VILLAGE OF PALATINE

VILLAGE HALL - COUNCIL CHAMBERS 200 E. WOOD STREET
PALATINE, IL 60067-5339 – (847) 359-9050
http://www.palatine.il.us

PLANNING AND ZONING COMMISSION

AGENDA ● OCTOBER 22, 2024

Village Hall - Council Chambers | **Regular Meeting** | **7:00 PM**

I. CALL TO ORDER

II. MEETING MINUTES

1. Planning and Zoning Commission - Regular Meeting - Oct 8, 2024 7:00 PM

III. PUBLIC HEARING

1. 274 and 286 W. Michigan Avenue

(a) Preliminary and Final Planned Development; and
(b) Preliminary and Final Plat of Subdivision; and
(c) Vacation of the Southern 33 feet of W. Gilbert Avenue on the north side of the property.

2. 1480 W. Poplar Street

(a) Special Use to permit a fence in the front yard of the subject property.

IV. COMMUNICATIONS

V. ADJOURNMENT

VILLAGE OF PALATINE

VILLAGE HALL - COUNCIL CHAMBERS 200 E. WOOD STREET
PALATINE, IL 60067-5339 – (847) 359-9050
http://www.palatine.il.us

PLANNING AND ZONING COMMISSION

MINUTES ● OCTOBER 8, 2024

Village Hall - Council Chambers | **Regular Meeting** | **7:00 PM**

I. CALL TO ORDER

Attendee Name	Title	Status	Arrived
Patrick Noonan	Commissioner	Present	
Cindy Roth-Wurster	Commissioner	Present	
Eric Friedman	Vice Chairperson	Present	
Jan Wood	Chairperson	Present	
Rodney Bettenhausen	Commissioner	Present	
Robert Kolososki	Commissioner	Present	
Kevin Cavanaugh	Commissioner	Present	
Stephen Fedota	Commissioner	Present	
Tim Schubert	Commissioner	Present	

II. MEETING MINUTES

1. Planning and Zoning Commission - Regular Meeting - Sep 24, 2024 7:00 PM - **Accepted as Amended**

RESULT:	**ACCEPTED AS AMENDED [UNANIMOUS]**
AYES:	Noonan, Roth-Wurster, Friedman, Wood, Bettenhausen, Kolososki, Cavanaugh, Fedota, Schubert

Minutes Acceptance: Minutes of Oct 8, 2024 7:00 PM (Meeting Minutes)

III. PUBLIC HEARING

1. Two vacant properties south of 1311 W. Hill Street. **- Recommend To Approve**

   PFSUB-00007-2024 - Vacant Lots South of 1311 W. Hill St.

   Notice was published in the Journal & Topics on September 19th, 2024 and mailed to the owners of the surrounding properties.

   Petitioner's Exhibits:

1. **Plat of Consolidation**
2. **Engineering Plans**
3. **Proposed Elevations**
4. **Application**
5. **Proof of Ownership**
6. **Plat of Survey**
7. **2006 Adopted Northwest Sub Area Land Use Map**
8. **O-197-06**
9. **Public Notice**

Staff (Ms. Bremanis) provides Background:
The lots were platted as part of Percy Wilson's Forest View Highlands Subdivision in 1926, annexed into the Village in 2005, and subsequently rezoned to R-1A single-family residential in 2006. The Petitioner is now requesting to consolidate two vacant lots into a single lot, and is requesting preliminary and Final Plat of Subdivision to consolidate 2 existing Residential Lots into 1 Residential Lot.

Sworn in petitioner: Jim Balogh, Balogh Group LLC - 1001 Ellis Street, Palatine

Mr. Balogh states that he has lived in the Palatine home on Ellis Street and is now looking to downsize. He explains that they have owned the lot for a couple of years through his business and have helped develop the surrounding area. Mr. Balogh expresses his fondness for Palatine and his desire to build a smaller house on the lot for himself and his wife.
Chairman Wood points out that the private drive will be located to the south of the lots. Mr. Balogh confirms this, and adds that it is at the end of the street, noting that the drive cannot extend any further.
Commissioner Bettenhausen asks if the driveway will begin at the end of the current Forest Avenue pavement.
Mr. Balogh responds that the driveway has not been finalized yet. He explains that it was part of a negotiation, and different driveway patterns were presented. This particular option allows him the ability to back out into a small niche area and proceed down Forest Avenue. While the driveway will be in the right-of-way, he assumes he will be responsible for all of the maintenance.

Minutes Acceptance: Minutes of Oct 8, 2024 7:00 PM (Meeting Minutes)

Commissioner Bettenhausen expresses concern about safety at the end of the pavement, suggesting that adding a curb or guardrail might prevent a vehicle from going down the embankment.
Mr. Balogh responds that there is currently nothing there, but offers to plant some hedges at the end for safety.

Commissioner Bettenhausen highlights that the plans show an existing detention basin approximately 6 feet deep from the edge of the pavement, which poses a risk.
Mr. Balogh confirms the basin's presence, and notes that it is in the right-of-way.
Commissioner Bettenhausen then points out that the proposed driveway could lead toward the hole.
Ms. Bremanis clarifies that this issue will be addressed during the engineering phase, in coordination with a license agreement. The current focus is on approving the lot consolidation. Part of the design considers fire and safety vehicles, ensuring there's enough space for backing-up and turning around, which is why they opted for the driveway style in the right-of-way. This will be further worked out with the engineering department.

Commissioner Friedman inquiries about two similar parcels east of Forest Avenue, asking staff and Mr. Balogh if there is any interest in those properties.
Mr. Balogh responds that he has no interest in them.
Commissioner Friedman then asks whether those parcels are buildable and if the roadway design would allow for a consistent continuation to serve both properties without it becoming a private drive past a certain point.
Ms. Bremanis points to the map and explains that one area is in a local flood plain, making it unbuildable, while the other lot is too small to build on.
Commissioner Friedman confirms that future construction is not anticipated on those lots.
Ms. Bremanis affirms, stating that engineering has reviewed the lots and determined they are not buildable.

Ms. Bremanis states that the R-1A standards indicate the size of the lots are substandard, but the proposed consolidation will bring them into compliance with the R-1A zoning requirements. She shows a conceptual design of the house that will be built, along with pictures of the existing conditions. Engineering and building departments have reviewed the plans and found no issues.
Commissioner Friedman asks whether the property will come into conformance with the planned zoning and if the planned improvements on the property fully comply with the zoning regulations.
Ms. Bremanis confirms that they will.
Commissioner Friedman then inquires specifically about the driveway width.
Ms. Bremanis explains that with a three-car garage, he is permitted to have a wider driveway. Currently, the driveway is 29 feet wide, but it can be expanded up to 35 feet with the three-car garage.

STAFF RECOMMENDATION:
The Petitioner is requesting to consolidate two existing lots into a single lot while

Minutes Acceptance: Minutes of Oct 8, 2024 7:00 PM (Meeting Minutes)

retaining the R-1A zoning designation. The proposed lot and building plans are consistent with the Comprehensive Plan recommendations and comply with the underlying R-1A zoning requirements. Additionally, the consolidation will unify the lots for the development of a new single-family home.

Therefore, staff recommends approval of the Preliminary and Final Plat of Subdivision (Plat of Consolidation), subject to the following conditions:

1. The plat of subdivision shall substantially conform to the engineering plans prepared by Norman Toberman & Associates, LLC, submitted on 9/11/24 and attached hereto as Exhibit 'A', except where revisions are necessary to comply with Village Codes and Ordinances.
2. The Plat of Subdivision shall be submitted on Mylar with the required signatures and shall substantially conform to the Plat of Subdivision prepared by Norman Toberman & Associates, LLC, as attached hereto.
3. A license and maintenance agreement for the private drive within the Forest Avenue right-of-way shall be submitted in a form acceptable to the Village Attorney.
4. If required, a Public Improvement Letter of Credit shall be submitted in a manner acceptable to the Village Engineer.
5. Parkway trees shall be provided in a manner acceptable to the Village Engineer.
6. Cash in lieu of sidewalks shall be submitted in a manner acceptable to the Village Engineer.
7. Recording fees in the amount of $300 shall be submitted.

There were no further questions. The public hearing was closed.

Commissioner Cavanaugh Made a motion to approve subject staff's conditions; seconded by Commissioner Noonan.

DISCUSSION:

Commissioner Cavanaugh acknowledges that this is a unique situation and appreciates that the staff has identified the property's uniqueness. He highlights the importance of the consolidation in allowing the petitioner to move forward with their plans. This recognition of the property's characteristics will enable the development to proceed in a manner that will adhere to zoning requirements.

Chairman Wood emphasizes that the proposed development will comply with the minimum standards required for a buildable lot. By consolidating the two properties, the plan will facilitate effective usage of the land, making it suitable for development while adhering to the necessary regulations.

Chairman Wood summarized that this request has met the standards and was unanimously approved by a vote of 9-0. This item will tentatively go to Village Council on Monday, October 14th, 2024

Minutes Acceptance: Minutes of Oct 8, 2024 7:00 PM (Meeting Minutes)

RESULT:	**RECOMMEND TO APPROVE [UNANIMOUS]**
MOVER:	Kevin Cavanaugh, Commissioner
SECONDER:	Patrick Noonan, Commissioner
AYES:	Noonan, Roth-Wurster, Friedman, Wood, Bettenhausen, Kolososki, Cavanaugh, Fedota, Schubert

Minutes Acceptance: Minutes of Oct 8, 2024 7:00 PM (Meeting Minutes)

2. Vacant property north of 152 N. Maple Street **- Recommend To Approve**

SU-000127-2024 - Vacant Property at N. Maple Street and W. Wood Street

Notice was published in the Journal & Topics on September 19th, 2024 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. **Application**
2. **Proof of Ownership**
3. **Plat of Survey - Site Plan**
4. **Elevations**
5. **Floor Plans**
6. **Special Use Ordinance O-76-20**
7. **Public Notice**

Staff (Ms. Bremanis) provides background:
The Subject Property is a vacant platted lot of record. A similar Special Use for a 10-foot side yard abutting a street setback reduction was approved in 2020, but ultimately expired. The application and submitted plans propose a 15-foot side yard abutting a street setback, in conjunction with the proposed new home. The Petitioner is requesting Special Use to permit a home to be setback 15 feet from the side lot line, instead of the minimum required 20 feet.

Sworn in petitioner: Christopher Thomas - 227 W. Wood St.

Mr. Thomas mentions that he and his family live down the street at Palatine Station. After purchasing the lot a couple of years ago, they are now prepared to build a house. Initially, they planned for a four-bedroom home; however, he believes the lot does not support that size. Instead, they are considering a smaller footprint that would be more suitable for their needs, ensuring adequate side yard space for their children and family activities. He emphasizes that they are requesting a footprint smaller than what was previously approved.
Commissioner Wood inquires whether the side yard has been maintained as viewed and if they attempted to stay within the side yard setbacks.
Mr. Thomas responds that they acquired the lot from another contractor who had been approved for a special use with larger side setbacks. He explains that the initial plans were for a larger home, and while it might be feasible to reduce the footprint by 5 feet, it would result in a very narrow home. Keeping the additional 5 feet would allow them to create a much more livable space for their family.
Ms. Bremanis explains that the lot in question is substandard, significantly smaller and narrower than a typical R-2 lot. She notes that while the standard for a corner lot is 85 feet, this lot measures only 60 feet, and at 7,740 square feet, it falls short of the 10,000 square feet required for R-2 zoning.
Ms. Bremanis presents the layout of the proposed house, which would face

Minutes Acceptance: Minutes of Oct 8, 2024 7:00 PM (Meeting Minutes)

Maple Street, and shares floor plans with the committee. Ms. Bremanis observes that none of the surrounding homes meet the R-2 standards, highlighting that the house behind and to the west is situated just 5.5 feet from the lot line. She also provides information on several other nearby locations and includes photos to illustrate the existing conditions. She concludes by stating that aside from the R-2 side yard setback requirement, everything else in their proposal meets the R-2 standards.

Commissioner Friedman clarifies that the vote tonight pertains to the setbacks rather than the substandard size of the lot.

Ms. Bremanis confirms that the lot is an existing condition, and there is no process to approve an existing substandard lot. She explains that if the petitioner wanted to subdivide and create such a situation, they would need approval for the subdivision and variations.

Commissioner Cavanaugh inquires about the sidewalks on the street and asks what the process is to complete the sidewalk in this area.

Ms. Bremanis responds that completing the sidewalk is one of the conditions, although it is not currently included. She notes that the addition of a sidewalk would be require if they were building the house without setback relief.

Commissioner Shubert asks if the driveway cut at the curbs is included in the plans.

Ms. Bremanis confirms that it will undergo engineering review.

Commissioner Cavanaugh also raises concerns about the driveway cut and the non-traditional crosswalk location.

Ms. Bremanis replies that engineering will review these aspects at the permit level.

STAFF RECOMMENDATION:

The Petitioner is proposing a 15-foot side yard abutting a street setback for a vacant lot to allow for the development of a new home. This lot is narrower, at 60 feet, as compared to current minimum required 85 feet, which will affect the building pad width of the proposed home. As noted, the proposed setback is comparable to or greater than multiple other corner lots in the area, which do not provide a 20-foot side yard abutting a street setback and have setbacks that are either equal to or lesser than the proposed.

The proposed should not impact the surrounding property owners or alter the essential character of the neighborhood. Therefore, Staff recommends approval of the Special Use, subject to the following conditions:

1. The Special Use shall substantially conform to the plans submitted by Petitioner on 9/02/2020 except as such plans may be changed to conform to Village Codes and Ordinances.

There were no further questions. The public hearing was closed.

Commissioner Cavanaugh made a motion to approve subject staff's conditions; seconded by Commissioner Kolososki.

Minutes Acceptance: Minutes of Oct 8, 2024 7:00 PM (Meeting Minutes)

DISCUSSION:

Commissioner Kolososki commends the Petitioner for doing a good job with the design of a nice house on a tight lot, noting that it will fit well within the neighborhood. He does mention a concern about potentially regretting not having a larger garage to accommodate the newer, larger car models that are becoming common.

Commissioner Cavanaugh shares that he lives in the area and initially had concerns about the project. However, he acknowledges that staff has effectively addressed issues related to sidewalks and driveways, which he considers important. He appreciates the petitioner's honesty in stating that he did not want a larger house and is looking for a good use of the property for his family. He expresses excitement about finally getting something built on a lot that has been vacant for a long time.

Commissioner Fedota acknowledges the existing challenges with the lot's tightness but agrees that the design fits well with the surrounding environment and constitutes a good use of the property.

Commissioner Friedman expresses his only concern about the absence of a site plan in the package. He points out that while the plat shows the maximum footprint of the planned home, it lacks a scope of work for the property. He asks whether staff is comfortable that the conditions will adequately address any issues that would have been clarified by a site plan. If so, he does not want to hold up the process.

Ms. Bremanis concurs, noting that a more comprehensive plan showing the driveway and sidewalks would have been beneficial.

Chairman Wood summarized that this request has met the standards and was unanimously approved by a vote of 9-0. This item will tentatively go to Village Council on Monday, October 14th, 2024.

RESULT:	**RECOMMEND TO APPROVE [UNANIMOUS]**
MOVER:	Kevin Cavanaugh, Commissioner
SECONDER:	Robert Kolososki, Commissioner
AYES:	Noonan, Roth-Wurster, Friedman, Wood, Bettenhausen, Kolososki, Cavanaugh, Fedota, Schubert

Minutes Acceptance: Minutes of Oct 8, 2024 7:00 PM (Meeting Minutes)

3. 401 N. Northwest Highway **- Recommend To Approve**

SU-000123-2024 - 401 N. Northwest Highway

Notice was published in the Journal & Topics on September 19th, 2024 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. **Special Use Application**
2. **Proof of Ownership**
3. **Floor Plan**
4. **Business Plan**
5. **Plat of Survey**
6. **Public Notice**

Staff (Ms. Bremanis) provides Background:
The Subject Property is zoned B-1, Shopping Center District, and was part of the Arthur T. McIntosh & Co.'s Fair Grounds Park Subdivision. The approximately 900 square foot tenant space is located within the Fleetwood Shopping Center, which also includes a comic book store, a nail salon, a barber shop, and an insurance & financial services business. The previous occupant of the subject tenant space was an electronic vape store, which closed in May of 2023.
The Petitioner is proposing to open an African food store at the subject tenant space to sell a variety of dry and frozen goods. The Petitioner is requesting the following. A Special Use to permit a food store at the subject property.

Sworn in petitioner: Ms. Oluwatoyin Warren - 422 Edward Ave.
Ms. Warren shares her experience in business, noting that she has been operating for many years. However, her previous location in Rolling Meadows has closed due to the site being redeveloped for a new use. She expresses her desire to establish a new space in Palatine to continue her business, emphasizing her commitment to selling African food to her loyal customers.
Chairman Wood inquires about the expected daily customer volume.
Ms. Warren responds that she anticipates around 10 customers per day. She plans to advertise her new location to attract her existing customer base.
Commissioner Cavanaugh asks about the nature of the food products being sold.
Ms. Warren confirms that the food is either frozen or prepackaged. She sources these items from suppliers in Chicago, ensuring they are prepacked and she also states other items would be sourced from approved importers at the port of entry.
Commissioner Cavanaugh asks if the business would mimic what she was doing in Rolling Meadows.
Ms. Warren agrees that it would be the same.

Chairman Wood inquires about the business hours, noting they are from 9 AM to

Minutes Acceptance: Minutes of Oct 8, 2024 7:00 PM (Meeting Minutes)

8 PM, and asks if there might be occasions when Ms. Warren would stay open later.
Ms. Warren responds that she does not anticipate extending the hours, as they are already long enough. She explains that preparation and cleaning require time, and her son assists her, making longer hours too strenuous for their operation.
Commissioner Friedman asks whether the business plan includes selling produce like yams and plantains as prepackaged items or if they will be displayed openly like in a grocery store.
Ms. Warren explains that the items will be displayed on a table.
Commissioner Friedman then inquires if there is a food preparation sink available for preparing any foods.
Ms. Warren responds that they will use gloves to handle the food and offer them to customers.
Ms. Bremanis interjects, clarifying that all food handling will be managed during the food permit process, which will be reviewed by the Environmental Health Department. She provides an overview of the requirements for grocery stores.
Commissioner Friedman notes that while this is understood, the current floor plan does not specify where the food handling will take place.
Commissioner Schubert inquires whether the small store will serve any food or allow eating on the premises.
Ms. Warren confirms that there will be no food consumption on the premises.

Ms. Bremanis provides details about the location, highlighting the existing conditions. She explains that there is residential space on the upper floor, with parking for residents situated at the rear of the building. The business parking is located in the front, and she notes that no parking issues have been observed.

Commissioner Fedota inquires about the trash disposal process for the business.
Ms. Bremanis explains that there are three trash dumpsters located at the rear of the building, though it's unclear whether the owner has allocated these for the business or if Ms. Warren needs to arrange for her own.
Commissioner Noonan asks whether the garbage at this new location will be consolidated into one large container or if Ms. Warren will have her own.
Ms. Warren responds that she will place a garbage can at the entrance for customers to dispose of miscellaneous trash, while the store's waste will be disposed of in the large dumpster provided by the property owner.

STAFF RECOMMENDATION:
The Petitioner is proposing to relocate an existing food store to Palatine. Per the submitted business plan, and a review of the Petitioner's food store location in Rolling Meadows, the generated traffic from 10 - 20 customers a day and the use of the Petitioner's personal vehicle for deliveries should not have a significant impact on, nor cause injury to the value of, the other properties in the surrounding neighborhood. Therefore, Staff recommends approval of the proposed Special Use, subject to the following conditions:

1. The Special Use shall substantially conform to the business plan and floor plan

Minutes Acceptance: Minutes of Oct 8, 2024 7:00 PM (Meeting Minutes)

submitted by the Petitioner, Oluwatoyin Warren, Debjos African Food LLC, except as such plans may be changed to conform to the Village Codes and Ordinances.

There were no further questions. The public hearing was closed.

Commissioner Noonan a motion to approve subject staff's conditions; seconded by Commissioner Fedota.

DISCUSSION:

Commissioner Cavanaugh expresses his support, stating that the business is a good use of a vacant space and highlights its uniqueness, as it doesn't currently exist in Palatine.

Commissioner Kolososki agrees, finding that unique stores can be interesting and are a good fit for the community.

Chairman Wood emphasizes Palatine's diversity, appreciating the presence of different stores that cater to various populations. She also notes that the business does not pose any issues regarding health, safety, or welfare. Additionally, she mentions that the parking lot is rarely full and expresses her favor for the request.

Chairman Wood summarized that this request has met the standards and was unanimously approved by a vote of 9-0. This item will tentatively go to Village Council on Monday, October 14th, 2024.

RESULT:	**RECOMMEND TO APPROVE [UNANIMOUS]**
MOVER:	Patrick Noonan, Commissioner
SECONDER:	Stephen Fedota, Commissioner
AYES:	Noonan, Roth-Wurster, Friedman, Wood, Bettenhausen, Kolososki, Cavanaugh, Fedota, Schubert

Minutes Acceptance: Minutes of Oct 8, 2024 7:00 PM (Meeting Minutes)

IV. COMMUNICATIONS

V. ADJOURNMENT

Minutes Acceptance: Minutes of Oct 8, 2024 7:00 PM (Meeting Minutes)

VILLAGE OF PALATINE

VILLAGE OF PALATINE
Planning and Zoning Commission

SCHEDULED 10/22/24 07:00 PM

STAFF REPORT (ID # 9383)

274 and 286 W. Michigan Avenue

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Ben Vyverberg - Director of Planning and Zoning

PETITIONER: Greg Rose- GWR Enterprises, Inc.

PLAN NUMBER: **FPD-000132-2024 - Estates at Arcadia**

BACKGROUND:

The Subject Property includes two now vacant lots located on W. Michigan Avenue, between two established Subdivisions- Arcadia and Arcadia West. The property is zoned Planned Development and was previously approved on two separate occasions (2017 and 2022) for a 6-lot single-family residential subdivision. Ultimately, the Planned Development did not meet the conditional requirements and was not effectuated. Nevertheless, the property maintains a Planned Development zoning designation, in the absence of an active Planned Development. Therefore, the Petitioner is requesting a the following:

a) Preliminary and Final Plat of Subdivision (Estates at Arcadia - 6-lot single-family residential lots);
b) Preliminary and Final Planned Development; and
c) Vacation of the southern 33 feet of W. Gilbert Avenue.

Surrounding Zoning/Uses:

North:	R-2 single-family residential; Unit No. 1 - Pleasant Hills Subdivision
South:	R-1 single-family residential; Arthur T. McIntosh and Company's Plum Grove Farms
East:	Planned Development - Arcadia Subdivision
West:	Planned Development - Arcadia West

KEY ISSUES:

Zoning and Development History

- The previously approved Planned Developments all contemplated 6 single-family residential lots, with 4 of the lots connecting through Arcadia and Arcadia West Subdivisions along the extension of Prestwick Street and the southernmost lots

(Lots 1 and 2) with frontage access from W. Michigan Avenue.

- The previous approvals for these 6-lots aligned with the R-1B Zoning District, which was a recommended condition of the Michigan Avenue Sub Area Plan to provide a transition from the smaller lots to the north and the larger R-1 lots to the south along W. Michigan Avenue.
- Prior to the submission or review of Arcadia, Arcadia West, or the Subject Subdivisions, all of these properties were reviewed through a Sub Area Plan (Michigan Avenue Sub Area Plan). The plan delineated and outlined the single-family residential subdivision recommendations and development of the 15 acre area. The Sub Area Plan was adopted by the Village Council in 2007, as an amendment to the Comprehensive Plan.
- Arcadia Subdivision (14-lots) was approved in 2012 and Arcadia West (12-lots) was approved in 2016. The Subject Property was initially approved in 2017 and reinstated in 2022, after its initial expiration. Although the Subject Property maintains a Planned Development zoning designation, subject to the R-1B zoning classification standards, the reinstatement was not effectuated and the approved Plat of Subdivision was never completed.
- The Petitioner has applied for a new Planned Development and Plat of Subdivision, and Vacation of W. Gilbert Road, which follows the underlying zoning and R-1B requirements.

- The following summarizes the proposed subdivision and lot standards:

	Lot 1	**Lot 2**	**Lot 3**	**Lot 4**	**Lot 5**	**Lot 6**
Lot width (R-1B)	100 feet (85feet)	100 feet (85 feet)	100 feet (85 feet)	100 feet (85 feet)	100 feet (85 feet)	100 feet (85 feet)
Lot depth (min.)	241.02 feet (110 feet)	241.09 feet (110 feet)	171.00 feet (110 feet)	171.18 feet (110 feet)	160.38 feet (110 feet)	160.22 feet (110 feet)
Area (R-2)	24,105 SF (14,000 SF)	24,111 SF (14,000 SF)	17,104 SF (14,000 SF)	17,113 SF (14,000 SF)	16,033 SF (14,000 SF)	16,026 SF (14,000 SF)

- The proposed lots comply with the R-1B setbacks, lot width, and lot area requirements, including, as noted on the engineering plans, the minimum and required side yard setback requirements (10 feet minimum and a total of 25 feet - R-1B requirements).

Engineering and Architecture:

- The engineering plans, which were conditionally recommended by the Village Engineer, provide stormwater detention and volume control, through a basin and easement area on the northern portions of Lots 1 and 2. The stormwater is captured in the basin and then discharged through a restrictor northward into the storm sewer, with ultimate controlled outfall into the creek system. The base of the detention pond has an elevation of 729.7, with the highwater line of 733.5.

- Prestwick Street would be completed to Village Standards, including the surrounding sidewalk system and dedication of the ROW. A maintenance and access easement to the detention basin is provided through a 15-foot public utility easement from W. Michigan Avenue (turfstone or equal material, which is comparable to the maintenance access easement for Arcadia Subdivision). As required, parkway trees would be installed along both W. Michigan Avenue and Prestwick Street.
- The proposed architectural plans contemplate several combination options of LP siding, stone and brick veneers, and the proposed homes provide 3-car garages.

- As a recommended condition of the Michigan Avenue Sub Area Plan and in completion of the W. Gilbert Road vacations, which began with Arcadia and Arcadia West Subdivisions, the proposed Plat of Subdivision also vacates the remaining southern 33 feet of the unimproved W. Gilbert Road ROW.

STAFF RECOMMENDATION:

On several occasions, the Subject property was reviewed and approved for a 6-lot subdivision and currently maintains a Planned Development zoning designation. The proposed 6-lot subdivision completes the recommendations of the Sub Area Plan and also links the Subject Property with Arcadia and Arcadia West Subdivisions, in compliance with the previously approved Planned Developments. All 6 lots also comply with the R-1B zoning district requirements and bulk standards.

Therefore, Staff recommends approval of the proposed Preliminary and Final Plat of Subdivision, Preliminary and Final Planned Development, and Plat of Vacation, subject to the following conditions:

1. **The development shall substantially conform to the engineering plans prepared by Spies and Associates Inc. dated 09/26/24, except as such plans may be changed to conform to Village Codes and Regulations.**

2. **All future residences shall follow the Village's R-1B zoning district standards.**

3. **Within the Subject Property, no privacy fencing shall be permitted abutting the detention basin or the access easement to the detention basin. All fencing shall be of an open wrought iron style fencing in these areas.**

4. **If required by the Village, a Homeowners Association shall be created for the maintenance of the detention area and the access easement. It shall include conditions related to the fencing restrictions outlined in condition number 3 of this ordinance and maintenance of the landscape plan attached to the engineering plans. It shall also include a requirement to perform a maintenance inspection for the detention outlot the earlier of every 5 years or at an interval required by MWRD. The HOA Declarations must be approved by the Village Attorney prior to the recording of the Plat of Subdivision or the issuance of any permits.**

5. **The final engineering plans and plat of subdivision and plat of vacation shall be revised in a manner acceptable to the Village Engineer and submitted on Mylar, with recording fees in the amount of $500, shall be submitted.**

6. **A Planned Development letter of credit in amount of $60,000 ($10,000 per lot, per Article 14 of the Zoning Ordinance) shall be submitted.**

7. **A Public Improvement letter of credit in the amount of $571,325.75 (or other Village Engineer approved amount based upon any accepted changes to the EEOC) shall be submitted in a manner acceptable to the Village Engineer.**

8. **Review fees, based upon the finally accepted EEOC, shall be submitted in a manner acceptable to the Village Engineer shall be submitted.**

9. **A construction traffic management plan shall be submitted in a manner acceptable to the Directors of Public Works and Planning and Zoning. This traffic management plan shall outline the proposed development schedule and identify the material delivery routes and proposed parking areas for the contractors, prior to the completion of Prestwick Street. A component of this plan shall also include an initial notification, by standard mail, to the residents on the south side of W. Michigan Avenue (263, 271, 285, 301, 325, 335, 351, and 357) once the initially proposed site development schedule is known.**

10. **All extra agency permits shall be submitted, in a manner acceptable to the**

Village Engineer.

ATTACHMENTS:

- Aerial Map
- EXHIBIT - Estates at Arcadia Plat of Subdivision_v1 (1)
- EXHIBIT - Estates at Arcadia Engineering_v1Origin
- Architectural plans example - PERMIT - rev7
- Architectural plans example - PERMIT - rev8
- Architectural plans example - Edwards 267
- Architerctural plans example - 356
- Previous Planned Development approval (2022)
- Public Notice

GISConsortium | 274 and 286 W. Michigan Avenue



Legend

0 300 600 ft

Print Date: 10/2/2024

Notes

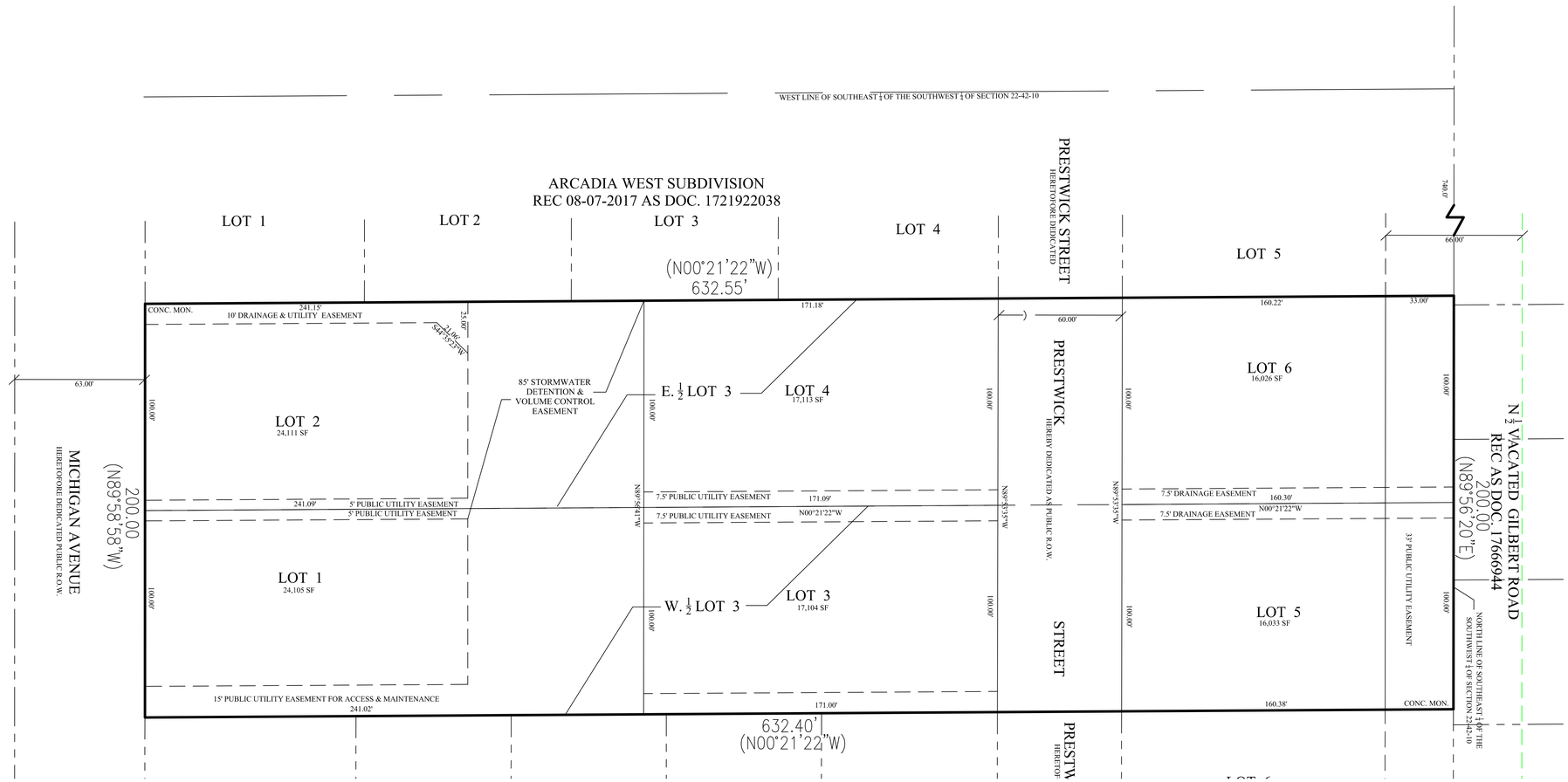
Disclaimer: The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.

Attachment: Aerial Map (274 and 286 W. Michican Avenue - Estates at Arcadia)

FINAL PLAT OF SUBDIVISION OF ESTATES AT ARCADIA SUBDIVISION

MORRISON SURVEYING CO., INC.
604 Bedford Rd. Unit A Morris, Illinois 60450 (office)
P.O.Box 863, Morris, Illinois 60450 (mailing)
Ph. 815-942-2620 Fax 815-941-2620

CARRAIG SUBDIVISION, BEING A SUBDIVISION OF LOT 2 (EXCEPT THE EAST ½ THEREOF) AND LOT 3 (EXCEPT THE WEST 1/2 THEREOF) IN ARTHUR T. MCINTOSH & CO'S. PLUM GROVE FARMS, A SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THE SOUTH 33.00 FEET OF GILBERT ROAD AS VACATED ON DOCUMENT_____ AND THE NORTH 3.00 FEET OF MICHIGAN AVE AS VACATED ON DOCUMENT _____, ALL IN COOK COUNTY, ILLINOIS,



GRAPHIC SCALE
0 30 60 120
(IN FEET)
1 inch = 30 ft.

SPIES & ASSOCIATES, INC.
Civil Engineers – Land Surveyors
534 WEST CAMPUS DRIVE
ARLINGTON HEIGHTS, ILLINOIS 60004
PH 847.577.8808 FAX 847.577.0229

REVISIONS

DRAWN BY: TJS	JOB NO. 5378
DESIGNED BY: TJS	SCALE: 1"=30'
CHECKED BY: TJS	DATE: 09-26-24

PLAT OF SUBDIVISION
ESTATES AT ARCADIA

SHEET NO. 1 OF 2 SHEETS

Attachment: EXHIBIT - Estates at Arcadia Plat of Subdivision_v1 (1) (274 and 286 W. Michican Avenue - Estates at Arcadia)

FINAL PLAT OF SUBDIVISION OF ESTATES AT ARCADIA SUBDIVISION

MORRISON SURVEYING CO., INC.
604 Bedford Rd. Unit A Morris, Illinois 60450 (office)
P.O.Box 863, Morris, Illinois 60450 (mailing)
Ph. 815-942-2620 Fax 815-941-2620

CARRAIG SUBDIVISION, BEING A SUBDIVISION OF LOT 2 (EXCEPT THE EAST ½ THEREOF) AND LOT 3 (EXCEPT THE WEST 1/2 THEREOF) IN ARTHUR T. MCINTOSH & CO'S. PLUM GROVE FARMS, A SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THE SOUTH 33.00 FEET OF GILBERT ROAD AS VACATED ON DOCUMENT_____ AND THE NORTH 3.00 FEET OF MICHIGAN AVE AS VACATED ON DOCUMENT _____, ALL IN COOK COUNTY, ILLINOIS,

EASEMENT LANGUAGE

VILLAGE OF PALATINE EASEMENT

WHENEVER THE WORDS "PUBLIC UTILITIES", "PUBLIC UTILITIES EASEMENT" OR "PU&D EASEMENT" SHALL BE APPEAR ON THIS PLAT THE VILLAGE OF PALATINE, A MUNICIPAL CORPORATION, COOK COUNTY, ILLINOIS,M AND ITS SUCCESSORS OR ASSIGNS JOINTLY AND SEVERALLY SHALL HOLD A PERPETUAL EASEMENT UNDER, OVER AND ACROSS THE SURFACE OF THE PROPERTY SHOWN WITHIN THE LINES OF THE PLAT MARKED AS SUCH FOR THE INSTALLATION, CONSTRUCTION, USE, REPAIR AND MAINTENANCE OF ALL PUBLIC UTILITY EQUIPMENT INCLUDING BUT NOT LIMITED TO FACILITIES USED IN CONNECTION WITH THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND SOUNDS AND SIGNALS, WATER MAINS (INCLUDING "B" BOXES), SEWAGE MAINS AND PIPING, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS, AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTION SHALL NOT BE PLACED OVER GRANTEES FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE LINES MARKED "EASEMENT" WITHOUT THE PRIOR WRITTEN CONSENT OF THE GRANTEES. PROVIDED, HOWEVER THAT SUCH CONSENT OF THE GRANTEE SHALL NOT RELIEVE THE GRANTORS, THEIR SUCCESORS OR ASSIGNS FROM THE DUTY AND OBLIGATION TO REMOVE SUCH OBSTRUCTIONS AT THIER SOLE EXPENSE UPON THE DIRECTION OF THE GRANTEE, WHENEVER THE GRANTEE DEEMS SUCH REMOVAL NECESSARY IN ITS SOLE JUDGEMENT TO ENABLE THE GRANTEE TO REPAIR OR MAINTAIN ANY FACILITIES WITHIN THE EASEMENT OR OTHERWISE ALLOW THE GRANTEE FULL USE AND ENJOYMENT OF THE EASEMENT RIGHTS GRANTED HEREUNDER, AFTER INSTALLATION OF ANY SUCH FACILITIES. THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO UNREASONABLY INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

ELECTRIC AND TELEPHONE

A PERMANENT, NONEXCLUSIVE EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATION SERVICE IS RESERVED FOR AND GRANTED TO ANY ELECTRIC, TELEPHONE AND/OR COMMUNICATION COMPANY AUTHORIZED BY THE VILLAGE (REFERRED TO AS "GRANTEES"), JOINTLY AND SEVERALLY, TO INSTALL, OPERATE, MAINTAIN AND REMOVE, FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND SOUNDS AND SIGNALS IN, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY KNOWN AS AND/OR LABELED AS UTILITY EASEMENT, DRAINAGE AND UTILITY EASEMENT, OR UTILITY AND LANDSCAPING EASEMENT WITHIN DASHED LINES ON THE ATTACHED PLAT OF SUBDIVISION AND PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS UNDER THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS THEREON; THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS GIVEN IN THIS SECTION; AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER THE GRANTEES' FACILITIES OR IN, UPON OR OVER SUCH EASEMENTS WITHOUT PRIOR WRITTEN CONSENT OF THE GRANTEES. SUCH FACILITIES SHALL GENERALLY BE LOCATED UNDERGROUND AND, AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF. THE LOCATION OF FACILITIES BY THE GRANTEES SHALL NOT CONFLICT OR INTERFERE WITH PUBLIC IMPROVEMENTS, AND ANY CONFLICTS IN USE SHALL BE SUBJECT TO RESOLUTION AND APPROVAL BY THE VILLAGE.

CABLE TELEVISION

A PERMANENT, NONEXCLUSIVE EASEMENT IS RESERVED FOR AND GRANTED TO THE VILLAGE AND/OR TO ANY CABLE TELEVISION COMPANY AUTHORIZED BY THE VILLAGE TO INSTALL CABLE TELEVISION FACILITIES WITHIN THE SUBDIVISION (REFERRED TO AS THE "COMPANY") AND TO THEIR SUCCESSORS AND ASSIGNS IN, UPON, ACROSS, UNDER AND THROUGH THE AREAS SHOWN AND/OR LABELED AS "DRAINAGE AND UTILITY EASEMENT" WITHIN DASHED LINES ON THE ATTACHED PLAT OF SUBDIVISION FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, INSPECTING, OPERATING, REPLACING, RENEWING, ALTERING, ENLARGING, REMOVING, REPAIRING AND MAINTAINING CABLE TELEVISION LINES OR APPURTENANCES AND, WITHOUT LIMITATION, SUCH OTHER INSTALLATIONS AS MAY BE REQUIRED TO FURNISH CABLE TELEVISION SERVICE TO THE ATTACHED AREA AND SUCH APPURTENANCES AND ADDITIONS THERETO AS THE VILLAGE AND THE COMPANY MAY DEEM NECESSARY, TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE EASEMENTS INCLUDED IN THE ATTACHED PLAT FOR THE NECESSARY MEN AND EQUIPMENT TO DO ANY AND ALL OF SUCH WORK. THE RIGHT IS ALSO GRANTED TO THE CITY AND THE COMPANY TO CUT DOWN, TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS THAT INTERFERE WITH THE OPERATION OF OR ACCESS TO SUCH LINES IN, ON, UPON, ACROSS, UNDER OR THROUGH SUCH EASEMENTS. NO PERMANENT BUILDINGS OR TREES SHALL BE PLACED ON SUCH EASEMENTS, BUT SOME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH SUCH USES AND RIGHTS. SUCH FACILITIES SHALL GENERALLY BE LOCATED UNDERGROUND, AND THE USE OF SUCH EASEMENT SHALL NOT CONFLICT OR INTERFERE WITH PUBLIC IMPROVEMENTS, AND ANY CONFLICTS IN USE SHALL BE SUBJECT TO RESOLUTION AND APPROVAL BY THE VILLAGE.

GAS EASEMENT

A AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO NORTHERN ILLINOIS GAS COMPANY, AN ILLINOIS CORPORATION, DOING BUSINESS AS NICOR GAS COMPANY, ITS SUCCESSORS AND ASSIGNS (HEREINAFTER "NICOR") TO INSTALL, OPERATE, MAINTAIN, REPAIR, REPLACE AND REMOVE, FACILITIES USED IN CONNECTION WITH THE TRANSMISSION AND DISTRIBUTION OF NATURAL GAS IN, OVER, UNDER, ACROSS, ALONG, AND UPON THE SURFACE OF THE PROPERTY SHOWN ON THIS PLAT MARKED "EASEMENT", "UTILITY EASE,EMT", P.U.&D.E., "COMMON AREA OR AREAS", (OR SIMILAR DESIGNATIONS), STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, AND THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS", TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE THE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS AND COMMON AREA OR AREAS, AND TO SERVE OTHER PROPERTY, ADJACENT OR OTHERWISE, AND THE RIGHT TO REMOVE OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO, TREES, BUSHES, ROOTS, AND FENCES, AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER NICOR FACILITIES OR IN, UPON OR OVER THE PROPERTY IDENTIFIED ON THIS PLAT FOR UTILITY PURPOSES WITHOUT THE PRIOR WRITTEN CONSENT OF NICOR. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

THE TERM "COMMON ELEMENT" SHALL HAVE THAT MEANING SET FORTH FOR SUCH TERMS IN SECTION 605/2(e) OF THE "CONDOMINIUM POLICY ACT" (ILLINOIS COMPILED STATUTES, CH 765, SEC. 605/2(e)), AS AMENDED FROM TIME TO TIME.

THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT OR PARCEL OF REAL PROPERTY, INCLUDING REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE AS AN APPURTENANCE TO THE SEPARATELY OWNED LOTS, PARCELS OR AREAS WITHIN THE PROPERTY, EVEN THOUGH SUCH AREAS MAY BE DESIGNATED ON THIS PLAT BY OTHER TERMS.

COMMONWEALTH EDISON COMPANY

BY:_____ DATE:_____

TITLE:_____

AMERITECH ILLINOIS:

BY:_____ DATE:_____

TITLE:_____

AT&T COMCAST:

BY:_____ DATE:_____

TITLE:_____

NORTHERN ILLINOIS GAS COMPANY (NICOR):

BY:_____ DATE:_____

TITLE:_____

Permission to record the plat is hereby granted to:

_____
(NAME)

_____
(ADDRESS)

_____

_____

Permanent Index Number:
02-22-406-020-0000
02-22-406-025-0000

EASEMENT PROVISIONS
An easement for serving the subdivision and other property with electric and communication service is hereby reserved for and granted to

Commonwealth Edison Company
and
SBC Telephone Company, Grantees,

their respective licensees, successors and assigns jointly and severally, to construct, operate, repair, maintain, modify, reconstruct, replace, supplement, relocate and remove, from time to time, poles, guys, anchors, wires, cables, conduits, manholes, transformers, pedestals, equipment cabinets or other facilities used in connection with overhead and underground transmission and distribution of electricity, communications, sounds and signals in, over, under, across, along and upon the surface of the property shown within the dashed or dotted lines (or similar designation) on the plat and marked 'Easement', 'Utility Easement', 'Public Utility Easement', 'P.U.E.'(or similar designation), the property designated in the Declaration of Condominium and/or on this plat as 'Common Elements', and the property designated on the plat as 'common area or areas', and the property designated on the plat for streets and alleys, whether public or private, together with the rights to install required service connections over or under the surface of each lot and common area or areas to serve improvements thereon, or on adjacent lots, and common area or areas, the right to cut, trim or remove trees, bushes, roots and saplings and to clear obstructions from the surface and subsurface as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. Obstructions shall not be placed over Grantees' facilities or in, upon or over the property within the dashed or dotted lines (or similar designation) marked 'Easement', 'Utility Easement', 'Public Utility Easement', 'P.U.E.'(or similar designation) without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof.

The term 'Common Elements' shall have the meaning set forth for such term in the 'Condominium Property Act', Chapter 765 ILCS 605/2(c), as amended from time to time.

The term 'common area or areas' is defined as a lot, parcel or area of real property, the beneficial use and enjoyment of which is reserved in whole or as an appurtenannent to the separately owned lots, parcels or areas within the planned development, even though such be otherwise designated on the plat by terms such as 'outlots', 'common elements', 'open space', 'open area', 'common ground', 'parking' and 'common area'. The term 'common area or areas', and 'Common Elements' include real property surfaced with interior driveways and walkways, but excludes real property physically occupied by a building, Service Business District or structures such as a pool, retention pond or mechanical equipment.

Relocation of facilities will be done by Grantees at cost of the Grantor/Lot Owner, upon written request.

School Districts:

Elementary School District #_____

High School District #_____

Send the tax bill to :

_____
(NAME)

_____
(ADDRESS)

_____

_____

NOTARY CERTIFICATE

State of Illinois)
County of Cook) S.S.

I,_____ a notary public in and for said county in the state aforesaid, do hereby certify that _____ are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such owners, appeared before me this day in person and acknowledged that they signed and delivered said instrument of their own free and voluntary act and as the free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this _____ day of _____, A.D., _____.

_____
Notary Public

My commision expires on _____

OWNER'S CERTIFICATE

State of Illinois)
County of Cook) S.S.

This is to certify that _____are the owners of the property described hereon and that they have caused the said property to be surveyed and subdivided as shown hereon, for the uses and purposes therein set forth, and do hereby acknowledge and adopt the same under the title hereon indicated.

Dated this _____ day of _____, A.D., _____

_____
OWNER

ENGINEERING APPROVAL CERTIFICATE

State of Illinois)
County of Cook) SS

This plat has been checked for conformance to Village of Palatine standards and requirements and working drawings and specifications for streets, curb and gutter, watermains, sanitary sewer mains, storm water drainage and grading, sidewalks, street lights and street trees and soil erosion control have been prepared in conformance with the Village of Palatine standards and requirements and all engineering fees due the Village of Palatine have been paid.

_____ _____
Village Engineer Date

SURFACE WATER DRAINAGE STATEMENT

We hereby certify to the best of our knowledge and belief that adequete provisions have been made for the diversion and detention of surface waters into public areas or drains within the rights of the subdivision and that such surface waters will not be deposited on adjacent land owners property in such concentration as may cause damage by erosion or sedimentation to such property because of construction of the subdivision.

By _____ Dated _____
Owner

By _____ Dated 09-01-24
Illinois Professional Engineer #62-42874

TIMOTHY J. SPIES
62-42874
REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS

PLAN COMMISION

State of Illinois)
County of Cook) S.S.

Approved by the plan commision of the Village of Palatine, Cook County, Illinois, at a meeting held this _____ day of _____, A.D., _____.

Signed: _____
Chairman

Attest: _____
Secretary

VILLAGE COLLECTOR

I do hereby certify that there no deferred special assessments or unpaid current assessments due against the land included in the above plat.

Dated this _____ day of _____, A.D., _____.

By: _____
Village Collector

VILLAGE COUNCIL

State of Illinois)
County of Cook) S.S.

Approved by the Village Council of the Village of Palatine, Cook County, Illinois,

this_____ day of _____, A.D., _____

Signed: _____
Mayor

Attest: _____
Clerk

SURVEYOR'S CERTIFICATE

State of Illinois)
County of Cook) S.S.

I, Matthew James Morrison, an Illinois Professional Land Surveyor, hereby certify that I have surveyed and subdivided and platted for the owners thereof the following described property to wit:

LOT 2 (EXCEPT THE EAST ½ THEREOF) AND LOT 3 (EXCEPT THE WEST ½ THEREOF) IN ARTHUR T. MCINTOSH & CO'S. PLUM GROVE FARMS, A SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THE SOUTH 33.00 FEET OF GILBERT ROAD AS VACATED ON DOCUMENT_____ AND THE NORTH 3.00 FEET OF MICHIGAN AVE AS VACATED ON DOCUMENT _____, ALL IN COOK COUNTY, ILLINOIS,

I also certify that the land included by said survey falls within the corporate limits of the Village of Palatine, Illinois.

I further declare, based upon a review of the flood insurance rate map (F.I.R.M.) Community Panel Number 17031C0177J with effective date August 19, 2008, it is our opinion that a portion of said property does fall within a special flood hazard area as identified by said F.I.R.M. maps.

This plat correctly represents said survey and subdivision in every detail. All lot corners are marked with an iron pipe unless otherwise noted. Dimensions are in feet and decimal parts thereof, corrected to 62 degrees F. temperature.

Arlington Heights, Illinois, this 26th day of September, A.D., 2024

_____
I.P.L.S No. 35-3735

MATTHEW JAMES MORRISON
35.3735
PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS
MORRIS, IL

SPIES & ASSOCIATES, INC.
Civil Engineers – Land Surveyors
534 WEST CAMPUS DRIVE
ARLINGTON HEIGHTS, ILLINOIS 60004
PH 847.577.8808 FAX 847.577.0229

REVISIONS

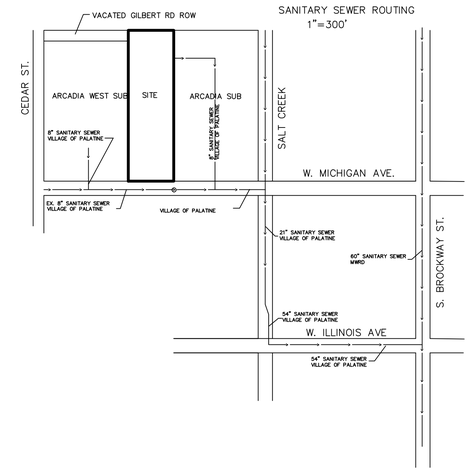
DRAWN BY: TJS	JOB NO. 5378
DESIGNED BY: TJS	SCALE:
CHECKED BY: TJS	DATE: 09-26-24

PLAT OF SUBDIVISION
ESTATES AT ARCADIA

SHEET NO. 2 OF 2 SHEETS

Attachment: EXHIBIT - Estates at Arcadia Plat of Subdivision_v1 (1) (274 and 286 W. Michican Avenue - Estates at Arcadia)



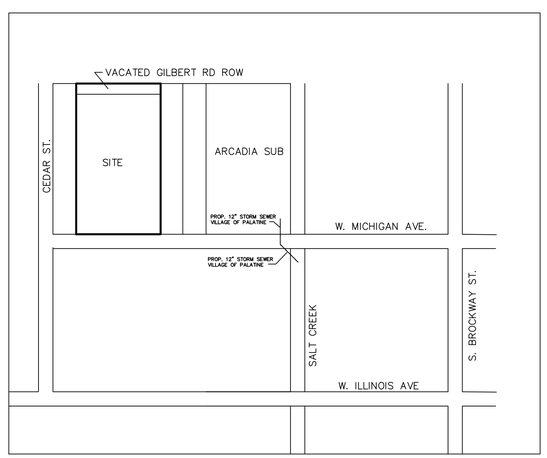


PUBLIC IMPROVEMENT PLANS
FOR
ESTATES AT ARCADIA
PALATINE, IL
BY
GWR BUILDERS, INC.

INDEX OF SHEETS

1. COVER SHEET
2. GENERAL NOTES
3. MWRD GENERAL NOTES
4. DEMOLITION PLAN
5. PAVING PLAN
6. GRADING PLAN
7. UTILITY PLAN
8. WATERMAIN/SANITARY PROFILE
9. EROSION CONTROL PLAN
10. EXHIBIT R
11. DRAINAGE EXHIBIT
12. DETAILS
13. DETAILS
14. DETAILS
15. DETAILS
16. DETAILS

BENCHMARK
CHISELED SQUARE ON THE SE CORNER OF THE HEADWALL IN THE MICHIGAN AVE. R.O.W. 75 FEET SOUTH OF THE PUBLIC WORKS ENTRANCE.
NAVD88 ELEVATION 726.64



LOCATION MAP

EXISTING UTILITIES
WHEN THE PLANS OR SPECIAL PROVISIONS INCLUDE INFORMATION PERTAINING TO THE LOCATION OF UNDERGROUND UTILITY FACILITIES, SUCH INFORMATION REPRESENTS ONLY THE OPINION OF THE ENGINEER AS TO THE LOCATION OF SUCH UTILITIES AND IS ONLY INCLUDED FOR THE CONVENIENCE OF THE BIDDER. THE ENGINEER AND THE OWNER ASSUME NO RESPONSIBILITY WHATSOEVER IN RESPECT TO THE SUFFICIENCY OR VERACITY OF THE INFORMATION SHOWN ON THE PLANS RELATIVE TO THE LOCATION OF UNDERGROUND UTILITY FACILITIES OR THE MANNER IN WHICH THEY ARE TO BE REMOVED OR ADJUSTED. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE ACTUAL LOCATION OF ALL SUCH FACILITIES. HE SHALL ALSO OBTAIN FROM THE RESPECTIVE UTILITY COMPANIES DETAILED INFORMATION RELATIVE TO THE LOCATION OF THEIR FACILITIES AND THE WORKING SCHEDULES OF THE UTILITY COMPANIES FOR REMOVING OR ADJUSTING THEM.

DRAINAGE STATEMENT
TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS SUBDIVISION OR ANY PART THEREOF, OR, THAT IF DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO THE PUBLIC AREAS, OR DRAINS APPROVED FOR THE USE BY THE MUNICIPAL ENGINEER, AND THAT SUCH SURFACE WATERS ARE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THIS SUBDIVISION.

REGISTERED PROFESSIONAL ENGINEER 62-42874

THE PROPERTY SHOWN HEREON FALLS WITHIN ZONE X AS SHOWN ON FIRM 17031C181J DATED AUGUST 8, 2009 AND DOES NOT CONTAIN ANY FEDERALLY REGULATED FLOOD HAZARD AREAS.

LEGEND

DESCRIPTION	EXISTING	PROPOSED
SANITARY SEWER		
STORM SEWER		
UNDERDRAIN		
WATERMAIN	W	W
GAS	G	G
IBT	I	I
CABLE	C	C
ELECTRIC	E	E
MANHOLE, INLET, CB FIRE HYDRANT, VALVE		
ELEVATIONS	(XXX.XX)	XXX.XX
TOP OF CURB EDGE OF PAVEMENT	XXX.XX XXX.XX	XXX.XX XXX.XX
GEOMETRIC COORDINATE	XXXX	XXXX
LIGHT POLES		
DRAINAGE ARROWS		
SEWER CLEANOUT		
WATER METER VAULT	M	M
UTILITY POLE		
SOIL BORINGS	N/A	B-
TRAFFIC SIGN		
TRAFFIC ARROW		
PARKING STALL COUNT		
TREE		
RELOCATE TREE		
ITEM REMOVAL		N/A
PAVEMENT REMOVAL		N/A
P.C.C		
MARSH		N/A

ALL DIMENSIONS AND COORDINATES ARE REFERENCED TO THE EDGE OF PAVEMENT UNLESS INDICATED OTHERWISE
OPEN SYMBOLS AND DASHED LINES INDICATE EXISTING IMPROVEMENTS

PREPARED FOR:
GWR BUILDERS, INC.
47 N. BOTHWELL ST.
PALATINE, IL

TIMOTHY J. SPIES 62-42874 REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS

CALL JULIE TOLL FREE 1(800)892-0123
OPERATES 24 HOURS A DAY 365 DAYS A YEAR
WARNING
CALL BEFORE YOU DIG
CALL 1(800)892-0123 48 HOURS BEFORE YOU DIG

SPIES & ASSOCIATES, INC.
Civil Engineers – Land Surveyors
534 WEST CAMPUS DRIVE
ARLINGTON HEIGHTS, ILLINOIS 60004
PH 847.577.8808 FAX 847.577.0229

REVISIONS

DRAWN BY: L.T.S.	JOB NO. 5873
DESIGNED BY: TJS	
CHECKED BY: T.J.S.	DATE: 09-26-24

PUBLIC IMPROVEMENT PLANS
COVER SHEET & LOCATION MAP

SHEET NO. 1 OF 16 SHEETS

Attachment: EXHIBIT - Estates at Arcadia Engineering_v1(Origin (274 and 286 W. Michican Avenue - Estates at Arcadia)

GENERAL NOTES AND CONDITIONS

1. ALL EARTHWORK, GRADING AND PAVING SHALL BE PERFORMED IN ACCORDANCE WITH STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN ILLINOIS, STATE OF ILLINOIS DEPARTMENT OF TRANSPORTATION, CURRENT EDITION, AND ALL REVISIONS AND SUPPLEMENTS THERETO, AND THE REQUIREMENTS AND SPECIFICATIONS OF THE VILLAGE OF PALATINE.

2. ALL SANITARY SEWER, WATER MAIN, AND STORM SEWER SHALL BE CONSTRUCTED IN ACCORDANCE WITH STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, CURRENT EDITION, AND ALL REVISIONS AND SUPPLEMENTS THERETO, AND THE PUBLISHED STANDARD SPECIFICATIONS AND REQUIREMENTS OF THE VILLAGE OF PALATINE. THE CONTRACTOR IS RESPONSIBLE FOR FAMILIARIZING HIMSELF WITH THE VILLAGE OF PALATINE. REQUIREMENTS.

3. THE REQUIREMENTS AND SPECIFICATIONS OF THE VILLAGE OF PALATINE SUBDIVISION CONTROL ORDINANCE SHALL GOVERN OVER ALL.

4. THE VILLAGE OF PALATINE ENGINEERING DEPARTMENT MUST BE NOTIFIED AT LEAST TWO (2) WORKING DAYS PRIOR TO THE REQUEST FOR INSPECTION, COMMENCEMENT OR RESUMPTION OF ANY WORK.

5. THE CONTRACTOR SHALL KEEP CAREFUL MEASUREMENTS AND RECORDS OF ALL CONSTRUCTION AND SHALL FURNISH THE ENGINEER AND THE VILLAGE WITH RECORD DRAWINGS UPON COMPLETION OF HIS WORK. SET OF MYLAR-REPRODUCIBLE RECORD DRAWINGS AND COPIES MUST BE FURNISHED TO THE VILLAGE BY THE DEVELOPER.

   THE CONTRACTOR SHALL ACCURATELY MARK THE LOCATION OF EACH SANITARY SERVICE, STORM SERVICE AND WATER SERVICE CONNECTION BY PLACING A 4" X 4" POST EIGHT FEET LONG AT THE END OF EACH SERVICE CONNECTION. EACH POST SHALL BE SET SO IT IS PLUMB AND THE TOP END IS THIRTY SIX (36) INCES ABOVE GRADE. THE TOP EIGHTEEN (18) INCES OF EACH POST SHALL BE NEATLY PAINTED TO INDICATE WHICH SERVICE IS BEING MARKED. RED INDICATES SANITARY, GREEN INDICATES STORM AND BLUE INDICATES WATER. POSTS WHICH ARE DESTROYED, BROKEN OR PULLED OUT SHALL BE REPLACED BY THE CONTRACTOR.

   THE CONTRACTOR SHALL PROVIDE THE ENGINEER WITH A TABULAR LISTING OF EACH AND EVERY SERVICE CONNECTION AND THIER LOCATIONS RELATIVE TO PERMANENT FIXED OBJECTS SUCH AS MANHOLES, PROPERTY CORNERS, ETC. EACH "B"-BOX SHALL BE ACCURATELY LOCATED BY A SERIES OF THREE PRECISE INTERSECTING LOCATION MEASURMENTS. THE DEPTH AS MEASURED FROM FINISHED GRADE SHALL ALSO BE RECORDED. FINALLY, THE LOCATION OF ALL WYES AND SERVICE LINE TAPE SHALL BE ACCURATLY RECORDED BY MEASURING THE DISTANCE TO THE NEAREST DOWNSTREAM STRUCTURE.

6. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES IN THE FIELD PRIOR TO CONSTRUCTION. THIS INCLUDES SANITARY SEWER, WATER MAIN, STORM SEWER, ILLINOIS BELL TELEPHONE, COMMONWEALTH EDISON, NORTHERN ILLINOIS GAS, AND CABLE TELEVISION IF ANY. THE JULIE NUMBER IS 1-800-892-0123.

7. ALL WORK PERFORMED BY THE CONTRACTOR SHALL BE GUARANTEED BY THE CONTRACTOR FOR A PERIOD OF TWELVE (12) MONTHS FROM THE DATE OF FINAL ACCEPTANCE. THIS GUARANTEE SHALL INCLUDE ALL DEFECTS IN MATERIALS AND WORKMANSHIP. THE DEVELOPER WILL BE RESPONSIBLE FOR MAINTENANCE FOR TWO (2) YEARS AFTER 80% OCCUPANCY IS REACHED.

8. ANY DIRT OR MATERIALS SHALL BE DISPOSED OF BY THE CONTRACTOR OFFSITE AT THE CONTRACTOR'S EXPENSE. THE DISPOSAL LOCATION MUST BE APPROVED BY THE VILLAGE IF WITHIN VILLAGE LIMITS.

9. ALL STRUCTURES, INLETS, PIPES, SWALES AND ROADS MUST BE KEPT CLEAN AND FREE OF DIRT AND DEBRIS AT ALL TIMES.

10. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ADEQUATE SIGNS, BARRICADES, FENCING, TRAFFIC CONTROL DEVICES AND MEASURES, AND ALL OTHER MEASURES THAT ARE NECESSARY TO PROTECT THE SAFETY OF THE SITE AT ALL TIMES. ALL SIGNS SHALL BE AS PER THE MANUAL OF TRAFFIC CONTROL DEVICES, CURRENT EDITION.

11. THE CONTRACTOR, BY AGREEING TO PERFORM THE WORK, AGREES TO INDEMNIFY AND HOLD HARMLESS THE OWNER, THE ENGINEER, THE VILLAGE AND ALL AGENTS AND ASSIGNS OF THOSE PARTIES, FROM ALL SUITS AND CLAIMS ARISING OUT OF THE PERFORMANCE OF SAID WORK, AND FURTHER AGREES TO DEFEND OR OTHERWISE PAY ALL LEGAL FEES ARISING OUT OF THE DEFENSE OF SAID PARTIES.

12. ALL ELEVATIONS ARE NGVD29 DATUM.

SOIL EROSION AND SEDIMENT CONTROL

1. REASONABLE CARE MUST BE TAKEN TO MINIMIZE SOIL EROSION. REFER TO THE STATE OF ILLINOIS "PROCEDURES AND STANDARDS FOR URBAN SOIL EROSION AND SEDIMENTATION CONTROL". THE U.S. SOIL CONSERVATION SERVICE IS ALSO AVAILABLE TO PROVIDE GUIDANCE.

2. ANY DISTURBED AREAS SHALL BE KEPT TO A PRACTICAL MINIMUM AND SHALL BE MULCHED, SEEDED, SODDED, OR PAVED WITHIN 7 CALENDAR DAYS FOLLOWING THE END OF ACTIVE DISTURBANCE.

3. ALL INLETS, STRUCTURES, PIPES, SWALES, AND ROADS SHALL BE KEPT CLEAN AND FREE OF DIRT AND SILT. STREETS ADJACENT TO THE SITE SHALL BE KEPT FREE OF DIRT, MUD AND OR DEBRIS BY SWEEPING.

4. STOCKPILES SHALL HAVE A BERM OR TRENCH AROUND THE CIRCUMFERENCE TO CONTROL SILT. STOCK PILES IN PLACE LONGER THAN 15 DAYS SHALL BE SEEDED.
   STOCKPILES SHALL ALSO HAVE A SILT FENCE PLACED AROUND.

5. STRAW BALES FIRMLY ANCHORED SHALL BE PLACED AROUND ALL INLETS, CATCHBASINS, SWALES, AND ADJACENT LANDS THAT RECEIVE SILTY RUNOFF DURING THE COURSE OF CONSTRUCTION.
   ALL STORM STRUCTURES SHALL HAVE FILTER FABRIC PLACED UNDER THE COVER AS ADDED PROTECTION. ADDITIONAL MEASURES AS DIRECTED BY THE VILLAGE ENGINEER.

6. ALL WETLANDS AND WATERCOURSE SHALL BE TOTALLY PROTECTED WITH SILT FENCE.

7. ADDITIONAL SOIL EROSION CONTROL MEASURES SHALL BE UNDERTAKEN DURING THE COURSE OF CONSTRUCTION, AS NEEDED.

8. MAINTAIN SOIL EROSION CONTROL DEVICES THROUGH THE DURATION OF THIS PROJECT.

9. REPLACE SOIL EROSION CONTROL DEVICES WITH SOD AND TOPSOIL AT THE COMPLETION OF THE PROJECT.

10. FOLLOWING PRELIMINARY EARTHWORK AND STORM SEWER CONSTRUCTION, SILT FENCE WILL BE PLACED AROUND THE RETENTION POND AND EITHER HAY BALES OR SILT FENCE WILL BE BE STAKED AROUND INLET STRUCTURES AS DIRECTED BY THE CITY ENGINEER.

11. PERENNIAL RYE GRASS SHALL BE SEEDED AND MAINTAINED IN AREAS WITH HIGH EROSION POTENTIAL.

STORM SEWER

1. ALL STORM SEWER SHALL BE CONSTRUCTED OF REINFORCED CONCRETE PIPE CLASS IV OR THICKER CONFORMING TO ASTM C-76, WITH PREFORMED JOINTS (ASTM C-433).

2. ALL INLETS, CATCHBASINS, AND MANHOLES SHALL BE PRECAST CONCRETE.

3. ALL STORM SEWERS UNDER AND WITHIN TWO FEET OF ANY EXISTING OR PROPOSED PAVEMENT OR SIDEWALK SHALL BE BACKFILLED WITH GRANULAR BACKFILL MATERIAL IDOT GRADATION CA-7 OR APPROVED EQUAL. (100% CRUSHED)

4. ANY FIELD TILES ENCOUNTERED SHALL BE RECONNECTED OR CONNECTED TO THE STORM SEWER SYSTEM. THE SIZE, LOCATION, AND DEPTH OF THE TILES SHALL BE RECORDED BY THE CONTRACTOR AND IMMEDIATELY REPORTED TO THE
   FIELD TILES TO BE SHOWN ON RECORD DRAWINGS.

5. FOOTING DRAINS SHALL DISCHARGE TO GRADE VIA SUMP PUMP DISCHARGE. VILLAGE OF PALATINE LOCATION, SIZE & INVERT OF

6. ALL STORM SEWERS DISCHARGING ON THE GROUND SHALL BE INSTALLED WITH FLARED END SECTIONS AND TRASH/SAFETY GRATES.

WATER MAIN

1. ALL WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE CLASS 52 CONFORMING TO ANSI A-21.51 AND WITH JOINTS CONFORMING TO ANSI A-21.11. THE WATER MAIN SHALL BE CEMENT-LINED IN ACCORDANCE WITH ANSI A-21.4, BITUMINOUS COATED.

2. THE MINIMUM COVER FOR ALL WATER MAIN AND WATER SERVICE PIPE IS FIVE AND A HALF FEET (5'-6") FROM FINISHED GRADE TO TOP OF PIPE.

3. ALL WATER MAINS UNDER AND WITHIN TWO FEET OF ANY EXISTING OR PROPOSED PAVEMENT OR SIDEWALK SHALL BE BACKFILLED WITH GRANULAR BACKFILL MATERIAL IDOT GRADATION CA-7 OR APPROVED EQUAL. (100% CRUSHED)

4. ALL 6", 8",10" & 12" VALVES SHALL BE RESILIENT WEDGE VALVES AND BE FURNISHED MECHANICAL JOINTED, WITH CAST IRON BODY, BRONZE MOUNTED, BRONZE STEMMED, DOUBLE DISC PATTERN, WITH NON-RISING STEM AND BE DESIGNED FOR 300 POUNDS WORKING PRESSURE. ALL VALVES SHALL OPEN LEFT.

5. ALL WATER MAIN SHALL BE PRESSURE TESTED TO 150 POUNDS STATIC PRESSURE, IN ACCORDANCE WITH THE REQUIREMENTS OF THE VILLAGE OF PALATINE.

6. MAXIMUM ALLOWABLE LEAKAGE SHALL BE 4 GALLONS PER INCH OF PIPE DIA. /1000 FT. OF PIPE/24 HRS. PER CITY REQUIREMENTS. TESTING SHALL BE IN ACCORDANCE WITH "PROCEDURES FOR PRESSURE TESTING AND DISINFECTION OF WATER MAINS AND WATER SERVICES WITHIN THE VILLAGE OF PALATINE.

7. AFTER THE PRESSURE TEST HAS BEEN ACCEPTED, THE CONTRACTOR SHALL CHLORINATE THE WATER MAINS WITH GAS IN ACCORDANCE WITH THE REQUIREMENTS OF AWWA, THE ILLINOIS EPA, AND THE VILLAGE OF PALATINE. CHLORINATION SHALL BE PERFORMED UNDER THE DIRECTION OF THE VILLAGE ENGINEER AND WATER DEPARTMENT.

8. A MINIMUM HORIZONTAL DISTANCE OF 10 FEET SHALL BE MAINTAINED BETWEEN THE WATER MAIN AND ANY SEWERS WHEN THEY ARE PARALLEL. WHENEVER A SEWER CROSSES A WATER MAIN, A MINIMUM VERTICAL DISTANCE OF 18 INCHES MUST BE MAINTAINED BETWEEN THE OUTSIDE OF THE PIPES, AND THE SEWER JOINTS ARRANGED SO THEY ARE EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE WATER MAIN JOINTS. WHEN IT IS NECESSARY FOR A SEWER TO CROSS OVER THE TOP OF A WATER MAIN, THE FOLLOWING METHOD MUST ALSO BE CONSTRUCTED: A) THE SEWER SHALL BE DESIGNED AND CONSTRUCTED EQUAL TO THE WATER MAIN PIPE FOR A DISTANCE TEN (10) FEET EITHER SIDE OF THE CROSSING AND SHALL BE PRESSURE-TESTED TO INSURE WATER TIGHTNESS PRIOR TO BACKFILLING.

9. THE WATER SERVICE PIPE SHALL BE 1 1/4" DIA. TYPE K COPPER. CORPORATION COCK SHALL BE MUELLER #H15000. THE CURB STOP SHALL BE MUELLER #H15154 AND THE SERVICE BOX SHALL BE MUELLER #H10302. ALL ITEMS SHALL CONFORM TO THE REQUIREMENTS OF THE VILLAGE OF PALATINE.

10. NO OBJECT MAY BE CONSTRUCTED, MAINTAINED, OR INSTALLED WITHIN 48 INCHES OF A FIRE HYDRANT. NO TREES, BUSHES, WALLS, OR OTHER OBSTACLES WHICH MAY HIDE OR IMPEDE THE USE OF A FIRE HYDRANT WILL BE PERMITTED.

11. HYDRANTS SHALL BE PAINTED WITH APPROVED PAINT.

12. ALL FIRE HYDRANTS SHALL BE MUELLER "CETURION" BREAK AWAY STYLE TRAFFIC DESIGN. SAID HYDRANTS SHALL HAVE A 5-1/4 INCH VALVE OPENING, 6-INCH DIAMETER STANDPIPE, TWO 2-1/2 INCH HOSE NOZZLES AND ONE 4-1/2 INCH PUMPER NOZZLE, ALL WITH NATIONAL/ STANDARD THREADS. HYDRANTS SHALL HAVE SIX FOOT DEPTH OF BURY AND BE FURNISHED MECHANICAL JOINTED. THE SIZE OF THE INLET CONNECTION SHALL BE 6-INCH. ON THE SIX INCH LINE CONNECTING THE HYDRANT TO THE MAIN SHALL BE PLACED A SIX-INCH GATE VALVE AND ROADWAY BOX, MUELLER #H-10360 OR EQUAL. THE OPERATING NUT SHALL BE THE NATIONAL STANDARD OF 1-1/2 INCH PENTAGON MEASURED FROM POINT TO OPPOSITE FLAT. HYDRANTS SHALL OPEN COUNTER CLOCKWISE. ALL PUBLIC HYDRANTS SHALL BE FURNISHED RED IN COLOR, AND SHALL BE PLACED SO THAT THE CENTER OF THE PUMPER NOZZLE IS 24 TO 36 INCHES ABOVE THE GROUND LINE. A HOLE OF 1/2 CUBIC YARD VOLUME SHALL BE DUG AT EACH HYDRANT AND FILLED WITH WASHED GRAVEL TO ACT AS A DRAIN. HYDRANTS TO CONFORM TO AWWA C-502.

13. FIRE HYDRANTS SHALL BE PLACED 3 TO 7 FEET FROM THE BACK OF CURB TO THE FACE OF HYDRANT, WITH 3 FEET BEING THE PREFERRED DISTANCE., AS SHOWN ON THE DETAIL.
    HYDRANTS SHALL NOT HAVE LESS THAN 36" CLEARANCE BETWEEN THE BACK OF CURB AND THE NEAREST PART OF THE HYDRANT AND MIN. 2' FROM SIDEWALK.

SANITARY SEWER NOTES

1. ALL SANITARY PIPE AND SERVICES SHALL BE P.V.C. (S.D.R. 26) PIPE CONFORMING TO ASTM D-3034 WITH GASKET JOINTS CONFORMING TO ASTM D-3212. ANY OTHER PIPE MATERIALS MUST CONFORM TO THE VILLAGE.

2. ALL FLOOR DRAINS SHALL DISCHARGE TO THE SANITARY SEWER.

3. ALL DOWNSPOUTS AND OUTSIDE DRAINS SHALL DISCHARGE TO GRADE AND NOT TO THE SANITARY SEWER.

4. ALL SANITARY SEWER CONSTRUCTION REQUIRES STONE BEDDING MATERIAL 1/4" TO 3/4" IN SIZE, WITH A THICKNESS BELOW THE BOTTOM OF THE PIPE OF NOT LESS THAN 4" AND EXTENDING TO A MINIMUM OF 12" ABOVE THE TOP BACKFILL SHALL BE CA-11/13, 100% CRUSHED PER ASTM D-2321, EQUIVELANT TO CLASS I OR APPROVED EQUAL.

5. "BAND-SEAL" OR SIMILAR FLEXIBLE-TYPE COUPLINGS SHALL BE USED IN THE CONNECTION OF SEWER PIPE OF DISSIMILAR MATERIALS. ALL HARDWARE ASSOCIATED WITH THE COUPLINGS SHALL BE OF STAINLESS STEEL.

6. WHEN CONNECTING TO AN EXISTING SEWER MAIN BY MEANS OTHER THAN AN EXISTING WYE, TEE, OR AN EXISTING MANHOLE, ONE OF THE FOLLOWING METHODS SHALL BE USED: A.) REMOVE AN ENTIRE SECTION OF PIPE (BREAKING ONLY THE TOP OF ONE BELL) AND REPLACE WITH A WYE OR TEE BRANCH SECTION. B.) WITH PIPE CUTTER, NEATLY AND ACCURATELY CUT OUT DESIRED LENGTH OF PIPE FOR INSERTION OF PROPER FITTING, USING "BAND-SEAL" OR SIMILAR COUPLINGS TO HOLD IT FIRMLY IN PLACE. C.) INSTALL A NEW MANHOLE.

7. ALL SEPTIC TANKS (IF ANY) BEING ABANDONED SHALL BE FILLED OR REMOVED. APPROVAL MUST BE OBTAINED FROM THE COUNTY HEALTH DEPARTMENT. ALL SEWER CONNECTIONS SHALL BE MADE UPSTREAM FROM THE TANK. CONTRACTORS SHALL OBTAIN ANY NECESSARY PERMITS FOR REMOVAL.

8. ALL SANITARY AND STORM MANHOLES SHALL BE PRECAST CONCRETE, TYPE A WITH PRECAST CONCRETE ADJUSTING RINGS, AND SHALL HAVE A MINIMUM INSIDE DIAMETER OF 48 INCHES. THE MANHOLE FRAME SHALL BE SECURED TO THE MANHOLE WITH MASTIC OR MORTAR.

9. A MINIMUM HORIZONTAL DISTANCE OF 10 FEET SHALL BE MAINTAINED BETWEEN THE WATER MAIN AND ANY SEWERS WHEN THEY ARE PARALLEL. WHENEVER A SEWER CROSSES A WATER MAIN, A MINIMUM VERTICAL DISTANCE OF 18 INCHES MUST BE MAINTAINED BETWEEN THE OUTSIDE OF THE PIPES, AND THE SEWER JOINTS ARRANGED SO THEY ARE EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE WATER MAIN JOINTS. WHEN IT IS NECESSARY FOR A SEWER TO CROSS OVER THE TOP OF A WATER MAIN, THE FOLLOWING METHOD MUST ALSO BE CONSTRUCTED: A.) THE SEWER SHALL BE DESIGNED AND CONSTRUCTED EQUAL TO THE WATER MAIN PIPE FOR A DISTANCE TEN (10) FEET EITHER SIDE OF THE CROSSING AND SHALL BE PRESSURE-TESTED TO INSURE WATER TIGHTNESS PRIOR TO BACKFILLING.

10. ALL SANITARY SEWERS SHALL BE TESTED IN KEEPING WITH VILLAGE REQUIREMENTS. INFILTRATION SHALL NOT EXCEED 100 GALLONS/INCH DIAMETER/MILE/DAY. ALL SANITARY & STORM SEWERS MUST BE TELEVISED AND THE TAPES MUST BE SUBMITTED TO THE VILLAGE ENGINEER.WRITTEN (TYPED) LOGS SHALL BE SUBMITTED TO THE VILLAGE DETAILING SERVICE WYE LOCATIONS AND DEFECTS, ETC. LOCATED. AIR TESTING AND DEFLECTION TESTING OF ALL SANITARY SEWERS IS REQUIRED.
    CONSTRUCTION SHALL CONFORM TO "ILLINOIS RECOMMENDED STANDARDS FOR SEWAGE WORKS", LATEST EDITION, PUBLISHED BY THE ILLINOIS E.P.A. EXCEPT FOR CONFLICTS WITH THE VILLAGE OF PALATINE PROCEDURES, WHERE THE VILLAGE ORDINANCE SHALL TAKE PRECEDENCE.

11. ALL MANHOLES, CATCHBASINS & VALVE VAULTS IN STREET SHALL BE SET IN A FULL MORTOR BED.

STREET LIGHTING

1. STREET LIGHT POLES AND FIXTURES SHALL BE CONSTRUCTED AT LOCATIONS SHOWN ON THE ENGINEERING DRAWINGS. THE TYPE OF POLE AND FIXTURES SHALL BE ACCEPTABLE TO THE VILLAGE. CATALOG CUTS MUST BE SUBMITTED FOR APPROVAL PRIOR TO ORDERING ANY MATERIALS.

2. NO UNDERGROUND SPLICES WILL BE ALLOWED. ALL SPLICES SHALL BE MADE IN THE BASES OF THE LIGHT POLES OR IN HANDHOLES USING 3M SPLICE KIT.

3. CONDUIT SHALL BE BURIED A MINIMUM OF 30 INCHES BELOW THE PROPOSED GRADE.

4. CABLE LENGTHS SHALL INCLUDE SLACK AS REQUIRED.

5. THE CONTRACTOR SHALL COORDINATE THE CONNECTION AND SERVICE POINTS WITH COMMONWEALTH EDISON COMPANY.

6. NO. 8 BARE COPPER GROUND WIRE SHALL BE INSTALLED IN TRENCH, 6" ABOVE LIGHTING CABLE.

7. ALL ELECTRIC CABLE SHALL BE #8AWG IN 1-1/4" UNIT DUCT. ALL ELECTRIC CABLE SHALL BE INSTALLED IN 2" DIA. GALVANIZED STEEL CONDUIT UNDER ALL PAVEMENT CROSSINGS.

8. ALL GRC IS TO BE INSTALLED WITH PROTECTIVE BUSHING ON ENDS.

9. 2" GRC TO EXTEND A MINIMUM OF 6" ON EITHER SIDE OF DRIVEWAYS, SIDEWALKS & STREET CROSSINGS.

10. IF DRIVEWAY LOCATIONS ARE UNKNOWN AT THE TIME OF CONSTRUCTION, THEN CONDUIT SHALL BE EXTENDED TO INCLUDE THE ENTIRE LOT LENGTH.

EARTHWORK, GRADING, AND PAVING

1. ALL PROPOSED PAVEMENT AREAS SHALL BE STRIPPED OF ALL TOPSOIL AND UNSUITABLE MATERIAL AND EXCAVATED OR FILLED TO WITHIN 0.10 FEET OF DESIGN SUBGRADE.

2. THE SUBGRADE SHALL BE FREE OF ALL UNSUITABLE MATERIAL AND SHALL BE COMPACTED TO A MINIMUM 95 PER CENT OF MODIFIED PROCTOR DENSITY.

3. THE SUBGRADE SHALL BE INSPECTED BY A QUALIFIED SOILS TESTING LABORATORY REPRESENTATIVE.

4. STOCKPILING OF SOIL SHALL BE AT LOCATIONS DESIGNATED BY OWNER. AND AS SHOWN ON THE PLANS.

5. THE EARTHWORK CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF SPOIL MATERIAL FROM THE UNDERGROUND CONTRACTORS, PREPARING THE ROADWAY SUBGRADE, PLACING TOPSOIL TO A MINIMUM DEPTH OF 6 INCHES TO FINISHED GRADE, GRADING OR DRAINAGE SWALES, AND ALL OTHER TASKS AS DIRECTED BY THE OWNER OR ENGINEER.

6. THE QUANTITIES CONTAINED IN THESE DOCUMENTS ARE APPROXIMATE AND ESTIMATED, AND ARE PRESENTED AS A GUIDE TO THE CONTRACTOR IN DETERMINING ALL QUANTITIES AND TO BECOME FAMILIAR WITH THE SITE AND SOIL CONDITIONS.

7. THE EARTHWORK CONTRACTOR IS RESPONSIBLE FOR MAINTAINING POSITIVE DRAINAGE AT THE CONCLUSION OF EACH WORKING DAY.

8. THE PAVING CONTRACTOR IS RESPONSIBLE FOR THE FINAL SUBGRADE PREPARATION, THE PAVEMENT BASE, BINDER, AND SURFACE, AND ALL FINAL CLEAN-UP AND RELATED WORK ASSOCIATED WITH THE PAVING OPERATION.

9. THE PROPOSED CURB AND GUTTER AND PAVEMENT SHALL BE OF THE TYPE AND THICKNESS AS SPECIFIED IN THE ENGINEERING DRAWINGS, AND CONSTRUCTED IN STRICT CONFORMANCE WITH THE PREVIOUS REFERENCED STANDARD SPECIFICATIONS, AND THE REQUIREMENTS OF THE VILLAGE OF PALATINE.

10. THE COMBINATION CURB AND GUTTER SHALL BE CONSTRUCTED OF I.D.O.T. CLASS SI CONCRETE AND SHALL BE IN STRICT CONFORMANCE WITH THE PROVISIONS OF SECTION 720.04 OF STANDARD SPECIFICATIONS .., CURRENT EDITION. ALL CURB AND GUTTER SHALL BE BROOM FINISHED.

11. CURING AND PROTECTION OF ALL CONCRETE SHALL BE IN STRICT CONFORMANCE WITH THE PROVISIONS OF SECTION 720.13 OF STANDARD SPECIFICATIONS, CURRENT EDITION.

12. THE CURB AND GUTTER SHALL HAVE TWO (2) 3/4"-THICK PREMOULDED FIBER EXPANSION JOINTS WITH 3/4"-DIAMETER BY 18-INCH LONG PLAIN ROUND STEEL DOWEL BARS AT 100-FOOT INTERVALS, AT ALL PC'S AND PT'S, AND AT ALL CURB RETURNS. CONTRACTION JOINTS SHALL BE CONSTRUCTED AT 10-FOOT INTERVALS. THE COST OF THESE JOINTS SHALL BE INCIDENTAL TO THE CURB AND GUTTER.

13. DEPRESSED CURB SHALL BE PROVIDED FOR HANDICAPPED RAMPS AT ALL SIDEWALKS ABUTTING THE CURB AND GUTTER.

NOTES ON SEQUENCE OF EROSION CONTROL MEASURES

PRIOR TO ANY EXCAVATION WORK THE PERIMETER OF THE PROJECT SHALL BE SILT FENCED AS WELL AS ANY WETLANDS THAT ARE TO BE PROTECTED.

1. STRIPPING & STOCKPILING OF TOPSOIL AND ROUGH GRADING.
2. PLACEMENT OF ALL SILT FENCE AS SOON AS BASINS ARE COMPLETED.
3. FINAL GRADING AND CONSTRUCTION.
4. ESTABLISH PERMANENT VEGETATION OR EROSION CONTROL MATTING DUIRRING THE FIRST POSSIBLE GROWING SEASON.

NOTES ON SILT FENCE MAINTENANCE

1. SOIL DEPOSITS LEFT ON EROSION CONTROL DEVICES WILL BE REMOVED AFTER EACH RAINFALL.
2. IF PART OF THE SILT FENCE DETERIORATES DURING THE CONSTRUCTION, IT WILL BE REPLACED. SILT FENCES SHALL BE INSPECTED AND REPAIRED DAILY.
3. AFTER THE COURSE OF CONSTRUCTION AND AFTER GRASS HAS TAKEN, EROSION CONTROL DEVICES WILL BE REMOVED, SWALES WILL BE GRADED TO CONFORM TO THE PROPOSED GRADING PLAN, AND GRASS WILL BE PLACED IN THESE AREAS.

NOTE:
ALL STOCK PILES SHALL BE SILT FENCED & TEMPORARILY SEEDED.
ALL TEMPORARY SEEDING SHALL BE DONE WITHIN 7 DAYS OF ROUGH GRADING. ALL PERMANENT SEEDING SHALL BE DONE WITHIN 7 DAYS OF FINAL GRADING.
ALL STORM RUNOFF TO BE COLLECTED & CONVEYED TO THE DETENTION BASIN VIA STORM SEWERS.
ALL DRAINAGE CHANNELS SHALL BE SEEDED & NETTED OR SODDED AND SHALL BE INSPECTED AFTER EACH 1/2" RAINFALL. ANY MAINTENANCE REQUIRED SHALL BE DONE IMMEDIATELY.
ALL SWALES SHALL BE PROTECTED BY ROCK CHECK DAMS PER DETAIL @ 50' INTERVALS, ACCORDING TO CONSERVATION PRACTICES #910.

NOTE:
FOR TEMPORARY SEEDING USE PERENNIAL RYEGRASSAT THE RATE OF 25 LBS./ACRE. PLANT EARLY SPRING UNTIL SEPT. 30. FERTILIZE WITH LIME FERTILIZER MIXTURE IN TOP 2-4 INCHES OF TOPSOIL.
USE 10-10-10 FERTILZER AT RATE OF 500 LBS./ACRE.
FOR PERMANENT SEEDING USE KENTUCKY BLUE GRASSAT RATE OF 86 LBS./ACRE. PLANT EARLY SPRING TO MAY 30 OR AUGUST 1 TO SEPT. 1
FERTILIZE 1 YEAR AFTER PLANTING WITH 10-20-10 FERTILIZER AT RATE OF 500 LBS./ACRE.

SCHEDULE OF CASTINGS

	GRASS AREA	PAVEMENT AREA	IMPRINT
VALVE VAULTS	R-1712-C	R-1712-C	"WATER"
CATCHBASIN TYPE A	R-4340-B	R-3501-B R-3010 W/ 8-6.18 CURB R-3010-F W/ 12-6.12 CURB R-3501-F W/ 18-6.12 CURB	NONE
STORM MANHOLE TYPE A	R-1712-C	R-1712-C	"STORM"
SANITARY MANHOLE TYPE A	R-1712-C	R-1712-C	"SANITARY"
SANITARY MANHOLE STEPS	PS-1 PLASTIC COATED BY NA INDUSTRIES OR APPROVED EQUAL	PS-1 PLASTIC COATED BY NA INDUSTRIES OR APPROVED EQUAL	NONE

ALL CASTINGS SHALL BE NEENAH OR APPROVED EQUAL
ALL SANITARY MANHOLE LIDS SHALL BE SELF-SEALING, GASKETED WITH CONCEALED PICKHOLE.

TABLE OF PIPE & JOINT SPECIFICATIONS

USE	MATERIAL	GRADE SPEC.	JOINT SPEC.
STORM	R.C.P.	IV C-76	O-RING JOINT C-443
SANITARY SERVICE	P.V.C.	SDR-26 ASTM D-3034	JOINT ASTM D-3212, GASKET F-477
SANITARY SEWER	P.V.C.	SDR-26 ASTM D-3034	JOINT ASTM D-3212 GASKET F-477
WATER MAIN	D.I.P.	CL 52 ANSI/AWWA C151/A21.4	ANSI/AWWA F477 ASTM D-3139

NOTE: MINIMUM REQUIREMENT ALL SEWER PIPES BE LAID IN ACCORDANCE WITH OR WITH THE FOLLOWING STANDARD AND SPECIFICATIONS: LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS

SPIES & ASSOCIATES, INC.
Civil Engineers - Land Surveyors
534 WEST CAMPUS DRIVE
ARLINGTON HEIGHTS, ILLINOIS 60004
PH 847.577.8808 FAX 847.577.0229

REVISIONS

DRAWN BY: TJS	JOB NO. 5378
DESIGNED BY: TJS	SCALE:
CHECKED BY: TJS	DATE: 09-26-24

GENERAL NOTES
ESTATES AT ARCADIA

SHEET NO. 2 OF 16 SHEETS

Attachment: EXHIBIT - Estates at Arcadia Engineering_v1Origin (274 and 286 W. Michican Avenue - Estates at Arcadia)

A. REFERENCED SPECIFICATIONS

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE FOLLOWING, EXCEPT AS MODIFIED HEREIN OR ON THE PLANS:
   * STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION), BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT SS) FOR ALL IMPROVEMENTS EXCEPT SANITARY SEWER AND WATER MAIN CONSTRUCTION;
   * STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION (SSWS) FOR SANITARY SEWER AND WATER MAIN CONSTRUCTION;
   * VILLAGE OF _____ MUNICIPAL CODE;
   * THE METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO (MWRD) WATERSHED MANAGEMENT ORDINANCE AND TECHNICAL GUIDANCE MANUAL;
   * IN CASE OF CONFLICT BETWEEN THE APPLICABLE ORDINANCES NOTED, THE MORE STRINGENT SHALL TAKE PRECEDENCE AND SHALL CONTROL ALL CONSTRUCTION.

B. NOTIFICATIONS

1. THE MWRD LOCAL SEWER SYSTEMS SECTION FIELD OFFICE MUST BE NOTIFIED AT LEAST TWO (2) WORKING DAYS PRIOR TO THE COMMENCEMENT OF ANY WORK (CALL 708-588-4055 OR SEND EMAIL NOTIFICATION WITH PROJECT NAME, LOCATION AND PERMIT NUMBER TO WMOJOBSTART@MWRD.ORG).

2. THE VILLAGE OF _____ ENGINEERING DEPARTMENT AND PUBLIC MUST BE NOTIFIED AT LEAST 24 HOURS PRIOR TO THE START OF CONSTRUCTION AND PRIOR TO EACH PHASE OF WORK. CONTRACTOR SHALL DETERMINE ITEMS REQUIRING INSPECTION PRIOR TO START OF CONSTRUCTION OR EACH WORK PHASE.

3. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION FOR THE EXACT LOCATIONS OF UTILITIES AND FOR THEIR PROTECTION DURING CONSTRUCTION. IF EXISTING UTILITIES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, IMMEDIATELY NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED. CALL J.U.L.I.E. AT 1-800-892-0123.

C. GENERAL NOTES

1. ALL ELEVATIONS SHOWN ON PLANS REFERENCE THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). CONVERSION FACTOR IS _____ FT.

2. MWRD, THE MUNICIPALITY AND THE OWNER OR OWNER'S REPRESENTATIVE SHALL HAVE THE AUTHORITY TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION IMPROVEMENTS.

3. THE CONTRACTOR(S) SHALL INDEMNIFY THE OWNER, ENGINEER, MUNICIPALITY, MWRD, AND THEIR AGENTS, ETC., FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, OR TESTING OF THIS WORK ON THE PROJECT.

4. THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH THE ENGINEERING PLANS AS APPROVED BY MWRD AND THE MUNICIPALITY UNLESS CHANGES ARE APPROVED BY MWRD, THE MUNICIPALITY, OR AUTHORIZED AGENT. THE CONSTRUCTION DETAILS, AS PRESENTED ON THE PLANS, MUST BE FOLLOWED. PROPER CONSTRUCTION TECHNIQUES MUST BE FOLLOWED ON THE IMPROVEMENTS INDICATED ON THE PLANS.

5. THE LOCATION OF VARIOUS UNDERGROUND UTILITIES WHICH ARE SHOWN ON THE PLANS ARE FOR INFORMATION ONLY AND REPRESENT THE BEST KNOWLEDGE OF THE ENGINEER. VERIFY LOCATIONS AND ELEVATIONS PRIOR TO BEGINNING THE CONSTRUCTION OPERATIONS.

6. ANY EXISTING PAVEMENT, SIDEWALK, DRIVEWAY, ETC., DAMAGED DURING CONSTRUCTION OPERATIONS AND NOT CALLED FOR TO BE REMOVED SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.

7. MATERIAL AND COMPACTION TESTING SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MUNICIPALITY, MWRD, AND OWNER.

8. THE UNDERGROUND CONTRACTOR SHALL MAKE ALL NECESSARY ARRANGEMENTS TO NOTIFY ALL INSPECTION AGENCIES.

9. ALL NEW AND EXISTING UTILITY STRUCTURES ON SITE AND IN AREAS DISTURBED DURING CONSTRUCTION SHALL BE ADJUSTED TO FINISH GRADE PRIOR TO FINAL INSPECTION.

10. RECORD DRAWINGS SHALL BE KEPT BY THE CONTRACTOR AND SUBMITTED TO THE ENGINEER AS SOON AS UNDERGROUND IMPROVEMENTS ARE COMPLETED. FINAL PAYMENTS TO THE CONTRACTOR SHALL BE HELD UNTIL THEY ARE RECEIVED. ANY CHANGES IN LENGTH, LOCATION OR ALIGNMENT SHALL BE SHOWN IN RED. ALL WYES OR BENDS SHALL BE LOCATED FROM THE DOWNSTREAM MANHOLE. ALL VALVES, B-BOXES, TEES OR BENDS SHALL BE TIED TO A FIRE HYDRANT.

D. SANITARY SEWER

1. THE CONTRACTOR SHALL TAKE MEASURES TO PREVENT ANY POLLUTED WATER, SUCH AS GROUND AND SURFACE WATER, FROM ENTERING THE EXISTING SANITARY SEWERS.

2. A WATER-TIGHT PLUG SHALL BE INSTALLED IN THE DOWNSTREAM SEWER PIPE AT THE POINT OF SEWER CONNECTION PRIOR TO COMMENCING ANY SEWER CONSTRUCTION. THE PLUG SHALL REMAIN IN PLACE UNTIL REMOVAL IS AUTHORIZED BY THE MUNICIPALITY AND/OR MWRD AFTER THE SEWERS HAVE BEEN TESTED AND ACCEPTED.

3. DISCHARGING ANY UNPOLLUTED WATER INTO THE SANITARY SEWER SYSTEM FOR THE PURPOSE OF SEWER FLUSHING OF LINES FOR THE DEFLECTION TEST SHALL BE PROHIBITED WITHOUT PRIOR APPROVAL FROM THE MUNICIPALITY OR MWRD.

4. ALL SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS (LATEST EDITION).

5. ALL FLOOR DRAINS SHALL DISCHARGE TO THE SANITARY SEWER SYSTEM.

6. ALL DOWNSPOUTS AND FOOTING DRAINS SHALL DISCHARGE TO THE STORM SEWER SYSTEM.

7. ALL SANITARY SEWER PIPE MATERIALS AND JOINTS (AND STORM SEWER PIPE MATERIALS AND JOINTS IN A COMBINED SEWER AREA) SHALL CONFORM TO THE FOLLOWING:

PIPE MATERIAL	PIPE SPECIFICATIONS	JOINT SPECIFICATIONS
VITRIFIED CLAY PIPE	ASTM C-700	ASTM C-425
REINFORCED CONCRETE SEWER PIPE	ASTM C-76	ASTM C-443
CAST IRON SOIL PIPE	ASTM A-74	ASTM C-564
DUCTILE IRON PIPE	ANSI A21.51	ANSI A21.11
POLYVINYL CHLORIDE (PVC) PIPE		
6-INCH TO 15-INCH DIAMETER SDR 26	ASTM D-3034	ASTM D-3212
18-INCH TO 27-INCH DIAMETER F/DY=46	ASTM F-679	ASTM D-3212
HIGH DENSITY POLYETHYLENE (HDPE)	ASTM D-3350 ASTM D-3035	ASTM D-3261,F-2620 (HEAT FUSION) ASTM D-3212,F-477 (GASKETED)
WATER MAIN QUALITY PVC		
4-INCH TO 36-INCH	ASTM D-2241	ASTM D-3139
4-INCH TO 12-INCH	AWWA C900	ASTM D-3139
14-INCH TO 48-INCH	AWWA C905	ASTM D-3139

THE FOLLOWING MATERIALS ARE ALLOWED ON A QUALIFIED BASIS SUBJECT TO DISTRICT REVIEW AND APPROVAL PRIOR TO PERMIT ISSUANCE. A SPECIAL CONDITION WILL BE ADDED TO THE PERMIT WHEN THE PIPE MATERIAL BELOW IS USED FOR SEWER CONSTRUCTION OR A CONNECTION IS MADE.

PIPE MATERIAL	PIPE SPECIFICATIONS	JOINT SPECIFICATIONS
POLYPROPYLENE (PP) PIPE		
12-INCH TO 24-INCH DOUBLE WALL	ASTM F-2736	D-3212, F-477
30-INCH TO 60-INCH TRIPLE WALL	ASTM F-2764	D3212, F-477

8. ALL SANITARY SEWER CONSTRUCTION (AND STORM SEWER CONSTRUCTION IN COMBINED SEWER AREAS), REQUIRES STONE BEDDING WITH STONE ¼ " TO 1" IN SIZE, WITH MINIMUM BEDDING THICKNESS EQUAL TO ¼ THE OUTSIDE DIAMETER OF THE SEWER PIPE, BUT NOT LESS THAN FOUR (4) INCHES NOR MORE THAN EIGHT (8) INCHES. MATERIAL SHALL BE CA-7, CA-11 OR CA-13 AND SHALL BE EXTENDED AT LEAST 12" ABOVE THE TOP OF THE PIPE WHEN USING PVC.

