ORDINANCE NO. 25 - 4553

ORDINANCE APPROVING CERTIFICATE OF APPROPRIATENESS
RE: ARC 25-08 FOR THE PROEPRTY LOCATED AT 303 S. HOUGH STREET, BARRINGTON, ILLINOIS

WHEREAS, the Village of Barrington, Cook and Lake Counties, Illinois (hereinafter sometimes referred to as the "Village"), has heretofore adopted an ordinance amending the text of the Village of Barrington Zoning Ordinance establishing a Village of Barrington Architectural Review Commission (hereinafter sometimes referred to as the "ARC"), and the Village of Barrington Historic Overlay District and providing for architectural review of certain properties by the ARC and the Corporate Authorities of the Village within said Overlay District; and

WHEREAS, the owner(s) of the Property commonly known as 303 S. Hough Street, Barrington, Illinois (the "Property") which is located within the Village's Historic Overlay District, have applied to the ARC for a Certificate of Appropriateness for exterior modifications to the existing contributing structure on the Property; and

WHEREAS, the ARC has held a duly called public meeting to review the plans submitted (which plans are on file with the Village and are hereinafter collectively referred to as the "Plans"), copies of which are attached to and expressly made a part of this Ordinance as Group Exhibit B, and has made findings and recommendations with respect thereto, all as required by law; and

WHEREAS, the recommendation of the ARC is advisory only and, therefore, the application must be submitted to the Corporate Authorities of the Village for a final decision on the requested Certificate of Appropriateness; and

WHEREAS, the Corporate Authorities of the Village recognize the ARC has recommended approval of the issuance of a Certificate of Appropriateness for the subject structure on the Property based on their recommendations and findings of fact; and

WHEREAS, the members of the Corporate Authorities of the Village have received and reviewed the minutes of the proceedings of the ARC held in connection with this matter; and

WHEREAS, the Corporate Authorities of the Village find that the findings of the ARC are accurate and appropriate and that the proposed Project depicted on the Approved Plans will substantially conform to all recommendations of the ARC for the requested Certificate of Appropriateness for the Property:

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Barrington, Cook and Lake Counties, Illinois, in exercise of the authority of this Village as a Home Rule unit, as follows:

SECTION 1: FINDINGS. The Corporate Authorities of the Village hereby find that the facts stated in the preamble of this Ordinance are true and correct and the same are incorporated into the text of this Ordinance as its findings of fact to the same extent as if each had been set forth in its entirety herein.

SECTION 2: Final approval is hereby granted for the issuance of a Certificate of Appropriateness (attached to this Ordinance as Exhibit A and thereby made a part hereof) in accordance

with the record and findings relative to ARC Docket No. 25-08 which are on file with the Village for the work on the Property as proposed on the Approved Plans attached hereto as Group Exhibit B and thereby made a part hereof, subject to the following recommendations and conditions as set forth below:

1. The flooring for the rear landing must be tongue and groove flooring, not decking board. All stairs must be full treads, not decking boards.
2. No changes to exiting siding or cornice detailing is proposed except for limited siding patching to match the existing wood siding. All siding patching should be feathered into the existing.
3. Window and door specifications must be provided at the time of permit. Selections must be fully compliant with all Historic District regulations.
4. No exterior trim work is approved as a part of this permit. If exterior window trim work is needed during replacement work then a window trim detail must be submitted to the Dept. of Development Services for review.
5. An ARC Inspection will be a requirement of the building permit for the Project.
6. All plans are subject to final building, engineering and zoning review prior to the issuance of a building permit. Modifications to the approved plans may require additional review by the Architectural Review Commission.
7. All conditions stated above must be addressed in the construction drawings submitted for building permit.

SECTION 3: The Project improvements as herein authorized by the approval of a Certificate of Appropriateness shall be completed and maintained in substantial conformance with the Approved Plans attached to this Ordinance as Group Exhibit B and thereby made a part hereof.

SECTION 4: This Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

PASSED THIS 22 DAY OF SEPTEMBER, 2025 BY ROLL CALL VOTE AS FOLLOWS:

AYES: Trustees Lohmeyer, Sholeen, Wendreselk, Duncan, Prigge, Klaver and President Moran

NAYS: NONE

ABSENT: NONE

ABSTAIN: NONE

RECUSED: NONE

APPROVED THIS 22 DAY OF SEPTEMBER, 2025

Michael Moran, Village President

ATTESTED AND FILED
THIS 22 DAY OF SEPTEMBER, 2025

James P. Dillion, Village Clerk

Village of Barrington CORPORATE SEAL Cook & Lake Counties, IL

EXHIBIT A

CERTIFICATE OF APPROPRIATENESS

ARC DOCKET NO. 25-08
ADDRESS: 303 S. HOUGH STREET, BARRINGTON ILLINOIS
WHICH PROPERTY IS LOCATED WITH THE
VILLAGE OF BARRINGTON HISTORIC OVERLAY DISTRICT

PROJECT NAME	ARC 25-08
ADDRESS OF SITE	303 S. Hough Street, Barrington, Illinois 60010

This certifies that the exterior modification(s) which are the subject of ARC Docket No. 25-08 for the site listed above have been reviewed and recommended for approval by the Village of Barrington Architectural Review Commission and this Certificate of Appropriateness has been approved and authorized by the Corporate Authorities of the Village, subject to timely and continued compliance with the following conditions:

1. The flooring for the rear landing must be tongue and groove flooring, not decking board. All stairs must be full treads, not decking boards.
2. No changes to exiting siding or cornice detailing is proposed except for limited siding patching to match the existing wood siding. All siding patching should be feathered into the existing.
3. Window and door specifications must be provided at the time of permit. Selections must be fully compliant with all Historic District regulations.
4. No exterior trim work is approved as a part of this permit. If exterior window trim work is needed during replacement work then a window trim detail must be submitted to the Dept. of Development Services for review.
5. An ARC Inspection will be a requirement of the building permit for the Project.
6. All plans are subject to final building, engineering and zoning review prior to the issuance of a building permit. Modifications to the approved plans may require additional review by the Architectural Review Commission.
7. All conditions stated above must be addressed in the construction drawings submitted for building permit.

Passed by the Corporate Authorities of the Village: September 22, 2025

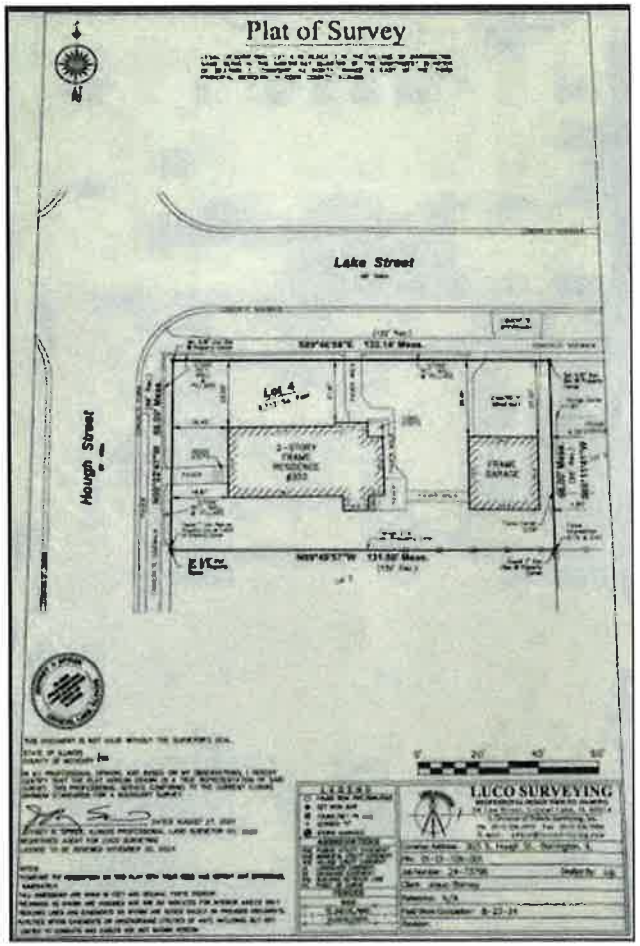
ISSUED BY THE VILLAGE OF BARRINGTON ZONING OFFICIAL

J. Tennant

Jennifer Tennant, Zoning Official

SINGLE FAMILY RENOVATION

303 HOUGH STREET BARRINGTON, ILLINOIS



DESIGN LOADS

RESIDENTIAL	LL.	DL.	TL.
GROUND SNOW LOAD	30 PSF	15 PSF	45 PSF
ATTIC W/O STORAGE	10 PSF	10 PSF	20 PSF
ATTIC W/ STORAGE	20 PSF	10 PSF	30 PSF
DECKS	40 PSF	15 PSF	55 PSF
BALCONIES	40 PSF	15 PSF	55 PSF
STAIRS	40 PSF	15 PSF	55 PSF
ROOMS OTHER THAN SLEEPING ROOMS	40 PSF	10 PSF	50 PSF
SLEEPING ROOMS	30 PSF	10 PSF	40 PSF

GUARDS AND HANDRAILS: 200 LBS CONCENTRATED
GUARD IN FILL COMP.: 50 PSF HORIZONTAL

28 DAY COMPRESSIVE STRENGTH CONCRETE

FOOTING/FOUNDATION
WALLS: 3000PSI
GARAGE SLAB: 4000 PSI
FROST DEPTH: 42" MIN. BELOW FINISHED GRADE

WIND LOADS - WIND EXPOSURE "B"

ULTIMATE DESIGN WIND SPEED	"V"ult = 90 MPH
TOPOGRAPHIC EFFECTS	N/A
SEISMIC DESIGN CATEGORY	17/B
WEATHERING	SEVERE
WINTER DESIGN TEMPATURE	-4 F
ICE BARRIER UNDERLAYMENT REQ'D	YES
FLOOD HAZARDS	SEE FOOTNOTE A
AIR FREEZING INDEX	1745 (FOOTNOTE B)
MEAN ANNUAL TEMPERATURE	47.5
TERMITE INFESTATION	= MODERATE TO HEAVY

1 PHOTO - EXISTING
CS1.0 Scale: N.T.S.

ARCHITECTS CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY DIRECTION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF CONFORM TO THE VILLAGE OF VILLAGE OF BARRINGTON BUILDING CODE AND ORDINANCES

LANCE A. SHALZI
LICENSE NO. 001-013674

JULY 28, 2025
DATE

SCOPE OF WORK

FIRSTFLOOR REMODEL/SELECTED SECOND FLOOR REMODEL/ ATTIC BUILDOUT, REPLACE EXISTING WINDOWS, VILLAGE OF BARRINGTON HISTORIC DISTRICT PROPERTY.

APPLICABLE CODES

2018 INTERNATIONAL RESIDENTIAL CODE
2018 INTERNATIONAL FIRE CODE
2018 INTERNATIONAL FUEL GAS CODE
2018 INTERNATIONAL MECHANICAL CODE
2018 INTERNATIONAL PROP. MAINTENANCE CODE
2018 INTERNATIONAL EXISTING BUILDING CODE
2021 ILLINOIS ENERGY CONSERVATION CODE
ILLINOIS STATE PLUMBING CODE - CURRENT
2017 NATIONAL ELECTRIC CODE

DRAWING LIST

COVER SHEET
CS1.0 TITLE SHEET/SURVEY

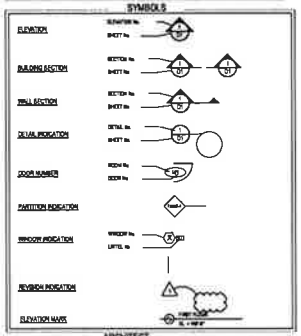
ARCHITECTURAL
EX1.0 EXISTING/DEMOLITION BASEMENT PLAN/FIRST FLOOR
EX1.1 EXISTING/DEMOLITION SECOND FLOOR PLAN/ATTIC
EX2.0 EXISTING/DEMOLITION ELEVATIONS
EX2.1 EXISTING/DEMOLITION ELEVATIONS
A1.0 NEW BASEMENT/FIRST FLOOR PLAN
A1.1 NEW SECOND FLOOR/ATTIC PLAN
A2.0 NEW ELEVATIONS
A3.0 BUILDING SECTIONS
A4.0 WINDOW SCHEDULES

MECHANICAL
M1.0 HVAC SCHEDULES/LIGHT AND VENT SCHEDULE
M2.0 BASEMENT/FIRST FLORR HVAC PLAN
M2.1 SECOND/ATTIC FLOOR HVAC PLAN

ELECTRICAL
E1.0 BASEMENT ELECTRICAL PLAN
E2.0 FIRST FLOOR ELECTRICAL PLAN
E2.1 SECOND FLOOR/ATTIC ELECTRICAL PLAN

PLUMBING
P1.0 PLUMBING RISER DIAGRAMS/WSFU SCHEDULE

SYMBOLS



ARCHITECT

A20/20 ARCHITECTS, INC.
100 E. IRVING PARK ROAD, STE 211
ROSELLE, ILLINOIS 60172
Tel: 773.669.7797
Email: los.architects@yahoo.com

SITE CONSTRUCTION NOTES

1. GENERAL CONTRACTOR TO PROVIDE TEMPORARY SANITARY FACILITY
2. GENERAL CONTRACTOR TO PROVIDE SITE PROTECTION/SILT FENCING AS REQUIRED BY MUNICIPALITY
3. ALL SUBCONTRACTORS TO PROVIDE DAILY CLEAN UP AS REQUIRED AND TO LEAVE SITE IN BROOM CLEAN CONDITION DAILY.
4. DUMPSTERS TO BE PROVIDED BY GENERAL CONTRACTOR. PROTECT DRIVEWAY AS NECESSARY

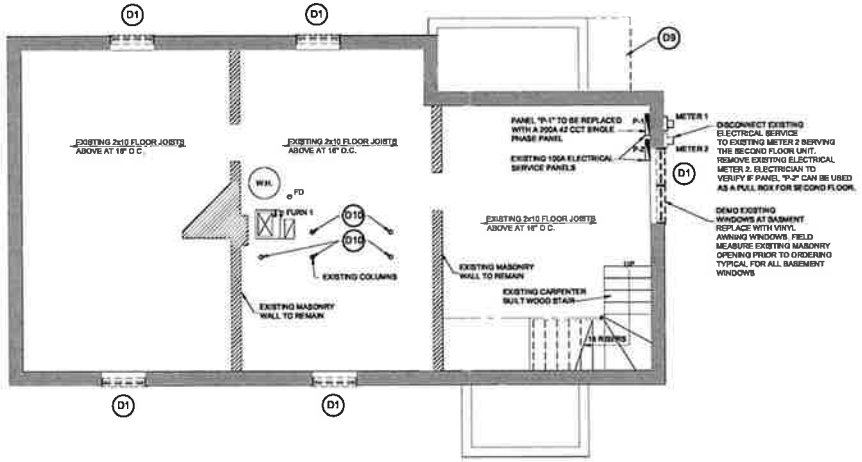
SCALE: 1/8" = 1'-0" | SCALE: 1/4" = 1'-0" | SCALE: 1/2" = 1'-0" | SCALE: 1" = 1'-0" | SCALE: 3" = 1'-0" | SCALE: 1" = 10'-0" | SCALE: 1" = 20'-0"

