VILLAGE OF PALATINE

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

VILLAGE COUNCIL & COMMITTEE OF THE WHOLE

AGENDA

MARCH 11, 2024

Regular Meeting **7:00 PM**

I. ROLL CALL

II. PLEDGE TO THE FLAG

III. APPROVAL OF MINUTES

1. Village Council & Committee of the Whole - Regular Meeting - March 4, 2024

IV. MAYOR'S REPORT

1. As Submitted

V. RECESS TO THE COMMITTEE OF THE WHOLE

VI. COMMITTEE OF THE WHOLE

A. POLICE POLICY & CODE SERVICES COMMITTEE

TIM MILLAR, CHAIRMAN

1. Consider an Ordinance Granting a Special Use to Permit a Massage Therapy Business at 90 W. Northwest Highway (Council District: Six)

2. Consider an Ordinance Granting a Special Use to Permit a Fence to be Located in the Side Yard Abutting a Street at 885 W. Dorchester Road (Council District: One)

3. 23 E. Northwest Highway (Council District: Six):

   A. Consider an Ordinance Granting a Special Use to Permit a Restaurant with Liquor Service

   B. Consider an Ordinance Increasing the Number of Class G (Restaurant - Beer & Wine) Liquor Licenses by One for Kimpro Sushi

4. Consider an Ordinance Granting a Special Use Amendment to Ordinance O-047-14 to Permit Alterations to the Approved Floor Plan and Business Plan for Cook, Cork & Fork at 32-34 W. Palatine Road (Council District: Six)

5. As Submitted

B. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE

BRAD HELMS, CHAIRMAN

1. Consider an Ordinance Granting a Final Planned Development and a Resolution Approving a Preliminary and Final Plat of Subdivision for the Property at 37 N. Plum Grove Road (Council District: Six)

2. As Submitted

C. INFRASTRUCTURE & ENVIRONMENT COMMITTEE

DOUG MYSLINSKI, CHAIRMAN

1. Consider a Motion to Award a Contract for the 2024 Sewer Rehabilitation Program

2. Consider a Motion Authorizing the Village Manager to Execute a Proposal for Design Engineering Services for the 2024 Water Main Extensions Project (Council District: Three)

3. As Submitted

D. ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE

KOLLIN KOZLOWSKI, CHAIRMAN

1. Consider an Ordinance Amending Chapter 12 - Offenses And Miscellaneous Provisions of the Village of Palatine's Code of Ordinances

2. As Submitted

E. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE

GREG SOLBERG, CHAIRMAN

1. As Submitted

F. BUSINESS FINANCE & BUDGET COMMITTEE

SCOTT LAMERAND, CHAIRMAN

1. As Submitted

VII. RECONVENE THE VILLAGE COUNCIL MEETING

VIII.CONSENT AGENDA

All items are considered to be routine by the Village Council and will be enacted by one motion, with waiver of first reading. There will be no separate discussion of these items unless a Council Member so requests, in which event the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda.

1. Consider an Ordinance Granting a Special Use to Permit a Massage Therapy Business at 90 W. Northwest Highway (Council District: Six)

2. Consider an Ordinance Granting a Special Use to Permit a Fence to be Located in the Side Yard Abutting a Street at 885 W. Dorchester Road (Council District: One)

3. Consider an Ordinance Granting a Special Use to Permit a Restaurant with Liquor Service at 23 E. Northwest Highway (Council District: Six)

4. Consider an Ordinance Increasing the Number of Class G (Restaurant - Beer & Wine) Liquor Licenses by One for Kimpro Sushi Located at 23 E. Northwest Highway (Council District: Six)

5. Consider an Ordinance Granting a Special Use Amendment to Ordinance O-047-14 to Permit Alterations to the Approved Floor Plan and Business Plan for Cook, Cork & Fork at 32-34 W. Palatine Road (Council District: Six)

6. Consider an Ordinance Granting a Final Planned Development and a Resolution Approving a Preliminary and Final Plat of Subdivision for the Property at 37 N. Plum Grove Road (Council District: Six)

7. Consider a Motion to Award a Contract for the 2024 Sewer Rehabilitation Program

8. Consider a Motion Authorizing the Village Manager to Execute a Proposal for Design Engineering Services for the 2024 Water Main Extensions Project (Council District: Three)

9. Consider an Ordinance Amending Chapter 12 - Offenses And Miscellaneous Provisions of the Village of Palatine's Code of Ordinances

IX. REPORTS OF STANDING COMMITTEE

A. ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE

KOLLIN KOZLOWSKI, CHAIRMAN

1. As Submitted

B. BUSINESS FINANCE & BUDGET COMMITTEE

SCOTT LAMERAND, CHAIRMAN

1. As Submitted

C. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE

BRAD HELMS, CHAIRMAN

1. As Submitted

D. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE

GREG SOLBERG, CHAIRMAN

1. As Submitted

E. INFRASTRUCTURE & ENVIRONMENT COMMITTEE

DOUG MYSLINSKI, CHAIRMAN

1. As Submitted

F. POLICE POLICY & CODE SERVICES COMMITTEE

TIM MILLAR, CHAIRMAN

1. As Submitted

X. REPORTS OF THE VILLAGE OFFICERS

A. VILLAGE MANAGER

1. As Submitted

B. VILLAGE CLERK

1. As Submitted

C. VILLAGE ATTORNEY

1. As Submitted

XI. CLOSED SESSION AS REQUIRED

XII. RECOGNITION OF AUDIENCE

XIII. ADJOURNMENT

VILLAGE OF PALATINE

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VILLAGE COUNCIL & COMMITTEE OF THE WHOLE

MINUTES

MARCH 4, 2024

Regular Meeting **7:00 PM**

I. ROLL CALL – Time: 7:00 PM

Attendee Name	Title	Status	Arrived
Jim Schwantz	Mayor	Present	
Tim Millar	District 1 Councilman	Present	
Scott Lamerand	District 2 Councilman	Present	
Doug Myslinski	District 3 Councilman	Present	
Greg Solberg	District 4 Councilman	Present	
Kollin Kozlowski	District 5 Councilman	Present	
Brad Helms	District 6 Councilman	Present	

Also Present:
Village Clerk Marg Duer, Village Manager Reid Ottesen, Deputy Village Manager Hadley Skeffington-Vos, Village Attorney Nicholas Standiford, Director of Community Development Mike Jacobs, Director of Planning & Zoning Ben Vyverberg, Director of Public Works Matt Barry, Police Chief Dave Daigle, Fire Chief Patrick Gratzianna, IT Director Larry Schroth, Director of Finance Paul Mehring, and Director of Human Resources Pam Jackson

II. PLEDGE TO THE FLAG

Mayor Schwantz invited everyone to stand and join him in the Pledge to the Flag.

III. APPROVAL OF MINUTES

1. Village Council & Committee of the Whole - Regular Meeting - February 20, 2024
   - **Accepted**

RESULT:	**ACCEPTED [UNANIMOUS]**
MOVER:	Doug Myslinski, District 3 Councilman
SECONDER:	Tim Millar, District 1 Councilman
AYES:	Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

IV. MAYOR'S REPORT

1. As Submitted **-**

Mayor Schwantz announced upcoming events:

March 4 through March 18: Mon. - Sat. 9 AM to 5 PM; Sun. 10 AM to 4 PM
Early Voting for the March 19, 2024 Presidential Primary Election
150 W. Wilson Street - Village Hall is not a voting site

Sunday, March 10: 7 AM - 10 AM
Palatine Park District Indoor Triathlon
Harper College Health & Recreation Center

Thursday, March 14: 7 PM - 9 PM
District 1 & District 2 Spring Residents' Meeting - Hosted by Councilman Lamerand and Councilman Millar
Village Hall Council Chambers

Palatine Fire Department Smoke Alarm Program
This program is focused on providing free smoke alarms to those Palatine residents with limited financial means, disabilities, seniors 65 and over, and residents who are unable to install their alarms because of physical limitations. Contact the Palatine Fire Department for more information.

V. RECESS TO THE COMMITTEE OF THE WHOLE – Time: 7:01 PM

Recess to Committee of the Whole **- Motion Carried by Voice Vote**

RESULT:	**MOTION CARRIED BY VOICE VOTE [UNANIMOUS]**
MOVER:	Brad Helms, District 6 Councilman
SECONDER:	Scott Lamerand, District 2 Councilman
AYES:	Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

VI. COMMITTEE OF THE WHOLE

A. POLICE POLICY & CODE SERVICES COMMITTEE – Time: 7:02 PM

TIM MILLAR, CHAIRMAN

1. Consider an Ordinance Granting a Special Use to Permit a Dog Grooming Business as a Unique Use at 1740 N. Rand Road **- Motion Carried by Voice Vote** (Council District: Four)

Minutes Acceptance: Minutes of Mar 4, 2024 7:00 PM (APPROVAL OF MINUTES)

Planning & Zoning Director Ben Vyverberg presented the petitioner's request for a Special Use to permit a small-dog grooming and short-term dog daycare facility at 1740 N. Rand Road. The Planning & Zoning Commission voted unanimously to approve the Special Use to permit a dog grooming business as a unique use and staff concurs.

RESULT:	**MOTION CARRIED BY VOICE VOTE [UNANIMOUS]**
MOVER:	Greg Solberg, District 4 Councilman
SECONDER:	Doug Myslinski, District 3 Councilman
AYES:	Schwantz, Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

2. Consider an Ordinance Granting a Special Use to Permit a Martial Arts School at 58 W. Illinois Avenue **- Motion Carried by Voice Vote** (Council District: Two)

   Planning & Zoning Director Ben Vyverberg presented the petitioner's request for a Special Use to permit a Martial Arts School at 58 W. Illinois Avenue and a Variation to permit 40 parking spaces (44 minimum required). Classes will be scheduled M-F: 5 PM - 9 PM and Saturday: 10 AM - 3 PM. The Planning & Zoning Commission voted unanimously to approve the Special Use and Variation and staff concurs.

   Councilman Millar suggested a traffic plan for multiple drop-offs at the same time.

   Vyverberg agreed and suggested a possible rear entrance.

RESULT:	**MOTION CARRIED BY VOICE VOTE [UNANIMOUS]**
MOVER:	Scott Lamerand, District 2 Councilman
SECONDER:	Jim Schwantz, Mayor
AYES:	Schwantz, Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

3. Consider a Resolution Granting a Time Extension for Ordinance #O-20-23 for the Previously Approved Automobile Service Station and Mart at 850 E. Northwest Highway **- Adopted by Voice Vote** (Council District: Six)

   Planning & Zoning Director Ben Vyverberg recommended approval of the petitioner's request for a time extension for the previously approved Special Use and Variation for an automobile service station and mart at 850 E. Northwest Highway.

RESULT:	**ADOPTED BY VOICE VOTE [UNANIMOUS]**
MOVER:	Brad Helms, District 6 Councilman
SECONDER:	Kollin Kozlowski, District 5 Councilman
AYES:	Schwantz, Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

Minutes Acceptance: Minutes of Mar 4, 2024 7:00 PM (APPROVAL OF MINUTES)

4. As Submitted **-**

   Nothing was submitted.

B. INFRASTRUCTURE & ENVIRONMENT COMMITTEE – Time: 7:08 PM

DOUG MYSLINSKI, CHAIRMAN

1. Consider a Motion to Approve a Contract for the 2024 Supplemental Street Resurfacing Project **- Approved by Voice Vote**

   Public Works Director Matt Barry recommended a portion (40%) of the savings from a low bid be directed towards resurfacing additional lane miles of Village roadway and approval of a contract for the Supplemental Street Resurfacing with Builders Paving, LLC of Hillside, Illinois in the estimated amount of $196,670.04. In addition, savings from lean salt use this winter, funds are available for resurfacing in-house additional streets (totaling 34 streets) earlier than scheduled for a total of 89 streets or 10% of our inventory.

   Councilman Myslinski complimented Public Works for careful management and budgeting.

RESULT:	**APPROVED BY VOICE VOTE [UNANIMOUS]**
MOVER:	Scott Lamerand, District 2 Councilman
SECONDER:	Tim Millar, District 1 Councilman
AYES:	Schwantz, Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

2. Consider a Motion Authorizing the Village Manager to Request Proposals for Electrical Power and to Enter into Agreements **- Approved by Voice Vote**

   Public Works Director Matt Barry recommended we seek bids to extend electric power service beyond our current contract set to expire in the first half of 2025, and grant the Village Manager the authority to execute a contract with a third-party supplier if the rate received is deemed to be in the best interest of the Village bids for May 2025- May 2027.

   Councilman Millar suggested time of filling water tanks for economical savings. In response, Barry stated that it is not recommended for water use or financial savings.

   Village Manager Reid Ottesen added that we are dependent on when Evanston pumps water to the commission.

Minutes Acceptance: Minutes of Mar 4, 2024 7:00 PM (APPROVAL OF MINUTES)

RESULT:	**APPROVED BY VOICE VOTE [UNANIMOUS]**
MOVER:	Jim Schwantz, Mayor
SECONDER:	Tim Millar, District 1 Councilman
AYES:	Schwantz, Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

3. As Submitted **-**

   Nothing was submitted.

C. ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE – Time: 7:13 PM

KOLLIN KOZLOWSKI, CHAIRMAN

1. Consider an Ordinance Amending Chapter 20 - Telecommunications of the Village of Palatine's Code of Ordinances **- Approved by Voice Vote**

   Public Works Director Matt Barry recommended approval of the text amendments to Chapter 20, regarding telecommunications in accordance with recent changes to Illinois law.

RESULT:	**APPROVED BY VOICE VOTE [UNANIMOUS]**
MOVER:	Jim Schwantz, Mayor
SECONDER:	Doug Myslinski, District 3 Councilman
AYES:	Schwantz, Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

2. Authorize the Village Manager to Execute a Three Year Agreement with TKB Associates, Inc. for Laserfiche Licensing and Installation Support **- Approved by Voice Vote**

   IT Director Larry Schroth recommended entering into a 3-year agreement with TKB Associates Inc. (our Laserfiche Channel partner), for a Laserfiche Site License at the following cost: Year 1 - $50,000; Year 2 - $51,500; Year 3 - $53,045. Additional funds for training, an upgraded system environment, installation services, and consulting increases the 1st year investment to $72,700.

RESULT:	**APPROVED BY VOICE VOTE [UNANIMOUS]**
MOVER:	Doug Myslinski, District 3 Councilman
SECONDER:	Brad Helms, District 6 Councilman
AYES:	Schwantz, Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

3. As Submitted **-**

   Nothing was submitted.

Minutes Acceptance: Minutes of Mar 4, 2024 7:00 PM (APPROVAL OF MINUTES)

D. BUSINESS FINANCE & BUDGET COMMITTEE – Time: 7:15 PM

SCOTT LAMERAND, CHAIRMAN

1. As Submitted **-**

Nothing was submitted.

E. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE – Time: 7:15 PM

BRAD HELMS, CHAIRMAN

1. As Submitted **-**

Nothing was submitted.

F. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE – Time: 7:16 PM

GREG SOLBERG, CHAIRMAN

1. As Submitted **-**

Nothing was submitted.

VII. RECONVENE THE VILLAGE COUNCIL MEETING – Time: 7:16 PM

Reconvene the Village Council Meeting **- Motion Carried by Voice Vote**

RESULT:	**MOTION CARRIED BY VOICE VOTE [UNANIMOUS]**
MOVER:	Brad Helms, District 6 Councilman
SECONDER:	Doug Myslinski, District 3 Councilman
AYES:	Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

VIII.CONSENT AGENDA

All items are considered to be routine by the Village Council and will be enacted by one motion, with waiver of first reading. There will be no separate discussion of these items unless a Council Member so requests, in which event the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda.

RESULT:	**ADOPTED BY ROLL CALL [UNANIMOUS]**
MOVER:	Scott Lamerand, District 2 Councilman
SECONDER:	Tim Millar, District 1 Councilman
AYES:	Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

1. Consider a Motion to Approve 2024 Warrant #5 **- Approved**

Minutes Acceptance: Minutes of Mar 4, 2024 7:00 PM (APPROVAL OF MINUTES)

2. Consider an Ordinance Granting a Special Use to Permit a Dog Grooming Business as a Unique Use at 1740 N. Rand Road **- Approved** (Council District: Four)

   Ordinance #O-14-24

3. Consider an Ordinance Granting a Special Use to Permit a Martial Arts School at 58 W. Illinois Avenue **- Approved** (Council District: Two)

   Ordinance #O-15-24

4. Consider a Resolution Granting a Time Extension for Ordinance #O-20-23 for the Previously Approved Automobile Service Station and Mart at 850 E. Northwest Highway **- Adopted by Roll Call** (Council District: Six)

   Resolution #R-7-24

5. Consider a Motion to Approve a Contract for the 2024 Supplemental Street Resurfacing Project **- Approved**

6. Consider a Motion Authorizing the Village Manager to Request Proposals for Electrical Power and to Enter into Agreements **- Approved**

7. Consider an Ordinance Amending Chapter 20 - Telecommunications of the Village of Palatine's Code of Ordinances **- Approved**

   Ordinance #O-16-24

8. Authorize the Village Manager to Execute a Three Year Agreement with TKB Associates, Inc. for Laserfiche Licensing and Installation Support **- Approved**

9. Consider an Ordinance Approving a Special Use Transfer to Permit the Continued Operation of an Animal Hospital at 444 E. Northwest Highway **- Approved** (Council District: Six)

   Ordinance #O-17-24

10. Consider an Ordinance Approving a Special Use Transfer to Permit the Continued Operation of a Gas Station and Convenience Store at 800 S. Plum Grove Road **- Approved** (Council District: Two)

    Ordinance #O-18-24

11. Consider a Resolution Granting a Security Deposit Release after Completion of the 1-Year Maintenance Period, and Release of the Planned Development Security Deposit for LPC Subdivision **- Adopted by Roll Call** (Council District: Six)

    Resolution #R-8-24

Minutes Acceptance: Minutes of Mar 4, 2024 7:00 PM (APPROVAL OF MINUTES)

IX. REPORTS OF STANDING COMMITTEE

A. ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE

KOLLIN KOZLOWSKI, CHAIRMAN

1. As Submitted -

No Report

B. BUSINESS FINANCE & BUDGET COMMITTEE

SCOTT LAMERAND, CHAIRMAN

1. As Submitted -

No Report

C. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE

BRAD HELMS, CHAIRMAN

1. As Submitted -

No Report

D. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE

GREG SOLBERG, CHAIRMAN

1. As Submitted -

No Report

E. INFRASTRUCTURE & ENVIRONMENT COMMITTEE

DOUG MYSLINSKI, CHAIRMAN

1. As Submitted -

No Report

F. POLICE POLICY & CODE SERVICES COMMITTEE

TIM MILLAR, CHAIRMAN

1. As Submitted -

No Report

Minutes Acceptance: Minutes of Mar 4, 2024 7:00 PM (APPROVAL OF MINUTES)

X. REPORTS OF THE VILLAGE OFFICERS

A. VILLAGE MANAGER

1. As Submitted -

   No Report

B. VILLAGE CLERK

1. As Submitted -

   Clerk Duer reported that early voting for the March 19th Presidential Primary Election opened today at 150 W. Wilson Street and will be open Monday-Saturday 9-5 and Sundays 10-4.

   Registering to vote at early voting sites requires two pieces of identification, one must contain your home address.

   Election day is Tuesday, March 19 when voters will cast their votes at their regular polling places.

   Information and sample ballot are available online at:
   www.cookcountyclerkcom <http://www.cookcountyclerkcom>

C. VILLAGE ATTORNEY

1. As Submitted -

   No Report

XI. CLOSED SESSION AS REQUIRED – Time: 7:18 PM

No Closed Session requested.

XII. RECOGNITION OF AUDIENCE – Time: 7:18 PM

Howard French, 12 N. Smith, opposed the professional pan-handlers on the corner of Smith and Palatine Road. French stated the pan handlers are professional due to a van delivering them and picking them up. They have rejected various sources of assistance which have been offered. Neighbors are fearful for their safety. The presence of pan handlers is a detriment to the perception of Palatine and causes congestion at the intersection. French asked that the Village take action. He and neighbors are available to help in any way.

Village Manager Reid Ottesen stated that the courts have held that we do not have options. This is a first amendment right. He understood the residents' position, and recommended dissuading people from giving to the pan handlers and putting information on the Village website.

Minutes Acceptance: Minutes of Mar 4, 2024 7:00 PM (APPROVAL OF MINUTES)

French recommended putting signs up not to support pan handlers and ticketing anyone who does.

Matt Janoski, 83 E. Country Club Court, Peppertree, reported that a person in a neighboring house discharged a firearm shooting a bullet into his home. Police were called, but they did not find the gun that was fired in the home. It obviously was removed before police arrived. This is not the first such incident. No charges have been filed. Residents have remained in the house although the residence had been posted unfit for occupancy when repairs were not completed. Janoski claimed the Village did not respond to a FOIA request. He asked for Village support.

Ottesen stated the Village and Police are aware and this is part of an ongoing investigation. He is unaware of the FOIA restriction not being adhered to. Our Community Development Director will review the case and reach out to the resident regarding the situation and get back to him this week. Janoski appreciated this plan.

Roman Golash, 418 E. Juniper, stated the American Legion is offering a fish fry every Friday during Lent 6-8 PM.

XIII.ADJOURNMENT – Time: 7:30 PM

Adjourn the Village Council Meeting **- Motion Carried by Voice Vote**

RESULT:	**MOTION CARRIED BY VOICE VOTE [UNANIMOUS]**
MOVER:	Brad Helms, District 6 Councilman
SECONDER:	Kollin Kozlowski, District 5 Councilman
AYES:	Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

Submitted by:

Margaret R. Duer
Village Clerk

Consider an Ordinance Granting a Special Use to Permit a Massage Therapy Business at 90 W. Northwest Highway

BACKGROUND:
The Petitioner is proposing to open a new massage therapy business, Red Sun Massage, in the Clock Tower Plaza shopping center. Therefore, the Petitioner is requesting approval of the following:

Special use to permit a massage therapy business at the subject property.

KEY ISSUES:
- The business plan indicates there would be 2 - 3 massage therapists working at the business; all of whom are licensed by the State of Illinois. The Petitioner has worked as part of other establishments but has not operated their own business.
- The hours of operation would be Monday - Sunday from 10 AM - 8 PM. Clients would be encouraged to schedule appointments ahead of time, but walk-in service will be accommodated, only when massage therapists are available. The massage business will have a maximum serving capacity of 30 clients per day.
- Per the floor plan, there will be 4 treatment rooms and a small reception area. The front door to the business will be outfitted with a doorbell to alert the therapists of a customer entrance, if they are preoccupied with other clients.

ALTERNATIVES:
1. Approve the Special Use to permit a massage therapy business at the subject property.
2. Do not approve the Special Use to permit a massage therapy business at the subject property.

RECOMMENDATION:

Public Hearing**:**	PZC meeting on February 27, 2024.
Residents testifying:	None.
Vote:	The PZC voted unanimously to approve the Special Use to permit a massage therapy business at the subject property and Staff concurs.

ACTION REQUIRED:
A motion to approve the ordinance granting a Special Use to permit a massage therapy business at the subject property.

ATTACHMENTS:

- Aerial Map
- SU ORD 90 W Northwest Hwy
- EXHIBIT - Floorplan
- EXHIBIT - Business Plan
- PZC Materials - February 27, 2024
- DRAFT PZC Minutes - February 27, 2024

GISConsortium

90 W. Northwest Highway

0 300 600 ft

Print Date: 1/16/2024

Notes

Cook County Aerial 2022

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

Attachment: Aerial Map (90 W. Northwest Hwy - SU Massage)

ORDINANCE NO. _____

AN ORDINANCE GRANTING SPECIAL USE AT
<u>90 W. NORTHWEST HIGHWAY</u>

WHEREAS, pursuant to a petition and public hearing on February 27, 2024, of which public notice was given as required by law, the Planning and Zoning Commission of the Village of Palatine, in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, has held such public hearing and reported their findings relative to a request for a Special Use to permit a massage therapy business at the subject property pursuant to Section 11.03 (d) (22) of the Palatine Zoning Ordinance on the following legally described property:

> **BEGINNING AT THE INTERSECTION OF THE EAST LINE OF THE WEST 723.6 FEET OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THE CENTERLINE OF THE NORTHWEST HIGHWAY RUNNING NORTHWESTERLY AND SOUTHEASTERLY ACROSS SAID NORTHEAST QUARTER OF SAID SECTION 15, RUNNING THENCE NORTH ALONG SAID EAST LINE OF SAID WEST 723.6 FEET, 409 FEET, RUNNING THENCE WESTERLY 198 FEET TO A POINT 323 FEET DUE NORTH OF THE CENTERLINE OF SAID NORTHWEST HIGHWAY, RUNNING THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID WEST 723.6 FEET TO THE CENTERLINE OF SAID NORTHWEST HIGHWAY; THENCE SOUTHEASTERLY ALONG SAID CENTERLINE OF SAID NORTHWEST HIGHWAY TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.**
>
> **Commonly known as 90 W. Northwest Highway (PIN# 02-15-201-004-0000)**

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

<u>SECTION 1:</u> Special Use to permit a massage therapy business at the subject

Attachment: SU ORD 90 W Northwest Hwy (90 W. Northwest Hwy - SU Massage)

property pursuant to Section 11.03 (d) (22) of the Palatine Zoning Ordinance, is

hereby granted, subject to the following condition(s):

1. **The Special Use shall substantially conform to the floor plan and business plan submitted by the Petitioner's agent, Qingjian Fu, Red Sun Massage, Inc., except as such plans may be changed to conform to Village Codes and Ordinances.**

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

SECTION 3: **That this ordinance shall be in full force and effect from and after its passage and approval as provided by law.**

PASSED: This _____day of _____, 2024

AYES:_____ NAYS:_____ ABSENT:_____ PASS:_____

APPROVED by me this _____day of _____, 2024

_____
Mayor of the Village of Palatine

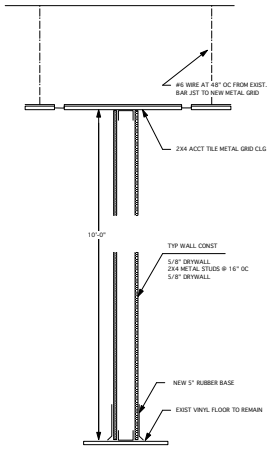
ATTESTED and FILED in the office of the Village Clerk this

_____day of _____, 2024

_____
Village Clerk

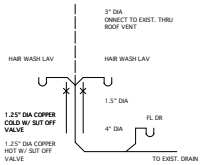
Attachment: SU ORD 90 W Northwest Hwy (90 W. Northwest Hwy - SU Massage)

Attachment: EXHIBIT - Floorplan (90 W. Northwest Hwy - SU Massage)

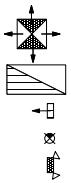


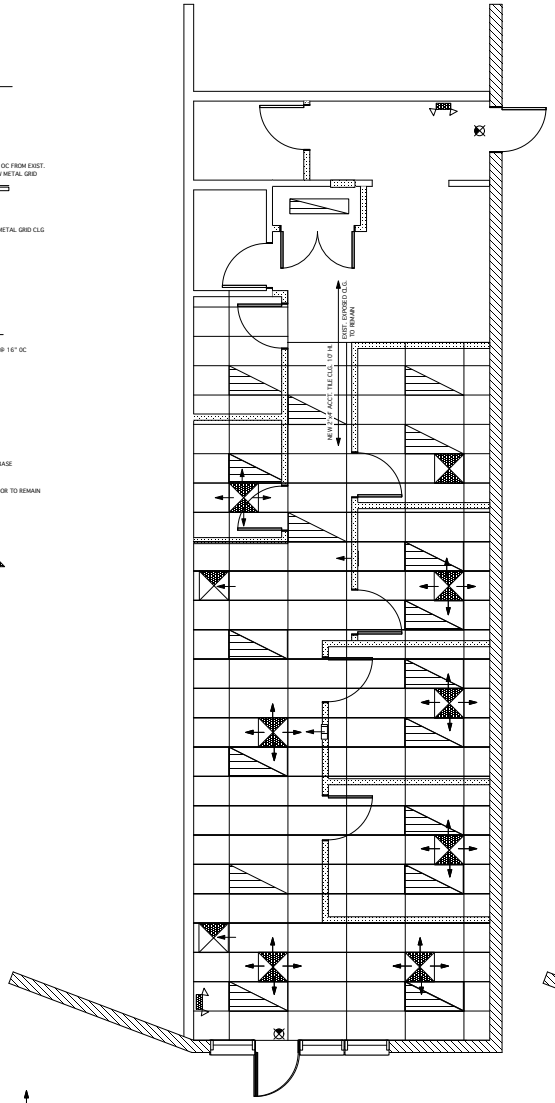
TYP WALL CONST
SCA/E 1" = 1'-0"

DOOR A
3'x7" FLUSH SC BIRCH
W/ 10" SS KICK PL.



PLUMBING DIAGRAME
NO SCALE





CEILING & HVAC PLAN
SCALE: 1/4" = 1'-0"

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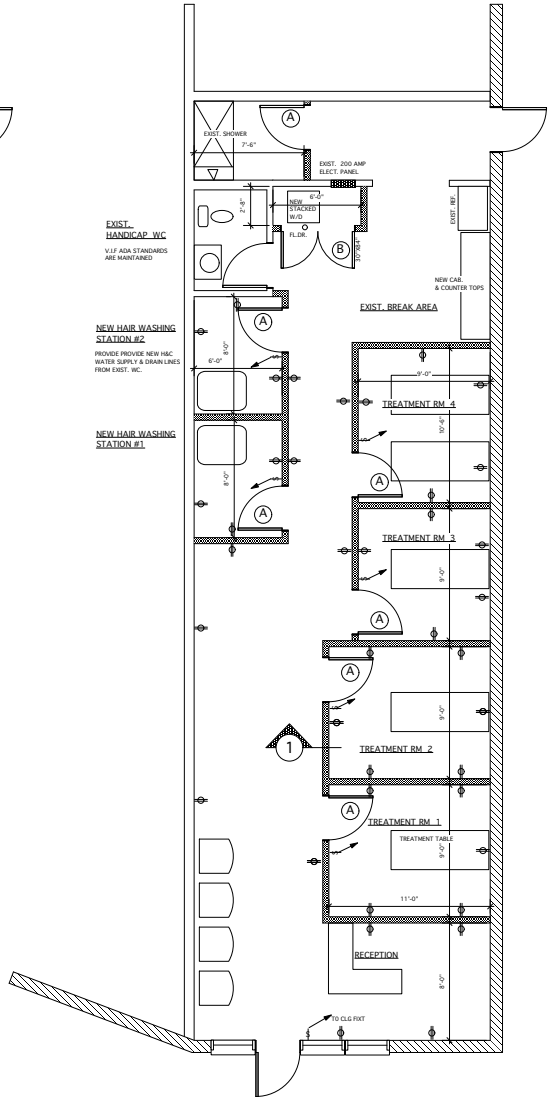
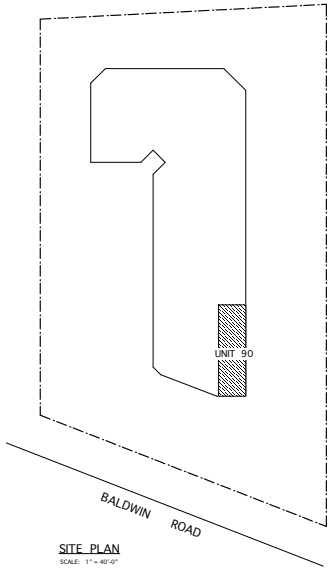


FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

VERIFY ALL DIMENSIONSIN FIELD.



SITE PLAN
SCALE: 1" = 40'-0"

SCOPE OF WORK

EXIST. COMMERCIAL SPACE TO CONVERTED INTO SPA PROVIDING MESSAGE THERAPY, HAIR WASHING SERVICES.

EXIST. VINYL FLOORING TO REMAIN.
NEW METAL STUD WALLS AS DETAILED.
NEW 2X4 ACC. TILE CEILING INSTALLED AS SHOWN.

NEW ELECTRIC AS SHOWN FROM EXIST. PANEL.

EXIST. ATTIC AND ROOF MTD. HAC UNITS TO REMAIN. RECONFIGURE DUCTWORK AS DETAILED ANDE SPECIFIED.

ALL WALLS TO RECEIVE CLASS "C" FIRED RATED PAINT.

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2015 INTERNATIONAL BUILDING CODE
2015 INTERNATIONAL MECHANICAL CODE
2015 INTERNATIONAL FUEL GAS CODE
2018 INTERNATIONAL ENERGY CONSERVATION CODE
LATEST EDITION ILLINOIS STATE PLUMBING CODE
2017 NATIONAL ELECTRIC CODE
2000 LIFE SAFTEY CODE
2015 INTERNATIONAL FIRE CODE
LATEST EDITION ILLINOIS ACCESSIBILITY CODE

MERMAID SPA
Unit 90-124 W. Northwest Highway, Palatine, Il. 60067
Custom Care Home Services 4672 Providence Ave. Gurnee, IL
John Stone Muskystoney@gmail.com (847) 275-5009

FRED POLITO Architect
2044 Greenview Road, Northbrook, Il.
(847) 272-3625 fparch01@comcast.net

STATE OF ILLINOIS
FRED POLITO
01-8414
LICENSED ARCHITECT
Exp. Date: 11/30/25

I CERTIFY THAT THESE DRAWINGS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CONTROL AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, COMPLY WITH THE ILLINOIS ACCESSIBILITY ACT, ALL APPLICABLE BUILDING CODES.
FRED POLITO - ARCHITECT.

1/15/24

SHEET NO.
1
OF : 1

Massage Therapy Business Operations Plan

The owners of Red Sun Massage Inc. intend to open a massage therapy business at 90 W. Northwest Hwy. Palatine, Il 60067, a vacant facility in the existing retail shopping center.

Different parts of human body (called reflex zones or pressure points) are believed to correspond to various systems throughout the body. The massage therapist applies pressure to various reflex zones in order to stimulate the central nervous system and affect energy pathways, thereby promoting healing and relaxation throughout the body. Our massage therapy service involves working on client's body with pressure manually to promote relaxation and health. The therapist will rub, press on and squeeze reflex zones, or may focus on specific areas to alleviate ailments in order to strengthen every system in the body. Regular massage improves blood circulation, stimulates muscles, reduces tension, ease pain and stress, and help clients relax.

We plan to offer head care, foot massage and whole-body massage therapy service in 30-minute ($50), 60-minute($70), 90-minute($120) and 120-minute($160) sections. Our foot massage services do not require clients to disrobe (aside from removing socks and shoes), and clients can choose to be served in a communal setting with 2 massage stations or in the private massage rooms. For these reasons, foot massage is a less-intimidating entrance point to the experience of massage and bodywork services. And it doesn't hurt that a good foot rub is a near-universal pleasure.

We plan to hire 2 to 3 licensed therapists and open business daily between 10am and 8pm, except for major holidays. Peak business hours normally are between late afternoon and early evening. We encourage clients to make appointments in advance. Walk-in service will be provided only when massage therapists are available and free from client appointments.

Assuming most clients choose 60-mimute service appointment, our daily maximum serving capacity will be 30 clients, and daily break-even point is estimated to be 8 clients. we expect the maximum number of clients in the facility at the same time be around 4-6.

Clock Tower Plaza currently is not a busy shopping area. The property location has been vacant for almost a year. There are plenty parking spaces, and existing sidewalks and access roads are adequate to accommodate our staff and clients' need.

After opening of our business, shoppers and surrounding residents will have a clean, sanitary and relaxing place to enjoy. Our operation will not have any negative impact on the neighborhood or property value. Instead, we will add a service that is not currently available, which will complement the surrounding business to offer a more comprehensive and comfortable shopping experience.

VILLAGE OF PALATINE
Planning and Zoning Commission

SCHEDULED 02/27/24 07:00 PM

STAFF REPORT (ID # 8890)

90 W. Northwest Highway

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Alex Bradshaw

PETITIONER: Qingjian Fu (agent), Red Sun Massage Inc.

PLAN NUMBER: SU-000092-2024

BACKGROUND:
The Subject Property is zoned B-2 General Business, and is located within the Clock Tower Plaza. The subject tenant space is approximately 1,180 square feet and was previously occupied by Lamps & Shades. The Petitioner is proposing to open a new massage therapy business, Run Sun Massage, in the subject tenant space. Therefore, the Petitioner is requesting:

Special use to permit a massage therapy business at the subject property.

Surrounding Zoning/Uses:

North:	Planned Development (Multi-Family Residential - Brandon Grove)
South:	B-2 General Business (Rainstorm Car Wash)
East:	R-1 Single-Family Residential (St. Joseph Home for the Elderly)
West:	B-2 General Business (Eurofresh Market)

KEY ISSUES:

- Red Sun Massage's business plan indicates that they would offer head care, foot massage, and whole-body massage therapy. Each type of massage would be offered in a 30-minute, 60-minute, 90-minute, and 120-minute sessions.
- There would be 2 - 3 massage therapists working for the business, all are licensed in the State of Illinois. The Petitioner has worked as part of other establishments, but has not operated their own business.
- Per the submitted business plan, the hours of operation would be Monday - Sunday, 10 AM - 8 PM. Clients would be encouraged to schedule appointments ahead of time, but walk-in service will be provided only when massage therapists are available. The massage business will have a maximum serving capacity of 30 clients per day.
- Per the floor plan, there will be 4 treatment rooms and a small reception area. The front

Attachment: PZC Materials - February 27, 2024 (90 W. Northwest Hwy - SU Massage)

door to the business will be outfitted with a doorbell to alert the therapists on Staff if they are preoccupied with other clients. Most appointments will likely be scheduled ahead of time, which should help effectively manage all sessions, including the occasional walk-in.

- The parking requirement for the property does not increase, with the proposed use.

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.

STAFF RECOMMENDATION:
The Petitioner is proposing to open a new massage therapy business at the subject property. The Petitioner is a state licensed therapist and the Palatine Police Department review did not identify any issues. Ultimately, the proposed use should not cause injury to the value of the other properties in the surrounding neighborhood. Therefore, Staff recommends approval of the Special Use subject to the following condition:

1. The Special Use shall substantially conform to the Floor Plan and Business Plan submitted by the Petitioner's agent, Qingjian Fu, Red Sun Massage Inc., except as such plans may be changed to conform to Village Codes and Ordinances.

ATTACHMENTS:

- Aerial Map
- Special Use Application
- Plat of Survey
- Floor Plan
- Business Plan
- Public Notice

Attachment: PZC Materials - February 27, 2024 (90 W. Northwest Hwy - SU Massage)

GISConsortium

90 W. Northwest Highway

0 300 600 ft

Print Date: 1/16/2024

Notes

Cook County Aerial 2022

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

Attachment: PZC Materials - February 27, 2024 (90 W. Northwest Hwy - SU Massage)

VILLAGE OF PALATINE

SPECIAL USE APPLICATION

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

Petitioner Name

Qingjian Fu

Business Name (if applicable)

Red Sun Massage Inc.

Subject Property Address

90 W. Northwest Highway

Please provide a description of your proposed request:

Special Use Permit for Massage Therapy Services

Petitioner Justification

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

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

The Clock Tower Plaza currently has 17% of the total shopping space vacant and available for rent. Massage therapy service is not available in the shopping center. After opening of our business, shoppers and surrounding residents will have a clean, sanitary and relaxing place to enjoy.

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

We plan to hire 2 to 3 licensed therapists and open business daily between 10am and 8pm, except for major holidays. Peak business hours normally are between late afternoon and early evening. It is our vision that business interests will be maximized only when public health, safety and welfare are protected. We are committed, together with the property owner and other business owners in the shopping center, to provide a safe, healthy and pleasant shopping environment for our clients and surrounding residents.

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

Our operation will not have any negative impact on the neighborhood or property value. Instead, we will add a service that is not currently available, which will complement the surrounding business to offer a more comprehensive and comfortable shopping experience.

Attachment: PZC Materials - February 27, 2024 (90 W. Northwest Hwy - SU Massage)

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

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

a. Will meet the following aesthetic criteria:

i. Will not destroy existing vistas in the area;

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

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

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

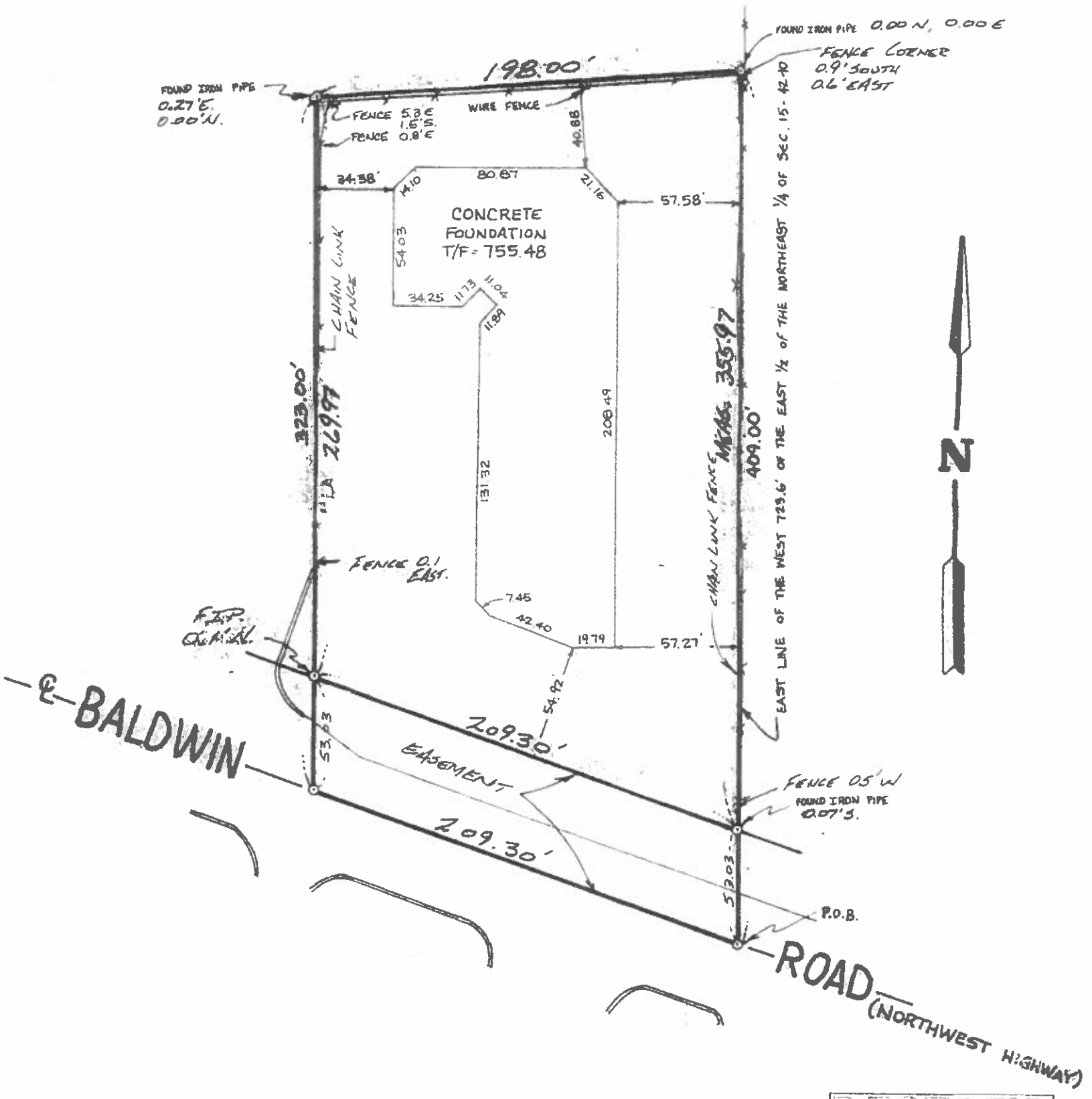
N/A

Attachment: PZC Materials - February 27, 2024 (90 W. Northwest Hwy - SU Massage)

PLAT OF SURVEY

OF

BEGINNING AT THE INTERSECTION OF THE EAST LINE OF THE WEST 723.6 FEET OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THE CENTERLINE OF THE NORTHWEST HIGHWAY RUNNING NORTHWESTERLY AND SOUTHEASTERLY ACROSS SAID NORTHEAST QUARTER OF SAID SECTION 15, RUNNING THENCE NORTH ALONG SAID EAST LINE OF SAID WEST 723.6 FEET, 409 FEET, RUNNING THENCE WESTERLY 198 FEET TO A POINT 323 FEET DUE NORTH OF THE CENTERLINE OF SAID NORTHWEST HIGHWAY, RUNNING THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID WEST 723.6 FEET TO THE CENTERLINE OF SAID NORTHWEST HIGHWAY; THENCE SOUTHEASTERLY ALONG SAID CENTERLINE OF SAID NORTHWEST HIGHWAY TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.



PRECISION LAND SURVEYORS, Inc.
603 E. Burnett-Suite B
Island Lake IL 60042
(708) 487-0500

DRAWING No: 960305

ORDERED BY: P. DIORIO

DRAWN BY: T.G./H.W.

SCALE: 1"=60'

FOUNDATION SPOTTED 10/8/97 D.H.

REVISED 6/10/96

COMPARE LEGAL DESCRIPTION ABOVE AND DRAWING WITH DEED. FOR BUILDING RESTRICTIONS AND EASEMENTS NOT SHOWN, REFER TO DEED, ABSTRACT SOURCES AND LOCAL MUNICIPAL CODES. NOTIFY THE SURVEYOR IMMEDIATELY OF ANY DISCREPANCY.

RECEIVED
AUG 11 2004
INSPECTION SERVICES

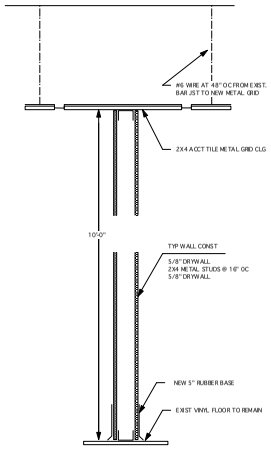
STATE OF ILLINOIS)
S.S
COUNTY OF LAKE

THIS IS TO CERTIFY THAT I, DAVID A HEMBO, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE DRAWING, HEREON IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY

DATED THIS 9TH DAY OF JUNE A.D. 19 96

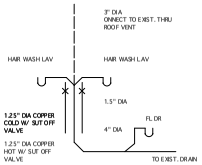
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-002747

Attachment: PZC Materials - February 27, 2024 (90 W. Northwest Hwy - SU Massage)



TYP WALL CONST
SCA/E 1" = 1' - 0"

DOOR A
3'x7' FLUSH SC BIRCH
W/ 10" SS NICK PL.



PLUMBING DIAGRAME
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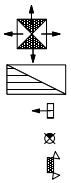
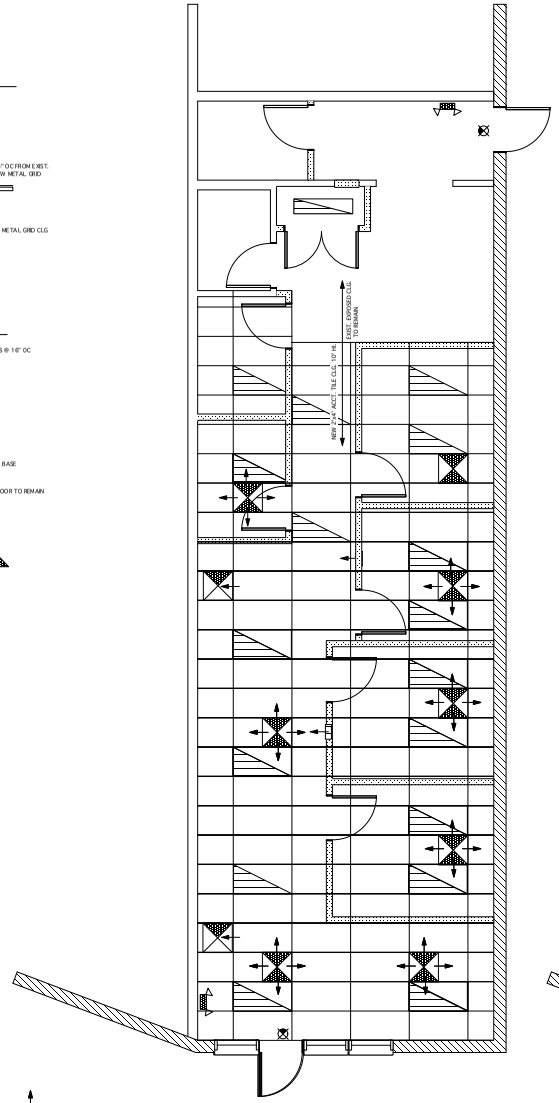
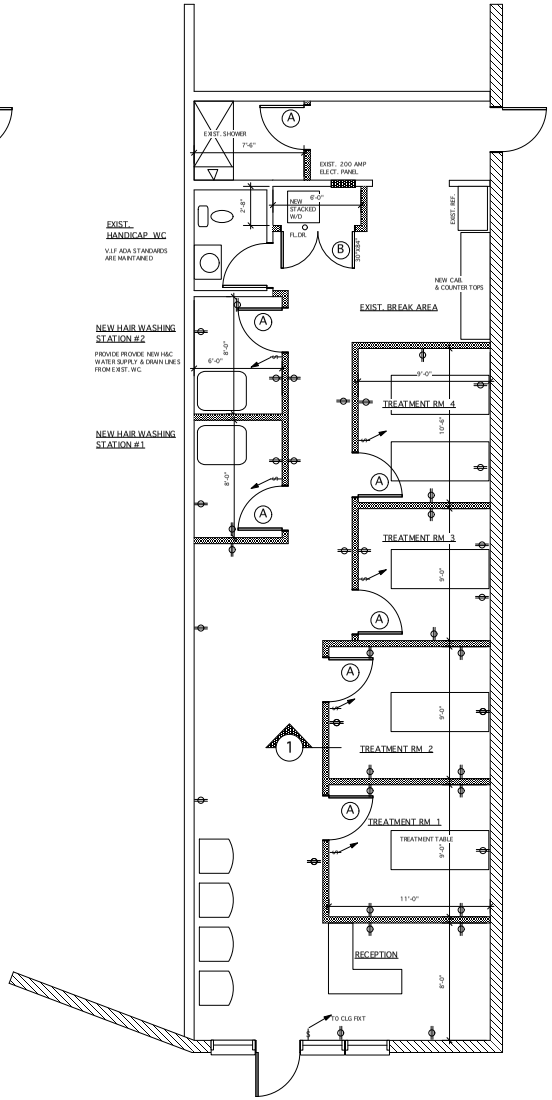




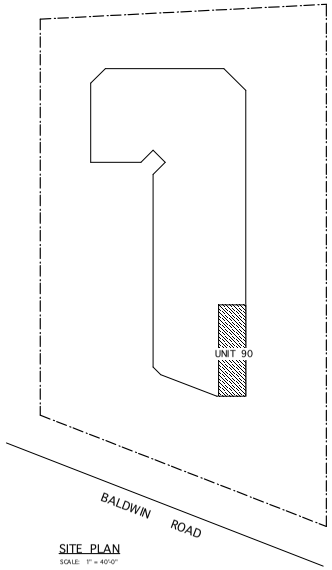
CEILING & HVAC PLAN
SCALE: 1/4" = 1'-0"

RELOCATE EXIST. SPRINKLER HEADS INTO NEWLY CREATED SPACES AS REQUIRED PER CODE



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

VERIFY ALL DIMENSIONSIN FIELD.



SITE PLAN
SCALE: 1" = 40'-0"

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STATE OF ILLINOIS
FRED POLITO
01-8414
LICENSED ARCHITECT
Exp. Date: 11/30/23

I CERTIFY THAT THESE DRAWINGS HAVE BEEN PREPARED UNDER MY DIRECT SUPERVISION, AND CONTROL AND TO THE BEST OF MY KNOWLEDGE AND BELIEF COMPLY WITH THE REQUIREMENTS OF ALL APPLICABLE BUILDING CODES.
FRED POLITO - ARCHITECT.

1/15/24

SHEET NO.
1
OF : 1

Massage Therapy Business Operations Plan

The owners of Red Sun Massage Inc. intend to open a massage therapy business at 90 W. Northwest Hwy. Palatine, Il 60067, a vacant facility in the existing retail shopping center.

Different parts of human body (called reflex zones or pressure points) are believed to correspond to various systems throughout the body. The massage therapist applies pressure to various reflex zones in order to stimulate the central nervous system and affect energy pathways, thereby promoting healing and relaxation throughout the body. Our massage therapy service involves working on client's body with pressure manually to promote relaxation and health. The therapist will rub, press on and squeeze reflex zones, or may focus on specific areas to alleviate ailments in order to strengthen every system in the body. Regular massage improves blood circulation, stimulates muscles, reduces tension, ease pain and stress, and help clients relax.

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Attachment: PZC Materials - February 27, 2024 (90 W. Northwest Hwy - SU Massage)

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 90 W. NORTHWEST HWY.

(●) ( ) ( ) ( )

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 8TH day of FEBRUARY, A.D. 20 24., and the last publication thereof was made on the 8TH day of FEBRUARY, A.D. 20 24.

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

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

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

Mary Alice Wenzl

IN WITNESS WHEREOF, **THE DES PLAINES JOURNAL, INC.,** has caused this certificate to be signed and its corporate seal affixed hereto at Des Plaines, Illinois this 8TH day of FEBRUARY A.D., 20 24.

By Todd Wessell

President
Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 8TH day of FEBRUARY A.D., 20 24.

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

Attachment: PZC Materials - February 27, 2024 (90 W. Northwest Hwy - SU Massage)

3. 90 W. Northwest Highway

SU-000092-2024 - 90 W. Northwest Highway

Notice was published in the Journal & Topics on February 8th, 2024 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

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

Mr. Bradshaw provides background information, stating that the business is located within the Clock Tower Plaza and falls under the B-2 zoning. The petitioner is seeking approval to open a new massage therapy business and is requesting a special use permit for the proposed use.

Sworn in petitioner: Qingjian Fu (agent) - 90 W. Northwest Highway
Mr. Fu explains that the clients considered this location ideal due to its high traffic and good visibility. The owners themselves are licensed massage therapists and will be actively involved in running the business.
Commissioner Friedman seeks clarification on whether the owners are licensed, to which Mr. Fu confirms.
Chairman Wood further confirms that the owners will be actively involved in running the business, which Mr. Fu affirms.
Mr. Bradshaw adds that the submitted business plan indicates the proposed business hours from Monday to Sunday, 10 am to 8 pm. While appointments are encouraged, walk-ins will also be accommodated. Additionally, there is no need for increased parking at the property, and thus no variance is required.

STAFF RECOMMENDATION:
The Petitioner is proposing to open a new massage therapy business at the subject property. The Petitioner is a state licensed therapist and the Palatine Police Department review did not identify any issues. Ultimately, the proposed use should not cause injury to the value of the other properties in the surrounding neighborhood. Therefore, Staff recommends approval of the Special Use subject to the following condition:

1. The Special Use shall substantially conform to the Floor Plan and Business Plan submitted by the Petitioner's agent, Qingjian Fu, Red Sun Massage Inc., except as such plans may be changed to conform to Village Codes and Ordinances.

Attachment: DRAFT PZC Minutes - February 27, 2024 (90 W. Northwest Hwy - SU Massage)

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

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

DELIBERATIONS:

Commissioner Kolososki expresses support for the request, noting that the location seems suitable for this type of business.

Chairman Wood adds that the request appears to have no negative impact on surrounding properties, meets safety standards, and does not require additional parking, all of which lead her to support the request.

Chairman Wood summarized that this request has met the standards and was unanimously approved by a vote of 7-0. This item will tentatively go to Village Council on Monday, March 11th, 2024.

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

Attachment: DRAFT PZC Minutes - February 27, 2024 (90 W. Northwest Hwy - SU Massage)

Consider an Ordinance Granting a Special Use to Permit a Fence to be Located in the Side Yard Abutting a Street at 885 W. Dorchester Road

BACKGROUND:
The Petitioner is proposing to construct a 5' tall solid fence, set back 10' from the Subject Property's side property line abutting Crescent Avenue, with the required landscaping. The fence would transition to a 6-foot solid fence along the southern shared property line. Therefore, the Petitioner is requesting approval of the following:

> **Special use to permit a fence to be set back 10 feet from the side property line abutting a street, instead of the minimum required 20 feet.**

KEY ISSUES:
- The property is a corner lot with the front yard abutting Dorchester Road to the north. The Subject Property directly abuts the front yard of the adjacent property to the south, 335 S. Crescent Avenue.
- The submitted site plan illustrates the required landscaping between the fence and side lot line. In addition, there is a dense line of trees and shrubs planted along the shared lot line with the property to the south. The proposed fence should not impact lines of sight any further than the existing line of trees and shrubs.
- The adjacent residential driveway for 335 S. Crescent Avenue is approximately 40 feet from the shared property line.

ALTERNATIVES:
1. Approve the Special Use to permit a fence to encroach into the required setback in a side yard abutting a street.
2. Do not approve the Special Use to permit a fence to encroach into the required setback in a side yard abutting a street.

RECOMMENDATION:

Public Hearing**:**	PZC meeting on February 27, 2024.
Residents testifying:	None.
Vote:	The PZC voted unanimously to approve the Special Use to permit a fence to encroach into the required setback in a side yard abutting a street and Staff concurs.

ACTION REQUIRED:
A motion to approve the ordinance granting a Special Use to permit a fence to encroach into the required setback in a side yard abutting a street.

ATTACHMENTS:

- Aerial Map
- ORD SU 885 W Dorchester Rd
- EXHIBIT - Site Plan
- EXHIBIT - Fence Elevation
- PZC Materials - February 27, 2024

- DRAFT PZC Minutes - February 27, 2024

GISConsortium

885 W. Dorchester Road

0 50 100 ft

Print Date: 1/10/2024

Notes

Cook County Aerial 2022

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

Attachment: Aerial Map (885 W. Dorchester Road - SU Fence)

ORDINANCE NO. _____

AN ORDINANCE GRANTING A SPECIAL USE AT
885 W. DORCHESTER ROAD

WHEREAS, pursuant to a petition and public hearing on February 27, 2024, of which public notice was given as required by law, the Planning and Zoning Commission of the Village of Palatine, in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, has held such public hearing and reported their findings relative to a request for a Special Use to permit a fence to be set back 10 feet from the side property line abutting a street, instead of the minimum required 20 feet pursuant to Section 6.03 (b) (6) (b) of the Palatine Zoning Ordinance, on the following legally described property:

> **LOT 1 IN PANCORVO'S DORCHESTER SUBDIVISION BEING A SUBDIVISION OF LOT 8 IN BLOCK 13 IN ARTHUR T. MCINTOSH AND COMPANY'S PALATINE HILLS BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORIDNG TO THE PLAT THEREOF RECORDED DECEMBER 4, 2018 AS DOCUMENT NO. 1833819022, IN COOK COUNTY, ILLINOIS.**
>
> **Commonly known as 885 W. Dorchester Road (PIN# 02-21-221-021-0000)**

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

SECTION 1: **A Special Use to permit a fence to be set back 10 feet from the side property line abutting a street, instead of the minimum required 20 feet pursuant to Section 6.03 (b) (6) (b) of the Palatine Zoning Ordinance, is hereby granted, subject**

Attachment: ORD SU 885 W Dorchester Rd (885 W. Dorchester Road - SU Fence)

to the following condition(s):

1. **The Special Use shall substantially conform to the site plan and fence elevation plan submitted by the Petitioner, Jill Niese, except as such plans may be changed to conform to Village Codes and Ordinances.**

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

SECTION 3: **That this ordinance shall be in full force and effect from and after its passage and approval as provided by law.**

PASSED: This _____day of _____, 2024

AYES:_____ NAYS:_____ ABSENT:_____ PASS:_____

APPROVED by me this _____day of _____, 2024

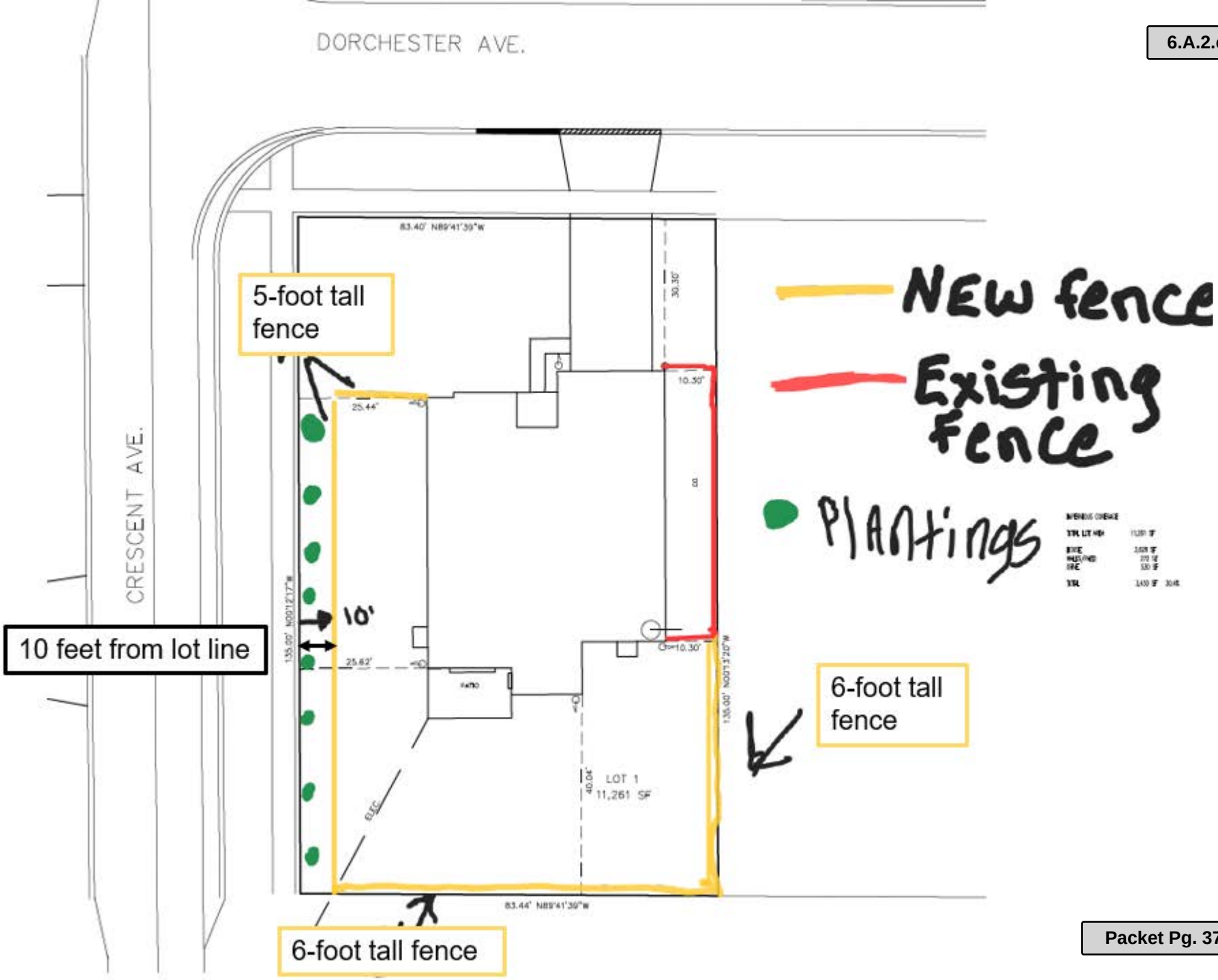
_____
Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this

_____day of _____, 2024

_____
Village Clerk

Attachment: ORD SU 885 W Dorchester Rd (885 W. Dorchester Road - SU Fence)



Attachment: EXHIBIT - Site Plan (885 W. Dorchester Road - SU Fence)

Attachment: EXHIBIT - Fence Elevation (885 W. Dorchester Road - SU Fence)

VILLAGE OF PALATINE
Planning and Zoning Commission

SCHEDULED 02/27/24 07:00 PM

STAFF REPORT (ID # 8891)

885 W. Dorchester Road

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Alex Bradshaw

PETITIONER: Jill Niese

PLAN NUMBER: SU-000088-2024

BACKGROUND:
The Subject Property is zoned R-2 and is part of Pancorvo's Dorchester Subdivision. The property currently contains a single-family residence. The property is a corner lot with the required front yard abutting W. Dorchester Rd to the north. The Subject Property directly abuts the front yard of the adjacent to the front side yard of the property to the south, 335 S. Crescent Avenue.

The Petitioner is proposing to construct a 5-foot tall solid fence set back 10 feet from the subject property's side property line abutting Crescent Avenue, with the required landscaping. The fence would transition to a 6-foot solid fence along the southern shared property line. Therefore, the Petitioner is requesting:

> **Special use to permit a fence to be set back 10 feet from the side property line abutting a street, instead of the minimum required 20 feet.**

Surrounding Zoning/Uses:

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

KEY ISSUES:

- The Petitioners are proposing to construct a 6-foot tall privacy fence in their side yard abutting S. Crescent Avenue. The proposed fence would be set back approximately 10 feet from the side property line along the street, and approximately 20 feet from the street.
- As the fence is proposed within 10 feet of the side property line abutting the street, landscaping between the fence and the property line will be required.

Attachment: PZC Materials - February 27, 2024 (885 W. Dorchester Road - SU Fence)

- The submitted site plan illustrates the required landscaping between the fence and side lot line. In addition, there is a dense line of trees and shrubs planted along the shared lot line with the property to the south. The proposed fence should not impact lines of sight any further than the existing line of trees and shrubs.
- The adjacent residential driveway for 335 S. Crescent Avenue is approximately 40 feet from the shared property line.
- In the submitted application, the Petitioner indicated that the proposed fence would help to provide additional privacy for the corner lot and to fence in the yard for their dog.

STANDARDS FOR SPECIAL USE: Since this Petition is not for a use publicly operated or traditionally affected with the public interest, those standards under Section 14.05 D (2), (3) and (5) are applicable. Specifically, the Petitioners must show that the Special Use, if granted, will be operated in a manner consistent with the public health, safety, and welfare, and that the Special Use will not have a negative impact on the value of surrounding properties. The Petition for a Special Use is attached, and the Petitioners have attempted to address the required standards.

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

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

STAFF RECOMMENDATION:
The Petitioner is proposing to construct a new privacy fence set back approximately 10 feet from the subject property's side lot line abutting a street. The Petitioner has included the required landscaping between the proposed fence and the side lot line. In addition, the existing line of trees and shrubs directly along the south shared property boundary will be maintained, and with the proposed 10-foot setback the Staff did not identify any issues with lines-of-sight.

Ultimately, the proposed fence should not destroy the existing vistas in the area nor have a negative impact on the value of the surrounding properties, however, Staff did not identify any other zoning relief for fencing to encroach into the required side yard setback within the immediate surrounding area. The existing landscaping and trees on the property directly south of the subject property also appears to extend to the

Attachment: PZC Materials - February 27, 2024 (885 W. Dorchester Road - SU Fence)

Crescent Avenue property line. Nevertheless, Staff recommends action at the discretion of the Planning and Zoning Commission. If the Planning and Zoning Commission recommends approval of the Special Use, Staff recommends the following condition:

1. The Special Use shall substantially conform to the site plan and fence elevation plan submitted by the Petitioner, Jill Niese, except as such plans may be changed to conform to the Village Codes and Ordinances.

