VILLAGE OF PALATINE

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

PLANNING AND ZONING COMMISSION

AGENDA ● JULY 25, 2023

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

I. CALL TO ORDER

II. MEETING MINUTES

1. Planning and Zoning Commission - Regular Meeting - Jul 11, 2023 7:00 PM

III. PUBLIC HEARING

1. 37 N. Plum Grove Road

   To be continued to the August 8, 2023 PZC Meeting.

2. 849 W. Kenilworth Avenue

   Variation to permit an accessory structure to be set back 4 feet from the side lot line, instead of the minimum required 5 feet.

3. 841 N Martin Drive

   Special Use to permit a fence in the front yard.

4. 587 W. Helen Road

   Variation to permit a residential driveway to exceed the maximum permitted 30 feet in width to construct a circular driveway; and a Variation to permit a residential driveway to be 35 feet wide, within 5 feet of the front property line, instead of the maximum permitted 25 feet.

5. 1347 N Grove Avenue

   Special Use to permit a new single-family residence to be set back 41 feet from the rear property line, instead of the minimum required 50 feet; and

   Variation for the driveway width to be 29 feet in total width within 5 feet of the lot line instead of the maximum permitted 25 feet.

6. 101 W. Palatine Road

   Final Planned Development for an 18-unit; 3-story apartment building

IV. COMMUNICATIONS

V. ADJOURNMENT

VILLAGE OF PALATINE

VILLAGE HALL - COUNCIL CHAMBERS 200 E. WOOD STREET
PALATINE, IL 60067-5339 – (847) 359-9050
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PLANNING AND ZONING COMMISSION

MINUTES ● JULY 11, 2023

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

I. CALL TO ORDER

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

II. MEETING MINUTES

1. Planning and Zoning Commission - Regular Meeting - Jun 27, 2023 7:00 PM - **Accepted**

RESULT:	**ACCEPTED [UNANIMOUS]**
MOVER:	Patrick Noonan, Commissioner
SECONDER:	Cindy Roth-Wurster, Commissioner
AYES:	Noonan, Roth-Wurster, Wood, Bettenhausen, Kolososki, Cavanaugh, Fedota
ABSENT:	Friedman, Luszczak

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III. PUBLIC HEARING

1. 2120 N. Rand Road **- Recommend To Approve**

SU-000048-2023 - 2120 N. Rand Road

Notice was published in the Daily Herald on June 22nd, 2023 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. Variation Application
2. Proof of Ownership
3. Plat of Survey
4. Site Plan
5. Sign Elevation - Freightliner 7-5-23
6. Public Notice

Mr. Vyverberg gave a brief overview of the request and provided clarity to the original request. He stated the petitioner originally requested 2 variations. One to permit a 3rd freestanding sign and the 2nd variation to increase the sign height to 20'. The Petitioner has reduced the sign height to meet the village code and ordinances and therefore will not apply to tonight's hearing. The Variation request tonight will address the approval of a 3rd freestanding sign.

Sworn in petitioner: Karen Dodge, 325 Sand Pebble Dr., Aurora, IL - Permit Expeditor on behalf of the owners. Works with the sign company.

Ms. Dodge states there are currently 3 ground size cabinets on the property. The sign on Rand & Hicks is currently 40' and replacing with a 36' sign, the sign in the middle of the lot is not being altered and sign #3 would be at the Northern most part of the lot and would like to add a 36' square cabinet to the existing pole. She provides a site plan to show the existing and proposed sign locations. She explains that there is 476' of Frontage on Hicks Rd and 394' of Frontage on Rand Rd. The entrance to the business along Rand is in the middle of the lot and can be easily missed. Having signage on both ends of the lots will help the motoring public to identify the Freight Liner business. She states it is imperative for the semi-trucks to recognize the business on the approach as it is difficult to maneuver the semis if they miss the turn.

Chairman Wood notes that the 3rd sign appears to be close in distance to the 2nd sign and what would the 3rd sign accomplish.
Ms. Dodge states it would help motorists to identify the business prior to the entrance while traveling on Rand Rd.
Mr. Vyverberg states there is a uniqueness to the property as there is frontage on both sides of the business at Rand Rd and at Hicks Rd. He states there is an IDOT stub and the petitioner is working with IDOT to get that vacated. He

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presents a picture of the existing conditions and points out the existing pole with no sign which is the sign pole they would like to utilize.
Chairman Wood asks what is non-conforming about the sign.
Mr. Vyverberg states that the sign can't be expanded but is accepted as is.
Commissioner Cavanaugh asks about the property to the west shown in the aerial picture. He asks to confirm if the property to the west is also part of the same business.
Mr. Vyverberg states that is correct.
Commissioner Cavanaugh states that part of the rationale is based on the property to the north.
Mr. Vyverberg states it is unique to the fact that it is not typical that two properties under the same ownership and have services that benefit each other, one having sales and service and one providing parts and these are separated by IDOT frontage.

Commissioner Kolososki states that the signs reference two business names - two of the signs reference the business as "Freightliner" and the third sign references "Northwest Trucks".

Eric Kassulat is sworn in and states he is one of the owners of Northwest Trucks.

Mr. Kassulat explains that the two Freightliner signs are the company they represent. Northwest Trucks is the dealer for Freightliner. The intentions of the adjoining lots working with IDOT to put a culvert that will allow the drive to connect the two plots which will eliminate one access point. Which is why they are petitioning to allow this sign as it would now be at the entrance.
Commissioner Cavanaugh asks if there is an entrance on South bound on Hicks.
Mr. Kassulat states that is correct.
Commissioner Roth -Wurster asks if there are signs on the building.
Mr. Kassulat states there is a sign on the building but no other exterior signs.

STAFF RECOMMENDATION:

The Petitioner is proposing to reuse an existing sign pole towards the north end of the lot to install a new sign cabinet, which will function as the third freestanding sign on the subject property. While the pole is an existing condition, it has not contained any signage for an extended period of time.

The property is unique as there are entrances on both N. Hicks Road and N. Rand Road. In addition, Freightliner has also expanded their part/service and auto repair operations to the building north of the IDOT access drive servicing UPS off of Rand Road. This expansion increases the already significant amount of lot frontage near the intersection of two major thoroughfares. The re-introduction of the third freestanding sign should help to direct access to the subject property accordingly. Ultimately, the proposal should not alter the character of the locality. Therefore, Staff recommends approval of the proposed

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Variation subject to the following conditions:

1. The Variation shall substantially conform to the Site Plan and Sign Elevation Plans submitted by the Petitioner, Karen Dodge, Northwest Freightliner, except as such plans may be changed to conform to Village Codes and Ordinances.

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

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

DELIBERATIONS:

Commissioner Cavanaugh states it meets standards and seems that the signs are important to the Northwest. He believes it will benefit the semi-trucks and thinks it gives them a better opportunity to locate the business and not miss the turn. Meets the standards and is in the best interest of health and safety for the community.

Commissioner Kolososki states he agrees and it would make sense to have the signage.

Commissioner Roth-Wurster agrees that it meets the standards and the signage will give more navigational direction.

Chairman Wood states she normally is conservative with sign requests but believes it will identify another access area and notes that the business is on large acreage, sign is under 20' and is a reasonable height. It is also comparable to other business signs along the Rand Rd. corridor and is therefore in favor of the request.

Chairman Wood summarized that this request has met the standards and was unanimously approved by a vote of 7-0. This item will tentatively go to Village Council on August 7th, 2023.

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

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2. 1855 N. Hicks Road **- Recommend To Approve**

PPD-000004-2023 - 1855 N. Hicks Road

Notice was published in the Daily Herald on June 22nd, 2023 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. 1855 Hicks Rd - Preliminary Engineering Plans
2. 1855 Hicks Road Concept Set 3.31/23
3. Revised Elevation - 1855 Hicks Rd
4. 1855 Hicks Rd Elevation 6.2.23
5. 1855 N Hicks Rd - Utility and Firm
6. Preliminary Planned Development Application and pro
7. Shelter Inc.'s Empowerment Program Grant Draft mlm
8. Plat of Survey
9. Public Notice - certificate of publication
10. Email from Mr. Eric Vining
11. Email from Ms. Chelsea Laliberte Barnes
12. Email from Mr. Matt Walling

Mr. Vyverberg gave a brief overview of the request stating the petitioner is proposing to develop a residential supportive housing building and use, with up to 12 residents and support staff provided by Shelter, Inc. He provided information regarding the zoning history and future land use map recommendation. He also gave an overview of the process for Preliminary Planned Development and what is being requested for this meeting. Final Architectural plans and engineering plans would be required at Final Planned Development.

Sworn in petitioners:

Ms. Carina Homann Santa Maria - Executive Director of Shelter, Inc. - Owner and Operator of the proposed property.
Mr. Richard Koenig - Exec Director of Housing Opportunity Development Corporation - 5340 Lincoln Ave - Skokie, IL - developer.

Ms. Santa Maria provides background on Shelter Inc. She explains that the agency would be operating the land and the shelter. They've been operating in Arlington Heights since 1975. Shelter Inc. was founded by a former Arlington Heights Deputy Policeman and a librarian, who identified a need for youth housing. Shelter Inc. has worked in the Northwest suburbs for over 45 years. She states that the staff employed at the shelter receive thorough DCFS training and background checks. Shelter Inc. has operated in Palatine for over 30 years and operates a facility for youth in crisis. She states they have a great working

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relationship with everyone in the Palatine community, including the school district and the police department.
The Mission of Shelter Inc. is to provide a comprehensive network of services to end the cycle of child abuse. She talks about the programs provided by Shelter, Inc.
Mr. Koenig states that his company is a non-profit affordable housing developer and has been around for 40 years. He states they have done over $200 million of real estate projects throughout the suburbs. They have one property here in Palatine called Spruce Village. The goal is to create housing that benefits the community. This is a unique opportunity that combines the strengths of a service provider and a developer to creates homes for people, who would otherwise not have a place to live.

Ms. Santa Maria talks about their services and their goal is to create a program specific to the trauma that their clients have endured. They are certified in providing trauma services by Northwestern Feinberg School of Medicine. She provided additional information regarding the training and the services provided.

Mr. Koenig states the development will have a positive impact on the community and will be replacing the current dilapidated property. The development would be working with civil engineering on storm water mitigation and reduce area flooding and work to make the property more adaptable for future storm activity. He states that the development would have no impact on traffic and they would provide enough parking for 15 vehicles, but don't anticipate those parking spaces would be fully utilized at any given time. He states the construction for the housing would use shipping containers which is environmentally friendly and cost effective and energy efficient. The site is 3 acres and would maintain many of the current trees. He provides an elevation of the proposed house and states it would be a 12-bedroom house in a very comfortable home environment.
Ms. Santa Maria states they have a great reputation and is requesting support from the Village of Palatine.

Chairman Wood asks if they are the owner of the property.
Mr. Koenig states they have not purchased the property, but have an option to purchase the property.

Chairman Wood confirms that they would be purchasing all three parcels.
Mr. Koenig states they would be purchasing all three.

Chairman Wood asks if the girls accepted in the program have infants or children would they be counted as part of the 12 plus?
Ms. Santa Maria states that children and infants would part of the total count.

Chairman Wood asks if they would be enrolled in local schools.
Ms. Santa Maria explains that they may not be enrolled in the local schools and it would be based on their current educational needs and their trauma needs.

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Ultimately, the home school of the residents would be providing the financial and educational services.

Chairman Wood asks how the decision was made on the property and the Palatine area.
Ms. Santa Maria states the property size and location would fit the need and the long-standing relationship with Palatine Police, social workers, and school district makes it an ideal location.
Chairman Wood inquires about other locations in the country.
Ms. Santa Maria provides background on other locations.

Chairman Wood asks if there have been any issues with runaways.
Ms. Santa Maria states that it has happened, but would work with police and social workers to address the situation.

Commissioner Kolososki asks if there would be a fence and states that the elevation shows 6 doors and notes they are not locked.
Ms. Santa Maria states that Illinois does not allow locked residential facilities. Security would consist of security cameras, fencing, and overnight staff that would notify police if there were any breach in security.

Chairman Wood asks what staff would be provided.
Ms. Santa Maria states it would be a ratio of 3:1 at all times.

Commissioner Ruth-Wurster asks what measures are taken to keep the residents safe.
Ms. Santa Maria states that based on the situation of the girls, their policy is to remove cell phones and computers. If involved in exploitation this would deter their devices from being pinged. They have no access to social media and they can't contact or have other people contact them. They also work with local police and FBI depending on the severity to keep them safe.

Commissioner Bettenhausen asks what the fence height would be and inquires about the locked doors.
Mr. Koenig states the fence or fence height has not been determined and explains that the doors would be locked so that entry to the inside could not be obtained but access to the outside from the interior is obtainable.

Commissioner Bettenhausen asks if the entrance would be gated.
Mr. Koenig states it would be gated and closed at night.

Commissioner Noonan asks for details about the container construction.
Mr. Koenig gives insight, as to how this would be handled.

Commissioner Bettenhausen inquires what the recreational area would consist of.

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Ms. Santa Maria states it would have exercise equipment and other activities available that are geared toward teenage girls.

Commissioner Bettenhausen inquires how food would be prepared.
Ms. Santa Maria states it would be catered. Snacks and full kitchen would be provided but main meals would be catered.

Mr. Vyverberg provides an overview of the project and location and talks through Zoning Plans, Site Plans, Floor Plans, Engineering Plans and TOPO plans and provides information from each. He also talks about the construction and would work with the petitioner and the builder through the building requirements. He provides information regarding the standards for Planned Development.

Chairman Wood asks if the property is currently vacant.
Mr. Vyverberg states it is vacant and the adjoining properties have been vacant over the last several years.

Chairman Wood asks how many group homes are in Palatine.
Mr. Vyverberg states that he believes there are eight.

Commissioner Cavanaugh asks if this type of modular building practice near the flood plan anticipates any issues.
Mr. Vyverberg states that the flood plain portion of the property does not impact the construction area and points out where the flood plains are noted on the plans and that the Village Engineer has conditionally accepted the engineering plans.

Ms. Ferdinanda Marcic 4216 W Lawrence Chicago- Daughter of current owner.
She states her mom has occupied the property up until a year ago. Her mom would like it noted that she supports the project and the mission. Ms. Marcic believes this is an amazing project and states that she knows the property well. She states that the property has not flooded in the decade of ownership. She believes that this would be a good location for this project. It is a safe location with good visibility and surrounded by nature and would be a great space for young people to experience nature. Ms. Marcic believes this project would preserve a green space and provide a safe space for young woman. She hopes for village approval and believes it would be a good addition to Palatine.

Mr. Arnold Gould - 502 E Burr Oak - Arlington Heights. - Mr. Gould states he is a member of the Northwest Suburban Task Force developing supportive care facilities for those with disabilities and he is also a member of the District 21 Board of Education. He's worked with Richard and Corina in the past years and has worked with Corina and Shelter Inc within the last year to secure a property, when they needed a new home in Arlington Hts. He states that if you were to call the Village of Arlington Heights or the Police Department, you would find they are a good organization that knows how to take care of children and run a facility.

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Ms. Chelsea Laliberte Barnes -1252 N Arbor Lane - Palatine
Ms. Barnes states from the social work community/mental health community that this is a community that values and upholds safety of children. She believes this is a great opportunity for Palatine. She states that Shelter Inc. would do an unbelievable job serving these women.

Mr. Alex Smith - 404 E Diane Dr - Palatine - His property is directly behind this location and would be proud to have in his backyard.

STAFF RECOMMENDATION:

The application and narrative indicate that there is a significant lack of temporary youth housing in the suburban area. In a meeting with the Police Department, Shelter Inc. indicates that there is no housing of this type in the State of Illinois for female residents. All of residents in this circumstance are presently taken to other states, while permanent housing is being secured.

From a site plan perspective, the proposed building exceeds the current R-1 minimum setback requirements and bulk standards. While the existing lots do contain both floodplain and floodway areas, the location of the building and parking are situated on the northern portions of the lots, with the stormwater detention and volume control discharging directly to the existing creek.

Shelter Inc. has an established history of providing such counseling services and presently operates various residences in the area.

Nevertheless, the proposed use would be the first in the Village and the State of Illinois. Therefore, the proposed use is a policy decision for the Village Council and therefore Staff recommends action at the Planning and Zoning Commission's discretion. If the Planning and Zoning Commission recommends approval, Staff recommends the following conditions:

1. The Final Engineering Plans shall be submitted and revised in a manner acceptable to the Village Engineer, including the parking lot and access to N. Hicks Road.
2. A LOMAF (Letter of Map Amendment Fill) shall be required before the issuance of a building permit. The Sanitary on the West side of Hicks is a MWRD sanitary Interceptor. The Petitioner should be aware that the sanitary main will likely need to be extended from the rear of the property starting on E. Osage (Easement may be required).
3. The final Shelter Inc. business and operations' plan shall be revised in a manner acceptable to the Police Chief and Village Attorney.
4. All extra agency permits shall be submitted in a manner acceptable to the Village Engineer.
5. The final landscaping plan shall be submitted and revised in a manner

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acceptable to the Director of Planning and Zoning.

6. The Engineers Estimate of Probable Cost (EEOPC) shall be submitted in a manner acceptable to the Village Engineer.
7. Review fees, based upon the finally accepted EEOPC shall be submitted in a manner acceptable to the Village Engineer.
8. The Final Architectural Plans shall be revised in a manner acceptable to the Director of Community Development/Planning and Zoning, including the final material quantities and distribution and in compliance with the Chapter 6 and the Architectural Design Guidelines of the Village Code.
9. The final fencing plans, including the access gates, shall be submitted in a manner acceptable to the Director of Planning and Zoning and Fire Marshal.
10. The Final Landscaping Plan shall be revised in a manner acceptable to the Director of Planning and Zoning. The plan should review the ability to maintain any of the existing healthy trees within the property.
11. A Public Improvement letter of credit in an amount of 115% of the approved EEOPC, for said public improvements, shall be submitted in a manner acceptable to the Village Engineer.
12. A Planned Development Letter of Credit, per Article 14 of the Zoning Ordinance) shall be submitted in a manner acceptable to the Director of Planning and Zoning.
13. If required, a Final Plat of Subdivision (Consolidation) shall be submitted in a manner acceptable to the Village Engineer and Director of Planning and Zoning, including any additional required easements.
14. A construction management plan shall be submitted in a manner acceptable to the Director of Planning and Zoning and the Village Engineer and shall outline the proposed development schedule and identify the material delivery routes and proposed parking areas for the contractors, in conjunction with the building permit application submission.

Commissioner Cavanaugh reiterates to Mr. Vyverberg that the village's neutral stance is because this is a new use and nothing is listed in code, correct?
Mr. Vyverberg states that there are group homes that are a component of the present zoning ordinance. The support of our neutral position is that it is the first such use in the Village of Palatine.
Commissioner Fedota states the property is currently zoned R1 and no zoning would take place until final approval. What would zoning be?
Mr. Vyverberg states that with Preliminary Planned Development if the developer comes back with final engineering/final architecture and addressing the 14 conditions zoning would then be addressed.
Commissioner Fedota asks about lighting and illumination.
Mr. Vyverberg states it would be part of the final plan development and would meet the village code.
Commissioner Roth-Wurster refers to condition #3 and asks about the integrity of the operations plan and what would change.

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Mr. Vyverberg states it would identify and finalize the final business/operation plan. It establishes the ground rules for what the village would find acceptable.
Commissioner Roth-Wurster asks if the construction container would have to comply with our building codes.
Mr. Vyverberg states that the container construction is allowed by our code. It would need to meet the monotony codes, but without final architectural plans at this time, it has been added as a condition.

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

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

DELIBERATIONS:

Commissioner Fedota states this is an outstanding project and meets the standards.

Commissioner Kolososki states this is the best possibility for this site and project.

Commissioner Bettenhausen states it is a good use of the property.

Chairman Wood states the petitioner is experienced and from a social work standpoint they are experienced and successful. From a development standpoint she believes it is a good use for the property. She sees no substantial injury to surrounding properties. It will be run in a safe manner and will not impede the value of the surrounding properties. Speaking on behalf of the committee she states they would be proud to have this type of development in Palatine.

Chairman Wood summarized that this request has met the standards and was unanimously approved by a vote of 7-0. This item will tentatively go to Village Council on Monday August 7th, 2023.

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

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IV. COMMUNICATIONS

V. ADJOURNMENT

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VILLAGE OF PALATINE
Planning and Zoning Commission

SCHEDULED 07/25/23 07:00 PM

STAFF REPORT (ID # 8483)

37 N. Plum Grove Road

This item will be continued to the August 8, 2023 PZC Meeting to allow the Petitioner to complete the public notification requirements.

VILLAGE OF PALATINE

VILLAGE OF PALATINE
Planning and Zoning Commission

SCHEDULED 07/25/23 07:00 PM

STAFF REPORT (ID # 8504)

849 W. Kenilworth Avenue

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Alex Bradshaw

PETITIONER: Joel Christell

PLAN NUMBER: VAR-000051-2023

ADDRESS: 849 W. Kenilworth Ave.

PROPOSAL:
Variation to permit an accessory structure to be set back 4 feet from the side lot line, instead of the minimum required 5 feet.

LOCATION:	849 W. Kenilworth Ave. District 1 (Millar)	**CURRENT ZONING:**	R-2 Single Family Residential

SURROUNDING CONDITIONS:

North:	R-2 Single Family Residential
South	R-2 Single Family Residential
East:	R-2 Single Family Residential
West:	R-2 Single Family Residential

BACKGROUND:
The Petitioner recently received a Special Use for a front yard setback reduction for an addition. As part of the addition, the detached garage was replaced and upon completion of the spot survey, at the end of construction, the garage was determined to have 4.6' setback from the side lot line, instead of the required minimum 5 feet. Therefore, the Petitioner is requesting:

> **Variation to permit an accessory structure to be set back 4 feet from the side lot line, instead of the minimum required 5 feet.**

SITE ANALYSIS:

- The Subject Property is zoned R-2 Single Family and is part of the Schumann Place Subdivision. The Subject Property is approximately 9,900 square feet.

- The proposed detached garage is partially constructed with setbacks ranging from 4.6 feet to 4.9 feet from the side lot line, instead of the required 5 feet.

- The garage is 13' 8" to mean height and 693 square feet in size which meets code.

- The current building coverage is approximately 27%, which meets Code (max 35%). In May 2023 the subject property was granted a Variation (O-66-23) to permit the total lot coverage to be 48%, instead of the maximum permitted 45%. The Variation that permitted the 48% included the 693 square foot detached garage.

DEPARTMENTAL REVIEWS:

Community Services	No Issues Identified
Engineering	No Issues Identified
Environmental Health	N/A
Fire Prevention	N/A
Public Works	N/A
Police	N/A

STANDARDS FOR A VARIATION: Standards for a Variation are found in Section 14.03 D (1) and (2) of the Zoning Code. Specifically, the Petitioners must show that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located; that the plight of the owner is due to unique circumstances; and that the variation, if granted, will not alter the essential character of the locality. The Petition for Variation is attached, and the Petitioners have attempted to address the required standards.

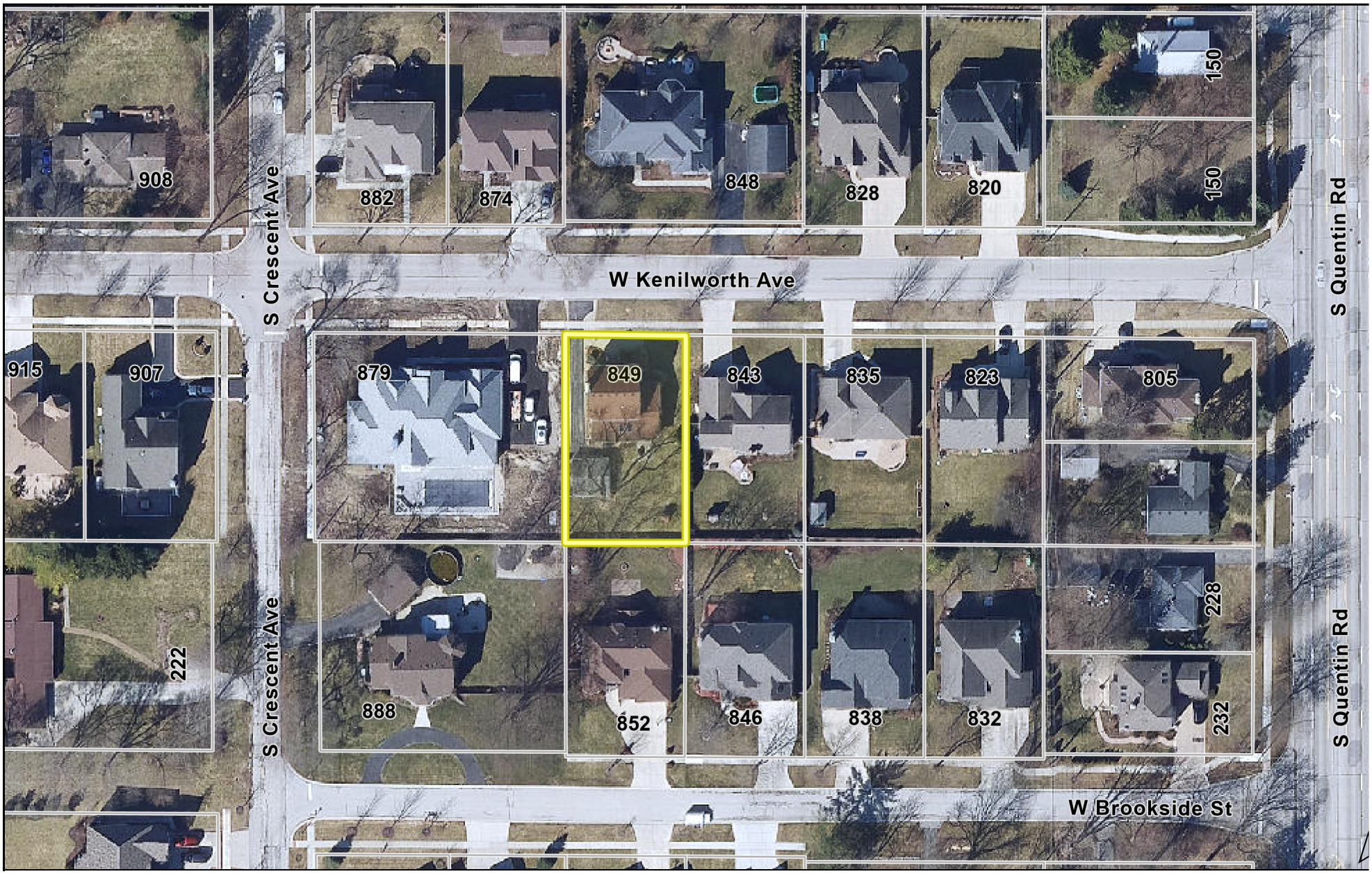
STAFF RECOMMENDATION:
The Petitioner is in the process of constructing a new detached garage and the approved plans met code. However, when the spot survey was completed it found that the garage encroached approximately 0.4 feet into the required 5-foot side yard setback. The new garage should not alter the essential character of the neighborhood. In addition, there is an existing solid 6-foot fence along the adjacent side lot line that will buffer the neighbor from the encroachment. Therefore, Staff recommends approval of the Variation subject to the following conditions:

1. The Variation shall substantially conform to the boundary survey prepared by Exacta Land Surveyors, dated 05/01/2023, except as said plans may be revised to conform to the Village Code of Ordinances

ATTACHMENTS:

- Aerial Map
- Variation Application
- Spot Survey - Plat of Survey_v1
- Elevations
- Public Notice

GISConsortium | 849 W. Kenilworth Avenue



0 150 300 ft

Print Date: 4/12/2023

Notes

Cook County Aerial 2020

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

Attachment: Aerial Map (849 W. Kenilworth Avenue - VAR Garage Setback)

VILLAGE OF PALATINE

VARIATION APPLICATION

Department of Planning & Zoning
200 E. Wood Street · Palatine, IL · 60067-5339
Telephone: (847) 359-9047 · Fax (847) 963-6247

Petitioner Name

Christell, Joel

Business Name (if applicable)

Subject Property Address

849 W Kenilworth Ave.

Please provide a description of your proposed request:

Existing detached garage was demolished to construct a new detached garage with dimensions of 22 feet by 31.5 feet. Purpose was to move garage to the south to provide easier access into the two car garage and provide additional storage for our family of five.

Petitioner Justification

Variations shall not be granted except on findings based upon the evidence in each specific case. Please address the following standards as these will be used in considering the specific relief you are seeking.

That the property cannot yield a reasonable return if used only under the conditions allowed by the regulations governing the zoning district in which it is located:

The required side lot line setback is 5 feet. During layout of the new garage, the layout was confirmed to conform to the side lot line setback of 5 feet. However, the slab and foundation were poured 5 inches into the side lot line setback.

That the plight of the owner is due to unique circumstances:

The approved plans for the detached garage meet all required standards and setback. The west slab/foundation was set to be more than 5 feet from the side lot line. Unfortunately, the garage slab and foundation were poured at 4.6 and 4.9 feet from the side lot line. The distance from the slab/foundation to the neighbors fence is 5 feet and 5.3 feet.

That the Variation, if granted, will not alter the essential character of the locality:

The new garage meets all height and rear yard setback requirements. The new garage will match the new aesthetic features of the home addition and will not change the character, but will enhance the character of the neighborhood.

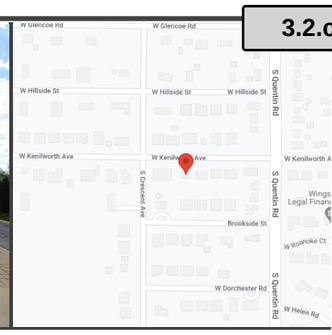
Attachment: Variation Application (849 W. Kenilworth Avenue - VAR Garage Setback)

In order to supplement the above standards, the Planning and Zoning Commission may also consider the following:

a. The particular surroundings, shape, or topographical conditions of the property.
b. A unique hardship for the property not generally applicable to other properties in the same zoning district.
c. The request is not based on a desire to make more money out of the property.
d. The petitioner has not created the alleged hardship for the property.
e. The request will not be detrimental the public welfare or other properties in the neighborhood.
f. The request will not impair supply of light and air to adjacent properties, substantially increase the danger of fire, endanger the public safety, or substantially diminish or impair neighboring property values.

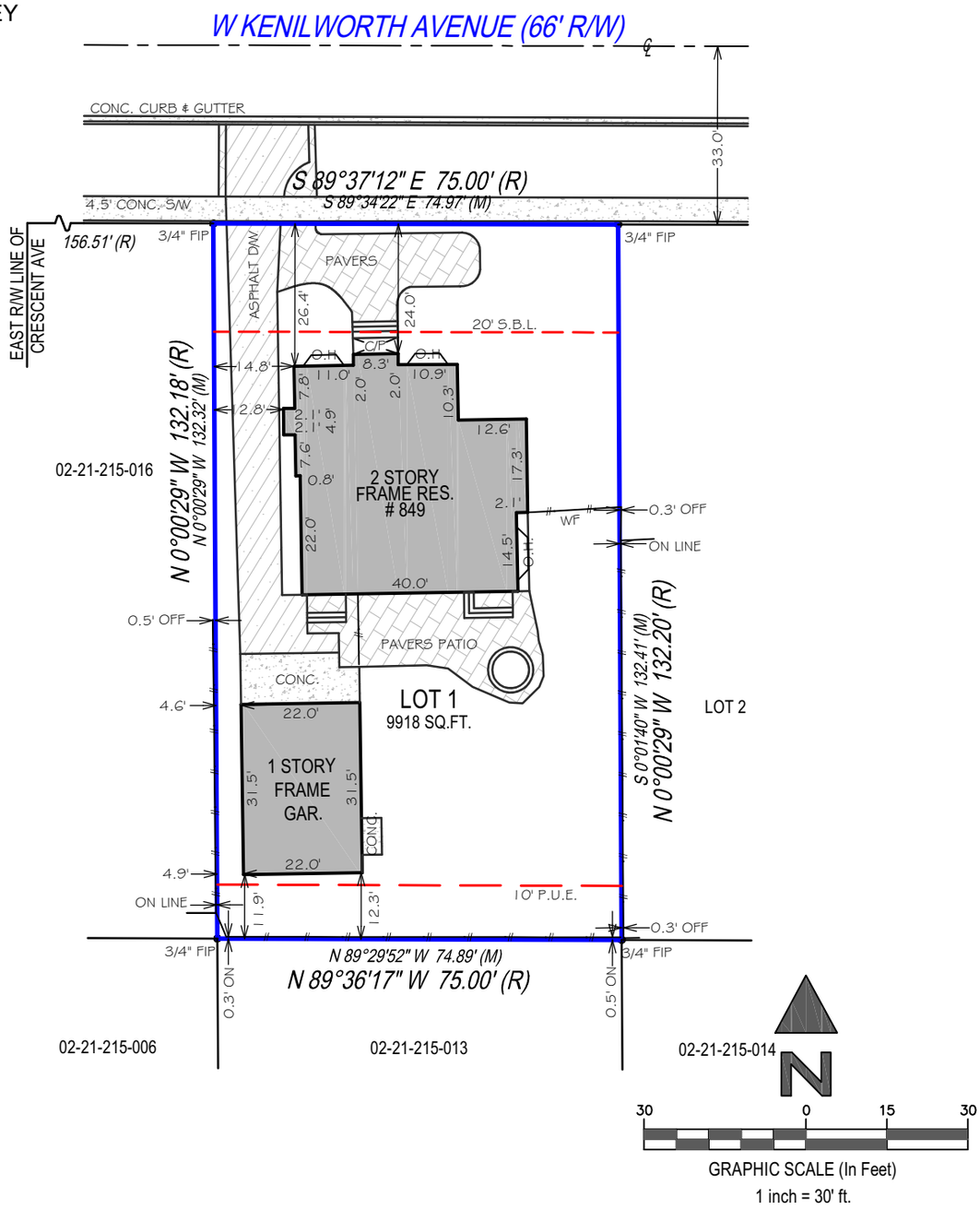
Attachment: Variation Application (849 W. Kenilworth Avenue - VAR Garage Setback)

EXACTA
Land Surveyors, LLC
www.exactaland.com | office: 773.305.4011



PROPERTY ADDRESS: 849 W KENILWORTH AVENUE, PALATINE, ILLINOIS 60067 **SURVEY NUMBER:** 2304.5164

23045164
BOUNDARY SURVEY
COOK COUNTY



Attachment: Spot Survey - Plat of Survey_v1 (849 W. Kenilworth Avenue - VAR Garage Setback)

STATE OF ILLINOIS
COUNTY OF GRUNDY } SS

THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. GIVEN UNDER MY HAND AND SEAL THIS DATE HEREON.

Kenneth Kennedy

KENNETH A. KENNEDY
035-003403
PROFESSIONAL
LAND SURVEYOR
MORRIS, IL
STATE OF ILLINOIS

ILLINOIS PROFESSIONAL LAND SURVEYOR No. 3403
LICENSE EXPIRES 11/30/2024
EXACTA LAND SURVEYORS, LLC
PROFESSIONAL DESIGN FIRM 184008059-0008

POINTS OF INTEREST:
NONE VISIBLE

EXACTA
Land Surveyors, LLC

Exacta Land Surveyors, I
PLS# 184008
o: 773.305.4(
316 East Jackson Street | Morris, IL 60

SurveySTARS

DATE OF SURVEY: 04/28/23
FIELD WORK DATE: 4/26/2023
REVISION DATE(S): (REV.0 5/1/2023)

SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION
PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES

PROPERTY ADDRESS: 849 W KENILWORTH AVENUE, PALATINE, ILLINOIS 60067 **SURVEY NUMBER:** 2304.5164

JOB SPECIFIC SURVEYOR NOTES:

LEGAL DESCRIPTION:

LOT 1 IN SCHUMANN PLACE BEING A RESUBDIVISION OF LOT 9 IN BLOCK 9 OF ARTHUR T. MCINTOSH & CO.S PALATINE HILLS, BEING A SUBDIVISION OF THE PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

GENERAL SURVEYOR NOTES:

1. The Legal Description used to perform this survey was supplied by others. This survey does not determine nor imply ownership of the lands or any fences shown hereon. Unless otherwise noted, an examination of the abstract of title was NOT performed by the signing surveyor to determine which instruments, if any, are affecting this property.
2. The purpose of this survey is to establish the boundary of the lands described by the legal description provided and to depict the visible improvements thereon for a pending financial transaction. Underground footings, utilities, or other service lines, including roof eave overhangs were not located as part of this survey. Unless specifically stated otherwise the purpose and intent of this survey is not for any construction activities or future planning.
3. If there is a septic tank or drain field shown on this survey, the location depicted hereon was either shown to the surveyor by a third party or it was estimated by visual above ground inspection. No excavation was performed to determine its location.
4. This survey is exclusively for a pending financial transaction and only to be used by the parties to whom it is certified.
5. Alterations to this survey map and report by other than the signing surveyor are prohibited.
6. Dimensions are in feet and decimals thereof.
7. Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain said data was performed at www.fema.gov and may not reflect the most recent information.
8. Unless otherwise noted "SIR" indicates a set iron rebar, 5/8 inch in diameter and twenty-four inches long.
9. The symbols reflected in the legend and on this survey may have been enlarged or reduced for clarity. The symbols have been plotted at the approximate center of the field location and may not represent the actual shape or size of the feature.
10. Points of Interest (POI's) are select above-ground improvements, which may appear in conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. These POI's may not represent all items of interest to the viewer. There may be additional POI's which are not shown or called-out as POI's, or which are otherwise unknown to the surveyor.
11. Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
12. The information contained on this survey has been performed exclusively by and is the sole responsibility of Exacta Land Surveyors, LLC. Additional logos or references to third party firms are for informational purposes only.
13. Due to varying construction standards, building dimensions are approximate and are not intended to be used for new construction or planning.
14. Surveyor bearings are used for angular reference and are used to show angular relationships of lines only and are not related or orientated to true or magnetic north. Bearings are shown as surveyor bearings, and when shown as matching those on the subdivision plats on which this survey is based, they are to be deemed no more accurate as the determination of a north orientation made on and for those original subdivision plats. North 00 degrees East is assumed and upon preparation of this plat, the resulting bearing between found points as shown on this survey is the basis of said surveyor bearings as defined and required to be noted by Illinois Administrative Code Title 68, Chapter VII, Sub-Chapter B, Part 1270, Section 1270.56, Paragraph B, Sub-Paragraph 6, Item k.
15. THIS SURVEY IS A PROFESSIONAL SERVICE IN COMPLIANCE WITH THE MINIMUM STANDARDS OF THE STATE OF ILLINOIS. NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. PLEASE REFER ALSO TO YOUR DEED, TITLE POLICY AND LOCAL ORDINANCES. COPYRIGHT BY EXACTA ILLINOIS SURVEYORS. THIS DOCUMENT MAY ONLY BE USED BY THE PARTIES TO WHICH IT IS CERTIFIED. PLEASE DIRECT QUESTIONS OR COMMENTS TO EXACTA ILLINOIS SURVEYORS, INC. AT THE PHONE NUMBER SHOWN HEREON.

SURVEYOR'S LEGEND

LINETYPES
Boundary Line
Center Line
Chain Link or Wire Fence
Easement
Edge of Water
Iron Fence
Overhead Lines
Structure
Survey Tie Line
Vinyl Fence
Wall or Party Wall
Wood Fence
SURFACE TYPES
Asphalt
Brick or Tile
Concrete
Covered Area
Water
Wood
SYMBOLS
Benchmark
Center Line
Central Angle or Delta
Common Ownership
Control Point
Catch Basin

ELEV.	Elevation
	Fire Hydrant
	Find or Set Monument
	Guywire or Anchor
	Manhole
	Tree
	Utility or Light Pole
W	Well

ABBREVIATIONS

(C) - Calculated
(D) - Deed
(F) - Field
(M) - Measured
(P) - Plat
(R) - Record
(S) - Survey
A/C - Air Conditioning
AE - Access Easement
ANE - Anchor Easement
ASBL - Accessory Setback Line
B/W - Bay/Box Window
BC - Block Corner
BFP - Backflow Preventer
BLDG - Building
BLK - Block
BM - Benchmark
BR - Bearing Reference
BRL - Building Restriction Line
BSMT - Basement
C - Curve
C/L - Center Line
C/P - Covered Porch
C/S - Concrete Slab
CATV - Cable TV Riser
CB - Concrete Block
CH - Chord Bearing
CHIM - Chimney
CLF - Chain Link Fence
CME - Canal Maintenance Easement
CO - Clean Out
CONC - Concrete
COR - Corner
CS/W - Concrete Sidewalk
CUE - Control Utility Easement
CVG - Concrete Valley Gutter
D/W - Driveway
DE - Drainage Easement
DF - Drain Field
DH - Drill Hole
DUE - Drainage & Utility Easement
ELEV - Elevation
EM - Electric Meter
ENCL - Enclosure
ENT - Entrance
EOP - Edge of Pavement
EOW - Edge of Water
ESMT - Easement
EUB - Electric Utility Box
F/DH - Found Drill Hole
FCM - Found Concrete Monument
FF - Finished Floor
FIP - Found Iron Pipe
FIPC - Found Iron Pipe & Cap
FIR - Found Iron Rod
FIRC - Found Iron Rod & Cap
FN - Found Nail
FN&D - Found Nail & Disc
FRRSPK - Found Rail Road Spike
GAR - Garage
GM - Gas Meter
ID - Identification
IE/EE - Ingress/Egress Easement
ILL - Illegible
INST - Instrument
INT - Intersection
IRRE - Irrigation Easement
L - Length
LAE - Limited Access Easement
LB# - License No. (Business)
LBE - Limited Buffer Easement
LE - Landscape Easement
LME - Lake/Landscape Maintenance Easement
LS# - License No. (Surveyor)
MB - Map Book
ME - Maintenance Easement
MES - Mitered End Section
MF - Metal Fence
MH - Manhole
MHWL - Mean High Water Line
NR - Non-Radial
NTS - Not to Scale
NAVD88 - North American Vertical Datum 1988
NGVD29 - National Geodetic Vertical Datum 1929
OG - On Ground
ORB - Official Records Book
ORV - Official Record Volume
O/A - Overall
O/S - Offset
OFF - Outside Subject Property
OH - Overhang
OHL - Overhead Utility Lines
OHWL - Ordinary High Water Line
ON - Inside Subject Property
P/E - Pool Equipment
PB - Plat Book
PC - Point of Curvature
PCC - Point of Compound Curvature
PCP - Permanent Control Point
PI - Point of Intersection
PLS - Professional Land Surveyor
PLT - Planter
POB - Point of Beginning
POC - Point of Commencement
PRC - Point of Reverse Curvature
PRM - Permanent Reference Monument
PSM - Professional Surveyor & Mapper
PT - Point of Tangency
PUE - Public Utility Easement
R - Radius or Radial
R/W - Right of Way
RES - Residential
RGE - Range
ROE - Roof Overhang Easement
RP - Radius Point
S/W - Sidewalk
SBL - Setback Line
SCL - Survey Closure Line
SCR - Screen
SEC - Section
SEP - Septic Tank
SEW - Sewer
SIRC - Set Iron Rod & Cap
SMWE - Storm Water Management Easement
SN&D - Set Nail and Disc
SQFT - Square Feet
STL - Survey Tie Line
STY - Story
SV - Sewer Valve
SWE - Sidewalk Easement
TBM - Temporary Bench Mark
TEL - Telephone Facilities
TOB - Top of Bank
TUE - Technological Utility Easement
TWP - Township
TX - Transformer
TYP - Typical
UE - Utility Easement
UG - Underground
UP - Utility Pole
UR - Utility Riser
VF - Vinyl Fence
W/C - Witness Corner
W/F - Water Filter
WF - Wood Fence
WM - Water Meter/Valve Box
WV - Water valve

CERTIFIED TO:
JOEL E CHRISTELL;

FLOOD ZONE INFORMATION:

DATE SIGNED: 04/28/23

BUYER: JOEL E CHRISTELL

LENDER:

TITLE COMPANY:

COMMITMENT DATE: **CLIENT FILE NO:**

SEE PAGE 1 OF 2 FOR MAP OF PROPERTY
PAGE 2 OF 2 - NOT VALID WITHOUT ALL PAGES

EXACTA Land Surveyors, LLC
Exacta Land Surveyors, LI
PLS# 1840080
o: 773.305.4011
316 East Jackson Street | Morris, IL 60450

Attachment: Spot Survey - Plat of Survey_v1 (849 W. Kenilworth Avenue - VAR Garage Setback)

CHRISTELL RESIDENCE

849 WEST KENILWORTH AVENUE PALATINE, ILLINOIS 60067

DESIGN CRITERIA	
FLOOR SLEEPING ROOMS OTHER ROOMS VEH. GARAGES	30# LL + 10# DL 40# LL + 10# DL 50# LL + 10# DL
WALL	60# PLF OR ACTUAL LOAD 20 PSF WIND 0'-20' HEIGHT 25 PSF WIND 21'-29' HEIGHT 30 PSF WIND 30' HEIGHT AND ABOVE
CEILING UNHAB W/O STOR UNHAB LIM STOR HAB W/ FX STAIR	10# LL + 10# DL 20# LL + 10# DL 30# LL + 10# DL
WIND SPEED	115 MPH 3 SECOND GUST ≈ 89 MPH NOMINAL
ROOF	25# LL (SNOW) + 10# DL (ALL SLOPES)
CATHEDRAL	30# LL + 15# DL (ALL SLOPES)
EXT. DECK	40# LL + 10# DL
EXT. BALCONY	40# LL + 10# DL
STAIRS	40# LL + 300# CONCENTRATED LOAD
GUARD+HANDRAILS	200# LL AT ANY DIRECTION APPLIED AT THE TOP
FROST DEPTH	42" (3'-6")

STRUCTURAL FRAMING LUMBER

BASE VALUE (USE NO MULTIPLIERS AGAINST BASE VALUE)

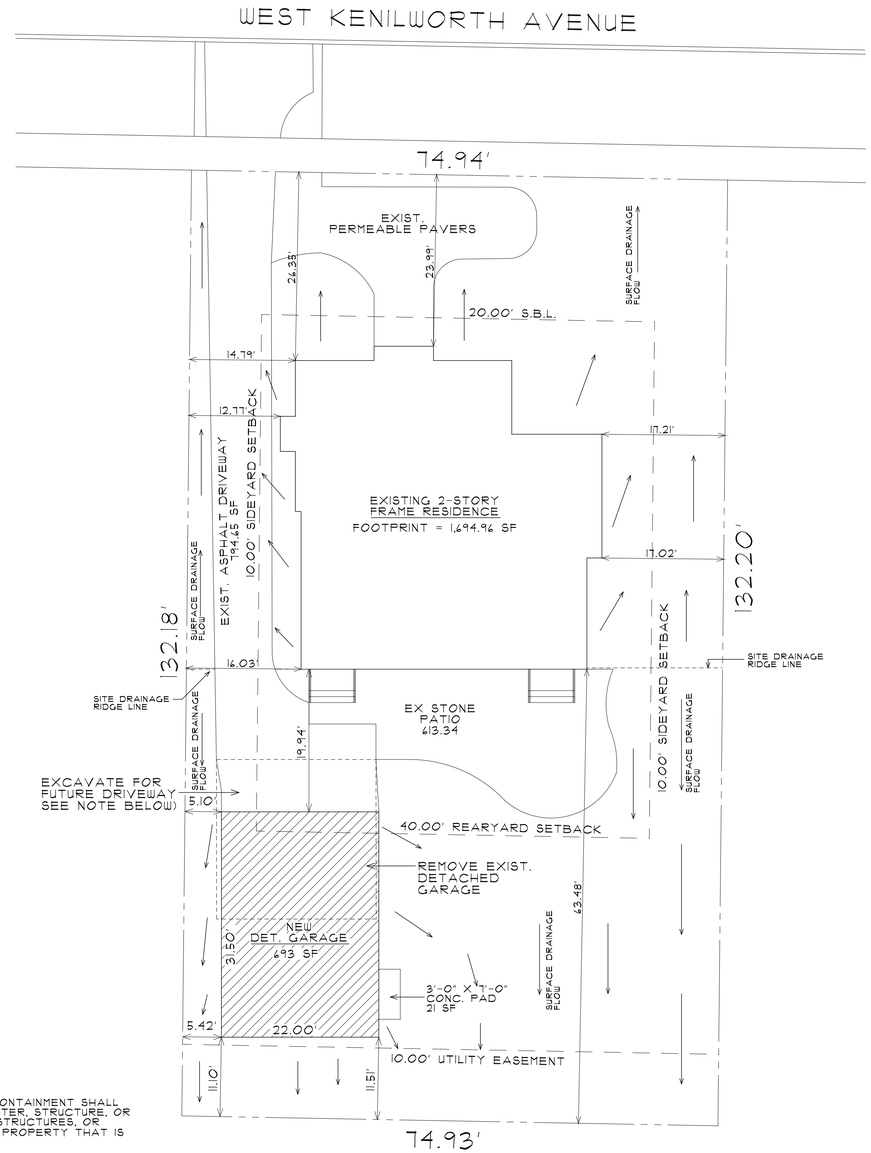
GRADE # 2 SPECIES SPF DOMESTIC OR CANADIAN BASE Fb 1000

SPECIFY MANUFACTURER AND NAME OF SPECIFIC BEAM PRODUCT WITH THE CURRENT SIZE, Fb, AND E VALUES PER MANUFACTURER

MANUFACTURER TRUS-JOIST PRODUCT LVL HEADERS & BEAMS MICRO-LAM

TABLE R301.2(1)
CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOAD	WIND DESIGN				SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP	ICE BARRIER UNDER LAYMENT REQ.	FLOOD HAZARDS	AIR FREEZ INDEX	MEAN ANNUAL TEMP
	SPEED (MPH)	TOPO EFFECTS	SPECIAL WIND REGION	WIND-BORNE DEBRIS ZONE		WEATHERING	FROST LINE DEPTH	TERMITE			CHPTR 9 OF VILLAGE CODE		
25	115	NO	NO	NO	A	severe	42"	MOD -TO- HEAVY	-4	YES	SEE BELOW	2000	47.6



SITE, GRADING, + DRAINAGE PLAN

NORTH

SCALE 1" = 10'-0"

FINISHED FLOOR ELEVATION OF THE GARAGE SHOULD BE SET TO PROVIDE POSITIVE DRAINAGE TOWARDS THE NORTH FOR THE GARAGE SLAB AND NEW DRIVEWAY EXTENSION

EXCAVATION OF THE DRIVEWAY EXTENSION AREA TO A DEPTH OF ABOUT 12 INCHES AND PLACEMENT OF AN 8-INCH CRUSHED STONE SUBBASE THAT RAMPS UP TO THE EXISTING DRIVEWAY AND NEW GARAGE SLAB ELEVATIONS. THE STONE SUBBASE WITH RAMPS WOULD ALLOW VEHICLE ACCESS TO THE NEW GARAGE AND AVOID TRACKING OF MUD IN THE INTERIM PERIOD BEFORE THE DRIVEWAY IS PAVED

EXISTING DETACHED GARAGE SHALL BE REMOVED IN ACCORDANCE WITH SEPARATE APPROVED DEMOLITION PERMIT.

GENERAL NOTE:

1. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO COMMENCING WITH THE WORK. ANY DISCREPANCIES IN FIELD CONDITIONS IS TO BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING.
2. PLEASE NOTIFY ARCHITECT IMMEDIATELY IF THERE ARE ANY DISCREPANCIES IN THE CONSTRUCTION DOCUMENTS.

STATE LAW: BEFORE DIGGING, CALL JULIE (811 OR 1-800-892-0123) FOR LOCATION OF PUBLIC AND PRIVATE UTILITIES AT WORK SITE. 48 HOURS NOTICE IS REQUIRED.

SITE NOTES:

1. CONSTRUCTION DEBRIS AND REFUSE CONTAINMENT SHALL BE REQUIRED FOR ALL JOB SITES. CONTAINMENT SHALL OCCUR ON THE PROPERTY THAT IS THE SUBJECT OF THE PERMIT. IT SHALL BE WITHIN A DUMPSTER, STRUCTURE, OR CONTAINER THAT CAN BE COVERED TO PREVENT WINDBLOWN DEBRIS. ALL SUCH DUMPSTERS, STRUCTURES, OR CONTAINERS SHALL BE COVERED AT ALL TIMES WHEN NO WORK IS BEING PERFORMED ON THE PROPERTY THAT IS THE SUBJECT OF THE PERMIT.
2. ALL DISTURBED PARKWAY LAWN AREAS WILL BE RESTORED WITH NEW SOD ON 6" OF TOPSOIL. ALL SOD SHALL BE WATERED AS REQ'D TO SUSTAIN GROWTH.
3. ALL PARKWAY TREES SHALL HAVE A SNOW FENCE THAT EXTENDS TO THE DRIP LINE. NO TRAFFIC SHALL GO OVER THE ROOT SYSTEM.
4. SURFACE DRAINAGE TO BE DIVERTED FROM STRUCTURE SO AS NOT TO CREATE A HAZARD ON THIS OR ADJACENT PROPERTY. GRADE FROM FOUNDATION TO DROP A MINIMUM OF 6" IN 10'. PROVIDE SWALES OR DRAINS TO ENSURE DRAINAGE FROM STRUCTURE AND ADJACENT PROPERTY.
5. TOILET FACILITIES SHALL BE PROVIDED AT ALL JOB SITES PER ILLINOIS PLUMBING CODE. THIS WILL BE A CONDITION OF THE PERMIT.
6. PROVIDE AND MAINTAIN A 4'-0" HIGH FENCE ALONG THE FULL LENGTH OF INTERIOR SIDE YARDS UNTIL EXTERIOR CONSTRUCTION IS COMPLETE.
7. PROVIDE AND MAINTAIN A 4'-0" HIGH CONSTRUCTION FENCE DURING NON-WORKING HOURS THAT WILL ENCLOSE ALL OPEN EXCAVATIONS UNTIL FOUNDATION IS BACK-FILLED & FIRST FLOOR DECK IS COMPLETED.

INDEX OF DRAWINGS	
SHEET	DESCRIPTION
G-1	SITE PLAN + GENERAL NOTES
A-1	CONSTRUCTION PLANS
A-2	GENERAL NOTES + SECTION

ZONING CALCULATIONS - [R-2]	
LOCATION	REQUIRED AREA [SQ. FT.]
LOT	9,907.07
MAX BUILDING COVERAGE [35%]	3,467.47
PROPOSED BUILDING COVERAGE	2,387.96
MAXIMUM LOT COVERAGE [45%]	4,458.18
PROPOSED LOT COVERAGE	3,816.95
LOCATION	PROPOSED AREA [SQ. FT.]
EXISTING FOOTPRINT	1,694.96
NEW DETACHED GARAGE	693
OTHER LOT COVERAGE SURFACES	1,428.99

DRAWINGS HAVE BEEN PREPARED IN ACCORDANCE W/ THE VILLAGE OF PALATINE AND AMENDMENTS AS LISTED BELOW.

INTERNATIONAL RESIDENTIAL CODE, 2015 EDITION (WITH AMENDMENTS).
INTERNATIONAL ENERGY CONSERVATION CODE, 2018 EDITION (WITH ILLINOIS AMENDMENTS)
INTERNATIONAL FIRE CODE, 2015 EDITION
LIFE SAFETY CODE, NFPA 101, 2000 EDITION
NATIONAL ELECTRIC CODE, 2017 EDITION
VILLAGE OF PALATINE CODE OF ORDINANCES

BUCKLEY FARA
ARCHITECTS
D.B.A. THOMAS BUCKLEY ARCHITECT
P.O. BOX 618
SOUTH ELGIN, IL 60177
TEL. 847-310-9530 e-mail:
tom@thomasbuckleyarchitect.com
2jfara2@gmail.com

CHRISTELL RESIDENCE
849 W. KENILWORTH AVE.
PALATINE
ILLINOIS

PROPOSED DETACHED GARAGE ADDITION

11-2-22 REVISIONS PER PLAN REVIEW

PROJECT NO.	CHR
DRAWN BY	JF

COPYRIGHT BUCKLEY FARA ARCHITECTS D.B.A. THOMAS BUCKLEY ARCHITECT

DATE	DESCRIPTION
8-5-22	PRICING
8-22-22	PRICING
9-28-22	PLAN REVIEW
11-2-22	PLAN REVIEW

ARCHITECT'S CERTIFICATION

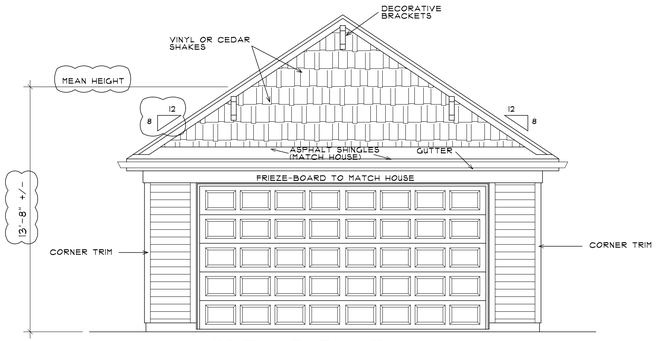
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY DIRECTION AND THAT TO THE BEST OF MY KNOWLEDGE, COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.

CERT NO. 001.008721
EXP. 11-30-2022 DATE: 11-2-2022

STATE OF ILLINOIS
THOMAS W. BUCKLEY
1-8721
CHICAGO
LICENSED ARCHITECT

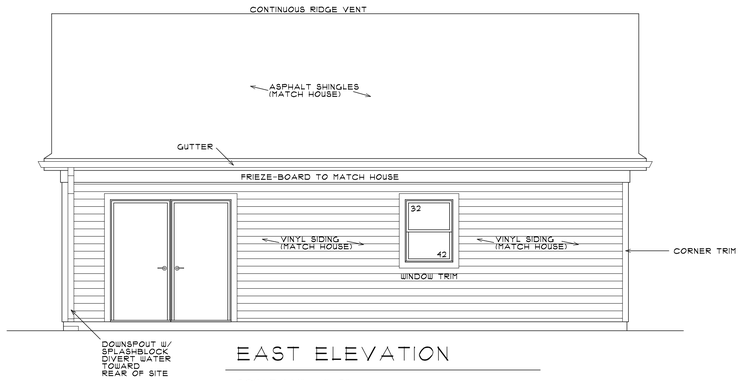
G-1
OF THREE

Attachment: Elevations (849 W. Kenilworth Avenue - VAR Garage Setback)



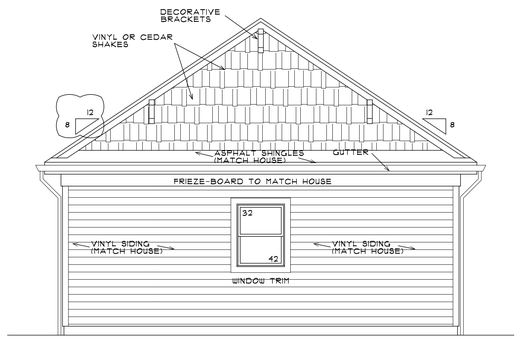
NORTH ELEVATION

SCALE 1/4" = 1'-0"
PROVIDE FLASHING AT ALL ROOF-WALL INTERSECTIONS



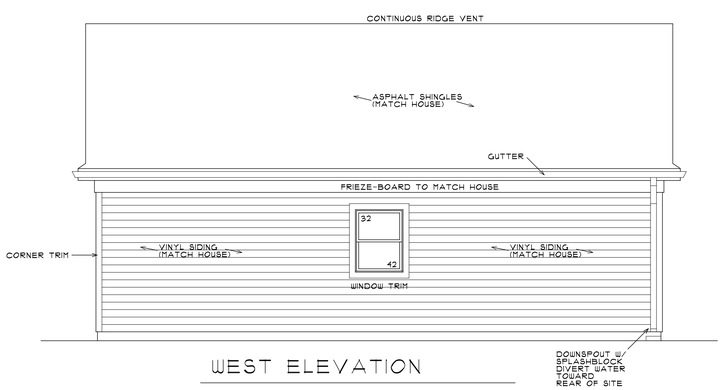
EAST ELEVATION

SCALE 1/4" = 1'-0"



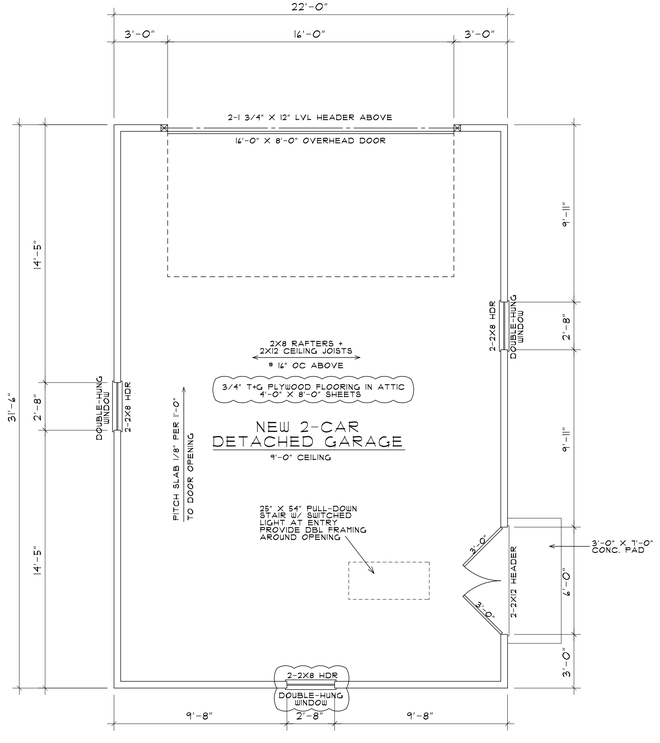
SOUTH ELEVATION

SCALE 1/4" = 1'-0"
PROVIDE FLASHING AT ALL ROOF-WALL INTERSECTIONS



WEST ELEVATION

SCALE 1/4" = 1'-0"



DET. GARAGE CONSTRUCTION PLAN

NORTH

SCALE 1/4" = 1'-0"

HEADER SUPPORT COLUMNS	
HEADER	COLUMN (IN 2X4 WALL)
DIMENSIONAL LUMBER (2XI2,2XI0,2X8,2X6)	2X4 JACK STUD 2X4 KING STUD
2-I 3/4" LVLS	(2)-2X4 JACK STUD 2X4 KING STUD

PERMIT COPY

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PRINT OUT A COPY OF THE APPROVED PERMIT SET AND MAKE IT AVAILABLE AT THE JOB SITE AT ALL TIMES. NO CHANGES ARE PERMITTED WITHOUT WRITTEN APPROVAL.

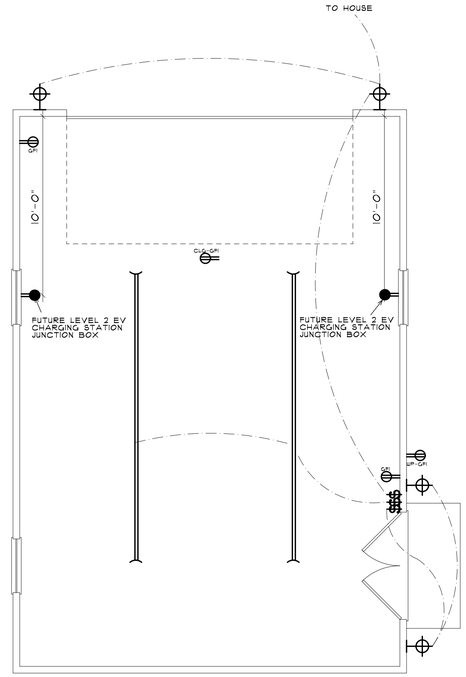
APPROVED DATE: 12/01/2022
APPROVED BY:jnelson
FULL PERMIT

Request inspections at: https://Citizen.palatine.il.us

or phone: (847) 359 9042

Permit #, Inspection item # and address required

Min. 24 hr. prior notice



DET. GARAGE ELECTRICAL PLAN

NORTH

SCALE 1/4" = 1'-0"

THE GARAGE IS TO BE SERVED BY A 110V/20A GFCI ELECTRIC CIRCUIT AS WELL AS A 240V/40A ELECTRIC VEHICLE CHARGING CIRCUIT.

ALL EXTERIOR LIGHT FIXTURES SHALL BE CONNECTED BY 3-WAY LIGHT SWITCHES IN GARAGE AND HOUSE KITCHEN.

ELECTRICAL LEGEND	
SYMBOL	DESCRIPTION
	CEILING FIXTURE
	WALL-MOUNTED LIGHT FIXTURE
$	SINGLE POLE SWITCH
	DUPLEX RECEPTACLE GROUND-FAULT CIRCUIT INTERRUPTED
	DUPLEX RECEPTACLE WEATHERPROOF + GROUND-FAULT CIRCUIT INTERRUPTED
	16'-0" LONG LED STRIP LIGHTING FIXTURE

BUCKLEY FARA
ARCHITECTS
D.B.A. THOMAS BUCKLEY ARCHITECT
P.O. BOX 618
SOUTH ELGIN, IL 60177
TEL. 847-310-9530 e-mail:
tom@thomasbuckleyarchitect.com
2jfara2@gmail.com

CHRISTELL RESIDENCE

849 W. KENILWORTH AVE.
PALATINE
ILLINOIS

PROPOSED DETACHED GARAGE ADDITION

11-2-22 REVISIONS PER PLAN REVIEW

PROJECT NO.	CHR
DRAWN BY	JF

COPYRIGHT BUCKLEY FARA ARCHITECTS D.B.A. THOMAS BUCKLEY ARCHITECT

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8-5-22	PRICING
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STATE OF ILLINOIS
THOMAS W. BUCKLEY
I-8721
CHICAGO
LICENSED ARCHITECT

A-1
OF THREE

Attachment: Elevations (849 W. Kenilworth Avenue - VAR Garage Setback)

CONCRETE AND EXCAVATION

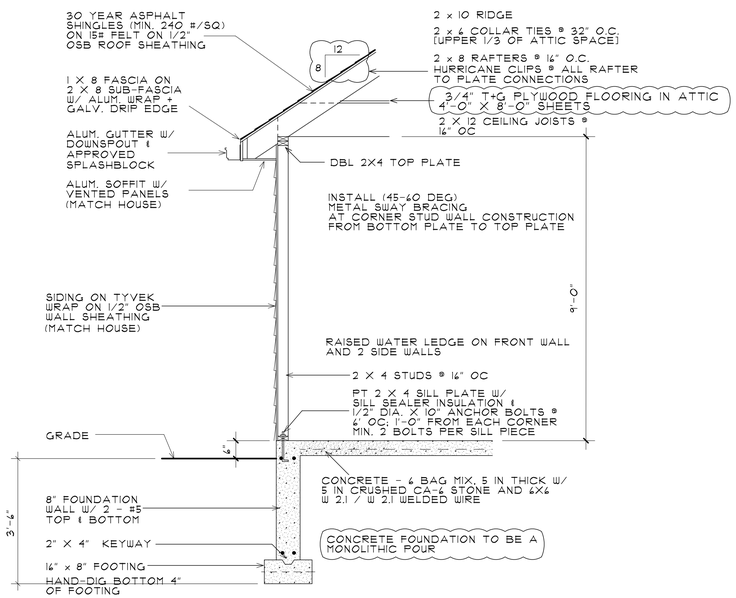
1. FOOTINGS SHALL BEAR ON UNDISTURBED, INORGANIC SOIL WITH MINIMUM BEARING CAPACITY OF 3000 PSF.
2. ALL EXCESS SOIL SHALL BE REMOVED FROM SITE.
3. FOUNDATION CONCRETE TO ACHIEVE COMPRESSIVE STRENGTH OF 3000PSI AT 28 DAYS, MIN. 5 1/2 BAG MIX. SIDEWALKS, PATIOS, & STEPS TO BE AIR-ENTRAINED WITH COMPRESSIVE STRENGTH OF 3500 PSI AT 28 DAYS, MIN. 6 BAG MIX.
4. BACK-FILL SOIL SO THAT GRADE SLOPES AWAY FROM FOUNDATION 6" WITHIN FIRST 10'-0" (MIN).
5. EXISTING GROUND ELEVATIONS WILL NOT BE ALTERED ANYWHERE ON THE SITE IN ORDER TO MAINTAIN THE EXISTING DRAINAGE PATTERN AND NOT OBSTRUCT ANY TRIBUTARY DRAINAGE FROM THE SURROUNDING PROPERTIES.
6. ALL EXCAVATED SOIL/MATERIALS NOT TO BE USED FOR BACKFILL & TO BE IMMEDIATELY REMOVED FROM SITE. NO ON-SITE STOCKPILING OF EXCAVATED MATERIALS WILL BE ALLOWED, WITH THE EXCEPTION OF TOPSOIL FOR FINAL GRADING.
7. FIELD VERIFY CONTROL JOINTS ARE INSTALLED WITHIN 24 HOURS OF FINAL FINISHING OF CONC.
8. PLEASE TAKE CARE WHEN DIGGING FOR THE FOOTINGS. THE USE OF ROCK UNDER FOOTINGS CAN FACILITATE WATER ACCUMULATION UNDER THE FLOOR SLAB/BASEMENT AND CONTRIBUTE TO FLOODING AS THE GROUND WATER LEVEL RISES DURING EXTREMELY WET PERIODS. THEREFORE, CRUSHED ROCK CANNOT BE PERMITTED UNDER FOUNDATIONS UNLESS A SOILS REPORT BY AN ILLINOIS LICENSED SOILS ENGINEER SPECIFICALLY ADDRESSES THE EXISTING AND POTENTIAL HIGH LEVELS OF GROUND WATER TABLE AND ADEQUATE PREVENTIVE MEASURES TO PROTECT THE HOMEOWNER.
9. PORCHES & STEPS EXPOSED TO WEATHER SHALL HAVE CONCRETE W/ A MIN. COMPRESSIVE STRENGTH OF 3,500 PSI AND SHALL BE AIR ENTRAINED NOT LESS THAN 5% OR MORE THAN 7%.
10. SLABS-ON-GRADE REQUIRE A MINIMUM OF #10 WELDED WIRE LOCATED IN THE UPPER ONE THIRD OF THE THICKNESS
11. CONTROL JOINTS FOR 4" SLABS SHALL BE AT A MAXIMUM OF 8' INTERVALS

STRUCTURAL

1. ALL WALLS WILL BE PROVIDED WITH A DOUBLE TOP PLATE LAPPED AT THE CORNERS.
2. CONSTRUCTION LUMBER TO BE SPF CONSTRUCTION GRADE NO. 2
   F_b = 1000 PSI MODULUS OF ELASTICITY 1,100,000
3. LUMBER WITH SPANS GREATER THAN 20' TO BE DOUGLAS FIR CONSTRUCTION GRADE NO. 2
   F_b = 1200 PSI MODULUS OF ELASTICITY 1,100,000
4. CUTS, NOTCHES AND HOLES BORED IN TRUSSES, LAMINATED VENEER LUMBER, GLUE-LAMINATED MEMBERS OR I-JOISTS ARE NOT PERMITTED UNLESS THE EFFECTS OF SUCH ARE SPECIFICALLY ADDRESSED. (SECTION: R502.8.2)
5. EXTERIOR OR LOAD BEARING WALLS WITH STUDS DRILLED WITHIN 5/8" OF THE FACE OF THE STUD SHALL BE REINFORCED WITH A STRUCTURAL STUD SHOE. (SECTION R602.6)
6. PROVIDE DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS. OPENINGS IN FLOOR CONSTRUCTION SHALL BE FRAMED WITH DOUBLE HEADER AND TRIMMER JOISTS. PROVIDE JOIST HANGERS AS REQUIRED.
7. EXTERIOR OR LOAD BEARING WALLS WITH PLATES CUT, DRILLED OR NOTCHED MORE THAN 50% OF THE WIDTH OF THE STUD SHALL HAVE A GALVANIZED METAL TIE 16 GAGE AND 1 1/2 INCHES (1 1/2") WIDE FASTENED TO EACH PLATE. (SECTION: R602.6.1)
8. WOOD STRUCTURAL PANELS SHALL CONFORM TO DOC PS 1, DOC PS 2, OR ANSI/APA PRP 210 CSA 0437 OR CSA 0325. PANELS SHALL BE IDENTIFIED BY A GRADE MARK OR CERTIFICATE OF INSPECTION ISSUED BY AN APPROVED AGENCY. IRC TABLE R503.2.1.1(1)
9. ALL RAFTER TIES SHALL BE PROVIDED IN ACCORDANCE WITH IRC R802.11.1. RESULTING UPLIFT FORCES FROM THE TIES SHALL BE TRANSMITTED TO THE FOUNDATION.
10. RIDGE BOARD SHALL BE AT LEAST TWO-INCH (2") NOMINAL THICKNESS & NOT LESS IN DEPTH THAN THE CUT END OF THE RAFTER. VALLEY & HIP RAFTERS SHALL NOT BE LESS THAN TWO-INCH (2") NOMINAL THICKNESS + NOT LESS IN DEPTH THAN THE CUT END OF THE RAFTERS.

ELECTRICAL

1. ALL WIRING 25 VOLTS OR GREATER TO BE IN ELECTRIC METALLIC TUBING. PVC IS NOT PERMITTED.
2. A MIN. OF 90% OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS.
3. GARAGES ARE TO BE ON A SEPARATE 20 AMP CIRCUIT.
4. RECEPTACLE RATING FOR A 20 AMP CIRCUIT SHALL BE 20 AMPS.
5. EACH GENERAL LIGHTING CIRCUIT SHALL NOT HAVE MORE THAN 10 POWER CONSUMING DEVICES CONNECTED TO IT + THE CIRCUIT BREAKER SHALL NOT EXCEED 15 AMPS.
6. CEILING MOUNTED ELECTRICAL OUTLETS INSTALLED IN THE GARAGE SHALL BE GFCI PROTECTED.
7. ALL RECEPTACLES REQUIRE A PIGTAIL GROUNDING WIRE TO THE BOX.
8. PROVIDE A GROUND WIRE IN ALL RACEWAYS.
9. ELECTRICAL RECEPTACLES ARE REQUIRED TO BE SELF-GROUNDING.
10. ALL ELECTRICAL CONDUCTORS ARE TO BE SOLID OR STRANDED COPPER IN ELECTRICAL METALLIC TUBING.
11. PROVIDE A NEUTRAL WIRE AT EACH SWITCH BOX LOCATION.
12. SURFACE MOUNTED INCANDESCENT FIXTURES INSTALLED NO CLOSER THAN 12" TO THE NEAREST STORAGE SPACE. SURFACE MOUNTED FLUORESCENT FIXTURES INSTALLED NO CLOSER THAN 6" TO THE NEAREST STORAGE SPACE. RECESSED INCANDESCENT AND FLUORESCENT FIXTURES W/ COMPLETELY ENCLOSED LAMP NO CLOSER AND FLUORESCENT FIXTURES W/ COMPLETELY ENCLOSED LAMP NO CLOSER THAN 6" TO THE NEAREST STORAGE SPACE
13. 14AWG CU CONDUCTORS CANNOT BE USED FOR A BRANCH CIRCUIT LARGER THAN 15A.
14. ALL NEW 125 VOLT, 15- AND 20-AMP RECEPTACLES SHALL BE LISTED TAMPER RESISTANT RECEPTACLES.



1 WALL SECTION
SCALE 1/2" = 1'-0"

LUMBER SPECIES:

UNDER 20 FT LONG 2X4, 2X6, + 2X8 - SPF #2 OR BETTER

UNDER 20 FT LONG 2X12 - SPF / HEM-FIR #2 OR BETTER

OVER 20 FT LONG - DOUGLAS FIR #2 OR BETTER

PERMIT COPY

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PRINT OUT A COPY OF THE APPROVED PERMIT SET AND MAKE IT AVAILABLE AT THE JOB SITE AT ALL TIMES. NO CHANGES ARE PERMITTED WITHOUT WRITTEN APPROVAL.

APPROVED DATE: 12/01/2022
APPROVED BY:jnelson
FULL PERMIT

Request inspections at: https://Citizen.palatine.il.us

or phone: (847) 359 9042

Permit #, Inspection item # and address required

Min. 24 hr. prior notice

BUCKLEY FARA
ARCHITECTS
D.B.A. THOMAS BUCKLEY ARCHITECT
P.O. BOX 618
SOUTH ELGIN, IL 60177
TEL. 847-310-9530 e-mail: tom@thomasbuckleyarchitect.com
2jfara2@gmail.com

CHRISTELL RESIDENCE

849 W. KENILWORTH AVE.
PALATINE
ILLINOIS

PROPOSED DETACHED GARAGE ADDITION

11-2-22 REVISIONS PER PLAN REVIEW

PROJECT NO.	CHR
DRAWN BY	JF

COPYRIGHT BUCKLEY FARA ARCHITECTS D.B.A. THOMAS BUCKLEY ARCHITECT

DATE	DESCRIPTION
8-5-22	PRICING
8-22-22	PRICING
9-28-22	PLAN REVIEW
11-2-22	PLAN REVIEW

STATE OF ILLINOIS
THOMAS W. BUCKLEY
1-8721
CHICAGO
LICENSED ARCHITECT

Attachment: Elevations (849 W. Kenilworth Avenue - VAR Garage Setback)

CERTIFICATE OF PUBLICATION

DES PLAINES JOURNAL, INC., a corporation organized and existing under and by virtue of the laws of the State of Illinois, does hereby CERTIFY that it is the publisher of the:

Journal & Topics Newspapers
AKA Des Plaines Journal, Inc.
622 Graceland Ave.
Des Plaines, IL 60016-4556

and that said newspaper(s) is a secular newspaper of general circulation and has been published weekly in the

(Village) (Town) (City) (Township) of PALATINE 849 W. KENILWORTH AVE.

◉ ○ ○ ○

County of COOK

and State of Illinois, continuously for more than one year prior to date of the first publication of the notice attached hereto, and that said newspaper(s) complies with the requirements of Paragraphs 5 and 10, Chapter 100, of the Illinois Revised Statutes.

Further, that the notice, of which the attached is a true copy, was published ONE times in the said newspaper(s), namely once each week for ONE successive week(s) and that the first publication of said notice was made on the 6TH day of JULY, A.D. 20 23., and the last publication thereof was made on the 6TH day of JULY, A.D. 20 23.

Your Legal appeared in the following Journal & Topics Newspapers (Des Plaines Journal, Inc.)

- ☐ Des Plaines Journal
- ☐ Elk Grove Village Journal
- ☐ Mt. Prospect Journal
- ☐ Niles Journal
- ☐ Park Ridge-Golf Mill Journal
- ☐ Prospect Heights Journal
- ☐ Rosemont Journal
- ☐ Arlington Heights Topics
- ☐ Buffalo Grove Topics
- ☑ Palatine Topics
- ☐ Rolling Meadows Topics
- ☐ Wheeling Topics
- ☐ Suburban Journal
- ☐ Northwest Journal
- ☐ Glenview Journal

"OFFICIAL SEAL"
MARY ALICE WENZL
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 07/15/2025

Mary Alice Wenzl

IN WITNESS WHEREOF, **THE DES PLAINES JOURNAL, INC.,** has caused this certificate to be signed and its corporate seal affixed hereto at Des Plaines, Illinois this 6TH day of JULY A.D., 20 23.

By Todd Wessell

President
Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 6TH day of JULY A.D., 20 23.

My commission expires the 15TH day of JULY A.D., 20 25.

Attachment: Public Notice (849 W. Kenilworth Avenue - VAR Garage Setback)

VILLAGE OF PALATINE

VILLAGE OF PALATINE
Planning and Zoning Commission

SCHEDULED 07/25/23 07:00 PM

STAFF REPORT (ID # 8490)

841 N Martin Drive

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Lyn Bremanis

PETITIONER: Anthony Cinquegrani

PLAN NUMBER: SU-000054-2023

ADDRESS: 841 N. Martin Drive

PROPOSAL:
Special Use to permit a fence in the front yard.

LOCATION:	841 N Martin Drive District 1 (Millar)	**CURRENT ZONING:**	R-1 Single Family Residential

SURROUNDING CONDITIONS:

North:	Outside Village Boundaries - unincorporated Cook County (Single Family Residential)
South	R-2 Single Family Residential
East:	Outside Village Boundaries - unincorporated Cook County (Single Family Residential)
West:	R-1 Single Family Residential

BACKGROUND:
The Petitioner is proposing to install a 6-foot tall solid fence, which would be set back approximately 29 feet from the front property line abutting W. Northwest Highway. Therefore, the Petitioner is requesting:

Special Use to permit a fence in the front yard.

SITE ANALYSIS:

- The Subject Property is zoned R-1 Single-Family and located on the corner of N. Martin Drive and W. Northwest Highway. The minimum required front yard setback is 40 feet. The Petitioner is proposing to install a 6-foot tall solid fence in the required front yard to be set back approximately 29 feet from the front property line.

- While the house faces Martin Drive, per code, the front yard is the narrowest lot frontage abutting a street, which is Northwest Highway. There is significant existing landscaping between the proposed fence and Northwest Highway. In addition, the abutting property to the east is vacant and, with the fence being setback 29-feet, there should not be any line of sight issues if the property were to be developed.
- The proposed fence does meet the required setback for corner side yard abutting a street (N. Martin Drive) at 40 feet. In addition to the proposed 29-foot setback, there is also approximately 10 feet of additional IDOT right of way in front of the property line and on the north side of the sidewalk.

DEPARTMENTAL REVIEWS:

Community Services	No Issues Identified
Engineering	No Issues Identified
Environmental Health	N/A
Fire Prevention	N/A
Public Works	N/A
Police	N/A

STANDARDS FOR SPECIAL USE: Since this Petition is not for a use publicly operated or traditionally affected with the public interest, those standards under Section 14.05 D (2), (3), and (5) are applicable. Specifically, the Petitioners must show that the Special Use, if granted, is so designed, located, and proposed to be operated that the public health, safety, and welfare will be protected and will not cause substantial injury to the value of other property in the neighborhood in which it is located. The Petitioners have attempted to address the required standards.

(5) With respect to front yard fencing and fencing in a rear yard/side yard abutting a street, the following additional standards must be met:

a. Will meet the following aesthetic criteria:
i. Will not destroy existing vistas in the area;
ii. Will enhance the appearance of the homes and the streets in the area; and
iii. Will not detract from the overall appearance of the community; or
b. The fencing is found to be necessary to protect private property or the safety of the inhabitants of the property.

STAFF RECOMMENDATION:
The Petitioner is requesting to construct a 6-foot solid fence to be set back approximately 29 feet off the front lot line along Northwest Highway. There is significant,

and dense, landscaping that presently exists in the front yard, and the proposed fence would be located behind said landscaping. In addition, the house is situated facing Martin Drive therefore the required front yard functions as a side yard. Given the proposed 29-foot setback, landscaping, and location along a busy roadway the fence should not have a negative impact on surrounding properties. Therefore, Staff recommends approval of the Special Use subject to the following conditions:

1. The Special Use shall substantially conform to the site plan and fence elevation submitted by the Petitioner, Anthony Cinquegrani submitted 06/27/2023, except as said plans may be changed to conform to the Village Code of Ordinances.
2. The existing landscaping between the proposed fence and the front lot line shall be maintained..

ATTACHMENTS:

- Aerial Map
- Application
- Site Plan
- Fence Elevation
- Public Notice

GISConsortium | 841 N Martin Drive

Attachment: Aerial Map (841 N Martin Drive - SU Fence)

0 200 400 ft

Print Date: 7/12/2023

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.