L.A.S.
LANCE A. SHALZI ARCHITECT
100 E. IRVING PARK ROAD, STE. 211
ROSELLE, ILLINOIS 60172
TEL 773.669.7797
EMAIL los.architects@yahoo.com

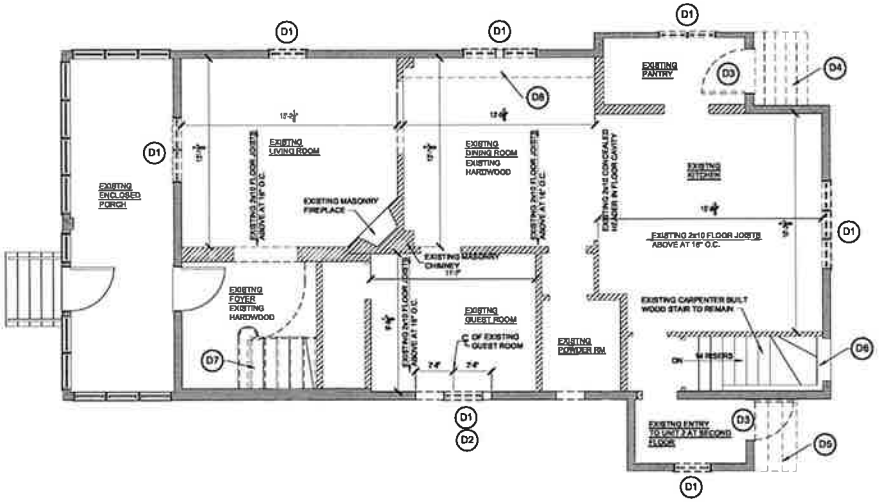
PROJECT:
REMODEL TO:
303 HOUGH STREET
BARRINGTON, ILLINOIS

DRAWN BY: LAS
DATE: JUNE 12, 2025
CHECKED: LAS
PROJECT NO.:
APPROVED BY: LAS

SHEET NO.
CS1.0



A EXISTING/DEMO BASEMENT PLAN
EX1.0 Scale: 1/4" = 1'-0"



B EXISTING/DEMO FIRST FLOOR PLAN
EX1.0 Scale: 1/4" = 1'-0"

EXISTING EXTERIOR WALL TO REMAIN	
EXISTING INTERIOR PARTITION TO BE DEMOLISHED	
EXISTING INTERIOR PARTITION TO REMAIN	
EXISTING DOOR TO BE REMOVED	
EXISTING WINDOW TO BE REMOVED	
EXISTING CLG FINISH TO BE REMOVED	
EXISTING HVAC SUPPLY	
EXISTING HVAC RETURN	
EXISTING RECESSED CANLIGHTS	
EXISTING SWITCH	S
EXISTING TO REMAIN	E
EXISTING TO BE RELOCATED	REL
EXISTING TO REMOVED	de
EXISTING TO REWORKED	R

DEMOLITION NOTES

- (D1) DEMO EXISTING WINDOWS AT BASEMENT AND FIRST FLOOR. FIELD VERIFY EXISTING ROUGH OPENINGS PRIOR TO ORDERING NEW WINDOWS. TYPICAL FOR ALL.
- (D2) EXISTING OPENING TO BE ENLARGED. NEW HEADER REQUIRED. SEE NEW FIRST FLOOR PLAN FOR SIZE.
- (D3) REMOVE EXISTING DOOR,JAMB AND SILL. INFILL OPENING WITH TYPICAL EXTERIOR WALL CONSTRUCTION.
- (D4) REMOVE EXISTING EXTERIOR WOOD STAIR. REMOVE ANY CONCRETE PIERS AND/OR ASSOCIATED FOUNDATION.
- (D5) EXISTING CONCRETE STAIR/STOOP TO BE REMOVED. DEMO ANY ASSOCIATED FOUNDATION.
- (D6) DEMO EXISTING DOOR, JAMB AND SILL. PREP OPENING FOR NEW WINDOW. SEE NEW FLOOR PLAN FOR INFO.
- (D7) EXISTING WOOD STAIR AND RAILING AT FOYER TO BE REFINISHED.
- (D8) EXISTING SOFFIT TO REMAIN. SOFFIT APPEARS TO BE A PLUMBING CHASE FOR THE BATHROOM AT SECOND FLOOR WASTE LINES.
- (D9) DEMO EXISTING REMNANTS OF CONRETE STOOP AND STAIR UNDER WOOD FRAMED STAIR. FIELD VERIFY IF BELOW GRADE FOUNDATION EXISTS. REMOVE AS REQUIRED.
- (D10) SHORE EXISTING STRUCTURE AS REQUIRED TO ALLOW REMOVAL OF EXISTING SCREW JACK COLUMNS. INSTALL NEW LVL BEAM. SEE NEW BASEMENT PLAN FOR SIZE.

L.A.S.

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BARRINGTON, ILLINOIS

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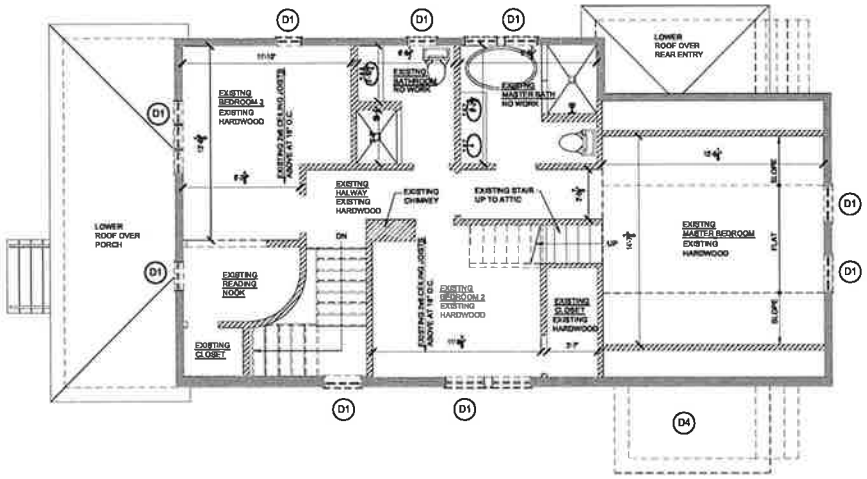
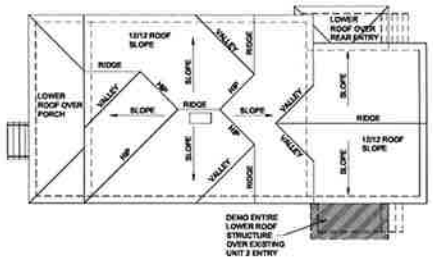
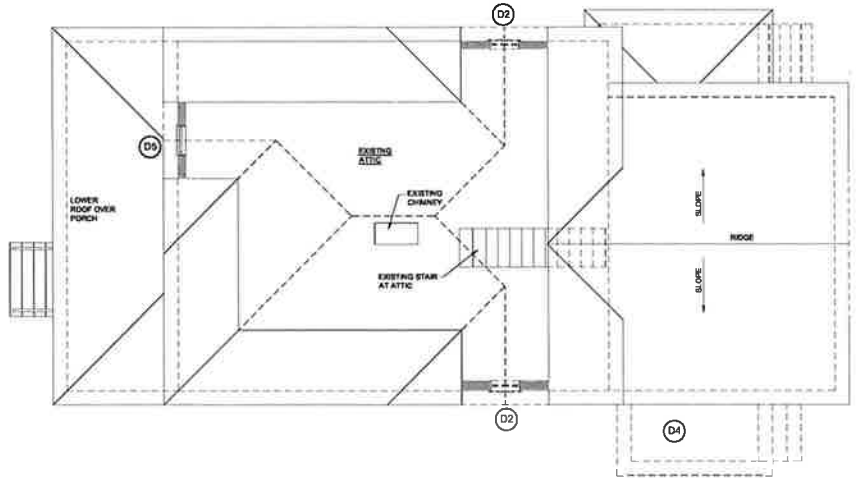
EX1.0



A EX1.1 EXISTING SECOND FLOOR PLAN



C EX1.1 EXISTING/DEMO ROOF PLAN



B EX1.1 EXISTING ATTICE FLOOR PLAN

LEGEND

EXISTING EXTERIOR WALL TO REMAIN	
EXISTING INTERIOR PARTITION TO BE DEMOLISHED	
EXISTING INTERIOR PARTITION TO REMAIN	
EXISTING DOOR TO BE REMOVED	
EXISTING WINDOW TO BE REMOVED	
EXISTING CLG FINISH TO BE REMOVED	
EXISTING HVAC SUPPLY	
EXISTING HVAC RETURN	
EXISTING RECESSED CANLIGHTS	
EXISTING SWITCH	S
EXISTING TO REMAIN	E
EXISTING TO BE RELOCATED	REL
EXISTING TO REMOVED	⊗
EXISTING TO REWORKED	R

DEMOLITION NOTES

(D1) DEMO EXISTING WINDOWS AT FIRST AND SECOND FLOORS. FIELD VERIFY EXISTING ROUGH OPENINGS PRIOR TO ORDERING NEW WINDOWS. TYPICAL FOR ALL. EXISTING WINDOWS AT PORCH TO REMAIN.

(D2) DEMO EXISTING WINDOWS AT ATTIC LEVEL. FIELD VERIFY EXISTING ROUGH OPENINGS PRIOR TO ORDERING NEW WINDOWS.

(D3) EXISTING ATTIC VENT TO REMAIN PREP FOR NEW PAINT.

(D4) SEE ROOF PLAN THIS SHEET FOR INFORMATION.

(D5) EXISTING ATTIC VENT TO REMAIN. CLEAN AND PREP FOR NEW PAINT.

L.A.S.

PROJECT:
REMODEL TO:
303 HOUGH STREET
BARRINGTON, ILLINOIS

DRAWN BY: LAS
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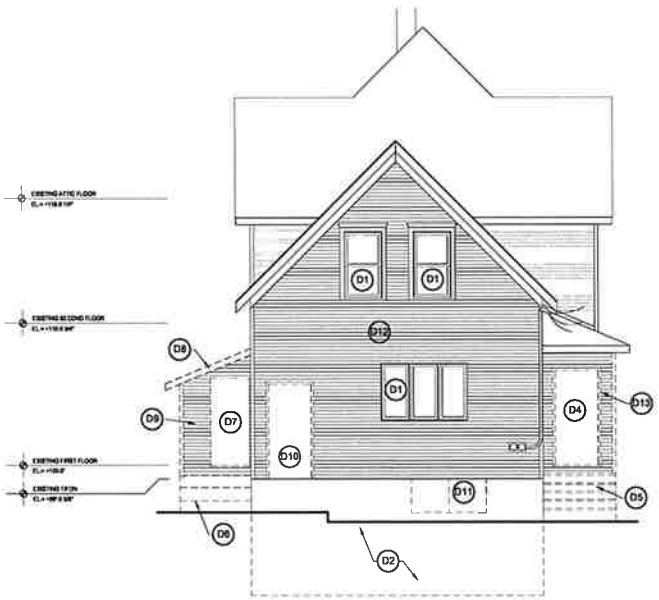
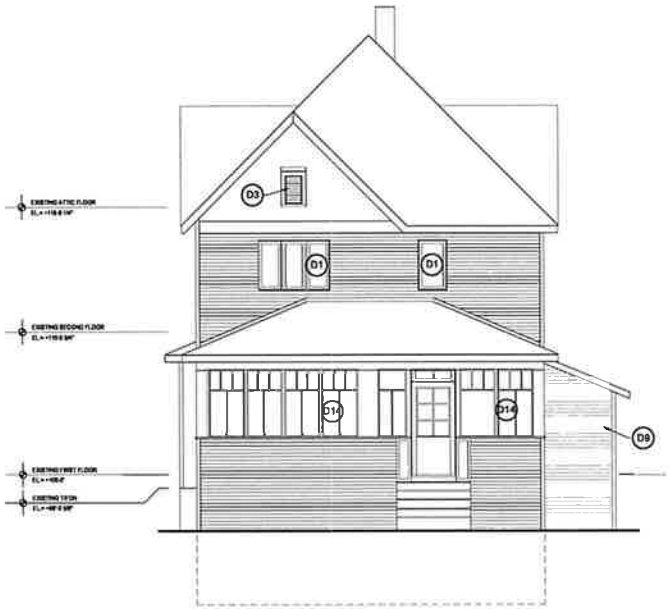
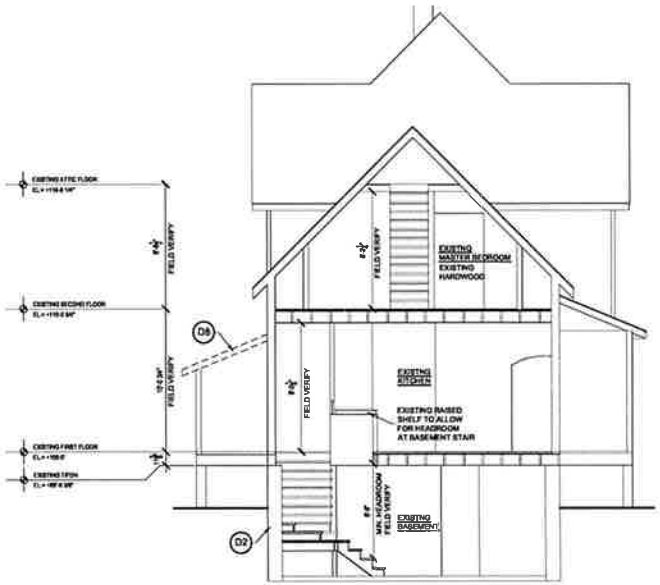
SHEET NO.
EX1.1



2 EXISTING EAST ELEVATION
EX2.0



1 EXISTING WEST ELEVATION
EX2.0



3 EXISTING BUILDING SECTION
EX2.0

EXTERIOR DEMOLITION NOTES

- D1 DEMO EXISTING WINDOWS AT FIRST AND SECOND FLOORS. FIELD VERIFY EXISTING ROUGH OPENINGS PRIOR TO ORDERING NEW WINDOWS. TYPICAL FOR ALL. EXISTING WINDOWS AT PORCH TO REMAIN.
- D2 EXISTING STONE FOUNDATION. TUCKPOINT AND REPAIR AS REQUIRED.
- D3 EXISTING ATTIC VENT TO REMAIN PREP FOR NEW PAINT.
- D4 REMOVE EXISTING EXTERIOR DOOR, JAMB AND SILL. INFILL EXISTING OPENING WITH TYPICAL EXTERIOR WALL CONTRUCTION TO MATCH EXISTING.
- D5 REMOVE EXISTING EXTERIOR WOOD STAIR AND RAILING ENTIRLEY.
- D6 REMOVE EXISTING CONCRETE STOOP/STAIR ENTIRELY.
- D7 REMOVE EXISTING EXTERIOR DOOR. PREP OPENING FOR NEW EXTERIOR DOOR. SEE NEW FLOOR PLAN FOR SIZE.
- D8 REMOVE ENTIRE ROOF STRUCTURE OVER EXISTING ENTRY TO FOR NEW 6'-0" EXTERIOR WALLS.
- D9 DEMO EXISTING EXTERIOR WOOD SIDING (3) SIDES AT EXISTING ENTRY. TO ALLOW FOR EXTENDED EXTERIOR WALLS.
- D10 DEMO EXISTING EXTERIOR DOOR. PREP OPENING FOR NEW WINDOW. SEE NEW FLOOR PLAN.
- D11 REMOVE EXISTING WINDOWS AT BASEMENT. REPLACE WITH NEW VINYL WINDOWS. FIELD MEASURE MASONRY OPENING PRIOR TO ORDERING.
- D12 PATCH EXTERIOR WOOD SIDING TO MATCH EXISTING AS REQUIRED.
- D13 REMOVE ALL EXISTING WOOD SIDING AT THIS WALL WHERE DOOR IS TO BE REMOVED.
- D14 EXISTING WINDOWS AT FRONT PORCH TO REMAIN. CLEAN AND PREP FRAMES FOR NEW PAINT. CAULK AS REQUIRED.

