Agenda Item 3
846 Northmoor Road
Second Story Addition and Exterior Alterations

Staff Report
Building Scale Summary Sheet
Vicinity Map
Air Photos

<u>Materials Submitted by Petitioner</u>
Application
Updated Statement of Intent
Description of Exterior Materials
Existing Site Plan
Proposed Site Plan and Impervious Surface Calculations
Existing South Elevation
Previously Proposed South Elevation
Currently Proposed South Elevation
Currently Proposed South Elevation Color Rendering
Existing West Elevation
Previously Proposed West Elevation
Currently Proposed West Elevation
Existing North Elevation
Previously Proposed North Elevation
Currently Proposed North Elevation
Existing East Elevation
Previously Proposed East Elevation
Currently Proposed East Elevation
Existing Roof Plan/Demolition Plan
Proposed Roof Plan
Proposed Building Section
Existing Basement Plan
Proposed Basement Plan
Existing First Floor Plan
Proposed First Floor Plan
Proposed Attic Plan
Conceptual Landscape Plan
Images of Existing House

Materials shown in italics are included in the Commission packet only. A complete copy of the packet is available from the Community Development Department.

846 Northmoor Road

Continued consideration of a request for approval of a second floor addition and various exterior alterations to a single family home.

Property Owners: Stanislaw & Patrycja Szafranski
Project Representative: Joanna Druzgala, architect

Staff Contact: Jen Baehr, Assistant Planner

Activity on this Petition to Date

The Board considered this petition at the July 1, 2020 meeting and after discussion about various design aspects of the project, the Board continued the petition. The Board asked that the petitioner conduct further study of the aspects of the project discussed by the Board and consider refinements to some of the design elements. In addition, the Board asked for clarification and further development of aspects of the design. Elevations identified as "Currently Proposed" as well as the elevations presented at the July meeting are included in the Board's packet. A site plan and elevations reflecting the existing conditions are also included in the Board's packet.

The changes made since the last meeting are reflected on the revised plans and renderings, and the changes are also described in the petitioners' updated statement of intent. All of the materials are included in the Board's packet. In summary, the following changes are reflected on the revised plans.

- The front entry was refined to reflect proportions more consistent with the overall appearance of the home.
- Sidelights were added to either side of the front door to help highlight the front entry.
- The shape of the dormer window was modified.
- The limestone base was removed.
- The canopy elements above the picture window and garage door on the front elevation were removed.
- Natural materials are proposed for trim, soffits and fascia boards.
- A landscape plan was submitted and reflects plantings at the front of the house to soften the appearance of the house from the street.
- Trellises with climbing plants are proposed on the west elevation in an effort to break up the large expanse of solid wall.

Portions of the following information is repeated from the July staff report.

Description of Property

This property is located on the north side of Northmoor Road, between Wooded Lane and Sheridan Road. The property is rectangular in shape and is 11,250 square feet in area. The existing house was constructed in 1959 and is a one-story ranch home with an attached two car garage. Based on City records, very few modifications have been made to the house since its construction. The surrounding neighborhood contains a mix of one and two-story houses of varying ages and architectural styles.

Summary of Request

This is a request for approval of a second story addition, complete removal of the existing roof is proposed. The existing exterior walls and building footprint will remain based on the information submitted. A covered deck is proposed at the rear of the house, the new roof form is proposed to extend over a new deck. Various other exterior alterations are also proposed.

The second story addition is intended to provide attic space and in some areas, increased ceiling height in first floor spaces. No living space is currently proposed in the space under the new roof. The height of the existing exterior walls will be raised. The proposed exterior alterations include new exterior materials, infill of existing openings, new openings, window and door replacement, and a dormer on the front elevation above the garage.

The property owners purchased the property in January. Based on the petitioner's statement of intent, the proposed alterations are intended to make the home more suitable for modern day living and update the home's appearance.

Staff Evaluation

An updated evaluation of the project based on the applicable standards and staff recommendations is offered below for the Board's considerations. The evaluation is based on the plans as revised.

Site Plan – This standard is met.
The original footprint of the house and garage will be maintained. The existing siting of the house is generally aligned with the other homes on Northmoor Road. The new covered deck is proposed on the rear of the house. An extension of the sidewalk along the rear of the house is also proposed. No changes are proposed to the existing curb cut or driveway.

Building Massing and Height – This standard is met.
Based on the lot size, a residence of up to 2,875 square feet is permitted on the site with up to an additional 288 square feet in design elements and 576 square feet for a garage.

- The existing house totals 1,752 square feet.
- The proposed second story addition totals 1,054 square feet.
- The proposed covered deck totals 265 square feet and is identified as a design element and is exempt from the total square footage of the house.
- The square footage of the existing residence, with the proposed additions, is 2,806 square feet, and is 69 square feet, or 2.4% under the total allowable square footage.

The maximum height for this property is 30 feet. The house with the proposed second floor addition is 27 feet tall, when measured from the adjacent point of existing lowest grade to the highest roof peak. The proposed height of the house is compatible with surrounding homes.

Elevations – This standard is met.

South (Front) Elevation

- The front elevation presents a one and half story massing, with a front facing gable and hip roof above the garage.
- The front façade preserves the existing location of the front entry but provides more detail to that element with a square column and hip roof above. In response to the Board's comments during the last meeting, the petitioner enhanced the front entry element by

refining the proportions of the hip roof and column and adding sidelights to either side of the front door.

- The location of the large picture window on the first floor will remain, and a new window will be installed.
- On the proposed second floor addition a gable end with a large window is proposed centered on the picture window below.
- The existing paneled garage door will be removed and replaced with a new wood garage door.
- A dormer is proposed above the garage. In response to direction provided at the last meeting, the dormer window was changed from a horizontal shape window to a square window. The petitioners desire to keep the dormer element to add interest to the front façade.

West Elevation

- The existing doors on the west elevation will be removed and filled in with brick. The windows on the north end will also be removed and filled in with brick.
- The single and double window openings on the south will remain. New replacement windows will be installed in these openings.
- The west elevation as proposed features a large gable end with a new double window in the center.
- The kitchen is located in the northwest corner of the house, resulting in a large solid wall on the exterior to accommodate cabinetry. In response to comments made during the last meeting, the petitioner has incorporated trellises with climbing roses, or similar plants, in order to break up the large solid brick wall.

North (Rear) Elevation

- The existing door and stoop on the rear will be removed.
- A new single window will be installed in the existing door opening, and will be filled in below with brick.
- The existing window openings on the rear will remain, and replacement windows will be installed.
- A covered deck is proposed on the east side of the rear elevation.
- The existing chimney will remain and will be extended to meet Code requirements.
- A clay chimney pot is reflected on the elevation drawing.

East Elevation

- The proposed east elevation features a large gable form with a double window in the center.
- The large existing windows on the north end will be replaced with a sliding glass door accessing the new deck.
- The single window openings on the elevation will remain and will have replacement windows. The existing double window opening will be modified for a new single replacement window.

Type, color, and texture of materials – This standard is generally met.
The exterior materials are simple and generally appropriate for the style of the home and the neighborhood. The existing brick on the exterior of the home will remain. In areas where the exterior walls will be raised and filled in, new brick to match the existing will be used. A composite

horizontal siding product is proposed on the gable walls. In response to comments during the last meeting, the petitioner incorporated natural materials for the trim, soffit, and fascia. An asphalt shingle roof and aluminum gutters and downspouts are proposed. The new and replacement windows will be aluminum clad wood windows, muntins are not proposed, appropriate for design intent of a contemporary style house. The new deck will be wood.

Landscaping – This standard is generally met.
The footprint of the existing house will not change as a result of this request. The existing landscaping will not be impacted by the proposed second story addition or exterior alterations.

In response to comments made at the last meeting, the petitioner has prepared a conceptual landscape plan. The landscape plan reflects shrub and ornamental type plantings along the front of the house. A Japanese maple is also proposed at the front of the house. The addition of one larger tree could be helpful in softening the impact of the increased mass of the house over time.

Public Comment
Public notice of this petition was provided in accordance with the City requirements and practices. Notice was mailed by the Community Development Department to surrounding property owners and the agenda for this meeting was posted at various public locations. As of the date of this writing, no correspondence was received regarding this request.

Recommendation
Recommend approval of a second floor addition and various exterior alterations to the existing residence as reflected in the revised plans presented to the Board. The recommendation is based on the findings in the staff report, and the testimony presented by the petitioner and the Board's deliberations are incorporated as additional findings. Approval is recommended subject to the following conditions:

1. Any further modifications and refinements made to the plans that were presented to the Board, either in response to Board direction, including the items detailed above, or as the result of final design development, shall be clearly called out on the plan and a copy of the plan originally provided to the Board shall be attached for comparison purposes. Staff is directed to review any changes, in consultation with the Chairman as appropriate, to determine whether the modifications are in conformance with the Board's direction and approval prior to the issuance of any permits.

2. Details of exterior lighting, if any is proposed, shall be submitted with the plans submitted for permit. All fixtures shall direct light downward and the source of the light shall be fully shielded from view from off of the site.

3. A final landscape plan shall be submitted and shall reflect additional plantings in the front yard to soften the appearance of the additional mass. The plan will be subject to review and approval by the City's Arborist.

4. A plan for construction parking and materials' staging shall be submitted for review and will be subject to approval by the City's Certified Arborist, City Engineer and Director of Community Development. On street parking is limited to two cars immediately in front of this property due to the narrowness of the street.

THE CITY OF LAKE FOREST BUILDING REVIEW BOARD -- BUILDING SCALE INFORMATION SHEET

Address: 846 Northmoor Road

Owner(s): Stanislaw & Patrycja Szafranski

Architect: Joanna Druzgala

Reviewed by: Jen Baehr

Date: 8/5/2020

Lot Area: 11250 sq. ft.

Square Footage of Existing Residence:

1st floor 1752 + 2nd floor 0 + 3rd floor 0 = 1752 sq. ft.

Design Element Allowance = 288 sq. ft.

Total Actual Design Elements = 17 sq. ft. *Excess* = 0 sq.ft.

Garage 464 sf actual ; 576 sf allowance *Excess* = 0 sq. ft.

Garage Width 22 ft. *may not exceed 24' in width on lots 18,900 sf or less in size.*

Basement Area = 0 sq. ft.

Accessory buildings = 0 sq. ft.

Total Square Footage of Existing Residence = 1752 sq. ft.

Square Footage of Proposed Addition:

1st floor 0 + 2nd floor 1054 + 3rd floor 0 = 1054 sq. ft.

Excess New Garage Area *Excess* = 0 sq. ft.

Excess New Design Elements *Excess* = 0 sq.ft

TOTAL SQUARE FOOTAGE = 2806 sq. ft.

TOTAL SQUARE FOOTAGE ALLOWED = 2875 sq. ft.

