JANUARY 27, 1981 AND RECORDED JUNE 4, 1981 AS DOCUMENT NUMBER 25893428 AND REGISTERED WITH THE REGISTRAR OF TITLES AS DOCUMENT NUMBER LR3218008 AND THE TERMS AND CONDITIONS SET FORTH THEREIN. (AFFECTS PARCEL 1) [PLOTTED ON THE DRAWING]

I. PLAT OF EASEMENT FOR SANITARY SEWER RECORDED MARCH 7, 1983 AS DOCUMENT NUMBER 26527049 AND FILED AS DOCUMENT LR3296793 OVER AND UPON THAT PART OF LAND DESCRIBED AS FOLLOWS: A STRIP OF LAND 20 FEET IN WIDTH OF PART OF LOT 2 IN ARLINGTON PLACE SUBDIVISION, BEING A SUBDIVISION IN SECTION 16, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, THE CENTER LINE OF SAID 20 FOOT STRIP BEING DESCRIBED AS BEGINNING AT A POINT ON A NORTHERLY LINE OF LOT 2 (SAID LINE HAVING A BEARING OF SOUTH 83 DEGREES 23 MINUTES 36 SECONDS EAST 51.28 FEET), 33.22 FEET NORTHWESTERLY OF A POINT OF TANGENCY ON SAID NORTHERLY LINE; THENCE SOUTH 10 DEGREES 46 MINUTES 17 SECONDS EAST, 294.03 FEET; THENCE SOUTH 52 DEGREES 00 MINUTES 00 SECONDS WEST, 229.25 FEET; THENCE SOUTH 46 DEGREES 25 MINUTES 24 SECONDS WEST, 132.92 FEET MORE OR LESS TO A POINT ON THE SOUTHEASTERLY LINE OF LOT 2 AFORESAID, 95.39 FEET NORTHEASTERLY OF A CORNER OF LOT 2 AFORESAID, IN COOK COUNTY, ILLINOIS. (AFFECTS PARCEL 1) [PLOTTED ON THE DRAWING]

J. SANITARY SEWER AND WATER EASEMENTS AS SHOWN ON PLAT OF SUBDIVISION PER DOCUMENT 25261219 AND AS RECORDED AS DOCUMENTS 20922010 AND 20921992. (AFFECTS PARCEL 1) [PLOTTED ON THE DRAWING]

L. EASEMENT FOR SANITARY SEWER AND WATER MAIN UNDER AND UPON A PORTION OF THE SOUTHWESTERLY 30 FEET OF THE LAND, AS SET FORTH ON THE PLAT OF EASEMENT DATED JUNE 10, 1968 AND RECORDED AUGUST 6, 1969 AS DOCUMENT NUMBER 20922010. (AFFECTS PARCEL 1 BY APPROXIMATELY 5 FEET AND ADJOINING LAND TO THE SOUTHWEST) [PLOTTED ON THE DRAWING]

O. A 15 X 100 EASEMENT IN FAVOR OF I.B.T. CO. AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE GRANT RECORDED/FILED AS DOCUMENT NO. LR3162153. (AFFECTS PARCEL 2) [PLOTTED ON THE DRAWING]

P. 10 FOOT EASEMENT IN FAVOR OF N. I. GAS CO., AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE GRANT RECORDED/FILED AS DOCUMENT NO. LR3179580. (AFFECTS PARCELS 2 AND 3)

Q. PERMANENT EASEMENT MADE BY 85 ALGONQUIN L. L. C., AN ILLINOIS LIMITED LIABILITY COMPANY AND THE STATE OF ILLINOIS, ACTING BY AND THROUGH THE SECRETARY OF THE DEPARTMENT OF TRANSPORTATION, THAT STATE OF ILLINOIS, MAY AT ANY TIME IN THE FUTURE ENTER UPON THE SAID TRACT OF LAND TO INSTALL AND MAINTAIN DETECTOR LOOPS, PAINT STRIPING, AND TRAFFIC SIGNAL APPURTENANCES, RECORDED OCTOBER 20, 1998 AS DOCUMENT 98938736. [PLOTTED ON THE DRAWING]

R. TERMS, PROVISIONS AND CONDITIONS OF THE EASEMENT AGREEMENT DATED MARCH 7, 2005 AND RECORDED APRIL 28, 2005 AS DOCUMENT 0511844023, MADE BY AND BETWEEN 85 ALGONQUIN L. L. C, A LIMITED LIABILITY COMPANY AND 95 ALGONQUIN, L. L. C., A LIMITED LIABILITY COMPANY, 95 LLC. GRANTS TO 85 LLC AND THE SUCCESSORS AND ASSIGNS THE RIGHT TO THE NON-EXCLUSIVE USE OF 40 PARKING SPACES ON 95 ALGONQUIN AND TO ACCESS AND EGRESS THERETO. [EASEMENT AGREEMENT NOTED ON THE DRAWING]

TAX PARCEL PERMANENT INDEX NUMBER: 08-16-200-102-0000

FLOOD MAP DESIGNATION: OUR EXAMINATION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NO. 17031C0211J WITH A MAP REVISED DATE OF AUGUST 19, 2008, SHOWS THAT NO PART OF THE PROPERTY FALLS WITHIN A SPECIAL FLOOD HAZARD AREA AND THAT SAID PROPERTY DOES FALL WITHIN ZONE "X" DEFINED AS AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN

ZONING CLASSIFICATION: THE VILLAGE OF ARLINGTON HEIGHTS, COOK COUNTY, ILLINOIS, REPORTS THAT PARCEL 1 HEREON IS CLASSIFIED ZONE B-2 GENERAL BUSINESS DISTRICT AND THE REQUIRED MINIMUM SETBACKS IN THAT ZONING DISTRICT ARE: FRONT YARD NOT ADJACENT TO RESIDENTIAL, NONE; SIDE YARDS NOT ADJACENT TO RESIDENTIAL, NONE; REAR YARDS NOT ADJACENT TO RESIDENTIAL, NONE; MAXIMUM HEIGHT, NO SPECIFIC MAXIMUM REQUIREMENT; MAXIMUM COVERAGE, 250%. PARKING REQUIREMENT, 1 SPACE FOR EVERY 300 SQUARE FEET OF FLOOR AREA.

