

Item #1:
Report Of The AC Meeting - April 28, 2015



AGENDA
ARCHITECTURAL COMMISSION
REGULAR MEETING
Monday, April 20, 2015 at 7:00 P.M.
Village Hall, 3110 OLD MCHENRY ROAD LONG GROVE, ILLINOIS

CALL TO ORDER:

VISITORS BUSINESS:

ACTION ITEMS:

- 1) Approval of the March 16, 2015 Draft Meeting Minutes.
- 2) Consideration of a request for railing replacement (front porch) with a composite material for "Cigars & More" 445 Robert Parker Coffin Road and with the B-1 Historic District submitted by Ms. Julie Neuman.
- 3) Consideration of a request for signage for "Fidelity Wes Builders," 203 Robert Parker Coffin Road within the B-1 Historic District, submitted by Mr. Mike Demar.
- 4) Consideration of a request for signage for the "Long Grove Senior Care" for property located on the south side of Route 53 between Mardan Drive and Long Grove Road, submitted by the Long Grove Senior Care LLC.
- 5) Consideration of a request for signage for "Property Tax Consultants Inc" 114 Old McHenry Road within the B-1 Historic District, submitted by Sign-a-rama of Buffalo Grove.

OTHER BUSINESS:

- Modifications to AC Rules and Procedures

ADJOURNMENT: Next Scheduled Meeting: May 18, 2015 @ 7:00 P.M.

The Village of Long Grove is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities, are requested to phone David Lothspeich, Long Grove Village Manager at 847-634-9440 or TDD 847-634-9650 promptly to allow the Village of Long Grove to make reasonable accommodations for those persons.

Item #1A:
Report Of The AC Meeting - April 28, 2015
Railing Replacement - Cigars & More



ITEM #2: For the ARCHITECTURAL COMMISSION; April 20, 2015 @ 7:00 P.M.

REQUEST: Consideration of a request for structural modifications (composite replacement railings) within the B-1 Historic District, submitted by Julie Neumann on behalf of Cigars & More.

Update

At the Marche meeting the AC noted the following concerns and directed staff to contact the petitioner regarding these issues;

- *The attachment of the material to the structure;*
- *The look of the smooth glossy finish in relation to the rest of the building;*
- *The lack of detail regarding (i.e. "a spec sheet") the proposed material;*
- *The potential for the yellowing of material over time;*

The consensus of the AC was to have staff draft a letter (to be reviewed by the chair) outlining the concerns of the AC to the petitioner and continue this item to the April 20th meeting.

A motion was made by Commissioner Closson, seconded by Commissioner Sylvester to direct staff to draft a letter outlining the concerns of the AC with regard to the replacement materials as proposed by the Commission and to continue this item to the April 20th meeting. On a voice vote all aye.

Attached is my e-mail correspondence to the petitioner as well as the response.

The petitioner has submitted specifications for the proposed material as well as attached details.

The petitioner will be present at the April 20th meeting.

HISTORY/STAFF REVIEW:

In August of 2014 staff explained a proposed amendment to the Zoning Code which would allow minor exterior changes to structures in the historic district subject to administrative review by staff. Administrative approval of minor modifications would be allowed if the materials/colors were consistent with the existing exterior of the structure. If modifications were found to be inconsistent with the existing structure or a "major" improvement referral to the AC for review would be required.

The goal of this proposal was to allow property owners to make timely and necessary minor repairs to structures quickly while maintaining the character and integrity of the structure thus improving the overall look of the downtown. This action was precipitated by the property maintenance inspections initiated by the Village in the downtown area.

The AC understood and were receptive to the concept, however had concerns with types of materials which would be used for replacement noting differences in quality and appearance of certain products.

The concern is that “inappropriate” materials would be administratively approved. If a list of acceptable replaced materials were created and approved the AC had no issues with request and indicated an exact 1 for 1 replacement of materials should not need AC review even though a building permit may be required.

This request precipitated the code amendment.

PROPOSAL

The petitioner proposes that the existing wooden railing on the structure be replaced with a similar composite material. Materials would be similar in size and color to the existing wooden railing on the structure which is in disrepair (see photos attached).

A material sample will be available at meeting time. Photo's of a spindle of the proposed material are attached for the consideration of the AC.

ARCHITECTURAL COMMISSION DECISION:

The AC should determine the appropriateness of the proposed material at this location (in relation to the building and in relation to the area as a whole. If deemed appropriate this material would then be placed on a list of “acceptable” materials which could then be administratively approved by staff in subsequent permit applications and requests.

Jim,

I have attached all the specs and warranty information for the proposed railing. The board should understand that I have chosen this material for the longevity of the material and its appearance. I do not want railings that are going to yellow or need maintenance every 2-3 years either. As for the look of the finish, my sign posts in the front of the building have been a similar material (glossy) since we put up our sign in 2010 and nobody has ever commented that they do not fit in or even ever noticed that it is not wood. However, my sign that is wood already needs to be replaced. I will be at the meeting on the 20th along with my contractor. Please let me know if you need anything else.

Thank you,

Julie Neumann

On Tuesday, March 31, 2015 11:32 AM, James Hogue <jhogue@longgrove.net> wrote:

Hi Julie,

At the March 16th meeting the Village Architectural Commission (AC) reviewed your request for replacement railing with composite material on the structure at 445 Robert Coffin Road and within the B-1 Historic District.

As this was not a “one-for-one” replacement with identical materials administrative review and approval of the request was not possible.

At the meeting of the 16th the AC raised the following concerns with the proposed composite replacement materials;

- The method of the attachment of the material to the structure;
- The look of the smooth glossy finish in relation to the rest of the building;
- The lack of detail regarding (i.e. “a spec sheet”) the proposed material;
- The potential for the yellowing of material over time;

The AC directed me to draft a letter outlining these concerns which is attached.

Due to these concerns, the AC continued this request to the their April 20th meeting (7:00 PM @ Village Hall). It would be beneficial to have a representative at this meeting to answer questions regarding the proposal. A specification sheet (“spec sheet”) which further identifies the characteristics of the proposed material (and possibly how it will be affixed to the structure) would be helpful. If this information could be scanned and e-mailed to me (along with any other relevant information which addresses these concerns) by April 10th I can include it in the AC packet for the meeting of the 20th.

I have been out of the office for the last week and am currently playing “catch up” due this circumstance.

I will contact you later this week (3.30) to further discuss the concerns of the AC.

In the mean time I wanted to get this to you for your review and consideration.

I hope this information is helpful; I will be in touch.



RECEIVED

FEB 20 2015

VILLAGE OF LONG GROVE

STRUCTURE/FIXTURE ARCHITECTURAL COMMISSION APPLICATION

PROPERTY OWNER JULIE DATE: 2/19/15
APPLICANT'S NAME: SPARTAN L.P. - NEUMANN E-MAIL julie@cigarsandmore.com
ADDRESS: 314 S. MILWAUKEE AVE. LIBERTYVILLE PHONE: 847-980-8901
NAME OF BUSINESS: NEUMANN'S CIGARS + MORE
BUSINESS ADDRESS: 445 ROBERT PARKER CAFE RD PHONE: 847-883-9998
TYPE OF STRUCTURE/FIXTURE: REPLACE EXISTING RAILING ON FRONT PORCH WITH COMPOSITE MATERIAL

- 1. LOCATION OF STRUCTURE/FIXTURE ON PROPERTY: A. PROVIDE SITE PLAN. B. PROVIDE PHOTOGRAPH OF SITE. C. SQUARE FOOTAGE OF STRUCTURE 150 SQUARE FEET.
2. DRAWING OF PLANNED STRUCTURE/FIXTURE: A. DIMENSIONS. B. ELEVATIONS (ALL DIRECTIONS). C. LIST MATERIALS TO BE USED/SAMPLE OF COLORS.
3. NAME, ADDRESS, AND PHONE NUMBER OF FIRM ERECTING OR MANAGING STRUCTURE: ELLIOT WEST HOME SERVICES PHONE: 847-732-6672 E-MAIL ELLIOT@EWESTHOMESERVICES.COM

The property owner's signature is required below before any application may be processed. It is understood by the property owner(s) that he or she has read and understands the regulations governing the commercial property under this application in the Village of Long Grove, accepts and is liable for any corrections or modifications required to meet the standards of the Village, and further approves the work to be done on their property.

Handwritten signatures for BUSINESS OWNER(S) and PROPERTY OWNER(S)

APPLICATION APPROVAL: DATE:



MATERIAL SAFETY DATA SHEET
Fiberon® Horizon Plus Series Guardrail Systems
MSDS – Black, Brick, Bronze, Sand, Slate and White

1.) PRODUCT AND COMPANY IDENTIFICATION

Approval Date: 08/02/10

PRODUCT NAME: Fiberon® Horizon Plus Series Guardrail Systems

SUPPLIER: Fiber Composites, LLC
181 Random Drive
New London, NC 28127

24 HOUR EMERGENCY: 704 -948-0240

PRODUCT AND MSDS INFORMATION: 704 -463-7120

2.) COMPOSITION / INFORMATION ON INGREDIENTS

CHEMICAL NAMES AND SYNONYMS:

- 1.) WOOD FIBER, WOOD DUST OR WOOD FLOUR
- 2.) POLYVINYL CHLORIDE

INGREDIENTS CONSIDERED TO BE HAZARDOUS TO HEALTH:

<u>SUBSTANCE NAME</u>	<u>WEIGHT PERCENTAGE</u>
WOOD FIBER DUST	10 - 25 %

NOTE: WOOD FIBER IS CONTAINED IN A POLYVINYL CHLORIDE MATRIX. POLYVINYL CHLORIDE IS A THERMOPLASTIC MATERIAL. THIS MIXTURE CONTAINS PREDOMINANTLY WOOD FIBER AND POLYVINYL CHLORIDE. THE POLYVINYL CHLORIDE CAN BE SOURCED AS VIRGIN OR REGRIND (RECYCLED) MATERIALS. THE STANDARD PRODUCT IS APPROXIMATELY 75-90% THERMOPLASTIC AND 25 -10 % WOOD FIBER, RESPECTIVELY. IN ADDITION, THE EXTRUDED PROFILE (GUARDRAIL COMPONENTS) ARE COVERED IN A PREDOMINATELY POLYVINYL CHLORIDE CAP STOCK.

THIS PRODUCT IS PREDOMINATELY POLYVINYL CHLORIDE, A SUBSTANCE NOT CONSIDERED TO BE A HAZARDOUS CHEMICAL BASED ON EVALUATIONS MADE BY OUR COMPANY UNDER THE OSHA HAZARD COMMUNICATION STANDARD, 29 C.F.R. & 1910.1200.

See Section 8 for exposure limits (if applicable).

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3.) HAZARDS IDENTIFICATION

UNITED STATES OF AMERICA OSHA HAZARD COMMUNICATION STANDARD: This product may be used in applications that produce wood dust fibers. According to OSHA CFR 1910.1200, certain wood fibers are considered hazardous if the workplace airborne concentration exceeds the OSHA or ACGIH exposure limits (See section 8).

EMERGENCY RESPONSE DATA: Light gray solid. Exposure to fire can generate toxic fumes. High dust levels may create potential for explosion. DOT ERG No. – NA

4.) FIRST AID MEASURES

If symptoms occur, remove affected individual from the area. Wash or flush affected areas thoroughly with flowing water for 15 minutes. Wash skin with mild soap and water. If irritation persists, seek medical attention.

Symptoms and signs of exposure are nausea, discomfort, headache, dizziness, eye, skin and respiratory tract irritation.

EYE CONTACT: Exposure to dust may cause irritation of eyes. Flush thoroughly with water. If irritation occurs, call a physician.

SKIN CONTACT: Exposure to dust may cause irritation of the skin. Wash contact areas with soap and water. Launder contaminated clothing before reuse. If a rash, persistent irritation or dermatitis occurs, get medical advice before returning to work.

INHALATION: If respiratory irritation, cough shortness of breath, wheezing or chest tightness occurs after exposure to dust, remove from further exposure, seek immediate medical assistance and call for a physician. Inhalation may cause nausea, discomfort and central nervous system effects.

INGESTION: Not expected to be a problem when ingested in small quantities. If uncomfortable, seek medical assistance.

5.) FIRE-FIGHTING MEASURES

EXTINGUISHING MEDIA: Water and ABC dry chemical

SPECIAL FIRE FIGHTING PROCEDURES: Use water to keep fire-exposed product cool. For fires in enclosed area, fire fighters must use self-contained breathing apparatus.



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SPECIAL PROTECTIVE EQUIPMENT: For fires in enclosed areas, fire fighters must use self-contained breathing apparatus.

UNUSUAL FIRE AND EXPLOSION HAZARDS: Exposure to fire can generate toxic fumes. This product evolves hydrogen chloride, carbon monoxide and small amounts of various hydrocarbons when burned. Carbon monoxide and carbon dioxide are asphyxiates and hydrogen chloride is an irritant and corrosive. High dust levels may create potential for explosion.

Flash Point: 735° F
Flame Spread Index: NA
Flammable Limits – LEL: NA
Flammable Limits – UEL: NA

NFPA HAZARD ID: Health: 0 Flammability: 1 Reactivity: 0.

HAZARDOUS DECOMPOSITION PRODUCTS: Smoke, Carbon Monoxide, Carbon Dioxide, Aldehydes, Organic gases, Hydrogen Chloride and other hydrocarbons.

6.) ACCIDENTAL RELEASE MEASURES

NOTIFICATION PROCEDURE: None

PROCEDURES IF MATERIAL IS RELEASED OR SPILLED: Where dusty conditions are created as a result of cutting or sawing, wet down material then sweep or vacuum for disposal. Personnel performing cleanup must use protective equipment.

ENVIRONMENTAL PRECAUTIONS: Not expected to be a problem.

PERSONAL PRECAUTIONS: See Section 8.

7.) HANDLING AND STORAGE

HANDLING: fiberon® Horizon Plus Series Guardrail Systems are not intended for load-bearing or heavy structural applications. Please consult Fiber Composites' literature for proper usage. The density of fiberon® Horizon Plus Series Guardrail Systems material is heavier as compared to most traditional lumber products. Therefore, the user must employ proper handling to prevent damage or injury.



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STORAGE: Store fibron® Horizon Plus Series Guardrail Systems away from strong oxidizing agents or combustible material.

INHALATION: Inhalation of dust should be avoided. Exercise care when dumping bags, sweeping, mixing or performing other tasks that might create dust.

8.) EXPOSURE CONTROLS / PERSONAL PROTECTION

VENTILATION: Use and work in a well-ventilated area.