DIFFERENTIAL = -69 sq. ft.
Under Maximum

NET RESULT:
69 **sq. ft. is**
2.4% **under the Max. allowed**

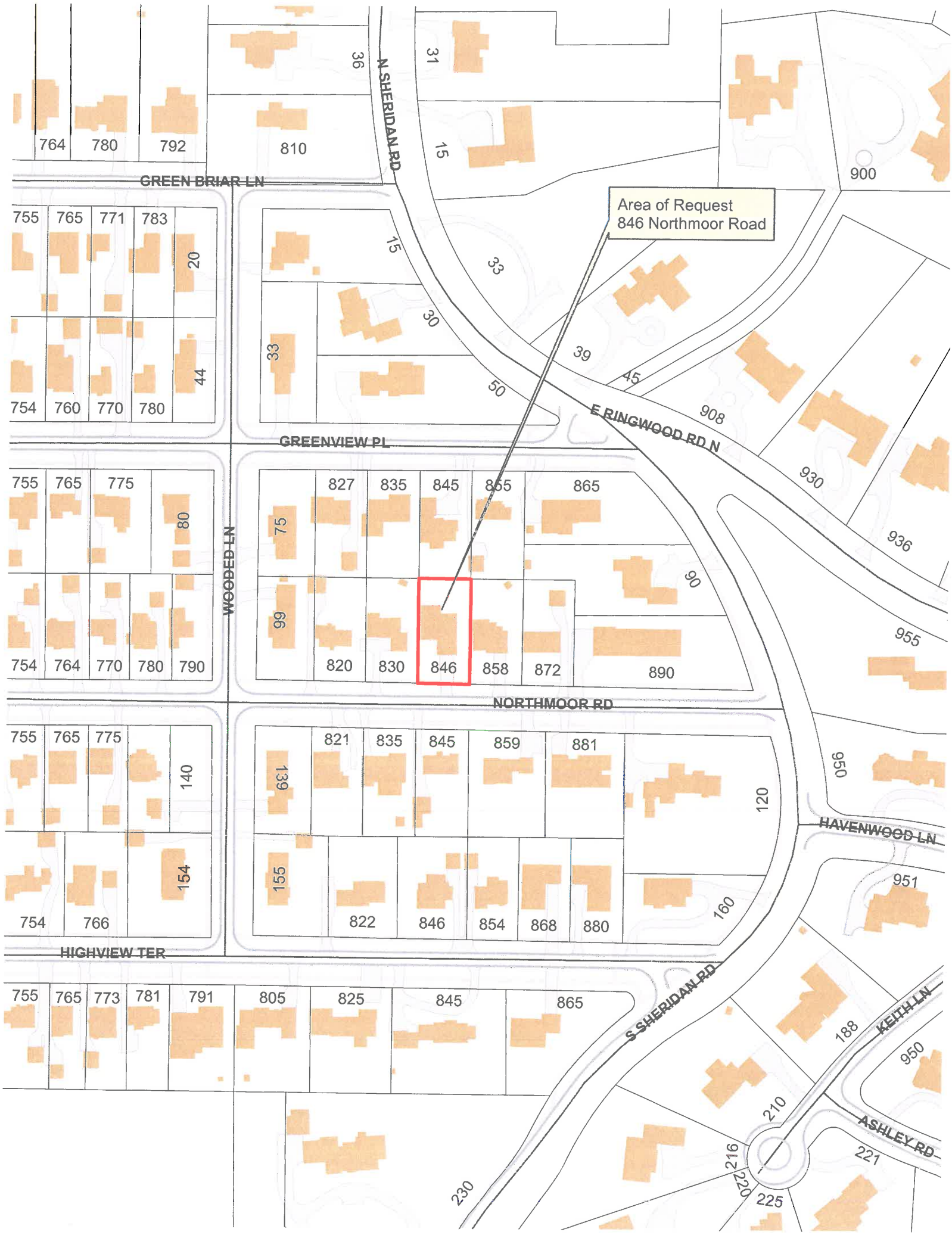
Allowable Height: 30 ft. Actual Height 27 ft.

DESIGN ELEMENT EXEMPTIONS

Design Element Allowance: 288 sq. ft.

Front & Side Porches = 265 sq. ft.
Rear & Side Screen Porches = 0 sq. ft.
Covered Entries = 17 sq. ft.
Portico = 0 sq. ft.
Porte-Cochere = 0 sq. ft.
Breezeway = 0 sq. ft.
Pergolas = 0 sq. ft.
Individual Dormers = 0 sq. ft.
Bay Windows = 0 sq. ft.

Total Actual Design Elements = 282 sq. ft. **Excess Design Elements =** 0 sq. ft.


Area of Request
846 Northmoor Road
GREEN BRIAR LN
N SHERIDAN RD
GREENVIEW PL
WOODED LN
E RINGWOOD RD N
NORTHMOOR RD
HIGHVIEW TER
S SHERIDAN RD
HAVENWOOD LN
KEITH LN
ASHLEY RD
764 780 792 810
36 31 15 900
755 765 771 783 20
754 760 770 780 44
15 33 30 33 39 45 50 908
755 765 775 80
754 764 770 780 790
827 835 845 855 865
75 90 99
820 830 846 858 872 890
930 936 955
755 765 775 140
754 766 154
821 835 845 859 881
139 120 155
822 846 854 868 880 160
950 951
755 765 773 781 791 805 825 845 865
188 950 210 216 220 221 225 230

Area of Request
846 Northmoor Road

Area of Request
846 Northmoor Road

THE CITY OF LAKE FOREST

THE CITY OF LAKE FOREST
BUILDING REVIEW BOARD APPLICATION

PROJECT ADDRESS 846 Northmoor Rd. Lake Forest IL. 60045

APPLICATION TYPE

RESIDENTIAL PROJECTS		COMMERCIAL PROJECTS	
☐ New Residence	☐ Demolition Complete	☐ New Building	☐ Landscape/Parking
☐ New Accessory Building	☐ Demolition Partial	☐ Addition/Alteration	☐ Lighting
x Addition/Alteration	☐ Height Variance	☐ Height Variance	☐ Signage or Awnings
☐ Building Scale Variance	☐ Other	☐ Other	☐

PROPERTY OWNER INFORMATION

Stanislaw & Patrycja Szafranski
Owner of Property

846 Northmoor Rd.
Owner's Street Address (may be different from project address)

Lake Forest IL. 60045
City, State and Zip Code

773-937-3300
Phone Number *Fax Number*

patrycjaszafranski@yahoo.com
Email Address

Owner's Signature

ARCHITECT/BUILDER INFORMATION

Joanna M. Druzgala
Name and Title of Person Presenting Project

Name of Firm

442 Shermer Rd.
Street Address

Glenview IL. 60025
City, State and Zip Code

773-537-5463 773-681-7336
Phone Number *Fax Number*

infogsj@yahoo.com
Email Address

Representative's Signature (Architect/ Builder)

The staff report is available the Friday before the meeting, after 3:00pm.		
Please email a copy of the staff report	x OWNER	x REPRESENTATIVE
Please fax a copy of the staff report	☐ OWNER	☐ REPRESENTATIVE
I will pick up a copy of the staff report at the Community Development Department	☐ OWNER	☐ REPRESENTATIVE

CORPORATE OWNERSHIP (EXHIBIT A)

Please list the names and addresses of all officers and directors of the Corporation and all shareholders who own individually or beneficially 5% or more of the outstanding stock of the corporation. In addition, this application must be accompanied by a resolution of the Corporation authorizing the execution and submittal of this application.

Name: Patrycja Szafranski	Name: Stanislaw Szafranski
Address: 846 Northmoor Rd. Lake Forest IL.	Address: 846 Northmoor Rd. Lake Forest IL.
Ownership Percentage: 50 %	Ownership Percentage: 50 %

Name:	Name:
Address:	Address:
Ownership Percentage: %	Ownership Percentage: %

Name:	Name:
Address:	Address:
Ownership Percentage: %	Ownership Percentage: %

Name:	Name:
Address:	Address:
Ownership Percentage: %	Ownership Percentage: %

Name:	Name:
Address:	Address:
Ownership Percentage: %	Ownership Percentage: %

STATEMENT OF INTENT

Patrycja and Stan Szafranski are requesting a certificate of appropriateness for a home renovation on the property located at 846 Northmoor Rd Lake Forest.

Property home history:

This property was built in 1959 as 1,874 square foot house, sits on a 0.25 acre lot and features 3 bedrooms and 1.5 bathrooms. Patrycja and Stan purchased the house in January 2020.

General overview of current home and issues:

The Szafranskis fell in love with this mid-century ranch in the beautiful Northmoor neighborhood very near downtown Lake Forest, South Park, the bike path and with overall presence on the property. Stan as young but already very experienced carpenter contractor saw a great opportunity to rehab or expand this home when he just came to this house for the first time. Also Patrycja and her father who is also working in construction business for over 30 years had their visions. So the Szafranski's decided to purchase the property and invest in the home; to remodel it into their family needs. They hope to be able to renovate the house before winter and move in to enjoy comfortable living with their two dogs and future children that they are dreaming to rise in that house and enjoy the neighborhood. These are the issues which our proposal has identified:

- The existing first floor plan is currently not suited for how family lives in the 21st century. The kitchen is not open to any livable comfortable spaces. The home lacks a typical dining room to host a dinner during the special holidays such as Christmas. It lacks a space where the family can spill over.

- The powder room and stairs with closets dividing and separating the kitchen from the living and family room.

- The existing first floor plan lacks a typical mudroom and outdoor patio/deck to enjoy the backyard.

General overview of current home and issues:

The proposal shifts the stairs to the east, dividing family room from the front entrance. We moved the powder room to occupy existing bathroom location allowing for open space layout. This space will be multi-purpose, from informal eating, general relaxation, to the formal dining. With the open space layout, direct connection to the kitchen, the everyday functionality of the home has bed vastly improved.

The removal of the existing northeast bedroom allows space for the proposed new mudroom provides necessary space for owner who is working as the contractor as well as for two dogs that will enjoy living in that house too. This location provides good flow from the existing 2 car garage into the house living area. The other half will be used for the private family bathroom.

The proposed outdoor deck on the southeast side of the house will allow kids to play and spend more time outside as well as for the outdoor relaxation after work.

Massing:

The existing home is fairly straight forward in its massing. The wide massing main block of the home with the attached two cars garage is one-story element with the hipped low-pitched roof with wide overhanging eaves. Entrance doors are sheltered under the main roofline.

The proposed exterior alteration of the existing house is raising the 1st floor ceiling and modifying the roof slope, from the existing (18.4°) 4/12 slope to (30.2°) 7/12 slope to allow use new attic space as a storage area or for future attic expansion. The proposed new simple roof shape does not encroach upon any required setbacks. The proposed new house massing clearly shows location of the main body of the house and the entry for people. The front post will be made from wood.

Materials & Details:

We will be reusing as much of the existing common brick as possible. We will be augmenting it with new brick to match. All the gutters, downspouts, leader heads will be replaced with new one and will be aluminum. The proposed exterior deck will be made from wood. The doors and windows will be aluminum clad. The proposed roof will be made from composition shingles.

After 1st Board meeting and staff evaluation the owners consider all comments, suggestions and concerns raised by the Board and decided to change some design details, as per Board Members requests to meet the standards and get final approval:

1. The limestone base will be eliminated to create more residential character of the house: the owners decided to remain the existing exterior brick of the home as much as possible and use new brick to match the existing one, only whenever needed; in areas where the exterior walls will be raised and filled in. There will be not limestone added along the base of the home.

2. The decorative canopy will be eliminated; the owners resigned to install decorative canopy above the front window and garage doors to create simply feel to the front elevation.
3. The form of the window in the dormer above garage door will be more vertical proportion instead of horizontal to be more consistent with the proportions of the front elevation.
4. The front entry is modified to create more consistent proportions on the front elevation. The location of the front door will be preserved. The existing front door with adjacent sidelight will be replaced with new entry front door. The entry will be covered with hip roof supported by one wood column.
5. The wood will be used for areas like trim, soffits and fascia boards to create the house consistent with the surrounding neighborhood.
6. The proposed chimney pot will be clay.
7. The landscaping will not changed, all existing trees will be protected and remained. On the front of the house few new shrubs and ground covers will be planted. On the west elevation where windows will be removed new climbing roses will be planted and wood trellis will be installed to break up the large solid brick wall.

