



Agenda
Village of Arlington Heights
Zoning Board of Appeals
Virtual Meeting

May 10, 2021
7:00 PM

I. CALL TO ORDER

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

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

Individuals who wish to comment or ask a question on an item on the Agenda may either participate virtually or send an email to the Village at dmach@vah.com. Please limit emails to 200 words or less. To be shared at the meeting, the email must be received by 3:00 p.m. on May 10, 2021.

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. 1905 E. Grove St. - 4/12/21
B. 806 S. McKinley Ave. - 4/12/21
C. 851 N. Beverly Ln. - 4/12/21
D. 745 S. Vail Ave. - 4/12/21
E. 605 E. Rockwell St. - 4/12/21

IV. REPORTS

V. OLD BUSINESS

- A. 1223 E. Mayfair Rd. - ZBA#20-040 - The petition has been withdrawn at this time

VI. NEW BUSINESS

- A. 1835 N. Fernandez Ave. - ZBA#21-015

VII. OTHER BUSINESS

VIIIADJOURNMENT

Persons with disabilities requiring auxiliary aids or services, such as an American Sign Language interpreter or written materials in accessible formats, should contact David Robb, Disability Services Coordinator, at 33 S. Arlington Heights Road, Arlington Heights, Illinois 60005, (847)368-5793 (Voice), (847)368-5980 (Fax) or drobb@vah.com.



**Zoning Board of Appeals
5/10/2021**

Item: 1905 E. Grove St. - 4/12/21

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
1905 E Grove St - 4/12/21 Minutes	Minutes
1905 E Grove St - 4/12/21 Findings	Minutes

ZONING BOARD

REPORT OF PROCEEDINGS OF A MEETING
BEFORE THE VILLAGE OF ARLINGTON HEIGHTS
ZONING BOARD OF APPEALS

OF APPEALS

RE: 1905 EAST GROVE STREET - ZBA #21-007

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Zoning Board of Appeals held virtually in response to the
COVID-19 pandemic, which permits the public to fully participate via their
computers or using their phones, on the 12th day of April, 2021 at the hour of
7:00 p.m.

MEMBERS PRESENT:

DAVID DIVITO, Acting Chairperson
JOSEPH SELBKA
THOMAS DRAKE
BENJAMIN JAFFE
JEFFREY LANAGHAN
JOSEPH GEISEL

ALSO PRESENT:

DEREK MACH, Development Planner
JACOB SCHMIDT, Development Planner

ACTING CHAIRPERSON DIVITO: Good evening, everyone. I'd like to call to order the April 12th, 2021 ZBA meeting.

A quick statement here for the Zoning Board. I find that the public health concerns related to the Corona virus pandemic render in-person attendance at the regular meeting location not feasible.

After the petitioner's presentation, as part of the comments from the audience, public attendees will have an opportunity to speak. In order to do so, please select the Raise Hand icon on the display, and wait for either the Chairman or our liaison to call on you one at a time.

To all participants, please mute your microphone when not speaking to avoid background noise and background chatter. During the meeting, if the Staff liaison or the host, which is Derek, loses connection, please remain on the meeting until the host can rejoin and resume the meeting. If a participant loses connection, you can rejoin using the original meeting link.

With all that said, Derek, would you do a roll call please?

MR. MACH: Chairman Siavelis.

(No response.)

MR. MACH: Mr. Drake.

COMMISSIONER DRAKE: Here.

MR. MACH: Mr. Geisel.

COMMISSIONER GEISEL: Here.

MR. MACH: Mr. Jaffe.

COMMISSIONER JAFFE: Here.

MR. MACH: Mr. Lanaghan.

COMMISSIONER LANAGHAN: Here.

MR. MACH: Mr. Selbka.

COMMISSIONER SELBKA: Here.

MR. MACH: Acting Chairman Divito.

ACTING CHAIRPERSON DIVITO: Here.

So, we have, was that six out of seven?

MR. MACH: Yes, correct.

ACTING CHAIRPERSON DIVITO: Excellent.

All right, please join me with the Pledge of Allegiance.

(Pledge of Allegiance recited.)

ACTING CHAIRPERSON DIVITO: All right, next action is to review the meeting minutes from last month's meeting. Has everyone had an opportunity to review? Are there any errors or omissions that need to be called?

(No response.)

ACTING CHAIRPERSON DIVITO: If not, is there a motion to approve?

COMMISSIONER SELBKA: Motion to approve.

COMMISSIONER LANAGHAN: Second.

MR. MACH: I have Mr. Selbka put the motion forward and Mr. Lanaghan seconded the motion. Mr. Drake.

COMMISSIONER DRAKE: Yes.

MR. MACH: Mr. Geisel.

COMMISSIONER GEISEL: Yes.

MR. MACH: Mr. Jaffe.

COMMISSIONER JAFFE: Yes.

MR. MACH: Mr. Lanaghan.

COMMISSIONER LANAGHAN: Yes.

MR. MACH: Mr. Selbka.

COMMISSIONER SELBKA: Yes.

MR. MACH: Acting Chairman Divito.

ACTING CHAIRPERSON DIVITO: Yes.

All right, before we jump into new business, we are going to need to do one more announcement for all petitioners today. So, if less than six members are present, which is not the case tonight, so there's the option for petitioners to continue the meeting. Those take four affirmative votes to approve the variance regardless of the number of Board members in attendance. If denied, a petitioner cannot reapply for an entire year.

The procedure is going to be that the Staff is going to complete the initial presentation of the petition, and then it's going to be turned over to the petitioner. This is more of an announcement for the petitioners, that we need you to explain the four key elements necessary in order for us to establish and grant the variance. So, those four elements are:

1. That the proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property;
2. That the plight of the owner is due to unique circumstances which may include the length of time the subject property has been vacant as zoned;
3. That the proposed variation is in harmony with the spirit and intent of this chapter; and finally,
4. That the variance requested is the minimum variance necessary to allow reasonable use of the property.

With all that said, Derek, why don't we go through 1905 East Grove?

MR. MACH: Thank you, David.

We have Jake with the Department of Planning with us this evening, and he's going to be handling this petition.

MR. SCHMIDT: Good evening, everybody.

So, the address of the subject property is 1905 East Grove Street, which is on R-3 Residential Single-Family. The Petitioner is seeking to install a five-foot tall solid fence in their east and north yard up to the property line. However, the northern yard is the exterior side yard, which requires a five-foot setback with landscaping on the street side of the fence for a fence of five feet tall.

Therefore, the Petitioner is requesting a five-foot variation from Chapter 28, Section 6.13-3c (Location of Fences-Exterior Side Yards) to allow a five-foot tall solid fence in the exterior side yard to be zero feet from the property line where a setback of five feet is required, and to waive the requirement to provide landscaping on the street side of the fence.

ACTING CHAIRPERSON DIVITO: Thank you, Jake.

All right, from the panelist section, who is going to present on this

petition tonight?

Derek, is Mr. Olsen in the participants panel? I'm not able to pull that up right now.

MR. MACH: He is.

MR. OLSEN: Yes, I'm here.

ACTING CHAIRPERSON DIVITO: Okay, Mr. Olson, are you by chance able to join via video as well?

MR. OLSEN: Sure. I'm just trying to dodge my kids who are following me all over the place right now, sorry.

ACTING CHAIRPERSON DIVITO: No worries. Appreciate it, thank you.

All right, so before we get you talking about the petition itself, I have to go through the process of just swearing you in. So, can you just give your name and address for the record please?

MR. OLSEN: Sure. It's Roger Olsen, 1905 East Grove Street, Arlington Heights.

ACTING CHAIRPERSON DIVITO: Okay, if you don't mind maybe holding them with your left and raising your right?

(Witness sworn.)

ACTING CHAIRPERSON DIVITO: All right, so the floor is yours, if you don't mind going over the petition as you laid it out and make sure that you hit those four key elements that we need to review on.

MR. OLSEN: Yes, sure. We have multiple neighbors in the neighborhood that have a similar situation where they're on a corner lot and they have a taller solid fence that goes to their, you know, zero feet from their property line.

We are a corner lot but there is absolutely no interference with the intersection where our side yard is. I'm standing out here now. I can see the intersection, and this would absolutely not cause any danger to anybody. I understand, you know, that's the kind of the rule of what this ordinance is for. But like I said, there are similar situations within just a couple of blocks of us where the exact same thing already occurs.

You know, we've invested a lot of money into our house in the last couple of years. We want to stay here and raise our, you know, family of five so far. I'm just looking really to expand our backyard a little bit to give our kids some more room to play.

ACTING CHAIRPERSON DIVITO: Very good. So, you mentioned a family of five. How long have you owned the property?

MR. OLSEN: We've been here for six years. We've done two additions on the house. The most recent was to add a bedroom for our six-month-old daughter.

ACTING CHAIRPERSON DIVITO: Have you had a chance to talk with neighbors?

MR. OLSEN: I have. Everyone immediately surrounding us has come up to me and been nothing but supportive. I've got a couple of neighbors who I haven't met yet come up to us and introduce themselves and apologized for not introducing themselves sooner. Now, we live kitty corner to a park, so we know a lot of people in the neighborhood, and I think everyone is very supportive.

Again, this is not going to change anything major about the house,

you know, looks with the neighborhood or anything like that. If anything, this fence is starting to falling down. It's fallen down a couple of times in the last few years and we're just kind of looking to replace, but I, again, just kind of want equal treatment to the neighbors around us who have the full use of their side yard on their corner lots as well.

ACTING CHAIRPERSON DIVITO: Any other questions from the Board members for the Petitioner?

COMMISSIONER LANAGHAN: Yes, I have one, David.

I'm kind of looking around, I'm not seeing a ton of those fences that you mentioned. Do you have a location that I could kind of even drop in on Google Earth and find it?

MR. OLSEN: I don't know the address initially. Actually, I might have put it on the petition. I don't have the petition printed in front of me. It's hard to tell on my cell phone, but --

COMMISSIONER LANAGHAN: Okay.

MR. OLSEN: -- I'd be happy to share some examples of addresses if that's what the panel wants.

COMMISSIONER LANAGHAN: Yes, I'm not necessarily opposed to it. I know your neighbor has one that goes out, but it's a much shorter fence and doesn't appear to be, you know, a solid one either. It kind of looks, you know, it has a little more visual. Just sort of from having kind of checked around the neighborhood, I see a lot of, you know, fences that are on the zero property lot line. I understand your point there. All of those appear to be chainlink or some sort of fence that again has a visual openness to it.

From the picture that you showed, it really gets right on top of the sidewalk. So, a little bit of a concern for me there.

MR. OLSEN: Well, so it's in line with the neighbors which it's not, I mean, it is close to the sidewalk, but it's basically setting the fence out another five or six feet.

COMMISSIONER LANAGHAN: Okay, and how big is your lot again? Just for my own knowledge. Am I reading that correctly, 45 feet, is that what, Derek, am I reading that correctly?

MR. OLSEN: Yes, I think that's right, 45 feet is the depth for the side.

COMMISSIONER LANAGHAN: Okay.

MR. OLSEN: And, so we're going from I think seven-foot to 12-foot off the front of the house if you're looking at that.

COMMISSIONER LANAGHAN: Yes.

ACTING CHAIRPERSON DIVITO: Do you still have those two trees on that side of the house?

MR. OLSEN: No. I don't know if you guys can see over my shoulder here, but there's no trees anymore. We have a tree at the curb there, but not on either of the spots where the fence line is going to be.

ACTING CHAIRPERSON DIVITO: And you are going to match the depth of the fence to the neighbor to your east?

MR. OLSEN: Correct. I've already talked to them about we're going to replace their run behind us as well, because their fence is kind of beat up as well.

ACTING CHAIRPERSON DIVITO: Okay, any other questions from the

Board?

MR. MACH: The lot is actually 57 feet by 132. He's showing 45 feet, but Mr. Olson, I think you're proposing the fence along the entire, the north-south along that east property line?

MR. OLSEN: That's correct. I gave the dimensions that the fence company gave us. So, if that's incorrect, I apologize.

ACTING CHAIRPERSON DIVITO: Okay, any other questions for the Petitioner?

COMMISSIONER DRAKE: I just want to confirm the fence that was in the Board packet, that photo, that is the fence you're planning to put up?

MR. OLSEN: It is that style of fence, yes. It might be, we might end up going with a wood tone color instead of a solid white, but it is a vinyl of this similar material.

COMMISSIONER DRAKE: Okay, thank you.

ACTING CHAIRPERSON DIVITO: Anyone else?

COMMISSIONER GEISEL: Just a comment if I might?

Based upon the plat of survey, so this is not a question for the Petitioner, it would appear that there's at least 18 inches two feet, it's not dimensioned, where the fence is actually held back from the sidewalk. So, it's not immediately on the sidewalk if you were to follow the lot line as depicted on the plat, which I think would be, you know, a better circumstance than being immediately on top of the sidewalk itself.

MR. OLSEN: Yes, that's correct. That is the plan. It is not on top of the sidewalk. There's, the same thing as our neighbors', it's probably, yes, you're right, it's about 18 inches off the sidewalk.

ACTING CHAIRPERSON DIVITO: All right, any other questions?

(No response.)

ACTING CHAIRPERSON DIVITO: If not, we'll close it down and see if there's anyone from the audience that wishes to speak on it.

All right, so Mr. Olsen, just hold tight. At this time, we would like to extend the invite for anyone in the attendees to be able to present or to speak on this petition. To do so, just as a reminder for all, just click on the Raise Hand icon, and then we'll be able to call on you and get you speaking.

Jake and Derek, I don't see anyone raising their hand. Do you?

MR. SCHMIDT: I'm not seeing anybody.

MR. MACH: I'm not showing any hands at this time.

ACTING CHAIRPERSON DIVITO: Let's bring it back to the Board and we'll shut it down for Board discussion.

Anyone want to take lead on this one?

COMMISSIONER GEISEL: It's Joe, I'll be happy to.

Based on the growing family and the continued investment in his home and the need to try and find a place for them to, his kids to play, I think his request is understood. The fact that it's not going to be immediately constructed upon the sidewalk, I share Jeff's concern on that regard, but given the fact that there's at least some space there, I would move approval of the project.

ACTING CHAIRPERSON DIVITO: I would agree with you, Joe, but

knowing that you're on a busier street with the park right across the street, at first I thought maybe a little bit more of visibility to that fence would have been good. But with a small family, privacy is important, so I can understand the need for having that fence the way it is. So, I can get behind this one as well.

COMMISSIONER DRAKE: I would support this as well. There's no comments or opposition from the Staff or from any neighbors. So, I agree with what I've heard already and I'm supportive.

ACTING CHAIRPERSON DIVITO: So, with all that comment, is there anyone that wishes to make a motion?

COMMISSIONER DRAKE: I move approval of the petition.

COMMISSIONER SELBKA: Second.

MR. SCHMIDT: I had Mr. Drake for the motion. Sorry, I'm still learning everybody's voice here. Who had the second?

COMMISSIONER SELBKA: Selbka.

MR. SCHMIDT: Thank you, sir.

I'll go for roll call here. Mr. Drake.

COMMISSIONER DRAKE: Yes.

MR. SCHMIDT: Mr. Geisel.

COMMISSIONER GEISEL: Yes.

MR. SCHMIDT: Mr. Jaffe.

COMMISSIONER JAFFE: Yes.

MR. SCHMIDT: Mr. Lanaghan.

COMMISSIONER LANAGHAN: Yes.

MR. SCHMIDT: Mr. Selbka.

COMMISSIONER SELBKA: Yes.

MR. SCHMIDT: Acting Chairman Divito.

ACTING CHAIRPERSON DIVITO: Yes.

Congratulations, Mr. Olson. Your motion has passed. You do not need to stay on the meeting unless you really want to.

MR. OLSEN: All right, thank you, everyone.

(Whereupon, the hearing on the above petition was adjourned at 7:17 p.m.)

ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

FINDINGS April 12, 2021

PETITIONER: Olsen Residence

ADDRESS OF PROPERTY: 1905 E. Grove St.

VARIATION: 6.13-3c (Location of Fences-Exterior Side Yards)

A 5-foot variation to allow a 5-foot tall, solid fence in the exterior side yard to be 0-feet from the property line where a setback of 5-feet is required, and to waive the requirement to provide landscaping on the street side of the fence.

The petitioner testified as to hardship, uniqueness of circumstances, and the character of the locality. The petitioner indicated that are replacing the current fence, and that the proposed fence matches similar fences in the area. The petitioner stated that the proposed fence would be located a similar distance from the property line as the neighbor's fence.

Based upon the foregoing as well as other evidence submitted, the Zoning Board of Appeals finds that the petitioner has established the necessary elements for the granting of a variance, namely; that the petitioners would sustain a hardship if the variance were not granted; that the situation of the petitioners is unique; and, that the granting of a variance would not alter the essential character of the neighborhood. Proof of ownership and compliance with the Notification Provisions of the Ordinance were presented.

Thereafter, a motion was made by Mr. Drake and seconded by Mr. Selbka. Thereafter, the Board voted 6-0 to approve the variance request.

Now, therefore, after hearing all the evidence and after due deliberation, the Zoning Board of Appeals, voted 6-0 to grant the variance as requested.

The granting of a variance for this property shall not be construed as an approval to construct or encroach upon any easement areas unless written consent has been granted by each utility company and a copy of each letter is on file with the petition for this variation, nor be construed as a waiver of any requirements of the building code or other applicable ordinances of the Village.

It is expressly noted that no order of this Board permitting the aforesaid variance shall be valid for a period longer than one (1) year unless such construction is started and proceeds to completion within the terms of such permit.

David Divito, Acting Chair
Zoning Board of Appeals
Village of Arlington Heights



**Zoning Board of Appeals
5/10/2021**

Item: 806 S. McKinley Ave. - 4/12/21

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
806 S. McKinley Ave - 4/12/21 Minutes	Minutes
806 S McKinley Ave - 4/12/21 Findings	Minutes

ZONING BOARD

REPORT OF PROCEEDINGS OF A MEETING
BEFORE THE VILLAGE OF ARLINGTON HEIGHTS
ZONING BOARD OF APPEALS

OF APPEALS

RE: 806 SOUTH McKINLEY AVENUE - ZBA #21-009

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Zoning Board of Appeals held virtually in response to the
COVID-19 pandemic, which permits the public to fully participate via their
computers or using their phones, on the 12th day of April, 2021 at the hour of
7:17 p.m.

MEMBERS PRESENT:

DAVID DIVITO, Acting Chairperson
JOSEPH SELBKA
THOMAS DRAKE
BENJAMIN JAFFE
JEFFREY LANAGHAN
JOSEPH GEISEL

ALSO PRESENT:

DEREK MACH, Development Planner
JACOB SCHMIDT, Development Planner

ACTING CHAIRPERSON DIVITO: All right, next up is 806 South McKinley.

MR. MACH: Thank you, Mr. Divito.

The Petitioner is seeking to maintain an existing pergola that is encroaching into the required side yard setback. The pergola is located 3.3 feet from the side property line where code requires a five-foot setback.

Therefore, the Petitioner is requesting a 3.3-foot variation from Chapter 28, Section 6.5-2 to allow an existing pergola and trellis with a side yard setback of 1.7 feet from the south property line where a minimum of five feet is required. Thank you.

ACTING CHAIRPERSON DIVITO: Thanks, Derek.

Who do we have presenting this petition today?

MR. MANGLARIS: This is Matt Manglaris. Can you guys hear me okay?

ACTING CHAIRPERSON DIVITO: I can. Matt, would you be able to join us via video by chance?

MR. MANGLARIS: Believe it or not, I can't. I don't have a webcam, I'm sorry.

ACTING CHAIRPERSON DIVITO: All right, so we're going to take your word for this, that you are raising your right hand. Do you mind saying your name and address for the record please?

MR. MANGLARIS: Matthew Manglaris, 806 South McKinley Avenue, Arlington Heights, Illinois.

ACTING CHAIRPERSON DIVITO: Excellent. Raise your right hand.
(Witness sworn.)

ACTING CHAIRPERSON DIVITO: All right, go ahead with your petition please.

MR. MANGLARIS: Yes, so a couple of years back, a pergola was constructed on my side yard. I live in, you guys can see the plat there. We have a kitchen that comes off there, the side yard, and trying to create a space that has some privacy and enough access for my family and I to have barbecues and sit down and eat and do all that good stuff over there while, you know, allowing some privacy for us and our neighbors.

You know, our neighbors and I had a, we had moved in roughly about the same time, about five years ago, within a couple of months, you know, we kind of joined venture on some of this stuff. You know, we took out some bushes and put up some fences and did some things like that, you know. Done several projects already since I've been there. Everything has been permitted and paid for, kind of an oversight on this one. It started as one thing and it kind of evolved, if that makes any sense.

You know, in terms of the neighborhood and the flow of the neighborhood, most, I wouldn't say all or most, but a fair amount of this style homes, I think they call them the Jefferson model, I don't know, do have some sort of structures out there on the side. I mean, again, I think, I learned later after the construction that the setback is five feet from the property line. I think the house, the garage in itself isn't even five feet. I mean, it's a little, I don't know. I think it's like four something.

You know, we had gotten that walkway and that patio done a couple

of years back, and that was permitted. You can just kind of see that walkway area, we're just trying to create a scenario where, you know, we can have reasonable traffic in and out of that corner there and not have it be real truncated. Moving those posts up closer to the patio just kind of puts that walkway right along the fence line, which is at that point looking right at the neighbors, and our property is much higher than theirs, considerably higher.

As far as, you know, the issues in the neighborhood, I mean, they were encouraging, you know. By all accounts, they enjoy it, they like it. It helps them as well. So, that's what I have initially.

ACTING CHAIRPERSON DIVITO: How long have you been living in the home?

MR. MANGLARIS: Since 2016.

ACTING CHAIRPERSON DIVITO: Okay, how many live in the home?

MR. MANGLARIS: It is me myself, my wife, two boys and two dogs. Two kids, nine and seven, both go to Dryden.

ACTING CHAIRPERSON DIVITO: I'll stick with the same questioning. Have you had a chance to speak with all the neighbors, especially the one that would be directly impacted here?

MR. MANGLARIS: On several occasions, yes.

ACTING CHAIRPERSON DIVITO: Okay, and is there any feedback in support?

MR. MANGLARIS: Just a general kind of shock, to be honest. You know, they have offered to do and are willing to do whatever I ask them to do, you know, whether that's sign a letter or, you know, whatever it is. I mean, we talked about this since I was approached by the Village. We talked about it after the letter was signed. I've had a couple of other neighbors show up at my house with the letter in hand showing support. So, yes, if there is an issue, it would be a complete shock to me. From those neighbors anyway, yes.

ACTING CHAIRPERSON DIVITO: Sure, sure.

Any other questions from Board members?

COMMISSIONER JAFFE: It's Ben Jaffe. Just I guess a point of clarification.

The pergola and the trellis, when they were constructed and installed, there was or there was not a need for a permit at the time?

MR. MANGLARIS: There was a need. Yes, there was a need for a permit at the time.

COMMISSIONER JAFFE: But a permit wasn't obtained?

MR. MANGLARIS: A permit was not obtained.

COMMISSIONER JAFFE: Okay.

MR. MANGLARIS: A permit was applied for after the fact with the building. The only thing that came back with a correction was the zoning. Like I had mentioned, just an oversight. Everything else at this property has been permitted. It was something that started off as one thing and it evolved.

Ben, are you the one that showed up at my house earlier this evening?

COMMISSIONER JAFFE: Yes. You know, I was telling my wife that, like every time I have a meeting, a lot of these petitioners see me driving up and down the street. So, good eyes.

MR. MANGLARIS: Yes. No, I figured out. I'm like it's like that stuff has got to be for the meeting.

ACTING CHAIRPERSON DIVITO: Any other questions from Board members?

(No response.)

ACTING CHAIRPERSON DIVITO: One quick question.

If you were to relocate the posts, have you gone through the financial exercise to understand what that cost could be?

MR. MANGLARIS: I have not, and that would be depending on what the Village would allow me to do. If I had to pour piers, like I did on, because I have three 10-inch, 48-inch piers under those posts. If that's something that I have to do, that's going to be considerable, because I'm demolishing that patio. So, you know, if those posts are allowed to, if they could be in an alternate footing, a forced footing with a poured concrete or something like that, you know, there's a possibility there.

I just, I think either way it's going to be considerable, but I have not done, you know, an official cost benefit analysis or anything like that. I mean, I did this myself, so I mean, like on the labor side, it's not like I would have to hire a contractor to do this, but it would be considerable, the coring side of it.

ACTING CHAIRPERSON DIVITO: I appreciate the information.

MR. MANGLARIS: Yes.

ACTING CHAIRPERSON DIVITO: If there's no other questions, we can --

COMMISSIONER LANAGHAN: I've got a quick one, David, I'm sorry.

Am I looking at that correctly? Have you kind of gotten your trellis to your neighbors to grow, have you gotten like a green wall there? A living wall?

MR. MANGLARIS: That's what you would, that's called fake ivy. That's what you do when you can't grow real ivy and winter is coming. You spend money on stuff like that and your wife leaves it.

COMMISSIONER LANAGHAN: Got you.

MR. MANGLARIS: I'm sure we can get the real thing though.

COMMISSIONER LANAGHAN: It looks great. I was really impressed a little bit there.

MR. MANGLARIS: Yes, it works.

ACTING CHAIRPERSON DIVITO: All right, any other questions from the Board members?

(No response.)

ACTING CHAIRPERSON DIVITO: All right, we'll see if anyone from the audience wishes to speak. So, again, anyone from the audience, just raise your hand and we'll call on you.

(No response.)

ACTING CHAIRPERSON DIVITO: Looks like, I do not see anyone.

MR. MACH: Chairman, I'm not seeing any hands at this time.

ACTING CHAIRPERSON DIVITO: No, okay. Let's shut it down for Board

discussion again.

COMMISSIONER JAFFE: David, I guess I can go first because the Petitioner marked me as I was driving up and down the street. I mean, again, you know, that's why I asked the clarification about the permit because obviously, you know, I want to understand the history of it. But given what's been done and given the hardship that would be created as a result of not approving this variance, I don't think that would be in the best interest of the Petitioner, and I don't think it would be something that we would need to do as a board.

So, given that, I would be supportive of approving this petition as presented.

ACTING CHAIRPERSON DIVITO: It creates, especially considering the neighbor that would be most impacted hasn't voiced any negative opinion on this, if anything has been positive about it thus far.

COMMISSIONER LANAGHAN: Yes, David, I would agree. I think, while I hate to reward the fact that a permit wasn't pulled, looking at what was done and how it's been done and the fact that the neighbor has been on board, it sounds like, the whole time, I have trouble believing that we would not have approved this had it come to us before the installation as opposed to after the installation. Again, I'm not thrilled with necessarily approving it after the fact, but I think we'd approve it up front and I'd be okay with approving it now.

ACTING CHAIRPERSON DIVITO: All right, so with all that sentiment, is there any motion?