RESPIRATORY PROTECTION: Approved dust respirators must be used for dusty conditions or if breathing of dusts is probable. Wear NIOSH/MSHA approved dust/mist respirators when large amounts of dust may occur.

EYE PROTECTION: Safety glasses with side shields or goggles should be worn to protect against dust particles in the air.

SKIN PROTECTION: No special equipment required. Good personal hygiene should be followed.

PROTECTIVE GLOVES: Wear protective gloves if handling hot material.

<u>SUBSTANCE NAME</u>	<u>SOURCE</u> (Agency)	<u>TWA</u> (ppm mg / m ³)	<u>STEL</u> (ppm mg / m ³)
Wood Fiber Dust			
Hardwood	OSHA	5	
Softwood	OSHA	5	
Oak Hardwood	ACGIH	1	
Softwood	ACGIH		10
Vinyl Chloride Monomer	OSHA	1ppm / 8 hr	
Vinyl Chloride Monomer	ACGIH -TLV	5 ppm	
Titanium Dioxide	OSHA	15 mg/cm	
Titanium Dioxide	ACGIH – TLV	10 mg/cm	
Calcium Carbonate	OSHA	15 mg/cm	
Calcium Carbonate	ACGIH – TLV	15 mg/cm	



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Organotin Compound	OSHA	0.1 mg/m ³
Organotin Compound	OACGIH - TLV	0.1 mg/m ³

NOTE: Limits as displayed are for guidance only. Follow application regulations.

9.) PHYSICAL AND CHEMICAL PROPERTIES

Physical properties are given which are considered representative. For specific physical properties refer to the Product Data Sheet.

APPEARANCE:	Solid
COLOR:	White, Gray and Almond which changes with time.
ODOR:	None
PH VALUE:	NA
BOILING POINT:	NA
MELTING POINT:	approximately 130 C
FLASH POINT:	393 C
SELF-IGNITION:	406 C
BURN RATE:	Unable to maintain self sustaining burn
SELF-IGNITION:	437 C
SMOKE DENSITY	821.7
DENSITY	>1.4 g/cm ³
WATER ABSORPTION:	.5% by weight
COEF. OF MOISTURE EXPANSION:	.61 % by thickness
WATER SOLUBILITY:	Negligible
FUNGUS RESISTANCE:	No Decay
TERMITE RESISTANCE:	Light Attack Rating = 9.6 (10 Max)
COEF OF THERMAL EXPANSION:	4.0 x 10 ⁻⁵ (1/C)
VAPOR DENSITY:	NE
EVAPORATION RATE:	NE
POUR POINT:	NA
FREEZING POINT:	NE
VOLATILE ORGANIC COMPOUND:	NE

NOTE: NA – Not Applicable NE – Not Established

For additional information, contact customer service.



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10.) STABILITY AND REACTIVITY

STABILITY (THERMAL, LIGHT, WEATHER, ETC.):	Stable (color does change).
CONDITIONS TO AVOID:	Heat and flame. Build up of dusts.
INCOMPATIBILITY:	Strong oxidizers.
HAZARDOUS DECOMPOSITION PRODUCTS:	Smoke, carbon monoxide, carbon dioxide, hydrogen chloride & other hydrocarbons.
HAZARDOUS POLYMERIZATION:	Will not occur.

11.) TOXICOLOGICAL DATA

ACUTE TOXICOLOGY

ORAL TOXICITY (RATS):	NE
DERMAL TOXICITY (RABBITS):	NE
INHALATION TOXICITY (RATS):	NE
EYE IRRITATION (RABBITS):	NE
SKIN IRRITATION (RABBITS):	NE

NOTE: NE – Not Established

CHRONIC TOXICOLOGY

IARC has determined and summarized that there is sufficient evidence to classify wood fiber as a human carcinogen (Group 1). This classification is based primarily on IARC's evaluation of adenocarcinomas of the nasal cavities and paranasal sinuses associated with exposure to wood dust. IARC didn't find sufficient evidence to associate cancers of the oropharynx, hypopharynx, lymphatic and hematopoietic systems, stomach, colon or rectum with exposure to wood dust. Exposure to wood fiber is severely reduced when a polymer matrix encases the wood fiber.

IARC or OSHA has determined and summarized that there is not sufficient evidence to classify polyvinyl chloride as a human carcinogen.

12.) ECOLOGICAL INFORMATION

ENVIRONMENTAL FATE AND EFFECTS: Not Established

13.) DISPOSAL CONSIDERATIONS

WASTE DISPOSAL: Dispose of waste in a licensed landfill or by incineration in accordance with federal, state and local laws and regulations.



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14.) TRANSPORT INFORMATION

USA DOT: Not regulated by US DOT.
IMO: Not regulated by IMO.
IATA: Not regulated by IATA

15.) REGULATORY INFORMATION

GOVERNMENT INVENTORY STATUS: All components comply with TSCA.

U.S. SUPERFUND AMENDMENTS AND REAUTHORIZATION ACT (SARA) TITLE III:
Fiber Composites' **fibron® Horizon Plus Series Guardrail Systems** contains no chemicals reportable under SARA (313) toxic release program.

USE: Composite Lumber Products for Exterior Decks and Balconies

INGREDIENTS:

Wood fiber	10 – 25 % by weight
Polyvinyl Chloride	90 - 75 % by weight

The provided information is offered in good faith as accurate, but without guarantee. Conditions of use and suitability of the product for particular uses are beyond our control; the user therefore assumes all risks of use of the product and we expressly disclaim all warranties of every kind and nature, including warranties of merchantability and fitness for a particular purpose in respect to the use or suitability of the product. Nothing is intended as a recommendation for uses, which infringe valid patents, or as extending license under valid patents. Appropriate warnings and safe handling procedures should be provided to handlers and users. Alteration of this document is strictly prohibited. Except to the extent required by US law, republication or retransmission of this document, in whole or in part, is not permitted. Fiber Composites, LLC assumes no responsibility for accuracy of information unless the document is the most current available from an official member of Fiber Composites' distribution network. Fiber Composites, LLC neither represents nor warrants that the format, content or product formula contained in this document comply with the laws of any other country except the United States of America. Compliance with all applicable federal, state and local laws and regulations remain the responsibility of the user.



FIBERON STAIN AND FADE PERFORMANCE LIMITED WARRANTY

PLEASE READ THIS WARRANTY CAREFULLY BEFORE PURCHASING, USING OR INSTALLING YOUR FIBERON PRODUCT. THIS WARRANTY IS A BASIS OF THE BARGAIN AND PURCHASE OF THE FIBERON PRODUCT AND SETS FORTH THE ENTIRE WARRANTY AND RESPONSIBILITY OF FIBERON. PURCHASE AND USE OF THE FIBERON PRODUCT CONSTITUTES ACCEPTANCE OF AND AGREEMENT TO THESE TERMS. SECTION 5 CONTAINS A BINDING ARBITRATION CLAUSE AND CLASS ACTION WAIVER THAT AFFECTS YOUR RIGHTS ABOUT HOW TO RESOLVE ANY DISPUTE WITH FIBERON.

1. WARRANTY COVERAGE.

Fiber Composites LLC, individually and doing business as Fiberon ("Fiberon") warrants the stain and fade resistance of Fiberon Decking products when properly installed and used as decking in residential applications. This warranty applies only to Fiberon decking products listed below and manufactured by Fiberon and is extended to the original homeowner (Purchaser), as long as they own the residence upon which the decking materials are installed.

25-Year Coverage: Fiberon® Horizon® Decking, Fiberon® ProTect Advantage™ Decking, Fiberon® ProTect® Decking, Fiberon® Sanctuary® Decking, Fiberon® Good Life™ Decking

20-year Coverage: Veranda® ArmorGuard® Decking, Fiberon® Xtreme Decking, Fiberon® Xtreme Wide Decking

Stain Resistance: Fiberon warrants that the Fiberon Products named above are and will be from the date of residential consumer purchase for the term coverage stated above, resistant to permanent staining resulting from spills of food and beverage items that would typically be present on a residential deck, provided that the Fiberon Products were installed, cared for and maintained in accordance with the Fiberon written instructions, the Fiberon Care and Maintenance Instructions found on www.fiberondecking.com and the conditions stated above.

Fade Resistance: Fiberon warrants that the Fiberon Products are and will be, from the date of residential consumer purchase for the term coverage stated above, resistant to color change from light and weathering exposure as measured by color change in excess of 5 Delta E (Hunter) units provided that the Fiberon products were installed, cared for and maintained in accordance with the Fiberon written instructions and the Fiberon Care and Maintenance instructions found on www.fiberondecking.com and the conditions stated below.

Exclusions from/Voiding Stain and Fade Warranty Coverage: Fiberon does not warrant its Fiberon Products to be stain or fade proof. When installed, cared for and maintained properly in the residential exterior deck environment, Fiberon Decking products provide stain and fade resistance. However, no material is stain or fade proof, especially but not only when stains result from spilled or otherwise substances that are not properly cleaned or when the materials are exposed to years of UV exposure and the elements.

Without limitation on any other provision of this Limited Warranty, Fiberon does not warrant for stain resistance resulting from spilled or otherwise applied substances that are not properly cleaned with soap and water or mild household cleaners immediately.

All warranties are void and excluded in their entirety in any of the following events:

- Failure to install, care for and maintain the Fiberon Products in accordance with the Fiberon written instructions, and the Fiberon Care and Maintenance instructions found on www.fiberondecking.com and the conditions stated below voids all warranties in their entirety.
- Use of abrasive compounds of acidic or basic pH, strong solvents, oil based paints or stains, metallic rust, concrete or masonry products, air or water borne minerals and other abnormal residential deck use items will damage the Fiberon Products and voids all warranties in their entirety.
- Direct or indirect contact with the Fiberon Products of extreme heat sources (over 250 degrees) voids all warranties in their entirety.
- Damaging, gouging, scraping or puncturing the surface of the Fiberon Products voids all warranties in their entirety.
- Paint or applying other coating materials to Fiberon Products voids all warranties in their entirety.

Compliance with the Fiberon Care and Maintenance Instructions is required and a condition precedent to any warranty or warranty claim. Without limitation on any other provision of this Limited Warranty to qualify for coverage, you must have tried cleaning the affected area of your deck using the instructions indicated within this document and within the Care and Maintenance Instructions provided online at www.fiberondecking.com. If the affected area still remains unsatisfactory after you have tried these cleaning procedures, then you must have the affected area of your deck professionally cleaned at your expense. If the affected area remains unsatisfactory after the professional cleaning, you must contact Fiberon

Consumer and Technical Support (800-573-8841) and provide proof of the professional cleaning within 30 days of the professional cleaning.

2. WARRANTY CLAIM PROCEDURE

- a. To make a warranty claim, the Purchaser must send a copy of this warranty document, copy of original proof of purchase, and photos of the issue to the address below. Such proof of purchase must be from an authorized Fiberon Product dealer and must show (1) the date of the purchase and (2) that sufficient Fiberon Product has been purchased to cover the number of lineal feet claimed to be damaged. All warranty claims must be received by Fiberon within the Warranty Period and in no event later than thirty (30) days after any discovery of a possible nonconforming nature of or other failure of the Fiberon Product or Fiberon branded fastener.
- b. Claims and Notices must be sent to:
 Fiberon
 Consumer and Technical Support Department
 181 Random Dr.
 New London, NC 28127
 Phone 844-226-3958 | Fax 704-463-1750 | email info@fiberondecking.com
- c. Upon discovering a possible defect of the Fiberon Product, Purchaser must make temporary repairs or cordon off the area at the Purchaser's expense to protect all property and persons that could be affected. If needed, the Purchaser must allow Fiberon to enter the property into which the Fiberon Product is installed to inspect the nonconforming product. Fiberon must have made a determination on the warranty claim before any permanent repairs or removal of materials may be undertaken. No products shall be returned to Fiberon unless directed and authorized by Fiberon in writing to do so. Any removal or disposal of defective products shall be at Purchaser's expense.

3. GENERAL CONDITIONS, EXCLUSIONS AND LIMITATIONS

a. **Purchaser's Sole Remedy.** Purchaser's sole remedy, and Fiberon's sole liability, for any claim whatsoever relating to the Fiberon Product, including without limitation any claims arising out of the marketing, purchase, installation, use, storage, possession or maintenance of Fiberon Products (whether such claim arises in contract, warranty, tort, gross negligence, negligence, strict liability or otherwise) or any claims that the Fiberon Products failed to perform as warranted above, is and shall be the replacement of the defective Fiberon Product with new Fiberon Product in an amount equal to the volume (linear feet) of defective material as listed on the Prorated Warranty Schedule contained herein. Replacement Fiberon material will be as close in color, design and quality to the original installation as reasonably possible, in Fiberon's discretion and determination, but Fiberon does not guarantee an exact match as colors and designs may change. Additionally, Purchaser agrees to the use of such fasteners as adequate for reinstallation of the furnished board, irrespective of existing method. Fiberon may, at its option, elect to refund the percentage of the original purchase price listed under Recovery on the Prorated Warranty Schedule in lieu of replacing the defective product.

Prorated Stain and Fade Limited Warranty Schedule		
Recovery	20-Yr Residential	25-Yr Residential
	Year of Claim	Year of Claim
100%	0-10 years	0-10 years
80%	11-12 years	11-13 years
60%	13-14 years	14-16 years
40%	15-16 years	17-19 years
20%	17-18 years	20-22 years
10%	19-20 years	23-25 years

b. **Exclusions and Limitations of Certain Damages.**

In no event will Fiberon be liable for any incidental, special, indirect or consequential damages resulting, directly or indirectly, from any defect in the Product supplied, including but not limited to, damage to property. Some states do not allow the exclusion or limitation of incidental or consequential damages in certain circumstances, so the above limitation may not apply to you.

