



PLANNING AND ZONING COMMISSION

MAY 12, 2026 AT 7:00 PM

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

AGENDA

REGULAR MEETING

7:00 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. Draft PZC Minutes - 04/28/2026

IV. PUBLIC HEARING

- A. 4-20 E. Slade Street

- 1. Planned Development Amendment and Special Use for a fence in a side yard abutting the street, which abuts the side yard of a front yard of an adjacent lot at Slade Street Crossing

- B. 315 W. Johnson Street

- 1. Preliminary Planned Development to permit a new 4-unit townhome building.

- C. Text Amendments to the Village of Palatine Zoning Ordinance, Appendix A - Article 10 (Residential Districts)

V. PUBLIC COMMENT

VI. COMMUNICATIONS

VII. ADJOURNMENT



PLANNING AND ZONING COMMISSION

APRIL 28, 2026 AT 7:00 PM

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

MINUTES

REGULAR MEETING

7:00 PM

I. CALL TO ORDER

Chairman Wood Called the meeting to order at 7:00 pm

II. ROLL CALL

PRESENT :	Planning & Zoning Commissioner Jan Wood, Planning & Zoning Commissioner Cindy Roth Wurster, Planning & Zoning Commissioner Tim Schubert, Planning & Zoning Commissioner Kevin Cavanaugh, Planning & Zoning Commissioner Stephen Fedota, Planning & Zoning Commissioner Patrick Noonan, Planning & Zoning Commissioner Rodney Bettenhausen
ABSENT :	Planning & Zoning Commissioner Eric Friedman, Planning & Zoning Commissioner Robert Kolososki
ARRIVED :	

III. APPROVAL OF MINUTES

A. 04-14-2026 PZC Minutes

RESULT:	MOTION - APPROVED AS AMENDED - BY VOICE VOTE
MOVER:	Rodney Bettenhausen
SECONDER:	Patrick Noonan
AYES:	Jan Wood, Cindy Roth Wurster, Tim Schubert, Kevin Cavanaugh, Stephen Fedota, Patrick Noonan, Rodney Bettenhausen
NAYS:	None

IV. PUBLIC HEARING

A. 951 S. Benton Street - Plat of Subdivision for Lot 2; Special Use for FIII in a Floodplain, with the required compensatory storage; Special Use for a yard in the floodplain.

SU-000202-2025 • Special Use – 951 S. Benton Street

Notice was published in the Palatine Journal & Topics newspaper on April 9, 2026 and mailed to the required surrounding property owners.

Chair Wood identified the contents of the Exhibit Folder:

1. Special Use application
2. Proof of ownership
3. Plat of Survey
4. Plat of Resubdivision
5. Site Plan
6. Project Narrative
7. Legacy Site Plan
8. Deed Restriction
9. Ordinance #O-17-089
10. Ordinance #O-101-10
11. Resolution – R-131-08 – Benton Street Subdivision
12. Public Notice
13. Neighbor's letter of support (Nagle)

Mr. Vyverberg introduced the background of the property was part of a 2-lot subdivision in 2008, with the surrounding presence of the floodplain for both lots. Per the Subdivision Ordinance requirements, Lot 1 was approved for the required special uses - yard in a floodplain and fill in a floodplain, with the required compensatory storage, as was Lot 2 – 951 S. Benton Street, which is the Subject Property. Nevertheless, Lot 1 was developed with the implementation of the approved engineering plan. Lot 2, while approved for development in 2010, was not developed and ultimately sold to the current property owner who would like to develop a single-story ranch home, which will require a resubdivision for Lot 2 – 951 S. Benton Street and new special uses for a yard in the floodplain and fill in the floodplain.

Mr. Dan Greco, professional engineer, 1042 Maple Avenue, Suite 130, Lisle, Illinois, was sworn in and also introduced the Petitioners Robert and Rhonda Feltes and the proposed builder Greg Rose. The project involves plans related to the floodplain and the require plans and materials to review and allow what is being requested. Palatine has taken the steps to identify areas which flood beyond just the floodplain. These areas are called kettles and remain from the previous ice age and water will fill these area and seek to find an overflow affect and move elsewhere. This is similar to the function of a tub. The submitted plans reviewed both the legacy building pad and subsequently proposed a building pad and subsequent grading coming about the side of the new home on Lot 2. The foundation will be built thicker and floodproofed therein. The installed storm sewer with the subdivision have vastly improved the stormwater management in the area. The proposed plans would do no harm to the existing circumstances.

Chair Wood inquired about the permeable paver brick system.

Mr. Greco responded to maintenance plans for the driveway and green technology over the last 30–40 years. A vac truck would be used to clean out the interlocking between the bricks and the sand could be restored. The maintenance could be required every 5 to 10 years. Mr. Greco indicated that this was initially discussed with the homeowner.

Chair Wood inquired about the size of the proposed building pad for Lot 2, versus what was initially proposed for Lot 2.

Mr. Greco confirmed that the proposed is larger to accommodate a ranch-style home and intended to recognize that no accessory structures would be allowed on the lot.

Mr. Vyverberg confirmed that the primary lot in 2008 was lot 1 and is owned and was constructed by the subdivider.

Commissioner Bettenhausen inquired about the presence of the municipal storm sewer.

Mr. Greco referred to the GIS atlas on the overhead and concurred with its location through the survey completed for Lot 2.

Mr. Vyverberg explained the storm sewer extension of the 21-inch storm sewer and other existing utilities in the area.

Commissioner Bettenhausen inquired about the history of flooding in the area.

Mr. Greco confirmed that historically, this was identified as a flood area by the Village, but that the installed storm sewer has addressed many of the previously noted issues. The homeowners also received confirmed notice of no flooding issues from some of the surrounding residents who met the owner when soil-boring elements were being exacted on the property. Mr. Greco did not observe any

Mr. Robert Feltes of 6227 Providence Court, Carpentersville, IL 60110 was sworn in. He indicated that they have owned the property since February 2025. He confirmed that they want to build a ranch home and that he grew up in the area. He indicated that he has spoken with many of the surrounding residents who have not had any stormwater issues.

Mr. Vyverberg indicated that the Petitioner's representative adequately summarized the request, but also noted, based upon phone call inquiries received, that there is a 33-foot northern section of the Winnetka Avenue right-of-way which remains and is not part of either the subject property or Benton Street Subdivision. No changes are proposed to this right-of-way.

He also noted that the subdivision and the proposed building pad amendments comply with all the underlying R-1 single-family residential requirements. There have

been no flooding complaints to the Village or confirmed instances of localized flooding of this property.

Commissioner Cavanaugh inquired about any stormwater improvements in Rolling Meadows, in addition to the improvements in Palatine, to better assess any impacts to Rolling Meadows.

Mr. Vyverberg indicated that he was not aware of any significant stormwater improvements, but also reiterated that the engineering plans were developed and reviewed to be self-contained, without impact to the surrounding properties.

Chair Wood inquired as to what typical subdivisions and lots specifically are within the Village.

Mr. Vyverberg indicated that the Subdivision allows the proposed, in conjunction with additional compensatory storage and requires both a Public Hearing and Village Council review.

Commissioner Roth Wurster inquired about the proposed pervious driveway.

Mr. Vyverberg confirmed that this was a component of the plan.

Ms. Sharon Hueramo of 1633 California Avenue, Rolling Meadows was sworn in. She inquired about the special use items and the fill area. The lots were completed regarded historically, which made her property higher and the subject lot lower. She expressed concerns about erosion and her existing fence.

Mr. Mark Mayo of 4542 Gettysburg Drive was sworn in and wanted to confirm that the evergreen trees and 33 feet would remain untouched by the proposed Lot improvements. Also, he sought to better understand the location of the compensatory storage area.

Ms. Sandy Allen, at 4556 Gettysburg Drive, was sworn in and noted that they purchased their home in 2006. She indicated that she attended the Public Hearing for the subdivision many years ago and was told that the properties were in a peat bog. She is wanting to confirm that the proposed would not impact their property during significant periods of rain.

Chair Wood inquired if she has any instances of flooding on their property.

Not within the house, but the yard can be saturated.

Ms. Gail Berkstrom of 4632 Gettysburg Drive was sworn in. She identified that Rolling Meadows did complete a stormwater improvements about 10 years ago. Since the improvements were completed, it has appeared to further assist. She indicated that the peat in this property goes down about 33 feet. She believes that the driveway for

the northern lot required molecular anchors. She is concerned about the stormwater and also for the lot owner.

Mr. Greco indicated that in these instances of development, the Petitioner has to prove the ability to conform to all the requirements and FEMA requires that the top of foundation must be at least 2 feet higher than the flood elevation; our plan is 4–5 feet higher. Peat is not appropriate to build upon, but is great for drainage. The excavation of the property will provide additional drainage opportunities and the Subject Property is the downstream parcel in the area. He further confirmed that they are not proposing to take any cuts in the existing hill on the south side of the lot.

Chair Wood inquired whether the cutting would impact the surrounding properties. Mr. Greco it would not, as this property is lower than their property. He also indicated that trees along the south side of the low would not be impacted.

Chair Wood asked for clarification of what compensatory storage would be.

Mr. Greco clarified that the legacy approved building pad is not exceeded, as there is approximately 700 cubic feet of additional cut proposed with the proposed plans and borrowing additional fill from the existing hill, which is about 80 feet from the existing homes.

Greg Rose was sworn in and indicated the existing hill is not part of the floodplain and by removing portions of the hill, there are additional storage areas created and would allow the larger home footprint.

Mr. Greco reiterated that the peat layer is a good draining area. The proposed excavation and clearing off of the hard surface will assist with this into the water table. The basement of the home will be elevated and will still be 2 feet above the FEMA requirements.

Ms. Allen agreed that peat will provide a saturation point, but asked at what point will the peat bog will reach its limit, which is her concern.

Mr. Mayo wanted to confirm the compensatory storage. He also wanted to clarify the cutaway of the land to be removed.

Mr. Greco confirmed the compensatory fill will be added. There will be extra volume removed from the site and will increase the floodplain in some areas and eliminate it in other areas. He indicated that as an engineer, the plans are required to be prepared not to cause any harm to the surrounding properties, per his licensure and professional requirements.

Ms. Allen reiterated the question about the peat capacity and clarification about the tree removal. Mr. Greco clarified that no trees south of the evergreens are planned for removal. He clarified that, although subjective, he cannot imagine a rainstorm in the world that could impact a removed 33-foot level of peat which has not been exposed.

The proposed cuts and fills will leave the site in a better plan than it was before. The peat areas are much lower than any of the surrounding properties' foundations.

Commissioner Roth-Wurster inquired about the referenced environmental testing that was yet to be completed on the property.

Mr. Greco had a geotech come out to complete some testing, as there was the thought that helicos for the foundation to confirm that there is enough support for the foundation and also to confirm where the water table is established. Mr. Greco believes that the water table will be nonexistent, due to the exposure of the peat.

Ms. Allen inquired whether soil testing had been completed for all around the property. Mr. Greco indicated that additional engineering testing and metric well assessing the water table constantly. This is not necessary for the property and the geotech work and the wetness of the spring is a good litmus test for the property in the four borings being tested.

Mr. Vyverberg confirmed the history of the subdivision and reiterated that the Village Engineer has conditionally accepted the plans. The proposed ranch-style home necessitates a larger building pad for Lot 2. Given the existing encumbrances to the property, Staff is recommending Action at the Planning and Zoning Commission's discretion, subject to the following conditions:

1. **The Special Uses for fill in the floodplain and a yard in the floodplain shall substantially conform to the modified geometric site plan for Lot 2 shall substantially conform to the engineering plans and materials submitted by Daniel Grecco, PE, except, as such plans shall be modified to conform to Village Codes and Ordinance.**
2. **The existing overland flow patterns must be maintained and no alterations which divert runoff onto adjacent properties will be permitted.**
3. **The use of sump pump and downspout extensions is prohibited.**
4. **A restrictive covenant for Lot 2 shall be recorded with Cook County in a manner acceptable to the Village Attorney and shall explicitly identify the restrictions on structures and uses of the property indicating that no additional structures are permitted on the property.**

This restriction would include, but is not limited to, sheds, garages, gazebos, or any other proposed accessory structures.

- 5. A license agreement shall be required to accommodate the driveway for Lot 2 in the right-of-way, prior to the issuance of a certificate of occupancy for the home.**

Chair Wood inquired whether the Village Engineer's acceptance review included an assessment of whether the home could be built or rather a measure of the impact to the surrounding properties.

Mr. Vyverberg indicated that there are building permits requirements which will provide additional assessments, but if there was a specific issue that a home could not be built on this lot, that would likely have come out during the initial engineering review of the subdivision back in 2008.

The Public Hearing was closed.

Commissioner Cavanaugh motioned to approve the request, as it met the standards, subject to the Staff conditions. Seconded by Commissioner Noonan.

Commissioner Fedota noted that the Subject Property is the lowest spot in the area and the infrastructure improvements have assisted the area and the engineer confirmed the proposed plans will not impact the surrounding properties.

Commissioner Roth-Wurster questioned the impact of the proposed larger building pad and does not necessarily see the justification for the amendment.

Chair Wood understood the concerns of the residents. She also noted the builder's project respect and activity and the experience of the engineer, with years of experience attesting to the project.

RESULT:	APPROVED
MOVER:	Kavanaugh
SECONDER:	Noonan
AYES:	Jan Wood, Tim Schubert, Kevin Cavanaugh, Stephen Fedota, Patrick Noonan, Rodney Bettenhausen
NAYES:	Cindy Roth Wurster

- B. 2240 -2266 N Rand Road and 2296 N Rand Road.

1. Final Planned Development to permit a logistics and distribution use, with accessory office uses; and
2. Final Plat of Subdivision to allow for the consolidation of 6 existing lots into one consolidated lot; and
3. Rezoning from Planned Development to B-5 Highway Business District at 2296 N Rand Road.

FPD-000247-2026- 2240-2266 N. Rand Road and 2296 N. Rand Road

Notice was published in the Palatine Journal & Topics newspaper on April 9, 2026 and mailed to the required surrounding property owners.

Chair Wood identified the contents of the Exhibit Folder:

1. Final Planned Development Application;
2. Proof of ownership;
3. Plat of Survey;
4. Final Engineering Plans;
5. Final Architectural Plans;
6. Landscaping Plan;
7. Business Plan;
8. Traffic Impact Study; and
9. Public Notice.

Background:

Mr. Vyverberg introduced the background for the proposed Final Planned Development and Final Plat of Subdivision for the property at 2240-2266 N. Rand Road. It had been previously approved for similar Planned Development over the last 5 years, both of which never came to fruition.

Additionally, a component of the Petition is to restore the original B-5 – Highway Business District zoning for the property at 2296 N. Rand Road, which was included in the previous site plans and Planned Developments for the property to the south, but is not a component of the current petition.

Sworn in Petitioner:

Mr. Darrin Dehmlow – Principle Construction 9450 West Bryn Mawr Avenue – Suite 12, Rosemont, IL 60018. He indicated that Principle is the general contractor and builder of the 45,000 square foot trucking, maintenance, and warehouse building at this location. The property will also include truck and trailer parking in the rear of the property and landscaping enhancements along the Rand Road frontage. The

elevation includes precast wall panels and the frontage was further enhanced with multiple fake windows to enhance the length of the elevation along Rand Road.

He indicated that the building only be about 30 feet tall and would be covered in concrete panels.

Chair Wood inquired about the vehicle and truck/trailer parking in the rear of the property.

Mr. Dehmloew responded that there are 146 trailer stalls in the rear and 46 parking stalls in the rear of the building. This property backs into the Deer Grove Forest Preserve and there is also screening provided with the detention pond in the rear of the parking lot.

Chair Wood inquired about the frequency of the trailer traffic into and out of the property.

Sworn in Mr. Bakhitierzhon Mominov, Globe Transportation 560 S. Hicks Road, Palatine, IL 60067, who is the owner of the property. The Hicks Road property was purchased in 2021 and they have quickly outgrown that property. He confirmed that the trucks and trailers would come, and the Subject Property will operate between 8 AM and 5 PM. Globe is a transportation company that operates in 48 states. He noted that the Hicks Road property does not have a large group of trailers regularly parking, as the trucks and trailers operate outside the area and only park when returning, prior to additional dispatching.

Mr. Vyverberg indicated that compared to the previous reviews, the proposed building is slightly smaller than the previously approved planned developments, but the overall lot area is similar. General maintenance activities for Globe's fleet are included as a component in the proposed floor plan. He noted that Globe drivers and trucks are typically involved in more long-haul trucking activities, which reduces the number of trucks and trailers frequenting the site as a result. The traffic study and IDOT recommendation include reducing the 5 existing full access points to a right-in/right out on the north side of the property and full access on the south side of the property. The utilities are in place and accessible.

Mr. Cavanaugh inquired about the truck repair activities.

Mr. Vyverberg confirmed that the business plan contemplates only general maintenance and repair to Globe trucks and there is no likely space or interest in services or renting the repair area to other users.

Mr. Vyverberg summarized that the proposed Planned Development, Final Plat of Subdivision are comparable to the other approved developments for the Subject Property, subject to the recommended conditions. And, the rezoning of the property at 2296 Rand Road is appropriate, as it is no longer a component of the plan.

Sworn in Mr. Joe Lewis, Spaceco – Project Engineer — 9575 W. Higgins Road, Rosemont, IL 60018 clarified that the plan dates listed the conditions does not reflect the current plans.

Mr. Vyverberg concurred and indicated that the recommendation should be amended to reflect the Petitioner's current plan.

Commissioner Cavanaugh motioned to approve, with the current engineering and architecture plan dates. Commissioner Noonan seconded the motion.

Commissioner Roth Wurster concurred that the elevations are a great enhancement.

Chair Wood summarized the improvements and concurred that the plans and improvements are appropriate for this section of the Rand Road corridor.

Unanimously approved.

RESULT: MOTION APPROVED BY ROLL CALL

MOVER: Kevin Cavanaugh

SECONDER: Patrick Noonan

AYES: Jan Wood, Cindy Roth Wurster, Tim Schubert, Kevin Cavanaugh, Stephen Fedota, Patrick Noonan, Rodney Bettenhausen

NAYES: None

- C. 560 S. Hicks Road - Special Use to Permit a use that will provide for the transfer, storage, and treatment of general construction materials, demolition debris, and wood waste and accessory permitted office uses.

SU-000228-2025 – 560 S. Hicks Road

Notice was published in the Palatine Journal & Topics newspaper on April 9, 2026, and mailed to the required surrounding property owners.

Chair Wood identified the contents of the Exhibit Folder:

Special Use application;
Proof of ownership;
Plat of Survey'
Business Plan and Floorplan;
Public Notice.

Background:

Mr. Vyverberg provided a summary of the request and noted that the Subject Property is approximately 2.4 acres and is zoned manufacturing. The Petitioners are proposing to operate another material processing facility (the Petitioners operate a similar use at the property directly south @ 630 S. Hicks Road). The Village Code was amended in 2005 to recognize uses which provide services for the "... Transfer, Storage, and Treatment of General Construction Materials, Demolition Debris, and Wood Waste...", as Special Uses in the Zoning Ordinance. Therefore, the Petitioner is requesting the following:

Special Use to allow for a use that will provide for the transfer, storage, and treatment of general construction materials, demolition debris, and wood waste and accessory permitted office uses.

Sworn in Petitioners:

Mr. Keito Ito 200 S. Wacker Drive, Chicago, IL; Ron Tazelaar 630 S. Hicks Road; Palatine, IL, 60067 and Dan Rudman, 630 S. Hicks Road, 60067.

Mr. Ito summarized the requested special use and activities proposed for the treatment of construction materials and demolition materials. The proposed state of the art material processing company will process bricks, concrete, clean soil, wood, drywall, glass, and other allowable materials. This facility will mirror the sister property located at 630 S. Hicks Road.

Chair Wood inquired about the Patriot portables at this address.

Mr. Ito indicated those would not be associated with this building.

Mr. Tazelaar indicated that there is a loading dock when the units are delivered, but any storage would be inside that building.

Chair Wood inquired about the demolition material and any impact on the environment.

Mr. Tazelaar confirmed that their focus is in processing anything that could be diverted away from the land fills and processed to another approved location. Examples include aluminum and processed cardboard. He noted that this is all inert materials and does not include food waste.

Mr. Schubert inquired as to the main locations, as to where the materials were

sourced ? Is it more typically residential or commercial ?

Mr. Tazelaar indicated that they have 4 locations and Palatine is the headquarter location. Cook County and Lake County are the predominant locations and include both residential and commercial projects.

Mr. Schubert asked about any environmental assessments which were completed.

Mr. Tazelaar indicated that the initial visual review is the starting point and monitoring.

Chair Wood inquired about the interior systems to assist in this process.

Mr. Tazelaar confirmed that all the processing occurs inside the building and there is an interior dust cannon.

Mr. Vyverberg summarized the floorplan and proposed process. He additionally described the other extra governmental agencies, including the State, Cook County, IEPA, and MWRD.

Chair Wood inquired whether there have been any outstanding issues or problems with the operation of property to the south.

Mr. Vyverberg indicated that there had not.

Commissioner Fedota inquired about the standards for the special use and manufacturing district requirements.

Mr. Vyverberg provided the Staff recommendation. The submitted business plan and information indicate that the proposed business expansion would operate in a similar manner to the existing Special Use at 630 S. Hicks Road. As the use is contemplated as a Special Use in the manufacturing district, Staff does not believe that the use should impact the surrounding properties and would be compatible with the surrounding manufacturing uses within the corridor along S. Hicks Road. Additionally, in addition to the proposed Special Use conditions, the waste management use would be required to adhere to the performance standards in the manufacturing district. Therefore, Staff recommends approval subject to the following conditions:

1. The Special Use shall substantially conform to the business plan and floorplan, submitted by the Petitioner, except as such plans may be changed to conform to Village Codes and Ordinances.

2. The business operations are limited to the receiving, sorting, storing, and consolidating for shipment of "Debris Material." Debris Material consists of and is limited to the following non-hazardous substances resulting from construction, remodeling, repair, and demolition of utilities, structures, and roads, as identified in the business plan. Debris does not include asbestos or asbestos-containing material,

as defined by the most stringent of the Illinois Environmental Protection Act, Clean Air Act or regulations adopted thereunder.

3. All required extra agency permits (e.g. IEPA, MWRD, etc.) shall be submitted to the Village in conjunction with the business license.

4. All business operations shall occur within the existing building, except for the storage of vehicles associated with the use and the screened dumpster storage. There shall be no stockpiling of material outside the building.

5. The final screening plan shall be submitted in a manner acceptable to the Director of Planning and Zoning for the dumpster area on the north side of the building.

6. Any change or expansion to the proposed business operations will require approval of the Village.

7. All operations must be in compliance with all applicable State and Federal laws and regulations and operate without creating or perpetuating a public nuisance.

8. Other than the grinding of wood, there shall be no crushing, grinding, reducing, shredding, burning or other treatment of any other debris material on site.

9. As part of the building permit/occupancy process, an NFPA 25 hazard evaluation of the sprinkler system shall be completed in a manner acceptable to the Fire Marshal. Also, a clear and unobstructed access route to the fire hydrant in the north parking lot shall be provided in a manner acceptable to the Fire Marshal.

10. If qualified and required by the State of Illinois, as a General Construction or Demolition Debris (GCDD) facility, a copy of the GCCG permit shall be forwarded to the Environmental Health Department, as part of the business license process.

Chair Wood inquired about condition #8.

Mr. Vyverberg confirmed that the business plan does not conflict with this and this is similar to the requirement for the property to the south. This would provide a belt and suspender approach.

Commissioner Schubert indicated that handling debris requires a specialty operation and is supportive of the proposed business operations' plan.

Commissioner Roth-Wurster indicated that the standards were met.

Chair Wood indicated that there is a 5-year operational history and providing the safe disposal of waste in a potentially recycled manner is a huge priority and wonderful activity.

RESULT:	APPROVED
MOVER:	Noonan
SECONDER:	Cavanaugh
AYES:	Jan Wood, Cindy Roth Wurster, Tim Schubert, Kevin Cavanaugh, Stephen Fedota, Patrick Noonan, Rodney Bettenhausen

NAYES: None

- D. 630 S Hicks Road - Special Use Amendment Special Use Amendment to Special Use # O-39-05, which allows the transfer, storage, and treatment of general construction materials, demolition debris, and wood waste to allow for the storage, distribution, and general cleaning of portable toilets on the Subject Property.

Notice was published in the Palatine Journal & Topics newspaper on April 9, 2026 and mailed to the required surrounding property owners.

Chair Wood identified the contents of the Exhibit Folder:

Special Use Application;
Proof of ownership;
Plat of Survey;
Site Plan;
Business Plan;
Ordinance #O-39-05;
Public Notice.

Mr. Vyverberg introduced the background for the proposed Special Use amendment for the property at 630 S. Hicks Road. The existing Special Use was approved for a recycling operation, material processor, and waste distributor. The petitioner is requesting to service, rent, and supply portable toilets and handwashing stations from this location.

Sworn in petitioner:

Petitioners were sworn in for the previous petition and remained present for the commission.

Petitioner's representative stated the majority of portable toilets are maintained at client properties and not at the 630 S. Hicks location. The petitioner estimates 18 toilets to be stored at the subject property.

The petitioners describe the cleaning procedures and standards established by Illinois Department of Public Health(IDPH).

The petitioners have filed necessary permit documentation for Metropolitan Water Reclamation District(MWRD).

Chair Wood requests information on fencing.

The petitioner confirms that the fence is proposed and have provided two fencing

options for Staff and the Commission to review. The petitioner continues to state that a fence currently screens the east side of the lot. The proposal includes two fence designs.

Staff will coordinate with the petitioner to determine compliance related to fence location and design.

Commissioner Bettenhausen asks if the fence is a solid fence and requests information on materials.

The petitioner states that the fence will screen the lot using a mesh material.

The petitioner stated that staff had contacted them after discovery of the toilet-service use. Staff has communicated that approval from Village Council would be required.

Planning and Zoning Director, B. Vyverberg, stated that an inquiry was made to the Village requesting confirmation of business compliance. This inquiry was the catalyst for Village investigation and Staff enagagin the petitioner in the zoning procedure and application.

The existing Special use will continue being conducted on the property.

The proposed use is not dissimilar to uses in the surrounding Manufacturing district.

Public comment was opened by Chair, Jan Wood.

There was no public comment made.

Mr. Vyverberg provided Staff recommendation to the commission.

The proposed Special Use Amendment aligns with the storage, transfer, and servicing uses contemplated in the manufacturing district. Additionally, there are numerous other regulatory agencies for the use and its operations and the Petitioner maintains those required permits. Staff does not disagree that the storage and distribution components are compatible with the surrounding uses. Additionally, as each unit is maintained and cleaned externally and with the proposed business plan requirements, there should not be any issues associated with this amendment. Therefore, Staff recommends approval of the proposed Special Use Amendment, subject to the following conditions:

1. The Special Use Amendment shall substantially conform to the business plan, including the site plan, submitted by the Petitioner, except as such plans may be changed to conform with Village Codes and Ordinances. All conditions of Special Use Ordinance #O-39-05, as amended, shall remain in active and in effect.

2. All required extra-agency permits (e.g. IEPA, IDPH (Portable Sanitation Business License), MWRD (Chemical Toilet Waste Disposal), Cook County Public Health) be provided to the Village as a component of the business license.

3. The final fencing and screening plan for the portable toilet storage area shall be revised in a manner acceptable to the Director of Planning and Zoning.

Chair Wood requested response from the Commission.

There were no comments made by the Commission members.

Chair Wood and Stephen Fedota each described the petition's conformity to the Special Use standards.

The item will be evaluated by the Village Council on May 11th.

RESULT:	APPROVAL
MOVER:	P. Noonan
SECONDER:	R. Bettenhausen
AYES:	Jan Wood, Cindy Roth Wurster, Tim Schubert, Kevin Cavanaugh, Stephen Fedota, Patrick Noonan, Rodney Bettenhausen
NAYES:	None

V. PUBLIC COMMENT

VI. COMMUNICATIONS

VII. ADJOURNMENT

4-20 E. Slade Street Planned Development Amendment

STAFF REPORT:

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Ben Vyverberg

PETITIONER: Greg Rose - GWR Builders

PLAN NUMBER: FPD-000258-2026

BACKGROUND:

The Subject Property was approved as a 5-lot single-family residential Planned Development. Four of the lots are developed and occupied with single-family homes.

Lot 1 is located at the northeast corner of E. Slade Street and N. Plum Grove Road and remains vacant. The developer is proposing a 4-foot tall picket fence along the Plum Grove Road frontage of this lot. The fence would be set back 3 feet from the western property line. Although the height, setback, and openness would typically be permitted through a standard building permit, the Zoning Ordinance requires that any fencing in the side yard abutting a street yard which also abuts the side lot line of a front yard (directly north of Lot 1 –49 N. Plum Grove Road) requires Special Use review.

Additionally, the architectural plans for Lot 1 are proposed for amendment, with an approximately 84 square foot patio on the west side, in addition to an exit landing and descending stairs therein. Therefore, the Petitioner is requesting:

Planned Development Amendment to permit a raised exit landing, with stairs providing access to the yard on the west side of Lot 1 (4 E. Slade Street), and a patio to be located within the side yard abutting a street yard; and a

Special Use to permit a 4-foot tall picket-style fence, with an approximately 3-foot setback, in the side yard abutting a street, where the side lot line of said side yard abutting a street abuts the side lot line of a front yard of an adjacent lot.

KEY ISSUES:

- The Slade Street Crossing Planned Development was approved in 2024. Since that time, 4 of the 5 single-family lots and homes have been developed and are occupied. Lot 1 is the corner lot at Plum Grove and E. Slade Street.
- The Petitioner is proposing to install a 4-foot-tall picket-style fence along the Plum Grove Road frontage of Lot 1, which would be set back 3 feet from the western property line. It begins approximately 8 feet behind the front porch and runs for approximately 52 feet along the Plum Grove Road property line. The proposed fence stops in line with the northwest corner of the proposed home at the garage.
- Per Code, fences are permitted in the side yard abutting a street yard at the proposed height, level of openness, and setback, if the lot does not abut the side lot line of an adjacent lot's front yard. As Lot 1 abuts the side lot line of the front yard of the existing home at 49 N. Plum Grove Road. The proposed fence will be set back approximately 37 feet from the shared lot line with 49 N. Plum Grove Road. Due to the proposed height, open-style and setback, Staff does not see any impact with the proposed fence upon the neighboring property.
- Additional architectural changes are also proposed for the western elevation of Lot 1. The proposed garage for Lot 1 would be 3 feet wider than was initially anticipated. The approved 15-foot setback from the Plum Grove Road property line would be maintained, as the widened garage would be on the east side of the lot. Nevertheless, the home's patio would relocate to the west side of the home, in addition to an exit landing and descending stairs coming from the dining room. As these items were not components of the Final Architectural Plans, a Planned Development Amendment is also required.

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.

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 Village Code requires Special Use review for the proposed fence, as the side yard abutting a street for Lot 1 abuts the side lot line of the front yard of the property to the north. With the proposed height and openness of the fence and the approximately 37-foot setback from the shared property line, there should be no impact upon that property. Additionally, the proposed style and height are directly comparable to other fencing in the established neighborhoods around the downtown area within the Village.

The proposed architectural modifications for the patio and existing landing on the west side of the home, while an amendment from the approved final Planned Development, also maintain the overall development's characteristics. Therefore, Staff recommends approval of the Planned Development Amendment and Special Use for the proposed 4-foot tall picket-style fencing, subject to the following conditions:

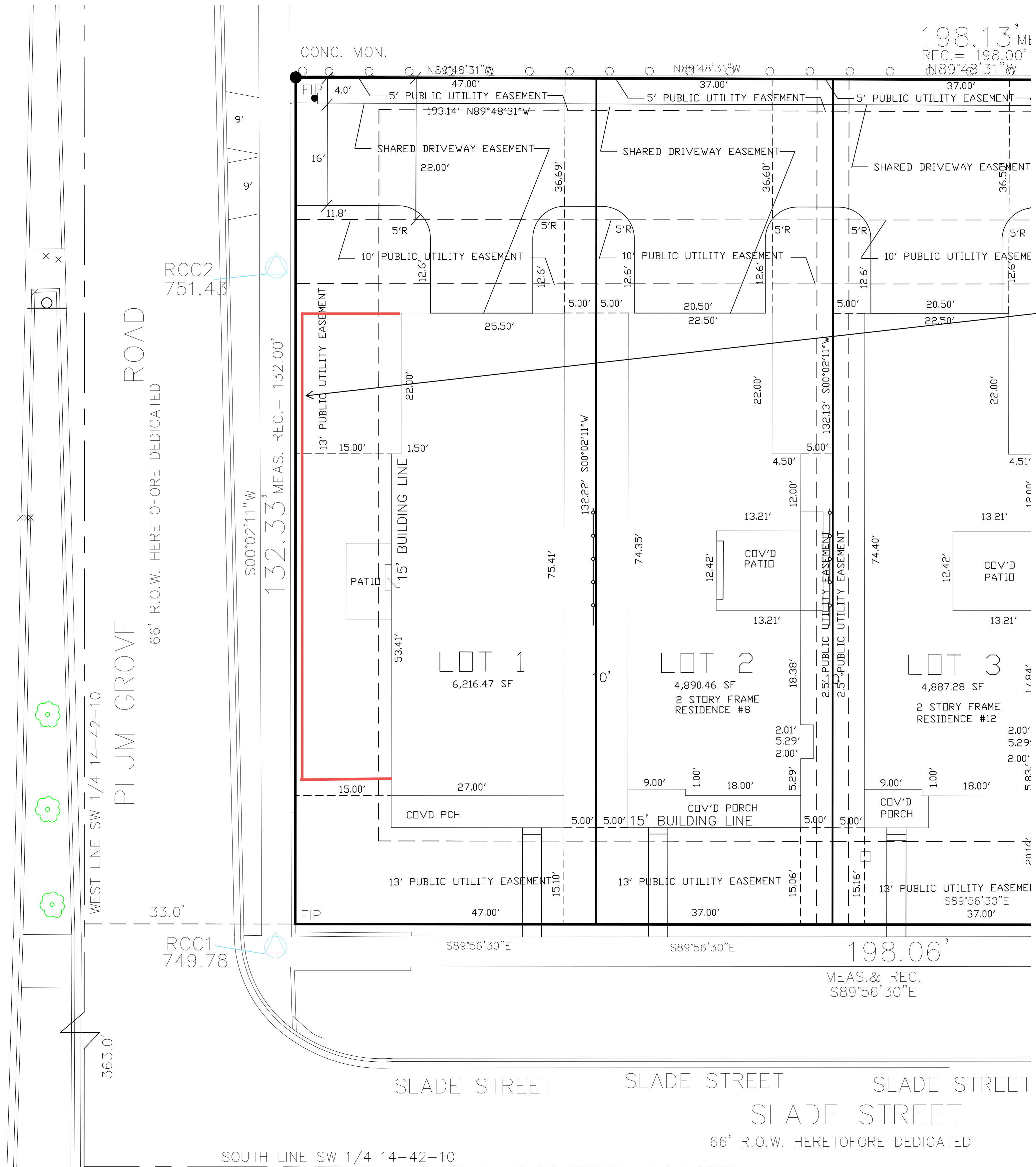
1. The final architectural plans shall substantially conform to the Lot 1 plans date 2/10/26, except as such plans shall be revised to conform to Village Codes and Ordinances.
2. The fencing site plan and elevation shall substantially conform to the fencing site plan, dated 3/17/26, except as such plans shall be revised to conform to Village Codes and Ordinances.

ATTACHMENTS:

1. Aerial Map
2. Fencing and proposed patio site plan - SLADE STREET CROSSING - LOT 1
3. 4-foot tall picket fence elevation example
4. Lot Lot 1 architecture plans - west side landing & stairs - Slade Street Crossing - rev2_v1 (2)
5. Application
6. Slade Street Crossing Planned Development
7. Public Notice

Slade Street Crossing



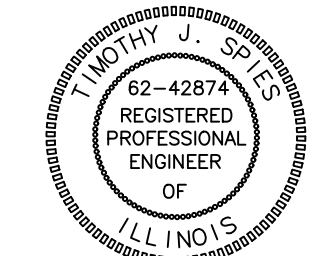


- 1) Fence shall be white, picket style
- 2) 4 feet in height
- 3) As shown on sketch to 3ft from sidewalk

- STREET TREE (PER ENGINEERING)
- 643.3 y EXIST. ELEV.
- 643.3 EXIST. CONTOUR
- 643.3 PROPOSED FINISH GRADE
- SILT FENCE
- ←○ DOWNSPOUT AND DIRECTION

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 PROPERTY BECAUSE OF THE CONSTRUCTION OF THIS SITE.

DATED THIS 17 TH DAY OF MAR, AD 2026
OWNER
ENGINEER



PROJECT BENCHMARK:
CROSS CUT ON NW UPPER FLANGE BOLT OF
FIRE HYDRANT LOCATED AT THE NW CORNER
OF PLUM GROVE RD. & WILSON STREET
NAVD88 ELEVATION 755.49

SITE BENCHMARK NO. 1
CUT CROSS IN SIDE WALK NEAR THE SE CORNER OF THE SUBJECT PROPERTY.
NAVD88 ELEVATION 750.22
SITE BENCHMARK NO. 2
CUT CROSS IN SIDE WALK NEAR THE SW CORNER OF THE SUBJECT PROPERTY.
NAVD88 ELEVATION 749.78

LOT 1 IN SLADE STREET CROSSING RE-SUBDIVISION A SUBDIVISION OF THE WEST 1/4 OF LOT 5, LOT 6, 7 AND THE WEST 1/4 OF LOT 8 IN BLOCK "C" IN JOEL WOODS SUBDIVISION OF THE TOWN OF PALATKA IN SECTIONS 14, 15, 22 AND 23 IN TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE PRINCIPAL MERIDIAN, RECORDED DECEMBER 7, 1885 IN BOOK 98 OF MAPS PAGE 28, IN COOK COUNTY, ILLINOIS.

IMPERVIOUS COVERAGE
LOT AREA 6,216 SF
IMPERVIOUS COVERAGE 3,328 SF 53.5%

SPIES

& ASSOCIATES, INC.

Civil Engineers - Land Surveyors

534 WEST CAMPUS DRIVE

ARLINGTON HEIGHTS, ILLINOIS 60004

PH 847.577.8808 FAX 847.577.0229

REVISIONS	

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

JOB NO. 5351
SCALE: 1"=10'
DATE: 03/17/26

SITE PLAN
LOT 1 SLADE STREET CROSSING

SHEET NO.
2
OF 2 SHEETS



GATTUSO RESIDENCE
4 E. SLADE STREET
PALATINE, ILLINOIS 60067

ARCHITECT CONTACT

BLAKE CZAR
847/877-3507
GWR BUILDERS
847/209-1214

BUILDER

DATE	PAGES REVISED
02-10-26	ISSUED FOR CLIENT REVIEW

CODES

APPLICABLE BUILDING CODES

- 2021 INTERNATIONAL RESIDENTIAL CODE w/ AMENDMENTS
EXISTING BUILDINGS AND STRUCTURES, APPENDIX J
- 2021 INTERNATIONAL MECHANICAL CODE w/ AMENDMENTS
- 2021 INTERNATIONAL FUEL GAS CODE
- ILLINOIS ENERGY CONSERVATION CODE - LATEST EDITION
- 2020 NATIONAL ELECTRICAL CODE w/ AMENDMENTS
- ILLINOIS PLUMBING CODE w/ AMENDMENTS - LATEST EDITION
- VILLAGE OF PALATINE CODE OF ORDINANCES

OCCUPANCY

R3 - RESIDENTIAL

CLIMATIC AND GEOGRAPHICAL DESIGN CRITERIA

Ground Snow Load: 30 psf
Wind Speed: 90 mph -3 second gust
Seismic Category: A
Weathering: Severe
Frost Line Depth: 48"
Termite - Moderate
Winter Design temp: -4 F
Ice Barrier Underlayment Required: Yes
Air freezing Index: 1750
Mean Annual temp: 50 F

PLUMBING FIXTURE COUNT			
FIXTURE	# OF FIXTURE	# OF SUPPLY FIXTURE UNITS	TOTAL
WATER CLOSETS	4	3	12
LAVATORY	6	1	6
BATH TUBS	2	2	4
SHOWER STALL	2	2	4
KITCHEN SINK	1	2	2
LAUNDRY TRAY	-	1	-
DISHWASHER	1	1	1
LAUNDRY MACHINE	1	2	2
SILL COOK	2	25	5
TOTAL			36

KPSF @ 36
MAIN WATER:
WATER METER: 1" DIA.

SHEET INDEX

- 1 COVER SHEET
- 2 FRONT & RIGHT SIDE ELEVATIONS/LV SCHEDULE
2A REAR & LEFT SIDE ELEVATION
- 3 FOUNDATION PLAN
- 4 FIRST FLOOR PLAN
- 5 FIRST FLOOR ELECTRICAL PLAN
- 6 WALL SECTIONS
- 7 DETAILS / RISER DIAGRAMS
- 8 SPECIFICATIONS

ABBREVIATIONS

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

FLOOR JOIST SPANS - TABLE R502.3.1(2) RESIDENTIAL LIVING AREAS (LIVE LOAD = 40 PSF)				
JOIST SPACING	SPECIES & GRADE	DEAD LOAD = 10 PSF	2x10	2x12
12"	HEM-FIR #2	16'-10" MAX. SPAN	20'-4" MAX. SPAN	
16"	HEM-FIR #2	15'-2" MAX. SPAN	17'-7" MAX. SPAN	

SYMBOLS

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

STATE OF ILLINOIS
001-008243
FREDERICK E. GILMORE
EXPIRATION 11/30/26
LICENSED ARCHITECT

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

REV

DESCRIPTION

DATE

ISSUED FOR CLIENT REVIEW

02-10-26

▲

▲

▲

▲

Rick Gilmore, FALA
Fellow of the Association of Licensed Architects

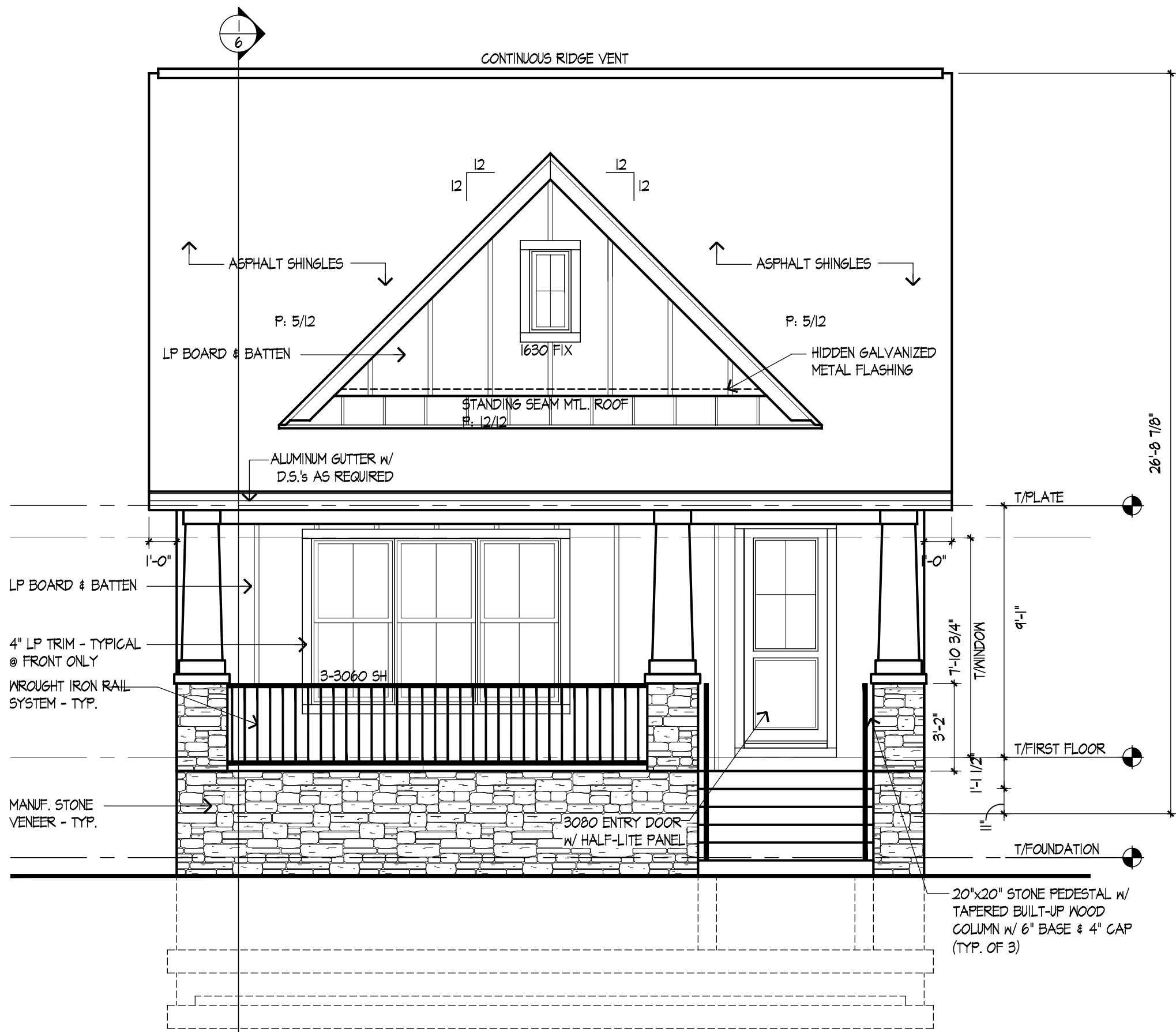
GATTUSO RESIDENCE
4 E. SLADE STREET
PALATINE, IL 60067

Gilmore

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

1

This drawing is copyrighted all rights reserved.



FRONT ELEVATION

SCALE: 1/4" = 1'-0"
NOTE:
TOP OF FOUNDATION IS TO BE A MINIMUM
OF 6" ABOVE FINISH GRADE (TYPICAL)

INSTALL NUMBERS OR ADDRESS
PLAINLY VISIBLE AND LEGIBLE FROM
THE STREET OR ROAD FRONTING THE
PROPERTY. (IRC R321 TYPICAL 4"-6"
HIGH NUMBERS, COLOR CONTRASTING
WITH A BACKGROUND)

NOTE:
FENESTRATION SHALL BE LISTED AND
LABELED BY MFR. MAX. AIR INFILTRATION
OF WINDOWS, SKYLIGHTS, AND SLIDING DOORS
IS 0.3 CFM/SQ.FT. MAX. AIR INFILTRATION OF
SLIDING DOORS IS 0.5 CFM/SQ.FT.

LIGHT & VENTILATION SCHEDULE							
ROOM NAME	AREA	LIGHT		VENT		MECH CFM	
		REQ.	ACT.	REQ.	ACT.	REQ.	ACT.
BASEMENT	1201 S.F.	25.6	26.0	12.8	13.0	--	--
KITCHEN/DINING	421 S.F.	33.6	18.4	16.8	34.2	--	--
LIVING ROOM	251 S.F.	20.1	42.2	10.1	15.2	--	--
MASTER BATH	71 S.F.	--	4.3	--	--	116 CFM	200 CFM
MASTER BEDROOM	197 S.F.	15.8	26.4	7.9	13.2	--	--
BEDROOM #2	125 S.F.	10.0	13.2	5.0	6.6	--	--
BATH #2	54 S.F.	--	--	--	--	81 CFM	100 CFM

ELEVATION NOTES:

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

EXTERIOR FINISH MATERIALS:

- TYPICAL ROOFING WILL BE ARCHITECTURAL GRADE 30 YEAR ASPHALT SHINGLES
- TYPICAL - ALUMINUM GUTTERS w/ DOWN SPOUTS OVER 1X8 FASCIA AND WITH 1X10 FRIEZE BOARD UNLESS OTHERWISE NOTED.
- 1X2 ON 1X8 RAKE BOARD TYPICAL
- TYPICAL SIDING - "LP" w/ 6" EXPOSED
- TYPICAL TRIM - "LP"
- ALL EYE AND RAKE OVERHANGS ARE 1'-0" UNLESS OTHERWISE NOTED.