9. NON-SHEAR FLEXIBLE-TYPE COUPLINGS SHALL BE USED IN THE CONNECTION OF SEWER PIPES OF DISSIMILAR PIPE MATERIALS.

10. ALL MANHOLES SHALL BE PROVIDED WITH BOLTED, WATERTIGHT COVERS. SANITARY LIDS SHALL BE CONSTRUCTED WITH A CONCEALED PICKHOLE AND WATERTIGHT GASKET WITH THE WORD "SANITARY" CAST INTO THE LID.

11. WHEN CONNECTING TO AN EXISTING SEWER MAIN BY MEANS OTHER THAN AN EXISTING WYE, TEE, OR AN EXISTING MANHOLE, ONE OF THE FOLLOWING METHODS SHALL BE USED:
    a) A CIRCULAR SAW-CUT OF SEWER MAIN BY PROPER TOOLS ("SHEWER-TAP" MACHINE OR SIMILAR) AND PROPER INSTALLATION OF HUBWYE SADDLE OR HUB-TEE SADDLE.
    b) REMOVE AN ENTIRE SECTION OF PIPE (BREAKING ONLY THE TOP OF ONE BELL) AND REPLACE WITH A WYE OR TEE BRANCH SECTION.
    c) WITH PIPE CUTTER, NEATLY AND ACCURATELY CUT OUT DESIRED LENGTH OF PIPE FOR INSERTION OF PROPER FITTING, USING "BAND SEAL" OR SIMILAR COUPLINGS TO HOLD IT FIRMLY IN PLACE.

12. WHENEVER A SANITARY/COMBINED SEWER CROSSES UNDER A WATERMAIN, THE MINIMUM VERTICAL DISTANCE FROM THE TOP OF THE SEWER TO THE BOTTOM OF THE WATERMAIN SHALL BE 18 INCHES. FURTHERMORE, A MINIMUM HORIZONTAL DISTANCE OF 10 FEET BETWEEN SANITARY/COMBINED SEWERS AND WATERMAINS SHALL BE MAINTAINED UNLESS: THE SEWER IS LAID IN A SEPARATE TRENCH, KEEPING A MINIMUM 18" VERTICAL SEPARATION; OR THE SEWER IS LAID IN THE SAME TRENCH WITH THE WATERMAIN LOCATED AT THE OPPOSITE SIDE ON A BENCH OF UNDISTURBED EARTH, KEEPING A MINIMUM 18" VERTICAL SEPARATION. IF EITHER THE VERTICAL OR HORIZONTAL DISTANCES DESCRIBED CANNOT BE MAINTAINED, OR THE SEWER CROSSES ABOVE THE WATER MAIN, THE SEWER SHALL BE CONSTRUCTED TO WATER MAIN STANDARDS OR IT SHALL BE ENCASED WITH A WATER MAIN QUALITY CARRIER PIPE WITH THE ENDS SEALED.

13. ALL EXISTING SEPTIC SYSTEMS SHALL BE ABANDONED. ABANDONED TANKS SHALL BE FILLED WITH GRANULAR MATERIAL OR REMOVED.

14. ALL SANITARY MANHOLES, (AND STORM MANHOLES IN COMBINED SEWER AREAS), SHALL HAVE A MINIMUM INSIDE DIAMETER OF 48 INCHES, AND SHALL BE CAST IN PLACE OR PRE-CAST REINFORCED CONCRETE.

15. ALL SANITARY MANHOLES, (AND STORM MANHOLES IN COMBINED SEWER AREAS), SHALL HAVE PRECAST "RUBBER BOOTS" THAT CONFORM TO ASTM C-923 FOR ALL PIPE CONNECTIONS. PRECAST SECTIONS SHALL CONSIST OF MODIFIED GROOVE TONGUE AND RUBBER GASKET TYPE JOINTS.

16. ALL ABANDONED SANITARY SEWERS SHALL BE PLUGGED AT BOTH ENDS WITH AT LEAST 2 FEET LONG NON-SHRINK CONCRETE OR MORTAR PLUG.

17. EXCEPT FOR FOUNDATION/FOOTING DRAINS PROVIDED TO PROTECT BUILDINGS, OR PERFORATED PIPES ASSOCIATED WITH VOLUME CONTROL FACILITIES, DRAIN TILES/FIELD TILES/UNDERDRAINS/PERFORATED PIPES ARE NOT ALLOWED TO BE CONNECTED TO OR TRIBUTARY TO COMBINED SEWERS, SANITARY SEWERS, OR STORM SEWERS TRIBUTARY TO COMBINED SEWERS IN COMBINED SEWER AREAS. CONSTRUCTION OF NEW FACILITIES OF THIS TYPE IS PROHIBITED; AND ALL EXISTING DRAIN TILES AND PERFORATED PIPES ENCOUNTERED WITHIN THE PROJECT AREA SHALL BE PLUGGED OR REMOVED, AND SHALL NOT BE CONNECTED TO COMBINED SEWERS, SANITARY SEWERS, OR STORM SEWERS TRIBUTARY TO COMBINED SEWERS.

18. A BACKFLOW PREVENTER IS REQUIRED FOR ALL DETENTION BASINS TRIBUTARY TO COMBINED SEWERS. REQUIRED BACKFLOW PREVENTERS SHALL BE INSPECTED AND EXERCISED ANNUALLY BY THE PROPERTY OWNER TO ENSURE PROPER OPERATION, AND ANY NECESSARY MAINTENANCES SHALL BE PERFORMED TO ENSURE FUNCTIONALITY. IN THE EVENT OF A SEWER SURCHARGE INTO AN OPEN DETENTION BASIN TRIBUTARY TO COMBINED SEWERS, THE PERMITTEE SHALL ENSURE THAT CLEAN UP AND WASH OUT OF SEWAGE TAKES PLACE WITHIN 48 HOURS OF THE STORM EVENT.

E. EROSION AND SEDIMENT CONTROL

1. THE CONTRACTOR SHALL INSTALL THE EROSION AND SEDIMENT CONTROL DEVICES AS SHOWN ON THE APPROVED EROSION AND SEDIMENT CONTROL PLAN.

2. EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE FUNCTIONAL PRIOR TO HYDROLOGIC DISTURBANCE OF THE SITE.

3. ALL DESIGN CRITERIA, SPECIFICATIONS, AND INSTALLATION OF EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL.

4. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.

5. INSPECTIONS AND DOCUMENTATION SHALL BE PERFORMED, AT A MINIMUM:
   a) UPON COMPLETION OF INITIAL EROSION AND SEDIMENT CONTROL MEASURES, PRIOR TO ANY SOIL DISTURBANCE.
   b) ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM EVENT WITH GREATER THAN 0.5 INCH OF RAINFALL OR LIQUID EQUIVALENT PRECIPITATION.

6. SOIL DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION. IF STRIPPING, CLEARING, GRADING, OR LANDSCAPING ARE TO BE DONE IN PHASES, THE CO-PERMITTEE SHALL PLAN FOR APPROPRIATE SOIL EROSION AND SEDIMENT CONTROL MEASURES.

7. A STABILIZED MAT OF CRUSHED STONE MEETING THE STANDARDS OF THE ILLINOIS URBAN MANUAL SHALL BE INSTALLED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE. SEDIMENT OR SOIL REACHING AN IMPROVED PUBLIC RIGHT-OF-WAY, STREET, ALLEY OR PARKING AREA SHALL BE REMOVED BY SCRAPING OR STREET CLEANING AS ACCUMULATIONS WARRANT AND TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL AREA.

8. CONCRETE WASHOUT FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL AND SHALL BE INSTALLED PRIOR TO ANY ON SITE CONSTRUCTION ACTIVITIES INVOLVING CONCRETE.

9. MORTAR WASHOUT FACILITIES SHALL BE CONSTRUCTED IN ADDITION TO CONCRETE WASHOUT FACILITIES FOR ANY BRICK AND MORTAR BUILDING ENVELOPE CONSTRUCTION ACTIVITIES.

10. TEMPORARY DIVERSIONS SHALL BE CONSTRUCTED AS NECESSARY TO DIRECT ALL RUNOFF FROM HYDROLOGICALLY DISTURBED AREAS TO AN APPROPRIATE SEDIMENT TRAP OR BASIN. VOLUME CONTROL FACILITIES SHALL NOT BE USED AS TEMPORARY SEDIMENT BASINS.

11. DISTURBED AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT MEASURES WITHIN SEVEN (7) DAYS.

12. ALL FLOOD PROTECTION AREAS AND VOLUME CONTROL FACILITIES SHALL, AT A MINIMUM, BE PROTECTED WITH A DOUBLE-ROW OF SILT FENCE (OR EQUIVALENT).

13. VOLUME CONTROL FACILITIES SHALL NOT BE CONSTRUCTED UNTIL ALL OF THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.

14. SOIL STOCKPILES SHALL, AT A MINIMUM, BE PROTECTED WITH PERIMETER SEDIMENT CONTROLS. SOIL STOCKPILES SHALL NOT BE PLACED IN FLOOD PROTECTION AREAS OR THEIR BUFFERS.

15. EARTHEN EMBANKMENT SIDE SLOPES SHALL BE STABILIZED WITH APPROPRIATE EROSION CONTROL BLANKET.

16. STORM SEWERS THAT ARE OR WILL BE FUNCTIONING DURING CONSTRUCTION SHALL BE PROTECTED BY APPROPRIATE SEDIMENT CONTROL MEASURES.

17. THE CONTRACTOR SHALL EITHER REMOVE OR REPLACE ANY EXISTING DRAIN TILES AND INCORPORATE THEM INTO THE DRAINAGE PLAN FOR THE DEVELOPMENT. DRAIN TILES CANNOT BE TRIBUTARY TO A SANITARY OR COMBINED SEWER. DRAIN TILES ALLOWED IN COMBINED SEWER AREA FOR GREEN INFRASTRUCTURE PRACTICES.

18. IF DEWATERING SERVICES ARE USED, ADJOINING PROPERTIES AND DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION. DEWATERING SYSTEMS SHOULD BE INSPECTED DAILY DURING OPERATIONAL PERIODS. THE SITE INSPECTOR MUST BE PRESENT AT THE COMMENCEMENT OF DEWATERING ACTIVITIES.

19. THE CONTRCTOR SHALL BE RESPONSIBLE FOR TRENCH DEWATERING AND EXCAVATION FOR THE INSTALLATION OF SANITARY SEWERS, STORM SEWERS, WATERMAINS AS WELL AS THEIR SERVICES AND OTHER APPURTENANCES. ANY TRENCH DEWATERING, WHICH CONTAINS SEDIMENT SHALL PASS THROUGH A SEDIMENT SETTLING POND OR EQUALLY EFFECTIVE SEDIMENT CONTROL DEVICE. ALTERNATIVES MAY INCLUDE DEWATERING INTO A SUMP PIT, FILTER BAG OR EXISTING VEGETATED UPSLOPE AREA. SEDIMENT LADEN WATERS SHALL NOT BE DISCHARGE TO WATERWAYS, FLOOD PROTECTION AREAS OR THE COMBINED SEWER SYSTEM.

20. ALL PERMANENT EROSION CONTROL PRACTICES SHALL BE INITIATED WITHIN SEVEN (7) DAYS FOLLOWING THE COMPLETION OF SOIL DISTURBING ACTIVITIES.

21. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AND REPAIRED AS NEEDED ON A YEAR-ROUND BASIS DURING CONSTRUCTION AND ANY PERIODS OF CONSTRUCTION SHUTDOWN UNTIL PERMANENT STABILIZATION IS ACHIEVED.

22. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN THIRTY (30) DAYS AFTER PERMANENT SITE STABILIZATION.

23. THE EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL MEASURES MAY BE REQUIRED, AS DIRECTED BY THE ENGINEER, SITE INSPECTOR, OR MWRD.

SPIES & ASSOCIATES, INC.
Civil Engineers – Land Surveyors
534 WEST CAMPUS DRIVE
ARLINGTON HEIGHTS, ILLINOIS 60004
PH 847.577.8808 FAX 847.577.0229

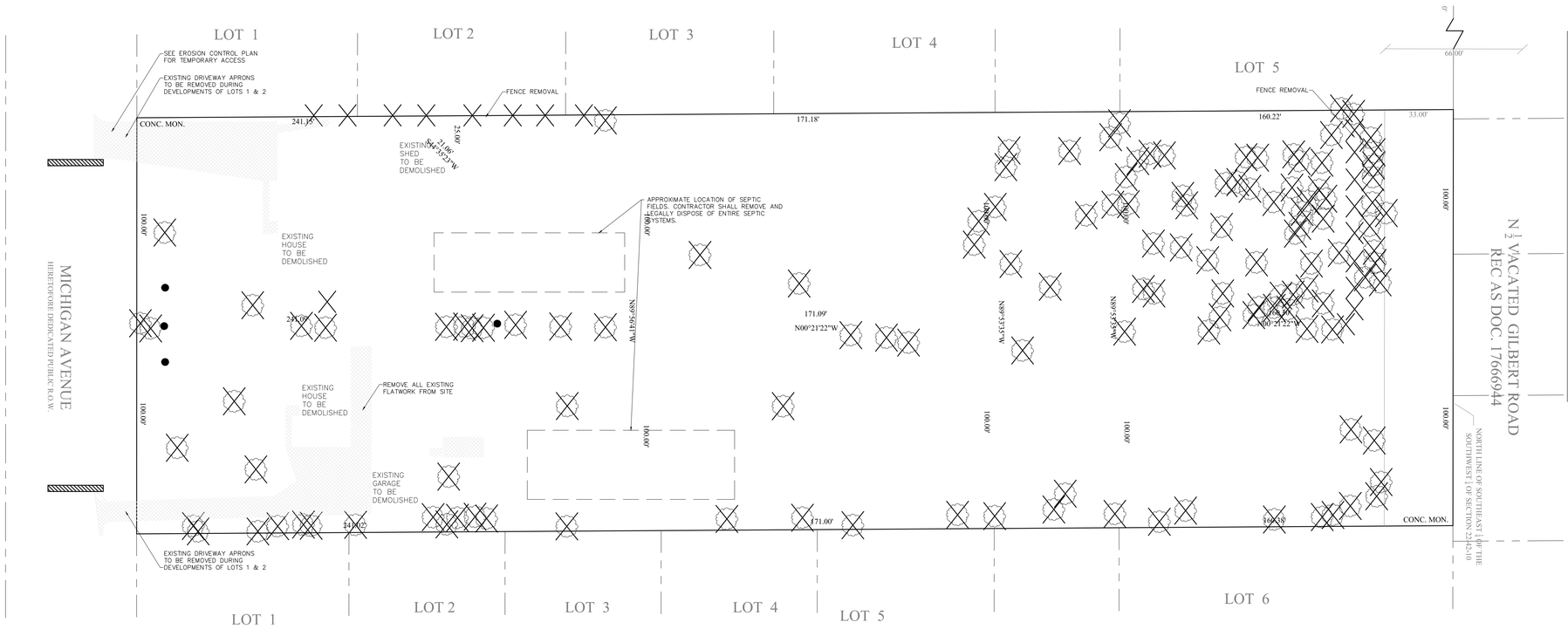
REVISIONS

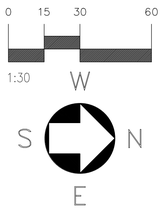
DRAWN BY: TJS
DESIGNED BY: TJS
CHECKED BY: TJS
JOB NO. 5378
SCALE:
DATE: 09-26-24

MWRD GENERAL NOTES
ESTATES AT ARCADIA

SHEET NO. 3 OF 16 SHEETS

Attachment: EXHIBIT - Estates at Arcadia Engineering_v1Origin (274 and 286 W. Michican Avenue - Estates at Arcadia)





DEMOLITION NOTES

1. Remove and cap existing wells and/or septic fields, tanks, etc if any, from site conforming to IEPA and Cook County Department of Health requirements.
2. Remove all existing structures that are not to be reused from site.
3. Any abandoned or unused water mains, water service, sanitary sewer, or sanitary service shall be disconnected at the main, and capped. The disconnection and capping of the utility, shall be witnessed and approved by the Village Engineer. Remove all on-site service lines.
4. Any abandoned storm or sanitary structure or water valve vault shall be removed.
5. All existing building elements, including foundations, shall be removed from the site.
6. Remove all trees on site unless specifically noted otherwise.
7. All abandoned or plugged sewers shall be plugged at both ends with at least 2 feet long non-shrink concrete or monitor plug.
8. Engineer is not aware of any septic on site. Should any septic be found, abandoned tanks shall be filled with granular material or removed.

LEGEND

EXISTING OLD PAVEMENT TO BE REMOVED

TREE/FENCE REMOVAL

SPIES & ASSOCIATES, INC.
Civil Engineers – Land Surveyors
534 WEST CAMPUS DRIVE
ARLINGTON HEIGHTS, ILLINOIS 60004
PH 847.577.8808 FAX 847.577.0229

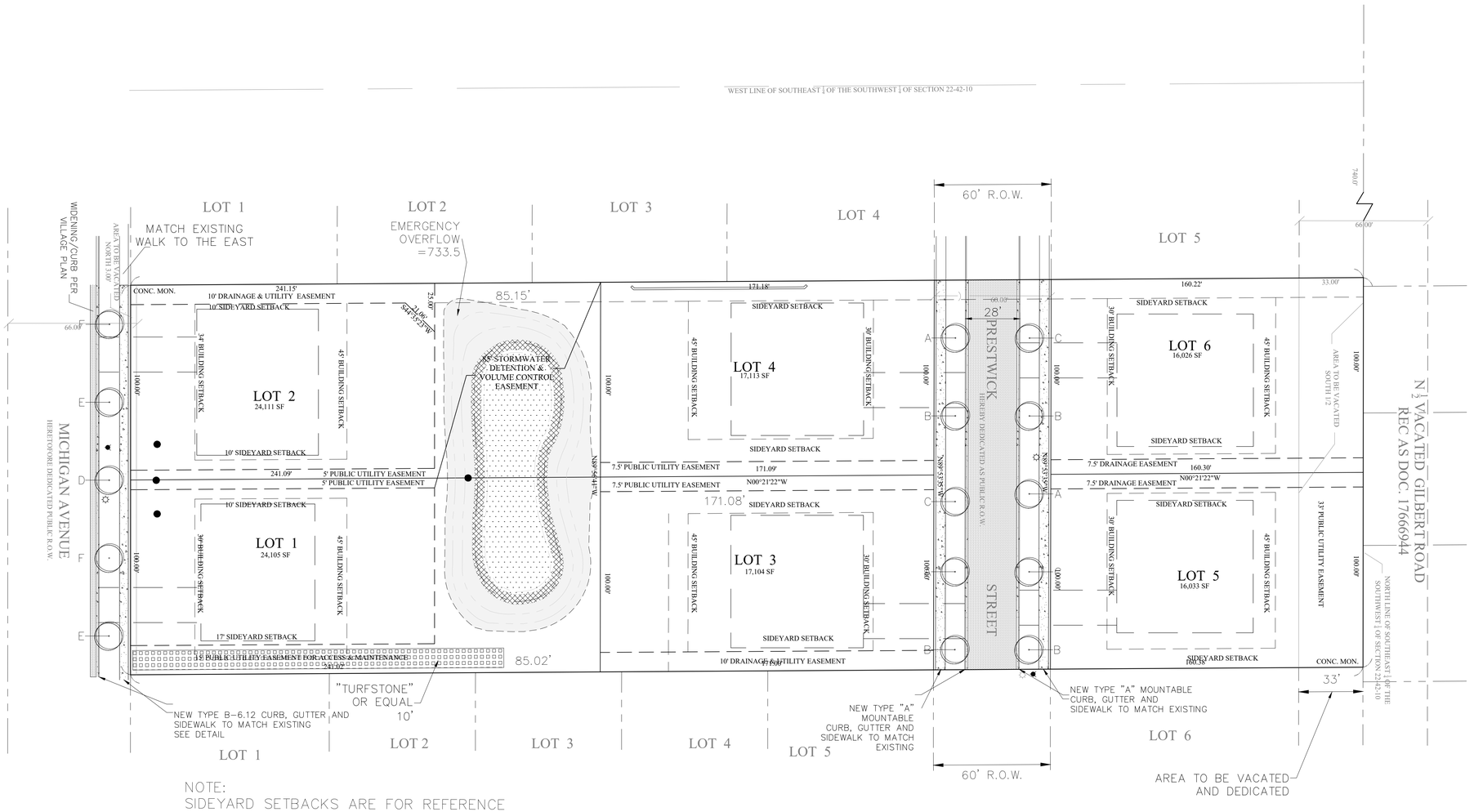
REVISIONS

DRAWN BY: TJS	JOB NO. 5378
DESIGNED BY: TJS	SCALE: 1"=30'
CHECKED BY: TJS	DATE: 09-26-24

DEMOLITION PLAN
ESTATES AT ARCADIA

SHEET NO. 4 OF 16 SHEETS

Attachment: EXHIBIT - Estates at Arcadia Engineering_v1(Origin (274 and 286 W. Michican Avenue - Estates at Arcadia)



0 15 30 60

1:30

W S N E

PAVING NOTES:

1. Contractor shall review geotechnical information as listed on the cover page.
2. All dimensions are to back of curb, or edge of pavement, unless otherwise noted.
3. Pavement design shall conform to the Village of Palatine Code of Ordinances-Appendix B - Subdivisions, 8.03. Street Pavement Standards
4. All joints made with existing pavement, walk or curb and gutter are to be saw-cut full depth.
5. The minimum structural number for all pavement design shall be 3.5.
6. The pavement section designs indicated are minimum valves only based on Village of Palatine code requirements. The pavement section design and subgrade preparation is subject to the review / approval of the project's Soils Engineer and / or the project's Structural Engineer.
7. Asphalt paving shall be installed in two lifts. The first lift to be placed as soon as possible to facilitate site access. The second lift shall be placed ten days to one week prior to substantial completion of building. Cutting and or patching of asphalt is not acceptable.
8. Portland cement concrete shall be designed for a minimum twenty-eight (28) day compressive strength of 3,500 PSI.
9. Curb transitions from depressed to full height shall be 2' minimum and shall be parallel to walk where walk is adjacent to curb.
10. Pavement sections to be as follows:
11. Prestwick Street pavement section shall be:
    a. 1-1/2" bituminous surface course, Superpave, Mix C, N50
    b. 2-1/2" bituminous binder course, IL-19, N50.
    c. 13" CA-6 base course, Grade 8 or 9.
12. Sidewalks are shown for representational purposes only. Sidewalks for all lots to be completed during development, respectively.
13. Curbs at Prestwick Street shall be Type "A" mountable curb. Curb at Michigan Avenue shall be Type "B6-12."
14. Protect existing off-site areas, including fencing.
15. Provide street name signs per Village requirements. Provide shop drawings to Village for approval prior to installation.
16. Direct buried cables placed under pavement shall be sleeved.
17. All signs including installation shall comply with the MUTCD standards.
18. See Plat by others for other general Site Easement information and requirements.
19. Provide appropriate trees required by the village. Trees are to be placed every 40 feet, adjust and coordinate final locations with actual driveways.
20. Parkway is to be replaced with sod and 6" topsoil.
21. Trees and shrubs are shown for informational purposes only. Contractor/Owner shall provide all shown trees and be responsible for all planting needs.

NOTE:
SIDEYARD SETBACKS ARE FOR REFERENCE PURPOSES ONLY. MINIMUM 10' SIDEYARD SHOWN. COMBINED REQUIRED 25' PER LOT.

LEGEND

- PROPOSED CONCRETE WALK (4" THICK)
- PROPOSED BITUMINOUS PAVEMENT-HEAVY DUTY -SEE DETAIL 6/SHT 13
- "TURFSTONE" SEE DETAIL 3/SHT 12
- VOLUME CONTROL AREA EMERGENT LIVE PLANTING. -SEE DETAIL 2/SHT 12
- EMERGENT SEEDING -SEE DETAIL 2/SHT 12
- WET PRARIE/PRAIRE SEEDING -SEE DETAIL 2/SHT 12
- DEPRESSED CURB

STREET TREE KEY
A = 2-1/2" STATE TREE MAPLE
B = 2-1/2" AMERICAN SENTRY LINDEN
C = 2-1/2" CRIMSON KING MAPLE
D = 2-1/2" HEDGE MAPLE
E = 2-1/2" AMUR MAPLE
F = 2-1/2" TARARIAN MAPLE
G = 6'-0" BLUE SPRUCE

SPIES & ASSOCIATES, INC.
Civil Engineers – Land Surveyors
534 WEST CAMPUS DRIVE
ARLINGTON HEIGHTS, ILLINOIS 60004
PH 847.577.8808 FAX 847.577.0229

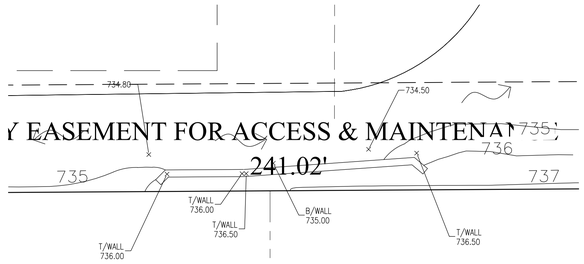
REVISIONS

DRAWN BY:	TJS	JOB NO.	5378
DESIGNED BY:	TJS	SCALE:	1"=30'
CHECKED BY:	TJS	DATE:	09-26-24

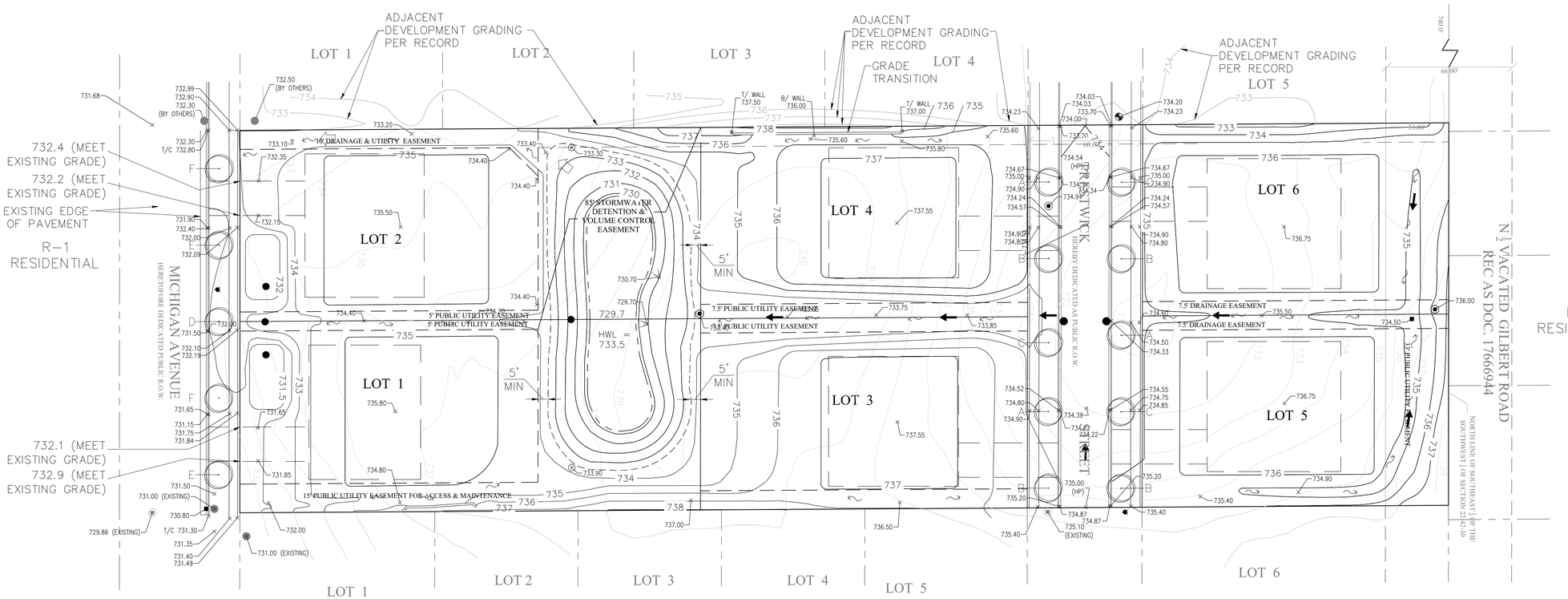
PAVING PLAN
ESTATES AT ARCADIA

SHEET NO. 5 OF 16 SHEETS

Attachment: EXHIBIT - Estates at Arcadia Engineering_v1Origin (274 and 286 W. Michican Avenue - Estates at Arcadia)



2 ENLARGED PLAN – GRADE TRANSITION
SCALE: 1" = 10'



LOT	BASIC TOP OF FOUNDATION
1	735.8
2	735.5
3	737.55
4	737.55
5	736.75
6	736.75

R-1
RESIDENTIAL
PUD

NOTE:
ADJUST DRIVEWAYS AS REQUIRED TO MEET FUTURE BUILDING AND GARAGE ARCHITECTURAL DESIGN

0 15 30 60
1:30

W S N E

GRADING NOTES:

1. Contractor shall review geotechnical information as listed on the cover page.
2. Embankment material within roadway, driveway, parking areas, and other structural clay fill areas shall be compacted to a minimum of ninety-five percent (95%) of maximum density in accordance with ASTM D-1557 (Modified Proctor Method), or to such other density as may be determined appropriate by the Soils Engineer. Embankment material for building pads and other structural fill areas shall be compacted to a minimum of ninety five percent (95%) of maximum density in accordance with ASTM D-1557 (Modified Proctor Method) or to such other density as may be determined appropriate by the Soils Engineer.
3. Fill material used must be compacted to at least 95 percent of standard laboratory maximum dry density (standard proctor), according to ASTM Standard D-698. Fill soils must be fine-grained soils of low permeability, such as those classified as CH, CL, SC, or ML according ASTM Standard D-2487, Classification of Soils for Engineering Purposes. See Table 1804.2 in the 2003 International Building Code (IBC) for description of these soil types.
4. Granular backfill placed underneath all paved areas shall be compacted in lifts not exceeding 6" and compacted to 95% modified proctor.
5. Storm structure rim elevation at curbs refer to flow line elevation.
6. Final grading shall match existing grades at all property lines unless approved otherwise by and with Village Engineer (see Sheet C3.0A).
7. Engineer is to be advised of any staked dimensions that vary from the reference design dimensions by more than 0.2'.
8. Maximum side yard slope shall be 10%.
9. Contractor shall maintain overall drainage pattern & design and shall advise engineer in event of any potential conflict.
10. Coordinate finial individual lot grading with final house deigns for each lot. Grading shown is intended to establish individual and overall site perimeter and drainage flows.
11. Provide grading for positive drainage with in buildable area.

SPIES & ASSOCIATES, INC.
Civil Engineers – Land Surveyors
534 WEST CAMPUS DRIVE
ARLINGTON HEIGHTS, ILLINOIS 60004
PH 847.577.8808 FAX 847.577.0229

REVISIONS

DRAWN BY:	TJS
DESIGNED BY:	TJS
CHECKED BY:	TJS
JOB NO.	5378
SCALE:	1"=30'
DATE:	09-26-24

GRADING PLAN
ESTATES AT ARCADIA

SHEET NO. 6 OF 16 SHEETS

Attachment: EXHIBIT - Estates at Arcadia Engineering, v1Origin (274 and 286 W. Michican Avenue - Estates at Arcadia)

UTILITY SERVICE INVERT SCHEDULE

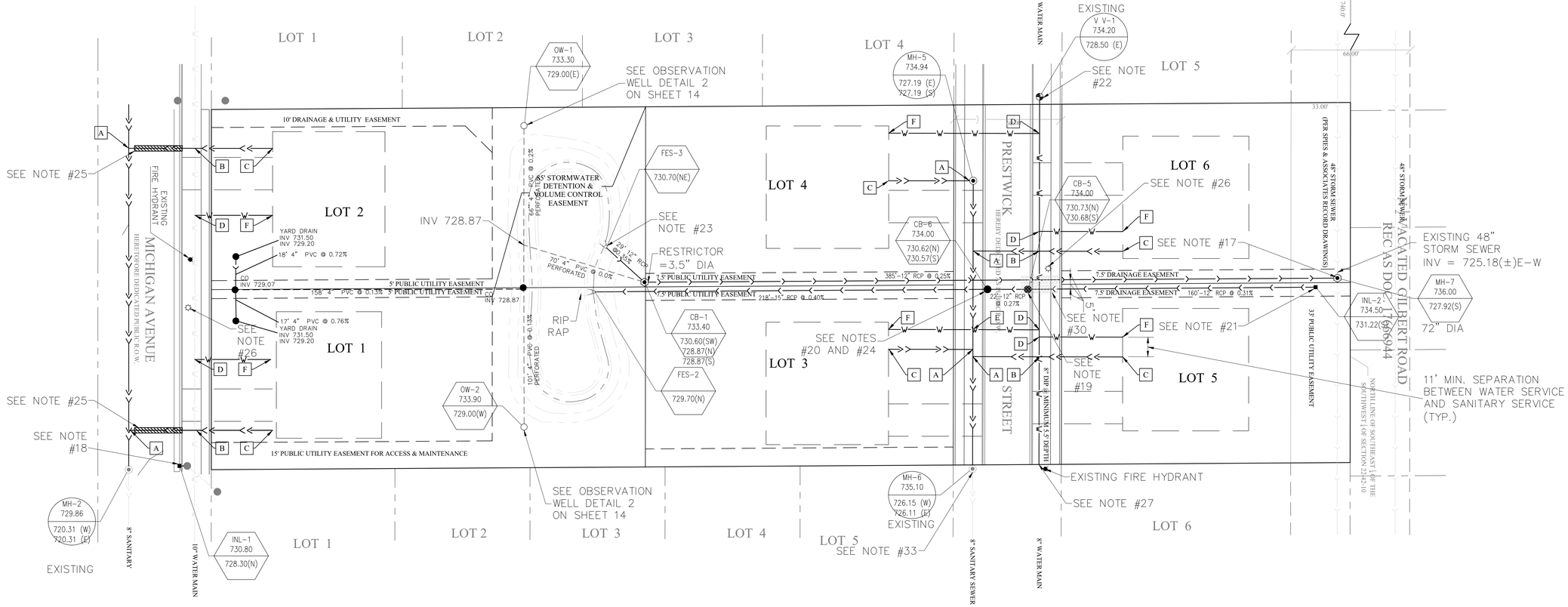
Lot	A Sanitary Inv. at Service	B Sanitary Inv. at Crossing	C Sanitary Inv. at House	D Water T/P at Service	E Water T/P at Crossing	F Water T/P at House
1	720.41	723.82	728.00	727.01	N/A	728.50
2	721.20	724.49	728.50	727.41	N/A	729.00
3	726.58	N/A	731.00	729.50	730.36	731.50
4	727.19	N/A	731.00	728.73	N/A	731.50
5	726.55	728.09	730.00	729.50	N/A	730.50
6	726.94	728.29	730.00	729.36	N/A	730.50

ELEVATIONS ARE CALCULATED, CONTRACTOR SHALL VERIFY ELEVATIONS IN FIELD.

UTILITY NOTES:

1. All utility improvements shall conform with current Village standards.
2. Storm structure rim elevations at curbs refer to flowline elevation.
3. See utility details for additional information.
4. All utilities within 5 feet of and within proposed sidewalks, roads, driveways, etc. shall have trench backfill.
5. Contractor to locate existing utilities prior to construction. Engineer shall be notified of any conflict prior to construction.
6. Minimum cover on all water mains shall be 5'-6".
7. Hydrant leads shall be min. 6" in diameter.
8. All storm manhole covers shall be open grate, unless indicated otherwise.
9. All storm sewers shall be constructed of RCP, minimum Class IV. Joints shall be rubber ring, conforming to ASTM C-361
10. The Contractor shall locate any existing field tiles encountered and shall connect to the proposed storm drainage system.
11. Prior to construction, Contractor shall verify in field invert elevations of all existing sanitary manholes that new work is to connect to. Report discrepancies to Engineer for direction prior to the continuation of work.
12. Sanitary Sewer shall be 8" Diameter, PVC SDR 26, minimum slope 0.5%.
13. Prior to construction, Contractor shall verify in field invert elevations of all existing sanitary manholes that new work is to connect to. Report discrepancies to Engineer for direction prior to continuation of work.
14. Contractor shall review all utilities for consistency with final grades prior to placement of pavement curbs, walks and topsoil.
15. The Contractor shall keep a set of "Approved" Construction Plans on the job site, and shall maintain a legible record on said plans of all items that may deviate from the proposed improvements, including any modifications / alterations to: mains, services, structures, pavement, alignments, etc. as well as any field tile encountered, or other notable site conditions. Information shall be sufficient so that all manholes, wyes and services, valve boxes, curb boxes, etc. can be located in the field. Upon completion of the Contractor's work, said plans and information shall be provided to the Engineer for preparation of record "As-Built" plans.
16. When a sanitary service crosses above a water main, the sanitary service shall be water main quality pipe (DIP or PVC ASTM D-2241) at least 10 feet on each side of the crossing.
17. Manhole (MH-7) is to have a standard type 1 OL frame and grate.
18. Inlet (INL-1) is to have a "Neenah" R-3278-A with a sinusoidal grate or equal.
19. Catch basin (CB-5) is to have a "Neenah" R-3278-A grate or equal.
20. Catch basin (CB-6) is to have a standard type 1 OL frame and grate.
21. Inlet (INL-2) is to have a "Neenah" R4340-B grate or equal.
22. Connect to existing watermain.
23. Install a trash and safety grate on flared end section (FES-3).
24. Catch basin (CB-6) is required to have a removable hood. See Detail 1 on Sheet C9.1.
25. Saw cut and trench for sanitary service to lots 1 and 2. Confirm actual location at time of construction.
26. Street lights are to be a minimum of 4'-0" from utility service. Coordinate location of water main with street light prior to installation of either.
27. Connect to existing watermain.
28. Provide itemized line item list for separate bid of proposed Arcadia West sewer main.
29. When a storm sewer crosses above a watermain, the storm sewer is to be constructed with watermain quality in accordance with the Standard Specification for Water and Sewer Main Construction in Illinois.
30. Owner shall comply with all recommendations of ASTM standards and the MWRDGC as it regards to the monitoring and observation period of on-site observation wells #1 and #2.
31. Per "Soil Investigations" report #22311 dated October 27, 2016, item 2.
    "Certain precautions will be required if a basement construction is contemplated with respect to surface water seepage which could later result in hydrostatic up lift and lateral pressure in walls (time element), therefore, it is recommended that a perimeter drain be installed around the entire exterior of the basement. The drain-pipes should be covered with filter sock which will act as a filter to prevent the migration of clay particles into the drain systems."
32. Detention and restrictor is for local detention.
33. Watertight rubber boots conforming to ASTM C923 shall be used where 8 inch sanitary sewers enter existing manholes.
34. Proposed homes shall have the sump pumps discharge to the interior of the subdivision if not connected to the storm sewer.
35. All sanitary manholes shall have a Type 1 Gasket CL, frame and grate. (Neenah R1713 self-sealing)

0 15 30 60
1:30



SPIES & ASSOCIATES, INC.
Civil Engineers – Land Surveyors
534 WEST CAMPUS DRIVE
ARLINGTON HEIGHTS, ILLINOIS 60004
PH 847.577.8808 FAX 847.577.0229

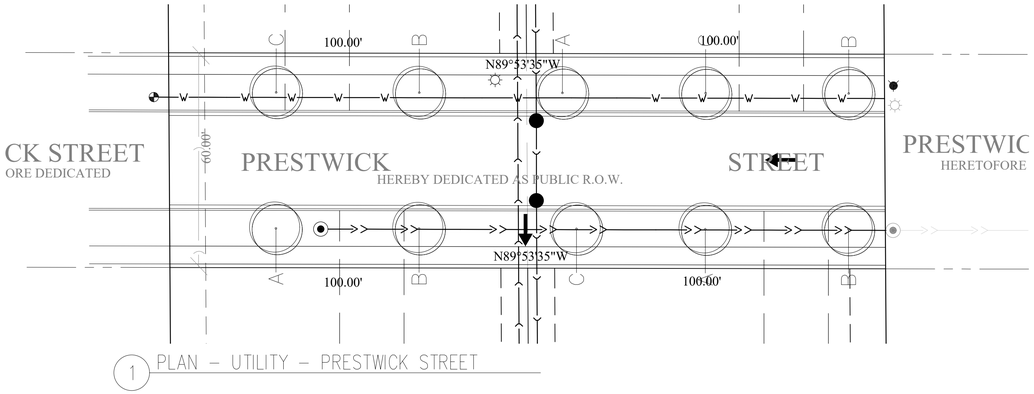
REVISIONS

DRAWN BY: TJS	JOB NO. 5378
DESIGNED BY: TJS	SCALE: 1"=30'
CHECKED BY: TJS	DATE: 09-26-24

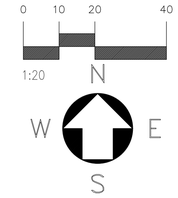
UTILITY PLAN
ESTATES AT ARCADIA

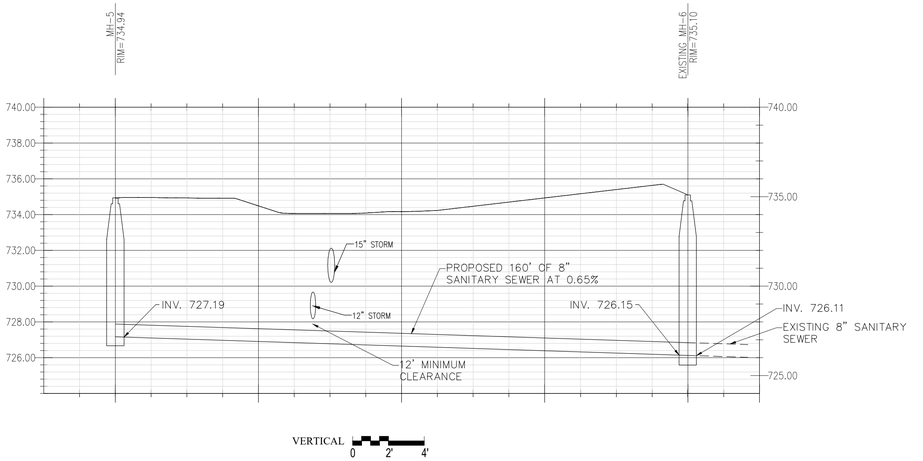
SHEET NO. 7 OF 16 SHEETS

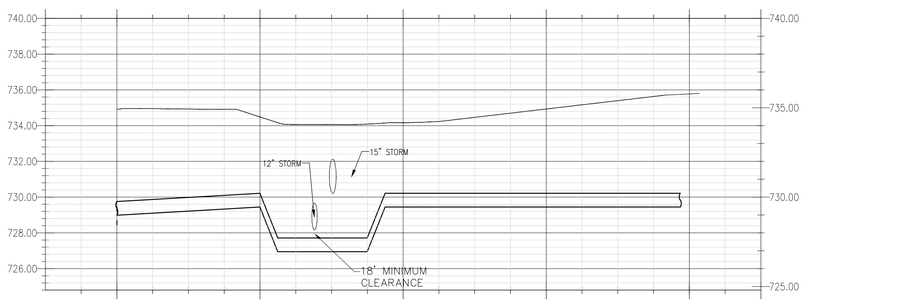
Attachment: EXHIBIT - Estates at Arcadia Engineering_v1Origin (274 and 286 W. Michican Avenue - Estates at Arcadia)



1 PLAN – UTILITY – PRESTWICK STREET







5 PROFILE – WATER – PRESTWICK STREET

SPIES & ASSOCIATES, INC.
Civil Engineers – Land Surveyors
534 WEST CAMPUS DRIVE
ARLINGTON HEIGHTS, ILLINOIS 60004
PH 847.577.8808 FAX 847.577.0229

REVISIONS

DRAWN BY:	TJS	JOB NO.	5378
DESIGNED BY:	TJS	SCALE:	1"=20'
CHECKED BY:	TJS	DATE:	09-26-24

WATERMAIN/SANITARY SEWER PROFILE
ESTATES AT ARCADIA

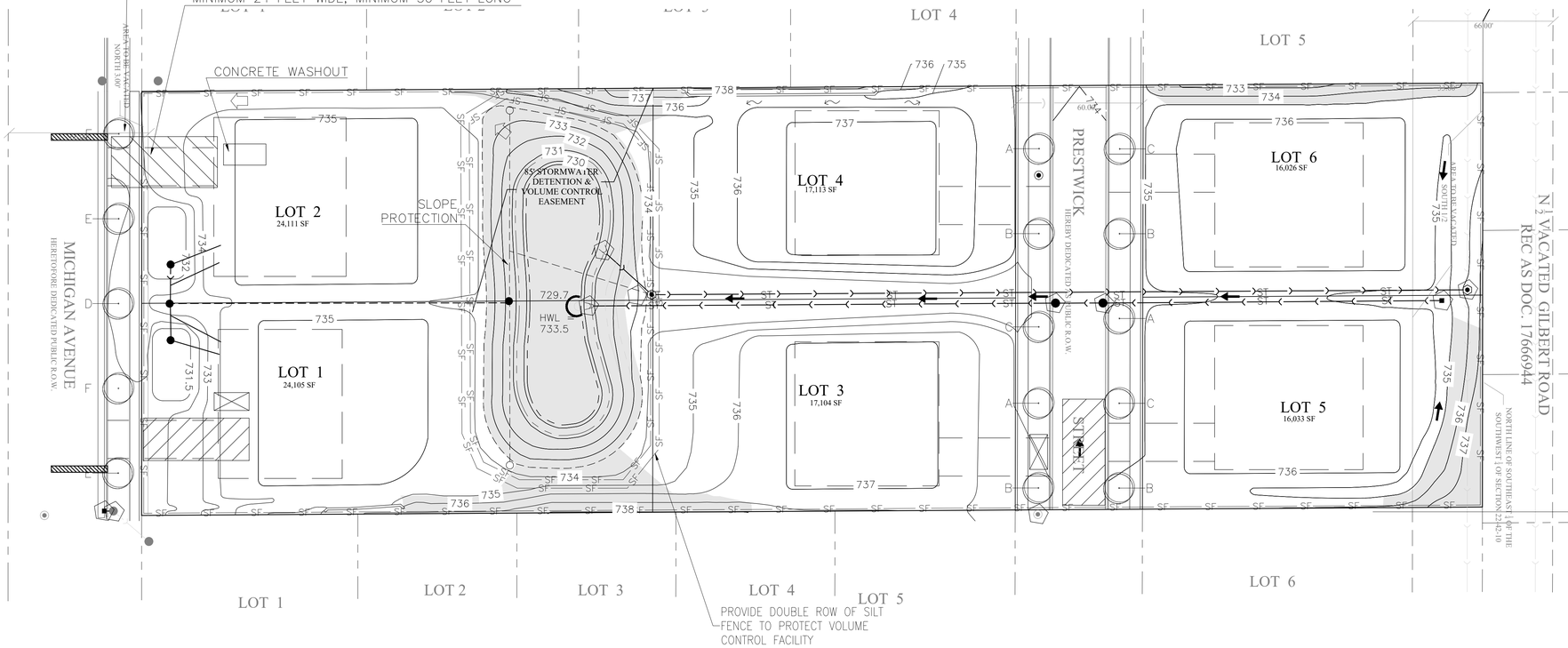
SHEET NO. 8 OF 16 SHEETS

Attachment: EXHIBIT - Estates at Arcadia Engineering_v1Origin (274 and 286 W. Michican Avenue - Estates at Arcadia)

0 15 30 60

1:30

W S N E



LEGEND

- INLET PROTECTION
- SF — SILT FENCE
- ST — STORM SEWER
- SLOPE PROTECTION
- C — CULVERT INVERT PROTECTION
- PROPOSED ENTRANCE/EXIT CONTROL (STABILIZED CONSTRUCTION ENTRANCE)
- CONCRETE WASHOUT

SPIES & ASSOCIATES, INC.
Civil Engineers – Land Surveyors
534 WEST CAMPUS DRIVE
ARLINGTON HEIGHTS, ILLINOIS 60004
PH 847.577.8808 FAX 847.577.0229

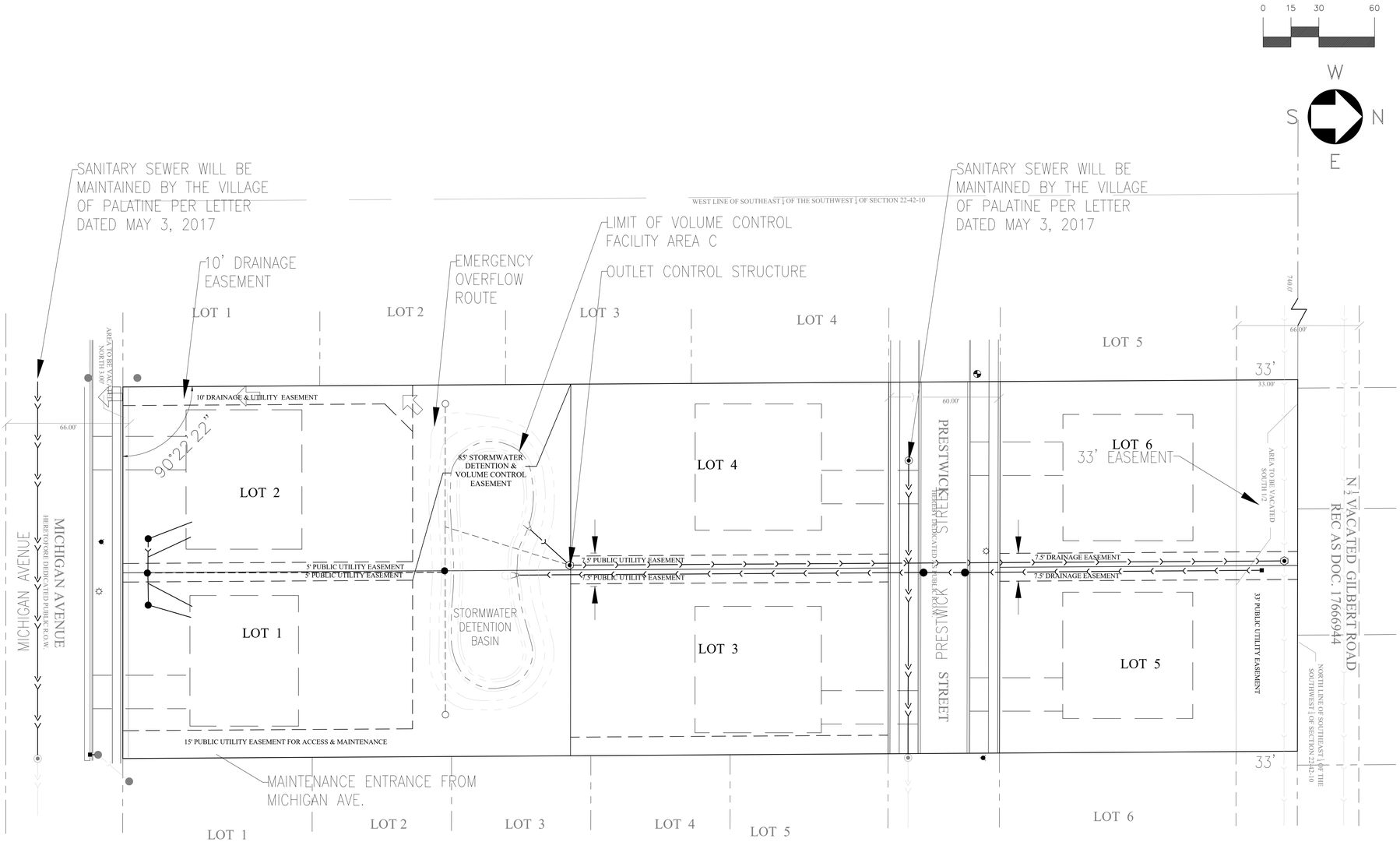
REVISIONS

DRAWN BY: TJS	JOB NO. 5378
DESIGNED BY: TJS	SCALE: 1"=30'
CHECKED BY: TJS	DATE: 09-26-24

EROSION CONTROL
ESTATES AT ARCADIA

SHEET NO. 9 OF 16 SHEETS

Attachment: EXHIBIT - Estates at Arcadia Engineering, v1Origin (274 and 286 W. Michican Avenue - Estates at Arcadia)



STORM SEWER

EASEMENT AREA

PROPERTY LINE

EXHIBIT R

CARRAIG SUBDIVISION
274 AND 286 W. MICHIGAN AVENUE
VILLAGE OF PALATINE, COOK COUNTY, ILLINOIS

PROJECT SITE SUMMARY

PROPERTY LEGAL DESCRIPTION: SECTION 22, TOWNSHIP 42N, RANGE 10E
PROPERTY ADDRESS: 274 AND 286 W. MICHIGAN AVENUE, PALATINE, IL. 60067
PROPERTY INDEX NUMBER(S): 02-22-406-020 AND 02-22-406-025
TOTAL CONTIGUOUS OWNERSHIP: 2.89 ACRES
PROJECT AREA: 2.89 ACRES

	REQUIRED	PROVIDED
STORMWATER/FLOODPLAIN SUMMARY	(AC-FT)	(AC-FT)
VOLUME CONTROL	0.067	0.10

MAINTENANCE PLAN FOR CARRAIG SUBDIVISION

The Owner of the Carraig Subdivision, with facilities as shown on this exhibit (Exhibit R), shall assume responsibility for the following perpetual maintenance activities:

1. General

Regular inspections and routine maintenance of general areas shall be performed on a monthly or as-needed basis. Specific items of concern include:

- Litter and debris shall be controlled
- Landscaped areas shall be maintained with regular mowing and restored with appropriate seeding/vegetation as necessary
- Accumulated sediment shall be disposed of properly, along with any wastes generated during maintenance operations
- Riprap areas shall be repaired with the addition of new riprap, as necessary, of similar size and shape
- Roads shall be swept, vacuumed and/or washed on a regular basis

2. Stormwater Management Facilities All components of the stormwater management facilities shall be checked monthly between March and November and maintained as necessary to ensure proper performance. It is critical that all inflows and outflows to the detention facility are clean and performing as designed. In addition, the design volume of the detention facility shall also be maintained. Inspections for the following specific items should be conducted monthly between March and November:

- Side Slopes/Embankment/Emergency Overflow Structure
- Inspect embankments for settlement and erosion
- Remove woody growth from the embankment
- Any breaks, hire Registered Professional Engineer for design resolution
- Seed and sod any eroded areas
- Signs of piping (leakage) or seepage, repair
- Stabilize emergency overflow structure if erosion observed
- Remove obstructions blocking emergency overflow spillway

Vegetated Areas

- Regular mowing to control vegetation, no cutting of native vegetation
- Need for planting, reseeding or sodding. Supplement alternative native vegetation if a significant portion has not established (50% of the surface area). Reseed with alternative grass species if original grass cover has not successfully established.
- Evidence of grazing, motorbikes or other vehicles, repair
- Check for invasive vegetation, remove where possible
- All vegetation must be maintained per the approved planting plan

Outlet Control Structure

- Inspect restrictor and remove debris if clogged or discharge reduced
- Remove accumulated sediment at outlet
- Scour and erosion at outlet, repair and reseed
- Any ice damage to outlet of pipe, repair if necessary
- Condition of trash tracks, remove debris
- Outlet channel conditions downstream

Access for Maintenance Equipment

- Remove any obstructions placed in maintenance easements

Safety Features

- Access controls to hazardous areas
- Fences
- Loose or damaged posts
- Loose or broken wires
- Condition of gates
- Signs

Detention Volume

- Inspect all stormwater detention facilities to ensure that the constructed volume for detention is maintained. No sediment, topsoil, or other dumping into the facility shall be allowed. Specific locations in the stormwater management system, designed to accumulate sediment, shall be dredged as necessary to prevent sediment from reaching the invert of any gravity outlet pipe.

3. Volume Control Facility

Routine inspections and maintenance of volume control facilities shall be performed by the Owner on a yearly or as-needed basis. Specific items of concern include:

- Facility shall be inspected yearly using the monitoring well to verify the system is functioning properly.
- Surface of permeable pavement shall be cleaned with low-pressure power washer.
- Accumulated sediment from surface shall be vacuumed out and disposed of properly.
- Appropriate sign age shall be repaired if damaged or illegible.

4. Stormwater Collection System

The Owner shall perform monthly inspections of all components of the stormwater collection system. The monthly inspection shall occur between March and November and include the following specific areas of concern:

Storm Inlets/Manholes

- Remove accumulated leaves and other debris from grates
- Reset covers/lids on as-needed basis
- Remove accumulated sediment from manhole bottom when 50% of sump is filled

Storm Sewers/Culverts

- Visually inspect pipes by removing manhole lids, make repairs as necessary
- Storm sewers and culverts shall be checked for siltation deposits at inlets, outlets, and within the conduit, clean out as necessary
- Restore riprap at outfalls if erosion observed
- Restore riprap at outfalls
- Replant and reseed any eroded areas

Overland Flow Routes (Ditches/Swales)

- Annual visual inspections shall be performed that verify the design capacity of the overland flow routes is maintained. The slope and cross-sectional area of the ditch/swale shall be verified during this inspection.
- Remove any obstructions that have been placed in the drainage path
- Seed and sod any eroded areas
- Restore riprap as necessary
- Regrade to provide positive drainage as necessary
- Regular mowing to control vegetation

5. Vegetated Areas

- Need for planting, reseeding, or sodding. Supplement alternative native vegetation if a significant portion has not established (50% of the surface area after second growing season). Reseed with alternative native grass species if original grass cover has not successfully established.
- Evidence of grazing, motorbikes, or other vehicles, repair.
- Check for invasive vegetation, remove when possible.
- Regular mowing to control vegetation; it is recommended that native vegetation remain uncut.
- Dead or damaged non-native grassy areas - repair with seeding with fertilization or seeding with mulch.
- Compensatory storage area shall be reseeded with appropriate vegetation according to the approved planting plan.

6. Qualified Sewer Construction

- Perform manhole inspections once every five years, make repairs as necessary.
- Perform sewer inspections once every five years, make repairs as necessary.
- Perform regular cleaning so that each sewer segment is cleaned once every 5 years.
- Remove any obstructions placed in maintenance easements that may impede maintenance equipment access.

SPIES & ASSOCIATES, INC.
Civil Engineers – Land Surveyors
534 WEST CAMPUS DRIVE
ARLINGTON HEIGHTS, ILLINOIS 60004
PH 847.577.8808 FAX 847.577.0229

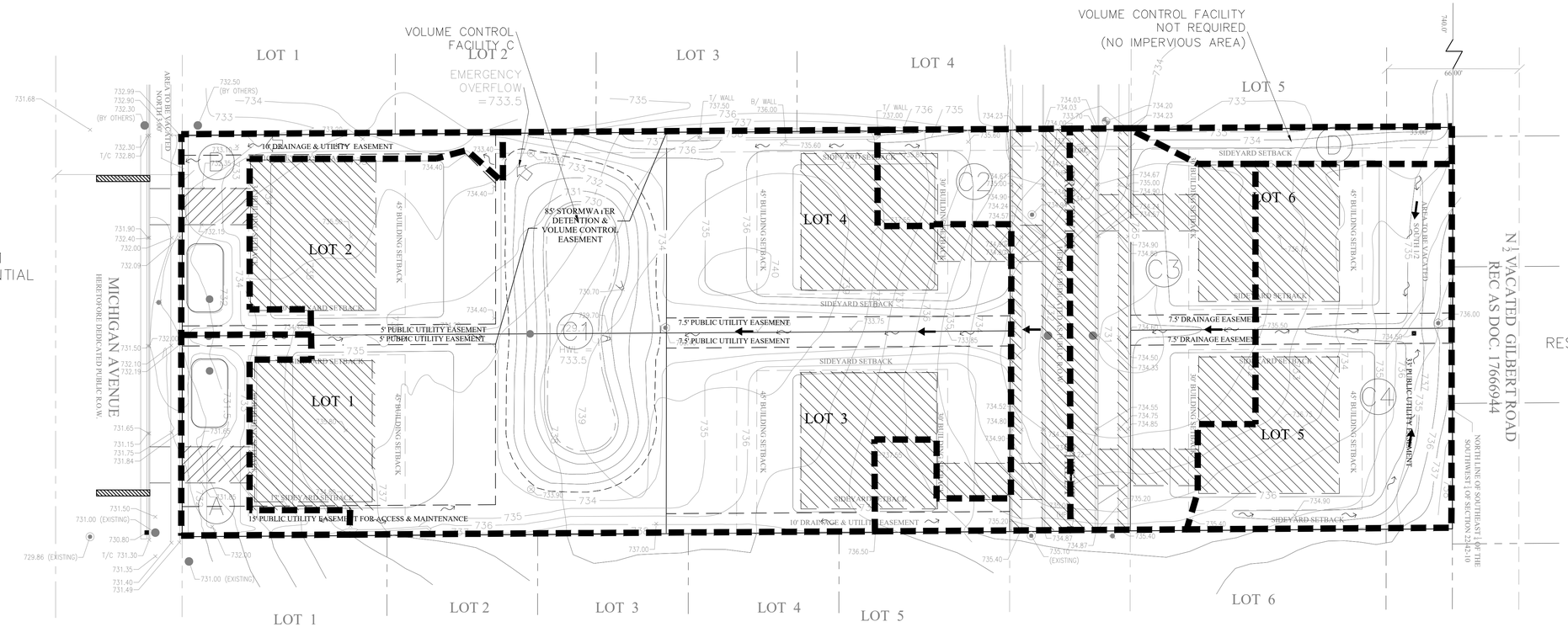
REVISIONS

DRAWN BY:	TJS	JOB NO.	5378
DESIGNED BY:	TJS	SCALE:	1"=30'
CHECKED BY:	TJS	DATE:	09-26-24

EXHIBIT R
ESTATES AT ARCADIA

SHEET NO. 10 OF 16 SHEETS

Attachment: EXHIBIT - Estates at Arcadia Engineering, v1Origin (274 and 286 W. Michican Avenue - Estates at Arcadia)



NOTE:
SIDEYARD SETBACKS ARE FOR REFERENCE PURPOSES ONLY. MINIMUM 10' SIDEYARD SHOWN. COMBINED REQUIRED 25' PER LOT.

R-1 RESIDENTIAL PUD

LEGEND

- C2 — DRAINAGE AREA
- IMPERVIOUS AREA TRIBUTARY TO VOLUME CONTROL FACILITY A OR B
- IMPERVIOUS AREA TRIBUTARY TO VOLUME CONTROL FACILITY C
- DRAINAGE DIVIDE

SPIES & ASSOCIATES, INC.
Civil Engineers – Land Surveyors
534 WEST CAMPUS DRIVE
ARLINGTON HEIGHTS, ILLINOIS 60004
PH 847.577.8808 FAX 847.577.0229

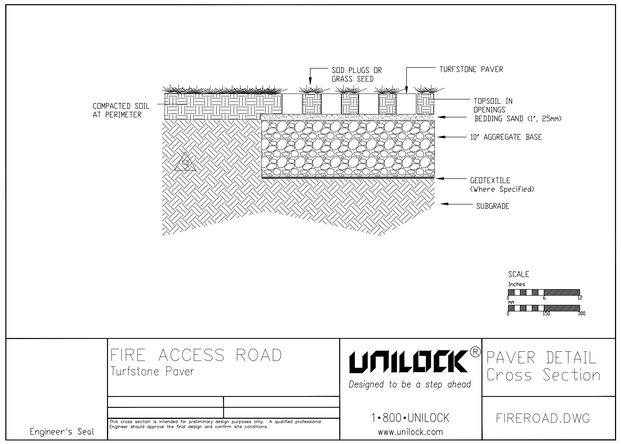
REVISIONS

DRAWN BY: TJS	JOB NO. 5378
DESIGNED BY: TJS	SCALE: 1"=30'
CHECKED BY: TJS	DATE: 09-26-24

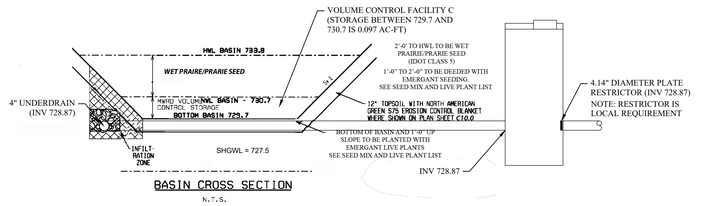
DRAINAGE EXHIBIT
ESTATES AT ARCADIA

SHEET NO. 11 OF 16 SHEETS

Attachment: EXHIBIT - Estates at Arcadia Engineering_v1(Origin (274 and 286 W. Michican Avenue - Estates at Arcadia)

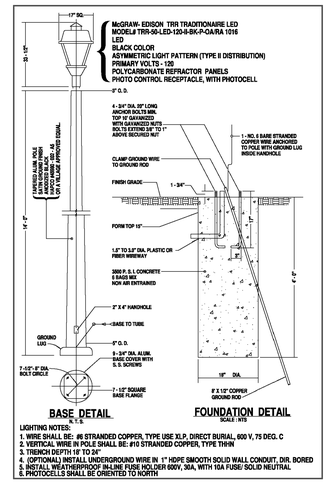


3 TURFSTONE
SCALE: N.T.S.
NOTE: "TURFSTONE" OR APPROVED EQUAL



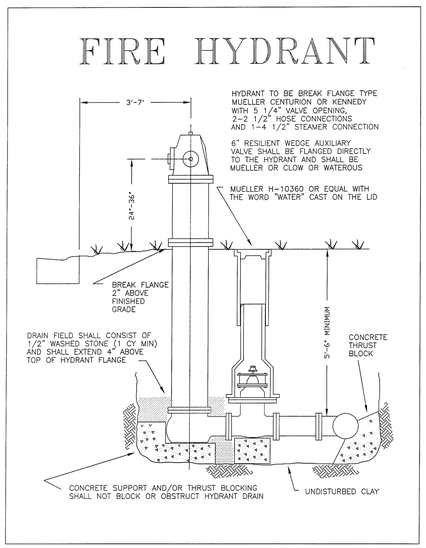
BASIN CROSS SECTION
N.T.S.

2 POND SECTION
SCALE: N.T.S.

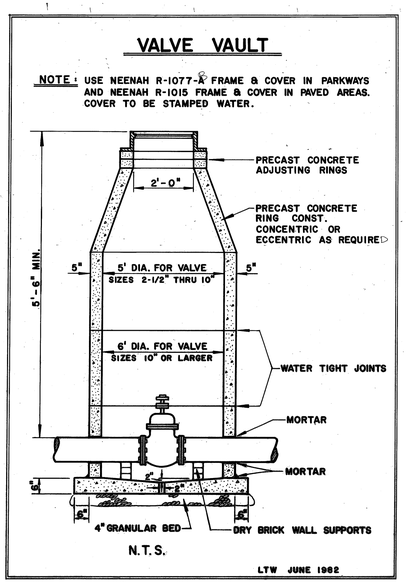


TRADITIONAIRE LED CONC. BASE STREET LIGHTING DETAIL

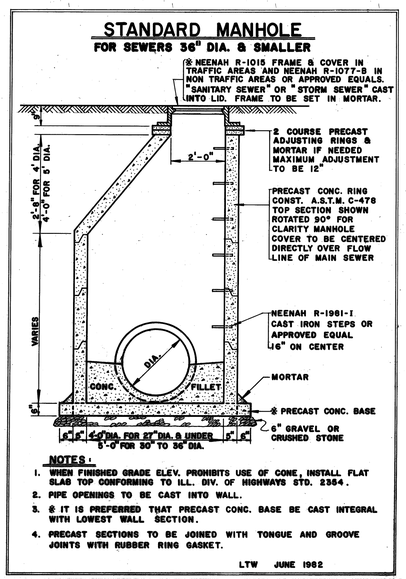
4 STREET LIGHTING
SCALE: N.T.S.



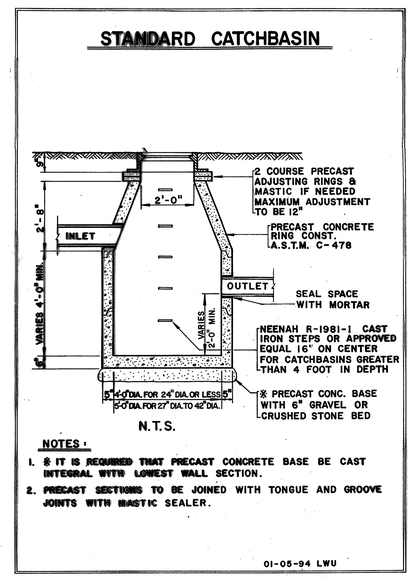
5 FIRE HYDRANT
SCALE: N.T.S.



6 VALVE VAULT
SCALE: N.T.S.

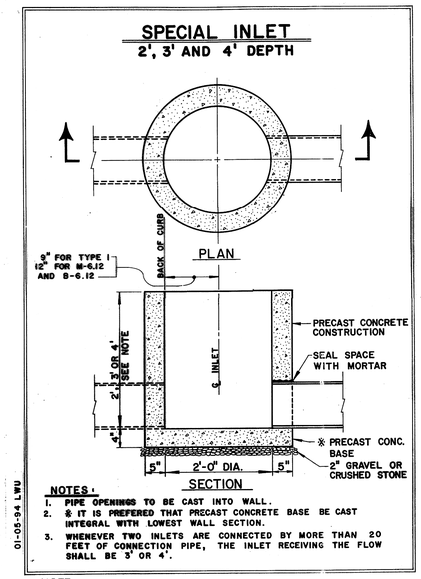


7 STANDARD MANHOLE
SCALE: N.T.S.
NOTE:
RUBBER BOOTS THAT MEET ASTM C923 CONNECTORS SHALL BE USED FOR PIPE PENETRATIONS.



NOTE:
SEE SHEET C4.0 FOR GRATE SPECIFICATIONS

8 STANDARD CATCHBASIN
SCALE: N.T.S.



NOTE:
SEE SHEET C4.0 FOR GRATE SPECIFICATIONS

9 SPECIAL INLET
SCALE: N.T.S.

NOTE:
DETAILS SHOWN ARE TAKEN FROM VILLAGE STANDARDS. CONTRACTOR SHALL BE RESPONSIBLE FOR CONFIRMING AND COMPLYING WITH LATEST VILLAGE ORDINANCE STANDARDS.

SPIES & ASSOCIATES, INC.
Civil Engineers – Land Surveyors
534 WEST CAMPUS DRIVE
ARLINGTON HEIGHTS, ILLINOIS 60004
PH 847.577.8808 FAX 847.577.0229

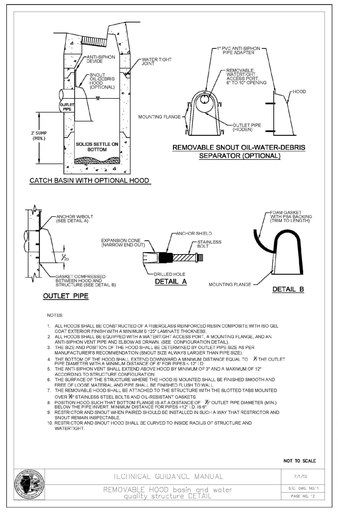
REVISIONS

DRAWN BY: TJS	JOB NO. 5378
DESIGNED BY: TJS	SCALE:
CHECKED BY: TJS	DATE: 09-26-24

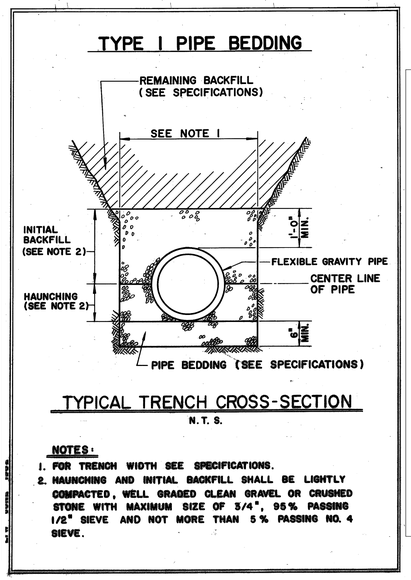
DETAIL SHEET
ESTATES AT ARCADIA

SHEET NO. 12 OF 16 SHEETS

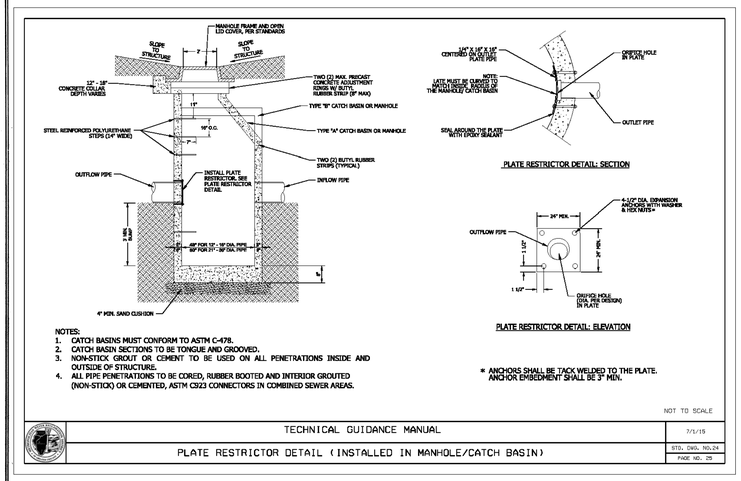
Attachment: EXHIBIT - Estates at Arcadia Engineering_v1Origin (274 and 286 W. Michican Avenue - Estates at Arcadia)



1 REMOVABLE HOOD BASIN
SCALE: N.T.S.



2 TYPE I PIPE BEDDING
SCALE: N.T.S.



3 RESTRICTOR DETAIL
SCALE: N.T.S.
NOTE: RESTRICTOR IS A LOCAL REQUIREMENT.

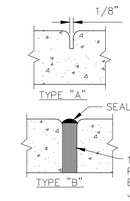
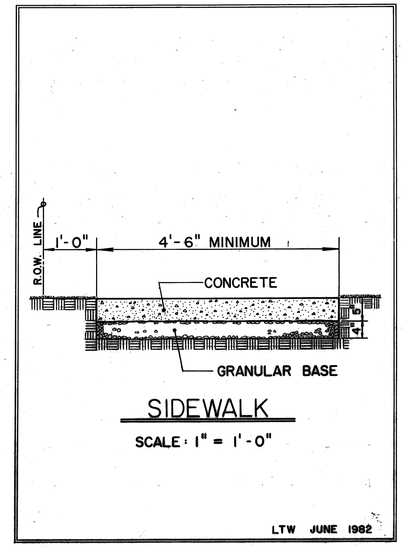
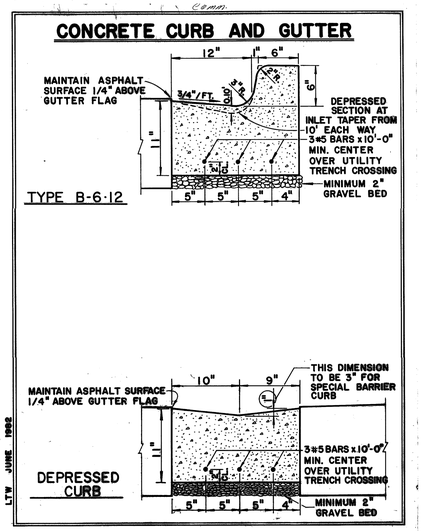


TABLE OF SIDEWALK JOINTS	
TYPE	LOCATION
A	5'-0" CENTER TO CENTER ON SIDEWALK AND PARALLEL TO CURBS.
B	WHERE SIDEWALK ABUTS CONCRETE CURBS, DRIVEWAYS, SIMILAR STRUCTURES, AND AT 50' INTERVALS.

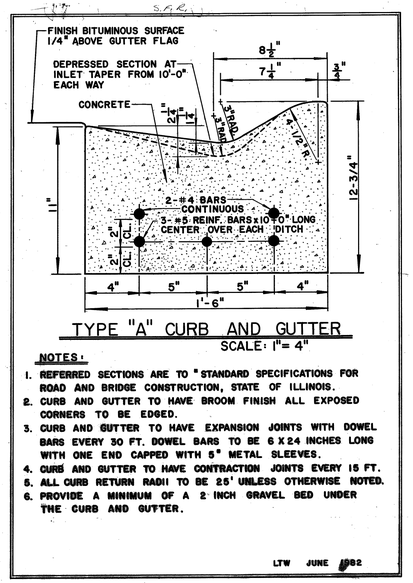


NOTES:
1. CONCRETE SHALL BE CLASS SI WITH A COMPRESSIVE STRENGTH OF NOT LESS THAN 3,500 PSI.
2. SLAB OR PANEL CONTRACTION (CONTROL) JOINTS SHALL BE AS FOLLOWS: 5' ON-CENTER JOINT SPACING UNLESS NOTED OR SHOWN OTHERWISE ON PLAN.
3. TRANSVERSE EXPANSION JOINTS SHALL CONSIST OF PREFORMED JOINT FILLER OF A THICKNESS AS FOLLOWS:
   1/2" BETWEEN SIDEWALK AND STRUCTURES, STANDARDS AND POLES AND ABUTTING CONCRETE CURBING OR PAVEMENT.
   3/4" AT SIDEWALK INTERVALS OF NOT MORE THAN 50'
4. EXPANSION JOINTS SHALL BE USED TO ISOLATE PCC PANEL SLABS WHEN FRAME CASTINGS OF UTILITY STRUCTURES FALL WITHIN THE LIMITS OF THE SIDEWALK.

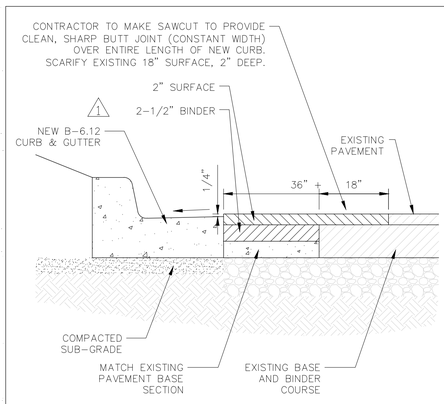
5 SIDEWALK DETAIL
SCALE: N.T.S.



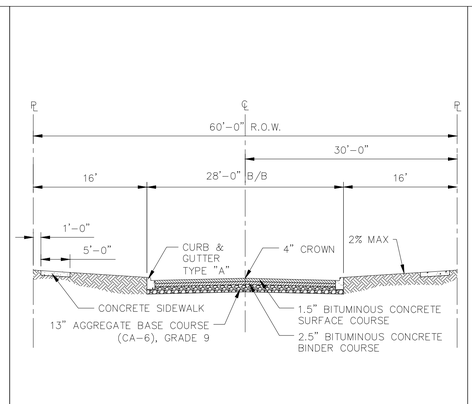
6 CONCRETE CURB AND GUTTER
SCALE: N.T.S.



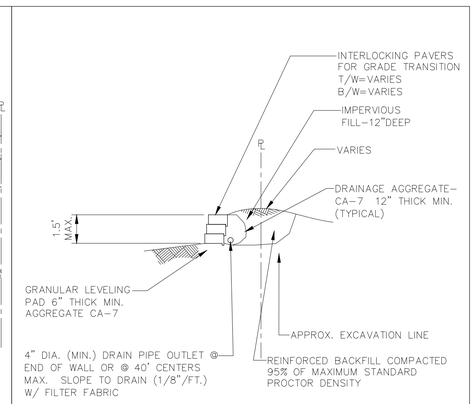
7 TYPE "A" CURB AND GUTTER
SCALE: N.T.S.



8 PAVEMENT PATCHING AT CURB & GUTTER PLACEMENT
C9.1
SCALE: N.T.S.
NOTE: AT MICHIGAN AVENUE



9 ROAD CROSSING CONNECTION
SCALE: N.T.S.



NOTE:
GRADE TRANSITION DEVICE SHALL BE IN CONFORMANCE WITH THE "NATIONAL CONCRETE MASONRY ASSOCIATION (NCMA) DESIGN MANUAL FOR SEGMENTAL RETAINING WALLS." THE CONTRACTOR MUST BE "NCMA LEVEL 1 CERTIFIED."

10 GRADE TRANSITION
SCALE: N.T.S.

NOTE:
DETAILS SHOWN ARE TAKEN FROM VILLAGE STANDARDS. CONTRACTOR SHALL BE RESPONSIBLE FOR CONFIRMING AND COMPLYING WITH LATEST VILLAGE ORDINANCE STANDARDS.

SPIES & ASSOCIATES, INC.
Civil Engineers – Land Surveyors
534 WEST CAMPUS DRIVE
ARLINGTON HEIGHTS, ILLINOIS 60004
PH 847.577.8808 FAX 847.577.0229

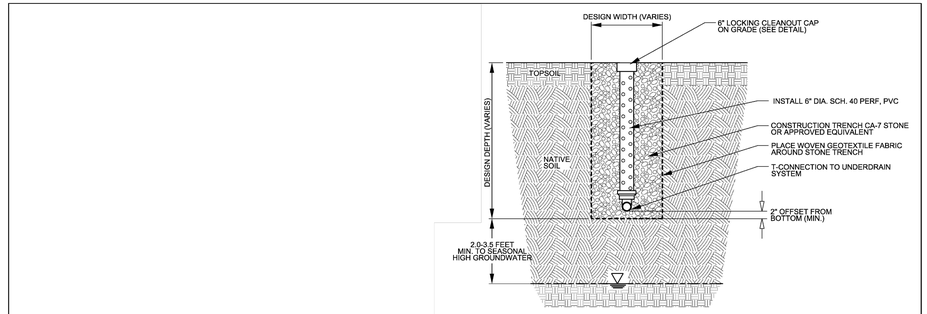
REVISIONS

DRAWN BY: TJS	JOB NO. 5378
DESIGNED BY: TJS	SCALE: 1"=40'
CHECKED BY: TJS	DATE: 09-26-24

DETAIL SHEET
ESTATES AT ARCADIA

SHEET NO. 13 OF 16 SHEETS

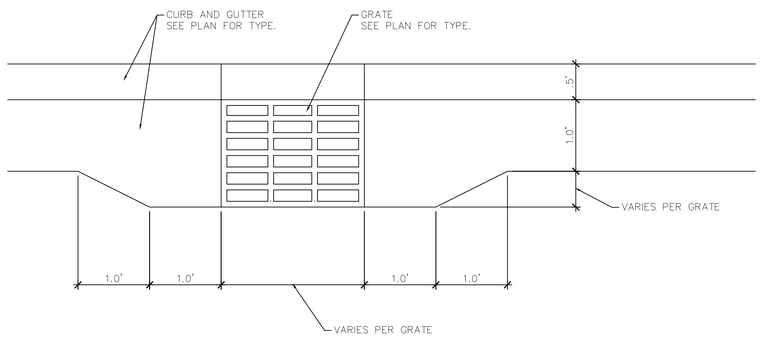
Attachment: EXHIBIT - Estates at Arcadia Engineering_v1(Origin (274 and 286 W. Michican Avenue - Estates at Arcadia)



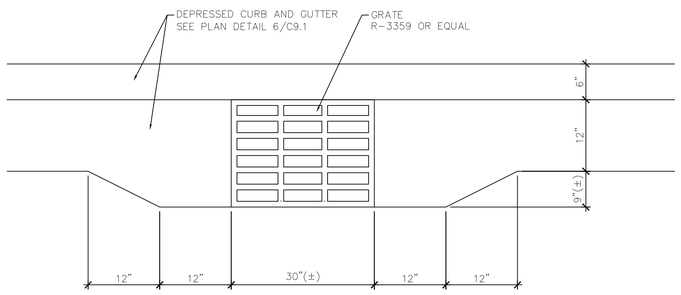
NOTES:
1) ONE OBSERVATION WELL SHALL BE INSTALLED PER 40,000 SQ. FT. OF SURFACE AREA.
2) PERFORATIONS SHALL BE 3/8" CIRCULAR HOLES, 4" ON CENTER, 90° AROUND PIPE.
3) OBSERVATION WELL FOR BIORETENTION FACILITIES SHALL EXTEND 6"-12" ABOVE GRADE AND CONTAIN AN OVERFLOW GRATE INSTEAD OF LOCKING CAP.
4) PIPES/PITTINGS SHALL BE SCHEDULE 40 PVC OR HIGHER QUALITY, 6" DIAMETER MINIMUM.

TECHNICAL GUIDANCE MANUAL	7/1/15
TYPICAL DETAIL OBSERVATION WELL	STD. DWG. NO.8
	PAGE NO. 9

2 OBSERVATION WELL
SCALE: N.T.S.



3 CURB AND GUTTER MODIFICATION
SCALE: N.T.S.



4 DEPRESSED CURB AND GUTTER MODIFICATION
SCALE: N.T.S.

NOTE:
DETAILS SHOWN ARE TAKEN FROM VILLAGE STANDARDS. CONTRACTOR SHALL BE RESPONSIBLE FOR CONFIRMING AND COMPLYING WITH LATEST VILLAGE ORDINANCE STANDARDS.

SPIES & ASSOCIATES, INC.
Civil Engineers – Land Surveyors
534 WEST CAMPUS DRIVE
ARLINGTON HEIGHTS, ILLINOIS 60004
PH 847.577.8808 FAX 847.577.0229

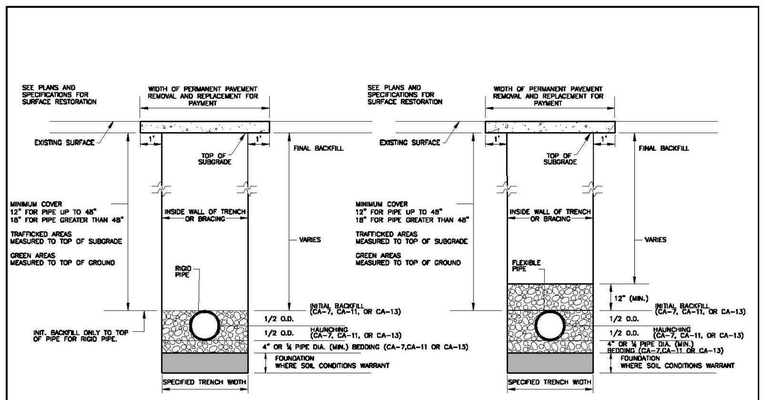
REVISIONS

DRAWN BY:	TJS	JOB NO.	5378
DESIGNED BY:	TJS	SCALE:	
CHECKED BY:	TJS	DATE:	09-26-24

DETAIL SHEET
ESTATES AT ARCADIA

SHEET NO. 14 OF 16 SHEETS

Attachment: EXHIBIT - Estates at Arcadia Engineering_v1Origin (274 and 286 W. Michican Avenue - Estates at Arcadia)



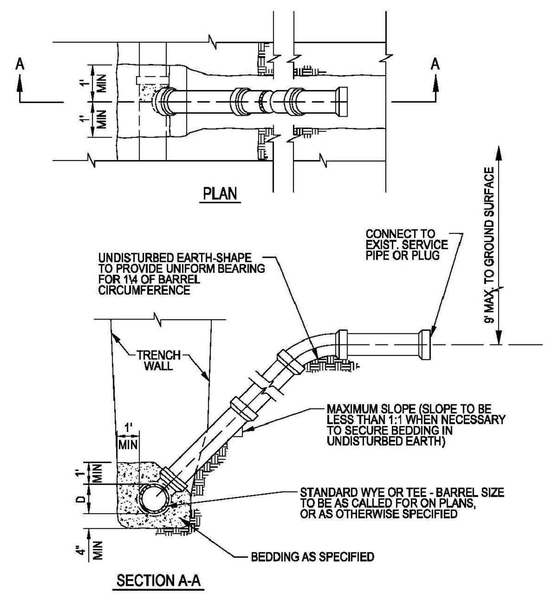
RIGID PIPE INSTALLATION DETAIL

FLEXIBLE PIPE INSTALLATION DETAIL

NOTES:
1. FOR QUALIFIED SEWER CONSTRUCTION ONLY.
2. SHORING, OR EQUIVALENT PROTECTIVE SYSTEM, REQUIRED FOR TRENCHES OF 5' DEPTH OR GREATER, OR AS REQUIRED BY MUNICIPALITY.

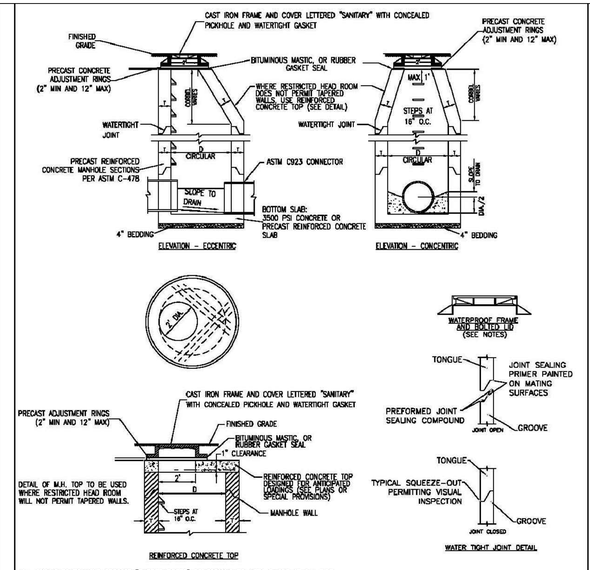
NOT TO SCALE

TECHNICAL GUIDANCE MANUAL	7/1/15
RIGID AND FLEXIBLE PIPE INSTALLATION DETAIL	STD. DWG. NO. 34
	PAGE NO. 35



SECTION A-A

TECHNICAL GUIDANCE MANUAL	7/1/15
TYPICAL RISER SANITARY SERVICE LATERAL	STD. DWG. NO.38
	PAGE NO. 39

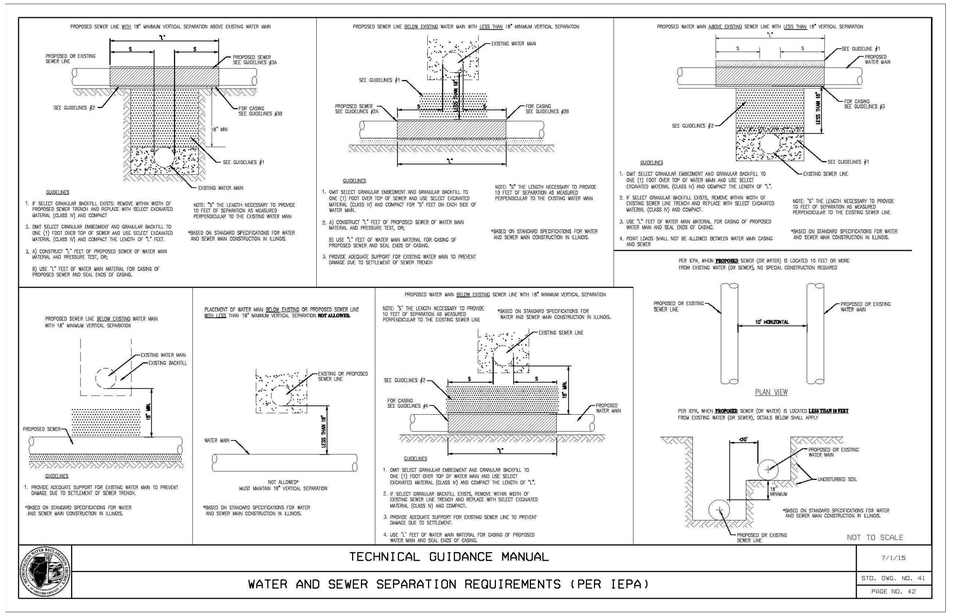


1. MANHOLES TO HAVE PRECAST "RUBBER BOOTS" CONFORMING TO ASTM C-923 AT ALL PIPE CONNECTIONS.
2. SANITARY MANHOLES SUBJECT TO SATURATION SOIL CONDITIONS OR SURFACE SUBMERGENCE SHALL BE EQUIPPED WITH CHIMNEY SEALS AND WATER TIGHT BOLTED DOWN MANHOLE COVERS.
3. MASTIC SEALANT OR RUBBER GASKET SEAL MUST BE APPLIED BETWEEN CONCRETE & FLANGE OF FRAME BEFORE LID BOLTS ARE TIGHTENED.
4. SAFETY LANDINGS REQUIRED FOR MANHOLES GREATER THAN 28 FEET DEPTH (RIM TO INVERT), MAXIMUM VERTICAL SPACING OF SAFETY LANDING IS 20 FEET.
5. FOR DROP CONNECTIONS, USE DROP CONNECTION MANHOLE DETAIL.
6. FOR ONLINE CONNECTIONS GREATER THAN 15 INCHES, USE DOGHOUSE MANHOLE DETAIL.

ALT MATERIALS FOR WALLS	D	T (MIN.)
PRECAST REINFORCED CONCRETE SECTION	4 FEET	4 IN
	5 FEET	5 IN
	6 FEET	5 IN
CAST-IN-PLACE CONCRETE	4 FEET	4 IN
	5 FEET	5 IN
	6 FEET	6 IN

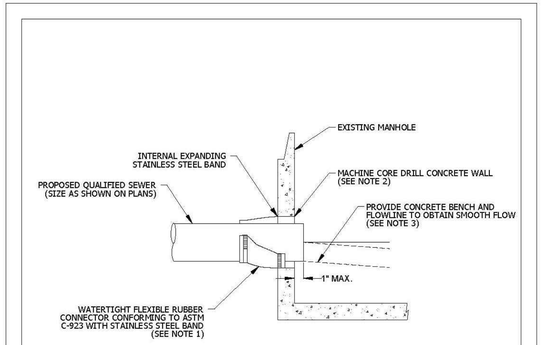
NOT TO SCALE

TECHNICAL GUIDANCE MANUAL	7/1/15
TYPICAL SANITARY MANHOLE "A" AND "B" DETAIL	STD. DWG. NO.39
	PAGE NO. 40



NOT TO SCALE

TECHNICAL GUIDANCE MANUAL	7/1/15
WATER AND SEWER SEPARATION REQUIREMENTS (PER IEPA)	STD. DWG. NO. 41
	PAGE NO. 42



SECTION

NOTES:
1. RESILIENT CONNECTOR COMPLYING WITH ASTM STANDARD C-923 (MOST RECENT EDITION) SHALL BE USED.
2. MACHINE CORE/DRILL CIRCULAR OPENING IN STRUCTURE WALL. OPENING DIAMETER TO FIT THE REQUIRED RESILIENT CONNECTOR PER MANUFACTURER'S RECOMMENDATION.
3. CUT, SHAPE, AND SLOPE NEW INVERT CHANNEL IN THE EXISTING CONCRETE BENCH FOR SMOOTH FLOW.
4. CLEAN EXISTING STRUCTURE AND SEWER PIPE OF ANY DIRT, CONCRETE, OR DEBRIS WHICH MAY ACCUMULATE DURING THE CONSTRUCTION PROCESS.
5. ANY DAMAGE TO THE EXISTING MANHOLE SHALL BE REPAIRED BY THE CONTRACTOR.
6. REINFORCED CONCRETE COLLAR MAY BE SUBSTITUTED FOR PIPE DIAMETERS LARGER THAN 36-INCHES.

NOT TO SCALE

TECHNICAL GUIDANCE MANUAL	10/02/18
PIPE TO EXISTING MANHOLE CONNECTION DETAIL	STD. DWG. NO. 42
	PAGE NO. 43

SPIES & ASSOCIATES, INC.
Civil Engineers – Land Surveyors
534 WEST CAMPUS DRIVE
ARLINGTON HEIGHTS, ILLINOIS 60004
PH 847.577.8808 FAX 847.577.0229

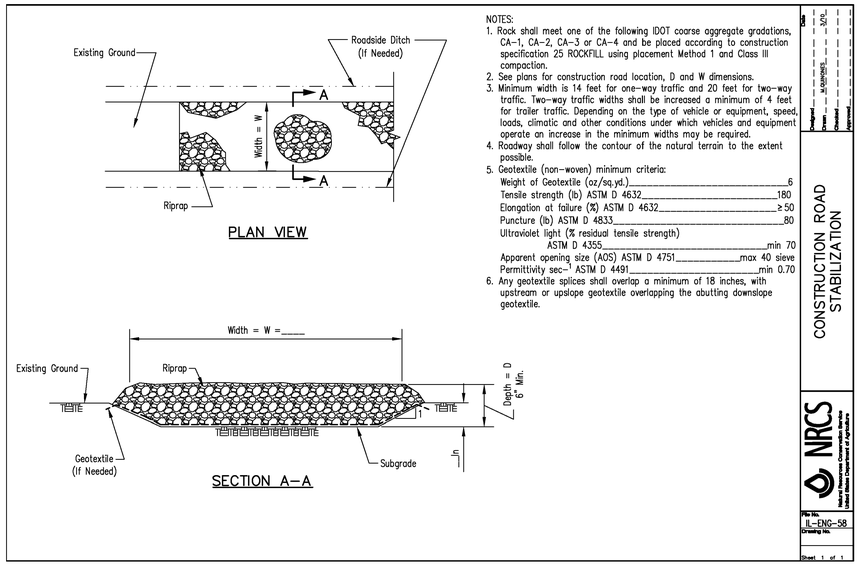
REVISIONS

DRAWN BY: TJS	JOB NO. 5378
DESIGNED BY: TJS	SCALE: 1"=40'
CHECKED BY: TJS	DATE: 09-26-24

DETAIL SHEET
ESTATES AT ARCADIA

SHEET NO. 15 OF 16 SHEETS

Attachment: EXHIBIT - Estates at Arcadia Engineering_v1(Origin (274 and 286 W. Michican Avenue - Estates at Arcadia))



NOTES:
1. Rock shall meet one of the following IDOT coarse aggregate gradations, CA–1, CA–2, CA–3 or CA–4 and be placed according to construction specification 25 ROCKFILL using placement Method 1 and Class III compaction.
2. See plans for construction road location, D and W dimensions.
3. Minimum width is 14 feet for one–way traffic and 20 feet for two–way traffic. Two–way traffic widths shall be increased a minimum of 4 feet for trailer traffic. Depending on the type of vehicle or equipment, speed, loads, climatic and other conditions under which vehicles and equipment operate an increase in the minimum widths may be required.
4. Roadway shall follow the contour of the natural terrain to the extent possible.
5. Geotextile (non–woven) minimum criteria:
   Weight of Geotextile (oz/sq.yd.)_____6
   Tensile strength (lb) ASTM D 4632_____180
   Elongation at failure (%) ASTM D 4632_____≥ 50
   Puncture (lb) ASTM D 4833_____80
   Ultraviolet light (% residual tensile strength)
   ASTM D 4355_____min 70
   Apparent opening size (AOS) ASTM D 4751_____max 40 sieve
   Permittivity sec^{-1} ASTM D 4491_____min 0.70
6. Any geotextile splices shall overlap a minimum of 18 inches, with upstream or upslope geotextile overlapping the abutting downslope geotextile.