COMMISSIONER LANAGHAN: I move to approve the petition as submitted.

COMMISSIONER JAFFE: Seconded.

MR. MACH: I have Mr. Lanaghan put the motion forward and Mr. Jaffe seconded the motion.

Mr. Drake.

COMMISSIONER DRAKE: Yes.

MR. MACH: Mr. Geisel.

COMMISSIONER GEISEL: Yes.

MR. MACH: Mr. Jaffe.

COMMISSIONER JAFFE: Yes.

MR. MACH: Mr. Lanaghan.

COMMISSIONER LANAGHAN: Yes.

MR. MACH: Mr. Selbka.

COMMISSIONER SELBKA: Yes.

MR. MACH: Acting Chairman Divito.

ACTING CHAIRPERSON DIVITO: Yes.

Congratulations, the petition has been approved. So, you have the same opportunity to drop without staying for the rest of the meeting.

MR. MANGLARIS: Thanks for your time, guys. Thanks for your understanding; I appreciate it.

ACTING CHAIRPERSON DIVITO: Yes, thank you.

(Whereupon, the hearing on the above petition was adjourned)

at 7:29 p.m.)

DRAFT

ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

FINDINGS April 12, 2021

PETITIONER: Manglaris Residence

ADDRESS OF PROPERTY: 806 S. McKinley Ave.

VARIATION: 6.5-2

A 3.3' variation to allow an existing pergola and trellis with a side yard setback of 1.7' from the south property line where a minimum of 5' is required.

The petitioner testified as to hardship, uniqueness of circumstances, and the character of the locality. The petitioner explained that they are seeking to maintain an existing pergola that is encroaching into the required side yard setback. The pergola is located 3.3 feet from the side property line where code requires a 5-foot setback (10% of lot width). The petitioner testified that the pergola was constructed a few years ago. The petitioner further testified that the patio was permitted. The petitioner explained that moving the posts closer to the patio would place the walkway adjacent to the fence line, which would be immediately adjacent to the property line. The petitioner testified that the placement of the pergola allows for reasonable traffic in and out of the area.

Based upon the foregoing as well as other evidence submitted, the Zoning Board of Appeals finds that the petitioner has established the necessary elements for the granting of a variance, namely; that the petitioners would sustain a hardship if the variance were not granted; that the situation of the petitioners is unique; and, that the granting of a variance would not alter the essential character of the neighborhood. Proof of ownership and compliance with the Notification Provisions of the Ordinance were presented.

Thereafter, a motion was made by Mr. Lanaghan and seconded by Mr. Jaffe. Thereafter, the Board voted 6-0 to approve the variance request.

Now, therefore, after hearing all the evidence and after due deliberation, the Zoning Board of Appeals, voted 6-0 to grant the variance as requested.

The granting of a variance for this property shall not be construed as an approval to construct or encroach upon any easement areas unless written consent has been granted by each utility company and a copy of each letter is on file with the petition for this variation, nor be construed as a waiver of any requirements of the building code or other applicable ordinances of the Village.

It is expressly noted that no order of this Board permitting the aforesaid variance shall be valid for a period longer than one (1) year unless such construction is started and proceeds to completion within the terms of such permit.

David Divito, Acting Chair
Zoning Board of Appeals
Village of Arlington Heights



**Zoning Board of Appeals
5/10/2021**

Item: 851 N. Beverly Ln. - 4/12/21

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
851 N. Beverly Ln. - 4/12/21 Minutes	Minutes
851 N. Beverly Ln. - 4/12/21 Findings	Minutes

ZONING BOARD

REPORT OF PROCEEDINGS OF A MEETING
BEFORE THE VILLAGE OF ARLINGTON HEIGHTS
ZONING BOARD OF APPEALS

OF APPEALS

RE: 851 NORTH BEVERLY LANE - ZBA #21-011

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Zoning Board of Appeals held virtually in response to the
COVID-19 pandemic, which permits the public to fully participate via their
computers or using their phones, on the 12th day of April, 2021 at the hour of
7:29 p.m.

MEMBERS PRESENT:

DAVID DIVITO, Acting Chairperson
JOSEPH SELBKA
THOMAS DRAKE
BENJAMIN JAFFE
JEFFREY LANAGHAN
JOSEPH GEISEL

ALSO PRESENT:

DEREK MACH, Development Planner
JACOB SCHMIDT, Development Planner

ACTING CHAIRPERSON DIVITO: Moving right along, we have 851 North Beverly.

MR. MACH: Chairman, the existing footprint of the home is non-conforming, and the Petitioner is proposing a two-story addition in the rear of the house. The proposed addition would maintain the existing non-conforming setback along the side property line. In addition, the Petitioner is also proposing to add a front porch to the existing home.

Therefore, the Petitioner is requesting a 10.1-foot variation from Chapter 28, Section 5.1-3.2(a) to allow a front porch with a front yard setback of 17.2 feet where 30 feet is required, and additional one foot for the eave. They are also requesting a 0.7-foot variation from Chapter 28, Section 5.1-3.2 to allow an addition along the south property line with a side yard setback of 4.3 feet instead of the required five feet, and an additional one foot for the eave.

Thank you, Chairman.

ACTING CHAIRPERSON DIVITO: Derek, before we get started, the second petition that you mentioned, the 0.7-foot variation, that is the existing non-conforming, is that correct?

MR. MACH: That is correct.

ACTING CHAIRPERSON DIVITO: Okay.

All right, who do we have presenting on this one today?

MR. RUSSO: Hi, I'm Chris Russo with ALA Architects. The owners are also available if there's questions are needed for them, but I'll be presenting.

ACTING CHAIRPERSON DIVITO: Okay, if it makes sense, we can swear them all in now, so that way we can just make the hearing move a little bit more seamlessly.

So, Mr. Russo, let's start with you. So, your name and address for the record please?

MR. RUSSO: Chris Russo, 2600 Behan Road, Crystal Lake.

ACTING CHAIRPERSON DIVITO: All right, raise your right hand.

(Witness sworn.)

ACTING CHAIRPERSON DIVITO: Thanks much.

All right, and then Mr. and Mrs. Cory, if you could also just do the identification and then we'll swear you in as well?

MR. CORY: Brad and Lauren Cory, 851 North Beverly Lane.

(Witnesses sworn.)

ACTING CHAIRPERSON DIVITO: All right, so Mr. Russo, you can proceed.

MR. RUSSO: Thank you, Staff, for presenting this.

There were two variances that we're looking for. One is to maintain the existing side of the house. As you can see there, the family is growing. They currently do not have a basement, so we have added a family room addition on to the back that also provides them with a basement and an expanded master bedroom up above. So, for that part of the home, we just wanted to kind of match the existing footprint of the home. So, that is along the, as you're looking at it, the south side right at

the bottom of the page, we're just trying to match that existing line. The second addition we're requesting is for a front porch on the facade of the home.

I figured I can just kind of go through the four points and I think that answers most of why we're looking for this. The first one was that it would not alter the essential character of the neighborhood. One of the reasons they love their home is they like to socialize with their neighbors. Many of the homes on the street do have front porches, and it's something that they would like to have. I believe that that will not take away from the character of the neighborhood; I think that actually helps with the character of the neighborhood.

The second point, the unique circumstances, I believe that just some of the setback rules have changed since the home was first built. Obviously, they didn't build this home. So, right now it's currently non-conforming.

Harmony and spirit, I think one of the reasons for front setbacks is that you're trying to reduce the massing towards the street. I think that that's why you don't want two-story buildings that are very close. This is, there's no living space here. This is just an open-aired front porch, so I think that it's in the spirit of the code, that it's not going to impact the views or massing or feel heavy in the neighborhood.

The minimum variance necessary, so this one I kind of want to talk about. I've never had a house like this before. If you look at the existing home, there is a porch on it but it's completely decorative. It's a faux porch. It's not just an overhang, it actually has posts out there that we're kind of matching with the new design. I don't know if that works with the snow, but you can't use it. I mean, there's a mulch right underneath it. The original design I think was trying to create the look of a porch, but it's not functional at all.

So, we were trying to play with the original design but request a depth that actually lets you put some nice, comfortable chairs out there and use it to protect you from the rain and the elements. Part of this, too, as we were working with facade improvement, there's a lot of activity on the street, a lot of people are beautifying their homes, and I think that this is a really nice way to work with the home that they have and improve the overall aesthetics. I know that this had to go through Design Commission, and I believe they were supportive of our proposed design.

Then I'm just available if you have any questions.

ACTING CHAIRPERSON DIVITO: Real quick, what is the actual width of the porch? I'm trying to find that from the drawings, and I can't easily get to it.

MR. RUSSO: I believe I was asking for a six-foot depth for the majority, and then at the front entry I went out a little further just for the aesthetics to create that gable. So, if you look, I think it's six-foot-10 to the outside of the column, and then that gives you, it's about five-foot-10 from the inside face of the column to the back wall. It's very close to where, I think they have like landscaping right now.

COMMISSIONER LANAGHAN: What's the depth of the current porch, Mr. Russo?

MR. RUSSO: I want to say two feet. I'd have to double --

COMMISSIONER LANAGHAN: I mean, if you're at five-foot-10, I'll be surprised if it's even that. It's quite teeny-looking on your thing.

MR. RUSSO: It's, yes, it's, the columns are just a little bit away from the

wall.

ACTING CHAIRPERSON DIVITO: Any other questions from Board members to the Petitioners?

MR. RUSSO: Oh, I also believe that the neighbors, they did reach out to neighbors and they did have positive feedback from the neighbors that were close to them.

ACTING CHAIRPERSON DIVITO: Good to hear, thank you.

All right, why don't we reach out to the attendees and see if there is anyone that wants to speak on this petition. So, anyone in the attendees, if they wanted to raise their hand, we'll call on them.

MR. MACH: Chairman Divito, I'm not showing any hands. I do have a few e-mails I'd like to share and read into the record.

ACTING CHAIRPERSON DIVITO: Please do.

MR. MACH: We have reviewed the home renovation plans for the Corys and are supportive of the variances. Mr. and Mrs. Mahoney.

Hi, Brad. I checked out your design with the variance you were talking about. I just wanted to let you know Maureen and I are fine with the design and variance. We are two houses north of your house. We look forward to the finished product. Mr. Wenzel.

Brad, in regard to the pending variance and in respect to your front porch structural plans, we have no problem with it and wish you well in proceeding with the project. Kathy and Thomas McGrath.

Dear Brad and Lauren, Tom and I have taken a look at the proposed design plans by ALA Architects, specifically for your front porch. We'd like you to know that we are supportive of the porch and the variances that may be needed in order to build it. Thank you for keeping us informed. We wish you success and look forward to seeing the project completed. Sincerely, Kathy and Tom Boise.

Thank you, Chairman.

ACTING CHAIRPERSON DIVITO: Thanks, Derek.

MR. MACH: Chairman, I do have one member in the audience that would like to speak.

ACTING CHAIRPERSON DIVITO: All right, let's hear it.

MR. O'CONNOR: Hi, this is Chad O'Connor. Just giving more support for Brad and Lauren and their variances. I live at 826 North Dryden, I'm their backdoor neighbor.

ACTING CHAIRPERSON DIVITO: Thank you, Mr. O'Connor.

All right, looks like that was the only other one?

MR. MACH: Yes.

ACTING CHAIRPERSON DIVITO: So, with that, why don't we shut it down for Board discussion?

I can get it started. Now, the existing non-conforming addition, that was pretty much a no-brainer. The porch, you know, looking at the length of it gave me a little pause. But looking at it again, looking at some of the neighboring properties and how it does fit in with a lot of the different porches that are along that block well, it seems like it would fit in pretty nicely. So, it looks like it's going to be a nice addition to the house.

COMMISSIONER GEISEL: Agree.

ACTING CHAIRPERSON DIVITO: Any other discussion or comments? Is there a motion?

COMMISSIONER JAFFE: I would motion to approve both petitions as presented.

COMMISSIONER GEISEL: Second.

MR. MACH: I have Mr. Jaffe put the motion forward, Mr. Geisel seconded the motion.

Mr. Drake.

COMMISSIONER DRAKE: Yes.

MR. MACH: Mr. Geisel.

COMMISSIONER GEISEL: Yes.

MR. MACH: Mr. Jaffe.

COMMISSIONER JAFFE: Yes.

MR. MACH: Mr. Lanaghan.

COMMISSIONER LANAGHAN: Yes.

MR. MACH: Mr. Selbka.

COMMISSIONER SELBKA: Yes.

MR. MACH: Acting Chairman Divito.

ACTING CHAIRPERSON DIVITO: Yes.

Congratulations, the petition has passed.

MR. RUSSO: Thank you very much.

ACTING CHAIRPERSON DIVITO: Yes, enjoy your evening.

MRS. CORY: Thank you.

MR. CORY: Thank you very much.

(Whereupon, the hearing on the above petition was adjourned at 7:40 p.m.)

ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

FINDINGS April 12, 2021

PETITIONER: Cory Residence

ADDRESS OF PROPERTY: 851 N. Beverly Ln.

VARIATION: 5.1-3.2a, 5.1-3.2 (Required Minimum Yards-Front Yards)

A 10.1' variation to allow a front porch with a front yard setback of 17.2' where 30' is required, and an additional 1.0' for the eave;
A 0.7' variation to allow an addition along the south property line with a side yard setback of 4.3' instead of the required 5.0' and an additional 1.0' for the eave.

The petitioner testified as to hardship, uniqueness of circumstances, and the character of the locality. The petitioner explained that the home currently has no basement and that they are proposing a new family room addition which will provide a basement below and an expanded master bedroom above. The petitioner testified that they are proposing to match the footprint of the home which is existing non-conforming. The petitioner testified that they are also requesting a variation for the front yard setback to allow for a new front porch. The petitioner testified that they are trying to reduce the massing in the front of the home and create an outdoor living space.

Based upon the foregoing as well as other evidence submitted, the Zoning Board of Appeals finds that the petitioner has established the necessary elements for the granting of a variance, namely; that the petitioners would sustain a hardship if the variance were not granted; that the situation of the petitioners is unique; and, that the granting of a variance would not alter the essential character of the neighborhood. Proof of ownership and compliance with the Notification Provisions of the Ordinance were presented.

Thereafter, a motion was made by Mr. Jaffe and seconded by Mr. Geisel. Thereafter, the Board voted 6-0 to approve the variance request.

Now, therefore, after hearing all the evidence and after due deliberation, the Zoning Board of Appeals, voted 6-0 to grant the variance as requested.

The granting of a variance for this property shall not be construed as an approval to construct or encroach upon any easement areas unless written consent has been granted by each utility company and a copy of each letter is on file with the petition for this variation, nor be construed as a waiver of any requirements of the building code or other applicable ordinances of the Village.

It is expressly noted that no order of this Board permitting the aforesaid variance shall be valid for a period longer than one (1) year unless such construction is started and proceeds to completion within the terms of such permit.

David Divito, Acting Chair
Zoning Board of Appeals
Village of Arlington Heights



**Zoning Board of Appeals
5/10/2021**

Item: 745 S. Vail Ave. - 4/12/21

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
745 S. Vail Ave. - 4/12/21 Minutes	Minutes
745 S. Vail Ave. - 4/12/21 Findings	Exhibits

ZONING BOARD

REPORT OF PROCEEDINGS OF A MEETING
BEFORE THE VILLAGE OF ARLINGTON HEIGHTS
ZONING BOARD OF APPEALS

OF APPEALS

RE: SOUTH VAIL AVENUE - ZBA #21-013

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Zoning Board of Appeals held virtually in response to the
COVID-19 pandemic, which permits the public to fully participate via their
computers or using their phones, on the 12th day of April, 2021 at the hour of
7:40 p.m.

MEMBERS PRESENT:

DAVID DIVITO, Acting Chairperson
JOSEPH SELBKA
THOMAS DRAKE
BENJAMIN JAFFE
JEFFREY LANAGHAN
JOSEPH GEISEL

ALSO PRESENT:

DEREK MACH, Development Planner
JACOB SCHMIDT, Development Planner

ACTING CHAIRPERSON DIVITO: All right, next agenda item is 745 South Vail.

MR. SCHMIDT: So, the zoning designation of the subject property is R-3, and the Petitioner is seeking to install a four-foot tall open fence in their west and north yard up to the property line; however, the western yard is the front yard which limits the height of fences to three feet.

Therefore, the Petitioner is requesting a one-foot variation from Chapter 28, Section 6.13-3(a) to allow a four-foot tall open fence in the front yard where a maximum height of three feet is allowed.

ACTING CHAIRPERSON DIVITO: Thank you, Jake.

All right, who do we have speaking on this petition tonight?

MR. NATHE: Yes, good evening, Board members. This is Erich Nathe, 745 South Vail.

ACTING CHAIRPERSON DIVITO: Mr. Nathe, if you would, it looks like you've given your name and we got your address.

(Witness sworn.)

ACTING CHAIRPERSON DIVITO: Excellent. So, you can proceed.

MR. NATHE: Thank you.

I will try and touch on those four different areas outlined in the petition, the first being that the relief sought will not alter the essential character of the locality. We're seeking a one-foot height I guess addition to a fence. We're looking for a four-foot fence. The code only allows three-foot on that side of our yard.

We don't think it will alter the essential character because it's only an additional foot. The fence is still open and the relief we seek, I think it's pretty similar to the initial or the first petitioner of the evening. My wife and I, we walk the neighborhood and I feel like I have seen similar fences where someone may have sought a similar relief and had been granted. So, again we don't think the one-foot addition will alter the essential character of the locality.

As to the unique circumstances for the variance, we have a new dog. It's a mini bernedoodle, but quickly I'm realizing, I don't know if it's going to be a mini. It's big enough to 25 pounds now, expected to get up to 30 or 40. We want to let the dog out to play in the backyard. Since we're a corner lot, we don't really have a backyard per se. We've been treating this northwest location on our property as the backyard, having installed a patio just north of the house. We'd like the fence to keep our dog in, let him out.

Then also, we're actually expecting our first child in August, and hopefully, you know, some more after that. So, the plan is, you know, to let them, you know, play in the backyard and we think, you know, maybe a four-foot fence will offer a little bit more privacy, and potentially safer.

So, we think that this request is also in harmony with the spirit and intent of this chapter because, again it's not seeking, in our opinion, you know, one-foot is not seeking too much of a variance from the code as is. We think it furthers certain safety interests without sacrificing community aesthetics.

So, for those reasons, we request that the Board allow this variance.

Happy to answer any questions.

ACTING CHAIRPERSON DIVITO: Thank you. Have you had a chance to socialize this with some of the neighbors?

MR. NATHE: Yes, we have spoken with neighbors on the north, east, and across the street south. I think the people on the north would be those most affected and are totally fine with it. More, they put up a fence like a year ago on the north side of our property, and it looks great. So, we're really looking for something similar to that, so, yes, they have no objection.

ACTING CHAIRPERSON DIVITO: How long have you had the property?

MR. NATHE: We've been here for, since the October before COVID.

ACTING CHAIRPERSON DIVITO: All right, any questions from other Board members?

COMMISSIONER LANAGHAN: I just had a couple of them. One is you said it's going to be an open fence. Can you explain a little bit as to what kind of fence you're putting up?

MR. NATHE: Yes, I actually have a picture. There's an example I think here, and I actually had a picture from the packet itself from the contractor. So, it's a picket dog-ear fence. I don't know if this is any better than the image that you guys have on the petition, but that's what we're looking at, four feet high.

COMMISSIONER LANAGHAN: I got you. Yes, I did not see it in the packet I had. Thank you.

Derek, just a point of clarification for myself, on a corner side yard, the variances for a front yard fence, a four-foot and open fence, how did we determine which is a front yard on a corner side?

MR. SCHMIDT: So, for corner lots, the narrowest dimension of the lot determines what the front yard is. So, because that yard is the narrowest dimension, that is by code the front yard even though the front door doesn't face it.

COMMISSIONER LANAGHAN: So, in practice it's kind of a side yard. Just again, for my own edification, what would a side yard setback requirement be for a fence?

MR. SCHMIDT: For an exterior side yard, if it's over three feet, it has to be five feet set back with landscaping on the street side of the fence.

COMMISSIONER LANAGHAN: Okay, thank you.

ACTING CHAIRPERSON DIVITO: All right, any other questions from Board members?

(No response.)

ACTING CHAIRPERSON DIVITO: None being heard, let's move on to the attendees, see if anyone from the audience wishes to speak on this petition.

I don't see any hands. Anyone else?

MR. SCHMIDT: No hands raised.

ACTING CHAIRPERSON DIVITO: Okay, we can shut it down for Board discussion.

So, Jeff, you had some good questions there, do you want to take lead?

COMMISSIONER LANAGHAN: Absolutely.

You know, living in a corner side lot myself, I always struggle a little

bit with what front yard, what side yard, what have you. It is an open fence, it's an attractive fence. I certainly understand the desire for the safety aspects for their child-to-be and future ones, as well as trying to keep the dogs out of Vail. It's a fairly active street. I don't really have an issue with this one.

ACTING CHAIRPERSON DIVITO: I agree. Seems like a pretty straight-forward and simple request. Not asking for a six-foot, you know, full coverage. As an owner of a bernedoodle as well, it's only a puppy who has shot past that 25-pound mark to close to 50 pounds and can jump to my shoulders, I can appreciate a four-foot fence above a three-foot.

MR. NATHE: Thank you.

ACTING CHAIRPERSON DIVITO: I wish you luck.

Okay, so any other comments from Board members?

(No response.)

ACTING CHAIRPERSON DIVITO: Actually is there a motion otherwise?

COMMISSIONER DRAKE: Motion to approve.

COMMISSIONER SELBKA: I would move approval.

MR. SCHMIDT: Will that be Mr. Selbka or Mr. Drake with that motion?

COMMISSIONER DRAKE: I thought it was me, Drake.

COMMISSIONER SELBKA: I'll second.

MR. SCHMIDT: Okay, Mr. Selbka with the second.

Mr. Drake.

COMMISSIONER DRAKE: Yes.

MR. SCHMIDT: Mr. Geisel.

COMMISSIONER GEISEL: Yes.

MR. SCHMIDT: Mr. Jaffe.

COMMISSIONER JAFFE: Yes.

MR. SCHMIDT: Mr. Lanaghan.

COMMISSIONER LANAGHAN: Yes.

MR. SCHMIDT: Mr. Selbka.

COMMISSIONER SELBKA: Yes.

MR. SCHMIDT: Acting Chairman Divito.

ACTING CHAIRPERSON DIVITO: Yes.

The petition is approved, congratulations.

MR. NATHE: Great. Thank you, everyone. I have a quick question as well. We are looking to start work on the fence next week. Are we going to go ahead and proceed following this hearing with the four-foot fence immediately next week? Or do we have to wait, you know, a certain period of time before starting work?

MR. SCHMIDT: So, this will need to go for ordinance approval before the Village Board. Then once that's approved, we can sign off on the permit.

MR. MACH: Jake, just to clarify, they can, as soon as the building permit is approved, they can proceed.

Mr. Nathe, are you in for a permit?

MR. NATHE: Yes, we had submitted the permit and then been given this information that we needed a variance, and then sought the variance.

MR. MACH: Okay, yes, Jake will coordinate with you tomorrow and follow

up regarding the permit.

MR. NATHE: Great, thank you.

ACTING CHAIRPERSON DIVITO: Good night.

(Whereupon, the hearing on the above petition was adjourned
at 7:51 p.m.)

DRAFT

ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

FINDINGS April 12, 2021

PETITIONER: Nathe Residence

ADDRESS OF PROPERTY: 745 S. Vail Ave.

VARIATION: 6.13-3a (Location of Fences-Front Yards)

A 1.0' variation to allow a 4' tall open fence in the front yard where a maximum height of 3' is allowed.

The petitioner testified as to hardship, uniqueness of circumstances, and the character of the locality. The petitioner indicated that the proposed fence matches similar fences in the area. The petitioner stated that the proposed fence would be one foot taller than the height allowed by code, which would provide for greater safety for his dog and future children.

Based upon the foregoing as well as other evidence submitted, the Zoning Board of Appeals finds that the petitioner has established the necessary elements for the granting of a variance, namely; that the petitioners would sustain a hardship if the variance were not granted; that the situation of the petitioners is unique; and, that the granting of a variance would not alter the essential character of the neighborhood. Proof of ownership and compliance with the Notification Provisions of the Ordinance were presented.

Thereafter, a motion was made by Mr. Drake and seconded by Mr. Selbka. Thereafter, the Board voted 6-0 to approve the variance request.

Now, therefore, after hearing all the evidence and after due deliberation, the Zoning Board of Appeals, voted 6-0 to grant the variance as requested.

The granting of a variance for this property shall not be construed as an approval to construct or encroach upon any easement areas unless written consent has been granted by each utility company and a copy of each letter is on file with the petition for this variation, nor be construed as a waiver of any requirements of the building code or other applicable ordinances of the Village.

It is expressly noted that no order of this Board permitting the aforesaid variance shall be valid for a period longer than one (1) year unless such construction is started and proceeds to completion within the terms of such permit.

David Divito, Acting Chair
Zoning Board of Appeals
Village of Arlington Heights



**Zoning Board of Appeals
5/10/2021**

Item: 605 E. Rockwell St. - 4/12/21

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
605 E. Rockwell St. - 4/12/21 Minutes	Minutes
605 E. Rockwell St. - 4/12/21 Findings	Minutes

ZONING BOARD

REPORT OF PROCEEDINGS OF A MEETING
BEFORE THE VILLAGE OF ARLINGTON HEIGHTS
ZONING BOARD OF APPEALS

OF APPEALS

RE: 605 EAST ROCKWELL STREET - ZBA #21-014

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Zoning Board of Appeals held virtually in response to the
COVID-19 pandemic, which permits the public to fully participate via their
computers or using their phones, on the 12th day of April, 2021 at the hour of
7:51 p.m.

MEMBERS PRESENT:

DAVID DIVITO, Acting Chairperson
JOSEPH SELBKA
THOMAS DRAKE
BENJAMIN JAFFE
JEFFREY LANAGHAN
JOSEPH GEISEL

ALSO PRESENT:

DEREK MACH, Development Planner
JACOB SCHMIDT, Development Planner

ACTING CHAIRPERSON DIVITO: All right, the last item on the agenda for the evening is 605 East Rockwell.

MR. MACH: All right, Chairman and members of the Zoning Board, the subject property is zoned Residential Estate, and the land area is approximately 20,000 square feet. The Petitioner is proposing a second-story addition to their existing one-story home. As part of the project, the Petitioner is expanding the footprint in the rear of the home. Additionally, the Petitioner is proposing a new front porch which is encroaching into the required front yard setback.

Therefore, they're requesting the following variations:

- A 2.2-foot variation from Chapter 28, Section 5.1-0.2(a) to allow an addition with a front yard setback of 44.8 feet where 47 feet is required, and an additional two feet for the eave; and they're also requesting
- A 34.5-foot variation from Chapter 28, Section 5.1-0.2(c) to allow an addition with an exterior side yard setback of 9.4 feet instead of the required 43.9 feet, and an additional 2.0 feet for the eave.