STANDARD ELEVATION NOTES

- 30 YEAR ARCHITECTURAL GRADE ASPHALT SHINGLES
- ALUMINUM GUTTERS AND DOWNPOUTS OVER ALUMINUM FASCIA.
- "LP" SOFFIT w/ INTERNAL VENT.
- SHEET METAL FLASHING OVER WINDOWS, DOORS AND WOOD TRIM.
- SHEET METAL FLASHING AT ALL ROOF AND WALL INTERSECTIONS.
- 1X2 EDGE BOARD OVER 1X8 RAKE BOARD
- ALL RAKE AND OVERHANGS ARE 1'-0" UNLESS OTHERWISE NOTED. REFER TO ELEVATIONS AND ROOF PLAN FOR OVERHANGS

- INDICATES MANUF. STONE VENEER
- INDICATES LP SMARTSIDE SIDING
- HIDDEN GALVANIZED METAL FLASHING
- NOTE: ALL WINDOW SIZES ARE "ANDERSEN" SINGLE HUNG - OR AN APPROVED EQUAL



RIGHT ELEVATION

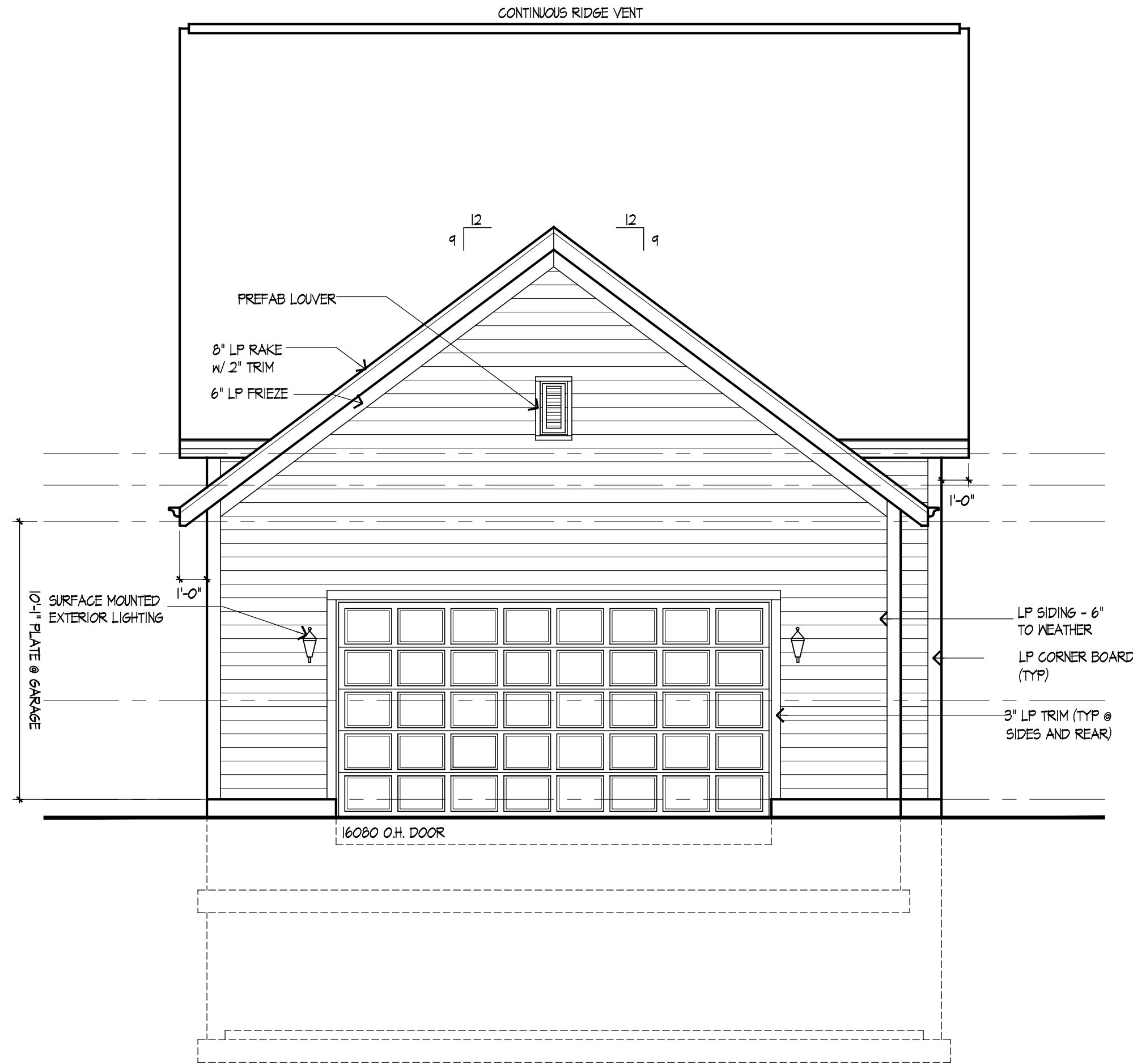
SCALE: 1/4" = 1'-0"

These drawings were prepared under my supervision and to the best of my knowledge, they comply with all applicable codes.		
001-008243 FREDERICK E. GILMORE EXPIRATION 11/30/26 ILLINOIS LICENSED ARCHITECT		
REV	DESCRIPTION	DATE
	ISSUED FOR CLIENT REVIEW	02-10-26

Rick Gilmore, FALA
Fellow of the Association of Licensed Architects

GATTUSO RESIDENCE
4 E. SLADE STREET
PALATINE, IL 60067

Gilmore
Frederick Gilmore, Architect
3489 Gallant Fox Drive
Elgin IL 60124
847 421 8676
email: gilmorearch@gmail.com
www.gilmorearchitects.com
2
This drawing is copyrighted all rights reserved.



REAR ELEVATION

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



LEFT ELEVATION

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

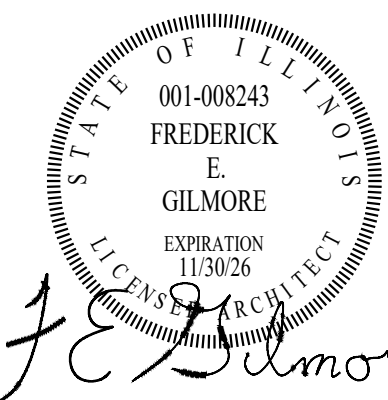
NOTE:
MAX. U-FACTOR OF .30 FOR PENETRATION.
ALL NEW WINDOWS AND GLAZED DOORS MUST
BEAR MANUFACTURERS' STICKERS SO
COMPLIANCE CAN BE CONFIRMED BY INSPECTOR.

ELEVATION NOTES:

- DO NOT SCALE DRAWINGS
- PROVIDE SPLASH BLOCKS AT ALL DOWN SPOUTS DISCHARGING AT GRADE. (NOT TO DISCHARGE ACROSS WALK-WAY)
- PROVIDE DRIP CAPS AT ALL WINDOWS AND DOORS
- ALL ROOF SADDLES TO BE SHEATHED W/ BUILDING PAPER AND SHINGLES.
- REFER TO FLOOR PLANS FOR DOOR SIZES
- WINDOW SIZES ARE AS PER ELEVATIONS. WINDOW MFR TO VERIFY ALL BEDROOMS HAVE EGRESS WINDOW
- ROOF VENTS TO BE SCREENED AND BALANCED INTAKE AND EXHAUST.
- PROVIDE 12" FLASHING ALONG ALL HORIZONTAL TRIM
- PROVIDE GALV. METAL FLASHING AT ALL ROOF AND WALL INTERSECTIONS.
- FIREPLACE FLUE TO BE MIN. 2'-0" ABOVE ANY ROOF SURFACE WITHIN 10'-0" HORIZONTALLY, MIN. 3'-0" PENETRATION ABOVE ROOF.
- SAFETY GLAZING AT BATHUB/SHOWER, SILL HEIGHTS BELOW 18", EXT. DOORS AND WINDOWS W/ IN 24" OF DOOR (AS PER GOVERNING CODES)

EXTERIOR FINISH MATERIALS:

- TYPICAL ROOFING WILL BE ARCHITECTURAL GRADE 30 YEAR ASPHALT SHINGLES
- TYPICAL - ALUMINUM GUTTERS W/ DOWN SPOUTS OVER 1X8 FASCIA AND WITH 1X10 FRIEZE BOARD UNLESS OTHERWISE NOTED.
- 1X2 ON 1X8 RAKE BOARD TYPICAL
- TYPICAL SIDING - "LP" W/ 6" EXPOSED
- TYPICAL TRIM - "LP"
- ALL EYE AND RAKE OVERHANGS ARE 1'-0" UNLESS OTHERWISE NOTED.



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

REV	DESCRIPTION	DATE
	ISSUED FOR CLIENT REVIEW	02-10-26

 Rick Gilmore, FALA
Fellow of the Association of Licensed Architects

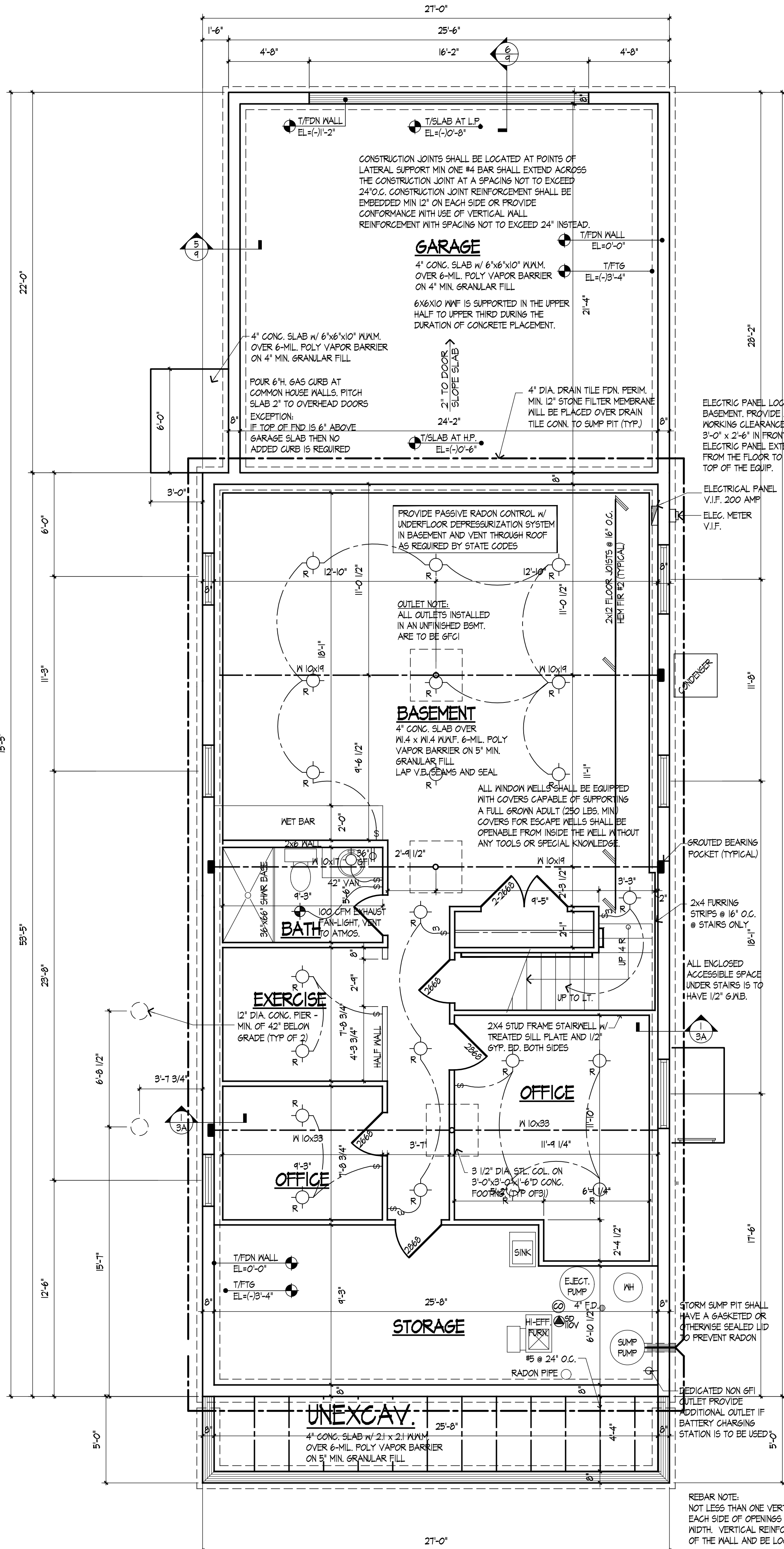
GATTUSO RESIDENCE
4 E. SLADE STREET
PALATINE, IL 60067

Gilmore

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

2A

This drawing is copyrighted all rights reserved.



FOUNDATION PLAN

SCALE: 1/4" = 1'-0" 1/2" = 5'-0"

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

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

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

ELEC. PANEL AND SUMP ARE TO HAVE A MIN. OF 5'-0" SEPARATION

FP 35

6-MIL VAPOR BARRIER ON 4" MINIMUM GRANULAR FILL SHALL HAVE AN OVERLAP AT THE SEAMS OF 12 INCHES, PUNCTURES OR HOLES MADE IN THE VAPOR BARRIER SHALL BE SEALED OR COVERED WITH ADDITIONAL SHEETING. OVERLAP SEAMS SHALL BE SEALED.

INSULATION FOAM MATERIALS, FACING AND VAPOR RETARDERS MUST BE LABELED WITH A FLAME SPREAD INDEX NOT GREATER THAN 25 AND A SMOKE DEVELOPMENT INDEX NOT TO EXCEED 450 WHEN LEFT EXPOSED IN BASEMENTS, CRAWL SPACES, ATTICS, OR OTHER UNFINISHED SPACES, OR OTHERWISE COVERED WITH DRYWALL OR PANELS.

COMPRESSIVE STRENGTH OF CONCRETE

ALL CONCRETE SHALL BE 6 BAG MIX (C.O.E. AMENDMENTS)

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

DRAINS SHALL BE PROVIDED AROUND ALL CONCRETE OR MASONRY FOUNDATIONS THAT RETAIN EARTH AND ENCLOSE HABITABLE OR USABLE SPACES LOCATED BELOW GRADE. DRAINAGE TILES, GRAVEL OR CRUSHED STONE DRAINS, PERFORATED PIPE OR OTHER APPROVED SYSTEMS OR MATERIALS SHALL BE INSTALLED AT OR BELOW THE AREA TO BE PROTECTED AND SHALL DISCHARGE BY GRAVITY OR MECHANICAL MEANS INTO AN APPROVED DRAINAGE SYSTEM. GRAVEL OR CRUSHED STONE DRAINS SHALL EXTEND AT LEAST 1 FOOT (305 MM) BEYOND THE OUTSIDE EDGE OF THE FOOTING AND 6 INCHES (152 MM) ABOVE THE TOP OF THE FOOTING AND BE COVERED WITH AN APPROVED FILTER MEMBRANE MATERIAL. THE TOP OF OPEN JOINTS OF DRAIN TILES SHALL BE PROTECTED WITH STRIPS OF BUILDING PAPER. PERFORATED DRAINS SHALL BE SURROUNDED WITH AN APPROVED FILTER MEMBRANE OR THE FILTER MEMBRANE SHALL COVER THE WASHED GRAVEL OR CRUSHED ROCK COVERING THE DRAIN. DRAINAGE TILES OR PERFORATED PIPE SHALL BE PLACED ON A MINIMUM OF 2 INCHES (51 MM) OF WASHED GRAVEL OR CRUSHED ROCK AT LEAST ONE SIZE LARGER THAN THE TILE JOINT OPENINGS OR PERFORATION AND COVERED WITH NOT LESS THAN 6 INCHES (152 MM) OF THE SAME MATERIAL.

MECHANICAL / VENTILATION NOTES:

- EXHAUST HOOD SYSTEMS CAPABLE OF EXHAUSTING IN EXCESS OF 400 CUBIC FEET PER MINUTE SHALL BE PROVIDED WITH MAKE-UP AIR AT A RATE APPROXIMATELY EQUAL TO THE EXHAUST RATE. SUCH MAKE-UP AIR SYSTEMS SHALL BE EQUIPPED WITH A MEANS IF CLOSURE AND SHALL BE AUTOMATICALLY CONTROLLED TO START AND OPERATE SIMULTANEOUSLY WITH THE EXHAUST SYSTEM.
- WHOLE HOUSE MECHANICAL VENTILATION SYSTEMS SHALL BE DESIGNED IN ACCORDANCE WITH SECTIONS R403.5.4 THROUGH R403.5.6.
- WHOLE HOUSE VENTILATION SYSTEM SHALL CONSIST OF ONE OR MORE SUPPLY OR EXHAUST FANS, OR A COMBINATION, AND ASSOCIATED DUCTS AND CONTROLS. LOCAL EXHAUST OR SUPPLY FANS ARE PERMITTED TO SERVE SUCH A SYSTEM. OUTDOOR AIR DUCTS CONNECTED TO THE RETURN SIDE OF AN AIR HANDLER SHALL BE CONSIDERED TO PROVIDE SUPPLY VENTILATION.
- WHOLE HOUSE MECHANICAL VENTILATION SYSTEM SHALL BE PROVIDED WITH CONTROLS THAT ENABLE MANUAL OVERRIDE. WHOLE HOUSE MECHANICAL VENTILATION SYSTEM SHALL PROVIDE OUTDOOR AIR AT A CONTINUOUS RATE OF NOT LESS THAN THAT DETERMINED IN ACCORDANCE WITH TABLE R403.5.6(1).

CONCRETE FOUNDATION WALL (TYPICAL)

8" THICKNESS OF WALLS
T-10" MAX. HEIGHT OF WALLS
T-2" MAX. HEIGHT OF UNBAL. BACKFILL
BACKFILL MATERIAL: "CL" CLAY/DIRT
MIN. VERTICAL REINF. #6 @ 40" O.C.

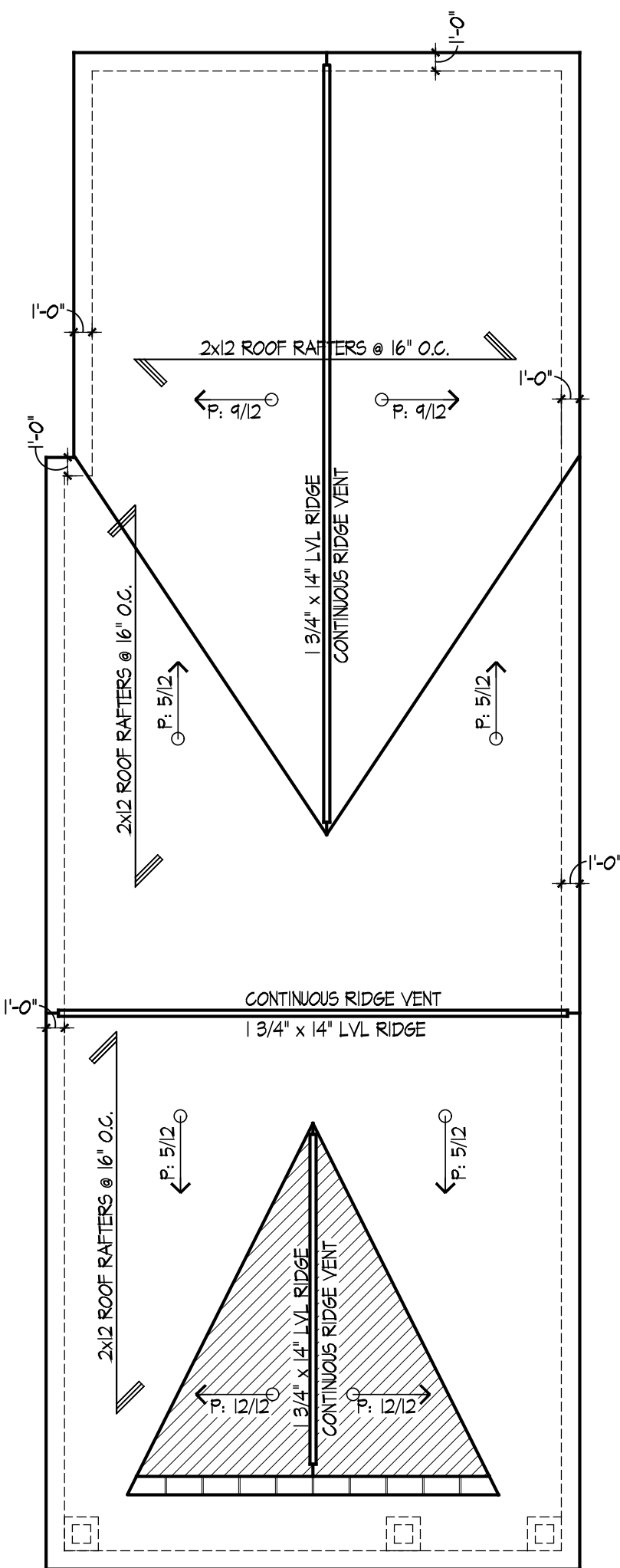
H/VAC NOTE:
R-8 INSULATION REQUIRED OUTSIDE OF BUILDING OR BETWEEN THE DUCT & EXTERIOR FINISH

SUMP PITS OPEN TO SOIL OR SERVING AS THE TERMINATION POINT FOR SUBSLAB OR EXTERIOR DRAIN TILE LOOPS SHALL BE COVERED WITH A GASKETED OR SEALED LID. SUMP PITS SHALL NOT BE USED AS A PRIMARY SUCTION POINT IN A SUB-SLAB DEPRESSURIZATION SYSTEM.

BASEMENT FND NOTES:

- DO NOT SCALE DRAWINGS
- TYPICAL BASEMENT SLAB:
4" CONC. SLAB W/ 6"x6"x10/10MM ON 6" MIL POLY VAPOR BARRIER OVER MIN. 5" GRAVEL FILL ON COMPACTED EARTH. GARAGE SLAB:
5" THK. W/ #8@12/12X12 W/MF
- TYPICAL CRAWL:
2" SLAG COAT OVER
4" GRAVEL COVER OVER
4" MIL VAPOR BARRIER
- TYPICAL PORCH SLAB:
4" CONCRETE SLAB W/ #5 REBAR @ 24" O.C. OVER COMPACTED FILL
- PROVIDE DRY CLAY BACKFILL UNDER PORCH SLABS (UNEXCAVATED LOCATIONS)
- PROVIDE CIRCULAR BLOCK OUTS AT STEEL COLUMN LOCATIONS
- CONTROL JOINTS TO CONSIST OF "ZIP STRIP" OR TOOLED JOINTS AS SHOWN WITH MIN. DEPTH OF 1/4 OF SLAB THICKNESS
- ALL ANGLED WALLS AND FOOTINGS ARE 45 DEGREES UNLESS OTHERWISE NOTED
- SLOPE CONCRETE SLAB TO FLOOR DRAINS WITHIN 5'-0" OF DRAIN
- MECH. TRADES RESPONSIBLE FOR PROVIDING AND LOCATING FOUNDATION SLEEVES. LOCATION OF SLEEVES FOR UTILITIES SHALL BE DETERMINED BY BUILDER PRIOR TO CONSTRUCTION IN ACCORDANCE WITH LOCAL CODES.
- PROVIDE 2X6 TREATED PLATES ON ALL STEEL UNLESS OTHERWISE NOTED.
- ALL CONCENTRATED LOADS FROM BEAMS OR GIRDER TRUSSES TO TRANSFER TO FOUNDATION VIA POSTS BEAMS OR SOLID BLOCKINGS.

- TOP OF FOUNDATION IS AT 0'-0" UNLESS OTHERWISE NOTED
- PROVIDE 1/2" DIA ANCHOR BOLTS @ 6'-0" O.C. MAX. & 12" MAX. FROM EACH END OF SILL PLATE. MIN. 2 PER SILL. EMBED A MIN. OF 1/4 INCHES INTO CONC.
- PROVIDE MIN. 4" CONCRETE COVER AT BELOW SLAB UTILITY LOCATION. WHEN CONCRETE ENCASUREMENT OF UTILITY LINES IS REQUIRED, UTILITIES SHALL BE PLACED SUFFICIENTLY BELOW SLAB TO ALLOW CONCRETE COVERAGE.
- PROVIDE ALL MECH. ROUGH-INS WHEN A/C PAD LOCATION REQUIRES PENETRATION OF POURED CONCRETE SLAB FOR HOOK-UPS TO HVAC EQUIPMENT.
- FIELD VERIFY LOCATIONS OF ALL METERS, PLUMBING FIXTURES, ELECTRICAL PANEL, AND SERVICE LINES PRIOR TO POURING CONCRETE SLAB.
- ALL DESIGN REVISIONS, ENGINEERING INSTALLATION AND LIABILITY OF SOIL CONDITIONS AND STRUCTURAL DESIGN DUE TO INADEQUATE SOILS SHALL BE THE RESPONSIBILITY OF THE "BUILDING DEVELOPER" OR ITS SUBCONTRACTORS INVOLVED WITH DESIGN AND INSTALLATION OF SUCH AND THE ARCHITECT SHALL NOT BE HELD LIABLE OR RESPONSIBLE FOR THEIR IMPLEMENTATIONS.
- LOCATION OF A/C SHALL BE VERIFIED BY BUILDER PRIOR TO CONSTRUCTION IN ACCORDANCE WITH LOCAL CODES. EQUIPMENT SHALL NOT BE LOCATED IN REQUIRED SIDE YARD SETBACKS
- BOTTOM OF STEEL COLUMNS (INSIDE & OUT) SHALL HAVE A COAT OF RUST INHIBITIVE PAINT OR EQUAL.
- ELECTRICAL PLAN FOR BASEMENT HAS BEEN INCORPORATED IN THE FINISHED BASEMENT PLAN ON SHEET BA.
- PROVIDE (2) 48" LONG #4 REBAR AT TOP & BOTTOM IN FOUNDATION WALL AND AT FOOTING GRADE CHANGES
- FOR ADDITIONAL NOTES SEE SPECIFICATIONS AND DETAILS



ROOF PLAN

SCALE: 1/8" = 1'-0"
TWO STORY HOUSE ROOF
1415 SQ. FT. OF ATTIC AREA TO BE VENTED
521 X 144 = 7500 SQ. IN. (2 = 5416
CONTINUOUS RIDGE VENT
374.4/24 = 15.60 (16 SOFFIT VENTS REQUIRED)
GARAGE ROOF
520 SQ. FT. OF ATTIC AREA TO BE VENTED
520 X 1/300 = 170 SQ. FT. FREE AREA REQUIRED TOTAL
170 X 144 = 2448 SQ. IN.
244.8/24 = 10.2 (11 SOFFITS VENT REQUIRED)

NOTE
ALL ROOF OVERHANGS ARE 1'-0" UNO.
OVERFRAMING
ALL ROOF OVERHANGS ARE TO BE 1'-0" UNLESS NOTED OTHERWISE ON THE ROOF PLAN



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

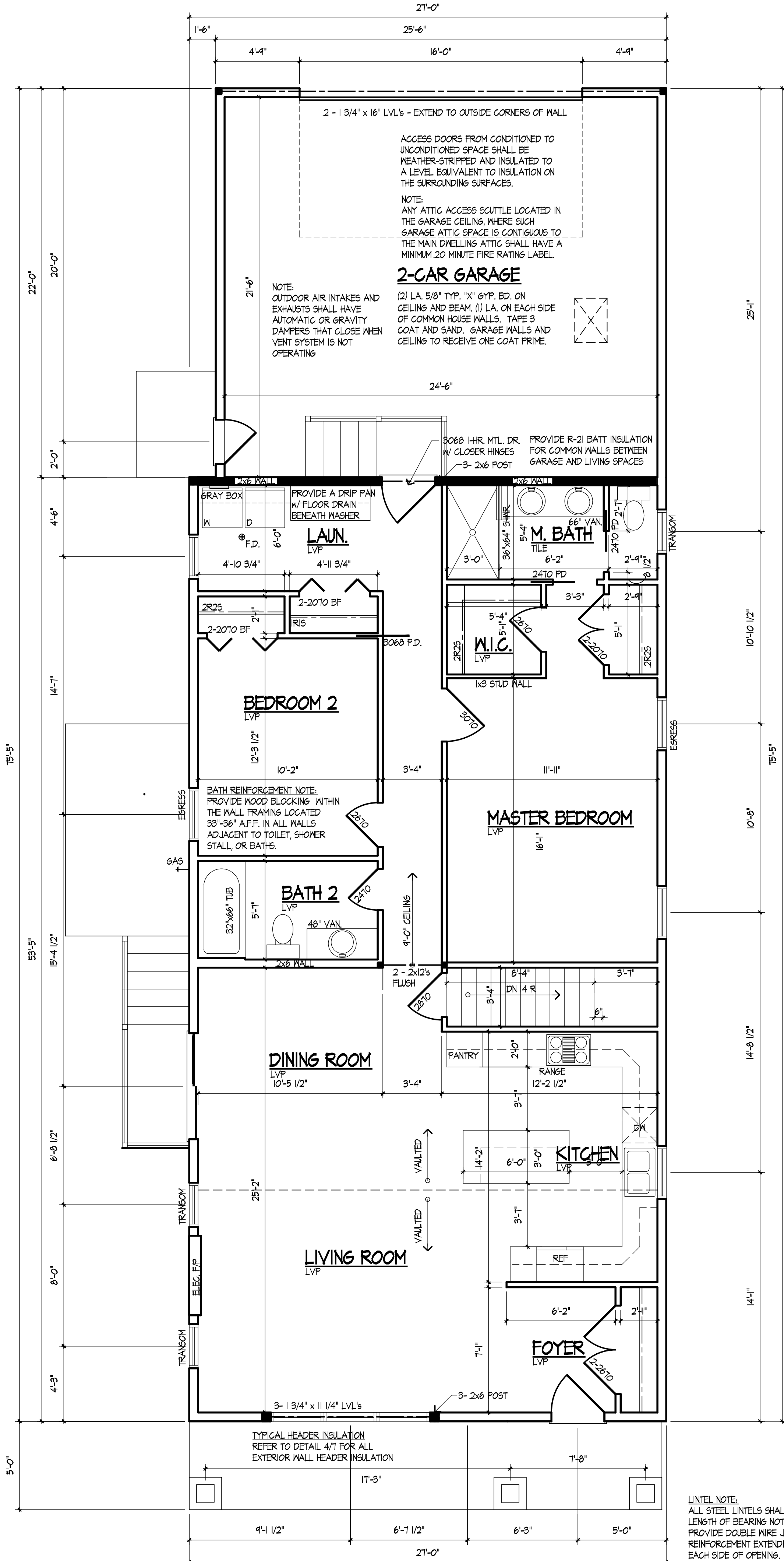
REV	DESCRIPTION	DATE
1	ISSUED FOR CLIENT REVIEW	02-10-26

Rick Gilmore, FALA
Fellow of the Association of Licensed Architects

GATTUSO RESIDENCE
4 E. SLADE STREET
PALATINE, IL 60067

Gilmore
FredeRick Gilmore, Architect
3489 Gallant Fox Drive
Elgin IL 60124
847 421 8676
email: gilmorearch@gmail.com
www.gilmorearchitects.com
3

This drawing is copyrighted all rights reserved.



FIRST FLOOR PLAN

FIRST FLR = 1442 S.F.
GARAGE = 445 S.F.

DOUBLE ALL JOISTS UNDER BATHS AND LAUNDRY EQUIPMENT.

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

HYAC NOTE:

R-5 INSULATION REQUIRED OUTSIDE OF BUILDING OR BETWEEN THE DUCT & EXTERIOR FINISH.

PER I.E.C.C. SEC. 402.4.2.1

LINTEL NOTE:

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

A DUCT LEAKAGE TEST IS REQUIRED FOR ANY DUCTWORK OUTSIDE OF THE CONDITIONED SPACE.

TEST SHALL BE PROVIDED BY AN APPROVED OUTSIDE THIRD PARTY. SUBMIT TEST RESULTS TO THE CITY OF ARLINGTON FOR FINAL INSPECTION.

LEAKAGE NOTE:

BUILDING SHALL BE TESTED AND VERIFIED AS HAVING AIR LEAKAGE NOT EXCEEDING 5 CHANGES PER HOUR AFTER CREATION OF ALL PENETRATIONS OF THE BUILDING THERMAL ENVELOPE. TESTING SHALL BE CONDUCTED WITH BLOWER AT A PRESSURE OF 50 PASCAALS. A WRITTEN AIR LEAKAGE REPORT SHALL BE PROVIDED TO THE CODE OFFICIAL.

JACK STUD REQUIREMENTS FOR 16" STUD SPACING		
SIZE OF OPENING (FEET-INCHES)	No. OF JACK STUDS	No. OF KING STUDS
1	1	1
2	2	2
3	3	3
4	4	4

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

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

STEEL COLUMNS SHALL BE WELDED TO A 1/2-INCH THICK BASE PLATE AND TOP PLATE THAT EXTENDS BEYOND THE OUTSIDE EDGE OF THE COLUMN TO ALLOW FOR THE REQUIRED INSTALLATION OF A MINIMUM OF TWO 1/2" DIAMETER ANCHOR BOLTS. THE MINIMUM BASE PLATE SHALL BE 4"x4". A CONCRETE FLOOR SHALL NOT BE USED TO PREVENT LATERAL DISPLACEMENT OF A COLUMN.

STEEL PLATES (TOP AND BOTTOM) FOR THE STEEL COLUMNS SHALL BE 1/2-INCH IN THICKNESS AND WELDED TO BOTH ENDS OF THE COLUMN. TO ALLOW FOR THE REQUIRED INSTALLATION OF A MINIMUM OF TWO 1/2-INCH DIAMETER ANCHOR BOLTS.

CORNER NOTE: WHERE A MIN. 24" WOOD STRUCTURAL PANEL CANNOT BE PROVIDED AT A BRACED WALL, A HOLD-DOWN TIE MAY BE USED AS AN ALTERNATE METHOD. HOLD-DOWN DEVICE IS TO BE A SIMPSON STRONG-TIE "SEMPAKT" OR AN APPROVED EQUAL THAT COMPLIES WITH IRC 2018 CODE REQUIREMENTS.

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

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

PER VILLAGE OF PALATINE CODE AMENDMENTS: SECTION 3: 15 C) DIRECT VENT FIREPLACES: DIRECT VENT FIREPLACES WHICH BURN GAS ONLY AND HAVE A FIXED GLASS PLATE IN FRONT OF THE FIREBOX WHICH CANNOT BE OPENED, ARE PERMITTED. I) THE DIRECT VENT UNIT MAY TERMINATE THE VENT AT THE OUTSIDE WALL, DIRECTLY BEHIND THE UNIT, WITH A COLLAR, PER MANUFACTURER'S INSTALLATION INSTRUCTIONS. II) IF A CHIMNEY IS CREATED FOR THE DIRECT VENT, ON THE OUTSIDE OF THE BUILDING, IT MUST BE BRICK OR STONE VENER, WOOD SIDING OR NON-MASONRY MATERIALS ARE NOT PERMITTED TO ENCLOSE THE CHIMNEY CREATED ON THE OUTSIDE WALL. III) IF THE DIRECT VENT IS RUN VERTICALLY IN THE INTERIOR OF THE BUILDING, IT MAY TERMINATE THROUGH THE ROOF AS AN EXPOSED VENT. IF THE VENT THROUGH THE ROOF HAS A CHIMNEY ENCLOSURE AROUND IT, THE ENCLOSURE MUST BE GLAD TO LOOK LIKE STONE OR BRICK. (WOOD SIDING OR SIMILAR SIDING MATERIAL SHALL NOT BE PERMITTED TO CREATE A CHIMNEY.) IV) PROVIDE ONE LAYER OF 5/8" DUROCK UNDER THE FIREBOX. V) PROVIDE A GAS SHUT OFF IN THE SAME ROOM AND IN THE IMMEDIATE VICINITY AS THE FIREPLACE.

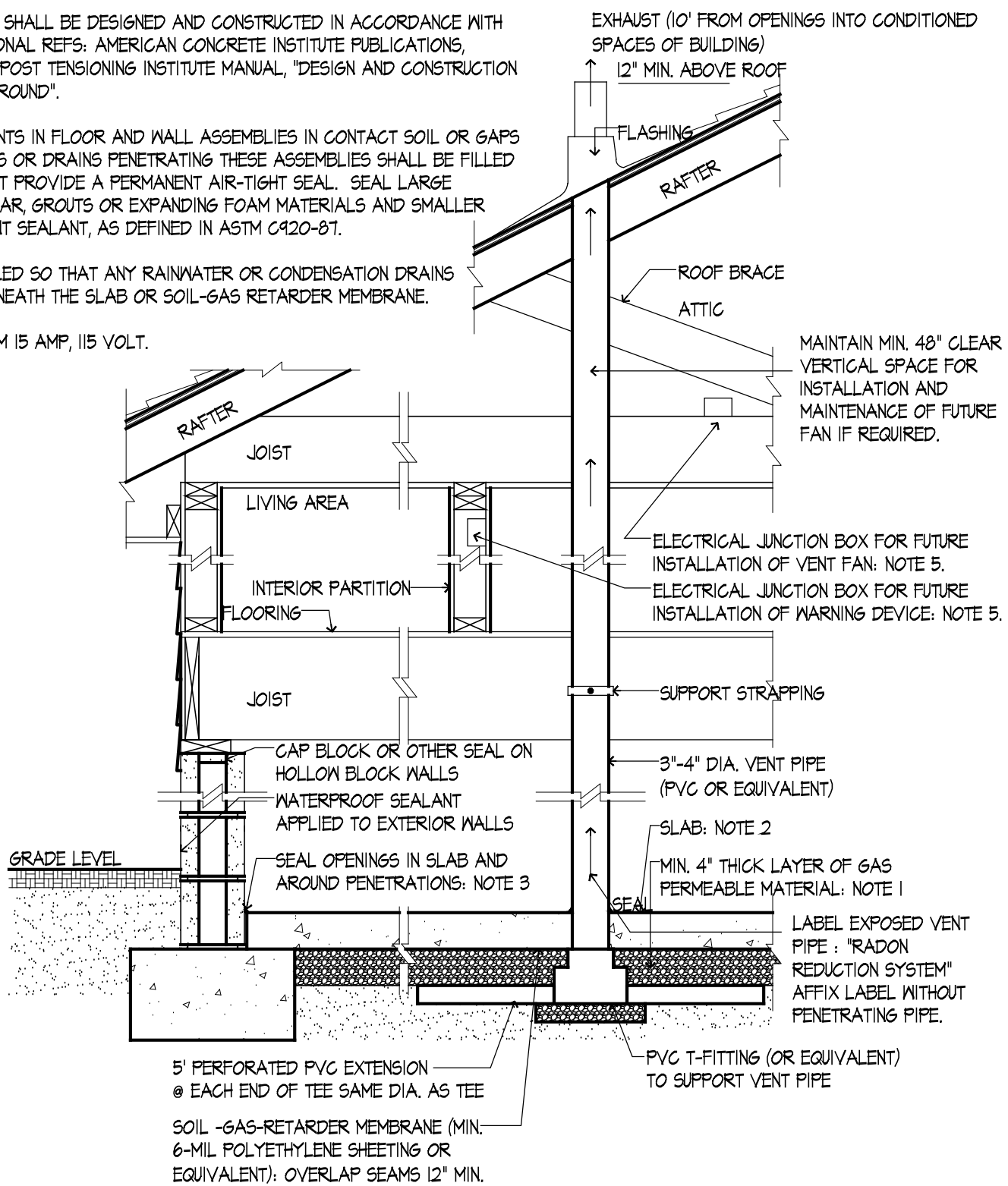
2021 ILLINOIS ENERGY CONSERVATION NOTES:

1. A PERMANENT CERTIFICATE SHALL BE POSTED ON OR IN THE ELECTRICAL DISTRIBUTION PANEL WHEN ELECTRICAL SERVICE INSPECTION IS COMPLETE, WHICH PROVIDES THE R-VALUES OF THE INSULATION INSTALLED, THE U-FACTORS, AND THE TYPES OF EFFICIENCIES OF HEATING, COOLING, AND SERVICE WATER HEATING EQUIPMENT. MUST BE COMPLETED BY THE BUILDER OR A REGISTERED DESIGN PROFESSIONAL.
2. INSULATION AND PENETRATION - THE BUILDING THERMAL ENVELOPE SHALL MEET THE REQUIREMENTS OF TABLE R402.1.1.
3. AIR LEAKAGE - THE BUILDING THERMAL ENVELOPE SHALL COMPLY WITH IMR402.4.1.2
4. ONE PROGRAMMABLE THERMOSTAT FOR EACH SEPARATE HEATING AND COOLING SYSTEM. INITIALLY PROGRAMMED MAX. 70 DEGREES HEAT AND NOT LOWER THAN 70 DEGREES COOLING.
5. N/A
6. SEALING - DUCTS, AIR HANDLERS, AND FILTER BOXES SHALL BE SEALED. DUCT TIGHTNESS TEST - NOT REQUIRED IF DUCTS WITHIN BUILDING THERMAL ENVELOPE.
7. BUILDING CAVITIES - BUILDING FRAMING CAVITIES SHALL NOT BE USED AS DUCTS OR PLENUMS.
8. MECHANICAL SYSTEM PIPING - >105 DEGREES OR <55 DEGREES INSULATE WITH MINIMUM R-3. CIRCULATING HOT WATER SYSTEM PUMP NOT IN USE SWITCH OFF. HOT WATER PIPE INSULATION R-3.
9. MECHANICAL VENTILATION - THE BUILDING SHALL BE PROVIDED WITH VENTILATION THAT MEETS THE REQUIREMENTS OF TABLE IMR403.5.6 (I). OUTDOOR AIR INTAKES AND EXHAUST SHALL HAVE AUTOMATIC OR GRAVITY DAMPERS. LIGHTING EQUIPMENT - A MINIMUM OF 90% OF THE LAMPS IN PERMANENTLY INSTALLED FIXTURES SHALL HAVE HIGH-EFFICACY LAMPS.

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

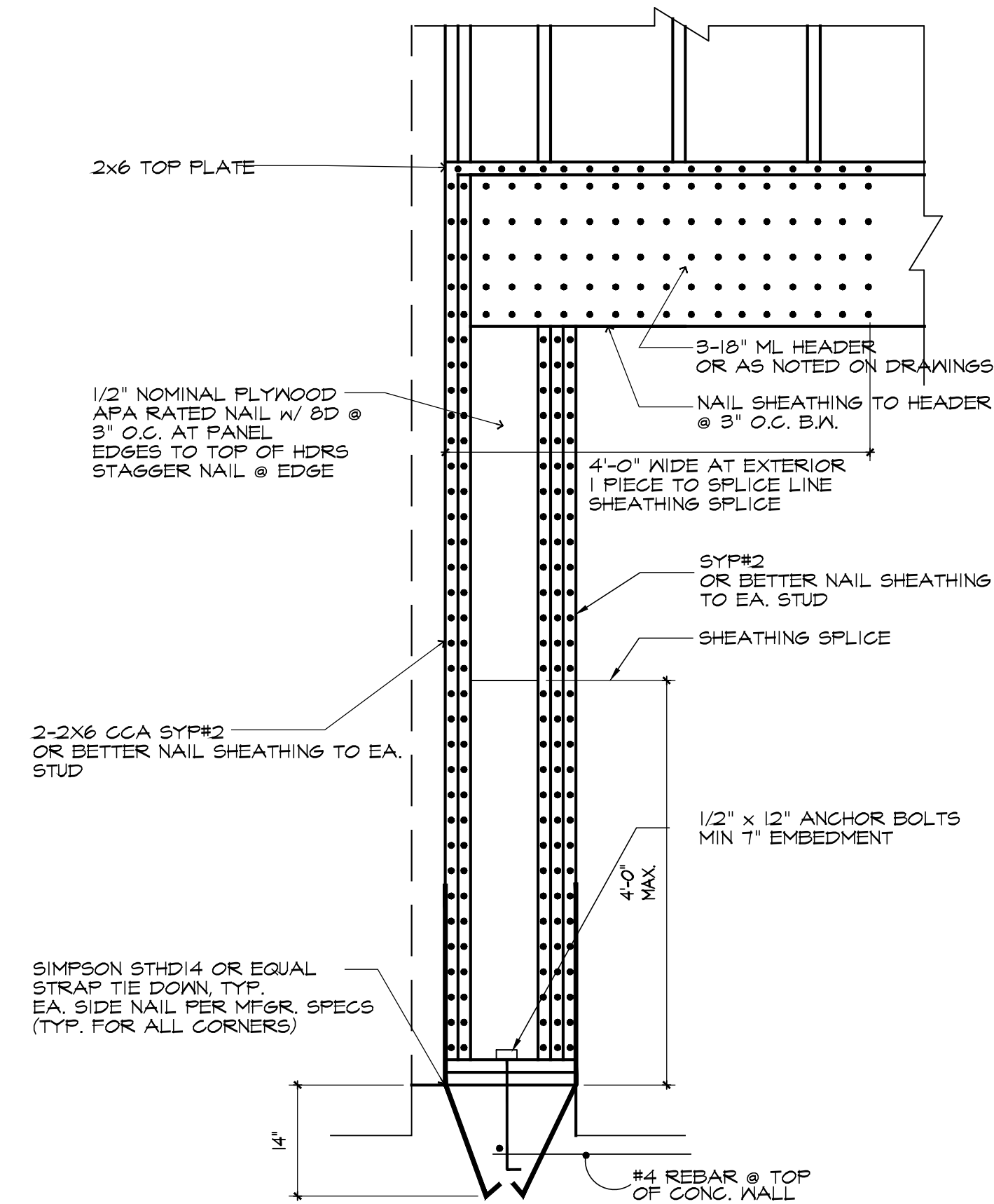
NOTES:

1. ALL CONCRETE SLABS THAT COME IN CONTACT WITH THE GROUND SHALL BE LAID OVER A GAS PERMEABLE MATERIAL MADE UP OF EITHER A MINIMUM 4" THICK UNIFORM LAYER OF CLEAN AGGREGATE, OR A MINIMUM 4" THICK UNIFORM LAYER OF SAND, OVERLAIN BY A LAYER OR STRIPS OF MANUFACTURED MATTING TO ALLOW THE LATERAL FLOW OF SOIL GASES.
2. ALL CONCRETE FLOOR SLABS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH LOCAL BUILDING CODES. ADDITIONAL REFS: AMERICAN CONCRETE INSTITUTE PUBLICATIONS, "ACI302.1R" & "ACI308.2R", OR THE POST TENSIONING INSTITUTE MANUAL, "DESIGN AND CONSTRUCTION OF POST-TENSIONED SLABS ON GROUND".
3. ALL OPENINGS, GAPS AND JOINTS IN FLOOR AND WALL ASSEMBLIES IN CONTACT SOIL OR GAPS AROUND PIPES, TOILETS, BATHTUBS OR DRAINS PENETRATING THESE ASSEMBLIES SHALL BE FILLED OR CLOSED WITH MATERIALS THAT PROVIDE A PERMANENT AIR-TIGHT SEAL. SEAL LARGE OPENINGS WITH NON-SHRINK MORTAR, GROUTS OR EXPANDING FOAM MATERIALS AND SMALLER GAPS WITH AN ELASTOMERIC JOINT SEALANT, AS DEFINED IN ASTM C420-07.
4. VENT PIPES SHALL BE INSTALLED SO THAT ANY RAINWATER OR CONDENSATION DRAINS DOWNWARD INTO THE GROUND BENEATH THE SLAB OR SOIL-GAS RETARDER MEMBRANE.
5. CIRCUITS SHOULD BE A MINIMUM 15 AMP, 115 VOLT.