VILLAGE OF PALATINE

SPECIAL USE APPLICATION

Department of Planning & Zoning
200 E. Wood Street · Palatine, IL · 60067-5339
Telephone: (847) 359-9047 · Fax (847) 963-6247

Petitioner Name

ANTHONY Cinquegrani

Business Name (if applicable)

Subject Property Address

841 N. Martin Drive

Please provide a description of your proposed request:

Cedar 6 ft fence that includes lawn and is a barrier from NW Hwy (sight and sound)

Petitioner Justification

Special Uses shall not be granted except on findings based upon the evidence in each specific case. Please address the following standards as these will be used in considering the specific relief you are seeking.

That use deemed necessary for the public convenience at that location. Explain:

N/A

The use is designed, located, and proposed to be operated that the public health, safety, welfare will be protected. Explain:

There are many fences already along NW Hwy nearby.

The use will not cause substantial injury to nearby property values. Explain:

There are many fences already along NW Hwy nearby.

Attachment: Application (841 N Martin Drive - SU Fence)

In order to supplement the above standards, the Planning and Zoning Commission may also consider the following:

With respect to front yard fencing and fencing in a rear yard/side yard abutting a street, the following additional standards must be met:

a. Will meet the following aesthetic criteria:

i. Will not destroy existing vistas in the area;

ii. Will enhance the appearance of the homes and the streets in the area; and

iii. Will not detract from the overall appearance of the community; or

b. The fencing is found to be necessary to protect private property or the safety of the inhabitants of the property.

The fence will be located behind existing dense landscaping and should have no effect. The fence will also further buffer home from Northwest Highway.

Attachment: Application (841 N Martin Drive - SU Fence)

570 E. NORTHWEST HWY.
DES PLAINES, ILLINOIS 60016
(708) 699-0018

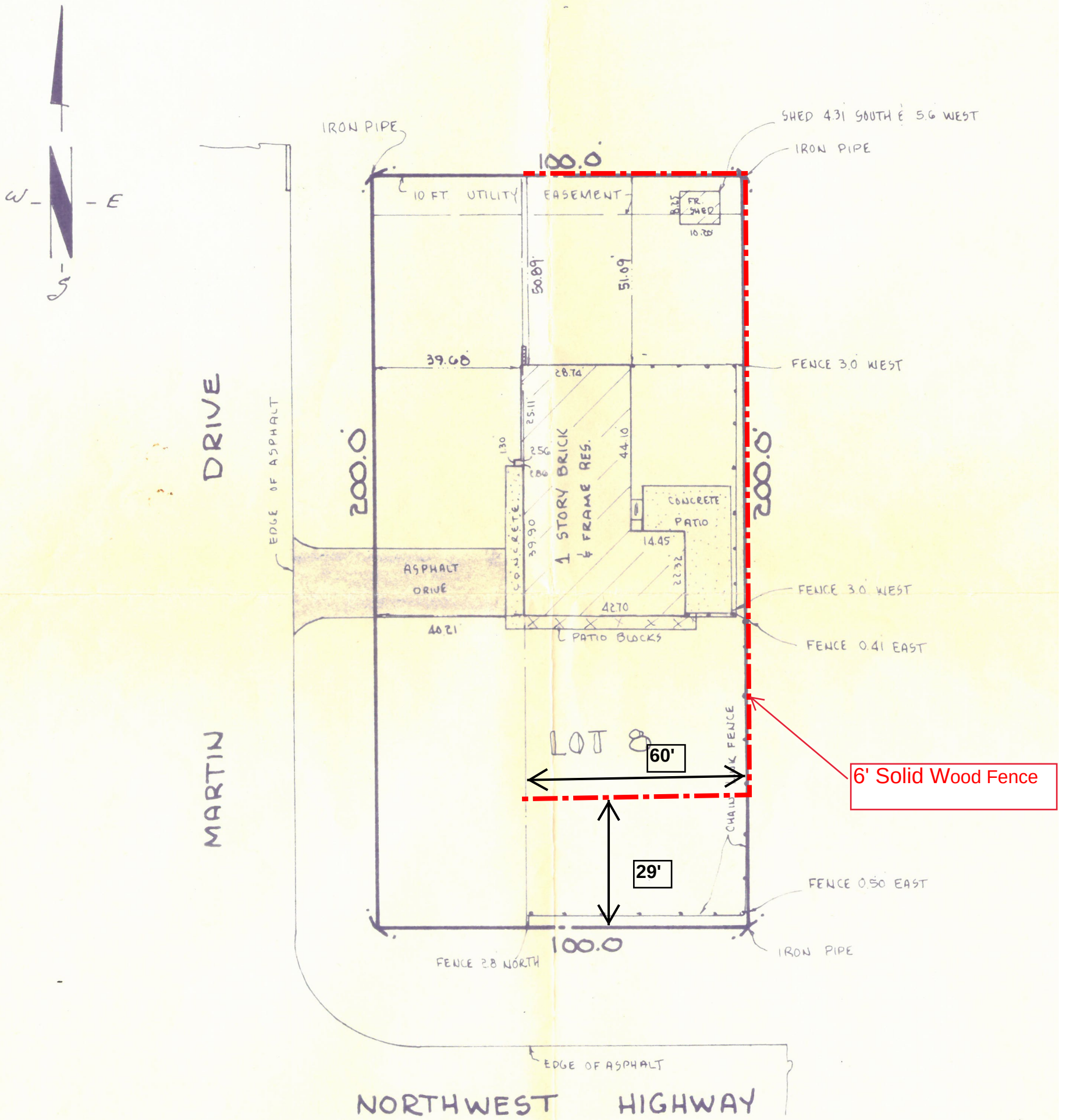
R. W. STANLEY & ASSOCIATES
ILLINOIS REGISTERED LAND SURVEYORS

PHONE (708) 699-0018

PLAT OF SURVEY

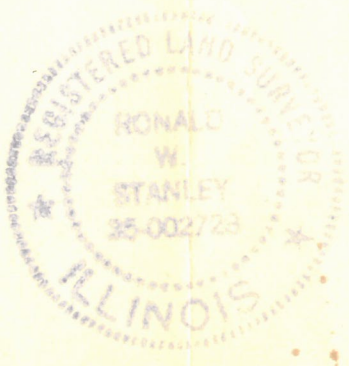
Lot 8 in Block 6 in Lake Park Estates, a Subdivision of the West Half (½) of the Southwest Quarter (¼) (except the East 100 feet thereof) of Section 10, Township 42 North, Range 10, East of the Third Principal Meridian, in Cook County, Illinois.

More commonly known as: 841 Martin Drive, Palatine, Illinois



Scale: 1 Inch equals 30 feet
Ordered by STEPHAN DELANTY, ATTORNEY
Order number 90-1366

Note:
Compare the description on this plat with your deed, abstract, or certificate of title, also compare all points before building by same and report any difference at once. For building line and other restrictions not shown hereon, refer to your abstract, deed, contract, or zoning ordinance.



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

I, Ronald W. Stanley, hereby certify that the above described property has been surveyed under my sup... and that the plat hereon drawn is a correct represent... said survey.

Dimensions are shown in feet and decimal parts t... and are corrected to a temperature of 62° Fahrenhei...

Des Plaines, Illinois MAY 11, 19...

Ronald W. Stanley
Illinois Registered Land Surveyor

534776

Attachment: Site Plan (841 N Martin Drive - SU Fence)

Fence Elevation for 841 N Martin Drive

Attachment: Fence Elevation (841 N Martin Drive - SU Fence)

PUBLIC NOTICE
A Public Hearing will be held before the Village of Palatine Planning and Zoning Commission on Tuesday, July 25, 2023 at 7 PM, in the Village Council Chambers in Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:
Special Use to permit a fence in the front yard.
The property is commonly known as 841 N Martin Drive.
The Petitioner is proposing to install a 6-foot tall solid fence, which would be set back approximately 29 feet from the front property line abutting W. Northwest Highway.
The above petition has been filed by Anthony Cinquegrani and is available for examination in the office of the Village Clerk, 200 E. Wood Street.
FILE #: SU-000054-2023
VILLAGE OF PALATINE
Jan Wood, Chair,
Palatine, Planning and Zoning Commission
DATED: This 10th day of July 2023
Published in Daily Herald July 10, 2023 (4602516)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Northwest Suburbs
Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **Northwest Suburbs DAILY HERALD**. That said **Northwest Suburb DAILY HERALD** is a secular newspaper, published in Arlington Heights, Cook County, State of Illinois, and has been in general circulation daily throughout Cook County, continuously for more than 50 weeks prior to the fi Publication of the attached notice, and a newspaper as defined by 715 ILCS 5

I further certify that the **Northwest Suburbs DAILY HERALD** is a newspa as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That notice of which the annexed printed slip is a true copy, was published 07/10/2023 in said **Northwest Suburbs DAILY HERALD**. This notice was also placed a statewide public notice website as required by 5 ILCS 5/2.1.

BY _____
Designee of the Publisher of the Daily Herald

Control # 4602516

PADDOCK PUBLICATIONS, INC. Corporate SEAL ILLINOIS

Attachment: Public Notice (841 N Martin Drive - SU Fence)

VILLAGE OF PALATINE

VILLAGE OF PALATINE
Planning and Zoning Commission

SCHEDULED 07/25/23 07:00 PM

STAFF REPORT (ID # 8503)

587 W. Helen Road

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Alex Bradshaw

PETITIONER: Greg Rose

PLAN NUMBER: VAR-000052-2023

ADDRESS: 587 W. Helen Road

PROPOSAL:
Variation to permit a residential driveway to exceed the maximum permitted 30 feet in width to construct a circular driveway; and a Variation to permit a residential driveway to be 35 feet wide within 5 feet of the front property line, instead of the maximum permitted 25 feet.

LOCATION:	587 W. Helen Road District 2 (Lamerand)	**CURRENT ZONING:**	R-1 Single-Family Residential

SURROUNDING CONDITIONS:

North:	R-1 Single-Family Residential
South	R-2 Single-Family Residential
East:	R-1 Single-Family Residential
West:	R-1 Single-Family Residential

BACKGROUND:
The Petitioner is proposing to construct a circular driveway that will exceed the maximum permitted driveway width of 30 feet. The circular driveway would result in two curb cuts on West Helen Road. Therefore, the Petitioner is requesting:

Variation to permit a residential driveway to exceed the maximum permitted 30 feet in width to construct a circular driveway; and

Variation to permit a residential driveway to be 35 feet wide within 5 feet of the front property line, instead of the maximum permitted 25 feet.

SITE ANALYSIS:

- The Subject Property is an interior lot located in the Arthur T. McIntosh & Co.'s

Northwest Acres unit No. 2 subdivision. The lot is zoned R-1 Single-Family Residential and is approximately 31,800 square feet in size. The residence on the Subject Property his currently being constructed under an active building permit.

- The Petitioner is proposing to install a circular driveway that will exceed the maximum allowable total driveway width, thus requiring a Variation.
- At the widest point, the proposed driveway would have a total width of approximately 58 feet. For discussion purposes, the driveway width at the garage is 42.5 feet. Per Code, the maximum allowable total driveway width for a 2-car garage is 30 feet.
- The combined width of the proposed driveway, measured at the lot line, will be 35 feet. The Zoning Ordinance allows a maximum width of 25 feet within 5 feet of the lot line.
- Staff's review of the surrounding neighborhood identified 2 properties that are within a few lots from the subject property that have circular driveways (707 W. Helen Rd & 572 W. Helen Rd). In each case, the driveways were constructed prior to 2005 and without any zoning relief. Staff notes that the 572 property, previously existing parking lot, with two curb cuts, was constructed in unincorporated Cook County and functioned under a Cook County Special Use to operate as a day care center.
- Both the building coverage and lot coverage are well within the allowable percentage per Code.

DEPARTMENTAL REVIEWS:

Community Services	Adequate justification for exceeding the maximum 25-foot driveway width within 5 feet of the front property line has not been provided.
Engineering	The proposal does not support the need to widen the driveway beyond what is permitted by Code.
Environmental Health	N/A
Fire Prevention	N/A
Public Works	N/A
Police	N/A

STANDARDS FOR A VARIATION: Standards for a Variation are found in Section 14.03 D (1) and (2) of the Zoning Code. Specifically, the Petitioners must show that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located; that the plight of the owner is due to unique circumstances; and that the variation, if granted, will not alter the essential character of the locality. The Petition for Variation is attached, and the Petitioners have attempted to address the required standards.

STAFF RECOMMENDATION:

The circular driveway proposed by the Petitioner would allow for easier access in and out of the subject property. The overall width of the proposed driveway is comparable to other approved recently approved driveway width variations (e.g. Illinois Avenue and Austin Lane), but those examples also complied the maximum driveway width at the property line. There are two existing circular driveways in the neighborhood. Nonetheless, Staff did not find that there was adequate justification provided to permit the driveway width within 5 feet of the front property line to exceed the maximum permitted 25 feet. The proposed circular drive would function sufficiently if said driveway width within 5 feet of the property line complied with Village Code.

Therefore, Staff recommends denial of the Variation. However, if the Petitioner agrees to reduce the driveway width within the first 5 feet of the property to comply with the 25-foot maximum width, then Staff would recommend action at the discretion of Planning and Zoning Commission. If the Planning and Zoning Commission recommends approval, Staff recommends the following conditions:

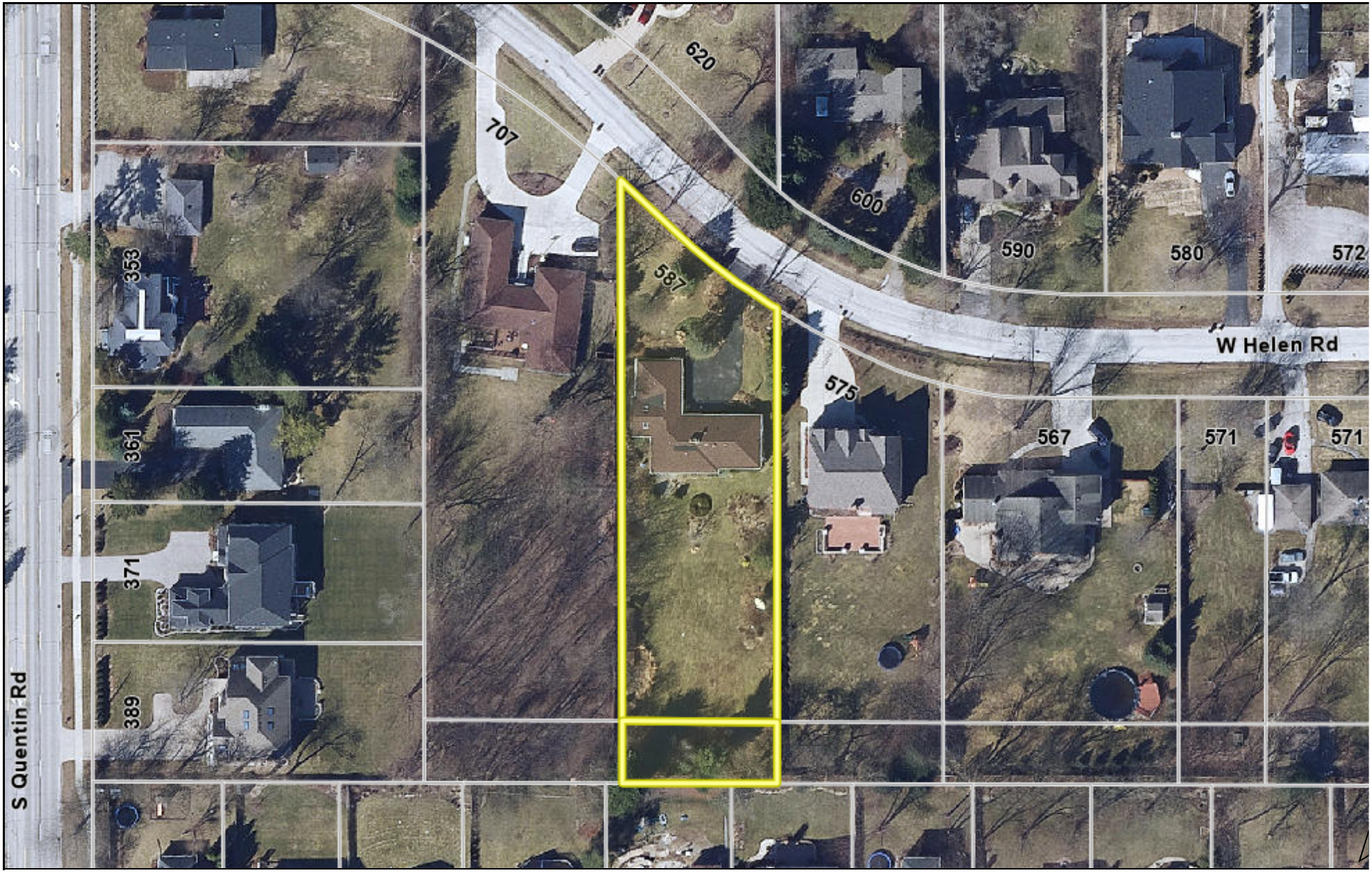
1. The Variation shall substantially conform to the Site Plan submitted by the Petitioner, Greg Rose, except as such plans may be changed to conform to the Villages Codes and Ordinances.

ATTACHMENTS:

- Aerial Map
- Variation Application
- Plat of Survey
- Site Plan
- Public Notice

GISConsortium

587 W. Helen Road



0 150 300 ft

Print Date: 6/23/2023

Notes

Cook County Aerial 2020

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

Attachment: Aerial Map (587 W. Helen Road - VAR Circular Driveway)

VILLAGE OF PALATINE

VARIATION APPLICATION

Department of Planning & Zoning
200 E. Wood Street · Palatine, IL · 60067-5339
Telephone: (847) 359-9047 · Fax (847) 963-6247

Petitioner Name

Greg Rose

Business Name (if applicable)

Subject Property Address

587 W. Helen Road

Please provide a description of your proposed request:

Owner would like to install a circular driveway which, together with the main driveway, will exceed the 25ft max total allowed. Given the size of the property and the lack of impact to the surrounding area, they would like the contemplated driveway to be approved.

Petitioner Justification

Variations shall not be granted except on findings based upon the evidence in each specific case. Please address the following standards as these will be used in considering the specific relief you are seeking.

That the property cannot yield a reasonable return if used only under the conditions allowed by the regulations governing the zoning district in which it is located:

No

That the plight of the owner is due to unique circumstances:

No

That the Variation, if granted, will not alter the essential character of the locality:

Character of surrounding area stays the same

Attachment: Variation Application (587 W. Helen Road - VAR Circular Driveway)

In order to supplement the above standards, the Planning and Zoning Commission may also consider the following:

a. The particular surroundings, shape, or topographical conditions of the property.
b. A unique hardship for the property not generally applicable to other properties in the same zoning district.
c. The request is not based on a desire to make more money out of the property.
d. The petitioner has not created the alleged hardship for the property.
e. The request will not be detrimental the public welfare or other properties in the neighborhood.
f. The request will not impair supply of light and air to adjacent properties, substantially increase the danger of fire, endanger the public safety, or substantially diminish or impair neighboring property values.

Petitioner and owner would like to add that there are multiple circular driveways on Helen Rd. including 572 W Helen and 707 W Helen which is the property immediately to the west.

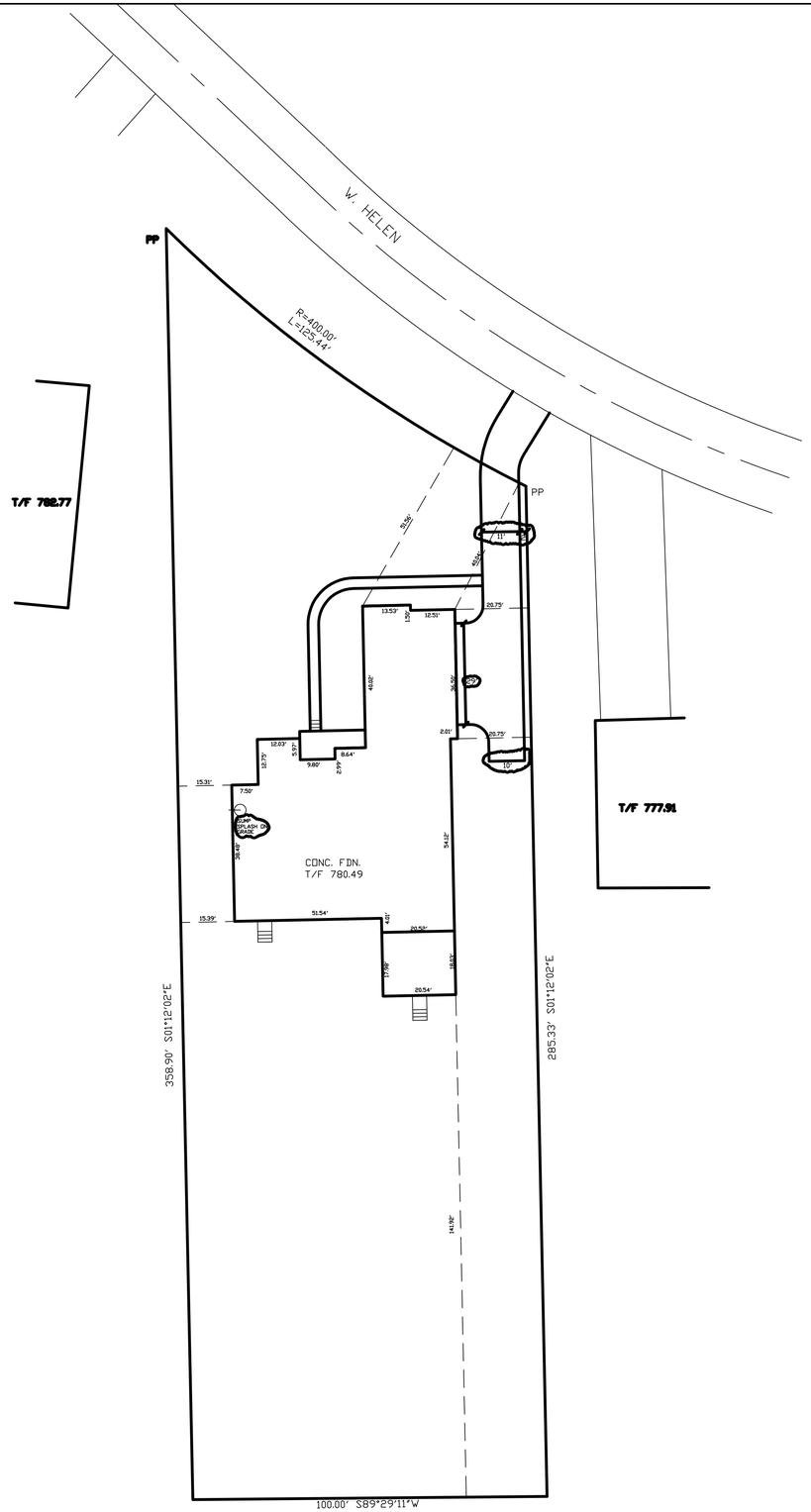
Attachment: Variation Application (587 W. Helen Road - VAR Circular Driveway)

PARCEL ONE: LOT 9 IN BLOCK 4 IN ARTHUR T. MCINTOSH AND COMPANY'S NORTHWEST ACRES UNIT NUMBER 2, A SUBDIVISION IN THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. PARCEL 2: THE NORTH 40 FEET OF VACATED DORSET AVENUE, ADJACENTTO AND ADJOINING THE SOUTH LINE OF SAID LOT 9 IN BLOCK 4 IN ARTHUR T. MCINTOSH AND COMPANY'S NORTHWEST ACRES UNIT NUMBER 2, VACATED PURSUANT TO VILLAGE OF PALATINE ORDINANCE NO. O-90-77 RECORDED OCTOBER 4, 1977 AS DOCUMENT NO. 24133294 IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS 587 W. HELEN, PALATINE, IL.

N

SCALE 1"=20'



COVERAGE CALCULATIONS

LOT AREA	31,803 SF SF	
RESIDENCE	4,388 SF	
DRIVE/WALKS	1,584 SF	
TOTAL	5,972 SF	18.8%

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF THE SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS SITE OR ANY PART THEREOF, OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISIONS HAVE BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH WATERS INTO PUBLIC AREAS OR SUCH WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPRTY BECAUSE OF THE CONSTRUCTION OF THIS SITE.

DATED THIS 03 TH DAY OF NOV, AD 2020

OWNER

ENGINEER

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

B20-383

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

DRAWN BY:	TJS	JOB NO.	5204
DESIGNED BY:	TJS	SCALE:	1"=20'
CHECKED BY:	TJS	DATE:	11-03-20

FOUNDATION SPOT SURVEY
587 W. HELEN RD.

SHEET NO. 1 OF 1 SHEETS

Attachment: Plat of Survey (587 W. Helen Road - VAR Circular Driveway)

PARCEL ONE: LOT 9 IN BLOCK 4 IN ARTHUR T. MCINTOSH AND COMPANY'S NORTHWEST ACRES UNIT NUMBER 2, A SUBDIVISION IN THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. PARCEL 2: THE NORTH 40 FEET OF VACATED DORSET AVENUE, ADJACENTTO AND ADJOINING THE SOUTH LINE OF SAID LOT 9 IN BLOCK 4 IN ARTHUR T. MCINTOSH AND COMPANY'S NORTHWEST ACRES UNIT NUMBER 2, VACATED PURSUANT TO VILLAGE OF PALATINE ORDINANCE NO. O-90-77 RECORDED OCTOBER 4, 1977 AS DOCUMENT NO. 24133294 IN COOK COUNTY, ILLINOIS.

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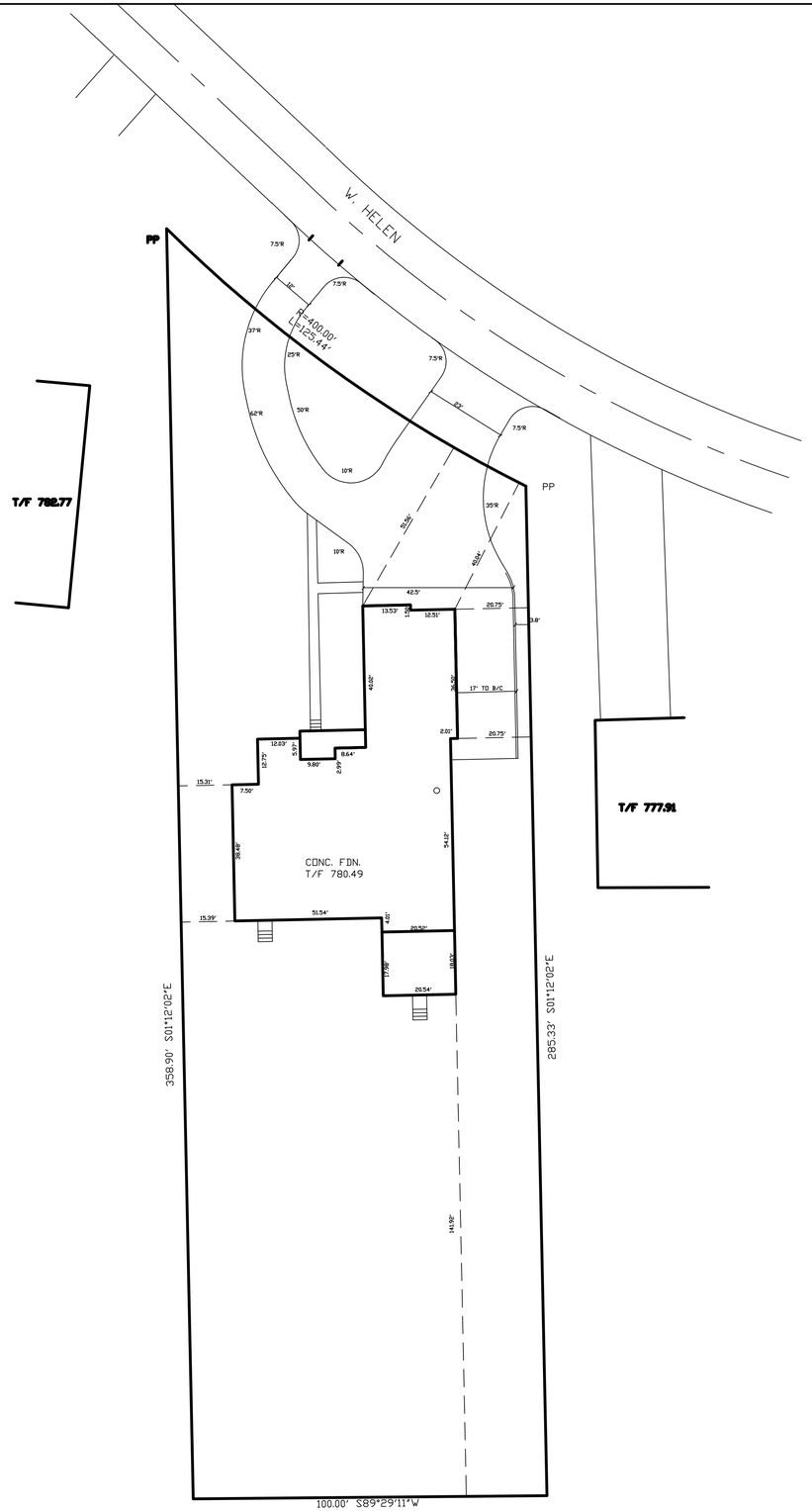

COVERAGE CALCULATIONS

LOT AREA	31,803 SF SF	
RESIDENCE	4,402 SF	
DRIVE/WALKS	3,478 SF	
TOTAL	7,880 SF	24.8%

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF THE SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS SITE OR ANY PART THEREOF, OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISIONS HAVE BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH WATERS INTO PUBLIC AREAS OR SUCH WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPRTY BECAUSE OF THE CONSTRUCTION OF THIS SITE.

DATED THIS 08 TH DAY OF JAN AD 2020

OWNER

ENGINEER

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

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

PER VILLAGE 04-21-20
REVISE DRV. 12-08-20
PER VILLAGE 12-24-20
REV DRIVE 06-05-23

DRAWN BY: TJS
DESIGNED BY: TJS
CHECKED BY: TJS

JOB NO. 5204
SCALE: 1"=20'
DATE: 01-08-20

SITE DEVELOPMENT PLAN
587 W. HELEN RD.

SHEET NO. 2 OF 2 SHEETS

Attachment: Site Plan (587 W. Helen Road - VAR Circular Driveway)

CERTIFICATE OF PUBLICATION

DES PLAINES JOURNAL, INC., a corporation organized and existing under and by virtue of the laws of the State of Illinois, does hereby CERTIFY that it is the publisher of the:

Journal & Topics Newspapers
AKA Des Plaines Journal, Inc.
622 Graceland Ave.
Des Plaines, IL 60016-4556

and that said newspaper(s) is a secular newspaper of general circulation and has been published weekly in the

(Village) (Town) (City) (Township) of PALATINE 587 W. HELEN 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 JULY, A.D. 20 23., and the last publication thereof was made on the 6TH day of JULY, A.D. 20 23.

Your Legal appeared in the following Journal & Topics Newspapers (Des Plaines Journal, Inc.)

- ☐ Des Plaines Journal
- ☐ Elk Grove Village Journal
- ☐ Mt. Prospect Journal
- ☐ Niles Journal
- ☐ Park Ridge-Golf Mill Journal
- ☐ Prospect Heights Journal
- ☐ Rosemont Journal
- ☐ Arlington Heights Topics
- ☐ Buffalo Grove Topics
- ☑ Palatine Topics
- ☐ Rolling Meadows Topics
- ☐ Wheeling Topics
- ☐ Suburban Journal
- ☐ Northwest Journal
- ☐ Glenview Journal

"OFFICIAL SEAL"
MARY ALICE WENZL
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 07/15/2025

Mary Alice Wenzl

IN WITNESS WHEREOF, **THE DES PLAINES JOURNAL, INC.,** has caused this certificate to be signed and its corporate seal affixed hereto at Des Plaines, Illinois this 6TH day of JULY A.D., 20 23.

By Todd Wessell

President
Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 6TH day of JULY A.D., 20 23.

My commission expires the 15TH day of JULY A.D., 20 25.

Attachment: Public Notice (587 W. Helen Road - VAR Circular Driveway)

VILLAGE OF PALATINE

VILLAGE OF PALATINE
Planning and Zoning Commission

SCHEDULED 07/25/23 07:00 PM

STAFF REPORT (ID # 8492)

1347 N Grove Avenue

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Lyn Bremanis

PETITIONER: Mohammed Alobaidi

PLAN NUMBER: SU-000049-2023

ADDRESS: 1347 N. Grove Avenue and Vacant Lot to the East

PROPOSAL:
Special Use to permit a new single-family residence to be set back 41 feet from the rear property line, instead of the minimum required 50 feet; and

Variation for the driveway width to be 29 feet in total width within 5 feet of the lot line instead of the maximum permitted 25 feet.

LOCATION:	1347 N Grove Ave District 1 (Millar)	**CURRENT ZONING:**	R-1 Single Family Residential

SURROUNDING CONDITIONS:

North:	R-1 Single Family Residential
South	R-1 Single Family Residential
East:	Planned Development - Multifamily Residential
West:	R-1 Single Family Residential

BACKGROUND:
The Petitioner is proposing to build a new single-family home on the vacant lot directly east of 1347 N. Grove Avenue. In addition, a private drive is proposed connecting the vacant property to Grove Avenue through the north side of 1347 N. Grove Avenue. Therefore, the Petitioner is requesting:

Special Use to permit a new single-family residence to be set back 41 feet from the rear property line, instead of the minimum required 50 feet; and

Variation for the driveway width to be 29 feet in total width within 5 feet of the lot line instead of the maximum permitted 25 feet.

SITE ANALYSIS:

- The Subject Property is zoned R-1 and is approximately 15,488 square feet and is conforming to the pre-1958 R-1 lot area standards (Zoning Ordinance Section 10.02 e) for a minimum of 12,000 square feet. The lots were platted in Cook County in 1926. The currently vacant property was annexed into the Village in 2005 and is under the same ownership as the single-family residence directly to the west. In conjunction with the annexation, the Village Council adopted a Sub Area Plan ("Northwest Sub Area"). The plan indicates that the property would be developed within the R-1 A standards. The subject property is landlocked, however, there is an undeveloped right of way to the east. Therefore, the eastern side of the lot would be considered the front yard.

- The Petitioner is seeking to build a new home that will require a rear yard setback reduction from 50 feet to 41 feet. The remaining setbacks comply with the R-1 requirements. The property to the north is vacant and the residence to the south is setback approximately 26 feet and appears to be existing nonconforming.

- The Petitioner is proposing to build a private drive through 1347 N. Grove Avenue to the west to access Grove Avenue. While there is existing unimproved right-of-way to the east (Coolidge Avenue), which existed at the time of annexation, the Petitioner indicates that building an access drive using the existing right of way is not feasible due to the steep slope decline of over 6 feet across the 40 feet of the Coolidge right of way.

- The proposed driveway would be 10 feet wide and will require an access easement to be recorded across 1347 N. Grove Avenue. Lot coverage for 1347 would meet code with the addition of the private drive. The driveway width at the front lot line would exceed the maximum 25 feet, therefore requiring a Variation.

- All of the neighboring properties appear to be on well and septic. There is a water main along the west side of Grove Avenue which the new home will be required to attached to. The closest sanitary line is located on the southeast corner of North Street and Grove Avenue. Due to the distance from the home, it will not be required to connect to the sanitary, unless the property is unable to provide the required septic to support the home.

DEPARTMENTAL REVIEWS:

Community Services	No Issues Identified
Engineering	Conditions for utility hook ups
Environmental Health	N/A
Fire Prevention	No Issues Identified
Public Works	N/A
Police	N/A

STANDARDS FOR SPECIAL USE: Since this Petition is not for a use publicly operated or traditionally affected with the public interest, those standards under Section 14.05 D (2) and (3) are applicable. Specifically, the Petitioners must show that the Special Use, if granted, is so designed, located, and proposed to be operated that the public health, safety, and welfare will be protected and will not cause substantial injury to the value of other property in the neighborhood in which it is located. The Petitioners have attempted to address the required standards.

STANDARDS FOR A VARIATION: Standards for a Variation are found in Section 14.03 D (1) and (2) of the Zoning Code. Specifically, the Petitioners must show that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located; that the plight of the owner is due to unique circumstances; and that the variation, if granted, will not alter the essential character of the locality. The Petition for Variation is attached, and the Petitioners have attempted to address the required standards.

STAFF RECOMMENDATION:

The Petitioner has applied to reduce the required rear yard setback from 50 feet to 41 feet. The existing residence to the south has a legal non-conforming rear yard setback of approximately 20 feet from its' eastern lot line, which is roughly half of what the petitioner is proposing. It was constructed in unincorporated Cook County and annexing into the Village. In addition, the proposed side yard setbacks for the subject property exceed the required 15-foot setback, leaving a significant amount of open space. Therefore, the rear yard setback reduction should not impact the surrounding properties.

Due to the circumstance of being a land locked without direct access to an improved right of way, a private drive is proposed to allow access to the subject property. In adding the private drive, the total width of the two driveways exceeds the maximum 25 feet allowed width within 5 feet of the front lot line with a proposed 29 feet, thus requiring a Variation.

Due to the uniqueness of the proposed driveway access crossing the adjacent lot, and adding a second curb cut, this is ultimately a policy decision for the Planning and Zoning Commission to recommend and the Village Council to determine. Therefore, Staff recommends action and the discretion of the Planning and Zoning Commission. If the Planning and Zoning Commission recommends approval of Special Use and Variation, Staff recommends the following conditions:

1. The Special Use and Variation shall substantially conform to the site plan and architectural plans prepared by the Urban Design Group, submitted on 06/10/2023, except as said plans may be revised to conform to the Village Code of Ordinances.

2. Connection to the public water supply shall be required for the new construction.

3. A complete septic evaluation/design report shall be submitted showing sufficient area for a new system and separation from all adjoining wells shall be provided for both lots. If both properties cannot support a new septic system in the allowed area the public sanitary main shall be extended the north corner of the property and the two structures shall be connected to the public sanitary main.

4. An easement shall be submitted in a manner acceptable to the Village Attorney and Village Engineer for both cross access across the proposed driveway and for the proposed waterline and any additional utilities.

ATTACHMENTS:

- Aerial Map
- Special Use Application
- Plat of Survey
- Site Plan
- Elevation and Floor Plans
- Aerial-Utilites
- Petitioner Exhibits
- Public Notice

GISConsortium | 1347 N Grove Ave.

0 300 600 ft

Print Date: 7/12/2023

Notes

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

Attachment: Aerial Map (1347 N Grove Ave - SU VAR NSFR)

VILLAGE OF PALATINE

SPECIAL USE APPLICATION

Department of Planning & Zoning
200 E. Wood Street · Palatine, IL · 60067-5339
Telephone: (847) 359-9047 · Fax (847) 963-6247

Petitioner Name

Alobaidi, Mohammed

Business Name (if applicable)

Subject Property Address

1347 N Grove Ave Palatine, IL 60067

Please provide a description of your proposed request:

Proposing a single-family home building on interior LOT accessed through a driveway passing on the front lot to (Grove Ave), Sub-division (LOT 2 BLK 2)

Requesting a reduction in rear setback from 50ft to 41ft (9ft) to accommodate a standard-looking home on the lot, the following points explainS why the reduction is necessary in this case and the necessity of driveway to the lot :

1. (The Unique Circumstances)

Have worked diligently with the architecture to have the design minimize the encroachment on the required setbacks, however with the lot size and the established setbacks in the zoning ordinance it makes it really hard to design a house that will look in harmony with the rest of the neighborhood houses, otherwise, the house will look too thin in width,

2. (That because)

The sub-division design and sizes and the setback requirements in the zoning ordinance create a hardship to build on this LOT, almost every home on (Grove Ave) with R1 zoning doesn't have the required setback, and that affirms the unique circumstances in order to build on this LOT, in attachments is an example of next door LOT with only 21ft of rear setback.

3. (Such hardship has not been created by the applicant/owner)

this hardship is a result of the original plat sub-division and the required setbacks make no room to build a standard house that is consistent with the neighboring properties' design.

4. (Proposed Driveway)

although there's no violation to the zoning ordinance with the proposed driveway, it's important to mention why this driveway is important to the development of this LOT, current circumstances make this land look useless with no access and it's a hardship to the owner of the property, in the original plat sub-division it's indicated that (Coolidge Ave) can be developed to access the LOTS but with high trees density and the steep downhill ground makes the development of that road extremely hard and will require new soil and top fill to support the ground.

Attachment: Special Use Application (1347 N Grove Ave - SU VAR NSFR)

Petitioner Justification

Special Uses shall not be granted except on findings based upon the evidence in each specific case. Please address the following standards as these will be used in considering the specific relief you are seeking.

That use deemed necessary for the public convenience at that location. Explain:

The use is deemed necessary in this case because of the way this plat is sub-divided and the required setbacks in zoning ordinance makes it hard to build a standard house that will look in harmony and consistent with the rest of the neighborhood, otherwise, the house design will need to be too thin in width and it will not be consistent with rest of houses in the block, almost every house on (Grove Ave) with R1 Zoning doesn't meet the required setback requirements and that further affirm the need for special use request in this case,

with the generous amount of side setbacks of 41ft and 36ft respectively more than the required 15ft setback and with a front setback of 40ft, the requested reduction in the rear setback of 9ft will be a minimum variation from the zoning ordinance.

The Plat was divided to have homes built on it and to create that neighborhood feel instead of an empty LOT that requires a lot of maintenance with poor drainage and collects diseases from dead animals and their feces, with that it deemed to be a public convenience to have this empty LOT developed and have better drainage, cleaner, and occupied by future residents that will maintain and take a good care of the overall well being of this land.

The proposed Driveway is solves the hardship of no access to the land and an easement will be provided to the proposed driveway, it's not uncommon in the neighborhood to have a driveway to access the interior LOT, in the attachments are a few examples from the same subdivision.

The use is designed, located, and proposed to be operated that the public health, safety, welfare will be protected. Explain:

Having an empty LOT in the block that was designed to have a house built on it and have residents occupy it makes the land more susceptible to environmental and health risks to the neighboring homes and their residents, the drainage on empty lands are poor and collects bugs, termites, rats, and mosquitos, I have seen neighbors complain about another empty LOT in the block that collects water and causing health and property damage to them, there have been instances where dead animals are found on the empty LOT and that create disease and other health factors,

with the proposed building request and the use request, the land that was intended to have a house built on it will be developed with the most up-to-date drainage systems, it will be treated for termites, rats, bugs, and other disease-causing factors, it will create cleaner and more environmentally friendly space for the neighbors and their residents,

With the requested building proposal safety took the number one priority to the surrounding neighbors and the future inhabitants of the property, by studying similar interior LOTS in the same sub-division and block, with improved signs and lighting will make this land safer than it is currently, 20ft of asphalt driveway has been added just east of the property to accommodate and give room to first responders vehicles when needed, and future plans to incorporate sidewalks from the proposed structure to (Grove ave) and south connecting with other sidewalks.

Attachment: Special Use Application (1347 N Grove Ave - SU VAR NSFR)

The use will not cause substantial injury to nearby property values. Explain:

With no assumption about future financial values but to mention a few facts about recent empty lands that were developed on the same street and
historical data about developed interior LOTS for example (1325 N Grove Ave),
that home was built in the year of 2000, homes in that area saw a value increase of 7.8% same year in December (source: cook county house price index) the neighboring homes saw the same appreciation without any decline in value after building that lot,

The proposed building will not cause any damage to the nearby property values, in fact, based on historical data it usually enhances the nearby properties' value for the following reasons :

1. the proposed home design is consistent with the nearby home designs and will have a similar modern look.

2. the proposed building will give more of a community feel to the neighborhood instead of an empty undeveloped LOT, in fact, that usually enhances nearby properties' value.

3. for previously discussed health and environmental benefits the neighborhood will be more appealing when that empty land is developed.

4. the generous amount of side setbacks of 41ft and 36 ft instead of the required 15ft, plus the front setback of 40ft.

5. the request for the rear setback reduction of 9ft it will be the minimum variation from the established zoning ordinance and it will not cause a very significant deviation.

In order to supplement the above standards, the Planning and Zoning Commission may also consider the following:

With respect to front yard fencing and fencing in a rear yard/side yard abutting a street, the following additional standards must be met:

a. Will meet the following aesthetic criteria:

i. Will not destroy existing vistas in the area;

ii. Will enhance the appearance of the homes and the streets in the area; and

iii. Will not detract from the overall appearance of the community; or

b. The fencing is found to be necessary to protect private property or the safety of the inhabitants of the property.

N/A

Attachment: Special Use Application (1347 N Grove Ave - SU VAR NSFR)

Proposing a single-family home building on interior LOT accessed through a driveway passing on the front lot to (Grove Ave), Sub-division (LOT 2 BLK 2)

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Attachment: Special Use Application (1347 N Grove Ave - SU VAR NSFR)

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The use is deemed necessary in this case because of the way this plat is sub-divided and the required setbacks in zoning ordinance makes it hard to build a standard house that will look in harmony and consistent with the rest of the neighborhood, otherwise, the house design will need to be too thin in width and it will not be consistent with rest of houses in the block, almost every house on (Grove Ave) with R1 Zoning doesn't meet the required setback requirements and that further affirm the need for special use request in this case,

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Attachment: Special Use Application (1347 N Grove Ave - SU VAR NSFR)

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Attachment: Special Use Application (1347 N Grove Ave - SU VAR NSFR)

(Environmental, Health, and Safety)

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Attachment: Special Use Application (1347 N Grove Ave - SU VAR NSFR)

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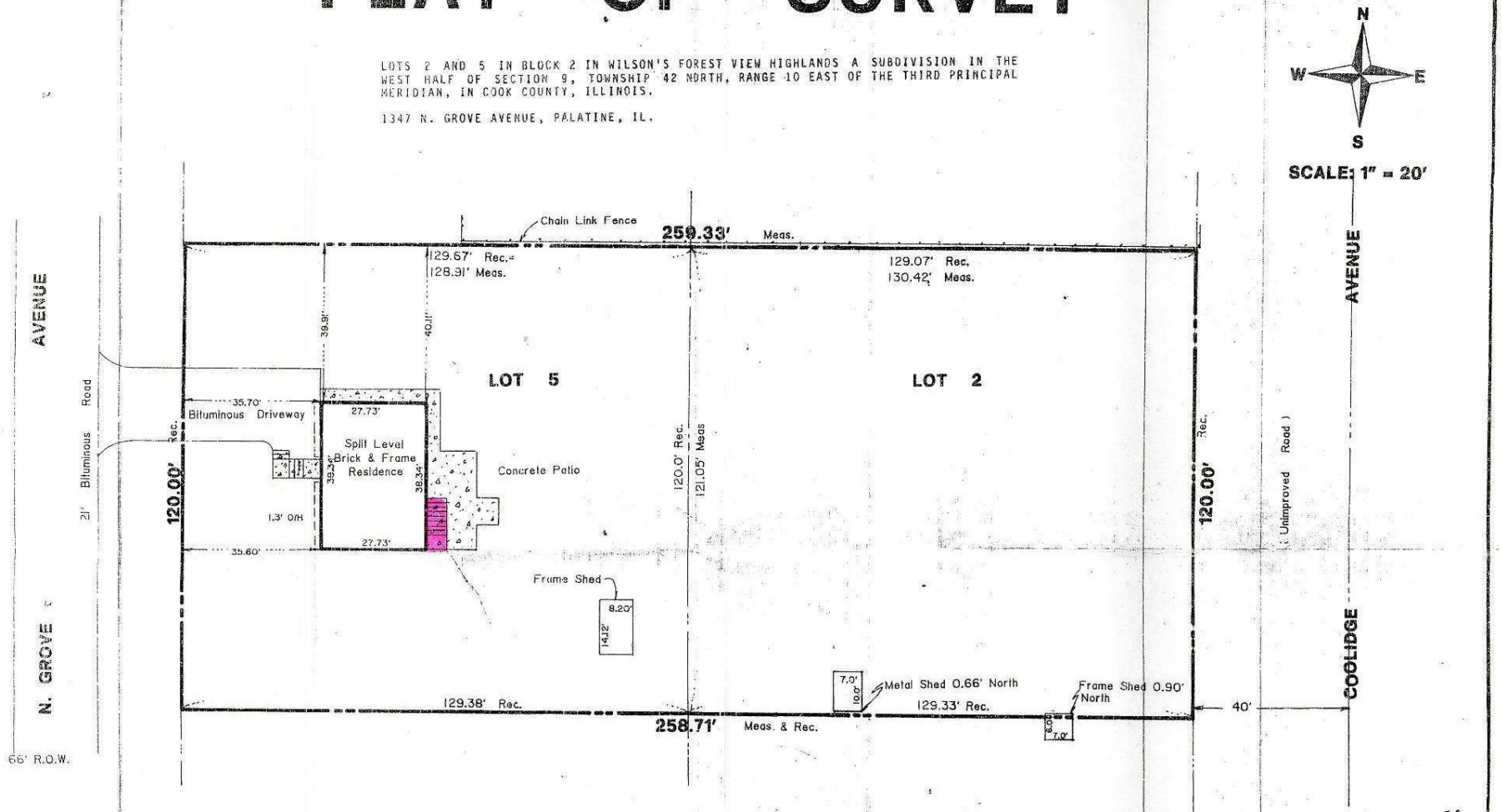
5. the request for the rear setback reduction of 9ft it will be the minimum variation from the established zoning ordinance and it will not cause a very significant deviation.

Attachment: Special Use Application (1347 N Grove Ave - SU VAR NSFR)

PLAT OF SURVEY

LOTS 2 AND 5 IN BLOCK 2 IN WILSON'S FOREST VIEW HIGHLANDS A SUBDIVISION IN THE WEST HALF OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

1347 N. GROVE AVENUE, PALATINE, IL.



VILLAGE COPY
APPROVED DATE: 10/17/19
BY:
FULL PERMIT

APPROVED
APPROVED 10/1/19 BY
PLANNING & ZONING

R1

1. FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON, REFER TO YOUR DEED, ABSTRACT CONTRACT AND LAND DEVELOPMENT ORDINANCES.
2. CAUTION: BUILDING TIE DIMENSIONS SHOULD NOT BE USED TO DETERMINE LOT LINE LOCATIONS WHEN BEING USED FOR CONSTRUCTION PURPOSES ALONG LOT LINES. REFER TO ACTUAL LOT CORNERS FOR CONSTRUCTION.
3. SCALING FROM REPRODUCTIONS IS NOT RECOMMENDED.
4. THE LEGAL DESCRIPTION SHOWN HEREON IS THAT PROVIDED TO THE SURVEYOR.

BARRINGTON ENGINEERING
132-B S. NORTHWEST HWY.
BARRINGTON, ILLINOIS 60010
TEL: (847) 382-6337
FAX: (847) 382-6366

Ordered By: John T. Clery Atty Job No. 386-25 390-25

RECEIVED
SEP 30 2019
VILLAGE OF PALATINE

KEITH E. LACY 1776 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS BARRINGTON

STATE OF ILLINOIS)
COUNTY OF COOK)

I, KEITH E. LACY, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF ILLINOIS, DO HEREBY CERTIFY THAT A SURVEY HAS BEEN MADE UNDER MY SUPERVISION OF THE PROPERTY DESCRIBED HEREON, AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION THEREOF.

DATE: 01-19-98

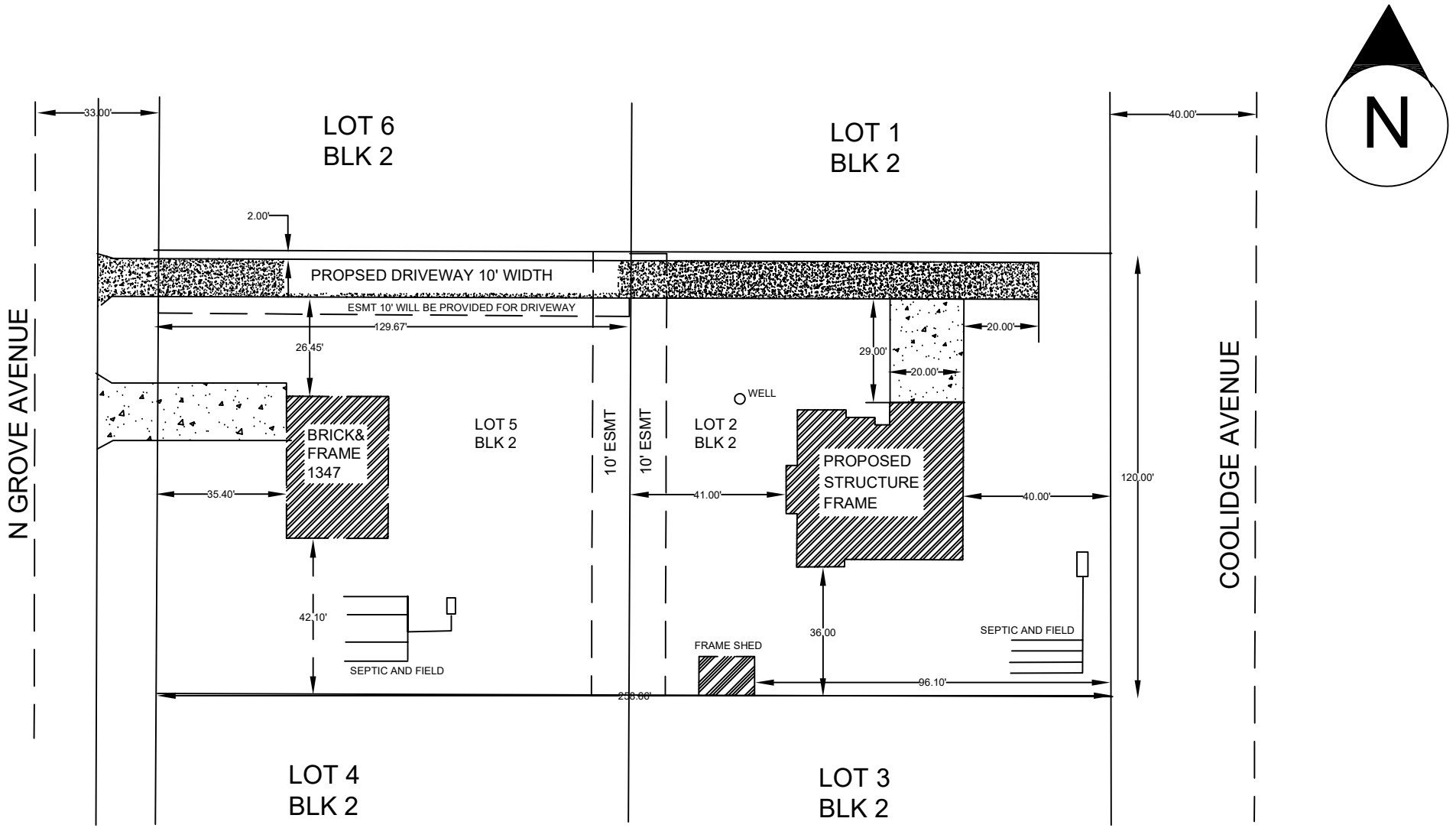
Keith E. Lacy
KEITH E. LACY
PROFESSIONAL LAND SURVEYOR
ILLINOIS NO. 1776

Attachment: Plat of Survey (1347 N Grove Ave - SU VAR NSFR)

NOTES :
- LOT COVERAGE : 23% (PROPSED STRUCTURE, DRIVEWAYS AND FRAME SHED)
- PROPOSED STRUCTURE HEIGHT : 29.4FT
- COOLIDGE AVE NOT IMPROVED, STEEP DOWNHILL GROUND AND HIGH DENSITY TREES
- SEPTIC TANK IS 30 FT FROM PROPOSED BUILDING AND 6FT FROM PROPERTY LINE
- DISPOSAL FIELD IS 30FT FROM PROPOSED BUILDING, 98FT FROM WELL AND 5 FT FROM PROPERTY LINE

Definitions :

ESMT = EASEMENT



Attachment: Site Plan (1347 N Grove Ave - SU VAR NSFR)

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FRONT ELEVATION

PROJECT NAME:

ALOBAIDI RESIDENCE

3D RENDERING NOTES:

3D ELEVATIONS ARE FOR REFERENCE ONLY.
THESE SHOULD NOT BE USED TO DETERMINE ANY PORTION OF THE CONSTRUCTION OTHER THAN GENERAL MATERIAL AND APPEARANCE.
REFER TO ELEVATION SHEETS FOR DETAILS.

BUILDING DEPARTMENT NOTES:

2018 INTERNATIONAL FIRE CODE (IFC)

HOME WILL BE REQUIRED TO HAVE A 13D SPRINKLER SYSTEM.

ALL SPRINKLERED HOMES WILL REQUIRE 1"METERS TO PROVIDE ADEQUATE FLOW.

ANY HOME WITH A FIRE SPRINKLER SYSTEM AND AN IRRIGATION SYSTEM IS REQUIRED TO HAVE AN AUTOMATIC IRRIGATION SHUT-OFF.

TEMPORARY ADDRESSING REQUIRED DURING CONSTRUCTION AND PERMANENT ADDRESSING REQUIRED. ALL FLAG LOTS ALSO REQUIRE ADDRESSING SIGN AT STREET ENTRANCE.

ALL PORTIONS OF THE EXTERIOR FIRST FLOOR OF THE OCCUPANCY MUST BE WITHIN 150' OF APPARATUS ACCESS (DRIVEWAY), AS MEASURED BY AN APPROVED ROUTE AROUND STRUCTURE.

SHEET INDEX

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	ARCHITECTURAL PLAN
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A5	ELEVATIONS: LEFT & REAR
A6	BUILDING CROSS-SECTION - 'A'
A7	DETAILS & VENTILATION SCHEDULE

PROJECT DESCRIPTION:

PROPOSING TWO-STORY SINGLE-FAMILY RESIDENCE (SFR) WITH ATTACHED 2-CAR GARAGE

PROJECT DATA:

PARCEL NO.:
PROPERTY TYPE:
ADDRESS:

ACRES:
Q.S.T.R.:
JURISDICTION:
ZONING:
SETBACKS:
WATER:
SEWER/SEPTIC:
ROAD ACCESS:
STREET SURFACE:

LEGAL DESCRIPTION:

DESIGN TEAM:

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Project

SINGLE -FAMILY RESIDENCE
SINGLE USE

Prepared for

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PLAN ISSUE:	
REV. DATE:	
DESIGN BY :	
COMMENTS :	1 / 2

Project # :
1987-2-2
Sheet
COVER

Attachment: Elevation and Floor Plans (1347 N Grove Ave - SU VAR NSFR)

GENERAL NOTES

INTERNATIONAL RESIDENTIAL CODE 2018 EDITION AND ALL APPLICABLE CODES AND AUTHORITIES HAVING JURISTICTION TO BE FOLLOWED.
2018 INTERNATIONAL RESIDENTIAL CODE
2018 INTERNATIONAL MECHANICAL CODE (IMC)
2018 UNIFORM PLUMBING CODE (UPC)
2018 INTERNATIONAL FIRE CODE (IFC)

CONTRACTOR SHALL VERIFY ALL NOTES, DIMENSIONS & CONDITIONS PRIOR TO CONSTRUCTION & PROVIDE TEMPORARY BRACING AS REQUIRED UNTIL ALL PERMANENT CONNECTIONS HAVE BEEN INSTALLED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO IDENTIFY

REPETITIVE FEATURES NOT NOTED ON THE DRAWINGS SHALL BE COMPLETELY PROVIDED AS IF DRAWN IN FULL

CONTRACTOR SHALL VERIFY ALL ROUGH-IN DIMENSIONS FOR ALL EQUIPMENT TO BE INSTALLED

SITE WORK

GENERAL

UNLESS A SOILS INVESTIGATION BY A QUALIFIED SOILS ENGINEER IS PROVIDED, FOUNDATION DESIGN IS BASED ON AN ASSUMED AVERAGE SOIL BEARING OF 1500 PSF. EXTERIOR FOOTINGS SHALL BEAR 1'6" (MINIMUM) BELOW FINISHED GRADE. ALL FOOTINGS TO BEAR ON FIRM UNDISTURBED EARTH BELOW ORGANIC SURFACE SOILS. BACK FILL TO BE THOROUGHLY COMPACTED. FOUNDATION VENTS SHALL NOT INTERFERE WITH DIRECT LOAD PATH OF COLUMNS.

CONCRETE

MIX AND 28 DAY STRENGTH OF CONCRETE

- BASEMENT WALLS & FOUNDATIONS & OTHER CONCRETE NOT EXPOSED TO WEATHER.	PER STRUCTURAL S-SHEETS
- BASEMENT SLABS & INTERIOR SLABS & INTERIOR SLABS ON GRADE, EXCEPT GARAGE DOOR SLABS	PER STRUCTURAL S-SHEETS
- BASEMENT WALLS & FOUNDATION WALLS, EXTERIOR WALLS & OTHER VERTICAL CONCRETE WORK EXPOSED TO THE WEATHER:	PER STRUCTURAL S-SHEETS
- PORCHES, CARPORT SLABS & STEPS EXPOSED TO WEATHER, & GARAGE FLOOR SLABS:	PER STRUCTURAL S-SHEETS

GARAGE FLOORS TO SLOPE 1/8"/FT, MIN. TOWARDS OPENING AS REQUIRED FOR DRAINAGE. CONCRETE SLABS TO HAVE CONTROL JOINTS AT 25' FT. (MAX.) INTERVALS EA. WAY. SLABS ARE TO BE 5-AIR ENTRAINED CONCRETE SIDEWALKS TO HAVE 3/4" IN. TOOLED JOINTS AT 5' FT. (MIN.) O.C.

CONCRETE COVER OF REINFORCING

3" CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH.
1 1/2" CONCRETE EXPOSED TO EARTH OR WEATHER.
1 1/2" BEAMS AND COLUMNS NOT EXPOSED TO EARTH OR WEATHER.
3/4" SLABS AND WALLS NOT EXPOSED TO EARTH OR WEATHER.
LAP COLUMN VERTICALS. CLASS "A" CONCRETE AND MASONRY COLUMN AND WALL VERTICALS 52 DIAMETERS. LAP ALL OTHER REINFORCING 24 DIAMETERS. SPLICES AT TENSION REGIONS SHALL NOT BE PERMITTED.

CARPENTRY

GENERAL

ALL FRAMING TO COMPLY WITH ENGINEERING S-SHEETS FOR NAIL SIZES AND SPACING.

ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED.

6" MIN. CLEARANCE BETWEEN WOOD AND EARTH.
18" MIN. CLEARANCE BETWEEN FLOOR JOIST AND EARTH.
12" MIN. CLEARANCE BETWEEN FLOOR BEAMS AND EARTH.

FASTENERS FOR PRESSURE PRESERVATIVE AND FIRE-RETANDANT-TREATED WOOD SHALL BE OF HOT-DIPPED GALVANIZED STEEL.

REFERENCE SHEET-S1 FOR SPECIES AND GRADE (BASE DESIGN VALUES)

BOLT HEADS AND NUTS BEARING AGAINST WOOD TO BE PROVIDED WITH 3"X3"X.229" PLATE WASHERS. WOOD BEARING ON OR INSTALLED WITHIN 1" OF MASONRY OR CONCRETE TO BE TREATED WITH AN APPROVED PRESERVATIVE. SOLID BLOCKING OF NOT LESS THAN 2 X THICKNESS SHALL BE PROVIDED AT ENDS AND AT ALL SUPPORT OF JOISTS AND RAFTERS. BETWEEN SUPPORTS PROVIDED AT ENDS AND AT ALL SUPPORT OF JOISTS AND RAFTERS, JOISTS, 10'-0" FOR ROOF JOISTS. TYPICAL SILL BOLTS TO BE 5/8" DIAMETER AT 6'-0" O.C. MINIMUM 7" EMBED. ALL METAL FRAMING ANCHORS AND HANGERS SHOWN ON DRAWINGS SHALL BE STRONG TIE CONNECTORS AS MANUFACTURED BY SIMPSON COMPANY.

PLYWOOD

PLYWOOD WALL AND ROOF SHEATHING SHALL BE 3/4" CDX, UNLESS OTHERWISE SPECIFIED. PLYWOOD FLOOR SHEATHING SHALL BE 3/4" CDX T&G. UNLESS OTHERWISE SPECIFIED. STAGGER END LAPS AT ROOF AND FLOOR SHEATHING. OSB SHEATHING PRODUCTS OF EQUIVALENT SPAN RATINGS SHALL BE ALLOWED.

WOOD TRUSSES

ALL ROOF TRUSSES SHALL BE FRAMED AND TIED INTO THE FRAME WORK AND SUPPORTING WALLS SO AS TO FROM AN INTEGRAL PART OF THE WHOLE BUILDING. ROOF TRUSSES SHALL HAVE JOINTS WELL FITTED AND SHALL HAVE ALL TENSION MEMBERS WELL TIGHTENED BEFORE ANY LOAD IS PLACED UPON THE TRUSS. DIAGONAL AND SWAY BRACING SHALL BE USED TO BRACEALL TRUSSES.

SEE SHEET-S1 FOR DESIGN CRITERIA

INSULATION AND MOISTURE PROTECTION

GENERAL

INSULATION BAFFLES TO MAINTAIN 1" ABOVE BATT INSULATION
BAFFLES TO EXTEND 6" ABOVE BATT INSULATION
BAFFLES TO EXTEND 12" ABOVE LOOSE FILL INSULATION
INSULATE BEHIND TUBS/SHOWERS, PARTITIONS AND CORNERS
FACE STAPLE BATTS
FRICTION FIT FACED BATTS
USE 4 MIL POLY VAPOR RETARDER AT WALLS.
• R-10 RIGID FOAM INSULATION ON 4X EADERS AT EXTERIOR WALLS.

INFILTRATION CONTROL

1. EXTERIOR JOINTS AROUND WINDOWS AND DOOR FRAMES, OPENINGS BETWEEN WALLS AND FOUNDATIONS, BETWEEN WALLS AND ROOF AND BETWEEN WALL PANELS, OPENINGS AT PENETRATIONS OF UTILITY SERVICES THROUGH WALLS, FLOOR AND ROOFS, AND ALL OTHER SUCH OPENINGS IN THE BUILDING ENVELOPE, INCLUDING ACCESS PANELS INTO UNHEATED SPACES, SHALL BE SEALED, CAULKED, GASKETED OR WEATHER-STRIPPED TO LIMIT AIR LEAKAGE. ALL OPENINGS SHALL BE FLASHED. APPROVED CORROSION-RESISTIVE FLASHING SHALL BE PROVIDED IN THE EXTERIOR WALL ENVELOPE IN SUCH A MANNER AS TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH AND SHALL BE INSTALLED TO PREVENT WATER FROM REENTERING THE EXTERIOR WALL ENVELOPE. APPROVED CORROSION-RESISTANT FLSHING SHALL BE INSTALLED AT ALL OF THE FOLLOWING LOCATIONS:

1. AT TOP OF ALL EXTERIOR WINDOW AND DOOR OPENINGS IN SUCH A MANNER AS TO BE LEAKPROOF, EXCEPT THAT SELF-FLASHING WINDOWS HAVING A CONTINUOUS LAP OF NOT LESS THAN 1-1/8" OVER THE SHEATHING MATERIAL AROUND THE PERIMETER OF THE OPENING, INCLUDING CORNERS, DO NOT REQUIRE ADDITIONAL FLASHING; JAMB FLASHING MAY ALSO BE OMITTED WHEN SPECIFICALLY APPROVED BY THE BUILDING OFFICIALS.
2. AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR WALLS, WITH PROJECTING LIPS ON BOTH SIDES UNDER STUCCO COPINGS.
3. UNDER AND AT THE ENDS OF MASONRY, WOOD OR METAL COPINGS AND SILLS.
4. CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM.
5. WHERE EXTERIOR PORCHES, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD-FRAME CONSTRUCTION.
6. AT WALL AND ROOF INTERSECTIONS.
7. AT BUILT-IN GUTTERS.

- ALL EXTERIOR DOORS, OTHER THAN FIRE-RATED DOORS, SHALL BE DESIGNED TO LIMIT AIR LEACKAGE AROUND THEIR PERIMETER WHEN IN A CLOSED POSITION. DOORS BETWEEN RESIDENCE AND GARAGE ARE NOT CONSIDERED FIRE-RATED AND MUST MEET THE ABOVE REQUIREMENT.

- ALL EXTERIOR WINDOWS SHALL BE DESIGNED TO AMIT INFILTRATION INTO OR FROM THE BUILDING ENVELOPE.

- Recessed Lighting Fixtures: When installed in the building envelope, recessed lighting fixtures shall be Type IC rated and certified to have no more than 2.0 cfm air movement from the conditioned space to the ceiling cavity. The lighting fixture shall be tested at 75 Pascals or 1.57 lbs/ft2 pressure difference and have a label attached, showing compliance with this test method. Recessed lighting fixtures shall be installed with a gasket or caulk between the fixture and ceiling to prevent air leakage.

VAPOR BARRIERS/ GROUND COVERS

AN APPROVED VAPOR BARRIER SHALL BE PROPERLY INSTALLED IN ROOF DECKS, IN ENCLOSED RAFTER SPACES FROMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS, AND AT EXTERIOR WALLS. INSET STAPLED BATTS WITH A PERM RATING LESS THAN ONE MAY BE INSTALLED IF THE VAPOR BARRIER IS TO THE WARM SIDE. STAPLES ARE PLACED NOT MORE THAN 8 INCHES ON CENTER AND GAPS BETWEEN THE FACING AND THE FRAMING DO NOT EXCEED 1/16 INCH.

A GROUND COVER OF 6 MIL (0.006")BLACK POLYETHYLENE OR EQUIVALENT, SHALL BE LAID OVER THE GROUND IN ALL CRAWL SPACES. THE GROUND COVER SHALL BE OVERLAPPED ONE FOOT AT EACH JOINT AND SHALL EXTEND TO THE FOUNDATION WALL.

WINDOWS, DOORS, HVAC, & ELECT. EQUIP.

GLAZING MAXIMUM:
ALL CLIMATE ZONES:
GLAZING "U" VALUE: VERTICAL (MAX): .28
OVERHEAD (MAX): .50
DOOR "U" VALUE (MAX): .20
(DOORS W/ MORE THAN 50 CONSIDERED A WINDOW)
HVAC PERFORMANCE: "MED" OR AFUE = .95
RECESSED LIGHT FIXTURES: IC RATED

DOORS, WINDOWS AND SKYLIGHTS

GENERAL
DOORS TO THE EXTERIOR SHALL HAVE MAX. 3" STEP TO MIN. 36" DEEP LANDING. .

BEDROOM EMERGENCY EGRESS WINDOWS MINIMUM NET CLEAR OPENING OF 5.7 SQ. FT. MIN. NET CLEAR OPEN ABLE WIDTH OF 20" AND MINIMUM NET CLEAR OPENING HEIGHT OF 24", MAXIMUM FINISHED SILL HEIGHT OF 44" ABOVE FLOOR.

FACTORY BUILT WINDOWS TO BE CONSTRUCTED TO PERMIT MAXIMUM INFILTRATION OF 0.5 CFM PER LINEAL FOOT OF OPERABLE SASH PERIMETER AS TESTED BY ASTM STANDARDS. SITE BUILT AND MILL WORK SHOP BUILT WOODEN SASH ARE EXEMPT FROM INFILTRATION CRITERIA ABOVE, BUT MUST BE MADE TIGHTLY FITTING AND WEATHER STRIPPED OR CAULKED. SLIDING GLASS DOORS TO PERMIT MAXIMUM INFILTRATION OF 0.5 CFM INFILTRATION PER SQUIARE FOOT OF DOOR AREA.

SAFETY GLAZING SHALL BE LOCATED WITHIN

1. INGRESS AND EGRESS DOORS
2. SLIDING GLASS DOORS, SWINGING GLASS DOORS
3. SHOWER AND BATHTUB ENCLOSURES
4. GLAZING W/ THE EXPOSED EDGE WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF A DOOR IN THE CLOSED PORTION& BOTTOM EDGE IS LESS THAN 60" ABOVE THE WALKING SURFACE.
ANY GLAZING WITHIN 36-INCHES OF WALKING SURFACES, MORE THAN 9 SQ. FT. SHALL BE SAFETY GLAZING IF THE BOTTOM OF GLAZED AREA IS LESS THAN 18-INCHES ABOVE FINISH FLOOR AND THE TOP IS MORE THAN 36-INCHES ABOVE FINISH FLOOR.

WINDOW SILLS: 612.2, 24" MINIMUM SILL HEIGHT EXCEPTIONS ALLOW FOR OPENING LIMITING DEVICE FOR 4" DIAMETER SPHERE AND WINDOW FALL PREVENTION DEVICE THAT COMPLIES WITH 612.3

STRUCTURAL NOTES

1. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE CONTRACT DRAWINGS.
2. DURING THE CONSTRUCTION PERIOD THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE BUILDING.
3. THE CONTACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION PROCEDURES INCLUDING LAGGING, SHORING AND PROTECTION OF ADJACENT PROPERTY, STRUCTUES, STREETS AND UTILITIES IN ACCORDANCE WITH ALL NATIONAL, STATE AND LOCAL SAFETY ORDINANCES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDIANTING THE WORK OF ALL TRADES AND SHALL CHECK ALL DIMENSIONS. ALL DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF ENGINEER
5. ALL DETAILS DESIGNATED AS STANDARD OR TYPICAL SHALL OCCUR IN ADDITION TO ANY OTHER SPECIFIC DETAIL CALLED OUT
6. COORDIATE WITH MECHANICAL, PLUMBING, AND ELECTICAL REQUIREMENTS FOR SIZE AND LOCATION OF ALL OPENINGS REQUIRED FOR DUCTS, PIPES, AND PIPE SLEEVES, ELECTRICAL CONDUITS, AND OTHER ITEMS TO BE EMBEDDED IN CONCRETE OR OTHERWISE INCORPORATED IN STRUCTURAL WORK.
7. PROVIDE OPENINGS AND SUPPORTS, AS REQUIRED PER STANDARD DETAILS FOR HEATERS, MECHANICAL EQUIPMINT, VENTS, DUCTS, PIPING, ETC. ALL SUSPENDED MECHANICAL EQUIPMENT SHALL BE SWAY OR LATERALLY BRACED.

PLAN PREVIEW

SCALE: NOT TO SCALE

Project
SINGLE -FAMILY RESIDENCE
SINGLE USE

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Project # :
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Sheet
A1

Attachment: Elevation and Floor Plans (1347 N Grove Ave - SU VAR NSFR)

TYPICAL FLOOR NOTES:

1. INSTALL SMOKE DETECTORS IN ALL SLEEPING ROOMS AND AT AREAS ADJACENT TO SLEEPING ROOMS, AND AT CEILING HEIGHT CHANGES GREATER THAN 24". SMOKE DETECTORS TO BE HARD-WIRED AND INTERCONNECTED, WITH BATTERY BACK-UP PER CODE.
2. INSTALL CARBON MONOXIDE SENSORS ADJACENT TO SLEEPING AREAS.
3. ALL INTERIOR WALLS TO BE 2x4 @ 16" O.C. (U.N.O.)
4. ALL EXTERIOR WALLS TO BE 2x6 @ 16" O.C. (U.N.O.)
5. MAIN FLOOR HEADERS PER STRUCTURAL @ 8'-0" AFF. (U.N.O.)
6. WINDOW SIZES ARE NOMINAL ROUGH OPENING, WIDTH AND HEIGHT.
7. DOOR SIZES NOTED ARE SLABS NOT ROUGH OPENINGS
8. PROVIDE FIREBLOCKING AT ALL PLUMBING OPENINGS.
9. PROVIDE SOLID BLOCKING OVER SUPPORTS.
10. WHEN THERE IS USABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR-CEILING ASSEMBLY, DRAFTSTOPS SHALL BE INSTALLED SO THAT THE AREA OF CONCEALED SPACE DOES NOT EXCEED 1000 SF. DRAFTSTOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS AND SHALL BE OF ½" GYP BOARD OR OTHER APPROVED MATERIALS INSTALLED PARALLEL TO THE FLOOR FRAMING MEMBERS PER CODE.
11. PROVIDE FIREBLOCKING TO CUT OFF ALL CONCEALED HORIZONTAL AND VERTICAL DRAFT OPENINGS AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STOIRES, AND BETWEEN A TOP STORY AND THE ROOF SPACE. FIREBLOCKING SHALL CONSIST OF NOT LESS THAN 2" NOMINAL LUMBER OR OTHER APPROVED MATERIAL.
12. ASPHALT-SATURATED FELT FREE FROM HOLES OR BREAKS, WEIGHING NOT LESS THAN 14 POUNDS PER 100 SQUARE FEET AND COMPLYING WITH ASTM D 226 OR OTHER APPROVED WEATHER RESISTANT MATERIAL SHALL BE APPLIED OVER SHEATHING OF ALL EXTERIOR WALLS. APPROVED ALTERNATIVE WEATHERPROOF MEMBRANES SHALL BE USED FOR OPEN JOINT RAIN SCREEN SIDING. WEATHER RESISTANT MATERIALS SHALL BE APPLIED HORIZONTALLY PERMANUFACTURERS RECOMMENDATIONS, WITH THE UPPER LAYER LAPPED OVER THE LOWER LAYER NOT LESS THAN 2 INCHES AND NOT LESS THAN 6 INCHES WHERE JOINTS OCCUR PER CODE.
13. APPROVED CORROSION-RESISTIVE FLASHING SHALL BE PROVIDED IN THE EXTERIOR WALL ENVELOPE IN SUCH A MANNER AS TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDINGS STRUCTURAL FRAMING COMPONENTS. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL SURFACE AND SHALL BE INSTALLED TO PREVENT WATER FROM REENTERING THE EXTERIOR WALL ENVELOPE. FLASHING SHALL BE INSTALLED AT, BUT NOT LIMITED TO THE FOLLOWING LOCATIONS:
    - THE TOP OF ALL EXTERIOR WINDOW & DOOR OPENINGS
    - INTERSECTIONS OF FRAME WALLS AND MASONRY OR STUCCO
    - UNDER MASONRY, WOOD OR METAL COPINGS AND SILLS
    - CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM
    - WHERE EXTERIOR PORCHES, DECKS OR STAIRS ATTACH TO A WALL
    - AT WALL AND ROOF OR SOFFIT INTERSECTIONS
    - AT BUILT-IN GUTTERS
14. EXTERIOR LOCATIONS FOR ENVIRONMENTAL AIR DUCT EXHAUST & INTAKE OPENINGS TO BE A MINIMUM OF 3'-0" FROM PROPERTY LINE & MINIMUM 3'-0" FROM BUILDING OPENINGS. EQUIP ALL DUCTS W/ BACK-DRAFT DAMPERS.
15. AIR EXHAUST & INTAKE OPENINGS THAT TERMINATE OUTDOORS SHALL BE PROTECTED W/ CORROSION RESISTANT SCREENS, LOUVERS, OR GRILLS W/ 1/4" MINIMUM & 1/2" MAX OPENINGS IN ANY DIMENSION. OPENINGS SHALL BE PROTECTED AGAINST LOCAL WEATHER CONDITIONS PER 2018 IRC.
16. DUCTS FOR KITCHEN RANGES SHALL BE OF METAL AND BE EQUIPPED W/ BACK-DRAFT DAMPERS PER CODE.
17. ALL INTERIOR FINISHES TO MEET MINIMUM FLAME SPREAD INDEX AND SMOKE DEVELOPMENT INDEX AS REQUIRED BY 2018 IRC.
18. UNDER FLOOR CLEANOUT NOT MORE THAN 20' FROM ACCESS DOOR WITH AN UNOBSTRUCTED 30" WIDE X 18" HIGH PATH PATHWAY. CLEANOUTS ARE ACCESSIBLE. 12" CLEARANCE REQUIRED AT LINES LESS THAN OR EQUAL TO 2", 18" CLEARANCE AT LINES GREATER THAN 2". (UPC 707.9)
19. GLAZING IN ALL FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BIFOLD DOORS SHALL BE CONSIDERED A HAZARDOUS LOCATION. SAFETY GLAZING.

GARAGE NOTES:

1. GARAGES SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 5/8" TYPE X GWB APPLIED TO THE GARAGE SIDE. WHERE THE SEPARATION IS A FLOOR-CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN ⅝" TYPE X GYPSUM BOARD OR EQUIVALENT.
2. OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1 3/8" IN THICKNESS, SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 3/8" THICK, OR 20-MINUTE FIRE-RATED DOORS.
3. DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM NO. 26 GAGE SHEET STEEL OR OTHER APPROVED MATERIALS AND SHALL HAVE NO OPENINGS INTO THE GARAGE. IRC R309.1.1
4. PROVIDE OUTDOOR COMBUSTION AIR FOR WATER HEATER
5. GARAGE FLOOR SURFACES SHALL BE OF APPROVED NONCOMBUSTIBLE MATERIAL AND THE AREA USED FOR THE PARKING OF AUTOMOBILES OR OTHER VEHICLES SHALL BE SLOPED TO FACILITATE THE MOVEMENT OF LIQUIDS TO A DRAIN OR TOWARD THE MAIN VEHICLE ENTRY DOORWAY.

AREA SUMMARY

MAIN FLOOR:	1,386	sf.
UPPER FLOOR:	1,665	sf.
TOTAL:	3,051	sf.
GARAGE/SHOP:	456	sf.
COVD PORCH:	137	sf.
COVD DECK (REAR):	286	sf.

* SQUARE FOOTAGE MEASURED PER EXTERIOR SIDE OF EXTERIOR WALLS

NOTE:
REFER TO STRUCTURAL SHEETS FOR SHEAR WALL SCHEDULE AND ENGINEERING PLAN WHICH CONTAIN REFERENCES AND/OR INSTRUCTIONS PERTAINING TO EACH SHEAR WALL INDICATED IN THIS PLAN

NOTE:
ALL SHOWERHEAD AND KITCHEN SINK FAUCETS INSTALLED IN THE HOUSE SHALL BE RATED AT 1.75 GPM OR LESS. ALL OTHER LAVATORY FAUCETS SHALL BE RATED AT 1.0 GPM OR LESS.

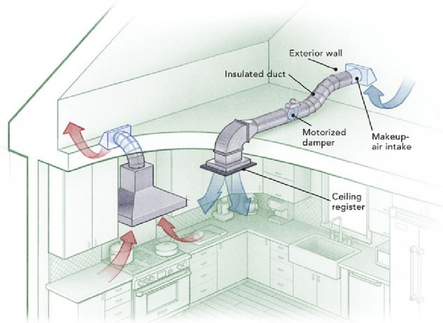
NOTE:
EACH DOOR TO BE UNDERCUT A MINIMUM OF 1/2-INCH TO ASSURE FREE FLOW OF FRESH AIR THROUGHOUT HABITABLE ROOMS

NOTE:
CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS OF PROJECT AND REPORT ANY OMISSIONS / DISCREPANCIES TO DESIGNER PRIOR TO COMMENCING WORK. DESIGNER SHALL NOT BE RESPONSIBLE FOR DISCREPANT CONDITIONS RESULTING FROM UNAUTHORIZED WORK PERFORMED BY THE CONTRACTOR.

FREESTANDING RANGE AND RANGE HOOD:

M1503.4 MAKEUP AIR REQUIRED:
EXHAUST HOOD SYSTEMS CAPABLE OF EXHAUSTING IN EXCESS OF 400 CUBIC FEET PER MINUTE (0.19 M3/S) SHALL BE MECHANICALLY OR NATURALLY PROVIDED WITH MAKEUP AIR AT A RATE APPROXIMATELY EQUAL TO THE EXHAUST AIR RATE. SUCH MAKEUP AIR SYSTEMS SHALL BE EQUIPPED WITH NOT LESS THAN ONE DAMPER. EACH DAMPER SHALL BE A GRAVITY DAMPER OR AN ELECTRICALLY OPERATED DAMPER THAT AUTOMATICALLY OPENS WHEN THE EXHAUST SYSTEM OPERATES. DAMPERS SHALL BE ACCESSIBLE FOR INSPECTION, SERVICE, REPAIR AND REPLACEMENT WITHOUT REMOVING PERMANENT CONSTRUCTION OR ANY OTHER DUCTS NOT CONNECTED TO THE DAMPER BEING INSPECTED, SERVICED, REPAIRED OR REPLACED.