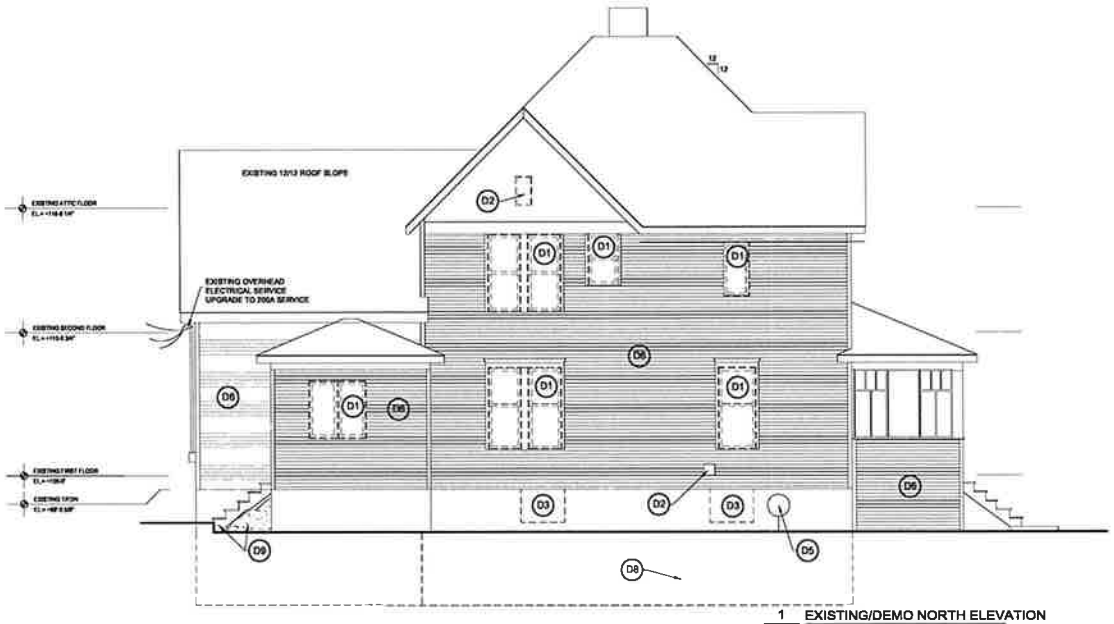
L.A.S.
Lucas A. Sprague Architect
LUCAS A. SPRAGUE ARCHITECT
LICENSED ILLINOIS ARCHITECT
[illegible]

PROJECT:
REMODEL TO:
303 HOUGH STREET
BARRINGTON, ILLINOIS

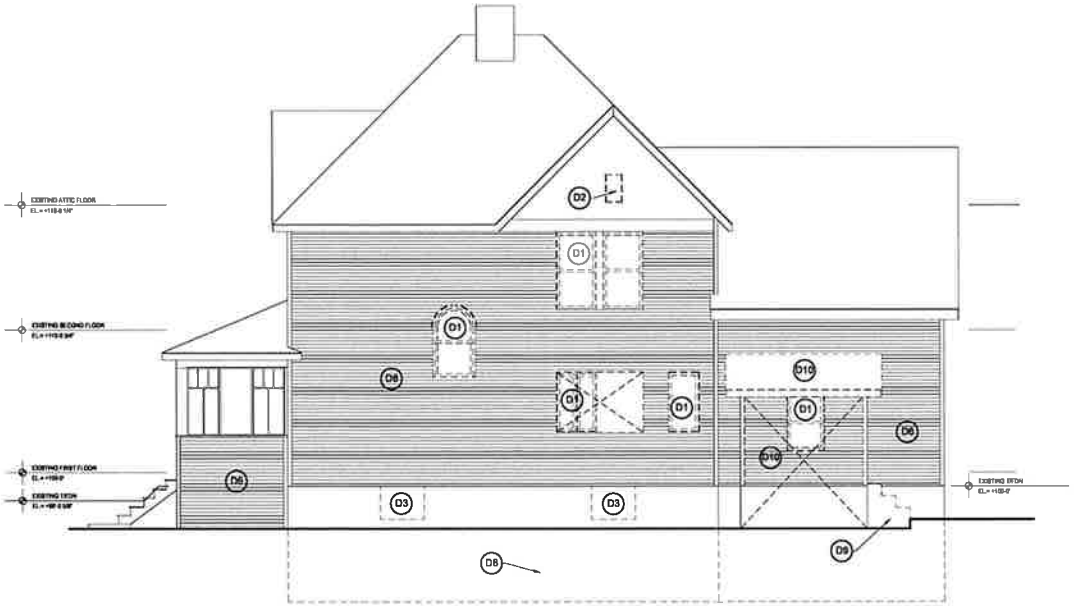
1	

DRAWN BY: LAS
DATE: JUNE 12, 2025
CHECKED: LAS
PROJECT NO.: -
APPROVED BY: LAS

SHEET NO.
EX2.0



1 EXISTING/DEMO NORTH ELEVATION
EX2.1 Scale: 1/4" = 1'-0"



2 EXISTING/DEMO SOUTH ELEVATION
EX2.1 Scale: 1/4" = 1'-0"

EXTERIOR DEMOLITION NOTES

- (D1) DEMO EXISTING WINDOWS AT FIRST AND SECOND FLOORS. IF POSSIBLE DO NOT DISTURB ACCENT TRIM AROUND WINDOWS. FIELD VERIFY EXISTING ROUGH OPENINGS PRIOR TO ORDERING NEW WINDOWS. TYPICAL FOR ALL EXISTING WINDOWS AT PORCH TO REMAIN.
- (D2) DEMO EXISTING WINDOWS AT ATTIC LEVEL. FIELD VERIFY EXISTING ROUGH OPENINGS PRIOR TO ORDERING NEW WINDOWS. BLACK OUT WINDOW TO CONCEAL DUCT WORK IN BENCH SEAT. SEE NEW HVAC PLANS.
- (D3) DEMO EXISTING WINDOWS AT BASEMENT SEE BASEMENT FLOOR PLAN FOR NEW WINDOWS.
- (D4) DEMO EXISTING WOOD STAIR. REMOVE EXISTING REMNANTS OF CONCRETE STAIR BENEATH EXISTING WOOD STAIR.
- (D5) EXISTING GAS METE LOCATION TO REMAIN.
- (D6) PATCH AND REPAIR WOOD SIDING TO MATCH EXISTING PRIME AND PAINT AS REQUIRED.
- (D7) EXISTING LOW VOLTAGE SERVICE BOX.
- (D8) EXISTING STONE FOUNDATION
- (D9) DEMO EXISTING CONCRETE STAIR. VERIFY IF CONCRETE FOUNDATION IS PRESENT. FIELD VERIFY IF FOUNDATION FOR STAIR EXISTS BELOW GRADE FOR POSSIBLE REUSE AS FOUNDATION FOR NEW WOOD STAIR.
- (D10) DEMO ALL SIDING FROM EXISTING ENTRY TO SECOND FLOOR UNIT - (3 SIDES). DEMO ENTIRE ROOF STRUCTURE TO ALLOW FOR INCREASED HEIGHT OF EXISTING WALLS.

L.A.S.

PROJECT:
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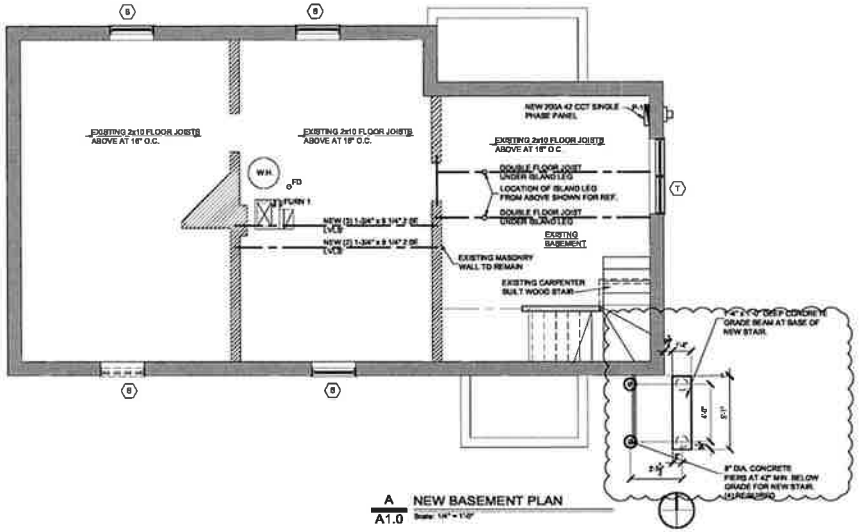
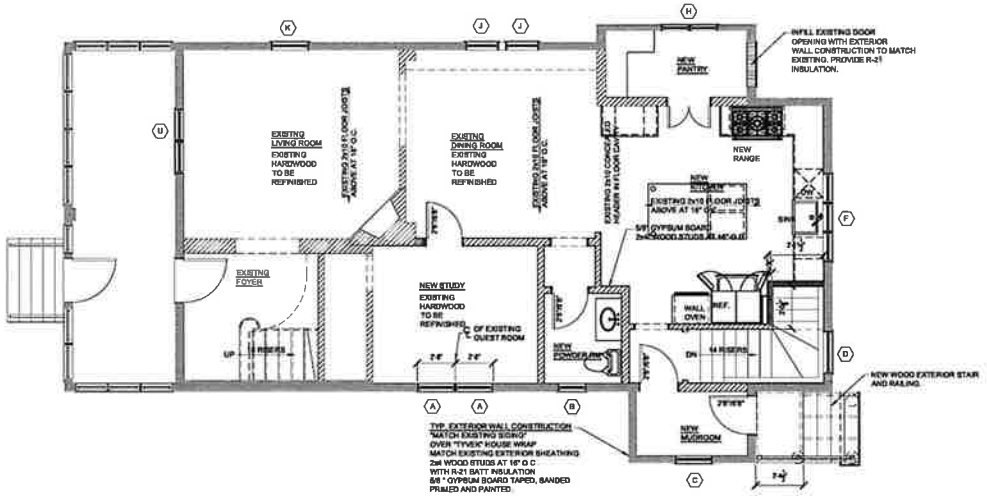
SHEET NO.
EX2.1



A NEW BASEMENT PLAN
A1.0 Scale: 1/4" = 1'-0"



B NEW FIRST FLOOR PLAN
A1.0 Scale: 1/4" = 1'-0"

EXISTING EXTERIOR WALL TO REMAIN	
EXISTING INTERIOR PARTITION TO BE DEMOLISHED	
EXISTING INTERIOR PARTITION TO REMAIN	
EXISTING DOOR TO BE REMOVED	
EXISTING WINDOW TO BE REMOVED	
EXISTING CLG FINISH TO BE REMOVED	
EXISTING HVAC SUPPLY	
EXISTING HVAC RETURN	
EXISTING RECESSED CANLIGHTS	D
EXISTING SWITCH	S
EXISTING TO REMAIN	E
EXISTING TO BE RELOCATED	REL
EXISTING TO REMOVED	de
EXISTING TO REWORKED	R

GENERAL FRAMING NOTES:

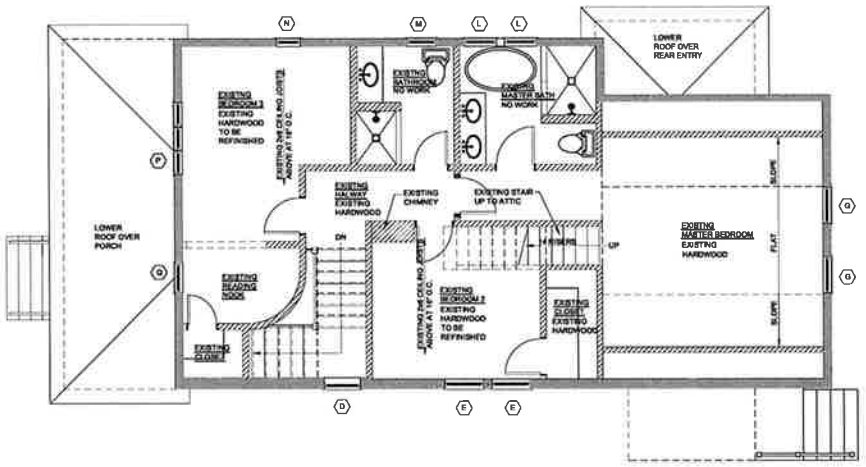
1. PROVIDE FIRESTOPPING AT ALL SOFFITS AND CEILING CAVITIES USE 5/8" GYPSUM BD.
2. DOUBLE ALL JOISTS UNDER PARALLEL PARTITIONS
3. PROVIDE 2-2x12 HEADERS OVER ALL WINDOWS AND DOORS UNLESS NOTED OTHERWISE (U.N.O.)
4. PROVIDE 5/8" UNDERLAYMENT AT ALL AREAS TO HAVE CERAMIC TILE (C.T.).
5. IT IS THE RESPONSIBILITY OF THE CARPENTRY SUBCONTRACTOR TO NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPPANCIES. CARPENTER IS NOT TO ATTEMPT TO MAKE JUDGEMENTS IN THE FIELD WITHOUT ARCHITECTS APPROVAL.
6. ALL INTERIOR DIMENSIONS ARE TO FACE OF STUDS.
7. ALL EXTERIOR DIMENSIONS ARE EXTERIOR SHEATHING
8. ALL CUTTING, DRILLING, AND NOTCHING OF FRAMING MEMBERS MUST NOT EXCEED THE REQUIREMENT OF THE BUILDING CODE. SEE ARCHITECT FOR CUTTING AND NOTCHING GUIDE BEFORE ANY WORK IS DONE.
9. INTERIOR AND EXTERIOR WALLS MUST HAVE ALL INTERSECTING TOP PLATES LAPPED EQUAL TO THE WALL THICKNESS.
10. ALL EXTERIOR WALLS MUST BE FRAMED USING THREE STUD CORNERS.
11. ALL EXPOSED EXISTING STUD CAVITIES TO BE INSULATED WITH CLOSED CELL R-6 /INCH INSULATION TO A MINIMUM OF R-21.
12. ALL EXPOSED EXISTING RAFTER CAVITIES TO BE INSULATED WITH CLOSED CELL INSULATION TO A MINIMUM OF R-38.

L.A.S.