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We thank you for the opportunity to present our proposed renovation project to the City of Lake Forest Building Review and look forward to transforming this home and making it relevant for the next generation.

THE CITY OF LAKE FOREST

THE CITY OF LAKE FOREST
BUILDING REVIEW BOARD APPLICATION
DESCRIPTION OF EXTERIOR MATERIALS

Façade Material

- ☐ Stone
- x Brick
- ☐ Wood Clapboard Siding
- ☐ Stucco
- ☐ Wood Shingle
- ☐ Aluminum Siding
- ☐ Vinyl Siding
- ☐ Synthetic Stucco
- ☐ Other _____

Color of Material_ **common brick to match existing**

Window Treatment

Primary Window Type

- x Double Hung
- ☐ Casement
- ☐ Sliding
- ☐ Other _____

Finish and Color of Windows

- ☐ Wood
- x Aluminum Clad
- ☐ Vinyl Clad
- ☐ Other _____

Color of Finish_ **dark brown** _____

Window Muntins

- x Not Provided
- ☐ True Divided Lites

Simulated Divided Lites

- ☐ Interior and Exterior muntin bars
- ☐ Interior muntin bars only
- ☐ Exterior muntin bars only
- ☐ Muntin bars contained between the glass

Trim Material

Door Trim

- ☐ Limestone
- ☐ Brick
- x Wood
- ☐ Synthetic Material_____
- ☐ Other _____

Window Trim

- ☐ Limestone
- ☐ Brick
- x Wood
- ☐ Synthetic Material _____
- ☐ Other _____

Fascias, Soffits, Rakeboards

- x Wood
- ☐ Other_____
- ☐ Synthetic Material _____

THE CITY OF LAKE FOREST
BUILDING REVIEW BOARD APPLICATION
DESCRIPTION OF EXTERIOR MATERIALS – CONTINUED

Chimney Material

- [x] Brick
- [ ] Stone
- [ ] Stucco
- [ ] Other _____

Roofing

Primary Roof Material

- [ ] Wood Shingles
- [ ] Wood Shakes
- [ ] Slate
- [ ] Clay Tile
- [ ] Composition Shingles_____
- [ ] Sheet Metal_____
- [x] Other **Asphalt shingles** _

Color of Material_ **slate**

Flashing Material

- [ ] Copper
- [x] Sheet Metal_ **dark brown** ___
- [ ] Other_____

Gutters and Downspouts

- [ ] Copper
- [x] Aluminum
- [ ] Other ____ **dark brown** _____

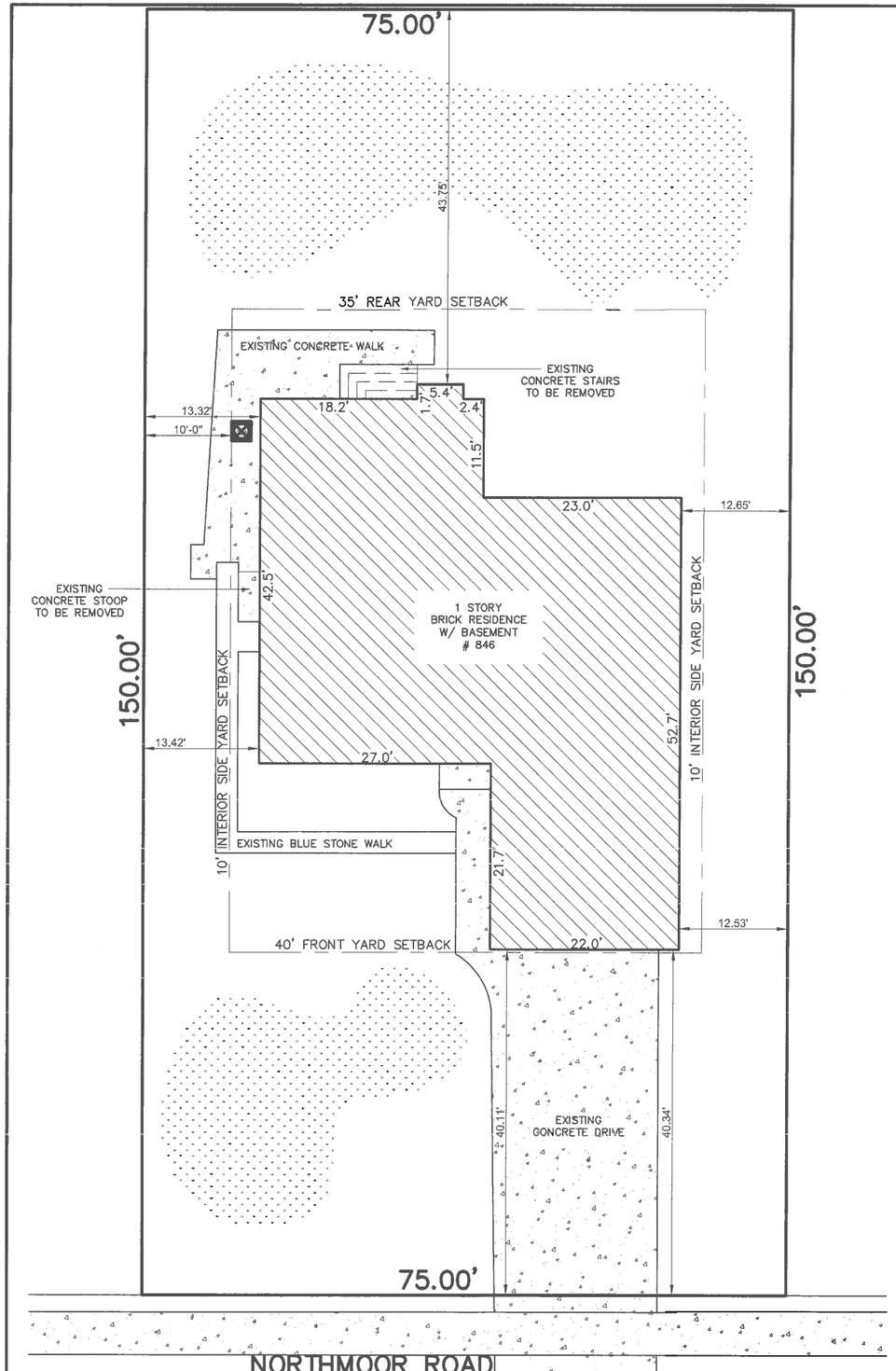
Driveway Material

- [ ] Asphalt
- [ ] Poured Concrete
- [ ] Brick Pavers
- [ ] Concrete Pavers
- [ ] Crushed Stone
- [x] Other _ **existing concrete**

Terraces and Patios

- [ ] Bluestone
- [ ] Brick Pavers
- [ ] Concrete Pavers
- [ ] Poured Concrete
- [x] Other _ **wood deck** _____

EXISTING SITE PLAN



EXISTING AND DEMOLITION SITE PLAN

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

N

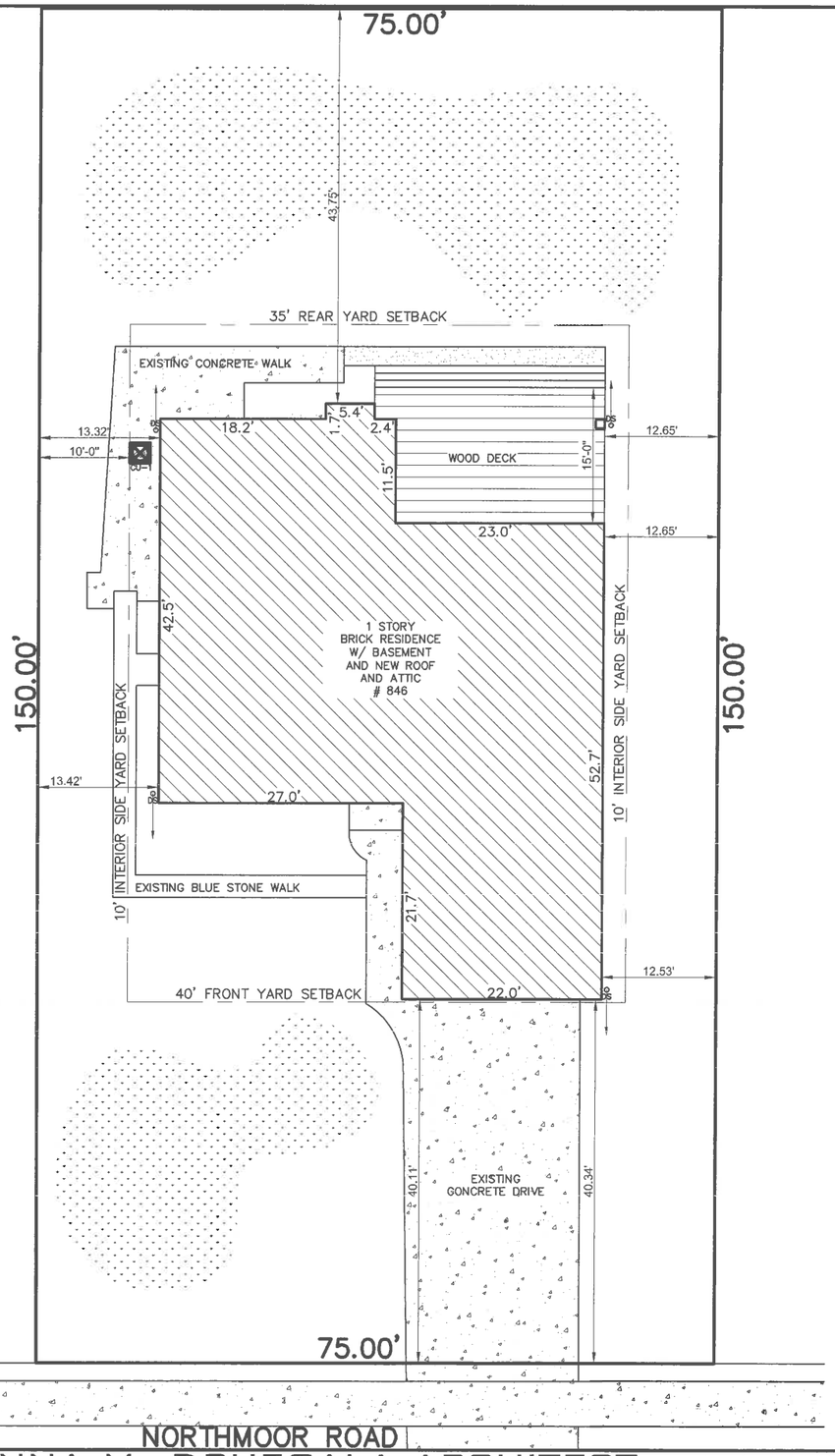
EXISTING STRUCTURE

EXISTING CONCRETE AREA

EXISTING GRASS AREA

Szafranski Residence - 846 Northmoor Rd.

JOANNA M. DRUZGALA ARCHITECT Tel: (773) 537-5463 Email: infogsj@yahoo.com



PROPOSED SITE PLAN & IMPERVIOUS SURFACE CALCULATIONS

IMPERVIOUS AREA CALCULATIONS

846 NORTHMOOR RD. LAKE FOREST IL.

LOT AREA = 11,250 SQ. FT.