M1503.4.1 LOCATION:
KITCHEN EXHAUST MAKEUP AIR SHALL BE DISCHARGED INTO THE SAME ROOM IN WHICH THE EXHAUST SYSTEM IS LOCATED OR INTO ROOMS OR DUCT SYSTEMS THAT COMMUNICATE THROUGH ONE OR MORE PERMANENT OPENINGS WITH THE ROOM IN WHICH SUCH EXHAUST SYSTEM IS LOCATED. SUCH PERMANENT OPENINGS SHALL HAVE A NET CROSS-SECTIONAL AREA NOT LESS THAN THE REQUIRED AREA OF THE MAKEUP AIR SUPPLY OPENINGS.



G2407.9.1 (304.9.1) MAKEUP AIR
WHERE EXHAUST FANS ARE INSTALLED, MAKEUP AIR SHALL BE PROVIDED TO REPLACE THE EXHAUSTED AIR.

G2407.9.2 (304.9.2) APPLIANCE INTERLOCK
EACH OF THE APPLIANCES SERVED SHALL BE INTERLOCKED WITH THE MECHANICAL AIR SUPPLY SYSTEM TO PREVENT MAIN BURNER OPERATION WHEN THE MECHANICAL AIR SUPPLY SYSTEM IS NOT IN OPERATION.

G2407.9.3 COMBINED COMBUSTION AIR AND VENTILATION AIR SYSTEM

WHERE COMBUSTION AIR IS PROVIDED BY THE BUILDING'S MECHANICAL VENTILATION SYSTEM, THE SYSTEM SHALL PROVIDE THE SPECIFIED COMBUSTION AIR RATE IN ADDITION TO THE REQUIRED VENTILATION AIR.

APPLIANCES:

1. THOR KITCHEN HRG3618U 36" PRO-STYLE 6 STAINLESS STEEL BURNER GAS RANGE.
2. THOR KITCHEN HRH3606U 36" STAINLESS STEEL UNDER CABINET RANGE HOOD.

1 RANGE & HOOD

SMOKE & CARBON MONOXIDE ALARMS:

SMOKE AND CARBON MONOXIDE ALARMS MUST BE PROVIDED IN ALL REQUIRED LOCATIONS AND MUST BE:
• AUDIBLE IN ALL PARTS OF THE HOUSE
• INSTALLED PER MANUFACTURER'S INSTRUCTIONS

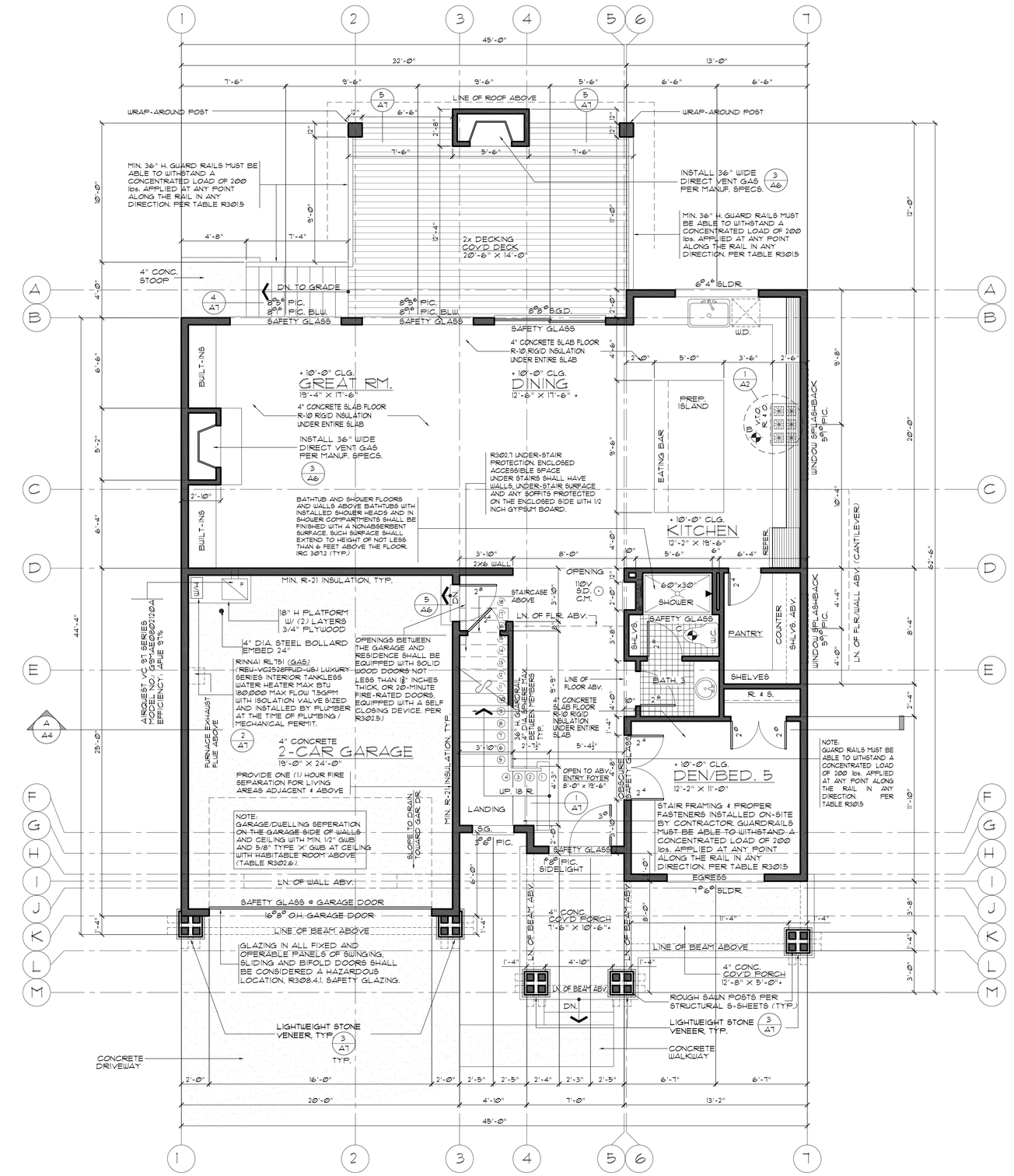
NEW HOUSES (IRC R314 & R315)
SMOKE ALARMS AND CARBON MONOXIDE ALARMS ARE REQUIRED AND MUST BE CONNECTED TO THE MAIN ELECTRICAL SYSTEM WITH BATTERY BACKUP.

CARBON MONOXIDE ALARMS ARE REQUIRED IN ALL NEW AND EXISTING HOMES, APARTMENTS, CONDOMINIUMS, AND OTHER MULTI-FAMILY UNITS.
REQUIRED LOCATIONS
• SMOKE ALARMS SHALL BE LOCATED IN EACH SLEEPING ROOM AND IN NAPPING AREAS IN A FAMILY HOME CHILD CARE.
• SMOKE ALARMS AND CARBON MONOXIDE ALARMS SHALL BE LOCATED OUTSIDE EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
• SMOKE ALARMS AND CARBON MONOXIDE ALARMS SHALL BE LOCATED ON EVERY FLOOR LEVEL, INCLUDING BASEMENTS (DOES NOT INCLUDE CRAWLSPACE AND UNINHABITABLE ATTICS).
• IN SPLIT LEVEL FLOOR PLANS, AT THE UPPER LEVEL, PROVIDED THERE IS NO INTERVENING DOOR BETWEEN ADJACENT LEVELS AND THE LOWER LEVEL IS LESS THAN A FULL STORY BELOW THE UPPER LEVEL
• A CARBON MONOXIDE ALARM IS REQUIRED IN A BEDROOM WHEN A FUEL-BURNING APPLIANCE IS INSTALLED IN THE BEDROOM OR ITS ATTACHED BATHROOM.
• A COMBINATION ALARM (COMBINED SMOKE AND CARBON MONOXIDE ALARM) IS ACCEPTABLE IN ANY REQUIRED LOCATION.
•WALL MOUNTED ALARMS MUST BE NOT MORE THAN 12 INCHES FROM THE ADJOINING CEILING SURFACE.
• AVOID PLACING ALARMS LESS THAN 3 FEET FROM SUPPLY REGISTERS OF A FORCED AIR HEATING OR COOLING SYSTEM AND DO NOT PLACE ALARMS IN THE DIRECT AIRFLOW OF THE REGISTERS.
• AVOID PLACING ALARMS WITHIN 3 FEET HORIZONTALLY FROM DOORS TO BATHROOMS CONTAINING A BATHTUB OR SHOWER.
• DO NOT PLACE ALARMS IN SPACES WHERE TEMPERATURES MAY BE ABOVE OR BELOW THE ALARMS OPERATING TEMPERATURE RANGE.
• DO NOT PLACE ALARMS WITHIN 3 FEET OF THE BLADES OF A CEILING FAN.
• ALARMS IN PEAKED OR SLOPED CEILINGS MUST BE WITHIN 3 FEET OF THE PEAK, MEASURED HORIZONTALLY, BUT NOT IN THE HIGHEST 4 INCHES OF THE CEILING, MEASURED VERTICALLY.
A. PHOTOELECTRIC SMOKE ALARMS MUST NOT BE LESS THAN 6 FEET FROM A PERMANENT COOKING APPLIANCE.

B. IONIZATION SMOKE ALARMS WITH AN ALARM-SILENCING SWITCH MUST NOT BE LESS THAN 10 FEET FROM A PERMANENT COOKING APPLIANCE.

C. IONIZATION SMOKE ALARMS WITHOUT AN ALARM-SILENCING SWITCH MUST NOT BE LESS THAN 20 FEET FROM A PERMANENT COOKING APPLIANCE

CARBON MONOXIDE ALARM LOCATION LIMITATIONS
• DO NOT PLACE ALARMS DIRECTLY ABOVE OR BESIDE FUEL-BURNING APPLIANCES.
• DO NOT PLACE ALARMS IN DIRECT SUNLIGHT.
• DO NOT PLACE ALARMS IN LOW AREAS WHERE CHILDREN CAN REACH. DO NOT PLACE ALARMS BEHIND CURTAINS OR ANY STRUCTURE THAT MIGHT PREVENT CARBON MONOXIDE FROM REACHING THE SENSOR.



MAIN FLOOR PLAN

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

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Attachment: Elevation and Floor Plans (1347 N Grove Ave - SU VAR NSFR)

TYPICAL FLOOR NOTES:

1. INSTALL SMOKE DETECTORS IN ALL SLEEPING ROOMS AND AT AREAS ADJACENT TO SLEEPING ROOMS, AND AT CEILING HEIGHT CHANGES GREATER THAN 24". SMOKE DETECTORS TO BE HARD-WIRED AND INTERCONNECTED, WITH BATTERY BACK-UP PER CODE.
2. INSTALL CARBON MONOXIDE SENSORS ADJACENT TO SLEEPING AREAS.
3. ALL INTERIOR WALLS TO BE 2x4 @ 16" O.C. (U.N.O.)
4. ALL EXTERIOR WALLS TO BE 2x6 @ 16" O.C. (U.N.O.)
5. UPPER FLOOR HEADERS PER STRUCTURAL @ 8'-0" A.F.F. (U.N.O.)
6. WINDOW SIZES ARE NOMINAL ROUGH OPENING, WIDTH AND HEIGHT.
7. DOOR SIZES NOTED ARE SLABS NOT ROUGH OPENINGS
8. PROVIDE FIREBLOCKING AT ALL PLUMBING OPENINGS.
9. PROVIDE SOLID BLOCKING OVER SUPPORTS.
10. WHEN THERE IS USABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR-CEILING ASSEMBLY, DRAFTSTOPS SHALL BE INSTALLED SO THAT THE AREA OF CONCEALED SPACE DOES NOT EXCEED 1000 SF. DRAFTSTOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS AND SHALL BE OF ½" GYP BOARD OR OTHER APPROVED MATERIALS INSTALLED PARALLEL TO THE FLOOR FRAMING MEMBERS PER CODE.
11. PROVIDE FIREBLOCKING TO CUT OFF ALL CONCEALED HORIZONTAL AND VERTICAL DRAFT OPENINGS AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STOIRES, AND BETWEEN A TOP STORY AND THE ROOF SPACE. FIREBLOCKING SHALL CONSIST OF NOT LESS THAN 2" NOMINAL LUMBER OR OTHER APPROVED MATERIAL.
12. ASPHALT-SATURATED FELT FREE FROM HOLES OR BREAKS, WEIGHING NOT LESS THAN 14 POUNDS PER 100 SQUARE FEET AND COMPLYING WITH ASTM D 226 OR OTHER APPROVED WEATHER RESISTANT MATERIAL SHALL BE APPLIED OVER SHEATHING OF ALL EXTERIOR WALLS. APPROVED ALTERNATIVE WEATHERPROOF MEMBRANES SHALL BE USED FOR OPEN JOINT RAIN SCREEN SIDING. WEATHER RESISTANT MATERIALS SHALL BE APPLIED HORIZONTALLY PERMANUFACTURERS RECOMMENDATIONS, WITH THE UPPER LAYER LAPPED OVER THE LOWER LAYER NOT LESS THAN 2 INCHES AND NOT LESS THAN 6 INCHES WHERE JOINTS OCCUR PER CODE.
13. APPROVED CORROSION-RESISTIVE FLASHING SHALL BE PROVIDED IN THE EXTERIOR WALL ENVELOPE IN SUCH A MANNER AS TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDINGS STRUCTURAL FRAMING COMPONENTS. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL SURFACE AND SHALL BE INSTALLED TO PREVENT WATER FROM REENTERING THE EXTERIOR WALL ENVELOPE. FLASHING SHALL BE INSTALLED AT, BUT NOT LIMITED TO THE FOLLOWING LOCATIONS:
    - THE TOP OF ALL EXTERIOR WINDOW & DOOR OPENINGS
    - INTERSECTIONS OF FRAME WALLS AND MASONRY OR STUCCO
    - UNDER MASONRY, WOOD OR METAL COPINGS AND SILLS
    - CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM
    - WHERE EXTERIOR PORCHES, DECKS OR STAIRS ATTACH TO A WALL
    - AT WALL AND ROOF OR SOFFIT INTERSECTIONS
    - AT BUILT-IN GUTTERS
14. EXTERIOR LOCATIONS FOR ENVIRONMENTAL AIR DUCT EXHAUST & INTAKE OPENINGS TO BE A MINIMUM OF 3'-0" FROM PROPERTY LINE & MINIMUM 3'-0" FROM BUILDING OPENINGS. EQUIP ALL DUCTS W/ BACK-DRAFT DAMPERS.
15. AIR EXHAUST & INTAKE OPENINGS THAT TERMINATE OUTDOORS SHALL BE PROTECTED W/ CORROSION RESISTANT SCREENS, LOUVERS, OR GRILLS W/ 1/4" MINIMUM & 1/2" MAX OPENINGS IN ANY DIMENSION. OPENINGS SHALL BE PROTECTED AGAINST LOCAL WEATHER CONDITIONS PER 2018 IRC.
16. DUCTS FOR KITCHEN RANGES SHALL BE OF METAL AND BE EQUIPPED W/ BACK-DRAFT DAMPERS PER CODE.
17. ALL INTERIOR FINISHES TO MEET MINIMUM FLAME SPREAD INDEX AND SMOKE DEVELOPMENT INDEX AS REQUIRED BY 2018 IRC.
18. UNDER FLOOR CLEANOUT NOT MORE THAN 20' FROM ACCESS DOOR WITH AN UNOBSTRUCTED 30" WIDE X 18" HIGH PATH PATHWAY. CLEANOUTS ARE ACCESSIBLE, 12" CLEARANCE REQUIRED AT LINES LESS THAN OR EQUAL TO 2", 18" CLEARANCE AT LINES GREATER THAN 2". (UPC 707.9)
19. GLAZING IN ALL FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BIFOLD DOORS SHALL BE CONSIDERED A HAZARDOUS LOCATION, SAFETY GLAZING.

AREA SUMMARY

MAIN FLOOR:	1,386	sf.
UPPER FLOOR:	1,665	sf.
TOTAL:	3,051	sf.
GARAGE/SHOP:	456	sf.
COVD PORCH:	137	sf.
COVD DECK (REAR):	286	sf.

* SQUARE FOOTAGE MEASURED PER EXTERIOR SIDE OF EXTERIOR WALLS

NOTE:
REFER TO STRUCTURAL SHEETS FOR SHEAR WALL SCHEDULE AND ENGINEERING PLAN WHICH CONTAIN REFERENCES AND/OR INSTRUCTIONS PERTAINING TO EACH SHEAR WALL INDICATED IN THIS PLAN

NOTE:
ALL SHOWERHEAD AND KITCHEN SINK FAUCETS INSTALLED IN THE HOUSE SHALL BE RATED AT 1.75 GPM OR LESS. ALL OTHER LAVATORY FAUCETS SHALL BE RATED AT 1.0 GPM OR LESS.

NOTE:
EACH DOOR TO BE UNDERCUT A MINIMUM OF 1/2-INCH TO ASSURE FREE FLOW OF FRESH AIR THROUGHOUT HABITABLE ROOMS

NOTE:
CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS OF PROJECT AND REPORT ANY OMISSIONS / DISCREPANCIES TO DESIGNER PRIOR TO COMMENCING WORK. DESIGNER SHALL NOT BE RESPONSIBLE FOR DISCREPANT CONDITIONS RESULTING FROM UNAUTHORIZED WORK PERFORMED BY THE CONTRACTOR.

SMOKE & CARBON MONOXIDE ALARMS:

SMOKE AND CARBON MONOXIDE ALARMS MUST BE PROVIDED IN ALL REQUIRED LOCATIONS AND MUST BE:
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- INSTALLED PER MANUFACTURER'S INSTRUCTIONS

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A. PHOTOELECTRIC SMOKE ALARMS MUST NOT BE LESS THAN 6 FEET FROM A PERMANENT COOKING APPLIANCE.

B. IONIZATION SMOKE ALARMS WITH AN ALARM-SILENCING SWITCH MUST NOT BE LESS THAN 10 FEET FROM A PERMANENT COOKING APPLIANCE.

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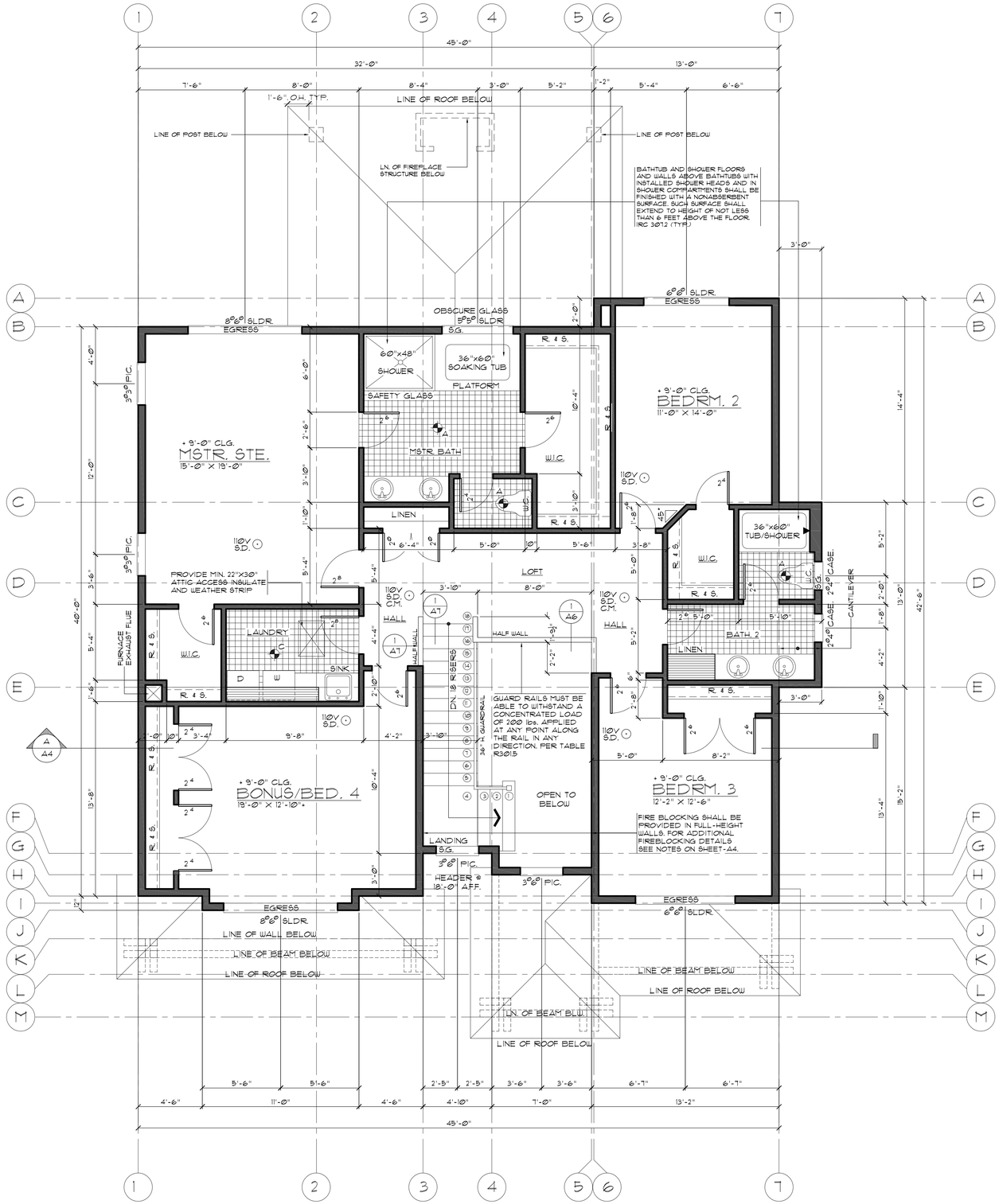

UPPER FLOOR PLAN

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

Project
SINGLE -FAMILY RESIDENCE
SINGLE USE

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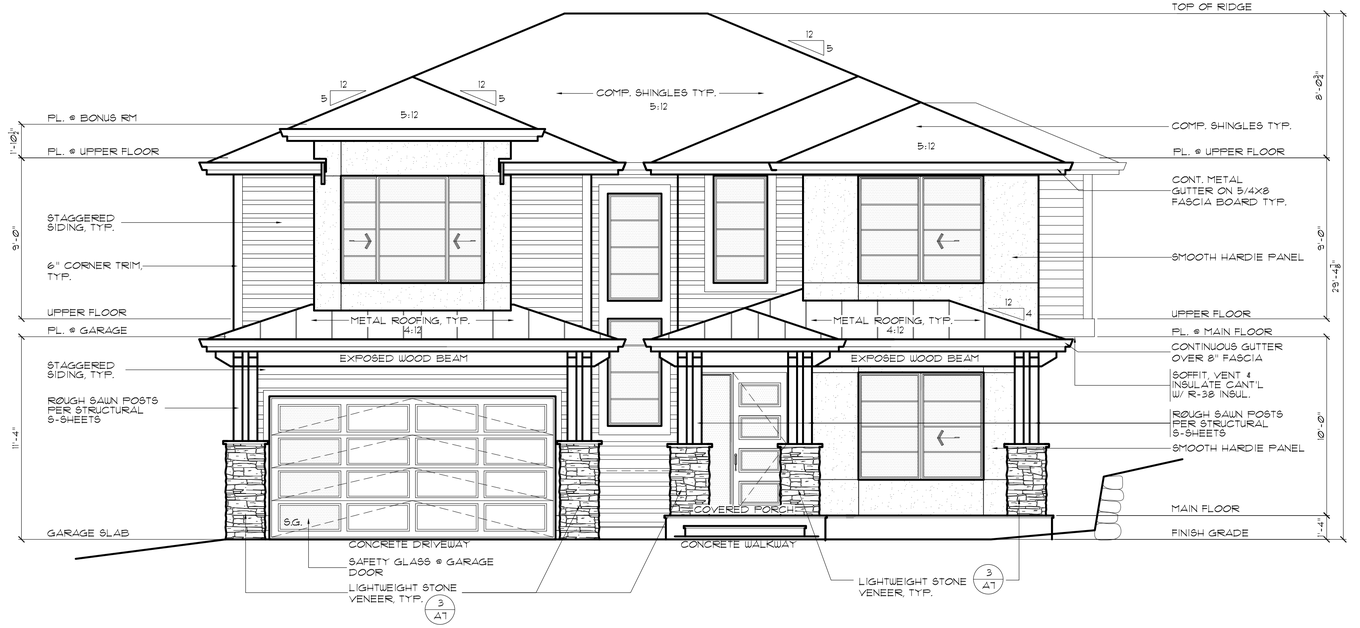
Attachment: Elevation and Floor Plans (1347 N Grove Ave - SU VAR NSFR)



FRONT ELEVATION

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

RIGHT ELEVATION

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

ELEVATION NOTES:

1. VERIFY SHEAR WALL NAILING & HOLDOWNS PER PLAN PRIOR TO INSTALLING SIDING.
2. CAULK ALL EXTERIOR JOINTS & PENETRATIONS.
3. PROVIDE APPROVED CORROSION RESISTANT FLASHING AT EXTERIOR WALL ENVELOPE PER I.R.C. R703.8
4. PROVIDE FLASHING AT ROOF PENETRATIONS PER I.R.C. R905.2.8
5. PROVIDE WEATHER STRIPPING AT ALL EXTERIOR & GARAGE-INTERIOR DOORS.
6. PROVIDE CONTINUOUS GUTTERS & DOWNSPOUTS @ ALL EAVES, TYP.
7. ADDRESS OR HOUSE NUMBER TO BE POSTED AND PLAINLY VISIBLE FROM THE STREET FRONTAGE. MIN. 4" HEIGHT, 1/2" STROKE WIDTH AND CONTRASTING BACKGROUND.
8. PROVIDE STAIRWAY ILLUMINATION PER I.R.C. R303.6
9. SEE SHEET A1 FOR ADDITIONAL NOTES.
10. PROVIDE SURFACE DRAINAGE 6" : 10' MIN. AWAY FROM HOUSE FOOTPRINT IRC R401.3

NOTE:
NO OPERABLE WINDOW SHALL BE INSTALLED LESS THAN 24 INCHES ABOVE FINISHED FLOOR THAT IS GREATER THAN 72 INCHES ABOVE THE FINISH GRADE OR OTHER SURFACE BELOW ON THE EXTERIOR OF THE BUILDING.

NOTE:
CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS OF PROJECT AND REPORT ANY OMISSIONS / DISCREPANCIES TO DESIGNER PRIOR TO COMMENCING WORK. DESIGNER SHALL NOT BE RESPONSIBLE FOR DISCREPANT CONDITIONS RESULTING FROM UNAUTHORIZED WORK PERFORMED BY THE CONTRACTOR.

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Attachment: Elevation and Floor Plans (1347 N Grove Ave - SU VAR NSFR)

REAR ELEVATION

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

ELEVATION NOTES:

1. VERIFY SHEAR WALL NAILING & HOLDOWNS PER PLAN PRIOR TO INSTALLING SIDING.
2. CAULK ALL EXTERIOR JOINTS & PENETRATIONS.
3. PROVIDE APPROVED CORROSION RESISTANT FLASHING AT EXTERIOR WALL ENVELOPE PER I.R.C. R703.8
4. PROVIDE FLASHING AT ROOF PENETRATIONS PER I.R.C. R905.2.8
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9. SEE SHEET A1 FOR ADDITIONAL NOTES.
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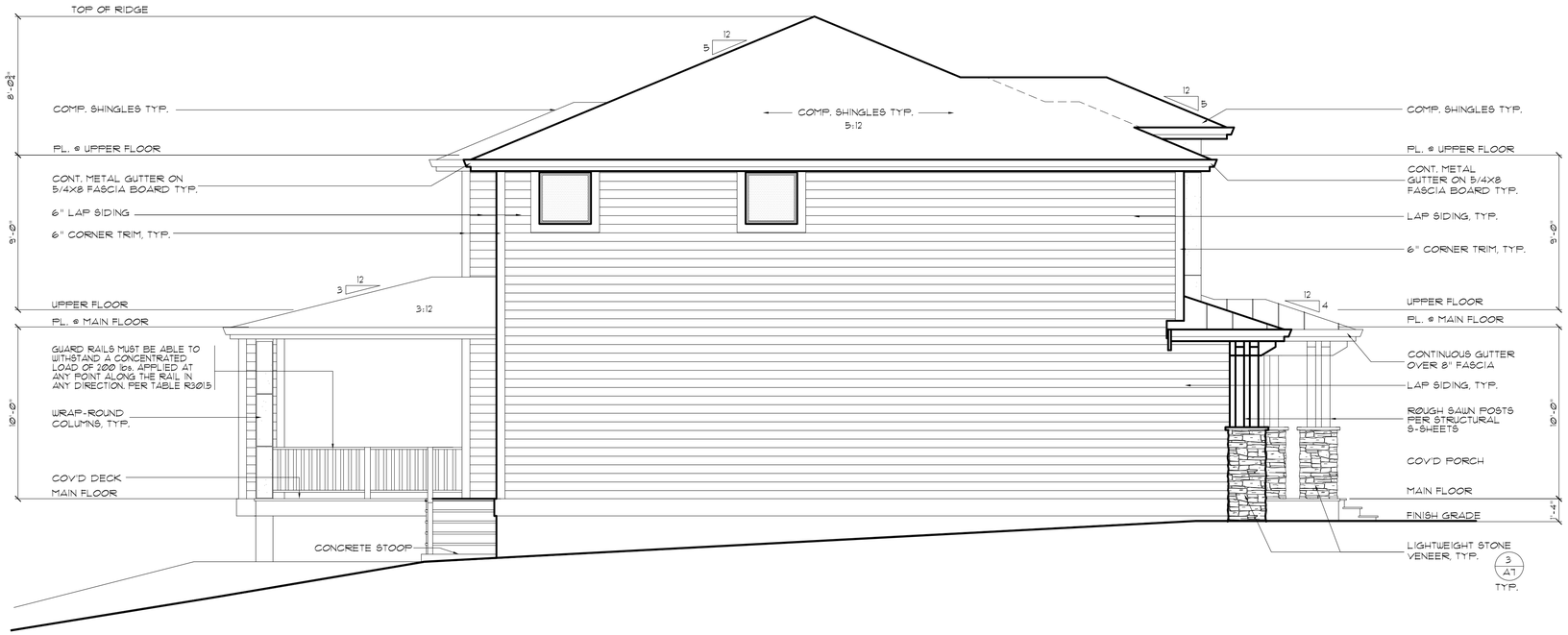

LEFT ELEVATION

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

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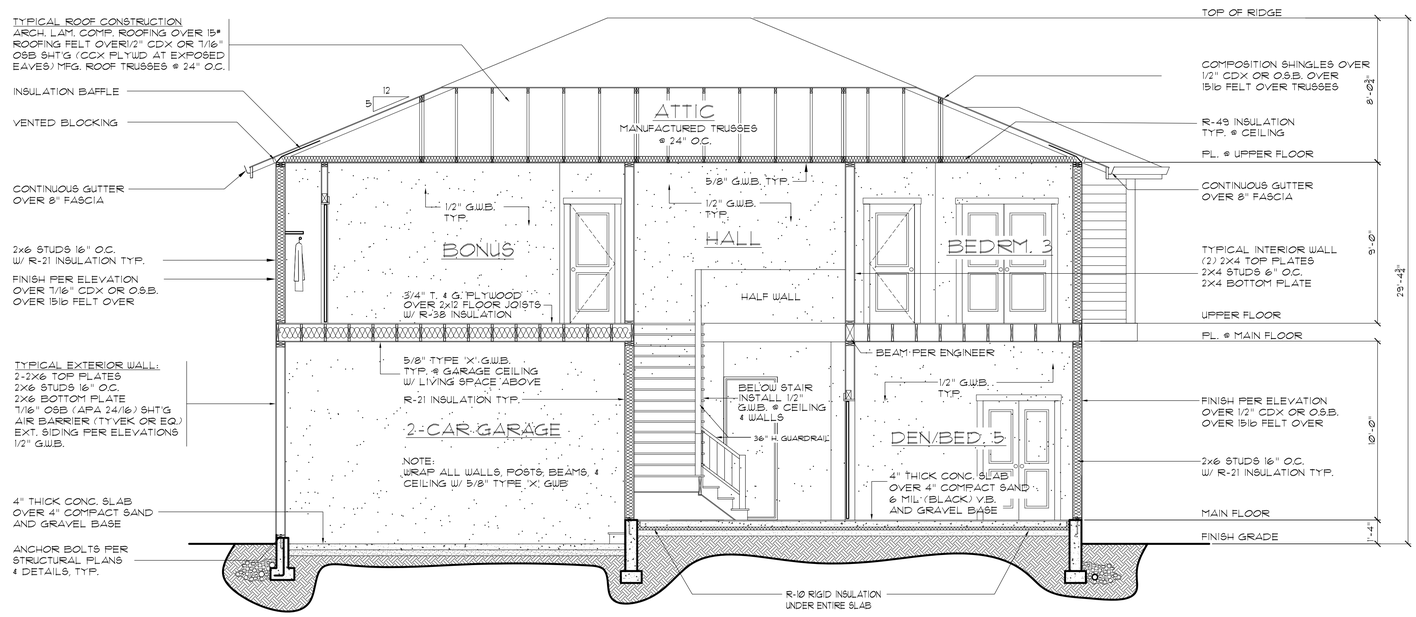
Attachment: Elevation and Floor Plans

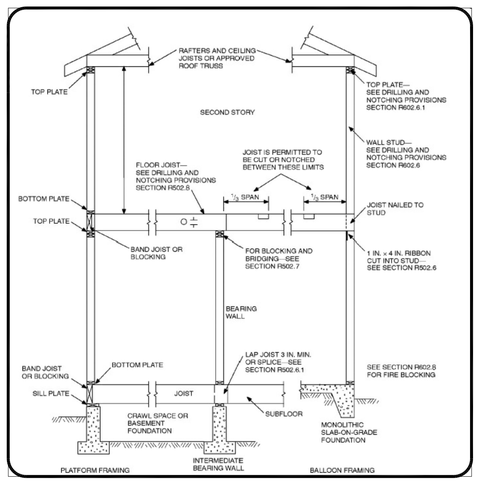
SECTION 312.12: RODENT PROOFING:
STRAINER PLATES ON DRAIN INLETS SHALL BE DESIGNED AND INSTALLED SO THAT NO OPENING EXCEEDS 1/2 OF AN INCH IN THE LEAST DIMENSION.
312.12.1:
METER BOXES SHALL BE CONSTRUCTED IN SUCH A MANNER THAT RATS CANNOT ENTER A BUILDING BY FOLLOWING THE SERVICE PIPES FROM THE BOX INTO THE BUILDING.
312.12.2: METAL COLLARS.
IN OR ON BUILDINGS WHERE OPENINGS HAVE BEEN MADE IN WALLS, FLOORS, OR CEILINGS FOR THE PASSAGE OF PIPES, SUCH OPENINGS SHALL BE CLOSED AND PROTECTED BY THE INSTALLATION OF APPROVED METAL COLLARS SECURELY FASTENED TO THE ADJOINING STRUCTURE.
312.12.3: TUB WASTE OPENINGS.
TUB WASTE OPENINGS IN FRAMED CONSTRUCTION TO CRAWL SPACES AT OR BELOW THE FIRST FLOOR SHALL BE PROTECTED BY THE INSTALLATION OF APPROVED METAL COLLARS OR METAL SCREEN SECURELY FASTENED TO THE ADJOINING STRUCTURE WITH NO OPENING GREATER THAN 1/2 OF AN INCH IN THE LEAST DIMENSION.
* 2018 UNIFORM PLUMBING CODE WITH WASHINGTON STATE AMENDMENTS (UPC)

2018 IRC SECTION R302.11 FIREBLOCKING.
IN COMBUSTIBLE CONSTRUCTION, FIREBLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS(BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE. FIREBLOCKING SHALL BE PROVIDED IN WOOD-FRAME CONSTRUCTION IN THE FOLLOWING LOCATIONS:
1) IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS AS FOLLOWS:
A) VERTICALLY AT THE CEILING AND FLOOR LEVELS.
B) HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET.
2) AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.
3) IN CONCEALED SPACES AT STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN. ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH SECTION R302.7.
4) AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILING AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION. THE MATERIAL FILLING THIS ANNULAR SPACE SHALL NOT BE REQUIRED TO MEET THE ASTM E 136 REQUIREMENTS.
5) FOR THE FIREBLOCKING OF CHIMNEYS AND FIREPLACES, SEE SECTION R1003.19.
6) FIREBLOCKING OF CORNICES OF A TWO-FAMILY DWELLING IS REQUIRED AT THE LINE OF DWELLING UNIT SEPARATION. FIRE BLOCKING MATERIALS SHALL CONSIST OF MATERIAL LISTED IN SECTION R302.11. LOOSE-FILL INSULATION MATERIAL SHALL NOT BE USED AS A FIREBLOCK UNLESS SPECIFICALLY TESTED IN THE FORM AND MANNER INTENDED. THE INTEGRITY OF ALL FIREBLOCKS SHALL BE MAINTAINED. DRAFTSTOPPING: WHEN THERE IS USABLE SPACE BOTH ABOVE AND BELOW A CONCEALED SPACE OF A FLOOR/CEILING ASSEMBLY, DRAFTSTOPS SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1000 SQUARE FEET. DRAFTSTOPS SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS. DRAFTSTOPPING MATERIALS SHALL CONSIST OF MATERIALS LISTED IN SECTION R302.12.1. DRAFTSTOPPING MATERIALS SHALL NOT BE LESS THAN 1 INCH GYPSUM, 3/8 INCH WOOD STRUCTURAL PANELS OR OTHER APPROVED MATERIALS ADEQUATELY SUPPORTED. THE INTEGRITY OF THE DRAFTSTOPS SHALL BE MAINTAINED.



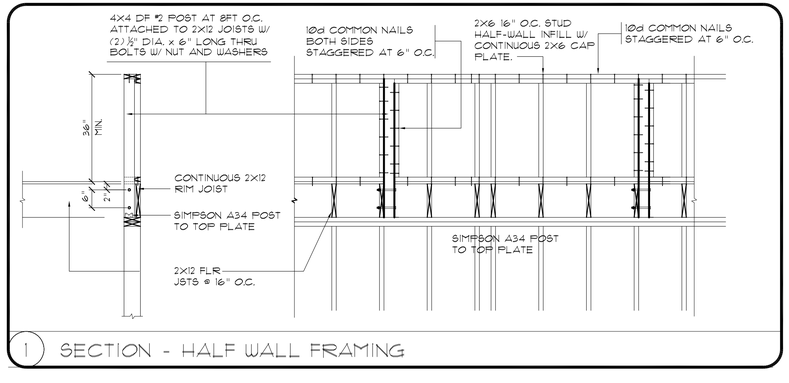
BUILDING CROSS-SECTION 'A'

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



NOTE:
REFER TO STRUCTURAL SHEETS FOR SHEAR WALL SCHEDULE AND ENGINEERING PLAN WHICH CONTAIN REFERENCES AND/OR INSTRUCTIONS PERTAINING TO EACH SHEAR WALL INDICATED IN THIS PLAN

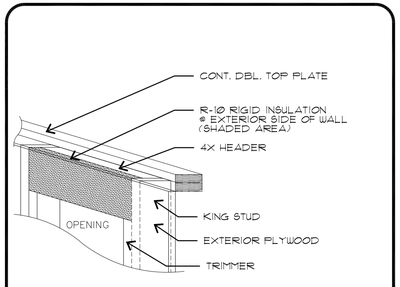
NOTE:
CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS OF PROJECT AND REPORT ANY OMISSIONS / DISCREPANCIES TO DESIGNER PRIOR TO COMMENCING WORK. DESIGNER SHALL NOT BE RESPONSIBLE FOR DISCREPANT CONDITIONS RESULTING FROM UNAUTHORIZED WORK PERFORMED BY THE CONTRACTOR.



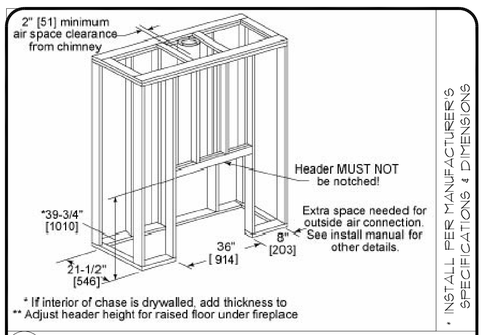
1 SECTION - HALF WALL FRAMING

4 COFFERED CEILING-OPTIONAL

5 GARAGE STEP



2 HEADER/INSULATION DETAIL



3 FIREPLACE FRAMING

REQUIRED SAFETY GLAZING LOCATIONS:

1. GLAZING IN SWINGING DOORS EXCEPT LOUVERED WINDOWS AND JALOUSIES COMPLYING WITH IRC R308.2.
2. GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SLIDING AND BIFOLD CLOSET DOOR ASSEMBLIES.
3. GLAZING IN STORM DOORS.
4. GLAZING IN ALL UNFRAMED SWINGING DOORS.
5. GLAZING IN DOORS, WALLS, FENCES AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHROOMS, AND SHOWERS. GLAZING IN ANY PORTION OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE ANY STANDING OR WALKING SURFACE.
EXCEPTION: OPENINGS THROUGH WHICH A 3" SPHERE IS UNABLE TO PASS.
6. GLAZING IN FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL IS WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE WALKING SURFACE.
EXCEPTION: WHERE THERE IS AN INTERVENING WALL OR PARTITION BETWEEN DOOR AND GLAZING OR WHERE THE DOOR ACCESSES A CLOSET 3' OR LESS IN DEPTH.
7. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL WHEN ALL OF THE FOLLOWING APPLY:
7.1 EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SF.
7.2 BOTTOM EDGE LESS THAN 18" ABOVE THE FLOOR.
7.3 TOP EDGE GREATER THAN 36" ABOVE THE FLOOR.
7.4 ONE OR MORE WALKING SURFACES WITHIN 36" HORIZONTALLY OF THE GLAZING.
EXCEPTION: WHERE A PROTECTIVE 1-1/2"-WIDE BAR IS INSTALLED ON THE ACCESSIBLE SIDE OF THE GLAZING 34" - 38" ABOVE THE FLOOR AND IS CAPABLE OF WITHSTANDING A LOAD OF 50 LBS PER LINEAL FOOT OR WHERE THE BOTTOM EDGE OF THE GLASS IS 25' OR MORE ABOVE GRADE, A ROOF, WALKING SURFACE, OR OTHER HORIZONTAL SURFACE.
8. GLAZING IN RAILINGS REGARDLESS OF AREA OR HEIGHT ABOVE A WALKING SURFACE. INCLUDES STRUCTURAL BALUSTER PANELS AND NONSTRUCTURAL IN-FILL PANELS.
9. GLAZING IN WALLS AND FENCES ENCLOSING INDOOR AND OUTDOOR SWIMMING POOLS, HOT TUBS, AND SPAS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60" ABOVE A WALKING SURFACE AND WITHIN 60" HORIZONTALLY OF THE WATER'S EDGE. THIS WILL APLY TO ALL SINGLE GLAZING AND ALL PANES IN MULTIPLE GLAZING.
10. R308.4.6 GLAZING ADJACENT TO STAIRS AND RAMPS.
GLAZING WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 36 INCHES (914 MM) ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE OF STAIRWAYS, LANDINGS BETWEEN FLIGHTS OF STAIRS AND RAMPS SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION.

EXCEPTIONS:

1. WHERE A RAIL IS INSTALLED ON THE ACCESSIBLE SIDE(S) OF THE GLAZING 34 TO 38 INCHES (864 TO 965 MM) ABOVE THE WALKING SURFACE. THE RAIL SHALL BE CAPABLE OF WITHSTANDING A HORIZONTAL LOAD OF 50 POUNDS PER LINEAR FOOT (730 N/M) WITHOUT CONTACTING THE GLASS AND HAVE A CROSS-SECTIONAL HEIGHT OF NOT LESS THAN 1½ INCHES (38 MM).

2. GLAZING 36 INCHES (914 MM) OR MORE MEASURED HORIZONTALLY FROM THE WALKING SURFACE.
11. R308.4.7 GLAZING ADJACENT TO THE BOTTOM STAIR LANDING.
GLAZING ADJACENT TO THE LANDING AT THE BOTTOM OF A STAIRWAY WHERE THE GLAZING IS LESS THAN 36 INCHES (914 MM) ABOVE THE LANDING AND WITHIN A 60-INCH (1524 MM) HORIZONTAL ARC LESS THAN 180 DEGREES FROM THE BOTTOM TREAD NOSING SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION.

EXCEPTION: THE GLAZING IS PROTECTED BY A GUARD COMPLYING WITH SECTION R312 AND THE PLANE OF THE GLASS IS MORE THAN 18 INCHES (457 MM) FROM THE GUARD.

Project
SINGLE -FAMILY RESIDENCE
SINGLE USE

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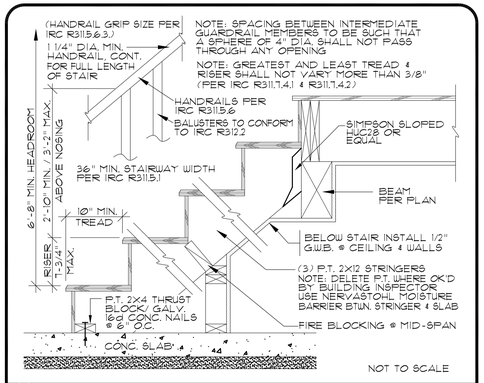
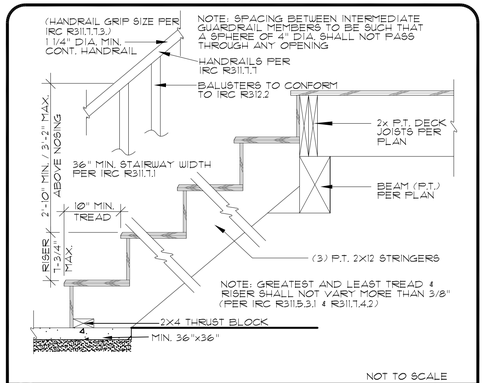
PLAN ISSUE:	DESIGN BY:	
REV. DATE:	COMMENTS:	
		1
		2

Project # :
1987-2-2
Sheet
A6

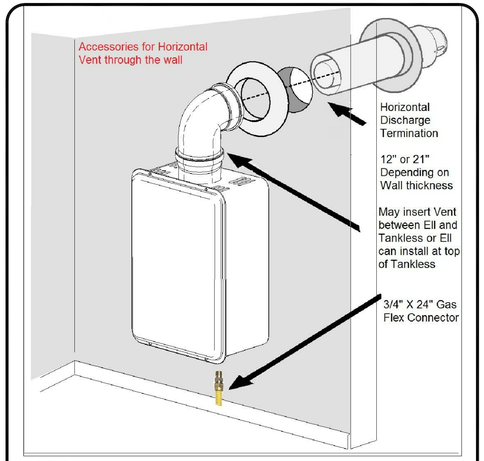
Attachment: Elevation and Floor Plans (1347 N Grove Ave - SU VAR NSFR)



1 INTERIOR STAIR W/ SLAB



4 EXTERIOR STAIR DETAIL



NOTE:
- ENERGY STAR QUALIFIED
- ENERGY FACTOR OF .95 FOR BOTH NATURAL GAS AND PROPANE
- CERTIFIED FOR INSTALLATION IN MANUFACTURED (MOBILE) HOMES
- ENHANCED SCALE DETECTION LESSENS POSSIBILITY OF SERIOUS, LONG-TERM DAMAGE TO UNIT
- TEMPERATURE LOCK FUNCTION PREVENTS ACCIDENTAL OR UNAUTHORIZED CHANGES TO WATER TEMPERATURE
- COMPLIES WITH SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT 14 NG/J OR 20 PPM NOX EMISSION LEVELS

NOT TO SCALE

2 RINNAI TANKLESS WATER HEATER

- CONTINUOUS FAN OPTION PER TABLE IRC M1507.3.3(1)

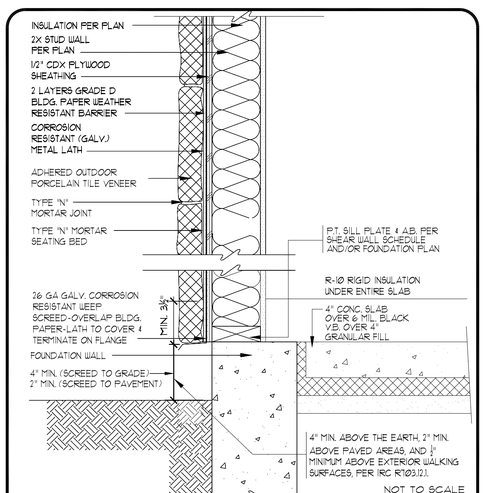
2018 WHOLE HOUSE VENTILATION

OPTION 1 - INTERMITTEN WHOLE HOUSE VENTILATION USING EXHAUST FANS

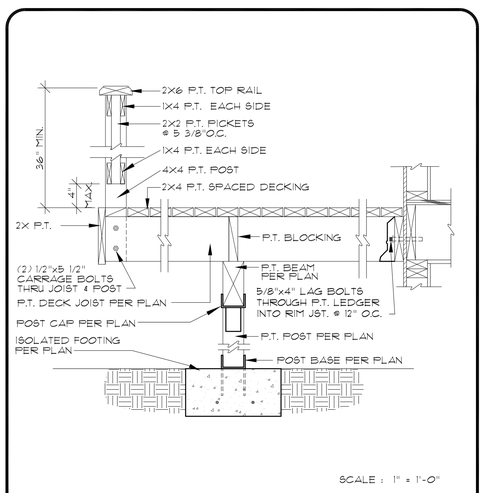
A.
- 90 CFM EXHAUST FAN FLOW RATING PER TABLE M1508.2
- FAN CONTROLS: 24 HOUR CLOCK TIMER WITH CAPACITY OF CONTINUOUS OPERATION, MANUAL AND AUTOMATIC CONTROL & ACCESSIBLE.
- WHOLE HOUSE FANS LOCATED 4 FEET OR LESS FROM THE INTERIOR GRILLE SHALL HAVE A SONE RATING OF 1.0 OR LESS AT 0.1 INCHES W.G.
- OUTDOOR AIR SHALL BE DISTRIBUTED TO EACH HABITABLE ROOM BY INDIVIDUAL OUTDOOR AIR INLETS. WHERE OUTDOOR AIR SUPPLIES ARE SEPARATED FROM EXHAUST POINTS BY DOORS, PROVISIONS SHALL BE MADE TO ENSURE AIR FLOW BY INSTALLING OF DISTRIBUTION DUCTS, UNDERCUTTING DOORS, GRILLES, TRANSOMES, OR SIMILAR MEANS. DOORS SHALL BE UNDERCUT A MINIMUM OF 1/2" ABOVE FLOOR COVERING

B.
90 CFM X 1.5 (66%) = 135 CFM INTERMITTEN WHOLE-HOUSE FAN @ 66% (1.5 FACTOR) RUNTIME PERCENTAGE IN EACH 4-HOUR SEGMENT PER IRC M1507.3.3(2).
- INTERMITTENT WHOLE-HOUSE MECHANICAL VENTILATION RATE PER TABLE IRC M1507.3.3(2)

NOTE:
CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS OF PROJECT AND REPORT ANY OMISSIONS / DISCREPANCIES TO DESIGNER PRIOR TO COMMENCING WORK. DESIGNER SHALL NOT BE RESPONSIBLE FOR DISCREPANT CONDITIONS RESULTING FROM UNAUTHORIZED WORK PERFORMED BY THE CONTRACTOR.



3 ADHERED VENEER O/ SHEATHING



5 DECK

GLAZING SCHEDULE

ROOM	# OF WNDS.	WND. W.	WND. H.	MANUF.	FRAME TYPE	WDW. TYPE	MODEL NO.	AIR GAP	GAS	LO-E	U-VAL. (1)	AREA	N.A.
MAIN FLOOR													
FOYER	1	3.00	6.00	MILGARD	VINYL	PICTURE	5320	1/2"	AIR	YES	0.28	18.00	5.04
FOYER	1	1.50	8.00	MILGARD	VINYL	PICTURE	5320	1/2"	AIR	YES	0.28	12.00	3.36
DEN/BED. 5	1	7.00	6.00	MILGARD	VINYL	SLIDER	5120	1/2"	AIR	YES	0.28	42.00	11.76
DINING	1	8.00	6.00	MILGARD	VINYL	SLIDER	5120	1/2"	AIR	YES	0.28	48.00	13.44
PANTRY	1	5.00	1.00	MILGARD	VINYL	PICTURE	5320	1/2"	AIR	YES	0.28	5.00	1.40
KITCHEN	1	6.00	4.50	MILGARD	VINYL	SLIDER	5120	1/2"	AIR	YES	0.28	27.00	7.56
KITCHEN	1	8.00	1.00	MILGARD	VINYL	PICTURE	5320	1/2"	AIR	YES	0.28	8.00	2.24
DINING	1	8.00	8.00	MILGARD	VINYL	S.G.D.	5521	1/2"	AIR	YES	0.28	64.00	17.92
GREAT RM.	2	8.00	1.50	MILGARD	VINYL	PICTURE	5320	1/2"	AIR	YES	0.28	24.00	6.72
GREAT RM.	2	8.00	5.50	MILGARD	VINYL	PICTURE	5320	1/2"	AIR	YES	0.28	88.00	24.64
UPPER FLOOR													
FOYER	2	3.00	6.00	MILGARD	VINYL	PICTURE	5320	1/2"	AIR	YES	0.28	36.00	10.08
BEDRM. 3	1	6.00	6.00	MILGARD	VINYL	SLIDER	5120	1/2"	AIR	YES	0.28	36.00	10.08
BATH 2	2	2.00	4.00	MILGARD	VINYL	CASE.	5521	1/2"	AIR	YES	0.28	16.00	4.48
BEDRM. 2	1	6.00	6.00	MILGARD	VINYL	SLIDER	5120	1/2"	AIR	YES	0.28	36.00	10.08
MSTR. BATH	1	5.00	5.50	MILGARD	VINYL	SLIDER	5120	1/2"	AIR	YES	0.28	27.50	7.70
MSTR. SUITE	1	8.00	6.00	MILGARD	VINYL	SLIDER	5120	1/2"	AIR	YES	0.28	48.00	13.44
MSTR. SUITE	2	3.00	3.00	MILGARD	VINYL	PICTURE	5320	1/2"	AIR	YES	0.28	18.00	5.04
BONUS	1	8.00	6.00	MILGARD	VINYL	SLIDER	5120	1/2"	AIR	YES	0.28	48.00	13.44
											WND. TOTAL:	**601.50**	**168.42**

DOORS WITH MORE THAN 50% GLASS

DOORS WITH MORE THAN 50% GLASS-TOTAL:
AVG. U-VALUE (VERTICAL GLASS):

SKYLIGHTS AND SKYWALLS

SKYLIGHT TOTAL:
AVG. U-VALUE (OVERHEAD GLASS):

	AREA	UA
	601.50	168.42
	TOTAL 1	TOTAL 2
GLAZING % = TOTAL 1 / HEATED AREA =	601.50 S.F. / 2954.00 S.F. =	20.36%
AVG. U-VALUE = UA TOTAL (TOT. 2) / AREA TOTAL (TOT. 1) =	168.42 UA / 601.50 A =	0.28 U-VALUE

ROOF VENTILATION

Standard Truss / Scissor Truss Roof Framing Assembly:		**LOWER ROOF**
Roof Area :	499 s.f.	
Ventilation Required:	499 s.f. x 144 s.i. / s.f. / 300 =	239.52 s.i. Req'd
Provide 1/2 ventilation at eaves, 1/2 above midpoint & min. 3 ft. above eave vents		
Eave Ventilation:		
Birdblocking =	4.71 s.i. / l.f. - 25% reduction =	3.53 s.i. / l.f.
Eave Ventilation Req'd =	239.52 s.i. / 2 / s.i. per l.f. =	33.90 l.f.
Provide :	34 l.f. birdblocking. Ventilation =	120.11 s.i.
Min. Ventilation Provided =	120.105 s.i. is greater than	119.76 s.i. Req'd
Upper Roof Ventilation:		
7"x7" Attic Roof Jack =	49 s.i. each - 25% screen reduction =	36.75 s.i. each.
Upper Ventilation Req'd =	239.52 s.i. / 2 / s.i. of each vent =	3.26 vents
Provide:	4 -7"x7" roof jacks. Ventilation =	147.00 s.i.
Ventilation Provided =	147.00 s.i. is greater than	119.76 s.i. Req'd
Use : (minimum)	**34 l.f. birdblocking. Ventilation =**	**120.11 s.i.**
Use : (minimum)	**4 -7"x7" roof jacks. Ventilation =**	**147.00 s.i.**
Total Min. Ventilation Provided =	**267.11 s.i. IS GREATER THAN :**	**239.52 s.i. Req'd**

ROOF VENTILATION

Standard Truss / Scissor Truss Roof Framing Assembly:		**MAIN ROOF**
Roof Area :	1858 s.f.	
Ventilation Required:	1858 s.f. x 144 s.i. / s.f. / 300 =	891.84 s.i. Req'd
Provide 1/2 ventilation at eaves, 1/2 above midpoint & min. 3 ft. above eave vents		
Eave Ventilation:		
Birdblocking =	4.71 s.i. / l.f. - 25% reduction =	3.53 s.i. / l.f.
Eave Ventilation Req'd =	891.84 s.i. / 2 / s.i. per l.f. =	126.23 l.f.
Provide :	127 l.f. birdblocking. Ventilation =	448.63 s.i.
Min. Ventilation Provided =	448.6275 s.i. is greater than	445.92 s.i. Req'd
Upper Roof Ventilation:		
7"x7" Attic Roof Jack =	49 s.i. each - 25% screen reduction =	36.75 s.i. each.
Upper Ventilation Req'd =	891.84 s.i. / 2 / s.i. of each vent =	12.13 vents
Provide:	13 -7"x7" roof jacks. Ventilation =	477.75 s.i.
Ventilation Provided =	477.75 s.i. is greater than	445.92 s.i. Req'd
Use : (minimum)	**127 l.f. birdblocking. Ventilation =**	**448.63 s.i.**
Use : (minimum)	**13 -7"x7" roof jacks. Ventilation =**	**477.75 s.i.**
Total Min. Ventilation Provided =	**926.38 s.i. IS GREATER THAN :**	**891.84 s.i. Req'd**

Project
SINGLE -FAMILY RESIDENCE
SINGLE USE

Prepared for
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PLAN ISSUE:	DESIGN BY :	
REV. DATE:	COMMENTS :	

Project # :
1987-2-2
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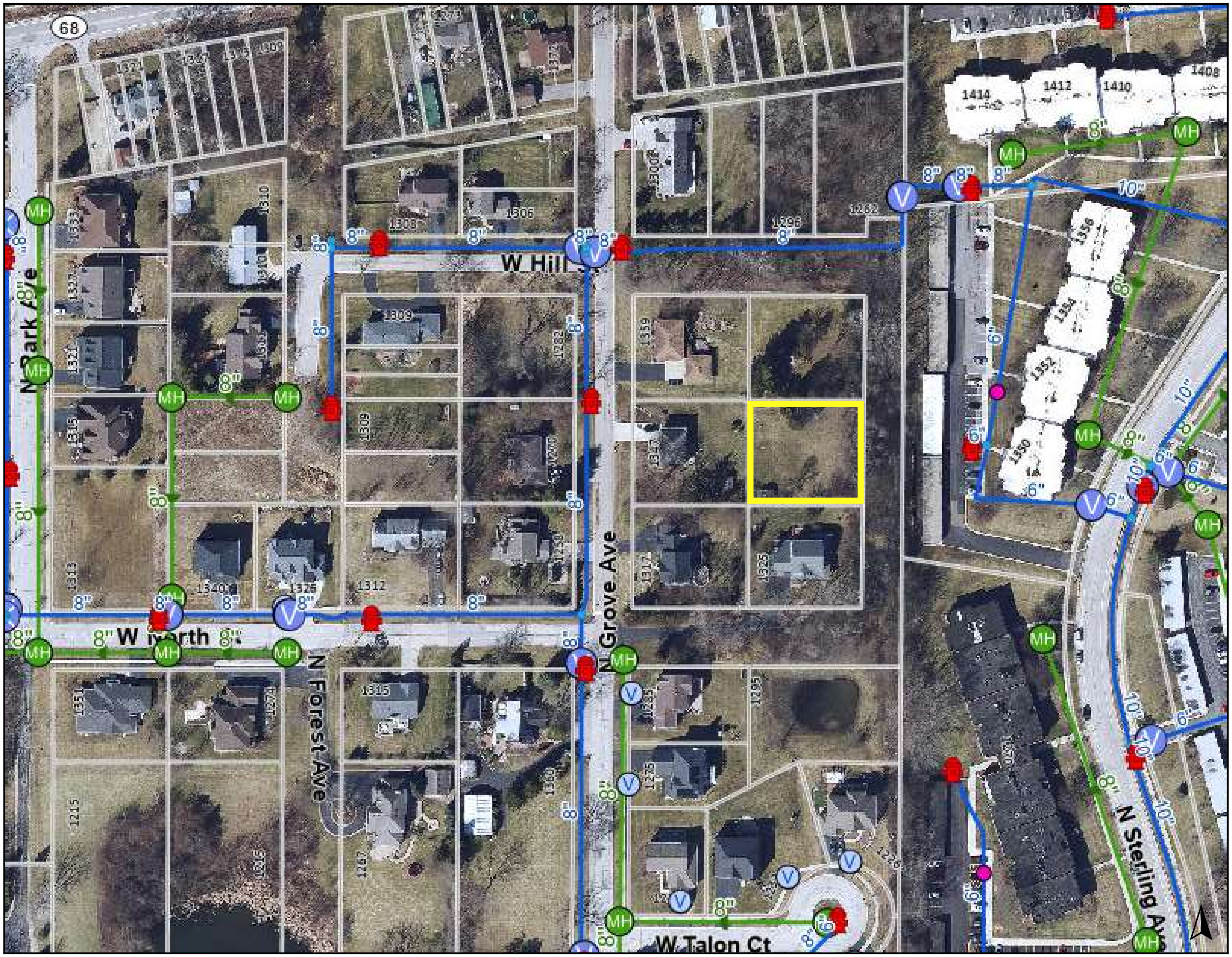
Attachment: Elevation and Floor Plans (1347 N Grove Ave - SU VAR NSFR)

GISConsortium

Utilites for 1347 N Grove Ave



Legend

Water Utilities

Hydrant

Water Fitting

Water Valve

Open

Water Service Valve

Open

Water Main Break

Water Main

Active

Sanitary Utilities

Sanitary Manhole

Sanitary Main

Active

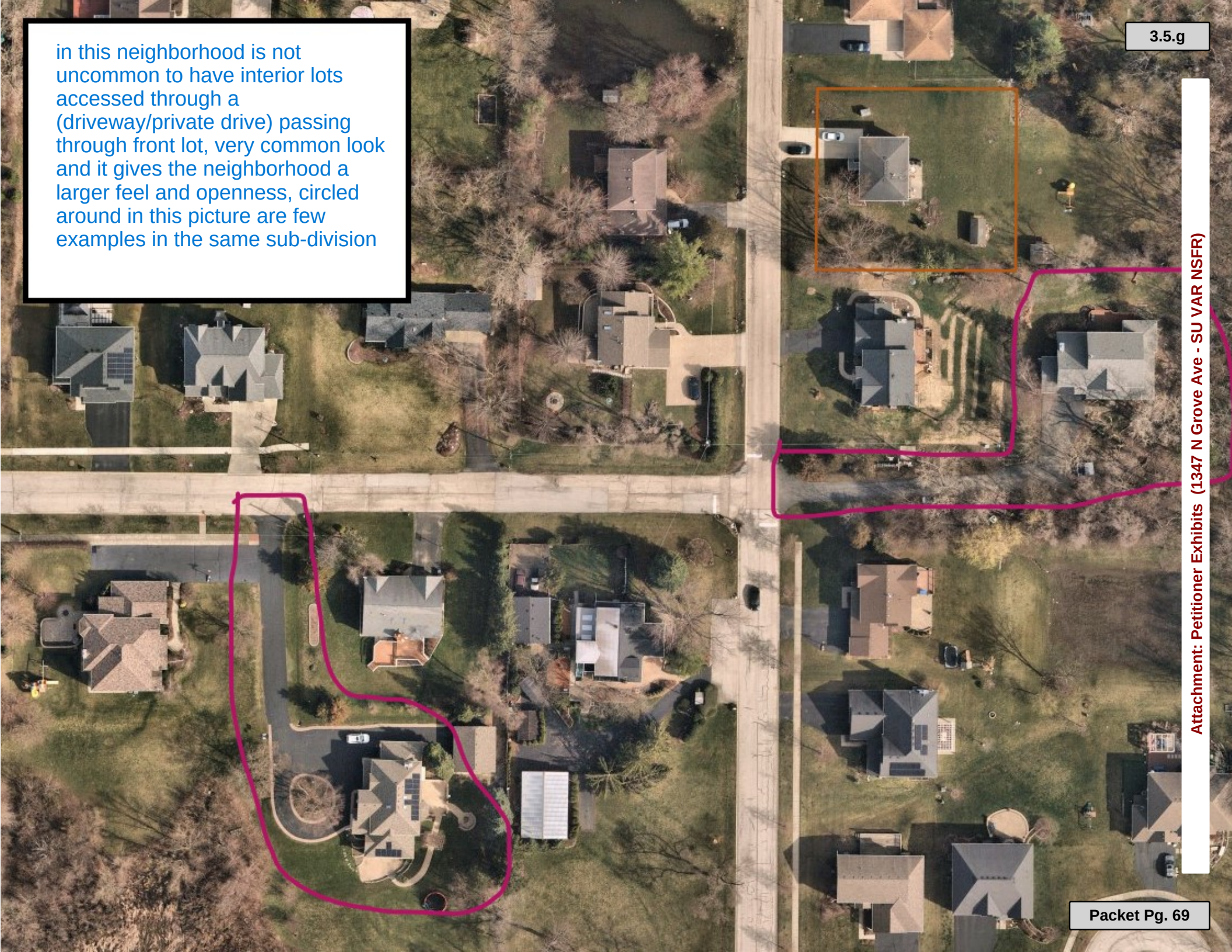
0 300 600 ft

Print Date: 6/15/2023

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.

in this neighborhood is not uncommon to have interior lots accessed through a (driveway/private drive) passing through front lot, very common look and it gives the neighborhood a larger feel and openness, circled around in this picture are few examples in the same sub-division



Google Maps

next door lot with structure, rear setback only 21ft

Map data ©2023 , Map data ©2023 20 ft

Measure distance
Total distance: 21.04 ft (6.41 m)

in this block is not uncommon for homes to be less than 50ft in rear setback or 40ft in front setback, most homes around proposed structure doesn't have the required setbacks

Attachment: Petitioner Exhibits (1347 N Grove Ave - SU VAR NSFR)

CERTIFICATE OF PUBLICATION

DES PLAINES JOURNAL, INC., a corporation organized and existing under and by virtue of the laws of the State of Illinois, does hereby CERTIFY that it is the publisher of the:

Journal & Topics Newspapers
AKA Des Plaines Journal, Inc.
622 Graceland Ave.
Des Plaines, IL 60016-4556

and that said newspaper(s) is a secular newspaper of general circulation and has been published weekly in the

(Village) (Town) (City) (Township) of PALATINE 1347 N. GROVE AVE.

◉ ○ ○ ○

County of COOK

and State of Illinois, continuously for more than one year prior to date of the first publication of the notice attached hereto, and that said newspaper(s) complies with the requirements of Paragraphs 5 and 10, Chapter 100, of the Illinois Revised Statutes.

Further, that the notice, of which the attached is a true copy, was published ONE times in the said newspaper(s), namely once each week for ONE successive week(s) and that the first publication of said notice was made on the 6TH day of JULY, A.D. 20 23., and the last publication thereof was made on the 6TH day of JULY, A.D. 20 23.

Your Legal appeared in the following Journal & Topics Newspapers (Des Plaines Journal, Inc.)

- ☐ Des Plaines Journal
- ☐ Elk Grove Village Journal
- ☐ Mt. Prospect Journal
- ☐ Niles Journal
- ☐ Park Ridge-Golf Mill Journal
- ☐ Prospect Heights Journal
- ☐ Rosemont Journal
- ☐ Arlington Heights Topics
- ☐ Buffalo Grove Topics
- ☑ Palatine Topics
- ☐ Rolling Meadows Topics
- ☐ Wheeling Topics
- ☐ Suburban Journal
- ☐ Northwest Journal
- ☐ Glenview Journal

"OFFICIAL SEAL"
MARY ALICE WENZL
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 07/15/2025

Mary Alice Wenzl

IN WITNESS WHEREOF, **THE DES PLAINES JOURNAL, INC.,** has caused this certificate to be signed and its corporate seal affixed hereto at Des Plaines, Illinois this 6TH day of JULY A.D., 20 23.

By Todd Wessell

President
Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 6TH day of JULY A.D., 20 23.

My commission expires the 15TH day of JULY A.D., 20 25.

Attachment: Public Notice (1347 N Grove Ave - SU VAR NSFR)

VILLAGE OF PALATINE

VILLAGE OF PALATINE
Planning and Zoning Commission

SCHEDULED 07/25/23 07:00 PM

STAFF REPORT (ID # 8485)

101 W. Palatine Road

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Ben Vyverberg, Director of Planning and Zoning

PETITIONER: Vu Trieu - Northshore Development Group

PLAN NUMBER: FPD-000055-2023

ADDRESS: 101 W. Palatine Road, 2-12 S. Brockway Street

PROPOSAL: Final Planned Development to allow for an 18-unit, 3-story apartment building, with a trellised rooftop amenity area

LOCATION:	101 W. Palatine Road; 2-12 S. Brockway Street	**CURRENT ZONING:**	Planned Development

SURROUNDING ZONING AND USES:

North:	Planned Development
South	B-1- AT & T building
East:	Utility - Village parking lot
West:	B-1 - W Brothers roofing

BACKGROUND:

The Subject Property (0.40-acres), located at the southwest corner of Brockway Street and Palatine Road, previously contained a multi-tenant one-story commercial building (including Kramer Photography). The previous building was demolished in 2021 and the site remains vacant at this time. The Petitioner received Preliminary Planned Development in November 2022 to allow a 3-story, 18-unit apartment building and roof-top amenity area. The Petitioner is now seeking Final Planned Development to effectuate the initial approval granted. Therefore, the Petitioner is requesting approval of the following:

Final Planned Development to allow an 18-unit, 3-story apartment building, with a rooftop resident amenity area.

SITE ANALYSIS:

- In addition to the garage parking (34 spaces), the 1st floor contains a lobby and tenant amenity room. The 2nd and 3rd floors each contain 9 two-bedroom units (ranging in size from 1,070 - 1,226 square feet) and storage lockers.

- The approved building plan provides a 5-foot setback from Palatine Road (the previous building had a 0-foot setback from the lot line abutting Palatine Road). The proposed setback provides a sidewalk and landscaping. The ground floor garage elevations along Brockway Street and Palatine Road are enclosed, but the garage elevations on the south (AT & T building) and west (W. Brothers Roofing) sides of the building are open to the parking. This further reduces impact to the surrounding properties and creates additional visual interest for the building elevations.

- For reference, the residential use is comparable with the recommended residential components in the TOD Plan and Land Use Guide Recommendations for the Subject Property. The proposed gross density is 45 units/acre and is comparable to other Downtown developments:

Development:	**Location:**	**Area Acres:**	**Units:**	**Gross Density:**
Benchmark	Greely Street, Palatine Road, & Johnson Street	1.43	72	50.3 units/acre
Wellington Court	Smith & Colfax Streets	.875	43	49.14 units/acre
The Heritage	Smith, Johnson & Greeley Street Streets	1.648	55	33.37 units/acre
The Providence	Plum Grove Road & Wilson Street	1.42	112	78.87 units/acre
The Stratford	Palatine Road & Johnson Street	.899	32	35.60 units/acre

- The approved parking ratio provides 1.88 spaces/unit - 34 spaces/18 units and exceeds several other downtown developments:

Development	***Parking spaces provided***	***Spaces/unit***
The Benchmark	*122*	*1.69*
Wellington Court	*72*	*1.67*
The Heritage	*97*	*1.75*
The Providence	*198*	*1.76*
The Stratford	*51*	*1.59*

- The Final Architectural plans comply with the approved preliminary plans and maintain the same bulk standards and building materials. The Final Plans indicate a three-story building has a height (at parapet) of 41 feet 4 inches, with the maximum height at approximately 49 feet (top of stairs on rooftop area) is comparable to the Palatine Bank & Trust Building height (40 feet middle of roof tower and approximately 45 feet overall).

- After the Preliminary Plan Commission Public Hearing in October 2022, the Petitioner revised the elevation plans. The revised plans include a raised cornice and introduce a stepped parapet wall, as character elements into the previous flat wall. The proposed architectural elements are consistent with the Downtown Design Guidelines and comparable to surrounding buildings and were approved by the Village Council. The Final Planned Development plans are consistent with the Preliminary Planned Development approval.

- In conjunction with the Preliminary approval, the roof top amenity area includes a grilling area and has a maximum capacity of 50 persons. The proposed rules and regulations, subject to review by the Village Attorney, allow use of the rooftop area from 10 AM through 9 PM.

DEPARTMENTAL REVIEWS:

Community Services	
Engineering	The Village Engineer has conditionally approved the Final Engineering plans.
Environmental Health	N/A
Fire Prevention	A Class 1 standpipe connection is required for the roof deck.
Public Works	N/A
Police	N/A

STAFF RECOMMENDATION:

The residential apartment building conforms to the residential use recommendations of the Downtown Land Use Guide and the TOD plan. Additionally, the proposed Final architectural and engineering plans conditionally comply with the Preliminary Planned Development approval and reflect the approval from November 2022. The greater setback along Palatine Road will reestablish a pedestrian separation that the previous building did not provide. The plans also reflect a material quality that is comparable to other existing downtown buildings and comply with the Downtown Design Guidelines. Therefore, Staff recommends approval of the Final Planned Development, subject to the Preliminary Planned Development approval and the following conditions:

1) The Final Engineering Plans shall be revised in a manner acceptable to the

Village Engineer.

2) The final architectural fencing plan around the exterior of the parking stalls shall be submitted in a manner acceptable to the Director of Planning and Zoning.

3) The development shall substantially conform to the architectural plans prepared by Tinaglia Architects, last revised on 5/19/23, except as such plans may be changed to conform to Village Codes and Ordinances.

4) A traffic control plan showing, not only the Maintenance of Traffic (MOT) for the public utility connections, but also the traffic plan during construction, this would include the construction management plan and material delivery routes and contractor parking during construction and shall be submitted in a manner acceptable to the Village Engineer. The traffic plan shall be submitted in conjunction with the building permit submission.

5) The Final Plat of Easement Vacation (10-foot easement on the south side of the property - per the ALTA survey dated 12/13/19 by MM Surveying Company) and, if required by the Village, Plat of Consolidation shall be submitted in a manner acceptable to the Village Engineer.

6) An Engineers Estimate of Probable Cost (EEOPC) shall be submitted in a manner acceptable to the Village Engineer and shall include a line item for traffic control and protection. Planning review fees based upon the final accepted EEOPC shall be submitted in a manner acceptable to the Village Engineer.

7) A Public Improvement letter of credit in an amount of 115% of the approved EEOPC, for said public improvements, shall be submitted in a manner acceptable to the Village Engineer.

8) A Planned Development letter of credit shall be submitted in a manner acceptable to the Director of Planning and Zoning.

9) All extra agency permits shall be submitted in a manner acceptable to the Village Engineer. At a minimum, this shall include an IDOT permit, an MWRD letter of determination, and an MWRD sewer permit.

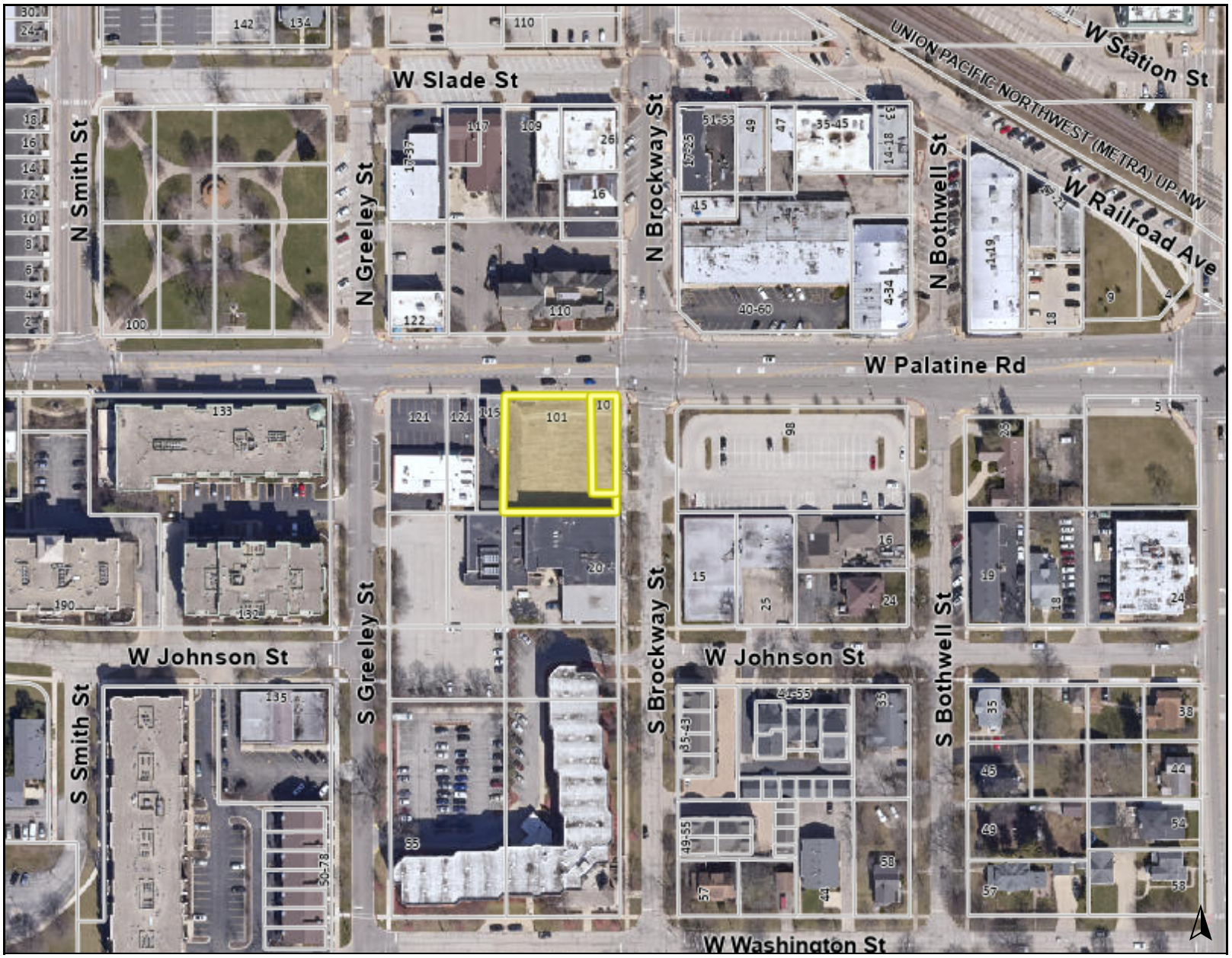
10) The final rules and regulations draft for the building operations shall be revised in a manner acceptable to the Village Attorney and Director of Planning and Zoning.

ATTACHMENTS:

- Aerial Map

- Preliminary Planned Development Conditions
- 4102 - Final Architectural Plans - The Trieuth at Palatine building
- Engineering plans- 101PalatinePlans (011023) Updated
- Draft Apartment Buidling Rules and Regulations - The Trieuth At Palatine
- Public Notice - 101 W. Palatine Road

GISConsortium | 101 W. Palatine Road - Final Planned Development



Legend

0 300 600 ft

Print Date: 7/20/2023

Notes

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

Attachment: Aerial Map (101 W. Palatine Road - Final Planned Development)

Staff and Plan Commission recommended conditions - 101 W. Palatine Road – Preliminary Planned Development:

1. **The development shall substantially conform to the architecture plans prepared by Tinaglia Architects, last revised 10/21/22, except as such plans may be changed to conform to Village Codes and Ordinances.**
2. **The Final Engineering plans Engineer's Estimate of Probable Cost will be submitted in a manner acceptable to the Village Engineer. Planning Review fees, based upon the finally accepted EEOPC shall be submitted a manner acceptable to the Village Engineer.**
3. **The Final Architectural Plans shall be revised in a manner acceptable to the Community Development Director. This shall include the final rooftop amenity area plans and the architectural fencing plan around the exterior parking stalls.**
4. **The Plat of Consolidation shall be prepared in a manner acceptable to the Director of Planning and Zoning and the Village Engineer. This would include the vacation of the 10-foot public utilities and drainage easement on the south side of the property and referenced on the ALTA survey, dated December 13, 2019 by MM Surveying Company, in a manner acceptable to the Village Engineer.**
5. **At the direction of the Village Engineer, all extra agency permits shall be submitted.**
6. **Review fees, based upon the finally accepted EEOPC shall be submitted in a manner acceptable to the Village Engineer.**
7. **The Final Landscaping shall be revised in a manner acceptable to the Director of Planning and Zoning.**
8. **A Public Improvement letter of credit in an amount of 115% of the approved EEOPC, for said public improvements, shall be submitted in a manner acceptable to the Village Engineer.**
9. **A Planned Development Letter of Credit in the amount of $180,000 – ($10,000/unit, per Article 14 of the Zoning Ordinance) shall be submitted in a manner acceptable to the Director of Planning and Zoning.**
10. **An approved NFPA 13 automatic sprinkler system will be required for the parking garage, P.C.O. 7-40.2.**
11. **A construction management plan shall be submitted in a manner**

Attachment: Preliminary Planned Development Conditions (101 W. Palatine Road - Final Planned Development)

acceptable to the Director of Planning and Zoning and the Village Engineer and shall outline the proposed development schedule and identify the material delivery routes and proposed parking areas for the contractors, in conjunction with the building permit application submission.

Attachment: Preliminary Planned Development Conditions (101 W. Palatine Road - Final Planned Development)

GENERAL PROJECT NOTES

ALL CONTRACTORS SHALL CARRY HOLD-HARMLESS FOR THE ARCHITECT AND THE OWNER. OWNER SHALL CARRY SUFFICIENT INSURANCE (FOR THE DURATION OF THE PROJECT) ON THE ENTIRE STRUCTURE. ALL CONTRACTORS SHALL FILE CERTIFICATES OF INSURANCE WITH OWNER. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO MAKE GOOD ON ANY LOSSES DUE TO THEFT OR VANDALISM UNTIL THE FINAL ACCEPTANCE OF THE BUILDING BY THE OWNER.