PASSIVE SUB-SLAB DEPRESSURIZATION RADON CONTROL SYSTEM FOR NEW CONSTRUCTION

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



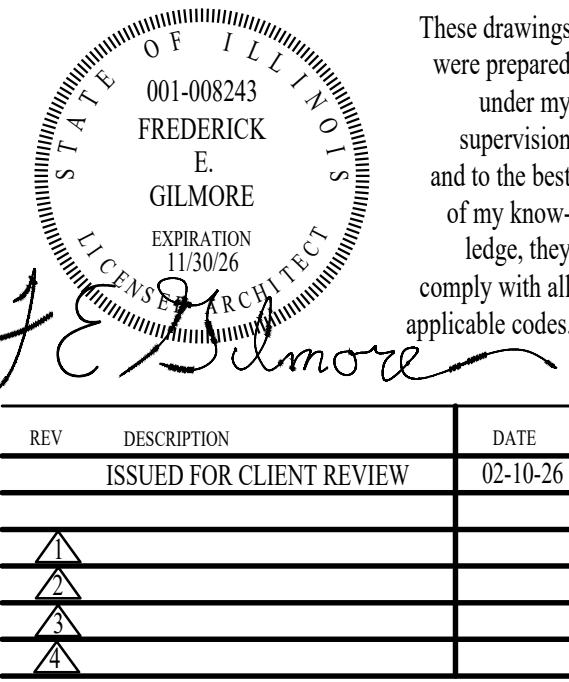
BRACED WALL PANEL w/ HOLD DOWNS

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

@ GARAGE DOOR

FLOOR PLAN NOTES:

- DO NOT SCALE DRAWINGS
1. ALL INTERIOR NON-LOAD BEARING WALLS TO BE 2X4 STUD @ 16" O.C. UNLESS OTHERWISE NOTED.
2. ALL UNDIMENSIONED PARTITIONS ARE 3 1/2" ROUGH.
3. ALL ANGLED PARTITIONS ARE 45 DEGREES UNLESS OTHERWISE NOTED.
4. 3-2X4'S MIN AT EACH END OF ALL BEAMS AND GIRDER JOISTS UNLESS OTHERWISE NOTED. ALL SUCH CONCENTRATED LOADS SHALL BE TRANSFERRED TO FOUNDATION VIA BEAMS, POSTS OR SOLID BLOCKING.
5. ALL EXTERIOR DIMENSIONS ARE TO FACE OF SHEATHING UNLESS OTHERWISE NOTED
6. ALL TRUSSES TO BEAR ON EXTERIOR WALLS AND/OR GIRDER TRUSSES UNLESS OTHERWISE NOTED.
7. TRUSS MFG. TO SIZE MEMBERS, FASTENERS, HANGERS AND SET SPACING FOR ALL TRUSSES.
8. WINDOW SUPPLIER TO VERIFY AT LEAST ONE WINDOW IN EACH BEDROOM TO HAVE A CLEAR EGRESS OPENING OF 5'7.50. FT. WITH MIN. DIMENSION OF 24" IN HEIGHT AND 20" IN WIDTH AND SILL HEIGHT NO GREATER THAN 44" ABOVE FLOOR.
9. WALLS OVER 10 FEET HIGH SHALL HAVE HORIZ. BRACING/BRIDGING LOCATED AT JOINT IN SHEATHING.
10. ALL HANDRAIL BALUSTERS TO BE SPACED SUCH THAT 4" SPHERE CAN NOT PASS BETWEEN BALUSTERS.
11. ALL ELECTRICAL AND MECHANICAL EQUIPMENT 4 METERS ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS. CONTRACTOR TO VERIFY.
12. ALL WINDOW HEAD HEIGHTS AT 6'-10 3/4" UNLESS OTHERWISE NOTED
13. PROVIDE 1 3/4" SOLID CORE 1 HR RATED STEEL DOOR AT HOUSE TO GARAGE DOOR. W/ CLOSER
14. ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE 5/8" TYPE "X" GYP BD ON THE WALLS AND CEILING.
15. PROVIDE DOUBLE JOISTS AT PARALLEL PARTITIONS AND SOLID BLOCKING AT PERPENDICULAR PARTITIONS.
16. PROVIDE 2-2X12 W/ 1/2" PLY. HEADERS OVER ALL EXTERIOR OPENINGS UNLESS OTHERWISE NOTED
17. ALL EXTERIOR 2X DECKING, JOISTS, POSTS, STAIRS, HANDRAILS AND BALUSTERS TO BE PRESSURE TREATED UNLESS OTHERWISE NOTED.
18. FOR ADDITIONAL NOTES SEE SPECIFICATIONS AND SHEET DETAILS.
19. ALL WINDOW AND DOOR STEEL LINTELS ARE TO BE 3 1/2"x4"x5/16" ANGLES UNLESS OTHERWISE NOTED.



Rick Gilmore, FALA
Fellow of the Association of Licensed Architects

GATTUSO RESIDENCE
4 E. SLADE STREET
PALATINE, IL 60067

Gilmore
Frederick Gilmore, Architect

3489 Gallant Fox Drive
Elgin IL 60124

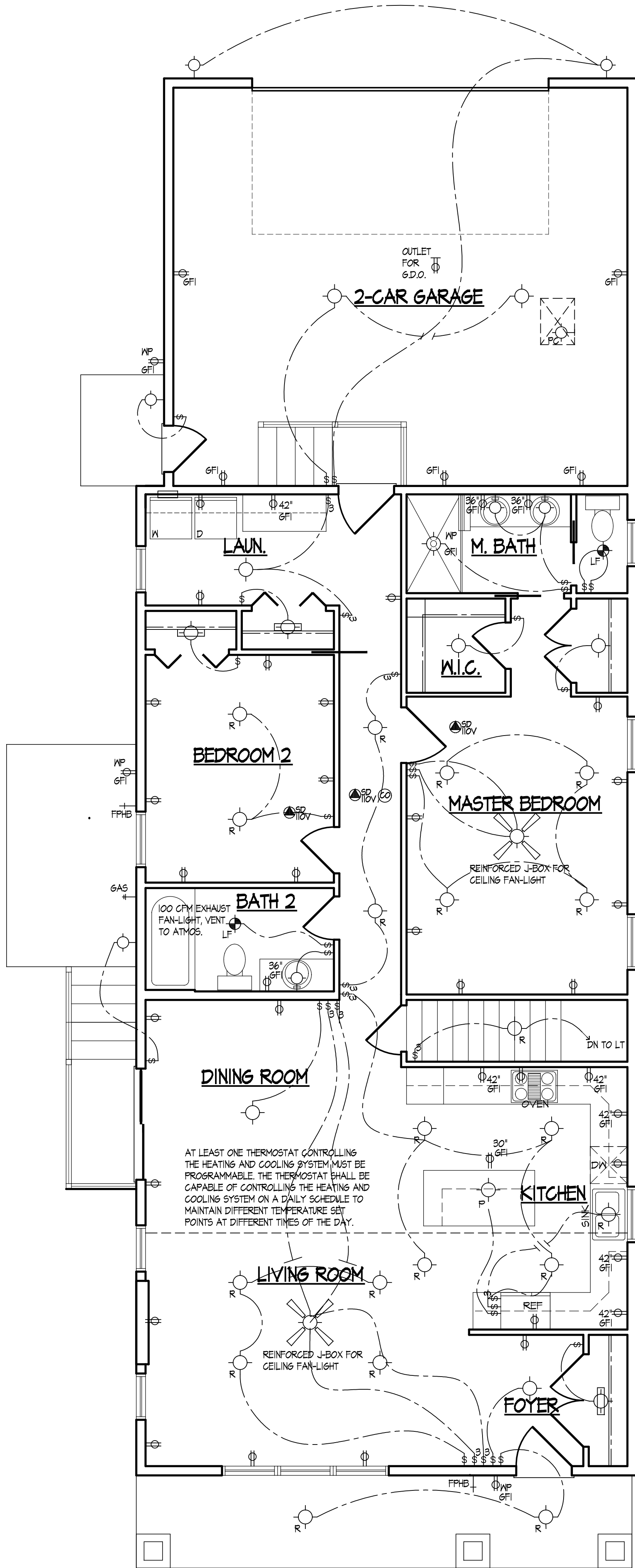
847 421 8676

email: gilmorearch@gmail.com

www.gilmorearchitects.com

This drawing is copyrighted all rights reserved.

4



FIRST FLOOR ELECTRICAL PLAN

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

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

ELECTRICAL NOTES:

ALL LIGHT / FAN FIXTURES IN THE BATHROOMS SHALL HAVE A DEDICATED SWITCH THAT OPERATES ONLY THE FAN PER SECTION VAH 44(A).

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

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

COOKTOP NOTE:

NEEDS A MAKE UP AIR REQUIRED. EXHAUST HOOD SYSTEMS CAPABLE OF EXHAUSTING IN EXCESS OF 400 CUBIC FEET PER MINUTE (CFM) SHALL BE PROVIDED WITH MAKEUP AIR AT A RATE APPROXIMATELY EQUAL TO THE EXHAUST AIR RATE. SUCH MAKEUP AIR SYSTEMS SHALL BE EQUIPPED WITH A MEANS OF CLOSURE AND SHALL BE AUTOMATICALLY CONTROLLED TO START AND OPERATE SIMULTANEOUSLY WITH THE EXHAUST SYSTEM.

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

ALL RECEPTACLES SHALL BE TAMPER RESISTANT.

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

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

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

PROVIDE ARC-FAULT PROTECTION (AFCI) FOR OUTLETS AND DEVICES IN THE KITCHEN, FAMILY ROOM, OFFICE/DINING ROOM, DINING ROOM, LIVING ROOM, BEDROOMS, CLOSETS, PANTRY, HALLS, LAUNDRY ROOM AND MUDROOM. 2020 NEC 210.12(A).

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

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

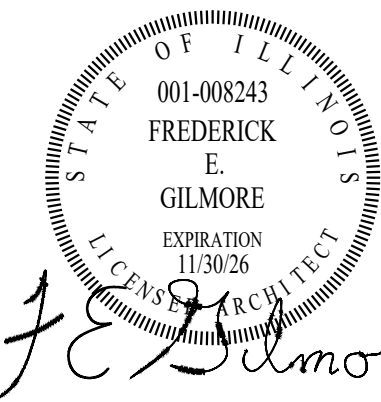
FOLLOWING APPLIANCES AND EQUIPMENT SHALL HAVE A DEDICATED CIRCUIT: EACH FURNACE, EACH AIR CONDITIONER, EACH WATER HEATER, MICROWAVE, DISHWASHER, DISPOSAL AND OVEN. THE FOLLOWING APPLIANCES AND EQUIPMENT SHALL HAVE A DISCONNECT SWITCH: EACH FURNACE, EACH AIR CONDITIONER, EACH WATER HEATER, AND DISHWASHER.

ELECTRICAL PLAN NOTES:

DO NOT SCALE DRAWINGS

1. ELECTRICAL CONTRACTOR IS TO SUPPLY REQUIRED DIRECT HOOK-UPS AND CUTOFFS.
2. HVAC CONTRACTOR TO VERIFY THERMOSTAT LOCATIONS.
3. ALL ELECTRICAL AND MECHANICAL EQUIPMENT ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS.
4. ALL SMOKE DETECTORS AND C.O. DETECTORS TO BE 110 V WIRING IN SERIES W/ BATTERY BACK UP INTERCONNECTED TO ALL OTHERS. MIN. 15'-0" FROM ALL BEDROOM DOORS. MIN. 1 SMOKE DETECTOR PER FLOOR AND ONE IN EACH SLEEPING ROOM.
5. PROVIDE AND INSTALL LOCALLY CERTIFIED SMOKE DETECTORS AS REQUIRED BY NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
6. PROVIDE AND INSTALL GROUND FAULT CIRCUIT-INTERRUPTERS (GFI) AS REQUIRED BY NATIONAL ELECTRIC CODE (NEC) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
7. GROUND FAULT FOR SERVICE DISTRIBUTION TO BE LOCATED ON STREET SIDE OF WATER METER.
8. GROUND WIRE FOR SERVICE DISTRIBUTION 60 TO STREET SIDE OF WATER METER AND JUMPER ACROSS METER. METER SOCKET SHALL HAVE DRIVEN GROUND ROD.
9. PROVIDE 1/2" CONDUIT FROM WATER METER THROUGH OUTSIDE WALL FOR REMOTE METER READER. (LOCATE NEAR GAS METER).
10. PROVIDE AN EXTERIOR DISCONNECT SWITCH ON THE ELECTRICAL SERVICE.
11. ALL NON-DEDICATED OUTLETS IN THE BASEMENT SHALL BE 125 VOLT, 15 OR 20 AMP GFI PROTECTED RECEPTACLES.
12. PROVIDE CLOSED LAMPS ON ALL FLUORESCENT FIXTURES.

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



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

REV	DESCRIPTION	DATE
	ISSUED FOR CLIENT REVIEW	02-10-26

Rick Gilmore, FALA
Fellow of the Association of Licensed Architects

GATTUSO RESIDENCE
4 E. SLADE STREET
PALATINE, IL 60067

Gilmore

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

5

This drawing is copyrighted all rights reserved.

ROOF CONSTRUCTION

ASPHALT SHINGLES/55 YEAR TYP.] 15# ASPHALT IMPREGNATED BUILDING FELT 1/12" O.S.B. DECKING INCLIPS 2x12 ROOF RAFTERS @ 16" O.C., ROOF BATTLES AT EVERY ROOF TRUSS R-44 FIBERGLASS INSULATION W/ INTEGRAL V.B. 5/8" DRYWALL CEILING. ICE AND WATER SHIELD OR APPROVED EQUAL TO BE APPLIED HORZ. AT EAVE UP SLOPE OF ROOF TO A POINT 24" INSIDE EXTERIOR WALL. (VERT. LAPS TO BE MIN. 5", HORZ. LAPS TO BE MIN. 6") ICE AND WATER SHIELD OR APPROVED EQUAL TO BE APPLIED TO ALL VALLEYS.

NOTE:
FIREBLOCKING IS TO BE INSTALLED AS REQUIRED PER 2018 I.R.C. R602.8 (TYPICAL AT ALL LOCATIONS)
FIREBLOCK AT THE RIM HEIGHT OF EVERY TUB WITH 2 X WOOD BLOCKING, EVERY STUD SPACE, ALL AROUND, OR PROVIDE WATER RESISTANT 5/8" 6/M.B. OR 1/2" DUROCK COMPLETELY DOWN TO THE FLOOR BEHIND ALL TUBS AND SHOWER STALL FOR PROPER FIRESTOPPING OR USE OTHER APPROVED MATERIALS

FRAME WALL CONSTRUCTION

1"LP SIDING (SEE ELEVATIONS FOR FINISH) OVER 'TYVEK' WRAP (OR EQUAL). TAPE AROUND ALL WINDOW AND DOOR OPENINGS. PROVIDE R-21 BATT INSULATION IN WALL CAVITIES W/ INTEGRAL V.B. ON WARM SIDE OF WALL, 1/2" CONTINUOUS OSB SHEATHING, 2x6 WOOD STUDS @ 16" o.c. w/ 1/2" GYPSUM BOARD FINISH

R-38 INSULATION REQUIRED IN EXPOSED FLOORS, ALL LOCATIONS

VAPOR BARRIER NOTE

INTEGRAL VAPOR BARRIERS ARE TO BE INSTALLED ON THE WARM IN WINTER SIDE OF WALLS AND CEILINGS.
BLOWN IN OR SPRAYED ROOF/CEILING INSULATION SHALL BE WRITTEN IN INCHES ON MARKERS THAT ARE INSTALLED AT LEAST ONE FOR EVERY 300 SQ.FT. THROUGH THE ATTIC SPACE. MARKERS ARE TO BE AFFIXED TO TRUSSES OR JOISTS.

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

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

FIRST FLOOR CONSTRUCTION

3/4" T&G OSB SHEATHING GULND AND NAILLED
1/4" UNDERLAYMENT IN TILED AREAS
11 7/8" BCI FLR JOISTS (SEE FLOOR PLAN FOR SPACING AND SERIES)
WITH 1 1/4" TIMBERSTRAND LSL RIM JOIST
1/2" GYPSUM BOARD CEILING GULND AND SCREWED TO UNDERSIDE OF FLOOR JOISTS
R-38 INSULATION REQUIRED IN EXPOSED FLOORS, ALL LOCATIONS

SILL PLATE

CONTINUOUS PRESSURE TREATED SILL PLATE W/ SILL SEALER 1/2" DIA. x 12" ANCHOR BOLTS W/ NUTS & WASHERS @ MAX. 6'-0" o.c. & MAX. 12" FROM CORNERS, MIN. 2 PER BOARD. EMBED MIN. 7" IN CONC.

SPRAY ON DAMP PROOFING OR APPROVED EQUAL

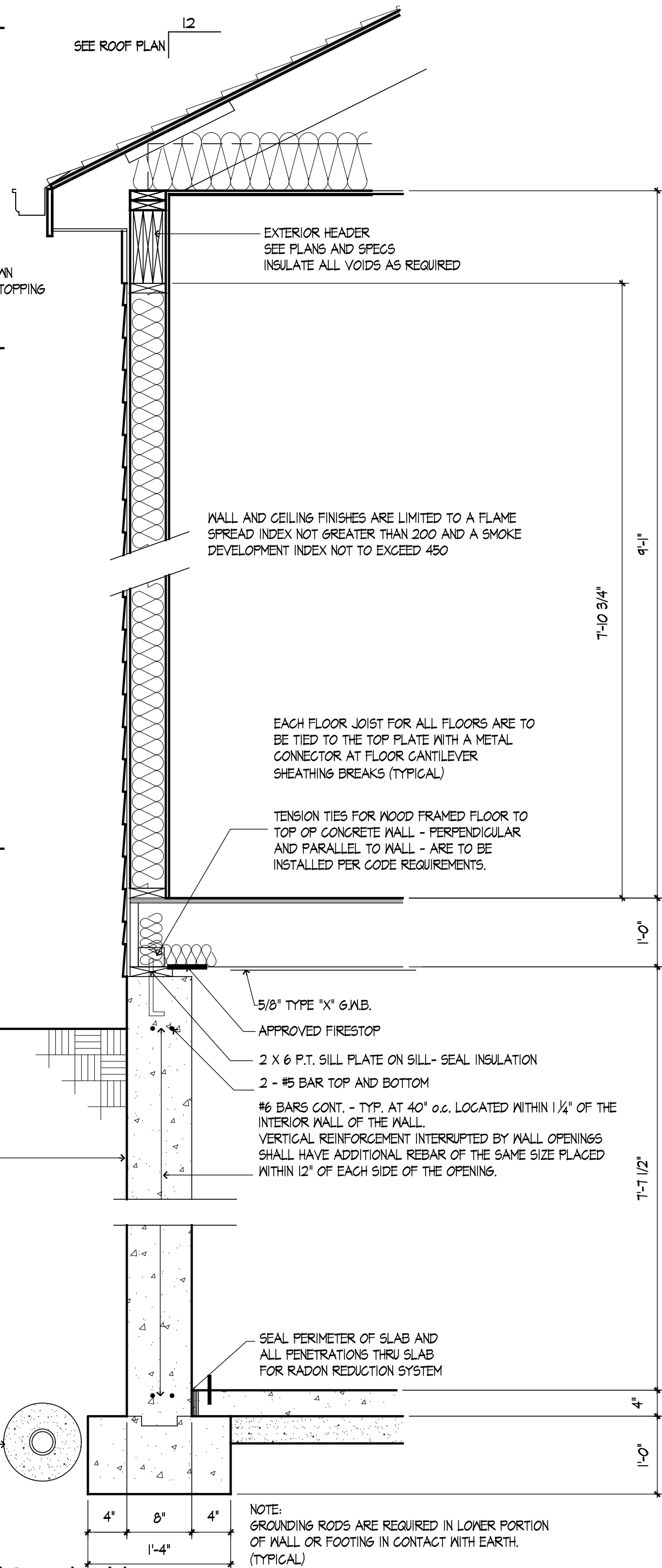
CONCRETE SLAB CONSTRUCTION

4" CONC. SLAB W/ #1.4 x #1.4 #1.4 F.
6-MIL. POLY VAPOR BARRIER - LAP ALL SEAMS
12" EACH DIRECTION FOR RADON SYSTEM
OVER MINIMUM 5" COMPACTED GRAVEL
OVER COMPACTED EARTH
(GRAVEL TO BE MINIMUM 4" WASHED STONE)

4" DRAIN TILE ON OUTSIDE OF FOOTING MINIMUM 6" GRAVEL COVER
SILT/SOCK WRAP UTILIZATION OF FITTINGS
ALL CONNECTIONS IS REQ'd.

① FRAME WALL SECTION

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



NOTE:
GROUNDING RODS ARE REQUIRED IN LOWER PORTION OF WALL OR FOOTING IN CONTACT WITH EARTH. (TYPICAL)
EXPOSED CRAFT PAPER INSULATION IS NOT PERMITTED; IF USED IT MUST BE COVERED WITH GYP. WALL BOARD.

ROOF CONSTRUCTION

STANDING SEAM METAL ROOF INSTALLED PER MANUFACTURE'S GUIDELINES, 15# ASPHALT IMPREGNATED BUILDING FELT, 1/2" O.S.B. DECKING, 2x6 RAFTERS @ 16" O.C., ICE AND WATER SHIELD OR APPROVED EQUAL TO BE APPLIED HORZ. AT EAVE UP SLOPE OF ROOF. (VERT. LAPS TO BE MIN. 5", HORZ. LAPS TO BE MIN. 6")

FASCIA AND SOFFIT

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

2x6 CEILING JOISTS @ 16" O.C.
HEM FIR #2 (PRESSURE TREATED)
1x4 FIR OR PINE BEADBOARD CEILING - STAIN GRADE
3 1/2" x 4 1/4" 2.0E BC VERSA-LAM 3100 BEAM
1x6 CEDAR TRIM ON EACH SIDE. PROVIDE BLOCKING AS REQUIRED AND CEDAR TRIM ON BOTTOM TO CONCEAL LVL'S

12" CEDAR OR BUILT-UP WOOD COLUMN W/ 8" WOOD BASE AND 6" CAP

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

SIDEWALK

#5 @ 24" O.C. (TYP)

3'-6"

4" 8" 4"

② PORCH SECTION

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

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

REV	DESCRIPTION	DATE
	ISSUED FOR CLIENT REVIEW	02-10-26

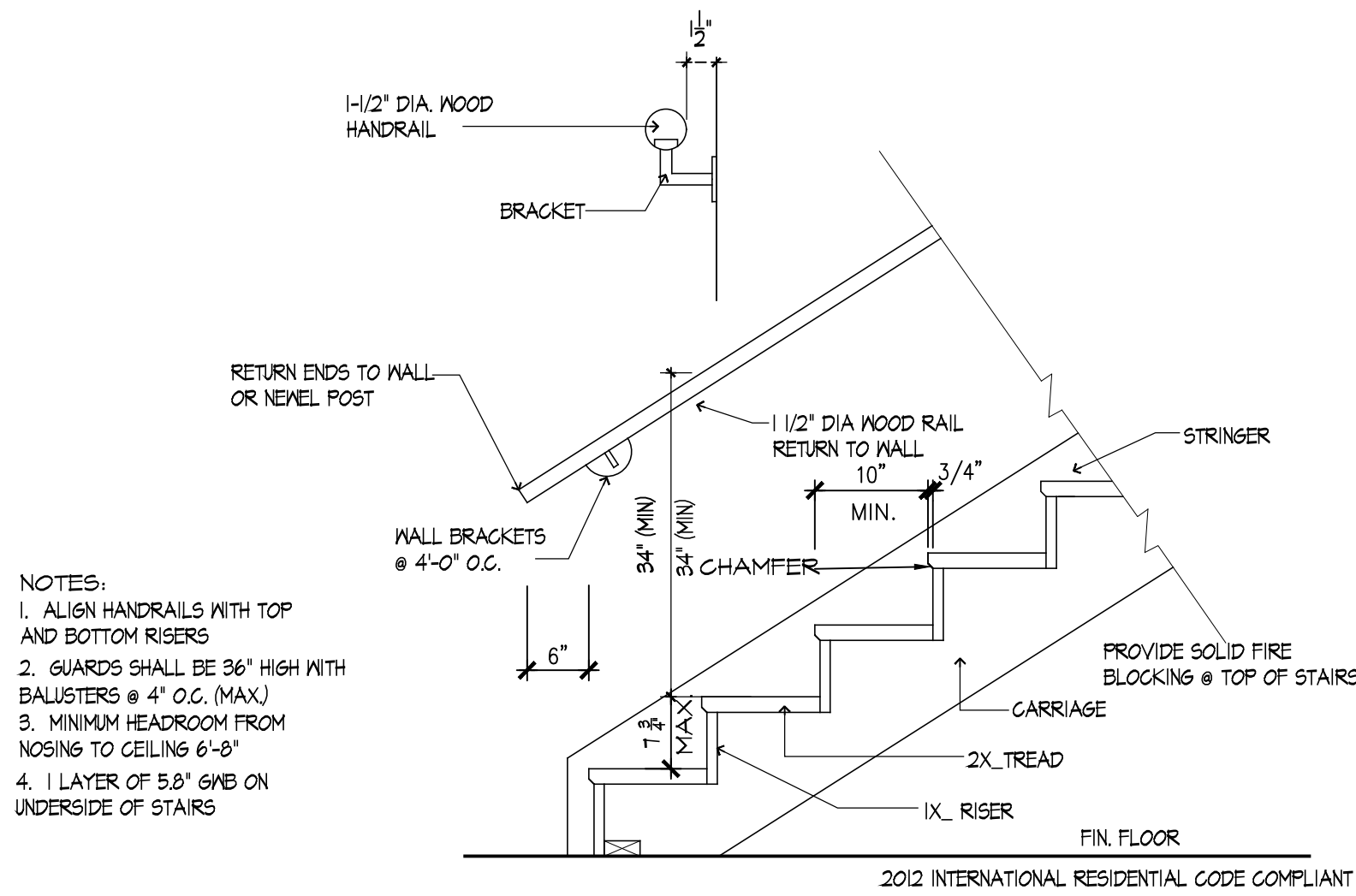
Rick Gilmore, FALA
Fellow of the Association of Licensed Architects

GATTUSO RESIDENCE
4 E. SLADE STREET
PALATINE, IL 60067

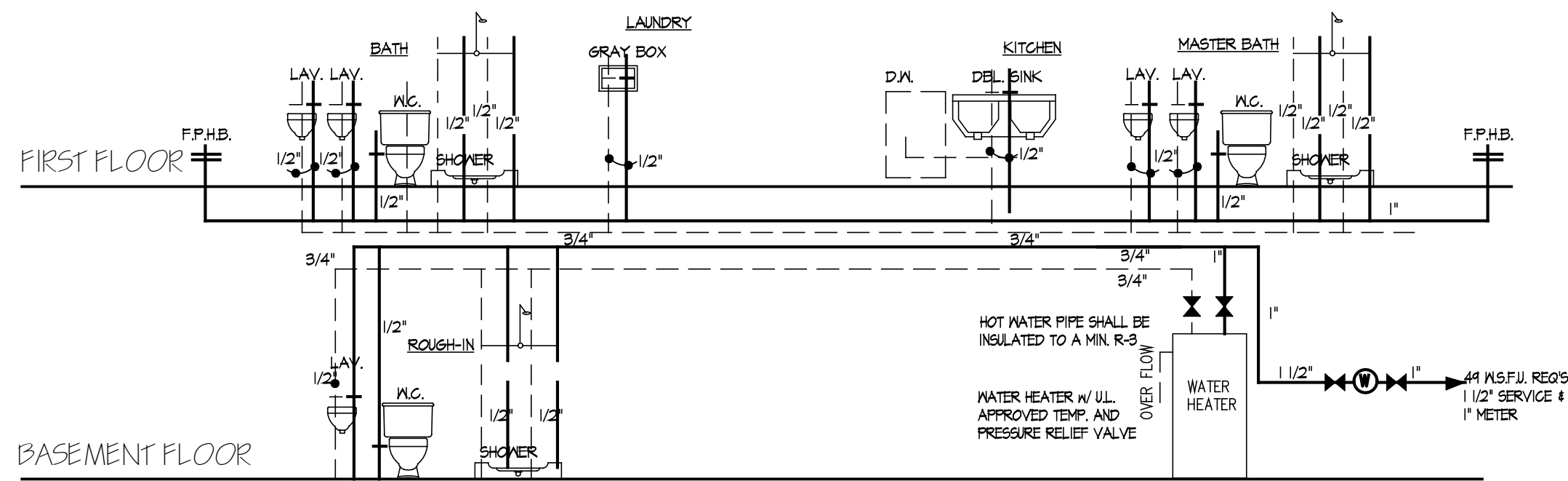
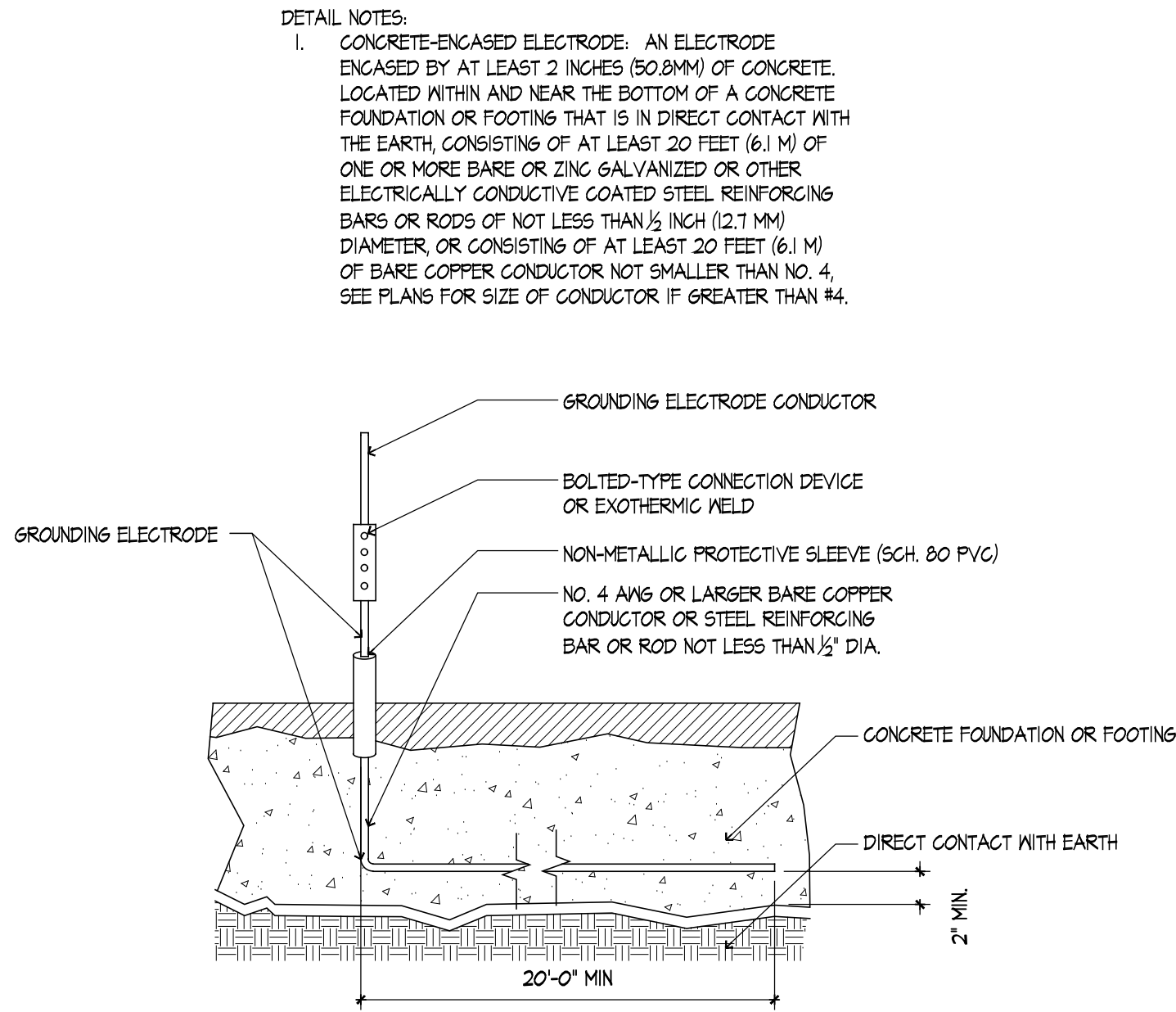
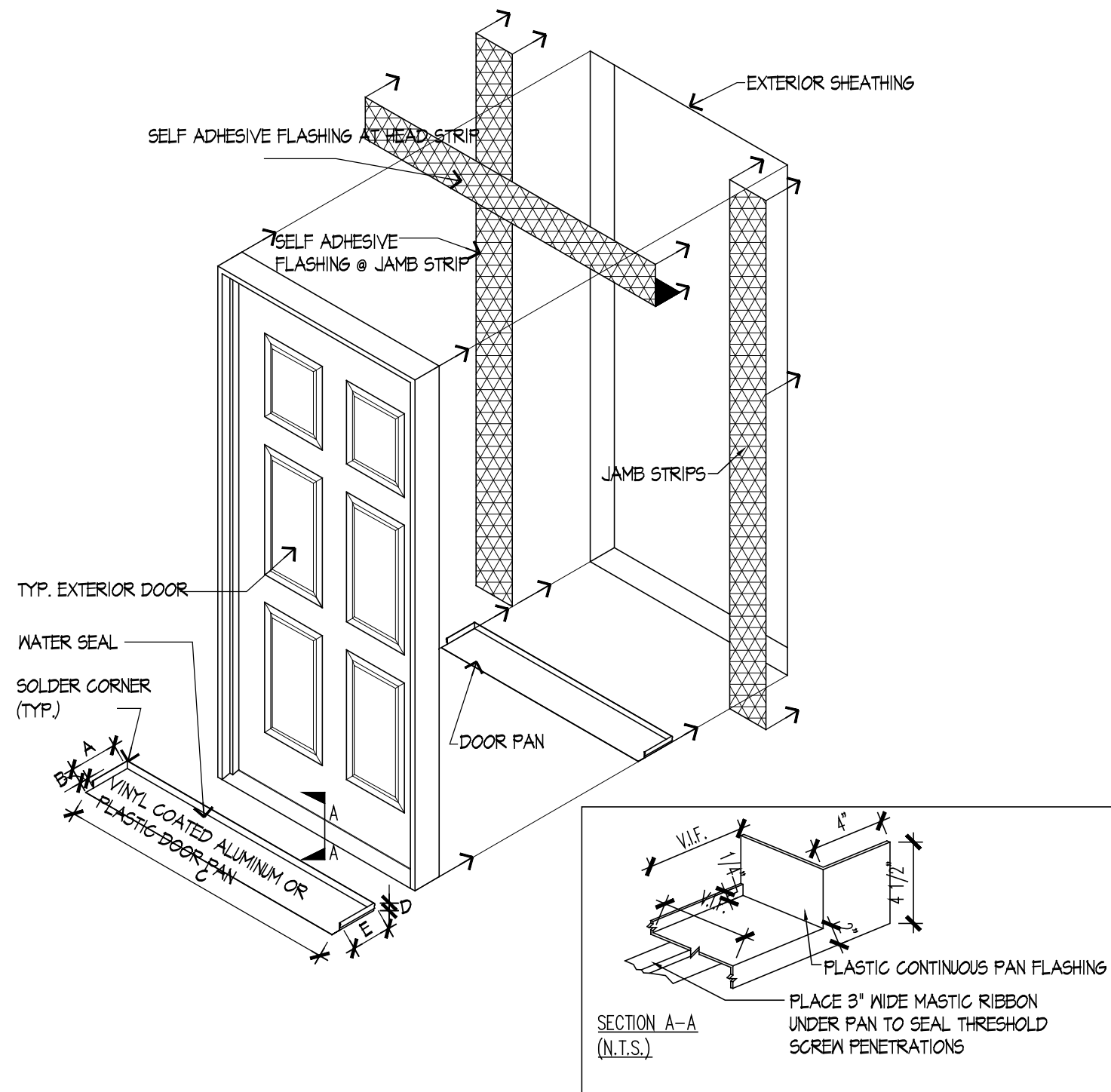
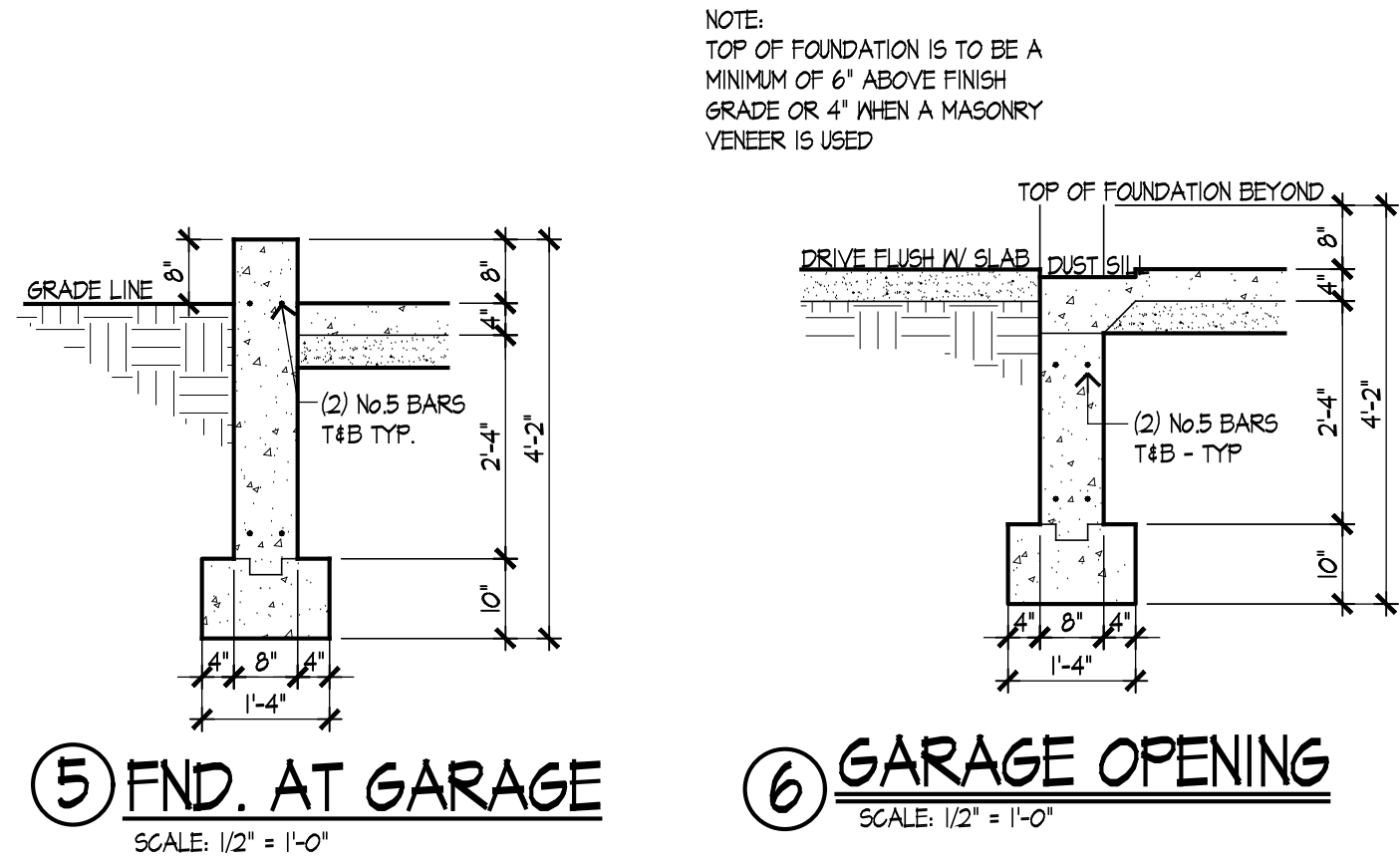
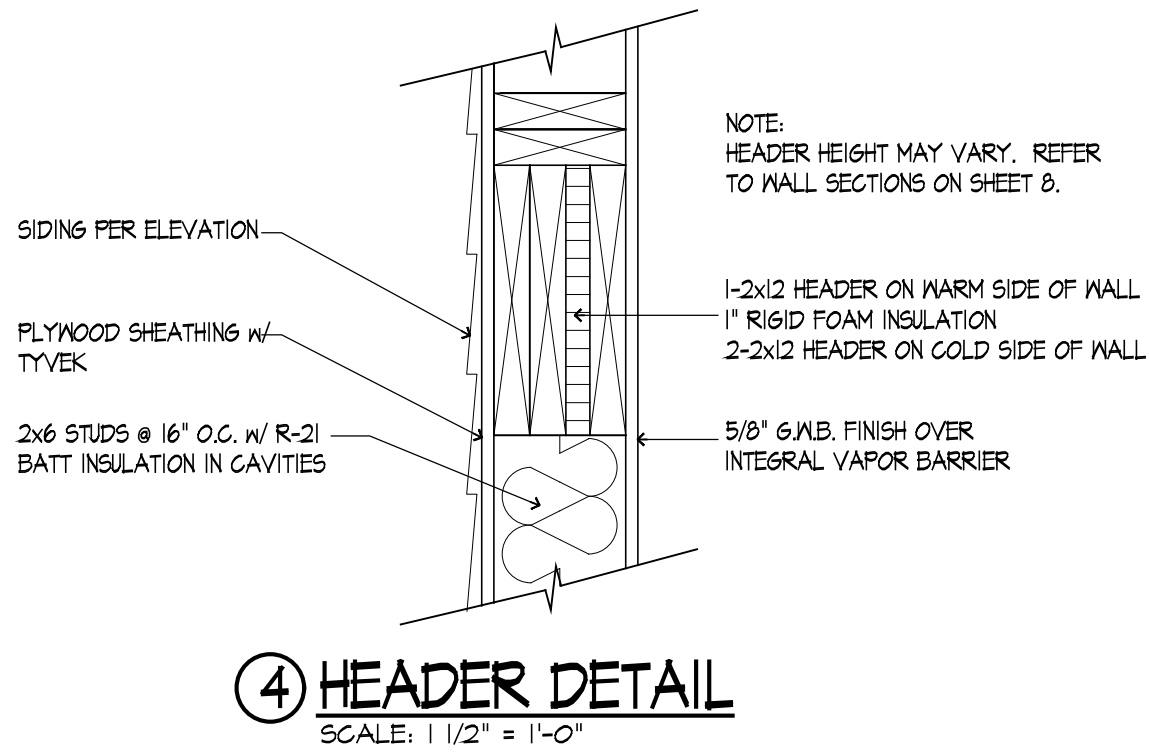
Gilmore

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

This drawing is copyrighted all rights reserved.