PROJECT:
REMODEL TO:
303 HOUGH STREET
BARRINGTON, ILLINOIS

DRAWN BY:	LAS
DATE:	JUNE 12, 2024
CHECKED:	LAS
PROJECT NO.:	
APPROVED BY:	LAS

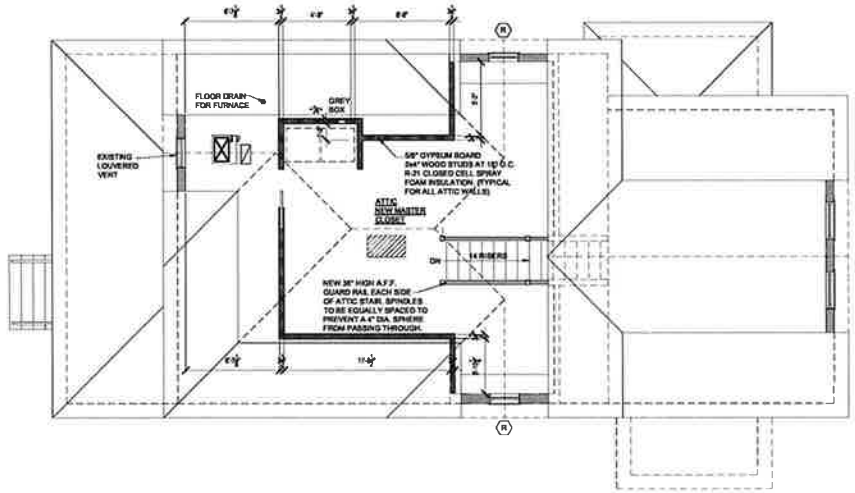
SHEET NO.
A1.0



A A1.1 SECOND FLOOR PLAN

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

LIMITED SCOPE OF WORK:
ADD HVAC TO EXISTING ROOMS
ADDITIONAL ELECTRICAL DEVICES TO MEET CODE COMPLIANCE.
REFINISH HARDWOOD FLOORS



B A1.1 NEW ATTIC FLOOR PLAN

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

LEGEND

EXISTING EXTERIOR WALL TO REMAIN	
EXISTING INTERIOR PARTITION TO BE DEMOLISHED	
EXISTING INTERIOR PARTITION TO REMAIN	
EXISTING DOOR TO BE REMOVED	
EXISTING WINDOW TO BE REMOVED	
EXISTING CLG FINISH TO BE REMOVED	
EXISTING HVAC SUPPLY	
EXISTING HVAC RETURN	
EXISTING RECESSED CANLIGHTS	
EXISTING SWITCH	S
EXISTING TO REMAIN	E
EXISTING TO BE RELOCATED	REL
EXISTING TO REMOVED	de
EXISTING TO REWORKED	R

GENERAL FRAMING NOTES:

1. PROVIDE FIRESTOPPING AT ALL SOFFITS AND CEILING CAVITIES USE 5/8" GYPSUM BD.
2. DOUBLE ALL JOISTS UNDER PARALLEL PARTITIONS
3. PROVIDE 2-2x12 HEADERS OVER ALL WINDOWS AND DOORS UNLESS NOTED OTHERWISE (U.N.O.)
4. PROVIDE 5/8" UNDERLAYMENT AT ALL AREAS TO HAVE CERAMIC TILE (C.T.).
5. IT IS THE RESPONSIBILITY OF THE CARPENTRY SUBCONTRACTOR TO NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES. CARPENTER IS NOT TO ATTEMPT TO MAKE JUDGEMENTS IN THE FIELD WITHOUT ARCHITECTS APPROVAL.
6. ALL INTERIOR DIMENSIONS ARE TO FACE OF STUDS.
7. ALL EXTERIOR DIMENSIONS ARE EXTERIOR SHEATHING
8. ALL CUTTING, DRILLING, AND NOTCHING OF FRAMING MEMBERS MUST NOT EXCEED THE REQUIREMENT OF THE BUILDING CODE. SEE ARCHITECT FOR CUTTING AND NOTCHING GUIDE BEFORE ANY WORK IS DONE.
9. INTERIOR AND EXTERIOR WALLS MUST HAVE ALL INTERSECTING TOP PLATES LAPPED EQUAL TO THE WALL THICKNESS
10. ALL EXTERIOR WALLS MUST BE FRAMED USING THREE STUD CORNERS
11. ALL EXPOSED EXISTING STUD CAVITIES TO BE INSULATED WITH CLOSED CELL R-6.7/INCH INSULATION TO A MINIMUM OF R-21.
12. ALL EXPOSED EXISTING RAFTER CAVITIES TO BE INSULATED WITH CLOSED CELL INSULATION TO A MINIMUM OF R-38

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PROJECT:
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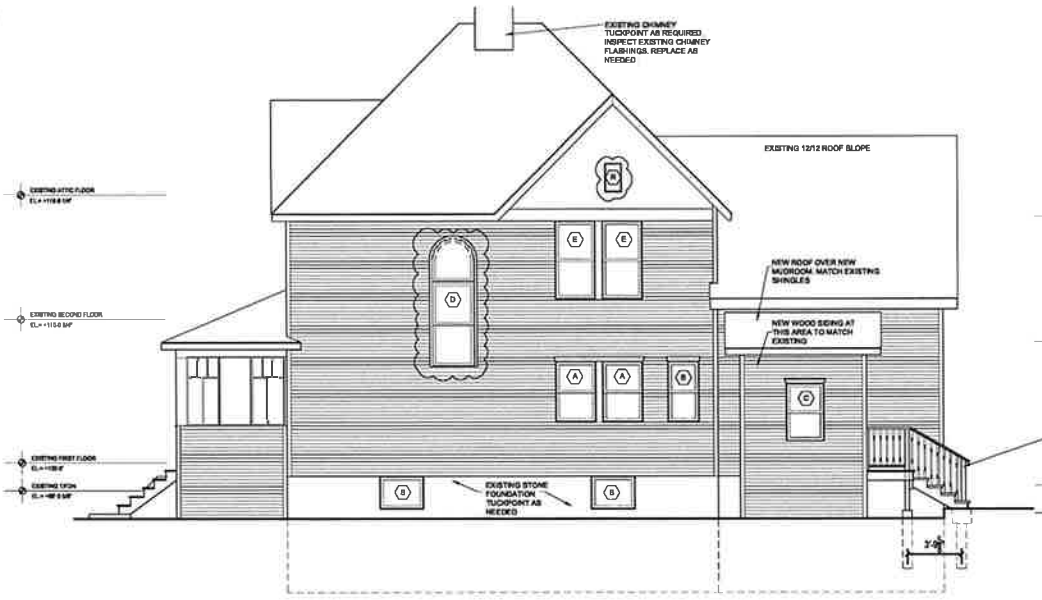
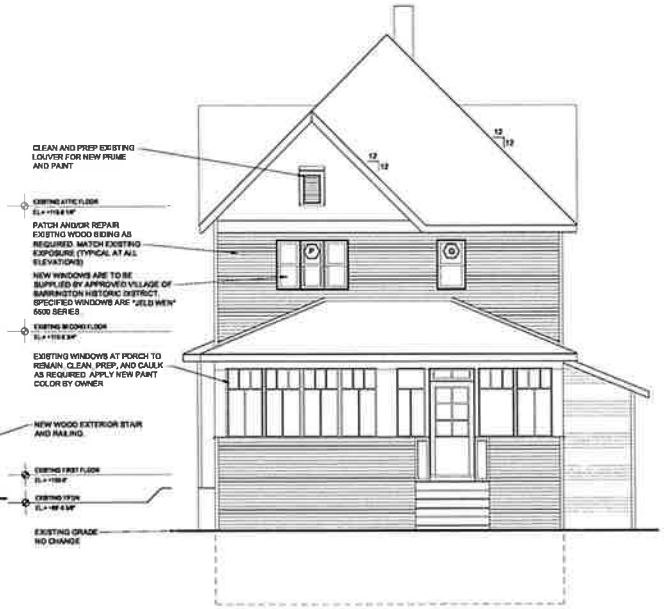
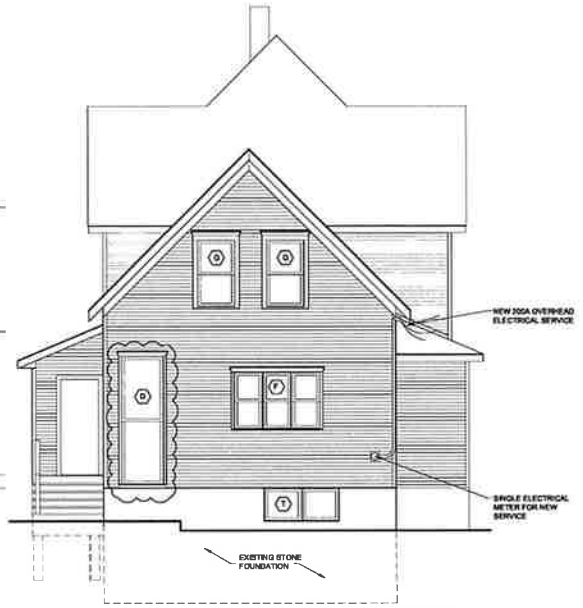


3 A2.0 NEW SOUTH ELEVATION



1 A2.0 NEW WEST ELEVATION

2 A2.0 NEW NORTH ELEVATION



2 A2.0 NEW EAST ELEVATION

L.A.S.

PROJECT:
REMODEL TO:
303 HOUGH STREET
BARRINGTON, ILLINOIS

DRAWN BY: LAS
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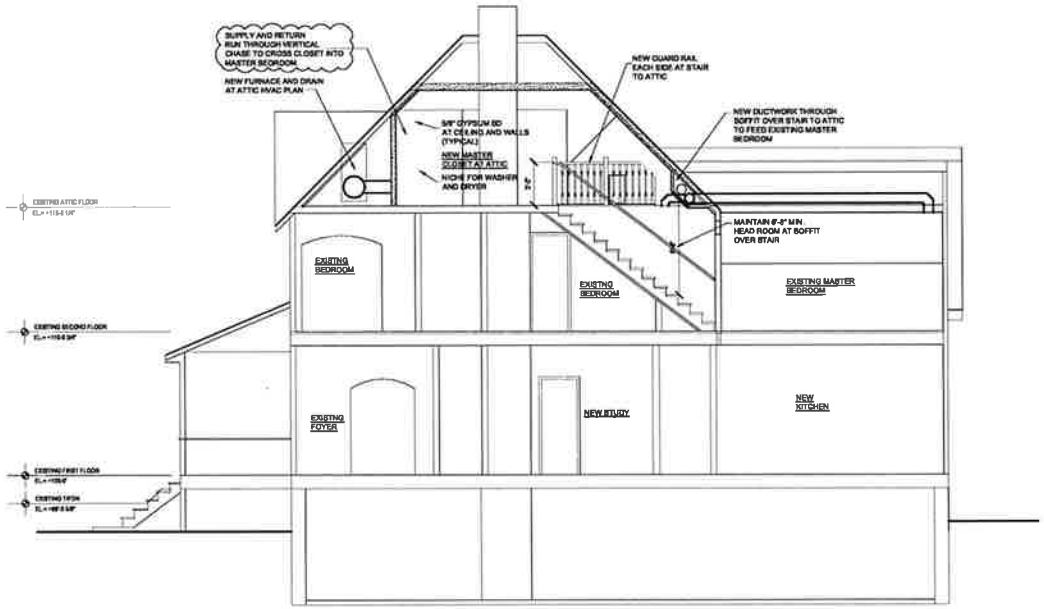
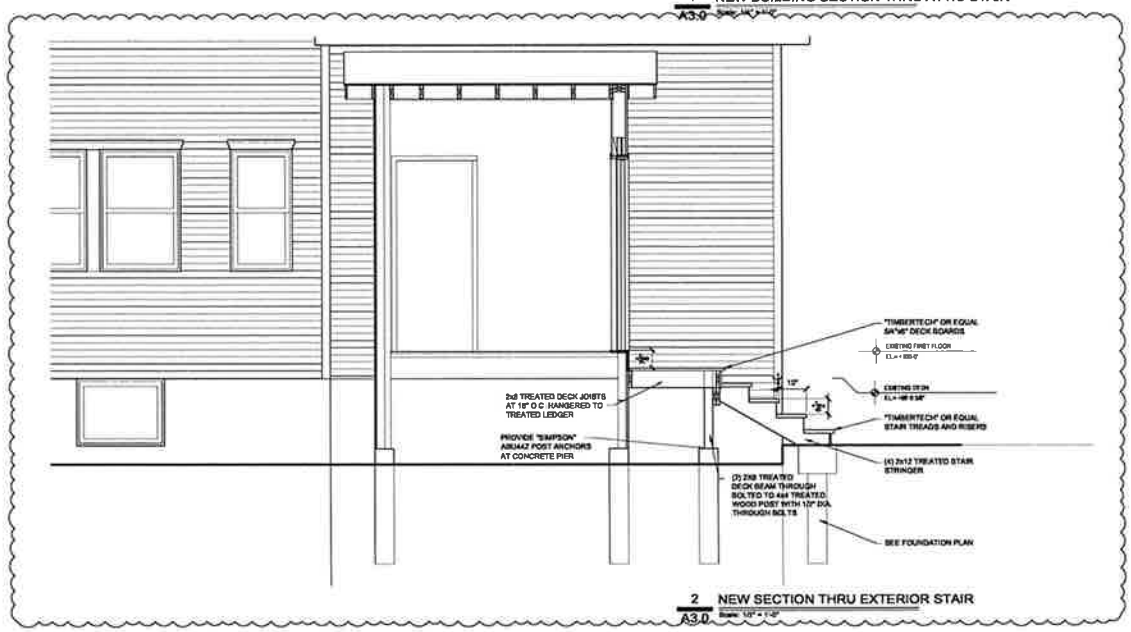
A2.0



1 NEW BUILDING SECTION THRU ATTIC STAIR
A3.0 Scale: 1/4" = 1'-0"



2 NEW SECTION THRU EXTERIOR STAIR
A3.0 Scale: 1/2" = 1'-0"

L.A.S.
LANCE A. STAHL ASSOCIATES
ARCHITECTURE & DESIGN

PROJECT:
REMODEL TO:
303 HOUGH STREET
BARRINGTON, ILLINOIS

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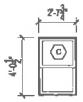
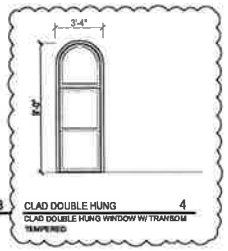
SHEET NO.
A3.0

CLAD DOUBLE HUNG 1
CLAD DOUBLE HUNG WINDOW

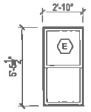
CLAD DOUBLE HUNG 2
CLAD DOUBLE HUNG WINDOW



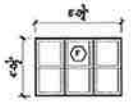
CLAD DOUBLE HUNG 3
CLAD DOUBLE HUNG WINDOW



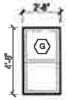
CLAD DOUBLE HUNG 4
CLAD DOUBLE HUNG WINDOW W/ TRANSOM TEMPERED



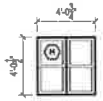
CLAD DOUBLE HUNG 5
CLAD DOUBLE HUNG WINDOW



CLAD DOUBLE HUNG 6
CLAD DOUBLE HUNG WINDOW - 3 MULL



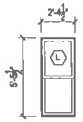
CLAD DOUBLE HUNG 7
CLAD DOUBLE HUNG WINDOW