THE ARCHITECT (AND CONSULTANTS CONTRACTED BY) SHALL NOT BE RESPONSIBLE FOR THE ACTS AND/OR OMISSIONS OF THE CONTRACTOR, ANY SUBCONTRACTOR, ANY OF THEIR EMPLOYEES, OR ANY OTHER PERSON PERFORMING ANY WORK PERTAINING TO THE PROJECT OR SITE.

THE CONTRACTOR SHALL REVIEW THE ENTIRE CONSTRUCTION DOCUMENT SET AND SHALL COORDINATE BETWEEN ARCHITECTURAL, STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL, ETC. AS NECESSARY TO OBTAIN ACCURATE BIDS. OMISSIONS BY THE CONTRACTOR BUT DETAILED WITHIN THE CONSTRUCTION DOCUMENT SET SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. REVISIONS AND ADDENDUM TO THE CONSTRUCTION DOCUMENTS SHALL BE PROVIDED TO THE CONTRACTOR FOR CHANGE ORDER ADDITIONAL COSTS AND/OR CREDITS WHEN APPROVED BY THE OWNER.

GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL INSPECT THE SITE AND FAMILIARIZE THEMSELVES WITH THE EXISTING FIELD CONDITIONS. ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DRAWINGS AND EXISTING IN-FIELD CONDITIONS MUST BE REPORTED TO THE ARCHITECT PRIOR TO COMMENCEMENT OF WORK.

ANY CHANGES OR SUBSTITUTIONS OF MATERIALS, DETAILS, ETC. FROM THE CONSTRUCTION DOCUMENT SET MUST ALSO BE REPORTED TO THE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO THE ACCEPTANCE OF FINAL BID.

ALL WORK, MATERIALS, AND INSTALLATION MUST COMPLY WITH ALL APPLICABLE NATIONAL, STATE AND LOCAL CODES. EACH RESPECTIVE CONTRACTOR GUARANTEES THAT IN THE EVENT INSPECTING AUTHORITIES FIND FAULT WITH THE WORK OF THE CONTRACTOR OR ANY OTHER PERSON PERFORMING ANY OF THE WORK; THE CONTRACTOR WILL CORRECT SUCH WORK TO THE SATISFACTION OF INSPECTING AUTHORITIES AT NO EXPENSE TO THE OWNER.

ALL LABOR, MATERIALS, AND EQUIPMENT REQUIRED BY THE OWNER / CONTRACTOR / SUB- CONTRACTORS AGREEMENT SHALL BE FULLY AND UNCONDITIONALLY GUARANTEED BY THE CONTRACTOR / SUBCONTRACTORS FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE, UNLESS OTHERWISE NOTED ON THE CONSTRUCTION DOCUMENT SET OR MANUFACTURER EXTENDED WARRANTY.

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, CONDITIONS AND DATA WITHIN THE ENTIRE CONSTRUCTION DOCUMENT SET BEFORE COMMENCING ANY IN-SHOP OR IN-FIELD WORK. THE CONTRACTOR SHALL REPORT SUCH DISCREPANCIES TO ARCHITECT/ENGINEER IMMEDIATLEY UPON DISCOVERY.

SHOULD UNFORESEEN EXISTING CONDITIONS OR OTHER CAUSES NECESSITATE CONSTRUCTION DETAILS NOT IN ACCORDANCE WITH THESE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER IMMEDIATELY UPON DISCOVERY.

CONTRACTOR MAY PROPOSE ALTERNATE DETAILS TO THE CONSTRUCTION DOCUMENTS. CONTRACTOR MUST SUBMIT PROPOSED ALTERNATE DETAILS FOR ARCHITECT/ENGINEER REVIEW AND APPROVAL PRIOR TO ACCEPTANCE OF BID OR INSTALLATION OF PRODUCT. IN THE EVENT THE CONTRACTOR DEVIATES FROM THE CONSTRUCTION DOCUMENTS WITHOUT PRIOR ARCHITECT/ENGINEER APPROVAL, THE CONTRACTOR SHALL CORRECT WORK TO THE SATISFACTION OF THE ARCHITECT/ENGINEER AND WILL INCUR THE EXPENSES FOR THE REMOVAL AND CORRECTION OF OTHER TRADES AS NECESSARY DUE TO THE DEVIATION.

PREMISES SHALL BE KEPT CLEAN AT ALL TIMES. REMOVE ALL DEBRIS FROM PREMISES INTO DUMPSTER PROVIDED BY GENERAL CONTRACTOR AT THE END OF EACH DAY.

TOP OF THE FINISHED FIRST FLOOR SHALL BE AT 10'-0", UNLESS OTHERWISE NOTED. ALL ELEVATION HEIGHTS SHALL BE TAKEN FROM 10'-0", UNLESS OTHERWISE NOTED. SEE THE CIVIL ENGINEERING DRAWINGS FOR REFERENCE DATUM ELEVATIONS AND VERIFY WITH ARCHITECTURAL/STRUCTURAL DRAWINGS AS REQUIRED.

CONSTRUCTION SECTIONS, DETAILS AND NOTES SHALL BE PROVIDED AND INSTALLED AS INDICATED. SPECIFIC CONSTRUCTION SECTIONS, DETAILS AND NOTES SHALL BE APPLIED TO SIMILAR CONDITIONS CONTAINED WITHIN THE PROJECT. CONDITIONS NOT DETAILED ON THE DRAWINGS SHALL FOLLOW THE TYPICAL CONSTRUCTION SECTIONS, DETAILS AND NOTES CONTAINED WITHIN THE DRAWING SET.

CONTRACTOR SHALL REPORT DISCREPANCIES BETWEEN CONSTRUCTION DOCUMENTS AND EXISTING CONDITIONS AND DISCREPANCIES CONTAINED WITHIN THE DRAWING SET PRIOR TO ANY CONSTRUCTION (IN-SHOP OR IN-FIELD).

CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ARCHITECT/ENGINEER REVIEW PRIOR TO ANY CONSTRUCTION. PROVIDE A MINIMUM OF FIVE (5) SETS FOR REVIEW AND MARK-UP. SEE "GENERAL STRUCTURAL NOTES" FOR MORE INFORMATION.

CONTRACTOR SHALL NOT SCALE DRAWINGS.

REQUEST(S) FOR INFORMATION (R.F.I.) SHALL BE PRESENTED IN WRITING FOR ARCHITECT AND ENGINEER REVIEW AND RESPONSE.

CONSTRUCTION & SAFETY NOTES

CONTRACTOR SHALL UNDERSTAND AND COMPLY WITH ALL APPLICABLE NATIONAL, STATE AND LOCAL WORKPLACE LAWS (INCLUDING THE OCCUPATIONAL SAFETY AND HEALTH ACT (OSHA) AND REGULATIONS ADOPTED PURSUANT THERETO) CONTRACTOR SHALL POST SIGNS AND REGULATIONS AS REQUIRED FOR THE SAFETY OF THE JOBSITE AND FOR THE DURATION OF THE PROJECT.

TEMPORARY SAFETY AND CONSTRUCTION MEASURES ERECTED AND INSTALLED FOR THE CONSTRUCTION OF THE PROJECT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. TEMPORARY MEASURES SHALL INCLUDE BUT NOT BE LIMITED TO BRACING, SHORING, SCAFFOLDING, SAFETY NETS, ETC.

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ENGAGE QUALIFIED PERSONNEL ON THE PLACEMENT, CONSTRUCTION AND INSPECTION OF THE TEMPORARY SAFETY AND CONSTRUCTION MEASURES.

SUPERVISION AND CONSTRUCTION OF THE PROJECT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. ARCHITECT/ENGINEER/OWNER SHALL NOT BE REPSONSIBLE FOR ANY CONSTRUCTION MEANS, METHODS, SEQUENCING, SAFETY PRECAUTIONS, ETC.

ON-SITE CONSTRUCTION VISITS BY ARCHITECT/ENGINEER/OWNER SHALL NOT INCLUDE THE REVIEW OR INSPECTION OF ANY OF THE CONTRACTOR HELD RESPONSIBILITIES NOTED ABOVE.

GENERAL CONTRACTOR SHALL CONTINUOUSLY SUPERVISE AND COORDINATE ALL TRADES. COORDINATION OF WORK BY CONTRACTORS SHALL BE PERFORMED IN ORDER TO AVOID UNSAFE WORKING CONDITIONS, INTERFERENCE BETWEEN TRADES, ETC.

PROVIDE TEMPORARY BRACING AS REQUIRED WHEN CONSTRUCTION SEQUENCING OF STRUCTURAL MEMBERS NECESSITATES THE ERECTION OF STRUCTURAL MEMBERS THAT WOULD BE LATERALLY UNSTABLE IF INSTALLED BY THEMSELVES.

THE TRIEUTH at PALATINE

A NEW 3-STORY APARTMENT BUILDING
- PALATINE, ILLINOIS -

ARCHITECT:
TINAGLIA ARCHITECTS, INC.
814 WEST NORTHWEST HIGHWAY
ARLINGTON HEIGHTS, ILLINOIS 60004
PHONE: 847 253 0002

DEVELOPER:
NORTHSHORE DEVELOPMENT GROUP
1963 PINE STREET
NORTHFIELD, ILLINOIS 60693
PHONE: 847 682 9899

STRUCTURAL ENGINEER:
JOHNSON WILBUR ADAMS, INC.
175 NORTH WASHINGTON STREET
WHEATON, ILLINOIS 60187
PHONE: 630 653 9060

CIVIL ENGINEER:
FLUENTA CONSULTING
201 E LAKESIDE DRIVE
VERNON HILLS, ILLINOIS 60061
PHONE: 773 349 5881

SHEET	DESCRIPTION OF WORK	ISSUED ON	REV. NO.	REV. DATE	REV. PER
	ARCHITECTURAL DRAWINGS - [29] SHEETS				
G.S	COVER SHEET & DRAWING INDEX	5.19.23	---	---	---
A.001	ARCHITECTURAL SITE PLAN AND SITE INFO	5.19.23	---	---	---
A.101	ARCHITECTURAL FIRST FLOOR PLAN	5.19.23	---	---	---
A.102	ARCHITECTURAL SECOND FLOOR PLAN	5.19.23	---	---	---
A.103	ARCHITECTURAL THIRD FLOOR PLAN	5.19.23	---	---	---
A.104	ARCHITECTURAL ROOFTOP/AMENITIES FLOOR PLAN	5.19.23	---	---	---
A.105	ARCHITECTURAL ROOF PLAN	5.19.23	---	---	---
A.201	EXTERIOR ELEVATIONS	5.19.23	---	---	---
A.202	EXTERIOR ELEVATIONS	5.19.23	---	---	---
A.401	WALL SECTIONS & DETAILS	5.19.23	---	---	---
A.402	WALL SECTIONS & DETAILS	5.19.23	---	---	---
A.501	1st FLOOR CORE PLAN DETAIL	5.19.23	---	---	---
A.502	TYPICAL SECOND/THIRD FLOOR CORE PLAN DETAIL	5.19.23	---	---	---
A.503	ROOFTOP / AMENITIES CORE PLAN DETAIL	5.19.23	---	---	---
A.504	STAIR DETAILS AND NOTES	5.19.23	---	---	---
A.505	ELEVATOR PLAN & DETAILS	5.19.23	---	---	---
A.601	WINDOW SCHEDULE & DETAILS	5.19.23	---	---	---
A.602	TYPICAL WINDOW DETAILS	5.19.23	---	---	---
A.603	DOOR SCHEDULE & DETAILS	5.19.23	---	---	---
A.604	TYPICAL DOOR DETAILS	5.19.23	---	---	---
A.701	UNITS 201 & 301 PLANS & DETAILS	5.19.23	---	---	---
A.702	UNITS 202 & 302 PLANS & DETAILS	5.19.23	---	---	---
A.703	UNITS 203 & 303 PLANS & DETAILS	5.19.23	---	---	---
A.704	UNITS 204 & 304 PLANS & DETAILS	5.19.23	---	---	---
A.705	UNITS 205 & 305 PLANS & DETAILS	5.19.23	---	---	---
A.706	UNITS 206 & 306 PLANS & DETAILS	5.19.23	---	---	---
A.707	UNITS 207 & 307 PLANS & DETAILS	5.19.23	---	---	---
A.708	UNITS 208 & 308 PLANS & DETAILS	5.19.23	---	---	---
A.709	UNITS 209 & 309 PLANS & DETAILS	5.19.23	---	---	---

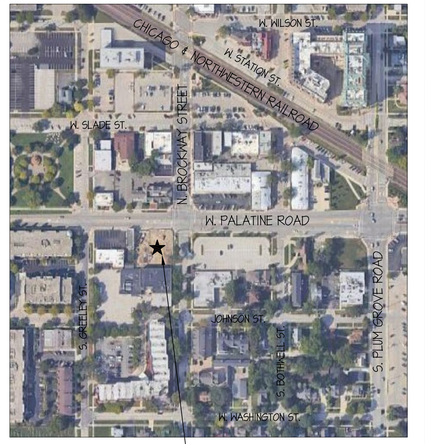
SHEET	DESCRIPTION OF WORK	ISSUED ON	REV. NO.	REV. DATE	REV. PER
	STRUCTURAL DRAWINGS - [8] SHEETS				
S.001	STRUCTURAL NOTES & INFORMATION	5.19.23	---	---	---
S.002	STRUCTURAL DETAILS & SCHEDULES	5.19.23	---	---	---
S.100	STRUCTURAL FOUNDATION PLAN	5.19.23	---	---	---
S.101	SECOND FLOOR FRAMING PLAN	5.19.23	---	---	---
S.102	STRUCT. SECOND FLOOR W/ THIRD FLOOR FRAMING	5.19.23	---	---	---
S.102	STRUCT. THIRD FLOOR W/ ROOF FRAMING	5.19.23	---	---	---
S.300	TYPICAL STRUCTURAL DETAILS	5.19.23	---	---	---
S.400	TYPICAL STRUCTURAL DETAILS	5.19.23	---	---	---
	MECHANICAL DRAWINGS - [4] SHEETS				
M.101	FIRST FLOOR MECHANICAL PLAN	5.19.23	---	---	---
M.102	TYPICAL MECHANICAL FLOOR PLAN	5.19.23	---	---	---
M.103	ROOF/AMENITIES MECHANICAL FLOOR PLAN	5.19.23	---	---	---
M.701	TYPICAL UNIT MECHANICAL PLANS	5.19.23	---	---	---
	ELECTRICAL DRAWINGS - [7] SHEETS				
E.101	FIRST FLOOR ELECTRICAL POWER PLAN	5.19.23	---	---	---
E.102	TYPICAL ELECTRICAL POWER FLOOR PLAN	5.19.23	---	---	---
E.103	ROOF/AMENITIES ELECTRICAL POWER PLAN	5.19.23	---	---	---
E.701	TYPICAL UNIT ELECTRICAL PLANS	5.19.23	---	---	---
EL.101	FIRST FLOOR ELECTRICAL LIGHTING PLAN	5.19.23	---	---	---
E.102	TYPICAL ELECTRICAL LIGHTING FLOOR PLAN	5.19.23	---	---	---
E.103	ROOF/AMENITIES ELECTRICAL LIGHTING PLAN	5.19.23	---	---	---

SHEET	DESCRIPTION OF WORK	ISSUED ON	REV. NO.	REV. DATE	REV. PER
	PLUMBING DRAWINGS - [4] SHEETS				
P.100	UNDERGROUND PLUMBING PLAN	5.19.23	---	---	---
P.101	ABOVE GROUND PLUMBING PLAN	5.19.23	---	---	---
P.103	ROOF PLUMBING PLAN	5.19.23	---	---	---
P.701	TYPICAL UNIT PLUMBING PLANS	5.19.23	---	---	---

CIVIL ENGINEERING DRAWINGS - SEE DRAWINGS PREPARED BY FLUENTA CONSULTING

PROJECT LOCATION MAP

(NOT TO SCALE)



BUILDING CODE DATA

THE FOLLOWING CODES ALONG WITH LOCAL AMENDMENTS HAVE BEEN ADOPTED BY THE VILLAGE OF PALATINE:

INTERNATIONAL BUILDING CODE, 2015 EDITION (WITH AMENDMENTS)
STATE OF ILLINOIS PLUMBING CODE, CURRENT EDITION (WITH AMENDMENTS)
NATIONAL ELECTRICAL CODE, 2017 EDITION (WITH AMENDMENTS)
INTERNATIONAL MECHANICAL CODE, 2015 EDITION (WITH AMENDMENTS)
INTERNATIONAL FIRE CODE, 2015 EDITION (WITH AMENDMENTS)
INTERNATIONAL FUEL GAS CODE, 2015 EDITION (WITH AMENDMENTS)
INTERNATIONAL ENERGY CONSERVATION CODE, 2018 EDITION (WITH AMENDMENTS)
ILLINOIS ACCESSIBILITY CODE, 2018 EDITION

STATEMENT OF COMPLIANCE

I HAVE PREPARED, OR CAUSED TO BE PREPARED UNDER MY DIRECT SUPERVISION, THE ATTACHED PLANS AND SPECIFICATIONS AND STATE THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF AND TO THE EXTENT OF MY CONTRACTUAL OBLIGATION, THEY ARE IN COMPLIANCE WITH THE ENVIRONMENTAL BARRIERS ACT, (ILL. REV. STAT. 1985, CH. 111, PARS. 3711 ET SEQ. AS AMENDED) AND THE ILLINOIS ACCESSIBILITY CODE. 71 ILL. ADM. CODE 400.

I HEREBY CERTIFY THAT THESE DRAWINGS HAVE BEEN PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE CONFORM TO ALL OF THE BUILDING ORDINANCE AND REGULATIONS OF THE VILLAGE OF PALATINE, ILLINOIS.

JOB NUMBER: 410221
LICENSE EXPIRES: 11-30-2024

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TINAGLIA ARCHITECTS

CLIENT
NORTHSHORE DEVELOPMENT GRP
1963 PINE STREET
NORTHFIELD, ILLINOIS 60693

PROJECT
THE TRIEUTH AT PALATINE
MULTI-FAMILY DEVELOPMENT
PALATINE, ILLINOIS 60067

DRAWING TITLE
COVER SHEET & BULK DATA

FILE NAME 4102-CS
DRAWN BY RDL DATE 5.19.23

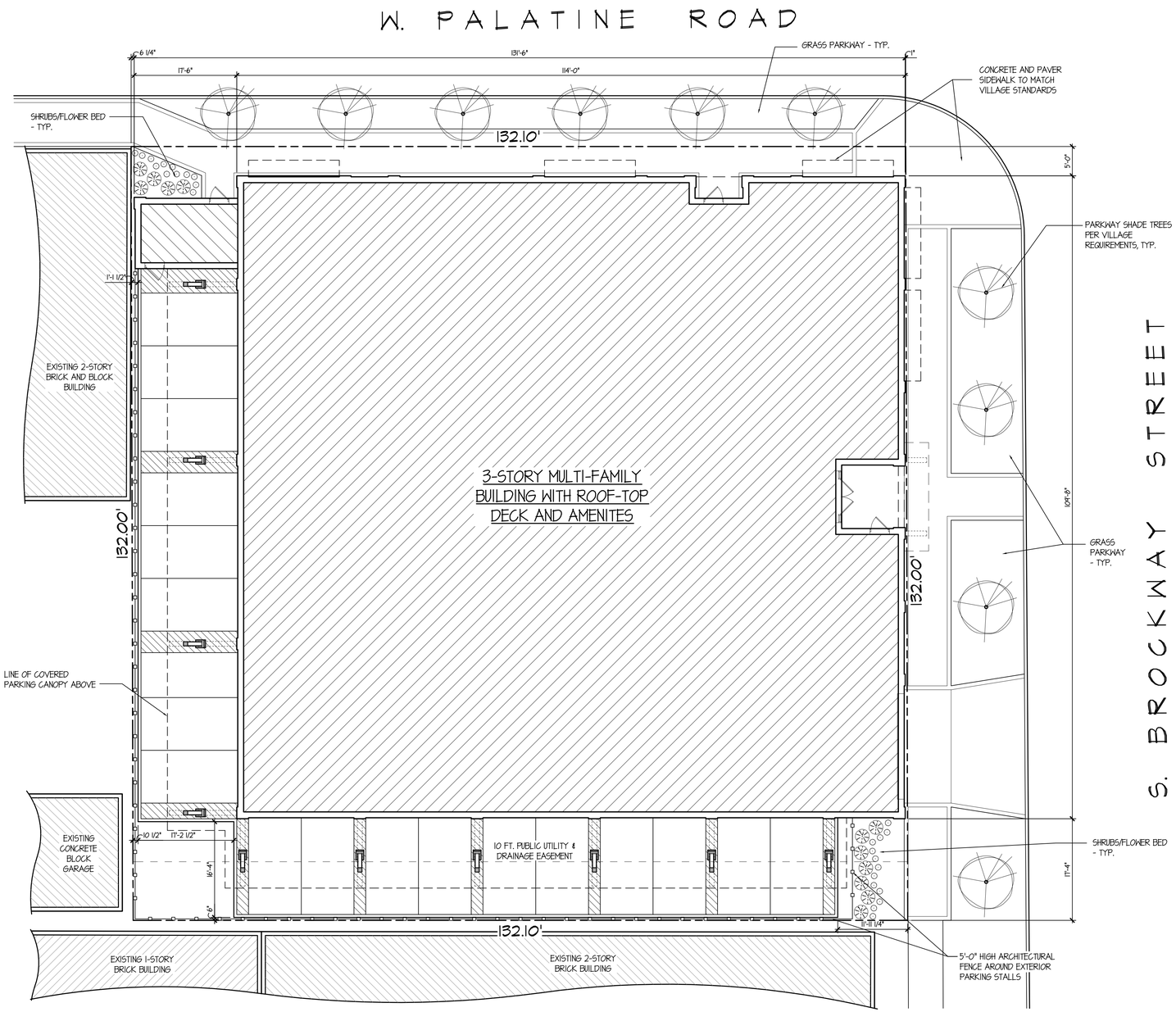
NO.	REVISED PER	DATE	BY

JOB NO. 410221

SHEET NO. CS
OF 52

PROFESSIONAL DESIGN FIRM LICENSE #184-002934

Attachment: 4102 - Final Architectural Plans - The Trieuth at Palatine building (101 W. Palatine Road - Final Planned Development)



PROJECT DATA

TOTAL LOT AREA:	17,437.13 SQ. FT.
PROPOSED BUILDING UNIT DATA:	
TOTAL PROPOSED UNITS:	18 UNITS (2) BEDROOM

PER VILLAGE OF PALATINE ZONING CODE

PARKING REQUIRED:	2 STALLS PER DWELLING UNIT = 36 PARKING STALLS REQUIRED
PROPOSED PARKING DATA:	
TOTAL PROPOSED UNITS:	18 UNITS
TOTAL PARKING PROPOSED:	34 PARKING STALLS
PROPOSED RATIO:	1.88 STALLS PER UNIT

SITE PLAN / GRADE PLAN

SCALE: 1" = 10'-0"

BUILDING FOOTPRINT = 12,647 SQ. FT.

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TINAGLIA ARCHITECTS

CLIENT

NORTHSHORE DEVELOPMENT GRP.
1963 PINE STREET
NORTHFIELD, ILLINOIS 60693

PROJECT

THE TRIEUTH AT PALATINE

MULTI-FAMILY DEVELOPMENT
PALATINE, ILLINOIS 60067

DRAWING TITLE

ARCHITECTURAL SITE PLAN

FILE NAME 4102-A001
DRAWN BY RDL DATE 5.19.23

NO.	REVISED PER	DATE	BY

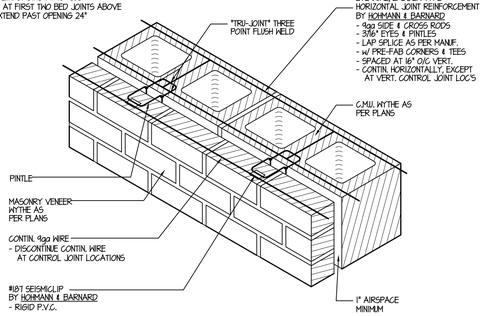
JOB NO. 410221

SHEET NO. A.001
OF 52

PROFESSIONAL DESIGN FIRM LICENSE #184-002934

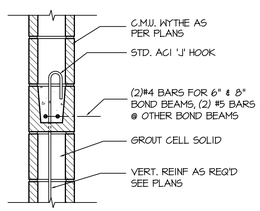
Attachment: 4102 - Final Architectural Plans - The Trieuth at Palatine building (101 W. Palatine Road - Final Planned Development)

NOTES:
- ALL PRODUCTS HOHMANN & BARNARD
- ALL JOINT REINFORCEMENT PRODUCTS SHALL BE HOT-DIPPED GALVANIZED FINISH MINIMUM [AS APPLICABLE]
- PROVIDE CONTIN. HORIZ. REINFORCING AT 16" O/C
  - PROVIDE HORIZ. REINF. AT FIRST TWO BED JOINTS ABOVE & BELOW OPENINGS. EXTEND PAST OPENING 24"



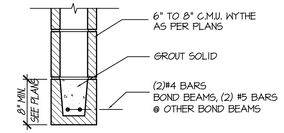
DOUBLE WYTHE HORIZ. JOINT REINFORCEMENT

NOT TO SCALE — - WALLS w/ CAVITY INSULATION SIMILAR

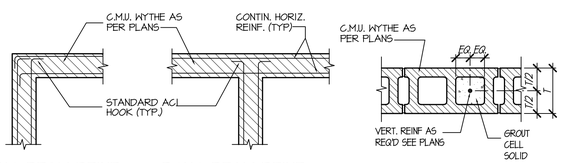


BOND BEAM DETAIL

NOTE:
HORIZ. REINF. BARS CONT., STOP BARS EACH SIDE OF CMU CONTROL JTS., SEE ARCH. SHTS. FOR LOCATION



TYPICAL 6" / 8" C.M.U. LINTEL



BOND BEAM REINF. CORNER DETAIL

BOND BEAM REINF. INTERSECTION DETAIL

TYPICAL C.M.U. VERTICAL REINF.

GROUTING NOTES

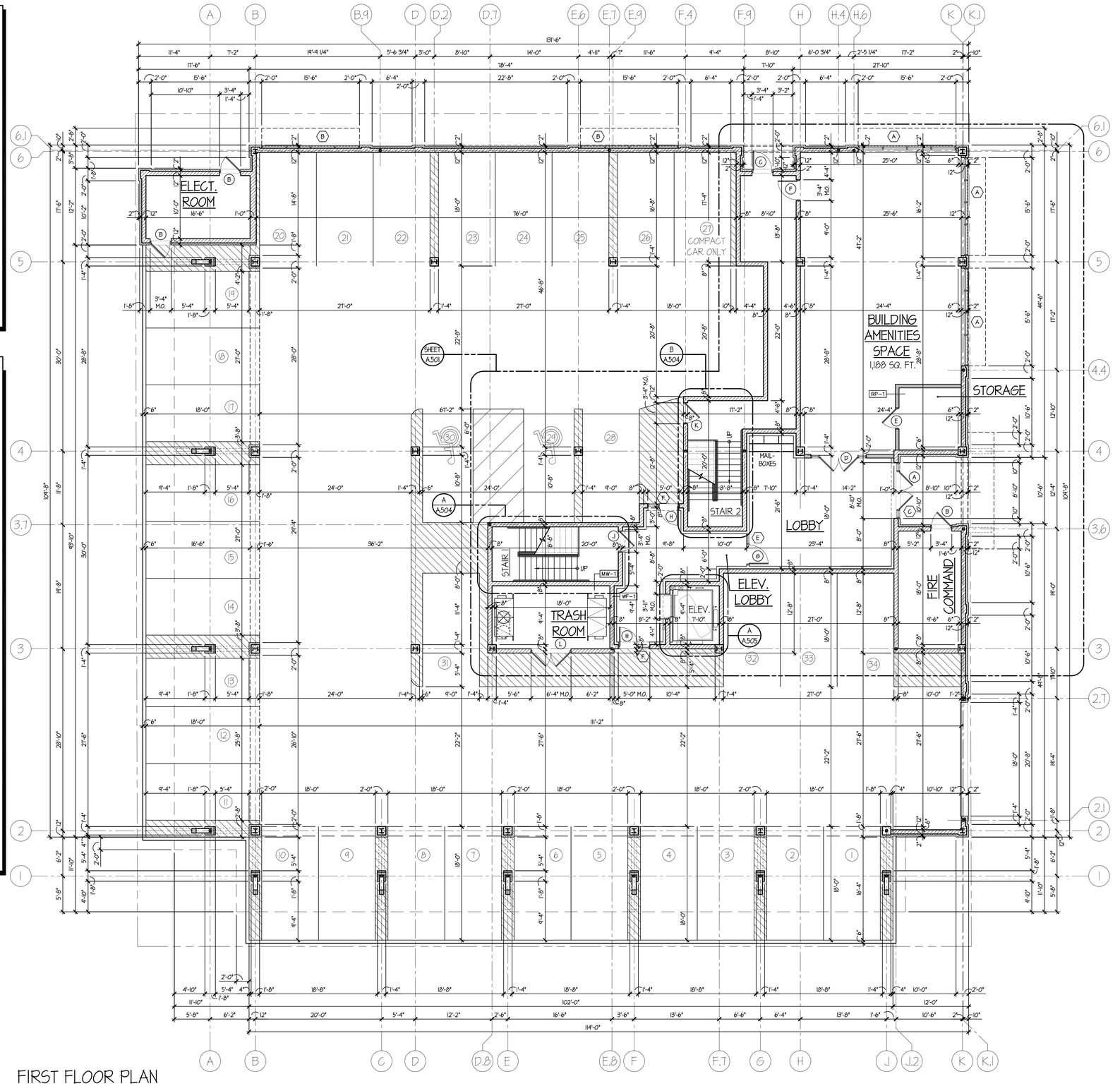
- GROUT FOR VERTICAL REINFORCED WALL, BOND BEAMS, FILLED BLOCK, ANCHOR BOLTS, ETC. SHALL CONFORM TO THE FOLLOWING PROPORTIONS:
  1) PORTLAND CEMENT - 1 PART BY VOLUME
  2) HYDRATED LIME OR LIME PUTTY - 1/10 PART BY VOLUME
  3) CLEAN SHARP SAND - 2 1/4 TO 3 TIMES THE SUM OF VOLUMES 1) AND 2).
- GROUT SHALL BE MACHINE MIXED WITH SUFFICIENT WATER TO PERMIT POURING INTO CAVITY.
- GROUT SHALL DEVELOP A COMPRESSIVE STRENGTH OF 2500 PSI @ 28 DAYS.
- GROUT SHALL BE PUDDLED AS NECESSARY TO INSURE COMPLETE BOND. PERMIT SUFFICIENT TIME BETWEEN GROUT LIFTS TO AVOID BLOWOUTS.
- WIRE REINFORCING SHALL BE IN PLACE PRIOR TO GROUTING.
- REFER TO STRUCTURAL NOTES FOR ADDITIONAL REQS.

TYPICAL MASONRY GROUTING DETAILS AND NOTES

NOT TO SCALE

INTERIOR PARTITION TYPES

MW-1	8" C.M.U. 2-HOUR RATING - BASED ON U.L. LISTING "U-905"	CP-1	CHASE PARTITION WALL 1-HOUR RATED 2x6 WOOD STUD WALL, @ 16" O.C., U.N.O. PER STRUCTURAL DRAWINGS W/ 3" MINERAL FIBER INSULATION MIN. STC RATING = 50 - BASED ON U.L. LISTING "U-311"
WF-1	WALL FURRING, 2x4 WOOD STUDS @ 16" O.C. 1" RIGID INSULATION (MIN. R-3.8), R-13 CAVITY INSULATION & 5/8" GYP. BD.		
RP-1	UNIT-TO-COMMON AREA SEPARATION WALL, 1-HOUR RATED 2x6 WOOD STUD WALL, @ 16" O.C., U.N.O. PER STRUCTURAL DRAWINGS W/ 3" MINERAL FIBER INSULATION MIN. STC RATING = 50 - BASED ON U.L. LISTING "U-311"	CP-2	CHASE PARTITION WALL 1-HOUR RATED 3-5/8", 18g METAL STUD WALL, @ 16" O.C., U.N.O. PER STRUCTURAL DRAWINGS W/ 3-1/2" S.A. BATT INSULATION W/ (2) LAYERS OF 5/8" TYPE 'X' GYP. BD. ON OUTER SIDE OF CHASE - BASED ON U.L. LISTING "U-419"
RP-2	UNIT-TO-UNIT SEPARATION WALL, 1-HOUR RATED 2x6 WOOD STUD WALL, @ 16" O.C., U.N.O. PER STRUCTURAL DRAWINGS W/ 3" MINERAL FIBER INSULATION MIN. STC RATING = 50 - BASED ON U.L. LISTING "U-311"	P-1	INTERIOR UNIT PARTITION WALL 2x6 WOOD STUDS @ 16" O.C. W/ 5/8" GYP. BD., EACH SIDE



FIRST FLOOR PLAN

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

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1963 PINE STREET
NORTHFIELD, ILLINOIS 60693

PROJECT

THE TRIEUTH AT PALATINE

MULTI-FAMILY DEVELOPMENT
PALATINE, ILLINOIS 60067

DRAWING TITLE

1st FLOOR PLAN

FILE NAME 4102-A101
DRAWN BY RDL DATE 5.19.23

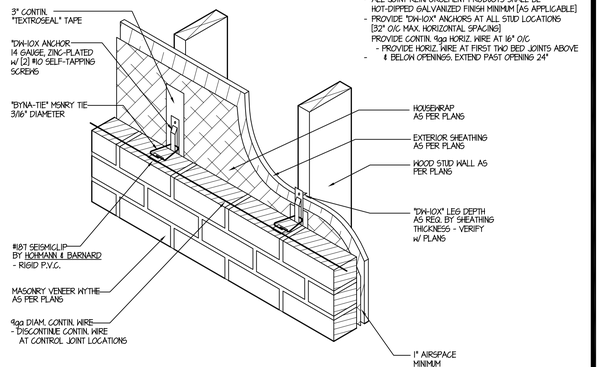
NO.	REVISED PER	DATE	BY

JOB NO. 410221

SHEET NO. A.101
OF 52

PROFESSIONAL DESIGN FIRM LICENSE #184-002934

Attachment: 4102 - Final Architectural Plans - The Trieuth at Palatine building (101 W. Palatine Road - Final Planned Development)

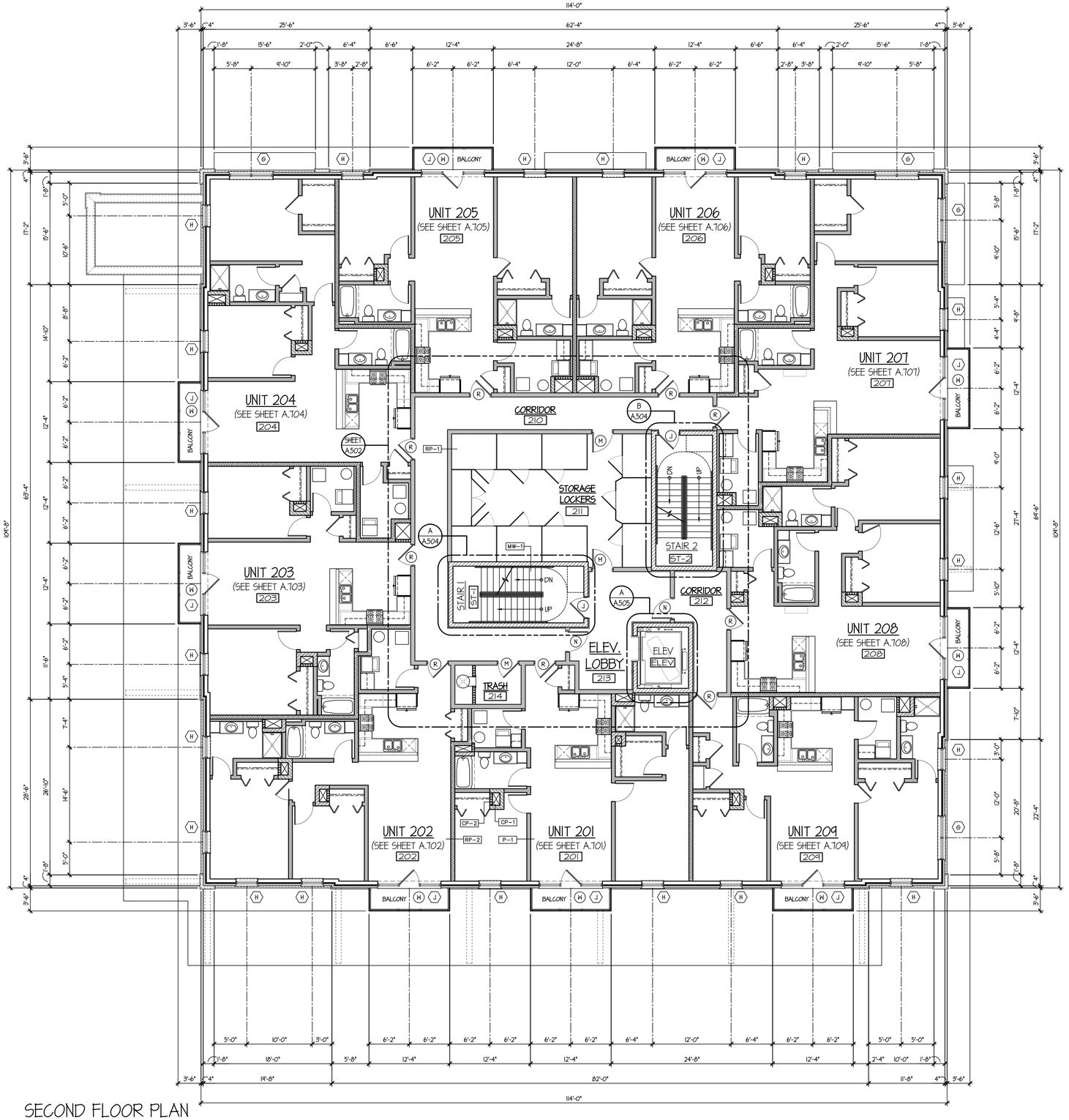


NOTES:
- ALL PRODUCTS HOHMANN & BARNARD "X-SEAL SEISMICLIP INTERLOCK SYSTEM" FOR REINFORCED MASONRY VENEER
- ALL JOINT REINFORCEMENT PRODUCTS SHALL BE HOT-DIPPED GALVANIZED FINISH MINIMUM [AS APPLICABLE]
- PROVIDE "DW-10X" ANCHORS AT ALL STUD LOCATIONS [32" O/C MAX. HORIZONTAL SPACING]
  PROVIDE CONTIN. 9ga HORIZ. WIRE AT 16" O/C
  - PROVIDE HORIZ. WIRE AT FIRST TWO BED JOINTS ABOVE & BELOW OPENINGS, EXTEND PAST OPENING 24"
-

HORIZONTAL JOINT REINFORCEMENT

NOT TO SCALE

- WOOD STUD BACK-UP



SECOND FLOOR PLAN

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

INTERIOR PARTITION TYPES

MW-1	8" C.M.U. 2-HOUR RATING - BASED ON U.L. LISTING "U-905"	CP-1	CHASE PARTITION WALL 1-HOUR RATED 2x6 WOOD STUD WALL, @ 16" O.C., U.N.O. PER STRUCTURAL DRAWINGS w/ 3" MINERAL FIBER INSULATION MIN. STC RATING = 50 - BASED ON U.L. LISTING "U-311"
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RP-2	UNIT-TO-UNIT SEPARATION WALL, 1-HOUR RATED 2x6 WOOD STUD WALL, @ 16" O.C., U.N.O. PER STRUCTURAL DRAWINGS w/ 3" MINERAL FIBER INSULATION MIN. STC RATING = 50 - BASED ON U.L. LISTING "U-311"	P-1	INTERIOR UNIT PARTITION WALL 2x6 WOOD STUDS @ 16" O.C. w/ 5/8" GYP. BD., EACH SIDE

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NORTHFIELD, ILLINOIS 60693

PROJECT

THE TRIEUTH AT PALATINE

MULTI-FAMILY DEVELOPMENT
PALATINE, ILLINOIS 60067

DRAWING TITLE

2nd FLOOR PLAN

FILE NAME 4102-A102
DRAWN BY RDL DATE 5.19.23

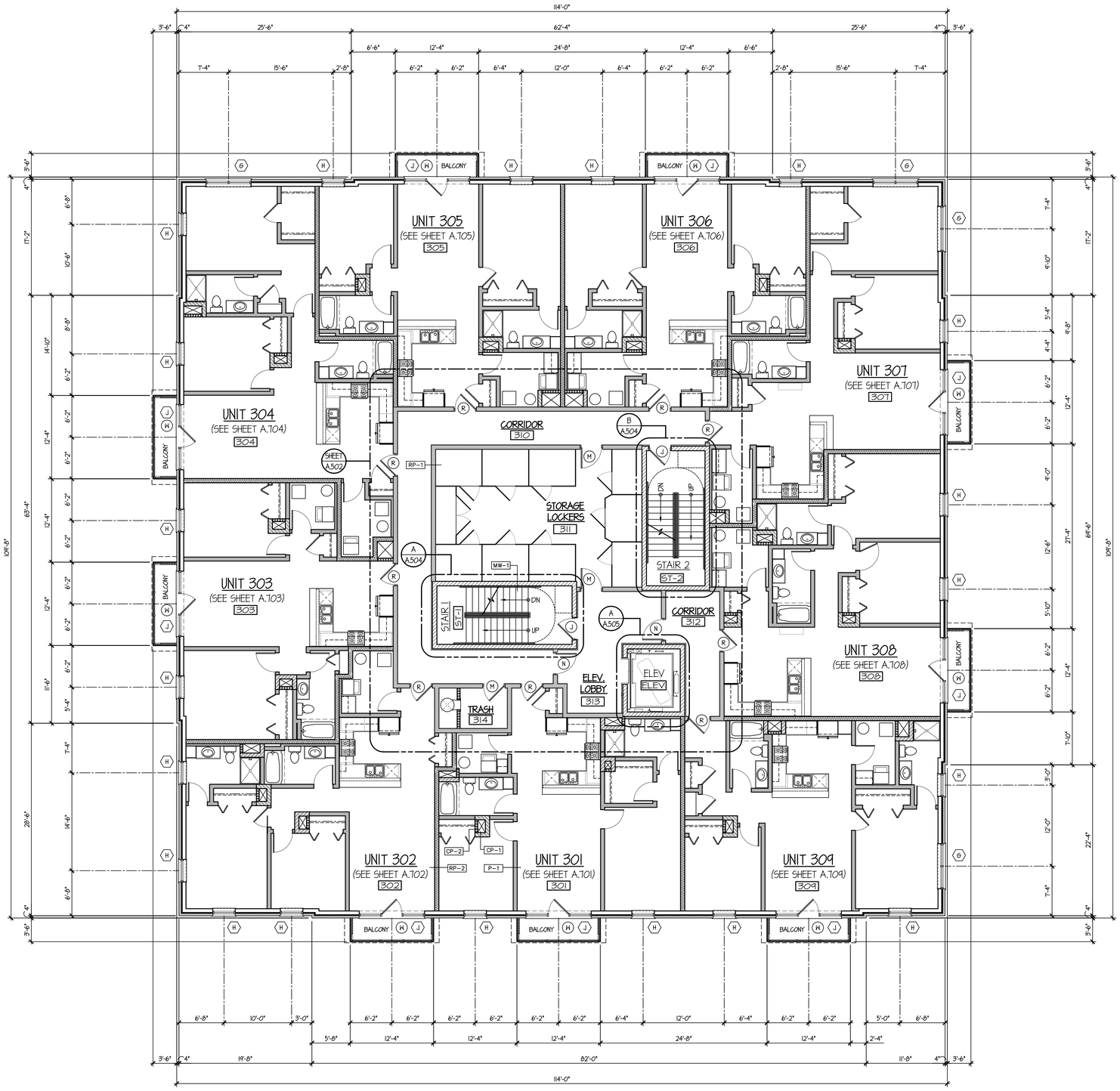
NO.	REVISED PER	DATE	BY

JOB NO. 410221

SHEET NO. A.102
OF 52

PROFESSIONAL DESIGN FIRM LICENSE #184-002934

Attachment: 4102 - Final Architectural Plans - The Trieuth at Palatine building (101 W. Palatine Road - Final Planned Development)



INTERIOR PARTITION TYPES

MW-1	8" C.M.U. 2-HOUR RATING - BASED ON U.L. LISTING "U-905"	CP-1	CHASE PARTITION WALL 1-HOUR RATED 2x6 WOOD STUD WALL, @ 16" O.C., U.N.O. PER STRUCTURAL DRAWINGS W/ 3" MINERAL FIBER INSULATION MIN. STC RATING = 50 - BASED ON U.L. LISTING "U-311"
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THIRD FLOOR PLAN

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

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PROJECT

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MULTI-FAMILY DEVELOPMENT
PALATINE, ILLINOIS 60067

DRAWING TITLE

3rd FLOOR PLAN

FILE NAME 4102-A103
DRAWN BY RDL DATE 5.19.23

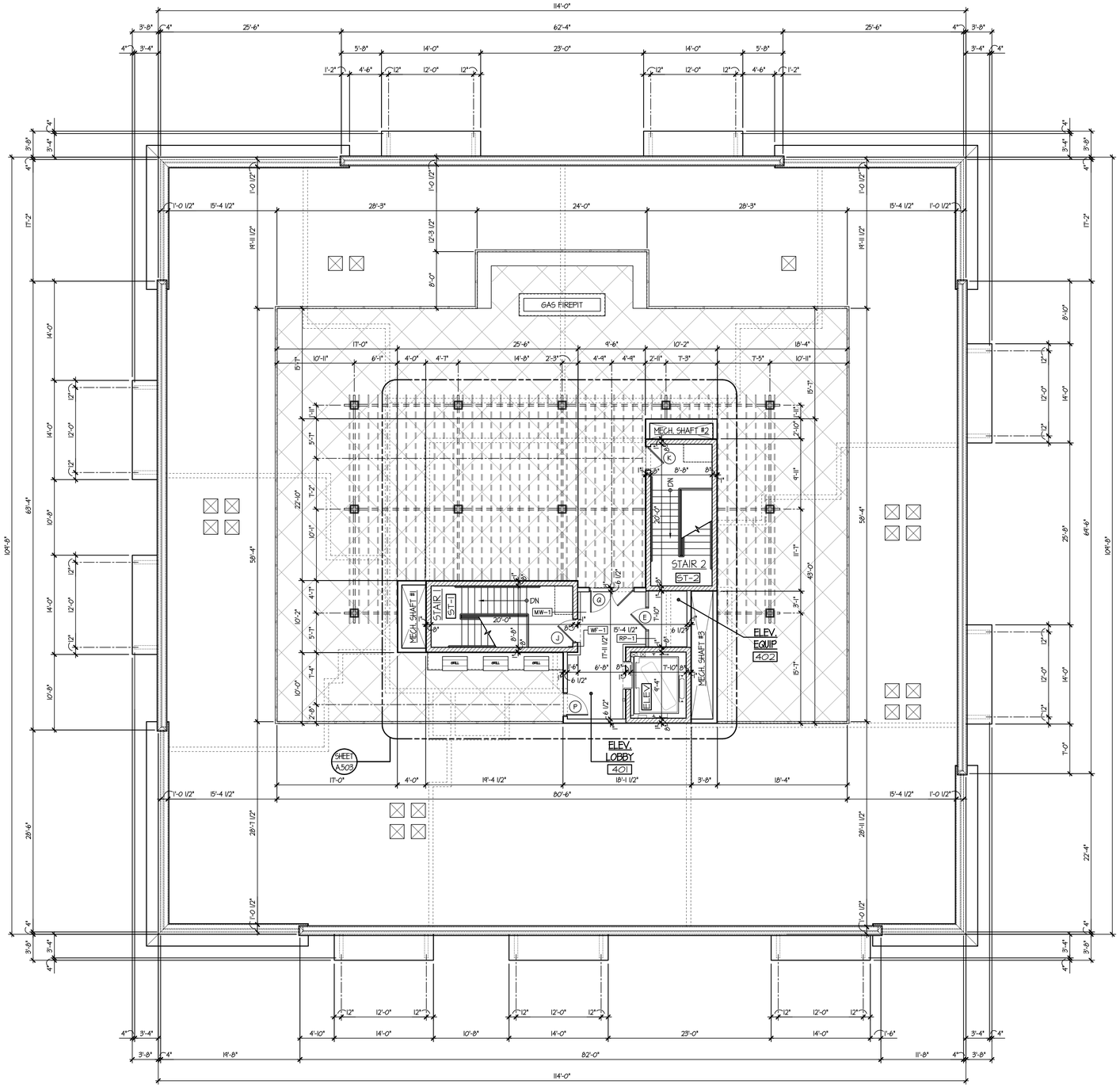
NO.	REVISED PER	DATE	BY

JOB NO. 410221

SHEET NO. A.103
OF 52

PROFESSIONAL DESIGN FIRM LICENSE #184-002934

Attachment: 4102 - Final Architectural Plans - The Trieuth at Palatine building (101 W. Palatine Road - Final Planned Development)



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ROOFTOP / AMENITIES FLOOR PLAN

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

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PROJECT

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MULTI-FAMILY DEVELOPMENT
PALATINE, ILLINOIS 60067

DRAWING TITLE

ROOFTOP / AMENITIES FL. PL.

FILE NAME 4102-A104
DRAWN BY RDL DATE 5.19.23

NO.	REVISED PER	DATE	BY

JOB NO. 410221

SHEET NO. A.104
OF 52

PROFESSIONAL DESIGN FIRM LICENSE #184-002934

Attachment: 4102 - Final Architectural Plans - The Trieuth at Palatine building (101 W. Palatine Road - Final Planned Development)

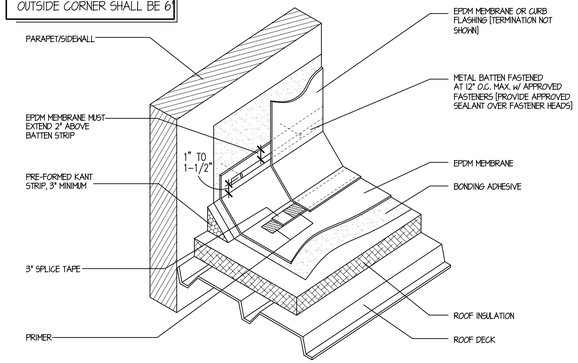
ROOF SPEC.

FURNISH AND INSTALL THE FIRESTONE "FULLY ADHERED RUBBERGARD ROOFING SYSTEM" IN ACCORDANCE WITH THE MOST RECENT PUBLISHED SPECIFICATIONS AND DETAILS. ALTERNATE PRODUCTS OF EQUAL QUALITY SHALL BE SUBMITTED TO GENERAL CONTRACTOR/ARCHITECT FOR APPROVAL PRIOR TO ACCEPTANCE OF BID. INSTALLING CONTRACTOR SHALL SUBMIT FULL SHOP DRAWINGS FOR ARCHITECT REVIEW PRIOR TO INSTALLATION.

- .060" EPDM NON-REINFORCED RUBBERGARD
- 20 YEAR WARRANTY
- INSULATION TO BE ISO 95+ (TAPERED @ 1/4"/FOOT MIN. WHERE REQ.)
  - MIN. 1 1/2" THICKNESS
- PROVIDE SPLICES/BATTENS/TERMINATIONS/EXPANSION JOINTS/ETC. AS SPECIFIED AND REQUIRED BY MANUFACTURER
- INSTALL PENETRATIONS/DRAINS/CURBS/ETC. AS PER MANUF. SPECS
- ROOFING MEMBRANE SHALL BE A MINIMUM OF 60 mil. THICKNESS
- PROVIDE WALKWAY PADS AS REQUIRED FOR GEN. BUILDING MAINTENANCE WHICH MEET ROOFING MANUFACTURER SPECIFICATIONS.
- PROVIDE WARRANTY VERIFICATION OF INSTALLED PRODUCT FROM MANUFACTURER TO OWNER.

*NOTE: CONTRACTORS MAY SUBMIT ALTERNATE ROOF SYSTEM FOR ARCHITECTS REVIEW.

NOTE:
MAX. BATTEN FASTENER DISTANCE TO INSIDE OR OUTSIDE CORNER SHALL BE 6"



TYPICAL E.P.D.M. BASE TIE-IN TO WALL/CURB

NOT TO SCALE — FASTENED TO WALL/CURB

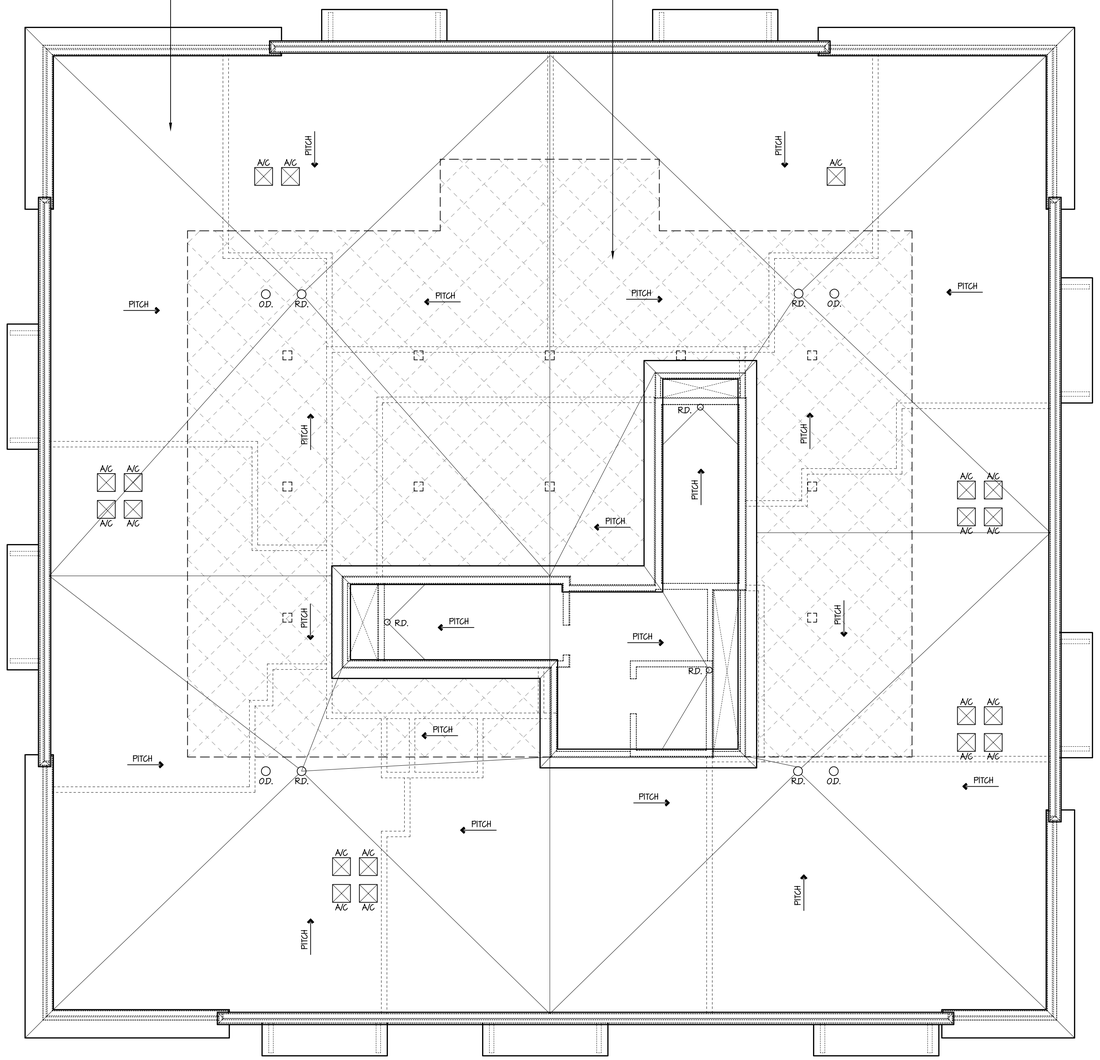
TYP. ROOF CONSTR.

- ROOFING PER SPEC, OR EQUAL
- 3/4" EXTERIOR GRADE PLYWOOD
- 2x8 SLEEPERS, TAPERED TO PITCH 1/4" PER FOOT TOWARDS ROOF DRAIN AS SHOWN - TYPICAL
- PROVIDE SOLID BLOCKING BETWEEN JOISTS @ 6'-0" O.C.
- 3/4" EXTERIOR GRADE PLYWOOD ON ROOF TRUSSES
  - SEE WALL SECTION FOR ROOF FRAMING

ROOFTOP WALKING SURFACE

- TILETECH ADJUSTABLE HEIGHT SYSTEM
- 24"x24"x3/4" PORCELAIN PAVERS
- PEDESTAL PAVER SUPPORTS - TRIMMED TO LEVEL SURFACE
- ALL INSTALLATION AND PERFORMANCE TO MEET CODE

*ALL COLORS AND TEXTURES TO BE SELECTED BY OWNER



ROOF PLAN

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

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PROJECT

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MULTI-FAMILY DEVELOPMENT
PALATINE, ILLINOIS 60067

DRAWING TITLE

ROOF PLAN

FILE NAME 4102-A105
DRAWN BY RDL DATE 5.19.23

NO.	REVISED PER	DATE	BY

JOB NO. 410221

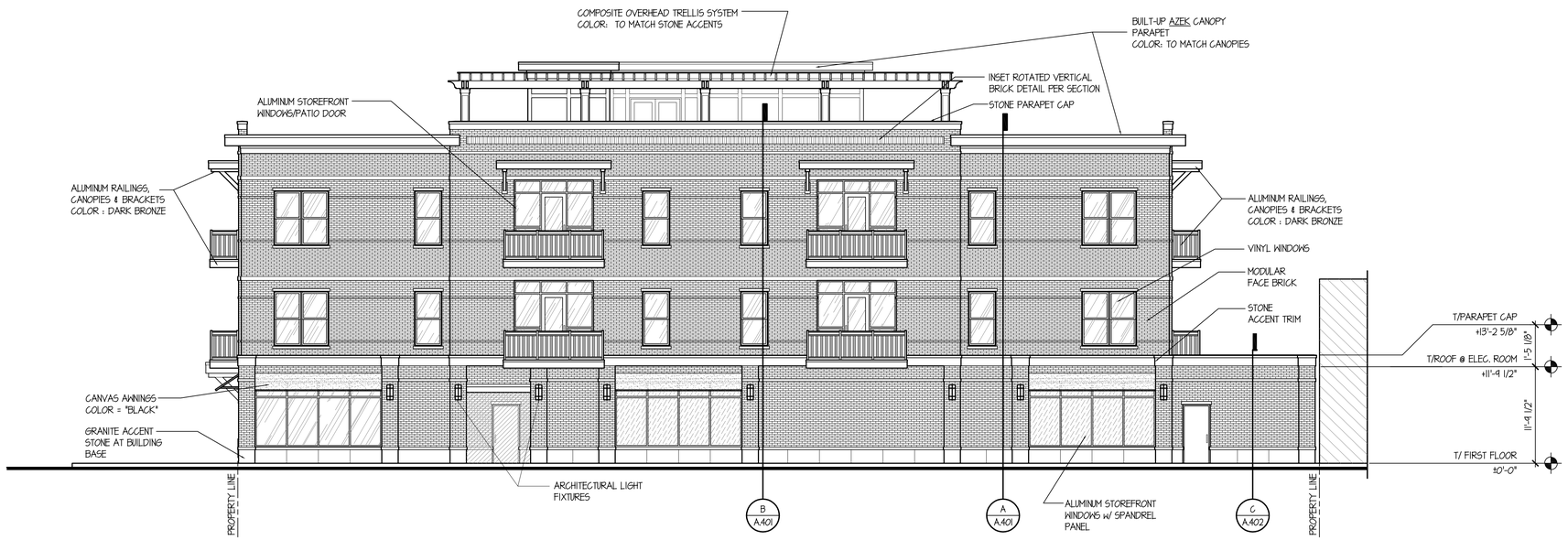
SHEET NO. A.105
OF 52

PROFESSIONAL DESIGN FIRM LICENSE #184-002934

Attachment: 4102 - Final Architectural Plans - The Trieuth at Palatine building (101 W. Palatine Road - Final Planned Development)

FRONT (EAST - BROCKWAY STREET) ELEVATION

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



RIGHT SIDE (NORTH - PALATINE ROAD) ELEVATION

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

MATERIALS LIST

BRICK VENEER	SIOUX CITY BRICK "SMOKED TUDOR" SIZE: MODULAR CONTACT: TERRY COLLINS AT "CONTRACTORS MATERIAL, INC." 847.400.4280
STONE DETAILS	"RENAISSANCE STONE" COLOR: SUNSET
ACCENT STONE	POLYCHROMITE GRANITE COLOR: TO MATCH STONE COLOR
RESIDENTAIL WINDOWS	ALL VINYL, THERMAL COLOR: EXTERIOR = DARK BRONZE
STOREFRONT WINDOWS	THERMALLY-BROKEN ALUMINUM COLOR: DARK BRONZE (TO MATCH RESIDENTIAL)
BALCONIES	COMPOSITE DECKING COLOR: AS SELECTED BY OWNER
CORNICE / TRIM	"AZEK" TRIM AS DETAILED COLOR: TO MATCH ALUMINUM CANOPIES
CANOPIES	"AZEK" TRIM AS DETAILED COLOR: TO MATCH ALUMINUM CANOPIES
STAIR TOWERS	"AZEK" PANELING & TRIM AS DETAILED COLOR: TO MATCH BRICK COLOR

RESIDENTIAL VINYL WINDOWS SHALL BE PROVIDE BY ONE OF THE FOLLOWING: (ALERNATIVE MANUFACTURERS /PRODUCTS / BRANDS CAN BE PROPOSED FOR SUBSTITUTION AS LONG AS THE STANDARDS AND QUALITY ARE AS GOOD OR BETTER THAN THESE LISTED)

- JELDWEN
- QUAKER
- ALSIDE
- PELLA
- ANDERSON

- VINYL WINDOWS AS SELECTED MUST MEET OR EXCEED THE MINIMUM U-FACTOR REQUIREMENTS OF 0.32, PER THE 2015 INTERNATIONAL ENERGY CONSERVATION CODE. COORDINATE WITH VALUES PROVIDE IN THE RESCHECK COMPLIANCE CERTIFICATE FOR THIS PROJECT.

- VINYL WINDOWS AS SELECTED MUST MEET OR EXCEED THE MINIMUM STC RATING OF 25db, AND AS A PART OF THE EXTERIOR WALL COMPOSITE BARIER STC ASSEMBLY MUST MEET HUD'S REQUIREMENTS FOR NOISE ATTENUATION.

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PROJECT

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PALATINE, ILLINOIS 60067

DRAWING TITLE

EXTERIOR ELEVATIONS

FILE NAME 4102-A201
DRAWN BY RDL DATE 5.19.23

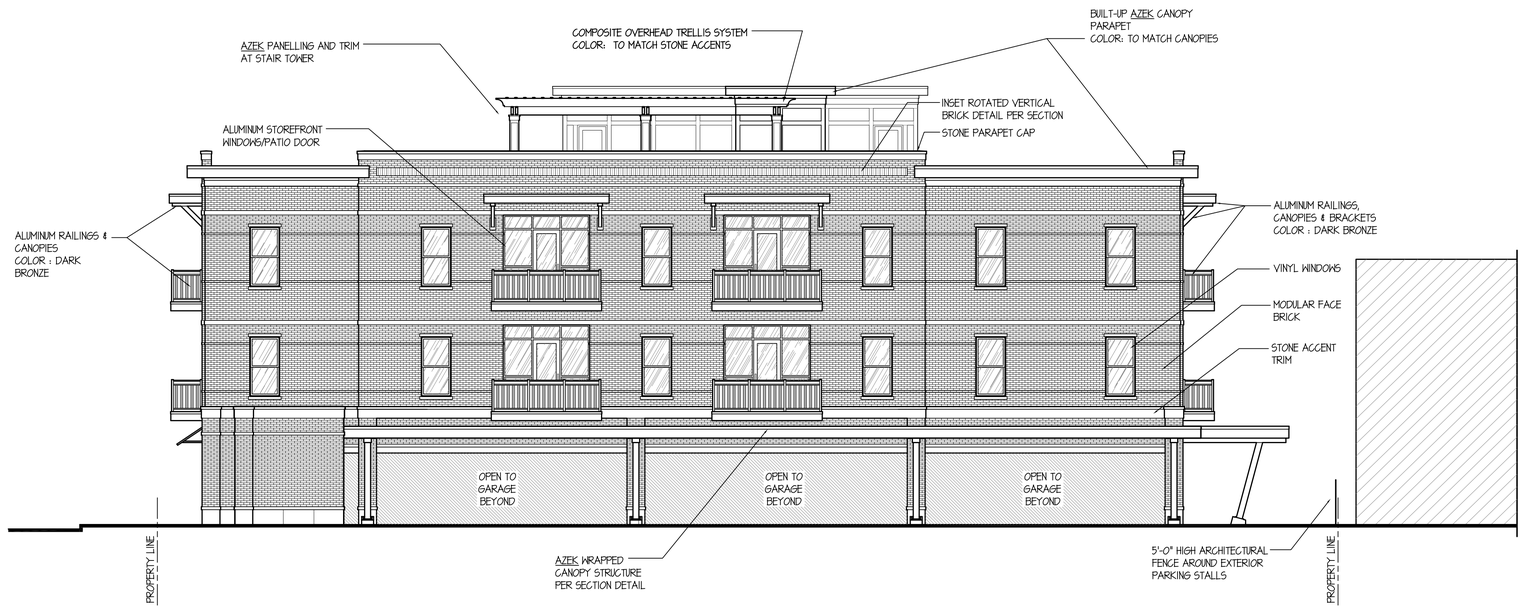
NO.	REVISED PER	DATE	BY

JOB NO. 410221

SHEET NO. A.201
OF 52

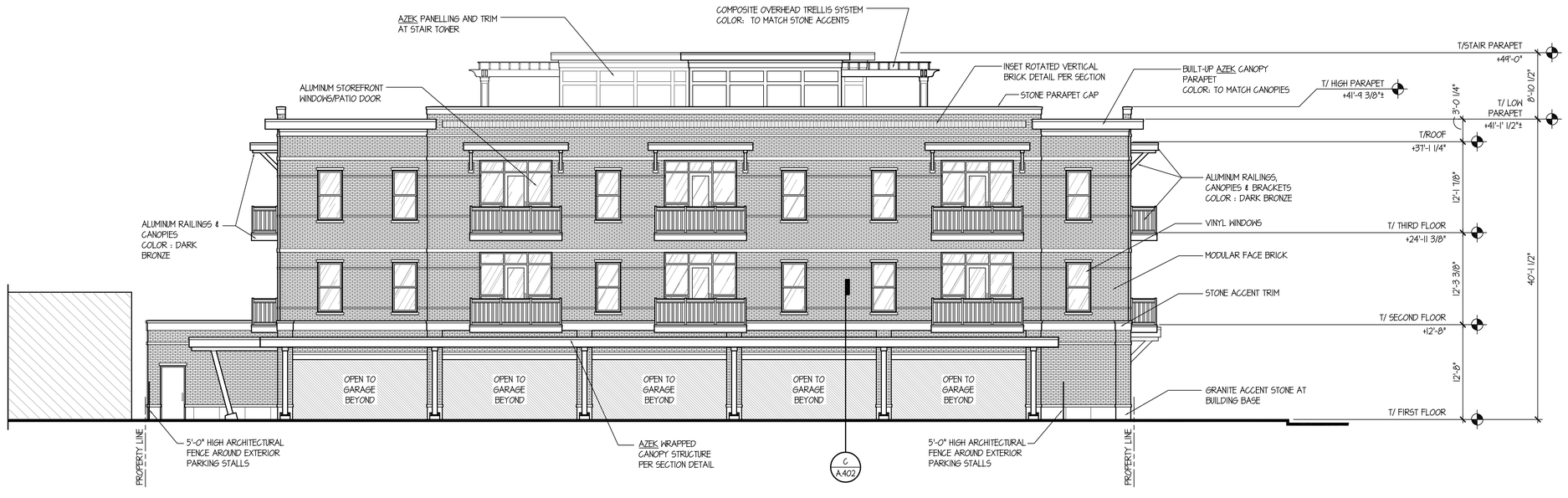
PROFESSIONAL DESIGN FIRM LICENSE #184-002934

Attachment: 4102 - Final Architectural Plans - The Trieuth at Palatine building (101 W. Palatine Road - Final Planned Development)



REAR (WEST) ELEVATION

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



LEFT SIDE (SOUTH) ELEVATION

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

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TINAGLIA ARCHITECTS

CLIENT

NORTHSHORE DEVELOPMENT GRP.
1963 PINE STREET
NORTHFIELD, ILLINOIS 60693

PROJECT

THE TRIEUTH AT PALATINE
MULTI-FAMILY DEVELOPMENT
PALATINE, ILLINOIS 60067

DRAWING TITLE

EXTERIOR ELEVATIONS

FILE NAME 4102-A202
DRAWN BY RDL DATE 5.19.23

NO.	REVISED PER	DATE	BY

JOB NO. 410221

SHEET NO. A.202
OF 52

PROFESSIONAL DESIGN FIRM LICENSE #184-002934

Attachment: 4102 - Final Architectural Plans - The Trieuth at Palatine building (101 W. Palatine Road - Final Planned Development)

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PALATINE, ILLINOIS 60067

DRAWING TITLE

WALL SECTIONS AND DETAILS

FILE NAME 4102-A401
DRAWN BY RDL DATE 5.19.23

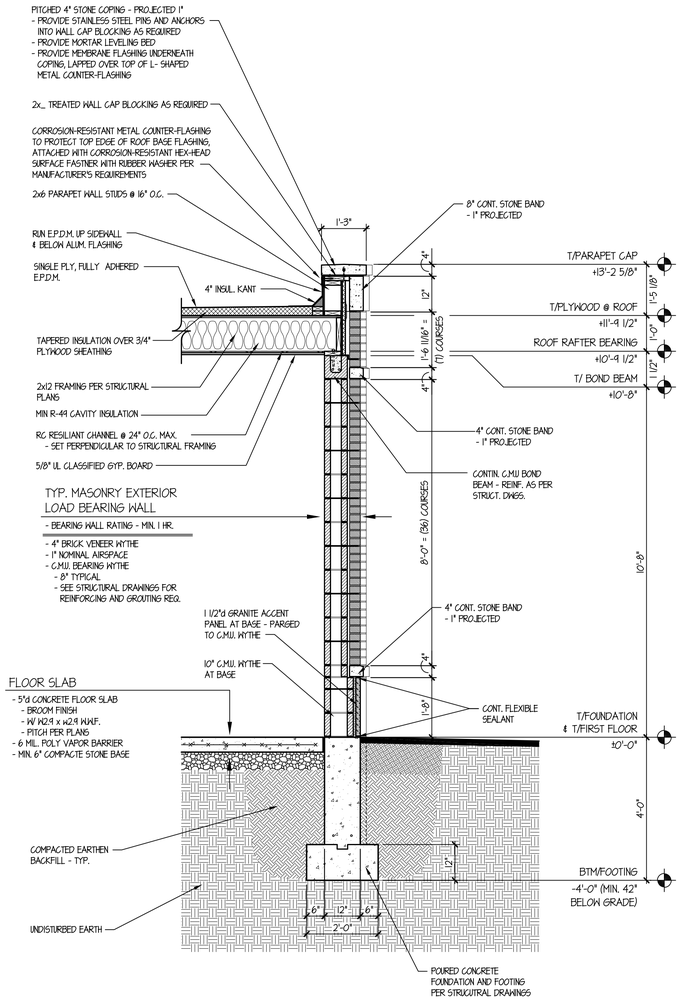
NO.	REVISED PER	DATE	BY

JOB NO. 410221

SHEET NO. A.401 OF 52

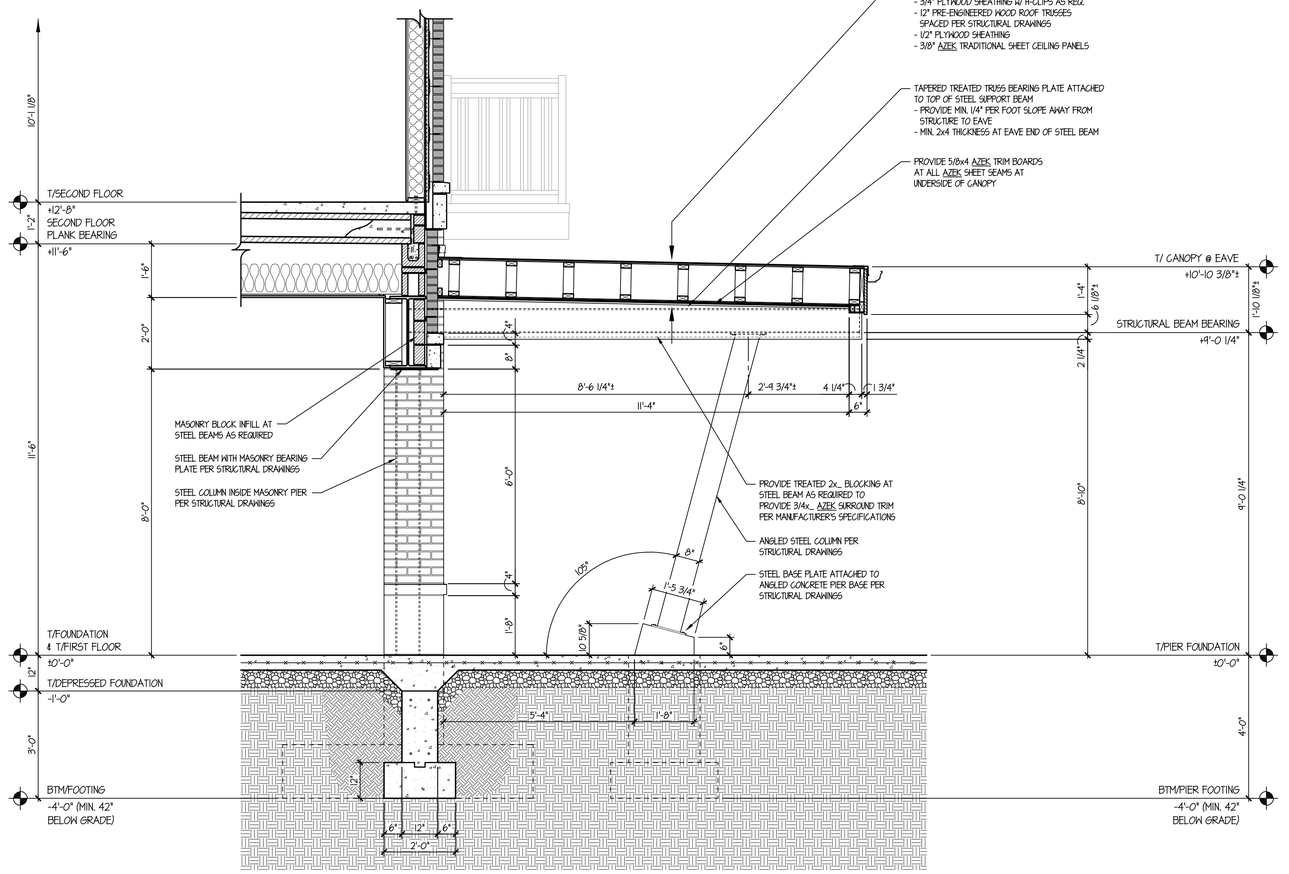
PROFESSIONAL DESIGN FIRM LICENSE #184-002934

Attachment: 4102 - Final Architectural Plans - The Trieuth at Palatine building (101 W. Palatine Road - Final Planned Development)



C TYPICAL 1-STORY WALL SECTION AT ELECT. ROOM

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



D TYPICAL PARKING GARAGE CANOPY SECTION

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

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NORTHFIELD, ILLINOIS 60693

PROJECT

THE TRIEUTH AT PALATINE
MULT-FAMILY DEVELOPMENT
PALATINE, ILLINOIS 60067

DRAWING TITLE

WALL SECTIONS & DETAILS

FILE NAME 4102-A402
DRAWN BY RDL DATE 5.19.22

NO.	REVISED PER	DATE	BY

JOB NO. 410221

SHEET NO. A.402
OF 52

PROFESSIONAL DESIGN FIRM LICENSE #184-002934

Attachment: 4102 - Final Architectural Plans - The Trieuth at Palatine building (101 W. Palatine Road - Final Planned Development)

INTERIOR PARTITION TYPES

MW-1 — 8" C.M.U.
2-HOUR RATING
- BASED ON U.L. LISTING "U-905"

WF-1 — WALL FURRING, 2x4 WOOD STUDS @ 16" O.C.
1" RIGID INSULATION (MIN. R-3.8),
R-13 CAVITY INSULATION & 5/8" GYP. BD.