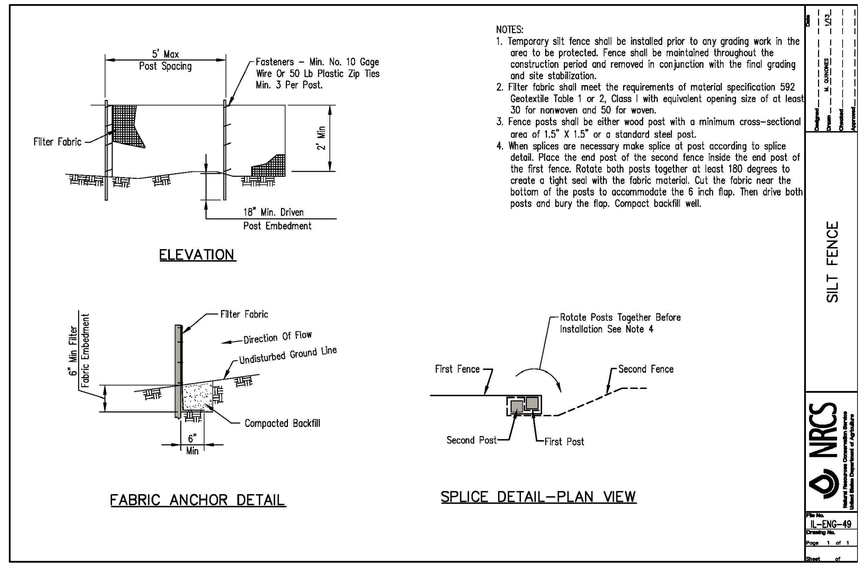
Date
Designed — 10/1
Drawn — as corrected
Checked
Approved

CONSTRUCTION ROAD STABILIZATION

NRCS Natural Resources Conservation Service, United States Department of Agriculture

File No. IL–ENG–58
Drawing No.
Sheet 1 of 1

1 STABILIZED CONSTRUCTION ENTRANCE
SCALE: N.T.S.



NOTES:
1. Temporary silt fence shall be installed prior to any grading work in the area to be protected. Fence shall be maintained throughout the construction period and removed in conjunction with the final grading and site stabilization.
2. Filter fabric shall meet the requirements of material specification 592 Geotextile Table 1 or 2, Class I with equivalent opening size of at least 30 for nonwoven and 50 for woven.
3. Fence posts shall be either wood post with a minimum cross–sectional area of 1.5" X 1.5" or a standard steel post.
4. When splices are necessary make splice at post according to splice detail. Place the end post of the second fence inside the end post of the first fence. Rotate both posts together at least 180 degrees to create a tight seal with the fabric material. Cut the fabric near the bottom of the posts to accommodate the 6 inch flap. Then drive both posts and bury the flap. Compact backfill well.

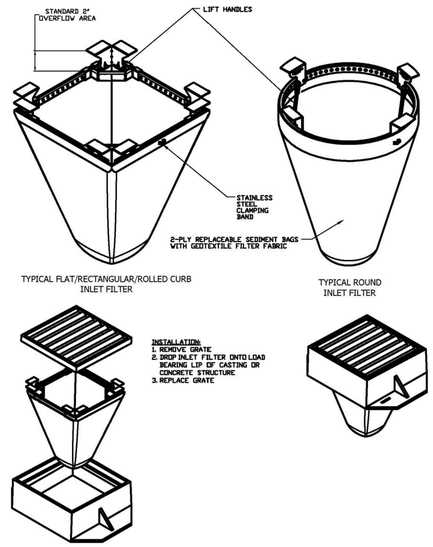
Date
Designed — 10/1
Drawn — as corrected
Checked
Approved

SILT FENCE

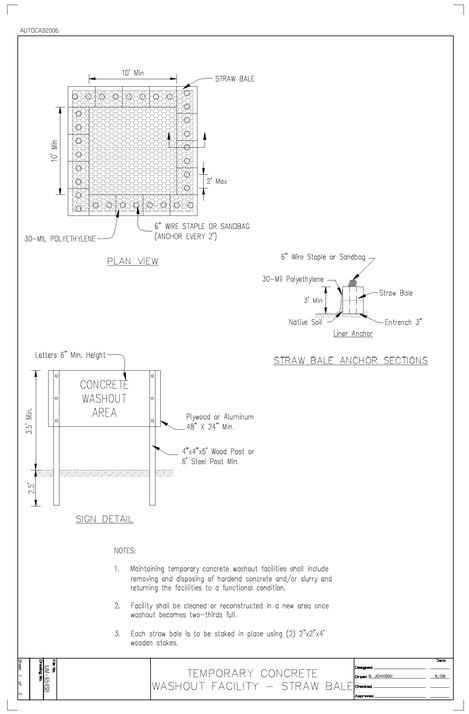
NRCS Natural Resources Conservation Service, United States Department of Agriculture

File No. IL–ENG–49
Drawing No.
Page 1 of 1
Sheet of

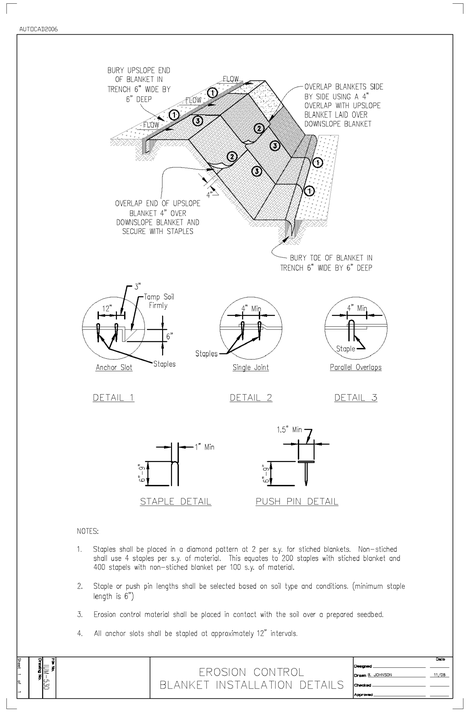
2 SILT FENCE
SCALE: N.T.S.



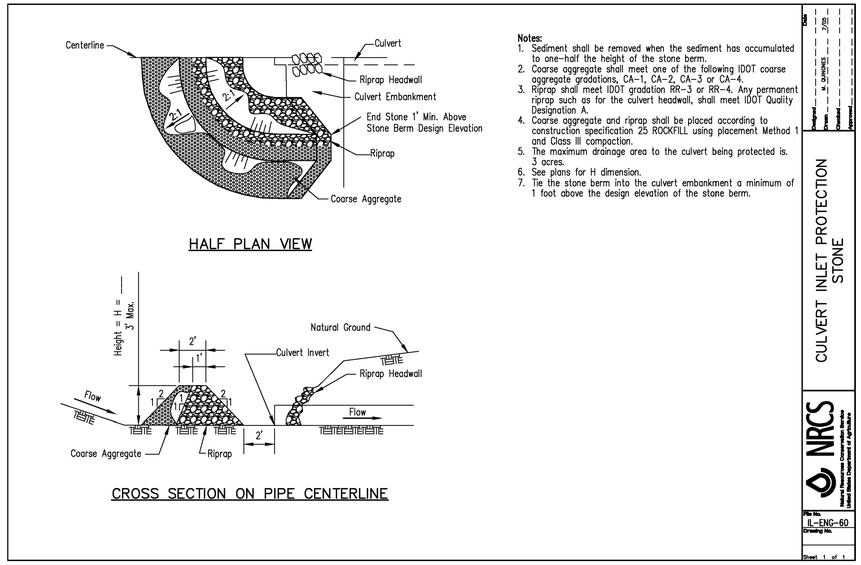
3 INLET FILTER PROTECTION
SCALE: N.T.S.



4 CONCRETE WASHOUT
SCALE: N.T.S.



5 EROSION CONTROL BLANKET
SCALE: N.T.S.



Notes:
1. Sediment shall be removed when the sediment has accumulated to one–half the height of the stone berm.
2. Coarse aggregate shall meet one of the following IDOT coarse aggregate gradations, CA–1, CA–2, CA–3 or CA–4.
3. Riprap shall meet IDOT gradation RR–3 or RR–4. Any permanent riprap such as for the culvert headwall, shall meet IDOT Quality Designation A.
4. Coarse aggregate and riprap shall be placed according to construction specification 25 ROCKFILL using placement Method 1 and Class III compaction.
5. The maximum drainage area to the culvert being protected is. 3 acres.
6. See plans for H dimension.
7. Tie the stone berm into the culvert embankment a minimum of 1 foot above the design elevation of the stone berm.

Date
Designed — 7/25
Drawn — as corrected
Checked
Approved

CULVERT INLET PROTECTION STONE

NRCS Natural Resources Conservation Service, United States Department of Agriculture

File No. IL–ENG–60
Drawing No.
Sheet 1 of 1

6 CULVERT INLET PROTECTION
SCALE: N.T.S.

NOTE:
DETAILS SHOWN ARE TAKEN FROM VILLAGE STANDARDS. CONTRACTOR SHALL BE RESPONSIBLE FOR CONFIRMING AND COMPLYING WITH LATEST VILLAGE ORDINANCE STANDARDS.

SPIES & ASSOCIATES, INC.
Civil Engineers – Land Surveyors
534 WEST CAMPUS DRIVE
ARLINGTON HEIGHTS, ILLINOIS 60004
PH 847.577.8808 FAX 847.577.0229

REVISIONS

DRAWN BY: TJS	JOB NO. 5378
DESIGNED BY: TJS	SCALE:
CHECKED BY: TJS	DATE: 09–26–24

DETAIL SHEET
ESTATES AT ARCADIA

SHEET NO. 16 OF 16 SHEETS

Attachment: EXHIBIT - Estates at Arcadia Engineering_v1Origin (274 and 286 W. Michican Avenue - Estates at Arcadia)

JOHNSEN RESIDENCE

502 N. PROSPECT MANOR

MOUNT PROSPECT, ILLINOIS 60056

SPRINKLER SHOP DRAWINGS PREPARED BY A QUALIFIED DESIGN PROFESSIONAL SHALL BE SUBMITTED FOR REVIEW. THE SUBMITTAL SHALL INCLUDE CALCULATIONS AND MANUFACTURE'S CUT SHEETS. DESIGNER'S NAME AND QUALIFICATIONS SHALL BE NOTED ON THE PLANS.

ARCHITECT CONTACT

BLAKE CZAR

847/877-3507

BUILDER

GWR BUILDERS

847/209-1214

DATE	PAGES REVISED
08/28/22	ISSUED FOR PERMIT
12/22/22	VILLAGE REVISIONS 1
07/22/23	COVERED PORCH FIREPLACE ADDITION 2

SHEET INDEX

C COVER SHEET

2 ELEVATIONS/LIGHT & VENT SCHEDULE

3 FOUNDATION PLAN

4 FIRST FLOOR PLAN

5 SECOND FLOOR PLAN/ROOF PLAN

6 FIRST FLOOR ELECTRICAL PLAN

7 SECOND FLOOR ELECTRICAL PLAN

8 WALL SECTIONS

9 DETAILS/RISERS

9A DETAILS

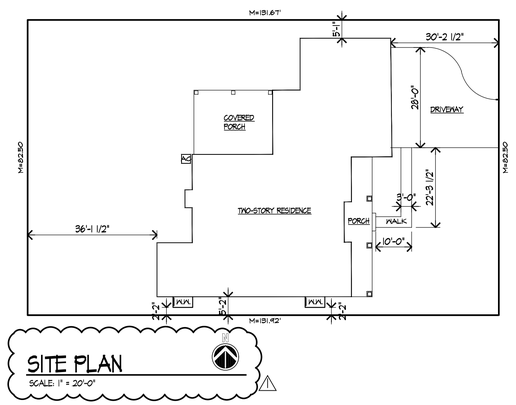
S SPECIFICATIONS

SQUARE FOOTAGE DATA

SITE AREA:	11,364 SQ. FT.	
ZONING:	R-A	
BUILDING SQ. FT.:	FIRST FLOOR:	2,038 SQ. FT.
	SECOND FLOOR:	2,284 SQ. FT.
	GARAGE:	811 SQ. FT.
	TOTAL:	5,133 SQ. FT.
MAX. F.A.R.	50 x 10,846 = 5,423 SQ. FT.	
M. LOT COVERAGE SQ. FT.:	50 x 10,846 = 5,423 SQ. FT.	
ACTUAL LOT COVERAGE:		

ZONING DATA

FRONT YARD:	NOT LESS THAN 30' FEET ACTUAL: 30'-2"
SIDE YARD:	NOT LESS THAN 5' FEET ACTUAL: 5'-1" N 5'-2" S
REAR YARD:	NOT LESS THAN 25' FEET ACTUAL: 36'-1"
BUILDING HEIGHT:	MAXIMUM HEIGHT SHALL BE 35'-0" ACTUAL: 34'-11"



SITE PLAN

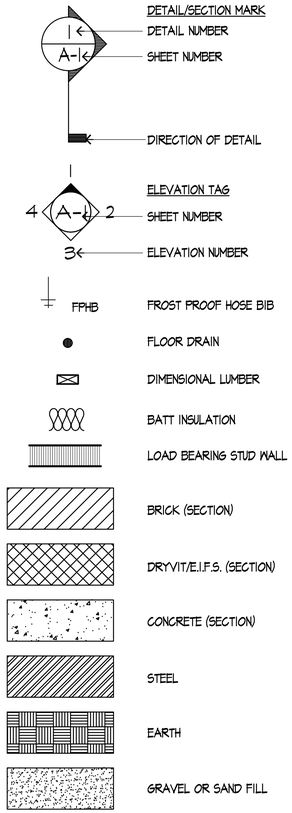
SCALE: 1" = 20'-0"

PLUMBING FIXTURE COUNT

FIXTURE	# OF FIXTURE	# OF SUPPLY FIXTURE UNITS	TOTAL
WATER CLOSETS	6	3	18
LAVATORY	8	1	8
BATH TUBS	2	2	4
SHOWER STALL	4	2	8
KITCHEN SINK	1	2	2
LAUNDRY TRAY	1	1	1
DISHWASHER	1	1	1
LAUNDRY MACHINE	1	2	2
SILL COCK	2	5	10
		TOTAL	54

WSFU = 54
MAIN WATER: 1 1/2" DIA.

SYMBOLS



ABBREVIATIONS

AFF	ABOVE FINISH FLOOR	ING	INSULATED/ING
ADH	ADHESIVE	INT	INTERIOR
ADJSH.	ADJUSTABLE SHELF	JNT	JOINT
A/C	AIR CONDITIONING	JST	JOIST
ALT.	ALTERNATE	LAM PLAS	LAMINATED PLASTIC
L.	STEEL ANGLE	LL	LIVE LOAD
AWN.	AWNING	M OPG	MASONRY OPENING
BRK	BRICK	MATL	MATERIAL
BM	BEAM	MC	MEDICINE CABINET
BRG.	BEARING	MTL	METAL
CSMT	CASEMENT	N.T.S.	NOT TO SCALE
CLG	CEILING	O.C.	ON CENTER
CL	CENTER LINE	OPG	OPENING
C	STEEL CHANNEL	O.H.	OVERHEAD
CLO	CLOSET	P&T	PLUGGED AND TOP SANDED
P&S	POLE AND SHELF	PC	PIECES
COL	COLUMN	PL	PLATE
CONC	CONCRETE	PLWD	PLYWOOD
CONST	CONSTRUCTION	P.S.F.	POUNDS PER SQUARE FOOT
C.J.	CONTROL JOINT	P.S.I.	POUNDS PER SQUARE INCH
CONT	CONTINUOUS	REINF	REINFORCING/ED
CO	CASED OPENING	R	RISERS
CI	CAST IRON	RO	ROUGH OPENING
CRS	COURSES	RS	ROUGH SAWN
DL	DEAD LOAD	SH	SHELF
DTL	DETAIL	S.C	SOLID CORE
DIA	DIAMETER	SHT. MTL.	SHEET METAL
DIM	DIMENSION	SIM	SIMILAR
DW	DISHWASHER	SGD	SLIDING GLASS DOOR
DH	DOUBLE HUNG	STD	STANDARD
DS	DOWNSPOUT	ST	STEEL
EA	EACH	TEMP	TEMPERED
EQ	EQUAL	THLD	THRESHOLD
EXP	EXPANSION	T&G	TONGUE AND GROOVE
EXT	EXTERIOR	T	TREADS
FIN	FINISHED	T/	TOP OF....
FP	FIREPLACE	UC	UNDER CABINET
FL	FLOOR	WC	WATER CABINET
FD	FLOOR DRAIN	WH	WATER HEATER
FTG	FOOTING	W.P.	WEATHER PROOF
FDN	FOUNDATION	W.S.	WEATHER STRIPPEING
GALV	GALVANIZED	W.F.	WIDE FLANGE
GL	GLASS	W/	WITH
GYP. BD.	GYPSUM BOARD	WD	WOOD
HGT	HEIGHT	W.I.	WROUGHT IRON
HM	HOLLOW METAL	W.O.	WRAPPED OPENING
HC	HOLLOW CORE		
HS	HARD SURFACE FLOOR		

CODES

APPLICABLE BUILDING CODES

2021 INTERNATIONAL RESIDENTIAL CODE w/ AMENDMENTS
EXISTING BUILDINGS AND STRUCTURES, APPENDIX J
2021 INTERNATIONAL MECHANICAL CODE w/ AMENDMENTS
2021 INTERNATIONAL FUEL GAS CODE
2018 INTERNATIONAL ENERGY CONSERVATION CODE
2020 NATIONAL ELECTRICAL CODE w/ AMENDMENTS
2014 ILLINOIS PLUMBING CODE w/ AMENDMENTS

ZONING

R2-RESIDENTIAL

EXTERIOR WALL/GLAZING PERCENTAGE

FRONT 507 SQ.FT./69.6 SQ.FT. = 13.7%
LEFT 796 SQ.FT./26.0 SQ.FT. = 3.3%
RIGHT 1007 SQ.FT./40.4 SQ.FT. = 4.0%
REAR 734 SQ.FT./111.5 SQ.FT. = 15.2%
TOTAL 3044 SQ.FT./247.5 SQ.FT. = 8.1%

DESIGN LOADS

Floor:	Live Load	40 PSF Minimum
	Dead Load	10 PSF Minimum
Roof:	Live Load	30 PSF Minimum
Soil:	Bearing Capacity	3,000 PSF Minimum
	Bearing Capacity – SEVERE AREAS	3,500 PSF Minimum

These drawings were prepared under my supervision and to the best of my know-ledge, they comply with all applicable codes.

STATE OF ILLINOIS
001-008243
FREDERICK E. GILMORE
EXPIRATION 11/30/24
LICENSED ARCHITECT

REV	DESCRIPTION	DATE
	ISSUED FOR PERMIT	08-28-22
1	VILLAGE REVISIONS	12-22-22
2	PORCH FIREPLACE	07-22-23

Rick Gilmore, FALA
Fellow of the Association of Licensed Architects

502 N. PROSPECT MANOR
MOUNT PROSPECT, IL

Gilmore
FredeRick Gilmore, Architect
3489 Gallant Fox Drive
Elgin IL 60124
847 421 8676
email: gilmorearch@gmail.com
www.gilmorearchitects.com

This drawing is copyrighted all rights reserved.

Attachment: Architectural plans example - PERMIT - rev7 (274 and 286 W. Michican Avenue - Estates at Arcadia)



FRONT ELEVATION

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

ELEVATION NOTES:

DO NOT SCALE DRAWINGS

1. PROVIDE SPLASH BLOCKS AT ALL DOWN SPOUTS DISCHARGING AT GRADE. (NOT TO DISCHARGE ACROSS WALK-WAY)
2. PROVIDE DRIP CAPS AT ALL WINDOWS AND DOORS
3. ALL ROOF SADDLES TO BE SHEATHED W/ BUILDING PAPER AND SHINGLES.
4. REFER TO FLOOR PLANS FOR DOOR SIZES
5. WINDOW SIZES ARE AS PER ELEVATIONS. WINDOW MFR TO VERIFY ALL BEDROOMS HAVE EGRESS WINDOW
6. ROOF VENTS TO BE SCREENED AND BALANCED INTAKE AND EXHAUST.
7. PROVIDE "Z" FLASHING ALONG ALL HORIZONTAL TRIM
8. PROVIDE GALV. METAL FLASHING AT ALL ROOF AND WALL INTERSECTIONS.
9. FIREPLACE FLUE TO BE MIN. 2'-0" ABOVE ANY ROOF SURFACE WITHIN 10'-0" HORIZONTALLY, MIN. 3'-0" PENETRATION ABOVE ROOF.
10. SAFETY GLAZING AT BATHTUB/SHOWER, SILL HEIGHTS BELOW 18", EXT. DOORS AND WINDOWS W/ IN 24" OF DOOR (AS PER GOVERNING CODES)

EXTERIOR FINISH MATERIALS:

11. TYPICAL ROOFING WILL BE ARCHITECTURAL GRADE 25 YEAR ASPHALT SHINGLES
12. TYPICAL - ALUMINUM GUTTERS W/ DOWN SPOUTS OVER 1X8 FASCIA AND WITH 1X10 FRIEZE BOARD UNLESS OTHERWISE NOTED.
13. 1X2 ON 1X8 RAKE BOARD TYPICAL
14. TYPICAL SIDING - CEDAR W/ 5" EXPOSED
15. TYPICAL TRIM - 5/4" PRE-PRIMED CEDAR
16. ALL EVE AND RAKE OVERHANGS ARE 1'-0" UNLESS OTHERWISE NOTED.

LIGHT & VENTILATION SCHEDULE

ROOM NAME	AREA	LIGHT		VENT		MECH CFM	
		REQ.	ACT.	REQ.	ACT.	REQ.	ACT.
BASEMENT	1851 S.F.	37.2	43.0	37.2	43.0	--	--
KITCHEN/BREAKFAST	455 S.F.	36.4	60.4	18.2	30.2	--	--
DINING ROOM	198 S.F.	15.8	45.6	7.9	22.8	--	--
OFFICE	158 S.F.	12.6	30.2	6.3	15.1	--	--
FAMILY ROOM	457 S.F.	36.6	126.8	18.3	63.4	--	--
PWDR.	34 S.F.	--	--	--	--	51 CFM	100 CFM
MASTER BATH	183 S.F.	--	21.60	--	11.6		200 CFM 100 CFM
MASTER BEDROOM	296 S.F.	23.6	49.40	12.8	20.7	--	--
EN-SUITE	177 S.F.	14.6	27.60	7.3	13.80	--	--
BEDROOM #3	184 S.F.	14.7	34.60	7.4	13.80	--	--
BEDROOM #4	184 S.F.	14.7	34.60	7.4	13.80	--	--
BEDROOM #5	167 S.F.	13.4	27.60	6.7	13.80	--	--
JACK & JILL	42 S.F.	--		--		63 CFM	100 CFM
BATH	80 S.F.	--		--		90 CFM	100 CFM
BATH #2	31 S.F.	--		--		46 CFM	100 CFM

STANDARD ELEVATION NOTES

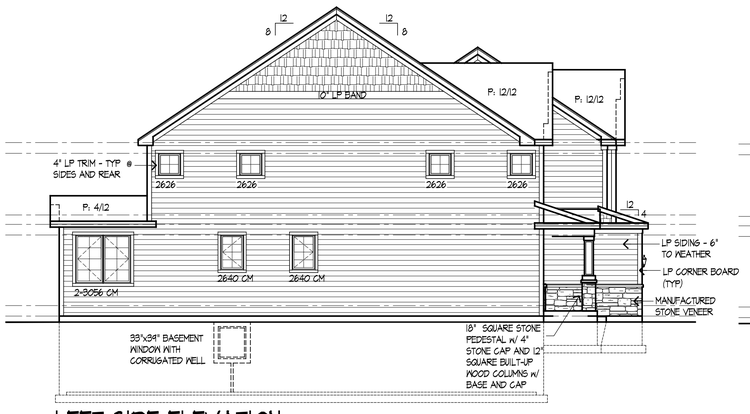
- 35 YEAR ARCHITECTURAL GRADE ASPHALT SHINGLES
- ALUMINUM GUTTERS AND DOWNSPOUTS OVER ALUMINUM FASCIA.
- ALUMINUM SOFFIT w/ INTERSAL VENT.
- SHEET METAL FLASHING OVER WINDOWS, DOORS AND WOOD TRIM.
- SHEET METAL FLASHING AT ALL ROOF AND WALL INTERSECTIONS.
  - 1x2 EDGE BOARD OVER
  - 1x8 RAKE BOARD
- ALL RAKE AND OVERHANGS ARE 1'-0" UNLESS OTHERWISE NOTED

INDICATES MANUFACTURED STONE

INDICATES LP HORIZONTAL SIDING

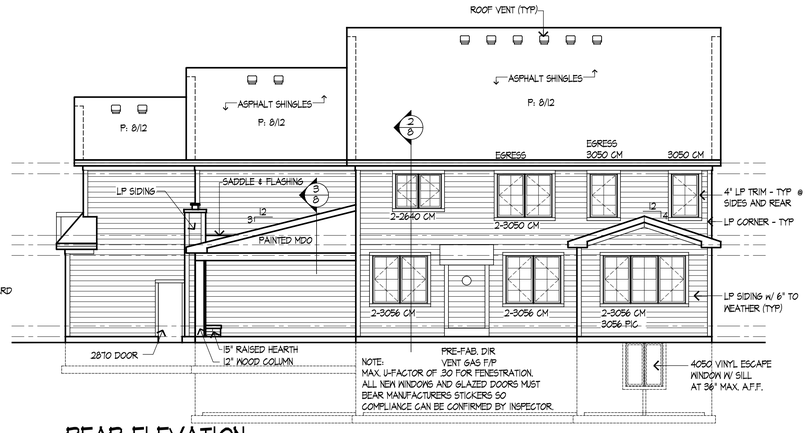
HIDDEN GALVANIZED METAL FLASHINGS

NOTE: ALL WINDOW SIZES ARE ANDERSON - SERIES 100 SINGLE HUNG



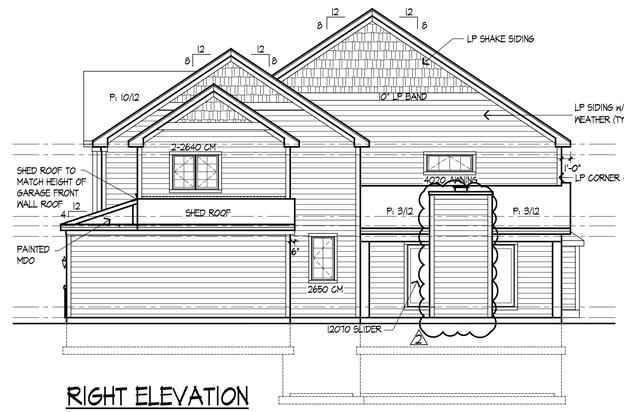
LEFT SIDE ELEVATION

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



REAR ELEVATION

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



RIGHT ELEVATION

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

STATE OF ILLINOIS
001-008243
FREDERICK E. GILMORE
EXPIRATION 11/30/24
LICENSED ARCHITECT

These drawings were prepared under my supervision and to the best of my knowledge, they comply with all applicable codes.

REV	DESCRIPTION	DATE
	ISSUED FOR PERMIT	08-28-22
1	VILLAGE REVISIONS	12-22-22
2	PORCH FIREPLACE	07-22-23

Rick Gilmore, FALA
Fellow of the Association of Licensed Architects

502 N. PROSPECT MANOR
MOUNT PROSPECT, IL

Gilmore
FredeRick Gilmore, Architect
3489 Gallant Fox Drive
Elgin IL 60124
847 421 8676
email: gilmorearch@gmail.com
www.gilmorearchitects.com

2

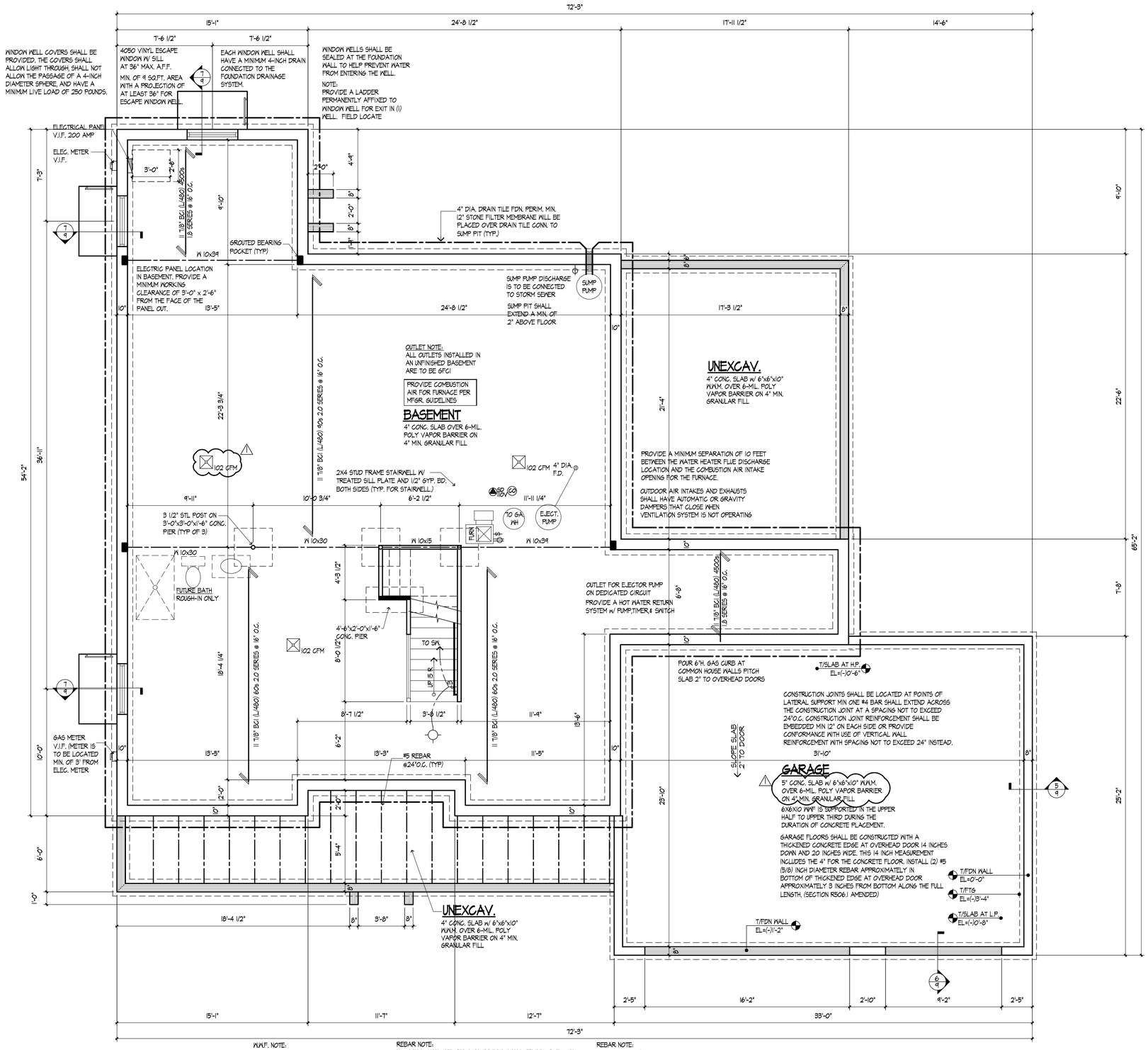
This drawing is copyrighted all rights reserved.

Attachment: Architectural plans example - PERMIT - rev7 (274 and 286 W. Michican Avenue - Estates at Arcadia)

BASEMENT FND NOTES:

DO NOT SCALE DRAWINGS

1. TYPICAL BASEMENT/GARAGE SLAB:
   4" CONC. SLAB W/ 6"x6"x#10/10WM ON 6 MIL POLY VAPOR BARRIER OVER MIN. 4" GRAVEL FILL ON COMPACTED EARTH.
2. TYPICAL CRAWL:
   2" SLUSH COAT OVER 4" GRAVEL COVER OVER 4 MIL VAPOR BARRIER
3. TYPICAL PORCH SLAB:
   4" CONCRETE SLAB W/ #5 REBAR @ 24" O.C. OVER COMPACTED FILL
4. PROVIDE DRY CLAY BACKFILL UNDER PORCH SLABS (UNEXCAVATED LOCATIONS)
5. PROVIDE CIRCULAR BLOCK OUTS AT STEEL COLUMN LOCATIONS
6. CONTROL JOINTS TO CONSIST OF "ZIP STRIP" OR TOOLED JOINTS AS SHOWN WITH MIN. DEPTH OF 1/4 OF SLAB THICKNESS
7. ALL ANGLED WALLS AND FOOTINGS ARE 45 DEGREES UNLESS OTHERWISE NOTED
8. SLOPE CONCRETE SLAB TO FLOOR DRAINS WITHIN 5'-0" OF DRAIN
9. MECH. TRADES RESPONSIBLE FOR PROVIDING AND LOCATING FOUNDATION SLEEVES. LOCATION OF SLEEVES FOR UTILITIES SHALL BE DETERMINED BY BUILDER PRIOR TO CONSTRUCTION IN ACCORDANCE WITH LOCAL CODES.
10. PROVIDE 2X6 TREATED PLATES ON ALL STEEL UNLESS OTHERWISE NOTED.
11. ALL CONCENTRATED LOADS FROM BEAMS OR GIRDER TRUSSES TO TRANSFER TO FOUNDATION VIA POSTS BEAMS OR SOLID BLOCKING.
12. TOP OF FOUNDATION IS AT 0'-0" UNLESS OTHERWISE NOTED
13. PROVIDE 1/2" DIA ANCHOR BOLTS @ 6'-0" O.C. MAX. & 12" MAX. FROM EACH END OF SILL PLATE. MIN. 2 PER SILL.
14. PROVIDE MIN. 4" CONCRETE COVER AT BELOW SLAB UTILITY LOCATION. WHEN CONCRETE ENCASEMENT OF UTILITY LINES IS REQUIRED, UTILITIES SHALL BE PLACED SUFFICIENTLY BELOW SLAB TO ALLOW CONCRETE COVERAGE.
15. PROVIDE ALL MECH. ROUGH-INS WHEN A/C PAD LOCATION REQUIRES PENETRATION OF POURED CONCRETE SLAB FOR HOOK-UPS TO HVAC EQUIPMENT.
16. FIELD VERIFY LOCATIONS OF ALL METERS, PLUMBING FIXTURES, ELECTRICAL PANEL AND SERVICE LINES PRIOR TO POURING CONCRETE SLAB.
17. ALL DESIGN, REVISIONS, ENGINEERING INSTALLATION AND LIABILITY OF SOIL CONDITIONS AND STRUCTURAL DESIGNS DUE TO INADEQUATE SOILS SHALL BE THE RESPONSIBILITY OF THE "BUILDING DEVELOPER" OR ITS SUBCONTRACTORS INVOLVED WITH DESIGN AND INSTALLATION OF SUCH AND THE ARCHITECT SHALL NOT BE HELD LIABLE OR RESPONSIBLE FOR THEIR IMPLEMENTATIONS.
18. LOCATION OF A/C SHALL BE VERIFIED BY BUILDER PRIOR TO CONSTRUCTION IN ACCORDANCE WITH LOCAL CODES.
19. BOTTOM OF STEEL COLUMNS (INSIDE & OUT) SHALL HAVE A COAT OF RUST INHIBITIVE PAINT OR EQUAL.
20. ELECTRIGAL PLAN FOR BASEMENT HAS BEEN INCORPORATED IN THE FOUNDATION PLAN.
21. PROVIDE (2) 48" LONG #4 REBAR AT TOP & BOTTOM IN FOUNDATION WALL AND AT FOOTING GRADE CHANGES
22. FOR ADDITIONAL NOTES SEE SPECIFICATIONS AND DETAILS



FOUNDATION PLAN

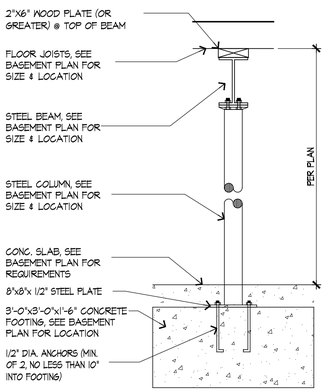
SCALE: 1/4" = 1'-0" 1851 SQ.FT.

= BEARING WALL

W.W.F. NOTE:
DOUBLE WIRE JOINT REINFORCEMENT IS TO BE USED ABOVE CORNERS OF MASONRY EXTENDING A MIN. OF 12" BEYOND EACH SIDE OF OPENING (TYP)

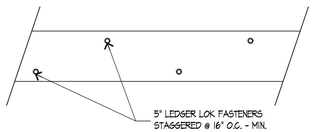
REBAR NOTE:
NOT LESS THAN ONE VERTICAL #4 BAR SHALL BE PROVIDED ON EACH SIDE OF OPENINGS EQUAL TO OR GREATER THAN 2 FEET IN WIDTH. VERTICAL REINFORCEMENT SHALL EXTEND THE FULL HEIGHT OF THE WALL AND BE LOCATED WITHIN 12" OF EACH SIDE OPENING.

REBAR NOTE:
A MIN. OF ONE #4 BAR SHALL BE PLACED ABOVE AND BELOW OPENINGS EQUAL TO OR GREATER THAN 2 FEET IN WIDTH. REINFORCEMENT SHALL EXTEND BEYOND THE EDGES OF THE OPENING THE DIMENSION REQUIRED TO DEVELOP THE BAR TENSION I.A.W. SECTION R611.5.4.4 OF THE 2018 I.R.C.



1 GARAGE COL. DETAIL

SCALE: 3/4" = 1'-0"



2 LVL's FASTENING DETAIL

SCALE: 3/4" = 1'-0"

NOTE:
CUTS, NOTCHES ND HOLES BORED IN TRUSSES, LAMINATED VENEER LUMBER, GLUE-LAMINATED MEMBERS OR I-JOISTS ARE NOT PERMITTED UNLESS THE EFFECTS OF SUCH ARE SPECIFICALLY ADDRESSED. (SECTION R502.8.2)

NOTE:
SUMP PUMP & ALL DOWNSPOUT DISCHARGES TO BE DIRECTED TOWARDS THE REAR YARD. SPLASH BLOCKS TO BE PROVIDED IF SPLASHING TO GRADE, TYP.

W.W.F. NOTE:
DOUBLE WIRE JOINT REINFORCEMENT IS TO BE USED ABOVE CORNERS OF MASONRY EXTENDING A MIN. OF 12" BEYOND EACH SIDE OF OPENING (TYP)

REBAR NOTE:
NOT LESS THAN ONE VERTICAL #4 BAR SHALL BE PROVIDED ON EACH SIDE OF OPENINGS EQUAL TO OR GREATER THAN 2 FEET IN WIDTH. VERTICAL REINFORCEMENT SHALL EXTEND THE FULL HEIGHT OF THE WALL AND BE LOCATED WITHIN 12" OF EACH SIDE OPENING.

REBAR NOTE:
A MIN. OF ONE #4 BAR SHALL BE PLACED ABOVE AND BELOW OPENINGS EQUAL TO OR GREATER THAN 2 FEET IN WIDTH. REINFORCEMENT SHALL EXTEND BEYOND THE EDGES OF THE OPENING THE DIMENSION REQUIRED TO DEVELOP THE BAR TENSION I.A.W. SECTION R611.5.4.4 OF THE 2009 I.R.C.

CONCRETE FOUNDATION WALL (TYPICAL)
10" THICKNESS OF WALLS
8'-10" MAX. HEIGHT OF WALLS
8'-2" MAX. HEIGHT OF UNBAL. BACKFILL
BACKFILL MATERIAL "GL" CLAY/DIRT
MIN. VERTICAL REINF. #6 @ 32" O.C.

ALL VAPOR BARRIERS NOTED ON BASEMENT AND GARAGE SLABS ARE TO HAVE JOINTS LAPPED NOT LESS THAN 12"

COMPRESSIVE STRENGTH OF CONCRETE

TYPE OR LOCATION OF CONCRETE CONSTRUCTION	MIN. SPECIFIED COMPRESSIVE STRENTGH
	WEATHERING POTENTIAL
	SEVERE
BASEMENT WALLS, FND & OTHER WALLS NOT EXPOSED TO THE WEATHER	2500
BASEMENT SLABS & INTERIOR SLABS ON GRADE EXCEPT GARAGE FLOOR SLABS	2500
BASEMENT WALLS, FND WALLS, EXTERIOR WALLS, & OTHER VERTICAL CONC. EXPOSED TO WEATHER	3000
PORCHES, CARPORT SLABS & STEPS EXPOSED TO THE WEATHER & GARAGE FLOOR SLABS	3500 (AIR-ENTRAINED)

MECHANICAL / VENTILATION NOTES:

1. EXHAUST HOOD SYSTEMS CAPABLE OF EXHAUSTING IN EXCESS OF 400 CUBIC FEET PER MINUTE SHALL BE PROVIDED WITH MAKE-UP AIR AT A RATE APPROXIMATELY EQUAL TO THE EXHAUST RATE. SUCH MAKE-UP AIR SYSTEMS SHALL BE EQUIPPED WITH A MEANS IF CLOSURE AND SHALL BE AUTOMATICALLY CONTROLLED TO START AND OPERATE SIMULTANEOUSLY WITH THE EXHAUST SYSTEM.
2. WHOLE HOUSE MECHANICAL VENTILATION SYSTEMS SHALL BE DESIGNED IN ACCORDANCE WITH SECTIONS R403.5.4 THROUGH R403.5.6.
3. WHOLE HOUSE VENTILATION SYSTEM SHALL CONSIST OF ONE OR MORE SUPPLY OR EXHAUST FANS, OR A COMBINATION, AND ASSOCIATED DUCTS AND CONTROLS. LOCAL EXHAUST OR SUPPLY FANS ARE PERMITTED TO SERVE SUCH A SYSTEM. OUTDOOR AIR DUCTS CONNECTED TO THE RETURN SIDE OF AN AIR HANDLER SHALL BE CONSIDERED TO PROVIDE SUPPLY VENTILATION.
4. WHOLE HOUSE MECHANICAL VENTILATION SYSTEM SHALL BE PROVIDED WITH CONTROLS THAT ENABLE MANUAL OVERRIDE.

WHOLE HOUSE MECHANICAL VENTILATION SYSTEM SHALL PROVIDE OUTDOOR AIR AT A CONTINUOUS RATE OF NOT LESS THAN THAT DETERMINED IN ACCORDANCE WITH TABLE R403.5.6(1).

Attachment: Architectural plans example - PERMIT - rev7 (274 and 286 W. Michican Avenue - Estates at Arcadia)

STATE OF ILLINOIS
001-008243
FREDERICK E. GILMORE
EXPIRATION 11/30/24
LICENSED ARCHITECT

These drawings were prepared under my supervision and to the best of my knowledge, they comply with all applicable codes.

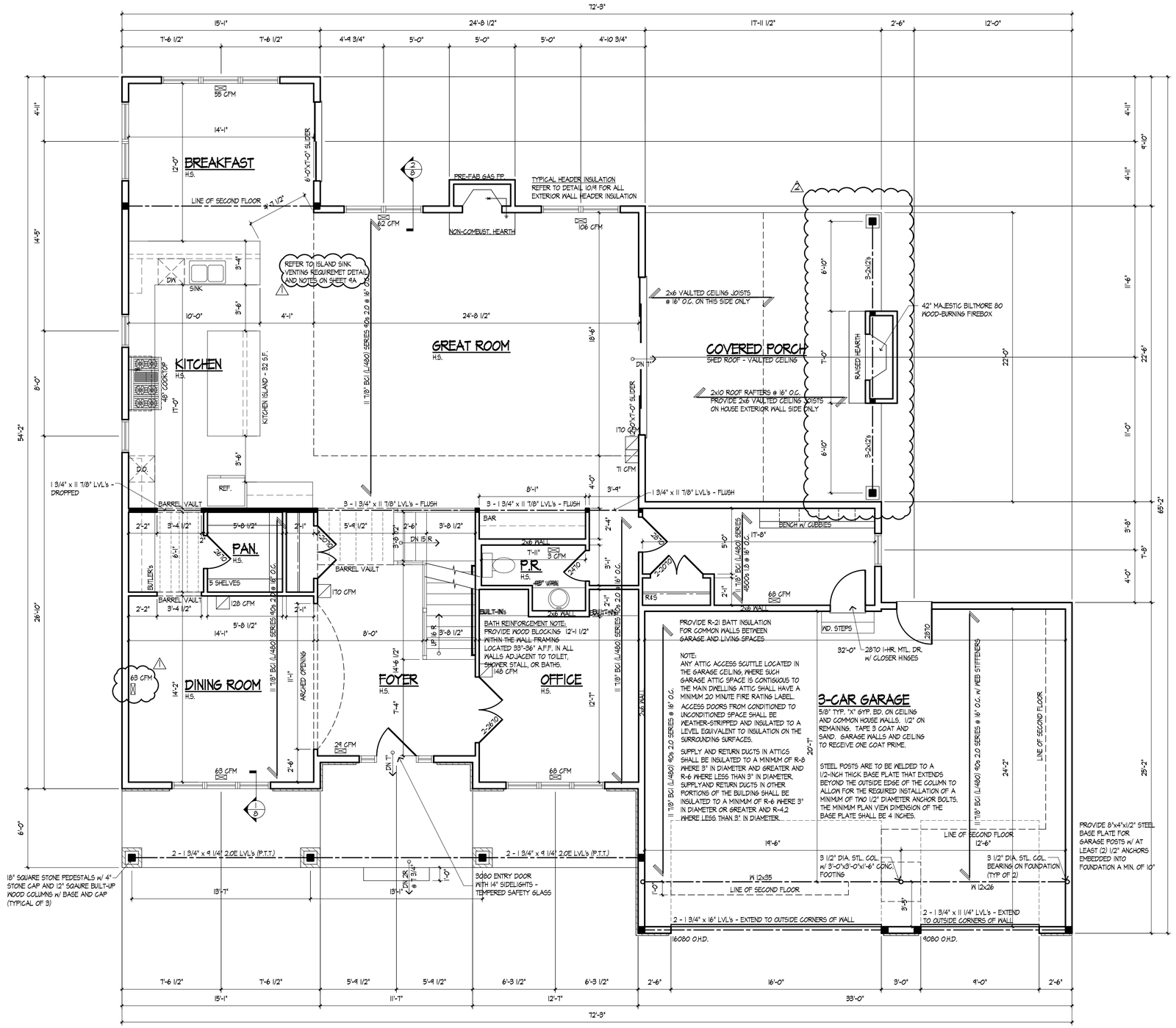
REV	DESCRIPTION	DATE
	ISSUED FOR PERMIT	08-28-22
1	VILLAGE REVISIONS	12-22-22
2	PORCH FIREPLACE	07-22-23

Rick Gilmore, FALA
Fellow of the Association of Licensed Architects

502 N. PROSPECT MANOR
MOUNT PROSPECT, IL

Gilmore
FredeRick Gilmore, Architect
3489 Gallant Fox Drive
Elgin IL 60124
847 421 8676
email: gilmorearch@gmail.com
www.gilmorearchitects.com

This drawing is copyrighted all rights reserved.



FIRST FLOOR PLAN

FIRST FLR.	2038 S.F.	SCALE: 1/4" = 1'-0"
SECOND FLR.	2284 S.F.	
TOTAL=	4322 S.F.	
GARAGE	811 S.F.	

▬ = BEARING WALL

DOUBLE ALL JOISTS UNDER BATHTUBS AND LAUNDRY EQUIPMENT.

ALL INTERIOR WALLS ARE 3 1/2" UNLESS OTHERWISE NOTED

PER I.E.C.C. SEC. 402.4.2.1 BLOWER TEST IS REQUIRED

HVAC NOTE:
R-8 INSULATION REQUIRED OUTSIDE OF BUILDING OR BETWEEN THE DUCT & EXTERIOR FINISH

LINTEL NOTE:
ALL STEEL LINTELS SHALL HAVE A LENGTH OF BEARING NOT LESS THAN 4". PROVIDE DOUBLE WIRE JOINT REINFORCEMENT EXTENDING 12" BEYOND EACH SIDE OF OPENING.

ALL PLUMBING WALLS THAT WILL HAVE HORIZONTAL RUNS OF DRAIN, WASTE AND VENT PIPE SHALL BE FRAMED WITH 2X6 STUDS, INCLUDING THE WALL AT THE BASEMENT BATHROOM ROUGH-IN.

HVAC NOTE:
DUCTS PENETRATING WALLS OR CEILINGS SEPARATING DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MIN. #26 GAGE STEEL OR APPROVED MATERIAL AND SHALL HAVE NO OPENINGS INTO THE GARAGE.

HVAC NOTE:
AIR TIGHTNESS TEST REQUIRED WHEN A PORTION OF THE DUCT IS LOCATED OUTSIDE OF A CONDITIONED SPACE.

LEAKAGE NOTE:
BUILDING SHALL BE TESTED AND VERIFIED AS HAVING AIR LEAKAGE NOT EXCEEDING 3 CHANGES PER HOUR AFTER CREATION OF ALL PENETRATIONS OF THE BUILDING THERMAL ENVELOPE. TESTING SHALL BE CONDUCTED WITH BLOWER AT A PRESSURE OF 50 PASCALS. A WRITTEN AIR LEAKAGE REPORT SHALL BE PROVIDED TO THE CODE OFFICIAL.

CERTIFICATE NOTE:
A PERMANENT CERTIFICATE SHALL BE COMPLETED AND POSTED ON OR IN ELECTRICAL DISTRIBUTION PANEL BY THE BUILDER LISTING THE FOLLOWING:
- PREDOMINANT R-VALUE OF INSULATION INSTALLED IN OR ON CEILING/ROOF, WALLS, FOUNDATION WALL, SLAB, BASEMENT WALL, CRAWLSPACE WALL, AND/OR FLOOR, DUCTS OUTSIDE CONDITIONED SPACES.
- U-FACTORS OF FENESTRATION
- RESULTS OF ANY REQUIRED DUCT SYSTEM, AND BUILDING ENVELOPE AIR LEAKAGE TEST, LIST TYPES AND EFFICIENCIES OF HEATING, COOLING, AND SERVICE WATER HEATING EQUIPMENT.

JACK STUD REQUIREMENTS FOR 16" STUD SPACING		
SIZE OF OPENING (FEET-INCHES)	No. OF JACK STUDS	No. OF KING STUDS
UP TO 3'-6"	1	1
> 3'-6" TO 5'-0"	1	2
> 5'-0" TO 5'-6"	2	2
> 5'-6" TO 8'-0"	2	2
> 8'-0" TO 10'-6"	2	3
> 10'-6" TO 12'-0"	3	3
> 12'-0" TO 13'-0"	3	3
> 13'-0" TO 14'-0"	3	4
> 14'-0" TO 16'-0"	3	4
> 16'-0" TO 18'-0"	4	4

FLOOR PLAN NOTES:

DO NOT SCALE DRAWINGS

1. ALL INTERIOR NON-LOAD BEARING WALLS TO BE 2X4 STUD @ 16" O.C. UNLESS OTHERWISE NOTED.
2. ALL UNDIMENSIONED PARTITIONS ARE 3 1/2" ROUGH.
3. ALL ANGLED PARTITIONS ARE 45 DEGREES UNLESS OTHERWISE NOTED.
4. 3-2X4's MIN AT EACH END OF ALL BEAMS AND GIRDER JOISTS UNLESS OTHERWISE NOTED. ALL SUCH CONCENTRATED LOADS SHALL BE TRANSFERRED TO FOUNDATION VIA BEAMS, POSTS OR SOLID BLOCKING.
5. ALL EXTERIOR DIMENSIONS ARE TO FACE OF SHEATHING UNLESS OTHERWISE NOTED
6. ALL TRUSSES TO BEAR ON EXTERIOR WALLS AND/OR GIRDER TRUSSES UNLESS OTHERWISE NOTED.
7. TRUSS MFG. TO SIZE MEMBERS, FASTENERS, HANGERS AND SET SPACING FOR ALL TRUSSES.
8. WINDOW SUPPLIER TO VERIFY AT LEAST ONE WINDOW IN EACH BEDROOM TO HAVE A CLEAR EGRESS OPENING OF 5.7 SQ. FT. WITH MIN. DIMENSION OF 24" IN HEIGHT AND 20" IN WIDTH AND SILL HEIGHT NO GREATER THAN 44" ABOVE FLOOR.
9. ALL BALLON FRAMED WALLS TO BE FIRE STOPPED AT TOP OF SILL AND BRACED AT MIDSPAN
10. ALL HANDRAIL BALUSTERS TO BE SPACED SUCH THAT 4" SPHERE CAN NOT PASS BETWEEN BALUSTERS.
11. ALL ELECTRICAL AND MECHANICAL EQUIPMENT & METERS ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS: CONTRACTOR TO VERIFY.
12. ALL WINDOW HEAD HEIGHTS AT 6'-10 3/4" UNLESS OTHERWISE NOTED
13. PROVIDE 1 3/4" SOLID CORE 1 HR RATED STEEL DOOR AT HOUSE TO GARAGE DOOR.
14. ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE 1/2" GYP BD ON THE WALLS AND CEILING.
15. PROVIDE DOUBLE JOISTS AT PARALLEL PARTITIONS AND SOLID BLOCKING AT PERPENDICULAR PARTITIONS.
16. PROVIDE 2-2x12 W/ 1/2" PLY. HEADERS OVER ALL EXTERIOR OPENINGS UNLESS OTHERWISE NOTED
17. ALL EXTERIOR 2x DECKING, JOISTS, POSTS, STAIRS, HANDRAILS AND BALUSTERS TO BE PRESSURE TREATED UNLESS OTHERWISE NOTED.
18. FOR ADDITIONAL NOTES SEE SPECIFICATIONS AND SHEET DETAILS.
19. ALL WINDOW AND DOOR STEEL LINTELS ARE TO BE 3 1/2"x4"x5/16" ANGLES UNLES OTHERWISE NOTED.

EXHAUST NOTE:
CFM OF THE KITCHEN EXHAUST HOOD SHALL NOT EXCEED 400 W/O AND INTEGRATED MAKE-UP AIR SYSTEM INTERCONNECTED TO OPERATE SIMULTANEOUSLY W/ THE KITCHEN EXHAUST HOOD.

PROVIDE HIGH AND LOW COLD AIR RETURNS IN ALL OCCUPIED SPACES WITH OPERABLE LOUVERS. RETURN AIR SHALL NOT BE TAKEN FROM KITCHENS, LAUNDRY, ROOMS, AND BATHROOMS.

HVAC DUCTS SHALL PASS A DUCT TIGHTNESS TEST AND A COPY OF THE REPORT SHALL BE PROVIDED TO THE BUILDING DEPARTMENT PRIOR TO SCHEDULING THE FINAL INSPECTION.

BUILDING SHALL PASS A BLOWER DOOR TEST AND A COPY OF THE RESULTS SHALL BE PROVIDED TO THE BUILDING DEPARTMENT PRIOR TO SCHEDULING THE FINAL INSPECTION.

WINDOW NOTE:
INSTRUCTIONS MUST BE LEFT ON SITE FOR INSPECTIONS. LEAVE WINDOW STICKERS ON UNTIL U.A. VALUE HAS BEEN VALIDATED BY INSPECTOR AND APPROVED ON ENERGY CERTIFICATE. (TYPICAL)

BUILDING SHALL BE PROVIDED WITH VENTILATION THAT MEETS THE REQUIREMENTS OF THE IRC OR IMC. AUTOMATIC AIR INTAKES AND EXHAUSTS SHALL HAVE AUTOMATIC OR GRAVITY DAMPERS THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING.

ILLINOIS ENERGY CONSERVATION NOTES:
1. A PERMANENT CERTIFICATE SHALL BE POSTED ON OR IN THE ELECTRICAL DISTRIBUTION PANEL WHEN ELECTRICAL SERVICE INSPECTION IS COMPLETE, WHICH PROVIDES THE R-VALUES OF THE INSULATION INSTALLED, THE U-FACTORS, AND THE TYPES OF EFFICIENCIES OF HEATING, COOLING, AND SERVICE WATER HEATING EQUIPMENT. MUST BE COMPLETED BY THE BUILDER OR A REGISTERED DESIGN PROFESSIONAL.
2. INSULATION AND FENESTRATION - THE BUILDING THERMAL ENVELOPE SHALL MEET THE REQUIREMENTS OF TABLE R402.1.1
3. AIR LEAKAGE - THE BUILDING THERMAL ENVELOPE SHALL COMPLY WITH IMR402.4.1.2
4. ONE PROGRAMMABLE THERMOSTAT FOR EACH SEPARATE HEATING AND COOLING SYSTEM. INITIALLY PROGRAMMED MAX TO DEGREES HEAT AND NOT LOWER THAN 78 DEGREES COOLING.
5. NEW WOOD BURNING FIREPLACES SHALL HAVE TIGHT FITTING DAMPERS AND COMBUSTION AIR.
6. SEALINGS - DUCTS, AIR HANDLERS, AND FILTER BOXES SHALL BE SEALED. DUCT TIGHTNESS TEST - NOT REQUIRED IF DUCTS WITHIN BUILDING THERMAL ENVELOPE.
7. BUILDING CAVITIES - BUILDING FRAMING CAVITIES CHALL NOT BE USED AS DUCTS OR PLENUMS.
8. MECHANICAL SYSTEM PIPING - >105 DEGREES OR <55 DEGREES INSULATE WITH MINIMUM R-3. CIRCULATING HOT WATER SYSTEM PUMP NOT IN USE SWITCH OFF. HOT WATER PIPE INSULATION R-3.
9. MECHANICAL VENTILATION - THE BUILDING SHALL BE PROVIDED WITH VENTILATION THAT MEETS THE REQUIREMENTS OF TABLE IMR403.5.6 (I). OUTDOOR AIR INTAKES AND EXHAUST SHALL HAVE AUTOMATIC OR GRAVITY DAMPERS.
LIGHTING EQUIPMENT - A MINIMUM OF 75% OF THE LAMPS IN PERMANENTLY INSTALLED FIXTURES SHALL HAVE HIGH-EFFICACY LAMPS.

Attachment: Architectural plans example - PERMIT - rev7 (274 and 286 W. Michican Avenue - Estates at Arcadia)



These drawings were prepared under my supervision and to the best of my knowledge, they comply with all applicable codes.

REV	DESCRIPTION	DATE
	ISSUED FOR PERMIT	08-28-22
1	VILLAGE REVISIONS	12-22-22
2	PORCH FIREPLACE	07-22-23

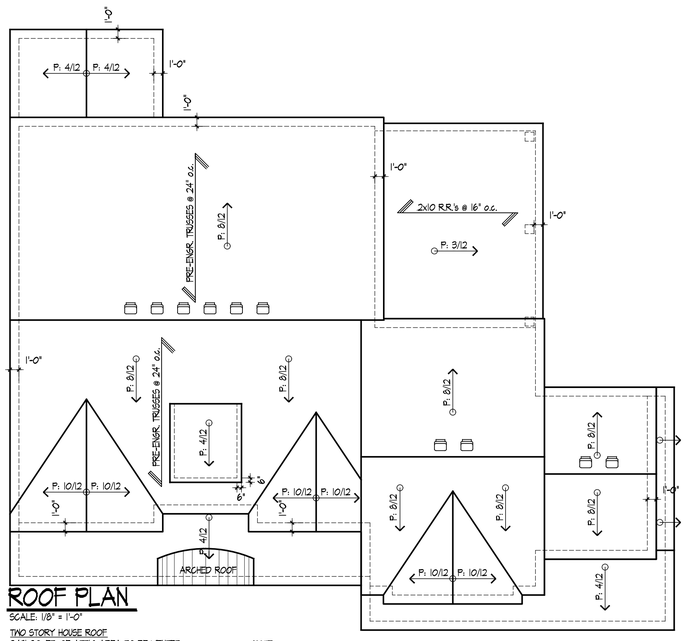
Rick Gilmore, FALA
Fellow of the Association of Licensed Architects

502 N. PROSPECT MANOR
MOUNT PROSPECT, IL

Gilmore
FredeRick Gilmore, Architect
3489 Gallant Fox Drive
Elgin IL 60124
847 421 8676
email: gilmorearch@gmail.com
www.gilmorearchitects.com

4

This drawing is copyrighted all rights reserved.



ROOF PLAN

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

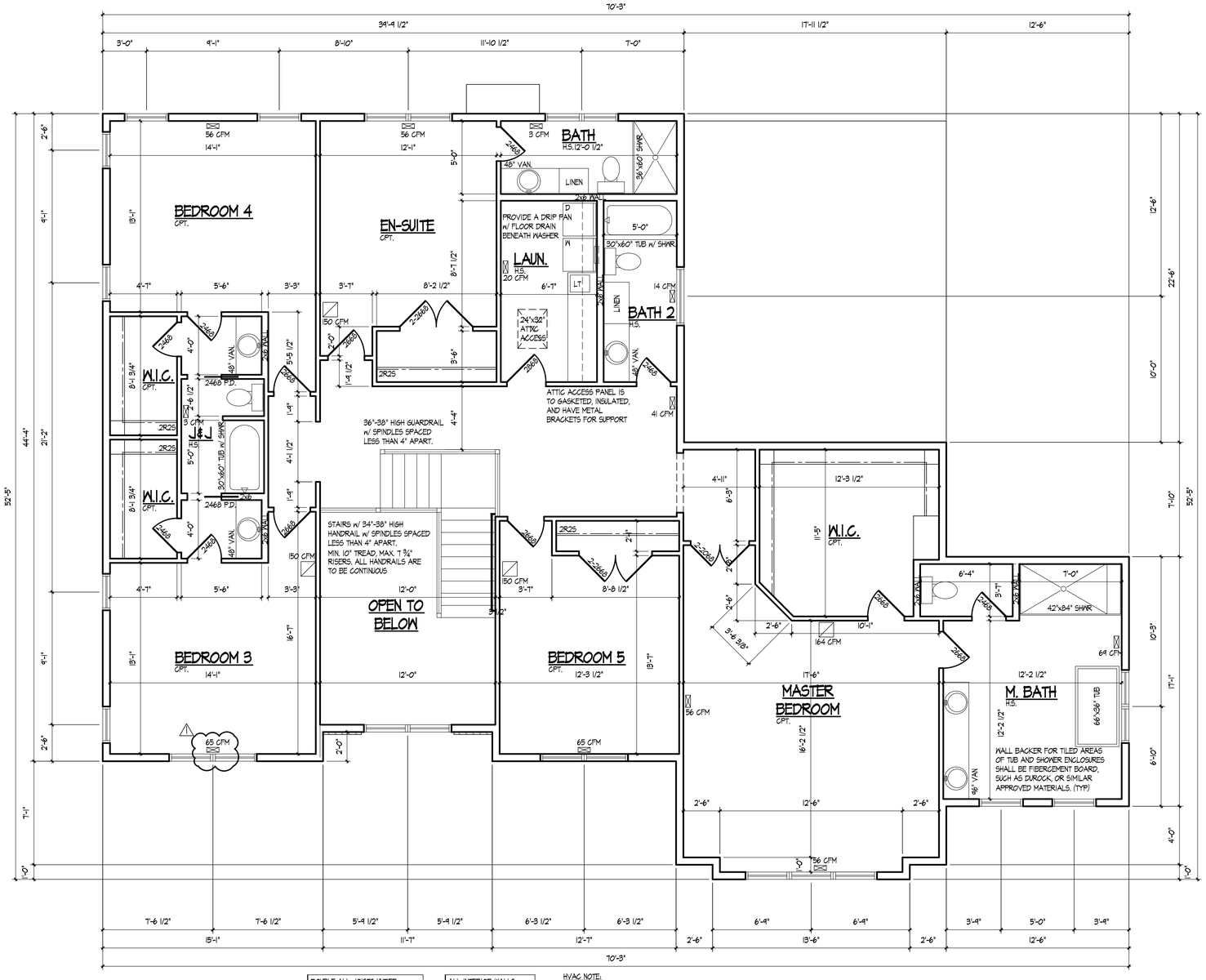
TWO STORY HOUSE ROOF
2441 SQ. FT. OF ATTIC AREA TO BE VENTED
2441 X 1/300 = 8.30 SQ. FT. FREE AREA REQUIRED TOTAL
8.30 X 144 = 1195.2 SQ. IN. /2 = 597.6
597.6/60 = 9.96 (10 ROOF VENTS REQUIRED)
597.6/24 = 24.9 (25 SOFFIT VENTS REQUIRED)

GARAGE ROOF
228 SQ. FT. OF ATTIC AREA TO BE VENTED
228 X 1/300 = .76 SQ. FT. FREE AREA REQUIRED TOTAL
.76 X 144 = 109.4 SQ. IN.
109.4/24 = 4.6 (5 SOFFITS VENT REQUIRED)

NOTE
ALL ROOF TRUSSES ARE TO TRANSFER LOADS TO EXTERIOR WALLS

ROOFS WITH SLOPE EQUAL TO OR GREATER TO 8 UNITS VERTICAL IN 12 UNITS HORIZONTAL, THE ICE BARRIER SHALL ALSO BE APPLIED NOT LESS THAN 36 INCHES MEASURED ALONG THE ROOF SLOPE FROM THE EAVE EDGE OF THE BUILDING

ALL RAKE OVERHANGS ON GABLES ARE 8" ON THE TOP PORTION AND 12" ON THE BOTTOM - SEE FRONT ELEVATION - SHEET 2



SECOND FLOOR PLAN

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

DOUBLE ALL JOISTS UNDER BATHTUBS AND LAUNDRY EQUIPMENT.

ALL INTERIOR WALLS ARE 3 1/2" UNLESS OTHERWISE NOTED

HEADER NOTE:
ALL HEADERS FOR EXTERIOR WINDOWS ARE TO BE INSTALLED DIRECTLY UNDER THE WALL STUD PLATES

ALL PLUMBING WALLS THAT WILL HAVE HORIZONTAL RUNS OF DRAIN, WASTE AND VENT PIPE SHALL BE FRAMED WITH 2X6 STUDS, INCLUDING THE WALL AT THE BASEMENT BATHROOM ROUGH-IN.

HVAC NOTE:
R-8 INSULATION REQUIRED OUTSIDE OF BUILDING OR BETWEEN THE DUCT & EXTERIOR FINISH

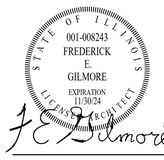
WHEN DRYER EXHAUST DUCT IS CONCEALED IN BLDG. CONSTRUCTION SHALL HAVE A PERMANENT LABEL OR TAG INDICATING THE CONCEALED LENGTH OF THE EXHAUST DUCT. THE LABEL OR TAG SHALL BE INSTALLED WITH 6'-0" OF THE EXHAUST DUCT CONNECTION.

FLOOR PLAN NOTES:

DO NOT SCALE DRAWINGS

1. ALL INTERIOR NON-LOAD BEARING WALLS TO BE 2X4 STUD @ 16" O.C. UNLESS OTHERWISE NOTED.
2. ALL UNDIMENSIONED PARTITIONS ARE 3 1/2" ROUGH.
3. ALL ANGLED PARTITIONS ARE 45 DEGREES UNLESS OTHERWISE NOTED.
4. 3-2X4's MIN AT EACH END OF ALL BEAMS AND GIRDER JOISTS UNLESS OTHERWISE NOTED. ALL SUCH CONCENTRATED LOADS SHALL BE TRANSFERRED TO FOUNDATION VIA BEAMS, POSTS OR SOLID BLOCKING.
5. ALL EXTERIOR DIMENSIONS ARE TO FACE OF SHEATHING UNLESS OTHERWISE NOTED
6. ALL TRUSSES TO BEAR ON EXTERIOR WALLS AND/OR GIRDER TRUSSES UNLESS OTHERWISE NOTED.
7. TRUSS MFG. TO SIZE MEMBERS, FASTENERS, HANGERS AND SET SPACING FOR ALL TRUSSES.
8. WINDOW SUPPLIER TO VERIFY AT LEAST ONE WINDOW IN EACH BEDROOM TO HAVE A CLEAR EGRESS OPENING OF 5.7 SQ. FT. WITH MIN. DIMENSION OF 24" IN HEIGHT AND 20" IN WIDTH AND SILL HEIGHT NO GREATER THAN 44" ABOVE FLOOR.
9. ALL BALLON FRAMED WALLS TO BE FIRE STOPPED AT TOP OF SILL AND BRACED AT MIDSPAN
10. ALL HANDRAIL BALUSTERS TO BE SPACED SUCH THAT 4" SPHERE CAN NOT PASS BETWEEN BALUSTERS.
11. ALL ELECTRICAL AND MECHANICAL EQUIPMENT & METERS ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS; CONTRACTOR TO VERIFY.
12. ALL WINDOW HEAD HEIGHTS AT 6'-10 3/4" UNLESS OTHERWISE NOTED
13. PROVIDE 1 3/4" SOLID CORE 1 HR RATED STEEL DOOR AT HOUSE TO GARAGE DOOR.
14. ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE 1/2" GYP BD ON THE WALLS AND CEILING.
15. PROVIDE DOUBLE JOISTS AT PARALLEL PARTITIONS AND SOLID BLOCKING AT PERPENDICULAR PARTITIONS.
16. PROVIDE 2-2x12 W/ 1/2" PLY. HEADERS OVER ALL EXTERIOR OPENINGS UNLESS OTHERWISE NOTED
17. ALL EXTERIOR 2x DECKING, JOISTS, POSTS, STAIRS, HANDRAILS AND BALUSTERS TO BE PRESSURE TREATED UNLESS OTHERWISE NOTED.
18. FOR ADDITIONAL NOTES SEE SPECIFICATIONS AND SHEET DETAILS.
19. ALL WINDOW AND DOOR STEEL LINTELS ARE TO BE 3 1/2"x4"x5/16" ANGLES UNLES OTHERWISE NOTED.

Attachment: Architectural plans example - PERMIT - rev7 (274 and 286 W. Michican Avenue - Estates at Arcadia)



These drawings were prepared under my supervision and to the best of my knowledge, they comply with all applicable codes.

REV	DESCRIPTION	DATE
	ISSUED FOR PERMIT	08-26-22
1	VILLAGE REVISIONS	12-22-22
2	PORCH FIREPLACE	07-22-23

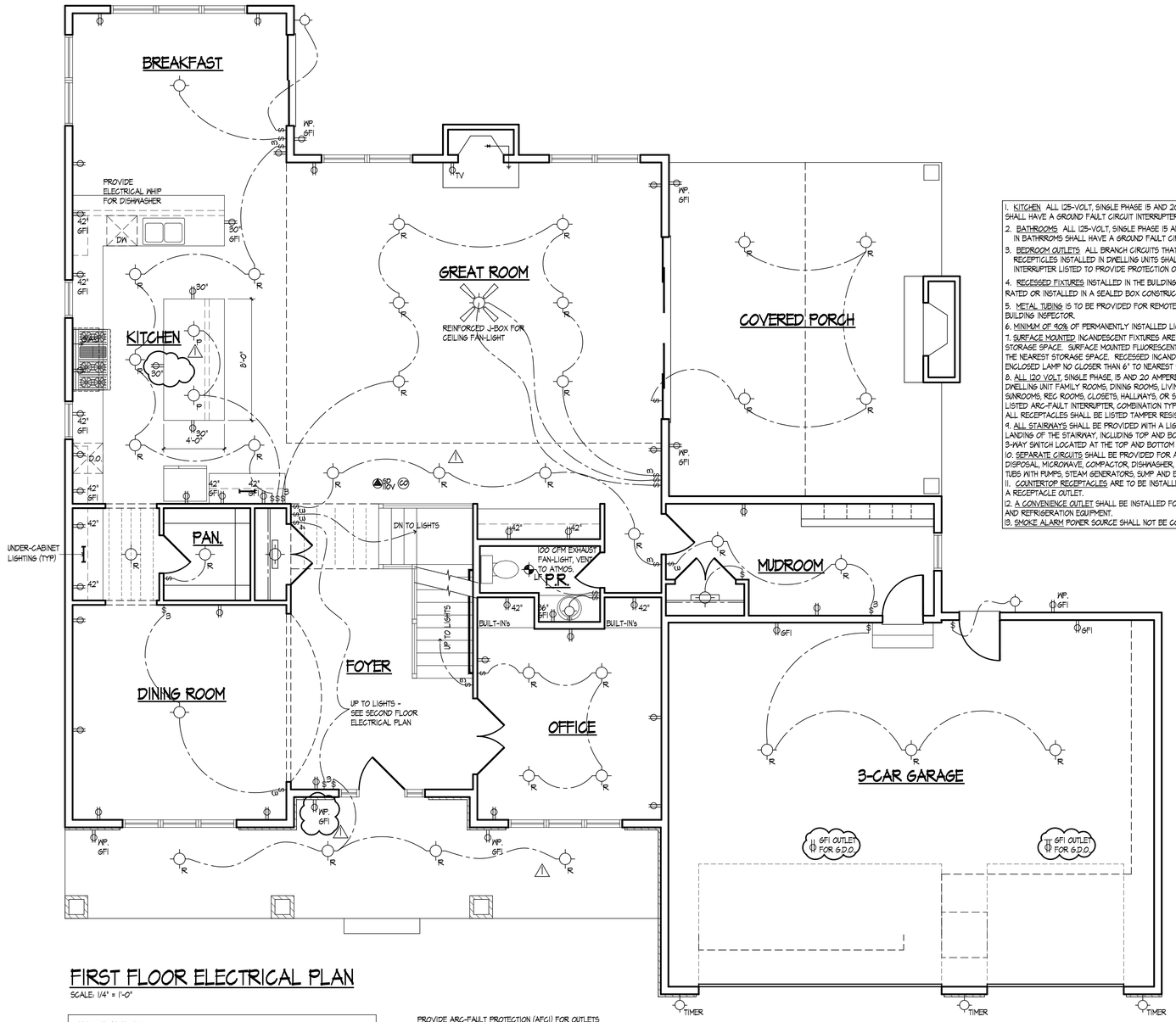
Rick Gilmore, FALA
Fellow of the Association of Licensed Architects

502 N. PROSPECT MANOR
MOUNT PROSPECT, IL

Gilmore
FredeRick Gilmore, Architect
3489 Gallant Fox Drive
Elgin IL 60124
847 421 8676
email: gilmorearch@gmail.com
www.gilmorearchitects.com

5

This drawing is copyrighted all rights reserved.



FIRST FLOOR ELECTRICAL PLAN

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

ELECTRICAL NOTES:

ALL LIGHT / FAN FIXTURES IN THE BATHROOMS SHALL HAVE A DEDICATED SWITCH THAT OPERATES ONLY THE FAN PER SECTION VAH 49(A)

A LIGHT FIXTURE SHALL BE INSTALLED WITHIN 3 FEET OF THE ELECTRICAL PANEL PER SECTION VAH 34 (A)

THE DISHWASHER SHALL HAVE A DISCONNECT SWITCH LOCATED ON THE WALL IN THE IMMEDIATE VICINITY OF THE APPLIANCE PER SECTION VAH 52 (B)

WATER PIPES AND GAS PIPE OF THE WATER HEATER SHALL BE PROPERLY BONDED.

ALL RECEPTACLES SHALL BE TAMPER RESISTANT.

ALL BEDROOM RECEPTACLES AND SMOKE DETECTORS SHALL BE ARC-FAULT CIRCUIT INTERRUPTER PROTECTED.

GFCI RECEPTACLES IN THE GARAGE SHALL BE 4 FEET ABOVE THE FLOOR.

LIGHT/EXHAUST FAN COMBINATION FIXTURE SHALL HAVE A DEDICATED SWITCH TO OPERATE THE FAN.

PROVIDE ARC-FAULT PROTECTION (AFCI) FOR OUTLETS AND DEVICES IN THE KITCHEN, FAMILY ROOM, OFFICE/DINING ROOM, DINING ROOM, LIVING ROOM, BEDROOMS, CLOSETS, PANTRY, HALLS, LAUNDRY ROOM AND MUDROOM, 2017 NEC 210.12(A)

THE SMOKE DETECTORS SHALL BE AFCI PROTECTED ON A DEDICATED CIRCUIT.

LOW VOLTAGE WIRING THAT IS INACCESSIBLE SHALL BE IN IMC CONDUIT.

FOLLOWING APPLIANCES AND EQUIPMENT SHALL HAVE A DEDICATED CIRCUIT:
EACH FURNACE, EACH AIR CONDITIONER, EACH WATER HEATER, MICROWAVE, DISHWASHER, DISPOSAL AND OVEN.
THE FOLLOWING APPLIANCES AND EQUIPMENT SHALL HAVE A DISCONNECT SWITCH: EACH FURNACE, EACH AIR CONDITIONER, EACH WATER HEATER, AND DISHWASHER.

1. KITCHEN ALL 125-VOLT, SINGLE PHASE 15 AND 20-AMP RECEPTICLES THAT SERVE COUNTERTOP SURFACES SHALL HAVE A GROUND FAULT CIRCUIT INTERRUPTER PROTECTION FOR PERSONNEL.
2. BATHROOMS ALL 125-VOLT, SINGLE PHASE 15 AND 20-AMP RECEPTICLES INSTALLED SERVE IN BATHRROMS SHALL HAVE A GROUND FAULT CIRCUIT INTERRUPTER PROTECTION FOR PERSONNEL.
3. BEDROOM OUTLETS ALL BRANCH CIRCUITS THAT SUPPLY 125-VOLT, SINGLE PHASE 15 AND 20-AMP RECEPTICLES INSTALLED IN DWELLING UNITS SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER LISTED TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CIRCUIT
4. RECESSED FIXTURES INSTALLED IN THE BUILDING ENVELOPE (SECOND FLOOR CEILING) ARE TO BE "IC" RATED OR INSTALLED IN A SEALED BOX CONSTRUCTED OF A MIN. ½" THICK WALLBOARD.
5. METAL TUBING IS TO BE PROVIDED FOR REMOTE WATER METER READER. COORDINATE LOCATION WITH BUILDING INSPECTOR.
6. MINIMUM OF 90% OF PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH EFFICACY LIGHTS.
7. SURFACE MOUNTED INCANDESCENT FIXTURES ARE TO BE INSTALLED NO CLOSER THAN 12" TO THE NEAREST STORAGE SPACE. SURFACE MOUNTED FLUORESCENT FIXTURES ARE TO BE INSTALLED NO CLOSER THAN 6" TO THE NEAREST STORAGE SPACE. RECESSED INCANDESCENT AND FLUORESCENT FIXTURES WITH COMPLETELY ENCLOSED LAMP NO CLOSER THAN 6" TO NEAREST STORAGE SPACE.
8. ALL 120 VOLT, SINGLE PHASE, 15 AND 20 AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, REC ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT INTERRUPTER, COMBINATION TYPE, INSTALLED TO PROVIDE PROTECTION OF THE CIRCUIT. ALL RECEPTACLES SHALL BE LISTED TAMPER RESISTANT RECEPTACLES.
9. ALL STAIRWAYS SHALL BE PROVIDED WITH A LIGHT IN THE IMMEDIATE VICINITY OF EACH AND EVERY LANDING OF THE STAIRWAY, INCLUDING TOP AND BOTTOM. THE CONTROL FOR THESE LIGHTS SHALL BE A 3-WAY SWITCH LOCATED AT THE TOP AND BOTTOM OF THE STAIRS.
10. SEPARATE CIRCUITS SHALL BE PROVIDED FOR ALL RANGES, OVENS, WATER HEATERS, LAUNDRY, GARBAGE DISPOSAL, MICROWAVE, COMPACTOR, DISHWASHER, FOOD FREEZER, REFRIGERATOR, WHOLE HOUSE VACUM, TUBS WITH PUMPS, STEAM GENERATORS, SUMP AND EJECTOR PUMPS, FURNACES, AND AIR CONDITIONERS.
11. COUNTERTOP RECEPTACLES ARE TO BE INSTALLED SO NO POINT ALONG THE WALL IS MORE THAN 24" FROM A RECEPTACLE OUTLET.
12. A CONVENIENCE OUTLET SHALL BE INSTALLED FOR SERVICING OF HEATING AND CONDITIONING AND REFRIGERATION EQUIPMENT.
13. SMOKE ALARM POWER SOURCE SHALL NOT BE CONNECTED TO A DEDICATED CURCUIT

ELECTRICAL PLAN NOTES:

DO NOT SCALE DRAWINGS

1. ELECTRICAL CONTRACTOR IS TO SUPPLY REQUIRED DIRECT HOOK-UPS AND CUTOFFS.
2. HVAC CONTRACTOR TO VERIFY THERMOSTAT LOCATIONS.
3. ALL ELECTRICAL AND MECHANICAL EQUIPMENT ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS
4. ALL SMOKE DETECTORS TO BE 110 V WIRED IN SERIES W/ BATTERY BACK UP INTERCONNECTED TO ALL OTHERS. MIN. 15'-0" FROM ALL BEDROOM DOORS. MIN. 1 SMOKE DETECTOR PER FLOOR
5. PROVIDE AND INSTALL LOCALLY CERTIFIED SMOKE DETECTORS AS REQUIRED BY NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
6. PROVIDE AND INSTALL GROUND FAULT CIRCUIT-INTERUPTERS (GFI) AS REQUIRED BY NATIONAL ELECTRIC CODE (NEC) AND MEETING THE REQUIREMENTS OF AL GOVERNING CODES.
7. GROUND FAULT FOR SERVICE DISTRIBUTION TO BE LOCATED ON STREET SIDE OF WATER METER.
8. GROUND WIRE FOR SERVICE DISTRIBUTION GO TO STREET SIDE OF WATER METER AND JUMPER ACROSS METER. METER SOCKET SHALL HAVE DRIVEN GROUND ROD.
9. PROVIDE 1/2" CONDUIT FROM WATER METER THROUGH OUTSIDE WALLFOR REMOTE METER READER. (LOCATE NEAR GAS METER)
10. PROVIDE AN EXTERIOR DISCONNECT SWITCH ON THE ELECTRIC SERVICE.
11. ALL NON-DEDICATED OUTLETS IN THE BASEMENT SHALL BE 125 VOLT, 15 OR 20 AMP GFI PROTECTED RECEPTACLES.
12. PROVIDE CLOSED LAMPS ON ALL FLUORESCENT FIXTURES.

ELECTRICAL SYMBOLS

- SINGLE POLE SWITCH
- THREE POLE SWITCH
- FOUR POLE SWITCH
- WEATHER PROOF SWITCH/GROUND FAULT INTERTRUPTER
- PHOTOCELL
- WEATHER PROOF OUTLET GROUND FAULT INTERRUPTER
- SINGLE OUTLET
- OUTLET AND SWITCH
- DUPLEX OUTLET
- DUPLEX OUTLET - ONE HALF SWITCHED
- 220 VOLT OUTLET
- THERMOSTAT
- JUNCTION BOX
- GARBAGE DISPOSAL
- 110 VOLT SMOKE DETECTOR INTER-CONNECTED W/ BATTERY BACKUP
- CARBON MONOXIDE ALARM
- DOOR BELL BUTTON
- DOOR BELL CHIMES
- TELEPHONE OUTLET
- CABLE TELEVISION OUTLET
- INTERCOMM
- ELECTRICAL PANEL
- ELECTRICAL METER

- HEAT LAMP
- FAN
- FAN / LIGHT
- FAN / LIGHT / HEAT LAMP
- EMERGENCY LIGHT WITH BATTERY BACKUP

INCANDESCENT LIGHT FIXTURES

- SURFACE MOUNTED FIXTURE
- SURFACE MOUNTED FIXTURE WITH PULL CHAIN
- WALL MOUNTED FIXTURE
- RECESSED FIXTURE
- RECESSES EYEBALL FIXTURE
- LIGHT TRACK - NUMBER INDICATES LENGTH (FEET)

FLUORESCENT LIGHT FIXTURES

- STRIP LIGHT - NUMBER INDICATES LENGTH (INCHES)
- 1 x 4
- 2 x 4
- 2 x 2
- 4 x 4

WP INDICATES WATERPROOF
GFI INDICATES GROUND FAULT INTERRUPT

DIMENSIONS WITH SYMBOL INDICATES HEIGHT ABOVE FLOOR

001-008243
FREDERICK E GILMORE
EXPIRATION 11/30/24
STATE OF ILLINOIS
LICENSED ARCHITECT

These drawings were prepared under my supervision and to the best of my knowledge, they comply with all applicable codes.

REV	DESCRIPTION	DATE
	ISSUED FOR PERMIT	08-28-22
1	VILLAGE REVISIONS	12-22-22
2	PORCH FIREPLACE	07-22-23

Rick Gilmore, FALA
Fellow of the Association of Licensed Architects

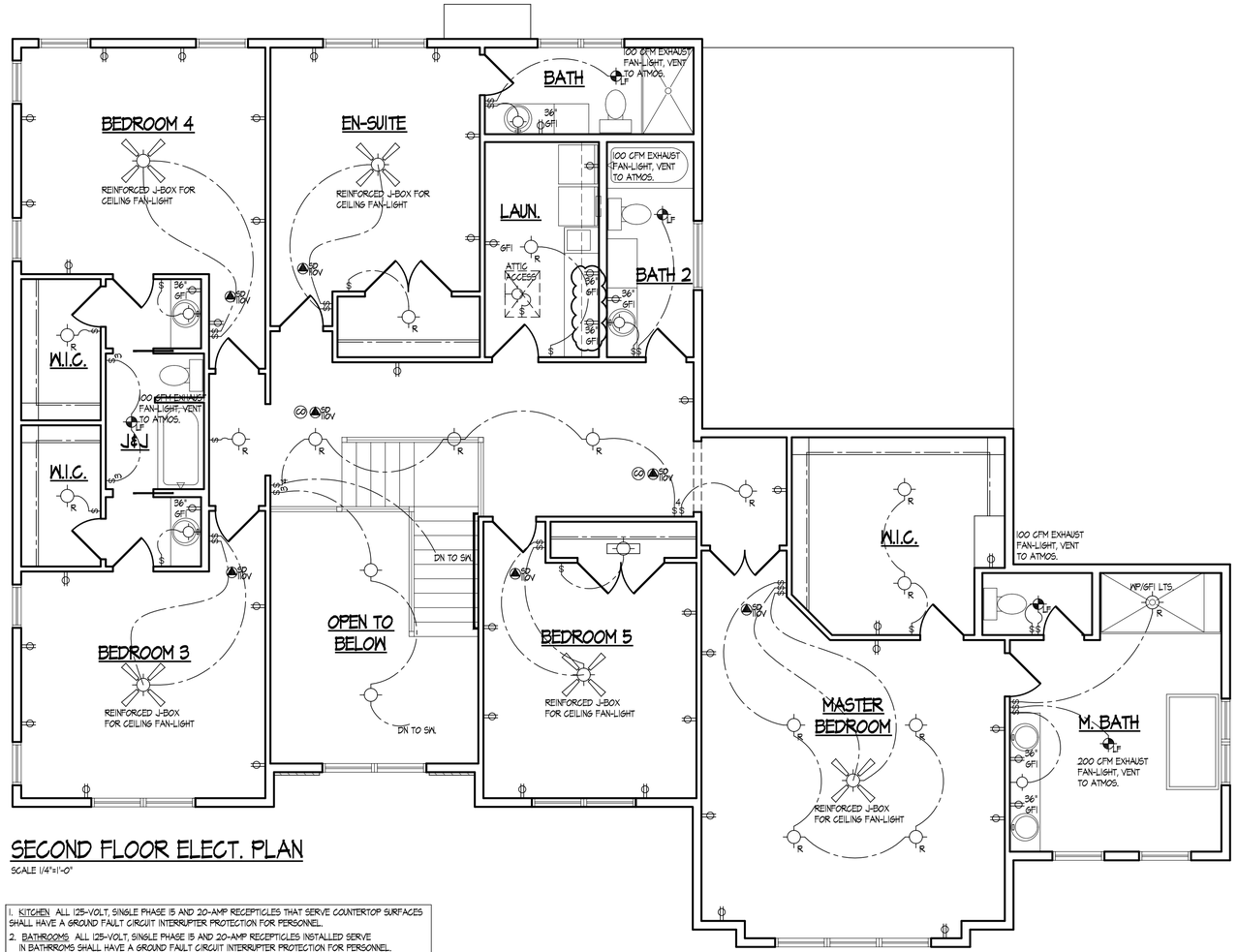
502 N. PROSPECT MANOR
MOUNT PROSPECT, IL

Gilmore
FredeRick Gilmore, Architect
3489 Gallant Fox Drive
Elgin IL 60124
847 421 8676
email: gilmorearch@gmail.com
www.gilmorearchitects.com

6

This drawing is copyrighted all rights reserved.

Attachment: Architectural plans example - PERMIT - rev7 (274 and 286 W. Michican Avenue - Estates at Arcadia)



SECOND FLOOR ELECT. PLAN

SCALE 1/4"=1'-0"

1. KITCHEN: ALL 125-VOLT, SINGLE PHASE 15 AND 20-AMP RECEPTICLES THAT SERVE COUNTERTOP SURFACES SHALL HAVE A GROUND FAULT CIRCUIT INTERRUPTER PROTECTION FOR PERSONNEL.
2. BATHROOMS: ALL 125-VOLT, SINGLE PHASE 15 AND 20-AMP RECEPTICLES INSTALLED SERVE IN BATHRROMS SHALL HAVE A GROUND FAULT CIRCUIT INTERRUPTER PROTECTION FOR PERSONNEL.
3. BEDROOM OUTLETS: ALL BRANCH CIRCUITS THAT SUPPLY 125-VOLT, SINGLE PHASE 15 AND 20-AMP RECEPTICLES INSTALLED IN DWELLING UNITS SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER LISTED TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CIRCUIT
4. RECESSED FIXTURES: INSTALLED IN THE BUILDING ENVELOPE (SECOND FLOOR CEILING) ARE TO BE "IC" RATED OR INSTALLED IN A SEALED BOX CONSTRUCTED OF A MIN. ½" THICK WALLBOARD.
5. METAL TUBING: IS TO BE PROVIDED FOR REMOTE WATER METER READER. COORDINATE LOCATION WITH BUILDING INSPECTOR.
6. MINIMUM OF 90% OF PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH EFFICACY LIGHTS.
7. SURFACE MOUNTED INCANDESCENT FIXTURES ARE TO BE INSTALLED NO CLOSER THAN 12" TO THE NEAREST STORAGE SPACE. SURFACE MOUNTED FLUORESCENT FIXTURES ARE TO BE INSTALLED NO CLOSER THAN 6" TO THE NEAREST STORAGE SPACE. RECESSED INCANDESCENT AND FLUORESCENT FIXTURES WITH COMPLETELY ENCLOSED LAMP NO CLOSER THAN 6" TO NEAREST STORAGE SPACE.
8. ALL 120 VOLT, SINGLE PHASE, 15 AND 20 AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, REC ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT INTERRUPTER, COMBINATION TYPE, INSTALLED TO PROVIDE PROTECTION OF THE CIRCUIT. ALL RECEPTACLES SHALL BE LISTED TAMPER RESISTANT RECEPTACLES.
9. ALL STAIRWAYS SHALL BE PROVIDED WITH A LIGHT IN THE IMMEDIATE VICINITY OF EACH AND EVERY LANDING OF THE STAIRWAY, INCLUDING TOP AND BOTTOM. THE CONTROL FOR THESE LIGHTS SHALL BE A 3-WAY SWITCH LOCATED AT THE TOP AND BOTTOM OF THE STAIRS.
10. SEPARATE CIRCUITS SHALL BE PROVIDED FOR ALL RANGES, OVENS, WATER HEATERS, LAUNDRY, GARBAGE DISPOSAL, MICROWAVE, COMPACTOR, DISHWASHER, FOOD FREEZER, REFRIGERATOR, WHOLE HOUSE VACUUM, TUBS WITH PUMPS, STEAM GENERATORS, SUMP AND EJECTOR PUMPS, FURNACES, AND AIR CONDITIONERS.
11. COUNTERTOP RECEPTACLES ARE TO BE INSTALLED SO NO POINT ALONG THE WALL IS MORE THAN 24" FROM A RECEPTACLE OUTLET.
12. A CONVENIENCE OUTLET SHALL BE INSTALLED FOR SERVICING OF HEATING AND CONDITIONING AND REFRIGERATION EQUIPMENT.
13. SMOKE ALARM POWER SOURCE SHALL NOT BE CONNECTED TO A DEDICATED CURCUIT

WATER PIPES AND GAS PIPE OF THE WATER HEATER SHALL BE PROPERLY BONDED.

ALL RECEPTACLES SHALL BE TAMPER RESISTANT.

ALL BEDROOM RECEPTACLES AND SMOKE DETECTORS SHALL BE ARC-FAULT CIRCUIT INTERRUPTER PROTECTED.

GFCI RECEPTACLES IN THE GARAGE SHALL BE 4 FEET ABOVE THE FLOOR.

LIGHT/EXHAUST FAN COMBINATION FIXTURE SHALL HAVE A DEDICATED SWITCH TO OPERATE THE FAN.

ELECTRICAL PLAN NOTES:

DO NOT SCALE DRAWINGS

1. ELECTRICAL CONTRACTOR IS TO SUPPLY REQUIRED DIRECT HOOK-UPS AND CUTOFFS.
2. HVAC CONTRACTOR TO VERIFY THERMOSTAT LOCATIONS.
3. ALL ELECTRICAL AND MECHANICAL EQUIPMENT ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS
4. ALL SMOKE DETECTORS TO BE 110 V WIRED IN SERIES W/ BATTERY BACK UP INTERCONNECTED TO ALL OTHERS. MIN. 15'-0" FROM ALL BEDROOM DOORS. MIN. 1 SMOKE DETECTOR PER FLOOR
5. PROVIDE AND INSTALL LOCALLY CERTIFIED SMOKE DETECTORS AS REQUIRED BY NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
6. PROVIDE AND INSTALL GROUND FAULT CIRCUIT-INTERUPTERS (GFI) AS REQUIRED BY NATIONAL ELECTRIC CODE (NEC) AND MEETING THE REQUIREMENTS OF AL GOVERNING CODES.
7. GROUND FAULT FOR SERVICE DISTRIBUTION TO BE LOCATED ON STREET SIDE OF WATER METER.
8. GROUND WIRE FOR SERVICE DISTRIBUTION GO TO STREET SIDE OF WATER METER AND JUMPER ACROSS METER. METER SOCKET SHALL HAVE DRIVEN GROUND ROD.
9. PROVIDE (2) 1" CONDUIT FROM WATER METER THROUGH OUTSIDE WALL FOR REMOTE METER READER. (LOCATE NEAR GAS METER)
10. PROVIDE AN EXTERIOR DISCONNECT SWITCH ON THE ELECTRIC SERVICE.
11. ALL NON-DEDICATED OUTLETS IN THE BASEMENT SHALL BE 125 VOLT, 15 OR 20 AMP GFI PROTECTED RECEPTACLES.
12. PROVIDE CLOSED LAMPS ON ALL FLUORESCENT FIXTURES.

ELECTRICAL SYMBOLS

- SINGLE POLE SWITCH
- THREE POLE SWITCH
- FOUR POLE SWITCH
- WEATHER PROOF SWITCH/GROUND FAULT INTERRUPTER
- PHOTOCELL
- WEATHER PROOF OUTLET GROUND FAULT INTERRUPTER
- SINGLE OUTLET
- OUTLET AND SWITCH
- DUPLEX OUTLET
- DUPLEX OUTLET - ONE HALF SWITCHED
- 220 VOLT OUTLET
- THERMOSTAT
- JUNCTION BOX
- GARBAGE DISPOSAL
- 110 VOLT SMOKE DETECTOR INTER-CONNECTED W/ BATTERY BACKUP
- CARBON MONOXIDE ALARM
- DOOR BELL BUTTON
- DOOR BELL CHIMES
- TELEPHONE OUTLET
- CABLE TELEVISION OUTLET
- INTERCOMM
- ELECTRICAL PANEL
- ELECTRICAL METER

- HEAT LAMP
- FAN
- FAN / LIGHT
- FAN / LIGHT / HEAT LAMP
- EMERGENCY LIGHT WITH BATTERY BACKUP

INCANDESCENT LIGHT FIXTURES

- SURFACE MOUNTED FIXTURE
- SURFACE MOUNTED FIXTURE WITH PULL CHAIN
- WALL MOUNTED FIXTURE
- RECESSED FIXTURE
- RECESSES EYEBALL FIXTURE
- LIGHT TRACK - NUMBER INDICATES LENGTH (FEET)

FLUORESCENT LIGHT FIXTURES

- STRIP LIGHT - NUMBER INDICATES LENGTH (INCHES)
- 1 x 4
- 2 x 4
- 2 x 2
- 4 x 4

WP INDICATES WATERPROOF

GFI INDICATES GROUND FAULT INTERRUPT

DIMENSIONS WITH SYMBOL INDICATES HEIGHT ABOVE FLOOR

001-008243
FREDERICK E. GILMORE
EXPIRATION 11/30/24
STATE OF ILLINOIS
LICENSED ARCHITECT

These drawings were prepared under my supervision and to the best of my knowledge, they comply with all applicable codes.

REV	DESCRIPTION	DATE
	ISSUED FOR PERMIT	08-28-22
1	VILLAGE REVISIONS	12-22-22
2	PORCH FIREPLACE	07-22-23

Rick Gilmore, FALA
Fellow of the Association of Licensed Architects

502 N. PROSPECT MANOR
MOUNT PROSPECT, IL

Gilmore
FredeRick Gilmore, Architect
3489 Gallant Fox Drive
Elgin IL 60124
847 421 8676
email: gilmorearch@gmail.com
www.gilmorearchitects.com

7

This drawing is copyrighted all rights reserved.

Attachment: Architectural plans example - PERMIT - rev7 (274 and 286 W. Michican Avenue - Estates at Arcadia)

ROOF CONSTRUCTION

ASPHALT SHINGLES(35 YEAR TYP.) 15# ASPHALT IMPREGNATED BUILDING FELT 1/2" O.S.B. DECKING W/CLIPS PRE-ENGINEERED WOOD TRUSSES AT 24" O.C. ROOF BAFFLES AT EVERY ROOF TRUSS R-49 FIBERGLASS INSULATION W/ INTEGRAL V.B. 5/8" DRYWALL CEILING. ICE AND WATER SHIELD OR APPROVED EQUAL TO BE APPLIED HORZ. AT EAVE UP SLOPE OF ROOF TO A POINT 24" INSIDE EXTERIOR WALL. (VERT. LAPS TO BE MIN. 5", HORZ. LAPS TO BE MIN. 6") ICE AND WATER SHIELD OR APPROVED EQUAL TO BE APPLIED TO ALL VALLEYS.

PROVIDE SIMPSON STRONGTIE "TBE6" CONNECTORS TO ATTACH PRE-ENGR. TRUSSES TO TOP PLATE OF STUD FRAMING. TYPICAL FOR ALL TRUSSES

FASCIA AND SOFFIT

ALUMINUM GUTTER & DOWNSPOUTS WITH SPLASH BLOCKS
1X8 ALUMINUM WRAPPED FASCIA OVER
ALUMINUM SOFFIT W/ INTEGRAL VENTS
1X2 CEDAR TRIM BOARD OVER
1X8 RAKE BOARD - FRONT ONLY
W/1X6 SUB-RAKE - CEDAR - FRONT ONLY

VAPOR BARRIER NOTE

INTEGRAL VAPOR BARRIERS ARE TO BE INSTALLED ON THE WARM IN WINTER SIDE OF WALLS AND CEILINGS.

BLOWN IN OR SPRAYED ROOF/CEILING INSULATION SHALL BE WRITTEN IN INCHES ON MARKERS THAT ARE INSTALLED AT LEAST ONE FOR EVERY 300 SQ.FT. THROUGH THE ATTIC SPACE. MARKERS ARE TO BE AFFIXED TO TRUSSES OR JOISTS.

BLOWN IN OR SPRAYED INSULATION (FIBERGLASS AND CELLULOSE) INSTALLERS CERTIFICATION SHALL INCLUDE THICKNESS, SETTLED THICKNESS, SETTLED R-VALUE, INSTALLED DENSITY. COVERAGE AREA AND NUMBER OF BAGS SHALL BE LISTED ON CERTIFICATION.

FOR SPRAYED POLYURETHANE FOAM INSULATION THE INSTALLATION THICKNESS OF THE AREAS COVERED AND R-VALUE OF INSTALLED THICKNESS SHALL BE POSTED ON THE THE CERTIFICATION. INSULATION INSTALLER IS TO SIGN, DATE, AND POST THE CERTIFICATION ON THE JOB SITE.