EXISTING		PROPOSED	
HOUSE	2,304 SF	HOUSE	2,304 SF
DRIVEWAY	779 SF	DRIVEWAY	779 SF
PORCHES & STOOPS	68 SF	PORCHES & STOOPS	431 SF
PATIOS & WALKWAY	536 SF	PATIOS & WALKWAY	597 SF
TOTAL	3,687 SF 33%	TOTAL	4,111 SF 36%

PROPOSED SITE PLAN

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

N

EXISTING STRUCTURE W/ NEW ROOF AND UNFINISHED ATIIC

EXISTING CONCRETE AREA

NEW DECK STRUCTURE

NEW CONCRETE AREA

GRASS AREA

DS DOWNSPOUT DRAINAGE DIRECTION

Szafranski Residence - 846 Northmoor Rd.

JOANNA M. DRUZGALA ARCHITECT Tel: (773) 537-5463 Email: infogsj@yahoo.com

EXISTING SOUTH ELEVATION

EXISTING SOUTH ELEVATION

5' 1' 0 2' 4'

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

Szafranski Residence - 846 Northmoor Rd.

JOANNA M. DRUZGALA ARCHITECT Tel: (773) 537-5463 Email: infogsj@yahoo.com

PREVIOUSLY PROPOSED SOUTH ELEVATION

SOUTH ELEVATION

Szafranski Residence - 846 Northmoor Rd.

JOANNA M. DRUZGALA ARCHITECT Tel: (773) 537-5463 Email: infogsj@yahoo.com

CURRENTLY PROPOSED SOUTH ELEVATION

PROPOSED SOUTH ELEVATION

JOANNA M. DRUZGALA ARCHITECT Tel: (773) 537-5463 Email: infogsj@yahoo.com

Szafranski Residence - 846 Northmoor Rd.

CURRENTLY PROPOSED SOUTH ELEVATION COLOR RENDERING

PROPOSED SOUTH ELEVATION

5' 1' 0 2' 4'

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

Szafranski Residence - 846 Northmoor Rd.

JOANNA M. DRUZGALA ARCHITECT Tel: (773) 537-5463 Email: infogsj@yahoo.com

EXISTING WEST ELEVATION

EXISTING WEST ELEVATION

5' 1' 0 2' 4'

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

Szafranski Residence - 846 Northmoor Rd.

JOANNA M. DRUZGALA ARCHITECT Tel: (773) 537-5463 Email: infogsj@yahoo.com

PREVIOUSLY PROPOSED WEST ELEVATION

WEST ELEVATION

5' 1' 0 2' 4'
SCALE: 3/16"=1'-0"

Szafranski Residence - 846 Northmoor Rd.

JOANNA M. DRUZGALA ARCHITECT Tel: (773) 537-5463 Email: infogsj@yahoo.com

CURRENTLY PROPOSED WEST ELEVATION

PROPOSED WEST ELEVATION

5' 1' 0 2' 4'

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

JOANNA M. DRUZGALA ARCHITECT Tel: (773) 537-5463 Email: infogsj@yahoo.com

Szafranski Residence - 846 Northmoor Rd.

EXISTING NORTH ELEVATION

EXISTING NORTH ELEVATION

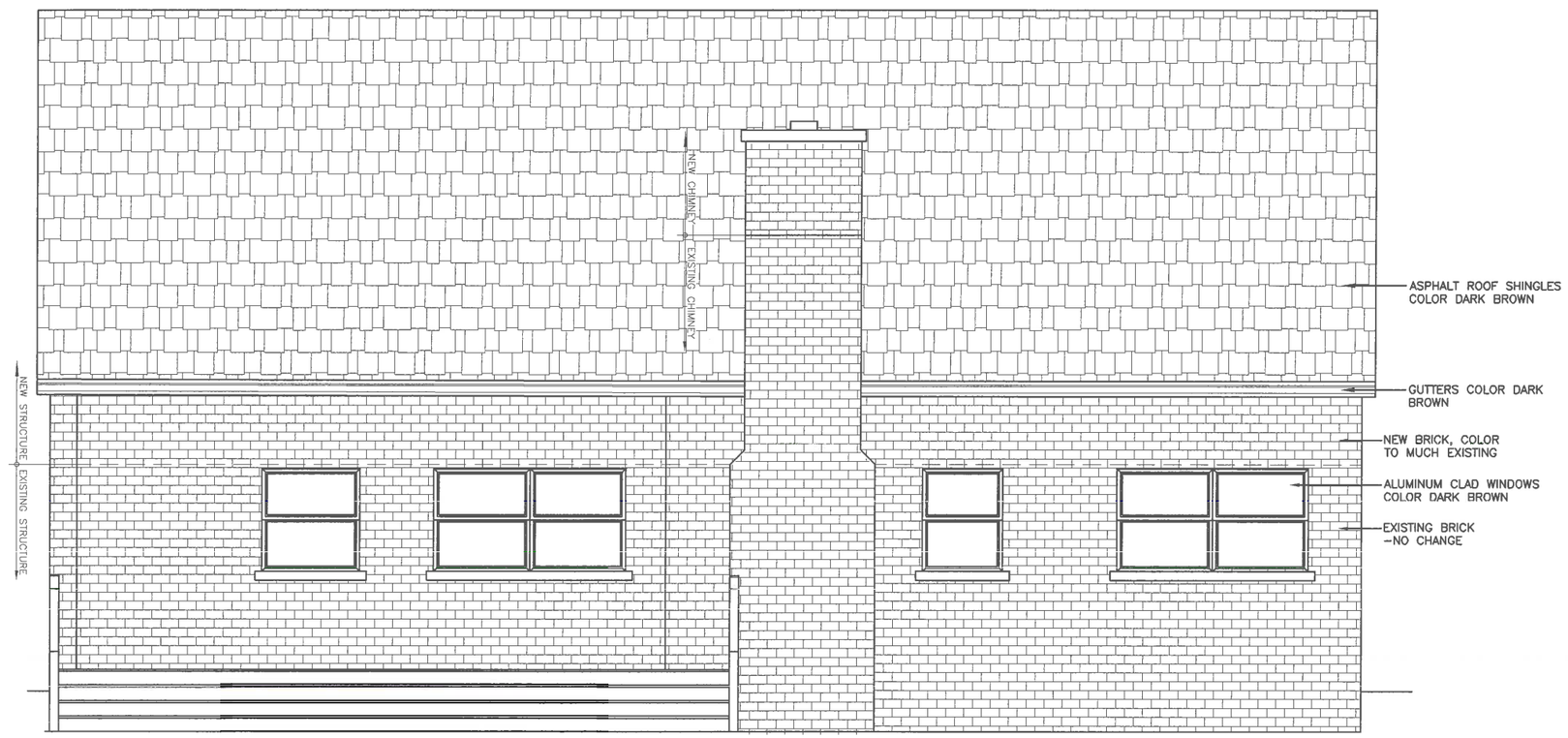
5' 1' 0 2' 4'

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

Szafranski Residence - 846 Northmoor Rd.

JOANNA M. DRUZGALA ARCHITECT Tel: (773) 537-5463 Email: infogsj@yahoo.com

PREVIOUSLY PROPOSED NORTH ELEVATION



PROPOSED NORTH ELEVATION

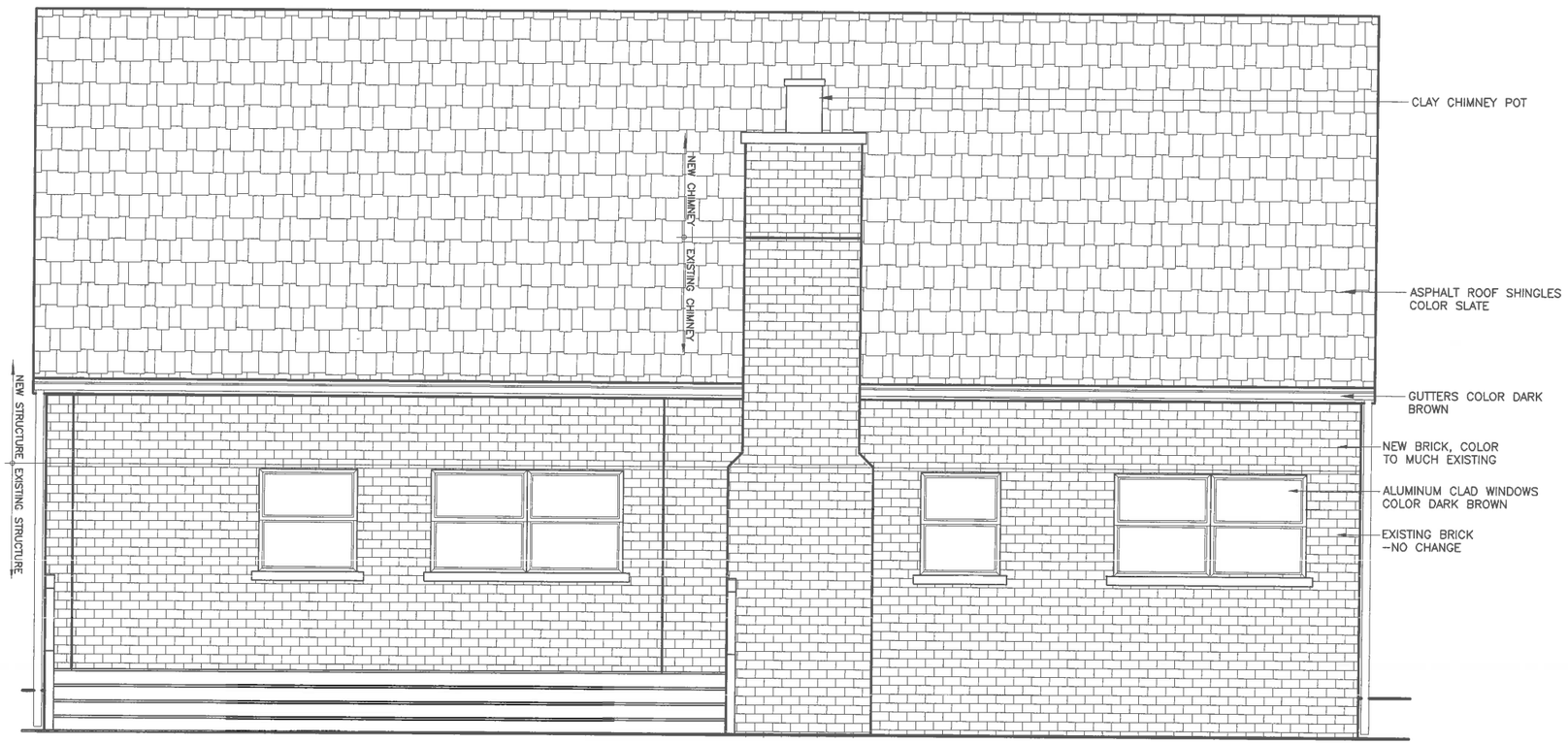
5' 1' 0 2' 4'

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

Szafranski Residence - 846 Northmoor Rd.