In addition, Fiberon shall not be liable for installation, removal or reinstallation costs or for any indirect, punitive, exemplary or consequential damages of any kind, nor shall Fiberon be liable for any loss of use or loss of value of the property (or any part thereof) where the Fiberon Product is installed. Fiberon does not warrant against and is not responsible for, and no implied warranty shall be deemed to cover, any condition attributable to: (1) improper installation of Fiberon products and/or failure to abide by Fiberon's written instructions and any applicable laws or building codes, including but not limited to improper structural support, fastening, ventilation or gapping; (2) use of Fiberon Products beyond normal use or in an application not recommended or permitted by Fiberon's written instructions and applicable laws and building codes; (3) movement, distortion, collapse or settling of the ground or the supporting structure on which Fiberon Products are installed; (4) Defects in or failure arising from decking structure resulting from water caused by improper installation, workmanship, maintenance or repair; (5) any Act of God

(including but not limited to flooding, hurricane, tornado, wind, earthquake, lightning, hail, etc.); (6) discoloration, fading, spotting or staining from or caused by mold, mildew, metallic oxides or particles (including but not limited to rust or corrosion of any fasteners), dirt, other atmospheric or environmental pollutants, foreign substances such as grease or oil, chemicals (including but not limited to those found in cleaners), or normal weathering (defined as natural efflorescence, exposure to sunlight, weather and atmospheric conditions which causes any colored surface to gradually fade, flake, chalk, or accumulate dirt or stains); (7) damage resulting from casualty, fire or exposure to heat sources such as cooking devices or retro-reflective surfaces; (8) the application of improper paints, stains, surface treatments or other chemical substances including but not limited to non-recommended cleaners or pesticides; (9) fading, flaking or other deterioration of any paints, stains or other coatings placed on the Fiberon Products; (10) climate change or any other cause beyond the control of Fiberon; (11) variations or changes in color of Fiberon Products; (12) improper handling, maintenance, storage, abuse or neglect of Fiberon Products by Purchaser or others; (13) ordinary wear and tear; (14) impact from objects; or (15) any fasteners not supplied or approved by Fiberon.

c. *Additional Terms and Limitations.*

The suitability of the Fiberon Products for Purchaser's property for the installation and use of the Fiberon Products, including but not limited to whether the Fiberon Product meets the requirements of any applicable building or safety code or similar regulation relating to Purchaser's property, is the responsibility of the Purchaser and/or its design professionals, and not that of Fiberon. Fiberon does not provide architectural or engineering services. Fiberon makes no express or implied warranty or representation as to the suitability of the Fiberon Products for, or actual performance, capabilities or operation of the Fiberon Products at, Purchaser's property or under the conditions of Purchaser's use.

Without limitation on any other provision of this Limited Warranty, all warranties, whether express or implied, are void if any one or more of the following applies or occurs: (i) the Fiberon Product is not installed, maintained and/or used strictly in accordance with Fiberon's written installation, maintenance and use instructions, and all applicable laws, codes and regulations; (ii) misuse of the product, whether foreseeable or unforeseeable; (iii) failure of proper and timely maintenance or repair; (iv) failure to provide timely notice to Fiberon of any failure or defect of the Fiberon Product; or (v) use of fasteners other than the Fiberon branded fasteners or approved hidden fasteners listed on www.fiberondecking.com if it is determined that deck board failures resulted from the use of non-approved fasteners.

4. BINDING ARBITRATION AND CLASS ACTION WAIVER IF YOU LIVE IN THE UNITED STATES

This section applies to any dispute between you and Fiberon relating to your Fiberon Product. "Dispute" will be given the broadest possible meaning allowable under law.

4.1. Notice of Dispute. In the event of a dispute, you must give Fiberon a Notice of Dispute, which is a written statement that sets forth the name, address and contact information of the party giving it, the facts giving rise to the dispute, and the relief requested. You must send any Notice of Dispute by U.S. Mail to Fiberon, Consumer and Technical Support Department, 181 Random Dr. New London, NC 28127. You will attempt to resolve any dispute with Fiberon through informal negotiation within 60 days from the date the Notice of Dispute is sent. After 60 days, you may commence arbitration.

4.2. Small Claims Court. You may also litigate any dispute in small claims court in your county of residence, if the dispute meets all requirements to be heard in the small claims court. You may litigate in small claims court whether or not you negotiated informally first.

4.3. BINDING ARBITRATION. IF YOU AND FIBERON DO NOT RESOLVE ANY DISPUTE BY INFORMAL NEGOTIATION OR IN SMALL CLAIMS COURT, ANY EFFORT TO RESOLVE THE DISPUTE WILL BE CONDUCTED EXCLUSIVELY BY BINDING ARBITRATION. YOU ARE GIVING UP THE RIGHT TO LITIGATE (OR PARTICIPATE IN AS A PARTY OR CLASS MEMBER) ALL DISPUTES IN COURT BEFORE A JUDGE OR JURY. Instead, all disputes will be resolved before a neutral arbitrator, whose decision will be final except for a limited right of appeal under the Federal Arbitration Act. Any court with jurisdiction over the parties may enforce the arbitrator's award.

4.4. CLASS ACTION WAIVER. Any proceedings to resolve or litigate any dispute in any forum will be conducted solely on an individual basis. Neither you nor Fiberon will seek to have any dispute heard as a class action, private attorney general action, or in any other proceeding in which either party acts or proposes to act in a representative capacity. No arbitration or proceeding will be combined with another without the prior written consent of all parties to all affected arbitrations or proceedings.

4.5. Arbitration Procedure, Costs, Fees and Incentives. Any arbitration will be conducted by the American Arbitration Association (the "AAA") under its Commercial Arbitration Rules and in many cases it's Supplementary Procedures for Consumer-Related Disputes. For more information, see www.adr.org or call 1-800-778-7879. In any dispute seeking less than \$10,000 in damages, Fiberon will promptly reimburse your filing fees and pay the AAA's and arbitrator's fees if you are the prevailing party. You agree to commence arbitration only in your county of residence or New London, NC.

5. CHOICE OF LAW

North Carolina law shall govern the interpretation of this Limited Warranty and any claim that Fiberon has breached it, regardless of conflict of law principles.



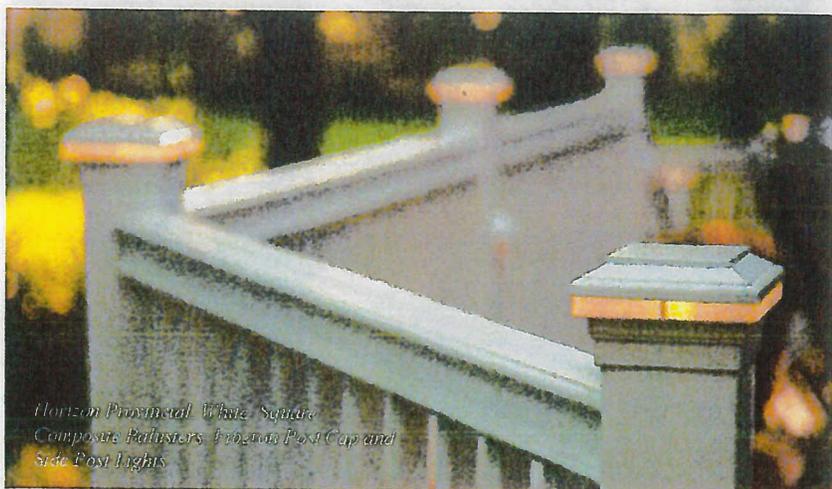
*Horizon Provincial, White,
Fiberon Post Cap and Side
Post Lights*

20 yr
Performance
Limited Residential
Warranty



Horizon Provincial Railing provides a classic, curved top rail perfect for decks, stairs, balconies and porches. Available in sections, Provincial Railing comes in traditional white, designed to coordinate with all Fiberon decking. Provincial resists cracking and flaking to provide long lasting beauty and is backed by a 20-year performance, limited warranty.

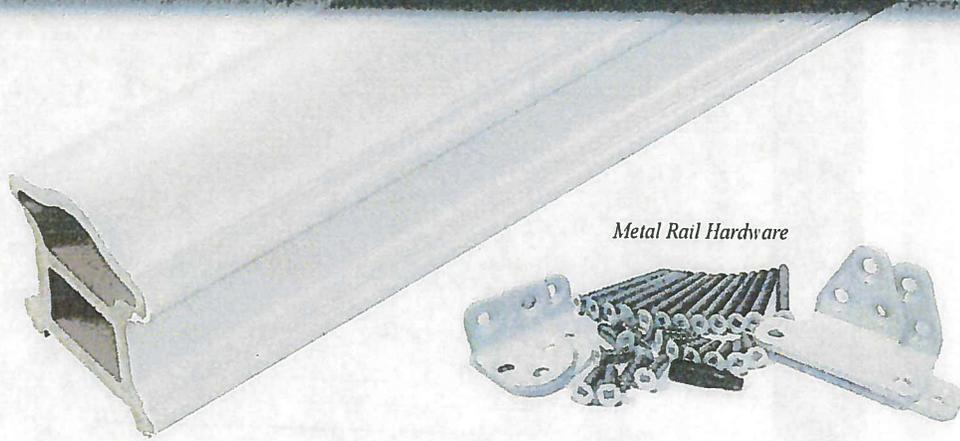
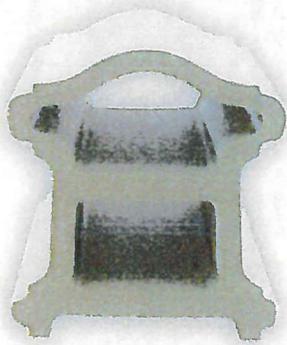
- Traditional profile made of low maintenance PVC composite
- Accommodates black round metal balusters
- Customizable rail design
- ClearVisionSystem® panels available in Clear and Bronze
- ADA Compliant Handrail System available
- Marine grade hardware available special order



*Horizon Provincial White, Square
Composite Balusters, Fiberon Post Cap and
Side Post Lights*



Horizon Provincial White Square Composite Balusters



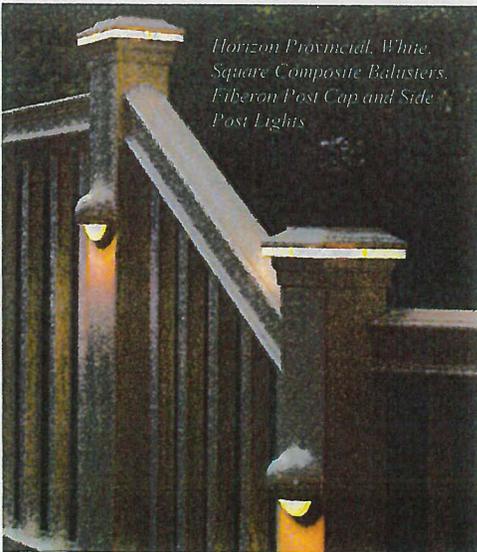
Metal Rail Hardware

Horizon Post Sleeve Kits:

4 in. x 4 in. x 48 in. (Includes Post Cap and Base Moulding)
 5-3/4 in. x 5-3/4 in. x 48 in. (White only, includes Post Cap, Base Moulding and Post Adapters)

Horizon 108 in. Post Sleeve

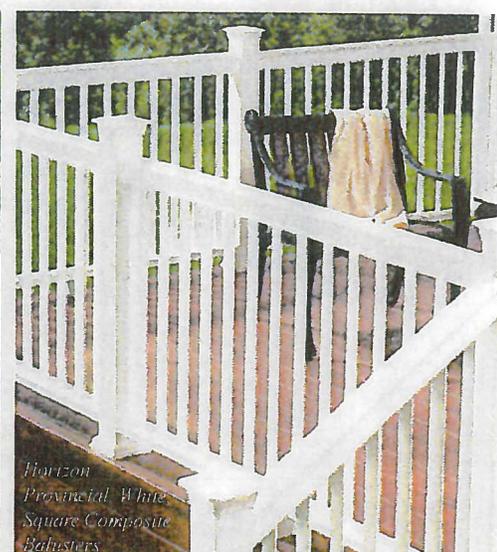
(Post Cap and Base Moulding also sold separately)



Horizon Provincial White Square Composite Balusters, Fiberon Post Cap and Side Post Lights



Horizon Provincial White Square Composite Balusters



Horizon Provincial White Square Composite Balusters

Proud member of

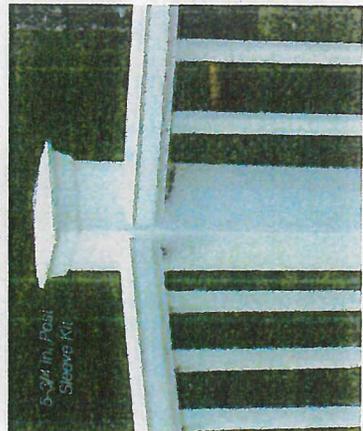


Beautiful outdoor living, built for Life



HORIZON® Provincial Composite Railing

fiberon Beautiful outdoor living, built for Life.



5-3/4 in. Post Sleeve Kit



Post Sleeve Kit, Available in 4 in. x 4 in. x 48 in. (Includes Post Cap and Base Moulding)
Available in 5-3/4 in. x 5-3/4 in. x 48 in.

(White only, includes Post Cap, Base Moulding and Post Adapters)

Post Sleeve, Available in 108 in. (Post Cap and Base Moulding also sold separately)

Fiberon Horizon Provincial Railing provides a classic, curved top rail perfect for decks, stairs, balconies and porches. Available in sections, Provincial Railing comes in traditional white, designed to coordinate with all Fiberon decking. Provincial resists cracking and flaking to provide long lasting beauty and is backed by a 20-year performance, limited warranty.

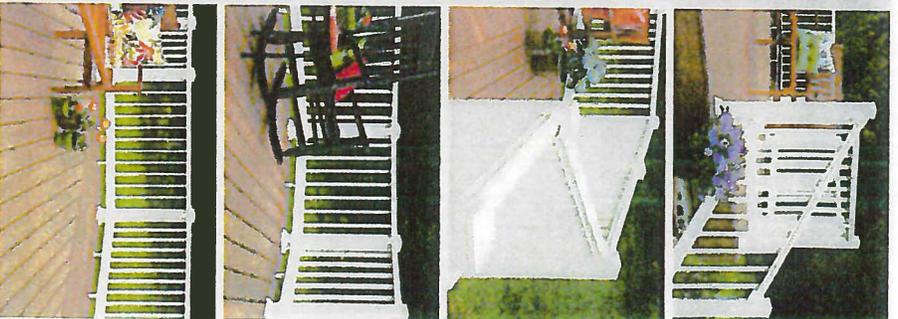
- Available in 6 ft. and 8 ft. rail sections and 6 ft. stair sections
- Traditional profile made of low maintenance PVC composite
- Accommodates black round metal balusters
- Customizable rail design
- ADA Compliant Handrail System available



For the most up-to-date information and specifications, visit fiberondecking.com or call 1-800-573-8841.

FIBERAIL® Composite Railing

fiberon Beautiful outdoor living. Built for Life.