SECOND FLOOR CONSTRUCTION

3/4" T&G OSB SHEATHING GLUED AND NAILED
1/4" UNDERLAYMENT IN TILED AREAS
11 7/8" TJI /PRO FLR JOISTS (SEE FLOOR PLAN FOR SPACING AND SERIES)
WITH 1 1/4" TIMBERSTRAND LSL RIM JOIST
1/2" GYPSUM BOARD CEILING GLUED AND SCREWED TO
UNDERSIDE OF FLOOR JOISTS

WALL CONSTRUCTION

MANUFACTURED STONE WAINSCOT, 4" STONE SILL. LP "SMARTSIDE" SIDING OVER "TYVEK" WRAP (OR EQUAL) TAPE AROUND ALL WINDOW AND DOOR OPENINGS. PROVIDE R-21 BATT INSULATION IN WALL CAVITIES W/ INTEGRAL V.B. ON WARM SIDE OF WALL, 1/2" PLYWOOD SHEATHING W/ 2X6 WOOD STUDS @ 16" O.C. W/ 1/2" GYP. BRD. FINISH

FIRST FLOOR CONSTRUCTION

3/4" T&G OSB SHEATHING GLUED AND NAILED
1/4" UNDERLAYMENT IN TILED AREAS
BCI FLR. JOISTS - SEE FOUNDATION PLAN FOR SPACING
WITH BCI RIM JOIST

SILL PLATE

CONTINUOUS PRESSURE TREATED SILL PLATE W/ SILL SEALER 1/2" DIA. x 12" ANCHOR BOLTS W/ NUTS & WASHERS @ MAX. 6'-0" O.C. & MAX. 12" FROM CORNERS, MIN. 2 PER BOARD. ANCHOR BOLTS SHALL BE PLACED IN THE CENTER THIRD OF THE SILL PLATE.

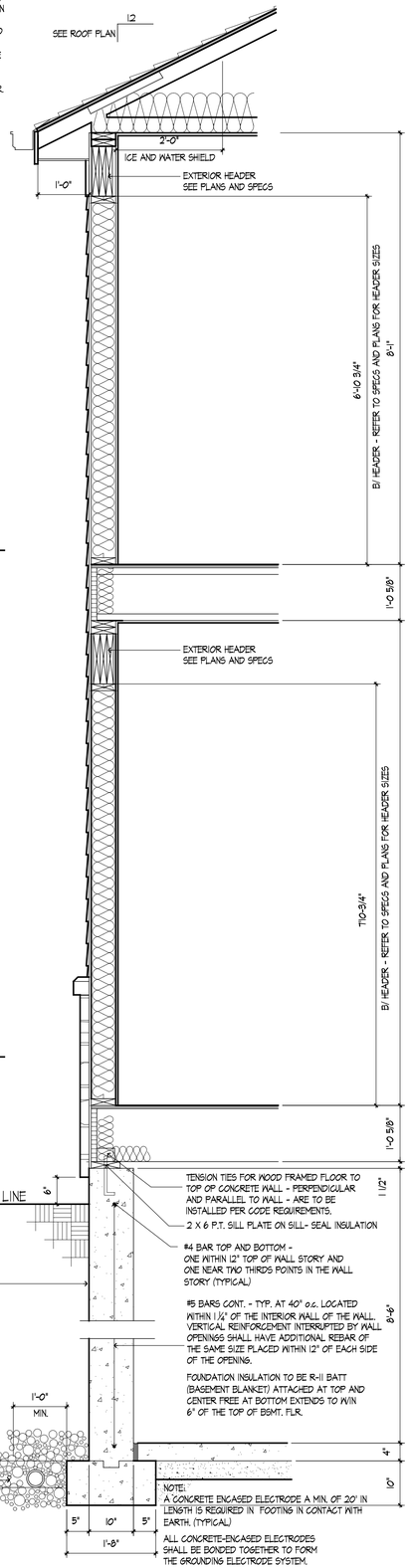
SPRAY ON DAMP PROOFING OR APPROVED EQUAL

CONCRETE SLAB CONSTRUCTION

4" CONC. SLAB W/ 6x6 #10 WWF.
6-MIL. POLY VAPOR BARRIER
OVER MINIMUM 4" COMPACTED GRAVEL
OVER COMPACTED EARTH
(GRAVEL TO BE MINIMUM 4" WASHED STONE)

4" DRAIN TILE ON OUTSIDE OF FOOTING

DRAINS SHALL BE PROVIDED AROUND ALL CONCRETE OR MASONRY FOUNDATIONS THAT RETAIN EARTH AND ENCLOSE HABITABLE OR USABLE SPACES LOCATED BELOW GRADE. GRAVEL OR CRUSHED STONE DRAINS SHALL EXTEND AT LEAST 1-FOOT (1) BEYOND THE OUTSIDE EDGE OF THE FOOTING AND 6-INCHES (6") BELOW THE TOP OF THE FOOTING AND BE COVERED WITH AN APPROVED FILTER MEMBRANE MATERIAL. DRAIN TILES SHALL BE PLACED ON A MINIMUM OF 2-INCHES (2") OF WASHED GRAVEL OR CRUSHED ROCK AT LEAST ONE SIEVE SIZE LARGER THAN THE TILE JOINT OPENING OR PERFORATION AND COVERED WITH NOT LESS THAN 6-INCHES (6") OF THE SAME MATERIAL.



② FRAME WALL SECTION

SCALE: 3/4" = 1'-0"

ROOF CONSTRUCTION

ASPHALT SHINGLES(35 YEAR TYP.) 15# ASPHALT IMPREGNATED BUILDING FELT 1/2" O.S.B. DECKING W/CLIPS PRE-ENGINEERED WOOD TRUSSES AT 24" O.C. ROOF BAFFLES AT EVERY ROOF TRUSS R-49 FIBERGLASS INSULATION W/ INTEGRAL V.B. 5/8" DRYWALL CEILING. ICE AND WATER SHIELD OR APPROVED EQUAL TO BE APPLIED HORZ. AT EAVE UP SLOPE OF ROOF TO A POINT 24" INSIDE EXTERIOR WALL. (VERT. LAPS TO BE MIN. 5", HORZ. LAPS TO BE MIN. 6") ICE AND WATER SHIELD OR APPROVED EQUAL TO BE APPLIED TO ALL VALLEYS.

PROVIDE SIMPSON STRONGTIE "TBE6" CONNECTORS TO ATTACH PRE-ENGR. TRUSSES TO TOP PLATE OF STUD FRAMING. TYPICAL FOR ALL TRUSSES

FASCIA AND SOFFIT

ALUMINUM GUTTER & DOWNSPOUTS WITH SPLASH BLOCKS
1X8 ALUMINUM WRAPPED FASCIA OVER
ALUMINUM SOFFIT W/ INTEGRAL VENTS
1X2 CEDAR TRIM BOARD OVER
1X8 RAKE BOARD - FRONT ONLY
W/1X6 SUB-RAKE - CEDAR - FRONT ONLY

VAPOR BARRIER NOTE

INTEGRAL VAPOR BARRIERS ARE TO BE INSTALLED ON THE WARM IN WINTER SIDE OF WALLS AND CEILINGS.

BLOWN IN OR SPRAYED ROOF/CEILING INSULATION SHALL BE WRITTEN IN INCHES ON MARKERS THAT ARE INSTALLED AT LEAST ONE FOR EVERY 300 SQ.FT. THROUGH THE ATTIC SPACE. MARKERS ARE TO BE AFFIXED TO TRUSSES OR JOISTS.

BLOWN IN OR SPRAYED INSULATION (FIBERGLASS AND CELLULOSE) INSTALLERS CERTIFICATION SHALL INCLUDE THICKNESS, SETTLED THICKNESS, SETTLED R-VALUE, INSTALLED DENSITY. COVERAGE AREA AND NUMBER OF BAGS SHALL BE LISTED ON CERTIFICATION.

FOR SPRAYED POLYURETHANE FOAM INSULATION THE INSTALLATION THICKNESS OF THE AREAS COVERED AND R-VALUE OF INSTALLED THICKNESS SHALL BE POSTED ON THE THE CERTIFICATION. INSULATION INSTALLER IS TO SIGN, DATE, AND POST THE CERTIFICATION ON THE JOB SITE.

SECOND FLOOR CONSTRUCTION

3/4" T&G OSB SHEATHING GLUED AND NAILED
1/4" UNDERLAYMENT IN TILED AREAS
11 7/8" TJI /PRO FLR JOISTS (SEE FLOOR PLAN FOR SPACING AND SERIES)
WITH 1 1/4" TIMBERSTRAND LSL RIM JOIST
1/2" GYPSUM BOARD CEILING GLUED AND SCREWED TO
UNDERSIDE OF FLOOR JOISTS

WALL CONSTRUCTION

LP "SMARTSIDE" SIDING OVER "TYVEK" WRAP (OR EQUAL) TAPE AROUND ALL WINDOW AND DOOR OPENINGS. PROVIDE R-21 BATT INSULATION IN WALL CAVITIES W/ INTEGRAL V.B. ON WARM SIDE OF WALL, 1/2" PLYWOOD SHEATHING W/ 2X6 WOOD STUDS @ 16" O.C. W/ 1/2" GYP. BRD. FINISH

FIRST FLOOR CONSTRUCTION

3/4" T&G OSB SHEATHING GLUED AND NAILED
1/4" UNDERLAYMENT IN TILED AREAS
BCI FLR. JOISTS - SEE FOUNDATION PLAN FOR SPACING
WITH BCI RIM JOIST

SILL PLATE

CONTINUOUS PRESSURE TREATED SILL PLATE W/ SILL SEALER 1/2" DIA. x 12" ANCHOR BOLTS W/ NUTS & WASHERS @ MAX. 6'-0" O.C. & MAX. 12" FROM CORNERS, MIN. 2 PER BOARD. ANCHOR BOLTS SHALL BE PLACED IN THE CENTER THIRD OF THE SILL PLATE.

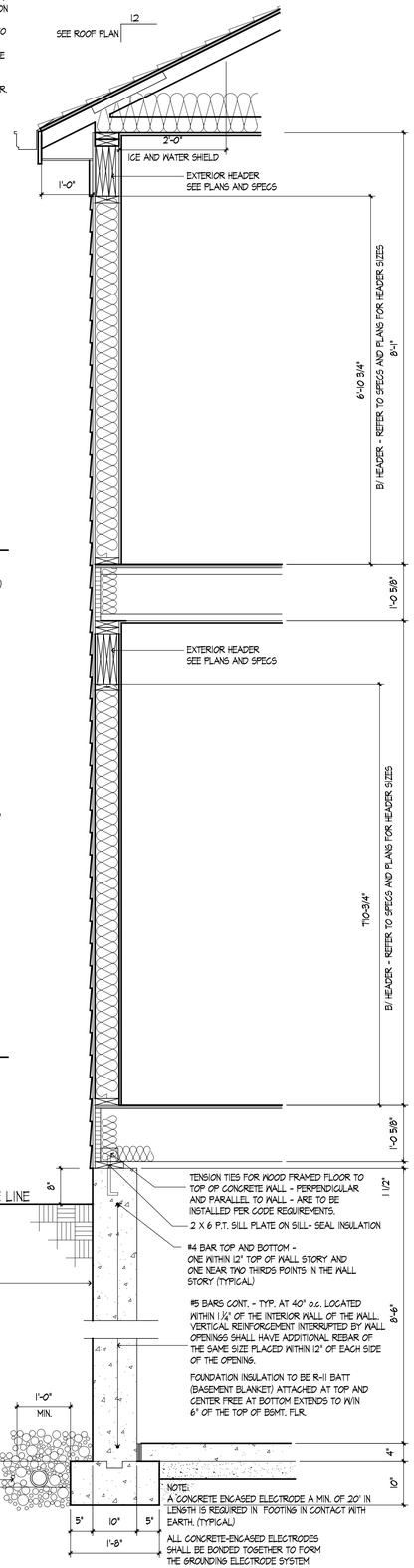
SPRAY ON DAMP PROOFING OR APPROVED EQUAL

CONCRETE SLAB CONSTRUCTION

4" CONC. SLAB W/ 6x6 #10 WWF.
6-MIL. POLY VAPOR BARRIER
OVER MINIMUM 4" COMPACTED GRAVEL
OVER COMPACTED EARTH
(GRAVEL TO BE MINIMUM 4" WASHED STONE)

4" DRAIN TILE ON OUTSIDE OF FOOTING

DRAINS SHALL BE PROVIDED AROUND ALL CONCRETE OR MASONRY FOUNDATIONS THAT RETAIN EARTH AND ENCLOSE HABITABLE OR USABLE SPACES LOCATED BELOW GRADE. GRAVEL OR CRUSHED STONE DRAINS SHALL EXTEND AT LEAST 1-FOOT (1) BEYOND THE OUTSIDE EDGE OF THE FOOTING AND 6-INCHES (6") BELOW THE TOP OF THE FOOTING AND BE COVERED WITH AN APPROVED FILTER MEMBRANE MATERIAL. DRAIN TILES SHALL BE PLACED ON A MINIMUM OF 2-INCHES (2") OF WASHED GRAVEL OR CRUSHED ROCK AT LEAST ONE SIEVE SIZE LARGER THAN THE TILE JOINT OPENING OR PERFORATION AND COVERED WITH NOT LESS THAN 6-INCHES (6") OF THE SAME MATERIAL.



② FRAME WALL SECTION

SCALE: 3/4" = 1'-0"

ROOF CONSTRUCTION

ARCHITECTURAL SHINGLES, 15# ASPHALT IMPREGNATED BUILDING FELT, 1/2" O.S.B. SHEATHING, 2x10 ROOF RAFTERS @ 16" O.C., ICE AND WATER SHIELD OR APPROVED EQUAL TO BE APPLIED HORZ. AT EAVE UP SLOPE OF ROOF. (VERT. LAPS TO BE MIN. 5", HORZ. LAPS TO BE MIN. 6")

HURRICANE CLIPS SHALL BE INSTALLED ON ALL ROOF RAFTERS @ TOP PLATE CONNECTIONS

FASCIA AND SOFFIT

ALUMINUM GUTTER & DOWNSPOUTS
8" "LP" FASCIA OVER
"LP" SOFFIT W/ INTEGRAL VENTS

LP CAP

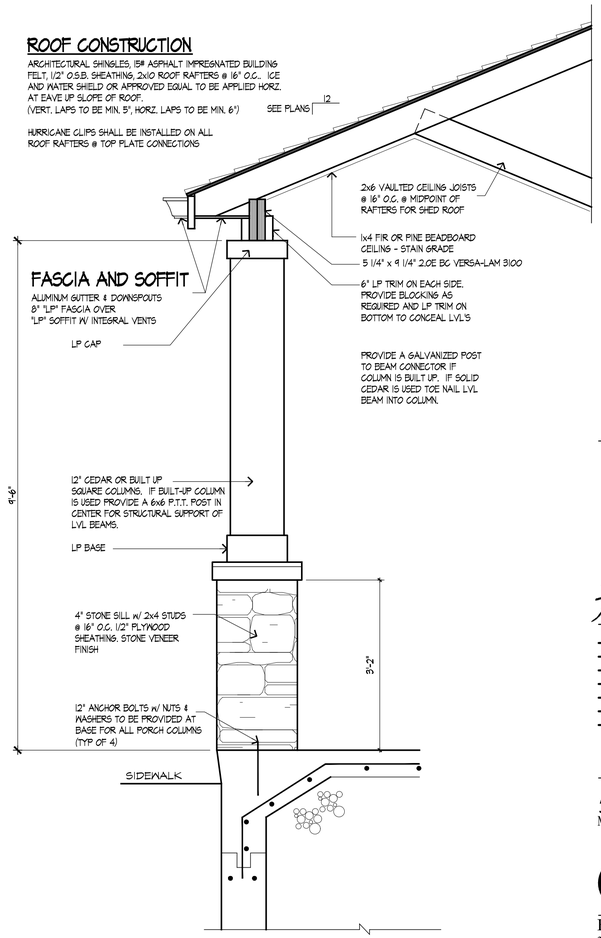
12" CEDAR OR BUILT UP SQUARE COLUMNS. IF BUILT-UP COLUMN IS USED PROVIDE A 6x6 P.T.T. POST IN CENTER FOR STRUCTURAL SUPPORT OF LVL BEAMS.

LP BASE

4" STONE SILL W/ 2x4 STUDS @ 16" O.C. 1/2" PLYWOOD SHEATHING. STONE VENEER FINISH

12" ANCHOR BOLTS W/ NUTS & WASHERS TO BE PROVIDED AT BASE FOR ALL PORCH COLUMNS (TYP OF 4)

SIDEWALK



③ COVERED PORCH SECTION

SCALE: 3/4" = 1'-0"

Attachment: Architectural plans example - PERMIT - rev7 (274 and 286 W. Michican Avenue - Estates at Arcadia)

001-008243
FREDERICK E. GILMORE
EXPIRATION 11/30/24
LICENSED ARCHITECT
STATE OF ILLINOIS

These drawings were prepared under my supervision and to the best of my knowledge, they comply with all applicable codes.

REV	DESCRIPTION	DATE
	ISSUED FOR PERMIT	08-28-22
1	VILLAGE REVISIONS	12-22-22
2	PORCH FIREPLACE	07-22-23

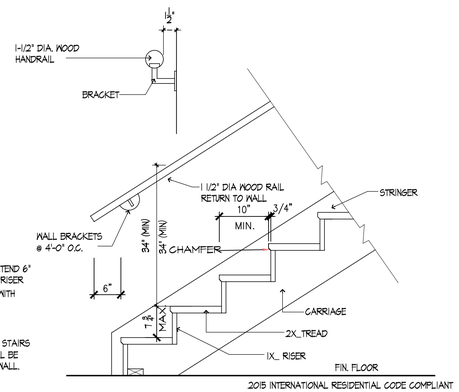
Rick Gilmore, FALA
Fellow of the Association of Licensed Architects

502 N. PROSPECT MANOR
MOUNT PROSPECT, IL

Gilmore
FredeRick Gilmore, Architect
3489 Gallant Fox Drive
Elgin IL 60124
847 421 8676
email: gilmorearch@gmail.com
www.gilmorearchitects.com

8

This drawing is copyrighted all rights reserved.

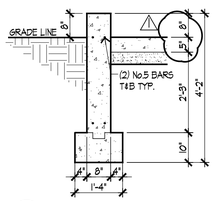


NOTES:
1. CONT. STAIR HANDRAIL TO EXTEND 6" HORIZONTALLY ABOVE THE TOP RISER
2. GUARDS SHALL BE 36" HIGH WITH BALUSTERS @ 4" O.C. (MAX.)
3. MINIMUM HEADROOM FROM NOSING TO CEILING 6'-8"
4. 1 LAYER OF 1/2" GWB BELOW STAIRS
5. ENDS OF THE HANDRAIL SHALL BE RETURNED 90 DEGREES TO THE WALL.

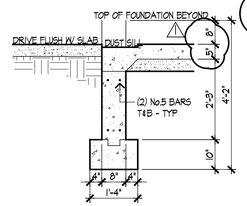
2015 INTERNATIONAL RESIDENTIAL CODE COMPLIANT

1 STAIR DETAIL
SCALE: 3/4" = 1'-0"

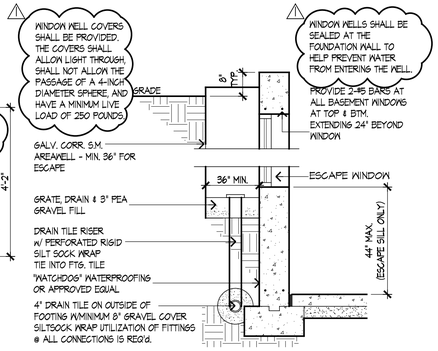
NOTE:
TOP OF FOUNDATION IS TO BE A MINIMUM OF 6" ABOVE FINISH GRADE OR 4" WHEN A MASONRY VENEER IS USED



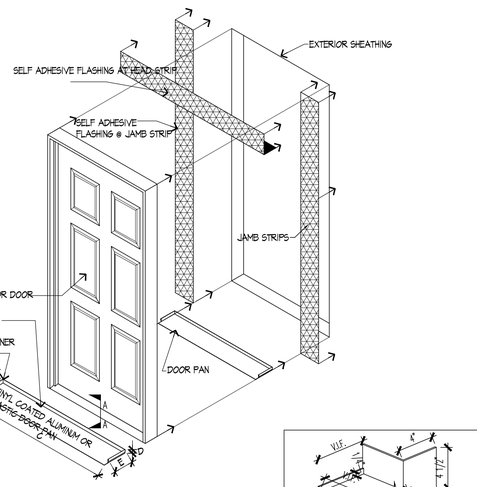
5 FND. AT GARAGE
SCALE: 1/2" = 1'-0"

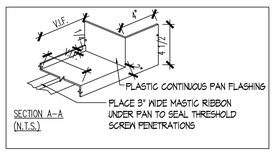


6 GARAGE OPENING
SCALE: 1/2" = 1'-0"

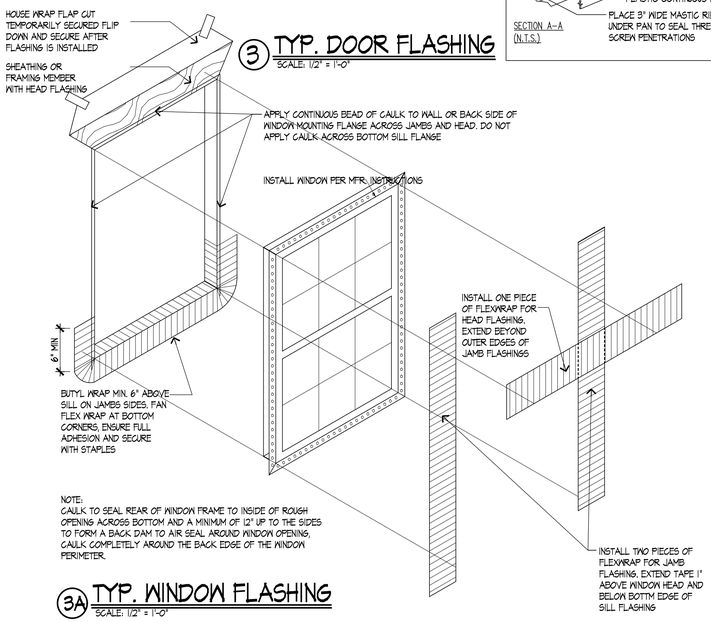


7 TYP. ESCAPE WINDOW
SCALE: 1/2" = 1'-0"



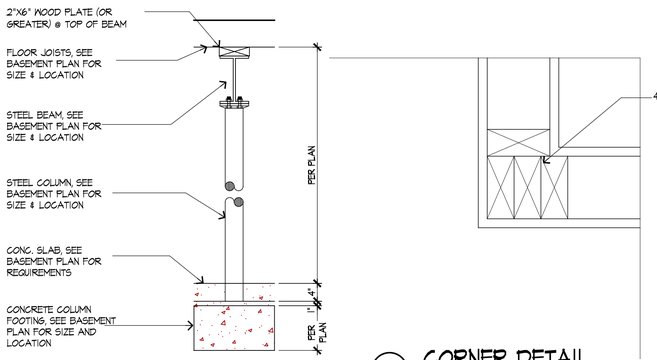


3 TYP. DOOR FLASHING
SCALE: 1/2" = 1'-0"



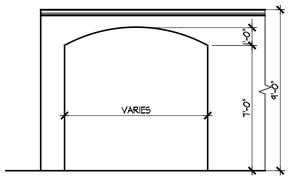
NOTE:
CAULK TO SEAL REAR OF WINDOW FRAME TO INSIDE OF ROUGH OPENING ACROSS BOTTOM AND A MINIMUM OF 12" UP TO THE SIDES TO FORM A BACK DAM TO AIR SEAL AROUND WINDOW OPENING, CAULK COMPLETELY AROUND THE BACK EDGE OF THE WINDOW PERIMETER.

3A TYP. WINDOW FLASHING
SCALE: 1/2" = 1'-0"

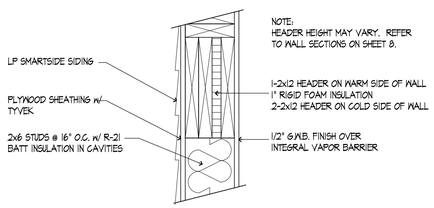


8 BASEMENT COL. DETAIL
SCALE: 3/4" = 1'-0"

9 CORNER DETAIL
SCALE: 3" = 1'-0"
PROVIDE 4' x 8' x 1/2" PLYWOOD @ ALL CORNERS AND EVERY 25'-0" OF STRAIGHT WALL

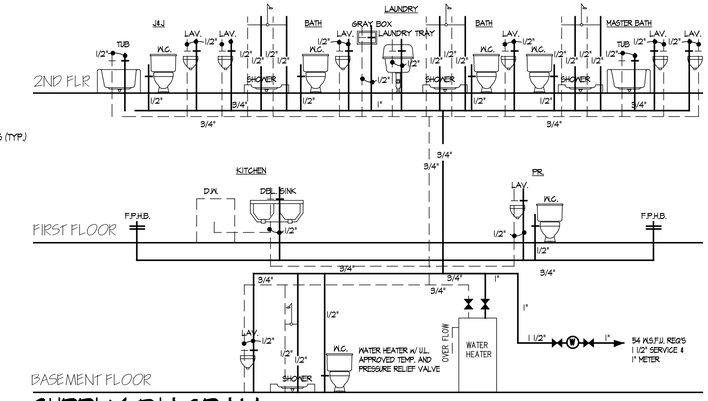


A ELEVATION @ ARCHED OPENINGS
SCALE: 1/4" = 1'-0"



NOTE:
HEADER HEIGHT MAY VARY. REFER TO WALL SECTIONS ON SHEET 8.

10 HEADER DETAIL
SCALE: 1 1/2" = 1'-0"



SUPPLY DIAGRAM
NO SCALE

LEGEND
HOT WATER
COLD WATER

PLUMBING MATERIALS:
TYPE K WATER PIPE BELOW GRADE
TYPE L COPPER ABOVE GRADE
SCH. 40 PVC
WATER SUPPLY LINES FOR LAVS, WATER CLOSETS, SINKS, LAUNDRY TRAYS, ICE MAKER AND DISHWASHER SHALL BE HARD PIPED WITH EITHER ROUGH BRASS OR CHROME SUPPLY TUBES.

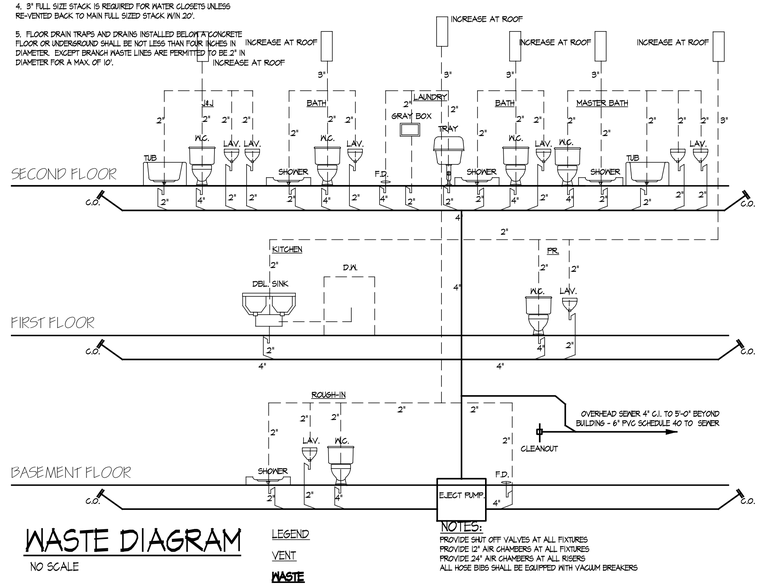
1. BUILDING SEWER SHALL HAVE A FULL SIZE CLEAN-OUT (6") INSTALLED OUTSIDE THE BUILDING.

2. A CONTINUOUS WASTE SHALL NOT BE USED ON THE KITCHEN SINK DRAIN LINES. TWO TRAPS ARE REQUIRED (GARBAGE DISPOSAL, BASKET STRAINER)

3. SEWER PIPE USED TO PENETRATE THE FOUNDATION WALLS SHALL BE DUCTILE IRON OR SCHEDULE 40 PVC. 4 SHALL EXTEND ONTO VIRGIN SOIL ON THE EXTERIOR. A 6"x4" MISSION COUPLING & FULL SIZE 6" CLEAN-OUT SHALL BE INSTALLED. ALL MISSION COUPLINGS SHALL BE NON-SHEAR TYPE.

4. 3" FULL SIZE STACK IS REQUIRED FOR WATER CLOSETS UNLESS RE-VENTED BACK TO MAIN FULL SIZED STACK W/IN 20'.

5. FLOOR DRAIN TRAPS AND DRAINS INSTALLED BELOW A CONCRETE FLOOR OR UNDERGROUND SHALL BE NOT LESS THAN FOUR INCHES IN DIAMETER. EXCEPT BRANCH WASTE LINES ARE PERMITTED TO BE 2" IN DIAMETER FOR A MAX. OF 10'.



WASTE DIAGRAM
NO SCALE

LEGEND
VENT
WASTE

NOTES:
PROVIDE SHUT OFF VALVES AT ALL FIXTURES
PROVIDE 12" AIR CHAMBERS AT ALL FIXTURES
PROVIDE 24" AIR CHAMBERS AT ALL RISERS
ALL HOSE BIBS SHALL BE EQUIPPED WITH VACUUM BREAKERS

Attachment: Architectural plans example - PERMIT - rev7 (274 and 286 W. Michican Avenue - Estates at Arcadia)

STATE OF ILLINOIS
001-008243
FREDERICK E. GILMORE
EXPIRATION 11/30/24
LICENSED ARCHITECT

These drawings were prepared under my supervision and to the best of my knowledge, they comply with all applicable codes.

REV	DESCRIPTION	DATE
	ISSUED FOR PERMIT	08-28-22
1	VILLAGE REVISIONS	12-22-22
2	PORCH FIREPLACE	07-22-23

Rick Gilmore, FALA
Fellow of the Association of Licensed Architects

502 N. PROSPECT MANOR
MOUNT PROSPECT, IL

Gilmore
FredeRick Gilmore, Architect
3489 Gallant Fox Drive
Elgin IL 60124
847 421 8676
email: gilmorearch@gmail.com
www.gilmorearchitects.com

9

This drawing is copyrighted all rights reserved.

NOTES:

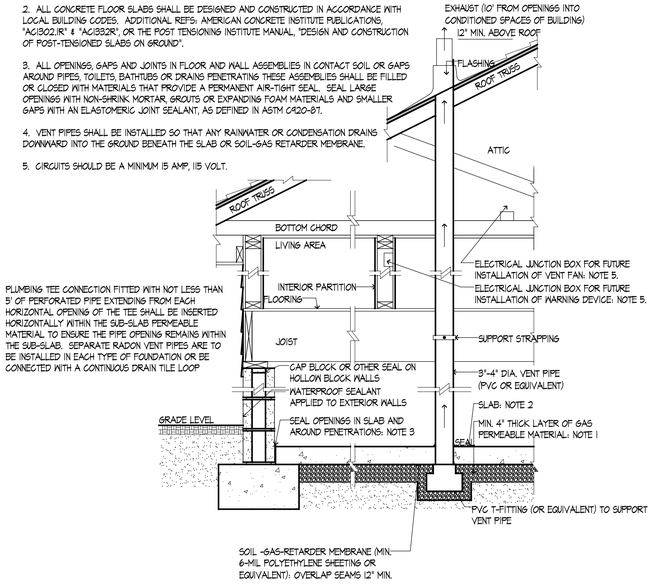
1. ALL CONCRETE SLABS THAT COME IN CONTACT WITH THE GROUND SHALL BE LAID OVER A GAS PERMEABLE MATERIAL MADE UP OF EITHER A MINIMUM 4" THICK UNIFORM LAYER OF CLEAN AGGREGATE, OR A MINIMUM 4" THICK UNIFORM LAYER OF SAND, OVERLAIN BY A LAYER OR STRIPS OF MANUFACTURED MATTING DESIGNED TO ALLOW THE LATERAL FLOW OF SOIL GASES.

2. ALL CONCRETE FLOOR SLABS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH LOCAL BUILDING CODES. ADDITIONAL REFS: AMERICAN CONCRETE INSTITUTE PUBLICATIONS, "ACI302.1R" & "ACI332R", OR THE POST TENSIONING INSTITUTE MANUAL, "DESIGN AND CONSTRUCTION OF POST-TENSIONED SLABS ON GROUND".

3. ALL OPENINGS, GAPS AND JOINTS IN FLOOR AND WALL ASSEMBLIES IN CONTACT SOIL OR GAPS AROUND PIPES, TOILETS, BATHTUBS OR DRAINS PENETRATING THESE ASSEMBLIES SHALL BE FILLED OR CLOSED WITH MATERIALS THAT PROVIDE A PERMANENT AIR-TIGHT SEAL. SEAL LARGE OPENINGS WITH NON-SHRINK MORTAR, GROUTS OR EXPANDING FOAM MATERIALS AND SMALLER GAPS WITH AN ELASTOMERIC JOINT SEALANT, AS DEFINED IN ASTM C920-87.

4. VENT PIPES SHALL BE INSTALLED SO THAT ANY RAINWATER OR CONDENSATION DRAINS DOWNWARD INTO THE GROUND BENEATH THE SLAB OR SOIL-GAS RETARDER MEMBRANE.

5. CIRCUITS SHOULD BE A MINIMUM 15 AMP, 115 VOLT.

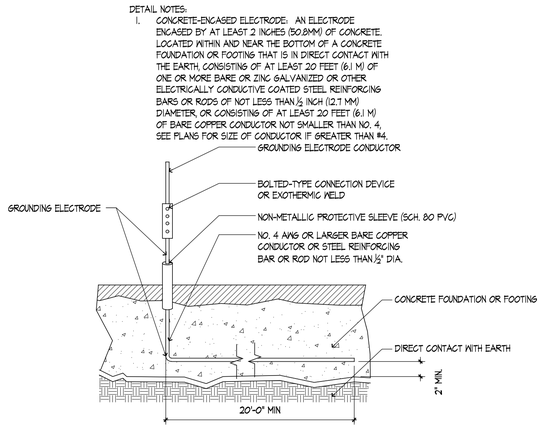


PASSIVE SUB-SLAB DEPRESSURIZATION RADON CONTROL SYSTEM FOR NEW CONSTRUCTION

SCALE: 3/4" = 1'-0"

DETAIL NOTES:

1. CONCRETE-ENCASED ELECTRODE: AN ELECTRODE ENCASED BY AT LEAST 2 INCHES (50.8MM) OF CONCRETE, LOCATED WITHIN AND NEAR THE BOTTOM OF A CONCRETE FOUNDATION OR FOOTING THAT IS IN DIRECT CONTACT WITH THE EARTH, CONSISTING OF AT LEAST 20 FEET (6.1 M) OF ONE OR MORE BARE OR ZINC GALVANIZED OR OTHER ELECTRICALLY CONDUCTIVE COATED STEEL REINFORCING BARS OR RODS OF NOT LESS THAN ½ INCH (12.7 MM) DIAMETER, OR CONSISTING OF AT LEAST 20 FEET (6.1 M) OF BARE COPPER CONDUCTOR NOT SMALLER THAN NO. 4, SEE PLANS FOR SIZE OF CONDUCTOR IF GREATER THAN #4.



① UFER GROUND DETAIL

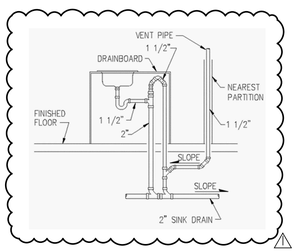
SCALE: NO SCALE

ISLAND SINK VENTING REQUIREMENTS

Section890.1600 Special Venting for Island Fixtures (Illinois Plumbing Code)

a) Traps for island sinks and similar equipment shall be roughed in above the floor and shall be vented by extending the vent as high as possible, but at least the drainboard height, and then returning it downward and connecting it to the horizontal sink drain immediately downstream from the vertical fixture drain. Back-to-back island vented fixtures shall meet the requirements of Section 890.1480(b).

b) The returned vent shall be connected to the horizontal drain through a sanitary drainage fitting and shall be provided with a vent taken off the vertical fixture vent by means of a sanitary drainage fitting immediately below the floor and extending to the nearest partition and then through the roof to the outside atmosphere, or may be connected to other vents at a point at least 6 inches above the flood level rim of the fixture served. Drainage fittings shall be used on all parts of the vent below the floor level, and a minimum grade of ¼ inch per foot back to the drain shall be maintained. The returned bend used under the drainboard shall be a one-piece fitting or assembly of a 45 degree, a 90 degree, and a 45 degree elbow in the order named. (See Section 890.1340 and Appendix K.Illustration GG.)

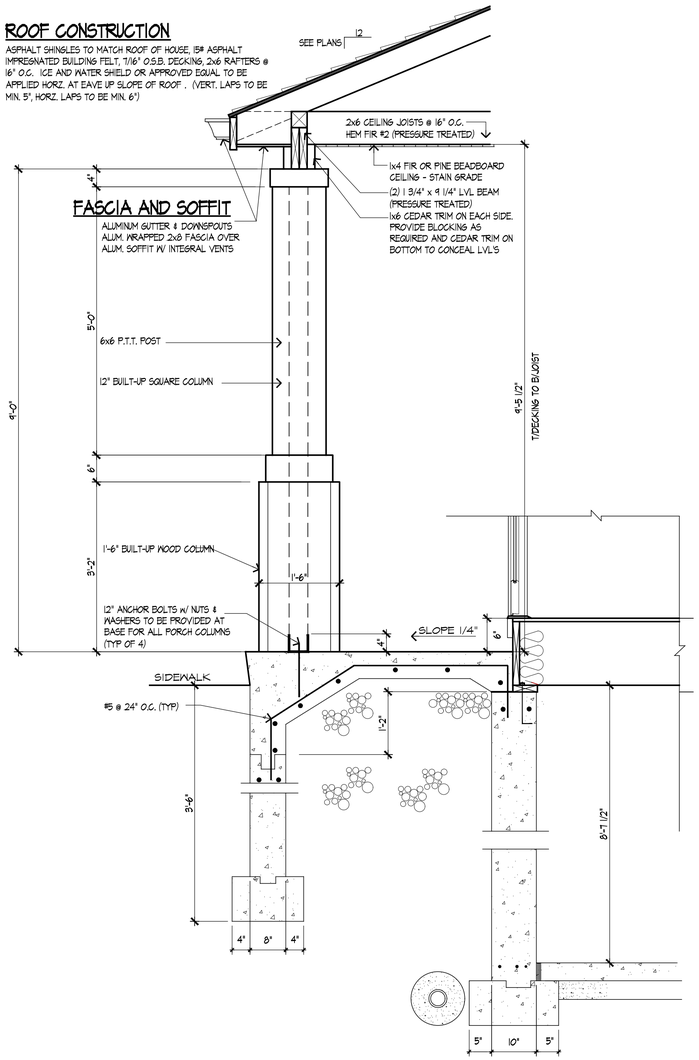


ROOF CONSTRUCTION

ASPHALT SHINGLES TO MATCH ROOF OF HOUSE, 15# ASPHALT IMPREGNATED BUILDING FELT, 7/16" O.S.B. DECKING, 2x6 RAFTERS @ 16" O.C. ICE AND WATER SHIELD OR APPROVED EQUAL TO BE APPLIED HORZ. AT EAVE UP SLOPE OF ROOF . (VERT. LAPS TO BE MIN. 5", HORZ. LAPS TO BE MIN. 6")

FASCIA AND SOFFIT

ALUMINUM GUTTER & DOWNSPOUTS
ALUM. WRAPPED 2x8 FASCIA OVER ALUM. SOFFIT W/ INTEGRAL VENTS



② PORCH SECTION

SCALE: 3/4" = 1'-0"

STATE OF ILLINOIS
001-008243
FREDERICK E. GILMORE
EXPIRATION 11/30/24
LICENSED ARCHITECT

These drawings were prepared under my supervision and to the best of my knowledge, they comply with all applicable codes.

REV	DESCRIPTION	DATE
	ISSUED FOR PERMIT	08-28-22
1	VILLAGE REVISIONS	12-22-22
2	PORCH FIREPLACE	07-22-23

Rick Gilmore, FALA
Fellow of the Association of Licensed Architects

502 N. PROSPECT MANOR
MOUNT PROSPECT, IL

Gilmore
FredeRick Gilmore, Architect
3489 Gallant Fox Drive
Elgin IL 60124
847 421 8676
email: gilmorearch@gmail.com
www.gilmorearchitects.com

9A

This drawing is copyrighted all rights reserved.

Attachment: Architectural plans example - PERMIT - rev7 (274 and 286 W. Michican Avenue - Estates at Arcadia)

GENERAL REQUIREMENTS

A. Furnish all labor, materials, tools, insurance and permits necessary to complete the work as shown and as reasonably implied by the drawings, specifications, notes and required by any code with jurisdiction to complete the scope of work for a complete and properly finished job. Contractors proceed with the understanding and agreement that a satisfactory job is obtainable with the information as provided.
B. The General Contractor is solely responsible for dimensional accuracy. All differences in anticipated dimensions or conditions shall be immediately submitted in writing to the architect prior to the commencement or continuation of work or the Contractor shall be solely responsible for same.
C. Any deviation from these plans and specifications without prior written consent of the Architect shall be the responsibility of the Contractor and will nullify and void any architectural certification pertaining to this project.

1. CODES All work shall comply with the following:

A. All Applicable Local, State, County and Federal Codes, Ordinances, Laws, Regulations and Protective Covenants governing the site of work.
B. Before final Construction Documents are issued for construction, they shall be submitted to all governing building agencies to insure their compliance with all applicable local and national codes. If code discrepancies in the Construction Documents appear, the Architect shall be notified of such discrepancies in writing by the Contractor or building official, and allowed to alter the Construction Documents so as to comply with governing codes before construction begins.
C. Upon receipt of approval from the governing official, approved final Construction Documents shall be submitted to the Contractor by the Architect.
D. If code discrepancies are discovered during the construction process, the Architect shall be notified in writing and allowed ample time to remedy said discrepancies.

2. INTENTION

A The intention of these documents is to include all labor, materials and services, necessary for complete and proper execution of the Work indicated on the Construction Documents or reasonably inferred therefrom.
B. The Architect shall not have control over or charge of and shall not be responsible for construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connections with the work, The Architect shall not be responsible for Contractor's or Subcontractor's schedules or for failure to carry out the Work in accordance with the Construction Documents. The Architect shall not have control over or charge of acts or omissions of the Contractor, Subcontractor, or their agents or employees, or of any other persons performing portions of the Work.
C. All Contractors, Subcontractors, Suppliers and Fabricators shall be responsible for the content of the Construction Documents, and for the supply and design of appropriate materials and shall insure that all work is done in a professional workman like manner by skilled mechanics and shall replace any materials or items damaged by Subcontractors performance. Subcontractors and suppliers are hereby notified that they are to confer and cooperate fully with each other during the course of construction to determine the exact extent of overlap of each others work and to successfully complete the execution of the Work.
D. All Subcontractor work shall be of quality to pass inspections by local authorities, lending institutions, Architect or Contractor. Any one or all of the above mentioned inspectors may inspect workmanship at any time, and any corrections needed to enhance the quality of building will be done immediately.
E. Each Subcontractor, unless specifically exempted by the items of his subcontract agreement, shall be responsible for cleaning up and removing from the job site all trash and debris not left by other Subcontractors. Contractor will determine how soon after Subcontractor completes each phase of his work that trash and debris will be removed from the site.
F. All Manufactured articles, materials and equipment shall be applied, installed, erected, used, cleaned and conditioned in strict accordance with manufacturers specifications.
G. All alternates are at the option of the owner and shall be at the owners request, constructed in addition to or in lieu of the typical condition.

3. DESIGN LOADS

A.	**Floor:**	Live Load	40 PSF Minimum
		Dead Load	10 PSF Minimum
	Roof:	Live Load	30 PSF Minimum
	Soil:	Bearing Capacity	3,000 PSF Minimum
		Bearing Capacity – SEVERE AREAS	3,500 PSF Minimum

L/360 Maximum Deflection otherwise.
B. Prior to the start of construction the Contractor shall verify the required design loads with governing codes and site conditions. Verify with the local building agencies the wind, seismic, snow and other special loading conditions. The Architect shall be notified in writing of all discrepancies.

4. PLANS AND SPECIFICATIONS

DO NOT SCALE DRAWINGS. Written dimensions always take precedence over scaled dimensions. These plans, details, and specifications remain the property of the Architect and may not be altered in any way without the written consent of the Architect.

SITE WORK

All excavation, filling, backfilling, rough grading and finish grading shall be performed and the site returned to the grade as directed by the Contractor. If suitable soil bearing for foundations is not encountered at the depth indicated on the drawings, the Contractor shall immediately notify the Architect in writing and shall not proceed any further.

A. Backfill materials shall be earth, free of debris, roots, organic matter and frozen substances. Fill materials under slab shall consist of non–expansive, free–draining, granular material free of debris and organic material.
B. Provide consistent compaction of the top 8" of subgrade, all fill and backfill.
C. Provide foundation drainage at the perimeter of excavated basement areas using 4" minimum diameter drainage pipe and appropriate fittings. Provide a minimum of 12" washed gravel cover. Slope 3/16" per foot to the point of drainage.
D. Keep all excavations free from water. Remove from the construction site all unsuitable soil, debris and excess materials.
E. Do not place fill on muddy or frozen areas. Fill only after all subsoil installations have been completed. Install fill in horizontal layers not exceeding 12 inches and compact to 95% maximum density at optimum moisture.

CONCRETE

All work to be done as indicated in the drawings and in accordance with accepted standards of good practice, governing codes and shall comply with the following:

A. **Portland Cement:** ASTM C94. Unless noted otherwise, concrete shall have a 28 day compressive strength of 3,000 PSI or 3500 PSI for garage slab and exposed concrete.
B. **Reinforcing Steel:** ASTM A615, Grade 60, deformed bars.
C. **Welded Wire Fabric:** ASTM A185, 6 inch x 6 inch x No. 10 x 10.
D. **Course Aggregate:** Clean crushed stone or natural gravel, conforming to ASTM C33, and not larger than 3/4 inch for slabs or 1–1/2 inch for foundations and footings.
E. **Fine Aggregate:** Washed natural sharp sand without clay content.
F. **Water:** Potable
G. **Vapor Barrier:** .006 inch (6 mil) polyethylene sheet.
H. **Expansion Joints:** Asphalt saturated fiber type filler strips; 1/2 inch thick by the full thickness of the slab.
I. **Concrete Finishes:** Install concrete slabs with monolithic finish. Screed the surface site a straightedge, float to required level, and steel trowel to a smooth hard finish. Broom finished where so indicated in the Construction Documents.
J. **Curing:** Protect flat surfaces, not in contact with forms, against loss of moisture for not less than 7 days by approved methods.
K. Slump for normal weight concrete shall be as follows:
1. Footings, walls and walks 4 in. – 6 in.
2. Slabs 3 in. – 5 in.
3. If mechanical vibrators are used, reduce slump by one third.

L. Do not increase the water ratio in concrete for easier movement of concrete in the formwork.
M. All exterior concrete to have 6 percent air entrainment.
N. Unless noted otherwise, all slabs on grade shall be a minimum 4 inch thick and placed over a minimum of 4 inches of compacted sand or approved gravel fill. Interior slabs shall be placed over a stabilized polyethylene vapor barrier.
O. Subcontractor shall be responsible for the size, location and installation of required steel reinforcing in footings and walls per local codes or specific soil conditions, whichever is more restrictive.
P. Footing sizes shown are typical only for the stated soil pressure and consistent compaction.
Q. Set 1/2 inch diameter anchor bolts in the foundation wall at 6'–0 o/c maximum spacing and at no more than 12 inches in form each corner and both sides of all openings. The bolts shall be embedded in the foundation wall not less than 8 inches.
R. Beam pockets shall be provided for all beams supported by concrete, unless noted otherwise, and shall comply with the following:
1. Minimum bearing 4 inches
2. Height and width as required by the beam.
3. 2" nominal pressure treated lumber beneath full bearing of wood beams.

MASONRY

Provide masonry veneer anchorage per local codes.

METALS

All structural steel shall comply with appropriate ASTM specifications as follows:
ASTM A36, ASTM A53, ASTM S501, ASTM A307 and ASTM A325.

CARPENTRY AND MILLWORK

Furnish all labor, material and equipment necessary to complete work as shown on the Construction Documents and/or specified hereinafter and listed below.

1. SCOPE

All work is to conform to all governing codes and the following:
A. "Product Use Manual" of the Western Wood Products Association for selection and use of products included in that manual.
B. "Plywood Specification and Grade Guide" of the American Plywood Association.
C. American Wood Preservers Association standards and specifications for fire retardant and preservative pressure treated lumber and plywood.
1. All wood indicated as "Pressure Treated" or "Treated" shall be preservative pressure treated.
2. All wood indicated as "Fire Retardant" shall be fire retardant pressure treated.

D. "Standard Specifications for Grades of California Redwood Lumber" of the Redwood Inspection Bureau for Redwood.
E. Western Red Cedar Lumber Association standards and specifications for cedar.

2. GRADING

Provide lumber and materials meeting or exceeding the following standards of quality. All framing members shall be grade stamped.

A. **Allowable stress for Framing Members:**

1.	Modulus of Elasticity	1,300,000 PSI
2.	Fiber Bending – Single	850 PSI
	– Repetitive	977 PSI
3.	Horizontal Shear	70 PSI
4.	Bearing	405 PSI
5.	Compression parallel to grain	875 PSI

3. MATERIALS

A. **Mudsills:**
All wood in contact with concrete or masonry shall be pressure treated.

B. **Metal Connectors:**
1. Simpson as detailed or equivalent.
2. Install joist and beam hangers capable of supporting the maximum allowable load of the joist or beam being supported.
3. Steel items to comply with ASTM A7 or ASTM A36.
4. Use Galvanized Steel at all exterior locations.

C. **Nailing:**
1. Per applicable code for common wire nails.
2. All plywood diaphragms shall have cement coated or ring shank ply nails.
3. Use 16d's at 16" o/c when nailing 2–2x members together.
4. Use 2 rows of 16d's at 16" o/c when nailing 3–2x members together.
5. A positive connection must be provided for all free standing posts.

D. **Trusses:**
1. Provide wood trusses able to sustain the stated loads for the spans, profiles and arrangement shown in the Construction documents. Truss layout is schematic only. Truss manufacturer and/or engineer shall be responsible for the design, including spacing, of all trusses and shall submit shop drawings sealed by a registered engineer for approval by the Contractor.
2. All roof trusses are to be designed for no attic storage unless noted otherwise.

E. **Sheathing:**
1. **Roof:** 7/16" nominal thickness OSB roof panels with panel edge clips, span rating per Structural Board Assoc.(SBA)
2. **Floors:** 12" pre–engineered floor truss system – 3/4" OSB T&G floor panels span rating for floor application per Structural Board Assoc.(SBA).
3. **Walls:** 1/2" Asphalt Impregnated Fiber Sheathing.

F. **Laminated Veneer Lumber**
1. All members referred to as "Micro–Lam" shall be Laminated Veneer Lumber.
2. Provide glue–laminated veneer lumber beams of the dimension and quantity indicated in the Construction Documents. Unless noted otherwise, fasten multiple beams together in strict accordance with the manufacturer's specifications.
3. Allowable Stresses

a.	Modulus of Elasticity	1,800,000 PSI
b.	Fiber Bending – Single	2,600 PSI
c.	Horizontal Shear	285 PSI
d.	Bearing	650 PSI

4. FRAMING

A. **Stud walls:**
1. All studs to have full bearing on plate.
2. Not less than (3) studs shall be installed at every corner of an exterior wall.
3. Stud spacing for all exterior walls and bearing walls shall be 16" o/c unless noted otherwise. Stud spacing for all interior walls shall be 16"o/c unless noted otherwise.
4. Studs shall be a minimum standard or stud grade lumber unless noted otherwise.
5. Studs shall be a minimum of 2x4 nominal with the wide face perpendicular to the wall.
6. All top plates to be 2–2x as indicated on drawings with minimum lap splice of 48" with butt joints occurring over studs. Plates are to overlap at corners and be the same size as the studs.
7. All walls greater than 10'–0 in height shall be 2x6 studs unless noted otherwise.
8. Framing contractor shall provide backing as required for all light fixtures, cabinets, wardrobes, brackets, handles, drywall, etc.
9. Provide "Box–Out" framing behind all heat supplies in walls common to the Garage so as to allow a full 3 1/2" insulation batt behind the heat supply duct.
10. 4'x8'x1/2" OSB bracing shall be provided at the corners all exterior walls and main cross stud partitions at each end and at least every 25 feet of length. They shall be placed at an angle not greater than 60 degrees nor less than 45 degrees from horizontal.

B. **Posts:**
1. Provide 3–2x4 or 1–4x6 post under all beams or headers greater than 6'–0 in length and under all girder trusses unless noted otherwise.
2. A single trimmer shall be provided on each side of openings less than 6'–0 in width and double trimmers shall be provided on each side of openings that are greater than 6'–0 in width unless noted otherwise.

C. **Beams, Headers, Joists and Rafters:**
1. Set all beams, headers, joists and rafters with crown side up.
2. Provide (2) 2x12 headers w/1/2" plywood filler over all exterior openings (2x4 Construction) Provide (3) 2x12 headers w/1/2" plywood fillers (2x6 Construction) unless otherwise noted.
3. Provide (2) 2x12 headers over all interior openings unless otherwise noted (2x4 wall). Provide (3) 2x12 headers over all interior openings unless otherwise noted (2x6 wall).
4. All headers and beams are to be free from splits, check and shakes.
5. All joists, headers, beams and rafters shall have a minimum solid bearing of 2" at each end.
6. Provide double header joists and trimmers at all floor openings.
7. Provide double joist under parallel partitions and solid blocking under perpendicular partitions. Split joists under parallel partitions to allow for heating, plumbing and electrical trades. Double all joists under all water, baths, showers, washing machines, whirlpools, water heaters or special loading.
8. Support of bearing partitions perpendicular to joists shall not be offset from such support by a distance greater than the depth of the joists.
9. All 2x floor joists to have 1x3 cross bridging at 8'–0 o/c maximum spacing. All "I" joists and floor trusses to have bracing in accordance with manufacturer's specifications.
10. Notching of joists shall comply with all applicable LOCAL, COUNTY, STATE, AND FEDERAL codes, whichever is more restrictive.
11. Rough opening height for all doors and windows is to be 6'–10 3/4" to bottom of header unless noted otherwise.

5. MISCELLANEOUS

A. All wood plates bearing on concrete or masonry shall be pressure treated.
B. All treated sill plates shall be anchored with 1/2" diameter x 12" long anchor bolts set at 6'–0 o/c and 1'–0 in from each corner.
C. Install fiberglass or foam sill sealer between the top of the foundation and the sill plate.
D. Provide 2" nominal pressure treated lumber beneath full bearing of wood beams bearing on concrete or masonry.
E. Firestop all soffits and cut plates. All floor construction through which heat or exhaust ducts pass shall be effectively draft stopped.
F. All exterior 2x decking, joists, posts and stairs to be of pressure treated lumber. All exterior handrails, balusters and trim to be of roughsawn cedar unless noted otherwise. All exterior joist hangers to be galvanized.
G. Install all "I" joists, floor and roof trusses in accordance with manufacturer's specifications. All trusses are to be designed by manufacturer.
H Maximum stair riser and minimum tread nose to nose depth shall be in accordance with governing codes.
I. Maintain minimum 6'–8 headroom clearance on stairs.
J. Required handrails at stairways shall be continuous the full length of the stairs and may only be interrupted at a landing.
K. Balusters shall be spaced so as not to allow passage of a 4" diameter sphere.
L. Stair construction shall consist of 2x12 stringers, 5/4 or 2x thick treads and 3/4" thick risers, or shall be fabricated by a component stair manufacturer. All risers are closed.
M. Plywood backing at specified trim pieces shall be 3/8" exterior grade plywood.
N. Common house/garage demising wall shall be one hour rating. (UL Assembly #U305)
O. All attic truss spaces shall be draftstopped to areas not exceeding 1000 SF.
P. All floor trusses shall be draftstopped to areas not exceeding 500 SF.

THERMAL AND MOISTURE PROTECTION

A. Provide Damp proofing of all foundation walls at excavated areas from the top of the footings to the height of the finished grade with one coat of an asphalt base waterproofing compound.
B. Provide fiberglass, ASTM C665 type 1, insulation at assemblies adjacent to exterior or unheated spaces meeting the requirements of the governing codes.
C. Minimum insulation requirements:

1.	Walls:	PER WALL SECTIONS
2.	Floors, Exposed:	PER WALL SECTIONS
3.	Ceiling:	PER WALL SECTIONS

D. Extend insulation over entire area to be insulated. Cut and fit tightly around obstructions and fill all voids with insulation. Maintain minimum air space between bottom of roof deck and top of insulation.
E. Provide a vapor barrier as specified in plans and details. Install per manufacturers specifications.
F. Roofing shall be a minimum of 25 yr. composite shingles installed over 15# roof felt over roof sheathing with a minimum roof pitch of 5:12. Ice and water shield or approved equal to be applied horizontally at eave up slope of roof to a point 24" inside exterior wall. (Vertical laps to be min. 5", horizontal laps to be min. 6"). Ice and water shield or approved equal to be applied to all valleys.
G. All shingles are to be fastened with nails.
H. Siding per print, installed per manufacturers specifications.
I. All fascias and soffits per print.
J. Provide flashing and sheet metal required to prevent the penetration of water through the exterior shell of the building.
K. In addition to complying with governing codes, comply with pertinent recommendations contained in the current edition of "Architectural Sheet Metal Manual" published by SMACNA.
L. All iron sheet metal flashing shall be hot dipped galvanized complying with ASTM A93.
M. Provide gutters and down spouts as specified by Contractor. Down spout locations to be determined by Subcontractor and approved by Contractor. Splash blocks are required where downspouts terminate.
N. Subcontractor to determine the direction of water discharge from the downspouts so as to eliminate any potential hazard to pedestrians created by the water or ice discharge from the he downspouts.
O. Attic spaces shall have a minimum ventilation area equal to 1/150th of the horizontally projected roof area or as further required by governing codes.

DOORS AND WINDOWS

A. Exterior and vestibule doors shall be 1 3/4" thick metal clad insulated swinging units as specified by the Contractor unless noted otherwise.
B. Glazing in doors and sidelights shall be double pane insulating glass.
C. Provide tempered glass as required by governing codes.
D. Patio doors, sliding glass doors, and windows over bath tubs shall have tempered glass.
E. Interior doors shall be prehung with wood jambs and specified by Contractor
F. Finish hardware shall be specified by Contractor and installed by Subcontractor. Subcontractor to install hardware required by governing codes.
G. Garage to house door and frame to be one hour fire rated with a self–closing device.
H. All operable windows shall have insect screens.

FINISHES

A. Use wallboard of maximum lengths to minimize end joints. Stagger end joints when they occur. Locate end joints as far as possible from center of wall or ceiling. Abut wallboard without forcing. Neatly fit ends and edges of wallboard. Do not place butt ends against tapered edges. Support ends and edges of all board panels on framing or furring members except for face layer of double layer and where ends are back–blocked and floated.
B. Gypsum Wallboard:
1. Regular Board: ASTM C36
2. Fire–rated Board: ASTM C36, Type X, 5/8" with tapered edges.
3. Fiberglass Reinforced Gypsum Backing Board: Durock or Wonderboard brand, 1/2"
4. Water–Resistant Board: 1/2", regular grade, tapered edges.

C. Gypsum wallboard, unless noted otherwise, shall be provided as follows:
1. Exterior Walls: 1 layer regular 1/2" wallboard to interior face.
Interior Walls: 1 layer regular 1/2" wallboard each side.
Ceiling: 1 layer regular 1/2" wallboard for framing members 16" o/c or less. 1 layer regular 5/8" wallboard for framing members over 16" o/c
Baths: Water resistant wallboard on walls and ceilings at tubs and showers.
2. Joint Treatment Materials: Joint tape – ASTM C475, perforated. Joint compound ASTM C475, powdered joint and taping compound.
3. Joint Taping and Finishing: Install in 3 coats to provide smooth, flush, true surface ready for decorating.
4. Provide metal corner bead and trim at all locations shown in the Construction Documents and as recommended by wallboard manufacturer.

D. **Job Conditions**
1. Temperature: Maintain range between 55 degrees F. to 70 Degrees F. for 24 hours before, during and after gypsum wallboard and joint treatment application.
2. Ventilation: Provide natural or mechanical ventilation during and following adhesives and joint treatment application.

PLUMBING

A. Work to meet all accepted standards of good practice and the requirements of the State of Illinois Plumbing Code and with all local amendments. Assure that all piping is of adequate size and properly vented in conformance with all governing code requirements. Make all connections required for mechanical equipment.
B. Plumbing information in the Construction Documents is only schematic. It shall be reviewed by the Contractor, Subcontractor, Supplies and Building Officials for code compliance and sound construction practice.
C. Plumbing fixtures shall be specified by the Contractor.
D. Design and installation of Plumbing shall be the responsibility of the Subcontractor.
E. All new plumbing work shall comply with the following:
1. All above ground water supply lines to be hard copper, type "L".
2. All below ground water supply lines to be soft copper, type "K".
3. Provide 18" air chambers on all plumbing risers and shut off valves at all fixtures.
4. All clean outs shall be easily accessible and at the bottom of each plumbing stack.
5. All hose bibs to be frost proof type with vacuum breakers. Provide a minimum of 2
6. Basement floor drain shall be 4" diameter, trapped and vented.
7. Plumbing rough–in shall be provided for grey box and 2" drain.
8. Sump pumps installed to receive ground water or other storm waters shall discharge to the rear drainage swale.
9. Ejector pumps installed to receive floor drain flow or other sewage shall be connected to the sanitary sewer.
10. Gas piping shall be metallic or cast iron.
11. No services allowed under garage slab or driveway.
12. No B boxes allowed in driveways, approaches or sidewalks.

HEATING, VENTILATION AND AIR CONDITIONING

A. Subcontractor to design a system to properly heat, ventilate and condition the project. Priority in design of system should be govern to proper and economical functioning of systems for the entire house as well as economy of the installation. Include all duct work, hardware, controls and insulation for complete system. Subcontractor shall be responsible for the design of the system within accepted limits and in accordance with governing codes.
B. HVAC information in the Construction Documents is only schematic. If shall be reviewed by the Contractor, Subcontractor, Suppliers and Building Officials for code compliance and sound construction practice.
C. HVAC fixtures and equipment shall be specified by the Contractor.
D. Design and installation of HVAC shall be the responsibility of the Subcontractor
1. All materials and equipment to be installed in accordance with manufacturer's instructions, and all other local authorities having jurisdiction.
2. Heating contractor to provide heating system capable of maintaining 70 degrees at 4' above finished floor inside at –10 degrees F. outside with a 15 mph wind. Air Conditioning to maintain 75 degrees inside at 100 degrees outside.
3. All new ductwork shall be constructed of prime first quality galvanized steel sheets. Gauges of metal, spacing and etc., shall conform to latest addition of ASHREA construction standards for ductwork construction.
a. Construction shall conform to SMACNA duct construction standards. All ductwork shall be sealed with duct tape and designed for 2" static pressure class.
b. Round spiral ductwork shall be United Sheet Metal type or approved equal, installed and suspended as per manufacturer's specifications.
4. All HVAC equipment shall be individually switched.
5. Provide dryer vent and Bathroom exhaust fan vents. All interior exhaust fans shall be exhausted in accordance with the manufacturer's recommendations. Dryer vent systems shall be independent of all other systems and shall convey the products of combustion and moisture to the outside. Dumping of exhausted air into attic spaces is absolutely prohibited.
6. Branch take–offs shall have splitter dampers or manual volume dampers for all supply air duct branches.
7. Provide factory–fabricated turning vanes in all square elbows.
8. HVAC Contractor shall install ductwork to maintain ceiling heights as established by Architect and provide all necessary offsets as required.
9. All duct openings in walls shall be sealed airtight and soundproof.
10. Provide combustion air to all gas fired equipment in accordance with governing codes.
11. Required number of return air ducts per code. All return air ducts to be metal, not an unpanned joist or stud space.
12. All flues shall be angled to penetrate behind the ridge of each unit. Refer to Roof Plans and Exterior Elevations.

ELECTRICAL

A. The Electrical Contractor shall furnish and install all electrical construction materials shown or reasonably implied on the drawings to complete the installation in a satisfactory and usable manner and in accordance with governing codes.
B. Electrical information in the Construction Documents is only schematic. It shall be reviewed by the Contractor, Subcontractor, Supplies and Building Officials for code compliance and sound construction practice.
C. Electrical fixtures and equipment shall be specified by the Contractor..
D. Design and installation of Electrical shall be the responsibility of the Subcontractor
1. Service panels to be a minimum of 20 circuit, 200 amp. Verify with the contractor. Install panel with a min. of 3'–0 clearance space around it.
2. Furnish and install all Bathroom fans and exhaust fans.
3. Provide 1/2" diameter conduit piping for remote water meter reader. Final location to be coordinated with the local building department.
4. All low voltage wiring 50 volts or less shall not be required to be in conduit unless wiring is located in hazardous areas.
5. All conduit shall be sized according to code unless noted on the drawings.
6. Provide and install certified 110 volt interconnected smoke detectors on a common lighting circuit, not to a separate dedicated circuit, with 9 volt battery back–up. Locations as shown in the Construction Documents and as required by the National Fire Protection Agency (NFPA) and local governing codes.
7. Provide and install ground fault circuit interrupters (GFI) as required by the 2017 Electrical Code (NEC) and with all local amendments.
8. All materials shall be new and of a quality approved by the Contractor. Materials shall bear Underwriter's Laboratories, Inc. seal.
9. Minimum power and lighting wire shall be No. 14 gauge copper or as otherwise indicated on the drawings, type THW or THHN.
10. Electrical Subcontractor shall provide all control wiring required for interconnecting of equipment or remote controls.
11. Electrical Subcontractor shall provide power and local disconnect switches to all power consuming equipment shown on the mechanical and plumbing drawings.
12. Conduit is required for all 110 and 220 wiring (not for low voltage wiring).
13. Contractor to provide 2 cable television connections and two telephone jacks per plan.

FIRE–RESISTANT CONSTRUCTION

A. The minimum rating of all fire–resistant construction shall be determined by the use, occupancy and type of building construction of the building as dictated by the 2015 International Residential Code, applicable Local, State, County and Federal Codes, Ordinances, Laws, Regulations and Protective Covenants governing the site of work (herein referred to as the "codes").
1. All Fire Separation Assemblies required to have fire–resistance ratings shall be Fire Resistant Designs tested and approved by Underwriters Laboratories Inc.. All Fire Separation Assemblies shall be constructed **ONLY** with approved materials and in accordance with the installation requirements as specified in the most recent edition of the FIRE RESISTANCE DIRECTORY by Underwriters Laboratories Inc.. All Fire Separation Assemblies shall provide the minimum fire–resistance rating as dictated by the codes.
2. All vertical Fire Separation Assemblies shall be continuous and extend uninterrupted from the top of the fire–resistance rated floor/ceiling assembly to the underside of the floor or roof slab or deck above and shall be attached thereto.
3. All horizontal Fire Separation Assemblies shall be continuous. The supporting construction shall be protected to afford the required fire–resistance rating of the Fire Separation Assembly supported.
4. All penetrations, openings and opening protectives in any fire–resistance rated assembly shall comply with the limitations as prescribed by the most recent edition of the FIRE RESISTANCE DIRECTORY by Underwrites Laboratories Inc. and the codes.

B. Fire–resistance ratings apply only to assemblies in their entirety. Independent components of the design are specifically designated for use in that assembly in order that the fire–resistance rating of the complete assembly may be achieved and are not to be interchanged or substituted.
C. EACH CONTRACTOR AND SUBCONTRACTOR IS INDIVIDUALLY RESPONSIBLE AND WILL BE HELD ACCOUNTABLE FOR THEIR WORK MEETING AND MAINTAINING STRICT COMPLIANCE WITH THE MATERIALS AND CONSTRUCTION REQUIREMENTS OF THE FIRE–RATED ASSEMBLY AS DICTATED BY UNDERWRITER'S LABORATORIES INC. AND THE CODES. NO DEVIATIONS FROM THE SPECIFICATIONS WILL BE ALLOWED.

specifications

Attachment: Architectural plans example - PERMIT - rev7 (274 and 286 W. Michican Avenue - Estates at Arcadia)

These drawings were prepared under my supervision and to the best of my knowledge, they comply with all applicable codes.

001-008243 FREDERICK E. GILMORE EXPIRATION 11/30/24 STATE OF ILLINOIS LICENSED ARCHITECT

REV	DESCRIPTION	DATE
	ISSUED FOR PERMIT	08-28-22
1	VILLAGE REVISIONS	12-22-22
2	PORCH FIREPLACE	07-22-23

Rick Gilmore, FALA
Fellow of the Association of Licensed Architects

502 N. PROSPECT MANOR
MOUNT PROSPECT, IL

Gilmore
FredeRick Gilmore, Architect
3489 Gallant Fox Drive
Elgin IL 60124
847 421 8676
email: gilmorearch@gmail.com
www.gilmorearchitects.com

This drawing is copyrighted all rights reserved.

POMIS RESIDENCE
1517 N. CHICAGO AVE.
ARLINGTON HEIGHTS, ILLINOIS 60004

ARCHITECT

FredeRick GILMORE, ARCHITECT
847/877-3507

BUILDER

GWR BUILDERS
847/209-1214

NOTE:
SOIL BEARING CAPACITY SHALL BE VERIFIED BY AN ILLINOIS LICENSED SOILS ENGINEER AND A COPY OF THE REPORT SHALL BE PROVIDED TO THE INSPECTOR AT THE FOOTING INSPECTION. IF FOOTINGS ARE POURED IN STAGES, A SOILS REPORT IS REQUIRED FOR EACH SECTION/STAGE.

DATE PAGES REVISED

04/08/21	ISSUED FOR PERMIT
07/18/21	VILLAGE REVISIONS 1
01/17/22	FAMILY ROOM STEEL BEAM REVISIONS 2

SHEET INDEX

C COVER SHEET
1 STREETSCAPE DRAWING
2 ELEVATIONS / LIGHT & VENT SCHEDULE
3 FOUNDATION PLAN
4 FIRST FLOOR PLAN/BRACING DETAILS
5 SECOND FLOOR PLAN/ROOF PLAN
6 FIRST FLOOR ELECTRICAL PLAN
7 SECOND FLOOR ELECTRICAL PLAN
8 WALL SECTIONS
8A WALL SECTION @ FAMILY ROOM
9 DETAILS/RISERS
10 AIR BARRIER DETAILS
S SPECIFICATIONS

CODES

APPLICABLE BUILDING CODES
2018 INTERNATIONAL RESIDENTIAL CODE, AS AMENDED
2017 NATIONAL ELECTRIC CODE, AS AMENDED
2014 ILLINOIS STATE PLUMBING CODE, AS AMENDED
2018 INTERNATIONAL ENERGY CODE, OR AS ADOPTED BY THE STATE OF ILLINOIS 1

OCCUPANCY
GROUP R-E - RESIDENTIAL

DESIGN LOADS

Floor:	Live Load	40 PSF Minimum
	Dead Load	10 PSF Minimum
Roof:	Live Load	30 PSF Minimum
Soil:	Bearing Capacity	3,000 PSF Minimum
	Bearing Capacity - SEVERE AREAS	3,500 PSF Minimum
Concrete:	Concrete Strenght 3,000 PSI Minimum @ 28 DAYS w/ 5-7 % ENTRAINMENT	

3-SECOND WIND GUST - 115 MPH, GROUND SNOW LOAD OF 25 PSF. 1

DISTRIBUTIVE LIVE LOADS

ATTICS w/ LIMITED STORAGE	20 P.S.F.
ATTICS w/o STORAGE	10 P.S.F.
ATTICS HABITABLE	30 P.S.F.
DECKS	40 P.S.F.
EXTERIOR BALCONIES	60 P.S.F.
GUARDRAILS AND HANDRAILS	200 P.S.F.
ROOMS OTHER THAN SLEEPING	40 P.S.F.
SLEEPING ROOMS	30 P.S.F.
STAIRS	40 P.S.F.

ABBREVIATIONS

AFF	ABOVE FINISH FLOOR	ING	INSULATED/ING
ADH	ADHESIVE	INT	INTERIOR
ADJSH.	ADJUSTABLE SHELF	JNT	JOINT
A/C	AIR CONDITIONING	JST	JOIST
ALT.	ALTERNATE	LAM PLAS	LAMINATED PLASTIC
L.	STEEL ANGLE	LL	LIVE LOAD
AWN.	AWNING	M OPG	MASONRY OPENING
BRK	BRICK	MATL	MATERIAL
BM	BEAM	MC	MEDICINE CABINET
BRG.	BEARING	MTL	METAL
CSMT	CASEMENT	N.T.S.	NOT TO SCALE
CLG	CEILING	O.C.	ON CENTER
CL	CENTER LINE	OPG	OPENING
C	STEEL CHANNEL	O.H.	OVERHEAD
CLO	CLOSET	P&T	PLUGGED AND TOP SANDED
P&S	POLE AND SHELF	PC	PIECES
COL	COLUMN	PL	PLATE
CONC	CONCRETE	PLWD	PLYWOOD
CONST	CONSTRUCTION	P.S.F.	POUNDS PER SQUARE FOOT
C.J.	CONTROL JOINT	P.S.I.	POUNDS PER SQUARE INCH
CONT	CONTINUOUS	REINF	REINFORCING/ED
CO	CASED OPENING	R	RISERS
CI	CAST IRON	RO	ROUGH OPENING
CRS	COURSES	RS	ROUGH SAWN
DL	DEAD LOAD	SH	SHELF
DTL	DETAIL	S.C	SOLID CORE
DIA	DIAMETER	SHT. MTL.	SHEET METAL
DIM	DIMENSION	SIM	SIMILAR
DW	DISHWASHER	SGD	SLIDING GLASS DOOR
DH	DOUBLE HUNG	STD	STANDARD
DS	DOWNSPOUT	ST	STEEL
EA	EACH	TEMP	TEMPERED
EQ	EQUAL	THLD	THRESHOLD
EXP	EXPANSION	T&G	TONGUE AND GROOVE
EXT	EXTERIOR	T	TREADS
FIN	FINISHED	T/	TOP OF....
FP	FIREPLACE	UC	UNDER CABINET
FL	FLOOR	WC	WATER CABINET
FD	FLOOR DRAIN	WH	WATER HEATER
FTG	FOOTING	WP.	WEATHER PROOF
FDN	FOUNDATION	WS.	WEATHER STRIPPEING
GALV	GALVANIZED	WF.	WIDE FLANGE
GL	GLASS	W/	WITH
GYP. BD.	GYPSUM BOARD	WD	WOOD
HGT	HEIGHT	WI.	WROUGHT IRON
HM	HOLLOW METAL	WO.	WRAPPED OPENING
HC	HOLLOW CORE		
HS	HARD SURFACE FLOOR		

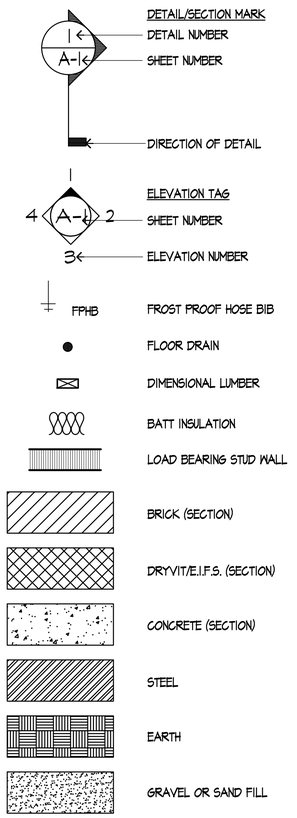
FLOOR JOIST SPANS - TABLE R502.3.1(2) RESIDENTAIL LIVING AREAS (LIVE LOAD = 40 PSF)

JOIST SPACING	SPECIES & GRADE	DEAD LOAD = 10 PSF 2x10	2x12
12"	HEM-FIR #2	16'-10" MAX. SPAN	20'-4" MAX. SPAN
16"	HEM-FIR #2	15'-2" MAX. SPAN	17'-7" MAX. SPAN

FLOOR JOIST SPANS - TABLE R502.3.1(1) RESIDENTAIL SLEEPING AREAS (LIVE LOAD = 30 PSF)

JOIST SPACING	SPECIES & GRADE	DEAD LOAD = 10 PSF 2x10	2x12
12"	HEM-FIR #2	18'-6" MAX. SPAN	22'-6" MAX. SPAN
16"	HEM-FIR #2	16'-10" MAX. SPAN	19'-8" MAX. SPAN

SYMBOLS



STATE OF ILLINOIS 001-008243 FREDERICK E. GILMORE EXPIRATION 11/30/22 LICENSED ARCHITECT

These drawings were prepared under my supervision and to the best of my knowledge, they comply with all applicable codes.

07-14-21

REV.	DESCRIPTION	DATE
1	VILLAGE REVISIONS	07-18-21
2	FAMILY ROOM STEEL BEAMS	01-17-22

Rick Gilmore, FALA
Fellow of the Association of Licensed Architects

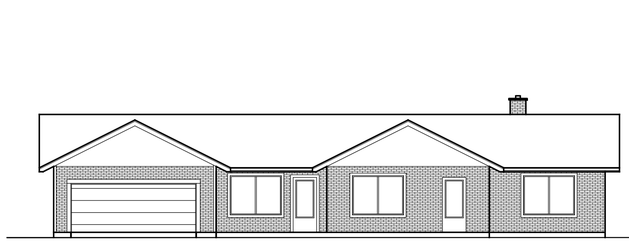
NEW SINGLE FAMILY RESIDENCE
POMIS RESIDENCE
1517 N. CHICAGO AVENUE
ARLINGTON HEIGHTS, ILLINOIS 60004

Gilmore
FredeRick Gilmore, Architect
3489 Gallant Fox Drive
Elgin IL 60124
847 421 8676
email: gilmorearch@gmail.com
www.gilmorearchitects.com

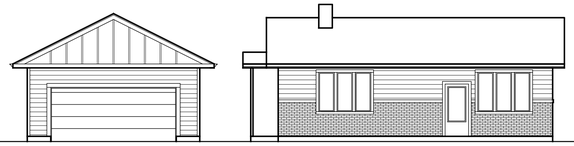
C

This drawing is copyrighted all rights reserved.

Attachment: Architectural plans example - PERMIT - rev8 (274 and 286 W. Michican Avenue - Estates at Arcadia)



1521 N. CHICAGO



1517 N. CHICAGO - EXISTING



1513 N. CHICAGO



1521 N. CHICAGO

20'-1 1/8"

17'-3 1/2"



1517 N. CHICAGO - PROPOSED

13'-4 1/2"

10'-0"



1513 N. CHICAGO

Attachment: Architectural plans example - PERMIT - rev8 (274 and 286 W. Michican Avenue - Estates at Arcadia)

001-008243
FREDERICK E. GILMORE
EXPIRATION 11/30/22
STATE OF ILLINOIS LICENSED ARCHITECT

These drawings were prepared under my supervision and to the best of my knowledge, they comply with all applicable codes.

07-14-21

REV	DESCRIPTION	DATE
1	VILLAGE REVISIONS	07-18-21
2	FAMILY ROOM STEEL BEAMS	01-17-22

Rick Gilmore, FALA
Fellow of the Association of Licensed Architects

NEW SINGLE FAMILY RESIDENCE

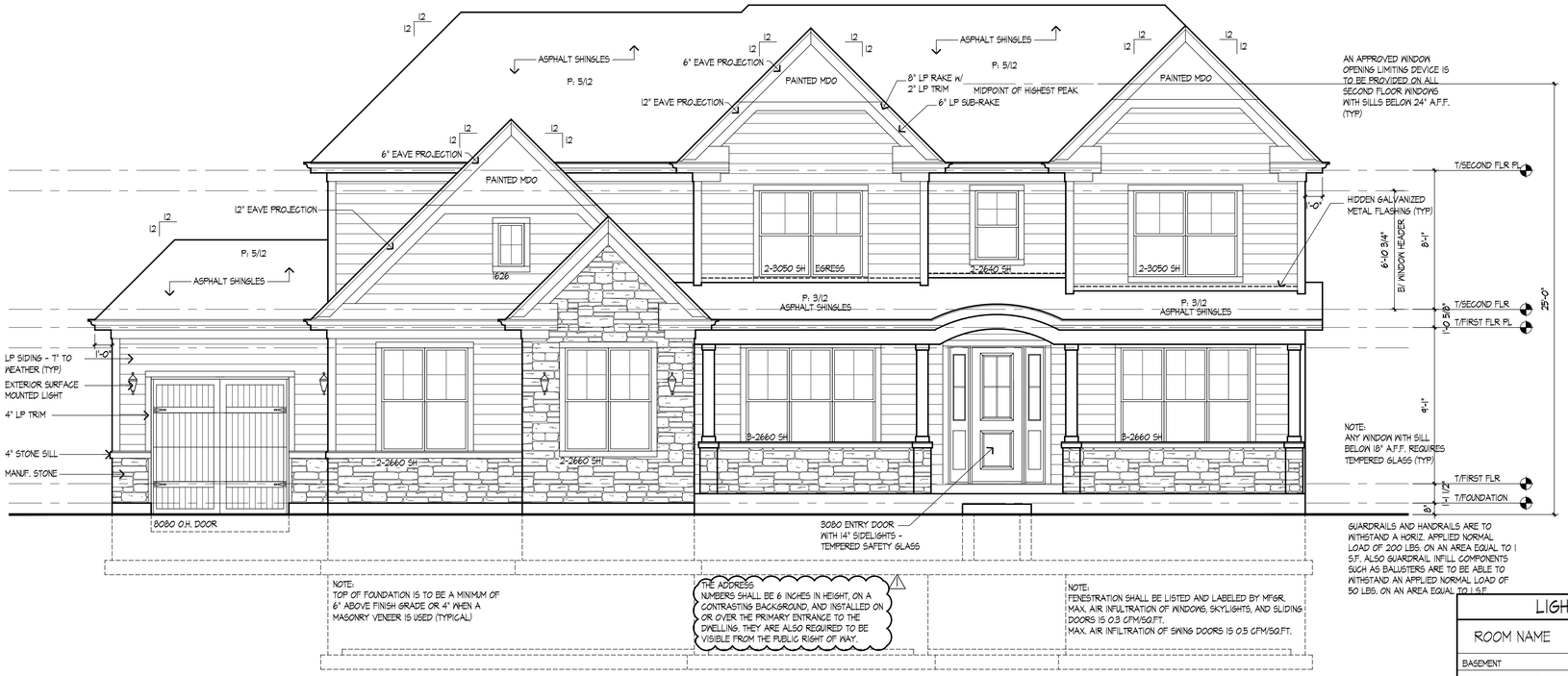
POMIS RESIDENCE

1517 N. CHICAGO AVENUE
ARLINGTON HEIGHTS, ILLINOIS 60004

Gilmore
FredeRick Gilmore, Architect
3489 Gallant Fox Drive
Elgin IL 60124
847.421.8676
email: gilmorearch@gmail.com
www.gilmorearchitects.com

1

This drawing is copyrighted all rights reserved.



FRONT ELEVATION

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

ELEVATION NOTES:

DO NOT SCALE DRAWINGS

1. PROVIDE SPLASH BLOCKS AT ALL DOWN SPOUTS DISCHARGING AT GRADE. (NOT TO DISCHARGE ACROSS WALK-WAY)
2. PROVIDE DRIP CAPS AT ALL WINDOWS AND DOORS
3. ALL ROOF SADDLES TO BE SHEATHED W/ BUILDING PAPER AND SHINGLES.
4. REFER TO FLOOR PLANS FOR DOOR SIZES
5. WINDOW SIZES ARE AS PER ELEVATIONS. WINDOW MFR TO VERIFY ALL BEDROOMS HAVE EGRESS WINDOW
6. ROOF VENTS TO BE SCREENED AND BALANCED INTAKE AND EXHAUST.
7. PROVIDE "Z" FLASHING ALONG ALL HORIZONTAL TRIM
8. PROVIDE GALV. METAL FLASHING AT ALL ROOF AND WALL INTERSECTIONS.
9. FIREPLACE FLUE TO BE MIN. 2'-0" ABOVE ANY ROOF SURFACE WITHIN 10'-0" HORIZONTALLY, MIN. 3'-0" PENETRATION ABOVE ROOF.
10. SAFETY GLAZING AT BATHTUB/SHOWER, SILL HEIGHTS BELOW 18", EXT. DOORS AND WINDOWS W/ IN 24" OF DOOR (AS PER GOVERNING CODES)

EXTERIOR FINISH MATERIALS:

11. TYPICAL ROOFING WILL BE ARCHITECTURAL GRADE 25 YEAR ASPHALT SHINGLES
12. TYPICAL - ALUMINUM GUTTERS W/ DOWN SPOUTS OVER 1X8 FASCIA AND WITH 1X10 FRIEZE BOARD UNLESS OTHERWISE NOTED.
13. 1X2 ON 1X8 RAKE BOARD TYPICAL
14. TYPICAL SIDING - CEDAR W/ 5" EXPOSED
15. TYPICAL TRIM - 5/4" PRE-PRIMED CEDAR
16. ALL EVE AND RAKE OVERHANGS ARE 1'-0" UNLESS OTHERWISE NOTED.

LIGHT & VENTILATION SCHEDULE

ROOM NAME	AREA	LIGHT REQ.	LIGHT ACT.	VENT REQ.	VENT ACT.	MECH CFM REQ.	MECH CFM ACT.
BASEMENT	2045 S.F.	81.2	43.0	81.2	43.0	--	--
KITCHEN/BREAKFAST	415 S.F.	33.2	60.4	16.6	30.2	--	--
DINING ROOM	222 S.F.	17.8	45.6	8.9	22.8	--	--
STUDY	218 S.F.	17.4	30.2	8.7	15.1	--	--
FLEX ROOM	201 S.F.	16.1	30.2	8.1	15.1	--	--
FAMILY ROOM	380 S.F.	30.4	55.2	15.2	27.6	--	--
RECREATION ROOM	361 S.F.	28.8	30.2	14.4	15.1	--	--
PWDR.	54 S.F.	--	5.8	--	2.9	81 CFM	100 CFM
MASTER BATH	183 S.F.	--	10.6	--	--	96.5 CFM	200 CFM
MASTER BEDROOM	264 S.F.	21.2	49.4	10.6	20.7	--	--
BEDROOM #2	177 S.F.	14.6	27.6	7.3	13.8	--	--
BEDROOM #3	208 S.F.	16.6	27.6	8.3	13.8	--	--
BEDROOM #4	202 S.F.	16.2	27.6	8.1	13.8	--	--
BATH #2	42 S.F.	--		--		63 CFM	100 CFM
BATH #3	81 S.F.	--		--		46 CFM	100 CFM

STANDARD ELEVATION NOTES

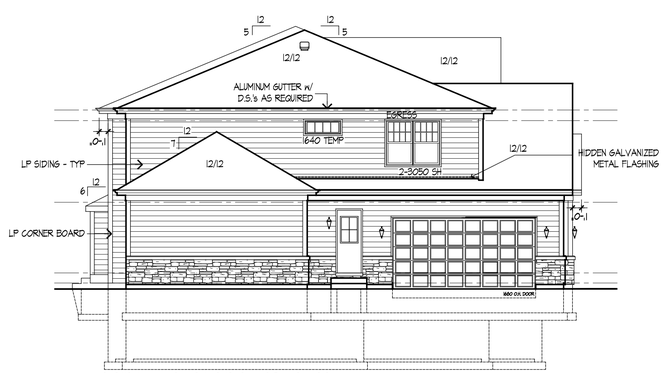
- 35 YEAR ARCHITECTURAL GRADE ASPHALT SHINGLES
- ALUMINUM GUTTERS AND DOWNSPOUTS OVER ALUMINUM FASCIA.
- ALUMINUM SOFFIT W/ INTERGAL VENT.
- SHEET METAL FLASHING OVER WINDOWS, DOORS AND WOOD TRIM.
- SHEET METAL FLASHING AT ALL ROOF AND WALL INTERSECTIONS.
  - 1X2 EDGE BOARD OVER
  - 1X8 RAKE BOARD
- ALL RAKE AND OVERHANGS ARE 1'-0" UNLESS OTHERWISE NOTED

INDICATES MANUFACTURED STONE

INDICATES LP SIDING

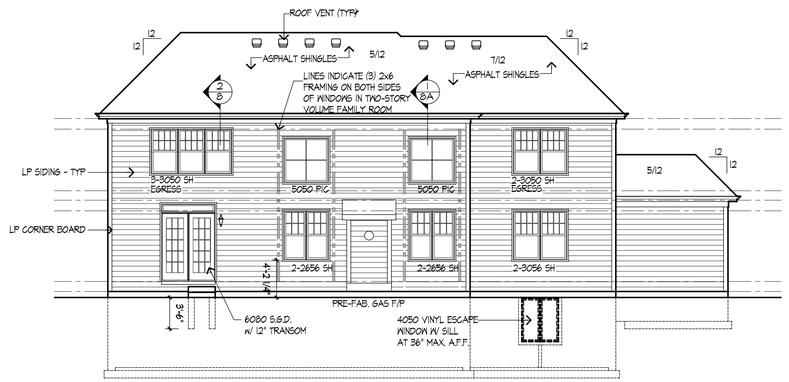
HIDDEN GALVANIZED METAL FLASHING

NOTE: ALL WINDOW SIZES ARE PELLA - MAY BE SUBSTITUTED W/ APPROVED EQUAL



LEFT SIDE ELEVATION

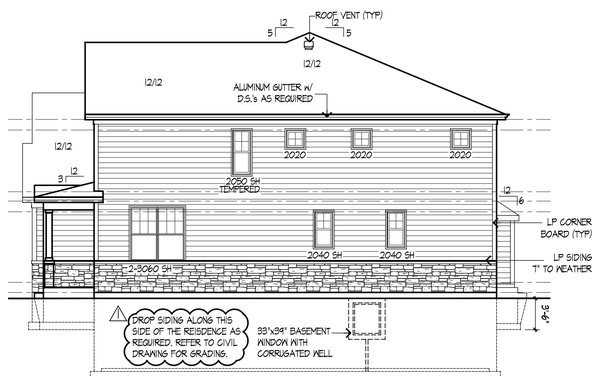
SCALE: 1/8" = 1'-0"



REAR ELEVATION

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

NOTE:
MAX. U-FACTOR OF .30 FOR FENESTRATION. ALL NEW WINDOWS AND GLAZED DOORS MUST BEAR MANUFACTURERS STICKERS SO COMPLIANCE CAN BE CONFIRMED BY INSPECTOR.



RIGHT SIDE ELEVATION

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

STATE OF ILLINOIS
001-008243
FREDERICK E. GILMORE
EXPIRATION 11/30/22
LICENSED ARCHITECT

These drawings were prepared under my supervision and to the best of my knowledge, they comply with all applicable codes.

07-14-21

REV	DESCRIPTION	DATE
1	VILLAGE REVISIONS	07-18-21
2	FAMILY ROOM STEEL BEAMS	01-17-22

Rick Gilmore, FALA
Fellow of the Association of Licensed Architects

NEW SINGLE FAMILY RESIDENCE
POMIS RESIDENCE
1517 N. CHICAGO AVENUE
ARLINGTON HEIGHTS, ILLINOIS 60004

Gilmore
FredeRick Gilmore, Architect
3489 Gallant Fox Drive
Elgin IL 60124
847 421 8676
email: gilmorearch@gmail.com
www.gilmorearchitects.com

2

This drawing is copyrighted all rights reserved.

Attachment: Architectural plans example - PERMIT - rev8 (274 and 286 W. Michican Avenue - Estates at Arcadia)

NOTES:

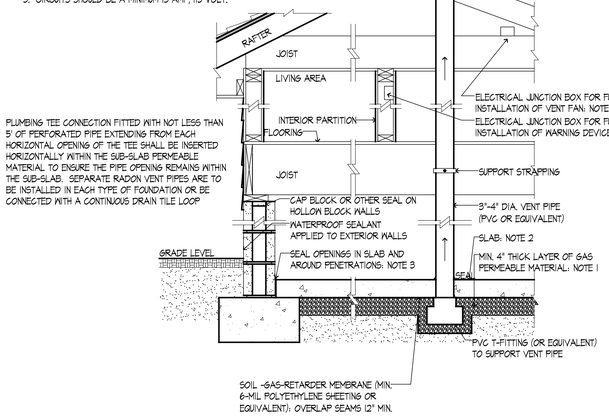
1. ALL CONCRETE SLABS THAT COME IN CONTACT WITH THE GROUND SHALL BE LAID OVER A GAS PERMEABLE MATERIAL MADE UP OF EITHER A MINIMUM 4" THICK UNIFORM LAYER OF CLEAN AGGREGATE, OR A MINIMUM 4" THICK UNIFORM LAYER OF SAND, OVERLAIN BY A LAYER OR STRIPS OF MANUFACTURED MATTING DESIGNED TO ALLOW THE LATERAL FLOW OF SOIL GASES.

2. ALL CONCRETE FLOOR SLABS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH LOCAL BUILDING CODES. ADDITIONAL REFS: AMERICAN CONCRETE INSTITUTE PUBLICATIONS, "ACI302.1R" & "ACI332R", OR THE POST TENSIONING INSTITUTE MANUAL, "DESIGN AND CONSTRUCTION OF POST-TENSIONED SLABS ON GROUND".

3. ALL OPENINGS, GAPS AND JOINTS IN FLOOR AND WALL ASSEMBLIES IN CONTACT SOIL OR GAPS AROUND PIPES, TOILETS, BATHTUBS OR DRAINS PENETRATING THESE ASSEMBLIES SHALL BE FILLED OR CLOSED WITH MATERIALS THAT PROVIDE A PERMANENT AIR-TIGHT SEAL. SEAL LARGE OPENINGS WITH NON-SHRINK MORTAR, GROUTS OR EXPANDING FOAM MATERIALS AND SMALLER GAPS WITH AN ELASTOMERIC JOINT SEALANT, AS DEFINED IN ASTM C920-87.

4. VENT PIPES SHALL BE INSTALLED SO THAT ANY RAINWATER OR CONDENSATION DRAINS DOWNWARD INTO THE GROUND BENEATH THE SLAB OR SOIL-GAS RETARDER MEMBRANE.

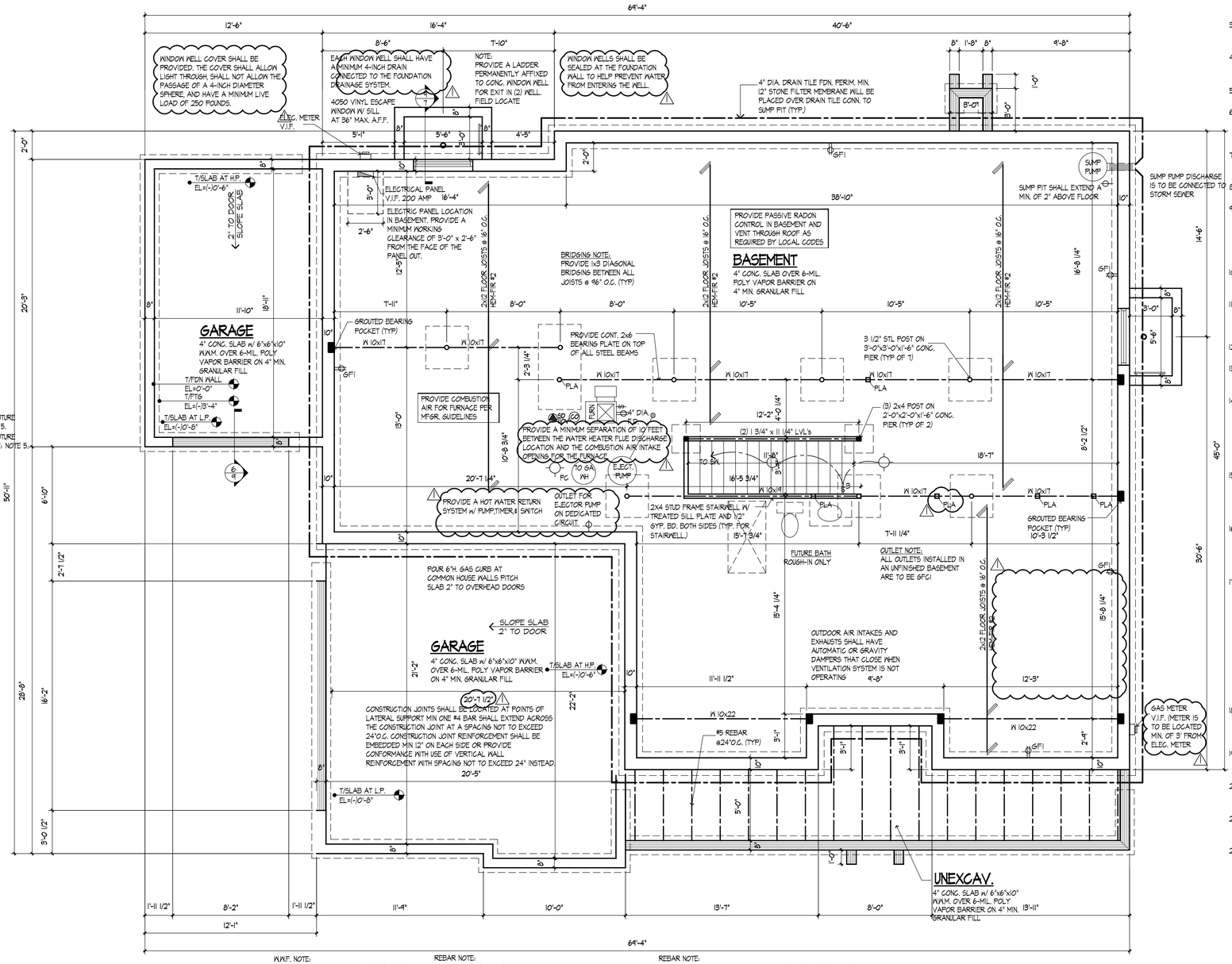
5. CIRCUITS SHOULD BE A MINIMUM 15 AMP, 115 VOLT.



PLUMBING TEE CONNECTION FITTED WITH NOT LESS THAN 5' OF PERFORATED PIPE EXTENDING FROM EACH HORIZONTAL OPENING OF THE TEE SHALL BE INSERTED HORIZONTALLY WITHIN THE SUB-SLAB PERMEABLE MATERIAL TO ENSURE THE PIPE OPENING REMAINS WITHIN THE SUB-SLAB. SEPARATE RADON VENT PIPES ARE TO BE INSTALLED IN EACH TYPE OF FOUNDATION OR BE CONNECTED WITH A CONTINUOUS DRAIN TILE LOOP

PASSIVE SUB-SLAB DEPRESSURIZATION RADON CONTROL SYSTEM FOR NEW CONSTRUCTION

SCALE: 3/4" = 1'-0"



FOUNDATION PLAN

SCALE: 1/4" = 1'-0" 2052 SQ.FT.
PLA = POINT LOAD ABOVE

W.W.F. NOTE: DOUBLE WIRE JOINT REINFORCEMENT IS TO BE USED ABOVE CORNERS OF MASONRY EXTENDING A MIN. OF 12" BEYOND EACH SIDE OF OPENING (TYP)

REBAR NOTE: NOT LESS THAN ONE VERTICAL #4 BAR SHALL BE PROVIDED ON EACH SIDE OF OPENINGS EQUAL TO OR GREATER THAN 2 FEET IN WIDTH. VERTICAL REINFORCEMENT SHALL EXTEND THE FULL HEIGHT OF THE WALL AND BE LOCATED WITHIN 12" OF EACH SIDE OPENING.