ATTACHMENTS:

- Aerial Map
- Special Use Application
- Plat of Survey
- Site Plan
- Fence Elevation
- Public Notice

Attachment: PZC Materials - February 27, 2024 (885 W. Dorchester Road - SU Fence)

GISConsortium

885 W. Dorchester Road

0 50 100 ft

Print Date: 1/10/2024

Notes

Cook County Aerial 2022

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Attachment: PZC Materials - February 27, 2024 (885 W. Dorchester Road - SU Fence)

VILLAGE OF PALATINE

SPECIAL USE APPLICATION

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

Petitioner Name

Jill Niese

Business Name (if applicable)

Subject Property Address

885 W. Dorchester Road

Please provide a description of your proposed request:

With a special use permit, I am seeking approval for a 6' white fence surrounding my 885 W. Dorchester property, set back 6 feet from the sidewalk; which is about 22 feet from the Crescent Avenue overall. I originally submitted for a permit for this fencing in August but it was rejected because of the Village of Palatine's coding for lots like mine. Ben Vyverberg recommended submission for a special use permit, which is what I am doing.

Petitioner Justification

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

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

The fence, as proposed, will delineate between the property the public sidewalk. The fence will create privacy for the homeowner, the homeowner's inhabitants, and allow for easier transit of the public sidewalk. The fence will also establish privacy and security for the homeowner. Currently, the windows of the home can easily be seen through when standing on the sidewalk. If a fence was installed as per the existing code for a corner lot, the fence would provide no privacy for the homeowner and would leave a great deal of private property outside of the fence line, which would increase the potential for public transit on that land and potential dropping of trash.

Attachment: PZC Materials - February 27, 2024 (885 W. Dorchester Road - SU Fence)

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

The fence will not obstruct the sight line of the intersection of Crescent and Dorchester, which was required by the code. The proposed fence line meets these requirements. This was recognized by Ben Vyverberg on 10/24/23 via email correspondence about the original denied permit and recommendation for a special permit, “Line of sight review for impact to any of the surrounding properties or pedestrian/vehicle conflicts (note the proposed fence would be located approximately 40 feet from the closest residential driveway to the south. Therefore, I do not anticipate any concerns about line of sight impact from the fence, particularly with the existing dense landscaping on the property.”

The proposed fence creates privacy and security for the homeowner, is aesthetically appealing ,and is in line with properties with similar fences in the area. The proposal also meets the code’s requirements for the location of a fence in relation to the public street (Ord. 0-37-06, §4, 2/13/06; Ord. 0-111-06, §2, 6/26/06- “side abutting street: Twenty (20) feet”).

This fence would enhance the appearance of the home and of those homes around it. Fencing for a dog run has already be installed on the east side of the home after being approved by the village and is aesthetically pleasing, blending with the home and existing neighborhood fencing.

The fence is necessary to protect the inhabitants of the property from interactions with passerby and their pets. The fence is necessary to protect the private property from passerby walking into and on the property. The existing requirements would require a fence to be located in such a way that would not support the safety of the homeowner or inhabitants, or the public welfare of the surrounding area.

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

The fence is intended to protect the property and is appealing to the property and those around it. The proposed fence is new, well constructed, and is in line with similar fences located in the neighborhood.

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

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

a. Will meet the following aesthetic criteria:

i. Will not destroy existing vistas in the area;

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

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

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

The fence will not destroy existing vistas, enhances the appearance of the property and contributes to the appearance of the homes in the area and surrounding street. The fence is needed to protect this property and its inhabitants. As coded, the fence would need to be over twenty feet from the sidewalk leaving only five feet available for fencing, which does not protect the homeowner's property sufficiently against public transit of the unfenced land. A fence placed only five feet from the house would not provide privacy nor security for the homeowner and inhabitants against passerby.

Attachment: PZC Materials - February 27, 2024 (885 W. Dorchester Road - SU Fence)

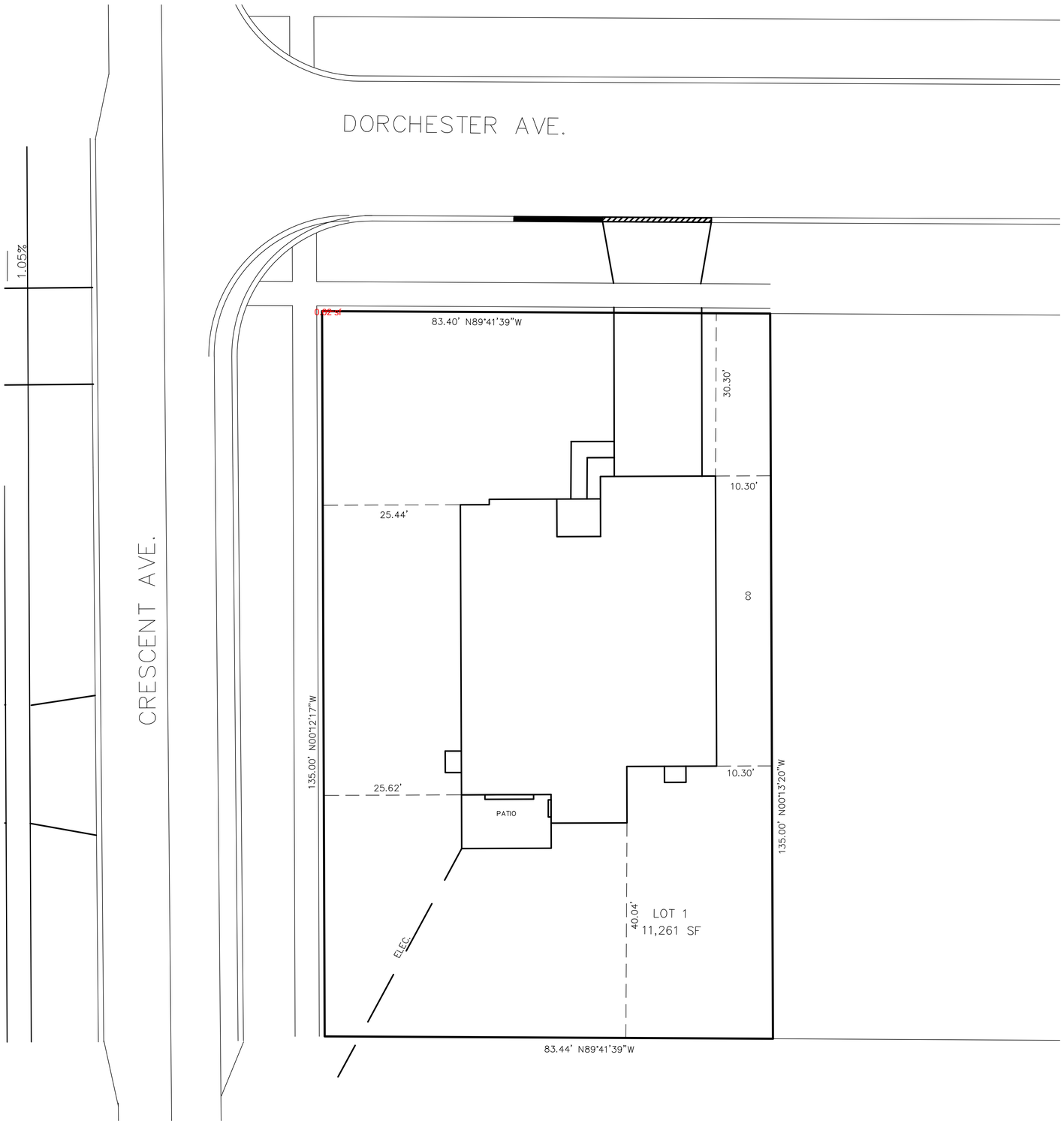
SITE PLAN

LOT 1 IN PACORVO'S DORCHESTER SUBDIVISION BEING A SUBDIVISION OF LOT 8 IN BLOCK 13 IN ARTHUR T. MCINTOSH AND COMPANY'S PALATINE HILLS BEING A SUBDIVISION OF PART OF THE EAST ½ OF THE NORTHEAST ¼ OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 4, 2018 AS DOCUMENT NO. 1833819022, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS 885 DORCHESTER AVE., PALATINE, IL

N

SCALE 1"=10'



PERMIT COPY

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

APPROVED DATE: 03/08/2023
APPROVED BY:jnelson
FULL PERMIT

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

or phone: (847) 359 9042

Permit #, Inspection item # and address required

Min. 24 hr. prior notice

IMPERVIOUS COVERAGE

TOTAL LOT AREA	11,261 SF	
HOUSE	2,628 SF	
WALKS/PATIO	272 SF	
DRIVE	530 SF	
TOTAL	3,430 SF	30.4%

STREET TREE (PER ENGINEERING)

643.3 EXIST. ELEV.

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 PROPRTY BECAUSE OF THE CONSTRUCTION OF THIS SITE.

DATED THIS 23 TH DAY OF MAR, AD 2022

OWNER ENGINEER

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

885 DORCHESTER AVE.

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

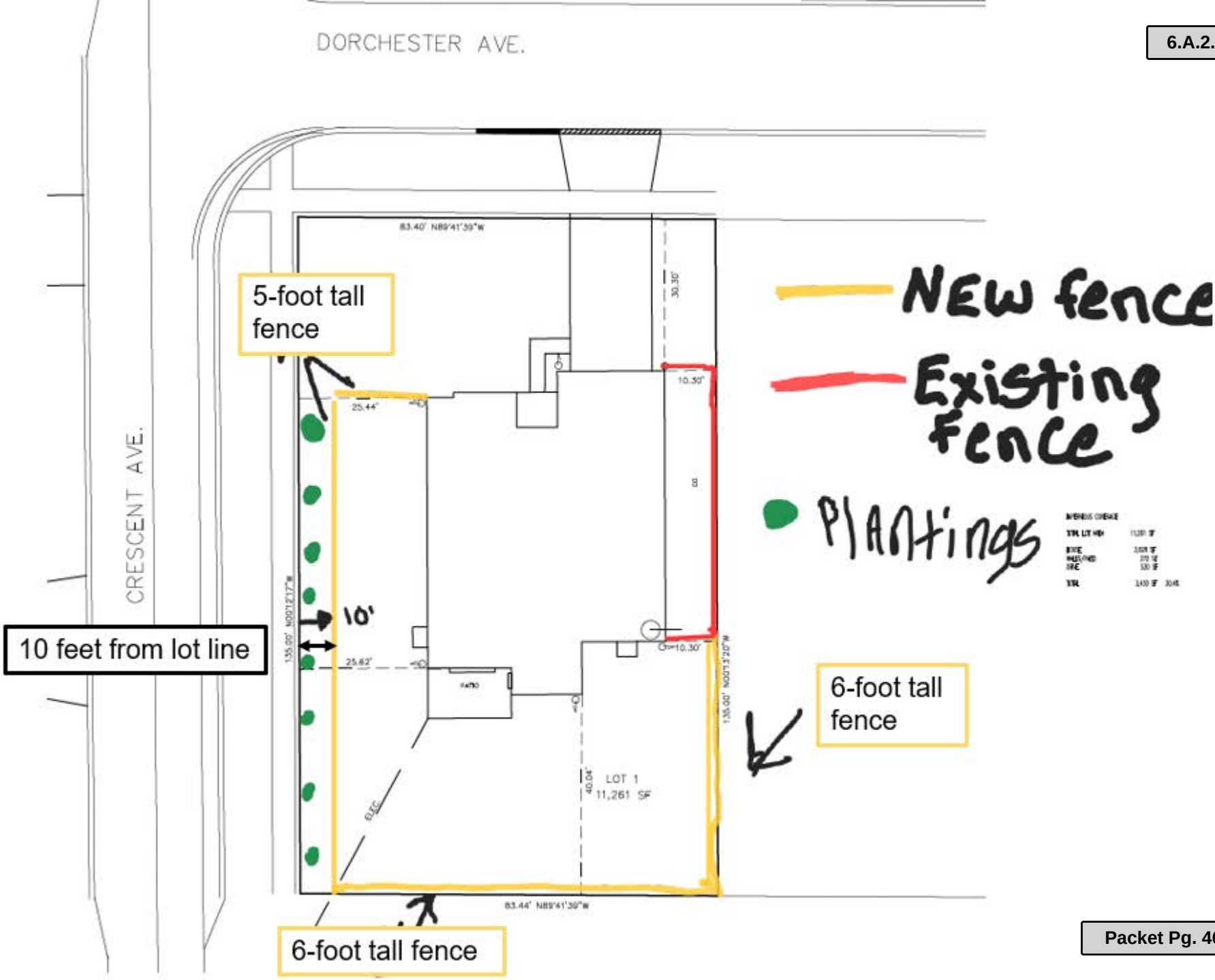
REVISIONS

DRAWN BY: TJS	JOB NO. 5319
DESIGNED BY: TJS	SCALE: 1"=10'
CHECKED BY: TJS	DATE: 03-23-22

SITE PLAN
LOT 1 PANCORVO'S DORCHESTER DIVISION

SHEET NO. 2 OF 2 SHEETS

Attachment: PZC Materials - February 27, 2024 (885 W. Dorchester Road - SU Fence)



Attachment: PZC Materials - February 27, 2024 (885 W. Dorchester Road - SU Fence)

White Hamilton

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 885 W. DORCHESTER RD.

County of COOK

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

Further, that the notice, of which the attached is a true copy, was published ONE times in the said newspaper(s), namely once each week for ONE successive week(s) and that the first publication of said notice was made on the 8TH day of FEBRUARY, A.D. 20 24., and the last publication thereof was made on the 8TH day of FEBRUARY, A.D. 20 24.

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

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

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

Mary Alice Wenzl

IN WITNESS WHEREOF, **THE DES PLAINES JOURNAL, INC.,** has caused this certificate to be signed and its corporate seal affixed hereto at Des Plaines, Illinois this 8TH day of FEBRUARY A.D., 20 24.

By Todd Wessell

President
Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 8TH day of FEBRUARY A.D., 20 24.

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

Attachment: PZC Materials - February 27, 2024 (885 W. Dorchester Road - SU Fence)

2. 885 W. Dorchester Road

SU-000088-2024 - 885 W. Dorchester Rd

Notice was published in the Journal & Topics on February 8th, 2024 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. **Special Use Application**
2. **Proof of Ownership**
3. **Plat of Survey**
4. **Site Plan**
5. **Fence Elevation**
6. **Public Notice**

Mr. Bradshaw provides background information on the request, mentioning that the subject property is a corner lot. He explains that the petitioner is proposing to construct a 5-foot-tall fence, set back 10 feet from the property's side property line that abuts Crescent Ave, instead of the minimum required 20 feet.
Sworn in petitioner: Jill Niese - 885 W. Dorchester, owner.

Ms. Niese explains that she has been a resident of Palatine for eight years and recently built a house at this property. She expresses that the lot provided the space she was seeking for her dog and the gardening activities she enjoys. Ms. Niese states that she received approval for a dog run on the west side of her property but is now seeking a fence for added safety and privacy. She believes that this addition will not only enhance the value of her property but also benefit the surrounding properties.
Commissioner Cavanaugh inquires about the landscaping shown on the site plan, questioning whether it currently exists.
Ms. Niese clarifies that the landscaping will be added as part of the permit approval.
Chairman Wood observes that the fence being installed appears to match the fencing on the surrounding properties.
Ms. Niese confirms this observation, stating that she has hired the same fence company that installed fencing at the surrounding properties and is matching what is currently installed on those properties.
Mr. Bradshaw further explains that the request includes required landscaping to meet village code requirements within 10 feet of the side property abutting a street. He emphasizes that the proposed fence should not impact the lines-of-sight more than the existing line of trees along south property line. Additionally, he states that the edge of the driveway on the adjacent property to the south, 335 S. Crescent Ave, is approximately 40 feet from the shared property line.
Ms. Niese provides a proximate comparison of a fence line set back at approximately 8-9 feet on a corner lot at 888 W. Dorchester, which is less than the 10 feet required setback.

Attachment: DRAFT PZC Minutes - February 27, 2024 (885 W. Dorchester Road - SU Fence)

STAFF RECOMMENDATION:

The Petitioner is proposing to construct a new privacy fence set back approximately 10 feet from the subject property's side lot line abutting a street. The Petitioner has included the required landscaping between the proposed fence and the side lot line. In addition, the existing line of trees and shrubs directly along the south shared property boundary will be maintained, and with the proposed 10-foot setback the Staff did not identify any issues with lines-of-sight.

Ultimately, the proposed fence should not destroy the existing vistas in the area nor have a negative impact on the value of the surrounding properties, however, Staff did not identify any other zoning relief for fencing to encroach into the required side yard setback within the immediate surrounding area. The existing landscaping and trees on the property directly south of the subject property also appears to extend to the Crescent Avenue property line. Nevertheless, Staff recommends action at the discretion of the Planning and Zoning Commission. If the Planning and Zoning Commission recommends approval of the Special Use, Staff recommends the following condition:

1. The Special Use shall substantially conform to the site plan and fence elevation plan submitted by the Petitioner, Jill Niese, except as such plans may be changed to conform to the Village Codes and Ordinances.

Commissioner Schubert seeks clarification regarding 335 S. Crescent and notes that the aerial photo does not show sidewalks, but the current site plan does. He asks if sidewalks are now installed.
Mr. Bradshaw confirms that sidewalks are now installed in that area and are a continuation of existing sidewalks. He explains that the aerial photograph is dated 2022 and does not reflect the changes from the new house construction or the sidewalk installation.
Commissioner Friedman inquires about the fence at the 888 W. Dorchester lot.
Mr. Bradshaw explains that the fence at the 888 W. Dorchester lot abuts the rear side yard, allowing for a 5-foot setback from the side lot line abutting the street, whereas the subject property abuts the front side yard.
There were no further questions. The public hearing was closed.

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

DELIBERATIONS:

Commissioner Friedman reports on his site visit, noting that he observed the property and surrounding properties. He specifically mentioned the fence at the 888 W. Dorchester, noting that it was also a corner lot and was set back less than 10 feet. Additionally, he found that with the existing landscaping in place on the subject property, the fence may not be visible from the adjoining property, mitigating any safety concerns. He points out that the similar fence installed

Attachment: DRAFT PZC Minutes - February 27, 2024 (885 W. Dorchester Road - SU Fence)

across the street makes the request feel appropriate and not out of place.
Commissioner Schubert expresses his initial concern about potential visibility issues for children riding bikes on the sidewalk but found that it would not be affected by the fence installation upon closer inspection of proposed fence location.
Chairman Wood agrees, stating that the proposed fence would complement the house and surroundings without negatively impacting property values, health, or safety.

Chairman Wood summarized that this request has met the standards and was unanimously approved by a vote of 7-0. This item will tentatively go to Village Council on Monday, March 11th, 2024.

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

Attachment: DRAFT PZC Minutes - February 27, 2024 (885 W. Dorchester Road - SU Fence)

Consider an Ordinance Granting a Special Use to Permit a Restaurant with Liquor Service at 23 E. Northwest Highway

BACKGROUND:
The Petitioner is proposing to open a new fusion Asian restaurant, Kimpro Sushi. The proposed restaurant would offer an array of Asian foods, with a liquor license serving beer and wine. Therefore, the Petitioner is requesting approval of the following:

Special Use to permit a restaurant, with liquor service.

KEY ISSUES:
- The Petitioner is proposing to open an all-you-can-eat sushi restaurant with liquor license (serving only beer and wine). The submitted floor plan for the new restaurant illustrates no change in either the total square footage (2,819) or total seating count. Therefore, the parking requirement will remain the same and the existing parking (201 spaces) Variation (#O-112-18) remains valid.
- The proposed hours of operation are Monday - Sunday 11:30 AM to 2:30 PM and 4:30 PM to 9:30 PM. The previous occupant was granted a Special Use and a Variation to permit 201 parking spaces, instead of the minimum required 227 parking spaces. The subject tenant space has been vacant since September 2020.
- The submitted business plan anticipates approximately 10 - 15 employees. As the total number of proposed seats remains the same from the previous tenant and existing parking Variation, Staff does not have concerns with parking at the shopping center.

ALTERNATIVES:
1. Approve the Special Use for a restaurant, with beer and wine service.
2. Do not approve the Special Use for a restaurant, with beer and wine service.

RECOMMENDATION:

Public Hearing**:**	PZC meeting on February 13, 2024.
Residents testifying:	None.
Vote:	The PZC voted unanimously to approve the Special Use for a restaurant, with liquor service, at 23 E. Northwest Highway and Staff concurs.

ACTION REQUIRED:
A motion to approve the Special Use for a restaurant, with liquor license, at 23 E. Northwest Highway.

ATTACHMENTS:

- Aerial Map
- ORD SU 23 E Northwest Hwy
- EXHIBIT - Business Plan
- EXHIBIT - Floor Plan
- PZC Materials - February 13, 2024
- PZC Minutes - February 13, 2024

GISConsortium | 23 E. Northwest Highway

0 300 600 ft

Print Date: 12/28/2023

Notes

Cook County Aerial 2022

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

Attachment: Aerial Map (23 E. Northwest Highway - SU Restaurant)

ORDINANCE NO. _____

AN ORDINANCE GRANTING A SPECIAL USE
23 E. NORTHWEST HIGHWAY

WHEREAS, pursuant to a petition and public hearing on February 13, 2024, of which public notice was given as required by law, the Planning and Zoning Commission of the Village of Palatine, in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, has held such public hearing and reported their findings relative to a request for Special Use to permit restaurant to operate with a local liquor license pursuant to Section 11.03 (d) (26) of the Palatine Zoning Ordinance, on the following legally described property:

> **THE SOUTH 288.41 FEET (EXCEPT THE EAST 183.0 FEET EXCEPT THE WEST 50.0 FEET THEREOF) OF THAT PART OF THE WEST 40 RODS LYING SOUTH OF ROAD AND NORTH OF THE SOUTH 40 RODS OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINICPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**
>
> **Commonly known as 23 E. Northwest Highway (02-14-101-023-0000).**

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

SECTION 1: Special Use to permit restaurant to operate with a local liquor license pursuant to Section 11.03 (d) (26) of the Palatine Zoning Ordinance, is hereby granted, subject to the following condition:

1. **The Special Use shall substantially conform to the Floor Plan and Business Plan submitted by the Petitioner, Brian Kim, GK Food Service, Inc., except as such plans may be changed to conform to the Village Codes and Ordinances.**

Attachment: ORD SU 23 E Northwest Hwy (23 E. Northwest Highway - SU Restaurant)

<u>SECTION 2:</u> That a copy of the public notice is attached hereto and form a part of this ordinance.

<u>SECTION 3:</u> That this ordinance shall be in full force and effect from and after its passage and approval as provided by law.

PASSED: This _____day of _____, 2024

AYES:_____ NAYS:_____ ABSENT:_____ PASS:_____

APPROVED by me this _____day of _____, 2024

_____
Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this

_____day of _____, 2024

_____
Village Clerk

Attachment: ORD SU 23 E Northwest Hwy (23 E. Northwest Highway - SU Restaurant)

Business Plan

Overview

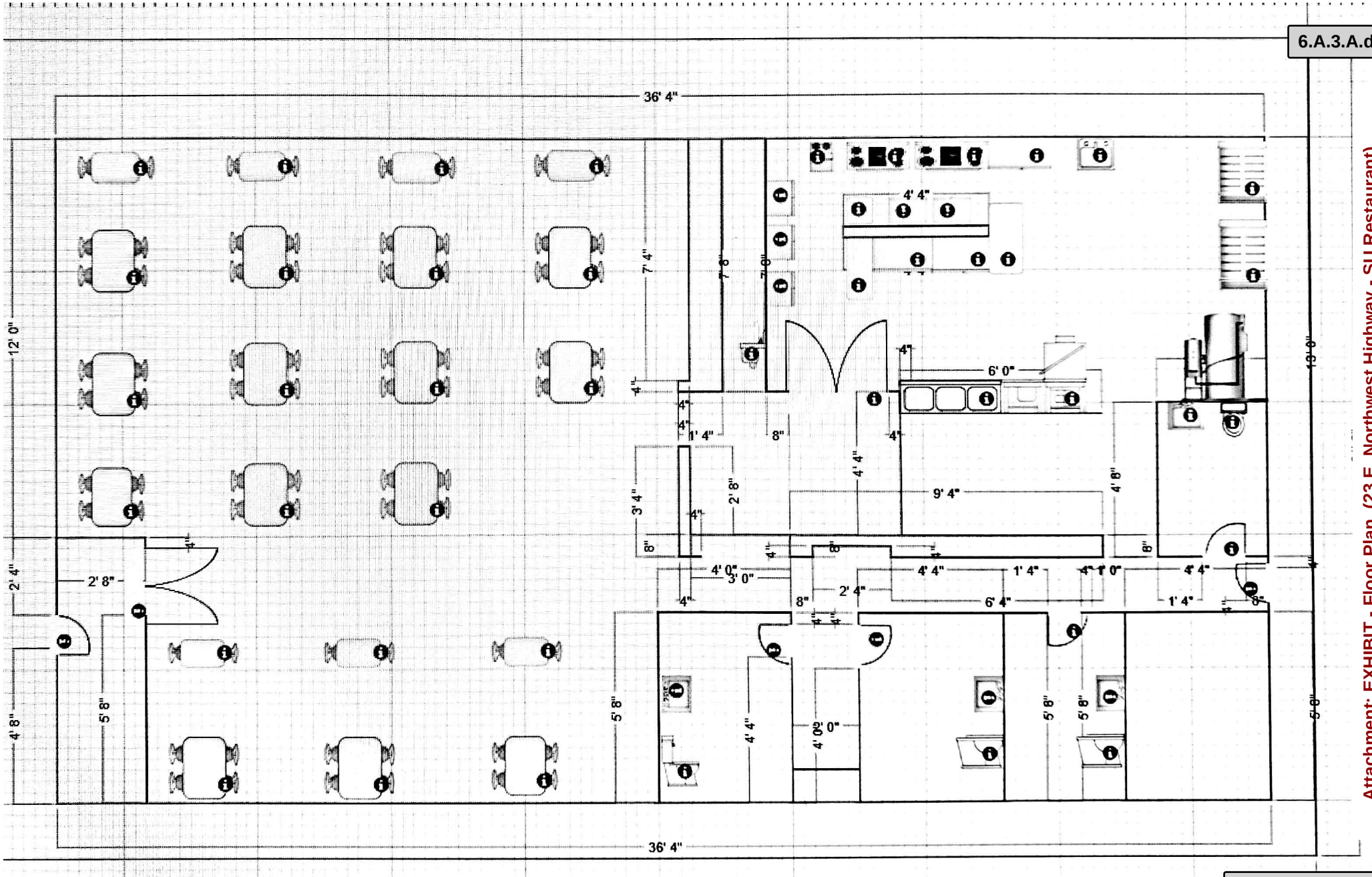
Kimpro Sushi restaurant is a fusion Asian restaurant. The menu has been variously made up with Korean food, Chinese food, and Japanese food, and the taste, price, and service will be significantly different from the existing Asian restaurant.

Vision and Marketing

The company will have financial stability for six months after opening, and will open a second store within two years, and the advantages of the current restaurant are the location and concept, and will make the most of these advantages, and marketing will be done systematically in accordance with the company's policy. The company has made it a policy to donate a portion of its profits to the community on a regular basis, so that it will regularly donate to fire department, police department, schools, and other places to promote the restaurant. and online and offline advertising as well.

Concept and Service type

Since there are many restaurants around, restaurants with the same concept are not competitive, so I chose All you can eat. The advantage of All you can eat is that customers can enjoy a variety of menus at a set price. In addition, our restaurant offers a wide range of imported and domestic beers and wines, and all staff will receive thorough service and safety training to welcome all customers. Our restaurant is open seven days a week from 11:30 - 2:30 and 4:30 - 9:30. It opens and closes on time, except for holidays, and the total number of employees is between 10 and 15. The expected number of customers averages 80 to 100 per day.



Layer-1

Attachment: EXHIBIT - Floor Plan (23 E. Northwest Highway - SU Restaurant)

VILLAGE OF PALATINE
Planning and Zoning Commission

SCHEDULED 02/13/24 07:00 PM

STAFF REPORT (ID # 8840)

23 E. Northwest Highway

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Alex Bradshaw

PETITIONER: Brian Kim, GK Food Service, Inc.

PLAN NUMBER: SU-000086-2023

BACKGROUND:
The Subject Property is zoned R-1 Single Family Residential, with a Special Use for a Planned Development. The subject property is a commercial center governed by a Planned Development Ordinance (#O-80-72) and subsequent Planned Development Amendment (O-120-11) following the B-2 General Business regulations.

The tenant space is approximately 2,819 square feet, and was previously occupied by Benkei, a Japanese ramen restaurant. The previous occupant was granted a Special Use and a Variation permit 201 parking spaces, instead of the minimum required 227 parking spaces (O-112-18). The subject tenant space has been vacant since September 2020.

The Petitioner is proposing to open a new fusion Asian restaurant, Kimpro Sushi. The proposed restaurant would offer an array of Asian foods with a liquor license serving beer and wine. Therefore, the Petitioner is requesting:

1. **Special use to permit a restaurant with liquor service.**

Surrounding Zoning/Uses:

North:	R-1 Single-Family Residential (Multi-tenant Commercial)
South:	R-2 Single-Family Residential
East:	R-1 Single-Family Residential (Quest Academy)
West:	P - Planned Development

KEY ISSUES:

- The Petitioner is proposing to open an all-you-can-eat sushi restaurant with beer and wine service. Therefore, a liquor license is required.
- The proposed hours of operation are Monday - Sunday 11:30 AM to 2:30 PM and 4:30 PM to 9:30 PM.

Attachment: PZC Materials - February 13, 2024 (23 E. Northwest Highway - SU Restaurant)

- The submitted business plan indicates that there would be approximately 10 - 15 employees.
- The submitted floor plan for the new restaurant illustrates no change in total square footage nor total number of seats. Therefore, the parking requirement will remain the same and the existing parking Variation (O-112-18) remains valid.

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.

STAFF RECOMMENDATION:
The Petitioner is proposing to open a new restaurant with alcohol service within a tenant space that had previously be operated in the same capacity. As the total number of proposed seats is remaining the same as the previous tenant, whom was granted the parking Variation, Staff does not have concerns with parking at the shopping center. Furthermore, the proposed use should not cause substantial injury to the value of the properties in the surrounding neighborhood. Therefore, Staff recommends approval of the proposed Special Use, subject to the following condition:

1. The Special Use shall substantially conform to the floor plan and business plan submitted by the Petitioner, Brian Kim, GK Food Service Inc., except as such plans may be changed to conform to Village Codes and Ordinances.

ATTACHMENTS:

- Aerial Map
- Special Use Application
- Floor Plan
- Business Plan
- Public Notice

Attachment: PZC Materials - February 13, 2024 (23 E. Northwest Highway - SU Restaurant)

GISConsortium

23 E. Northwest Highway

0 300 600 ft

Print Date: 12/28/2023

Notes

Cook County Aerial 2022

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

VILLAGE OF PALATINE

SPECIAL USE APPLICATION

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

Petitioner Name

Brian Kim, GK Food Service Inc.

Business Name (if applicable)

Kimpro Sushi

Subject Property Address

23 E. Northwest Highway

Please provide a description of your proposed request:

I'm going to open a Fusion Asian restaurant here, and the concept is All you can eat. A variety of kitchen menu and sushi will be prepared and a variety of beer and wines will be provided.

Petitioner Justification

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

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

Since there is no restaurant with this concept around, many residents are confident that they will be able to enjoy my restaurant comfortably.

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

One of the company's operating policies is continuous donation. It's not much, but it will help the community's security and welfare by steadily donating part of the proceeds.

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

There will never be any damage caused by our business around the shopping mall or anywhere in the area. I will instill all the staff to clean up the restaurants and around the shopping mall, and I will contract with the service company to do the same thing.

Attachment: PZC Materials - February 13, 2024 (23 E. Northwest Highway - SU Restaurant)

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

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

a. Will meet the following aesthetic criteria:

i. Will not destroy existing vistas in the area;

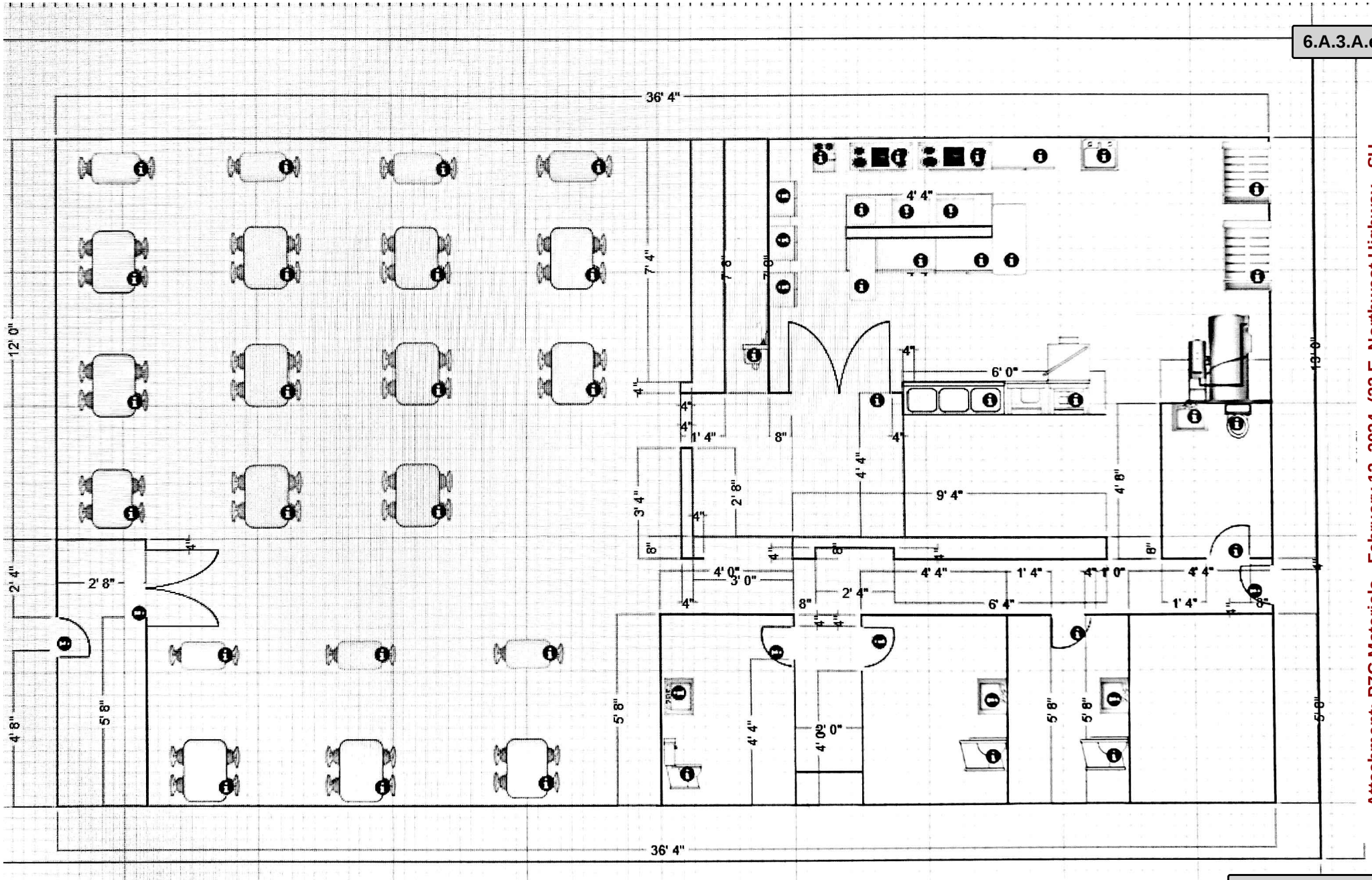
ii. Will enhance the appearance of the homes and the streets in the area; and

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

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

n/a

Attachment: PZC Materials - February 13, 2024 (23 E. Northwest Highway - SU Restaurant)



Layer-1

Attachment: PZC Materials - February 13, 2024 (23 E. Northwest Highway - SU

Business Plan

Overview

Kimpro Sushi restaurant is a fusion Asian restaurant. The menu has been variously made up with Korean food, Chinese food, and Japanese food, and the taste, price, and service will be significantly different from the existing Asian restaurant.

Vision and Marketing

The company will have financial stability for six months after opening, and will open a second store within two years, and the advantages of the current restaurant are the location and concept, and will make the most of these advantages, and marketing will be done systematically in accordance with the company's policy. The company has made it a policy to donate a portion of its profits to the community on a regular basis, so that it will regularly donate to fire department, police department, schools, and other places to promote the restaurant. and online and offline advertising as well.

Concept and Service type

Since there are many restaurants around, restaurants with the same concept are not competitive, so I chose All you can eat. The advantage of All you can eat is that customers can enjoy a variety of menus at a set price. In addition, our restaurant offers a wide range of imported and domestic beers and wines, and all staff will receive thorough service and safety training to welcome all customers. Our restaurant is open seven days a week from 11:30 - 2:30 and 4:30 - 9:30. It opens and closes on time, except for holidays, and the total number of employees is between 10 and 15. The expected number of customers averages 80 to 100 per day.

Attachment: PZC Materials - February 13, 2024 (23 E. Northwest Highway - SU Restaurant)

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 23 E. NORTHWEST HWY.

(●) ( ) ( ) ( )

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 25TH day of JANUARY, A.D. 20 24., and the last publication thereof was made on the 25TH day of JANUARY, A.D. 20 24.

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

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

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

Mary Alice Wenzl

IN WITNESS WHEREOF, **THE DES PLAINES JOURNAL, INC.,** has caused this certificate to be signed and its corporate seal affixed hereto at Des Plaines, Illinois this 25TH day of JANUARY A.D., 20 24.

By Todd Wessell

President
Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 25TH day of JANUARY A.D., 20 24.

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

Attachment: PZC Materials - February 13, 2024 (23 E. Northwest Highway - SU Restaurant)

3. 23 E. Northwest Highway **- Recommend To Approve**

SU-000086-2023 - 23 E. Northwest Highway

Notice was published in the Journal & Topics on January 25, 2024 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

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

Mr. Bradshaw provides background information for the request, stating that the property is zoned R-1 for Single Family Residential but has a special use permit for a planned development. The tenant space in question is approximately 2,819 square feet and was previously occupied by a Japanese restaurant. The previous occupant had been granted a special use and variation permit for 201 parking spaces, instead of the minimum requirement of 227. However, the space has been vacant since September 2020.
The petitioner is proposing to open a new fusion Asian restaurant, Kimpro Sushi, offering a variety of Asian foods, along with liquor service. Therefore, they are requesting a special use permit to permit a restaurant with liquor service on the premises.
Sworn in petitioner: Brian Kim - 23 E. Northwest Highway and translator - Hon Yu

Mr. Kim explains his plan to open a fusion/Japanese restaurant with liquor service, offering beverages such as beer, wine, and sake. He outlines the restaurant's operating hours, with lunch service from 11:00 am to 2:30 pm and dinner service from 4:30 pm to 9:00 pm.
Chairman Wood inquires about the anticipated seating capacity and whether the restaurant will offer carryout options in addition to dine-in service, including both a regular menu and an all-you-can-eat option.
Mr. Kim confirms that the Chairman's understanding is correct.

Commissioner Bettenhausen asks if Mr. Kim has prior experience in the restaurant business.
Mr. Kim responds that he has worked as a chef for 18 years but this will be his first venture as a restaurant owner.

Mr. Bradshaw provides additional information, stating that the restaurant will employ 10-15 staff members and will have a seating capacity of 70 seats, consistent with the previously granted variation. He mentions that any increase in

seating beyond 70 would necessitate revisiting the parking requirements. There is also parking available in the rear for employees.
Commissioner Friedman inquires about previous tenants in the shopping center holding liquor licenses.
Mr. Bradshaw indicates that he is not aware of any previous tenants with liquor licenses.

Commissioner Friedman asks if there are any zoning ordinances regarding the proximity of businesses serving alcohol and the distance to schools.
Mr. Bradshaw states that he is not aware of any zoning ordinances regulating the distance between businesses serving alcohol and schools.

Chairman Wood recalls previous complaints from neighboring residents regarding garbage and noise and seeks reassurance that the restaurant will address these concerns.
Mr. Kim assures Chairman Wood that they will be mindful of these issues and take steps to minimize any potential disturbances to surrounding residents.

STAFF RECOMMENDATION:
The Petitioner is proposing to open a new restaurant with alcohol service within a tenant space that had previously be operated in the same capacity. As the total number of proposed seats is remaining the same as the previous tenant, whom was granted the parking Variation, Staff does not have concerns with parking at the shopping center. Furthermore, the proposed use should not cause substantial injury to the value of the properties in the surrounding neighborhood. Therefore, Staff recommends approval of the proposed Special Use, subject to the following condition:

1. The Special Use shall substantially conform to the floor plan and business plan submitted by the Petitioner, Brian Kim, GK Food Service Inc., except as such plans may be changed to conform to Village Codes and Ordinances.

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

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

DELIBERATIONS:

Commissioner Kolososki expresses support for the business plan presented by Mr. Kim, noting the uniqueness of the offering and believes it will be a good fit for the site.
Chairman Wood concurs, stating that she does not foresee any parking issues or concerns related to the restaurant's liquor license. She expresses excitement for the new restaurant and believes it meets the necessary standards for approval.

Chairman Wood summarized that this request has met the standards and was unanimously approved by a vote of 8-0. This item will tentatively go to Village Council on Monday, March 11th, 2024.

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

Consider an Ordinance Increasing the Number of Class G (Restaurant - Beer & Wine) Liquor Licenses by One for Kimpro Sushi Located at 23 E. Northwest Highway

BACKGROUND:
On this evening's agenda is a Special Use request for a fusion Asian restaurant with a concept of all you can eat menu at a set price located at 23 E. Northwest Highway. Owner Brian Kim wishes to apply for a Class G (Beer and Wine) liquor license. The proposed hours of operation are seven days a week: 11:30 AM to 2:30 PM and 4:30 PM to 9:30 PM

KEY ISSUES:
- Increase Class G Restaurant (Beer & Wine) Liquor Licenses by one.

ALTERNATIVES:
1. Approve the Ordinance increasing the number of Class G Liquor Licenses by one.
2. Do not approve the Ordinance increasing the number of Class G Liquor Licenses by one.

RECOMMENDATION:
Approve an Ordinance increasing Class G Restaurant (Beer & Wine) Liquor Licenses by one for a total of 10.

ACTION REQUIRED:
Action is at the discretion of the Committee.

ATTACHMENTS:

- ORD Increase Class G Liquor License KimPro Sushi
- Business Plan
- Floor Plan
- Menu

ORDINANCE NO._____

AN ORDINANCE INCREASING THE NUMBER OF CLASS G RESTAURANT (BEER & WINE) LIQUOR LICENSES PURSUANT TO CHAPTER 3, SECTION 3-37 OF THE VILLAGE OF PALATINE CODE OF ORDINANCES FOR KIMPRO SUSHI LOCATED AT 23 E. NORTHWEST HIGHWAY

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 number of Class G Restaurant (Beer & Wine) liquor licenses shall be increased by one for Kimpro Sushi for a total of 10 Class G liquor licenses, subject to approval of the Liquor Commission.

SECTION 2: That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 3: That this ordinance shall be in full force and effect from and after its passage and approval as provided by law.

PASSED this _____ day of _____, 2024

AYES: _____ NAYS: _____ ABSENT: _____ PASS:_____

APPROVED by me this _____ day of _____, 2024

_____
Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this

_____ day of _____, 2024

_____
Village Clerk

Attachment: ORD Increase Class G Liquor License KimPro Sushi (23 E. NW Hwy - Inc Class G Liq. Kimpro Sushi)

Business Plan

Overview

Kimpro Sushi restaurant is a fusion Asian restaurant. The menu has been variously made up with Korean food, Chinese food, and Japanese food, and the taste, price, and service will be significantly different from the existing Asian restaurant.

Vision and Marketing

The company will have financial stability for six months after opening, and will open a second store within two years, and the advantages of the current restaurant are the location and concept, and will make the most of these advantages, and marketing will be done systematically in accordance with the company's policy. The company has made it a policy to donate a portion of its profits to the community on a regular basis, so that it will regularly donate to fire department, police department, schools, and other places to promote the restaurant. and online and offline advertising as well.

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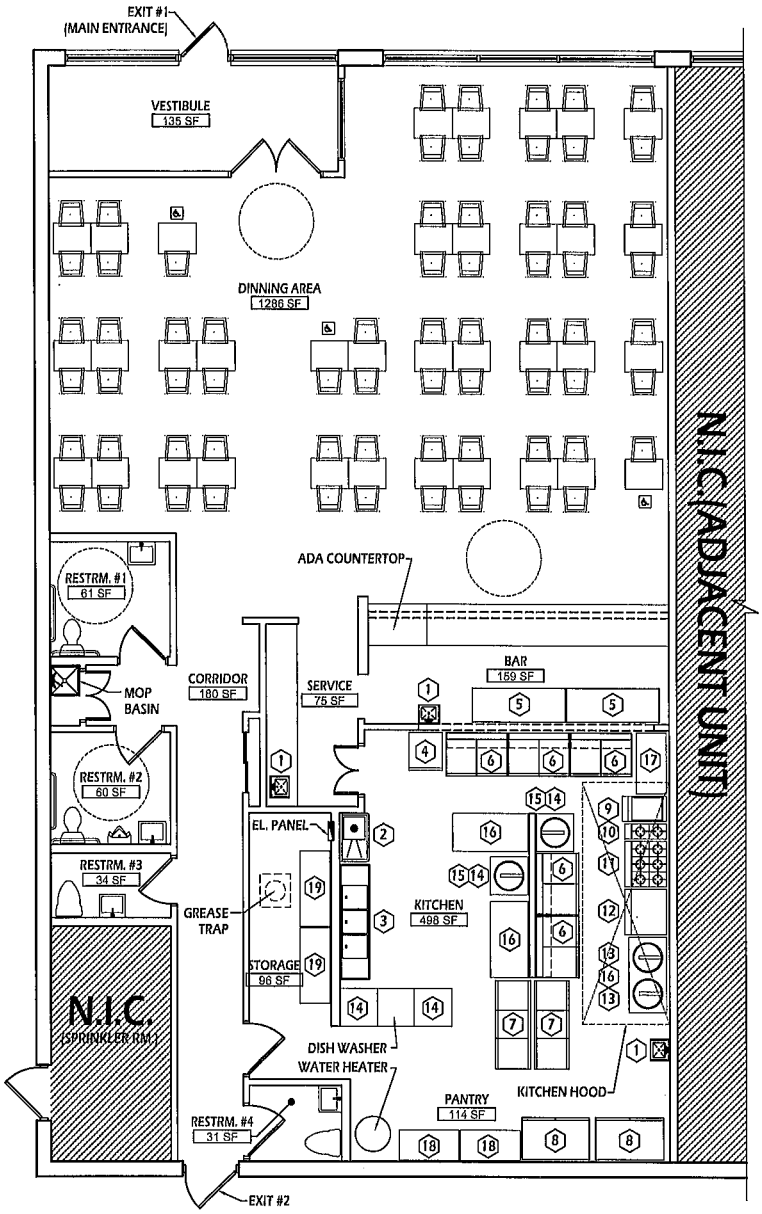
Attachment: Business Plan (23 E. NW Hwy - Inc Class G Liq. Kimpro Sushi)



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ASK

EXISTING PLAN

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

EQUIPMENT SCHEDULE			
MARK	DESCRIPTION	Qty.	LOCATION
1	HAND SINK	3	BAR, KITCHEN, SERVICE
2	1 COMP SINK	1	KITCHEN
3	3 COMP SINK	1	KITCHEN
4	ICE MAKER	1	KITCHEN
5	UNDER COUNTER REF.	2	BAR
6	SANDWICH PREP TABLE	5	KITCHEN
7	CHEST FREEZER	2	KITCHEN
8	REACH IN REF.	2	PANTRY
9	FRYER	1	KITCHEN
10	BURNER(12")	1	KITCHEN
11	BURNER(36")	1	KITCHEN
12	GRILLE	1	KITCHEN
13	RICE COOKER	2	KITCHEN
14	RICE WARMER	4	KITCHEN
15	WORK TABLE(30" X 30")	2	KITCHEN
16	WORK TABLE(30" X 60")	3	KITCHEN
17	WORK TABLE(24" X 48")	1	KITCHEN
18	EPOXY WIRE SHELVES(48"X24")	2	PANTRY
19	EPOXY WIRE SHELVES(60"X24")	2	STORAGE

NOTE: BUILDING INFO.

UNIT USE GROUP:	A2 - ASSEMBLY
CONSTRUCTION TYPE:	TYPE II-B (EXISTING)
TOTAL UNIT FLOOR AREA: DINING/WAITING AREA:	2,850 S.F. 1,286 S.F.
ACTUAL SEATING: NUMBER OF EMPLOYEE:	70 PEOPLE (INCL. 3 ADA SEATING) 6 PEOPLE
SPRINKLERED :	YES

STATE OF ILLINOIS
SANGWON KANG
001-023312
LICENSED ARCHITECT

02/03/2024
SIGNATURE DATE
EXPIRES: 11/30/2024

Japanese Restaurant Interior Layout

23 E Northwest Hwy.
Palatine, IL 60067

ASK 1

FEB. 03, 2024

CORNER STONE
Architecture | Interi

Attachment: Floor Plan (23 E. NW Hwy - Inc Class G Liq. Kimpro Sushi)

All you can eat menu doesn't include sashimi.
If you have any allergies or dislikes, please talk to our staff before ordering.

Appetizers	
Edamame	
Pot sticker	
Yakitori	
Shrimp tempura	
Veggie tempura	
Egg roll	
Crab rangoon	
Agedash tofu	
House salad	
Seaweed salad	
Miso soup	
Nigiri sushi 2pc	
Tuna	
Yellow tail	
Salmon	
Smoked salmon	
Sea bass	
Flounder	
Shrimp	
White tuna	
Eel	
Octopus	
Squid	
Crab	
Masago	
Tobilo	
Tamago	
Inari	
Mackerel	
Classic rolls	
Tuna roll	
Salmon roll	
Yellow tail scallion	
Shrimp cucumber	

Shrimp avocado	
Eel cucumber	
Eel avocado	
Tuna avocado	
Salmon avocado	
Philadelphia roll	
White tuna avocado	
California roll	
Spicy California roll	
Spicy tuna roll	
Spicy salmon roll	
Spicy crab roll	
Shrimp tempura roll	
Avocado roll	
Cucumber roll	
Asparagus roll	
Mango avocado	
AAC roll	
Special rolls	
Green castle	
Double spicy	
Moon light roll	
Sunday morning	
Mexican roll	
Dragon roll	
Rainbow roll	
Caterpillar roll	
Sunset roll	
Fancy roll	
Summer roll	
Sunrise roll	
Pink lady roll	
Tequila roll	

Cherry blossom	
Rice & Noodles	
Kimchi fried rice	
Veggie fried rice	
Chicken fried rice	
Beef fried rice	
Shrimp fried rice	
Combo fried rice	
Veggie yakisoba	
Chicken yakisoba	
Beef yakisoba	
Shrimp yakisoba	
Combo yakisoba	
Veggie yakiudon	
Chicken yakiudon	
Beef yakiudon	
Shrimp yakiudon	
Combo yakiudon	
Udon noodle soup	
Kitchen entrees	
Sweet & sour pork	
Beef bulgogi	
Pork bulgogi	
Donkatsu	
Chicken katsu	
Orange chicken	
Sesame chicken	
Sweet & sour chicken	
Chicken teriyaki	
Beef teriyaki	
Shrimp teriyaki	
Salmon teriyaki	
Sea bass teriyaki	
Green bean plate	

Attachment: Menu (23 E. NW Hwy - Inc Class G Liq. Kimpro Sushi)

Appetizers

Tuna tataki 8	**9**
Sliced seared tuna, green onion, tataki sauce	
Tuna tartare	**13**
Small cut red tuna,chili sauce, sesame oil, green onion, avocado, soy sauce	
Salmon tartare	**13**
Small cut fresh salmon, chili sauce, sesame oil, green onion, avocado, soy sauce	
Yellow tail & Jalapeno 8	**9**
Sliced fresh yellow tail, sliced jalapeno, black tobiko ponzu sauce	
Sushi sample 5	**9**
Tuna, salmon, sea bass, shrimp, yellow tail	
Sashimi sample 8	**9**
Tuna, salmon, sea bass, yellow tail	
Pot sticker 6	**8**
Pork, vegetables	
Yakitori 4	**8**
Chicken skewers, teriyaki sauce, sesame	
Shrimp tempura 5	**8**
Deep fried breaded shrimp	
Veggie tempura 5	**6**
Sweet potato, kabocha, onion, green bean	
Egg roll 2	**5**
Pork, vegetables	
Crab rangoon 5	**6**
Deep fried/ wanton wrapper, cream cheese crab meat, green onion, sweet sour sauce	
Agedashi tofu	
Fried tofu, fish broth, soy sauce, green onion	
Seaweed salad	**5**
House salad	**5**
Lettuce, tomato, cucumber, red radish ginger dressing	
Miso soup	**2**
Edamame	**4**

Attachment: Menu (23 E. NW Hwy - Inc Class G Liq. Kimpro Sushi)

Chunks of battered pork, sweet & sour sauce
pineapple, carrot, cucumber

Beef bulgogi 16
Sliced beef, onion, green onion, soy sauce
sesame oil, sesame, cabbage, hot pot

Pork bulgogi 16
Sliced pork, onion, green onion, chili paste, cabbage
soy sauce, sesame oil, sesame, hot pot

Donkatsu 16
Deep fried breaded pork, cabbage, katsu sauce
tomato

Chicken katsu 16
Deep fried breaded chicken, cabbage, katsu sauce
tomato

Orange chicken 16
Chunks of battered chicken, orange flavor chili sauce
green onion, garlic, sesame

Sesame chicken 16
Chunks of battered chicken, soy sauce base chili sauce
green onion, garlic, sesame

Sweet & sour chicken 16
Chunks of battered chicken, sweet & sour sauce
pineapple, carrot, cucumber

Chicken teriyaki 16
Grilled chicken, teriyaki sauce, carrot, zucchini
broccoli, hot pot, sesame, cabbage

Beef teriyaki 18
Grilled beef, teriyaki sauce, carrot, zucchini
broccoli, hot pot, sesame, cabbage

Shrimp teriyaki 18
Grilled shrimp, teriyaki sauce, carrot, zucchini
broccoli, hot pot, sesame, cabbage

Salmon teriyaki 18
Grilled salmon, teriyaki sauce, carrot, zucchini
broccoli, hot pot, sesame, cabbage

Sea bass teriyaki 18
Grilled sea bass, teriyaki sauce, carrot, zucchini
broccoli, hot pot, sesame, cabbage

Green bean plate 18
Stir fried fresh green bean, garlic, soy sauce
onion, green onion

Attachment: Menu (23 E. NW Hwy - Inc Class G Liq. Kimpro Sushi)

Spicy crab, shrimp, yum yum sauce, wasabi mayo
crunch

Moon light roll 15
Spicy crab, cream cheese, spicy mayo, teriyaki sauce
deep fried

Sunday morning 15
Cream cheese, avocado, salmon, teriyaki sauce
spicy mayo, deep fried

Mexican roll 17
Cream cheese, avocado, yellow tail, jalapeno
teriyaki sauce, spicy mayo, hot sauce

Dragon roll 15
Shrimp tempura roll, eel, teriyaki sauce

Rainbow roll 15
California roll, tuna, salmon, white tuna
tilapia, shrimp

Caterpillar roll 15
Shrimp tempura roll, sliced avocado, teriyaki sauce
yum yum sauce, black tobiko

Sunset roll 15
California roll, fresh salmon, masago, yum yum sauce
green onion

Fancy roll 16
Shrimp tempura roll, spicy crab, crunch, teriyaki sauce
spicy mayo, yum yum sauce

Summer roll 17
Cream cheese, smoked salmon, mango
fresh salmon, avocado, yum yum sauce, ikura

Sunrise roll 18
Pink soy paper, tuna, white tuna, salmon, red snapper
jalapeno, cilantro, teriyaki sauce, wasabi mayo, lime juice

Pink lady roll 18
Pink soy paper, spicy crab, fried shrimp, asparagus
avocado, spicy mayo, yum yum sauce

Tequila roll 18
Green soy paper, cilantro, jalapeno, red tuna, mango
yellow tail, avocado, hot sauce, lime juice

Cherry blossom roll 18
California roll, spicy tuna, fresh tuna, teriyaki sauce
red tobiko

Attachment: Menu (23 E. NW Hwy - Inc Class G Liq. Kimpro Sushi)

Consider an Ordinance Granting a Special Use Amendment to Ordinance O-047-14 to Permit Alterations to the Approved Floor Plan and Business Plan for Cook, Cork & Fork at 32-34 W. Palatine Road

BACKGROUND:
The Petitioner is proposing alterations to the previously approved floor plan and business plan for the existing business. This would include expanding into the adjacent tenant space to create a wine bar to be used as a gathering space for the currently offered cooking classes and events. It would offer wine, beer, and small charcuterie food plate options. Therefore, the Petitioner is requesting approval of the following:

> **Special Use Amendment to permit the alteration of the approved floor plan and business plan to include the addition of a wine bar, with wine and beer service, as part of the Cook, Cork & Fork tenant space expansion.**

KEY ISSUES:

- The original Special Use for Cook, Cork & Fork (#O-47-14) permitted a recreational cooking school that also retails kitchenware, cookware, and beer & wine. As a condition of approval, all employees were required to enroll in and utilize designated downtown employee parking areas. The proposed amendment contemplates reducing the retail component of the business and maintaining the cooking classes.

- A Special Use Amendment has been applied for to permit alterations to the floor plan and business plan to permit the introduction of a wine bar, “The Cork”, to the current business operations.

- The Petitioner is proposing to expand the existing business into the adjoining tenant space. The expansion would include approximately 500 square feet from the previous insurance office at 32 W. Palatine Road.

- Hours of operation for the retail portion of the business and the wine bar:
  - Tuesday - Saturday: 3 PM - 11 PM
  - Sunday: 12 PM - 8 PM

- Hours of operation for the available cooking classes:
  - Daytime classes: 11 AM - 4 PM
  - Evening classes: 5 PM - 9 PM

- The current liquor licenses held by the establishment include a Class B (Package), Class P (Caterer) and Class PS (Product Sampling). The proposed business plan related to the wine bar and its operation is inconsistent with their current licenses. The petitioner will be required to obtain either a PS 1(Full serving Product Sampling) or a G (Beer and Wine) license prior to commencing service at the wine bar. Any operations will need to include an amendment to the Business Plan to be consistent with the license. The Class G license will require an expanded menu offering and the Class PS 1 would require an adjustment in hours of operation. The Special Use ordinance reflects this situation.

- There is a public parking lot (Lot H) across Palatine Road for clients and customers to utilize. This is also available for the other surrounding businesses and allows 3-hour parking through the week. Consistent with the original Cook, Cork, and Fork special use and other downtown restaurant uses, Staff is proposing a condition requiring employees to enroll and utilize the designated downtown employee parking areas. Additionally, on-street parking spaces, east of the subject property on Bothwell Street, can be utilized by customers.

ALTERNATIVES:

1. Approve the Special Use Amendment to permit the proposed alterations of the approved floor plan and business plan for Cook, Cork & Fork.

2. Do not approve the Special Use Amendment to permit the proposed alterations of the approved floor plan and business plan for Cook, Cork & Fork.

RECOMMENDATION:

Public Hearing**:**	PZC meeting on February 27, 2024.
Residents testifying:	None.
Vote:	The PZC voted unanimously to approve the Special Use Amendment to permit the proposed alterations of the approved floor plan and business plan for Cook, Cork & Fork, and Staff concurs.

ACTION REQUIRED:

A motion to approve the ordinance granting a Special Use Amendment to permit the proposed alterations of the approved floor plan and business plan for Cook, Cork & Fork.

ATTACHMENTS:

- Aerial Map
- ORD SU AMEND 32-34 W Palatine Rd
- EXHIBIT - Floor Plan
- EXHIBIT - Business Plan
- EXHIBIT - #O-047-14 - 34 W. Palatine Rd. SU & VAR
- PZC Materials - February 27, 2024
- DRAFT PZC Minutes - February 27, 2024

GISConsortium | 34 W. Palatine Road

0 100 200 ft

Print Date: 1/16/2024

Notes

Cook County Aerial 2022

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.

ORDINANCE NO. _____

AN ORDINANCE GRANTING A SPECIAL USE AMENDMENT
32-34 W. PALATINE ROAD

WHEREAS, pursuant to a petition and public hearing on February 27, 2024, of which public notice was given as required by law, the Planning and Zoning Commission of the Village of Palatine, in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, has held such public hearing and reported their findings relative to a request for a Special Use Amendment, to Special Use Ordinance O-47-14, to permit the alteration of the approved floor plan and business plan to include the addition of a wine bar, with wine and beer service, as part of the Cook, Cork & Fork storefront and tenant space expansion on the following legally described property:

> **LOT 8 (EXCEPT THE NORTH 4.05 FEET THEREOF) AND THE EAST 2.0 FEET OF LOT 7 (EXCEPT THE NORTH 4.05 FEET THEREOF) IN BLOCK "L" IN PALATINE IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECITON 15, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED BY JOEL WOOD RECORDED DECEMBER 7, 1855, IN BOOK 98 OF MAPS, PAGE 28, IN COOK COUNTY, ILLINOIS.**
>
> **AND ALSO EXCEPTING THAT PART OF SAID LOT 8 CONVEYED TO STATE OF ILLINOIS FOR HGIHWAY PURPOSES BY DOCUMENT NUMBER 1008508018, RECORDED MARCH 26, 2010, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 8; THENCE ONAN ASSUMED BEARING NORTH 02 DEGREES 17 MINUTES 26 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 8, A DISTANCE OF 9.29 FEET; THENCE SOUTH 487 DEGREES 07 MINUTES 25 SECONDS WEST A DISTANCE OF 14.54 FEET TO THE SOUTH LINE OF SAID LOT 8; THENCE NORTH 87 DEGREES 51 MINUTES 28 SECONDS EAST ALONG THE SOUTH LINE OF SAID LOT 8, A DISTANCE OF 11.20 FEET TO THE POINT OF BEGINNING.**

Attachment: ORD SU AMEND 32-34 W Palatine Rd (32-34 W. Palatine Road - SU Amend Cook Cork & Fork)

Commonly known as 32-34 W. Palatine Road (02-15-430-013-0000).

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

<u>SECTION 1:</u> Special Use Amendment, to Special Use Ordinance O-47-14, to permit the alteration of the approved floor plan and business plan to include the addition of a wine bar, with wine and beer service, as part of the Cook, Cork & Fork storefront and tenant space expansion pursuant to Section 14.05 of the Palatine Zoning Ordinance, subject to the following condition(s):

1. **The Special Use Amendment shall substantially conform to the conditions set by the original Special Use (O-47-14), and the Floor Plan and Business Plan submitted by the Petitioner, John & Mica Mahler, The Sizzle Kitchen LLC, except as such plans may be changed to conform to the Village Codes and Ordinances.**

2. **Approval of the Special Use Amendment is subject to the Petitioner obtaining either a PS 1 (Full serving Product Sampling) or a G (Beer and Wine) liquor license prior to commencing service at the wine bar, as well as potential amendments to the Business Plan (including adjustments to the business hours and/or menu offerings) to be consistent with whatever liquor license classification may ultimately be approved.**

3. **All employees of Cook, Cork & Fork shall enroll in and utilized the designated downtown employee parking areas.**

4. **As necessary, clients and customers should be directed to utilize the parking lot across Palatine Road (Lot H) or the surrounding on-street parking along Bothwell Street and Railroad Avenue for additional parking needs.**

Attachment: ORD SU AMEND 32-34 W Palatine Rd (32-34 W. Palatine Road - SU Amend Cook Cork & Fork)

<u>SECTION 2:</u> That a copy of the public notice is attached hereto and form a part of this ordinance.

<u>SECTION 3:</u> That this ordinance shall be in full force and effect from and after its passage and approval as provided by law.