JOANNA M. DRUZGALA ARCHITECT Tel: (773) 537-5463 Email: infogsj@yahoo.com

CURRENTLY PROPOSED NORTH ELEVATION



PROPOSED NORTH ELEVATION

5' 1' 0 2' 4'
SCALE: 3/16"=1'-0"

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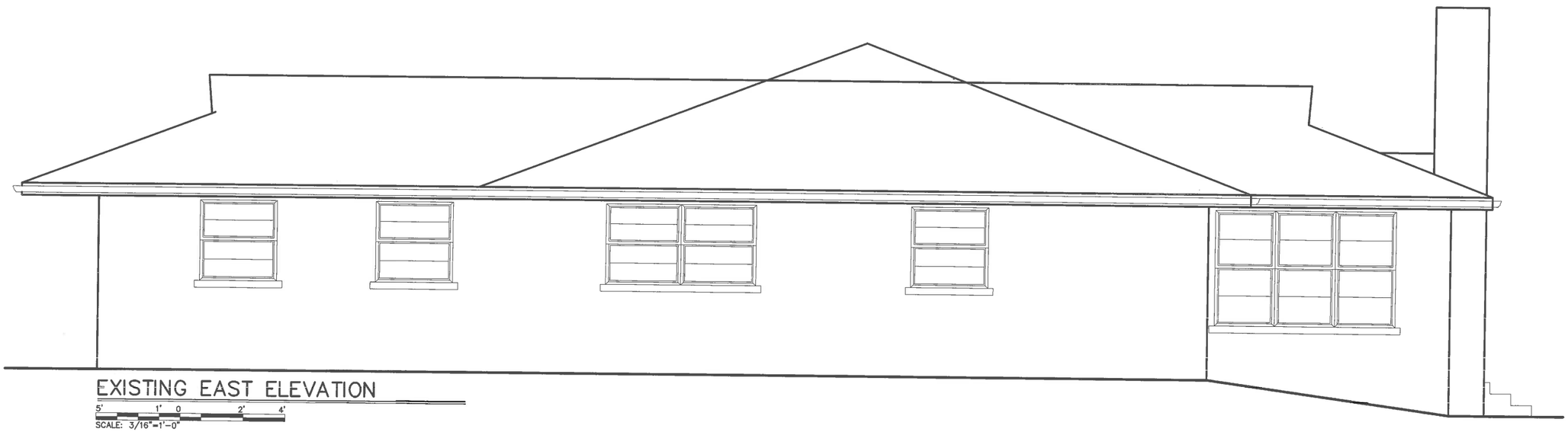
EXISTING EAST ELEVATION



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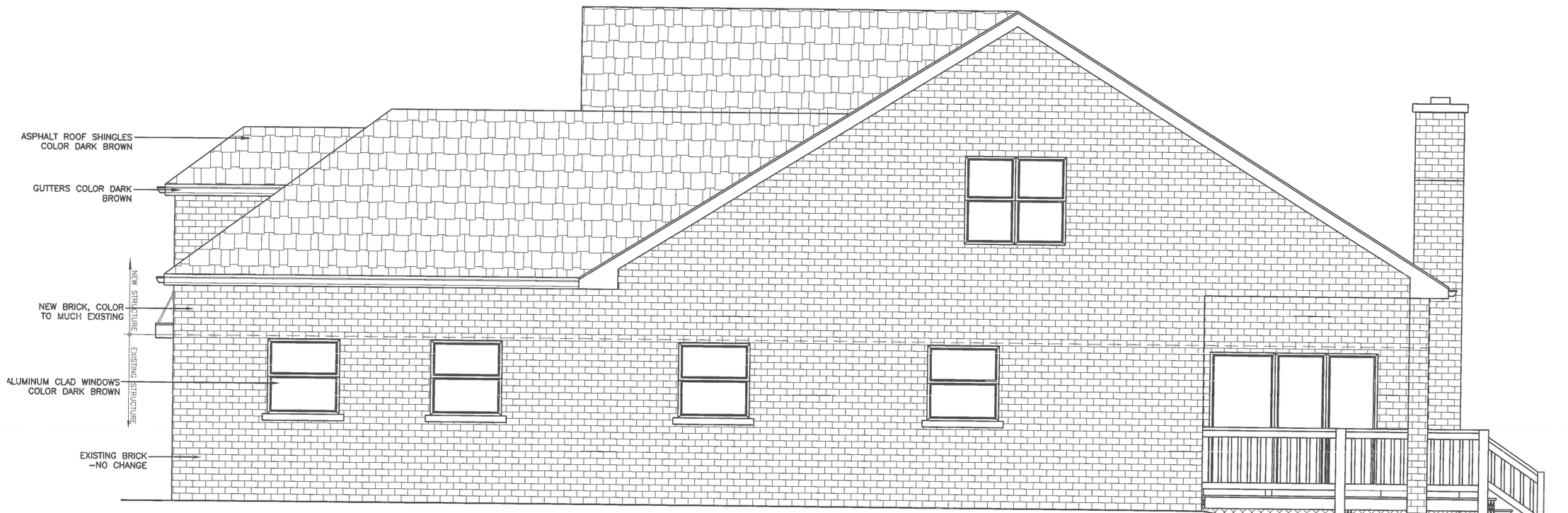
PREVIOUSLY PROPOSED EAST ELEVATION



PROPOSED EAST ELEVATION

5' 1' 0 2' 4'

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

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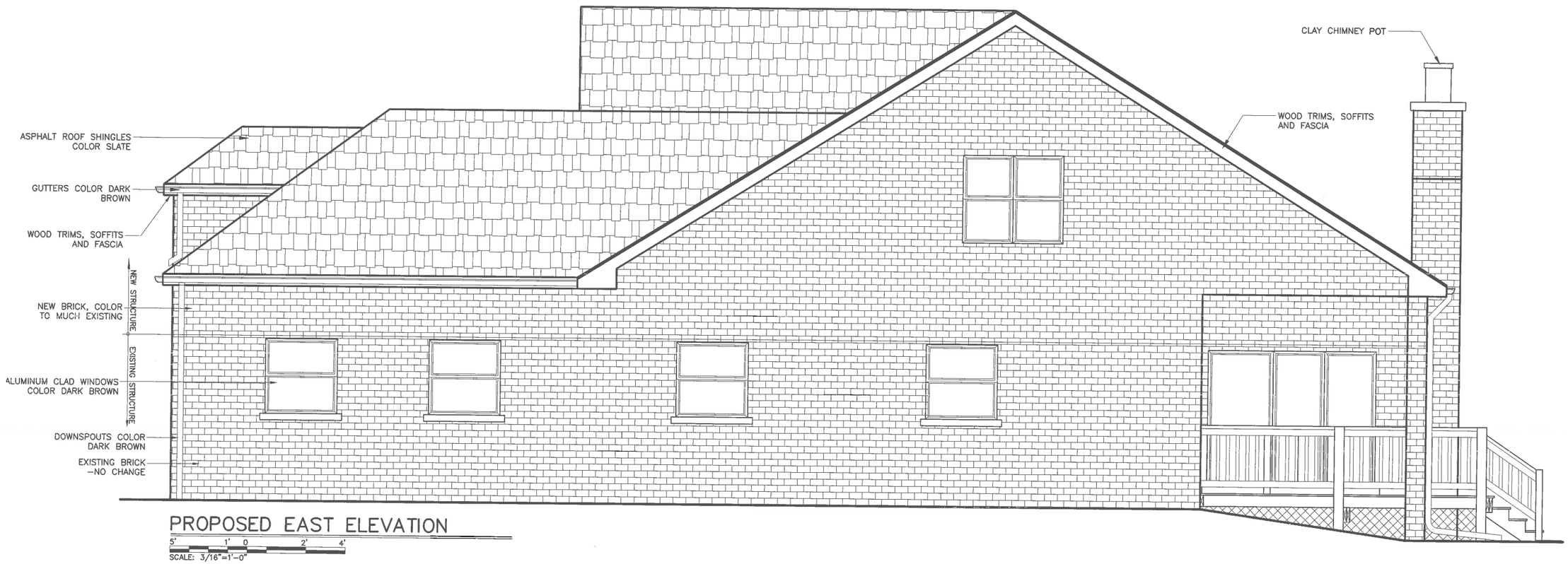
CURRENTLY PROPOSED EAST ELEVATION



PROPOSED EAST ELEVATION

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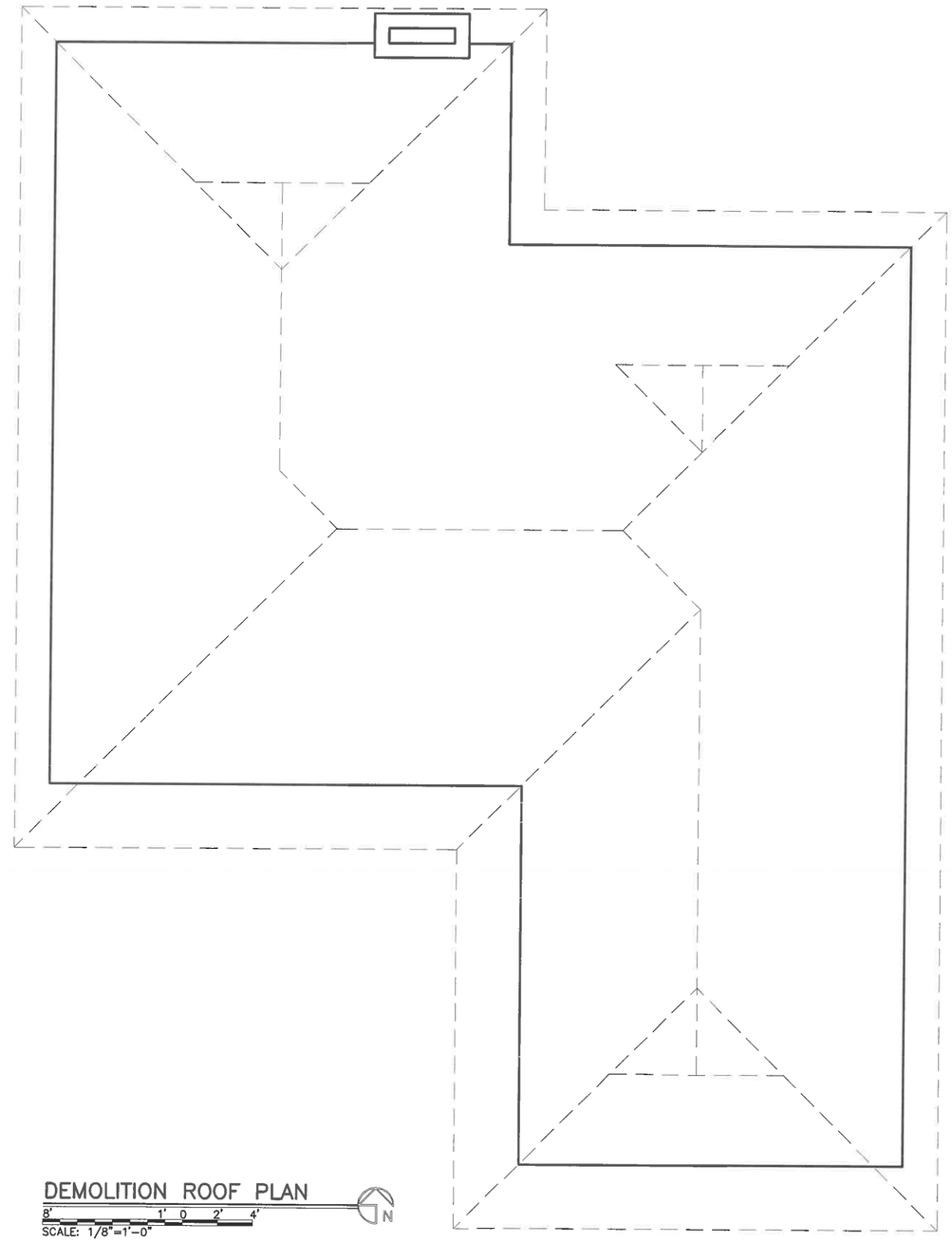
EXISTING ROOF PLAN/DEMOLITION PLAN