SUMMARY OF PAINT STRIPED PARKING SPACES: PARCEL 1 CONTAINS A TOTAL OF 524 PARKING SPACES INCLUDING 11 HANDICAPPED SPACES AND 23 SPACES WITHIN THE BUILDING.

ACCESS STATEMENT: THE SUBJECT PROPERTY HAS DIRECT ACCESS TO AND FROM ALGONQUIN ROAD AND TO AND FROM ARLINGTON HEIGHTS ROAD BY MEANS OF EASEMENT PARCEL 2, BOTH ROADS LEGALLY OPENED AND PUBLICLY DEDICATED, USED AND MAINTAINED STREETS OR HIGHWAYS.

AREA STATEMENT: PARCEL 1 CONTAINS 313,168 SQUARE FEET OR 7.1894 ACRES. THE SQUARE FOOTAGE OF THE EXTERIOR FOOTPRINT OF THE BUILDING AT GROUND LEVEL IS 23,668 SQUARE FEET.

NUMBERED ITEMS IN TABLE "A" OF 2005 MINIMUM STANDARD DETAIL REQUIREMENTS:
2. VICINITY MAP.
3. FLOOD ZONE DESIGNATION.
4. LAND AREA.
6. SETBACK, HEIGHT AND FLOOR AREA RESTRICTIONS DISCLOSED BY APPLICABLE ZONING OR BUILDING CODES.
7(c). EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL.
7(b)(1). SQUARE FOOTAGE OF EXTERIOR FOOTPRINT OF ALL BUILDINGS AT GROUND LEVEL.
7(c). MEASURED HEIGHT OF ALL BUILDINGS ABOVE GRADE AT A DEFINED LOCATION.
8. SUBSTANTIAL VISIBLE IMPROVEMENTS.
9. PARKING AREAS AND STRIPING.
10. INDICATION OF ACCESS TO A PUBLIC WAY.
11(a). LOCATION OF UTILITIES AS DETERMINED BY OBSERVED EVIDENCE.
13. NAMES OF ADJOINING OWNERS.
14. DISTANCE TO THE NEAREST INTERSECTING STREET.

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

I, JOHN M. MOLLOY, AN ILLINOIS PROFESSIONAL LAND SURVEYOR AND PRESIDENT OF EDWARD J. MOLLOY AND ASSOCIATES, LTD., AN ILLINOIS PROFESSIONAL CORPORATION, HEREBY CERTIFY TO:
INLAND BANK AND TRUST, AN ILLINOIS BANKING CORPORATION, ITS SUCCESSORS AND ASSIGNS;
85 ALGONQUIN L.L.C., AN ILLINOIS LIMITED LIABILITY COMPANY;
CHICAGO TITLE INSURANCE COMPANY;

THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY THE AMERICAN LAND TITLE ASSOCIATION (ALTA) AND THE NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS (NSPS) IN 2005, AND INCLUDES ITEMS 2, 3, 4, 6, 7(a), 7(b)(1), 7(c), 8, 9, 10, 11(a), 13 AND 14 OF TABLE "A" THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS, AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF ILLINOIS, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

