



PLANNING AND ZONING COMMISSION

NOVEMBER 25, 2025 AT 7:00 PM

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

AGENDA

REGULAR MEETING

7:00 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. Draft PZC Minutes - 11-11-2025

IV. PUBLIC HEARING

- A. 204-216 W. Palatine Road and 222 W. Palatine Road

1. Final Planned Development to permit a new 4-unit townhouse building, with a shared driveway and parking lot with the existing 4-unit building at 204-216 W. Palatine Road;
2. Preliminary and Final Plat of Subdivision (Plat of Consolidation) for the properties at 204-222 W. Palatine Road; and
3. Rezoning of the Subject Properties from R-3 (multi-family residential) to Planned Development.

The property is commonly known as 204-216 W. Palatine Road and 222 W. Palatine Road.

V. PUBLIC COMMENT

VI. ADJOURNMENT



PLANNING AND ZONING COMMISSION

NOVEMBER 11, 2025 AT 7:00 PM

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

MINUTES

REGULAR MEETING

7:00 PM

- I. CALL TO ORDER
- II. ROLL CALL
- III. APPROVAL OF MINUTES

A. Planning and Zoning Commission — Regular Meeting — October 28, 2025 7 PM

RESULT:	APPROVED
MOVER:	Bettenhausen Friedman
AYES:	Jan Wood, Cindy Roth Wurster, Kevin Cavanaugh, Stephen Fedota, Eric Friedman, Patrick Noonan, Rodney Bettenhausen, Robert Kolososki
NAYES:	None

IV. PUBLIC HEARING

A. 524 N. Rohlwing Road

- 1. Special use to permit a rear setback of 23 feet, instead of the minimum required rear yard setback of 40 feet.

SU-000223-2025 – 524 N Rohlwing Rd

Notice was published in the Journal & Topics on October 23rd, 2025 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

- 1. Application
- 2. Plat of Survey
- 3. Proof of Ownership
- 4. Site Plan
- 5. Architectural Plans
- 6. Public Notice

Mr. Auer provides background and states the Petitioner is proposing to construct a 182 square-foot addition at the rear of the existing residence. The addition will be set back from the rear lot line at a distance of 23 feet. The Petitioner is requesting a Special use to permit a rear setback of 23 feet, instead of the minimum required rear yard setback of 40 feet.

Sworn in petitioner:

John Breit – 524 N Rohlwing Rd – owner

David Berryhill – Owner of Archadeck at 395 W Northwest Hwy -Palatine, IL

Mr. Breit stated that he is requesting the special use to provide additional space for family activities and entertaining. He explained that the proposed structure is a three-season room, which would allow his family to enjoy the space without concern for outdoor elements or noise from neighboring properties, while also providing added privacy.

Commissioner Kolososki asked if the proposed three-season room would be constructed partially on the existing deck.

Mr. Berryhill explained that the room will be entirely new, including the floor system, and that the existing deck will be re-decked.

Commissioner Kolososki confirmed, asking if one structure is not being built on top of the other, and Mr. Berryhill agreed.

Commissioner Roth-Wurster asked how the new addition compares to the existing structure in terms of footprint and size. Mr. Berryhill referred to the plans and stated that the new structure will extend approximately two feet beyond the current deck.

Chairman Wood asked if there are any flooding issues in the area. Mr. Breit responded that flooding is not a problem on his property or in the surrounding area.

Commissioner Friedman asked whether the homeowner had spoken with neighbors about the project. Mr. Breit stated that he has spoken with both adjacent neighbors, who have no objections and are in favor of the proposal.

Mr. Auer provided additional details, explaining that the request is for a special use because the proposed addition will be set back approximately 23 feet from the rear lot line, encroaching into the required 40-foot rear setback for the R-2 zoning district. He noted that the deck renovation will not expand beyond its existing footprint and complies with zoning requirements.

Mr. Auer stated that to determine the application's impact on the surrounding area, staff evaluated surrounding properties containing rear yard additions. Auer continued that, upon review, this request is consistent with rear yard additions in the surrounding area and does not negatively impact adjacent properties. In the surrounding area, there are a number of existing setbacks under 30 feet. He

confirmed that drainage and flooding have been reviewed and are not of concern, and that no complaints have been received from neighboring residents.

Commissioner Kolososki referred to the site plan and asked whether the neighboring properties were reviewed as part of the analysis. Mr. Auer confirmed that the properties reviewed were comparable to the request under consideration.

Staff Recommendation:

The proposed addition is set back at a distance similar to the rear yard setback of nearby residential properties. Staff did not identify any other negative impacts to the surrounding neighborhood. Furthermore, the proposal complies with the lot and building coverage limitations and does not conflict with the other remaining bulk standards of the "R-2" zoning district. Therefore, Staff recommends approval of the proposed Special use, subject to the following conditions:

1. The Special Use shall substantially conform to the plans prepared by the Petitioner, dated 10/09/2025, 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 Noonan Made a motion to approve subject staff's conditions; seconded by Commissioner Fedota

DISCUSSION:

Commissioner Fedota noted that the surrounding properties have similar additions and observed that this proposed addition extends only slightly deeper than the neighboring property, with one nearby structure located approximately 7 to 8 feet from the rear lot line. He stated that the proposed addition would not negatively impact property values and would be a good fit for the area.

Chairman Wood stated that the proposal would not cause injury to the value of surrounding properties. She noted that the front yard setback is generous, which impacts the reduced rear setback, and that the request meets the standards for approval.

Commissioner Roth-Wurster commented that the proposed addition is similar in footprint to others in the area and would be a positive improvement to the property.

Chairman Wood summarized that this request has met the standards and was unanimously approved by a vote of 8-0. This item will tentatively go to Village Council on Monday November 17th, 2025.

RESULT:	APPROVED
MOVER:	Noonan
SECONDER:	Fedota

AYES:	Jan Wood, Cindy Roth Wurster, Kevin Cavanaugh, Stephen Fedota, Eric Friedman, Patrick Noonan, Rodney Bettenhausen, Robert Kolososki
NAYES:	None

B. 21 W. Wilson Street

1. Special Use Amendment to permit the expansion of a Medical Office (Physical Therapy).

SU-000211-2025 – 21 W Wilson Street

Notice was published in the Journal & Topics on October 23rd, 2025 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. **Application**
2. **Proof of Ownership**
3. **Plat of Survey**
4. **Floor Plans**
5. **Business Plan**
6. **O-104-18**
7. **Public Notice**

Ms. Bremanis provides background and states the Subject Property is zoned Planned Development and is an existing tenant space, within the Providence of Palatine building. The Planned Development Ordinance follows the B-2 use lists and standards. The Petitioner is proposing to expand the Physical Therapy Office (Illinois Bone & Joint Institute) into a previously unoccupied tenant space. The Petitioner is requesting approval of the following: Special Use Amendment to Ordinance #O-104-18 to permit an expansion of a Medical Office (Physical Therapy)

Sworn in petitioner:

Catherine Irwin – 900 Rand Rd – Suite 300 – Des Plaines, IL – Representing Illinois Bone & Joint – Oversees the Strategic Growth and Rehabilitation Departments.
Charles Haas – 110 N Brockway St. Unit 320 – represents the property owner

Ms. Irwin explained that the existing physical therapy office, located at 25 W. Wilson, has expanded due to additional physician groups joining the practice. The request is for additional space to safely accommodate and treat more patients. She stated that the current office is approximately 2,500 square feet, and the expansion would add another 2,300 square feet.

Mr. Haas noted that this is the last vacant space within the development.

Commissioner Kolososki asked whether any X-ray equipment would be used in the space. Ms. Irwin responded that no X-ray equipment is included—only exercise equipment and treatment tables for physical therapy.

Chairman Wood referenced the proposed business hours of 6:30 a.m. to 7:00 p.m. and asked about the expected number of daily clients. Ms. Irwin stated that with seven full-time clinicians seeing an average of eleven patients per day, the total is approximately seventy-seven patients daily.

Chairman Wood asked if there were peak times during the day. Ms. Irwin replied that the busiest hours are typically between 11:00 a.m. - 3:00 p.m.

Commissioner Fedota asked whether there would be a designated laundry room on-site. Ms. Irwin stated that a laundry service handles those needs.

Chairman Wood commented on the parking demand, particularly during the midday hours, and noted that the business appears compatible with surrounding uses. Ms. Irwin agreed, adding that parking availability varies but that patient appointments are scheduled in one-hour time slots, helping to stagger demand.

Commissioner Friedman asked whether employees use the designated employee parking area. Ms. Irwin confirmed that they do.

Commissioner Friedman also asked whether the services offered would remain the same. Ms. Irwin confirmed that the services would continue to be physical and occupational therapy only, with no changes to the business plan.

Ms. Bremanis provided additional information regarding parking. She stated that site visits were conducted at various times of day, and no parking issues were observed. The parking area includes 44 spaces on-site, with an additional 33 spaces across the lot. She presented photos taken at 4:00 p.m. showing adequate parking availability.

Chairman Wood noted the businesses on the lower level and asked whether a different type of business occupying the space would have similar parking requirements. Ms. Bremanis agreed, stating that while parking demand could vary by business type, staff cannot speculate on future tenants or parking needs.

Staff Recommendation:

Illinois Bone & Joint Institute, which operates several offices throughout the Chicagoland area, is proposing to expand its existing location within the Providence Building. The existing medical office use, as well as neighboring uses, have not experienced any parking deficiencies. In addition, Staff's observations of parking conditions in the surrounding area indicate that adequate parking is consistently available. Therefore, Staff recommends approval of the proposed Special Use, subject to the following conditions:

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

submitted by the Petitioner, except, as such plans may be changed to conform to Village Codes and Ordinances.

2. All employees of Illinois Bone & Joint shall enroll in and utilize the designated downtown employee parking areas.

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

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DISCUSSION:

Commissioner Cavanaugh stated that the request represents a good use of the space, supports business expansion, and meets the standards for approval.

Commissioner Roth-Wurster agreed, stating that the request meets the standards for a special use, will protect public health, safety, and welfare, and she is in favor of the proposed use.

Chairman Wood noted that parking is always a concern but stated that the average parking demand appears to be manageable. She acknowledged that the peak hours could create slight congestion but overall, there seems to be adequate parking. She welcomed the business expansion and wished the applicant continued success.

Commissioner Kolososki commented that the space is a good fit for the proposed expansion and supports the request.

Chairman Wood summarized that this request has met the standards and was unanimously approved by a vote of 8-0. This item will tentatively go to Village Council on Monday December 1st, 2025

RESULT:	APPROVED
MOVER:	CAVANAUGH
SECONDER:	ROTH-WURSTER
AYES:	Jan Wood, Cindy Roth Wurster, Kevin Cavanaugh, Stephen Fedota, Eric Friedman, Patrick Noonan, Rodney Bettenhausen, Robert Kolososki
NAYES:	None

C. 519 S. Consumers Avenue

1. Special Use to permit an indoor sports and recreational facility.

SU-000186-2025 – 519 S Consumers Avenue

Notice was published in the Journal & Topics on October 23rd, 2025 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. **Application**
2. **Proof of Ownership**
3. **Plat of Survey**
4. **Site Plan**
5. **Landscape Plan**
6. **Floor Plan**
7. **Elevations**
8. **Business Plan**
9. **O-127-23**
10. **Neighbors Petition**
11. **Soccer City Communication**
12. **Public Notice**
13. **Letter from Thomas – Design & Build Consultant**

Ms. Bremanis provided background information, stating that this property was previously reviewed in 2023 and approved for a Special Use to allow a hockey arena. At that time, a vacation and rezoning to the B-2 district were also approved. While the vacation and rezoning remain in effect, the Special Use has since expired. She explained that the petitioner is now requesting a new Special Use to permit an indoor sports and recreational facility.

Sworn in petitioner:

Daniel McCarthy – 835 McClintock Dr – Burr Ridge, IL - Attorney for developer
Thomas Economou – 331 Graemere St – Northfield, IL – Architect and Builder for the project

Mr. Economou stated that he became involved with the project approximately two years ago when plans for the ice rink first began. The proposal is to convert the former paintball facility into an ice rink and add a new mezzanine level to serve as a second floor for training purposes. This facility would serve as an extension of the existing Orbit Ice Rink located nearby, allowing all training and skating operations to be consolidated under one roof. The facility will primarily function as a training center, with games held on weekends and adult hockey in the evenings. He confirmed that the project complies with setback, floor area ratio, and height requirements.

Mr. McCarthy explained that the developer owns and operates the existing Orbit Ice Rink at 615 S. Consumers Avenue, located just to the south of the subject property. He noted that other recreational uses along the same corridor include Soccer City and the Salt Creek Sports Center, and the intended use is consistent with those surrounding operations. He added that the building has been vacant for several

years, and redeveloping it would provide economic benefits to the area, including new job opportunities and an overall improvement to the corridor.

Commissioner Kolososki asked about the expected parking volume on a typical Saturday.

Mr. Economou responded that hockey facilities have unique parking patterns and stated that, based on his experience building 15 similar facilities in the Chicago area, the site's 181 parking spaces should be sufficient. He explained that approximately 160 spaces are typically needed, though minor overflow could occur during tournament events. In those instances, nearby businesses would be notified, and the applicant hopes to coordinate overflow parking with them.

Commissioner Kolososki noted that parking at hockey tournaments can often become hectic.

Mr. Economou acknowledged that weekend tournaments create the greatest parking demand but explained that weekday use primarily involves youth practices where children are dropped off, resulting in minimal parking needs. He added that tournaments typically occur about three times a year and that, for day-to-day operations, the parking supply should be adequate.

Chairman Wood asked how frequently tournaments are scheduled. Mr. Economou confirmed that tournaments occur approximately three times annually and are typically tied to special events.

Chairman Wood also asked about ice availability, noting that generally only two teams are on the ice at one time. Mr. Economou agreed, stating that the facility is primarily practice-driven and that the league associated with the rink primarily operates on weekends.

Commissioner Bettenhausen asked about the fencing shown on the site plan and the proposed materials. Mr. Economou stated that an eight-foot-high solid wood fence is proposed. He added that most residential neighbors to the east already have wood fencing, and the project would include a new eight-foot fence along the property line for screening.

Commissioner Friedman referenced a letter that mentioned the chiller equipment being located indoors and noted that chillers can be noisy and run frequently. He asked whether any chiller components would be located outdoors.

Mr. Economou clarified that the chiller itself will be located inside the building, while the cooling tower associated with it will be positioned on an exterior pad. He explained that the cooling tower is not a loud unit and will be screened from view. He noted that cooling towers are often roof-mounted, but the available parking lot space makes the ground-mounted option preferable.

Ms. Bremanis confirmed that the chiller will be located inside the facility, and Mr. Economou agreed.

Patricia Mitchell - 525 S. Williams Avenue, spoke in opposition to the request. She referenced the previous site plan and expressed concern regarding the rooftop units and the proposed cooling tower located outside the building. Ms. Mitchell played an

audio recording of the chiller noise from the existing rink at 615 S. Consumers Avenue and stated that she is worried about similar noise levels and potential malfunctions from the proposed equipment.

She commended the Village for acknowledging residents' concerns and noted that placing the chiller unit inside the building is a positive improvement.

Chairman Wood asked about the audio recording and where it was taken. Ms. Mitchell stated that she recorded the sound while walking near the existing rink around 6:00 p.m.

Chairman Wood asked if the noise could be heard from her home. Ms. Mitchell responded that it could be heard within the neighborhood and described it as a noticeable ambient noise.

Jerome Pinderski Jr., 115 W. Colfax Street, represented South Enterprises, Inc., the owner and operator of the adjacent soccer facility. He provided background on his business operations and expressed concern regarding potential parking issues related to the proposed hockey facility.

Mr. Pinderski stated that in 1994 the Village granted a special license for the right-of-way and provided a copy of the parking plans, which were added to the record as Exhibit #14. He explained that the existing parking area contains 238 spaces, with nine spaces on the far north end now owned by the hockey facility, thereby reducing their available parking.

He noted that the primary concern is parking during special events, explaining that game rotations could cause overflow parking to spill into their lot. He requested that language be added to ensure each business maintains parking within its respective property. He emphasized that their parking spaces are critical to their operations and that any disruption could negatively impact their business.

Commissioner Cavanaugh asked staff if the Orbit property is currently fenced off.

Ms. Bremanis confirmed that it is.

Commissioner Cavanaugh then asked what would prevent the opposite situation—overflow parking from the soccer facility into the hockey facility's lot—once both are operational.

Mr. Pinderski responded that their staff manages and monitors their parking lot to prevent that issue. He stated that they are respectful of their neighbors and expect the same consideration in return.

Tricia Nagel, 655 S. Williams Avenue, spoke regarding the proposed project. She acknowledged that the chiller unit will be located inside the building but expressed ongoing concern about potential noise. She noted that the area is already noisy due to traffic and nearby trains and emphasized her concern about additional noise from the facility.

Tom Musielak, 500 S. Williams Avenue, spoke regarding the proposed project. He requested clarification on the location of the cooling towers and expressed concern that the units may not be quiet.

Commissioner Cavanaugh, indicated the location of the cooling towers on the site map.

Mr. Musielak stated that, given the proximity of his home to the facility, he can already hear noise from cars and equipment. He suggested that additional soundproofing at the east end of the parking lot might help mitigate the noise, noting that a gap between the buildings creates an echo effect.

Chairman Wood asked whether the noise is primarily an evening issue or occurs throughout the day. Mr. Musielak replied that it is mostly in the evenings.

Chairman Wood inquired about the distance from the parking lot, and Mr. Musielak stated that his home is approximately 100 feet from the edge of the lot.

Chairman Wood asked staff about the location of fencing. Ms. Bremanis highlighted the location on the landscape plan.

Chairman Wood asked how noise levels compared when the building operated as a bowling alley. Mr. Musielak stated that noise was also an issue at that time, explaining that the building's layout contributes to sound carrying, particularly on the south side of the property.

Lisa Miller, 529 S. Williams Avenue, spoke regarding the proposed project. She expressed concern about noise from existing facilities in the area, including Soccer City and the Orbit Ice Rink. She referenced past events, such as raves and parties, and noted the noise from chiller units, vehicles, and general activity at these facilities. Ms. Miller also raised concerns about glare from the buildings and stated that additional music, cars, and activity from the new facility would be disturbing to the neighborhood.

Chairman Wood asked whether the noise primarily occurs in the evening. Ms. Miller replied that it occurs both during the day and in the evenings, particularly with children, chillers, cars, and ongoing construction in the area.

Commissioner Kolososki asked whether she hears trucks from the nearby post office. Ms. Miller confirmed that she does and noted that her windows are not double-paned, so she can hear the trucks beeping.

Thomas Economou and Daniel McCarthy returned to address neighborhood concerns. They emphasized that they are sensitive to the impact on neighbors and noted that similar concerns have been raised with other projects they have completed. They confirmed that the chiller units will be located inside the building. Mr. Economou explained that the facility is primarily a youth hockey rink. Monday through Friday, children participate in two hours of ice practice, followed by two hours of classroom instruction, and then an additional two hours of ice time. Evening hours are dedicated to adult leagues. He stressed that the facility is not comparable to a roller rink with loud music and late-night activity; rather, it is a structured sports facility.

He noted that the facility will include a restaurant and bar for patrons to relax but that there will be no parties in the parking lot, which is prohibited. Weekend games involve regular turnarounds, and he does not anticipate the facility generating disruptive noise for neighbors. He also clarified that the mechanical equipment and roof-top units proposed are typical for commercial buildings, and the noise recorded by a resident is not representative of what would come from this facility.

Commissioner Kolososki asked about insulation on the interior walls.

Mr. Economou stated that the roof, ceiling, and walls will all be insulated to maintain proper ice temperatures, which will also prevent exterior noise.

Mr. McCarthy added that the eight-foot wooden fence and additional landscaping will help absorb sound, and these conditions do not currently exist on the site. Mr. Economou emphasized that they are taking steps to minimize any potential noise impact on neighbors and are adding landscaping specifically to help absorb sound. Chairman Wood confirmed that an eight-foot board-on-board fence would be installed, and Mr. Economou agreed.

Chairman Wood raised questions regarding parking for the proposed facility.

Daniel McCarthy addressed the topic, referencing a letter from Mr. Pinderski. He acknowledged the concerns of the neighboring property owner and expressed appreciation for their support of youth sports. Mr. McCarthy stated that the current parking plan exceeds requirements, noting that the facility requires 161 spaces and has an additional 21 surplus spaces.

He explained that the existing license agreement includes a portion of 519 S. Consumers Avenue. The agreement, which references two PIN numbers, allows the property at 519 S. Consumers Avenue to utilize the Consumers Avenue license agreement with the Village of Palatine. This arrangement makes the right-of-way parking available to the public, not only to the parties to the agreement.

Mr. McCarthy stated that Mr. Pinderski requested limiting the agreement to Soccer City and the existing Orbit Ice Arena. While the applicant does not currently need these additional spaces due to surplus parking, he emphasized that they would be available if necessary. He noted that discussions with the parties involved have deemed the parking arrangement sufficient. He added that in the past, Soccer City and Orbit Ice Arena have cooperated to accommodate each other's parking needs and that this agreement benefits all three properties.

Finally, Mr. McCarthy reiterated that the facility primarily serves youth hockey, with most activity driven by parents dropping off and picking up participants, which helps manage parking demand.

Mr. Economou stated that each hockey team has approximately 15–18 players, resulting in about 40 participants per team.

Mr. McCarthy noted that, if overflow parking were needed, it would likely be required by Soccer City, and they would coordinate to accommodate it. He explained the typical timing of soccer games and the turnover of patrons, including drop-offs and arrivals, which can create temporary overlaps in parking demand.

Mr. Economou provided additional detail on the daily turnaround of hockey players and explained how drop-off and pick-up times are managed.

Chairman Wood asked about the facility's hours of operation.

Commissioner Noonan responded that the facility would operate from 6:00 a.m. to midnight, Monday through Sunday. He noted that parking challenges may be inevitable during tournaments or simultaneous events, emphasizing that proper planning and communication are necessary.

Mr. Economou agreed that coordination is important to manage parking efficiently. Commissioner Noonan asked whether additional insulation could be applied to the

existing fencing to mitigate noise. Mr. Economou stated that the current plans should be sufficient.

Commissioner Kolososki suggested that rooftop units could be screened to reduce noise or visual impact.

Commissioner Friedman asked whether the chiller towers could potentially be relocated to a different position. Mr. Economou responded that they would consider this option.

Jerome Pinderski Jr. returned to the podium regarding the 1994 licensing agreement, renewed in 2023. He stated that the agreement was not designed to serve as a community parking lot. He explained that the three property owners are responsible for improvements and any incidents on their respective properties, while the drive lanes remain public. He expressed concern that the agreement does not authorize shared use of the right-of-way with neighbors and emphasized that parking dynamics and congestion are significant concerns.

Commissioner Fedota asked who is responsible for snow removal.

Mr. Pinderski stated that Soccer Enterprises clears all snow from the parking area and drive lanes. He explained that the license agreement assigns responsibility to the three license holders, while the Village retains the right to enter the property if necessary.

Commissioner Noonan asked whether snow is removed from the site or pushed into parking spaces. Mr. Pinderski responded that there has not been a significant snowfall in the past few years, so the issue has not arisen recently.

Commissioner Roth-Wurster asked if signage exists to designate parking ownership. Mr. Pinderski stated that there is no signage.

Commissioner Noonan asked about plans for snow removal or disposal from the Zamboni.

Mr. Economou explained that the facility includes an ice pit to manage snow from the ice surface. He added that approximately 20 feet of green space is available to deposit snow, but in the case of a large snowfall, removal from the site would be necessary.

Mr. McCarthy clarified the 2023 license agreement, stating that it is a non-exclusive license, general in nature, and not specific to any single property owner. He emphasized that the agreement also reserves rights for the general public and benefits all property owners along Consumers Avenue.

Chairman Wood noted that, if needed, the Village attorney would make a final determination regarding the interpretation of the license agreement.

Staff Recommendation:

The proposed use is an expansion of the existing Orbit Ice Arena located at 615 S. Consumers Avenue and is consistent with the surrounding uses along Consumers Avenue. The Petitioners are proposing to expand the existing building footprint and reconfigure the parking lot. All proposed improvements comply with applicable zoning regulations and exceed the minimum parking requirements. In response to prior noise concerns from neighboring properties, the chiller unit has been relocated

indoors. Staff concludes that the proposed use is compatible with the surrounding area and should not negatively impact the value of adjacent properties. Therefore, Staff recommends approval of the Special Use subject to the following conditions:

1. The Special Uses shall substantially conform to the Business Plan, Floor Plan and Site Plan Submitted by the Petitioner except as such plans may be changed to conform with Village Codes and Ordinances.
2. A directional and parking lot signage plan shall be submitted in a manner acceptable to the Director of Planning and Zoning and Village Engineer to assist in ensuring patrons utilize the private parking lot, associated with the Subject Property. The would include any required necessary revisions to the business plan to monitor the patron use of the parking spaces, also to be made in a manner acceptable to the Director of Planning and Zoning.

Chairman Wood asked whether there is any history of noise complaints at this location.

Ms. Bremanis stated that there have been noise complaints in the past. Commissioner Friedman asked whether a condition could be added to address sound reduction or volume control, noting that adult games held until midnight have previously generated complaints. He inquired whether tools or measures already exist to manage noise.

Ms. Bremanis replied that the Village has mechanisms in place to address noise complaints.

Commissioner Cavanaugh suggested an additional condition to move the mechanical equipment to the west side of the building.

Ms. Bremanis stated that this request is not part of the current submittal and would require further review to determine feasibility.

Chairman Wood noted that, while not part of the current proposal, it would be preferred to relocate the equipment if possible.

Commissioner Friedman added that, because the proposed equipment locations are not shown on the submitted drawings, this discussion reflects a lack of information rather than a formal change to the plans.

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

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

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DISCUSSION:

Commissioner Noonan noted that the petitioner has taken neighbors' concerns into consideration.

Commissioner Roth-Wurster stated that some of the surrounding buildings were constructed many years ago and are older metal structures. She noted that the new facility will include modern soundproofing and absorption features, making it a well-

planned and entertaining addition to the area. She added that the petitioner has experience with similar projects and emphasized that the facility meets health, safety, and welfare standards. She praised the inclusion of fencing and landscaping to accommodate neighbors and described the project as a significant improvement. Commissioner Friedman added that, although this is a new use, it involves retrofitting an existing building.

Commissioner Roth-Wurster emphasized that the facility will still need to comply with current building codes.

Chairman Wood stated that the project represents a substantial investment with experienced personnel managing the facility. She noted that the use is appropriate for the location and that the petitioners have considered neighbors' concerns. She acknowledged the existing ambient noise in the area and expressed support for the project, highlighting that the zoning allows this type of business. She emphasized the importance of the petitioner being a good neighbor to surrounding businesses and residents.

Commissioner Friedman observed that the proposed use is consistent with the historical use of the property and the Consumers Avenue corridor. He noted that the anticipated activity level is less intense than a former bowling alley and that parking demand should be manageable. He concluded that the use is a fair fit and recognizes the concerns of the neighbors.

Commissioner Kolososki stated that noise should not be an issue with the new construction and sound mitigation measures.

Chairman Wood summarized that this request has met the standards and was unanimously approved by a vote of 8-0. This item will tentatively go to Village Council on Monday December 1st, 2025

RESULT:	APPROVED
MOVER:	CAVANAUGH
SECONDER:	NOONAN
AYES:	Jan Wood, Cindy Roth Wurster, Kevin Cavanaugh, Stephen Fedota, Eric Friedman, Patrick Noonan, Rodney Bettenhausen, Robert Kolososki
NAYES:	None

V. PUBLIC COMMENT

VI. ADJOURNMENT

204-216 W. Palatine Road and 222 W. Palatine Road**STAFF REPORT:**

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Ben Vyverberg, Director of Planning and Zoning

PETITIONER: Mark Silver

PLAN NUMBER: FPD-000173-2025

BACKGROUND:

The Subject Properties, zoned R-3 multi-family, received Preliminary Planned Development approval in 2024 to allow the construction of a new 4-unit townhouse building on the westerly lot (222 W. Palatine Road). The easterly lot (204-216 W. Palatine Road) is an existing 4-unit building will remain, with a relocated parking area constructed on the north side of the Subject Properties. Therefore, the Petitioner is requesting:

Final Planned Development to permit a new 4-unit townhouse building, with a shared driveway and parking lot with the existing 4-unit building at 204-216 W. Palatine Road; Preliminary and Final Plat of Subdivision (Plat of Consolidation) for the properties at 204-222 W. Palatine Road; and Rezoning of the Subject Properties from R-3 (multi-family residential) to Planned Development.

KEY ISSUES:

- The subject properties are both zoned R-3 and contain a single-family residential home (222 W. Palatine Road) and an existing 4-unit building (204-216 W. Palatine Road). The property owner intends to demolish the single-family home and construct a 4-unit townhouse building on the western lot. As part of the Preliminary Planned Development approval, the Petitioner submitted initial architectural plans and elevations for review. In conjunction with the Final Planned Development application, the Final Architectural Plans were submitted for review.
- The Final Planned Development application and plan submission largely represented carryover conditions from the Preliminary Planned Development

approval, with the inclusion of the Final Engineering and Architectural Plans.

ARCHITECTURE -

- The proposed new building's front elevations include a covered entry, shake siding, engineered stone, LP siding, and LP board and batten siding. These materials continue for the side elevations, in addition to the varying window placement, which was previously discussed with the Planning and Zoning Commission at the initial Public Hearing. Architectural shingles are proposed for the roof.
- The finished height of three buildings is approximately 39 feet 5 inches. This would be within the maximum allowable building height (50 feet) in the R-3 district and consistent with the 3-story install elevations approved with the Preliminary Planned Development. The proposed access drive widening from Palatine Road addresses the required Fire Prevention auto-turn and truck access requirements. Fire sprinklers are required, which will likely increase the water line size to 4 inches or larger.
- The first floor plan includes a 1-car garage and/or a flexible space, with the second floor containing a living room, dining room, kitchen, deck, and a one-half bathroom. The upper level includes two additional bedrooms and bathrooms. Within the three contemplated floor plans, the size of each unit is approximately 1,600 square feet.
- In addition to the single-car garage, each of the 4 units will have a single driveway parking space in front of the garages for a total of 8 parking spaces.

ENGINEERING -

- All existing utilities are available and proximate to the property. The sanitary and water lines are on the south side of Palatine Road. In order to access those utilities for connection, an IDOT permit will be required. With the required inclusion of an accessible parking space and a desire to not impact a 45 inch caliper tree, the number of parking spaces on the north side of the property is reduced from the initial approval. With the proposed 8 parking spaces and additional 8 parking spaces for the new townhouse, which would provide 2 spaces/unit. In working with the Petitioner and Engineer, there may be an opportunity to provide one additional parking space. Functionally, the existing 4-unit building required only 1.5 spaces/unit at the time of its estimated expansion in the late 1970's/early 1980's.
- The proposed development would eliminate one of the existing curb cuts on W. Palatine Road and provide shared access to the site. Prior to the execution of the Plat of Consolidation, a cross-access easement and likely declarations would be required.
- For the existing 4-unit building, there is a dumpster onsite, which is screened with a wooden fence. The proposed 4 new townhomes would function a

individual units accordingly.

- The relocated parking spaces on the north side of the property would be required to be screened with a solid fence. While there is an existing fence there now, the determination of whether it could be reused in order to provide the screening would be determined through the building permit review process.
- MWRD will make the final determination regarding the WMO and site runoff and volume control. If MWRD does not require a permit, all the new impervious will need to drain to Palatine Road. The Village Engineer has conditionally approved the engineering plans.

STAFF RECOMMENDATION:

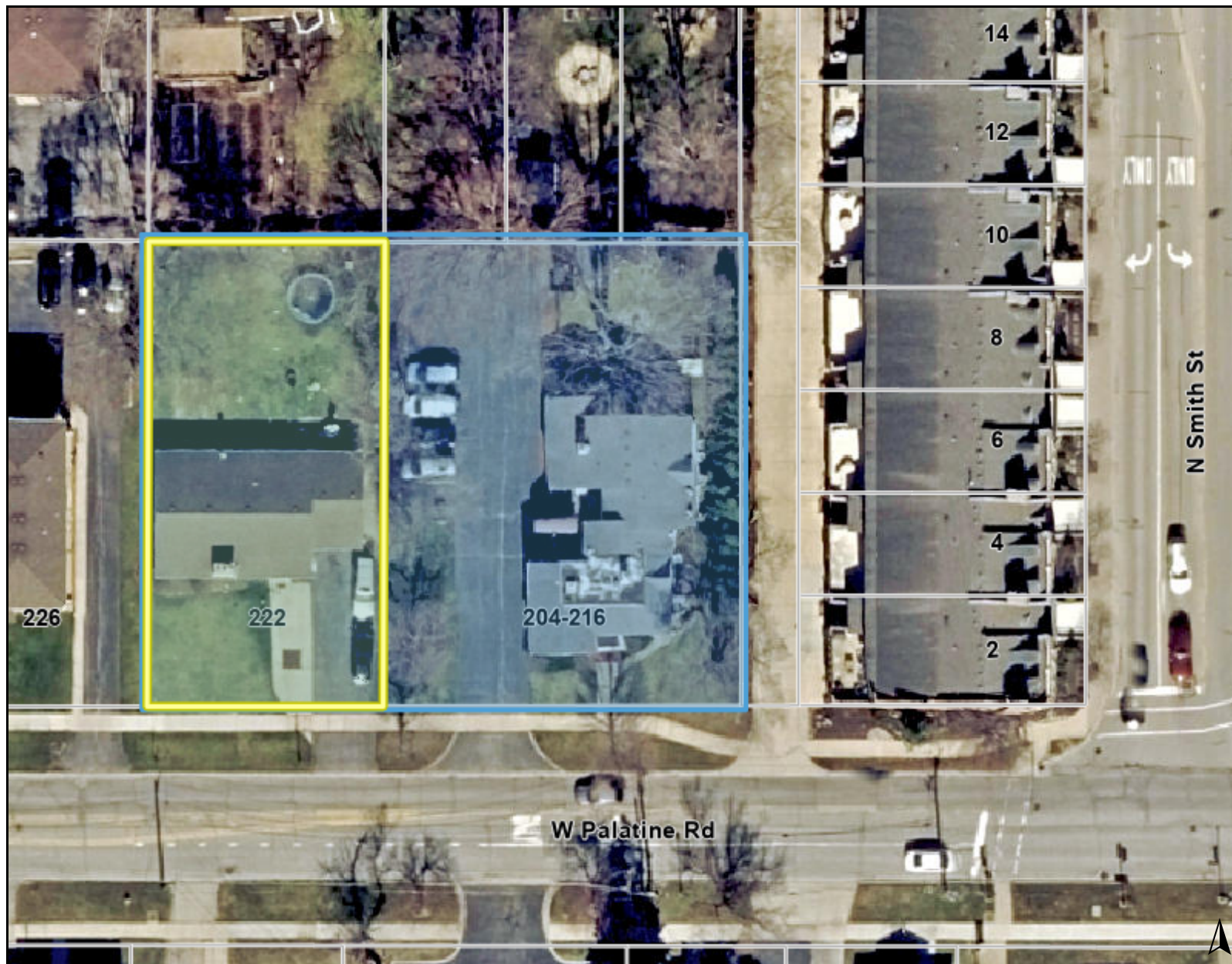
The subject property is currently zoned for multi-family uses and the Comprehensive Plan recommends a continued multi-family use of the property. Additionally, it is surrounded by other multi-family properties and was approved for a Preliminary Planned Development approval in 2024. The final architectural plans refined the initial plans and provided the requisite elevation material definition and the architectural plan changes, which were discussed at the Preliminary Planned Development review. The Final Planned Development plans are consistent with that approval and, therefore, Staff recommends approval, subject to the following conditions:

1. The Final Engineering Plans and Final Engineer's Cost Estimate shall be submitted and revised in a manner acceptable to the Village Engineer and Director of Planning and Zoning. This includes the final parking lot plan for the north side of the property.
2. If required, a Public Improvement letter of credit or appropriate security shall be submitted in a manner acceptable to the Village Engineer and a Planned Development letter of credit shall be submitted in a manner acceptable to the Director of Planning and Zoning.
3. Review fees in the amount of 1.5% of the total project improvement costs (as defined in the Village Code) shall be submitted in a manner acceptable to the Village Engineer.
4. A shared driveway access easement shall be prepared and submitted in a manner acceptable to the Village Attorney and Director of Planning and Zoning. The access drive may also have to be noted as "no parking" on either side, as part of the Fire Prevention Final Planned Development review of the final driveway plan.
5. Recording fees in the amount of \$300 shall be submitted.
6. A construction management plan indicating the proposed material delivery routes and contractor parking areas, shall be submitted to the Village Engineer and Director of Planning and Zoning.
7. All required extra agency permits shall be submitted in a manner acceptable to the Village Engineer.
8. The final landscaping and screening plan shall be submitted in a manner acceptable to the Director of Planning and Zoning.