Thank you, Chairman.

ACTING CHAIRPERSON DIVITO: All right, and who do we have presenting on this today?

MR. HAPP: Jerry Happ from 605 East Rockwell.

ACTING CHAIRPERSON DIVITO: All right, Mr. Happ, would you raise your right hand?

(Witness sworn.)

ACTING CHAIRPERSON DIVITO: Thank you. Go ahead.

MR. HAPP: So, my family of five and I are just back to the United States after 10 years abroad. I'm looking to settle near family, found this property and really fell in love with it, the property. Come to find out later that the 43.9-foot setback from Bristol runs right through the property.

Our intention is to bring the property up to speed and sort of to an even footing with its neighbors by adding a second floor and some additional space in the back for a great room. Conversations with the immediate neighbors went well. Everyone seems to be on board. But really, we're sort of at the mercy of where the house was built back in '53.

I don't think, so even though it says 34.5-foot variation, that's just a function of the second floor sloping up to the new story. The building would actually start closer to about 34 feet off of Bristol.

ACTING CHAIRPERSON DIVITO: So, I think you've already mentioned that you just recently moved back. Welcome back.

MR. HAPP: Thank you.

ACTING CHAIRPERSON DIVITO: With five members of the family, and you spoke to most of the neighbors. The properties that are most impacted by this work, have you had a chance to have direct conversations with them?

MR. HAPP: Yes, I spoke to the immediate neighbors who would be most impacted. Anecdotally, the first question that often came was are you doing anything to

the house. I think a lot of the houses in the area are certainly newer than this one. When we answered in the affirmative, got some smiles and fist bumps. So, really we're just trying to make it kind of closer to our neighbors. The house right now is 1,700 square feet, so we're just looking to add on some space for a larger family.

COMMISSIONER LANAGHAN: If I could jump in, I actually live across the street from this property so I'm very familiar with it.

Mr. Happ, the setback off of Bristol, you're not looking to change that, correct? This is an existing non-conforming location for the house?

MR. HAPP: That's correct.

COMMISSIONER LANAGHAN: Correct, and actually the addition or the building that you'll be putting on to it will be farther off of Bristol than what already exists, correct?

MR. HAPP: That's correct. So, the first, the ground floor will be on the correct side of the 43.9-foot line setback, and the second floor will be closer to that at about 34 feet. But of course, the roof has to change from a design purpose to meet up without looking crazy.

COMMISSIONER LANAGHAN: So, yes, to me this is kind of an existing non-conforming that, you know, they're taking the existing bones, trying to make, you know, trying to make a nice house out of it which, you know, I think the elevations prove that for themselves. They are bumping out a little bit in the front yard for the new porch.

Can you talk about that a little bit, Mr. Happ, as to what the intent is there? Is that an area you can sit down at or is that ornamental? Explain what's going to be there.

MR. HAPP: Yes, exactly. So, it is an area you can sit on. Jeff, you'll be familiar with the side, the side off Bristol is cut off by trees at the moment. This is very much a neighborhood of neighbors. Halloween kids, kids running around, we want to be able to engage with our neighbors in that way.

COMMISSIONER LANAGHAN: Yes, I don't have any further questions.

ACTING CHAIRPERSON DIVITO: Thanks, Jeff.

Any other Board members have questions for the Petitioner?

(No response.)

ACTING CHAIRPERSON DIVITO: None being heard, let's see if there's anyone from the audience that wishes to speak.

MR. MACH: Chairman, I'm not showing any hands at this time.

ACTING CHAIRPERSON DIVITO: Okay, we can bring it back in for Board discussion.

So, starting this one off, it looks like this is going to be a great improvement to the neighborhood. The ask is within the confines of the existing building for the most part, except for that front porch area which also is going to make a huge improvement to the existing face. So, I can get behind this.

Any other comments?

COMMISSIONER JAFFE: I would agree. I mean, I think this is another example where we read what the request is on paper and we see a big number, but when you actually go and see the property and you hear what the Petitioner has to say, things add up neatly. So, I would also support this.

COMMISSIONER LANAGHAN: Yes, as a neighbor across the street, I completely agree. I think it's going to be a great addition and I'm definitely behind it.

ACTING CHAIRPERSON DIVITO: Great.

With all that, is there a motion?

COMMISSIONER LANAGHAN: I move to approve it as submitted.

COMMISSIONER JAFFE: Seconded.

MR. MACH: I have Mr. Lanaghan put the motion forward, and Mr. Jaffe seconded the motion.

Mr. Drake.

COMMISSIONER DRAKE: Yes.

MR. MACH: Mr. Geisel.

COMMISSIONER GEISEL: Yes.

MR. MACH: Mr. Jaffe.

COMMISSIONER JAFFE: Yes.

MR. MACH: Mr. Lanaghan.

COMMISSIONER LANAGHAN: Yes.

MR. MACH: Mr. Selbka.

COMMISSIONER SELBKA: Yes.

MR. MACH: Acting Chairman Divito.

ACTING CHAIRPERSON DIVITO: Yes.

Congratulations.

COMMISSIONER LANAGHAN: Welcome to the neighborhood.

MR. HAPP: Thank you very much.

ACTING CHAIRPERSON DIVITO: Have a good evening.

All right, that was the last new business. Is there anything else that we need to cover, Derek?

MR. MACH: There are no other items.

ACTING CHAIRPERSON DIVITO: Perfect. So, with that, can I get a motion to adjourn?

COMMISSIONER LANAGHAN: So moved.

COMMISSIONER JAFFE: Seconded.

MR. MACH: Mr. Drake.

COMMISSIONER DRAKE: Yes.

MR. MACH: Mr. Geisel.

COMMISSIONER GEISEL: Yes.

MR. MACH: Mr. Jaffe.

COMMISSIONER JAFFE: Yes.

MR. MACH: Mr. Lanaghan.

COMMISSIONER LANAGHAN: Yes.

MR. MACH: Mr. Selbka.

COMMISSIONER SELBKA: Yes.

MR. MACH: Acting Chairman Divito.

ACTING CHAIRPERSON DIVITO: Yes.

Good job, guys. We hit the hour mark, good work.

COMMISSIONER JAFFE: Hey, Derek, for next month, is it still two

petitions? We have the Mayfair, and is there anything else?

MR. MACH: There are two petitions that will be placed on the agenda, yes, and one of them is the Mayfair petition.

COMMISSIONER JAFFE: Okay.

ACTING CHAIRPERSON DIVITO: Are you going to put the Mayfair one up front or are you going to put that one last?

MR. MACH: Yes, I'll, well, I think it's going to be in front because it's old business since it was continued from the March 8th ZBA meeting.

COMMISSIONER SELBKA: Maybe we should put it second just to let the other one --

MR. MACH: Okay, yes. Staff will discuss and I'll coordinate.

COMMISSIONER GEISEL: Yes, don't hold up those poor other people.

MR. MACH: Okay.

COMMISSIONER JAFFE: If they don't like the idea, you can tell them it was Dave's idea.

ACTING CHAIRPERSON DIVITO: Absolutely. I'll second that one.

MR. MACH: I will see you May 10th.

ACTING CHAIRPERSON DIVITO: All right, take care.

(Whereupon, the hearing on the above petition was adjourned at 8:01 p.m.)

ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

FINDINGS April 12, 2021

PETITIONER: Happ Residence

ADDRESS OF PROPERTY: 605 E. Rockwell St.

VARIATION: 5.1-0.2a, 5.1-0.2c (Required Minimum Yards-Front Yards)

A 2.2' variation to allow an addition with a front yard setback of 44.8' where 47.0' is required, and an additional 2.0' for the eave;
A 34.5' variation to allow an addition with an exterior side yard setback of 9.4' instead of the required 43.9' and an additional 2.0' for the eave.

The petitioner testified as to hardship, uniqueness of circumstances, and the character of the locality. The petitioner testified that they are proposing a second story addition to the existing one-story home. The petitioner also testified that they are proposing to expand the footprint in the rear of the home. The petitioner explained that although the second story addition is setback from the west property line, the mass of the roof is increasing above the existing one-story structure. The petitioner also explained that they are proposing a new front porch which is encroaching into the required front yard setback. The petitioner explained that the required setback along Bristol runs through the middle of the property. The petitioner explained that their intention is to improve the property so that it is more consistent with the neighboring properties.

Based upon the foregoing as well as other evidence submitted, the Zoning Board of Appeals finds that the petitioner has established the necessary elements for the granting of a variance, namely; that the petitioners would sustain a hardship if the variance were not granted; that the situation of the petitioners is unique; and, that the granting of a variance would not alter the essential character of the neighborhood. Proof of ownership and compliance with the Notification Provisions of the Ordinance were presented.

Thereafter, a motion was made by Mr. Lanaghan and seconded by Mr. Jaffe. Thereafter, the Board voted 6-0 to approve the variance request.

Now, therefore, after hearing all the evidence and after due deliberation, the Zoning Board of Appeals, voted 6-0 to grant the variance as requested.

The granting of a variance for this property shall not be construed as an approval to construct or encroach upon any easement areas unless written consent has been granted by each utility company and a copy of each letter is on file with the petition for this variation, nor be construed as a waiver of any requirements of the building code or other applicable ordinances of the Village.

It is expressly noted that no order of this Board permitting the aforesaid variance shall be valid for a period longer than one (1) year unless such construction is started and proceeds to completion within the terms of such permit.

David Divito, Acting Chair
Zoning Board of Appeals
Village of Arlington Heights



**Zoning Board of Appeals
5/10/2021**

Item: 1835 N. Fernandez Ave. - ZBA#21-015

Department: Planning & Community Development

REQUEST

A 2.0 foot variance from Chapter 28, Section 10.2-11.1e to allow a driveway with a side yard setback of 1.0 feet from the south property line instead of the minimum required 3.0 feet.

ATTACHMENTS:

Description

Supporting Documents

Type

Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: May 10, 2021
Date Prepared: May 4, 2021
Project Title: Simpson Residence
Address: 1835 N. Fernandez Ave.

Background Information

Petition Number: ZBA #21-015
Petitioner: Kevin Purdom / JRC Design Build
Address: 1275 E. Davis St.
Arlington Heights IL 60005

Existing Zoning: R-3 – Residential Single-Family District

Requested Action/Background Information

The petitioner is proposing a new detached garage in the rear of the property. In order to access the proposed garage, the petitioner is proposing a new driveway that is setback 1.0 feet from the south property line. Pursuant to Chapter 28, Section 10.2-11.1e, the driveway must be setback a minimum of 3.0 feet from the side property line for lots that are 70 feet or greater in width. Therefore, the petitioner is requesting the following variation:

- A 2.0 foot variance from Chapter 28, Section 10.2-11.1e to allow a driveway with a side yard setback of 1.0 feet from the south property line instead of the minimum required 3.0 feet.

Variation Review Standards

In its consideration of the standards of practical difficulties or particular hardships, the Zoning Board of Appeals shall require evidence that (1) the proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property; and (2) the plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned; and (3) the proposed variation is in harmony with the spirit and intent of this Chapter; and (4) the variance requested is the minimum variance necessary to allow reasonable use of the property. A variation shall be permitted only if the evidence, in the judgment of the Board of Appeals, sustains each of the four conditions enumerated.

Map of General Vicinity



Items required to be Submitted 15 Days Prior to Public Hearing

<u>Item</u>	<u>Provided</u>	<u>Dated</u>	<u>Remarks</u>
1. Notification Affidavit	✓	4/20/21	
2. List of Property Owners Within 250 feet of Subject Property	✓	4/20/21	
3. Letter that was Mailed	✓	4/20/21	
4. Photographs of Sign on Property	✓	4/20/21	

Photographs of Existing Structure





Village of Arlington Heights Building & Life Safety Department

Interoffice Memorandum

To: Derek Mach, Zoning Board of Appeals Liaison

From: Deb Pierce, Building & Life Safety Department

Project Name: Simpson Residence

Project Address: 1835 N Fernandez Ave

ZBA #: 21-015

Date: April 22, 2021

Derek:

I have reviewed the request for the following variance:

- A 2.0-foot variance from Chapter 28, Section 10.2-11.1e to allow a driveway with a side yard setback of 1.0 feet from the south property line instead of the minimum required 3.0 feet.

and have the following comment:

1. The driveway shall slope away from the house and any storm water drainage shall not be directed to neighboring property.

ZBA# 21-007015
1835 N Fernandez Avenue.- ZBA
Rev. Eng: Briget Schwab, P.E.
cc: Mike Pagones, P.E. Village Engineer

Application Date: April 7, 2021
Received by Planning:
Transmitted to Engineering: April 22, 2021
Completed: May 3, 2021
ZBA Meeting Date: May 10, 2021

The proposed ZBA application indicates that the petitioner is seeking:

A 2.0-foot variance from Chapter 28, Section 10.2-11.1e to allow a driveway with a side yard setback of 1.0 feet from the south property line instead of the minimum required 3.0 feet.

The Engineering Division has NO OBJECTION to the variance request. However, a curb edge along the property line will be required to direct stormwater runoff away from adjacent property.

NOTE: The addition is not extending the width of the structure. The variance is needed to access garage at the back of the house.

--

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Simpson Residence

Project Address: 1835 N. Fernandez Avenue

ZBA #: 21-015

ZBA Hearing Date: May 10th, 2021

To: Mike Pagones, Village Engineer
Mark Fink, Assistant Building Official

C: Bill Enright, Deputy Director of Planning and Community Development
Steve Hautzinger, Design Planner

From: Derek Mach, Zoning Board of Appeals Liaison

Transmitted On: April 21, 2021

- A 2.0 foot variance from Chapter 28, Section 10.2-11.1e to allow a driveway with a side yard setback of 1.0 feet from the south property line instead of the minimum required 3.0 feet.

Attached are the Petitioner's:

- ☐ Application & Petition
- ☐ Plat of Survey
- ☐ Site Plan
- ☐ Other: _____

Comments: The conversion of the existing attached garage into living space looks good.

Design Commission review is not required.

Steve Hautzinger, Design Planner

Please review, comment, and return to me no later than April 28, 2021.

SAMPLE PETITION

The following petition form shall be used when submitting a petition for a variation from Chapter 28 of the Arlington Heights Municipal Code. This must be submitted with a fully executed application to the Zoning Board of Appeals. Please refer to Section 12 of Chapter 28 if the Arlington Heights Municipal Code for information regarding the criteria by which the Zoning Board of Appeals will evaluate variation requests. (Attached to this application packet.)

PETITION

NOW COMES the Petitioner JRC Design Build - Kevin Purdom

being the owner of the property commonly know as: 185 Fernandez Ave

and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a Variation from Section 5.1-3.2 b

Chapter 28, of the Arlington Heights Municipal Code, in order to: create a 10'-0" driveway along the south lot line

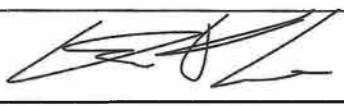
where 3'-0" setback from side is required.

I hereby state that the proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property if the variation(s) were granted (please explain): We plan to comply with all other zoning and design guidelines per the village and believe that this variance will not impact the character or nearby properties.

I hereby state that the plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned (please explain): The existing house is 11'-0" away from current lot line and in order to get a driveway back behind the house a variance will be needed for any drive.

I hereby state that the proposed variation is in harmony with the spirit and intent of this Chapter (please explain): This project is still in the harmony and character of the chapter because there are no major aspects of the project that impact the look and feel of the house in the neighborhood.

I hereby state that the variance requested is the minimum variance necessary to allow reasonable use of the property (please explain): The minimum requirement would be 9'-0" drive with 3'-0" setback and we propose a 10' drive in order to give plenty of space to drive past the house as the driveway will be butting up against house and lot line.

Signed: 
Petitioner

Date: 04/07/2021

PROJECT DATA

PROJECT LOCATION:	1835 N FERNANDEZ AVE
ZONING DISTRICT:	R-3
LOT AREA:	10,125 SF
PIN:	03-19-200-008-0000
MAX LOT COVERAGE:(35%)	3,543 SF
PROPOSED LOT COVERAGE:	2,150
MAX FAR: 3938 + [(10125-8750) X 0.4]	4,488 SF
PROPOSED FAR:	2,716 SF
MAX IMPERVIOUS COVERAGE (50%)	5,062 SF
PROPOSED IMPERVIOUS COVERAGE:	4,233 SF
MAX BUILDING HEIGHT:	25'-0"
PROPOSED BUILDING HEIGHT:	21'-6"
LOCATION AREAS:	
FIRST FLOOR	1,550 SF
SECOND FLOOR	966 SF
GARAGE	600 SF
TOTAL SF	2,516 SF

APPLICABLE CODES

ALL WORK PERFORMED AND MATERIALS USED SHALL COMPLY WITH THE FOLLOWING:

BUILDING CODE	2018 INTERNATIONAL RESIDENTIAL CODE WITH AMENDMENTS
MECHANICAL CODE	INTERNATIONAL MECHANICAL CODE, 2018
ELECTRICAL CODE	2017 NATIONAL ELECTRICAL CODE WITH AMENDMENTS
PLUMBING CODE	2014 ILLINOIS PLUMBING CODE WITH AMENDMENTS
ENERGY CODE	2018 ILLINOIS ENERGY CONSERVATION CODE WITH STATE AMENDMENTS

ALL APPLICABLE LOCAL AND STATE CODES, ORDINANCES, AND REGULATIONS.

MANUFACTURERS' SPECIFICATIONS AND TRADE ASSOCIATIONS RECOMMENDATIONS.

ACCEPTED ENGINEERING AND CONSTRUCTION PRACTICES.

ENERGY CODE COMPLIANCE NOTES

1.
ENERGY CODE COMPLIANCE DESIGN BY PRESCRIPTIVE MEANS.
CLIMATE ZONE : 5
MAX. GLAZING U-FACTOR: 0.30
ACTUAL U-FACTOR: 0.30
MIN. SKYLIGHT U-FACTOR: 0.55
ACTUAL SKYLIGHT U-FACTOR: 0.55
SHGC : N R
MIN. CEILING R-VALUE: 49
ACTUAL CEILING R-VALUE: 49 (BLOWN)
MIN. FRAME WALL R-VALUE: 20 OR 13+5
ACTUAL WALL R-VALUE: 15 + 5 (BATT & RIGID)
MIN. FLOOR R-VALUE: 30
ACTUAL FLOOR R-VALUE: N/A
MIN. BASEMENT R-VALUE: 15/19
ACTUAL BASEMENT R-VALUE: 21
GC TO PROVIDE PERMANENT CERTIFICATE TO BE POSTED ADJACENT TO ELECTRICAL PANEL INDICATING INSULATION AND ENERGY VALUES FOR BUILDING INSULATION, FENESTRATION AND DUCT SYSTEMS. SPRAY FOAM BOX SILLS AND SILL PLATES, AND ADD R-15 HIGH DENSITY FRICTION FIT BATT INSULATION.
2.
ALL PENETRATIONS THROUGH THERMAL ENVELOPE SHALL BE ADEQUATELY SEALED BY CAULK, GASKET, WEATHERSTRIPPING OR OTHER BARRIER MEANS PER 2018 IECC REQUIREMENTS.
ALL WINDOWS AND EXTERIOR DOOR JAMBS ARE TO BE SEALED WITH LOW-EXPANSION FOAM.
ALL BOTTOM PLATES ON EXTERIOR WALLS SHALL BE GLUED TO SUB-FLOOR.
3.
ALL FIREPLACES SHALL HAVE GASKETED DOORS & OUTSIDE COMBUSTION AIR.
4.
ALL RECESSED LIGHTING IN THERMAL ENVELOPE SHALL BE SEALED TO PREVENT AIR LEAKAGE. ALL RECESSED DOWNLIGHTING TO BE IC-RATED.

DESIGN CRITERIA

FLOOR SLEEPING ROOMS OTHER ROOMS VEH. GARAGES	40# LL - 10# DL 40# LL - 10# DL 50# LL - 10# DL
WALL	60# PLF OR ACTUAL LOAD 20 PSF WIND 0'-20' HEIGHT 25 PSF WIND 21'-29' HEIGHT 30 PSF WIND 30' HEIGHT AND ABOVE
CEILING UNHAB W/O STOR UNHAB LIM STOR HAB W/ FIX STAIR	10# LL - 10# DL 20# LL - 10# DL 30# LL - 10# DL
WIND SPEED NOMINAL	115 MPH 3 SECOND GUST & 89
ROOF	30# LL (SNOW) - 10# DL (ALL SLOPES)
CATHEDRAL	30# LL - 15# DL (ALL SLOPES)
EXT DECK	40# LL - 10# DL
EXT BALCONY	40# LL - 10# DL
STAIRS	40# LL + 300# CONCENTRATED LOAD
GUARD & HANDRAILS	200# LL AT ANY DIRECTION APPLIED AT THE TOP
FROST DEPTH	42" (3'-6")

STRUCTURAL FRAMING LUMBER
BASE VALUE (USE NO MULTIPLIERS AGAINST BASE VALUE)
GRADE #2 SPECIES SPF DOMESTIC OR CANADIAN BASE Fb 875

SPECIFY MANUFACTURER AND NAME OF SPECIFIC BEAM PRODUCT WITH THE CURRENT SIZE, Fb, AND E VALUES PER MANUFACTURER

MANUFACTURER - TRUS-JOIST
PRODUCT - LVL HEADERS & BEAMS MICRO-LAM

INTERIOR ALTERATIONS AND GARAGE ADDTION



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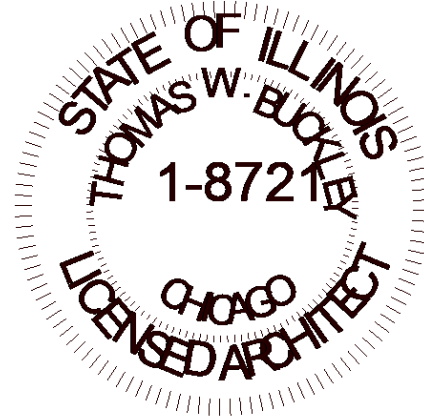
GARAGE ADDITION
TO
SIMPSON RESIDENCE
1835 N FERNANDEZ AVE
ARLINGTON HEIGHTS, IL

DATE

03/22/2021

ISSUE DATE

03/22/2021 1 - PERMIT



THOMAS
BUCKLEY
ARCHITECT

5145 Wedge Ct E
Bradenton, FL 34203
TEL. 847-310-9530 e-mail:
tom@thomasbuckleyarchitect.com

ARCHITECT'S CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY DIRECTION AND THAT TO THE BEST OF MY KNOWLEDGE, COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.

Thomas Buckley

CERT. NO. 001.008721

EXP: 11-30-2022 DATE 03/22/2021

TABLE R301.2(1) CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOAD	WIND DESIGN				SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP	ICE BARRIER UNDER LAYMENT REQ.	FLOOD HAZARDS CHAPTER 15 OF VILLAGE CODE	AIR FREEZING INDEX	MEAN ANNUAL TEMP
	SPEED (MPH)	TOPO EFFECTS	SPECIAL WIND REGION	WIND- BORNE DEBRIS ZONE		WTHRING	FROST LINE DEPTH	TERMITE					
25	115	NO	NO	NO	b	SEVERE	42"	MCD TO- HEAVY	-4	YES	NOV 8 2000	2000	47.6

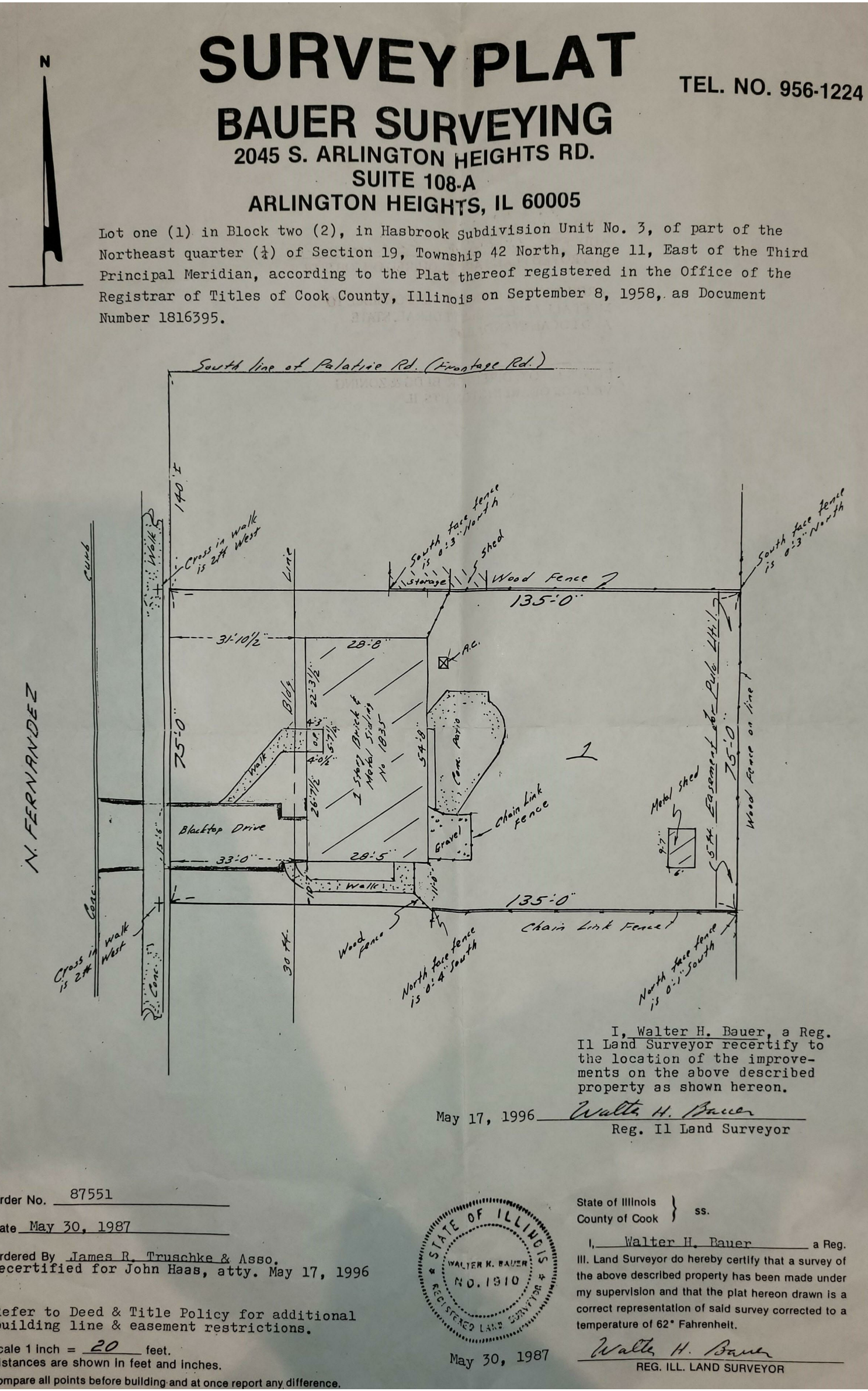
SHEET INDEX - ARCHITECTURAL

A0.0	COVER SHEET	03/22/2021
A0.00	EXISTING DRAWINGS	03/22/2021
A1.0	SITE PLAN	03/22/2021
A2.0	FOUNDATION & BASEMENT PLANS	03/22/2021
A2.1	FLOOR PLANS	03/22/2021
A3.0	ELEVATIONS	03/22/2021
A3.1	ELEVATIONS	03/22/2021
A4.0	SECTIONS	03/22/2021
A7.0	SPECIFICATIONS	03/22/2021