REBAR NOTE: A MIN. OF ONE #4 BAR SHALL BE PLACED ABOVE AND BELOW OPENINGS EQUAL TO OR GREATER THAN 2 FEET IN WIDTH. REINFORCEMENT SHALL EXTEND BEYOND THE EDGES OF THE OPENING THE DIMENSION REQUIRED TO DEVELOP THE BAR TENSION I.A.W. SECTION R611.5.4.4 OF THE 2009 I.R.C.

BASEMENT FND NOTES:

DO NOT SCALE DRAWINGS

1. TYPICAL BASEMENT/GARAGE SLAB: 4" CONC. SLAB W/ 6"x6"x#10/10WM ON 6 MIL POLY VAPOR BARRIER OVER MIN. 4" GRAVEL FILL ON COMPACTED EARTH.
2. TYPICAL CRAWL: 2" SLUSH COAT OVER 4" GRAVEL COVER OVER 4 MIL VAPOR BARRIER
3. TYPICAL PORCH SLAB: 4" CONCRETE SLAB W/ #5 REBAR @ 24" O.C. OVER COMPACTED FILL
4. PROVIDE DRY CLAY BACKFILL UNDER PORCH SLABS (UNEXCAVATED LOCATIONS)
5. PROVIDE CIRCULAR BLOCK OUTS AT STEEL COLUMN LOCATIONS
6. CONTROL JOINTS TO CONSIST OF "ZIP STRIP" OR TOOLED JOINTS AS SHOWN WITH MIN. DEPTH OF 1/4 OF SLAB THICKNESS
7. ALL ANGLED WALLS AND FOOTINGS ARE 45 DEGREES UNLESS OTHERWISE NOTED
8. SLOPE CONCRETE SLAB TO FLOOR DRAINS WITHIN 5'-0" OF DRAIN
9. MECH. TRADES RESPONSIBLE FOR PROVIDING AND LOCATING FOUNDATION SLEEVES. LOCATION OF SLEEVES FOR UTILITIES SHALL BE DETERMINED BY BUILDER PRIOR TO CONSTRUCTION IN ACCORDANCE WITH LOCAL CODES.
10. PROVIDE 2X6 TREATED PLATES ON ALL STEEL UNLESS OTHERWISE NOTED.
11. ALL CONCENTRATED LOADS FROM BEAMS OR GIRDER TRUSSES TO TRANSFER TO FOUNDATION VIA POSTS BEAMS OR SOLID BLOCKING.
12. TOP OF FOUNDATION IS AT 0'-0" UNLESS OTHERWISE NOTED
13. PROVIDE 1/2" DIA ANCHOR BOLTS @ 6'-0" O.C. MAX. & 12" MAX. FROM EACH END OF SILL PLATE. MIN. 2 PER SILL.
14. PROVIDE MIN. 4" CONCRETE COVER AT BELOW SLAB UTILITY LOCATION. WHEN CONCRETE ENCASEMENT OF UTILITY LINES IS REQUIRED, UTILITIES SHALL BE PLACED SUFFICIENTLY BELOW SLAB TO ALLOW CONCRETE COVERAGE.
15. PROVIDE ALL MECH. ROUGH-INS WHEN A/C PAD LOCATION REQUIRES PENETRATION OF POURED CONCRETE SLAB FOR HOOK-UPS TO HVAC EQUIPMENT.
16. FIELD VERIFY LOCATIONS OF ALL METERS, PLUMBING FIXTURES, ELECTRICAL PANEL AND SERVICE LINES PRIOR TO POURING CONCRETE SLAB.
17. ALL DESIGN, REVISIONS, ENGINEERING INSTALLATION AND LIABILITY OF SOIL CONDITIONS AND STRUCTURAL DESIGNS DUE TO INADEQUATE SOILS SHALL BE THE RESPONSIBILITY OF THE "BUILDING DEVELOPER" OR ITS SUBCONTRACTORS INVOLVED WITH DESIGN AND INSTALLATION OF SUCH, AND THE ARCHITECT SHALL NOT BE HELD LIABLE OR RESPONSIBLE FOR THEIR IMPLEMENTATIONS.
18. LOCATION OF A/C SHALL BE VERIFIED BY BUILDER PRIOR TO CONSTRUCTION IN ACCORDANCE WITH LOCAL CODES.
19. BOTTOM OF STEEL COLUMNS (INSIDE & OUT) SHALL HAVE A COAT OF RUST INHIBITIVE PAINT OR EQUAL.
20. ELECTRICAL PLAN FOR BASEMENT HAS BEEN INCORPORATED IN THE FOUNDATION PLAN.
21. PROVIDE (2) 48" LONG #4 REBAR TOP & BOTTOM IN FOUNDATION WALL AND AT FOOTING GRADE CHANGES
22. FOR ADDITIONAL NOTES SEE SPECIFICATIONS AND DETAILS

STATE OF ILLINOIS
001-008243
FREDERICK E. GILMORE
EXPIRATION 11/30/22
LICENSED ARCHITECT

These drawings were prepared under my supervision and to the best of my knowledge, they comply with all applicable codes.

07-14-21

REV	DESCRIPTION	DATE
1	VILLAGE REVISIONS	07-18-21
2	FAMILY ROOM STEEL BEAMS	01-17-22

Rick Gilmore, FALA
Fellow of the Association of Licensed Architects

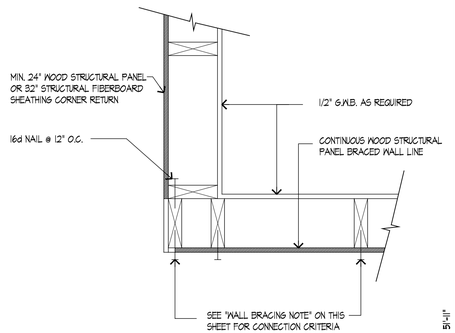
NEW SINGLE FAMILY RESIDENCE
POMIS RESIDENCE
1517 N. CHICAGO AVENUE
ARLINGTON HEIGHTS, ILLINOIS 60004

Gilmore
FredeRick Gilmore, Architect
3489 Gallant Fox Drive
Elgin IL 60124
847 421 8676
email: gilmorearch@gmail.com
www.gilmorearchitects.com

3

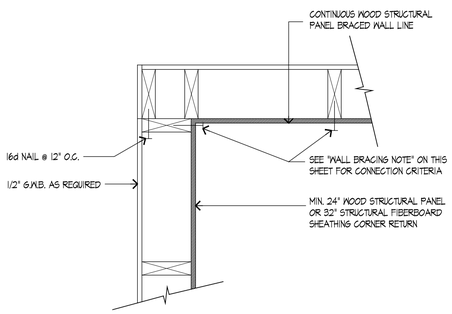
This drawing is copyrighted all rights reserved

Attachment: Architectural plans example - PERMIT - rev8 (274 and 286 W. Michican Avenue - Estates at Arcadia)



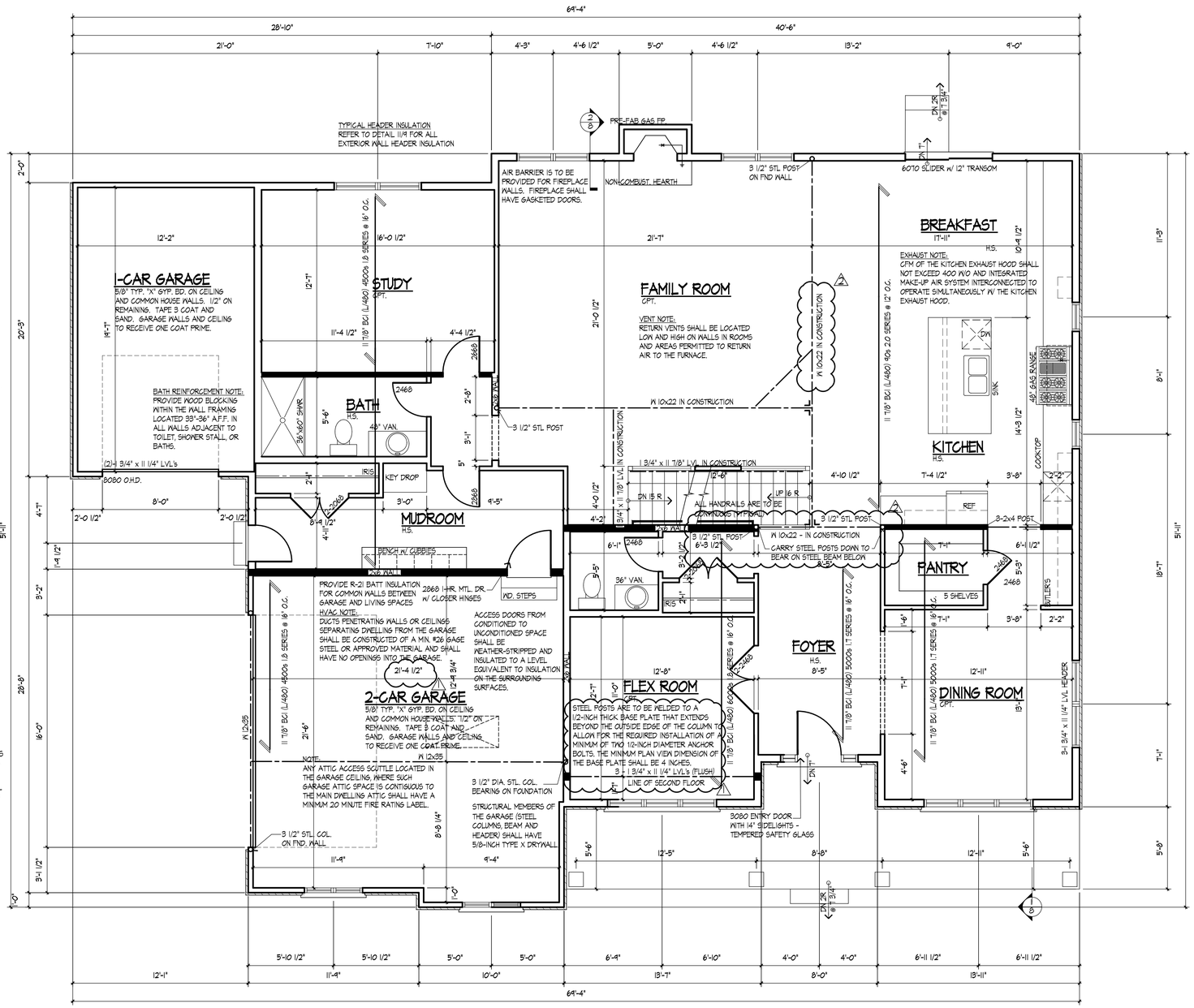
OUTSIDE CORNER DETAIL

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



INSIDE CORNER DETAIL

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



FIRST FLOOR PLAN

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

FIRST FLR.	2,161	S.F.
SECOND FLR.	2,003	S.F.
TOTAL =	4,163	S.F.
GARAGE	721	S.F.

INDICATES A BEARING WALL

DOUBLE ALL JOISTS UNDER BATHTUBS AND LAUNDRY EQUIPMENT.

ALL INTERIOR WALLS ARE 3 1/2" UNLESS OTHERWISE NOTED

PER I.E.C.C. SEC. 402.4.2.1 BLOWER TEST IS REQUIRED

ALL PLUMBING WALLS THAT WILL HAVE HORIZONTAL RUNS OF DRAIN, WASTE AND VENT PIPE SHALL BE FRAMED WITH 2X6 STUDS, INCLUDING THE WALL AT THE BASEMENT BATHROOM ROUGH-IN.

HVAC NOTE:
R-8 INSULATION REQUIRED OUTSIDE OF BUILDING OR BETWEEN THE DUCT & EXTERIOR FINISH

LINTEL NOTE:
ALL STEEL LINTELS SHALL HAVE A LENGTH OF BEARING NOT LESS THAN 4". PROVIDE DOUBLE KNEE JOINT REINFORCEMENT EXTENDING 12" BEYOND EACH SIDE OF OPENING.

JACK STUD REQUIREMENTS FOR 16" STUD SPACING

SIZE OF OPENING (FEET-INCHES)	No. OF JACK STUDS	No. OF KING STUDS
UP TO 3'-6"	1	1
> 3'-6" TO 5'-0"	1	2
> 5'-0" TO 5'-6"	2	2
> 5'-6" TO 8'-0"	2	2
> 8'-0" TO 10'-6"	2	3
> 10'-6" TO 12'-0"	3	3
> 12'-0" TO 13'-0"	3	3
> 13'-0" TO 14'-0"	3	4
> 14'-0" TO 16'-0"	3	4
> 16'-0" TO 18'-0"	4	4

LEAKAGE NOTE:
BUILDING SHALL BE TESTED AND VERIFIED AS HAVING AIR LEAKAGE NOT EXCEEDING 3 CHANGES PER HOUR AFTER CREATION OF ALL PENETRATIONS OF THE BUILDING THERMAL ENVELOPE. TESTING SHALL BE CONDUCTED WITH BLOWER AT A PRESSURE OF 50 PASCALS. A WRITTEN AIR LEAKAGE REPORT SHALL BE PROVIDED TO THE CODE OFFICIAL.

CERTIFICATE NOTE:
A PERMANENT CERTIFICATE SHALL BE COMPLETED AND POSTED ON OR IN ELECTRICAL DISTRIBUTION PANEL BY THE BUILDER LISTING THE FOLLOWING:
- PREDOMINANT R-VALUE OF INSULATION INSTALLED IN OR ON CEILING/ROOF, WALLS, FOUNDATION WALL, SLAB, BASEMENT WALL, CRAWLSPACE WALL, AND/OR FLOOR, DUCTS OUTSIDE CONDITIONED SPACES.
- U-FACTORS OF FENESTRATION
- RESULTS OF ANY REQUIRED DUCT SYSTEM, AND BUILDING ENVELOPE AIR LEAKAGE TEST, LIST TYPES AND EFFICIENCIES OF HEATING, COOLING, AND SERVICE WATER HEATING EQUIPMENT.

HVAC NOTE:
AIR TIGHTNESS TEST REQUIRED WHEN A PORTION OF THE DUCT IS LOCATED OUTSIDE OF A CONDITIONED SPACE.

HVAC NOTE:
DUCTS PENETRATING WALLS OR CEILINGS SEPARATING DWELLINGS FROM THE GARAGE SHALL BE CONSTRUCTED OF A MIN. #26 GAGE STEEL OR APPROVED MATERIAL AND SHALL HAVE NO OPENINGS INTO THE GARAGE.

SUPPLY AND RETURN DUCTS IN ATTICS SHALL BE INSULATED TO A MINIMUM OF R-8 WHERE 3" IN DIAMETER AND GREATER AND R-6 WHERE LESS THAN 3" IN DIAMETER. SUPPLYAND RETURN DUCTS IN OTHER PORTIONS OF THE BUILDING SHALL BE INSULATED TO A MINIMUM OF R-6 WHERE 3" IN DIAMETER OR GREATER AND R-4.2 WHERE LESS THAN 3" IN DIAMETER.

FLOOR PLAN NOTES:

DO NOT SCALE DRAWINGS

1. ALL INTERIOR NON-LOAD BEARING WALLS TO BE 2X4 STUD @ 16" O.C. UNLESS OTHERWISE NOTED.
2. ALL UNDIMENSIONED PARTITIONS ARE 3 1/2" ROUGH.
3. ALL ANGLED PARTITIONS ARE 45 DEGREES UNLESS OTHERWISE NOTED.
4. 3-2X4's MIN AT EACH END OF ALL BEAMS AND GIRDER JOISTS UNLESS OTHERWISE NOTED. ALL SUCH CONCENTRATED LOADS SHALL BE TRANSFERRED TO FOUNDATION VIA BEAMS, POSTS OR SOLID BLOCKING.
5. ALL EXTERIOR DIMENSIONS ARE TO FACE OF SHEATHING UNLESS OTHERWISE NOTED
6. ALL TRUSSES TO BEAR ON EXTERIOR WALLS AND/OR GIRDER TRUSSES UNLESS OTHERWISE NOTED.
7. TRUSS MFG. TO SIZE MEMBERS, FASTENERS, HANGERS AND SET SPACING FOR ALL TRUSSES.
8. WINDOW SUPPLIER TO VERIFY AT LEAST ONE WINDOW IN EACH BEDROOM TO HAVE A CLEAR EGRESS OPENING OF 5.7 SQ. FT. WITH MIN. DIMENSION OF 24" IN HEIGHT AND 20" IN WIDTH AND SILL HEIGHT NO GREATER THAN 44" ABOVE FLOOR.
9. ALL BALLON FRAMED WALLS TO BE FIRE STOPPED AT TOP OF SILL AND BRACED AT MIDSPAN
10. ALL HANDRAIL BALUSTERS TO BE SPACED SUCH THAT 4" SPHERE CAN NOT PASS BETWEEN BALUSTERS.
11. ALL ELECTRICAL AND MECHANICAL EQUIPMENT & METERS ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS. CONTRACTOR TO VERIFY.
12. ALL WINDOW HEAD HEIGHTS AT 6'-10 3/4" UNLESS OTHERWISE NOTED
13. PROVIDE 1 3/4" SOLID CORE 1 HR RATED STEEL DOOR AT HOUSE TO GARAGE DOOR.
14. ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE 1/2" GYP BD ON THE WALLS AND CEILING.
15. PROVIDE DOUBLE JOISTS AT PARALLEL PARTITIONS AND SOLID BLOCKING AT PERPENDICULAR PARTITIONS.
16. PROVIDE 2-2x12 W/ 1/2" PLY. HEADERS OVER ALL EXTERIOR OPENINGS UNLESS OTHERWISE NOTED
17. ALL EXTERIOR 2x DECKING, JOISTS, POSTS, STAIRS, HANDRAILS AND BALUSTERS TO BE PRESSURE TREATED UNLESS OTHERWISE NOTED.
18. FOR ADDITIONAL NOTES SEE SPECIFICATIONS AND SHEET DETAILS.
19. ALL WINDOW AND DOOR STEEL LINTELS ARE TO BE MIN. 3 1/2"x4"x5/16" ANGLES UNLES OTHERWISE NOTED.

PROVIDE HIGH AND LOW COLD AIR RETURNS IN ALL OCCUPIED SPACES WITH OPERABLE LOUVERS. RETURN AIR SHALL NOT BE TAKEN FROM KITCHENS, LAUNDRY, ROOMS, AND BATHROOMS.

HVAC DUCTS SHALL PASS A DUCT TIGHTNESS TEST AND A COPY OF THE REPORT SHALL BE PROVIDED TO THE BUILDING DEPARTMENT PRIOR TO SCHEDULING THE FINAL INSPECTION.

BUILDING SHALL PASS A BLOWER DOOR TEST AND A COPY OF THE RESULTS SHALL BE PROVIDED TO THE BUILDING DEPARTMENT PRIOR TO SCHEDULING THE FINAL INSPECTION.

WINDOW NOTE:
INSTRUCTIONS MUST BE LEFT ON SITE FOR INSPECTIONS. LEAVE WINDOW STICKERS ON UNTIL U.A. VALUE HAS BEEN VALIDATED BY INSPECTOR AND APPROVED ON ENERGY CERTIFICATE. (TYPICAL)

BUILDING SHALL BE PROVIDED WITH VENTILATION THAT MEETS THE REQUIREMENTS OF THE IRC OR IMC. AUTOMATIC AIR INTAKES AND EXHAUSTS SHALL HAVE AUTOMATIC OR GRAVITY DAMPERS THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING.

ILLINOIS ENERGY CONSERVATION NOTES:

1. A PERMANENT CERTIFICATE SHALL BE POSTED ON OR IN THE ELECTRICAL DISTRIBUTION PANEL WHEN ELECTRICAL SERVICE INSPECTION IS COMPLETE; WHICH PROVIDES THE R-VALUES OF THE INSULATION INSTALLED, THE U-FACTORS, AND THE TYPES OF EFFICIENCIES OF HEATING, COOLING, AND SERVICE WATER HEATING EQUIPMENT. MUST BE COMPLETED BY THE BUILDER OR A REGISTERED DESIGN PROFESSIONAL.
2. INSULATION AND FENESTRATION - THE BUILDING THERMAL ENVELOPE SHALL MEET THE REQUIREMENTS OF TABLE R402.1.1
3. AIR LEAKAGE - THE BUILDING THERMAL ENVELOPE SHALL COMPLY WITH IMR402.4.1.2
4. ONE PROGRAMMABLE THERMOSTAT FOR EACH SEPARATE HEATING AND COOLING SYSTEM. INITIALLY PROGRAMMED MAX TO DEGREES HEAT AND NOT LOWER THAN 78 DEGREES COOLING.
5. NEW WOOD BURNING FIREPLACES SHALL HAVE TIGHT FITTING DAMPERS AND COMBUSTION AIR.
6. SEALINGS - DUCTS, AIR HANDLERS, AND FILTER BOXES SHALL BE SEALED. DUCT TIGHTNESS TEST - NOT REQUIRED IF DUCTS WITHIN BUILDING THERMAL ENVELOPE.
7. BUILDING CAVITIES - BUILDING FRAMING CAVITIES CHALL NOT BE USED AS DUCTS OR PLENUMS.
8. MECHANICAL SYSTEM PIPING - >105 DEGREES OR <55 DEGREES INSULATE WITH MINIMUM R-3. CIRCULATING HOT WATER SYSTEM PUMP NOT IN USE SWITCH OFF. HOT WATER PIPE INSULATION R-3.
9. MECHANICAL VENTILATION - THE BUILDING SHALL BE PROVIDED WITH VENTILATION THAT MEETS THE REQUIREMENTS OF TABLE IMR403.5.6 (1). OUTDOOR AIR INTAKES AND EXHAUST SHALL HAVE AUTOMATIC OR GRAVITY DAMPERS.
LIGHTING EQUIPMENT - A MINIMUM OF 75% OF THE LAMPS IN PERMANENTLY INSTALLED FIXTURES SHALL HAVE HIGH-EFFICACY LAMPS.

Attachment: Architectural plans example - PERMIT - rev8 (274 and 286 W. Michican Avenue - Estates at Arcadia)

These drawings were prepared under my supervision and to the best of my knowledge, they comply with all applicable codes.

STATE OF ILLINOIS 001-008243 FREDERICK E. GILMORE EXPIRATION 11/30/22 LICENSED ARCHITECT

07-14-21

REV	DESCRIPTION	DATE
1	VILLAGE REVISIONS	07-18-21
2	FAMILY ROOM STEEL BEAMS	01-17-22

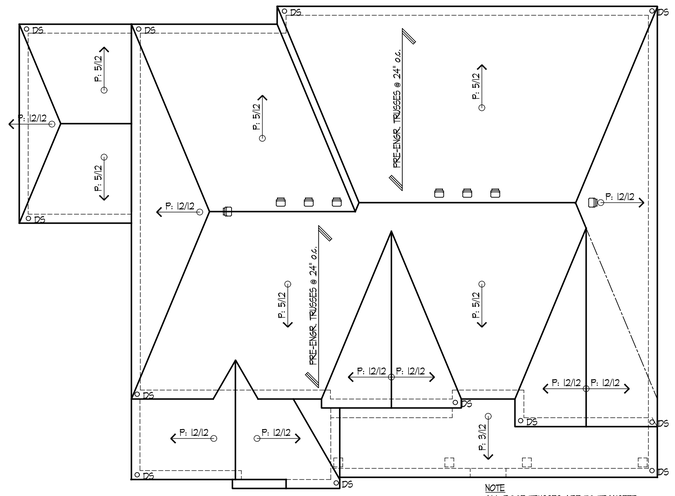
Rick Gilmore, FALA
Fellow of the Association of Licensed Architects

NEW SINGLE FAMILY RESIDENCE
POMIS RESIDENCE
1517 N. CHICAGO AVENUE
ARLINGTON HEIGHTS, ILLINOIS 60004

Gilmore
FredeRick Gilmore, Architect
3489 Gallant Fox Drive
Elgin IL 60124
847 421 8676
email: gilmorearch@gmail.com
www.gilmorearchitects.com

4

This drawing is copyrighted all rights reserved.



ROOF PLAN

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

TWO STORY HOUSE ROOF
2003 SQ. FT. OF ATTIC AREA TO BE VENTED
2003 X 1/300 = 6.67 SQ. FT. FREE AREA REQUIRED TOTAL
6.67 X 144 = 960.48 SQ. IN. /2 = 480.24
480.24/60 = 8.00 (8 ROOF VENTS REQUIRED)
480.24/24 = 20.01 (21 SOFFIT VENTS REQUIRED)

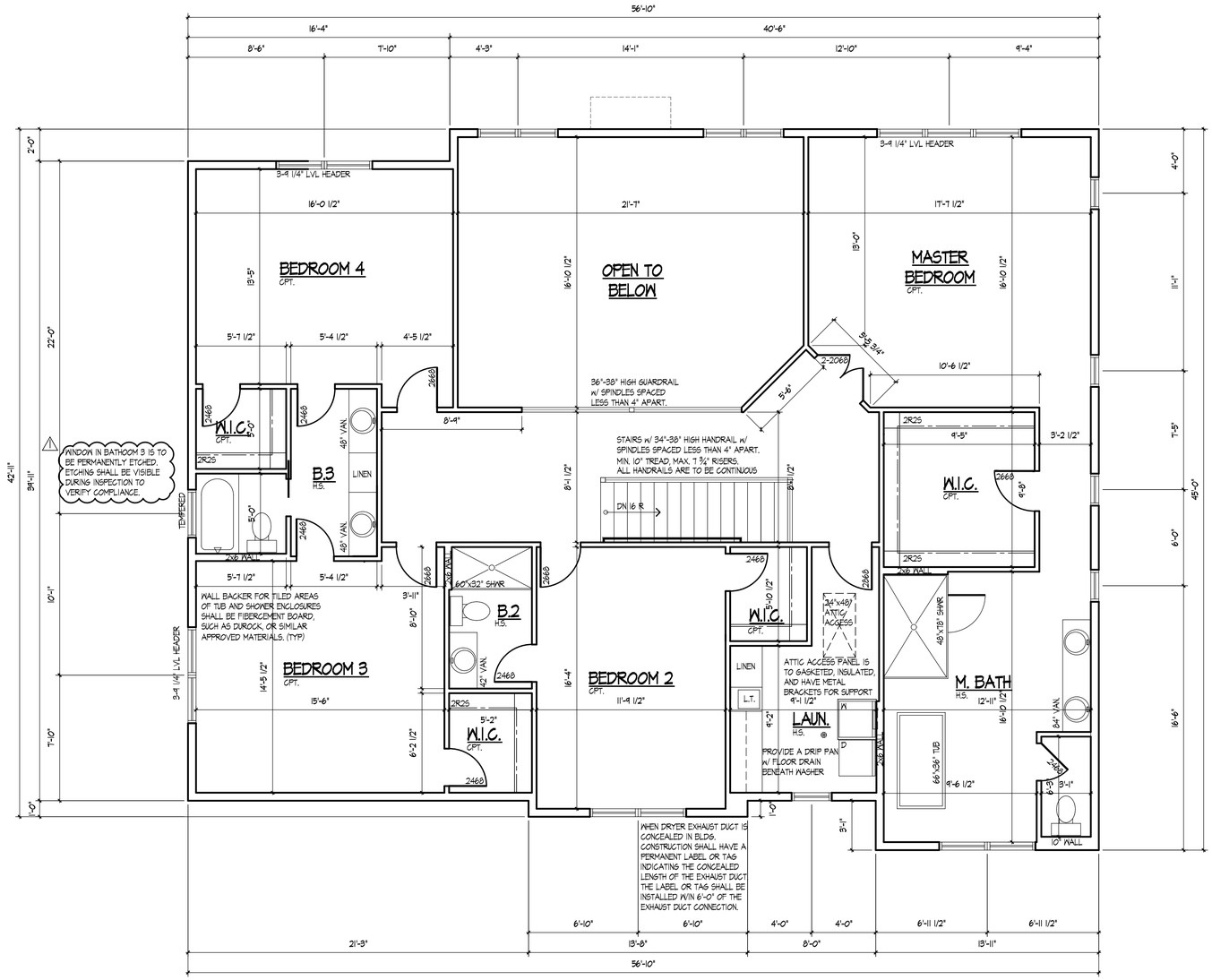
GARAGE ROOF - FRONT LOAD AREA
201 SQ. FT. OF ATTIC AREA TO BE VENTED
201 X 1/300 = .67 SQ. FT. FREE AREA REQUIRED TOTAL
.67 X 144 = 96.48 SQ. IN.
96.48/24 = 4.02 (5 SOFFITS VENT REQUIRED)

OVERFRAMING

NOTE
ALL ROOF TRUSSES ARE TO TRANSFER LOADS TO EXTERIOR WALLS

NOTE
ALL ROOF OVERHANGS ARE TO BE 1'-0" UNLESS NOTED OTHERWISE

GARAGE ROOF - SINGLE BAY AREA
219 SQ. FT. OF ATTIC AREA TO BE VENTED
219 X 1/300 = .93 SQ. FT. FREE AREA REQUIRED TOTAL
.93 X 144 = 133.9 SQ. IN. /2 = 67.0
67.0/60 = 1.1 (2 ROOF VENTS REQUIRED)
67.0/24 = 2.8 (3 SOFFITS VENT REQUIRED)



SECOND FLOOR PLAN

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

DOUBLE ALL JOISTS UNDER BATHTUBS AND LAUNDRY EQUIPMENT.

ALL INTERIOR WALLS ARE 3 1/2" UNLESS OTHERWISE NOTED

HVAC NOTE:
R-8 INSULATION REQUIRED OUTSIDE OF BUILDING OR BETWEEN THE DUCT & EXTERIOR FINISH

HEADER NOTE:
ALL HEADERS FOR EXTERIOR WINDOWS ARE TO BE INSTALLED DIRECTLY UNDER THE WALL STUD PLATES

ALL PLUMBING WALLS THAT WILL HAVE HORIZONTAL RUNS OF DRAIN, WASTE AND VENT PIPE SHALL BE FRAMED WITH 2X6 STUDS, INCLUDING THE WALL AT THE BASEMENT BATHROOM ROUGH-IN.

FLOOR PLAN NOTES:

DO NOT SCALE DRAWINGS

1. ALL INTERIOR NON-LOAD BEARING WALLS TO BE 2X4 STUD @ 16" O.C. UNLESS OTHERWISE NOTED.
2. ALL UNDIMENSIONED PARTITIONS ARE 3 1/2" ROUGH.
3. ALL ANGLED PARTITIONS ARE 45 DEGREES UNLESS OTHERWISE NOTED.
4. 3-2X4's MIN AT EACH END OF ALL BEAMS AND GIRDER JOISTS UNLESS OTHERWISE NOTED. ALL SUCH CONCENTRATED LOADS SHALL BE TRANSFERRED TO FOUNDATION VIA BEAMS, POSTS OR SOLID BLOCKING.
5. ALL EXTERIOR DIMENSIONS ARE TO FACE OF SHEATHING UNLESS OTHERWISE NOTED
6. ALL TRUSSES TO BEAR ON EXTERIOR WALLS AND/OR GIRDER TRUSSES UNLESS OTHERWISE NOTED.
7. TRUSS MFG. TO SIZE MEMBERS, FASTENERS, HANGERS AND SET SPACING FOR ALL TRUSSES.
8. WINDOW SUPPLIER TO VERIFY AT LEAST ONE WINDOW IN EACH BEDROOM TO HAVE A CLEAR EGRESS OPENING OF 5.7 SQ. FT. WITH MIN. DIMENSION OF 24" IN HEIGHT AND 20" IN WIDTH AND SILL HEIGHT NO GREATER THAN 44" ABOVE FLOOR.
9. ALL BALLON FRAMED WALLS TO BE FIRE STOPPED AT TOP OF SILL AND BRACED AT MIDSPAN
10. ALL HANDRAIL BALUSTERS TO BE SPACED SUCH THAT 4" SPHERE CAN NOT PASS BETWEEN BALUSTERS.
11. ALL ELECTRICAL AND MECHANICAL EQUIPMENT & METERS ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS. CONTRACTOR TO VERIFY.
12. ALL WINDOW HEAD HEIGHTS AT 6'-10 3/4" UNLESS OTHERWISE NOTED
13. PROVIDE 1 3/4" SOLID CORE 1 HR RATED STEEL DOOR AT HOUSE TO GARAGE DOOR.
14. ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE 1/2" GYP BD ON THE WALLS AND CEILING.
15. PROVIDE DOUBLE JOISTS AT PARALLEL PARTITIONS AND SOLID BLOCKING AT PERPENDICULAR PARTITIONS.
16. PROVIDE 2-2x12 W/ 1/2" PLY. HEADERS OVER ALL EXTERIOR OPENINGS UNLESS OTHERWISE NOTED
17. ALL EXTERIOR 2x DECKING, JOISTS, POSTS, STAIRS, HANDRAILS AND BALUSTERS TO BE PRESSURE TREATED UNLESS OTHERWISE NOTED.
18. FOR ADDITIONAL NOTES SEE SPECIFICATIONS AND SHEET DETAILS.
19. ALL WINDOW AND DOOR STEEL LINTELS ARE TO BE 3 1/2"x4"x5/16" ANGLES UNLES OTHERWISE NOTED.

Attachment: Architectural plans example - PERMIT - rev8 (274 and 286 W. Michican Avenue - Estates at Arcadia)

001-008243
FREDERICK E. GILMORE
EXPIRATION 11/30/22
STATE OF ILLINOIS
LICENSED ARCHITECT

These drawings were prepared under my supervision and to the best of my knowledge, they comply with all applicable codes.

07-14-21

REV	DESCRIPTION	DATE
1	VILLAGE REVISIONS	07-18-21
2	FAMILY ROOM STEEL BEAMS	01-17-22

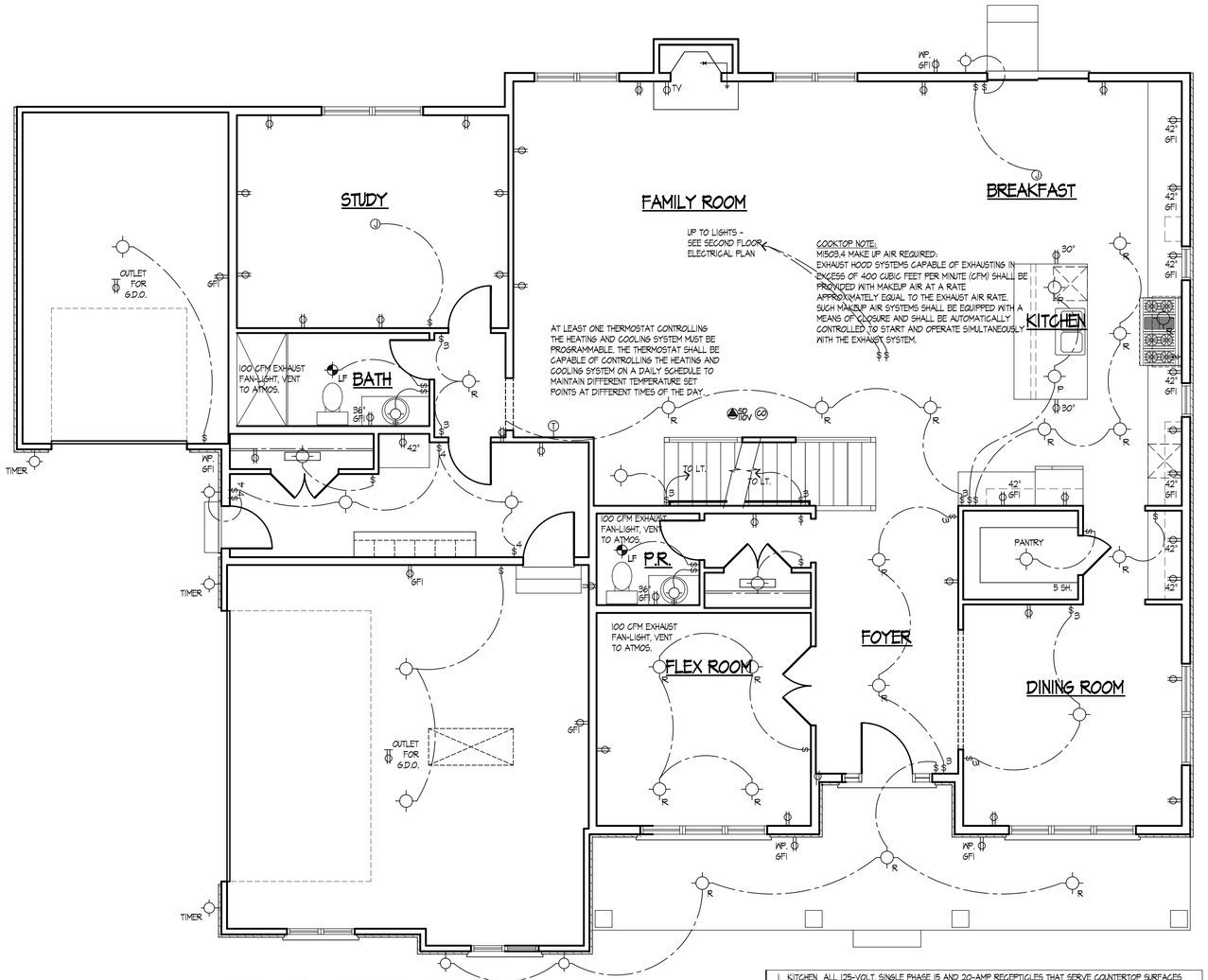
Rick Gilmore, FALA
Fellow of the Association of Licensed Architects

NEW SINGLE FAMILY RESIDENCE
POMIS RESIDENCE
1517 N. CHICAGO AVENUE
ARLINGTON HEIGHTS, ILLINOIS 60004

Gilmore
FredeRick Gilmore, Architect
3489 Gallant Fox Drive
Elgin IL 60124
847 421 8676
email: gilmorearch@gmail.com
www.gilmorearchitects.com

5

This drawing is copyrighted all rights reserved.



FIRST FLOOR ELECTRICAL PLAN

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

ELECTRICAL NOTES:

ALL LIGHT / FAN FIXTURES IN THE BATHROOMS SHALL HAVE A DEDICATED SWITCH THAT OPERATES ONLY THE FAN PER SECTION VAH 44(A)

A LIGHT FIXTURE SHALL BE INSTALLED WITHIN 3 FEET OF THE ELECTRICAL PANEL PER SECTION VAH 34 (A)

THE DISHWASHER SHALL HAVE A DISCONNECT SWITCH LOCATED ON THE WALL IN THE IMMEDIATE VICINITY OF THE APPLICANCE PER SECTION VAH 52 (B)

WATER PIPES AND GAS PIPE OF THE WATER HEATER SHALL BE PROPERLY BONDED.

ALL RECEPTACLES SHALL BE TAMPER RESISTANT.

ALL BEDROOM RECEPTACLES AND SMOKE DETECTORS SHALL BE ARC-FAULT CIRCUIT INTERRUPTER PROTECTED.

GFCI RECEPTACLES IN THE GARAGE SHALL BE 4 FEET ABOVE THE FLOOR.

LIGHT/EXHAUST FAN COMBINATION FIXTURE SHALL HAVE A DEDICATED SWITCH TO OPERATE THE FAN.

FOLLOWING APPLIANCES AND EQUIPMENT SHALL HAVE A DEDICATED CIRCUIT:
EACH FURNACE, EACH AIR CONDITIONER, EACH WATER HEATER, MICROWAVE, DISHWASHER, DISPOSAL AND OVEN.
THE FOLLOWING APPLIANCES AND EQUIPMENT SHALL HAVE A DISCONNECT SWITCH: EACH FURNACE, EACH AIR CONDITIONER, EACH WATER HEATER, AND DISHWASHER.

PROVIDE ARC-FAULT PROTECTION (AFCI) FOR OUTLETS AND DEVICES IN THE KITCHEN, FAMILY ROOM, OFFICE/DINING ROOM, DINING ROOM, LIVING ROOM, BEDROOMS, CLOSETS, PANTRY, HALLS, LAUNDRY ROOM AND MUDROOM. 2017 NEC 210.12(A)

THE SMOKE DETECTORS SHALL BE AFCI PROTECTED ON A DEDICATED CIRCUIT.

LOW VOLTAGE WIRING THAT IS INACCESSIBLE SHALL BE IN IMC CONDUIT.

1. KITCHEN ALL 125-VOLT, SINGLE PHASE 15 AND 20-AMP RECEPTICLES THAT SERVE COUNTERTOP SURFACES SHALL HAVE A GROUND FAULT CIRCUIT INTERRUPTER PROTECTION FOR PERSONNEL.
2. BATHROOMS ALL 125-VOLT, SINGLE PHASE 15 AND 20-AMP RECEPTICLES INSTALLED SERVE IN BATHROOMS SHALL HAVE A GROUND FAULT CIRCUIT INTERRUPTER PROTECTION FOR PERSONNEL.
3. BEDROOM OUTLETS ALL BRANCH CIRCUITS THAT SUPPLY 125-VOLT, SINGLE PHASE 15 AND 20-AMP RECEPTICLES INSTALLED IN DWELLING UNITS SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER LISTED TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CIRCUIT
4. RECESSED FIXTURES INSTALLED IN THE BUILDING ENVELOPE (SECOND FLOOR CEILING) ARE TO BE "IC" RATED OR INSTALLED IN A SEALED BOX CONSTRUCTED OF A MIN. ½" THICH WALLBOARD.
5. METAL TUBING IS TO BE PROVIDED FOR REMOTE WATER METER READER. COORDINATE LOCATION WITH BUILDING INSPECTOR.
6. MINIMUM OF 90% OF PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH EFFICACY LIGHTS.
7. SURFACE MOUNTED INCANDESCENT FIXTURES ARE TO BE INSTALLED NO CLOSER THAN 12" TO THE NEAREST STORAGE SPACE. SURFACE MOUNTED FLUORESCENT FIXTURES ARE TO BE INSTALLED NO CLOSER THAN 6" TO THE NEAREST STORAGE SPACE. RECESSED INCANDESCENT AND FLUORESCENT FIXTURES WITH COMPLETELY ENCLOSED LAMP NO CLOSER THAN 6" TO NEAREST STORAGE SPACE.
8. ALL 120 VOLT, SINGLE PHASE, 15 AND 20 AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, REC ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT INTERRUPTER, COMBINATION TYPE, INSTALLED TO PROVIDE PROTECTION OF THE CIRCUIT. ALL RECEPTACLES SHALL BE LISTED TAMPER RESISTANT RECEPTACLES.
9. ALL STAIRWAYS SHALL BE PROVIDED WITH A LIGHT IN THE IMMEDIATE VICINITY OF EACH AND EVERY LANDING OF THE STAIRWAY, INCLUDING TOP AND BOTTOM. THE CONTROL FOR THESE LIGHTS SHALL BE A 3-WAY SWITCH LOCATED AT THE TOP AND BOTTOM OF THE STAIRS.
10. SEPARATE DEDICATED CIRCUITS SHALL BE PROVIDED FOR ALL RANGES, OVENS, WATER HEATERS, LAUNDRY, GARBAGE DISPOSAL, MICROWAVE, COMPACTOR, DISHWASHER, FOOD FREEZER, REFRIGERATOR, WHOLE HOUSE VACUUM, TUBS WITH PUMPS, STEAM GENERATORS, SUMP AND EJECTOR PUMPS, FURNACES, AND AIR CONDITIONERS.
11. COUNTERTOP RECEPTACLES ARE TO BE INSTALLED SO NO POINT ALONG THE WALL IS MORE THAN 24" FROM A RECEPTACLE OUTLET.

ELECTRICAL PLAN NOTES:

DO NOT SCALE DRAWINGS

1. ELECTRICAL CONTRACTOR IS TO SUPPLY REQUIRED DIRECT HOOK-UPS AND CUTOFFS.
2. HVAC CONTRACTOR TO VERIFY THERMOSTAT LOCATIONS.
3. ALL ELECTRICAL AND MECHANICAL EQUIPMENT ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS
4. ALL SMOKE DETECTORS TO BE 110 V WIRED IN SERIES W/ BATTERY BACK UP INTERCONNECTED TO ALL OTHERS. MIN. 15'-0" FROM ALL BEDROOM DOORS. MIN. 1 SMOKE DETECTOR PER FLOOR
5. PROVIDE AND INSTALL LOCALLY CERTIFIED SMOKE DETECTORS AS REQUIRED BY NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
6. PROVIDE AND INSTALL GROUND FAULT CIRCUIT-INTERUPTERS (GFI) AS REQUIRED BY NATIONAL ELECTRIC CODE (NEC) AND MEETING THE REQUIREMENTS OF AL GOVERNING CODES.
7. GROUND FAULT FOR SERVICE DISTRIBUTION TO BE LOCATED ON STREET SIDE OF WATER METER.
8. GROUND WIRE FOR SERVICE DISTRIBUTION GO TO STREET SIDE OF WATER METER AND JUMPER ACROSS METER. METER SOCKET SHALL HAVE DRIVEN GROUND ROD.
9. PROVIDE 1/2" CONDUIT FROM WATER METER THROUGH OUTSIDE WALLFOR REMOTE METER READER. (LOCATE NEAR GAS METER)
10. PROVIDE AN EXTERIOR DISCONNECT SWITCH ON THE ELECTRIC SERVICE.
11. ALL NON-DEDICATED OUTLETS IN THE BASEMENT SHALL BE 125 VOLT, 15 OR 20 AMP GFI PROTECTED RECEPTACLES.
12. PROVIDE CLOSED LAMPS ON ALL FLUORESCENT FIXTURES.

ELECTRICAL SYMBOLS

- SINGLE POLE SWITCH
- THREE POLE SWITCH
- FOUR POLE SWITCH
- WEATHER PROOF SWITCH/GROUND FAULT INTERTRUPTER
- PHOTOCELL
- WEATHER PROOF OUTLET GROUND FAULT INTERRUPTER
- SINGLE OUTLET
- OUTLET AND SWITCH
- DUPLEX OUTLET
- DUPLEX OUTLET - ONE HALF SWITCHED
- 220 VOLT OUTLET
- THERMOSTAT
- JUNCTION BOX
- GARBAGE DISPOSAL
- 110 VOLT SMOKE DETECTOR INTER-CONNECTED W/ BATTERY BACKUP
- CARBON MONOXIDE ALARM
- DOOR BELL BUTTON
- DOOR BELL CHIMES
- TELEPHONE OUTLET
- CABLE TELEVISION OUTLET
- INTERCOMM
- ELECTRICAL PANEL
- ELECTRICAL METER

- HEAT LAMP
- FAN
- FAN / LIGHT
- FAN / LIGHT / HEAT LAMP
- EMERGENCY LIGHT WITH BATTERY BACKUP

INCANDESCENT LIGHT FIXTURES
- SURFACE MOUNTED FIXTURE
- SURFACE MOUNTED FIXTURE WITH PULL CHAIN
- WALL MOUNTED FIXTURE
- RECESSED FIXTURE
- RECESSES EYEBALL FIXTURE
- LIGHT TRACK - NUMBER INDICATES LENGTH (FEET)

FLUORESCENT LIGHT FIXTURES
- STRIP LIGHT - NUMBER INDICATES LENGTH (INCHES)
- 1 x 4
- 2 x 4
- 2 x 2
- 4 x 4

WP INDICATES WATERPROOF
GFI INDICATES GROUND FAULT INTERRUPT

DIMENSIONS WITH SYMBOL INDICATES HEIGHT ABOVE FLOOR (42)

Attachment: Architectural plans example - PERMIT - rev8 (274 and 286 W. Michican Avenue - Estates at Arcadia)

STATE OF ILLINOIS
001-008243
FREDERICK E GILMORE
EXPIRATION 11/30/22
LICENSED ARCHITECT

These drawings were prepared under my supervision and to the best of my knowledge, they comply with all applicable codes.

07-14-21

REV	DESCRIPTION	DATE
1	VILLAGE REVISIONS	07-18-21
2	FAMILY ROOM STEEL BEAMS	01-17-22

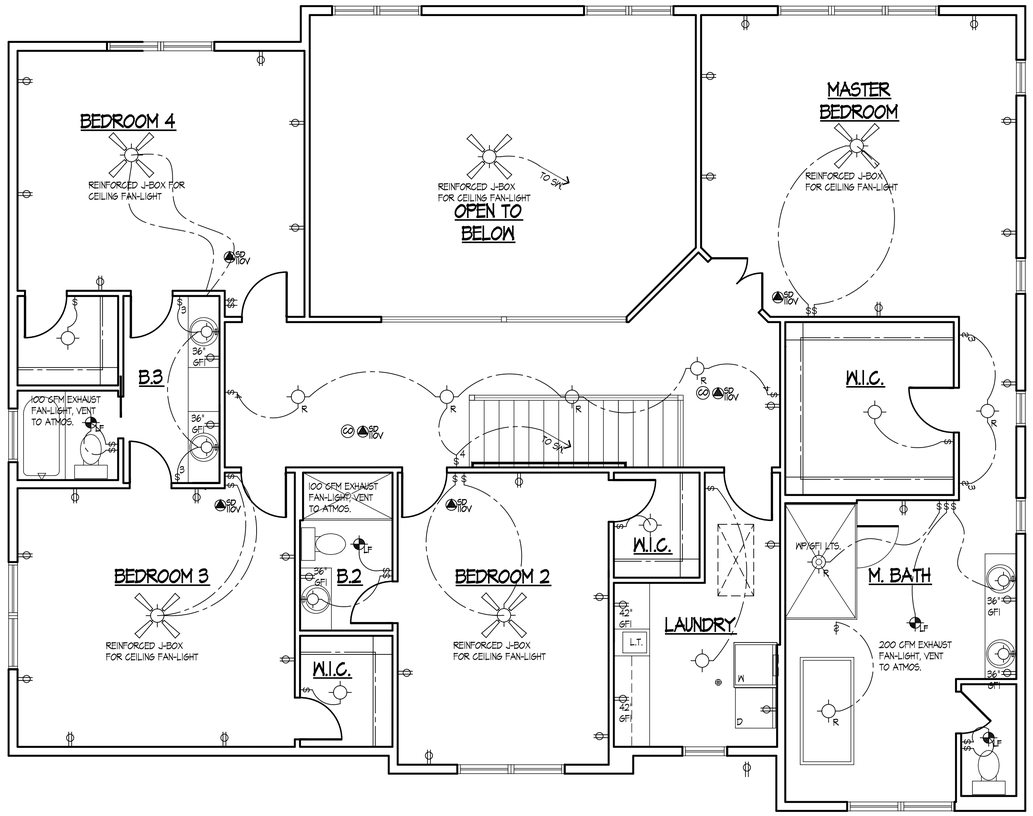
Rick Gilmore, FALA
Fellow of the Association of Licensed Architects

NEW SINGLE FAMILY RESIDENCE
POMIS RESIDENCE
1517 N. CHICAGO AVENUE
ARLINGTON HEIGHTS, ILLINOIS 60004

Gilmore
FredeRick Gilmore, Architect
3489 Gallant Fox Drive
Elgin IL 60124
847 421 8676
email: gilmorearch@gmail.com
www.gilmorearchitects.com

6

This drawing is copyrighted all rights reserved.



SECOND FLOOR ELECT. PLAN

SCALE 1/4"=1'-0"

1. KITCHEN ALL 125-VOLT, SINGLE PHASE 15 AND 20-AMP RECEPTICLES THAT SERVE COUNTERTOP SURFACES SHALL HAVE A GROUND FAULT CIRCUIT INTERRUPTER PROTECTION FOR PERSONNEL.
2. BATHROOMS ALL 125-VOLT, SINGLE PHASE 15 AND 20-AMP RECEPTICLES INSTALLED SERVE IN BATHRROMS SHALL HAVE A GROUND FAULT CIRCUIT INTERRUPTER PROTECTION FOR PERSONNEL.
3. BEDROOM OUTLETS ALL BRANCH CIRCUITS THAT SUPPLY 125-VOLT, SINGLE PHASE 15 AND 20-AMP RECEPTICLES INSTALLED IN DWELLING UNITS SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER LISTED TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CIRCUIT
4. RECESSED FIXTURES INSTALLED IN THE BUILDING ENVELOPE (SECOND FLOOR CEILING) ARE TO BE "IC" RATED OR INSTALLED IN A SEALED BOX CONSTRUCTED OF A MIN. ½" THICH WALLBOARD.
5. METAL TUBING IS TO BE PROVIDED FOR REMOTE WATER METER READER. COORDINATE LOCATION WITH BUILDING INSPECTOR.
6. MINIMUM OF 75% OF PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH EFFICACY LIGHTS.
7. SURFACE MOUNTED INCANDESCENT FIXTURES ARE TO BE INSTALLED NO CLOSER THAN 12" TO THE NEAREST STORAGE SPACE. SURFACE MOUNTED FLUORESCENT FIXTURES ARE TO BE INSTALLED NO CLOSER THAN 6" TO THE NEAREST STORAGE SPACE. RECESSED INCANDESCENT AND FLUORESCENT FIXTURES WITH COMPLETELY ENCLOSED LAMP NO CLOSER THAN 6" TO NEAREST STORAGE SPACE.
8. ALL 120 VOLT, SINGLE PHASE, 15 AND 20 AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, REC ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT INTERRUPTER, COMBINATION TYPE, INSTALLED TO PROVIDE PROTECTION OF THE CIRCUIT. ALL RECEPTACLES SHALL BE LISTED TAMPER RESISTANT RECEPTACLES.
9. ALL STAIRWAYS SHALL BE PROVIDED WITH A LIGHT IN THE IMMEDIATE VICINITY OF EACH AND EVERY LANDING OF THE STAIRWAY, INCLUDING TOP AND BOTTOM. THE CONTROL FOR THESE LIGHTS SHALL BE A 3-WAY SWITCH LOCATED AT THE TOP AND BOTTOM OF THE STAIRS.
10. SEPARATE CIRCUITS SHALL BE PROVIDED FOR ALL RANGES, OVENS, WATER HEATERS, LAUNDRY, GARBAGE DISPOSAL, MICROWAVE, COMPACTOR, DISHWASHER, FOOD FREEZER, REFRIGERATOR, WHOLE HOUSE VACUUM, TUBS WITH PUMPS, STEAM GENERATORS, SUMP AND EJECTOR PUMPS, FURNACES, AND AIR CONDITIONERS.
11. COUNTERTOP RECEPTACLES ARE TO BE INSTALLED SO NO POINT ALONG THE WALL IS MORE THAN 24" FROM A RECEPTACLE OUTLET.

ELECTRICAL PLAN NOTES:

DO NOT SCALE DRAWINGS

1. ELECTRICAL CONTRACTOR IS TO SUPPLY REQUIRED DIRECT HOOK-UPS AND CUTOFFS.
2. HVAC CONTRACTOR TO VERIFY THERMOSTAT LOCATIONS.
3. ALL ELECTRICAL AND MECHANICAL EQUIPMENT ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS
4. ALL SMOKE DETECTORS TO BE 110 V WIRED IN SERIES W/ BATTERY BACK UP INTERCONNECTED TO ALL OTHERS. MIN. 15'-0" FROM ALL BEDROOM DOORS. MIN. 1 SMOKE DETECTOR PER FLOOR
5. PROVIDE AND INSTALL LOCALLY CERTIFIED SMOKE DETECTORS AS REQUIRED BY NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
6. PROVIDE AND INSTALL GROUND FAULT CIRCUIT-INTERUPTERS (GFI) AS REQUIRED BY NATIONAL ELECTRIC CODE (NEC) AND MEETING THE REQUIREMENTS OF AL GOVERNING CODES.
7. GROUND FAULT FOR SERVICE DISTRIBUTION TO BE LOCATED ON STREET SIDE OF WATER METER.
8. GROUND WIRE FOR SERVICE DISTRIBUTION GO TO STREET SIDE OF WATER METER AND JUMPER ACROSS METER. METER SOCKET SHALL HAVE DRIVEN GROUND ROD.
9. PROVIDE 1/2" CONDUIT FROM WATER METER THROUGH OUTSIDE WALL FOR REMOTE METER READER. (LOCATE NEAR GAS METER)
10. PROVIDE AN EXTERIOR DISCONNECT SWITCH ON THE ELECTRIC SERVICE.
11. ALL NON-DEDICATED OUTLETS IN THE BASEMENT SHALL BE 125 VOLT, 15 OR 20 AMP GFI PROTECTED RECEPTACLES.
12. PROVIDE CLOSED LAMPS ON ALL FLUORESCENT FIXTURES.

ELECTRICAL SYMBOLS

- SINGLE POLE SWITCH
- THREE POLE SWITCH
- FOUR POLE SWITCH
- WEATHER PROOF SWITCH/GROUND FAULT INTERTRUPTER
- PHOTOCELL
- WEATHER PROOF OUTLET GROUND FAULT INTERRUPTER
- SINGLE OUTLET
- OUTLET AND SWITCH
- DUPLEX OUTLET
- DUPLEX OUTLET - ONE HALF SWITCHED
- 220 VOLT OUTLET
- THERMOSTAT
- JUNCTION BOX
- GARBAGE DISPOSAL
- 110 VOLT SMOKE DETECTOR INTER-CONNECTED W/ BATTERY BACKUP
- CARBON MONOXIDE ALARM
- DOOR BELL BUTTON
- DOOR BELL CHIMES
- TELEPHONE OUTLET
- CABLE TELEVISION OUTLET
- INTERCOMM
- ELECTRICAL PANEL
- ELECTRICAL METER

- HEAT LAMP
- FAN
- FAN / LIGHT
- FAN / LIGHT / HEAT LAMP
- EMERGENCY LIGHT WITH BATTERY BACKUP

INCANDESCENT LIGHT FIXTURES

- SURFACE MOUNTED FIXTURE
- SURFACE MOUNTED FIXTURE WITH PULL CHAIN
- WALL MOUNTED FIXTURE
- RECESSED FIXTURE
- RECESSES EYEBALL FIXTURE
- LIGHT TRACK - NUMBER INDICATES LENGTH (FEET)

FLUORESCENT LIGHT FIXTURES

- STRIP LIGHT - NUMBER INDICATES LENGTH (INCHES)
- 1 x 4
- 2 x 4
- 2 x 2
- 4 x 4

WP INDICATES WATERPROOF
GFI INDICATES GROUND FAULT INTERRUPT

DIMENSIONS WITH SYMBOL INDICATES HEIGHT ABOVE FLOOR

Attachment: Architectural plans example - PERMIT - rev8 (274 and 286 W. Michican Avenue - Estates at Arcadia)

001-008243
FREDERICK E. GILMORE
EXPIRATION 11/30/22
REGISTERED ARCHITECT
STATE OF ILLINOIS

These drawings were prepared under my supervision and to the best of my knowledge, they comply with all applicable codes.

07-14-21

REV	DESCRIPTION	DATE
1	VILLAGE REVISIONS	07-18-21
2	FAMILY ROOM STEEL BEAMS	01-17-22

Rick Gilmore, FALA
Fellow of the Association of Licensed Architects

NEW SINGLE FAMILY RESIDENCE
POMIS RESIDENCE
1517 N. CHICAGO AVENUE
ARLINGTON HEIGHTS, ILLINOIS 60004

Gilmore
FredeRick Gilmore, Architect
3489 Gallant Fox Drive
Elgin IL 60124
847 421 8676
email: gilmorearch@gmail.com
www.gilmorearchitects.com

7

This drawing is copyrighted all rights reserved.

ROOF CONSTRUCTION

ASPHALT SHINGLES(35 YEAR TYP.) 15# ASPHALT IMPREGNATED BUILDING FELT 5/8" O.S.B. DECKING W/CLIPS PRE-ENGINEERED WOOD TRUSSES AT 24" O.C. ROOF BAFFLES AT EVERY ROOF TRUSS R-49 FIBERGLASS INSULATION W INTEGRAL V.B. 5/8" DRYWALL CEILING. ICE AND WATER SHIELD OR APPROVED EQUAL TO BE APPLIED HORZ. AT EAVE UP SLOPE OF ROOF TO A POINT 24" INSIDE EXTERIOR WALL. (VERT. LAPS TO BE MIN. 5", HORZ. LAPS TO BE MIN. 6") ICE AND WATER SHIELD OR APPROVED EQUAL TO BE APPLIED TO ALL VALLEYS.

PROVIDE SIMPSON STRONGTIE "TEE6" CONNECTORS TO ATTACH PRE-ENGR. TRUSSES TO TOP PLATE OF STUD FRAMING. TYPICAL FOR ALL TRUSSES

ALL ROOF SHEATHING IS TO BE 5/8" OSB OR PLYWOOD

FASCIA AND SOFFIT

ALUMINUM GUTTER & DOWNSPOUTS W/ CONC SPLASH BLOCK
OVER 8" LP FASCIA OVER
ALUMINUM SOFFIT W/ INTEGRAL VENTS
2" LP TRIM BOARD OVER
8" LP RAKE BOARD W/6" LP SUB-RAKE

VAPOR BARRIER NOTE

INTEGRAL VAPOR BARRIERS ARE TO BE INSTALLED ON THE WARM IN WINTER SIDE OF WALLS AND CEILINGS.

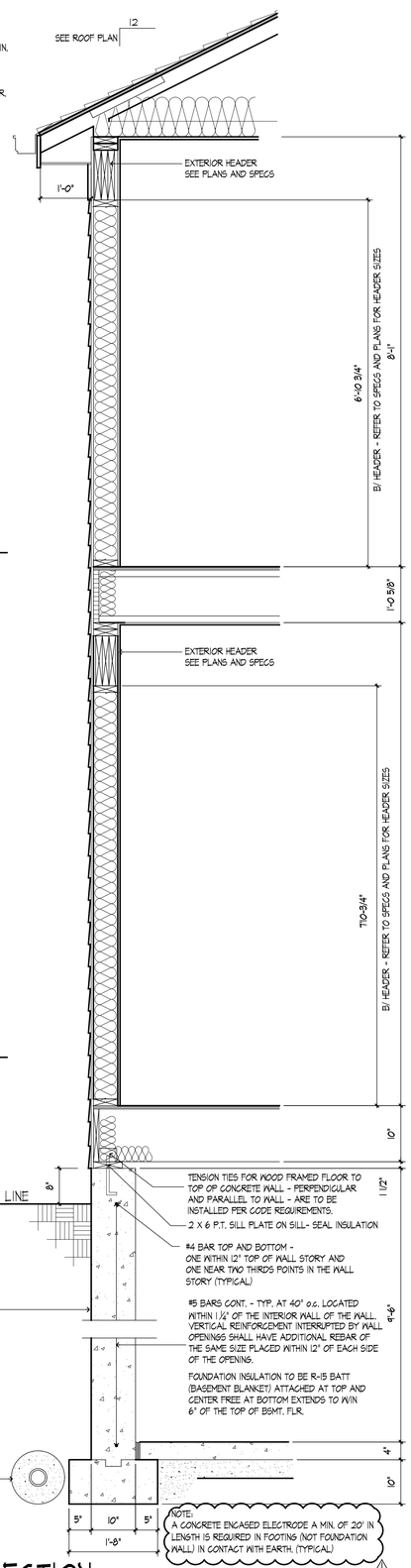
BLOWN IN OR SPRAYED ROOF/CEILING INSULATION SHALL BE WRITTEN IN INCHES ON MARKERS THAT ARE INSTALLED AT LEAST ONE FOR EVERY 300 SQ.FT. THROUGH THE ATTIC SPACE. MARKERS ARE TO BE AFFFIXED TO TRUSSES OR JOISTS.

BLOWN IN OR SPRAYED INSULATION (FIBERGLASS AND CELLULOSE) INSTALLERS CERTIFICATION SHALL INCLUDE THICKNESS, SETTLED THICKNESS, SETTLED R-VALUE, INSTALLED DENSITY, COVERAGE AREA AND NUMBER OF BAGS SHALL BE LISTED ON CERTIFICATION.

FOR SPRAYED POLYURETHANE FOAM INSULATION THE INSTALLATION THICKNESS OF THE AREAS COVERED AND R-VALUE OF INSTALLED THICKNESS SHALL BE POSTED ON THE THE CERTIFICATION. INSULATION INSTALLER IS TO SIGN, DATE, AND POST THE CERTIFICATION ON THE JOB SITE.

SECOND FLOOR CONSTRUCTION

3/4" T&G OSB SHEATHING GLUED AND NAILED
1/4" UNDERLAYMENT IN TILED AREAS
11 7/8" BCI FLR JOISTS (SEE FLOOR PLAN FOR SPACING AND SERIES)
WITH 1 1/4" TIMBERSTRAND LSL RIM JOIST
1/2" GYPSUM BOARD CEILING GLUED AND SCREWED TO
UNDERSIDE OF FLOOR JOISTS



WALL CONSTRUCTION

LP "SMARTSIDE" SIDING OVER "TYVEK" WRAP (OR EQUAL) TAPE AROUND ALL WINDOW AND DOOR OPENINGS. PROVIDE R-21 BATT INSULATION IN WALL CAVITIES W/ INTEGRAL V.B. ON WARM SIDE OF WALL, 1/2" OSB SHEATHING W/ 2x6 WOOD STUDS @ 16" o.c. W/ 1/2" GYP. BRD. FINISH

ENTIRE EXTERIOR WALL SURFACE SHALL HAVE 1/2-INCH OSB OR PLYWOOD SHEATHING

R-38 INSULATION REQUIRED IN EXPOSED FLOORS AND CEILINGS, ALL LOCATIONS

FIRST FLOOR CONSTRUCTION

3/4" T&G OSB SHEATHING GLUED AND NAILED
1/4" UNDERLAYMENT IN TILED AREAS
2x12 FLR JOISTS - SEE FOUNDATION PLAN FOR SPACING
WITH 2x12 RIM JOIST

R-38 INSULATION REQUIRED IN EXPOSED FLOORS AND CEILINGS, ALL LOCATIONS

SILL PLATE

CONTINUOUS PRESSURE TREATED SILL PLATE W/ SILL SEALER 1/2" DIA. x 12" ANCHOR BOLTS W/ NUTS & WASHERS @ MAX. 6'-0" o.c. & MAX. 12" FROM CORNERS, MIN. 2 PER BOARD

NOTE:
TOP OF FOUNDATION IS TO BE A MINIMUM OF 6" ABOVE FINISH GRADE OR 4" WHEN A MASONRY VENEER IS USED (TYPICAL)

ALL SILL PLATES IN CONTACT W/ CONCRETE SHALL BE TREATED.

"WATCHDOS" WATERPROOFING OR APPROVED EQUAL

TENSION TIES FOR WOOD FRAMED FLOOR TO TOP OF CONCRETE WALL - PERPENDICULAR AND PARALLEL TO WALL - ARE TO BE INSTALLED PER CODE REQUIREMENTS.

2 X 6 P.T. SILL PLATE ON SILL- SEAL INSULATION

#4 BAR TOP AND BOTTOM - ONE WITHIN 12" TOP OF WALL STORY AND ONE NEAR TWO THIRDS POINTS IN THE WALL STORY (TYPICAL)

#5 BARS CONT. - TYP. AT 40" o.c. LOCATED WITHIN 1 ½" OF THE INTERIOR WALL OF THE WALL. VERTICAL REINFORCEMENT INTERRUPTED BY WALL OPENINGS SHALL HAVE ADDITIONAL REBAR OF THE SAME SIZE PLACED WITHIN 12" OF EACH SIDE OF THE OPENING.

FOUNDATION INSULATION TO BE R-15 BATT (BASEMENT BLANKET) ATTACHED AT TOP AND CENTER FREE AT BOTTOM EXTENDS TO W/IN 6" OF THE TOP OF BSMT. FLR.

CONCRETE SLAB CONSTRUCTION

4" CONC. SLAB w/ 6x6 #10 W.W.F.
6-MIL. POLY VAPOR BARRIER
OVER MINIMUM 4" COMPACTED GRAVEL
OVER COMPACTED EARTH
(GRAVEL TO BE MINIMUM 4" WASHED STONE)

4" DRAIN TILE ON INSIDE AND OUTSIDE OF FOOTING W/MINIMUM 8" GRAVEL COVER SILTSOCK WRAP UTILIZATION OF FITTINGS @ ALL CONNECTIONS IS REQ'd.

NOTE:
A CONCRETE ENGASED ELECTRODE A MIN. OF 20' IN LENGTH IS REQUIRED IN FOOTING (NOT FOUNDATION WALL) IN CONTACT WITH EARTH. (TYPICAL)

② FRAME WALL SECTION

SCALE: 3/4" = 1'-0"

ROOF CONSTRUCTION

ASPHALT SHINGLES(35 YEAR TYP.) 15# ASPHALT IMPREGNATED BUILDING FELT 5/8" O.S.B. DECKING W/CLIPS PRE-ENGINEERED WOOD TRUSSES AT 24" O.C. ROOF BAFFLES AT EVERY ROOF TRUSS R-49 FIBERGLASS INSULATION W INTEGRAL V.B. 5/8" DRYWALL CEILING. ICE AND WATER SHIELD OR APPROVED EQUAL TO BE APPLIED HORZ. AT EAVE UP SLOPE OF ROOF TO A POINT 24" INSIDE EXTERIOR WALL. (VERT. LAPS TO BE MIN. 5", HORZ. LAPS TO BE MIN. 6") ICE AND WATER SHIELD OR APPROVED EQUAL TO BE APPLIED TO ALL VALLEYS.

PROVIDE SIMPSON STRONGTIE "TEE6" CONNECTORS TO ATTACH PRE-ENGR. TRUSSES TO TOP PLATE OF STUD FRAMING. TYPICAL FOR ALL TRUSSES

ALL ROOF SHEATHING IS TO BE 5/8" OSB OR PLYWOOD

FASCIA AND SOFFIT

ALUMINUM GUTTER & DOWNSPOUTS W/ CONC SPLASH BLOCK
OVER 8" LP FASCIA OVER
ALUMINUM SOFFIT W/ INTEGRAL VENTS
2" LP TRIM BOARD OVER
8" LP RAKE BOARD W/6" LP SUB-RAKE

VAPOR BARRIER NOTE

INTEGRAL VAPOR BARRIERS ARE TO BE INSTALLED ON THE WARM IN WINTER SIDE OF WALLS AND CEILINGS.

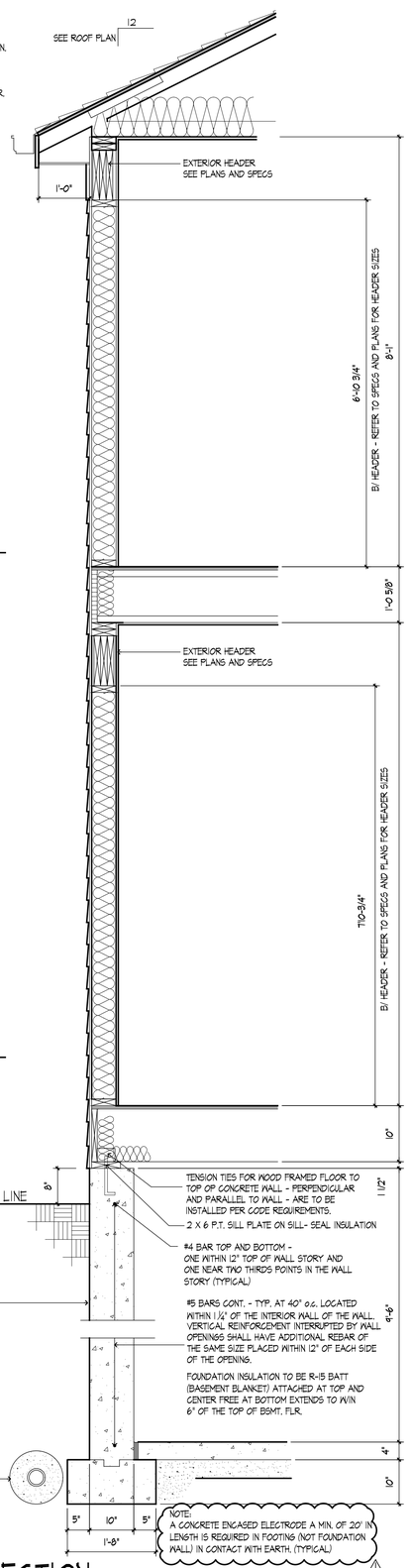
BLOWN IN OR SPRAYED ROOF/CEILING INSULATION SHALL BE WRITTEN IN INCHES ON MARKERS THAT ARE INSTALLED AT LEAST ONE FOR EVERY 300 SQ.FT. THROUGH THE ATTIC SPACE. MARKERS ARE TO BE AFFFIXED TO TRUSSES OR JOISTS.

BLOWN IN OR SPRAYED INSULATION (FIBERGLASS AND CELLULOSE) INSTALLERS CERTIFICATION SHALL INCLUDE THICKNESS, SETTLED THICKNESS, SETTLED R-VALUE, INSTALLED DENSITY, COVERAGE AREA AND NUMBER OF BAGS SHALL BE LISTED ON CERTIFICATION.

FOR SPRAYED POLYURETHANE FOAM INSULATION THE INSTALLATION THICKNESS OF THE AREAS COVERED AND R-VALUE OF INSTALLED THICKNESS SHALL BE POSTED ON THE THE CERTIFICATION. INSULATION INSTALLER IS TO SIGN, DATE, AND POST THE CERTIFICATION ON THE JOB SITE.

SECOND FLOOR CONSTRUCTION

3/4" T&G OSB SHEATHING GLUED AND NAILED
1/4" UNDERLAYMENT IN TILED AREAS
11 7/8" BCI FLR JOISTS (SEE FLOOR PLAN FOR SPACING AND SERIES)
WITH 1 1/4" TIMBERSTRAND LSL RIM JOIST
1/2" GYPSUM BOARD CEILING GLUED AND SCREWED TO
UNDERSIDE OF FLOOR JOISTS



WALL CONSTRUCTION

LP "SMARTSIDE" SIDING OVER "TYVEK" WRAP (OR EQUAL) TAPE AROUND ALL WINDOW AND DOOR OPENINGS. PROVIDE R-21 BATT INSULATION IN WALL CAVITIES W/ INTEGRAL V.B. ON WARM SIDE OF WALL, 1/2" OSB SHEATHING W/ 2x6 WOOD STUDS @ 16" o.c. W/ 1/2" GYP. BRD. FINISH

ENTIRE EXTERIOR WALL SURFACE SHALL HAVE 1/2-INCH OSB OR PLYWOOD SHEATHING

R-38 INSULATION REQUIRED IN EXPOSED FLOORS AND CEILINGS, ALL LOCATIONS

FIRST FLOOR CONSTRUCTION

3/4" T&G OSB SHEATHING GLUED AND NAILED
1/4" UNDERLAYMENT IN TILED AREAS
2x12 FLR JOISTS - SEE FOUNDATION PLAN FOR SPACING
WITH 2x12 RIM JOIST

R-38 INSULATION REQUIRED IN EXPOSED FLOORS AND CEILINGS, ALL LOCATIONS

SILL PLATE

CONTINUOUS PRESSURE TREATED SILL PLATE W/ SILL SEALER 1/2" DIA. x 12" ANCHOR BOLTS W/ NUTS & WASHERS @ MAX. 6'-0" o.c. & MAX. 12" FROM CORNERS, MIN. 2 PER BOARD

NOTE:
TOP OF FOUNDATION IS TO BE A MINIMUM OF 6" ABOVE FINISH GRADE OR 4" WHEN A MASONRY VENEER IS USED (TYPICAL)

ALL SILL PLATES IN CONTACT W/ CONCRETE SHALL BE TREATED.

"WATCHDOS" WATERPROOFING OR APPROVED EQUAL

TENSION TIES FOR WOOD FRAMED FLOOR TO TOP OF CONCRETE WALL - PERPENDICULAR AND PARALLEL TO WALL - ARE TO BE INSTALLED PER CODE REQUIREMENTS.

2 X 6 P.T. SILL PLATE ON SILL- SEAL INSULATION

#4 BAR TOP AND BOTTOM - ONE WITHIN 12" TOP OF WALL STORY AND ONE NEAR TWO THIRDS POINTS IN THE WALL STORY (TYPICAL)

#5 BARS CONT. - TYP. AT 40" o.c. LOCATED WITHIN 1 ½" OF THE INTERIOR WALL OF THE WALL. VERTICAL REINFORCEMENT INTERRUPTED BY WALL OPENINGS SHALL HAVE ADDITIONAL REBAR OF THE SAME SIZE PLACED WITHIN 12" OF EACH SIDE OF THE OPENING.

FOUNDATION INSULATION TO BE R-15 BATT (BASEMENT BLANKET) ATTACHED AT TOP AND CENTER FREE AT BOTTOM EXTENDS TO W/IN 6" OF THE TOP OF BSMT. FLR.

CONCRETE SLAB CONSTRUCTION

4" CONC. SLAB w/ 6x6 #10 W.W.F.
6-MIL. POLY VAPOR BARRIER
OVER MINIMUM 4" COMPACTED GRAVEL
OVER COMPACTED EARTH
(GRAVEL TO BE MINIMUM 4" WASHED STONE)

4" DRAIN TILE ON INSIDE AND OUTSIDE OF FOOTING W/MINIMUM 8" GRAVEL COVER SILTSOCK WRAP UTILIZATION OF FITTINGS @ ALL CONNECTIONS IS REQ'd.

NOTE:
A CONCRETE ENGASED ELECTRODE A MIN. OF 20' IN LENGTH IS REQUIRED IN FOOTING (NOT FOUNDATION WALL) IN CONTACT WITH EARTH. (TYPICAL)

② FRAME WALL SECTION

SCALE: 3/4" = 1'-0"

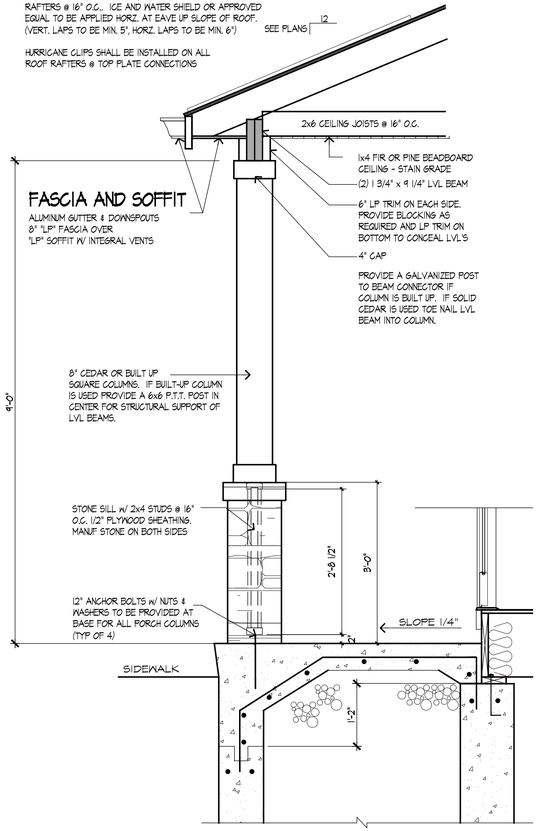
ROOF CONSTRUCTION

STANDING SEAM METAL ROOF INSTALLED PER MFGR, 15# ASPHALT IMPREGNATED BUILDING FELT, 5/8" O.S.B. SHEATHING, 2x8 ROOF RAFTERS @ 16" O.C. ICE AND WATER SHIELD OR APPROVED EQUAL TO BE APPLIED HORZ. AT EAVE UP SLOPE OF ROOF. (VERT. LAPS TO BE MIN. 5", HORZ. LAPS TO BE MIN. 6")

HURRICANE CLIPS SHALL BE INSTALLED ON ALL ROOF RAFTERS @ TOP PLATE CONNECTIONS

FASCIA AND SOFFIT

ALUMINUM GUTTER & DOWNSPOUTS
8" "LP" FASCIA OVER
"LP" SOFFIT W/ INTEGRAL VENTS



③ PORCH SECTION

SCALE: 3/4" = 1'-0"

001-008243
FREDERICK E. GILMORE
EXPIRATION 11/30/22
STATE OF ILLINOIS LICENSED ARCHITECT

These drawings were prepared under my supervision and to the best of my knowledge, they comply with all applicable codes.

07-14-21

REV	DESCRIPTION	DATE
1	VILLAGE REVISIONS	07-18-21
2	FAMILY ROOM STEEL BEAMS	01-17-22

Rick Gilmore, FALA
Fellow of the Association of Licensed Architects

NEW SINGLE FAMILY RESIDENCE
POMIS RESIDENCE
1517 N. CHICAGO AVENUE
ARLINGTON HEIGHTS, ILLINOIS 60004

Gilmore
FredeRick Gilmore, Architect
3489 Gallant Fox Drive
Elgin IL 60124
847 421 8676
email: gilmorearch@gmail.com
www.gilmorearchitects.com

8

This drawing is copyrighted all rights reserved.

Attachment: Architectural plans example - PERMIT - rev8 (274 and 286 W. Michican Avenue - Estates at Arcadia)

ROOF CONSTRUCTION

ASPHALT SHINGLES(35 YEAR TYP.) 15# ASPHALT IMPREGNATED BUILDING FELT 5/8" O.S.B. DECKING W/CLIPS PRE-ENGINEERED WOOD TRUSSES AT 24" O.C. ROOF BAFFLES AT EVERY ROOF TRUSS R-49 FIBERGLASS INSULATION W INTEGRAL V.B. 5/8" DRYWALL CEILING. ICE AND WATER SHIELD OR APPROVED EQUAL TO BE APPLIED HORZ. AT EAVE UP SLOPE OF ROOF TO A POINT 24" INSIDE EXTERIOR WALL. (VERT. LAPS TO BE MIN. 5", HORZ. LAPS TO BE MIN. 6") ICE AND WATER SHIELD OR APPROVED EQUAL TO BE APPLIED TO ALL VALLEYS.

PROVIDE SIMPSON STRONGTIE "TEE6" CONNECTORS TO ATTACH PRE-ENGR. TRUSSES TO TOP PLATE OF STUD FRAMING. TYPICAL FOR ALL TRUSSES

FASCIA AND SOFFIT

ALUMINUM GUTTER & DOWNSPOUTS W/ CONC SPLASH BLOCK
OVER 8" LP FASCIA OVER
ALUMINUM SOFFIT W/ INTEGRAL VENTS
2" LP TRIM BOARD OVER
8" LP RAKE BOARD W/6" LP SUB-RAKE

VAPOR BARRIER NOTE

INTEGRAL VAPOR BARRIERS ARE TO BE INSTALLED ON THE WARM IN WINTER SIDE OF WALLS AND CEILINGS.

BLOWN IN OR SPRAYED ROOF/CEILING INSULATION SHALL BE WRITTEN IN INCHES ON MARKERS THAT ARE INSTALLED AT LEAST ONE FOR EVERY 300 SQ.FT. THROUGH THE ATTIC SPACE. MARKERS ARE TO BE AFFFIXED TO TRUSSES OR JOISTS.

BLOWN IN OR SPRAYED INSULATION (FIBERGLASS AND CELLULOSE) INSTALLERS CERTIFICATION SHALL INCLUDE THICKNESS, SETTLED THICKNESS, SETTLED R-VALUE, INSTALLED DENSITY, COVERAGE AREA AND NUMBER OF BAGS SHALL BE LISTED ON CERTIFICATION.

FOR SPRAYED POLYURETHANE FOAM INSULATION THE INSTALLATION THICKNESS OF THE AREAS COVERED AND R-VALUE OF INSTALLED THICKNESS SHALL BE POSTED ON THE THE CERTIFICATION. INSULATION INSTALLER IS TO SIGN, DATE, AND POST THE CERTIFICATION ON THE JOB SITE.

SECOND FLOOR CONSTRUCTION

1/2" T&G OSB SHEATHING GLUED AND NAILED
1/4" UNDERLAYMENT IN TILED AREAS
11 7/8" BCI FLR JOISTS (SEE FLOOR PLAN FOR SPACING AND SERIES)
WITH 1 1/4" TIMBERSTRAND LSL RIM JOIST
1/2" GYPSUM BOARD CEILING GLUED AND SCREWED TO UNDERSIDE OF FLOOR JOISTS

ENTIRE EXTERIOR WALL SURFACE SHALL HAVE
1/2-INCH OSB OR PLYWOOD SHEATHING

WALL CONSTRUCTION

LP "SMARTSIDE" SIDING OVER "TYVEK" WRAP (OR EQUAL) TAPE AROUND ALL WINDOW AND DOOR OPENINGS. PROVIDE R-21 BATT INSULATION IN WALL CAVITIES W/ INTEGRAL V.B. ON WARM SIDE OF WALL. 1/2" OSB SHEATHING W/ 2X6 WOOD STUDS @ 16" o.c. W/ 1/2" GYP. BRD. FINISH

ENGINEERED STONE INSTALLED PER MANUFACTURER'S GUIDELINES.
4" SILL PITCHED AWAY FROM BUILDING (LIMESTONE FINISH)

R-38 INSULATION REQUIRED IN EXPOSED FLOORS AND CEILINGS, ALL LOCATIONS

FIRST FLOOR CONSTRUCTION

3/4" T&G OSB SHEATHING GLUED AND NAILED
1/4" UNDERLAYMENT IN TILED AREAS
2x12 FLR JOISTS - SEE FOUNDATION PLAN FOR SPACING
WITH 2x12 RIM JOIST

R-38 INSULATION REQUIRED IN EXPOSED FLOORS AND CEILINGS, ALL LOCATIONS

SILL PLATE

CONTINUOUS PRESSURE TREATED SILL PLATE W/
SILL SEALER 1/2" DIA. x 12" ANCHOR BOLTS W/
NUTS & WASHERS @ MAX. 6'-0" o.c. & MAX. 12" FROM CORNERS, MIN. 2 PER BOARD

NOTE:
TOP OF FOUNDATION IS TO BE A MINIMUM OF 6" ABOVE FINISH GRADE OR 4" WHEN A MASONRY VENEER IS USED (TYPICAL)

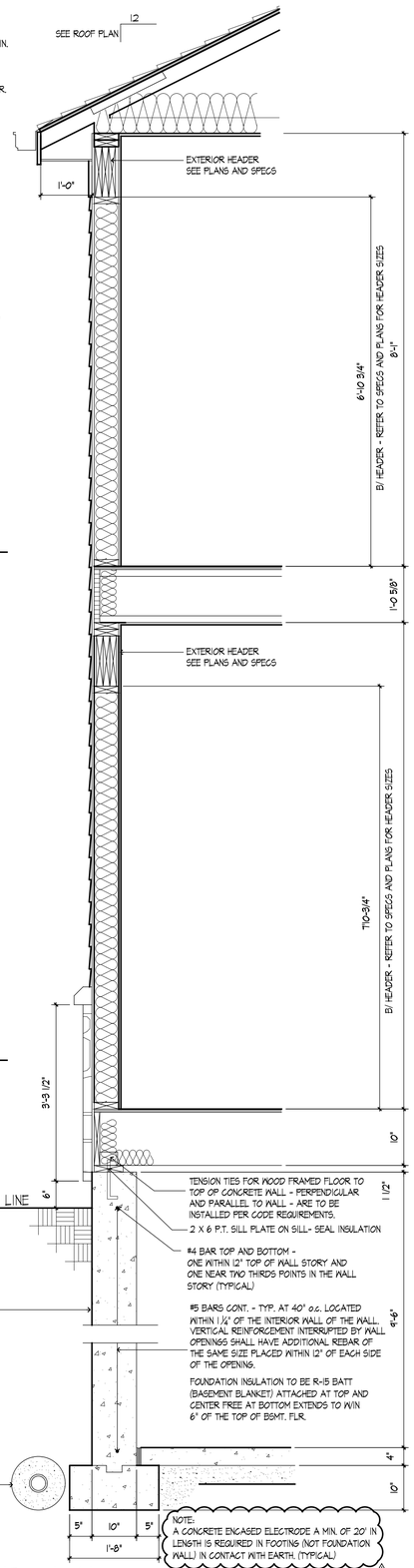
ALL SILL PLATES IN CONTACT W/
CONCRETE SHALL BE TREATED.

"WATCHDOG" WATERPROOFING OR APPROVED EQUAL

CONCRETE SLAB CONSTRUCTION

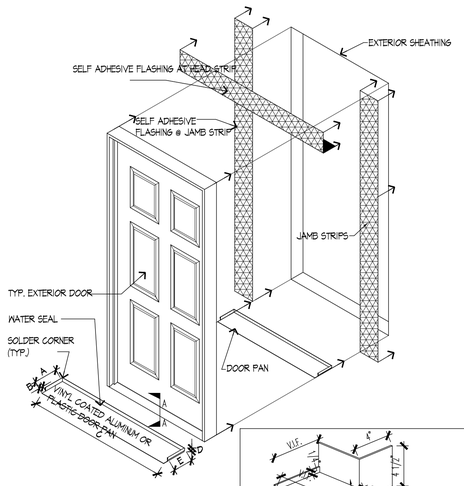
4" CONC. SLAB W/ 6x6 #10 WWF.
6-MIL. POLY VAPOR BARRIER
OVER MINIMUM 4" COMPACTED GRAVEL
OVER COMPACTED EARTH
(GRAVEL TO BE MINIMUM 4" WASHED STONE)

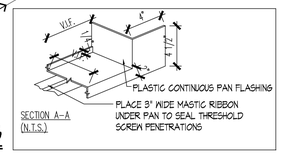
4" DRAIN TILE ON INSIDE AND OUTSIDE OF FOOTING W/MINIMUM 8" GRAVEL COVER. SILTSOCK WRAP UTILIZATION OF FITTINGS @ ALL CONNECTIONS IS REQ'd.

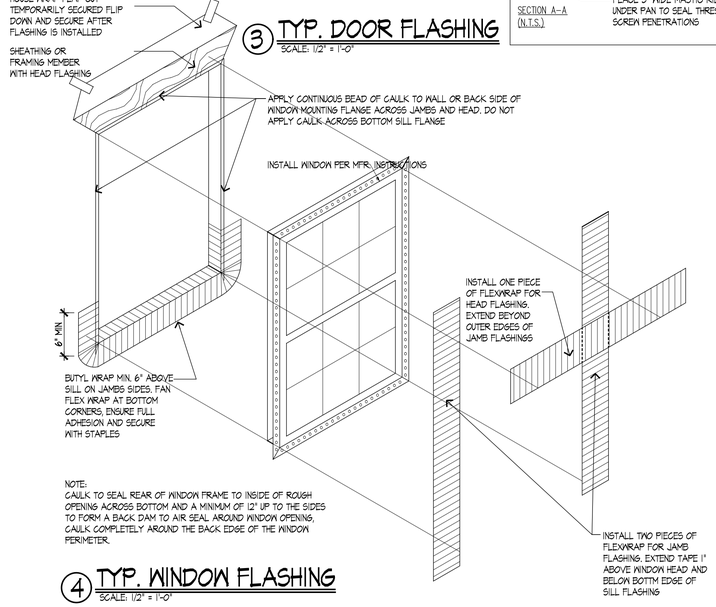


① FRAME WALL SECTION

SCALE: 3/4" = 1'-0"







NOTE:
CAULK TO SEAL REAR OF WINDOW FRAME TO INSIDE OF ROUGH OPENING ACROSS BOTTOM AND A MINIMUM OF 12" UP TO THE SIDES TO FORM A BACK DAM TO AIR SEAL AROUND WINDOW OPENING. CAULK COMPLETELY AROUND THE BACK EDGE OF THE WINDOW PERIMETER.

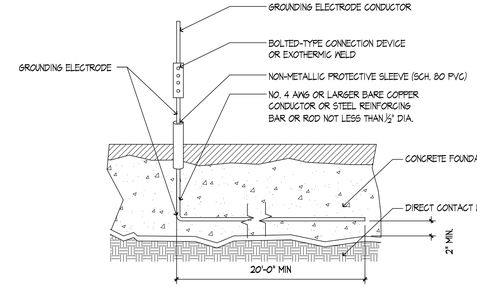
③ TYP. DOOR FLASHING

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

④ TYP. WINDOW FLASHING

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

DETAIL NOTES:
1. CONCRETE-ENCASED ELECTRODE: AN ELECTRODE ENCASED BY AT LEAST 2 INCHES (50.8MM) OF CONCRETE, LOCATED WITHIN AND NEAR THE BOTTOM OF A CONCRETE FOUNDATION OR FOOTING THAT IS IN DIRECT CONTACT WITH THE EARTH, CONSISTING OF AT LEAST 20 FEET (6.1 M) OF ONE OR MORE BARE OR ZINC GALVANIZED OR OTHER ELECTRICALLY CONDUCTIVE COATED STEEL REINFORCING BARS OR RODS OF NOT LESS THAN ½ INCH (12.7 MM) DIAMETER, OR CONSISTING OF AT LEAST 20 FEET (6.1 M) OF BARE COPPER CONDUCTOR NOT SMALLER THAN NO. 4, SEE PLANS FOR SIZE OF CONDUCTOR IF GREATER THAN #4.



② UFER GROUND DETAIL

SCALE: NO SCALE

Attachment: Architectural plans example - PERMIT - rev8 (274 and 286 W. Michican Avenue - Estates at Arcadia)

STATE OF ILLINOIS
001-008243
FREDERICK E. GILMORE
EXPIRATION 11/30/22
LICENSED ARCHITECT

These drawings were prepared under my supervision and to the best of my knowledge, they comply with all applicable codes.

07-14-21

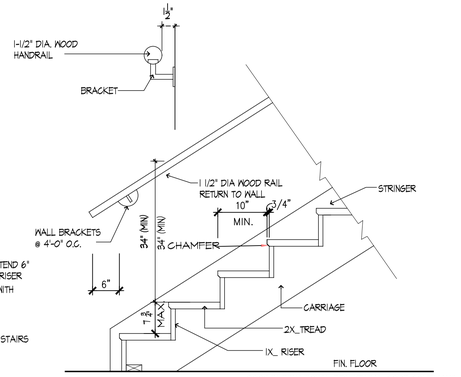
REV	DESCRIPTION	DATE
1	VILLAGE REVISIONS	07-18-21
2	FAMILY ROOM STEEL BEAMS	01-17-22

Rick Gilmore, FALA
Fellow of the Association of Licensed Architects

NEW SINGLE FAMILY RESIDENCE
POMIS RESIDENCE
1517 N. CHICAGO AVENUE
ARLINGTON HEIGHTS, ILLINOIS 60004

Gilmore
FredeRick Gilmore, Architect
3489 Gallant Fox Drive
Elgin IL 60124
847 421 8676
email: gilmorearch@gmail.com
www.gilmorearchitects.com
8A

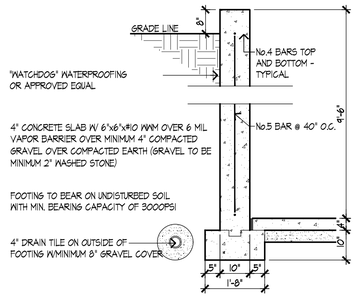
This drawing is copyrighted all rights reserved.



NOTES:
1. CONT. STAIR HANDRAIL TO EXTEND 6" HORIZONTALLY ABOVE THE TOP RISER
2. GUARDS SHALL BE 36" HIGH WITH BALUSTERS @ 4" O.C. (MAX.)
3. MINIMUM HEADROOM FROM NOSING TO CEILING 6'-8"
4. 1 LAYER OF 1/2" GWB BELOW STAIRS

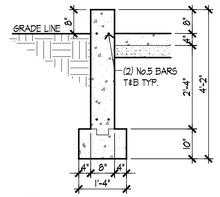
2009 INTERNATIONAL RESIDENTIAL CODE COMPLIANT

① STAIR DETAIL
SCALE: 3/4" = 1'-0"

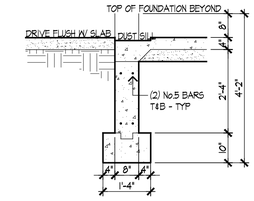


④ TYP. FND. SECTION
SCALE: 1/2" = 1'-0"

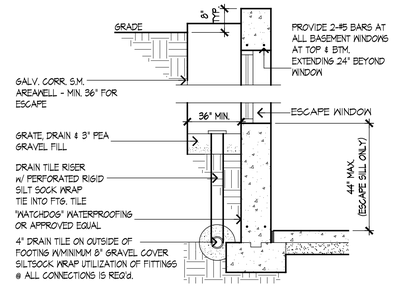
NOTE:
TOP OF FOUNDATION IS TO BE A MINIMUM OF 6" ABOVE FINISH GRADE OR 4" WHEN A MASONRY VENEER IS USED



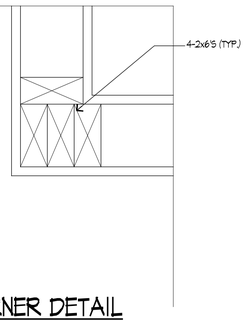
⑤ FND. AT GARAGE
SCALE: 1/2" = 1'-0"



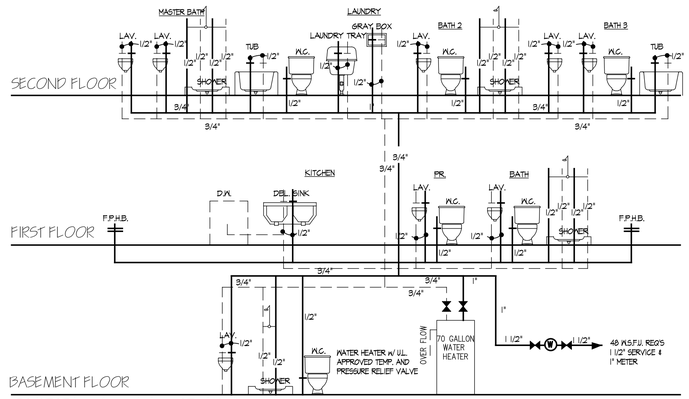
⑥ GARAGE OPENING
SCALE: 1/2" = 1'-0"



⑦ TYP. ESCAPE WINDOW
SCALE: 1/2" = 1'-0"



⑨ CORNER DETAIL
SCALE: 3" = 1'-0"
PROVIDE 4' x 8' x 1/2" PLYWOOD @ ALL CORNERS AND EVERY 25'-0" OF STRAIGHT WALL

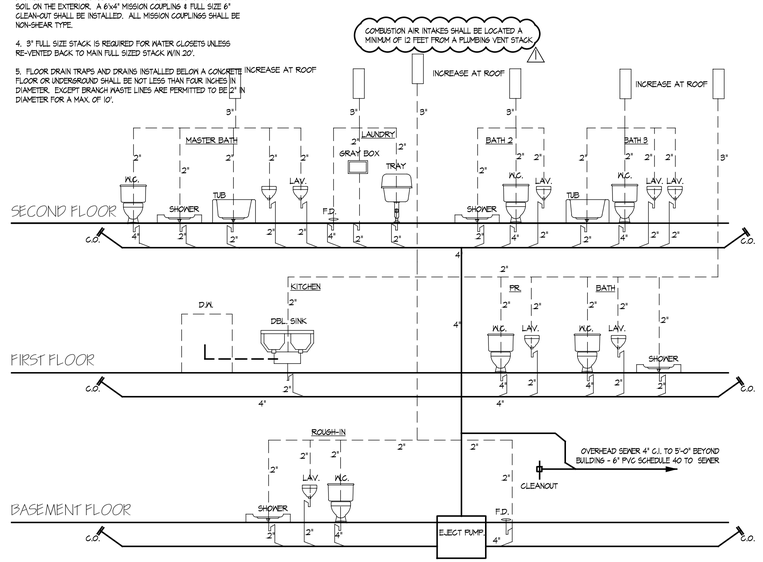


SUPPLY DIAGRAM
NO SCALE

LEGEND
HOT WATER
COLD WATER

PLUMBING MATERIALS:
TYPE K WATER PIPE BELOW GRADE
TYPE L COPPER ABOVE GRADE
SCH. 40 PVC
WATER SUPPLY LINES FOR LAVS, WATER CLOSETS, SINKS, LAUNDRY TRAYS, ICE MAKER AND DISHWASHER SHALL BE HARD PIPED WITH EITHER ROUGH BRASS OR CHROME SUPPLY TUBES.