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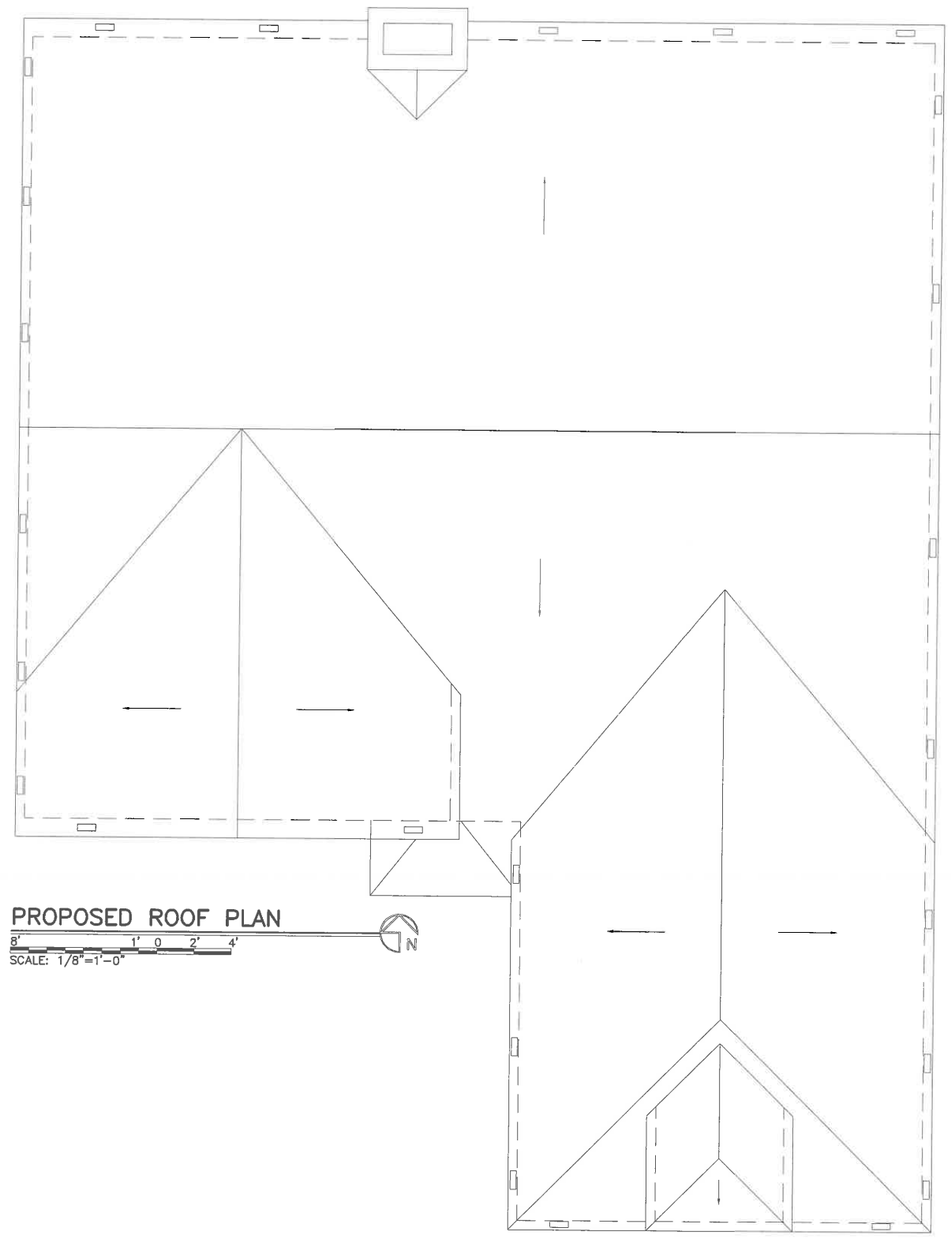
PROPOSED ROOF PLAN



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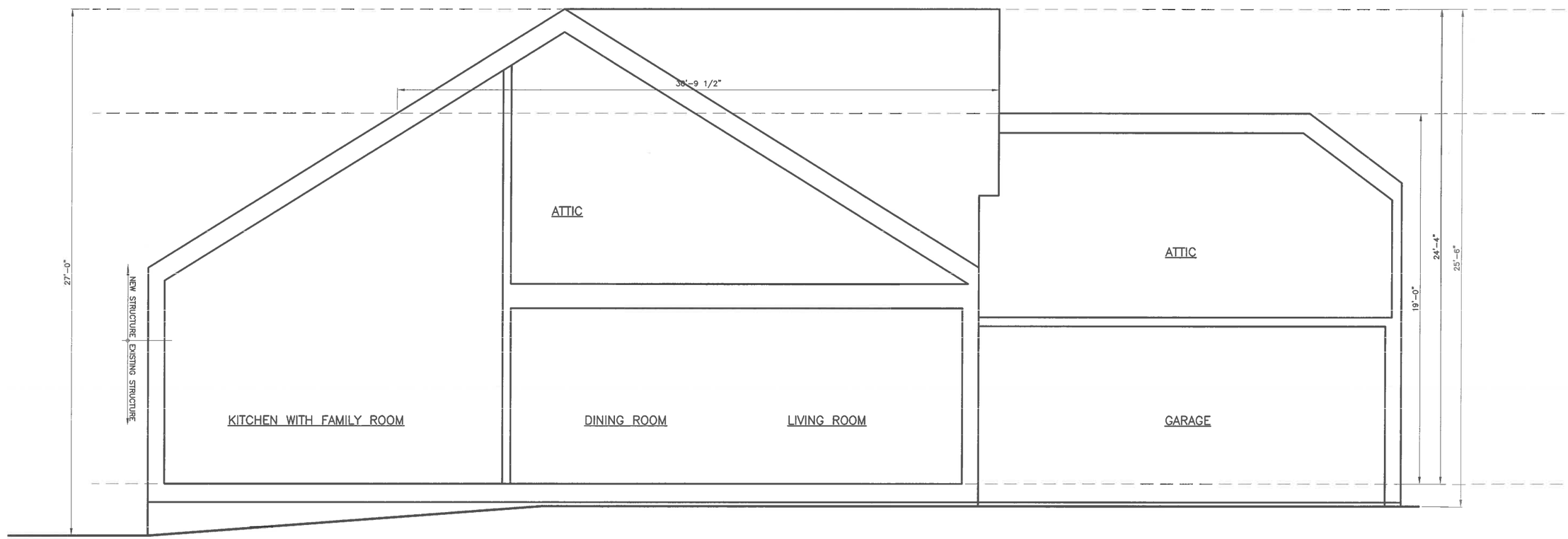

PROPOSED BUILDING SECTION

5' 1' 0 2' 4'

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

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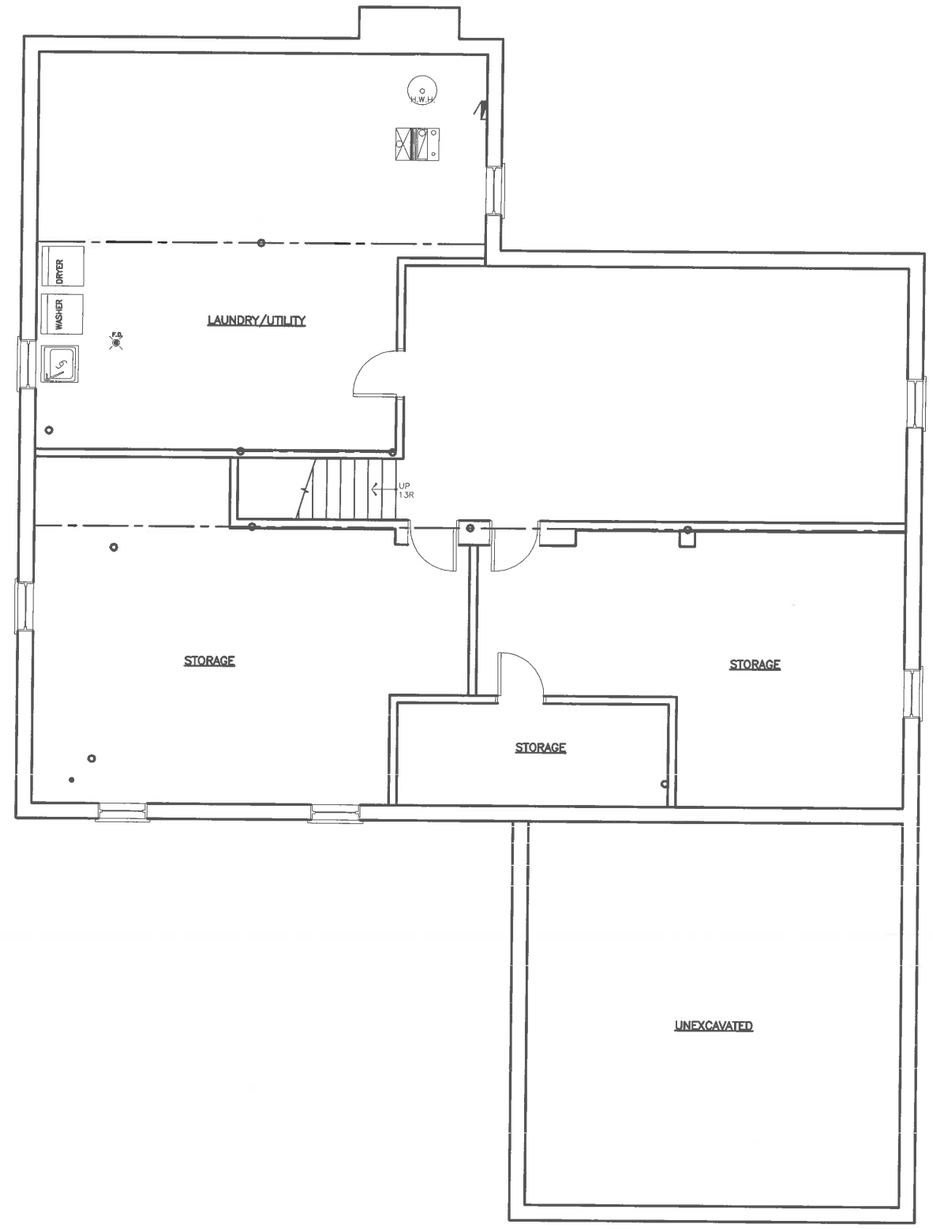
EXISTING BASEMENT PLAN



EXISTING BASEMENT FLOOR PLAN

8' 1' 0 2' 4'

