

South Barrington Lakes Architectural Submittal Requirements

Additions / 2 stage process

Preliminary

- 1) Provide 3 sets of preliminary plans (prior to the start of final plans) including basic floor plans and exterior elevations and a site plan indicating proposed septic field changes if any.
- 2) Provide an as built septic plan. Contact the South Barrington Village Hall if you do not have one from your closing.
- 3) Provide photos of the existing house with a view from all sides
- 4) Provide scope sheet (bullet point summary of all work to be done)
- 5) Provide a check payable to "Rafferty Architects" for \$200.00 (1st payment)

Final

- 1) Provide 3 sets of full size Architectural plans, approx. 2' x 3' in size (stamped by a registered architect)
- 2) Plat of survey (prepared by a licensed surveyor)
- 3) Provide samples of materials to be used (brick, stone, siding, shingles, etc.)
- 4) Provide paint swatches of colors to be used for fascia, soffit, trim, windows, stucco, etc.
- 5) Provide a check payable to "Rafferty Architects" for \$200.00 (2nd payment)

New Homes / 2 Stage Process

Preliminary

- 1) Provide 3 sets of preliminary plans (prior to the start of final plans) including basic floor plans and exterior elevations and a site plan indicating proposed house and septic field locations.
- 2) Provide a check payable to "Rafferty Architects" for \$300.00 (1st payment)

Final

- 1) Provide 3 sets of Architectural plans, 2' x 3' in size (stamped by a registered architect)
- 2) Plat of survey (prepared by a licensed surveyor)
- 3) Septic design drawing (prepared by same licensed septic engineer that performed the percolation test) indicating dimensions, property lines and top of foundation elevations in relation to adjoining houses.
- 4) Provide samples of materials to be used (brick, stone, siding, shingles, etc.)
- 5) Provide paint swatches of colors to be used for fascia, soffit, trim, windows, stucco, etc.
- 6) Provide a check payable to "Rafferty Architects" for \$300.00 (2nd payment)

Small Projects (Driveway monuments, patios, landscaping, decks, pergolas, pools, tennis courts, Roofing Changes, Paint Color Changes, Siding Changes, etc...)

Driveway Monuments

- 1) Provide plat of survey marked with the location of your proposed project shown to scale
- 2) Provide as built septic plan (if your project is on the side of the house where the septic field exists)
- 3) Provide architectural plans showing driveway monuments with front and side elevations with dimensions. Take in consideration location, typically at least 33' back from the center of the road.
- 4) Provide photos of the existing house with a view from all sides
- 5) Provide a check payable to "Rafferty Architects" for \$100.00

Patios & Retainer Walls

- 1) Provide plat of survey marked with the location of your proposed project shown to scale
- 2) Provide as built septic plan (if your project is on the side of the house where the septic field exists)
- 3) Provide drawings showing elevations of retainer walls with dimensions
- 4) Provide samples of material chosen
- 5) Provide photos of the existing house with a view from all sides
- 6) Provide a check payable to "Rafferty Architects" for \$100.00

Landscaping

- 1) Provide a professional, scaled drawing showing your proposed landscaping plan, including location of and the materials chosen
*** Keep in mind hedges are not allowed in front or side yards
- 2) Provide a drawing of the existing septic field
- 3) Provide photos of the existing house with a view from all sides
- 4) Provide a check payable to "Rafferty Architects" for \$100.00

Decks & Pergolas

- 1) Provide plat of survey marked with the location of your proposed project shown to scale
- 2) Provide as built septic plan (if your project is on the side of the house where the septic field exists)
- 3) Provide adequate drawings (lumber yard drawings not good enough) showing layout and shape of deck, railing locations and spacing.
- 4) Provide drawings showing elevations of all sides with dimensions
- 5) Provide brochures and literature of material chosen.
*** Railings are required for any vertical drop of 18" or more. Spacing shall prevent the passage of a 4" sphere.
- 6) Provide photos of the existing house with a view from all sides
- 7) Provide a check payable to "Rafferty Architects" for \$100.00