Top and Bottom Stair Collars

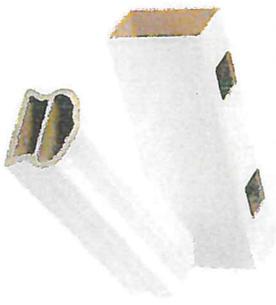
Top and Bottom Rail Collars



Bevel Post Sleeve Cap



Post Sleeve Base Moulding



Fiberrail Post Sleeve Kit. Available in 4 in. x 4 in. x 37 in. (Includes Bevel Cap and Base Moulding) Fiberrail Post Sleeve. Available in 100 in. (Post Cap and Base Moulding also sold separately)

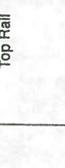
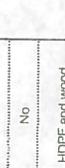
Fiberrail in classic white offers a sculpted top rail profile perfect for dressing up decks, porches, balconies and stairs. Available with white composite balusters, Fiberrail pairs well with any architectural style. Fiberrail consists of a premium composite substructure with a permanent PVC finish for a beautiful, sturdy and safe surround. Fiberrail installs quickly and easily with drop-in balusters and matching rail collars.

- Available in 6 ft. and 8 ft. rail sections and 6 ft. stair sections
- Available in 36 in. and 42 in. installed rail heights
- Strong and durable premium composite substructure and co-extruded PVC surface for durability
- Low maintenance, backed by a 20-year limited performance warranty

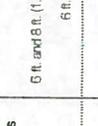
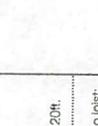
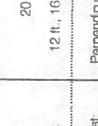
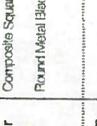
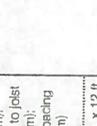
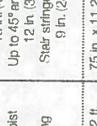
For the most up-to-date information and specifications, visit fiberondecking.com or call 1-800-573-8841.



Fiberon® Railing Product Matrix

Style	Horizon Mission	Horizon Provincial	Fiberzel
Profile Dimensions			
Top Rail	3.75 in. x 2.25 in. (10 cm x 6 cm)	3.25 in. x 3.475 in. (8 cm x 9 cm)	2.625 in. x 2.125 in. (6 cm x 9 cm)
Bottom Rail	3.5 in. x 1.75 in. (9 cm x 4 cm)	3.5 in. x 1.75 in. (9 cm x 4 cm)	2 in. x 3.5 in. (5 cm x 4 cm)
Profile			
Material	Premium quality, strong, durable, composite railing with permanent bonded finish. Provides superior UV, moisture and stain resistance. White, Black, Bronze, Dark Walnut	Premium quality, strong, durable, composite railing with permanent bonded finish. Provides superior UV, moisture and stain resistance. White	Premium quality, strong, durable, composite railing with permanent bonded finish. Provides superior UV, moisture and stain resistance. White
Colors	White, Black, Bronze, Dark Walnut	White	White
Limited Warranty	20-Year	20-Year	20-Year
Available Lengths			
Line	6 ft. and 8 ft. (1.8288 m and 2.4384 m)	6 ft. and 8 ft. (1.8288 m and 2.4384 m)	6 ft. and 8 ft. (1.8288 m and 2.4384 m)
Stair	6 ft. (1.8288 m)	6 ft. (1.8288 m)	6 ft. (1.8288 m)
Available Baluster Styles, Profiles and Dimensions	Composite Square 1.25 x 1.25 in. Round Metal Black 75 in. diameter	Composite Square 1.25 x 1.25 in. Round Metal Black 75 in. diameter	Composite Square 1.25 x 1.25 in.
ClearVision System			
Tint	Clear or Bronze	Clear or Bronze	Clear or Bronze
Infill	White or Black	White	White

Fiberon® Decking Product Matrix

Decking Product Line	Permacourt Decking	Horizon Decking	Profect Advantage Decking	Good Life Decking	Classic Decking
Board Profile Dimensions	Flat bottom 1 in. x 5.5 in. (2.54 cm x 13.97 cm)	Flat bottom .895 in. x 5.4 in. (2.27 cm x 13.7 cm)	Flat bottom .893 in. x 5.4 in. (2.26 cm x 13.7 cm)	Relieved bottom .893 in. x 5.3 in. (2.26 cm x 13.4 cm)	Scalloped bottom .893 in. x 5.25 in. (2.26 cm x 13.3 cm)
Profile					
Square Edge					
Grooved Edge					
Reversible	No	Yes	No	No	No
Material	Cellular Foam Polymer with coextruded cap on 3 sides	Durable PermaTech outer surface bonded on 4 sides of HDPE and wood composite core	Durable PermaTech outer surface bonded on 3 sides of HDPE and wood composite core	Durable PermaTech outer surface bonded on 3 sides of HDPE and wood composite core	HDPE and wood composite
Multi-colors	Sandstone, Brownstone, Flagstone	Ipa, Rosewood, Tudor Brown, Castle Gray, Greystone	Chestnut, Gray Birch, Western Cedar	—	—
Solid Colors	Mineral, Fossil	—	Harbor Gray	Cabin, Cottage, Villa	Timber, Granite
Limited Performance Warranty	Lifetime	25-Year	25-Year	25-Year	20-Year
Stain & Fade Limited Warranty	—	25-Year	25-Year	25-Year	—
Available Lengths	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.
Square Edge	12 ft., 16 ft., 20 ft.	12 ft., 16 ft., 20 ft.	12 ft., 16 ft., 20 ft.	12 ft., 16 ft., 20 ft.	12 ft., 16 ft., 20 ft.
Grooved Edge	Perpendicular to joist: 16 in. (40 cm); Up to 45° angle to joist: 12 in. (31 cm); Stair stringer spacing: 16 in. (40 cm)	Perpendicular to joist: 16 in. (40 cm); Up to 45° angle to joist: 12 in. (31 cm); Stair stringer spacing: 12 in. (31 cm)	Perpendicular to joist: 16 in. (40 cm); Up to 45° angle to joist: 12 in. (31 cm); Stair stringer spacing: 9 in. (23 cm)	Perpendicular to joist: 16 in. (40 cm); Up to 45° angle to joist: 12 in. (31 cm); Stair stringer spacing: 9 in. (23 cm)	Perpendicular to joist: 16 in. (40 cm); Up to 45° angle to joist: 12 in. (31 cm); Stair stringer spacing: 9 in. (23 cm)
Fascia Available	5 in. x 11.75 in. x 12 ft. All colors	.75 in. x 11.25 in. x 12 ft. All colors	.75 in. x 11.25 in. x 12 ft. All colors	.75 in. x 11.25 in. x 12 ft. All colors	.75 in. x 11.25 in. x 12 ft. All colors
Riser Available	No	75 in. x 7.25 in. x 12 ft. All colors	No	No	No

Composite Railing systems are designed to work with a number of different decking materials and surfaces. Before initiating any project, obtain a copy of your local building codes and understand them thoroughly. Local building code requirements will always supersede any and all suggested procedures and measurements in the following installation guidelines.

Post Installation

Determine where the railing posts will be positioned by using a scaled drawing of your project. For proper aesthetics, divide the perimeter dimensions evenly so that posts are spaced equally. To optimize post placement, additional joists or alternative locations may be required. Posts may be installed by using one of four methods. Choose the method or methods that best suit your particular project.

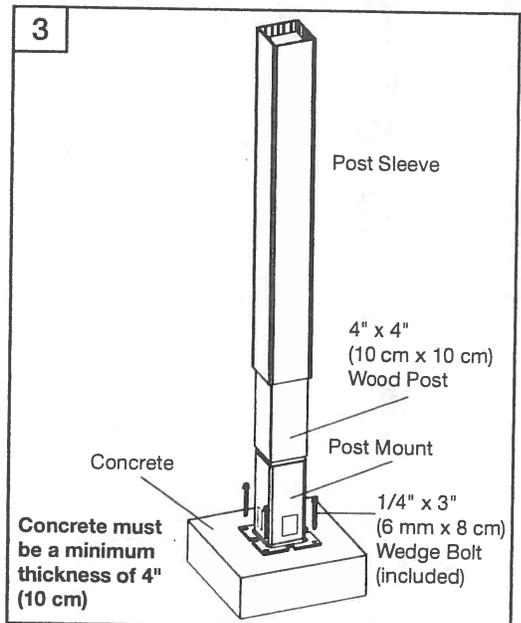
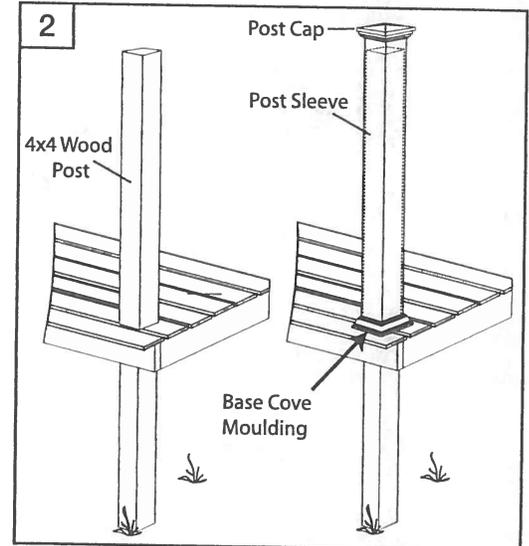
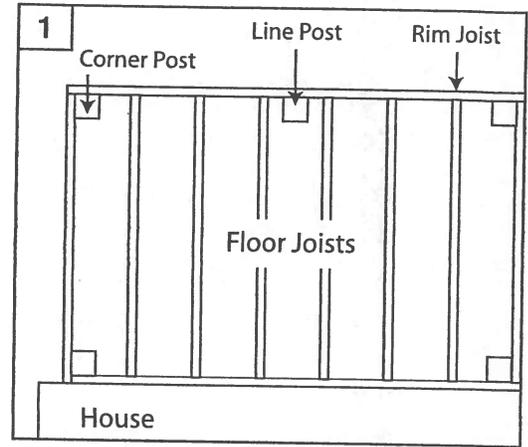
Composite guardrail systems should only be secured to code compliant posts. Securing a guardrail to another structure (i.e. building) is not recommended (1).

Note: The inside measurement between posts cannot exceed 96" for 8' (2.4 m) sections and 72" for 6' (1.8 m) sections. This measurement does not include posts.

Post Sleeve Over Wood Post

Use the Post Sleeve method to install railing directly to a wooden 4" x 4" (10 cm x 10 cm) deck post. This is ideal for new deck construction methods that attach the rim joist directly to the deck support posts, where wood 4" x 4" (10 cm x 10 cm) deck support posts extend through the deck serving as rail posts (2), or in those code compliant applications where the use of existing 4" x 4" (10 cm x 10 cm) wooden posts are desired.

1. Wooden posts actual size should be 3.5" x 3.5" (9 cm x 9 cm). Oversized wood posts may damage Post Sleeve. Planing the post down may be required.
2. Ensure 4" x 4" (10 cm x 10 cm) wooden posts are code compliant and, where possible, spaced equally for the best looking application.
3. Determine the desired height of Post Sleeve. Typically, the height is no less than 2" (5 cm) above the top of the finished railing system. This ensures the proper placement of the Post Caps that fit over the top of the Post Sleeve.
4. The wood post should be approximately 1" (3 cm) shorter than the height of the Post Sleeve. Cut the Post Sleeve to the desired height.
5. After decking is installed, slide Post Sleeve over the wood 4" x 4" (10 cm x 10 cm) post (Figure 2). If a restriction is found, remove the Post Sleeve and sand or plane the 4x4 wood post to remove restriction. Forcing the Post Sleeve can cause damage.



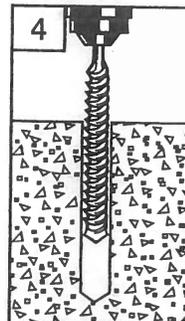
Post Sleeve Surface Mount (Kits Sold Separately)

Use the Post Sleeve Mount to install Post Sleeves directly onto the deck or porch surface. Post Sleeve Mounts are available for concrete or wood/composite surfaces. When installing a Post Sleeve Mount on a concrete surface, the support system is anchored into the concrete. When installed on a wood or composite deck, the support system is installed before the deck surface has been attached. Follow these guidelines to complete the post installation:

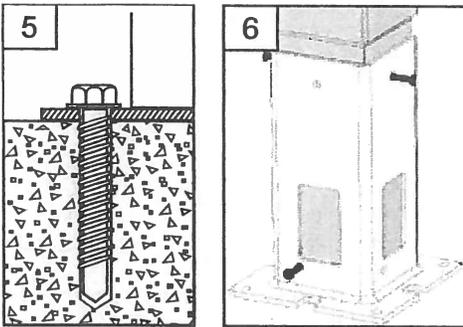
For Concrete

Concrete Must Be a Minimum of 4" (10 cm) Thick (Figure 3).

1. Determine the desired location(s) and finished height of the Post Sleeve from the deck surface.
2. Trim the Post Sleeve to the desired length.
3. Trim the length of the 4" x 4" (10 cm x 10 cm) wood post. The wood post length is typically 1" - 2" (3 cm - 5 cm) shorter than the Post Sleeve length.
4. Use the base of the mount as a template and mark the four corner holes for the concrete Wedge-Bolt® anchors
5. Drill the marked holes using a 1/4" (6 mm) masonry drill bit. Drill the holes into the concrete base to a depth of at least 1/2" (1 cm) deeper than the length of the 1/4" x 3" (6 mm x 8 cm) Wedge-Bolt anchors. Blow the hole clean of dust and debris (Figure 4).