SHEET TITLE
COVER SHEET

SHEET NUMBER

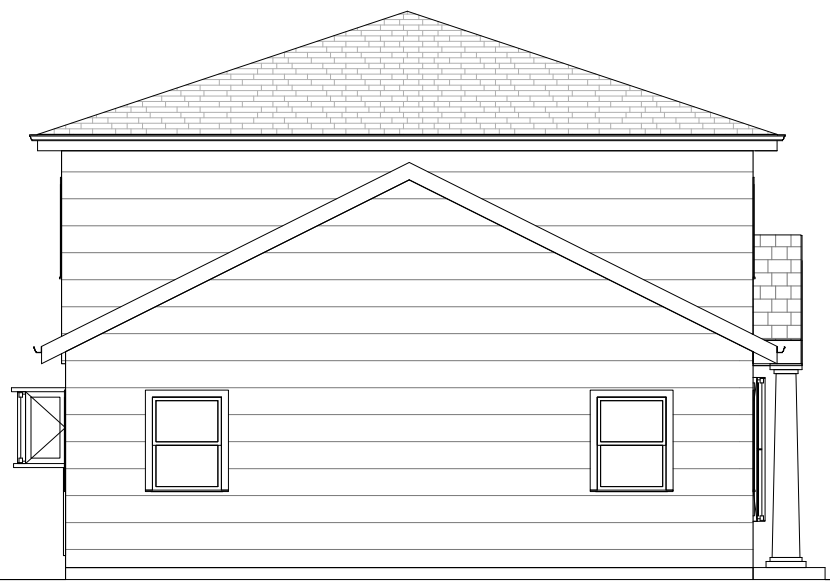
A0.0



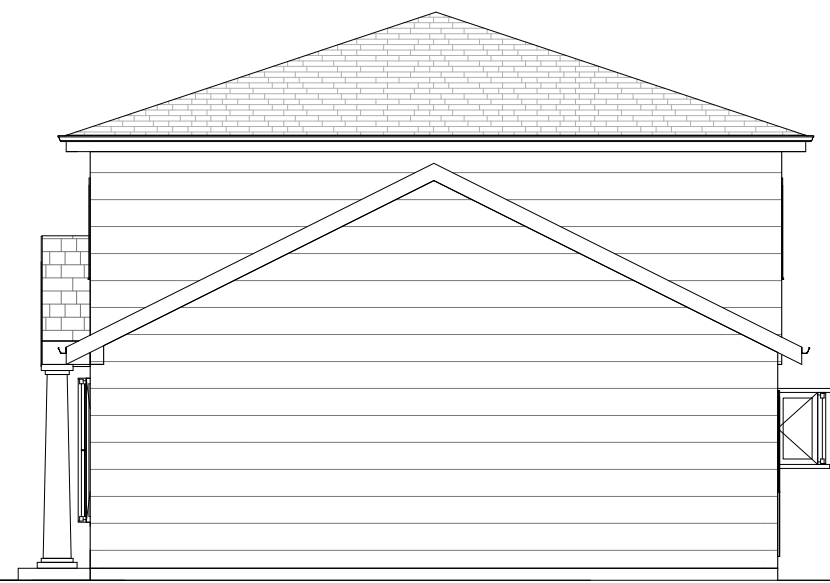
1 WEST ELEVATION - EXISTING FRONT
A0.00 1/8" = 1'-0"



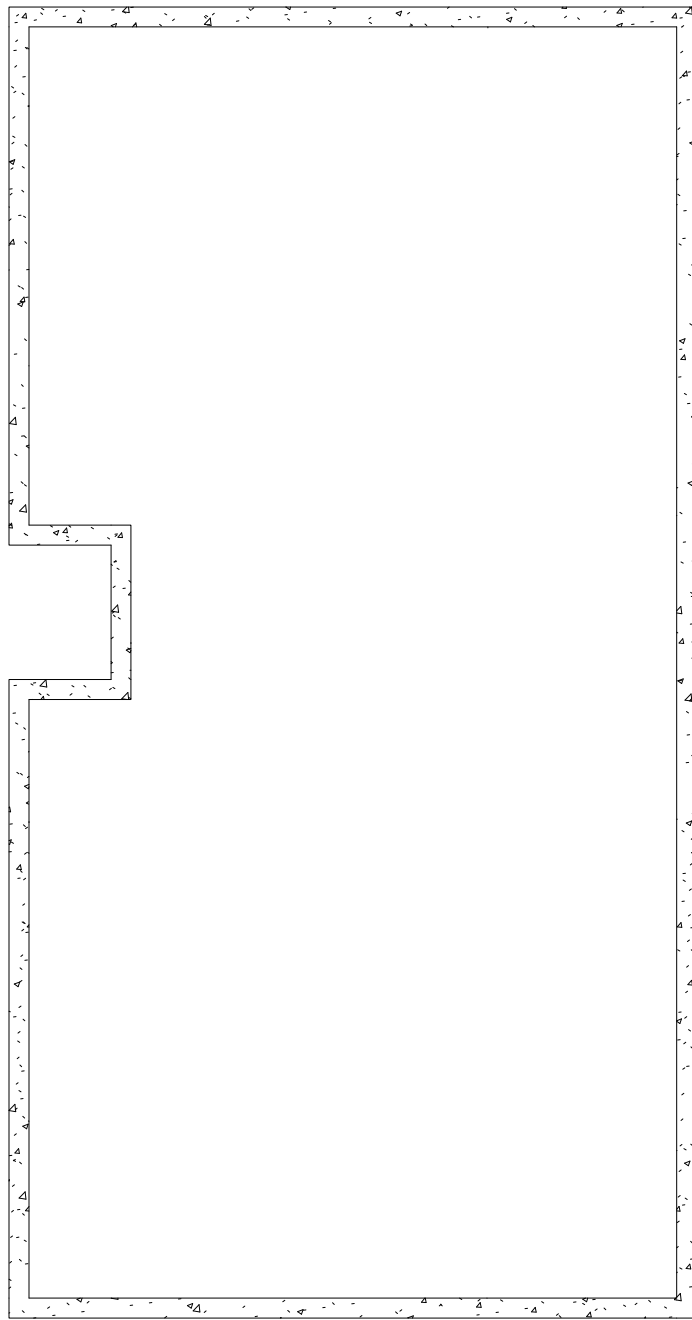
3 EAST ELEVATION - EXISTING REAR
A0.00 1/8" = 1'-0"



2 NORTH ELEVATION - EXISTING SIDE
A0.00 1/8" = 1'-0"



4 SOUTH ELEVATION - EXISTING SIDE
A0.00 1/8" = 1'-0"



6 EXISTING FOUNDATION/BASEMENT PLAN
A0.00 1/8" = 1'-0"



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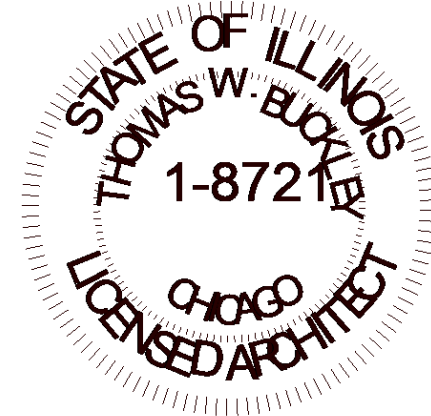
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ISSUE DATE

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1 - PERMIT



**THOMAS
BUCKLEY
ARCHITECT**

5145 Wedge Ct E
Bradenton, FL 34203
TEL. 847-310-9530 e-mail:
tom@thomasbuckleyarchitect.com

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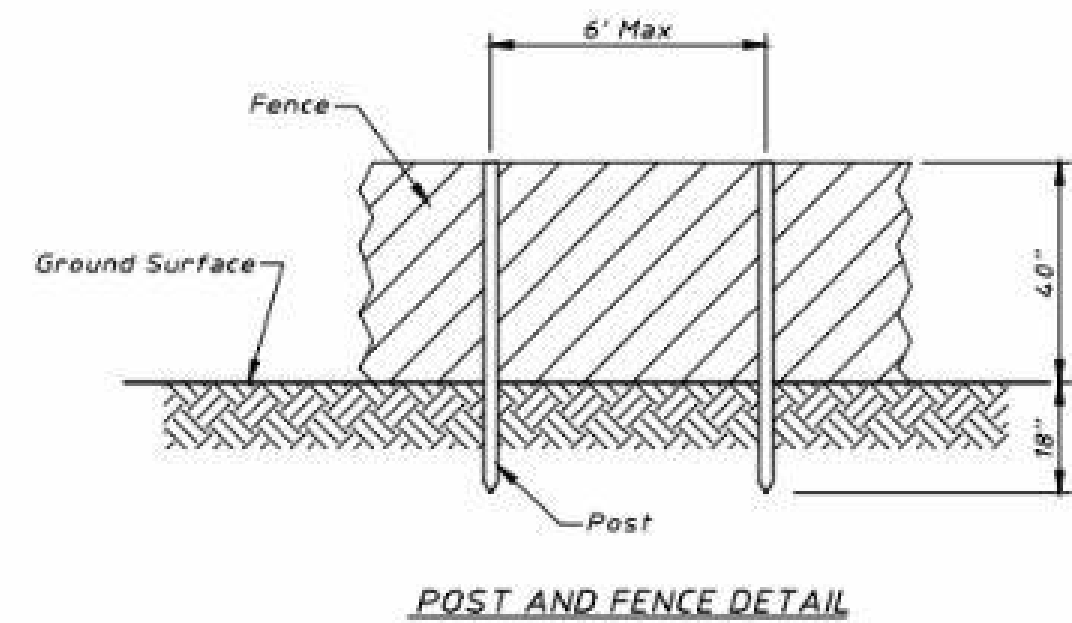
SHEET TITLE

EXISTING DRAWINGS

SHEET NUMBER

A0.00

	REQUIRED	PROPOSED
FRONTYARD	25'-0"	31'-10 1/2"
INTERIOR SIDEYARD 10% LOT WIDTH	7'-6"	11'-0"
INTERIOR SIDEYARD 10% LOT WIDTH	7'-6"	EX. 9'-0"
REARYARD	30'-0"	EX 73'-4"
GARAGE HEIGHT - PEAK	MAX 15'-0"	15'-0"



- ## TREE PROTECTION - FENCING



	PROPERTY LINE
	SETBACK LINE
	EASEMENT LINE
	ELECTRIC SERVICE
	GAS SERVICE
	STORM SEWER
	SANITARY SEWER
	WATER SERVICE
	FENCE

SITE PLAN - PROPOSED

1/16" = 1'-0"

State of Illinois } ss.
County of Cook }

I, Walter H. Bauer a Reg.
Ill. Land Surveyor do hereby certify that a survey of
the above described property has been made under
my supervision and that the plat hereon drawn is a
correct representation of said survey corrected to a
temperature of 62° Fahrenheit.

Walter H. Bauer
REG. ILL. LAND SURVEYOR

A1.0

WALL LEGEND - SUB LEVEL

LOCATION	U.L. NO.	FIRE RATING	CONSTRUCTION	DESCRIPTION
EXTERIOR (1)	---	---	=====	10" CONCRETE FOUNDATION WALL W/ 2 - #5 TOP, MID & BOTTOM ON 20" X 10" CONCRETE FOOTING
EXTERIOR (2)	---	---	=====	12" TRENCH CONC. FOUNDATION WALL W/ 2 - #5 TOP & BOTTOM MIN. 42" BELOW GRADE
INTERIOR - 1	---	---	=====	2 X 4 WD STUDS @ 16" OC W/ 5/8" DRYWALL EACH FACE
INTERIOR - 2 (PLUMBING)	---	---	=====	2 X 6 WD STUDS @ 16" OC W/ 5/8" DRYWALL EACH FACE
INTERIOR - 3 (PERIMETER)	---	---	=====	FOUNDATION WALL W/ 2X4 STUD WALL @ 16" OC OFFSET 2" FROM FOUNDATION WALL TO ALLOW FOR R-21 CAVITY INSULATION + 5/8" DRYWALL (INT)
EXISTING WALLS	---	---	=====	
NEW CONSTRUCTION	---	---	=====	

CONCRETE AND EXCAVATION

1. FOOTINGS SHALL BEAR ON UNDISTURBED, INORGANIC SOIL WITH MINIMUM BEARING CAPACITY OF 3,000 PSF.
2. ALL EXCESS SOIL SHALL BE REMOVED FROM THE SITE.
3. FOUNDATION CONCRETE TO ACHIEVE COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS: MIN. 5 1/2 BAG MIX SIDEWALKS, PATIOS & STEPS TO BE AIR- ENTRAINED WITH COMPRESSIVE STRENGTH OF 3500 PSI AT 28 DAYS, MIN 6 MIX.
4. BACK- FILL SOIL SO THAT GRADE SLOPES AWAY FROM FOUNDATION 6" WITHIN FIRST 10'-0" (MIN.)
5. EXISTING GROUND ELEVATIONS WILL NOT BE ALTERED ANYWHERE ON THE SITE IN ORDER TO MAINTAIN THE EXISTING DRAINAGE PATTERN AND NOT OBSTRUCT ANY TRIBUTARY DRAINAGE FROM THE SURROUNDING PROPERTIES.
6. ALL EXCAVATED SOIL/MATERIALS NOT TO BE USED FOR BACKFILL & TO BE IMMEDIATELY REMOVED FROM SITE. NO ON-SITE STOCKPILING OF EXCAVATED MATERIALS WILL BE ALLOWED. WITH THE EXCEPTION OF TOPSOIL FOR FINAL GRADING.
7. GRAVEL BASE ON CONCRETE SLABS TO HAVE A BASIC COURSE CONSISTING OF CLEAN GRADE SAND, GRAVEL, CRUSHED STONE, OR CRUSHED BLAST-FURNACE SLAG PASSING A 2" SIEVE AND RETAINED ON 1.4" SIEVE SHALL BE PLACED ON THE PREPARED SUBGRADE WHEN THE SLAB IS BELOW GRADE. PEA GRAVEL IS NOT ALLOWED.
8. PLEASE TAKE CARE WHEN DIGGING FOR THE FOOTINGS. THE USE OF ROCK UNDER FOOTING CAN FACILITATE WATER ACCUMULATION UNDER THE FLOOR SLAB/BASEMENT AND CONTRIBUTE TO FLOODING AS THE GROUND WATER LEVEL RISES DURING EXTREMELY WET PERIODS. THEREFORE, CRUSHED ROCK CANNOT BE PERMITTED UNDER FOUNDATIONS UNLESS A SOILS REPORT BY AN ILLINOIS LICENSED SOILS ENGINEER SPECIFICALLY ADDRESSES THE EXISTING AND POTENTIAL HIGH LEVELS OF GROUND WATER TABLE AND ADEQUATE PREVENTATIVE MEASURES TO PROTECT THE HOMEOWNER. PROVIDE A PERMANENTLY AFFIXED LADDER IN AREAWELL IF GRADE IS HIGHER THAN 44" ABOVE THE BOTTOM OF THE WELL.
9. PORCHES & STEPS EXPOSED TO WEATHER SHALL HAVE CONCRETE W/ A MIN. COMPRESSIVE STRENGTH OF 3,500 PSI AND SHALL BE AIR ENTRAINED NOT LESS THAN 5% OR MORE THAN 1%.
10. SLABS-ON-GRADE REQUIRE MINIMUM OF #10 WELDED WIRE FABRIC LOCATED IN THE UPPER ONE THIRD OF THE THICKNESS.
11. CONTROL JOINTS FOR 4" SLABS SHALL BE AT A MAXIMUM OF 8'-0" INTERVALS
12. FIELD VERIFY SAW CUT CONTROL JOINTS ARE INSTALLED WITHIN 24 HOURS OF FINAL FINISHING OF CONCRETE.
13. BUILDING DRAINS THAT EXTEND THROUGH A FOUNDATION WALL SHALL BE OF CAST-IRON PIPE AND SHALL EXTEND A MIN. 5'-0" BEYOND AN EXTERIOR FOUNDATION WALL. 6" FULL SIXE CLEANOUT IS ACKNOWLEDGED.
14. A WRITTEN RECORD PROVIDED FROM THE MATERIAL SUPPLIER SHALL BE PROVIDED TO THE LOCAL AUTHORITY UPON COMPLETION OF DELIVERY OF CONCRETE. THE RECORDS SHALL CONTAIN THE FOLLOWING:
A: TIME THAT WATER WAS INTRODUCED TO THE CONC. MIX
B: TIME AT THE END OF THE CONCRETE POUR
C: CEMENT MIX RATIO
D: AMOUNT OF WATER ADDED ON SITE
E: TOTAL NUMBER OF DRUM REVOLUTIONS
F: AMOUNT OF CHLORIDE ADDED TO THE CEMENT MIX
G: AMOUNT OF ADMIXTURES IN CEMENT MIX
H: AIR CONTENT OF CEMENT MIX
15. THE SOIL BEARING CAPACITY SHALL BE VERIFIED BY AN ILLINOIS LICENSED SOILS ENGINEER AT THE TIME THE FOOTINGS ARE EXCAVATED AND A COPY OF THE REPORT SHALL BE PROVIDED TO THE INSPECTOR PRIOR TO POURING THE FOOTINGS.
- 16.



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GARAGE ADDITION
TO
SIMPSON RESIDENCE
1835 N FERNANDEZ AVE
ARLINGTON HEIGHTS, IL

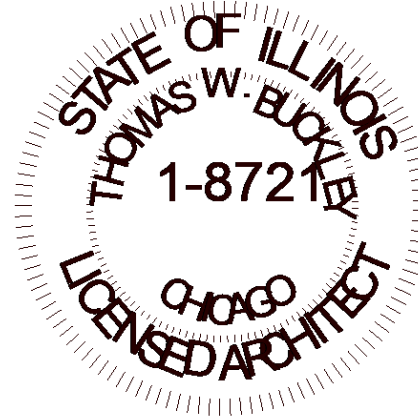
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THOMAS
BUCKLEY
ARCHITECT

5145 Wedge Ct E
Bradenton, FL 34203
TEL. 847-310-9530 e-mail:
tom@thomasbuckleyarchitect.com

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Thomas Buckley

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EXP: 11-30-2022

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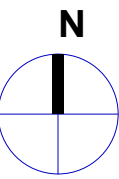
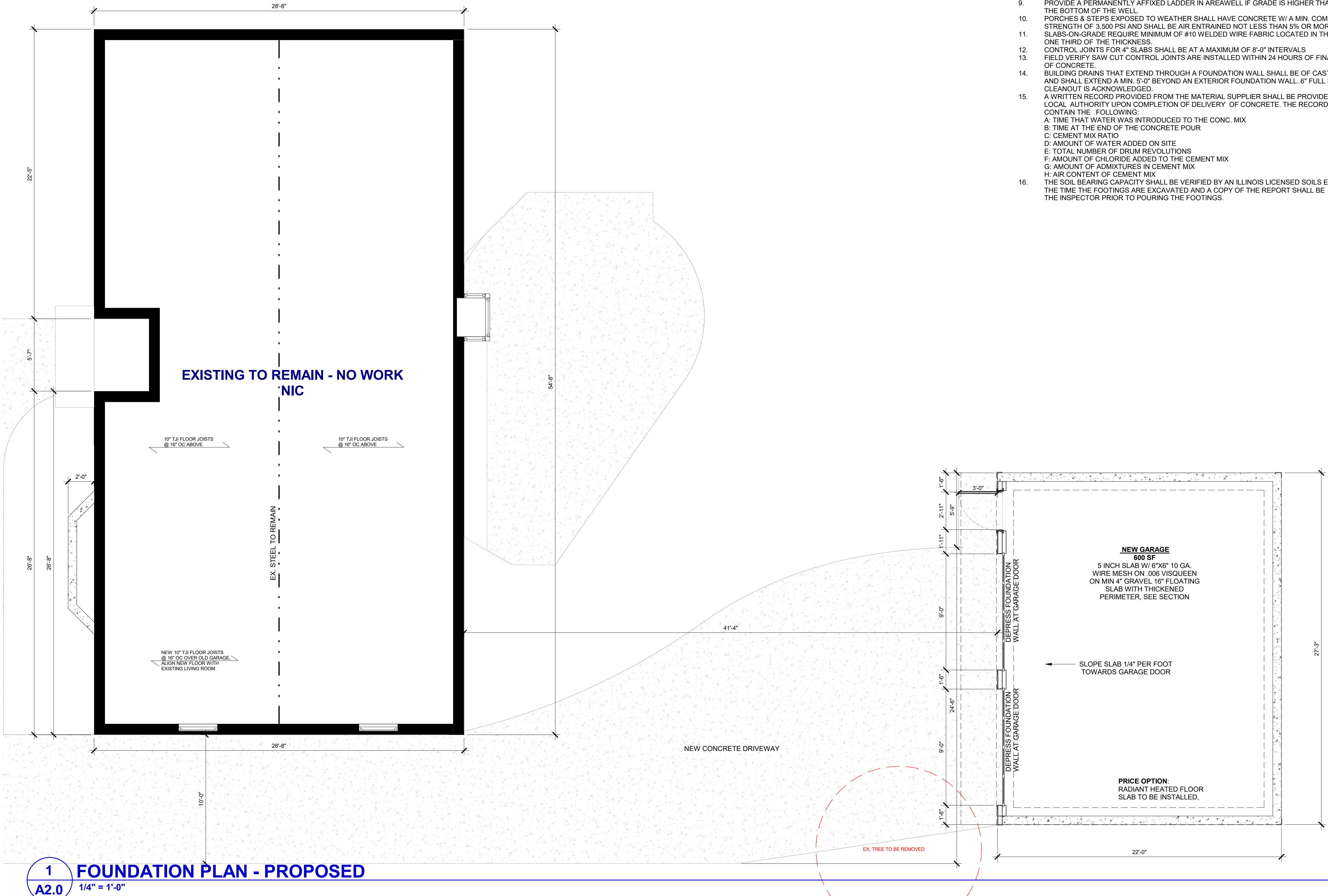
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SHEET TITLE

FOUNDATION & BASEMENT PLANS

SHEET NUMBER

A2.0



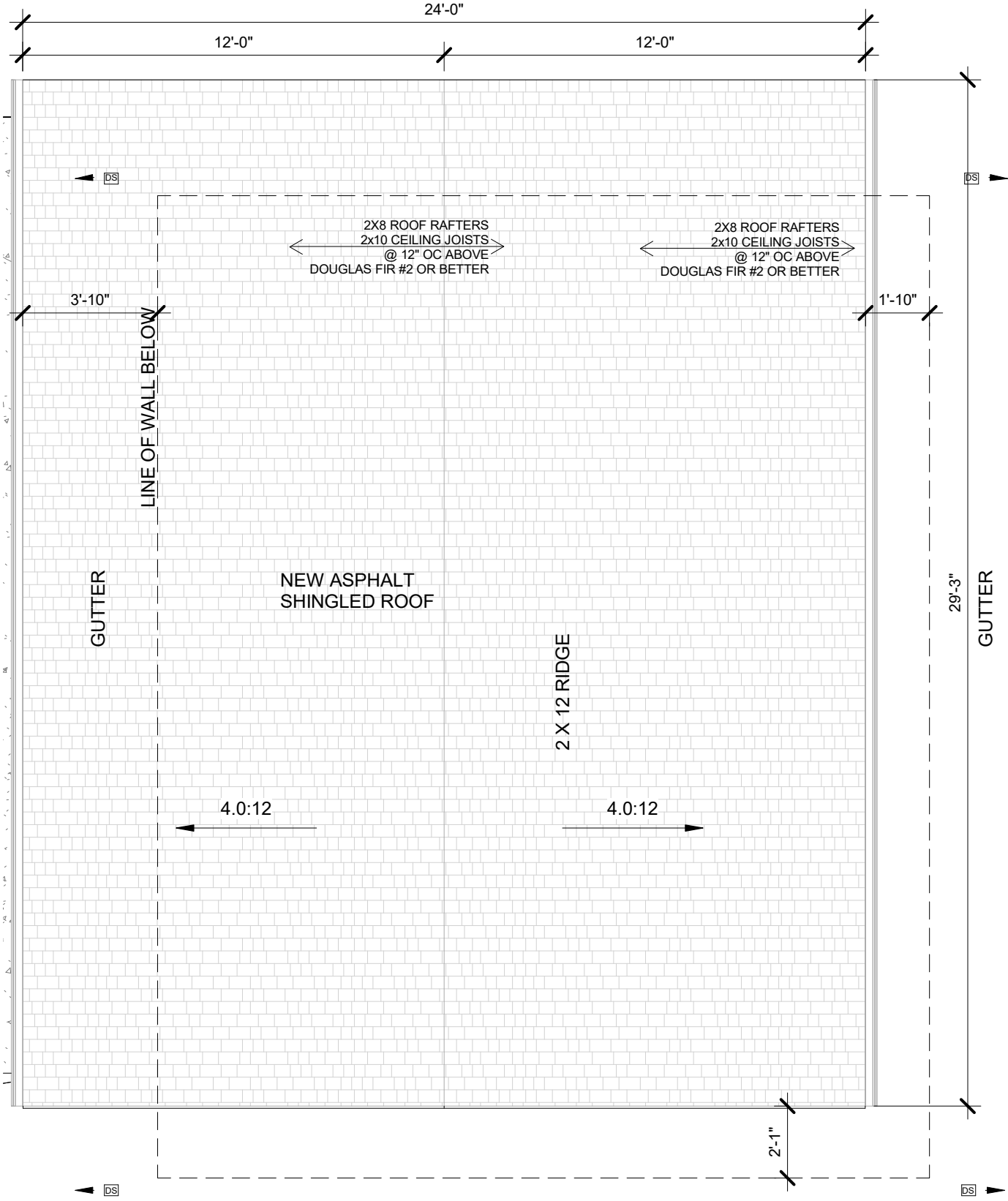
WALL LEGEND - FIRST + SECOND FLOORS				
LOCATION	U.L. NO.	FIRE RATING	CONSTRUCTION	DESCRIPTION
EXTERIOR (1)	---	---		2 X 6 WD STUDS @ 16" OC W/ 5/8" DRYWALL (INT) 1/2" OSB (EXT) [R-21] CAVITY INSULATION
EXTERIOR (GARAGE)	---	1 HR		2 X 6 WD STUDS @ 16" OC W/ 5/8" DRYWALL (INT) 1/2" OSB (EXT)
INTERIOR - 1	---	---		2 X 4 WD STUDS @ 16" OC W/ 5/8" DRYWALL EACH FACE
INTERIOR - 2 (PLUMBING)	---	---		2 X 6 WD STUDS @ 16" OC W/ 5/8" DRYWALL EACH FACE
INTERIOR - 3 (GARAGE)	---	1 HR		2 X 6 WD STUDS @ 16" OC W/ 5/8" DRYWALL (INT) 5/8" "X" (GAR) [R-21] CAVITY INSULATION
EXISTING WALLS	---	---		
NEW CONSTRUCTION	---	---		