9. A plat of consolidation shall be submitted in a manner acceptable to the Village Engineer and Director of Planning and Zoning.
10. IDOT permits will be required for all utilities (sanitary and water are both on the south side of Palatine Road) and driveway connections. This will also require a maintenance of traffic plan.
11. Cash-in-lieu of detention will be required, at .26/SF or \$5,659.16.

ATTACHMENTS:

1. Aerial Map
2. FINAL ENGINEERING PLANS
3. Architectural Plans Third Stone - Palatine Townhomes
4. Preliminary Planned Development conditions
5. Public Notice 204-222 W. Palatine Road



Legend

0 50 100
ft

Print Date: 5/21/2025

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.

PALATINE SILVER TOWNHOMES

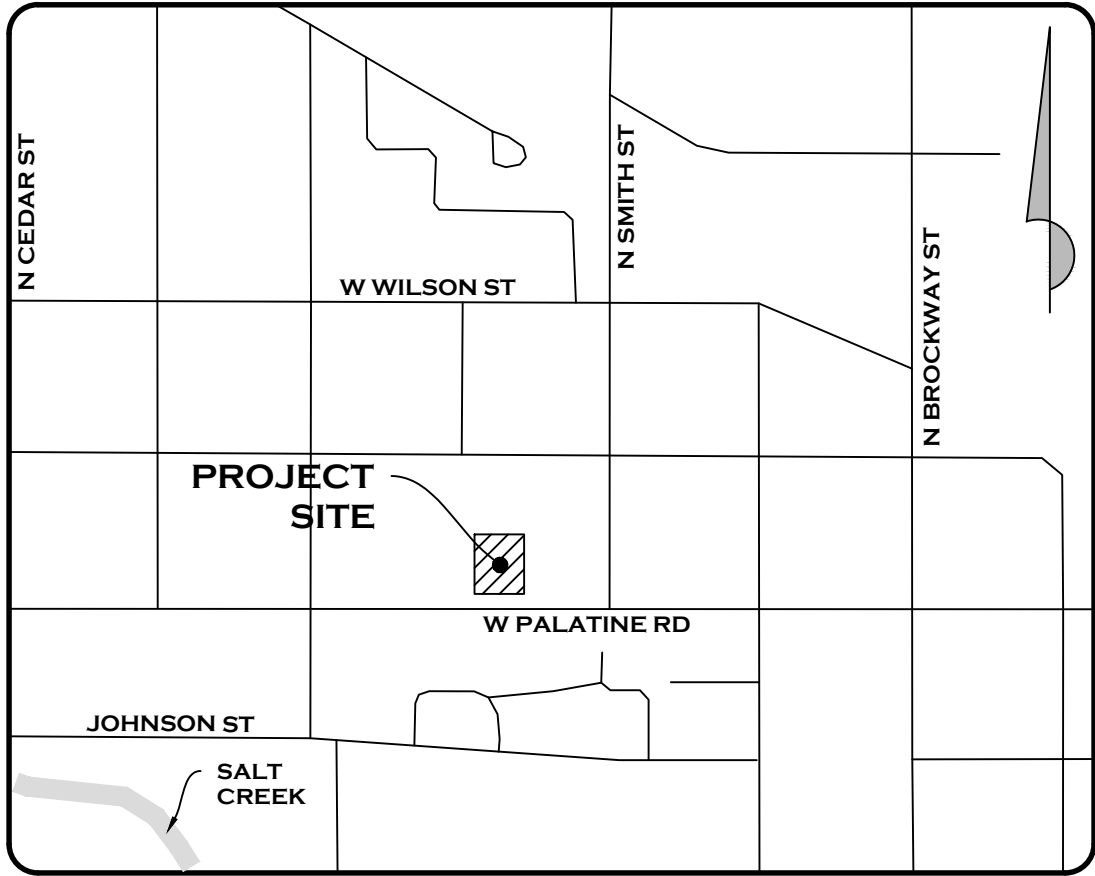
FINAL ENGINEERING PLANS

204-222 W. PALATINE ROAD

PALATINE, COOK COUNTY, ILLINOIS

MASTER NOTES

1. ALL ITEMS OF THIS PROJECT SHALL BE GOVERNED BY SPECIFICATIONS INCLUDED IN THE DOCUMENTS LISTED BELOW:
- A. "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" PREPARED BY THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF ILLINOIS AND ADOPTED BY SAID DEPARTMENT (LATEST REVISION*) AND HEREINAFTER REFERRED TO AS THE "STANDARD SPECIFICATIONS".
- B. "SUPPLEMENTAL SPECIFICATIONS AND RECURRING SPECIAL PROVISIONS" ADOPTED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION.
- C. "ILLINOIS URBAN MANUAL" (LATEST REVISION*) BY ASSOCIATION OF ILLINOIS SOIL & WATER CONSERVATION DISTRICTS.
- D. "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS", BY ILLINOIS ENVIRONMENTAL PROTECTION AGENCY.
- E. "ILLINOIS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS & HIGHWAYS" BY ILLINOIS DEPARTMENT OF TRANSPORTATION.
- F. "ILLINOIS ACCESSIBILITY CODE", (LATEST EDITION').
- *LATEST REVISION IN EFFECT ON THE DATE OF THESE PLANS
2. PRIOR TO BID, THE CONTRACTOR SHALL VERIFY CONFORMANCE BETWEEN PLANS AND THE ABOVE REFERENCED CODES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO BID.
3. IN THE EVENT OF A CONFLICT BETWEEN THESE VARIOUS STANDARDS, MUNICIPAL STANDARDS SHALL APPLY.
4. ALL TRAFFIC CONTROL AND OTHER ADVISORY SIGNS NEEDED FOR CONSTRUCTION ARE TO BE FURNISHED BY THE CONTRACTOR IN ACCORDANCE WITH SECTION 701 OF THE STANDARD SPECIFICATIONS.
5. ALL WORK PERFORMED SHALL COMPLY WITH ALL APPLICABLE RULES AND REGULATIONS OF OSHA.
6. THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING JULIE 1-800-892-0123 AT LEAST 48 HOURS IN ADVANCE OF CONSTRUCTION OPERATIONS. ALL UTILITIES MUST BE STAKED/LOCATED BY THE CONTRACTOR BEFORE CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
7. THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE MUNICIPALITY PUBLIC WORKS DEPARTMENT 847-705-5200 A MINIMUM OF 48 HOURS BEFORE CONSTRUCTION ACTIVITIES. A 48-HOUR NOTICE MUST BE PROVIDED FOR INSPECTIONS AND TESTS. MUNICIPAL STAFF MUST OPERATE ALL WATERMAIN VALVES AND HYDRANTS ONLY.
8. THE CONTRACTOR SHALL PROTECT AND PRESERVE ALL SURVEYING MONUMENTS UNTIL THE OWNER, THEIR AGENT OR A LICENSED SURVEYOR HAS WITNESSED OR OTHERWISE REFERENCED THEIR LOCATIONS.
9. THE CONTRACTOR SHALL BE AWARE OF POTENTIAL CONFLICTS WITH EXISTING UTILITIES AS MAY BE INDICATED ON THE PLANS. THESE AREAS SHALL BE EXCAVATED TO DETERMINE ELEVATIONS BEFORE BEGINNING CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES.
10. SAWING OF REMOVAL ITEMS AS NOTED IN THE PLANS OR AS REQUIRED BY THE ENGINEER SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT OF THE ITEM BEING REMOVED AND NO EXTRA COMPENSATION WILL BE ALLOWED.
11. ALL ROAD SIGNS, STREET SIGNS AND TRAFFIC SIGNS WHICH NEED TO BE RELOCATED OR MOVED DUE TO CONSTRUCTION SHALL BE TAKEN DOWN AND STORED BY THE CONTRACTOR AT HIS OWN EXPENSE EXCEPT THOSE WHICH THE PERMIT AGENCY SHALL REQUIRE TO BE TEMPORARILY RESET UNTIL COMPLETION OF CONSTRUCTION OPERATIONS. AFTER COMPLETION OF THE WORK, THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, RESET ALL SAID SIGNS AT THE LOCATIONS DESIGNATED BY THE PERMIT AGENCY ENGINEER.
12. THE CONTRACTOR SHALL PRESERVE ALL CONSTRUCTION STAKES UNTIL THEY ARE NO LONGER NEEDED. ANY STAKES DESTROYED BY THE CONTRACTOR PRIOR TO THEIR USE SHALL BE RESET BY THE OWNER'S ENGINEER AT A COST TO BE BORNE BY THE CONTRACTOR THAT DESTROYED THE STAKES.
13. CONTRACTOR SHALL USE CARE NEAR ANY AND ALL EXISTING ITEMS WHICH ARE NOT INDICATED TO BE REMOVED OR MODIFIED. ANY DAMAGE DONE TO THESE ITEMS BY CONTRACTORS OPERATIONS SHALL BE REPAIRED AND/OR RESTORED BY THE CONTRACTOR AT THE CONTRACTORS OWN EXPENSE.
14. THE CONTRACTOR SHALL INDEMNIFY AND SAVE HARMLESS THE OWNER, THE PERMIT AGENCY AND ITS OFFICERS, EMPLOYEES, AND AGENTS, AND THE OWNER'S ENGINEERS, FROM AND AGAINST ALL LOSSES, CLAIMS, DEMANDS, PAYMENTS, SUITS, ACTIONS, RECOVERIES AND JUDGMENT OF EVERY NATURE AND DESCRIPTION BROUGHT OR RECOVERED AGAINST THEM, BY REASON OF ANY ACT OR OMISSION OF SAID CONTRACTOR, HIS AGENTS OR EMPLOYEES, IN THE EXECUTION OF THE WORK OR IN THE GUARDING OF IT.
15. BURNING ON THE SITE IS NOT PERMITTED.
16. ALL IMPROVEMENTS SHOWN ON THE PLANS ARE THE RESPONSIBILITY OF THE CONTRACTOR .



VICINITY MAP

(NOT TO SCALE)

SYMBOL LEGEND

PROPOSED		EXISTING
---	PROPERTY LINE	---
---	BUILDING SETBACK LINE	---
---	EASEMENT LINE	---
---	DEPRESSED CURB	---
---	STORM SEWER	---
---	SANITARY SEWER	---
---	WATER MAIN	---
---	GAS LINE	---
---	ELECTRIC LINE	---
---	TELEPHONE LINE	---
---	FIBER OPTIC	---
---	OVERHEAD WIRES	---
---	FENCE LINE	---
---	SILT FENCE	---
---	GRADING CONTOUR	---
---	MANHOLE	---
---	STORM CURB FRAME & GRATE	---
---	STORM MANHOLE	---
---	STORM CATCH BASIN	---
---	STORM FLARED END SECTION	---
---	SANITARY MANHOLE	---
---	VALVE VAULT	---
---	FIRE HYDRANT	---
---	BUFFALO BOX	---
---	GAS VALVE	---
---	ELECTRIC STRUCTURE	---
---	TRANSFORMER	---
---	POWER POLE	---
---	PEDESTAL	---
---	TRAFFIC SIGNAL MANHOLE	---
---	DRAINAGE FLOW ARROW	---
---	OVERFLOW ROUTE	---
---	AIR CONDITIONER	---
---	SINGLE POLE SIGN	---
---	DOUBLE POLE SIGN	---
---	STREET LIGHT	---
---	BOLLARD	---
---	CLEAN OUT	---
---	DOWN SPOUT	---
---	TREE	---
---	EROSION CONTROL BLANKET (SEE DETAIL SHEET)	---
---	FINAL STABILIZATION (SEED) (SEE DETAIL SHEET)	---
---	CONCRETE SIDEWALK	---
---	NEW HEAVY DUTY ASPHALT PAVEMENT (SEE DETAIL SHEET)	---
---	STANDARD DUTY ASPHALT PAVEMENT (SEE DETAIL SHEET)	---
---	DETECTABLE WARNINGS (SEE DETAIL SHEET)	---

TABLE OF CONTENTS

SHEET NO.	SHEET NAME
1	COVER SHEET
2	EXISTING CONDITION PLAN
3	SOIL EROSION CONTROL PLAN
4	SOIL EROSION CONTROL NOTES & DETAILS
5	DEMOLITION PLAN
6	GEOMETRIC PLAN
7	GRADING PLAN
8	STORM SEWER PLAN
9	UTILITY PLAN
10	STANDARD CONSTRUCTION NOTES
11 -12	STANDARD CONSTRUCTION DETAILS

PROJECT TEAM

OWNER	MARK SILVER 1642 BELMORAL CIRCLE INVERNESS, IL 60067
ARCHITECT	FREDERICK GILMORE, ARCHITECT 3489 GALLANT FOX DR ELGIN, IL 60124 Ph. (847) 421.8676
CIVIL ENGINEER	MeritCorp Group, LLC 4222 MERIDIAN PARKWAY STE 112 AURORA, IL 60504 Ph. (630) 554.6655

NOTE

1. DETAILS AND NOTES WITHIN THESE PLANS, ALONG WITH NOTATIONS TO SUPPLEMENT SAME ARE CRUCIAL TO THE PROPER CONSTRUCTION OF THE DESIGN CONTAINED HEREIN.
2. CONTRACTOR SHALL VISIT THE SITE TO FAMILIARIZE HIMSELF WITH ALL CONDITIONS PRIOR TO ENGAGING IN A CONTRACT TO PERFORM WORK AS PROPOSED HEREIN.
3. PLANS ARE NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL OF THE ENGINEER.

BENCHMARKS

ELEVATIONS BASED ON TRIMBLE VIRTUAL REFERENCE NETWORK DATA (NAVD 88)

SITE BM #1: SOUTHEAST BOLT ON HYDRANT, AS NOTED ON SHEET 2. ELEV=748.39

SITE BM #2: CUT CROSS IN THE NORTH CORNER OF CONCRETE SURROUNDING THE TRAFFIC MANHOLE LOCATED AT THE NORTHWEST CORNER OF W. PALATINE ROAD AND N. SMITH STREET (APPROXIMATELY 150±' EAST OF THE SUBJECT SITE, NOT SHOWN HEREON). ELEV=744.41

ABBREVIATIONS

AGG. AGGREGATE GRAVEL	F.F. FACE TO FACE	R. RADIUS
ALT. ALTERNATE	FES. FLARED END SECTION	RCP. REINFORCED CONCRETE PIPE
B.A.M. BIT. AGG. MIXTURE	FF. FINISHED FLOOR	R.O.W. RIGHT OF WAY
B.B. BACK TO BACK	FL. FLOW LINE	R.D. ROOF DRAIN
BB. BUFFALO BOX	FG. FINISHED GRADE	SAN. SANITARY
BC. BACK OF CURB	HDWL. HEADWALL	STM. STORM MANHOLE
BIT. BITUMINOUS CONCRETE	HH. HAND HOLE	STM. STORM
BM. BENCHMARK	H.W.L. HIGH WATER LEVEL	STA. STATION
B.O. BY OTHERS	HYD. HYDRANT	SF. SQUARE FEET
BP. BOTTOM OF PIPE	INL. INLET	SV. SQUARE YARD
B/W. BOTTOM OF WALL	INV. INVERT	TBR. TO BE REMOVED
CB. CATCH BASIN	LP. LEAK	TIC. TOP OF CURB
CATV. CABLE TELEVISION	LX. LEAK	TIP. TOP OF FOUNDATION
CE. COMM. ED.	M.E. MATCH EXISTING	TW. TOP OF WALL
CL. CENTER LINE	MN. MANHOLE	TRANS. TRANSFORMER
CMP. CORRUGATED METAL PIPE	MIN. MINIMUM	VV. VALVE VAULT
CS. CENTER OF STRIPE	N.W.L. NORMAL WATER LEVEL	W.M. WATER MAIN
C.O. CLEAN OUT	PC. POINT OF CURVE	
CONC. CONCRETE	PCC. POINT OF COMPOUND CURVE	
DIA. DIAMETER	PI. POINT OF INTERSECTION	
D.I.W.M. DUCTILE-IRON WATER MAIN	PRC. POINT OF REVERSE CURVE	
D.S. DOWN SPOUT	PVI. POINT OF VERTICAL INTERSECTION	
ED. EDGE OF PAVEMENT	PVC. POINT OF VERTICAL CURVE	
E.E. EDGE TO EDGE	PL. PROPERTY LINE	
ELEV. ELEVATION	PP. POWER POLE	
ES. EDGE OF STRIPE	PVC. POLYVINYL CHLORIDE PIPE	
EX. EXISTING		

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DATE: 08/29/25
DESCRIPTION: 11/20/25
ISSUED FOR REVIEW
REVISED PER VILLAGE COMMENTS

MeritCorp
ENGINEERING - PLANNING - SURVEYING - ENVIRONMENTAL
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PALATINE SILVER TOWNHOMES
222 W. PALATINE ROAD
PALATINE, IL 60067

FINAL ENGINEERING PLANS

COVER SHEET

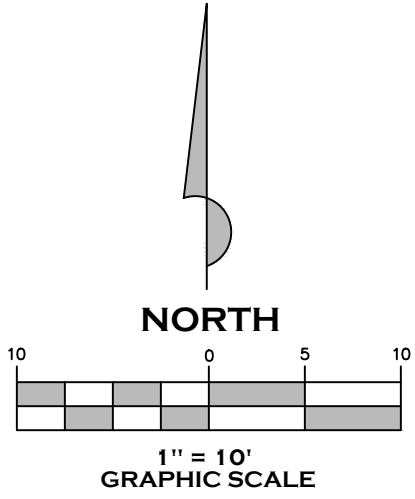
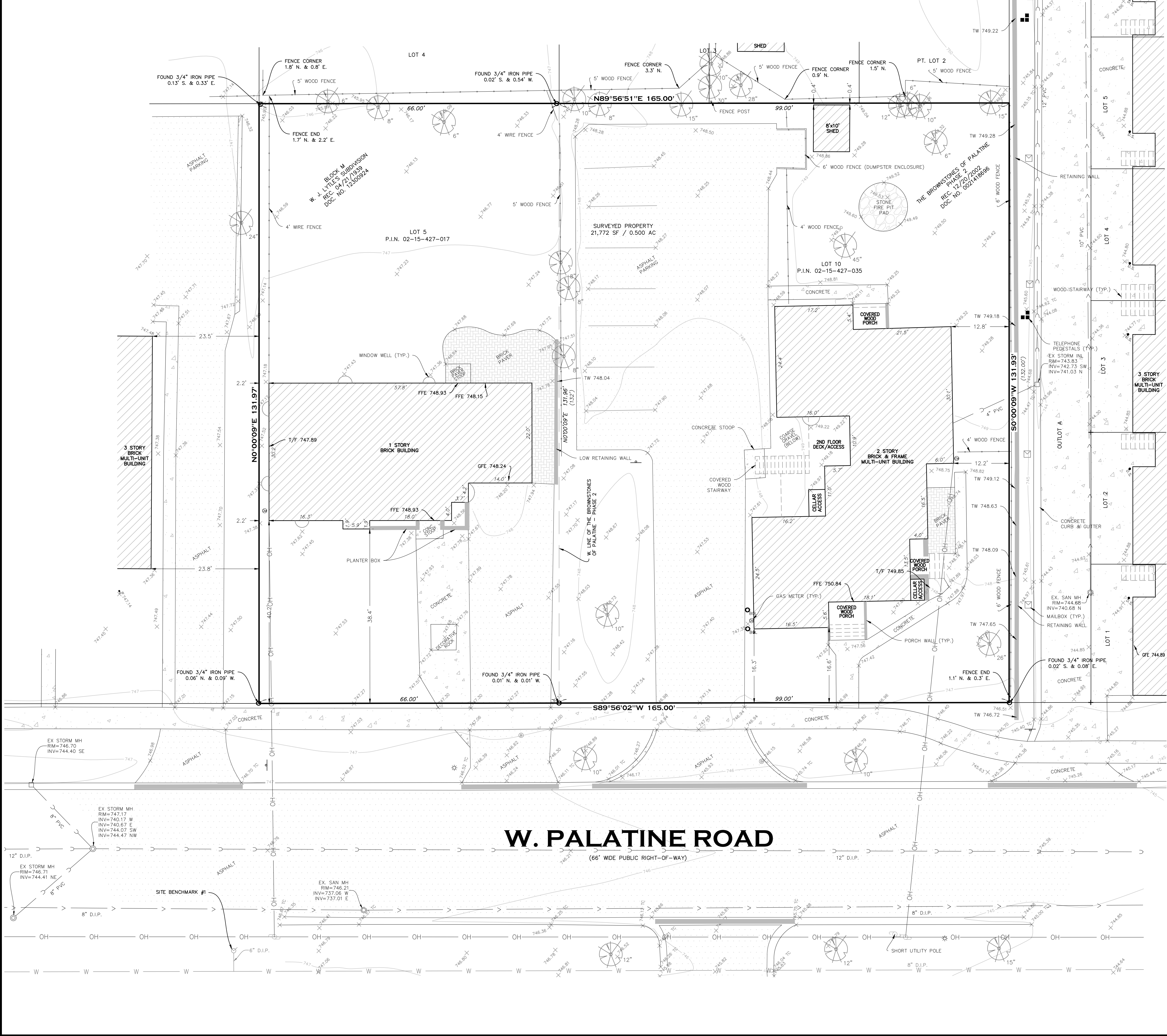
PROJECT NO. M24163

DRAWN BY: CLS

CHECKED BY: CLS

SHEET NO. 1 / 12

NOT FOR CONSTRUCTION



SITE BENCHMARKS

NOTE: ELEVATIONS BASED ON TRIMBLE VIRTUAL REFERENCE NETWORK DATA (NAVD 88)
SITE BM #1: SOUTHEAST BOLT ON HYDRANT, AS NOTED HEREON. ELEV=748.39.
SITE BM #2: CUT CROSS IN THE NORTH CORNER OF CONCRETE SURROUNDING THE TRAFFIC MANHOLE LOCATED AT THE NORTHWEST CORNER OF W. PALATINE ROAD AND N. SMITH STREET (APPROXIMATELY 150' EAST OF THE SUBJECT SITE, NOT SHOWN HEREON). ELEV=744.41.

NOTES

1. FIELD WORK COMPLETED ON DECEMBER 3RD, 2023.
2. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
3. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR TOPOGRAPHIC SURVEYS.
4. SEE CURRENT PLAT OF SURVEY FOR ADDITIONAL INFORMATION.
5. SURFACE INDICATIONS OF UTILITIES HAVE BEEN SHOWN WHERE OBSERVED, INCLUDING OVERHEAD WIRES AND UTILITY POLES (IF ANY). HOWEVER THEIR FUNCTION AND DIMENSIONS HAVE NOT BEEN SHOWN. PUBLIC AND/OR PRIVATE RECORDS HAVE NOT BEEN SEARCHED TO PROVIDED ADDITIONAL INFORMATION EXCEPT WHERE OTHERWISE NOTED HEREON.
6. OTHER THAN VISIBLE OBSERVATIONS NOTED HEREON, THIS SURVEY MAKES NO STATEMENT REGARDING THE ACTUAL PRESENCE OR ABSENCE OF ANY SERVICE OR UTILITY LINE. CONTROLLED UNDERGROUND EXPLORATORY EFFORT TOGETHER WITH "JULIE" OR "DIGGER" MARKINGS IS RECOMMENDED TO DETERMINE THE FULL EXTENT OF UNDERGROUND SERVICE AND UTILITY LINES. "JULIE" WILL NOT MARK UTILITIES FOR LAND SURVEYORS FOR THE PURPOSE OF TOPOGRAPHIC SURVEYS IN ILLINOIS.
7. SURVEY COMPLETED FOR:
MARK SILVER
1461 BALMORAL CIRCLE
INVERNESS, IL 60067
8. ONLY TREES OVER 6" SHOWN HEREON.
9. COMMUNICATION LINES WERE MARKED IN ORANGE PAINT OR FLAGS WITHOUT INDICATION OF TELEPHONE, CABLE, OR FIBER OPTIC. UNDERGROUND COMMUNICATION LINES ARE TO BE VERIFIED AND MAY DIFFER FROM HEREON.
10. ELEVATIONS SHOWN AT CURB LINES ARE TOP BACK OF CURB UNLESS OTHERWISE NOTED HEREON.
11. BASIS OF BEARING: ILLINOIS STATE PLANE COORDINATE SYSTEM - EAST ZONE (NAD83).

DATE: 08/29/25
DESCRIPTION: ISSUED FOR REVIEW
11/20/25 REVISED PER VILLAGE COMMENTS

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Gurnee, IL

PALATINE SILVER TOWNHOMES

222 W. PALATINE ROAD
PALATINE, IL 60067

FINAL ENGINEERING PLANS

EXISTING CONDITION PLAN

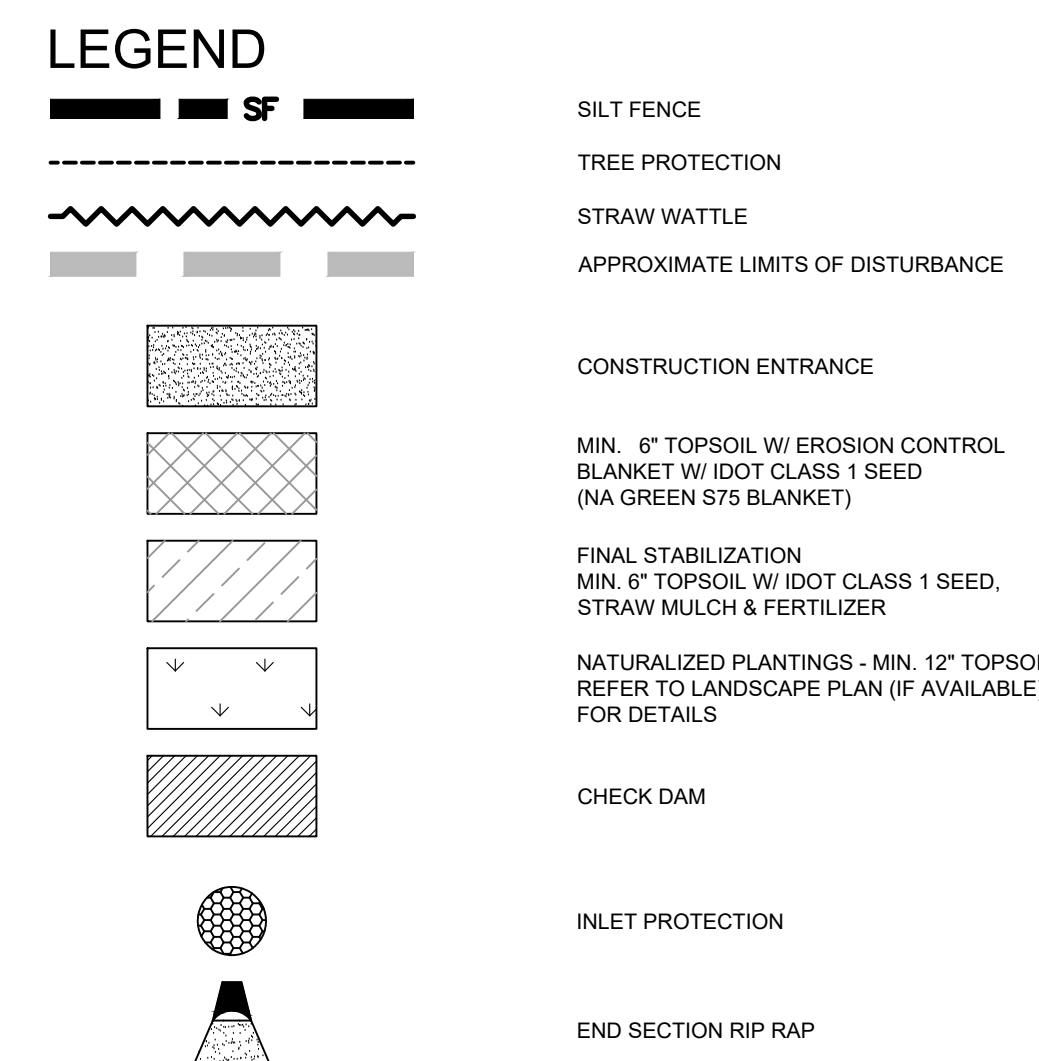
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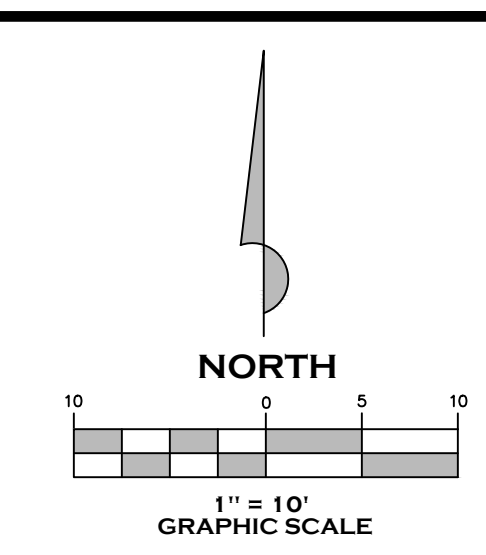
CHECKED BY: CLS

SHEET NO. 2 / 12



NOTES

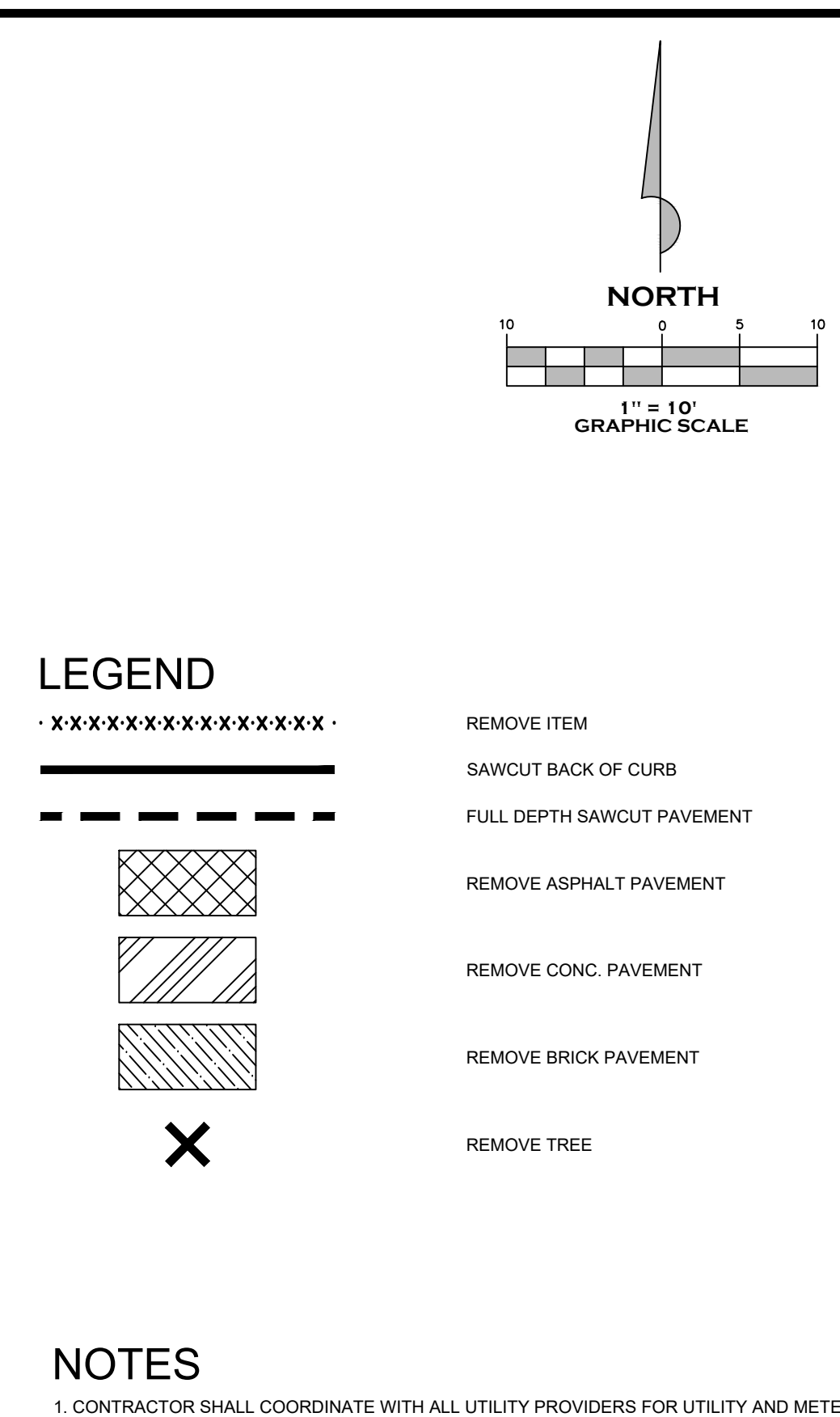
1. ALL STABILIZATION IS THE MINIMUM STABILIZATION REQUIRED. IF AVAILABLE, CONTRACTOR SHALL REFER TO THE LANDSCAPE PLAN BY OTHERS FOR ALL PLANTING REQUIREMENTS.