CLAD DOUBLE HUNG 8
CLAD DOUBLE HUNG WINDOW - 2 MULL

CLAD DOUBLE HUNG 9
CLAD DOUBLE HUNG WINDOW

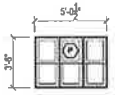
CLAD DOUBLE HUNG 10
CLAD DOUBLE HUNG WINDOW



CLAD DOUBLE HUNG 11
CLAD DOUBLE HUNG WINDOW W/ TRANSOM

CLAD DOUBLE HUNG 12
CLAD DOUBLE HUNG WINDOW

CLAD DOUBLE HUNG 13
CLAD DOUBLE HUNG WINDOW

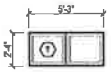


CLAD DOUBLE HUNG 14
CLAD DOUBLE HUNG WINDOW - 3 MULL

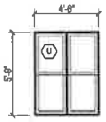
CLAD DOUBLE HUNG 15
CLAD DOUBLE HUNG WINDOW

CLAD DOUBLE HUNG 16
CLAD FIXED - TEMPERED

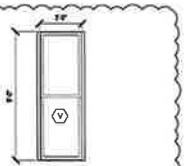
CLAD DOUBLE HUNG 17
CLAD DOUBLE HUNG WINDOW



CLAD DOUBLE HUNG 18
CLAD AWNING - 2 MULL



CLAD DOUBLE HUNG 19
CLAD DOUBLE HUNG WINDOW - 2 MULL



CLAD DIRESCT SET 20
CLAD DIRESCT SET

WINDOW SCHEDULE

MARK	QUANTITY	FRAME DIM - W'S H	R.O. - W'S H	M.O. - W'S H	MANUFACTURER	UNIT #	REMARKS
A	2	2'-10" x 6'-3"	FIELD VERIFY	N/A	JELD WEN 5500 SERIES	SCD	
B	1	2'-2" x 4'-3"	FIELD VERIFY	N/A	JELD WEN 5500 SERIES	SCD	
C	1	2'-7 3/4" x 4'-0 1/2"	FIELD VERIFY	N/A	JELD WEN 5500 SERIES	SCD	
D	2	3'-0" x 8'-0"	FIELD VERIFY	N/A	JELD WEN 5500 SERIES	SCD WITH ARCH TRANSOM ABOVE	
E	2	2'-10" x 5'-0 1/2"	FIELD VERIFY	N/A	JELD WEN 5500 SERIES	SCD	
F	1	6'-0 3/4" x 4'-0 1/2"	FIELD VERIFY	N/A	JELD WEN 5500 SERIES	SCD (3) MULL	
G	2	2'-4" x 4'-8"	FIELD VERIFY	N/A	JELD WEN 5500 SERIES	SCD	
H	1	4'-0 3/4" x 4'-0 1/2"	FIELD VERIFY	N/A	JELD WEN 5500 SERIES	SCD (2) MULL	
J	2	2'-4 1/2" x 5'-8"	FIELD VERIFY	N/A	JELD WEN 5500 SERIES	SCD	
K	1	2'-4 1/2" x 5'-8"	FIELD VERIFY	N/A	JELD WEN 5500 SERIES	SCD	
L	2	2'-4 1/2" x 5'-8 1/2"	FIELD VERIFY	N/A	JELD WEN 5500 SERIES	SCD TEMPERED	
M	1	2'-2" x 3'-4"	FIELD VERIFY	N/A	JELD WEN 5500 SERIES	SCD TEMPERED	
N	1	1'-10" x 3'-8 1/2"	FIELD VERIFY	N/A	JELD WEN 5500 SERIES	SCD	
P	1	5'-0 1/2" x 3'-4"	FIELD VERIFY	N/A	JELD WEN 5500 SERIES	SCD (3) MULL	
Q	1	2'-0" x 3'-4"	FIELD VERIFY	N/A	JELD WEN 5500 SERIES	SCD	
R	2	1'-0" x 2'-0"	FIELD VERIFY	FIELD VERIFY	JELD WEN 5500 SERIES	DIRECT GLAZE TEMPERED	BLACK OUT WINDOW
S	4	3'-1" x 2'-4"	FIELD VERIFY	FIELD VERIFY	JELD WEN 5500 SERIES	SCD (2) MULL	
T	1	5'-3" x 2'-4"	FIELD VERIFY	FIELD VERIFY	JELD WEN 5500 SERIES	SCD (2) MULL	
U	1	4'-8" x 5'-8"	FIELD VERIFY	N/A	JELD WEN 5500 SERIES		
V	3	3'-0" x 6'-0"	FIELD VERIFY		JELD WEN 5500 SERIES	DIRECT GLAZE TEMPERED	PROVIDE HORIZONTAL MUNTIN TO SIMULATE DOUBLE HUNG

NOTE:
FIELD VERIFY EXISTING MASONRY OPENING PRIOR TO ORDERING
ALL WINDOWS TO HAVE A MINIMUM "U" FACTOR OF .35

ALL WINDOW OPENINGS AND UNIT DIMENSIONS TO BE FIELD VERIFIED PRIOR TO ORDERING

DOOR NOTES

1. ALL INTERIOR DOORS TO BE MDF TWO PANEL PAINT GRADE UNLESS NOTED OTHERWISE
2. SEE PLANS FOR MARK, LOCATIONS AND SWINGS AS SHOWN.
3. ALL INTERIOR DOORS TO BE 6'-8" UNLESS NOTED OTHERWISE, VERIFY ALL SIZES IN FIELD.
4. FRONT ENTRY DOOR SHALL BE SOLID CORE WOOD 2 1/4" THICK WITH SIDELITES WITH TEMPERED GLASS
5. ALL OTHER INTERIOR SWING DOORS 1 3/8" THICK SOLID CORE MDF. ALL BI-FOLD DOORS TO BE 1 3/8" THICK SOLID CORE WOOD.
6. ALL DOOR GLAZING SHALL BE TEMPERED (IF PROVIDED).

GENERAL NOTES

1. CONTRACTOR MUST VERIFY ALL ROUGH OPENINGS DIMENSIONS, WITH DOOR AND WINDOW MANUFACTURERS PRIOR TO INSTALLATION
2. CONTRACTOR MUST PROVIDE "S" LABEL DOORS WHERE NOTED, REFER TO PLANS
3. FINAL DOOR AND WINDOW DESIGN, COLOR, AND HARDWARE TO BE SELECTED BY OWNER.

HARDWARE NOTES

1. FRONT ENTRY DOOR TO HAVE HEAVY DUTY HINGES
2. ALL BATHROOM DOORS TO HAVE PRIVACY LOCKS
3. ALL BI-FOLD DOORS TO HAVE HEAVY DUTY TRACKS
4. COORDINATE ALL KEYING WITH OWNER
5. OWNER TO SPECIFY HARDWARE MANUFACTURER

HARDWARE SCHEDULE

1. KEYED ENTRY WITH DEADBOLT
2. PRIVACY
3. PASSAGE
4. BI-FOLD / SLIDER PULLS AND BI-FOLD / SIDER TRACK HARDWARE
5. KEYED ENTRY WITH PANIC HARDWARE SURFACE MOUNTED CLOSER
6. KEYED LOCK ON OUTSIDE - PASSAGE ON INSIDE
7. KEYED LOCK
8. DUMMY LEVER
9. RECESSED POCKET DOOR PULLA LOCK

WINDOW NOTES

1. GENERAL CONTRACTOR TO VERIFY ALL MASONRY OPENINGS IN FIELD PRIOR TO ORDERING OF WINDOW AND EXTERIOR DOORS.
2. ALL WINDOWS TO BE CLAD W/ INSULATED SAFETY GLASS
3. ALL WINDOWS WITH GLASS BELOW 24" A.F.F. TO BE SUPPLIED WITH TEMPERED SAFETY GLASS
4. WINDOW AND DOOR SUPPLIER OR MANUFACTURER TO VERIFY WITH GENERAL CONTRACTOR IF WINDOWS REQUIRE EXTENDED JAMBS AND SILLS
5. ALL OPERABLE WINDOWS AND DOORS TO HAVE REMOVABLE SCREENS CONFIRM W/OWNER
6. WINDOW AND DOOR SUPPLIER OR MANUFACTURER TO VERIFY ALL FINISHES,HARDWARE AND COLORS WITH
7. GENERAL CONTRACTOR AND OWNER

TRANSOMS ABOVE DOOR UNITS, SIDE LIGHTS, GLASS SHOWER DOORS TO BE TEMPERED SAFETY GLASS.

FINISH NOTES

1. ALL INTERIOR WALL & CEILING FINISHES SHALL BE CLASS I, 0-25 FLAME SPREAD RATING
2. ALL FLOOR COVERINGS SHALL HAVE A FLAME SPREAD RATING OF 75 OR BETTER
3. GENERAL CONTRACTOR TO REVIEW ALL INTERIOR FINISHES WITH OWNER PRIOR TO ORDERING MATERIAL
4. "DUROC" CEMENT BOARD SHALL BE USED AROUND SHOWER AND TUB AREAS, BEHIND KITCHEN SINKS AND ALL OTHER WET LOCATIONS. WATER RESISTANT GYPSUM BD. SHALL BE USED THROUGHOUT BATHROOM AREAS EXCEPT TUB, SHOWER AND WET AREAS.

L.A.S.
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CERTIFIED INTERIOR DESIGNER
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PROJECT:
REMODEL TO:
303 HOUGH STREET
BARRINGTON, ILLINOIS

1	

DRAWN BY: LAS
DATE: JUNE 12, 2025
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SHEET NO.
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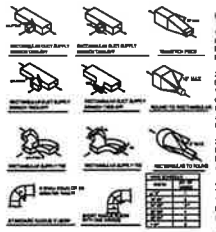
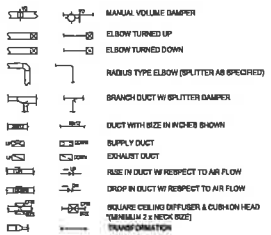


NOTES:

1. PROVIDE STANDARD RADIUS ELBOWS WHEN POSSIBLE - - SHORT RADIUS WHERE REQUIRED.
2. ALL SHORT RADIUS ELBOWS SHALL HAVE VANES. VANES SHALL BE CONSTRUCTED, SUPPORTED & FASTENED AS RECOMMENDED BY SMACNA.
3. NO SQUARE OR RECTANGULAR HEEL ELBOWS SHALL BE ALLOWED.
4. IF R IS LESS THAN W, THEN FULL ARC TURNING VANE(S) SHALL BE PROVIDED, SEE SCHEDULE BELOW.
5. INSIDE RADIUS MAY BE SQUARE FOR W > 12", NO SQUARE HEELS PERMITTED.

W	R
6"	6"
8"	8"
10"	10"
12"	12"
14"	14"
16"	16"

1 TYPICAL DUCT DETAILS
M1.0 Scale: 4"=1'



2 DUCT WORK SYMBOLS
M1.0 Scale: 4"=1'

GENERAL MECHANICAL NOTES

1. ALL WORK PERFORMED AND EQUIPMENT INSTALLED SHALL CONFORM TO ALL APPLICABLE BARRINGTON CODES.
2. OUTSIDE AIR INTAKES SHALL BE 16'-0" ABOVE GRADE AND A MINIMUM OF 16'-0" FROM ALL EXHAUST AIR AND SOURCES OF CONTAMINATION. MAXIMUM VELOCITY THROUGH OUTSIDE AIR INTAKE LOUVERS AND DUCTWORK SHALL NOT EXCEED 1000 FPM.
3. ALL NEW DUCTWORK SHALL BE FABRICATED OF PRIME FIRST QUALITY GALVANIZED SHEET METAL UNLESS NOTED OTHERWISE. GAUGES OF METAL, BRACING, ETC. SHALL CONFORM TO THE LATEST EDITION OF ASHRAE CONSTRUCTION STANDARDS FOR DUCTWORK CONSTRUCTION.
4. SUPPLY AIR AND RETURN AIR FAN MOTORS EXPOSED TO DUCTED AIR STREAM SHALL HAVE TOTALLY ENCLOSED MOTORS.
5. SUPPLY AIR AND RETURN AIR FAN MOTORS EXPOSED TO DUCTED AIR STREAM SHALL HAVE TOTALLY ENCLOSED MOTORS.
6. THE MAXIMUM SOUND PRESSURE LEVEL "A-SCALE LEVELS," AT THE PROPERTY LINE BORDERING RESIDENTIAL AREAS SHALL NOT EXCEED 50 db (A) FOR HVAC EQUIPMENT.
7. THE MAXIMUM SOUND PRESSURE LEVEL "A-SCALE LEVELS," AT THE PROPERTY LINE BORDERING BUSINESS-COMMERCIAL AREAS SHALL NOT EXCEED 55 db (A) FOR HVAC EQUIPMENT.
8. COPPER TUBING MAY BE TYPE ACR OR TYPE "K" UNLESS THE PRESSURE EXCEEDS THE RATED CAPACITY OF ACR TUBING. ALL DEVICES AND TUBING TO BE BRAZED.
9. CONTRACTOR SHALL PROVIDE PRESSURE RELIEF VALVE AHEAD OF ANY STOP VALVE ON HIGH PRESSURE SIDE OF SYSTEM.
10. CONTRACTOR SHALL REMOVE OUTSIDE AIR STREAM EXPANSION AND ALL CONNECTION.
11. PROVIDE HUMIDIFYING DEVICE TO FURNACE
12. PROVIDE LOCKING TYPE DAMPERS.
13. ALL REGISTERS ARE 12"X8" UNLESS OTHER WISE SPECIFIED.
14. PROVIDE CARBON MONOXIDE DETECTOR 5'-0" WITHIN HEATING UNIT.
15. HEATING UNIT CAPABLE OF HEATING WHEN OUTSIDE TEMP IS -10° TO -70° F
16. 3/8" SAFETY VALVE TO BE INSTALLED ON HIGH SIDE OF SYSTEM UPSTREAM FROM ANY LIQUID LINE STOP VALVE.
17. REMOVE EXPANSION VALVE DEVICES FROM THE AIR STREAM.
18. ALL FLOOR REGISTERS NOT TO EXCEED 9" FROM WALL.