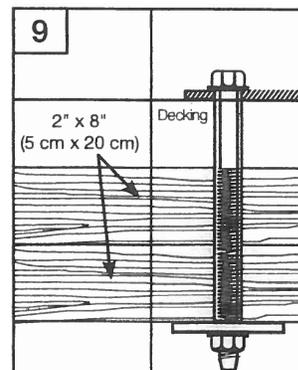
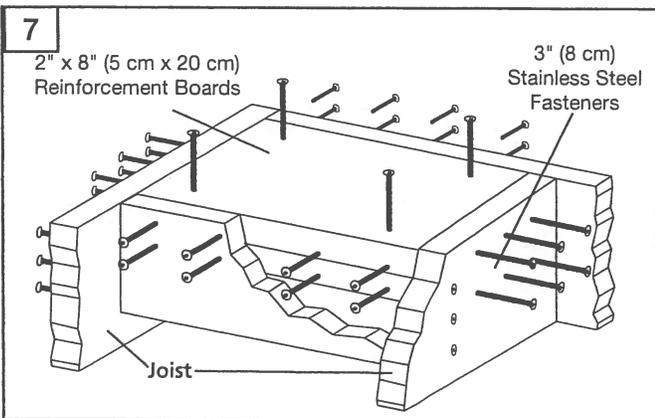
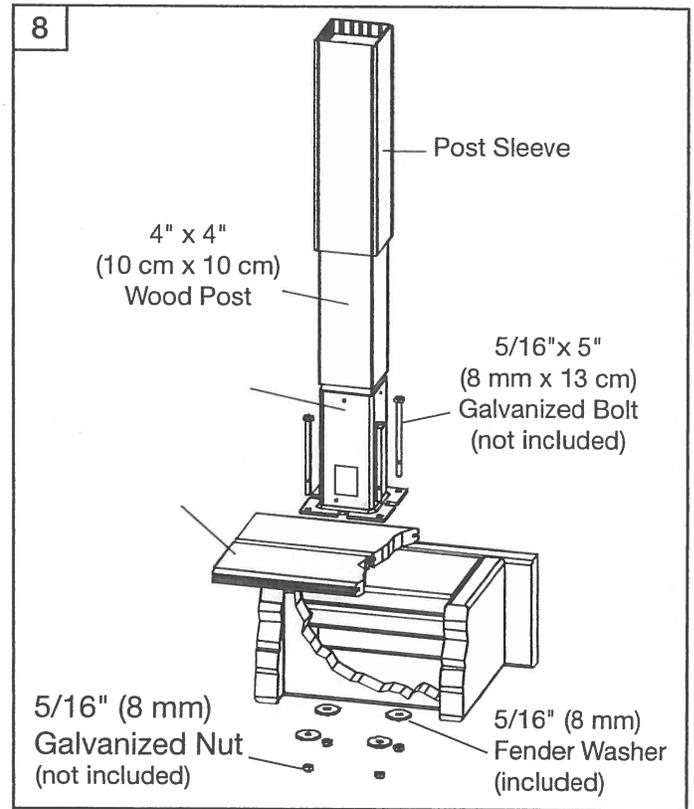


6. Locate the mount by aligning the mount corner holes over the drilled holes.
7. Insert the four concrete Wedge-Bolt anchors into the corner holes of the mount. Begin tightening the Wedge-Bolt anchor by rotating clockwise and applying pressure in toward the base. This will engage the first few threads as the Wedge-Bolt anchor begins to advance. Continue to tighten until the head of the Wedge-Bolt anchor is firmly seated against the post mount (Figure 5). Repeat for the remaining Wedge-Bolt anchors.
8. If necessary, place a shim under the mount to make the post plumb and true. To secure wood insert to surface mount bracket, use three #8 x 1" (3 cm) flat head screws (Figure 6).
9. Insert the trimmed end of the 4" x 4" (10 cm x 10 cm) wood post into the mount. Ensure that the post is plumb and true.
10. Slide the Post Sleeve over the 4" x 4" (10 cm x 10 cm) treated wood post until it contacts the base of the mount.
6. Drill four 3/8" (10 mm) holes at the marked locations, drilling through the deck board and the reinforcement boards. Drill 3/8" (10 mm) drainage hole in square through deck board and reinforcement boards for drainage.
7. Locate the mount by aligning the mount corner holes over the drilled holes.
8. Insert the 5/16" x 5" (8 mm x 13 cm) galvanized hex bolts into the mount holes and the drilled holes. (**galvanized bolts & nuts are not included**)
9. Fasten the four bolts underneath the reinforcement boards with the 5/16" (8 mm) fender washer (included in kit) and 5/16" (8 mm) galvanized hex nuts (not included) (Figure 9).
10. Insert the trimmed end of the 4" x 4" (10 cm x 10 cm) wood post into the mount. Ensure that the post is plumb and true.
11. If necessary, place a shim under the mount to make the post plumb and true. To secure wood insert to surface mount bracket, use three #8 x 1" (3 cm) flat head screws (not included) (Figure 6).
12. Slide the Post Sleeve over the 4" x 4" (10 cm x 10 cm) treated



For Wood

1. Determine the desired location(s) and finished height of the Post Sleeve from the deck surface.
2. The thickness of the wood/composite deck and reinforcement boards underneath the deck should be a minimum of 4" (10 cm). (Two treated and structurally sound 2" x 8" (5 cm x 20 cm) lumber under the deck board, (Figure 9). Fasten the reinforcement boards with 3" (8 cm) stainless steel fasteners as shown (Figure 7).
3. Trim the Post Sleeve to the desired length.
4. Trim the length of the 4" x 4" (10 cm x 10 cm) wood post. The wood post length is typically 1" - 2" (3 cm - 5 cm) shorter than the Post Sleeve length.
5. Use the base of the mount as a template and mark the four corner holes on the deck surface. Mark inside square of bracket on deck surface.



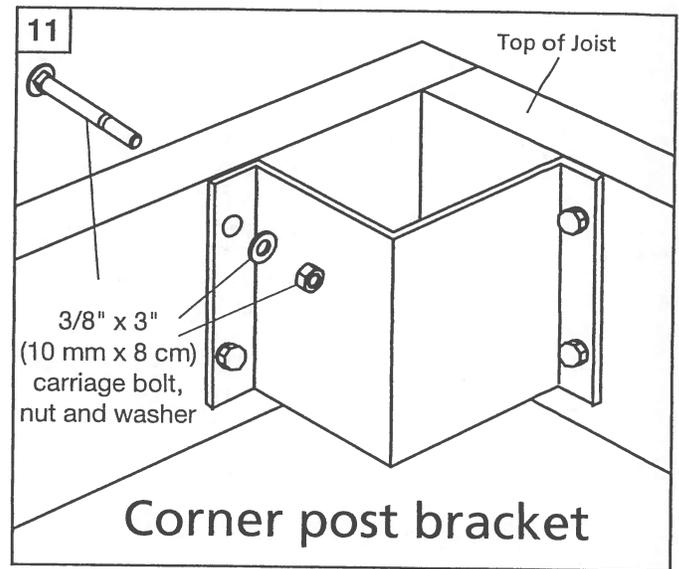
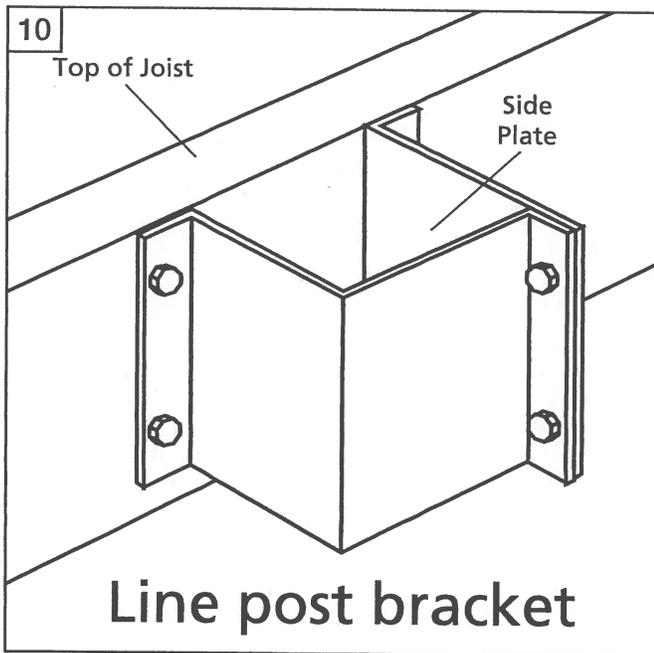
wood post until it contacts the base of the mount.

Joist Mount Brackets for 54" (137 cm) White Structural Post Only (Sold Separately)

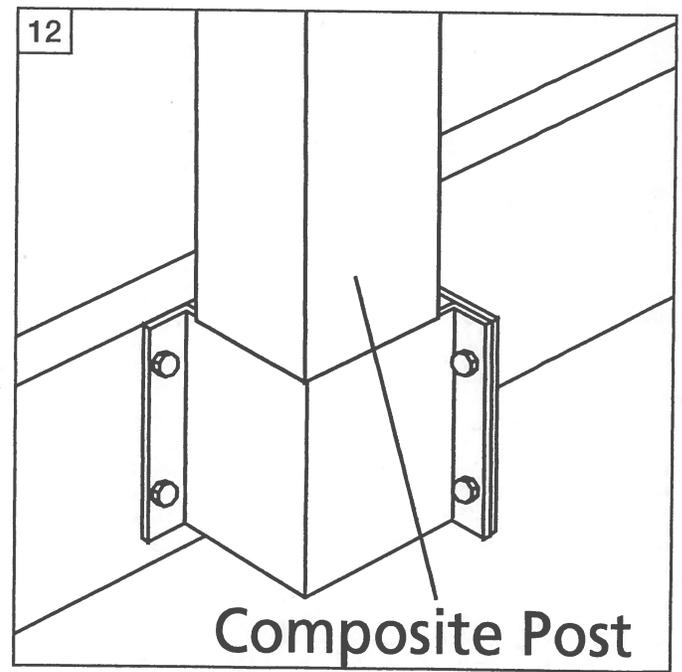
Use Joist Mount Brackets on projects where framing is fully exposed (Figure 1). In new construction, Joist Mount Brackets are attached to the inside of the framing before the porch flooring or decking is installed. Joist Mount Brackets may be used to install railing on existing decks provided the framing underneath is exposed to permit proper installation. Joist Mount Brackets can be used in a corner or line application and bolts directly to the framing with four galvanized carriage bolts. Follow these guidelines to complete the post installation:

Note: When installing 8' (2.4 m) sections in regions requiring 1999 Standard Code compliance, the standard Joist Mount Bracket may not be used. Use either the Pro Joist Mount Bracket, the Surface Mount Bracket or the vinyl sleeve option. When in doubt, check with your local Building Inspections Department.

1. Determine position of the posts on the framing (Figure 1).
2. Position Joist Mount Bracket flush with top of framing at each post location (Figure 10).
3. Use the Joist Mount Bracket as a template for hole location. With a pencil, mark hole positions on the framing.
4. For corner posts, remove the side plate from the bracket (10).



5. Mark hole positions on framing (Figure 11).
6. Drill holes at desired locations using a 7/16" (11 mm) drill bit.
7. Attach brackets to rim joists using four 3/8" x 3" (10 mm x 8 cm) galvanized carriage bolts (not included), washers and nuts. (At this point, do not fully tighten).
8. Insert post into bracket until bottom of post contacts stop tab on bottom of bracket (Figure 12).
9. Fully tighten carriage bolts and nuts to secure post in place. Ensure that post remains plumb.



Item #1B:
Report Of The AC Meeting - April 28, 2015
Signage For Fidelity Wes Builders



ITEM #3: For the ARCHITECTURAL COMMISSION; April 20, 2015 @ 7:00 P.M.

REQUEST: Consideration of a request for signage for Fidelity Wes Builders 203 Robert Parker Coffin Road within the B-1 Historic District, submitted by Mr. Mike Demar.

Update;

At the March meeting the AC had the following concerns with regard to this request for signage;

The AC raised concerns with the lack of detail with regard to the request for signage and requested a "proof" be submitted which identified the exact nature of the sign (including "integral" and "framework" elements of the sign. They also suggested the petitioner consider scalloping the edges of the sign to soften the appearance of the sign. Given the relatively large size of the sign requested details of how the sign would be mounted to the building. The AC continued this request to the April 20th meeting.

A motion was made by Commissioner Sylvester, seconded by Commissioner Closson to recommend continuation of this request for signage to the April 20th meeting the allow the petitioner time to submit a proof of the sign, subject to the discussion held at this meeting and including; color, copy, integral and non-integral sign elements, location of on the building, techniques to soften the appearance of the sign and specifications for mounting the sign to the building. On a voice vote; all aye.

To that end the petitioner has submitted a revised "proof" of the proposed signage. As proposed the sign would be constructed of painted wood with the "integral" portion of the sign measuring 84" x 24" (14 Sq. Ft.). The "integral" signage is proposed to be mounted to a "framework" measuring 96" x 36" (24 Sq. Ft.). A model (not to scale) will be available at meeting time.

The sign would be principally painted blue with a white background and black accents (including blue & black borders).

As proposed the wall sign is approvable; nothing was submitted regarding the hanging sign which was previously proposed.

HISTORY/STAFF REVIEW:

The property in question is located on the northeast corner of Robert Parker Coffin Road and Old McHenry Road and is next to the former "Long Grove Soap & Candle". The petitioner will occupy the spaces at both 201 & 203 which will be combined into one business space. This site formerly occupied the business formerly known as "Harpers Attic" (203 R.P.C.) and "Celine Custom Jewelers", (201 R.P. C.).

Based upon the items submitted the petitioner is requesting one (1) wall sign (single faced) measuring 8' x 2.5' (20 square feet) to be mounted directly to the structure and one (1) hanging sign mounted on the corner of the structure. Dimensions of the hanging sign were not provided. Materials out of which the signs will be constructed were not provided. The signage would be blue and white with regard to the color scheme. Signage appears to be non-illuminated or will utilize existing illumination. No request for illumination was included in the application for signage.

Per the Village Code sign area is measured as follows;

Sign Measurement: Unless otherwise expressly provided to the contrary in these regulations, the term "sign area" shall include the gross surface area of each sign with a single continuous perimeter enclosing the extreme limits of the sign and in no case passing through or between any adjacent elements of the sign. Such a perimeter shall not include any structural or framing elements lying outside the limits of such sign and not forming an integral part of the display.

Square footage of the combined commercial space for which the signage is being requested is approximately 2160 square feet (40'x 54'). For retail spaces containing 1001 to 3000 sq. ft. of floor area 20 square feet of signage may be allowed per the Village Zoning Code (excerpt below).

Based upon the total square footage of the leasable commercial space and square footage of the signage proposed (20 square feet), the request is within the maximum square footage limitation for the floor area at this location.

SIGN REGULATIONS:

The following are excerpts of applicable portions of the Village Sign Ordinance:

- (d) Business District Signage. The cumulative size of all signs permitted by this ordinance shall be governed by the square footage of the associated business as follows:
 - (1) Except as otherwise authorized by variation pursuant to section 5-11-15(E)1(c) of this code, the cumulative total square footage for all signs shall not exceed the following:

MAXIMUM SIGN AREA PERMITTED IN
BUSINESS ZONING DISTRICTS IN SQUARE FEET

	B1	B2	B2
Total Area of Business No Arterial Access in Square Feet	Arterial Access		
1-1,000	12	12	20
1,001-3,000	20	20	30
3,001-5,000	30	30	40
5,001 or greater	30	30 ⁽ⁱ⁾	50 ⁽ⁱⁱ⁾

- (i) For each additional 2,000 square feet, an additional 10 square feet of signage is permitted. The maximum total signage area shall not exceed 50 square feet.
- (ii) For each additional 2,000 square feet, an additional 10 square feet of signage is permitted. The maximum total signage area shall not exceed 70 square feet.