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

N

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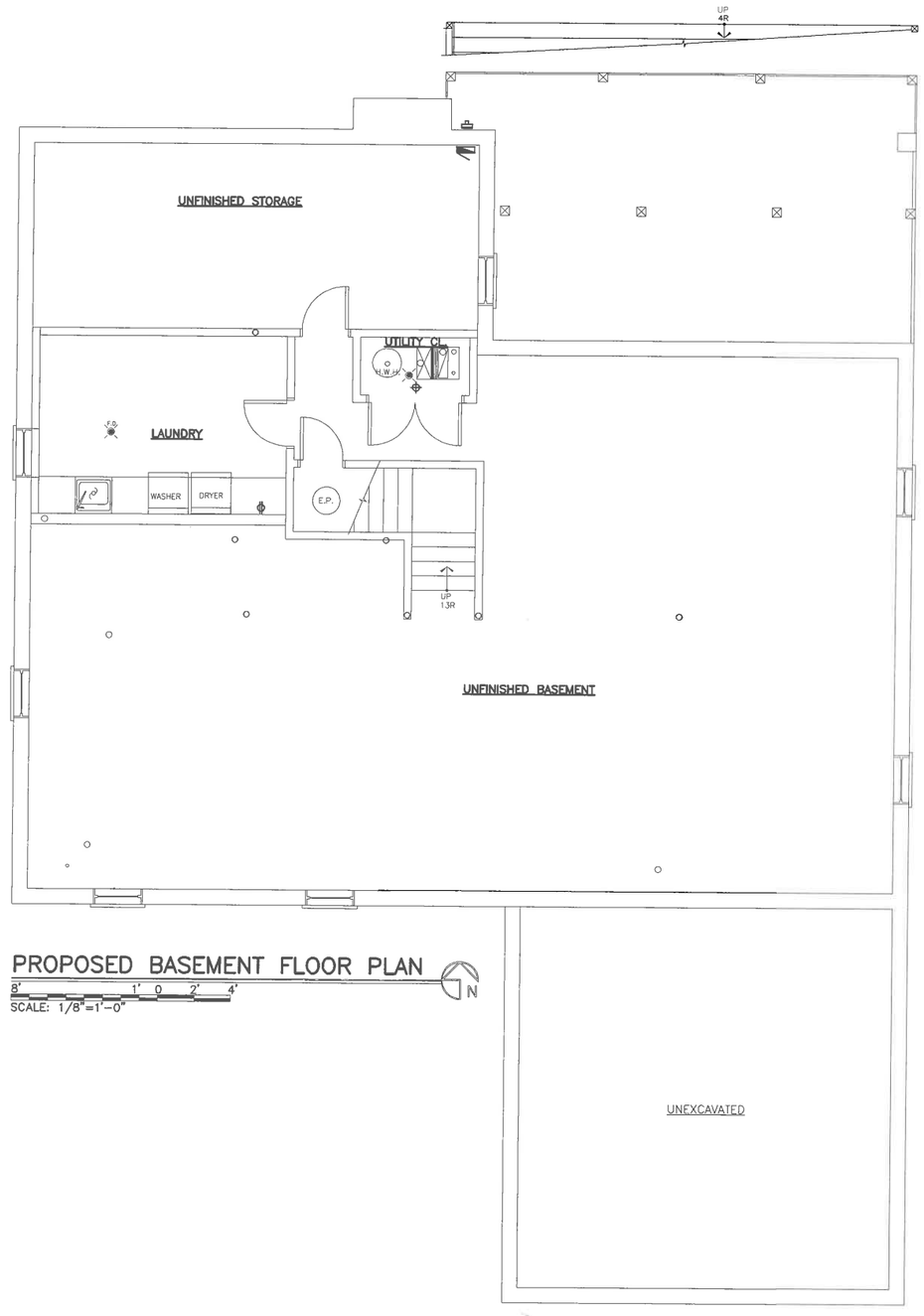
PROPOSED BASEMENT PLAN



PROPOSED BASEMENT FLOOR PLAN

8' 1' 0 2' 4'

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

N

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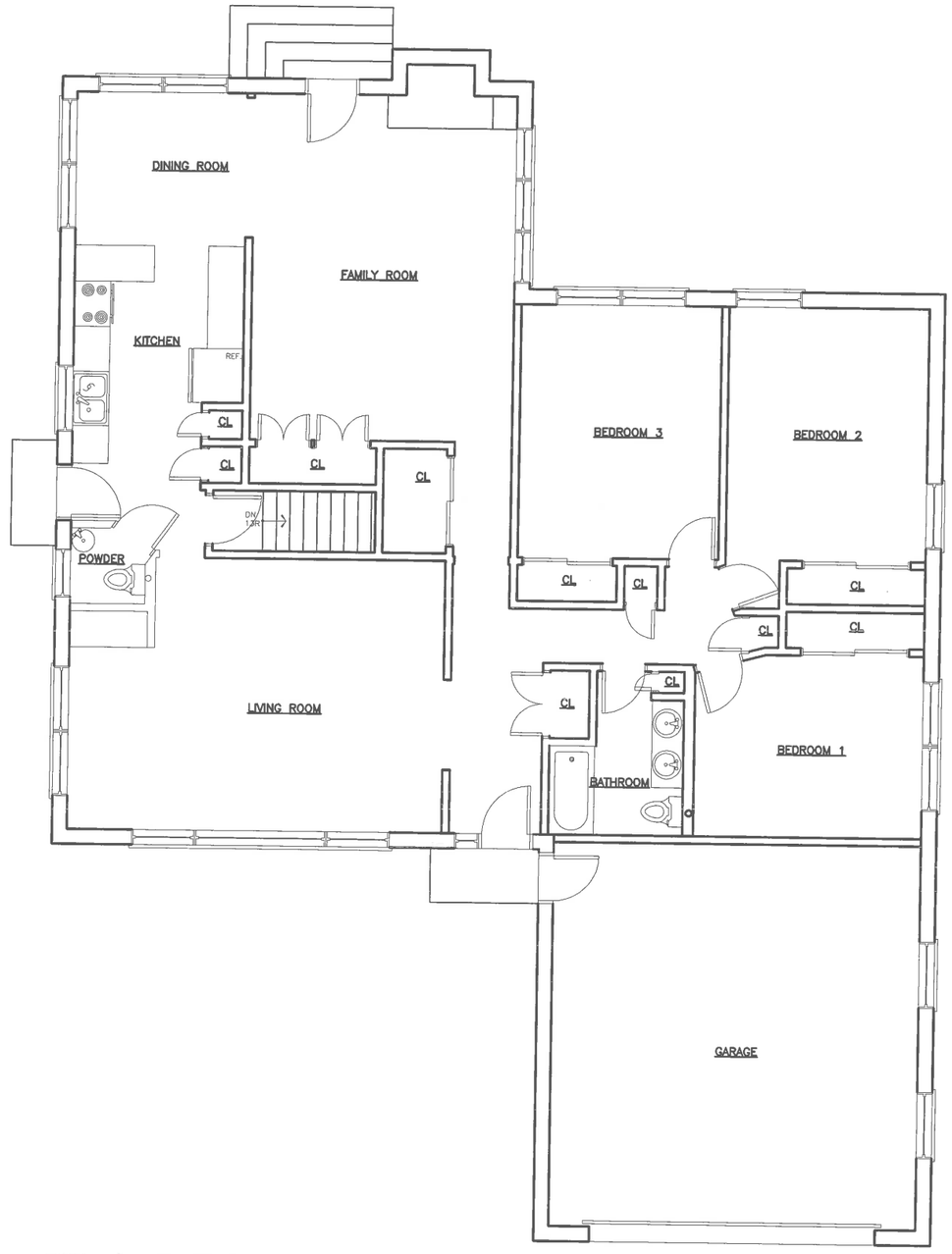
EXISTING FIRST FLOOR PLAN



EXISTING FIRST FLOOR PLAN

8' 1' 0 2' 4'

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

N

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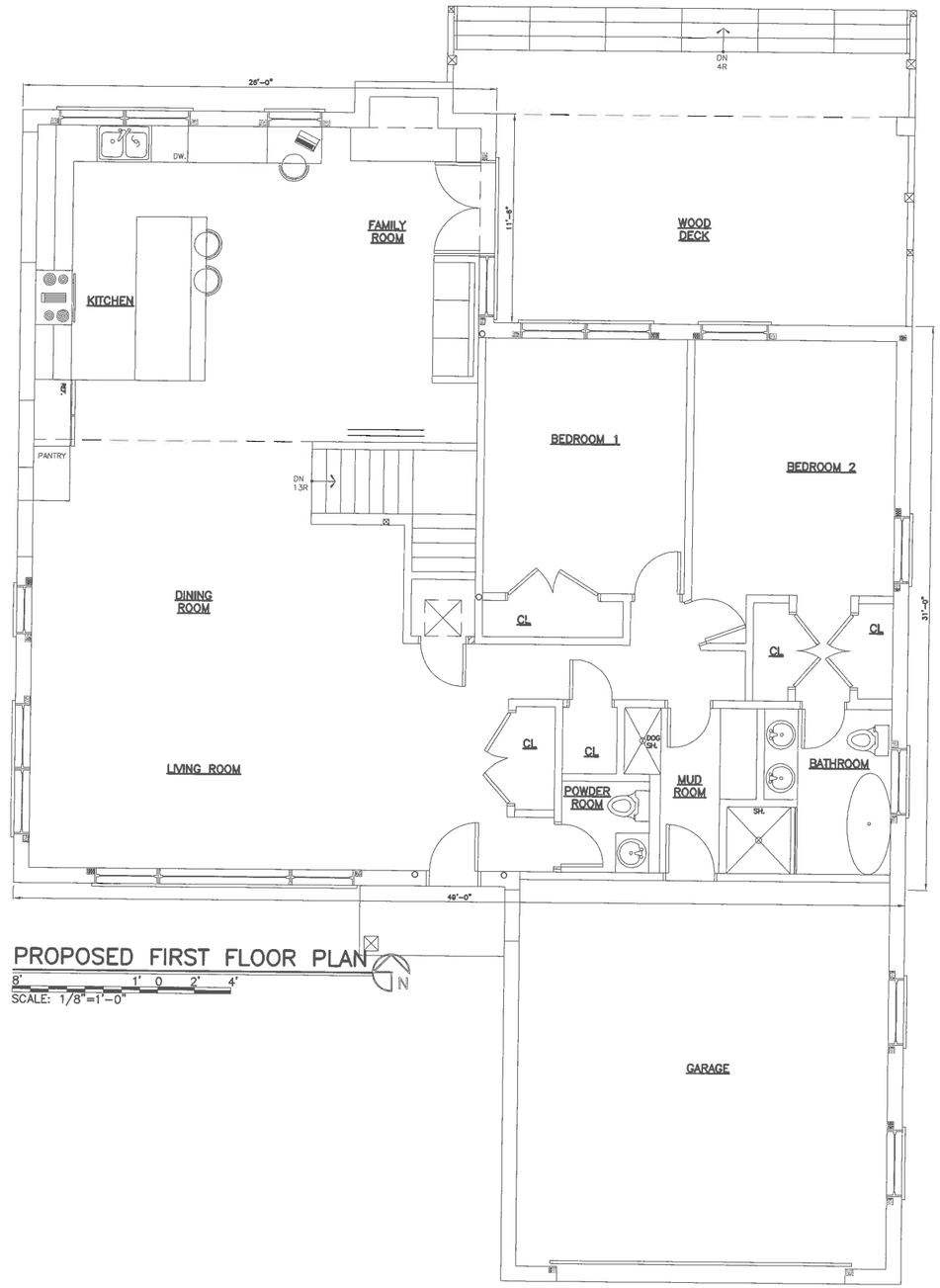
PROPOSED FIRST FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

8' 1' 0 2' 4'