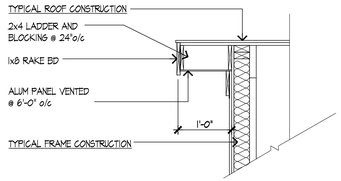
1. BUILDING SEWER SHALL HAVE A FULL SIZE CLEAN-OUT (6") INSTALLED OUTSIDE THE BUILDING.
2. A CONTINUOUS WASTE SHALL NOT BE USED ON THE KITCHEN SINK DRAIN LINES. TWO TRAPS ARE REQUIRED (GARBAGE DISPOSAL, BASKET STRAINER)
3. SEWER PIPE USED TO PENETRATE THE FOUNDATION WALLS SHALL BE DUCTILE IRON OR SCHEDULE 40 PVC & SHALL EXTEND ONTO VIRGIN SOIL ON THE EXTERIOR. A 6'x4' MISSION COUPLING & FULL SIZE 6" CLEAN-OUT SHALL BE INSTALLED. ALL MISSION COUPLINGS SHALL BE NON-SHEAR TYPE.
4. 3" FULL SIZE STACK IS REQUIRED FOR WATER CLOSETS UNLESS RE-VENTED BACK TO MAIN FULL SIZED STACK W/IN 20'.
5. FLOOR DRAIN TRAPS AND DRAINS INSTALLED BELOW A CONCRETE FLOOR OR UNDERGROUND SHALL BE NOT LESS THAN FOUR INCHES IN DIAMETER. EXCEPT BRANCH WASTE LINES ARE PERMITTED TO BE 2" IN DIAMETER FOR A MAX. OF 10'.



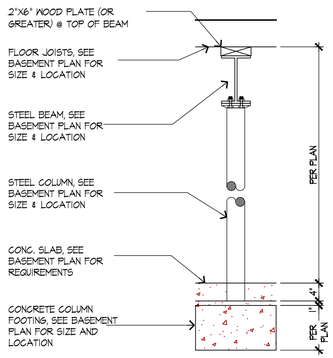
WASTE DIAGRAM
NO SCALE

LEGEND
VENT
WASTE

NOTES:
PROVIDE SHUT OFF VALVES AT ALL FIXTURES
PROVIDE 12" AIR CHAMBERS AT ALL FIXTURES
PROVIDE 24" AIR CHAMBERS AT ALL RISERS
ALL HOSE BIBS SHALL BE EQUIPPED WITH VACUUM BREAKERS

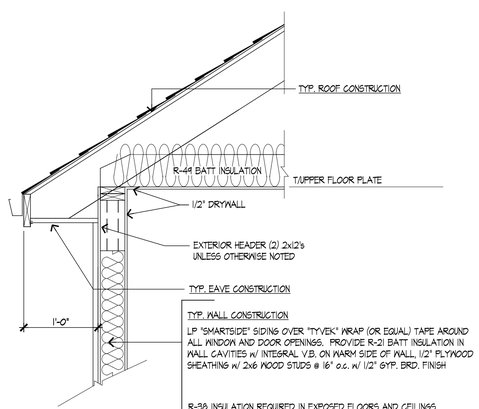


② RAKE DETAIL
SCALE: 3/4" = 1'-0"



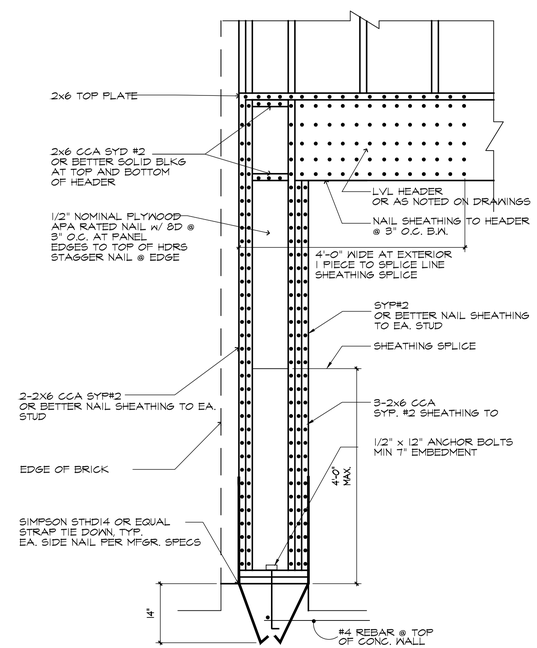
⑧ BASEMENT COL. DETAIL
SCALE: 3/4" = 1'-0"

STEEL COLUMNS SHALL BE WELDED TO A 1/2-INCH THICK BASE PLATE THAT EXTENDS BEYOND THE OUTSIDE EDGE OF THE COLUMN TO ALLOW FOR THE REQUIRED INSTALLATION OF A MINIMUM OF TWO ½-INCH DIAMETER ANCHOR BOLTS. THE MINIMUM PLAN VIEW DIMENSION OF THE BASE PLATE SHALL BE 4 INCHES. A CONCRETE FLOOR SHALL NOT BE USED TO PREVENT LATERAL DISPLACEMENT OF A COLUMN.

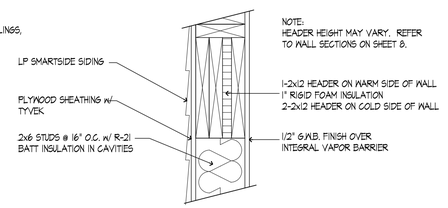


FRAME WALL CONDITION

③ WALL SECTION @ EAVE
SCALE: 3/4" = 1'-0"



⑩ BRACED WALL PANEL
SCALE: 3/4" = 1'-0" @ GARAGE DOOR



⑪ HEADER DETAIL
SCALE: 1 1/2" = 1'-0"

Attachment: Architectural plans example - PERMIT - rev8 (274 and 286 W. Michican Avenue - Estates at Arcadia)



These drawings were prepared under my supervision and to the best of my knowledge, they comply with all applicable codes.

07-14-21

REV	DESCRIPTION	DATE
1	VILLAGE REVISIONS	07-18-21
2	FAMILY ROOM STEEL BEAMS	01-17-22

Rick Gilmore, FALA
Fellow of the Association of Licensed Architects

NEW SINGLE FAMILY RESIDENCE
POMIS RESIDENCE
1517 N. CHICAGO AVENUE
ARLINGTON HEIGHTS, ILLINOIS 60004

Gilmore
FredeRick Gilmore, Architect
3489 Gallant Fox Drive
Elgin IL 60124
847 421 8676
email: gilmorearch@gmail.com
www.gilmorearchitects.com

9

This drawing is copyrighted all rights reserved.

100078806

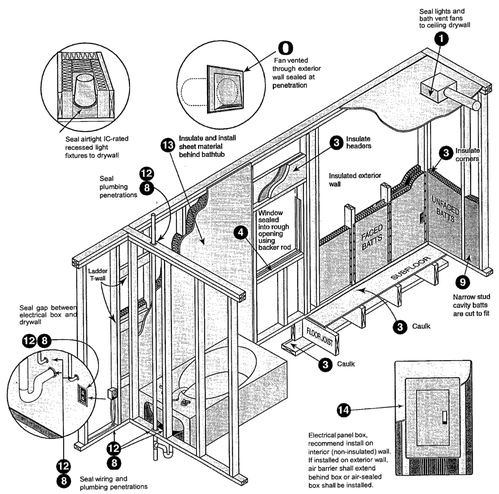
TABLE R402.4.1.1
AIR BARRIER AND INSULATION INSTALLATION[a]

COMPONENT	AIR BARRIER CRITERIA	INSULATION INSTALLATION CRITERIA
General requirements	A continuous air barrier shall be installed in the building envelope. The exterior thermal envelope contains a continuous air barrier. Breaks or joints in the air barrier shall be sealed.	Air-permeable insulation shall not be used as a sealing material.
Ceiling/attic	The air barrier in any dropped ceiling or soffit shall be aligned with the insulation and any gaps in the air barrier shall be sealed. Access openings, drop down stairs or knee wall doors to unconditioned attic spaces shall be sealed.	The insulation in any dropped ceiling/soffit shall be aligned with the air barrier.
Walls	The junction of the foundation and sill plate shall be sealed. The junction of the top plate and the top of exterior walls shall be sealed. Knee walls shall be sealed.	Cavities within corners and headers of frame walls shall be insulated by completely filling the cavity with a material having a thermal resistance, *R*-value, of not less than R-3 per inch. Exterior thermal envelope insulation for framed walls shall be installed in substantial contact and continuous alignment with the air barrier.
Windows, skylights and doors	The space between framing and skylights, and the jambs of windows and doors, shall be sealed.	—
Rim joists	Rim joists shall include the air barrier.	Rim joists shall be insulated.
Floors, including cantilevered floors and floors above garages	The air barrier shall be installed at any exposed edge of insulation.	Floor framing cavity insulation shall be installed to maintain permanent contact with the underside of subfloor decking. Alternatively, floor framing cavity insulation shall be in contact with the top side of sheathing, or continuous insulation installed on the underside of floor framing; and shall extend from the bottom to the top of all perimeter floor framing members.
Crawl space walls	Exposed earth in unvented crawl spaces shall be covered with a Class 1 vapor retarder with overlapping joints taped.	Crawl space insulation, where provided instead of floor insulation, shall be permanently attached to the walls.
Shafts, penetrations	Duct shafts, utility penetrations, and flue shafts opening to exterior or unconditioned space shall be sealed.	—
Narrow cavities	—	Batts to be installed in narrow cavities shall be cut to fit or narrow cavities shall be filled with insulation that on installation readily conforms to the available cavity space.
Garage separation	Air sealing shall be provided between the garage and conditioned spaces.	—
Recessed lighting	Recessed light fixtures installed in the building thermal envelope shall be sealed to the finished surface.	Recessed light fixtures installed in the building thermal envelope shall be air tight and IC rated.
Plumbing and wiring	—	In exterior walls, batt insulation shall be cut neatly to fit around wiring and plumbing, or insulation, that on installation readily conforms to available space, shall extend behind piping and wiring.
Shower/tub on exterior wall	The air barrier installed at exterior walls adjacent to showers and tubs shall separate the wall from the shower or tub.	Exterior walls adjacent to showers and tubs shall be insulated.
Electrical/phone box on exterior walls	The air barrier shall be installed behind electrical and communication boxes. Alternatively, air-sealed boxes shall be installed.	—
HVAC register boots	HVAC supply and return register boots that penetrate building thermal envelope shall be sealed to the subfloor, wall covering or ceiling penetrated by the boot.	—
Concealed sprinklers	Where required to be sealed, concealed fire sprinklers shall only be sealed in a manner that is recommended by the manufacturer. Caulking or other adhesive sealants shall not be used to fill voids between fire sprinkler cover plates and walls or ceilings.	—

a. Inspection of log walls shall be in accordance with the provisions of ICC 400.

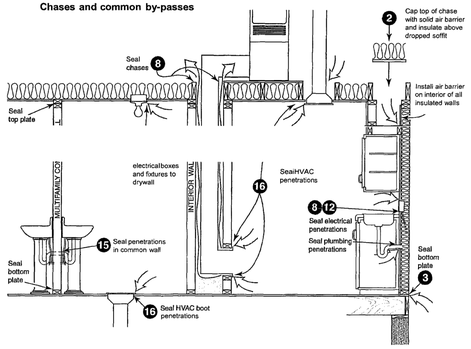
INTERNATIONAL CODE COUNCIL
Copyright © 2018 ICC. ALL RIGHTS RESERVED. Accessed by Matthias Jass Jr (mjass@matthiasjass.com). ( ) Order-Number: 01007806 on Oct 21, 2019 03:20:01 PM EDT) pursuant to License Agreement with ICC. No further reproduction, no further reproductions by any third party, or distribution authorized. Single user only, copying and networking prohibited. ANY UNAUTHORIZED REPRODUCTION OR DISTRIBUTION IS A VIOLATION OF THE FEDERAL COPYRIGHT ACT AND THE LICENSE AGREEMENT, AND SUBJECT TO CIVIL AND CRIMINAL PENALTIES THEREUNDER.

Air sealing key points

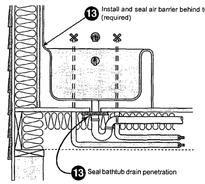


Air sealing key points *continued*

Chases and common by-passes

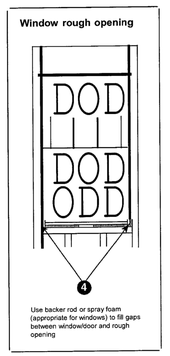


Shower/tub drain rough opening

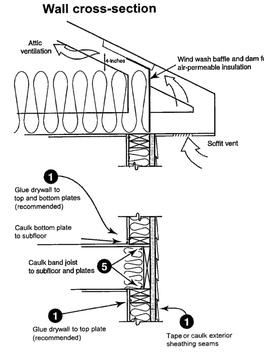


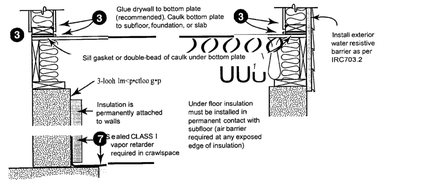
Air sealing key points *continued*

Window rough opening



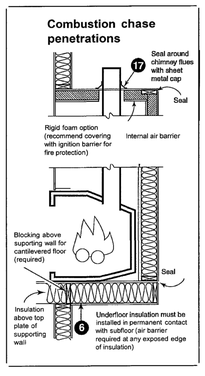
Wall cross-section





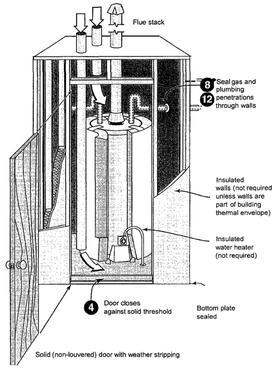
Air sealing key points *continued*

Combustion chase penetrations

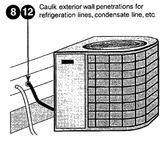


Combustion closet

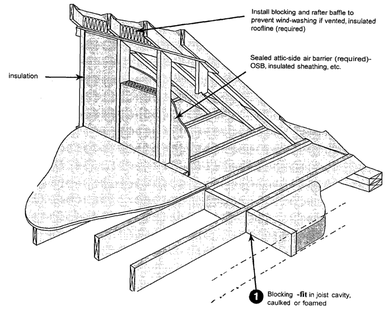
Combustion air inlets
as per mechanical and/or fuel gas code



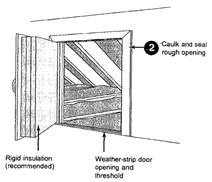
Exterior penetrations



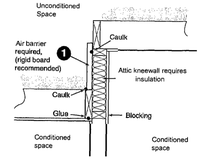
Air sealing key points *continued*



Attic knee-walls

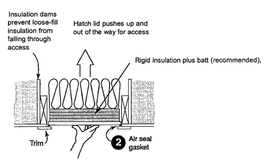


Two-level attic

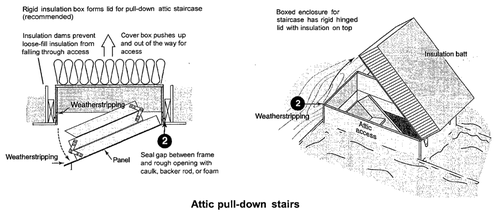


Air sealing key points *continued*

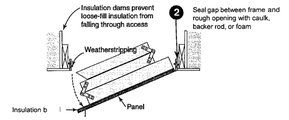
Attic scuttle



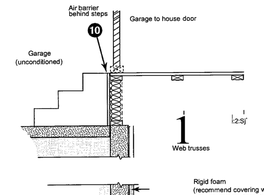
Attic pull-down stairs

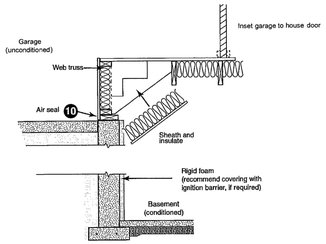


Attic pull-down stairs



Air sealing key points *continued*





Attachment: Architectural plans example - PERMIT - rev6 (274 and 286 W. Michican Avenue - Estates at Arcadia)

These drawings were prepared under my supervision and to the best of my knowledge, they comply with all applicable codes.

STATE OF ILLINOIS
001-008243
FREDERICK E. GILMORE
EXPIRATION 11/30/22
LICENSED ARCHITECT

07-14-21

REV	DESCRIPTION	DATE
1	VILLAGE REVISIONS	07-18-21
2	FAMILY ROOM STEEL BEAMS	01-17-22

Rick Gilmore, FALA
Fellow of the Association of Licensed Architects

NEW SINGLE FAMILY RESIDENCE
POMIS RESIDENCE
1517 N. CHICAGO AVENUE
ARLINGTON HEIGHTS, ILLINOIS 60004

Gilmore
FredeRick Gilmore, Architect
3489 Gallant Fox Drive
Elgin IL 60124
847 421 8676
email: gilmorearch@gmail.com
www.gilmorearchitects.com

10

This drawing is copyrighted all rights reserved.

GENERAL REQUIREMENTS

A. Furnish all labor, materials, tools, insurance and permits necessary to complete the work as shown and as reasonably implied by the drawings, specifications, notes and required by any code with jurisdiction to complete the scope of work for a complete and properly finished job. Contractors proceed with the understanding and agreement that a satisfactory job is obtainable with the information as provided.
B. The General Contractor is solely responsible for dimensional accuracy. All differences in anticipated dimensions or conditions shall be immediately submitted in writing to the architect prior to the commencement or continuation of work or the Contractor shall be solely responsible for same.
C. Any deviation from these plans and specifications without prior written consent of the Architect shall be the responsibility of the Contractor and will nullify and void any architectural certification pertaining to this project.

1. CODES All work shall comply with the following:

A. All Applicable Local, State, County and Federal Codes, Ordinances, Laws, Regulations and Protective Covenants governing the site of work.
B. Before final Construction Documents are issued for construction, they shall be submitted to all governing building agencies to insure their compliance with all applicable local and national codes. If code discrepancies in the Construction Documents appear, the Architect shall be notified of such discrepancies in writing by the Contractor or building official, and allowed to alter the Construction Documents so as to comply with governing codes before construction begins.
C. Upon receipt of approval from the governing official, approved final Construction Documents shall be submitted to the Contractor by the Architect.
D. If code discrepancies are discovered during the construction process, the Architect shall be notified in writing and allowed ample time to remedy said discrepancies.

2. INTENTION

A. The intention of these documents is to include all labor, materials and services, necessary for complete and proper execution of the Work indicated on the Construction Documents or reasonably inferred therefrom.
B. The Architect shall not have control over or charge of and shall not be responsible for construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connections with the work, The Architect shall not be responsible for Contractor's or Subcontractor's schedules or for failure to carry out the Work in accordance with the Construction Documents. The Architect shall not have control over or charge of acts or omissions of the Contractor, Subcontractor, or their agents or employees, or of any other persons performing portions of the Work.
C. All Contractors, Subcontractors, Suppliers and Fabricators shall be responsible for the content of the Construction Documents, and for the supply and design of appropriate materials and shall insure that all work is done in a professional workman like manner by skilled mechanics and shall replace any materials or items damaged by Subcontractors performance. Subcontractors and suppliers are hereby notified that they are to confer and cooperate fully with each other during the course of construction to determine the exact extent of overlap of each others work and to successfully complete the execution of the Work.
D. All Subcontractor work shall be of quality to pass inspections by local authorities, lending institutions, Architect or Contractor. Any one or all of the above mentioned inspectors may inspect workmanship at any time, and any corrections needed to enhance the quality of building will be done immediately.
E. Each Subcontractor, unless specifically exempted by the items of his subcontract agreement, shall be responsible for cleaning up and removing from the job site all trash and debris not left by other Subcontractors. Contractor will determine how soon after Subcontractor completes each phase of his work that trash and debris will be removed from the site.
F. All Manufactured articles, materials and equipment shall be applied, installed, erected, used, cleaned and conditioned in strict accordance with manufacturers specifications.
G. All alternates are at the option of the owner and shall be at the owners request, constructed in addition to or in lieu of the typical condition.

3. DESIGN LOADS

A.	**Floor:**	Live Load	40 PSF Minimum
		Dead Load	10 PSF Minimum
	Roof:	Live Load	30 PSF Minimum
	Soil:	Bearing Capacity	3,000 PSF Minimum
		Bearing Capacity – SEVERE AREAS	3,500 PSF Minimum

L/360 Maximum Deflection otherwise.
B. Prior to the start of construction the Contractor shall verify the required design loads with governing codes and site conditions. Verify with the local building agencies the wind, seismic, snow and other special loading conditions. The Architect shall be notified in writing of all discrepancies.

4. PLANS AND SPECIFICATIONS

DO NOT SCALE DRAWINGS. Written dimensions always take precedence over scaled dimensions. These plans, details, and specifications remain the property of the Architect and may not be altered in any way without the written consent of the Architect.

SITE WORK

All excavation, filling, backfilling, rough grading and finish grading shall be performed and the site returned to the grade as directed by the Contractor. If suitable soil bearing for foundations is not encountered at the depth indicated on the drawings, the Contractor shall immediately notify the Architect in writing and shall not proceed any further.

A. Backfill materials shall be earth, free of debris, roots, organic matter and frozen substances. Fill materials under slab shall consist of non–expansive, free–draining, granular material free of debris and organic material.
B. Provide consistent compaction of the top 8" of subgrade, all fill and backfill.
C. Provide foundation drainage at the perimeter of excavated basement areas using 4" minimum diameter drainage pipe and appropriate fittings. Provide a minimum of 12" washed gravel cover. Slope 3/16" per foot to the point of drainage.
D. Keep all excavations free from water. Remove from the construction site all unsuitable soil, debris and excess materials.
E. Do not place fill on muddy or frozen areas. Fill only after all subsoil installations have been completed. Install fill in horizontal layers not exceeding 12 inches and compact to 95% maximum density at optimum moisture.

CONCRETE

All work to be done as indicated in the drawings and in accordance with accepted standards of good practice, governing codes and shall comply with the following:

A. **Portland Cement:** ASTM C94. Unless noted otherwise, concrete shall have a 28 day compressive strength of 3,000 PSI.
B. **Reinforcing Steel:** ASTM A615, Grade 60, deformed bars.
C. **Welded Wire Fabric:** ASTM A185, 6 inch x 6 inch x No. 10 x 10.
D. **Course Aggregate:** Clean crushed stone or natural gravel, conforming to ASTM C33, and not larger than 3/4 inch for slabs or 1–1/2 inch for foundations and footings.
E. **Fine Aggregate:** Washed natural sharp sand without clay content.
F. **Water:** Potable
G. **Vapor Barrier:** .006 inch (6 mil) polyethylene sheet.
H. **Expansion Joints:** Asphalt saturated fiber type filler strips; 1/2 inch thick by the full thickness of the slab.
I. **Concrete Finishes:** Install concrete slabs with monolithic finish. Screed the surface site a straightedge, float to required level, and steel trowel to a smooth hard finish. Broom finished where so indicated in the Construction Documents.
J. **Curing:** Protect flat surfaces, not in contact with forms, against loss of moisture for not less than 7 days by approved methods.
K. Slump for normal weight concrete shall be as follows:
1. Footings, walls and walks 4 in. – 6 in.
2. Slabs 3 in. – 5 in.
3. If mechanical vibrators are used, reduce slump by one third.

L. Do not increase the water ratio in concrete for easier movement of concrete in the formwork.
M. All exterior concrete to have 6 percent air entrainment.
N. Unless noted otherwise, all slabs on grade shall be a minimum 4 inch thick and placed over a minimum of 4 inches of compacted sand or approved gravel fill. Interior slabs shall be placed over a stabilized polyethylene vapor barrier.
O. Subcontractor shall be responsible for the size, location and installation of required steel reinforcing in footings and walls per local codes or specific soil conditions, whichever is more restrictive.
P. Footing sizes shown are typical only for the stated soil pressure and consistent compaction.
Q. Set 1/2 inch diameter anchor bolts in the foundation wall at 6'–0 o/c maximum spacing and at no more than 12 inches in form each corner and both sides of all openings. The bolts shall be embedded in the foundation wall not less than 8 inches.
R. Beam pockets shall be provided for all beams supported by concrete, unless noted otherwise, and shall comply with the following:
1. Minimum bearing 4 inches
2. Height and width as required by the beam.
3. 2" nominal pressure treated lumber beneath full bearing of wood beams.

MASONRY

Provide masonry veneer anchorage per local codes.

METALS

All structural steel shall comply with appropriate ASTM specifications as follows:
ASTM A36, ASTM A53, ASTM S501, ASTM A307 and ASTM A325.

CARPENTRY AND MILLWORK

Furnish all labor, material and equipment necessary to complete work as shown on the Construction Documents and/or specified hereinafter and listed below.

1. SCOPE

All work is to conform to all governing codes and the following:
A. "Product Use Manual" of the Western Wood Products Association for selection and use of products included in that manual.
B. "Plywood Specification and Grade Guide" of the American Plywood Association.
C. American Wood Preservers Association standards and specifications for fire retardant and preservative pressure treated lumber and plywood.
1. All wood indicated as "Pressure Treated" or "Treated" shall be preservative pressure treated.
2. All wood indicated as "Fire Retardant" shall be fire retardant pressure treated.

D. "Standard Specifications for Grades of California Redwood Lumber" of the Redwood Inspection Bureau for Redwood.
E. Western Red Cedar Lumber Association standards and specifications for cedar.

2. GRADING

Provide lumber and materials meeting or exceeding the following standards of quality. All framing members shall be grade stamped.

A. **Allowable stress for Framing Members:**

1.	Modulus of Elasticity	1,300,000 PSI
2.	Fiber Bending – Single	850 PSI
	– Repetitive	977 PSI
3.	Horizontal Shear	70 PSI
4.	Bearing	405 PSI
5.	Compression parallel to grain	875 PSI

3. MATERIALS

A. **Mudsills:** All wood in contact with concrete or masonry shall be pressure treated.
B. **Metal Connectors:**
1. Simpson as detailed or equivalent.
2. Install joist and beam hangers capable of supporting the maximum allowable load of the joist or beam being supported.
3. Steel items to comply with ASTM A7 or ASTM A36.
4. Use Galvanized Steel at all exterior locations.

C. **Nailing:**
1. Per applicable code for common wire nails.
2. All plywood diaphragms shall have cement coated or ring shank ply nails.
3. Use 16d's at 16" o/c when nailing 2–2x members together.
4. Use 2 rows of 16d's at 16" o/c when nailing 3–2x members together.
5. A positive connection must be provided for all free standing posts.

D. **Trusses:**
1. Provide wood trusses able to sustain the stated loads for the spans, profiles and arrangement shown in the Construction documents. Truss layout is schematic only. Truss manufacturer and/or engineer shall be responsible for the design, including spacing, of all trusses and shall submit shop drawings sealed by a registered engineer for approval by the Contractor.
2. All roof trusses are to be designed for no attic storage unless noted otherwise.

E. **Sheathing:**
1. **Roof:** 5/8" nominal thickness OSB roof panels with panel edge clips, span rating per Structural Board Assoc.(SBA)
2. **Floors:** 12" pre–engineered floor truss system – 3/4" OSB T&G floor panels span rating for floor application per Structural Board Assoc.(SBA).
3. **Walls:** 1/2" nominal thickness OSB (except where portal framing is required)

F. **Laminated Veneer Lumber**
1. All members referred to as "Micro–Lam" shall be Laminated Veneer Lumber.
2. Provide glue–laminated veneer lumber beams of the dimension and quantity indicated in the Construction Documents. Unless noted otherwise, fasten multiple beams together in strict accordance with the manufacturer's specifications.
3. Allowable Stresses
   a. Modulus of Elasticity 1,800,000 PSI
   b. Fiber Bending – Single 2,600 PSI
   c. Horizontal Shear 285 PSI
   d. Bearing 650 PSI

4. FRAMING

A. **Stud walls:**
1. All studs to have full bearing on plate.
2. Not less than (3) studs shall be installed at every corner of an exterior wall.
3. Stud spacing for all exterior walls and bearing walls shall be 16" o/c unless noted otherwise. Stud spacing for all interior walls shall be 16"o/c unless noted otherwise.
4. Studs shall be a minimum standard or stud grade lumber unless noted otherwise.
5. Studs shall be a minimum of 2x4 nominal with the wide face perpendicular to the wall.
6. All top plates to be 2–2x as indicated on drawings with minimum lap splice of 48" with butt joints occurring over studs. Plates are to overlap at corners and be the same size as the studs.
7. All walls greater than 10'–0 in height shall be 2x6 studs unless noted otherwise.
8. Framing contractor shall provide backing as required for all light fixtures, cabinets, wardrobes, brackets, handles, drywall, etc.
9. Provide "Box–Out" framing behind all heat supplies in walls common to the Garage so as to allow a full 3 1/2" insulation batt behind the heat supply duct.
10. 4'x8'x1/2" plywood bracing shall be provided at the corners all exterior walls and main cross stud partitions at each end and at least every 25 feet of length. They shall be placed at an angle not greater than 60 degrees nor less than 45 degrees from horizontal.

B. **Posts:**
1. Provide 3–2x4 or 1–4x6 post under all beams or headers greater than 6'–0 in length and under all girder trusses unless noted otherwise.
2. A single trimmer shall be provided on each side of openings less than 6'–0 in width and double trimmers shall be provided on each side of openings that are greater than 6'–0 in width unless noted otherwise.

C. **Beams, Headers, Joists and Rafters:**
1. Set all beams, headers, joists and rafters with crown side up.
2. Provide (2) 2x12 headers w/1/2" plywood filler over all exterior openings (2x4 Construction) Provide (3) 2x12 headers w/1/2" plywood fillers (2x6 Construction) unless otherwise noted.
3. Provide (2) 2x12 headers over all interior openings unless otherwise noted (2x4 wall). Provide (3) 2x12 headers over all interior openings unless otherwise noted (2x6 wall).
4. All headers and beams are to be free from splits, check and shakes.
5. All joists, headers, beams and rafters shall have a minimum solid bearing of 2" at each end.
6. Provide double header joists and trimmers at all floor openings.
7. Provide double joist under parallel partitions and solid blocking under perpendicular partitions. Split joists under parallel partitions to allow for heating, plumbing and electrical trades. Double all joists under all water, baths, showers, washing machines, whirlpools, water heaters or special loading.
8. Support of bearing partitions perpendicular to joists shall not be offset from such support by a distance greater than the depth of the joists.
9. All 2x floor joists to have 1x3 cross bridging at 8'–0 o/c maximum spacing. All "I" joists and floor trusses to have bracing in accordance with manufacturer's specifications.
10. Notching of joists shall comply with all applicable LOCAL, COUNTY, STATE, AND FEDERAL codes, whichever is more restrictive.
11. Rough opening height for all doors and windows is to be 6'–10 3/4" to bottom of header unless noted otherwise.

5. MISCELLANEOUS

A. All wood plates bearing on concrete or masonry shall be pressure treated.
B. All treated sill plates shall be anchored with 1/2" diameter x 12" long anchor bolts set at 6'–0 o/c and 1'–0 in from each corner.
C. Install fiberglass or foam sill sealer between the top of the foundation and the sill plate.
D. Provide 2" nominal pressure treated lumber beneath full bearing of wood beams bearing on concrete or masonry.
E. Firestop all soffits and cut plates. All floor construction through which heat or exhaust ducts pass shall be effectively draft stopped.
F. All exterior 2x decking, joists, posts and stairs to be of pressure treated lumber. All exterior handrails, balusters and trim to be of roughsawn cedar unless noted otherwise. All exterior joist hangers to be galvanized.
G. Install all "I" joists, floor and roof trusses in accordance with manufacturer's specifications. All trusses are to be designed by manufacturer.
H. Maximum stair riser and minimum tread nose to nose depth shall be in accordance with governing codes.
I. Maintain minimum 6'–8 headroom clearance on stairs.
J. Required handrails at stairways shall be continuous the full length of the stairs and may only be interrupted at a landing.
K. Balusters shall be spaced so as not to allow passage of a 4" diameter sphere.
L. Stair construction shall consist of 2x12 stringers, 5/4 or 2x thick treads and 3/4" thick risers, or shall be fabricated by a component stair manufacturer. All risers are closed.
M. Plywood backing at specified trim pieces shall be 3/8" exterior grade plywood.
N. Common house/garage demising wall shall be one hour rating. (UL Assembly #U305)
O. All attic truss spaces shall be draftstopped to areas not exceeding 1000 SF.
P. All floor trusses shall be draftstopped to areas not exceeding 500 SF.

THERMAL AND MOISTURE PROTECTION

A. Provide Damp proofing of all foundation walls at excavated areas from the top of the footings to the height of the finished grade with one coat of an asphalt base waterproofing compound.
B. Provide fiberglass, ASTM C665 type 1, insulation at assemblies adjacent to exterior or unheated spaces meeting the requirements of the governing codes.
C. Minimum insulation requirements:

1.	Walls:	per sections
2.	Floors, Exposed:	per sections
3.	Ceiling:	per sections

D. Extend insulation over entire area to be insulated. Cut and fit tightly around obstructions and fill all voids with insulation. Maintain minimum air space between bottom of roof deck and top of insulation.
E. Provide a vapor barrier as specified in plans and details. Install per manufacturers specifications.
F. Roofing shall be a minimum of 30 yr. composite shingles installed over 15# roof felt over roof sheathing with a minimum main roof pitch of 5:12. Ice and water shield or approved equal to be applied horizontally at eave up slope of roof to a point 24" inside exterior wall. (Vertical laps to be min. 5", horizontal laps to be min. 6"). Ice and water shield or approved equal to be applied to all valleys.
G. All shingles are to be fastened with nails.
H. Siding per print, installed per manufacturers specifications.
I. All fascias and soffits per print.
J. Provide flashing and sheet metal required to prevent the penetration of water through the exterior shell of the building.
K. In addition to complying with governing codes, comply with pertinent recommendations contained in the current edition of "Architectural Sheet Metal Manual" published by SMACNA.
L. All iron sheet metal flashing shall be hot dipped galvanized complying with ASTM A93.
M. Provide gutters and down spouts as specified by Contractor. Down spout locations to be determined by Subcontractor and approved by Contractor. Splash blocks are required where downspouts terminate.
N. Subcontractor to determine the direction of water discharge from the downspouts so as to eliminate any potential hazard to pedestrians created by the water or ice discharge from the he downspouts.
O. Attic spaces shall have a minimum ventilation area equal to 1/150th of the horizontally projected roof area or as further required by governing codes.

DOORS AND WINDOWS

A. Exterior and vestibule doors shall be 1 3/4" thick metal clad insulated swinging units as specified by the Contractor unless noted otherwise.
B. Glazing in doors and sidelights shall be double pane insulating glass.
C. Provide tempered glass as required by governing codes.
D. Patio doors, sliding glass doors, and windows over bath tubs shall have tempered glass.
E. Interior doors shall be prehung with wood jambs and specified by Contractor
F. Finish hardware shall be specified by Contractor and installed by Subcontractor. Subcontractor to install all hardware required by governing codes.
G. Garage to house door and frame to be one hour fire rated with a self–closing device.
H. All operable windows shall have insect screens.

FINISHES

A. Use wallboard of maximum lengths to minimize end joints. Stagger end joints when they occur. Locate end joints as far as possible from center of wall or ceiling. Abut wallboard without forcing. Neatly fit ends and edges of wallboard. Do not place butt ends against tapered edges. Support ends and edges of all board panels on framing or furring members except for face layer of double layer and where ends are back–blocked and floated.
B. Gypsum Wallboard:
1. Regular Board: ASTM C36
2. Fire–rated Board: ASTM C36, Type X, 5/8" with tapered edges.
3. Fiberglass Reinforced Gypsum Backing Board: Durock or Wonderboard brand, 1/2"
4. Water–Resistant Board: 1/2", regular grade, tapered edges.

C. Gypsum wallboard, unless noted otherwise, shall be provided as follows:
1. Exterior Walls: 1 layer regular 1/2" wallboard to interior face.
   Interior Walls: 1 layer regular 1/2" wallboard each side.
   Ceiling: 1 layer regular 1/2" wallboard for framing members 16" o/c or less. 1 layer regular 5/8" wallboard for framing members over 16" o/c
   Baths: Water resistant wallboard on walls and ceilings at tubs and showers.
2. Joint Treatment Materials: Joint tape – ASTM C475, perforated. Joint compound ASTM C475, powdered joint and taping compound.
3. Joint Taping and Finishing: Install in 3 coats to provide smooth, flush, true surface ready for decorating.
4. Provide metal corner bead and trim at all locations shown in the Construction Documents and as recommended by wallboard manufacturer.

D. **Job Conditions**
1. Temperature: Maintain range between 55 degrees F. to 70 Degrees F. for 24 hours before, during and after gypsum wallboard and joint treatment application.
2. Ventilation: Provide natural or mechanical ventilation during and following adhesives and joint treatment application.

PLUMBING

A. Work to meet all accepted standards of good practice and the requirements of the State of Illinois Plumbing Code and with all local amendments. Assure that all piping is of adequate size and properly vented in conformance with all governing code requirements. Make all connections required for mechanical equipment.
B. Plumbing information in the Construction Documents is only schematic. It shall be reviewed by the Contractor, Subcontractor, Supplies and Building Officials for code compliance and sound construction practice.
C. Plumbing fixtures shall be specified by the Contractor.
D. Design and installation of Plumbing shall be the responsibility of the Subcontractor.
E. All new plumbing work shall comply with the following:
1. All above ground water supply lines to be per applicable codes.
2. All below ground water supply lines to be per applicable codes.
3. Provide 18" air chambers on all plumbing risers and shut off valves at all fixtures.
4. All clean outs shall be easily accessible and at the bottom of each plumbing stack.
5. All hose bibs to be frost proof type with vacuum breakers. Provide a minimum of 2
6. Basement floor drain shall be 4" diameter, trapped and vented.
7. Plumbing rough–in shall be provided for grey box and 2" drain.
8. Sump pumps installed to receive ground water or other storm waters shall discharge to the rear drainage swale.
9. Ejector pumps installed to receive floor drain flow or other sewage shall be connected to the sanitary sewer.
10. Gas piping shall be metallic or cast iron.
11. No services allowed under garage slab or driveway.
12. No B boxes allowed in driveways, approaches or sidewalks.

HEATING, VENTILATION AND AIR CONDITIONING

A. Subcontractor to design a system to properly heat, ventilate and condition the project. Priority in design of system should be govern to proper and economical functioning of systems for the entire house as well as economy of the installation. Include all duct work, hardware, controls and insulation for complete system. Subcontractor shall be responsible for the design of the system within accepted limits and in accordance with governing codes.
B. HVAC information in the Construction Documents is only schematic. If shall be reviewed by the Contractor, Subcontractor, Suppliers and Building Officials for code compliance and sound construction practice.
C. HVAC fixtures and equipment shall be specified by the Contractor.
D. Design and installation of HVAC shall be the responsibility of the Subcontractor
1. All materials and equipment to be installed in accordance with manufacturer's instructions, and all other local authorities having jurisdiction.
2. Heating contractor to provide heating system capable of maintaining 70 degrees at 4' above finished floor inside at –10 degrees F. outside with a 15 mph wind. Air Conditioning to maintain 75 degrees inside at 100 degrees outside.
3. All new ductwork shall be constructed of prime first quality galvanized steel sheets. Gauges of metal, spacing and etc., shall conform to latest addition of ASHREA construction standards for ductwork construction.
   a. Construction shall conform to SMACNA duct construction standards. All ductwork shall be sealed with duct tape and designed for 2" static pressure class.
   b. Round spiral ductwork shall be United Sheet Metal type or approved equal, installed and suspended as per manufacturer's specifications.
4. All HVAC equipment shall be individually switched.
5. Provide dryer vent and Bathroom exhaust fan vents. All interior exhaust fans shall be exhausted in accordance with the manufacturer's recommendations. Dryer vent systems shall be independent of all other systems and shall convey the products of combustion and moisture to the outside. Dumping of exhausted air into attic spaces is absolutely prohibited.
6. Branch take–offs shall have splitter dampers or manual volume dampers for all supply air duct branches.
7. Provide factory–fabricated turning vanes in all square elbows.
8. HVAC Contractor shall install ductwork to maintain ceiling heights as established by Architect and provide all necessary offsets as required.
9. All duct openings in walls shall be sealed airtight and soundproof.
10. Provide combustion air to all gas fired equipment in accordance with governing codes.
11. Required number of return air ducts per code. All return air ducts to be metal, not an unpanned joist or stud space.
12. All flues shall be angled to penetrate behind the ridge of each unit. Refer to Roof Plans and Exterior Elevations.

ELECTRICAL

A. The Electrical Contractor shall furnish and install all electrical construction materials shown or reasonably implied on the drawings to complete the installation in a satisfactory and usable manner and in accordance with governing codes.
B. Electrical information in the Construction Documents is only schematic. It shall be reviewed by the Contractor, Subcontractor, Supplies and Building Officials for code compliance and sound construction practice.
C. Electrical fixtures and equipment shall be specified by the Contractor..
D. Design and installation of Electrical shall be the responsibility of the Subcontractor
1. Service panels to be a minimum of 20 circuit, 200 amp. Verify with the contractor. Install panel with a min. of 3'–0 clearance space around it.
2. Furnish and install all Bathroom fans and exhaust fans.
3. Provide 1/2" diameter conduit piping for remote water meter reader. Final location to be coordinated with the local building department.
4. All low voltage wiring 50 volts or less shall not be required to be in conduit unless wiring is located in hazardous areas.
5. All conduit shall be sized according to code unless noted on the drawings.
6. Provide and install certified 110 volt interconnected smoke detectors on a common lighting circuit, not to a separate dedicated circuit, with 9 volt battery back–up. Locations as shown in the Construction Documents and as required by the National Fire Protection Agency (NFPA) and local governing codes.
7. Provide and install ground fault circuit interrupters (GFI) as required by the 2017 Electrical Code (NEC) and with all local amendments.
8. All materials shall be new and of a quality approved by the Contractor. Materials shall bear Underwriter's Laboratories, Inc. seal.
9. Minimum power and lighting wire shall be No. 14 gauge copper or as otherwise indicated on the drawings, type THW or THHN.
10. Electrical Subcontractor shall provide all control wiring required for interconnecting of equipment or remote controls.
11. Electrical Subcontractor shall provide power and local disconnect switches to all power consuming equipment shown on the mechanical and plumbing drawings.
12. Conduit is required for all 110 and 220 wiring (not for low voltage wiring).
13. Contractor to provide 2 cable television connections and two telephone jacks per plan.

by

specifications

These drawings were prepared under my supervision and to the best of my knowledge, they comply with all applicable codes.
STATE OF ILLINOIS 001-008243 FREDERICK E. GILMORE EXPIRATION 11/30/22 LICENSED ARCHITECT
07-14-21

REV	DESCRIPTION	DATE
1	VILLAGE REVISIONS	07-18-21
2	FAMILY ROOM STEEL BEAMS	01-17-22

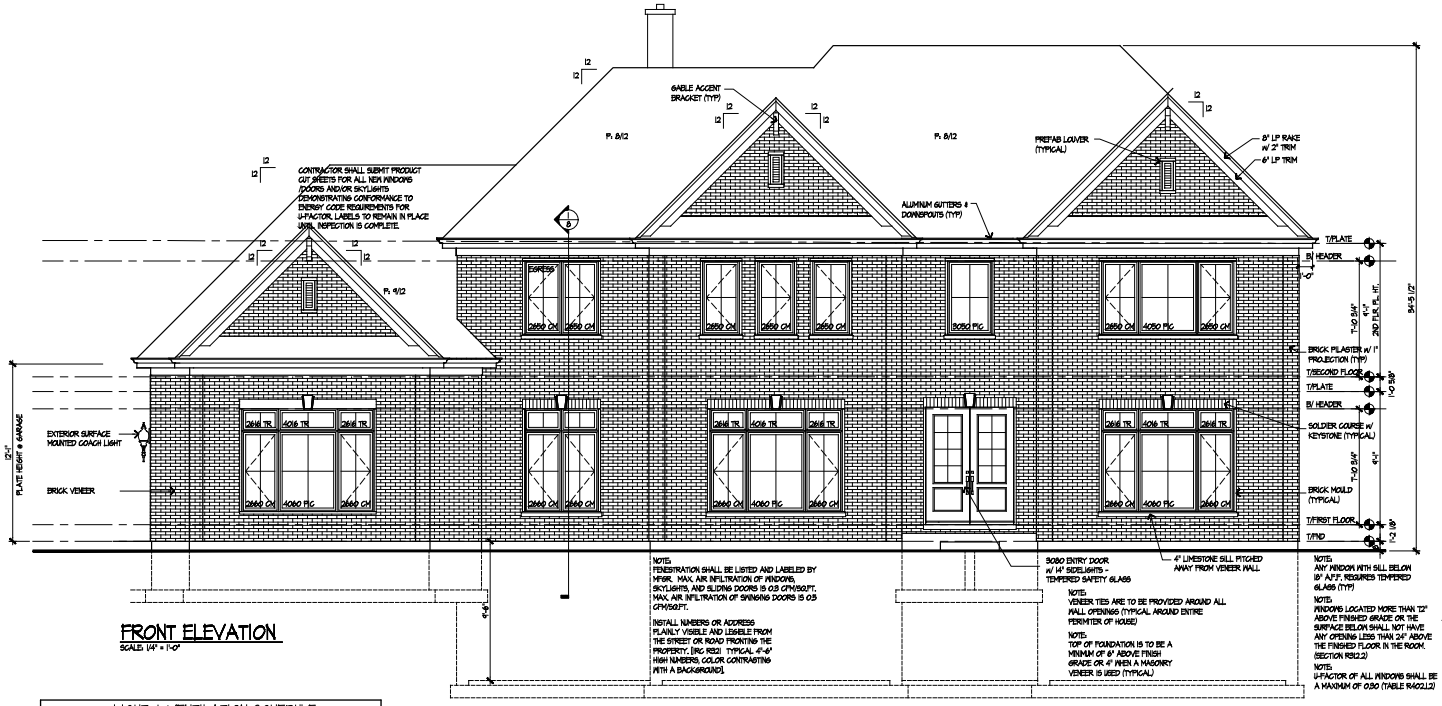
Rick Gilmore, FALA
Fellow of the Association of Licensed Architects

NEW SINGLE FAMILY RESIDENCE
POMIS RESIDENCE
1517 N. CHICAGO AVENUE
ARLINGTON HEIGHTS, ILLINOIS 60004

Gilmore
FredeRick Gilmore, Architect
3489 Gallant Fox Drive
Elgin IL 60124
847 421 8676
email: gilmorearch@gmail.com
www.gilmorearchitects.com

This drawing is copyrighted all rights reserved.

Attachment: Architectural plans example - PERMIT - rev8 (274 and 286 W. Michican Avenue - Estates at Arcadia)

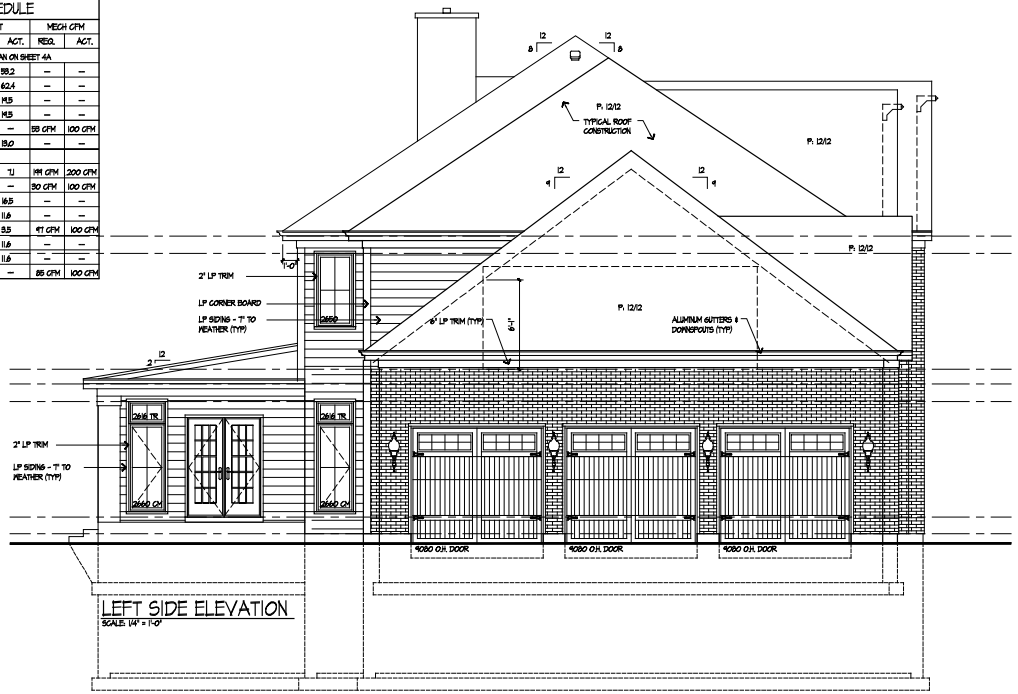


FRONT ELEVATION
SCALE: 1/4" = 1'-0"

LIGHT & VENTILATION SCHEDULE

ROOM NAME	AREA	LIGHT REQ.	LIGHT ACT.	VENT REQ.	VENT ACT.	MECH CFM REQ.	MECH CFM ACT.
BASEMENT	REFER TO FINISHED BASEMENT PLAN ON SHEET 4A						
KITCHEN/BREAKFAST	827 S.F.	42.2	108.4	21.1	58.2	--	--
FAMILY ROOM	514 S.F.	41.2	112.8	20.6	62.4	--	--
DINING ROOM	257 S.F.	20.6	24.0	10.3	11.5	--	--
OFFICE	141 S.F.	11.3	24.0	5.7	11.5	--	--
POWDER	85 S.F.	--	--	--	--	85 CFM	100 CFM
MEDIA ROOM	184 S.F.	10.35	26.0	5.26	13.0	--	--
MASTER BATH	136 S.F.	11.0	14.2	5.5	7.1	191 CFM	200 CFM
MASTER BATH PC	20 S.F.	--	--	--	--	50 CFM	100 CFM
MASTER BEDROOM	258 S.F.	20.3	45.6	10.2	16.5	--	--
EN-SUITE	169 S.F.	13.1	24.3	6.6	11.6	--	--
BATH	64 S.F.	5.2	7.1	2.6	3.5	97 CFM	100 CFM
BEDROOM 2	189 S.F.	14.6	24.4	7.3	11.6	--	--
BEDROOM 3	158 S.F.	12.6	24.4	6.3	11.6	--	--
BATH 2	97 S.F.	--	--	--	--	85 CFM	100 CFM

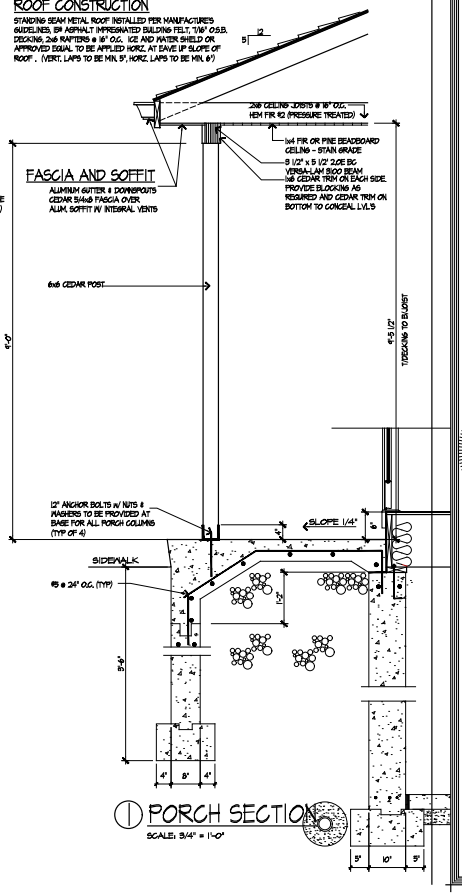
* BALANCE OF LIGHT AND/OR VENT TO BE BY ARTIFICIAL MEANS.



LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

ROOF CONSTRUCTION

STANDING SEAM METAL ROOF INSTALLED PER MANUFACTURE'S GUIDELINES, ESR ASPHALT IMPREGNATED BUILDING FELT, 7/16" O.S.B. DECKING, 2x6 RAFTERS @ 16" O.C. ICE AND WATER SHIELD OR APPROVED EQUAL TO BE APPLIED HORZ. AT EAVE UP SLOPE OF ROOF. (VERT. LAPS TO BE MIN. 5", HORZ. LAPS TO BE MIN. 6")



① PORCH SECTION
SCALE: 3/4" = 1'-0"

COPYRIGHT © 2020 MATTHIAS JANS ARCHITECT ALL RIGHTS RESERVED

MATTHIAS JANS ARCHITECT
602 ACADEMY DR. NORTHBROOK, IL 60062

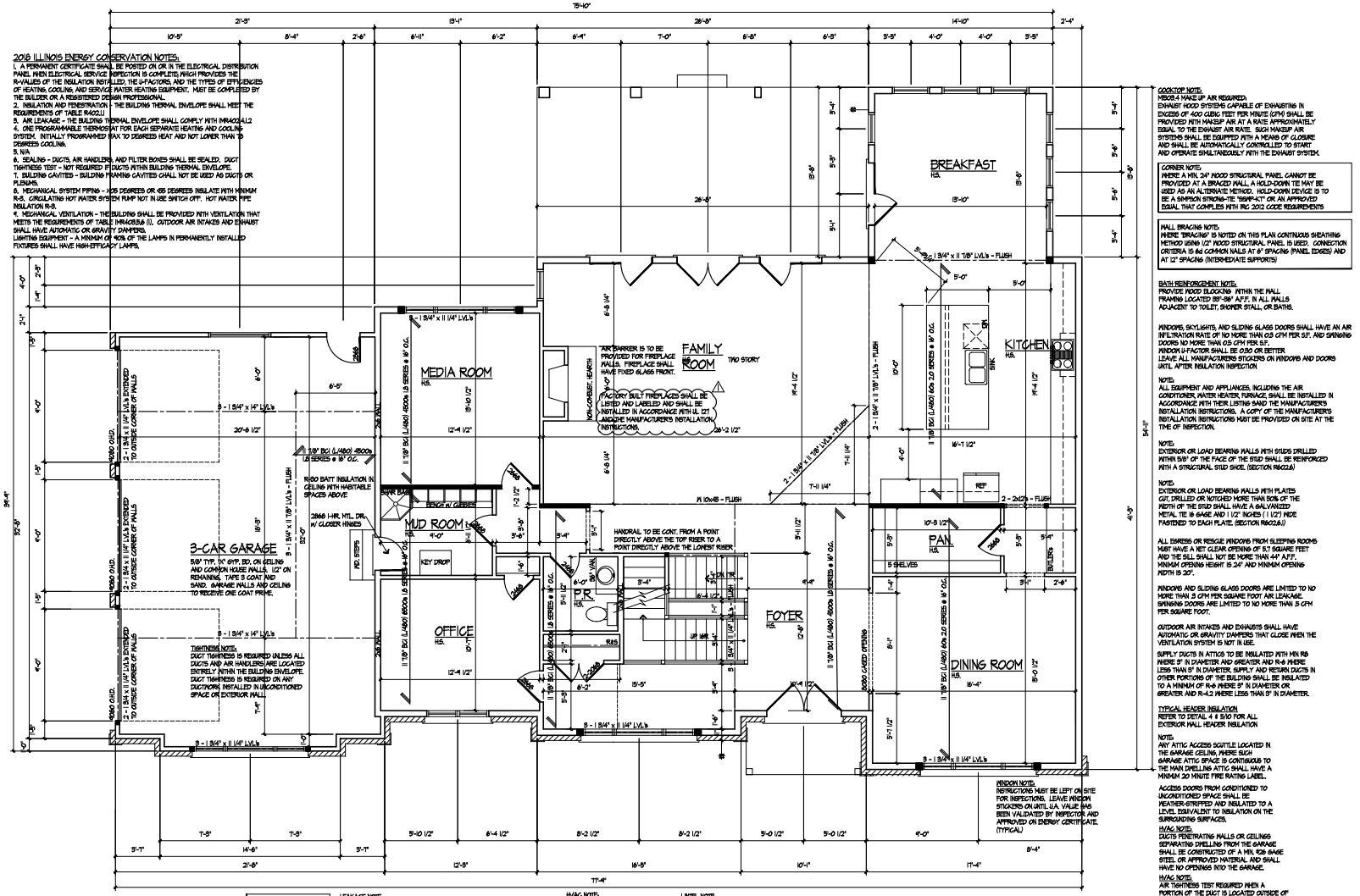
EDWARDS RESIDENCE
1834 STUART LANE
INVERNESS, ILLINOIS 60067

MATTHIAS JANS 81-18859 exp. 11/30/20

REVISION DA
DATE
1 04/28/21

PROJ. STAR 09/21/20
REC
JOB # 200XX
2

Attachment: Architectural plans example - Edwards 267 (274 and 286 W. Michican Avenue - Estates at



2018 ILLINOIS ENERGY CONSERVATION NOTES:

1. A PERMANENT CERTIFICATE SHALL BE POSTED ON OR IN THE ELECTRICAL DISTRIBUTION PANEL WHEN ELECTRICAL SERVICE INSPECTION IS COMPLETED, WHICH PROVIDES THE R-VALUES OF THE INSULATION INSTALLED, THE U-FACTORS, AND THE TYPES OF EFFICIENCIES OF HEATING, COOLING, AND SERVICE WATER HEATING EQUIPMENT. MUST BE COMPLETED BY THE BUILDER, OR A REGISTERED DESIGN PROFESSIONAL.
2. INSULATION AND FENESTRATION - THE BUILDING THERMAL ENVELOPE SHALL MEET THE REQUIREMENTS OF TABLE R402.1.1
3. AIR LEAKAGE - THE BUILDING THERMAL ENVELOPE SHALL COMPLY WITH NRA402.4.1.2
4. ONE PROGRAMMABLE THERMOSTAT FOR EACH SEPARATE HEATING AND COOLING SYSTEM. INITIALLY PROGRAMMED MAX TO 78DEGREES HEAT AND NOT LOWER THAN TO 78DEGREES COOLING.
5. N/A
6. SEALING - DUCTS, AIR HANDLERS, AND FILTER BOXES SHALL BE SEALED. DUCT TIGHTNESS TEST - NOT REQUIRED IF DUCTS WITHIN BUILDING THERMAL ENVELOPE.
7. BUILDING CAVITIES - BUILDING FRAMING CAVITIES SHALL NOT BE USED AS DUCTS OR PLENUMS.
8. MECHANICAL SYSTEM PIPING - H05 DEGREES OR 455 DEGREES INSULATE WITH MINIMUM R-8. CIRCULATING HOT WATER SYSTEM PUMP NOT IN USE SWITCH OFF. HOT WATER PIPE INSULATION R-8.
9. MECHANICAL VENTILATION - THE BUILDING SHALL BE PROVIDED WITH VENTILATION THAT MEETS THE REQUIREMENTS OF TABLE NRA403.5.6 (I). OUTDOOR AIR INTAKES AND EXHAUST SHALL HAVE AUTOMATIC OR GRAVITY DAMPERS.
LIGHTING EQUIPMENT - A MINIMUM OF 90% OF THE LAMPS IN PERMANENTLY INSTALLED FIXTURES SHALL HAVE HIGH-EFFICACY LAMPS.

COOKTOP NOTE:
M1508.4 MAKE UP AIR REQUIRED.
EXHAUST HOOD SYSTEMS CAPABLE OF EXHAUSTING IN EXCESS OF 400 CUBIC FEET PER MINUTE (CFM) SHALL BE PROVIDED WITH MAKEUP AIR AT A RATE APPROXIMATELY EQUAL TO THE EXHAUST AIR RATE. SUCH MAKEUP AIR SYSTEMS SHALL BE EQUIPPED WITH A MEANS OF CLOSURE AND SHALL BE AUTOMATICALLY CONTROLLED TO START AND OPERATE SIMULTANEOUSLY WITH THE EXHAUST SYSTEM.

CORNER NOTE:
WHERE A MIN. 24" HOOD STRUCTURAL PANEL CANNOT BE PROVIDED AT A BRACED WALL, A HOLD-DOWN TIE MAY BE USED AS AN ALTERNATIVE METHOD. HOLD-DOWN DEVICE IS TO BE A SIMPSON STRONG-TIE "SSMP-KT" OR AN APPROVED EQUAL THAT COMPLIES WITH IRC 2012 CODE REQUIREMENTS

WALL BRACING NOTE:
WHERE "BRACING" IS NOTED ON THIS PLAN CONTINUOUS SHEATHING METHOD USING 1/2" HOOD STRUCTURAL PANEL IS USED. CONNECTION CRITERIA IS 64 COMMON NAILS AT 6" SPACING (PANEL EDGES) AND AT 12" SPACING (INTERMEDIATE SUPPORTS)

BATH REINFORCEMENT NOTE:
PROVIDE WOOD BLOCKING WITHIN THE WALL FRAMING LOCATED 88"-96" A.F.F. IN ALL WALLS ADJACENT TO TOILET, SHOWER STALL, OR BATHS.

WINDOWS, SKYLIGHTS, AND SLIDING GLASS DOORS SHALL HAVE AN AIR INFILTRATION RATE OF NO MORE THAN 0.3 CFM PER S.F. AND SWINGING DOORS NO MORE THAN 0.3 CFM PER S.F..
WINDOW U-FACTOR SHALL BE 0.30 OR BETTER
LEAVE ALL MANUFACTURERS STICKERS ON WINDOWS AND DOORS UNTIL AFTER INSULATION INSPECTION

NOTE:
ALL EQUIPMENT AND APPLIANCES, INCLUDING THE AIR CONDITIONER, WATER HEATER, FURNACE, SHALL BE INSTALLED IN ACCORDANCE WITH THEIR LISTING AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. A COPY OF THE MANUFACTURER'S INSTALLATION INSTRUCTIONS MUST BE PROVIDED ON SITE AT THE TIME OF INSPECTION.

NOTE:
EXTERIOR OR LOAD BEARING WALLS WITH STUDS DRILLED WITHIN 5/8" OF THE FACE OF THE STUD SHALL BE REINFORCED WITH A STRUCTURAL STUD SHOE. (SECTION R602.6)

NOTE:
EXTERIOR OR LOAD BEARING WALLS WITH PLATES CUT, DRILLED OR NOTCHED MORE THAN 50% OF THE WIDTH OF THE STUD SHALL HAVE A GALVANIZED METAL TIE 16 GAGE AND 1 1/2" INCHES (1 1/2") WIDE FASTENED TO EACH PLATE. (SECTION R602.6)

ALL EGRESS OR RESCUE WINDOWS FROM SLEEPING ROOMS MUST HAVE A NET CLEAR OPENING OF 5.7 SQUARE FEET AND THE NET CLEAR SILL NOT BE MORE THAN 44" A.F.F.. MINIMUM OPENING HEIGHT IS 24" AND MINIMUM OPENING WIDTH IS 20".

WINDOWS AND SLIDING GLASS DOORS ARE LIMITED TO NO MORE THAN 3 CFM PER SQUARE FOOT AIR LEAKAGE. SWINGING DOORS ARE LIMITED TO NO MORE THAN 3 CFM PER SQUARE FOOT.

OUTDOOR AIR INTAKES AND EXHAUSTS SHALL HAVE AUTOMATIC OR GRAVITY DAMPERS THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT IN USE.

SUPPLY IN ATTICS TO BE INSULATED WITH MIN R8 WHERE 9" IN DIAMETER AND GREATER AND R-6 WHERE LESS THAN 9" IN DIAMETER. SUPPLY AND RETURN DUCTS IN OTHER PORTIONS OF THE BUILDING SHALL BE INSULATED TO A MINIMUM OF R-6 WHERE 9" IN DIAMETER OR GREATER AND R-4.2 WHERE LESS THAN 9" IN DIAMETER.

TYPICAL HEADER INSULATION
REFER TO DETAIL 4 & 5/A0 FOR ALL EXTERIOR WALL HEADER INSULATION

NOTE:
ANY ATTIC ACCESS SCUTTLE LOCATED IN THE GARAGE CEILING, WHERE SUCH GARAGE ATTIC SPACE IS CONTIGUOUS TO THE MAIN DWELLING ATTIC SHALL HAVE A MINIMUM 20 MINUTE FIRE RATING LABEL.

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

HVAC NOTE:
DUCTS PENETRATING WALLS OR CEILINGS SEPARATING DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MIN. 26 GAGE STEEL OR APPROVED MATERIAL AND SHALL HAVE NO OPENINGS INTO THE GARAGE.

HVAC NOTE:
AIR TIGHTNESS TEST REQUIRED WHEN A PORTION OF THE DUCT IS LOCATED OUTSIDE OF A CONDITIONED SPACE.

CERTIFICATE NOTE:
A PERMANENT CERTIFICATE SHALL BE COMPLETED AND POSTED ON OR IN ELECTRICAL DISTRIBUTION PANEL BY THE BUILDER LISTING THE FOLLOWING:
- PREDOMINANT R-VALUE OF INSULATION INSTALLED IN OR ON CEILING/ROOF, WALLS, FOUNDATION WALL, SLAB, BASEMENT WALL, CRAWLSPACE WALL, AND/OR FLOOR, DUCTS OUTSIDE CONDITIONED SPACES,
- U-FACTORS OF FENESTRATION
- RESULTS OF ANY REQUIRED DUCT SYSTEM, AND BUILDING ENVELOPE AIR LEAKAGE TEST, LIST TYPES AND EFFICIENCIES OF HEATING, COOLING, AND SERVICE WATER HEATING EQUIPMENT.

WINDOW NOTE:
INSTRUCTIONS MUST BE LEFT ON SITE FOR INSPECTIONS. LEAVE WINDOW STICKERS ON UNTIL U.A. VALUE HAS BEEN VALIDATED BY INSPECTOR AND APPROVED ON ENERGY CERTIFICATE. (TYPICAL)

BATH EXHAUST NOTE:
ALL BATHROOMS SHALL BE PROVIDED WITH MECHANICAL VENTILATION CAPABLE OF 50 CFM INTERMITTENT OR 20 CFM CONTINUOUS. THE CONTROL FOR THIS SYSTEM SHALL BE READILY ACCESSIBLE BY THE OCCUPANT.

FIRST FLOOR PLAN

FIRST FLR.	2380 S.F.	SCALE: 1/4" = 1'-0"
SECOND FLR.	1694 S.F.	
GARAGE	729 S.F.	
TOTAL=	4074 S.F.	
		BEARING WALL

DOUBLE ALL JOISTS UNDER BATHTUBS AND LAUNDRY EQUIPMENT.

ALL INTERIOR WALLS ARE 5 1/2" UNLESS OTHERWISE NOTED

PER IECC SEC. 402.4.2.1 BLOWER TEST IS REQUIRED

LEAKAGE NOTE:
BUILDING SHALL BE TESTED AND VERIFIED AS HAVING AIR LEAKAGE NOT EXCEEDING 5 CHANGES PER HOUR AFTER CREATION OF ALL PENETRATIONS OF THE BUILDING THERMAL ENVELOPE. TESTING SHALL BE CONDUCTED WITH BLOWER AT A PRESSURE OF 50 PASCALS. A WRITTEN AIR LEAKAGE REPORT SHALL BE PROVIDED TO THE CODE OFFICIAL.

BUILDING SHALL BE PROVIDED WITH VENTILATION THAT MEETS THE REQUIREMENTS OF THE IRC OR IMC. AUTOMATIC AIR INTAKES AND EXHAUSTS SHALL HAVE AUTOMATIC OR GRAVITY DAMPERS THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING.

A DUCT LEAKAGE TEST IS REQUIRED FOR ANY DUCTWORK OUTSIDE OF THE CONDITIONED SPACE.
TEST SHALL BE PERFORMED BY AN APPROVED OUTSIDE THIRD PARTY. SUBMIT TEST RESULTS TO THE CITY OF ELMHURST PRIOR TO CALLING FOR FINAL INSPECTION.

HVAC NOTE:
MIN. R-6 INSULATION REQUIRED OUTSIDE OF BUILDING OR BETWEEN THE DUCT & EXTERIOR FINISH

LINTEL NOTE:
ALL STEEL LINTELS SHALL HAVE A LENGTH OF BEARING NOT LESS THAN 4". PROVIDE DOUBLE RIRE JOINT REINFORCEMENT EXTENDING 12" BEYOND EACH SIDE OF OPENING.

CERTIFICATE NOTE:
A PERMANENT CERTIFICATE SHALL BE COMPLETED AND POSTED ON OR IN ELECTRICAL DISTRIBUTION PANEL BY THE BUILDER LISTING THE FOLLOWING:
- PREDOMINANT R-VALUE OF INSULATION INSTALLED IN OR ON CEILING/ROOF, WALLS, FOUNDATION WALL, SLAB, BASEMENT WALL, CRAWLSPACE WALL, AND/OR FLOOR, DUCTS OUTSIDE CONDITIONED SPACES,
- U-FACTORS OF FENESTRATION
- RESULTS OF ANY REQUIRED DUCT SYSTEM, AND BUILDING ENVELOPE AIR LEAKAGE TEST, LIST TYPES AND EFFICIENCIES OF HEATING, COOLING, AND SERVICE WATER HEATING EQUIPMENT.

JACK STUD REQUIREMENTS FOR 16" STUD SPACING

SIZE OF OPENING (FEET-INCHES)	No. OF JACK STUDS	No. OF KING STUDS
UP TO 5'-6"	1	1
> 5'-6" TO 5'-0"	1	2
> 5'-0" TO 5'-6"	2	2
> 5'-6" TO 8'-0"	2	2
> 8'-0" TO 10'-6"	2	3
> 10'-6" TO 12'-0"	3	3
> 12'-0" TO 13'-0"	3	3
> 13'-0" TO 14'-0"	3	4
> 14'-0" TO 16'-0"	3	4
> 16'-0" TO 18'-0"	4	4

COPYRIGHT © 2020 MATTHIAS JANS ARCHITECT ALL RIGHTS RESERVED

MATTHIAS JANS ARCHITECT
607 ACADEMY DR NORTHBROOK IL 60062

EDWARDS RESIDENCE
1834 STUART LANE
INVERNESS, ILLINOIS 60067

LICENSED ARCH
MATTHIAS JAN
01-02859
exp 11/30/21

REVISION DA	
DATE	
1	04/28/21

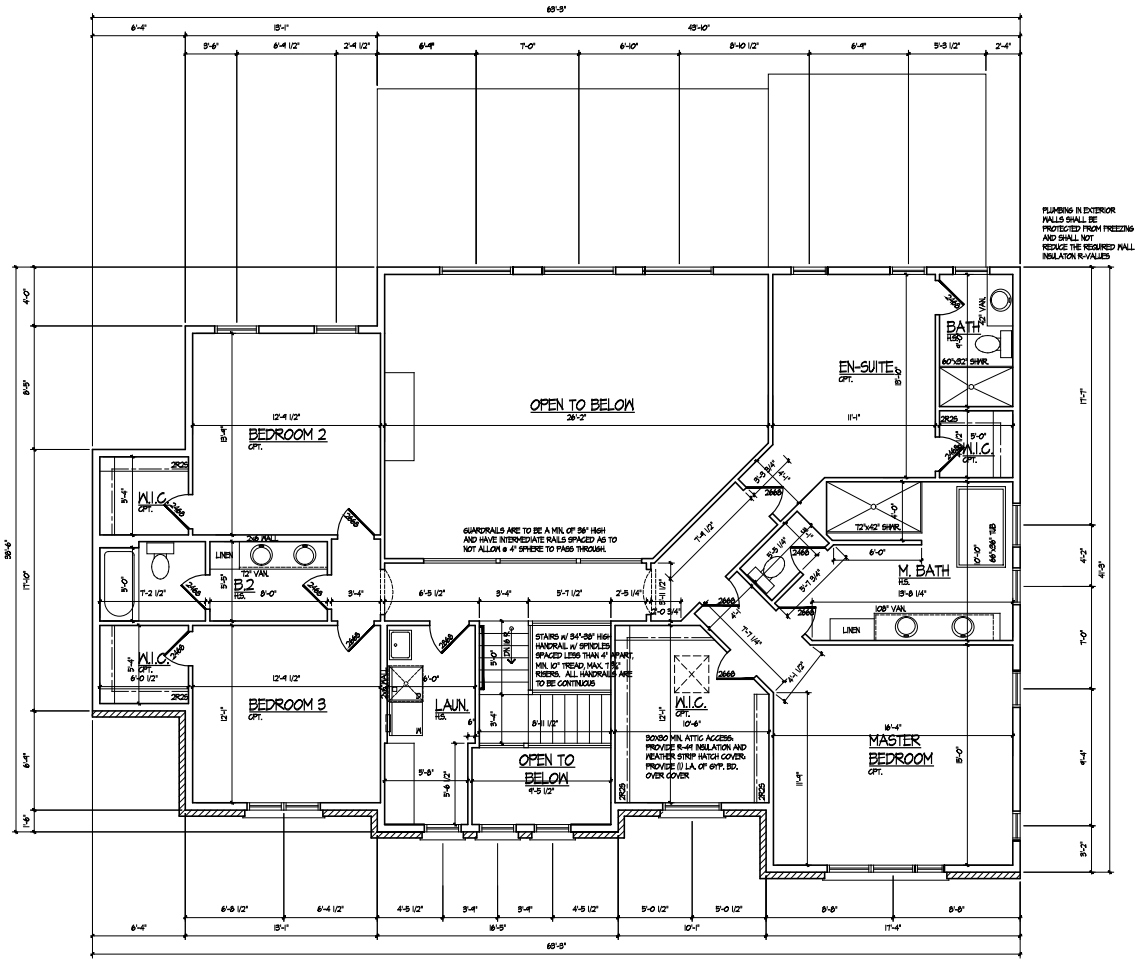
PROJ. STAR
04/21/20

RBC

JOB #
200XX

5

Attachment: Architectural plans example - Edwards 267 (274 and 286 W. Michican Avenue - Estates at



SECOND FLOOR PLAN

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

FIRST FLR.	2,470 S.F.
SECOND FLR.	1,774 S.F.
GARAGE	761 S.F.
TOTAL=	4,244 S.F.

DOUBLE ALL JOISTS UNDER BATHTUBS AND LAUNDRY EQUIPMENT.

ALL INTERIOR WALLS ARE 5 1/2" UNLESS OTHERWISE NOTED

HVAC NOTE:
R-8 INSULATION REQUIRED OUTSIDE OF BUILDING OR BETWEEN THE DUCT & EXTERIOR FINISH

COPYRIGHT © 2020 MATTHIAS JANS ARCHITECT ALL RIGHTS RESERVED

MATTHIAS JANS ARCHITECT
607 ACADEMY DR NORTHBROOK IL 60062

EDWARDS RESIDENCE
1834 STUART LANE
INVERNESS, ILLINOIS 60067

MATTHIAS JAN
01-02659
exp 11/30/21

REVISION DA
DATE
04/28/2

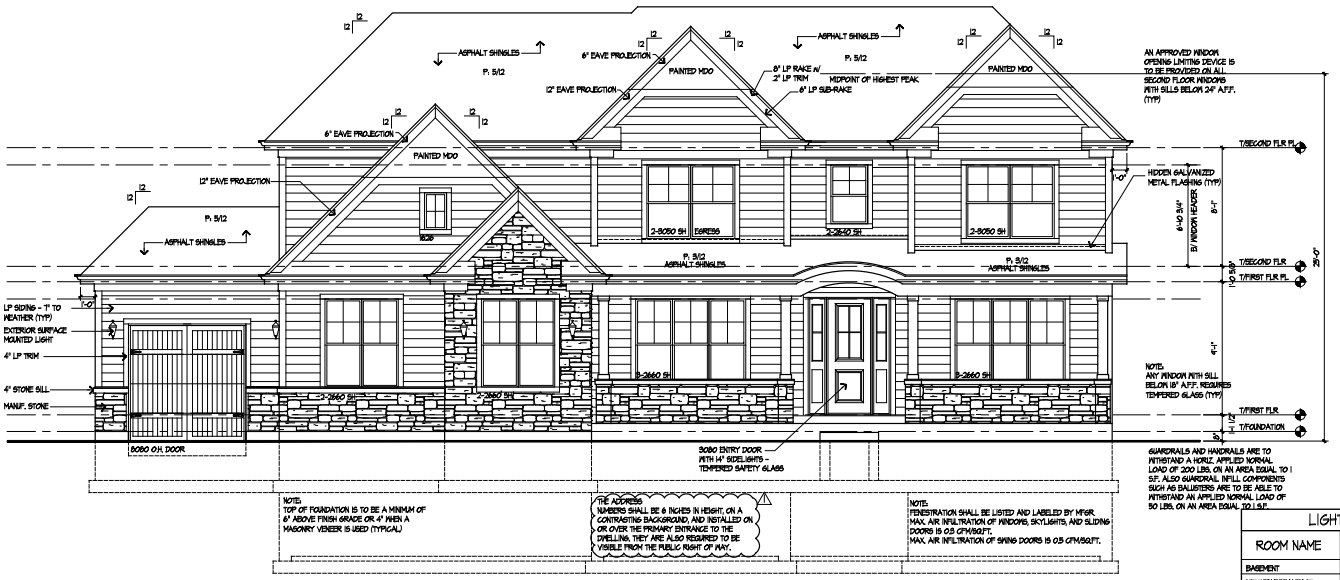
PROJ. STAR
04/21/20

REC

JOB #
200XX

6

Attachment: Architectural plans example - Edwards 267 (274 and 286 W. Michican Avenue - Estates at



FRONT ELEVATION

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

ELEVATION NOTES:

DO NOT SCALE DRAWINGS

1. PROVIDE SPLASH BLOCKS AT ALL DOWN SPOUTS DISCHARGING AT GRADE. (NOT TO DISCHARGE ACROSS WALK-WAY)
2. PROVIDE DRIP CAPS AT ALL WINDOWS AND DOORS
3. ALL ROOF SADDLES TO BE SHEATHED W/ BUILDING PAPER AND SHINGLES.
4. REFER TO FLOOR PLANS FOR DOOR SIZES
5. WINDOW SIZES ARE AS PER ELEVATIONS. WINDOW MFR TO VERIFY ALL BEDROOMS HAVE EGRESS WINDOW
6. ROOF VENTS TO BE SCREENED AND BALANCED INTAKE AND EXHAUST.
7. PROVIDE 12" FLASHING ALONG ALL HORIZONTAL TRIM
8. PROVIDE GALV. METAL FLASHING AT ALL ROOF AND WALL INTERSECTIONS.
9. FIREPLACE FLUE TO BE MIN. 2'-0" ABOVE ANY ROOF SURFACE WITHIN 10'-0" HORIZONTALLY, MIN. 3'-0" PENETRATION ABOVE ROOF.
10. SAFETY GLAZING AT BATHTUB/SHOWER, SILL HEIGHTS BELOW 18", ENT. DOORS AND WINDOWS W/ IN 24" OF DOOR (AS PER GOVERNING CODES)

EXTERIOR FINISH MATERIALS:

11. TYPICAL ROOFING WILL BE ARCHITECTURAL GRADE 25 YEAR ASPHALT SHINGLES
12. TYPICAL - ALUMINUM GUTTERS W/ DOWN SPOUTS OVER 1X8 FASCIA AND WITH 1X10 FRIEZE BOARD UNLESS OTHERWISE NOTED.
13. 1X2 ON 1X8 RAKE BOARD TYPICAL
14. TYPICAL SIDING - CEDAR W/ 5" EXPOSED
15. TYPICAL TRIM - 5/4" PRE-PRIMED CEDAR
16. ALL EVE AND RAKE OVERHANGS ARE 1'-0" UNLESS OTHERWISE NOTED.

STANDARD ELEVATION NOTES

- 25 YEAR ARCHITECTURAL GRADE ASPHALT SHINGLES
- ALUMINUM GUTTERS AND DOWNSPOUTS OVER ALUMINUM FASCIA
- ALUMINUM SOFFIT W/ INTERSEAL VENT.
- SHEET METAL FLASHING OVER WINDOWS, DOORS AND WOOD TRIM.
- SHEET METAL FLASHING AT ALL ROOF AND WALL INTERSECTIONS.
- 1x2 EDGE BOARD OVER 1x8 RAKE BOARD
- ALL RAKE AND OVERHANGS ARE 1'-0" UNLESS OTHERWISE NOTED

INDICATES MANUFACTURED STONE

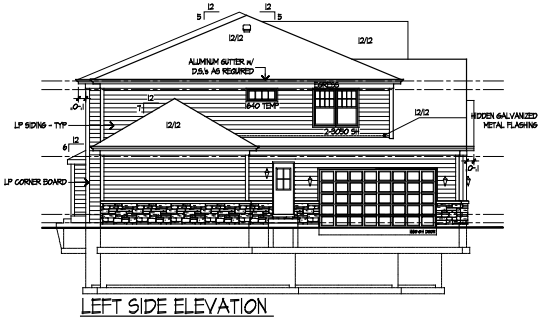
INDICATES LP SIDING

HIDDEN GALVANIZED METAL FLASHING

NOTE: ALL WINDOW SIZES ARE PELLA - MAY BE SUBSTITUTED W/ APPROVED EQUAL

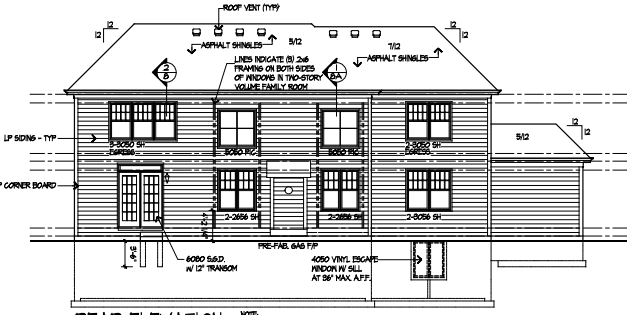
LIGHT & VENTILATION SCHEDULE

ROOM NAME	AREA	LIGHT		VENT		MECH CFM	
		REQ.	ACT.	REQ.	ACT.	REQ.	ACT.
BASEMENT	2093 S.F.	87.2	48.0	87.2	48.0	–	–
KITCHEN/BREAKFAST	415 S.F.	88.2	60.4	16.6	30.2	–	–
DINING ROOM	222 S.F.	11.8	45.6	8.9	22.8	–	–
STUDY	218 S.F.	11.4	30.2	8.7	15.1	–	–
FLEX ROOM	201 S.F.	16.1	30.2	8.1	15.1	–	–
FAMILY ROOM	880 S.F.	80.4	58.2	15.2	27.6	–	–
RECREATION ROOM	361 S.F.	28.8	30.2	14.4	15.1	–	–
FPER.	54 S.F.	–	5.8	–	2.9	81 CFM	100 CFM
MASTER BATH	188 S.F.	–	10.8	–	–	183 CFM	200 CFM
MASTER BEDROOM	284 S.F.	21.2	49.4	10.6	20.7	–	–
BEDROOM #2	177 S.F.	14.6	27.6	7.3	13.8	–	–
BEDROOM #3	208 S.F.	16.6	27.6	8.3	13.8	–	–
BEDROOM #4	202 S.F.	16.2	27.6	8.1	13.8	–	–
BATH #2	42 S.F.	–		–		65 CFM	100 CFM
BATH #3	91 S.F.	–		–		46 CFM	100 CFM



LEFT SIDE ELEVATION

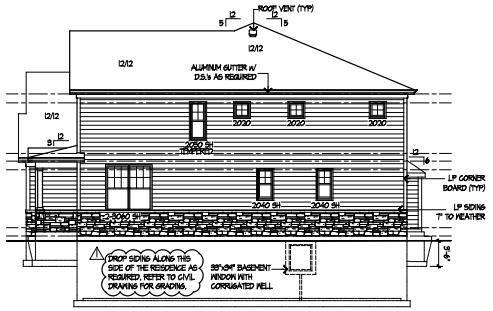
SCALE: 1/8" = 1'-0"



REAR ELEVATION

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

NOTE: MAX U-FACTOR OF .30 FOR FENESTRATION. ALL VEN WINDOWS AND GLAZED DOORS MUST BEAR MANUFACTURERS STICKERS SO COMPLIANCE CAN BE CONFIRMED BY INSPECTOR.



RIGHT SIDE ELEVATION

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

STATE OF ILLINOIS 001-008243 FREDERICK E. GILMORE EXPIRATION 11/30/22 LICENSED ARCHITECT

07-14-21

These drawi were prep under supervi and to the l of my kn ledge, t comply wit applicable co

REV	DESCRIPTION	DATE
1	VILLAGE REVISIONS	07-28

Rick Gilmore, FALA
Fellow of the Association of Licensed Architects

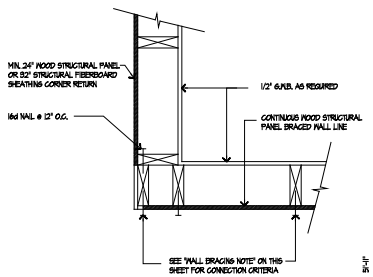
NEW SINGLE FAMILY RESIDENCE
POMIS RESIDENCE
1517 N. CHICAGO AVENUE
ARLINGTON HEIGHTS, ILLINOIS 60004

Gilmore
FredeRick Gilmore, Archite
3489 Gallant Fox Drive
Elgin IL 60124
847 421 8676
email: gilmorearch@gmail.com
www.gilmorearchitects.com

2

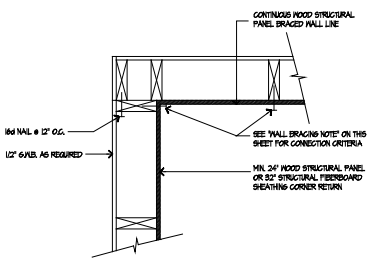
This drawing is copyrighted all rights reserved.

Attachment: Architerctural plans example - 356 (274 and 286 W. Michican Avenue - Estates at Arcadia)



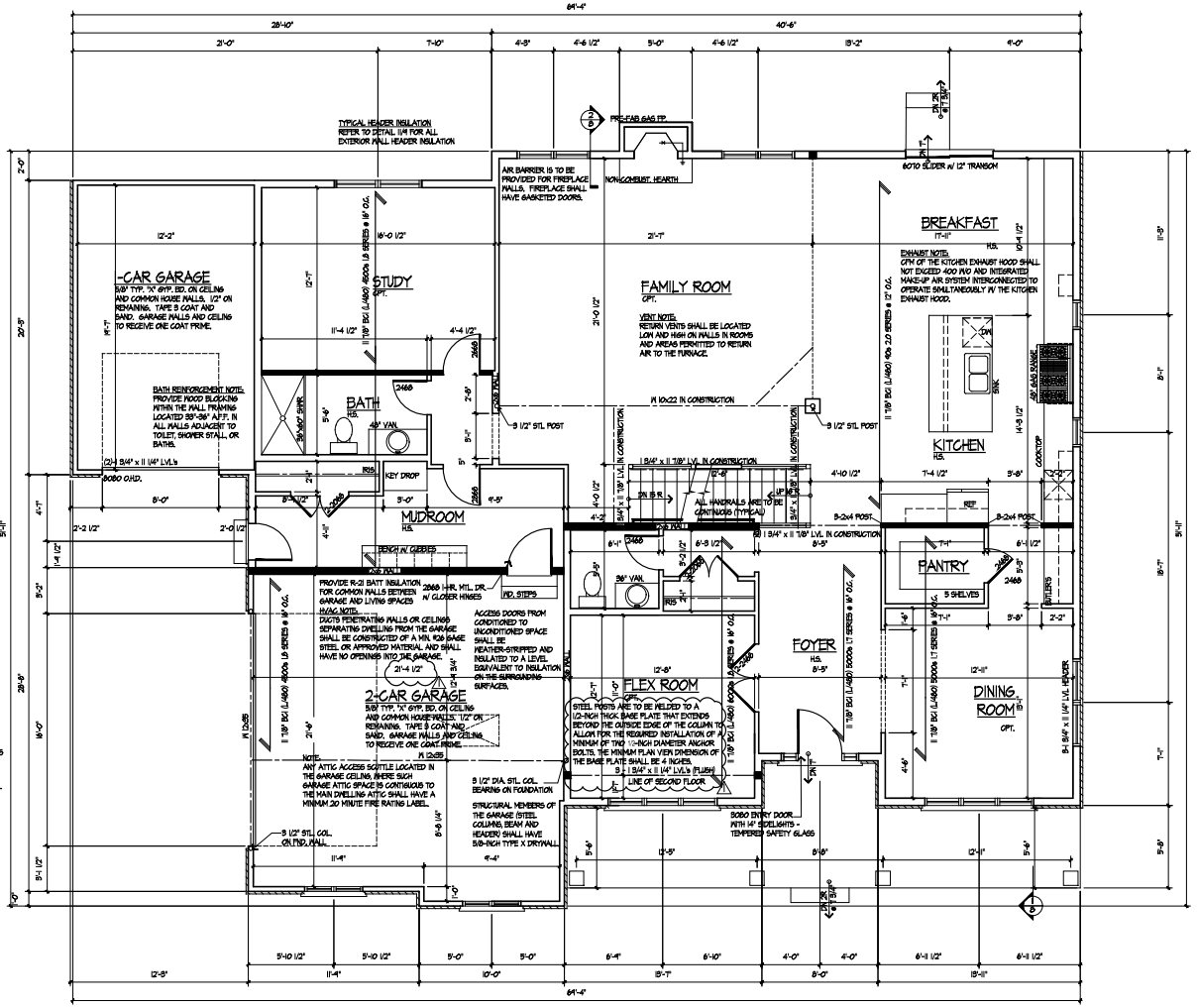
OUTSIDE CORNER DETAIL

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



INSIDE CORNER DETAIL

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



FIRST FLOOR PLAN

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

FIRST FLR.	2,161	SF.
SECOND FLR.	2,008	SF.
TOTAL=	4,169	SF.
GARAGE	751	SF.

INDICATES A BEARING WALL

DOUBLE ALL JOISTS UNDER BATHTUBS AND LAUNDRY EQUIPMENT.

ALL INTERIOR WALLS ARE 5 1/2" UNLESS OTHERWISE NOTED

PER IECC, SEC. 402.4.2.1 BLOWER TEST IS REQUIRED

ALL PLUMBING WALLS THAT WILL HAVE HORIZONTAL RUNS OF DRAIN, WASTE AND VENT PIPE SHALL BE FRAMED WITH 2X6 STUDS, INCLUDING THE WALL AT THE BASEMENT BATHROOM ROUGH-IN.

HVAC NOTE: R-8 INSULATION REQUIRED OUTSIDE OF BUILDING OR BETWEEN THE DUCT & EXTERIOR FINISH

LINTEL NOTE: ALL STEEL LINTELS SHALL HAVE A LENGTH OF BEARING NOT LESS THAN 4". PROVIDE DOUBLE RIRE JOINT REINFORCEMENT EXTENDING 12" BEYOND EACH SIDE OF OPENING.

LEAKAGE NOTE: BUILDING SHALL BE TESTED AND VERIFIED AS HAVING AIR LEAKAGE NOT EXCEEDING 5 CHANGES PER HOUR AFTER CREATION OF ALL PENETRATIONS OF THE BUILDING THERMAL ENVELOPE. TESTING SHALL BE CONDUCTED WITH BLOWER AT A PRESSURE OF 50 PASCALS. A WRITTEN AIR LEAKAGE REPORT SHALL BE PROVIDED TO THE CODE OFFICIAL.

CERTIFICATE NOTE: A PERMANENT CERTIFICATE SHALL BE COMPLETED AND POSTED ON OR IN ELECTRICAL DISTRIBUTION PANEL BY THE BUILDER LISTING THE FOLLOWING:
- PREDOMINANT R-VALUE OF INSULATION INSTALLED IN OR ON CEILING/ROOF, WALLS, FOUNDATION WALL, SLAB, BASEMENT WALL, CRAWLSPACE WALL, AND/OR FLOOR, DUCTS OUTSIDE CONDITIONED SPACES.
- U-FACTORS OF FENESTRATION
- RESULTS OF ANY REQUIRED DUCT SYSTEM, AND BUILDING ENVELOPE AIR LEAKAGE TEST, LIST TYPES AND EFFICIENCIES OF HEATING, COOLING, AND SERVICE WATER HEATING EQUIPMENT.

HVAC NOTE: AIR TIGHTNESS TEST REQUIRED WHEN A PORTION OF THE DUCT IS LOCATED OUTSIDE OF A CONDITIONED SPACE.

HVAC NOTE: DUCTS PENETRATING WALLS OR CEILINGS SEPARATING DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MIN. 26ga BASE STEEL OR APPROVED MATERIAL AND SHALL HAVE NO OPENINGS INTO THE GARAGE.

SUPPLY AND RETURN DUCTS IN ATTICS SHALL BE INSULATED TO A MINIMUM OF R-8 WHERE 5" IN DIAMETER AND GREATER AND R-6 WHERE LESS THAN 5" IN DIAMETER. SUPPLY AND RETURN DUCTS IN OTHER PORTIONS OF THE BUILDING SHALL BE INSULATED TO A MINIMUM OF R-6 WHERE 5" IN DIAMETER OR GREATER, AND R-4.2 WHERE LESS THAN 5" IN DIAMETER.

JACK STUD REQUIREMENTS FOR 16" STUD SPACING

SIZE OF OPENING (FEET-INCHES)	No. OF JACK STUDS	No. OF KING STUDS
UP TO 3'-6"	1	1
> 3'-6" TO 5'-0"	1	2
> 5'-0" TO 9'-6"	2	2
> 9'-6" TO 10'-6"	2	3
> 10'-6" TO 12'-0"	3	3
> 12'-0" TO 15'-0"	3	3
> 15'-0" TO 14'-0"	3	4
> 14'-0" TO 16'-0"	3	4
> 16'-0" TO 18'-0"	4	4

FLOOR PLAN NOTES:

DO NOT SCALE DRAWINGS

1. ALL INTERIOR NON-LOAD BEARING WALLS TO BE 2x4 STUD UNLESS OTHERWISE NOTE
2. ALL UNDIMENSIONED PA 5 1/2" ROUGH.
3. ALL ANGLED PARTITION DEGREES UNLESS OTHER
4. 9-2x4's MIN AT EACH E BEAMS AND GIRDER JO OTHERWISE NOTED. ALL CONCENTRATED LOADS TRANSFERRED TO FOUN BEAMS, POSTS OR SOLI
5. ALL EXTERIOR DIMENSI FACE OF SHEATHING UN OTHERWISE NOTED
6. ALL TRUSSES TO BEAR WALLS AND/OR GIRDER UNLESS OTHERWISE NOTE
7. TRUSS MFG. TO SIZE ME FASTENERS, HANGERS A SPACING FOR ALL TRUS
8. WINDOW SUPPLIER TO V LEAST ONE WINDOW IN E TO HAVE A CLEAR DIMI 5.7 SQ. FT, WITH MIN. DIM 24" IN HEIGHT AND 20" I SILL HEIGHT NO GREATE ABOVE FLOOR.
9. ALL BALLON FRAMED W FIRE STOPPED AT TOP BRACED AT MIDSPAN
10. ALL HANDRAIL BALUST SPACED SUCH THAT 4" S NOT PASS BETWEEN BAL
11. ALL ELECTRICAL AND M EQUIPMENT & METERS AR RELOCATION DUE TO FIE CONDITIONS. CONTRACT
12. ALL WINDOW HEAD HEI 3/4" UNLESS OTHERWISE
13. PROVIDE 1 3/4" SOLID RATED STEEL DOOR AT GARAGE DOOR.
14. ENCLOSED ACCESSIBLI STAIRS SHALL HAVE 1/2 THE WALLS AND CEILIN
15. PROVIDE DOUBLE JOIS PARALLEL PARTITIONS / BLOCKING AT PERPENDI PARTITIONS.
16. PROVIDE 2-2x12 W/ 1/2 HEADERS OVER ALL EX OPENINGS UNLESS OTHER
17. ALL EXTERIOR 2x DECI POSTS, STAIRS, HANDRA BALUSTERS TO BE PRES UNLESS OTHERWISE NOTE
18. FOR ADDITIONAL NOTE SPECIFICATIONS AND SH
19. ALL WINDOW AND DOO LINTELS ARE TO BE 5 1/2 ANGLES UNLESS OTHERWI

PROVIDE HIGH AND LOW COLD AIR RETURNS IN ALL OCCUPIED SPACES WITH OPERABLE LOUVERS. RETURN AIR SHALL NOT BE TAKEN FROM KITCHENS, LAUNDRY, ROOMS, AND BATHROOMS.

HVAC DUCTS SHALL PASS A DUCT TIGHTNESS TEST AND A COPY OF THE REPORT SHALL BE PROVIDED TO THE BUILDING DEPARTMENT PRIOR TO SCHEDULING THE FINAL INSPECTION.

BUILDING SHALL PASS A BLOWER DOOR TEST AND A COPY OF THE RESULTS SHALL BE PROVIDED TO THE BUILDING DEPARTMENT PRIOR TO SCHEDULING THE FINAL INSPECTION.

WINDOW NOTE: INSTRUCTIONS MUST BE LEFT ON SITE FOR INSPECTIONS. LEAVE WINDOW STICKERS ON UNTIL U.A. VALUE HAS BEEN VALIDATED BY INSPECTOR AND APPROVED ON ENERGY CERTIFICATE. (TYPICAL)

BUILDING SHALL BE PROVIDED WITH VENTILATION THAT MEETS THE REQUIREMENTS OF THE IRC OR IMC. AUTOMATIC AIR INTAKES AND EXHAUSTS SHALL HAVE AUTOMATIC OR GRAVITY DAMPERS THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING.

ILLINOIS ENERGY CONSERVATION NOTES.

1. A PERMANENT CERTIFICATE SHALL BE POSTED ON OR IN THE ELECTRICAL DISTRIBUTION PANEL WHEN ELECTRICAL SERVICE INSTALLATION IS COMPLETE WHICH PROVIDES THE R-VALUES OF THE INSULATION INSTALLED, THE U-FACTORS, AND THE TYPES OF EFFICIENCIES OF HEATING, COOLING, AND SERVICE WATER HEATING EQUIPMENT. MUST BE COMPLETED BY THE BUILDER OR A REGISTERED DESIGN PROFESSIONAL.
2. INSULATION AND FENESTRATION - THE BUILDING THERMAL ENVELOPE SHALL MEET THE REQUIREMENTS OF TABLE R402.1.1
3. AIR LEAKAGE - THE BUILDING THERMAL ENVELOPE SHALL COMPLY WITH IMR402.4.2
4. ONE PROGRAMMABLE THERMOSTAT FOR EACH SEPARATE HEATING AND COOLING SYSTEM. INITIALLY PROGRAMMED MAX TO DEGREES HEAT AND NOT LOWER THAN 78 DEGREES COOLING.
5. NON WOOD BURNING FIREPLACES SHALL HAVE TIGHT FITTING DAMPERS AND COMBUSTION AIR.
6. SEALING - DUCTS, AIR HANDLERS, AND FILTER BOXES SHALL BE SEALED. DUCT TIGHTNESS TEST - NOT REQUIRED IF DUCTS WITHIN BUILDING THERMAL ENVELOPE.
7. BUILDING CAVITIES - BUILDING FRAMING CAVITIES SHALL NOT BE USED AS DUCTS OR PLENUMS.
8. MECHANICAL SYSTEM PIPING - 1405 DEGREES OR 905 DEGREES INSULATE WITH MINIMUM R-9. CIRCULATING HOT WATER SYSTEM PUMP NOT IN USE SWITCH OFF. HOT WATER PIPE INSULATION R-6.
9. MECHANICAL VENTILATION - THE BUILDING SHALL BE PROVIDED WITH VENTILATION THAT MEETS THE REQUIREMENTS OF TABLE IMR403.5.6 (). OUTDOOR AIR INTAKES AND EXHAUST SHALL HAVE AUTOMATIC OR GRAVITY DAMPERS.
10. LIGHTING EQUIPMENT - A MINIMUM OF 75% OF THE LAMPS IN PERMANENTLY INSTALLED FIXTURES SHALL HAVE HIGH-EFFICACY LAMPS.