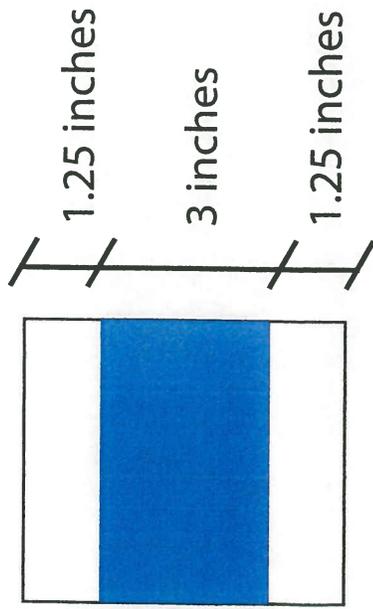
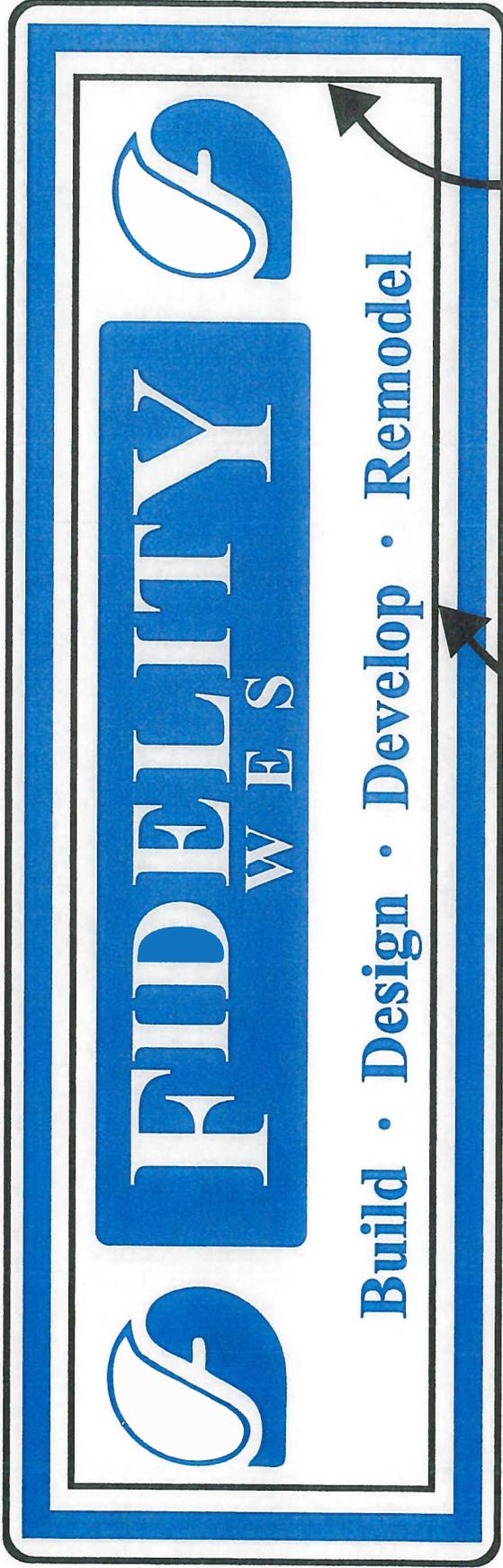
ARCHITECTURAL COMMISSION DECISION:

The request as proposed is permissible with regard to the types and location of proposed signage. The square footage of the wall sign as proposed is permissible and the maximum amount of signage permissible at this location per the Village Code. **The hanging sign is not permissible** and may not be allowed unless the area of the proposed wall sign is reduced or a variation of the sign regulations is successfully obtained.

The Commission should review the request for signage against the aforementioned regulations, the downtown design guidelines and render a determination based upon those criteria as well as the appropriateness of the signage at this location in relation to other signage in the vicinity.

201 Robert Parker Coffin Road

96 inches

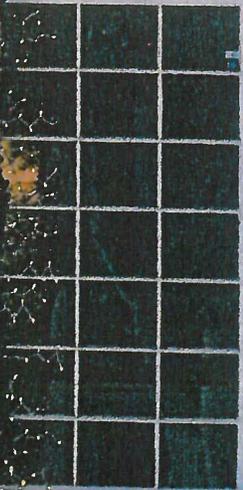
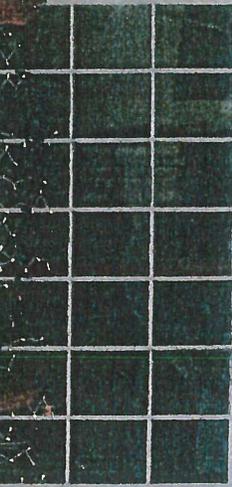




96 inches

FIDELITY
W E S
Builders • Designers • Developers

30 inches



Item #1C:
Report Of The AC Meeting - April 28, 2015
Signage For Long Grove Senior Care



ITEM #4: For the ARCHITECTURAL COMMISSION on MONDAY, April 20th @ 7:00 P.M.

REQUEST: Consideration of a request for signage (ground sign) for the “Long Grove Senior Care” for property located on the south side of Route 53 between Mardan Drive and Long Grove Road, submitted by the Long Grove Senior Care LLC.

HISTORY:

The property is located on the south side of Route 53 between Mardan Drive and Long Grove Road. The property in question consists of approximately 10 acres of land area. This property is vacant and presently zoned under the R-2 District Regulations with special use permit for a “nursing home” granted per Ordinance 2014-O-24 approved November 12, 2014.

The AC reviewed and approved most aspects of the development with the exception of signage which was to be brought back for consideration at a subsequent AC meeting. Per the previous AC consideration of the proposal (Aug. 2014) the following comments were made with regard to signage;

The AC discussed the signage noting a preference for a style of sign which better reflected the architectural elements for the building (such as a stone base instead of wood posts). There was also discussion of the font style for the final copy as well as up lighting specifications.

A motion was made by Commissioner Styer, seconded by Commissioner Closson, to direct the petitioner to resubmit signage plans for AC consideration which reflects more of the style and mass of the principal building and including sign location, final copy/font style, building materials and up lighting placement, screening and fixture specifications being submitted. On a voice vote; all aye.

STAFF REVIEW:

As submitted one ground sign (double faced) of approximately 25 square feet (3.6' x 6.9') is proposed for the site. Location is proposed on the west side of the access into the site (see attached) .

The sign will be mounted on a concrete foundation with stone veneer side and base to match the stone veneer on the base of the building. The back panel of the sign will be colored to match the siding on the building elevation (blue-grey) with 6” metal letters mounted to the back panel. A wooden top panel and finial (white in color) will cap the top of the sign structure.

Fixture specifications for the uplighting have been submitted and are attached. As proposed a single LED fixture (American Compact LED floodlight – ACP1 LED Series) will be centered on each side of the sign. One (1) fixture is proposed for each sign face.

Per previously submitted landscape plans the illumination sources are well landscaped (see attached).

Site lines should be considered with regard to sign placement as well as any standards for sign placement from a state right-of-way.

ARCHITECTURAL COMMISSION DECISION:

There are no “hard” standards for this sign as it falls under the umbrella of the previously approved special use permit. The AC should review and make recommendation on the signage as well. Site lines should be considered with regard to sign placement in the “pork chop” as well as any standards for sign placement from a state right-of-way.

Per the Village code other institutional signage is regulated as follows;

“Churches, Public Buildings And County Clubs: Signs to be located on churches or public buildings located within a residential zoning district and not addressed as part of any special use permit or PUD, shall conform to the maximum sign area requirements of the B1 historic district. Signs located on county clubs and not addressed as part of any special use permit or PUD, shall be limited to a maximum of two (2) freestanding not to exceed a cumulative total of forty (40) square feet of sign area”.

As proposed, (and not strictly applicable) this sign would be within parameters noted above.

LONG GROVE SENIOR CA

ILLINOIS ROUTE 53, LONG GROVE, IL

ILLINOIS ROUTE 53



ECTS, P.C.

ARCHITECTS, P.C.

Unit A Sugar Grove, Illinois
40 Fax: 630-466-8760



ILLINOIS ROUTE 53

429.26

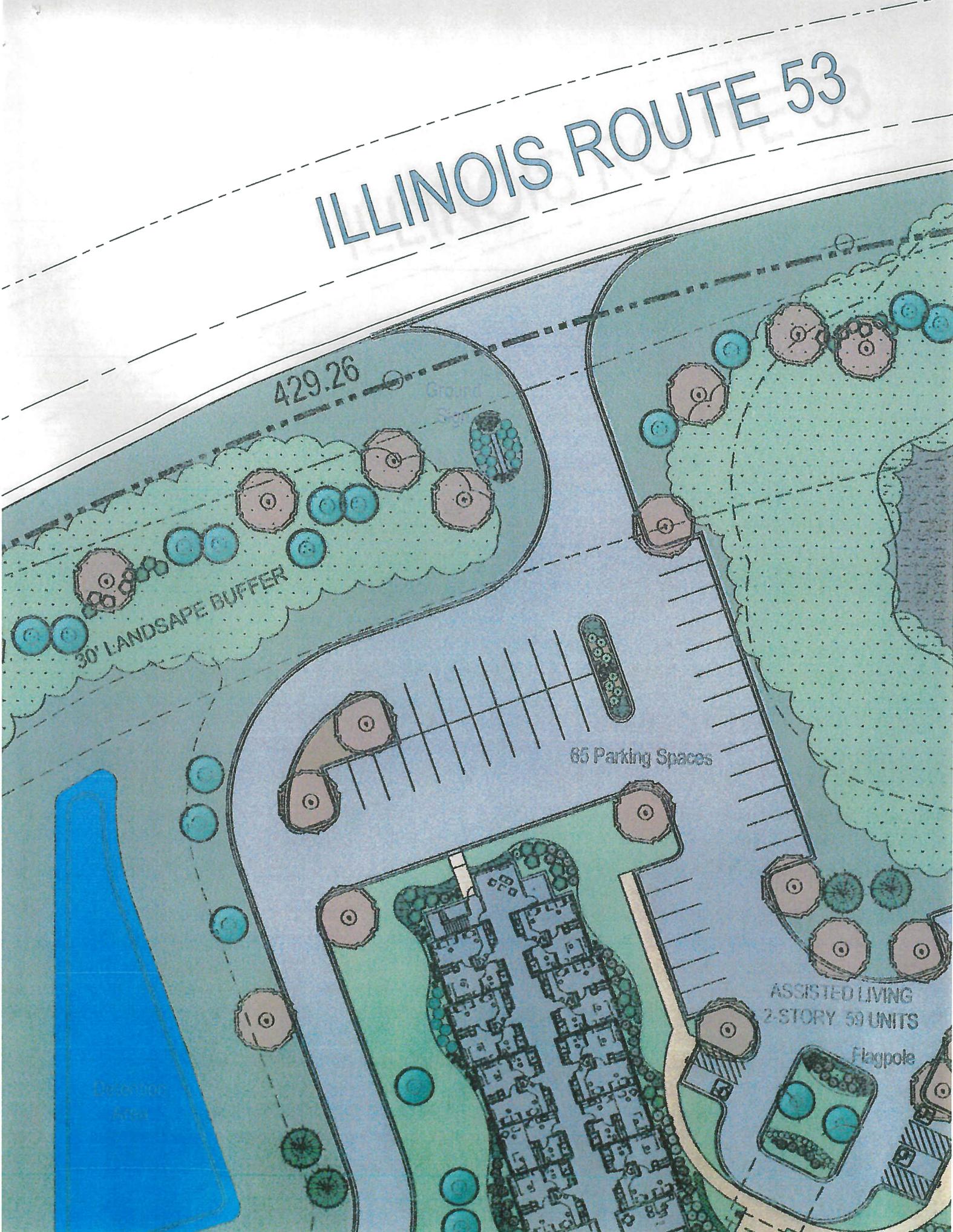
30' LANDSCAPE BUFFER

65 Parking Spaces

ASSISTED LIVING
2-STORY 59 UNITS

Flagpole

Detention Area





FOR OFFICE USE ONLY:	
AC Received:	
AC Reviewed:	
AC Approved:	
Village Bd. Approved:	

FOR OFFICE USE ONLY:		
Date Received:		
Permit No.:		
Date Issued:		
Township:		
Sec:	T:	R:
PIN No.:		
Zoning:		

**ARCHITECTURAL COMMISSION
SIGN PERMIT APPLICATION**

BUSINESS NAME: <u>LONG GROVE SENIOR CARE LLC</u>	BUS. PHONE #: <u>847-526-4186</u>
BUSINESS ADDRESS: <u>707 SKOKIE BLVD, SUITE 100, NORTH BROOK, IL 60062</u>	
BUSINESS OWNER'S NAME:	E-MAIL: <u>JORDAN@REALTELLIGENCE.NET</u>

TYPE OF SIGN(S) FOR WHICH YOU ARE APPLYING:	<u>GROUND ENTRY SIGN</u>
---	--------------------------

The Architectural Commission regularly meets every third (3rd) Monday of the month at 7:00pm in the Village Hall or as otherwise posted. The applicant (or representative) must be present. Please prepare and submit seven (7) sets of all of the following information ten (10) days prior to the meeting:

1. THIS FULLY COMPLETED APPLICATION SIGNED BY BOTH THE PETITIONER AND THE PROPERTY OWNER
2. REGARDING THE POSITION OR LOCATION OF PROPOSED SIGN ON THE BUILDING OR PROPERTY:
 - (a) PROVIDE SITE PLAN
 - (b) PROVIDE PHOTOGRAPH OF THE LOCATION ON THE PROPERTY OR BUILDING WHERE THE SIGN WOULD BE INSTALLED
 - (c) SQUARE FOOTAGE OF COMMERCIAL SPACE FOR WHICH SIGN IS BEING INSTALLED:

53.5 sq. ft.
3. PROVIDE A DETAILED DRAWING (TO SCALE) OF THE PROPOSED SIGN, INCLUDING:
 - (a) DIMENSIONS
 - (b) SAMPLE OF COLORS ON SIGN
 - (c) LETTER STYLE TO BE USED
 - (d) SAMPLE OF ANY UNUSUAL MATERIAL TO BE USED ON THE SIGN
 - (e) **FOR REQUESTS IN THE B-1 HISTORIC DISTRICT SEE SUGGESTED DESIGN GUIDELINES FOR SIGNAGE**

Should the sign be completed prior to the Architectural Commission's approval (this is not encouraged), the sign itself, or a photograph of the sign, shall be presented at the Architectural Commission meeting.

SIGN CONTRACTOR: WM. A. RANDOLPH CO.