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

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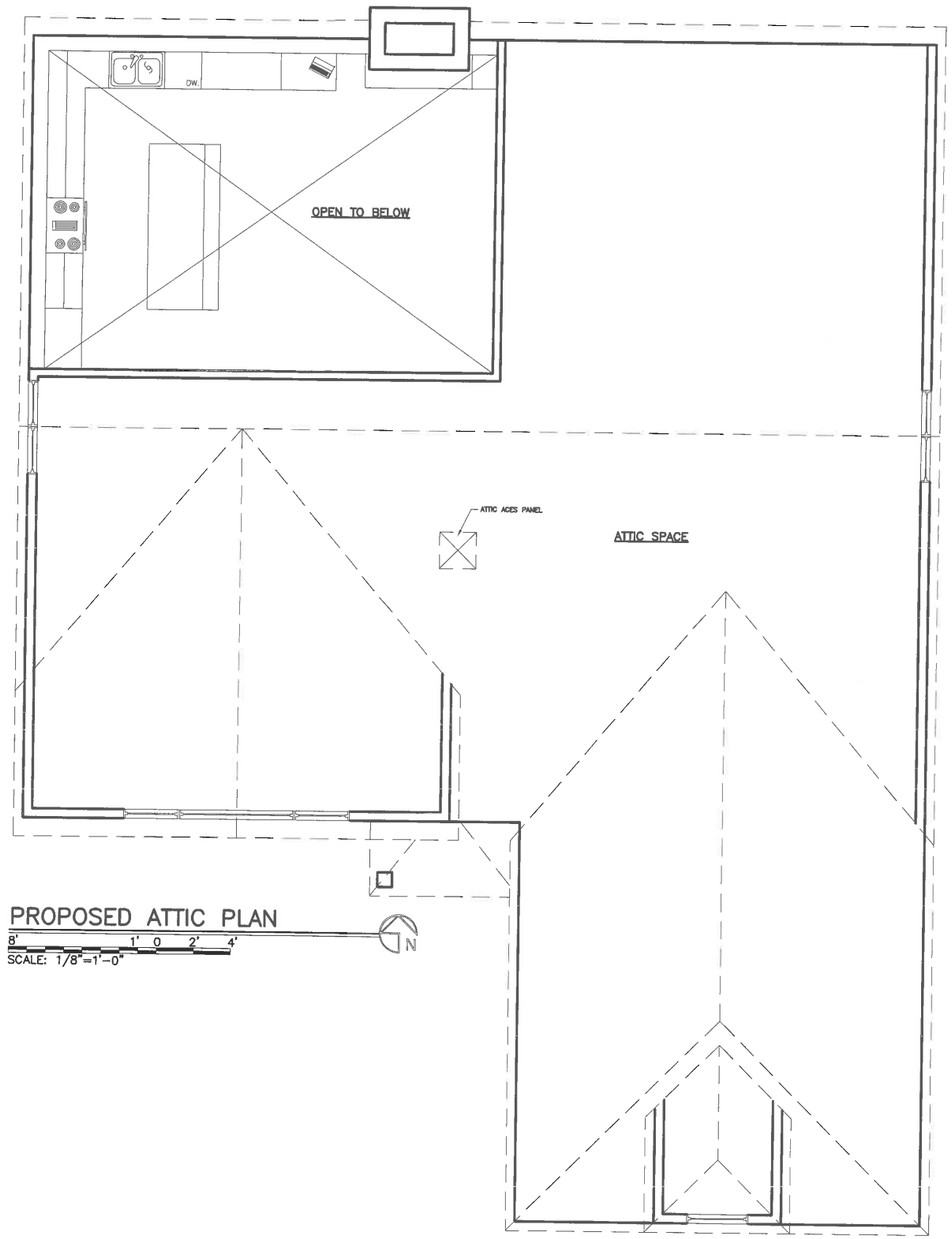
PROPOSED ATTIC PLAN



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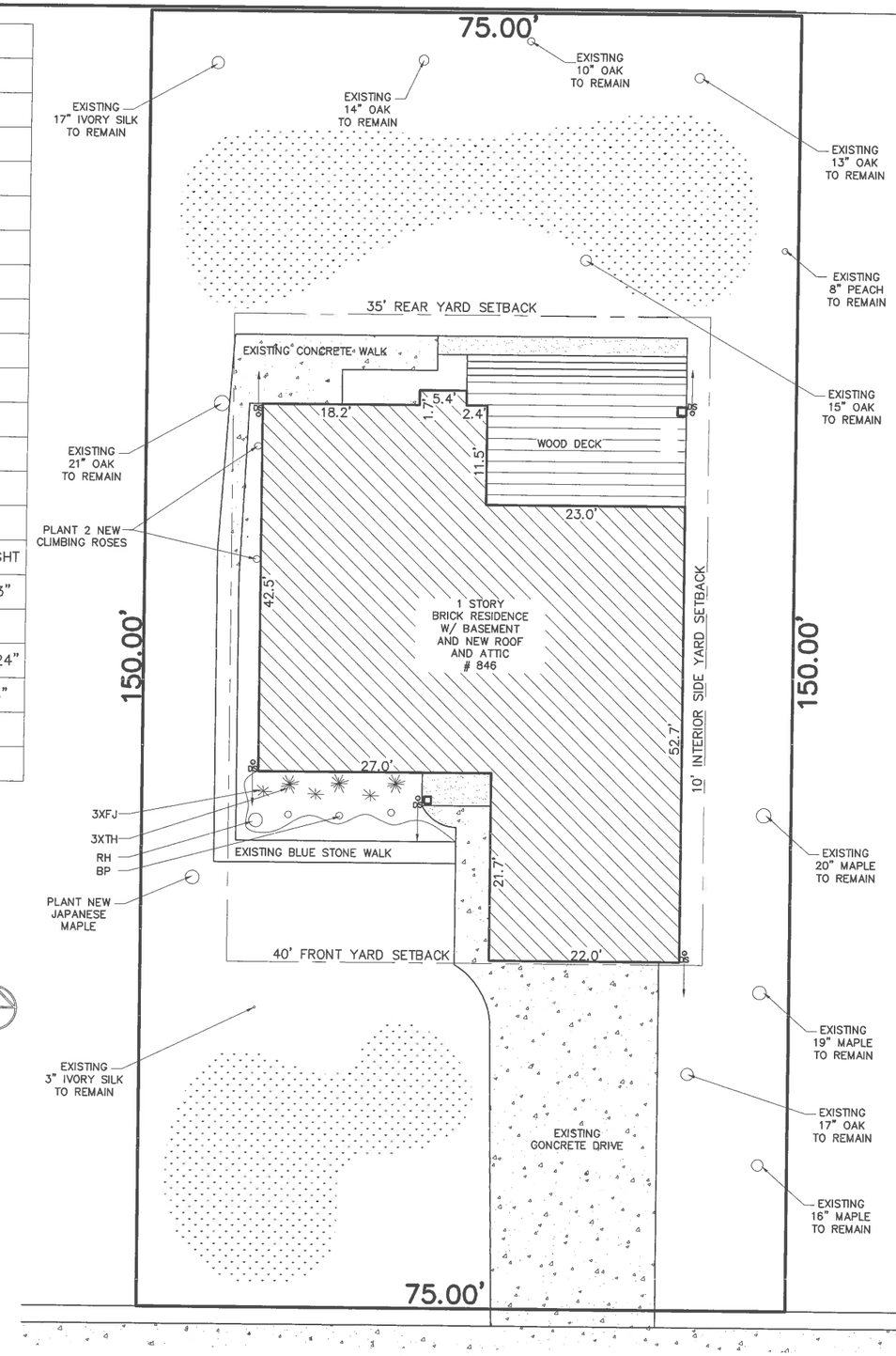
CONCEPTUAL LANDSCAPE PLAN

EXISTING DECIDUOUS & ORNAMENTAL TREES					
LEGEND	QUANT.	BOTANICAL NAME	COMMON NAME	SIZE	NOTES: SPECIAL CONDITIONS
	1		MAPLE	16"	EXISTING TREE TO REMAIN
	1		OAK	17"	EXISTING TREE TO REMAIN
	1		MAPLE	19"	EXISTING TREE TO REMAIN
	1		MAPLE	20"	EXISTING TREE TO REMAIN
	1		OAK	15"	EXISTING TREE TO REMAIN
	1		OAK	13"	EXISTING TREE TO REMAIN
	1	AMELANCHIER LAEVIS	SERVICE BERRY	8"	EXISTING TREE TO REMAIN
	1		OAK	10"	EXISTING TREE TO REMAIN
	1		OAK	14"	EXISTING TREE TO REMAIN
	1	SYRGINA RETUCILATA	IVORY SILK	17"	EXISTING TREE TO REMAIN
	1		OAK	21"	EXISTING TREE TO REMAIN
	1	SYRGINA RETUCILATA	IVORY SILK	3"	EXISTING TREE TO REMAIN
NEW PERENNIALS & GROUND COVER – TO BE PLANTED					
CR	2	NEW DAWN ROSE	CLIMBING ROSE		NEW: MIN. 6' O.C. 12' HEIGHT
BP	3		DARTS BLUE PERIWINCLE		NEW: SPREAD 18" HEIGHT 3"
NEW SHRUBS – TO BE PLANTED					
TH	3	DANICA ARBORVIATAE	THUJA		NEW: SPREAD 24" HEIGHT 24"
FJ	3		FROSTED JUNIPER		NEW: SPREAD 5' HEIGHT 18"
RN	1		RHODODENDRON		NEW: SPREAD 5' HEIGHT 6'
JM	1		JAPANISE MAPLE		NEW

PLANT SCHEDULE



LANDSCAPE PLAN
SCALE: 1/16"= 1'-0"

- EXISTING STRUCTURE W/ NEW ROOF AND UNFINISHED ATIIC
- EXISTING CONCRETE AREA
- NEW DECK STRUCTURE
- NEW CONCRETE AREA
- GRASS AREA

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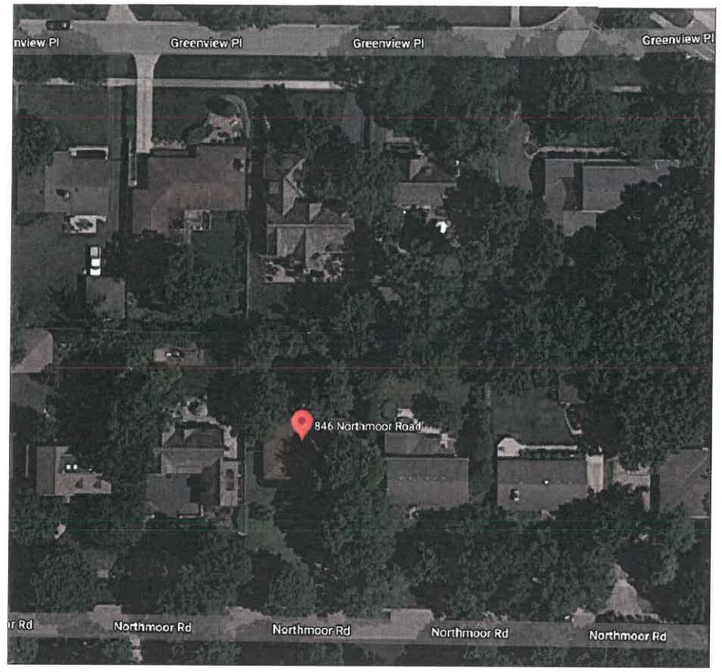

AERIAL VIEW

SOUTH FACADE

SOUTH–WEST FACADE

NORTH FACADE

NORTH–EAST FACADE

WEST FACADE

SOUTH–WEST FACADE

EAST FACADE

EAST FACADE

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