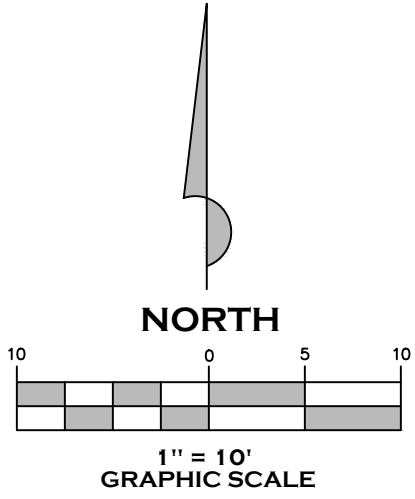
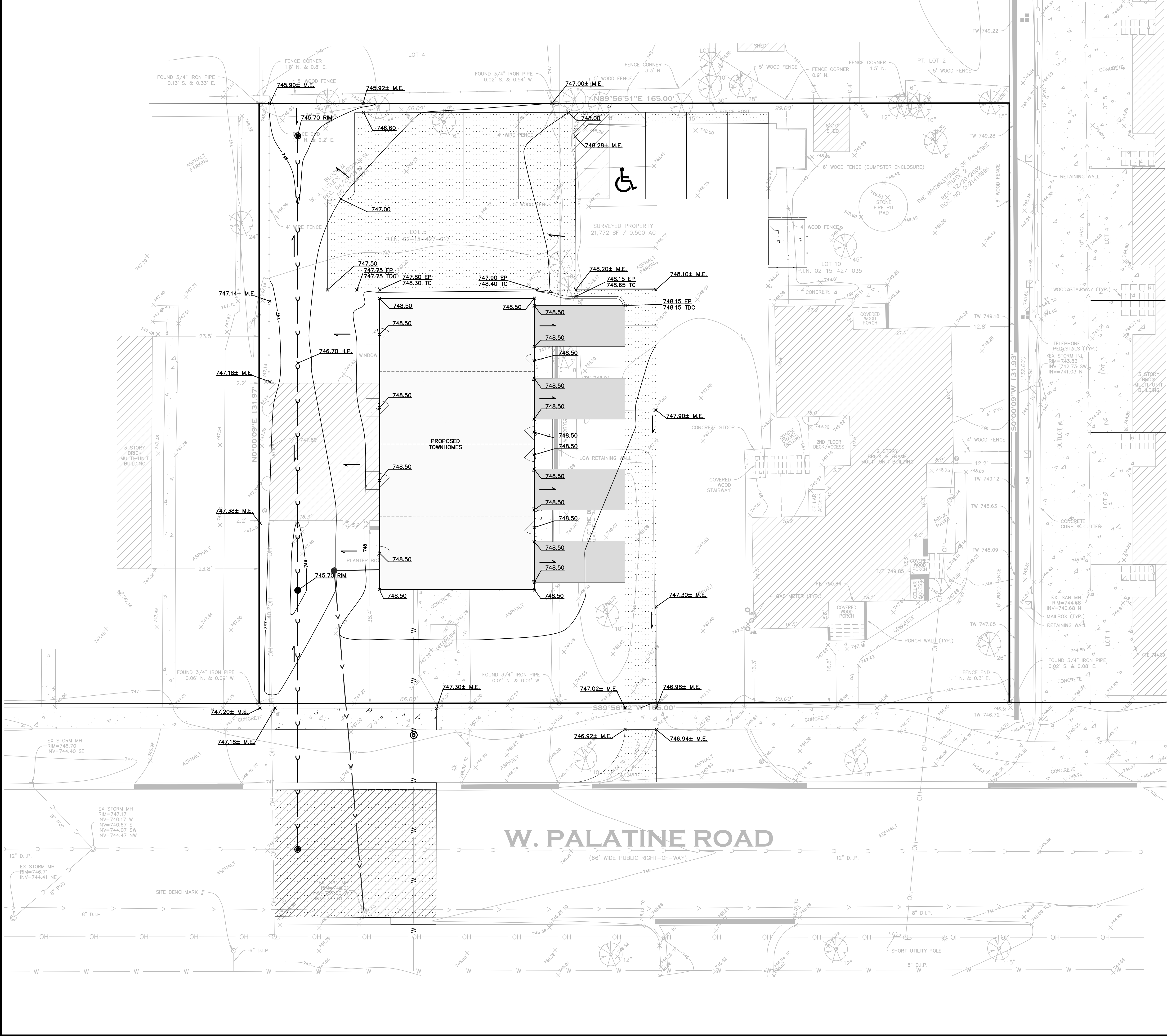
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**PALATINE SILVER TOWNHOMES
222 W. PALATINE ROAD
PALATINE, IL 60067**

PROJECT NO. M24163	
DRAWN BY:	CLS
CHECKED BY:	CLS
SHEET NO.	3 / 12

Page 23 of 54





LEGEND

- DEPRESSED CURB AND GUTTER (SEE DETAIL SHEET)
- REVERSE PITCH CURB AND GUTTER
- GRADING CONTOUR
- EMERGENCY OVERLAND FLOOD ROUTE
- DRAINAGE FLOW ARROW
- TOP OF FOUNDATION
- GARAGE FLOOR
- EDGE OF PAVEMENT
- TOP OF CURB
- TOP OF DEPRESSED CURB
- MATCH EXISTING
- TOP OF WALL
- BOTTOM OF WALL
- HIGH WATER LEVEL
- NORMAL WATER LEVEL

SITE BENCHMARKS

NOTE: ELEVATIONS BASED ON TRIMBLE VIRTUAL REFERENCE NETWORK DATA (NAVD 88)

SITE BM #1: SOUTHEAST BOLT ON HYDRANT, AS NOTED HEREON. ELEV=748.39

SITE BM #2: CUT CROSS IN THE NORTH CORNER OF CONCRETE SURROUNDING THE TRAFFIC MANHOLE LOCATED AT THE NORTHWEST CORNER OF W. PALATINE ROAD AND N. SMITH STREET (APPROXIMATELY 150'± EAST OF THE SUBJECT SITE, NOT SHOWN HEREON). ELEV=744.41

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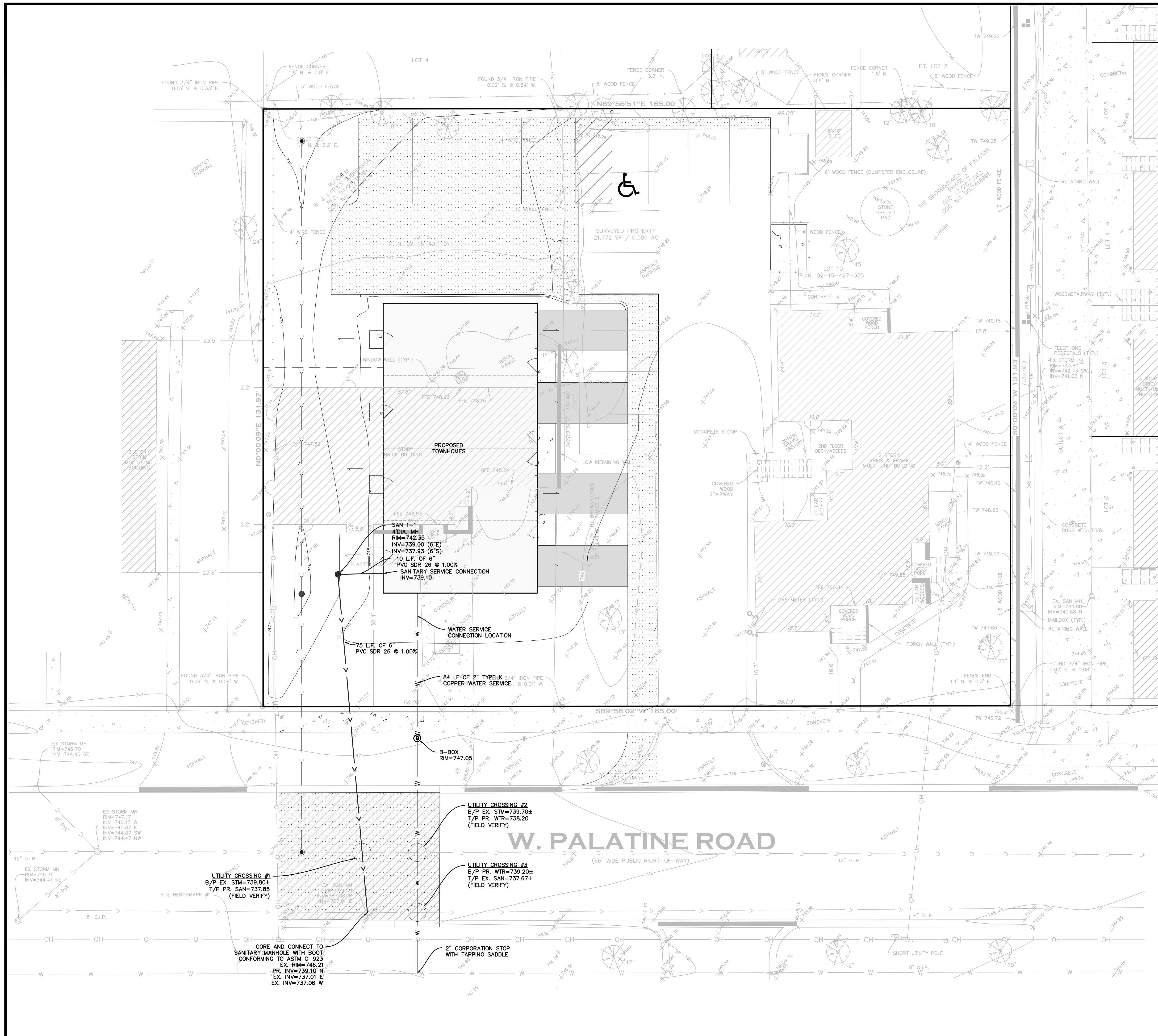
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PALATINE, IL 60067

FINAL ENGINEERING PLANS

GRADING PLAN

PROJECT NO.	M24163
DRAWN BY:	CLS
CHECKED BY:	CLS
SHEET NO.	7 / 12

NOT FOR CONSTRUCTION



LEGEND

	TELEPHONE LINE
	ELECTRIC LINE
	GAS LINE
	SANITARY LINE
	WATER LINE
	SANITARY MANHOLE
	VALVE VAULT
	FIRE HYDRANT
	BUFFALO BOX
	GAS VALVE
	CLEAN OUT

[illegible]

PROPOSED SEWER LINE WITH 18" MINIMUM VERTICAL SEPARATION ABOVE EXISTING WATER MAIN

GUIDELINES

- IF SELECT GRANULAR BACKFILL EXISTS, REMOVE WITHIN WIDTH OF PROPOSED SEWER TRENCH AND REPLACE WITH SELECT EXCAVATED MATERIAL (CLASS IV) AND COMPACT.
- OMIT SELECT GRANULAR EMBEDMENT AND GRANULAR BACKFILL TO ONE (1) FOOT OVER TOP OF SEWER AND USE SELECT EXCAVATED MATERIAL (CLASS IV) AND COMPACT THE LENGTH OF 1" FEET.
- CONSTRUCT 1" FEET OF PROPOSED SEWER OF WATER MAIN MATERIAL AND PRESSURE TEST, OR:
B) USE 1" FEET OF WATER MAIN MATERIAL FOR CASING OF PROPOSED SEWER AND SEAL ENDS OF CASING.

NOTE: "S" THE LENGTH NECESSARY TO PROVIDE 10 FEET OF SEPARATION AS MEASURED PERPENDICULAR TO THE EXISTING WATER MAIN.

*BASED ON STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS.

PROPOSED SEWER LINE EXISTING WATER MAIN WITH LESS THAN 18" MINIMUM VERTICAL SEPARATION

GUIDELINES

- OMIT SELECT GRANULAR EMBEDMENT AND GRANULAR BACKFILL TO ONE (1) FOOT OVER TOP OF SEWER AND USE SELECT EXCAVATED MATERIAL (CLASS IV) AND COMPACT THE LENGTH OF 1" FEET.
- IF SELECT GRANULAR BACKFILL EXISTS, REMOVE WITHIN WIDTH OF EXISTING SEWER LINE TRENCH AND REPLACE WITH SELECT EXCAVATED MATERIAL (CLASS IV) AND COMPACT.
- USE 1" FEET OF WATER MAIN MATERIAL FOR CASING OF PROPOSED SEWER AND SEAL ENDS OF CASING.
- POINT LOADS SHALL NOT BE ALLOWED BETWEEN WATER MAIN CASING AND SEWER.

NOTE: "S" THE LENGTH NECESSARY TO PROVIDE 10 FEET OF SEPARATION AS MEASURED PERPENDICULAR TO THE EXISTING WATER MAIN.

*BASED ON STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS.

PROPOSED WATER MAIN ABOVE EXISTING SEWER LINE WITH LESS THAN 18" VERTICAL SEPARATION

GUIDELINES

- OMIT SELECT GRANULAR EMBEDMENT AND GRANULAR BACKFILL TO ONE (1) FOOT OVER TOP OF WATER MAIN AND USE SELECT EXCAVATED MATERIAL (CLASS IV) AND COMPACT THE LENGTH OF 1" FEET.
- IF SELECT GRANULAR BACKFILL EXISTS, REMOVE WITHIN WIDTH OF EXISTING SEWER LINE TRENCH AND REPLACE WITH SELECT EXCAVATED MATERIAL (CLASS IV) AND COMPACT.
- USE 1" FEET OF WATER MAIN MATERIAL FOR CASING OF PROPOSED WATER MAIN AND SEAL ENDS OF CASING.
- POINT LOADS SHALL NOT BE ALLOWED BETWEEN WATER MAIN CASING AND SEWER.

NOTE: "S" THE LENGTH NECESSARY TO PROVIDE 10 FEET OF SEPARATION AS MEASURED PERPENDICULAR TO THE EXISTING SEWER LINE.

*BASED ON STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS.

PROPOSED WATER MAIN BELOW EXISTING SEWER LINE WITH 18" MINIMUM VERTICAL SEPARATION

GUIDELINES

- OMIT SELECT GRANULAR EMBEDMENT AND GRANULAR BACKFILL TO ONE (1) FOOT OVER TOP OF WATER MAIN AND USE SELECT EXCAVATED MATERIAL (CLASS IV) AND COMPACT THE LENGTH OF 1" FEET.
- IF SELECT GRANULAR BACKFILL EXISTS, REMOVE WITHIN WIDTH OF EXISTING SEWER LINE TRENCH AND REPLACE WITH SELECT EXCAVATED MATERIAL (CLASS IV) AND COMPACT.
- PROVIDE ADEQUATE SUPPORT FOR EXISTING SEWER LINE TO PREVENT DAMAGE DUE TO SETTLEMENT.
- USE 1" FEET OF WATER MAIN MATERIAL FOR CASING OF PROPOSED WATER MAIN AND SEAL ENDS OF CASING.

NOTE: "S" THE LENGTH NECESSARY TO PROVIDE 10 FEET OF SEPARATION AS MEASURED PERPENDICULAR TO THE EXISTING SEWER LINE.

*BASED ON STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS.

PLACEMENT OF WATER MAIN BELOW EXISTING OR PROPOSED SEWER LINE WITH LESS THAN 18" MINIMUM VERTICAL SEPARATION **NOT ALLOWED**.

NOTE: "S" THE LENGTH NECESSARY TO PROVIDE 10 FEET OF SEPARATION AS MEASURED PERPENDICULAR TO THE EXISTING SEWER LINE.

*BASED ON STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS.

PROPOSED SEWER LINE BELOW EXISTING WATER MAIN WITH 18" MINIMUM VERTICAL SEPARATION

GUIDELINES

- PROVIDE ADEQUATE SUPPORT FOR EXISTING WATER MAIN TO PREVENT DAMAGE DUE TO SETTLEMENT OF SEWER TRENCH.

*BASED ON STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS.

PROPOSED SEWER LINE BELOW EXISTING WATER MAIN WITH LESS THAN 18" MINIMUM VERTICAL SEPARATION

GUIDELINES

- PROVIDE ADEQUATE SUPPORT FOR EXISTING WATER MAIN TO PREVENT DAMAGE DUE TO SETTLEMENT OF SEWER TRENCH.

*BASED ON STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS.

7/1/15

STD. DWG. NO. 41

PAGE NO. 42

7/1/15

STD. DWG. NO. 41

PAGE NO. 42

TECHNICAL GUIDANCE MANUAL

WATER AND SEWER SEPARATION REQUIREMENTS (PER IEPA)

WATER SERVICE DETAIL

NOTES:

- WATER SERVICE LINE SHALL BE IN A SEPARATE TRENCH 10 FT. FROM THE SANITARY SEWER SERVICE LINE OR IN THE SAME TRENCH BUT ON A SHELF 18" ABOVE THE SEWER LINE, IN WHICH CASE THE SEWER PIPE MATERIAL SHALL BE DUCTILE IRON OR SCHEDULE 40 PVC WITH SOLVENT WELD JOINTS.
- TAPS TO HDPE WATER MAIN REQUIRE ELECTROFUSION SADDLE.
- TAPS TO PVC WATER MAIN REQUIRE STAINLESS STEEL TAPPING SLEEVE.

WATER SERVICE DISCONNECTION

NOTES:

- ALL DISTURBED AREAS SHALL BE RESTORED TO ORIGINAL, OR BETTER, CONDITION.
- WATER SERVICE DISCONNECTIONS 3/4" AND 1" SHALL BE SHUT OFF AT WATER MAIN IF THE CORPORATION VALVE LEAKS, CORPORATION SHALL BE REMOVED, AND STAINLESS STEEL REPAIR SLEEVE SHALL BE PLACED OVER THE TAP.
- WATER SERVICE DISCONNECTIONS GREATER THAN 1", CORPORATION VALVE SHALL BE REMOVED, AND A STAINLESS STEEL REPAIR SLEEVE SHALL BE PLACED OVER THE TAP.
- DISCONNECTION INSPECTIONS AND MAIN SHUT DOWNS SHALL BE COORDINATED WITH PUBLIC WORKS UTILITY DIVISION.

SEE PLANS AND SPECIFICATIONS FOR SURFACE RESTORATION

RIGID PIPE INSTALLATION DETAIL

SEE PLANS AND SPECIFICATIONS FOR SURFACE RESTORATION

FLEXIBLE PIPE INSTALLATION DETAIL

NOT TO SCALE

TECHNICAL GUIDANCE MANUAL

RIGID AND FLEXIBLE PIPE INSTALLATION DETAIL

7/1/15

STD. DWG. NO. 34

PAGE NO. 35

7/1/15

STD. DWG. NO. 34

PAGE NO. 35

7/1/15

STD. DWG. NO. 34

PAGE NO. 35

EXISTING MANHOLE

PIPE TO EXISTING MANHOLE CONNECTION DETAIL

NOT TO SCALE

TECHNICAL GUIDANCE MANUAL

PIPE TO EXISTING MANHOLE CONNECTION DETAIL

10/02/18

STD. DWG. NO. 42

PAGE NO. 43

10/02/18

STD. DWG. NO. 42

PAGE NO. 43

10/02/18

STD. DWG. NO. 42

PAGE NO. 43

WATER MAIN/SERVICE TRENCH DETAIL

NOTES:

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

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MeritCorp

ENGINEERING - PLANNING - SURVEYING - ENVIRONMENTAL

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DATE: 08/29/25
DESCRIPTION: 11/20/25
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REVISED PER VILLAGE COMMENTS

PROJECT NO. M24163

DRAWN BY: CLS

CHECKED BY: CLS

SHEET NO. 12 / 12

PALATINE SILVER TOWNHOMES
222 W. PALATINE ROAD
PALATINE, IL 60067

FINAL ENGINEERING PLANS

STANDARD CONSTRUCTION DETAILS

NOT FOR CONSTRUCTION

Page 32 of 54

SILVER TOWNHOUSES

NEW TOWNHOUSES

PALATINE, ILLINOIS 60067

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BLAKE CZAR

847/877-3507

NOTE:
ENERGY COMPLIANCE IS
PERFORMANCE BASED.

DATE	PAGES REVISED
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CODES

2021 INTERNATIONAL RESIDENTIAL CODE w/ AMENDMENTS
EXISTING BUILDINGS AND STRUCTURES, APPENDIX J
2021 INTERNATIONAL MECHANICAL CODE w/ AMENDMENTS
2021 INTERNATIONAL FUEL GAS CODE
ILLINOIS ENERGY CONSERVATION CODE, LATEST EDITION AS ADOPTED BY THE STATE OF ILLINOIS
2020 NATIONAL ELECTRICAL CODE w/ AMENDMENTS
ILLINOIS PLUMBING CODE (LATEST ADDITION) w/ AMENDMENTS
VILLAGE OF PALATINE CODE OF ORDINANCES

OCCUPANCY

GROUP R5 - RESIDENTIAL

CLIMATIC AND GEOGRAPHICAL DESIGN CRITERIA

Ground Snow Load: 25 psf
Wind Speed: 115 mph - Ultimate design wind speed
Seismic Category: A
Weathering: Severe
Frost Line Depth: 3'-6"
Winter Design temp: -4 F
Ice Barrier Underlayment Required: Yes
Air freezing Index: 1750
Mean Annual temp: 49.4
Termite - Moderate to Heavy
Flood Hazards - Chapter 26 of Downers Grove
Municipal code

DESIGN LOADS		
Floor:	Live Load	40 PSF Minimum
	Dead Load	10 PSF Minimum
Roof:	Live Load	30 PSF Minimum
Solt:	Bearing Capacity	2,000 PSF Minimum

SHEET INDEX

- 1 COVER SHEET
- 2 ASSEMBLY PLANS AND ELEVATIONS
2A FRONT ELEVATION - LIGHT/VENT
2B REAR ELEVATION
2C RIGHT/LEFT ELEVATIONS
- 3 FOUNDATION PLAN / DETAILS
- 4 FLOOR PLANS UNIT "A"
4A FLOOR PLANS UNIT "B"
4B FLOOR PLANS UNIT "C"
4C FLOOR PLANS UNIT "D"
4D ROOF PLAN
- 5 ELECTRICAL PLANS UNIT "A"
5A ELECTRICAL PLANS UNIT "B"
5B ELECTRICAL PLANS UNIT "C"
5C ELECTRICAL PLANS UNIT "D"
- 6 WALL SECTIONS
- 7 DETAILS / RISER DIAGRAMS
7A DETAILS
- 8 SPECIFICATIONS

ABBREVIATIONS

AFF	ABOVE FINISH FLOOR	INS	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 OP6	MASONRY OPENING
BRK	BRICK	MATL	MATERIAL
BM	BEAM	MC	MEDICINE CABINET
BRG.	BEARING	MTL	METAL
CSMT	CASEMENT	N.T.S.	NOT TO SCALE
CL6	CEILING	O.C.	ON CENTER
CL	CENTER LINE	OP6	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	PLYMD	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	CAGED 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
DM	DISHWASHER	S&D	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	MC	MATER CABINET
FD	FLOOR DRAIN	MH	MATER HEATER
FTG	FOOTING	M.P.	WEATHER PROOF
FDN	FOUNDATION	M.S.	WEATHER STRIPPING
GALV	GALVANIZED	M.F.	MIDE FLANGE
GL	GLASS	M	MOOD
GYP. BD.	GYPSUM BOARD	M.D	MROUGHT IRON
H&T	HEIGHT	M.I.	MAPPED OPENING
HM	HOLLOW METAL	M.O.	
HC	HOLLOW CORE		

SYMBOLS

	DETAIL/SECTION MARK
	DETAIL NUMBER
	SHEET NUMBER
	DIRECTION OF DETAIL
	ELEVATION TAG
	SHEET NUMBER
	ELEVATION NUMBER
	FPHB
	FROST PROOF HOSE BIB
	FLOOR DRAIN
	DIMENSIONAL LUMBER
	BATT INSULATION
	LOAD BEARING STUD WALL
	BRICK (SECTION)
	DRY VITEL F.S. (SECTION)
	CONCRETE (SECTION)
	STEEL
	EARTH
	GRAVEL OR SAND FILL

001-008243
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E.
GILMORE
EXPIRATION
11/30/26

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were prepared
under my
supervision
and to the best
of my know-
ledge, they
comply with all
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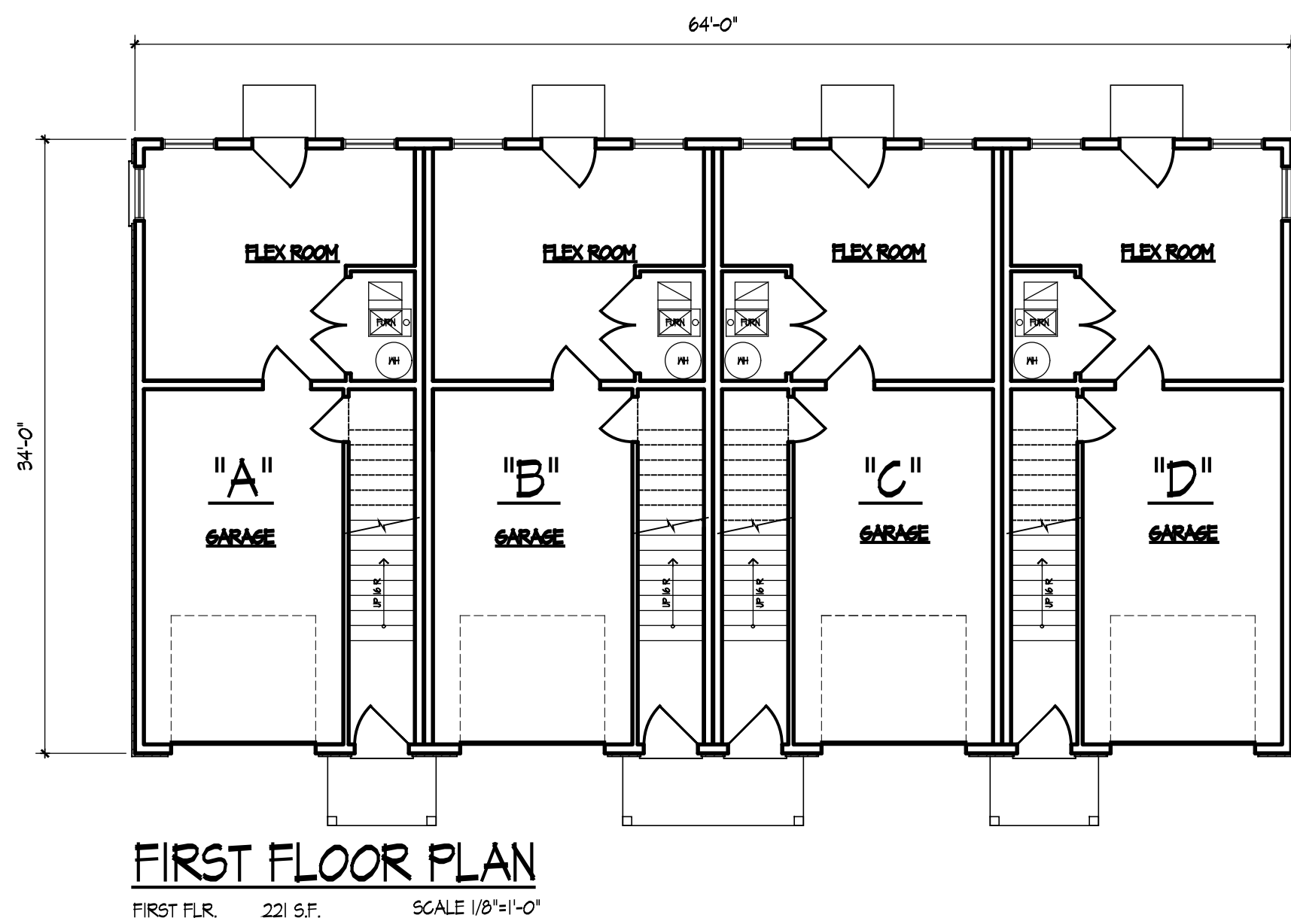
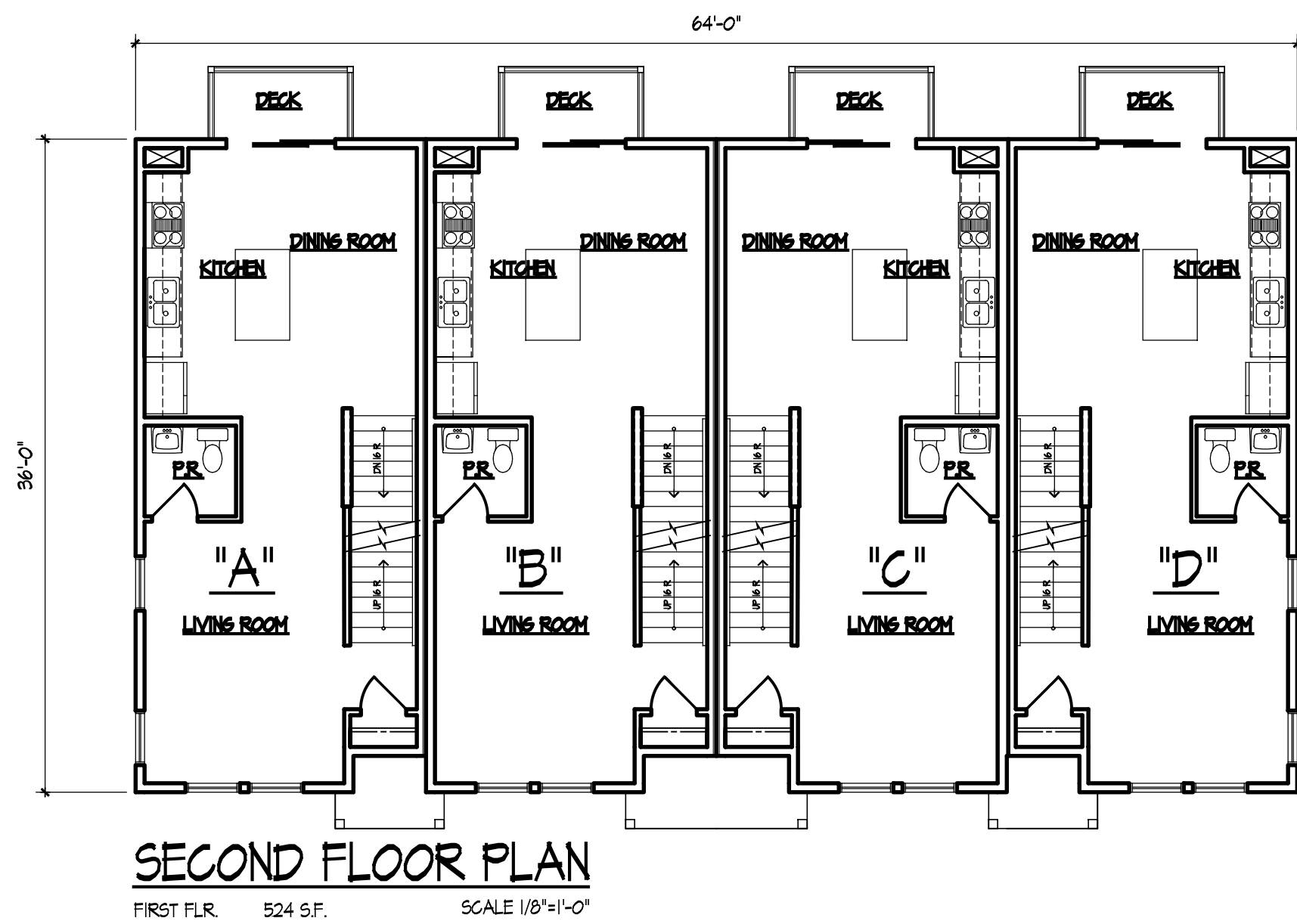
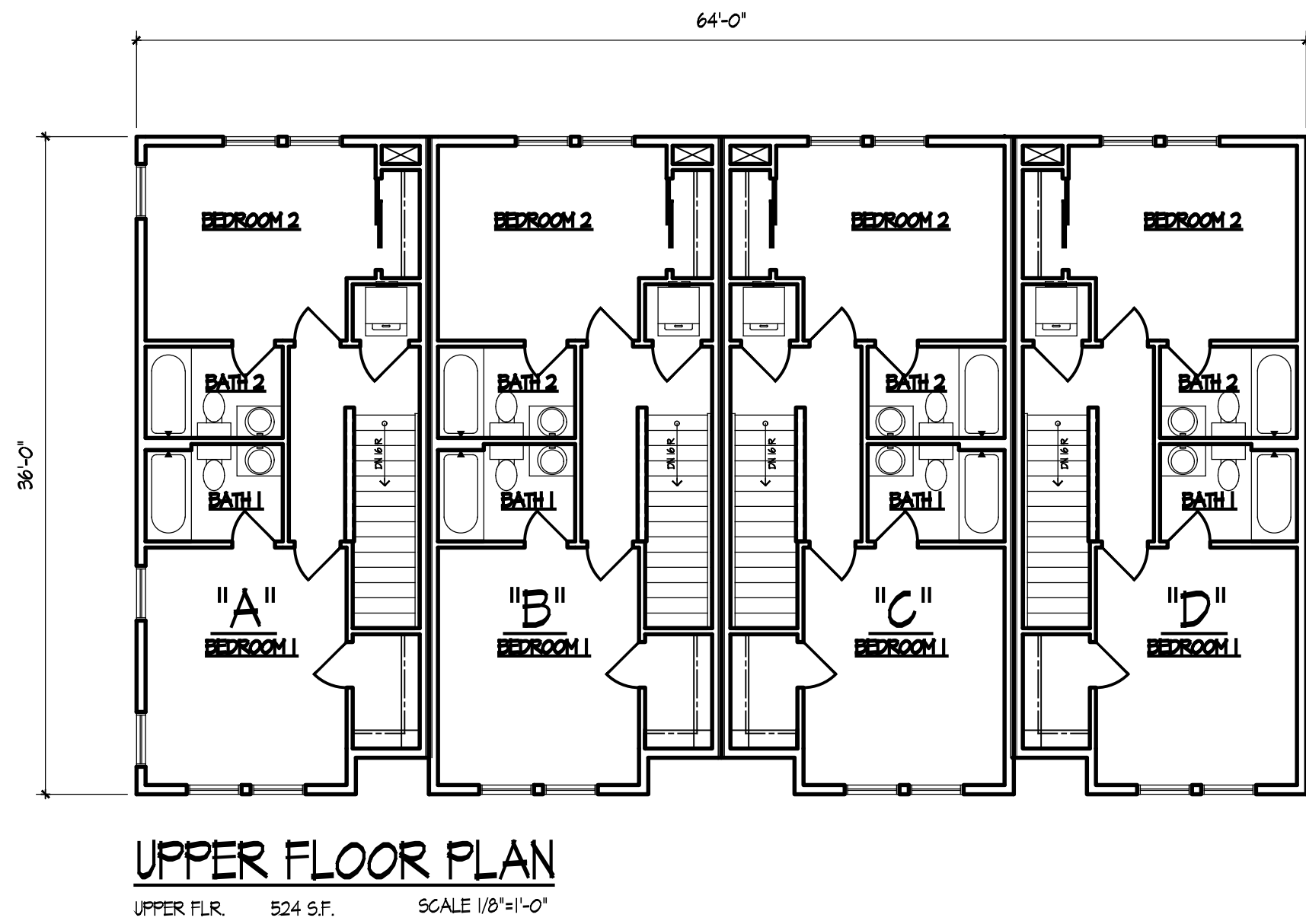
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FRONT ELEVATION
SCALE: 1/4" = 1'-0"

STANDARD ELEVATION NOTES

- 30 YEAR ARCHITECTURAL GRADE ASPHALT SHINGLES
- ALUMINUM GUTTERS AND DOWNSPOUTS OVER ALUMINUM FASCIA
- "LP" 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 1X6 RAKE BOARD
- ALL RAKE AND OVERHANGS ARE 1'-0" UNLESS OTHERWISE NOTED