STATE OF ILLINOIS 001-008243 FREDERICK E. GILMORE EXPIRATION 11/30/22 LICENSED ARCHITECT

REV	DESCRIPTION
1	VILLAGE REVISIONS

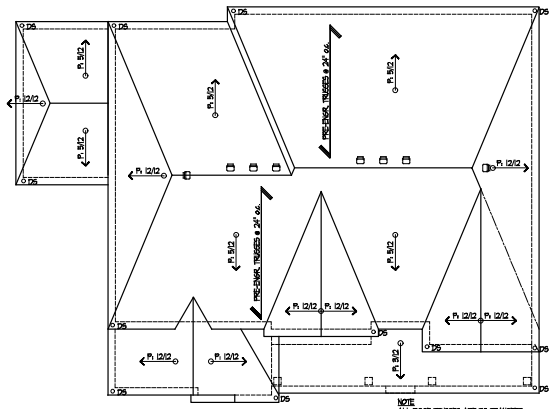
Rick Gilmore, FALA
Fellow of the Association of Licen

NEW SINGLE FAMILY RESIDE
POMIS RESIDENCE
1517 N. CHICAGO AVENUE
ARLINGTON HEIGHTS, ILINOI

Gilmo
FredeRick Gilmore, A
3489 Gallant Fox Drive
Elgin IL 60124
847 421 8676
email: gilmorearch@gmail.com
www.gilmorearchitects.com

This drawing is copyrighted all rights re

Attachment: Architerctural plans example - 356 (274 and 286 W. Michican Avenue - Estates at Arcadia)



ROOF PLAN

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

NOTE
ALL ROOF TRUSSES ARE TO TRANSFER LOADS TO EXTERIOR WALLS

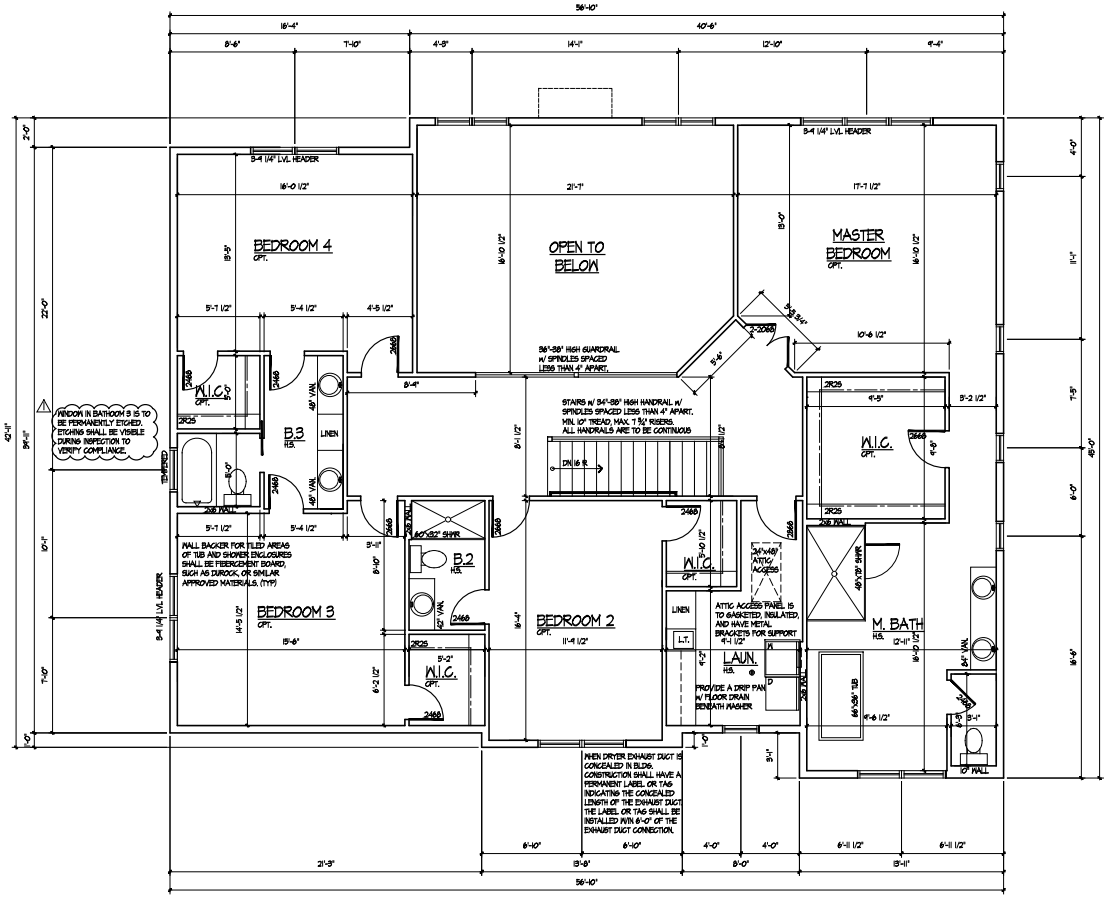
NOTE
ALL ROOF OVERHANGS ARE TO BE 1'-0" UNLESS NOTED OTHERWISE

OVERFRAMING

TWO STORY HOUSE ROOF:
2003 SQ. FT. OF ATTIC AREA TO BE VENTED
2003 X 1/300 = 6.61 SQ. FT. FREE AREA REQUIRED TOTAL
6.61 X 144 = 950.48 SQ. IN. /2 = 480.24
480.24/60 = 8.00 (8 ROOF VENTS REQUIRED)
480.24/24 = 20.01 (21 SOFFIT VENTS REQUIRED)

GARAGE ROOF - SINGLE BAY AREA
274 SQ. FT. OF ATTIC AREA TO BE VENTED
274 X 1/300 = .93 SQ. FT. FREE AREA REQUIRED TOTAL
.93 X 144 = 133.4 SQ. IN. /2 = 67.0
67.0/60 = 1.1 (2 ROOF VENTS REQUIRED)
67.0/24 = 2.8 (3 SOFFITS VENT REQUIRED)

GARAGE ROOF - FRONT LOAD AREA
201 SQ. FT. OF ATTIC AREA TO BE VENTED
201 X 1/300 = .67 SQ. FT. FREE AREA REQUIRED TOTAL
.67 X 144 = 96.48 SQ. IN.
96.48/24 = 4.02 (5 SOFFITS VENT REQUIRED)



SECOND FLOOR PLAN

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

DOUBLE ALL JOISTS UNDER BATHTUBS AND LAUNDRY EQUIPMENT.

ALL INTERIOR WALLS ARE 5 1/2" UNLESS OTHERWISE NOTED

HVAC NOTE:
R-6 INSULATION REQUIRED OUTSIDE OF BUILDING OR BETWEEN THE DUCT & EXTERIOR FINISH

HEADER NOTE:
ALL HEADERS FOR EXTERIOR WINDOWS ARE TO BE INSTALLED DIRECTLY UNDER THE WALL STUD PLATES

ALL PLUMBING WALLS THAT WILL HAVE HORIZONTAL RUNS OF DRAIN, WASTE AND VENT PIPE SHALL BE FRAMED WITH 2X6 STUDS, INCLUDING THE WALL AT THE BASEMENT BATHROOM ROUGH-IN.

FLO

DO NOT SCALE DRAWINGS

1. ALL INTERIOR NON-LOAD BEARING WALLS TO BE 2X4 STUD @ 16" O.C. UNLESS OTHERWISE NOTED.
2. ALL UNDIMENSIONED PARTITIONS ARE 5 1/2" ROUGH.
3. ALL ANGLED PARTITIONS ARE 45 DEGREES UNLESS OTHERWISE NOTED.
4. 3-2X9s MIN AT EACH END OF ALL BEAMS AND GIRDER JOISTS UNLESS OTHERWISE NOTED. ALL SUCH CONCENTRATED LOADS SHALL BE TRANSFERRED TO FOUNDATION VIA BEAMS, POSTS OR SOLID BLOCKING.
5. ALL EXTERIOR DIMENSIONS ARE TO FACE OF SHEATHING UNLESS OTHERWISE NOTED
6. ALL TRUSSES TO BEAR ON EXTERIOR WALLS AND/OR GIRDER TRUSSES UNLESS OTHERWISE NOTED.
7. TRUSS MFG. TO SIZE MEMBERS, FASTENERS, HANGERS AND SET SPACING FOR ALL TRUSSES.
8. WINDOW SUPPLIER TO VERIFY AT LEAST ONE WINDOW IN EACH BEDROO TO HAVE A CLEAR EGRESS OPENING 5.7 SQ. FT. WITH MIN. DIMENSION OF 24" IN HEIGHT AND 20" IN WIDTH AND SILL HEIGHT NO GREATER THAN 44" ABOVE FLOOR.
9. ALL BALLON FRAMED WALLS TO BE FIRE STOPPED AT TOP OF SILL AND BRACED AT MIDSPAN
10. ALL HANDRAIL BALUSTERS TO BE SPACED SUCH THAT 4" SPHERE CAN NOT PASS BETWEEN BALUSTERS.
11. ALL ELECTRICAL AND MECHANICAL EQUIPMENT & METERS ARE SUBJECT T RELOCATION DUE TO FIELD CONDITIONS. CONTRACTOR TO VERIF
12. ALL WINDOW HEAD HEIGHTS AT 6'-10 3/4" UNLESS OTHERWISE NOTED
13. PROVIDE 1 3/4" SOLID CORE 1 HR RATED STEEL DOOR AT HOUSE TO GARAGE DOOR.
14. ENCLOSED ACCESSIBLE SPACE UNDI STAIRS SHALL HAVE 1/2" GYP BD ON THE WALLS AND CEILING.
15. PROVIDE DOUBLE JOISTS AT PARALLEL PARTITIONS AND SOLID BLOCKING AT PERPENDICULAR PARTITIONS.
16. PROVIDE 2-2x12 IN 1/2" PLY. HEADERS OVER ALL EXTERIOR OPENINGS UNLESS OTHERWISE NOTED
17. ALL EXTERIOR 2x DECKING, JOISTS, POSTS, STAIRS, HANDRAILS AND BALUSTERS TO BE PRESSURE TREATE UNLESS OTHERWISE NOTED.
18. FOR ADDITIONAL NOTES SEE SPECIFICATIONS AND SHEET DETAILS.
19. ALL WINDOW AND DOOR STEEL LINTELS ARE TO BE 3 1/2"x3 1/2"x5/16" ANGLES UNLES OTHERWISE NOTED.

These drawings were prepared under the supervision and to the best of my knowledge, I comply with applicable codes.
STATE OF ILLINOIS
001-008243
FREDERICK E. GILMORE
EXPIRATION 11/30/22
LICENSED ARCHITECT
6-16-21

REV	DESCRIPTION	DATE
1	VILLAGE REVISIONS	07-19

Rick Gilmore, FALA
Fellow of the Association of Licensed Architects

NEW SINGLE FAMILY RESIDENCE
POMIS RESIDENCE
1517 N. CHICAGO AVENUE
ARLINGTON HEIGHTS, ILLINOIS 60004

Gilmore
FredeRick Gilmore, Archite
3489 Gallant Fox Drive
Elgin IL 60124
847 421 8676
email: gilmorearch@gmail.com
www.gilmorearchitects.com

5

This drawing is copyrighted all rights reserved.

Attachment: Architerctural plans example - 356 (274 and 286 W. Michican Avenue - Estates at Arcadia)

Attachment: Previous Planned Development approval (2022) (274 and 286 W. Michican Avenue - Estates at Arcadia)

ORDINANCE NO. O-19-22

AN ORDINANCE GRANTING FINAL PLANNED DEVELOPMENT APPROVAL FOR 274 & 286 W. MICHIGAN AVENUE (CARRAIG SUBDIVISION)

Published in pamphlet form by authority of the Mayor and Village Council of the Village of Palatine on March 7, 2022

ORDINANCE NO. O-19-22

AN ORDINANCE GRANTING FINAL PLANNED DEVELOPMENT APPROVAL FOR
274 & 286 W. MICHIGAN AVENUE (CARRAIG SUBDIVISION)

WHEREAS, upon petition of owners of said property, hearings were held by the Plan Commission of the Village of Palatine on March 1, 2022 and in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, and said Plan Commission, having made its findings in a report to the Mayor and Village Council of the Village of Palatine regarding a request for a Final Planned Development to permit the reinstatement of a 6-lot single-family residential development, on the following legally described property:

LOT 2 (EXCEPT THE EAST ½ THEREOF) AND LOT 3 (EXCEPT THE WEST ½ THEREOF) AND THE VACATED SOUTH ½ OF GILBERT ROAD AND THE VACATED PORTION OF W. MICHIGAN AVENUNE, BOTH ADJOINING LOTS 2 AND 3, IN ARTHUR T. MCINTOSH AND COMPANY'S PLUM GROVE FARMS BEING A SUBDIVISION OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 22, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

commonly known as 274 and 286 W. Michigan Avenue

PIN: #s 02-22-406-020-0000 and 02-22-406-025-0000

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and Village Council of the Village of Palatine, Cook County, Illinois, acting in the exercise of their home rule power:

SECTION 1: That Final Planned Development approval to permit a 6-lot single-family residential development, is hereby granted, subject to the following conditions:

1. The development shall substantially conform to the engineering plans prepared by Groundwork LTD dated 10/03/16 and last revised 01/20/17 except as such plans may be changed to conform to Village Codes and Regulations.

2. All future residences shall follow the Village's R-1B zoning standards.

3. Within the Subject Property, no privacy fencing shall be permitted abutting the detention basin or the access easement to the detention basin. All fencing shall be of an open wrought iron style fencing in these areas.

4. A Homeowners Association shall be created for the maintenance of the detention outlot and the access easement. It shall include conditions

Attachment: Previous Planned Development approval (2022) (274 and 286 W. Michican Avenue - Estates at Arcadia)

related to the fencing restrictions outlined in condition number 3 of this ordinance and maintenance of the landscape plan attached to the engineering plans. It shall also include a requirement to perform a maintenance inspection for the detention outlot the earlier of every 5 years or at an interval required by MWRD. The HOA Declarations must be approved by the Village Attorney prior to the recording of the Plat of Subdivision or the issuance of any permits.

5. The final engineering plans shall be revised in a manner acceptable to the Village Engineer. If it is determined that the basin at Arcadia West is sufficient for the needs of the neighborhood, conditions 3 and 4 could be stricken or revised to reflect the revised detention area and outlot to account for the necessary volume control.

6. If there are dimensional changes or revisions to the outlot, affecting Lots 1-4 in the Carraig Plat of Subdivision, said changes may be reviewed and administratively approved by the Village Manager and Village Attorney.

7. The Petitioner shall complete the demolition of the two existing homes, no later than August 31, 2022, unless otherwise agreed to by the Village Manager.

7. A Planned Development letter of credit in amount of $60,000 ($10,000 per lot, per Article 14 of the Zoning Ordinance) shall be submitted.

8. A Public Improvement letter of credit in the amount of $385,983.40 (or other Village Engineer approved amount based upon any accepted changes to the EEOC) shall be submitted in a manner acceptable to the Village Engineer.

9. Review fees, based upon the finally accepted EEOC, shall be submitted in a manner acceptable to the Village Engineer shall be submitted.

10. A construction traffic management plan shall be submitted in a manner acceptable to the Directors of Public Works and Planning and Zoning. This traffic management plan shall outline the proposed development schedule and identify the material delivery routes and proposed parking areas for the contractors, prior to the completion of Prestwick Street. A component of this plan shall also include an initial notification, by standard mail, to the residents on the south side of W. Michigan Avenue (263, 271, 285, 301, 325, 335, 351, and 357) once the initial site development schedule is known.

12. MWRD, NPDES, and IEPA permits shall be submitted.

Attachment: Previous Planned Development approval (2022) (274 and 286 W. Michican Avenue - Estates at Arcadia)

SECTION 2: That the petition for Final Planned Development, a copy of the public notice, be attached hereto and form a part of this ordinance.

SECTION 3: This ordinance shall be in full force and effect upon passage and approval as provided by law.

PASSED: This 7 day of March 2022

AYES: 5 NAYS: 0 ABSENT: 1 PASS: 0

APPROVED by me this 7 day of March 2022

Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this 7 day of March 2022.

Village Clerk

Attachment: Previous Planned Development approval (2022) (274 and 286 W. Michican Avenue - Estates at Arcadia)

ENGINEERING PLAN FOR DEVELOPMENT

274 & 286 W. MICHIGAN AVENUE PALATINE, ILLINOIS

OWNER:

BLACKWATER VALLEY DEVELOPMENT, INC.
7510 ORIOLE AVENUE
CHICAGO, ILLINOIS 60631

LOCATION MAP
NTS SCALE

STANDARD LEGEND

EXISTING	DESCRIPTION	PROPOSED	EXISTING	DESCRIPTION	PROPOSED
	Contours	699		Straw Bale Inlet Protection	
	Sanitary Sewer (Size As Indicated)			Inlet Filter Basket	
	Storm Sewer (Size As Indicated)			Gas Line	G
	Watermain (Size As Indicated)	W		Wood Fence	
	Top of Foundation Elevation	TF XXX.XX		Chain Link Fence	
	Finish Grade Elevation	FG XXX.XX		Wire Fence	
	Spot Elevations	X		Water Service	
	Power Pole			Sanitary Service	
	Utility Pole			Storm Service	
	Street Light			Silt Fence	SF
	Utility Crossing			Telephone Line	T
	Fire Hydrant with Auxiliary Valve			Electric Line	E
	Water Curbbox/Box			Cable TV Line	CATV
	Watermain Valve Vault				
	Gas Vale				
	Electric Manhole	E			
	Telephone Manhole	T			
	Catch Basin (Type A)				
	Sanitary Clean Out				
	Storm Sewer Manhole				
	Storm Sewer Inlet (Type A)				
	Depressed Curb				
	Headwall				
	Inland Teal Section				
	Deciduous Tree				
	Coniferous Tree				
	Tree to be Saved				
	Tree to be Removed	OR			
	Minor Drainage Route				
	Summit				
	Swale				
	Pond Over Flow				
	Major Flood Route to Pond				

LEGEND

- Proposed Sanitary Manhole (rim / Invert)
- Proposed Storm Sewer Structure (rim / Invert)
- Outlet Number # 1

PROJECT BENCHMARK

Provided By: Per Plans by Spirit & Associates, Inc.

Source & Job Benchmark:
Chiseled square in northwest corner of the headwall approximately 75 South of the Public Works Entrance.
U.S.G.S. Elevation = 721.71

WARNING

CALL BEFORE YOU DIG

(48 HOURS NOTICE REQUIRED PRIOR TO DIGGING)

NOTE:

Contractor To Take Special Care To Locate And Avoid Existing Utilities. Engineer Shall Be Notified Of Any Conflict Prior To Construction.

INDEX

LAST REV.	SHEET NO.	DESCRIPTION
11/18/21	C0.0	COVER SHEET
05/01/17	C1.0	DEMOLITION PLAN
01/20/17	C2.0	PAVING PLAN
01/20/17	C3.0	GRADING PLAN
01/20/17	C3.0A	GRADING PLAN ALTERNATE
11/18/21	C4.0	UTILITY PLAN
05/01/17	C7.0	WATER AND SANITARY SEWER PROFILE
11/23/16	C8.0	NOTES
05/01/17	C9.0	DETAILS
05/01/17	C9.1	DETAILS
01/20/17	C9.2	DETAILS
05/01/17	C10.0	EROSION CONTROL PLAN
11/23/16	C10.1	EROSION CONTROL DETAILS

GENERAL NOTES:

1. All work, materials, shall be constructed and tested in accordance with the following Standard Specifications, as applicable, except as modified by these specifications or by the local municipality. These Standard Specifications include, but are not limited to the following:
   a. "Standard Specifications for Water and Sewer Main Construction in Illinois", (SSWSMCI) latest edition;
   b. "Standard Specifications for Road and Bridge Construction," (SSRBC) and all addenda thereto, as prepared by IDOT (the Illinois Department of Transportation);
   c. The "Illinois Manual on Uniform Traffic Control Devices" (IMUTCD) as prepared by IDOT, latest edition;
   d. the Standard Specifications and construction details and ordinances of the MWRD;
   e. American Society for Testing and Materials (ASTM);
   f. American Water Works Association (AWWA);
   g. the Illinois State Plumbing code, latest edition;
   h. the Illinois Urban Manual (IUM), as maintained by the Association of Illinois Soil and Water Conservation Districts;
   i. the Village's Subdivision and Development Codes / Ordinances, the Standard Specifications and the construction details and notes of the Village of Palatine, as published by the Municipality;
   j. Pavement design shall conform to the Village of Palatine Code of Ordinances, Section 17.04.030.J.3.a.(2)(b)(iii), Table 1 (Minimum Pavement Standards);
   k. the requirements of the IEPA (Illinois Environmental Protection Agency);
   l. and any other applicable codes or ordinances. Contractor to verify additional requirements and standard details directly with the Village prior to construction and incorporate into the project.
2. In case of conflict between the above listed standards, the Village requirements shall control on site.
3. The Contractor shall comply with all State and Federal Safety Regulations as outlined in the latest revisions of the Federal Construction Safety Standards (Series 29) and all applicable provisions and regulations of the Occupational Safety and Health Administration (OSHA).
4. Notice shall be given by the Contractor, at least 48 hours prior to commencement of the work, to the following entities:
   a. Village of Palatine
   b. Commonwealth Edison
   c. North Shore Gas
   d. SBC
   e. Groundwork, Ltd
   f. These contact numbers are provided for convenience purposes only. It is the responsibility of the Contractor to verify the most current notifications, even if the provided numbers change or become inoperable.
5. Electric, telephone, natural gas, cable and other utility companies including the Village of Palatine may have underground and/or overhead service facilities in the vicinity of the proposed construction. The Contractor shall notify the above utility companies prior to construction and shall be responsible for having the utility companies locate their facilities in the field prior to construction and shall also be responsible for the maintenance and preservation of their facilities. The Contractor shall contact J.U.L.I.E. at (811) or (800) 892-0123 for the location of all utilities. The Contractor shall coordinate all work with any other applicable public utility companies. All other agencies shall also be notified as required. In case of conflict, the Contractor shall contact the Engineer at once.
6. Locations of existing underground utilities are indicated on the plans are approximate and are for the Contractor's convenience only. The accuracy and the best available information. The Contractor shall not rely upon the accuracy of the utility information indicated on these plans. Contractor shall field verify all existing utilities (locations, dimensions, elevations, etc.) that are affected by the work prior to the commencement of construction of the improvements and shall be responsible for any damage thereto. Contractor shall exercise caution in all locations of existing utilities. Notify the engineer immediately if discrepancies are found.
7. Existing information shown on drawing is from the Plat of Survey from information prepared by John A. Hanahoe, Surveyor, and is available from Spirit and Associates, Inc. for plans that were prepared for "Arcadia Walk" and the "Arcadia Subdivision."
8. Contractor shall review geotechnical investigation prepared by Soil Investigation, Illinois, Illinois dated 10/27/2016. Copy of report is available from Owner.
9. All dimensions are to back of curb or edge of pavement unless otherwise noted.
10. The work shall be subject to inspection by State and Local Authorities under whose jurisdiction the work falls.
11. The Contractor shall be responsible for obtaining all necessary permits, including from the State, County and Village.
12. All areas disturbed by construction shall be restored per Village of Palatine requirements.
13. See "Soil Erosion and Sedimentation Control Notes" as part of these plans for additional requirements.
14. The Contractor shall indemnify Groundwork, Ltd., and the Village of Palatine and their agents, from all liability involved with the construction, installation and testing of work associated with this project.
15. Barricades and fencing shall be provided around excavations per specifications shall not relieve the Contractor from responsibility for the safety of persons and property per Village requirements.
16. No material storage / stockpiles within 10' of perimeter lot lines.
17. Portable toilet on site shall not be located within 10' of perimeter lot lines.
18. Provide lot line staking at 50' intervals.
19. Provide 1st Line staking at 50' intervals.
20. Provide water tank or water truck for water source during demolition and construction, when needed.
21. Provide water truck for dust control.

NO	DATE	BY	REVISION / ISSUE
	11/23/16	MHC	NORTH COOK SWCD
1	01/20/17	MHC	REVISED PER VILLAGE COMMENTS
2	02/03/17	MHC	REVISED PER N. COOK SWCD COMMENTS
3	04/26/17	MHC	REVISED PER IEPA COMMENTS
4	05/01/17	MHC	REVISED PER MWRD COMMENTS
5	11/18/21	MHK	FOR VILLAGE REVIEW

GROUNDWORK, LTD.
351 WEST DUNDEE ROAD, SUITE A
BUFFALO GROVE, ILLINOIS 60089 team@groundworkltd.com
847.541.4131
ARCHITECTS PLANNERS ENGINEERS

COPYRIGHT

To the best of my knowledge and belief, the drainage of the surface waters will not be changed by the proposed development. If any drainage problems will be changed reasonably perm rooms by the proposed development, it will be the responsibility of the owner to correct the drainage problem. Plans approved for the use by the municipal engineer, and such surface waters are planned for in accordance with generally accepted engineering practices so as to reduce the likelihood of damages to adjoining properties.

Groundwork, LTD plans prepared by, and/or supervision of:

Marek K. Khmurovski
Licensed Professional Engineer of Illinois
No. 062-046000
Expires: 11-30-21

CARRAIG SUBDIVISION
274 & 286 W. MICHIGAN AVENUE, PALATINE, ILLINOIS

BLACKWATER VALLEY DEVELOPMENT, INC.
7510 ORIOLE AVENUE
CHCIAGO, ILLINOIS 60631

THESE PLANS ARE FOR THE FOLLOWING PURPOSED ONLY, AS INDICATED
- ■ REVIEW ONLY
- ☐ PERMIT
- ☐ BIDDING
- ☐ CONSTRUCTION
- ☐ _____

DRAWN BY: RJT
CHK'D BY:
SCALE: AS SHOWN
DATE: 10/03/16
JOB NO.: 2137
SHEET NO.: C0.0
TITLE: COVER SHEET

Attachment: Previous Planned Development approval (2022) (274 and 286 W. Michican Avenue - Estates at Arcadia)

ARCADIA SUBDIVISION
RECORDED JUNE 10, 2013
AS DOCUMENT #1316144091

DEMOLITION NOTES

1. Remove and cap existing wells and/or septic fields, tanks, etc if any, from site conforming to IEPA and Cook County Department of Health requirements.
2. Remove all existing structures that are not to be reused from site.
3. Any abandoned or unused water mains, water service, sanitary sewer, or sanitary service shall be disconnected at the main, and capped. The disconnection and capping of the utility, shall be witnessed and approved by the Village Engineer. Remove all on-site service lines.
4. Any abandoned storm or sanitary structure or water valve vault shall be removed.
5. All existing building elements, including foundations, shall be removed from the site, unless specifically noted otherwise.
6. Remove all trees on site unless specifically noted otherwise.
7. All underground piping to be removed shall be capped at both ends with at least 2 feet long non-shrink concrete or mortar plug.
8. Engineer is not aware of any septic on site. Should any septic be found, abandoned tanks shall be filled with granular material or removed.

NO	DATE	BY	REVISION / ISSUE
	11/22/16	MHC	NORTH COOK SWCD
1	01/20/17	MHC	REVISED PER VILLAGE COMMENTS
2	05/01/17	MHC	REVISED PER WARD COMMENTS

GROUNDWORK
ARCHITECTS PLANNERS ENGINEERS
GROUNDWORK
351 WEST DUNDEE RD
BUFFALO GROVE, ILLINOIS
COPYRIGHT

THESE PLANS ARE FOR THE FOLLOWING PURPOSED ONLY, AS INDICATED
- ☐ REVIEW ONLY
- ☐ PERMIT
- ☐ BIDDING
- ■ CONSTRUCTION
- ☐ _____

CARRAIG SUBDIVISION
274 & 286 W. MICHIGAN AVENUE, PALATINE, ILLINOIS

BLACKWATER VALLEY DEVELOPMENT, INC.
7510 ORIOLE AVENUE
CHCIAGO, ILLINOIS 60631

DRAWN BY: RJT
CHK'D BY:
SCALE: AS SHOWN
DATE: 10/03/16
JOB NO.: 2537
DRAWING TITLE: DEMOLITION PLAN
SHEET NO.: C1.0

Attachment: Previous Planned Development approval (2022) (274 and 286 W. Michican Avenue - Estates at Arcadia)

PAVING NOTES:

1. Contractor shall review geotechnical information as listed on the cover page.
2. All dimensions are to back-of-curb, or edge of pavement, unless otherwise noted.
3. Pavement design shall conform to the Village of Palatine Pavement Standards - Appendix B - Subdivisions, 8.03, Street Pavement Standards.
4. All joints made with existing pavement, walk, or curb and gutter are to be saw-cut full depth.
5. The minimum structural number for all pavement design shall be 3.5.
6. The pavement section designs indicated are minimum values only based on Village of Palatine code requirements. The pavement section design and subgrade preparation is subject to the review / approval of the property's Soils Engineer and/or the Village's Soils Engineer.
7. Asphalt paving shall be installed in two lifts. The first lift to be placed as soon as possible to facilitate site access. The second lift shall be placed ten days to one week prior to substantial completion of building. Cutting and or patching of asphalt is not acceptable.
8. Portland cement concrete shall be designed for a minimum twenty-eight (28) day compressive strength of 5,500 PSI.
9. Curb transitions from depressed to full height shall be 2' minimum and shall be parallel to walk where walk is adjacent to curb.
10. Pavement sections to be as follows:
11. Preservick Street pavement section shall be:
    a. 1-1/2" bituminous surface course, Superpave, Mix C, N50
    b. 2-1/2" bituminous binder course, IL-19, N50,
    c. 13" CA-6 base course, Grade 8 or 9.
12. Sidewalks are shown for representational purposes only. Sidewalks for all lots to be completed during development.
13. Curbs at Preservick Street shall be Type "A" mountable curb. Curb at Michigan Avenue shall be Type "B6.12".
14. Protect existing off-site areas, including fencing.
15. Provide street name signs per Village requirements. Provide shop drawings to Village for approval prior to installation.
16. Direct buried cables placed under pavement shall be sleeved.
17. All signs including installation shall comply with the MUTCD standards.
18. See Plat by others for other general Site Easement provisions and requirements.
19. Provide foundation and requirements required by the village. Trees are to be placed every 40 feet, adjust and coordinate final locations with actual driveways.
20. Parkway is to be replaced with sod and 6" topsoil.
21. Trees and shrubs are shown for informational purposes only. Contractor/Owner shall provide all shown trees and be responsible for all planting needs.

NO	DATE	BY	REVISION / ISSUE
	11/23/16	MHC	NORTH COOK SWCD
1	01/20/17	MHC	REVISED PER VILLAGE COMMENTS

GROUNDWORK
ARCHITECTS PLANNERS ENGINEERS
GROUNDWORK
251 WEST DUNDEE ROAD
BUFFALO GROVE, ILLINOIS
COPYRIGHT

THESE PLANS ARE FOR THE FOLLOWING PURPOSED ONLY, AS INDICATED
- ☐ REVIEW ONLY
- ☐ PERMIT
- ☐ BIDDING
- ☐ CONSTRUCTION
- ☐

CARRAIG SUBDIVISION
274 & 286 W. MICHIGAN AVENUE, PALATINE, ILLINOIS

BLACKWATER VALLEY DEVELOPMENT, INC.
7510 ORIOLE AVENUE
CHCIAGO, ILLINOIS 60631

PAVING PLAN

DRAWN BY: RJT
CKD BY:
SCALE: AS SHOWN
DATE: 10/03/16
JOB NO.: 21.37
SHEET NO.: C2.0

Attachment: Previous Planned Development approval (2022) (274 and 286 W. Michican Avenue - Estates at Arcadia)

NOTE:
SIDEYARD SETBACKS ARE FOR REFERENCE PURPOSES ONLY. MINIMUM 10' SIDEYARD SHOWN. COMBINED REQUIRED 25' PER LOT.

LOT	BASIC TOP OF FOUNDATION
1	735.8
2	735.5
3	737.55
4	737.55
5	736.75
6	736.75

GRADING NOTES:

1. Contractor shall review geotechnical information as listed on the cover page.
2. Embankment material within roadway, driveway, parking and other structural areas shall be compacted to a minimum of ninety-five percent (95%) of maximum density in accordance with ASTM D-1557 (Modified Proctor Method), or to such other density as may be determined appropriate by the Soils Engineer. Embankment material for building pads and other structural fill areas shall be compacted to a minimum of ninety-five percent (95%) of maximum density in accordance with ASTM D-1557 (Modified Proctor Method) or to such other density as may be determined appropriate by the Soils Engineer.
3. Fill material used must be compacted to at least 95 percent of standard laboratory maximum dry density (standard proctor), according to ASTM Standard D-698. Fill soils must be fine-grained soils of low permeability, such as those classified as CH, CL, or SC soils according to ASTM Standard D-2487. Clean, granular soils (GW, GP, SW, SP) See Table 1804.2 in the 2003 International Building Code (IBC) for description of these soil types.
4. Granular backfill placed underneath all paved areas shall be compacted in lifts not exceeding 6" and compacted to 95% modified proctor.
5. Storm structure rim elevations at curbs refer to flow line elevations.
6. Final grading shall match existing grades at all property lines unless approved otherwise by and with Village Engineer (see Sheet C3.0A).
7. Engineer is to be advised of any staked dimensions that vary from the reference design dimensions by more than 0.2'.
8. Maximum side yard slope shall be 10%.
9. Contractor shall maintain overall drainage patterns & design as shown on the plans. Contractor to notify engineer of conflict.
10. Coordinate final individual lot grading with final house designs for each lot. Grading shown is intended to establish individual and overall site perimeter and drainage flows.
11. Provide grading for positive drainage with in buildable area.

NO	DATE	BY	REVISION / ISSUE
	11/23/16	MHC	NORTH COOK SWCD
1	01/20/17	MHC	REVISED PER VILLAGE COMMENTS

CARRAIG SUBDIVISION
274 & 286 W. MICHIGAN AVENUE, PALATINE, ILLINOIS

BLACKWATER VALLEY DEVELOPMENT, INC.
7510 ORIOLE AVENUE
CHCIAGO, ILLINOIS 60631

THESE PLANS ARE FOR THE FOLLOWING PURPOSED ONLY, AS INDICATED
☐ REVIEW ONLY
☐ PERMIT
☐ BIDDING
■ CONSTRUCTION
☐ _____

GRADING PLAN

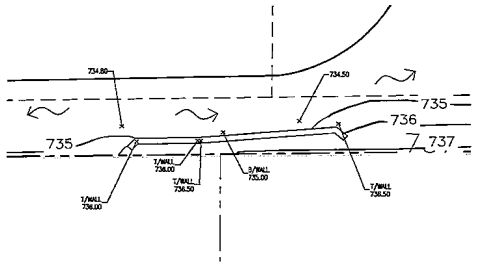
DRAWN BY: RJT
CHK'D BY:
SCALE: AS SHOWN
DATE: 10/20/16
JOB NO.: 2137
SHEET NO.: C3.0

GROUNDWORK
ARCHITECTS PLANNERS ENGINEERS
351 WEST DUNDEE ROAD
BUFFALO GROVE, ILLINOIS

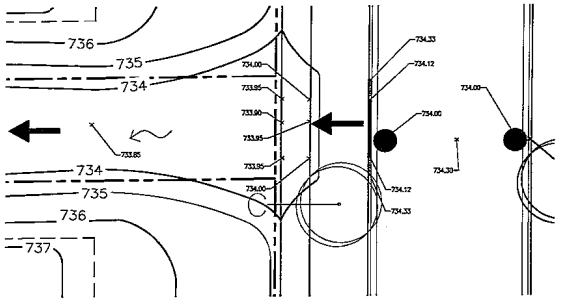
COPYRIGHT

Attachment: Previous Planned Development approval (2022) (274 and 286 W. Michican Avenue - Estates at Arcadia)

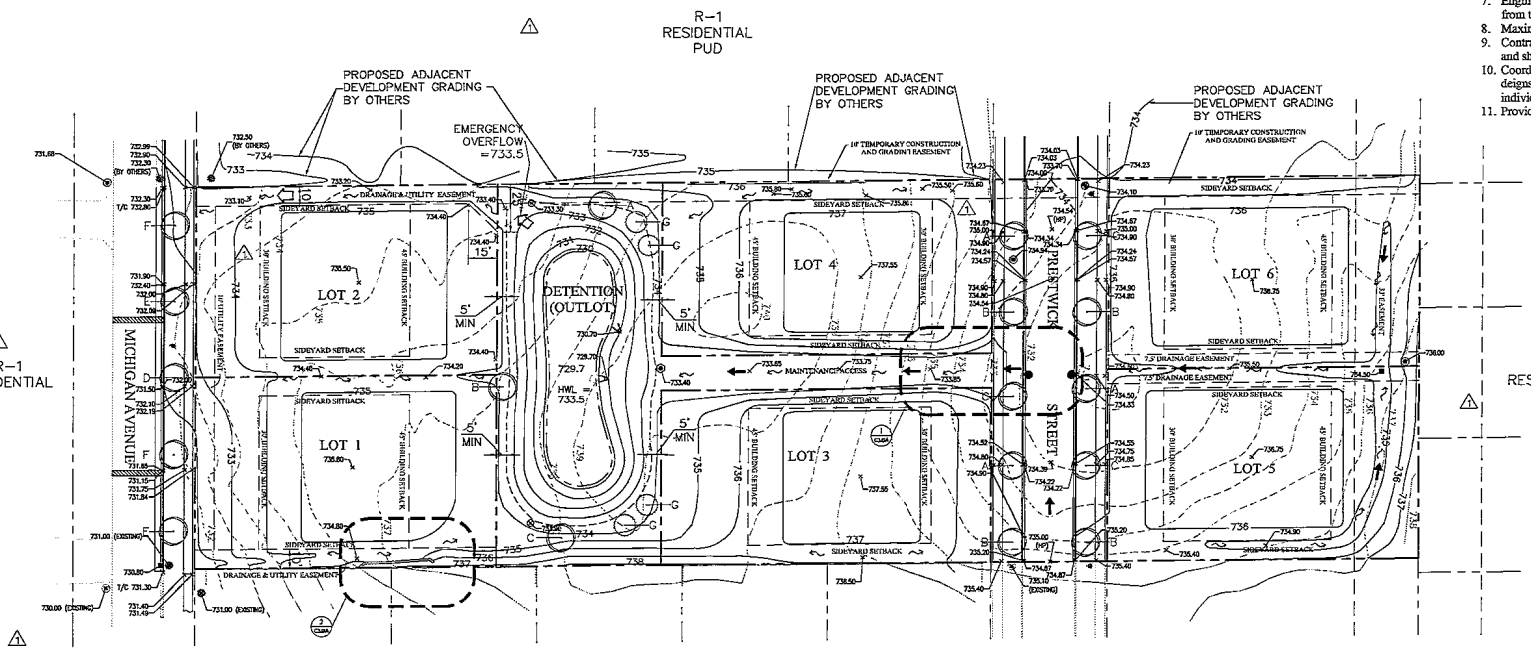
ALTERNATE



2 C3.0A ENLARGED PLAN - GRADE TRANSITION
SCALE: 1" = 10'



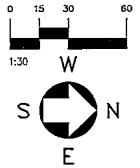
1 C3.0A ENLARGED PLAN - MAINTENANCE ENTRANCE
SCALE: 1" = 10'



NOTE:
SIDEYARD SETBACKS ARE FOR REFERENCE PURPOSES ONLY. MINIMUM 10' SIDEYARD SHOWN. COMBINED REQUIRED 25' PER LOT.

LOT	BASIC TOP OF FOUNDATION
1	735.8
2	735.5
3	737.55
4	737.55
5	736.75
6	736.75

GRADING NOTES:
1. Contractor shall review geotechnical information as listed on the cover page.
2. Embankment material within roadway, driveway, parking areas, and other structural clay fill areas shall be compacted to a minimum of ninety-five percent (95%) of maximum density in accordance with ASTM D-1557 (Modified Proctor Method), or to such other density as may be determined appropriate by the Soils Engineer. Embankment material for building pads and other structural fill areas shall be compacted to a minimum of ninety five percent (95%) of maximum density in accordance with ASTM D-1557 (Modified Proctor Method) or to such other density as may be determined appropriate by the Soils Engineer.
3. Fill material used must be compacted to at least 95 percent of standard laboratory maximum dry density (standard proctor), according to ASTM Standard D-698. Fill soils must be fine-grained soils of low permeability, such as those classified as CH, CL, SC, or ML according ASTM Standard D-2487, Classification of Soils for Engineering Purposes. See Table 1804.2 in the 2003 International Building Code (IBC) for description of these soil types.
4. Granular backfill placed underneath all paved areas shall be compacted in lifts not exceeding 6" and compacted to 95% modified proctor.
5. Storm structure rim elevation at curbs refer to flow line elevation.
6. Final grading shall match existing grades at all property lines.
7. Engineer is to be advised of any staked dimensions that vary from the reference design dimensions by more than 0.2'.
8. Maximum side yard slope shall be 10%.
9. Contractor shall maintain overall drainage pattern & design and shall advise engineer in event of any potential conflict.
10. Coordinate finial individual lot grading with final house deigns for each lot. Grading shown is intended to establish individual and overall site perimeter and drainage flows.
11. Provide grading for positive drainage with in buildable area.



GROUNDWORK
ARCHITECTS PLANNERS ENGINEERS
GROUNDWORK
351 WEST BUNGE ROAD
BUFFALO GROVE, ILLINOIS
COPYRIGHT

NO	DATE	BY	REVISION / ISSUE
	11/22/16	MKC	NORTH CORK SWCD
2	01/09/17	MKC	REVISED PER VILLAGE COMMENTS

SCOPE DOCUMENTS
THESE DRAWINGS INDICATE THE GENERAL SCOPE OF THE PROJECT IN TERMS OF THE SIZE, THICKNESS, DESIGN CONCEPT AND MATERIALS OF CONSTRUCTION. HOWEVER, ALL SCOPE DOCUMENTS SHALL ENGINEER DO NOT NECESSARILY INDICATE OR DISCLOSE ALL THE WORK REQUIRED FOR FULL PERFORMANCE AND/OR COMPLETION OF ALL ELEMENTS OF THE CONSTRUCTION CONTRACTS. ALL WORK REQUIRED BUT NOT SPECIFICALLY INDICATED OR DESCRIBED, THE CONTRACTOR SHALL BE RESPONSIBLE TO FURNISH ALL ITEMS REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK. THE GENERAL CONTRACTOR SHALL ASSUME THE RESPONSIBILITY FOR CONSTRUCTION OF ALL ITEMS SHOWN, DESCRIBED OR RELATED TO THE SCOPE OF WORK REQUIRED FOR A COMPLETE PROJECT.

THESE DOCUMENTS DO NOT REFLECT ANY CHANGES, MODIFICATIONS OR ADDITIONS MADE BY OTHERS AFTER THE DATES INDICATED ON THE DRAWINGS. GROUNDWORK, LTD. SHALL NOT BE HELD LIABLE FOR CHANGES, MODIFICATIONS OR ADDITIONS MADE TO THESE DOCUMENTS BY OTHERS. REUSE OF THESE DOCUMENTS FOR OTHER THAN THEIR ORIGINAL INTENDED USE SHALL BE AT SOLE RISK OF OTHERS WITHOUT LIABILITY OR LEGAL EXPOSURE TO GROUNDWORK, LTD.

THESE PLANS ARE FOR THE FOLLOWING PURPOSES ONLY, AS INDICATED
- [ ] PRELIMINARY ONLY
- [ ] PERMIT
- [ ] BIDDING
- [ ] CONSTRUCTION

CONCEPTUAL SUBDIVISION
274 & 286 W. MICHIGAN AVENUE, PALATINE, ILLINOIS

BLACKWATER VALLEY DEVELOPMENT, INC.
7510 ORIOLE AVENUE
CHICAGO, ILLINOIS 60631

GRADING PLAN ALTERNATE

DRAWN BY	SCALE	FILE NAME
RJF	AS SHOWN	
CHKD BY		
DATE	JOB NO.	
10/03/16	2137	

SHEET NO.
C3.0A

UTILITY NOTES:

1. All utility improvements shall conform with current Village standards.
2. Storm structure rim elevations at curbs refer to flowline elevation.
3. See utility details for additional information.
4. All manholes within 5' feet of curb and within proposed sidewalks, shall be set flush with finished grade.
5. Contractor to locate existing utilities prior to construction. Engineer shall be notified of any conflict prior to construction.
6. Minimum cover on all water mains shall be 5'-6".
7. Hydrant leads shall be min. 6" in diameter.
8. All storm manhole covers shall be open grate, unless indicated otherwise.
9. All storm sewers shall be constructed of RCP, minimum Class IV, Joints shall be rubber ring, conforming to ASTM C-361.
10. The Contractor shall locate any existing field tiles encountered and shall connect to the proposed storm drainage system.
11. Prior to construction, Contractor shall verify in field invert elevations of all existing sanitary manholes that new work is to connect to. Report discrepancies to Engineer for direction prior to commencing work.
12. Sanitary Sewer shall be 8" Diameter, PVC SDR 26, minimum slope 0.5%.
13. Prior to construction, Contractor shall verify in field invert elevations of all existing sanitary manholes that new work is to connect to. Report discrepancies to Engineer for direction prior to commencing work.
14. Contractor shall review all utilities for consistency with final engineering prior to placement of pavement curbs, walks and grades.
15. The Contractor shall keep a set of "Approved" Construction Plans on the job site, and shall maintain a legible record on said plans of all items that may deviate from the proposed improvements, including any modifications / alterations to mains, services, structures, pavement, alignments, etc. as well as any field tile encountered, or other notable site conditions. Information shall be sufficient so that all improvements can be located in the field. Upon completion of the work, said plans and information shall be provided to the Engineer for preparation of record "As-Built" plans.
16. When a sanitary service crosses above a water main, the sanitary service shall be water main quality pipe (DIP or PVC ASTM D-2241) at least 10 feet on each side of the crossing.
17. Manhole (MH-7) is to have a "Neenah" R-4342 grate or equal on MH-7.
18. Inlet (INL-1) is to have a "Neenah" R-3278-A grate or equal.
19. Catch basin (CB-5) is to have a "Neenah" R-3270 grate or equal.
20. Catch basin (CB-6) is to have a "Neenah" R-3390 grate or equal.
21. Inlet (INL-2) is to have a "Neenah" R-4340-B grate or equal.
22. Install valve and a stub from valve vault to facilitate future connection. Valve is to be "East Jordan" or equal. If at time of construction it is found that the watermain is existing to the west, then valve vault, valve and fire hydrant are not required.
23. Install a trash and safety grate on flared end section (FES-2).
24. Catch basin (CB-6) is required to have a removable hood.
25. Saw cut and trench for sanitary service to lots 1 and 2. Confirm actual location at time of construction.
26. Street lights are to be a minimum of 4'-0" from utility service. Coordinate location of water main with street light.
27. Prior to installation of curb, Contractor shall verify in field if it is required at time of construction of lots 1 and 2. Replace/repair any driveway apron and parkway as required. See Note 29.
28. Provide itemized line item for for septenic bid of proposed Arcadia West sewer main.
29. When a storm sewer crosses above a watermain, the storm sewer is to be constructed with watermain quality ductile iron pipe, conforming with the Standard Specification for Water and Sewer Main Construction in Illinois.
30. Owner shall comply with all recommendations of ASTM standards and the MWRDGC as it regards to the monitoring and observation period of on-site observation wells #1 and #2.
31. Per "Soil Investigations" report #23311 dated October 27, 2016, item 2.
"Certain precautions will be required if a basement construction is contemplated with respect to surface water seepage. Specifically, it is recommended that a 10 and lateral pressure in walls (time element). Therefore, it is recommended that a perimeter drain be installed around the entire exterior of the basement. The drain-pipes should be covered with filter sock which will act as a filter to prevent the migration of clay particles into the drain systems."
32. Detention and restrictor is for local detention.
33. Watertight rubber boots conforming to ASTM C923 shall be used where 8 inch sanitary sewers enter existing manholes.

NO	DATE	BY	REVISION / ISSUE
	11/23/16	MHC	NORTH COOK SWCD
1	01/20/17	MHC	REVISED PER VILLAGE COMMENTS
2	02/03/17	MHC	REVISED PER N. COOK SWCD COMMENTS
3	04/26/17	MHC	REVISED PER EPA COMMENTS
4	05/01/21	MHC	REVISED PER MWRD COMMENTS
5	11/18/21	MKK	FOR VILLAGE REVIEW

GROUNDWORK, LTD.
351 WEST DUNDEE ROAD, SUITE A
BUFFALO GROVE, ILLINOIS 60089 team@groundworkltd.com
847.541.4181
ARCHITECTS PLANNERS ENGINEERS

COPYRIGHT

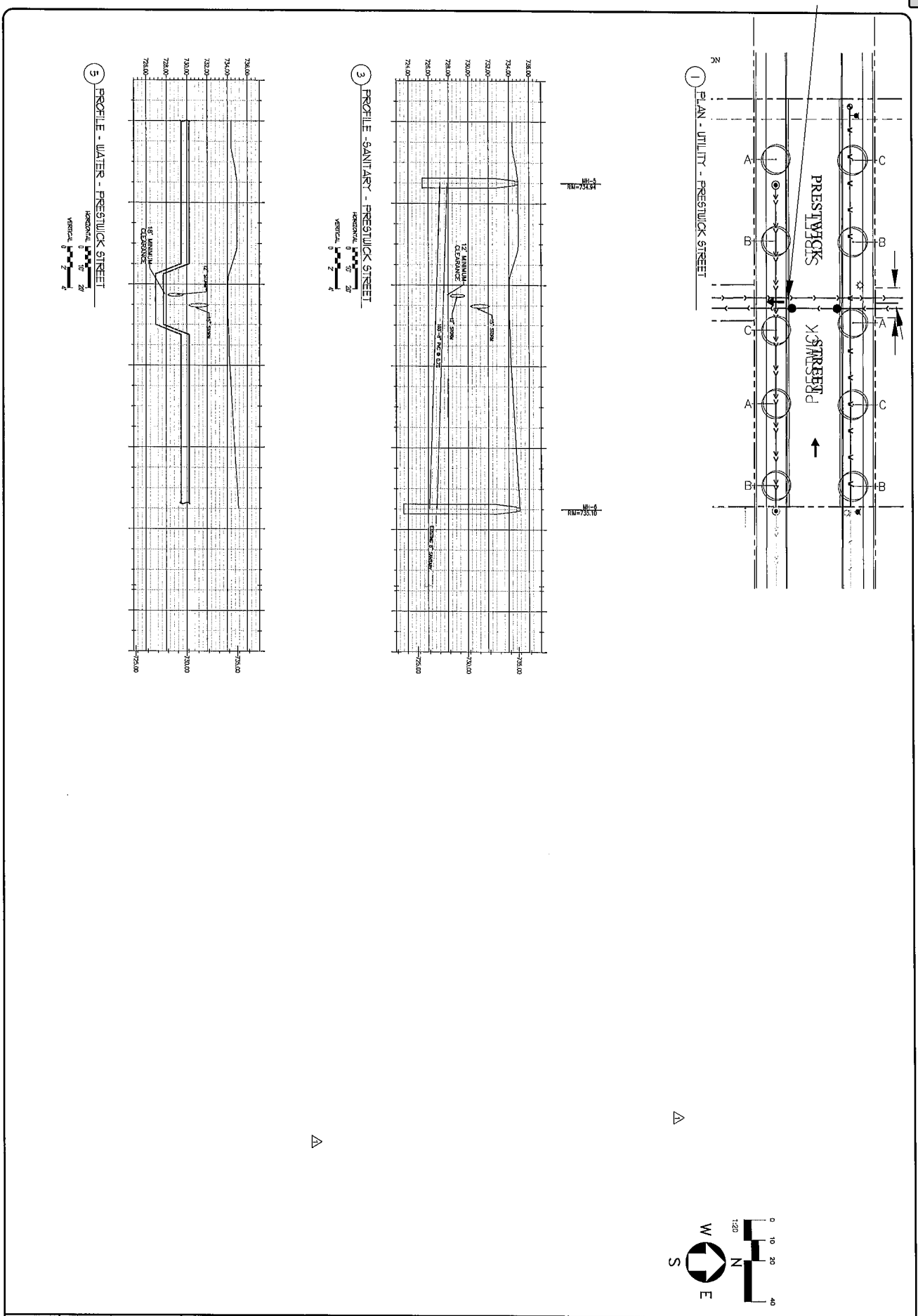
CARRAIG SUBDIVISION
274 & 286 W. MICHIGAN AVENUE, PALATINE, ILLINOIS

BLACKWATER VALLEY DEVELOPMENT, INC.
7510 ORIOLE AVENUE
CHCIAGO, ILLINOIS 60631

THESE PLANS ARE FOR THE FOLLOWING PURPOSED ONLY, AS INDICATED
- ■ REVIEW ONLY
- □ PERMIT
- □ BIDDING
- □ CONSTRUCTION
- □ _____

DRAWN BY: RJT
CHK'D BY:
SCALE: AS SHOWN
DATE: 10/20/16
JOB NO.: 2137
FILE CODE:
SHEET NO.: C4.0
UTILITY PLAN

Attachment: Previous Planned Development approval (2022) (274 and 286 W. Michican Avenue - Estates at Arcadia)



CARRAIG SUBDIVISION

274 & 286 W. MICHIGAN AVENUE, PALATINE, ILLINOIS

BLACKWATER VALLEY DEVELOPMENT, INC.
7510 ORIOLE AVENUE
CHCIAGO, ILLINOIS 60631

THESE PLANS ARE FOR THE FOLLOWING PURPOSED ONLY, AS INDICATED

- REVIEW ONLY
- PERMIT
- BIDDING
- CONSTRUCTION

NO	DATE	BY	REVISION / ISSUE
	11/23/16	MHC	NORTH COOK SWCD
1	01/20/17	MHC	REVISED PER VILLAGE COMMENTS
2	05/01/17	MHC	REVISED PER MWRD COMMENTS

GROUNDWORK
ARCHITECTS PLANNERS ENGINEERS
GROUNDWORK
351 WEST DUNDEE ROAD
BUFFALO GROVE, ILLINOIS

DRAWN BY: RJT
CHK'D BY:
SCALE: AS SHOWN
DATE: 10/03/16
JOB NO.: 2137
SHEET NO.: C7.0

WATER AND SANITARY SEWER PROFILES

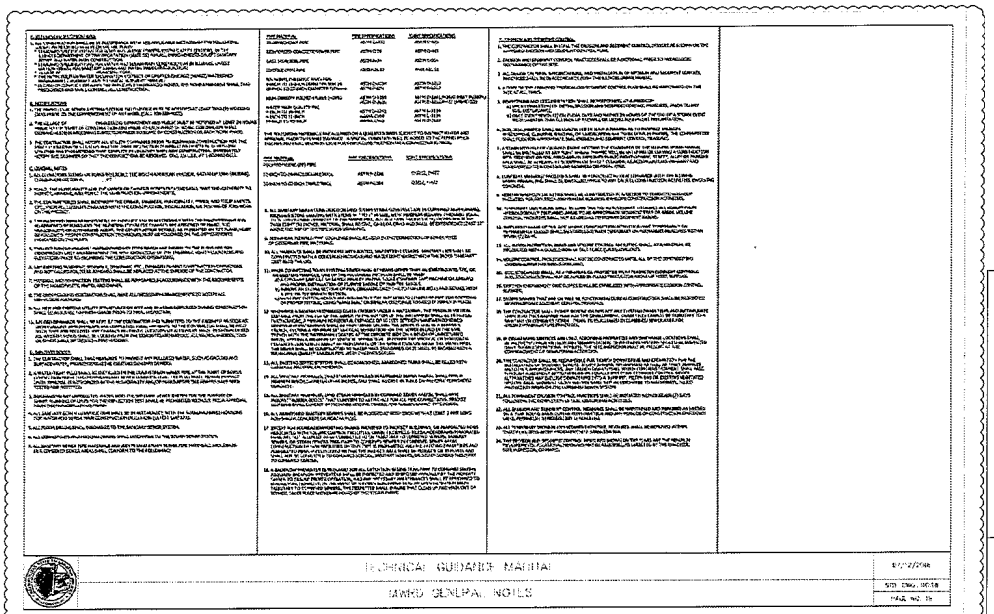
COPYRIGHT

Attachment: Previous Planned Development approval (2022) (274 and 286 W. Michican Avenue - Estates at Arcadia)

Attachment: Previous Planned Development approval (2022) (274 and 286 W. Michican Avenue - Estates at Arcadia)

GENERAL NOTES - ALL TRADES

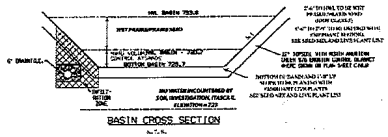
1. The Standard Specifications listed on the cover sheet, these construction plans, the special provisions, general conditions and subsequent details are all to be complied with. Any conflicts between these documents shall be brought to the attention of the Village Engineer and Owner, and shall be resolved by the Village Engineer and Owner, and shall be specifically noted but are to be considered a part of the contract.
2. The Contractor shall be responsible for obtaining all required permits for construction along or near roadways.
3. The Contractor shall make arrangements for the proper barricading, shoring and other required protection of all roadways before construction begins. Contractor shall be responsible for any damage to streets, roadways, or the Village, Engineer and Owner, and shall make repairs as directed by the Village, Engineer and Owner.
4. The Contractor shall not install any sanitary sewer pipe or appurtenance until Contractor has a copy of the permit and permit drawing issued by the appropriate governing authorities.
5. Contractor shall be responsible for all excavation in order to determine all obstructions and shall coordinate all quantities required for full completion of their work. Contractor shall not rely upon civil engineering estimates as a basis of their bid. The lump sum amount shall be for the complete project. No claims for extra work will be recognized unless ordered in writing by the Owner/Engineer.
6. Contractor, either prior to or after the award of the contract, shall be brought to the Engineer's attention before work is begun so that the proper corrections can be made.
7. Whenever this pertains to the work, shall be completed and left in a condition satisfactory to the Village of Palatine, Engineer and Owner, and shall be completed incidentals to the contract and no additional compensation will be allowed. The scope of work is as shown on the plans and as reasonably inferable therefrom to provide an operational installation.
8. Contractor shall be responsible for all excavation in order to determine all obstructions and shall coordinate all quantities required for full completion of their work. Contractor shall not rely upon civil engineering estimates as a basis of their bid. The lump sum amount shall be for the complete project. No claims for extra work will be recognized unless ordered in writing by the Owner/Engineer.
9. All work performed under this contract by any Contractor and/or Subcontractor shall be guaranteed to the Village of Palatine and Owner against all defects in materials and workmanship, of whatever nature, by the Contractor and its Surety, for a period of two years after acceptance by the Village of Palatine, Owner and applicable governmental agencies, and the Owner.
10. The Contractor, by acting these plans for his work, agrees to indemnify and hold harmless the Owner, Engineer, Village of Palatine, Owner's Representative, and their officers, boards, agents, etc., while acting within the scope of their duties, from and against any and all liability, claims, damages, and the cost of defense arising out of the Contractor's or Subcontractor's performance of the work described herein, except for liability arising out of the sole negligence of the Owner, Engineer, Village of Palatine, Owner's Representative, and their officers, boards, agents, etc. Contractor and Subcontractor shall provide all required insurance to the limits required by the Owner and Village of Palatine prior to the start of construction and shall name the Owner, the Village of Palatine, Owner's Representative, and Engineer as additional insureds on the policy.
11. Prior to commencement of construction, the Contractor shall verify all dimensions, elevations and conditions affecting their work with the actual conditions at the job site. If there are any questions or discrepancies between the plans and specifications and/or special details, the Contractor assumes full responsibility. In the event of disagreement between the construction plans, Standard Specifications and/or special details, the Contractor shall assume responsibility for the more restrictive requirement. Failing to secure such clarification, the Contractor will be considered to have proceeded at his own risk and expense. Commencement of work shall indicate acceptance of existing conditions and any discrepancies shall be reported to the Engineer before proceeding with respect to the true meaning of the construction plans or specifications, the decision of the Engineer shall be final and binding.
12. The Contractor shall be responsible for all utilities, both public and private, shown or not shown on the plans and for protecting them during construction. All information included for the convenience of the Contractor, The Contractor, at his own expense, shall be responsible for the location and elevations of underground facilities as appropriate and as permitting by the location and elevations of underground facilities as appropriate and as and protection of those facilities and for their protection from damage due to construction. The Contractor shall notify all utility companies not less than 48 hours nor more than 10 days prior to excavation. Owner assumes no responsibility whatsoever to the sufficiency or accuracy of the locations of underground facilities as shown on the plans. The Contractor shall verify the locations of all underground facilities, and the manner in which they are to be removed or adjusted. The Contractor shall obtain from the respective utility companies detailed information relative to the location and elevations of their facilities and the working schedules of the utility companies for removing or adjusting their facilities so that the work may be coordinated with a minimum of interference and delay to construction schedules. If existing utility lines of any nature are encountered which conflict in location with new construction, the Contractor shall notify the Engineer immediately so that the cost of repair.
13. Pre-construction meetings shall be arranged through the Village of Palatine Engineering and Public Works Department.
14. The Contractor shall provide video tape(s) or still pictures as required by the Village Engineer prior to beginning work.
15. The Engineer and Owner are not responsible for the construction means, methods, techniques, sequences or procedures or the safety precautions and programs in connection with the work by the Contractor. The Contractor is solely responsible for coordination of the work, as mentioned in the Contract Documents and specifications.
16. Contractor and Subcontractor shall take all necessary precautions for the safety of, and shall provide the necessary protection to prevent damage, injury or loss to:
   a. All the work and materials and equipment to be incorporated therein, whether in storage on or off the site, and
   b. Other property at the site or adjacent thereto, including trees, shrubs, lawns, walks, pavements, roadways, structures, utilities and underground facilities not designated for removal, relocation or replacement in the course of construction.
   c. Persons on the site or adjacent thereto, including without limitation the Contractor's employees and subcontractors and their employees.
   Contractor and Subcontractor must have a competent superintendent on the project site at all times irrespective of the amount of work subletted. The superintendent shall be capable of reading and understanding the plans and specifications, and shall be employed immediately on the Engineer before doing any work, otherwise the Contractor and Subcontractor assumes full responsibility. No work shall begin/construct until the superintendent is present.
17. Special attention is directed to the fact that the Contractor shall be responsible for the accuracy of construction staking and shall employ a competent engineer or surveyor to establish elevations, lines and grades for the proposed work.
18. Before beginning construction, the Contractor and each Subcontractor shall verify all elevations and conditions affecting their work with the actual conditions at the job site. If there are any questions or discrepancies between the plans and specifications and/or special details, they shall be reported immediately to the Engineer before doing any work, otherwise the Contractor and Subcontractor assumes full responsibility. No work shall begin/construct until the discrepancy is resolved.
19. It is understood by the Contractor that the Owner shall not be responsible for the accuracy of contract quantities and that the Contractor shall not be entitled to any claim based upon the extra or deficiency of any contract quantity. The Contractor shall be responsible for the accuracy of the marks or stakes after being set. All work shall be constructed at the elevations given on the plans attached and specified thereon. Any mistakes or errors arising from inaccurate marks or stakes after being set, shall be corrected by the Contractor at his own expense. The Contractor shall be responsible for preserving all stakes and grades. Should any stakes be disturbed by the Contractor's operations, they will be reset by the Engineer at an additional expense to the Owner. The Contractor shall be provided by Owner with an AutoCAD disk of this site, showing the proposed improvements.
20. The Contractor or Owner shall hire an Illinois licensed Soils Engineer who will supervise and certify that all geotechnical aspects, "Field Quality Control Tests & Geotechnical Tests Subgrade" or recommendations of the project soils reports as listed on the cover page.
21. The Contractor will be responsible for protection and maintenance of all temporary erosion control measures. Any temporary erosion control measures that are removed, damaged or destroyed shall be replaced immediately by the Contractor. Contractor shall be responsible for removing all temporary erosion control measures at the completion of the project, after seeding has taken root, and ensuring that all water retaining embankments are properly constructed.
22. All topsoil removed shall be disposed of by the Contractor as directed by the Engineer.
23. All topsoil used for backfilling shall be furnished by the Contractor.
24. All topsoil used for backfilling to be paid for by the Owner. Testing to be at the discretion of the Village.
25. Any items that are not specifically shown on the plans or in the summary of quantities but are reasonably be interpreted to be included in the work described shall be included in the cost of the work.
26. The Contractor shall refer to landscape plans for complete information regarding planting locations.
27. Definition of Terms:
   a. Owner for performance of the prescribed work.
   b. The Owner is the individual, firm, partnership or corporation having the authority to enter into contracts.
   c. The Engineer where specifically enforced to in the Special Provisions shall be the Owner's representative.
   d. The Village shall be Village of Palatine.
28. The Contractor shall be responsible for the installation and maintenance of all necessary signs, traffic control devices, barricades, fences, warning devices, equipments, personnel, etc. to inform and protect the public during all phases of construction. Barricades and warning signs shall be lighted shall be maintained from dusk to dawn at all locations where construction operations are being performed or where hazardous conditions exist. Flagmen, when required by the nature of the work or as directed by the Engineer, shall be provided with suitable warning devices, or as designated by the Village Engineer. All traffic control work shall be done in accordance with the Illinois Manual on Uniform Traffic Control and Safety. Any temporary road closures shall be completed with proper traffic control as mandated by Illinois Department of Transportation (IDOT).
29. Cost of the IEPA permit shall be incidental to the contract.
30. Contractor shall be responsible to obtain any and all permits, guarantees and bonds for each type of specified IEPA removal of non-hazardous soils, curb and gutter, paving and illinois/dig soil sampling and analysis, etc.
31. Any and all existing concrete or other permanent improvements which abut the proposed improvement shall be removed, shall be removed as directed prior to removal. All items so removed shall be replaced with similar construction materials to their original condition or better, by the Contractor at his own expense.
32. Contractor shall be responsible for all traffic control and protection in accordance with the Illinois Manual on Uniform Traffic Control and Construction Operations (Illinois Department of Transportation) and the Village of Palatine guidelines including but not limited to, the installation, maintenance and removal of all traffic control devices, barricades, signs and lights as required by the Village of Palatine, Illinois Department of Transportation and the Illinois Manual on Uniform Traffic Control and Construction Operations.
33. Removed pavements, sidewalk, curb and gutter, etc. shall be disposed of by the Contractor at his own expense at an offsite dump site. Location outside the Village of Palatine.
34. Contractor shall be responsible to obtain any and all permits, guarantees including but not limited to, coordination of each day and all conditionsmet with the Storm Water Pollution Prevention Plan (SWPPP) and with the Illinois Urbans Manual.
35. Any brick or cobblestone removed during the course of the improvements must be left on the site and protected during the construction. Any brick or cobblestone removed during the course of the improvements must be left on the site and protected during the construction. Any brick or cobblestone removed during the course of the improvements must be left on the site and protected during the construction.
36. It shall be the responsibility of each respective Contractor to remove from the site and properly dispose of all excess materials, debris and rubbish resulting from their construction operations at no additional expense to the Owner upon completion of same grading.
37. The Contractor shall maintain adequate sanitation facilities for his employees at all times. If and/or debris shall be deemed unsightly by the Engineer, Owner or Village of Palatine, the Contractor shall immediately remove such debris at his own expense. The Contractor shall keep adjacent streets clean of mud, dirt, debris, trash, employee vehicles, or his material suppliers. The Contractor shall immediately remove said mud and/or debris. The Contractor shall keep adjacent streets clean of mud/dirt. The Contractor shall keep adjacent streets clean of mud/dirt.
38. All topsoil stockpiles shall be in accordance with the requirement of the Village of Palatine.
39. All topsoil and/or weed abandonments shall be in accordance with the requirement of the Village of Palatine.
40. Before acceptance by the Owner and final payment, all work shall be inspected and approved by the Owner or his representative. Final payment will be made after all of the Contractor's work has been completed, inspected, tested and approved.
41. Where the Specifications require specific tests, such tests shall be performed by an approved testing agency. Certificates of such tests shall be delivered to the Engineer. Materials which fail to meet specified requirements shall be removed and replaced at no additional expense to the Owner. Unless otherwise provided, the Contractor shall employ and pay for services of an approved testing agency to perform required tests within applicable to the construction work. Employment of a testing agency shall not relieve the Contractor of his obligation to perform the work in accordance with the requirements of the contract documents. Tests and inspections shall be performed promptly and in sequence so as not to cause delay. Reports of tests and inspections shall be promptly delivered to the Engineer, Owner and other parties designated by the Owner. Tests and inspections not specifically mentioned herein but which are required by governmental authorities having jurisdiction shall be performed by the agencies having jurisdiction or by firms employed by the Contractor and approved by the authorities. Unless otherwise provided, the Contractor shall pay for all tests and inspections required by governmental authorities. Tests and inspections shall be performed promptly and in sequence so as not to cause delay. Reports of tests and inspections shall be promptly delivered to the Engineer, Owner and other parties designated by the Owner. Tests and inspections not specifically mentioned herein but which are required by governmental authorities having jurisdiction shall be performed by the agencies having jurisdiction or by firms employed by the Contractor and approved by the authorities. Unless otherwise provided, the Contractor shall pay for all tests and inspections required by governmental authorities.
42. Examination of the Engineering Plans and Specifications and the existing site conditions must be undertaken by the Contractor before submitting a bid, and modifying the Engineer's estimate of any of the Owner's and granting of the necessary bonds.
   a. Special Provisions
   b. Plans and Details on the Engineering Plans
   c. Standard Specifications, as adopted in Paragraph 1 above.
   d. Applicable Ordinances
   The Contractor shall be responsible for the following, which shall also be incidental to the cost of construction:
   a. The notification of the start of construction to all jurisdictional agencies, utility companies and the Owner's representative at least 48 hours prior to construction.
   b. Calling attention to the Owner of any errors or discrepancies which may be suspected in the plans and specifications and giving written notice to the Owner's representative with the start of the item and prior to which are believed to be in error have been verified or corrected by the Owner. Additional staking that may be required due to the Contractor negligence, shall be paid for by the Contractor.
   c. Protecting of construction layouts with hardstakes, and for keeping of public street pavements clean of mud, dirt, debris, etc. Any offsite errors that are damaged by the Contractor during construction.
   d. The storing of materials, if required by the Owner and/or the jurisdictional agencies.
   e. Any temporary erosion control measures required by the Owner and/or the jurisdictional agencies.
   f. The Owner shall be responsible for the following:
   g. Providing the Contractor with one (1) set of contract plan and specifications.
   h. Providing the Contractor with one (1) set of contract plan and specifications (at different stages of completion) for the purpose of obtaining permits.
   i. Providing the Contractor with one (1) set of contract plan and specifications (at different stages of completion) for the purpose of obtaining permits.



TECHNICAL GUIDANCE MANUAL

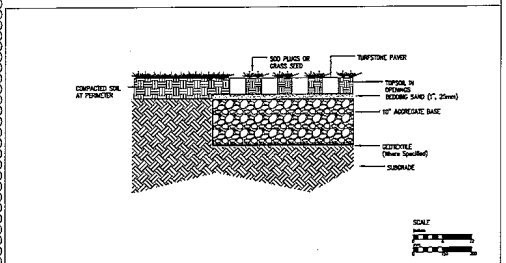
MWRD GENERAL NOTES

1 MWRD NOTES
CSD SCALE: N.T.S.



BASIN CROSS SECTION

2 POND SECTION
CSD SCALE: N.T.S.



FIRE ACCESS ROAD
Turfstone Paver

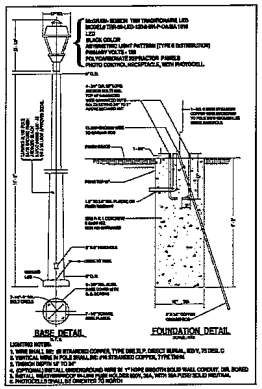
UNILOCK®
Designed to be a step ahead
1-800-UNILOCK
www.unilock.com

PAVER DETAIL
Cross Section

FIREROAD.DWG

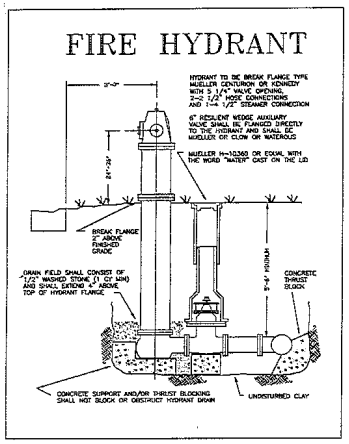
Engineer's Seal

3 TURFSTONE
CSD SCALE: N.T.S.
NOTE: "TURFSTONE" OR APPROVED EQUAL

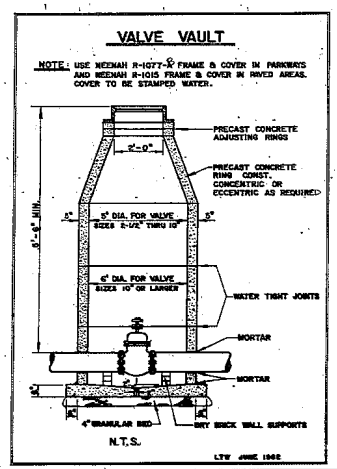


TRADITIONAIRE LED CONC. BASE
STREET LIGHTING DETAIL

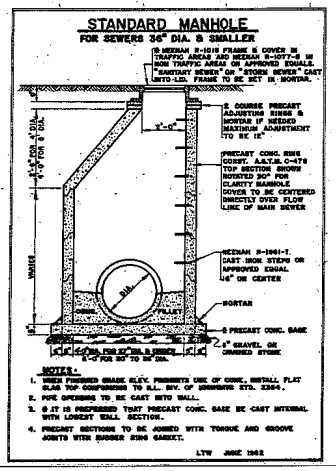
4 STREET LIGHTING
CSD SCALE: N.T.S.



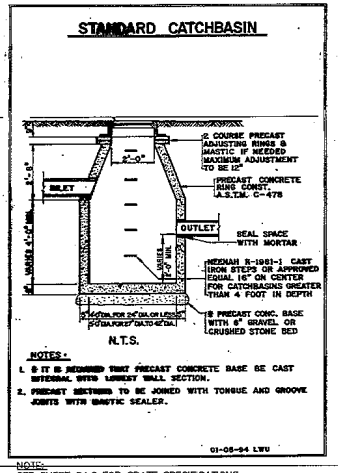
5 FIRE HYDRANT
CSD SCALE: N.T.S.



6 VALVE VAULT
CSD SCALE: N.T.S.

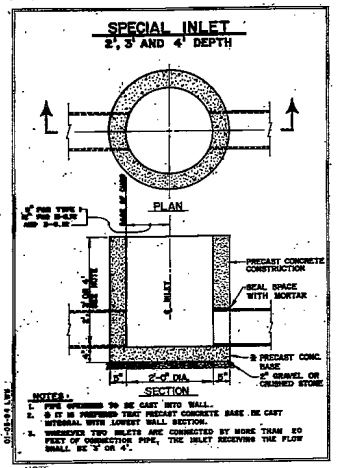


7 STANDARD MANHOLE
CSD SCALE: N.T.S.
NOTE:
RUBBER BOOTS THAT MEET ASTM C923 CONNECTORS SHALL BE USED FOR PIPE PENETRATIONS.



NOTE:
SEE SHEET C4.0 FOR GRATE SPECIFICATIONS

8 STANDARD CATCHBASIN
CSD SCALE: N.T.S.



NOTE:
SEE SHEET C4.0 FOR GRATE SPECIFICATIONS

9 SPECIAL INLET
CSD SCALE: N.T.S.

NOTE:
DETAILS SHOWN ARE TAKEN FROM VILLAGE STANDARDS. CONTRACTOR SHALL BE RESPONSIBLE FOR CONFIRMING AND COMPLYING WITH LATEST VILLAGE ORDINANCE STANDARDS.

GROUNDWORK
ARCHITECTS PLANNERS ENGINEERS
GROUNDWORK, LTD.
331 WEST DUNDEE ROAD, SUITE A
BUFFALO GROVE, ILLINOIS 60089
847.541.4151
FAX 847.541.4166
kenny@groundwork.com
COPYRIGHT

NO	DATE	BY	REVISION / ISSUE
	11/23/16	MHC	NORTH CREEK SWCD
1	01/26/17	MHC	REVISED PER VILLAGE COMMENTS
2	05/30/17	MHC	REVISED PER PW/ED COMMENTS

SCOPE STATEMENTS
THESE DRAWINGS INDICATE THE GENERAL SCOPE OF WORK CONSISTING OF THE CONSTRUCTION AND INSTALLATION OF THE BUILDING AND THE MAJOR CIVIL ENGINEERING ELEMENTS. AS SUCH, GOOD TRADE PRACTICE DICTATES MINOR ITEMS OF DETAILING, NOT SHOWN OR SPECIFICALLY INDICATED, BE INCLUDED IN THE BASIS OF THE GENERAL SCOPE INDICATED BY DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE TO FURNISH ALL ITEMS REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK. THE GENERAL CONTRACTOR SHALL ASSUME THE RESPONSIBILITY FOR THE PROPER FITTING OF ALL PART OF THE WORK AS WELL AS THE COORDINATION OF THE WORK AS REQUIRED FOR A COMPLETE PROJECT.

THESE DOCUMENTS DO NOT REFLECT ANY CHANGES, MODIFICATIONS OR ADDITIONS MADE BY THE CONTRACTOR, OR ANYONE WORKING FOR HIM, IN THE DOCUMENTS OF GW GROUNDWORK, LTD., WILL NOT HAVE AGREED GROUNDWORK, LTD., CANNOT BE HELD LIABLE FOR CHANGES, MODIFICATIONS, OR ADDITIONS MADE TO THESE DOCUMENTS BY OTHERS. REUSE OF THESE DOCUMENTS FOR OTHER THAN THE ORIGINAL INTENDED USE SHALL BE AT SOLE RISK OF OTHERS WITHOUT LIABILITY OR LEGAL EXPOSURE TO GROUNDWORK, LTD.

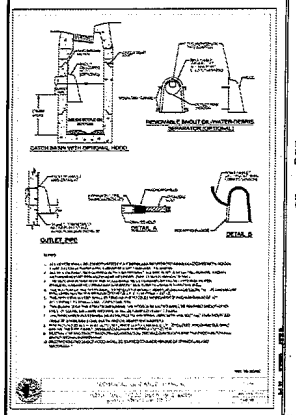
THESE PLANS ARE FOR THE FOLLOWING PURPOSES ONLY, AS INDICATED
☐ REVIEW ONLY
☐ PERMIT
☐ BIDDING
■ CONSTRUCTION

CARRAG SUBDIVISION
274 & 286 W. MICHIGAN AVENUE, PALATINE, ILLINOIS

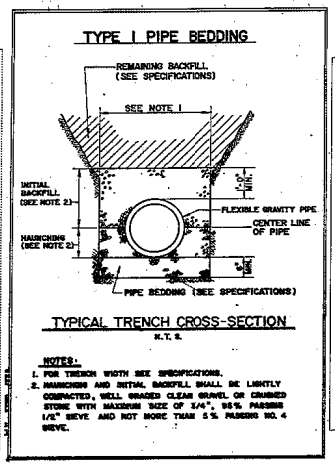
BLACKWATER VALLEY DEVELOPMENT, INC.
7510 ORIOLE AVENUE
CHICAGO, ILLINOIS 60631

DRAWN BY	SCALE	DETAILS
RJT	AS SHOWN	
CK'D BY	FILE NAME	
DATE	JOB NO.	
10/03/16	Z137	

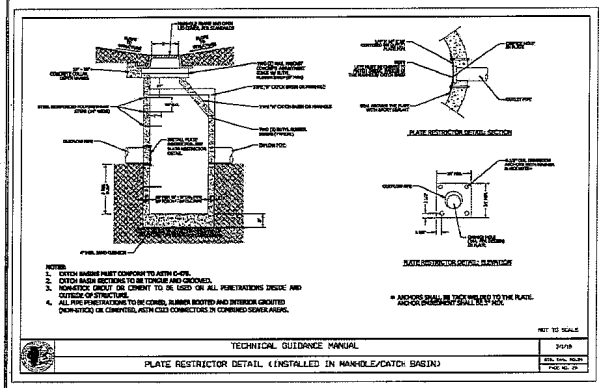
SHEET NO.
C9.0



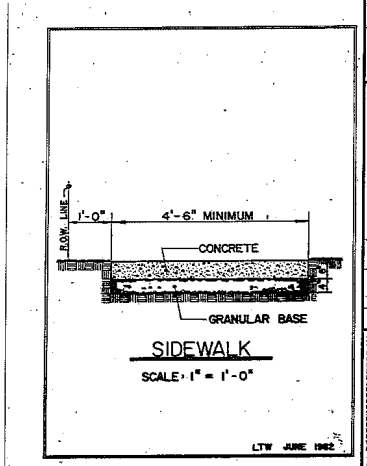
1 CSI REMOVABLE HOOD BASIN
SCALE: N.T.S.



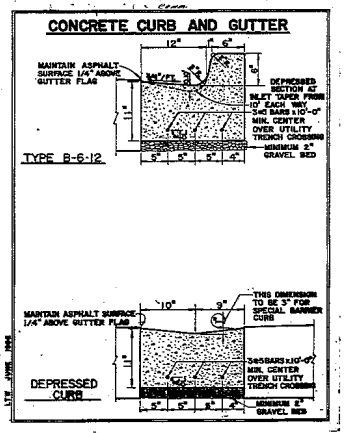
2 CSI TYPE I PIPE BEDDING
SCALE: N.T.S.



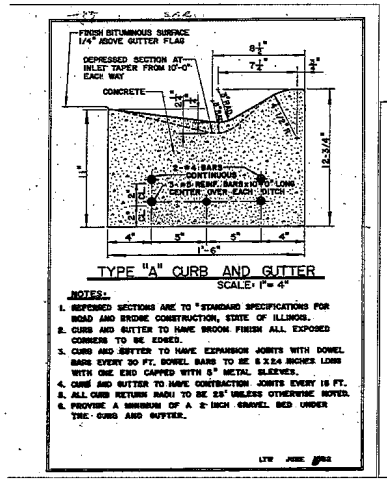
3 CSI RESTRICTOR DETAIL
SCALE: N.T.S.
4 NOTE: RESTRICTOR IS A LOCAL REQUIREMENT.



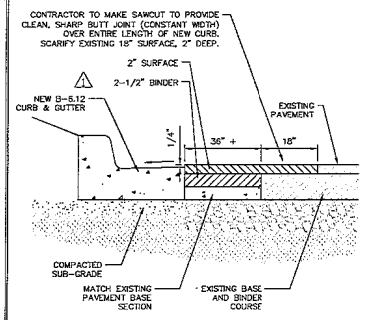
5 CSI SIDEWALK DETAIL
SCALE: N.T.S.



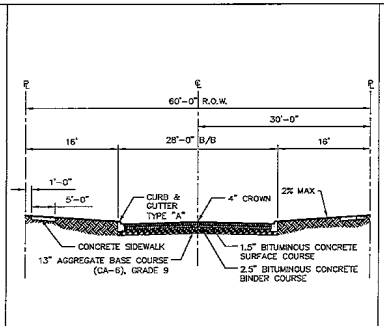
6 CSI CONCRETE CURB AND GUTTER
SCALE: N.T.S.



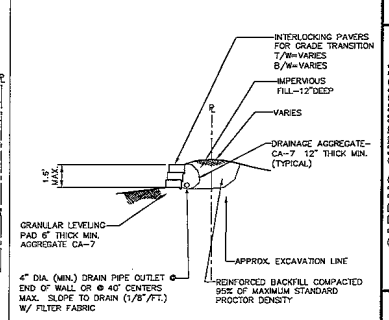
7 CSI TYPE "A" CURB AND GUTTER
SCALE: N.T.S.



8 CSI PAVEMENT PATCHING AT CURB & GUTTER PLACEMENT
SCALE: N.T.S.
NOTE: AT MICHIGAN AVENUE



9 CSI ROAD CROSSING CONNECTION
SCALE: N.T.S.



NOTE:
GRADE TRANSITION DEVICE SHALL BE IN CONFORMANCE WITH THE "NATIONAL CONCRETE MASONRY ASSOCIATION (NCMA) DESIGN MANUAL FOR SEGMENTAL RETAINING WALLS." THE CONTRACTOR MUST BE "NCMA LEVEL 1 CERTIFIED."

10 CSI GRADE TRANSITION
SCALE: N.T.S.

NOTE:
DETAILS SHOWN ARE TAKEN FROM VILLAGE STANDARDS. CONTRACTOR SHALL BE RESPONSIBLE FOR CONFIRMING AND COMPLYING WITH LATEST VILLAGE ORDINANCE STANDARDS.

GROUNDWORK
ARCHITECTS
PLANNERS
ENGINEERS
GROUNDWORK, LTD.
30 WEST BRIDGE ROAD, SUITE A
BARTLETT, ILLINOIS 60103
815.544.9191
FAX: 847.541.1068

COPYRIGHT

NO	DATE	BY	REVISION — / — ISSUE
	12/22/16	MJC	NORTH CREEK SWDF
1	09/01/17	DNC	REVISED PER VILLAGE COMMENTS
2	09/01/17	DNC	REVISED PER MWRD COMMENTS

SCOPE SEGMENTS
THESE DRAWINGS INDICATE THE GENERAL SCOPE OF THE PROJECT IN TERMS OF THE SIZE, EXTENT AND DESIGN CONCEPT OF THE WORK. THEY ARE NOT CONSTRUCTION DRAWINGS. ILLUSTRATE ALL SCOPE ELEMENTS THESE SHEETS DO NOT NECESSARILY INDICATE OR DESCRIBE ALL THE WORK REQUIRED FOR FULL PERFORMANCE AND/OR COMPLETION OF ALL REQUIREMENTS OF THE CONTRACT DOCUMENTS. SEE THE SPECIFICATIONS, DIVISION 01 GENERAL REQUIREMENTS, SECTION 01 010 - DESCRIPTION OF WORK FOR ADDITIONAL INFORMATION.

THESE DRAWINGS, WORKSITE, THE GENERAL SCOPE OF THE PROJECT IN TERMS OF THE SIZE, EXTENT AND DESIGN CONCEPT OF THE WORK. THEY ARE NOT CONSTRUCTION DRAWINGS. ILLUSTRATE ALL SCOPE ELEMENTS THESE SHEETS DO NOT NECESSARILY INDICATE OR DESCRIBE ALL THE WORK REQUIRED FOR FULL PERFORMANCE AND/OR COMPLETION OF ALL REQUIREMENTS OF THE CONTRACT DOCUMENTS. SEE THE SPECIFICATIONS, DIVISION 01 GENERAL REQUIREMENTS, SECTION 01 010 - DESCRIPTION OF WORK FOR ADDITIONAL INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE TO FURNISH ALL ITEMS REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK. THE GENERAL CONTRACTOR SHALL ASSUME THE RESPONSIBILITY FOR COORDINATION OF EACH OF THE TRADES WORK AS RELATED TO THE SCOPE OF WORK INDICATED FOR A COMPLETE PROJECT.

THESE DOCUMENTS DO NOT REFLECT ANY CHANGES, MODIFICATIONS, OR ADDITIONS MADE BY OTHERS AFTER THE DATES INDICATED IN THE DOCUMENTS. ALL SUCH CHANGES, MODIFICATIONS, OR ADDITIONS MADE TO THESE DOCUMENTS BY OTHERS, REUSE OF THESE DOCUMENTS FOR OTHER THAN THEIR ORIGINAL INTENDED USE SHALL BE AT SOLE RISK OF OTHERS WITHOUT LIABILITY OR LEGAL EXPOSURE TO GROUNDWORK, LTD.

THESE PLANS ARE FOR THE PURPOSES INDICATED AS INDICATED
☐ REVIEW ONLY
☐ PERMIT
☐ BIDDING
■ CONSTRUCTION

CARRIAGE SUBDIVISION
274 & 286 W. MICHIGAN AVENUE, PALATINE, ILLINOIS

BLACKWATER VALLEY DEVELOPMENT, INC.
7510 ORIOLE AVENUE
CHICAGO, ILLINOIS 60631

DETAILS

DRWN BY	SCALE
RJT	AS SHOWN
CHKD BY	FILE NAME
DATE	JOB NO.
10/03/16	2137

SHEET NO.
C9.1

NOTE:
DETAILS SHOWN ARE TAKEN FROM VILLAGE STANDARDS. CONTRACTOR SHALL BE RESPONSIBLE FOR CONFIRMING AND COMPLYING WITH LATEST VILLAGE ORDINANCE STANDARDS.

C92

DRAWN BY: RJS
CHK'D BY:
SCALE: AS SHOWN
DATE: 10/03/16
JOB NO.: 21.37
SHEET NO.
DETAILS

CARRAIG SUBDIVISION
274 & 286 W. MICHIGAN AVENUE, PALATINE, ILLINOIS

BLACKWATER VALLEY DEVELOPMENT, INC.
7510 ORIOLE AVENUE
CHICAGO, ILLINOIS 60631

THESE PLANS ARE FOR THE FOLLOWING PURPOSED ONLY, AS INDICATED
- ☐ REVIEW ONLY
- ☐ PERMIT
- ☐ BIDDING
- ■ CONSTRUCTION
- ☐ _____

NO	DATE	BY	REVISION / ISSUE
	11/23/16	MHC	NORTH COOK SWCD
1	01/20/17	MHC	REVISED PER VILLAGE COMMENTS

GROUNDWORK
ARCHITECTS PLANNERS ENGINEERS
GROUNDWORK, LTD.
351 WEST DUNDEE ROAD, SUITE A
BUFFALO GROVE, ILLINOIS 60089
847.541.4151
FAX 847.541.4066
tech@groundworkltd.com

COPYRIGHT

Attachment: Previous Planned Development approval (2022) (274 and 286 W. Michican Avenue - Estates at Arcadia)

SOIL EROSION AND SEDIMENTATION CONTROL NOTES:

1. Soil Erosion and Sedimentation Control (SESC) measures shall be provided in accordance with the following:
   a. Illinois Urban Manual (IUM);
   b. the "Procedures and Standards for Urban Soil Erosion and Sedimentation Control in Illinois";
   c. National Pollution Discharge Elimination (NPDES) system permit for "Construction Site Activities";
   d. National Resources Conservation Service (NRCS);
   e. Metropolitan Water Reclamation District of Greater Chicago.
2. The SESC measures indicated on the plans are the minimum requirements. Any other measures deemed necessary by the Owner, Engineer and/or Village Engineer, shall be implemented immediately by the Contractor.
3. See Storm Water Pollution Prevention Plan, available from Owner.
4. Soil Erosion and Sedimentation Control Plan (SWPPP) shall be maintained on site at all times.
5. It shall be the Contractor's responsibility to verify that a valid Notice of Intent (NOI) is on record with the Illinois Environmental Protection Agency (IEPA), and that and on file prior to disturbing any ground.
6. Soil disturbance shall be conducted in such a manner as to minimize erosion. Soil stabilization measures shall consider the time of year, site conditions and the use of temporary or permanent measures.
7. Streets and driveways adjacent to the site and work area shall be kept free of dirt, mud and other debris. The contractor shall immediately remove any dirt, mud or debris that may become deposited upon the adjacent streets.
8. Prior to the start of any earthwork construction, the Contractor shall provide a water truck at intervals sufficiently dampen all disturbed soil.
9. The Contractor shall be responsible for meeting the requirements of all applicable SESC ordinances. The cost of all work necessary to meet these requirements shall be considered incidental to the project.
10. Provide SESC measures in accordance with the applicable specifications and with the requirements of the Storm Water Pollution Prevention Plan (SWPPP).
11. SESC fences (including silt fencing) shall be constructed at the onset of construction disturbance of upland areas to confine the effects of construction activity from existing non-disturbed areas.
12. All storm sewers and downstream inlet area will be functioning during construction shall be protected by inlet protection devices until tributary drainage areas have been fully stabilized and permanent vegetation and SESC measures has been established. See details on plans.
13. All temporary and permanent SESC measures must be maintained and repaired as necessary.
14. Whenever during construction operations, any loose material is deposited in the flow line of gutters, drainage structures, ditches, etc., such that the natural flow line of water is obstructed, that loose material shall be removed immediately by the responsible contractor(s), that loose material shall be removed from all paved areas and flow lines shall be free from dirt, grit and debris. This work shall be considered incidental to the contract.
15. Qualified personnel as designated by the developer shall inspect disturbed areas of the construction site that have not been finally stabilized, SESC measures and construction materials, and locations where vehicles enter or exit the site. Such inspections shall be conducted at least once every seven (7) calendar days and within 24 hours of the end of a storm that is 0.5 inches or greater or equivalent snowfall. Based on the inspection results, the developer shall implement additional SESC measures deemed necessary to effectively control soil erosion and sedimentation.
16. A written report detailing the condition of all SESC measures shall be submitted to the Village Engineer by noon Friday of each week, and within 48 hours of any 0.5 inch or greater storm event.
17. Storm sewer protection measures shall be removed when they have served their purpose.
18. Dewatering devices shall be designed to discharge runoff in a manner that will not cause flooding, erosion or sedimentation problems on site or downstream.
19. Areas or embankments having slopes greater than or equal to 4EHV shall be stabilized with sod, seed and / or blanket in combination with temporary or permanent diversions.
20. If sod, seed and / or blanket in combination with temporary or permanent diversions is used, the Contractor shall verify additional requirements prior to construction and incorporate into project.
21. Temporary soil stockpiles shall not be located in flood prone areas.
22. A stabilized mat of aggregate underlain with filter cloth (or other appropriate measure) shall be located at any point where traffic will be entering or leaving a construction site to or from a public right-of-way, street, alley or parking area shall be removed by excavating, scraping or sweeping.
23. Soil stabilization (temporary seeding or erosion control blankets) shall be initiated as soon as practical in those portions of the site where construction activities have temporarily or permanently ceased, but in no case later than 14 days after construction activity in that portion has ceased.
24. Seeding, mulching and sodding shall be in accordance with the landscape plan, by exposed to the elements for more than fifteen (15) days.
25. All disturbed ground within the Village's or County's Right-of-Way shall be restored to the satisfaction of the Village and the County.
26. The Contractor shall take measures to protect all utility structures (manholes, inlets, catch basins, curb stops, grease separators, valve vaults, auxiliary valve boxes, B-boxes, etc.) and roadway appurtenances (signs, guardrail, etc.) from damage during construction. Village acceptance. Sanitary and storm sewer mains shall be cleaned of debris and debris build-up is present at the time of final inspection. Cleaning may also be required during the course of construction activities.
27. The SESC process is an evolving process and is subject to change due to field conditions and is shown on this plan for convenience only. Contractor is responsible for coordinating all requirements.

SUGGESTED CONSTRUCTION SEQUENCE AND CONTROL MEASURES

1. Installation of temporary perimeter chain link construction fence. Fence shall encircle site and parkway.
2. Installation of Soil Erosion and Sedimentation Control (SESC) Measures
   a. Silt Filled Construction Entrance
   b. Silt Fence
3. Provide erosion control blanket on all disturbed areas in Michigan Avenue ROW.
4. Mass Grade Site.
5. Temporarily stabilize topsoil and grade site.
6. Temporary Seed Disturbed Areas Exposed >14 Days
   a. Install SESC control measures exceeding 1' vertical to 4 horizontal
7. Install Storm Sewers and Structures
   a. Install Remaining Underground Utilities
8. Install Binder and Surface Course of pavement and curb and gutter.
9. Install Road and Parking Subgrade.
10. Site Construction Work
    a. Curb and Gutter
    b. Sidewalk, driveway aprons, etc.
11. Remove excess materials and temporary seed all disturbed areas.
12. Replace parkway with 6" topsoil and sod.
13. Complete construction. Complete on-site paving and repair off-site areas, as required by the MWRDGC. See detail 2 on Sheet C10.0.
14. Remove all temporary SESC measures after the site is stabilized with vegetation.
15. *SESC Continuing Maintenance
16. *SESC measures shall occur every 7 calendar days and after every 1/2" or greater rainfall event.

NO	DATE	BY	REVISION / ISSUE
	11/23/16	MHC	NORTH CUCK SWCD
1	01/20/17	MHC	REVISED PER VILLAGE COMMENTS
2	05/01/17	MHC	REVISED PER MWRD COMMENTS

GROUNDWORK
ARCHITECTS PLANNERS ENGINEERS
GROUNOWORK
351 WEST DUNDEE ROAD
BUFFALO GROVE, ILLINOIS
COPYRIGHT

THESE PLANS ARE FOR THE FOLLOWING PURPOSES ONLY, AS INDICATED
- ☐ REVIEW ONLY
- ☐ PERMIT
- ☐ BIDDING
- ■ CONSTRUCTION
- ☐ _____

CARRAIG SUBDIVISION
274 & 286 W. MICHIGAN AVENUE, PALATINE, ILLINOIS

BLACKWATER VALLEY DEVELOPMENT, INC.
7510 ORIOLE AVENUE
CHCIAGO, ILLINOIS 60631

DRAWN BY: RJT
CHK'D BY:
SCALE: AS SHOWN
DATE: 10/20/16
JOB NO.: 2137
SHEET NO.: C10.0

EROSION CONTROL PLAN

Attachment: Previous Planned Development approval (2022) (274 and 286 W. Michican Avenue - Estates at Arcadia)

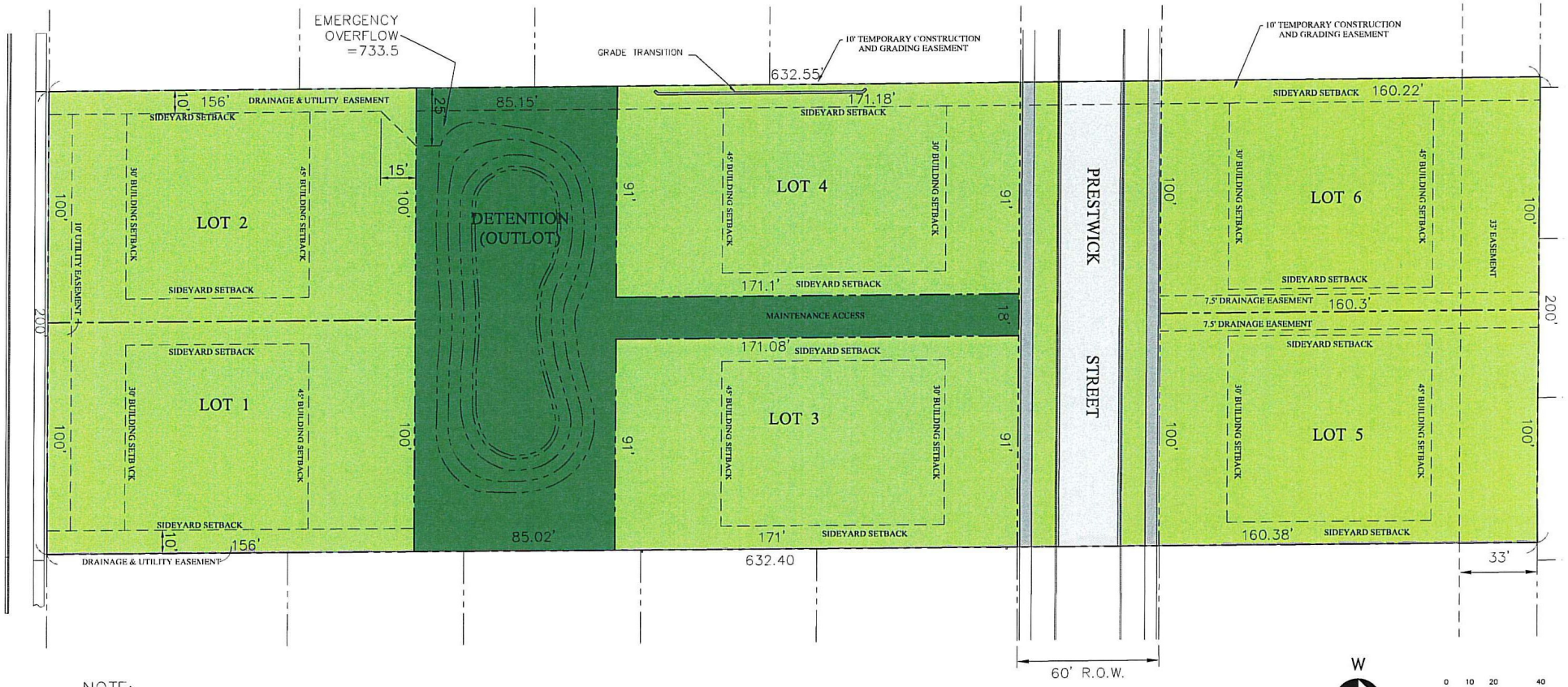
Attachment: Previous Planned Development approval (2022) (274 and 286 W. Michican Avenue - Estates at Arcadia)

SITE PLAN

CARRAIG SUBDIVISION

274 + 286 W. MICHIGAN AVENUE
PALATINE, ILLINOIS

DECEMBER, 05 2016



NOTE:
SIDEYARD SETBACKS ARE FOR REFERENCE PURPOSES ONLY. MINIMUM 10' SIDEYARD SHOWN. COMBINED REQUIRED 25' PER LOT.