SIGNED AT BENSENVILLE, ILLINOIS THIS 21ST DAY OF AUGUST, A.D. 2009

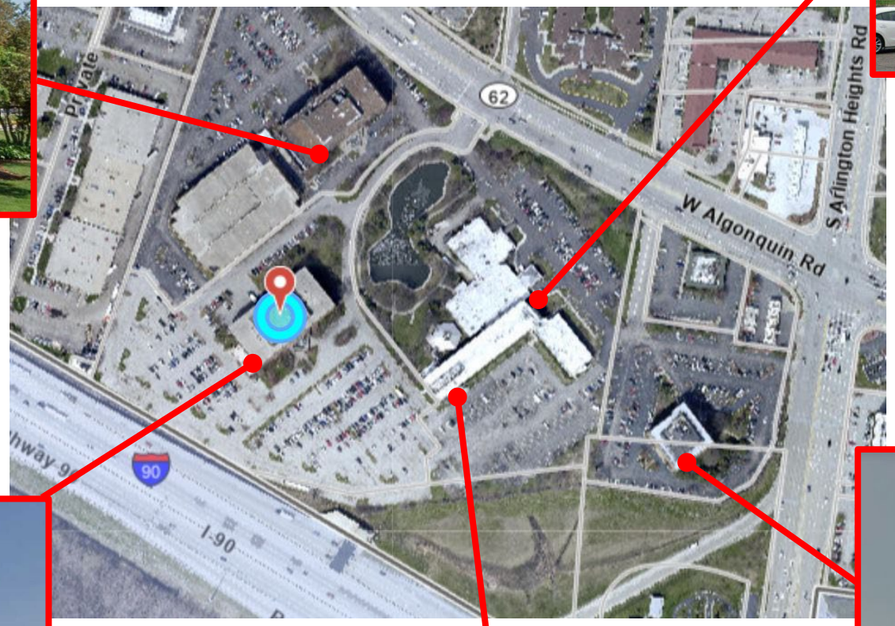
EDWARD J. MOLLOY AND ASSOCIATES, LTD.
AN ILLINOIS PROFESSIONAL CORPORATION

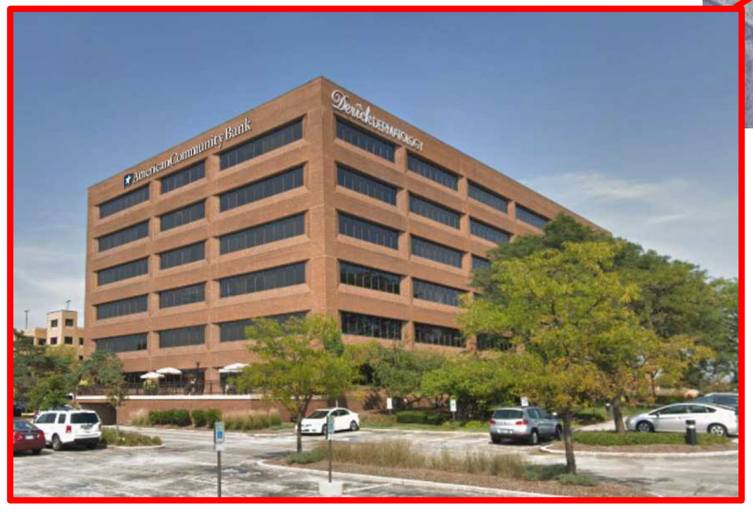
JOHN M. MOLLOY
PRESIDENT, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3432
MY LICENSE EXPIRES NOVEMBER 30, 2010 AND IS RENEWABLE

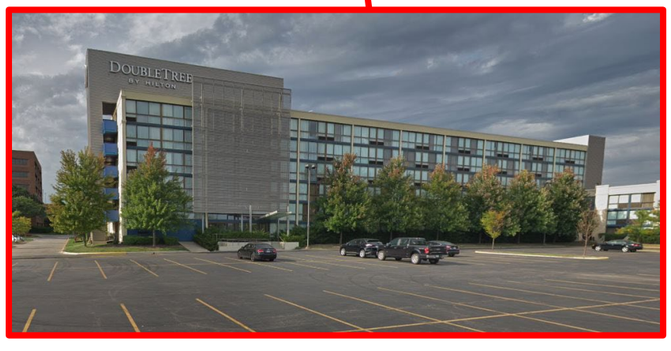
VALID ONLY WITH EMBOSSED SEAL

REVISED AUGUST 24, 2009: EASEMENT FOR INGRESS & EGRESS REVISED.
REVISED AUGUST 25, 2009: SURVEYOR'S NOTES REVISED.

DRAFTED BY: BJE
ORDER NO.: *2009-0251*
FILE: *16-41-11*
PROJECT NO.: 1631
[REPLACES PREVIOUS ORDER NO. 2006-0188]



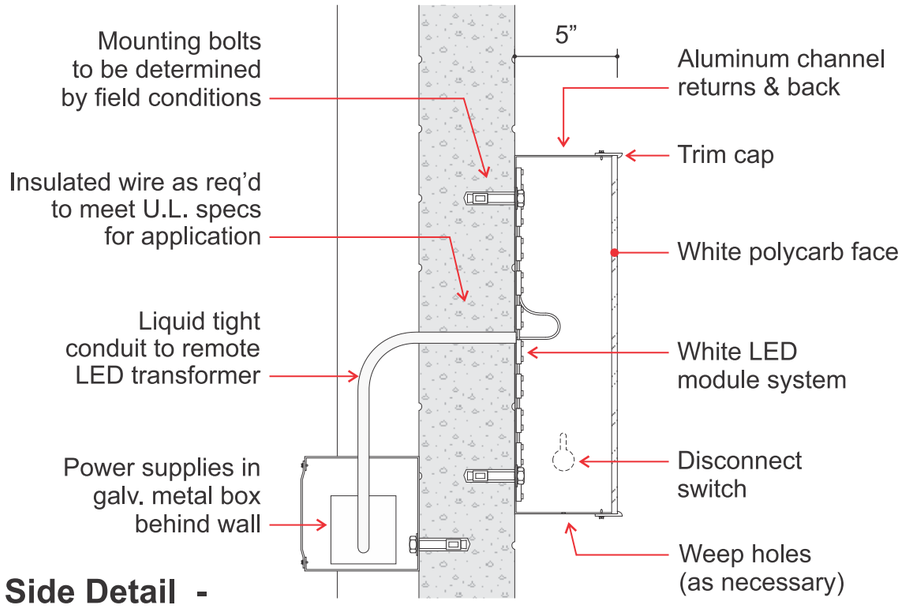




SURROUNDING PROPERTIES AND SIGNAGE

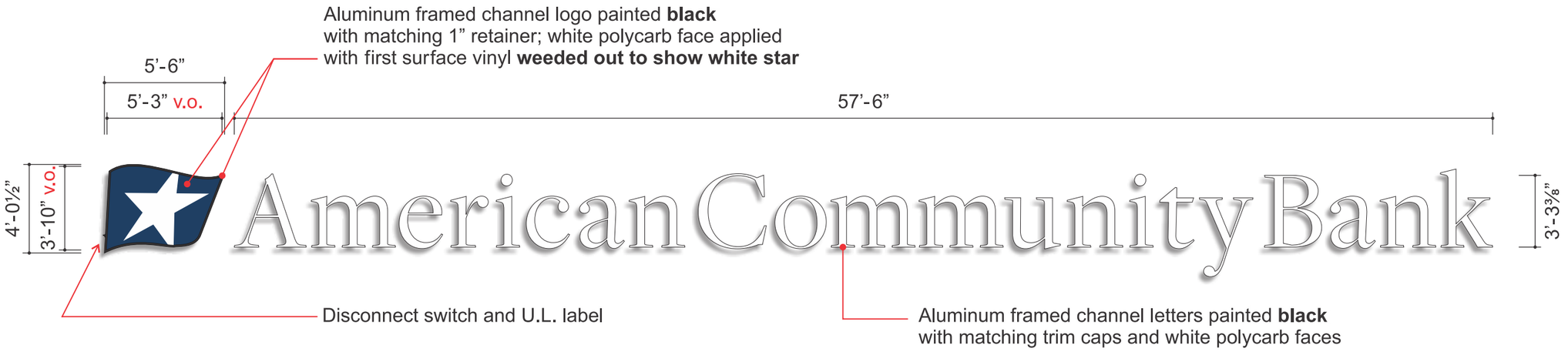
Southwest Elevation - EXISTING

Southwest Elevation - PROPOSED



Side Detail -

Scale N.T.S.