NAME: <u>KIRK RUSTMAN</u>	PHONE #: <u>847-856-0123</u>
ADDRESS: <u>820 LAKESIDE DR, STE 3, GARDEN, IL 60031</u>	E-MAIL: <u>KIRK.RUSTMAN@WRANDOLPH.COM</u>

The property owner's signature is required below before any sign application may be processed. The property owner's signature is confirmation that he/she has read and understands the regulations governing the erection of signs in the Village of Long Grove and further approves the erection of the above-described sign on his/her property.

PROPERTY OWNER(S)' SIGNATURE(S)

PROPERTY OWNER(S)' PRINTED NAME(S)

[Signature]
BUSINESS OWNER(S)' SIGNATURE(S)

(See the reverse side for maximum sign dimensions and fee schedule.)

**SIGN PERMIT
ARCHITECTURAL COMMISSION APPLICATION
MAXIMUM SIGN SIZES AND FEES**

The following dimension regulations and fee information are provided as a guideline and are excerpted from the Village Zoning Code, 5-9-5, "Sign Regulations." It is recommended that applicants read the entire section, available online at www.longgrove.net, to better understand the basis for sign permit approval.

RETAIL BUSINESSES:

MAXIMUM SIGN AREA (SQ. FT.) PERMITTED IN BUSINESS DISTRICTS			
TOTAL FLOOR AREA OF BUSINESS	B1*	B2	
		NO INDIVIDUAL ARTERIAL ACCESS	INDIVIDUAL ARTERIAL ACCESS
1 – 500 sq. ft.	12	12	75
501 – 1,000 sq. ft.	12	12	75
1,001 – 3,000 sq. ft.	20	20	100
3,001 – 5,000 sq. ft.	30	30	125
5,001 or greater	30	30 ¹	125 ²
¹ For each additional 2,000 sq. ft., an additional 10 sq. ft. of signage is permitted. The maximum total signage area shall not exceed 50 sq. ft.			
² For each additional 2,000 sq. ft., an additional 10 sq. ft. of signage is permitted. The maximum total signage area shall not exceed 145 sq. ft.			

FEE: Fees are calculated based on square footage of the sign and are as follows:

B – 1 DISTRICT*		B – 2 DISTRICT	
10 sq. ft. or less	\$50.00	75 sq. ft. or less	\$100.00
10.1 – 12 sq. ft.	\$60.00	75.1 sq. ft. – 100 sq. ft.	\$125.00
12.1 – 20 sq. ft.	\$70.00	100.1 sq. ft. – 125 sq. ft.	\$150.00
20.1 – 30 sq. ft.	\$80.00	125.1 sq. ft. or greater	\$200.00
30.1 sq. ft. or greater	\$100.00		

SUBDIVISION IDENTIFICATION SIGNS:

Not more than one (2) signs per entrance to subdivision; total signage not to exceed 40 sq. ft.

FEE: \$50.00 per sign

SUBDIVISION DEVELOPMENT SIGN:

FEE: \$100.00 per sign

OFFICE & OFFICE RESEARCH DISTRICT:

Maximum two (2) signs, not to exceed 100 sq. ft. total combined dimension; 50 sq. ft. maximum per sign.

Number of signs must be approved by Architectural Commission.

FEE: \$200.00 per sign

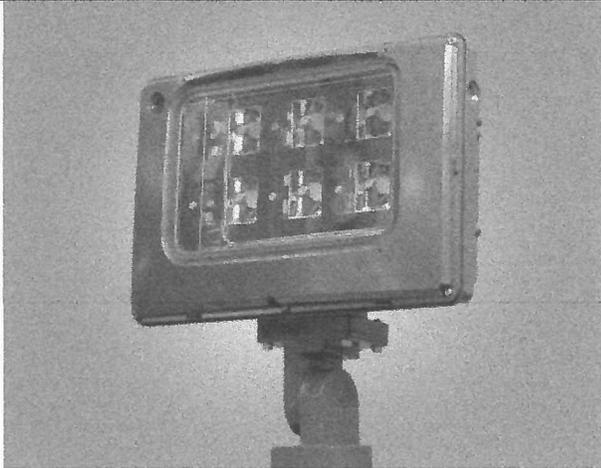
***SEE DESIGN GUIDELINES FOR THE B-1 HISTORIC DISTRICT (ATTACHED)**

<i>FOR OFFICE USE ONLY</i>					
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 50%;">TYPE OF SIGN(S)</th> <th style="width: 50%;">FEE(S)</th> </tr> </thead> <tbody> <tr> <td style="height: 100px;"> </td> <td> </td> </tr> </tbody> </table>	TYPE OF SIGN(S)	FEE(S)			<p>Amount Paid: _____</p> <p>Date Paid: _____</p> <p>Permit #: _____</p>
TYPE OF SIGN(S)	FEE(S)				
Village Official: _____	Date of Issuance: _____				



ACP1LED Series American Compact LED Floodlight

PRODUCT OVERVIEW



Applications:

- | | |
|------------------|------------------|
| Auto dealerships | Shopping centers |
| Schools | Parking lots |
| Churches | Substations |
| Industrial sites | Building facades |

Features:

Mechanical

Low copper content die cast aluminum A360 alloy castings. Die cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Bolted or stainless steel latch option disengages top electrical cover for easy access to LED drivers, surge module, and terminal block. Vibration rated to 2G applications per ANSI C136.31-2001. IP 66 rated luminaire per IEC60068-2-3. Superdurable TGIC thermoset powder coat over standard pretreat yields a finish that achieves a scribe creepage of 9 after 2,500 hours exposure to salt fog chamber. External fasteners shall be stainless steel. Yoke shall be painted steel or galvanized. Knuckle shall be adjustable to fit 2.375 inch to 2.875 tenon.

Electrical

Class I drivers rated for 100,000 hours life. Quick disconnect connectors for ease of installation and maintenance. Surge protection meets 10KV/5KA per ANSI/IEEE62.41. Three pin locking style photocontrol receptacle is standard and is ROAM compatible. Driver power factor is 90% minimum. Driver meets maximum total harmonic distortion (THD) of 20% and are ROHS compliant.

Optical

Multi die LED chip on board available with 4000K (70CRI), 5000K both are 70 CRI color temperatures.

Segmented Miro 4™ internal reflectors are designed for superior field to beam ratios, uniformity, and spacing.

NEMA pattern choice of 5x5, 6x5, 6x6

Optional shielding available to control light trespass and uplight.

Optical enclosure shall be glass lens.

Controls

NEMA photocontrol receptacle is standard
Dimming version (available with DE and VE option) uses Acuity Brands components to enable continuous 0-10V dimming down to 10% output via the ROAM smart controls system (sold separately)
Photocontrol for solid-state lighting (available with PCSS option) meets ANSI C136.10 criteria

Warranty & Standards

Five year warranty. Full warranty terms located at www.acuitybrands.com/CustomerResources/Terms-and-conditions.aspx
UL/CUL Listed 25C

DIMENSIONS

Effective Projected Area (EPA)
The EPA for the LED Flood™ Series ACP1LED
Knuckle mounting Max EPA 2.9 sq. ft.,
Approx. 40 lbs (Mvoltage), 347-480 volt add 4 lbs.

Yoke mounting is Max EPA 3.1 sq. ft.,
Approx. 47 lbs (Mvoltage), 347-480 volt add 4 lbs.

ACP1LED Series

American Compact LED Floodlight

ORDERING INFORMATION

Example: ACP1LED 310A 120 55 4K TM

Series	Performance Package	Voltage	Nema Pattern	Color Temperature (CCT)
ACP1LED Flood	207A 2 Modules, 700mA driver 210A 2 Modules, 1050mA driver 307A 3 Modules, 700mA driver 310A 3 Modules, 1050mA driver 407A 4 Modules, 700mA driver 410A 4 Modules, 1050mA driver 507A 5 Modules, 700mA driver 510A 5 Modules, 1050mA driver 607A 6 Modules, 700mA driver 610A 6 Modules, 1050mA driver	120 120V 347 347V 480 480V MVOLT Multivolt (120-277)	55 5 X 5 65 6 X 5 66 6 X 6	4K 4000K 5K 5000K
Mounting	Paint⁷	Cord Length^{1,6}	Cord Type^{1,6}	Misc
TM Tenon Slipfitter - Knuckle YK [†] Yoke Painted YG [†] Yoke Galvanized	B7 Bronze BK Black GY Gray WH White GI Graphite	04 4' 05 5' 06 6' 08 8' 10 10' 12 12' 15 15' 20 20' 25 25' 30 30'	63 16-3 43 14-3 23 12-3	TL Tool Less Entry NL Nema Label
Options				

Controls

(blank)⁵ 3-Pin Photocontrol Receptacle (standard)
P5⁵ 5-Pin Photocontrol Receptacle
P7⁵ 7-Pin Photocontrol Receptacle
NR² No Photocontrol Receptacle
PCSS⁵ Solid State Lighting Photocontrol (120-277V)
PCL1⁵ Solid State Long Life Photocontrol (120-277V)
PCL3⁵ Solid State Long Life Photocontrol (347V)
PCL4⁵ Solid State Long Life Photocontrol (480V)
SH⁵ Shorting Cap
DE^{3,4} ROAM CONCIERGE Dimming Control
VE^{3,4} ROAMVIEW Dimming Control
DM^{2,3} 0-10V Dimming Control (controls provided by others)

Accessories (Shipped Separately)

ACP1LEDFV-__^{7,8} Full Visor
ACP1LEDUBV-__^{7,9} Upper/Bottom Visor
ACP1LEDVG¹⁰ Vandal Guard
ACP1LEDWG¹¹ Wire Guard

Notes:

- Requires cord length and cord type
- Not available with DM, NR, PCL1, PCL3, PCL4, PCSS, SH, or VE
- Not available with DE, VE options
- Specifies a ROAM dimming enabled fixture with a dimming control module factory installed. NEMA photocontrol receptacle required. Additional hardware and services required ROAM deployment must be purchased separately
- Not available with NR
- Not available with TM mounting. Must be combined with a cord type. EX: 0463
- Paint designator needed.
- Not compatible with WG, VG, or UBV
- Not compatible with WG, VG, or FV
- Not compatible with WG, FV, or UBV
- Not compatible with FV, UBV or VG

ACP1LED Series

American Compact LED Floodlight

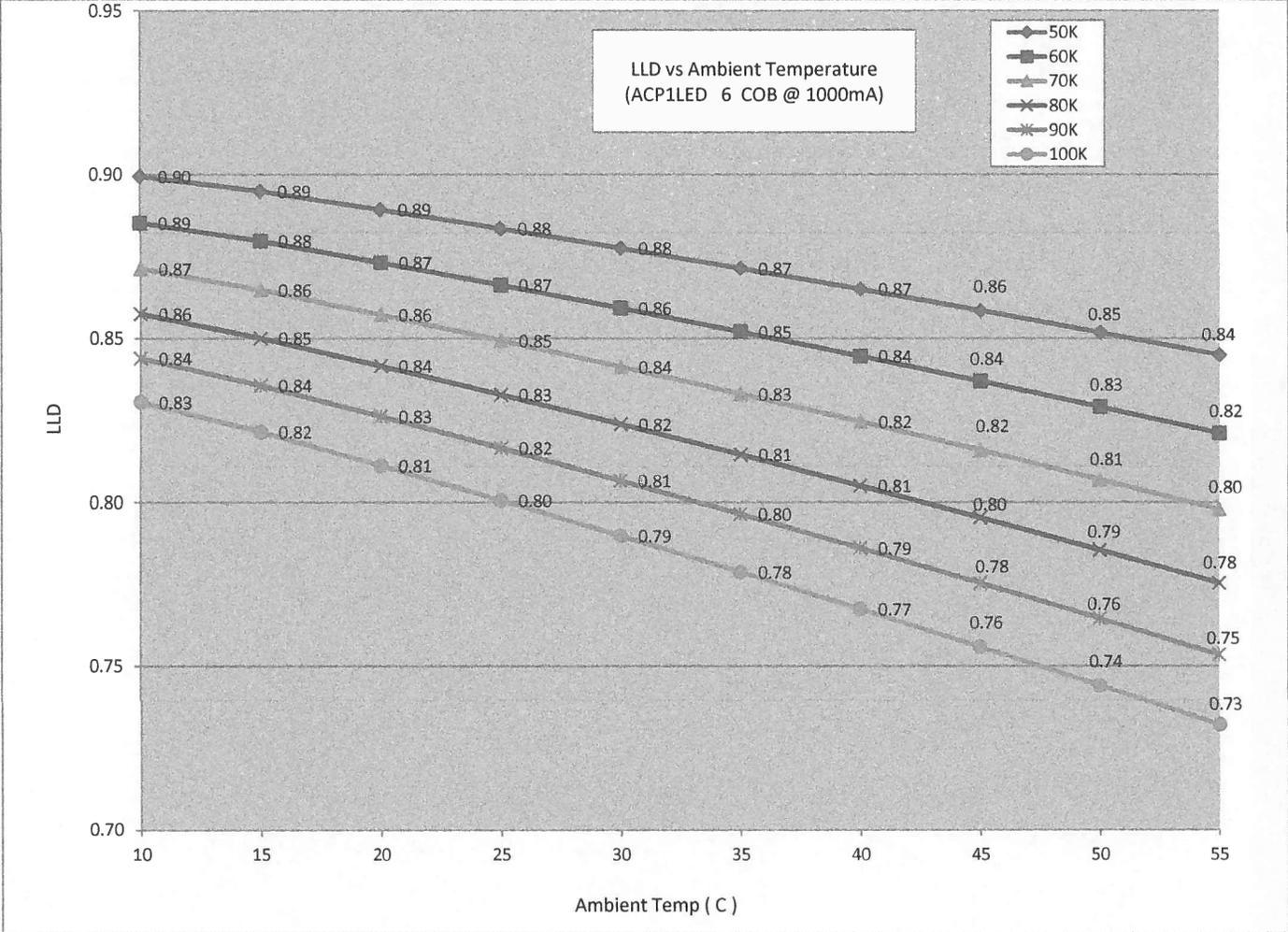
Performance Packages

LED Count	Drive Current (mA)	Input Watts	Optic	4000K CCT		5000K CCT	
				Delivered Lumens	Efficacy (LPW)	Delivered Lumens	Efficacy (LPW)
6 COB	700	159	5x5	16,046	101	16,367	103
	1050	240		22,330	93	22,777	95
	700	159	6x6	16,060	101	16,381	103
	1050	240		22,350	93	22,797	95
	700	159	6x5	16,254	102	16,579	104
	1050	240		22,620	94	23,072	96
5 COB	700	134	5x5	13,497	101	13,767	103
	1050	202		18,783	93	19,159	95
	700	134	6x6	13,509	101	13,779	103
	1050	202		18,800	93	19,176	95
	700	134	6x5	13,672	102	13,946	104
	1050	202		19,027	94	19,408	96
4 COB	700	109	5x5	10,848	100	11,065	102
	1050	164		15,096	92	15,398	94
	700	109	6x6	10,858	100	11,075	102
	1050	164		15,110	92	15,412	94
	700	109	6x5	10,989	101	11,209	103
	1050	164		15,293	93	15,598	95
3 COB	700	80	5x5	8,256	103	8,421	105
	1050	120		11,490	96	11,720	98
	700	80	6x6	8,264	103	8,429	105
	1050	120		11,500	96	11,730	98
	700	80	6x5	8,363	105	8,531	107
	1050	120		11,639	97	11,872	99
2 COB	700	55	5x5	5,462	99	5,571	101
	1050	82		7,601	93	7,753	95
	700	55	6x6	5,467	99	5,576	101
	1050	82		7,608	93	7,760	95
	700	55	6x5	5,533	101	5,644	103
	1050	82		7,700	94	7,854	96

ACP1LED Series

American Compact LED Floodlight

DESIGN DATA



LONG GROVE SENIOR CARE

ILLINOIS ROUTE 53, LONG GROVE, IL



Ground Sign Elevation

SCALE: 1/2"=1'-0"

PRELIMINARY SCHEMATIC DESIGN.
COPYRIGHT 2015 GLEASON ARCHITECTS, P.C.
DATE: 4-6-15
JOB NUMBER: 13-025



GLEASON ARCHITECTS, P.C.