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



LEGEND

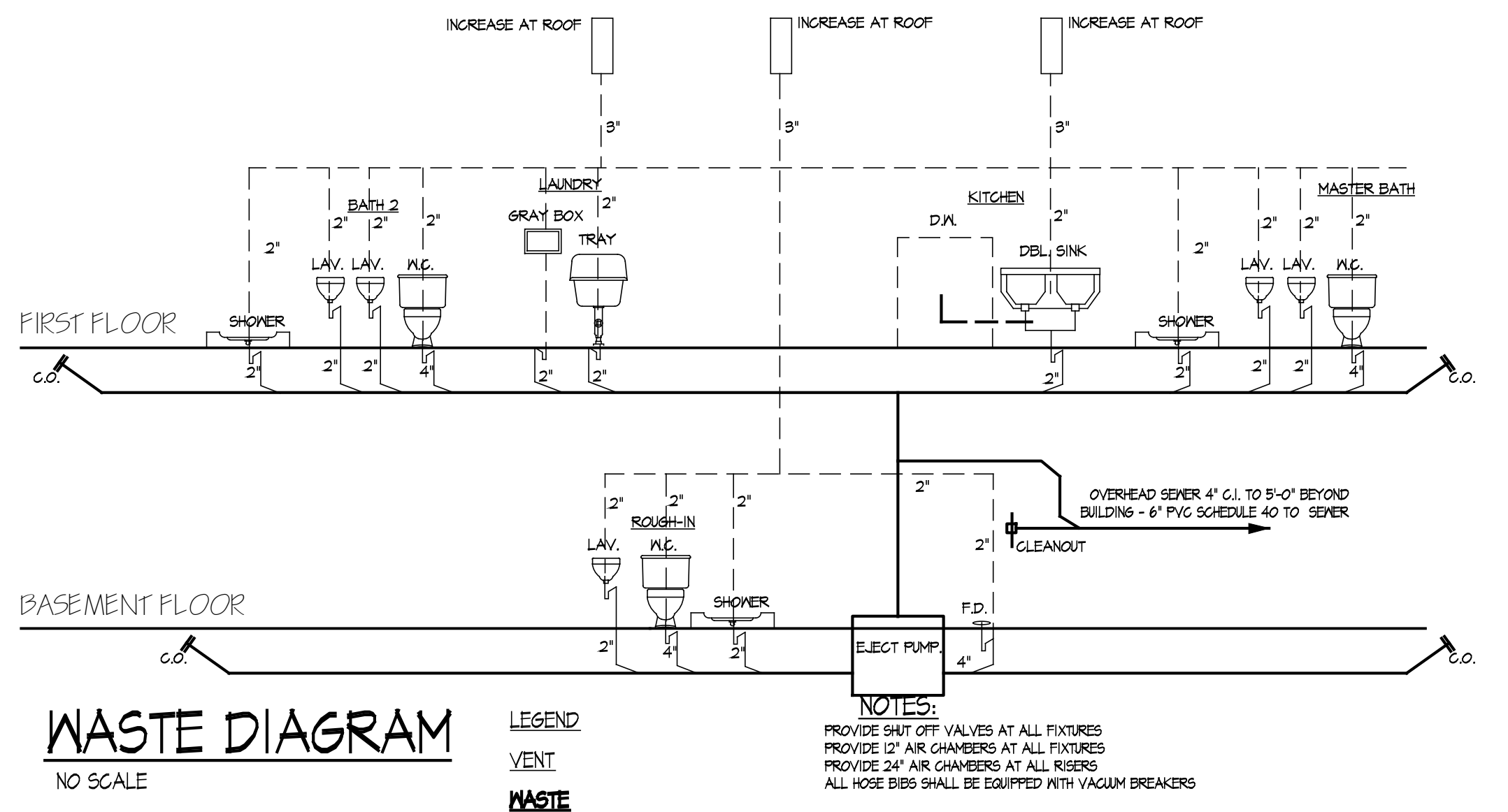
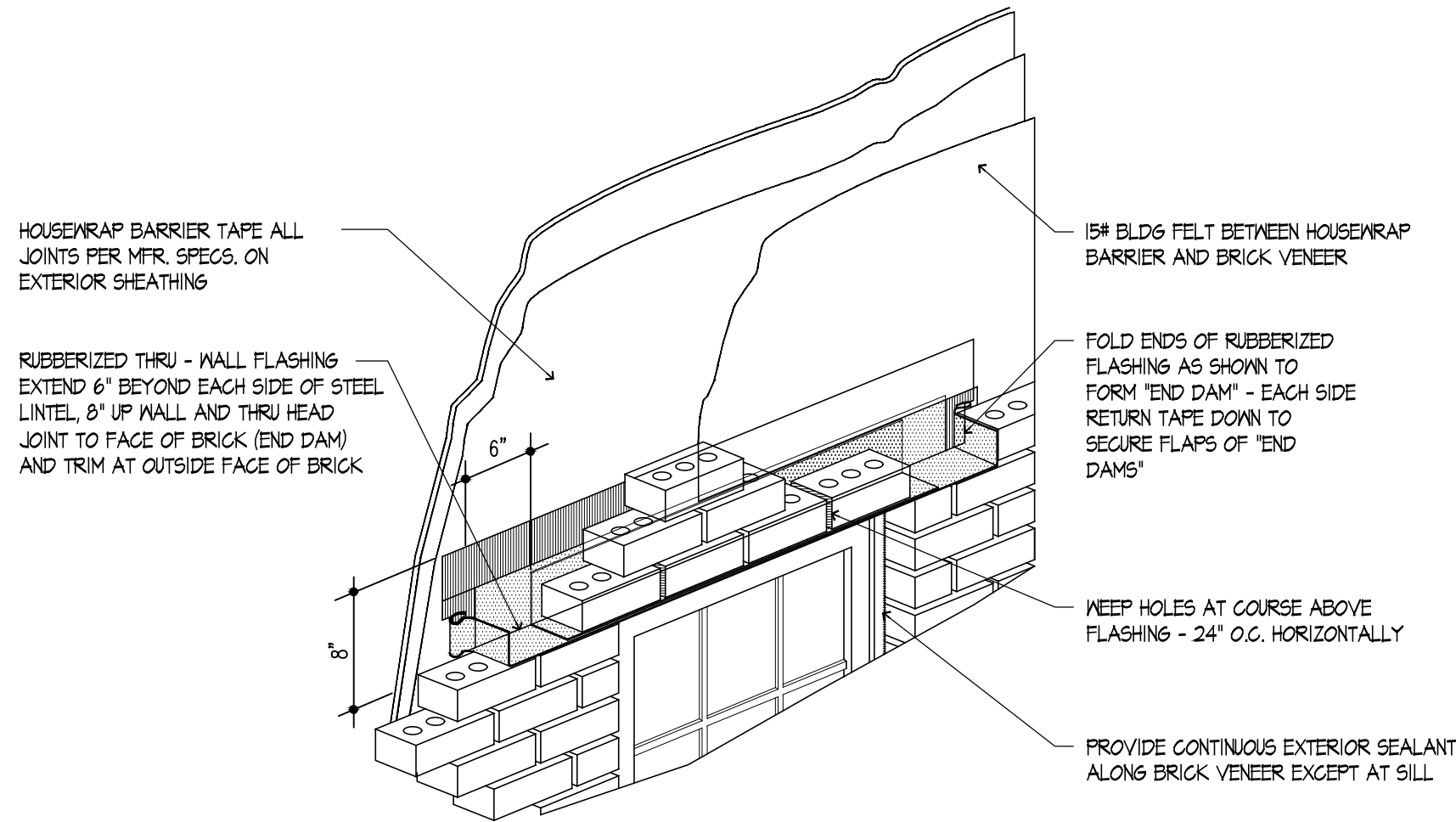
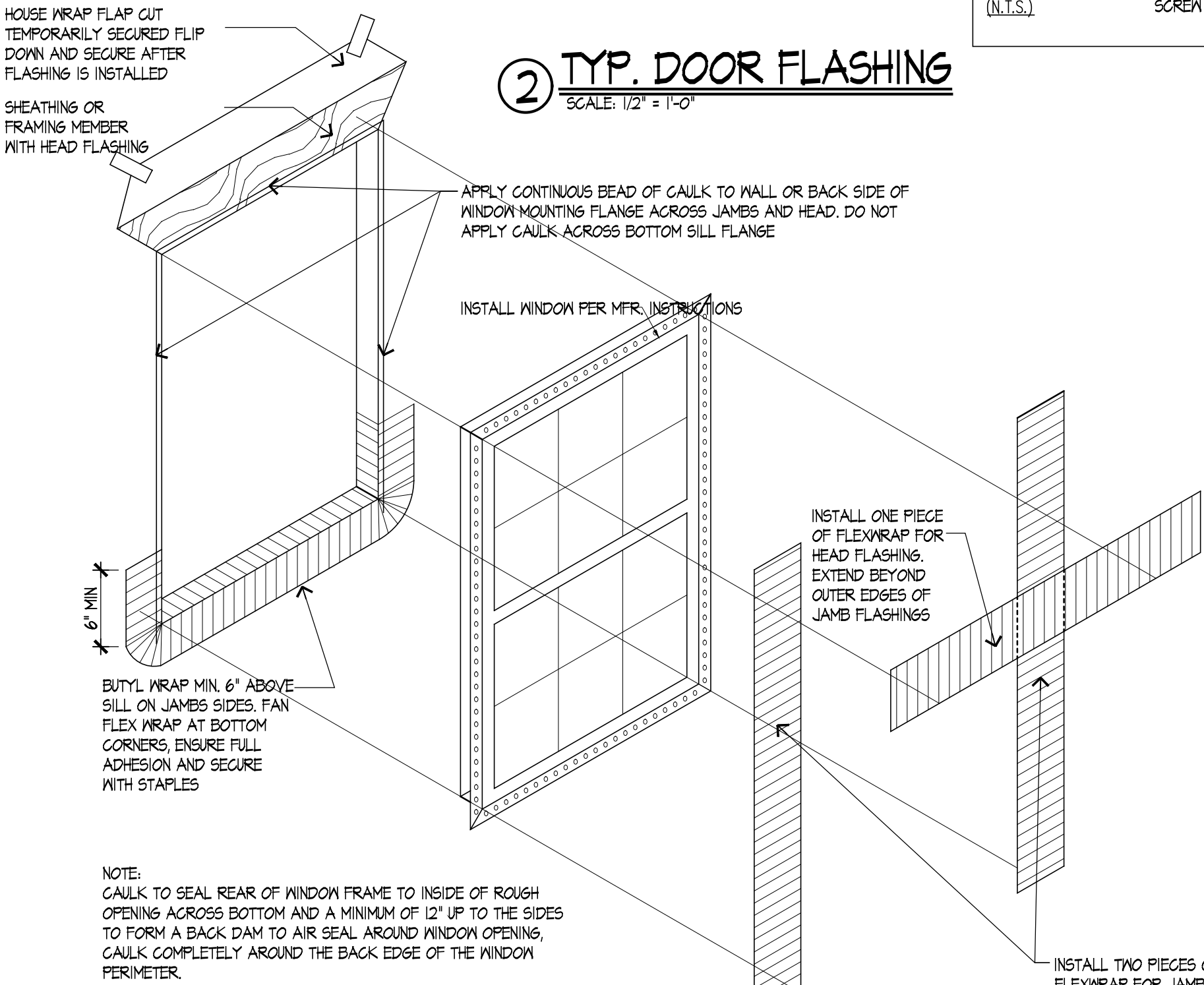
HOT WATER

COLD WATER

PLUMBING MATERIALS:

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

1. BUILDING SEWER SHALL HAVE A FULL SIZE CLEAN-OUT (6") INSTALLED OUTSIDE THE BUILDING.
2. A CONTINUOUS WASTE SHALL NOT BE USED ON THE KITCHEN SINK DRAIN LINES. TWO TRAPS ARE REQUIRED (GARBAGE DISPOSAL, BASKET STRAINERS).
3. SEWER PIPE USED TO PENETRATE THE FOUNDATION WALLS SHALL BE DUCTILE IRON OR SCHEDULE 40 PVC 4" SHALL EXTEND ONTO VIRGIN SOIL ON THE EXTERIOR. A 6"x4" MISSION COUPLING & FULL SIZE 6" CLEAN-OUT SHALL BE INSTALLED. ALL MISSION COUPLINGS SHALL BE NON-SHEAR TYPE.
4. 3" FULL SIZE STACK IS REQUIRED FOR WATER CLOSETS UNLESS RE-VENTED BACK TO MAIN FULL SIZED STACK WITHIN 20'.
5. FLOOR DRAIN TRAPS AND DRAINS INSTALLED BELOW A CONCRETE FLOOR OR UNDERGROUND SHALL BE NOT LESS THAN FOUR INCHES IN DIAMETER. EXCEPT BRANCH WASTE LINES ARE PERMITTED TO BE 2" IN DIAMETER FOR A MAX. OF 10'.



LEGEND

VENT

MASTIC

NOTES:

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

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

STATE OF ILLINOIS
FREDERICK E. GILMORE
EXPIRATION 11/30/26
FELLOW ARCHITECT

REV DESCRIPTION DATE
ISSUED FOR CLIENT REVIEW 02-10-26

Rick Gilmore, FALA
Fellow of the Association of Licensed Architects

GATTUSO RESIDENCE
4 E. SLADE STREET
PALATINE, IL 60067

Gilmore

FredeRick Gilmore, Architect

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

7

This drawing is copyrighted all rights reserved.



PRELIMINARY PLANNED DEVELOPMENT 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)

GWR Enterprises, Inc.

Subject Property Address

420 E Slade Street

Project Description:

Requesting an amendment to the Final Planned Development for Slade Street Crossing Subdivision. Requesting Lot 1 allow for 3 ft extra width on garage, a small porch and concrete slab to be in the west building setback, and a 4ft white picket fence to be allowed to 3ft from the sidewalk at the west property line.

All existing land uses on the property:

PUD Single Family Residential

Property acreage and proposed land use:

.6 acres

Property attributes (acreage and subdivision name):

Slade Street Crossing

ORDINANCE NO. 0-23 24

**AN ORDINANCE GRANTING FINAL PLANNED DEVELOPMENT APPROVAL FOR
37 N. PLUM GROVE ROAD**

WHEREAS, upon petition of owners of said property, a Public Hearing was held by the Planning & Zoning Commission of the Village of Palatine on February 27, 2024, and in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, and said Planning & Zoning Commission, having made its findings in a report to the Mayor and Village Council of the Village of Palatine regarding a request for a Final Planned Development to permit a 5-lot single-family residential development, on the following legally described property:

LOTS 6 AND 7 IN BLOCK "G" IN THE VILLAGE OF PALATINE, ILLINOIS ACCORDING TO THE MAP OF JOEL WOOD'S SUBDIVISION IN SECTIONS 14, 15, 22 AND 23 IN TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, RECORDED ON DECEMBER 7, 1855 IN BOOK 98 OF MAPS ON PAGE 28.

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and Village Council of the Village of Palatine, Cook County, Illinois, acting in the exercise of their home rule power:

SECTION 1: That the Preliminary and Final Planned Development is hereby approved to permit a 5-lot single-family residential development, subject to the following conditions:

- 1. The development shall substantially conform to the engineering plans by Spies and Associates, last revised on 9/27/23, the architectural plans by Gilmore and submitted elevations, and the landscaping plans by Dickson Design Studio, except as such plans may be changed to conform to Village Codes and Ordinances.**
- 2. The Final Engineering Plans shall be submitted in a manner acceptable to the Village Engineer.**
- 3. The Final Landscaping and Screening Plan shall be revised in a manner acceptable to the Director of Planning and Zoning and shall include additional landscaping on the north side of the property.**

4. The HOA declarations shall be submitted in a manner acceptable to the Village Attorney and Director of Planning and Zoning.
5. In conjunction with the building permit application, a construction management plan shall be submitted in a manner acceptable to Village and shall outline the proposed development schedule, identify the material delivery routes, and proposed parking areas for the contractors.
6. A \$50,000 Planned Development letter of credit shall be submitted in a manner acceptable to the Director of Planning and Zoning and Village Engineer.

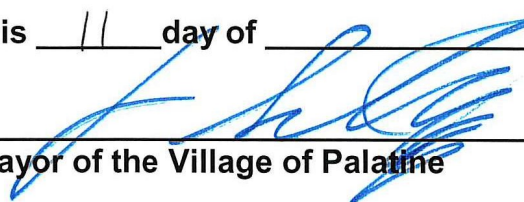
SECTION 2: That a copy of the public notice, be attached hereto and form a part of this ordinance.

SECTION 3: This ordinance shall be in full force and effect upon passage and approval as provided by law.

PASSED: This 11 day of March, 2024

AYES: 6 NAYS: 0 ABSENT: 0 PASS: 0

APPROVED by me this 11 day of March, 2024



Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk

this 11 day of March, 2024



Village Clerk

SLADE STREET CROSSING

PLAN 519

PALATINE, ILLINOIS 60067

ARCHITECT CONTACT

BLAKE CZAR

847/877-3507

BUILDER

GWR BUILDERS

847/209-1214

DATE PAGES REVISED

DATE	PAGES	REVISED
09/12/14	1	ISSUED FOR PERMIT

CODES

APPLICABLE BUILDING CODES

- 2015 INTERNATIONAL RESIDENTIAL CODE W/ AMENDMENTS
- EXISTING BUILDINGS AND STRUCTURES, APPENDIX J
- 2015 INTERNATIONAL MECHANICAL CODE W/ AMENDMENTS
- 2015 INTERNATIONAL FUEL GAS CODE
- 2018 INTERNATIONAL ENERGY CONSERVATION CODE
- 2017 NATIONAL ELECTRICAL CODE W/ AMENDMENTS
- 2014 ILLINOIS PLUMBING CODE W/ AMENDMENTS
- VILLAGE OF PALATINE CODE OF ORDINANCES

OCCUPANCY

R3 - RESIDENTIAL

CLIMATIC AND GEOGRAPHICAL DESIGN CRITERIA

Ground Snow Load: 30 psf
Wind Speed: 90 mph - 3 second gust
Seismic Category: A
Weathering: Severe
Frost Line Depth: 48"
Termite - Moderate
Winter Design temp: -4 F
Ice Barrier Underlayment Required: Yes
Air Freezing Index: 1750
Mean Annual temp: 50 F

PLUMBING FIXTURE COUNT	FIXTURE	MIN. INCHES	MAX. INCHES	FIXTURES
WATER CLOSETS	3	3	4	1
TOILETS	2	1	2	1
BATH TUBS	2	2	2	1
BATHING SINKS	1	2	4	1
KITCHEN SINK	1	2	2	1
LAUNDRY SINK	1	1	1	1
DISHWASHER	1	1	1	1
LAUNDRY MACHINES	2	2	2	1
WASHERS	2	2	2	1

DESIGN LOADS

Roof: Live Load
Dead Load
Wind: Bearing Capacity
Bearing Capacity - SEVERE AREAS

40 PSF Minimum
10 PSF Minimum
20 PSF Minimum
3,000 PSF Minimum
3,000 PSF Minimum

DISTRIBUTIVE LIVE LOADS

ATTICS w/ LIMITED STORAGE
ATTICS w/o STORAGE
ATTICS HABITABLE
DECKS
EXTERIOR BALCONIES
GARAGES AND HANDICAPS
ROOMS OTHER THAN SLEEPING
SLEEPING ROOMS
STAIRS

20 P.S.F.
10 P.S.F.
40 P.S.F.
60 P.S.F.
80 P.S.F.
200 P.S.F.
40 P.S.F.
40 P.S.F.
40 P.S.F.

SHEET INDEX

- COVER SHEET
- FRONT & RIGHT SIDE ELEVATIONS/LV SCHEDULE
- 2A REAR & LEFT SIDE ELEVATION
- 2B OPTIONAL ELEVATIONS
- FOUNDATION PLAN
- 3A OPTIONAL SLAB ON GRADE
- FIRST FLOOR PLAN
- 5 SECOND FLOOR PLAN / ROOF PLAN
- FIRST FLOOR ELECTRICAL PLAN
- 7 SECOND FLOOR ELECTRICAL PLAN
- MALL SECTIONS
- DETAILS / RISER DIAGRAMS
- SPECIFICATIONS

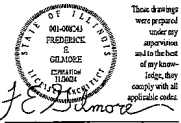
ABBREVIATIONS

ADH	ADHESIVE	INS	INSULATING
ADJ	ADJUSTABLE	INT	INTERIOR
ADJH	ADJUSTABLE SHELF	JNT	JOINT
A/C	AIR CONDITIONING	JST	JOIST
ALT.	ALTERNATE	LAM PLAS	LAMINATED PLASTIC
L	STEEL ANGLE	LL	LIVE LOAD
ANIL	ANILING	N OPS	NAGSORY OPENING
BRK	BRICK	MATL	MATERIAL
BH	BEAM	MC	MEDICINE CABINET
BRL	BEARING	NIL	NEVAL
CBMT	CASCHMENT	KTS.	NOT TO SCALE
CLS	CEILING	O.C.	ON CENTER
CL	CENTER LINE	OPS	OPENING
C	STEEL CHANNEL	O.H.	OVERHEAD
CLD	CLOSET	PET	PLUGGED AND TOP SANDED
PUS	POLE AND SHELF	PG	PIECES
COL	COLUMN	PL	PLATE
CONC	CONCRETE	PLYMD	PLYWOOD
CONST	CONSTRUCTION	PS.F.	FOUNDS PER SQUARE FOOT
C.J.	CONTROL JOINT	P.S.I.	POUNDS PER SQUARE INCH
CONT	CONTINUOUS	REINF	REINFORCED
CO	CASED OPENING	R	RISERS
CI	CAST IRON	RO	ROUGH OPENING
CRS	COURSES	RS	ROUGH SAWN
DL	DEAD LOAD	SH	SHELF
DTL	DETAIL	S.C.	SOLID CORE
DIA	DIAMETER	SRT. MIL	SHEET METAL
DIM	DIMENSION	SH	SIMILAR
DM	DISHWASHER	SED	SLEDS GLASS DOOR
DH	DOUBLE HUNG	STD	STANDARD
DS	DOWNSPATT	ST	STEEL
EA	EACH	TEMP	TEMPERED
EG	EQUAL	THLD	THRESHOLD
EXP	EXPANSION	T&G	TONGUE AND GROOVE
EXT	EXTERIOR	T	TREADS
FIN	FINISHED	T/	TOP OF
FP	FIREPLACE	UC	UNDER CABINET
FL	FLOOR	WC	WATER CABINET
FD	FLOOR DRAIN	WH	WATER HEATER
FTS	FOOTING	W.P.	WEATHER PROOF
FR	FOUNDATION	WLS	WEATHER STRIPPING
GAUV	GALVANIZED	WF	WIDE FLANGE
GL	GLASS	WU	WOOD
GYP. BD.	GYPHUM BOARD	WU	WROUGHT IRON
HGT	HEIGHT	WU	WROUGHT IRON
HM	HOLLOW METAL	WU	WROUGHT IRON
HC	HOLLOW CORE	WU	WROUGHT IRON

FLOOR JOIST SPANS - TABLE R502.3(2)	RESIDENTIAL LIVING AREAS (LIVE LOAD = 40 PSF)
JOIST SPACING (SPECS & GRADE)	(DEPT 1065) = 10 PSF
12"	16'-10" MAX. SPAN
14"	17'-0" MAX. SPAN
16"	17'-2" MAX. SPAN
18"	17'-4" MAX. SPAN

SYMBOLS

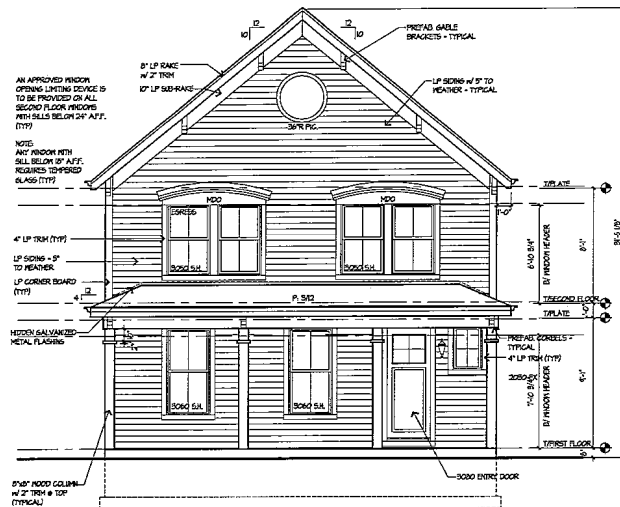
	DETAIL SECTION MARK
	DETAIL NUMBER
	SHEET NUMBER
	DIRECTION OF DETAIL
	ELEVATION TAG
	SHEET NUMBER
	ELEVATION NUMBER
	FROST PROOF HOSE BIB
	FLOOR DRAIN
	DIMENSIONAL LUMBER
	BATT INSULATION
	LOAD BEARING STUD WALL
	BRICK (SECTION)
	DRYVIT/E.F.S. (SECTION)
	CONCRETE (SECTION)
	STEEL
	EARTH
	GRAVEL OR SAND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



REV	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	09/12/14

Rick Gilmore, P.E.
Fellow of the Association of Licensed Architects
SLADE STREET CROSSING
PLAN 519
PALATINE, IL 60067

Gilmore
Frederick Gilmore, Architect
3439 Galant Fox Drive
Bryn Mawr, IL 60154
847.211.5676
www.gilmorearchitects.com



FRONT ELEVATION

SCALE: 1/4" = 1'-0"
NOTE: TOP OF FOUNDATION IS TO BE A MINIMUM OF 8" ABOVE FINISH GRADE (TYPICAL)

INSTALL NUMBERS OR ADDRESS PLANTY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY (E.G. 1000). TYPICAL 4" X 4" HIGH HANDS, COLOR CONTRASTING WITH A BACKGROUND.

NOTE: FOUNDATION SHALL BE LISTED AND LABELED BY PERM. MAX. AIR INFILTRATION OF WINDOWS, DOORS, AND SLUING DOORS IS 0.3 CFM/SQ. FT. MAX. AIR INFILTRATION OF SLUING DOORS IS 0.5 CFM/SQ. FT.

LIGHT & VENTILATION SCHEDULE						
ROOM NAME	AREA	LIGHT		VENT		MECH CFM
		REQ.	ACT.	REQ.	ACT.	
KITCHEN/DINING	175 SF.	15.8	65.4	6.4	34.2	—
DINING ROOM	180 SF.	16.0	50.0	5.5	15.4	—
LIVING ROOM	266 SF.	21.5	38.4	10.7	15.2	—
MASTER BEDROOM	140 SF.	15.5	30.8	14	15.4	—
MASTER BATH	65 SF.	—	20.8	—	10.3	—
POWER ROOM	35 SF.	—	—	—	—	38 CFM 100 CFM
BEDROOM #2	86 SF.	10.8	30.2	3.4	15.1	—
BEDROOM #3	86 SF.	14.2	26.4	11	15.2	—
FLEX ROOM	183 SF.	14.6	36.4	13	15.2	—
FLEX ROOM 2	122 SF.	8.2	36.6	41	15.2	—
BATH	72 SF.	—	—	—	—	41 CFM 100 CFM

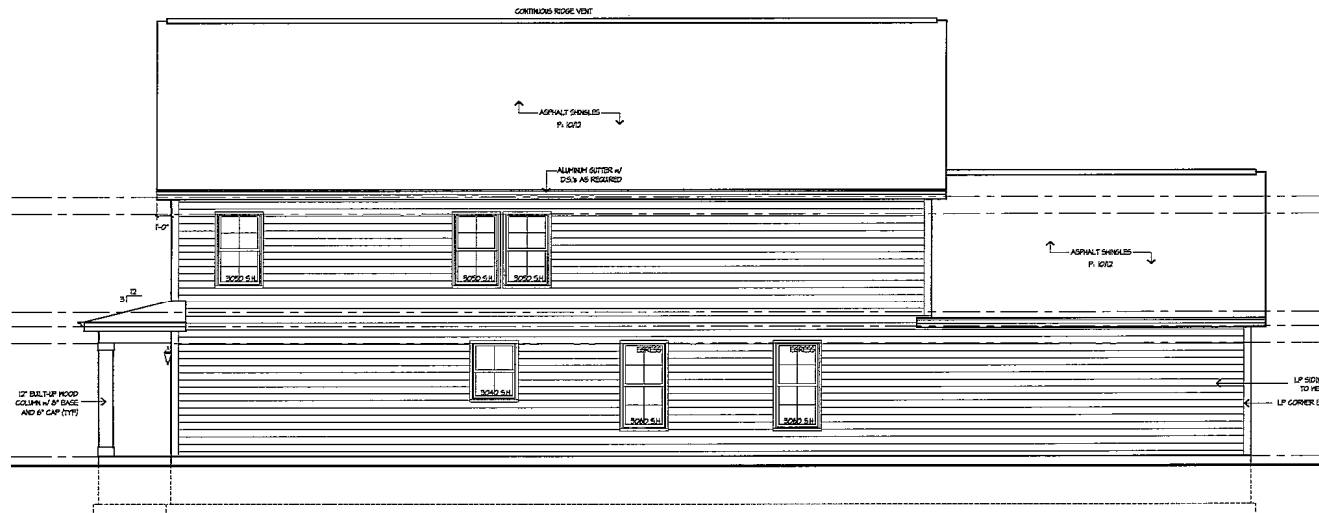
ELEVATION NOTES:

- DO NOT SCALE DRAWINGS
 - PROVIDE SPARK BLOCKS AT ALL DOWN SPOUTS DISCHARGING AT GRADE. NOT TO DISCHARGE ACROSS PAUL-HAY
 - PROVIDE DRAIN CAPS AT ALL ROOFS AND DOORS
 - ALL ROOF SCALES TO BE SHEARED BY BUILDING PAPER AND SHINGLES
 - REFER TO FLOOR PLANS FOR DOOR SIZES
 - ROOM SIZES ARE AS PER ELEVATIONS. ROOM PER TO VERIFY ALL ROOMS HAVE EXCESS ROOM
 - ROOF VENTS TO BE SCREENED AND BALANCED BRINE AND EXHAUST
 - PROVIDE 2" FLASHING ALONG ALL HORIZONTAL TRIM
 - PROVIDE GALV. METAL FLASHING AT ALL ROOF AND WALL INTERSECTIONS
 - FIREPLACE FLUE TO BE MIN. 2'-0" ABOVE ANY ROOF SURFACE WITH 12'-0" HORIZONTALLY, MIN. 3'-0" PENETRATION ABOVE ROOF
 - SAFETY GLAZING AT ENTRY/DOORS, BELL HEIGHTS BELOW 6'-0" EXT. DOORS AND WINDOWS IN 24" OF DOOR (AS PER GOVERNING CODES)
- EXTERIOR FINISH MATERIALS:
- TYPICAL ROOFING WILL BE ARCHITECTURAL GRADE 30 YEAR ASPHALT SHINGLES
 - TYPICAL - ALUMINUM GUTTERS W/ DOWN SPOUTS OVER 18" PITCH AND WITH 1/2" FREEZE BOARD UNLESS OTHERWISE NOTED
 - 32 ON 18" RAKE BOARD TYPICAL
 - TYPICAL SIDING - 1" X 6" EXPOSED
 - TYPICAL TRIM - 1" X 6"
 - ALL EYE AND RAKE OVERHANGS ARE 1'-0" UNLESS OTHERWISE NOTED

STANDARD ELEVATION NOTES

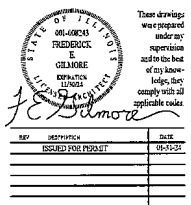
- 30 YEAR ARCHITECTURAL GRADE ASPHALT SHINGLES
- ALUMINUM GUTTERS AND DOWNSPUTS OVER ALUMINUM FLASHING
- 1" X 6" SIDING W/ INTERNAL VENT
- SHEET METAL FLASHING OVER WINDOWS, DOORS AND ROOF TRIM
- SHEET METAL FLASHING AT ALL ROOF AND WALL INTERSECTIONS
- 1/2" FREEZE BOARD OVER 18" PITCH
- ALL RAKE AND OVERHANGS ARE 1'-0" UNLESS OTHERWISE NOTED
- REFER TO ELEVATIONS AND ROOF PLAN FOR OVERHANGS

INDICATES LP SHARPSIDE SIDING
ROOF GALVANIZED METAL FLASHING
NOTE: ALL ROOM SIZES ARE "APPROXIMATE" SINGLE HANG - OR AN APPROVED EQUAL



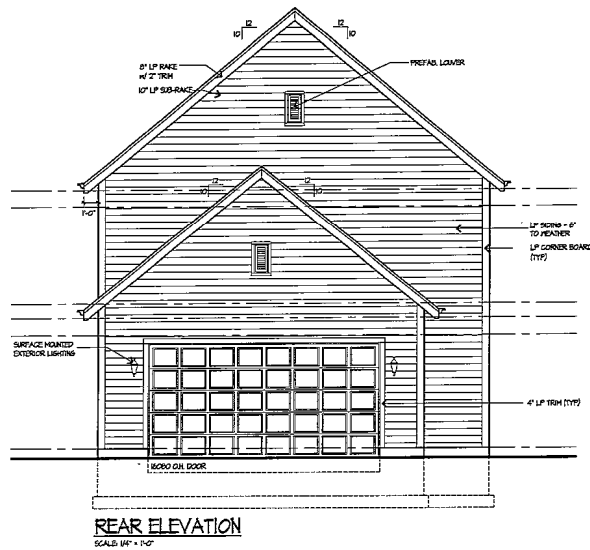
RIGHT ELEVATION

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

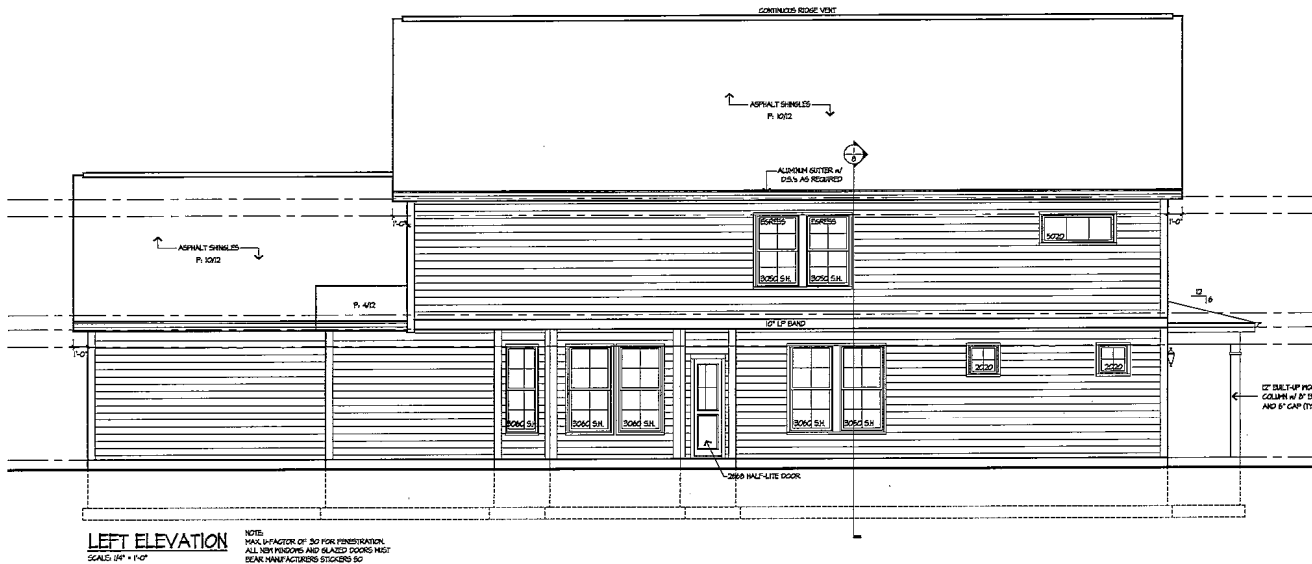


Rick Gilmore, FALA
Member of the Association of Licensed Architects
SLADE STREET CROSSING
PLAN 519
PALATINE, IL 60067

Gilmore
Frederick Gilmore, Architect
3489 Gallant Fox Drive
Evanston, IL 60204
541.421.8676
email: gilmorearchitect@gmail.com
www.gilmorearchitect.com

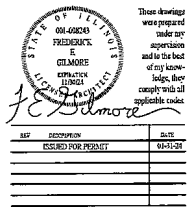


- ELEVATION NOTES:**
- DO NOT SCALE DRAWINGS
 - PROVIDE SPLASH BLOCKS AT ALL DOWN SPOUTS DISCHARGING AT GRADE (NOT TO DISCHARGE ACROSS PAVEMENT)
 - PROVIDE DRAIN COPS AT ALL WINDOWS AND DOORS
 - ALL ROOF SADDLES TO BE SHEATHED W/ BUILDING PAPER AND SHINGLES
 - REFER TO FLOOR PLANS FOR DOOR SIZES
 - WINDOW SIZES ARE AS PER ELEVATIONS. WINDOW KER TO VERIFY ALL BEDROOMS HAVE EGRESS WINDOW
 - ROOF VENTS TO BE GORDED AND BALANCED INTAKE AND EXHAUST
 - PROVIDE 2\"/>
- EXTERIOR FINISH MATERIALS:**
- TYPICAL ROOFING WILL BE ARCHITECTURAL GRADE 30 YEAR ASPHALT SHINGLES
 - TYPICAL - ALUMINUM SIDINGS W/ DOWN SPOUTS OVER DOB FASCIA AND WITH SMO PRESSURE BOARD UNLESS OTHERWISE NOTED
 - DOOR ON DOB RAKE BOARD TYPICAL
 - TYPICAL SIDING - 1\"/>



LEFT ELEVATION
SCALE: 1/4\"/>

NOTE:
MAX. IN FACTOR OF .30 FOR PENETRATION.
ALL NEW WINDOWS AND GLAZED DOORS MUST
BEAR MANUFACTURER'S STICKERS SO
COMPLIANCE CAN BE CONFIRMED BY INSPECTOR.



Frederick Gilmore, F.A.S.A.
Fellow of the American Institute of Architects
SLADE STREET CROSSING
PLAN 519
PALATINE, IL 60067

Gilmore
Frederick Gilmore, Architect
3489 Gallant Fox Drive
Evanston, IL 60204
847.431.8676
email: gilmorearch@icloud.com
www.gilmorearchitects.com
2A
This drawing is copyrighted and all rights reserved.



FRONT ELEVATION OPTION "A"
SCALE: 1/4" = 1'-0"



FRONT ELEVATION OPTION "B"
SCALE: 1/4" = 1'-0"



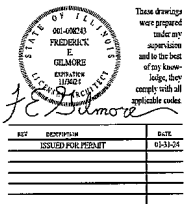
FRONT ELEVATION OPTION "C"
SCALE: 1/4" = 1'-0"



FRONT ELEVATION "D"
SCALE: 1/4" = 1'-0"

ELEVATION NOTES:

- DO NOT SCALE DRAWINGS
 1. PROVIDE FLASH BLOCKS AT ALL DOWN SPOUTS DISCHARGING AT GRADE. NOT TO DISCHARGE ACROSS HAUL-PAV
 2. PROVIDE Drip Caps AT ALL PORCHES AND DOORS
 3. ALL ROOF SADDLES TO BE SHEATHED W/ BUILDING PAPER AND SHINGLES
 4. REFER TO FLOOR PLANS FOR DOOR SIZES
 5. PORCH SIZES ARE AS PER ELEVATIONS. WINDOW SIZES TO VERIFY ALL BEDROOMS HAVE EGRESS WINDOW
 6. ROOF VENTS TO BE SCREENED AND BALANCED INTAKE AND EXHAUST
 7. PROVIDE 12" FLASHING ALONG ALL HORIZONTAL TEAK
 8. PROVIDE GALV. METAL FLASHING AT ALL ROOF AND WALL INTERSECTIONS
 9. FLASHING TILE TO BE MIN. 2'-0" ABOVE ANY ROOF SURFACE WITH 12"-0" HORIZONTALLY, MIN. 3'-0" PENETRATION ABOVE ROOF.
 10. SAFETY GLAZING AT BATHROOMS, SILL HEIGHTS BELOW 6' EXC. DOORS AND WINDOWS W/ 18" X 24" DOOR (AS PER GOVERNING CODES)
- EXTERIOR FINISH MATERIALS:
1. TYPICAL ROOFING WILL BE ARCHITECTURAL GRADE 30 YEAR ASPHALT SHINGLES
 2. TYPICAL - ALUMINUM GUTTERS W/ DOWN SPOUTS OVER DSB FASCIA AND WITH 1/2" FREEZE BOARD UNLESS OTHERWISE NOTED
 3. DOOR AND RAKE BOARD TYPICAL
 4. TYPICAL SIDING - 1" X 4" EXPOSED
 5. TYPICAL TRIM - 1" X 4"
 6. ALL EYE AND RAKE OVERHANGS ARE 1'-0" UNLESS OTHERWISE NOTED.

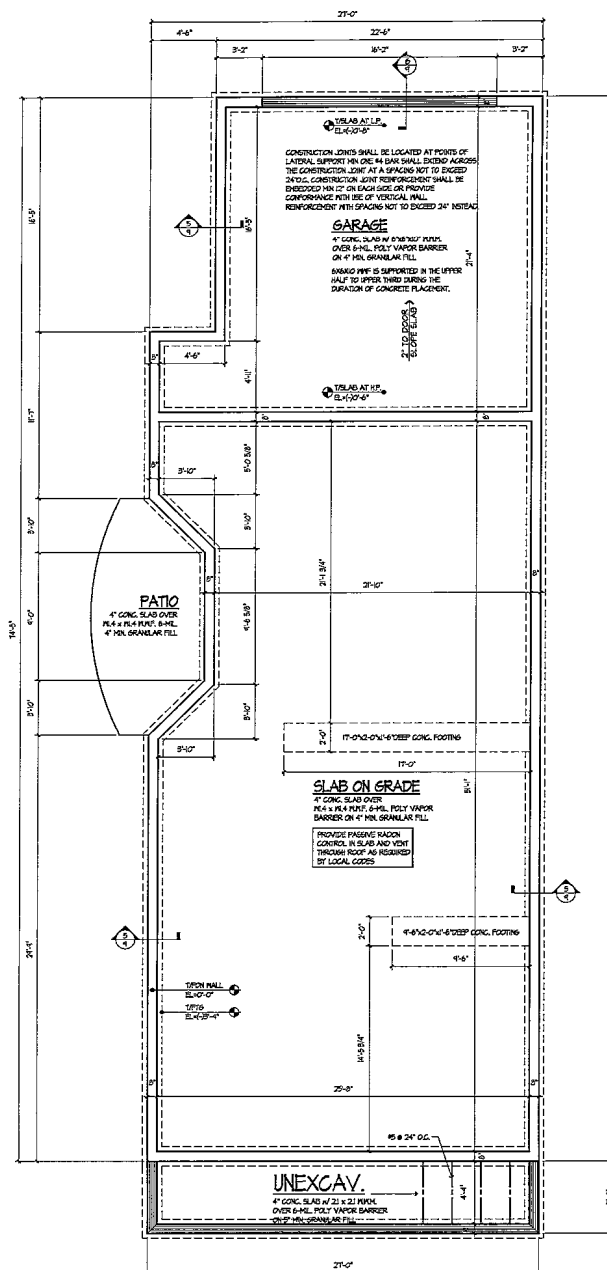


Frederick Gilmore, FALA
Fellow of the Association of Licensed Architects
SLADE STREET CROSSING
PLAN 519
PALATINE, IL 60067

Gilmore
Frederick Gilmore, Architect
3439 Gallant Fox Drive
Evanston, IL 60124
508.421.8676
email: gilmorearch@icloud.com
www.gilmorearchitects.com

2B

This drawing is copyright and all rights reserved.



NOTE:

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

REBAR NOTE:

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

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

COMPRESSIVE STRENGTH OF CONCRETE

TYPE OR LOCATION OF CONCRETE CONSTRUCTION	MIN. SPECIFIED COMPRESSIVE STRENGTH
WEATHERING POTENTIAL	
BASEMENT WALLS AND OTHER WALLS NOT EXPOSED TO THE WEATHER	2500
BASEMENT SLABS & INTERIOR SLABS ON GRADE EXCEPT GARAGE FLOOR SLABS	2500
BASEMENT WALLS, TWO WALLS EXTERIOR WALLS & OTHER VERTICAL CONC. EXPOSED TO WEATHER, TERRACES, CARPORT SLABS & STEPS EXPOSED TO THE WEATHER & GARAGE FLOOR SLABS	3000 (AIR-ENRICHED)

MECHANICAL / VENTILATION NOTES:

1. UNWAIST HOOD SYSTEMS CAPABLE OF EXHAUSTING IN EXCESS OF 400 CUBIC FEET PER HOUR SHALL BE PROVIDED WITH INCH-UP AIR AT A RATE APPROXIMATELY EQUAL TO THE EXHAUST RATE. SUCH MAKE-UP AIR SYSTEMS SHALL BE EQUIPPED WITH A MEANS IF CLOSURE AND SHALL BE AUTOMATICALLY CONTROLLED TO START AND OPERATE SIMULTANEOUSLY WITH THE EXHAUST SYSTEM.
2. SINGLE HOSE MECHANICAL VENTILATION SYSTEMS SHALL BE DESIGNED IN ACCORDANCE WITH SECTION 902.5.4 THROUGH 902.5.6.
3. SINGLE HOSE VENTILATION SYSTEM SHALL CONSIST OF ONE OR MORE SUPPLY OR EXHAUST FANS OR A COMBINATION AND ASSOCIATED DUCTS AND CONTROLS. A LOCAL EXHAUST OR SUPPLY FAN ARE PERMITTED TO SERVE SUCH A SYSTEM. OUTDOOR AIR INTAKES CONNECTED TO THE RETURN SIDE OF ALL AIR HANDLERS SHALL BE CONSIDERED TO PROVIDE SUPPLY VENTILATION.
4. SINGLE HOSE MECHANICAL VENTILATION SYSTEM SHALL BE PROVIDED WITH CONTROLS THAT ENABLE MANUAL OVERRIDE.

MULTI HOSE MECHANICAL VENTILATION SYSTEM SHALL PROVIDE OUTDOOR AIR AT A CONTINUOUS RATE OF NOT LESS THAN THAT DETERMINED IN ACCORDANCE WITH TABLE 902.5.6(4).

PROVIDE A MINIMUM SEPARATION OF 10 FEET BETWEEN THE WATER HEATER FUEL EXHAUST LOCATION AND THE COMBUSTION AIR INTAKE OPENING FOR THE FURNACE.

OUTDOOR AIR INTAKES AND EXHAUSTS SHALL HAVE AUTOMATIC OR GRAVITY SHUTTERS THAT CLOSE WHEN VENTILATION SYSTEM IS NOT OPERATING.