PASSED: This _____day of _____, 2024

AYES:_____ NAYS:_____ ABSENT:_____ PASS:_____

APPROVED by me this _____day of _____, 2024

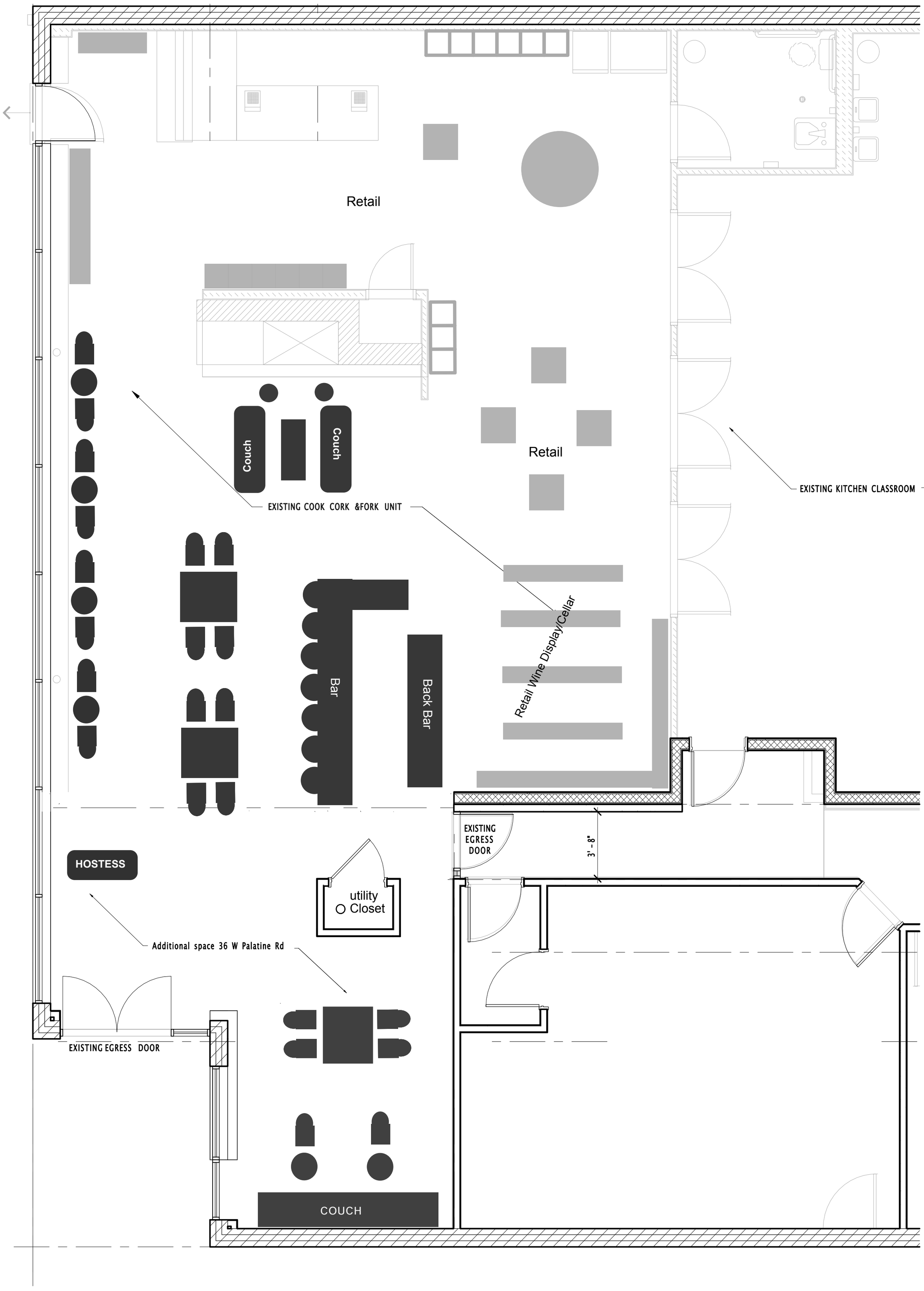
_____
Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this

_____day of _____, 2024

_____
Village Clerk

Attachment: ORD SU AMEND 32-34 W Palatine Rd (32-34 W. Palatine Road - SU Amend Cook Cork & Fork)



Attachment: EXHIBIT - Floor Plan (32-34 W. Palatine Road - SU Amend Cook Cork & Fork)

Business Plan

For

THE CORK @
Cook, Cork & Fork

OWNERS
John & Mica Mahler
Cook, Cork & Fork
(The Sizzle Kitchen LLC)
911 E Carpenter Dr.
Palatine, IL 60074
Phone: 847-348-3356
john@CookCorkandFork.com

Attachment: EXHIBIT - Business Plan (32-34 W. Palatine Road - SU Amend Cook Cork & Fork)

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Attachment: EXHIBIT - Business Plan (32-34 W. Palatine Road - SU Amend Cook Cork & Fork)

II. Executive Summary

Cook, Cork & Fork (CCF) has successfully operated it's retail and cooking classes for nine years. CCF has established itself as a premier cooking school in the northwest suburbs. Guests for our cooking classes have come from as far as 28 miles to attend. Retail operations have not realized the same success as the cooking classes. In part due to the continued growth of online shopping, especially for small ticket items that currently utilize the majority of our retail space. CCF has become primarily a destination rather than a "walk upon". We have determined that CCF would be better suited by exploiting its significant reach and "destination" appeal. A logical progression is to offer a wine bar. A wine bar will provide existing cooking class guests the opportunity to arrive early to enjoy a glass of wine, small plate dining, beer or coffee drink and will also provide an after class opportunity to remain at CCF after their cooking class has completed. In addition to providing additional opportunities to our cooking class guests, a wine bar will provide a new and exciting destination in Palatine for guests looking for an evening out for "date night", "girls night out" or just a place to gather with friends in a relaxed cultured environment.

Food has always been the center of our lives. The meal, since the dawn of time, has always been a gathering place for family, friends and guests. We "come to the table" to negotiate peace, to speak our mind and to air our grievances. We come to the table because in sharing a meal we share ourselves. The meal is more than nutrients to feed our body. When we treat our meals as the event they are, we are a stronger family, group and people. We can all raise the level of our cooking skills and enjoyment. When we enjoy cooking we will do it more often, and will WANT to share our cooking.

Cooking is, and always will be a social endeavor. From ancient days when the tribe gathered for the feast of the kill, to today when we gather around the table with friends and family for holidays, special events or just the evening dinner.

Downtown Palatine is in need of an upscale location catering to guests that would not otherwise patronize existing drinking establishments in downtown Palatine.

III. General Company Description

CCF provides an entertaining and unique culinary experience, with fully structured cooking classes conducted in our Kitchen Classroom. Cook, Cork & Fork provides an open "at home" kitchen environment creating open dialogue and engaging conversation between the student guests and the chef instructor. Guests of every culinary measure are guided through varying class types from simple knife skills to advanced culinary boot camps over several days, exploring all things food. Hands-on classes provide an immersive experience like couples themed cooking or "date nights", kids classes like Junior and Teen Chef classes and summer camps, baking, pasta, sauces, chicken, beef, pork and seafood, and a variety of different ethnic creations.
Current offerings focus classes like knife skills, pizza, pasta, gnocchi, sauces 101, sushi and feature classes for every cuisine, Greek, Italian, Peruvian, French, Asian, American Bistro and more.

The retail component includes kitchenware, cutlery, cooks tools, cookware, and other unique kitchen items. We have and will continue to add pre-packaged prepared foods including gourmet spice mixes, Extra Virgin Olive Oil, EVOO infusions, balsamic vinegar, balsamic vinegar infusions, BBQ sauces, hot sauces and other "consumables". Focusing on local providers whenever possible.

The Cork @ CCF ("The Cork")
The Cork @ CCF will be a wine bar, providing a curated selection of fine wines from around the world by the bottle with several selections available by the glass or "flights", craft beers and prepared coffee drinks. The Cork will also provide prepared food items, charcuterie boards/flights, prepared deserts, cheese plates. [SEE SAMPLE MENU ATTACHMENT]

Unlike the standard wine list presented at most bars and restaurants, The Cork will provide a "Wine Catalog" to include extensive details, "tech sheets" of each wine offered. In most cases the information can be gathered directly from the vineyard via their "tech sheets". Information to include information on the wines growing environment, fermentation process, region, vineyards history, paring notes, average ratings, as well as our own tasting notes. The catalog will also contain our "staff picks".

The Cork will be a welcoming space with couches and lounge chairs, coffee tables and end tables, bistro tables (small two chair tables). Continuing the overall theme of Cook, Cork & Fork as a feeling of being in someone's home. With the addition of ~500sft, The Cork will utilize the entire store front of 34 W. Palatine Rd. and its expansive window front. The storefront will provide view to the wine bar and seating area as well as a clear line of sight into our kitchen classroom which is currently mostly blocked by retail floor fixtures. Total combined retail and wine bar space will be approximately 1,500 SqFt

The Cork will provide CCF with additional space to host additional classes at the same time classes are being held in the kitchen classroom. Class concepts include wine tastings, wine parings, charcuterie board building classes, wine fundamentals and more. Regular tasting events will showcase vineyards, breweries and vendors driving sales.

The Cork will also provide live entertainment options w/ small "coffee shop" sessions.

Ownership

John and Mica Mahler are long time residents of Palatine, and have raised their family here.

The Sizzle Kitchen LLC ("TSK") DBA, Cook, Cork & Fork ("CCF"), DBA, The Cork @ CCF (The Cork") is established as an LLC in the state of Illinois.

IV. Products and Services

Cook, Cork & Fork has four core areas of business: hands-on and demonstration cooking classes, fine wine and craft beer available at the bar and for purchase from retail selections, cookware and The Cork @ CCF Wine Bar

Cooking Classes

Cook, Cork & Fork provides recreational cooking classes for up to 20 guest-students depending on the particular class and required space. Average class size is 16 guest-students. Hands-On classes incorporate complete guest-student participation in the meal preparation process. For Demonstration classes guest-students are invited to observe the Chef Instructor prepare the meal and walk the guests through the preparation and presentation. All guests must pre-register for each class. Walk-ins are not accepted.

Private Cooking Events

Private Events are available for groups of 16 or more and provide a more social environment than our regular cooking classes. Each Private Event provides a 30 minute reception, 60-90 minutes of prep and cook and 60 minutes of dining. Examples of Private Events include corporate team building, birthdays, anniversaries, neighborhood gatherings, customer appreciation events and more.

Retail

Several items available in the retail store are made available to customers to trial in our Kitchen Classroom. This will allows the customer to actually use an item they may be interested in purchasing. The retail space includes the sale of gourmet kitchenware and cookware like Shun, Wusthof, Zwilling, Staub, and many, many more. With the addition of consumable items like dried herbs, sauces and other prepared foods. Retail displays will be interspersed into The Cork's seating area as well. All the wines and beers available at the bar will be available for sale within the retail space.

Retail Wine & Beer

Our wine and beer selection will provide a diverse array of varietals and brews.

The Cork @ CCF Wine Bar

Our wine bar will provide an upscale atmosphere, comfortable seating and a curated list of fine wines, soft drinks, coffee drinks and beers. We will also provide a selection of prepared foods, charcuterie boards/flights, small plates and deserts for purchase. The Charcuterie Flights will provide the guest to select which components of a "board" they would like, similar to a "Tapas" menu. The flights concept allows for the flights to be premade and ready for service upon order.

The bar will provide an area for guests to conduct product sampling of products available for retail purchase and limited special offering products from distributors which may or may not be available for retail purchase.

Potential Ideas and Concepts

- Wine tasting classes
- Charcuterie board making classes
- Private wine events

- Live Music
  - We will provide ambient or incidental music provided for guests by musicians such as a piano player, harpist, strolling violinist, traditional juke box karaoke or guitarist. We will not charge a fee for this entertainment.
- Open to the public wine tasting events
- Cross-market sales opportunities
  - Wineries
  - Breweries
  - Guest chefs from area restaurants to teach a cooking class
- Guest Chef authors-book signing-guest cooking classes
- Immersion or boot-camp classes spanning an entire day or multiple days.
- On site customer cooking and team building events
- In home cooking lessons/private parties

Our Advantage

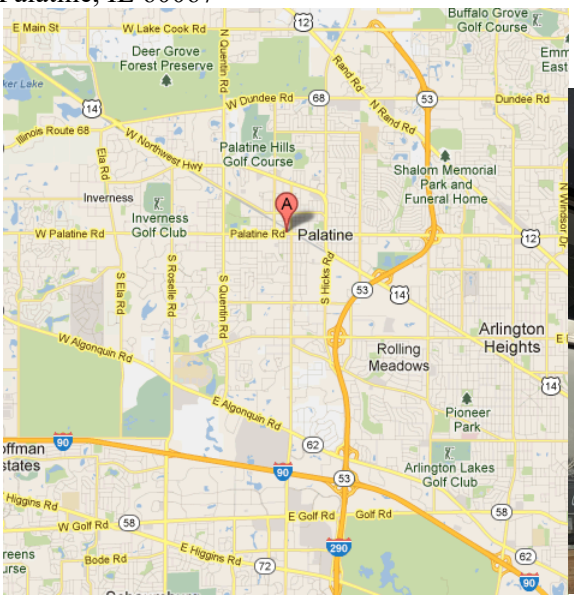
Cook, Cork & Fork has set itself apart from the competition by creating an entertaining *experience* for our guests. With careful attention paid to all aspects of the culinary process, we create an atmosphere of open exploration of food. Every guest is made to feel welcome and at home.

- We are the only school in the suburbs to incorporate ALL aspects of the meal preparation from ingredients to presentation, while including various retail wine and beer options and access to all the tools used in class for purchase in our store.

VI. Operational Plan

Location

34/36 W Palatine Road
(At the intersection of Palatine Rd and Bothwell St)
Palatine, IL 60067



The Village of Palatine has invested significant resources in the last several years to update and modernize the down town area.

http://www.palatine.il.us

- Palatine Streetfest is held one block over from our location each year in August (http://www.palatinestreetfest.com)
- The Palatine French farmers market is held at one of the train station parking lots just around the corner from our store.

The space we are currently utilizing includes 1500 SF of retail space and 1500 SF for the Kitchen Classroom. We will secure an additional 500SqFt from the current Allstate office at 36 W Palatine Rd. With the reduction in retail items the wine bar with integrated retail will utilize approximately 1,500 SqFt. With 500SqFt dedicated to retail items.

Access

Our current Palatine location is 2.2 miles from IL Hwy 53, 5.4 miles from Interstate 90.

The current location is 1,000 feet from the Palatine train station on the Union Pacific Northwest line reaching from downtown Chicago to Harvard with 23 stops, stretching approximately 70 miles end to end.

Hours of Operation

Retail business hours will be:
Same as The Cork @ CCF hours

Available Cooking Class start times will be (approximately)
Daytime classes 11:00am-4:00pm
Evening classes 5:00pm-9:00pm

The Cork @ CCF
Tuesday-Saturday 3pm-11pm
Sunday 12pm-8pm

Zoning

Cook, Cork and Fork will require retail/bar zoning.

Licensing requirements

- VOP Business License (Currently in place)
- VOP Liquor License
  - Currently in place
    - Class B (Package Liquor)
    - Class P (Caterer)
  - Proposed
    - Class B (Package Liquor)
    - Class G (Restaurant with Beer & Wine)
- Illinois Liquor License (currently in place)

We will proceed in applying for the various Village of Palatine Permits and licenses as the business proceeds through the approval process.

Permits

Village of Palatine Building Permit
Village of Palatine Special Use
Village of Palatine Permanent Food Establishment Permit
Village of Palatine Alcohol Servers Permits (all staff members serving or selling alcohol) Currently in place

Final determination will be made upon submission of detail operations information for the required permits and licenses

Health, workplace, or environmental regulations

A staff member/Person In Charge certified as a Food Protection Manager must be present at all times.

All staff working with unpackaged foods, food equipment or utensils or food contact surfaces will require a Food Handler certificate.

We will be required to conform to the Illinois Department of Public Health (IDPH) Food Service Sanitation Code as well as The United States Department of Labor and the Occupational Safety and Health Administration (OSHA).

In the village of Palatine, employees acting as manager, assistant manager, bartenders and/or bouncers, servers, and checkout clerks are required to obtain an Alcoholic Beverage Seller & Server Permit in addition to Beverage Alcohol Sellers and Servers Education Training (BASSET).

Insurance Coverage Requirements

Cook, Cork & Fork has in place the following insurance coverage.

General Liability: Coterie Insurance
Dram Shop Insurance: National Specialty Insurance
Workman's Compensation: Pie Insurance

Suppliers

Fortune Fish & Gourmet
1068 W South Thorndale Avenue
Bensenville, Illinois 60106

European Imports (Sysco)
600 E Brook Dr.
Arlington Heights, IL 60005

Wine and beer will be supplied through local distributors which currently include:

Heritage Wine Cellars

6600 West Howard Street
Niles, Illinois 60714

Romano Beverage – Regal Wine Co.
185 Industrial Drive
Elmhurst, IL 60126

Windy City Distributing
1103 Butterfield Rd
Aurora, IL 60502

Town & Country
1050 Ardmore Ave
Itasca, IL 60143

Potential additional wine suppliers will be sourced to expand wine offerings.

Personnel

Type of labor (skilled, unskilled, and professional)

- General Manager – Skilled (Bachelors preferred) – John Mahler
- Operations Manager – Skilled– Mica Mahler
- Chef Instructor – Skilled (1099-Contractor)
- Culinary Assistant – Semi skilled in food preparation
- Bar Server/Tender – Skilled (Wine/beer knowledge)
- Retail – Semi skilled (general product knowledge, wine & beer)
- Wine Instructor/Sommelier – Certification preferred

Training methods and requirements

- HACCP formal training, Commercial instruction/certification. Ongoing general staff training by HACCP certified kitchen staff.
- BASSET Commercial instruction/certification.
- Ongoing retail product training with vendor representation
- Wine and beer. Ongoing training with Sommelier and management.
- Wine Instructor. Certified Sommelier preferred.

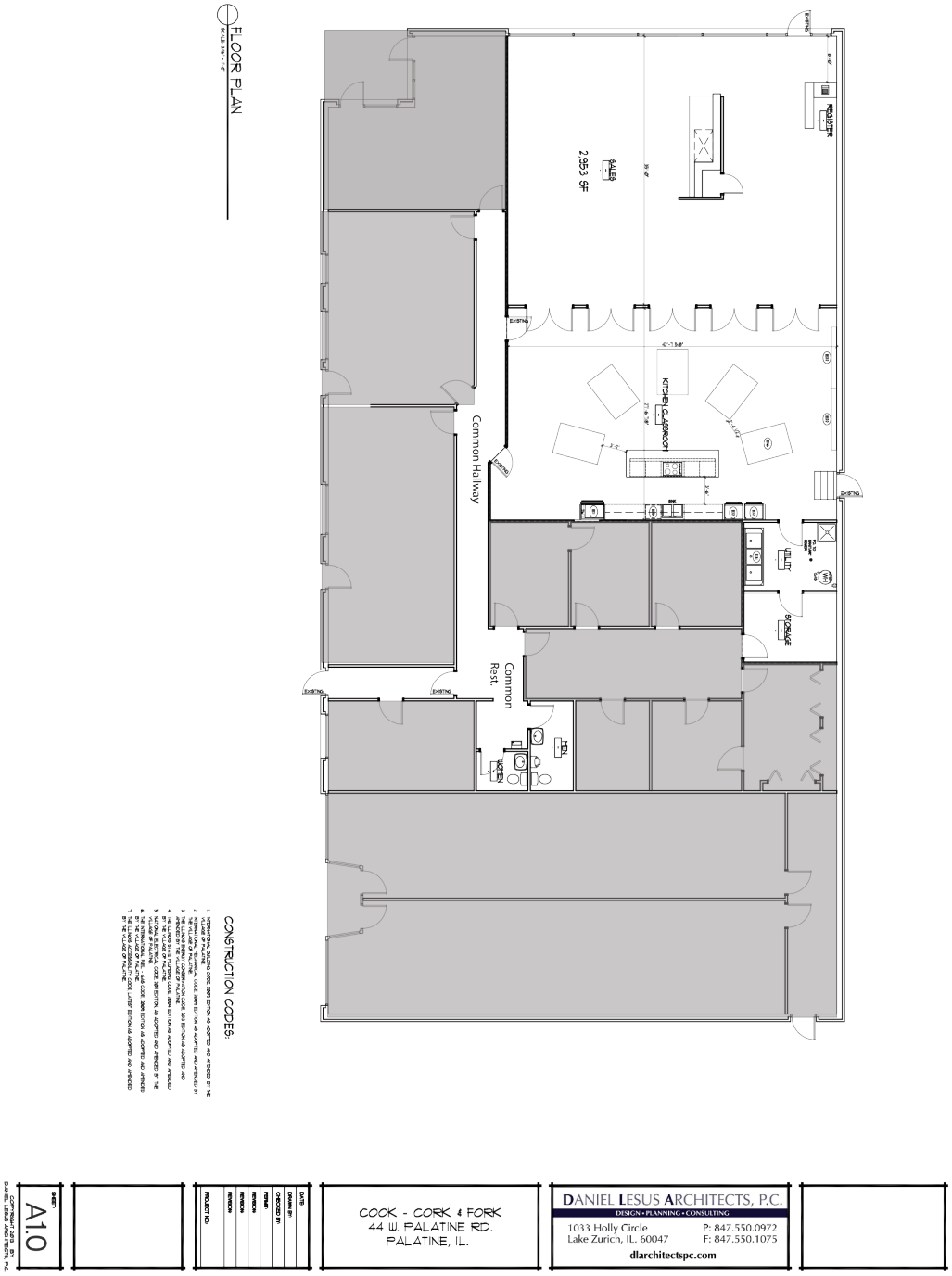
Roles & Responsibilities

Store General Manager – The General Manager is responsible for all day-to-day operations and the overall success of the store.
Operations Manager – The Operations Manager is responsible for working with the General Manager in general operations and the overall success of the store.
Chef Instructor – The Chef Instructor delivers hands on instruction. This role is responsible for an exceptional experience for customers by creating a fun, interactive learning environment that inspires the home chef.
Chef Assistant – Kitchen Assistants help to create an inspiring experience for every student and assist the instructor (Head, Chef Instructor and/or Guest Chef) with the hands on nature of the class. Chef Assistants are responsible for the overall set up and take down of each culinary class, which may include shopping for supplies.

Wine Instructor – The Wine Instructor is responsible for overseeing all aspects of the wine and beer programs. This position is also responsible for working with the Head Chef to identify wine and recipe pairing suggestions.
Retail Associate – Sales Associates help create an experience for our customer that delights and inspires. This position assists in executing and supporting all store initiatives that contribute to generating sales.

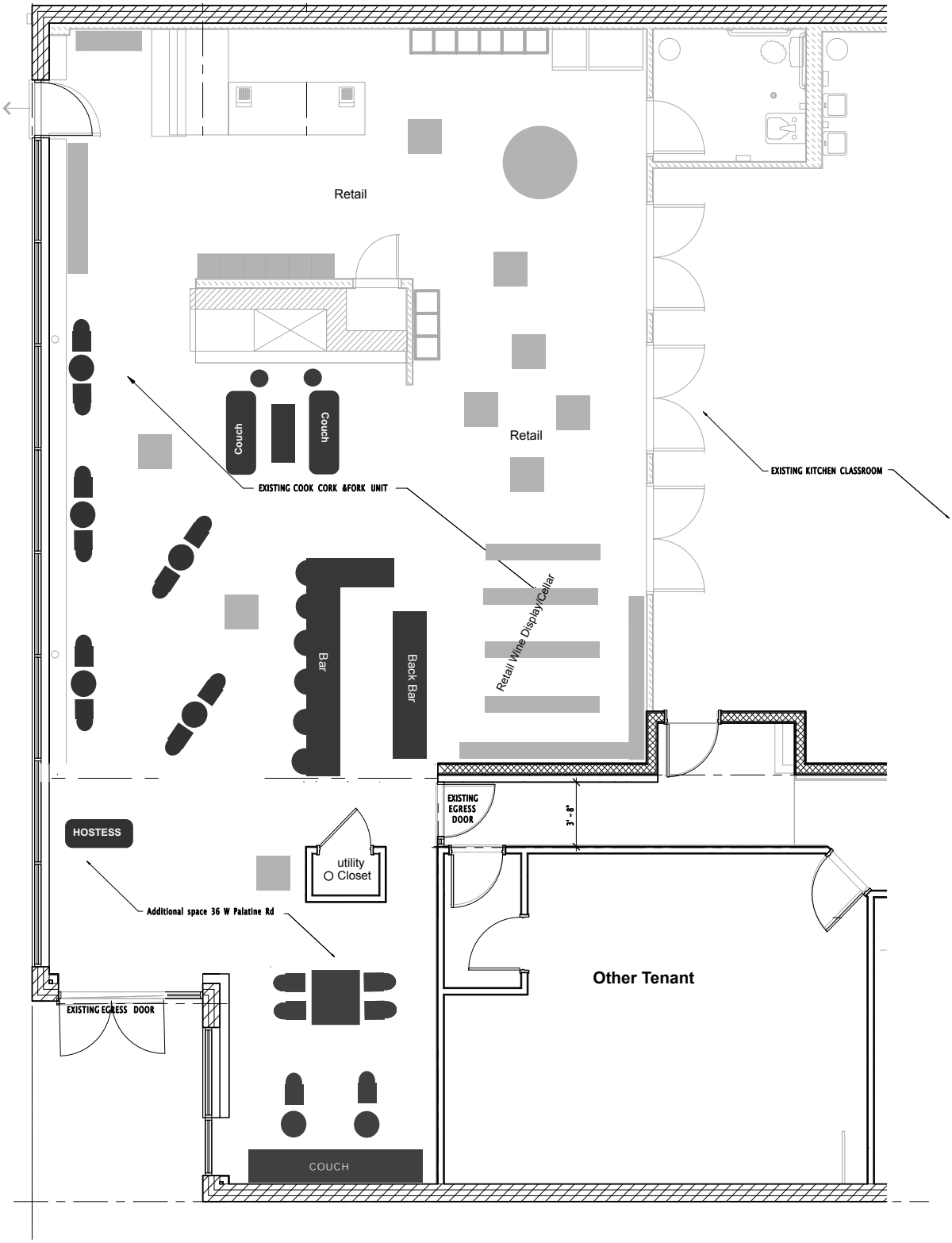
Attachment: EXHIBIT - Business Plan (32-34 W. Palatine Road - SU Amend Cook Cork & Fork)

Appendix D2 – Floor Plan – (Current)



Attachment: EXHIBIT - Business Plan (32-34 W. Palatine Road - SU Amend Cook Cork & Fork)

Appendix D3 – Floor Plan – (Existing space and 36 W expansion)



Attachment: EXHIBIT - Business Plan (32-34 W. Palatine Road - SU Amend Cook Cork & Fork)

Appendices E1 – Menu (Preliminary)

This is a sample of the proposed menu items. Items will change up seasonally.

Red/White/Sparkling Wines

- By the bottle
- By The Glass
- Flights

Crafts Beers (bottles/cans)

Soft Drinks (bottles/cans)

Charcuterie Flights: Each Flight provides selections curated by our Chef & Sommelier. Serves 1-2 guests per flight.

- The Meat – A seasonal selection of three of the finest cured meats. prosciutto, soppresatta & spanish chorizo – Served w/ Seasonal Mustards $x.xx
- The Cheese – Brie, Blue, Sharp Cheddar – Served w/ Seasonal Preserves $x.xx
- The Bread – French, Whole Grain, Sour Dough $x.xx
- The Butter – 3 Seasonal Compound Butters
- The Crisp – Seasonal Crackers $x.xx
- The Fermented – Pickles, Olives and Other Favorites $x.xx
- The Spread – House Prepared Spreads $x.xx
- The Chocolate – Dark, Milk, White
- The Caviar – Seasonal/Regional $Market

Coffee

- Coffee $x.xx
- Espresso $xxx (Double $x.xx, Triple $x.xx, Quad $x.xx)
- Americano $x.xx
- Capucino $x.xx
- Mocha $x.xx

Desert

- Selections of premade deserts from either Fortune Gourmet or European Imports

Attachment: EXHIBIT - Business Plan (32-34 W. Palatine Road - SU Amend Cook Cork & Fork)

ORDINANCE NO. 0-47-14

AN ORDINANCE GRANTING A SPECIAL USE AND VARIATION
34 W. PALATINE ROAD (CASE NO. 14-13)

Published in pamphlet form by authority of the
Mayor and Village Council of the Village of Palatine
on April 21, 2014

Attachment: EXHIBIT - #O-047-14 - 34 W. Palatine Rd. SU & VAR (32-34 W. Palatine Road - SU Amend Cook Cork & Fork)

ORDINANCE NO. 0-47-14

AN ORDINANCE GRANTING A SPECIAL USE AND VARIATION
34 W. PALATINE ROAD (CASE NO. 14-13)

WHEREAS, pursuant to a petition and public hearing on April 8, 2014 of which public notice was given as required by law, the Zoning Board of Appeals of the Village of Palatine, in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, has held such public hearing and reported their findings relative to a request for a Special Use for a Unique Use to permit a recreational cooking school that also retails kitchenware, cookware and beer and wine pursuant to Section 11.02 (d) (24) of the Palatine Zoning Ordinance and a Variation to permit three attached signs instead of the maximum permitted one attached sign pursuant to Section 8.03 (b) (2) (a) of the Palatine Zoning Ordinance on the following legally described property.

Lot 8 (except the North 4.05 feet thereof) and the East 2.0 feet of Lot 7 (except the North 4.05 feet thereof and except the West 0.10 feet lying South of the North 4.05 feet thereof) in Block "L" in Palatine in the Southeast ¼ of the Southeast ¼ of Section 15, Township 42 North, Range 10, East of the Third Principal Meridian, in Cook County, Illinois, according to the plat thereof recorded by Joel Wood recorded December 7, 1855, in Book 98 of Maps, Page 28, in Cook County, Illinois.

And also excepting that part of said Lot 8 conveyed to State of Illinois for highway purposes by Document Number 1008508018, recorded March 26, 2010, described as follows: Beginning at the Southeast corner of said Lot 8; thence on an assumed bearing North 02 degrees 17 minutes 26 seconds West along the East line of said Lot 8, a distance of 9.29 feet; thence South 48 degrees 07 minutes 25 seconds West a distance of 14.54 feet to the South line of said Lot 8; thence North 87 degrees 51 minutes 28 seconds East along the South line of said Lot 8, a distance of 11.20 feet to the point of beginning.

commonly known as 34 W. Palatine Rd. (PIN #02-15-430-013).

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 that:

Attachment: EXHIBIT - #O-047-14 - 34 W. Palatine Rd. SU & VAR (32-34 W. Palatine Road - SU Amend Cook Cork & Fork)

SECTION 1: A Special Use for a Unique Use to permit a recreational cooking school that also retails kitchenware, cookware and beer and wine pursuant to Section 11.02 (d) (24) of the Palatine Zoning Ordinance and a Variation to permit three attached signs instead of the maximum permitted one attached sign pursuant to Section 8.03 (b) (2) (a) of the Palatine Zoning Ordinance, is hereby granted, subject to the following conditions:

1. The Special Use and Variation shall substantially conform to the site plan attached hereto as Exhibit 'A', and the elevations attached hereto as Exhibit 'B,' except as such plans may be changed to conform to Village Codes and Ordinances.
2. All employees of Cook, Cork and Fork shall enroll in and utilize the designated downtown employee parking areas.

SECTION 2: That the petition for Special Use and variation, a copy of the public notice and the report of the hearing be attached hereto and form a part of this ordinance.

SECTION 3: That this ordinance shall be in full force and effect from and after its passage and approval as provided by law.

PASSED: This 21st day of April, 2014

AYES: 5 NAYS: 1 ABSENT: 0 PASS: 0

APPROVED by me this 21st day of April, 2014

Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this

21 day of April, 2014

Village Clerk

Attachment: EXHIBIT - #O-047-14 - 34 W. Palatine Rd. SU & VAR (32-34 W. Palatine Road - SU Amend Cook Cork & Fork)

PROFESSIONALS ASSOCIATED SURVEY, INC.
PROFESSIONAL DESIGN FIRM NO. 184-003023
7100 N.Tripp Ave., Lincolnwood, Illinois 60712
Tel:(847) 675-3000 Fax (847) 675-2167
e-mail: pa@professionalsassociated.com
www.professionalsassociated.com

PLAT OF SURVEY

OF

NORTH

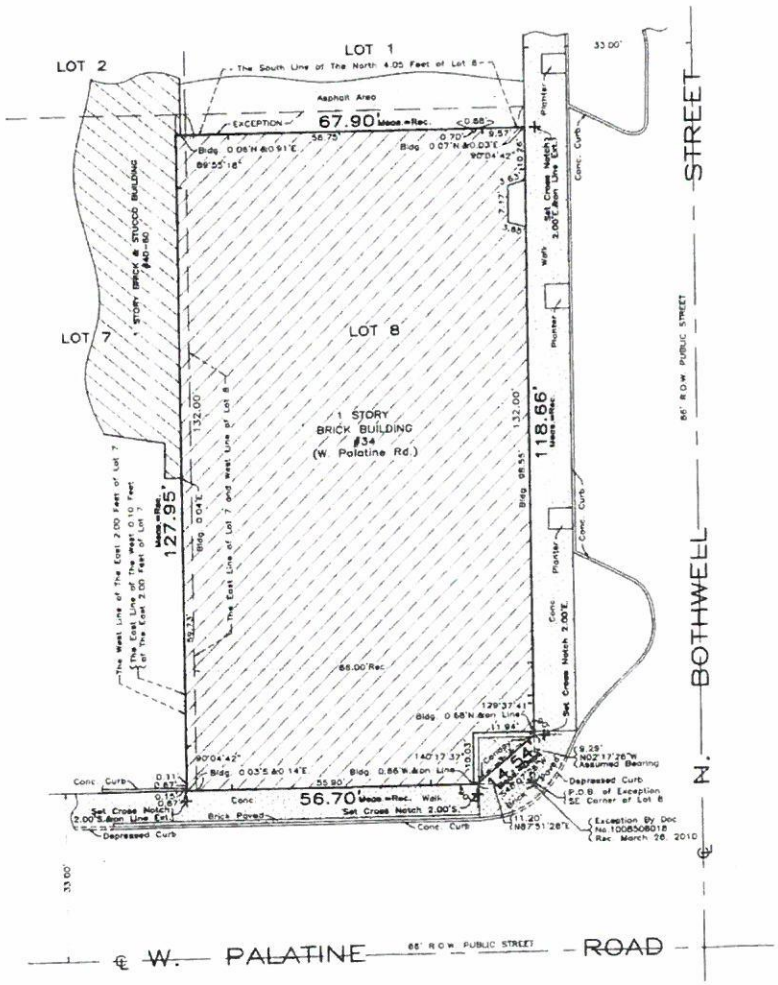
GRAPHIC SCALE
0 16
(IN FEET)
1 Inch = 16 Ft.

LEGAL DESCRIPTION AS PROVIDED:
LOT 8 (EXCEPT THE NORTH 4.05 FEET THEREOF) AND THE EAST 2.0 FEET OF LOT 7 (EXCEPT THE NORTH 4.05 FEET THEREOF AND EXCEPT THE WEST 0.10 FEET LYING SOUTH OF THE NORTH 4.05 FEET THEREOF) IN BLOCK "L" IN PALATINE IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN; IN COOK COUNTY, ILLINOIS; ACCORDING TO THE PLAT THEREOF RECORDED BY JOEL WOOD RECORDED DECEMBER 7, 1855, IN BOOK 98 OF MAPS, PAGE 28; IN COOK COUNTY, ILLINOIS.

LEGAL DESCRIPTION AS SURVEYED:
LOT 8 (EXCEPT THE NORTH 4.05 FEET THEREOF) AND THE EAST 2.0 FEET OF LOT 7 (EXCEPT THE NORTH 4.05 FEET THEREOF AND EXCEPT THE WEST 0.10 FEET LYING SOUTH OF THE NORTH 4.05 FEET THEREOF) IN BLOCK "L" IN PALATINE IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN; IN COOK COUNTY, ILLINOIS; ACCORDING TO THE PLAT THEREOF RECORDED BY JOEL WOOD RECORDED DECEMBER 7, 1855, IN BOOK 98 OF MAPS, PAGE 28; IN COOK COUNTY, ILLINOIS.
AND ALSO
EXCEPTING THAT PART OF SAID LOT 8 CONVEYED TO STATE OF ILLINOIS FOR HIGHWAY PURPOSES BY DOCUMENT NUMBER 1008508018, RECORDED MARCH 26, 2010, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 8; THENCE ON AN ASSUMED BEARING NORTH 02 DEGREES 17 MINUTES 26 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 8, A DISTANCE OF 9.29 FEET; THENCE SOUTH 48 DEGREES 07 MINUTES 25 SECONDS WEST A DISTANCE OF 14.54 FEET TO THE SOUTH LINE OF SAID LOT 8; THENCE NORTH 87 DEGREES 51 MINUTES 28 SECONDS EAST ALONG THE SOUTH LINE OF SAID LOT 8, A DISTANCE OF 11.20 FEET TO THE POINT OF BEGINNING.

LAND TOTAL AREA: 8,635.77 SQ. FT. = 0.1983 ACRE.

COMMONLY KNOWN AS: 34 WEST PALATINE ROAD, PALATINE, ILLINOIS



THE LEGAL DESCRIPTION SHOWN ON THE PLAT HEREON DRAWN IS A COPY OF THE ORDER, AND FOR ACCURACY SHOULD BE COMPARED WITH THE TITLE OR DEED. DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING.

BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED IN THE MAPS, OTHERWISE REFER TO YOUR DEED OR ABSTRACT.

ORDER NO. 14-87150
SCALE: 1 INCH = 16 FEET
DATE OF FIELD WORK: March 10, 2014
ORDERED BY: CENTAUR CONSTRUCTION

NOTE:
SURFACE DETAILS OBSCURED BY SNOW.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

THIS SURVEY HAS BEEN ORDERED FOR SURFACE DIMENSIONS ONLY, NOT FOR ELEVATIONS. THIS IS NOT AN ALTA SURVEY.

COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE.

State of Illinois
County of Cook ss

We, PROFESSIONALS ASSOCIATED SURVEY INC., do hereby certify that we have surveyed the above described property and that, to the best of our knowledge, the plat hereon drawn is an accurate representation of said survey.

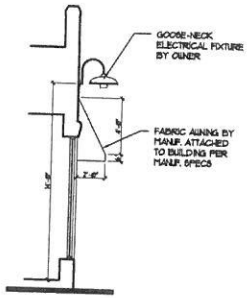
Date: March 12, 2014

IL. PROF. LAND SURVEYOR — LICENSE EXP. DATE: NOV. 30, 2014

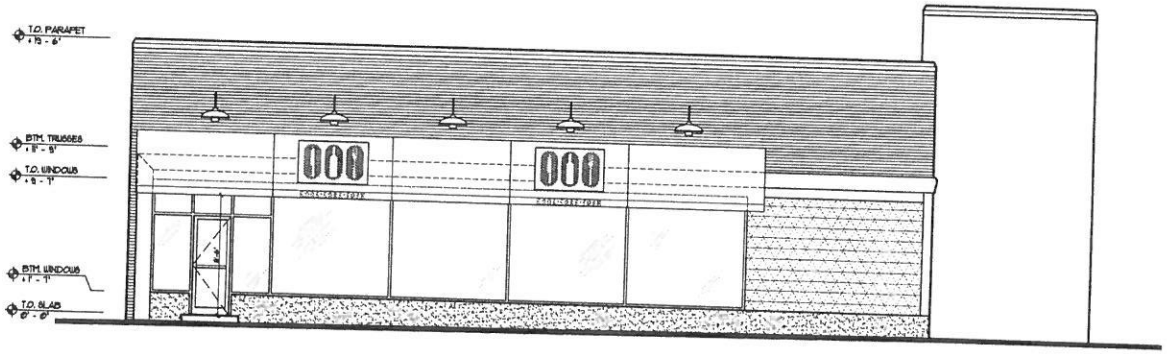
Drawn By: S. K.

EXHIBIT 'A'

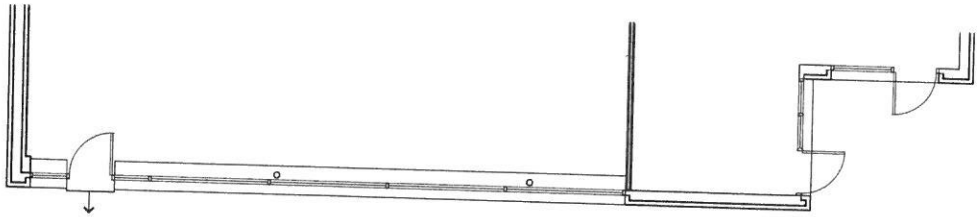
Attachment: EXHIBIT - #O-047-14 - 34 W. Palatine Rd. SU & VAR (32-34 W. Palatine Road - SU Amend Cook Cork & Fork)
Attachment: Plat of Survey (1073 : 34 W. Palatine Road)



1 A3.0 AWNING SECTION
SCALE: 1/4" = 1'-0"



2 A3.0 AWNING ELEVATION
SCALE: 1/4" = 1'-0"



DANIEL LESUS ARCHITECTS, P.C.
DESIGN • PLANNING • CONSULTING
1033 Holly Circle
Lake Zurich, IL 60047
P: 847.550.0972
F: 847.550.1075
dlarchitectspc.com

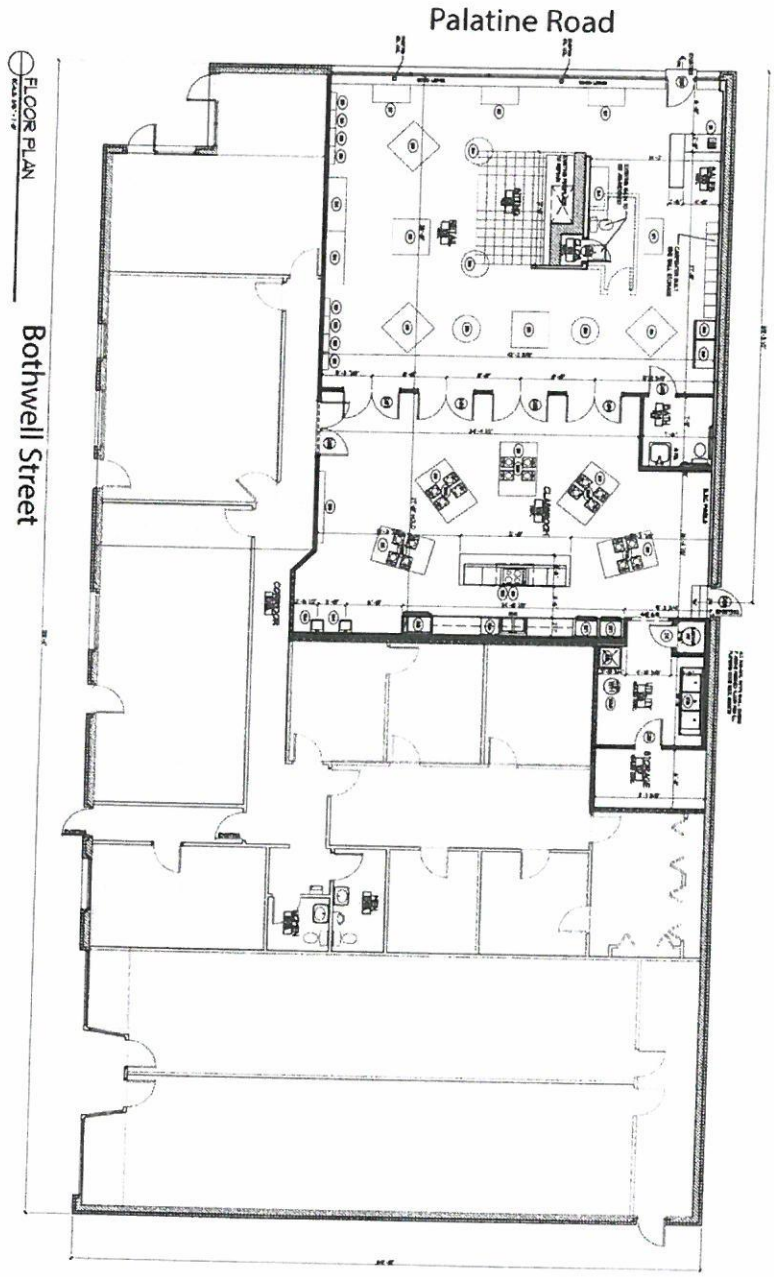
COOK - CORK & FORK
34 W. PALATINE RD.
PALATINE, IL.

DATE: NOV. 29, 2015
DRAWN BY: DVL
CHECKED BY: DVL
PERMIT:
REVISION:
REVISION:
REVISION:
PROJECT NO.: 13.429

SHEET
A3.0

COPYRIGHT 2014 BY DANIEL LESUS ARCHITECTS, P.C.

Appendix D2 – Floor Plan



A1.0

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THE USE OF THESE PLANS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. RE-USE, REPRODUCTION, OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED

Attachment: EXHIBIT - #O-047-14 - 34 W. Palatine Rd. SU & VAR (32-34 W. Palatine Road - SU Amend Cook Cork & Fork)

5. 34 W. Palatine Road **- Recommended to Approve**

Mr. McGinn recused himself due to prior client relationship

Petitioner's exhibits -

1. Application
2. Real estate disclosure form
3. Store lease
4. Plat of survey
5. Business plan
6. Floor plan
7. Awning elevation

Notice was published in the Daily Herald and mailed to owners of surrounding properties on March 24, 2014.

Ms. Johnson gave background to this petition for unique use and variation for signage. The Subject Property contains an existing multi-tenant commercial building in downtown Palatine. The Petitioner is planning to open a retail cooking store (kitchenware, cookware, beer, and wine) with recreational cooking classes, and is therefore requesting approval of a Unique Use and a Variation for signage.

- The Subject Property is zoned B-1, Shopping Center.
- The Petitioner is proposing to open "Cook, Cork, and Fork," which would sell kitchenware, cookware and beer and wine, and also offer recreational cooking classes.
- The retail hours are proposed to be: Tuesday to Thursday 11am-7pm, Friday to Saturday 11am-8pm and Sunday 11am-5pm. Closed on Mondays.
- There will be a maximum of five employees at the business at one time.
- Cooking classes would accommodate up to 20 guest students. Most classes will average 1-2.5 hours and will require reservations in advance. Cooking class time slots will be 10am-12:30pm, 2pm-4:30pm, and 7pm-9:30pm.
- The retail component will sell cutlery, cooking tools, small appliances, table linens, wine and craft beer. The Petitioner has applied for a liquor license.
- The tenant space is approximately 2,700 square feet. Using the retail parking standards, the parking requirement would be 9 spaces. The employees and customers will utilize the available public parking lots and on-street parking. A condition of the recommendation requires that the employees utilize the downtown employee parking permit lots.
- Attached signage is planned for an awning that faces Palatine Road. The sign plans show the "Cook, Cork, and Fork" logo repeated twice on the awning, therefore, a Variation is required for more than one attached sign. The total gross surface area of signage would comply with Code.

DEPARTMENTAL REVIEWS:
Community Services No issues or comments.
Engineering No issues or comments.

Attachment: EXHIBIT - #O-047-14 - 34 W. Palatine Rd. SU & VAR (32-34 W. Palatine Road - SU Amend Cook Cork & Fork)

Environmental Health The Petitioner has met with Environmental Health to discuss the requirements.
Fire Prevention The kitchen hood, exhaust and suppression system shall be tied to a fire alarm system with direct connection to the Palatine Fire Department. An IBC Chapter 34 "Existing Building and Structure review" shall be conducted to determine if additional fire separation and/or protection is required.
Public Works N/A
Police N/A

She then reviewed photo of existing building; staff; map of downtown parking areas, suggest customers use parking on south side of Palatine Road between Brockway and Bothwell streets.

Ms. Wood asked about signage; they revised their plan from 3 to 2 signs, so their logo would be placed properly. Ms. Wood asked about parking lot 6; this is a village lot and used by several businesses; Staff showed the crosswalk and designated 3 hour public parking. Ms. Wood asked about any allocation for a particular business; For the downtown business district, the parking requirements are waived, due to on-street and municipal parking lots in this area. The lot to the west is a private lot, not appropriate for this business' clients. There is no analysis for parking use at this time.

Mr. Larson asked about the parking map, lots 6 and 7 are 3 hour parking, and there is a designated employee parking area, the petitioners would purchase annual permits to use (condition for this petition), but that area is not shown on this map.

The Petitioners, John and Mica Mahler of Palatine, were sworn in. Mr. Mahler said they decided to use two logo signs and their signage under the 40 s.f. requirements. This building has been vacant since 2011 and by his research, will bring in additional customers to other downtown businesses. Due to their competitive analysis, their customer base would be within 10 to 15 miles, they would not be bringing in retail or bar customers. They looked at other suburbs and liked Palatine. This is his hometown, they like the proximity to public transit and to route 53. Their customers will use the parking lot on the south side of Palatine Road.

Mr. Larson asked if the parking to the west is a private lot; yes, belongs to owner of their building as well. When clients preregister for cooking classes, he will direct them to the appropriate parking area. Also they will have signage about parking inside the store. They have an agreement with their landlord not to use the lot to the west and will be notified before any towing occurs. Mr. Luszczak asked if the 3 hour limited parking would be sufficient, yes, as their classes are limited to 2.5 hours.

Ms. Wood asked about signage proposed for this business; the design of logo plus the name don't fit on the awning, so the placement proposed will take

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advantage of the width of the awning. The plan represents the business, will be on Palatine Road, there will be nothing on Bothwell.

Mr. Coleman asked when they are planning their opening day; early June.

Ms. Wood asked if they would obtain a beer and wine license; yes, for tastings and sales, instruction for classes. They offer an entire dining experience: preparation, creating the menu with an instructor, cooking, and enjoying the meal prepared. They will have samplings for package, as well as consuming during the classes.

Mr. Larson asked about the scheduling of classes. More classes will be in the evening, Thursdays, Fridays, Saturdays will have a 7pm class and Saturdays and Sundays, they will attempt to have morning, afternoon and evening. They will offer an occasion mom/kid or book club classes during the weekdays for stay at home or retired. The majority of their classes will be in the evening. Mr. Larson asked about the department comments, the hood and fire prevention's concerns; they have already met with fire prevention and did change their kitchen configuration after that meeting; Staff said the change is not noted on ZBA documents tonight.

There were no audience comments.

Ms. Johnson gave Staff's recommendation that the proposed uses will occupy a vacant storefront in downtown Palatine. Based upon the applicable parking requirements, this use would require 9 parking spaces. With the employees utilizing the downtown employee parking areas (the permit costs $30 annually), the most proximate on-street and parking lot area will be available for customer parking. Also, there is a public parking lot (Lot 6) directly across Palatine Road from the proposed business. This lot provides 3-hour parking and is well-suited to accommodate customers and students for this business. Per the Petitioner's business plan, the direct proximity to residential neighborhoods and train access should be a draw for their customer base. The requested sign variation is both within the maximum allowed square footage and comparable to the relief granted to other downtown uses. The combined retail/service uses will be compatible with the other types of downtown business and provide additional shopping and cooking classroom options for customers.
Staff recommends approval of the Special Use and Variation, subject to the following conditions:

1. The Special Use and Variation shall substantially conform to the site plan attached hereto as Exhibit 'A', and the elevations attached hereto as Exhibit 'B,' except as such plans may be changed to conform to Village Codes and Ordinances.
2. All employees of Cook, Cork and Fork shall enroll in and utilize the designated downtown employee parking areas.
3. Classroom students and, when necessary, customers should be directed to utilize the 3-hour parking lot (Lot 6) directly across Palatine Road for prolonged

Attachment: EXHIBIT - #O-047-14 - 34 W. Palatine Rd. SU & VAR (32-34 W. Palatine Road - SU Amend Cook Cork & Fork)

parking needs.

Ms. Wood noted the space is 2700 square feet. There were no comments by the ZBA board or the audience of Staff's recommendation. The public hearing was closed.

After making a motion Mr. Coleman addressed the standards, that this business is a great idea, it is a good fit for downtown. The petition meets public health, safety and welfare standards, and the signage request is nominal; Ms. Wood agreed, that this is a good business for downtown, that it will bring people into the downtown area, a different business for this area. She had a concern for parking if it affects other businesses.

Mr. Larson agreed that there would be no negative impact to the businesses to the west, but parking plan for the proposed business is good. It is a good addition to the downtown.

RESULT:	**RECOMMENDED TO APPROVE [5 TO 0]**
AYES:	Larson, Friedman, Wood, Luszczak, Coleman
ABSTAIN:	McGinn
ABSENT:	Christopher, Roth-Wurster, Kaider

Attachment: EXHIBIT - #O-047-14 - 34 W. Palatine Rd. SU & VAR (32-34 W. Palatine Road - SU Amend Cook Cork & Fork)

VILLAGE OF PALATINE

SPECIAL USE & VARIATION APPLICATION

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

Office Use Only		
	Project Planner	Zoning Case # 14-21
	Filing Fee $814.00	Notification Deadline
	ZBA Public Hearing Date	Village Council Date

RECEIVED
MAR 10 2014
PLANNING & ECONOMIC DEVELOPMENT
date received

Background Information

Petitioner(s): John & Mica Mahler

Business Name (if applicable): The Sizzle Kitchen LLC, dba Cook, Cork & Fork

Subject Property Address: 34 W. Palatine Rd., Palatine, IL 60067

Authorized Agent (if applicable):

Business Name (if applicable):

Address: [redacted]

City/State/Zip Code: Palatine/IL/60074

Telephone: 8[redacted]

Fax: [redacted]

Email: j[redacted]

Relationship to Petitioner (contractor, architect, etc.):

Type of Application (check one)

☒ Special Use ☐ Special Use Amendment ☐ Variation

Existing Zoning District	Existing Land Use	Proposed Land Use
B-1 Shopping Center		Retail w/ Cooking School

Generally describe your request:

We look to open a retail kitchen and cookware store, that will also incorporate a recreational cooking school. Cooking classes are geared towards customers looking to expand their general cooking skills. We will not provide accredited cooking classes. We will also look to provide package wine and beer sales, as well as tastings and consumption for guests during classes.

SPECIAL USE

PALATINE

Required Materials

- ☐ Filing Fee of $ _____
- ☐ Application Form
- ☐ Plat of Survey (must show all current improvements and be sealed by an Illinois certified surveyor)
- ☐ Site Plan (dimension, location, and setbacks of all existing and proposed buildings) – **one 11x17 copy, electronic version preferred**
- ☐ Real Estate Interest Disclosure Form (see attached)
- ☐ Proof of Ownership or Lease (e.g. Title Insurance Policy, Deed, or Purchase Contract)
- ☐ Business Plan (if applicable; including, but not limited to nature of business, hours of operation number of employees, floor plan, and menu)

Additional Materials (as required by the Village)

- ☐ Elevation Plan (front, side, and rear elevations of a proposed building), and/or Floor Plan (proposed interior layout) – **one 11x17 copy of each plan, electronic versions preferred**
- ☐ Engineering Plans (must indicate existing conditions, topography, storm water management, tree preservation, utility connections, detention calculations, and a cost estimate)
- ☐ Photographs (e.g. ground-level or aerials)
- ☐ Other materials as deemed necessary by the Village

Petitioner Justification

The Petitioner is required to present specific evidence related to each of the following standards to justify the request (paraphrased from Section 14.05 of the Palatine Zoning Ordinance). Attach a separate sheet if necessary.

1. The use is deemed necessary for the public convenience at that location

The proposed use will bring new shopping opportunity to the downtown area and compliment existing businesses in the area.

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

Yes - We will operate in accordance with all state& village laws and ordinances.

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

The use will likely add to the the value of nearby properties by attracting new customer opportunity for the existing downtown businesses and new entertainment opportunities for residents.

4. With respect to live entertainment uses, the use shall not:
   a. Produce noise levels so great as to constitute an unreasonable interference for persons outside the confines of the establishment
   b. Impose undue health, sanitation or safety burdens on the village
   c. Create excessive demands on the Village of Palatine Police Department
   d. Be of a nature otherwise prohibited by law or village ordinance
5. For fence standards, see Section 14.05 of the Palatine Zoning Ordinance

Attachment: EXHIBIT - #O-047-14 - 34 W. Palatine Rd. SU & VAR (32-34 W. Palatine Road - SU Amend Cook Cork & Fork)

VILLAGE OF PALATINE

VARIATION

Required Materials

- ☐ Filing Fee of $ _____
- ☐ Application Form
- ☐ Plat of Survey (must show all current improvements and be sealed by an Illinois certified surveyor)
- ☐ Site Plan (dimension, location, and setbacks of all existing and proposed buildings) – **one 11x17 copy, electronic version preferred**
- ☐ Real Estate Interest Disclosure Form (see attached)
- ☐ Proof of Ownership or Lease (e.g. Title Insurance Policy, Deed, or Purchase Contract)

Additional Materials (as required by the Village)

- ☐ Elevation Plan (front, side, and rear elevations of a proposed building), and/or Floor Plan (proposed interior layout) – **one 11x17 copy of each plan, electronic versions preferred**
- ☐ Engineering Plans (must indicate existing conditions, topography, storm water management, tree preservation, utility connections, detention calculations, and a cost estimate)
- ☐ Photographs (e.g. ground-level or aerials)
- ☐ Other materials as deemed necessary by the Village

Petitioner Justification

The Petitioner is required to present specific evidence related to each of the following standards to justify the request (paraphrased from Section 14.03 of the Palatine Zoning Ordinance). Attach a separate sheet if necessary.

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

In order to best utilize the length of the store front, 3 smaller signs would be more visible to passing vehicles and pedestrians.

2. That the plight of the owner is due to unique circumstances

Due to the length of our store front, 3 smaller logo/signs would provide a more tasteful and presentable than a single large sign.

3. That the variation, if granted, will not alter the essential character of the locality

The proposed signage will not alter the essential character of the locality.

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

The request is not based on a desire to make more money out of the property
The proposed variance will not a hardship for the propoerty
The request will not be a detriment to the public or other properties
The request will not impair the supply of light to adjacent properties, increase the danger of fire, endanger the public safety, or substantially diminish or impair neighboring property values.

Attachment: EXHIBIT - #O-047-14 - 34 W. Palatine Rd. SU & VAR (32-34 W. Palatine Road - SU Amend Cook Cork & Fork)

PUBLIC NOTICE

A public hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, April 8, 2014, at 7:00 PM, in the Village Council Chambers in the Palatine Community Center, 200 E. Wood Street, relative to a request for the following:

Special Use for a Unique Use to permit a recreational cooking school that also retails kitchenware, cookware and beer and wine pursuant to Section 11.02 (d) (24) of the Palatine Zoning Ordinance.

Variation to permit three attached signs instead of the maximum permitted one attached sign pursuant to Section 8.03 (b) (2) (a) of the Palatine Zoning Ordinance.

The property is commonly known as 34 W. Palatine Road (PIN# 02-15-430-013).

The Petitioner is proposing to operate a kitchenware store that offers cooking classes and sells wine and beer.

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

FILE #: 14-21

VILLAGE OF PALATINE
Jan Wood, Chair
Palatine Zoning Board of Appeals

DATED: This 24th day of March, 2014.

Published in Daily Herald March 24, 2014 (4368545)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

Corporation organized and existing under and by virtue of the laws c the State of Illinois, DOES HEREBY CERTIFY that it is the publish of the **DAILY HERALD**. That said **DAILY HERALD** is a secular newspaper and has been circulated daily in the Village(s) of Algonquin, Antioch, Arlington Heights, Aurora, Barrington, Barrington Hills, Lake Barrington, North Barrington, South Barring Bartlett, Batavia, Buffalo Grove, Burlington, Campton Hills, Carpentersville,Cary,Deer Park, Des Plaines, South Elgin, East Dunc Elburn, Elgin,Elk Grove Village, Fox Lake, Fox River Grove, Genev Gilberts,Grayslake, Green Oaks, Gurnee, Hainesville, Hampshire, Hanover Park,Hawthorn Woods, Hoffman Estates, Huntley, Inverne Island Lake,Kildeer, Lake Villa, Lake in the Hills, Lake Zurich, Libertyville,Lincolnshire, Lindenhurst, Long Grove, Mt.Prospect, Mundelein,Palatine, Prospect Heights, Rolling Meadows, Round Lak Round Lake Beach,Round Lake Heights,Round Lake park,Schaumbu Sleepy Hollow, St. Charles, Streamwood, Tower Lakes, Vernon Hill Volo, Wauconda, Wheeling, West Dundee, Wildwood, Sugar Grove, North Aurora

County(ies) of Cook, Kane, Lake, McHenry and State of Illinois, continuously for more than one year prior to the date of the first publication of the notice hereinafter referred to and is general circulation throughout said Village(s), County(ies) and State.

I further certify that the DAILY HERALD is a newspaper as defined "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 7150, Act 5, Section 1 and 5. Th notice of which the annexed printed slip is a true copy, was published March 24, 2014 in said DAILY HERALD.

IN WITNESS WHEREOF, the undersigned, the said PADDOCK PUBLICATIONS, Inc., has caused this certificate to be signed by, thi authorized agent, at Arlington Heights, Illinois.

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY Paula Baltzer
Authorized Agent

Control # 4368545

Attachment: EXHIBIT - #O-047-14 - 34 W. Palatine Rd. SU & VAR (32-34 W. Palatine Road - SU Amend Cook Cork & Fork)

TYPE: ORDINANCE **SUBMITTED BY:** PLANNING & ZONING **DATE:** 4/21/2014

DESCRIPTION: Consideration of an Ordinance granting a Special Use for a Unique Use to permit a recreational cooking school and retail store and a Variation to permit two attached signs instead of the maximum permitted one attached sign (Mahler – Cook Cork and Fork) (District: 6)

COMMITTEE ACTION: **DATE:**

BACKGROUND: The Subject Property is a vacant tenant space within a multi-tenant commercial building. The Petitioner is proposing to open a recreational cooking school and retail store. Therefore, the Petitioner requests the following:

Special Use for a Unique Use to permit a recreational cooking school that also sells kitchenware, cookware and beer and wine; and

Variation to permit two attached signs instead of the maximum permitted one attached sign.

ANALYSIS:

- The Subject Property contains an existing multi-tenant commercial building in downtown Palatine. The Petitioner is planning to open a retail cooking store (kitchenware, cookware, beer, and wine) with recreational cooking classes. The tenant space is approximately 2,700 square feet.
- The Subject Property is zoned B-1 Shopping Center. The proposed hours are: Tuesday - Thursday (11am-7pm), Friday - Saturday (11am-8pm) and Sunday (11am-5pm). It will be closed on Mondays. There will be a maximum of five employees at the business at one time.
- Cooking classes would accommodate up to 20 guest students. Most classes will average 1 to 2.5 hours and require advance reservations. Cooking class time slots are as follows; 10am-12:30pm, 2pm-4:30pm, and 7pm-9:30pm. Customers will be directed to utilize Lot 6, as part of their reservation confirmation. This public parking lot (Lot 6) is directly across Palatine Road from the proposed business. This lot provides 3-hour parking and can accommodate the customers.
- Using the retail parking standards, the parking requirement would be 9 spaces. The employees and customers will utilize the available public parking lots and on-street parking. A condition of the recommendation requires that the employees utilize the downtown employee parking permit lots.
- Attached signage is planned for an awning that faces Palatine Road. The sign plans show the "Cook, Cork, and Fork" logo repeated twice on the awning, therefore, a Variation is required for more than one attached sign. The total gross surface area of signage would comply with Code.
- This use requires 9 parking spaces. With the employees using the employee parking areas ($30 annually permit), the most proximate on-street and parking lot areas are available for customer parking. Per the Petitioner's business plan, the proximity to residential neighborhoods and train access is a draw for their customer base. The requested sign variation is both within the maximum allowed square footage and comparable to sign relief granted to other downtown businesses.

RECOMMENDATION:

Public Hearing:	April 8, 2014, Zoning Board of Appeals
Residents Testifying:	None
Concerns:	None
Vote:	The ZBA voted unanimously (6-0) to approve the request. Staff concurs with this recommendation.

ALTERNATIVES:

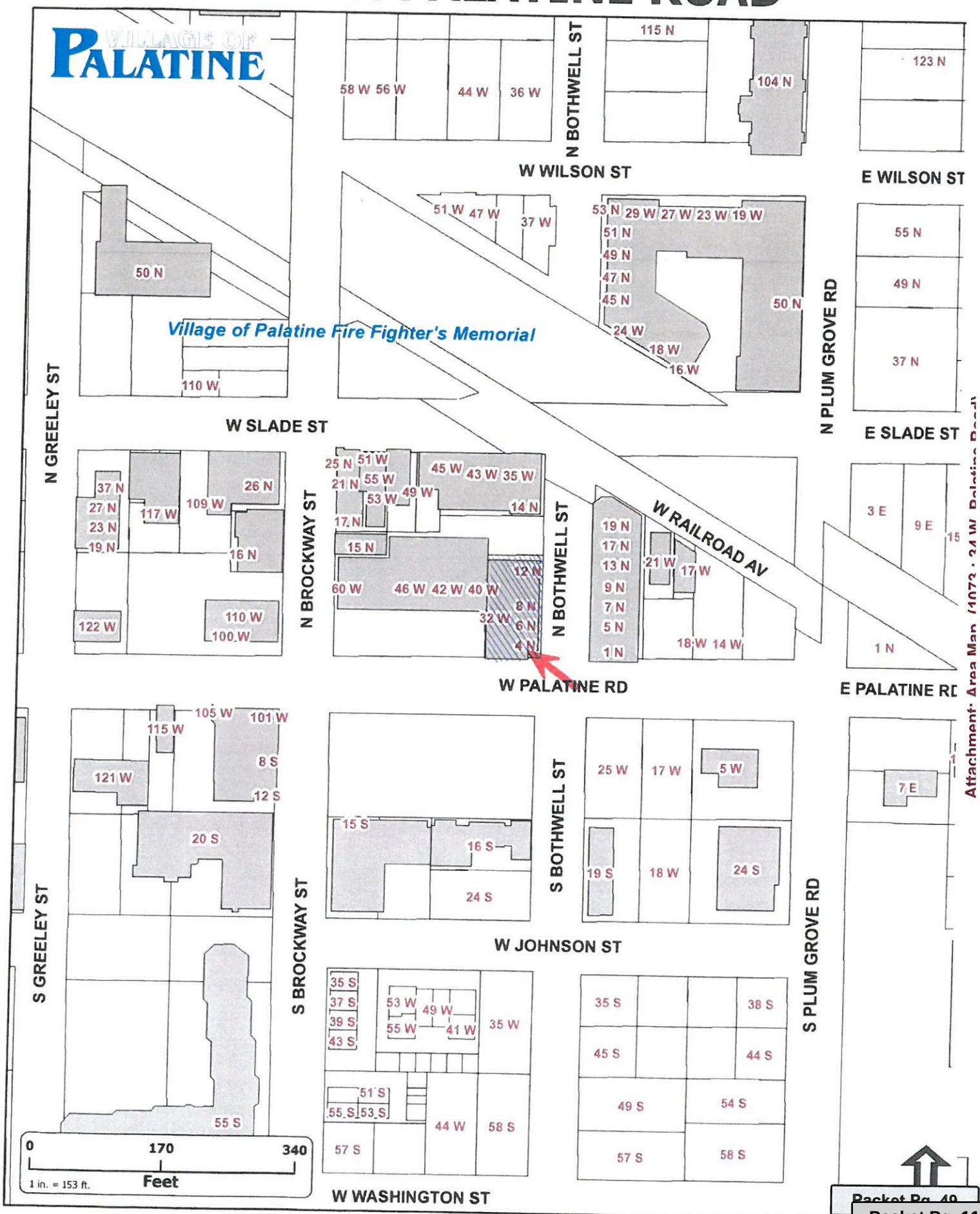
1. Recommend approval of the Special Use and Variation.
2. Do not recommend approval of the Special Use and Variation.

ACTION REQUIRED:

Consideration of an Ordinance granting a Special Use for a Unique Use to permit a recreational cooking school and retail store and a Variation to permit two attached signs instead of the maximum permitted one attached sign

Attachment: EXHIBIT - #O-047-14 - 34 W. Palatine Rd. SU & VAR (32-34 W. Palatine Road - SU Amend Cook Cork & Fork)

34 W. PALATINE ROAD



Attachment: EXHIBIT - #O-047-14 - 34 W. Palatine Rd. SU & VAR (32-34 W. Palatine Road - SU Amend Cook Cork & Fork)

VILLAGE OF PALATINE
Planning and Zoning Commission

SCHEDULED 02/27/24 07:00 PM

STAFF REPORT (ID # 8889)

32 - 34 W. Palatine Rd

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Alex Bradshaw

PETITIONER: John & Mica Mahler

PLAN NUMBER: SU-000090-2024

BACKGROUND:
The Subject Property is zoned B-1 Shopping Center District. The shopping center is located at the northwest corner of Palatine Road and Bothwell Street. The Petitioner has been operating the existing business, Cook Cork & Fork, out of the subject tenant space since their initial Special Use approval in 2014.

The original Special Use (O-47-14) permitted a recreational cooking school that also retails kitchenware, cookware, and beer & wine. As a condition of approval, all employees were required to enroll in and utilize designated downtown employee parking areas. The cooking classes and retail components of the business will remain the same.