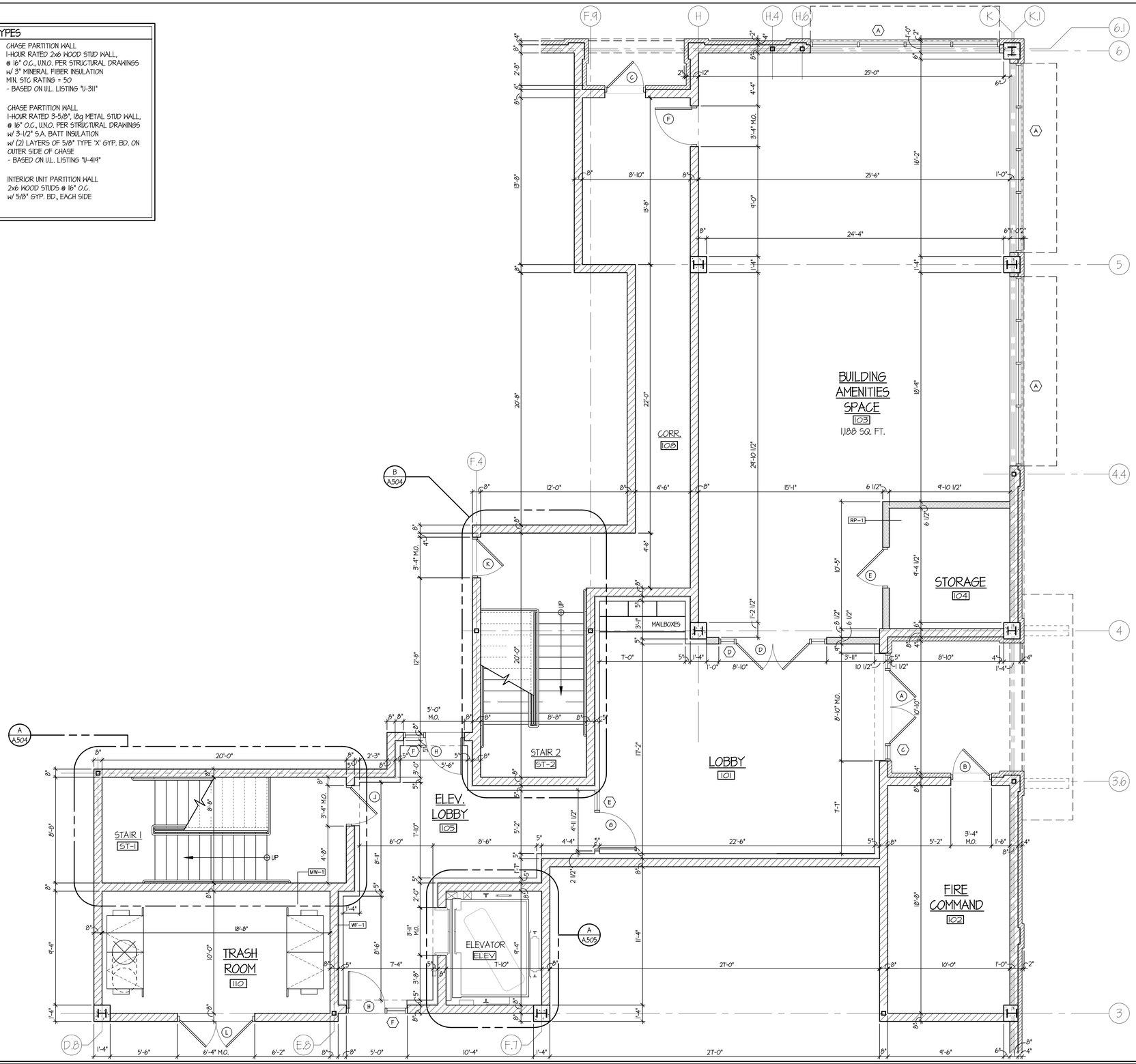
RP-1 — UNIT-TO-COMMON AREA SEPARATION WALL,
1-HOUR RATED 2x6 WOOD STUD WALL,
@ 16" O.C., U.N.O. PER STRUCTURAL DRAWINGS
W/ 3" MINERAL FIBER INSULATION
MIN. STC RATING = 50
- BASED ON U.L. LISTING "U-311"

RP-2 — UNIT-TO-UNIT SEPARATION WALL,
1-HOUR RATED 2x6 WOOD STUD WALL,
@ 16" O.C., U.N.O. PER STRUCTURAL DRAWINGS
W/ 3" MINERAL FIBER INSULATION
MIN. STC RATING = 50
- BASED ON U.L. LISTING "U-311"

CP-1 — CHASE PARTITION WALL
1-HOUR RATED 2x6 WOOD STUD WALL,
@ 16" O.C., U.N.O. PER STRUCTURAL DRAWINGS
W/ 3" MINERAL FIBER INSULATION
MIN. STC RATING = 50
- BASED ON U.L. LISTING "U-311"

CP-2 — CHASE PARTITION WALL
1-HOUR RATED 3-5/8", 18g METAL STUD WALL,
@ 16" O.C., U.N.O. PER STRUCTURAL DRAWINGS
W/ 3-1/2" S.A. BATT INSULATION
W/ (2) LAYERS OF 5/8" TYPE 'X' GYP. BD. ON
OUTER SIDE OF CHASE
- BASED ON U.L. LISTING "U-419"

P-1 — INTERIOR UNIT PARTITION WALL
2x6 WOOD STUDS @ 16" O.C.
W/ 5/8" GYP. BD., EACH SIDE



FIRST FLOOR CORE PLAN

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

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1963 PINE STREET
NORTHFIELD, ILLINOIS 60693

PROJECT

THE TRIEUTH AT PALATINE

MULTI-FAMILY DEVELOPMENT
PALATINE, ILLINOIS 60067

DRAWING TITLE

1st FLOOR CORE PLAN

FILE NAME 4102-A501
DRAWN BY RDL DATE 5.19.23

NO.	REVISED PER	DATE	BY

JOB NO. 410221

SHEET NO. A.501
OF 52

PROFESSIONAL DESIGN FIRM LICENSE # 184-002934

Attachment: 4102 - Final Architectural Plans - The Trieuth at Palatine building (101 W. Palatine Road - Final Planned Development)

INTERIOR PARTITION TYPES

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- BASED ON U.L. LISTING "U-905"

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MIN. STC RATING = 50
- BASED ON U.L. LISTING "U-311"

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W/ 3" MINERAL FIBER INSULATION
MIN. STC RATING = 50
- BASED ON U.L. LISTING "U-311"

CP-1 — CHASE PARTITION WALL
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MIN. STC RATING = 50
- BASED ON U.L. LISTING "U-311"

CP-2 — CHASE PARTITION WALL
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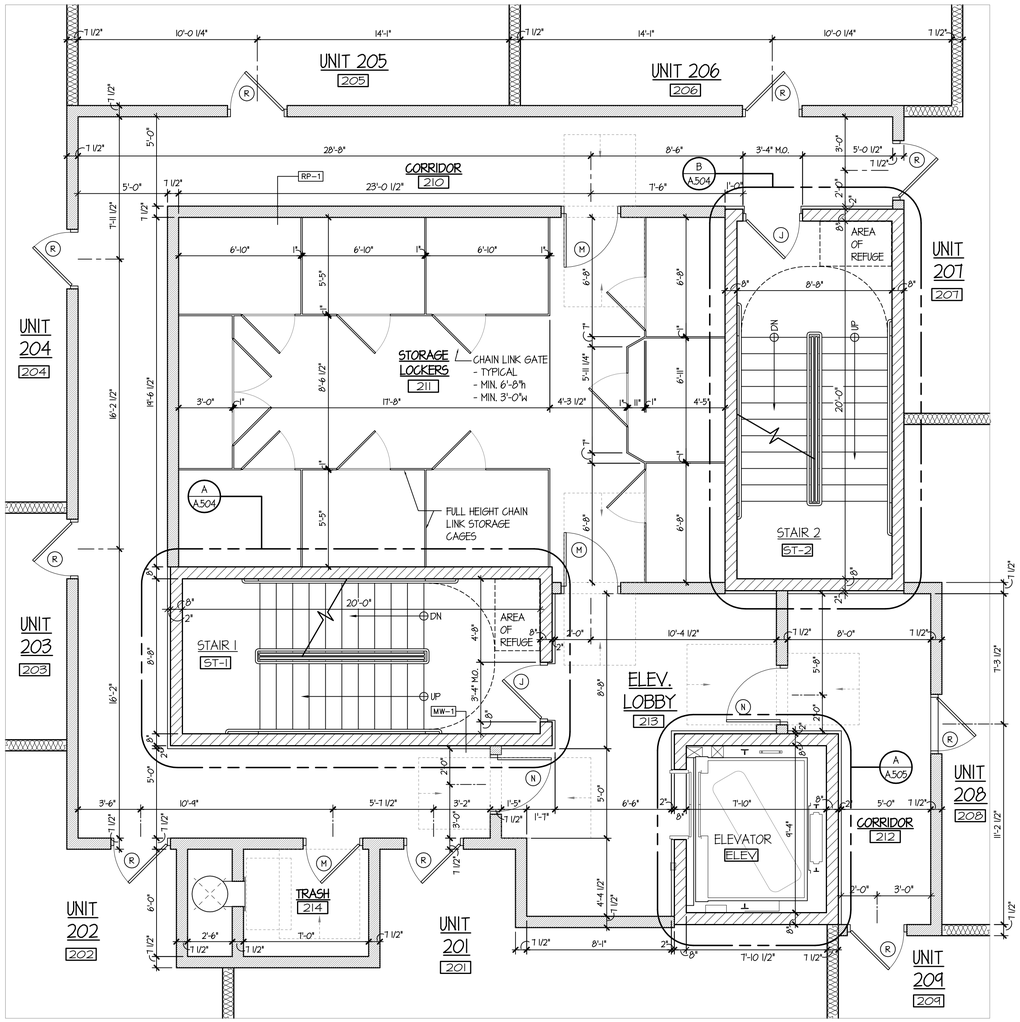
W/ 3-1/2" S.A. BATT INSULATION
W/ (2) LAYERS OF 5/8" TYPE 'X' GYP. BD. ON
OUTER SIDE OF CHASE
- BASED ON U.L. LISTING "U-419"

P-1 — INTERIOR UNIT PARTITION WALL
2x6 WOOD STUDS @ 16" O.C.
W/ 5/8" GYP. BD., EACH SIDE



SECOND FLOOR CORE PLAN (THIRD FLOOR SIMILAR)

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

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PROJECT

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MULTI-FAMILY DEVELOPMENT
PALATINE, ILLINOIS 60067

DRAWING TITLE

2nd & 3rd FLOOR CORE PLAN

FILE NAME 4102-A502
DRAWN BY RDL DATE 5.19.23

NO.	REVISED PER	DATE	BY

JOB NO. 410221

SHEET NO. A.502
OF 52

PROFESSIONAL DESIGN FIRM LICENSE #184-002934

Attachment: 4102 - Final Architectural Plans - The Trieuth at Palatine building (101 W. Palatine Road - Final Planned Development)

INTERIOR PARTITION TYPES

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2-HOUR RATING
- BASED ON U.L. LISTING "U-905"

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W/ 3" MINERAL FIBER INSULATION
MIN. STC RATING = 50
- BASED ON U.L. LISTING "U-311"

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MIN. STC RATING = 50
- BASED ON U.L. LISTING "U-311"

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CHASE PARTITION WALL
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MIN. STC RATING = 50
- BASED ON U.L. LISTING "U-311"

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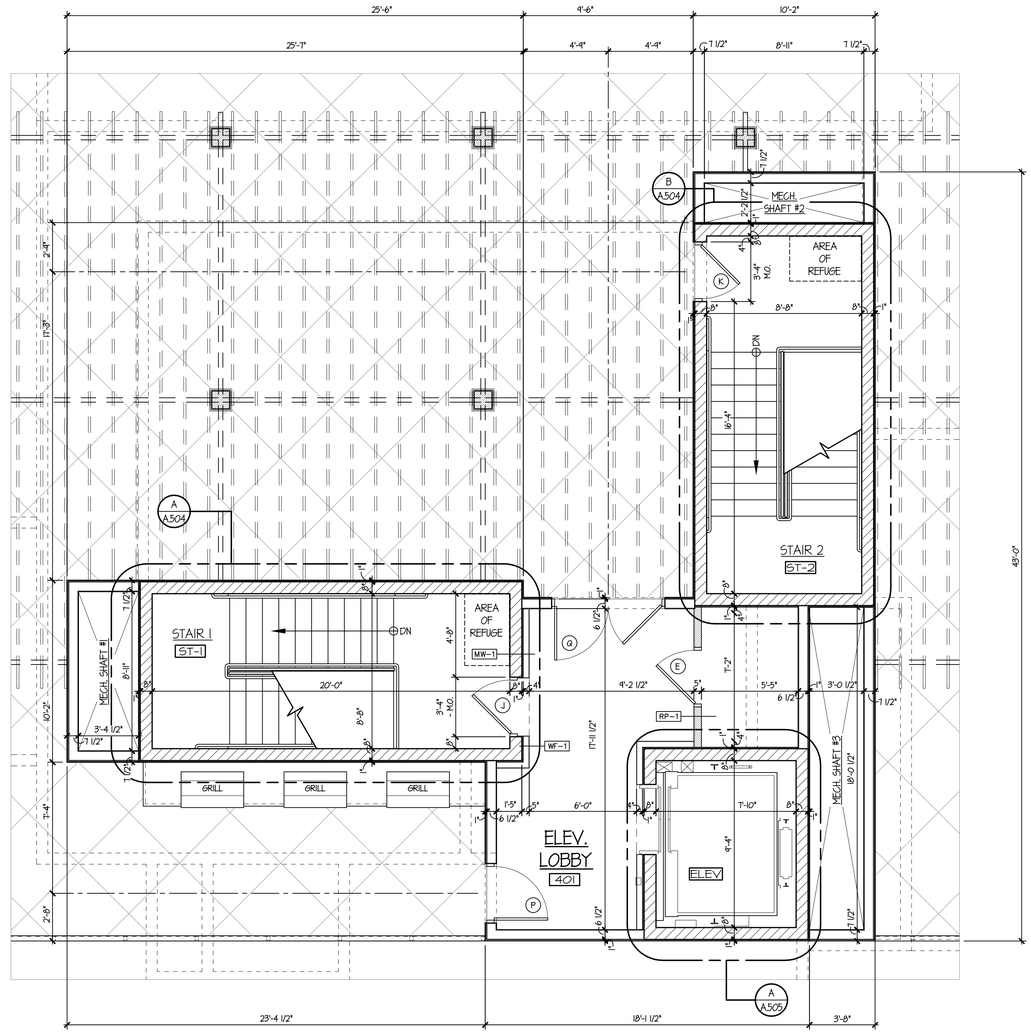
CHASE PARTITION WALL
1-HOUR RATED 3-5/8", 18g METAL STUD WALL,
@ 16" O.C., U.N.O. PER STRUCTURAL DRAWINGS
W/ 3-1/2" S.A. BATT INSULATION
W/ (2) LAYERS OF 5/8" TYPE 'X' GYP. BD. ON
OUTER SIDE OF CHASE
- BASED ON U.L. LISTING "U-419"

P-1
INTERIOR UNIT PARTITION WALL
2x6 WOOD STUDS @ 16" O.C.
W/ 5/8" GYP. BD., EACH SIDE



ROOFTOP / AMENITIES CORE PLAN

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

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PROJECT

THE TRIEUTH AT PALATINE

MULTI-FAMILY DEVELOPMENT
PALATINE, ILLINOIS 60067

DRAWING TITLE

ROOFTOP
CORE PLAN

FILE NAME 4102-A503
DRAWN BY RDL DATE 5.19.23

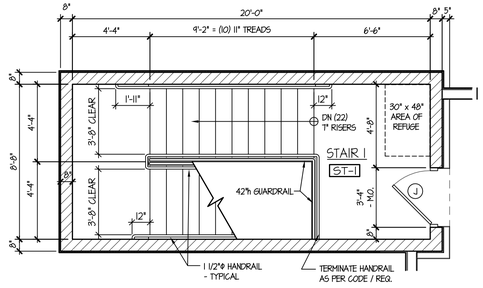
NO.	REVISED PER	DATE	BY

JOB NO. 410221

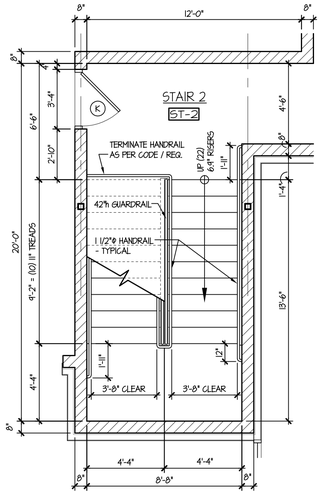
SHEET NO. A.503
OF 52

PROFESSIONAL DESIGN FIRM LICENSE #184-002934

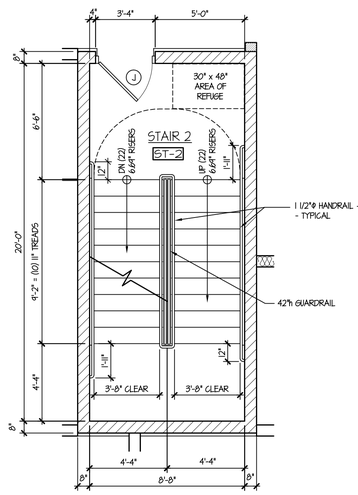
Attachment: 4102 - Final Architectural Plans - The Trieuth at Palatine building (10) (101 W. Palatine Road - Final Planned Development)



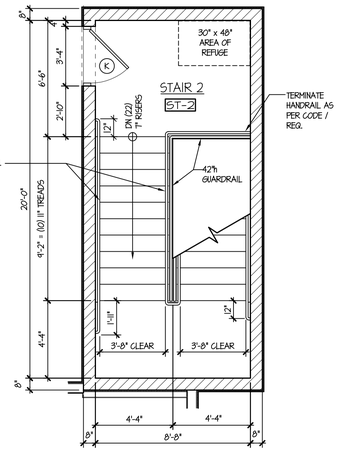
AT FOURTH FLOOR ROOFTOP/AMENITIES



AT FIRST FLOOR



AT SECOND/THIRD FLOOR

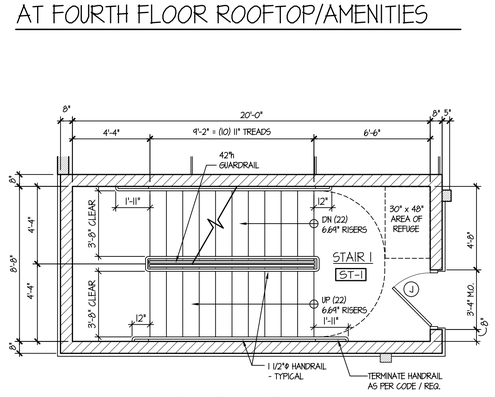


AT FOURTH FLOOR ROOFTOP/AMENITIES

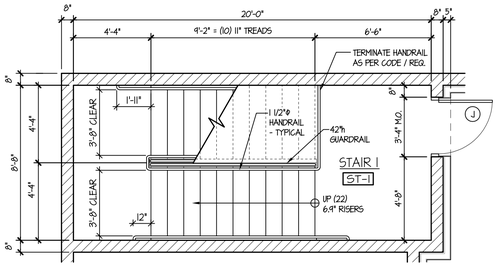
B A504

EAST STAIRWELL - STAIR 2 [ST-2]

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



AT SECOND/THIRD FLOOR



AT FIRST FLOOR

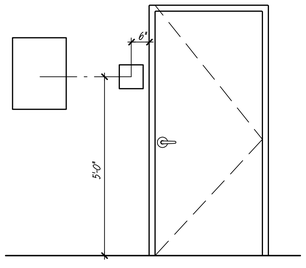
A A504

WEST STAIRWELL - STAIR 1 [ST-1]

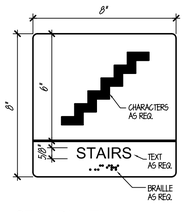
SCALE: 1/4" = 1'-0"

SIGNAGE NOTES

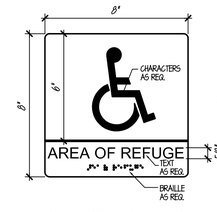
- PERMANENT LETTERS AND NUMERALS SHALL BE RAISED 1/32" UPPER CASE AND ACCOMPANIED WITH GRADE 2 BRAILLE.
- CHARACTERS AND BACKGROUND OF SIGNS SHALL BE MATTE FINISH.
- BACKGROUNDS SHALL BE BLACK IN COLOR. CHARACTERS SHALL BE WHITE IN COLOR. FRAMES SHALL BE WHITE IN COLOR.
- SIGNAGE SHALL BE PROVIDED AND INSTALLED IN COMPLIANCE WITH ILLINOIS ACCESSIBILITY CODE SECTION 400.310.a
- ALL SIGNS SHALL BE WALL MOUNTED W/ HARDWARE APPROVED BY SIGN MANUFACTURER.
- PROVIDE SHOP DRAWINGS FOR OWNER/ARCHITECT REVIEW PRIOR TO INSTALLATION OF ANY SIGNS USE OF ALTERNATE SIGNAGE, FRAMES, ETC. SHALL BE APPROVED BY OWNER/ARCHITECT
- CONTACT KROY SIGN SYSTEMS (CAROL BARLABAS @ 800/850-7569x10718)
- VERIFY ROOM NAMES, ROOM NUMBERS, ETC. WITH OWNER PRIOR TO MANUFACTURING SIGNS



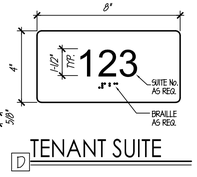
MOUNTING LOCATIONS



G STAIRWELL



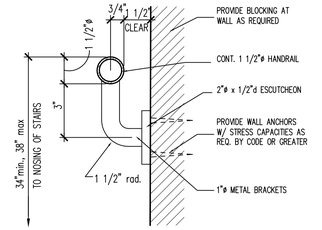
G AREA OF REFUGE



D TENANT SUITE

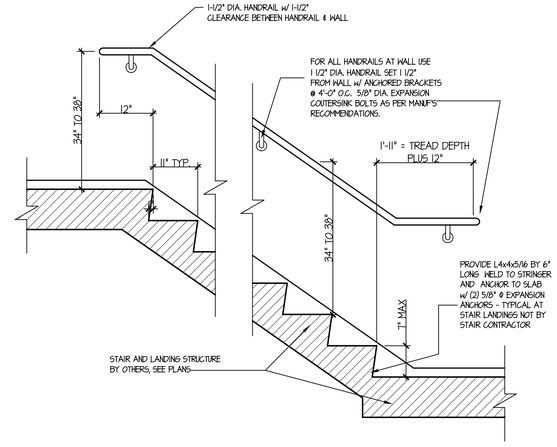
WALL SIGNAGE

SCALE : 3" = 1'-0"



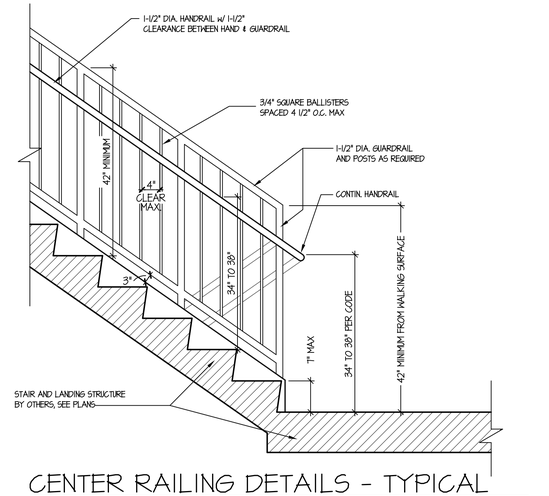
TYP. HANDRAIL DETAIL

NOT TO SCALE



TYPICAL RAILING DETAILS ALONG WALL

SCALE: 3/4" = 1'



CENTER RAILING DETAILS - TYPICAL

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

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DRAWING TITLE

STAIR DETAILS & NOTES

FILE NAME 4102-A504
DRAWN BY RDL DATE 5.19.23

NO.	REVISED PER	DATE	BY

JOB NO. 410221

SHEET NO. A.504
OF 52

PROFESSIONAL DESIGN FIRM LICENSE #184-002934

Attachment: 4102 - Final Architectural Plans - The Trieuth at Palatine building (101 W. Palatine Road - Final Planned Development)

GENERAL ELEVATOR NOTES

ELEVATOR SHAFT
- VENT HOISTWAY AS REQUIRED.
- INSTALL GUIDE RAIL SUPPORT BRACKETS IN MASONRY ON EACH FLOOR.
- FIXED VERTICAL IRON LADDER TO PIT EXTENDING 48" MAX. ABOVE SILL.
- CONSTRUCT ENTRANCE WALLS AFTER DOOR SILL IS SET.
- SILLS AND FRAMES ARE CAREFULLY GROUTED THEIR ENTIRE WIDTH AND LENGTH.
- PROVIDE ADEQUATE SUPPORT FOR SILL ANGLE ACROSS EACH LANDING.
- PROVIDE CUTOUTS FOR HALL BUTTONS AND SIGNAL PATCH AFTER SET.
- CONVENIENCE OUTLET AND LIGHT FIXTURE IN PIT WITH SWITCH ADJACENT TO DOOR AND LADDER 36"
- PIT LIGHT TO BE IN FRONT OF SHAFT CLEAR OF RAIL.
- PROVIDE ACCESS KEY SWITCH(S) AS REQUIRED
- SPECIAL EMERGENCY KEY SWITCH AT GRADE LEVEL FLOOR ONLY TO BE MOUNTED IN JAMB.
- PROVIDE ROUGH OPENING AT GROUND FLOOR ELEVATOR DOOR TO INSTALL CAB.
- PROVIDE BOX OUT AND SUMP IN ELEVATOR PIT PER MANUFACTURERS REQUIREMENTS.

SIGNAGE
- ALL SIGNAGE SHALL COMPLY WITH I.A.C. SECTION 400.310 (J) AND ANSI 4.28

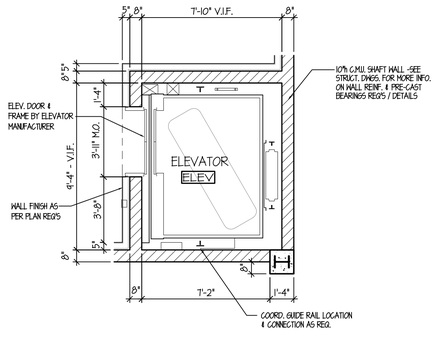
ELEVATOR CAB
- INSTALL TELEPHONE PER CODE TO APPROVED 24 HOUR SERVICE.
- CAR STATION TO MEET HANDICAPPED HEIGHT.
- HANDRAILS FOR HANDICAPPED CODE.
- TIE IN FIRE SENSORS TO ELEVATOR CONTROLLER AT EVERY OTHER FLOOR.
- PROVIDE ELECTRIC EYE AT 5" AND 29" ABOVE SILL.
- PROVIDE 8'-0" CLEAR, FINISHED CAB HEIGHT
- CONTROLS AND OPERATING MECHANISMS SHALL COMPLY W/ I.A.C. SECTION 400.310 (r).

ELEVATOR MACHINE ROOM
- VENT MACHINE ROOM AS PER CODE. TEMPERATURE TO BE MAINTAINED BETWEEN 60 AND 100 DEGREES F.
- MACHINE ROOM DOOR TO BE SELF CLOSING AND LOCKING (CLASS A) NO PIPES CONVEYING GASES, VAPORS, WATER, ETC., TO BE IN MACHINE ROOM.
- MAINLINE DISCONNECT SWITCH TO BE NEXT TO ACCESS DOOR.
- 120V AC, 20 A SPST FUSED DISCONNECT SWITCH ADJACENT TO THE MAIN LINE SWITCH.
- MACHINE ROOM RATING - 2 HOUR ENCLOSURE.

DETECTABLE WARNINGS
- DETECTABLE WARNINGS ON WALKING SURFACES MUST BE PROVIDED PER ANSI 4.28

ELEVATOR SPECS.

- ELEVATOR SHALL BE PASSENGER, GEN2 ELEVATOR SYSTEM BY OTIS
  3500lbs CAPACITY,
  300fpm SPEED, SINGLE-SIDED, RIGHT HAND OPENING ENTRANCE.
  PROVIDE ALTERNATE SELECTIONS FOR ARCHITECT APPROVAL PRIOR TO ACCEPTANCE OF FINAL BID.
- THE ELEVATOR SERVES ALL FLOORS OF THE BUILDING AND MUST COMPLY WITH ANSI/ASME A17.1-1998. ELEVATOR OPERATION SHALL BE AUTOMATIC PER I.A.C.
- CALL BUTTONS IN LOBBIES SHALL BE CENTERED AT 42" ABOVE FINISH FLOOR. BUTTON TO HAVE VISUAL SIGNALS THAT INDICATE WHEN CALL IS REGISTERED AND WHEN CALL IS ANSWERED.
- BUTTONS MUST BE AT LEAST 3/4" MINIMUM IN DIAMETER.
- THE BUTTON DESIGNATING THE UP DIRECTION SHALL BE AT THE TOP.
- A VISUAL AND AUDIBLE SIGNAL SHALL BE PROVIDED AT EACH HOISTWAY ENTRANCE.
- AUDIBLE SIGNALS SHALL SOUND ONCE FOR THE UP DIRECTION AND TWICE FOR THE DOWN DIRECTION.
- HALL LANTERNS SHALL BE MOUNTED SO THAT THE CENTERLINE IS AT LEAST 72" ABOVE THE LOBBY FLOOR.
- VISUAL ELEMENTS MUST BE AT LEAST 2-1/2" IN THE SMALLEST DIMENSION.
- SIGNALS SHALL BE VISIBLE FROM THE VICINITY OF THE HALL CALL BUTTONS.
- ELEVATOR DOORS SHALL OPEN AND CLOSE AUTOMATICALLY PER I.A.C.
- THE LEVEL OF ILLUMINATION AT THE CAR CONTROLS PLATFORM AND CAR THRESHOLD AND LANDING SILL SHALL BE AT LEAST 5 FOOTCANDLES.
- THE ELEVATOR CONTROL PANELS SHALL COMPLY WITH I.A.C.
- THE CAR POSITION INDICATOR SHALL COMPLY WITH I.A.C.
- A TELEPHONE SHALL BE PROVIDED IN THE CAR TO COMPLY WITH ANSI/ASME A17.1-1998
  - THE TELEPHONE SHALL BE IN A CLOSED COMPARTMENT AND THE DOOR HARDWARE MUST COMPLY WITH I.A.C.
  - IT SHALL BE IDENTIFIED BY RAISED SYMBOLS AND LETTERING COMPLYING W/ ILLINOIS ACCESSIBILITY CODE
  - THE LENGTH OF THE CHORD SHALL BE AT LEAST 29".
  - THE TELEPHONE SHALL NOT BE LIMITED TO VOICE COMMUNICATIONS AND INSTRUCTIONS.
- GRAB BARS PER I.A.C. ARE TO BE INSTALLED ON THE SIDE WALLS MOUNTED 2'-10" ABOVE THE CAB FLOOR.
- TACTILE FLOOR DESIGNATIONS AR TO BE INSTALLED AT EACH HOISTWAY ENTRY
- DOOR AND SIGNAL TIMING FOR HALL CALLS SHALL BE PER I.A.C.
- ELEVATOR FLOOR COVERING SHALL COMPLY WITH I.A.C.



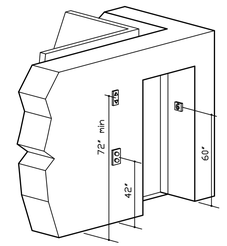
A / A.504 ELEVATOR HOISTWAY PLAN
SCALE: 1/4" = 1'-0"

CONTRACTOR SHALL PROVIDE FOR & FOLLOW ALL APPLICABLE NATIONAL, STATE & LOCAL CODES GOVERNING THE INSTALLATION & USAGE OF ELEVATORS.

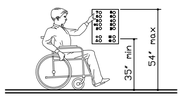
VERIFY ALL SHAFT DIMENSIONS, CLEARANCES, & OTHER ELEVATOR REQ'S W/ ELEVATOR MANUF. PRIOR TO ANY COMMENCING ANY WORK PERTAINING TO THE ELEVATOR INSTALLATION.

ELEVATOR CAB SHALL BE ACCESSIBLE BY A FIRE DEPARTMENT STRETCHER AS PER VILLAGE CODE REQUIREMENTS.

ELEVATOR MANUFACTURER SHALL SUPPLY SHOP DRAWINGS FOR ARCHITECT/VILLAGE REVIEW PRIOR TO FABRICATION.



TYP. ELEVATOR ENTRY
NOT TO SCALE



CAB CONTROL HEIGHTS
NOT TO SCALE

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NORTHSHORE DEVELOPMENT GRP.
1963 PINE STREET
NORTHFIELD, ILLINOIS 60693

PROJECT

THE TRIEUTH AT PALATINE

MULTI-FAMILY DEVELOPMENT
PALATINE, ILLINOIS 60067

DRAWING TITLE

ELEVATOR PLAN & DETAILS

FILE NAME 4102-A505
DRAWN BY RDL DATE 5.19.23

NO.	REVISED PER	DATE	BY

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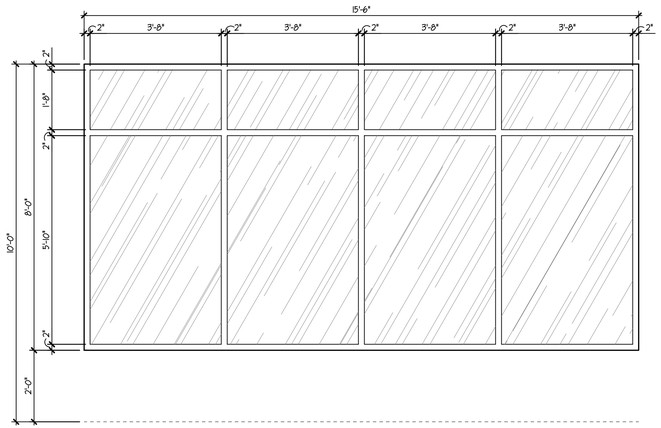
PROFESSIONAL DESIGN FIRM LICENSE #184-002934

Attachment: 4102 - Final Architectural Plans - The Trieuth at Palatine building (101 W. Palatine Road - Final Planned Development)



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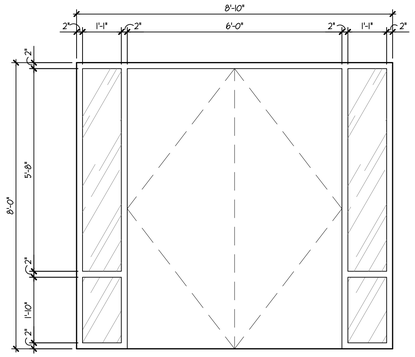

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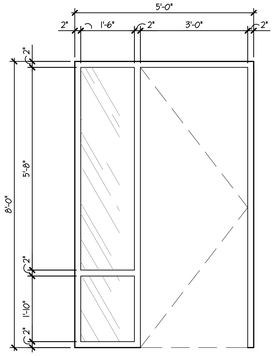

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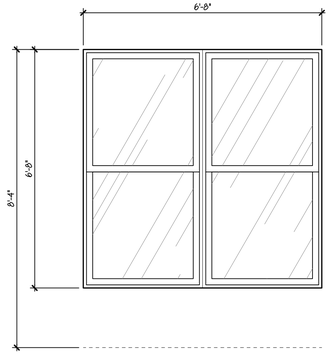

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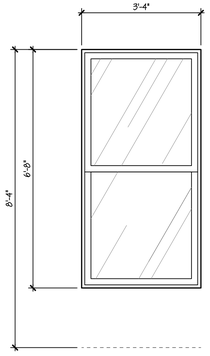

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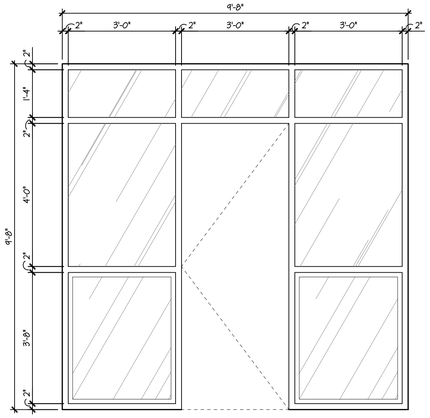

6

WINDOW TYPES

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

WINDOW SCHEDULE

TAG	TYPE	MATERIAL	TYPE	FINISH	SIZE		LIGHT	VENT	GLAZING	REMARKS
					WIDTH	HEIGHT				
A	STOREFRONT	ALUMINUM	1	ALUM.	15'-6"	8'-0"	--	--	1" INSUL.	
B	STOREFRONT	ALUMINUM	1	ALUM.	15'-6"	8'-0"	--	--	SPANDREL	
C	STOREFRONT	ALUMINUM	2	ALUM.	8'-10"	8'-0"	--	--	1" INSUL.	
D	STOREFRONT	ALUMINUM	2	ALUM.	8'-10"	8'-0"	--	--	1/4"	
E	STOREFRONT	ALUMINUM	3	ALUM.	5'-0"	8'-0"	--	--	1/4"	
F	STOREFRONT	ALUMINUM	3	ALUM.	5'-0"	8'-0"	--	--	1" INSUL.	
G	DOUBLE HUNG	VINYL	4	VINYL	6'-8"	6'-8"	67.14	34.74	3/4" INSUL.	??
H	DOUBLE HUNG	VINYL	5	VINYL	3'-4"	6'-8"	33.57	14.87	3/4" INSUL.	??
J	STOREFRONT	ALUMINUM	6	ALUM.	9'-8"	9'-8"	73.52	46.00	1" INSUL.	

GENERAL WINDOW NOTES:

1) STOREFRONT FRAMES SHALL BE KAWNEER OR EQUAL, THERMALLY BROKEN 2" X 4 1/2" ALUMINUM STOREFRONT SYSTEM

2) PROVIDE 1" INSULATED GLAZING AT ALL EXTERIOR WINDOW LOCATIONS: 1/4" CLEAR INTERIOR GLASS, 1/2" AIRSPACE, 1/4" EXTERIOR GLASS WITH REFLECTIVE FINISH AS SELECTED BY OWNER.

3) WINDOW MANUFACTURER SHALL PROVIDE WINDOWS THAT MEET THE INTERNATIONAL BUILDING CODE CRITERIA FOR GLASS & GLAZING [CHAPETER 24] - WIND LOAD FOR PROJECT = 90 mph [3 SECOND GUST].

4) MANUFACTURER TO VERIFY WINDOW ROUGH OPENING SIZES IN FIELD PRIOR TO FABRICATION. SUBMIT SHOP DRAWINGS FOR ARCHITECT TO REVIEW PRIOR TO FABRICATION.

5) ALL GLAZING OF WINDOWS SHALL MEET OR EXCEED THE SAFETY REQUIREMENTS OF ALL APPLICABLE CODES. PROVIDE SAFETY OR TEMPERED GLASS IN ALL LOCATIONS WHICH REQUIRE THE USE OF SAME.

6) FIXED GLAZED PANELS WITHIN 24" OF DOOR EDGES SHALL BE PROVIDED WITH SAFETY GLAZING THAT MEETS "CPSC 16CFR, 1202 STANDARDS.

7) SUBMIT COLOR SAMPLES FOR OWNER APPROVAL PRIOR TO FABRICATION.

8) RUBBER SETTING BLOCKS SHALL BE PROVIDED & INSTALLED AS PER MANUFACTURER SPECIFICATIONS.

9) MANUFACTURER SPECIFICATIONS SHALL BE FOLLOWED FOR FURTHER INFORMATION ON INSTALLATION, ASSEMBLY, JOINERY, SEALING, VENTING, ETC.

10) GLAZING WITHIN 36" OF WALKING SURFACE AND WITH PANES GREATER THAN NINE (9) SQUARE FEET IN AREA AND LESS THAN 18" ABOVE FLOOR SHALL BE PROVIDED
W/ SAFETY GLAZING THAT MEETS "CPSC 16CFR; 1201 STANDARDS".

11) SEE OVERALL BUILDING FLOOR PLANS FOR WINDOW LOCATIONS.

12) PROVIDE JAMB EXTENSIONS AS REQUIRED PER WALL DEPTH / INSTALLATION DETAIL.

13) PROVIDE ROUGH OPENINGS AS NECESSARY FOR DIFFERING WALL TYPES / FINISHES.

14) ALL FIXED FENESTRATIONS SHALL HAVE A MINIMUM U-FACTOR OF 0.38 PER 2018 INTERNATIONAL ENERGY CONSERVATION CODE.

15) ALL OPERABLE FENESTRATIONS SHALL HAVE A MINIMUM U-FACTOR OF 0.45 PER 2018 INTERNATIONAL ENERGY CONSERVATION CODE.

16) ALL ENTRANCE DOOR FENESTRATIONS SHALL HAVE A MINIMUM U-FACTOR OF 0.77 PER 2018 INTERNATIONAL ENERGY CONSERVATION CODE.

17) ALL FENESTRATIONS SHALL HAVE A MINIMUM SHGC OF 0.40 PER 2018 INTERNATIONAL ENERGY CONSERVATION CODE.

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PROJECT

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MULTI-FAMILY DEVELOPMENT
PALATIINE, ILLINOIS 60067

DRAWING TITLE

WINDOW SCHED. & DETAILS

FILE NAME 4102-A601
DRAWN BY RDL DATE 5.19.23

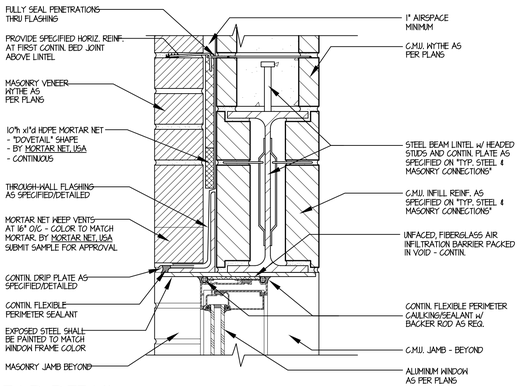
NO.	REVISED PER	DATE	BY

JOB NO. 410221

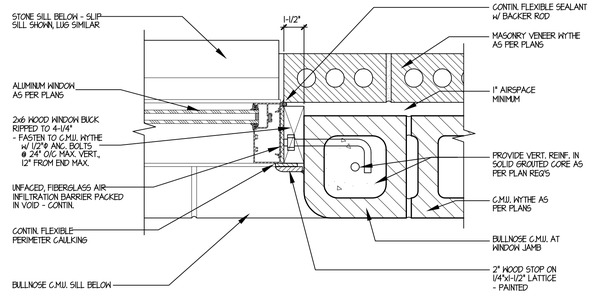
SHEET NO. A.601
OF 52

PROFESSIONAL DESIGN FIRM LICENSE #184-002934

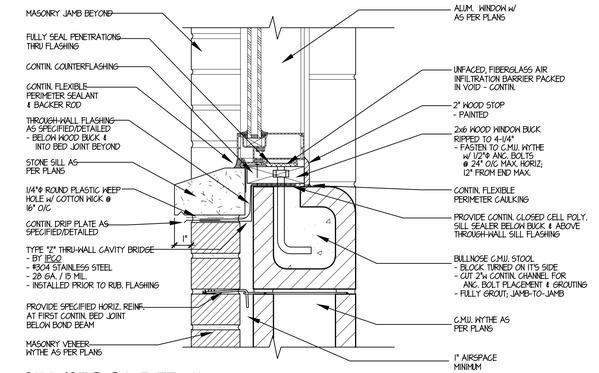
Attachment: 4102 - Final Architectural Plans - The Trieuth at Palatine building (101 W. Palatine Road - Final Planned Development)



HEAD DETAIL



JAMB DETAIL



SILL/STOOL DETAIL

TYPICAL WINDOW DETAIL AT MASONRY OPENING

2 / A.605

NOT TO SCALE

- ALUMINUM WINDOW W/ C.M.U. REVEAL
- OTHER OPENINGS SIMILAR

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PALATINE, ILLINOIS 60067

DRAWING TITLE

TYPICAL WINDOW DETAILS

FILE NAME 4102-A602
DRAWN BY RDL DATE 5.19.23

NO.	REVISED PER	DATE	BY

JOB NO. 410221

SHEET NO. A.602
OF 52

PROFESSIONAL DESIGN FIRM LICENSE #184-002934

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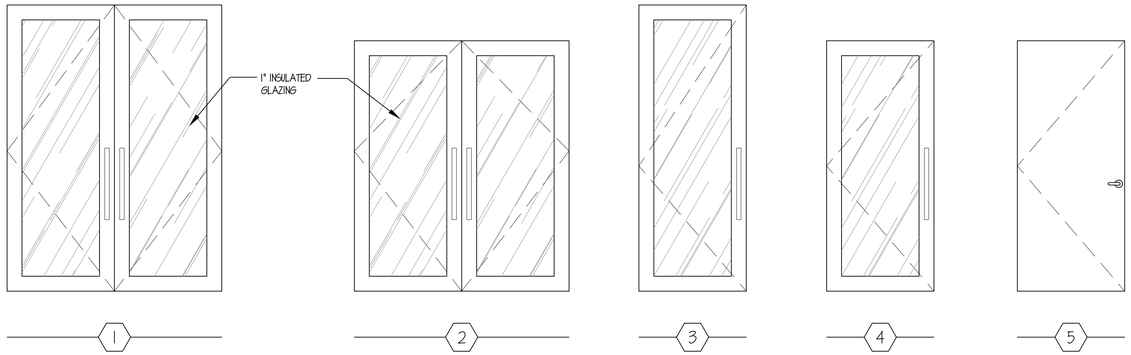
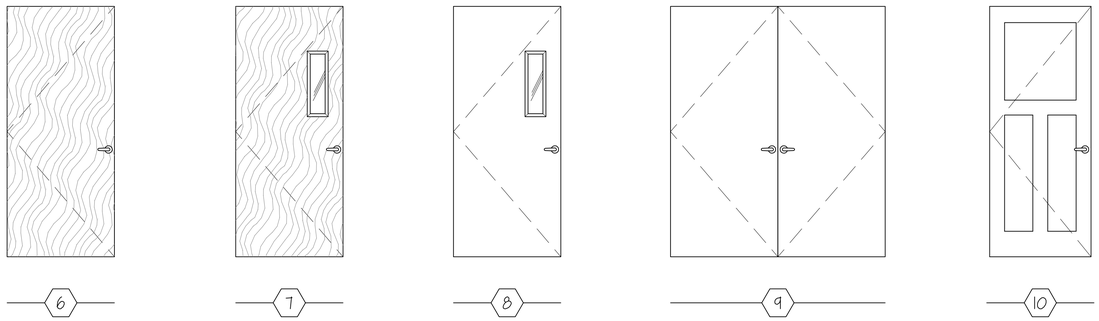
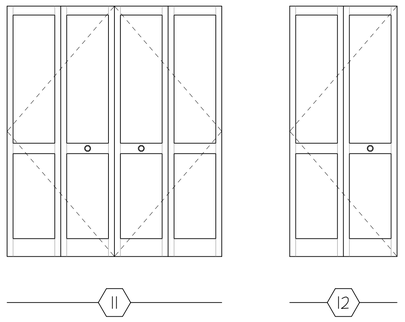
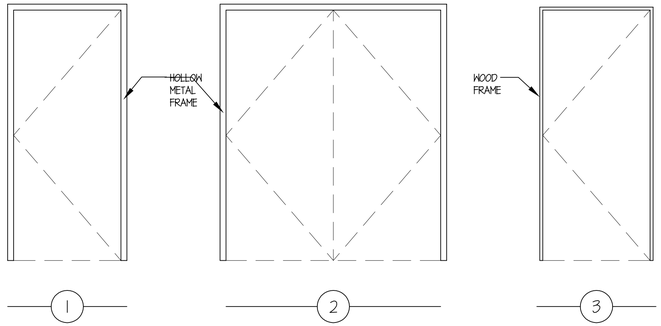






DOOR TYPES

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



FRAME TYPES

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

DOOR SCHEDULE

TAG	TYPE	CONFIGURATION	WIDTH	HEIGHT	THICKNESS	FIRE RATING	MATERIAL	FINISH	FRAME TYPE	FRAME MATERIAL	FRAME FINISH	COMMENTS
A	1	PAIR - SWING	6'-0"	8'-0"	1 3/4"	NONE	ALUMINUM / GLASS	N/A	PER WINDOW SCHEDULE			
B	5	SWING	3'-0"	7'-0"	1 3/4"	NONE	INSULATED METAL	PAINT	1	H.M.	PAINT	
C	5	SWING	3'-0"	7'-0"	1 3/4"	NONE	INSULATED METAL	PAINT	1	H.M.	PAINT	
D	1	PAIR - SWING	6'-0"	8'-0"	1 3/4"	NONE	ALUMINUM / GLASS	N/A	PER WINDOW SCHEDULE			
E	5	SWING	3'-0"	7'-0"	1 3/4"	NONE	HOLLOW METAL	PAINT	1	H.M.	PAINT	
F	6	SWING	3'-0"	7'-0"	1 3/4"	45 MIN.	WOOD	STAIN	1	H.M.	PAINT	
G	4	SWING	3'-0"	7'-0"	1 3/4"	NONE	ALUMINUM / GLASS	N/A	PER WINDOW SCHEDULE			
H	4	SWING	3'-0"	7'-0"	1 3/4"	NONE	ALUMINUM / GLASS	N/A	PER WINDOW SCHEDULE			
J	7	SWING	3'-0"	7'-0"	1 3/4"	45 MIN.	WOOD	STAIN	1	H.M.	PAINT	
K	8	SWING	3'-0"	7'-0"	1 3/4"	45 MIN.	INSULATED METAL	PAINT	1	H.M.	PAINT	
L	9	PAIR - SWING	6'-0"	7'-0"	1 3/4"	NONE	INSULATED METAL	PAINT	2	H.M.	PAINT	
M	6	SWING	3'-0"	7'-0"	1 3/4"	NONE	WOOD	STAIN	1	H.M.	PAINT	
N	7	SWING	3'-0"	7'-0"	1 3/4"	NONE	WOOD	STAIN	1	H.M.	PAINT	
P	4	SWING	3'-0"	7'-0"	1 3/4"	NONE	ALUMINUM / GLASS	N/A	1	H.M.	PAINT	
Q	2	PAIR - SWING	6'-0"	7'-0"	1 3/4"	NONE	ALUMINUM / GLASS	N/A	2	H.M.	PAINT	
R	10	SWING	3'-0"	7'-0"	1 3/4"	45 MIN.	WOOD	PAINT	1	H.M.	PAINT	
S	10	SWING	2'-10"	7'-0"	1 3/4"	NONE	WOOD	PAINT	3	WOOD	PAINT	
T	10	SWING	2'-10"	7'-0"	1 3/4"	NONE	WOOD	PAINT	3	WOOD	PAINT	
U	10	SWING	2'-10"	7'-0"	1 3/4"	NONE	WOOD	PAINT	3	WOOD	PAINT	
V	11	BI-FOLD	6'-0"	7'-0"	1 3/4"	NONE	WOOD	PAINT	3	WOOD	PAINT	
W	3	SWING	3'-0"	8'-0"	1 3/4"	NONE	ALUMINUM / GLASS	N/A	PER WINDOW SCHEDULE			
Y	12	BI-FOLD	2'-6"	7'-0"	1 3/4"	NONE	WOOD	PAINT	3	WOOD	PAINT	
Z	11	BI-FOLD	5'-0"	7'-0"	1 3/4"	NONE	WOOD	PAINT	3	WOOD	PAINT	

HARDWARE NOTE:

1) COORDINATE ALL HARDWARE SETS WITH OWNER AND PROVIDE AS PER ALL CODE AND ADA REQUIREMENTS. ALL SHALL BE PROVIDED WITH THE HARDWARE REQUIRED FOR PROPER APPLICATION AND FUNCTIONALITY.

GENERAL DOOR NOTES / REMARKS

1) ALL GLAZING OF DOORS & WINDOWS SHALL MEET OR EXCEED THE SAFETY REQUIREMENTS OF ALL APPLICABLE CODES. PROVIDE SAFETY OR TEMPERED GLASS IN ALL LOCATIONS WHICH REQUIRE THE USE OF SAME.

2) FIXED GLAZED PANELS WITHIN 24" OF DOOR EDGES SHALL BE PROVIDED W/ SAFETY GLAZING THAT MEETS "CPSC 16CFR; 1201 STANDARDS".

3) GLAZING WITHIN 36" OF WALKING SURFACE AND WITH PANES GREATER THAN NINE (9) SQUARE FEET IN AREA AND LESS THAN 18" ABOVE FLOOR SHALL BE PROVIDED W/ SAFETY GLAZING THAT MEETS "CPSC 16CFR; 1201 STANDARDS".

4) CONTRACTOR SHALL COORDINATE KEYING REQUIREMENTS WITH OWNER. PROVIDE "KEYED-ALIKE" ENTRIES AS REQUIRED.

5) ALL EXTERIOR DOORS TO HAVE TAMPER PROOF HINGES, THRESHOLDS, WEATHER-STRIPPING AT ALL EDGES & LOCK GUARDS.

6) THRESHOLDS AT DOORWAYS SHALL NOT EXCEED 1/2" IN HEIGHT. RAISED THRESHOLDS AND FLOOR LEVEL CHANGES AT ACCESSIBLE DOORWAYS SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1:2 (IAC 400.310 (J)(1)).

7) PROVIDE A MIN. OF 4" FROM FINISHED WALL TO FINISHED JAMB AT ALL DOOR OPENINGS FOR APPLIED DOOR CASING AS REQ. - V.I.F.

8) THE MAXIMUM FORCE FOR PUSHING OR PULLING OPEN A DOOR SHALL BE AS FOLLOWS:
   - EXTERIOR HINGED DOORS - 8.5 LBF
   - INTERIOR HINGED DOORS - 5 LBF
   - SLIDING OR FOLDING DOORS - 5 LBF
   - THESE DO NOT APPLY TO RETRACT LATCH BOLTS OR DISENGAGE OTHER DEVICES THAT MAY HOLD THE DOOR IN A CLOSED POSITION. (IAC 400.310 (J)(10)).

9) PROVIDE 1" THROW DEAD BOLT MADE OF HARDENED MATERIAL IN ALL LOCKS.

10) LOCK CYLINDERS SHALL PREVENT DISSASEMBLY FROM THE EXTERIOR.

11) TWO 1" VERTICAL BOLTS W/ STRIKE PLATES SHALL BE INSTALLED IN DOUBLE DOORS WITH INACTIVE LEAFS.

12) METAL STRIKE PLATES WITH A THICKNESS OF .062 INCHES ARE REQUIRED FOR ALL LOCKING DEVICES.

13) CUT SWING DOOR HINGES SHALL BE EQUIPPED WITH NON-REMOVABLE HINGE PINS.

14) HINGES AND STRIKE PLATES WILL BE ATTACHED TO THE JAMB USING AT LEAST NO. 8 SCREWS, AND PENETRATING AT LEAST 2" INTO THE SOLID BACKING BEYOND.

15) KEYED LOCKS SHALL HAVE A MINIMUM OF 5 TUMBLERS.

16) A DOOR VIEWER SHALL BE EQUIPPED IN ANY EXTERIOR DOOR THAT IS NOT EQUIPPED WITH GLAZING, AND ALLOW FOR 180 DEGREE VIEWING.

17) EXIT DEVICES ON SECONDARY EXTERIOR DOORS SHOULD BE EQUIPPED SO THAT KEYS ARE REQUIRED TO ENTER, AND PANIC BARS TO EXIT. THEY SHOULD ALSO BE EQUIPPED WITH AUTOMATIC CLOSERS AND DOOR VIEWERS.

18) METAL STRIKE PLATES WITH A THICKNESS OF .062 INCHES ARE REQUIRED FOR ALL LOCKING DEVICES.

19) LOCKS SHALL BE INSTALLED ON ALL WINDOWS SO THAT HARDWARE CAN NOT BE REMOVED FROM THE EXTERIOR.

20) AT ALL HAZARDOUS DOORS INDICATE TACTILE WARNINGS ON DOORS TO HAZARDOUS AREAS PER IAC SECTION 400.310 (L).

21) SIDELIGHTS @ ALL DOORS TO BE TEMPERED GLASS.

22) ALL FRAMES TO HAVE SILENCERS.

23) ALL CLOSERS ON RATED SOLID CORE WOOD DOORS TO BE THRU BOLTED.

24) PROVIDE CODE COMPLIANT HARDWARE (HANDICAPPED, EGRESS, ETC...) AS REQUIRED AND PER OWNER'S SELECTION.

25) TACTILE EXIT WALL SIGNAGE SHALL BE INSTALLED ADJACENT TO EACH DOOR LEADING TO AN EXIT DISCHARGE, PER IBC SECTION 1011.3

26) DOOR HARDWARE SHALL BE CAPABLE OF OPERATION WITH USE OF ONE (1) HAND AND SHALL NOT REQUIRE TIGHT PINCHING, TIGHT GRASPING OR TWISTING OF THE WRIST TO OPERATE.
   - THUMBTURN DEADBOLTS ARE PROHIBITED; LEVER OR PADDLE DEADBOLT RELEASES ARE ACCEPTABLE.

27) ALL ENTRANCE DOOR FENESTRATIONS SHALL HAVE A MINIMUM U-FACTOR OF 0.77 PER 2015 INTERNATIONAL ENERGY CONSERVATION CODE.

28) ALL EGRESS DOORS ARE TO USE KEYLESS LOCKSETS ON THE EGRESS SIDE; NO FLUSH BOLTS, DEAD OR DRAW BOLTS, ETC. WILL BE ALLOWED.

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PROJECT

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MULTI-FAMILY DEVELOPMENT
PALATINE, ILLINOIS 60067

DRAWING TITLE

DOOR SCHEDULE & GEN. NOTES

FILE NAME 4102-A.603
DRAWN BY RDL DATE 5.19.23

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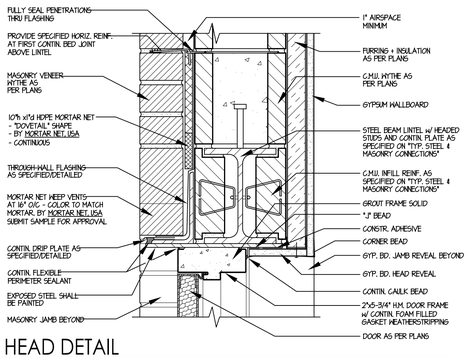
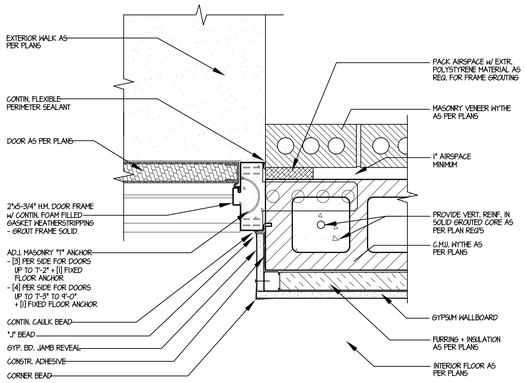
OF 52

PROFESSIONAL DESIGN FIRM LICENSE #184-002934

Attachment: 4102 - Final Architectural Plans - The Trieuth at Palatine building (101 W. Palatine Road - Final Planned Development)



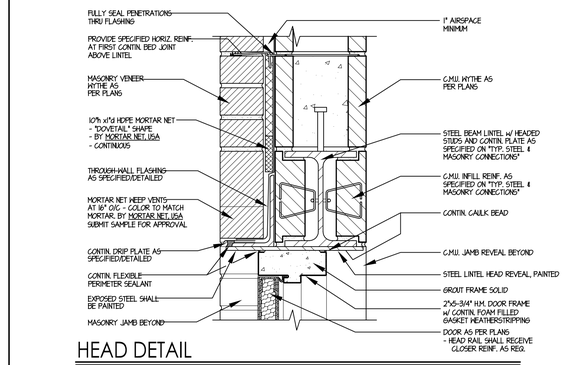
HEAD DETAIL



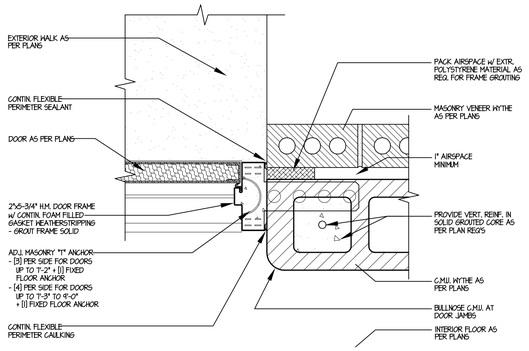
JAMB DETAIL

1 A603 DOOR DETAIL AT MASONRY OPENING

NOT TO SCALE — DRYWALL REVEAL



HEAD DETAIL



JAMB DETAIL

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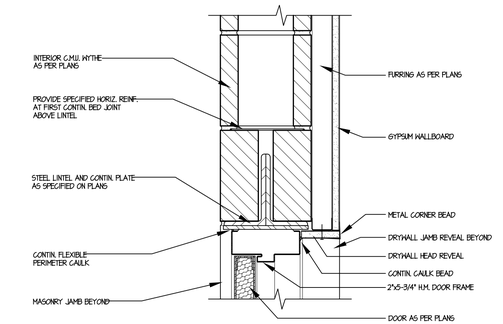
NOT TO SCALE — UNFINISHED REVEAL



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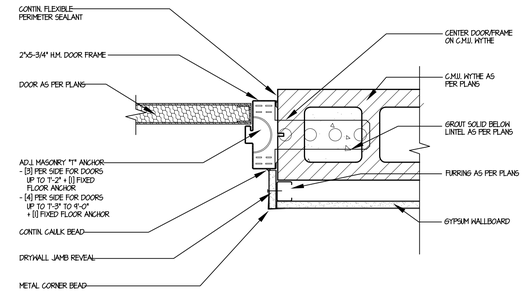
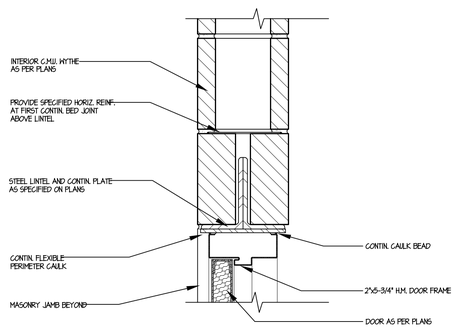


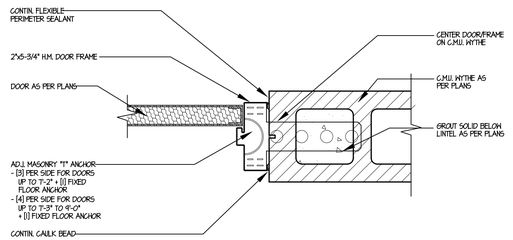
JAMB DETAIL

3 A603 DOOR DETAIL AT MASONRY OPENING

NOT TO SCALE — DRYWALL REVEAL, INTERIOR PARTITION/WALL



HEAD DETAIL



JAMB DETAIL

4 A603 DOOR DETAIL AT MASONRY OPENING

NOT TO SCALE — NO REVEAL, INTERIOR PARTITION/WALL

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NORTHFIELD, ILLINOIS 60693

PROJECT

THE TRIEUTH AT PALATINE

MULTI-FAMILY DEVELOPMENT
PALATINE, ILLINOIS 60067

DRAWING TITLE

TYPICAL DOOR DETAILS

FILE NAME 4102-A604
DRAWN BY RDL DATE 5.19.23

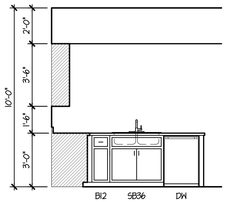
NO.	REVISED PER	DATE	BY

JOB NO. 410221

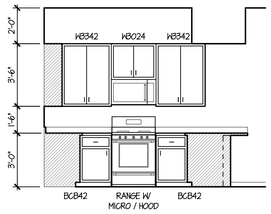
SHEET NO. A.604
OF 52

PROFESSIONAL DESIGN FIRM LICENSE # 184-002934

Attachment: 4102 - Final Architectural Plans - The Trieuth at Palatine building (101 W. Palatine Road - Final Planned Development)



1 KITCHEN



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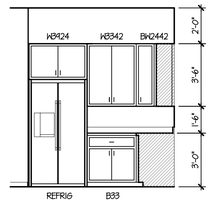
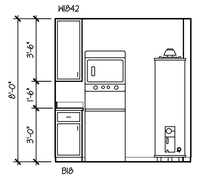
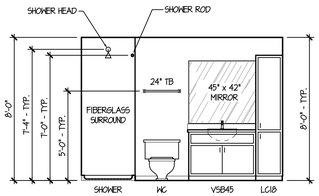


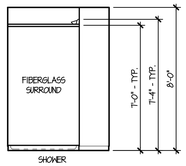
3 KITCHEN



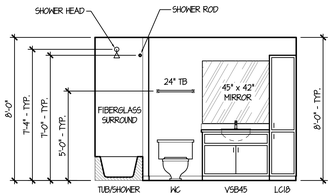
4 MECHANICAL



5 BATH 1



6 BATH 1



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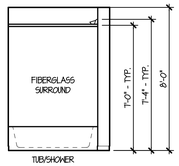
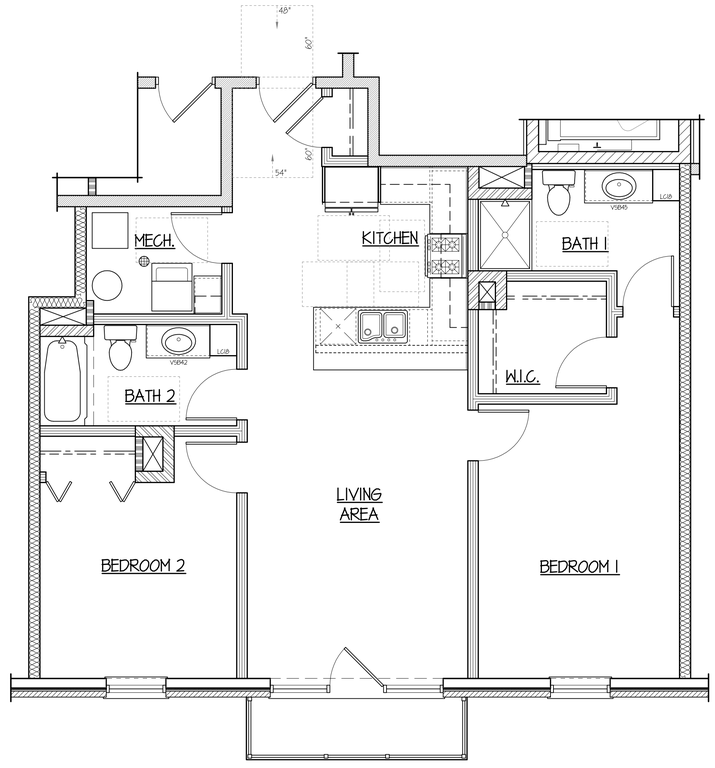


8 BATH 2

UNIT '201/301' INTERIOR ELEVATIONS

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



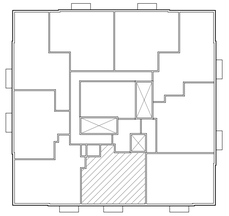
UNITS 201 & 301 - ADA FLOOR CLEARANCES

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

PLAN KEY NOTES

1	12" CLOSET SHELF & ROD	9	2 COMPARTMENT SINK WITH GARBAGE DISPOSAL
2	STACKED WASHER & DRYER	10	DISHWASHER
3	WATER HEATER PER MECHANICAL PLANS	11	2x4 UNDER COUNTER PLUMBING WALL
4	FURNACE PER MECHANICAL PLANS	12	GRAY BOX PER PLUMBING PLANS
5	60" x 32" TUB / SHOWER COMBO	13	FLOOR DRAIN
6	48" x 36" SHOWER BASE AND SURROUND	14	42" ALUMINUM GUARDRAIL AT BALCONIES
7	36" REFRIGERATOR / FREEZER	15	BALCONY DECKING PER DETAIL
8	30" RANGE WITH MICROWAVE / HOOD COMBO ABOVE	16	5-SHELF LINEN CLOSET

KEY PLAN



INTERIOR PARTITION TYPES

MW-1 — 8" C.M.U.
2-HOUR RATING
- BASED ON U.L. LISTING "U-905"

WF-1 — WALL FURRING, 2x4 WOOD STUDS @ 16" O.C.
1" RIGID INSULATION (MIN. R-3.8).
R-13 CAVITY INSULATION & 5/8" GYP. BD.

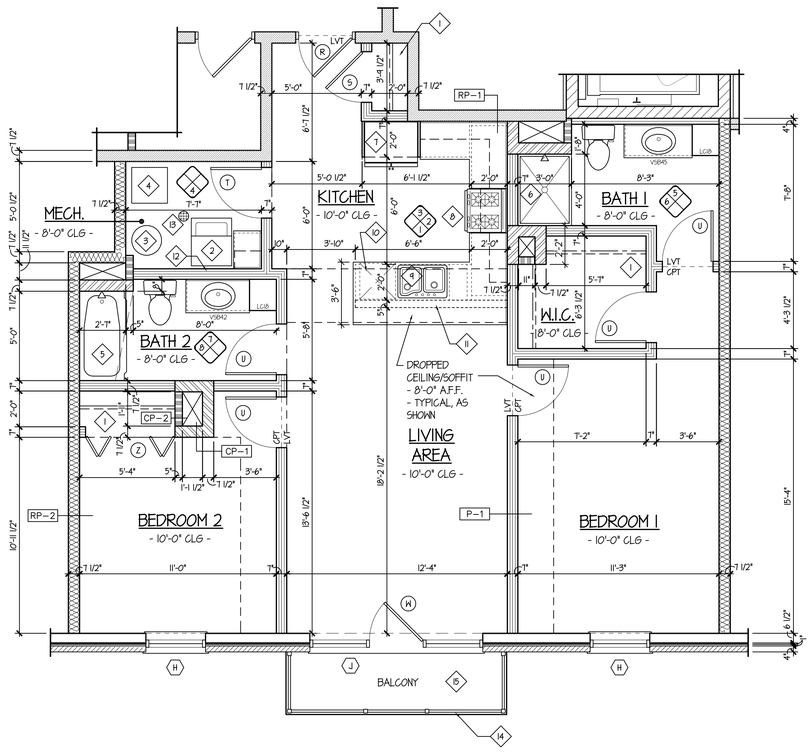
RP-1 — UNIT-TO-COMMON AREA SEPARATION WALL,
1-HOUR RATED 2x6 WOOD STUD WALL,
@ 16" O.C., U.N.O. PER STRUCTURAL DRAWINGS
W/ 3" MINERAL FIBER INSULATION
MIN. STC RATING = 50
- BASED ON U.L. LISTING "U-311"

RP-2 — UNIT-TO-UNIT SEPARATION WALL,
1-HOUR RATED 2x6 WOOD STUD WALL,
@ 16" O.C., U.N.O. PER STRUCTURAL DRAWINGS
W/ 3" MINERAL FIBER INSULATION
MIN. STC RATING = 50
- BASED ON U.L. LISTING "U-311"

CP-1 — CHASE PARTITION WALL
1-HOUR RATED 2x6 WOOD STUD WALL,
@ 16" O.C., U.N.O. PER STRUCTURAL DRAWINGS
W/ 3" MINERAL FIBER INSULATION
MIN. STC RATING = 50
- BASED ON U.L. LISTING "U-311"

CP-2 — CHASE PARTITION WALL
1-HOUR RATED 3-5/8", 18g METAL STUD WALL,
@ 16" O.C., U.N.O. PER STRUCTURAL DRAWINGS
W/ 3-1/2" S.A. BATT INSULATION
W/ (2) LAYERS OF 5/8" TYPE 'X' GYP. BD. ON
OUTER SIDE OF CHASE
- BASED ON U.L. LISTING "U-419"

P-1 — INTERIOR UNIT PARTITION WALL
2x6 WOOD STUDS @ 16" O.C.
W/ 5/8" GYP. BD., EACH SIDE



UNITS 201 & 301

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

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PROJECT

THE TRIEUTH AT PALATINE

MULTI-FAMILY DEVELOPMENT
PALATINE, ILLINOIS 60067

DRAWING TITLE

UNITS 201 & 301
PLANS & DETAILS

FILE NAME 4102-A701
DRAWN BY RDL DATE 5.19.23

NO.	REVISED PER	DATE	BY

JOB NO. 410221

SHEET NO. A.701
OF 52

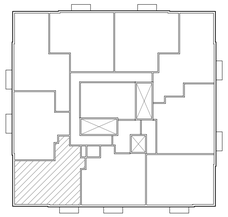
PROFESSIONAL DESIGN FIRM LICENSE #184-002934

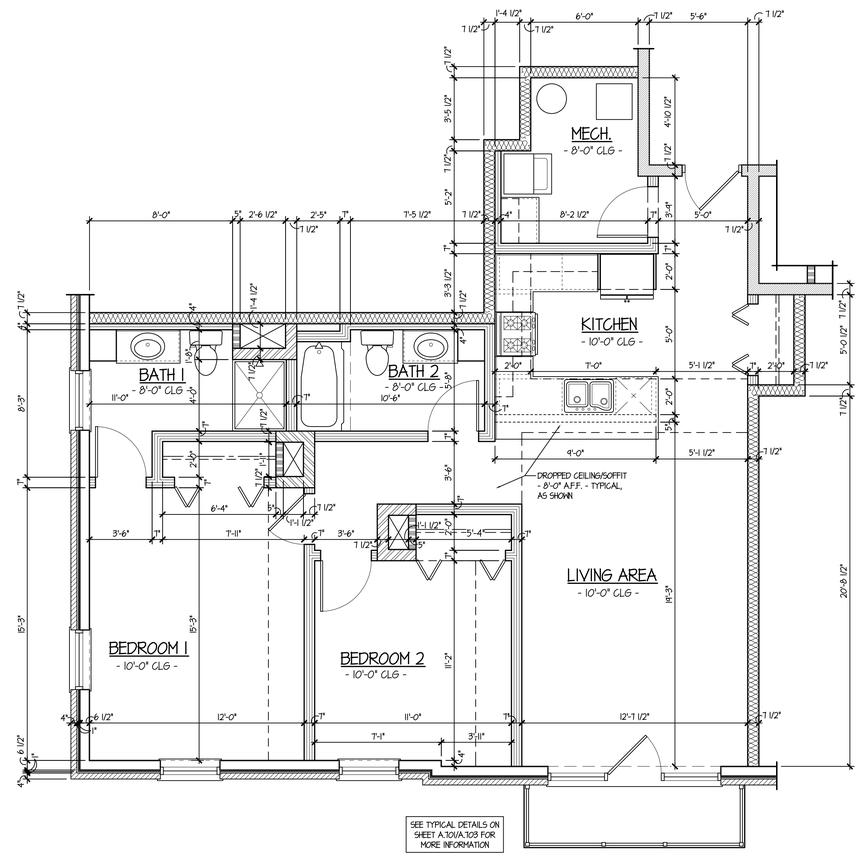
Attachment: 4102 - Final Architectural Plans - The Trieuth at Palatine building (101 W. Palatine Road - Final Planned Development)

PLAN KEY NOTES

1	12" CLOSET SHELF & ROD	9	2 COMPARTMENT SINK WITH GARBAGE DISPOSAL
2	STACKED WASHER & DRYER	10	DISHWASHER
3	WATER HEATER PER MECHANICAL PLANS	11	2x4 UNDER COUNTER PLUMBING WALL
4	FURNACE PER MECHANICAL PLANS	12	GRAY BOX PER PLUMBING PLANS
5	60" x 32" TUB / SHOWER COMBO	13	FLOOR DRAIN
6	60" x 36" SHOWER BASE AND SURROUND	14	42" ALUMINUM GUARDRAIL AT BALCONIES
7	36" REFRIGERATOR / FREEZER	15	BALCONY DECKING PER DETAIL
8	30" RANGE WITH MICROWAVE / HOOD COMBO ABOVE	16	5-SHELF LINEN CLOSET

KEY PLAN





UNITS 202 & 302

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

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NORTHFIELD, ILLINOIS 60693

PROJECT

THE TRIEUTH AT PALATINE

MULTI-FAMILY DEVELOPMENT
PALATINE, ILLINOIS 60067

DRAWING TITLE

UNITS 202 & 302
PLANS & DETAILS

FILE NAME 4102-A702
DRAWN BY RDL DATE 5.19.23

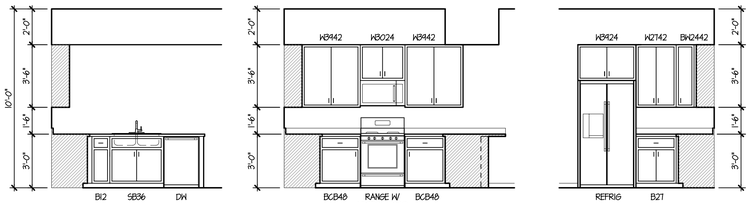
NO.	REVISED PER	DATE	BY

JOB NO. 410221

SHEET NO. A.702
OF 52

PROFESSIONAL DESIGN FIRM LICENSE #184-002934

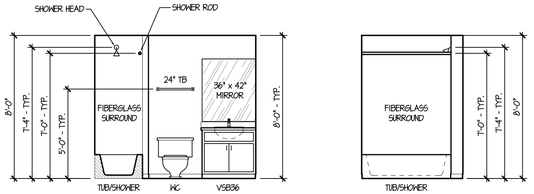
Attachment: 4102 - Final Architectural Plans - The Trieuth at Palatine building (101 W. Palatine Road - Final Planned Development)



1 KITCHEN

2 KITCHEN

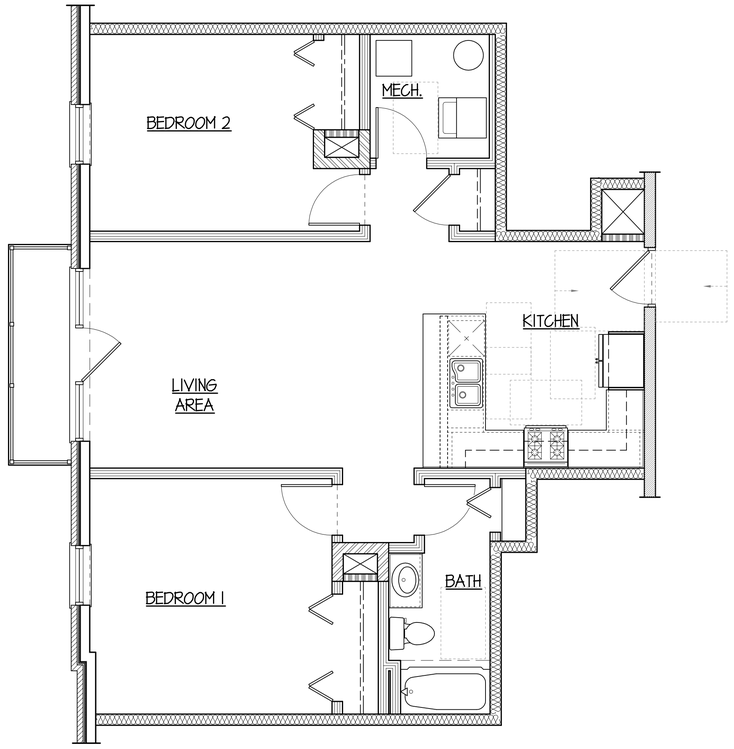
3 KITCHEN



4 BATH 2

5 BATH 2

UNIT '203/303' INTERIOR ELEVATIONS



UNITS 203 & 303

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

PLAN KEY NOTES

1	12" CLOSET SHELF & ROD	9	2 COMPARTMENT SINK WITH GARBAGE DISPOSAL
2	STACKED WASHER & DRYER	10	DISHWASHER
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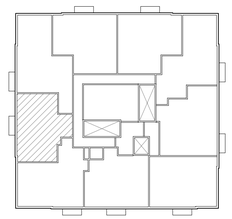
8	30" RANGE WITH MICROWAVE / HOOD COMBO ABOVE	16	5-SHELF LINEN CLOSET

KEY PLAN



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- BASED ON U.L. LISTING "U-905"

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W/ 3" MINERAL FIBER INSULATION
MIN. STC RATING = 50
- BASED ON U.L. LISTING "U-311"

RP-2 — UNIT-TO-UNIT SEPARATION WALL,
1-HOUR RATED 2x6 WOOD STUD WALL,
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CP-2 — CHASE PARTITION WALL
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W/ 3-1/2" S.A. BATT INSULATION
W/ (2) LAYERS OF 5/8" TYPE 'X' GYP. BD. ON
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2x6 WOOD STUDS @ 16" O.C.
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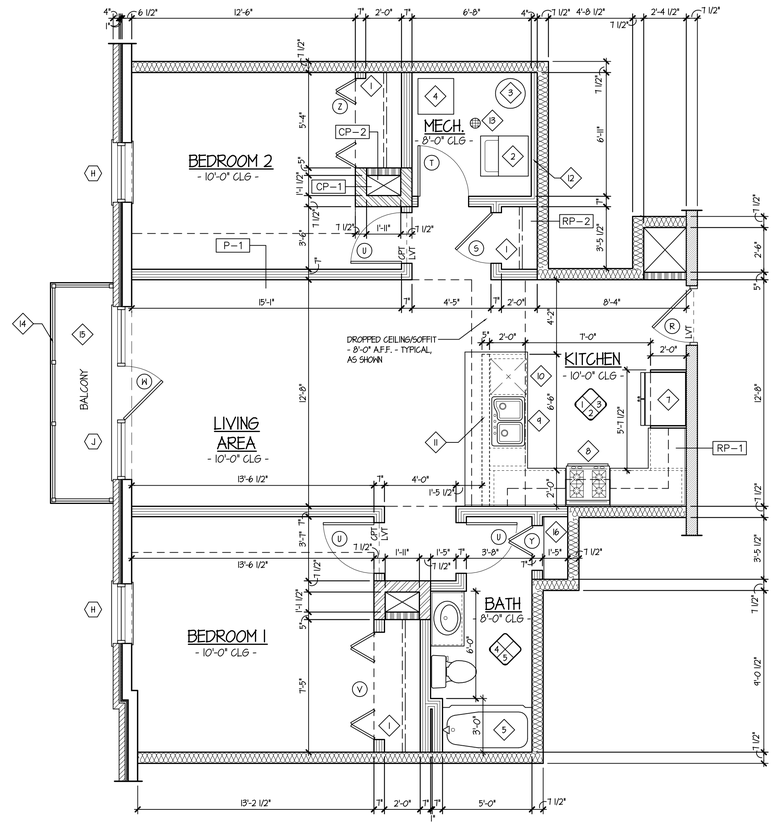

UNITS 203 & 303

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

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PROJECT

THE TRIEUTH AT PALATINE
MULTI-FAMILY DEVELOPMENT
PALATINE, ILLINOIS 60067

DRAWING TITLE

UNITS 203 & 303
PLANS & DETAILS

FILE NAME 4102-A703
DRAWN BY RDL DATE 5.19.23

NO.	REVISED PER	DATE	BY

JOB NO. 410221

SHEET NO. A.703
OF 52

PROFESSIONAL DESIGN FIRM LICENSE #184-002934

Attachment: 4102 - Final Architectural Plans - The Trieuth at Palatine building (101 W. Palatine Road - Final Planned Development)

PLAN KEY NOTES

1	12" CLOSET SHELF & ROD	9	2 COMPARTMENT SINK WITH GARBAGE DISPOSAL
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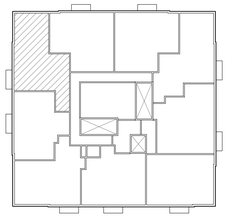
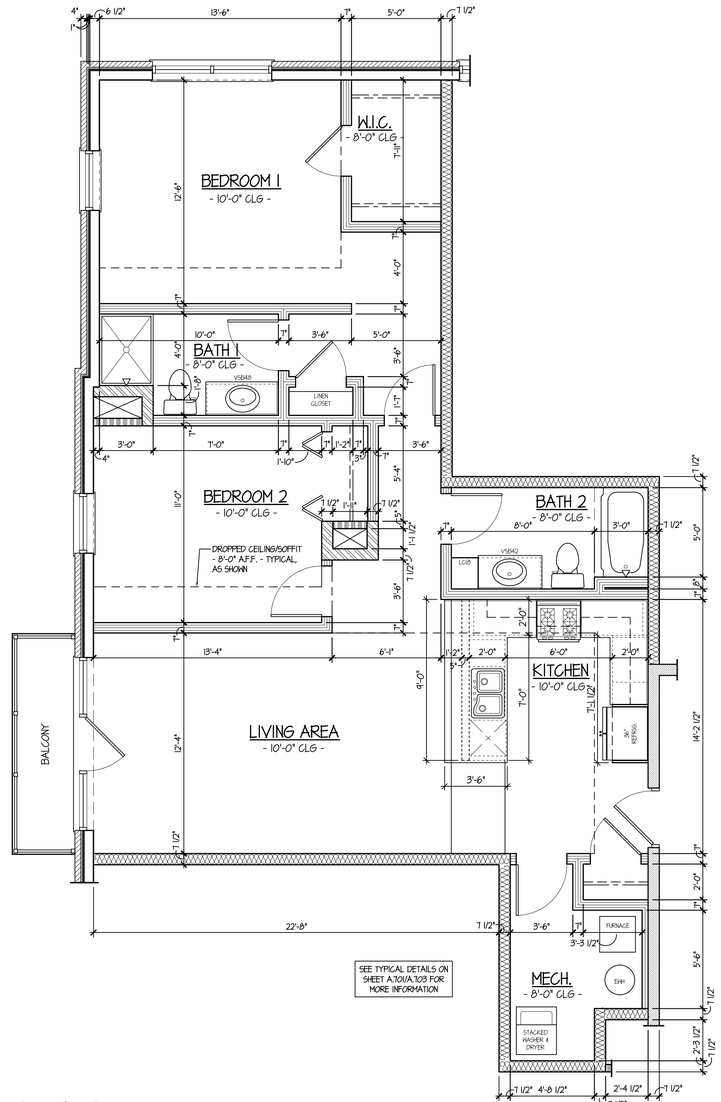
KEY PLAN





UNITS 204 & 304

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

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NORTHFIELD, ILLINOIS 60693

PROJECT

THE TRIEUTH AT PALATINE

MULTI-FAMILY DEVELOPMENT
PALATINE, ILLINOIS 60067

DRAWING TITLE

UNITS 204 & 304
PLANS & DETAILS

FILE NAME 4102-A704
DRAWN BY RDL DATE 5.19.23

NO.	REVISED PER	DATE	BY

JOB NO. 410221

SHEET NO. A.704
OF 52

PROFESSIONAL DESIGN FIRM LICENSE #184-002934

Attachment: 4102 - Final Architectural Plans - The Trieuth at Palatine building (101 W. Palatine Road - Final Planned Development)

PLAN KEY NOTES

1	12" CLOSET SHELF & ROD	9	2 COMPARTMENT SINK WITH GARBAGE DISPOSAL
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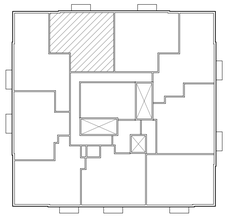
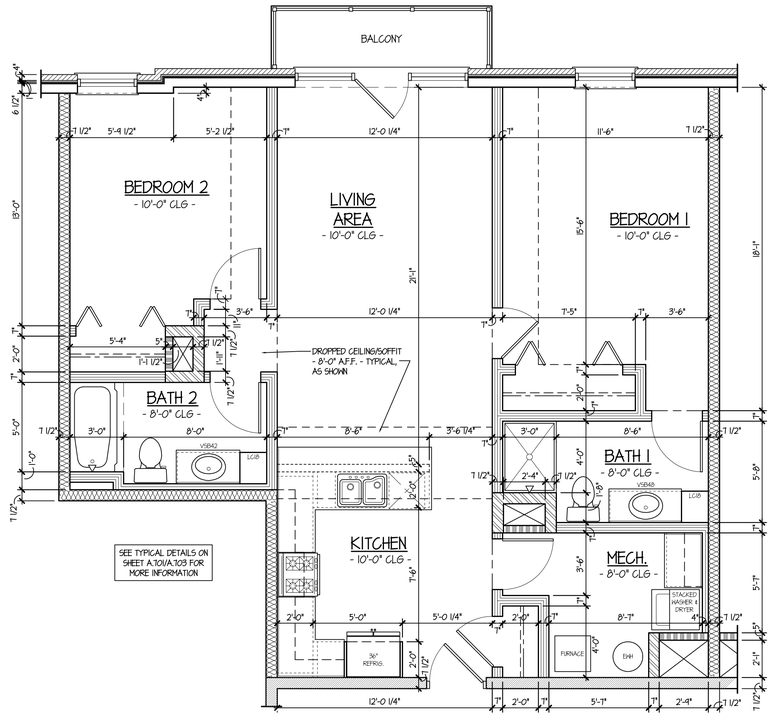
8	30" RANGE WITH MICROWAVE / HOOD COMBO ABOVE	16	5-SHELF LINEN CLOSET

KEY PLAN





UNITS 205 & 305

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

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CLIENT

NORTHSHORE DEVELOPMENT GRP.
1963 PINE STREET
NORTHFIELD, ILLINOIS 60693

PROJECT

THE TRIEUTH AT PALATINE

MULTI-FAMILY DEVELOPMENT
PALATINE, ILLINOIS 60067

DRAWING TITLE

UNITS 205 & 305
PLANS & DETAILS

FILE NAME 4102-A705
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JOB NO. 410221

SHEET NO. A.705
OF 52

PROFESSIONAL DESIGN FIRM LICENSE #184-002934

Attachment: 4102 - Final Architectural Plans - The Trieuth at Palatine building (101 W. Palatine Road - Final Planned Development)

PLAN KEY NOTES

1	12" CLOSET SHELF & ROD	9	2 COMPARTMENT SINK WITH GARBAGE DISPOSAL
2	STACKED WASHER & DRYER	10	DISHWASHER
3	WATER HEATER PER MECHANICAL PLANS	11	2x4 UNDER COUNTER PLUMBING WALL
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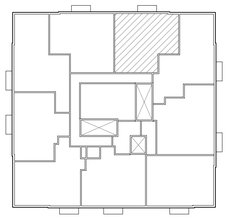