R905.1.2 ICE BARRIERS

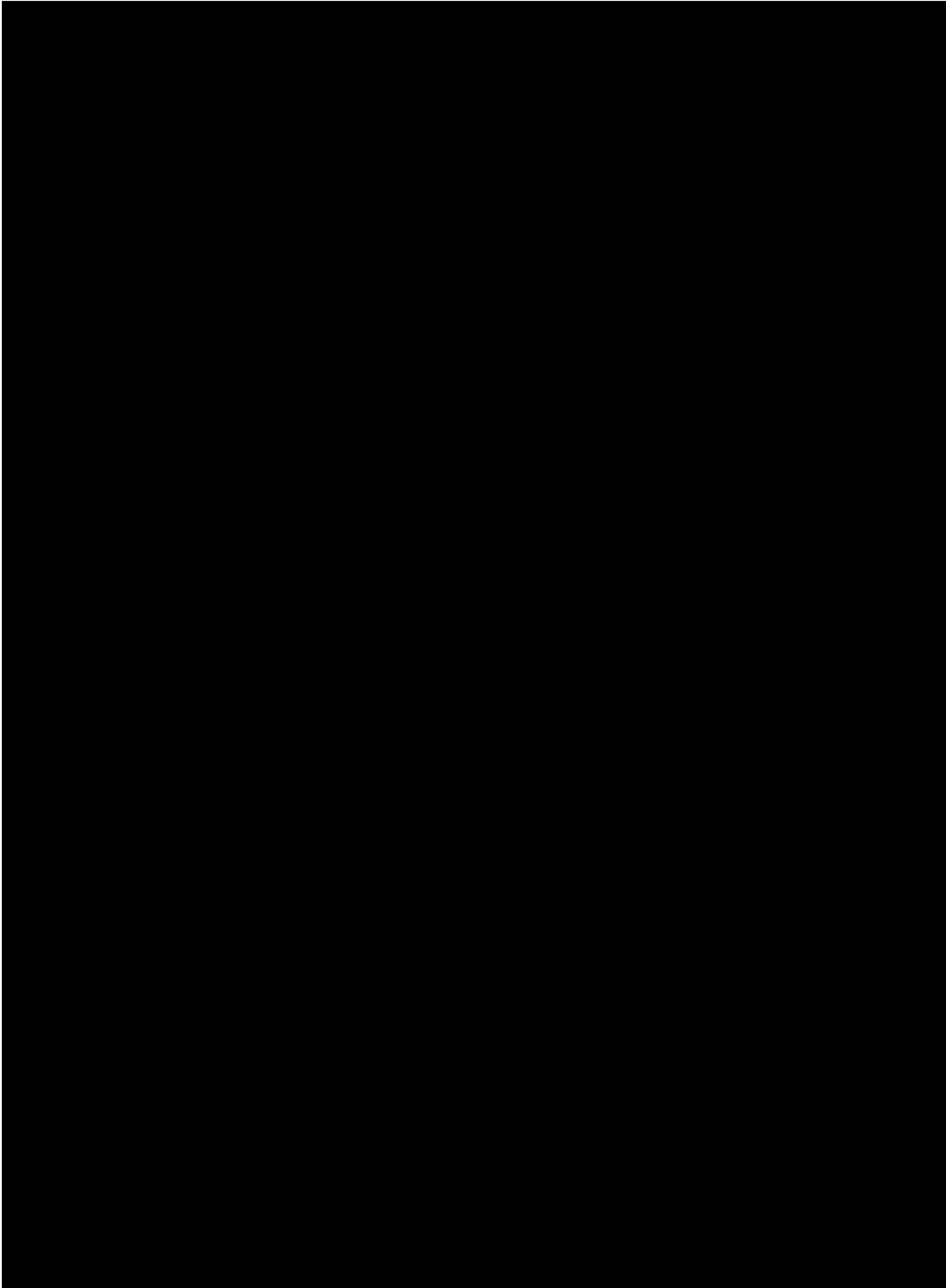
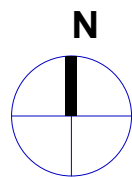
IN AREAS WHERE THERE HAS BEEN A HISTORY OF ICE FORMING ALONG THE EAVES CAUSING S BACKUP OF WATER AS DESIGNATED IN TABLE R301.2(1). AN ICE BARRIER SHALL BE INSTALLED FOR ASPHALT SHINGLES, METAL ROOF SHINGLES, MINERAL-SURFACED ROLL ROOFING, SLATE AND SLATE-TYPE SHINGLE, WOOD SHINGLES AND WOOD SHAKES. THE ICE BARRIER SHALL CONSIST OF NOT FEWE THAN TWO LAYERS OF UNDERLAYMENT CEMENTED TOGETHER, OR A SELF-ADHERING POLYMER-MODIFIED BITUMEN SHEET SHALL BE USED IN PLACE OF NORMAL UNDERLAYMENT AND EXTEND FROM THE LOWEST EDGES OF ALL ROOF SURFACES TO A POINT NOT LESS THAN 24 INCHES (610 MM) INSIDE THE EXTERIOR WALL LINE OF THE BUIDLING. ON ROOF SLOPES WITH SLOPE EQUAL TO OR GREATER THAN 8 UNITS VERTICAL IN 12 UNITS HORIZONTAL. THE ICE BARRIER SHALL ALSO BE APPLIED NOT LESS THAN 36 INCHES MEASURED ALONG THE ROOF SLOPE FROM THE EAVE EDGE OF THE BUILDING.

NOTE:
ALL DOWNSPOUTS TO DRAIN AWAY FROM HOUSE AND TOWARDS FRONT OR BACK OF LOT TO AVOID DRAINAGE ISSUES WITH NEIGHBORING LOTS

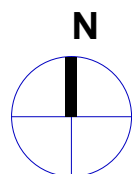
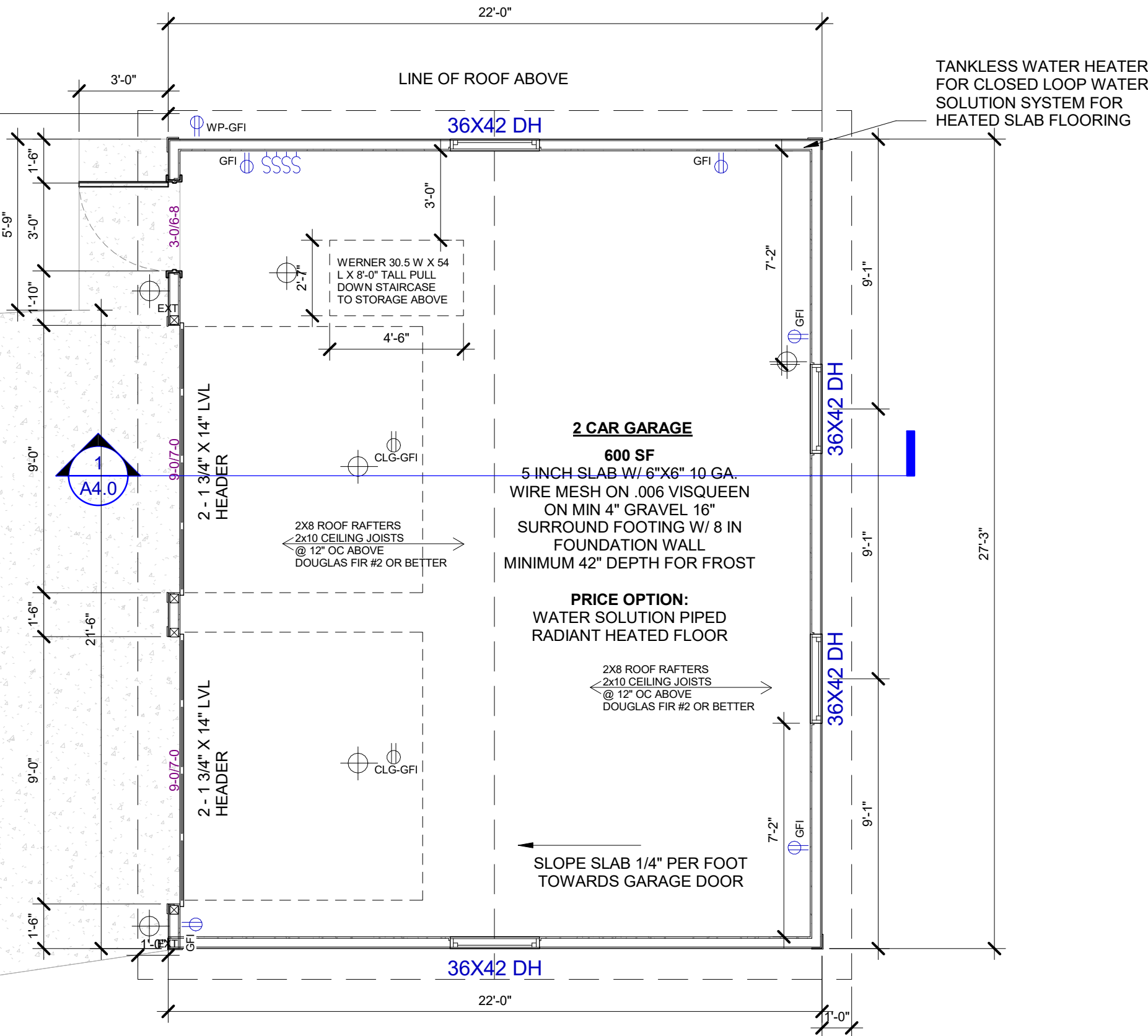
MAXIMUM PEAK OF ROOF NOT TO EXCEED 15'-0"



2 ROOF PLAN - PROPOSED
A2.1 1/4" = 1'-0"



1 FIRST FLOOR - PROPOSED
A2.1 1/4" = 1'-0"



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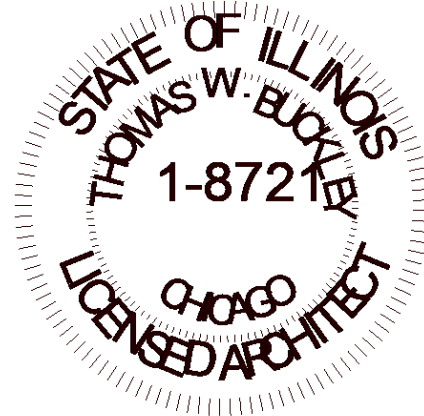
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THOMAS BUCKLEY ARCHITECT

5145 Wedge Ct E
Bradenton, FL 34203
TEL. 847-310-9530 e-mail: tom@thomasbuckleyarchitect.com

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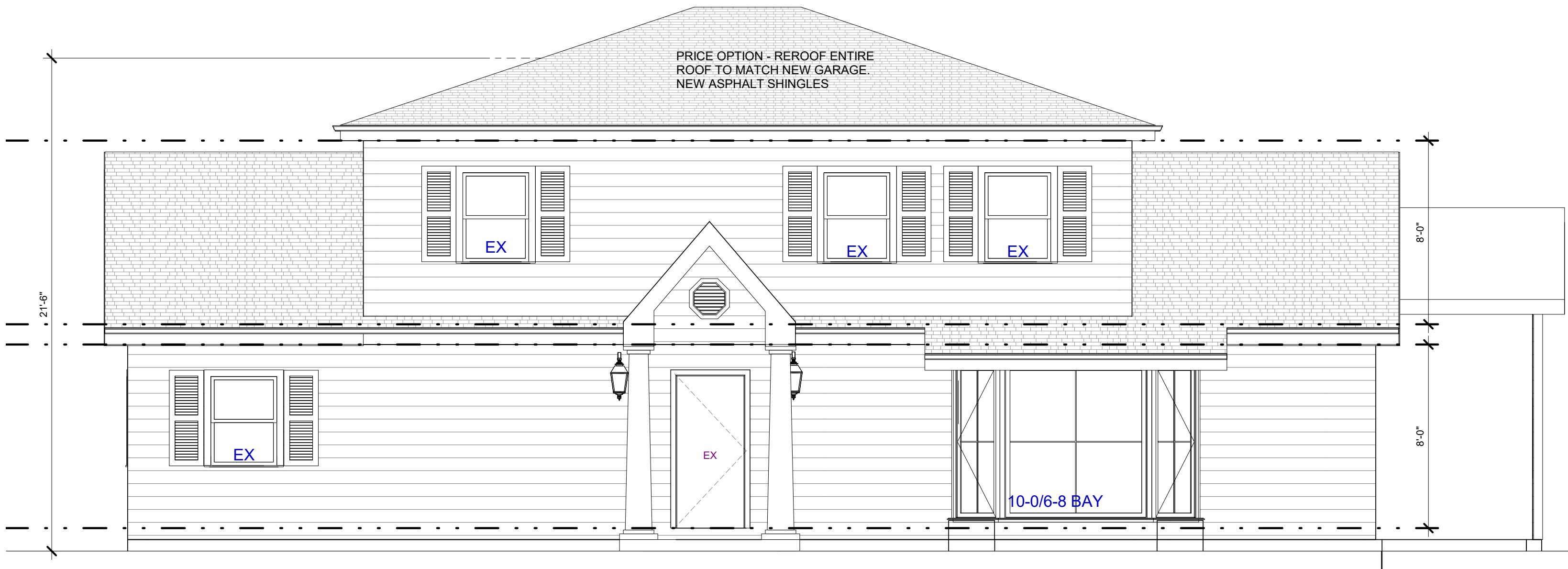
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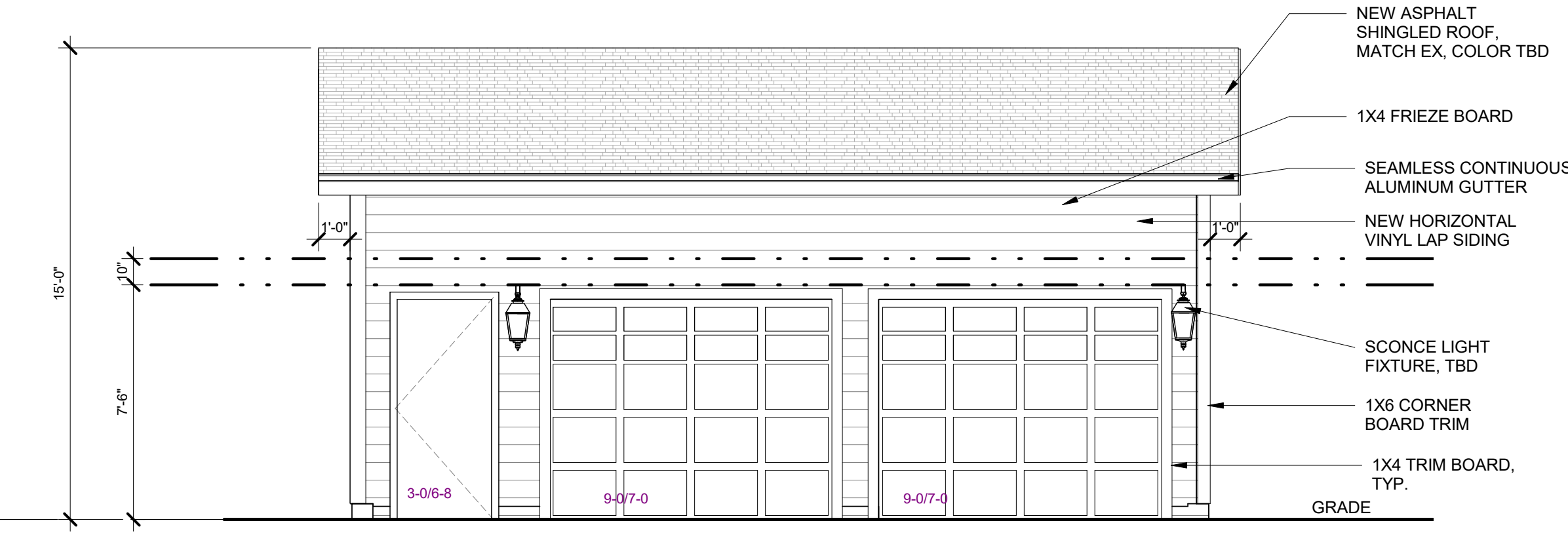
SHEET TITLE
FLOOR PLANS

SHEET NUMBER

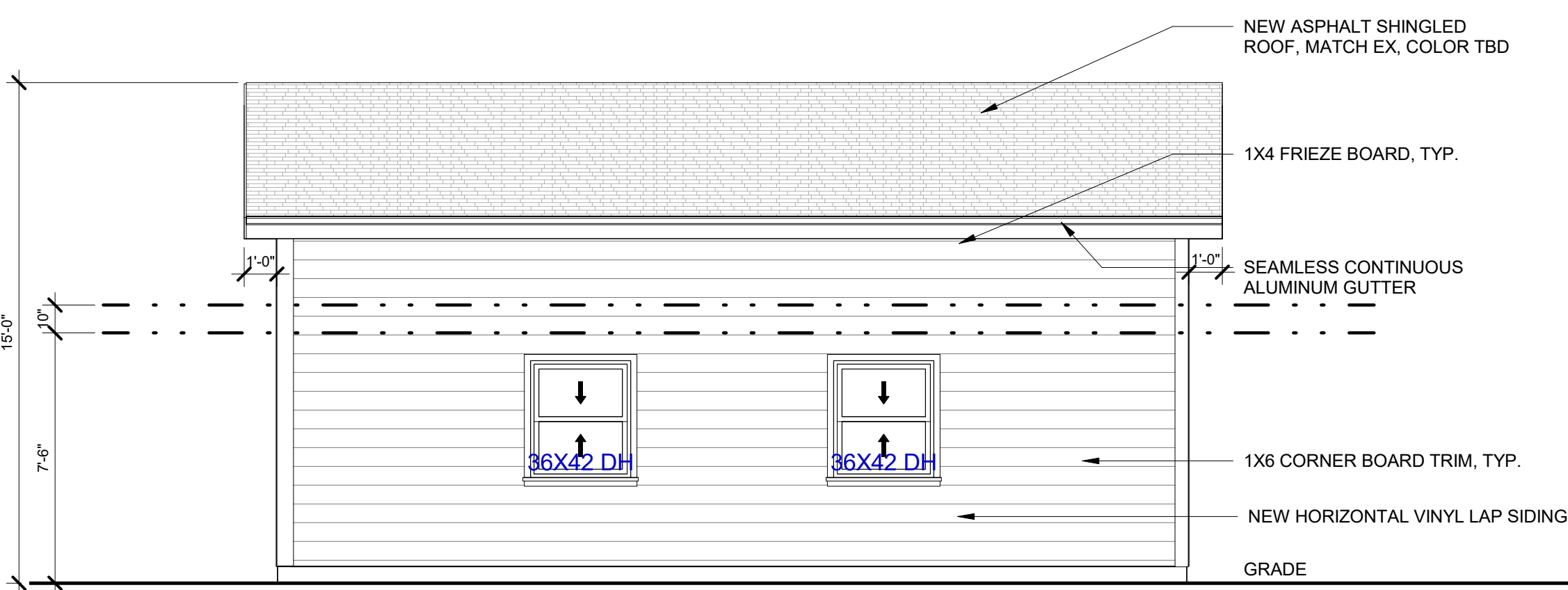
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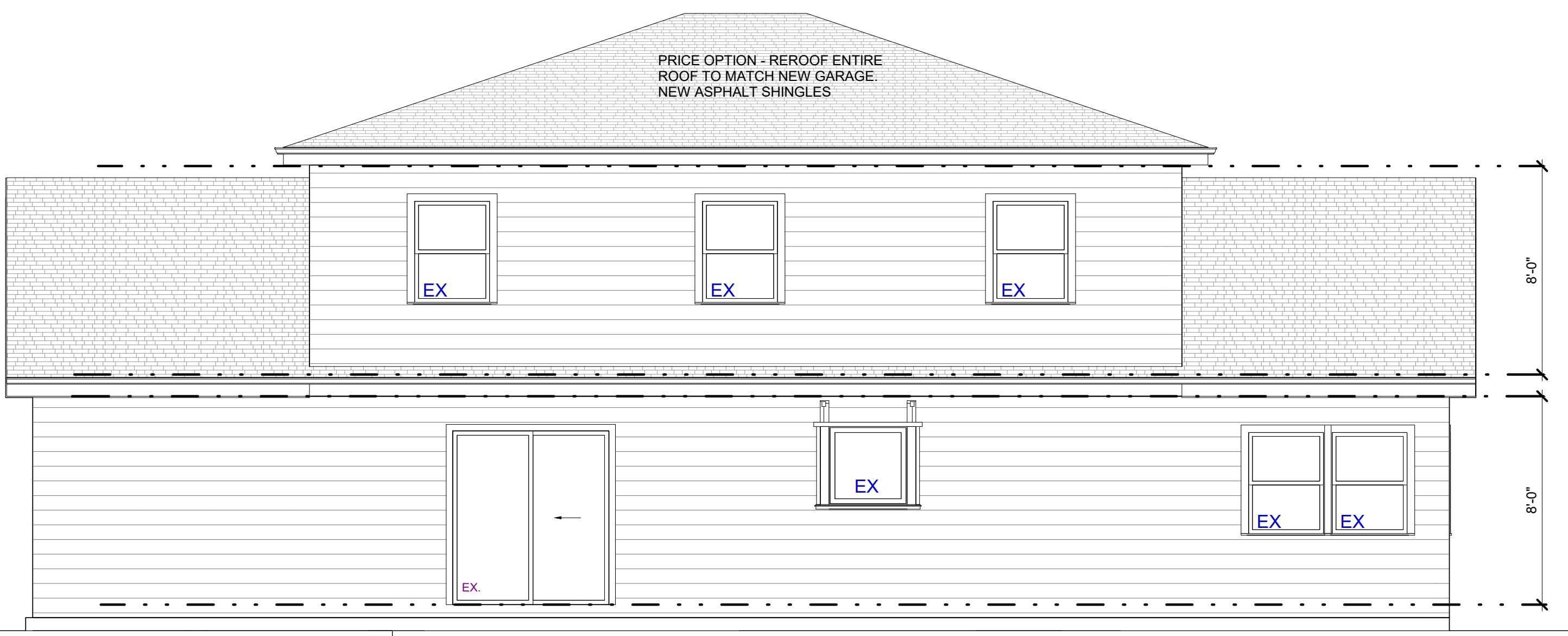
1 WEST ELEVATION - FRONT
A3.0 1/4" = 1'-0"



2 GARAGE WEST ELEVATION - FRONT
A3.0 1/4" = 1'-0"



3 GARAGE EAST ELEVATION - BACK
A3.0 1/4" = 1'-0"



4 EAST ELEVATION - BACK
A3.0 1/4" = 1'-0"

ELEVATION MATERIALS							
LOCATION	HATCH PATTERN	DESCRIPTION	MANUF.		HATCH PATTERN	DESCRIPTION	MANUF.
SIDING (1)		HORIZ LAP SIDING - TBD MATCH EXISTING		TRIM AND FASCIA		TRIM - WHITE TBD	
ROOFING (1)		ASPHALT SHINGLES		SOFFIT AND FASCIA		ALUMINUM - VENTED TO MATCH EX	
WINDOWS		FIBERGLASS		GUTTERS, DOWNSPOUTS		ALUMINUM - WHITE TO MATCH EX	
DOORS		WHITE					

- WINDOW SIZES : ROUGH OPENING TO BE VERIFIED IN FIELD W/ CHOSEN WINDOW MANUF. & CONTRACTOR PRIOR TO CONSTRUCTION
- GLASS SIZES TO BE FOLLOWED AS CLOSE AS POSSIBLE PER DIFFERENT MANUF.
- BEDROOM WINDOWS TO HAVE EGRESS HARDWARE & FOLLOW EGRESS REQUIREMENTS AS LABELED ON ELEVATIONS.
- WINDOWS IN WHICH THE BOTTOM EDGE OF THE WINDOW IS LESS THAN 18" ABOVE THE TOP OF THE FLOOR ARE REQUIRED TO BE TEMPERED.
- FIELD VERIFY EMERGENCY ESCAPE & RESCUE OPENINGS IN SLEEPING ROOMS EGRESS WINDOW REQUIREMENTS PROVIDE A NET CLEAR OPENING OF 5.7 SF OR GREATER, ACHIEVED BY SIMPLY OPENING THE WINDOW PROVIDE A NET CLEAR OPENING OF 5.0 SF OR GREATER FOR GRADE LEVEL WINDOWS. A MINIMUM CLEAR WIDTH OF 20" A MINIMUM CLEAR HEIGHT OF 24" A SILL HEIGHT OF LESS THAN 44" AFF ALL NEW WINDOWS TO HAVE A MAX. U-FACTOR OF 0.32
-