LIGHT & VENT SCHEDULE

NAME	AREA	ORDINANCE REQUIRED				PROVIDED				EXH. UNIT NO.	FURN UNIT NO.	HEAT LOSS	REMARKS
		NAT LT. & VT. AREA		MECH. VENT.		NAT LT. & VT. AREA		MECH. VENT.					
		LT. (5%)	VT. (4%)	CFM SUP.	CFM EXH.	GL. AREA	VT. AREA	CFM SUP.	CFM EXH.				
FIRST FLOOR													
KITCHEN/DINING ROOM	401	20.05	16.04	400	400	-	-	400	400	REF-1	FURN 1	16000	
LIVING ROOM	195	15.44	7.72	200	200	-	-	200	200	-	FURN 1	8000	
STUDY	111.5	9.24	4.62	125	125	-	-	125	125	-	FURN 1	5187	
PANTRY	48	N.R.	N.R.	50	50	-	-	50	50	-	FURN 1	2075	
MUDROOM	35	N.R.	N.R.	50	50	-	-	50	50	-	FURN 1	1075	
POWDER ROOM	34.3	N.R.	N.R.	50	75	-	-	50	80	-	FURN 1	1540	
SECOND FLOOR													
BATHROOM	42.5	N.R.	N.R.	50	75	-	-	50	80	-	FURN 2	1812	
MASTER BATHROOM	94.3	N.R.	N.R.	80	40	-	-	75	100	-	FURN 2	3916	
MASTER BEDROOM	328.9	19.2	8.1	250	250	-	-	250	250	-	FURN 2	12187	
BEDROOM 2	122.5	9.8	4.9	125	125	-	-	125	125	-	FURN 2	5313	
BEDROOM 3	141	11.28	5.64	150	150	-	-	150	150	-	FURN 2	6345	
READING NOOK	40	N.R.	N.R.	50	50	-	-	50	50	-	FURN 2	1800	
ATTIC													
MASTER CLOSET	219.24	N.R.	N.R.	300	300	-	-	300	300	-	FURN 2	14086	

GAS FIRED FURANCE SCHEDULE

AMOUNT OF UNITS	UNIT #	SERVICE	CFM	ESP	FAN HP	HEATING BTU/HR		COOLING BTU/HR		REMARKS
						INPUT	OUTPUT	INPUT	OUTPUT	
1	AF-1	BASEMENT AND FIRST FLOOR	2000	1/2	1/2	100,000	83,000	---	---	EXISTING TO REMAIN
1	AF-2	SECOND FLOOR AND ATTIC	2000	1/2	1/2	80,000	63,000	---	---	EXISTING TO REMAIN

REFRIGERATION SCHEDULE

UNIT AMOUNT	UNIT #	No. COMP	COMPTON	COMP/HP	REFRIGERANT	WT. REF	REMOTE	SELF CONT	LOCATION	AIR COOLED	WATER COOLED	REMARKS
1	CDM1	1	4.0	1/4	R410A	4.88 lbs	YES	---	GROUND	YES	---	EXISTING TO REMAIN
1	CDM2	1	4.0	1/4	R410A	4.88 lbs	YES	---	GROUND	YES	---	EXISTING TO REMAIN

EXHAUST FAN SCHEDULE

UNIT #	LOCATION	MANF.	CFM	MODEL #	REMARKS
EF-1	BATHROOMS	"BROAN"	75	QTXE110FLT	ULTRA SILENT SERIES CEILING MOUNTED WHLGHT & FAN
REF-1	KITCHEN		400		VENT THRU ROOF WITH RUNS. NO SCHD.
EF-2	MASTER BATHROOM	"BROAN"	110	QTXE150FLT	ULTRA SILENT SERIES CEILING MOUNTED WHLGHT & FAN

NOTES:

1. EACH UNIT MUST BE PROVIDED WITH PROGRAMMABLE THERMOSTAT.
2. CONTRACTOR TO VERIFY VOLTAGE PRIOR TO ORDER OF EQUIP. AND COORDINATE WITH ELECTRICAL CONTRACTOR.
3. EACH UNIT MUST BE PIPED W/ LOW PRESSURE NATURAL GAS PIPE SCHEDULE 40 BLACK STEEL PIPE.

NOTE:
NATURAL GAS DISTRIBUTION PIPING SHALL BE SCHEDULE 40 BLACK PIPE WITH 150# MALLEABLE IRON FITTINGS. GAS PIPING LARGER THAN 2" INSIDE DIAMETER OR CARRYING MORE THAN 5 PSIG SHALL BE SCHEDULE 40 WELDED BLACK PIPE WITH STANDARD WELD FITTINGS

GENERAL H.V.A.C. AND PLUMBING NOTES

MECHANICAL & PLUMBING WORK TO BE PERFORMED ON A "DESIGN BUILD BASIS"

ALL WORK PERFORMED SHALL BE PROVIDED IN A CRAFTSMAN LIKE MANNER. CRAFTSMAN SHALL COME FROM AN STATE APPROVED ACCEPTABLE APPRENTICED PROGRAM REGULATED BY ALL CURRENT STATE LAWS.

THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE COMPLETE DESIGN, ENGINEERING AND INSTALLATION OF THE H.V.A.C. & PLUMB. SYSTEMS AND EQUIPMENT AND SHALL WARRANTY TO THE OWNER THAT SUCH WORK SHALL ADEQUATELY MEET THE NEEDS AND THE REQUIREMENTS OF THE OWNER AND OF THE PROJECT AS PLANNED AND ITS INTENDED USES AS WELL AS COMPLY COMPLETELY WITH ALL APPLICABLE CODES, ORDINANCES, AND GOVERNING REGULATIONS. IN NO WAY SHALL A DESIGN BUILD ARRANGEMENT LIMIT THE RESPONSIBILITY OF THE CONTRACTOR TO COMPLETE HIS OR HER OBLIGATIONS TO MEET SUCH NEEDS AND REQUIREMENTS.

GENERAL CONTRACTOR SHALL REVIEW LOCATION OF ALL REGISTERS, VENTS, EXHAUST FANS AND LOUVERS IN FIELD WITH MECHANICAL CONTRACTOR, PRIOR TO ANY MECHANICAL WORK.

PLUMB. CONTRACTOR IS FULLY RESPONSIBLE FOR ANY PENETRATIONS THROUGH BRICK, CONC., FOUNDATION WALLS, ETC... CORING IS THE APPROVED PROCEDURE.

SYMBOL LEGEND

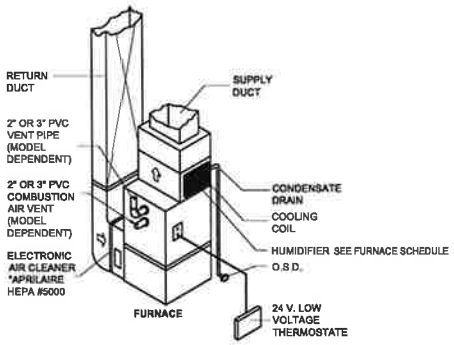
- SD — SMOKE DETECTOR
- CD — CARBON MONOXIDE DETECTOR
- T — THERMOSTAT

MECHANICAL NOTES FOR HIGH EFFICIENCY UNITS:

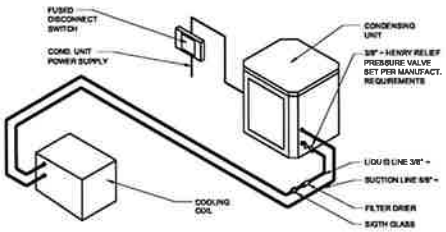
WHERE LOCATED ADJACENT TO WALKWAYS, THE TERMINATION OF MECHANICAL DRAFT SYSTEMS SHALL BE NO LESS THAN 7 FEET (2134MM) ABOVE THE LEVEL OF THE WALKWAY.

VENTS SHALL TERMINATE AT LEAST 3 FEET (914MM) ABOVE ANY FORCED AIR INLET LOCATED WITHIN 10 FEET (3048MM).

THE VENT SYSTEM SHALL TERMINATE AT LEAST 4 FEET (121MM) BELOW, 4 FEET (12 HMM) HORIZONTALLY FROM OR 1 FOOT (305MM) ABOVE ANY DOOR, WINDOW OR GRAVITY AIR INLET INTO THE BUILDING.



3 FURNACE DETAIL
M1.0 Scale: 3/4"=1'



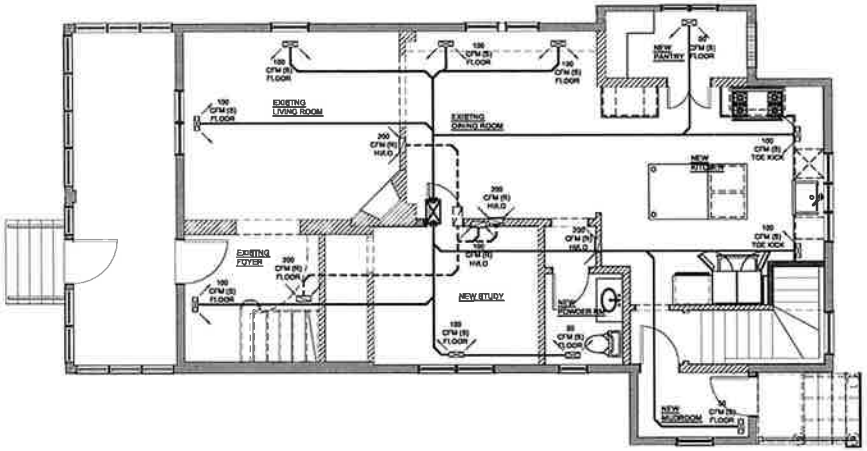
5 AC DIAGRAM
M1.0 Scale: 1"=1'

L.A.S. LAS ARCHITECTURAL SERVICES, INC. 847.277.7272 LAS@LASARCHITECTURAL.COM

PROJECT:
REMODEL TO:
303 HOUGH STREET
BARRINGTON, ILLINOIS

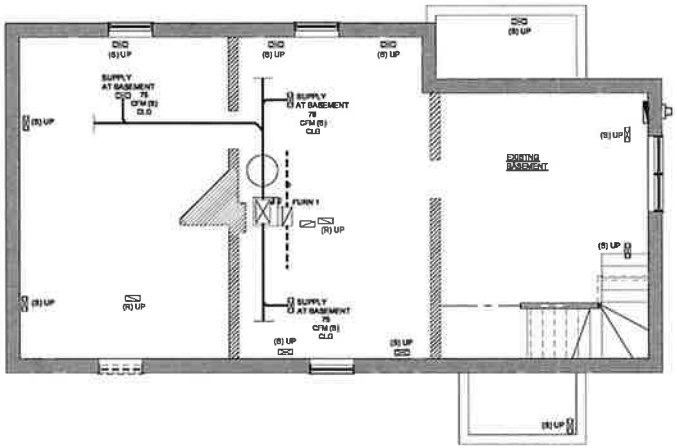
DRAWN BY:	LAS
DATE:	JUNE 12, 2025
CHECKED:	LAS
PROJECT NO.:	-
APPROVED BY:	LAS

SHEET NO.
M1.0



A M2.0 NEW FIRST FLOOR HVAC PLAN

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



B M2.0 BASEMENT FLOOR HVAC PLAN

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

HVAC LEGEND

- EXISTING EXTERIOR WALL TO REMAIN
- NEW INTERIOR PARTITION
- EXISTING INTERIOR PARTITION TO REMAIN
- NEW GYPSUM BOARD CEILING
- EXHAUST FAN
- EXISTING HVAC RETURN DUCTWORK TO BE REMOVED
- EXISTING HVAC SUPPLY DUCTWORK TO BE REMOVED
- NEW HVAC RETURN DUCT
- NEW HVAC SUPPLY DUCT
- THERMOSTAT
- E — EXISTING TO REMAIN
- REL — EXISTING TO BE RELOCATED
- de — EXISTING TO REMOVED
- R — EXISTING TO REWORKED
- N — NEW
- EXISTING HVAC SUPPLY DUCTWORK TO REMAIN
- EXISTING HVAC RETURN DUCTWORK TO REMAIN

L.A.S.
LAS & ASSOCIATES
LAURA A. SHEAR, ARCHITECT
1041 W. ADDISON STREET, CHICAGO, IL 60613
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E-MAIL: LAS@LASASSOCIATES.COM

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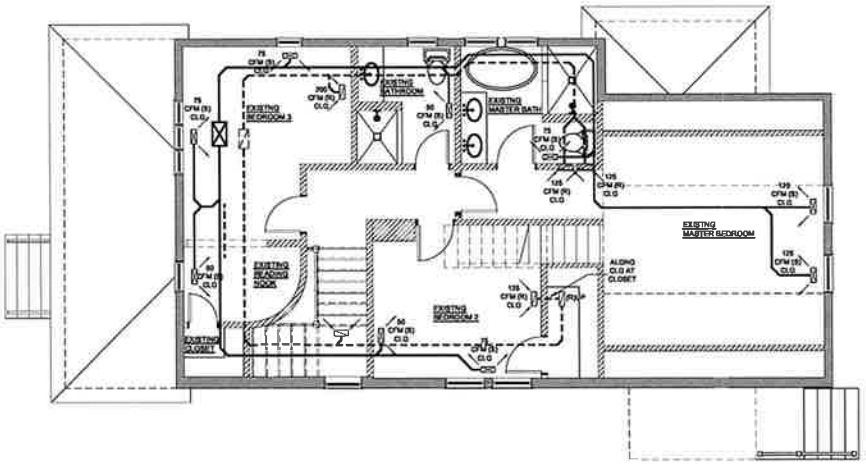
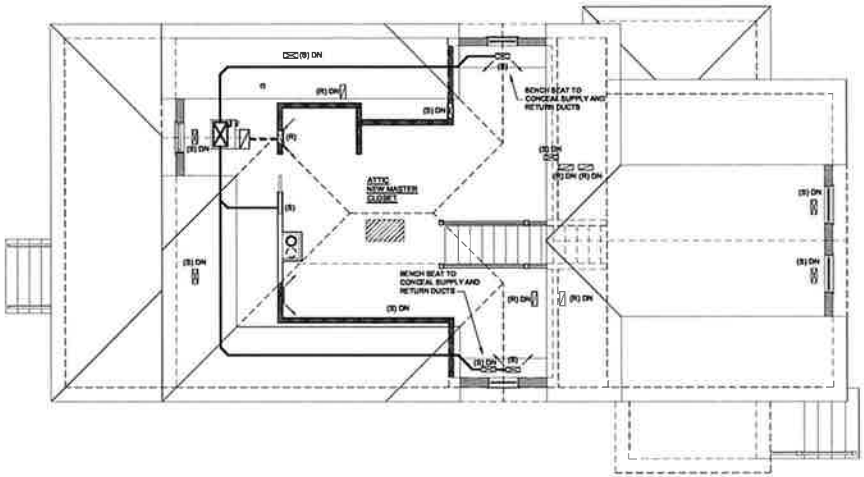


A NEW SECOND FLOOR HVAC PLAN
M2.1 Scale: 1/4" = 1'-0"



B NEW ATTIC HVAC PLAN
M2.1 Scale: 1/4" = 1'-0"

HVAC LEGEND

	EXISTING EXTERIOR WALL TO REMAIN
	NEW INTERIOR PARTITION
	EXISTING INTERIOR PARTITION TO REMAIN
	NEW GYPSUM BOARD CEILING
	EXHAUST FAN
	EXISTING HVAC RETURN DUCTWORK TO BE REMOVED
	EXISTING HVAC SUPPLY DUCTWORK TO BE REMOVED
	NEW HVAC RETURN DUCT
	NEW HVAC SUPPLY DUCT
T	THERMOSTAT
E	EXISTING TO REMAIN
REL	EXISTING TO BE RELOCATED
de	EXISTING TO REMOVED
R	EXISTING TO REWORKED
N	NEW
	EXISTING HVAC SUPPLY DUCTWORK TO REMAIN
	EXISTING HVAC RETURN DUCTWORK TO REMAIN

L.A.S.
LEIGH A. STAHL ARCHITECT
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Miami, FL 33168
(847) 899-7737
e-mail: leigh.stahl@yahoo.com

PROJECT:
REMODEL TO:
303 HOUGH STREET
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M2.1