The Petitioner is proposing alterations to the previously approved floor plan and business plan for the existing business. The alterations would include expanding into the adjacent tenant space to create a wine bar that would provide a gathering space for the currently offered cooking classes, and to serve wine, beer, and small charcuterie food plate options. Therefore, the Petitioner is requesting:

> **Special Use Amendment to permit the alteration of the approved floor plan and business plan to include the addition of a wine bar, with wine and beer service, as part of the Cook, Cork & Fork storefront and tenant space expansion.**

Surrounding Zoning/Uses:

North:	B-1 Shopping Center District
South:	Municipal Owned Surface Parking (Lot H) & Garfield's Beverage Warehouse
East:	B-1 Shopping Center District
West:	B-3 Central Business District

Attachment: PZC Materials - February 27, 2024 (32-34 W. Palatine Road - SU Amend Cook Cork & Fork)

KEY ISSUES:

- A Special Use Amendment has been applied for to permit alterations to the floor plan and business plan to permit the introduction of a wine bar, The Cork, to the current business operations.
- The Petitioner is proposing to expand the existing business into the adjoining tenant space. Said expansion would include 500 square feet from the current Allstate office at 32 W. Palatine Rd.
- The submitted business plan describes the wine bar as, "…an upscale atmosphere, comfortable seating and a curated list of fine wines, soft drinks, coffee drinks and beer.", with a collection of small food plates and deserts for purchase.
- Hours of operation for the retail portion of the business and the wine bar:
    - Tuesday - Saturday: 3 PM - 11 PM
    - Sunday: 12 PM - 8 PM
- Hours of operation for the available cooking classes:
    - Daytime classes: 11 AM - 4 PM
    - Evening classes: 5 PM - 9 PM
- Per the submitted business plan, the Petitioner is aware that all staff working with food will require Food Handler Certificates. Additionally, and when applicable, employees will be required to obtain Alcoholic Beverage Seller & Server Permits and complete BASSET training.
- With the proposed expansion included, the total square footage for the business would be approximately 3,500 square feet. The breakdown for parking calculations would ultimately be 1,500 square feet for the kitchen classroom (1/300), 1,500 square feet for the wine bar (1/100), and 500 square feet for the remaining retail items (1/300). Therefore, 22 parking spaces would be required.
- There is a public parking lot (Lot H) across Palatine Road for clients and customers to utilize. This is also available for the other surrounding businesses and allows 3-hour parking through the week. Consistent with other downtown restaurant uses, Staff is proposing a condition requiring employees to enroll and utilize the designated downtown employee parking areas. Additionally, on-street parking spaces, east of the subject property on Bothwell Street, can be utilized by customers.

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,

Attachment: PZC Materials - February 27, 2024 (32-34 W. Palatine Road - SU Amend Cook Cork & Fork)

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.

STAFF RECOMMENDATION:

The Petitioner is proposing to expand their current operations into the adjacent tenant space to construct a new wine bar. With employees and customers utilizing the downtown employee parking areas, the shared public parking lot, and the on-street parking in the surrounding area the parking needs should be adequate and Staff did not identify an initial parking concerns with the proposed. Ultimately, the growth and reimaging of the existing business should not cause injury to the value of the other properties in the surrounding area. Therefore, Staff recommends approval of the Special Use Amendment, subject to the following conditions:

1. The Special Use shall substantially conform to the Business Plan and Floor Plan submitted by the Petitioners, John & Mica Mahler, except as such plans may be changed to conform to Village Codes and Ordinances.

2. All employees of Cook, Cork & Fork shall enroll in and utilize the designated downtown employee parking areas.

3. As necessary, clients and customers should be directed to utilize the parking lot across Palatine Road (lot H) or the surrounding on-street parking along Bothwell Street and Railroad Avenue for additional parking needs.

ATTACHMENTS:

- Aerial Map
- Special Use Application
- Plat of Survey
- Floor Plan
- Business Plan
- O-047-14 - 34 W. Palatine Rd. SU & VAR
- Public Notice

Attachment: PZC Materials - February 27, 2024 (32-34 W. Palatine Road - SU Amend Cook Cork & Fork)

GISConsortium | 34 W. Palatine Road

0 100 200 ft

Print Date: 1/16/2024

Notes

Cook County Aerial 2022

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

VILLAGE OF PALATINE

SPECIAL USE APPLICATION

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

Petitioner Name

John & Mica Mahler

Business Name (if applicable)

Cook Cork & Fork

Subject Property Address

34 W. Palatine Road

Please provide a description of your proposed request:

Cook Cork & Fork is looking to add a wine bar to its current operations. Expanding an additional 500sqft into the space at 32 W. Palatine Rd.

Petitioner Justification

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

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

Downtown Palatine is in need of an "upscale" social establishment. Our wine bar will provide a gathering space providing wine, beer, coffee drinks, soft drinks, charcuterie and other small plate options.

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

Cook, Cork & Fork will conform to all public health, safety and welfare requirement as established by the Village of Palatine including but not limited to food handling, food preparation, liquor licensing and permitting.

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

Our space is being designed by an interior designer to create an upscale "Luxe" environment and experience. Couches, arm chairs and bistro tables will emphasize an at home "living room" feel. We believe our addition will bring a new clientele to downtown Palatine looking for an elegant evening out. The wine bar will also cater to our existing cooking class guests both before and after our class offerings.

Attachment: PZC Materials - February 27, 2024 (32-34 W. Palatine Road - SU Amend Cook Cork & Fork)

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

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

a. Will meet the following aesthetic criteria:

i. Will not destroy existing vistas in the area;

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

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

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

N/A

Attachment: PZC Materials - February 27, 2024 (32-34 W. Palatine Road - SU Amend Cook Cork & Fork)

PROFESSIONALS ASSOCIATED SURVEY, INC.

PROFESSIONAL DESIGN FIRM NO. 184-003023

7100 N.Tripp Ave., Lincolnwood, Illinois 60712

Tel.(847) 675-3000 Fax (847) 675-2167

e-mail: pa@professionalsassociated.com

www.professionalsassociated.com

NORTH

GRAPHIC SCALE

0 16

(IN FEET)

1 Inch = 16 Ft.

PLAT OF SURVEY

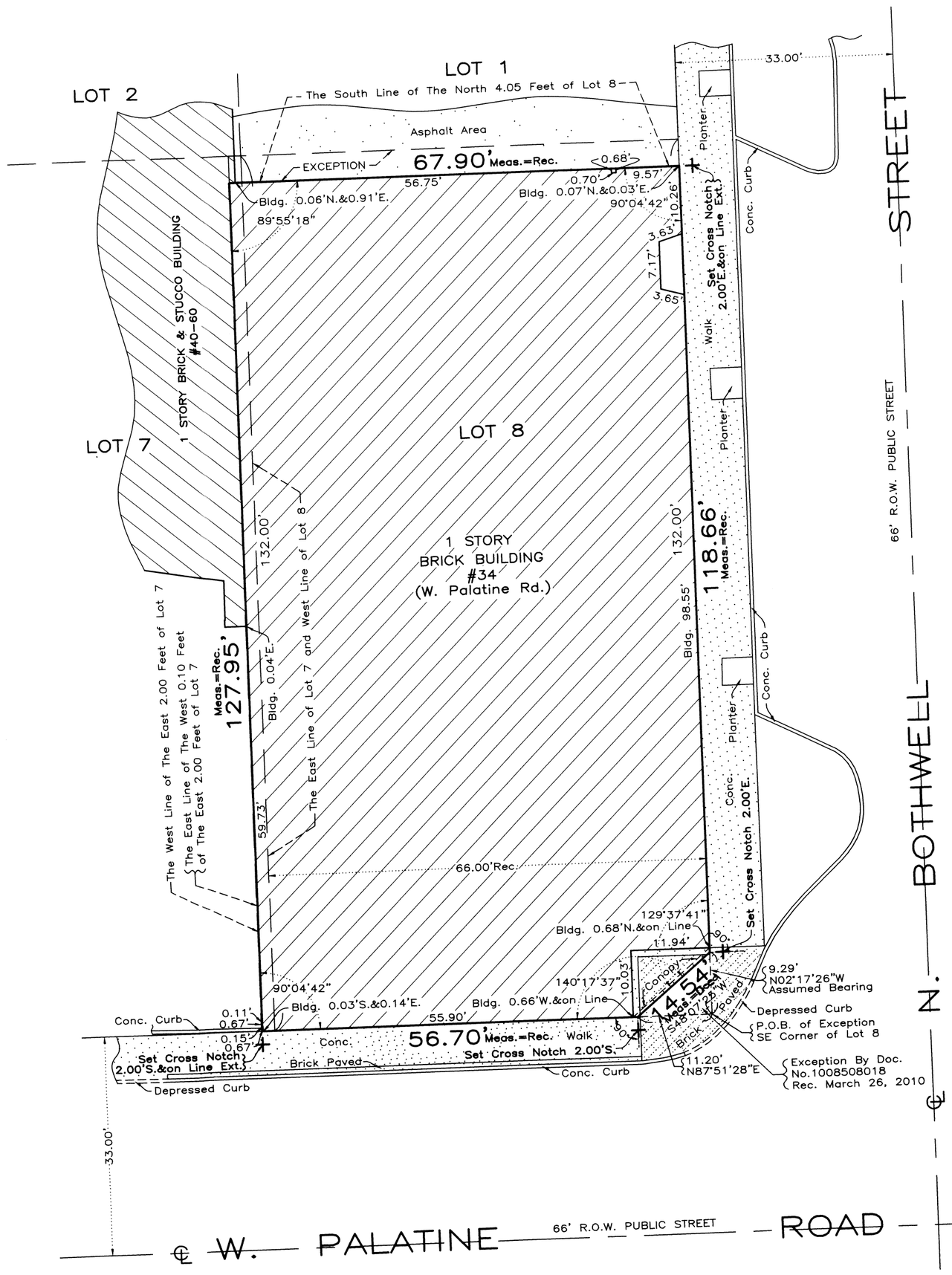
OF

LEGAL DESCRIPTION AS PROVIDED:
LOT 8 (EXCEPT THE NORTH 4.05 FEET THEREOF) AND THE EAST 2.0 FEET OF LOT 7 (EXCEPT THE NORTH 4.05 FEET THEREOF AND EXCEPT THE WEST 0.10 FEET LYING SOUTH OF THE NORTH 4.05 FEET THEREOF) IN BLOCK "L" IN PALATINE IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN; IN COOK COUNTY, ILLINOIS; ACCORDING TO THE PLAT THEREOF RECORDED BY JOEL WOOD RECORDED DECEMBER 7, 1855, IN BOOK 98 OF MAPS, PAGE 28; IN COOK COUNTY, ILLINOIS.

LEGAL DESCRIPTION AS SURVEYED:
LOT 8 (EXCEPT THE NORTH 4.05 FEET THEREOF) AND THE EAST 2.0 FEET OF LOT 7 (EXCEPT THE NORTH 4.05 FEET THEREOF AND EXCEPT THE WEST 0.10 FEET LYING SOUTH OF THE NORTH 4.05 FEET THEREOF) IN BLOCK "L" IN PALATINE IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN; IN COOK COUNTY, ILLINOIS; ACCORDING TO THE PLAT THEREOF RECORDED BY JOEL WOOD RECORDED DECEMBER 7, 1855, IN BOOK 98 OF MAPS, PAGE 28; IN COOK COUNTY, ILLINOIS.
AND ALSO
EXCEPTING THAT PART OF SAID LOT 8 CONVEYED TO STATE OF ILLINOIS FOR HIGHWAY PURPOSES BY DOCUMENT NUMBER 1008508018, RECORDED MARCH 26, 2010, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 8; THENCE ON AN ASSUMED BEARING NORTH 02 DEGREES 17 MINUTES 26 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 8, A DISTANCE OF 9.29 FEET; THENCE SOUTH 48 DEGREES 07 MINUTES 25 SECONDS WEST A DISTANCE OF 14.54 FEET TO THE SOUTH LINE OF SAID LOT 8; THENCE NORTH 87 DEGREES 51 MINUTES 28 SECONDS EAST ALONG THE SOUTH LINE OF SAID LOT 8, A DISTANCE OF 11.20 FEET TO THE POINT OF BEGINNING.

LAND TOTAL AREA: 8,635.77 SQ. FT. = 0.1983 ACRE.

COMMONLY KNOWN AS: **34 WEST PALATINE ROAD, PALATINE, ILLINOIS.**



HYLTON E. DONALDSON 035-002819 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS LINCOLNWOOD, ILLINOIS

THE LEGAL DESCRIPTION SHOWN ON THE PLAT HEREON DRAWN IS A COPY OF THE ORDER, AND FOR ACCURACY SHOULD BE COMPARED WITH THE TITLE OR DEED. DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING.

BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED IN THE MAPS, OTHERWISE REFER TO YOUR DEED OR ABSTRACT.

ORDER NO. 14-87150

SCALE: 1 INCH = 16 FEET.

DATE OF FIELD WORK: March 10, 2014.

ORDERED BY: CENTAUR CONSTRUCTION

NOTE:
SURFACE DETAILS OBSCURED BY SNOW.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

THIS SURVEY HAS BEEN ORDERED FOR SURFACE DIMENSIONS ONLY, NOT FOR ELEVATIONS.
THIS IS NOT AN ALTA SURVEY.

COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE.

State of Illinois
County of Cook s.s.

We, PROFESSIONALS ASSOCIATED SURVEY INC., do hereby certify that we have surveyed the above described property and that, to the best of our knowledge, the plat hereon drawn is an accurate representation of said survey.

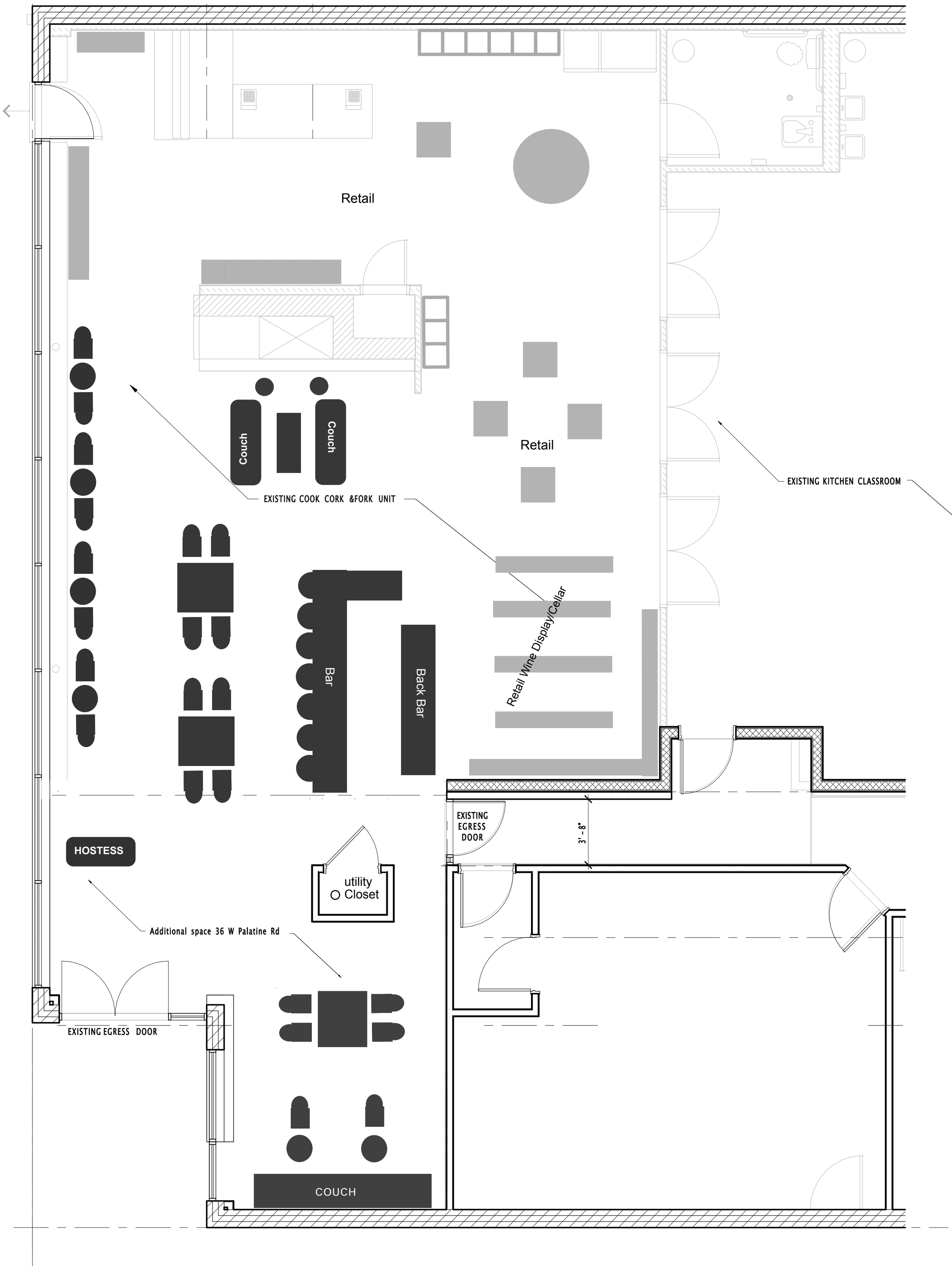
Date: March 12, 2014.

Hylton E. Donaldson

IL. PROF. LAND SURVEYOR — LICENSE EXP. DATE: NOV. 30, 2014.

Drawn By: S. K.

Attachment: PZC Materials - February 27, 2024 (32-34 W. Palatine Road - SU Amend Cook Cork & Fork)



Attachment: PZC Materials - February 27, 2024 (32-34 W. Palatine Road - SU Amend Cook Cork & Fork)

Business Plan

For

THE CORK @
Cook, Cork & Fork

OWNERS
John & Mica Mahler
Cook, Cork & Fork
(The Sizzle Kitchen LLC)
911 E Carpenter Dr.
Palatine, IL 60074
Phone: 847-348-3356
john@CookCorkandFork.com

Attachment: PZC Materials - February 27, 2024 (32-34 W. Palatine Road - SU Amend Cook Cork & Fork)

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Attachment: PZC Materials - February 27, 2024 (32-34 W. Palatine Road - SU Amend Cook Cork & Fork)

II. Executive Summary

Cook, Cork & Fork (CCF) has successfully operated it's retail and cooking classes for nine years. CCF has established itself as a premier cooking school in the northwest suburbs. Guests for our cooking classes have come from as far as 28 miles to attend. Retail operations have not realized the same success as the cooking classes. In part due to the continued growth of online shopping, especially for small ticket items that currently utilize the majority of our retail space. CCF has become primarily a destination rather than a "walk upon". We have determined that CCF would be better suited by exploiting its significant reach and "destination" appeal. A logical progression is to offer a wine bar. A wine bar will provide existing cooking class guests the opportunity to arrive early to enjoy a glass of wine, small plate dining, beer or coffee drink and will also provide an after class opportunity to remain at CCF after their cooking class has completed. In addition to providing additional opportunities to our cooking class guests, a wine bar will provide a new and exciting destination in Palatine for guests looking for an evening out for "date night", "girls night out" or just a place to gather with friends in a relaxed cultured environment.

Food has always been the center of our lives. The meal, since the dawn of time, has always been a gathering place for family, friends and guests. We "come to the table" to negotiate peace, to speak our mind and to air our grievances. We come to the table because in sharing a meal we share ourselves. The meal is more than nutrients to feed our body. When we treat our meals as the event they are, we are a stronger family, group and people. We can all raise the level of our cooking skills and enjoyment. When we enjoy cooking we will do it more often, and will WANT to share our cooking.

Cooking is, and always will be a social endeavor. From ancient days when the tribe gathered for the feast of the kill, to today when we gather around the table with friends and family for holidays, special events or just the evening dinner.

Downtown Palatine is in need of an upscale location catering to guests that would not otherwise patronize existing drinking establishments in downtown Palatine.

Attachment: PZC Materials - February 27, 2024 (32-34 W. Palatine Road - SU Amend Cook Cork & Fork)

III. General Company Description

CCF provides an entertaining and unique culinary experience, with fully structured cooking classes conducted in our Kitchen Classroom. Cook, Cork & Fork provides an open "at home" kitchen environment creating open dialogue and engaging conversation between the student guests and the chef instructor. Guests of every culinary measure are guided through varying class types from simple knife skills to advanced culinary boot camps over several days, exploring all things food. Hands-on classes provide an immersive experience like couples themed cooking or "date nights", kids classes like Junior and Teen Chef classes and summer camps, baking, pasta, sauces, chicken, beef, pork and seafood, and a variety of different ethnic creations.
Current offerings focus classes like knife skills, pizza, pasta, gnocchi, sauces 101, sushi and feature classes for every cuisine, Greek, Italian, Peruvian, French, Asian, American Bistro and more.

The retail component includes kitchenware, cutlery, cooks tools, cookware, and other unique kitchen items. We have and will continue to add pre-packaged prepared foods including gourmet spice mixes, Extra Virgin Olive Oil, EVOO infusions, balsamic vinegar, balsamic vinegar infusions, BBQ sauces, hot sauces and other "consumables". Focusing on local providers whenever possible.

The Cork @ CCF ("The Cork")
The Cork @ CCF will be a wine bar, providing a curated selection of fine wines from around the world by the bottle with several selections available by the glass or "flights", craft beers and prepared coffee drinks. The Cork will also provide prepared food items, charcuterie boards/flights, prepared deserts, cheese plates. [SEE SAMPLE MENU ATTACHMENT]

Unlike the standard wine list presented at most bars and restaurants, The Cork will provide a "Wine Catalog" to include extensive details, "tech sheets" of each wine offered. In most cases the information can be gathered directly from the vineyard via their "tech sheets". Information to include information on the wines growing environment, fermentation process, region, vineyards history, paring notes, average ratings, as well as our own tasting notes. The catalog will also contain our "staff picks".

The Cork will be a welcoming space with couches and lounge chairs, coffee tables and end tables, bistro tables (small two chair tables). Continuing the overall theme of Cook, Cork & Fork as a feeling of being in someone's home. With the addition of ~500sft, The Cork will utilize the entire store front of 34 W. Palatine Rd. and its expansive window front. The storefront will provide view to the wine bar and seating area as well as a clear line of sight into our kitchen classroom which is currently mostly blocked by retail floor fixtures. Total combined retail and wine bar space will be approximately 1,500 SqFt

The Cork will provide CCF with additional space to host additional classes at the same time classes are being held in the kitchen classroom. Class concepts include wine tastings, wine parings, charcuterie board building classes, wine fundamentals and more. Regular tasting events will showcase vineyards, breweries and vendors driving sales.

The Cork will also provide live entertainment options w/ small "coffee shop" sessions.

Ownership

John and Mica Mahler are long time residents of Palatine, and have raised their family here.

The Sizzle Kitchen LLC ("TSK") DBA, Cook, Cork & Fork ("CCF"), DBA, The Cork @ CCF (The Cork") is established as an LLC in the state of Illinois.

Attachment: PZC Materials - February 27, 2024 (32-34 W. Palatine Road - SU Amend Cook Cork & Fork)

IV. Products and Services

Cook, Cork & Fork has four core areas of business: hands-on and demonstration cooking classes, fine wine and craft beer available at the bar and for purchase from retail selections, cookware and The Cork @ CCF Wine Bar

Cooking Classes

Cook, Cork & Fork provides recreational cooking classes for up to 20 guest-students depending on the particular class and required space. Average class size is 16 guest-students. Hands-On classes incorporate complete guest-student participation in the meal preparation process. For Demonstration classes guest-students are invited to observe the Chef Instructor prepare the meal and walk the guests through the preparation and presentation. All guests must pre-register for each class. Walk-ins are not accepted.

Private Cooking Events

Private Events are available for groups of 16 or more and provide a more social environment than our regular cooking classes. Each Private Event provides a 30 minute reception, 60-90 minutes of prep and cook and 60 minutes of dining. Examples of Private Events include corporate team building, birthdays, anniversaries, neighborhood gatherings, customer appreciation events and more.

Retail

Several items available in the retail store are made available to customers to trial in our Kitchen Classroom. This will allows the customer to actually use an item they may be interested in purchasing. The retail space includes the sale of gourmet kitchenware and cookware like Shun, Wusthof, Zwilling, Staub, and many, many more. With the addition of consumable items like dried herbs, sauces and other prepared foods. Retail displays will be interspersed into The Cork's seating area as well. All the wines and beers available at the bar will be available for sale within the retail space.

Retail Wine & Beer

Our wine and beer selection will provide a diverse array of varietals and brews.

The Cork @ CCF Wine Bar

Our wine bar will provide an upscale atmosphere, comfortable seating and a curated list of fine wines, soft drinks, coffee drinks and beers. We will also provide a selection of prepared foods, charcuterie boards/flights, small plates and deserts for purchase. The Charcuterie Flights will provide the guest to select which components of a "board" they would like, similar to a "Tapas" menu. The flights concept allows for the flights to be premade and ready for service upon order.

The bar will provide an area for guests to conduct product sampling of products available for retail purchase and limited special offering products from distributors which may or may not be available for retail purchase.

Potential Ideas and Concepts

- Wine tasting classes
- Charcuterie board making classes
- Private wine events

Attachment: PZC Materials - February 27, 2024 (32-34 W. Palatine Road - SU Amend Cook Cork & Fork)

- Live Music
  - We will provide ambient or incidental music provided for guests by musicians such as a piano player, harpist, strolling violinist, traditional juke box karaoke or guitarist. We will not charge a fee for this entertainment.
- Open to the public wine tasting events
- Cross-market sales opportunities
  - Wineries
  - Breweries
  - Guest chefs from area restaurants to teach a cooking class
- Guest Chef authors-book signing-guest cooking classes
- Immersion or boot-camp classes spanning an entire day or multiple days.
- On site customer cooking and team building events
- In home cooking lessons/private parties

Our Advantage

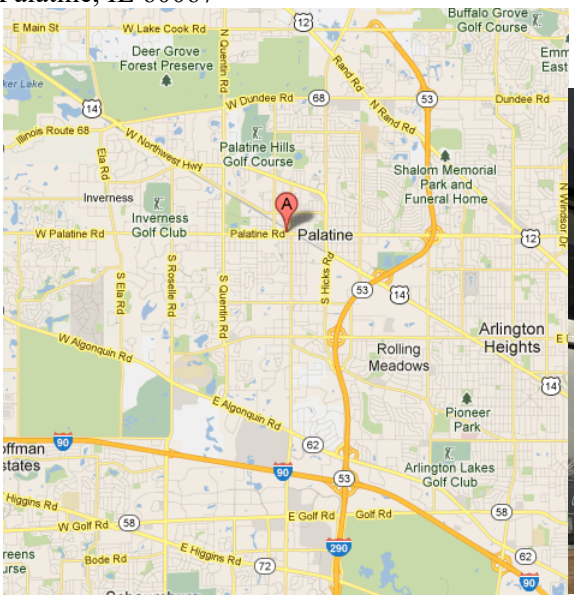
Cook, Cork & Fork has set itself apart from the competition by creating an entertaining *experience* for our guests. With careful attention paid to all aspects of the culinary process, we create an atmosphere of open exploration of food. Every guest is made to feel welcome and at home.

- We are the only school in the suburbs to incorporate ALL aspects of the meal preparation from ingredients to presentation, while including various retail wine and beer options and access to all the tools used in class for purchase in our store.

VI. Operational Plan

Location

34/36 W Palatine Road
(At the intersection of Palatine Rd and Bothwell St)
Palatine, IL 60067



The Village of Palatine has invested significant resources in the last several years to update and modernize the down town area.

Attachment: PZC Materials - February 27, 2024 (32-34 W. Palatine Road - SU Amend Cook Cork & Fork)

http://www.palatine.il.us

- Palatine Streetfest is held one block over from our location each year in August (http://www.palatinestreetfest.com)
- The Palatine French farmers market is held at one of the train station parking lots just around the corner from our store.

The space we are currently utilizing includes 1500 SF of retail space and 1500 SF for the Kitchen Classroom. We will secure an additional 500SqFt from the current Allstate office at 36 W Palatine Rd. With the reduction in retail items the wine bar with integrated retail will utilize approximately 1,500 SqFt. With 500SqFt dedicated to retail items.

Access

Our current Palatine location is 2.2 miles from IL Hwy 53, 5.4 miles from Interstate 90.

The current location is 1,000 feet from the Palatine train station on the Union Pacific Northwest line reaching from downtown Chicago to Harvard with 23 stops, stretching approximately 70 miles end to end.

Hours of Operation

Retail business hours will be:
Same as The Cork @ CCF hours

Available Cooking Class start times will be (approximately)
Daytime classes 11:00am-4:00pm
Evening classes 5:00pm-9:00pm

The Cork @ CCF
Tuesday-Saturday 3pm-11pm
Sunday 12pm-8pm

Zoning

Cook, Cork and Fork will require retail/bar zoning.

Licensing requirements

- VOP Business License (Currently in place)
- VOP Liquor License
  - Currently in place
    - Class B (Package Liquor)
    - Class P (Caterer)
  - Proposed
    - Class B (Package Liquor)
    - Class G (Restaurant with Beer & Wine)
- Illinois Liquor License (currently in place)

We will proceed in applying for the various Village of Palatine Permits and licenses as the business proceeds through the approval process.

Permits

Village of Palatine Building Permit
Village of Palatine Special Use
Village of Palatine Permanent Food Establishment Permit
Village of Palatine Alcohol Servers Permits (all staff members serving or selling alcohol) Currently in place

Final determination will be made upon submission of detail operations information for the required permits and licenses

Health, workplace, or environmental regulations

A staff member/Person In Charge certified as a Food Protection Manager must be present at all times.

All staff working with unpackaged foods, food equipment or utensils or food contact surfaces will require a Food Handler certificate.

We will be required to conform to the Illinois Department of Public Health (IDPH) Food Service Sanitation Code as well as The United States Department of Labor and the Occupational Safety and Health Administration (OSHA).

In the village of Palatine, employees acting as manager, assistant manager, bartenders and/or bouncers, servers, and checkout clerks are required to obtain an Alcoholic Beverage Seller & Server Permit in addition to Beverage Alcohol Sellers and Servers Education Training (BASSET).

Insurance Coverage Requirements

Cook, Cork & Fork has in place the following insurance coverage.

General Liability: Coterie Insurance
Dram Shop Insurance: National Specialty Insurance
Workman's Compensation: Pie Insurance

Suppliers

Fortune Fish & Gourmet
1068 W South Thorndale Avenue
Bensenville, Illinois 60106

European Imports (Sysco)
600 E Brook Dr.
Arlington Heights, IL 60005

Wine and beer will be supplied through local distributors which currently include:

Heritage Wine Cellars

Attachment: PZC Materials - February 27, 2024 (32-34 W. Palatine Road - SU Amend Cook Cork & Fork)

6600 West Howard Street
Niles, Illinois 60714

Romano Beverage – Regal Wine Co.
185 Industrial Drive
Elmhurst, IL 60126

Windy City Distributing
1103 Butterfield Rd
Aurora, IL 60502

Town & Country
1050 Ardmore Ave
Itasca, IL 60143

Potential additional wine suppliers will be sourced to expand wine offerings.

Personnel

Type of labor (skilled, unskilled, and professional)

- General Manager – Skilled (Bachelors preferred) – John Mahler
- Operations Manager – Skilled– Mica Mahler
- Chef Instructor – Skilled (1099-Contractor)
- Culinary Assistant – Semi skilled in food preparation
- Bar Server/Tender – Skilled (Wine/beer knowledge)
- Retail – Semi skilled (general product knowledge, wine & beer)
- Wine Instructor/Sommelier – Certification preferred

Training methods and requirements

- HACCP formal training, Commercial instruction/certification. Ongoing general staff training by HACCP certified kitchen staff.
- BASSET Commercial instruction/certification.
- Ongoing retail product training with vendor representation
- Wine and beer. Ongoing training with Sommelier and management.
- Wine Instructor. Certified Sommelier preferred.

Roles & Responsibilities

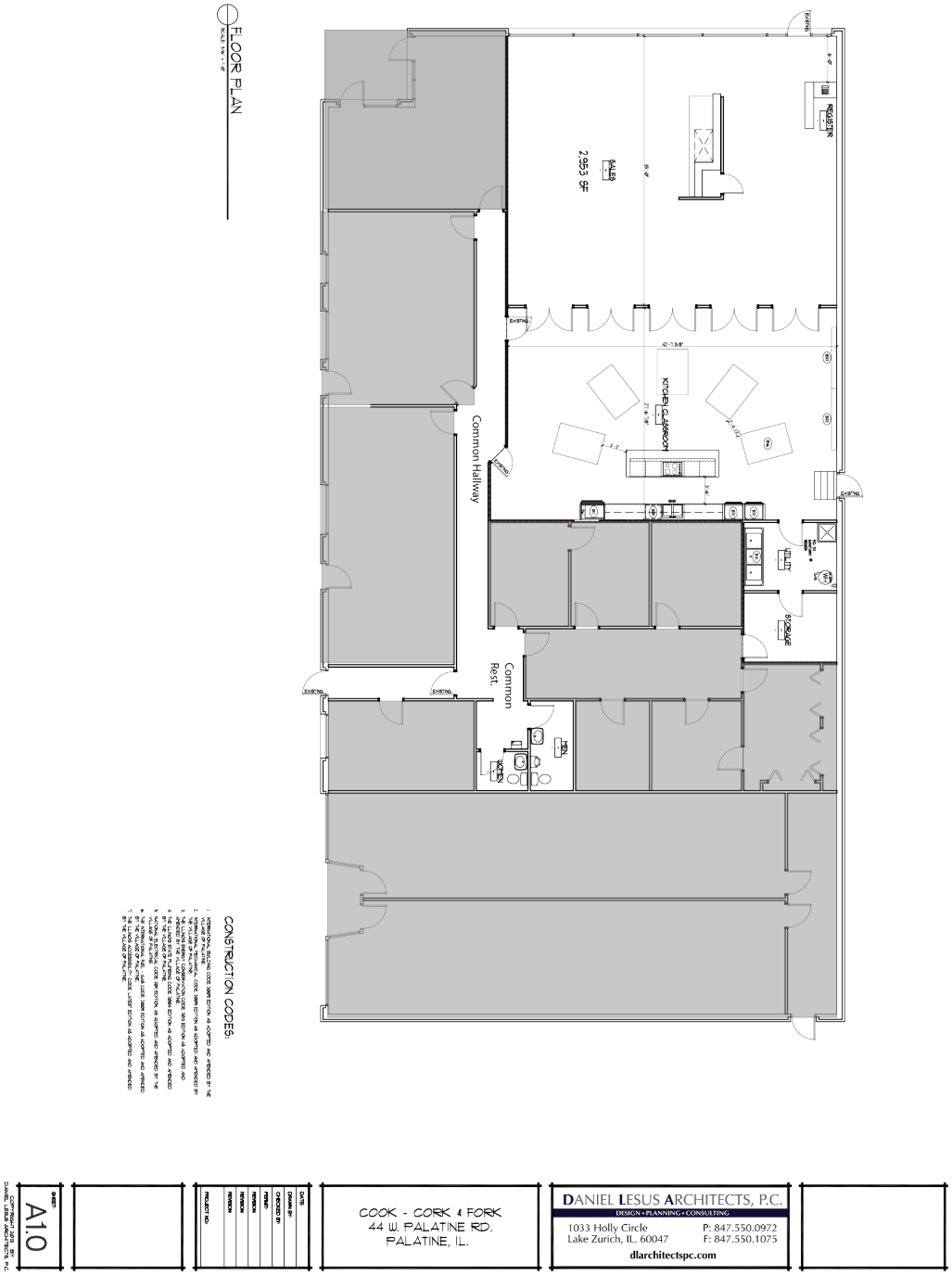
Store General Manager – The General Manager is responsible for all day-to-day operations and the overall success of the store.
Operations Manager – The Operations Manager is responsible for working with the General Manager in general operations and the overall success of the store.
Chef Instructor – The Chef Instructor delivers hands on instruction. This role is responsible for an exceptional experience for customers by creating a fun, interactive learning environment that inspires the home chef.
Chef Assistant – Kitchen Assistants help to create an inspiring experience for every student and assist the instructor (Head, Chef Instructor and/or Guest Chef) with the hands on nature of the class. Chef Assistants are responsible for the overall set up and take down of each culinary class, which may include shopping for supplies.

Attachment: PZC Materials - February 27, 2024 (32-34 W. Palatine Road - SU Amend Cook Cork & Fork)

Wine Instructor – The Wine Instructor is responsible for overseeing all aspects of the wine and beer programs. This position is also responsible for working with the Head Chef to identify wine and recipe pairing suggestions.
Retail Associate – Sales Associates help create an experience for our customer that delights and inspires. This position assists in executing and supporting all store initiatives that contribute to generating sales.

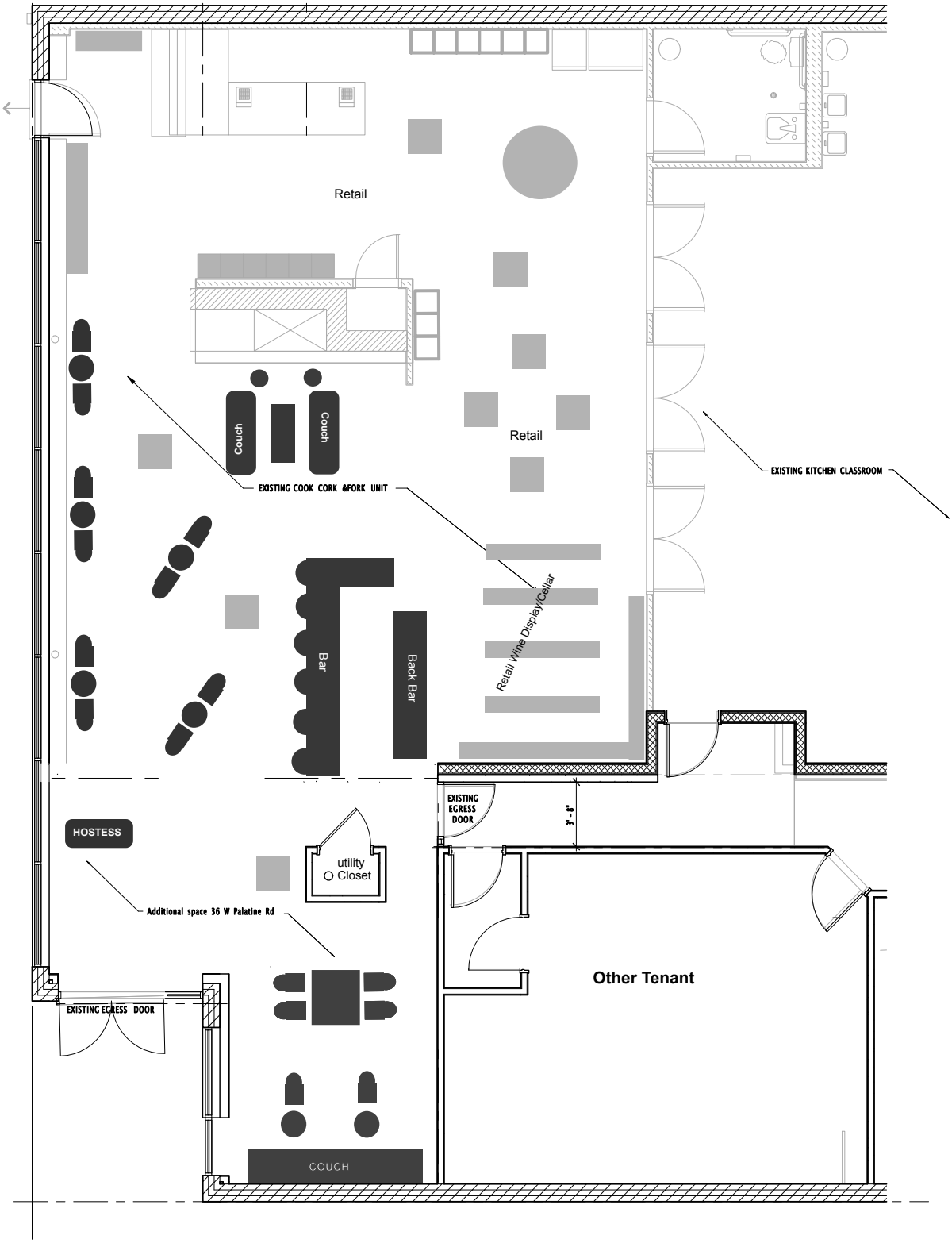
Attachment: PZC Materials - February 27, 2024 (32-34 W. Palatine Road - SU Amend Cook Cork & Fork)

Appendix D2 – Floor Plan – (Current)



Attachment: PZC Materials - February 27, 2024 (32-34 W. Palatine Road - SU Amend Cook Cork & Fork)

Appendix D3 – Floor Plan – (Existing space and 36 W expansion)



Attachment: PZC Materials - February 27, 2024 (32-34 W. Palatine Road - SU Amend Cook Cork & Fork)

Appendices E1 – Menu (Preliminary)

This is a sample of the proposed menu items. Items will change up seasonally.

Red/White/Sparkling Wines

- By the bottle
- By The Glass
- Flights

Crafts Beers (bottles/cans)

Soft Drinks (bottles/cans)

Charcuterie Flights: Each Flight provides selections curated by our Chef & Sommelier. Serves 1-2 guests per flight.

- The Meat – A seasonal selection of three of the finest cured meats. prosciutto, soppresatta & spanish chorizo – Served w/ Seasonal Mustards $x.xx
- The Cheese – Brie, Blue, Sharp Cheddar – Served w/ Seasonal Preserves $x.xx
- The Bread – French, Whole Grain, Sour Dough $x.xx
- The Butter – 3 Seasonal Compound Butters
- The Crisp – Seasonal Crackers $x.xx
- The Fermented – Pickles, Olives and Other Favorites $x.xx
- The Spread – House Prepared Spreads $x.xx
- The Chocolate – Dark, Milk, White
- The Caviar – Seasonal/Regional $Market

Coffee

- Coffee $x.xx
- Espresso $xxx (Double $x.xx, Triple $x.xx, Quad $x.xx)
- Americano $x.xx
- Capucino $x.xx
- Mocha $x.xx

Desert

- Selections of premade deserts from either Fortune Gourmet or European Imports

Attachment: PZC Materials - February 27, 2024 (32-34 W. Palatine Road - SU Amend Cook Cork & Fork)

ORDINANCE NO. 0-47-14

AN ORDINANCE GRANTING A SPECIAL USE AND VARIATION
34 W. PALATINE ROAD (CASE NO. 14-13)

Published in pamphlet form by authority of the
Mayor and Village Council of the Village of Palatine
on April 21, 2014

Attachment: PZC Materials - February 27, 2024 (32-34 W. Palatine Road - SU Amend Cook Cork & Fork)

ORDINANCE NO. 0-47-14

AN ORDINANCE GRANTING A SPECIAL USE AND VARIATION
34 W. PALATINE ROAD (CASE NO. 14-13)

WHEREAS, pursuant to a petition and public hearing on April 8, 2014 of which public notice was given as required by law, the Zoning Board of Appeals of the Village of Palatine, in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, has held such public hearing and reported their findings relative to a request for a Special Use for a Unique Use to permit a recreational cooking school that also retails kitchenware, cookware and beer and wine pursuant to Section 11.02 (d) (24) of the Palatine Zoning Ordinance and a Variation to permit three attached signs instead of the maximum permitted one attached sign pursuant to Section 8.03 (b) (2) (a) of the Palatine Zoning Ordinance on the following legally described property.

Lot 8 (except the North 4.05 feet thereof) and the East 2.0 feet of Lot 7 (except the North 4.05 feet thereof and except the West 0.10 feet lying South of the North 4.05 feet thereof) in Block "L" in Palatine in the Southeast ¼ of the Southeast ¼ of Section 15, Township 42 North, Range 10, East of the Third Principal Meridian, in Cook County, Illinois, according to the plat thereof recorded by Joel Wood recorded December 7, 1855, in Book 98 of Maps, Page 28, in Cook County, Illinois.

And also excepting that part of said Lot 8 conveyed to State of Illinois for highway purposes by Document Number 1008508018, recorded March 26, 2010, described as follows: Beginning at the Southeast corner of said Lot 8; thence on an assumed bearing North 02 degrees 17 minutes 26 seconds West along the East line of said Lot 8, a distance of 9.29 feet; thence South 48 degrees 07 minutes 25 seconds West a distance of 14.54 feet to the South line of said Lot 8; thence North 87 degrees 51 minutes 28 seconds East along the South line of said Lot 8, a distance of 11.20 feet to the point of beginning.

commonly known as 34 W. Palatine Rd. (PIN #02-15-430-013).

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 that:

Attachment: PZC Materials - February 27, 2024 (32-34 W. Palatine Road - SU Amend Cook Cork & Fork)

SECTION 1: A Special Use for a Unique Use to permit a recreational cooking school that also retails kitchenware, cookware and beer and wine pursuant to Section 11.02 (d) (24) of the Palatine Zoning Ordinance and a Variation to permit three attached signs instead of the maximum permitted one attached sign pursuant to Section 8.03 (b) (2) (a) of the Palatine Zoning Ordinance, is hereby granted, subject to the following conditions:

1. The Special Use and Variation shall substantially conform to the site plan attached hereto as Exhibit 'A', and the elevations attached hereto as Exhibit 'B,' except as such plans may be changed to conform to Village Codes and Ordinances.
2. All employees of Cook, Cork and Fork shall enroll in and utilize the designated downtown employee parking areas.

SECTION 2: That the petition for Special Use and variation, a copy of the public notice and the report of the hearing be attached hereto and form a part of this ordinance.

SECTION 3: That this ordinance shall be in full force and effect from and after its passage and approval as provided by law.

PASSED: This 21st day of April, 2014

AYES: 5 NAYS: 1 ABSENT: 0 PASS: 0

APPROVED by me this 21st day of April, 2014

Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this

21 day of April, 2014

Village Clerk

Attachment: PZC Materials - February 27, 2024 (32-34 W. Palatine Road - SU Amend Cook Cork & Fork)

PROFESSIONALS ASSOCIATED SURVEY, INC.
PROFESSIONAL DESIGN FIRM NO. 184-003023
7100 N.Tripp Ave., Lincolnwood, Illinois 60712
Tel:(847) 675-3000 Fax (847) 675-2167
e-mail: pa@professionalsassociated.com
www.professionalsassociated.com

NORTH

GRAPHIC SCALE
0 16
(IN FEET)
1 inch = 16 Ft.

PLAT OF SURVEY

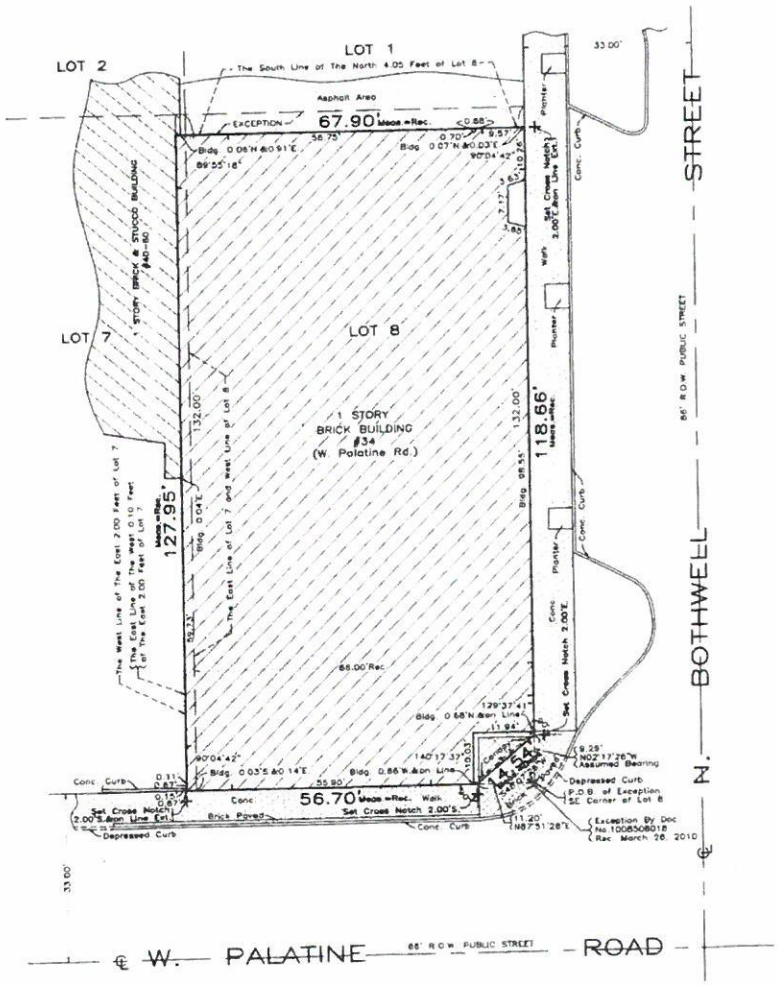
OF

LEGAL DESCRIPTION AS PROVIDED:
LOT 8 (EXCEPT THE NORTH 4.05 FEET THEREOF) AND THE EAST 2.0 FEET OF LOT 7 (EXCEPT THE NORTH 4.05 FEET THEREOF AND EXCEPT THE WEST 0.10 FEET LYING SOUTH OF THE NORTH 4.05 FEET THEREOF) IN BLOCK "L" IN PALATINE IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN; IN COOK COUNTY, ILLINOIS; ACCORDING TO THE PLAT THEREOF RECORDED BY JOEL WOOD RECORDED DECEMBER 7, 1855, IN BOOK 98 OF MAPS, PAGE 28; IN COOK COUNTY, ILLINOIS.

LEGAL DESCRIPTION AS SURVEYED:
LOT 8 (EXCEPT THE NORTH 4.05 FEET THEREOF) AND THE EAST 2.0 FEET OF LOT 7 (EXCEPT THE NORTH 4.05 FEET THEREOF AND EXCEPT THE WEST 0.10 FEET LYING SOUTH OF THE NORTH 4.05 FEET THEREOF) IN BLOCK "L" IN PALATINE IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN; IN COOK COUNTY, ILLINOIS; ACCORDING TO THE PLAT THEREOF RECORDED BY JOEL WOOD RECORDED DECEMBER 7, 1855, IN BOOK 98 OF MAPS, PAGE 28; IN COOK COUNTY, ILLINOIS.
AND ALSO
EXCEPTING THAT PART OF SAID LOT 8 CONVEYED TO STATE OF ILLINOIS FOR HIGHWAY PURPOSES BY DOCUMENT NUMBER 1008508018, RECORDED MARCH 26, 2010, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 8; THENCE ON AN ASSUMED BEARING NORTH 02 DEGREES 17 MINUTES 26 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 8, A DISTANCE OF 9.29 FEET; THENCE SOUTH 48 DEGREES 07 MINUTES 25 SECONDS WEST A DISTANCE OF 14.54 FEET TO THE SOUTH LINE OF SAID LOT 8; THENCE NORTH 87 DEGREES 51 MINUTES 28 SECONDS EAST ALONG THE SOUTH LINE OF SAID LOT 8, A DISTANCE OF 11.20 FEET TO THE POINT OF BEGINNING.

LAND TOTAL AREA: 8,635.77 SQ. FT. = 0.1983 ACRE.

COMMONLY KNOWN AS: 34 WEST PALATINE ROAD, PALATINE, ILLINOIS



THE LEGAL DESCRIPTION SHOWN ON THE PLAT HEREON DRAWN IS A COPY OF THE ORDER, AND FOR ACCURACY SHOULD BE COMPARED WITH THE TITLE OR DEED. DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING.

BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED IN THE MAPS, OTHERWISE REFER TO YOUR DEED OR ABSTRACT.

ORDER NO. 14-87150
SCALE: 1 INCH = 16 FEET
DATE OF FIELD WORK: March 10, 2014
ORDERED BY: CENTAUR CONSTRUCTION

NOTE:
SURFACE DETAILS OBSCURED BY SNOW.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

THIS SURVEY HAS BEEN ORDERED FOR SURFACE DIMENSIONS ONLY, NOT FOR ELEVATIONS. THIS IS NOT AN ALTA SURVEY.

COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE.

State of Illinois
County of Cook ss

We, PROFESSIONALS ASSOCIATED SURVEY INC., do hereby certify that we have surveyed the above described property and that, to the best of our knowledge, the plat hereon drawn is an accurate representation of said survey.

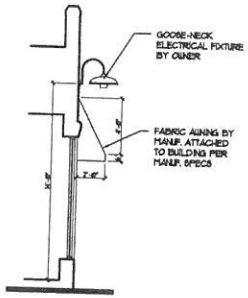
Date: March 12, 2014

IL. PROF. LAND SURVEYOR — LICENSE EXP. DATE: NOV. 30, 2014

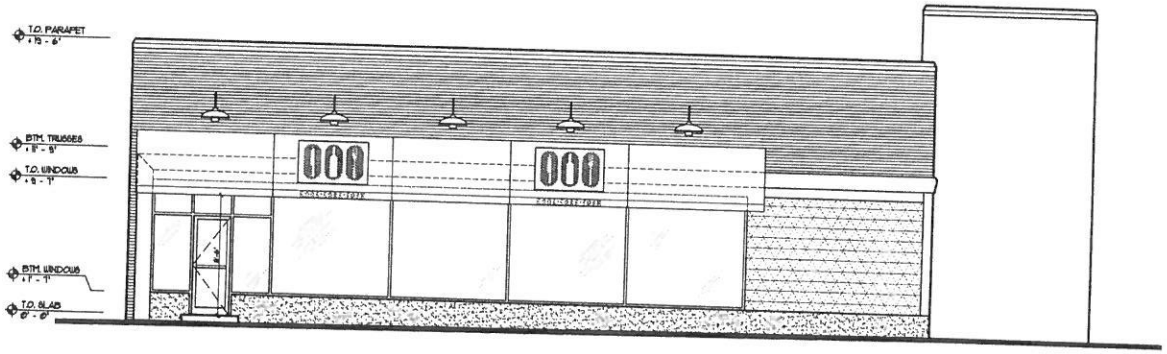
Drawn By: S. K.

EXHIBIT 'A'

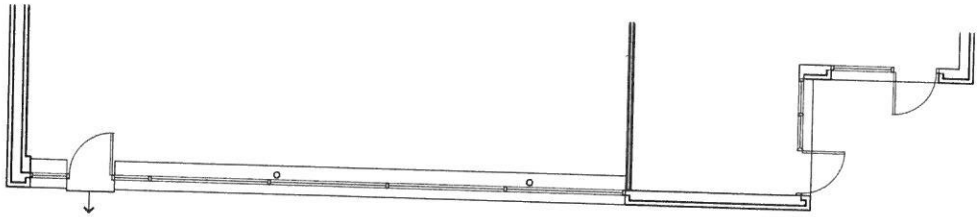
Attachment: Plat of Survey (1073 : 34 W. Palatine Road)
Attachment: PZC Materials - February 27, 2024 (32-34 W. Palatine Road - SU Amend Cook Cork & Fork)



1 A3.0 AWNING SECTION
SCALE: 1/4" = 1'-0"



2 A3.0 AWNING ELEVATION
SCALE: 1/4" = 1'-0"



COOK • CORK • FORK

DANIEL LESUS ARCHITECTS, P.C.
DESIGN • PLANNING • CONSULTING
1033 Holly Circle
Lake Zurich, IL 60047
P: 847.550.0972
F: 847.550.1075
dlarchitectspc.com

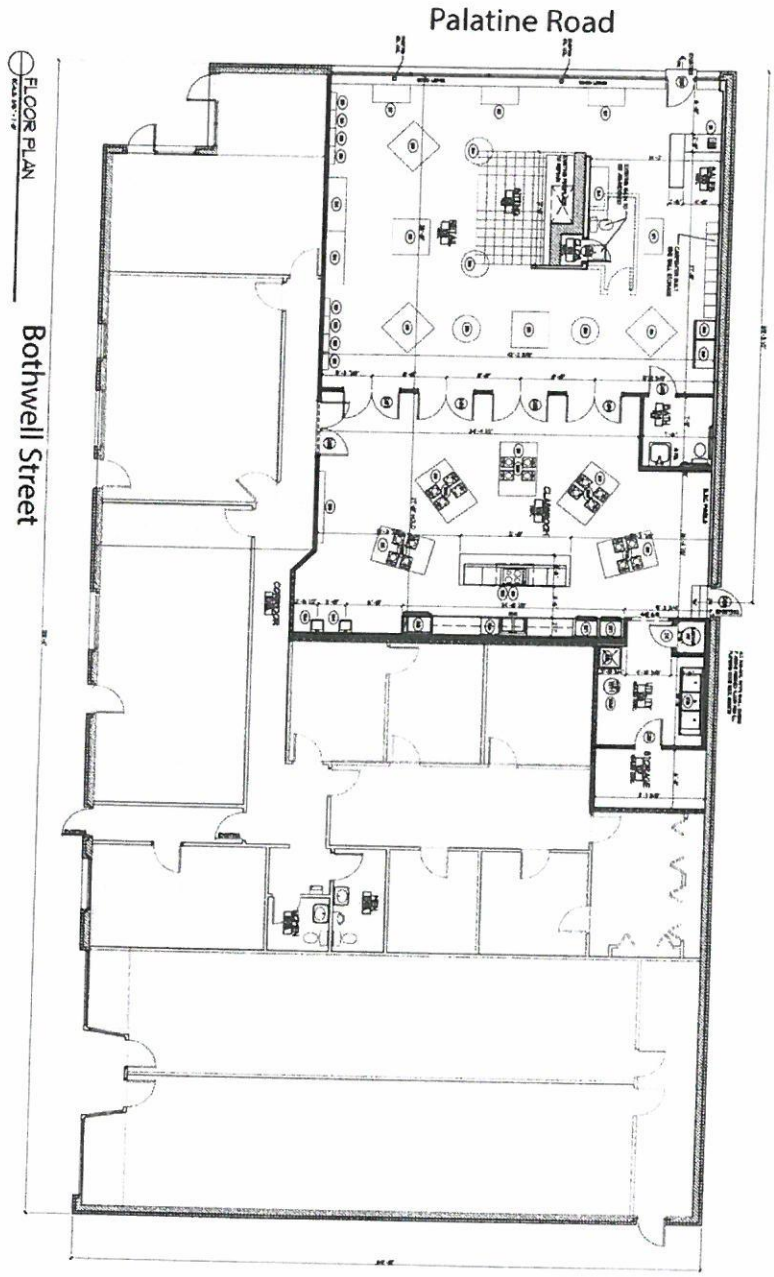
COOK - CORK & FORK
34 W. PALATINE RD.
PALATINE, IL.

DATE: NOV. 29, 2023
DRAWN BY: DVL
CHECKED BY: DVL
PERMIT:
REVISION:
REVISION:
REVISION:
PROJECT NO.: 13.429

SHEET
A3.0

COPYRIGHT 2014 BY DANIEL LESUS ARCHITECTS, P.C.

Appendix D2 – Floor Plan



A1.0

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Lake Zurich, IL 60047
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F: 847.550.1075
dlarchitectspc.com

THE USE OF THESE PLANS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. RE-USE, REPRODUCTION, OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED

Attachment: PZC Materials - February 27, 2024 (32-34 W. Palatine Road - SU Amend Cook Cork & Fork)

5. 34 W. Palatine Road **- Recommended to Approve**

Mr. McGinn recused himself due to prior client relationship

Petitioner's exhibits -

1. Application
2. Real estate disclosure form
3. Store lease
4. Plat of survey
5. Business plan
6. Floor plan
7. Awning elevation

Notice was published in the Daily Herald and mailed to owners of surrounding properties on March 24, 2014.

Ms. Johnson gave background to this petition for unique use and variation for signage. The Subject Property contains an existing multi-tenant commercial building in downtown Palatine. The Petitioner is planning to open a retail cooking store (kitchenware, cookware, beer, and wine) with recreational cooking classes, and is therefore requesting approval of a Unique Use and a Variation for signage.

- The Subject Property is zoned B-1, Shopping Center.
- The Petitioner is proposing to open "Cook, Cork, and Fork," which would sell kitchenware, cookware and beer and wine, and also offer recreational cooking classes.
- The retail hours are proposed to be: Tuesday to Thursday 11am-7pm, Friday to Saturday 11am-8pm and Sunday 11am-5pm. Closed on Mondays.
- There will be a maximum of five employees at the business at one time.
- Cooking classes would accommodate up to 20 guest students. Most classes will average 1-2.5 hours and will require reservations in advance. Cooking class time slots will be 10am-12:30pm, 2pm-4:30pm, and 7pm-9:30pm.
- The retail component will sell cutlery, cooking tools, small appliances, table linens, wine and craft beer. The Petitioner has applied for a liquor license.
- The tenant space is approximately 2,700 square feet. Using the retail parking standards, the parking requirement would be 9 spaces. The employees and customers will utilize the available public parking lots and on-street parking. A condition of the recommendation requires that the employees utilize the downtown employee parking permit lots.
- Attached signage is planned for an awning that faces Palatine Road. The sign plans show the "Cook, Cork, and Fork" logo repeated twice on the awning, therefore, a Variation is required for more than one attached sign. The total gross surface area of signage would comply with Code.

DEPARTMENTAL REVIEWS:
Community Services No issues or comments.
Engineering No issues or comments.

Attachment: PZC Materials - February 27, 2024 (32-34 W. Palatine Road - SU Amend Cook Cork & Fork)

Environmental Health The Petitioner has met with Environmental Health to discuss the requirements.
Fire Prevention The kitchen hood, exhaust and suppression system shall be tied to a fire alarm system with direct connection to the Palatine Fire Department. An IBC Chapter 34 "Existing Building and Structure review" shall be conducted to determine if additional fire separation and/or protection is required.
Public Works N/A
Police N/A

She then reviewed photo of existing building; staff; map of downtown parking areas, suggest customers use parking on south side of Palatine Road between Brockway and Bothwell streets.

Ms. Wood asked about signage; they revised their plan from 3 to 2 signs, so their logo would be placed properly. Ms. Wood asked about parking lot 6; this is a village lot and used by several businesses; Staff showed the crosswalk and designated 3 hour public parking. Ms. Wood asked about any allocation for a particular business; For the downtown business district, the parking requirements are waived, due to on-street and municipal parking lots in this area. The lot to the west is a private lot, not appropriate for this business' clients. There is no analysis for parking use at this time.

Mr. Larson asked about the parking map, lots 6 and 7 are 3 hour parking, and there is a designated employee parking area, the petitioners would purchase annual permits to use (condition for this petition), but that area is not shown on this map.

The Petitioners, John and Mica Mahler of Palatine, were sworn in. Mr. Mahler said they decided to use two logo signs and their signage under the 40 s.f. requirements. This building has been vacant since 2011 and by his research, will bring in additional customers to other downtown businesses. Due to their competitive analysis, their customer base would be within 10 to 15 miles, they would not be bringing in retail or bar customers. They looked at other suburbs and liked Palatine. This is his hometown, they like the proximity to public transit and to route 53. Their customers will use the parking lot on the south side of Palatine Road.

Mr. Larson asked if the parking to the west is a private lot; yes, belongs to owner of their building as well. When clients preregister for cooking classes, he will direct them to the appropriate parking area. Also they will have signage about parking inside the store. They have an agreement with their landlord not to use the lot to the west and will be notified before any towing occurs. Mr. Luszczak asked if the 3 hour limited parking would be sufficient, yes, as their classes are limited to 2.5 hours.

Ms. Wood asked about signage proposed for this business; the design of logo plus the name don't fit on the awning, so the placement proposed will take

Attachment: PZC Materials - February 27, 2024 (32-34 W. Palatine Road - SU Amend Cook Cork & Fork)

advantage of the width of the awning. The plan represents the business, will be on Palatine Road, there will be nothing on Bothwell.

Mr. Coleman asked when they are planning their opening day; early June.

Ms. Wood asked if they would obtain a beer and wine license; yes, for tastings and sales, instruction for classes. They offer an entire dining experience: preparation, creating the menu with an instructor, cooking, and enjoying the meal prepared. They will have samplings for package, as well as consuming during the classes.

Mr. Larson asked about the scheduling of classes. More classes will be in the evening, Thursdays, Fridays, Saturdays will have a 7pm class and Saturdays and Sundays, they will attempt to have morning, afternoon and evening. They will offer an occasion mom/kid or book club classes during the weekdays for stay at home or retired. The majority of their classes will be in the evening. Mr. Larson asked about the department comments, the hood and fire prevention's concerns; they have already met with fire prevention and did change their kitchen configuration after that meeting; Staff said the change is not noted on ZBA documents tonight.

There were no audience comments.

Ms. Johnson gave Staff's recommendation that the proposed uses will occupy a vacant storefront in downtown Palatine. Based upon the applicable parking requirements, this use would require 9 parking spaces. With the employees utilizing the downtown employee parking areas (the permit costs $30 annually), the most proximate on-street and parking lot area will be available for customer parking. Also, there is a public parking lot (Lot 6) directly across Palatine Road from the proposed business. This lot provides 3-hour parking and is well-suited to accommodate customers and students for this business. Per the Petitioner's business plan, the direct proximity to residential neighborhoods and train access should be a draw for their customer base. The requested sign variation is both within the maximum allowed square footage and comparable to the relief granted to other downtown uses. The combined retail/service uses will be compatible with the other types of downtown business and provide additional shopping and cooking classroom options for customers.
Staff recommends approval of the Special Use and Variation, subject to the following conditions:

1. The Special Use and Variation shall substantially conform to the site plan attached hereto as Exhibit 'A', and the elevations attached hereto as Exhibit 'B,' except as such plans may be changed to conform to Village Codes and Ordinances.
2. All employees of Cook, Cork and Fork shall enroll in and utilize the designated downtown employee parking areas.
3. Classroom students and, when necessary, customers should be directed to utilize the 3-hour parking lot (Lot 6) directly across Palatine Road for prolonged

Attachment: PZC Materials - February 27, 2024 (32-34 W. Palatine Road - SU Amend Cook Cork & Fork)

parking needs.

Ms. Wood noted the space is 2700 square feet. There were no comments by the ZBA board or the audience of Staff's recommendation. The public hearing was closed.

After making a motion Mr. Coleman addressed the standards, that this business is a great idea, it is a good fit for downtown. The petition meets public health, safety and welfare standards, and the signage request is nominal; Ms. Wood agreed, that this is a good business for downtown, that it will bring people into the downtown area, a different business for this area. She had a concern for parking if it affects other businesses.

Mr. Larson agreed that there would be no negative impact to the businesses to the west, but parking plan for the proposed business is good. It is a good addition to the downtown.