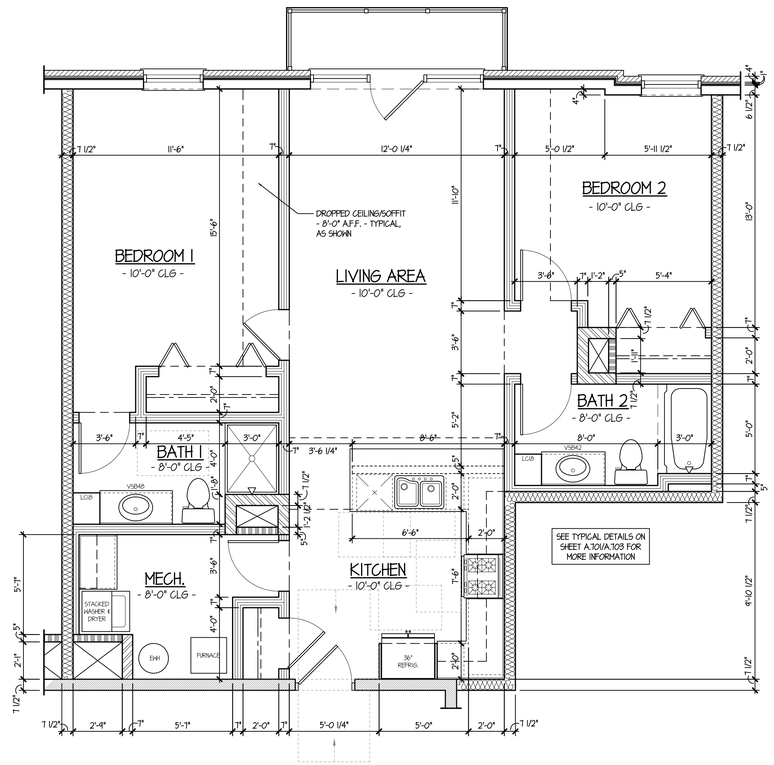

UNITS 206 & 306

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PROFESSIONAL DESIGN FIRM LICENSE # 184-002934

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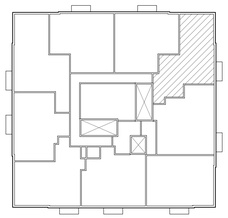

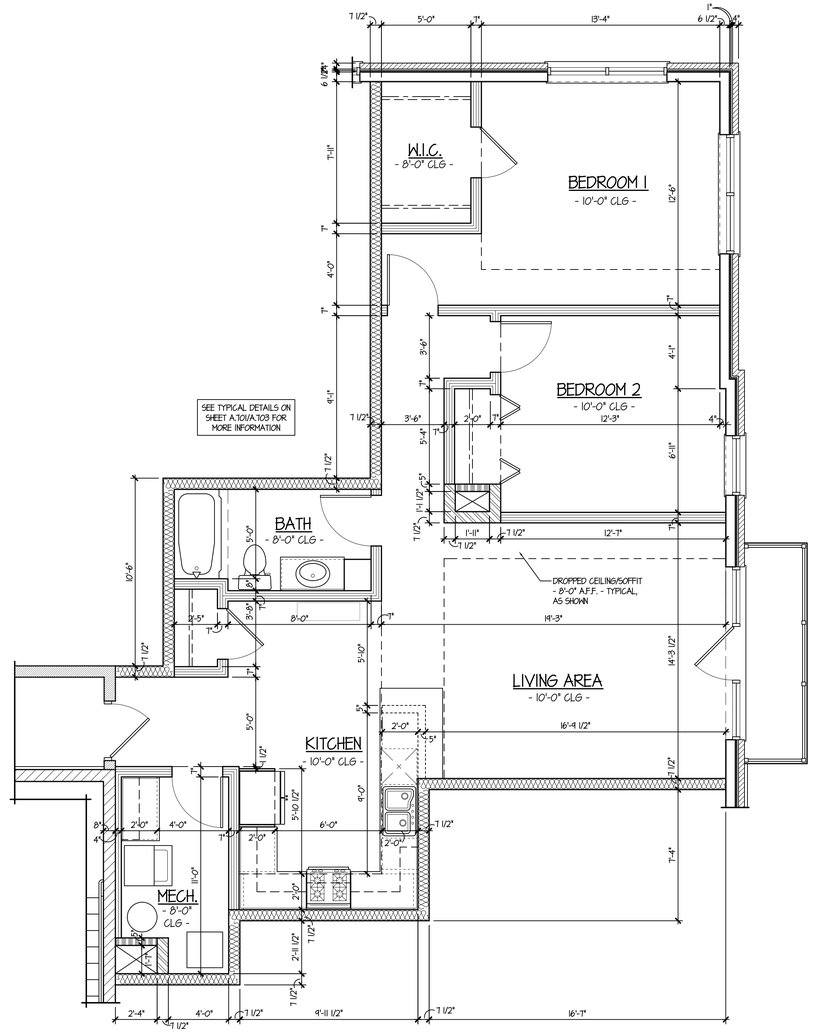

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SHEET NO. A.707
OF 52

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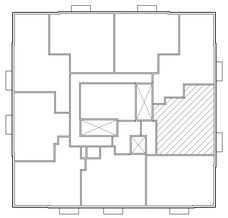

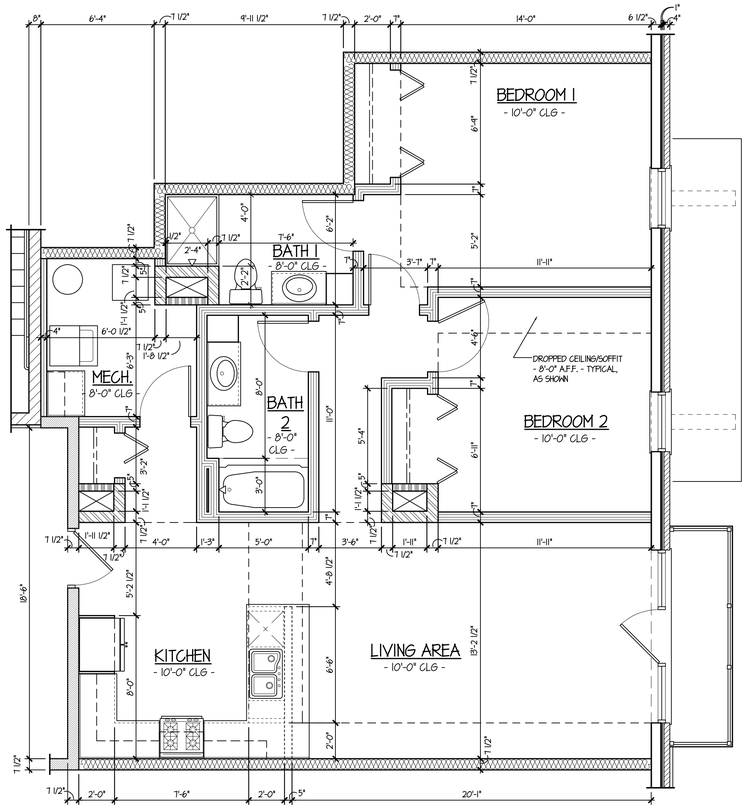

SEE TYPICAL DETAILS ON SHEET A.101/A.103 FOR MORE INFORMATION

UNITS 208 & 308

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

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DRAWING TITLE

UNITS 208 & 308
PLANS & DETAILS

FILE NAME 4102-A708
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SHEET NO. A.708
OF 52

PROFESSIONAL DESIGN FIRM LICENSE #184-002934

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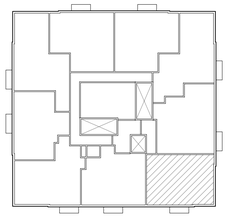

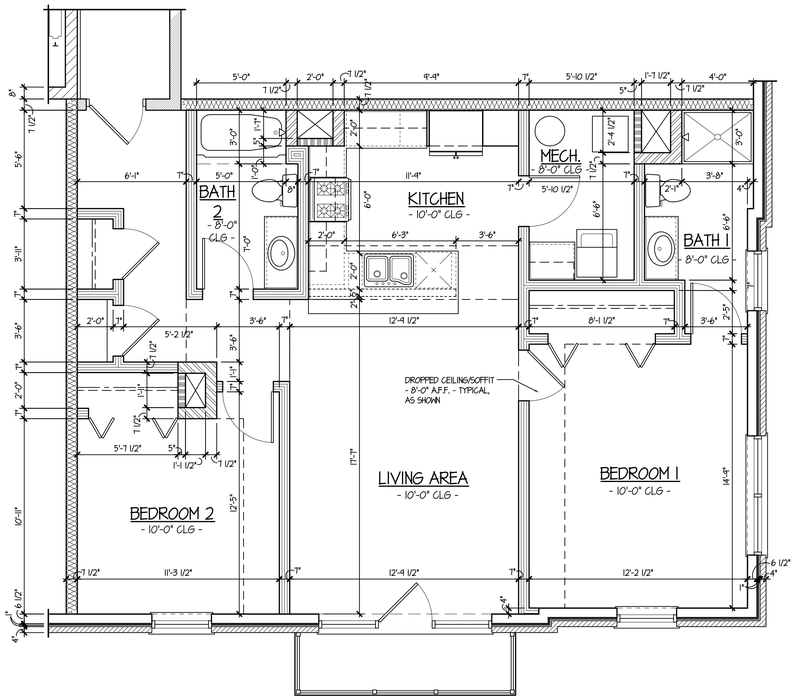

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OF 52

PROFESSIONAL DESIGN FIRM LICENSE #184-002934

Attachment: 4102 - Final Architectural Plans - The Trieuth at Palatine building (101 W. Palatine Road - Final Planned Development)

1 GENERAL NOTES

1.1. CODES AND DESIGN CRITERIA
a BUILDING CODE: INTERNATIONAL BUILDING CODE 2015 W/ LOCAL AMENDMENTS
b RISK CATEGORY II
1.2. DESIGN LOADS
a HIGH ROOF LOAD (COLD FORMED JOISTS)
- DEAD LOAD 25 PSF
- LIVE LOAD 30 PSF + DRIFT
d THIRD FLOOR LOAD
- DEAD LOAD 25 PSF
- LIVE LOAD 40 PSF AT DWELLING UNITS
100 PSF AT PUBLIC CORRIDORS
125 PSF AT STORAGE ROOM
FLOOR LOAD AT 2nd FLOOR
DEAD LOAD = 95 PSF (10" PLANK w/ 2" TOPPING)
LIVE LOAD = 40 PSF AT PARKING
= 100 PSF AT CORRIDORS
= 125 PSF AT STORAGE ROOM
e SNOW LOAD
- GROUND SNOW LOAD Pg 25 PSF
- IMPORTANCE FACTOR Is 1.0
- SNOW EXPOSURE FACTOR Ce 1.0
- SNOW THERMAL FACTOR Ct 1.0
- FLAT ROOF SNOW LOAD Pf 17.5 PSF
f WIND LOADS (ASCE7-10)
- MWFRS
BASIC WIND SPEED 90 mph (3 SEC GUST)
RISK CATEGORY II
WIND EXPOSURE B
INTERNAL PRESSURE COEFFICIENT +/- .18
- COMPONENTS & CLADDING
TRIBUTARY AREA 20 SQUARE FEET
ROOF ZONE 1 -24.3 PSF
ROOF ZONE 2 -39.1 PSF
ROOF ZONE 3 -52.2 PSF
WALLS (TRIBUTARY AREA > 20 SQUARE FEET)
WALL ZONE 4 +18/-18 PSF
WALL ZONE 5 +18/-33 PSF
PARAPET (TRIBUTARY AREA 10 SQUARE FEET)
PARAPET +/- 41 PSF
NET WIND UPLIFT (ASCE7-10)
- NET UPLIFT 15 PSF (WITHIN 10 FT OF ROOF EDGE)
- NET UPLIFT 10 PSF (TYP UN)
g SEISMIC LOADS
- RISK CATEGORY II
- SEISMIC IMPORTANCE FACTOR 1.0
- Ss 0.17 Sds 0.17
- S1 .06 Sd1 0.09
- SITE CLASS D
- SEISMIC DESIGN CATEGORY B
- BASIC SEISMIC FORCE RESISTING SYSTEM:
- RESPONSE MODIFICATION FACTOR R 3.5 INTERMEDIATE REINFORCED CMU WALLS
- SEISMIC RESPONSE COEFFICIENT Cs 0.05
- DESIGN BASE SHEAR (LRFD) 431k
- ANALYSIS PROCEDURE EQUIVALENT LATERAL FORCE
1.1. GENERAL REQUIREMENTS
a DEFINITIONS
- PRIMARY STRUCTURAL SYSTEM IS THE COMPLETED COMBINATION OF ELEMENTS WHICH SERVE TO SUPPORT THE BUILDING'S SELF-WEIGHT, THE APPLICABLE LIVE LOAD, AND THE ENVIRONMENTAL LOADS SUCH AS WIND, SEISMIC.
- PRE-ENGINEERED STRUCTURAL ELEMENTS ARE STRUCTURAL ELEMENTS WHICH ARE SPECIFIED BY THE SER AS DESIGN DELEGATED ITEMS TO BE THE DESIGN RESPONSIBILITY OF A SPECIALTY STRUCTURAL ENGINEER (SSE)
- SPECIAL INSPECTION IS INSPECTION PERFORMED BY A QUALIFIED PERSON, APPROVED BY THE BUILDING OFFICIAL, FOR THE TYPES OF WORK REQUIRING INSPECTION PER THE GOVERNING CODES AND CONTRACT DOCUMENTS.
- SPECIALTY STRUCTURAL ENGINEER (SSE) IS A LICENSED PROFESSIONAL/STRUCTURAL ENGINEER, NOT THE SER, WHO IS RESPONSIBLE FOR SEALING PLANS AND DESIGNS FOR PRE-ENGINEERED STRUCTURAL ELEMENTS WHICH ARE NECESSARY FOR THE STRUCTURE TO BE COMPLETED AND THE SER HAS DESIGNATED AS DESIGN DELEGATED ITEMS.
- STRUCTURAL ENGINEER OF RECORD (SER) IS THE STRUCTURAL ENGINEER WHO IS LEGALLY ELIGIBLE TO SEAL THE STRUCTURAL DOCUMENTS FOR A BUILDING PROJECT. THE SER IS RESPONSIBLE FOR THE DESIGN OF THE PRIMARY STRUCTURAL SYSTEM.
- DESIGNATED REPRESENTATIVE FOR CONSTRUCTION (DRC - I.E., CONSTRUCTION MANAGER OR GENERAL CONTRACTOR) IS RESPONSIBLE FOR THE OVERALL CONSTRUCTION OF THE PROJECT INCLUDING PROJECT SCHEDULING, JOB SITE SAFETY AND MEANS AND METHODS OF CONSTRUCTION.
- SPECIAL INSPECTOR: A QUALIFIED PERSON EMPLOYED OR RETAINED BY AN APPROVED AGENCY AND APPROVED BY THE BUILDING OFFICIAL AS HAVING THE COMPETENCE NECESSARY TO INSPECT A PARTICULAR TYPE OF CONSTRUCTION REQUIRING SPECIAL INSPECTION.
b THE STRUCTURAL DRAWINGS ARE TO BE USED IN CONJUNCTION WITH THE SPECIFICATIONS AND THE GEOTECHNICAL REPORT.
c THE DRC SHALL COORDINATE WITH THE MECHANICAL AND ARCHITECTURAL DRAWINGS AND WITH THE MECHANICAL CONTRACTOR, THE LOCATION OF ALL MECHANICAL EQUIPMENT.
d THE DRC SHALL NOTIFY THE ARCHITECT IF THE WEIGHTS OF MECHANICAL UNITS ETC. ARE

DIFFERENT FROM THE WEIGHTS POSTED ON THE DESIGN DRAWINGS. DISCREPANCIES SHALL BE RESOLVED BEFORE PROCEEDING WITH CONSTRUCTION.
e THE DRC SHALL NOTIFY THE ARCHITECT/ENGINEER IMMEDIATELY OF ANY DISCREPANCIES TO AVOID THE POSSIBILITY OF UNNECESSARY FUTURE PROBLEMS AND POSSIBLE FIELD ORDERS. FAILURE TO DO SO WILL PUT THE FULL RESPONSIBILITY OF CORRECTION ON THE DRC.
f THE DRC SHALL COORDINATE THE WORK OF ALL TRADES AND MAKE NECESSARY INVESTIGATIONS AND FIELD MEASUREMENTS.
g DO NOT SCALE DRAWINGS.
h THE SER HAS NO SUPERVISORY RESPONSIBILITY, HAS NO CONTROL OF OR RESPONSIBILITY FOR THE MEANS, METHODS, TECHNIQUES, PROCEDURES OR SEQUENCE OF CONSTRUCTION, HAS NO RESPONSIBILITY FOR THE FAILURE OF ANY CONTRACTOR TO PERFORM THE WORK IN ACCORDANCE WITH THE DESIGN DOCUMENTS AND NO RESPONSIBILITY TO DEVISE, IMPLEMENT OR ENFORCE ANY SAFETY PRECAUTIONS OR PROGRAMS FOR THE PROJECT
1.1. SLEEVES, ANCHORAGES, OPENINGS, ETC.
a IN GENERAL, STRUCTURAL DRAWINGS DO NOT SHOW EQUIPMENT PADS, DRAINS, HOLES, ANCHORAGES, INSERTS AND SLEEVES FOR ITEMS PASSING THROUGH OR ATTACHED TO CONCRETE OR FRAMING. REFER TO ARCHITECTURAL, MECHANICAL, AND ELECTRICAL

DRAWINGS AND PROJECT SPECIFICATIONS. ADJUST EQUIPMENT PADS AND SUB FRAMING TO FIT EQUIPMENT FURNISHED.
b PROVIDE SUB FRAMING FOR EQUIPMENT SUPPORTED ON OR SUSPENDED FROM THE STRUCTURE.
1.2. STRUCTURAL STABILITY AND CONSTRUCTION
a INDIVIDUAL STRUCTURAL COMPONENTS ARE DESIGNED TO SUPPORT LOADS IN THEIR FINAL ERECTED POSITION AS PART OF THE TOTAL COMPLETED STRUCTURE.
b DRC TO PROVIDE TEMPORARY GUYING AND BRACING AS REQUIRED UNTIL ALL CONSTRUCTION AFFECTING LATERAL STABILITY IS COMPLETED.
c DRC SHALL BE SOLELY RESPONSIBLE FOR STABILITY OF STRUCTURE, ITS PARTS BY USE OF GUYING, BRACING, SHORING, BARRICADES, SAFETY RAILINGS AND DEVICES DURING THE ENTIRE PERIOD OF CONSTRUCTION.
d DRC SHALL BE SOLELY RESPONSIBLE FOR ALL JOB SITE SAFETY AND MEANS AND METHOD OF CONSTRUCTION.
1.3. SHOP DRAWINGS AND TEST REPORTS
a DRC SHALL CHECK ALL SHOP DRAWINGS BEFORE SUBMITTAL TO SER FOR REVIEW.
b DRC SHALL PREPARE A SHOP DRAWING SUBMITTAL SCHEDULE WITH A MINIMUM OF TWO WEEKS INCLUDED FOR THE SER'S REVIEW OF EACH SUBMITTAL LISTED BELOW.
c REVIEW BY SER WILL BE FOR CONFORMANCE TO GENERAL LAYOUT AND DESIGN INTENT ONLY.
d CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ACCURACY OF DIMENSIONS, FABRICATION, FIT UP OF PARTS AND BILLS OF MATERIALS.
e CONTRACTOR SHALL COORDINATE WORK OF VARIOUS TRADES AND MAKE NECESSARY FIELD MEASUREMENTS.
f THE CONTRACT SPECIFICATIONS PROVIDE A COMPLETE LISTING OF SUBMITTALS. THE FOLLOWING IS A SUMMARY OF THE REQUIRED SUBMITTALS:
- CONCRETE
CONCRETE MIX DESIGNS WITH ASSOCIATED HISTORICAL TEST DATA
REINFORCING STEEL PLACEMENT DRAWINGS PER ACI 315
- PRECAST CONCRETE
PLACEMENT DRAWINGS
ENGINEERING ANALYSIS SIGNED AND SEALED BY LICENSED SSE.
- CONCRETE MASONRY
PRODUCT DATA SHEETS
REINFORCING STEEL PLACEMENT DRAWINGS
- STRUCTURAL STEEL
STRUCTURAL STEEL SHOP DRAWINGS
CONNECTION DESIGN SIGNED AND SEALED BY LICENSED SSE.
- COLD FORMED METAL FRAMING
COLD FORMED SHOP DRAWINGS
DESIGN CALCULATIONS SIGNED AND SEALED BY LICENSED SSE.
- METAL DECK (ROOF/COMPOSITE/FORM ETC.)
SHOP DRAWINGS
- MISCELLANEOUS METALS (STAIRS/HANDRAIL/GUARD RAIL/LADDERS ETC.)
STRUCTURAL STEEL SHOP DRAWINGS
DESIGN CALCULATIONS SIGNED AND SEALED BY LICENSED SSE.
- UNDERPINNING/SHORING PROCEDURES AND SEALED CALCULATIONS
1.1. DEFERRED SUBMITTALS - DESIGN DELEGATED COMPONENTS
a CERTAIN COMPONENTS OF THE COMPLETED CONSTRUCTION ARE DESIGN DELEGATED TO THE MANUFACTURER OF THE COMPONENT. THE MANUFACTURER'S SSE SHALL BE RESPONSIBLE FOR THE DESIGN OF THE COMPONENT. THE FOLLOWING ARE DESIGNATED TO BE DESIGN DELEGATED COMPONENTS ON THIS PROJECT:
b PRECAST CONCRETE PLAN AND PRECAST WALL SYSTEMS
c STRUCTURAL STEEL CONNECTIONS
d COLD FORMED STEEL FRAMING
e MISCELLANEOUS METALS (STAIRS, GUARDRAIL, HANDRAIL, LADDERS, ETC.)
f (NOT USED)
g TEMPORARY SHORING AND BRACING
h TEMPORARY EARTH RETENTION SYSTEMS
i CURTAIN WALLS
j WINDOW WALLS
k (NOT USED)
l OTHER WORK AS LISTED ON DRAWINGS, SPECIFICATIONS AND CUSTOMARY INDUSTRY STANDARDS. WHERE DELEGATION OF DESIGN IS SPECIFIED,
m THE MANUFACTURER SHALL BE RESPONSIBLE FOR RETAINING THE SERVICES OF A LICENSED SPECIALTY STRUCTURAL ENGINEER (SSE) IN THE STATE HAVING JURISDICTION. THE SSE SHALL DESIGN AND DETAIL COMPONENTS TO MEET GOVERNING BUILDING CODES, STANDARDS AND THE SPECIFIED PERFORMANCE CRITERIA. SIGNED AND SEALED CALCULATIONS SHALL BE SUBMITTED FOR RECORD TO THE AOR, SER, AND THE VILLAGE OF PALATINE, IL.. THE DESIGN DELEGATED SSE SHALL BE SOLELY RESPONSIBLE FOR THE DESIGN OF THE COMPONENT.
n SSE SUBMITTALS WILL BE REVIEWED BY THE SER FOR LOADING CRITERIA AND GENERAL CONFORMANCE TO THE PRIMARY STRUCTURAL SYSTEM.
1.2. DEMOLITION
a THE ARCHITECTURAL/STRUCTURAL DEMOLITION DRAWINGS INDICATE THE GENERAL AREAS OF DEMOLITION. THE DRC SHALL VERIFY IN THE FIELD ALL ITEMS TO BE REMOVED TO MEET THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.
b THE DRC SHALL CAREFULLY REMOVE ONLY THE EXISTING ITEMS IDENTIFIED ON THE ARCHITECTURAL AND STRUCTURAL DRAWINGS.
c (NOT USED)
d THE CONTRACTOR SHALL NOTIFY THE SER IMMEDIATELY OF ANY STRUCTURAL ITEMS WHICH NEED TO BE DEMOLISHED BUT ARE NOT CLEARLY IDENTIFIED ON THE STRUCTURAL OR ARCHITECTURAL DRAWINGS.
e THE CONTRACTOR SHALL MINIMIZE THE EXTENT OF THE DEMOLITION TO THE EXISTING STRUCTURE TO ONLY THAT REQUIRED TO INSTALL THE NEW BUILDING MODIFICATIONS.
1.3. STRUCTURAL TESTS AND INSPECTIONS (IBC 1704 & 1705)
a AN INDEPENDENT APPROVED AGENCY SHALL PROVIDE SPECIAL INSPECTIONS AND TESTS DURING CONSTRUCTION IN ACCORDANCE WITH CHAPTER 17 OF IBC 2015.
b THE APPROVED AGENCY'S SPECIAL INSPECTOR SHALL OBSERVE THE WORK ASSIGNED FOR CONFORMANCE TO THE APPROVED DESIGN DRAWINGS AND SPECIFICATIONS.
c THE APPROVED AGENCY SHALL KEEP RECORDS OF ALL SPECIAL INSPECTIONS AND TESTS AND SUBMIT REPORTS TO THE BUILDING OFFICIAL AND THE SER.
d ALL DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE DRC FOR CORRECTION. IF UNCORRECTED, THE APPROVED AGENCY SHALL NOTIFY THE BUILDING OFFICIAL AND THE SER.
e REFER TO IBC 2015 1704.5 FOR SUBMITTALS TO THE BUILDING OFFICIAL IN ADDITION TO THE REPORTS.
f THE APPROVED AGENCY SHALL SUBMIT A FINAL REPORT STATING WHETHER THE WORK REQUIRING SPECIAL INSPECTION WAS IN CONFORMANCE WITH THE APPROVED CONTRACT DOCUMENTS AND THE APPLICABLE WORKMANSHIP PROVISIONS OF THIS CODE.
g QUALITY CONTROL SHALL BE THE RESPONSIBILITY OF THE FABRICATOR/ERECTOR IN ACCORDANCE WITH AISC360-05 CHAPTER N.
h JOB SITE VISITS BY THE SER DO NOT CONSTITUTE AN OFFICIAL SPECIAL INSPECTION.
1.4. STATEMENT OF SPECIAL INSPECTIONS:
a REFER TO THE REFERENCED DOCUMENTS (IBC 2015 CHAPTER 17, AISC 360-05 CHAPTER N, ACI530-08 CHAPTER 3,) FOR ADDITIONAL DESCRIPTIONS OF REQUIREMENTS.
b STRUCTURAL OBSERVATIONS FOR SEISMIC NOT REQUIRED:
c STRUCTURAL OBSERVATIONS FOR WIND NOT REQUIRED
d THE FOLLOWING LIST OF MATERIALS AND WORK REQUIRE SPECIAL INSPECTIONS (P) PERIODIC; (C) CONTINUOUS

STRUCTURAL STEEL (1704.3 - AISC360-05 CHAPTER N)
1 INSPECTION TASKS PRIOR TO WELDING SHOP/FIELD (IBC 1704.3)
a REVIEW WELDING PROCEDURE SPECIFICATIONS (WPS) & WELDING CONSUMABLES (C)
b FIT UP GROOVE AND FILLET WELDS (P)
c CONFIGURATION OF ACCESS HOLES (P)
2 INSPECTION TASKS DURING WELDING SHOP/FIELD (IBC 1704.3)
a QUALIFIED WELDERS (C)
b CONTROL AND HANDLING OF CONSUMABLES (C)
c NO WELDING OVER TACK WELDS (C)
d ENVIRONMENTAL CONDITIONS (C)
e WPS FOLLOWED (C)
f WELDING TECHNIQUES (C)
3 INSPECTION TASKS AFTER WELDING SHOP/FIELD (IBC 1704.3)
a WELDS CLEANED (C)
b SIZE, LENGTH, LOCATION OF WELDS (C)
c WELDS MEET VISUAL ACCEPTANCE CRITERIA (C)
d CJP GROOVE WELD NDT PER AWS D1.1 (C)
4 INSPECTION TASKS PRIOR TO BOLTING (IBC 1704.3)
a BOLT MATERIAL GRADE
b PROPER FASTENERS USED PER CONTRACT DOCUMENTS (P)
c PROPER BOLTING PROCEDURE SELECTED FOR JOINT DETAIL (P)
d CONNECTION ELEMENTS INCLUDING FAYING SURFACES MEET REQUIREMENTS (P)
e PROPER STORAGE OF FASTENER COMPONENTS (P)
5 INSPECTION TASKS DURING BOLTING (IBC 1704.3)
a FASTENER ASSEMBLIES, OF SUITABLE CONDITION, PLACED IN ALL HOLES AND POSITIONED AS REQUIRED (P).
b JOINT BROUGHT TO SNUG TIGHT CONDITION (P)
c FASTENER COMPONENT NOT TURNED BY WRENCH PREVENTED FROM ROTATING (P)
d FASTENERS PRETENSIONED PER RCSC SPECIFICATION (P)
6 INSPECTION TASKS AFTER BOLTING (IBC 1704.3)
a DOCUMENT ACCEPTED OR REJECTED BOLTED CONNECTIONS (C)
7 INSPECTION OF ANCHOR RODS IN CONFORMANCE WITH CONTRACT DOCUMENTS. (P)
8 INSPECTION OF STEEL FRAME/CONNECTION DETAILS IN CONFORMANCE WITH CONTRACT DOCUMENTS. (P)
9 INSPECTION OF STEEL ELEMENTS OF COMPOSITE CONSTRUCTION PRIOR TO CONCRETE PLACEMENT (IBC 1704.3)
a PLACEMENT OF STEEL DECK (C)
b PLACEMENT OF STEEL HEADED STUD (C)
c DOCUMENT ACCEPTANCE OR REJECTION (C)
10 INSPECTION OF METAL DECK DIAPHRAGM CONNECTIONS TO STEEL FRAMING. (P)
11 OPEN WEB STEEL JOISTS (IBC 1704.3)
a END CONNECTIONS (P)
b BRIDGING (P)
c MEMBER SIZES IN ACCORDANCE WITH CONTRACT DOCUMENTS (P)
12 COLD FORMED STEEL FRAMING
a MATERIAL GRADES (P)
b FRAMING DETAILS AND CONNECTIONS PER CONTRACT DOCUMENTS (P)

CONCRETE CONSTRUCTION (IBC 1705.3**)**
1 REINFORCEMENT PLACEMENT (P)
2 REINFORCING BAR WELDING (P)
3 ANCHORS CAST IN CONCRETE (P)
4 POST INSTALLED ANCHORS
a ADHESIVE (C)
b MECHANICAL (P)
5 VERIFY USE OF REQUIRED MIX (P)
6 STRENGTH, SLUMP, AIR, TEMPERATURE TEST OF CONCRETE PRIOR TO PLACEMENT (C)
7 CONCRETE PLACEMENT (C)
8 VERIFY MAINTENANCE OF SPECIFIED CURING TEMPERATURE AND TECHNIQUES (P)
9 INSPECT ERECTION OF PRECAST MEMBERS INCLUDING CONNECTIONS (P)
10 INSPECT FORMWORK (P)

MASONRY CONSTRUCTION (IBC 1705.4**)**
1 VERIFY COMPLIANCE WITH APPROVED SUBMITTALS (P)
2 AS MASONRY CONSTRUCTION BEGINS, VERIFY COMPLIANCE OF THE FOLLOWING:
a PROPORTIONS OF SITE-PREPARED MORTAR (P)
b CONSTRUCTION OF MORTAR JOINTS (P)
c GRADE AND SIZE OF REBAR (P)
d LOCATION OF REINFORCEMENT AND CONNECTORS 9P)
3 PRIOR TO GROUTING, VERIFY COMPLIANCE OF FOLLOWING:
a GROUT SPACE
b GRADE, TYPE AND SIZE OF REINFORCEMENT AND ANCHOR BOLTS (P)
c PLACEMENT OF REINFORCEMENT AND CONNECTORS (P)
d PROPORTIONS OF SITE PREPARED GROUT
e CONSTRUCTION OF MORTAR JOINTS (P)
4 VERIFY DURING CONSTRUCTION:
a SIZE AND LOCATION OF STRUCTURAL ELEMENTS (P)
b TYPE, SIZE AND LOCATION OF ANCHORS INCLUDING OTHER DETAILS OF ANCHORAGE TO MASONRY (P)
c WELDING OF REINFORCEMENT (C).
d PREPARTION, CONSTRUCTION AND PROTECTION OF MASONRY DURING COLD/HOT WEATHER (P)
e PLACEMENT OF GROUT (C)
5 OBSERVE PREPARATION OF GROUT SPECIMENS, MORTAR SPECIMENS AND/OR PRISMS. (P)
6 MINIMUM TESTS
a VERIFY SLUMP FLOW AND VISUAL STABILITY INDEX.
b VERIFICATION OF f`m PRIOR TO CONSTRUCTION

WOOD CONSTRUCTION (IBC 2015 1705.5)
1 VERIFY MATERIAL GRADE (P)
2 MEMBER SIZES, FRAMING AND DETAILS CONFORM TO CONTRACT DOCUMENTS (P)
3 DIAPHRAGM AND SHEAR WLL SHEATHING SIZE/GRADE AND NAIL SIZE AND PATTERNS CONFORM TO CONTRACT DOCUMENTS. (P)
4 HOLD DOWNS/STRAPS INSTALLED PER MANUFACTURER INSTRUCTIONS AND PER CONTRACT DOCUMENTS.

SOILS (IBC 1705.6)
1 VERIFY BEARING CAPACITY BELOW SHALLOW FOUNDATIONS (P)
2 VERIFY EXCAVATIONS EXTEND TO PROPER DEPTH AND REACHED PROPER MATERIAL (P).
3 PERFORM CLASSIFICATION AND TESTING OF COMPACTED MATERIAL (P)
4 VERIFY USE OF PROPER MATERIALS, DENSITIES AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF COMPACTED MATERIAL (C).
5 PRIOR TO PLACEMENT OF COMPACTED FILL, INSPECT SUBGRADE AND VERIFY THAT SITE HAS BEEN PROPERLY PREPARED (P)
6 VERIFY SOIL IMPROVEMENT HAS BEEN PERFORMED PROPERLY (P)

2 FOUNDATIONS

2.1 GENERAL
a THE FOUNDATION DESIGN IS BASED ON THE GEOTECHNICAL REPORT PREPARED BY SOIL AND MATERIAL CONSULTANTS, INC. FILE No. 25078, DATED MARCH 21, 2023. REFER TO GEOTECHNICAL REPORT FOR ADDITIONAL GEOTECHNICAL REQUIREMENTS.
b SUMMARY OF GEOTECHNICAL DESIGN VALUES
- SHALLOW STRIP AND SPREAD FOOTINGS
ALLOWABLE SOIL BEARING PRESSURE 3,000 PSF
DEPTH OF FOOTING BELOW FINISHED GRADE 42".
c CONTRACTOR SHALL LOCATE ALL EXISTING BELOW GRADE UTILITIES AND INTERFERENCES PRIOR TO START OF WORK. NOTIFY THE SER OF ANY INTERFERENCE.
d REFER TO CIVIL DRAWINGS FOR ALL SOIL IMPROVEMENT, SITE PREPARATION, GRADING, EROSION PROTECTION AND SITE UTILITY WORK.
e STRIP TOPSOIL OVER THE ENTIRE BUILDING AREA.
f PROTECT ALL EXPOSED SURFACES IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
g MAINTAIN ALL EXCAVATIONS FREE OF WATER CONTINUOUSLY
h DRC SHALL BE RESPONSIBLE FOR ALL SHORING/BRACING OF EXCAVATIONS.
i ALL SHALLOW FOUNDATIONS SHALL BE LOCATED SHALL BEAR AT SUFFICIENT DEPTH TO PROVIDE ADEQUATE FROST COVERAGE PER LOCAL REQUIREMENTS.
j A GEOTECHNICAL TESTING SERVICE SHALL CONFIRM ALL SOIL BEARING CAPACITIES PRIOR TO PLACEMENT OF CONCRETE FOUNDATIONS.
k DO NOT BACKFILL BEHIND BASEMENT WALLS UNTIL ALL FRAMING IS COMPLETED UNLESS TEMPORARY BRACING/SHORING IS PROVIDED BY THE DRC'S SSE.
l ALL STRUCTURAL FILL AND GENERAL FILL SHALL MEET THE REQUIREMENTS OF THE GEOTECHNICAL REPORT INCLUDING MATERIAL SPECIFICATION AND COMPACTION REQUIREMENTS.
m ALL BASEMENT AND RETAINING WALLS ARE DESIGNED CONSIDERING A GRANULAR BACKFILL MATERIAL.
n SOIL BEARING CAPACITY SHALL BE VERIFIED BY AN ILLINOIS LICENSED SOILS ENGINEER. A COPY OF THE REPORT SHALL BE GIVEN TO THE INSPECTOR PRIOR TO POURING THE FOOTINGS.

2.4 SHORING AND UNDERPINNING FOUNDATIONS
a SHORING AND UNDERPINNING ARE DESIGNATED AS A DELEGATED DESIGN ITEMS AND SHALL BE DESIGNED BY THE DRC'S GEOTECHNICAL ENGINEER AND LICENSED PROFESSIONAL ENGINEER.
b ALL SHORING OF EXISTING FOUNDATIONS REQUIRED BY THE DRC DUE TO EXCAVATIONS NEAR EXISTING STRUCTURES AND UNDERPINNING OF EXISTING FOUNDATIONS AS INDICATED ON THE DESIGN DRAWINGS IS A DELEGATED DESIGN ITEM AND SHALL BE DESIGNED BY THE DRC'S GEOTECHNICAL AND LICENSED STRUCTURAL ENGINEERS.
c ANY UNDERPINNING PROCEDURES INDICATED ON THE DESIGN DRAWINGS ARE CONCEPTUAL ONLY AND SHALL BE CONFIRMED BY THE DRC'S GEOTECHNICAL AND STRUCTURAL ENGINEERS.
d SUBMIT SHORING AND UNDERPINNING PROCEDURES AND SEALED CALCULATIONS TO THE ARCHITECT FOR RECORD PURPOSES ONLY.

3 CONCRETE CONSTRUCTION

3.1 CAST IN PLACE CONCRETE
a GENERAL REQUIREMENTS
- ALL WORK SHALL CONFORM TO ALL REQUIREMENTS OF ACI 301-10, SPECIFICATION FOR STRUCTURAL CONCRETE, EXCEPT AS MODIFIED BY THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.
- SUBMITTALS
- CONCRETE MIXES WITH HISTORICAL TEST DATA.
MATERIAL CERTIFICATES: CEMENT, AGGREGATES, ADMIXTURES, REINFORCING STEEL
REINFORCING STEEL PLACEMENT DRAWINGS
b PRODUCTS
- REINFORCING BARS: ASTM A615 GRADE 60
- REINFORCING BARS WELDABLE: ASTM A706 GRADE 60
- PLAIN WIRE FABRIC: ASTM A185
- PORTLAND CEMENT: ASTM C150 TYPE I OR II.
- AGGREGATES: ASTM C33
- WATER: POTABLE ASTM C94
- ADMIXTURES
AIR ENTRAINING ASTM C260
CHEMICAL ADMIXTURES ASTM C 494
- AIR CONTENT FOR CONCRETE EXPOSED TO WEATHER: 5 TO 7%.
- SLUMP: 4"
- CONCRETE STRENGTH: F'C 4,000 PSI AT 28 DAYS
- MIXING PER ASTM C94
- CURING COMPOUNDS: ASTM C309 OR C1315
c EXECUTION
- CONCRETE COVER
- CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH 3"
- CONCRETE EXPOSED TO EARTH OR WEATHER 2"
- CONCRETE NOT EXPOSED TO WEATHER 1-1/2"
- ALL FOOTINGS, WALL FOOTINGS, GRADE BEAMS AND PILE/CAISSON CAPS SHALL BE FORMED UNLESS NOTED.
- LAP SPLICE LENGTHS PER ACI 318 CHAPTERS 12 USING A CLASS B SPLICE. ALL WELDED WIRE FABRIC SHALL BE LAPPED ONE GRID MINIMUM
- LOCATE JOINTS AS SHOWN ON PLANS; WHERE NOT SHOWN, CONTROL OR CONSTRUCTION JOINTS SHALL BE PLACED IN ACCORDANCE WITH ACI RECOMMENDATIONS I.E., A MAXIMUM PANEL SIZE (IN FEET) EQUAL TO APPROXIMATELY THREE TIMES THE THICKNESS OF THE SLAB (IN INCHES) IN BOTH DIRECTIONS.
- HOOK ENDS OF BARS INTERRUPTED BY OPENINGS.
- HOOK TOP BARS AT ALL CONCRETE EDGES, AT ALL WALL AND SLAB OPENINGS,
- PROVIDE 2-#5 BARS X OPENING WIDTH PLUS 4 FEET (2 FEET EACH SIDE) EACH FACE, UNLESS SHOWN OTHERWISE.
- PLACEMENT OF CONCRETE IN COLD WEATHER SHALL COMPLY WITH ACI306
- PLACEMENT OF CONCRETE IN HOT WEATHER SHALL COMPLY WITH ACI305
- TOLERANCES SHALL MEET ACI 117, ACI 301 AND ACI 318 AS A MINIMUM.
3.2 PRECAST CONCRETE SLABS
a PRECAST CONCRETE SLABS ARE DESIGNATED AS A DELEGATED DESIGN ITEM AND SHALL BE DESIGNED BY THE CONTRACTOR'S LICENSED PROFESSIONAL ENGINEER.
b PRECAST SLABS AS INDICATED ON PLANS, SECTIONS AND DETAILS ARE DESIGNATED AND SHOWN AS THOSE MANUFACTURED BY THE FLEXICORE COMPANY. APPROVED ALTERNATE SECTIONS OF EQUAL STRENGTH AND THICKNESS BY OTHER MANUFACTURERS MAY BE SUBSTITUTED.
c ALL EMBEDDED PLATES SHALL BE ASTM A36.
d COMPRESSIVE STRENGTH OF CONCRETE SHALL BE 5000 PSI MINIMUM AT 28 DAYS; RELEASE STRENGTH AT PRESTRESS SHALL NOT BE LESS THAN 3500 PSI.
e FABRICATE PRECAST CONCRETE SLABS IN ACCORDANCE WITH PCI MNL-116.
f COORDINATE WITH OTHER TRADES FOR INSTALLATION OF ITEMS TO BE CAST-IN HOLLOW CORE SLABS.
g REFER TO CONCRETE NOTES FOR TOPPING REQUIREMENTS. TOPPING SHALL HAVE CONTROL JOINTS SAW CUT A MAXIMUM OF 20'-0" ON CENTER AND AT ALL LOCATIONS OF CRACK POTENTIAL SUCH AS RE-ENTRANT CORNERS, VERY THIN WIDTHS, ETC. TOPPINGS DESIGNATED TO BE STRUCTURAL SHALL HAVE CONTROL JOINTS LOCATED PARALLEL WITH THE SPAN OF THE PLANK ONLY AND THEY SHALL BE LOCATED A MAXIMUM OF 15' ON CENTER AND LOCATED OVER A GROUT JOINT.
3.3 PRECAST CONCRETE BEAMS AND COLUMNS
a PRECAST CONCRETE BEARING BEAMS AND COLUMNS SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF CONSTRUCTION. BEAMS AND COLUMNS SHALL BE DESIGNED FOR THE GRAVITY, WIND AND SEISMIC LOADS INDICATED.
b (NOT USED)
c MANUFACTURER SHALL PROVIDE TEMPORARY BRACING AND DEAD MEN AS REQUIRED TO STABILIZE PRECAST ELEMENTS PRIOR TO THE INSTALLATION OF THE FLOOR FRAMING.
e PROVIDE STAINLESS STEEL DOVE TAIL ANCHORS @32" O.C. IN AREAS WITH BRICK VENEER.

4 MASONRY CONSTRUCTION

4.1 UNIT MASONRY
a GENERAL
- MASONRY CONSTRUCTION AND MATERIALS, INCLUDING COMPOSITION, QUALITY, STORAGE, HANDLING, PREPARATION AND PLACEMENT OF MATERIALS, QUALITY ASSURANCE FOR MATERIALS AND MASONRY, AND CONSTRUCTION OF MASONRY SHALL COMPLY TO ALL REQUIREMENTS OF "SPECIFICATIONS FOR MASONRY STRUCTURES" (ACI 530.1/ASCE 6/TMS 602) EXCEPT AS MODIFIED BY THE FOLLOWING NOTES.
- REFER TO THE PROJECT SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
- FULL ALLOWABLE STRESSES WERE USED FOR THE ASD DESIGN OF THE MASONRY THEREFORE ALL MASONRY WORK SHALL BE INSPECTED AND QUALITY ASSURANCE MEASURES WILL BE IMPLEMENTED.
- DEFINITIONS (SEE ACI 530.1)
- REFERENCES (SEE ACI 530.1)
- COMPRESSIVE STRENGTH OF MASONRY F'M SHALL BE 2,000 PSI. (MINIMUM).
- SUBMITTALS
MIX DESIGNS AND TEST RESULTS FOR MORTAR TO COMPLY WITH ASTM C270
MIX DESIGNS AND TEST RESULTS FOR GROUT TO COMPLY WITH ASTM C476
MATERIAL CERTIFICATES:
QUALITY ASSURANCE
TESTING AGENCY SHALL COMPLY WITH THE REQUIREMENTS OF ASTM C 1093.
b MATERIALS
- MORTAR: CONFORM TO ASTM C270 TYPE S PORTLAND CEMENT TYPE 1 OR 2, LOW ALKALI PER ASTM C150 NON AIR ENTRAINED OR HYDRATED LIME PER ASTM C207 TYPE S.
- GROUT: CONFORM TO ASTM C476 WITH A COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS.
- MASONRY UNITS NORMAL WEIGHT 2 CELLS PER ASTM C90 TYPE I OR TYPE II.
- REINFORCING STEEL PER ASTM A615
- JOINT REINFORCING PER ASTM A 951
- WELDED WIRE FABRIC PER ASTM A185
- ANCHOR BOLTS HEADED ASTM A307.
- STEEL LINTELS ASTM A36 (A992 WIDE FLANGE SHAPES). GALVANIZE ALL LINTELS IN EXTERIOR WALLS.
- ACCESSORIES (SEE ACI 530.1)
- MIXING (SEE ACI 530.1)
- FABRICATION
ALL LINTELS AND STEEL CONSTRUCTION ADJACENT TO OR ABUTTING MASONRY SHALL BE PROVIDED WITH GALVANIZED MASONRY TIES AT 16" O.C. PROVIDE 5/8" DIAMETER X 4" STUDS @ 32" O.C. ON TOP OF ALL WIDE FLANGE AND CHANNEL LINTELS.
c EXECUTION
- INSPECTION (SEE ACI 530.1)
- DO NOT WET CONCRETE MASONRY UNITS BEFORE PLACING REINFORCEMENT: PLACE REINFORCEMENT IN GROUT SPACES WITH REBAR POSITIONERS PRIOR TO PLACING GROUT.
- REINFORCEMENT SPLICES SHALL BE LAPPED 48 TIMES THE BAR DIAMETER BUT NOT LESS THAN18".
- MASONRY ERECTION
- CONSTRUCT MASONRY IN RUNNING BOND UNLESS NOTED.
- ALL MASONRY SHALL BE FULL BEDDED IN MORTAR (FACE AND WEBS).
- ALL MASONRY LOCATED BELOW GRADE SHALL BE GROUTED SOLID.
- PROVIDE CONTINUOUS GALVANIZED, HORIZONTAL MASONRY REINFORCING AT 16" ON CENTER (ALTERNATE CMU COURSES) MINIMUM.
- UNDER ALL BEAM AND JOIST BEARINGS, FILL UNITS 2 CMU COURSES DEEP X 32" WIDE MINIMUM
- PROVIDE A CONTINUOUS BOND BEAM UNDER ALL JOIST BEARINGS, AT ALL SILLS, AT TOPS OF ALL WALLS AND 8'-0" O.C. VERTICAL.
- CAST IN DOVETAIL ANCHOR SLOTS AT 16" O.C. HORIZONTALLY AT ALL CONCRETE WALLS ADJACENT TO OR ABUTTING MASONRY CONSTRUCTION.
- PROVIDE A MINIMUM OF 2 - #5 VERTICAL BARS FOR THE FULL HEIGHT OF MASONRY WALLS AT ENDS OF WALLS, EACH SIDE OF OPENINGS AND EACH SIDE OF CONTROL JOINTS UNLESS NOTED.
- PROVIDE VERTICAL CONTROL JOINTS AT A MINIMUM SPACING OF 1-1/2 TIMES THE HEIGHT OF THE WALL OR 20'-0" WHICHEVER IS LESS. REFER TO ARCHITECTURAL DRAWINGS.
- ALL OPENINGS IN MASONRY WALLS SHALL HAVE A LINTEL PER THE LINTEL SCHEDULE. LINTELS SHALL HAVE A MINIMUM BEARING OF 8" UNLESS NOTED.
- ALL NON-LOAD BEARING CMU WALLS SHALL BE CONSTRUCTED ON 10" THICK BY 24" WIDE.
- THICKENED SLABS; REINFORCE WITH 2-#5 CONTINUOUS BARS AND PROVIDE #5 DOWELS AT 24" ON CENTER FOR THE CMU REINFORCING UNLESS NOTED OTHERWISE.

5 METALS

5.1 STRUCTURAL STEEL
a GENERAL
- ALL STRUCTURAL STEEL WORK SHALL CONFORM TO THE AISC 360-05 "SPECIFICATIONS FOR STRUCTURAL STEEL BUILDINGS", "SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS" 2005, "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES," 2005 AND AWS D1.1 2004.
- THE PROVISIONS OF THE ALLOWABLE STRENGTH DESIGN METHOD (ASD) WAS USED AS A BASIS FOR DESIGN. ALL FORCES/REACTIONS INDICATED ON THE DESIGN DOCUMENTS ARE THEREFORE NON-FACTORED ASD FORCES/REACTIONS.
- THE CONTRACTOR'S STRUCTURAL STEEL DETAILER SHALL PREPARE STEEL ERECTION AND SHOP DRAWINGS IN ACCORDANCE WITH THE GUIDELINES AND GOOD PRACTICES NOTED IN THE AISC "DETAILING FOR STEEL CONSTRUCTION." THIRD EDITION
- STEEL CONNECTIONS ARE DESIGNATED AS A DESIGN DELEGATED COMPONENT TO BE DESIGNED BY THE DRC'S SSE.
- SUBMITTALS
CHECKED STEEL SHOP DRAWINGS: PREPARED IN ACCORDANCE WITH AISC DETAILING FOR STEEL CONSTRUCTION 3RD ED.
CONNECTION CALCULATIONS PREPARED, SIGNED AND SEALED BY DRC'S SSE.
MATERIAL CERTIFICATES (UPON REQUEST)
WELDING CERTIFICATES (UPON REQUEST)
b MATERIALS
- ALL STRUCTURAL STEEL SHAPES SHALL BE ASTM A992 (Fy=50 ksi)
- ALL STRUCTURAL STEEL PLATES AND ANGLES SHALL BE ASTM A36 (Fy=36 KSI).
- ALL STRUCTURAL TUBES SHALL BE ASTM A500 GRADE B (Fy=46 KSI).
- ALL STRUCTURAL PIPES SHALL BE ASTM A53 GRADE B (Fy=35 KSI).
- ALL ANCHOR RODS ASTM F1554-36
- ALL WELDING SHALL CONFORM TO AMERICAN WELDING SOCIETY "STRUCTURAL WELDING CODE", AWS D1.1.
- ALL WELD ELECTRODES SHALL BE E70XX AND ALL WELDING SHALL BE PERFORMED BY CERTIFIED WELDERS. ALL WELDING SHALL BE TO CLEAN BARE STEEL.
- PROVIDE FULL SIZE 1/4" SETTING PLATES ON 4,000 PSI NON-SHRINK GROUT FOR ALL COLUMNS AND (4)-3/4" DIAMETER ASTM F-1554-36 ANCHOR BOLTS, UNLESS NOTED.
- ERECT ALL MEMBERS WITH NATURAL CAMBER UP, EXCEPT FOR CERTAIN CANTILEVERED MEMBERS.
- PROVIDE SUB-FRAMING FOR EQUIPMENT SUPPORTED ON OR SUSPENDED FROM THE STRUCTURE.
- ALL STEEL SHALL BE SHOP COATED WITH FABRICATOR'S STANDARD PRIME PAINT MEETING MPI#79 AS A MINIMUM. MASK SURFACES TO BE FIELD WELDED AND AT BOLT HOLES IN FAYING SURFACES OF SLIP CRITICAL BOLTED CONNECTIONS.
- CONNECTIONS
CONNECTIONS SHOWN ON THE DESIGN DRAWINGS ARE CONCEPTUAL ONLY.
CONNECTIONS ARE A DELEGATED DESIGN ITEM TO BE DESIGNED BY DRC'S SSE.
CONNECTIONS SHALL BE IN ACCORDANCE WITH AISC 360-05 USING ALLOWABLE STRENGTH (ASD) DESIGN BASIS. POSTED CONNECTION FORCES ARE ASD.
DESIGN SHEAR CONNECTIONS FOR THE LARGER OF POSTED FORCES ON THE DESIGN DRAWINGS AND 50% (75% FOR COMPOSITE BEAMS) OF THE MAXIMUM TOTAL LOAD FOR THE SPECIFIED BEAM AND SPAN IN AISC "STEEL CONSTRUCTION MANUAL" TABLE 3-6.
DESIGN MOMENT CONNECTIONS FOR FULL MOMENT CAPACITY OF THE MEMBER OR THE POSTED MOMENT ALONG WITH THE SHEAR LOADS NOTED ABOVE.
AXIALLY LOADED MEMBERS SHALL BE DESIGNED USING THE POSTED LOADS AND THE AISC UNIFORM FORCE METHOD.
ALL SHEAR CONNECTIONS SHALL BE AS A MINIMUM FULL DEPTH OF MEMBER.
ALL BOLTS SHALL BE ASTM A325 FULLY TENSIONED BEARING BOLTS WITH SHORT SLOTTED HOLES UNLESS NOTED. A325 SLIP CRITICAL BOLTS SHALL BE USED FOR ALL MOMENT CONNECTIONS AND AXIALLY LOADED MEMBERS.
ALL WELD SIZES SHOWN ARE SIZED FOR LOAD ONLY. WELDS SHALL BE INCREASED IN SIZE AS REQUIRED TO MEET AISC MINIMUMS.
ALL GROOVE WELDS SHOWN ARE FULL PENETRATION WELDS UNLESS NOTED OTHERWISE. WELDS NOTED AS PARTIAL PENETRATION GROOVE WELDS SHOW "EFFECTIVE" SIZE OF WELD. WELD JOINTS SHALL BE DETAILED BASED ON PROCESS USED AND POSITION OF WELD TO MEET THE "EFFECTIVE" SIZE SHOWN ON THE DRAWINGS.
c EXECUTION
- VERIFY THAT FIELD CONDITIONS ARE ACCEPTABLE AND ARE READY TO RECEIVE WORK.
- STEEL ERECTION TOLERANCES SHALL BE IN ACCORDANCE WITH THE CODE OF STANDARD PRACTICE.

5.8 MISCELLANEOUS METALS
a ALL MISCELLANEOUS METALS WORK (GRATING, STAIR TREADS, SAFETY PLATE, STAIR STRINGERS, LADDERS AND GUARDRAILS/HANDRAILS) ARE DESIGNATED AS DELEGATED DESIGN ITEMS TO BE DESIGNED BY THE DRC'S SSE.
b MISCELLANEOUS METALS SHALL MEET THE DESIGN REQUIREMENTS OF THE BUILDING CODE NOTED ABOVE AND OSHA AND ASCE 7 SECTION 4.4.
c FLOOR GRATING SHALL BE SERRATED GALVANIZED WELDED GRATING (19W4) WITH 1-1/4" DEEP X 3/16" BEARING BARS SPACED 1-3/16" ON CENTER AND CROSS BARS SPACED 4" ON CENTER.
d STAIR TREADS SHALL HAVE THE SAME PATTERN AS THE GRATING AND HAVE AN ABRASIVE NOSING ON THE FRONT EDGE. GRATING SHALL CONFORM TO ANSI-NAAM MBG531.
e STANDARD GALVANIZED GRATING CLIPS SHALL BE USED TO ATTACH GRATING TO THE SUPPORT STEEL. ALL EDGES SHALL BE BANDED. ALL OPENINGS AROUND PENETRATIONS EXCEEDING 1-1/2" DIAMETER SHALL BE PROTECTED BY 4" TOE PLATES. OPENINGS GREATER THAN 8" DIAMETER SHALL BE PROTECTED BY TOE PLATES AND HANDRAIL.
f CHECKERED SAFETY PLATE: GALVANIZED ASTM A36 SAFETY PLATE. 1/4" THICK EXCLUSIVE OF HEIGHT OF RAISED PATTERN.
g GUARDRAIL/HANDRAIL SHALL BE DESIGNED TO MEET CODES LISTED ABOVE. POSTS AND RAILS SHALL BE A MINIMUM 1-1/2" DIAMETER STANDARD GALVANIZED PIPE (ASTM A53 GR B) WITH ALL WELDED JOINTS AND FIELDED BOLTED TO STRINGERS. POSTS SHALL BE SPACED NO GREATER THAN 4'-0" ON CENTER. SHOP FABRICATE IN AS LARGE OF SECTIONS AS POSSIBLE FOR EASE OF ERECTION. ALL EDGES SHALL BE ROUNDED AND WELDS GROUND SMOOTH.
h GUARDRAIL AND HANDRAIL SHALL NOT BE USED AS LIFE LINE TIE OFFS.
i SWING GATES AND CHAINS SHALL CONFORM TO ALL APPLICABLE CODES.
j LADDERS AND SAFETY CAGES (AS REQUIRED) ASTM A36 - GALVANIZED

13 SPECIAL CONSTRUCTION

13.1 PRE-ENGINEERED METAL BUILDING & BALCONIES
a PRE-ENGINEERED METAL BALCONIES ARE DESIGNATED AS A DELEGATED DESIGN ITEM TO BE DESIGNED BY A SSE.
b THE PRE-ENGINEERED BUILDING SHALL BE DESIGNED FOR ALL REQUIRED LOADS DETERMINED BY ALL GOVERNING LOCAL, STATE AND NATIONAL CODES. IN NO INSTANCE SHALL THE DESIGN LOADS BE LESS THAN THOSE LISTED ABOVE UNDER STRUCTURAL LOADS.
c LIMIT LIVE LOAD DEFLECTION TO L/360
d LIMIT TOTAL DEFLECTION TO L/240
e PRIOR TO FABRICATION, THE PRE-ENGINEERED BALCONY MANUFACTURER SHALL SUBMIT CALCULATIONS AND DRAWINGS PREPARED BY A SSE
f SUBMITTALS
- COLUMN LOADS (NON-FACTORED ALLOWABLE STRENGTH DESIGN) BROKEN DOWN INTO EACH LOAD CASE. THE ORIENTATION OF ALL LOADS MUST BE CLEARLY DEFINED ALONG WITH THE DESCRIPTION OF THE LOAD, i.e., DEAD, LIVE, SNOW, WIND, ETC.
- CONNECTION LAYOUT PLAN AND DETAILS.

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PROJECT
THE TRIEUTH AT PALATINE
MULTI-FAMILY DEVELOPMENT
PALATINE, ILLINOIS 60067

DRAWING TITLE
STRUCTURAL NOTES & INFO

FILE NAME 4102-S001
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NO.	REVISED PER	DATE	BY

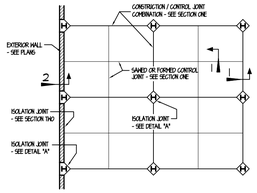
JOB NO. 410221

SHEET NO. S.001
OF 52

PROFESSIONAL DESIGN FIRM LICENSE #184-002934

Attachment: 4102 - Final Architectural Plans - The Trieuth at Palatine building (101 W. Palatine Road - Final Planned Development)

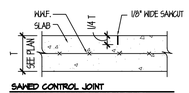
TYPICAL CONCRETE SLAB CONSTRUCTION AND CONTROL JOINT DETAILS



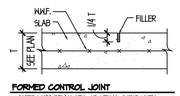
TYPICAL JOINT LAYOUT - PLAN

NOTES

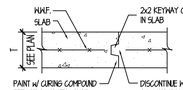
1. PROVIDE CONTROL JOINTS AT ALL COLUMN LINES, MAXIMUM CONTROL JOINT SPACING AT 15'-0" TO 25'-0". PROVIDE CONTROL JOINTS SO THAT NO SLAB "PANEL" SHALL NOT EXCEED APPROX. 400 SQUARE FEET.
2. SLAB "PANELS" TO BE APPROXIMATELY SQUARE (CONTROL JOINT LENGTH RATIOS NOT TO EXCEED 1 1/2 TO 1)
3. SAWED CONTROL JOINTS TO BE CUT WITHIN 14 HOURS AFTER POUR.
4. EACH CONCRETE POUR FOR SLAB CONSTRUCTION SHALL NOT EXCEED 3,000 SQUARE FEET. SUCCESSIVE POURS SHALL BE MADE ON AN ALTERNATING "CHECKER BOARD" PATTERN.
5. SEE PLANS FOR JOINT LOCATIONS.



SAWED CONTROL JOINT
- SAWCUT AFTER ADJACENT SLAB IS PLACED
- FILL FLUSH WITH LEAD OR JOINT FILLER.

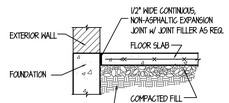


FORMED CONTROL JOINT
- INSERT 1/8" BEVELED OR METAL STRIP WHEN CONCRETE IS PLACED.
- FINISH FLUSH WITH SURFACE.

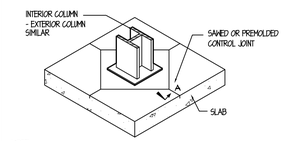


CONSTRUCTION & CONTROL JOINT COMBO.

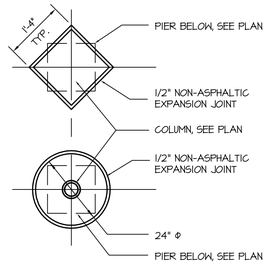
SECTION ONE



SECTION TWO
- SEE PLANS FOR FURTHER INFORMATION

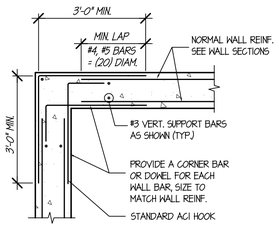


DURING CONSTRUCTION **COMPLETED CONST.**

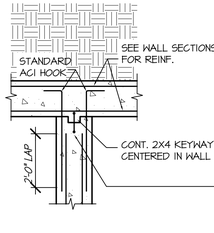


DETAIL A

TYPICAL POURED CONCRETE FOUNDATION CONSTRUCTION DETAILS



WALL CORNER
NOT TO SCALE



INTERSECTION
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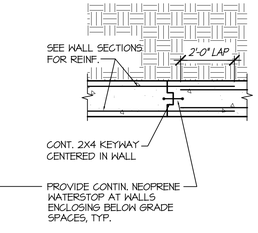
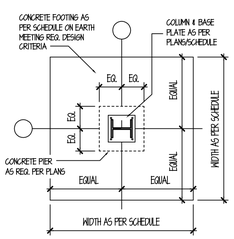


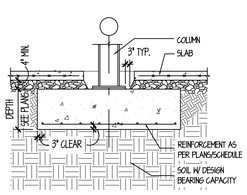
WALL JOINT
NOT TO SCALE

NOTE:
PROVIDE CONCRETE WALL JOINTS @ 40'-0" O.C. MAX.

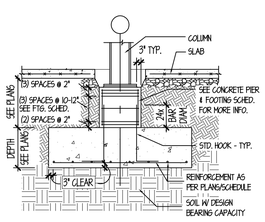
TYPICAL COLUMN FOOTING DETAILS



PLAN



TYPICAL COLUMN FOOTING



COLUMN FOOTING W/ PIER

NOTES:
1. FOOTINGS SHALL BEAR ON UNDISTURBED SOIL OR COMPACTED FILL MEETING THE DESIGN CRITERIA NOTED ON DRAWINGS
2. SEE COLUMN FOOTING SCHEDULES FOR SPECIFIC FOOTING INFORMATION.
3. FOOTING REINFORCING SHALL BE PLACED "EACH DIRECTION", UNLESS NOTED OTHERWISE - SEE FOOTING SCHEDULE

COLUMN SCHEDULE

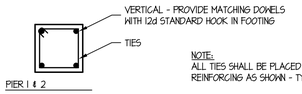
COLUMN MARK	COLUMN SIZE
C1	W8x31
C2	W10x33
C3	W10x39
C4	W10x49
C5	HSS 4x4x5/16

FOOTING SCHEDULE

FOOTING MARK	FOOTING SIZE (W x L x D)	REINFORCING EACH WAY, BOTTOM, U.N.	REMARKS
F3.0	3'-0" x 3'-0" x 1'-0"	4 - #5	
F4.0	4'-0" x 4'-0" x 1'-0"	5 - #5	
F5.0	5'-0" x 5'-0" x 1'-2"	6 - #5	
F6.0	6'-0" x 6'-0" x 1'-4"	7 - #5	
F7.0	7'-0" x 7'-0" x 1'-6"	8 - #5	
F8.0	8'-0" x 8'-0" x 1'-8"	7 - #6	
F9.0	9'-0" x 9'-0" x 1'-10"	10 - #6	
F10.0	10'-0" x 10'-0" x 2'-0"	11 - #6	
F11.0	11'-0" x 11'-0" x 2'-2"	13 - #6	
F12.0	12'-0" x 12'-0" x 2'-4"	13 - #7	
F14.0	14'-0" x 14'-0" x 2'-4"	16 - #7	

PIER SCHEDULE

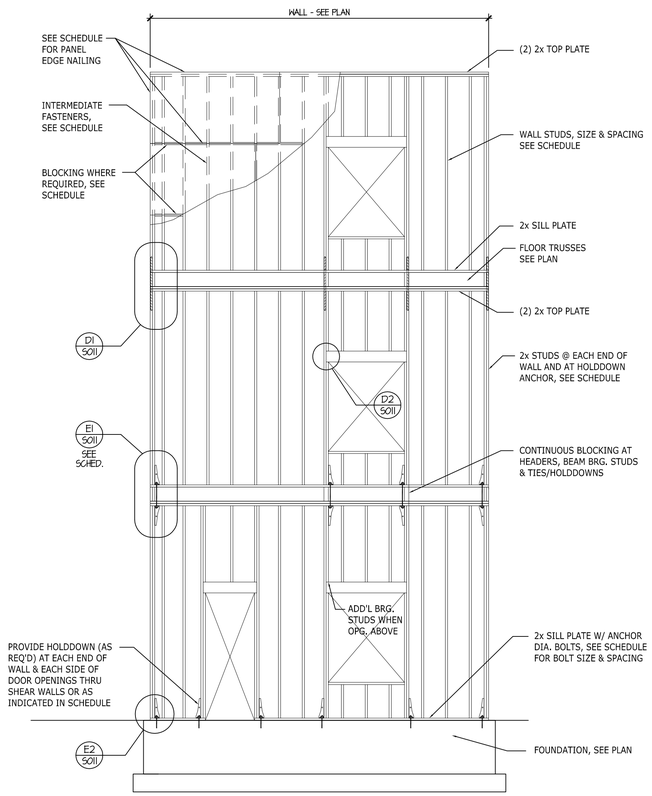
PIER MARK	PIER SIZE W	PIER SIZE D	REINFORCING VERTICAL	REINFORCING TIES	REMARKS
P1	20"	20"	4 - #4	#3 @ 16"	T/PIER EL. = -0'-8"
P2	22"	22"	4 - #4	#3 @ 16"	T/PIER EL. = -0'-8"
P3	24"	20"	4 - #4	#3 @ 16"	T/PIER EL. = -0'-8"
P4	24"	22"	4 - #4	#3 @ 16"	T/PIER EL. = -0'-8"
P5	24"	24"	4 - #4	#3 @ 16"	T/PIER EL. = -0'-8"



NOTE:
ALL TIES SHALL BE PLACED TIGHT TO VERTICAL REINFORCING AS SHOWN - TYPICAL

CONCRETE PIER DETAILS

TYPICAL SHEAR WALL DETAILS



SHEAR WALL ELEVATION
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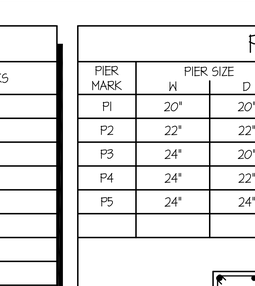

D1 WALL DETAIL
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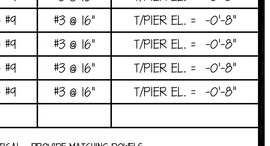

D2 WALL DETAIL
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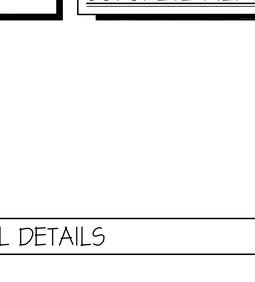
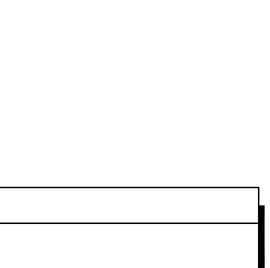


E1 WALL DETAIL
NOT TO SCALE



E2 WALL DETAIL
NOT TO SCALE

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NORTHSHORE DEVELOPMENT GRP.
1963 PINE STREET
NORTHFIELD, ILLINOIS 60693

PROJECT

THE TRIEUTH AT PALATINE
MULTI-FAMILY DEVELOPMENT
PALATINE, ILLINOIS 60067

DRAWING TITLE

STRUCT. DTLS. & SCHEDULES

FILE NAME 4102-S002
DRAWN BY RDL DATE 5.19.23

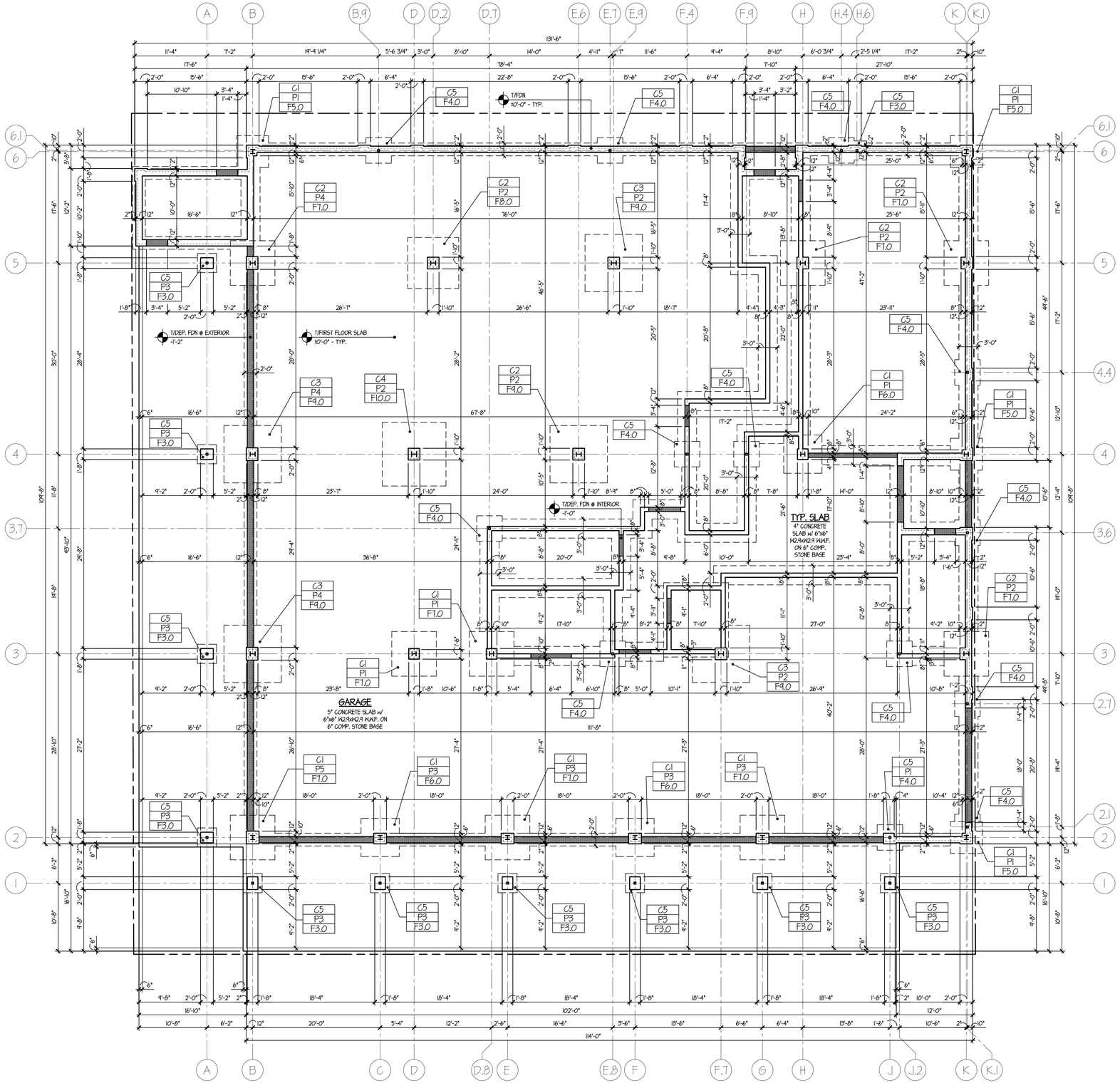
NO.	REVISED PER	DATE	BY

JOB NO. 410221

SHEET NO. S.002
OF 52

PROFESSIONAL DESIGN FIRM LICENSE #184-002934

Attachment: 4102 - Final Architectural Plans - The Trieuth at Palatine building (101 W. Palatine Road - Final Planned Development)



ALL STRUCTURAL SIZING IS PRELIMINARY AND SUBJECT TO CHANGE UPON FURTHER DESIGN DEVELOPMENT

PRELIMINARY DESIGN ASSUMES 3,000 PSF ALLOWABLE SOIL PER REPORT - GENERAL CONTRACTOR TO VERIFY IN FIELD

BTM/FOOTING = -4'-0", TYPICAL

FOUNDATION PLAN

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

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PALATINE, ILLINOIS 60067

DRAWING TITLE

FOUNDATION PLAN

FILE NAME 4102-S100
DRAWN BY RDL DATE 5.19.23

NO.	REVISED PER	DATE	BY

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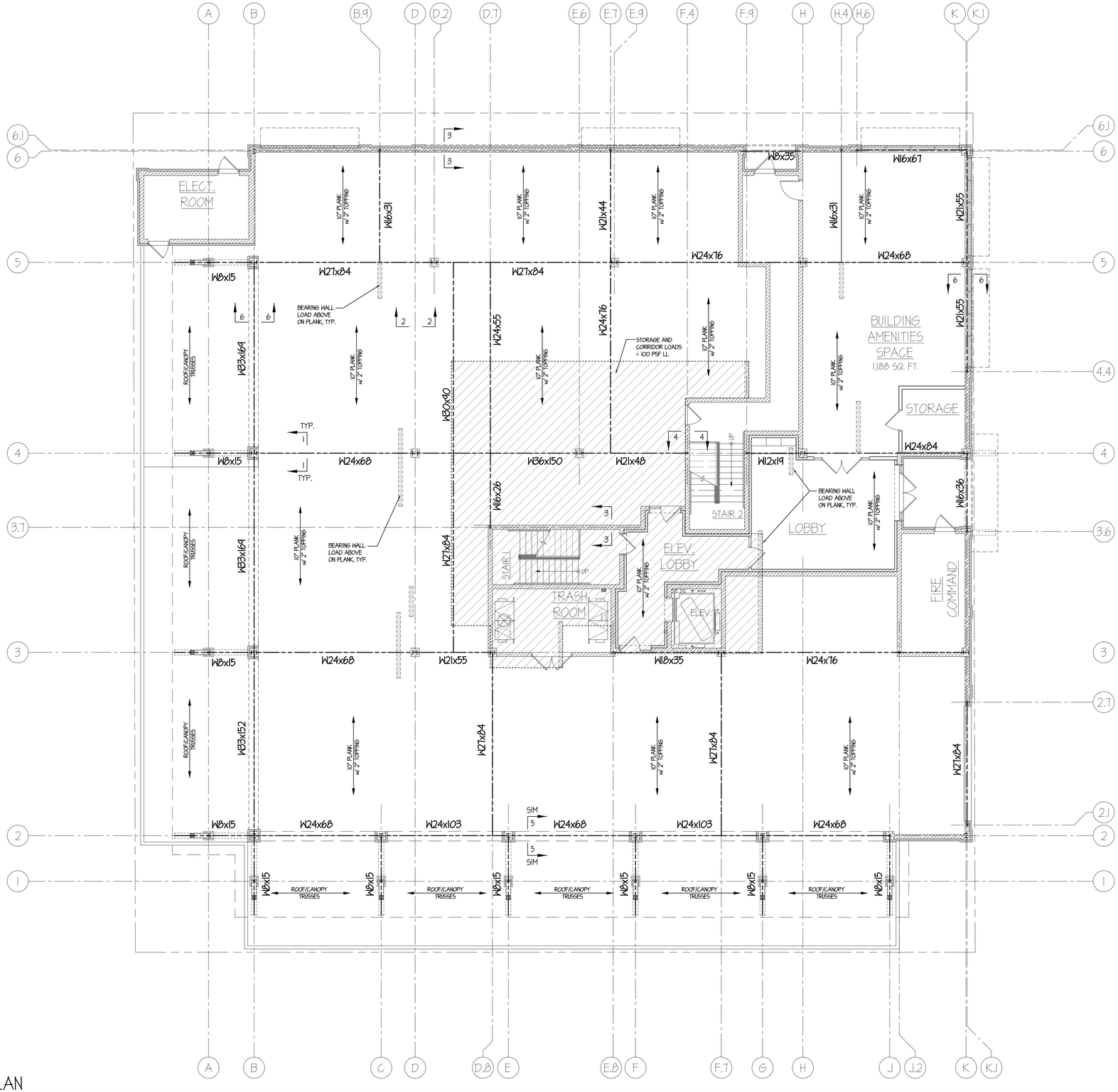
OF 52

PROFESSIONAL DESIGN FIRM LICENSE #184-002934

Attachment: 4102 - Final Architectural Plans - The Trieuth at Palatine building (101 W. Palatine Road - Final Planned Development)



SEE SHEET S.300 FOR SECTION DETAILS AS INDICATED

SECOND FLOOR FRAMING PLAN

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

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MULTI-FAMILY DEVELOPMENT
PALATINE, ILLINOIS 60067

DRAWING TITLE

2nd FLOOR FRAMING PLAN

FILE NAME 4102-S101
DRAWN BY RDL DATE 5.19.23

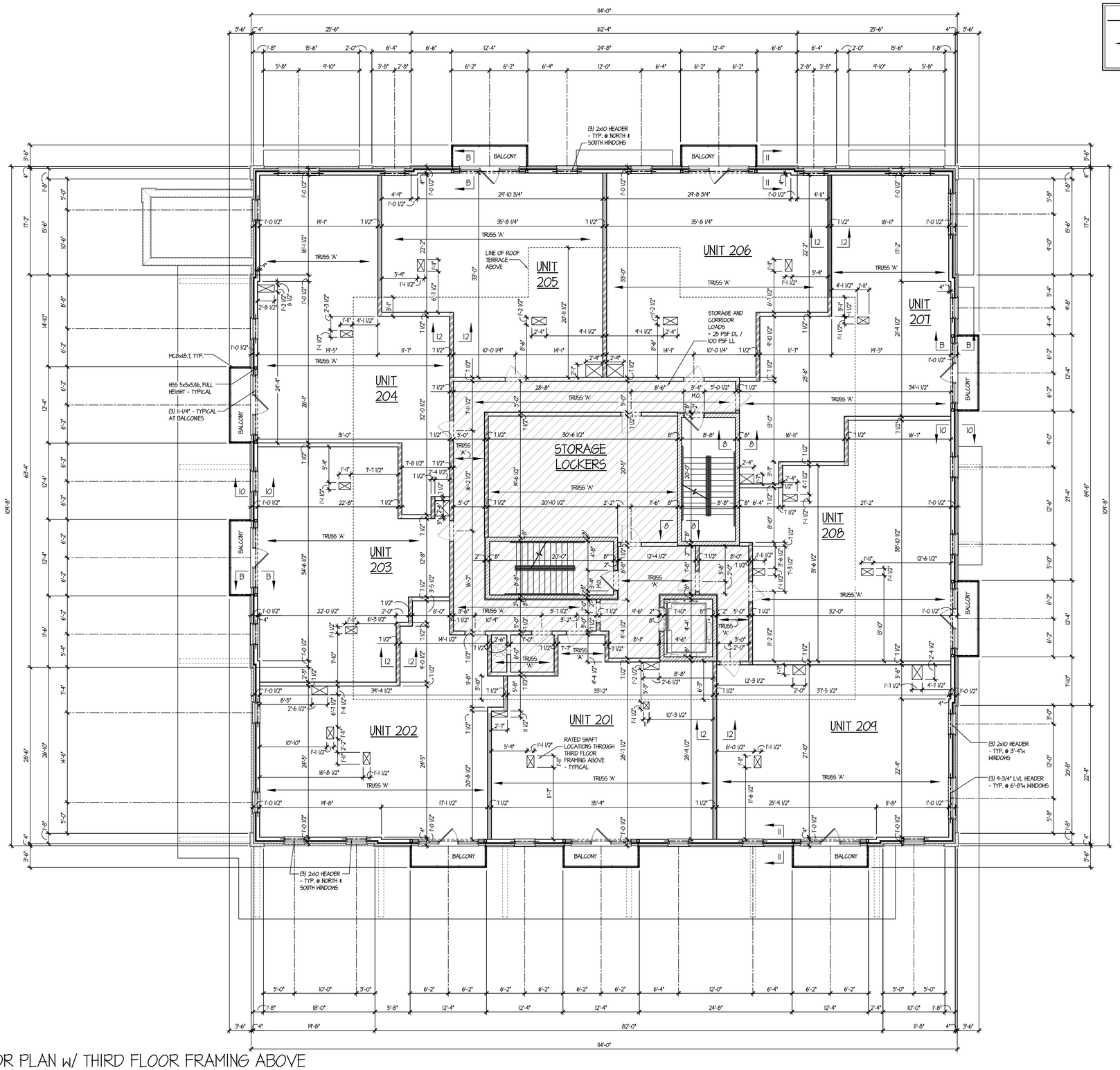
NO.	REVISED PER	DATE	BY

JOB NO. 410221

SHEET NO. S.101
OF 52

PROFESSIONAL DESIGN FIRM LICENSE #184-002934

Attachment: 4102 - Final Architectural Plans - The Trieuth at Palatine building (101 W. Palatine Road - Final Planned Development)



TYPICAL TRUSS NOTE

TRUSS 'A' = 24" PRE-ENGINEERED WOOD FLOOR TRUSSES @ 16" O.C. - TYP.