ELECTRICAL LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	ELECTRIC PANEL	AFI TR	110 V ARC FAULT INTERRUPTER DUPLEX OUTLET TAMPER RESISTANT		DOORBELL		WALL WASHER	E	EXISTING RECEPTACLE TO REMAIN
$	SINGLE POLE SWITCH	GFI	110 V GROUND FAULT INTERRUPTER DUPLEX OUTLET		INTERCOM		TRACK LITE	$E	EXISTING SWITCH TO REMAIN
$D	DIMMER SWITCH	CO	CARBON MONOXIDE DETECTOR	TV	CABLE TV OUTLET		WALL SCONCE	JE	EXISTING JUNCTION BOX TO REMAIN
$3	3 WAY SWITCH	SD	SMOKE DETECTOR (HARD WIRED)		TELEPHONE OUTLET		CEILING CAN LIGHT		
	110 V DUPLEX OUTLET		SINGLE 20A, 250V, 2P, 3W, UNLESS OTHERWISE NOTED		DATA OUTLET		SURFACE MOUNT LIGHT FIXTURE		
	110 V SWITCHED DUPLEX OUTLET	J	JUNCTION BOX		EXTERIOR LAMP W/ MOTION DETECTOR		RECESSED LOW VOLTAGE LIGHT		
WP	110 V OUTDOOR DUPLEX OUTLET	T	THERMOSTAT W/ HUMIDIFIER		CEILING MOUNTED EXHAUST FAN		WATER PROOF CANLIGHT		
	LOW VOLTAGE UNDERCABINET LIGHT	A	ALARM		CHIME		48" FLUORESCENT FIXTURE WITH LENS		

GENERAL ELECTRICAL NOTES:

1. GROUNDING BUSHINGS OR LOCKNUTS SHALL BE USED IN METER FITTING AND CIRCUIT BREAKER PANEL, NO EXCEPTIONS.
2. ALL OUTLETS AND SWITCHES MUST BE CONNECTED TO WIRES USING SCREW TYPE TERMINALS AND NOT PUSH TYPE TERMINALS.
3. ALL CEILING BOXES IN HABITABLE AREAS SHALL BE LISTED AND APPROVED FOR CEILING FAN INSTALLATIONS.
4. ALL LIGHTING IN CLOSETS ARE TO BE RECESSED INCANDESCENT FIXTURES WITH A COMPLETELY ENCLOSED LAMP, OR A SURFACE MOUNTED FLUORESCENT FIXTURE WITH A MINIMUM OF SIX INCHES (6") FROM THE STORAGE POINT. INCANDESCENT SURFACE MOUNT FIXTURES SHALL HAVE A MINIMUM OF 12" CLEARANCE TO THE POINT OF STORAGE.
5. ALL LOW VOLTAGE WIRING, PHONE , DOORBELL, THERMOSTAT, FIRE AND BURGLAR ALARM SHALL BE INSTALLED IN A CONDUIT WHERE SUCH WIRING WILL BE RENDERED INACCESSIBLE BY FINISH MATERIALS, OR WHERE SUBJECT TO DAMAGE.
6. ALL ELECTRICAL WIRE MATERIALS AND SIZES TO BE INSULATED SOLID COPPER OR STRANDED #12 GA. IN COMPLIANCE WITH ARTICLE 200, 2011 NEC.
7. ALL WIRING TO BE IN RIGID METAL CONDUIT OR EMT. SIZE AND TYPE SHALL COMPLY WITH ARTICLE 300, 2011 NEC
8. ELECTRICIAN TO BECOME FAMILIAR WITH ALL EXISTING PANELS AND CONDITIONS PRIOR TO STARTING WORK. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
9. TYPEWRITTEN PANEL SCHEDULES TO BE PROVIDED BY ELECTRICIAN AND ADHERED TO ELECTRIC PANELS INSIDE THE DOOR.

SYMBOL LEGEND

- SD — SMOKE DETECTOR
- CO — CARBON MONOXIDE DETECTOR
- AV — AUDIO / VISUAL ALARM
- T — THERMOSTAT

L.A.S.
LAS ARCHITECTURAL SERVICES
[illegible]

PROJECT:
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BARRINGTON, ILLINOIS

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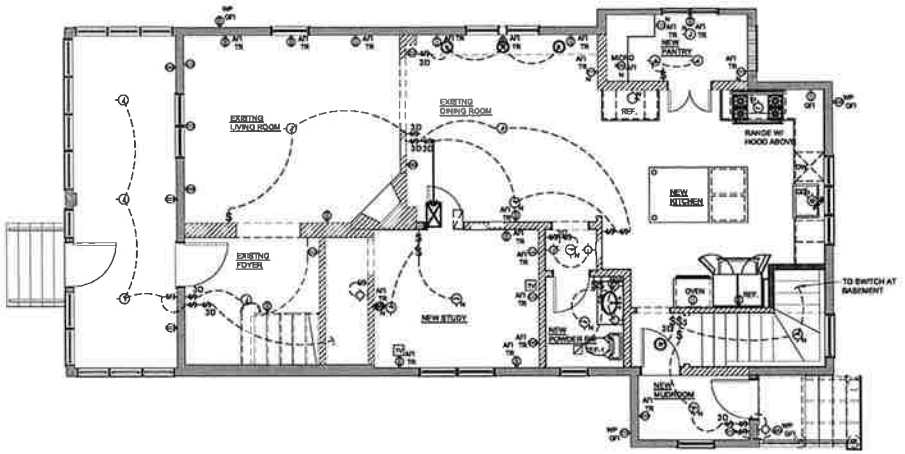
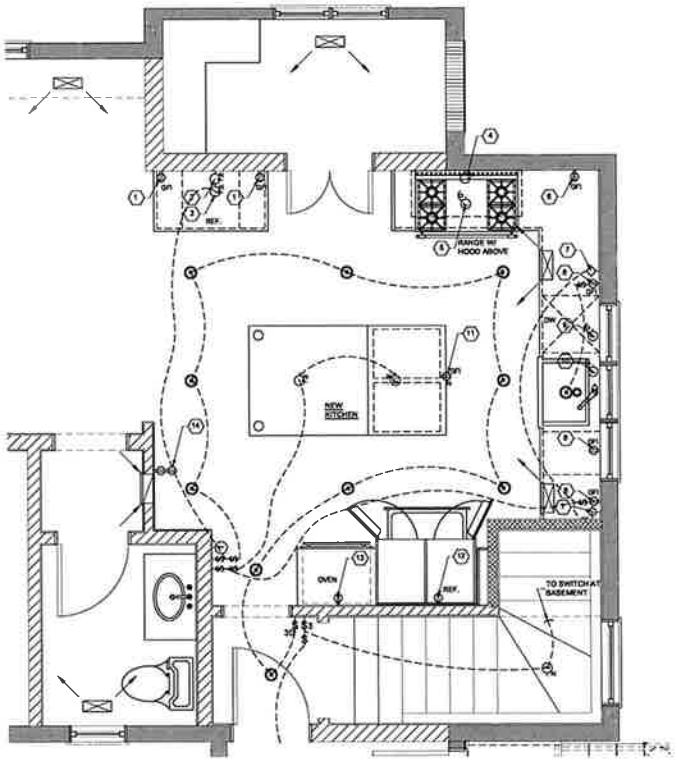
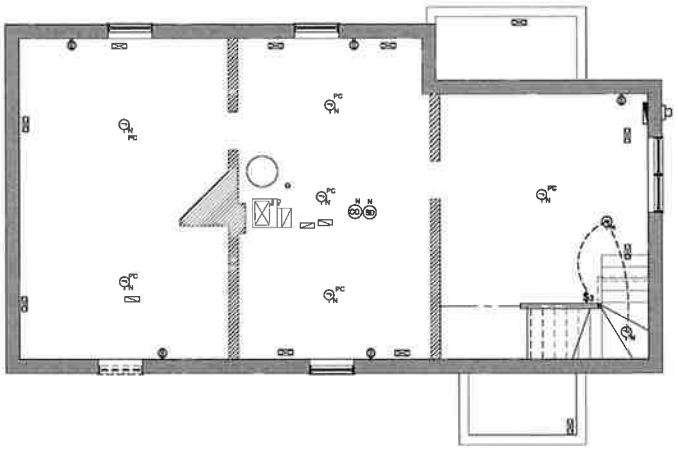
SHEET NO.
E1.0



A E2.0 NEW FIRST FLOOR ELECTRICAL PLAN



1 E2.0 ENLARGED KITCHEN ELECTRICAL PLAN



B E2.0 BASEMENT ELECTRICAL PLAN

ELECRICAL DEVICE EQUIPMENT SCHEDULE

ITEM NO.	QTY.	EQUIPMENT DESCRIPTION	MANUFACTURER	MODEL NO.	GENERAL REMARKS
1	2	GFI - 28" A.F.F. (HORIZONTAL ON 4" HIGH BACKSPLASH)	BY OWNER	BY OWNER	COORDINATE WITH HOME OWNER
2	1	18" A.F.F. FOR UNDERCOUNTER REFRIGERATOR	BY OWNER	BY OWNER	COORDINATE WITH HOME OWNER
3	1	PICTURE LIGHT @ 80" A.F.F. (WHIP TO MOUNT BOX TO CAB.	BY OWNER	BY OWNER	COORDINATE WITH HOME OWNER
4	1	15" A.F.F. FOR RANGE	BY OWNER	BY OWNER	COORDINATE WITH APPLIANCE SPECIFICATIONS
5	1	PROVIDE POWER TO RANGE HOOD	BY OWNER	BY OWNER	COORDINATE WITH APPLIANCE SPECIFICATIONS
6	1	GFI - 82" HIGH (HORIZONTAL)	BY OWNER	BY OWNER	COORDINATE WITH HOME OWNER
7	2	WALL SCONCE @ 84" A.F.F.	BY OWNER	BY OWNER	COORDINATE WITH HOME OWNER
8	3	GFI - 28" A.F.F. (HORIZONTAL ON 4" HIGH BACKSPLASH)	BY OWNER	BY OWNER	CODE COMPLIANT 2'H' RULE ALONG COUNTERTOP - COORDINATE W/ HOME OWNER
9	1	PROVIDE POWER TO DISHWASHER WITH A DISCONNECT	BY OWNER	BY OWNER	COORDINATE WITH HOME OWNER/APPLIANCE SPEC.
10	1	PROVIDE POWER FOR GARBAGE DISPOSAL	BY OWNER	BY OWNER	COORDINATE SWITCH LOCATION WITH HOME OWNER/APPLIANCE SPEC.
11	1	GFI @ ISLAND 36" A.F.F. (HORIZONTAL)	BY OWNER	BY OWNER	COORDINATE WITH HOME OWNER
12	1	18" A.F.F. FOR REFRIGERATOR	BY OWNER	BY OWNER	COORDINATE SWITCH LOCATION WITH HOME OWNER/APPLIANCE SPEC.
13	1	53" A.F.F. FOR OVEN	BY OWNER	BY OWNER	COORDINATE SWITCH LOCATION WITH HOME OWNER/APPLIANCE SPEC.
14	1	6" TV IN-WALL BOX RECEPTACLE AT 65" A.F.F.	BY OWNER	BY OWNER	COORDINATE SWITCH LOCATION WITH HOME OWNER/APPLIANCE SPEC.
15	1	4 DOOR REFRIGERATED DISPLAY COOLER	BY OWNER	BY OWNER	

L.A.S.

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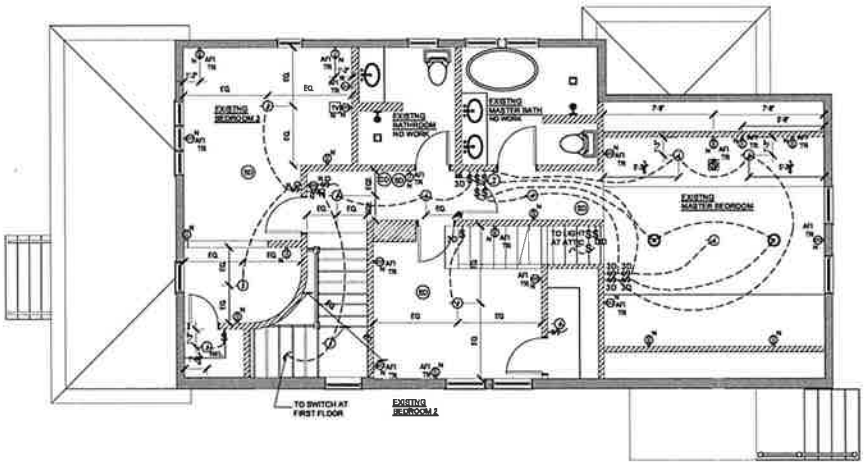
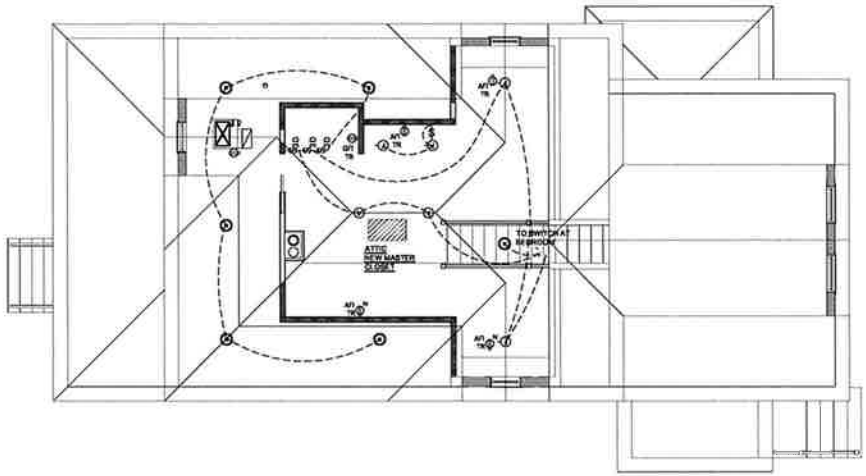


A NEW SECOND FLOOR ELECTRICAL PLAN
E2.1 Scale: 1/4" = 1'-0"



B NEW ATTIC ELECTRICAL PLAN
E2.1 Scale: 1/4" = 1'-0"

GENERAL ELECTRICAL NOTE:

1. GROUNDING BUSHINGS OR LOCKNUTS SHALL BE USED IN METER FITTING AND CIRCUIT BREAKER PANEL, NO EXCEPTIONS.
2. ALL OUTLETS AND SWITCHES MUST BE CONNECTED TO WIRES USING SCREW TYPE TERMINALS AND NOT PUSH TYPE TERMINALS.
3. ALL CEILING BOXES IN HABITABLE AREAS SHALL BE LISTED AND APPROVED FOR CEILING FAN INSTALLATIONS.
4. ALL LIGHTING IN CLOSETS ARE TO BE RECESSED INCANDESCENT FIXTURES WITH A COMPLETELY ENCLOSED LAMP, OR A SURFACE MOUNTED FLUORESCENT FIXTURE WITH A MINIMUM OF SIX INCHES (6") FROM THE STORAGE POINT. INCANDESCENT SURFACE MOUNT FIXTURES SHALL HAVE A MINIMUM OF 12" CLEARANCE TO THE POINT OF STORAGE.
5. ALL LOW VOLTAGE WIRING, PHONE , DOORBELL, THERMOSTAT, FIRE AND BURGLAR ALARM SHALL BE INSTALLED IN A CONDUIT WHERE SUCH WIRING WILL BE RENDERED INACCESSIBLE BY FINISH MATERIALS, OR WHERE SUBJECT TO DAMAGE.
6. ALL ELECTRICAL WIRE MATERIALS AND SIZES TO BE INSULATED SOLID COPPER OR STRANDED #12 GA. IN COMPLIANCE WITH ARTICLE 200, 2011 NEC.
7. ALL WIRING TO BE IN RIGID METAL CONDUIT OR EMT, SIZE AND TYPE SHALL COMPLY WITH ARTICLE 300, 2011 NEC
8. A MINIMUM OF 90% OF NEW LAMPS IN NEW PERMANENT LIGHTING FIXTURES SHALL BE HIGH EFFICACY.