RESULT:	**RECOMMENDED TO APPROVE [5 TO 0]**
AYES:	Larson, Friedman, Wood, Luszczak, Coleman
ABSTAIN:	McGinn
ABSENT:	Christopher, Roth-Wurster, Kaider

Attachment: PZC Materials - February 27, 2024 (32-34 W. Palatine Road - SU Amend Cook Cork & Fork)

VILLAGE OF PALATINE

SPECIAL USE & VARIATION APPLICATION

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

Office Use Only		
	Project Planner	Zoning Case # 14-21
	Filing Fee $814.00	Notification Deadline
	ZBA Public Hearing Date	Village Council Date

RECEIVED
MAR 10 2014
PLANNING & ECONOMIC DEVELOPMENT
date received

Background Information

Petitioner(s): John & Mica Mahler

Business Name (if applicable): The Sizzle Kitchen LLC, dba Cook, Cork & Fork

Subject Property Address: 34 W. Palatine Rd., Palatine, IL 60067

Authorized Agent (if applicable):

Business Name (if applicable):

Address: [redacted]

City/State/Zip Code: Palatine/IL/60074

Telephone: [redacted]

Fax: [redacted]

Email: [redacted]

Relationship to Petitioner (contractor, architect, etc.):

Type of Application (check one)

☒ Special Use ☐ Special Use Amendment ☐ Variation

Existing Zoning District	Existing Land Use	Proposed Land Use
B-1 Shopping Center		Retail w/ Cooking School

Generally describe your request:

We look to open a retail kitchen and cookware store, that will also incorporate a recreational cooking school. Cooking classes are geared towards customers looking to expand their general cooking skills. We will not provide accredited cooking classes. We will also look to provide package wine and beer sales, as well as tastings and consumption for guests during classes.

Attachment: PZC Materials - February 27, 2024 (32-34 W. Palatine Road - SU Amend Cook Cork & Fork)

SPECIAL USE

PALATINE

Required Materials

- ☐ Filing Fee of $ _____
- ☐ Application Form
- ☐ Plat of Survey (must show all current improvements and be sealed by an Illinois certified surveyor)
- ☐ Site Plan (dimension, location, and setbacks of all existing and proposed buildings) – **one 11x17 copy, electronic version preferred**
- ☐ Real Estate Interest Disclosure Form (see attached)
- ☐ Proof of Ownership or Lease (e.g. Title Insurance Policy, Deed, or Purchase Contract)
- ☐ Business Plan (if applicable; including, but not limited to nature of business, hours of operation number of employees, floor plan, and menu)

Additional Materials (as required by the Village)

- ☐ Elevation Plan (front, side, and rear elevations of a proposed building), and/or Floor Plan (proposed interior layout) – **one 11x17 copy of each plan, electronic versions preferred**
- ☐ Engineering Plans (must indicate existing conditions, topography, storm water management, tree preservation, utility connections, detention calculations, and a cost estimate)
- ☐ Photographs (e.g. ground-level or aerials)
- ☐ Other materials as deemed necessary by the Village

Petitioner Justification

The Petitioner is required to present specific evidence related to each of the following standards to justify the request (paraphrased from Section 14.05 of the Palatine Zoning Ordinance). Attach a separate sheet if necessary.

1. The use is deemed necessary for the public convenience at that location

The proposed use will bring new shopping opportunity to the downtown area and compliment existing businesses in the area.

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

Yes - We will operate in accordance with all state& village laws and ordinances.

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

The use will likely add to the the value of nearby properties by attracting new customer opportunity for the existing downtown businesses and new entertainment opportunities for residents.

4. With respect to live entertainment uses, the use shall not:
   a. Produce noise levels so great as to constitute an unreasonable interference for persons outside the confines of the establishment
   b. Impose undue health, sanitation or safety burdens on the village
   c. Create excessive demands on the Village of Palatine Police Department
   d. Be of a nature otherwise prohibited by law or village ordinance
5. For fence standards, see Section 14.05 of the Palatine Zoning Ordinance

Attachment: PZC Materials - February 27, 2024 (32-34 W. Palatine Road - SU Amend Cook Cork & Fork)

VILLAGE OF PALATINE

VARIATION

Required Materials

- ☐ Filing Fee of $ _____
- ☐ Application Form
- ☐ Plat of Survey (must show all current improvements and be sealed by an Illinois certified surveyor)
- ☐ Site Plan (dimension, location, and setbacks of all existing and proposed buildings) – **one 11x17 copy, electronic version preferred**
- ☐ Real Estate Interest Disclosure Form (see attached)
- ☐ Proof of Ownership or Lease (e.g. Title Insurance Policy, Deed, or Purchase Contract)

Additional Materials (as required by the Village)

- ☐ Elevation Plan (front, side, and rear elevations of a proposed building), and/or Floor Plan (proposed interior layout) – **one 11x17 copy of each plan, electronic versions preferred**
- ☐ Engineering Plans (must indicate existing conditions, topography, storm water management, tree preservation, utility connections, detention calculations, and a cost estimate)
- ☐ Photographs (e.g. ground-level or aerials)
- ☐ Other materials as deemed necessary by the Village

Petitioner Justification

The Petitioner is required to present specific evidence related to each of the following standards to justify the request (paraphrased from Section 14.03 of the Palatine Zoning Ordinance). Attach a separate sheet if necessary.

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

In order to best utilize the length of the store front, 3 smaller signs would be more visible to passing vehicles and pedestrians.

2. That the plight of the owner is due to unique circumstances

Due to the length of our store front, 3 smaller logo/signs would provide a more tasteful and presentable than a single large sign.

3. That the variation, if granted, will not alter the essential character of the locality

The proposed signage will not alter the essential character of the locality.

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

The request is not based on a desire to make more money out of the property
The proposed variance will not a hardship for the propoerty
The request will not be a detriment to the public or other properties
The request will not impair the supply of light to adjacent properties, increase the danger of fire, endanger the public safety, or substantially diminish or impair neighboring property values.

Attachment: PZC Materials - February 27, 2024 (32-34 W. Palatine Road - SU Amend Cook Cork & Fork)

PUBLIC NOTICE

A public hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, April 8, 2014, at 7:00 PM, in the Village Council Chambers in the Palatine Community Center, 200 E. Wood Street, relative to a request for the following:

Special Use for a Unique Use to permit a recreational cooking school that also retails kitchenware, cookware and beer and wine pursuant to Section 11.02 (d) (24) of the Palatine Zoning Ordinance.

Variation to permit three attached signs instead of the maximum permitted one attached sign pursuant to Section 8.03 (b) (2) (a) of the Palatine Zoning Ordinance.

The property is commonly known as 34 W. Palatine Road (PIN# 02-15-430-013).

The Petitioner is proposing to operate a kitchenware store that offers cooking classes and sells wine and beer.

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

FILE #: 14-21

VILLAGE OF PALATINE
Jan Wood, Chair
Palatine Zoning Board of Appeals

DATED: This 24th day of March, 2014.

Published in Daily Herald March 24, 2014 (4368545)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

Corporation organized and existing under and by virtue of the laws c the State of Illinois, DOES HEREBY CERTIFY that it is the publish of the **DAILY HERALD**. That said **DAILY HERALD** is a secular newspaper and has been circulated daily in the Village(s) of Algonquin, Antioch, Arlington Heights, Aurora, Barrington, Barrington Hills, Lake Barrington, North Barrington, South Barring Bartlett, Batavia, Buffalo Grove, Burlington, Campton Hills, Carpentersville,Cary,Deer Park, Des Plaines, South Elgin, East Dunc Elburn, Elgin,Elk Grove Village, Fox Lake, Fox River Grove, Genev Gilberts,Grayslake, Green Oaks, Gurnee, Hainesville, Hampshire, Hanover Park,Hawthorn Woods, Hoffman Estates, Huntley, Inverne Island Lake,Kildeer, Lake Villa, Lake in the Hills, Lake Zurich, Libertyville,Lincolnshire, Lindenhurst, Long Grove, Mt.Prospect, Mundelein,Palatine, Prospect Heights, Rolling Meadows, Round Lak Round Lake Beach,Round Lake Heights,Round Lake park,Schaumbu Sleepy Hollow, St. Charles, Streamwood, Tower Lakes, Vernon Hill Volo, Wauconda, Wheeling, West Dundee, Wildwood, Sugar Grove, North Aurora

County(ies) of Cook, Kane, Lake, McHenry and State of Illinois, continuously for more than one year prior to the date of the first publication of the notice hereinafter referred to and is general circulation throughout said Village(s), County(ies) and State.

I further certify that the DAILY HERALD is a newspaper as defined "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 7150, Act 5, Section 1 and 5. Th notice of which the annexed printed slip is a true copy, was published March 24, 2014 in said DAILY HERALD.

IN WITNESS WHEREOF, the undersigned, the said PADDOCK PUBLICATIONS, Inc., has caused this certificate to be signed by, thi authorized agent, at Arlington Heights, Illinois.

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY Paula Baltzer
Authorized Agent

Control # 4368545

Attachment: PZC Materials - February 27, 2024 (32-34 W. Palatine Road - SU Amend Cook Cork & Fork)

TYPE: ORDINANCE **SUBMITTED BY:** PLANNING & ZONING **DATE:** 4/21/2014

DESCRIPTION: Consideration of an Ordinance granting a Special Use for a Unique Use to permit a recreational cooking school and retail store and a Variation to permit two attached signs instead of the maximum permitted one attached sign (Mahler – Cook Cork and Fork) (District: 6)

COMMITTEE ACTION: **DATE:**

BACKGROUND: The Subject Property is a vacant tenant space within a multi-tenant commercial building. The Petitioner is proposing to open a recreational cooking school and retail store. Therefore, the Petitioner requests the following:

Special Use for a Unique Use to permit a recreational cooking school that also sells kitchenware, cookware and beer and wine; and

Variation to permit two attached signs instead of the maximum permitted one attached sign.

ANALYSIS:

- The Subject Property contains an existing multi-tenant commercial building in downtown Palatine. The Petitioner is planning to open a retail cooking store (kitchenware, cookware, beer, and wine) with recreational cooking classes. The tenant space is approximately 2,700 square feet.
- The Subject Property is zoned B-1 Shopping Center. The proposed hours are: Tuesday - Thursday (11am-7pm), Friday - Saturday (11am-8pm) and Sunday (11am-5pm). It will be closed on Mondays. There will be a maximum of five employees at the business at one time.
- Cooking classes would accommodate up to 20 guest students. Most classes will average 1 to 2.5 hours and require advance reservations. Cooking class time slots are as follows; 10am-12:30pm, 2pm-4:30pm, and 7pm-9:30pm. Customers will be directed to utilize Lot 6, as part of their reservation confirmation. This public parking lot (Lot 6) is directly across Palatine Road from the proposed business. This lot provides 3-hour parking and can accommodate the customers.
- Using the retail parking standards, the parking requirement would be 9 spaces. The employees and customers will utilize the available public parking lots and on-street parking. A condition of the recommendation requires that the employees utilize the downtown employee parking permit lots.
- Attached signage is planned for an awning that faces Palatine Road. The sign plans show the "Cook, Cork, and Fork" logo repeated twice on the awning, therefore, a Variation is required for more than one attached sign. The total gross surface area of signage would comply with Code.
- This use requires 9 parking spaces. With the employees using the employee parking areas ($30 annually permit), the most proximate on-street and parking lot areas are available for customer parking. Per the Petitioner's business plan, the proximity to residential neighborhoods and train access is a draw for their customer base. The requested sign variation is both within the maximum allowed square footage and comparable to sign relief granted to other downtown businesses.

RECOMMENDATION:

Public Hearing:	April 8, 2014, Zoning Board of Appeals
Residents Testifying:	None
Concerns:	None
Vote:	The ZBA voted unanimously (6-0) to approve the request. Staff concurs with this recommendation.

ALTERNATIVES:

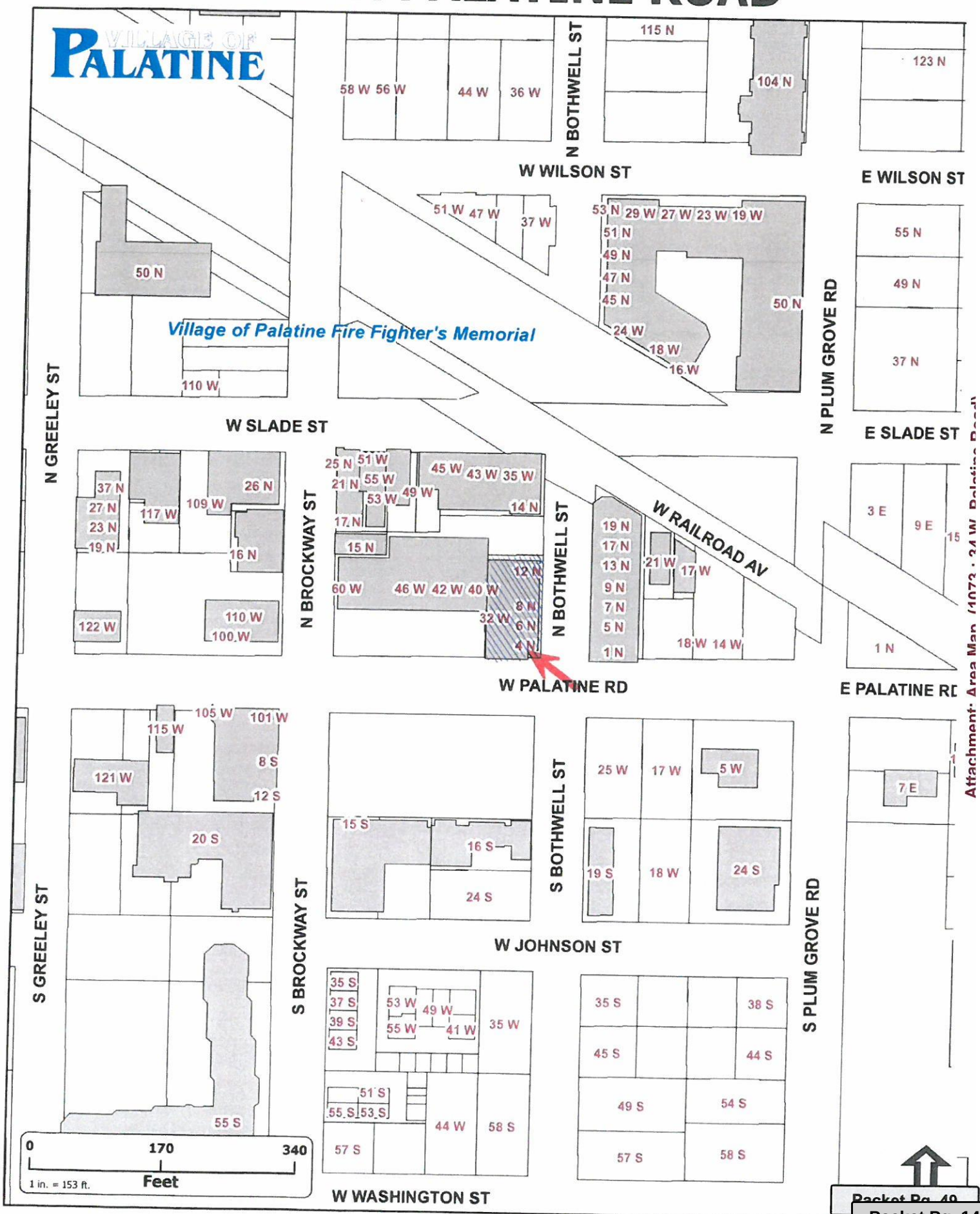
1. Recommend approval of the Special Use and Variation.
2. Do not recommend approval of the Special Use and Variation.

ACTION REQUIRED:

Consideration of an Ordinance granting a Special Use for a Unique Use to permit a recreational cooking school and retail store and a Variation to permit two attached signs instead of the maximum permitted one attached sign

Attachment: PZC Materials - February 27, 2024 (32-34 W. Palatine Road - SU Amend Cook Cork & Fork)

34 W. PALATINE ROAD



Attachment: PZC Materials - February 27, 2024 (32-34 W. Palatine Road - SU Amend Cook Cork & Fork)

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 32 - 34 W. PALATINE RD.

(●) ( ) ( ) ( )

County of COOK

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

Further, that the notice, of which the attached is a true copy, was published ONE times in the said newspaper(s), namely once each week for ONE successive week(s) and that the first publication of said notice was made on the 8TH day of FEBRUARY, A.D. 20 24., and the last publication thereof was made on the 8TH day of FEBRUARY, A.D. 20 24.

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

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

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

Mary Alice Wenzl

IN WITNESS WHEREOF, **THE DES PLAINES JOURNAL, INC.**, has caused this certificate to be signed and its corporate seal affixed hereto at Des Plaines, Illinois this 8TH day of FEBRUARY A.D., 20 24.

By Todd Wessel

President
Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 8TH day of FEBRUARY A.D., 20 24.

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

Attachment: PZC Materials - February 27, 2024 (32-34 W. Palatine Road - SU Amend Cook Cork & Fork)

7. 32 - 34 W. Palatine Rd

SU-000090-2024 - 32-34 W. Palatine Road

Notice was published in the Journal & Topics on February 8th, 2024 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. **Special Use Application**
2. **Proof of Ownership**
3. **Plat of Survey**
4. **Floor Plan**
5. **Business Plan**
6. **O-047-14 - 34 W Palatine Rd SU & VAR**
7. **Public Notice**

Mr. Bradshaw provides background information on the subject property, stating that it is in the B-1 zoning district at northwest corner of Bothwell Street and Palatine Road. The business has been operating since 2014, originally permitted as a recreational cooking school with retail kitchenware, cookware, beer, and wine. The retail operations will be reduced, but the offered cooking classes remain the same. The petitioner is requesting alterations to the previously approved floor plan and business plan, which include expanding the existing space into the adjoining tenant space to install a wine bar. This wine bar would provide a gathering space for the currently offered cooking classes and would serve wine, beer, and small charcuterie boards. Therefore, the petitioner is requesting a special use amendment to alter the existing floor plan and business plan to include the wine bar.
Sworn in petitioner: John & Mica Mahler - 34 W. Palatine Road, business owners.

Mr. Mahler explains that the business has been operating for the past 9 years. Last year, they served 3000 guests, some coming from as far away as 28 miles. He expresses their desire to leverage their strengths and expand the space to accommodate the increasing number of customers attending classes. They also aim to offer options for a glass of wine or beer, as well as appetizers, to enhance the overall experience. Additionally, they intend to encourage customers to stay after class to socialize.
Commissioner Freidman asks if they have been challenged with parking.
Mr. Maher states they access the public lot across the street and it has worked for them. They also are able to utilize the Harris Bank parking lot after the Bank closes.

Chairman Wood confirms they would also be expanding their hours and asks if they notice that the lot across the street tends to open up.
Mr. Maher states that once the businesses close, parking becomes more

Attachment: DRAFT PZC Minutes - February 27, 2024 (32-34 W. Palatine Road - SU Amend Cook Cork & Fork)

available.

Mr. Bradshaw presents a floor plan illustrating the expansion project, detailing how the space previously occupied by Allstate Insurance will be utilized for the wine bar. He mentions the addition of a second door for access at this end of the space.
Commissioner Friedman seeks clarification on the business plan, particularly how the space will serve dual purposes. He inquires if the village will look for specific accommodations for the food service portion versus the cooking class area.
Mr. Bradshaw explains that there will be a complete separation between the cooking classes and the food being served at the bar. The petitioner is collaborating with the Village Environmental Health Department to ensure compliance with regulations.

Commissioner Schubert inquires about the extension of the awning.
Mr. Mahler confirms that they plan to extend the awning and install new signage. Additionally, he mentions that they have collaborated with the Environmental Health Department and have received approval for their plan to ensure separation between the cooking classes and the food service area.

STAFF RECOMMENDATION:
The Petitioner is proposing to expand their current operations into the adjacent tenant space to construct a new wine bar. With employees and customers utilizing the downtown employee parking areas, the shared public parking lot, and the on-street parking in the surrounding area the parking needs should be adequate and Staff did not identify any initial parking concerns with the proposed. Ultimately, the growth and reimaging of the existing business should not cause injury to the value of the other properties in the surrounding area. Therefore, Staff recommends approval of the Special Use Amendment, subject to the following conditions:

1. The Special Use shall substantially conform to the Business Plan and Floor Plan submitted by the Petitioners, John & Mica Mahler, except as such plans may be changed to conform to Village Codes and Ordinances.

2. All employees of Cook, Cork & Fork shall enroll in and utilize the designated downtown employee parking areas.

3. As necessary, clients and customers should be directed to utilize the parking lot across Palatine Road (lot H) or the surrounding on-street parking along Bothwell Street and Railroad Avenue for additional parking needs.

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

Commissioner Cavanaugh made a motion to approve subject staff's

Attachment: DRAFT PZC Minutes - February 27, 2024 (32-34 W. Palatine Road - SU Amend Cook Cork & Fork)

conditions; seconded by Commissioner Noonan.

DELIBERATIONS:

Commissioner Kolososki expresses his support for the business, acknowledging its positive impact on the location and community, and he is pleased to see its expansion.

Chairman Wood affirms that the proposal meets the necessary standards and ensures the protection of health, safety, and welfare. Additionally, she anticipates that the expansion will contribute to increasing property values in the area.

Chairman Wood summarized that this request has met the standards and was unanimously approved by a vote of 7-0. This item will tentatively go to Village Council on Monday, March 11th, 2024.

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

Attachment: DRAFT PZC Minutes - February 27, 2024 (32-34 W. Palatine Road - SU Amend Cook Cork & Fork)

Consider an Ordinance Granting a Final Planned Development and a Resolution Approving a Preliminary and Final Plat of Subdivision for the Property at 37 N. Plum Grove Road

BACKGROUND:
On October 2, 2023, the Village Council unanimously approved the Preliminary Planned Development for five new single-family homes at 37 N. Plum Grove Road, subject to several conditions. The developer has completed the final engineering, architectural, and landscaping plans, and is therefore requesting approval of the following:

Final Planned Development to allow for the development of 5 single-family residential lots; and

Preliminary and Final Plat of Subdivision to allow for 5 single-family lots.

KEY ISSUES:
- The proposed architectural and engineering plans are consistent with the site plan and elevations approved with the Preliminary Planned Development.
- Access to the homes is provided through a shared driveway from Plum Grove Road. The driveway generally aligns with the property's existing apron on Plum Grove Road. The driveway access would be right-in/right-out only, given the tapering of Plum Grove Road and proximate left turn lane onto Wilson Street.
- The following table summarizes the proposed lot characteristics:

	Lot Size	**Lot Width**	**Lot Depth**
Lot 1 (western - corner)	6,205 SF	47 feet	132.33 feet
Lots 2-4	4,885 SF	37 feet	132.33 feet
Lot 5 (eastern)	4,885 SF	37 feet	139.04 feet

- The proposed homes all provide a 15-foot front yard setback along Slade Street, a 15-foot corner side yard setback from Plum Grove Road (Lot 1), and a 37.5-foot rear yard setback to the north. In addition to complying with the Preliminary Planned Development site plan and setbacks, the setbacks for the proposed homes are also comparable to the surrounding setbacks within the neighborhood.
- The five proposed homes vary in architectural styles and front porch configurations. The 2-story 3-bedroom homes provide a 2-car garage and maintain approximately 2,100 SF between the first and second floors. With the 2-car garage (approximately 520 square feet) and an optional flex room (approximately 600 square feet), the proposed homes will allow floorplan variations and are consistent with the initial approval.
- The elevation materials include LP siding, trim, corner boards, and materials. In addition to the front porches, each home will include an offset patio and privacy fences for each patio. The patio areas are located outside of the dining room

area and approximately 30 feet from the front of the home.

- For residential properties at 0.6-acres, the MWRD WMO and Village Code do not require storm water detention or volume control. Nevertheless, the proposed 36-inch storm sewer along the Plum Grove Road frontage will provide detention capacity and storage. Staff notes that the previously existing office building and parking lot contained more impervious surface than the proposed five homes.
- The proposed landscaping plans include maintained and new parkway trees, foundation plantings, evergreen and deciduous shrubs, and ornamental trees throughout the site. A 6' board-on-board fence is also proposed for the east side of the development and for additional screening around the patio areas. As a condition of review, Staff is recommending that the landscaping plans are revised in a manner acceptable to the Village to include additional plantings on the north side of the property. The Petitioner has agreed to this condition.
- During the Preliminary Planned Development review, the refuse collection process was discussed. The Petitioner intends to have each homeowner bring their respective toters to the Plum Grove Road frontage for collection. Groot would then retrieve and return the toters from Plum Grove Road. The northbound pavement is 18.3 wide in this area of Plum Grove Road and would still accommodate a stopped garage truck and vehicle passage. The final garbage toter location for retrieval would be identified within the HOA declarations and per the Village Code requirements.

ALTERNATIVES:

1. Approve the Final Planned Development and Preliminary and Final Plat of Subdivision to allow for a 5-lot subdivision.
2. Do not approve the Final Planned Development and Preliminary and Final Plat of Subdivision to allow for a 5-lot subdivision.

RECOMMENDATION:

Public Hearing**:**	PZC meeting on February 27, 2024.
Residents testifying:	None.
Vote:	The PZC voted 6-1 to approve the Final Planned Development and Preliminary and Final Plat of Subdivision, and Staff concurs.

ACTION REQUIRED:

A motion to approve the Final Planned Development and Preliminary and Final Plat of Subdivision at 37 N. Plum Grove Road.

ATTACHMENTS:

- Aerial Map
- ORD - FPD
- EXHIBIT - FINAL ENG Plans - Slade St Crossing 02022024_v1 (1)
- EXHIBIT - Final Architectural Plans - PLAN 544 - Slade Street Crossing_v1 (1)
- EXHIBIT - Final ARCH Plans SLADE STREET CROSSING - 519_v1Origin

- EXHIBIT - Final Landscaping Plans - 240102 LS PLAN_DDS_GWR_Slade Street Crossing_Palatine
- RES - SUB
- EXHIBIT - Final Plat of Subdivision
- FINAL ENG - SLADE STREET CROSSING- 02022024_v1 (1)
- Refuse collection and Plum Grove Road dimension information
- Plat of Survey
- PZC materials
- Feb 27 2024 PZC minutes
- Public Notice

GISConsortium | 37 N. Plum Grove Road

Legend

0 300 600 ft

Print Date: 9/12/2023

Notes

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

Attachment: Aerial Map (37 N. Plum Grove - Final PD and P/F Plat of SUB)

ORDINANCE NO. _____

AN ORDINANCE GRANTING FINAL PLANNED DEVELOPMENT APPROVAL FOR 37 W. COLFAX STREET

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.**

Attachment: ORD - FPD (37 N. Plum Grove - Final PD and P/F Plat of SUB)

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 ____day of _____, 2024

AYES:_____ NAYS:_____ ABSENT:_____ PASS:_____

APPROVED by me this _____day of _____, 2024

_____
Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk

this _____day of _____, 2024

_____
Village Clerk

Attachment: ORD - FPD (37 N. Plum Grove - Final PD and P/F Plat of SUB)

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

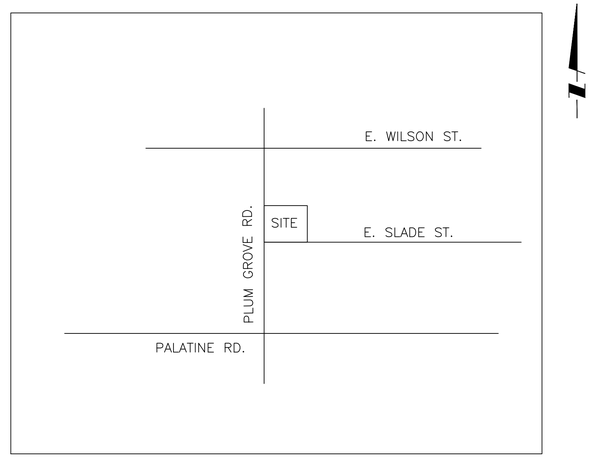
LEGAL DESCRIPTION:

PARCEL 1:
LOT 6, & 7 IN BLOCK "G" IN JOEL WOODS 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, 1855 IN BOOK 98 OF MAPS PAGE 28, IN COOK COUNTY, ILLINOIS

PARCEL 2:
THE WEST $\frac{1}{2}$ OF LOT 5 AND THE WEST $\frac{1}{2}$ OF LOT 8 IN BLOCK "G" IN JOEL WOODS 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, 1855 IN BOOK 98 OF MAPS PAGE 28, IN COOK COUNTY, ILLINOIS

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

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

ALL DIMENSIONS AND COORDINATES ARE REFERENCED TO THE EDGE OF PAVEMENT UNLESS INDICATED OTHERWISE

OPEN SYMBOLS AND DASHED LINES INDICATE EXISTING IMPROVEMENTS

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

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

REGISTERED PROFESSIONAL ENGINEER 62-42874

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

TIMOTHY J. SPIES
62-42874
REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS
EXPIRES 11-30-23

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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'

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REVISIONS
PER VILL 02-01-24

DRAWN BY:	L.T.S.	JOB NO.	5351
DESIGNED BY:	TJS		
CHECKED BY:	T.J.S.	DATE:	10-10-23

PUBLIC IMPROVEMENT PLANS
COVER SHEET & LOCATION MAP

SHEET NO. 1 OF 7 SHEETS

Attachment: EXHIBIT - FINAL ENG Plans - Slade St Crossing 02022024_v1 (1) (37 N. Plum Grove - Final PD and PIF Plat of SUB)

GENERAL NOTES AND CONDITIONS

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

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

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

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

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

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

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

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

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

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

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

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

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

12. ALL ELEVATIONS ARE NGVD29 DATUM.

SOIL EROSION AND SEDIMENT CONTROL

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

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

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

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

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

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

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

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

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

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

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

STORM SEWER

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

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

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

4. ANY FIELD TILES ENCOUNTERED SHALL BE RECONNECTED OR CONNECTED TO THE STORM SEWER SYSTEM. THE SIZE, LOCATION, AND DEPTH OF THE TILES SHALL BE RECORDED BY THE CONTRACTOR AND IMMEDIATELY REPORTED TO THE VILLAGE OF PALATINE. 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 ARRANGED SO THEY ARE EQUIDISTANT 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 10 FEET EITHER SIDE OF THE CROSSING AND SHALL BE PRESSURE-TESTED TO INSURE WATER TIGHTNESS PRIOR TO BACKFILLING.

3. THE WATER SERVICE PIPE SHALL BE 1-1/2" DIA. TYPE K COPPER. CORPORATION COCK SHALL BE MUELLER #H15000. THE CURB STOP SHALL BE MUELLER #H15154 AND THE SERVICE BOX SHALL BE MUELLER #H10302. ALL ITEMS SHALL CONFORM TO THE REQUIREMENTS OF THE VILLAGE OF PALATINE.

SANITARY SEWER NOTES

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

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

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

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

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

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

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

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

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

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

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

EARTHWORK, GRADING, AND PAVING

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

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

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

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

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

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

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

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

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

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

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

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

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

NOTES ON SEQUENCE OF EROSION CONTROL MEASURES

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

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

NOTES ON SILT FENCE MAINTENANCE

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

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

SCHEDULE OF CASTINGS

	GRASS AREA	PAVEMENT AREA	IMPRINT
VALVE VAULTS	R-1712-C	R-1712-C	"WATER"
CATCHBASIN TYPE A	R-4340-B	R-3501-1 R-3010 W/ R-4.16 CURB R-3170 W/ R-4.13 CURB R-3501-2 W/ R-3.12 CURB	NONE
STORM MANHOLE TYPE A	R-1712-C	R-1712-C	"STORM"
SANITARY MANHOLE TYPE A	R-1712-C	R-1712-C	"SANITARY"
SANITARY MANHOLE STEPS	PS-1 PLASTIC COATED BY MA INDUSTRIES OR APPROVED EQUAL	PS-1 PLASTIC COATED BY MA INDUSTRIES OR APPROVED EQUAL	NONE

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

TABLE OF PIPE & JOINT SPECIFICATIONS

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

NOTE:
AS A MINIMUM REQUIREMENT ALL SEWER PIPES BE LAID IN ACCORDANCE WITH THE WITH THE APPLICABLE ASTM STANDARD AND THE LATEST VERSION OF THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS

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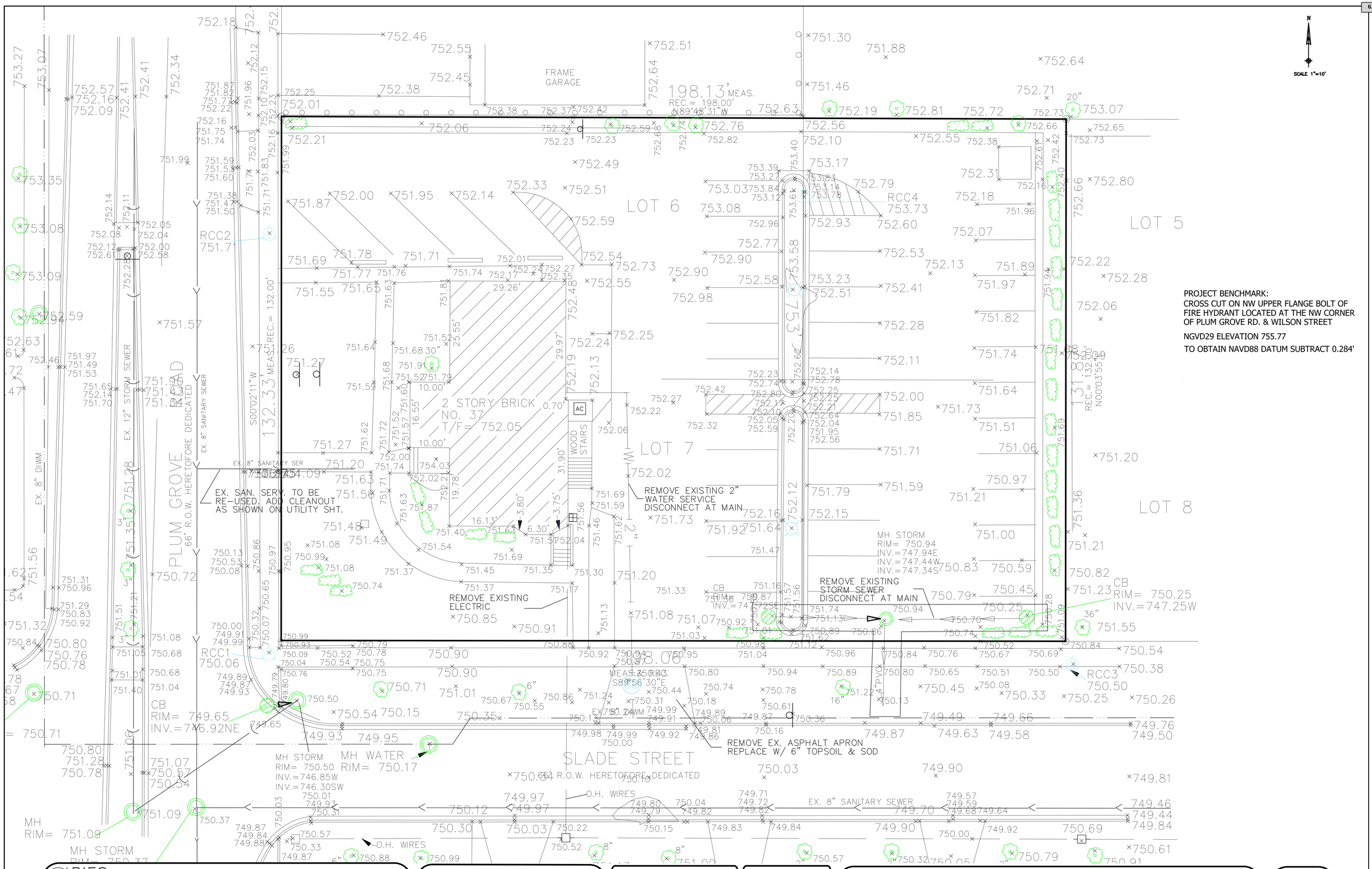
REVISIONS
PER VILL 02-01-24

DRAWN BY:	TJS	JOB NO.	5351
DESIGNED BY:	TJS	SCALE:	
CHECKED BY:	TJS	DATE:	10-10-23

GENERAL NOTES
SLADE STREET CROSSING SUBDIVISION

Attachment: EXHIBIT - FINAL ENG Plans - Slade St Crossing 02022024_v1 (1) (37 N. Plum Grove - Final PD and PIF Plat of SUB)



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'

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DRAWN BY: TJS	JOB NO. 5351
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CHECKED BY: TJS	DATE: 10-10-23

EXISTING CONDITIONS
SLADE STREET CROSSING SUBDIVISION

SHEET NO. 3 OF 7 SHEETS

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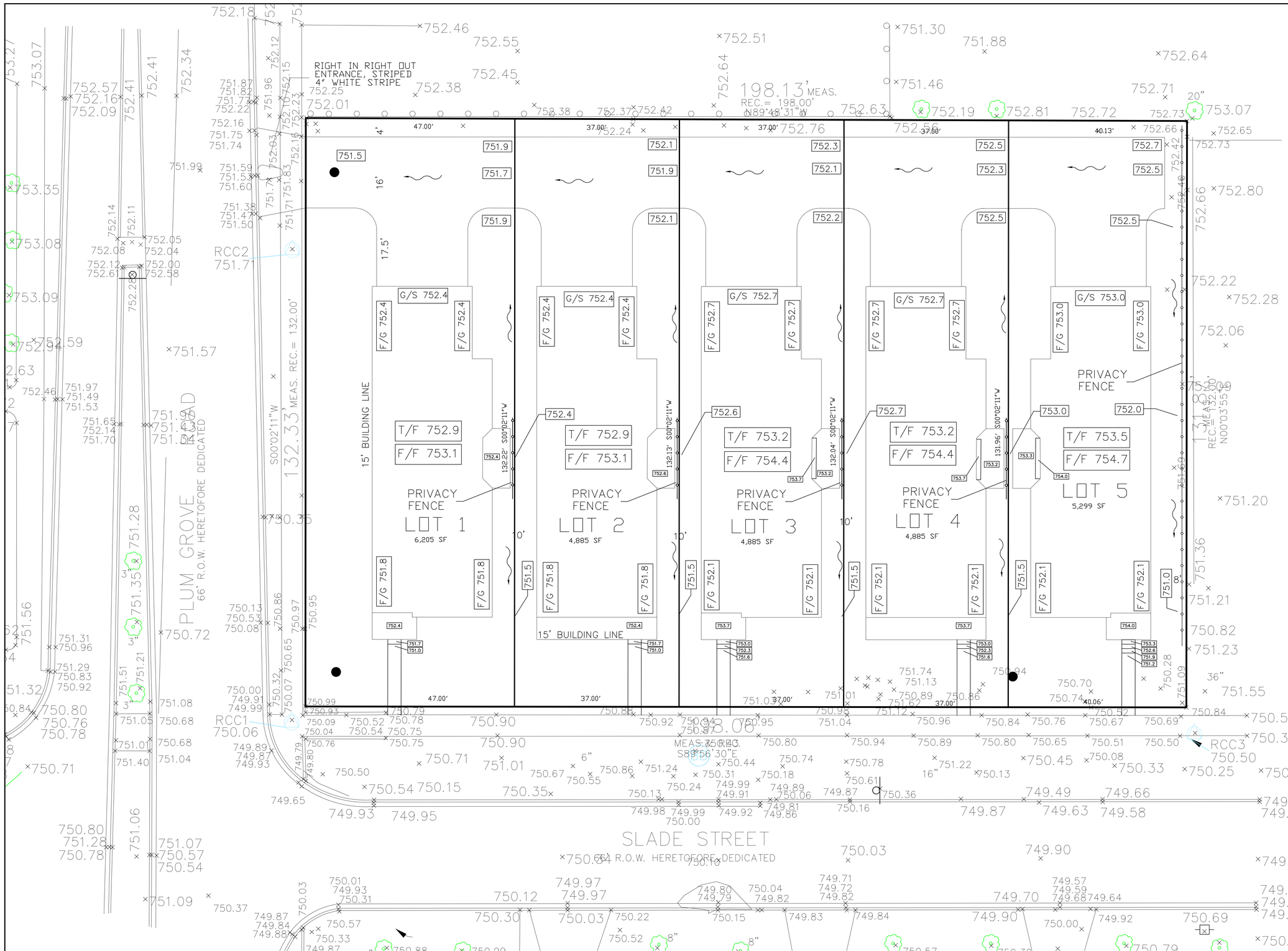

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GRADING PLAN
SLADE STREET CROSSING SUBDIVISION

SHEET NO. 4 OF 7 SHEETS

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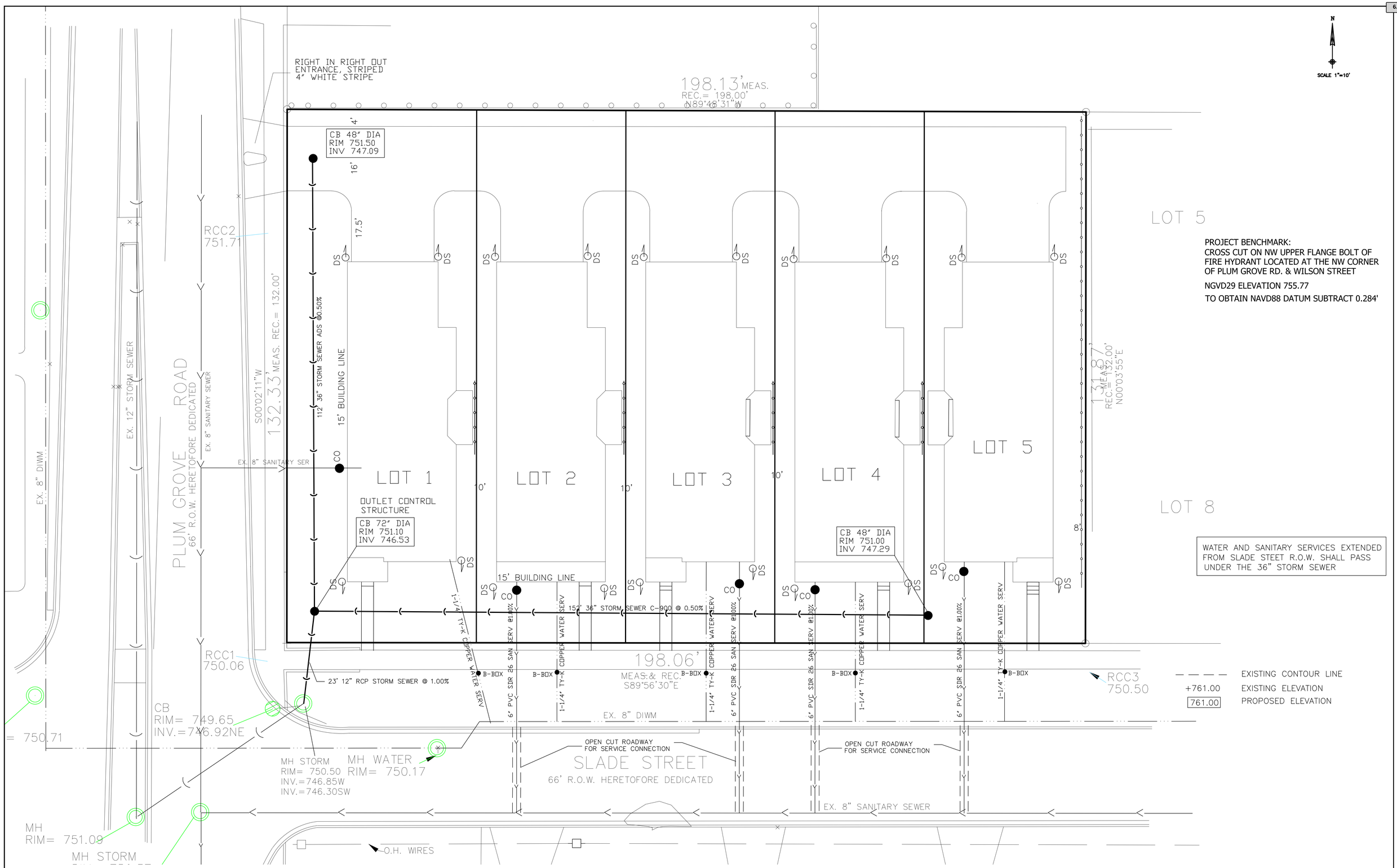

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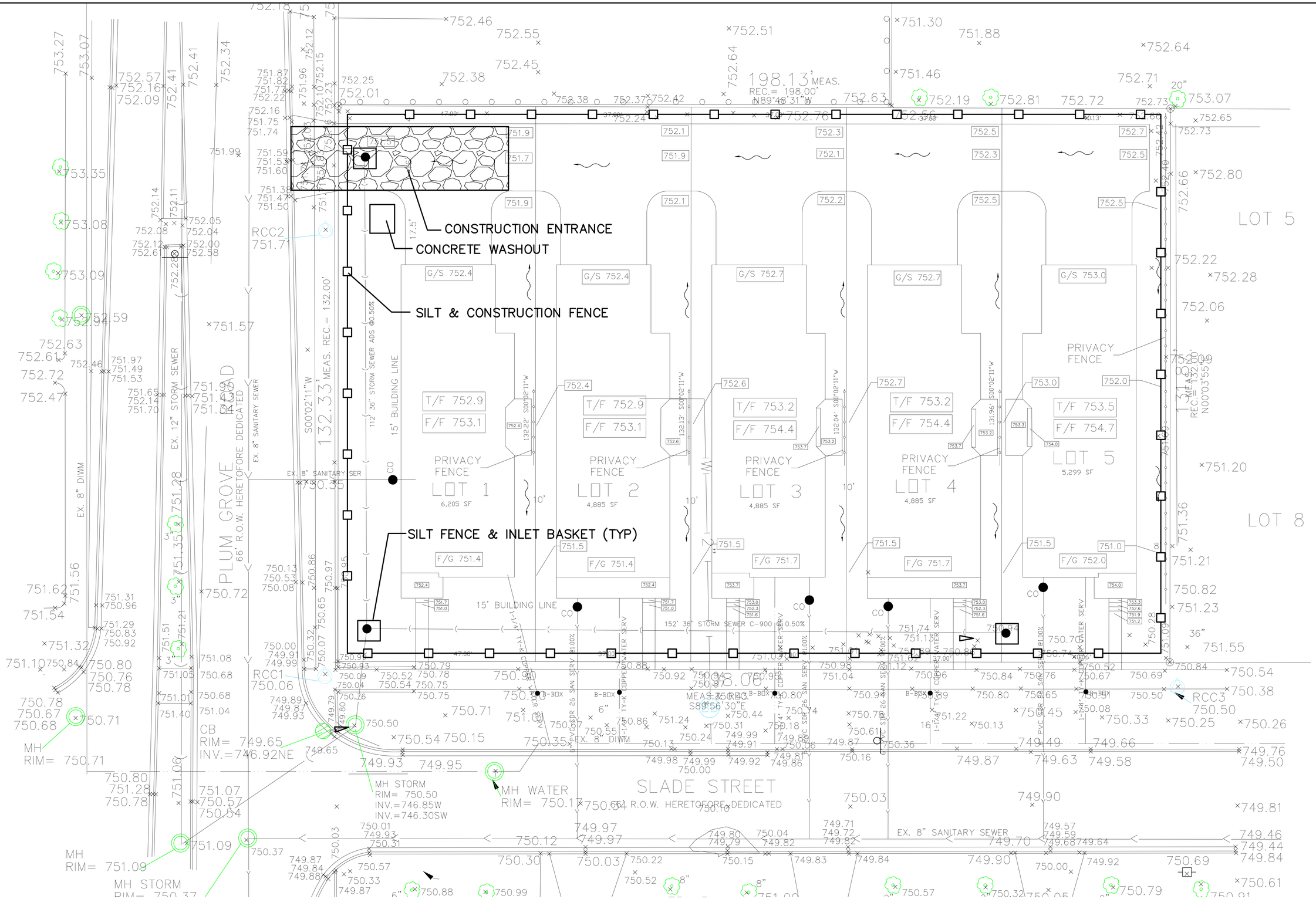
UTILITY PLAN
SLADE STREET CROSSING SUBDIVISION

SHEET NO. 5 OF 7 SHEETS

Attachment: EXHIBIT - FINAL ENG Plans - Slade St Crossing 02022024_v1 (1) (37 N. Plum Grove - Final PD and PIF Plat of SUB)



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REVISIONS
PER VILL 02-01-24

DRAWN BY: TJS	JOB NO. 5351
DESIGNED BY: TJS	SCALE:
CHECKED BY: TJS	DATE: 10-10-23

EROSION CONTROL PLAN
SLADE STREET CROSSING SUBDIVISION

SHEET NO. 6 OF 7 SHEETS

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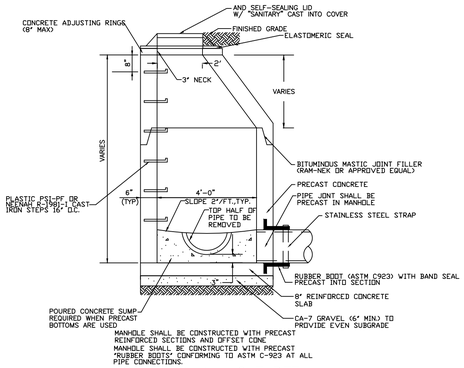
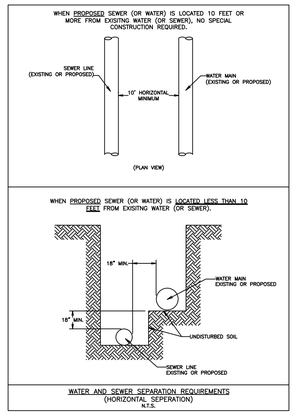
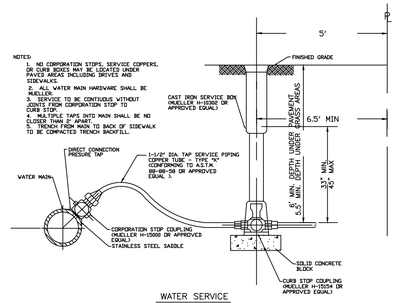


SANITARY MANHOLE DETAIL

N.T.S.



WATER AND SEWER SEPARATION REQUIREMENTS
(HORIZONTAL SEPERATION)
N.T.S.



WATER SERVICE

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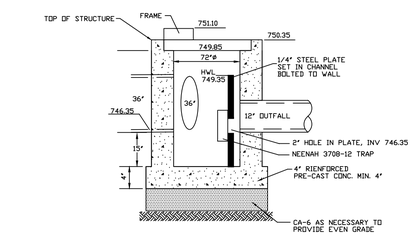
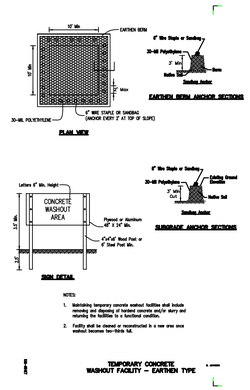
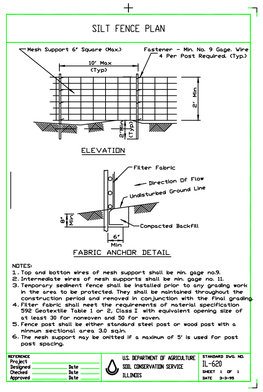
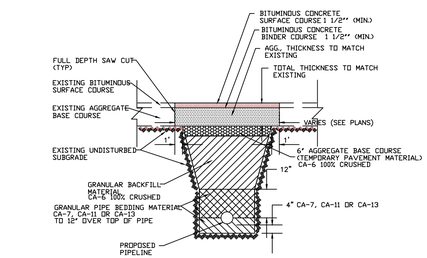


OUTLET CONTROL STRUCTURE

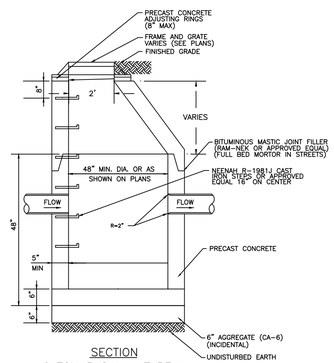






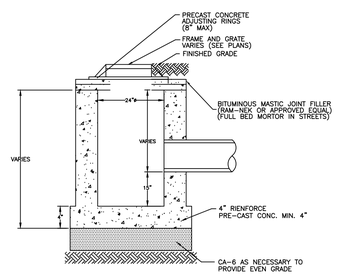
PAVEMENT TRENCH DETAIL

NTS



SECTION
CATCH BASIN - TYPE A

N.T.S.



CATCHBASIN DETAIL
[TYPE C]

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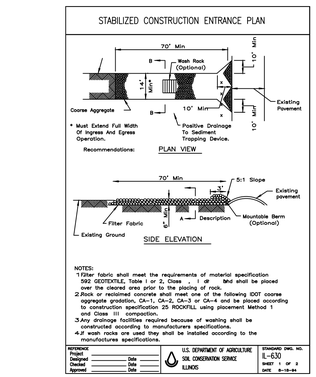

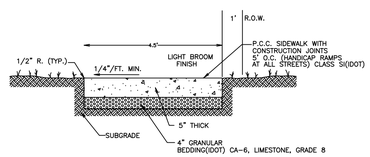

CONCRETE SIDEWALK SECTION

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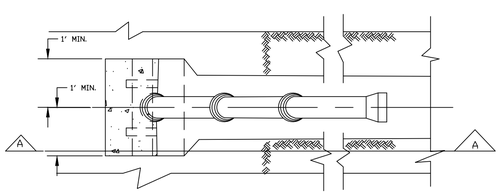
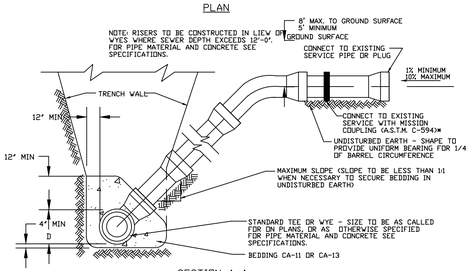
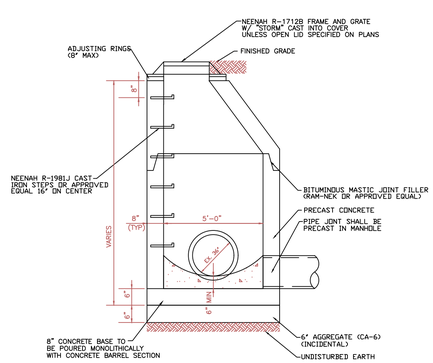


PLAN



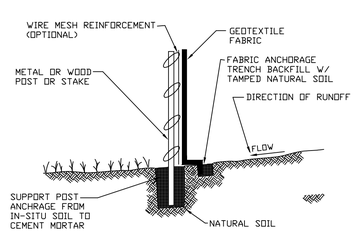
SECTION A-A
SANITARY SERVICE RISER

N.T.S.



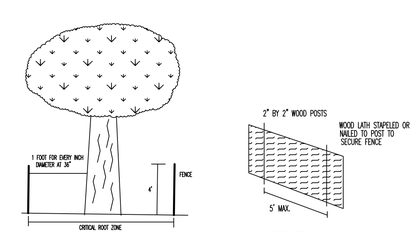
STORM MANHOLE ON EX. 36"

N.T.S.



NOTE:
DEPENDING UPON CONFIGURATION, ATTACH FABRIC TO WIRE MESH W/HOG RINGS, STEEL POSTS W/ TIE WIRES, WOOD POSTS W/ NAILS.

SILT FENCE TO INSTALLED & MAINTAINED BY THE LDT OWNER TO THE APPROVAL OF THE VILLAGE INSPECTOR.



INSTALL AND MAINTAIN A 4' TALL HIGH VISIBILITY MESH, SNOW OR CHAIN LINK FENCE. MESH OR SNOW FENCE TO BE SECURED TO WOOD OR METAL POSTS SPACED A MAXIMUM OF 5' APART. FENCE TO BE LOCATED AT A DISTANCE FROM TRUNK EQUAL TO 1 INCH FOR EVERY INCH DIAMETER MEASURED AT 36" FROM GROUND LEVEL. IF METAL STAKES ARE USED FENCE MUST BE SECURED WITH A MINIMUM OF 4 WIRE TIES. CHAIN LINK FENCE TO HAVE TEMPORARY POSTS SECURED AT EACH SECTION TO MAINTAIN UPRIGHT THROUGHOUT CONSTRUCTION.

FAILURE TO INSTALL AND MAINTAIN PROTECTIVE TREE FENCING IN ACCORDANCE WITH VILLAGE STANDARDS WILL RESULT IN ISSUANCE OF A STOP WORK ORDER ON THE PROJECT.

TREE PROTECTION DETAIL

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REVISIONS
PER VILL 02-01-24

DRAWN BY: TJS	JOB NO. 5351
DESIGNED BY: TJS	SCALE:
CHECKED BY: TJS	DATE: 10-10-23

DETAIL SHEET
SLADE STREET CROSSING SUBDIVISION

SHEET NO. 7 OF 7 SHEETS

Attachment: EXHIBIT - FINAL ENG Plans - Slade St Crossing 02022024_v1 (1) (37 N. Plum Grove - Final PD and PIF Plat of SUB)

SLADE STREET CROSSING
PLAN 544
PALATINE, ILLINOIS 60067

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847/877-3507

BUILDER

GWR BUILDERS
847/209-1214

DATE	PAGES REVISED
01-31-24	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	# OF FIXTURE	# OF SUPPLY FIXTURE UNITS	TOTAL
WATER CLOSETS	3	3	9
LAVATORY	5	1	5
BATH TUBS	-	2	-
SHOWER STALL	2	2	4
KITCHEN SINK	1	2	2
LAUNDRY TRAY	1	1	1
DISHWASHER	1	1	1
LAUNDRY MACHINE	1	2	2
SILL COCK	2	2.5	5
TOTAL			29

K.S.F.U. = 29
MAIN WATER 1" DIA.
WATER METER 1" DIA.

SHEET INDEX

1 COVER SHEET

2 FRONT & RIGHT SIDE ELEVATIONS/LV SCHEDULE
2A REAR & LEFT SIDE ELEVATION
2B ELEVATION OPTIONS

3 FOUNDATION PLAN
3A OPTIONAL SLAB ON GRADE PLAN

4 FIRST FLOOR PLAN

5 SECOND FLOOR PLAN / ROOF PLAN

6 FIRST FLOOR ELECTRICAL PLAN

7 SECOND FLOOR ELECTRICAL PLAN

8 WALL SECTIONS

9 DETAILS / RISER DIAGRAMS

S SPECIFICATIONS

DESIGN LOADS

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

DISTRIBUTIVE LIVE LOADS

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

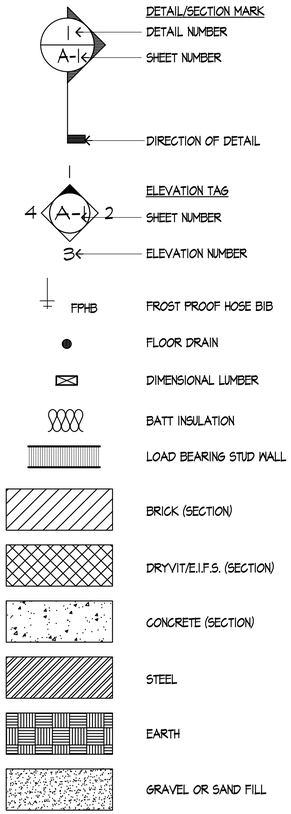
ABBREVIATIONS

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

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



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

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

REV	DESCRIPTION	DATE
	ISSUED FOR PERMIT	01-31-24

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Fellow of the Association of Licensed Architects

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PLAN 544
PALATINE, IL 60067

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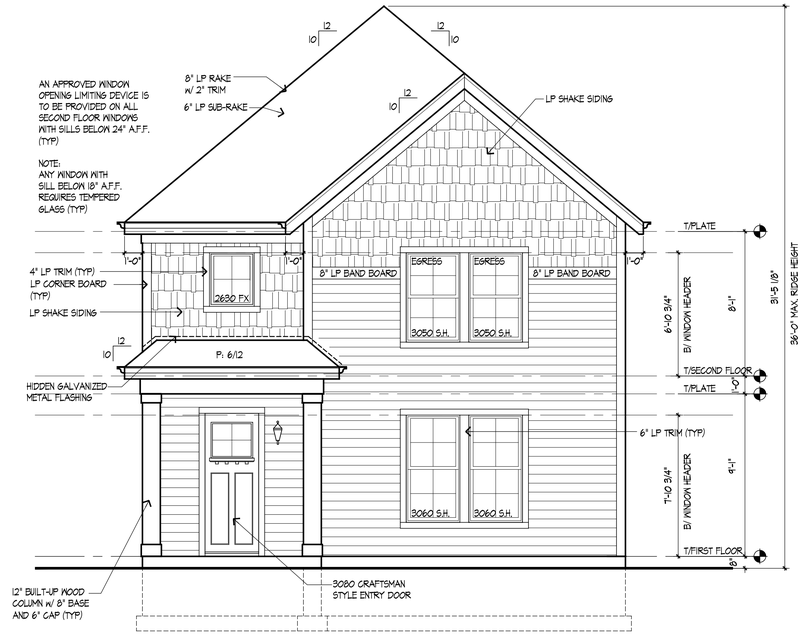


FRONT ELEVATION

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. [(RC R321) TYPICAL 4"-6" HIGH NUMBERS, COLOR CONTRASTING WITH A BACKGROUND].

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

ELEVATION NOTES:

DO NOT SCALE DRAWINGS

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

EXTERIOR FINISH MATERIALS:

11. TYPICAL ROOFING WILL BE ARCHITECTURAL GRADE 30 YEAR ASPHALT SHINGLES
12. TYPICAL - ALUMINUM GUTTERS W/ DOWN SPOUTS OVER 1X8 FASCIA AND WITH 1X10 FRIEZE BOARD UNLESS OTHERWISE NOTED.
13. 1X2 ON 1X8 RAKE BOARD TYPICAL
14. TYPICAL SIDING - "LP" W/ 6" EXPOSED
15. TYPICAL TRIM - "LP"
16. ALL EVE AND RAKE OVERHANGS ARE 1'-0" UNLESS OTHERWISE NOTED.