S/F LED-Illumin. Face-Lit Aluminum Channel Letterset & Logo -

Scale 3/16" = 1'-0" | **Qty: (1) Set Required** | **Square Footage: 208.1**
Aluminum channel letterset and logo with white polycarb faces applied with first surface vinyl where applicable;
lit internally using white LED module system; flush-mounted to top Southwest elevation facade. Field survey required prior to fabrication.

3M Blue
#3630-36
PMS 281 C

American Community Bank

account representative: ROBBY WHITEHEAD JR | client: 85 W Algonquin Rd, Arlington Heights, IL 60005 | drawn by: MEGAN K

• Job #: 22-9079
• 04-04-22
• rev.# 04-21-22

Comments:

SIGN LAYOUT

OLYMPIK SIGNS
1130 N. Garfield
Lombard, IL 60148
Ph.# 630.424.6100 Fx.# 630.424.6120 WWW.OLYSIGNS.COM

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American Community Bank

account representative	client	drawn by	
ROBBY WHITEHEAD JR	85 W Algonquin Rd, Arlington Heights, IL 60005	MEGAN K	• Job #: 22-9079 • 04-04-22 • rev.# 04-21-22

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Comments:

SIGN CONCEPT

SECTION 30-902 Standards

a. The particular difficulty or peculiar hardship is not self-created by the petitioner;

Response: A major part of any business is to have a presence that extends visually throughout the community in a tasteful way. The most effective way to do this is by advertising the respective company thru signage. The purpose of this proposed variation is to be granted approval of where the sign will be installed on the 85 W. Algonquin Road building. Due to the configuration of this building & the street frontages each particular elevation faces, the signs location is inhibited. This particular hardship is not self-created by the petitioner, it is due to the buildings unique features.

b. The granting of the variation shall not create a traffic hazard, a depreciation of nearby property values or otherwise be detrimental to the public health, safety, morals and welfare

Response: The 'Derrick Dermatology' sign has been installed on the same building. The proposed signage locations seeks to allow American Community Bank a visible sign showing where this company is located within the Arlington Heights Community. Since the adjacent buildings are office spaces and not competitors, the sign shall not create a traffic hazard, a depreciation of nearby property values or otherwise be detrimental to the public health, safety, morals and welfare.

c. The variation will serve to relieve the applicant from a difficulty attributable to the location, topography, circumstances on nearby properties or other peculiar hardship; and not merely serve to provide the application with a competitive advantage over similar businesses

Response: American Community Bank wants to improve their visual identity within the community so their business will be successful in the Village of Arlington Heights & the sign being installed is not to have a competitive advantage over similar businesses. The hardship has to do with the buildings elevations and the street frontages those elevations face.

d. The variation will not later the essential character of the locality

Response: The sign will be in harmony and scale with the architecture of the building in this development & will be consistent with other large signs in the general vicinity. The sign will be constructed with the highest quality materials. The proposed signage seeks to maintain the stylistic approach Niles prides themselves on along with being consistent with the harmonious nature of the building along with the character of the locality.

e. The applicants business cannot reasonably function under the standards of this Chapter

Response: The proposed sign locations seeks to allow American Community Bank a visible sign showing where this company is located within the Arlington Heights community. The signage will comply with all other applicable requirements of the Arlington Heights sign code.

Material List

1. ***Petitioner Name:*** Robby Whitehead (Olympik Signs, Inc.)
2. ***Date:*** 4/22/22
3. ***Project***: American Community Bank – Sign Variation
4. ***Location:*** 85 W. Algonquin

Signage: Aluminum internally illuminated channel letters. White polycarbonate with PMS 281C (Blue) vinyl graphics applied where indicated. Sides of letters painted black. All detail is per Olympik Signs, Inc. sign rendering #22-9079 p. 1 – p. 3 dated 04-21-22.

Design Commission
5/24/2022

Item: DC#22-025 - March Animal Hospital - 1000 E. Central Rd - Commercial

Department: Planning & Community Development

Requested Action

Approval of the proposed design for exterior modifications to an existing animal hospital building.

Recommendation

It is recommended that the Design Commission approve the architectural design for March Animal Hospital located at 1000 E. Central Road. This recommendation is subject to compliance with the plans received 5/5/22, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

1. It is recommended that the existing tan covered entry porch be painted white, the existing brown asphalt roof shingles be replaced with black shingles, existing tan gutters/downspouts be replaced with white, and the metal flashing and coping around the top of the building be painted black.

2. A recommendation to use the left wall paint test sample which has a more even appearance than the spotted test sample on the right.

3. It is recommended that the wood fence trash and exit door enclosures be painted white to match the proposed new wall paint, and the wood fence rooftop screen be painted black.

4. It is recommended that, in the future, when the exposed mechanical unit located at the northwest corner of the roof is ready for replacement, that it be relocated away from the edge of the building, ductwork routed inside the building, and screening provided around the unit.

5. If a zoning variation is granted to allow the existing illegal shed to remain, it is recommended that it be painted white with black door, black trim, and black roof shingles to match the proposed new color scheme.

6. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on nor represent any tacit approval or support for the proposed land use or any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the 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.