INDICATES ENGINEERED STONE

INDICATES LP B&B SIDING

HIDDEN GALVANIZED METAL FLASHING

NOTE: ALL WINDOW SIZES ARE "ANDERSON" VINYL SINGLE HUNG - OR AN APPROVED EQUAL

LIGHT & VENTILATION SCHEDULE (UNITS "A" & "D")							
ROOM NAME	AREA	LIGHT		VENT		MECH CFM	
		REQ.	ACT.	REQ.	ACT.	REQ.	ACT.
FLEX ROOM	164 S.F.	13.5	42.6	6.8	13.8	--	--
LIVING ROOM	154 S.F.	12.1	46.0	6.4	23.0	--	--
KITCHEN / DINING	223 S.F.	17.8	32.8	8.9	16.4	--	--
PONDER ROOM	25 S.F.	--	--	--	--	38 CFM	80 CFM
BEDROOM 1	143 S.F.	11.4	32.0	5.7	16.0	--	--
BEDROOM 2	128 S.F.	10.2	32.0	5.1	16.0	--	--
BATH	106 S.F.	--	--	--	--	154 CFM	100 CFM
BATH 2	45 S.F.	--	--	--	--	68 CFM	100 CFM

LIGHT & VENTILATION SCHEDULE (UNITS "B" & "C")							
ROOM NAME	AREA	LIGHT		VENT		MECH CFM	
		REQ.	ACT.	REQ.	ACT.	REQ.	ACT.
FLEX ROOM	164 S.F.	13.5	42.6	6.8	13.8	--	--
LIVING ROOM	154 S.F.	12.1	46.0	6.4	23.0	--	--
KITCHEN / DINING	223 S.F.	17.8	32.8	8.9	16.4	--	--
PONDER ROOM	25 S.F.	--	--	--	--	38 CFM	80 CFM
BEDROOM 1	143 S.F.	11.4	32.0	5.7	11.5	--	--
BEDROOM 2	128 S.F.	10.2	32.0	5.1	11.5	--	--
BATH	106 S.F.	--	--	--	--	154 CFM	100 CFM
BATH 2	45 S.F.	--	--	--	--	68 CFM	100 CFM

ELEVATION NOTES:

- DO NOT SCALE DRAWINGS
- PROVIDE SPLASH BLOCKS AT ALL DOWN SPOUTS DISCHARGING AT GRADE. (NOT TO DISCHARGE ACROSS WALK-WAY)
- PROVIDE DRIP CAPS AT ALL WINDOWS AND DOORS
- ALL ROOF SADDLES TO BE SHEATHED w/ BUILDING PAPER AND SHINGLES
- REFER TO FLOOR PLANS FOR DOOR SIZES
- WINDOW SIZES ARE AS PER ELEVATIONS. WINDOW MFR TO VERIFY ALL BEDROOMS HAVE EGRESS WINDOW
- ROOF VENTS TO BE SCREENED AND BALANCED INTAKE AND EXHAUST
- PROVIDE "Z" FLASHING ALONG ALL HORIZONTAL TRIM
- PROVIDE GALV. METAL FLASHING AT ALL ROOF AND WALL INTERSECTIONS
- N/A
- 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:

- TYPICAL ROOFING WILL BE ARCHITECTURAL GRADE 30 YEAR ASPHALT SHINGLES
- TYPICAL - ALUMINUM GUTTERS w/ DOWN SPOUTS OVER 1X6 FASCIA AND WITH 1X10 FRIEZE BOARD UNLESS OTHERWISE NOTED
- 1X2 ON 1X6 RAKE BOARD TYPICAL
- TYPICAL SIDING - "LP" w/ 6" EXPOSED - IF USED
- TYPICAL TRIM - "LP"
- ALL EVE AND RAKE OVERHANGS ARE 1'-0" UNLESS OTHERWISE NOTED



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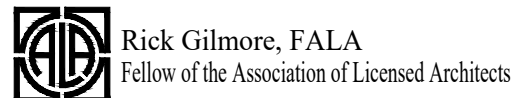
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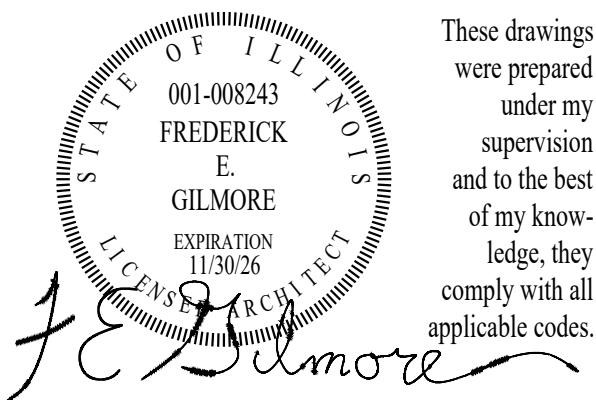
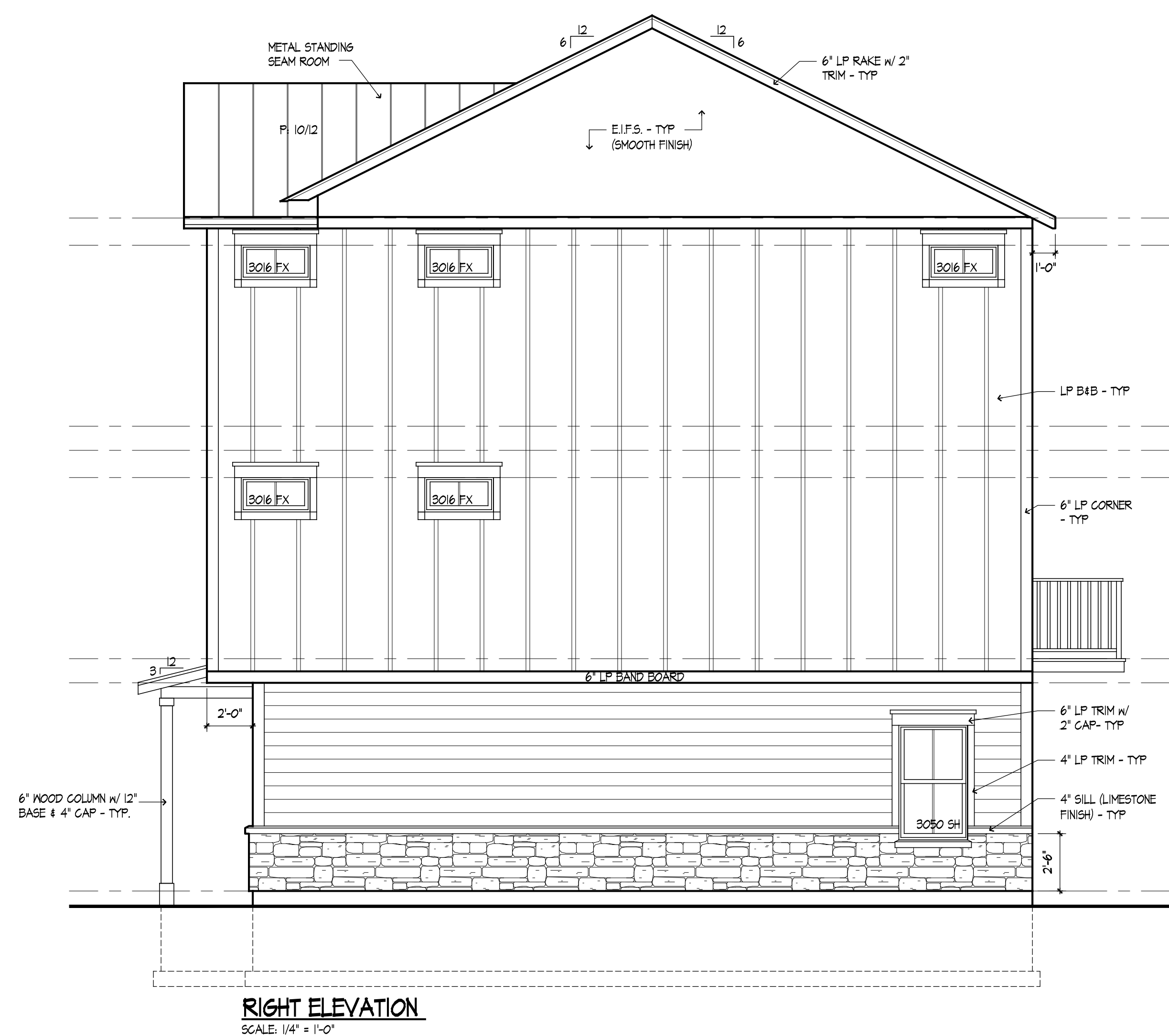
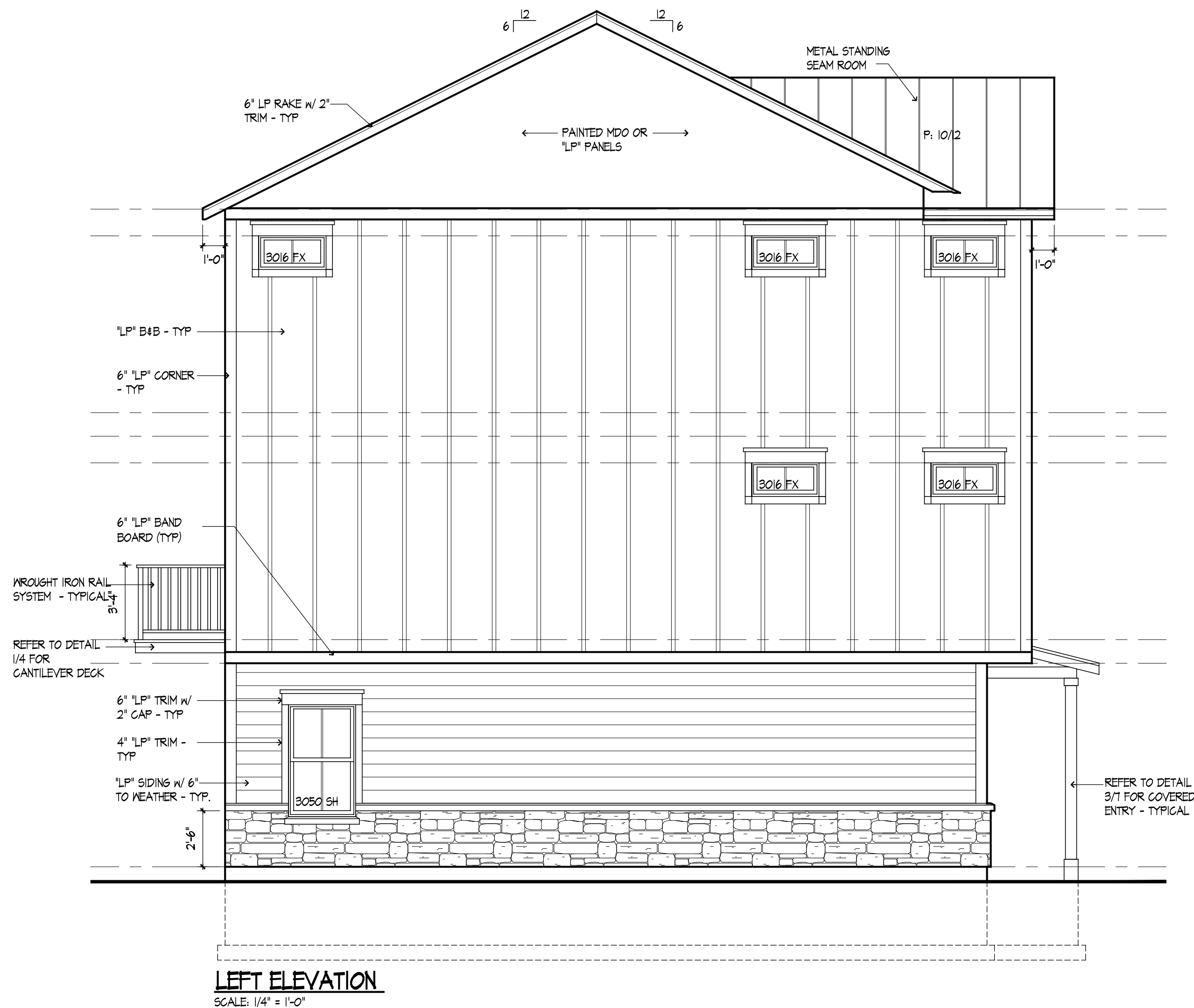


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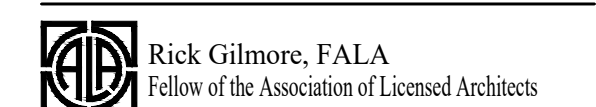
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DO NOT SCALE DRAININGS

1. TYPICAL BASEMENT/GARAGE SLAB:
4" CONC. SLAB W/ 6"X6"X#10@10W/ON
6 MI. POLY VAPOR BARRIER OVER MIN.
4" GRAVEL FILL ON COMPACTED
EARTH.

2. TYPICAL CRWL:
N/A

3. TYPICAL PORCH SLAB:
4" CONCRETE SLAB W/ #5 REBAR @
24" O.C. OVER COMPACTED FILL

4. PROVIDE DRY LAY BACKFILL UNDER
PORCH SLABS (UNEXCAVATED
LOCATIONS)

5. PROVIDE CIRCULAR BLOCK CUTS 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, PUMBS, 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 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

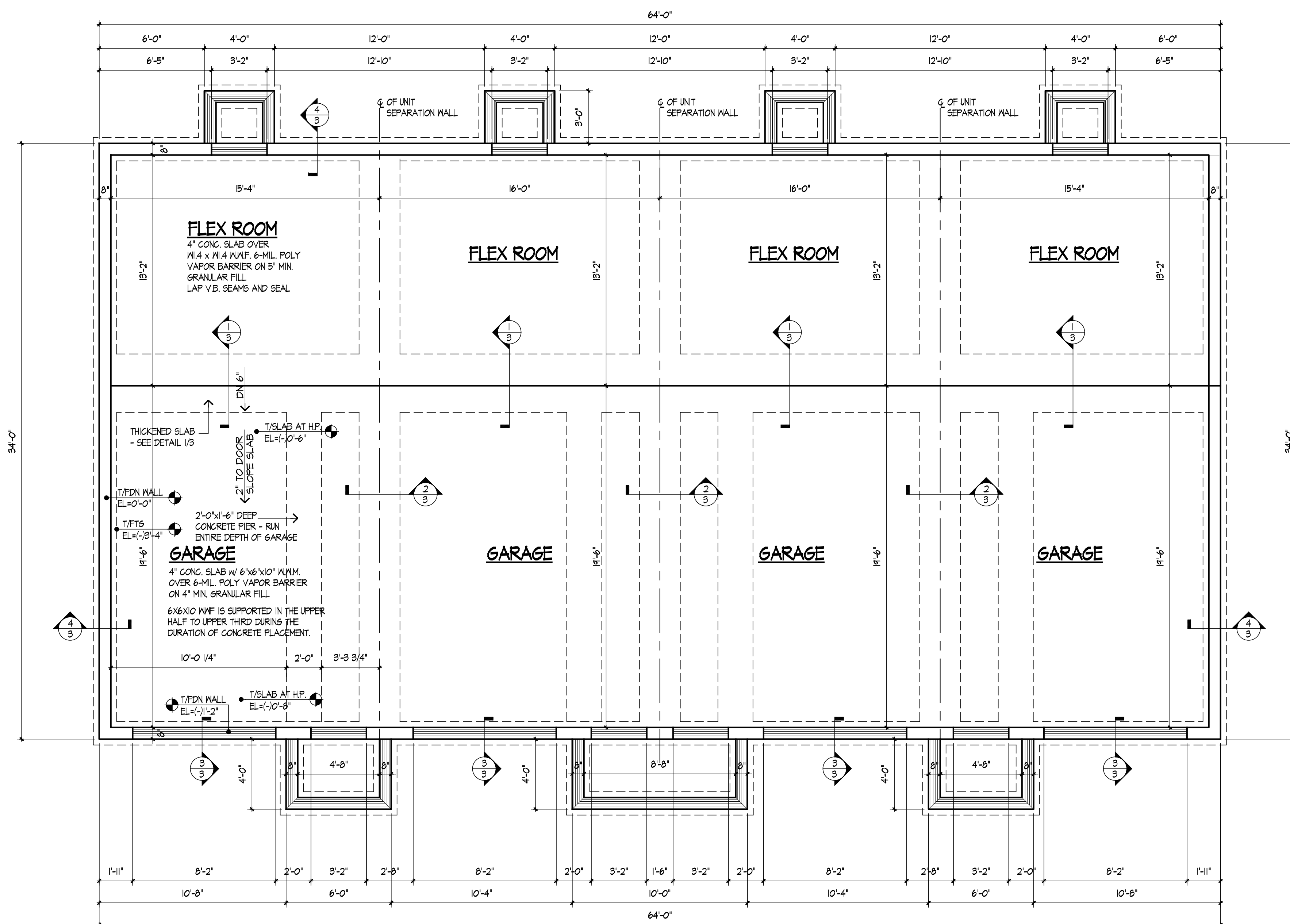
22. FOR ADDITIONAL NOTES SEE
SPECIFICATIONS AND DETAILS

COMPRESSIVE STRENGTH OF CONCRETE		ALL CONCRETE SHALL BE 6 BAG MIX (G.O.E. AMENDMENTS)
TYPE OR LOCATION OF CONCRETE CONSTRUCTION	MIN. SPECIFIED COMPRESSIVE STRENGTH	WEATHERING POTENTIAL
BASEMENT WALLS, FND. & OTHER WALLS NOT EXPOSED TO THE WEATHER	2500	SEVERE
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, GARPORT SLABS & STEPS EXPOSED TO THE WEATHER & GARAGE FLOOR SLABS	3500 (AIR-ENTRAINED)	

DRAINS SHALL BE PROVIDED AROUND ALL CONCRETE OR MASONRY FOUNDATIONS THAT RETAIN EARTH AND ENCLOSE HABITABLE OR USABLE SPACES LOCATED BELOW GRADE. DRAINAGE TILES, GRAVEL OR CRUSHED STONE DRAIN, PERFORATED PIPE OR OTHER APPROVED SYSTEMS OR MATERIALS SHALL BE INSTALLED AT OR BELOW THE AREA TO BE PROTECTED AND SHALL DISCHARGE TO GRAVITY OR MECHANICALLY INTO AN APPROVED DRAINAGE SYSTEM. DRAINAGE TILES OR PERFORATED PIPE SHALL EXTEND AT LEAST 1 FOOT (305 MM) FROM THE OUTSIDE EDGE OF THE FOOTING AND 6 INCHES (152 MM) ABOVE THE TOP OF THE FOOTING AND BE COVERED WITH AN APPROVED FILTER MEMBRANE MATERIAL. THE TOP OF OPEN JOINTS OF DRAIN TILES SHALL BE PROTECTED WITH STRIPS OF BUILDING PAPER. PERFORATED DRAINS SHALL BE SURROUNDED WITH AN APPROVED FILTER MEMBRANE OR THE FILTER MEMBRANE SHALL COVER THE WASHED GRAVEL OR CRUSHED ROCK COVERING THE DRAIN. DRAINAGE TILES OR PERFORATED PIPE SHALL BE COVERED WITH GRAVEL OR CRUSHED ROCK. GRAVEL OR CRUSHED ROCK AT LEAST ONE SIZE SIZE LARGER THAN THE TILE JOINT OPENING OR CRUSHED ROCK AND COVERED WITH NOT LESS THAN 6 INCHES (152 MM) OF THE SAME MATERIAL.

MECHANICAL / VENTILATION NOTES:

- 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 FANS SHALL BE PERMITTED TO SERVE SUCH A SYSTEM. OUTDOOR AIR DUCTS CONNECTED TO THE RETURN SIDE OF AN AIR HANDLER SHALL BE CONSIDERED TO PROVIDE SUPPLY AIR.
4. WHOLE HOUSE MECHANICAL VENTILATION SYSTEM SHALL BE PROVIDED WITH CONTROLS THAT ENABLE MANUAL OVERRIDE.
5. 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.

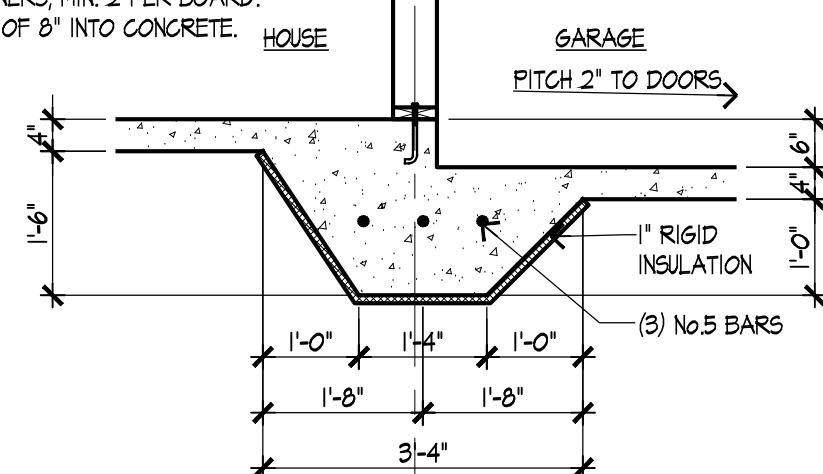


FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

NOTES ON THIS FOUNDATION PLAN ARE
TYPICAL FOR ALL FOUR UNITS.

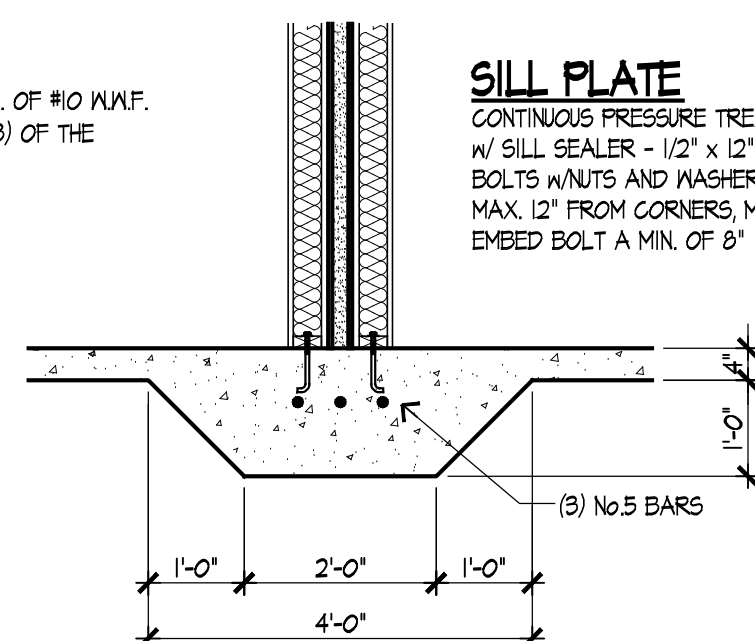
SILL PLATE

CONTINUOUS PRESSURE TREATED 2x6 SILL PLATE
w/ SILL SEALER - 1/2" x 12" LONG ANCHOR
BOLTS w/NUTS AND WASHERS @ MAX. 6'-0" o.c. &
MAX. 12" FROM CORNERS, MIN. 2 PER BOARD.
EMBED BOLT A MIN. OF 8" INTO CONCRETE. HOUSE



① THICKENED SLAB @ GAS CURB
SCALE: 1/2" = 1'-0"

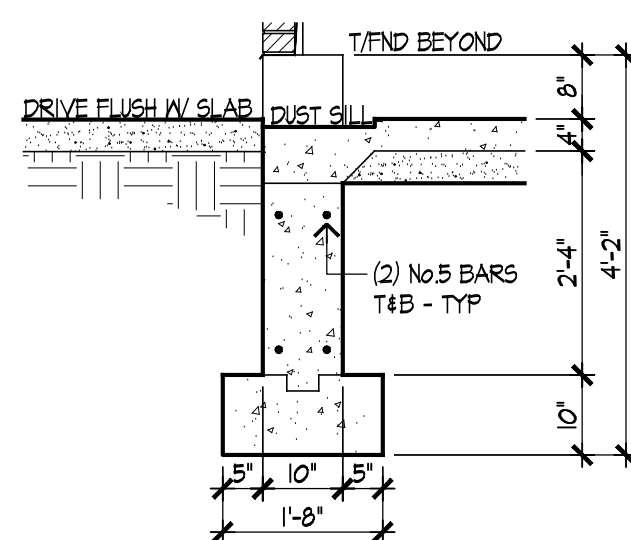
NOTE:
ALL SLAB ON GRADE REQUIRES A MIN. OF #10 W.W.F.
LOCATED IN THE UPPER ONE THIRD (1/3) OF THE
THICKNESS



② THICKENED SLAB @ PARTY WALL

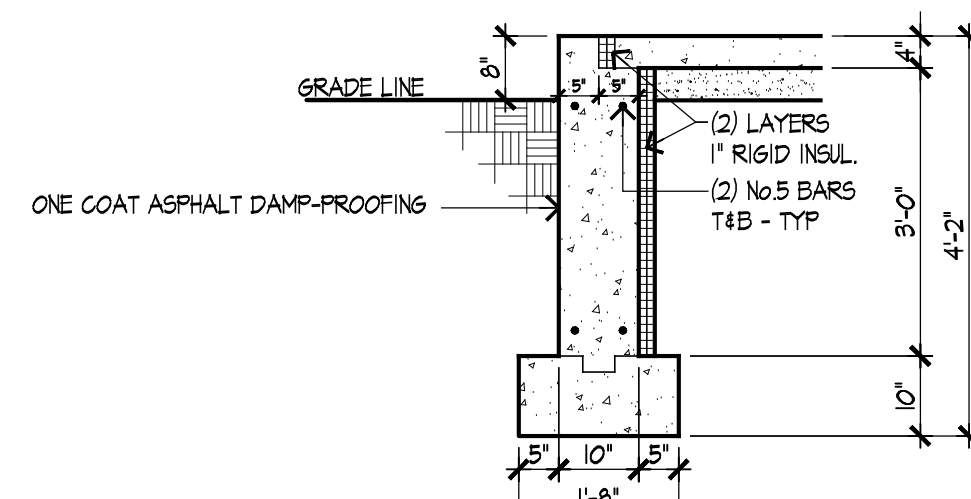
SILL PLATE

CONTINUOUS PRESSURE TREATED 2x4 SILL PLATE
w/ SILL SEALER - 1/2" x 12" LONG ANCHOR
BOLTS w/NUTS AND WASHERS @ MAX. 6'-0" o.c. &
MAX. 12" FROM CORNERS, MIN. 2 PER BOARD.
EMBED BOLT A MIN. OF 8" INTO CONCRETE.



③ GARAGE OPENING
SCALE: 1/2" = 1'-0"

4" CONCRETE SLAB W/ 6"x6"x#10 WWM OVER 6 MIL
VAPOR BARRIER OVER MINIMUM 4" COMPACTED
GRAVEL OVER COMPACTED EARTH (GRAVEL TO BE
MINIMUM 2" WASHED STONE)



④ TYP. WALL SECTION
SCALE: 1/2" = 1'-0"

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

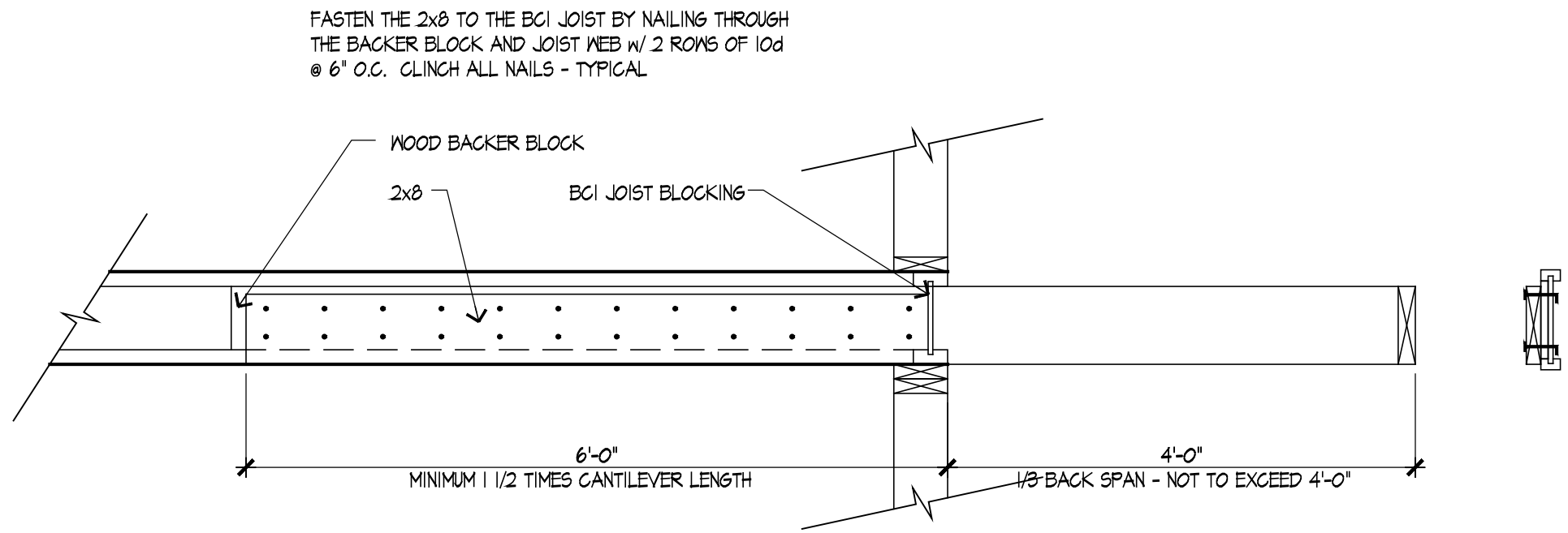
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① CANTILEVER DETAILS
SCALE: 3/4" = 1'-0"

CORNER NOTE:
WHERE A MIN. 24" WOOD STRUCTURAL PANEL CANNOT BE PROVIDED AT A BRACED WALL, A HOLD-DOWN TIE MAY BE USED AS AN ALTERNATE METHOD. HOLD-DOWN DEVICE IS TO BE A SIMPSON STRONG-TIE "SEW-P-KT" OR AN APPROVED EQUAL THAT COMPLIES WITH IRC 2021 CODE REQUIREMENTS

WALL BRACING NOTE:
WHERE "BRACING" IS NOTED ON THIS PLAN CONTINUOUS SHEATHING METHOD USING 1/2" WOOD STRUCTURAL PANEL IS USED. CONNECTION CRITERIA IS 6d COMMON NAILS AT 6" SPACINGS (PANEL EDGES) AND AT 12" SPACING (INTERMEDIATE SUPPORTS)

BATH REINFORCEMENT NOTE:
PROVIDE WOOD BLOCKING WITHIN THE WALL TRAINING LOCATED 33"-36" A.F.F. IN ALL WALLS ADJACENT TO TOILET, SHOWER STALL, OR BATHS.

2021 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 PENETRATION - THE BUILDING THERMAL ENVELOPE SHALL MEET THE REQUIREMENTS OF TABLE R402.1.
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. N/A
6. SEALING - DUCTS, AIR HANDLERS, AND FILTER BOXES SHALL BE SEALED. DUCT TIGHTNESS TEST - NOT REQUIRED IF DUCTS WITHIN BUILDING ENVELOPE.
7. BUILDING CAVITIES - BUILDING FRAMING CAVITIES SHALL NOT BE USED AS DUCTS OR FLEUMS.
8. MECHANICAL SYSTEM PIPING - >105 DEGREES OR <65 DEGREES INSULATE WITH MINIMUM R-5. CIRCULATING HOT WATER SYSTEM PUMP NOT IN USE SWITCH OFF. HOT WATER PIPE INSULATION R-5.
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 40% OF THE LAMPS IN PERMANENTLY INSTALLED FIXTURES SHALL HAVE HIGH-EFFICACY LAMPS.

WINDOWS, SKYLIGHTS, AND SLIDING GLASS DOORS SHALL HAVE AN AIR INFILTRATION RATE OF NO MORE THAN 0.3 CFM PER SF. AND SWINGING DOORS NO MORE THAN 0.5 CFM PER SF.
WINDOW U-FACTOR SHALL BE 0.30 OR BETTER
LEAVE ALL MANUFACTURERS STICKERS ON WINDONS AND DOORS UNTIL AFTER INSULATION INSPECTION

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 PASGALS. 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 VILLAGE PRIOR TO CALLING FOR FINAL INSPECTION.

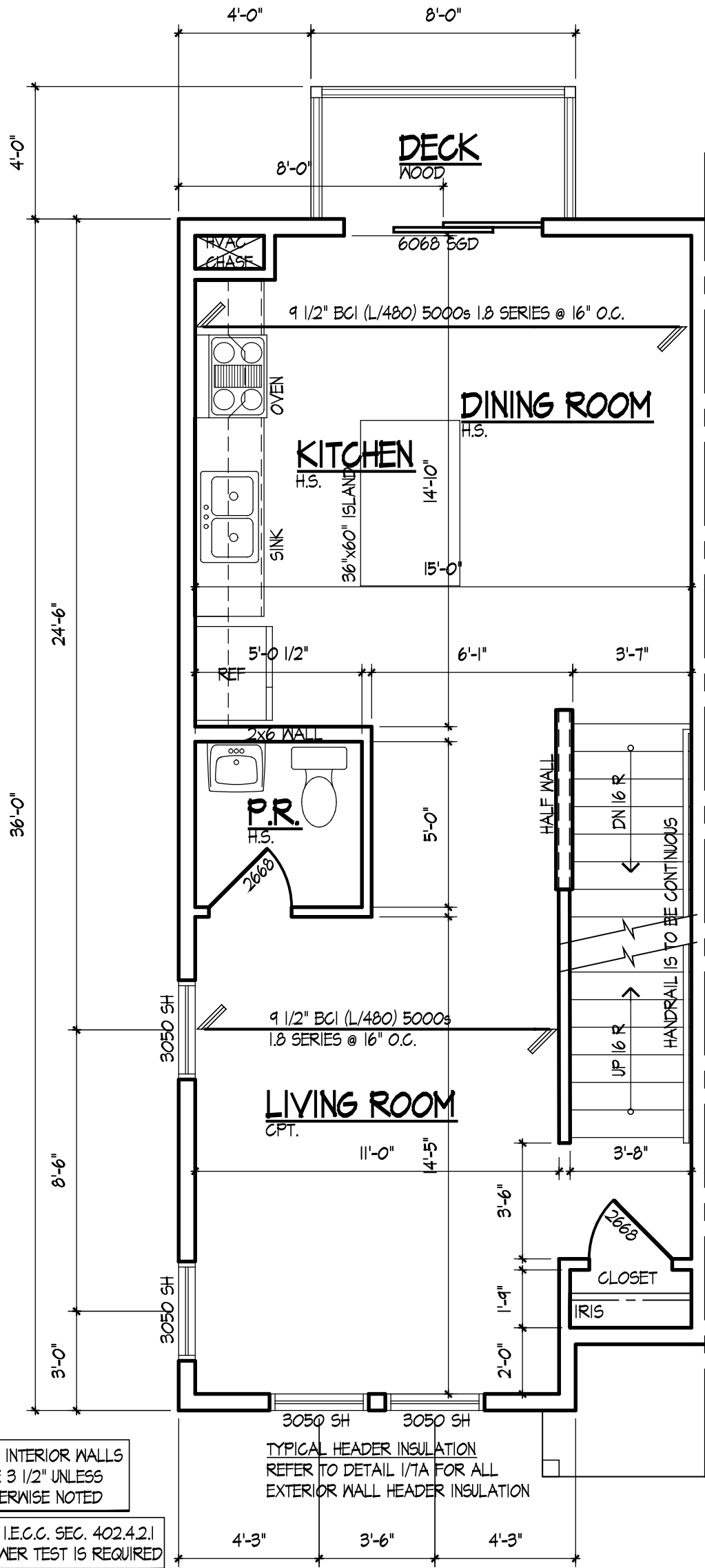
DUCT TIGHTNESS TESTING IS REQUIRED UNLESS ALL DUCTS AND AIR HANDLERS ARE LOCATED WITHIN THE BUILDING ENVELOPE PER R 403.3.5 OF THE 2021 IECC.