BASEMENT FINISH NOTES:

1. DO NOT SCALE DRAWINGS.
2. TYPICAL BASEMENT FINISH.
3. 4" CONC. SLAB W/ 8" DIA. 12" PITCH OVER 6" MIN. POLY VAPOR BARRIER OVER NO. 5 GRAVEL FILL ON COMPACTED EARTH. GARAGE SLAB.
4. 4" CONC. SLAB W/ 8" DIA. 12" PITCH OVER 6" MIN. POLY VAPOR BARRIER OVER NO. 5 GRAVEL FILL ON COMPACTED EARTH. GARAGE SLAB.
5. 4" CONC. SLAB W/ 8" DIA. 12" PITCH OVER 6" MIN. POLY VAPOR BARRIER OVER NO. 5 GRAVEL FILL ON COMPACTED EARTH. GARAGE SLAB.
6. 4" CONC. SLAB W/ 8" DIA. 12" PITCH OVER 6" MIN. POLY VAPOR BARRIER OVER NO. 5 GRAVEL FILL ON COMPACTED EARTH. GARAGE SLAB.
7. 4" CONC. SLAB W/ 8" DIA. 12" PITCH OVER 6" MIN. POLY VAPOR BARRIER OVER NO. 5 GRAVEL FILL ON COMPACTED EARTH. GARAGE SLAB.
8. 4" CONC. SLAB W/ 8" DIA. 12" PITCH OVER 6" MIN. POLY VAPOR BARRIER OVER NO. 5 GRAVEL FILL ON COMPACTED EARTH. GARAGE SLAB.
9. 4" CONC. SLAB W/ 8" DIA. 12" PITCH OVER 6" MIN. POLY VAPOR BARRIER OVER NO. 5 GRAVEL FILL ON COMPACTED EARTH. GARAGE SLAB.
10. 4" CONC. SLAB W/ 8" DIA. 12" PITCH OVER 6" MIN. POLY VAPOR BARRIER OVER NO. 5 GRAVEL FILL ON COMPACTED EARTH. GARAGE SLAB.
11. 4" CONC. SLAB W/ 8" DIA. 12" PITCH OVER 6" MIN. POLY VAPOR BARRIER OVER NO. 5 GRAVEL FILL ON COMPACTED EARTH. GARAGE SLAB.
12. 4" CONC. SLAB W/ 8" DIA. 12" PITCH OVER 6" MIN. POLY VAPOR BARRIER OVER NO. 5 GRAVEL FILL ON COMPACTED EARTH. GARAGE SLAB.
13. 4" CONC. SLAB W/ 8" DIA. 12" PITCH OVER 6" MIN. POLY VAPOR BARRIER OVER NO. 5 GRAVEL FILL ON COMPACTED EARTH. GARAGE SLAB.
14. 4" CONC. SLAB W/ 8" DIA. 12" PITCH OVER 6" MIN. POLY VAPOR BARRIER OVER NO. 5 GRAVEL FILL ON COMPACTED EARTH. GARAGE SLAB.
15. 4" CONC. SLAB W/ 8" DIA. 12" PITCH OVER 6" MIN. POLY VAPOR BARRIER OVER NO. 5 GRAVEL FILL ON COMPACTED EARTH. GARAGE SLAB.
16. 4" CONC. SLAB W/ 8" DIA. 12" PITCH OVER 6" MIN. POLY VAPOR BARRIER OVER NO. 5 GRAVEL FILL ON COMPACTED EARTH. GARAGE SLAB.
17. 4" CONC. SLAB W/ 8" DIA. 12" PITCH OVER 6" MIN. POLY VAPOR BARRIER OVER NO. 5 GRAVEL FILL ON COMPACTED EARTH. GARAGE SLAB.
18. 4" CONC. SLAB W/ 8" DIA. 12" PITCH OVER 6" MIN. POLY VAPOR BARRIER OVER NO. 5 GRAVEL FILL ON COMPACTED EARTH. GARAGE SLAB.
19. 4" CONC. SLAB W/ 8" DIA. 12" PITCH OVER 6" MIN. POLY VAPOR BARRIER OVER NO. 5 GRAVEL FILL ON COMPACTED EARTH. GARAGE SLAB.
20. 4" CONC. SLAB W/ 8" DIA. 12" PITCH OVER 6" MIN. POLY VAPOR BARRIER OVER NO. 5 GRAVEL FILL ON COMPACTED EARTH. GARAGE SLAB.
21. 4" CONC. SLAB W/ 8" DIA. 12" PITCH OVER 6" MIN. POLY VAPOR BARRIER OVER NO. 5 GRAVEL FILL ON COMPACTED EARTH. GARAGE SLAB.
22. 4" CONC. SLAB W/ 8" DIA. 12" PITCH OVER 6" MIN. POLY VAPOR BARRIER OVER NO. 5 GRAVEL FILL ON COMPACTED EARTH. GARAGE SLAB.
23. 4" CONC. SLAB W/ 8" DIA. 12" PITCH OVER 6" MIN. POLY VAPOR BARRIER OVER NO. 5 GRAVEL FILL ON COMPACTED EARTH. GARAGE SLAB.
24. 4" CONC. SLAB W/ 8" DIA. 12" PITCH OVER 6" MIN. POLY VAPOR BARRIER OVER NO. 5 GRAVEL FILL ON COMPACTED EARTH. GARAGE SLAB.
25. 4" CONC. SLAB W/ 8" DIA. 12" PITCH OVER 6" MIN. POLY VAPOR BARRIER OVER NO. 5 GRAVEL FILL ON COMPACTED EARTH. GARAGE SLAB.
26. 4" CONC. SLAB W/ 8" DIA. 12" PITCH OVER 6" MIN. POLY VAPOR BARRIER OVER NO. 5 GRAVEL FILL ON COMPACTED EARTH. GARAGE SLAB.
27. 4" CONC. SLAB W/ 8" DIA. 12" PITCH OVER 6" MIN. POLY VAPOR BARRIER OVER NO. 5 GRAVEL FILL ON COMPACTED EARTH. GARAGE SLAB.
28. 4" CONC. SLAB W/ 8" DIA. 12" PITCH OVER 6" MIN. POLY VAPOR BARRIER OVER NO. 5 GRAVEL FILL ON COMPACTED EARTH. GARAGE SLAB.
29. 4" CONC. SLAB W/ 8" DIA. 12" PITCH OVER 6" MIN. POLY VAPOR BARRIER OVER NO. 5 GRAVEL FILL ON COMPACTED EARTH. GARAGE SLAB.
30. 4" CONC. SLAB W/ 8" DIA. 12" PITCH OVER 6" MIN. POLY VAPOR BARRIER OVER NO. 5 GRAVEL FILL ON COMPACTED EARTH. GARAGE SLAB.
31. 4" CONC. SLAB W/ 8" DIA. 12" PITCH OVER 6" MIN. POLY VAPOR BARRIER OVER NO. 5 GRAVEL FILL ON COMPACTED EARTH. GARAGE SLAB.
32. 4" CONC. SLAB W/ 8" DIA. 12" PITCH OVER 6" MIN. POLY VAPOR BARRIER OVER NO. 5 GRAVEL FILL ON COMPACTED EARTH. GARAGE SLAB.
33. 4" CONC. SLAB W/ 8" DIA. 12" PITCH OVER 6" MIN. POLY VAPOR BARRIER OVER NO. 5 GRAVEL FILL ON COMPACTED EARTH. GARAGE SLAB.
34. 4" CONC. SLAB W/ 8" DIA. 12" PITCH OVER 6" MIN. POLY VAPOR BARRIER OVER NO. 5 GRAVEL FILL ON COMPACTED EARTH. GARAGE SLAB.
35. 4" CONC. SLAB W/ 8" DIA. 12" PITCH OVER 6" MIN. POLY VAPOR BARRIER OVER NO. 5 GRAVEL FILL ON COMPACTED EARTH. GARAGE SLAB.
36. 4" CONC. SLAB W/ 8" DIA. 12" PITCH OVER 6" MIN. POLY VAPOR BARRIER OVER NO. 5 GRAVEL FILL ON COMPACTED EARTH. GARAGE SLAB.
37. 4" CONC. SLAB W/ 8" DIA. 12" PITCH OVER 6" MIN. POLY VAPOR BARRIER OVER NO. 5 GRAVEL FILL ON COMPACTED EARTH. GARAGE SLAB.
38. 4" CONC. SLAB W/ 8" DIA. 12" PITCH OVER 6" MIN. POLY VAPOR BARRIER OVER NO. 5 GRAVEL FILL ON COMPACTED EARTH. GARAGE SLAB.
39. 4" CONC. SLAB W/ 8" DIA. 12" PITCH OVER 6" MIN. POLY VAPOR BARRIER OVER NO. 5 GRAVEL FILL ON COMPACTED EARTH. GARAGE SLAB.
40. 4" CONC. SLAB W/ 8" DIA. 12" PITCH OVER 6" MIN. POLY VAPOR BARRIER OVER NO. 5 GRAVEL FILL ON COMPACTED EARTH. GARAGE SLAB.
41. 4" CONC. SLAB W/ 8" DIA. 12" PITCH OVER 6" MIN. POLY VAPOR BARRIER OVER NO. 5 GRAVEL FILL ON COMPACTED EARTH. GARAGE SLAB.
42. 4" CONC. SLAB W/ 8" DIA. 12" PITCH OVER 6" MIN. POLY VAPOR BARRIER OVER NO. 5 GRAVEL FILL ON COMPACTED EARTH. GARAGE SLAB.
43. 4" CONC. SLAB W/ 8" DIA. 12" PITCH OVER 6" MIN. POLY VAPOR BARRIER OVER NO. 5 GRAVEL FILL ON COMPACTED EARTH. GARAGE SLAB.
44. 4" CONC. SLAB W/ 8" DIA. 12" PITCH OVER 6" MIN. POLY VAPOR BARRIER OVER NO. 5 GRAVEL FILL ON COMPACTED EARTH. GARAGE SLAB.
45. 4" CONC. SLAB W/ 8" DIA. 12" PITCH OVER 6" MIN. POLY VAPOR BARRIER OVER NO. 5 GRAVEL FILL ON COMPACTED EARTH. GARAGE SLAB.
46. 4" CONC. SLAB W/ 8" DIA. 12" PITCH OVER 6" MIN. POLY VAPOR BARRIER OVER NO. 5 GRAVEL FILL ON COMPACTED EARTH. GARAGE SLAB.
47. 4" CONC. SLAB W/ 8" DIA. 12" PITCH OVER 6" MIN. POLY VAPOR BARRIER OVER NO. 5 GRAVEL FILL ON COMPACTED EARTH. GARAGE SLAB.
48. 4" CONC. SLAB W/ 8" DIA. 12" PITCH OVER 6" MIN. POLY VAPOR BARRIER OVER NO. 5 GRAVEL FILL ON COMPACTED EARTH. GARAGE SLAB.
49. 4" CONC. SLAB W/ 8" DIA. 12" PITCH OVER 6" MIN. POLY VAPOR BARRIER OVER NO. 5 GRAVEL FILL ON COMPACTED EARTH. GARAGE SLAB.
50. 4" CONC. SLAB W/ 8" DIA. 12" PITCH OVER 6" MIN. POLY VAPOR BARRIER OVER NO. 5 GRAVEL FILL ON COMPACTED EARTH. GARAGE SLAB.
51. 4" CONC. SLAB W/ 8" DIA. 12" PITCH OVER 6" MIN. POLY VAPOR BARRIER OVER NO. 5 GRAVEL FILL ON COMPACTED EARTH. GARAGE SLAB.
52. 4" CONC. SLAB W/ 8" DIA. 12" PITCH OVER 6" MIN. POLY VAPOR BARRIER OVER NO. 5 GRAVEL FILL ON COMPACTED EARTH. GARAGE SLAB.
53. 4" CONC. SLAB W/ 8" DIA. 12" PITCH OVER 6" MIN. POLY VAPOR BARRIER OVER NO. 5 GRAVEL FILL ON COMPACTED EARTH. GARAGE SLAB.
54. 4" CONC. SLAB W/ 8" DIA. 12" PITCH OVER 6" MIN. POLY VAPOR BARRIER OVER NO. 5 GRAVEL FILL ON COMPACTED EARTH. GARAGE SLAB.
55. 4" CONC. SLAB W/ 8" DIA. 12" PITCH OVER 6" MIN. POLY VAPOR BARRIER OVER NO. 5 GRAVEL FILL ON COMPACTED EARTH. GARAGE SLAB.
56. 4" CONC. SLAB W/ 8" DIA. 12" PITCH OVER 6" MIN. POLY VAPOR BARRIER OVER NO. 5 GRAVEL FILL ON COMPACTED EARTH. GARAGE SLAB.
57. 4" CONC. SLAB W/ 8" DIA. 12" PITCH OVER 6" MIN. POLY VAPOR BARRIER OVER NO. 5 GRAVEL FILL ON COMPACTED EARTH. GARAGE SLAB.
58. 4" CONC. SLAB W/ 8" DIA. 12" PITCH OVER 6" MIN. POLY VAPOR BARRIER OVER NO. 5 GRAVEL FILL ON COMPACTED EARTH. GARAGE SLAB.
59. 4" CONC. SLAB W/ 8" DIA. 12" PITCH OVER 6" MIN. POLY VAPOR BARRIER OVER NO. 5 GRAVEL FILL ON COMPACTED EARTH. GARAGE SLAB.
60. 4" CONC. SLAB W/ 8" DIA. 12" PITCH OVER 6" MIN. POLY VAPOR BARRIER OVER NO. 5 GRAVEL FILL ON COMPACTED EARTH. GARAGE SLAB.
61. 4" CONC. SLAB W/ 8" DIA. 12" PITCH OVER 6" MIN. POLY VAPOR BARRIER OVER NO. 5 GRAVEL FILL ON COMPACTED EARTH. GARAGE SLAB.
62. 4" CONC. SLAB W/ 8" DIA. 12" PITCH OVER 6" MIN. POLY VAPOR BARRIER OVER NO. 5 GRAVEL FILL ON COMPACTED EARTH. GARAGE SLAB.
63. 4" CONC. SLAB W/ 8" DIA. 12" PITCH OVER 6" MIN. POLY VAPOR BARRIER OVER NO. 5 GRAVEL FILL ON COMPACTED EARTH. GARAGE SLAB.
64. 4" CONC. SLAB W/ 8" DIA. 12" PITCH OVER 6" MIN. POLY VAPOR BARRIER OVER NO. 5 GRAVEL FILL ON COMPACTED EARTH. GARAGE SLAB.
65. 4" CONC. SLAB W/ 8" DIA. 12" PITCH OVER 6" MIN. POLY VAPOR BARRIER OVER NO. 5 GRAVEL FILL ON COMPACTED EARTH. GARAGE SLAB.
66. 4" CONC. SLAB W/ 8" DIA. 12" PITCH OVER 6" MIN. POLY VAPOR BARRIER OVER NO. 5 GRAVEL FILL ON COMPACTED EARTH. GARAGE SLAB.
67. 4" CONC. SLAB W/ 8" DIA. 12" PITCH OVER 6" MIN. POLY VAPOR BARRIER OVER NO. 5 GRAVEL FILL ON COMPACTED EARTH. GARAGE SLAB.
68. 4" CONC. SLAB W/ 8" DIA. 12" PITCH OVER 6" MIN. POLY VAPOR BARRIER OVER NO. 5 GRAVEL FILL ON COMPACTED EARTH. GARAGE SLAB.
69. 4" CONC. SLAB W/ 8" DIA. 12" PITCH OVER 6" MIN. POLY VAPOR BARRIER OVER NO. 5 GRAVEL FILL ON COMPACTED EARTH. GARAGE SLAB.
70. 4" CONC. SLAB W/ 8" DIA. 12" PITCH OVER 6" MIN. POLY VAPOR BARRIER OVER NO. 5 GRAVEL FILL ON COMPACTED EARTH. GARAGE SLAB.
71. 4" CONC. SLAB W/ 8" DIA. 12" PITCH OVER 6" MIN. POLY VAPOR BARRIER OVER NO. 5 GRAVEL FILL ON COMPACTED EARTH. GARAGE SLAB.
72. 4" CONC. SLAB W/ 8" DIA. 12" PITCH OVER 6" MIN. POLY VAPOR BARRIER OVER NO. 5 GRAVEL FILL ON COMPACTED EARTH. GARAGE SLAB.
73. 4" CONC. SLAB W/ 8" DIA. 12" PITCH OVER 6" MIN. POLY VAPOR BARRIER OVER NO. 5 GRAVEL FILL ON COMPACTED EARTH. GARAGE SLAB.
74. 4" CONC. SLAB W/ 8" DIA. 12" PITCH OVER 6" MIN. POLY VAPOR BARRIER OVER NO. 5 GRAVEL FILL ON COMPACTED EARTH. GARAGE SLAB.
75. 4" CONC. SLAB W/ 8" DIA. 12" PITCH OVER 6" MIN. POLY VAPOR BARRIER OVER NO. 5 GRAVEL FILL ON COMPACTED EARTH. GARAGE SLAB.
76. 4" CONC. SLAB W/ 8" DIA. 12" PITCH OVER 6" MIN. POLY VAPOR BARRIER OVER NO. 5 GRAVEL FILL ON COMPACTED EARTH. GARAGE SLAB.
77. 4" CONC. SLAB W/ 8" DIA. 12" PITCH OVER 6" MIN. POLY VAPOR BARRIER OVER NO. 5 GRAVEL FILL ON COMPACTED EARTH. GARAGE SLAB.
78. 4" CONC. SLAB W/ 8" DIA. 12" PITCH OVER 6" MIN. POLY VAPOR BARRIER OVER NO. 5 GRAVEL FILL ON COMPACTED EARTH. GARAGE SLAB.
79. 4" CONC. SLAB W/ 8" DIA. 12" PITCH OVER 6" MIN. POLY VAPOR BARRIER OVER NO. 5 GRAVEL FILL ON COMPACTED EARTH. GARAGE SLAB.
80. 4" CONC. SLAB W/ 8" DIA. 12" PITCH OVER 6" MIN. POLY VAPOR BARRIER OVER NO. 5 GRAVEL FILL ON COMPACTED EARTH. GARAGE SLAB.
81. 4" CONC. SLAB W/ 8" DIA. 12" PITCH OVER 6" MIN. POLY VAPOR BARRIER OVER NO. 5 GRAVEL FILL ON COMPACTED EARTH. GARAGE SLAB.
82. 4" CONC. SLAB W/ 8" DIA. 12" PITCH OVER 6" MIN. POLY VAPOR BARRIER OVER NO. 5 GRAVEL FILL ON COMPACTED EARTH. GARAGE SLAB.
83. 4" CONC. SLAB W/ 8" DIA. 12" PITCH OVER 6" MIN. POLY VAPOR BARRIER OVER NO. 5 GRAVEL FILL ON COMPACTED EARTH. GARAGE SLAB.
84. 4" CONC. SLAB W/ 8" DIA. 12" PITCH OVER 6" MIN. POLY VAPOR BARRIER OVER NO. 5 GRAVEL FILL ON COMPACTED EARTH. GARAGE SLAB.
85. 4" CONC. SLAB W/ 8" DIA. 12" PITCH OVER 6" MIN. POLY VAPOR BARRIER OVER NO. 5 GRAVEL FILL ON COMPACTED EARTH. GARAGE SLAB.
86. 4" CONC. SLAB W/ 8" DIA. 12" PITCH OVER 6" MIN. POLY VAPOR BARRIER OVER NO. 5 GRAVEL FILL ON COMPACTED EARTH. GARAGE SLAB.
87. 4" CONC. SLAB W/ 8" DIA. 12" PITCH OVER 6" MIN. POLY VAPOR BARRIER OVER NO. 5 GRAVEL FILL ON COMPACTED EARTH. GARAGE SLAB.
88. 4" CONC. SLAB W/ 8" DIA. 12" PITCH OVER 6" MIN. POLY VAPOR BARRIER OVER NO. 5 GRAVEL FILL ON COMPACTED EARTH. GARAGE SLAB.
89. 4" CONC. SLAB W/ 8" DIA. 12" PITCH OVER 6" MIN. POLY VAPOR BARRIER OVER NO. 5 GRAVEL FILL ON COMPACTED EARTH. GARAGE SLAB.
90. 4" CONC. SLAB W/ 8" DIA. 12" PITCH OVER 6" MIN. POLY VAPOR BARRIER OVER NO. 5 GRAVEL FILL ON COMPACTED EARTH. GARAGE SLAB.
91. 4" CONC. SLAB W/ 8" DIA. 12" PITCH OVER 6" MIN. POLY VAPOR BARRIER OVER NO. 5 GRAVEL FILL ON COMPACTED EARTH. GARAGE SLAB.
92. 4" CONC. SLAB W/ 8" DIA. 12" PITCH OVER 6" MIN. POLY VAPOR BARRIER OVER NO. 5 GRAVEL FILL ON COMPACTED EARTH. GARAGE SLAB.
93. 4" CONC. SLAB W/ 8" DIA. 12" PITCH OVER 6" MIN. POLY VAPOR BARRIER OVER NO. 5 GRAVEL FILL ON COMPACTED EARTH. GARAGE SLAB.
94. 4" CONC. SLAB W/ 8" DIA. 12" PITCH OVER 6" MIN. POLY VAPOR BARRIER OVER NO. 5 GRAVEL FILL ON COMPACTED EARTH. GARAGE SLAB.
95. 4" CONC. SLAB W/ 8" DIA. 12" PITCH OVER 6" MIN. POLY VAPOR BARRIER OVER NO. 5 GRAVEL FILL ON COMPACTED EARTH. GARAGE SLAB.
96. 4" CONC. SLAB W/ 8" DIA. 12" PITCH OVER 6" MIN. POLY VAPOR BARRIER OVER NO. 5 GRAVEL FILL ON COMPACTED EARTH. GARAGE SLAB.
97. 4" CONC. SLAB W/ 8" DIA. 12" PITCH OVER 6" MIN. POLY VAPOR BARRIER OVER NO. 5 GRAVEL FILL ON COMPACTED EARTH. GARAGE SLAB.
98. 4" CONC. SLAB W/ 8" DIA. 12" PITCH OVER 6" MIN. POLY VAPOR BARRIER OVER NO. 5 GRAVEL FILL ON COMPACTED EARTH. GARAGE SLAB.
99. 4" CONC. SLAB W/ 8" DIA. 12" PITCH OVER 6" MIN. POLY VAPOR BARRIER OVER NO. 5 GRAVEL FILL ON COMPACTED EARTH. GARAGE SLAB.
100. 4" CONC. SLAB W/ 8" DIA. 12" PITCH OVER 6" MIN. POLY VAPOR BARRIER OVER NO. 5 GRAVEL FILL ON COMPACTED EARTH. GARAGE SLAB.



REV	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	01-11-24

Frederic R. Gilmore, F.A.S.A.
Fellow of the American Institute of Architects

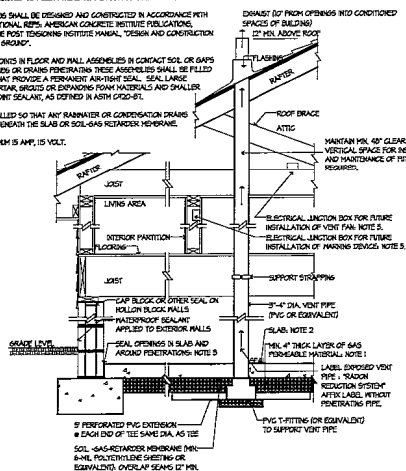
SLADE STREET CROSSING
PLAN S19
PALATINE, IL 60067

Gilmore
Frederic R. Gilmore, Architect
3489 Galtail Fox Drive
Evanston, IL 60124
847-421-1070
email: gilmorearch@aol.com
www.gilmorearchitect.com

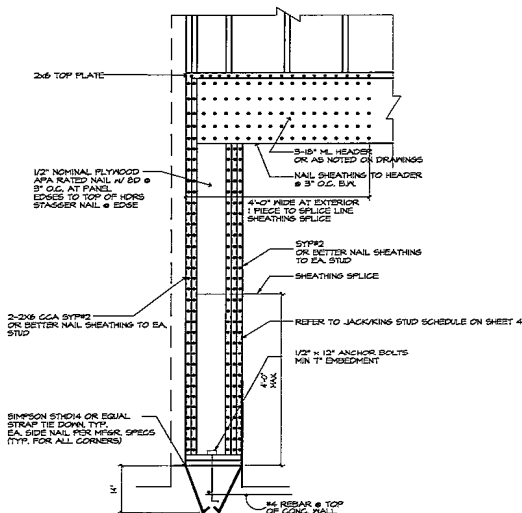
This drawing is copyrighted and not to be reproduced.

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

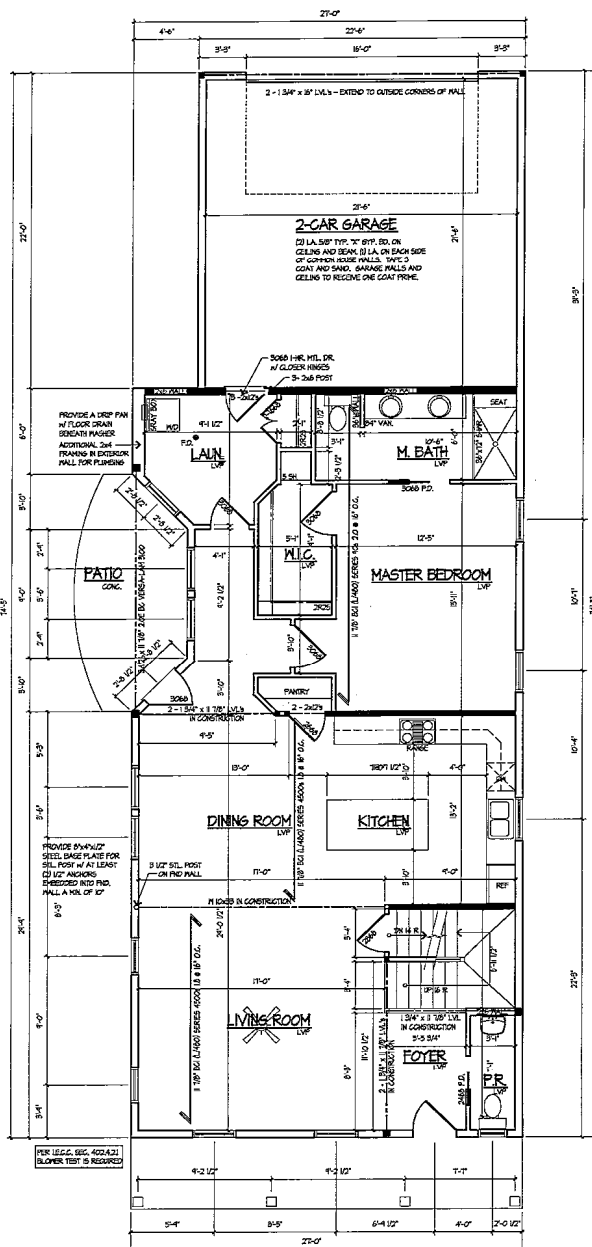
2. ALL CONCRETE FLOOR SLABS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH LOCAL BUILDING CODES. ADDITIONAL REPAIRS AMERICAN CONCRETE INSTITUTE PUBLISHED UNDER THE NAME OF "FACILITY REPAIRS FOR CONCRETE" SHALL, DESIGN AND CONSTRUCTION OF POST-TENSIONED SLABS ON JOINTS.
3. ALL FORMERAS, GAPS AND JOINTS IN FLOOR AND WALL ASSEMBLIES IN CONTACT SOIL OR GAPS AROUND PIPES, TUBES, DUCTS, OR DRAINAGE PERFORATIONS SHALL BE PROTECTED FROM SOIL OR GASES WITH MATERIALS THAT PROVIDE A PERMANENT AIR-TIGHT SEAL. SEAL LARGER OPENINGS WITH AN ELASTOMERIC JOINT, SPECIFIC OR EXPANDING FLOOR SEAL. AND SMALLER GAPS WITH AN ELASTOMERIC JOINT SEALANT, AS DEFINED IN ASTM C920-B1.
4. VOID PIPES SHALL BE DETAILLED TO BE OPEN OR BARRICADED OR CONSTRUCTION DRAINS DOWNWARD INTO THE GROUND NEARBY THE SLAB OR SOIL GAPS NEARBY THE DRAINS.
5. CEMENTS MUST BE IN A MINIMUM 10% SOLIDS.
6. DRAINS TO BE OPEN FROM DRAINS TO CONDITIONED SPACES OF BUILDING
7. IN ALL DRAINS TO BE OPEN FROM DRAINS TO UNCONDITIONED SPACES OF BUILDING
8. RADIATION
9. ROOF SPACE
10. ATTIC
11. MAINTAIN 10% OF SLAB



SCALE 3/4" = 1'-0"



SCALE 3/4" = 1'-0"



FIRST FLR. =	1366 S.F.	EQUIPMENT.
SECOND FLR. =	736 S.F.	ALL INTERIOR WALLS ARE 3/4" UNLESS OTHERWISE NOTED
TOTAL =	2102 S.F.	
GARAGE =	520 S.F.	
OPT. FLEX ROOM =	612 S.F.	
= BEARING WALL		

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

CORNER NOTE:
WHERE A MIN. 24" WOOD STRUCTURAL PANEL CANNOT BE PROVIDED AT A BRACED WALL, A HOLD-DOWN TIE MAY BE USED AS AN ALTERNATE METHOD. HOLD-DOWN DEVICE IS TO BE A SIMPSON STRONG-TIE "SSMP-4CT" OR AN APPROVED EQUAL THAT COMPLIES WITH IRC 2012 CODE REQUIREMENTS.

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

BATH REINFORCEMENT NOTE:
PROVIDE MOOD BLOCKING WITHIN
THE WALL FRAMING LOCATED
95"-96" A.F.F. IN ALL WALLS
ADJACENT TO TOILET, SHOWER
STALL, OR BATH.

2018 ILLINOIS ENERGY CONSERVATION NOTES

1. A PERMANENT CERTIFICATE SHALL BE POSTED ON OR IN THE ELECTRICAL DISTRIBUTION PANEL WHEN ELECTRICAL SERVICE INSPECTION IS COMPLETE, WHICH PROVIDES THE R-VALUES OF THE INSULATION INSTALLED, THE U-FACTORS, AND THE TYPES OF EFFICIENCY OF HEATING, COOLING, AND SERVICE WATER HEATING EQUIPMENT. MUST BE COMPLETED BY THE OWNER OR A REGISTERED DESIGN PROFESSIONAL.

2. ISOLATION AND PENETRATION - THE BUILDING THERMAL ENVELOPE SHALL MEET THE REQUIREMENTS OF TABLE RA02.1.1

6. SEALING - DUCTS, AIR HANDLERS, AND FILTER BOXES SHALL BE SEALED. DUCT TIGHTNESS TEST - NOT REQUIRED IF DUCTS WITHIN BUILDING THERMAL ENVELOPE.

4. MECHANICAL VENTILATION - THE BUILDING SHALL BE PROVIDED WITH VENTILATION THAT MEETS THE REQUIREMENTS OF TABLE 110.3.5.6 (1). OUTDOOR AIR INTAKES AND EXHAUST SHALL HAVE AUTOMATIC OR GRAVITY DAMPERS.

WINDOWS, SKYLIGHTS, AND SLIDING GLASS DOORS SHALL HAVE AN AIR INFILTRATION RATE OF NO MORE THAN 0.3 CFM PER S.F. AND SPRINGING DOORS NO MORE THAN 0.5 CFM PER S.F.
WINDOW U-FACTOR SHALL BE 0.30 OR BETTER
LEAVE ALL MANUFACTURERS STICKERS ON WINDOWS AND DOORS

SIZE OF OPENING (FEET-INCHES)	No. of JACK STUDS	No. of KING STUDS
1/8" TO 5'-6"	1	1
5'-6 1/2" TO 5'-0"	1	2
5'-0" TO 5'-6"	2	2
5'-6 1/2" TO 6'-0"	2	2
6'-0" TO 10'-0"	2	3
10'-0" TO 12'-0"	3	3
12'-0" TO 15'-0"	3	4
15'-0" TO 18'-0"	3	4
18'-0" TO 20'-0"	4	4

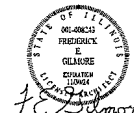
LEAKAGE NOTE:
BUILDING SHALL BE TESTED AND VERIFIED AS HAVING AIR LEAKAGE NOT EXCEEDING 5 CHANGES PER HOUR AFTER CREATION OF ALL PENETRATIONS OF THE BUILDING THERMAL ENVELOPE. TESTING SHALL BE CONDUCTED WITH BLOWER AT A PRESSURE OF 50 PASCALS. A WRITTEN AIR LEAKAGE REPORT SHALL BE PROVIDED TO THE CODE OFFICIAL.

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

A DUCT LEAKAGE TEST IS REQUIRED FOR ANY DUCTWORK OUTSIDE OF THE CONDITIONED SPACE. TEST SHALL BE PERFORMED BY AN APPROVED OUTSIDE THIRD PARTY. SUBMIT TEST RESULTS TO THE VILLAGE PRIOR TO CALLING FOR FINAL INSPECTION.

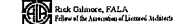
FLOOR PLAN NOTES:

- [illegible]



These drawings were prepared under supervision and to the best of my knowledge, correctly and completely applicable to the

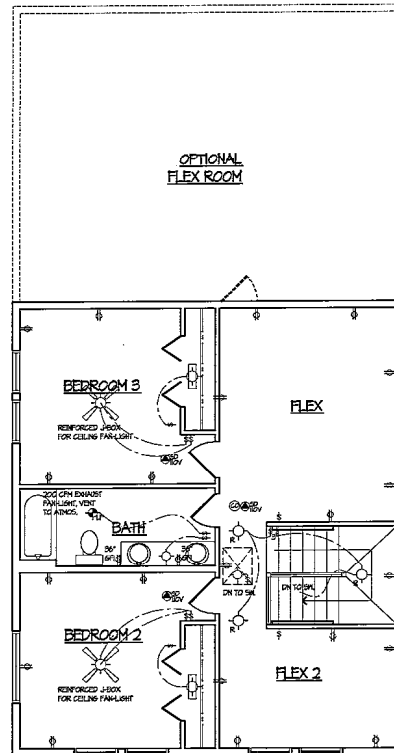
REF	DESCRIPTION	DATE
	ISSUED FOR DEPOSIT	01-31

SLADE STREET CROSSING
PLAN 519
PALATINE, IL 60067

Gulmore

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

This drawing is copyrighted all rights reserved.



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

WATER PIPES AND GAS PIPES OF THE WATER HEATER SHALL BE PROPERLY BONDED.
ALL RECEPTACLES SHALL BE TAMPER RESISTANT.
ALL BEDROOM RECEPTACLES AND SMOKE DETECTORS SHALL BE ARC-FAULT CIRCUIT INTERRUPTER PROTECTED.
GFI RECEPTACLES IN THE GARAGE SHALL BE 4 FEET ABOVE THE FLOOR.
LIGHTSWITCH FAN COORDINATION SWITCHES SHALL HAVE A DEDICATED SWITCH TO OPERATE THE FAN.

1. RECEPT. ALL 120-VOLT, SINGLE PHASE IS AND 20-AMP RECEPTACLES THAT SERVE OUTDOOR SPACES SHALL HAVE A GROUND FAULT CIRCUIT INTERRUPTER PROTECTION FOR PERSONNEL.
2. BATHROOMS: ALL 120-VOLT, SINGLE PHASE IS AND 20-AMP RECEPTACLES INSTALLED SERVE IN BATHROOMS SHALL HAVE A GROUND FAULT CIRCUIT INTERRUPTER PROTECTION FOR PERSONNEL.
3. BEDROOM OUTLETS: ALL BRANCH CIRCUITS THAT SUPPLY 120-VOLT, SINGLE PHASE IS AND 20-AMP RECEPTACLES INSTALLED IN DWELLING UNITS SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER LISTED TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CIRCUIT.
4. RECESSED DOWNLIGHTS: RECESSED DOWNLIGHTS INSTALLED IN THE BUILDING ENVELOPE (SECOND FLOOR CEILING) ARE TO BE INSTALLED OR INSTALLED IN A SEALED BOX CONSTRUCTED OF A MIN. 1/8" THICK GALVANIZED STEEL.
5. METAL TUBES: IS TO BE PROVIDED FOR REMOTE WATER METER READER. COORDINATE LOCATION WITH BUILDING REVISIONS.
6. EXISTING OUTLETS OF PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH OUTPUT LIGHTS.
7. SURFACE MOUNTED INCANDESCENT FIXTURES ARE TO BE INSTALLED NO CLOSER THAN 10' TO THE NEAREST STORAGE SPACE. RECESSED INCANDESCENT AND FLUORESCENT FIXTURES WITH COMPLETELY ENCLOSED LAMP NO CLOSER THAN 10' TO NEAREST STORAGE SPACE.
8. ALL 120-VOLT, SINGLE PHASE IS AND 20 AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, HALLWAYS, LIBRARIES, DEN, BEDROOMS, BATHROOMS, KITCHENS, CLOSETS, HALLWAYS, OR OTHER ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, CONVENTION TYPE, INSTALLED TO PROVIDE PROTECTION OF THE CIRCUIT. ALL RECEPTACLES SHALL BE LISTED TAMPER RESISTANT RECEPTACLES.
9. ALL STAIRWAYS SHALL BE PROVIDED WITH A LIGHT IN THE IMMEDIATE VICINITY OF EACH AND EVERY LANDING OF THE STAIRWAY, INCLUDING TOP AND BOTTOM. THE CONTROL FOR THESE LIGHTS SHALL BE A SWITCH LOCATED AT THE TOP AND BOTTOM OF THE STAIRWAY.
10. SEPARATE CIRCUITS SHALL BE PROVIDED FOR ALL HALLWAYS, DINING ROOMS, LIVING ROOMS, GARAGE, DISHWASHER, REFRIGERATOR, COMPACTOR, DISHWASHER, FOOD PROCESSOR, REFRIGERATOR, MOBILE HOME VACUUM, TUBS WITH PUMPS, SEAM GENERATORS, SUMP AND EJECTOR PUMPS, FRIGIDERS, AND AIR CONDITIONERS.
11. GROUNDING RECEPTACLES ARE TO BE INSTALLED SO NO POINT ALONG THE HALL IS MORE THAN 24" FROM A RECEPTACLE OUTLET.
12. A COMMUNICATIONS CABLE SHALL BE INSTALLED FOR SERVICES OF HEATING AND COOLING AND REFRIGERATION EQUIPMENT.
13. SMOKE ALARM POWER SOURCE SHALL NOT BE CONNECTED TO A DEDICATED CIRCUIT.

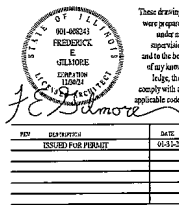
ELECTRICAL PLAN NOTES:

1. DO NOT SCALE DRAWINGS.
2. ELECTRICAL CONTRACTOR IS TO SUPPLY REBARRED DIRECT HOOK-UPS AND GUTTERS.
3. HVAC CONTRACTOR TO VERIFY THERMOSTAT LOCATIONS.
4. ALL ELECTRICAL AND MECHANICAL EQUIPMENT ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS.
5. ALL SMOKE DETECTORS AND CO. DETECTORS TO BE 10' MIN. IN SERIES IN BATTERY BACK-UP INTERCONNECTED TO ALL OTHERS. MIN. 18" FROM AL BEDROOM DOORS. MIN. 1 SMOKE DETECTOR PER FLOOR AND ONE IN EACH ALFERRIN ROOM.
6. PROVIDE AND INSTALL LOCALLY GROUNDING SMOKE DETECTORS AS REQUIRED BY NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
7. PROVIDE AND INSTALL GROUND FAULT CIRCUIT INTERRUPTERS (GFI) AS REQUIRED BY NATIONAL ELECTRICAL CODE (NEC) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
8. GROUND FAULT FOR SERVICE DISTRIBUTION TO BE LOCATED ON STREET SIDE OF WATER METER.
9. GROUND WIRE FOR SERVICE DISTRIBUTION GO TO STREET SIDE OF WATER METER AND JAMPER ACROSS METER. METER SOCKET SHALL HAVE DRIVEN GROUND ROD.
10. PROVIDE 1/2" CONDUIT FROM WATER METER THROUGH CRUISE HALLWAY TO REMOTE METER READER. LOCATE NEAR GAS METER (PROVIDE AN EXTERIOR DISCONNECT SWITCH ON THE EXTERIOR SERVICE).
11. ALL NON-DEDICATED OUTLETS IN THE BATHROOM SHALL BE 120 VOLT, 15 OR 20 AMP GFI PROTECTED RECEPTACLES.
12. PROVIDE CLOSED LAMPS ON ALL FLUORESCENT FIXTURES.

ELECTRICAL SYMBOLS		ALL EXTERIOR 120V/240V OUTLETS SHALL BE EQUIPPED WITH A GFCI COVER
1-0-1	SINGLE POLE SWITCH	HEAT LAMP
1-0-2	THREE POLE SWITCH	FAN
1-0-3	FOUR POLE SWITCH	FAN / LIGHT
1-0-4	WEATHER PROOF SWITCH/GROUND FAULT INTERRUPTER	FAN / LIGHT / HEAT LAMP
1-0-5	PHOTOCELL	EMERGENCY LIGHT WITH BATTERY BACKUP
1-0-6	WEATHER PROOF OUTLET GROUND FAULT INTERRUPTER w/ IN USE INDICATOR COVER	
1-0-7	SINGLE OUTLET	SURFACE MOUNTED FIXTURE
1-0-8	DUPLEX OUTLET	SURFACE MOUNTED FIXTURE WITH FULL CHAIN
1-0-9	DUPLEX OUTLET - ONE HALF SWITCHED	HALL MOUNTED FIXTURE
1-0-10	220 VOLT OUTLET	RECESSED FIXTURE
1-0-11	THERMOSTAT	RECESSED CYMBAL FIXTURE
1-0-12	JUNCTION BOX	2. LIGHT TRACK - NUMBER INDICATES LENGTH (FEET)
1-0-13	GARBAGE DISPOSAL	
1-0-14	10 VOLT SMOKE DETECTOR INTER-CONNECTED IN BATTERY BACKUP	24. STRIP LIGHT - NUMBER INDICATES LENGTH (FEET)
1-0-15	CARBON MONOXIDE ALARM	1 x 4
1-0-16	DOOR BELL RATION	2 x 4
1-0-17	DOOR BELL CHIMES	2 x 2
1-0-18	TELEPHONE OUTLET	4 x 4
1-0-19	CABLE TELEVISION OUTLET	
1-0-20	WIRELESS	
1-0-21	ELECTRICAL PANEL	
1-0-22	ELECTRICAL METER	

INDICATES WATERPROOF
INDICATES GROUND FAULT INTERRUPT

INDICATES WITH SYMBOL INDICATES HEIGHT ABOVE FLOOR



SLADE STREET CROSSING
PLAN 519
PALATINE, IL 60067

Gilmore
Frederick Gilmore, Architect
5489 Gullant Fox Drive
Eagan, IL 60124
617-421-5676
email: gilmorearchitects@gmail.com
www.gilmorearchitects.com

240 LBS. MIN. ASPHALT SHINGLE/525 YEAR 2400 MIN. TYP. / 2# ASPHALT IMPREGATED BUILDING FELT, 5/8" EXT. GRADE PLYWOOD DECKING
MULLINS, ROOF RAFTERS AT 16" O.C., ROOF BAFFLES AT EVERY GAVITY,
R-44 FIBERGLASS INSULATION IN INTEGRAL V.B. 5/8" DRYHALL GELLING,
ICE AND WATER SHIELD OR APPROVED EQUAL TO BE APPLIED HORIZ.
AT EAVE UP SLOPE OF ROOF TO A POINT 24" INSIDE EXTERIOR WALL. (OVER
LAPS TO BE MIN. 5" HORIZ. LAPS TO BE MIN. 6") ICE AND WATER SHIELD
OR APPROVED EQUAL TO BE APPLIED TO ALL VALLEYS.

ALUMINUM GUTTER & DOWNSPOUTS
OVER 8" 1" FASCIA OVER
1" SOFFIT w/ INTEGRAL VENTS
b2 1" TRIM BOARD OVER
w/6 SUB-RACE - 1"

WHERE DAVE VENTS ARE INSTALLED, INSULATION SHALL NOT BLOCK THE FREE FLOW OF AIR. A MIN. OF 1" SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND ROOF SHEATHING AT THE LOCATION OF THE VENT.

INSULATION BAFFLES WITH MINIMUM BLOCK BELOW ARE TO BE PROVIDED ADJACENT TO SOFFIT AND DAVE VENTS. BAFFLES SHALL MAINTAIN AN OPENING EQUAL OF GREATER THAN THE SIZE OF THE VENT.

11 7/8" BCI FLR JOISTS (SEE FLOOR PLAN FOR SPACINGS)
WITH BCI RM JOIST
5/8" TYPE "X" GYPSUM BOARD CEILING GULLED AND SCREWED TO
UNDERSIDE OF FLOOR JOISTS

12" LP BAND BOARD -

NOTE:
FIREBLOCKING IS TO BE INSTALLED AS REQUIRED
PER 2002 U.L.C. R602.8 (TYPICAL AT ALL LOCATIONS)
FIREBLOCK AT THE FIN HEIGHT OF EVERY TUB WITH 2 X 4 MOULD BLOCKING,
EVERY STUD SPACE, ALL ARCHES, OR
PROVIDE WATER RESISTANT 5/8" 6x6'S OR 1/2" DURALO COMPLETELY DOWN
TO THE FLOOR BEHIND ALL TUBS AND SHOWER STALL. FOR PROPER FIRESTOPPING
OR USE OTHER APPROVED MATERIALS

2" SIDING (SEE ELEVATIONS FOR FINISH) OVER "TYVEK" WRAP (OR EQUAL), TAPE AROUND ALL WINDOW AND DOOR OPENINGS. PROVIDE R-21 BATT INSULATION IN WALL CAVITIES w/ INTEGRAL V.B. ON WARM SIDE OF WALL, 1/2" CONTINUOUS OSB SHEATHING, 2x6 MOIST STRIPS @ 16" O.C. w/ 5/8" TYPE "X" GYPSUM BOARD FINISH

R-30 INSULATION REQUIRED IN EXPOSED FLOORS, ALL LOCATIONS.

MIN OF (2) LAYERS OF FLOORING TOTAL 1/4" THICKNESS
CONSISTING OF 3/4" + 1/2" OR (2) LAYERS OF 5/8"
HARDWOOD FLOORING MAY BE SUBSTITUTED FOR SECOND
LAYER OF PLY MD. WHEN 3/4" SUB-FLOOR IS USED
DURLOCK MAY BE SUBSTITUTED FOR SECOND LAYER OF PLY
MD IN TILED AREAS WHEN 3/4" SUB-FLOOR IS USED
1/2" UNDERLAYMENT IN TILED AREAS
2x12 FLR JOISTS (SEE FLOOR PLAN FOR SPACING)
WITH 2x12 RM JOIST
5/8" TYPE "X" GYPSUM BOARD CEILING GUESS AND SCREEN
UNDERSIDE OF FLOOR JOISTS

R-30 INSULATION REQUIRED IN EXPOSED FLOORS, ALL LOCATIONS

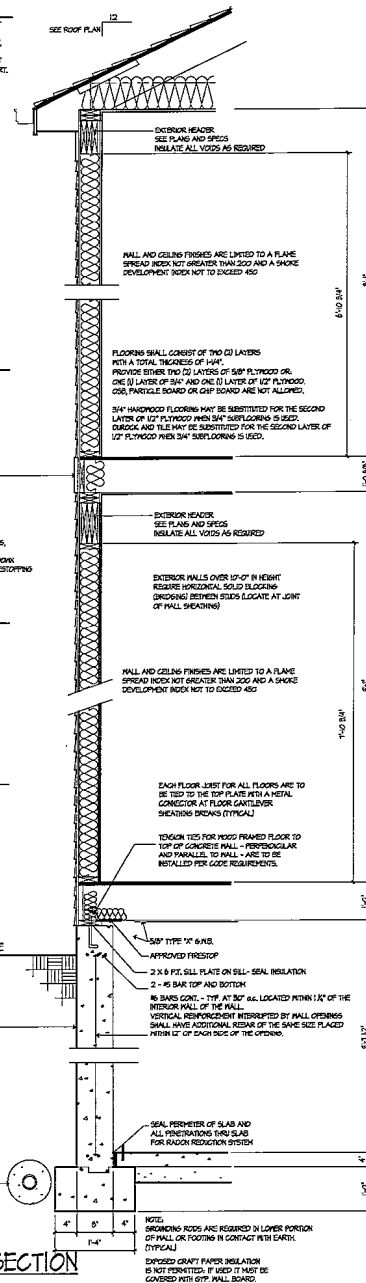
CONTINUOUS PRESSURE TREATED SILL PLATE w/
SILL SEALER 1/2" DIA. x 12" ANCHOR BOLTS w/
NUTS & WASHERS @ MAX 6'-0" O.C. & MAX 12"
FROM CORNERS, MIN. 2 PER BOARD. EMBED MIN.
1" IN CONC.

DELTA MEMBRANE DAM PROOFING OR APPROVED
EQUAL DRAPED OVER FOUNDATION WALL

4" CONC. SLAB w/ #4 x #4 MESH
6-MIL. POLY VAPOR BARRIER - LAP ALL SEAMS
12" EACH DIRECTION FOR RADON SYSTEM
OVER MINIMUM 5" COMPACTED GRAVEL
OVER COMPACTED EARTH
(GRAVEL TO BE MINIMUM 4" WASHED STONE)

4" DRAIN TILE ON OUTSIDE OF FOOTING MINIMUM 6" GRAVEL COVER
SILT/OCK WRAP UTILIZATION OF FITTINGS
• ALL CONNECTIONS IS REG'D.