LIGHT & VENTILATION SCHEDULE

ROOM NAME	AREA	LIGHT		VENT		MECH CFM	
		REQ.	ACT.	REQ.	ACT.	REQ.	ACT.
KITCHEN/DINING	360	28.8	78.4	14.4	39.2	--	--
LIVING ROOM	251 S.F.	20.1	42.2	10.1	15.2	--	--
OFFICE	143 S.F.	11.4	30.4	5.7	15.2	--	--
POWDER ROOM	37 S.F.	--	--	--	--	50 CFM	100 CFM
LOFT	114 S.F.	9.1	26.4	4.6	13.2	--	--
MASTER BATH	145 S.F.	--	20.6	--	10.3	--	200 CFM/ 100 CFM
MASTER BEDROOM	230 S.F.	18.4	70.4	9.2	13.2	--	--
BEDROOM #2	149 S.F.	11.9	26.4	5.8	13.2	--	--
BEDROOM #3	149 S.F.	11.9	26.4	5.8	13.2	--	--
BATH #2	54 S.F.	--	--	--	--	81 CFM	100 CFM

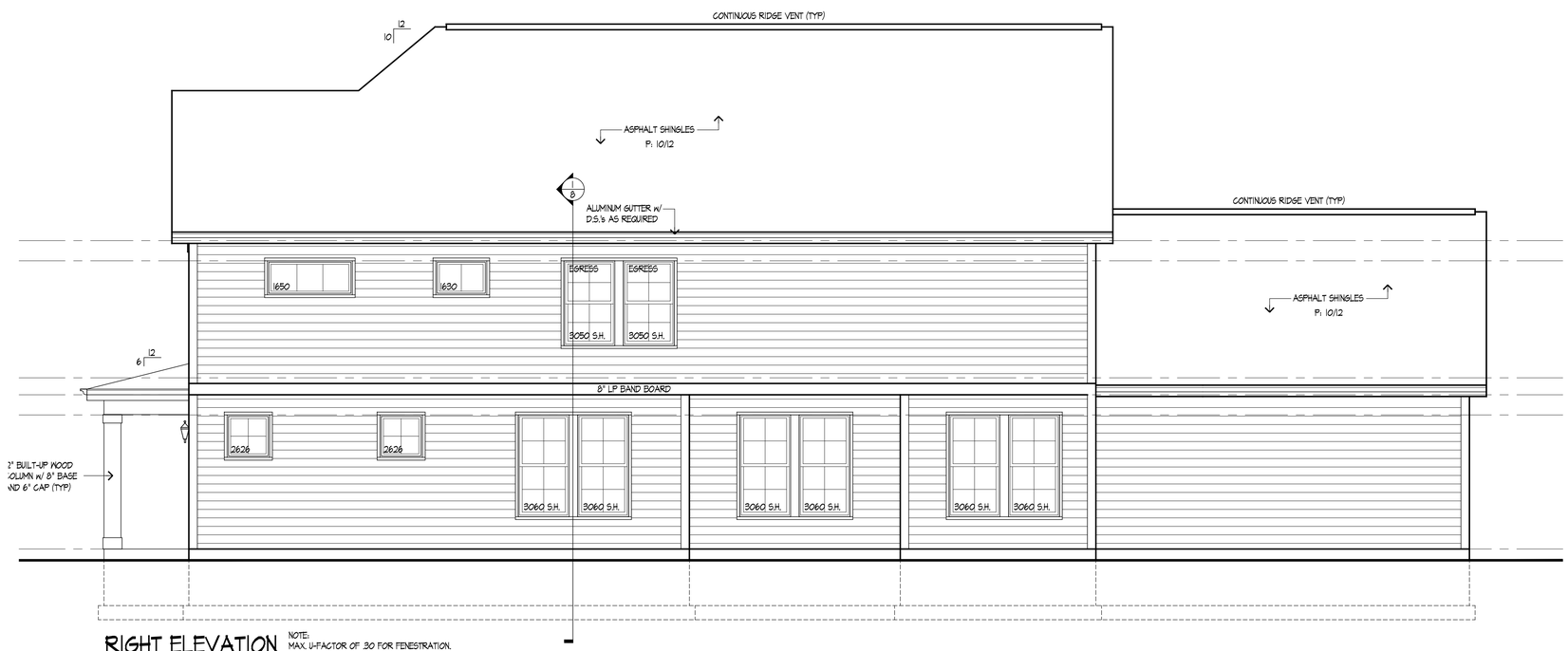
STANDARD ELEVATION NOTES

- 30 YEAR ARCHITECTURAL GRADE ASPHALT SHINGLES
- ALUMINUM GUTTERS AND DOWNSPOUTS OVER ALUMINUM FASCIA.
- "LP" SOFFIT W/ INTERGAL VENT.
- SHEET METAL FLASHING OVER WINDOWS, DOORS AND WOOD TRIM.
- SHEET METAL FLASHING AT ALL ROOF AND WALL INTERSECTIONS.
  1x2 EDGE BOARD OVER
  1x8 RAKE BOARD
- ALL RAKE AND OVERHANGS ARE 1'-0" UNLESS OTHERWISE NOTED REFER TO ELEVATIONS AND ROOF PLAN FOR OVERHANGS

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"

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

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

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

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PLAN 544
PALATINE, IL 60067

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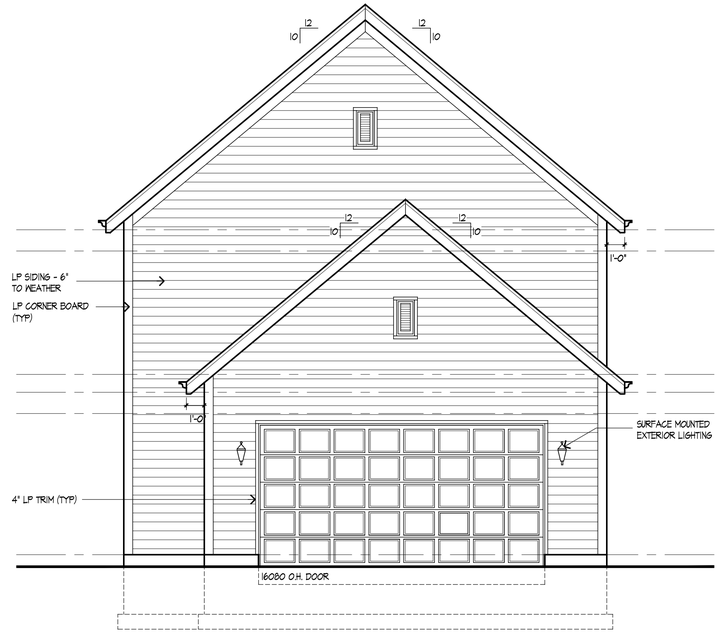
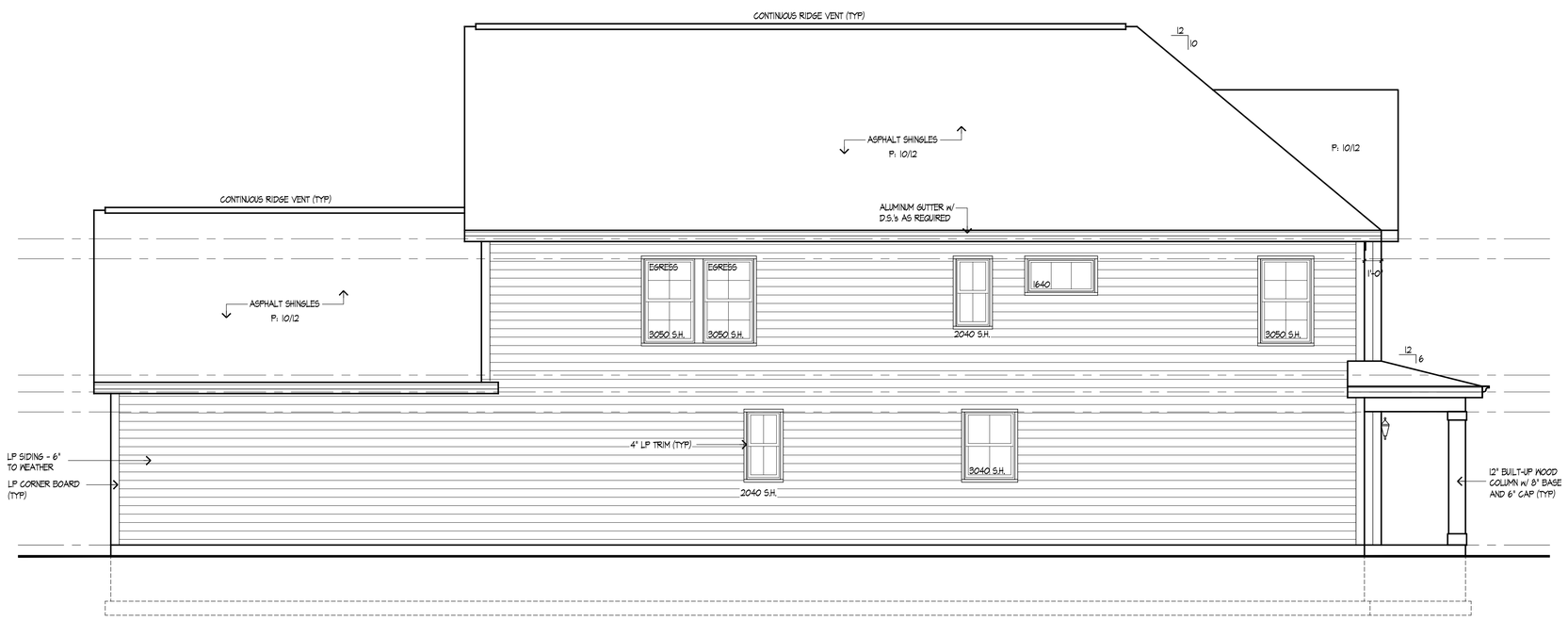


REAR ELEVATION

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



LEFT ELEVATION

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

ELEVATION NOTES:

DO NOT SCALE DRAWINGS

1. PROVIDE SPLASH BLOCKS AT ALL DOWN SPOUTS DISCHARGING AT GRADE. (NOT TO DISCHARGE ACROSS WALK-WAY)
2. PROVIDE DRIP CAPS AT ALL WINDOWS AND DOORS
3. ALL ROOF SADDLES TO BE SHEATHED W/ BUILDING PAPER AND SHINGLES.
4. REFER TO FLOOR PLANS FOR DOOR SIZES
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10. SAFETY GLAZING AT BATHTUB/SHOWER, SILL HEIGHTS BELOW 18", EXT. DOORS AND WINDOWS W/ IN 24" OF DOOR (AS PER GOVERNING CODES)

EXTERIOR FINISH MATERIALS:

11. TYPICAL ROOFING WILL BE ARCHITECTURAL GRADE 30 YEAR ASPHALT SHINGLES
12. TYPICAL - ALUMINUM GUTTERS W/ DOWN SPOUTS OVER 1X8 FASCIA AND WITH 1X10 FRIEZE BOARD UNLESS OTHERWISE NOTED.
13. 1X2 ON 1X8 RAKE BOARD TYPICAL
14. TYPICAL SIDING - "LP" W/ 6" EXPOSED
15. TYPICAL TRIM - "LP"
16. ALL EVE AND RAKE OVERHANGS ARE 1'-0" UNLESS OTHERWISE NOTED.

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

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

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

SLADE STREET CROSSING
PLAN 544
PALATINE, IL 60067

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Attachment: EXHIBIT - Final Architectural Plans - PLAN 544 - Slade Street Crossing_v1 (1) (37 N. Plum Grove - Final PD and P/F Plat of SUB)

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

EXTERIOR FINISH MATERIALS:

11. TYPICAL ROOFING WILL BE ARCHITECTURAL GRADE 30 YEAR ASPHALT SHINGLES
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13. 1X2 ON 1X8 RAKE BOARD TYPICAL
14. TYPICAL SIDING - "LP" W/ 6" EXPOSED
15. TYPICAL TRIM - "LP"
16. ALL EVE AND RAKE OVERHANGS ARE 1'-0" UNLESS OTHERWISE NOTED.

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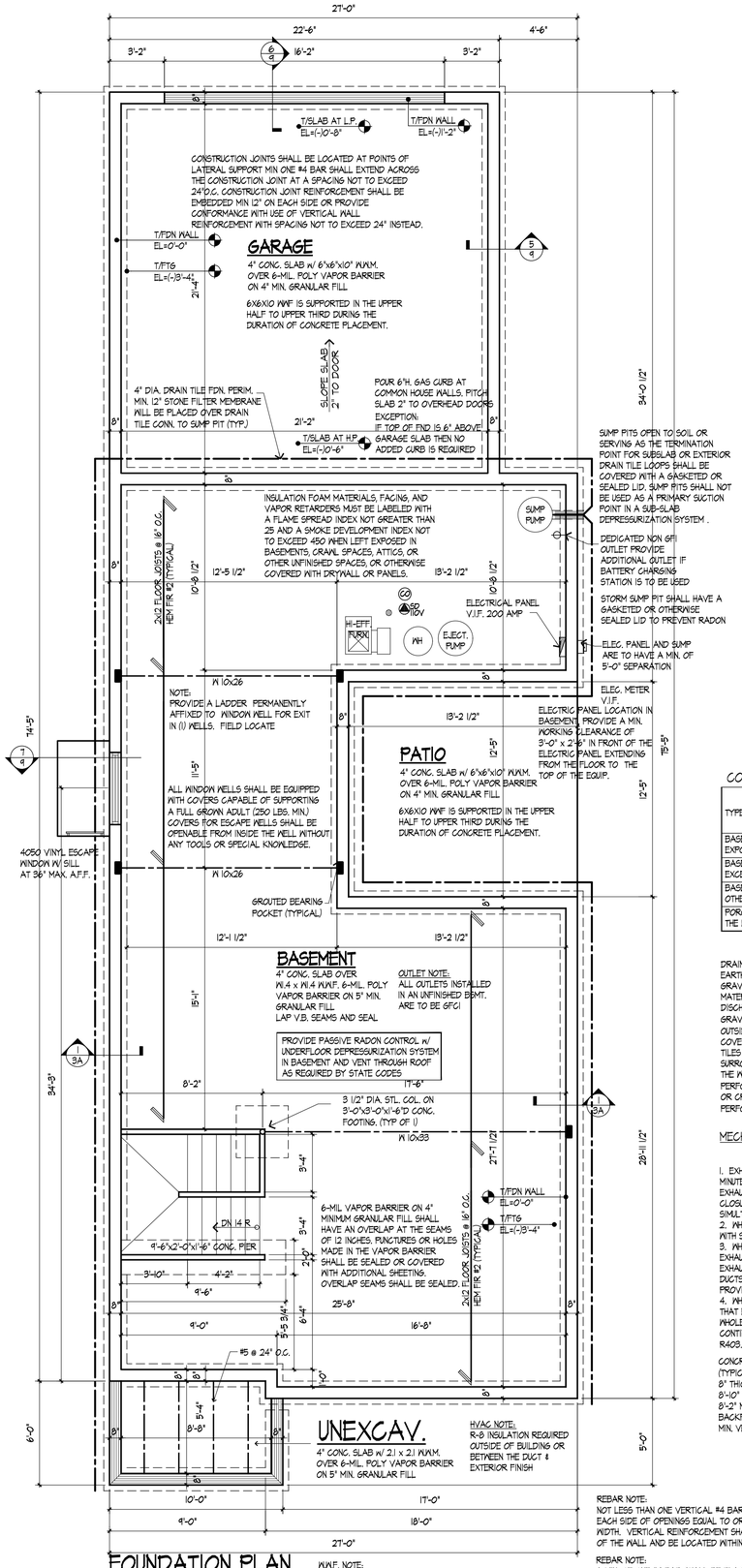

FOUNDATION PLAN

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

WWF. 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

BASEMENT FND NOTES:

DO NOT SCALE DRAWINGS

1. TYPICAL BASEMENT SLAB:
   4" CONC. SLAB W/ 6"x6"x#10/10WW ON 6 MIL POLY VAPOR BARRIER OVER MIN. 5" GRAVEL FILL ON COMPACTED EARTH. GARAGE SLAB:
   5" THK. W/ #8/8X12.1X12.1 WWF)
2. TYPICAL CRAWL:
   2" SLUSH COAT OVER
   4" GRAVEL COVER OVER
   4 MIL VAPOR BARRIER
3. TYPICAL PORCH SLAB:
   4" CONCRETE SLAB W/ #5 REBAR @ 24" O.C. OVER COMPACTED FILL
4. PROVIDE DRY CLAY BACKFILL UNDER PORCH SLABS (UNEXCAVATED LOCATIONS)
5. PROVIDE CIRCULAR BLOCK OUTS AT STEEL COLUMN LOCATIONS
6. CONTROL JOINTS TO CONSIST OF "ZIP STRIP" OR TOOLED JOINTS AS SHOWN WITH MIN. DEPTH OF 1/4 OF SLAB THICKNESS
7. ALL ANGLED WALLS AND FOOTINGS ARE 45 DEGREES UNLESS OTHERWISE NOTED
8. SLOPE CONCRETE SLAB TO FLOOR DRAINS WITHIN 5'-0" OF DRAIN
9. MECH. TRADES RESPONSIBLE FOR PROVIDING AND LOCATING FOUNDATION SLEEVES. LOCATION OF SLEEVES FOR UTILITIES SHALL BE DETERMINED BY BUILDER PRIOR TO CONSTRUCTION IN ACCORDANCE WITH LOCAL CODES.
10. PROVIDE 2X6 TREATED PLATES ON ALL STEEL UNLESS OTHERWISE NOTED.
11. ALL CONCENTRATED LOADS FROM BEAMS OR GIRDER TRUSSES TO TRANSFER TO FOUNDATION VIA POSTS BEAMS OR SOLID BLOCKING.
12. TOP OF FOUNDATION IS AT 0'-0" UNLESS OTHERWISE NOTED
13. PROVIDE 1/2" DIA ANCHOR BOLTS @ 6'-0" O.C. MAX. & 12" MAX. FROM EACH END OF SILL PLATE. MIN. 2 PER SILL. EMBED A MIN. OF 7INCHES INTO CONC.
14. PROVIDE MIN. 4" CONCRETE COVER AT BELOW SLAB UTILITY LOCATION. WHEN CONCRETE ENCASEMENT OF UTILITY LINES IS REQUIRED, UTILITIES SHALL BE PLACED SUFFICIENTLY BELOW SLAB TO ALLOW CONCRETE COVERAGE.
15. PROVIDE ALL MECH. ROUGH-INS WHEN A/C PAD LOCATION REQUIRES PENETRATION OF POURED CONCRETE SLAB FOR HOOK-UPS TO HVAC EQUIPMENT.
16. FIELD VERIFY LOCATIONS OF ALL METERS, PLUMBING FIXTURES, ELECTRICAL PANEL AND SERVICE LINES PRIOR TO POURING CONCRETE SLAB.
17. ALL DESIGN, REVISIONS, ENGINEERING INSTALLATION AND LIABILITY OF SOIL CONDITIONS AND STRUCTURAL DESIGNS DUE TO INADEQUATE SOILS SHALL BE THE RESPONSIBILITY OF THE "BUILDING DEVELOPER" OR ITS SUBCONTRACTORS INVOLVED WITH DESIGN AND INSTALLATION OF SUCH; AND THE ARCHITECT SHALL NOT BE HELD LIABLE OR RESPONSIBLE FOR THEIR IMPLEMENTATIONS.
18. LOCATION OF A/C SHALL BE VERIFIED BY BUILDER PRIOR TO CONSTRUCTION IN ACCORDANCE WITH LOCAL CODES. EQUIPMENT SHALL NOT BE LOCATED IN REQUIRED SIDE YARD SETBACKS
19. BOTTOM OF STEEL COLUMNS (INSIDE & OUT) SHALL HAVE A COAT OF RUST INHIBITIVE PAINT OR EQUAL.
20. ELECTRICAL PLAN FOR BASEMENT HAS BEEN INCORPORATED IN THE FINISHED BASEMENT PLAN ON SHEET 3A.
21. PROVIDE (2) 48" LONG #4 REBAR AT TOP & BOTTOM IN FOUNDATION WALL AND AT FOOTING GRADE CHANGES
22. FOR ADDITIONAL NOTES SEE SPECIFICATIONS AND DETAILS

COMPRESSIVE STRENGTH OF CONCRETE

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

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

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 SIEVE SIZE LARGER THAN THE TILE JOINT OPENING OR PERFORATION AND COVERED WITH NOT LESS THAN 6 INCHES (152 MM) OF THE SAME MATERIAL.

MECHANICAL / VENTILATION NOTES:

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

CONCRETE FOUNDATION WALL
(TYPICAL)
8" THICKNESS OF WALLS
8'-10" MAX. HEIGHT OF WALLS
8'-2" MAX. HEIGHT OF UNBAL. BACKFILL
BACKFILL MATERIAL "CL" CLAY/DIRT
MIN. VERTICAL REINF. #5 @ 35" O.C.

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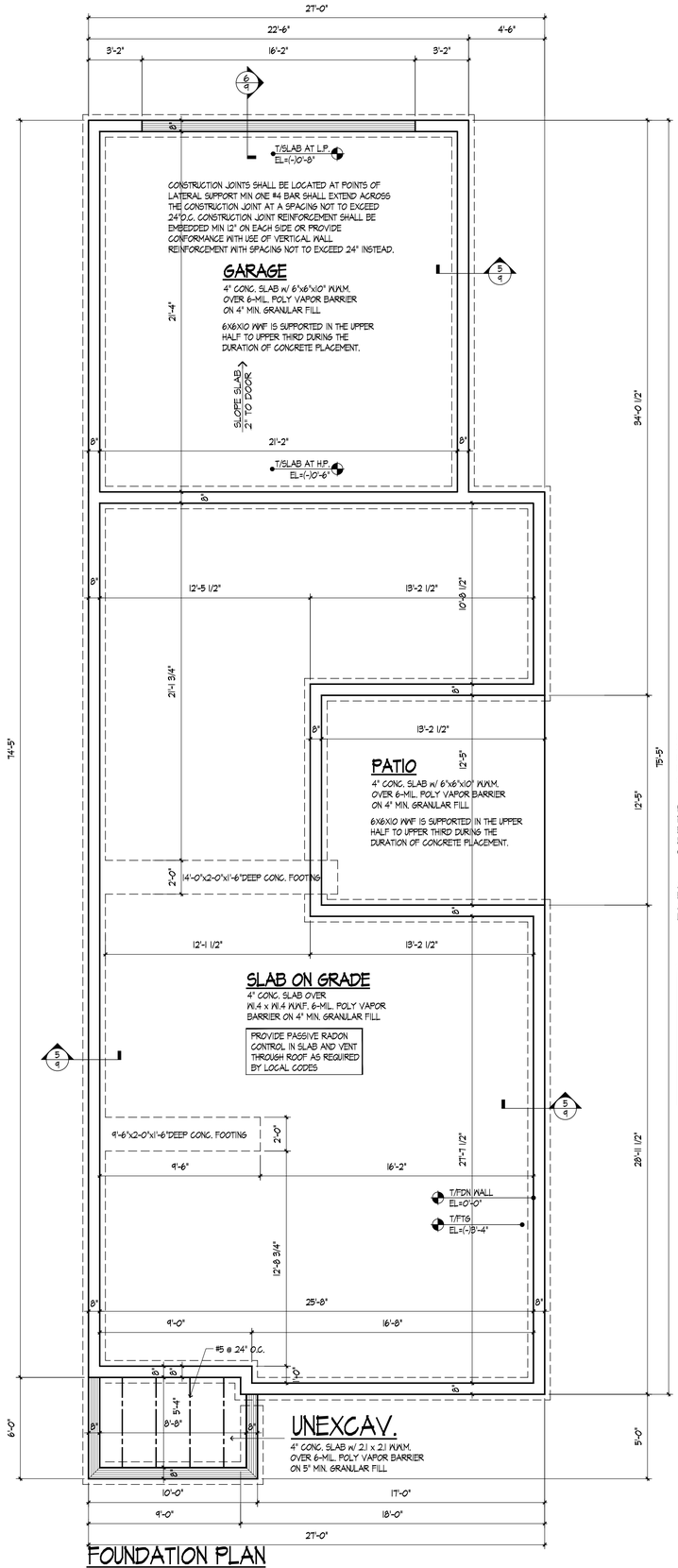


FOUNDATION PLAN

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

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

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

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

COMPRESSIVE STRENGTH OF CONCRETE

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

MECHANICAL / VENTILATION NOTES:

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

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

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

ROOF CONSTRUCTION

ASPHALT SHINGLES(35 YEAR TYP.) 15# ASPHALT IMPREGNATED BUILDING FELT 1/2" O.S.B. DECKING W/CLIPS 2x12 ROOF RAFTERS @ 16" O.C., ROOF BAFFLES AT EVERY ROOF TRUSS R-49 FIBERGLASS INSULATION IN INTEGRAL V.B. 5/8" DRYWALL CEILING. ICE AND WATER SHIELD OR APPROVED EQUAL TO BE APPLIED HORZ. AT EAVE UP SLOPE OF ROOF TO A POINT 24" INSIDE EXTERIOR WALL. (VERT. LAPS TO BE MIN. 5", HORZ. LAPS TO BE MIN. 6") ICE AND WATER SHIELD OR APPROVED EQUAL TO BE APPLIED TO ALL VALLEYS.

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

FASCIA AND SOFFIT

ALUMINUM GUTTER & DOWNSPOUTS WITH SPLASH BLOCKS
8" L.P FASCIA OVER
ALUMINUM SOFFIT W/ INTEGRAL VENTS
2" L.P TRIM BOARD OVER
8" L.P RAKE BOARD
6" L.P SUB-RAKE

VAPOR BARRIER NOTE

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

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

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

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

SECOND FLOOR CONSTRUCTION

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

WALL CONSTRUCTION

LP "SMARTSIDE" SIDING OVER "TYVEK" WRAP (OR EQUAL) TAPE AROUND ALL WINDOW AND DOOR OPENINGS. PROVIDE R-21 BATT INSULATION IN WALL CAVITIES w/ INTEGRAL V.B. ON WARM SIDE OF WALL. 1/2" PLYWOOD SHEATHING w/ 2x6 WOOD STUDS @ 16" o.c. w/ 1/2" GYP. BRD. FINISH

SILL PLATE

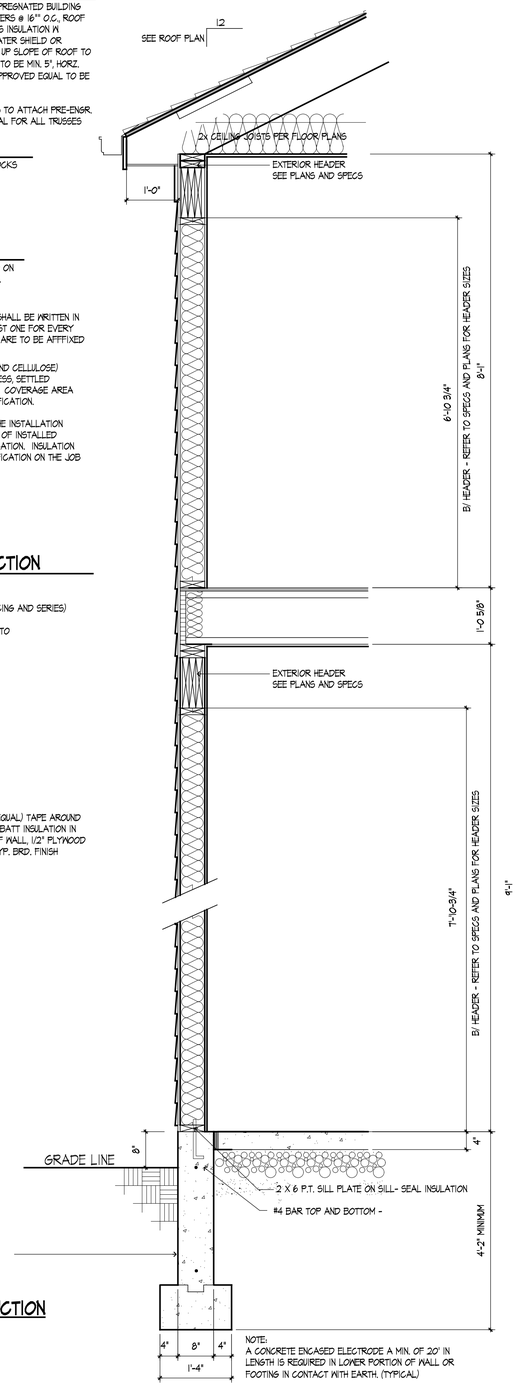
CONTINUOUS PRESSURE TREATED SILL PLATE w/ SILL SEALER 1/2" DIA. x 12" ANCHOR BOLTS w/ NUTS & WASHERS @ MAX. 6'-0" o.c. & MAX. 12" FROM CORNERS, MIN. 2 PER BOARD

NOTE:
TOP OF FOUNDATION IS TO BE A MINIMUM OF 6" ABOVE FINISH GRADE

SPRAY ON DAMP-PROOFING OR APPROVED EQUAL

CONCRETE SLAB CONSTRUCTION

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



1 FRAME WALL SECTION

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

BASEMENT FND NOTES:

DO NOT SCALE DRAWINGS

1. TYPICAL BASEMENT SLAB:
4" CONC. SLAB W/ 6"x6"x#10/10WW ON 6 MIL POLY VAPOR BARRIER OVER MIN. 5" GRAVEL FILL ON COMPACTED EARTH. GARAGE SLAB:
5" THK. W/ #8/8X12.1X12.1 WWF)
2. TYPICAL CRAWL:
2" SLUSH COAT OVER
4" GRAVEL COVER OVER
4 MIL VAPOR BARRIER
3. TYPICAL PORCH SLAB:
4" CONCRETE SLAB W/ #5 REBAR @ 24" O.C. OVER COMPACTED FILL
4. PROVIDE DRY CLAY BACKFILL UNDER PORCH SLABS (UNEXCAVATED LOCATIONS)
5. PROVIDE CIRCULAR BLOCK OUTS AT STEEL COLUMN LOCATIONS
6. CONTROL JOINTS TO CONSIST OF "ZIP STRIP" OR TOOLED JOINTS AS SHOWN WITH MIN. DEPTH OF 1/4 OF SLAB THICKNESS
7. ALL ANGLED WALLS AND FOOTINGS ARE 45 DEGREES UNLESS OTHERWISE NOTED
8. SLOPE CONCRETE SLAB TO FLOOR DRAINS WITHIN 5'-0" OF DRAIN
9. MECH. TRADES RESPONSIBLE FOR PROVIDING AND LOCATING FOUNDATION SLEEVES. LOCATION OF SLEEVES FOR UTILITIES SHALL BE DETERMINED BY BUILDER PRIOR TO CONSTRUCTION IN ACCORDANCE WITH LOCAL CODES.
10. PROVIDE 2X6 TREATED PLATES ON ALL STEEL UNLESS OTHERWISE NOTED.
11. ALL CONCENTRATED LOADS FROM BEAMS OR GIRDER TRUSSES TO TRANSFER TO FOUNDATION VIA POSTS BEAMS OR SOLID BLOCKING.
12. TOP OF FOUNDATION IS AT 0'-0" UNLESS OTHERWISE NOTED
13. PROVIDE 1/2" DIA ANCHOR BOLTS @ 6'-0" O.C. MAX. & 12" MAX. FROM EACH END OF SILL PLATE. MIN. 2 PER SILL. EMBED A MIN. OF 7INCHES INTO CONC.
14. PROVIDE MIN. 4" CONCRETE COVER AT BELOW SLAB UTILITY LOCATION. WHEN CONCRETE ENCASEMENT OF UTILITY LINES IS REQUIRED, UTILITIES SHALL BE PLACED SUFFICIENTLY BELOW SLAB TO ALLOW CONCRETE COVERAGE.
15. PROVIDE ALL MECH. ROUGH-INS WHEN A/C PAD LOCATION REQUIRES PENETRATION OF POURED CONCRETE SLAB FOR HOOK-UPS TO HVAC EQUIPMENT.
16. FIELD VERIFY LOCATIONS OF ALL METERS, PLUMBING FIXTURES, ELECTRICAL PANEL AND SERVICE LINES PRIOR TO POURING CONCRETE SLAB.
17. ALL DESIGN, REVISIONS, ENGINEERING INSTALLATION AND LIABILITY OF SOIL CONDITIONS AND STRUCTURAL DESIGNS DUE TO INADEQUATE SOILS SHALL BE THE RESPONSIBILITY OF THE "BUILDING DEVELOPER" OR ITS SUBCONTRACTORS INVOLVED WITH DESIGN AND INSTALLATION OF SUCH; AND THE ARCHITECT SHALL NOT BE HELD LIABLE OR RESPONSIBLE FOR THEIR IMPLEMENTATIONS.
18. LOCATION OF A/C SHALL BE VERIFIED BY BUILDER PRIOR TO CONSTRUCTION IN ACCORDANCE WITH LOCAL CODES. EQUIPMENT SHALL NOT BE LOCATED IN REQUIRED SIDE YARD SETBACKS
19. BOTTOM OF STEEL COLUMNS (INSIDE & OUT) SHALL HAVE A COAT OF RUST INHIBITIVE PAINT OR EQUAL.
20. ELECTRICAL PLAN FOR BASEMENT HAS BEEN INCORPORATED IN THE FINISHED BASEMENT PLAN ON SHEET 3A.
21. PROVIDE (2) 48" LONG #4 REBAR AT TOP & BOTTOM IN FOUNDATION WALL AND AT FOOTING GRADE CHANGES
22. FOR ADDITIONAL NOTES SEE SPECIFICATIONS AND DETAILS

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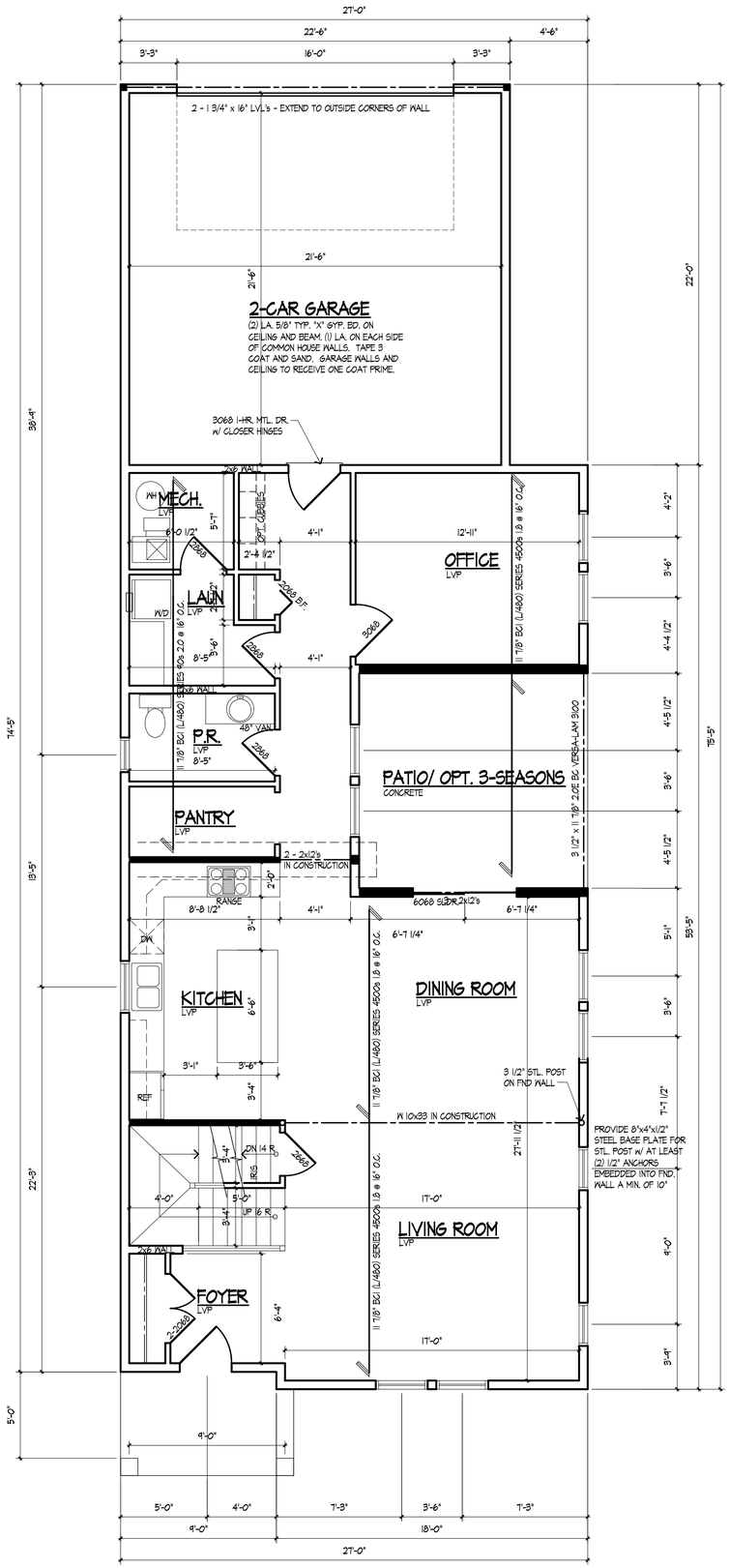


FIRST FLOOR PLAN

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 "SSWP-KT" OR AN APPROVED EQUAL THAT COMPLIES WITH IRC 2012 CODE REQUIREMENTS

WALL BRACING NOTE:
WHERE "BRACING" IS NOTED ON THIS PLAN CONTINUOUS SHEATHING METHOD USING 1/2" 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.

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 EFFICIENCIES OF HEATING, COOLING, AND SERVICE WATER HEATING EQUIPMENT. MUST BE COMPLETED BY THE BUILDER OR A REGISTERED DESIGN PROFESSIONAL.
2. INSULATION AND FENESTRATION - THE BUILDING THERMAL ENVELOPE SHALL MEET THE REQUIREMENTS OF TABLE R402.1.1
3. AIR LEAKAGE - THE BUILDING THERMAL ENVELOPE SHALL COMPLY WITH IMR402.4.1.2
4. ONE PROGRAMMABLE THERMOSTAT FOR EACH SEPARATE HEATING AND COOLING SYSTEM. INITIALLY PROGRAMMED MAX TO DEGREES HEAT AND NOT LOWER THAN 78 DEGREES COOLING.
5. 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 CHALL NOT BE USED AS DUCTS OR PLENUMS.
8. MECHANICAL SYSTEM PIPING - >105 DEGREES OR <55 DEGREES INSULATE WITH MINIMUM R-3. CIRCULATING HOT WATER SYSTEM PUMP NOT IN USE SWITCH OFF. HOT WATER PIPE INSULATION R-3.
9. MECHANICAL VENTILATION - THE BUILDING SHALL BE PROVIDED WITH VENTILATION THAT MEETS THE REQUIREMENTS OF TABLE IMR403.5.6 (1). OUTDOOR AIR INTAKES AND EXHAUST SHALL HAVE AUTOMATIC OR GRAVITY DAMPERS.
LIGHTING EQUIPMENT - A MINIMUM OF 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 S.F. AND SKINGINS 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 UNTIL AFTER INSULATION INSPECTION

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

LEAKAGE NOTE:
BUILDING SHALL BE TESTED AND VERIFIED AS HAVING AIR LEAKAGE NOT EXCEEDING 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 RRITTEN AIR LEAKAGE REPORT SHALL BE PROVIDED TO THE CODE OFFICIAL.

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

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

NOTES:

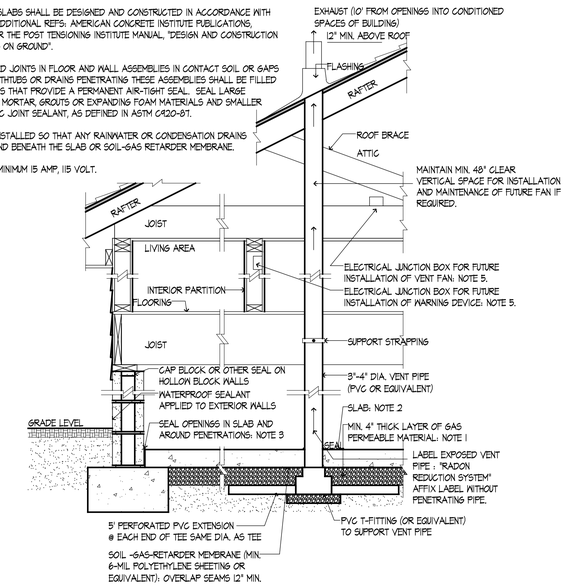
1. ALL CONCRETE SLABS THAT COME IN CONTACT WITH THE GROUND SHALL BE LAID OVER A GAS PERMEABLE MATERIAL MADE UP OF EITHER A MINIMUM 4" THICK UNIFORM LAYER OF CLEAN AGGRESGATE, OR A MINIMUM 4" THICK UNIFORM LAYER OF SAND. OVERLAIN BY A LAYER OR STRIPS OF MANUFACTURED MATTING DESIGNED TO ALLOW THE LATERAL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

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

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

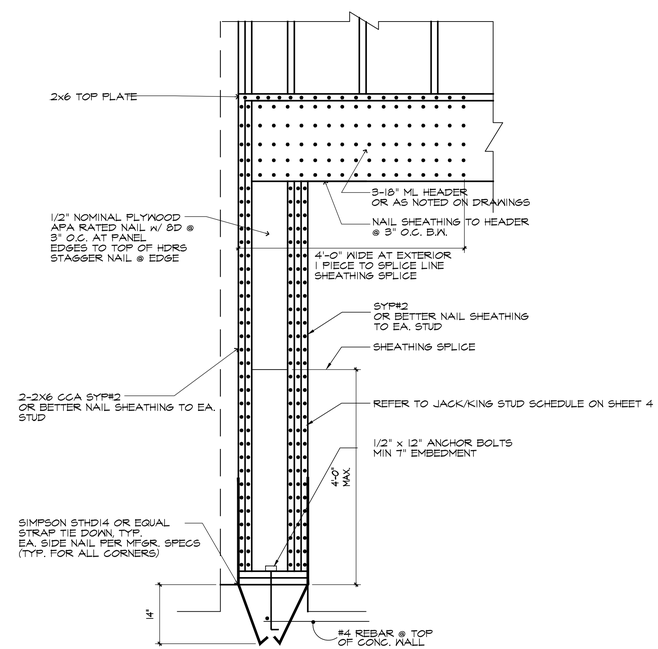
4. VENT PIPES SHALL BE INSTALLED SO THAT ANY RAINWATER OR CONDENSATION DRAINS DOWNWARD INTO THE GROUND BENEATH THE SLAB OR SOIL-GAS RETARDER MEMBRANE.

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



PASSIVE SUB-SLAB DEPRESSURIZATION RADON CONTROL SYSTEM FOR NEW CONSTRUCTION

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



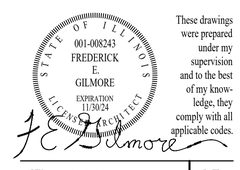
BRACED WALL PANEL w/ HOLD DOWNS

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 SQ. 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 & 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 UNLES OTHERWISE NOTED.



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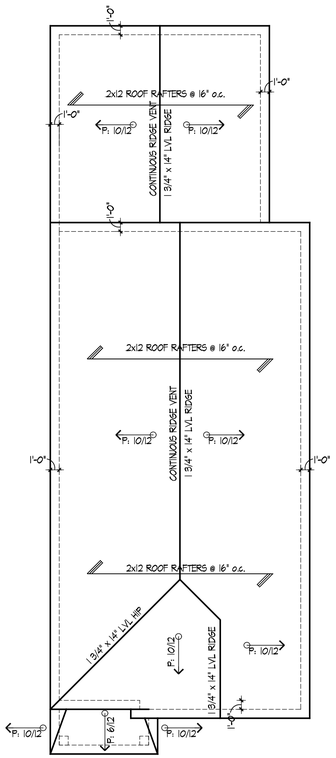


ROOF PLAN

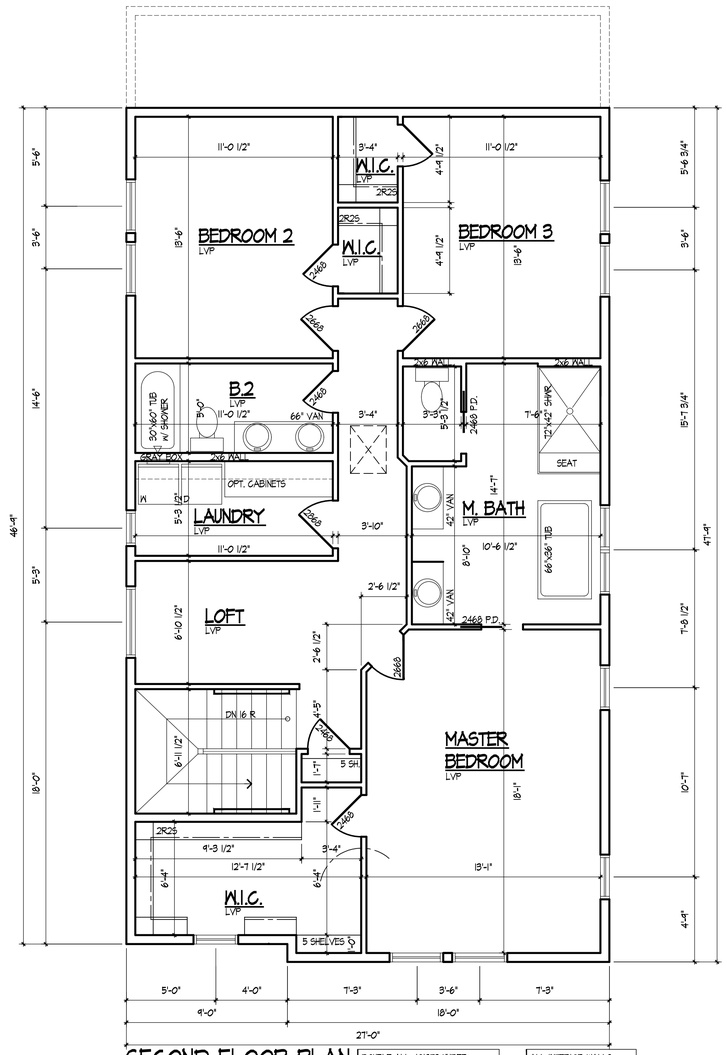
SCALE: 1/8" = 1'-0"

TWO STORY HOUSE ROOF
1415 SQ. FT. OF ATTIC AREA TO BE VENTED
1415 X 1/300 = 5.27 SQ. FT. FREE AREA REQUIRED TOTAL
5.27 X 144 = 758.8 SQ. IN. /2 = 379.4
379.4/60 = 6.3 (7 ROOF VENTS REQUIRED)
379.4/24 = 15.80 (16 SOFFIT VENTS REQUIRED)

GARAGE ROOF
520 SQ. FT. OF ATTIC AREA TO BE VENTED
520 X 1/300 = 1.70 SQ. FT. FREE AREA REQUIRED TOTAL
1.70 X 144 = 244.8 SQ. IN.
244.8/24 = 10.2 (11 SOFFITS VENT REQUIRED)

NOTE
ALL ROOF TRUSSES ARE TO TRANSFER LOADS TO EXTERIOR WALLS

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



SECOND FLOOR PLAN

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

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

DOUBLE ALL JOISTS UNDER BATHTUBS AND LAUNDRY EQUIPMENT.

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

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

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.
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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.
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11. ALL ELECTRICAL AND MECHANICAL EQUIPMENT & METERS ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS. CONTRACTOR TO VERIFY.
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001-008243
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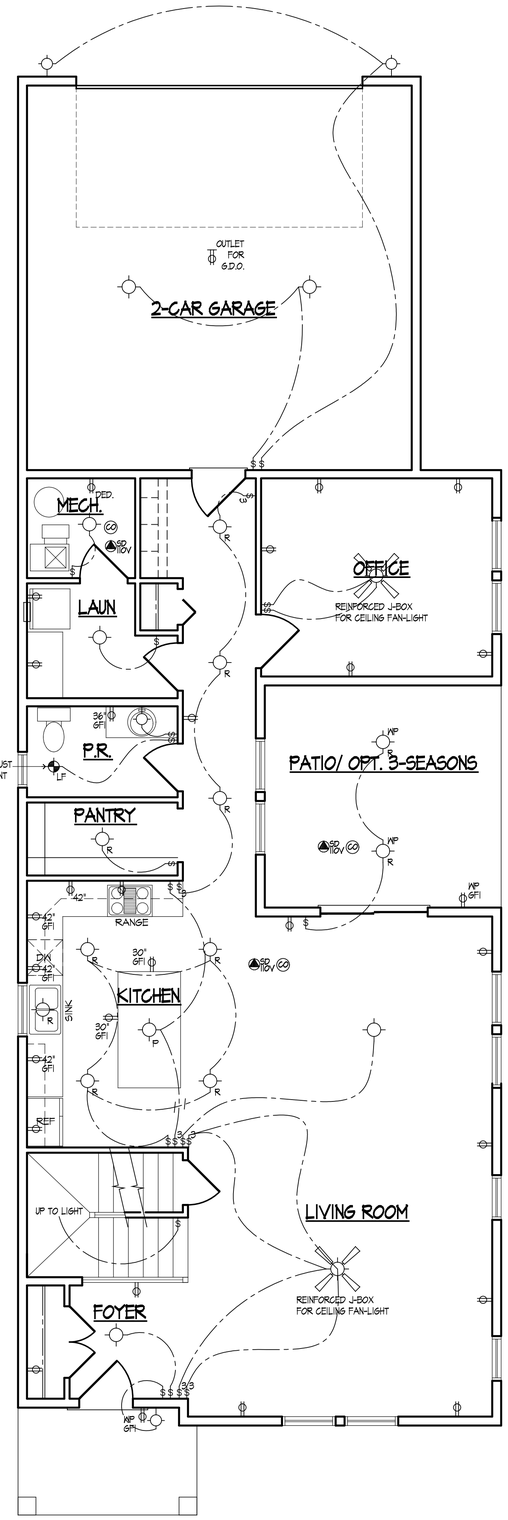

1. KITCHEN ALL 125-VOLT, SINGLE PHASE 15 AND 20-AMP RECEPTICLES THAT SERVE COUNTERTOP SURFACES SHALL HAVE A GROUND FAULT CIRCUIT INTERRUPTER PROTECTION FOR PERSONNEL.
2. BATHROOMS ALL 125-VOLT, SINGLE PHASE 15 AND 20-AMP RECEPTICLES INSTALLED SERVE IN BATHROOMS SHALL HAVE A GROUND FAULT CIRCUIT INTERRUPTER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

ELECTRICAL NOTES:

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

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

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

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

ALL RECEPTACLES SHALL BE TAMPER RESISTANT.

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

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

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

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

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

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

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

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 WIRED 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-INTERUPTERS (GFI) AS REQUIRED BY NATIONAL ELECTRIC CODE (NEC) AND MEETING THE REQUIREMENTS OF AL GOVERNING CODES.
7. GROUND FAULT FOR SERVICE DISTRIBUTION TO BE LOCATED ON STREET SIDE OF WATER METER.
8. GROUND WIRE FOR SERVICE DISTRIBUTION GO TO STREET SIDE OF WATER METER AND JUMPER ACROSS METER. METER SOCKET SHALL HAVE DRIVEN GROUND ROD.
9. PROVIDE 1/2" CONDUIT FROM WATER METER THROUGH OUTSIDE WALLFOR REMOTE METER READER. (LOCATE NEAR GAS METER)
10. PROVIDE AN EXTERIOR DISCONNECT SWITCH ON THE ELECTRIC SERVICE.
11. ALL NON-DEDICATED OUTLETS IN THE BASEMENT SHALL BE 125 VOLT, 15 OR 20 AMP GFI PROTECTED RECEPTACLES.
12. PROVIDE CLOSED LAMPS ON ALL FLUORESCENT FIXTURES.

ELECTRICAL SYMBOLS

ALL EXTERIOR WP GFI OUTLETS SHALL BE EQUIPPED WITH "IN USE" COVERS

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

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

INCANDESCENT LIGHT FIXTURES

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

FLUORESCENT LIGHT FIXTURES

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

WP INDICATES WATERPROOF
GFI INDICATES GROUND FAULT INTERRUPT

DIMENSIONS WITH SYMBOL INDICATES HEIGHT ABOVE FLOOR

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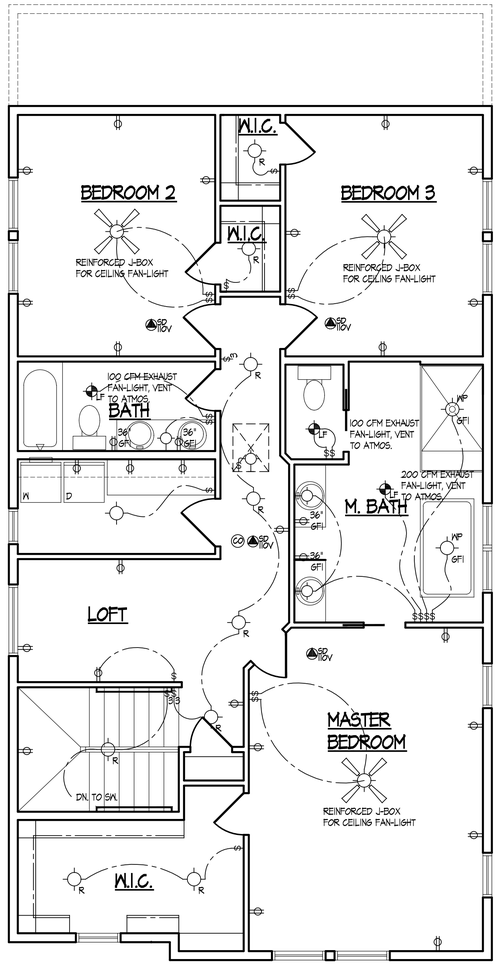

SECOND FLOOR ELECT. PLAN

SCALE 1/4"=1'-0"

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

ALL RECEPTACLES SHALL BE TAMPER RESISTANT.

ALL BEDROOM RECEPTACLES AND SMOKE DETECTORS SHALL BE ARC-FACULT 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.

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

ELECTRICAL PLAN NOTES:

DO NOT SCALE DRAWINGS

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

ELECTRICAL SYMBOLS

ALL EXTERIOR WP GFI OUTLETS SHALL BE EQUIPPED WITH "IN USE" COVERS

- SINGLE POLE SWITCH
- 3 THREE POLE SWITCH
- 4 FOUR POLE SWITCH
- WP GFI WEATHER PROOF SWITCH/GROUND FAULT INTERTRUPTER
- PHOTOCELL
- WP GFI WEATHER PROOF OUTLET GROUND FAULT INTERRUPTER w/ IN USE BUBBLE COVER
- SINGLE OUTLET
- DUPLEX OUTLET
- DUPLEX OUTLET - ONE HALF SWITCHED
- 220V 220 VOLT OUTLET
- T THERMOSTAT
- J JUNCTION BOX
- GARBAGE DISPOSAL
- SD 110V 110 VOLT SMOKE DETECTOR INTER-CONNECTED W/ BATTERY BACKUP
- CO CARBON MONOXIDE ALARM
- DB DOOR BELL BUTTON
- CHIMES DOOR BELL CHIMES
- TELEPHONE OUTLET
- TV CABLE TELEVISION OUTLET
- INTERCOMM
- ELECTRICAL PANEL
- ELECTRICAL METER
- HEAT LAMP
- FAN FAN
- LT FAN / LIGHT
- FAN / LIGHT / HEAT LAMP
- EMERGENCY LIGHT WITH BATTERY BACKUP

INCANDESCENT LIGHT FIXTURES

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

FLUORESCENT LIGHT FIXTURES

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

WP INDICATES WATERPROOF

GFI INDICATES GROUND FAULT INTERRUPT

42 DIMENSIONS WITH SYMBOL INDICATES HEIGHT ABOVE FLOOR

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001-008243
FREDERICK E. GILMORE
EXPIRATION 11/30/24
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REV	DESCRIPTION	DATE
	ISSUED FOR PERMIT	01-31-24

Rick Gilmore, FALA
Fellow of the Association of Licensed Architects

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Attachment: EXHIBIT - Final Architectural Plans - PLAN 544 - Slade Street Crossing_v1 (1) (37 N. Plum Grove - Final PD and P/F Plat of SUB)

ROOF CONSTRUCTION

240 LB. MIN. ASPHALT SHINGLES(25 YEAR 240# MIN. TYP.) 15# ASPHALT IMPREGNATED BUILDING FELT, 5/8" EXT. GRADE PLYWOOD DECKING W/CLIPS, ROOF RAFTERS AT 16" O.C., ROOF BAFFLES AT EVERY CAVITY, R-49 FIBERGLASS INSULATION W/ INTEGRAL V.B., 5/8" DRYWALL CEILING. ICE AND WATER SHIELD OR APPROVED EQUAL TO BE APPLIED HORZ. AT EAVE UP SLOPE OF ROOF TO A POINT 24" INSIDE EXTERIOR WALL. (VERT. LAPS TO BE MIN. 5", HORZ. LAPS TO BE MIN. 6") ICE AND WATER SHIELD OR APPROVED EQUAL TO BE APPLIED TO ALL VALLEYS.

FASCIA AND SOFFIT

ALUMINUM GUTTER & DOWNSPOUTS
OVER 8" "LP" FASCIA OVER
"LP" SOFFIT W/ INTEGRAL VENTS
1x2 "LP" TRIM BOARD OVER
w/1x6 SUB-RAKE - "LP"

WHERE EAVE 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 WIND BLOCK BELOW ARE TO BE PROVIDED ADJACENT TO SOFFIT AND EAVE VENTS. BAFFLES SHALL MAINTAIN AN OPENING EQUAL OF GREATER THAN THE SIZE OF THE VENT.

SECOND FLOOR CONSTRUCTION

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

10" LP BAND BOARD

NOTE:
FIREBLOCKING IS TO BE INSTALLED AS REQUIRED
PER 2012 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" GWB, 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

"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/ 5/8" TYPE "X" GYPSUM BOARD FINISH

R-38 INSULATION REQUIRED IN EXPOSED FLOORS, ALL LOCATIONS

FIRST FLOOR CONSTRUCTION

MIN. OF (2) LAYERS OF PLYWOOD TOTAL 1-1/4" THICKNESS
CONSISTING OF 3/4" + 1/2" OR (2) LAYERS OF 5/8"
HARDWOOD FLOORING MAY BE SUBSTITUTED FOR SECOND LAYER OF PLY WD. WHEN 3/4" SUB-FLOOR IS USED
DUROCK MAY BE SUBSTITUTED FOR SECOND LAYER OF PLY WD 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 RIM JOIST
5/8" TYPE "X" GYPSUM BOARD CEILING GLUED AND SCREWED TO UNDERSIDE OF FLOOR JOISTS

R-38 INSULATION REQUIRED IN EXPOSED FLOORS, ALL LOCATIONS

SILL PLATE

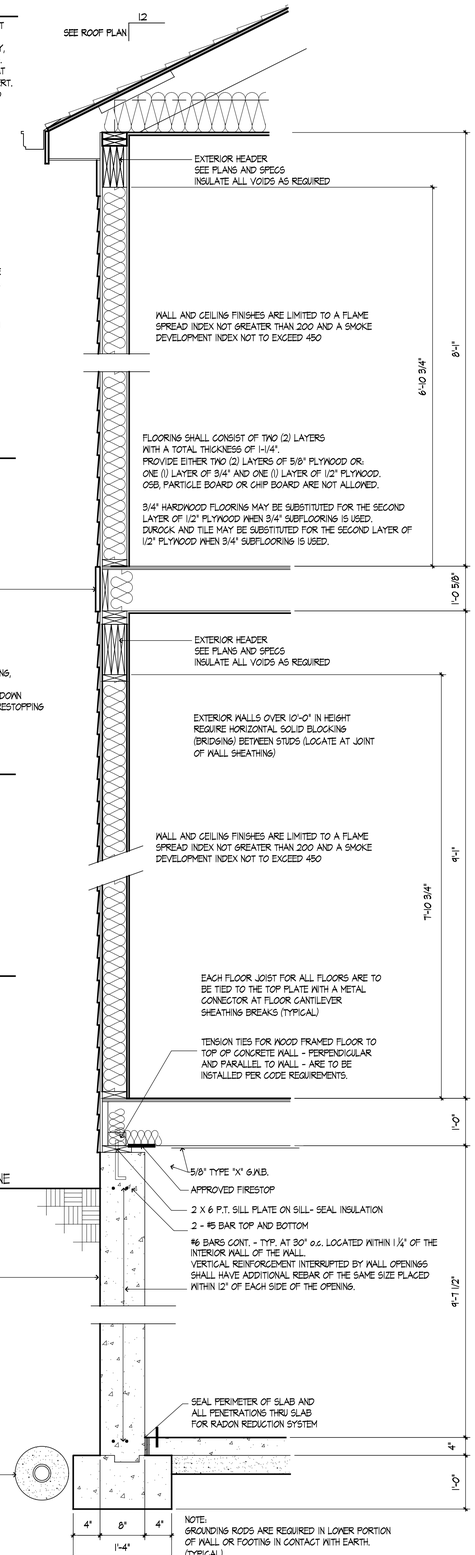
CONTINUOUS PRESSURE TREATED SILL PLATE w/
SILL SEALER 1/2" DIA. x 12" ANCHOR BOLTS w/
NUTS & WASHERS @ MAX. 6'-0" o.c. & MAX. 12"
FROM CORNERS, MIN. 2 PER BOARD. EMBED MIN.
7" IN CONC.

DELTA MEMBRANE DAMP PROOFING OR APPROVED EQUAL DRAPED OVER FOUNDATION WALL

CONCRETE SLAB CONSTRUCTION

4" CONC. SLAB w/ W1.4 x W1.4 WWF.
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 W/MINIMUM 8" GRAVEL COVER
SILTSOCK WRAP UTILIZATION OF FITTINGS
@ ALL CONNECTIONS IS REQ'd.



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.

1 FRAME WALL SECTION

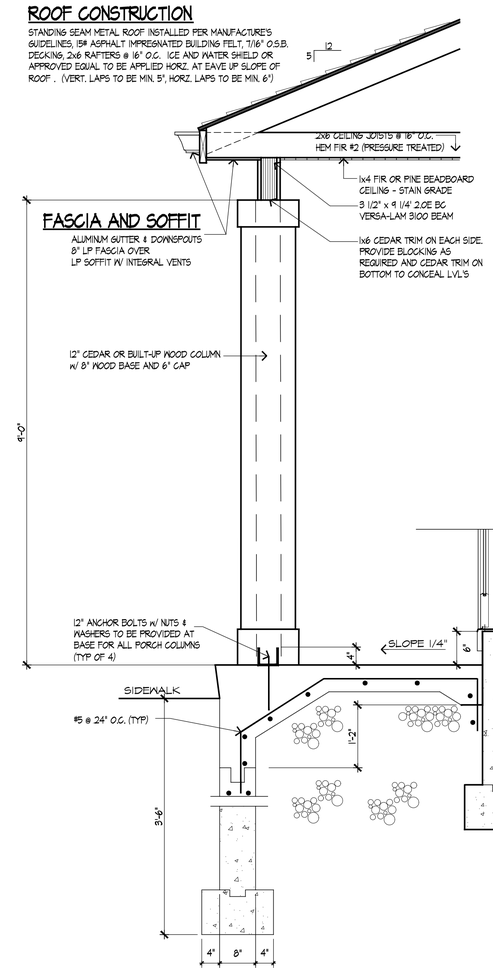
SCALE: 3/4" = 1'-0"

ROOF CONSTRUCTION

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

FASCIA AND SOFFIT

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



2 PORCH SECTION

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

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001-008243
FREDERICK E. GILMORE
EXPIRATION 11/30/24
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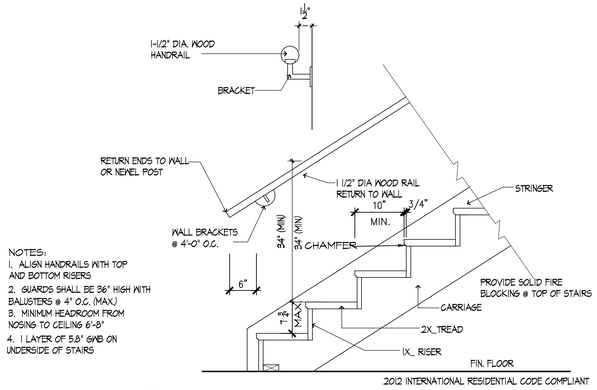
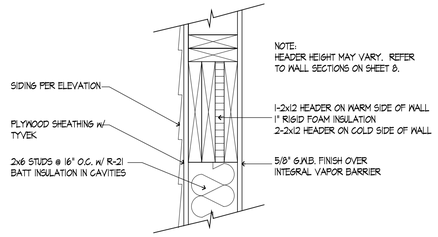
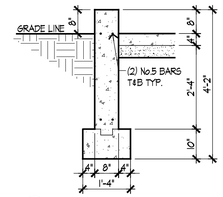


NOTES:
1. ALIGN HANDRAILS WITH TOP AND BOTTOM RISERS
2. GUARDS SHALL BE 36" HIGH WITH BALUSTERS @ 4" O.C. (MAX.)
3. MINIMUM HEADROOM FROM NOSING TO CEILING 6'-8"
4. 1 LAYER OF 5/8" GWB ON UNDERSIDE OF STAIRS

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

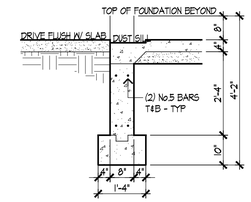


4 HEADER DETAIL
SCALE: 1 1/2" = 1'-0"

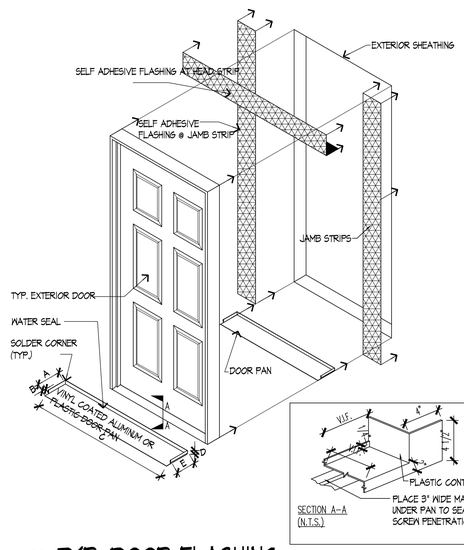


5 FND. AT GARAGE
SCALE: 1/2" = 1'-0"

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

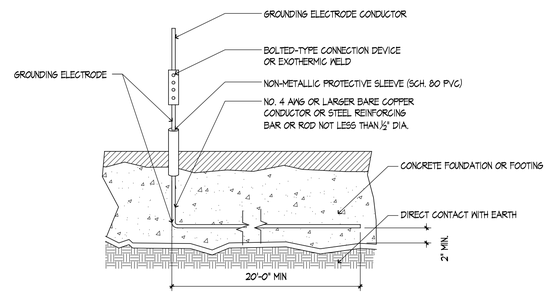


6 GARAGE OPENING
SCALE: 1/2" = 1'-0"

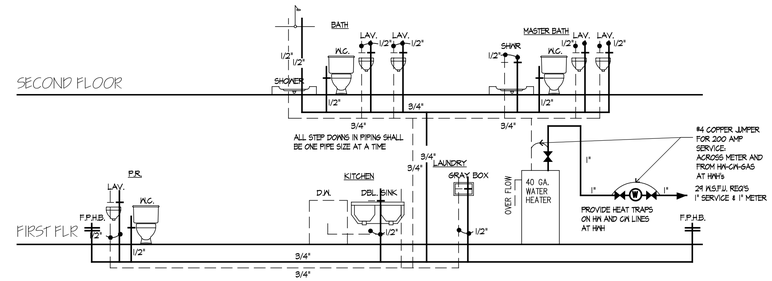


2 TYP. DOOR FLASHING
SCALE: 1/2" = 1'-0"

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



7 UFER GROUND DETAIL
SCALE: NO SCALE



SUPPLY DIAGRAM
NO SCALE

1. BUILDING SEWER SHALL HAVE A FULL SIZE CLEAN-OUT (6") INSTALLED OUTSIDE THE BUILDING.
2. A CONTINUOUS WASTE SHALL NOT BE USED ON THE KITCHEN SINK DRAIN LINES. TWO TRAPS ARE REQUIRED (GARBAGE DISPOSAL, BASKET STRAINER)
3. SEWER PIPE USED TO PENETRATE THE FOUNDATION WALLS SHALL BE DUCTILE IRON OR SCHEDULE 40 PVC & SHALL EXTEND ONTO VIRGIN SOIL ON THE EXTERIOR. A 6"x4" MISSION COUPLING & FULL SIZE 6" CLEAN-OUT SHALL BE INSTALLED. ALL MISSION COUPLINGS SHALL BE NON-SHEAR TYPE.
4. 3" FULL SIZE STACK IS REQUIRED FOR WATER CLOSETS UNLESS RE-VENTED BACK TO MAIN FULL SIZED STACK WITH 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'.

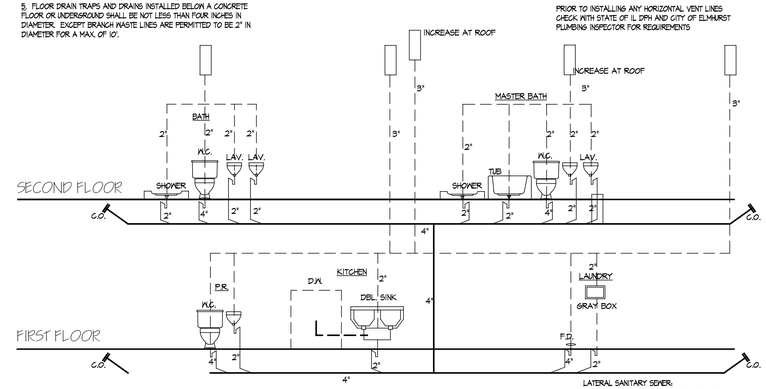
LEGEND
HOT WATER
COLD WATER

WATER HEATER W/ U.L. APPROVED TEMP. AND PRESSURE RELIEF VALVE

PLUMBING MATERIALS:
WATER PIPE BELOW GRADE - PER APPLICABLE CODES
WATER PIPE ABOVE GRADE - PER APPLICABLE CODES
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.

NOTE:
PER ELMHURST FIRE DEPARTMENT:
PLUMBING CONTRACTOR IS REQUIRED TO HAVE A FIRE EXTINGUISHER ON SITE - ONE PER FLOOR - AT ALL TIMES DURING HIS WORK UL RATED 1-A: 10 BC

PRIOR TO INSTALLING ANY HORIZONTAL VENT LINES CHECK WITH STATE OF IL DPH AND CITY OF ELMHURST PLUMBING INSPECTOR FOR REQUIREMENTS

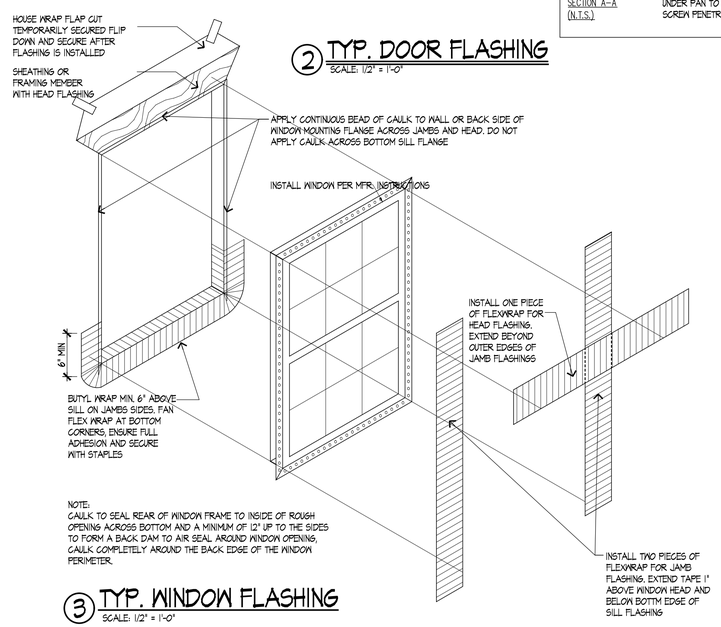


WASTE DIAGRAM
NO SCALE

LEGEND
VENT
WASTE

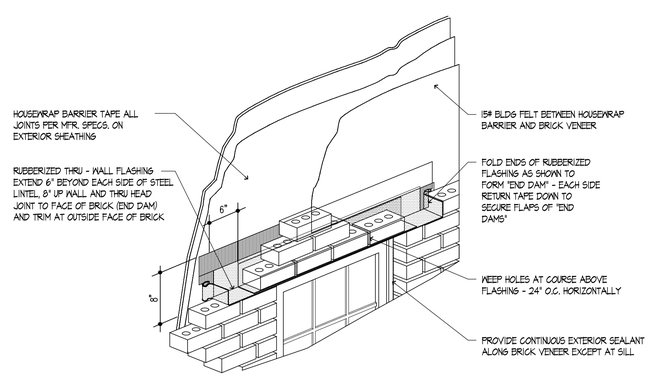
NOTES:
PROVIDE SHUT OFF VALVES AT ALL FIXTURES
PROVIDE 12" AIR CHAMBERS AT ALL FIXTURES
PROVIDE 24" AIR CHAMBERS AT ALL RISERS
ALL HOSE BIBS SHALL BE EQUIPPED WITH VACUM BREAKERS

LATERAL SANITARY SEWER:
USE DUCTILE IRON OR PVC SCHED. 40 FROM THE FND. WALL FOR THE FIRST TEN FEET (OR MORE) TO BRIDGE THE OVERDIG UNTIL IT REACHES VIRGIN SOIL. THEN RUN 6" SDR 26 TO THE MAIN. PROVIDE CLEANOUT APPROX. 10 FEET FROM FND. WALL.