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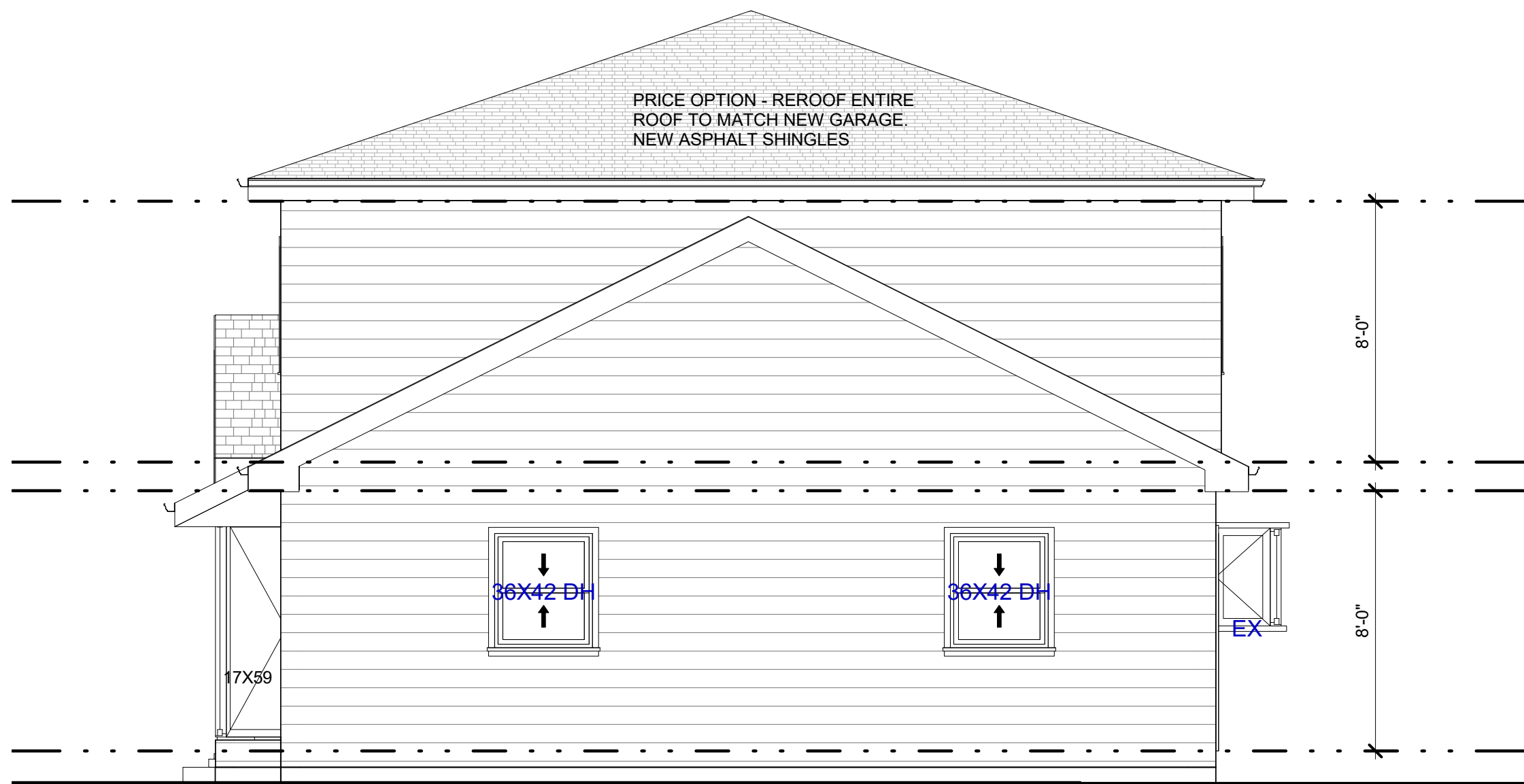
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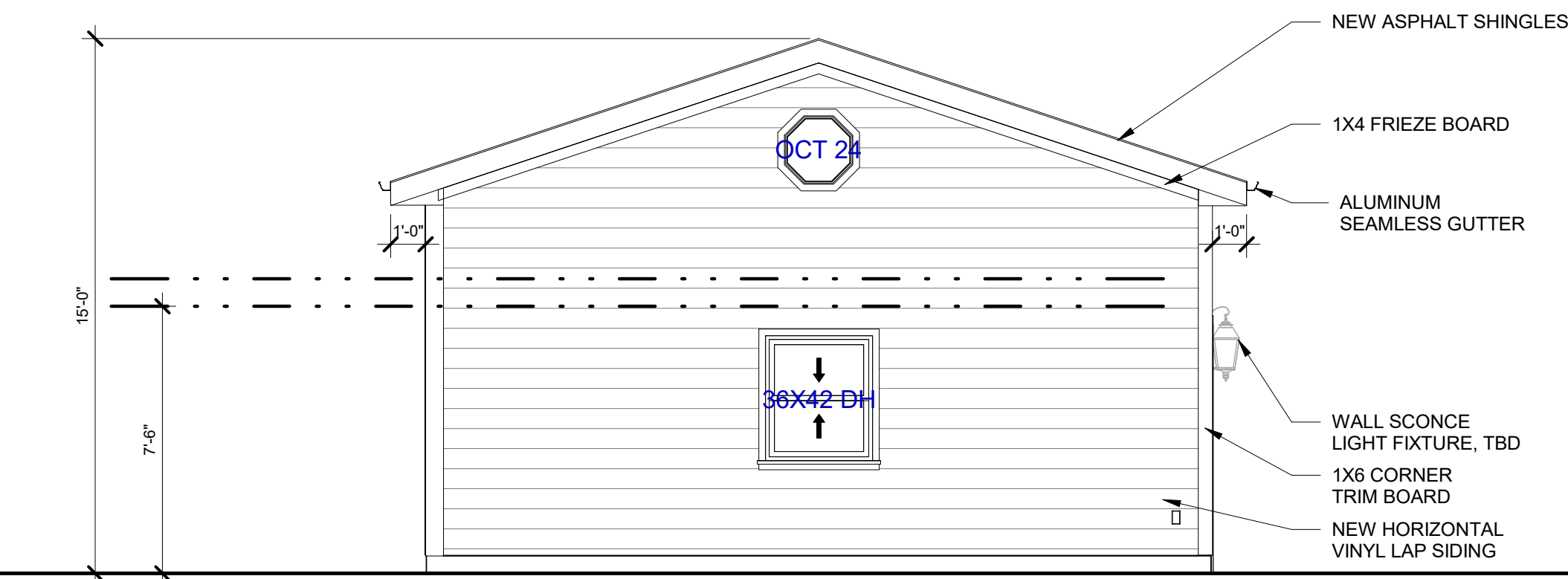
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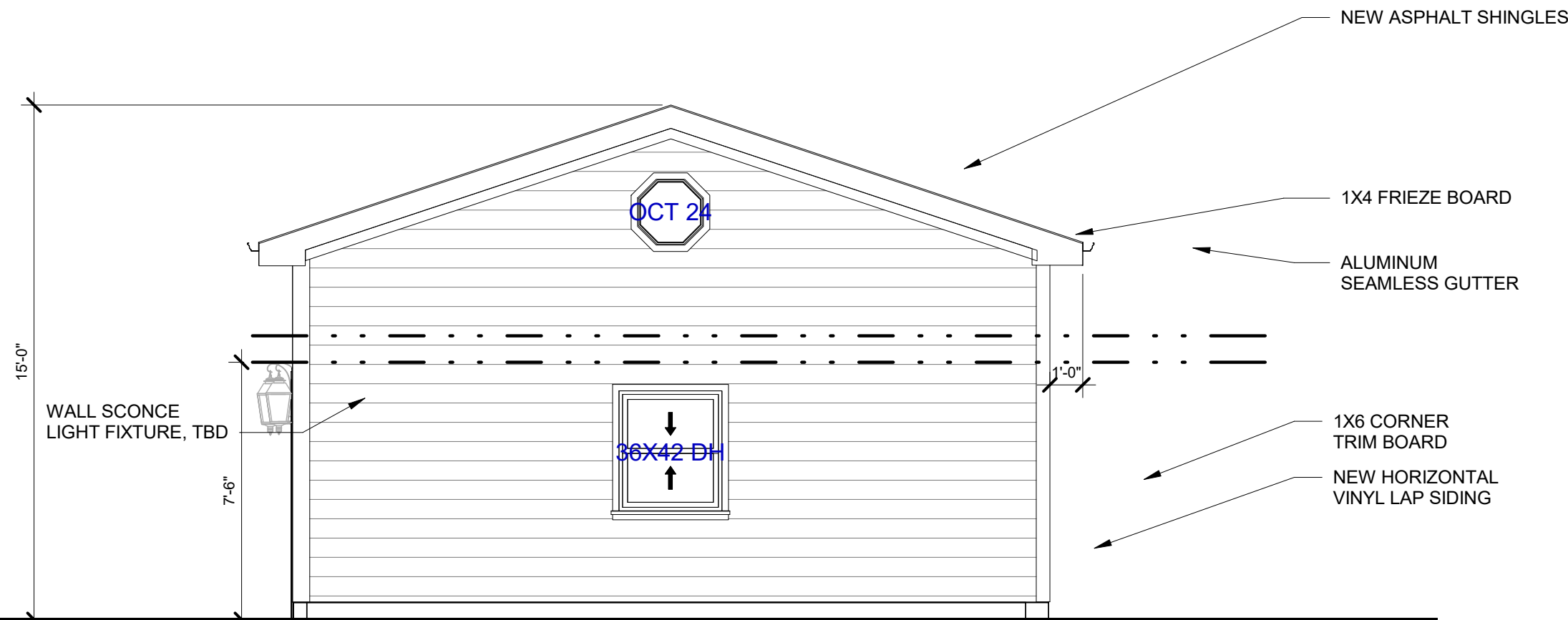


1 SOUTH ELEVATION - SIDE
A3.1 1/4" = 1'-0"

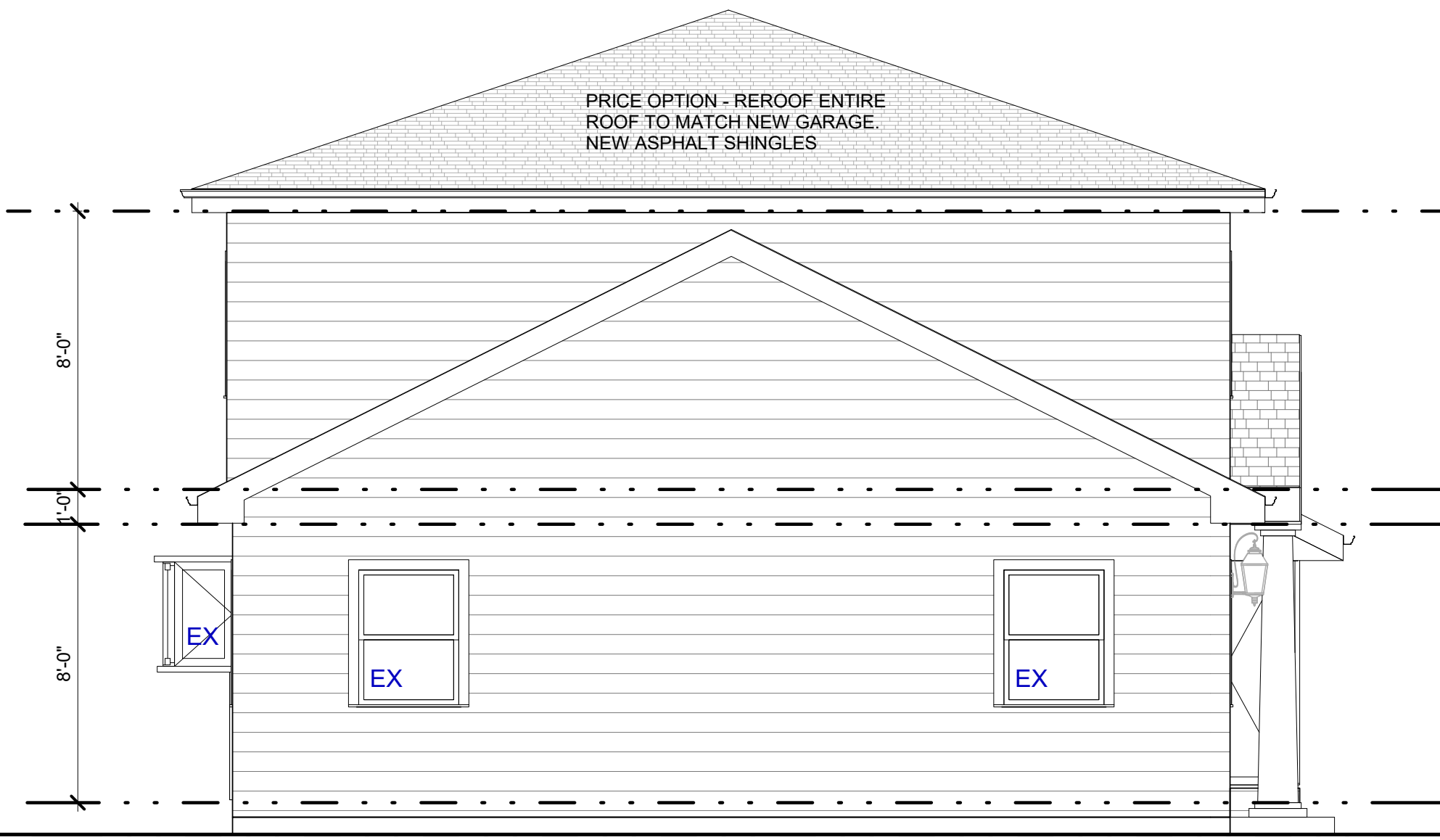


3 GARAGE - NORTH ELEVATION
A3.1 1/4" = 1'-0"

ELEVATION MATERIALS							
LOCATION	HATCH PATTERN	DESCRIPTION	MANUF.		HATCH PATTERN	DESCRIPTION	MANUF.
SIDING (1)		HORIZ LAP SIDING - TBD MATCH EXISTING		TRIM AND FASCIA		TRIM - WHITE TBD	
ROOFING (1)		ASPHALT SHINGLES		SOFFIT AND FASCIA		ALUMINUM - VENTED TO MATCH EX	
WINDOWS		FIBERGLASS		GUTTERS, DOWNSPOUTS		ALUMINUM - WHITE TO MATCH EX	
DOORS		WHITE					



2 GARAGE - SOUTH ELEVATION
A3.1 1/4" = 1'-0"



4 NORTH ELEVATION - SIDE
A3.1 1/4" = 1'-0"

1. WINDOW SIZES : ROUGH OPENING TO BE VERIFIED IN FIELD W/ CHOSEN WINDOW MANUF. & CONTRACTOR PRIOR TO CONSTRUCTION
2. GLASS SIZES TO BE FOLLOWED AS CLOSE AS POSSIBLE PER DIFFERENT MANUF.
3. BEDROOM WINDOWS TO HAVE EGRESS HARDWARE & FOLLOW EGRESS REQUIREMENTS AS LABELED ON ELEVATIONS.
4. WINDOWS IN WHICH THE BOTTOM EDGE OF THE WINDOW IS LESS THAN 18" ABOVE THE TOP OF THE FLOOR ARE REQUIRED TO BE TEMPERED.
5. FIELD VERIFY EMERGENCY ESCAPE & RESCUE OPENINGS IN SLEEPING ROOMS
6. EGRESS WINDOW REQUIREMENTS
PROVIDE A NET CLEAR OPENING OF 5.7 SF OR GREATER, ACHIEVED BY SIMPLY OPENING THE WINDOW
PROVIDE A NET CLEAR OPENING OF 5.0 SF OR GREATER FOR GRADE LEVEL WINDOWS.
A MINIMUM CLEAR WIDTH OF 20"
A MINIMUM CLEAR HEIGHT OF 24"
A SILL HEIGHT OF LESS THAN 44" AFF
ALL NEW WINDOWS TO HAVE A MAX. U-FACTOR OF 0.32



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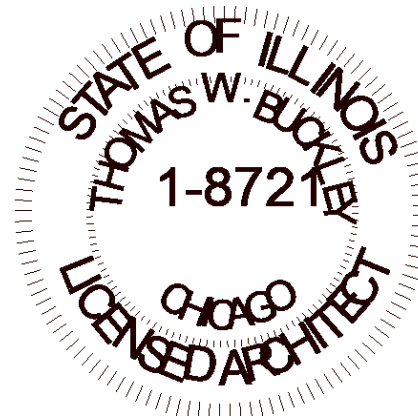
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SHEET TITLE
ELEVATIONS

SHEET NUMBER

A3.1

STRUCTURAL

- ALL WALLS WILL BE PROVIDED WITH A DOUBLE TOP PLATE LAPPED AT THE CORNERS. CONSTRUCTION LUMBER TO 2X4 CONSTRUCTION GRADE NO. 2
- Fb = 1200 PSI MODULUS OF ELASTICITY 1,100,000
- LUMBER WITH SPANS GREATER THAN 12' TO BE DOUGLAS FIR CONSTRUCTION GRADE NO. 2 OR BETTER
- ALL BEARING PARTITIONS W/ PIPES LARGER THAN 3/4" AND ALL NON-BEARING PARTITIONS W/ PIPES LARGER THAN 1 1/4" SHALL BE INCREASED TO A MIN. 2X6 STUD WALL TO APPROPRIATELY ACCOMMODATE THE MAX. NOTCHING AND BORING RESTRICTIONS.
- ALL INTERIOR WALL FRAMING, UNLESS OTHERWISE NOTED, TO BE 2 X 4 STUDS @ 16" OC W/ 5/8" DRYWALL EACH SIDE.
- PROVIDE DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS. OPENINGS IN FLOOR CONSTRUCTION SHALL BE FRAMED WITH DOUBLE HEADER AND TRIMMER JOISTS. PROVIDE JOIST HANGERS AS REQUIRED.
- PROVIDE 2 - 2X12 HEADER WITH 1/2" PLYWOOD AND SINGLE CRIPPLE FOR SPANS UP TO 6'. SEE PLAN FOR SPANS GREATER THAN 6'; PROVIDE DOUBLE CRIPPLE FOR SPANS EXCEEDING 6'.
- EXTERIOR OR LOAD BEARING WALLS WITH STUDS DRILLED WITHIN 5/8" OF THE FACE OF THE STUD SHALL BE REINFORCED WITH A STRUCTURAL STUD SHOE. (SECTION R602.6)
- ROOF, FLOOR, AND WALL FRAMING ARE DESIGNED TO MEET THE FOLLOWING DESIGN LOAD CRITERIA: SEE A4.0 FOR CHART.
- ALL RAFTER TIES SHALL BE PROVIDED IN ACCORDANCE WITH 2009 R602.11.1 RESULTING UPLIFT FORCES FROM THE TIES SHALL BE TRANSMITTED TO THE FOUNDATION.
- RIDGE BOARD SHALL BE AT LEAST ONE-INCH (1") NOMINAL THICKNESS & NOT LESS IN DEPTH THAN THE CUT END OF THE RAFTER. VALLEY & HIP RAFTERS SHALL NOT BE LESS THAN TWO-INCH (2") NOMINAL THICKNESS & NOT LESS IN DEPTH THAN THE CUT END OF THE RAFTERS.
- HIP RAFTERS TO BE SUPPORTED AT THE RIDGE BY A BRACE TO A BEARING PARTITION OR BE DESIGNED TO CARRY & DISTRIBUTE THE SPECIFIC LOAD AT THAT POINT.
- CUT NOTCHES AND HOLES BORED IN TRUSSES, LAMINATED VENEER LUMBER, GLUE-LAMINATED MEMBERS OR JOISTS ARE NOT PERMITTED UNLESS THE EFFECTS OF SUCH ARE SPECIFICALLY ADDRESSED. (SECTION R502.8.2)
- EXTERIOR OR LOAD BEARING WALLS WITH PLATES CUT, DRILLED OR NOTCHED MORE THAN 50% OF THE WIDTH OF THE STUD SHALL HAVE A GALVANIZED METAL TIE 1/6 GAUGE AND 1 1/2" WIDE FASTENED TO EACH PLATE. (SECTION R602.6.1)

FIRE PROTECTION

- PROVIDE FIRE-BLOCKING CONFORMING TO IRC R602.8
- IN COMBUSTIBLE CONSTRUCTION WHERE THERE IS USABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR/CEILING ASSEMBLY, DRAFT STOPPING SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 500 SF OR 25 FT IN ANY HORIZONTAL DIRECTION. DRAFT STOPPING SHALL BE DIVIDED IN EQUAL AREAS.
- FIRESTOPPING TO BE INSTALLED AT ALL PLATE PENETRATIONS, SOFFITS, FURRED SPACES CONCEALED SPACES, ETC. AS PER THE BUILDING CODE.
- FIELD VERIFY CODE COMPLIANT FIRESTOPPING IS PROVIDED AT THE FOLLOWING LOCATIONS
 - CONCEALED SPACES OF STUD WALLS & PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING & FLOOR LEVEL & AT 10'-0" INTERVALS BOTH HORIZONTAL AND VERTICAL
 - ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL & HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, COVE CEILING, ETC.
 - CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN.
 - OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS AND FIREPLACES AT THE CEILING AND FLOOR LEVEL, WITHOUT NON COMBUSTIBLE MATERIALS.
- WHEN ALTERATIONS, REPAIRS OR ADDITIONS REQUIRING A PERMIT OCCUR, THE ENTIRE BUILDING SHALL BE PROVIDED WITH SMOKE DETECTORS LOCATED AS REQUIRED FOR NEW DWELLINGS. (IRC R317.1.1) SMOKE DETECTORS SHALL BE INSTALLED IN EACH SLEEPING ROOM, OUTSIDE OF EACH SEPARATE SLEEPING AREA VICINITY OF BEDROOMS & ON EACH ADDITIONAL STORY INCLUDING BASEMENTS BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS. IN SPLIT LEVEL HOMES A SMOKE DETECTOR NEED BE INSTALLED ON UPPER LEVEL IF LOWER LEVEL IS LESS THAN FULL STORY BELOW. SMOKE DETECTORS SHALL HAVE BATTERY BACKUP (IRC R317.1) VERIFY EXISTING, ADD AS NEEDED IN SPACES IN AREAS WHERE NO OTHER WORK IS DONE WE WILL CONSIDER USING BATTERY ONLY DEVICES. SMOKE DETECTORS IN EXISTING AREAS ARE NOT TO BE HARDWIRED.
- FOAM PLASTIC FINISHES AND CORES SHALL BE IGNITION PROTECTED OR HAVE A FLAME SPREAD RATING OF NOT MORE THAN 75 AND SMOKE-DEVELOPED RATING OF NOT MORE THAN 450 WHEN TESTED IN MAX. THICKNESS INTENDED FOR USE. (IRC R318.1.1) THE APPROVED TESTS: ASTM E 63, FM 4880, UL 41040, ASTM E 152 OR UL 1715. (R318.3)

ENERGY CONSERVATION NOTES:

- A PERMANENT CERTIFICATE SHALL BE POSTED ON A WALL IN THE SPACE WHERE THE FURNACE IS LOCATED. A UTILITY ROOM OR AN APPROVED LOCATION IN THE BUILDING. IT SHALL LIST THE R-VALUES OF INSULATION INSTALLED, U-FACTORS OF GLAZING, DUCT TESTING & BLOWER DOOR RESULTS.

THERMAL AND MOISTURE PROTECTION:

ROOFING: SHINGLES SHALL COMPLY W/ ASTM D225 OR D3462. PROVIDE NO LESS THAN 4 NON-CORROSIVE FASTENERS PER STRIP. BASE FLASHING TO BE COROSIVE- RESISTANT METAL MIN. .019 INCH THICK OR MINERAL SURFACE ROLL 77#/100 SF. CAP FLASHING TO BE CORROSIVE-RESISTANT METAL MIN. .019 INCH THICK. OPEN VALLEYS TO BE LINED W/ METAL 24" (MIN.) WIDE OR 2 PLIES OR MINERAL SURFACE ROLL 36" (MIN.) WIDE. CLOSE VALLEY THE SAME AS OPEN VALLEY OR ONE PLY MIN. 36" WIDE.

ICE AND WATER SHIELD IS REQUIRED IN ALL VALLEYS AND ON EAVES, A MINIMUM OF 2'-0" BEYOND THE INTERIOR WALL LINE.

R-VALUE SHALL BE INDICATED ON INSULATION OR CERTIFICATION OF THE INSTALLED R-VALUE SHALL BE PROVIDED AT THE JOB SITE BY THE INSULATION INSTALLER.

GLAZING: MAXIMUM ALLOWED GLAZING U FACTOR IS .32 [BTU/HR X FT2 X F] GLAZING U FACTOR SHALL BE SHOWN ON THE WINDOW LABEL DURING INSPECTION.

PROVIDE 3/4" PIPE INSULATION FOR REFRIGERANT PIPING.

ACCESS DOORS FROM CONDITIONED TO UNCONDITIONED SPACE SHALL BE WEATHER-STRIPPED AND INSULATED TO A LEVEL EQUIVALENT TO INSULATION ON THE SURROUNDING AREAS.

THE VAPOR BARRIER SHALL BE LAPPED 12 INCHES AND THE SEAMS SEALED WITH COMPATIBLE GLUES.

WHERE EAVE VENTS ARE INSTALLED, INSULATION SHALL NOT BLOCK THE FREE FLOW OF AIR. A MINIMUM OF ONE-INCH (1") SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING AT THE LOCATION OF THE VENT.

AIR BARRIER SHALL BE INSTALLED ON FIREPLACE WALLS AND BEHIND ELECTRICAL OR COMMUNICATION BOXES OR AIR SEALED BOXES SHALL BE INSTALLED.

FENESTRATIONS SHALL BE LISTED AND LABELED BY THE MANUFACTURER. THE MAX AIR INFILTRATION OF WINDOWS, SKYLIGHTS, AND SLIDING GLASS DOORS IS 0.3 CFM PER SF. MAX AIR INFILTRATION OF SWINGING DOORS IS 0.5 CFM PER SF.

STRUCTURAL STEEL:

ANCHOR RODS (BOLTS) SHALL CONFORM TO ASTM A1554.

STRUCTURAL STEEL SHALL CONFORM TO ASTM A36 OR ASTM A992 WITH 36,000 PSI MINIMUM YIELD STRENGTH.

PIPE COLUMNS SHALL CONFORM TO ASTM A53--GRADE B WITH 35,000 PSI MINIMUM YIELD STRENGTH.

ALL STEEL WORK SHALL BE FABRICATED AND ERECTED TO CONFORM WITH THE LATEST AISC SPECS.

SHOP CONNECTIONS SHALL BE WELDED OR BOLTED; FIELD CONNECTIONS SHALL BE BOLTED.

WELDING SHALL CONFORM TO THE LATEST AMERICAN WELDING SOCIETY SPECS., & MADE WITH A5.1 OR A5.5, E70XXX ELECTRODES & IN ACCORDANCE WITH THE LATEST AWS D1.1 STRUCTURAL WELDING CODE.

ALL WELDERS SHALL BE CERTIFIED BY A LABRATORY OF RECOGNIZED STANDING.