W
S
N
E

0 10 20 40

© Groundwork, Ltd.
Architects / Planners / Engineers
2137 1216

PUBLIC NOTICE

A Public Hearing will be held before the Village of Palatine Village Council on Monday, December 13, 2021 at 7 PM, in the Village Council Chambers at Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:
Final Planned Development to permit a 6-lot single-family residential development.
The property is commonly known as 274 and 286 W. Michigan Avenue. (PINs #: 02-22-406-020-0000 and 02-22-406-025-0000).
The Petitioner is requesting Final Planned Development approval to construct a 6-lot single family residential subdivision on W. Michigan Avenue. The property is commonly known Carraig Subdivision. The proposed Final Planned Development would reinstate the Carraig Subdivision Planned Development for the 6-lot subdivision and vacation of the south 33 feet of the Gilbert Road right-of-way abutting the property. The Planned Development was most recently approved in 2017, but expired in 2020.
The above petition has been filed by Willie Cronin, Blackwater Valley Development and is available for examination in the office of the Village Clerk at 200 E. Wood Street.
FILE #: 21-101 VILLAGE OF PALATINE
Marg Duer, Village Clerk , Village Council
DATED: This 28nd day of November of 2021
Published in Daily Herald November 28, 2021 (4574195)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **DAILY HERALD**. That said **DAILY HERALD** is a secular newspaper and has been circulated daily in the Village(s) of Algonquin,Antioch,Arlington Heights,Aurora,North Aurora,Bannockburn, Barrington,Barrington Hills,Lake Barrington,North Barrington,South Barrington,Bartlett,Batavia,Buffalo Grove,Burlington,Campton Hills, Carpentersville,Cary,Crystal Lake,Deerfield,Deer Park,Des Plaines,Elburn, East Dundee,Elgin,South Elgin,Elk Grove Village,Fox Lake, Fox River Grove,Franklin Park,Geneva,Gilberts,Glenview,Grayslake, Green Oaks,Gurnee,Hainesville,Hampshire,Hanover Park,Hawthorn Woods, Highland Park,Highwood,Hoffman Estates,Huntley,Inverness,Island Lake, Kildeer,Lake Bluff,Lake Forest,Lake in the Hills,Lake Villa,Lake Zurich, Libertyville,Lincolnshire,Lindenhurst,Long Grove,Melrose Park,Montgomery, Morton Grove,Mt.Prospect,Mundelein,Niles,Northbrook,Northfield,Northlake, Palatine,Park Ridge,Prospect Heights,River Grove,Riverwoods, Rolling Meadows,Rosemont,Round Lake,Round Lake Beach, Round Lake Heights,Round Lake Park,Schaumburg,Schiller Park,Sleepy Hollo St. Charles,Streamwood,Sugar Grove,Third Lake,Tower Lakes,Vernon Hills, Volo,Wadsworth,Wauconda,Waukegan,West Dundee,Wheeling,Wildwood, Wilmette
County(ies) of Cook, Kane, Lake, McHenry
and State of Illinois, continuously for more than one year prior to the date of the first publication of the notice hereinafter referred to and is of general circulation throughout said Village(s), County(ies) and State.

I further certify that the DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 11/28/2021 in said DAILY HERALD.

IN WITNESS WHEREOF, the undersigned, the said PADDOCK PUBLICATIONS, Inc., has caused this certificate to be signed by, this authorized agent, at Arlington Heights, Illinois.

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY _____
Authorized Agent

Control # 4574195

Attachment: Previous Planned Development approval (2022) (274 and 286 W. Michican Avenue - Estates at Arcadia)

CERTIFICATE OF PUBLICATION

DES PLAINES JOURNAL, INC., a corporation organized and existing under and by virtue of the laws of the State of Illinois, does hereby CERTIFY that it is the publisher of the:

Journal & Topics Newspapers
AKA Des Plaines Journal, Inc.
622 Graceland Ave.
Des Plaines, IL 60016-4556

and that said newspaper(s) is a secular newspaper of general circulation and has been published weekly in the

(Village) (Town) (City) (Township) of PALATINE 274 & 286 W. MICHIGAN AVE.

(●) ( ) ( ) ( )

County of COOK

and State of Illinois, continuously for more than one year prior to date of the first publication of the notice attached hereto, and that said newspaper(s) complies with the requirements of Paragraphs 5 and 10, Chapter 100, of the Illinois Revised Statutes.

Further, that the notice, of which the attached is a true copy, was published ONE times in the said newspaper(s), namely once each week for ONE successive week(s) and that the first publication of said notice was made on the 3RD day of OCTOBER, A.D. 20 24., and the last publication thereof was made on the 3RD day of OCTOEBR, A.D. 20 24.

Your Legal appeared in the following Journal & Topics Newspapers (Des Plaines Journal, Inc.)

- ☐ Des Plaines Journal
- ☐ Elk Grove Village Journal
- ☐ Mt. Prospect Journal
- ☐ Niles Journal
- ☐ Park Ridge-Golf Mill Journal
- ☐ Prospect Heights Journal
- ☐ Rosemont Journal
- ☐ Arlington Heights Topics
- ☐ Buffalo Grove Topics
- ☑ Palatine Topics
- ☑ Rolling Meadows Topics
- ☐ Wheeling Topics
- ☐ Suburban Journal
- ☐ Northwest Journal
- ☐ Glenview Journal

"OFFICIAL SEAL"
MARY ALICE WENZL
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 07/15/2025

Mary Alice Wenzl

IN WITNESS WHEREOF, **THE DES PLAINES JOURNAL, INC.**, has caused this certificate to be signed and its corporate seal affixed hereto at Des Plaines, Illinois this 3RD day of OCTOBER A.D., 20 24.

By Todd Wessels

President
Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 3RD day of OCTOBER A.D., 20 24.

My commission expires the 15TH day of JULY A.D., 20 25.

Attachment: Public Notice (274 and 286 W. Michican Avenue - Estates at Arcadia)

VILLAGE OF PALATINE

VILLAGE OF PALATINE
Planning and Zoning Commission

SCHEDULED 10/22/24 07:00 PM

STAFF REPORT (ID # 9382)

1480 W. Poplar Street

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Alex Bradshaw

PETITIONER: Victor Baranovici

PLAN NUMBER: SU-000125-2024

BACKGROUND:

The Subject Property is zoned Planned Development and developed as single-family residential home in Clearwater Subdivision. The Subject Lots are approximately 30,900 square feet (23,600 square feet without the portion of the lot within Clearwater Lake) and located on the east side of Clearwater Lake. The Petitioner is the property owner of both Lots 1 and 2 in the Clearwater Subdivision. The Subject Property contains one single-family residence.

In May of 2023, the Petitioner pursued zoning relief to allow for the installation of a 6-foot tall solid fence and gate at their driveway along the east side of their property. Staff recommended denial of the request, but indicated we could support the request if the fence were changed to an open/wrought iron-style fence (thus providing the Petitioner's desired security, but lessened the impact to the vistas in the area). The Planning and Zoning Commission recommend approval (5-2), with a condition that the fence be changed to an open/wrought iron style. The Petitioner never moved forward to the Village Council. The Petitioner has since re-applied and the proposed open metal fence is 5-foot tall, open-style, and does not include a gate across the private drive.

The Petitioner's proposal to install a 5-foot tall open-style metal fence, along the front property line of the subject property, requires the following:

Special Use to permit a fence in the front yard of the subject property.

Surrounding Zoning/Uses:

North: Planned Development (Single-Family Residential)
South: Planned Development (Single-Family Residential)
East: R-2 Single-Family Residential
West: Planned Development (Multi-Family Residential - Ethan's Glen Subdivision

KEY ISSUES:

- The Petitioner is proposing to construct a 5-foot tall open-style fence around the front and side yards of the property. Per the Planned Development (ORD. - #O-46-02 PUD) and Final Plat, fences are not permitted to be installed in the rear yards (west side of the property along the lake) of Lots 1 through 4.
- The proposed fence plan abuts the rear yards of the properties along N. Palos Avenue. Said fence will be located on the shared property line and will end just north of the private drive that accesses the subject property.
- The proposed fence location has been pulled back from an existing fire hydrant near the southeast corner of Lot 1, and thus removes any potential conflict for Fire Department access to the hydrant.
- Per the submitted application, the proposed fence will provide additional safety and privacy to the Subject Property.

STANDARDS FOR SPECIAL USE: Since this Petition is not for a use publicly operated or traditionally affected with the public interest, those standards under Section 14.05 D (2), (3), and (5) are applicable. Specifically, the Petitioners must show that the Special Use, if granted, is so designed, located, and proposed to be operated that the public health, safety, and welfare will be protected and will not cause substantial injury to the value of other property in the neighborhood in which it is located. The Petitioners have attempted to address the required standards.

(5) With respect to front yard fencing and fencing in a rear yard/side yard abutting a street, the following additional standards must be met:

a. Will meet the following aesthetic criteria:
    i. Will not destroy existing vistas in the area;
    ii. Will enhance the appearance of the homes and the streets in the area; and
    iii. Will not detract from the overall appearance of the community; or
b. The fencing is found to be necessary to protect private property or the safety of the inhabitants of the property.

STAFF RECOMMENDATION:
The Petitioner is proposing to construct a 5-foot tall open-style metal fence to enclose the property on three sides, with the fourth being the lake to the west. The Petitioner has indicated that the fence will help deter trespasser issues and coyotes on the subject property. Although the proposed fence may help to alleviate the Petitioner's safety concerns, the fence could have an impact on the existing vistas in the neighborhood. Clearwater Subdivision is a unique 6-lot residential Planned Development, with 4 of the

lots (including the Subject Property) receiving access through a private driveway. These 4 lots were developed around the existing detention basin to the west. The Petitioner indicates that instances of trespassing and vehicles incorrectly using the private drive and coming to the home have occurred. Staff notes that there is private drive signage in the right-of-way along W. Poplar Drive, prior to it turning into the private drive.

Although the portion of the proposed fence across the subject property's front lot line would be permissible, were it installed on the properties directly to the east (along the rear lot lines), the proposed 5-foot open-style fence is being installed along the periphery of the Subject Property's front lot line. Staff's initial concerns regarding the significant visual impacts of a solid 6-foot tall fence were lessened due to the revised fencing elevation plan and the removal of the gate across the private drive entrance.

Ultimately, as the Petitioner has amended his original request to meet the condition set by the Planning and Zoning Commission, Staff recommends approval of the proposed Special Use for a fence in the front yard, subject to the following conditions:

1. The Special Use shall substantially conform to the Site Plan and Fence Elevation submitted by the Petitioner, Victor Baranovici, except as such plans may be changed to conform to Village Codes and Ordinances.

2. The final fencing site plan and fencing location shall be revised in a manner acceptable to the Director of Planning and Zoning and in compliance with the Planned Development Ordinance (#O-46-02) requirements, including tree preservation and landscaping for Clearwater subdivision.

3. The proposed fencing shall not be located in the rear yard, nor extend beyond the existing rear building line for the residence, of the subject property.

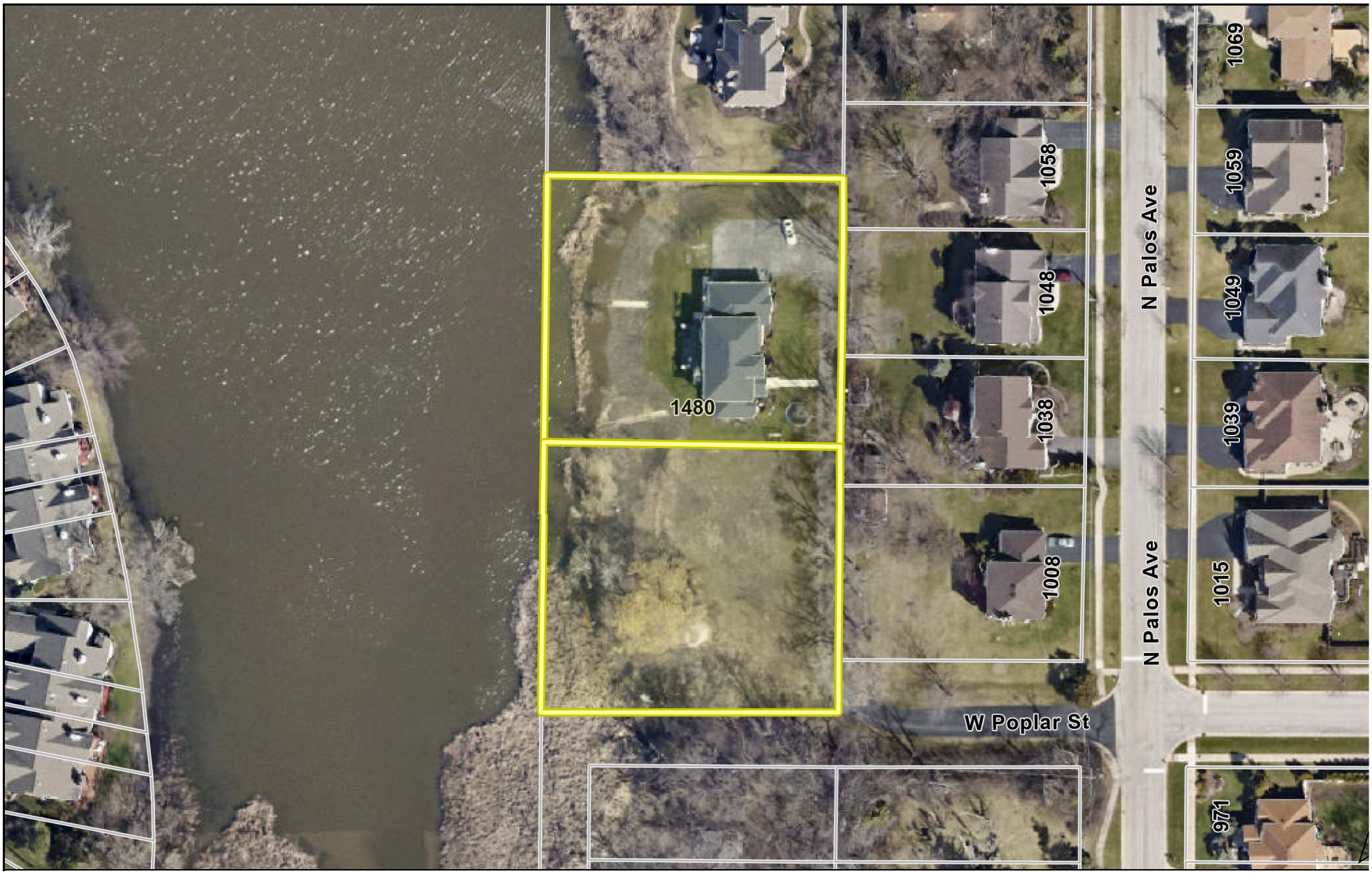
4. A Hold Harmless shall be submitted in a manner acceptable to the Village Engineer, and shall be recorded with the property. The Village shall have no responsibility to replace the fence.

ATTACHMENTS:

- Aerial Map
- Special Use Application
- Plat of Survey
- Site Plan
- Fence Elevation
- O-46-02 PUD
- PZC Mintues - May 23, 2023

- Public Notice

GISConsortium | 1480 W. Poplar Street



Attachment: Aerial Map (1480 W. Poplar St - SU Fence)

0 150 300 ft

Print Date: 9/20/2024

Notes

Cook County Aerial 2023

Disclaimer: The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.

VILLAGE OF PALATINE

SPECIAL USE APPLICATION

Department of Planning & Zoning
200 E. Wood Street · Palatine, IL · 60067-5339
Telephone: (847) 359-9047 · Fax (847) 963-6247

Petitioner Name

Victor Baranovici

Business Name (if applicable)

Subject Property Address

1480 W Poplar St, Palatine IL 60067

Please provide a description of your proposed request:

The attached site plan is what I am proposing, and acknowledge that the proposed fence will not extend beyond the rear building line of the house.
I confirm dimensions for fencing lines that run east-west along the south property line of Lot 1 & the north property line of Lot 2.
The Dimensions: 5 Feet high Metal Blade Fence

Petitioner Justification

Special Uses shall not be granted except on findings based upon the evidence in each specific case. Please address the following standards as these will be used in considering the specific relief you are seeking.

That use deemed necessary for the public convenience at that location. Explain:

This fence must be installed for my family safety

The use is designed, located, and proposed to be operated that the public health, safety, welfare will be protected. Explain:

Yes, the designed, located, and proposed to be operated that the public health, safety, welfare will be protected

The use will not cause substantial injury to nearby property values. Explain:

It will not cause substantial injury to nearby property values. Based on the properties locations, the fence will only increase the value of every property.

Attachment: Special Use Application (1480 W. Poplar St - SU Fence)

In order to supplement the above standards, the Planning and Zoning Commission may also consider the following:

With respect to front yard fencing and fencing in a rear yard/side yard abutting a street, the following additional standards must be met:

a. Will meet the following aesthetic criteria:

i. Will not destroy existing vistas in the area;

ii. Will enhance the appearance of the homes and the streets in the area; and

iii. Will not detract from the overall appearance of the community; or

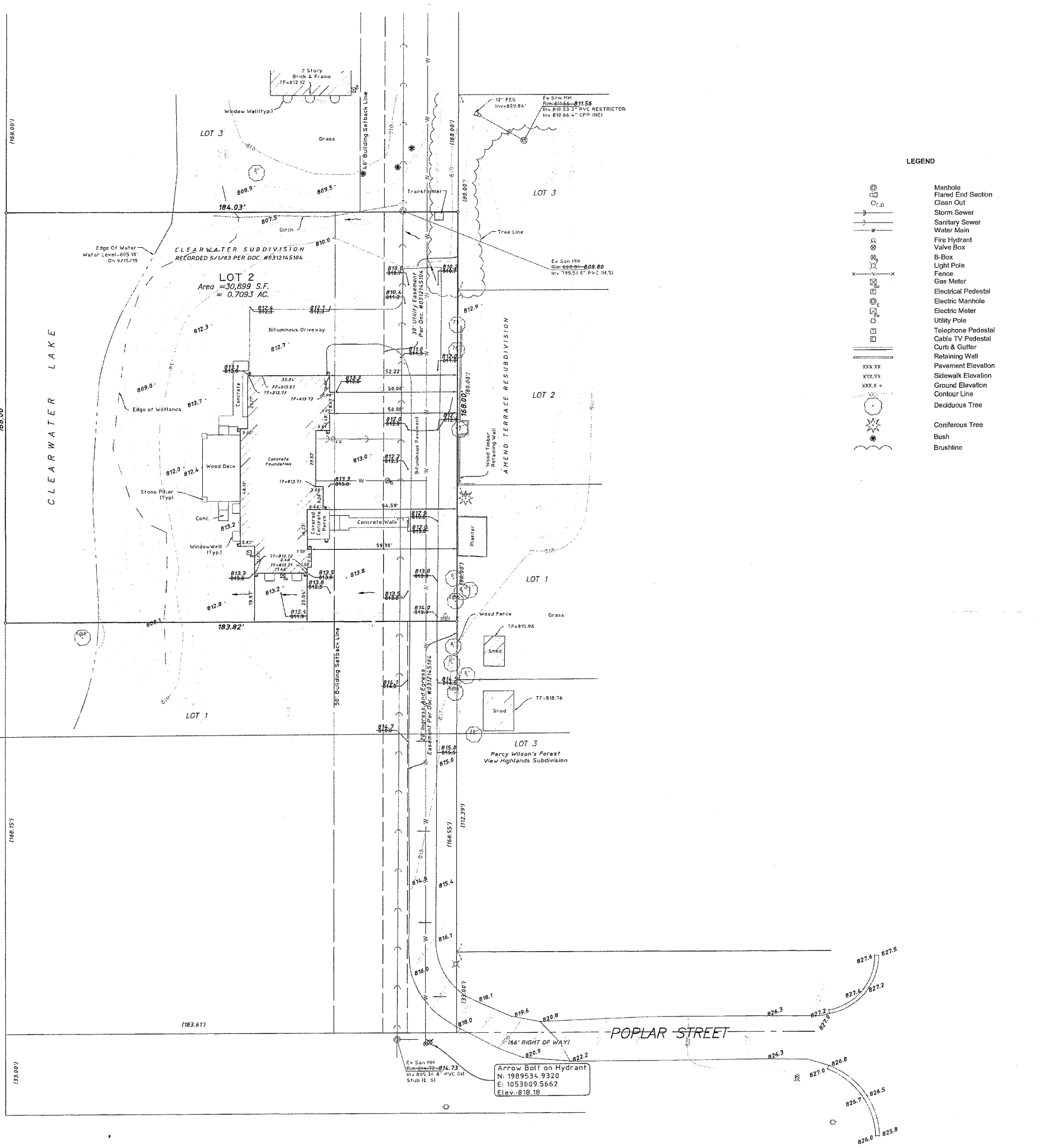
b. The fencing is found to be necessary to protect private property or the safety of the inhabitants of the property.

Attachment: Special Use Application (1480 W. Poplar St - SU Fence)

AS-BUILT SURVEY

OF

LOT 2 IN CLEARWATER SUBDIVISION, BEING A RESUBDIVISION OF LOTS 4,5,6 AND THE NORTH HALF OF LOT 1 IN BLOCK 16 IN PERCY WILSON'S FOREST VIEW HIGHLANDS, A SUBDIVISION IN THE WEST HALF OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, IN THE VILLAGE OF PALATINE, COOK COUNTY, ILLINOIS.



LEGEND

- Manhole
- Flared End Section
- Clean Out
- Storm Sewer
- Sanitary Sewer
- Water Main
- Fire Hydrant
- Valve Box
- B-Box
- Light Pole
- Fence
- Gas Meter
- Electrical Pedestal
- Electric Manhole
- Electric Meter
- Utility Pole
- Telephone Pedestal
- Cable TV Pedestal
- Curb & Gutter
- Retaining Wall
- Pavement Elevation
- Sidewalk Elevation
- Ground Elevation
- Contour Line
- Deciduous Tree
- Coniferous Tree
- Bush
- Brushline

Note:

1. Field work was completed on September 28, 2020.
2. This is not a boundary Survey as defined by the Illinois Department of Professional Regulations. The boundary shown hereon is in reference to *Boundary and Topographic Survey* prepared by WT Group LLC, dated September 20, 2019 as Project No. S-1 as provided by the client. Haeger Engineering makes no representation to the accuracy of the boundary shown on said plat of survey. Haeger Engineering has located various existing features detailed on said plat of survey to ensure location shown hereon is an accurate representation of the information provided by the client for the construction of this foundation.
3. Foundation dimensions shown are to outside of the foundation walls.
4. Foundation tie dimensions are normal or radial to property lines.
5. A title commitment policy was not provided for this survey. This property may be subject to easements and/or restrictions not provided to the surveyor prior to the completion of this survey.
6. For additional information please refer to the *Boundary and Topographic Survey* prepared by WT Group LLC, dated September 20, 2019 as Project No. S-1.

MICHAEL L. ANDERSON
062-053214
LICENSED PROFESSIONAL ENGINEER
OF
STATE OF ILLINOIS

EXPIRES 11-30-21

FINISH GRADE ELEVATIONS

The as-built finished grade elevations shown on this plat are substantially in conformance with the approved grading plan.

September 30, 2020

000.0 718 — As-Built Elevation

718 — Proposed Contour

SITE BENCHMARK:

ARROW BOLT ON HYDRANT LOCATED AT THE SOUTHEAST CORNER OF LOT 1 NEAR ENTRANCE.

ELEVATION = 818.18 (NAVD88)

STATE OF ILLINOIS
JEFFREY W. GLUNT
035-3695
SCHAUMBURG, ILLINOIS
PROFESSIONAL LAND SURVEYOR

EXPIRES 11-30-20

State of Illinois)
) SS:
County of Cook)

We hereby certify that we have surveyed the above described property, and the plat hereon drawn is a correct representation of said survey. Dimensions are shown in feet and decimal parts thereof, and are corrected to a temperature of 68° F. This professional service conforms to the current Illinois minimum standards for a topographic survey.

Schaumburg, Illinois September 30, 2020

By: _____
Illinois Professional Land Surveyor No. 3695

HAEGER ENGINEERING
consulting engineers · land surveyors
100 East State Parkway, Schaumburg, IL 60173
Tel: 847.394.6600 Fax: 847.394.6608
Illinois Professional Design Firm License No. 184-003152
www.haegerengineering.com

Ordered By: BENCHMARK CONSTRUCTION
Order No.: 19207

© 2020 Haeger Engineering, LLC

Plot Date: Sep 30, 2020 - 7:40pm Plotted By: tommy-k Layout: As-Built Survey
File Name: P:\2019\19207\Drawings\House Line\19207 FG AB.dwg

Attachment: Plat of Survey (1480 W. Poplar St - SU Fence)

AS-BUILT SURVEY

OF

LOT 2 IN CLEARWATER SUBDIVISION, BEING A RESUBDIVISION OF LOTS 4,5,6 AND THE NORTH HALF OF LOT 1 IN BLOCK 18 IN PERCY WILSON'S FOREST VIEW HIGHLANDS, A SUBDIVISION IN THE WEST HALF OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, IN THE VILLAGE OF PALATINE, COOK COUNTY, ILLINOIS.

SCALE: 1" = 20'

Proposed 5-foot tall open-style fence fence not to be installed in the rear yard, past the rear building line of the existing residence.

310 feet of 5-foot tall open-style metal/aluminum fence. Fence would be installed on property line.

5-foot tall open-style metal/aluminum fence

Proposed fence to end west of existing fire hydrant, to not block Fire Department Access.

LEGEND

Manhole
Flared End Section
Clean Out
Storm Sewer
Sanitary Sewer
Water Main
Fire Hydrant
Valve Box
B-Box
Light Pole
Fence
Gas Meter
Electrical Pedestal
Electric Manhole
Electric Meter
Utility Pole
Telephone Pedestal
Cable TV Pedestal
Curb & Gutter
Retaining Wall
Pavement Elevation
Sidewalk Elevation
Ground Elevation
Contour Line
Deciduous Tree
Coniferous Tree
Bush
Brushline

LOT 2
Area =30,899 S.F.
= 0.709 AC.

CLEARWATER SUBDIVISION RECORDED 5/1/03 PER DOC. #0312145104

AMEND TERRACE RESUBDIVISION

CLEARWATER LAKE

POPLAR STREET (66' RIGHT OF WAY)

Arrow Bolt on Hydrant
N: 1989534.9320
E: 1053069.5662
Elev.=818.18

FINISH GRADE ELEVATIONS

The as-built finished grade elevations shown on this plat are substantially in conformance with the approved grading plan.

September 30, 2020

000.0 As-Built Elevation
710 Proposed Contour

SITE BENCHMARK:

ARROW BOLT ON HYDRANT LOCATED AT THE SOUTHEAST CORNER OF LOT 1 NEAR ENTRANCE.

ELEVATION = 818.18 (NAVD88)

Notes:

1. Field work was completed on September 28, 2020.
2. This is not a boundary Survey as defined by the Illinois Department of Professional Regulations. The boundary shown hereon is in reference to *Boundary and Topographic Survey* prepared by WT Group LLC, dated September 20, 2019 as Project No. S-1 as provided by the client. Haeger Engineering makes no representation to the accuracy of the boundary shown on said plat of survey. Haeger Engineering has located various existing features detailed on said plat of survey to ensure locations shown hereon is an accurate representation of the information provided by the client for the construction of this foundation.
3. Foundation dimensions shown are to outside of the foundation walls,
4. Foundation tie dimensions are normal or radial to property lines.
5. A title commitment policy was not provided for this survey. This property may be subject to easements and/or restrictions not provided to the surveyor prior to the completion of this survey.
6. For additional information please refer to the *Boundary and Topographic Survey* prepared by WT Group LLC, dated September 20, 2019 as Project No. S-1.

062-053214
LICENSED PROFESSIONAL ENGINEER
OF ILLINOIS
EXPIRES 11-30-21

State of Illinois)
) SS:
County of Cook)

We hereby certify that we have surveyed the above described property, and the plat hereon drawn is a correct representation of said survey. Dimensions are shown in feet and decimal parts thereof, and are corrected to a temperature of 68° F. This professional service conforms to the current Illinois minimum standards for a topographic survey.

Schaumburg, Illinois September 30, 2020

By: _____
Illinois Professional Land Surveyor No. 3695

JEFFREY W. GLUNT
035-3695
SCHAUMBURG, ILLINOIS
REGISTERED LAND SURVEYOR
EXPIRES 11-30-20

HAEGER ENGINEERING
consulting engineers · land surveyors
100 East State Parkway, Schaumburg, IL 60173
Tel: 847.394.6600 Fax: 847.394.6608
Illinois Professional Design Firm License No.: 184.003152
www.haegerengineering.com

Ordered By: BENCHMARK CONSTRUCTION
Order No.: 19207

© 2020 Haeger Engineering, LLC

Attachment: Site Plan (1480 W. Poplar St - SU Fence)



Specialist Call 888-418-4400

0312145102
Eugene "Gene" Moore Fee: $86.00
Cook County Recorder of Deeds
Date: 05/01/2003 02:18 PM Pg: 1 of 32

ORDINANCE NO. 0-46-02

ORDINANCE GRANTING FINAL PLANNED DEVELOPMENT APPROVAL 100 POPLAR LANE AND 1080 PALOS AVENUE CLEARWATER SUBDIVISION

Attachment: O-46-02 PUD (1480 W. Poplar St - SU Fence)

Published in pamphlet form by authority of the
Mayor and Village Council of the Village of Palatine
On April 8, 2002

ORDINANCE NO. O-46-02

AN ORDINANCE
GRANTING FINAL PLANNED DEVELOPMENT APPROVAL
100 POPLAR LANE AND 1080 PALOS AVENUE – CLEARWATER SUBDIVISION

WHEREAS, upon petition of owners of said property, hearings were held by the Plan Commission of the Village of Palatine on March 5, 2002 in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, and said Plan Commission having made its findings in a report to the Mayor and Village Council of the Village of Palatine regarding a request for a Rezoning and Final Plat of Subdivision.

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and Village Council of the Village of Palatine, Cook County, Illinois, acting in the exercise of their home rule power:

SECTION 1: That final approval of a Planned Development is hereby granted pursuant to Section 13.05 of the Palatine Zoning Ordinance for the real estate described as follows, to wit:

Being a re-subdivision of Lots 4, 5, 6 and the North half of Lot 1 in Block 16 in Percy Wilson's Forest View Highlands, a subdivision in the West half of Section 9, Township 42 North, Range 10 East of the Third Principal Meridian, according to the plat thereof, recorded July 23, 1926, as Document No. 9349772, in Cook County, Illinois

commonly known as the Northeast corner of Poplar and unimproved Portage Avenue, commonly known as 100 Poplar Lane and 1080 Palos Avenue.

SECTION 2: That final approval of a Planned Development is hereby granted to the

Attachment: O-46-02 PUD (1480 W. Poplar St - SU Fence)

above described property pursuant to Section 13.05 of the Palatine Zoning Ordinance, subject to the following conditions:

1. The subdivision shall substantially conform to the plat of subdivision by Precision Land Surveyors, dated 11/2/00, and to the engineering plans, tree preservation and landscape plans by George McCarty, dated 6/2/01, last revised 9/14/01, except as such plans may be changed to conform to Village Codes and Ordinances and the following conditions:

2. The driveway maintenance agreement between lots 1 & 2 and lots 3 & 4 shall be revised in a manner acceptable to the Village Attorney. The prospective homeowners of these lots shall sign the agreement acknowledging that they are aware of the restrictions prior to the issuance of the certificate of occupancy.

3. A covenant shall be added to the final plat indicating that no fill, fences, sheds or other structures can be installed in the rear yards of Lots 1 through 4.

4. The agreement with the Ethan's Glen HOA shall be submitted prior to the start of construction.

5. The following permits are required: MWRD & IEPA

6. The development shall be subject to the Village's Anti-Monotony Code..

7. All house elevations facing a public street or private drive, including the east elevations of lots 2 & 3 shall be constructed with at least 50% brick. No vinyl or aluminum siding shall be permitted on these elevations. Any house design not adhering to this condition may be constructed if approved by the Village Council.

8. Any house that is not constructed by the petitioner shall be subject to Village Council review and approval prior to the issuance of a building permit.

9. The proposed homes for lots 1-4 shall maintain a minimum rear yard setback of 40' from the proposed high water line.

10. The diameter of the new stormsewer along Winnetka Street from the east side of Palos Avenue to the outfall shall be 27 inches. The location of the replacement culvert under Palos Avenue shall be at the direction of the Village Engineer and shall not interfere with any existing utilities.

11. The petitioner shall submit a letter of credit in the amount of $50,000 and in a form acceptable to the Village Engineer to ensure completion of the planned development.

SECTION 3: That the petition for preliminary and final planned development, a

Attachment: O-46-02 PUD (1480 W. Poplar St - SU Fence)

copy of the public notice, and the minutes of the Plan Commission Meeting reporting on this petition be attached hereto and form a part of this ordinance.

SECTION 4: This ordinance shall be in full force and effect upon passage and approval as provided by law.

PASSED: This 8th day of April, 2002

AYES: 6 NAYS: 0 ABSENT: 0 PASS: 0

APPROVED by me this 8th day of April, 2002

Mayor of the Village of Palatine

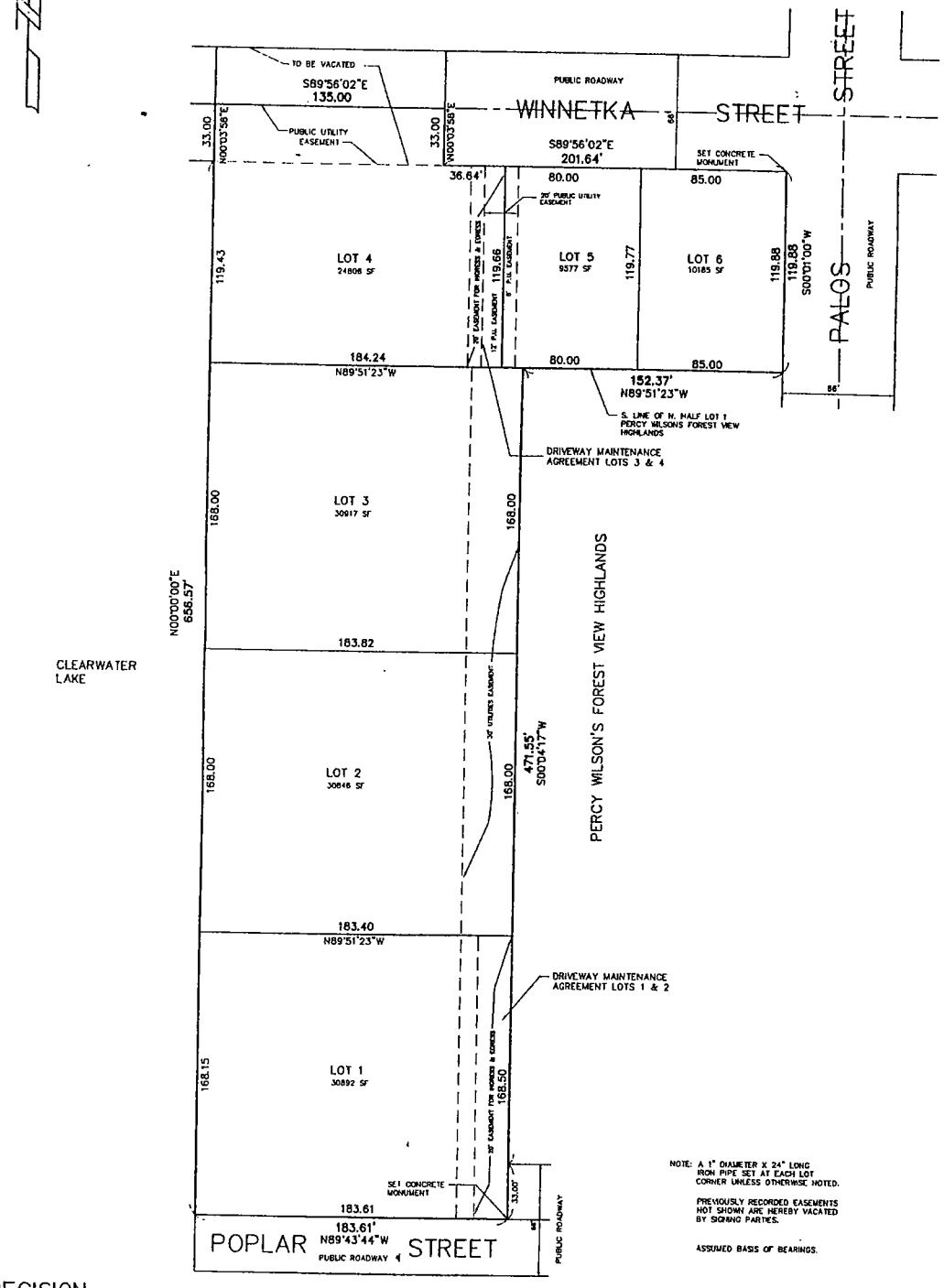
ATTESTED and FILED in the office of the Village Clerk this 8th day of April, 2002

Village Clerk

Attachment: O-46-02 PUD (1480 W. Poplar St - SU Fence)

CLEARWATER SUBDIVISION

BEING A RE-SUBDIVISION OF LOTS 4, 5, 6, AND THE NORTH HALF OF LOT 1 IN BLOCK 16 IN PERCY WILSON'S FOREST VIEW HIGHLANDS, A SUBDIVISION IN THE WEST HALF OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED JULY 23,1926 AS DOCUMENT NO. 9349772, IN COOK COUNTY, ILLINOIS.



NOTE: A 1" DIAMETER X 24" LONG IRON PIPE SET AT EACH LOT CORNER UNLESS OTHERWISE NOTED.

PREVIOUSLY RECORDED EASEMENTS NOT SHOWN ARE HEREBY VACATED BY SIGNING PARTIES.

ASSUMED BASIS OF BEARINGS.

PRECISION
LAND SURVEYORS, INC.
603 E. BURNETT ROAD, STE. B
ISLAND LAKE, IL. 60042
(847) 487-0500

HUMMEL'S CLEARWATER SUBDIVISION
PALATINE, IL.
ORDER NO.: P 001102-4D
DATE: 11/02/00
SCALE: 1" = 30'
SHEET: 1 OF 2

Attachment: O-46-02 PUD (1480 W. Poplar St - SU Fence)

Attachment: O-46-02 PUD (1480 W. Poplar St - SU Fence)

Attachment: O-46-02 PUD (1480 W. Poplar St - SU Fence)

Attachment: O-46-02 PUD (1480 W. Poplar St - SU Fence)

Attachment: O-46-02 PUD (1480 W. Poplar St - SU Fence)

Attachment: O-46-02 PUD (1480 W. Poplar St - SU Fence)

DRIVEWAY MAINTENANCE AGREEMENT

Parties to the Agreement:

The parties to this agreement shall be the owners of Lot 1 and Lot 2 in Clearwater Subdivision in Palatine, Illinois.

Location of the 12' Private Driveway:

The location of the 12' private driveway shall be determined based on the approved Clearwater Subdivision engineering plans located at the Village of Palatine.

Permitted Use:

The only permitted use for the 12' private driveway is for access to and from both Lot 1 and Lot 2 in Clearwater Subdivision in Palatine, Illinois.

Maintenance:

The Lot 1 property owner shall be required to maintain the 12' private driveway from the end of Poplar Street to the end of the Lot 1 private driveway. The Lot 2 property owner shall be required to maintain the 12' private driveway from the end of the Lot 1 private driveway to the south Lot 2 property line. Should the Lot 2 property owner not maintain the 12' private driveway, then the Lot 1 property owner shall be permitted, but not required, to maintain the balance of the 12' private driveway. The Lot 1 property owner shall be required to maintain any landscaping located in the 20' easement for ingress and egress.

PETITIONER'S EXHIBIT

9

Attachment: O-46-02 PUD (1480 W. Poplar St - SU Fence)

MEMORANDUM

DATE : **April 10, 2000**
TO : **David Fieldman**
FROM : **Mike Danecki** MD

SUBJECT : **N/W Side Study Area**

PREVIOUS DRAINAGE STUDIES

In 1987, the Village required the developer of the Morgan's Gate Subdivision to perform a storm water management study for the drainage area tributary to the Morgan's Gate/Ethan's Glen detention basin. The reason for the study was that the area west of Countryside and between Northwest Highway and Dundee Road was new to development and new to the Village. Very little was known about the drainage of this area other than it could be potentially troublesome. The study was quite extensive in its identification of the major and minor watersheds, the natural storage areas and their existing capacities and finally the primary and overflow drainage routes. Specific recommendations regarding drainage improvements within the watershed were primarily targeted towards the Morgan's Gate detention basin and outlet pipes, but the report did provide some recommendations concerning future developments in the watershed. This study has been used as a reference and guide for all developments in the area subsequent to Morgan's Gate.

ELEMENTS OF THE STUDY

The major watershed in this area consists of approximately 226-acres. The entire area drains to the Morgan's Gate/Ethan's Glen detention basin which is the lowest part of the watershed. This basin then discharges under Northwest Highway and the railroad tracks to a series of private ponds and public storm sewers within the Village of Inverness before ultimately discharging into Salt Creek in Inverness.

This watershed consists of 16 sub-watersheds, each consisting of unique and individual discharge points to the next downstream sub-watershed and all currently have some existing natural depressional stormwater storage basins. The understanding of how these sub-watershed operate is important to the protection of the subsequent downstream sub-watersheds and ultimately to the Morgan's Gate/Ethan's Glen basin. Upsetting the balance between these sub-watersheds could place an undue burden on the downstream basins possibly resulting in additional flooding hazards. The sixteen sub-watersheds provide 140 acre-feet of natural stormwater storage; 57.3 acre-feet is within the Morgan's Gate/Ethan's Glen basin. The large lake behind the Sikh Temple provides 52.8 acre-feet. The other 30 acre-feet of storage is scattered throughout the other 14 sub-watersheds. An important conclusion of the 1987 study was that it is critical that all existing natural stormwater

PETITIONER'S EXHIBIT
11

Attachment: O-46-02 PUD (1480 W. Poplar St - SU Fence)

basins can be made to function hydraulically, they do present some significant problems of their own. For one when they are a part of a very small development, land that can be devoted to a detention basin may not be available on the site. As a result they are often located in rear or side yards. If adequate room is not reserved for a useable backyard, the lot can be unreasonably encumbered by the detention basin and the property owners more likely to compromise or eliminate the basin. Because of this, when backyard detention is necessary, we have been requiring that it be located in an easement identified on the plat for stormwater detention purposes restricting what can be placed or done in that area. Also we have been requiring the detention basin be located sufficiently back from the house so that there is still a backyard of sufficient size for normal usage. This hopefully should reduce the likelihood of elimination or alteration of the basin. Additionally, the amount of water needed to be stored for very small developments is very small itself. Because of these reasons, stormwater detention is often waived for small projects. However where existing drainage in a certain area is already sensitive, or the cumulative effect of waiving detention where many small developments are a possibility, regional basin may be a better alternative. In this way land can be more efficiently utilized and duplicate storm sewer or drainage systems eliminated.

REGIONAL BASINS FOR THE ENTIRE WATERSHED

One may initially think that providing one regional basin for the entire 226-acre water shed would be the most efficient. The location of this single basin would have to be the Morgan's Gate/Ethan's Glen basin as it is the lowest point. However, this would place undue burden on this basin and the surrounding area and do little to provide flood control for the upstream sub-watersheds. As part of continued development of the area, storm sewers would be installed and ditches and drain tiles improved. Stormwater from the upstream areas of the watershed would reach the Morgan's Gate/Ethan's Glen basin much faster. During heavy rain events, the runoff would tend to flash and overland flow routing become more frequent as the drainage system becomes overwhelmed unless very large storm sewer pipes are installed. The real protection from stormwater detention is to downstream properties as a result of controlling the rate of water that they receive.

More flood protection can be provided by a series of detention basins throughout the watershed. For example, each of the sixteen sub-watershed could have a detention basin that collects and controls the runoff before discharging it to the next basin. Some of the smaller sub-watersheds could be combined. Siting of the detention basins is dependent on several variables. These include but are not limited to;

a) Availability of the land. Property owners may not be willing to sell or the site may have homes or other structures on it.
b) Topography of the area. Detention basins are usually located in the lowest part of the drainage area that they are serving.
c) Suitability and capacity of the downstream storm or drainage system. Detention basins may be necessary because the receiving storm sewers may be able of conveying a limited amount of water.

Attachment: O-46-02 PUD (1480 W. Poplar St - SU Fence)

d) Location of wetlands or other natural features. There are several wetlands in this area. Three are significant enough that they will probably warrant preservation. Two of these are entirely or partially on the Sikh Temple property. The other is located east of Hummingbird Park and just south of North Street. Though wetlands provide natural stormwater detention, the Corps of Engineers sometimes do not want wetlands to be used as detention for developments. This is because the quality of the water and the fluctuation of the water depths during storm events are not conducive to the health of the wetlands. This usually applies to wetlands that are of significant size or of higher quality. Small and lesser quality wetland can usually be modified or eliminated. It appears that the three significant wetlands may potentially have Corps limitations on modifications and at a minimum will have to remain.

The attached exhibit indicates some possible sites for regional detention basins. There are twelve potential locations scattered throughout the watershed. Two additional ones within the planning study area but outside the watershed are also identified on the exhibit. The locations were based upon a survey of the watershed and utilizing the siting constraints listed above. The size and configuration of the basins as shown are only for illustrative purposes. The only exception is the availability of the land. Four existing detention basins or natural storage areas are identified as potential candidates for expansion. These are;

1) The Morgan's Gate/Ethan's Glen basin which could be expanded to serve potential development areas immediately to the east.
2) The Ceder Grove detention basin at the corner of Portage Avenue and Glencoe Street. This would service potential development area bounded by Portage on the west, Palos on the east, Glencoe on the south and slightly north of North Street. This was recommended to the developer of the proposed subdivision along the west side of Palos north of Glencoe. The developer stated he contacted the owner of the needed property and he was not willing to sell. As such this project is proposed with its own detention system.
3) The large lake located north of the Sikh Temple. This is within a potential development pod suitable for a larger scale development.
4) The natural storage areas located north of the North Street right-of-way between Deer and Grove. These are also within a potential development pod and they could be enhanced or combined depending upon a development plan.

There is another potential basin location that could be considered as an expansion of an existing one. This is located on the east side of Palos immediately across the street from the Edgewater Glen Basin. This new basin would serve the northern half of the block bounded by Palos, Deer, Winnetka and Glencoe. The Edgewater Glen basin is not capable of expansion because it was maxed out providing compensatory storage for a natural storage are that was on the site and its own detention requirements. These two basins would essentially act as one hydraulically.

Attachment: O-46-02 PUD (1480 W. Poplar St - SU Fence)

REGIONAL BASIN FOR THE SPECIFIC STUDY AREA

The staff was directed to look at the regional basin concept for the area in vicinity of the proposed 3-lot Deer Avenue Subdivision at the southeast corner of Deer and Winnetka. A more detailed study was performed of this area. The specific study area based upon the sub-watershed is roughly the two blocks between Palos, Park, Poplar and Winnetka; and the southern portion of the block between Palos, Deer, Winnetka and Glencoe. This is an area that is most likely to redevelop by subdividing the larger existing lots into two or three lots. Besides the Deer Avenue Subdivision, there are two other similar projects pending within this sub area. This area consists is 12.78 acres in area. Besides its own drainage it also passes the drainage from 65.4 upstream acres or slightly less than 30% of the entire watershed. This includes the drainage from the two lakes on the Sikh Temple property. The passage of this water from the upstream areas are primarily through culverts under Winnetka, Deer and Palos and the ditch along the south side of Winnetka Avenue. It ultimately discharges into the Morgan's Gate/Ethan's Glen basin. Because of the undersized culverts and the condition of the ditch, overtopping of the roads at Deer and Winnetka occurs occasionally in heavy rains. Improvements to the culverts and the downstream ditch were recommended and required as part the Deer Avenue Subdivision project. This project proposed to provide its own storm water detention within the corner side yard of the lot abutting Winnetka Street. This was essentially utilizing and expanding the existing natural storage that occurs within the ditch line.

DETENTION BASIN DESIGN

Future development within this 12.78 acre area could likely be served by a regional detention basin. The best location topographically appears to be the vacant 0.84-acre lot at the southwest corner of Winnetka and Deer. This lot currently provides natural storage for the area and by the recommendations of the 1987 study should be preserved. It can be modified and enhanced to provide stormwater detention for development in the area. Based upon full development of the 12.78 acres, 1.50 acre-feet of detention will have to be provided. This is in addition to preserving the existing 1.53 acre-feet of natural storage in the area. A land survey was performed on the vacant lot as well as the downstream drainage ditch and culvert since those elevations will dictate how much storage can physically be provided on the site. Additional information that will dictate the detention basin design is the overflow elevation for the upstream basin. Currently this overflow route occurs over the intersection of Deer and Winnetka. As stated previously, these overflow routes cannot be eliminated or significantly raised without resulting in increasing the flooding potential upstream. Therefore the existing pavement elevation of Winnetka Street between Palos and Deer must be maintained close to its current elevation. This sets the maximum high water level that can be achieved in the detention basin. High water elevations in the basin higher than that become part of the overflow from the upstream watershed. With the outfall elevation and the high water elevation set, the maximum depth of water accumulation in the basin would be 2-1/2 feet. The maximum storage volume that could be obtained on the 0.84-acre lot would be under 2.0 acre-feet. The basin would have to have a permanent pool of water on the bottom (grassed bottom basins must have a slope to drain thereby reducing storage volume). This property also rises 9-feet from the north to the

Attachment: O-46-02 PUD (1480 W. Poplar St - SU Fence)

south. Therefore to obtain any storage on the south half of the property, deep cuts (10-feet) and steep slopes need to be provided. As a result it would be necessary to locate the detention basin across the northern 90-feet of this lot as well as the lot to the west located at the southeast corner of Palos and Winnetka. The southern portions of these properties could be subdivided in possibly two lots each. This would provide a detention basin of about 1.5 acre-feet of storage, enough to compensate the 12.78 acre watershed for redevelopment but does not address preserving the existing natural storage areas within the watershed. Each potential development where there is natural storage would need to preserve it or the proposed regional basin would need to encompass the northern 180-feet of both lots. Again we run into the steep side slopes along the south side of the basin and the remaining 60-feet of each lot would not be sufficient for a standard single family lot. In effect both lots would need to be purchased.

DETENTION BASIN COSTS

The costs to construct the regional basin would entail;

1) Land purchase costs.
2) Design engineering costs.
3) Possible demolition and site preparation.
4) Basin construction costs.
5) Storm sewers or other offsite drainage improvements.

In talking with a local real estate agent, he stated that a current rough estimate of land costs is about $75,000 per potential new lot in an unimproved state. Each of these lots have the potential to be subdivided into three new lots without any zoning variations. This is assuming that there are no limitations on the property that would make subdivision into 3-lots each difficult. Therefore each lot would have a minimum purchase price of $225,000. The lot at the southwest corner of Winnetka and Deer is vacant and appears to be owned by the adjacent church as it is listed as tax-exempt. The lot at the southeast corner of Palos and Winnetka currently has a single family home on it. The purchase price of this property may be higher than $225,000.

REGIONAL 1.5 acre-foot BASIN PROVIDING DETENTION FOR NEW DEVELOPMENT ONLY

	ITEM	COST
1)	Land Purchase	$225,000
2)	Design Engineering	$ 10,000
3)	Basin Construction Costs	$ 40,000
4)	Stormsewer to enclose ditch along Winnetka	$ 12,000
TOTAL		$287,000

Attachment: O-46-02 PUD (1480 W. Poplar St - SU Fence)

REGIONAL 3.0 acre-foot BASIN FOR ALL DETENTION REQUIREMENTS

	ITEM	COST
1)	Land Purchase	$475,000
2)	Demolition/well abandonment/septic removal	$ 20,000
3)	Design Engineering	$ 12,000
4)	Basin Construction Costs	$ 70,000
5)	Stormsewer to enclose ditch along Winnetka	$ 12,000
TOTAL		$589,000

FUNDING

Construction of the regional basin could be funded in two ways. The first would be that the Village purchase the land and construct the basin with a recapture against all possible development within the watershed. The second would be that the first developer purchase the land and construct the basin with a recapture going to him. Because drainage is sensitive in this area I would not recommend delaying construction of the basin while development proceeds.

OWNERSHIP

Ownership and future maintenance of the basin will need to be by an agency that can insure continued maintenance. Because the land will probably be removed from private ownership, a government agency would likely have to have control. The Palatine Park District has previously expressed that they are not interested in ownership and maintenance of detention areas including those that could provide active park recreation purposes, so the Village of Palatine would be the logical agency. The Village currently owns and maintains some detention basins but this is a fraction of the total number of detention basins in the Village.

V:\CD\PZREVIEW\NWDRAINS.WPD

Attachment: O-46-02 PUD (1480 W. Poplar St - SU Fence)

plan commission
march 5, 2002

Report of Public Hearing – Docket P-02-14 – 100 Poplar ln & 1080 Palos ave..
The notice of public hearing was read by the chairman. The petitioner in Docket P-02-14, Hummel Construction Company, seeks preliminary and final approval of a plat of subdivision for six single family lots to be known as Clearwater Subdivision, rezoning from R1 to R2, and vacation of portions of the 66 feet of the Winnetka st. right-of-way, the east 33 feet of the Portage st. right-of-way, and the north 33 feet of the Poplar st. right-of-way for 3.15 acres at 100 Poplar ln. and 1080 Palos ave.

The following petitioner's exhibits were introduced:
1. Petition for rezoning
2. Palatine Real Estate Interest Disclosure Form
3. Affidavit
4. Title Insurance Policy (lot #1 and north 120 feet of lot #6)
5. Title Insurance Policy (lots #4, #5, and #6, except the north 120 feet of lot #6)
6. Plat of Subdivision
7. Engineering/Landscape/Tree Preservation plans revised 1/24/02
8. Plat of Vacation
9. Maintenance Agreement
10. Sample House Styles
11. Sub-area plan
12. Plan Commission Minutes – 3/6/01

Rick Draffkorn, partner in Hummel Construction Co., and Robert Hummel of Hummel Construction Co., were sworn in.

Draffkorn said the plan commission reviewed a similar request eight months ago. Since that time, the number of lots has been reduced from eight to six. Lot sizes are substantially larger than those required in the R2 zone by the village (24,000 to 30,000 square feet for four lots), he added, so he is seeking R2 dimensions for two lots on Winnetka.

Stilling described surrounded uses and zones and gave analysis of the request.

north	single family	R2
south	single family	R1
east	single family	R1 and R2
west	planned development	P

The property is currently unimproved. Recently two homes were demolished. Proposed lots #1, #2, and #3 would face east. A private driveway connecting to the existing Poplar st. right-of-way to the south would provide access to lots #1 and #2. A private drive from Winnetka would access lots #3 and #4. Both private drives would be 12 feet wide. The existing Winnetka st. would serve lots #5 and #6. Both Winnetka st. and Poplar st. would remain public. The Palatine Subdivision code requires all lots not in planned developments to front onto an existing public right-of-way. Therefore a variance would be required for lots #1-#4.

Attachment: O-46-02 PUD (1480 W. Poplar St - SU Fence)

plan commission
march 5, 2002

Water and sewer would be provided to each lot by connecting to existing watermains and sanitary sewers located in the Winnetka st. right-of-way. Storm water would be managed by enlarging the existing Ethan's Glen retention pond and providing a combination of stormwater detention and compensatory storage. The reason compensatory storage is needed is that the elevations of the water are in the floodplain. The petitioner has been working with the Ethan's Glen Homeowners association to allow for improvements.

Proposed edge of water would be 804.5, and top of foundation for the proposed homes would be 811.5. Grading will be done so stormwater will be directed into the pond. The village engineer has reviewed and approved preliminary grading and drainage plans. The village council approved a stormwater drainage plan for this entire northwest subarea in 2000. The plan did consider this parcel as part of the study. Lots #1-#4 would have portions of the water from the pond in their backyards.

Thirteen of 22 trees on site would be saved. Six new trees would be planted along the private driveways. In addition, sidewalk and parkway trees would be installed along the Winnetka st. and Palos st. frontages. Both Winnetka and Palos would be improved to village standards with curb and gutter. The petitioner requests street vacations as listed in the public notice.

All persons who wished to address the petition were sworn in.

Jim Heavey, 1138 Deer, spoke about many storm water engineering issues, stating the line in Winnetka is too small to handle storm water for the eight block neighborhood funneling into this site. He suggested the use of an elliptical pipe from Deer and Winnetka to the pond abutting these lots. He stated that the proposal for a culvert across the street is off line. He recommended the village prepare for future development by placing the culvert in line. Commissioner Laymon recommended that Heavey discuss these engineering issues with the village engineer.

Stilling reminded the plan commission that a very complex engineering study was done for this area. a year ago in response to issues raised then by Heavey. Draffkorn added that he is upsizing the culvert from 12 inches to 24 inches to handle upstream water at the recommendation of the village engineer.

José Ortiz, 1008 N. Palos ave., said this plan looks better than the previous plan. He would like fencing on the driveways. He is concerned about where guests will park.

Symon Arno, 1048 N. Palos, said he prefers this density. He doesn't like front yards of this subdivision fronting existing rear yards. He feels these homes would be accessed from Poplar. He also objects to bringing storm water retention closer to existing homes. He is also concerned about the relationship of foundation heights to those already in the neighborhood.

Stilling said foundation lines are set as they are, because the basements are walkout.

Draffkorn said the pond level is 804. The old 100 year flood plain is 808 with an agreement by former builders that foundation heights would be 3 feet higher than that. Hence the 811 foundation line.

Attachment: O-46-02 PUD (1480 W. Poplar St - SU Fence)

Arno said the new foundations would create a dam situation that scares existing homeowners.

Mrs. Williams said she would like five houses, even though lots #4, #5, and #6 mirror those across the street. She objects to rear yards being adjacent to existing homes' front yards. "Why not orient the fronts of the proposed homes to the retention pond?" she asked.

McPherson said he has concerns with private drives, their location. "I just don't like the private drive idea," he said. "Could the middle homes be oriented toward the pond?"

Hansen expressed concerns about guest parking. Draffkorn said the driveway apron for the three-car garages would be large enough to accommodate guest parking. Otherwise, guests could park on Poplar.

Stilling reminded the plan commission that the proposal conforms to the subarea plan for storm water management.

Dory McPherson, 1058 Palos ave., said she is concerned about drainage. Her foundation is 811. She does not want to become an inadvertent retention area. Stilling responded that a swale is being created to carry water north.

Arno said some trees shown on the plan are not on the petitioner's property. Stilling said he counted only those that were.

Mike Nocella, 1038 Palos ave., said the developer could construct a retaining wall to control water so the road could be put where the retention pond is. He things garages should be sideloading. In response to the petitioner's statement that people wouldn't buy $500,000+ homes with garages in the rear, Nocella said that Kimball Hill is putting garages in the rear of $750,000 homes being built now at the Glenview Naval Air Station.

Jeff LaGreca, 1058 N. Palos, asked who would build the homes. What building materials would be used? What would they cost? Draffkorn said Hummel would build the houses that would be priced in the $500,000 to $650,000 range. He added that all options for driveway placement, roadways, and house locations have been studied during the past two years.

LaGreca said he would like the open feeling of the area to remain. He showed how houses could be relocated to give all lake views and eliminate private drives.

Ortiz said the alternative to this development would be a church, and he couldn't live with a church parking lot.

Staff Recommendation

Staff recommends approval of the subdivision, rezoning, and vacation, subject to the following conditions:

1. The subdivision shall substantially conform to the plat of subdivision by Precision Land Surveyors, dated 11/2/00, and to the engineering plans, tree preservation and landscape plans

Attachment: O-46-02 PUD (1480 W. Poplar St - SU Fence)

by George McCarty, dated 6/2/01, last revised 9/14/01, except as such plans may be changed to conform to Village Codes and Ordinances and the following conditions:

2. A letter of credit and 10 percent cash bond, to ensure the completion of the public improvements in a form and amount acceptable to the Village Engineer shall be submitted prior to the start of construction.
3. The driveway maintenance agreement between lots 1 & 2 and lots 3 & 4 shall be revised in a manner acceptable to the Village Attorney. The prospective homeowners of these lots shall sign the agreement acknowledging that they are aware of the restrictions prior to the issuance of the certificate of occupancy. It shall restrict parking in the easement.
4. A covenant shall be added to the final plat indicating that no fill, fences, sheds, or other structures can be installed in the rear yards of Lots 1 through 4.
5. The agreement with the Ethan's Glen HOA shall be submitted prior to the start of construction.
6. The following permits are required: MWRD & IEPA
7. The development shall be subject to the Village's Anti-Monotony Code..
8. All house elevations facing a public street or private drive, including the east elevations of lots 2 & 3 shall be constructed with at least 50 percent brick. No vinyl or aluminum siding shall be permitted on these elevations. Any house design not adhering to this condition may be constructed if approved by the Village Council.
9. Any house that is not constructed by the petitioner shall be subject to Village Council review and approval prior to the issuance of a building permit.
10. The proposed homes for lots 1-4 shall maintain a minimum rear yard setback of 40 feet from the proposed high water line.

Adjacent homeowners were told they could build structures in their rear yards so long as they met the requirements of village ordinances.

Draffkorn said he is able to comply with all staff conditions.

The public hearing was closed at 10:45 p.m.

During discussion, commissioners made the following observations:

Laymon said he does not like front yards facing rear yards. He would prefer driveways on the other side of the houses.

Miller said it is possible to do anything with a piece of land and put driveways and streets in any location. But the preferences of the plan commission would probably not be cost effective for the four homes here.

McPherson said he wants the developer to find a way to have normal access rather than private drives.

Smith said he still doesn't like driveways in the backyards of adjacent landowners.

Attachment: O-46-02 PUD (1480 W. Poplar St - SU Fence)

Miller said he feels more landscaping would be preferable to fencing, especially since there are currently trees on the lot line, and a swale is going to be added . He feels it is better to keep a fence out of the mix.

RECOMMENDATION

Mrs. Williams moved, McPherson seconded that the plan commission recommend to the village council that it deny the request of the petitioner in Docket P-02-14, Hummel Construction Company, who seeks preliminary and final approval of a plat of subdivision for six single family lots to be known as Clearwater Subdivision, rezoning from R1 to R2, and vacation of portions of the 66 feet of the Winnetka st. right-of-way, the east 33 feet of the Portage st. right-of-way, and the north 33 feet of the Poplar st. right-of-way for 3.15 acres at 100 Poplar ln. and 1080 Palos ave.

During discussion Mrs. Williams said she feels this still isn't the right plan for this land. "The use is correct, but the design isn't," she said.

Those voting aye: Smith, Mrs. Williams, Kolar, Miller, McPherson
Those voting nay: Laymon, Hansen, Dwyer, Terry

The motion carried.

Hansen concurred that this is a difficult parcel to develop. The marketplace will determine what is built, he said.

Dwyer, Hansen, Terry, and Laymon said they concur with staff conditions.

After communications, the meeting was adjourned at 11:15 p.m.

Natalie Meyer McKenzie
secretary

Attachment: O-46-02 PUD (1480 W. Poplar St - SU Fence)

CHAIRMAN JEZIERSKI CALLED TO ORDER THE MEETING OF THE COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE AT 8:04 P.M.

1. CONSIDER A RESOLUTION GRANTING FINAL SUBDIVISION APPROVAL, EVERGREEN SUBDIVISION, 86 E. ILLINOIS (COFFARO) DISTRICT 2.

Councilman Kostka move to recommend approval of the Preliminary and Final Plat of Subdivision, subject to several conditions, 2nd by Councilman Wagner. The motion passed 7-0.

2. VACANT THREE LOTS NORTH OF GLENCOE ROAD, SOUTH OF PALATINE ROAD AND EAST OF HARRISON AVENUE (KRAML SUBDIVISION) (NEWPORT HOMES) DISTRICT 1
   - A. CONSIDER AN ORDINANCE GRANTING FINAL PLANNED DEVELOPMENT APPROVAL
   - B. CONSIDER A RESOLUTION GRANTING FINAL SUBDIVISION APPROVAL
   - C. CONSIDER AN ORDINANCE REZONING FROM R-1 TO P
   - D. CONSIDER AN ORDINANCE VACATING THE NORTHERN PORTION OF THE EXISTING HARRISON AVENUE RIGHT-OF-WAY

Councilman Wagner moved to recommend approval of the Final Planned Development, Final Subdivision, Rezoning from R-1 to P, and vacating of a right-of-way, 2nd by Councilman Wilson. The motion passed 7-0.

3. CONSIDER A MOTION APPROVING THE PRELIMINARY PLANNED DEVELOPMENT FOR AN EIGHT LOT SINGLE FAMILY SUBDIVISION NORTH OF POPLAR STREET, SOUTH OF WINNETKA (CLEARWATER SUBDIVISION) (HUMMEL CONSTRUCTION COMPANY) DISTRICT 1.

Councilman Varroney moved to recommend approving the preliminary planned development, 2nd by Councilman Kostka.

M. Cassady stated that the petitioner wishes to construct an eight-(8) lot single family subdivision. The subdivision would be serviced by a 25' wide private drive (ending in a hammerhead) and the existing Winnetka Street. An alternative plan with the private drive located on the west side is not feasible due to the floodplain. Attached is an exhibit showing the rear yard setback from the proposed private street to the existing five (5) homes along Palos. This development plan was included in the northwest sub-area plan. During the Public Hearing, 10 residents expressed concern about the private drive in the rear yard, drainage, the rear of the existing homes facing the front of the proposed homes, street lights, wetlands and tree preservation. The Plan Commission voted 5-1 to recommend denial. Staff recommends approval to the Preliminary Planned Development, subject to several conditions.

Rick Draffkorn, Hummel Construction, provided an overview of the development and suggested the installation of driveway lighting instead of regular streetlights and increased buffering between the street and the rear of the homes.

Councilman Varroney expressed concern with the current designs and does not support the proposal.

Councilman Kostka expressed concern with the transition between the rear of the homes and the private drive.

Councilman Solberg suggested that the width of the private drive to be narrowed to increase the distance between the rear of the homes and the drive.

Attachment: O-46-02 PUD (1480 W. Poplar St - SU Fence)

Bob Hummel, the petitioner, stated that they will be conducting a number of improvement in the area including increasing the capacity of the detention pond and flood control. Mr. Hummel stated that he has the opportunity to build several single-family homes with the current design without any offsite improvements.

Stan Gillin, President of Ethan Glen, stated that they have a written agreement regarding the improvement to the lake.

Jose Ortiz, 1008 Palos Ave, expressed concern about the private drive and opposes the proposal.

Jeff LaGreca and Laurie McPherson, 1048 Palos, expressed concern with the elevation of the homes, flooding, construction, the number of homes, the height of the homes.

Mike Nocella, 1038 Palos, express concern with the private drive in his rear yard, policing of the private drive, and construction of the homes.

Jim Heavy, 1138 Deer Rd, express concern with the layout and on site storage of the water.

Sharon Pottinger, 1048 Palos, expressed concern with the number of homes, retaining wall and tree preservation.

Mr. Hummel stated that flood control will improve, the elevation will be similar to the neighborhood and trees along the property line will not be disturbed.

The Committee suggested to Mr. Hummel examine moving the road to the west end of the property and examine the type of variation required to make the development work.

Councilman Wagner moved to table, 2nd by Councilman Wilson. The motion passed 7-0.

4. CONSIDER A MOTION APPROVING HOUSE ELEVATIONS FOR A NEW HOUSE AT 15 W. WASHINGTON (MILLER) DISTRICT 6.

Councilman Kostka moved to recommend approval of the house elevations, subject to the conditions that all elevations be constructed with cement-based siding or cedar siding, 2nd by Councilman Varroney. The motion passed 7-0.

5. CONSIDER A MOTION APPROVING HOUSE ELEVATIONS FOR NEW HOUSES AT 340 AND 346 W. SLADE (MILLER) DISTRICT 6.

Councilman Kostka moved to recommend approval of the house elevations, subject to the conditions that all elevations be constructed with cement-based siding or cedar siding, 2nd by Councilman Varroney. The motion passed 7-0.

6. PROPERTY LOCATED ON THE SOUTH SIDE OF DUNDEE ROAD, WEST OF QUENTIN ROAD (ASPEN WOODS SUBDIVISION) (LAKEWOOD HOMES) DISTRICT 3

A. CONSIDER AN ORDINANCE GRANTING FINAL PLANNED DEVELOPMENT APPROVAL
B. CONSIDER AN ORDINANCE REZONING FROM R-2 TO P
C. CONSIDER A RESOLUTION GRANTING FINAL SUBDIVISION APPROVAL

Attachment: O-46-02 PUD (1480 W. Poplar St - SU Fence)

The motion to recommend approving the Hazardous Sidewalk Replacement Program passed 5-0.

Vice-Chairman Solberg adjourned the Infrastructure & Environment Committee Meeting at 7:54 p.m., without any objections.

CHAIRMAN WILSON CALLED TO ORDER THE MEETING OF THE POLICE POLICY & CODE SERVICES COMMITTEE AT 7:54 P.M.

1. CONSIDER AN ORDINANCE GRANTING A SPECIAL USE FOR A REAR YARD SETBACK REDUCTION TO PERMIT AN ADDITION, 25 W. ALDRIDGE AVENUE (LEE) DISTRICT 2.

Councilman Jezierski moved to recommend an ordinance granting a Special Use for a rear yard setback, subject to several conditions, 2nd by Councilman Kostka. The motion passed 5-0.

Chairman Wilson adjourned the Police Policy & Code Services Committee Meeting at 7:55 p.m., without any objections.

CHAIRMAN JEZIERSKI CALLED TO ORDER THE MEETING OF THE COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE AT 7:55 P.M.

1. PROPERTY AT 1591 W. DUNDEE ROAD AND TWO VACANT LOTS EAST OF GREENVIEW AND NORTH OF NORTH STREET (ASPEN MEADOWS) (ASPEN HOMES) DISTRICT 1
   - A. CONSIDER AN ORDINANCE GRANTING FINAL PLANNED DEVELOPMENT APPROVAL
   - B. CONSIDER AN ORDINANCE REZONING FROM R-1 TO P
   - C. CONSIDER A RESOLUTION GRANTING FINAL SUBDIVISION APPROVAL
   - D. CONSIDER ORDINANCES VACATING PUBLIC STREETS AND RIGHT-OF-WAY
     - I. ORDINANCE VACATING THE NORTH THREE FEET OF THE NORTH STREET RIGHT-OF-WAY
     - II. ORDINANCE VACATING THE ENTIRE SOUTHERN PORTION OF GREENVIEW, INCLUDING THE SOUTH 10 FEET OF THE ADJACENT PUBLIC ALLEY

Jerry Pindeski, petitioner's representative, stated he was present to answer any questions.

Councilman Kostka moved to recommend granting Final Plan Development approval, 2nd Councilman Wilson. The motion passed 5-0.

Councilman Kostka moved to recommend an ordinance rezoning for R-1 to P, 2nd Mayor Mullins. The motion passed 5-0.

Councilman Kostka moved to recommend granting Final Subdivision approval, 2nd Mayor Mullins. The motion passed 5-0.

Councilman Kostka moved to recommend ordinances vacating public streets and right-of-ways, 2nd Mayor Mullins. The motion passed 5-0.

2. CONSIDER A MOTION APPROVING THE PRELIMINARY PLANNED DEVELOPMENT FOR AN EIGHT LOT SINGLE FAMILY SUBDIVISION NORTH OF POPLAR STREET, SOUTH OF WINNETKA (CLEARWATER SUBDIVISION) (HUMMEL CONSTRUCTION COMPANY) DISTRICT 1.

Attachment: O-46-02 PUD (1480 W. Poplar St - SU Fence)

8. Any house that is not constructed by the petitioner shall receive village council approval.
9. All house elevations fronting on a public street shall be constructed with at least 50 percent brick. No vinyl or aluminum siding shall be permitted on these elevations. Any house design not adhering to this condition may be constructed if approved by the village council.
10. Prior to the issuance of the certificate of occupancy for lots #10 and #15, the seller shall submit written certification signed by the purchasers acknowledging that they are aware of the detention basin located in the rear yard of each lot, identified on the final plat of subdivision as "stormwater detention easement." The certification shall state that the homeowners acknowledge and understand that the detention area cannot be regraded, filled in, or improved with any structures.
11. Fences, sheds, or similar structures shall not be constructed in any side yard easement that would restrict access to the detention basins. The required language shall be added to the plat of subdivision.

Pinderski said his client is able to comply with staff conditions.

RECOMMENDATION
Kolar moved, Mrs. Williams seconded that the plan commission recommend to the village council that it approve the final planned development for a 15-lot single family development at 1591 W. Dundee rd. and two vacant lots east of Greenview and north of North st. Said approval shall be contingent upon petitioner's compliance with 11 staff conditions listed above.

Unanimously carried.

Report of Public Hearing – Docket P-01-10 – Clearwater Subdivision
Notice of public hearing was read by the acting chairman. The petitioner in Docket P-01-10, Hummel Construction Company, seeks approval of a preliminary PUD for an 8-lot single family subdivision to be known as Clearwater Subdivision; rezoning from R1 to P after final PUD approval; vacation of portions of the 66-feet of Winnetka st. right-of-way, the east 33 feet of the Portage st. right-of-way; the north 33 feet of the Poplar st. right-of-way for 3.15 acres at 100 Poplar ln. and 1080 Palos ave.

The following petitioner's exhibits were entered into the record:

1. Petition for Preliminary Planned Development
2. Palatine Real Estate Interest Disclosure Form
3. Affidavit
4. Title Insurance Policy – lot #1 and north 120 feet of lot #6
5. Title Insurance Policy – lots #4, #5, and #6, (except the north 120 feet of lot #6.)
6. Engineering Plans, Plat of Subdivision, and Landscape/Tree Preservations Plans revised 1/22/01
7. Photographs of sample house styles

Rick Draffkorn, Partner in Hummel Construction Co., and Robert Hummel of Hummel Construction Co., were sworn in.

Draffkorn gave information about the request stating that the two single family homes on the site had been condemned and subsequently razed. This developer proposes to build three lots that would be accessed off Winnetka and five lots that would be accessed from a new private street to be built off Poplar. Average lots size is 1/3 acre, he said, with sizes ranging between 9,500 square feet to three-quarters of an acre. The price range would be $450,000 to $500,000.

PETITIONER'S EXHIBIT

12

Attachment: O-46-02 PUD (1480 W. Poplar St - SU Fence)

He said the developer has worked with the Ethan's Glen townhome association, and that lots #1-6 would actually be part of the Ethan's Glen Homeowners Association for purposes of pond maintenance since the pond would be shared by both developments. He said an overflow structure on hwy. 14 would regular the water level in the basin to keep the level even. Lots #1-3 are higher, he said, so the storm water flow is from south to north. Draffkorn added that 809 is the height of foundation which is well above the height of a 100-year storm.

Chris Stilling was sworn in. He described surrounding uses and zones and gave background on the parcel.

north	single family	R2
south	single family	R1
east	single family	R1 & R2
west	planned development	P

The proposed 25-foot wide private street would end in a hammerhead turnaround, Stilling said. The fire department has reviewed and approved preliminary plans. Lots #6-8 as well as an existing home would be served by Winnetka st. which would end at proposed lot #6. The proposed development would meet and exceed minimum design standards for the R2 zone.

Water and sewer would be provided to each lot by connecting to existing watermains and sanitary sewers in Winnetka st. Storm water would be managed by improving the existing Ethan's Glen retention pond to provide detention and compensatory storage. Grading will be done so storm water will be directed into the pond. The village engineer has reviewed and approved the preliminary grading and drainage plans. Lots #1-6 would have water from the pond in their backyards.

Sidewalk and parkway trees would be installed along the Winnetka st. and Palos frontages. Both those streets would be improved to village standards with curb and gutter. The petitioner seeks the vacation of the north 33 feet of the Poplar st. right-of-way, the western portion of the 66 feet of the Winnetka street right-of-way allowing the petitioner to have the southern 33 feet, and all of the 33 feet of the Portage st. right-of-way.

A tree survey shows 22 trees on site, of which the developer plans to save 14. A landscape plan shows that 26 new trees would be planted, 18 of which would sited along the new private street.

Stilling said the Homeowners Association would be responsible for maintaining the private street. The private street would not meet Village right-of-way requirements.

All persons wishing to speak to the request were sworn in.

José Ortiz, 1008 N. Palos ave., said the main issue for him is the private street for lots #1-5. The street will be in his backyard, he said, showing that his home abuts lots #2 and #3. The proposal is changing the whole neighborhood, he added. He said the road should go where Portage is presently dedicated. He presented pictures showing water within 30 feet of his backyard.

Jim Heavey, 1138 Deer, at Deer and Winnetka, said that intersection was often underwater until village maintenance alleviated flooding somewhat. Drainage is slow in the area, he said, indicating it is his opinion that the pond won't be sufficient to stop flooding. He said that all proposed lots were full of water in 1996. How much is being dredged? he asked, noting that it appears that quite a bit of back filling will be done.

Hummel said that all elevations have been reviewed and approved by the village engineer. His building is well above flood lines. He said the amount he proposes to dredge the pond will be more than adequate to cover what backfilling is proposed. He pointed out that Portage may not be developed, because it is in a wetland. Concerning damage to existing and proposed trees from the construction of the private road, he said the road is a safe distance from the trees.

Attachment: O-46-02 PUD (1480 W. Poplar St - SU Fence)

2. A letter of credit to ensure the completion of the public improvements in the amount of $100,000 and in a form acceptable to the village shall be submitted prior to the start of construction.
3. A letter of credit and 10 percent cash bond to ensure the completion of the public improvements in a form and amount acceptable to the village engineer shall be submitted prior the start of construction.
4. The development shall adhere to the bulk and setback requirements of the R2 district.
5. Details of the modification of the outfall from the large lake are to be submitted at final planned development review.
6. A covenant shall be added to the final plat that no fill, fences, sheds, or other structures, can be installed in the rear yards of lots #1-6.
7. An amendment to the Ethan's Glen Declarations shall be submitted.
8. The Declarations for Clearwater shall be submitted in a recordable form and revised in a manner acceptable to the village attorney.
9. MWRD, IEPA, and COE permits are required.
10. The development shall be subject to the village's anti-monotony code.
11. The final landscape plan and tree preservation plan shall be revised in a manner acceptable to the village forester.
12. The final engineering plan shall be revised to show curb and gutter on the remaining section of Winnetka st. as determined by the village engineer.
13. The final engineering plan shall be revised to show Poplar st. to Palos ave. being improved to village standards. An overlay may be necessary, depending on its condition as determined by the village engineer.
14. All house elevations fronting on a public street shall be constructed with at least 50 percent brick. No vinyl or aluminum siding shall be permitted on these elevations. Any house design not adhering to this condition may be constructed if approved by the village council.
15. Any house that is not constructed by the petitioner shall receive village council review and approval prior to the issuance of a building permit.
16. All conditions of the final planned development shall apply.
17. No parking shall be permitted in the hammerhead. The plans shall be revised to reflect this condition.

Hummel said he had designed the streets without curb for aesthetic reasons. He said he is able to comply with staff conditions.

The public hearing closed at 9:50 p.m.

Commissioners made the following observations during discussion:

McPherson said he size of the retention pond has caused the loss of Portage street access at a normal location. Stilling noted that Portage was platted as a 33-foot street, so it was substandard to begin with. McPherson said the development doesn't seem reasonable for the area.

Mrs. Williams said:

- She would like access between lots #6 and #7.
- She doesn't like double frontage lots.
- This development should be wholly a part or not part of the Ethan's Glen Homeowners Association. Permitting it to be a part for just issues relating to the detention pond would be setting a bad precedent, she feels.
- Permitting this development would be setting a bad development trend, she said. Hummel knew from the beginning that this was a difficult development.

Both Smith and Kolar concur with Mrs. Williams. Smith added that he sees potential future problems. He opposes a road in people's backyards.

Kolar said he dislikes the plan based on what it will do to the adjacent homeowners.

Attachment: O-46-02 PUD (1480 W. Poplar St - SU Fence)

Hansen said he realizes that Portage is never going to be improved. He pointed out that double frontage lots exist near Fremd High school and on Roselle rd. He would oppose standard street lighting. He feels the development could work.

RECOMMENDATION
Mrs. Williams moved, McPherson seconded that the plan commission recommend to the village council that it deny the request of the petitioner in Docket P-01-10, Hummel Construction Company, who seeks approval of a preliminary PUD for an 8-lot single family subdivision to be known as Clearwater Subdivision; rezoning from R1 to P after final PUD approval; vacation of portions of the 66-feet of Winnetka st. right-of-way, the east 33 feet of the Portage st. right-of-way; the north 33 feet of the Poplar st. right-of-way for 3.15 acres at 100 Poplar ln. and 1080 Palos ave.

Those voting aye: McPherson, Kolar, Smith, Williams, Miller
Those voting nay: Hansen

The motion carried.

Report of Public Hearing – Docket P-01-11 – Aspen Woods
The notice of public hearing was read by the acting chairman. The petitioner in Docket P-01-11, Lakewood Homes, Inc., seeks preliminary and final approval for a model home and single family development to be known as Lakewood Glen and rezoning from R2 to P for 5.71 acres south of Dundee and west of Quentin rd.

The following petitioner's exhibits were introduced:

1. Petition for Preliminary and Final Planned Development (one step)
2. Palatine Real Estate Interest Disclosure Form
3. Title Insurance Policy
4. Land Title Survey
5. Plat of Subdivision
6. Master Plan
7. Landscape Plan and Plantings List
8. Architectural Plans and Elevations for lot #10 dated 3/20/00
9. Details for proposed fence

Stilling gave background on the proposal which was approved as a 16-lot single family development in the R2 zone in 1994. The original developer, Aspen Homes, sold the development to Lakewood Homes which has been operating a model home community. Last year Lakewood applied for a plat of consolidation for lots #8-10. The plan commission held the public hearing on July 18 and recommended approval. The village council committee of the whole tabled this item to allow staff and the developer to revise the proposal. Since then the village has amended the zoning ordinance to require all model homes to receive a special use. Hence the petitioner seeks preliminary and final planned development for a model home and a single family development and rezoning from R2 to P.

The developer seeks to consolidate three lots (#8, #9, and #10) into two lots, both larger than 9,000 square feet, to accommodate a larger model home he will be offering. Lots #1-5 and #16 would be resubdivided to create an outlot along Dundee rd. The homeowners association would be responsible for owning and maintaining the outlot and landscaping. The developer now proposes to put the detention basin, originally part of lots #1 and #16 into outlot A so it can be owned and maintained by the association. Lots #1-4 would have front and rear yard setbacks of 25 feet because of the additional outlot created for landscaping. Lot #5 would have a corner side yard setback of 15 feet. The remaining 15 feet is part of the newly created outlot. The zoning ordinance requires a 30-foot setback from all state and county roads.

Attachment: O-46-02 PUD (1480 W. Poplar St - SU Fence)

4. 1480 W. Poplar Street

Notice was published in the Daily Herald on May 04, 2023 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. Application for Special Use
2. Proof of Ownership
3. Plat of Survey
4. Site Plan & Elevations
5. Ordinance O-46-02 Final PUD
6. Public Notice

Mr. Bradshaw gave a brief outline of the request stating the petitioner is proposing to install a 6-foot tall solid fence, along the front property line of the subject property. He stated the proposal includes a gate across the private access drive off West Poplar Street therefore, the Petitioner is requesting:

- Special Use to permit a fence in the front yard of the subject property.

Sworn in petitioner: Mr. Victor Baranovici 1480 W. Poplar Street, owner
Mr. Baranovici stated they are requesting a gate for safety. He stated they have had to call police many times for teenagers smoking weed or people just trying to come out to see the lake. He stated he doesn't feel safe and is trying to prevent people from entering his property. Mr. Baranovici stated it is not a public driveway. He stated he didn't want to put a fence but the neighbors told him they were promised they would have one.

Chairman Friedman asked about the location of the gate.
Mr. Baranovici explained he wants a gate at the entrance of his drive to let people know it is private property and the neighbors want a fence for privacy.

Chairman Bettenhausen asked if the trees in the slide are on his property.
Mr. Baranovici answered half.

Chairman Bettenhausen asked about location of the fence.
Mr. Baranovici stated it would go between the asphalt and trees.

Chairman Friedman asked if it the style being open or solid was ever discussed with neighbors.
Mr. Baranovici stated the style was never discussed. He stated the neighbors have no view to lake now because of his house which the neighbors are not happy about.

Chairman Kolososki asked if his property is lower than the neighbors.
Mr. Baranovici answered yes.

Attachment: PZC Mintues - May 23, 2023 (1480 W. Poplar St - SU Fence)

Chairman Kolososki asked about the height of the fence.
Mr. Baranovici answered 6ft.

Chairman Kolososki stated a 6ft fence should not have much impact with the elevation of the property.
Mr. Baranovici stated the neighbors like to garden and feel uncomfortable because they are close to them. He stated the neighbors said they were promised by the Village a fence or trees.

Mr. Bradshaw gave a brief overview stating the subject property is a Planned Development developed as a single-family residential home in the Clearwater Subdivision. He referred to the plat of survey slide to show the area of the lot that is not within the lake water line. Mr. Bradshaw stated the proposed fence abuts the rear yards of the properties on North Palos Ave referring to the existing conditions slide. He stated the fence would be installed just west of property line and the gate will have electric openers and be located on the southwest corner of lot 1. Mr. Bradshaw stated the petitioner has stated the proposed fence will provide additional safety and privacy to the Subject Property.
Mr. Bradshaw stated during departmental review Community Services indicated the shared driveway maintenance and access agreement for Lots 1 & 2 shall be amended to include sharing the cost of any future maintenance for the fence, gate, and electronic openers. Mr. Bradshaw stated Engineering indicated a hold harmless shall be required and recorded with the property to allow Village of Palatine to remove the fence for maintenance or repair of public utilities and the Village shall have no responsibility to replace the fence and the homeowner shall also submit a notarized letter indicating that they are responsible for maintaining all areas outside of the fence to the property line. He stated Fire Prevention reviewed and has indicated the proposed access gate shall have an approved means of operation on the roadway side for fire department access without the requirement of special knowledge.

Chairman Roth-Wurster asked staff about the neighbors being promised a fence.
Mr. Bradshaw explained trees were shown approved site plan for the planned development as a buffer, and they have not survived well. He stated replacing them with a fence would be low maintenance. He stated the planned development ordinance does not allow a fence in the rear yard but there is no mention for the front or sides.

Chairman Bettenhausen pointed out the lot is unusual and asked how the rear or front yard is defined.
Mr. Bradshaw explained the access drive would be his front yard because that is what services the property. He stated no fences are allowed on rear lake side.

Chairman Fedota asked with the inclusion of hold harmless and shared maintenance is there a need for an HOA.
Mr. Bradshaw explained it is one zoning lot and the petitioner owns both lots. He

Attachment: PZC Mintues - May 23, 2023 (1480 W. Poplar St - SU Fence)

stated the other lot is covered in wetland so unsure how buildable it is.
Ms. Bremanis further explained there is an HOA as the property is part of a 6-lot subdivision. She stated the maintenance agreement is requested because the driveway is only to access these 2 lots.

Chairman Fedota asked if Poplar is a street.
Ms. Bremanis explained it is a private drive.

Chairman Fedota asked if the issue is security of access wouldn't a gate be enough. He asked why is there a need for a fence.
Mr. Baranovici stated he spoke to staff and a few neighbors and then gave up on the fence because it didn't look like it would be approved. He pointed out there are 2 empty wooded lots bordering his property that people walk over from so a fence is needed.

Discussion on issues on trespassing and police reports.

Mr. Baranovici stated the grass is getting damaged from people driving on it to get to the lake.

Chairman Friedman asked if there is existing signage indicating it is private property.
Mr. Baranovici answered yes there are 2 large signs. He stated in order to cover with trees they would need approx. 200 trees. He stated they replanted the trees twice and has been told the larger trees are causing them to die.

Chairman Friedman asked if there are restrictions to add signage to the fence.
Mr. Bradshaw stated there is no signage proposed but the Village would have no issue with a sign that says private property. He stated the existing one that Public Works installed that is not serving well.

Chairman Roth-Wurster asked if there are street lights.
Mr. Baranovici stated there is one light but it is dark.

Chairman Friedman asked about the location of the gate expressing concern on how the vehicle would exit.
Mr. Bradshaw referred to the aerial to show the location of Village right of way down poplar to the property. He stated there is already a sign before it indicating it is private property.

Discussion on ability to turn around.

Chairman Fedota asked where the Village installed signage is.
Mr. Bradshaw showed location on aerial slide.

Chairman Bettenhausen asked about people walking from empty lots.

Attachment: PZC Mintues - May 23, 2023 (1480 W. Poplar St - SU Fence)

Mr. Baranovici stated they could if no fence is added.

Chairman Bettenhausen pointed out they could just go around the fence.
Mr. Baranovici stated they are hoping seeing the gate will deter them .

Chairman Fedota asked if the changing of the waterline though the seasons will cause an issue with the location of the fence.
Mr. Bradshaw explained the fence would not terminate at the waterline. He referred to the site plan slide to show waterline and fence location and pointed out the Village Engineer reviewed and has no issues with highwater or flooding.

Discussion on fence preventing access having opening.

Sworn in Mr. Symon Arnold, 1048 N. Palos, submitting letter from neighbor
Mr. Arnold stated he objects. He stated he was told there would be landscaping not a fence. He spoke to the Village ordinance for front yards. Mr. Arnold stated he understands Mr. Baranovici' s concern with people wandering in as it used to be vacant land so people are used to it being a public thoroughfare. He pointed out there is no sign that indicates it is a dead end so people think they can get out. Mr. Arnold stated a gate at the entrance should make it look more like a driveway and should stop vehicle traffic. He stated the previous owner committed to landscaping.

Chairman Cavanaugh asked Mr. Arnold if he is opposed to the gate or just the fence.
Mr. Arnold thinks a preventative measure at the driveway entrance is beneficial.

Chairman Kolososki asked Mr. Arnold if people cut through his yard to get to Mr. Baranovici' s.
Mr. Arnold stated Mr. Baranovici' s workers did. He stated the original plans of the site need to be reviewed.

Mr. Baranovici stated Mr. Arnold wanted the fence and now he doesn't because he isn't selling anymore. He stated he is trying to propose a solution to make everyone happy. He stated Mr. Arnold yells at him and his friends and he is trying to give them privacy.

Chairman Cavanaugh asked Mr. Baranovici if he opposed to install new landscaping.
Mr. Baranovici stated he paid $12,000 for trees that are not doing well. He stated he was told the bigger trees are preventing them from growing. Mr. Baranovici stated he has never complained about other neighbors who don't upkeep their properties.

Discussion on landscaping vs fencing and neighbors changing their minds.

Attachment: PZC Mintues - May 23, 2023 (1480 W. Poplar St - SU Fence)

STAFF RECOMMENDATION:

The Petitioner is proposing to construct a 6-foot tall solid privacy fence to enclose the property on three sides, with the fourth being the lake to the west. The Petitioner has indicated that the fence and access gate will help deter trespasser issues and coyotes on the subject property. Although the proposed fence may help to alleviate the Petitioner's safety concerns, the fence would change the existing vista and could impact the other properties in the neighborhood. Clearwater Subdivision is a unique 6-lot residential Planned Development, with 3 of the lots (including the Subject Property) receiving access through a private driveway. These 4 lots were developed around the existing detention basin. The Petitioner indicates instances of trespassing and vehicles incorrectly using the private drive and coming to the home have occurred. Staff notes that there is a private drive sign in the right-of-way along Poplar Drive, prior to it turning into the private drive.

Although the portion of the proposed fence across the subject property's front lot line would be permissible, were it installed on the properties directly to the east (along the rear lot lines), the proposed 6-foot solid fence is being installed along the periphery of the Subject Property's front lot line. Staff is concerned about the impact to the vistas and required fencing special use standards for the proposed fence. The horizontal wood plastic composite panels and proposed fence design could also impact the subject and surrounding properties. Staff also has concerns about the potential detraction to the appearance of the "community"/surrounding lots. Therefore, Staff recommends denial of the proposed Special Use for a front yard fence. Although not requested by the Petitioner, Staff would be more supportive of an open wrought-iron style fencing, which would seem to accomplish deterring trespassers and minimize any impact to the vistas in the area. If the Planning and Zoning Commission recommends approval, Staff recommends the following conditions:

1. The Special Use shall substantially conform to the Site Plan and Fence Elevation submitted by the Petitioner, Victor Baranovici, except as such plans may be changed to conform to Village Codes and Ordinances.

2. A Hold Harmless shall be submitted in a manner acceptable to the Village Engineer, and shall be recorded with the property. The Village shall have no responsibility to replace the fence.

3. A notarized letter indicating that the homeowner is responsible for maintaining the area from the fence to the property line on all sides of the fence shall be submitted in a manner acceptable to the Village Engineer and Village Attorney, and shall be recorded with the property.

4. The proposed access gate shall have no locking mechanism and an approved means of operation on the roadway side so it may be accessed by the Fire Department and Public Works without the requirement of special knowledge.

Chairman Friedman clarified that the Fire Department comment is to make it non-

Attachment: PZC Mintues - May 23, 2023 (1480 W. Poplar St - SU Fence)

secured.
Mr. Bradshaw explained a Knox box is used on private gates to give key to access at any time.

Chairman Friedman asked if they installed a Knox box that would be acceptable.
Mr. Bradshaw answered yes.

Chairman Fedota asked Mr. Baranovici if he can and will meet staffs' conditions.
Mr. Baranovici answered yes.

Chairman Cavanaugh asked Mr. Baranovici if he would consider a wrought iron fence.
Mr. Baranovici explained he was trying to listen to the neighbors. He stated he is just trying to make everyone happy and make his property safe for his family. Mr. Baranovici stated his neighbors' properties are a mess and he has never complained but will report now.

Mr. Friedman pointed out staff is recommending another type of fence that may be more open but tonight is to vote on what is proposed.

There were no further questions. The public hearing was closed.

Discussion on making motion with change of fence material and type.

Chairman Cavanaugh made a motion to approve subject staff's conditions and an added condition to require the fence to be an open wrought iron style fence acceptable by the Director of Planning and Zoning; seconded by Chairman Kolososki.

DELIBERATIONS:
Chairman Kolososki stated security is most important so this fence would give the security but maybe not privacy for neighbors. He stated Mr. Baranovici has kids and the situation is awkward.

Chairman Cavanaugh stated the vistas are the best they can be. He stated the neighbors can put landscaping on their side of the fence if they want additional privacy.

Chairman Friedman stated if the petitioner has concerns of the neighbors' yards he can add planting on his side of fence to screen views.

Chairman Roth-Wurster spoke of past requests for gates to prevent property access. She stated this is a unique situation.

Chairman Fedota stated when the home came before the plan commission there was a fair amount of discussion on landscaping so the vistas would be respected.

Attachment: PZC Mintues - May 23, 2023 (1480 W. Poplar St - SU Fence)

Chairman Friedman referred to the standards of Special Use and pointed out safety supersedes the vistas.

Chairman Friedman summarized that this request has met the standards and was approved by a vote of 5-2. This item will tentatively go to Village Council on June 05, 2023

RESULT:	**RECOMMEND TO APPROVE [5 TO 2]**
MOVER:	Kevin Cavanaugh, Commissioner
SECONDER:	Robert Kolososki, Plan Commissioner
AYES:	Noonan, Friedman, Bettenhausen, Kolososki, Cavanaugh
NAYS:	Roth-Wurster, Fedota
ABSENT:	Wood, Luszczak

Attachment: PZC Mintues - May 23, 2023 (1480 W. Poplar St - SU Fence)

CERTIFICATE OF PUBLICATION

DES PLAINES JOURNAL, INC., a corporation organized and existing under and by virtue of the laws of the State of Illinois, does hereby CERTIFY that it is the publisher of the:

Journal & Topics Newspapers
AKA Des Plaines Journal, Inc.
622 Graceland Ave.
Des Plaines, IL 60016-4556

and that said newspaper(s) is a secular newspaper of general circulation and has been published weekly in the

(Village) (Town) (City) (Township) of PALATINE 1480 W. POPLAR ST.

(●) ( ) ( ) ( )

County of COOK

and State of Illinois, continuously for more than one year prior to date of the first publication of the notice attached hereto, and that said newspaper(s) complies with the requirements of Paragraphs 5 and 10, Chapter 100, of the Illinois Revised Statutes.

Further, that the notice, of which the attached is a true copy, was published ONE times in the said newspaper(s), namely once each week for ONE successive week(s) and that the first publication of said notice was made on the 3RD day of OCTOBER, A.D. 20 24., and the last publication thereof was made on the 3RD day of OCTOBER, A.D. 20 24.

Your Legal appeared in the following Journal & Topics Newspapers (Des Plaines Journal, Inc.)

- [ ] Des Plaines Journal
- [ ] Elk Grove Village Journal
- [ ] Mt. Prospect Journal
- [ ] Niles Journal
- [ ] Park Ridge-Golf Mill Journal
- [ ] Prospect Heights Journal
- [ ] Rosemont Journal
- [ ] Arlington Heights Topics
- [ ] Buffalo Grove Topics
- [x] Palatine Topics
- [ ] Rolling Meadows Topics
- [ ] Wheeling Topics
- [ ] Suburban Journal
- [ ] Northwest Journal
- [ ] Glenview Journal

"OFFICIAL SEAL"
MARY ALICE WENZL
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 07/15/2025

Mary Alice Wenzl

IN WITNESS WHEREOF, **THE DES PLAINES JOURNAL, INC.,** has caused this certificate to be signed and its corporate seal affixed hereto at Des Plaines, Illinois this 3RD day of OCTOBER A.D., 20 24.

By Todd Wessel

President
Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 3RD day of OCTOBER A.D., 20 24.

My commission expires the 15TH day of JULY A.D., 20 25.

Attachment: Public Notice (1480 W. Poplar St - SU Fence)