7. All signage must meet code, Chapter 30, or approved variations.

ATTACHMENTS:

Description	**Type**
Staff Report	Board or Commission Report
Supporting Documents	Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name:	March Animal Hospital
Project Address:	1000 E. Central Road
Prepared By:	Steve Hautzinger
Date Prepared:	May 16, 2022

PETITIONER INFORMATION:

DC Number:	22-025
Petitioner Name:	Justin Fedor
Petitioner Address:	March Animal Hospital 1000 E. Central Road Arlington Heights, IL 60005
Meeting Date:	May 24, 2022

Requested Action(s):
Approval of the proposed design for exterior modifications to an existing animal hospital building.

Design Commission Responsibility for Projects Reviewed by the Plan Commission:
The subject design is being forwarded to the Design Commission for review pursuant to Chapter 6 of the Municipal Code.

This property received Plan Commission review and Village Board approval in 2002 for a Land Use Variation to allow an animal hospital in a B-1 Zoning District. Because this project was reviewed by the Plan Commission, the role of the Design Commission is limited. The Design Commission's responsibility is as outlined in Chapter 28 of the Municipal Code, Section 14.2-1, which states:

"*For developments where a public hearing is necessary before the Plan Commission or Zoning Board of Appeals, the design review process should, if feasible, be completed by the time of the public hearing. Development proposals requiring rezoning, PUD or other Plan Commission approvals, shall be reviewed by the Design Commission* ***for building and signage only****."*

Summary:
The petitioner is proposing exterior modifications to an existing animal hospital building, including painting the exterior brick, replacing the fabric awnings, and repair/paint existing wood fence screening. The exterior design of the existing building received Design Commission approval back in 2002 with the following conditions:

1. THAT ALL WINDOWS AND DOORS BE GRAY ALUMINUM;
2. THAT ALL AWNINGS BE BURGUNDY WITH GRAY ACCENT FASCIA AND BE CONSISTENT IN A SLOPED, SHED-STYLE WITH CLOSED SIDES;
3. THAT THE EXISTING BLUE COPING BE PAINTED A COLOR TO MATCH THE STANDARD GRAY ALUMINUM;
4. THAT ALL DOWNSPOUTS BE PAINTED OUT TO MATCH THE BRICK COLOR TO MAKE THEM DISAPPEAR.
5. THAT ALL UTILITY METERS AND EQUIPMENT AS WELL AS ROOFTOP MECHANICAL EQUIPMENT BE SCREENED.

Since the petitioner is proposing changes to the above conditions, Design Commission approval is required.

Exterior Paint and Awnings:
The proposed whitewash paint with black fabric awnings will work well with the existing black windows, and overall it will be a nice update to the building's appearance. However, for a cohesive appearance, it is recommended that the existing tan covered entry porch be painted white, the existing brown asphalt roof shingles be replaced with black shingles, existing tan gutters/downspouts be replaced with white, and the metal flashing and coping around the top of the building be painted black.

Photos have been provided of two actual paint samples applied in the existing building wall. Staff recommends the left paint sample, which has a more even appearance than the spotted sample on the right.

Trash Enclosure, Exit Door Enclosure, and Rooftop Mechanical Screening:
The existing building has three areas of board-on-board wood picket fencing used to enclose the trash area on the back of the building, enclose an exit door on the west side of the building (to prevent animals from escaping), and screen rooftop mechanical equipment. All of the fencing is currently painted dark brown. The petitioner is proposing to replace broken/missing pickets and apply a fresh coat of brown paint. For a cohesive appearance with the proposed white & black color scheme, Staff recommends

that the trash and exit door enclosures be painted white to match the proposed new wall paint, and the rooftop screen be painted black.

There is one rooftop mechanical unit located at the northwest corner of the building with exposed ductwork that is not screened and highly visible. Due to the unit being so close to the edge of the roof, it does not look feasible to add screening around this unit. It is recommended that in the future when this mechanical unit is ready for replacement, it be relocated away from the edge of the building, ductwork routed inside the building, and screening provided around the unit.

Shed:

There is an existing shed located against the west wall of the building, facing the street. Per code, sheds are accessory structures, which are only allowed in the rear yard. The Village does not have any records of a permit for the existing shed, which makes it illegal. The shed either needs to be removed, or if there is a hardship requiring the shed to remain, a zoning variation can be requested from the Zoning Board of Appeals. If a zoning variation is granted allowing the shed to remain, it is recommended that it be painted white with black door, black trim, and black roof shingles to match the proposed new color scheme.

RECOMMENDATION:

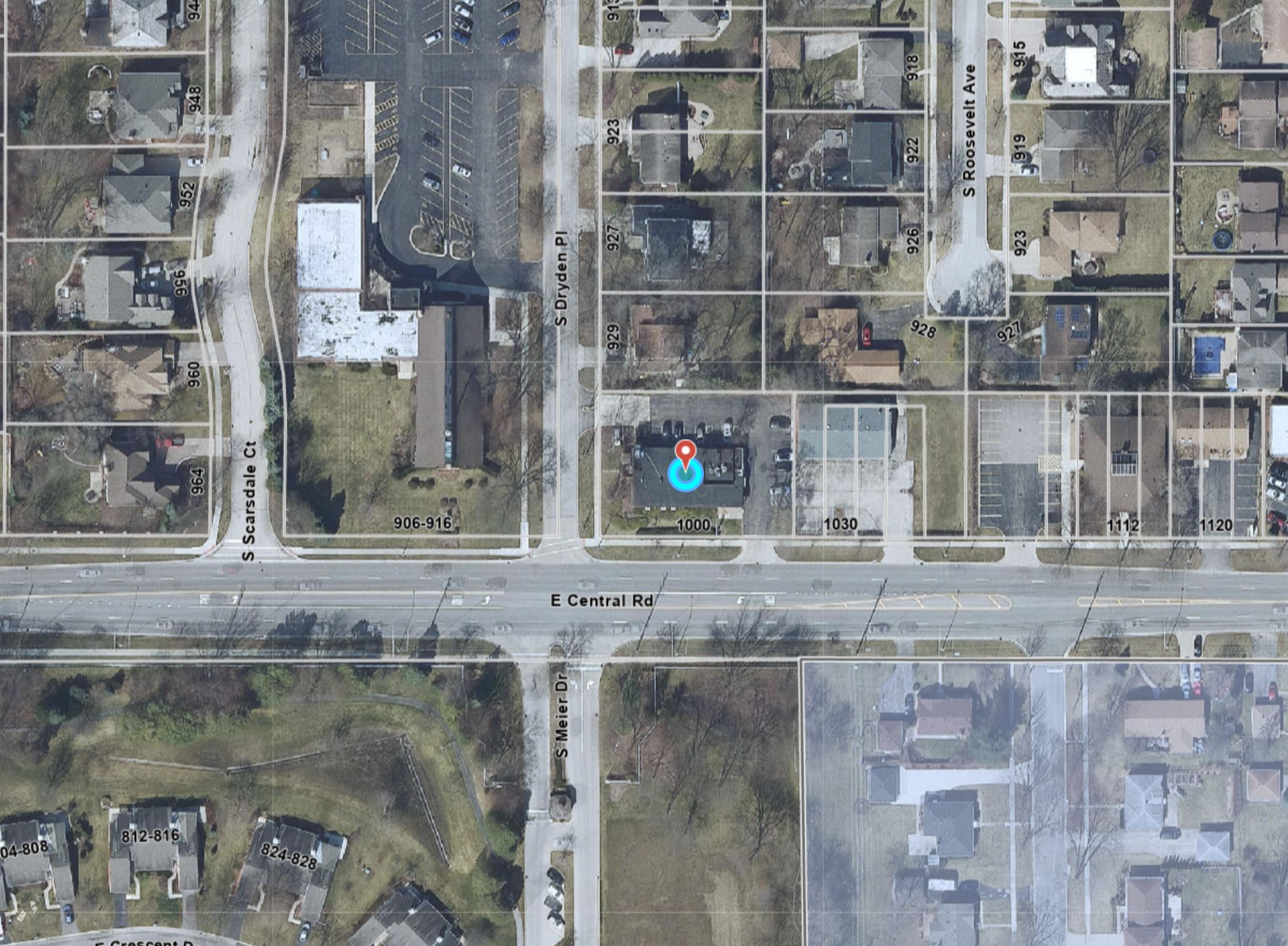
It is recommended that the Design Commission **approve** the architectural design for March Animal Hospital located at 1000 E. Central Road. This recommendation is subject to compliance with the plans received 5/5/22, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

1. It is recommended that the existing tan covered entry porch be painted white, the existing brown asphalt roof shingles be replaced with black shingles, existing tan gutters/downspouts be replaced with white, and the metal flashing and coping around the top of the building be painted black.
2. A recommendation to use the left wall paint test sample which has a more even appearance than the spotted test sample on the right.
3. It is recommended that the wood fence trash and exit door enclosures be painted white to match the proposed new wall paint, and the wood fence rooftop screen be painted black.
4. It is recommended that, in the future, when the exposed mechanical unit located at the northwest corner of the roof is ready for replacement, that it be relocated away from the edge of the building, ductwork routed inside the building, and screening provided around the unit.
5. If a zoning variation is granted to allow the existing illegal shed to remain, it is recommended that it be painted white with black door, black trim, and black roof shingles to match the proposed new color scheme.
6. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on nor represent any tacit approval or support for the proposed land use or any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the 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.
7. All signage must meet code, Chapter 30, or approved variations.

_____ May 16, 2022

Steve Hautzinger AIA, Design Planner

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 22-025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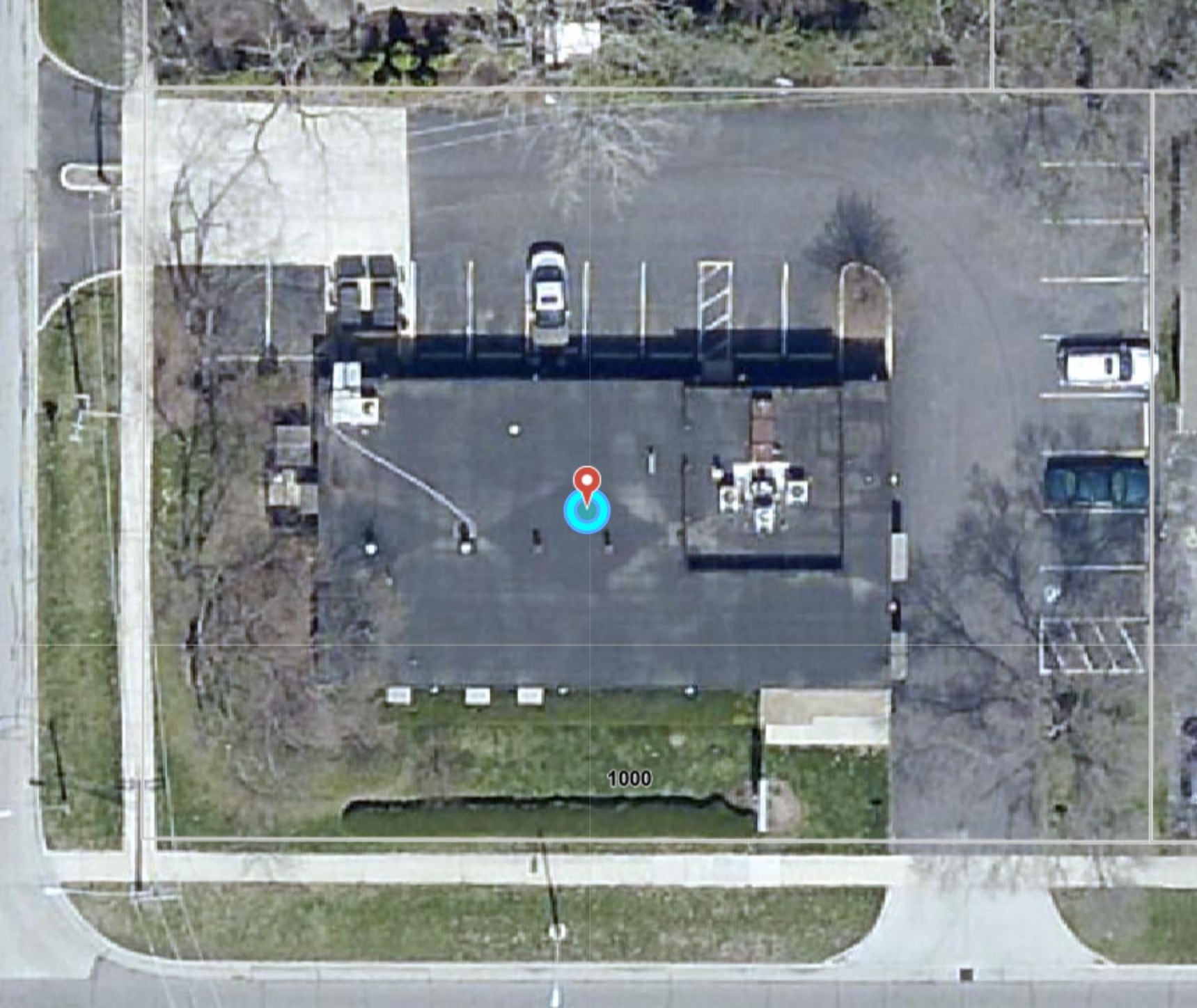