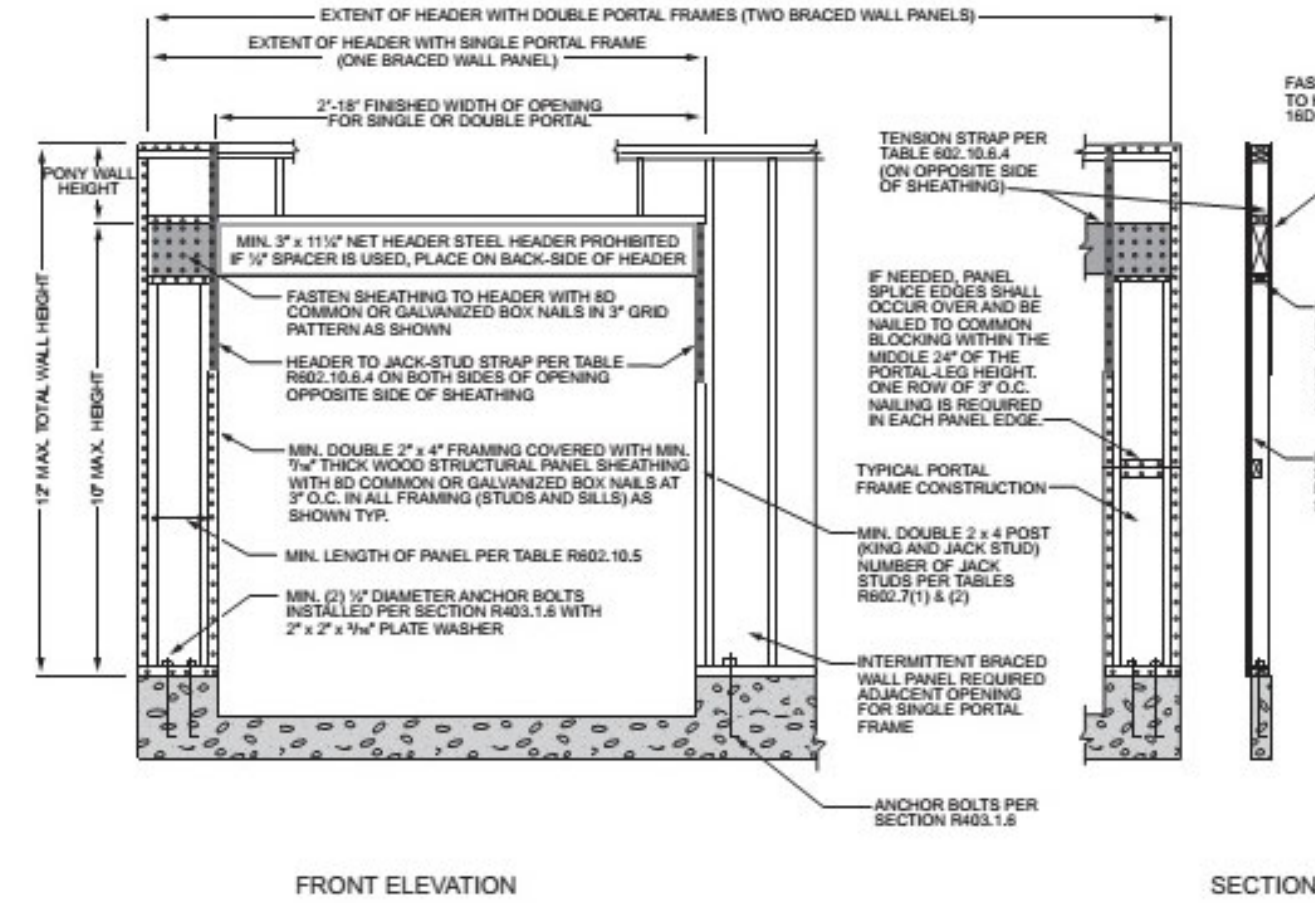
BOLTS SHALL BE 3/4" A325N U.N.O

BOLT HOLES SHALL BE 13/16" U.N.O

THE CONTRACTOR SHALL BRACE VERTICALLY AND/OR HORIZONTALLY. ALL THE CONSTRUCTION WHICH MAY BE UNSTABLE PENDING ITS FINAL INTEGRATION AND/OR INTERACTION WITH ADJACENT ELEMENTS OF PERMANENT CONSTRUCTION, WHICH WOULD ELIMINATE THE NEED FOR INTERIOR BRACING.

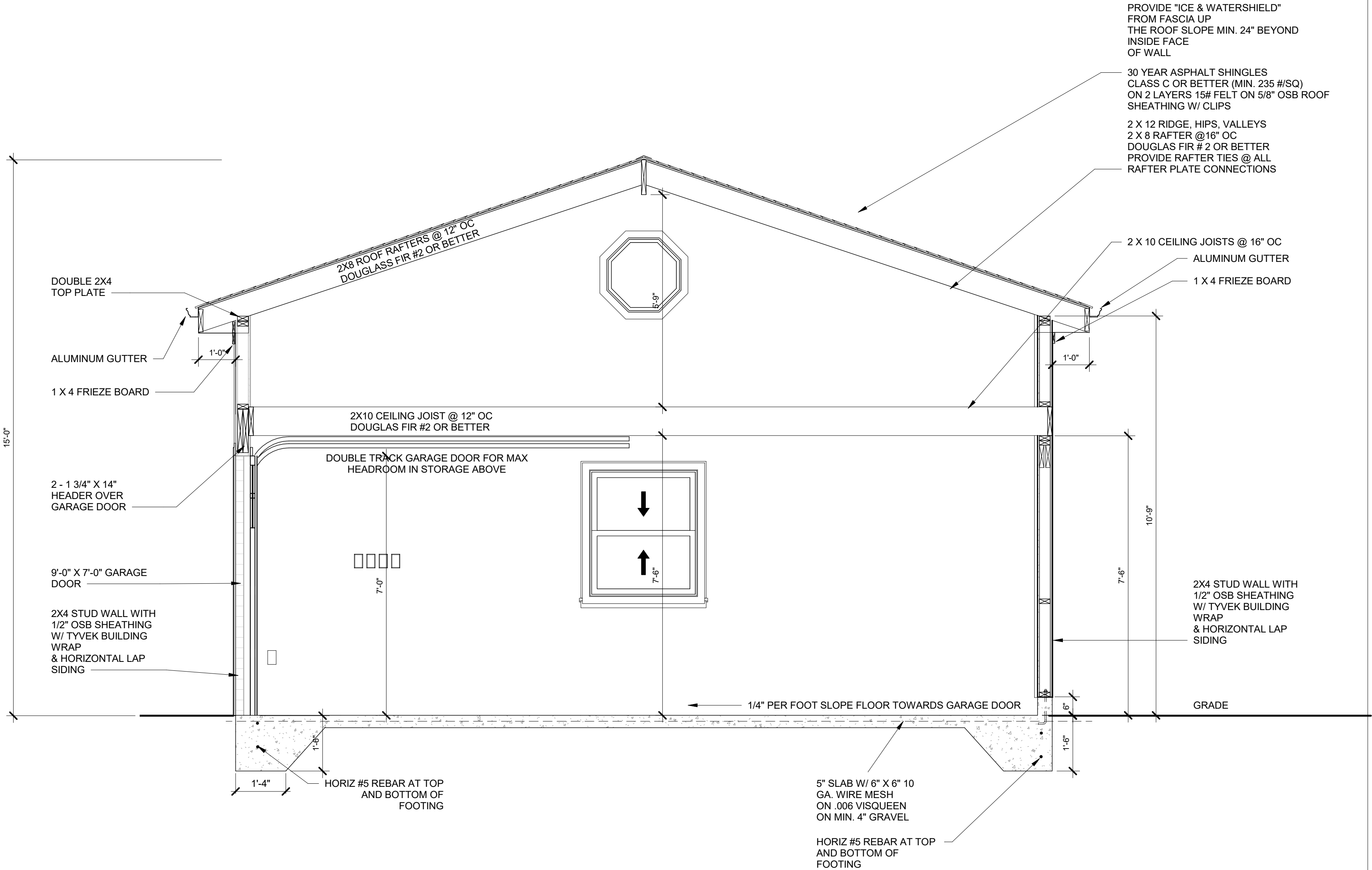
R602.10.6.3 Method PFG: Portal Frame at Garage Door Openings in Seismic Design Categories A, B and C

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



For St: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

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



DIVISION 2-SITEWORK

1. CLEAR AREA OF SITE AT LOCATION OF CONSTRUCTION OF ALL EXISTING GROWTH AND VEGETATION.REMOVING DEBRIS FROM SITE. STOCKPILE TOPSOIL ON SITE WHERE APPROVED BY BUILDING INSPECTOR.
2. STAKE CORNERS OF BUILDING FOR OWNER AND ARCHITECT'S REVIEW AND APPROVAL PRIOR TO EXCAVATION. CONTRACTOR SHALL ANTICIPATE ADJUSTMENTS TO THE ORIGINAL STAKED LOCATION OF THE BUILDING
3. FOOTINGS SHALL BEAR ON UNDISTURBED SOIL AT THE ELEVATIONS SHOWN ON THE DRAWINGS OR IF ON EXCAVATED, COMPACTED FILL, SHALL BE PLACED TO THE ELEVATIONS REQUIRED FOR BEARING. A MINIMUM 3'-6" COVER FOR FROST PROTECTION SHALL BE MAINTAINED FOR EXTERIOR FOOTINGS.
4. NO BACKFILLING SHALL OCCUR SOONER THAN SEVEN (7) DAYS AFTER POURING OF CONCRETE.
5. BACKFILLING MATERIALS SHALL BE CLEAN SAND FOR INSIDE FOUNDATIONS AND EXCAVATED SAND, GRAVEL OR CLAY FOR EXTERIOR OF FOUNDATIONS PLACED IN SUCCESSIVE 1' HORIZONTAL LAYERS ON OVER 8" THICK, LOOSE MEASUREMENT, WITH EACH LAYER THOROUGHLY COMPACTED AND PLACED TO AVOID DAMAGE TO THE FOUNDATION WALLS, FOOTINGS OR OTHER WORK IN PLACE.
6. BACKFILL WITH SAND OR OTHER APPROVED GRANULAR FILL IN AREAS WHERE CAST IRON AND CLAY TILE PIPES ARE TO BE INSTALLED AS WELL AS EXCAVATED AREAS WHERE SLAB ON GRADE WILL BE POURED.
7. FURNISH AND INSTALL 4" OF COMPACTED PEA GRAVEL FILL FOR ALL AREAS TO RECEIVE INTERIOR CONCRETE SLABS AND EXTERIOR CONCRETE WORK. FILL TO BE COMPACTED TO 90% OF MAXIMUM DENSITY.
8. THE SITE SHALL BE PROPERLY GRADED AND EXCESS DIRT HAULED AWAY. NO BLACK DIRT OR LANDSCAPING IS INCLUDED
9. FINAL GRADE ENTIRE AREA OF CONSTRUCTION TO 1" IN TEN (10) FEET USING TOP SOIL FROM STOCKPILE.
10. A MINIMUM PERIMETER CHAIN-LINK FENCING OF FIVE (5) FEET IN HEIGHT SHALL BE REQUIRED.

DIVISION 3 - CONCRETE

1. PROVIDE ALL CONCRETE WORK, FOR ALL TRADES REQUIRED TO COMPLETE THIS PROJECT. WORK INCLUDES, BUT IS NOT LIMITED TO, FOOTINGS, FOUNDATION WALLS, PIERS, FLOOR SLABS AND WALKS.
2. CONCRETE WORK SHALL COMPLY WITH THE LATEST VERSION OF "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" (ACI 318) AND "SPECIFICATIONS FOR STRUCTURAL CONCRETE" (ACI 301).
3. READY-MIXED CONCRETE SHALL COMPLY WITH ASTM C 94
4. FOR PROJECT SITE MIXING, MEASURE, BATCH, AND MIX CONCRETE MATERIAL AND CONCRETE ACCORDING TO ASTM C 94. MIX CONCRETE MATERIALS IN APPROPRIATE DRUM - TYPE BATCH MACHINE MIXER
5. ALL FOOTINGS SHALL BEAR ON MINIMUM 3000 PSF. UNDISTURBED SOIL.
6. CONCRETE USED FOR ALL EXTERIOR FLATWORK SHALL BE SIX (6) BAG PORTLAND CEMENT PER CUBIC YARD (4000 PSI) CONCRETE FOR ALL INTERIOR FLATWORK SHALL BE 5 1/2 BAG PORTLAND CEMENT PER CUBIC YARD (3500 PSI)
7. CONCRETE USED FOR FOUNDATION WALLS, FOOTINGS AND ALL OTHER CONCRETE IN FORMS SHALL BE FIVE (5) BAG PORTLAND CEMENT PER CUBIC YARD (3000 PSI).
8. COMPLY WITH CONCRETE REINFORCING STEEL INSTITUTE'S RECOMMENDED PRACTICE FOR "PLACING REINFORCING BARS", FOR DETAILS AND METHODS OF REINFORCEMENT PLACEMENT AND SUPPORTS, AND AS HEREIN SPECIFIED
9. REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60. LAP CONTINUOUS BARS 36" DIAMETERS.
10. UNLESS OTHERWISE NOTED, PROVIDE CORNER BARS OF SAME SIZE AND SPACING AS HORIZONTAL WALL REINFORCEMENT.
11. MAKE PROVISIONS IN THE FOUNDATION AND FOOTINGS FOR THE PASSAGE OF THE 4" PLASTIC AND CAST IRON DRAIN TILE WHEN POURING CONCRETE.
12. FURNISH AND INSTALL 4" DRAIN TILE AROUND THE OUTSIDE PERIMETER OF EXCAVATED LOWER LEVELS AS SHOWN. DRAIN TILE CONNECTION TO SUMP PIT SHALL BE MADE USING 4" CAST IRON PIPE.
13. FORMS SHALL NOT BE STRIPPED FROM CONCRETE WALLS SOONER THAN 48 HOURS FROM TIME OF POUR.
14. BREAK OFF WALL TIMES BEFORE DAMP-PROOFING.
15. ON ALL EXTERIOR SURFACES OF FOUNDATION WALLS, FOOTINGS, SPRAY ONE COAT OF "KOPERS" LIQUID ASPHALT 480 TO WITHIN SIX (6) INCHES OF THE TOP OF THE FOUNDATION WALL.
16. PROVIDE TROWEL FINISH TO MONOLITHIC SLAB SURFACES TO BE EXPOSED-TO-VIEW, AND SLAB SURFACES TO BE COVERED WITH RESILIENT FLOORING, CARPET, CERAMIC, OR QUARRY TILE. PAINT OR OTHER THIN FILM FINISH COATING SYSTEM. PROVIDE A LEVEL SURFACE PLANE SO THAT DEPRESSIONS BETWEEN HIGH SPOTS DO NOT EXCEED 1/8" UNDER A 10' STRAIGHT EDGE.
17. ALL EXTERIOR FLATWORK SHALL HAVE A MEDIUM BROOM FINISH.
18. PROVIDE SPOT SURVEY AT THE COMPLETION OF BACKFILL TO ARCHITECT AND LOCAL JURISDICTION, SHOWING ALL FOUNDATION DIMENSIONS AND DIMENSIONS OF FOUNDATION TO ALL PROPERTY LINES.

DIVISION 4 - MASONRY

1. STONE MASONRY WORK SHALL CONFIRM TO - "BUILDING CODE REQUIREMENTS FOR STONE MASONRY.
2. STONE MATERIAL ALLOWANCE PER CONSTRUCTION CONTRACT - VERIFY WITH BUILDER.
3. MORTAR SHALL BE TYPE N.
4. MASONRY TIES: GALVANIZED 20 GAUGE CORRUGATED METAL TIES. PROVIDE 24" O.C. VERTICALLY AND 16" O.C. HORIZONTALLY.
5. FOR SILLS, CAPS AND SIMILAR APPLICATIONS RESULTING IN EXPOSURE OF STONE SURFACES WHICH OTHERWISE WOULD BE CONCEALED FROM VIEW, PROVIDE UNCOURED OR SOLID UNITS.
6. WALLS ARE TO BE COVERED AT THE END OF EACH DAY TO PREVENT WATER ABSORPTION. CLEAN THE AIR SPACE OF MORTAR DRIPPINGS AND OTHER DEBRIS DURING CONSTRUCTION.
7. DO NOT INSTALL MASONRY WORK TEMPERATURES FALL BELOW 40 DEGREES F.
8. UPON COMPLETION OF CONSTRUCTION, CLEAN ALL MASONRY WITH A CLEANER APPROVED BY MASONRY UNIT SUPPLIER.
9. STORE, HANDLE AND INSTALL ALL MASONRY PRODUCTS IN STRICT ADHERENCE TO SUPPLIERS INSTRUCTIONS.

DIVISION 5 - METALS

1. ALL STRUCTURAL STEEL TO BE A-36.
2. USE STRUCTURAL STEEL BOLTS TO BE A MINIMUM OF 3/4" A-325
3. USE METAL OR OTHER APPROVED SHIMS UNDER STEEL BEAMS AND COLUMNS. WOOD SHIMS ARE NOT ALLOWED.
4. ALL STRUCTURAL STEEL TO RECEIVE ON SHOP COAT OF RUST INHIBITIVE PAINT.
5. PROVIDE 6" X 6" X 1/2" BASE PLATES UNDER ALL COLUMNS (U.O.N.)
6. ALL BEAMS TO BE BOLTED TO COLUMNS AT 2 LOCATION S (MINIMUM)
7. PROVIDE 1/2" CAP PLATE S WITH (4) 3/4" DIAMETER BOLTS AT ALL COLUMNS.

DIVISION 6 - WOODS AND PLASTICS

1. ALL WOOD FRAMING SHALL COMPLY WITH AFPA'S "MANUAL FOR WOOD FRAME CONSTRUCTION"
2. ALL LUMBER SHALL CONFORM TO U.S. PRODUCT STANDARD PS-20 AND APPLICABLE RULES OF LUMBER GRADING AGENCIES CERTIFIED BY THE AMERICAN LUMBER STANDARDS COMMITTEE BOARD OF REVIEW. FACTORY MARK EACH PIECE OF LUMBER WITH GRADE STAMP OF GRADING AGENCY.
3. ALL PLYWOOD SHALL CONFORM TO U.S. PRODUCT STANDARD PS-1 AND SHALL BE GRADE MARKED. PLYWOOD CONSTRUCTION SHALL CONFORM TO THE "PLYWOOD CONSTRUCTION GUIDE" OF THE AMERICAN PLYWOOD ASSOCIATION
4. STRESS GRADE LUMBER SHALL CONFORM TO THE "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" WITH AN ALLOWABLE FB = 1100 PSI EXCEPT WHERE NOTED OTHERWISE ON PLANS AND FOR MICRO-LAMS.
5. TREAT ROUGH CARPENTRY SUCH AS: WOOD SILLS, SLEEPERS, BLOCKING, FURRING, STRIPPING, AND SIMILAR CONCEALED MEMBERS IN CONTACT WITH CONCRETE.
6. INSTALL FLOOR JOISTS W/ CROWN EDGE UP AND SUPPORT ENDS OF EACH MEMBER WITH NOT LESS THAN 1 1/2" OF BEARING ON WOOD OR METAL, OR 3" ON MASONRY. WHERE SUPPORTED ON WOOD MEMBERS, ATTACH BY TOE-NAILING OR USING METAL FRAMING ANCHORS. WHERE FRAMED IN WOOD SUPPORTING MEMBERS, USE LEDGERS OR METAL JOIST ANCHORS.
7. FRAME OPENINGS WITH HEADER AND TRIMMERS SUPPORTED BY METAL JOIST HANGERS.
8. DO NOT NOTCH IN MIDDLE THIRD OF JOISTS; LIMIT NOTCHES TO 1/6 DEPTH OF JOIST, 1/3 AT ENDS.
9. DO NOT BORE HOLES LARGER THAN 1/3 DEPTH OF JOIST; DO NOT LOCATE CLOSER THAN 2" FROM TOP OR BOTTOM.
10. PROVIDE SILL BLOCKING OF 2" NOMINAL THICKNESS BY DEPTH OF JOIST AT ENDS OF JOISTS UNLESS NAILED TO HEADER OR BAND.
11. PROVIDE 1X3 CROSS BRACING WITH MAXIMUM SPACING OF 8'-0" OC
12. PROVIDE DOUBLE JOISTS UNDER ALL BEARING PARTITIONS.
13. PROVIDE DOUBLE JOISTS AND HEADERS AT STAIR OPENINGS.
14. NOTCH RAFTERS TO FIT EXTERIOR WALLS AND TOE NAIL OR USE METAL FRAMING ANCHORS. DOUBLE RAFTERS TO FORM HEADER AND TRIMMERS AT OPENINGS IN ROOF FRAMING, IF ANY, AND SUPPORT WITH METAL HANGERS. WHERE RAFTERS ABUT A RIDGE, PLACE DOUBLE OPPOSITE EACH OTHER AND NAIL TO RIDGE MEMBER OR USE METAL RIDGE HANGERS. AT VALLEYS, PROVIDE RAFTER OF SAME THICKNESS AS REGULAR RAFTERS AND 2" DEEPER. BEVEL ENDS OF JACK RAFTERS FOR FULL BEARING. RIGHIP/VALLEY RAFTERS SHALL NOT BE LESS IN WIDTH THAN THE CUT END OF THE RAFTER BEING SERVED.
15. AGAINST HIP RAFTER, PROVIDE COLLAR BEAM (TIES) AS INDICATED OR, IF NOT INDICATED, PROVIDE 1X6 NOMINAL SIZE BOARDS BETWEEN EVERY THIRD PAIR OF RAFTERS, BUT NOT MORE THAN 48" O.C. LOCATE BELOW RIDGE MEMBER, AT THIRD POINT OF RAFTER SPAN. CUT ENDS TO FIT ROOF SLOPE AND NAIL TO RAFTERS.
16. INSTALL 2X CEILING JOISTS COMPLYING WITH MANUFACTURERS REQUIREMENTS. FACE NAIL TO END OF PARALLEL RAFTERS, WHERE CEILING JOISTS ARE AT RIGHT ANGLES TO RAFTERS, PROVIDE SHORT JOISTS PARALLEL TO RAFTERS AND NAIL TO FIRST JOIST OR ANCHOR WITH FRAMING ANCHORS OR METAL STRAPS.
17. ALL EXTERIOR AND BEARING PARTITIONS SHALL HAVE STUDS AT 16" OC WITH DOUBLE 2X TOP PLATE, MINIMUM LAP 48" AND 2X X SOLE PLATE.
18. PROVIDE 1X6 NOMINAL SIZE BOARDS BETWEEN EVERY THIRD PAIR OF RAFTERS @ 16" OC.
19. ALL CORNERS AND INTERSECTIONS SHALL BE NOT LESS THAN THREE OR MORE STUDS.
20. ALL BEARING WALL OPENINGS SHALL BE FRAMED WITH 2-X 12 HEADERS WITH 1/2" PLYWOOD SPACERS EXCEPT WHERE OTHERWISE NOTED.
21. ALL SUBFLOORS TO BE 3/4" T & G PLYWOOD DECKING GLUED AND NAILED AS PER SPECIFICATIONS OF THE AMERICAN PLYWOOD ASSOCIATION
22. PROVIDE 1/2" T & G PLYWOOD UNDERLAYMENT GLUED AND NAILED UNDER ALL FLOORS TO RECEIVE CARPETING.
23. EXTERIOR WALL SHEATHING SHALL BE 1/2" EXTERIOR GRADE PLYWOOD. NAIL AT EDGES WITH 10D NAILS AT 6" O.C. AND 12" O.C. AT INTERMEDIATE STUDS.
24. ROOF SHEATHING TO BE 5/8" EXTERIOR GRADE PLYWOOD.
25. FASCIA BOARDS, RAKES RAKE TRIM BD. SHINGLE MOULD AND TRIM BOARDS TO BE CEDAR UNLESS OTHERWISE NOTED.
26. PROVIDE FIRESTOPPING AT ALL FURRING, PARTITIONS AND OUTSIDE STUD WALLS AT THE LEVEL OF EACH FLOOR OR CEILING AND AT THE JUNCTURE OF ROOF RAFTERS AND WALLS. PROVIDE ADDITIONAL FIRESTOPPING AS REQUIRED BY CODE.
27. BLOCKING SHALL BE INSTALLED WHERE NEEDED, PARTICULARLY KITCHENS, BATHS, CLOSETS, AND STAIRS.
28. ALL FINISH WOOD FLOORING, TRIM, DOORS NO JAMBS SHALL BE LEFT IN THE BUILDING FOR MINIMUM OF TWO (2) WEEKS PRIOR TO INSTALLATION. BUT NOT PRIOR TO THE COMPLETION OF DRYWALL WORK.
29. EXTERIOR DOOR SURFACES TO MATCH SPECIFICATION OF FLOOR. REGISTERS SHALL BE FLUSH WITH SURROUNDING FLOORING
30. REWORK EX STAIRS: TREADS, HANDRAILS, AND NEWEL POSTS
31. HANDRAILS HAVING MINIMUM AND MAXIMUM HEIGHTS OF 34 INCHES AND 38 INCHES, MEASURED VERTICALLY FROM THE NOSING OF THE TREADS, SHALL BE PROVIDED ON AT LEAST ON SIDE THERE OF. THERE OF MORE RISERS. ALL REQUIRED HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS. BOTH ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS.
32. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1/4" BETWEEN THE WALL AND THE HANDRAIL. HANDRAILS SHALL HAVE A CIRCULAR CROSS SECTION WITH A DIAMETER OF 1 1/2" TO 2".
33. INTERIOR WOOD TRIM SHALL BE PERPENDICULAR SPEC.
34. STAIRS TO HAVE A MINIMUM TREAD DEPTH OF 10". MEASURED NOSING TO NOSING, AND ALL TREADS IN A STAIRWAY SHALL BE EQUAL.
35. STAIRS TO HAVE A MAXIMUM RISE HEIGHT OF 7 3/4" AND THE MAXIMUM DIFFERENCE BETWEEN THE TALLEST AND SMALLEST RISER SHALL NOT BE GREATER THAN 3/8"
36. CUTS, NOTCHES AND HOLES BORED IN TRUSSES, LAMINATED VENEER LUMBER, GLUE LAMINATED MEMBERS OR I-JOISTS ARE NOT PERMITTED UNLESS THE EFFECTS OF SUCH ARE SPECIFICALLY ADDRESSED
37. EXTERIOR LOAD BEARING WALLS WITH PLATES CUT, DRILLED OR NOTCHED MORE THAN 50% OF THE WIDTH OF THE STAIRS SHALL HAVE A GALVANIZED METAL TILE 16 GAUGE AND 1 1/2" WIDE FASTENED TO EACH PLATE.
38. EXTERIOR BEARING WALLS WITH STUDS DRILLED WITHIN 5/8" OF THE FACE OF THE STUD SHALL BE REINFORCED WITH A STRUCTURAL STUD SHOE.

CODE NOTES:

WHOLE-HOUSE MECHANICAL VENTILATION SYSTEMS SHALL BE DESIGNED IN ACCORDANCE WITH SECTIONS M1507.3.1 THROUGH M1507.3.3.

M1507.3.1 SYSTEM DESIGN

THE WHOLE-HOUSE VENTILATION SYSTEM SHALL CONSIST OF ONE OR MORE SUPPLY OR EXHAUST FANS, OR A COMBINATION OF SUCH, AND ASSOCIATED DUCTS AND CONTROLS. LOCAL EXHAUST OR SUPPLY FANS ARE PERMITTED TO SERVE AS SUCH A SYSTEM. OUTDOOR AIR DUCTS CONNECTED TO THE RETURN SIDE OF AN AIR HANDLER SHALL BE CONSIDERED AS PROVIDING SUPPLY VENTILATION.

M1507.3.2 SYSTEM CONTROLS

THE WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM SHALL BE PROVIDED WITH CONTROLS THAT ENABLE MANUAL OVERRIDE.