WALL TYPE LEGEND

- (2)2x6 BEARING WALL *AT 2nd FLOOR LOCATIONS BENEATH ROOF DECK
- TYPICAL 2x6 BEARING WALL

X X — SEE SHEET S.300 & S.400 FOR SECTION DETAILS AS INDICATED

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STRUCTURAL 2nd FLOOR PLAN

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STRUCTURAL SECOND FLOOR PLAN w/ THIRD FLOOR FRAMING ABOVE

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

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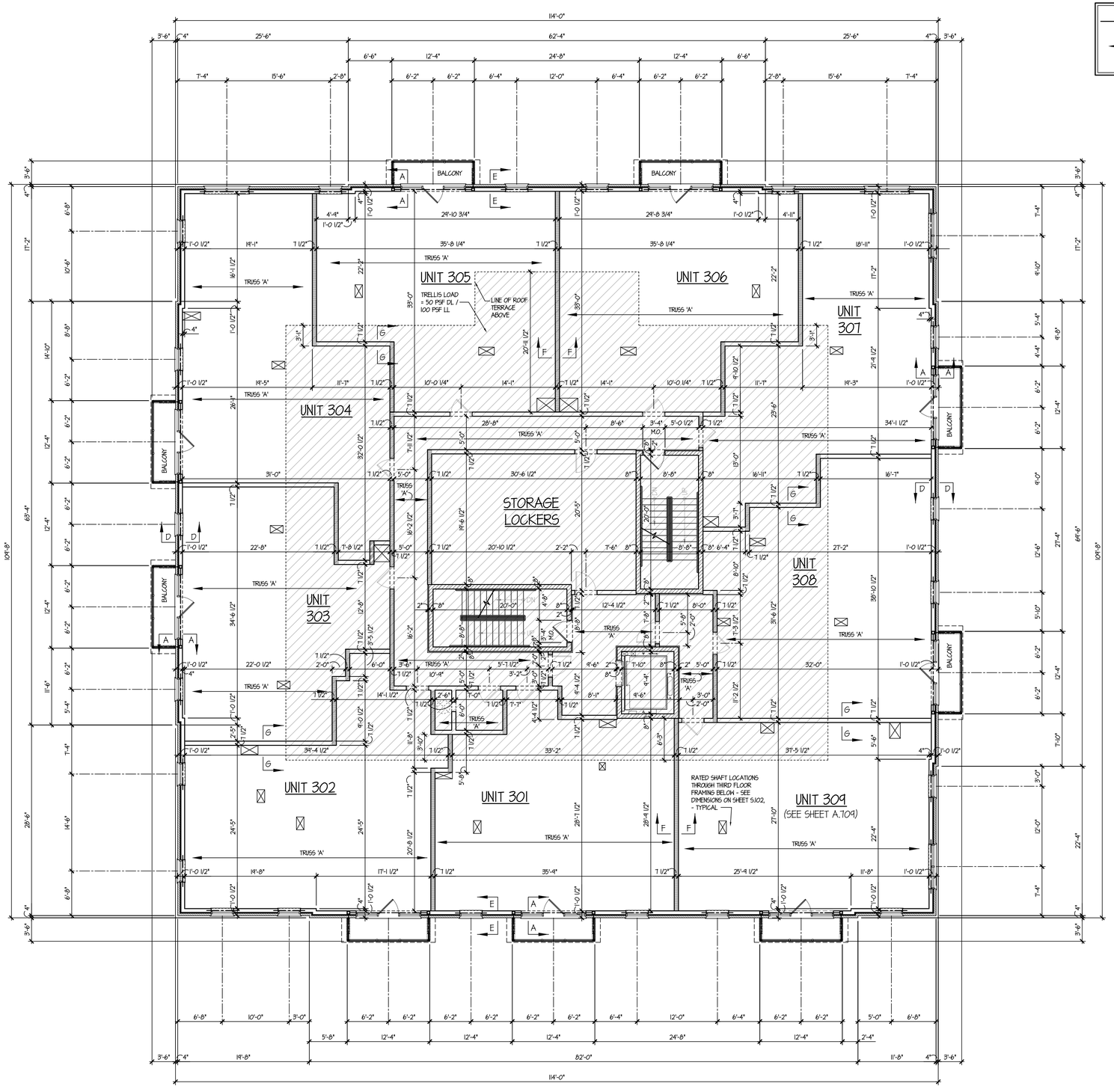
Attachment: 4102 - Final Architectural Plans - The Trieuth at Palatine building (101 W. Palatine Road - Final Planned Development) (3



TYPICAL TRUSS NOTE

TRUSS 'A' = 24" PRE-ENGINEERED WOOD ROOF TRUSSES @ 16" O.C. - TYP.

WALL TYPE LEGEND

- (2)2x6 BEARING WALL *AT 2nd FLOOR LOCATIONS BENEATH ROOF DECK
- TYPICAL 2x6 BEARING WALL

X X SEE SHEET S.300 & S.400 FOR SECTION DETAILS AS INDICATED

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DRAWING TITLE

STRUCTURAL 3rd FLOOR PLAN

FILE NAME 4102-S103
DRAWN BY RDL DATE 5.19.23

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STRUCTURAL THIRD FLOOR PLAN w/ ROOF FRAMING

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

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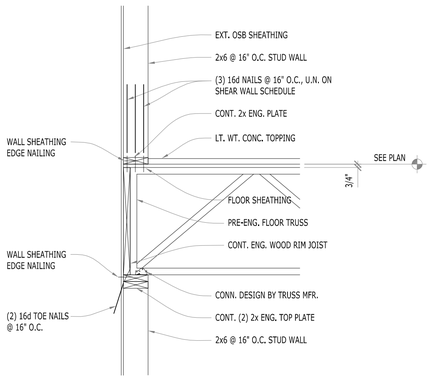
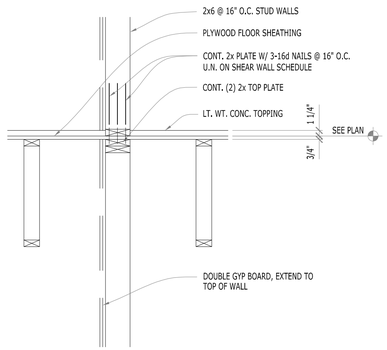


10 S300 SECTION
SCALE: 3/4" = 1'-0"



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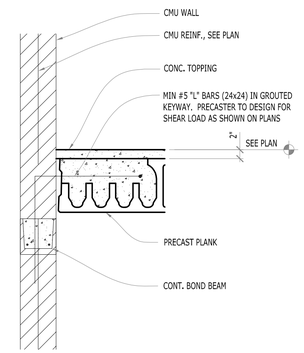

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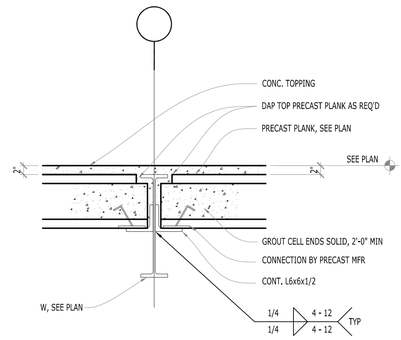

1 S300 SECTION
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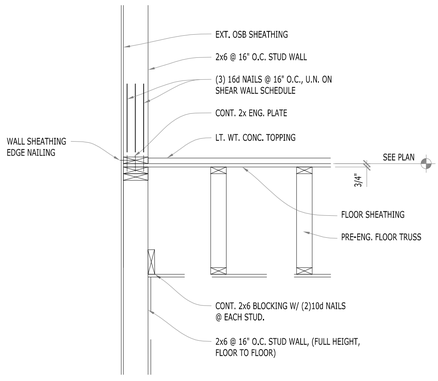

11 S300 SECTION
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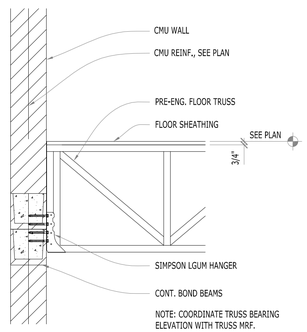
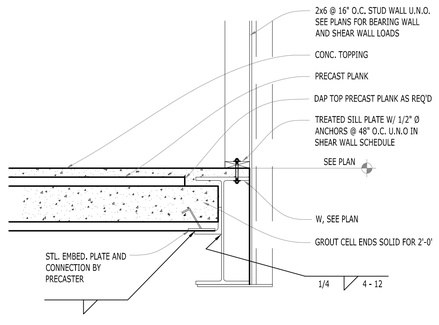
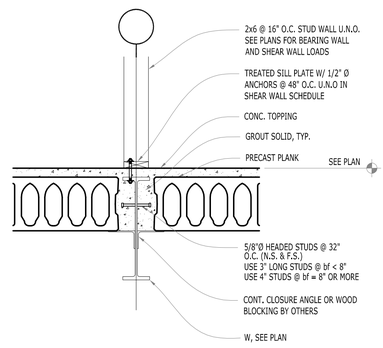


8 S300 SECTION
SCALE: 3/4" = 1'-0"



5 S300 SECTION
SCALE: 3/4" = 1'-0"



2 S300 SECTION
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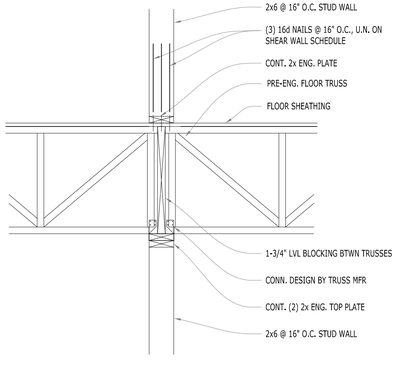

12 S300 SECTION
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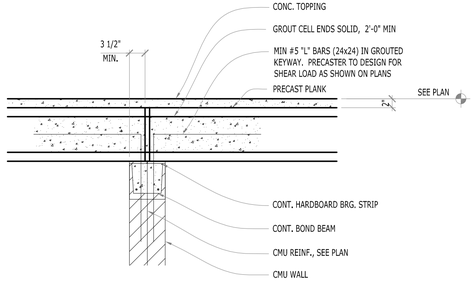

9 S300 SECTION
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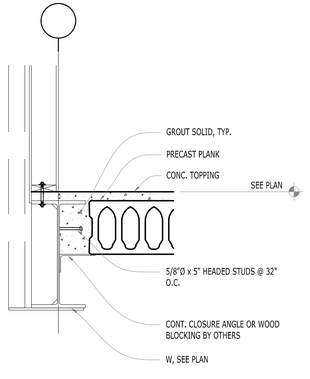

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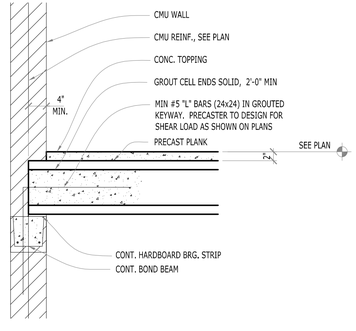

3 S300 SECTION
SCALE: 3/4" = 1'-0"

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NORTHFIELD, ILLINOIS 60693

PROJECT

THE TRIEUTH AT PALATINE

MULTI-FAMILY DEVELOPMENT
PALATINE, ILLINOIS 60067

DRAWING TITLE

TYP. STRUCTURAL DETAILS

FILE NAME 4102-S300
DRAWN BY RDL DATE 5.19.23

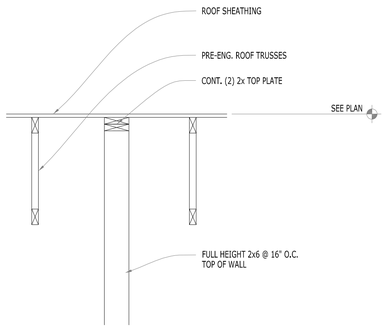
NO.	REVISED PER	DATE	BY

JOB NO. 410221

SHEET NO. S.300
OF 52

PROFESSIONAL DESIGN FIRM LICENSE #184-002934

Attachment: 4102 - Final Architectural Plans - The Trieuth at Palatine building (3) (101 W. Palatine Road - Final Planned Development)



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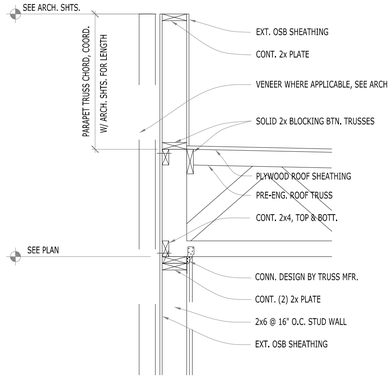

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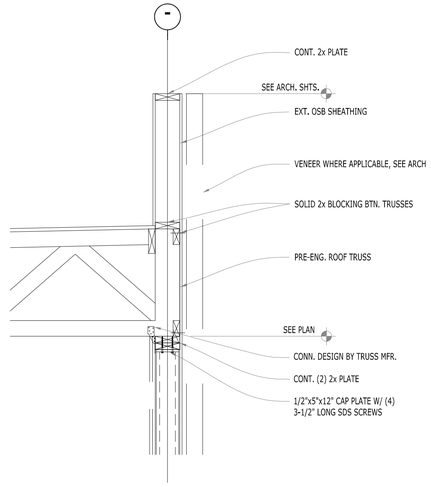

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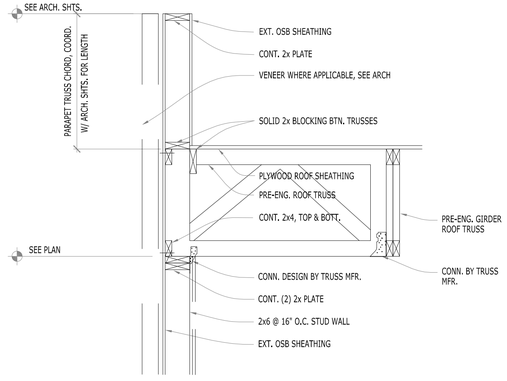
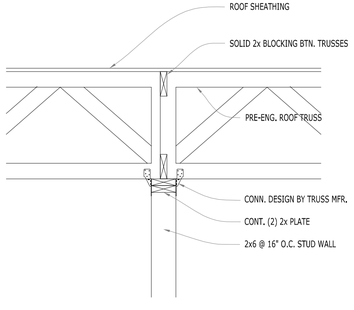


E S400 SECTION
SCALE: 3/4" = 1'-0"

B S400 SECTION
SCALE: 3/4" = 1'-0"



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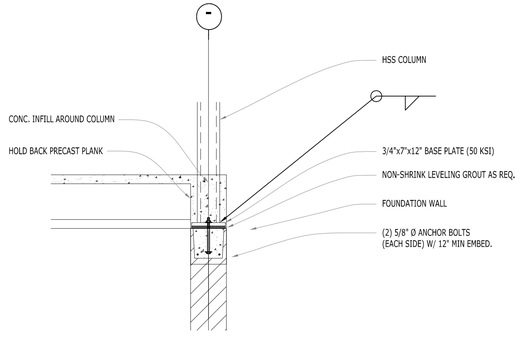
SCALE: 3/4" = 1'-0"



C S400 SECTION
SCALE: 3/4" = 1'-0"

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MULTI-FAMILY DEVELOPMENT
PALATINE, ILLINOIS 60067

DRAWING TITLE

TYP. STRUCTURAL DETAILS

FILE NAME 4102-S300
DRAWN BY RDL DATE 5.19.23

NO.	REVISED PER	DATE	BY

JOB NO. 410221

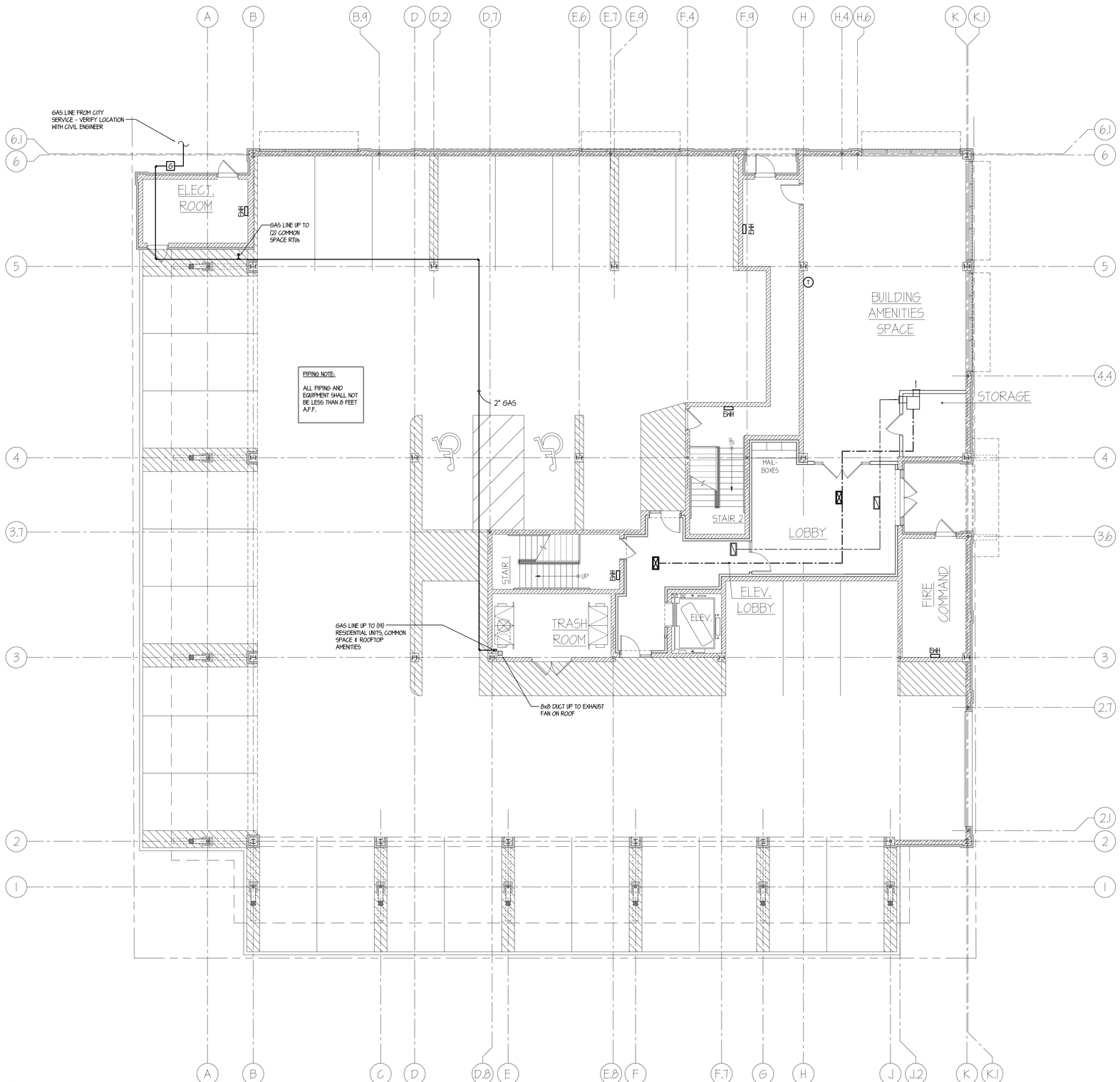
SHEET NO. S.400
OF 52

PROFESSIONAL DESIGN FIRM LICENSE #184-002934

Attachment: 4102 - Final Architectural Plans - The Trieuth at Palatine building (101 W. Palatine Road - Final Planned Development)

GAS NOTE:

NEW GAS SERVICE WITH ONE METER FURNISHED AND INSTALLED BY THE LOCAL GAS COMPANY, THE GENERAL CONTRACTOR SHALL CONTACT GAS COMPANY AND COORDINATE ALL GAS REQUIREMENTS AND SCHEDULE THE SERVICE. PROVIDE 3" MANIFOLD AND (1) GAS METER SOCKET. PROVIDE ALL DOWNSTREAM PIPING INCLUDING ALL VALVES, REGULATORS, SUPPORTS, HANGERS AND ALL ASSOCIATED APPARATUS, VERIFY ALL PRESSURE REQUIREMENTS WITH MANUFACTURER'S EQUIPMENT SPECIFICATIONS. ALL GAS PIPING DOWNSTREAM OF LANDLORD METER WAS SIZED AT TWO POUND PRESSURE (2#). VERIFY EXACT METER ASSEMBLY AND SERVICE LOCATION IN THE FIELD AND WITH ARCHITECT PRIOR TO INSTALLATION



FIRST FLOOR MECHANICAL PLAN

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

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PROJECT

THE TRIEUTH OF PALATINE

MULTI-FAMILY DEVELOPMENT
PALATINE, ILLINOIS 60067

DRAWING TITLE

1st FLOOR MECH. PLAN

FILE NAME 4102-M101
DRAWN BY RDL DATE 5.19.23

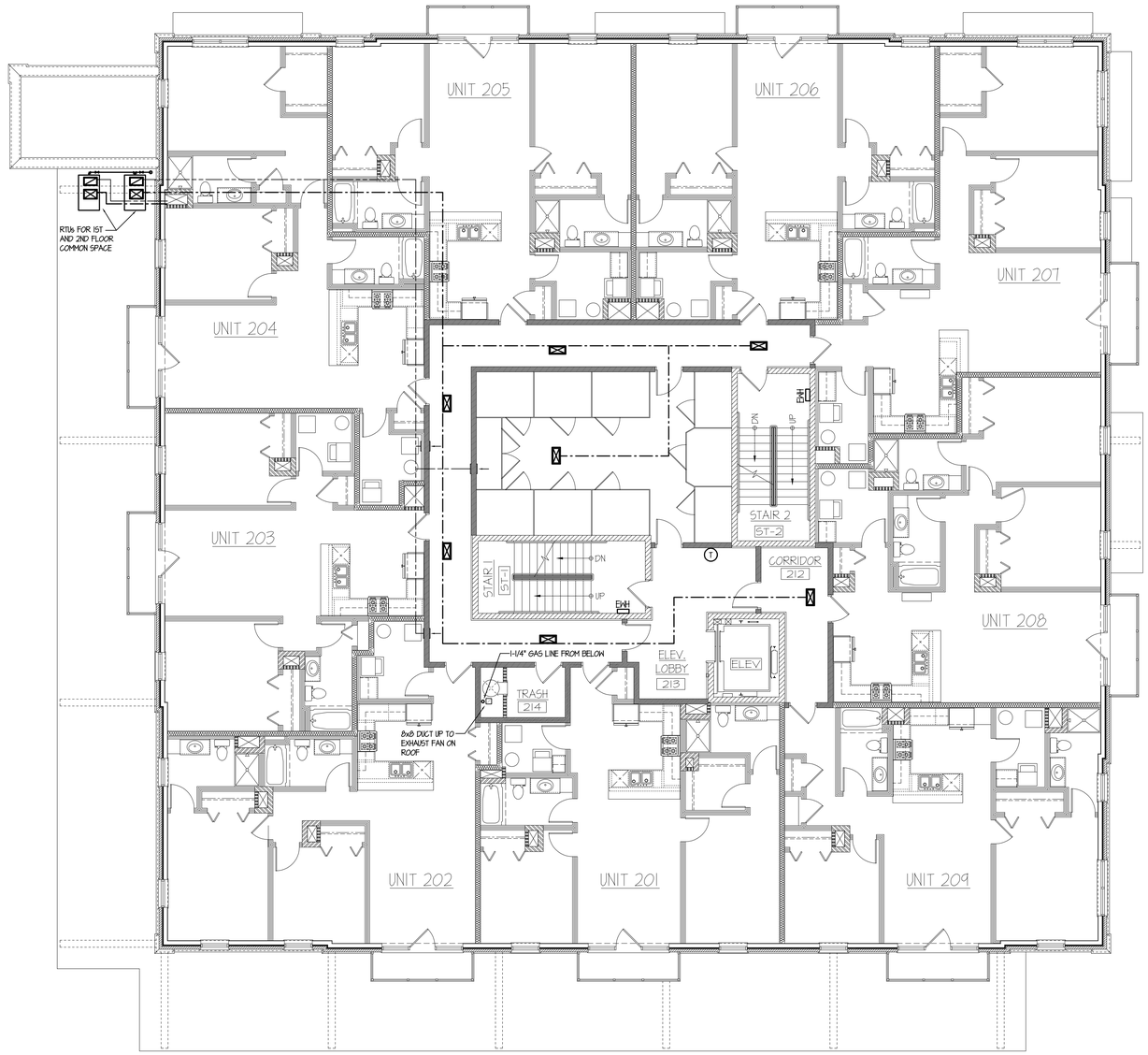
NO.	REVISED PER	DATE	BY

JOB NO. 410221

SHEET NO. M.101
OF 52

PROFESSIONAL DESIGN FIRM LICENSE #184-002934

Attachment: 4102 - Final Architectural Plans - The Trieuth at Palatine building (101 W. Palatine Road - Final Planned Development)



TYPICAL SECOND & THIRD FLOOR MEHCANICAL PLAN

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

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PALATINE, ILLINOIS 60067

DRAWING TITLE

TYPICAL MECH. FLOOR PLAN

FILE NAME 4102-M102
DRAWN BY RDL DATE 5.19.23

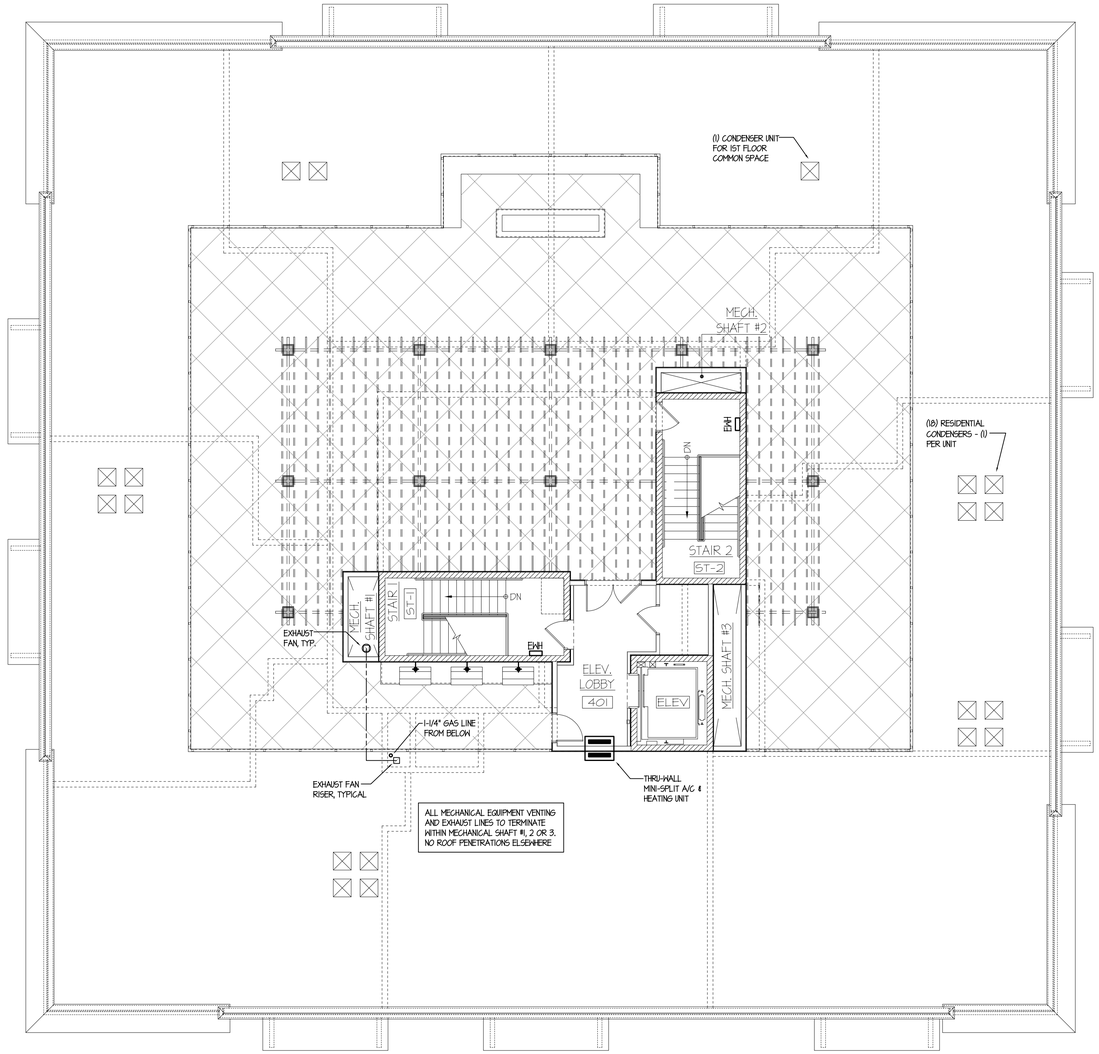
NO.	REVISED PER	DATE	BY

JOB NO. 410221

SHEET NO. M.102
OF 52

PROFESSIONAL DESIGN FIRM LICENSE #184-002934

Attachment: 4102 - Final Architectural Plans - The Trieuth at Palatine building (101 W. Palatine Road - Final Planned Development)



FOURTH FLOOR AMENITIES / ROOFTOP MECHANICAL PLAN

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

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DRAWING TITLE

ROOF MECH. PLAN

FILE NAME 4102-M103
DRAWN BY RDL DATE 5.19.23

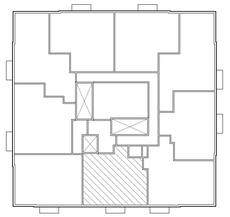
NO.	REVISED PER	DATE	BY

JOB NO. 410221

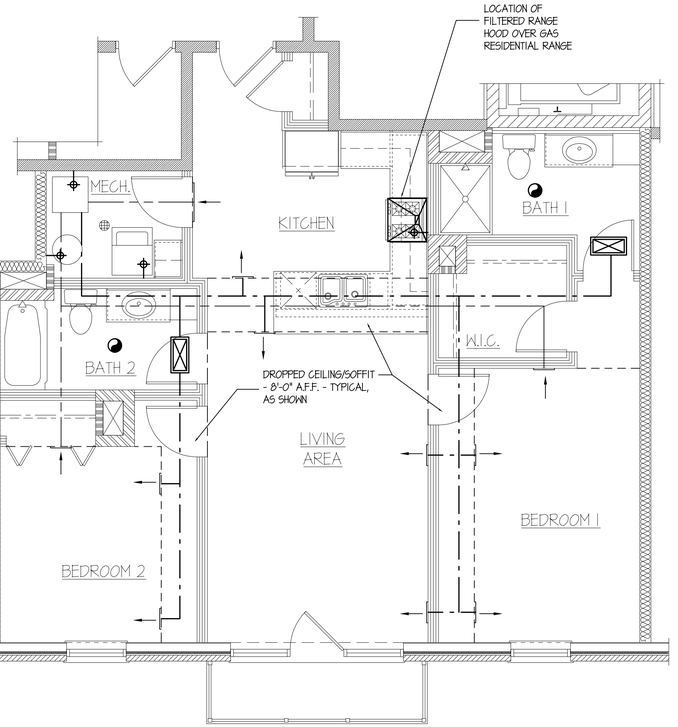
SHEET NO. M.103
OF 52

PROFESSIONAL DESIGN FIRM LICENSE #184-002934

Attachment: 4102 - Final Architectural Plans - The Trieuth at Palatine building (101 W. Palatine Road - Final Planned Development)



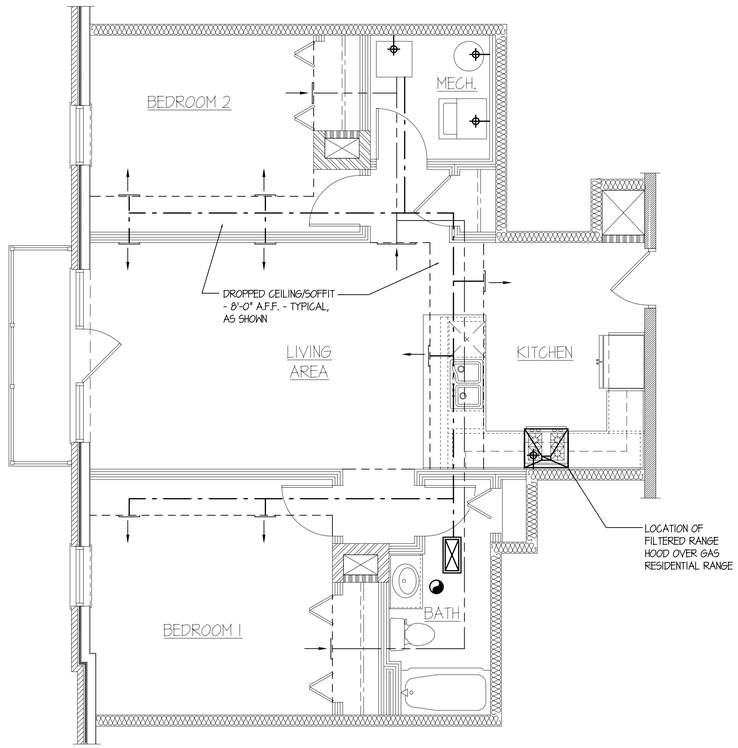
KEY PLAN



UNITS 201 & 301 - TYPICAL 2-BEDROOM / 2-BATH MECHANICAL PLAN

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

KEY PLAN



UNITS 203 & 303 - TYPICAL 2-BEDROOM / 1-BATH MECHANICAL PLAN

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

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PALATINE, ILLINOIS 60067

DRAWING TITLE

TYPICAL UNIT
MECH. PLANS

FILE NAME 4102-M701
DRAWN BY RDL DATE 5.19.23

NO.	REVISED PER	DATE	BY

JOB NO. 410221

SHEET NO. M.701
OF 52

PROFESSIONAL DESIGN FIRM LICENSE #184-002934

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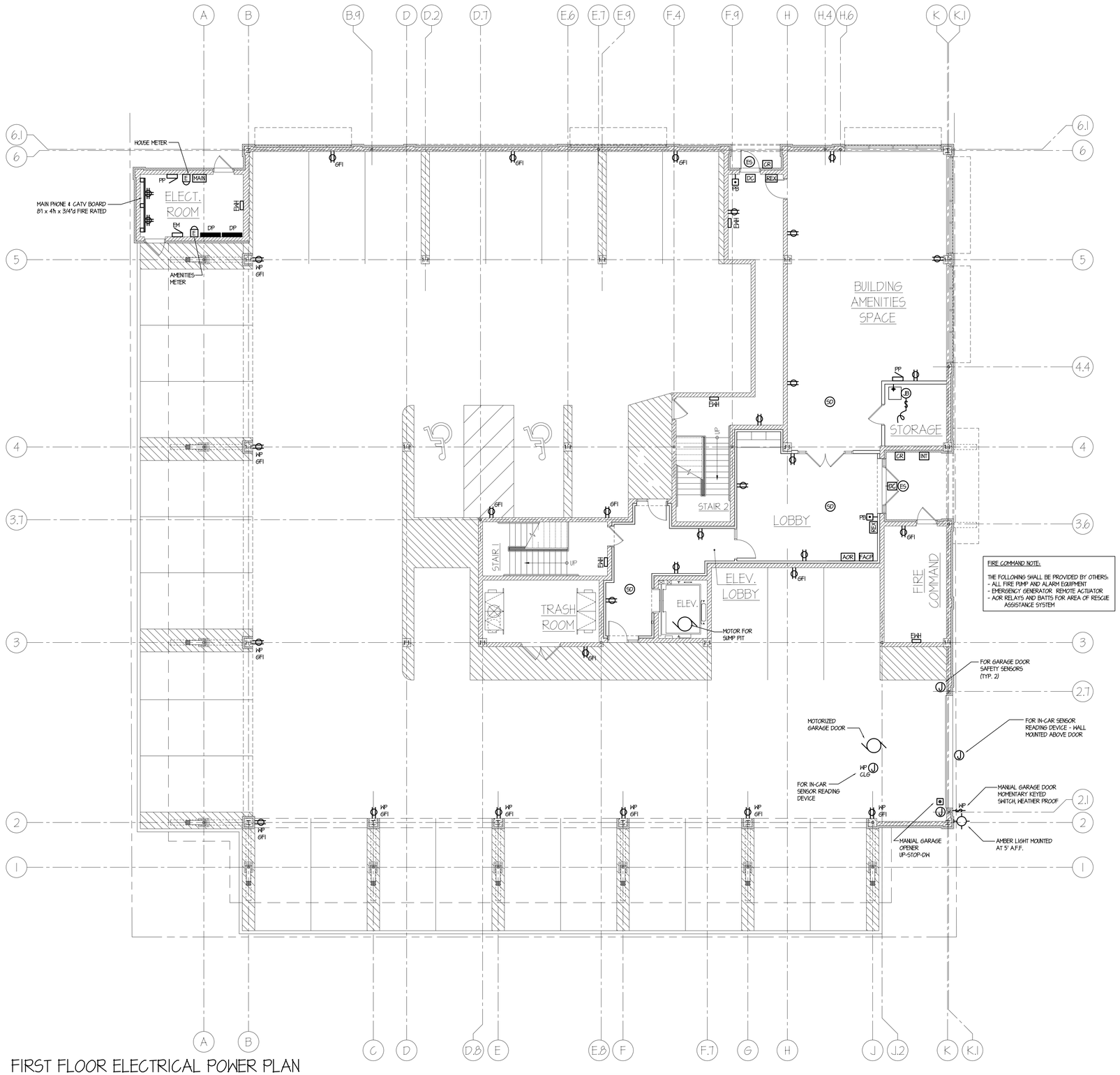
Attachment: 4102 - Final Architectural Plans - The Trieuth at Palatine building (101 W. Palatine Road - Final Planned Development)

ELECTRICAL SYMBOL LEGEND

$	SINGLE POLE SWITCH		CEILING MOUNTED EXIT SIGN
$3	THREE-WAY SWITCH		HANGING PENDANT FIXTURE
	DOUBLE RECEPTACLE OUTLET		FLUSH/CEILING MOUNTED FIXTURE
GFI	DOUBLE RECEPTACLE G.F.C.I. PROTECTED OUTLET		WALL MOUNTED FIXTURE / SCONCE
	QUADRAPLEX RECEPTACLE OUTLET	K	RECESSED CAN FIXTURE
WP/ GFI	DOUBLE RECEPTACLE G.F.C.I. WEATHERPRROF PROTECTED OUTLET	K/R/ GFI	RECESSED CAN FIXTURE UL APPROVED SHOWER LGT. W/ G.F.C.I. PROTECTION
J	JUNCTION BOX		48" LED STRIP FIXTURE
	MOTOR OUTLET		FLOODLIGHT
GD	GARBAGE DISPOSAL	EM	48" LED STRIP FIXTURE W/ INTEGRALLY MOUNTED BATTERY BACK-UP
PB	PUSH BUTTON		
JB	JUNCTION BOX WITH DISCONNECT AS REQ. FOR FIXTURE - VERIFY WITH CONSTR. MANAGER		
S	110v INTERCONNECTED SMOKE DETECTOR W/ BATT. BACK-UP		
CO	CO DETECTOR WITHIN 15' OF ALL BEDROOMS		
	EXHAUST FAN - SEE MECHANICAL PLANS FOR C.F.M. AND OTHER REQUIREMENTS		
E	ELECTRIC METER		
T	THERMOSTAT - COORD. WITH WITH CONSTR. MANAGER		
FACP	FIRE ALARM CONTROL PANEL (BY OTHERS)		
AOR	AREA OF RESCUE ASSISTANCE MASTER STATION (TWO WAY COMMUNICATION)		
RA	AREA OF RESCUE ASSISTANCE REMOTE STATION (TWO WAY COMMUNICATION)		
CR	SECURITY CARD READER w/ 1/2"C STUB TO ACC		
DC	SECURITY DOOR CONTACT w/ 1/2"C STUB TO ACC		
ES	ELECTRIC DOOR HARDWARE		
REX	REQUEST TO EXIT		
INT	INTERCOM		
EWH	ELECTRIC WALL HEATER		



FIRST FLOOR ELECTRICAL POWER PLAN

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

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PROJECT

THE TRIEUTH OF PALATINE

MULTI-FAMILY DEVELOPMENT
PALATINE, ILLINOIS 60067

DRAWING TITLE

1st FLOOR
ELEC. POWER PLAN

FILE NAME 4102-E101
DRAWN BY RDL DATE 5.19.23

NO.	REVISED PER	DATE	BY

JOB NO. 410221

SHEET NO. E.101
OF 52

PROFESSIONAL DESIGN FIRM LICENSE #184-002934

Attachment: 4102 - Final Architectural Plans - The Trieuth at Palatine building (101 W. Palatine Road - Final Planned Development)

TYPICAL SECOND & THIRD FLOOR ELECTRICAL POWER PLAN

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

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MULIT-FAMILY DEVELOPMENT
PALATINE, ILLINOIS 60067

DRAWING TITLE

TYPICAL ELEC. POWER PLAN

FILE NAME 4102-E102
DRAWN BY RDL DATE 5.19.23

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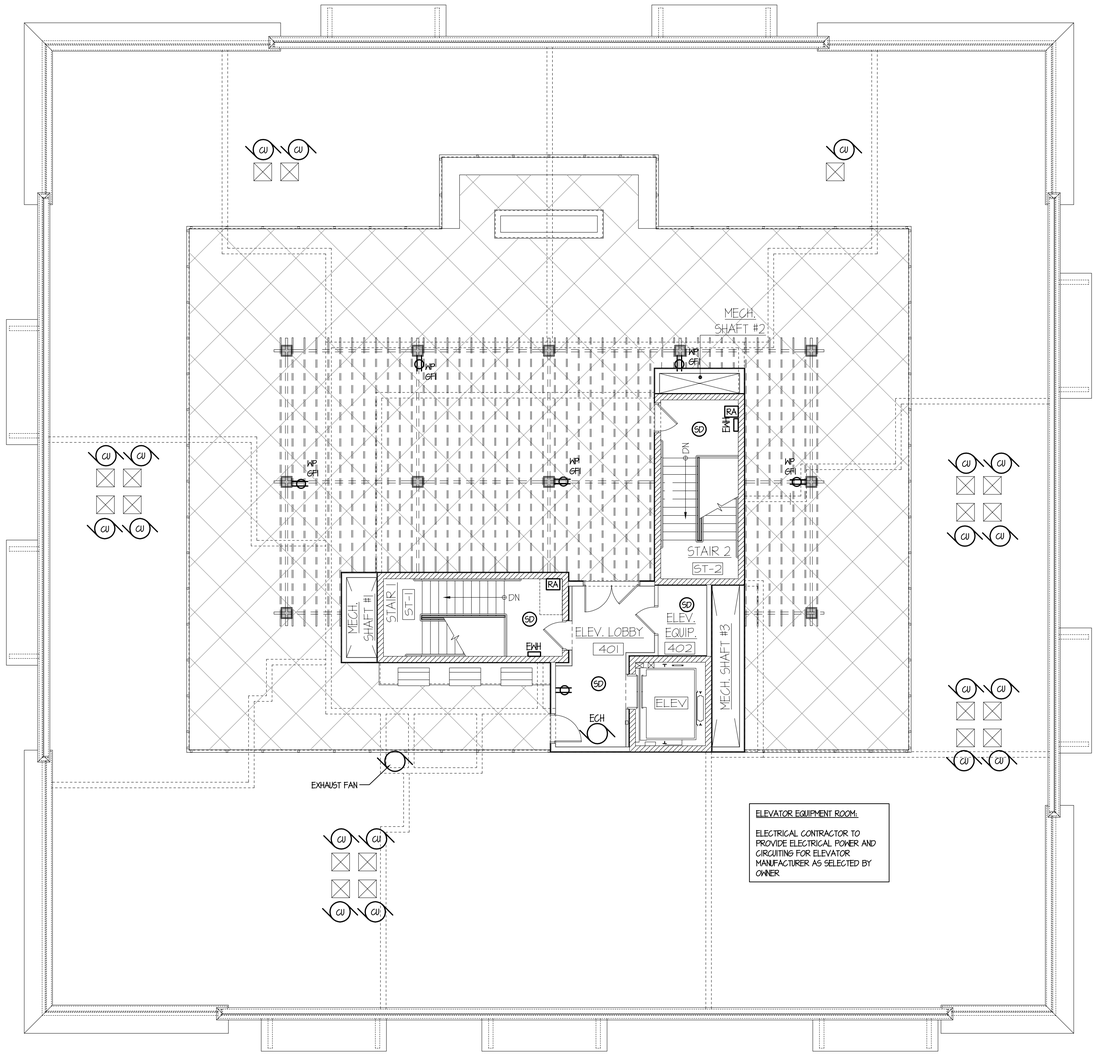
JOB NO. 410221

SHEET NO. E.102
OF 52

PROFESSIONAL DESIGN FIRM LICENSE # 184-002934

Attachment: 4102 - Final Architectural Plans - The Trieuth at Palatine building (101 W. Palatine Road - Final Planned Development)



TYPICAL ROOF ELECTRICAL POWER PLAN

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

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PROJECT

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PALATINE, ILLINOIS 60067

DRAWING TITLE

ROOF ELEC. POWER PLAN

FILE NAME 4102-E102
DRAWN BY RDL DATE 5.19.23

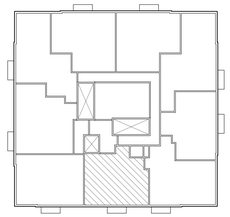
NO.	REVISED PER	DATE	BY

JOB NO. 410221

SHEET NO. E.103
OF 52

PROFESSIONAL DESIGN FIRM LICENSE #184-002934

Attachment: 4102 - Final Architectural Plans - The Trieuth at Palatine building (101 W. Palatine Road - Final Planned Development)



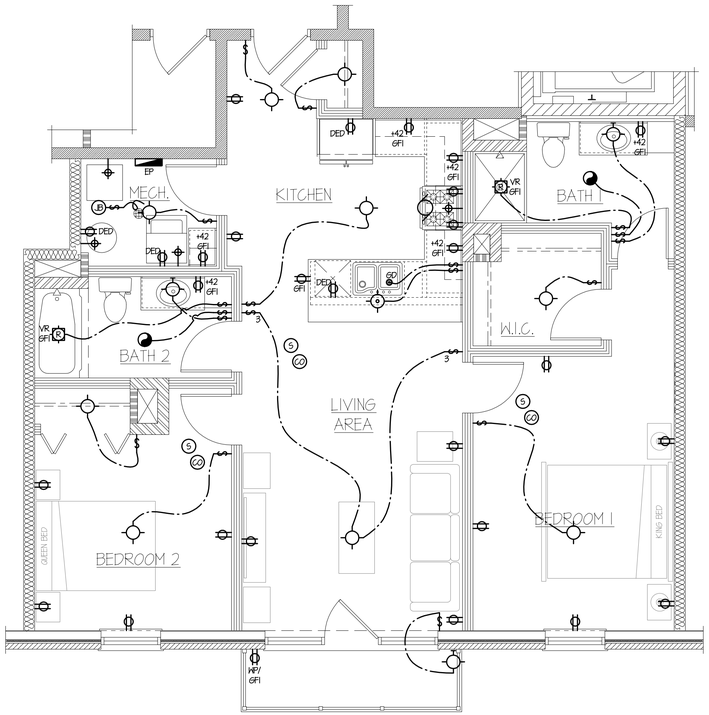
KEY PLAN

ELECTRICAL SYMBOL LEGEND

SINGLE POLE SWITCH	CEILING MOUNTED EXIT SIGN
THREE-WAY SWITCH	HANGING PENDANT FIXTURE
DOUBLE RECEPTACLE OUTLET	FLUSH/CEILING MOUNTED FIXTURE
DOUBLE RECEPTACLE G.F.C.I. PROTECTED OUTLET	WALL MOUNTED FIXTURE / SCONCE
QUADRAPLEX RECEPTACLE OUTLET	RECESSED CAN FIXTURE
DOUBLE RECEPTACLE G.F.C.I. WEATHERPRROF PROTECTED OUTLET	RECESSED CAN FIXTURE UL APPROVED SHOWER LGT. w/ G.F.C.I. PROTECTION
JUNCTION BOX	48" LED STRIP FIXTURE
MOTOR OUTLET	
GARBAGE DISPOSAL	FLOODLIGHT
PUSH BUTTON	
JUNCTION BOX WITH DISCONNECT AS REQ. FOR FIXTURE - VERIFY WITH CONSTR. MANAGER	48" LED STRIP FIXTURE w/ INTEGRALLY MOUNTED BATTERY BACK-UP
110v INTERCONNECTED SMOKE DETECTOR W/ BATT. BACK-UP	
CO DETECTOR WITHIN 15' OF ALL BEDROOMS	
EXHAUST FAN - SEE MECHANICAL PLANS FOR C.F.M. AND OTHER REQUIREMENTS	

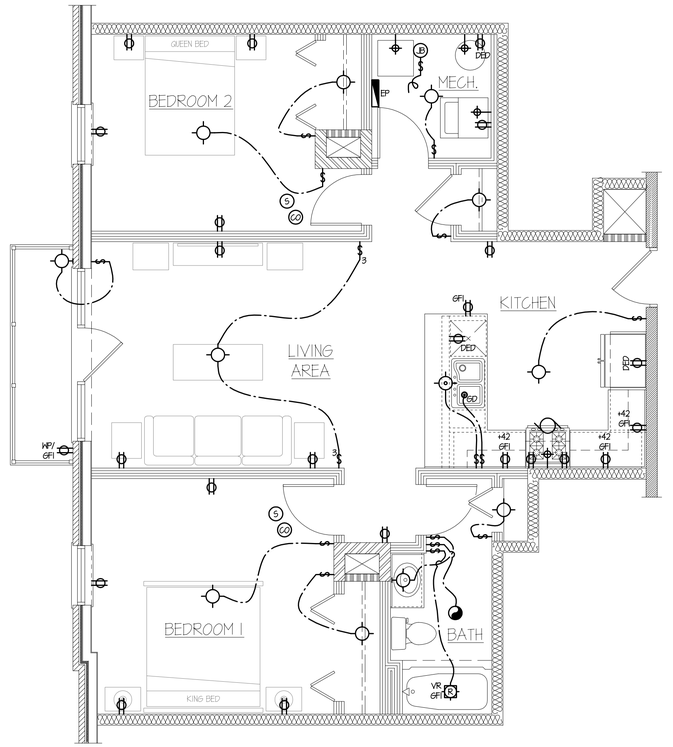
ELECTRICAL PANEL NOTE

GENERAL CONTRACTOR AND ELECTRICAL SUB-CONTRACTOR TO FIELD VERIFY FINAL LOCATION FOR ALL ELECTRICAL PANELS AS REQUIRED



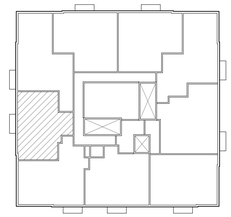
UNITS 201 & 301 - TYPICAL 2-BEDROOM / 2-BATH ELECTRICAL PLAN

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



UNITS 203 & 303 - TYPICAL 2-BEDROOM / 1-BATH ELECTRICAL PLAN

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



KEY PLAN

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DRAWING TITLE

TYPICAL UNIT ELEC. PLANS

FILE NAME 4102-E701
DRAWN BY RDL DATE 5.19.23

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SHEET NO. E.701
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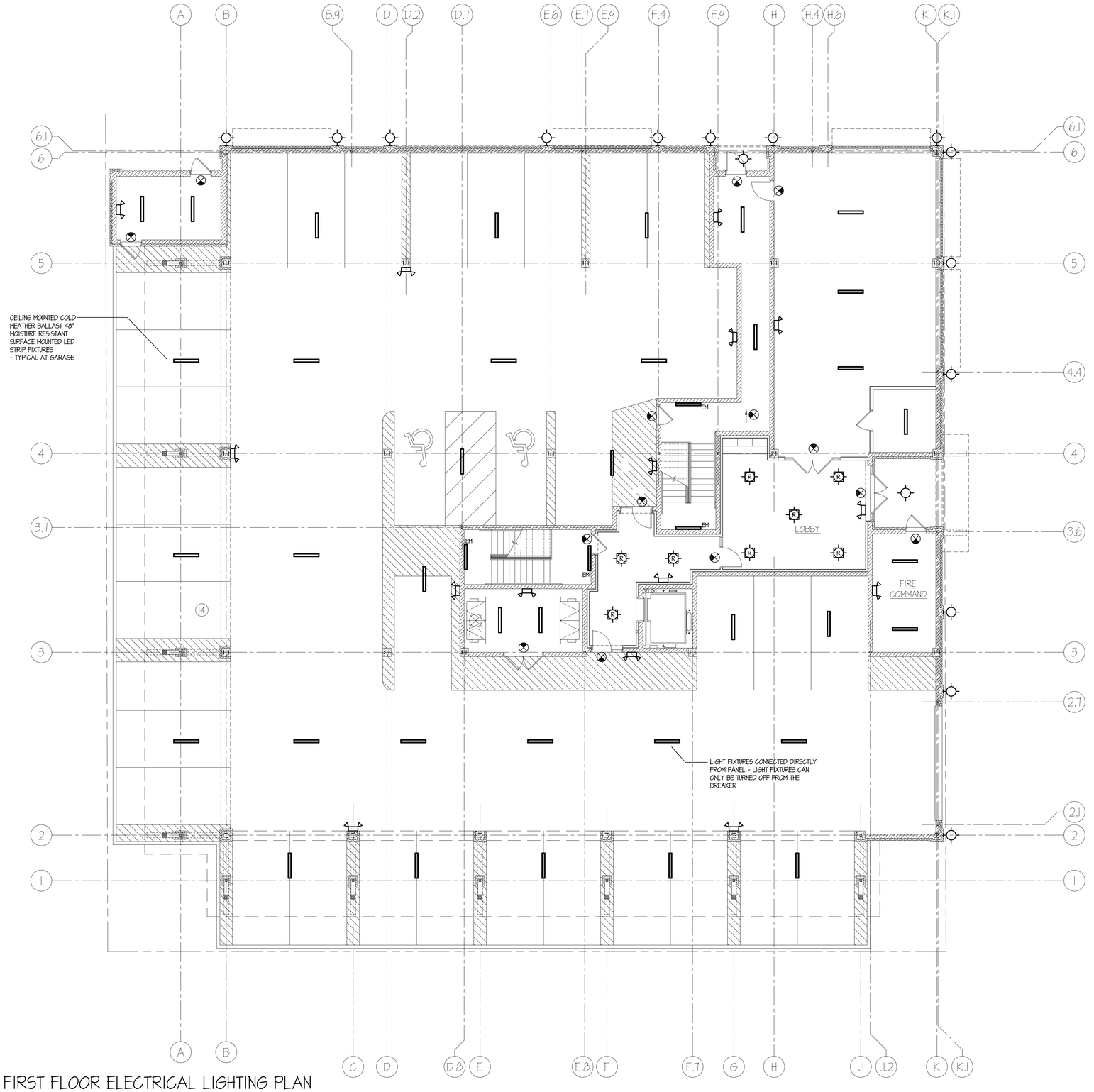
Attachment: 4102 - Final Architectural Plans - The Trieuth at Palatine building (101 W. Palatine Road - Final Planned Development)

ELECTRICAL SYMBOL LEGEND

SINGLE POLE SWITCH	CEILING MOUNTED EXIT SIGN
THREE-WAY SWITCH	HANGING PENDANT FIXTURE
DOUBLE RECEPTACLE OUTLET	FLUSH/CEILING MOUNTED FIXTURE
DOUBLE RECEPTACLE G.F.C.I. PROTECTED OUTLET	WALL MOUNTED FIXTURE / SCONCE
QUADRAPLEX RECEPTACLE OUTLET	RECESSED CAN FIXTURE
DOUBLE RECEPTACLE G.F.C.I. WEATHERPRROF PROTECTED OUTLET	RECESSED CAN FIXTURE UL APPROVED SHOWER LGT. W/ G.F.C.I. PROTECTION
JUNCTION BOX	
MOTOR OUTLET	48" LED STRIP FIXTURE
GARBAGE DISPOSAL	
PUSH BUTTON	FLOODLIGHT
JUNCTION BOX WITH DISCONNECT AS REQ. FOR FIXTURE - VERIFY WITH CONSTR. MANAGER	48" LED STRIP FIXTURE W/ INTEGRALLY MOUNTED BATTERY BACK-UP
110v INTERCONNECTED SMOKE DETECTOR W/ BATT. BACK-UP	
CO DETECTOR WITHIN 15' OF ALL BEDROOMS	
EXHAUST FAN - SEE MECHANICAL PLANS FOR C.F.M. AND OTHER REQUIREMENTS	
ELECTRIC METER	
THERMOSTAT - COORD. WITH WITH CONSTR. MANAGER	
FACP FIRE ALARM CONTROL PANEL (BY OTHERS)	
AOR AREA OF RESCUE ASSISTANCE MASTER STATION (TWO WAY COMMUNICATION)	
RA AREA OF RESCUE ASSISTANCE REMOTE STATION (TWO WAY COMMUNICATION)	
CR SECURITY CARD READER W/ 1/2"C STUB TO ACC	
DC SECURITY DOOR CONTACT W/ 1/2"C STUB TO ACC	
ES ELECTRIC DOOR HARDWARE	
REX REQUEST TO EXIT	
INT INTERCOM	
EWH ELECTRIC WALL HEATER	



FIRST FLOOR ELECTRICAL LIGHTING PLAN

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

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TINAGLIA ARCHITECTS

CLIENT

NORTHSHORE DEVELOPMENT GRP.
1963 PINE STREET
NORTHFIELD, ILLINOIS 60693

PROJECT

THE TRIEUTH OF PALATINE

MULTI-FAMILY DEVELOPMENT
PALATINE, ILLINOIS 60067

DRAWING TITLE

1st FLOOR ELECTRICAL PLAN

FILE NAME 4102-E101
DRAWN BY RDL DATE 5.19.23

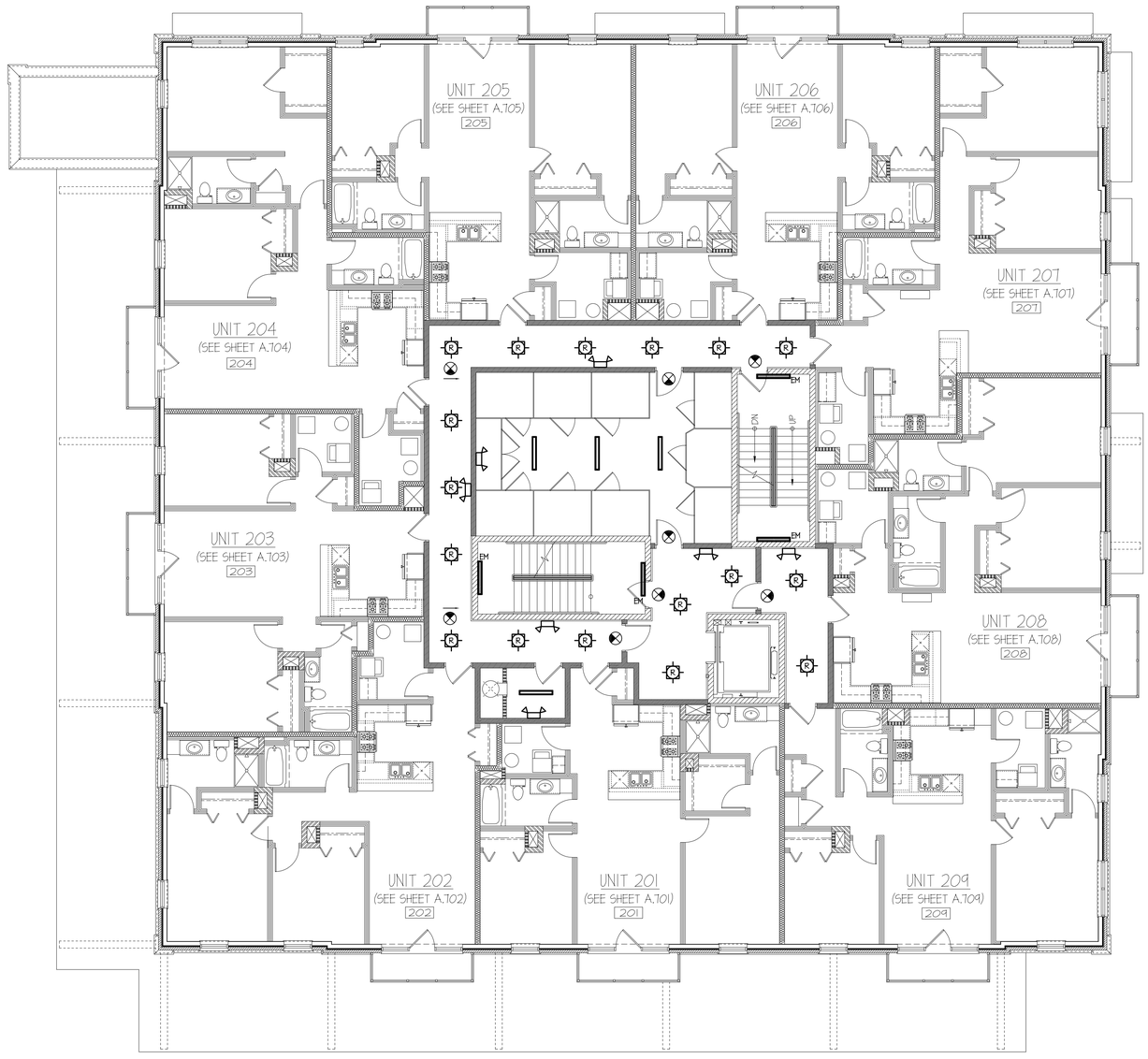
NO.	REVISED PER	DATE	BY

JOB NO. 410221

SHEET NO. EL.101
OF 52

PROFESSIONAL DESIGN FIRM LICENSE #184-002934

Attachment: 4102 - Final Architectural Plans - The Trieuth at Palatine building (101 W. Palatine Road - Final Planned Development)



TYPICAL SECOND & THIRD FLOOR ELECTRICAL LIGHTING PLAN

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

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PROJECT

THE TRIEUTH AT PALATINE

MULIT-FAMILY DEVELOPMENT
PALATINE, ILLINOIS 60067

DRAWING TITLE

TYP. ELECRICAL LIGHTING PLAN

FILE NAME 4102-EL102
DRAWN BY RDL DATE 5.19.23

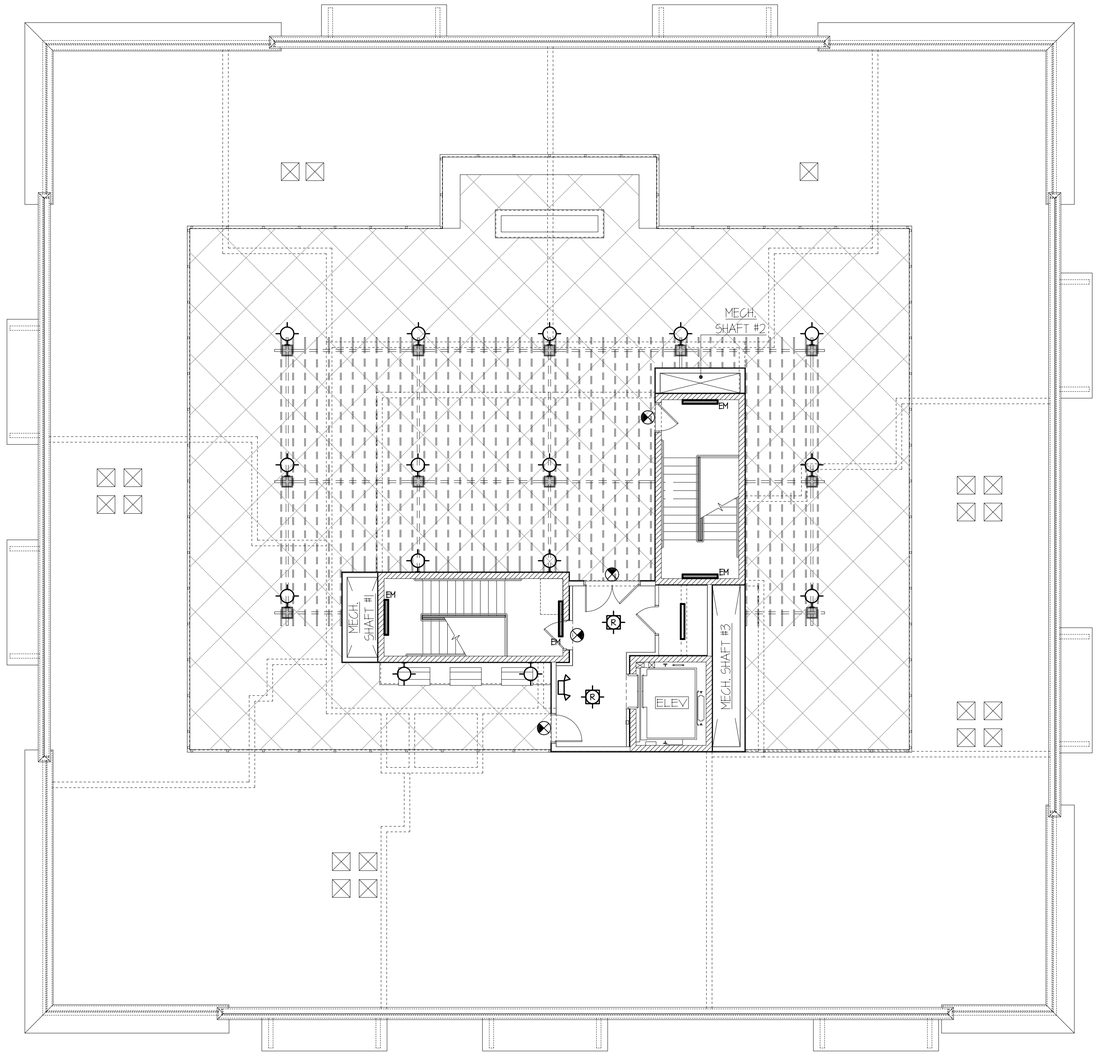
NO.	REVISED PER	DATE	BY

JOB NO. 410221

SHEET NO. EL.102
OF 52

PROFESSIONAL DESIGN FIRM LICENSE #184-002934

Attachment: 4102 - Final Architectural Plans - The Trieuth at Palatine building (101 W. Palatine Road - Final Planned Development)



TYPICAL ROOF ELECTRICAL LIGHTING PLAN

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

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DRAWING TITLE

ROOF ELEC. LIGHTING PLAN

FILE NAME 4102-EL102
DRAWN BY RDL DATE 5.19.23

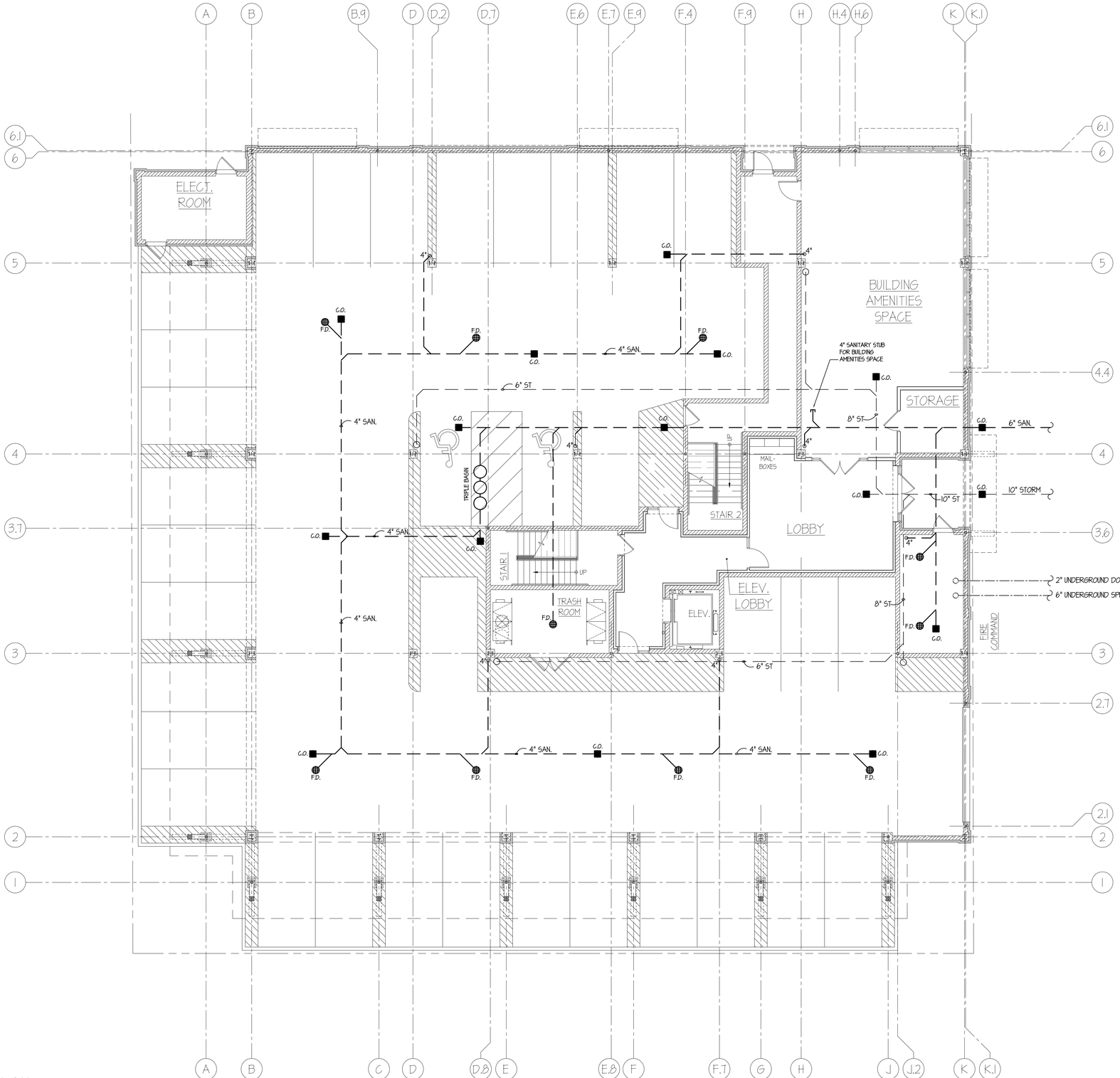
NO.	REVISED PER	DATE	BY

JOB NO. 410221

SHEET NO. EL.103
OF 52

PROFESSIONAL DESIGN FIRM LICENSE #184-002934

Attachment: 4102 - Final Architectural Plans - The Trieuth at Palatine building (101 W. Palatine Road - Final Planned Development)



UNDERGROUND PLUMBING PLAN

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

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NORTHFIELD, ILLINOIS 60693

PROJECT

THE TRIEUTH OF PALATINE

MULTI-FAMILY DEVELOPMENT
PALATINE, ILLINOIS 60067

DRAWING TITLE

UNDERGROUND PLUMBING PLAN

FILE NAME 4102-P100
DRAWN BY RDL DATE 5.19.23

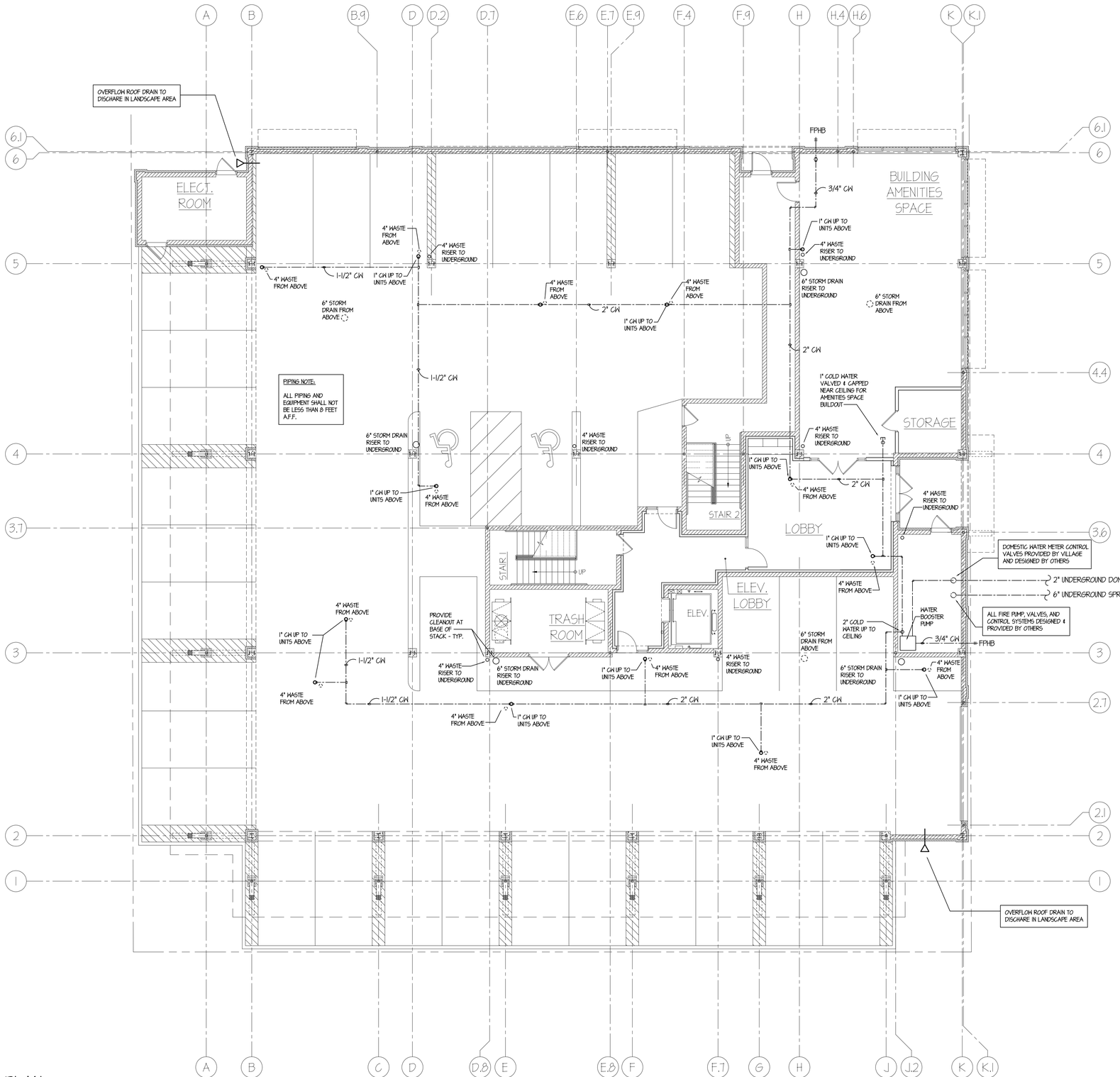
NO.	REVISED PER	DATE	BY

JOB NO. 410221

SHEET NO. P.100
OF 52

PROFESSIONAL DESIGN FIRM LICENSE #184-002934

Attachment: 4102 - Final Architectural Plans - The Trieuth at Palatine building (101 W. Palatine Road - Final Planned Development)



ABOVE GROUND PLUMBING PLAN

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

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THE TRIEUTH OF PALATINE

MULTI-FAMILY DEVELOPMENT
PALATINE, ILLINOIS 60067

DRAWING TITLE

ABOVE GROUND PLUMBING PLAN

FILE NAME 4102-P101
DRAWN BY RDL DATE 5.19.23

NO.	REVISED PER	DATE	BY

JOB NO. 410221

SHEET NO. P.101
OF 52

PROFESSIONAL DESIGN FIRM LICENSE #184-002934

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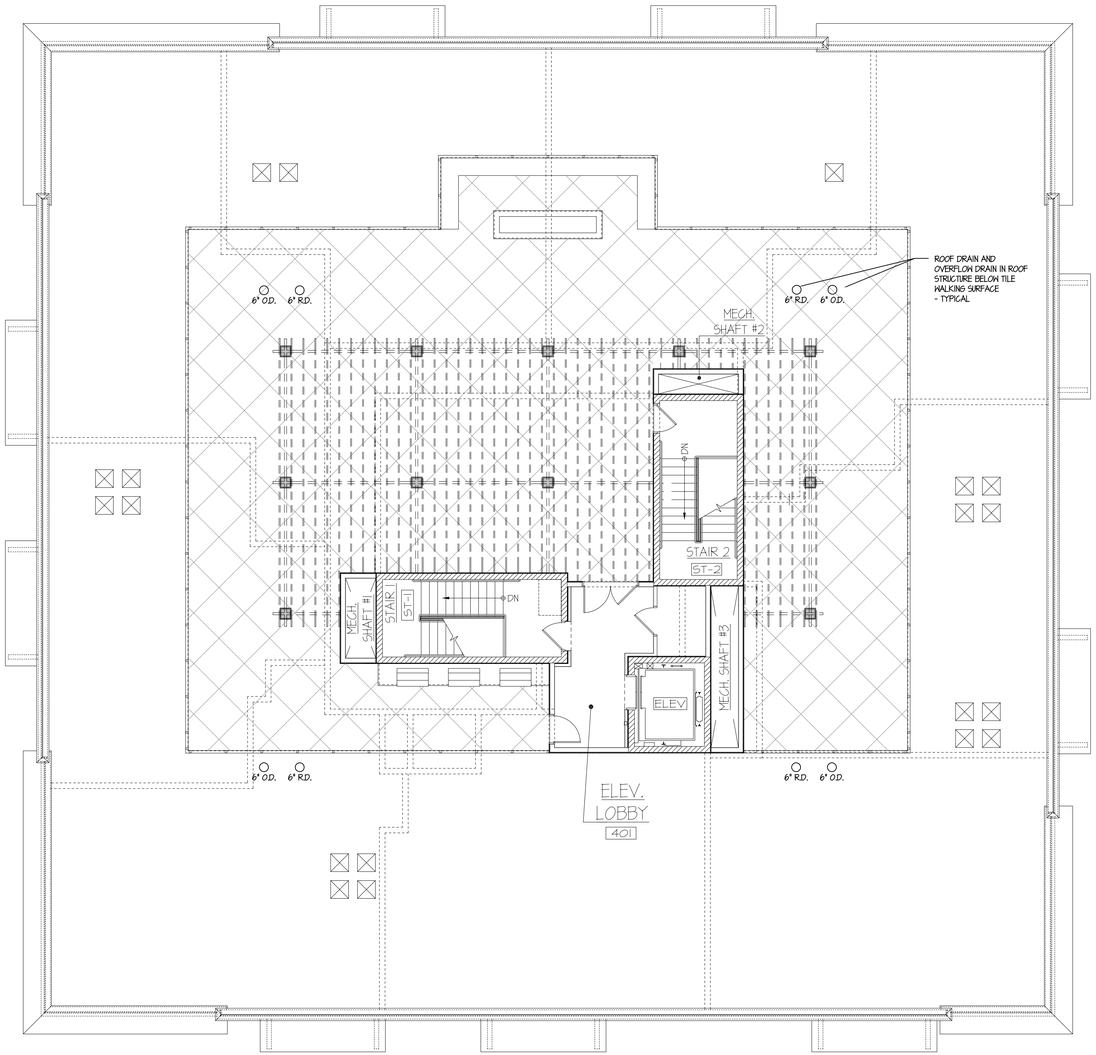

ROOF PLUMBING PLAN

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

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PROJECT

THE TRIEUTH AT PALATINE

MULIT-FAMILY DEVELOPMENT
PALATINE, ILLINOIS 60067

DRAWING TITLE

ROOF PLUMBING PLAN

FILE NAME 4102-P103
DRAWN BY RDL DATE 5.19.23

NO.	REVISED PER	DATE	BY

JOB NO. 410221

SHEET NO. P.103
OF 52

PROFESSIONAL DESIGN FIRM LICENSE #184-002934

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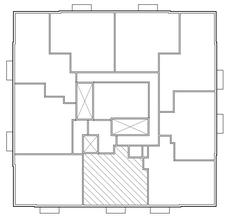
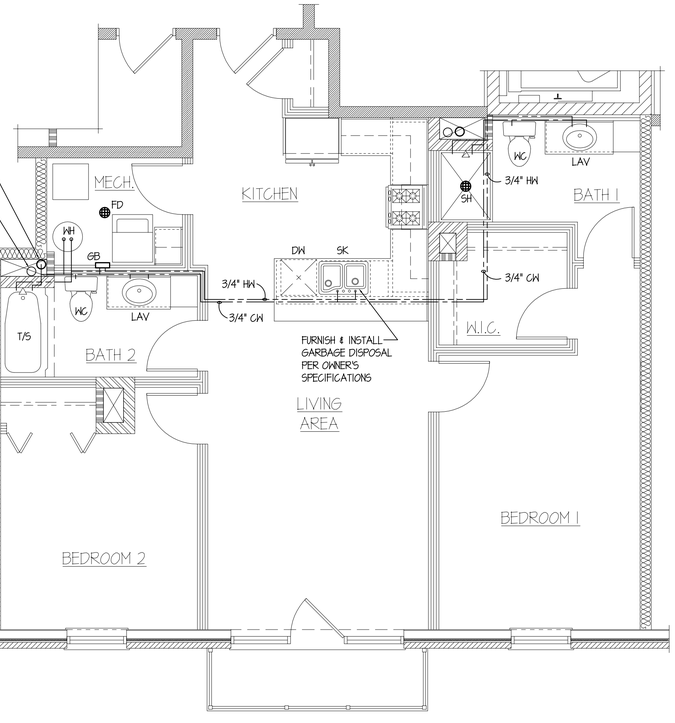
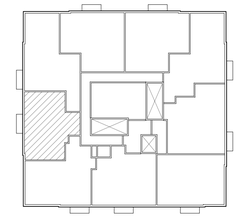


KEY PLAN

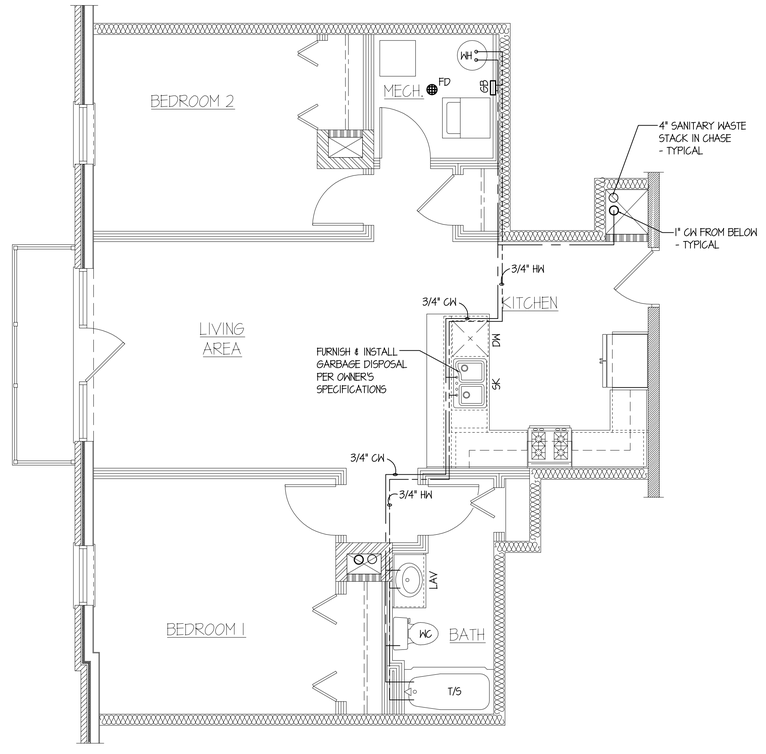


UNITS 201 & 301 - TYPICAL 2-BEDROOM / 2-BATH PLUMBING PLAN

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



KEY PLAN



UNITS 203 & 303 - TYPICAL 2-BEDROOM / 1-BATH PLUMBING PLAN

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

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NORTHFIELD, ILLINOIS 60693

PROJECT

THE TRIEUTH AT PALATINE

MULTI-FAMILY DEVELOPMENT
PALATINE, ILLINOIS 60067

DRAWING TITLE

TYPICAL UNIT PLUMBING PLANS

FILE NAME 4102-P701
DRAWN BY RDL DATE 5.19.23

NO.	REVISED PER	DATE	BY

JOB NO. 410221

SHEET NO. P.701
OF 52

PROFESSIONAL DESIGN FIRM LICENSE #184-002934

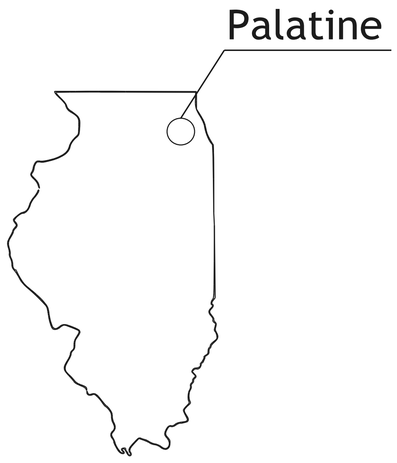
Attachment: 4102 - Final Architectural Plans - The Trieuth at Palatine building (101 W. Palatine Road - Final Planned Development)

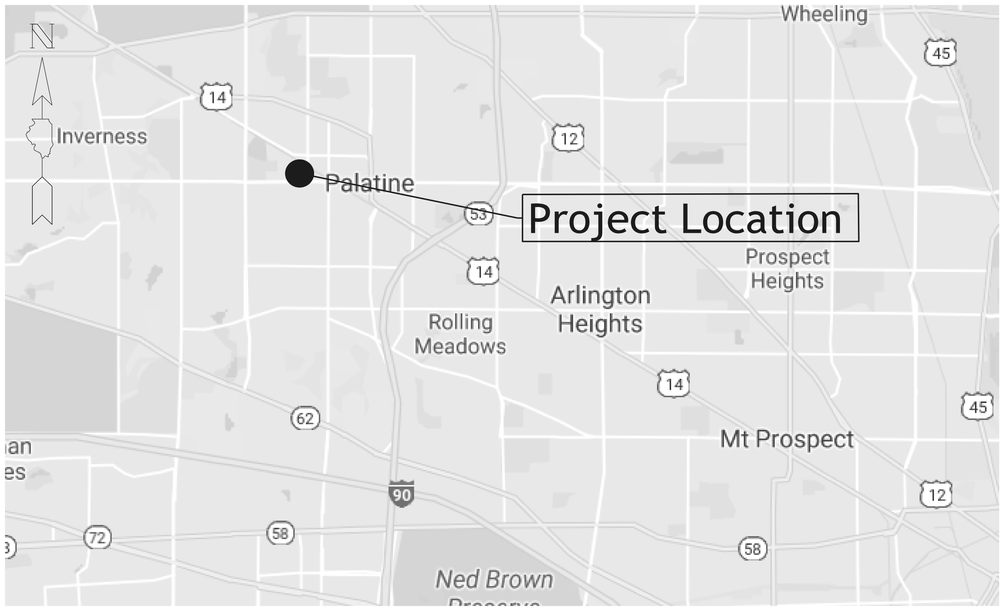
Final Site Plan

Apartment Building Construction

101 W Palatine Rd., Palatine,

Illinois, Cook County, 60067





Index of sheets:

C1 - Cover Sheet
C2 - Site Plan
C3 - Utility Plan
C4 - Grading and Drainage Plan
C5 - Erosion Control Plan
C6 - General Notes
C7 - Details

Civil Engineer:
Val Lykholap
Fluenta Consulting
201 E. Lakeside Dr.
Vernon Hills, IL 60061
Tel: (773)-349-5881

Client:
NorthShore Development Group
1963 Pine St.,
Northfield, IL 60093
Tel: (847) 682-9899

NGS BENCHMARK NO. DM3897

FLANGE-ENCASED ROD LOCATED 164.0 FT N OF WATER PUMPING STATION, 1720 N CHICAGO AVE., 72.2 FT S OF THE EDGE OF PAVEMENT OF N WILKE RD, 18.0 FT W OF EDGE OF PAVEMENT OF N CHICAGO AVE., 9.8 FT E OF A CONCRETE DIVIDER WALL.
ELEV. = 634.95 (NAVD 88)

SITE BENCH MARK :

SQUARE CUT ON THE SE CORNER OF TCB ON THE SW CORNER OF W. PALATINE RD. AND S. BROCKWAY ST.
ELEV. = 748.95

VALERIY LYKHOLAP
062.067021
REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS

"To the best of our knowledge and belief, the drainage of the surface waters will not be changed by the construction of this project or any part thereof, or, that if drainage will be changed, reasonable provision has been made for collection and diversion of such surface waters into public areas, or drains approved for use by the Director of Public Works and Engineering, and that such surface waters are planned for in accordance with generally accepted engineering practices so as to reduce the likelihood of damage to adjoining properties because of the construction of this project."