NOTE:
ALL SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS MUST BE INTERCONNECTED AND HARDWIRED

ALL RECESSED CAN LIGHTS IN THE THERMAL ENVELOPE MUST BE "IC" RATED AND SEALED

PROVIDE TAMPER RESISTANT RECEPTACLES ALL LESS THAN 60" AFF.

ALL SWITCHES TO BE "DECORA" ROCKER TYPE SWITCHES UNLESS NOTED OTHERWISE.

ALL DIMMERS TO BE "LUTRON" DIMMERS WITH LED NITE LIGHT VERIFY TYPE WITH HOMEOWNER.

LEGEND

ARCHITECTURAL
- EXISTING EXTERIOR WALL TO REMAIN
- NEW INTERIOR PARTITION
- EXISTING INTERIOR PARTITION TO REMAIN
- NEW GYPSUM BOARD CEILING

HVAC
- HVAC SUPPLY
- HVAC RETURN

ELECTRICAL
- RECESSED CANLIGHTS
- SWITCH
- RECEPTACLE

FIRE PROTECTION
- NEW FIRE SPRINKLER HEAD
- EXISTING FIRE SPRINKLER HEAD TO REMAIN
- EXISTING FIRE SPRINKLER HEAD TO BE REMOVED

ABBREVIATIONS
- EXISTING TO REMAIN — E
- EXISTING TO BE RELOCATED — REL
- EXISTING TO REMOVED — de
- EXISTING TO REWORKED — R

SYMBOL LEGEND
- SD — SMOKE DETECTOR
- CM — CARBON MONOXIDE DETECTOR
- AV — AUDIO / VISUAL ALARM
- T — THERMOSTAT

L.A.S.
LUCAS A. SMITH, ARCHITECT
CUSTOM RESIDENTIAL DESIGN
CONSTRUCTION MANAGEMENT
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BARRINGTON, ILLINOIS 60010
TEL 773.484.7172
EMAIL lsmith@lasarchitect.com

PROJECT:
REMODEL TO:
303 HOUGH STREET
BARRINGTON, ILLINOIS

DRAWN BY:	LAS
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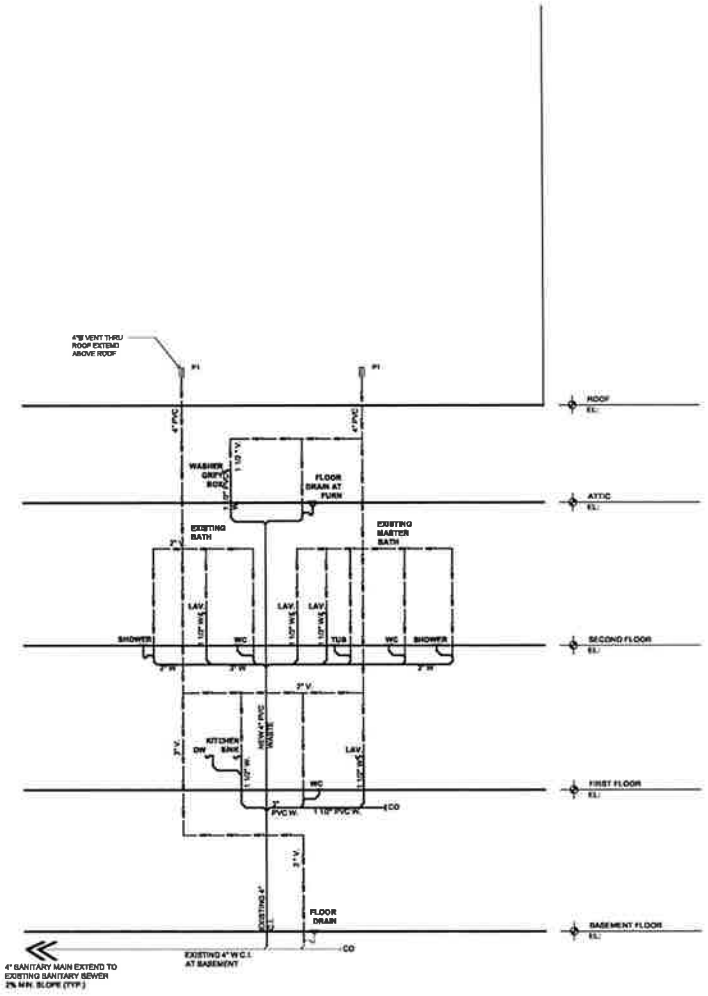
PLUMBING FIXTURE SCHEDULE

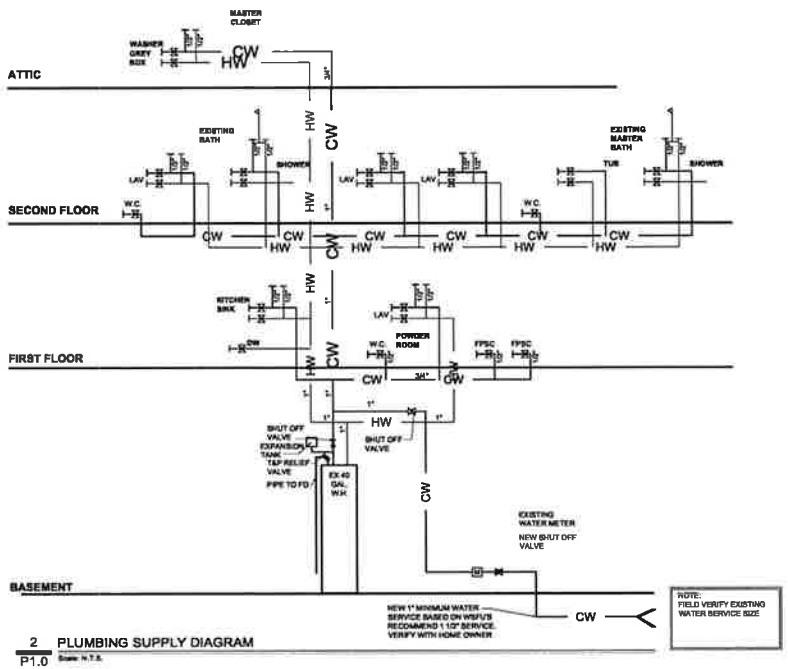
TOTAL FIXTURE UNITS	FIXTURE UNITS	FIXTURE TYPE	QUANTITY	MODEL	MANUFACTURER	ACCESSORIES	DESCRIPTION
2	2	KITCHEN SINK	1	BY OWNER			
2	2	DISHWASHER	1	BY OWNER			
4	1	LAVATORY	4	BY OWNER			
9	3	TOILET	3	BY OWNER			
6	3	SHOWER	2	BY OWNER			
2	2	WASHER	1	BY OWNER			
3	3	TUB	1	BY OWNER			
27		TOTAL	13				

PLUMBING NOTES:

1. ALL WORK TO BE DONE IN COMPLIANCE WITH THE 2014 ILLINOIS STATE PLUMBING CODE INCLUDING ALL VILLAGE OF VILLA PARK AMENDMENTS.
2. PLUMBING CONTRACTOR TO VERIFY LOCATION OF EXISTING WASTE LINE.
3. ISOLATION SHUT-OFF VALVES SHALL BE INSTALLED ON SUPPLY PIPES TO PERMIT THE WATER SUPPLY TO ALL EQUIPMENT AND/OR FIXTURES IN EACH SEPARATE ROOM TO BE SHUT OFF.
4. VERIFY EXISTING WATER SERVICE SIZE. NOTIFY THE ARCHITECT OF EXISTING WATER SERVICE SIZE.



1 P1.0 PLUMBING WASTE RISER DIAGRAM P1



2 P1.0 PLUMBING SUPPLY DIAGRAM

L.A.S.
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PROJECT:
REMODEL TO:
303 HOUGH STREET
BARRINGTON, ILLINOIS

DRAWN BY:	LAS
DATE:	JUNE 12, 2025
CHECKED:	LAS
PROJECT NO.:	
APPROVED BY:	LAS

SHEET NO.
P1.0

BARRINGTON
Be Inspired

September 22, 2025

Village President Moran & Village Board of Trustees
200 South Hough Street
Barrington, Illinois 60010

Re: ARC 25-08, 303 S. Hough Street

Dear President Darch and Board of Trustees:

The Petitioner is requesting the approval of a Certificate of Appropriateness for the exterior modifications to the existing contributing structure. The property is zoned R-6 Single Family Residential District/Historic Overlay District.

August 28, 2025 Architectural Review Commission Final Review Meeting:
The ARC recommends approval of the proposed project subject to the conditions listed on the COA. There was no public comment related to this project.

Motion:
Commissioner Plummer motioned to recommend approval of ARC 25-08 subject to the conditions of the staff report and Commissioner DeLap seconded the motion. The motion carried, 4-0.

Respectfully Submitted,
Jennifer Tennant, Asst. Director of Development Services

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VILLAGE MANAGER'S OFFICE
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Architectural Review Commission Staff Report

MEETING DATE: August 28, 2025 – Final Review
PREPARED BY: Jennifer Tennant, Director of Development Services

ARC 25-08: 303 N. Hough Street – HISTORIC/CONTRIBUTING

The Petitioner is requesting the approval of a Certificate of Appropriateness for exterior modifications including several window opening changes, a slight increase to the height of the existing small side addition, and a new rear landing. The property is zoned R-6 Single Family Residential District/Historic Overlay District.

PROPERTY OWNER: Caitlin & Kyle Miller, 303 S. Hough Street, Barrington, IL 60010
APPLICANT: Same
ARCHITECT: Lance A. Shalzi

STAFF RECOMMENDATIONS

1. **The ARC should review the proposed window sizing modifications on the south elevation.**
2. **All new windows must be approved for use in the Historic District. Exact window specifications must be provided at the time of permit.**
3. **The flooring for the rear landing should be tongue and groove flooring, not decking board. All stairs must be full treads, not decking boards.**
4. **No changes to exiting siding or cornice detailing is proposed except for limited siding patching to match the existing wood siding. All siding patching should be feathered into the existing.**
5. **All plans are subject to final building, engineering and zoning review prior to the issuance of a building permit.**

Motion: If the ARC concurs with Staff's findings, conditions and required final details contained herein, Staff recommends that the ARC adopt these findings as their own and make a motion to approve ARC 25-08 subject to any additional conditions, recommendation or required final details established by the ARC.

FINDING OF FACT

In considering an application for a Certificate of Appropriateness for alteration of a contributing structure, the Architectural Review Commission, or the Zoning Official, for administrative decision, shall find that the project substantially complies with all the following general standards per Zoning Ordinance Section 9.8-G that pertain to the application and that the decision is in the best interest of the Village:

1. **A property shall be used for its historic purpose or be used for a purpose that requires minimal change to the defining characteristics of the building and its site and environment.**
   The current use of the structure is a single-family residence. No change to the existing use is proposed. Staff finds that this standard is met.

2. **The historic character and architectural design of a property shall be retained and preserved. The removal and replacement of historic materials shall be permitted provided these materials shall be replaced with like materials in design, dimension, profile and texture. Re-creation of false details that are not original to the structure or the architectural style of the structure shall not be permitted.**
The Petitioner is proposing several minor exterior modifications, including several window opening changes, but is generally maintaining all of the original and existing detailing including the existing wood siding. No removal of historic detailing is proposed. Staff finds that this standard is met.

3. **All sites, structures and objects shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create a false sense of history or architecture are not allowed.**
The Petitioner is not proposing any alterations that seek to create a false sense of history. The proposed exterior modifications, specifically window replacement, will enhance the structure but removing several inaccurate window types and replacing them with appropriate double hung windows. Staff finds that this standard is met.

4. **Alterations or additions that have acquired historic significance in their own right shall be retained and preserved or re-created.**
No additions or alterations that have acquired historical significance will be impacted by the proposed modifications. Staff finds that this standard is met.

5. **Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved or re-created. The removal and replacement of historic materials shall be permitted provided these materials are replaced with like materials in design, dimension, profile and texture.**
The Petitioner is proposing to alter the existing arched window on the south elevation. However, in an effort to maintain the detail, they are proposing to maintain an arched top on the new window to maintain the original character and appearance. Staff finds that this standard is met.

6. **Deteriorated architectural features may be replaced provided these materials are replaced with like materials in design, dimension, profile and texture. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other structures or objects.**
The Petitioner is not proposing to modify the existing architectural features and is proposing to patch siding to match the existing wood siding as needed. Staff finds that this standard is met.

7. **Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.**
No chemical or physical treatments are proposed. Staff finds that this standard is not applicable.

8. **Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural or archaeological materials, and such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment.**
The Petitioner is not proposing any designs or modifications that would negatively impact the historic

character and appearance of the structure. The Petitioner is proposing to maintain the existing details and wood siding and patch as needed. In addition, the Petitioner is proposing to maintain the existing arched window detail on the south elevation in order to main the historic character of the building. Staff finds that this standard is met.

9. **Additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired. The new work shall be differentiated from the old and shall be compatible in massing, size, scale and architectural features to protect the historic integrity of the property and its environment.**
   The proposed door alteration will not impact the essential form of the structure. Staff finds that this standard is met.

10. **Building materials inappropriate to the style and period of the building, such as vinyl or aluminum cladding, shall be prohibited. All roof materials shall be architectural asphalt shingles, cedar shake, slate or other historically accurate roofing material. All materials shall be subject to the Historic Overlay District Design Guidelines.**
    The final window selections must be provided at the time of permitting and must be approved for use in the Historic District.

11. **Additional design standards adopted by the Architectural Review Commission and Village Board of Trustees.**
    Staff finds that the proposed project is in general compliance with the Historic District Design Guidelines.

303 S. Hough Street – Contributing

At this location is a two-story multi-gabled Queen Anne-influenced Folk dwelling built ca. 1910. This dwelling has a continuous stone foundation, a hip and gable roof of asphalt shingles, an interior brick chimney and an exterior of weatherboard siding. The main façade has a full-width, hipped roof porch enclosed ca. 1915 for a sunroom with tapered wood posts, a frame skirt wall, Craftsman windows and a six-light and three-panel storm door with a two-light transom. The main entrance retains its original, single-light glass and wood door. The main façade has a single-light window with a diamond light transom. Windows are original, one-over-one double hung wood sash and single-light wood casement with wood cornices and surrounds. In the gable fields are octagonal wood shingles and louvered attic vents. On the south façade is a decorative elliptical window. On the rear façade is an original one-and –one-half story wing. On the south façade of this wing is a ca. 1930 shed roof addition.

A new garage was constructed in 2018. **Noncontributing.**