ALL INTERIOR WALLS ARE 3 1/2" UNLESS OTHERWISE NOTED
PER I.E.C.C. SEC. 402.4.2.1 BLOWER TEST IS REQUIRED

FIRST FLOOR PLAN "A"

FIRST FLR. 221 S.F. SCALE 1/4"=1'-0"
GARAGE 324 S.F.

DUCT TIGHTNESS TESTING IS REQUIRED UNLESS ALL DUCTS AND AIR HANDLERS ARE LOCATED WITHIN THE BUILDING ENVELOPE PER R403.0.5 OF THE 2021 I.E.C.C.

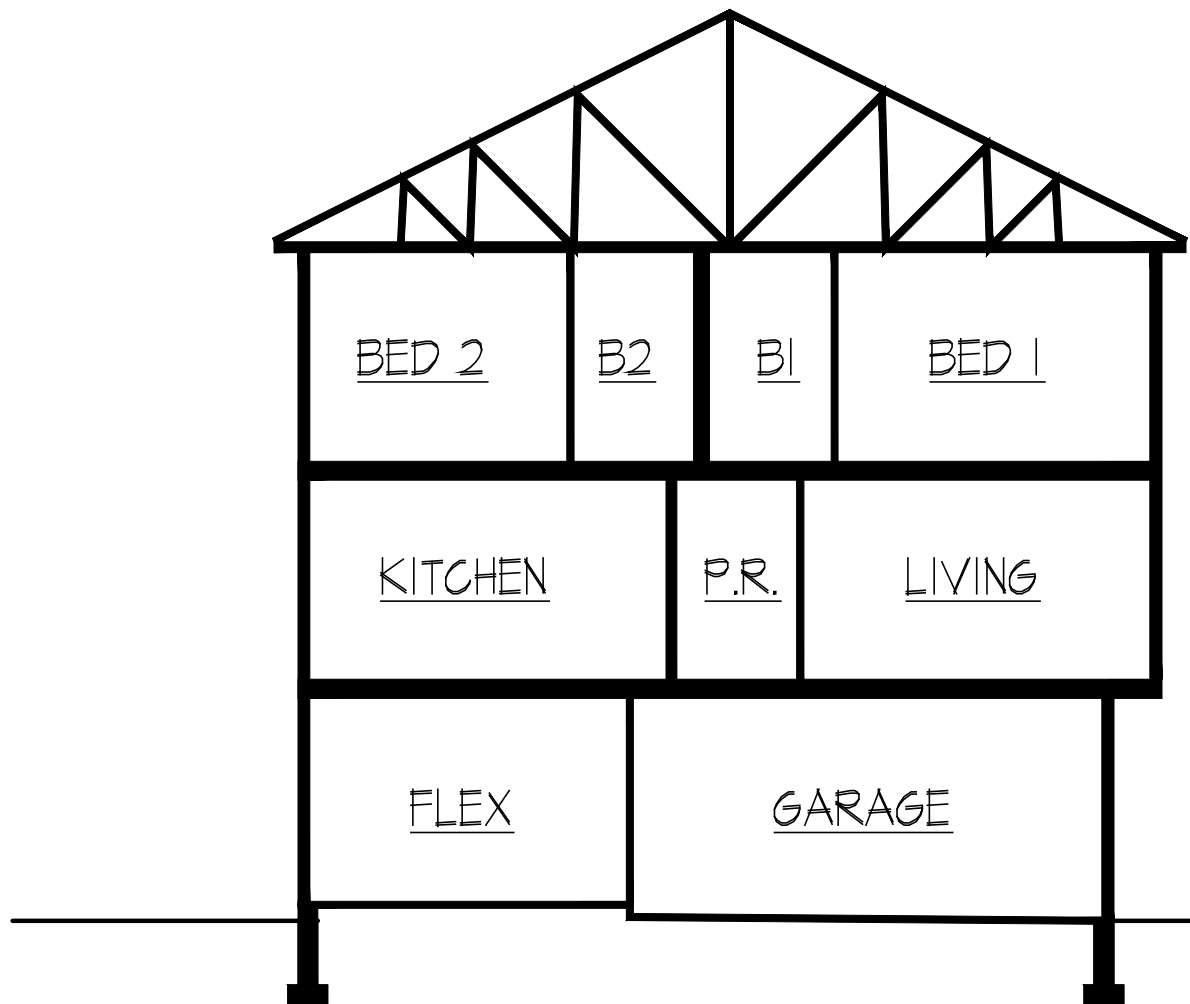


ALL INTERIOR WALLS ARE 3 1/2" UNLESS OTHERWISE NOTED
PER I.E.C.C. SEC. 402.4.2.1 BLOWER TEST IS REQUIRED

SECOND FLOOR PLAN "A"

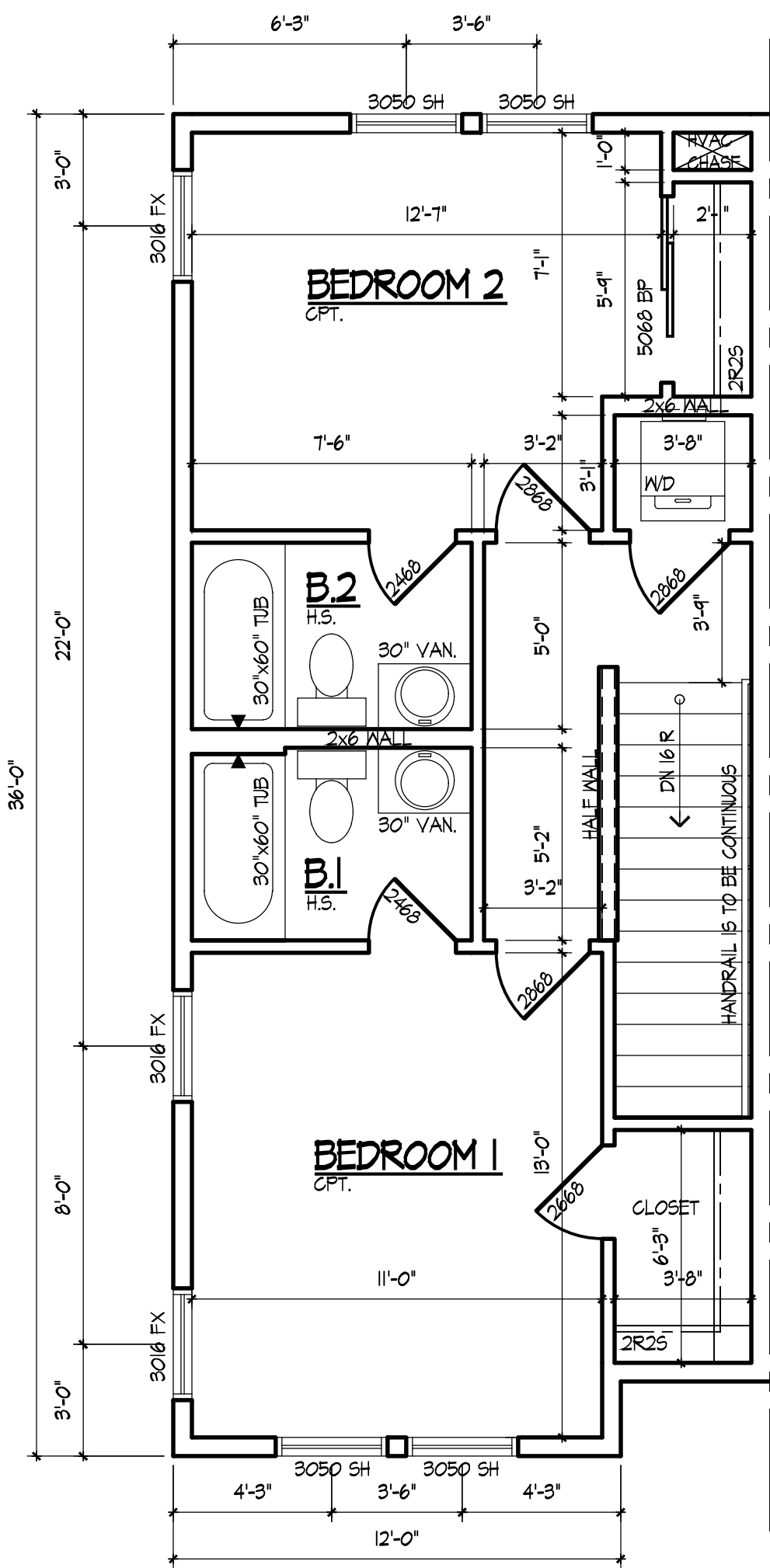
SECOND FLR. = 524 S.F. SCALE 1/4"=1'-0"

DUCT TIGHTNESS TESTING IS REQUIRED UNLESS ALL DUCTS AND AIR HANDLERS ARE LOCATED WITHIN THE BUILDING ENVELOPE PER R403.0.5 OF THE 2021 I.E.C.C.



BLD'g. SECTION

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



UPPER FLOOR PLAN - "A"

UPPER FLR. = 524 S.F. SCALE 1/4"=1'-0"

DOUBLE ALL JOISTS UNDER BATHTUBS AND LAUNDRY EQUIPMENT.

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

FLOOR PLAN NOTES:

- DO NOT SCALE DRAWINGS
- ALL INTERIOR NON-LOAD BEARING WALLS TO BE 2X4 STUD @ 16" O.C. UNLESS OTHERWISE NOTED.
- ALL UNDIMENSIONED PARTITIONS ARE 3 1/2" ROUGH.
- ALL ANGLED PARTITIONS ARE 45 DEGREES UNLESS OTHERWISE NOTED.
- 3-2X4s 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.
- ALL EXTERIOR DIMENSIONS ARE TO FACE OF SHEATHING UNLESS OTHERWISE NOTED
- ALL TRUSSES TO BEAR ON EXTERIOR WALLS AND/OR GIRDER TRUSSES UNLESS OTHERWISE NOTED.
- TRUSS MFG. TO SIZE MEMBERS, FASTENERS, HANGERS AND SET SPACING FOR ALL TRUSSES.
- 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 36" ABOVE FLOOR.
- ALL BALLOON FRAMED WALLS TO BE FIRE STOPPED AT TOP OF SILL AND BRACED AT MIDSPAN
- ALL HANDRAIL BALUSTERS TO BE SPACED SUCH THAT 4" SPHERE CAN NOT PASS BETWEEN BALUSTERS.
- ALL ELECTRICAL AND MECHANICAL EQUIPMENT & METERS ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS. CONTRACTOR TO VERIFY.
- ALL WINDOW HEAD HEIGHTS AT 6'-10 3/4" UNLESS OTHERWISE NOTED
- PROVIDE 1 3/4" SOLID CORE 1 HR RATED STEEL DOOR AT HOUSE TO GARAGE DOOR.
- ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE 5/8" TYPE "X" GYP BL ON THE WALLS AND CEILING.
- PROVIDE DOUBLE JOISTS AT PARALLEL PARTITIONS AND SOLID BLOCKING AT PERPENDICULAR PARTITIONS.
- PROVIDE 3-2x12 W/ 1/2" PLY. HEADERS OVER ALL EXTERIOR OPENINGS UNLESS OTHERWISE NOTED
- ALL EXTERIOR 2x DECKING, JOISTS, POSTS, STAIRS, HANDRAILS AND BALUSTERS TO BE PRESSURE TREATED UNLESS OTHERWISE NOTED.
- FOR ADDITIONAL NOTES SEE SPECIFICATIONS AND SHEET DETAILS.
- ALL WINDOW AND DOOR STEEL LITELS ARE TO BE 3 1/2"x4"x5/16" ANGLES UNLES OTHERWISE NOTED.



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

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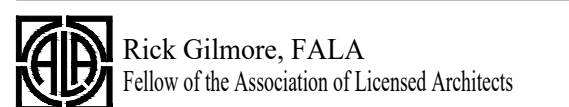
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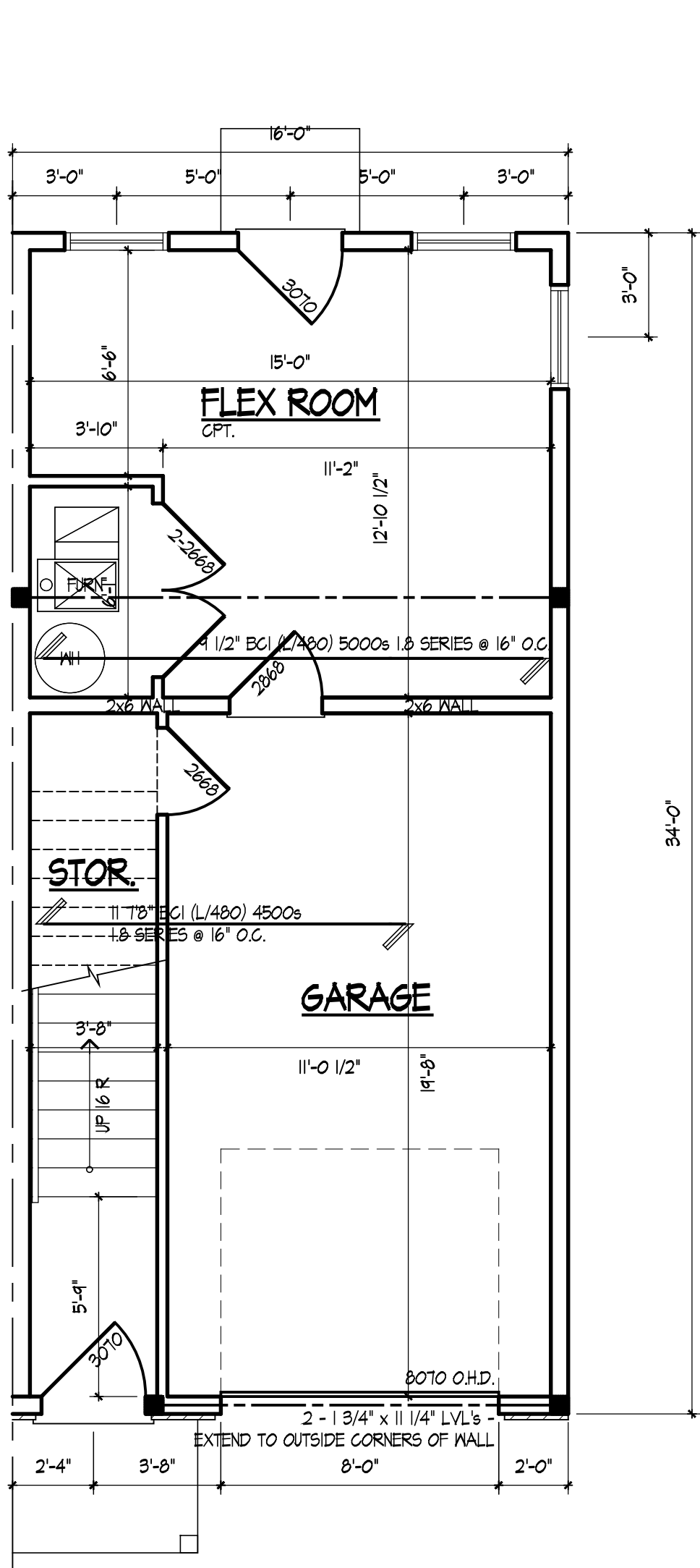
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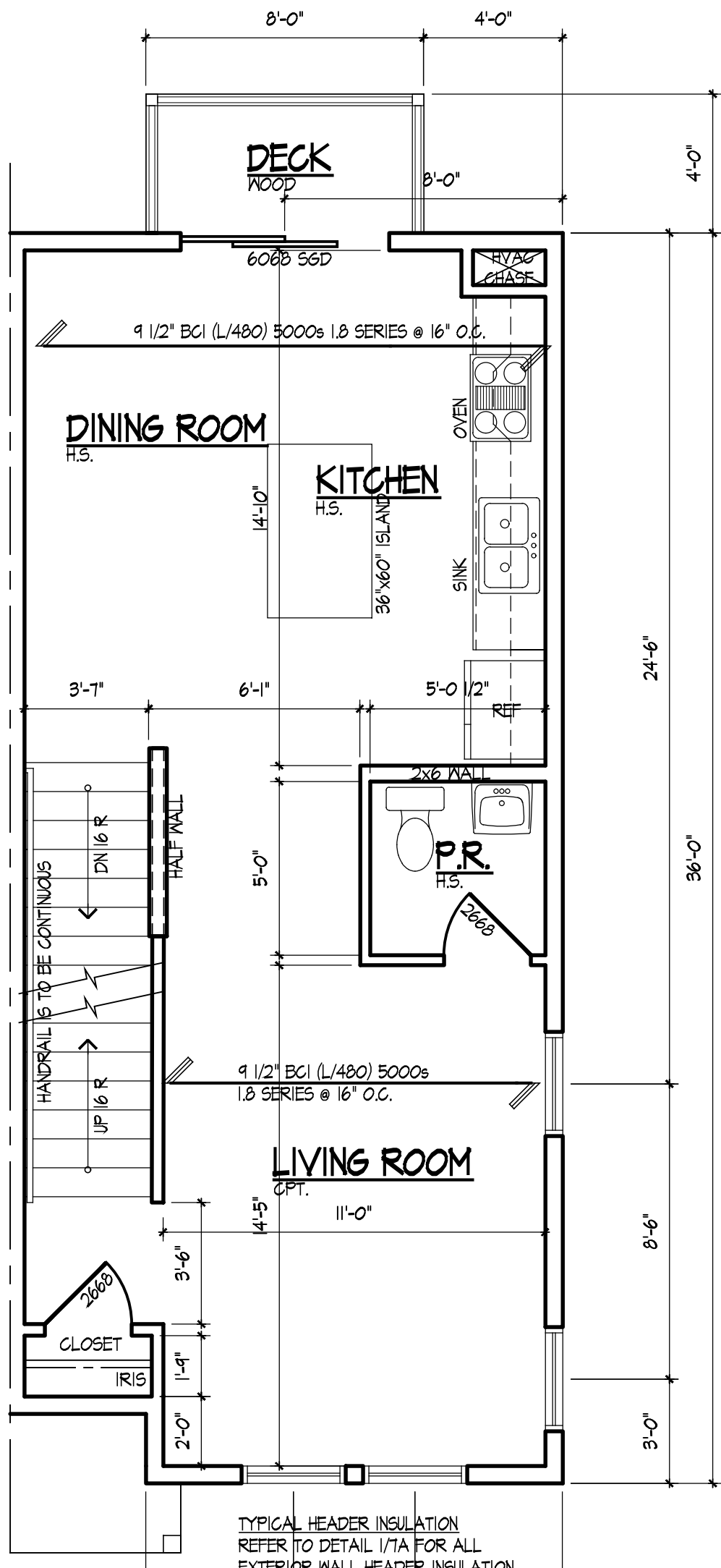
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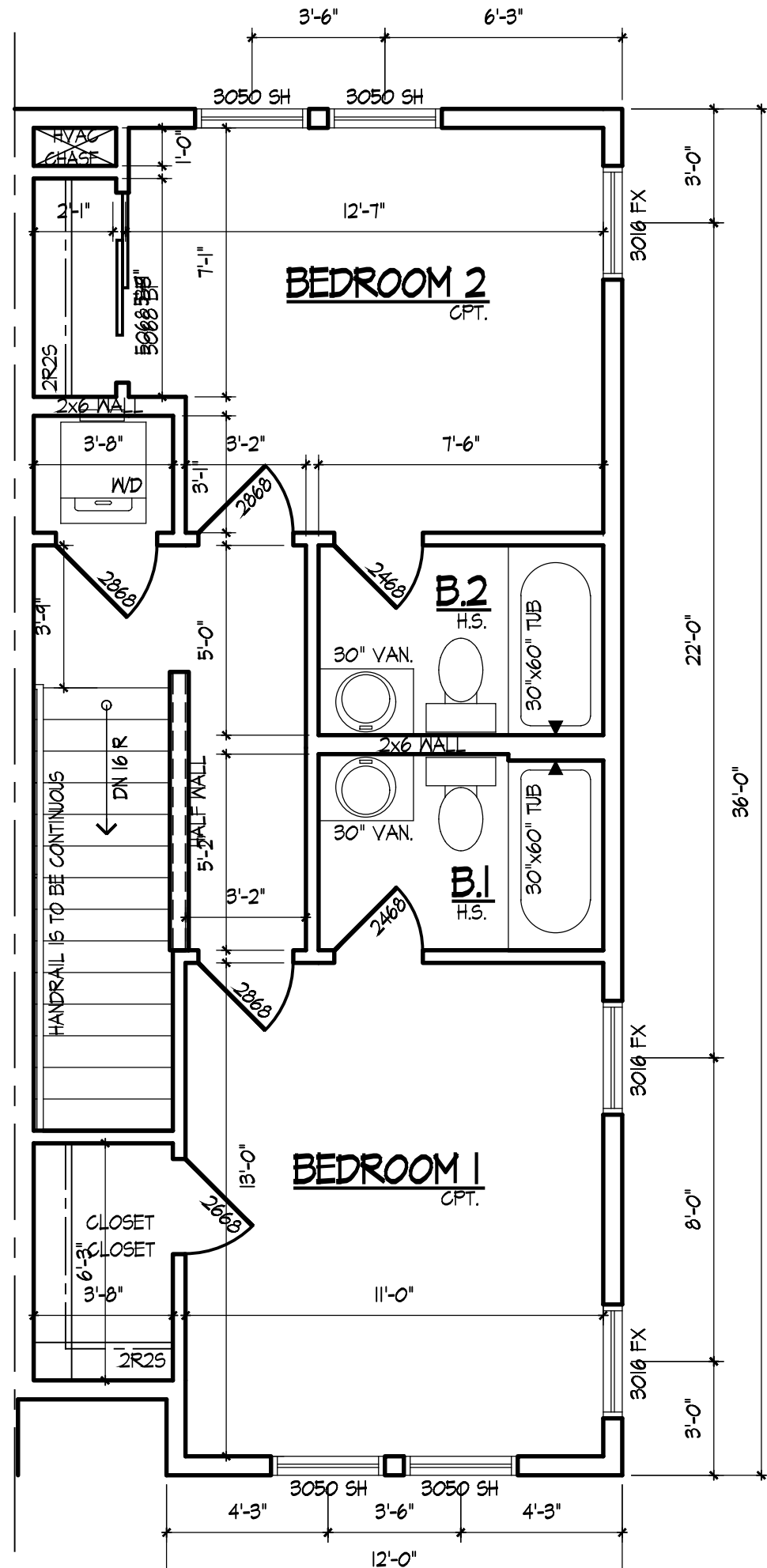
FIRST FLOOR PLAN "D"

FIRST FLR. 221 S.F. SCALE 1/4"=1'-0"
GARAGE 324 S.F.



SECOND FLOOR PLAN "D"

SECOND FLR. = 524 S.F. SCALE 1/4"=1'-0"



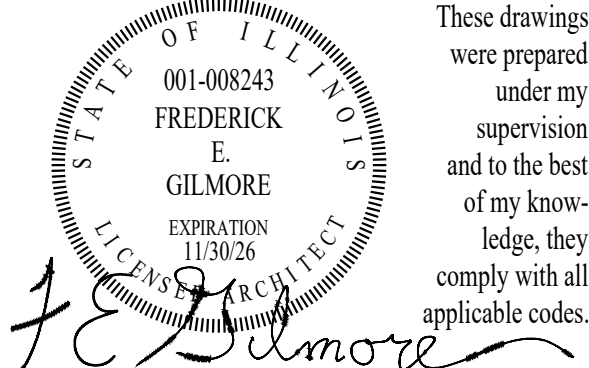
UPPER FLOOR PLAN - "D"

UPPER FLR. = 524 S.F. SCALE 1/4"=1'-0"

ALL INTERIOR WALLS
ARE 3/2" UNLESS
OTHERWISE NOTED

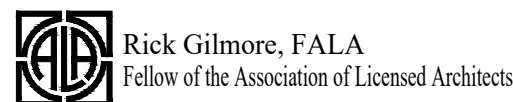
DOUBLE ALL JOISTS UNDER
BATHUBS AND LAUNDRY
EQUIPMENT.

HEADER NOTE:
ALL HEADERS FOR EXTERIOR WINDOWS ARE TO BE
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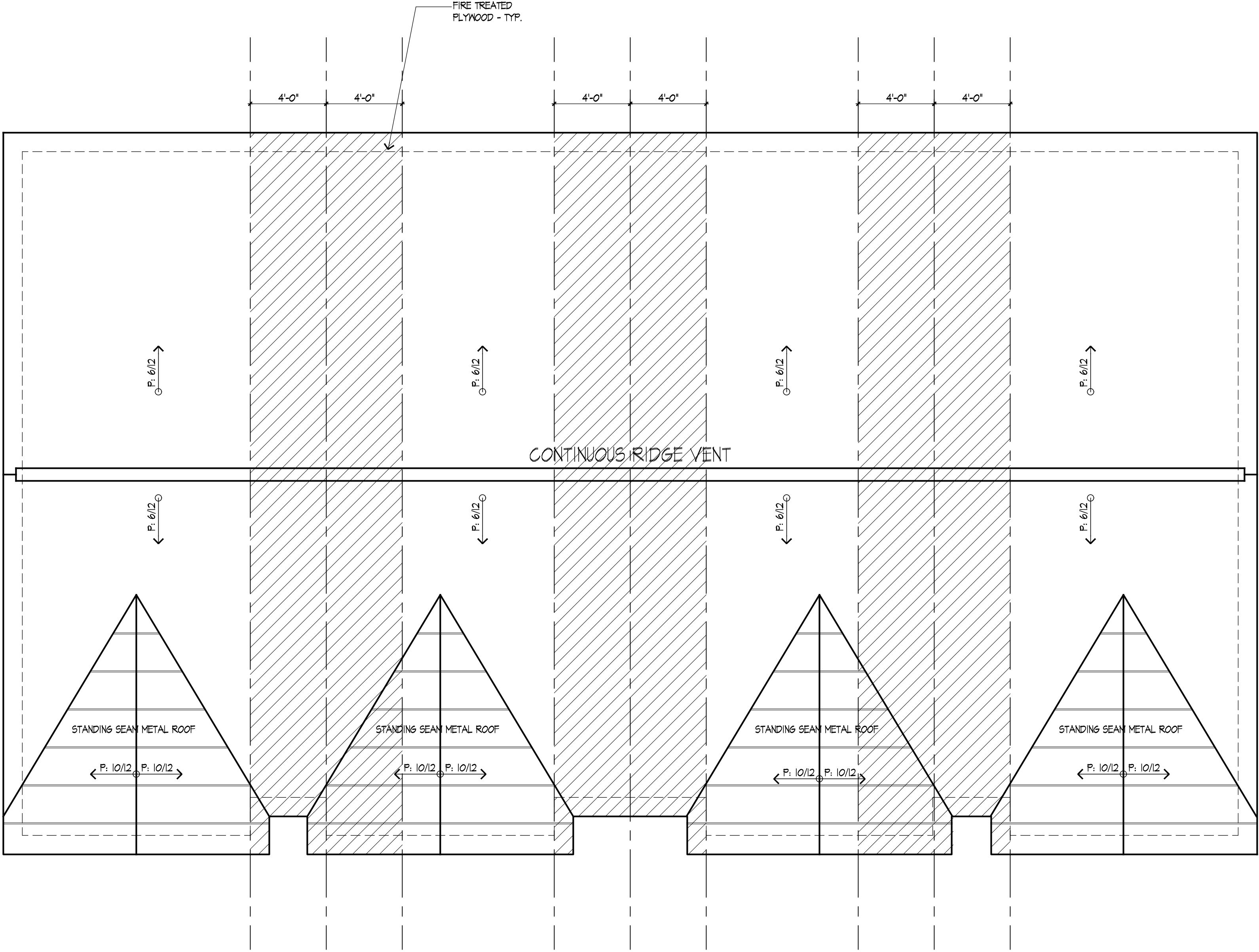
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ROOF PLAN
SCALE: 1/4" = 1'-0"

NOTE: ALL OVERHANGS ARE TO BE 1'-0"

STATE OF ILLINOIS

001-008243

FREDERICK E. GILMORE

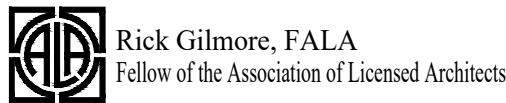
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Frederick E. Gilmore

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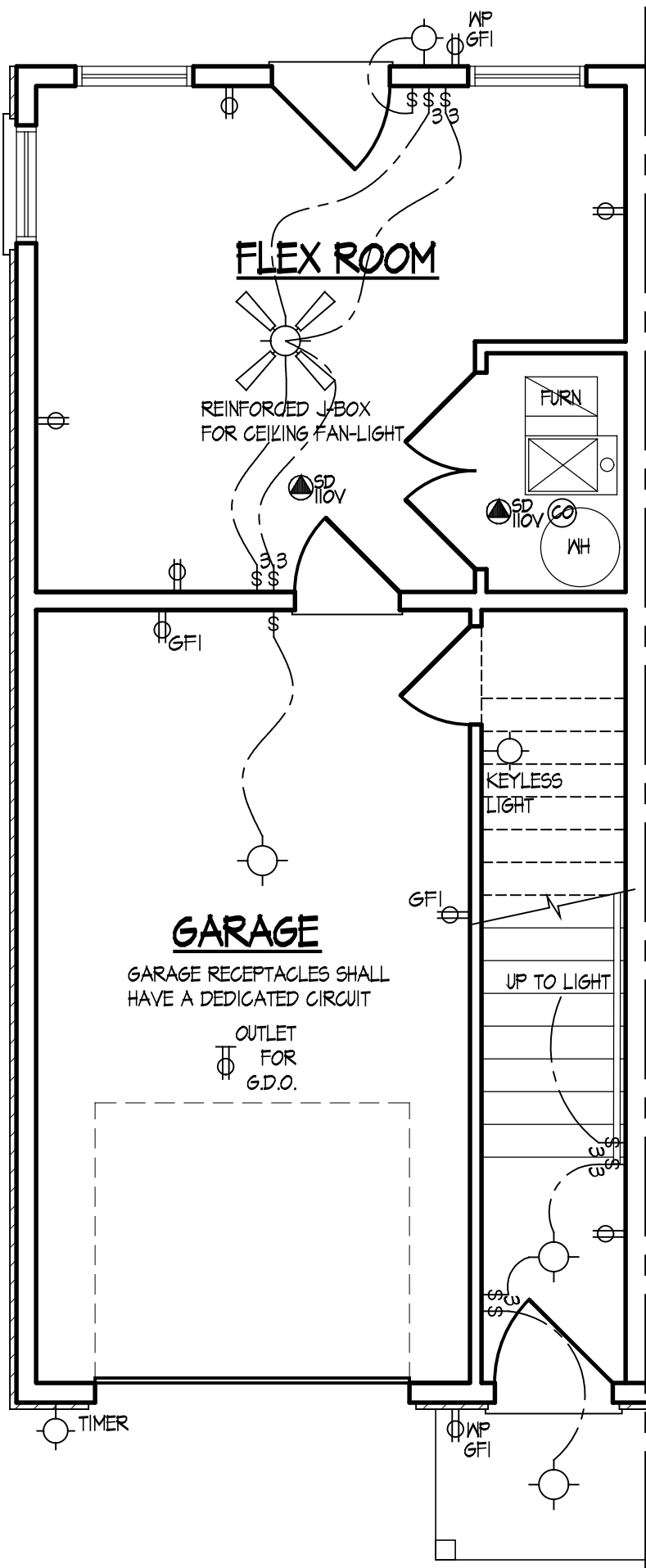
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ELECTRICAL PLAN NOTES:

- 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 (NFA) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
 6. PROVIDE AND INSTALL GROUND FAULT CIRCUIT-INTERRUPTERS (GFI) AS REQUIRED BY NATIONAL ELECTRIC CODE (NEC) AND MEETING THE REQUIREMENTS OF ALL 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.



FIRST FLOOR ELECT. PLAN "A"
SCALE 1/4"=1'-0"

1. KITCHEN: ALL 125-VOLT, SINGLE PHASE 15 AND 20-AMP RECEPTACLES 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 RECEPTACLES 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 RECEPTACLES 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. 1/2" THICK WALLBOARD.
5. METAL TUBING IS TO BE PROVIDED FOR REMOTE WATER METER READER. COORDINATE LOCATION WITH BUILDING INSPECTOR.
6. ALL PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH EFFICACY LIGHTS (WITH THE EXCEPTION OF KITCHEN APPLIANCE FIXTURES).
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, SUNKROOMS, 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 CIRCUIT.

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 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.