Pools

- 1) Check with the Village of South Barrington regarding pool location requirements before preparing and requirements for this committee.
- 2) Provide plat of survey marked with the location of your proposed project shown to scale
- 3) Provide as built septic plan (if your project is on the side of the house where the septic field exists)
- 4) Provide site plan from the pool company including complete location of fencing.
*** Fencing to be non-climbable and located around all 4 sides of pool with self closing/latching gates.
- 5) Provide brochure showing fencing material, height and color
- 6) Provide photos of the existing house with a view from all sides
- 7) Provide a check payable to "Rafferty Architects" for \$100.00

Tennis Courts

- 1) Provide plat of survey marked with the location of your proposed project shown to scale
- 2) Provide as built septic plan (if your project is on the side of the house where the septic field exists)
- 3) Provide drawing showing details of court
- 4) Provide photos of the existing house with a view from all sides
- 5) Provide a check payable to "Rafferty Architects" for \$100.00
*** Lighting for your proposed court may not be approved, depending on proximity to neighbors

Swing Sets

*** Swing sets are not required to be approved by the committee. However, you still must follow the set back requirements. They should also be located behind the back of the house (not on the side).

Exterior Painting, Siding Changes, Roofing Changes, All Other Changes Not Mentioned Above

- 1) Provide photos of the existing house with a view from all sides
- 2) Provide samples of new colors and or materials that you are proposing
- 3) Forward the following to John Elias (send e-mail 1st to: john@avalonbuild.com)

Satellite Dish / Generator & A/C Unit Placement

- 1) Provide a scaled drawing showing the proposed location and screening of the equipment.
- 2) Provide specification sheet of the proposed equipment.
- 3) Satellite dishes, generators and A/C units shall not be located in any front yard. The backyard shall be the first location choice. As a last resort, they may be located in a side yard. If they are to be located in a side yard, they must be located behind the front building line.
- 4) Regardless of location, the above items must be reasonably screened to block the view from neighbors. Screening shall consist of shrubbery or some type of planted material which will continue to provide screening for 12 months per year.
- 5) Exposed conduits or piping must be kept to a minimum and installation of conduits and piping may have to be underground. Any visible conduits may be required to be painted to blend with the house.
- 6) Satellite dishes may not be installed on roofs and the diameter shall not exceed 31”.
- 7) Provide photos of the existing house with a view from all sides
- 8) Provide a check payable to “Rafferty Architects” for \$100.00

Process

- 1) Drop off all of the above requirements and check to Rafferty Architects, 57 Witt Road, South Barrington. (847) 381-6289
- 2) Allow 30 days from complete submittal of all requirements for the review committee's first response, or request more information. No work shall commence without approval from our committee, and or a permit from the Village of South Barrington.

*** Please contact John Elias with any questions at: john@avalonbuild.com

***** E-mailing of any requirements is not acceptable**

Things to keep in mind before you have your plans made

- 1) Hedges are not allowed
- 2) Detached garages, outbuildings or storage sheds are not allowed
- 3) Building set back requirements (as shall apply to all concrete, stone or paver patios, wood decks, gazebos, swimming pools, fountains, swing sets, driveway monuments, etc. in addition to normal house construction and additions) are as follows in most cases:

Front: 60 Feet

Side: 25 Feet

Rear: 35 Feet

*** Some lots, including corner lots have different set back requirements. Check with the Village of South Barrington to confirm.

- 4) Variety is mandatory. Plans similar in design or layout to existing homes will not be approved
- 5) Aluminum siding is not permitted
- 6) Chimneys and fireplaces to be masonry. Prefabricated metal fireplaces and chimneys are prohibited by village ordinance.
- 7) Substantial amounts of masonry veneer is encouraged, but all brick construction is not required. The use of lesser cost materials on side and rear elevations, a practice commonly known as "Shirt – Fronting", shall be prohibited. The committee shall retain the right to require the addition of masonry in areas where it deems necessary.
- 8) Additions should be designed to blend with the original home, using the same material of construction.

*** Do not submit plans for a sided, or stucco addition on an all brick home.

- 9) Our covenants require any project with a cost of more than \$2500.00 to be submitted to our committee.
- 10) Please review the South Barrington Lakes Association – Declaration of Covenants, Conditions and Restrictions as well as the Village of South Barrington's ordinances before executing plans for your project.
- 10) Provide good elevation drawings. Elevation drawings show the project from a face view – standing up.

Thank you for making an investment in your home and our community!