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



STANDING SEAM METAL ROOF INSTALLED PER MANUFACTURERS
GUIDELINES, 15# ASPHALT IMPREGNATED BUILDING FELT, 7/16" O.S.
DECKING, 2x6 RAFTERS @ 16" O.C. ICE AND WATER SHIELD OR
APPROVED EQUAL TO BE APPLIED HORIZ. AT EAVE UP SLOPE OF
ROOF. (VERT. LAPS TO BE MIN 5", HORIZ. LAPS TO BE MIN 6")

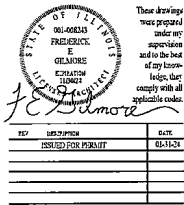
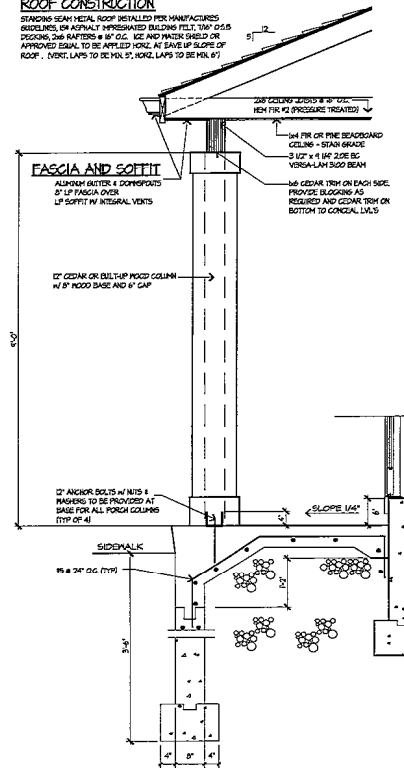
ALUMINUM GUTTER & DOWNSPOUT
8" LP FASCIA OVER
LP SOFFIT W/ INTEGRAL VENTS

12" CEDAR OR BUILT-UP
w/ 8" MOOD BASE AND

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

15 x 24" O.C. (TYP) -

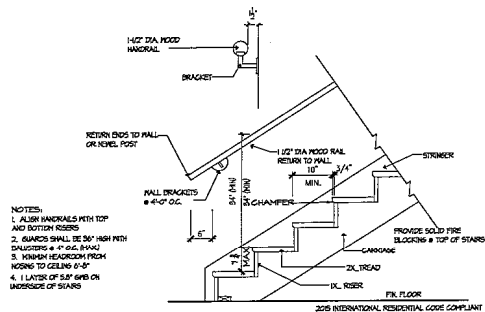
SCALE: 3/4" = 1'-0"

 Rick Galmore, FALA
Fellow of the Association of Licensed Architects

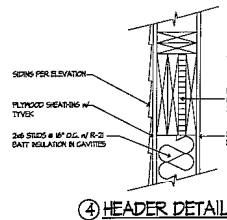
SLADE STREET CROSSING
PLAN 519
PALATINE, IL 60067

Gulmore

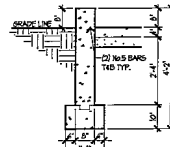
Frederick Gilmore, Architect
3489 Gallant Fox Drive
Elgin IL 60124
847-421-8676
email: gilmoraearch@gmail.com
www: gilmoraearchitects.com



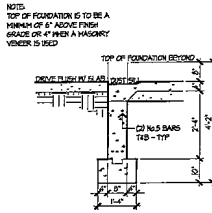
1 STAIR DETAIL
SCALE: 3/4\"/>



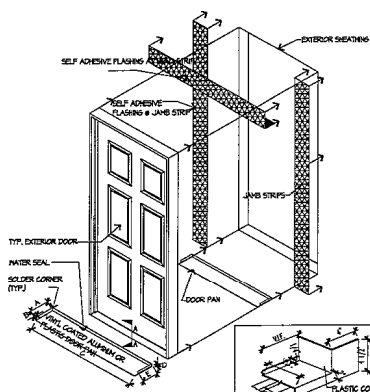
4 HEADER DETAIL
SCALE: 1 1/2\"/>



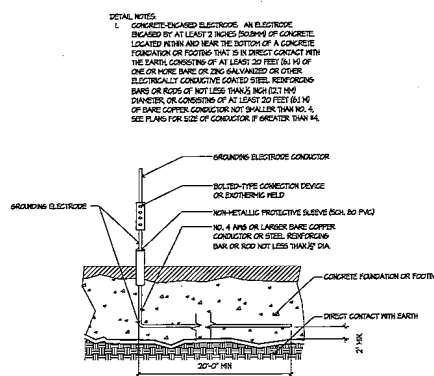
5 FND. AT GARAGE
SCALE: 1/2\"/>



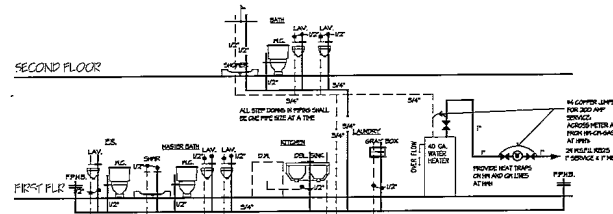
6 GARAGE OPENING
SCALE: 1/2\"/>



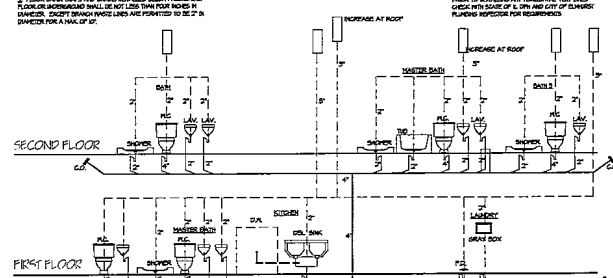
2 TYP. DOOR FLASHING
SCALE: 1/2\"/>



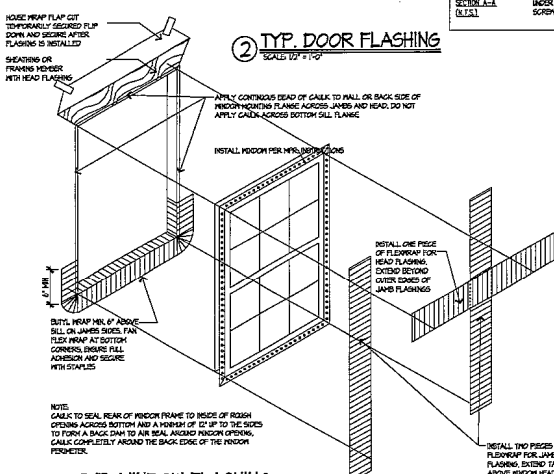
7 UFER GROUND DETAIL
SCALE: NO SCALE



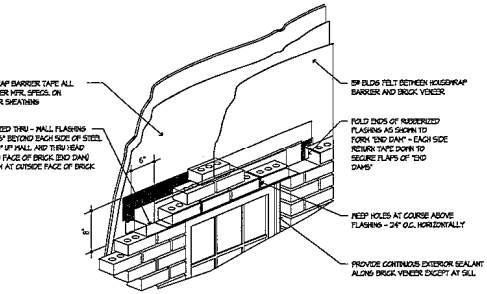
SUPPLY DIAGRAM
NO SCALE



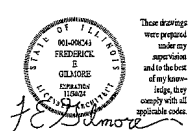
WASTE DIAGRAM
NO SCALE



3 TYP. WINDOW FLASHING
SCALE: 1/2\"/>



8 THRU-WALL FLASHING @ WINDOW
SCALE: 3/4\"/>



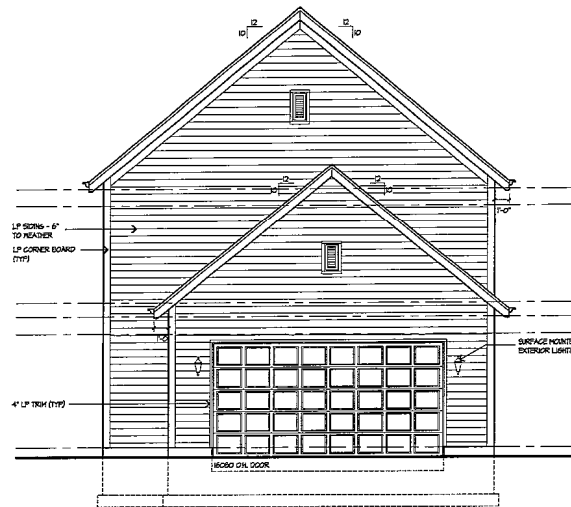
These drawings were prepared under my supervision and to the best of my knowledge, they comply with all applicable codes.

NOT REPRODUCED WITHOUT WRITTEN PERMISSION OF THE ARCHITECT

Gilmore
Frederick Gilmore, Architect
3489 Gallant Fox Drive
Evan, IL 60124
847.231.5676
email: gilmorearch@gmail.com
www.gilmorearchitects.com

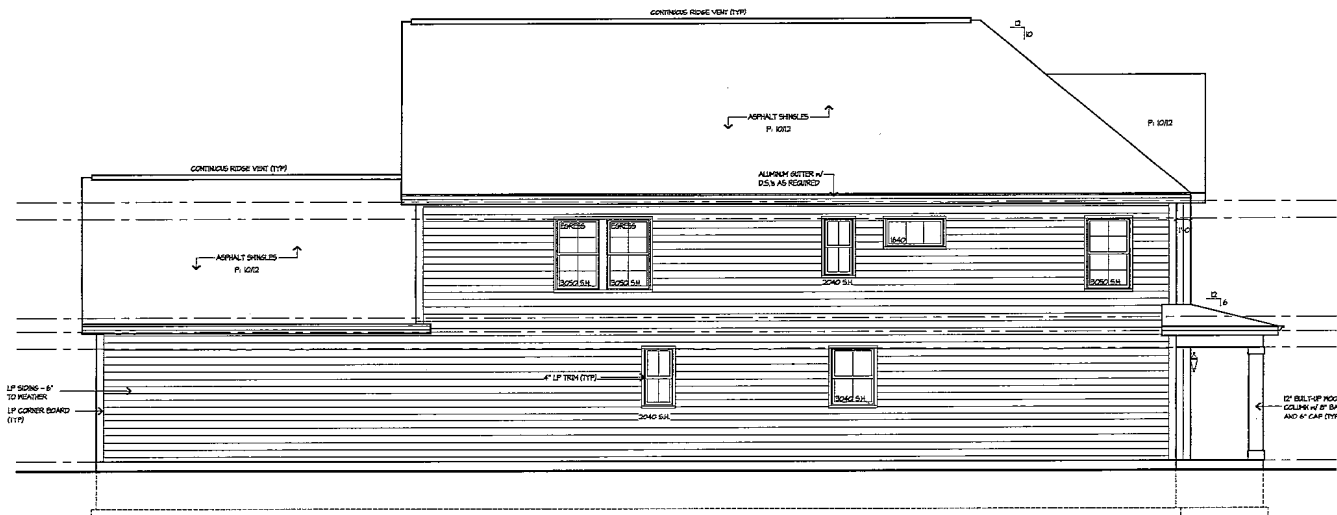
This drawing is not valid without the original seal.

Page 49 of 93



REAR ELEVATION

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



LEFT ELEVATION

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

ELEVATION NOTES:

1. DO NOT SCALE DRAWINGS
2. PROVIDE SPLASH BLOCKS AT ALL DOWN SPOUTS DISCHARGING AT GRADE. (NOT TO DISCHARGE AGAINST PAUL-PAV)
3. PROVIDE Drip Caps AT ALL PORCHES AND DOORS
4. ALL ROOF SADDLES TO BE SHEATHED W/ BUILDING PAPER AND SHINGLES.
5. REFER TO FLOOR PLANS FOR DOOR SIZES
6. WINDOW SIZES ARE AS PER ELEVATIONS. WINDOW VENT TO VERIFY ALL BEDROOMS HAVE EXPRESS WINDOW
7. ROOF VENTS TO BE SOCKETED AND BALANCED INTAKE AND EXHAUST.
8. PROVIDE 12" FLASHING ALONG ALL HORIZONTAL TRIM
9. PROVIDE GALV. METAL FLASHING AT ALL ROOF AND WALL INTERSECTIONS.
10. FLASHING FLUE TO BE MIN. 2'-0" ABOVE ANY ROOF SURFACE WITHIN 12'-0" HORIZONTALLY, MIN. 3'-0" PENETRATION ABOVE ROOF.
11. SAFETY GLAZING AT BATHROOMS, SELL HEIGHTS BELOW 6' 8", EXT. DOORS AND WINDOWS 1/4" IN 24" ON DOOR LBS FOR SCHEDING (2005)
12. EXTERIOR FINISH MATERIALS:
13. TYPICAL ROOFING WILL BE ARCHITECTURAL GRADE 30 YEAR ASPHALT SHINGLES
14. TYPICAL - ALUMINUM GUTTERS W/ DOWN SPOUTS OVER 1/2" FASCIA AND MIN 1/2" FREEZE BOARD UNLESS OTHERWISE NOTED.
15. 1/2" ON 1/2" RAKE BOARD TYPICAL
16. TYPICAL SIDING - 1/2" IN 6" EXPOSED
17. TYPICAL TRIM - 1/2" EXPOSED
18. ALL EYE AND RAKE OVERHANGS ARE 1'-0" UNLESS OTHERWISE NOTED.



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

REV	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	05/03/24

Rick Gilmore, P.A.
 Fellow of the Association of Licensed Architects
 SLADE STREET CROSSING
 PLAN 544
 PALATINE, IL 60067

Gilmore
 Frederick Gilmore, Architect
 3489 Gallant Fox Drive
 Skokie, IL 60076
 email: gilmorearch@icloud.com
 www.gilmorearchitect.com

2A



FRONT ELEVATION OPTION "A"
SCALE: 1/4" = 1'-0"



FRONT ELEVATION OPTION "B"
SCALE: 1/4" = 1'-0"



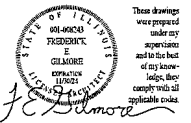
FRONT ELEVATION OPTION "C"
SCALE: 1/4" = 1'-0"



FRONT ELEVATION "D"
SCALE: 1/4" = 1'-0"

ELEVATION NOTES:

1. DO NOT SCALE DRAWINGS
2. PROVIDE SPLASH BLOCKS AT ALL DOWN SPOTS (DRAWINGS AT GRADE, NOT TO DISMISSE ADDRESS MAIL)
3. PROVIDE Drip Caps AT ALL PORCHES AND DOORS
4. ALL ROOF SADDLES TO BE SHEATHED W/ BUILDING PAPER AND SHINGLES
5. REFER TO FLOOR PLANS FOR DOOR SIZES
6. WINDOW SIZES ARE AS PER ELEVATIONS. WINDOW HERE TO VERIFY ALL BEDROOMS HAVE EGRESS WINDOW
7. ROOF VENTS TO BE SCREENED AND BALANCED INTAKE AND EXHAUST
8. PROVIDE 2" FLASHING ALONG ALL HORIZONTAL TRIM
9. PROVIDE GALV. METAL FLASHING AT ALL ROOF AND WALL INTERSECTIONS
10. FIREPLACE FLUE TO BE MIN. 2'-0" ABOVE ANY ROOF SURFACE WITHIN 10'-0" OF HORIZONTALLY, MIN. 3'-0" PENETRATION ABOVE ROOF
11. SAFETY GLAZING AT PATIO/SCREENED PORCH, SILL HEIGHTS BELOW 6" EXL. DOORS AND WINDOWS W/ IN 3'-0" OF DOOR FOR PER. SCREENING CODES
12. TYPICAL ROOFING WILL BE ARCHITECTURAL GRADE 30 YEAR ASPHALT SHINGLES
13. TYPICAL - ALUMINUM GUTTERS W/ DOWN SPOUTS OVER DSB FASCIA AND WITH 1/2" FREEZE BOARD UNLESS OTHERWISE NOTED
14. SJC OR DR RACE BOARD TYPICAL
15. TYPICAL SCORING - 1" W/ 8" EXPOSED
16. TYPICAL TRIM - 1" W/ 8" EXPOSED
17. ALL EYE AND RAKE OVERHANGS ARE 1'-0" UNLESS OTHERWISE NOTED

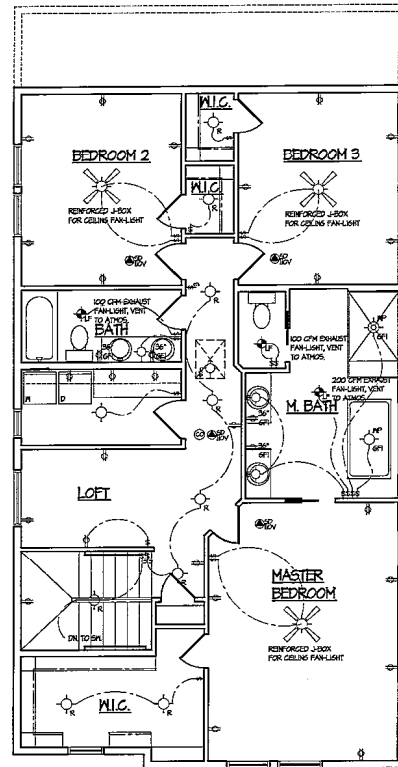


REV	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	03/15/24

Rick Gilmore, P.A.
 Fellow of the Association of Licensed Architects
 SLADE STREET CROSSING
 PLAN 544
 PALATINE, IL 60067

Gilmore
 Fredrick Gilmore, Architect
 3489 Gallant Fox Drive
 Elgin, IL 60124
 847-231-8676
 email: gilmorearch@gmail.com
 www.gilmorearchitects.com
 2B
 This document is copyrighted and all rights reserved.





SECOND FLOOR ELEC. PLAN
SCALE 1/8"=1'-0"

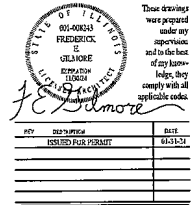
WATER PIPES AND GAS PIPE OF THE WATER HEATER SHALL BE PROPERLY BONDED.
ALL RECEPTACLES SHALL BE TAMPER RESISTANT.
ALL BEDROOM RECEPTACLES AND SMOKE DETECTORS SHALL BE ARC-FAULT CIRCUIT INTERRUPTER PROTECTED.
600V RECEPTACLES IN THE GARAGE SHALL BE 4 FEET ABOVE THE FLOOR.
LIGHTSWITCHES AND FAN COMBINATION SWITCHES SHALL HAVE A DEDICATED SWITCH TO OPERATE THE FAN.

1. SMOKE DETECTORS SHALL BE 10' V WIRING IN GARAGE W/ BATTERY BACKUP. INTERCONNECTED TO ALL OTHERS. MIN. 5'-0" FROM AL BEDROOM DOORS. MIN. 1 SMOKE DETECTOR PER FLOOR AND ONE IN EACH SLEEPING ROOM.
2. PROVIDE AND INSTALL LOGICALLY COORDINATED SMOKE DETECTORS AS REQUIRED BY NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
3. PROVIDE AND INSTALL GROUND FAULT CIRCUIT INTERRUPTERS (GFCI) AS REQUIRED BY NATIONAL ELECTRIC CODE (NEC) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
4. GROUND FAULT FOR SERVICE DISTRIBUTION TO BE LOCATED ON STREET SIDE OF WATER METER.
5. GROUND WIRE FOR SERVICE DISTRIBUTION GO TO STREET SIDE OF WATER METER AND JAMPER ADDRESS METER. METER SOCKET SHALL HAVE DRIVEN GROUND ROD.
6. PROVIDE 1/2" CONDUIT FROM WATER METER THROUGH GARAGE FLOOR TO SMOKE METER READER. LOCATE NEAR GAS METER.
7. PROVIDE AN OUTDOOR DISCONNECT SWITCH ON THE ELECTRIC SERVICE.
8. ALL NON-DEDICATED OUTLETS IN THE BASEMENT SHALL BE 15 VOLT, 15 OR 20 AMP GFI PROTECTED RECEPTACLES.
9. PROVIDE CLOSED LAMPS ON ALL FLUORESCENT FIXTURES.
10. SMOKE DETECTORS SHALL BE 10' V WIRING IN GARAGE W/ BATTERY BACKUP. INTERCONNECTED TO ALL OTHERS. MIN. 5'-0" FROM AL BEDROOM DOORS. MIN. 1 SMOKE DETECTOR PER FLOOR AND ONE IN EACH SLEEPING ROOM.
11. PROVIDE AND INSTALL LOGICALLY COORDINATED SMOKE DETECTORS AS REQUIRED BY NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
12. PROVIDE AND INSTALL GROUND FAULT CIRCUIT INTERRUPTERS (GFCI) AS REQUIRED BY NATIONAL ELECTRIC CODE (NEC) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
13. GROUND FAULT FOR SERVICE DISTRIBUTION TO BE LOCATED ON STREET SIDE OF WATER METER.
14. GROUND WIRE FOR SERVICE DISTRIBUTION GO TO STREET SIDE OF WATER METER AND JAMPER ADDRESS METER. METER SOCKET SHALL HAVE DRIVEN GROUND ROD.
15. PROVIDE 1/2" CONDUIT FROM WATER METER THROUGH GARAGE FLOOR TO SMOKE METER READER. LOCATE NEAR GAS METER.
16. PROVIDE AN OUTDOOR DISCONNECT SWITCH ON THE ELECTRIC SERVICE.
17. ALL NON-DEDICATED OUTLETS IN THE BASEMENT SHALL BE 15 VOLT, 15 OR 20 AMP GFI PROTECTED RECEPTACLES.
18. PROVIDE CLOSED LAMPS ON ALL FLUORESCENT FIXTURES.

ELECTRICAL PLAN NOTES:

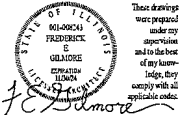
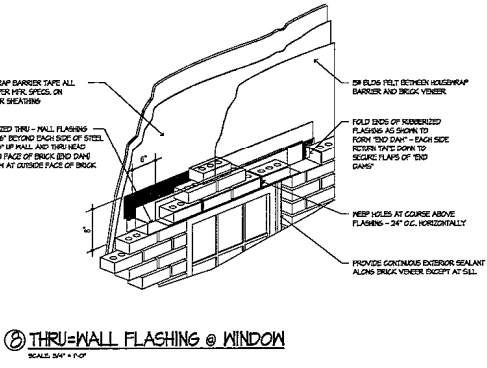
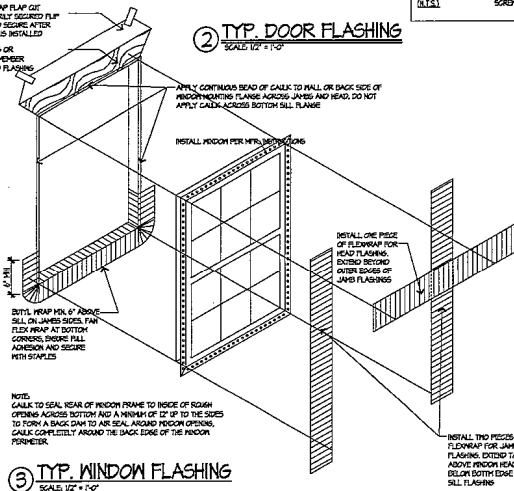
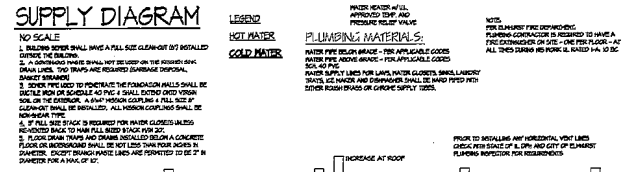
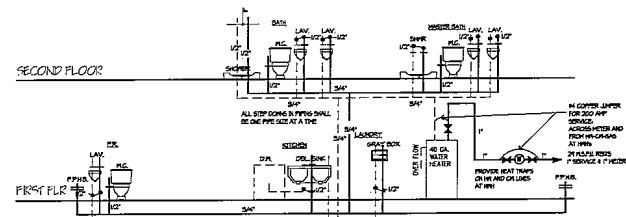
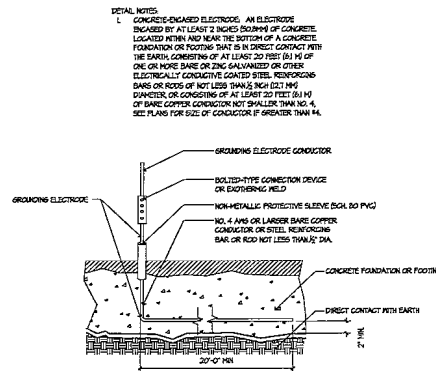
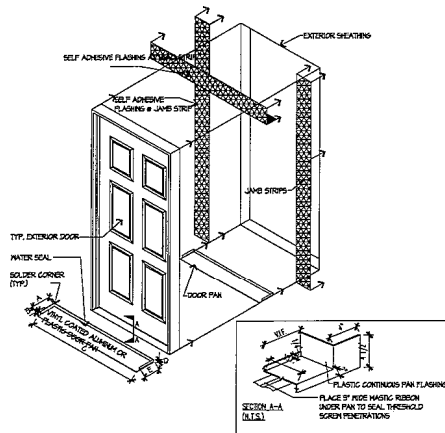
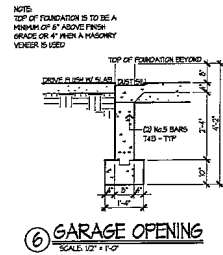
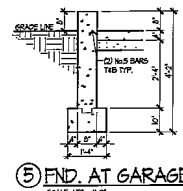
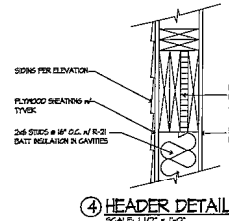
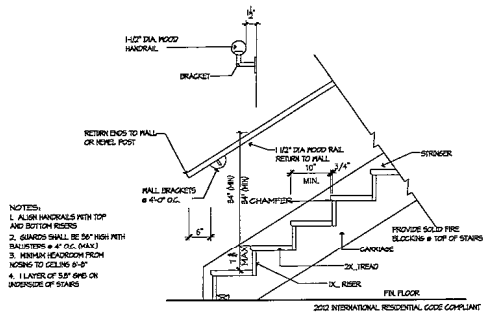
1. DO NOT SCALE DRAWING.
2. ELECTRICAL CONTRACTOR IS TO SUPPLY REQUIRED DIRECT WIRING AND GROUNDING.
3. HVAC CONTRACTOR TO VERIFY THERMOSTAT LOCATIONS.
4. ALL ELECTRICAL AND MECHANICAL EQUIPMENT ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS.
5. ALL SMOKE DETECTORS AND G.D. DETECTORS TO BE 10' V WIRING IN GARAGE W/ BATTERY BACKUP. INTERCONNECTED TO ALL OTHERS. MIN. 5'-0" FROM AL BEDROOM DOORS. MIN. 1 SMOKE DETECTOR PER FLOOR AND ONE IN EACH SLEEPING ROOM.
6. PROVIDE AND INSTALL LOGICALLY COORDINATED SMOKE DETECTORS AS REQUIRED BY NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
7. PROVIDE AND INSTALL GROUND FAULT CIRCUIT INTERRUPTERS (GFCI) AS REQUIRED BY NATIONAL ELECTRIC CODE (NEC) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
8. GROUND FAULT FOR SERVICE DISTRIBUTION TO BE LOCATED ON STREET SIDE OF WATER METER.
9. GROUND WIRE FOR SERVICE DISTRIBUTION GO TO STREET SIDE OF WATER METER AND JAMPER ADDRESS METER. METER SOCKET SHALL HAVE DRIVEN GROUND ROD.
10. PROVIDE 1/2" CONDUIT FROM WATER METER THROUGH GARAGE FLOOR TO SMOKE METER READER. LOCATE NEAR GAS METER.
11. PROVIDE AN OUTDOOR DISCONNECT SWITCH ON THE ELECTRIC SERVICE.
12. ALL NON-DEDICATED OUTLETS IN THE BASEMENT SHALL BE 15 VOLT, 15 OR 20 AMP GFI PROTECTED RECEPTACLES.
13. PROVIDE CLOSED LAMPS ON ALL FLUORESCENT FIXTURES.

ELECTRICAL SYMBOLS		ALL EXTERIOR WP GFI OUTLETS SHALL BE EQUIPPED WITH "N" USE COVERS
1-0	SINGLE POLE SWITCH	HEAT LAMP
1-3	THREE POLE SWITCH	FAN
1-4	FOUR POLE SWITCH	FAN / LIGHT
1-5	WEATHER PROOF OUTDOOR/INDOOR FAULT INTERRUPTER	FAN / LIGHT / HEAT LAMP
1-6	PHOTOCELL	EMERGENCY LIGHT WITH BATTERY BACKUP
1-7	WEATHER PROOF OUTLET GROUND FAULT INTERRUPTER w/ IN USE SINGLE COVER	
1-8	SINGLE OUTLET	SURFACE MOUNTED FIXTURE
1-9	DUPLEX OUTLET	SURFACE MOUNTED FIXTURE WITH PULL CHAIN
1-10	DUPLEX OUTLET - ONE HALF SWITCHED	PULL MOUNTED FIXTURE
1-11	220 VOLT OUTLET	RECESSED FIXTURE
1-12	THERMOSTAT	RECESSED CYMBAL FIXTURE
1-13	JUNCTION BOX	2- LIGHT TRAC - NUMBER INDICATES LENGTH (FEET)
1-14	GARBAGE DISPOSAL	
1-15	10 VOLT SMOKE DETECTOR INTER-CONNECTED W/ BATTERY BACKUP	
1-16	CARBON MONOXIDE ALARM	
1-17	DOOR BELL BUTTON	
1-18	DOOR BELL CHIMES	
1-19	TELEPHONE OUTLET	
1-20	CABLE TELEVISION OUTLET	
1-21	INTERCOM	
1-22	ELECTRICAL PANEL	
1-23	ELECTRICAL METER	
1-24	WP INDICATES WATERPROOF	
1-25	GFI INDICATES GROUND FAULT INTERRUPT	



SLADE STREET CROSSING
PLAN 544
PALATINE, IL 60067

Gilmore
Frederick Gilmore, Architect
3488 Gilmore Fox Drive
Evanston, IL 60124
847-421-5676
email: gilmorearchitect@gmail.com
www.gilmorearchitects.com



DESIGNED BY	DATE
ISSUED FOR PERMIT	05-11-11

Rick Gilmore, F.A.S.A.
Fellow of the Association of Licensed Architects
SLADE STREET CROSSING
PLAN 544
PALATINE, IL 60067

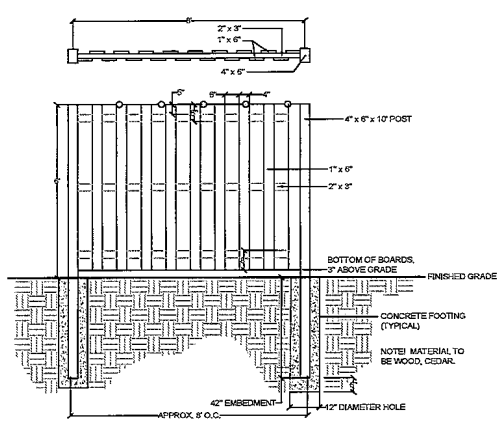
Gilmore
Frederick Gilmore, Architect
5499 Calvert Fox Drive
Evanston, IL 60124
847-221-5676
email: gilmorec@aol.com
www.gilmorearchitects.com

PLANT & MATERIALS LIST

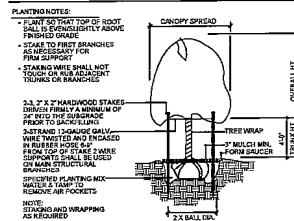
CODE	QTY	SIZE	BOTANICAL NAME	COMMON NAME
Shade Trees				
SSS	1	2.5' caliper	Tilia tomentosa 'Sterling Silver'	Sterling Silver Linden
Columnar Shade Trees				
CRP	2	2.5' caliper	Quercus coccinea 'Regal Prince'	Regal Prince English Oak
Evergreen Trees				
PGD	1	6' high	Picea glauca 'Denso'	Black Hills Spruce
Ornamental Trees				
AC	1	6' high	Amelanchier canadensis	Shadblow Serviceberry
BRV	1	6' high	Betula nigra 'Tox Valley'	Fox Valley Dwarf River Birch
HY	1	6' high	Hamamelis vernalis	Vernal Witch Hazel
MC	1	6' high	Malus x 'Camelet'	Camelet Crab
NRJ	1	6' high	Natalis x 'Red Jewel'	Red Jewel Flowering Crabapple
Evergreen Shrubs				
BGG	29	24" wide	Buxus x 'Green Giant'	Green Giant Boxwood
BGM	3	30" high	Buxus x 'Green Mountain'	Green Mountain Boxwood
MD	3	24" wide	Microbiota decussata	Siberian Cypress
PME	2	30" wide	Prunus mugo 'Etna'	Enci Dwarf Mugo Pine
Large & Medium Deciduous Shrubs				
AMIB	1	7 Gal./35'	Aronia melanocarpa 'Inquis Beauty'	Inquis Beauty Black Chokeberry
CAH	3	7 Gal./35'	Cornus alba 'Ruticola'	Mary Halo Tartarian Dogwood
FG	3	7 Gal./35'	Fothergilla gardenii	Dwarf Fothergilla
HPL	1	7 Gal./35'	Hydrangea paniculata 'Little Quick Fire'	Little Quick Fire Hydrangea
SMP	1	7 Gal./35'	Syringa meyeri 'Palibin'	Dwarf Korean Lilac
SAP	2	7 Gal./35'	Syringa x 'Phenice'	Blooming Lilac
VCC	7	7 Gal./35'	Viburnum coccineum 'Compactum'	Dwarf Kousa Viburnum
Small Deciduous Shrubs				
ALSM	14	5 Gal./24'	Aronia melanocarpa 'UCONNMAN195'	Low Spine Mound Black Chokeberry
BBC	1	5 Gal./24'	Buddleia 'Blue Chip'	Lo & Behold Butterfly Bush
DYC	2	5 Gal./24'	Douglas x 'NCD42'	Yuki Cherry Blossom Dogwood
SGF	14	5 Gal./24'	Spiraea banisteri 'Goldflame'	Goldflame Spirea
WMW	9	5 Gal./24'	Wiegandea x 'Midnight Wine'	Midnight Wine Weigela
Ornamental Grasses				
OKF	15	3 Gal.	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass
FEB	21	1 Gal.	Festuca ovina glauca 'Elijah Blue'	Elijah Blue Fescue Grass
SA	14	1 Gal.	Sesleria autumnalis	Autumn Moor Grass
Perennials & Groundcovers				
ABI	25	1 Gal.	Amsonia montana 'Blue Ice'	Blue Ice Blue Star
ARCG	32	1 Gal.	Arisaema 'Cattin's Giant'	Cattin's Giant Bugleweed
CNSN	29	1 Gal.	Calamintha nepeta s. nepeta	Calamintha
CSB	17	1 Gal.	Cerastium x 'Snowdrift'	Snowdrift Cerastium
NKR	19	1 Gal.	Nepeta 'Fassen's Kiss Cat'	Kiss Cat Catmint
Materials				
-	5	C.Y.	-	Soil Amendments (1" deep)
-	15	C.Y.	-	Shredded Hardwood Mulch (2" deep)
-	180	S.F.	-	Kentucky Bluegrass Blend Sod (grass/soil)
-	4,095	S.F.	-	Kentucky Bluegrass Blend Sod
-	4,215	S.F.	-	Kentucky Bluegrass Blend Seed & Blanket
-	20	EACH	-	Splash Blocks (for downspout exits)
-	189	L.F.	-	Board on Board Wood Fence (6' high)

DETAIL: FENCE

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

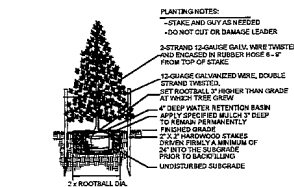


DETAILS: PLANTING



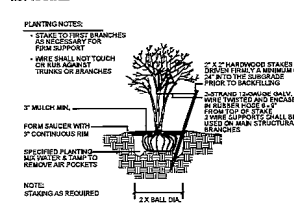
TREE PLANTING & STAKING

NOT TO SCALE



EVERGREEN TREE PLANTING

NOT TO SCALE



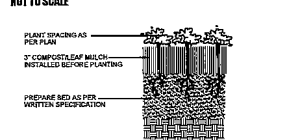
MULTI-TRUNK TREE STAKING

NOT TO SCALE



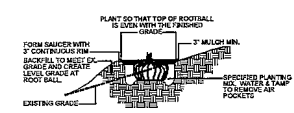
SHRUB PLANTING

NOT TO SCALE



PERENNIAL PLANTING

NOT TO SCALE



HILLSIDE PLANTING

NOT TO SCALE

NOTES - GENERAL LANDSCAPE

- CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED. ALL CONSTRUCTION SHALL CONFORM TO APPLICABLE STANDARDS AND CODES.
- CALL J.L.L.L.L. UTILITY LOCATING SERVICE (TEL. 608.822.0123), 48 HOURS PRIOR TO THE START OF ANY DIGGING.
- GENERAL PLANT NOTES:
 - ALL PLANT MATERIAL SHALL CONFORM IN SIZE AND GRADE IN ACCORDANCE WITH AMERICAN STANDARD FOR NURSERY STOCK.
 - ALL PLANT MATERIAL SHALL BE MAINTAINED ALIVE, HEALTHY, AND FREE FROM DISEASE AND PESTS.
 - ALL NEW PLANT MATERIAL SHALL BE FROM A LOCAL SOURCE WHENEVER POSSIBLE (LESS THAN 50 MILES).
 - PLANTS SHALL BE ALLOWED TO GROW IN THEIR NATURAL FORM/HABIT. PLANTS SHALL NOT BE PRUNED/DOCKED UNLESS ABSOLUTELY NECESSARY (DUE TO VISIBILITY OR HAZARD OBSTRUCTION).
 - ALL LANDSCAPED AREAS SHALL BE FREE OF WEEDS, LITTER, AND SIMILAR SIGNS OF DEFERRED MAINTENANCE.
- LOCATIONS OF PROPOSED PLANT MATERIAL MAY BE ADJUSTED AT TIME OF INSTALLATION DUE TO FINAL ENGINEERING AND FINAL LOCATION OF SITE UTILITIES.
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND SPREADING TOPSOIL (6" OF DEEP, FINE GRADING, AND PREPARATION OF ALL LAWN AND LANDSCAPE AREAS). ALL SOILS SHALL BE FREE OF CONSTRUCTION DEBRIS, PRIOR TO INSTALLING ANY PLANT MATERIAL.
- PRIOR TO SPREADING TOPSOIL, THE LANDSCAPE CONTRACTOR SHALL INSPECT AND ACCEPT ALL BASE GRADES. ANY DEVIATION FROM GRADES INDICATED ON THE GRADING PLAN SHALL BE CORRECTED BEFORE PLACING ANY TOPSOIL.
- ALL SHRUB, GROUNDCOVER, PERENNIAL, AND ANNUAL PLANTING BEDS SHALL BE PREPARED WITH A SOIL AMENDMENT MIX - 1/3 TOPSOIL, 1/3 MUSHROOM COMPOST, AND 1/3 TORPEDO SAND. MATERIAL SHALL BE ROTOTILLED JUST PRIOR TO THE INSTALLATION OF PLANT MATERIAL.
- ALL PLANTING ISLANDS SHALL BE MOUND TO PROVIDE POSITIVE DRAINAGE.
- ALL PLANTING BEDS ADJACENT TO LAWN AREAS SHALL HAVE A SPREAD CODE BORDER, UNLESS METAL OR OTHER BORDER IS SPECIFIED.
- ALL PLANTING BED AREAS SHALL MAINTAIN A MAX. 3" DEEP LAYER OF SHREDDED HARDWOOD MULCH (COLOR: NON-DYED, BROWN).
- LANDSCAPE CONTRACTOR SHALL COORDINATE PLANTING SCHEDULE WITH LANDSCAPE MAINTENANCE CONTRACTOR, TO ENSURE PROPER WATERING OF PLANTS AND SOGGED AREAS AFTER INITIAL INSTALLATION.
- LANDSCAPE CONTRACTOR SHALL COORDINATE WORK WITH OTHER CONTRACTORS ON SITE TO MINIMIZE ANY REDO OF COMPLETED LANDSCAPE WORK AND DAMAGE TO PLANT MATERIAL.
- CONTRACTOR SHALL BE RESPONSIBLE FOR HESHER OWN LAYOUT WORK. UPON REQUEST, LANDSCAPE ARCHITECT SHALL BE AVAILABLE TO ASSIST/APPROPRIATE CONTRACTOR LAYOUT.
- EVERY ATTEMPT HAS BEEN MADE TO DEPICT ALL EXISTING UTILITY LINES. CONTRACTOR SHALL USE PRECAUTION WHEN DIGGING. CONTRACTOR SHALL MAKE THEMSELVES THOROUGHLY FAMILIAR WITH ALL UNDERGROUND UTILITY LOCATIONS PRIOR TO ANY DIGGING, VERIFYING LOCATIONS AND DEPTHS OF ALL UTILITIES.
- IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE PRIOR TO BID SUBMITTAL, TO BECOME FAMILIAR WITH EXISTING CONDITIONS AT THE SITE.
- APPROXIMATIONS. CONTRACTORS ARE RESPONSIBLE FOR COMPLETING THEIR OWN QUANTITY TAKE-OFFS. IF A DISCREPANCY IS FOUND BETWEEN THE PLAN AND THE PLANT LIST, THEN THE PLAN SHALL PREVAIL.
- PLANT SUBSTITUTIONS ARE ALLOWED DUE TO PLANT AVAILABILITY OR PLANTING TIME OF YEAR, ONLY WITH THE PRIOR CONSENT OF THE LANDSCAPE ARCHITECT. IF SUBSTITUTIONS ARE MADE, WITHOUT PRIOR CONSENT, THE LANDSCAPE ARCHITECT MAINTAINS THE RIGHT TO REJECT MATERIAL IN THE FIELD, AT THE COST TO THE CONTRACTOR.
- CONTRACTOR TO PROVIDE TEST OF EXISTING AND IMPORTED SOILS PER SPECIFICATIONS. PLANTING SOIL SHALL BE AMENDED PER SPECIFICATIONS.
- CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IF AREAS OF POOR DRAINAGE OR OTHER UNUSUAL SUBSURFACE CONDITIONS ARE ENCOUNTERED DURING EXCAVATION FOR PLANTING PITS.
- ALL TURF SHALL BE KENTUCKY BLUEGRASS BLEND SOD (MINERAL, NOT PEAT), PER VILLAGE, SEED IS NOT ALLOWED.
- CONTRACTOR SHALL RESTORE LAWN AREAS THAT HAVE REMAINED PARTIALLY INTACT, TOP DRESSING WITH SOIL, SCREPPING, AND SEEDING TO FORM A SMOOTH, FULL, EVEN LAWN, FREE OF BARE SPOTS, INDENTATIONS, AND WEEDS.
- LANDSCAPE DETAILS SHOWN ARE FOR DESIGN INTENT ONLY. LANDSCAPE ARCHITECT ASSUMES NO LIABILITY. CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND INSTALLING PROPERLY MAINTAINED PER CODE, PER SITE CONDITIONS (FINAL GRADING & UTILITY LOCATIONS), AND PER AREA CLIMATE CONDITIONS. ALL LANDSCAPE SITE DETAILS FOR STRUCTURES AND FOOTINGS SHALL BE REVIEWED & APPROVED BY A STRUCTURAL ENGINEER.
- CONTRACTOR INSTALLATION BIDS SHALL INCLUDE A ONE-YEAR WARRANTY ON ALL PLANT MATERIAL.
- IF APPLICABLE, CONTRACTOR INSTALLATION BIDS SHALL INCLUDE A THREE-YEAR MONITORING AND MAINTENANCE PROGRAM ON ALL NATURALIZED DETENTION AREAS.

PROJECT TEAM

DEVELOPER:

GWR BUILDERS
47 N. BOWHILL
PALATINE, IL
TEL (847) 209-1214

CONTACT: GREG ROSE

SURVEYOR:

MORRISON SURVEYING CO., INC.
604 BEDFORD RD. UNIT A MORRIS, IL 60450
TEL (815) 942-2620

CONTACT: MATTHEW MORRISON

CIVIL ENGINEER:

SPIES & ASSOCIATES, INC.
534 WEST CAMPUS DRIVE
ARLINGTON HEIGHTS, IL 60004
TEL (847) 577-6908

CONTACT: TIM SPIES

LANDSCAPE ARCHITECT:

DICKSON DESIGN STUDIO, INC.
9 CRYSTAL LAKE ROAD, SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

CONTACT: SHARON DICKSON / JEFF TORRENS



dickson design
STUDIO

9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

CLIENT NAME AND ADDRESS

GWR BUILDERS

PALATINE, IL

PLAN DATE

JANUARY 2, 2024

REVISIONS

1.	
2.	
3.	
4.	
5.	
6.	
7.	
8.	
9.	
10.	

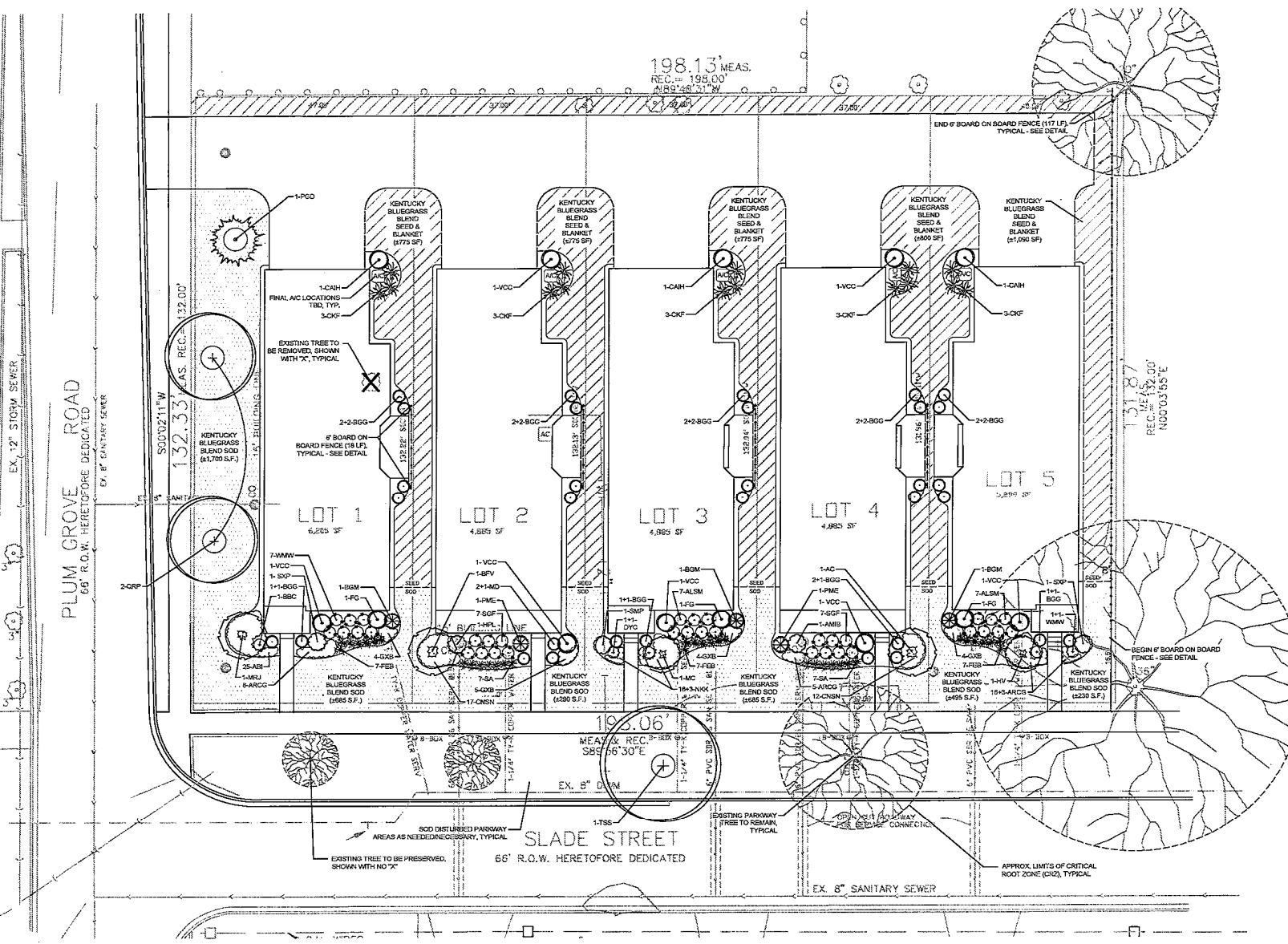
PROJECT NAME AND SHEET TITLE

SLADE STREET CROSSING
PALATINE, IL

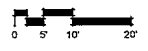
LANDSCAPE PLAN - COVER

SHEET NUMBER

L.O.1



LANDSCAPE PLAN
SCALE: 1" = 10'-0"



dickson design
STUDIO
9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241 8181

CLIENT NAME AND ADDRESS
GWR BUILDERS

PALATINE, IL

PLAN DATE
JANUARY 2, 2024

REVISIONS

1.	
2.	
3.	
4.	
5.	
6.	
7.	
8.	
9.	
10.	

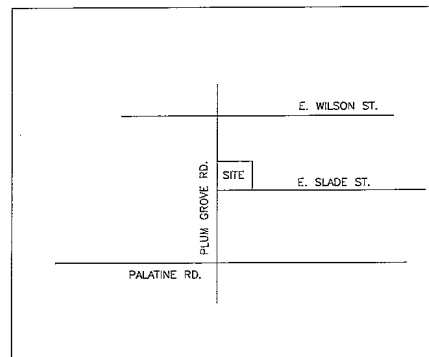
PROJECT NAME AND SHEET TITLE
SLADE STREET CROSSING
PALATINE, IL

LANDSCAPE PLAN - OVERALL

SHEET NUMBER
L1.1

PUBLIC IMPROVEMENT PLANS FOR SLADE STREET CROSSING SUBDIVISION PALATINE, IL BY GWR BUILDERS, INC.