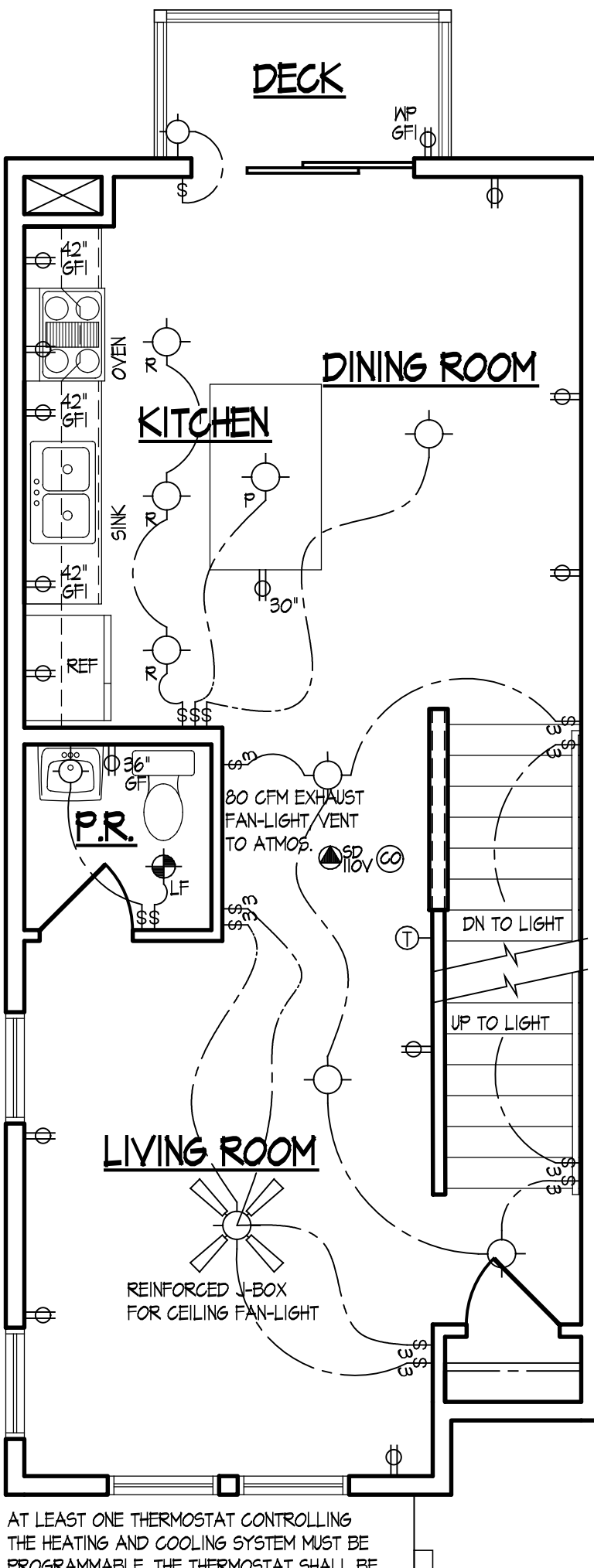
PROVIDE ARC-FAULT PROTECTION (AFCI) FOR OUTLETS AND DEVICES IN THE KITCHEN, FAMILY ROOM, OFFICE/DINING ROOM, DINING ROOM, LIVING ROOM, BEDROOMS, CLOSETS, PANTRY, HALLS, LAUNDRY ROOM AND MUDROOM. 2017 NEC 210.12(A)

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

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

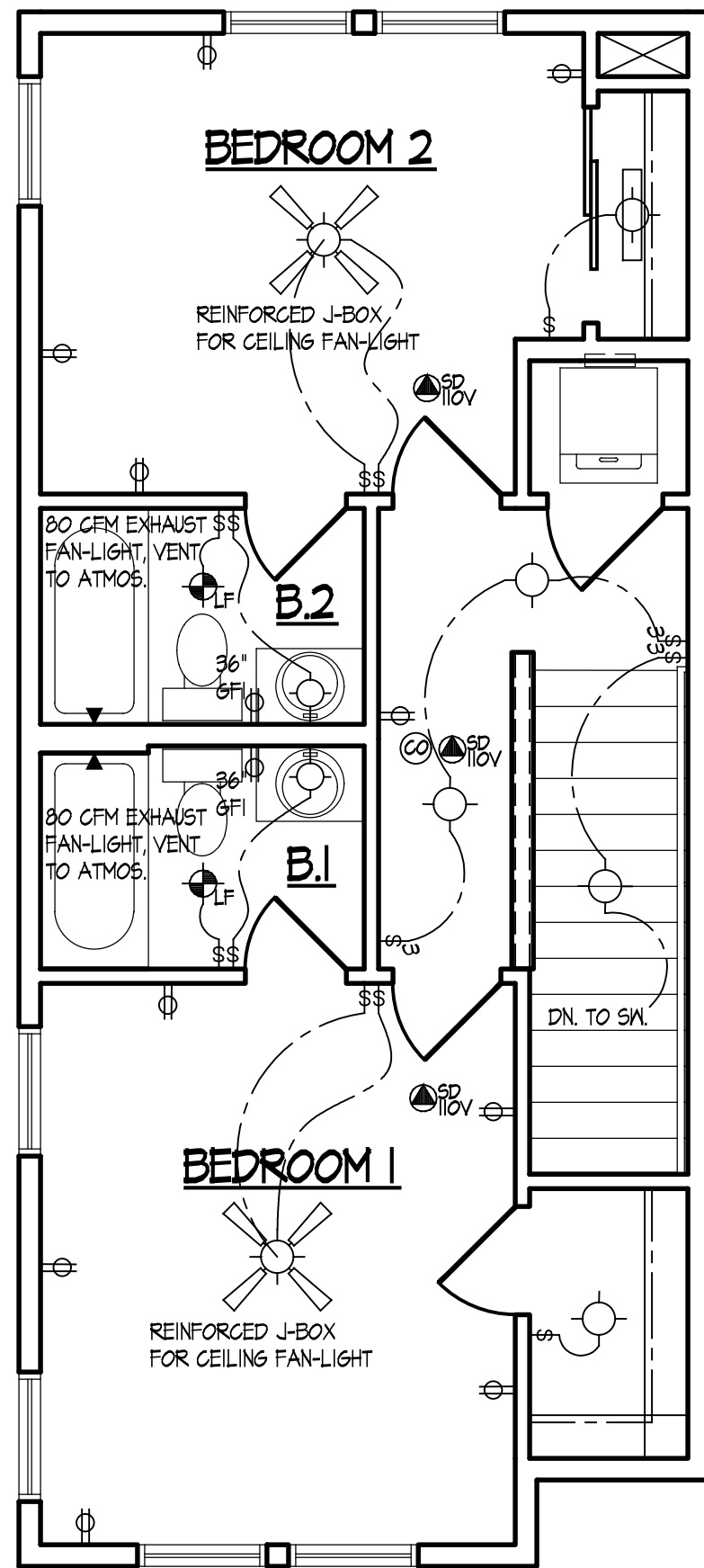
FOLLOWING APPLIANCES AND EQUIPMENT SHALL HAVE A DEDICATED CIRCUIT:
EACH FURNACE, EACH AIR CONDITIONER, EACH WATER HEATER, MICROWAVE, DISHWASHER, DISPOSAL AND OVEN.
THE FOLLOWING APPLIANCES AND EQUIPMENT SHALL HAVE A DISCONNECT SWITCH: EACH FURNACE, EACH AIR CONDITIONER, EACH WATER HEATER, AND DISHWASHER.

COOKTOP NOTE:
MISO3.4 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.



AT LEAST ONE THERMOSTAT CONTROLLING THE HEATING AND COOLING SYSTEM MUST BE PROGRAMMABLE. THE THERMOSTAT SHALL BE CAPABLE OF CONTROLLING THE HEATING AND COOLING SYSTEM ON A DAILY SCHEDULE TO MAINTAIN DIFFERENT TEMPERATURE SET POINTS AT DIFFERENT TIMES OF THE DAY.

SECOND FLOOR ELECT. PLAN "A"
SCALE 1/4"=1'-0"



UPPER FLOOR ELECT. PLAN "A"
SCALE 1/4"=1'-0"

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 SYMBOLS

- 1-0 SINGLE POLE SWITCH
- 1-0-3 THREE POLE SWITCH
- 1-0-4 FOUR POLE SWITCH
- 1-0-5 WEATHER PROOF SWITCH/GROUND FAULT INTERRUPTER
- 1-0-6 PHOTOCELL
- 5- WEATHER PROOF OUTLET GROUND FAULT INTERRUPTER
- 1-0-7 SINGLE OUTLET
- 6- OUTLET AND SWITCH
- 1-0-8 DUPLEX OUTLET
- 1-0-9 DUPLEX OUTLET - ONE HALF SWITCHED
- 1-0-10 220 VOLT OUTLET
- 1-0-11 THERMOSTAT
- 1-0-12 JUNCTION BOX
- 1-0-13 GARBAGE DISPOSAL
- 1-0-14 110 VOLT SMOKE DETECTOR INTER-CONNECTED W/ BATTERY BACKUP
- 1-0-15 CARBON MONOXIDE ALARM
- 1-0-16 DOOR BELL BUTTON
- 1-0-17 DOOR BELL CHIMES
- 1-0-18 TELEPHONE OUTLET
- 1-0-19 CABLE TELEVISION OUTLET
- 1-0-20 INTERCOMM
- 1-0-21 ELECTRICAL PANEL
- 1-0-22 ELECTRICAL METER

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

- SURFACE MOUNTED FIXTURE
- SURFACE MOUNTED FIXTURE WITH FULL CHAIN
- WALL MOUNTED FIXTURE
- RECESSED FIXTURE
- RECESSES EYEBALL FIXTURE

LIGHT TRACK - NUMBER INDICATES LENGTH (FEET)

STRIP LIGHT - NUMBER INDICATES LENGTH (INCHES)

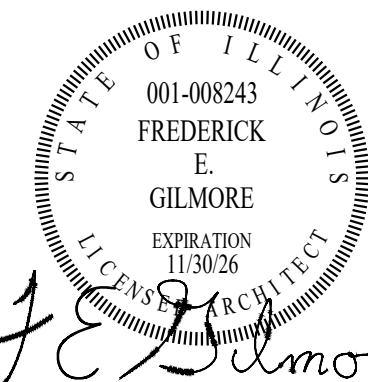
1 x 4

2 x 4

2 x 2

4 x 4

DIMENSIONS WITH SYMBOL INDICATES HEIGHT ABOVE FLOOR



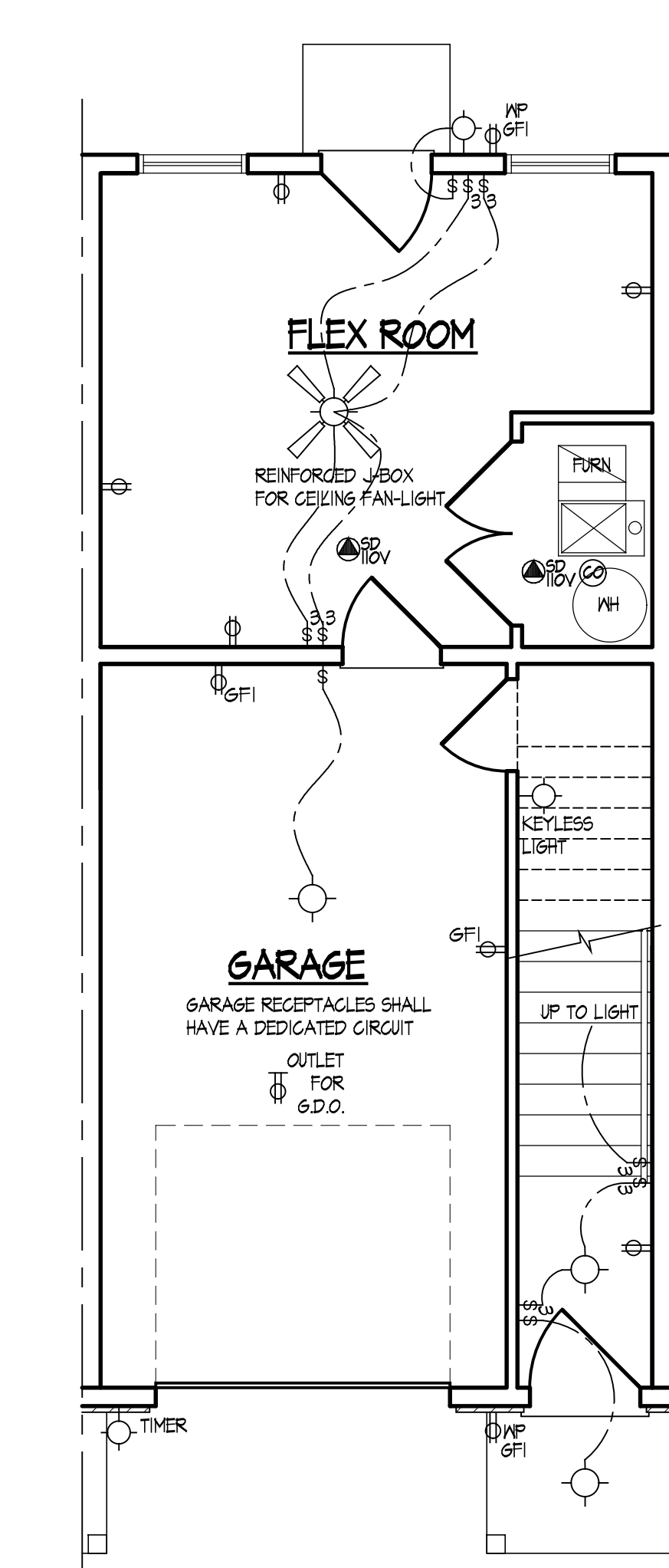
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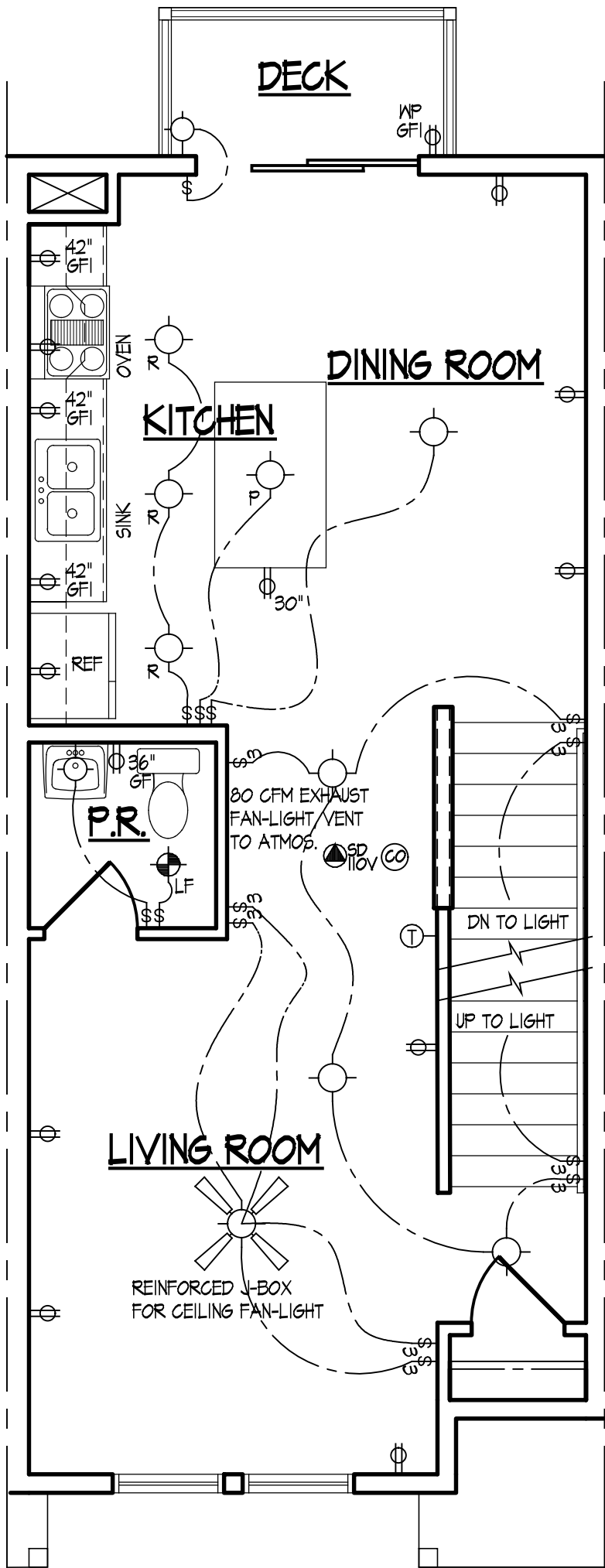
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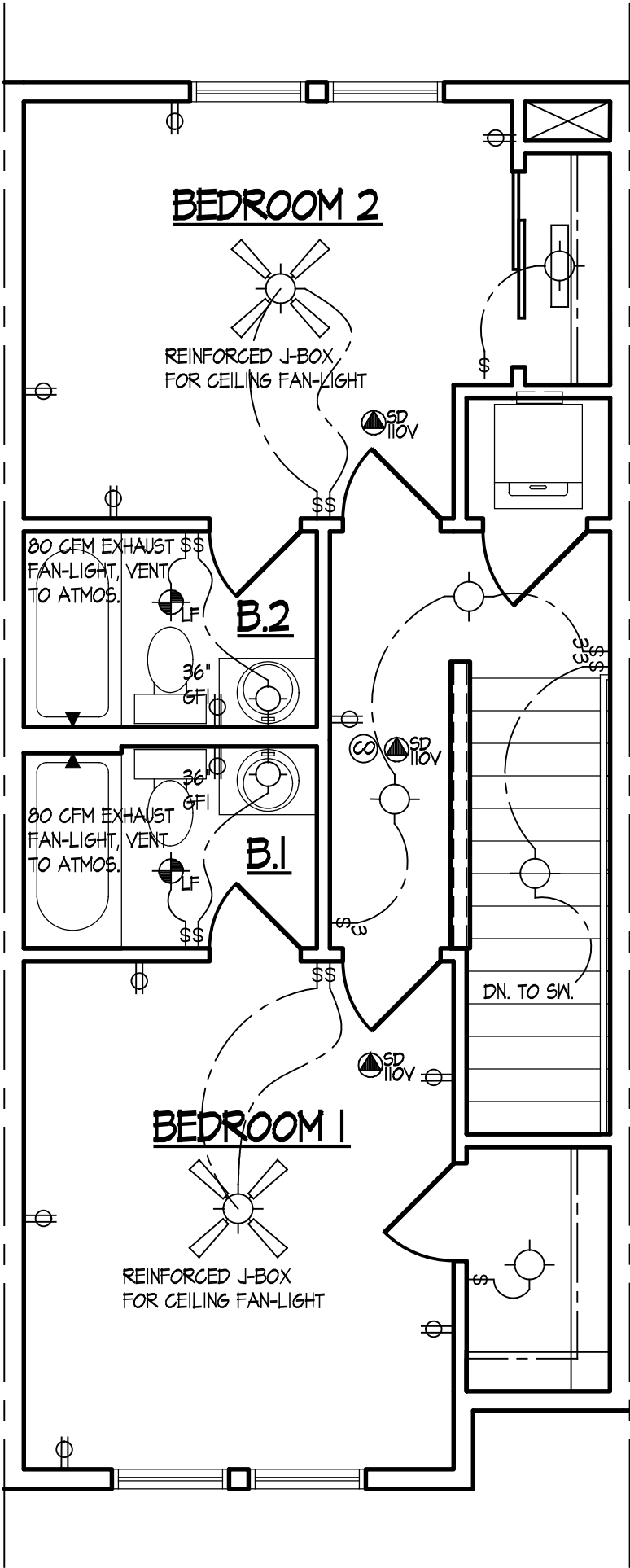
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FIRST FLOOR ELECT. PLAN "B"
SCALE 1/4"=1'-0"

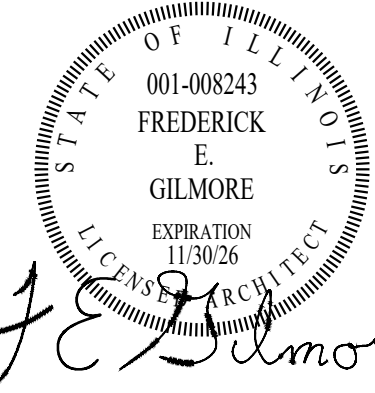


SECOND FLOOR ELECT. PLAN "B"
SCALE 1/4"=1'-0"



UPPER FLOOR ELECT. PLAN "C"
SCALE 1/4"=1'-0"

ELECTRICAL SYMBOLS					
	SINGLE POLE SWITCH		HEAT LAMP		
	THREE POLE SWITCH		FAN		
	FOUR POLE SWITCH		FAN / LIGHT		
	WEATHER PROOF SWITCH/GROUND FAULT INTERRUPTER		FAN / LIGHT / HEAT LAMP		
	PHOTOCELL		EMERGENCY LIGHT WITH BATTERY BACKUP		
	WEATHER PROOF OUTLET GROUND FAULT INTERRUPTER	INCANDESCENT LIGHT FIXTURES		SURFACE MOUNTED FIXTURE	
	SINGLE OUTLET			SURFACE MOUNTED FIXTURE WITH FULL CHAIN	
	OUTLET AND SWITCH			WALL MOUNTED FIXTURE	
	DUPLEX OUTLET			RECESSED FIXTURE	
	DUPLEX OUTLET - ONE HALF SWITCHED			RECESSES EYEBALL FIXTURE	
	220 VOLT OUTLET		LIGHT TRACK - NUMBER INDICATES LENGTH (FEET)		
	THERMOSTAT	FLUORESCENT LIGHT FIXTURES		STRIP LIGHT - NUMBER INDICATES LENGTH (INCHES)	
	JUNCTION BOX			1 x 4	
	GARBAGE DISPOSAL			2 x 4	
	110 VOLT SMOKE DETECTOR INTER-CONNECTED W/ BATTERY BACKUP			2 x 2	
	CARBON MONOXIDE ALARM			4 x 4	
	DOOR BELL BUTTON		DIMENSIONS WITH SYMBOL INDICATES HEIGHT ABOVE FLOOR		
	DOOR BELL CHIMES				
	TELEPHONE OUTLET				
	CABLE TELEVISION OUTLET				
	INTERCOMM				
	ELECTRICAL PANEL				
	ELECTRICAL METER				
WP	INDICATES WATERPROOF				
GFI	INDICATES GROUND FAULT INTERRUPT				



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LICENSED ARCHITECT

F E Gilmore

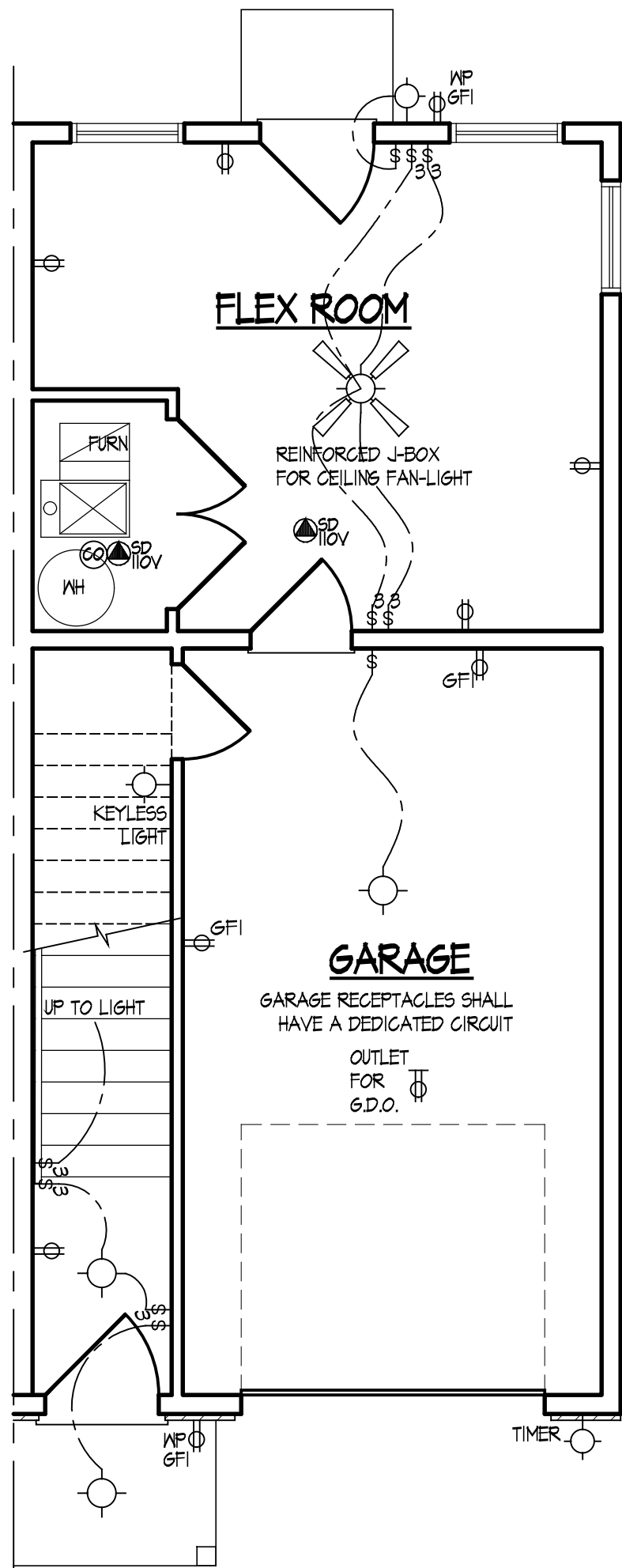
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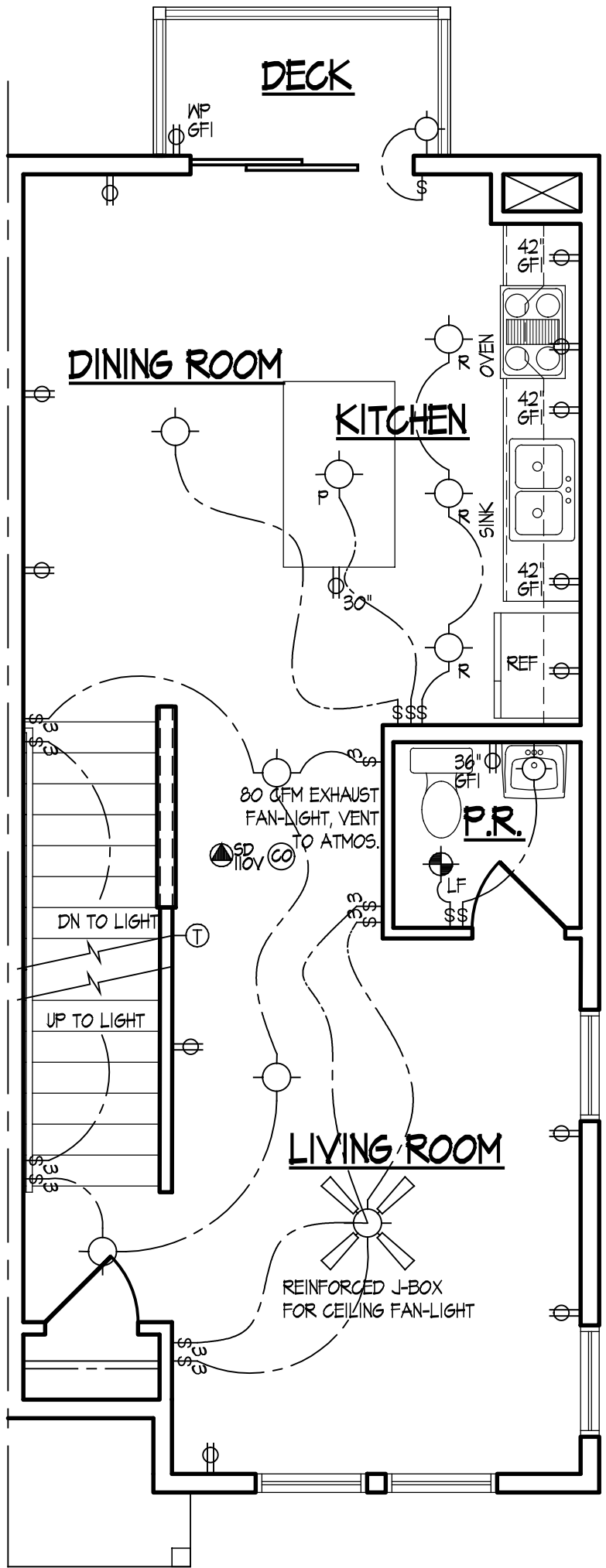
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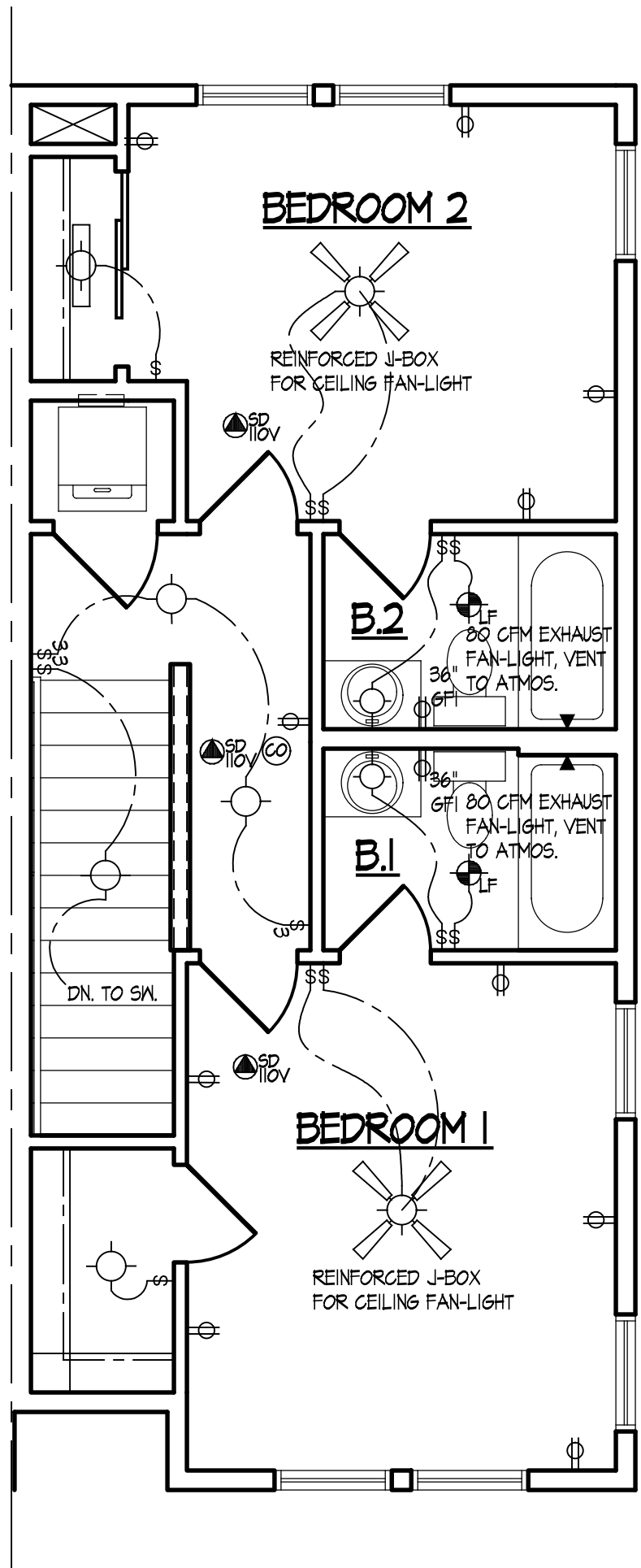
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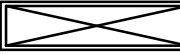
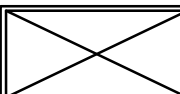
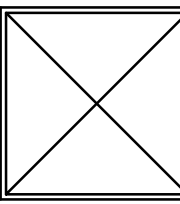
FIRST FLOOR ELECT. PLAN "D"
SCALE 1/4"=1'-0"

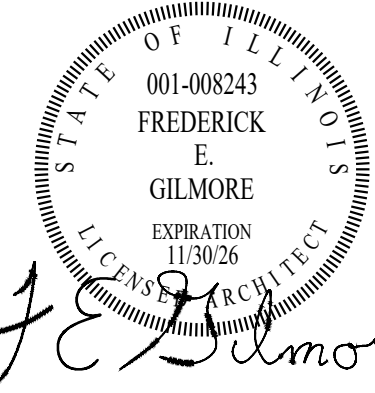


SECOND FLOOR ELECT. PLAN "D"
SCALE 1/4"=1'-0"



UPPER FLOOR ELECT. PLAN "D"
SCALE 1/4"=1'-0"

ELECTRICAL SYMBOLS					
	SINGLE POLE SWITCH		HEAT LAMP		
	THREE POLE SWITCH		FAN		
	FOUR POLE SWITCH		FAN / LIGHT		
	WEATHER PROOF SWITCH/GROUND FAULT INTERRUPTER		FAN / LIGHT / HEAT LAMP		
	PHOTOCELL		EMERGENCY LIGHT WITH BATTERY BACKUP		
	WEATHER PROOF OUTLET GROUND FAULT INTERRUPTER	INCANDESCENT LIGHT FIXTURES		SURFACE MOUNTED FIXTURE	
	SINGLE OUTLET			SURFACE MOUNTED FIXTURE WITH PULL CHAIN	
	OUTLET AND SWITCH			WALL MOUNTED FIXTURE	
	DUPLEX OUTLET			RECESSED FIXTURE	
	DUPLEX OUTLET - ONE HALF SWITCHED			RECESSES EYEBALL FIXTURE	
	220 VOLT OUTLET			LIGHT TRACK - NUMBER INDICATES LENGTH (FEET)	
	THERMOSTAT		FLUORESCENT LIGHT FIXTURES		STRIP LIGHT - NUMBER INDICATES LENGTH (INCHES)
	JUNCTION BOX				1 x 4
	GARBAGE DISPOSAL				2 x 4
	110 VOLT SMOKE DETECTOR INTER-CONNECTED W/ BATTERY BACKUP				2 x 2
	CARBON MONOXIDE ALARM			4 x 4	
	DOOR BELL BUTTON	DIMENSIONS WITH SYMBOL INDICATES HEIGHT ABOVE FLOOR			
	DOOR BELL CHIMES				
	TELEPHONE OUTLET				
	CABLE TELEVISION OUTLET				
	INTERCOMM				
	ELECTRICAL PANEL				
	ELECTRICAL METER				
WP	INDICATES WATERPROOF				
GFI	INDICATES GROUND FAULT INTERRUPT				



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FIREBLOCKING NOTE:

CODE COMPLIANT FIREBLOCKING IS TO BE PROVIDED AT THE FOLLOWING LOCATIONS:

A. CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVEL AND AT TEN-FOOT (10') INTERVALS BOTH VERTICAL AND HORIZONTAL.

B. ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS SOFFITS, DROP CEILINGS, COVE CEILINGS, ETC.

C. CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN.

D. OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS AND FIREPLACES AT CEILING AND FLOOR LEVEL, WITHOUT NON-COMBUSTIBLE MATERIALS.

DRAFTSTOPPING NOTE:

DRAFTSTOPPING SHALL BE INSTALLED IN THE SECOND FLOOR TRUSSES SO THAT THE AREA OF CONCEALED SPACE DOES NOT EXCEED ONE THOUSAND (1000) SQUARE FEET. DRAFTSTOPPING SHALL BE DIVIDE THE CONCEALED SPACE INTO APPROX. EQUAL AREAS.

THRESHOLD NOTE:

AN APPROVED CORROSION-RESISTIVE FLASHING IS TO BE INSTALLED UNDER FRONT DOOR THRESHOLD.

FLASHING NOTE:

ALL FLASHING AGAINST MASONRY SHALL BE MADE OF AN APPROVED METAL AND BE "LET INTO" THE MASONRY BY 5/8". COUNTER FLASHING SHALL BE SECURED TO THE MASONRY OF "BACK CAULKING" THE 5/8" BENT END AND SECURING TO THE BRICK WITH AN APPROVED FASTENER.

WALL BRACING NOTE:

MINIMUM EXTERIOR WALL BRACING SHALL BE AT EACH END OF A WALL AND AT LEAST EVERY 25' O.C. BUT NOT LESS THAN 16% OF BRACED WALL LINE.

BLOWN-IN INSUL. NOTE:

BLOWN-IN INSULATION SHALL BE MARKED WITH THE FINAL SETTLED DEPTH AT INTERVALS OF 300 SQ. FT. IN ALL AREAS IT IS APPLIED. THE LABELS SHALL BE READILY VISIBLE FROM THE ATTIC ACCESS HATCH WITH THE AMOUNT OF BLOWN-IN INSULATION INSTALLED.