M1507.3.3 MECHANICAL VENTILATION RATE

THE WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM SHALL PROVIDE OUTDOOR AIR AT A CONTINUOUS RATE OF NOT LESS THAN THAT DETERMINED IN ACCORDANCE WITH TABLE M1507.3.3(1).

PASSIVE RADON SYSTEM NOTES:

1. PROVIDE GAS-PERMEABLE SUB-FLOOR W/ .006 MIL. POLYETHYLENE GROUND COVER.
2. SEAL OPENING BETWEEN THE HOUSE AND SOIL.
3. VENT PIPE TO BE 3" SCHEDULE 40 PVC PIPE AND FITTINGS THROUGH ROOF AT LEAST 12" ABOVE HIGHEST POINT OF ROOF AND AT LEAST 10" FROM ANY WINDOWS OR OPENINGS.
4. PROVIDE SPACE ALLOWANCE FOR INSTALLATION OF A FAN.
5. PROVIDE A POWER SOURCE IN CASE ACTIVATION IS REQUIRED.
6. ALL EXPOSED AND VISIBLE INTERIOR RADON VENT PIPES SHALL BE PROPERLY IDENTIFIED AS SUCH.
7. THE RADON PIPE SHALL HAVE A LABEL THAT READS "RADON REDUCTION SYSTEM" THE LABEL SHALL BE PLACED ON THE PIPE WHERE EXPOSED IN THE BASEMENT AND ATTIC. THE ATTIC LABEL SHALL FACE THE ATTIC ACCESS OPENING.
8. THE VAPOR BARRIER FOR THE RADON SYSTEM SHALL BE LAPPED 12 INCHES AND ALL SEAMS SHALL BE SEALED WITH COMPATIBLE GLUES.

R319.1: SITE NUMBERS

THE ADDRESS NUMBER SHALL BE 6 INCHES IN HEIGHT, ON A CONTRASTING BACKGROUND, AND INSTALLED ON OR OVER THE PRIMARY ENTRANCE OF THE DWELLING.

DIVISION 7 - THERMAL AND MOISTURE PROTECTION

1. EXTERIOR WALLS SHALL HAVE R-21 BATT INSULATION WITH 6 MIL VAPOR BARRIER INSTALLED TOWARDS THE INTERIOR.
2. LIVING AREAS WITH UNHEATED AREAS ABOVE SHALL HAVE R-49 INSULATION WITH PROTECTIVE BAFFLES AT EA VES TO ALLOW FOR AIR FLOW AND HAVE AN INTEGRAL VAPOR BARRIER, INSTALLED TOWARDS THE INTERIOR.
3. PROVIDE SOUND ATTENUATION BLANKETS AT ALL WASTE LINES AT FLOOR AND WALL CAVITIES. PROVIDE SOFT CLOSED-CELL FOAM OR DENSE GLASS FIBER SLEEVES NOMINALLY 1" LONG AND 1/4" THICK BETWEEN UNINSULATED PIPES AND HANGERS THERE SHOULD BE NO DIRECT CONNECT BETWEEN THE PLUMBING AND STUDS OR DRYWALL.
4. CANTILEVERED PROJECTIONS SHALL HAVE R-30 BATT INSULATION WITH INTEGRAL VAPOR BARRIER INSTALLED TOWARDS THE INTERIOR.
5. DOOR AND WINDOW SHIM SPACES SHALL BE FULLY STUFFED OR FOAMED WITH INSULATION.
6. ALL BAND SILLS SHALL BE INSULATED WITH R-19 BATT INSULATION WITH INTEGRAL VAPOR BARRIER INSTALLED TOWARDS THE INTERIOR.
7. ALL SKYLIGHTS SHALL BE FLASHED WITH APPROPRIATE FLASHING PROVIDED BY MANUFACTURER AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
8. CAULK ALL JOINTS BETWEEN SIDING AND CORNER BOARDS, SOFFITS, BRICK MOLDS, WOOD TRIM AND SILLS. CAULK ALL INTERSECTIONS BETWEEN COUNTER TOPS AND WALLS, BATHTUBS, SHOWER BASES, TILE AND TOPS OF ALL PAINTED BASEBOARDS.
9. FLASH AT HEAD OF ALL EXTERIOR DOOR AND WINDOW OPENINGS WITH GALVANIZED SHEET METAL DRIP CAPS DRIP CAP NAILING FIN INTEGRAL WITH WINDOWS IS ACCEPTABLE.
10. GUTTERS AND DOWNSPOUTS SHALL BE PRE-FINISHED ALUMINUM AND HAVE A MINIMUM PITCH OF 1/16" PER FOOT (COLOR PER OWNER)
11. INSTALL RIDGE VENTS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS FOR INSTALLATION ON AN ASPHALT SHINGLE ROOF.
12. INSTALL ROOFING AND FLASHING IN ACCORDANCE WITH NATIONAL ASSOCIATION RECOMMENDATIONS.
13. ASPHALT ROOF SHINGLES OR OWENS CORNING OAKRIDGE ARCHITECTURAL PREMIUM VERIFY COLOR W/ OWNER
14. FELT UNDERLAYMENT SHALL BE 15LB 36" WIDE
15. PROVIDE WATERPROOF UNDERLAYMENT UNDER SHINGLES AT ALL ROOF EDGES TO 2" FROM INTERIOR WALL AND VALLEYS.
16. ALL HOT WATER PIPING SHALL BE INSULATED TO A MINIMUM OF R-3.
17. FLASH AT WALLS SHALL HAVE CONTINUOUS AIR BARRIER, INCLUDING BATHTUBS.
18. THE VAPOR BARRIER SEAMS SHALL BE SEALED WITH COMPATIBLE GLUE.

DIVISION 8 - DOORS AND WINDOWS

1. WINDOWS TO BE AS MANUFACTURED
 - A. GLASS: 5/8" INSULATING LOW 'E' FOR WINDOWS
 - B. 3/4" TEMPERED INSULATION LOW 'E' EXTERIOR DOORS.
 - C. EXTERIOR FRAMES: CLAD (COLOR TO BE SELECTED BY OWNER FROM STANDARD COLORS)
 - D. SCREENS: AT OPERABLE WINDOWS. FRAME FINISH (MATCH EX. VERIFY W/OWNER)
2. GENERAL TYPES AND APPROXIMATE QUANTITIES OF DOOR HARDWARE WOULD BE ANTICIPATED BY THE CONTRACTOR TO HELP ESTIMATE INSTALLATION AND OTHER WORK. IN ADDITION TO LOCK SETS, ANTICIPATE 3 HINGES AND A WALL MOUNTED STOP PER EACH SWING DOOR. COORDINATE HARDWARE MOUNTING LOCATIONS WITH OWNER.
3. FACTORY FIT DOORS TO SUIT FRAME-OPENING SIZES INDICATED ON THE DRAWINGS. PROVIDE 1/8" CLEARANCE AT HEADS, JAMBS, AND BETWEEN PAIRS OF DOORS. PROVIDE 1/2" CLEARANCE FROM BOTTOM OF DECORATIVE FLOOR FINISH, WHERE THRESHOLD OCCURS. PROVIDE 3/8" FROM BOTTOM OF DOOR TO TOP OF THRESHOLD. BEVEL DOORS 1/8" IN 2 INCHES AT LOCK AND HINGE EDGES.
4. PROVIDE APPROVED SAFETY GLAZING AT HAZARDOUS LOCATIONS OR WHERE CODE REQUIRES.
5. PROVIDE THE FOLLOWING DOORS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS:
 - A. FRONT DOOR.
 - B. INTERIOR DOORS.
6. COORDINATE INSTALLATION OF WINDOWS AND DOORS WITH OWNERS SECURITY CONSULTANT AS REQ'D

DIVISION 9 - FINISHES

1. ALL WALLS TO BE 5/8" GYPSUM BOARD (GLUED AND SCREWED TYPICAL AND SCREWED OVER UNHEATED WALLS TO EXTERIOR RIGID RAFTER).
2. ALL CEILINGS TO BE 5/8" GYPSUM BOARD (MATCH EXISTING IN AREAS TO BE PATCHED) GLUED AND SCREWED TYPICAL.
3. WHERE GAS FURNACE IS CONFINED IN A CLOSET OR UTILITY ROOM, 5/8" TYPE "X" GYPSUM BOARD ON WALLS AND CEILING.
4. PROVIDE GREEN BOARD ON ALL WET AREAS AND "DUROCK" AT SIDES OF SHOWER AND TUB ENCLOSURES TO RECEIVE TILE.
5. FLOOR FINISHED TO BE AS NOTED ON PLANS.
6. PROVIDE TILE WHERE INDICATED ON THE DRAWINGS. PROVIDE TILE INSTALLATION MATERIALS COMPLYING WITH ANSI STANDARDS REFERENCED IN "SETTING MATERIAL" AND "GROUTING MATERIAL" ARTICLES. ALL CERAMIC TILE TO BE INSTALLED IN THINSET. INSTALL CERAMIC TILE IN ACCORDANCE WITH TCA HANDBOOK FOR CERAMIC TILE INSTALLATION" RECOMMENDATIONS FOR THE INSTALLATION REQUIRED.
7. PROVIDE 3/4" THICK X 2 1/4" WIDE, SOLID, CLEAR, PLAIN SAWN WOOD STRIP FLOORING TO MATCH EXISTING, WHERE INDICATED ON THE PLANS FOR WOOD. PROVIDE 15# FELT AS A VAPOR BARRIER. DIRECTION AS SHOWN ON PLANS. INSTALL, SAND AND FINISH IN ACCORDANCE WITH FLOORING MANUFACTURER ASSOC. INC. REVIEW STAIN COLOR W/ OWNER. PROVIDE TRANSITION STRIP IN SAME SPECIES AND GRADE AS WOOD FLOORING WHERE WOOD FLOORING ABUTS DISSIMILAR FLOORING MATERIAL. PROVIDE WOOD GRILLES WHERE HVAC SUPPLIES ARE LOCATED IN FLOORS RECEIVING WOOD AND TO BE FLUSH WITH FINISHED FLOOR.
8. ALL DRYWALL, SURFACED AND PAINTED WOODWORK TO RECEIVE ONE (1) COAT OF PRIMER, TWO (2) FINISH LATEX PAINT COATS.
9. STAINED WOODWORK TO RECEIVE ONE (1) COAT STAIN AND TWO (2) COATS VARNISH WITH STEEL WOOL BETWEEN COATS.
10. ALL EXTERIOR CEDAR TRIM AND SIDING TO RECEIVE ONE COAT OF SEMI-TRANSPARENT STAIN/MACHINE APPLIED (FOUR SIDES BACK-PRIMED) AND ONE COAT FIELD APPLIED. CUT TRIM TO LENGTH AND PRIME CUT ENDS. VERIFY COLOR TO MATCH EX. AND PROVIDE SAMPLE TO OWNER FOR APPROVAL.

DIVISION 15 - MECHANICAL

1. CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT TO COMPLETE THE DESIGN AND INSTALLATION OF HEATING, COOLING, AND VENTILATING SYSTEMS, INCLUDING BUT NOT LIMITED TO HEATING PLANT DISTRIBUTION, AIR CONDITIONING SYSTEM, HUMIDIFICATION, TEMPERATURE (PROGRAMMABLE THERMOSTATS) AND HUMIDIFICATION CONTROLS.
2. ELECTRONIC AIR CLEANERS, EXHAUST FANS, GAS FIRED EQUIPMENT FLUES AND APPLIANCE VENTS.
3. ENTIRE SYSTEM SHALL CONFORM TO APPLICABLE ASHRAE AND SMACNA STANDARDS. CONTRACTOR SHALL CALCULATE HEAT LOSS AND GAIN, SIZE ALL DUCTS AND EQUIPMENT TO GUARENTEE SYSTEM WILL HEAT HOUSE TO 74 DEGREE AT -15 DEGREE OUTSIDE TEMPERATURE WITH 15 M.P.H. AIR AND COOL HOUSE TO 74 DEGREE F AT 95 DEGREE OUTSIDE TEMPERATURE.
4. CONTRACTOR TO PROVIDE THE NUMBER, MANUF. AND EFFICIENCY OF FURNACES, A/C COMPRESSOR AND ASSOC. EQUIPMENT REQ'D TO MEET THE MECHANICAL HEATING AND COOLING SPECIFICATIONS AT TIME OF BID SUBMITTAL.
5. IF PORTION OF HVAC SYSTEM IS LOCATED OUTSIDE THE BUILDING ENVELOPE, ALL DUCTS, AIR HANDLERS, FILTER BOZES, AND BUILDING CAVITIES USED AS DUCTS SHALL BE SEALED. DUCT TIGHTNESS SHALL BE VERIFIED BY A THIRD PARTY BY EITHER:
 - A. POST CONSTRUCTION LEAK TEST PROVING THAT LEAKAGE TO OUTDOORS SHALL BE LESS THAN OR EQUAL TO 8CFM PER 100 SF OF CONDITIONED FLOOR AREA OR TOTAL LEAKAGE OF LESS THAN 12 CFM PER 100 SF OF CONDITIONED FLOOR AREA HWNE TESTED AT .1" WATER GRADIENT.
 - B. ROUGH IN LEAK TEST PROVING THAT LEAKAGE SHALL BE LESS THAN 6CFM PER 100 SF OF CONDITIONED FLOOR AREA, 100 SF OF AIR HANDLER OR 4 CFM PER 100 SF OF CONDITINED FLOOR AREA WHEN TESTED AT .1" WATER GRADIENT.

6. MECHANICAL CONTRACTOR TO REVIEW LAYOUT OF SUPPLY AND RETURN GRILLES WITH ARCHITECT AND OWNER IN FIELD PRIOR TO INSTALLATION.
7. PROVIDE COMBUSTION AIR FOR FURNACES AND WATER HEATERS IN ACCORDANCE WITH NFPA 54. INSTALL LOUVERED DOOR OR 2 TRANSFER GRILLS (MIN 100 SQ. IN. EA) WITHIN 12 OF FLOOR AND CEILING.
8. ALL SUPPLY REGISTERS TO BE 4" X 10" UNLESS NOTED OTHERWISE. PAINT INSIDE OF FLOOR SUPPLY DUCTS ONE (1) COAT FLAT BLACK UPON REQUEST. ALL SUPPLY REGISTERS IN WOOD FLOORS TO MATCH SPECIFICATION OF FLOOR, AND TO BE FLUSH WITH WOOD FLOORS.
9. ALL SUPPLY, RETURN AND EXHAUST DUCT OPENINGS SHALL BE COVERED WITH SCREENING DURING CONSTRUCTION.
10. JOINTS AND SEAMS OF SUPPLY AND RETURN DUCTS TO BE SECURED PROPERLY AND SUBSTANTIALLY AIRTIGHT.
11. ALL SHEETS METAL DUCT SYSTEMS TO HAVE SUFFICIENT IN-LINE DAMPERS FOR BALANCING PURPOSES.
12. TYPE 'B' FLUES TO BE INSTALLED IN ACCORDANCE WITH THEIR LISTINGS AND MANUFACTURER'S INSTRUCTIONS.
13. CHIMNEY OR VENT CONNECTORS SHALL HAVE A RISE OF AT LEAST 1/4" TO THE FOOT OF RUN AND BE SECURELY SUPPORTED.
14. ALL GAS LINES TO GAS APPLIANCES SHALL BE RUN BY PLUMBING CONTRACTOR AND PROVIDED WITH A SHUT-OFF VALVE AT THE APPLIANCE.
15. HEATING CONTRACTOR TO RUN ALL CONDENSATE LINES TO FLOOR DRAIN.
16. SEWER PIPE TO PENETRATE FOUNDATION WALLS SHALL BE DUCTILE IRON OR SCHEDULE 40 PVC PIPE TO EXTEND TO VIRGIN SOIL ON THE EXTERIOR AND 6" CLEAN OUT WITHIN 5'-0" OF FOUNDATION. ALL MISSION COUPLINGS SHALL BE THE NON-SHEAR TYPES.
17. PLASTIC (PVC) PIPING FOR WASTE AND VENT AND COPPER WATER SUPPLY PIPING SHALL CONFORM TO LATEST ASTM SPECIFICATIONS FOR RESIDENTIAL USE.
18. ABOVE GROUND POTABLE WATER PIPING SHALL BE TYPE L COPPER AND UNDERGROUND POTABLE WATER PIPING SHALL BE TYPE K COPPER.
19. PROVIDE CLEANOUTS AT EVERY CHANGE OF DIRECTION AND IN ANY RUN WITH A BEND GREATER THAN 45 DEGREES.
20. PROVIDE 12" AIR CHAMBERS AT EACH HOT AND COLD WATER LINE AT EVERY FIXTURE.
21. AIR CHAMBERS IN A RISER SHALL BE 24"
22. THE FOOTING DRAIN SHALL BE COVERED WITH A MINIMUM OF SIX (6) INCHES OF WASHED GRAVEL (SIZES ONE-INCH TO THREE-FOURTH INCH) TO A POINT NOT LESS THAN THREE(3) INCHES ABOVE THE TOP OF THE FOOTING AND COVERED WITH RESIN PAPER.
23. STACK TEST IS REQUIRED ON ALL WASTE AND VENT PIPING AT THE TIME OF THE ROUGH AND UNDERGROUND INSPECTIONS.
24. 75 PSI AIR TEST OR WATER PRESSURE REQ'D ON WATER PIPING AT TIME OF ROUGH INSPECTION.
25. 25 PSI AIR TEST REQ'D ON ALL GAS PIPING AT THE TIME OF THE ROUGH.
26. ALL EXISTING PLUMBING THAT MAY POSE A HEALTH OR SAFETY HAZARD MUST BE REVISED TO MEET THE LATEST PLUMBING CODES.
27. FLOOR DRAIN TRAPS AND DRAINS, INSTALLED BELOW A CONCRETE FLOOR OR UNDERGROUND SHALL NOT BE LESS THAN FOUR (4) INCHES IN DIAMETER.
28. MIN. TRAP SIZE FOR TUBS, WHIRLPOOL OR SOAKING TUB SHALL BE 2"
29. A 3" FULL SIZE STACK IS REQ'D FOR ALL WATER CLOSETS UNLESS REVENTED BACK TO MAIN FLOOR SIZE.
30. ALL FLOOR DRAINS MUST BE VENTED A MINIMUM OF 2".
31. ALL RETURNS SHALL BE DUCTED; USE OF WALL CAVITY FOR RETURN AIR PROHIBITED.
32. ALL EXHAUST FANS SHALL RUN TO EXTERIOR AIR, VENTING TO WITHIN ONE(1) FOOT OF ROOF VENT WITH TRAP IS NOT PERMITTED.
33. DRYER TO BE VENTED DIRECTLY TO EXTERIOR AND PROVIDED WITH BACK DRAFT DAMPERS.
34. ALL EQUIPMENT AND APPLIANCES, INCLUDING THE AIR CONDITIONER, WATER HEATER AND FURNACE, SHALL BE INSTALLED IN ACCORDANCE WITH THEIR LISTINGS AND THE MANUFACTURER'S INSTRUCTIONS. A COPY OF THE MANUFACTURER'S INSTALLATION INSTRUCTIONS MUST BE PROVIDED ON SITE AT THE TIME OF INSPECTION.
35. HVAC SYSTEM SHALL BE CONTROLLED BY A PROGRAMMABLE THERMOSTAT.
36. WATER SERVICE FROM MAIN TO BUILDING TO BE INSTALLED BY A LICENSED PLUMBER.
37. NEW FURNACE ROOM TO HAVE FLOOR DRAIN AND SINGLE SPRINKLER HEAD IF REQ'D BY LOCAL CODE.

DIVISION 16 - ELECTRICAL

1. ELECTRIC PANEL AMPERAGE SHALL BE NOTED ON MEP FLOOR PLANS.
2. ALL EQUIPMENT INSTALLED OUTDOORS SHALL BE WEATHER PROOF.
3. ALL WP RECEPTACLES SHALL BE WEATHER-PROOF AND HAVE GROUND FAULT INTERRUPTER.
4. ALL INTERIOR RECEPTACLES SHALL BE OF THE GROUNDED TYPE.
5. ALL OUTLETS DESIGNATED TO BE GFI ARE TO BE U.L. LISTED FRI OUTLETS, NOT STANDARD OUTLETS CONNECTED TO A GFI CIRCUIT. GFI CIRCUITS MAY ONLY BE USED FOR THOSE THOSE DIRECT-WIRED APPLIANCES AND FIXTURES THAT REQUIRE GFI PROTECTION.
6. VERIFY MOUNTING HEIGHT OF ELECTRICAL DEVICES AT WALLS IN FIELD WITH OWNER AND ARCHITECT. COORDINATE LOCATIONS OF ALL ELECTRICAL DEVICES, INCLUDING RECESSED LIGHT FIXTURES, WITH OWNER AND ARCHITECT IN FIELD PRIOR TO INSTALLATION OF CONDUIT.
7. ALL DIRECTLY CONNECTED HVAC AND KITCHEN APPLIANCES TO BE DIRECT WIRED BY ELECTRICIAN.
8. CONTRACTOR SHALL VERIFY POWER REQUIREMENTS FOR ALL APPLIANCES IN FIELD PRIOR TO WIRING.
9. ALL RECESSED ELECTRICAL FIXTURES SHALL BE LOCATED A MINIMUM OF 2" FROM ANY SURFACING WOOD.
10. RECESSED FIXTURES INSTALLED IN INSULATED CEILINGS TO BE "IC" TYPE.
11. EXERCISE CARE WITH CONDUIT AND ELECTRIC BOX WHEN SWITCHES OR RECEPTACLES ARE AT POCKET DOOR LOCATIONS TO INSURE DOOR DOES NOT SCRAPE AGAINST CONDUIT OR ELECTRIC BOX.
12. AT LEAST 75% OF THE LAMPS IN THE PERMANENTLY INSTALLED LIGHT FITURES MUST BE HIGH EFFICIENCY BULBS
13. ALL TELEPHONE WIRING SHALL BE "HOME-RUN". ALL WIRING SHALL BE CATEGORY 5/ TWISTED PAIR.
14. CLOSET INCANDESCENT FIXTURES MUST BE MOUNTED A MINIMUM OF TWELVE (12)" INCHES AWAY FROM THE NEAREST POINT OF STORAGE. RECESSED INCANDESCENT, RECESSED FLOURESCENT AND SURFACE MOUNTED FLOURESCENT FIXTURES MUST BE MOUNTED A MINIMUM OF SIX (6) INCHES AWAY FROM THE NEAREST POINT OF STORAGE. LIGHT FIXTURES IN CLOSETS MUST HAVE A COMPLETELY ENCLOSED LAMP. ELECTRICAL DEVICES SUCH AS RECEPTLES, SWITCHES AND JACKS SHALL BE VERIFIED WITH OWNER.
15. EXHAUST FANLIGHTS SHALL BE BROAD OR EQUAL. VERIFY W/ OWNER.
16. PROVIDE SMOKE DETECTORS PER CODE. ALL DETECTORS TO BE INTERCONNECTED.
17. RECESSED CAN LIGHT FIXTURES AT DAMP LOCATIONS SHALL BE WATERPROOF (VERIFY STYLE W/ OWNER)
18. ALL BRANCH CIRCUITS THAT SUPPLY 125 VOLTS, SINGLE PHASE, 15 AND 20 AMPERE OUTLETS INSTALLED IN DWELLING UNIT BEDROOMS, FAMILY ROOM, DINING ROOM, LIVING ROOM, LIBRARY, DEN, SUNROOM, GREAT ROOM, CLOSET, HALLWAY OR SIMILAR ARE OUTLETS SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTOR LISTED TO PROVIDE PROTECTION OF THE ENTIRE BRNACH CIRCUIT
19. ALL EQUIPMENT SHALL BE U.L. APPROVED OR ANY OTHER NATIONALLY RECOGNIZED TESTING COMPANY.
20. ALL RECEPTABLES SHALL BE GROUNDED AS REQUIRED BY ARTICLE 250-146
21. COUNTERTOP RECEPTACLES ARE TO BE INSTALLED SO NO POINT ALONG THE WALL LINE IS MORE THAN TWENTY-FOUR (24) INCHES FROM A RECEPTABLE OUTLET.
22. COUNTERTOPS TWELVE INCHES (12") OR LARGER REQUIRE A RECEPTACLE.
23. ALL OUTSIDE LIGHTS SHALL BE U.L. APPROVED FOR WET OR DAMP LOCATIONS AS REQUIRED BY SECTION 410.4.
24. INSTALL WALL RECEPTACLES SO THAT NO POINT ALONG THE FLOOR LINE IN ANY WALL SPACE IS MORE THAN 6 FEET MEASURED HORIZONTALLY FROM AN OUTLET IN THAT SPACE. (ARTICLE 210.52(A)(1))
25. TAMPER RESISTANT RECEPTACLES ARE REQUIRED.
26. ALL CEILING OUTLET ELECTRICAL BOXES SHALL BE CAPABLE OF SUPPORTING CEILING FANS.



1275 E. DAVIS, ARLINGTON HEIGHTS, IL 60005
PHONE: (847)255-2322
EMAIL: JIMJRCDB@gmail.com
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TO
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1835 N FERNANDEZ AVE
ARLINGTON HEIGHTS, IL

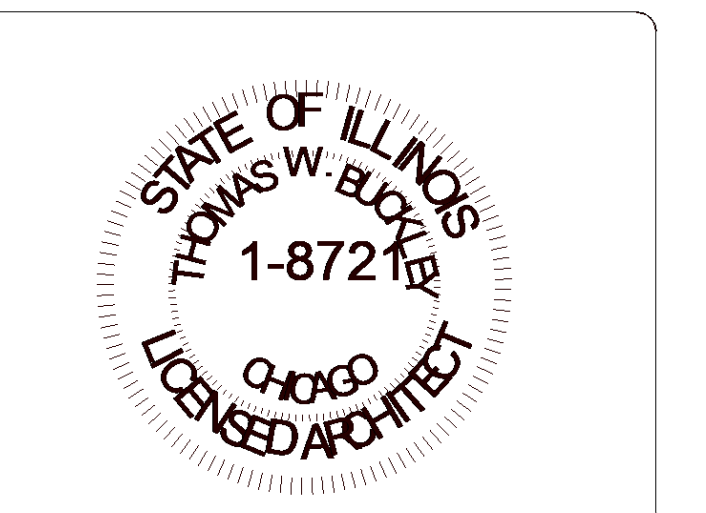
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03/22/2021

1 - PERMIT



Thomas
Buckley
Architect

5145 Wedge Ct E
Bradenton, FL 34203
TEL. 847-310-9530 e-mail:
tom@thomasbuckleyarchitect.com

ARCHITECT'S CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY DIRECTION AND THAT TO THE BEST OF MY KNOWLEDGE, COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.

Thomas Buckley
CERT. NO. 001.006721
EXP: 11-30-2022 DATE 03/22/2021

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