By

January 10, 2023
Illinois Professional Engineer
Certificate No. 062.067021
Expiration date: 11-30-2023

No.	Revision/Issue	Date

Apartment Building Construction
101 W. Palatine Rd., Palatine, IL

FLUENTA CONSULTING
Fluenta Consulting
201 E. Lakeside Dr.,
Vernon Hills, IL 60061
Tel: 773-349-5881

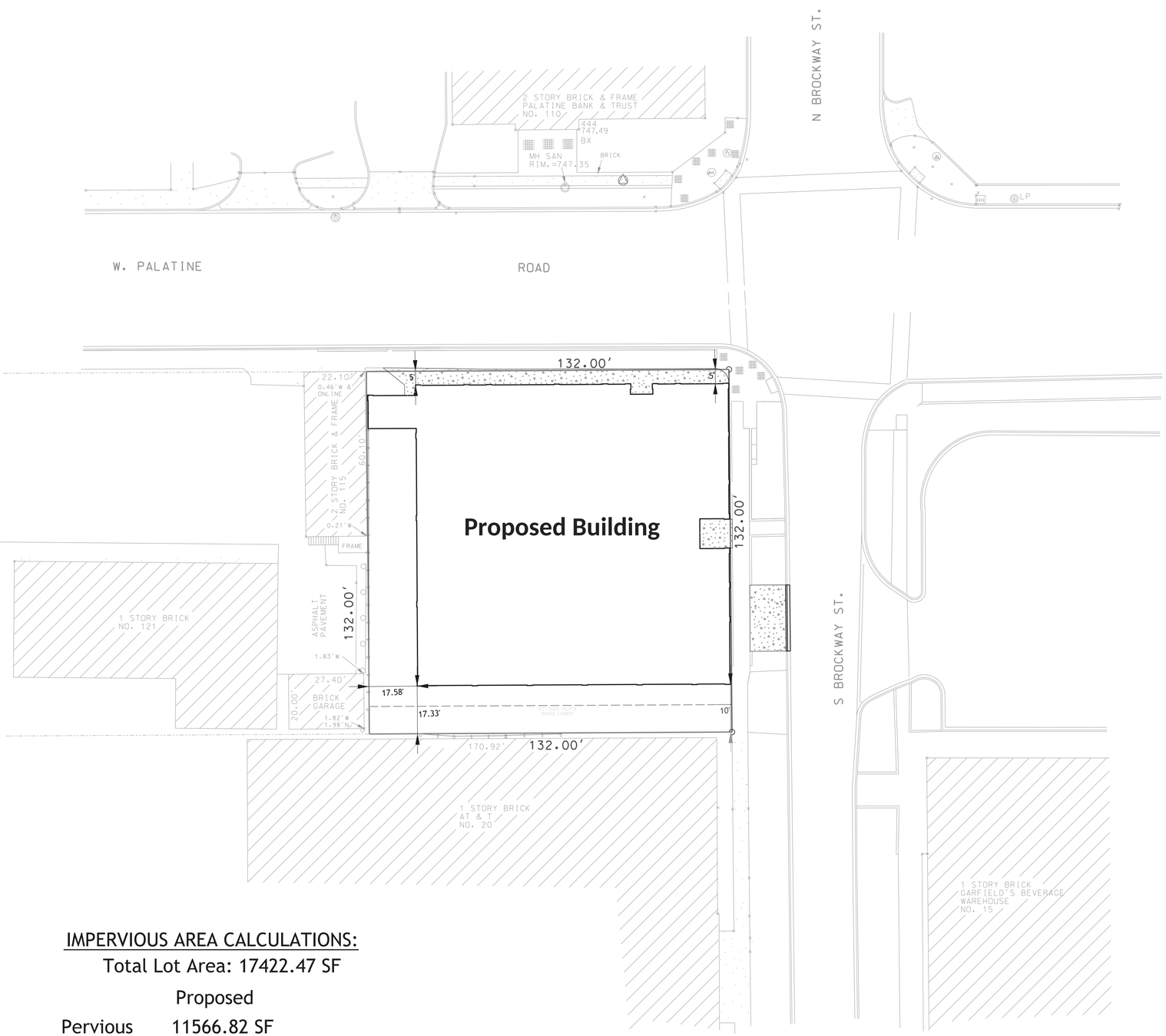
Project

Date

Scale 1" - 20'

Sheet
C1

Attachment: Engineering plans- 101PalatinePlans (011023) Updated (101 W. Palatine Road - Final Planned Development)



IMPERVIOUS AREA CALCULATIONS:

Total Lot Area: 17422.47 SF

	Proposed
Pervious	11566.82 SF
Impervious	4093.61 SF

LEGEND

- 3" DEPTH PAVEMENT ON 8" CRUSHED STONE BASE COURSE
- 4" DEPTH PAVEMENT ON 10" CRUSHED STONE BASE COURSE
- 8" BAM CLASS I, N70 AND 2" CLASS I BITUMINOUS CONCRETE SURFACE COURSE, N70
- 6" DEPTH PCC PAVEMENT
- MILL AND RESURFACE
- PROPOSED CURB AND GUTTER B6.12
- EXISTING CURB AND GUTTER
- EXISTING CURB
- NO LEFT SIGN
- LIGHT FIXTURE
- EXISTING HYDRANT
- 8' FENCE

GENERAL NOTES:

1. ALL CURB AND GUTTER TO BE B6:12 CURB & GUTTER UNLESS OTHERWISE SPECIFIED, SEE DETAIL.
2. ALL PROPERTY AREAS AND DIMENSIONS ARE APPROXIMATE AND SUBJECT TO CHANGE PER FINAL SURVEY.
3. ALL DIMENSIONS ARE FACE OF CURB UNLESS OTHERWISE NOTED.
4. SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ALL EXISTING PAVEMENT DAMAGED DURING CONSTRUCTION WHICH IS NOT CALLED OUT ON A DEMOLITION PLAN
6. ALL EXISTING CONDITIONS SHOWN ON THE PLANS ARE PER SURVEY.
7. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS BEFORE START OF CONSTRUCTION. IF ANY DISCREPANCIES EXIST NOTIFY THE ENGINEER AT ONCE
8. SITE BOUNDARY LINES, BOUNDARY DIMENSIONS AND BOUNDARY BEARINGS ARE FOR REFERENCE ONLY. ACTUAL SITE CONDITIONS MAY VARY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSPECTING THE SITE AND FIELD VERIFYING ACTUAL GRADES, ELEVATIONS, DIMENSIONS AND DECLINATIONS.
9. THE CONTRACTOR SHALL CALL THE UTILITY LOCATING SERVICE AND HAVE THEM MARK THE LOCATION OF EXISTING UTILITIES AT LEAST TWO WORKING DAYS PRIOR TO BEGINNING OF WORK.
10. CONTRACTOR SHALL NOT INTERRUPT CURRENT TRAFFIC ACCESS PATTERNS TO EXISTING ADJACENT PROPERTIES MAINTAIN ACCESS FOR FIRE DEPARTMENT AND DELIVERY VEHICLES.
11. CONTRACTOR SHALL ERECT AND MAINTAIN BARRICADES, WARNING SIGNS AND TRAFFIC CONES PER LOCAL REQUIREMENTS. TRAFFIC CONTROL MEASURES SHALL BE APPROVED BY LOCAL JURISDICTION AND IN PLACE PRIOR TO CONSTRUCTION.
12. CONTRACTOR SHALL PERFORM THE WORK IN A WORKMANLIKE MANNER IN STRICT CONFORMANCE WITH THE BEST STANDARD PRACTICES USING QUALIFIED WORKER AND IN STRICT ACCORDANCE WITH THE DRAWING AND SPECIFICATIONS. ALL WORK SHALL MEET THE CODE REQUIREMENTS CURRENTLY ADOPTED BY GOVERNING AUTHORITY.
13. BUILDING DIMENSIONS AND STAKING OF BUILDING MUST BE VERIFIED BY GENERAL CONTRACTOR WITH PLANS PRIOR TO CONSTRUCTION.
14. EQUIPMENT AND MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURE'S RECOMMENDATIONS.
15. COORDINATE LOCATION OF FIRE LANE AND "NO PARKING" SIGNS WITH CITY FIRE DEPARTMENT.
16. REFER TO ARCHITECTURAL DRAWINGS FOR MONUMENT SIGN.
17. A HANDICAP RAMP SHALL BE INSTALLED AT ALL LOCATIONS WHERE A SIDEWALK ABUTS A DRIVE, CROSSWALK, OR OTHER PEDESTRIAN ACCESS LOCATION AS WELL AS ALL OTHER LOCATIONS NOTED ON PLANS.
18. CONTRACTOR SHALL REPAIR ANY EXISTING PAVEMENT, CONCRETE, LANDSCAPING ETC. DAMAGED DURING CONSTRUCTION.
19. CONTRACTOR TO PROTECT EXISTING UTILITIES, ADJUST PROPOSED IMPROVEMENTS AND GRADE AS REQUIRED FOR CONSTRUCTION.
20. PEDESTRIAN RAMP MUST BE BUILT WITH A MAXIMUM SLOPE OF 8.33% AND 1.5% CROSS SLOPE.
21. CONTRACTOR TO COORDINATE WITH THE UTILITY OWNER AND PROPERTY OWNER ALL ASPECTS OF ELECTRICAL SERVICE AND TRANSFORMER PAD.
22. SITE LIGHTING SHOWN IS FOR ILLUSTRATION PURPOSES ONLY. CONTRACTOR TO COORDINATE WITH THE OWNER ALL LIGHTING ASPECTS PRIOR TO CONSTRUCTION.
23. SEE STRUCTURAL PLANS FOR BUILDING FOUNDATION. SEE ARCHITECTURAL DRAWINGS FOR DETAILED BUILDINGINFORMATION.
24. FOR FENCE AROUND THE DUMPSTER SEE DETAIL IN ARCHITECTURAL PLANS.

No.	Revision/Issue	Date

Apartment Building Construction
101 W. Palatine Rd., Palatine, IL

Site Plan

FLUENTA CONSULTING
Fluenta Consulting
201 E. Lakeside Dr.,
Vernon Hills, IL 60061
Tel: 773-349-5881

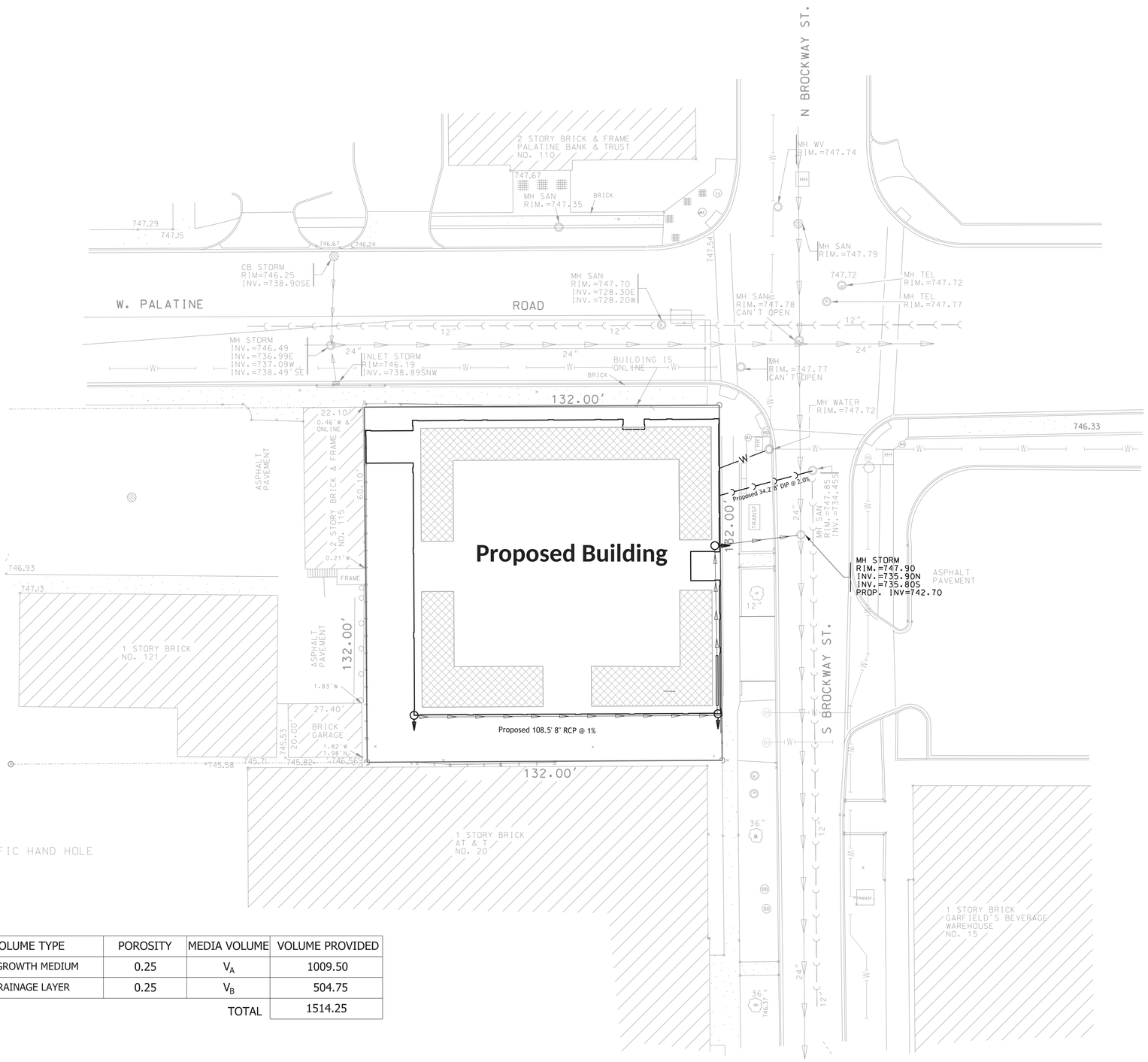
Project

Date

Scale 1" - 20'

Sheet
C2

Attachment: Engineering plans- 101PalatinePlans (011023) Updated (101 W. Palatine Road - Final Planned Development)



VOLUME TYPE	POROSITY	MEDIA VOLUME	VOLUME PROVIDED
12" GROWTH MEDIUM	0.25	V_A	1009.50
6" DRAINAGE LAYER	0.25	V_B	504.75
		TOTAL	1514.25

LEGEND

- DRAINAGE FLOW
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- PROPOSED CATCH BASIN
- PROPOSED STORM MANHOLE
- PROPOSED INLET
- EXISTING STORM MANHOLE
- EXISTING SANITARY SEWER
- EMERGENCY OVERFLOW ROUTE
- E — PROPOSED ELECTRIC LINE
- E — EXISTING GAS LINE
- G — PROPOSED GAS LINE
- W — EXISTING WATER LINE
- W — PROPOSED WATER LINE
- EXISTING FIRE HYDRANT
- T — ELECTRICAL TRANSFORMER
- DOWNSPOUT
- VALVE VAULT
- MWRD INTERCEPTOR
- INSPECTION PORT
- GREEN ROOF

N

UTILITY NOTES:

1. GRADING CONTRACTOR SHALL VERIFY EXISTING CONTOURS AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
2. THE GRADING CONTRACTOR SHALL REMOVE EXCESS SOIL FROM THE SITE AND DISPOSE OF LEGALLY.
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PUT IN PLACE ALL SOIL EROSION PREVENTION DEVICES SHOWN ON THE PLANS PRIOR TO THE START OF CONSTRUCTION.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE OWNER AND ENGINEER IN WRITING ON ANY ADDITIONAL SOURCES OF STORM WATER POLLUTION OBSERVED DURING CONSTRUCTION AND THE ADDITIONAL COSTS REQUIRED TO PREVENT THE ADDITIONAL POLLUTION.
5. THE CONTRACTOR SHALL MAINTAIN ALL STORM WATER POLLUTION DEVICES THROUGHOUT CONSTRUCTION AND UNTIL ALL UNFRAMED OR NON BUILDING AREAS HAVE A UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 70 PERCENT OR GREATER. MAINTENANCE INCLUDES WEEKLY INSPECTIONS OR AN INSPECTION FOLLOWING A RAINFALL OF ½ INCH IN 24 HOUR PERIOD. THE CONTRACTOR MUST SUBMIT A COPY OF THE REPORT ON THE CONSTRUCTION SITE UNTIL THE REQUIRED VEGETATION COVER IS IN PLACE.
6.IF ADDITIONAL EROSIONAL CONTROL MEASURES NOT SHOWN ON THE PLANS ARE REQUIRED TO STOP OR PREVENT EROSION OR ARE REQUIRED BY ANY AUTHORITY HAVING JURISDICTION IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INSTALL SUCH REQUIRED DEVICES. THE OWNER OR ENGINEER SHALL BE NOTIFIED OF THE ADDITIONAL WORK AND COST PRIOR TO THE INSTALLATION.
7. GRADING CONTRACTOR SHALL NOTIFY ENGINEER/OWNER IF UNSUITABLE SOIL IS ENCOUNTERED. CONTRACTOR SHALL REMOVE AND REPLACE UNSUITABLE MATERIAL AS DIRECTED BY SOILS ENGINEER.
8. GRADING CONTRACTOR SHALL NOTIFY ENGINEER PRIOR TO PAVING. ENGINEER SHALL APPROVE GRADING PRIOR TO PAVING. GRADING CONTRACTOR SHALL MAKE CHANGES AS DIRECTED BY ENGINEER.
9. FOR SILT FENCE SETUP SEE DETAIL.
10. ALL PAVEMENT AND GUTTER GRADES ARE FOR FINAL ASPHALT/CONCRETE COURSE.
11.ADJACENT STREETS SHALL BE SWEPT DAILY OR AS REQUIRED TO KEEP THEM FREE OF DIRT AND DEBRIES.
12. PRECAST CONCRETE SECTIONS FOR MANHOLES, CATCH BASINS, INLETS AND VAULTS SHALL MEET ASTM C478.
14. EXISTING UTILITY LOCATIONS AND ELEVATIONS AS SHOWN ARE FOR INFORMATION ONLY AND ARE NOT NECESSARILY EXCLUSIVE. CONTRACTOR SHALL VERIFY UTILITIES WHERE POSSIBLE AND NOTIFY ENGINEER OF DISCREPANCIES, EXCEPTIONS, OR OMISSIONS AS SOON AS POSSIBLE.
15. CONNECT TO PROPOSED BUILDING SERVICE. REFER TO BUILDING PLUMBING PLANS PRIOR TO CONSTRUCTION. VERIFY SIZE, LOCATION AND ELEVATION.
16. A NEW SEWER LINE WILL BE INSTALLED INTO A LIVE (ACTIVE) SANITARY SEWER. PROVISIONS SHALL BE MADE SO THAT EXISTING USERS OF SANITARY SEWER WILL NOT BE INTERRUPTED AT ANY TIME.
17. PROVIDE A REMOVABLE HOOD INSIDE THE SOUTH LEG OF CATCH BASIN 8 OR OTHER PRETREATMENT SYSTEM IN ORDER TO PROTECT THE PROPOSED VOLUME CONTROL PRACTICE.

No.	Revision/Issue	Date

Apartment Building Construction
101 W. Palatine Rd., Palatine, IL

Utility Plan

FLUENTA CONSULTING
Fluenta Consulting
201 E. Lakeside Dr.,
Vernon Hills, IL 60061
Tel: 773-349-5881

Project

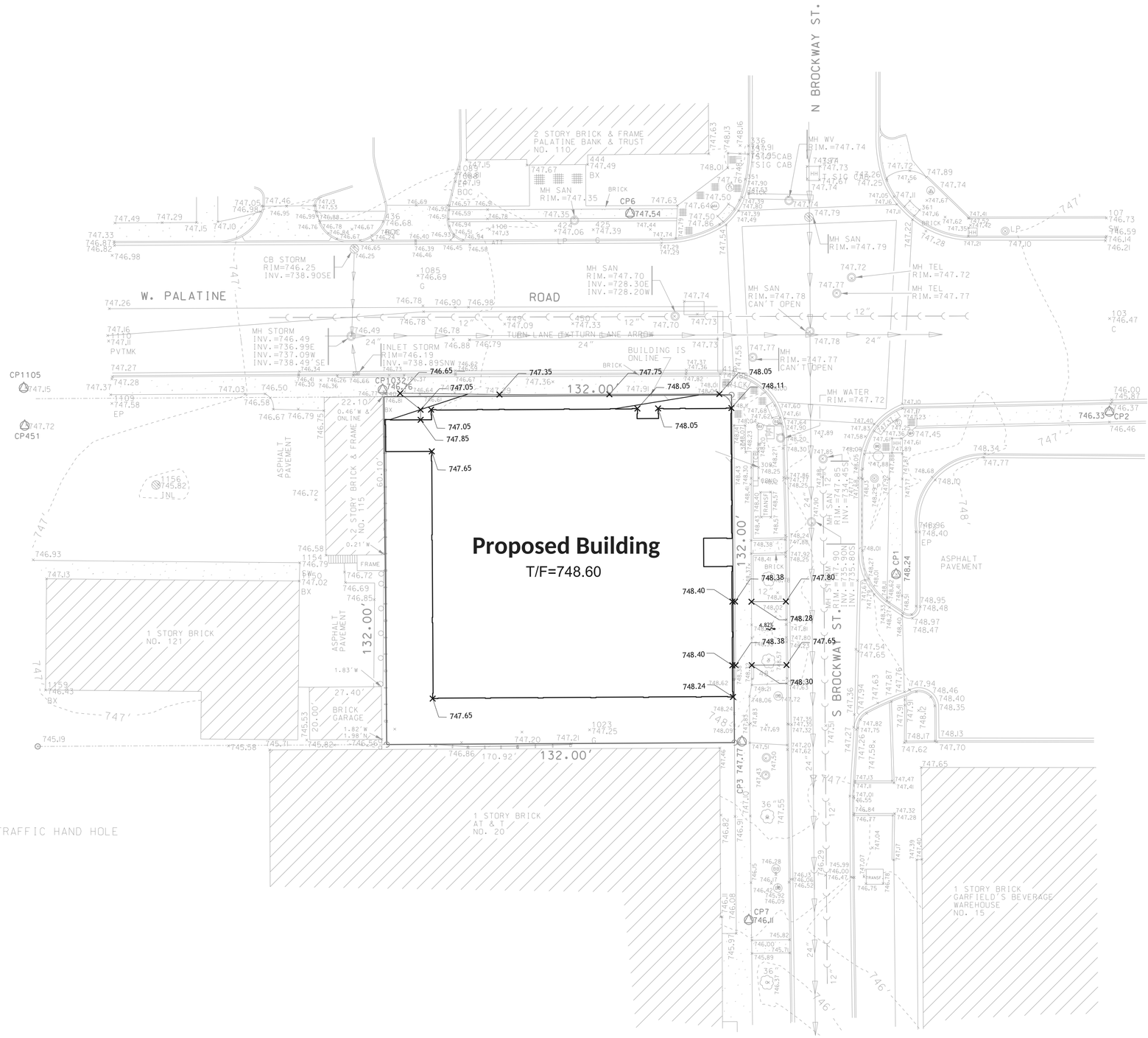
Date

Scale 1" - 20'

Sheet
C3

Attachment: Engineering plans- 101PalatinePlans (011023) Updated (101 W. Palatine Road - Final Planned Development)

KEEP SANITARY SEWER LINE ACTIVE



LEGEND

- 684 — PROPOSED ELEVATION
- ×682.47 — EXISTING ELEVATION
- 609 — EXISTING CONTOUR
- 781 — PROPOSED CONTOUR
- DRAINAGE FLOW
- SILT FENCE
- EXISTING STORM MANHOLE
- EXISTING SANITARY SEWER
- PROPOSED STORM MANHOLE
- PROPOSED STORM MANHOLE
- EMERGENCY OVERFLOW ROUTE
- DRAINAGE BREAK LINE

No.	Revision/Issue	Date

Apartment Building Construction
101 W. Palatine Rd., Palatine, IL

Grading and Drainage Plan

FLUENTA CONSULTING
Fluenta Consulting
201 E. Lakeside Dr.,
Vernon Hills, IL 60061
Tel: 773-349-5881

Project	
Date	
Scale	1" - 20'

Sheet C4

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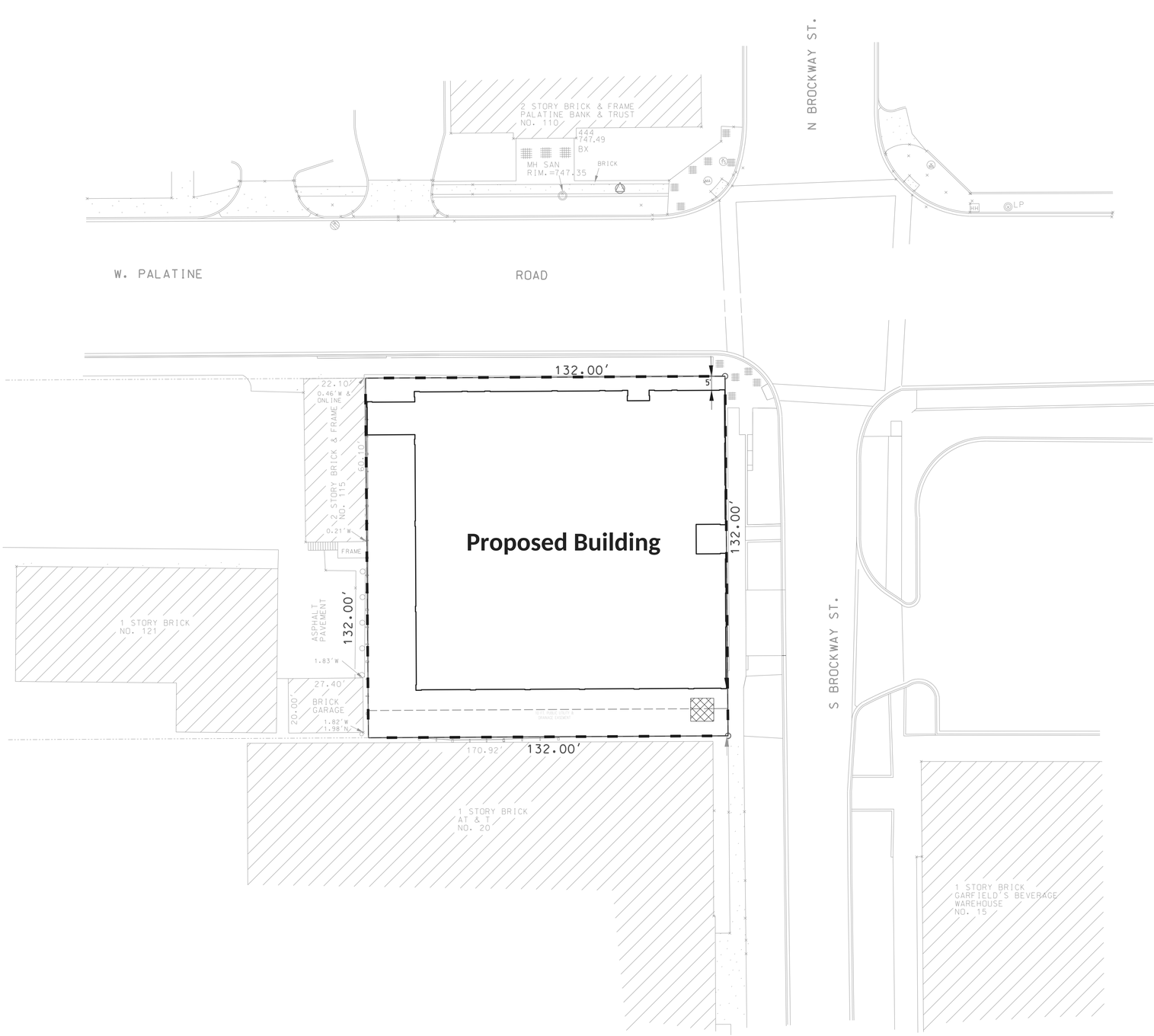


LEGEND

- SILT FENCE
- CONSTRUCTION ENTRANCE/EXIT
- SEDIMENT BASKETS
- TOPSOIL LOCATION
- CONCRETE WASHOUT
- VEGETATIVE CONTROL AREA

STORMWATER MANAGEMENT QUANTITIES:

SILT FENCE	528 LF
SEDIMENT BASKETS	1 EA
SEEDING, FERTILIZING & MULCHING	0.09 AC
TYPE 1 PERMANENT LAWN MIXTURE	0.09 AC
DISTURBED AREA	0.40 AC

No.	Revision/Issue	Date

Apartment Building Construction
101 W. Palatine Rd., Palatine, IL

Erosion and Sediment Control Plan

FLUENTA CONSULTING
Fluenta Consulting
201 E. Lakeside Dr.,
Vernon Hills, IL 60061
Tel: 773-349-5881

Project

Date

Scale 1" - 20'

Sheet
C5

Attachment: Engineering plans- 101PalatinePlans (011023) Updated (3) Updated (101 W. Palatine Road - Final Planned Development)

General Notes

GENERAL NOTES & SPECIFICATIONS:

1. ALL ROADWAY AND PAVEMENT CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS OF THE 2016 ILLINOIS DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION" OR LATEST EDITION, EXCEPT AS MAY BE MODIFIED BY THE PROJECT PLANS AND SPECIFICATIONS.
2. ALL UNDERGROUND CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS OF THE 2014 "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS", ILLINOIS MUNICIPAL LEAGUE, LATEST EDITION, EXCEPT AS MAY BE MODIFIED BY PROJECT PLANS AND SPECIFICATIONS.
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR THE VILLAGE OF PALATINE . EACH CONTRACTOR SHALL BE PROVIDED WITH THE APPLICABLE SECTIONS OF THIS SPECIFICATION IN THE BID PACKAGE.
4. ALL ELEVATIONS SHOWN ARE USGS DATUM.
5. THE VILLAGE OF PALATINE BUILDING AND ENGINEERING DEPARTMENT SHALL BE NOTIFIED AT LEAST TWO (2) WORKING DAYS PRIOR TO THE START CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING ALL JURISDICTIONAL AGENCIES AND ALL UTILITY COMPANIES WITH FACILITIES THAT MAY BE AFFECTED BY THE PROPOSED CONSTRUCTION, AND ENSURING THAT ALL UNDERGROUND LINES ARE LOCATED, PRIOR TO COMMENCING CONSTRUCTION.
6. ALL WORK TO MEET ALL STATE AND LOCAL CODES.
7. THE CONTRACTOR(S) SHALL INDEMNIFY THE OWNER, THE ENGINEER, AND THE MUNICIPALITY, THEIR AGENTS, ETC. FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION AND TESTING OF THE WORK ON THIS PROJECT.
8. ALL WORK SHALL COMPLY WITH THE IEPA "STANDARD SPECIFICATION FOR SOIL EROSION AND SEDIMENT CONTROL 2011 EDITION." THE CONTRACTOR SHALL TAKE WHATEVER STEPS ARE NECESSARY TO CONTROL EROSION ON THE SITE. EROSION CONTROL FEATURES SHALL BE CONSTRUCTED CONCURRENTLY WITH OTHER WORK ON THE SITE. THE CONTRACTOR SHALL TAKE SUFFICIENT PRECAUTIONS TO PREVENT POLLUTION OF STREAMS, LAKES AND RESERVOIRS WITH FUELS, OILS, BITUMS, CALCIUM CHLORIDE OR OTHER HARMFUL MATERIALS. HE SHALL CONDUCT AND SCHEDULE HIS OPERATIONS SO AS TO AVOID OR MINIMIZE SILTATION OF STREAMS, LAKES AND RESERVOIRS. HAULING WILL NOT BE ALLOWED WHEN THE WORK SITE IS TOO WET TO MAINTAIN ACCEPTABLE CONDITIONS ON ADJACENT STREETS. ADJACENT STREETS AND DRIVEWAYS SHALL BE MANUALLY OR MECHANICALLY SWEPT PERIODICALLY AS MAY BE RESPONSIBLE FOR REMOVING SEDIMENT RESULTING FROM THIS PROJECT FROM STORM SEWERS AND DRAINAGE STRUCTURES AT NO ADDITIONAL COST.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLIANCE WITH ALL OF THE REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT INCLUDING THOSE REQUIREMENTS FOR OPEN CUT TRENCHES AND SHEETING AND BRACING AS REQUIRED. AT NO TIME WILL THE ENGINEER OR ANY OF HIS EMPLOYEES BE HELD LIABLE, EITHER DIRECTLY OR AS THIRD PARTY PARTICIPANTS TO ANY LITIGATION CONCERNED WITH CONSTRUCTION PROJECT.
10. ALL EXISTING FIELD DRAINAGE TILES ENCOUNTERED OR DAMAGED DURING CONSTRUCTION ARE TO BE RESTORED TO THEIR ORIGINAL CONDITION, PROPERLY REROUTED, AND/OR CONNECTED TO THE STORM SEWER SYSTEM. THE CONTRACTOR SHALL KEEP A RECORD OF ALL LOCATIONS OF FIELD DRAINAGE THE ENCOUNTERED UNLESS OTHERWISE NOTED.
11. ALL UTILITY COMPANY CONDUITS ARE NOT NECESSARILY SHOWN ON THE DRAWINGS AND MUST BE LOCATED IN THE FIELD PRIOR TO CONSTRUCTION.
12. THE CONTRACTOR SHALL FIELD VERIFY THE EXISTING CONDITIONS AND NOTIFY FLUENTA CONSULTING OF ANY DISCREPANCIES.
13. CONTRACTOR WILL BE RESPONSIBLE FOR REPAIRING ALL EXISTING PAVEMENT DAMAGED DURING CONSTRUCTION THAT IS NOT SPECIFIED.
14. SUBGRADE PREPARATION FOR ALL PAVEMENTS SHOWN ON THE DRAWINGS SHALL INCLUDE TOPSOIL STRIPPING AND REMOVAL OF ANY UNDERLYING UNSTABLE/ DELETERIOUS MATERIAL. THE PAVEMENT SUBGRADE AND STONE BASE SHALL EACH BE PROOF ROLLED BY A LOADED SEMI DUMP TRUCK. UNSUITABLE MATERIAL IDENTIFIED DURING THE PROOF ROLL SHALL BE REMOVED. FOR THE SUBGRADE, UNDERCUTS SHALL BE FILLED WITH FABRIC AND 3" ROCK.
15. APPLY PRIME COAT UNIFORMLY OVER SURFACE OF COMPACTED AGGREGATE BASE AT A RATE OF 0.40 GAL/SY. APPLY ENOUGH MATERIAL TO PENETRATE AND SEAL, BUT NOT FLOOD SURFACE. ALLOW PRIME COAT TO CURE FOR 72 HOURS MINIMUM.
16. IT SHALL BE THE RESPONSIBILITY OF EACH CONTRACTOR TO NOTIFY J.U.L.I.E PRIOR TO PERFORMING ANY EXCAVATIONS.
17. THE CONTRACTOR SHALL PROVIDE THE MUNICIPALITY AND FLUENTA CONSULTING WITH A COMPLETE SET OF RECORD DRAWINGS WITHIN 30 DAYS OF COMPLETION OF THE WORK. DRAWINGS SHALL INCLUDE ELEVATIONS, LOCATION OF OTHER UTILITIES, SERVICES, FIELD TILES, ETC.
18. ALL PROPERTY DIMENSIONS AND AREAS ARE APPROXIMATE AND SUBJECT TO CHANGE PER FINAL SURVEY.
19. ALL DIMENSIONS ARE FACE OF CURB UNLESS OTHERWISE NOTED.
20. ALL CURB RADII ARE FACE OF CURB UNLESS OTHERWISE NOTED.
21. SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
22. CONTRACTORS TO VERIFY DIMENSIONS PRIOR TO STARTING WORK AND NOTIFY ENGINEER IF ANY DISCREPANCIES ARE FOUND.
23. SIDEWALK AROUND PERIMETER OF THE BUILDING SHALL BE INTEGRAL CURB / WALK.
24. CONTRACTOR TO PROVIDE TEMPORARY TRAFFIC CONTROL MEASURES DURING CONSTRUCTION OF ENTRANCES OF R.O.W. IN ACCORDANCE WITH I. D.O.T. REQUIREMENTS.
25. CONTRACTOR SHALL VERIFY WITH LOCAL MUNICIPALITY OR CONTROLLING JURISDICTION AS TO THE NECESSITY FOR AND REQUIREMENTS RELATING TO THE INSPECTION BY AN APPROVED ON-SITE ENGINEER.
26. SHOULD THE GENERAL NOTES & SPECIFICATIONS OR DETAILS CONFLICT WITH THE VILLAGE OF PALATINE GENERAL NOTES & SPECIFICATIONS OR DETAILS THE MOST RESTRICTIVE SPECIFICATION OR DETAIL SHALL DICTATE.

GENERAL NOTES & SPECIFICATIONS:

1. ALL TRENCHED IN GREEN / LANDSCAPE AREA SHALL BE BACKFIELD WITH EARTH COMPACTED TO 90%. A MINIMUM OF 6"OF TOPSOIL SHALL BE PROVIDED IN GREEN / LANDSCAPE AREAS. TRENCHES IN ALL PAVED AREAS, CURBED, AND SIDEWALK AREAS SHALL BE BACK FILLED WITH APPROVED ENGINEERING BACKFILL COMPACTED AS 95% MODIFIED PROCTOR.
2. ALL DISTURBED AREAS SHALL BE RESTORED AND POSITIVE DRAINAGE MUST BE MAINTAINED.
3. ALL LANDSCAPING MUST BE RESTORED TO ITS ORIGINAL CONDITION. REPLACEMENT OF ALL BLACK DIRT, SEED, TREES, BUSHES, ETC. SHALL BE PROVIDED BY THE CONTRACTOR AND GUARANTEED FOR ONE YEAR FOLLOWING FINAL INSPECTION BY THE LOCAL GOVERNMENTAL AGENCY HAVING JURISDICTION. GUARANTEE SHALL INCLUDE REPAIR OF TRENCH SETTLEMENTS AS NEEDED TO BRING TRENCH TO ORIGINAL GRADE.
4. EXISTING DRAINAGE PATTERNS SHALL BE RESTORED FOLLOWING CONSTRUCTION. POSITIVE DRAINAGE SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
5. ALL EXISTING UTILITIES OR IMPROVEMENTS, INCLUDING WALK, CURBS, PAVEMENTS, DRIVEWAYS, AND PARKWAYS DAMAGED OR REMOVED DURING CONSTRUCTION SHALL BE RESTORED TO THEIR ORIGINAL CONDITION.
6. AFTER STRIPPING AND ROUGH GRADING IS COMPLETED, THE EXPOSED SUB GRADE SHOULD BE PROOF ROLLED. PROOF ROLLING MAY BE ACCOMPLISHED WITH A FULLY LOADED, TANDEM-AXLE DUMP TRUCK OR OTHER EQUIPMENT PROVIDING AN EQUIVALENT SUB GRADE LOADING. STATE EROSION CONTROL MEASURES MUST BE IMPLEMENTED AND MAINTAINED THROUGHOUT CONSTRUCTION.
7. CONTRACTOR SHALL PROVIDE DUST CONTROL DURING SITE WORK DEMOLITION OR REMOVAL. CONTRACTOR SHALL CONTROL DUST CREATED FROM ON-SITE CONSTRUCTION AND ASSOCIATED TRAFFIC USING WATER OR OTHER APPROVED MEANS.
8. PROTECT TREES, PLANT GROWTH, AND FEATURES DESIGNATED TO REMAIN AS FINAL LANDSCAPING. CONSTRUCTION EQUIPMENT SHALL NOT TRAVEL UNDER DRIP LINES OF TREES TO BE PROTECTED.
9. PROTECT BENCHMARKS FROM DAMAGE OR DISPLACEMENT.
10. REMOVE TREES AND SHRUBS, STUMP, AND ROOT SYSTEM TO A MINIMUM DEPTH OF 42 INCHES.
11. MOISTURE CONTROL-WHERE SUBGRADE OR LAYER OF SOIL MATERIAL MUST BE MOISTURE CONDITIONED BEFORE COMPACTION, UNIFORMLY APPLY WATER TO SURFACE OF SUBGRADE OR LAYER OF SOIL MATERIAL. APPLY WATER IN MINIMUM QUANTITY AS NECESSARY TO PREVENT FREE WATER FROM APPEARING ON SURFACE DURING OR SUBSEQUENT TO COMPACTION OPERATIONS.
12. REMOVE AND REPLACE, OR SCARIFY AND AIR DRY, SOIL MATERIAL THAT IS TOO WET TO PERMIT COMPACTION TO SPECIFIED DENSITY
13. STOCKPILE OR SPREAD SOIL MATERIAL THAT HAS BEEN REMOVED BECAUSE IT IS TOO WET TO PERMIT COMPACTION.

STORM SEWER NOTES & SPECIFICATIONS:

1.ALL STORM SEWER STRUCTURES ADJUSTMENTS SHALL BE MADE WITH PRECAST CONCRETE ADJUSTING RINGS SET IN A FULL BED OF BUTYL ROPE JOINT SEALANT. NO MORE THAN 12" OF ADJUSTING RINGS WILL BE PERMITTED, SUBJECT TO THE APPROVAL OF THE AGENCY HAVING JURISDICTION.
2. CONNECTION TO EXISTING STORM SEWER STRUCTURES SHALL BE DONE BY CORING THE CONCRETE BARREL SECTION.
3. PRECAST CONCRETE SECTIONS FOR MANHOLES, CATCH BASINS, INLETS SHALL MEET ASTM C 478.
4. PRIOR IEPA APPROVAL IS REQUIRED IN ORDER TO CONSTRUCT STORM MAINS OVER WATER MAINS.

TRAFFIC CONTROL NOTES & SPECIFICATIONS:

1. THE CONTRACTOR IN ACCORDANCE WITH I.D.O.T. STANDARDS SHALL PROVIDE ALL REQUIRED TRAFFIC CONTROL AND SIGNS.
2. THE CONTRACTOR SHALL MAINTAIN TEMPORARY ACCESS TO ALL ROADWAYS AND DRIVEWAYS DURING CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY HOMEOWNERS AT LEAST 24 HOURS IN ADVANCE OF TEMPORARY OPEN CUTS REQUIRED TO NSTALL UTILITIES ACROSS DRIVEWAYS.

No.	Revision/Issue	Date

Apartment Building Construction
101 W. Palatine Rd., Palatine, IL

General Notes

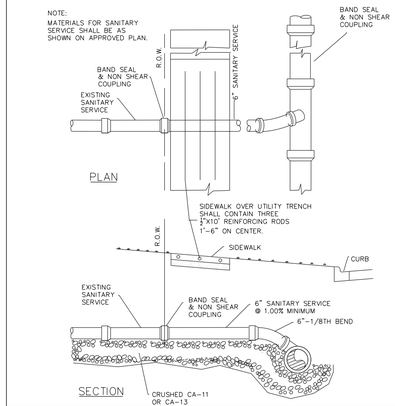
FLUENTA CONSULTING
Fluenta Consulting
201 E. Lakeside Dr.,
Vernon Hills, IL 60061
Tel: 773-349-5881

Project
Date
Scale

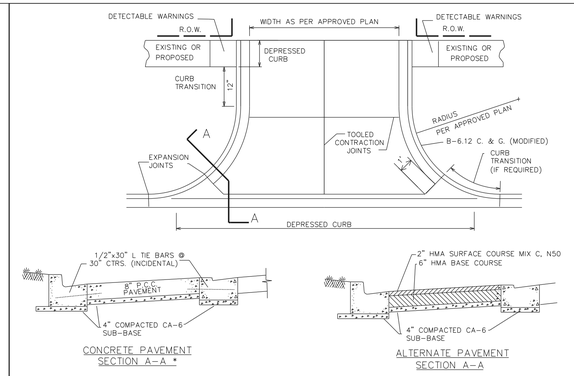
Sheet
C6

Attachment: Engineering plans- 101PalatinePlans (011023) Updated (101 W. Palatine Road - Final Planned Development)

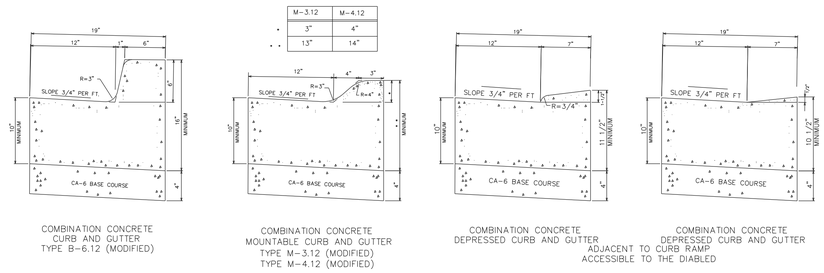
SANITARY SERVICE SEWER AND CONNECTION



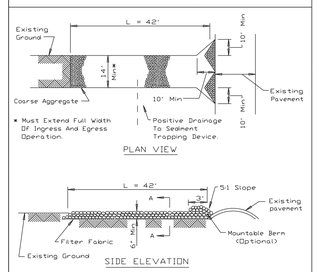
COMMERCIAL DRIVEWAY APPROACH DETAIL



*ALL ALLEY APPROACHES USE CONCRETE PAVEMENT SECTION



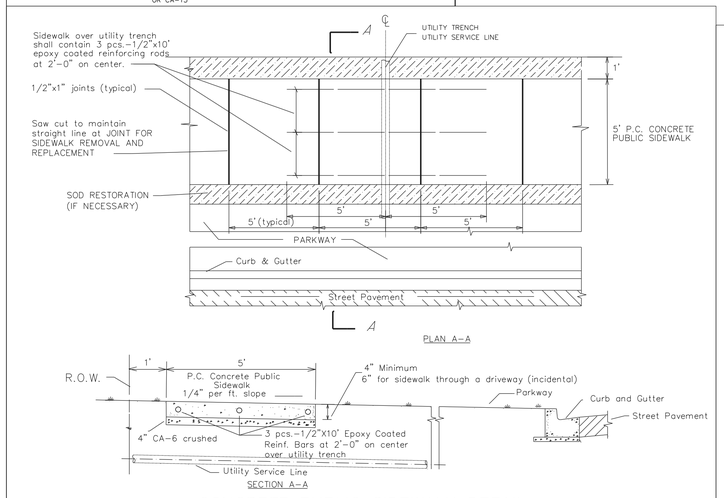
STABILIZED CONSTRUCTION ENTRANCE PLAN



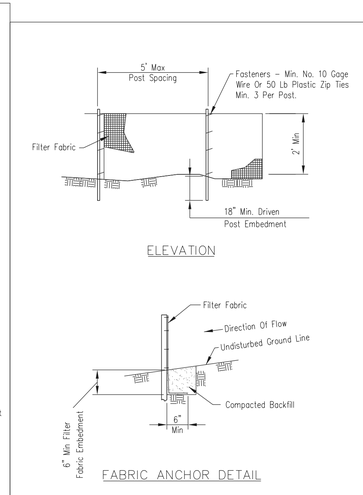
NOTES:
1. Filter fabric shall meet the requirements of material specification 592 GEOTEXTILE, Table I or 2, Class I, II or IV and shall be placed over the cleared area prior to the placing of rock.
2. Rock or reclaimed concrete shall meet one of the following IDOT coarse aggregate gradation, CA-1, CA-2, CA-3 or CA-4 and be placed according to construction specification 25 ROCKFILL using placement Method 1 and Class III compaction.
3. Any drainage facilities required because of washing shall be constructed according to manufacturers specifications.
4. If wash racks are used they shall be installed according to the manufacturer's specifications.

REFERENCE		STANDARD DWG NO.
Project		IL-630
Designed	Date	SHEET 1 OF 2
Checked	Date	DATE 8-18-94
Approved	Date	

NRCS Natural Resources Conservation Service



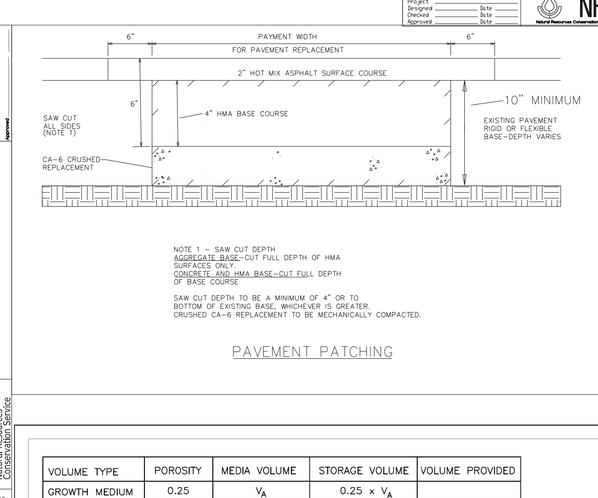
CONCRETE PUBLIC SIDEWALK DETAIL



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

SILT FENCE

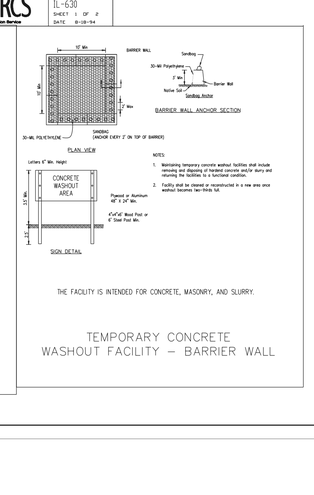
Date	M. Quadracci	Designed	Drawn	Checked	Approved
8/27/14					



NOTE 1 - SAW CUT DEPTH
AGGREGATE BASE-CUT FULL DEPTH OF HMA SURFACES ONLY.
CONCRETE AND HMA BASE-CUT FULL DEPTH OF BASE COURSE

SAW CUT DEPTH TO BE A MINIMUM OF 4" OR TO BOTTOM OF EXISTING BASE, WHICHEVER IS GREATER.
CRUSHED CA-6 REPLACEMENT TO BE MECHANICALLY COMPACTED.

PAVEMENT PATCHING

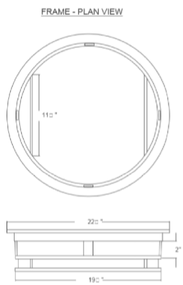


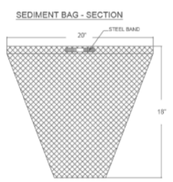
NOTES:
1. Maintaining temporary concrete washout facilities shall include removing and disposing of hardened concrete and/or slurry and returning the facilities to a functional condition.
2. Facility shall be cleaned or reconstructed in a new area once washout becomes two-thirds full.

THE FACILITY IS INTENDED FOR CONCRETE, MASONRY, AND SLURRY.

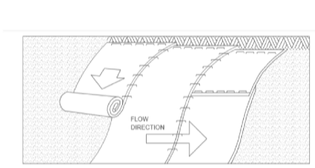
TEMPORARY CONCRETE WASHOUT FACILITY - BARRIER WALL

INLET PROTECTION





EROSION CONTROL

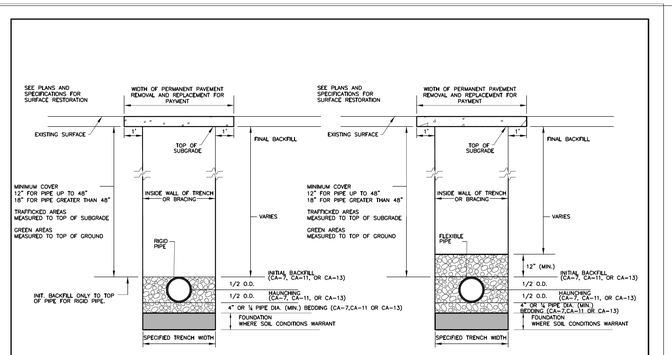


GENERAL NOTES:

FRAME: TOP FLANGE FABRICATED FROM 1⅝"X⅝"X⅛" ANGLE. BASE RIM FABRICATED FROM 1⅝"X12"X1⅛" CHANNEL. HANDLES AND SUSPENSION BRACKETS FABRICATED FROM ⅝"X¼" FLAT STOCK. ALL STEEL CONFORMING TO ASTM-A36.
SEDIMENT BAG: BAG FABRICATED FROM 4 OZ./SQ.YD. NON-WOVEN POLYPROPYLENE GEOTEXTILE REINFORCED WITH POLYESTER MESH. BAG SECURED TO BASE RIM WITH A STAINLESS STEEL STRAP AND LOCK.
FILTER FOR OTHER SHAPE GRATES SHALL BE APPROVED IN ADVANCE OF PLACEMENT BY VILLAGE ENGINEERING.

NOTES:

1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF LIME, FERTILIZER, AND SEED.
2. BEGIN AT THE TOP OF THE SLOPE (OR CHANNEL) BY ANCHORING THE BLANKET IN A 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
3. ROLL THE BLANKETS DOWN (STARTING AT DOWNSTREAM PROCEEDING UPSTREAM) HORIZONTALLY ACROSS THE SLOPE.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH AN APPROXIMATE (MIN) 4" OVERLAP.
5. WHEN BLANKETS MUST BE SPLICED DOWN THE SLOPE, PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH APPROXIMATELY A (MIN) 6" OVERLAP. USE A DOUBLE ROW OF STAGGERED STAPLES 4" APART TO SECURE BLANKETS.
6. IN HIGH FLOW CHANNEL APPLICATIONS, A STAPLE CHECK SLOT IS RECOMMENDED AT 30 TO 40 FOOT INTERVALS. USE A ROW OF STAPLES 4" APART OVER ENTIRE WIDTH OF THE CHANNEL. PLACE A SECOND ROW 4" BELOW THE FIRST ROW IN A STAGGERED PATTERN.
7. THE TERMINAL END OF THE BLANKETS MUST BE ANCHORED IN A 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.

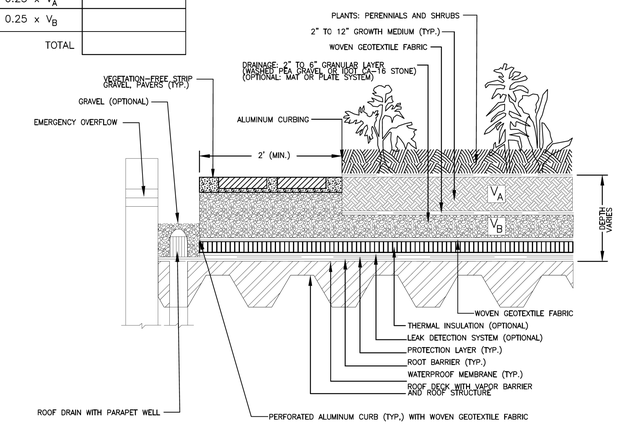


NOTES:
1. FOR QUALIFIED SEWER CONSTRUCTION ONLY.
2. SHORING, OR EQUIVALENT PROTECTIVE SYSTEM, REQUIRED FOR TRENCHES OF 5' DEPTH OR GREATER, OR AS REQUIRED BY MUNICIPALITY.

NOT TO SCALE

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

VOLUME TYPE	POROSITY	MEDIA VOLUME	STORAGE VOLUME	VOLUME PROVIDED
GROWTH MEDIUM	0.25	V_A	0.25 x V_A	
DRAINAGE LAYER	0.25	V_B	0.25 x V_B	
			TOTAL	



NOTES:
1) WOVEN GEOTEXTILE FABRIC SHALL MEET REQUIREMENTS OF SPECIFICATION IUM 592 GEOTEXTILE, TABLE 1, CLASS I, WITH AN APPARENT OPENING SIZE OF 50.
2) PLANTINGS SHALL BE SELECTED ACCORDING TO ASTM E2400-06, *GUIDE FOR SELECTION, INSTALLATION AND MAINTENANCE OF PLANTS FOR GREEN (VEGETATED) ROOF SYSTEMS.*
3) GROWTH MEDIA SHALL CONSIST OF 80% LIGHTWEIGHT INORGANIC MATERIALS AND 20% ORGANIC MATTER.
4) THERE SHALL BE A MINIMUM SETBACK OF 2-FEET FROM ROOF PERIMETER AND ROOF PENETRATIONS.

TECHNICAL GUIDANCE MANUAL	7/1/15
GREEN ROOF TYPICAL DETAIL	STD. DWG. NO.5
	PAGE NO. 6

United States Department of Agriculture
Natural Resources Conservation Service

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

No.	Revision/Issue	Date

Apartment Building Construction
101 W. Palatine Rd., Palatine, IL

General Notes

FLUENTA CONSULTING
Fluenta Consulting
201 E. Lakeside Dr.,
Vernon Hills, IL 60061
Tel: 773-349-5881

Project

Date

Scale

Sheet
C7

Attachment: Engineering plans- 101PalatinePlans (011023) Updated (101 W. Palatine Road - Final Planned Development)

Attachment: Draft Apartment Buidling Rules and Regulations - The Trieuth At Palatine (101 W. Palatine Road - Final Planned Development)

The Trieuth At Palatine

Rules and Regulations

We want to welcome you to the community and familiarize you with community rules and policies. These Rules are furnished to all Residents in communities managed by Trieu Properties limited and they are a part of your Lease Agreement. These Community Rules are divided in two sections. The second section of these Community Rules is a booklet entitled Care and Maintenance of your Apartment Home. Collectively both sections are referred to in this document as Rules. Noncompliance with these Rules may result in you owing additional amounts to Owner and may be grounds for termination of your lease. Additional rules may apply to use of any fitness room, business center, or community room. Additional rules and requirements may be posted by Owner in community rooms, laundry areas, or in other common and amenity areas. Residents and their guests must comply with all posted rules. Failure to comply with rules may result in Resident or Resident's guests being denied access or use of community amenities. Owner reserves the right to change or amend the following Community Rules from time to time with or without notice. Courtesy is Contagious...Please conduct your activities in and about the premises in a manner not to interfere with the rights, comforts or conveniences of other Residents. Your thoughtfulness and consideration of your neighbor will be appreciated. Please take time to read through these Community Rules and contact your Property Manager if there are any questions.

ACCESS DOORS

Triggering of emergency door alarms will result in a charge to Resident. No building entry or fire doors may be propped open at any time. Open doors can allow animals and pests into the Apartment Building and permit access by unauthorized persons. When moving, or carrying items into the Apartment Building, Residents should have a person monitoring the door. Interfering with door closing mechanisms, or blocking an entry door, is not permitted. In addition, Resident is not permitted to allow persons into the Apartment Community that the Resident personally has not invited into the Apartment Community. Residents must be physically present at the Apartment Community to authorize any persons to enter the Apartment Community through the controlled access system. A Resident must not allow any person access to the Apartment Building while entering or leaving the Apartment Building or Garage. Residents must not allow strangers or persons that a Resident might recognize as guests of other residents the opportunity to follow anyone into the Apartment Building while entering or leaving, as there is no way to know what guests are or are not welcome visitors to other residents at any given time. Please report any violations of this policy to Management.

ANTENNAS AND SATELLITE DISHES

Wiring is provided inside the apartment. Residents are not permitted to tamper with the wiring or remove the wall plate and/or ethernet box (if provided). This installation of antennas and “satellite dishes” is subject to FCC regulations and special regulations of Owner. Residents may not install any antennas, including “satellite dishes” or “mini-satellite dishes,” without complying with these special rules and obtaining advance approval of any installation in a separate agreement. Any installation without such prior 2 approval is prohibited.

APPLIANCES

The use, installation and/or storage of privately owned appliances such as stoves, refrigerators, dishwashers, air conditioners, washers/dryers and space heaters is prohibited in your Apartment or Townhome without prior written permission of Owner.

BALCONIES/PATIOS

Balconies or patios may not be used for storage or hanging clothes. No carpeting of balconies/patios is allowed unless approved by Management. In accordance with local laws and safety concerns, no grilling, cooking or any open flame is permitted on balconies, patios or garages. It is not permitted to run electric cords from the apartment to a balcony or patio area. Bird feeders and feeding of other animals are prohibited. Traps or poison may not be placed by Resident to trap or kill rodents, insects or pests at any outdoor area. Plants are permitted but Residents are expected to put protection under plants to prevent water or dirt from staining the balcony or patio area or leaking to any other balcony or patio area. Residents will be responsible for any water or material falling from a balcony area or damage done to a balcony or patio. Care should be taken with pots to use natural dirt and planting material that is not flammable. Some fertilizers and potting material are combustible when placed in heat or sun and should not be used in the balcony or patio area. As of January 1, 2022, all of Management’s rental communities are smoke-free. Smoking will only be permitted in outside areas that are greater than 25 feet away from any building, amenity or structure on the property. Cigarettes must never be extinguished in any dirt or plant. Potting material can be highly flammable. Residents and their guests will be responsible for any fire or damage caused by careless smoking anywhere in the rental community.

BUSINESS RELATIONSHIP

The relationship between Management/ Owner and a Resident, or applicant, is a business relationship. A courteous and business-like attitude is required from both parties. If Resident, or any member of Resident’s household or guest demonstrates unprofessional, rude, hostile, or inappropriate behavior in the presence of Management staff or other residents, applicants, or their guests, s/he may be asked to leave the area and a notice of violation of lease may be issued. If a Resident, a Resident’s guest or household member exhibits any threatening behavior, appears to be intoxicated or under the influence of alcohol or other drugs, or attempts to intimidate, or is otherwise inappropriate with staff, Management reserves the right to

terminate any service, discussion, or meeting, if Resident, guest, or other person does not leave, law enforcement may be contacted. This type of conduct is a basis for a termination of lease or eviction. Please see the separate section of these rules on Dress Code for appropriate attire in meetings with Management and in common areas of the building. Use of cell phones or other devices, including the recording of any meeting, is not allowed when engaging with Management staff. If a Resident is participating in a cell phone call, texting, viewing a phone or otherwise using any electronic device (that is not necessary to assist with communication or to alleviate the conditions or symptoms of a disability), is a basis for Management staff to disengage or end a meeting. Management may refuse or terminate a meeting where a Resident or guest is using a cell phone or electronic device, except as needed to alleviate the symptoms of a disability, without Management's permission. Children are welcome in meetings or interactions with Management. However, an adult must appropriately supervise any minor, Management is not responsible to provide childcare, supervision, or assistance in connection with any meeting, work order, or service provided by Management. Management may refuse to enter an occupied unit if only minor children are present, and there is no adult present. Any request for service or work orders will be rescheduled in those circumstances. With the exception of standard property charges, Management staff may not accept any money, gifts, "tips", or services in connection with the performance of their duties. This policy does not prohibit the submission of any unsolicited note, thank you card, or other comment on Management staff or service matters. Residents, in turn, have a right to expect courteous, professional, and civil treatment in communications and the performance of services by Management staff. If Resident believes any staff member has not behaved in an appropriate manner, or has said anything that is inappropriate, discriminatory, or is contrary to the standards set forth in these rules, a complaint may be made to the Regional Manager or the corporate office of Trieu Properties limited.

CHILDREN

Residents are responsible for the appropriate supervision of minor children and guests of Resident or Resident's children. Failure to adequately supervise children and/or their guests is a violation of these rules.

COMMON AREA AMENITIES (if applicable)

Different communities have different facilities and amenities. Residents must comply with any specific rules posted at any facility.

Social Room / Fitness Center:
1. All children under age 16 must be accompanied by an adult Resident.
2. Game table use is limited to 30 minutes – if someone is waiting to use it.
3. Smoking is prohibited.

All amenities provided by Owner, such as exercise equipment, pools, saunas, and hot tubs, have some risks of use which Resident expressly assumes by using such equipment or

amenities. All equipment and amenities are used by Resident and/or Resident's guests and children at their own risk. Residents should take all reasonable precautions if using such facilities to make sure they understand their proper use. If Resident, or Resident's guests and children, have any medical or physical condition that could be affected by use of any exercise equipment or amenity, then appropriate advice and direction from Resident's medical advisors should be obtained before such use. Resident and Resident's guests are responsible for wearing proper clothing, and specifically swimwear designed for use in pools or hot tubs, to prevent damage to equipment and systems.

GENERAL ROOF DECK RULES AND REGULATIONS

1. Description of Roof top: The Roof top is located on the 4thFloor of 101 w palatine,The Roof top has a **50**-person maximum occupancy. The Roof top is an amenity to the Building and shall be governed by the Roof Deck Rules and Regulations contained herein.
2. Conditions of Access and Use
2.1. Access to and Use of the Roof top to Occupants of 101 w palatine (during non-Events) must be employed by a Tenant with a current leased office space. Should Occupant's employment at 101 w palatine cease for any reason, access and permission to use the roof top will terminate immediately.
2.2. Access to and Use of the Roof top is open to any Tenant's employee without regard to race, sex, ethnic background or religion. All users must be at least twenty-one (21) years of age if alcohol is being served.
2.3. Access to and Use of the Roof top shall, at all times, be subject to any and all rules and regulations now existing or hereafter updated by Building Owner or its Property Manager.
2.4. Building Owner or its Property Manager may elect to revoke access and the use of the amenity at any time at its sole discretion.
2.5. All Governing Laws, Codes, and General Building Rules and Regulations shall apply to the Roof top.
2.6. User may not use the Roof top if an uncured default exists under its lease in the Building.
2.7. The Office of the Building reserves the right to impose a reasonable limitation on the number of events which a Tenant may hold within any one (1) month or within any twelve (12) month period.
3. Tenant Access and Usage Regular access to the Roof top is provided to Occupants of 101 w palatine. Occupants shall not be entitled to lend their access card to any person. Access and usage rights may be permanently revoked by Building Owner or its Property Manager if Occupant is found violating this provision.
4. Roof top Hours
The Roof top will be open during the following times:
• Monday – Friday: 10:00 a.m. to 9:00 p.m. On certain days where a Tenant has reserved the Roof top, the reserved area(s) will close at 3:00 p.m.
• Saturday: 10:00 a.m. to 9:00 p.m.
• Sunday: 10:00 a.m. to 9:00 p.m.
Tenants should contact the Office of the Building for additional information and reservation request forms.

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6. Involuntary Termination Building Owner or its Property Manager reserve the right to terminate or suspend, for such period of time as Building Owner or its Property Manager shall deem appropriate, any privileges of the Occupant as a result of failure to comply with any provision the Roof top Rules and Regulations or for any other actions that are in any way detrimental to the best interest of the operations of the Roof Deck or its use by other Occupants. Access and use may be terminated or suspended verbally with subsequent written notification to employer of Occupant.

7. General Rules

7.1. The Roof top is available on a first-come, first-served basis.

7.2. To keep the Roof top clean and free of debris, every Occupant must clean up after his or her self. All trash shall be placed in the garbage or recycling containers provided by the Building. Failure to do so may result in revocation of usage rights by Building Owner or Property Manager.

7.3. Property Manager cannot guarantee accommodation but will consider the request if appropriate. Building Owner or its Property Manager shall not be liable for any service outages

7.4. Furniture located within the Roof Deck is provided as a courtesy as part of the Roof top amenity. Furniture, equipment and any supplies may not be moved, removed, or relocated for any reason.

7.6. The Roof Deck is not to be used for sleeping.

7.7. The Roof Deck is not to be used as secondary conference room.

7.8. The Roof Deck is not meant to be a substitution for officing and should not be used as such. 7.9. The Roof Deck is not to be used for interviewing employee candidates.

7.10. Professional Courtesy to Others – Because the Roof Deck is open to all participating tenants at 101 w palatine, all users are expected to act in a professional manner and show professional courtesy to other users by acting and speaking in a low voice. Any person not exhibiting professional and courteous behavior will be asked to leave by building security.

7.11. The Roof top doors are to be closed at all times.

7.12. Guests must stay within designated area only.

7.13. No individuals under the age of twenty-one (21) shall be permitted on the Roof top if alcohol is served.

7.14. Smoking is strictly prohibited at all times.

7.15. The Roof top shall not be used for any offensive purpose.

7.16. NO GLASS OR BREAKABLES ARE PERMITTED ON THE ROOF DECK

7.17. No items shall be thrown from the roof. Violations of this policy are subject to the laws of the State of Illinois and the City of Chicago. In the event of any such incident, Chicago Police will be called.

7.18. No signage, decorations, frames, etc. shall penetrate the floors, walls, planters or any other permanent fixtures of Roof top of the building.

7.19. Users will protect the Roof top furniture from scratches beyond normal wear and tear, and are prohibited to rearrange or remove the furniture.

7.20. No open flames shall be permitted (other than properly supervised chafing dishes and deck fire pit).

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7.21. Absolutely NO fireworks or similar entertainment displays of any sort will be permitted.
7.22. No feeding birds or other animals.
7.23. Food should never be left unattended or uncovered.
7.24. No audible music is allowed unless users are plugged into headphones. 7.25. The firepit is weather permitting and will be used at the Property Manager's discretion.
8. Dress Code
8.1. Any clothing that is offensive in nature or bears offensive language or graphics to anyone, is not permitted.
8.2. Shoes must be worn at all times. Bare feet and socks without shoes are not permitted.
8.3. Sun bathing is strictly prohibited.
8.4. Any violation of the above dress code will result in the User being asked to leave, NO exceptions.
9.Drink Tokens for Building Sponsored Events
9.1 Two (2) drink tokens will be distributed by the security guard on duty once a government-issued photo ID is checked.
9.2 All drink tokens are custom-created by the Building Management and will be color coded for each day's use. No drink tokens will be accepted by the bartender on duty if they do not match the specific day's token color.
9.3 Drink tokens must be returned if not used during the duration of the tenant's time on the Roof top.
9.4. Any violation of the Roof top drink token policy may result in User being asked to leave. NO exceptions.
10. Additions and Modifications to Rules and Regulations Building Owner and Property Manager expressly reserve the right to add to, or modify, these rules and regulations, all of which shall be binding upon each Tenant and its respective invitees and other Occupants upon delivery of such additions or modifications to the respective Tenant.

DISTURBANCES, EXCESS TRAFFIC AND USE RESTRICTIONS

Please have consideration for your neighbors by keeping the noise level down at all times. Residents are 5 encouraged to handle complaints between themselves. However, if Resident communication does not work, call the office while the noise is occurring. Please remember you are responsible for your guests and their conduct.

Individual apartments, and the apartment community, are to be used exclusively as a private residence. All business and commercial uses are prohibited. Any use that would involve visitors or customers coming to the property, receipt of packages or business mail, are considered business or commercial uses and are not permitted. Occasional babysitting for family members or friends is permitted, but any regular daycare or frequent babysitting for compensation at the rental premises, is prohibited. Conducting any business or activity for a consideration that uses the rental premises, or the utilities at the rental premises, is not permitted without Management's prior consent. Conducting any type of "sale" including estate sales, party sales, or other sales activity, including activities that involve receipt of inventory or property at the rental premises, may be prohibited if the activity disturbs other residents, interferes with Management, or otherwise in the discretion of Management at a particular site. Residents are expected to have periodic guests and visitors at their apartment for social and family purposes. If the number of

Attachment: Draft Apartment Buidling Rules and Regulations - The Trieuth At Palatine (101 W. Palatine Road - Final Planned Development)

guests and visitors is excessive in terms of total number or its tendency to disturb fellow Residents, then Owner may ask Resident to restrict or limit the number of visitors. Excessive traffic from visitors or visits at unusual hours is a disturbance and violation of the Community Rules. Individual apartments or townhomes in the apartment or townhome community, are to be used exclusively as a private residence for Residents that have been screened and approved by Owner and their authorized family members. All business and commercial uses, including hosting guests or visitors through a home swapping, Airbnb type site, or other use where the Resident receives any benefit or consideration, whether in the form of cash, credits, barter or use of another person's premises or property, are prohibited. Residents are expected to have periodic guests and visitors with whom they have a familial or personal relationship at their apartment for social and family purposes. If Resident is receiving any payment or consideration for the visit, the visit is not permitted and is a prohibited use.

PARKING AND GARAGES

Resident agrees to hold Owner harmless from any and all damages incurred to vehicles, personal belongings and persons.

Each Resident is responsible for the safety of his or her own vehicle and any contents. Management is not responsible for theft, vandalism, or any form of damage incurred on the premises, whether in a common area parking lot, assigned parking space, or any garage space, to vehicles.

Parking Lot: All vehicles must be registered with the office. All vehicles parked in the parking lot must be in running condition, have current license plates, and moved on a daily (24) basis, 365 days a year. If a vehicle is towed because the vehicle is not registered with the office, because Resident failed to follow posted instructions for periodic parking lot plowing or sweeping, or because any required parking tag is not properly displayed and visible, the Resident is fully responsible for all costs involved with the removing and storing the vehicle. The monitoring of the parking lot is completed periodically, as staff is able and available. Management's failure or inability to notice, observe, or respond to an infraction or violation is not acceptance of any infraction or a waiver of Management's rights to subsequently enforce the parking lot rules and requirements as stated herein, or as posted. Management reserves the right to employ a third-party towing company or other company to patrol the lot and enforce rules or posted rules. If the vehicle of Resident or a Resident's guest is towed for failure to comply with parking lot rules or requirements, it will be the responsibility of Resident, any visitor or guest, or the vehicle owner to pay all towing and storage costs. Management will not reimburse, or take steps to request a release of a vehicle that is towed for violation of parking lot rules.

If Resident will be out of town, or away from the rental community, it is Resident's responsibility to make arrangements to have their car moved. Employees of Management are not permitted to move or operate Resident's vehicle for any reason. Failure to adhere to these policies may result in towing of the vehicle at the vehicle owner's expense.

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Parking areas are solely for the general usage of general transportation vehicles such as cars, SUVs, and light duty trucks. Parking commercial vehicles, boats, trailers, campers, semi-trucks, buses, other oversize/ or large trucks or vans is not permitted unless Management's consent is obtained or there is a separate designated area for such vehicles.

Please park in designated and appropriate areas only within the lines of designated spaces.

Vehicle repair work, vehicle maintenance or car washing is prohibited, except in communities where a designated area for such activities is provided. All work must be done in such designated areas. Resident is responsible for cleaning up after any use and will be responsible for damage or staining done to any cement, black top or other surface.

Any vehicle that is leaking fluids, or is overweight, or appears to be causing damage to any black top or cement surface of a parking area, may be required by Management to be removed from the parking area or garage. Resident will be responsible to repair any damages done or to clean or treat any staining.

Obstruction of driveways, fire lanes, pick-up areas, designated handicap parking areas, non-designated parking surfaces, or other roads or drives serving the rental community, is a violation of these Rules. Management may enforce these rules by having the vehicle towed; giving Resident a lease violation notice and/or notifying the local police department. Residents that park in any area posted as "nonparking" or areas where a vehicle is obstructing roadways, fire lanes, pick-up areas, or designed parking areas, may be towed with no prior notice from Management or by a private third-party towing service.

Plug-ins (if Applicable):

- Electric cords to vehicles are prohibited except in designated areas for plug-in parking.
- Heavy duty UL approved grounded extension cords that meet or exceed city and state codes must be used.
- The reserved parking/plug-in assigned area has been leased only for the specified term of the lease.
-

Underground Garages:

- Management assumes no responsibility for the safekeeping of your vehicle.
- The storage of personal property in underground garages is prohibited.
- Automatic garage door openers are to be used by adult Residents only. (If you lose your garage door opener, there is a replacement fee). When accessing a garage with an opener, the driver should individually access the garage door with the driver's opener. Residents should wait for the garage door to fully go up or down before pushing the button to use the opener. Following another car into the garage is prohibited and can result in damage to the garage door and your vehicle. No tailgating/piggybacking.

Resident will be responsible for all repair costs. Owner will not be responsible for any damage caused by garage door malfunctions.

- All garage areas must be maintained in a good and clean condition. Vehicle repair or maintenance work is prohibited.

Outdoor Garages:

- Management assumes no responsibility for the safekeeping of personal property in garage areas. Residents who store or leave personal property in any garage do so at their own risk and agree that they will make no claim or demand to Management for any loss or damage to property that occurs. There is a greater risk of theft, vandalism, exposure to pests and the elements, including water and ice in garages. Resident assumes this risk without recourse to Management in leaving or storing property in a garage.
- Garage doors are to remain closed at all times
- Resident agrees not to store anything in violation of any statute, regulation, or city ordinance. This includes but is not limited to storage of explosives or highly flammable materials or goods or any environmentally hazardous substances or materials.
- All garage areas must be maintained in a good and clean condition. Vehicle repair or maintenance work is prohibited. Any Resident with a personal garage stall is expected and required to keep the garage stall clean. This means that Resident will periodically remove, sweep, or otherwise clean, sand, or other debris from the floor of any garage stall. Fluids must be promptly cleaned and removed to avoid damage or staining.

Garages in outdoor areas are designed and constructed to store vehicles that can withstand exposure to moisture and the elements. Any storage of personal property by Resident in an outdoor garage is at Resident's sole risk. Residents are not permitted to run cords, or to have any electric appliance, heater, tool or like item in the garage. Residents are not to use the garage for activities other than storing a vehicle. Residents must not make any change or alteration, including installing shelves, hooks, or other alteration to the garage. Residents will be responsible for any damage caused, or the cost to restore or remove any unapproved installation.

Attachment: Draft Apartment Buidling Rules and Regulations - The Trieuth At Palatine (101 W. Palatine Road - Final Planned Development)

CERTIFICATE OF PUBLICATION

DES PLAINES JOURNAL, INC., a corporation organized and existing under and by virtue of the laws of the State of Illinois, does hereby CERTIFY that it is the publisher of the:

Journal & Topics Newspapers
AKA Des Plaines Journal, Inc.
622 Graceland Ave.
Des Plaines, IL 60016-4556

and that said newspaper(s) is a secular newspaper of general circulation and has been published weekly in the

(Village) (Town) (City) (Township) of PALATINE 101 W. PALATINE RD. & 2-12 S. BROCKWAY ST.

(●) ( ) ( ) ( )

County of COOK

and State of Illinois, continuously for more than one year prior to date of the first publication of the notice attached hereto, and that said newspaper(s) complies with the requirements of Paragraphs 5 and 10, Chapter 100, of the Illinois Revised Statutes.

Further, that the notice, of which the attached is a true copy, was published ONE times in the said newspaper(s), namely once each week for ONE successive week(s) and that the first publication of said notice was made on the 6TH day of JULY, A.D. 20 23., and the last publication thereof was made on the 6TH day of JULY, A.D. 20 23.

Your Legal appeared in the following Journal & Topics Newspapers (Des Plaines Journal, Inc.)

- [ ] Des Plaines Journal
- [ ] Elk Grove Village Journal
- [ ] Mt. Prospect Journal
- [ ] Niles Journal
- [ ] Park Ridge-Golf Mill Journal
- [ ] Prospect Heights Journal
- [ ] Rosemont Journal
- [ ] Arlington Heights Topics
- [ ] Buffalo Grove Topics
- [x] Palatine Topics
- [ ] Rolling Meadows Topics
- [ ] Wheeling Topics
- [ ] Suburban Journal
- [ ] Northwest Journal
- [ ] Glenview Journal

"OFFICIAL SEAL"
MARY ALICE WENZL
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 07/15/2025

Mary Alice Wenzl

IN WITNESS WHEREOF, **THE DES PLAINES JOURNAL, INC.,** has caused this certificate to be signed and its corporate seal affixed hereto at Des Plaines, Illinois this 6TH day of JULY A.D., 20 23.

By Todd Wessell

President
Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 6TH day of JULY A.D., 20 23.

My commission expires the 15TH day of JULY A.D., 20 25.

Attachment: Public Notice - 101 W. Palatine Road (101 W. Palatine Road - Final Planned Development)