ROOF CONSTRUCTION

30 YEAR, 3 TAB LAMINATED SELF SEALING ARCHITECTURAL SHINGLES ON 15# ASPHALT SATURATED FELT OVER 5/8" EXTERIOR GRADE PLYWOOD SHEATHING W/ METAL "H-CLIPS" ON WOOD TRUSSES AT 24" O.C. METAL GUSSET PLATES ON BOTH SIDES OF WOOD ROOF TRUSSES SHALL BE COVERED WITH 1/2 INCH PLYWOOD, GLUED AND SCREWED, EXTENDING 6 INCHES BEYOND EACH SIDE OF THE PLATE.

PROVIDE ROOF TRUSS TIE DOWNS AT ALL EXTERIOR WALL AND PORCH CONNECTIONS.

PROVIDE ICE AND WATER SHIELD AT ALL EAVES AND VALLEYS - LAP OVER METAL DRIP EDGE A MIN OF 2" AND EXTEND FROM EAVE TO 24" HORIZ. BEYOND THE INSIDE FACE OF EXTERIOR WALL.

PROVIDE AIR BAFFLES AT EACH TRUSS BAY TO MAINTAIN 2" MIN. AIRSPACE FOR VENTING.

R-44 INSULATION WITH INTEGRAL VAPOR BARRIER HAVING A TRANSMISSION RATE NOT EXCEEDING (1) PERM.

5/8 INCH GYPSUM BD. CEILING AT ALL 24 IN. O.C. ROOF FRAMING.

ATTIC SEPARATION CONSTRUCTION

2 HR RATED WALL ASSEMBLY - ANSI/UL 263 DESIGN No. U210

SEPARATION WALL CONSTRUCTION

2 HR. RATED WALL ASSEMBLY - ANSI/UL 263 DESIGN No. U210 STC 61-65

- WOOD STUDS - (2x4 D/FIR#2 AT WALLS SUPPORTING TWO STORIES ABOVE) DOUBLE ROW OF NOMINAL 2x4 IN. AT 16" O.C. & CROSS-BRACED AT MID-HEIGHT. EFFECTIVELY FIRESTOPPED AT TOP AND BOTTOM OF WALL. SET STUD WALLS 1/2" FROM EACH SIDE OF PRECAST A.C. PANELS.
- PRECAST AUTOCLAVED AERATED CONCRETE PANELS# - 2" THICK, MAX. 24 IN. WIDE AND 8 FT. OR 10 FT. LONG PANELS INSTALLED HORIZONTALLY OR VERTICALLY. PANELS SECURED TO STUDS WITH ATTACHMENT CLIPS (ITEM 4). VERTICAL AND HORIZONTAL JOINTS NEED NO BE BACKED BY NOR CENTERED OVER STUDS. BUTT JOINTS STAGGERED MIN 16 IN. FROM ADJACENT PANELS. (THERMACRETE LLC.)
- THIN BED MORTAR - APPLIED TO THE HORIZONTAL AND VERTICAL JOINTS OF EACH PRECAST AUTOCLAVED AERATED CONCRETE PANEL. ATTACHMENT CLIPS - ALUMINUM ANGLES 0.048 IN. TO 0.060 IN. THICK AND 2 IN. WIDE WITH ONE 2 IN. LEG AND ONE 2-1/2 IN. LEG. A 0.104 IN. OUTSIDE DIAMETER AND 0.875 IN. INSIDE DIAMETER RUBBER GROMMET IS PRE-ATTACHED 2-1/2 IN. LONG LEG OF THE ANGLE. CLIPS POSITIONED WITH 2 IN. LEG ON PANEL SIDE AND 2-1/2 IN. LEG ON STUD SIDE. CLIPS ATTACHED TO STUDS (ITEM 1) WITH ONE 1-5/8 IN. LONG SCREW THROUGH A 3/4 IN. DIAMETER WASHER AND THE RUBBER GROMMET. CLIPS ATTACHED TO PANEL (ITEM 2) WITH TWO 1-5/8 IN. LONG SHARP POINT HIGH-LOW THREAD SCREWS SPACED 3/4 IN. O.C. AT PRE-DRILLED HOLES. MAX 1 IN. AIRSPACE BETWEEN EDGE OF STUD AND PANEL. PANEL SCREWS ANGLED 20 DEGREES FROM THE HORIZONTAL. WHEN PANELS ARE INSTALLED VERTICALLY, CLIPS SPACED MAX. 16 IN. FROM HORIZONTAL JOINTS AND MAX 4 FT. O/C VERTICALLY PER PANEL. WHEN PANELS ARE INSTALLED HORIZONTALLY, CLIPS SPACED MAX. 16 IN. FROM VERTICAL JOINTS AND MAX 4 FT. O/C HORIZONTALLY PER PANEL. MINIMUM OF THREE CLIPS PER 8 FT. AND 10 FT. LONG SIDE OF PANEL. CLIPS STAGGERED ON OPPOSITE SIDES OF PANEL TO PERMIT ATTACHMENT TO STUDS AND PANELS.
- SHAFTLINER - CERTAINTED "GLASROC SHAFTLINER TYPE X" - ONE LAYER MIN. 1/2 IN. THICK BY 48 IN. WIDE BOARDS INSTALLED HORIZONTALLY OR VERTICALLY TO WOOD STUDS USING 1-5/8 IN. WALLBOARD SCREWS SPACED 8 IN. O.C. ALONG THE EDGES AND IN THE FIELD.
- THIN BED MORTAR - APPLIED TO SURFACE CRACKS ON BOTH SIDES OF PRECAST AUTOCLAVED AERATED CONCRETE PANEL PER MANUFACTURER'S SPECIFICATIONS.
- FINISHING SYSTEM - GYPSUM BOARD JOINTS TO BE COVERED WITH PAPER TAPE AND JOINT COMPOUND. NAIL HEADS OPTIONALLY COVERED WITH JOINT COMPOUND.
- BATT AND BLANKETS# - PLACED TO COMPLETELY FILL THE STUD CAVITIES IN BOTH ROWS OF STUDS, ANY GLASS FIBER OR MINERAL WOOL INSULATION MAX 3.0 PCF DENSITY.
- APPROVED 1 HR. RATED FIRE CAULK AS NECESSARY. (GREAT STUFF PRO-GAPS AND CRACKS OR EQUAL.)

BEARING THE UL CLASSIFICATION MARK

FLOOR/ CEILING CONSTRUCTION

(2) LAYERS OF 5/8" T & G PLYWOOD, GLUED AND NAILED TO 12" WOOD FLOOR TRUSSES (REFER TO PLANS FOR SPACING)

1/4" UNDERLAYMENT AT VINYL OR TILE AREAS ONLY

FLOOR JOIST FRAMING - SEE PLANS

3 1/2 IN. GLASS FIBER BATT INSULATION BETWEEN JOISTS.

5/8" GYPSUM BOARD CEILING AT HABITABLE SPACES

GYP. BOARD APPLICATION

CEILING GYP. BOARD APPLIED WITH LONG DIMENSION PERPENDICULAR TO JOISTS. STAGGER END JOINTS ON CENTERLINE OF JOIST BOTTOM CHORDS.

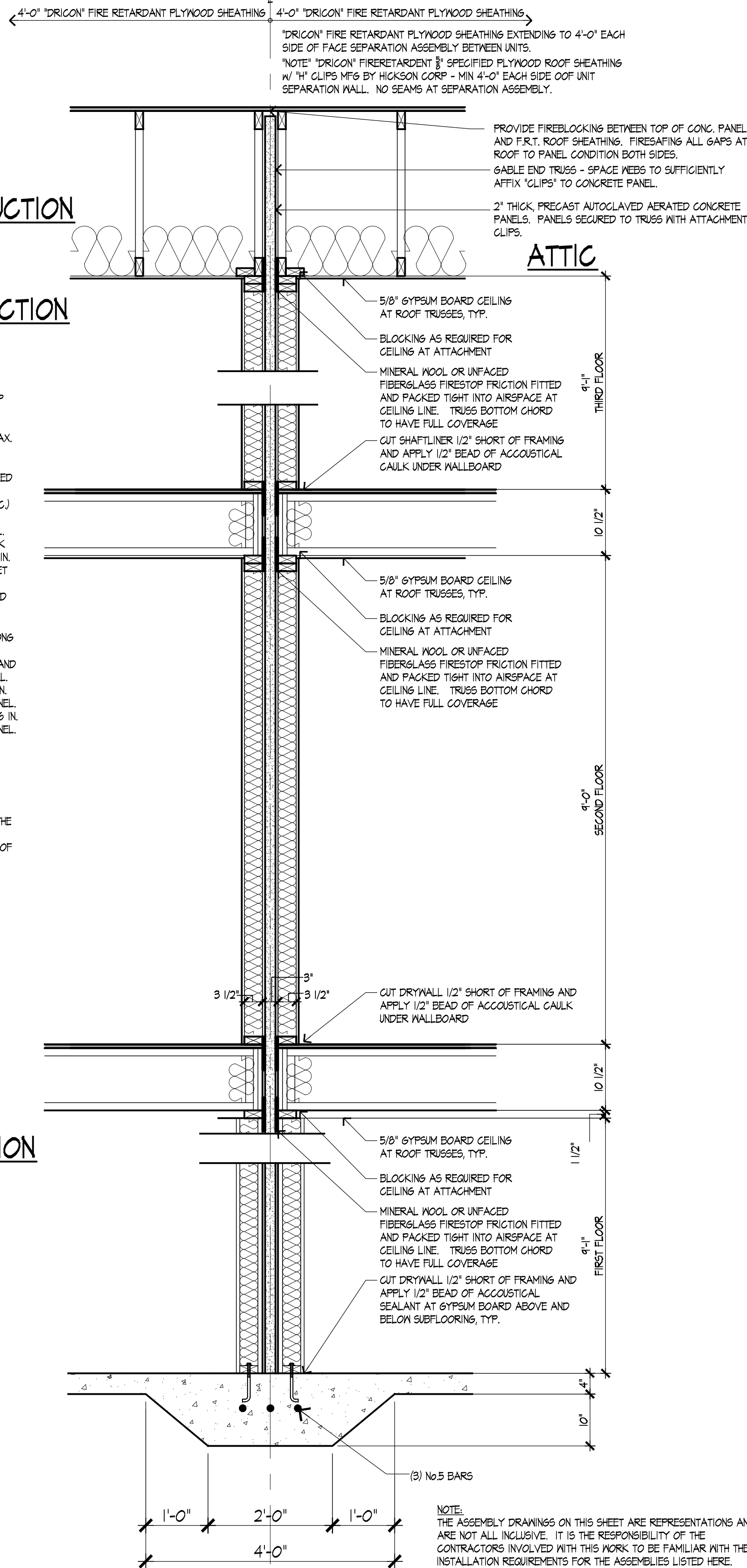
CONCRETE SLAB CONSTRUCTION

4" CONCRETE SLAB W/ FIBER MESH OVER

6 MIL. POLY VAPOR BARRIER OVER

MIN. 4" GRANULAR FILL OVER

COMPACTED EARTH



① UL U210 UNIT SEPARATION ASSEMBLY

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

ROOF CONSTRUCTION

30 YEAR, 3 TAB LAMINATED SELF SEALING ARCHITECTURAL SHINGLES ON 15# ASPHALT SATURATED FELT OVER 5/8" EXTERIOR GRADE PLYWOOD SHEATHING W/ METAL "H-CLIPS" ON WOOD TRUSSES AT 24" O.C. METAL GUSSET PLATES ON BOTH SIDES OF WOOD ROOF TRUSSES SHALL BE COVERED WITH 1/2 INCH PLYWOOD, GLUED AND SCREWED, EXTENDING 6 INCHES BEYOND EACH SIDE OF THE PLATE.

PROVIDE ROOF TRUSS TIE DOWNS AT ALL EXTERIOR WALL AND PORCH CONNECTIONS.

PROVIDE ICE AND WATER SHIELD AT ALL EAVES AND VALLEYS - LAP OVER METAL DRIP EDGE A MIN OF 2" AND EXTEND FROM EAVE TO 24" HORIZ. BEYOND THE INSIDE FACE OF EXTERIOR WALL.

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R-44 INSULATION WITH INTEGRAL VAPOR BARRIER HAVING A TRANSMISSION RATE NOT EXCEEDING (1) PERM.

5/8 INCH GYPSUM BD. CEILING AT ALL 24 IN. O.C. ROOF FRAMING.

FASCIA AND SOFFIT

ALUMINUM GUTTER & DOWNSPOUTS TO SPLASH BLOCKS OVER 5/4x8 FASCIA(TYP) OVER CONTINUOUS ALUMINUM SOFFIT W/ 4"x6" SOFFIT VENTS. 5/4x10 FRIEZE BOARD. GUTTERS AND DOWNSPOUTS TO BE PAINTED TO MATCH FASCIA.

FLOOR CONSTRUCTION

3/4" OSB T & G SHEATHING GLUED & NAILED TO 12" BCI FLR. TRUSSES @ 16" o.c. - 1/4" UNDERLAYMENT IN TILE AREAS- 1/2" GYPSUM BOARD GLUE AND SCREWED TO UNDERSIDE OF FLOOR JOISTS

WALL CONSTRUCTION

"LP" SMARTSIDE SIDING PER ELEVATIONS

"TYEYK" 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/ 5/8" TYPE "X" GYP. BRD. FINISH

FLOOR CONSTRUCTION

3/4" OSB T & G SHEATHING GLUED & NAILED TO 12" PRE-ENG. TRUSSES @ 16" o.c. - 1/4" UNDERLAYMENT IN TILE AREAS- 1/2" GYPSUM BOARD GLUE AND SCREWED TO UNDERSIDE OF TRUSSES

STONE VENEER WALL CONSTRUCTION

ENGINEERED STONE SHOWN ON ELEVATIONS - W/ 4" STONE SILL PITCHED AWAY FROM BUILDING

"TYEYK" 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/ 5/8" TYPE "X" GYP. BRD. FINISH

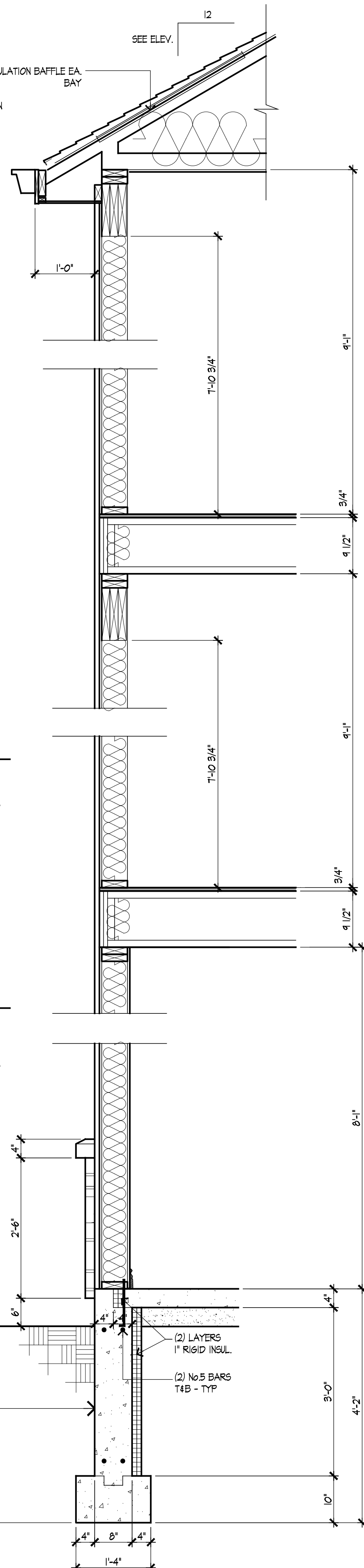
SILL PLATE

CONTINUOUS PRESSURE TREATED 2x6 SILL PLATE W/ SILL SEALER - 1/2" x 12" LONG ANCHOR BOLTS W/ NUTS AND WASHERS @ MAX 6'-0" o.c. & MAX 12" FROM CORNERS, MIN. 2 PER BOARD. EXEMD BOLT A MIN. OF 8" INTO CONCRETE.

CONCRETE SLAB CONSTRUCTION

4" CONCRETE SLAB W/ 6 MIL. POLY VAPOR BARRIER OVER MIN. 4" GRANULAR FILL OVER COMPACTED EARTH

ONE COAT ASPHALT DAMP-PROOFING



② WALL SECTION

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



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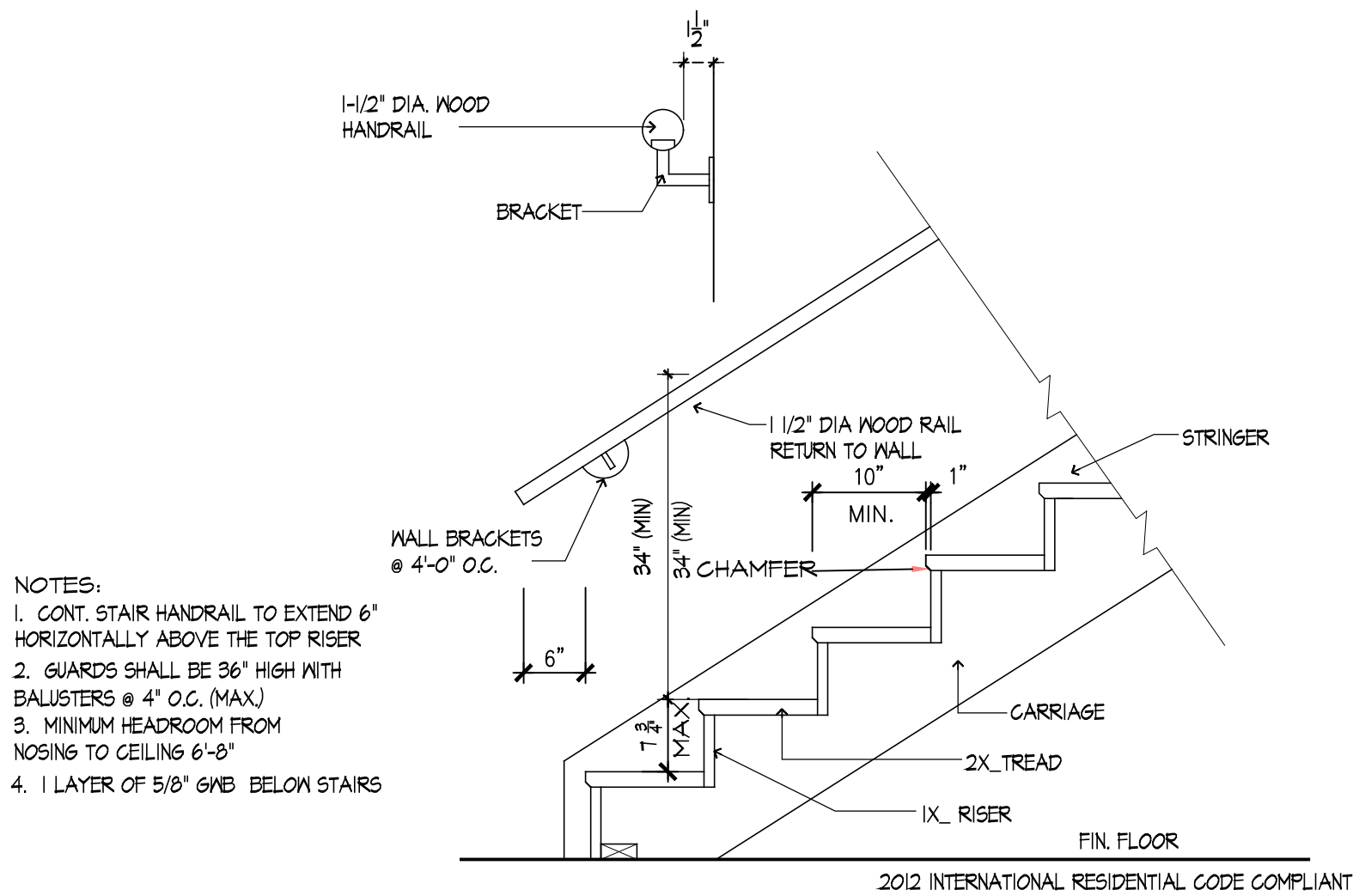
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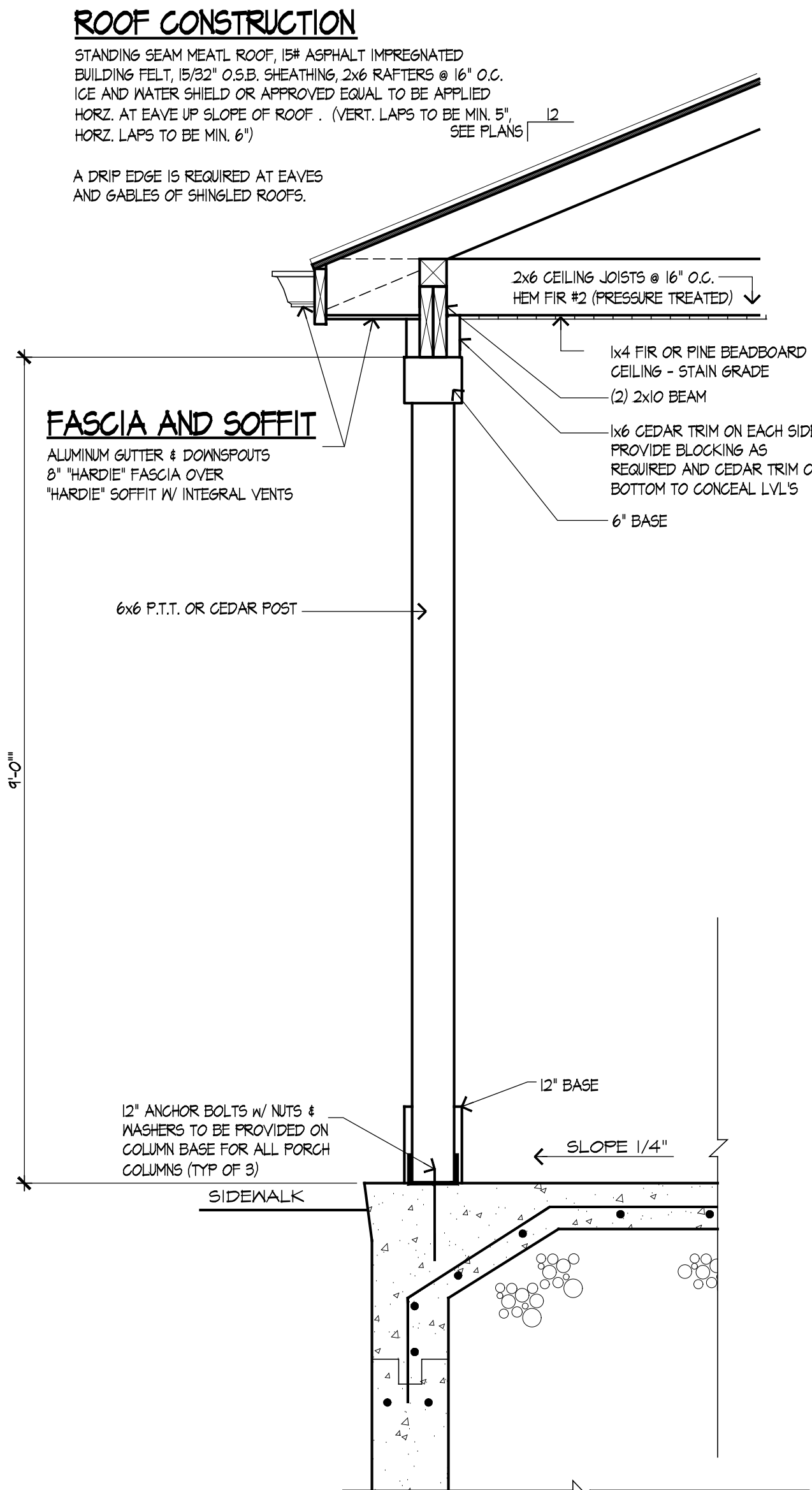
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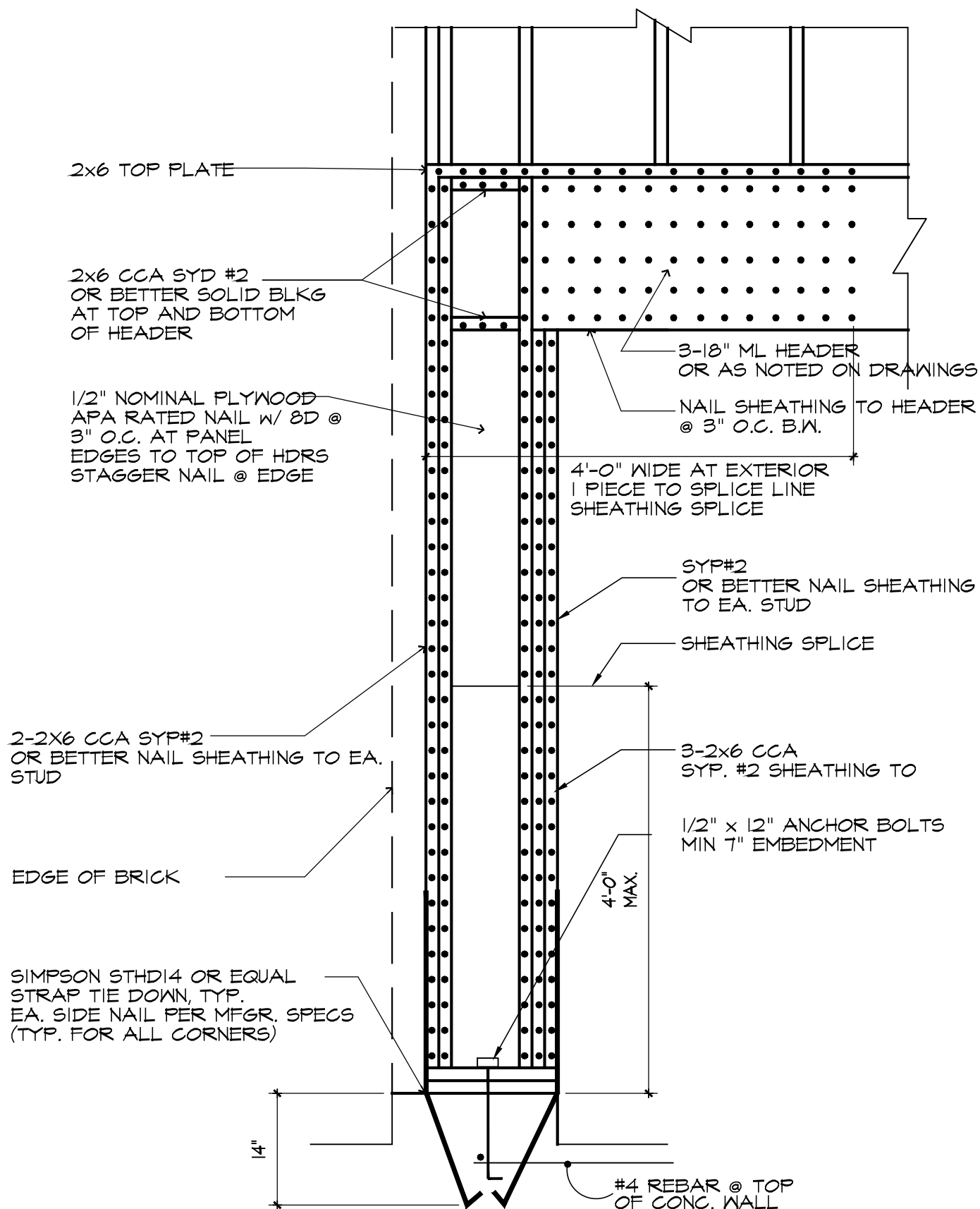
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① STAIR DETAIL
SCALE: 3/4" = 1'-0"



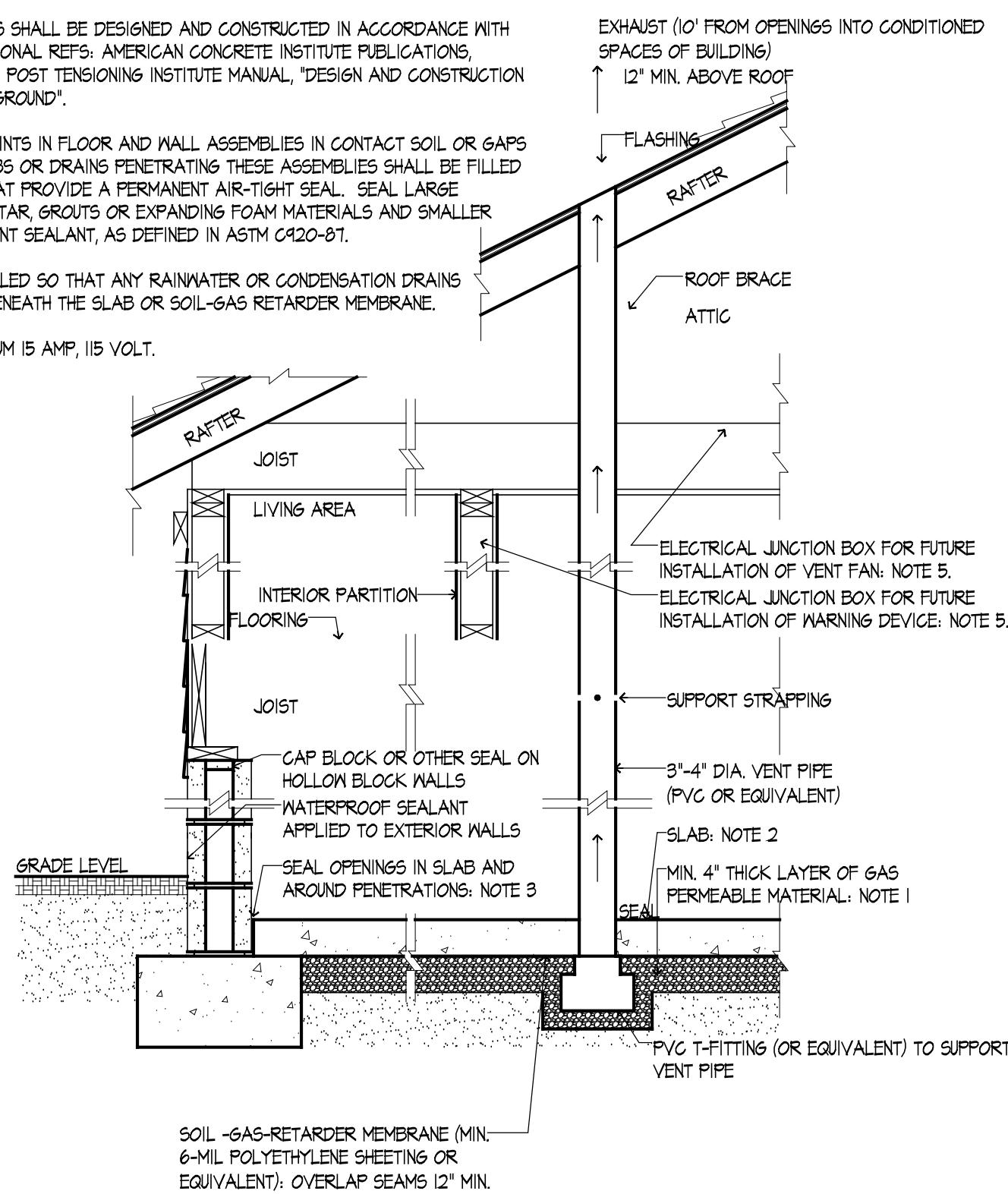
③ SECTION @ ENTRY
SCALE: 3/4" = 1'-0"



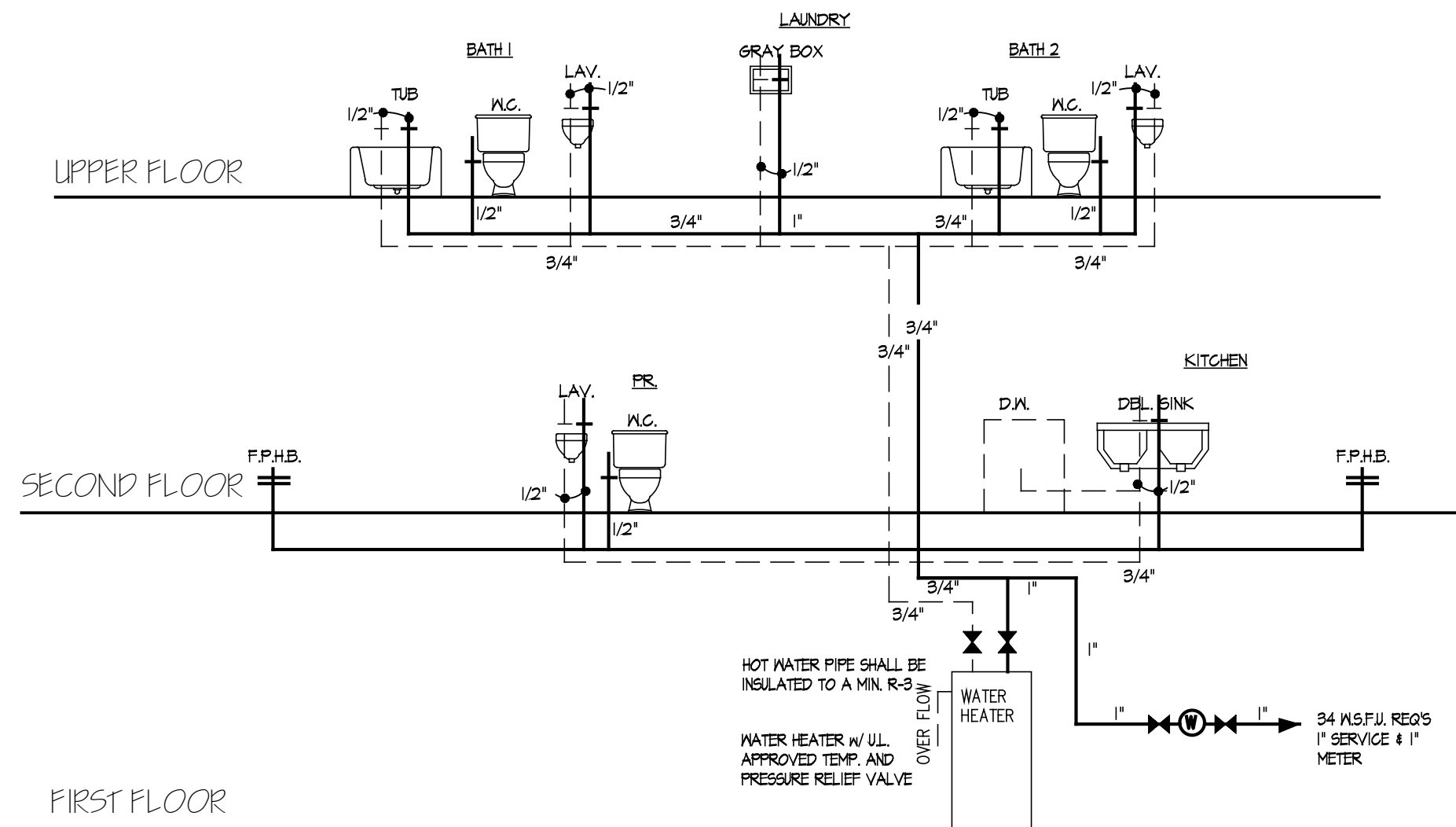
② BRACED WALL PANEL
SCALE: 3/4" = 1'-0"

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" & "ACI308.2R", 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 DRAINING 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 C420-81.
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
SCALE: 3/4" = 1'-0"



FIRST FLOOR

SUPPLY DIAGRAM
NO SCALE

LEGEND
HOT WATER
COLD WATER

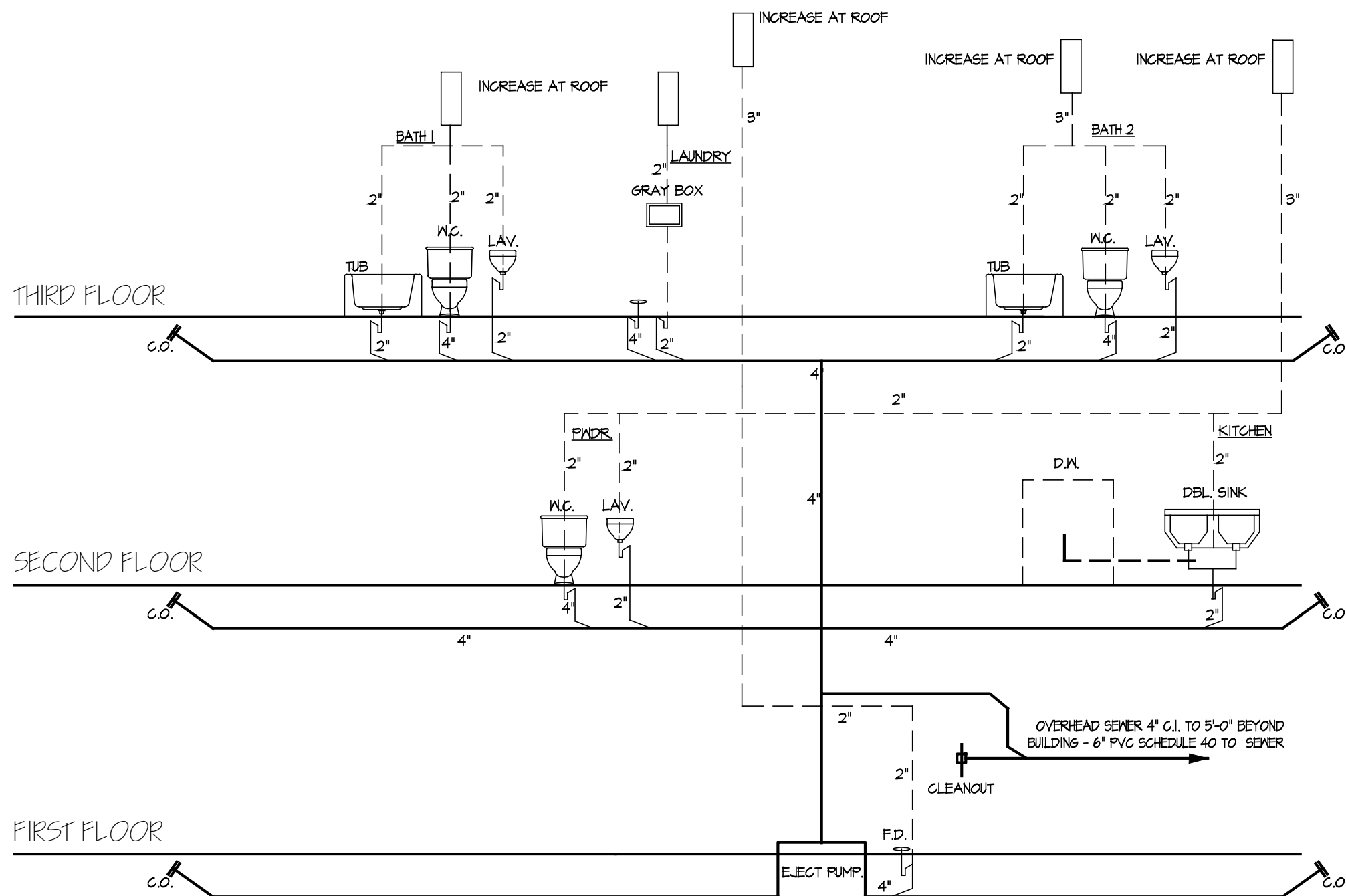
PLUMBING MATERIALS:

TYPE K WATER PIPE BELOW GRADE
TYPE L COPPER ABOVE GRADE
SGR-40 P.V.C.
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.