769 Heartland Drive, Unit A Sugar Grove, Illinois
Phone: 630-466-8740 Fax: 630-466-8760

Item #1D:
Report Of The AC Meeting - April 28, 2015
Signage For Property Tax Consultants, Inc.



ITEM #5: For the ARCHITECTURAL COMMISSION; April 20th @ 7:00 P.M.

REQUEST: Consideration of a request for signage for "Property Tax Consultants", 114 Old McHenry Road within the B-1 Historic District, submitted by Sign-a-rama of Buffalo Grove.

HISTORY/STAFF REVIEW:

The property in question is located on the north side of Old McHenry Road and across the street from "The Tavern" and east of but adjacent to the buildings formerly occupied by "Wine Splash" & "Epilogue".

As submitted the petitioner proposes one (1) hanging sign measuring 24" x 38" (6.3 sq. ft.). Square footage of the commercial space for which the sign is being requested is approximately 1,100 square feet. For retail spaces containing 1,001 to 3,000 sq. ft. of floor area 20 square feet of signage may be allowed per the Village Zoning Code.

Based upon the total square footage of signage proposed (6.3 square feet +/-), the requested signage is within the square footage limits for the floor area at this location. Signage may be divided up between wall signs, hanging signs and freestanding signs but may not exceed the maximum allowable square footage as allocated by floor area.

The hanging sign would be mounted (w/ "S" hooks) to the existing scroll bracket of the front (west side) of the building. The sign as proposed is to be "Omega Board" (Omega Sign Board features a hardwood core composed of a premium, exterior furniture-grade plywood with smooth, tight, sanded veneers for optimum surface beauty. With its brilliant white vinyl finish, the surface of Omega Sign Board is impact-resistant and formulated with high-performance UV inhibitors to reduce fading) and a trim cap. Lettering is proposed to be painted in blue with a white background and red accents including a border. No illumination is proposed with the sign request. (See attached).

SIGN REGULATIONS:

The following are excerpts of applicable portions of the Village Sign Ordinance:

E) Historic Business District Signs: Signs within the B1 historic business district must comply with the regulations of general applicability as set forth throughout this section, except as specifically set forth in this subsection (E). Signs within this area should reflect the historic and eclectic character of the historic business district and be integrated with the landscaping and architecture to the greatest extent possible. The following regulations apply to signs within the B1 historic business district:

1. Open Signs: A business may display one illuminated open sign, provided that such illuminated "Open" sign: a) is no more than one square foot in area, b) includes lighted white letters on an unlit background, c) does not exceed an illumination level of eight hundred forty (840) lumens, and d) otherwise complies with those provisions of subsection (D)1 of this section that are not inconsistent with this subsection (E)1, except that the approval of the architectural commission shall not be required. A business may not display a lighted open sign at times when the business is not open to the public for normal business.

2. Neon Illumination: Neon illumination of signs is only permitted: a) if neon is used as part of an "Open" sign that meets the requirements of subsection (E)1 of this section, or b) upon application and approval of a variation from the requirements of this code pursuant to subsection [5-11-15\(E\)1\(c\)](#) of this title. For purposes of a request for a variation for neon sign illumination, a practical difficulty or particular hardship may be found to exist when the neon illumination of signs would be traditionally appropriate for the nature of the business and if such proposed sign is appropriate to the architectural style or era of construction of the business.
3. Maintenance: If signs are not properly maintained they must be removed or replaced. Proper maintenance includes: a) repairing of any damage caused by weather or other impact, b) ensuring signs do not pose a hazard, or provide misleading information, to pedestrians or motorists, c) repairing cracks, fading, or general deterioration.
4. Materials: Signs should be constructed of high quality, long lasting and natural building materials, which may include painted wood, metal, or stone, but may not include particle board, plastic, or highly reflective metallic material unless expressly approved by the architectural commission.
5. Awnings: Businesses having awnings may include the business's name as copy along the lower edge or fringe of an awning, but any awning displaying such copy shall be considered a wall or canopy sign as allowed by subsection (E)7 of this section and included in the maximum sign area calculation for that location.
6. Flags: Flags, in good condition and totaling not more than fifteen (15) square feet per zoning lot or per principal structure, may be displayed.
7. Number: The limit of signs per business establishment is one ground sign, one nameplate sign, and one wall sign or one canopy sign. Such signs, singularly or in combination, shall not exceed the maximum permitted sign area.
8. Total Size: Except as otherwise authorized by variation pursuant to subsection [5-11-15\(E\)1\(c\)](#) of this title, the cumulative total square footage for all signs shall not exceed the following:

**MAXIMUM SIGN AREA PERMITTED IN THE
B1 BUSINESS ZONING DISTRICT
(In Square Feet)**

Total Area Of Business In Square Feet	B1 Setback (building and all signs) less than 50' from nearest edge of pavement of main roadway unless otherwise approved by architectural commission	B1 Setback (building and all signs) at least 50' from nearest edge of pavement of main roadway
1 - 1,000	12	16
1,001 - 3,000	20	26
3,001 - 5,000	30	38
5,001 or greater	30	38

Except as otherwise provided, square footage, for the purpose of this subsection (E), shall be calculated based on single sign face of any double faced sign.

9. Temporary Banner Signs: The village planner may authorize temporary banner signs that conform with subsection (G)2(i) of this section for a period not exceeding sixty (60) days for signs that relate to the business, service, pursuit, or event conducted on or within the premises on which the sign is displayed.

10. Sandwich Board Signs: The village planner may authorize one sandwich board sign, with cumulative total of all sign faces not exceeding twelve (12) square feet in addition to the total number and square footage of signs otherwise authorized, if requested as part of a business's annual business license application. The authorization to display a sandwich board sign must be renewed annually with the business license and include site plan identifying the general placement of the sign as well as a scaled drawing (or "proof") identifying the dimensions, materials and copy of the sign. Sandwich board signs may not obstruct pedestrian or vehicular ingress or egress, and must be placed inside the structure when the business authorized to display such sign is closed to the public. Such signage shall be nonilluminated and may not adversely impact the health, safety, and welfare of the general public. Sandwich board signs may not be located on, or otherwise obstruct, pedestrian walkways, parking lots, and streets and be adjacent to the destination they are intended to serve but may not be displayed in the right of way. For purposes of this subsection (E), a "sandwich board sign" shall be a portable and temporary A-frame sign that is designed to be self-supporting by nature, which sign may have two (2) sign faces and should be simple, unique and constructed of high quality materials that complement the landscaping and architecture of the B1 district.
11. Setbacks: Unless otherwise specified, setbacks shall be subject to the review and approval of the architectural commission.

ARCHITECTURAL COMMISSION DECISION:

The Commission should review the request for signage against the aforementioned regulations and render a determination based upon those criteria as well as the appropriateness of the signage at this location in relation to other signage on the structure. As submitted the requested signage is with the parameters of the Village Code and therefore approvable. An excerpt from the "Downtown Design Guidelines" regarding signage is included for consideration by the Commission.

Planning and Design Guidelines

Privately-owned Properties, *continued*

Historic Downtown

Signage Regulations

Signs

Signs shall follow the requirements set forth in the Long Grove Municipal Code, 5-9-5, Signs, to the greatest extent possible, except as listed below.

General Requirements

- Signs must reflect the historic and eclectic feel of the Long Grove Historic Downtown and be integrated within the landscaping and architecture whenever possible.
- Creative and unique signs are encouraged.
- Signs may not be internally illuminated.
- Recommended signs can be illuminated with architecturally appropriate fixtures including goose-neck style, carriage style, ground sign up lighting, or other fixtures designed to be hidden from view.

Placement

- No sign shall be placed more than 12 feet above finished grade at the main entrance of the building.
- Signs must be placed adjacent to the destination they are intended to serve.
- Window signs area allowed but are to cover no more than 20% of the total window space.

Colors

- A darker background with lighter lettering is encouraged.
- Use body colors for awnings and canopies that blend with the building facade.

Materials

- Signs should be simple and constructed of high quality materials.
- Signs must be durable, vandal resistant, and designed for easy maintenance.
- Suggested materials include painted wood, metal, and stone.
- No particle board or plastic is allowed.
- Highly reflective metallic signs are not permitted.

Content

- Signs shall be limited to the business name and a maximum of five additional words describing the products or services.
- Signs may not include an email, web, address, or phone number of the business.
- A graphic or symbol may be included on the sign given it is complementary to the overall design of the sign.

Temporary Signs

- Temporary signs must comply with Section 5-9-3 of the Long Grove Municipal Code.
- Hand lettered or temporary ground stake signs are prohibited.
- Daily retail "specials" signs or sandwich board are not allowed to be placed within the right-of-way.





FOR OFFICE USE ONLY:	
AC Received:	
AC Reviewed:	
AC Approved:	
Village Bd. Approved:	

FOR OFFICE USE ONLY:		
Date Received:		
Permit No.:		
Date Issued:		
Township:		
Sec:	T:	R:
PIN No.:		
Zoning:		

**ARCHITECTURAL COMMISSION
SIGN PERMIT APPLICATION**

BUSINESS NAME: <u>Property Tax Consultants, Inc.</u>	BUS. PHONE #: <u>847-383-0035</u>
BUSINESS ADDRESS: <u>114 Old McHenry Road Long Grove, IL 60047</u>	
BUSINESS OWNER'S NAME: <u>Frank Mete</u>	E-MAIL <u>PTC GROUP@PTC-IL.COM</u>

TYPE OF SIGN(S) FOR WHICH YOU ARE APPLYING:	<u>OFFICE</u>
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The Architectural Commission regularly meets every third (3rd) Monday of the month at 7:00pm in the Village Hall or as otherwise posted. The applicant (or representative) must be present. Please prepare and submit seven (7) sets of all of the following information ten (10) days prior to the meeting:

- THIS FULLY COMPLETED APPLICATION SIGNED BY BOTH THE PETITIONER AND THE PROPERTY OWNER
- REGARDING THE POSITION OR LOCATION OF PROPOSED SIGN ON THE BUILDING OR PROPERTY:
 - PROVIDE SITE PLAN
 - PROVIDE PHOTOGRAPH OF THE LOCATION ON THE PROPERTY OR BUILDING WHERE THE SIGN WOULD BE INSTALLED
 - SQUARE FOOTAGE OF COMMERCIAL SPACE FOR WHICH SIGN IS BEING INSTALLED:

1100 sq. ft.
- PROVIDE A DETAILED DRAWING (TO SCALE) OF THE PROPOSED SIGN, INCLUDING:
 - DIMENSIONS
 - SAMPLE OF COLORS ON SIGN
 - LETTER STYLE TO BE USED
 - SAMPLE OF ANY UNUSUAL MATERIAL TO BE USED ON THE SIGN
 - FOR REQUESTS IN THE B-1 HISTORIC DISTRICT SEE SUGGESTED DESIGN GUIDELINES FOR SIGNAGE

Should the sign be completed prior to the Architectural Commission's approval (this is not encouraged), the sign itself, or a photograph of the sign, shall be presented at the Architectural Commission meeting.

SIGN CONTRACTOR:

NAME: <u>SIGNARAMA OF BUFFALO GROVE</u>	PHONE #: <u>847-215-1535</u>
ADDRESS: <u>352 LEXINGTON DR. Bg 60089</u>	E-MAIL: <u>info@bgsignarama.com</u>

The property owner's signature is required below before any sign application may be processed. The property owner's signature is confirmation that he/she has read and understands the regulations governing the erection of signs in the Village of Long Grove and further approves the erection of the above-described sign on his/her property.



 PROPERTY OWNER(S)' SIGNATURE(S)
Paul Kim as agent for Pinetree Management

 PROPERTY OWNER(S)' PRINTED NAME(S)


 BUSINESS OWNER(S)' SIGNATURE(S)

(See the reverse side for maximum sign dimensions and fee schedule.)



24" x 38" 1/2" thick Omega board with trim cap, installed to existing scroll bracket with "S" hooks.

Colors	
Face	<u>Red</u>
	<u>White</u>
	<u>Blue</u>
	<u>Wood Print</u>

Property Tax Consultants, Inc. 114 Old McHenry Rd. Long Grove, IL 60047	
SCALE:	NTS
DATE:	April 9, 2015
DRAWING #:	01549A
 352 LEXIN PHONE: 84	



36' Frontage



24" x 38" 1/2" thick Omega board with trim cap,
 installed to existing scroll bracket with "S" hooks.

Colors

- Face Red
- White
- Blue
- Wood Print

Property Tax Consultants, Inc.
 114 Old McHenry Rd. Long Grove, IL 60047

SCALE: NTS

DATE: April 9, 2015

DRAWING #: 01549B



352 LEXING
 PHONE: 84

Sign Location



Property Tax Consultants, Inc. 114 Old McHenry Rd. Long Grove, IL 60047	
SCALE:	NTS
DATE:	April 9, 2015
DRAWING #:	01549C
	
352 LEXIN PHONE: 82	