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

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



8 THRU=WALL FLASHING @ WINDOW
SCALE: 3/4" = 1'-0"

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

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GENERAL REQUIREMENTS

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

1. CODES All work shall comply with the following:

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

2. INTENTION

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

3. DESIGN LOADS

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

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

4. PLANS AND SPECIFICATIONS

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

SITE WORK

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

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

CONCRETE

All work to be done as indicated in the drawings and in accordance with accepted standards of good practice, governing codes and shall comply with the following: ALL CONCRETE TO BE 6 BAG MIX

A. Portland Cement: ASTM C94. Unless noted otherwise, concrete shall have a 28 day compressive strength of 3,000 PSI.
B. Reinforcing Steel: ASTM A615, Grade 60, deformed bars.
C. Welded Wire Fabric: ASTM A185, 6 inch x 6 inch x No. 10 x 10. GARAGE FLOOR TO HAVE 6 X 6 8/8 WWF
D. Course Aggregate: Clean crushed stone or natural gravel, conforming to ASTM C33, and not larger than 3/4 inch for slabs or 1–1/2 inch for foundations and footings.
E. Fine Aggregate: Washed natural sharp sand without clay content.
F. Water: Potable
G. Vapor Barrier: .006 inch (6 mil) polyethylene sheet.
H. Expansion Joints: Asphalt saturated fiber type filler strips; 1/2 inch thick by the full thickness of the slab.
I. Concrete Finishes: Install concrete slabs with monolithic finish. Screed the surface site a straightedge, float to required level, and steel trowel to a smooth hard finish. Broom finished where so indicated in the Construction Documents.
J. Curing: Protect flat surfaces, not in contact with forms, against loss of moisture for not less than 7 days by approved methods.
K. Slump for normal weight concrete shall be as follows:
1. Footings, walls and walks 4 in. – 6 in.
2. Slabs 3 in. – 5 in.
3. If mechanical vibrators are used, reduce slump by one third.

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

MASONRY

Provide masonry veneer anchorage per local codes.

METALS

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

CARPENTRY AND MILLWORK

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

1. SCOPE

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

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

2. GRADING

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

A.	**Allowable stress for Framing Members:**		
	1.	Modulus of Elasticity	1,300,000 PSI
	2.	Fiber Bending – Single	850 PSI
		– Repetitive	977 PSI
	3.	Horizontal Shear	70 PSI
	4.	Bearing	405 PSI
	5.	Compression parallel to grain	875 PSI

3. MATERIALS

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

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

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

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

E. Sheathing:
1. **Roof:** 5/8" nominal thickness Ext. Grade Plywood roof panels with panel edge clips, span rating per Structural Board Assoc.(SBA)
2. **Floors:** per plans
3. **Walls:** 1/2" plywood or OSB

F. Laminated Veneer Lumber
1. All members referred to as "Micro–Lam" shall be Laminated Veneer Lumber.
2. Provide glue–laminated veneer lumber beams of the dimension and quantity indicated in the Construction Documents. Unless noted otherwise, fasten multiple beams together in strict accordance with the manufacturer's specifications.
3. Allowable Stresses
   a. Modulus of Elasticity 1,800,000 PSI
   b. Fiber Bending – Single 2,600 PSI
   c. Horizontal Shear 285 PSI
   d. Bearing 650 PSI

4. FRAMING

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

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

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

5. MISCELLANEOUS

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

THERMAL AND MOISTURE PROTECTION

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

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

DOORS AND WINDOWS

A. Exterior and vestibule doors shall be 1 3/4" thick metal clad insulated swinging units as specified by the Contractor unless noted otherwise.
B. Glazing in doors and sidelights shall be double pane insulating glass.
C. Provide tempered glass as required by governing codes.
D. Patio doors, sliding glass doors, and windows over bath tubs shall have tempered glass.
E. Interior doors shall be prehung with wood jambs and specified by Contractor
F. Finish hardware shall be specified by Contractor and installed by Subcontractor. Subcontractor to install all hardware required by governing codes.
G. Garage to house door and frame to be one hour fire rated with a self–closing device.
H. All operable windows shall have insect screens.
WINDOWS, SKYLIGHTS, AND SLIDING GLASS DOORS SHALL HAVE AN AIR INFILTRATION RATE OF NO MORE THAN 0.3 CFM PER S.F. AND SWINGING DOORS NO MORE THAN 0.5 CFM PER S.F.
WINDOW U–FACTOR SHALL BE 0.32 OR BETTER LEAVE ALL MANUFACTURERS STICKERS ON WINDOWS AND DOORS UNTIL AFTER INSULATION INSPECTION

FINISHES

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

C. Gypsum wallboard, unless noted otherwise, shall be provided as follows:
1. Exterior Walls: 1 layer 5/8" Type "x" wallboard to interior face.
   Interior Walls: 1 layer 5/8" Type "x" wallboard each side.
   Ceiling: 1 layer 5/8" Type "x" wallboard for framing members 16" o/c or less.

TWO LAYERS ON GARAGE CEILINGS WITH HABITABLE SPACE ABOVE
Baths: Water resistant wallboard on walls and ceilings at tubs and showers.
2. Joint Treatment Materials: Joint tape – ASTM C475, perforated. Joint compound ASTM C475, powdered joint and taping compound.
3. Joint Taping and Finishing: Install in 3 coats to provide smooth, flush, true surface ready for decorating.
4. Provide metal corner bead and trim at all locations shown in the Construction Documents and as recommended by wallboard manufacturer.

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

PLUMBING

A. Work to meet all accepted standards of good practice and the requirements of the State of Illinois Plumbing Code and with all local amendments. Assure that all piping is of adequate size and properly vented in conformance with all governing code requirements. Make all connections required for mechanical equipment.
B. Plumbing information in the Construction Documents is only schematic. It shall be reviewed by the Contractor, Subcontractor, Supplies and Building Officials for code compliance and sound construction practice.
C. Plumbing fixtures shall be specified by the Contractor.
D. Design and installation of Plumbing shall be the responsibility of the Subcontractor.
E. All new plumbing work shall comply with the following:
1. All above ground water supply lines to be per appicable codes.
2. All below ground water supply lines to be per applicable codes.
3. Provide 18" air chambers on all plumbing risers and shut off valves at all fixtures.
4. All clean outs shall be easily accessible and at the bottom of each plumbing stack.
5. All hose bibs to be frost proof type with vacuum breakers. Provide a minimum of 2
6. Basement floor drain shall be 4" diameter, trapped and vented.
7. Plumbing rough–in shall be provided for grey box and 2" drain.
8. Sump pumps installed to receive ground water or other storm waters shall discharge to the rear drainage swale.
9. Ejector pumps installed to receive floor drain flow or other sewage shall be connected to the sanitary sewer.
10. Gas piping shall be metallic or cast iron.
11. No services allowed under garage slab or driveway.
12. No B boxes allowed in driveways, approaches or sidewalks.
13. INSULATE HOT WATER PIPING W/ MIN. OF R–3 TO COMPLY WITH TABLE R403.4.2

HEATING, VENTILATION AND AIR CONDITIONING

A. MECHANICAL SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH ACCA MANUAL S BASED ON BUILDING LOADS CALCULATED IN ACCORDANCE WITH ACCA MANUAL J
SUBMIT MANUAL J TO CITY OF ELMHURST BUILDING DEPT. PRIOR TO CALLING FOR ROUGH FRAMING INSPECTION
B. HVAC information in the Construction Documents is only schematic. If shall be reviewed by the Contractor, Subcontractor, Suppliers and Building Officials for code compliance and sound construction practice.
C. HVAC fixtures and equipment shall be specified by the Contractor.
D. Design and installation of HVAC shall be the responsibility of the Subcontractor
1. All materials and equipment to be installed in accordance with manufacturer's instructions, and all other local authorities having jurisdiction.
2. Heating contractor to provide heating system capable of maintaining 70 degrees at 4' above finished floor inside at –10 degrees F. outside with a 15 mph wind. Air Conditioning to maintain 75 degrees inside at 100 degrees outside.
3. All new ductwork shall be constructed of prime first quality galvanized steel sheets. Gauges of metal, spacing and etc., shall conform to latest addition of ASHREA construction standards for ductwork construction.
   a. Construction shall conform to SMACNA duct construction standards. All ductwork shall be sealed with duct tape and designed for 2" static pressure class.
   b. Round spiral ductwork shall be United Sheet Metal type or approved equal, installed and suspended as per manufacturer's specifications.
4. All HVAC equipment shall be individually switched.
5. Provide dryer vent and Bathroom exhaust fan vents. All interior exhaust fans shall be exhausted in accordance with the manufacturer's recommendations. Dryer vent systems shall be independent of all other systems and shall convey the products of combustion and moisture to the outside. Dumping of exhausted air into attic spaces is absolutely prohibited.
6. Branch take–offs shall have splitter dampers or manual volume dampers for all supply air duct branches.
7. Provide factory–fabricated turning vanes in all square elbows.
8. HVAC Contractor shall install ductwork to maintain ceiling heights as established by Architect and provide all necessary offsets as required.
9. All duct openings in walls shall be sealed airtight and soundproof.
10. Provide combustion air to all gas fired equipment in accordance with governing codes.
11. Required number of return air ducts per code. All return air ducts to be metal, not an unpanned joist or stud space.
12. All flues shall be angled to penetrate behind the ridge of each unit. Refer to Roof Plans and Exterior Elevations.

ELECTRICAL

A. The Electrical Contractor shall furnish and install all electrical construction materials shown or reasonably implied on the drawings to complete the installation in a satisfactory and usable manner and in accordance with governing codes.
B. Electrical information in the Construction Documents is only schematic. It shall be reviewed by the Contractor, Subcontractor, Supplies and Building Officials for code compliance and sound construction practice.
C. Electrical fixtures and equipment shall be specified by the Contractor..
D. Design and installation of Electrical shall be the responsibility of the Subcontractor
1. Service panels to be a minimum of 30 circuit, 200 amp. Verify with the contractor. Install panel with a min. of 3'–0 clearance space around it.
2. Furnish and install all Bathroom fans and exhaust fans.
3. Provide 1/2" diameter conduit piping for remote water meter reader. Final location to be coordinated with the local building department.
4. All low voltage wiring 50 volts or less shall not be required to be in conduit unless wiring is located in hazardous areas.
5. All conduit shall be sized according to code unless noted on the drawings.
6. Provide and install certified 110 volt interconnected smoke detectors on a common lighting circuit, not to a separate dedicated circuit, with 9 volt battery back–up. Locations as shown in the Construction Documents and as required by the National Fire Protection Agency (NFPA) and local governing codes.
7. Provide and install ground fault circuit interrupters (GFI) as required by the 2017 Electrical Code (NEC) and with all local amendments.
8. All materials shall be new and of a quality approved by the Contractor. Materials shall bear Underwriter's Laboratories, Inc. seal.
9. Minimum power and lighting wire shall be No. 14 gauge copper or as otherwise indicated on the drawings, type THW or THHN.
10. Electrical Subcontractor shall provide all control wiring required for interconnecting of equipment or remote controls.
11. Electrical Subcontractor shall provide power and local disconnect switches to all power consuming equipment shown on the mechanical and plumbing drawings.
12. Conduit is required for all 110 and 220 wiring (not for low voltage wiring).
13. Contractor to provide 2 cable television connections and two telephone jacks per plan.

MECHANICAL SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH ACCA MANUAL S BASED ON BUILDING LOADS CALCULATED IN ACCORDANCE WITH ACCA MANUAL J
SUBMIT MANUAL J TO CITY OF ELMHURST BUILDING DEPT. PRIOR TO CALLING FOR ROUGH FRAMING INSPECTION
PRIOR TO CALLING FOR ROUGH FRAMING INSPECTION
PROVIDE COPY OF MANUAL J FOR ANY NEW HEATING OR COOLING EQUIPMENT TO CITY OF ELMHURST.
HEATING SYSTEMS SHALL HAVE PROGRAMMABLE THERMOSTATS
WINDOWS, SKYLIGHTS, AND SLIDING GLASS DOORS SHALL HAVE AN AIR INFILTRATION RATE OF NO MORE THAN 0.3 CFM PER S.F. AND SWINGING DOORS NO MORE THAN 0.5 CFM PER S.F.
WINDOW U–FACTOR SHALL BE 0.32 OR BETTER
LEAVE ALL MANUFACTURERS STICKERS ON WINDOWS AND DOORS UNTIL AFTER INSULATION INSPECTION
DUCTS AND AIR HANDLING UNITS SHALL BE SEALED
TIGHTNESS SHALL BE VERIFIED WITH DUCT LEAKAGE TEST
A DUCT LEAKAGE TEST IS REQUIRED FOR ANY DUCTWORK OUTSIDE OF THE CONDITIONED SPACE.
TEST SHALL BE PERFORMED BY AN APPROVED OUTSIDE THIRD PARTY.
SUBMIT TEST RESULTS TO THE CITY OF ELMHURST PRIOR TO CALLING FOR FINAL INSPECTION.
A BLOWER DOOR TEST IS REQUIRED FOR THE ENTIRE BUILDING.
TEST TO BE PERFORMED BY AN APPROVED OUTSIDE THIRD PARTY.
SUBMIT TEST RESULTS TO THE ARLINGTON HEIGHTS BUILDING DEPT. PRIOR TO CALLING FOR FINAL INSPECTION.
75% OF PERMANENTLY INSTALLED LIGHT FIXTURES SHALL HAVE HIGH EFFECIENT LAMPS

FIRE–RESISTANT CONSTRUCTION

A. The minimum rating of all fire–resistant construction shall be determined by the use, occupancy and type of building construction of the building as dictated by the 2015 IRC

1. All Fire Separation Assemblies required to have fire–resistance ratings shall be Fire Resistant Designs tested and approved by Underwriters Laboratories Inc.. All Fire Separation Assemblies shall be constructed **ONLY** with approved materials and in accordance with the installation requirements as specified in the most recent edition of the FIRE RESISTANCE DIRECTORY by Underwriters Laboratories Inc.. All Fire Separation Assemblies shall provide the minimum fire – resistance rating as dictated by the codes.
2. All vertical Fire Separation Assemblies shall be continuous and extend uninterrupted from the top of the fire–resistance rated floor/ceiling assembly to the underside of the floor or roof slab or deck above and shall be attached thereto.
3. All horizontal Fire Separation Assemblies shall be continuous. The supporting construction shall be protected to afford the required fire–resistance rating of the Fire Separation Assembly supported.
4. All penetrations, openings and opening protectives in any fire–resistance rated assembly shall comply with the limitations as prescribed by the most recent edition of the FIRE RESISTANCE DIRECTORY by Underwrites Laboratories Inc. and the codes.

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

ANY LIGHT FIXTURES RECESSED INTO THE BUILDING THERMAL ENVELOPE SHALL BE SEALED WITH GASKET OR CAULK AND BE IC RATED AND LABELED AS HAVING AN AIR LEAKAGE RATE NOT MORE THAN 2.0 CFM.

specifications

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

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

REV	DESCRIPTION	DATE
	ISSUED FOR PERMIT	01-31-24

Rick Gilmore, FALA
Fellow of the Association of Licensed Architects

SLADE STREET CROSSING
PLAN 544
PALATINE, IL 60067

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Attachment: EXHIBIT - Final Architectural Plans - PLAN 544 - Slade Street Crossing_v1 (1) (37 N. Plum Grove - Final PD and P/F Plat of SUB)

SLADE STREET CROSSING

PLAN 519

PALATINE, ILLINOIS 60067

ARCHITECT CONTACT

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GWR BUILDERS

847/209-1214

DATE	PAGES REVISED
01/31/24	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	# OF FIXTURE	# OF SUPPLY FIXTURE UNITS	TOTAL
WATER CLOSETS	3	3	9
LAVATORY	5	1	5
BATH TUBS	-	2	-
SHOWER STALL	2	2	4
KITCHEN SINK	1	2	2
LAUNDRY TRAY	1	1	1
DISHWASHER	1	1	1
LAUNDRY MACHINE	1	2	2
SILL COCK	2	2.5	5
		TOTAL	29

N.S.F.U. = 29
MAIN WATER: 1" DIA.
WATER METER: 1" DIA.

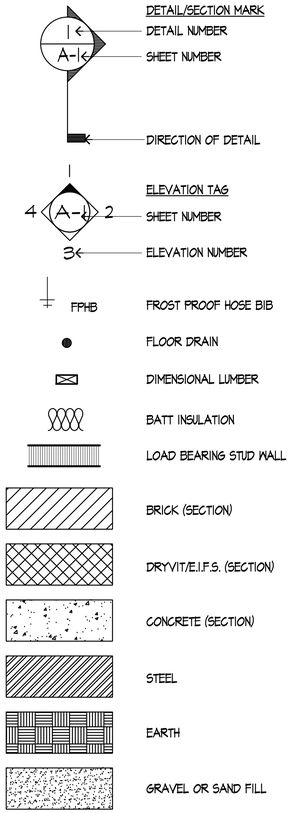
SHEET INDEX

1 COVER SHEET
2 FRONT & RIGHT SIDE ELEVATIONS/LV SCHEDULE
2A REAR & LEFT SIDE ELEVATION
2B OPTIONAL ELEVATIONS
3 FOUNDATION PLAN
3A OPTIONAL SLAB ON GRADE
4 FIRST FLOOR PLAN
5 SECOND FLOOR PLAN / ROOF PLAN
6 FIRST FLOOR ELECTRICAL PLAN
7 SECOND FLOOR ELECTRICAL PLAN
8 WALL SECTIONS
9 DETAILS / RISER DIAGRAMS
S SPECIFICATIONS

ABBREVIATIONS

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

SYMBOLS



DESIGN LOADS

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

DISTRIBUTIVE LIVE LOADS

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

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

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

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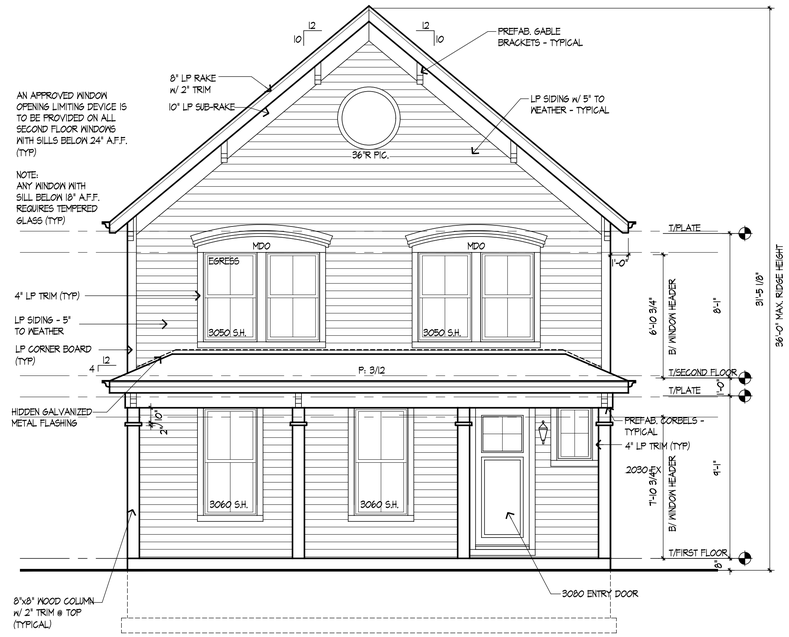


FRONT ELEVATION

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. [(RC R321) TYPICAL 4"-6" HIGH NUMBERS, COLOR CONTRASTING WITH A BACKGROUND].

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

ELEVATION NOTES:

DO NOT SCALE DRAWINGS

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

EXTERIOR FINISH MATERIALS:

11. TYPICAL ROOFING WILL BE ARCHITECTURAL GRADE 30 YEAR ASPHALT SHINGLES
12. TYPICAL - ALUMINUM GUTTERS W/ DOWN SPOUTS OVER 1X8 FASCIA AND WITH 1X10 FRIEZE BOARD UNLESS OTHERWISE NOTED.
13. 1X2 ON 1X8 RAKE BOARD TYPICAL
14. TYPICAL SIDING - "LP" W/ 6" EXPOSED
15. TYPICAL TRIM - "LP"
16. ALL EVE AND RAKE OVERHANGS ARE 1'-0" UNLESS OTHERWISE NOTED.

LIGHT & VENTILATION SCHEDULE

ROOM NAME	AREA	LIGHT		VENT		MECH CFM	
		REQ.	ACT.	REQ.	ACT.	REQ.	ACT.
KITCHEN/DINING	173 S.F.	13.8	68.4	6.9	34.2	--	--
DINING ROOM	138 S.F.	11.0	30.8	5.5	15.4	--	--
LIVING ROOM	266 S.F.	21.3	38.4	10.7	19.2	--	--
MASTER BEDROOM	198 S.F.	15.8	30.8	7.9	15.4	--	--
MASTER BATH	63 S.F.	--	20.6	--	10.3	--	100 CFM 100 CFM
POWDER ROOM	25 S.F.	--	--	--	--	38 CFM	100 CFM
BEDROOM #2	136 S.F.	10.8	30.2	5.4	15.1	--	--
BEDROOM #3	136 S.F.	14.2	26.4	7.1	13.2	--	--
FLEX ROOM	183 S.F.	14.6	26.4	7.3	13.2	--	--
FLEX ROOM 2	102 S.F.	8.2	34.6	4.1	19.2	--	--
BATH	72 S.F.	--	--	--	--	49 CFM	100 CFM

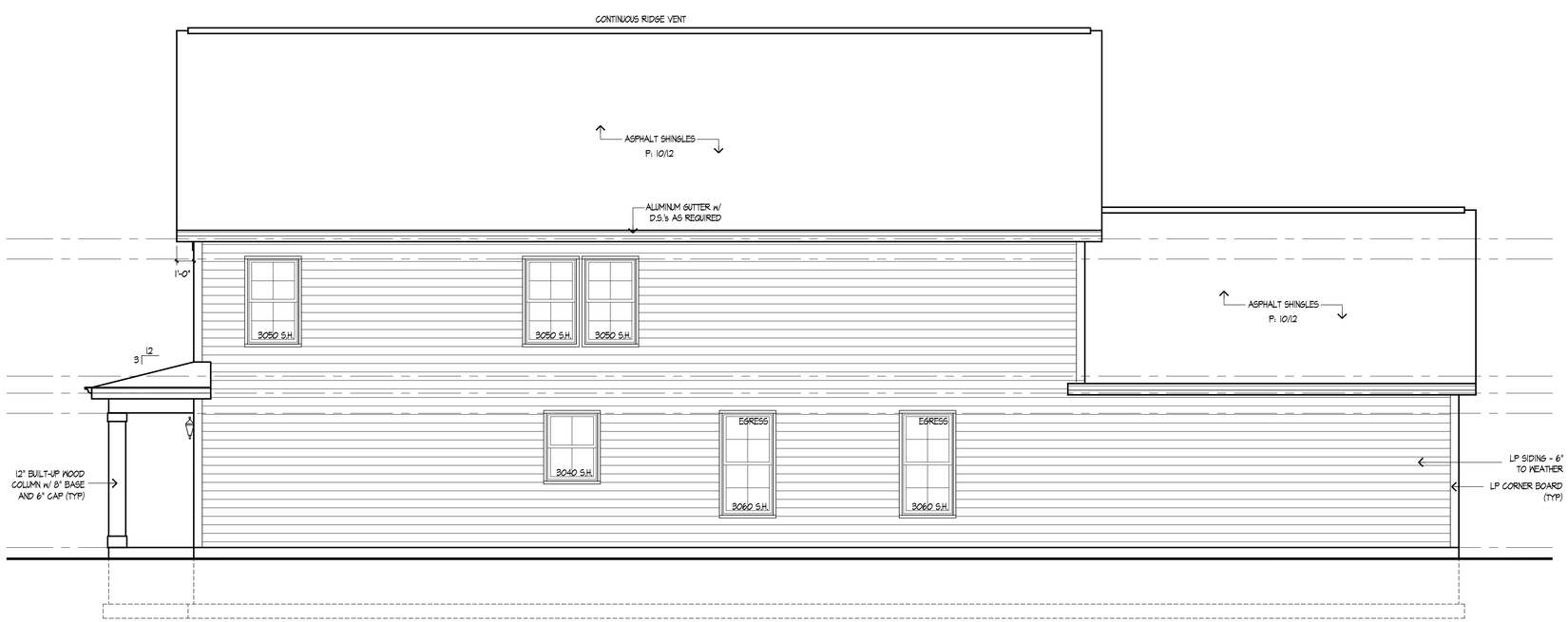
STANDARD ELEVATION NOTES

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

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"

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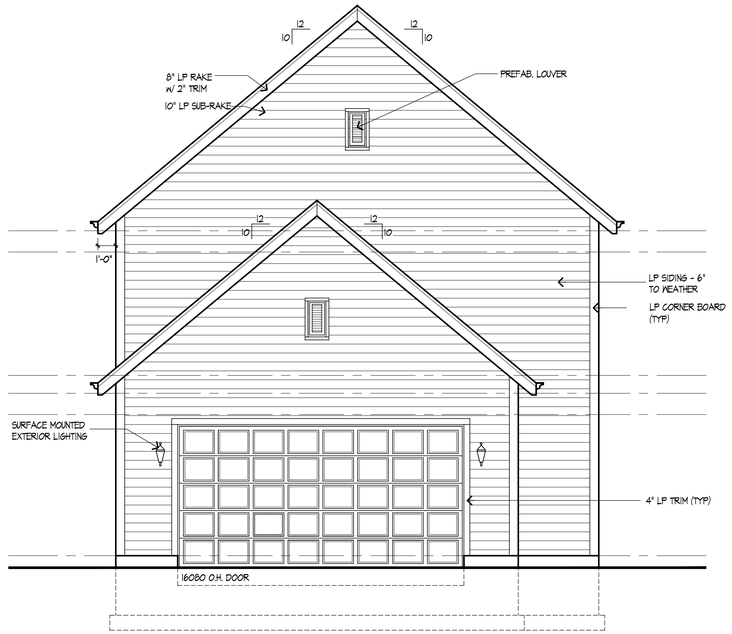

REAR ELEVATION

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

ELEVATION NOTES:

DO NOT SCALE DRAWINGS

1. PROVIDE SPLASH BLOCKS AT ALL DOWN SPOUTS DISCHARGING AT GRADE. (NOT TO DISCHARGE ACROSS WALK-WAY)
2. PROVIDE DRIP CAPS AT ALL WINDOWS AND DOORS
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4. REFER TO FLOOR PLANS FOR DOOR SIZES
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10. SAFETY GLAZING AT BATHTUB/SHOWER, SILL HEIGHTS BELOW 18", EXT. DOORS AND WINDOWS W/ IN 24" OF DOOR (AS PER GOVERNING CODES)

EXTERIOR FINISH MATERIALS:

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14. TYPICAL SIDING - "LP" W/ 6" EXPOSED
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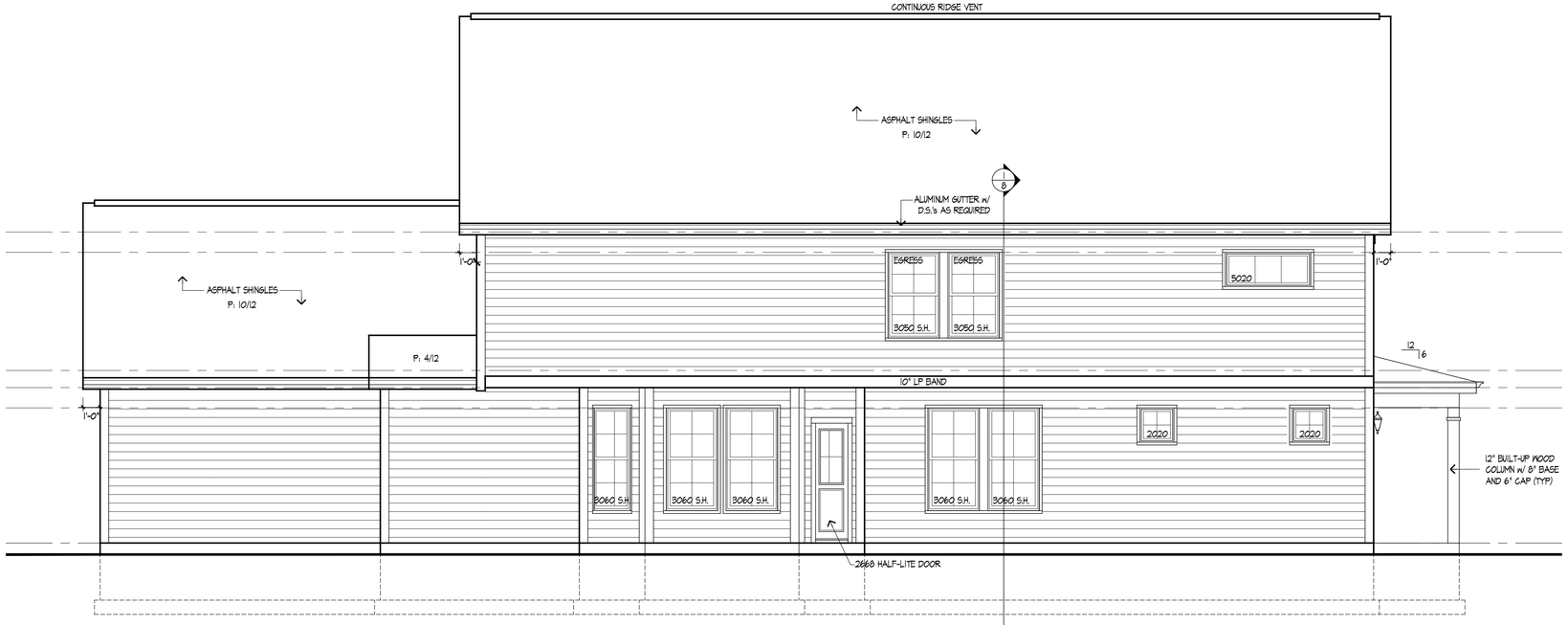

LEFT ELEVATION

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

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

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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:

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7. PROVIDE "Z" FLASHING ALONG ALL HORIZONTAL TRIM
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13. 1X3 ON 1X8 RAKE BOARD TYPICAL
14. TYPICAL SIDING - "LP" W/ 6" EXPOSED
15. TYPICAL TRIM - "LP"
16. ALL EVE AND RAKE OVERHANGS ARE 1'-0" UNLESS OTHERWISE NOTED.

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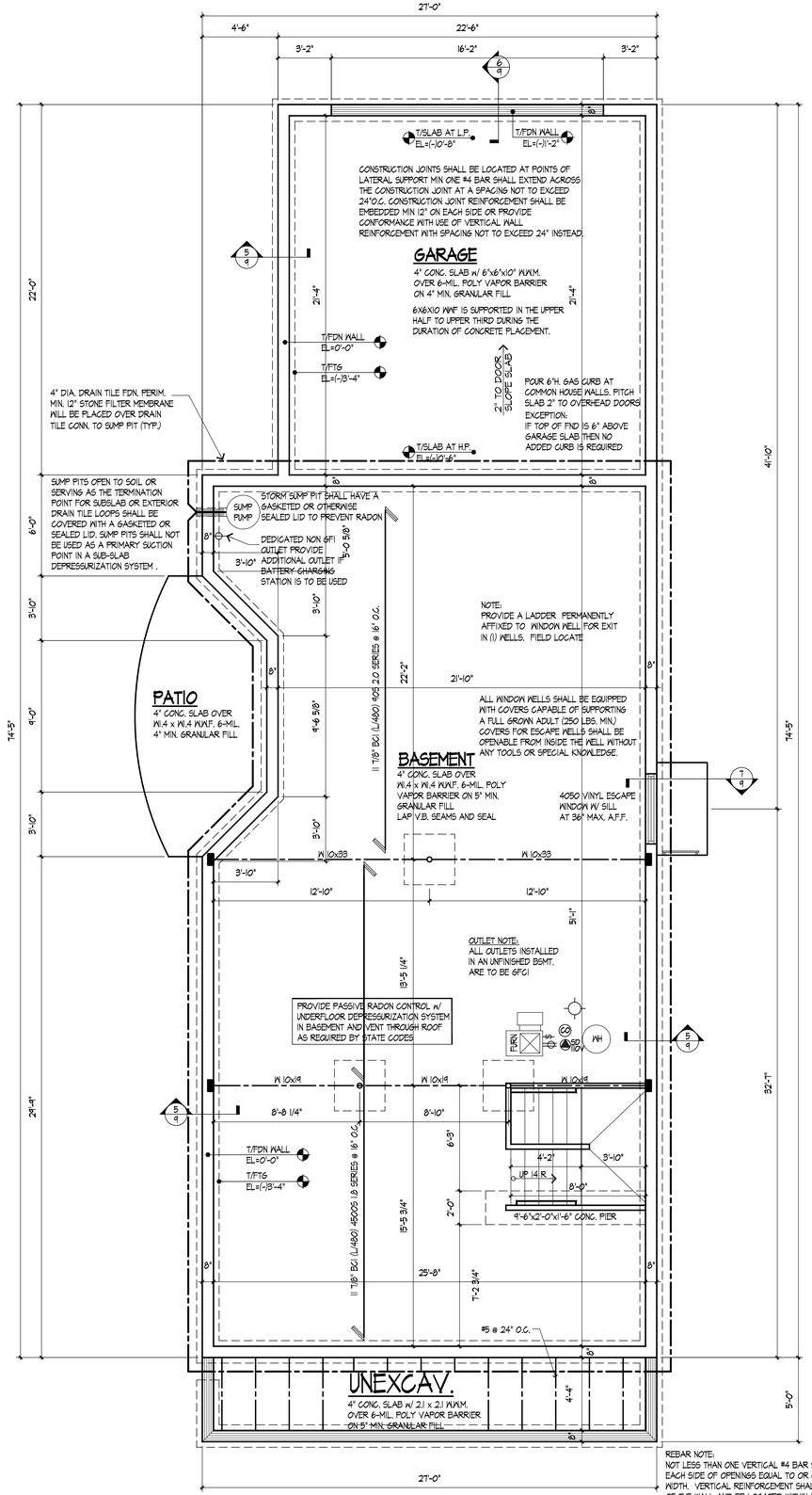

FOUNDATION PLAN

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

WWF. 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

BASEMENT FND NOTES:

DO NOT SCALE DRAWINGS

1. TYPICAL BASEMENT SLAB:
   4" CONC. SLAB W/ 6"x6"x#10/10WW ON 6 MIL POLY VAPOR BARRIER OVER MIN. 5" GRAVEL FILL ON COMPACTED EARTH. GARAGE SLAB:
   5" THK. W/ #8/8X12.1X12.1 WWF)
2. TYPICAL CRAWL:
   2" SLUSH COAT OVER
   4" GRAVEL COVER OVER
   4 MIL VAPOR BARRIER
3. TYPICAL PORCH SLAB:
   4" CONCRETE SLAB W/ #5 REBAR @ 24" O.C. OVER COMPACTED FILL
4. PROVIDE DRY CLAY BACKFILL UNDER PORCH SLABS (UNEXCAVATED LOCATIONS)
5. PROVIDE CIRCULAR BLOCK OUTS AT STEEL COLUMN LOCATIONS
6. CONTROL JOINTS TO CONSIST OF "ZIP STRIP" OR TOOLED JOINTS AS SHOWN WITH MIN. DEPTH OF 1/4 OF SLAB THICKNESS
7. ALL ANGLED WALLS AND FOOTINGS ARE 45 DEGREES UNLESS OTHERWISE NOTED
8. SLOPE CONCRETE SLAB TO FLOOR DRAINS WITHIN 5'-0" OF DRAIN
9. MECH. TRADES RESPONSIBLE FOR PROVIDING AND LOCATING FOUNDATION SLEEVES. LOCATION OF SLEEVES FOR UTILITIES SHALL BE DETERMINED BY BUILDER PRIOR TO CONSTRUCTION IN ACCORDANCE WITH LOCAL CODES.
10. PROVIDE 2X6 TREATED PLATES ON ALL STEEL UNLESS OTHERWISE NOTED.
11. ALL CONCENTRATED LOADS FROM BEAMS OR GIRDER TRUSSES TO TRANSFER TO FOUNDATION VIA POSTS BEAMS OR SOLID BLOCKING.
12. TOP OF FOUNDATION IS AT 0'-0" UNLESS OTHERWISE NOTED
13. PROVIDE 1/2" DIA ANCHOR BOLTS @ 6'-0" O.C. MAX. & 12" MAX. FROM EACH END OF SILL PLATE. MIN. 2 PER SILL. EMBED A MIN. OF TINCHES INTO CONC.
14. PROVIDE MIN. 4" CONCRETE COVER AT BELOW SLAB UTILITY LOCATION. WHEN CONCRETE ENCASEMENT OF UTILITY LINES IS REQUIRED, UTILITIES SHALL BE PLACED SUFFICIENTLY BELOW SLAB TO ALLOW CONCRETE COVERAGE.
15. PROVIDE ALL MECH. ROUGH-INS WHEN A/C PAD LOCATION REQUIRES PENETRATION OF POURED CONCRETE SLAB FOR HOOK-UPS TO HVAC EQUIPMENT.
16. FIELD VERIFY LOCATIONS OF ALL METERS, PLUMBING FIXTURES, ELECTRICAL PANEL AND SERVICE LINES PRIOR TO POURING CONCRETE SLAB.
17. ALL DESIGN, REVISIONS, ENGINEERING INSTALLATION AND LIABILITY OF SOIL CONDITIONS AND STRUCTURAL DESIGNS DUE TO INADEQUATE SOILS SHALL BE THE RESPONSIBILITY OF THE "BUILDING DEVELOPER" OR ITS SUBCONTRACTORS INVOLVED WITH DESIGN AND INSTALLATION OF SUCH; AND THE ARCHITECT SHALL NOT BE HELD LIABLE OR RESPONSIBLE FOR THEIR IMPLEMENTATIONS.
18. LOCATION OF A/C SHALL BE VERIFIED BY BUILDER PRIOR TO CONSTRUCTION IN ACCORDANCE WITH LOCAL CODES. EQUIPMENT SHALL NOT BE LOCATED IN REQUIRED SIDE YARD SETBACKS
19. BOTTOM OF STEEL COLUMNS (INSIDE & OUT) SHALL HAVE A COAT OF RUST INHIBITIVE PAINT OR EQUAL.
20. ELECTRICAL PLAN FOR BASEMENT HAS BEEN INCORPORATED IN THE FINISHED BASEMENT PLAN ON SHEET 3A.
21. PROVIDE (2) 48" LONG #4 REBAR AT TOP & BOTTOM IN FOUNDATION WALL AND AT FOOTING GRADE CHANGES
22. FOR ADDITIONAL NOTES SEE SPECIFICATIONS AND DETAILS

WWF. 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.

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

COMPRESSIVE STRENGTH OF CONCRETE

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

MECHANICAL / VENTILATION NOTES:

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

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

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

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SLADE STREET CROSSING
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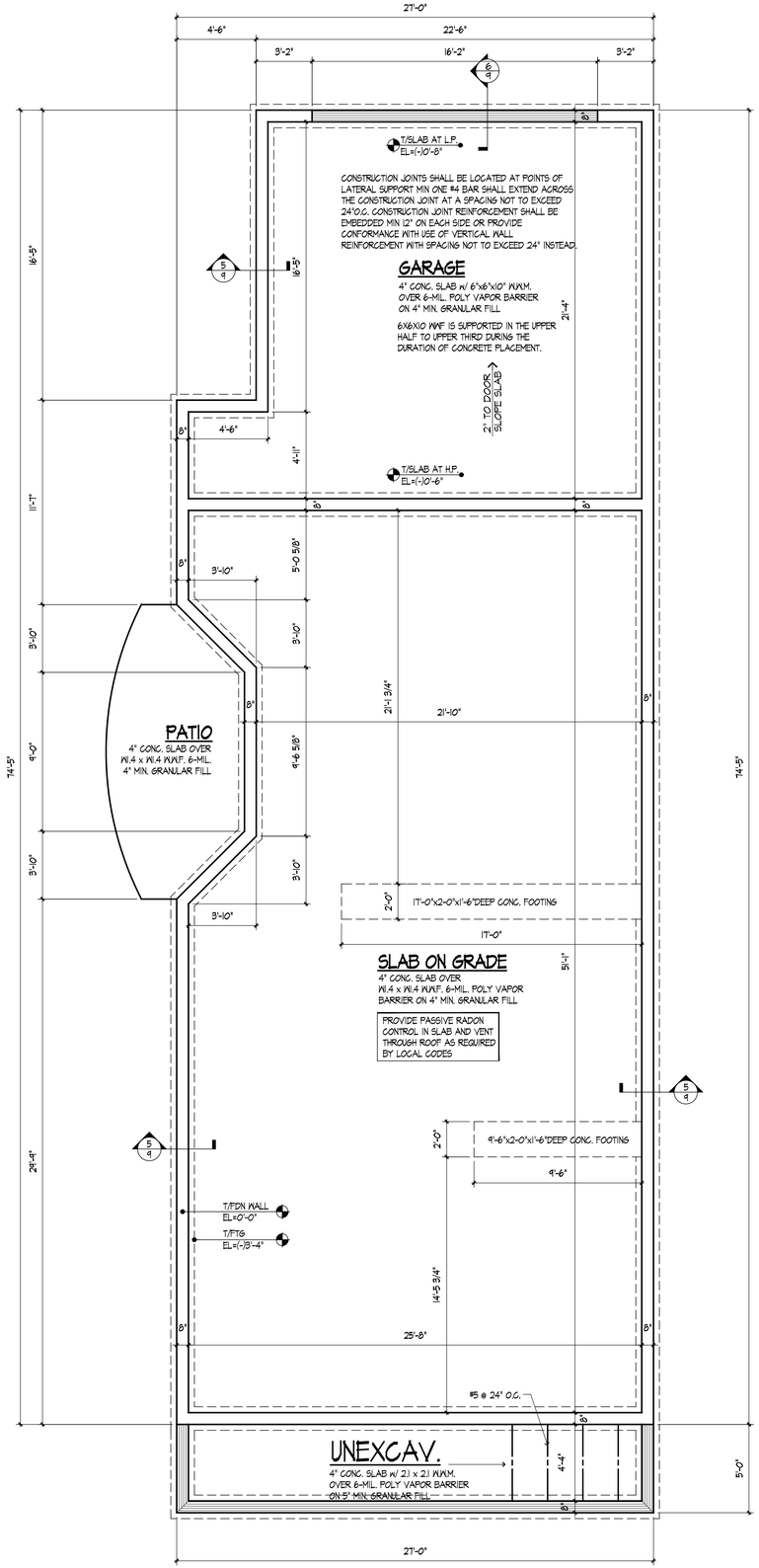
Attachment: EXHIBIT - Final ARCH Plans SLADE STREET CROSSING - 519_v1Origin (37 N. Plum Grove - Final PD and P/F Plat of SUB)



FOUNDATION PLAN

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

WWF 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.

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

COMPRESSIVE STRENGTH OF CONCRETE

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

MECHANICAL / VENTILATION NOTES:

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

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

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

BASEMENT FND NOTES:

DO NOT SCALE DRAWINGS

1. TYPICAL BASEMENT SLAB:
4" CONC. SLAB W/ 6"x6"x#10/10WW ON 6 MIL POLY VAPOR BARRIER OVER MIN. 5" GRAVEL FILL ON COMPACTED EARTH. GARAGE SLAB:
5" THK. W/ #3/3X12.1X12.1 WWF)
2. TYPICAL CRAWL:
2" SLUSH COAT OVER
4" GRAVEL COVER OVER
4 MIL VAPOR BARRIER
3. TYPICAL PORCH SLAB:
4" CONCRETE SLAB W/ #5 REBAR @ 24" O.C. OVER COMPACTED FILL
4. PROVIDE DRY CLAY BACKFILL UNDER PORCH SLABS (UNEXCAVATED LOCATIONS)
5. PROVIDE CIRCULAR BLOCK OUTS AT STEEL COLUMN LOCATIONS
6. CONTROL JOINTS TO CONSIST OF "ZIP STRIP" OR TOOLED JOINTS AS SHOWN WITH MIN. DEPTH OF 1/4 OF SLAB THICKNESS
7. ALL ANGLED WALLS AND FOOTINGS ARE 45 DEGREES UNLESS OTHERWISE NOTED
8. SLOPE CONCRETE SLAB TO FLOOR DRAINS WITHIN 5'-0" OF DRAIN
9. MECH. TRADES RESPONSIBLE FOR PROVIDING AND LOCATING FOUNDATION SLEEVES. LOCATION OF SLEEVES FOR UTILITIES SHALL BE DETERMINED BY BUILDER PRIOR TO CONSTRUCTION IN ACCORDANCE WITH LOCAL CODES.
10. PROVIDE 2X6 TREATED PLATES ON ALL STEEL UNLESS OTHERWISE NOTED.
11. ALL CONCENTRATED LOADS FROM BEAMS OR GIRDER TRUSSES TO TRANSFER TO FOUNDATION VIA POSTS BEAMS OR SOLID BLOCKING.
12. TOP OF FOUNDATION IS AT 0'-0" UNLESS OTHERWISE NOTED
13. PROVIDE 1/2" DIA ANCHOR BOLTS @ 6'-0" O.C. MAX. & 12" MAX. FROM EACH END OF SILL PLATE. MIN. 2 PER SILL. EMBED A MIN. OF TINCHES INTO CONC.
14. PROVIDE MIN. 4" CONCRETE COVER AT BELOW SLAB UTILITY LOCATION. WHEN CONCRETE ENCASEMENT OF UTILITY LINES IS REQUIRED, UTILITIES SHALL BE PLACED SUFFICIENTLY BELOW SLAB TO ALLOW CONCRETE COVERAGE.
15. PROVIDE ALL MECH. ROUGH-INS WHEN A/C PAD LOCATION REQUIRES PENETRATION OF POURED CONCRETE SLAB FOR HOOK-UPS TO HVAC EQUIPMENT.
16. FIELD VERIFY LOCATIONS OF ALL METERS, PLUMBING FIXTURES, ELECTRICAL PANEL AND SERVICE LINES PRIOR TO POURING CONCRETE SLAB.
17. ALL DESIGN, REVISIONS, ENGINEERING INSTALLATION AND LIABILITY OF SOIL CONDITIONS AND STRUCTURAL DESIGNS DUE TO INADEQUATE SOILS SHALL BE THE RESPONSIBILITY OF THE "BUILDING DEVELOPER" OR ITS SUBCONTRACTORS INVOLVED WITH DESIGN AND INSTALLATION OF SUCH; AND THE ARCHITECT SHALL NOT BE HELD LIABLE OR RESPONSIBLE FOR THEIR IMPLEMENTATIONS.
18. LOCATION OF A/C SHALL BE VERIFIED BY BUILDER PRIOR TO CONSTRUCTION IN ACCORDANCE WITH LOCAL CODES. EQUIPMENT SHALL NOT BE LOCATED IN REQUIRED SIDE YARD SETBACKS
19. BOTTOM OF STEEL COLUMNS (INSIDE & OUT) SHALL HAVE A COAT OF RUST INHIBITIVE PAINT OR EQUAL.
20. ELECTRICAL PLAN FOR BASEMENT HAS BEEN INCORPORATED IN THE FINISHED BASEMENT PLAN ON SHEET 3A.
21. PROVIDE (2) 48" LONG #4 REBAR AT TOP & BOTTOM IN FOUNDATION WALL AND AT FOOTING GRADE CHANGES
22. FOR ADDITIONAL NOTES SEE SPECIFICATIONS AND DETAILS

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NOTES:

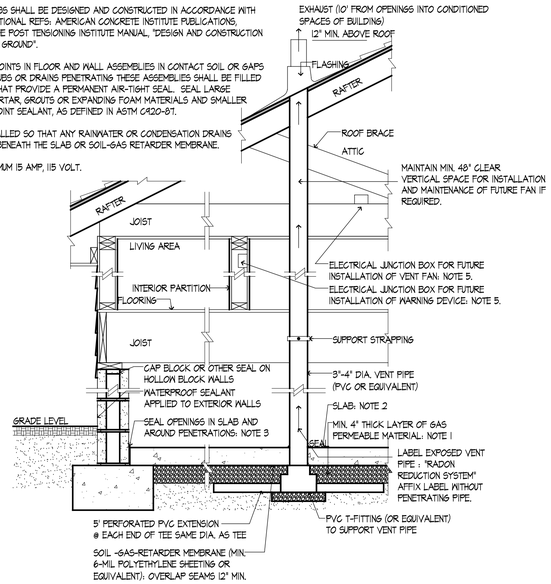
1. ALL CONCRETE SLABS THAT COME IN CONTACT WITH THE GROUND SHALL BE LAID OVER A GAS PERMEABLE MATERIAL MADE UP OF EITHER A MINIMUM 4" THICK UNIFORM LAYER OF CLEAN AGGREGATE, OR A MINIMUM 4" THICK UNIFORM LAYER OF SAND, OVERLAIN BY A LAYER OR STRIPS OF MANUFACTURED MATTING DESIGNED TO ALLOW THE LATERAL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

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

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

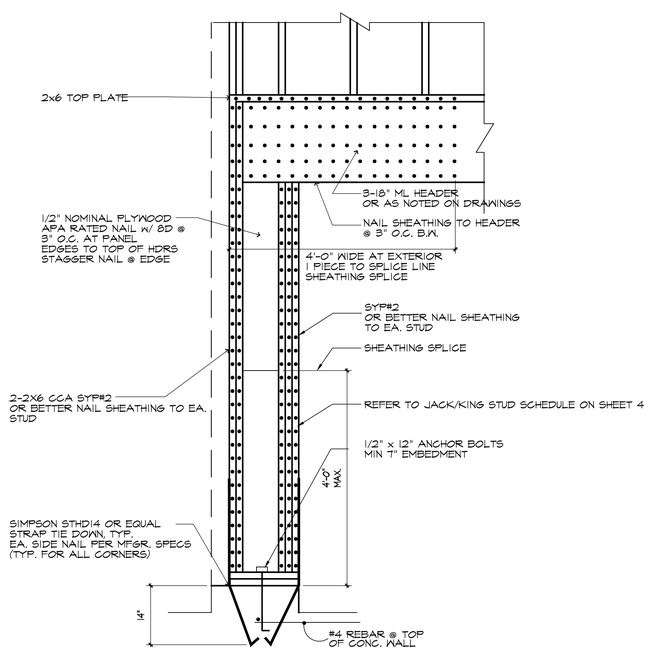
4. VENT PIPES SHALL BE INSTALLED SO THAT ANY RAINWATER OR CONDENSATION DRAINS DOWNWARD INTO THE GROUND BENEATH THE SLAB OR SOIL-GAS RETARDER MEMBRANE.

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



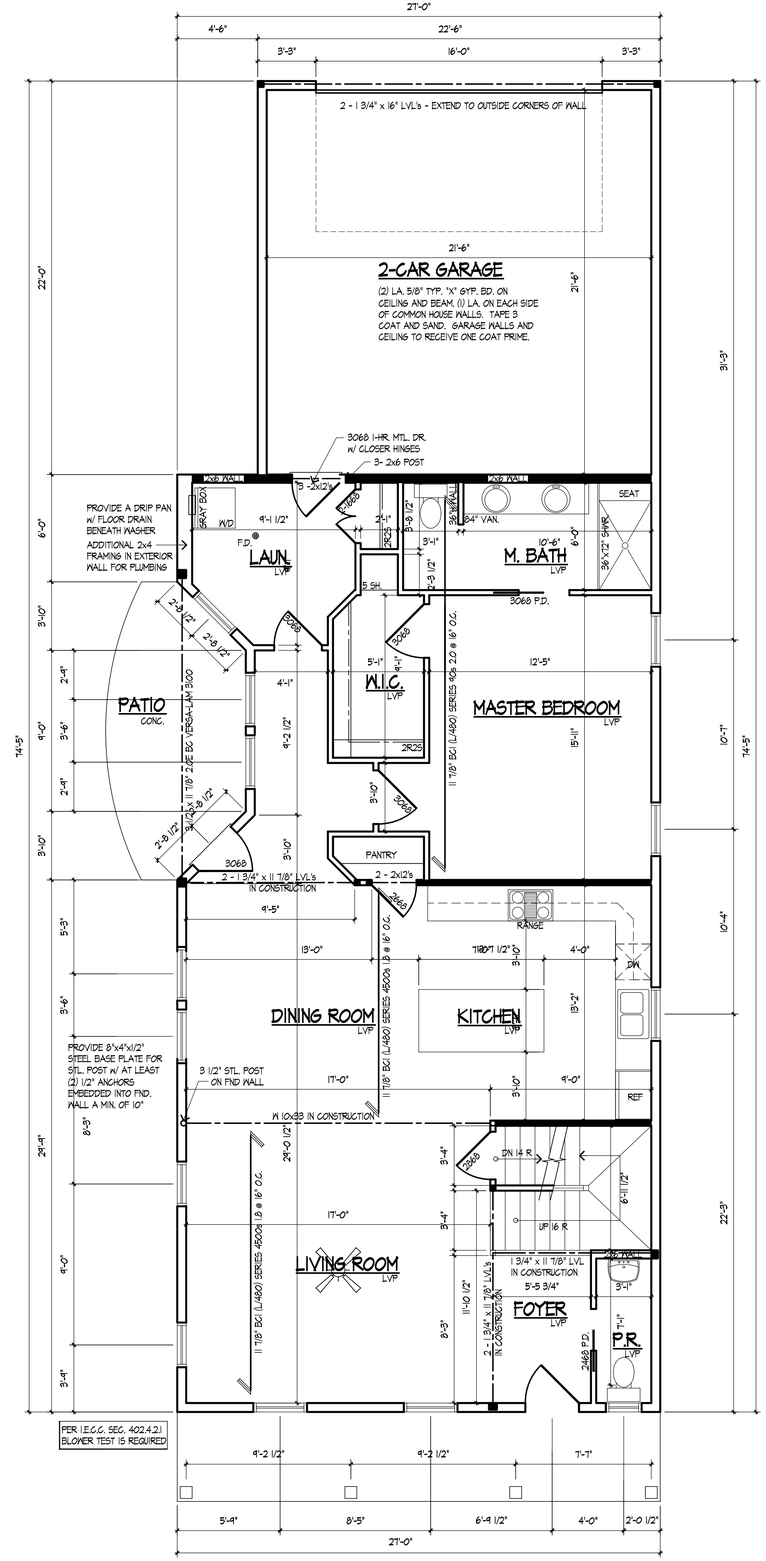
PASSIVE SUB-SLAB DEPRESSURIZATION RADON CONTROL SYSTEM FOR NEW CONSTRUCTION

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



BRACED WALL PANEL w/ HOLD DOWNS

SCALE: 3/4" = 1'-0" @ GARAGE DOOR



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

FIRST FLOOR PLAN

FIRST FLR. = 1,366 S.F.
SECOND FLR. = 736 S.F.
TOTAL = 2,102 S.F.
GARAGE = 520 S.F.
OPT. FLEX ROOM = 612 S.F.

= BEARING WALL

DOUBLE ALL JOISTS UNDER BATHTUBS AND LAUNDRY EQUIPMENT.

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

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

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 "SSWP-KIT" 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 WOOD BLOCKING WITHIN THE WALL FRAMING LOCATED 33"-36" A.F.F. IN ALL WALLS ADJACENT TO TOILET, SHOWER STALL, OR BATHS.

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 EFFICIENCIES OF HEATING, COOLING, AND SERVICE WATER HEATING EQUIPMENT. MUST BE COMPLETED BY THE BUILDER OR A REGISTERED DESIGN PROFESSIONAL.
2. INSULATION AND FENESTRATION - THE BUILDING THERMAL ENVELOPE SHALL MEET THE REQUIREMENTS OF TABLE R402.1.1
3. AIR LEAKAGE - THE BUILDING THERMAL ENVELOPE SHALL COMPLY WITH IMR402.4.1.2
4. ONE PROGRAMMABLE THERMOSTAT FOR EACH SEPARATE HEATING AND COOLING SYSTEM. INITIALLY PROGRAMMED MAX TO DEGREES HEAT AND NOT LOWER THAN 78 DEGREES COOLING.
5. 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 CHALL NOT BE USED AS DUCTS OR PLENUMS.
8. MECHANICAL SYSTEM PIPING - >105 DEGREES OR <55 DEGREES INSULATE WITH MINIMUM R-3. CIRCULATING HOT WATER SYSTEM PUMP NOT IN USE SWITCH OFF. HOT WATER PIPE INSULATION R-3.
9. MECHANICAL VENTILATION - THE BUILDING SHALL BE PROVIDED WITH VENTILATION THAT MEETS THE REQUIREMENTS OF TABLE IMR403.5.6 (1). OUTDOOR AIR INTAKES AND EXHAUST SHALL HAVE AUTOMATIC OR GRAVITY DAMPERS.
LIGHTING EQUIPMENT - A MINIMUM OF 80% 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 S.F. AND SWINGING 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 UNTIL AFTER INSULATION INSPECTION

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

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

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

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

FLOOR PLAN NOTES:

DO NOT SCALE DRAWINGS

1. ALL INTERIOR NON-LOAD BEARING WALLS TO BE 2X4 STUD @ 16" O.C. UNLESS OTHERWISE NOTED.
2. ALL UNDIMENSIONED PARTITIONS ARE 3 1/2" ROUGH.
3. ALL ANGLED PARTITIONS ARE 45 DEGREES UNLESS OTHERWISE NOTED.
4. 3-2X4's MIN AT EACH END OF ALL BEAMS AND GIRDER JOISTS UNLESS OTHERWISE NOTED. ALL SUCH CONCENTRATED LOADS SHALL BE TRANSFERRED TO FOUNDATION VIA BEAMS, POSTS OR SOLID BLOCKING.
5. ALL EXTERIOR DIMENSIONS ARE TO FACE OF SHEATHING UNLESS OTHERWISE NOTED
6. ALL TRUSSES TO BEAR ON EXTERIOR WALLS AND/OR GIRDER TRUSSES UNLESS OTHERWISE NOTED.
7. TRUSS MFG. TO SIZE MEMBERS, FASTENERS, HANGERS AND SET SPACING FOR ALL TRUSSES.
8. WINDOW SUPPLIER TO VERIFY AT LEAST ONE WINDOW IN EACH BEDROOM TO HAVE A CLEAR EGRESS OPENING OF 5.7 SQ. FT. WITH MIN. DIMENSION OF 24" IN HEIGHT AND 20" IN WIDTH AND SILL HEIGHT NO GREATER THAN 44" ABOVE FLOOR.
9. 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 & 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 UNLES OTHERWISE NOTED.

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

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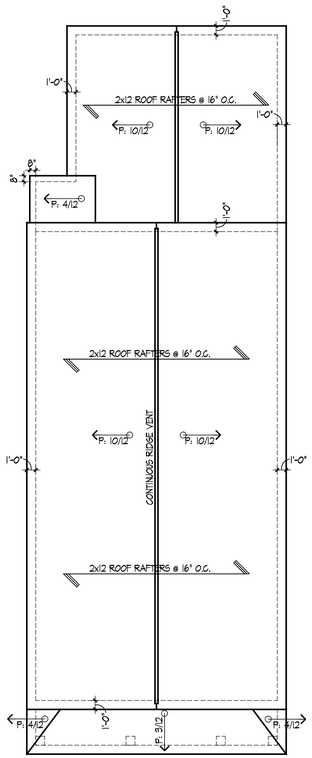


ROOF PLAN

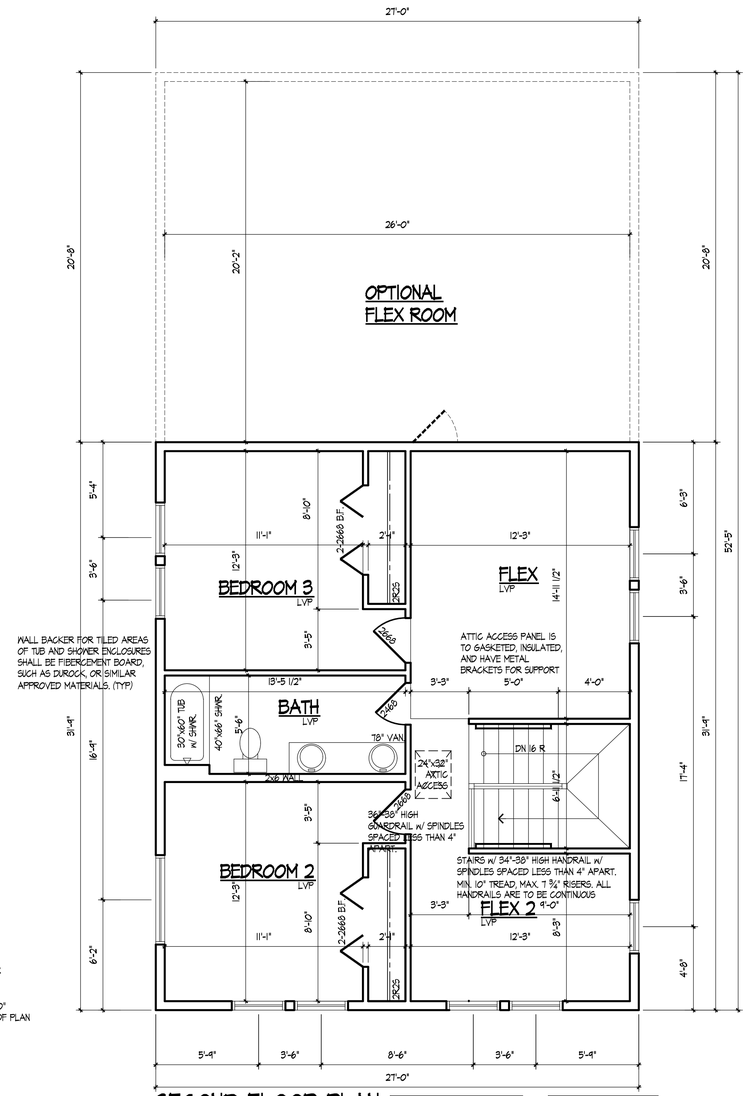
SCALE: 1/8" = 1'-0"

TWO STORY HOUSE ROOF
1415 SQ. FT. OF ATTIC AREA TO BE VENTED
1415 X 1/300 = 5.21 SQ. FT. FREE AREA REQUIRED TOTAL
5.21 X 144 = 759.8 SQ. IN. /2 = 379.6
379.4/60 = 6.3 (7 ROOF VENTS REQUIRED)
379.4/24 = 15.80 (16 SOFFIT VENTS REQUIRED)

GARAGE ROOF
520 SQ. FT. OF ATTIC AREA TO BE VENTED
520 X 1/300 = 1.70 SQ. FT. FREE AREA REQUIRED TOTAL
1.70 X 144 = 244.8 SQ. IN.
244.8/24 = 10.2 (11 SOFFITS VENT REQUIRED)

NOTE
ALL ROOF TRUSSES ARE TO TRANSFER LOADS TO EXTERIOR WALLS

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



WALL BACKER FOR TILED AREAS OF TUB AND SHOWER ENCLOSURES SHALL BE FIBERCEMENT BOARD, SUCH AS DUROCK, OR SIMILAR APPROVED MATERIALS. (TYP)

SECOND FLOOR PLAN

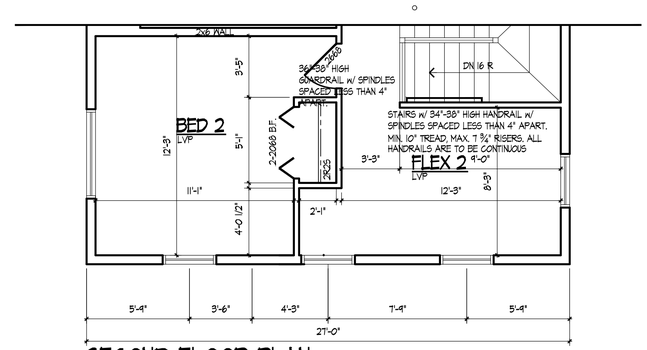
SCALE: 1/4" = 1'-0"

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

DOUBLE ALL JOISTS UNDER BATHTUBS AND LAUNDRY EQUIPMENT.

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

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

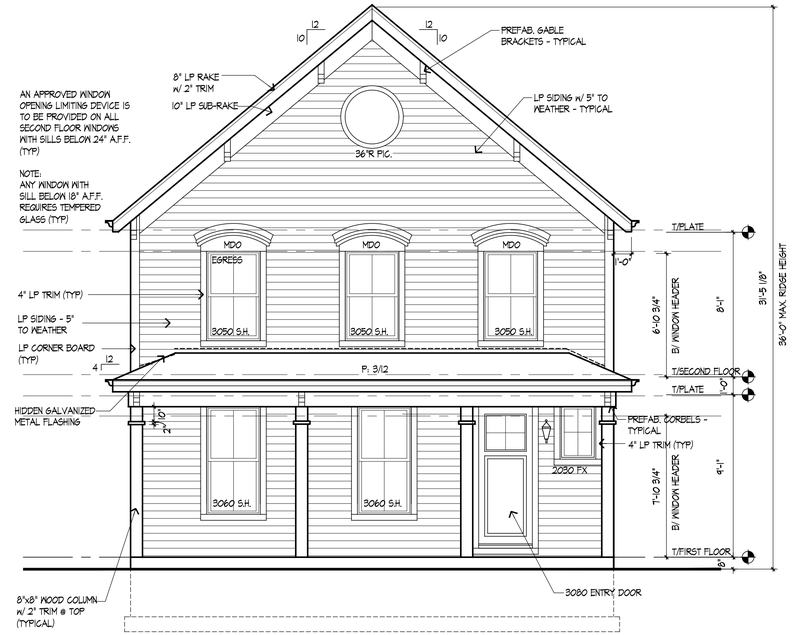


SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0" BED 2/ FLEX2 OPTION

AN APPROVED WINDOW OPENING LIMITING DEVICE IS TO BE PROVIDED ON ALL SECOND FLOOR WINDOWS WITH SILLS BELOW 24" A.F.F. (TYP)

NOTE:
ANY WINDOW WITH SILL BELOW 18" A.F.F. REQUIRES TEMPERED GLASS (TYP)



FRONT ELEVATION

SCALE: 1/4" = 1'-0" BED 2 / FLEX 2 OPTION

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 NFGR. MAX. AIR INFILTRATION OF WINDOWS, SKYLIGHTS, AND SLIDING DOORS IS 0.3 CFM/SQ.FT. MAX. AIR INFILTRATION OF SWINGING DOORS IS 0.5 CFM/SQ.FT.