PLUMBING FIXTURE COUNT			
FIXTURE	# OF FIXTURE	# OF SUPPLY FIXTURE UNITS	TOTAL
WATER CLOSETS	3	3	12
LAVATORY	3	1	5
BATH TUBS	2	2	2
SHOWER STALL	-	2	-
KITCHEN SINK	1	2	2
DISHWASHER	1	1	1
LAUNDRY MACHINE	1	2	2
SILL COCK	2	5	10
TOTAL			34

K.S.F.U. = 34
MAIN WATER: 1" DIA.

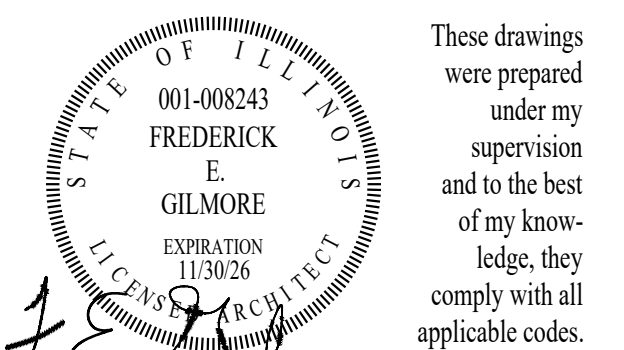
1. BUILDING SEWER SHALL HAVE A FULL SIZE CLEAN-OUT (6") INSTALLED OUTSIDE THE BUILDING.
2. A CONTINUOUS WASTE SHALL NOT BE USED ON THE KITCHEN SINK DRAIN LINES. TWO TRAPS ARE REQUIRED (GARBAGE DISPOSAL, BASKET STRAINER)
3. SEWER PIPE USED TO PENETRATE THE FOUNDATION WALLS SHALL BE DUCTILE IRON OR SCHEDULE 40 P.V.C. & 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-GEAR TYPE.
4. 3" FULL SIZE STACK IS REQUIRED FOR WATER CLOSETS UNLESS RE-VENTED BACK TO MAIN FULL SIZED STACK WITHIN 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'.
6. A STACK IS REQUIRED ON UNDERGROUND AND ROUGH PLUMBING.
7. 25LB AIR TEST REQUIRED ON GAS PIPING AT TIME OF ROUGH INSPECTION.
8. 15LB AIR TEST OR WATER PRESSURE REQUIRED ON WATER PIPING AT TIME OF ROUGH INSPECTION.
9. ALL NEW PLUMBING MUST MEET ILLINOIS PLUMBING CODE AND THE VILLAGE OF MOUNT PROSPECT ORDINANCES.
10. WATER SERVICE FROM MAIN TO BUILDING TO BE INSTALLED BY A LICENSED PLUMBER.
11. ALL NEW PLUMBING FIXTURES MUST BEAR THE WATER SENSE LABEL. DO NOT REMOVE THE WATER SENSE LABEL PRIOR TO PASSING THE FINAL INSPECTION AND HAVE FIXTURE CUT SHEETS ON SITE FOR FINAL INSPECTION.



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

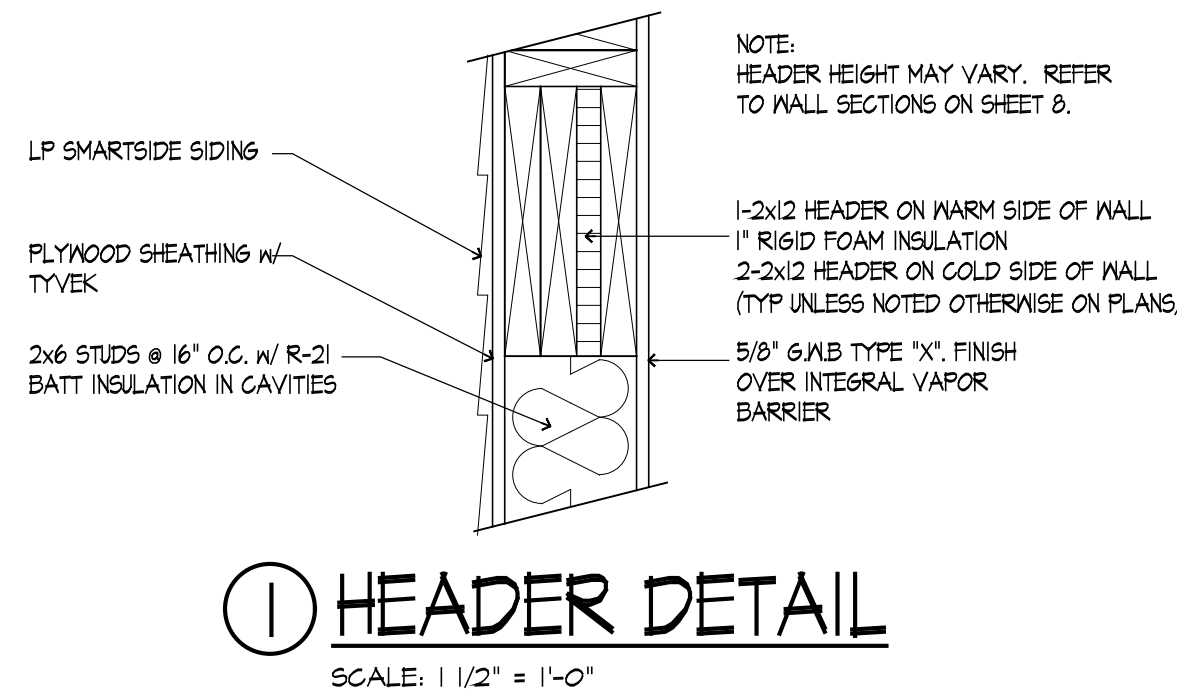


REV	DESCRIPTION	DATE
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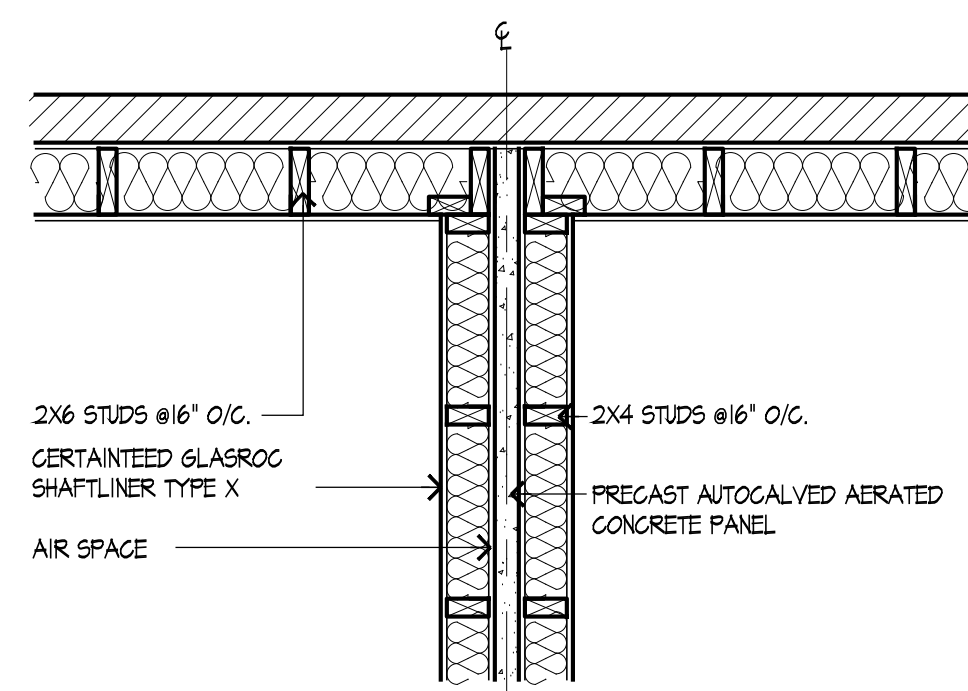
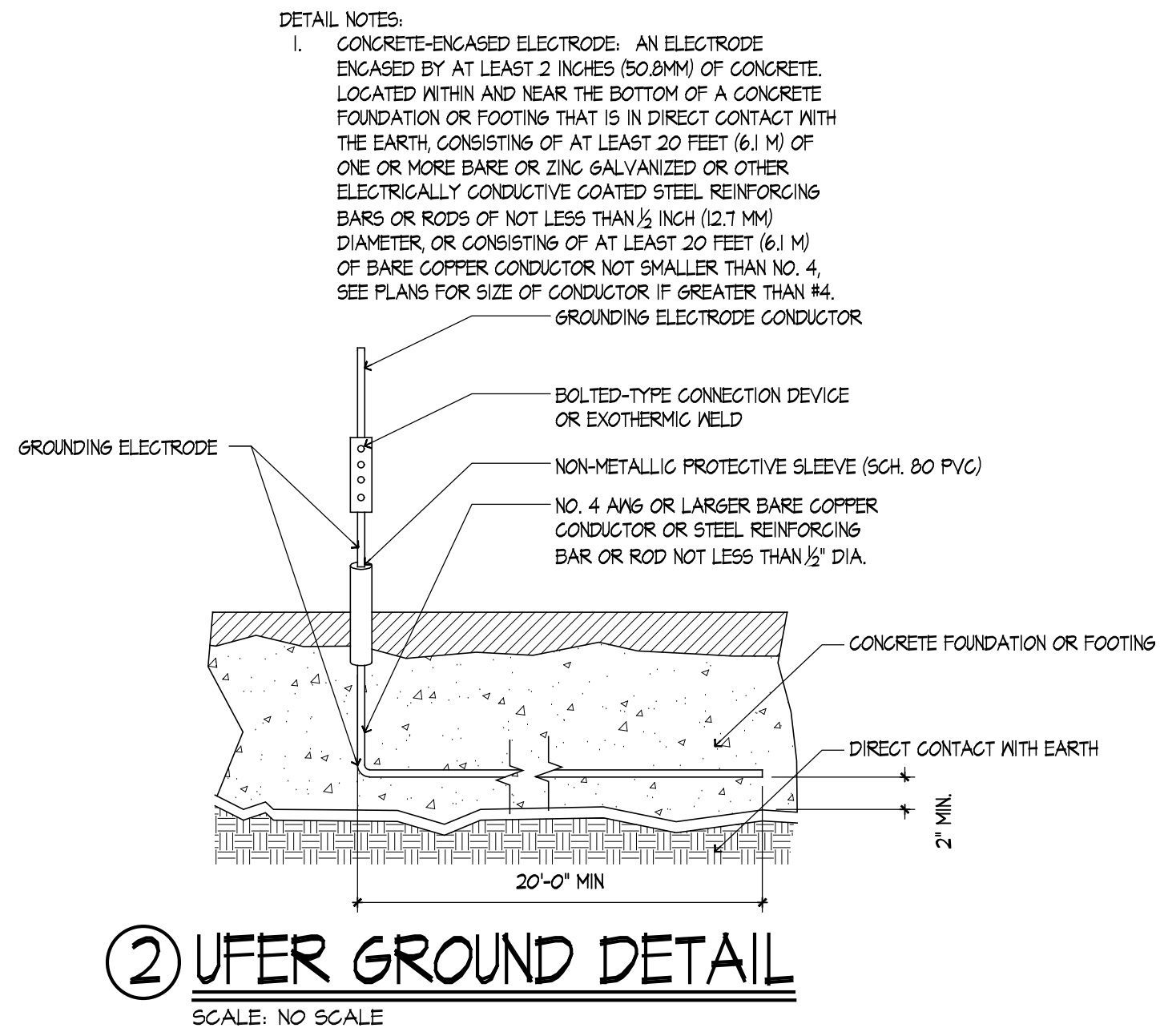
Rick Gilmore, FALA
Fellow of the Association of Licensed Architects

**SILVER TOWNHOUSES
NEW TOWNHOUSES
PALATINE, IL 60067**

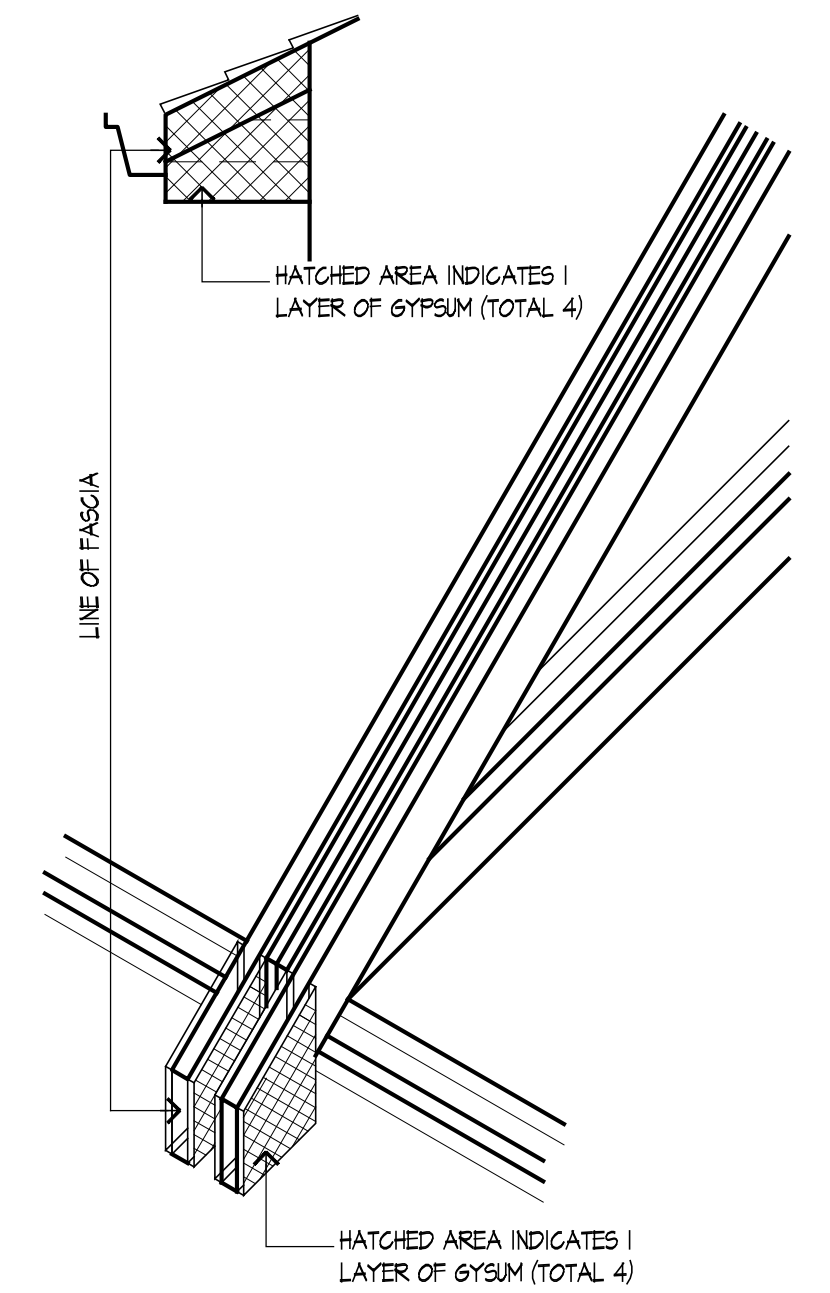
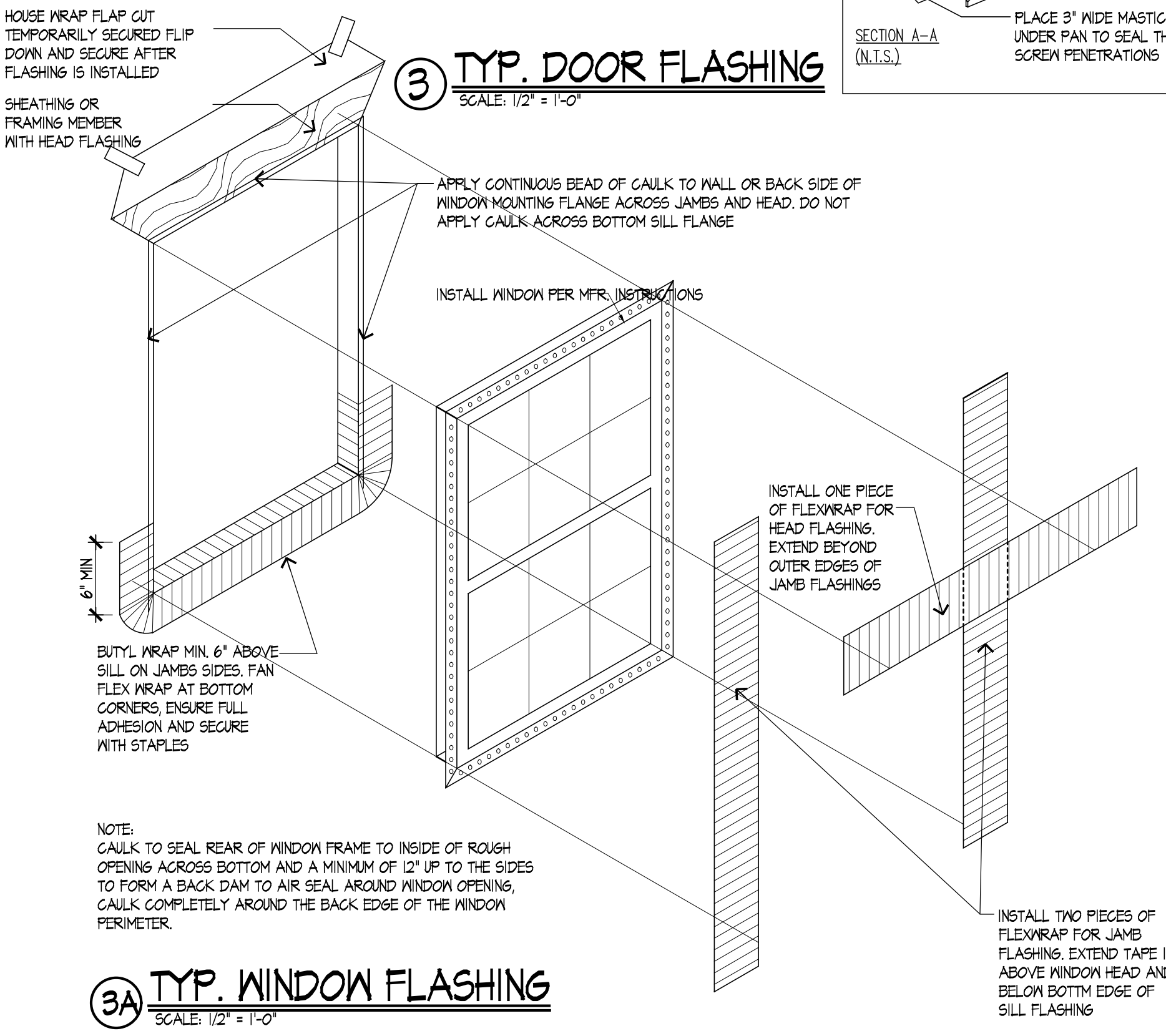
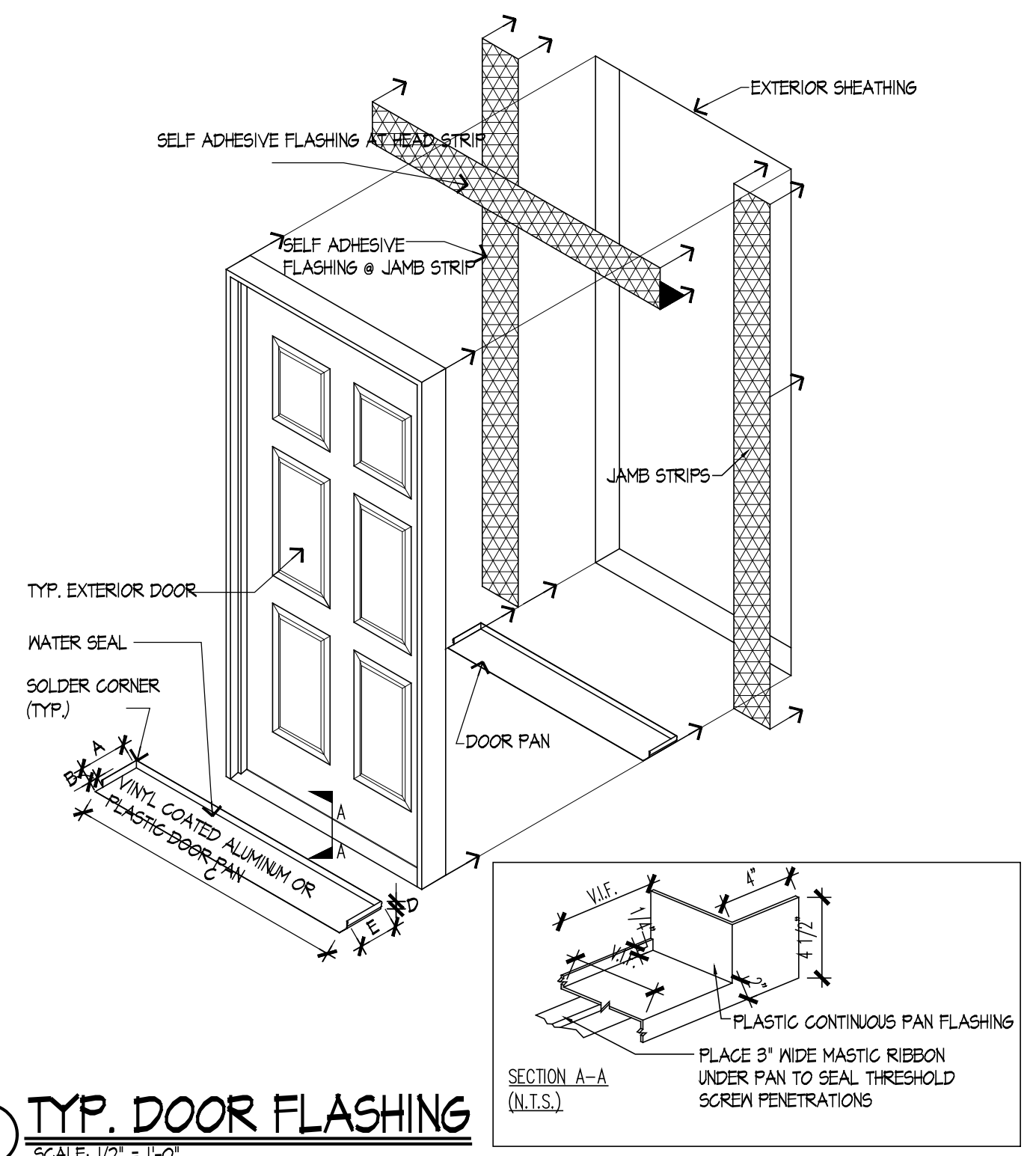
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7
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① HEADER DETAIL
SCALE: 1 1/2" = 1'-0"



⑤ DWELLING UNIT SEPARATION WALL
SCALE: 3/4" = 1'-0"



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	02/06/25

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7A

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GENERAL REQUIREMENTS

A. Furnish all labor, materials, tools, insurance and permits necessary to complete the work as shown and as reasonably implied by 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 deviations 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
Solt:	Bearing Capacity	2,500 PSF Minimum
	Bearing Capacity – SEVERE AREAS	3,500 PSF Minimum

- B.** L/360 Maximum Deflection otherwise.
- 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 3,500 PSI.
- B. Reinforcing Steel:** ASTM A615, Grade 60, deformed bars.
- C. Welded Wire Fabric:** ASTM A185, 6 inch x 6 inch x 6 inch x No. 10 x 10 x.
- D. Course Aggregate:** Clean crushed stone or natural gravel, conforming to ASTM C33, and not larger than 3/4 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. Scream 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. Mudalls:** 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:** 1/2" nominal thickness OSB roof panels with panel edge clips, span rating per Structural Board Assoc.(SBA) per sections on sheet 8
 - 2. **Floors:**
 - 3. **Walls:** 1/2" Asphalt Impregnated Fiber Sheathing. U.N.O.
- 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'x3/4" 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 jams 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.
- J.** Windows and exterior doors are to have an energy "u–factor"rating of 0.30 or better. Labels are to remain on windows and doors until the windows and doors have been inspected. Tempered glass shall be permanently labeled.

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 E84, Type X, CERTAINTED SHAFTLINER
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 5/8" wallboard to interior face.
 - Interior Walls: 1 layer regular 5/8" wallboard each side.
 - Ceiling: 1 layer 5/8" TYPE "X" wallboard for framing members 16" o/c or less, 1 layer 5/8" TYPE "X" wallboard for framing members over 16" o/c
 - 2. Baths: Water resistant wallboard on walls and ceilings at tubs and showers.
 - 3. Joint Treatment Materials: Joint tape – ASTM C475, perforated. Joint compound ASTM C475, powdered joint and taping compound.
 - 4. Joint Taping and Finishing: Install in 3 coats to provide smooth, flush, true surface ready for decorating.
 - 5. 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. Assume 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

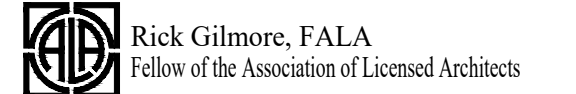
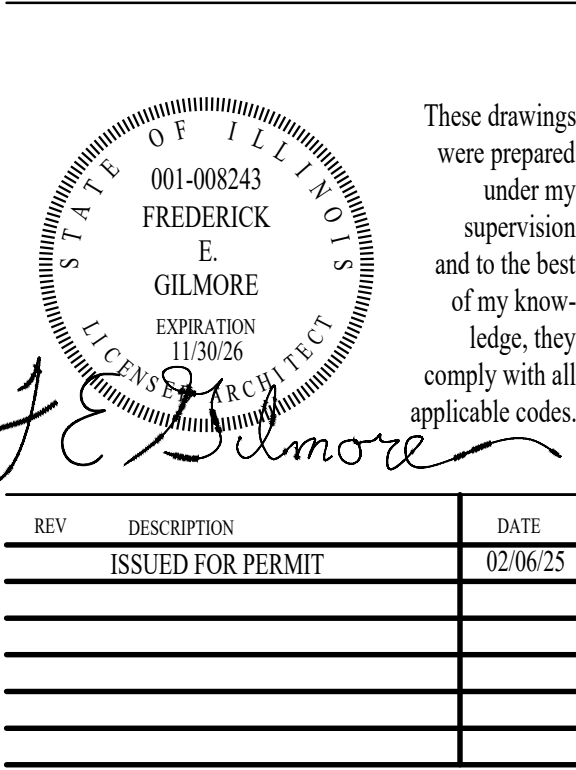
- A.** Subcontractor to design a system to properly heat, ventilate and condition the project. Priority in design of system should be given to proper and economical functioning of systems for the entire house as well as economy of the installation. Include all duct work, hardware, controls and insulation 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.
- E.** 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.
- F.** All HVAC equipment shall be individually switched.
- G.** 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.
- H.** Branch take-offs shall have splitter dampers or manual volume dampers for all supply air duct branches.
- I.** Provide factory-fabricated turning vanes in all square elbows.
- J.** HVAC Contractor shall install ductwork to maintain ceiling heights as established by Architect and provide all necessary offsets as required.
- K.** All duct openings in walls shall be sealed airtight and soundproof.
- L.** Provide combustion air to all gas fired equipment in accordance with governing codes.
- M.** Required number of return air ducts per code. All return air ducts to be metal, not unpanned joist or stud space.
- N.** All flues shall be angled to penetrate behind the ridge of each unit. Refer to Roof Plans and Exterior Elevations.
- O.** The mechanical contractor is responsible for sizing the heating and cooling equipment based on building loads per IECC R403.7 and for designing the HVAC systems in accordance with ACCA Manual J, Manual S, and Manual D. Calculations to be provided to the inspector upon request.
- P.** The layout and sizing of supplies and returns shall result in substantially equal supply and return in each conditioned space.

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 2020 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 FNM 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 2021 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 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.



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1. The Final Engineering Plans and Final Engineer's Cost Estimate shall be submitted and revised in a manner acceptable to the Village Engineer and Director of Planning and Zoning.
2. The final architectural and material elevation plans shall be submitted in a manner acceptable to the Village and in coordination with the attached submitted plans (Brunier & Associates, INC.), except as such plans shall be except as such plans may be revised to conform to Village Codes and Ordinances.
3. If required, a Public Improvement letter of credit or appropriate security shall be submitted in a manner acceptable to the Village Engineer.
4. Review fees in the amount of 1.5% of the total project improvement costs (as defined in the Village Code) shall be submitted in a manner acceptable to the Village Engineer.
5. A shared driveway access easement shall be prepared and submitted in a manner acceptable to the Village Attorney and Director of Planning and Zoning. The access drive may also have to be noted as no parking on either side, as part of the Fire Prevention Final Planned Development review of the final driveway plan.
6. Recording fees in the amount of \$300 shall be submitted.
7. A construction management plan indicating the proposed material delivery routes and contractor parking areas, shall be submitted to the Village Engineer and Director of Planning and Zoning.
8. All required extra agency permits shall be submitted in manner acceptable to the Village Engineer.
9. The required Panned Development letter of credit shall be submitted in a manner acceptable to the Director of Planning and Zoning.

PUBLIC NOTICE

A Public Hearing will be held before the Village of Palatine Planning and Zoning Commission on Tuesday, November 25, 2025 at 7 PM, in the Village Council Chambers in the Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:

Final Planned Development to permit a new 4-unit townhouse building, with a shared driveway and parking lot with the existing 4-unit building at 204-216 W. Palatine Road;

Preliminary and Final Plat of Subdivision (Plat of Consolidation) for the properties at 204-222 W. Palatine Road; and

Rezoning of the Subject Properties from R-3 (multi-family residential) to Planned Development.

The property is commonly known as 204-216 W. Palatine Road and 222 W. Palatine Road.

The Petitioner is requesting a Final Planned Development, a Plat of Consolidation to combine both properties, and a Rezoning to Planned Development to allow new 4-unit townhouse building on the western property (222), with a shared rear parking lot and driveway providing access from Palatine Road, with the existing 4-unit building on eastern lot (204-216).

The above petition has been filed by Mark Silver, owner, and is available for examination in the office of the Village Clerk, 200 E. Wood Street.

FILE #: FPD-000173-2025 VILLAGE OF PALATINE

Jan Wood, Chair
Palatine Planning & Zoning Commission

DATED: This 6th day of November 2025

BV

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
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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 204-216 W. PALATINE RD & 222 W. PALATINE RD.



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 6TH day of NOVEMBER, A.D. 2025, and the last publication thereof was made on the 6TH day of NOVEMBER, A.D. 2025.

Your Legal appeared in
the following Journal & Topics
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- ☐ Rolling Meadows Topics
- ☐ Wheeling Topics
- ☐ Suburban Journal
- ☐ Northwest Journal
- ☐ Glenview Journal



Mary A. 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 6TH day of NOVEMBER, A.D., 2025.

By Todd Wessell

President

Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 6TH day of NOVEMBER, A.D., 2025.

My commission expires the 6TH day of AUGUST, A.D., 2029.