- INDEX OF SHEETS**
1. TITLE SHEET
 2. GENERAL NOTES
 3. EXISTING CONDITIONS
 4. GRADING PLAN
 5. UTILITY PLAN
 6. EROSION CONTROL PLAN
 7. DETAILS



LOCATION MAP

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

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

PROJECT BENCHMARK:
CROSS CUT ON NW UPPER FLANGE BOLT OF
FIRE HYDRANT LOCATED AT THE NW CORNER
OF PLUM GROVE RD. & WILSON STREET
NGVD29 ELEVATION 755.77
TO OBTAIN NAVD88 DATUM SUBTRACT 0.284'

REGISTERED PROFESSIONAL ENGINEER 62-42874

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



EXPIRES 11-30-23

CALL JULIE TOLL FREE
1(800)892-0123
OR
630.355.8000
OR
630.355.8000
48 HOURS BEFORE
YOU DIE

SHEET NO.
1
OF 7 SHEETS

LEGAL DESCRIPTION:
PARCEL 1: LOT 8 & 9, 7th BLOCK "C" IN JUEL MOORE SUBDIVISION OF THE TOWN OF PALATINE IN SECTIONS 14, 15, 22 AND 23, IN TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED DECEMBER 7, 1983 IN BOOK 98 OF MAPS PAGE 26, IN COOK COUNTY, ILLINOIS
PARCEL 2: THE WEST 1/2 OF LOT 9 AND THE WEST 1/2 OF LOT 8 IN BLOCK "C" IN JUEL MOORE SUBDIVISION OF THE TOWN OF PALATINE, IN SECTIONS 14, 15, 22 AND 23, IN TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED DECEMBER 7, 1983 IN BOOK 98 OF MAPS PAGE 26, IN COOK COUNTY, ILLINOIS

LEGEND		
DESCRIPTION	EXISTING	PROPOSED
STANDARD SYMBOL	→	→
STORM SEWER	—	—
UNDERGROUND	—	—
WIDENING	—	—
GAS	—	—
SEW	—	—
CABLE	—	—
ELECTRIC	—	—
MANHOLE, VAULT, OR	⊙	⊙
PIPE, TOWER, VALVE	⊙	⊙
ELEVATIONS	(XXX.XX)	XXX.XX
TOP OF CURB	(XXX.XX)	XXX.XX
EDGE OF PAVEMENT	(XXX.XX)	XXX.XX
GEOMETRIC COORDINATE	⊙	⊙
LIGHT POLES	⊙	⊙
DRAINAGE ARROWS	→	→
SEWER CLEANOUT	⊙	⊙
WATER METER VAULT	⊙	⊙
UTILITY POLE	⊙	⊙
SOIL BORINGS	N/A	⊙
TRAFFIC SIGN	⊙	⊙
TRAFFIC ARROW	→	→
PARKING STALL COUNT	⊙	⊙
FREE	⊙	⊙
RELOCATE TREE	⊙	⊙
TREE REMOVAL	X	N/A
PAVEMENT REMOVAL	⊙	N/A
P.C.C.	⊙	N/A
MARSH	⊙	N/A

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

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

REVISIONS
PER VILL 02-01-24

DRAWN BY: L.T.S.
DESIGNED BY: T.J.S.
CHECKED BY: T.J.S.

JOB NO. 5351
DATE: 10-10-23

PUBLIC IMPROVEMENT PLANS
COVER SHEET & LOCATION MAP

GENERAL NOTES AND CONDITIONS

1. ALL EARTHWORK, GRADING AND PAVING SHALL BE PERFORMED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION IN ILLINOIS, STATE OF ILLINOIS DEPARTMENT OF TRANSPORTATION, CURRENT EDITION, AND ALL REVISIONS AND SUPPLEMENTS THEREON, AND THE REQUIREMENTS AND SPECIFICATIONS OF THE VILLAGE OF PALMATE.
2. ALL SANITARY SEWER, WATER MAIN, AND STORM SEWER SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, CURRENT EDITION, AND ALL REVISIONS AND SUPPLEMENTS THEREON, AND THE PUBLISHED STANDARD SPECIFICATIONS AND REQUIREMENTS OF THE ILLINOIS DEPARTMENT OF TRANSPORTATION. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE VILLAGE OF PALMATE REQUIREMENTS.
3. THE REQUIREMENTS AND SPECIFICATIONS OF THE VILLAGE OF PALMATE SUPERVISOR CONTROL ORDINANCE SHALL GOVERN OVER ALL.
4. THE VILLAGE OF PALMATE ENGINEERING DEPARTMENT MUST BE NOTIFIED AT LEAST TWO (2) WORKING DAYS PRIOR TO THE REQUEST FOR INSPECTION, COMMENCEMENT OR RESUMPTION OF ANY WORK.
5. THE CONTRACTOR SHALL KEEP CAREFUL MEASUREMENTS AND RECORDS OF ALL CONSTRUCTION AND SHALL FURNISH THE ENGINEER AND THE VILLAGE WITH RECORD DRAWINGS UPON COMPLETION OF HIS WORK. SET OF VILLAGE-REPRODUCIBLE RECORD DRAWINGS AND COPIES MUST BE FURNISHED TO THE VILLAGE BY THE DEVELOPER.

SOIL EROSION AND SEDIMENT CONTROL

1. REASONABLE CARE MUST BE TAKEN TO MINIMIZE SOIL EROSION. REFER TO THE STATE OF ILLINOIS PROCEDURES AND STANDARDS FOR URBAN SOIL EROSION AND SEDIMENTATION CONTROL. THE U.S. SOIL CONSERVATION SERVICE IS ALSO AVAILABLE TO PROVIDE GUIDANCE.
2. ANY DISTURBED AREAS SHALL BE KEPT TO A PRACTICAL MINIMUM AND SHALL BE MULCHED, SEED, SOODED, OR PAVED WITHIN 7 CALENDAR DAYS FOLLOWING THE END OF ACTIVE DISTURBANCE.
3. ALL INLETS, STRUCTURES, PIPES, SHALES, AND ROADS SHALL BE KEPT CLEAN AND FREE OF DIRT AND DEBRIS AT ALL TIMES.
4. STOCKPILES SHALL HAVE A BERM OR TRENCH AROUND THE DISCOURAGING TO COLLAPSE. STOCK PILES IN PLACE LONGER THAN 10 DAYS SHALL BE SEED.
5. STRAW BALS FIRMLY ANCHORED SHALL BE PLACED AROUND ALL INLETS, CATCHBASINS, SHALES, AND ADJACENT LANDS THAT RECEIVE SILTY RUNOFF DURING THE COURSE OF CONSTRUCTION.
6. ALL WETLANDS AND WATERCOURSE SHALL BE TOTALLY PROTECTED WITH SILT FENCE.
7. ADDITIONAL SOIL EROSION CONTROL MEASURES SHALL BE UNDERTAKEN DURING THE COURSE OF CONSTRUCTION, AS NEEDED.
8. MAINTAIN SOIL EROSION CONTROL DEVICES THROUGH THE DURATION OF THIS PROJECT.
9. REPLACE SOIL EROSION CONTROL DEVICES WITH SOO AND TOPSOIL AT THE COMPLETION OF THE PROJECT.
10. FOLLOWING PRELIMINARY EARTHWORK AND STORM SEWER CONSTRUCTION, SILT FENCE WILL BE PLACED AROUND THE RETENTION POND AND EITHER MAY BALS OR SILT FENCE WILL BE STAKED AROUND INLET STRUCTURES AS DIRECTED BY THE CITY ENGINEER.
11. PERENNIAL PLY GRASS SHALL BE SEED AND MAINTAINED IN AREAS WITH HIGH EROSION POTENTIAL.

STORM SEWER

1. ALL STORM SEWER SHALL BE CONSTRUCTED OF REINFORCED CONCRETE PIPE CLASS IV OR THICKER CONFORMING TO ASTM C-76, WITH PRECAST JOINTS (ASTM C-443).
2. ALL INLETS, CATCHBASINS, AND MANHOLES SHALL BE PRECAST CONCRETE.
3. ALL STORM SEWERS UNDER AND WITHIN TWO FEET OF ANY EXISTING OR PROPOSED PAVEMENT OR SIDEWALK SHALL BE BACKFILLED WITH GRANULAR BACKFILL MATERIAL, NOT GRADATION GA-7 OR APPROVED EQUAL, (FOUR CRUSHED).
4. ANY FIELD TILES ENCOUNTERED SHALL BE RECONNECTED OR CONNECTED TO THE STORM SEWER SYSTEM. THE SIZE, LOCATION, AND DEPTH OF THE TILES SHALL BE RECORDED BY THE CONTRACTOR AND IMMEDIATELY REPORTED TO THE VILLAGE OF PALMATE. LOCATION, SIZE & INVERT OF FIELD TILES TO BE SHOWN ON RECORD DRAWINGS.
5. FOOTING DRAINS SHALL DISCHARGE TO GRADE VIA SUMP PUMP DISCHARGE.

WATER SERVICE

1. THE MINIMUM COVER FOR ALL WATER WATER SERVICE PIPE IS FIVE AND A HALF FEET (5'-6") FROM FINISHED GRADE TO TOP OF PIPE.
2. A MINIMUM HORIZONTAL DISTANCE OF 10 FEET SHALL BE MAINTAINED BETWEEN THE WATER MAIN AND ANY SEWERS WHEN THEY ARE PARALLEL. WHENEVER A SEWER CROSSES A WATER MAIN, A MINIMUM VERTICAL DISTANCE OF 18 INCHES MUST BE MAINTAINED BETWEEN THE OUTSIDE OF THE PIPES, AND THE SEWER JOINTS ARMORED SO THEY ARE EQUIVALENT AS FAR AS POSSIBLE FROM THE WATER MAIN JOINTS. WHEN IT IS NECESSARY FOR A SEWER TO CROSS OVER THE TOP OF A WATER MAIN, THE FOLLOWING METHOD MUST ALSO BE CONSTRUCTED: A) THE SEWER SHALL BE DESIGNED AND CONSTRUCTED EQUAL TO WATER MAIN PIPE FOR A DISTANCE TO FEET EITHER SIDE OF THE CROSSING AND SHALL BE PRESSURE-TESTED TO INSURE WATER TIGHTNESS PRIOR TO BACKFILLING.

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

SANITARY SEWER NOTES

1. ALL SANITARY PIPE AND SERVICES SHALL BE P.V.C. (S.D.A. 26) PIPE CONFORMING TO ASTM D-3034 WITH GASKET JOINTS CONFORMING TO ASTM D-3212.
2. ALL FLOOR DRAINS SHALL DISCHARGE TO THE SANITARY SEWER.
3. ALL DOWNSPOUTS AND OUTSIDE DRAINS SHALL DISCHARGE TO GRADE AND NOT TO THE SANITARY SEWER.
4. ALL SANITARY SEWER CONSTRUCTION REQUIRES STONE BEDDING MATERIAL 1/4" TO 3/4" IN SIZE, WITH A THICKNESS BELOW THE BOTTOM OF THE PIPE UP NOT LESS THAN 4" AND EXTENDING TO A MINIMUM OF 12" ABOVE THE TOP BACKFILL SHALL BE 04-11/13, 100% CRUSHED PER ASTM D-3321, EQUIVALENT TO CLASS 1 OR APPROVED EQUAL.
5. "BAND-SAW" OR SIMILAR FLEXIBLE-TYPE COUPLINGS SHALL BE USED IN THE CONNECTION OF SEWER PIPE OF DISSIMILAR MATERIALS. ALL HARDWARE ASSOCIATED WITH THE COUPLINGS SHALL BE OF STAINLESS STEEL.
6. WHEN CONNECTING TO AN EXISTING SEWER MAIN BY MEANS OTHER THAN AN EXISTING WYE TEE OR AN EXISTING MANHOLE, ONE OF THE FOLLOWING METHODS SHALL BE USED: A) REMOVE AN ENTIRE SECTION OF PIPE (BRANCHING ONLY THE TOP OF ONE BELL) AND REPLACE WITH A WYE OR TEE BRANCH SECTION. B) WITH PIPE CUTTER, NEARLY AND ACCURATELY CUT OUT DESIRED LENGTH OF PIPE FOR REDUCTION OF PROPER FITTING, USING "BAND-SAW" OR SIMILAR COUPLINGS TO HOLD IT FIRMLY IN PLACE. C) INSTALL A NEW MANHOLE.
7. ALL SEPTIC TANKS OF ANY BEING ABANDONED SHALL BE FILLED OR OTHERWISE DESTROYED, AND NOTED ON THE RECORD DRAWINGS. ALL SEWER CONNECTIONS SHALL BE MADE UPSTREAM FROM THE TANK. CONTRACTORS SHALL OBTAIN ANY NECESSARY PERMITS FOR REMOVAL.
8. ALL SANITARY AND STORM MANHOLES SHALL BE PRECAST CONCRETE, TYPE A WITH PRECAST CONCRETE ADJUSTING RINGS, AND SHALL HAVE A MINIMUM INSIDE DIAMETER OF 48 INCHES. THE MANHOLE FRAME SHALL BE SECURED TO THE MANHOLE WITH MASTIC OR MORTAR.
9. A MINIMUM HORIZONTAL DISTANCE OF 10 FEET SHALL BE MAINTAINED BETWEEN THE WATER MAIN AND ANY SEWERS WHEN THEY ARE PARALLEL. WHENEVER A SEWER CROSSES A WATER MAIN, A MINIMUM VERTICAL DISTANCE OF 18 INCHES MUST BE MAINTAINED BETWEEN THE OUTSIDE OF THE PIPES, AND THE SEWER JOINTS ARMORED SO THEY ARE EQUIVALENT AS FAR AS POSSIBLE FROM THE WATER MAIN JOINTS. WHEN IT IS NECESSARY FOR A SEWER TO CROSS OVER THE TOP OF A WATER MAIN, THE FOLLOWING METHOD MUST ALSO BE CONSTRUCTED: A) THE SEWER SHALL BE DESIGNED AND CONSTRUCTED EQUAL TO THE WATER MAIN PIPE FOR A DISTANCE TEN (10) FEET EITHER SIDE OF THE CROSSING AND SHALL BE PRESSURE-TESTED TO INSURE WATER TIGHTNESS PRIOR TO BACKFILLING.
10. ALL EXISTING WATER MAINS OF 18" OR SMALLER SHALL BE REPAIRED OR REPLACED. ALL SANITARY AND STORM SEWERS MUST BE REPAIRED AND THE EXISTING 18" OR SMALLER SHALL BE REPAIRED OR REPLACED. ALL SANITARY AND STORM SEWERS MUST BE REPAIRED AND THE EXISTING 18" OR SMALLER SHALL BE REPAIRED OR REPLACED. ALL SANITARY AND STORM SEWERS MUST BE REPAIRED AND THE EXISTING 18" OR SMALLER SHALL BE REPAIRED OR REPLACED.
11. ALL MANHOLES, CATCHBASINS & VALVE VAULTS IN STREET SHALL BE SET IN A FULL MORTAR BED.

EARTHWORK, GRADING, AND PAVING

1. ALL PROPOSED PAVEMENT AREAS SHALL BE STRIPPED OF ALL TOPSOIL AND UNDESIRABLE MATERIAL AND EXCAVATED OR FILLED TO WITHIN 0.10 FEET OF DESIGN SUBGRADE.
2. THE SUBGRADE SHALL BE FREE OF ALL UNSUITABLE MATERIAL AND SHALL BE COMPACTED TO A MINIMUM 95 PER CENT OF MOISTURE PROCTOR DENSITY.
3. THE SUBGRADE SHALL BE INSPECTED BY A QUALIFIED SOILS TESTING LABORATORY REPRESENTATIVE.
4. STOCKPILING OF SOIL SHALL BE AT LOCATIONS DESIGNATED BY OWNER, AND AS SHOWN ON THE PLANS.
5. THE EARTHWORK CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF SPILL MATERIAL FROM THE UNDERGROUND CONTRACTORS, PREPARING THE ROCKY SUBGRADE, PLACING TOPSOIL TO A MINIMUM DEPTH OF 6 INCHES TO FINISHED GRADE, GRADING OR DRAINAGE SHALES, AND ALL OTHER SUBGRADE AS DIRECTED BY THE OWNER OR ENGINEER.
6. THE QUANTITIES CONTAINED IN THESE DOCUMENTS ARE APPROXIMATE AND ESTIMATED, AND ARE PRESENTED AS A GUIDE TO THE CONTRACTOR IN DETERMINING ALL QUANTITIES AND TO BECOME FAMILIAR WITH THE SITE AND SOIL CONDITIONS.
7. THE EARTHWORK CONTRACTOR IS RESPONSIBLE FOR MAINTAINING POSITIVE DRAINAGE AT THE COMPLETION OF EACH WORKING DAY.
8. THE PAVING CONTRACTOR IS RESPONSIBLE FOR THE FINAL SUBGRADE PREPARATION, THE FIRMNESS BASE, BINDER, AND SURFACE, AND ALL FINAL CLEAN-UP AND RELATED WORK ASSOCIATED WITH THE PAVING OPERATION.
9. THE PROPOSED CURB AND GUTTER AND PAVEMENT SHALL BE OF THE TYPE AND THICKNESS AS SPECIFIED IN THE ENGINEERING DRAWINGS, AND CONSTRUCTED IN STRICT CONFORMANCE WITH THE PREVIOUS REFERENCED STANDARD SPECIFICATIONS, AND THE REQUIREMENTS OF THE VILLAGE OF PALMATE.
10. THE CONSTRUCTION CURB AND GUTTER SHALL BE CONSTRUCTED OF 1500 PSI CONCRETE AND SHALL BE IN STRICT CONFORMANCE WITH THE PROVISIONS OF SECTION 720.04 OF STANDARD SPECIFICATIONS, CURRENT EDITION. ALL CURB AND GUTTER SHALL BE BROWN FINISH.
11. CURBING AND PROTECTION OF ALL CONCRETE SHALL BE IN STRICT CONFORMANCE WITH THE PROVISIONS OF SECTION 720.13 OF STANDARD SPECIFICATIONS, CURRENT EDITION.
12. THE CURB AND GUTTER SHALL HAVE TWO (2) 3/4"-THICK REINFORCED FIBER EXPANSION JOINTS WITH 3/4"-DIAMETER BY 18-INCH LONG PLAN ROUND STEEL DOWEL BARS AT 100-FOOT INTERVALS. ALL JCTS AND P.T.S. AND AT ALL CURB RETURN. CONSTRUCTION JOINTS SHALL BE CONSTRUCTED AT 10-FOOT INTERVALS. THE COST OF THESE JOINTS SHALL BE INCIDENTAL TO THE CURB AND GUTTER.
13. DEPRESSURE CURB SHALL BE PROVIDED FOR HANDICAPPED RAMP AT ALL SIDEWALKS ADJUTING THE CURB AND GUTTER.

NOTES ON SEQUENCES OF EROSION CONTROL MEASURES PRIOR TO ANY EXCAVATION WORK THE PERIMETER OF THE PROJECT SHALL BE SILT FENCED AS WELL AS ANY WETLANDS THAT ARE TO BE PROTECTED.

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

NOTES ON SILT FENCE MAINTENANCE

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

NOTE:

ALL STOCK PILES SHALL BE SILT FENCED & TEMPORARILY SEED. ALL TOPSOIL SEEDING SHALL BE DONE WITHIN 7 DAYS OF ROUGH GRADING. ALL PERMANENT SEEDING SHALL BE DONE WITHIN 7 DAYS OF FINAL GRADING. ALL STORM RUNOFF TO BE COLLECTED & CONVEYED TO THE DETENTION BASIN OR STORM SEWERS. ALL DRAINAGE CHANNELS SHALL BE SEED & NETTED OR SOODED AND SHALL BE INSPECTED AFTER EACH 1/2" RAINFALL. ANY MAINTENANCE REQUIRED SHALL BE DONE IMMEDIATELY. ALL SHALES SHALL BE PROTECTED BY ROCK CHECK DAMS PER DETAIL D-507 INTERVALS, ACCORDING TO CONSERVATION PRACTICES #910.

SCHEDULE OF DRAINAGES			
VALVE	GRASS AREA	PAVEMENT AREA	IMPRINT
WATER	R-1712-C	R-1712-C	"WATER"
STORM	R-1712-C	R-1712-C	"STORM"
SANITARY	R-1712-C	R-1712-C	"SANITARY"
WATER MAIN	R-1712-C	R-1712-C	"WATER MAIN"
STORM SEWER	R-1712-C	R-1712-C	"STORM SEWER"
SANITARY SEWER	R-1712-C	R-1712-C	"SANITARY SEWER"

TABLE OF PIPE & JOINT SPECIFICATIONS			
USE	MATERIAL	GRADE SPEC.	JOINT SPEC.
STORM	R.C.P.	N C-76	C-443
SANITARY SEWER	P.V.C.	SD-26	ASTM D-3212
SANITARY SEWER	P.V.C.	SD-26	ASTM D-3212
WATER MAIN	D.I.P.	ASTM A-53	ASTM A-53

ALL CASTINGS SHALL BE METAL OR APPROVED EQUAL. ALL CASTINGS SHALL BE PROTECTED AS APPLICABLE. ALL CASTINGS SHALL BE PROTECTED AS APPLICABLE. ALL CASTINGS SHALL BE PROTECTED AS APPLICABLE.

SPIES & ASSOCIATES, INC.
Civil Engineers - Land Surveyors

534 WEST CAMPUS DRIVE
ARLINGTON HEIGHTS, ILLINOIS 60004
PH 847.577.8808 FAX 847.577.0229

REVISIONS
PER VILL 02-01-24

DRAWN BY: TJS

JOB NO. 5351

DESIGNED BY: TJS

SCALE:

CHECKED BY: TJS

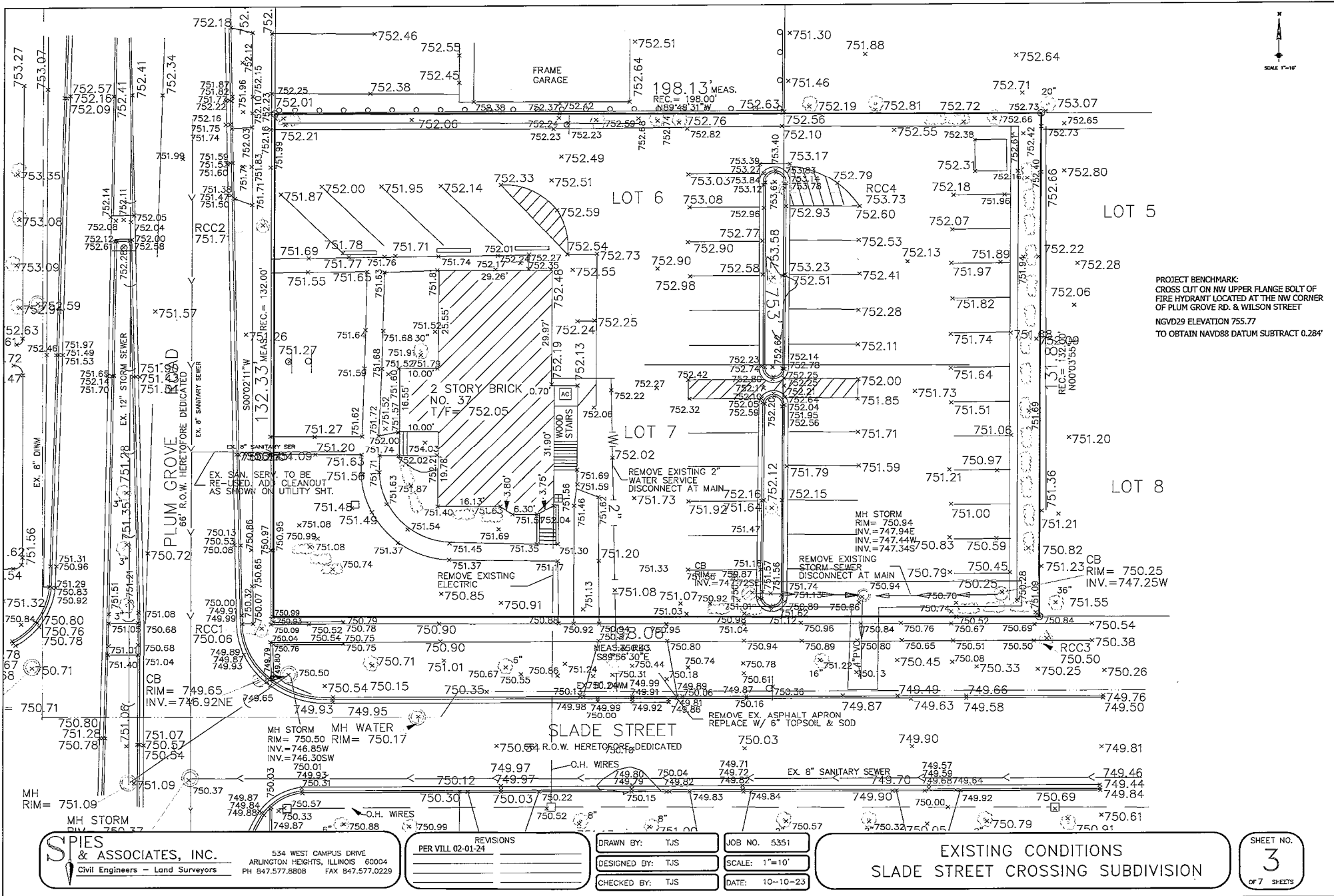
DATE: 10-10-23

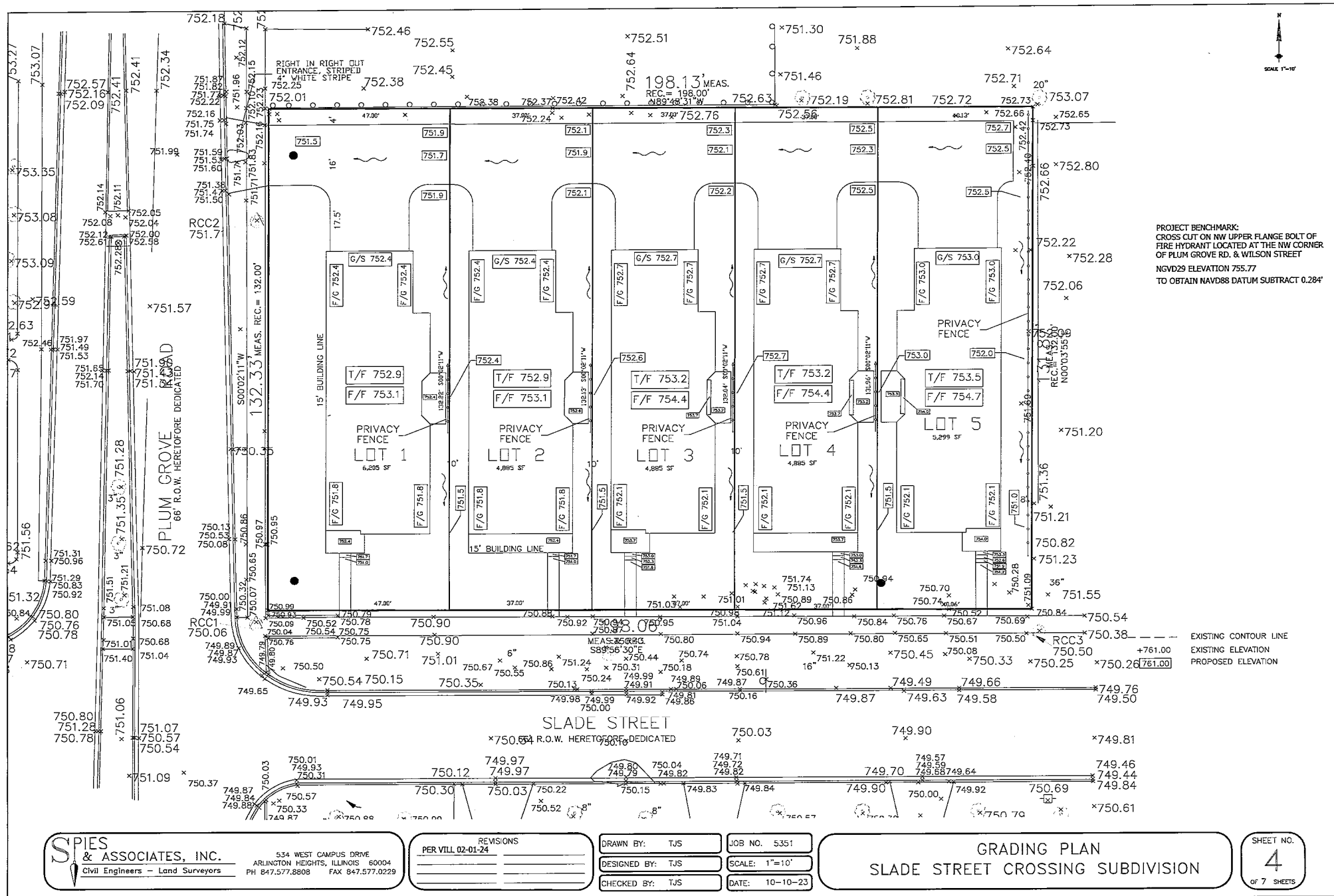
GENERAL NOTES
SLADE STREET CROSSING SUBDIVISION

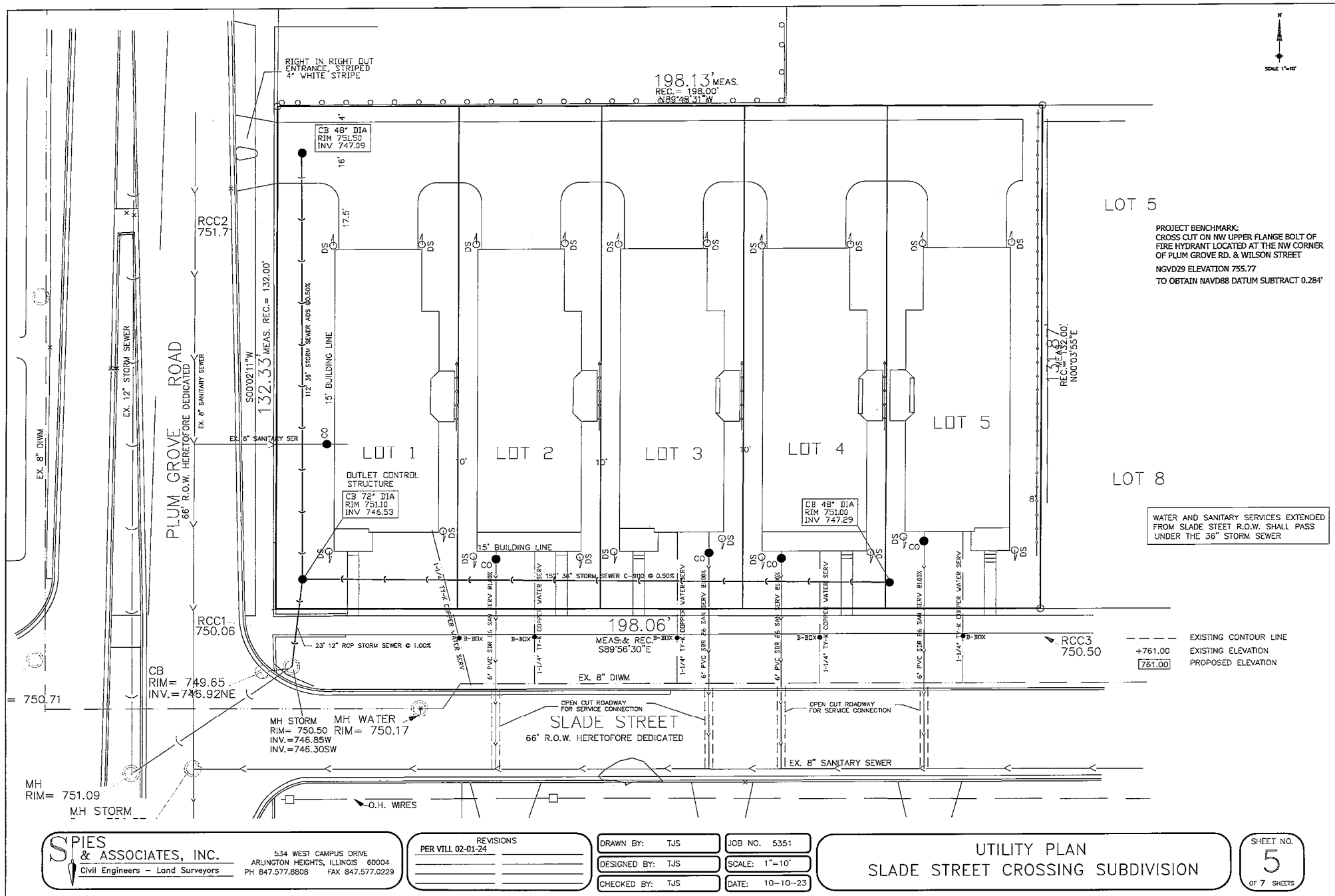
SHEET NO.

2

OF 7 SHEETS







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

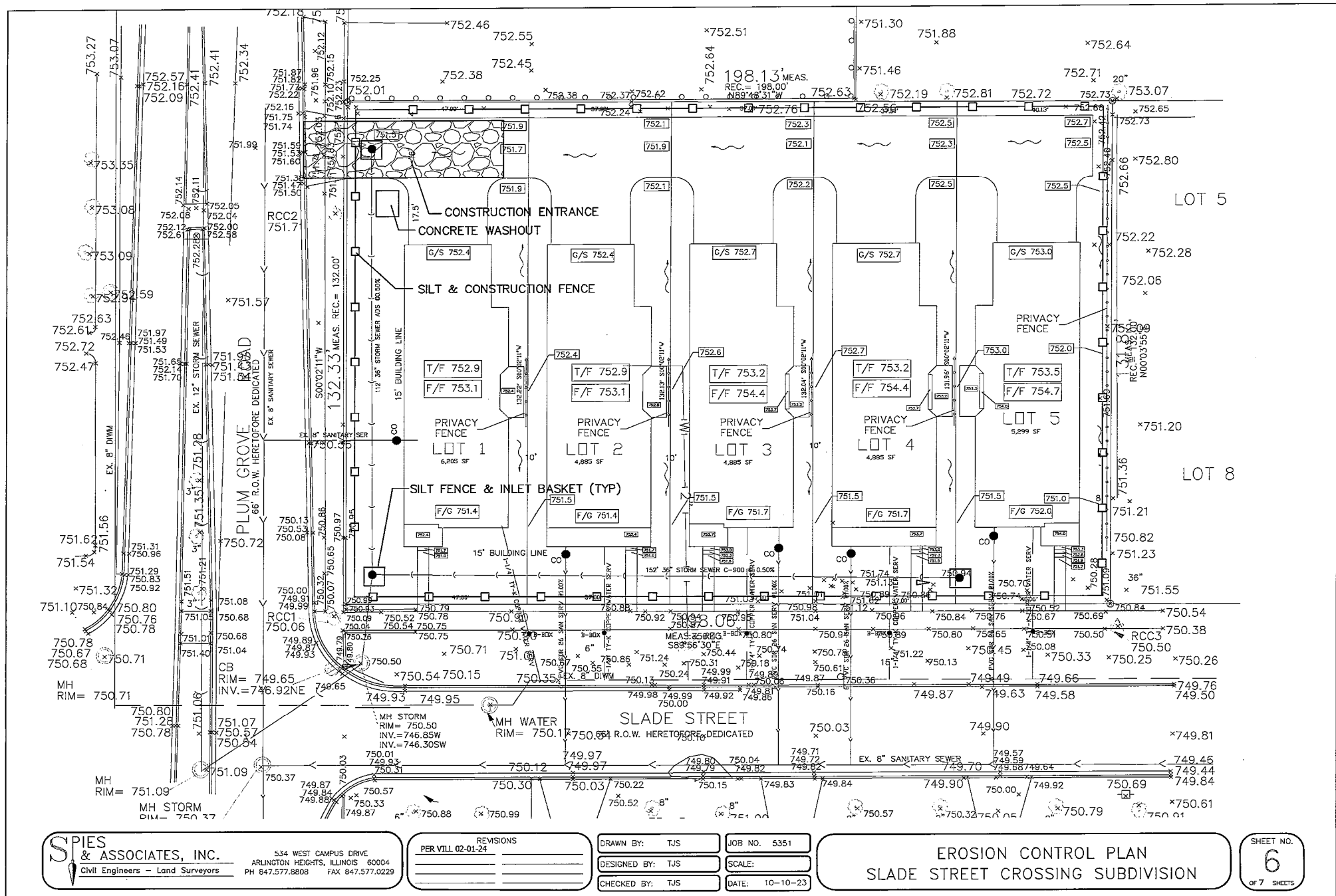
REVISIONS	
PER VILL 02-01-24	

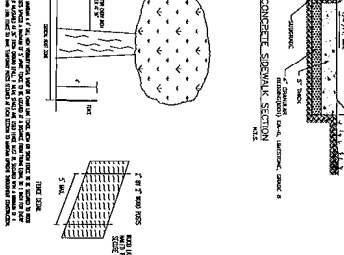
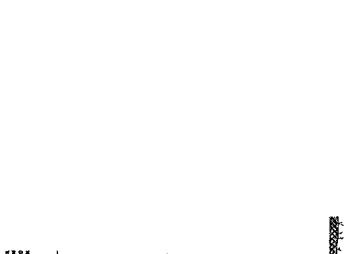
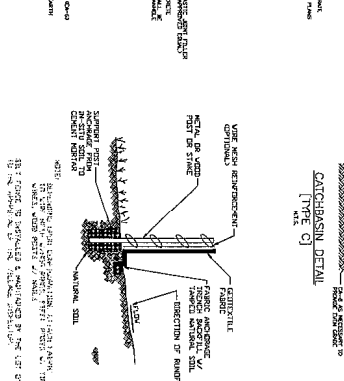
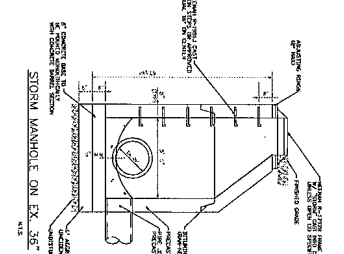
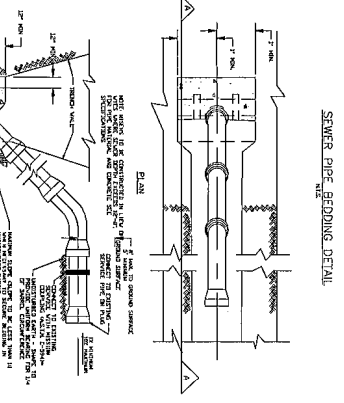
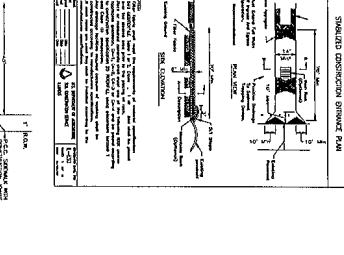
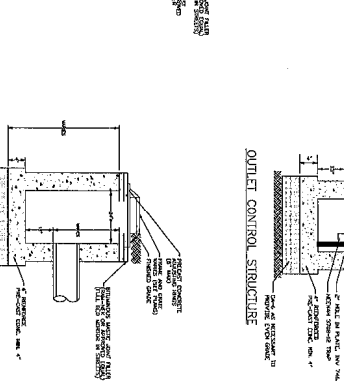
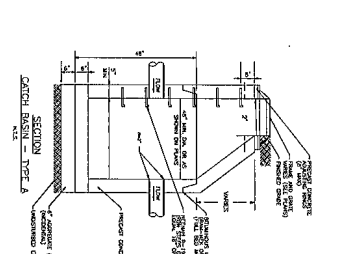
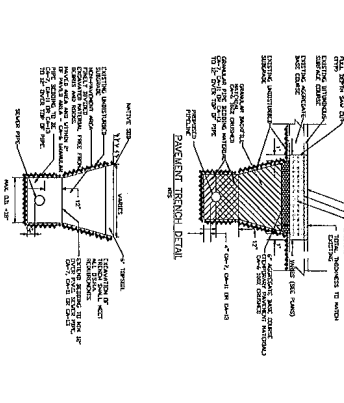
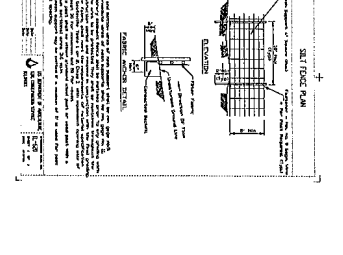
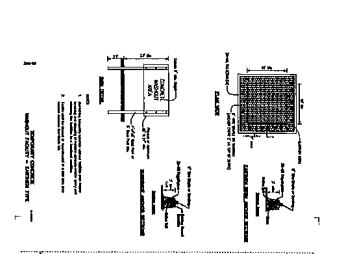
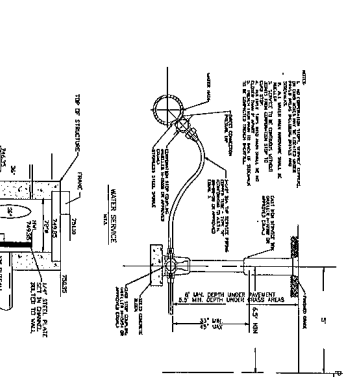
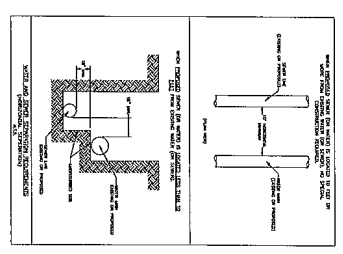
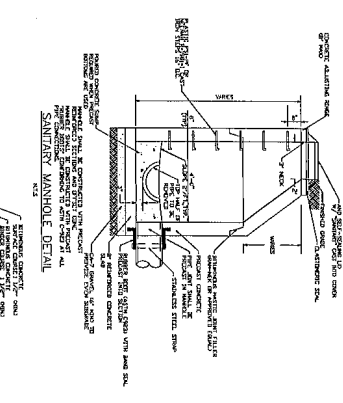
DRAWN BY: TJS
DESIGNED BY: TJS
CHECKED BY: TJS

JOB NO. 5351
SCALE: 1"=10'
DATE: 10-10-23

UTILITY PLAN
SLADE STREET CROSSING SUBDIVISION

SHEET NO.
5
OF 7 SHEETS





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

PERMITS
PERMILL 02-01-24

DRAWN BY: TJS
DESIGNED BY: TJS
CHECKED BY: TJS
DATE: 10-10-23

DETAIL SHEET
SLADE STREET CROSSING SUBDIVISION
SHEET NO. 7

PUBLIC NOTICE

A Public Hearing will be held before the Village of Palatine Planning and Zoning Commission on Tuesday, May 12, 2026 at 7 PM, in the Village Council Chambers in the Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:

Planned Development Amendment to permit a raised exit landing, with stairs providing access to the yard on the west side of Lot 1 (4 E. Slade Street), and a patio to be located within the side yard abutting a street yard; and a

Special Use to permit a 4-foot tall picket-style fence, with an approximately 3-foot setback, in the side yard abutting a street, where the side lot line of said side yard abutting a street abuts the side lot line of a front yard of an adjacent lot.

The property is commonly known as the Slade Street Crossing subdivision – 4-20 E. Slade Street. The Petitioner is requesting a Planned Development Amendment to allow a raised landing, with stairs, and a patio (approximately 84 square feet), both of which would be located in the side yard abutting a street for on the west side of Lot 1 (4 E. Slade Street). The 4-foot picket style fence would be set back approximately 37 feet from the shared side lot line of the adjacent front yard to the north.

The above petition has been filed the developer/property owner Greg Rose and is available for examination in the office of the Village Clerk, 200 E. Wood Street.

FILE #: FPD-000258-2026 VILLAGE OF PALATINE

Jan Wood, Chair
Palatine Planning & Zoning Commission

DATED: This 23rd day of April 2026

BV

CERTIFICATE OF PUBLICATION

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

Journal & Topics Newspapers
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

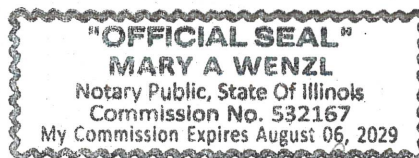
(Village) (Town) (City) (Township) of PALATINE SLADE STREET CROSSING 4-20 E. SLADE ST.
☒ ☐ ☐ ☐
County of COOK

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 23RD day of APRIL, A.D. 2026, and the last publication thereof was made on the 23RD day of APRIL, A.D. 2026.

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



Mary A. Wenzl

IN WITNESS WHEREOF, THE DES PLAINES JOURNAL, INC., has caused this certificate to be signed and its corporate seal affixed hereto at Des Plaines, Illinois this 23RD day of APRIL, A.D., 2026.

By Todd Wessell

President

Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 23RD day of APRIL, A.D., 2026.

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

315 W. Johnson Street Preliminary Planned Development

STAFF REPORT:

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Lyn Bremanis

PETITIONER: Janusz Luterek, J Darien Corporation.

PLAN NUMBER: PPD-000016-2026

BACKGROUND:

The Subject Property, at approximately .5 acres, is currently vacant and zoned R-2 Single Family Residential. The Petitioner is proposing to construct a 4-unit townhome development; therefore, the Petitioner is requesting:

Preliminary Planned Development to permit a 4-Unit Townhome Residential Development.

KEY ISSUES:

Zoning and Site Design

- The Subject Property is approximately 21,780 square feet or 0.5 acres. The property is currently vacant. The Comprehensive Plan's future land use map indicates a multi-family use. Historically, this lot was owned and operated in conjunction with the Kinch Village Florist and nursery use, which was approved as a special use in 1972. The Greenhaven apartment building, which was completed within the last 1.5 years is directly east of the Subject Property
- The proposed plans include a four-unit, two-story townhouse development, with three bedrooms per unit and each unit having an attached two-car garage. The units have a total of 2,366 square feet of habitable space and unfinished basements.
- The plans proposed the following setbacks:

Front (30' required for R-3)	Side (Minimum 6' with a total of 16' required for R-3)	Rear (40' required for R-3)
------------------------------	--	-----------------------------

Proposed front setback: 44 feet	8.5 feet	Proposed rear setback: 63 feet
---------------------------------	----------	--------------------------------

- The elevations proposed a mix of brick, hardie board plank, and panel siding. The site plan proposed rear yard patios.
- There are a total of 16 parking spaces provided, 8 of which are provided by garage spaces. Per code, 12 spaces would be required. Note: guest parking is provided in the driveways, which are approximately 24 feet long.
- As the initial request is for Preliminary Planned Development review, the landscaping plans are not required at Preliminary Planned Development. As an existing condition, there is a row of arborvitae in the W. Johnson Street right-of-way.
- The R-3 district requires a minimum land area/dwelling unit, as follows:
 - Lot area per dwelling unit: Multifamily dwelling units: three (3) and four (4) bedroom units — 5,000 square feet.
 - With 4 proposed units, a minimum lot size of 20,000 square feet is required. At 21,780 square feet, the underlying lot area would support 4 units.