1000

PLAT OF SURVEY

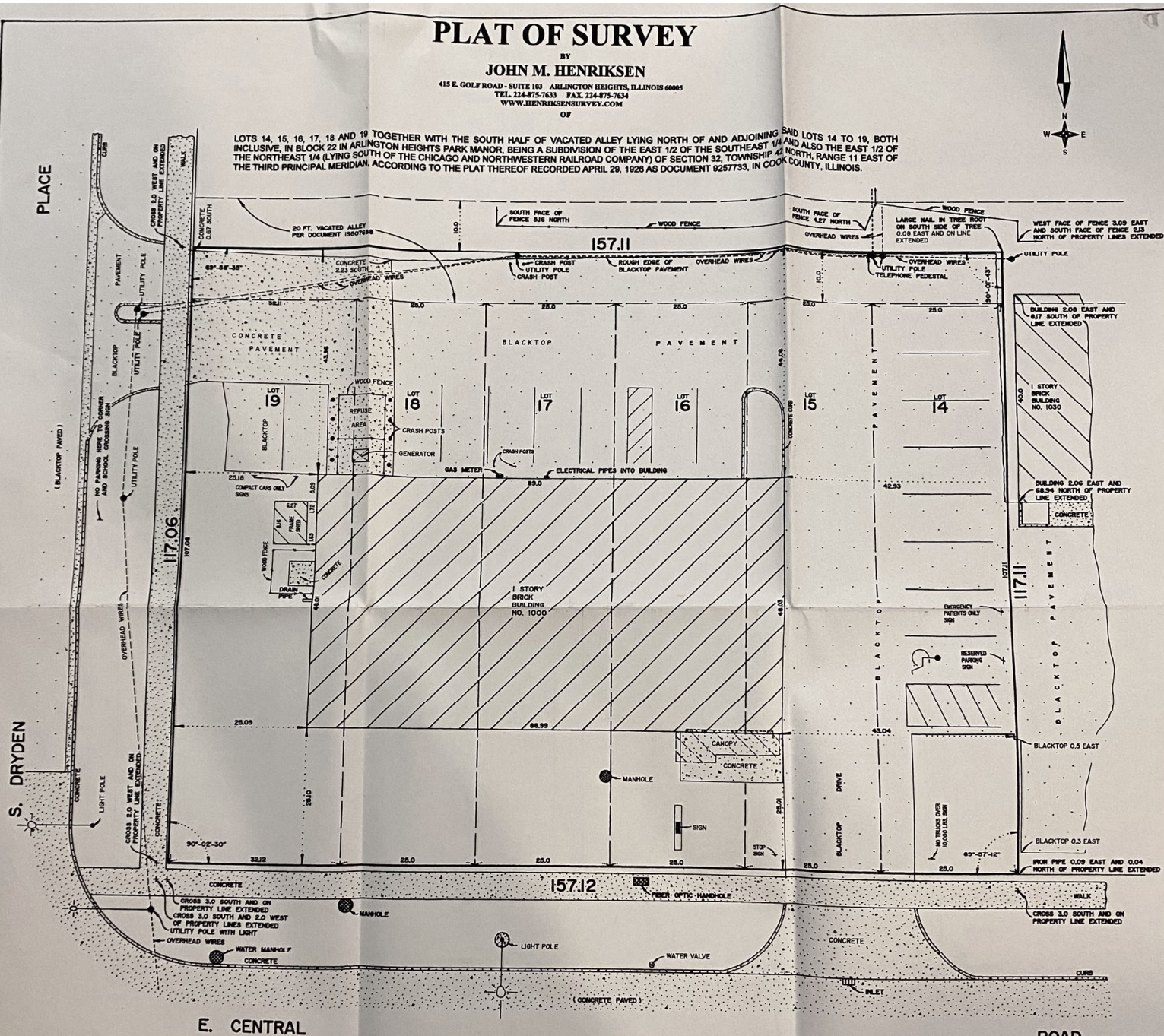
BY

JOHN M. HENRIKSEN

415 E. GOLF ROAD - SUITE 103 ARLINGTON HEIGHTS, ILLINOIS 60005
TEL. 224-875-7633 FAX. 224-875-7634
WWW.HENRIKSENSURVEY.COM

OF

LOTS 14, 15, 16, 17, 18 AND 19 TOGETHER WITH THE SOUTH HALF OF VACATED ALLEY LYING NORTH OF AND ADJOINING SAID LOTS 14 TO 19, BOTH INCLUSIVE, IN BLOCK 22 IN ARLINGTON HEIGHTS PARK MANOR, BEING A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 AND ALSO THE EAST 1/2 OF THE NORTHEAST 1/4 (LYING SOUTH OF THE CHICAGO AND NORTHWESTERN RAILROAD COMPANY) OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 29, 1926 AS DOCUMENT 9257733, IN COOK COUNTY, ILLINOIS.