Engineering

- The Petitioner is intending to subdivide the property into 4 separate lots with no common space. They will be required to come back for preliminary and final subdivision when they come back for final planned development.
- The proposal plans for three curb cuts located along Johnson Street to allow access to the 4 units.
- There are existing sanitary and water service lines located along W. Johnson Street.
- Salt Creek is located along the rear southwest corner of the site. Per code, a 50-foot easement is required from the centerline of the creek. While the plans appear to meet this requirement, the final engineering plans will be required to demonstrate the easement boundary as part of the Final Planned Development.

STANDARDS FOR PLANNED DEVELOPMENT: Standards for a Planned Development are found in Section 13.03 (a) of the Zoning Code. Specifically, the planned development shall be designed, located and proposed to be operated so that the public health, safety and welfare will be protected. The planned development shall not cause substantial injury to the value of other property in the area in which it is located. The establishment of the planned development shall not impede the normal

and orderly development and improvement of surrounding property. Adequate utilities, access roads, drainage and/or other necessary facilities have been or are being provided. And adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

STAFF RECOMMENDATION:

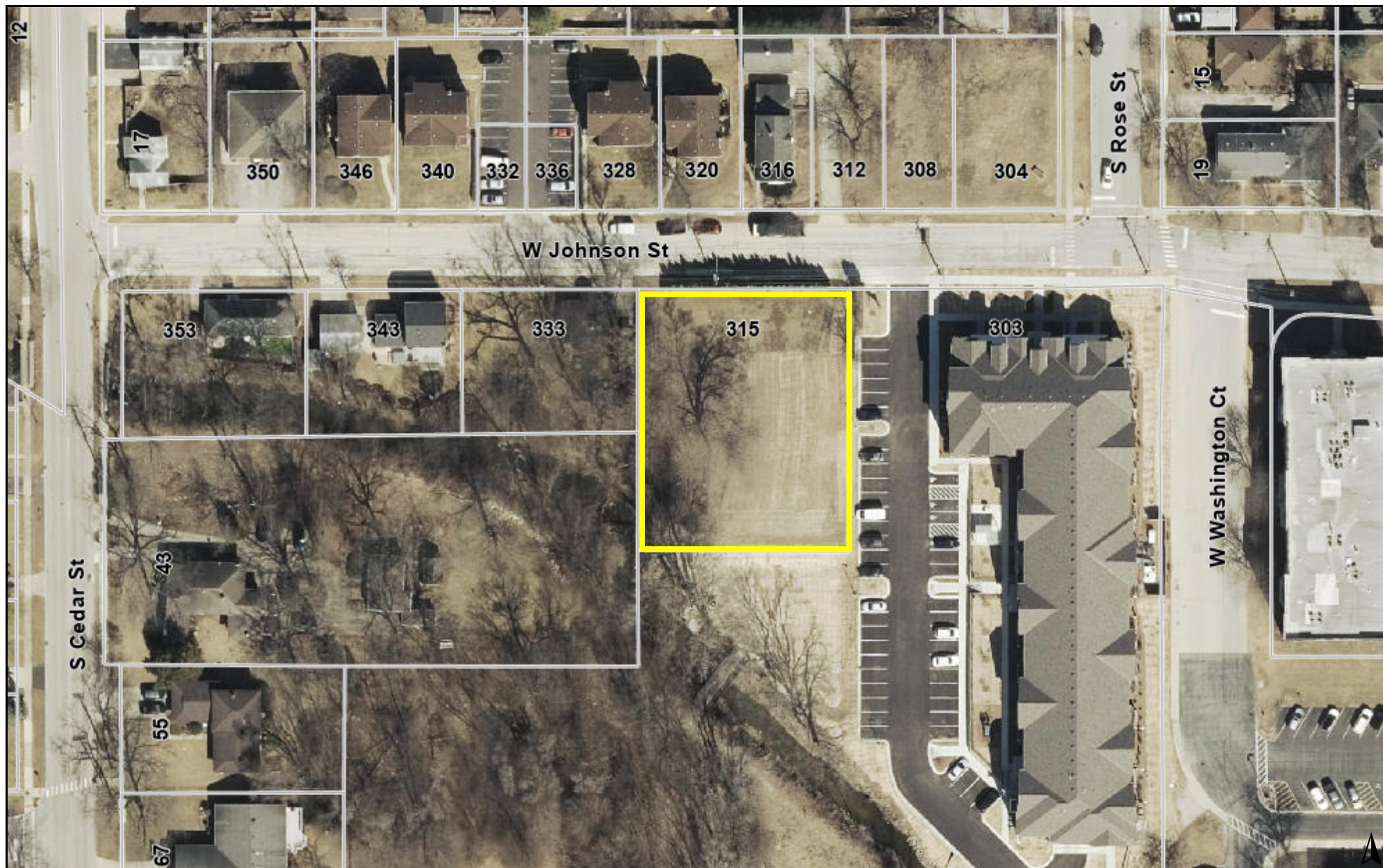
The Petitioner has provided sufficient preliminary land use information to complete the Preliminary Planned Development review. The size of the lot would also support the proposed number of dwelling units, and the overall parking provided exceeds the minimum code requirements. Additionally, the proposed residential density is within the allowances of the zoning code and is comparable to other non-single-family residential developments in the vicinity of the subject property. The proposed architectural plans are comparable to several of the surrounding developments. Therefore, Staff recommends approval of the Preliminary Planned Development, subject to the following conditions:

1. The final architectural and material elevation plans shall be submitted in a manner acceptable to the Village and in coordination with the attached submitted plans (Warren Johnson Architects, INC.), except as such plans shall be revised to conform to Village Codes and Ordinances.
2. The Final Engineering Plans and Final Engineer's Estimate of Probable Cost shall be submitted and revised in a manner acceptable to the Village Engineer and Director of Planning and Zoning.
3. If required, a Public Improvement letter of credit or appropriate security shall be submitted in a manner acceptable to the Village Engineer.
4. A Planned Development letter of credit shall be submitted in the amount of \$40,000 in a manner acceptable to the Director of Planning and Zoning.
5. Review fees in the amount of 1.5% of the total project improvement costs (as defined in the Village Code) shall be submitted in a manner acceptable to the Village Engineer.
6. Recording fees in the amount of \$300 shall be submitted.
7. A construction management plan indicating the proposed material delivery routes and contractor parking areas, shall be submitted to the Village Engineer and Director of Planning and Zoning.
8. Fencing may be permitted within designated easements or buffer areas, provided it does not impede drainage or access. No fencing of any kind shall be permitted within the Regulatory Floodway. All proposed fencing shall be clearly shown on the final engineering plans for review and approval.
9. The Regulatory Floodway shall be shown on final engineering plans in a manner acceptable to the Village Engineer.
10. The southwest (SW) corner of the subject property contains a designated Regulatory Floodway. In accordance with Village regulations, no alterations to the land, including grading or filling, shall be permitted within this area. The Floodway boundary shall be clearly delineated on all site and engineering plans and labeled as a Non-Disturbance Zone.

11. All required extra agency permits shall be submitted in a manner acceptable to the Village Engineer.

ATTACHMENTS:

1. Aerial Map
2. Preliminary Planned Development Application
3. Plat of Survey
4. Site Floor and Elevation Plans
5. Public Notice



0 150 300
ft

Print Date: 5/4/2026

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.



PRELIMINARY PLANNED DEVELOPMENT APPLICATION

Department of Planning & Zoning

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

Petitioner Name

Janusz Luterek

Business Name (if applicable)

J Darien Corporation

Subject Property Address

315 W Johnson Street

Project Description:

Vacant land, Townhouses 4 units to be build

All existing land uses on the property:

Vacant

Property acreage and proposed land use:

4 townhomes

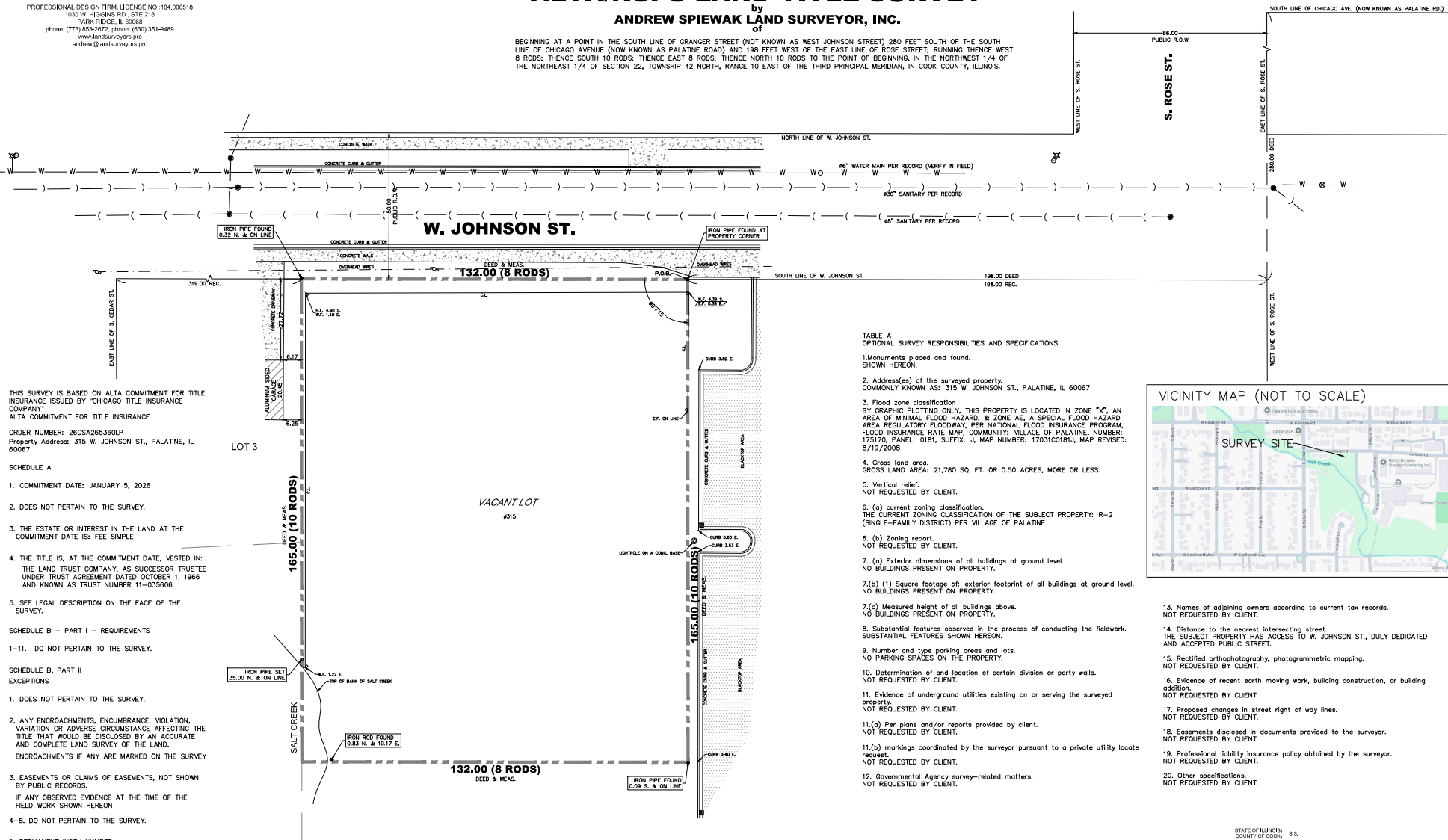
Property attributes (acreage and subdivision name):

.5 acres; Territory Included in the Town of Palatine

PROFESSIONAL DESIGN FIRM, LICENSE NO.: 184.006518
1030 W. HIGGINS RD., STE 218
PARK RIDGE, IL 60068
phone: (773) 853-2672, phone: (630) 351-9489
www.landsurveyors.pro
andrew@landsurveyors.pro

by
ANDREW SPIEWAK LAND SURVEYOR, INC.
of

BEGINNING AT A POINT IN THE SOUTH LINE OF GRANGER STREET (NOT KNOWN AS WEST JOHNSON STREET) 280 FEET SOUTH OF THE SOUTH LINE OF CHICAGO AVENUE (NOW KNOWN AS PALATINE ROAD) AND 198 FEET WEST OF THE EAST LINE OF ROSE STREET; RUNNING THENCE WEST 8 RODS; THENCE SOUTH 10 RODS; THENCE EAST 8 RODS; THENCE NORTH 10 RODS TO THE POINT OF BEGINNING, IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



- TABLE A
-
- OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS

1. Monuments placed and found.
SHOWN HEREON.

2. Address(es) of the surveyed property.
COMMONLY KNOWN AS: 315 W. JOHNSON ST., PALATINE, IL 60067

3. Flood zone classification
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X", AN AREA OF MINIMAL FLOOD HAZARD, & ZONE AE, A SPECIAL FLOOD HAZARD AREA REGULATORY FLOODWAY, PER NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP, COMMUNITY: VILLAGE OF PALATINE, NUMBER: 175170, PANEL: 0181, SUFFIX: J, MAP NUMBER: 17031C0181J, MAP REVISED: 8/19/2008

4. Gross land area.
GROSS LAND AREA: 21,780 SQ. FT. OR 0.50 ACRES, MORE OR LESS

5. Vertical relief.
NOT REQUESTED BY CLIENT.

6. (a) current zoning classification.
THE CURRENT ZONING CLASSIFICATION OF THE SUBJECT PROPERTY: R-2
(SINGLE-FAMILY DISTRICT) PER VILLAGE OF PALATINE

6. (b) Zoning report.
NOT REQUESTED BY CLIENT.

7. (a) Exterior dimensions of all buildings at ground level.
NO BUILDINGS PRESENT ON PROPERTY.

7.(b) (1) Square footage of: exterior footprint of all buildings at ground level.
NO BUILDINGS PRESENT ON PROPERTY

7.(c) Measured height of all buildings above.
NO BUILDINGS PRESENT ON PROPERTY

8. Substantial features observed in the process of conducting the fieldwork.
SUBSTANTIAL FEATURES SHOWN HEREON

9. Number and type parking areas and lots.
NO PARKING SPACES ON THE PROPERTY.

10. Determination of and location of certain division or party walls.
NOT REQUESTED BY CLIENT

11. Evidence of underground utilities existing on or serving the surveyed property:

11 (c) Day signs and/or aspects provided by client

NOT REQUESTED BY CLIENT.

NOT REQUESTED BY CLIENT.

12. Governmental Agency survey-related matters.
NOT REQUESTED BY CLIENT.

13. Names of adjoining owners according to current tax records.
NOT REQUESTED BY CLIENT.

14. Distance to the nearest intersecting street.
THE SUBJECT PROPERTY HAS ACCESS TO W. JOHNSON ST., DULY DEDICATED
AND ACCEPTED PUBLIC STREET.

15. Rectified orthophotography, photogrammetric mapping.
NOT REQUESTED BY CLIENT.

16. Evidence of recent earth moving work, building construction, or building addition.
NOT REQUESTED BY CLIENT.

17. Proposed changes in street right of way lines.
NOT REQUESTED BY CLIENT.

18. Easements disclosed in documents provided to the surveyor.
NOT REQUESTED BY CLIENT.

19. Professional liability insurance policy obtained by the surveyor.
NOT REQUESTED BY CLIENT.

20. Other specifications.
NOT REQUESTED BY CLIENT.

STATE OF ILLINOIS) S.S.
COUNTY OF COOK)

TO: CHICAGO TITLE INSURANCE COMPANY
JANUSZ LUTEREK

ANDREW SPIEWAK LAND SURVEYOR, INC., A PROFESSIONAL DESIGN FIRM, LAND SURVEYING CORPORATION, LICENSE No. 184,00618 HEREBY CERTIFIES THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS:

1, 2, 3, 4, 8(a), 7(a), 7(b), 7(c), 8, 9, 14 OF TABLE A THEREOF

THE FIELD WORK WAS COMPLETED ON 19th DAY OF FEBRUARY A.D. 2020.

DATE OF PLAT OR MAP, 19th DAY OF FEBRUARY A.D. 2020

Amir F. Saniyeh

BY: Shirley A. Johnson
ILLINOIS PROFESSIONAL LAND SURVEYOR PROFESSIONAL DESIGN FIRM
ANDREZE I.C. STEWART LICENSE No.: 005 003 178 LAND SURVEYING CORPORATION No.: 100

GENERAL NOTES:

1. THE LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON IS BASED ONLY ON ABOVE GROUND EVIDENCE, TOGETHER WITH EVIDENCE FROM PLANS OBTAINED FROM UTILITY COMPANIES OR PROVIDED BY CLIENT, AND MARKINGS BY UTILITY COMPANIES AND OTHER APPROPRIATE SOURCES (IF NOTED HEREON). THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED.

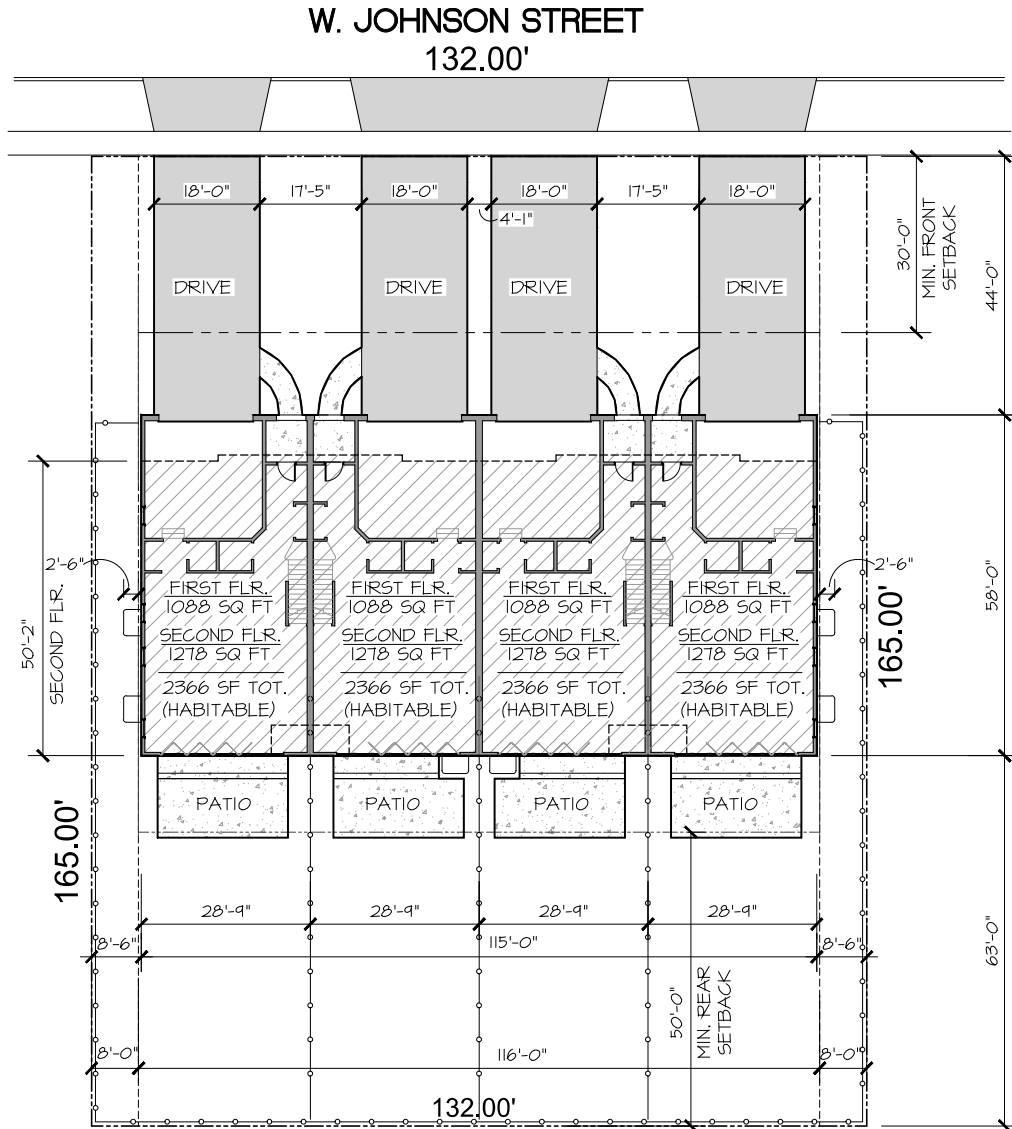
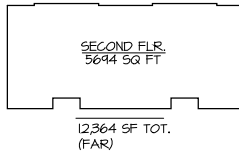
2. MEASUREMENTS SHOWN HEREON THUS X.XX ARE POSSIBLE ENCROACHMENTS.

THIS SURVEY IS VALID ONLY WITH AN EMBOSSED SEAL

LEGEND

[illegible]

ZONING INFORMATION	REQUIRED/ ALLOWED	PROPOSED
LOT AREA = 21,780 SQ.FT.		
ZONED	R-3	
ZONING DESCRIPTION	MULTI-FAMILY DISTRICT	
BUILDING FOOTPRINT	-	6,670 SF
MINIMUM LOT AREA (3 BEDROOM UNIT)	5000 SQFT/UNIT	5000 x 4 UNITS= 20,000 < 21,780 LOT SIZE
MAX. BUILDING HEIGHT	4 STORIES/ 50 FT. MAX.	2 STORIES
MAX FAR (.50 ALLOWED) (MULTI-FAMILY)	10,880 SF .50 FAR	12,364 SF .57 FAR ←
MAX LOT COVERAGE (.50 ALLOWED) (MULTI-FAMILY)	10,880 SF .50 of LOT	11,221 SF .52 of LOT ←
PARKING REQUIREMENT (MULTI-FAMILY)	2.25/UNIT	4/UNIT



PROPOSED SITE PLAN
SCALE: 1" = 10'-0"

**WARREN JOHNSON
ARCHITECTS, INC.**

19 N. Greeley St. Palatine, IL 60067
T (847) 359-9616

ARCHITECT/SCALE

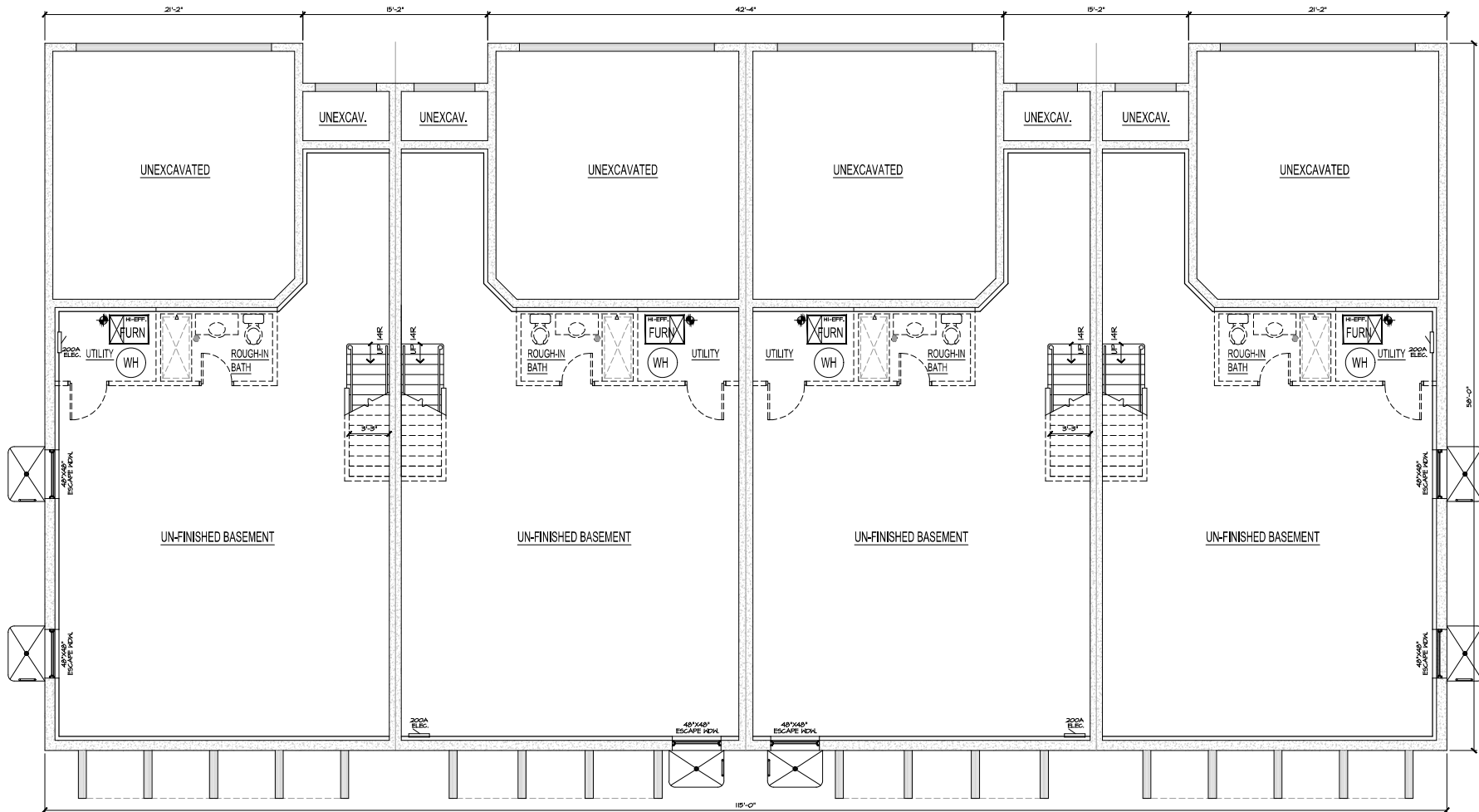
NO.	DESCRIPTION	DATE
1	ISSUE DATES / REVISIONS	
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		
36		
37		
38		
39		
40		
41		
42		
43		
44		
45		
46		
47		
48		
49		
50		
51		
52		
53		
54		
55		
56		
57		
58		
59		
60		
61		
62		
63		
64		
65		
66		
67		
68		
69		
70		
71		
72		
73		
74		
75		
76		
77		
78		
79		
80		
81		
82		
83		
84		
85		
86		
87		
88		
89		
90		
91		
92		
93		
94		
95		
96		
97		
98		
99		
100		

PROPOSED
TOWNHOMES
315 W. JOHNSON ST.
PALATINE, IL

PROPOSED
SITE PLAN

SHEET

ST1



 **PROPOSED BASEMENT FLOOR PLAN**
SCALE: 1/4" = 1'-0"

ISSUE DATES / REVISIONS	
OWNER REVIEW	4/1/26
VILLAGE ZONING REVIEW	3/2/26
CLIENT REVIEW	2/27/26

NO.	DESCRIPTION	DATE
0	WARREN JOHNSON ARCHITECTS, INC. 2008 THESE DOCUMENTS ARE THE PROPERTY OF WARREN JOHNSON ARCHITECTS, INC. & MAY NOT BE REPRODUCED, COPIED OR REPRODUCED WITHOUT WRITTEN PERMISSION FROM THE AUTHOR.	

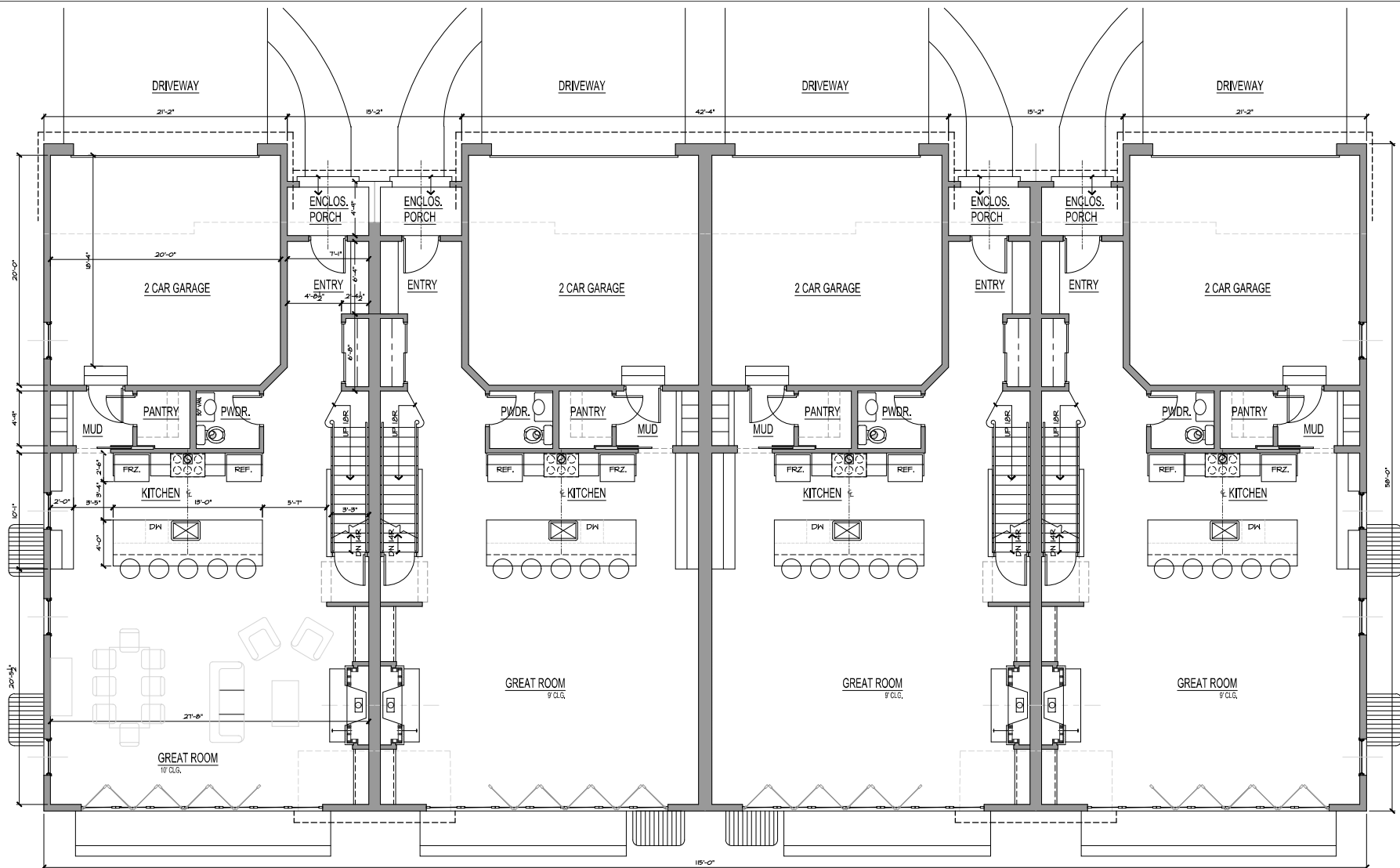
DRAWN BY:	BLT
CHECKED BY:	WJA
DATE:	02/27/26

PROPOSED
TOWNHOMES
315 W. JOHNSON ST.
PALATINE, IL

PROPOSED
BASEMENT PLAN

SHEET

A0



 **PROPOSED FIRST FLOOR PLAN**
SCALE: 1/4" = 1'-0"

1088 SF
FIRST FLR.

1278 SF
SECOND FLR.

2366 SF TOTAL HABITABLE

ISSUE DATES / REVISIONS	
OWNER REVIEW	4/1/26
VILLAGE ZONING REVIEW	3/2/26
CLIENT REVIEW	2/27/26

NO.	DESCRIPTION	DATE
1	WARREN JOHNSON ARCHITECTS, INC. 2006 THESE DOCUMENTS ARE THE PROPERTY OF WARREN JOHNSON ARCHITECTS, INC. & MAY NOT BE REUSED, COPIED OR REPRODUCED WITHOUT WRITTEN PERMISSION FROM THE AUTHOR.	

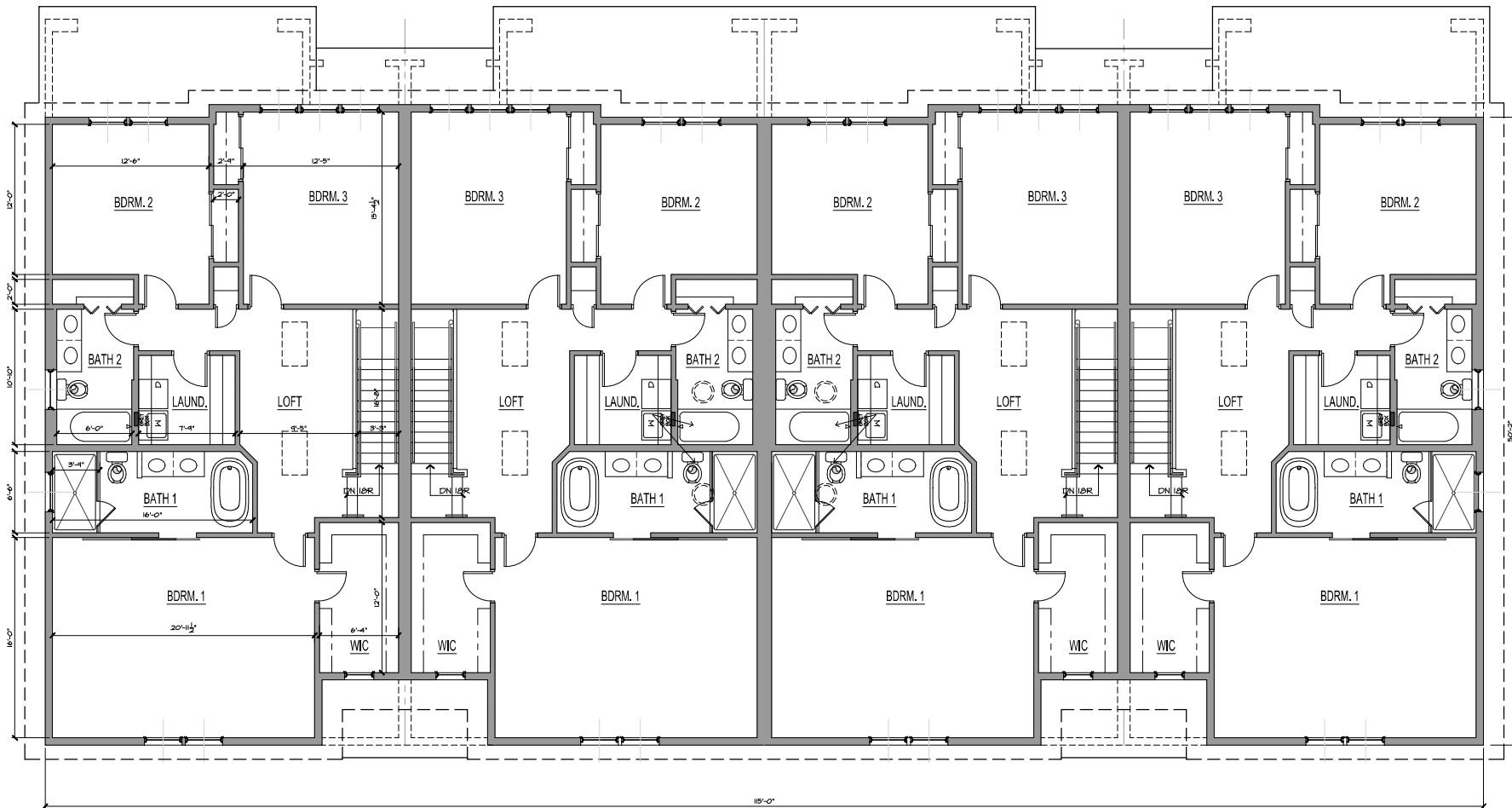
DRAWN BY:	BLT
CHECKED BY:	WJA
DATE:	02/27/26

PROPOSED
TOWNHOMES
315 W. JOHNSON ST.
PALATINE, IL

PROPOSED
1st FLOOR PLAN

SHEET

A1



 **PROPOSED SECOND FLOOR PLAN**
SCALE: 1/4" = 1'-0"

ISSUE DATES / REVISIONS	
OWNER REVIEW	4/1/26
VILLAGE ZONING REVIEW	3/2/26
CLIENT REVIEW	2/27/26
APPROVED FOR CONSTRUCTION	03/27/26

WARREN JOHNSON ARCHITECTS, INC. 2006
THESE DOCUMENTS ARE THE PROPERTY OF
WARREN JOHNSON ARCHITECTS, INC. & MAY NOT
BE REPRODUCED, COPIED OR REPRODUCED WITHOUT
WRITTEN PERMISSION FROM THE AUTHOR.

DRAWN BY:	BLT
CHECKED BY:	WJA
DATE:	02/27/26

PROPOSED
TOWNHOMES
315 W. JOHNSON ST.
PALATINE, IL

PROPOSED
2nd FLOOR PLAN

SHEET

A2



PROPOSED EXTERIOR ELEVATION - SIDE

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

**WARREN JOHNSON
ARCHITECTS, INC.**

19 N. Greeley St. Palatine, IL 60067
T (847) 359-9616

ARCHITECTURAL

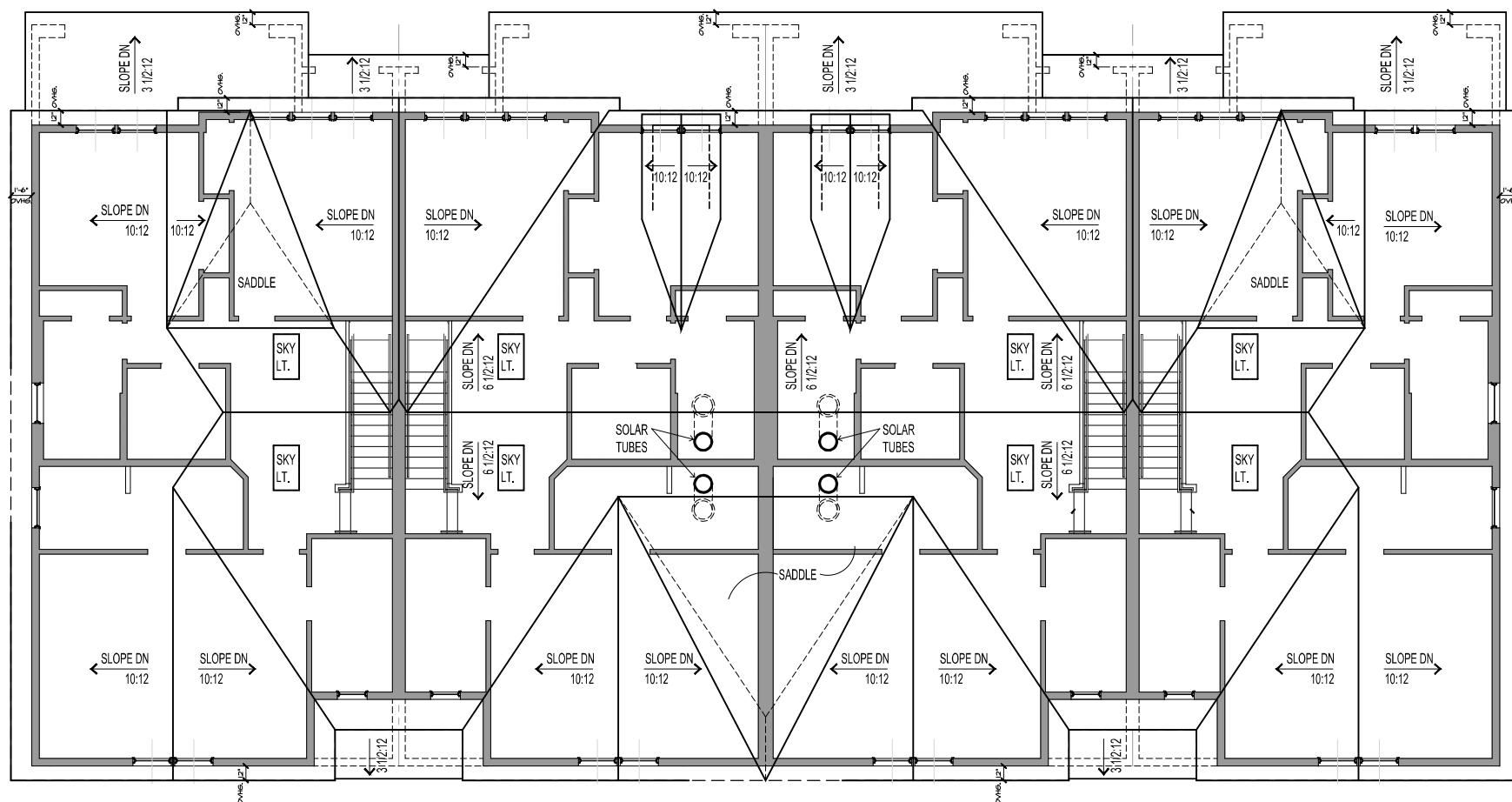
ISSUE DATES / REVISIONS	
OWNER REVIEW	4/1/20
VILLAGE ZONING REVIEW	5/2/20
CLIENT REVIEW	5/27/20

NO.	DESCRIPTION	DATE
1	WARREN JOHNSON ARCHITECTS, INC. 2020 THESE DOCUMENTS ARE THE PROPERTY OF WARREN JOHNSON ARCHITECTS, INC. AND MAY NOT BE REPRODUCED OR REPRODUCED WITHOUT WRITTEN PERMISSION FROM THE ARCHITECT.	
DRAWN BY:	SLT	
CHECKED BY:	WJA	
DATE:	02/27/20	

PROPOSED
TOWNHOMES
315 W. JOHNSON ST.
PALATINE, IL

PROPOSED
EXT. ELEVATIONS

SHEET
A4



PROPOSED ROOF PLAN
SCALE: 1/4" = 1'-0"

ISSUE DATES / REVISIONS	
OWNER REVIEW	4/1
VILLAGE ZONING REVIEW	3/2
CLIENT REVIEW	2/2

NO.	DESCRIPTION	DATE
1	WARREN JOHNSON ARCHITECTS, INC. 2006 THESE DOCUMENTS ARE THE PROPERTY OF WARREN JOHNSON ARCHITECTS, INC. & MAY NOT BE REPRODUCED, COPIED OR REPRODUCED WITHOUT WRITTEN PERMISSION FROM THE AUTHOR	

DRAWN BY:	BLT
CHECKED BY:	WJA
DATE:	02/27/26

PROPOSED
TOWNHOMES
315 W. JOHNSON ST.
PALATINE, IL

PROPOSED
ROOF PLAN

SHEET

A5

PUBLIC NOTICE

A Public Hearing will be held before the Village of Palatine Planning and Zoning Commission on Tuesday, May 12, 2026 at 7 PM, in the Village Council Chambers in the Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:

Preliminary Planned Development to permit a new 4-unit townhome building.

The property is commonly known as 315 W. Johnson Street.

The Petitioner is requesting a Preliminary Planned Development to allow new 4-unit townhome building.

The above petition has been filed by Janusz Luterek, contract purchaser and is available for examination in the office of the Village Clerk, 200 E. Wood Street.

FILE #: PPD-000016-2026

VILLAGE OF PALATINE

Jan Wood, Chair
Palatine Planning & Zoning Commission

DATED: This 23rd day of April 2026

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

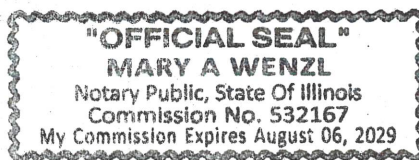
(Village) (Town) (City) (Township) of PALATINE 315 W. JOHNSON ST.
☒ ☐ ☐ ☐
County of COOK

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 23RD day of APRIL, A.D. 2026, and the last publication thereof was made on the 23RD day of APRIL, A.D. 2026.

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



Mary A. Wenzl

IN WITNESS WHEREOF, THE DES PLAINES JOURNAL, INC., has caused this certificate to be signed and its corporate seal affixed hereto at Des Plaines, Illinois this 23RD day of APRIL, A.D., 2026.

By Todd Wessell

President

Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 23RD day of APRIL, A.D., 2026.

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

Text Amendments - Appendix A - Zoning

STAFF REPORT:

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

PETITIONER: Village of Palatine

PLAN NUMBER: 2026-892B

BACKGROUND:

Staff periodically reviews and updates the Zoning Ordinance to either address a previously unforeseen issue or respond to an existing issue and ensure the code remains consistent and relevant to changing conditions. Therefore, Staff is recommending approval of the following:

Text Amendments to the Village of Palatine Zoning Ordinance, Appendix A - Article 10 (Residential Districts).

KEY ISSUES:

- **Article 10 - Residential Districts**

Amendment Item: Side yard Abutting a Street Setbacks in the R-1 B zoning districts (the districts are predominately located in the south and southwest portions of the Village): Staff is recommending an amendment to the R-1B zoning districts for required setbacks in a side yard abutting a street (i.e. corner lots). The current 30-foot setback is *inconsistent* with the majority of existing R-1B setbacks. The setbacks were established in the late 1960's to anticipate incoming development.

- Staff further reviewed all of the R-1B-zoned corner lots (where setbacks could be confirmed) and determined that 90% of the identified lots fail to comply with a proposed 30-foot setback. Staff is proposing an additional Amendment which will eliminate the existing non-conforming circumstances and ensure that future side yard setbacks are consistent with the existing standards.
- On April 14, 2026, Staff recommended to the Planning and Zoning Commission, who voted unanimously to approve the subject setback to 30 feet. While the 30-foot setback is consistent with corner yard setbacks

matching the front yard setback distance, it does not reflect setbacks found on the majority of R-1B zoning lots. Therefore, Staff is recommending a further amendment in order to provide additional compliance for the existing properties, as 90% would continue to not be compliance with that proposed amendment.

Section 10.04. R-1B Single Family District.

...

(h) Minimum Setbacks.

...

(3) Side:

...

(ii) Side abutting a street: ~~thirty-five (35) feet~~ twenty (20) feet

STAFF RECOMMENDATION:

Staff recommends approval of the Text Amendments to the Village of Palatine Zoning Ordinance, Appendix A — Article 10 (Residential Districts), as outlined.

ATTACHMENTS:

1. Article 10 Amendment
2. Public Notice

APPENDIX A – ZONING

Section 10.01. General requirements of all residential districts.

...

Section 10.04. R-1B Single Family District.

...

(h) Minimum setbacks:

(1) Front: Thirty (30) feet.

(2) Rear: Forty-five (45) feet.

(3) Side:

a. Interior lots: Ten (10) feet on one side; twenty-five (25) feet total on both sides.

b. Corner lots.

i. Interior side: Ten (10) feet.

(ii) Side abutting a street: ~~thirty-five (35) feet~~ twenty (20) feet

PUBLIC NOTICE

A Public Hearing will be held before the Village of Palatine Planning and Zoning Commission on Tuesday, May 12, 2026 at 7 PM, in the Village Council Chambers in Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:

Text Amendment to the Village of Palatine Zoning Ordinance, Appendix A - Article 10.04 R-1B Single-Family District.

The proposed text amendment would reduce the minimum side yard abutting a street setback requirement in the Village's R-1B Single-Family zoning district from thirty-five feet to twenty feet.

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

FILE #: 2026-892B VILLAGE OF PALATINE

Jan Wood, Chair

Palatine Planning and Zoning Commission

DATED: This 21st day of April 2026

Published in Daily Herald Apr 24, 2026 (329544)

CERTIFICATE OF PUBLICATION

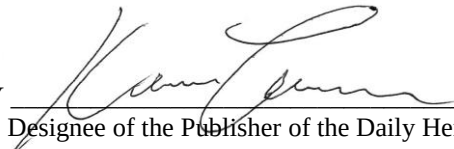
Paddock Publications, Inc.

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 Suburbs 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 first Publication of the attached notice, and a newspaper as defined by 715 ILCS 5/5.

I further certify that the **Northwest Suburbs DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 04/24/2026 in said **Northwest Suburbs DAILY HERALD**. This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

BY


Designee of the Publisher of the Daily Herald

Control # 329544