ORDER NUMBER: 020091

SCALE: 1 INCH = 10 FEET

ORDERED BY: GERALDINE CRETACCI

BUILDING LINES AND EASEMENTS, IF ANY, SHOWN HEREON ARE BUILDING LINES AND EASEMENTS AS SHOWN ON THE RECORDED SUBDIVISION PLAT. CONSULT LOCAL AUTHORITIES FOR BUILDING LINES ESTABLISHED BY LOCAL ORDINANCES.

PLEASE CHECK LEGAL DESCRIPTION WITH DEED.

COMPARE ALL POINTS BEFORE BUILDING AND REPORT ANY DISCREPANCY IMMEDIATELY.

DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING.

PRACTICAL INCH EQUIVALENTS OF HUNDREDTHS OF A FOOT

0.01=1/8"	0.25=3"
0.02=1/4"	0.33=4"
0.03=3/8"	0.77=9-1/2"
0.04=1/2"	0.38=4-1/2"
0.05=5/8"	0.42=5"
0.06=3/4"	0.50=6"
0.07=7/8"	0.58=7"
0.08=1"	0.62=7-1/2"
0.09=1-1/8"	0.67=8-1/2"
0.10=1-1/4"	0.67=8"
0.11=1-3/8"	0.75=9"
0.13=1-1/2"	0.83=10"
0.13=1-1/2"	0.87=10-1/2"
0.14=1-5/8"	0.88=10-1/2"
0.15=1-3/4"	0.92=11"
0.16=1-7/8"	1.00=12"
0.17=2"	

JOHN M. HENRIKSEN 2668 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS ARLINGTON HEIGHTS, IL

HEREBY CERTIFIED TO : FIRSTRUST BANK
CHICAGO TITLE INSURANCE COMPANY
GAC ENTERPRISES, LLC

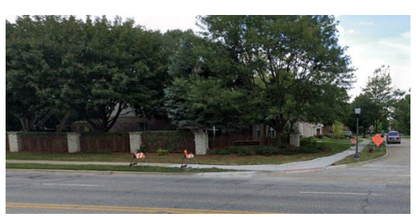
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

STATE OF ILLINOIS)
COUNTY OF COOK.)

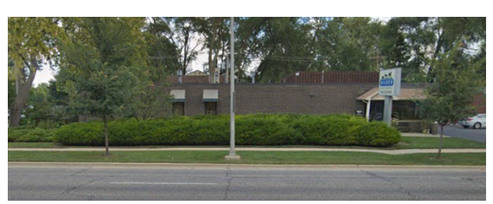
I, JOHN M. HENRIKSEN, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY. DIMENSIONS ARE SHOWN IN FEET DECIMAL PARTS THEREOF.

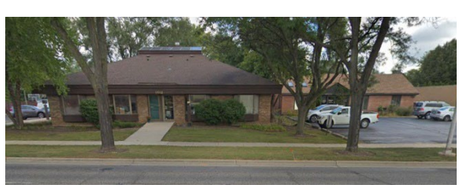
ARLINGTON HEIGHTS, ILLINOIS AUGUST 1, 2017

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2668
LICENSE EXPIRES NOVEMBER 30, 2018.



SUBJECT PROPERTY





CENTRAL ROAD

PHOTOS OF SURROUNDING PROPERTIES

EXISTING EXTERIOR
S Beverly Ln
E Orchard S
March

PROPOSED EXTERIOR
S Beverly Ln
E Orchard S
March

PAINTING

1. LIMEWASH PAINT FOR EXTERIOR BRICK WALL

A- Brand of Paint: ROMABIO
B- Color of Paint : Classico White.
C- Painting Technique : Brush-Sponc-Water

2. PAINT AND STAIN OF EXTERIOR ROOF FENCE

A- Brand of Paint: Benjamin Moore/Sherwin-Williams Exterior.
B- Color of Paint : Dark Brown.
C- Painting Technique : Brush, Roll

3. PAINT AND STAIN OF EXTERIOR GARBAGE FENCE

A- Brand of Paint: Benjamin Moore/Sherwin-Williams Exterior.
B- Color of Paint : Dark Brown.
C- Painting Technique : Brush, Roll

4. PAINT AND STAIN OF EXTERIOR SIDE ENTRANCE FENCE

A- Brand of Paint: Benjamin Moore/Sherwin-Williams Exterior.
B- Color of Paint : Dark Brown.
C- Painting Technique : Brush, Roll

FENCE REPAIR

1. Replace Damage Boards of existing Roof Fence, Garbage Fence, Side Entrance Fence. Size of new board same as existing 48"x 6" Cedar Wood.

PROPOSED WHITEWASH PAINT EXAMPLE

PAINT SAMPLE OPTIONS

PAINT SAMPLE OPTIONS

MARCH
ANIMAL HOSPITAL
(847) 670-8470
1000
EAST

MARCH

MARCH
ANIMAL HOSPITAL
(847) 670-8470

FIRE
DEPARTMENT
CONNECTION

PARK
AT YOUR
OWN RISK
PARK
AT YOUR
OWN RISK

PARK
AT YOUR
OWN RISK

CAT CLIENT
PARKING
CAT CLIENT
PARKING

Cat Client Parking &
Entrance