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.
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9. WALLS OVER 10 FEET HIGH SHALL HAVE I BRACING/BRIDGING LOCATED AT JOINT IN SHEATHING.
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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.
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16. PROVIDE 2-2x12 W/ 1/2" PLY. HEADERS OVER ALL EXTERIOR OPENINGS UNLESS OTHERWISE NOTED
17. ALL EXTERIOR 2x DECKING, JOISTS, POSTS, STAIRS, HANDRAILS AND BALUSTERS TO BE PRESSURE TREATED UNLESS OTHERWISE NOTED.
18. FOR ADDITIONAL NOTES SEE SPECIFICATIONS AND SHEET DETAILS.
19. ALL WINDOW AND DOOR STEEL LINTELS ARE TO BE 3 1/2"x4"x5/16" ANGLES UNLES OTHERWISE NOTED.

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SLADE STREET CROSSING
PLAN 519
PALATINE, IL 60067

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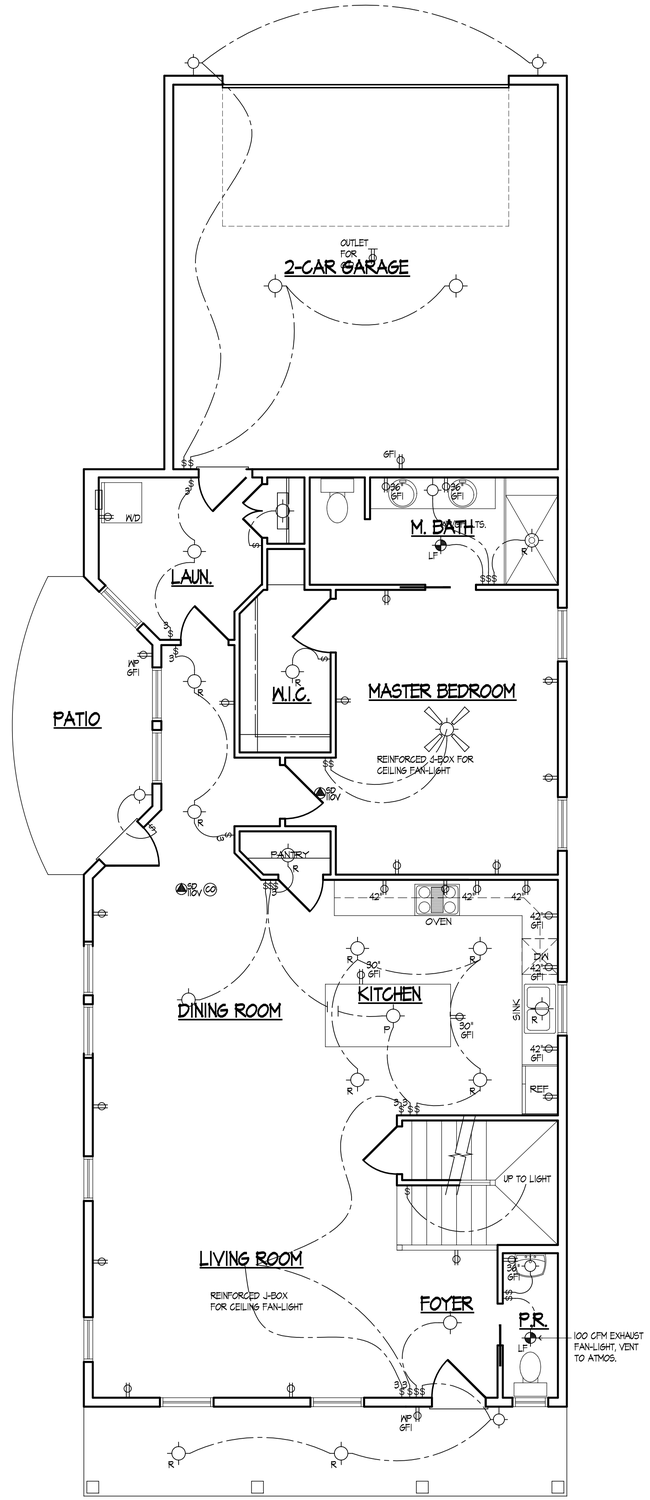
Attachment: EXHIBIT - Final ARCH Plans SLADE STREET CROSSING - 519_v1Origin (37 N. Plum Grove - Final PD and P/F Plat of SUB)



FIRST FLOOR ELECTRICAL PLAN

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

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

ELECTRICAL NOTES:

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

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

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

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

ALL RECEPTACLES SHALL BE TAMPER RESISTANT.

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

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

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

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

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

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

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

ELECTRICAL SYMBOLS

ALL EXTERIOR WP GFI OUTLETS SHALL BE EQUIPPED WITH "IN USE" COVERS

- SINGLE POLE SWITCH
- THREE POLE SWITCH
- FOUR POLE SWITCH
- WEATHER PROOF SWITCH/GROUND FAULT INTERTRUPTER
- PHOTOCELL
- WEATHER PROOF OUTLET GROUND FAULT INTERRUPTER w/ IN USE BUBBLE COVER
- SINGLE OUTLET
- DUPLEX OUTLET
- DUPLEX OUTLET - ONE HALF SWITCHED
- 220 VOLT OUTLET
- THERMOSTAT
- JUNCTION BOX
- GARBAGE DISPOSAL
- 110 VOLT SMOKE DETECTOR INTER-CONNECTED W/ BATTERY BACKUP
- CARBON MONOXIDE ALARM
- DB DOOR BELL BUTTON
- DOOR BELL CHIMES
- TELEPHONE OUTLET
- TV CABLE TELEVISION OUTLET
- INTERCOMM
- ELECTRICAL PANEL
- ELECTRICAL METER
- HEAT LAMP
- FAN
- LF FAN / LIGHT
- FAN / LIGHT / HEAT LAMP
- EMERGENCY LIGHT WITH BATTERY BACKUP

INCANDESCENT LIGHT FIXTURES

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

FLUORESCENT LIGHT FIXTURES

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

WP INDICATES WATERPROOF

GFI INDICATES GROUND FAULT INTERRUPT

DIMENSIONS WITH SYMBOL INDICATES HEIGHT ABOVE FLOOR. 42

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 WIRED 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-INTERUPTERS (GFI) AS REQUIRED BY NATIONAL ELECTRIC CODE (NEC) AND MEETING THE REQUIREMENTS OF AL GOVERNING CODES.
7. GROUND FAULT FOR SERVICE DISTRIBUTION TO BE LOCATED ON STREET SIDE OF WATER METER.
8. GROUND WIRE FOR SERVICE DISTRIBUTION GO TO STREET SIDE OF WATER METER AND JUMPER ACROSS METER. METER SOCKET SHALL HAVE DRIVEN GROUND ROD.
9. PROVIDE 1/2" CONDUIT FROM WATER METER THROUGH OUTSIDE WALLFOR REMOTE METER READER. (LOCATE NEAR GAS METER)
10. PROVIDE AN EXTERIOR DISCONNECT SWITCH ON THE ELECTRIC SERVICE.
11. ALL NON-DEDICATED OUTLETS IN THE BASEMENT SHALL BE 125 VOLT, 15 OR 20 AMP GFI PROTECTED RECEPTACLES.
12. PROVIDE CLOSED LAMPS ON ALL FLUORESCENT FIXTURES.

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

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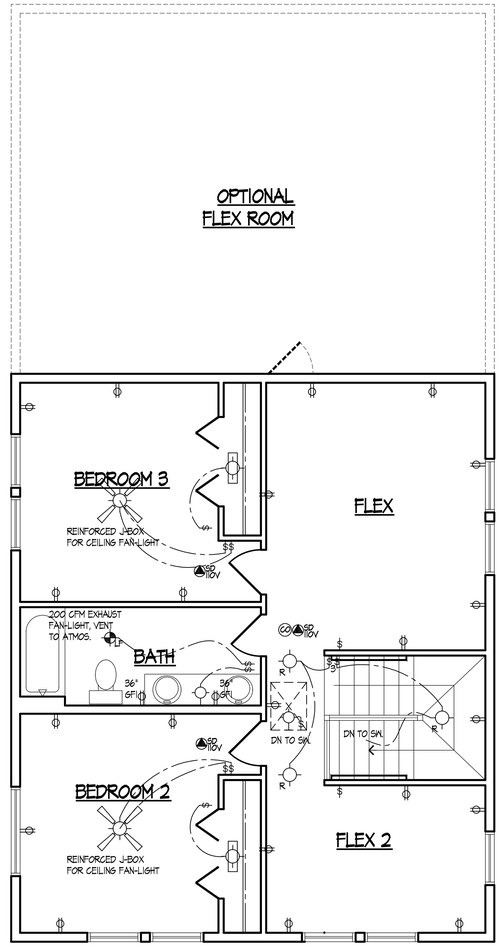

SECOND FLOOR ELECT. PLAN

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DIMENSIONS WITH SYMBOL INDICATES HEIGHT ABOVE FLOOR

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ROOF CONSTRUCTION

240 LB. MIN. ASPHALT SHINGLES(25 YEAR 240# MIN. TYP.) 15# ASPHALT IMPREGNATED BUILDING FELT, 5/8" EXT. GRADE PLYWOOD DECKING W/CLIPS, ROOF RAFTERS AT 16" O.C., ROOF BAFFLES AT EVERY CAVITY, R-49 FIBERGLASS INSULATION W INTEGRAL V.B., 5/8" DRYWALL CEILING. ICE AND WATER SHIELD OR APPROVED EQUAL TO BE APPLIED HORZ. AT EAVE UP SLOPE OF ROOF TO A POINT 24" INSIDE EXTERIOR WALL. (VERT. LAPS TO BE MIN. 5", HORZ. LAPS TO BE MIN. 6") ICE AND WATER SHIELD OR APPROVED EQUAL TO BE APPLIED TO ALL VALLEYS.

FASCIA AND SOFFIT

ALUMINUM GUTTER & DOWNSPOUTS
OVER 8" "LP" FASCIA OVER
"LP" SOFFIT W/ INTEGRAL VENTS
1x2 "LP" TRIM BOARD OVER
w/1x6 SUB-RAKE - "LP"

WHERE EAVE 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 WIND BLOCK BELOW ARE TO BE PROVIDED ADJACENT TO SOFFIT AND EAVE VENTS. BAFFLES SHALL MAINTAIN AN OPENING EQUAL OF GREATER THAN THE SIZE OF THE VENT.

SECOND FLOOR CONSTRUCTION

11 7/8" BGI FLR JOISTS (SEE FLOOR PLAN FOR SPACING)
WITH BGI RIM JOIST
5/8" TYPE "X" GYPSUM BOARD CEILING GLUED AND SCREWED TO UNDERSIDE OF FLOOR JOISTS

10" LP BAND BOARD

NOTE:
FIREBLOCKING IS TO BE INSTALLED AS REQUIRED PER 2012 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" G.W.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

"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/ 5/8" TYPE "X" GYPSUM BOARD FINISH

R-38 INSULATION REQUIRED IN EXPOSED FLOORS, ALL LOCATIONS

FIRST FLOOR CONSTRUCTION

MIN. OF (2) LAYERS OF PLYWOOD TOTAL 1-1/4" THICKNESS CONSISTING OF 3/4" + 1/2" OR (2) LAYERS OF 5/8" HARDWOOD FLOORING MAY BE SUBSTITUTED FOR SECOND LAYER OF PLY WD. WHEN 3/4" SUB-FLOOR IS USED
DUROCK MAY BE SUBSTITUTED FOR SECOND LAYER OF PLY WD 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 RIM JOIST
5/8" TYPE "X" GYPSUM BOARD CEILING GLUED 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. (12" 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.

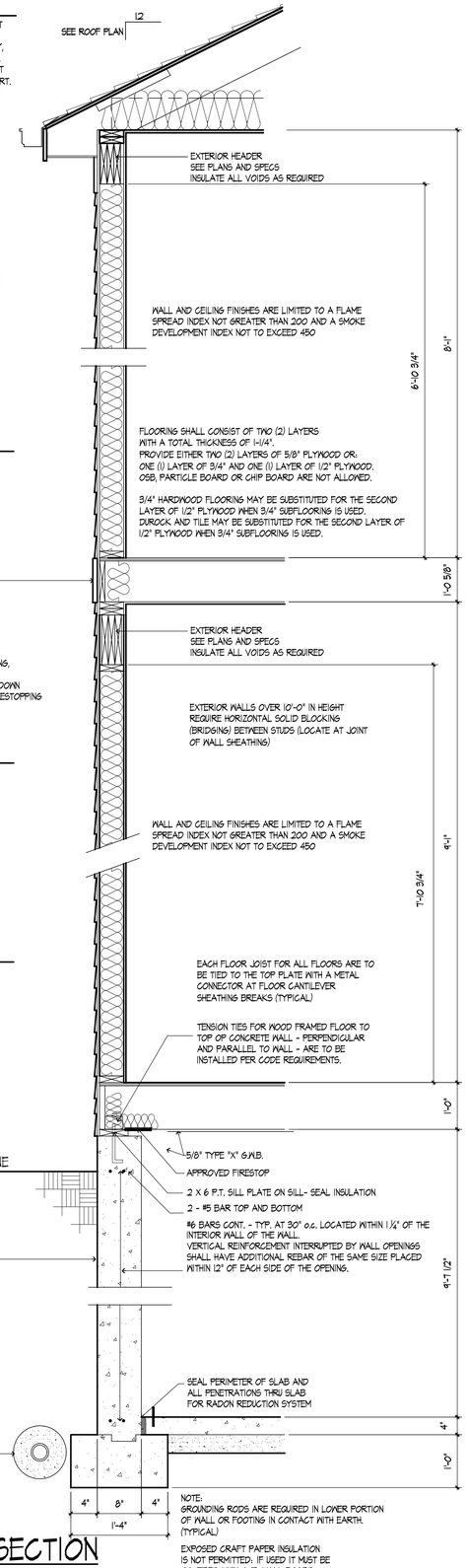
GRADE LINE

DELTA MEMBRANE DAMP PROOFING OR APPROVED EQUAL DRAPED OVER FOUNDATION WALL

CONCRETE SLAB CONSTRUCTION

4" CONC. SLAB w/ W.4 x W.4 W.W.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 W/MINIMUM 8" GRAVEL COVER SILTSOCK WRAP UTILIZATION OF FITTINGS @ ALL CONNECTIONS IS REQ'd.



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.

1 FRAME WALL SECTION

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

ROOF CONSTRUCTION

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

FASCIA AND SOFFIT

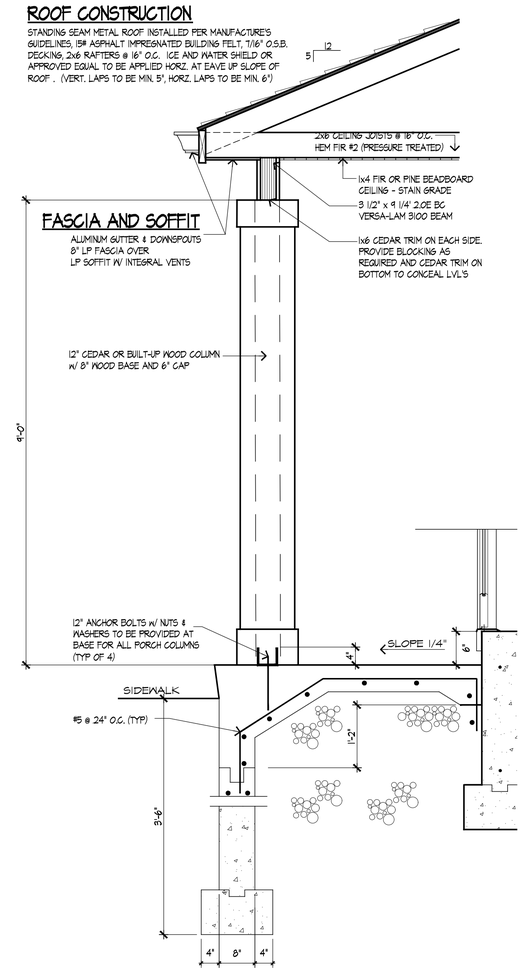
ALUMINUM GUTTER & DOWNSPOUTS
8" LP FASCIA OVER
LP SOFFIT W/ INTEGRAL VENTS

12" CEDAR OR BUILT-UP WOOD COLUMN w/ 8" WOOD BASE AND 8" 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)



2 PORCH SECTION

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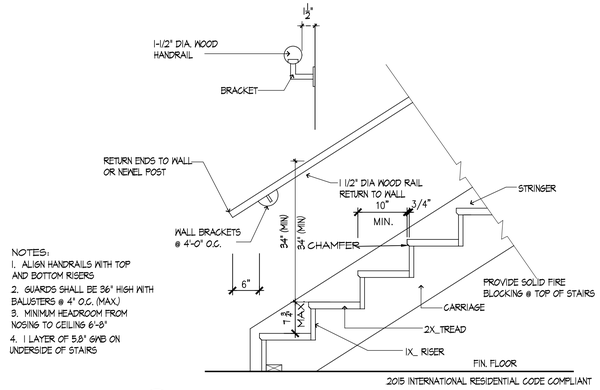
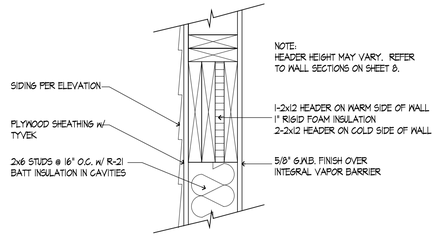


NOTES:
1. ALIGN HANDRAILS WITH TOP AND BOTTOM RISERS
2. GUARDS SHALL BE 36" HIGH WITH BALUSTERS @ 4" O.C. (MAX.)
3. MINIMUM HEADROOM FROM NOSING TO CEILING 6'-8"
4. 1 LAYER OF 5/8" GWB ON UNDERSIDE OF STAIRS

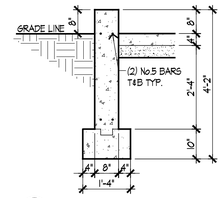
2015 INTERNATIONAL RESIDENTIAL CODE COMPLIANT

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



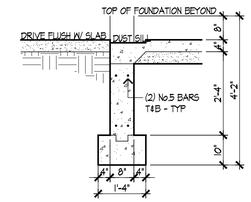
NOTE:
HEADER HEIGHT MAY VARY. REFER TO WALL SECTIONS ON SHEET 8.

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

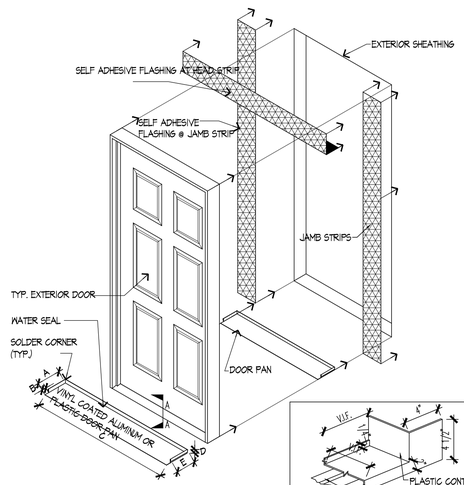


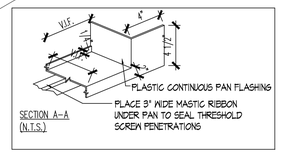
5 FND. AT GARAGE
SCALE: 1/2" = 1'-0"

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



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

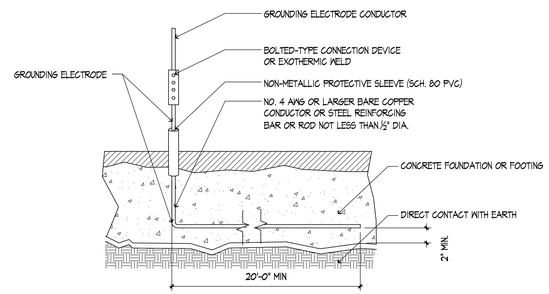




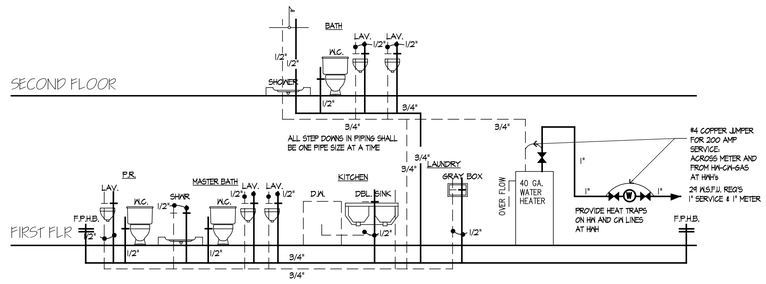
SECTION A-A
(N.T.S.)

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

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



7 UFER GROUND DETAIL
SCALE: NO SCALE



SUPPLY DIAGRAM
NO SCALE

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

LEGEND

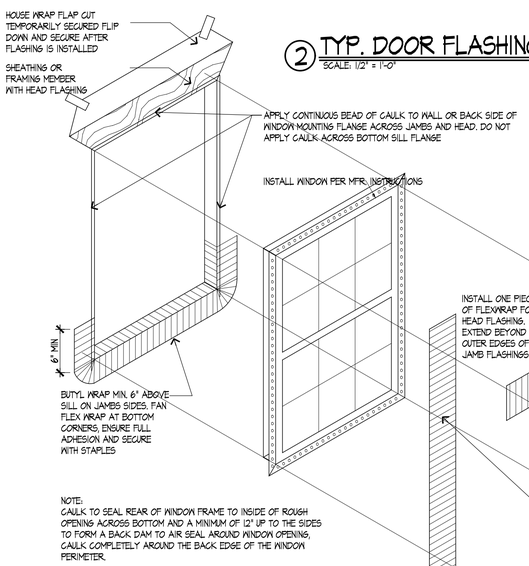
HOT WATER

COLD WATER

WATER HEATER W/ U.L. APPROVED TEMP. AND PRESSURE RELIEF VALVE

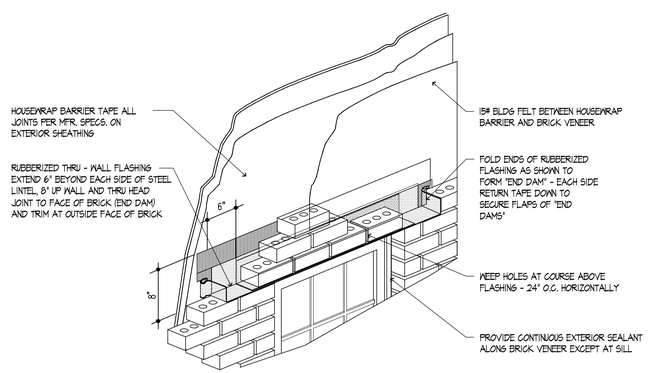
PLUMBING MATERIALS:

WATER PIPE BELOW GRADE - PER APPLICABLE CODES
WATER PIPE ABOVE GRADE - PER APPLICABLE CODES
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.



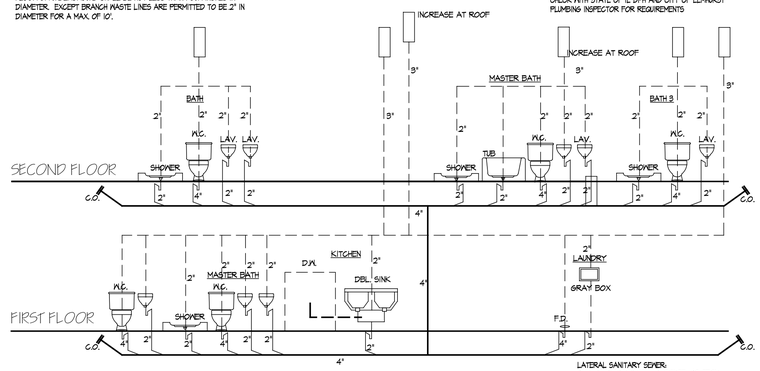
NOTE:
CAULK TO SEAL REAR OF WINDOW FRAME TO INSIDE OF ROUGH OPENING ACROSS BOTTOM AND A MINIMUM OF 12" UP TO THE SIDES TO FORM A BACK DAM TO AIR SEAL AROUND WINDOW OPENING, CAULK COMPLETELY AROUND THE BACK EDGE OF THE WINDOW PERIMETER.

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



8 THRU=WALL FLASHING @ WINDOW
SCALE: 3/4" = 1'-0"

PRIOR TO INSTALLING ANY HORIZONTAL VENT LINES CHECK WITH STATE OF IL DPH AND CITY OF ELMHURST PLUMBING INSPECTOR FOR REQUIREMENTS



WASTE DIAGRAM
NO SCALE

LEGEND

VENT

WASTE

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

LATERAL SANITARY SEWER:
USE DUCTILE IRON OR PVC SCHED. 40 FROM THE FND. WALL FOR THE FIRST TEN FEET (OR MORE) TO BRIDGE THE OVERDIG UNTIL IT REACHES VIRGIN SOIL THEN RUN 6" SDR 26 TO THE MAIN. PROVIDE CLEANOUT APPROX. 10 FEET FROM FND. WALL.

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

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

REV	DESCRIPTION	DATE
	ISSUED FOR PERMIT	01-31-24

Rick Gilmore, FAIA
Fellow of the Association of Licensed Architects

SLADE STREET CROSSING
PLAN 519
PALATINE, IL 60067

Gilmore
FredeRick Gilmore, Architect
3489 Gallant Fox Drive
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Attachment: EXHIBIT - Final ARCH Plans SLADE STREET CROSSING - 519_v1Origin (37 N. Plum Grove - Final PD and P/F Plat of SUB)

GENERAL REQUIREMENTS

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

1. CODES All work shall comply with the following:

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

2. INTENTION

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

3. DESIGN LOADS

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

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

4. PLANS AND SPECIFICATIONS

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

SITE WORK

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

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

CONCRETE

All work to be done as indicated in the drawings and in accordance with accepted standards of good practice, governing codes and shall comply with the following: ALL CONCRETE TO BE 6 BAG MIX

A. Portland Cement: ASTM C94. Unless noted otherwise, concrete shall have a 28 day compressive strength of 3,000 PSI.
B. Reinforcing Steel: ASTM A615, Grade 60, deformed bars.
C. Welded Wire Fabric: ASTM A185, 6 inch x 6 inch x No. 10 x 10. GARAGE FLOOR TO HAVE 6 X 6 8/8 WWF
D. Course Aggregate: Clean crushed stone or natural gravel, conforming to ASTM C33, and not larger than 3/4 inch for slabs or 1–1/2 inch for foundations and footings.
E. Fine Aggregate: Washed natural sharp sand without clay content.
F. Water: Potable
G. Vapor Barrier: .006 inch (6 mil) polyethylene sheet.
H. Expansion Joints: Asphalt saturated fiber type filler strips; 1/2 inch thick by the full thickness of the slab.
I. Concrete Finishes: Install concrete slabs with monolithic finish. Screed the surface site a straightedge, float to required level, and steel trowel to a smooth hard finish. Broom finished where so indicated in the Construction Documents.
J. Curing: Protect flat surfaces, not in contact with forms, against loss of moisture for not less than 7 days by approved methods.
K. Slump for normal weight concrete shall be as follows:
1. Footings, walls and walks 4 in. – 6 in.
2. Slabs 3 in. – 5 in.
3. If mechanical vibrators are used, reduce slump by one third.

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

MASONRY

Provide masonry veneer anchorage per local codes.

METALS

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

CARPENTRY AND MILLWORK

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

1. SCOPE

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

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

2. GRADING

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

A.	**Allowable stress for Framing Members:**		
	1.	Modulus of Elasticity	1,300,000 PSI
	2.	Fiber Bending – Single	850 PSI
		– Repetitive	977 PSI
	3.	Horizontal Shear	70 PSI
	4.	Bearing	405 PSI
	5.	Compression parallel to grain	875 PSI

3. MATERIALS

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

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

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

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

E. Sheathing:
1. **Roof:** 5/8" nominal thickness Ext. Grade Plywood roof panels with panel edge clips, span rating per Structural Board Assoc.(SBA)
2. **Floors:** per plans
3. **Walls:** 1/2" plywood or OSB

F. Laminated Veneer Lumber
1. All members referred to as "Micro–Lam" shall be Laminated Veneer Lumber.
2. Provide glue–laminated veneer lumber beams of the dimension and quantity indicated in the Construction Documents. Unless noted otherwise, fasten multiple beams together in strict accordance with the manufacturer's specifications.
3. Allowable Stresses
   a. Modulus of Elasticity 1,800,000 PSI
   b. Fiber Bending – Single 2,600 PSI
   c. Horizontal Shear 285 PSI
   d. Bearing 650 PSI

4. FRAMING

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

NOTE: Entire structure to be sheathed with 1/2" panels (OSB or PLYWOOD ONLY)

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

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

5. MISCELLANEOUS

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

THERMAL AND MOISTURE PROTECTION

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

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

DOORS AND WINDOWS

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

WINDOWS, SKYLIGHTS, AND SLIDING GLASS DOORS SHALL HAVE AN AIR INFILTRATION RATE OF NO MORE THAN 0.3 CFM PER S.F. AND SWINGING DOORS NO MORE THAN 0.5 CFM PER S.F.
WINDOW U–FACTOR SHALL BE 0.32 OR BETTER LEAVE ALL MANUFACTURERS STICKERS ON WINDOWS AND DOORS UNTIL AFTER INSULATION INSPECTION

FINISHES

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

C. Gypsum wallboard, unless noted otherwise, shall be provided as follows:
1. Exterior Walls: 1 layer 5/8" Type "x" wallboard to interior face.
   Interior Walls: 1 layer 5/8" Type "x" wallboard each side.
   Ceiling: 1 layer 5/8" Type "x" wallboard for framing members 16" o/c or less.

TWO LAYERS ON GARAGE CEILINGS WITH HABITABLE SPACE ABOVE

Baths: Water resistant wallboard on walls and ceilings at tubs and showers.
2. Joint Treatment Materials: Joint tape – ASTM C475, perforated. Joint compound ASTM C475, powdered joint and taping compound.
3. Joint Taping and Finishing: Install in 3 coats to provide smooth, flush, true surface ready for decorating.
4. Provide metal corner bead and trim at all locations shown in the Construction Documents and as recommended by wallboard manufacturer.

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

PLUMBING

A. Work to meet all accepted standards of good practice and the requirements of the State of Illinois Plumbing Code and with all local amendments. Assure that all piping is of adequate size and properly vented in conformance with all governing code requirements. Make all connections required for mechanical equipment.
B. Plumbing information in the Construction Documents is only schematic. It shall be reviewed by the Contractor, Subcontractor, Supplies and Building Officials for code compliance and sound construction practice.
C. Plumbing fixtures shall be specified by the Contractor.
D. Design and installation of Plumbing shall be the responsibility of the Subcontractor.
E. All new plumbing work shall comply with the following:
1. All above ground water supply lines to be per appicable codes.
2. All below ground water supply lines to be per applicable codes.
3. Provide 18" air chambers on all plumbing risers and shut off valves at all fixtures.
4. All clean outs shall be easily accessible and at the bottom of each plumbing stack.
5. All hose bibs to be frost proof type with vacuum breakers. Provide a minimum of 2
6. Basement floor drain shall be 4" diameter, trapped and vented.
7. Plumbing rough–in shall be provided for grey box and 2" drain.
8. Sump pumps installed to receive ground water or other storm waters shall discharge to the rear drainage swale.
9. Ejector pumps installed to receive floor drain flow or other sewage shall be connected to the sanitary sewer.
10. Gas piping shall be metallic or cast iron.
11. No services allowed under garage slab or driveway.
12. No B boxes allowed in driveways, approaches or sidewalks.
13. INSULATE HOT WATER PIPING W/ MIN. OF R–3 TO COMPLY WITH TABLE R403.4.2

HEATING, VENTILATION AND AIR CONDITIONING

A. MECHANICAL SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH ACCA MANUAL S BASED ON BUILDING LOADS CALCULATED IN ACCORDANCE WITH ACCA MANUAL J
SUBMIT MANUAL J TO CITY OF ELMHURST BUILDING DEPT. PRIOR TO CALLING FOR ROUGH FRAMING INSPECTION
B. HVAC information in the Construction Documents is only schematic. If shall be reviewed by the Contractor, Subcontractor, Suppliers and Building Officials for code compliance and sound construction practice.
C. HVAC fixtures and equipment shall be specified by the Contractor.
D. Design and installation of HVAC shall be the responsibility of the Subcontractor
1. All materials and equipment to be installed in accordance with manufacturer's instructions, and all other local authorities having jurisdiction.
2. Heating contractor to provide heating system capable of maintaining 70 degrees at 4' above finished floor inside at –10 degrees F. outside with a 15 mph wind. Air Conditioning to maintain 75 degrees inside at 100 degrees outside.
3. All new ductwork shall be constructed of prime first quality galvanized steel sheets. Gauges of metal, spacing and etc., shall conform to latest addition of ASHREA construction standards for ductwork construction.
   a. Construction shall conform to SMACNA duct construction standards. All ductwork shall be sealed with duct tape and designed for 2" static pressure class.
   b. Round spiral ductwork shall be United Sheet Metal type or approved equal, installed and suspended as per manufacturer's specifications.
4. All HVAC equipment shall be individually switched.
5. Provide dryer vent and Bathroom exhaust fan vents. All interior exhaust fans shall be exhausted in accordance with the manufacturer's recommendations. Dryer vent systems shall be independent of all other systems and shall convey the products of combustion and moisture to the outside. Dumping of exhausted air into attic spaces is absolutely prohibited.
6. Branch take–offs shall have splitter dampers or manual volume dampers for all supply air duct branches.
7. Provide factory–fabricated turning vanes in all square elbows.
8. HVAC Contractor shall install ductwork to maintain ceiling heights as established by Architect and provide all necessary offsets as required.
9. All duct openings in walls shall be sealed airtight and soundproof.
10. Provide combustion air to all gas fired equipment in accordance with governing codes.
11. Required number of return air ducts per code. All return air ducts to be metal, not an unpanned joist or stud space.
12. All flues shall be angled to penetrate behind the ridge of each unit. Refer to Roof Plans and Exterior Elevations.

ELECTRICAL

A. The Electrical Contractor shall furnish and install all electrical construction materials shown or reasonably implied on the drawings to complete the installation in a satisfactory and usable manner and in accordance with governing codes.
B. Electrical information in the Construction Documents is only schematic. It shall be reviewed by the Contractor, Subcontractor, Supplies and Building Officials for code compliance and sound construction practice.
C. Electrical fixtures and equipment shall be specified by the Contractor..
D. Design and installation of Electrical shall be the responsibility of the Subcontractor
1. Service panels to be a minimum of 30 circuit, 200 amp. Verify with the contractor. Install panel with a min. of 3'–0 clearance space around it.
2. Furnish and install all Bathroom fans and exhaust fans.
3. Provide 1/2" diameter conduit piping for remote water meter reader. Final location to be coordinated with the local building department.
4. All low voltage wiring 50 volts or less shall not be required to be in conduit unless wiring is located in hazardous areas.
5. All conduit shall be sized according to code unless noted on the drawings.
6. Provide and install certified 110 volt interconnected smoke detectors on a common lighting circuit, not to a separate dedicated circuit, with 9 volt battery back–up. Locations as shown in the Construction Documents and as required by the National Fire Protection Agency (NFPA) and local governing codes.
7. Provide and install ground fault circuit interrupters (GFI) as required by the 2017 Electrical Code (NEC) and with all local amendments.
8. All materials shall be new and of a quality approved by the Contractor. Materials shall bear Underwriter's Laboratories, Inc. seal.
9. Minimum power and lighting wire shall be No. 14 gauge copper or as otherwise indicated on the drawings, type THW or THHN.
10. Electrical Subcontractor shall provide all control wiring required for interconnecting of equipment or remote controls.
11. Electrical Subcontractor shall provide power and local disconnect switches to all power consuming equipment shown on the mechanical and plumbing drawings.
12. Conduit is required for all 110 and 220 wiring (not for low voltage wiring).
13. Contractor to provide 2 cable television connections and two telephone jacks per plan.

MECHANICAL SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH ACCA MANUAL S BASED ON BUILDING LOADS CALCULATED IN ACCORDANCE WITH ACCA MANUAL J
SUBMIT MANUAL J TO CITY OF ELMHURST BUILDING DEPT. PRIOR TO CALLING FOR ROUGH FRAMING INSPECTION
PRIOR TO CALLING FOR ROUGH FRAMING INSPECTION
PROVIDE COPY OF MANUAL J FOR ANY NEW HEATING OR COOLING EQUIPMENT TO CITY OF ELMHURST.
HEATING SYSTEMS SHALL HAVE PROGRAMMABLE THERMOSTATS
WINDOWS, SKYLIGHTS, AND SLIDING GLASS DOORS SHALL HAVE AN AIR INFILTRATION RATE OF NO MORE THAN 0.3 CFM PER S.F. AND SWINGING DOORS NO MORE THAN 0.5 CFM PER S.F.
WINDOW U–FACTOR SHALL BE 0.32 OR BETTER
LEAVE ALL MANUFACTURERS STICKERS ON WINDOWS AND DOORS UNTIL AFTER INSULATION INSPECTION
DUCTS AND AIR HANDLING UNITS SHALL BE SEALED
TIGHTNESS SHALL BE VERIFIED WITH DUCT LEAKAGE TEST
A DUCT LEAKAGE TEST IS REQUIRED FOR ANY DUCTWORK OUTSIDE OF THE CONDITIONED SPACE.
TEST SHALL BE PERFORMED BY AN APPROVED OUTSIDE THIRD PARTY.
SUBMIT TEST RESULTS TO THE CITY OF ELMHURST PRIOR TO CALLING FOR FINAL INSPECTION.
A BLOWER DOOR TEST IS REQUIRED FOR THE ENTIRE BUILDING.
TEST TO BE PERFORMED BY AN APPROVED OUTSIDE THIRD PARTY.
SUBMIT TEST RESULTS TO THE ARLINGTON HEIGHTS BUILDING DEPT. PRIOR TO CALLING FOR FINAL INSPECTION.
75% OF PERMANENTLY INSTALLED LIGHT FIXTURES SHALL HAVE HIGH EFFECIENT LAMPS

FIRE–RESISTANT CONSTRUCTION

A. The minimum rating of all fire–resistant construction shall be determined by the use, occupancy and type of building construction of the building as dictated by the 2015 IRC

1. All Fire Separation Assemblies required to have fire–resistance ratings shall be Fire Resistant Designs tested and approved by Underwriters Laboratories Inc.. All Fire Separation Assemblies shall be constructed **ONLY** with approved materials and in accordance with the installation requirements as specified in the most recent edition of the FIRE RESISTANCE DIRECTORY by Underwriters Laboratories Inc.. All Fire Separation Assemblies shall provide the minimum fire – resistance rating as dictated by the codes.
2. All vertical Fire Separation Assemblies shall be continuous and extend uninterrupted from the top of the fire–resistance rated floor/ceiling assembly to the underside of the floor or roof slab or deck above and shall be attached thereto.
3. All horizontal Fire Separation Assemblies shall be continuous. The supporting construction shall be protected to afford the required fire–resistance rating of the Fire Separation Assembly supported.
4. All penetrations, openings and opening protectives in any fire–resistance rated assembly shall comply with the limitations as prescribed by the most recent edition of the FIRE RESISTANCE DIRECTORY by Underwrites Laboratories Inc. and the codes.

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

ANY LIGHT FIXTURES RECESSED INTO THE BUILDING THERMAL ENVELOPE SHALL BE SEALED WITH GASKET OR CAULK AND BE IC RATED AND LABELED AS HAVING AN AIR LEAKAGE RATE NOT MORE THAN 2.0 CFM.

specifications

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

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

REV	DESCRIPTION	DATE
	ISSUED FOR PERMIT	01-31-24

Rick Gilmore, FALA
Fellow of the Association of Licensed Architects

SLADE STREET CROSSING
PLAN 519
PALATINE, IL 60067

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

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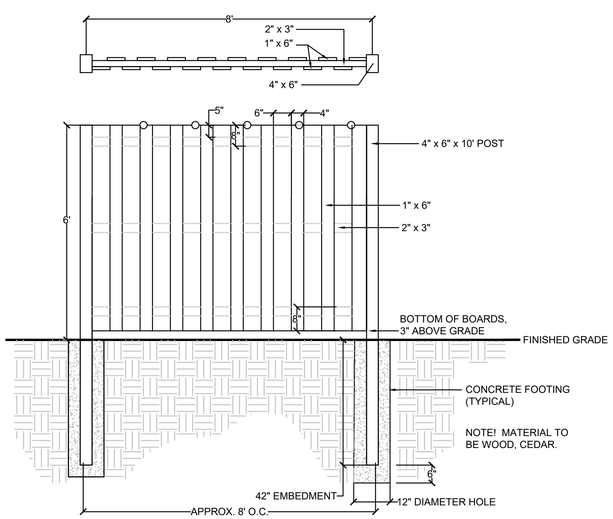
Attachment: EXHIBIT - Final ARCH Plans SLADE STREET CROSSING - 519_v1Origin (37 N. Plum Grove - Final PD and P/F Plat of SUB)

PLANT & MATERIALS LIST

CODE	QTY	SIZE	BOTANIC NAME	COMMON NAME
Shade Trees				
TSS	1	2.5" caliper	Tilia tometosa 'Sterling Silver'	Sterling Silver Linden
Columnar Shade Trees				
QRP	2	2.5" caliper	Quercus robur 'Regal Prince'	Regal Prince English Oak
Evergreen Trees				
PGD	1	8' high	Picea glauca 'Densata'	Black Hills Spruce
Ornamental Trees				
AC	1	6' high	Amelanchier canadensis	Shadblow Serviceberry
BFV	1	6' high	Betula nigra 'Fox Valley'	Fox Valley Dwarf River Birch
HV	1	6' high	Hamamelis vernalis	Vernal Witchhazel
MC	1	6' high	Malus x 'Camelot'	Camelot Crab
MRJ	1	6' high	Malus x 'Red Jewel'	Red Jewel Flowering Crabapple
Evergreen Shrubs				
BGG	29	24" wide	Buxus x 'Green Gem'	Green Gem Boxwood
BGM	3	30" high	Buxus x 'Green Mountain'	Green Mountain Boxwood
MD	3	24" wide	Microbiota decussata	Siberian Cypress
PME	2	30" wide	Pinus mugo 'Enci'	Enci Dwarf Mugo Pine
Large & Medium Deciduous Shrubs				
AMIB	1	7 Gal./36"	Aronia melanocarpa 'Iroquis Beauty'	Iroquois Beauty Black Chokeberry
CAIH	3	7 Gal./36"	Cornus alba 'Bailhalo'	Ivory Halo Tartarian Dogwood
FG	3	7 Gal./36"	Fothergilla gardenii	Dwarf Fothergilla
HPL	1	7 Gal./36"	Hydrangea paniculata 'Little Quick Fire"	Little Quick Fire Hydrangea
SMP	1	7 Gal./36"	Syringa meyeri 'Palibin'	Dwarf Korean Lilac
SXP	2	7 Gal./36"	Syringa x 'Penda'	Bloomerang Lilac
VCC	7	7 Gal./36"	Viburnum carlesii 'Compactum'	Dwarf Koreanspice Viburnum
Small Deciduous Shrubs				
ALSM	14	5 Gal./24"	Aronia melanocarpa 'UCONNAM165'	Low Scape Mound Black Chokeberry
BBC	1	5 Gal./24"	Buddleia 'Blue Chip'	Lo & Behold Butterfly Bush
DYC	2	5 Gal./24"	Deutzia x 'NCDX2'	Yuki Cherry Blossom Deutzia
SGF	14	5 Gal./24"	Spiraea bumalda 'Goldflame'	Goldflame Spirea
WMW	9	5 Gal./24"	Weigela florida 'Midnight Wine'	Midnight Wine Weigela
Ornamental Grasses				
CKF	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.	Ajuga reptans 'Catlin's Giant'	Catlin's Giant Bugleweed
CNSN	29	1 Gal.	Calamintha nepeta s. nepeta	Calamint
GXB	17	1 Gal.	Geranium x 'Brookside'	Brookside Cranesbill
NKK	19	1 Gal.	Nepeta faassenii 'Kit Cat'	Kit Cat Catmint
Materials				
-	5	C.Y.	-	Soil Amendments *(1" deep)*
-	15	C.Y.	-	Shredded Hardwood Mulch *(3" deep)*
-	TBD	S.F.	-	Kentucky Bluegrass Blend Sod *(parkway)*
-	4,085	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)*

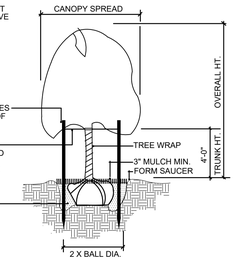
DETAIL: FENCE

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



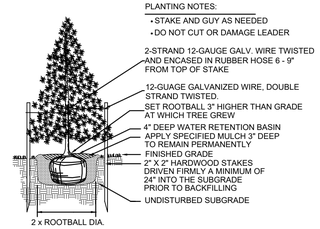
DETAILS: PLANTING

PLANTING NOTES:
- PLANT SO THAT TOP OF ROOT BALL IS EVEN/SLIGHTLY ABOVE FINISHED GRADE
- STAKE TO FIRST BRANCHES AS NECESSARY FOR FIRM SUPPORT
- STAKING WIRE SHALL NOT TOUCH OR RUB ADJACENT TRUNKS OR BRANCHES



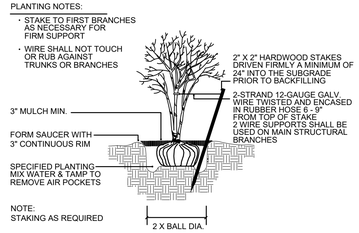
TREE PLANTING & STAKING
NOT TO SCALE

PLANTING NOTES:
- STAKE AND GUY AS NEEDED
- DO NOT CUT OR DAMAGE LEADER

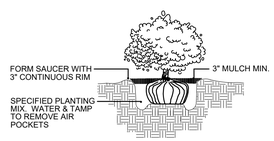


EVERGREEN TREE PLANTING
NOT TO SCALE

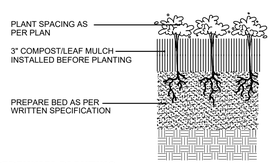
PLANTING NOTES:
- STAKE TO FIRST BRANCHES AS NECESSARY FOR FIRM SUPPORT
- WIRE SHALL NOT TOUCH OR RUB AGAINST TRUNKS OR BRANCHES



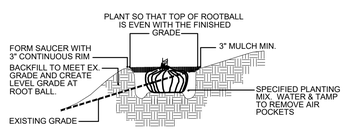
MULTI-TRUNK TREE STAKING
NOT TO SCALE



SHRUB PLANTING
NOT TO SCALE



PERENNIAL PLANTING
NOT TO SCALE



HILLSIDE PLANTING
NOT TO SCALE

NOTES - GENERAL LANDSCAPE

1. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED. ALL CONSTRUCTION SHALL CONFORM TO APPLICABLE STANDARDS AND CODES.
2. CALL J.U.L.I.E. UTILITY LOCATING SERVICE (TEL 800.892.0123), 48 HOURS PRIOR TO THE START OF ANY DIGGING.
3. GENERAL PLANT NOTES:
   A. ALL PLANT MATERIAL SHALL CONFORM IN SIZE AND GRADE IN ACCORDANCE WITH AMERICAN STANDARD FOR NURSERY STOCK.
   B. ALL PLANT MATERIAL SHALL BE MAINTAINED ALIVE, HEALTHY, AND FREE FROM DISEASE AND PESTS.
   C. ALL NEW PLANT MATERIAL SHALL BE FROM A LOCAL SOURCE WHENEVER POSSIBLE (LESS THAN 50 MILES).
   D. PLANTS SHALL BE ALLOWED TO GROW IN THEIR NATURAL FORM / HABIT. PLANTS SHALL NOT BE PRUNED/HEDGED UNLESS ABSOLUTELY NECESSARY (DUE TO VISIBILITY OR HAZARD OBSTRUCTION).
   E. ALL LANDSCAPED AREAS SHALL BE FREE OF WEEDS, LITTER, AND SIMILAR SIGNS OF DEFERRED MAINTENANCE.
4. LOCATIONS OF PROPOSED PLANT MATERIAL MAY BE ADJUSTED AT TIME OF INSTALLATION DUE TO FINAL ENGINEERING AND FINAL LOCATION OF SITE UTILITIES.
5. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND SPREADING TOPSOIL (6"-12" 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.
6. 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.
7. 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 ROTO-TILLED JUST PRIOR TO THE INSTALLATION OF PLANT MATERIAL.
8. ALL PLANTING ISLANDS SHALL BE MOUNDED TO PROVIDE POSITIVE DRAINAGE.
9. ALL PLANTING BEDS ADJACENT TO LAWN AREAS SHALL HAVE A SPADED EDGE BORDER, UNLESS METAL OR OTHER BORDER IS SPECIFIED.
10. ALL PLANTING BED AREAS SHALL MAINTAIN A MAX. 3" DEEP LAYER OF SHREDDED HARDWOOD MULCH (COLOR: NON-DYED, BROWN).
11. LANDSCAPE CONTRACTOR SHALL COORDINATE PLANTING SCHEDULE WITH LANDSCAPE MAINTENANCE CONTRACTOR, TO ENSURE PROPER WATERING OF PLANTED AND SODDED AREAS AFTER INITIAL INSTALLATION.
12. LANDSCAPE CONTRACTOR SHALL COORDINATE WORK WITH OTHER CONTRACTORS ON SITE TO MINIMIZE ANY REDO OF COMPLETED LANDSCAPE WORK AND DAMAGE TO PLANT MATERIAL.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR HIS/HER OWN LAYOUT WORK. UPON REQUEST, LANDSCAPE ARCHITECT SHALL BE AVAILABLE TO ASSIST/APPROVE CONTRACTOR LAYOUT.
14. 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.
15. IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE PRIOR TO BID SUBMITTAL, TO BECOME FAMILIAR WITH EXISTING CONDITIONS AT THE SITE.
16. PLANT LIST QUANTITIES PROVIDED AT TIME OF FINAL PLANS ARE 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.
17. 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.
18. CONTRACTOR TO PROVIDE TEST OF EXISTING AND IMPORTED SOILS PER SPECIFICATIONS. PLANTING SOIL SHALL BE AMENDED PER SPECIFICATIONS.
19. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IF AREAS OF POOR DRAINAGE OR OTHER UNUSUAL SUBSURFACE CONDITIONS ARE ENCOUNTERED DURING EXCAVATION FOR PLANTING PITS.
20. ALL TURF SHALL SHALL BE KENTUCKY BLUEGRASS BLEND SOD (MINERAL, NOT PEAT), PER VILLAGE, SEED IS NOT ALLOWED.
21. CONTRACTOR SHALL RESTORE LAWN AREAS THAT HAVE REMAINED PARTIALLY INTACT, TOP DRESSING WITH SOIL, SCARIFYING, AND SEEDING TO FORM A SMOOTH, FULL, EVEN LAWN, FREE OF BARE SPOTS, INDENTATIONS, AND WEEDS.
22. LANDSCAPE DETAILS SHOWN ARE FOR DESIGN INTENT ONLY. LANDSCAPE ARCHITECT ASSUMES NO LIABILITY. CONTRACTOR IS RESPONSIBLE FOR ERECTING AND INSTALLING PROPERLY BUILT AMENITIES 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.
23. CONTRACTOR INSTALLATION BIDS SHALL INCLUDE A ONE-YEAR WARRANTY ON ALL PLANT MATERIAL.
24. (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. BOTHWELL
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 60040
TEL (847) 577-8808

CONTACT: TIM SPIES

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

CONTACT: SHARON DICKSON / JEFF TORRENS

SHEET INDEX

L0.1 PROJECT TEAM
NOTES - GENERAL LANDSCAPE
DETAILS: PLANTING
PLANT & MATERIALS LIST
DETAIL: FENCE

L1.1 OVERALL LANDSCAPE PLAN

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.	
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9.	
10.	

PROJECT NAME AND SHEET TITLE

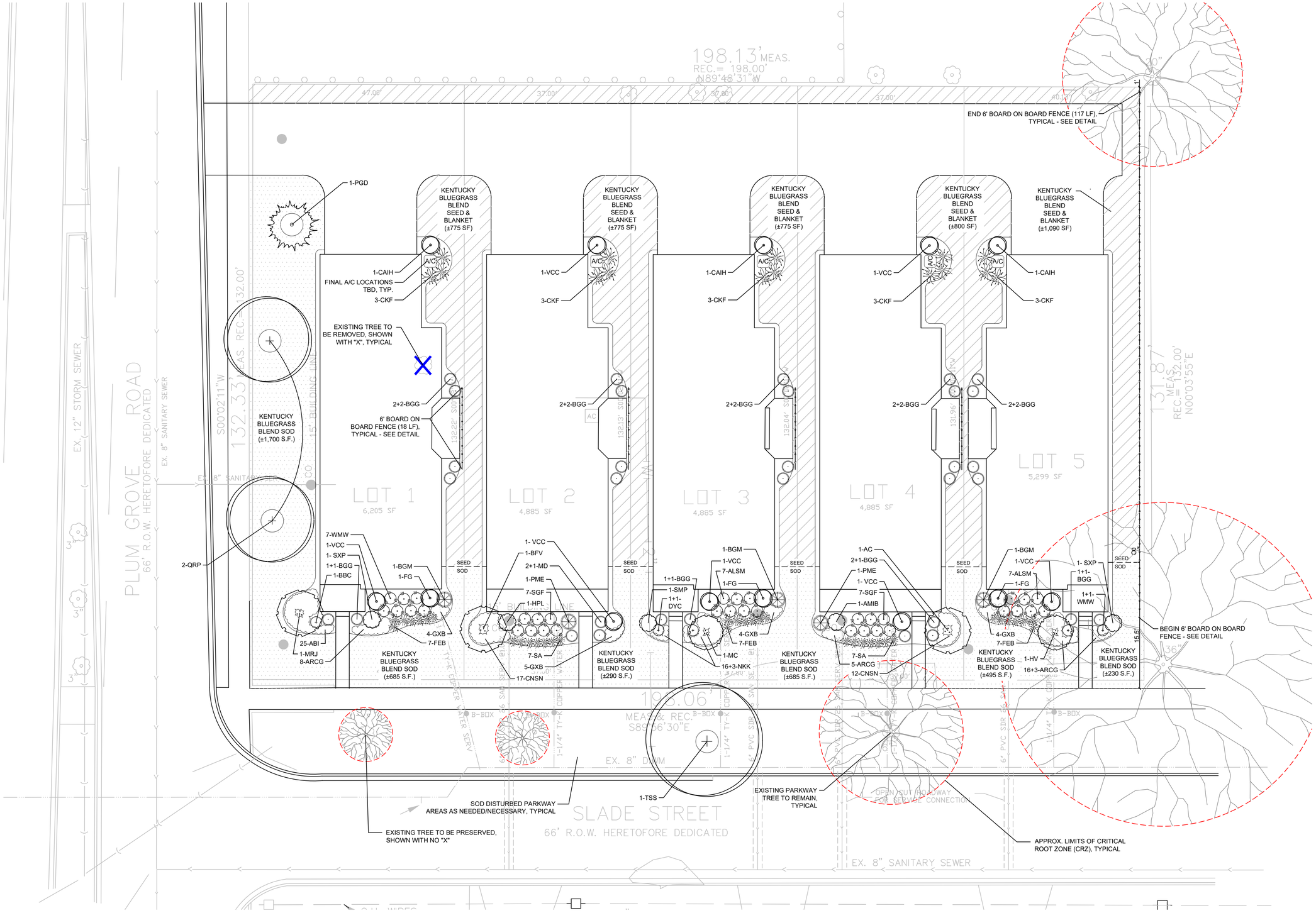
SLADE STREET CROSSING
PALATINE, IL

LANDSCAPE PLAN - COVER

SHEET NUMBER

L0.1

Attachment: EXHIBIT - Final Landscaping Plans - 240102 LS PLAN_DDS_GWR_Slade Street Crossing_Palatine (37 N. Plum Grove - Final PD and PJF Plat of SUB)



NORTH

LANDSCAPE PLAN

SCALE: 1" = 10'-0"

0 5' 10' 20'

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.	
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10.	

PROJECT NAME AND SHEET TITLE

SLADE STREET CROSSING

PALATINE, IL

LANDSCAPE PLAN - OVERALL

SHEET NUMBER

L1.1

Attachment: EXHIBIT - Final Landscaping Plans - 240102 LS PLAN_DDS_GWR_Slade Street Crossing_Palatine (37 N. Plum Grove - Final PD and P/F Plat of SUB)

RESOLUTION NO. _____

A RESOLUTION GRANTING PRELIMINARY AND FINAL SUBDIVISION APPROVAL FOR SLADE STREET CROSSING SUBDIVISION – 37 N. PLUM GROVE ROAD

WHEREAS, the Palatine Subdivision Ordinance provides qualifications governing final approval of a Subdivision Plat in Article IV PRELIMINARY and FINAL PLAT; and

WHEREAS, Slade Street Crossing has complied with all the provisions of the Subdivision Ordinance, including a public review before the Planning and Zoning Commission of the Village of Palatine at the February 27, 2024 meeting.

NOW THEREFORE, BE IT RESOLVED by the Mayor and the Village Council of the Village of Palatine, that the Mayor and the Village Clerk be and are hereby directed and authorized to execute a preliminary and final plat of subdivision "Slade Street Crossing" pursuant to the Palatine Subdivision Ordinance Article IV, Sec. 4.01 (c) (2) (a) and subject to the following condition(s):

1. **The Final Plat of Subdivision shall significantly conform to the Plat of Subdivision prepared by Morrison Survey Company, Inc. and attached hereto, except as such plans are changed to conform with Village Codes and Ordinances.**
2. **The Plat of Subdivision shall be submitted on Mylar with all required signatures, in a manner acceptable to the Village Engineer.**
3. **The Final Engineering Plans and Final Engineer's Estimate of Probable Cost shall be submitted in a manner acceptable to the Village Engineer.**
4. **A Subdivision Improvement Agreement shall be submitted shall be submitted in a manner acceptable to the Village Attorney.**
5. **Recording fees in the amount of $300 and review fees, in the amount of 1.5% of the engineer's estimate of probable cost shall be submitted, pursuant to Village Code.**

6. **A Public Improvement letter of credit for 115% of the full amount of the estimate for probable cost for of such Public Improvements and shall be submitted in a manner acceptable to the Village Engineer.**

7. **Any required extra agency permits shall be submitted in manner acceptable to the Village Engineer.**

DATED: This _____day of _____, 2024

AYES:_____ NAYS:_____ ABSENT:_____ PASS:_____

APPROVED by me this _____day of _____, 2024

_____
Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk

this _____ day of _____, 2024

_____
Village Clerk

Attachment: RES - SUB (37 N. Plum Grove - Final PD and P/F Plat of SUB)

FINAL PLAT OF SUBDIVISION OF SLADE STREET CROSSING SUBDIVISION

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

N

1"=10'

GRAPHIC SCALE

0 5 10 20

(IN FEET)
1 inch = 10 ft.

LEGAL DESCRIPTION:

PARCEL 1:
LOT 6, & 7 IN BLOCK "G" IN JOEL WOODS 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, 1855 IN BOOK 98 OF MAPS PAGE 28, IN COOK COUNTY, ILLINOIS

PARCEL 2:
THE WEST $\frac{1}{2}$ OF LOT 5 AND THE WEST $\frac{1}{2}$ OF LOT 8 IN BLOCK "G" IN JOEL WOODS 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, 1855 IN BOOK 98 OF MAPS PAGE 28, IN COOK COUNTY, ILLINOIS

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

REVISIONS

DRAWN BY: TJS	JOB NO. 5351
DESIGNED BY: TJS	SCALE: 1"=10'
CHECKED BY: TJS	DATE: 10-10-23

FINAL PLAT OF SUBDIVISION
SLADE STREET CROSSING SUBDIVISION

SHEET NO. 1 OF 1 SHEETS

Attachment: EXHIBIT - Final Plat of Subdivision (37 N. Plum Grove - Final PD and P/F Plat of SUB)

FINAL PLAT OF SUBDIVISION OF SLADE STREET CROSSING SUBDIVISION

MORRISON SURVEYING CO., INC.
2710 N IL Rt 47, Morris, Illinois 60450

EASEMENT LANGUAGE

VILLAGE OF PALATINE EASEMENT

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

ELECTRIC AND TELEPHONE

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

CABLE TELEVISION

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

GAS EASEMENT

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

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

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

COMMONWEALTH EDISON COMPANY

BY:_____ DATE:_____

TITLE:_____

AMERITECH ILLINOIS:

BY:_____ DATE:_____

TITLE:_____

AT&T COMCAST:

BY:_____ DATE:_____

TITLE:_____

NORTHERN ILLINOIS GAS COMPANY (NICOR):

BY:_____ DATE:_____

TITLE:_____

Permission to record the plat is hereby granted to:

_____
(NAME)

_____
(ADDRESS)

_____

_____

Permanent Index Number:
02-14-323-011-0000
02-14-323-007-0000
02-14-323-008-0000

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

Commonwealth Edison Company
and
SBC Telephone Company, Grantees,

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

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

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

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

School Districts:

Elementary School District #_____

High School District #_____

Send the tax bill to :

_____
(NAME)

_____
(ADDRESS)

_____

_____

NOTARY CERTIFICATE

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

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

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

_____
Notary Public

My commision expires on _____

OWNER'S CERTIFICATE

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

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

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

_____
OWNER

ENGINEERING APPROVAL CERTIFICATE

State of Illinois)
County of Cook) SS

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

_____ _____
Village Engineer Date

SURFACE WATER DRAINAGE STATEMENT

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

By _____ Dated _____
Owner

By _____ Dated _____
Illinois Professional Engineer #62-42874

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

PLAN COMMISION

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

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

Signed: _____
Chairman

Attest: _____
Secretary

VILLAGE COLLECTOR

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

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

By: _____
Village Collector

VILLAGE COUNCIL

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

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

this_____ day of _____, A.D., _____

Signed: _____
Mayor

Attest: _____
Clerk

SURVEYOR'S CERTIFICATE

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

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

PARCEL 1:
LOT 6, & 7 IN BLOCK "G" IN JOEL WOODS SUBDIVSION 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, 1855 IN BOOK 98 OF MAPS PAGE 28, IN COOK COUNTY, ILLINOIS

PARCEL 2:
THE WEST ½ OF LOT 5 AND THE WEST ½ OF LOT 8 IN BLOCK "G" IN JOEL WOODS SUBDIVSION 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, 1855 IN BOOK 98 OF MAPS PAGE 28, IN COOK COUNTY, ILLINOIS

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

I further declare, based upon a review of the flood insurance rate map (F.I.R.M.) Community Panel Number 17031C0181J with effective date August 19, 2008, it is our opinion that a portion of said property does fall within a special flood hazard area as identified by said F.I.R.M. maps.

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

Arlington Heights, Illinois, this 10th day of October, A.D., 2023

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

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

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

REVISIONS

DRAWN BY: TJS	JOB NO. 5351
DESIGNED BY: TJS	SCALE: 1"=20'
CHECKED BY: TJS	DATE: 10-10-23

FINAL PLAT OF SUBDIVISION
SLADE STREET CROSSING SUBDIVISION

SHEET NO. 2 OF 2 SHEETS

Attachment: EXHIBIT - Final Plat of Subdivision (37 N. Plum Grove - Final PD and PJF Plat of SUB)

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

LEGAL DESCRIPTION:

PARCEL 1:
LOT 6, & 7 IN BLOCK "G" IN JOEL WOODS 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, 1855 IN BOOK 98 OF MAPS PAGE 28, IN COOK COUNTY, ILLINOIS

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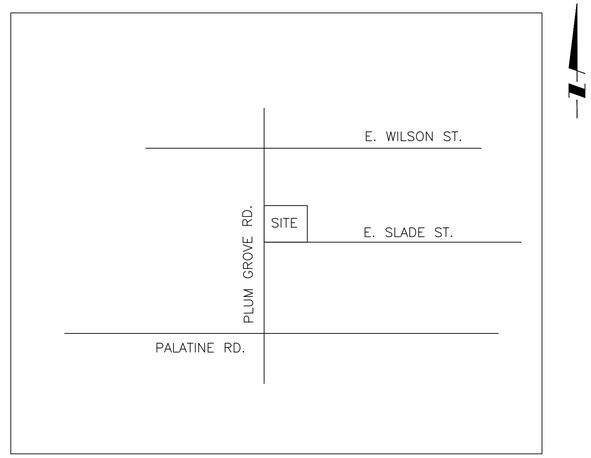
INDEX OF SHEETS

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 IF DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO THE PUBLIC AREAS, OR DRAINS APPROVED FOR THE USE BY THE MUNICIPAL ENGINEER, AND THAT SUCH SURFACE WATERS ARE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THIS SUBDIVISION.

REGISTERED PROFESSIONAL ENGINEER 62-42874

LEGEND

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

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

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'

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

TIMOTHY J. SPIES
62-42874
REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS
EXPIRES 11-30-23

CALL JULIE TOLL FREE
1(800)892-0123
OPERATES 24 HOURS A DAY 365 DAYS A YEAR

WARNING
CALL BEFORE YOU DIG
CALL 1(800)892-0123 48 HOURS BEFORE YOU DIG

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

REVISIONS
PER VILL 02-01-24

DRAWN BY: L.T.S.	JOB NO. 5351
DESIGNED BY: TJS	
CHECKED BY: T.J.S.	DATE: 10-10-23

PUBLIC IMPROVEMENT PLANS
COVER SHEET & LOCATION MAP

SHEET NO. 1 OF 7 SHEETS

Attachment: FINAL ENG - SLADE STREET CROSSING-02 (37 N. Plum Grove - Final PD and PIF Plat of SUB)

GENERAL NOTES AND CONDITIONS

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

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

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

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

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

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

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

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

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

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

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

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

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

12. ALL ELEVATIONS ARE NGVD29 DATUM.

SOIL EROSION AND SEDIMENT CONTROL

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

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

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

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

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

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

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

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

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

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

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

STORM SEWER

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

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

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

4. ANY FIELD TILES ENCOUNTERED SHALL BE RECONNECTED OR CONNECTED TO THE STORM SEWER SYSTEM. THE SIZE, LOCATION, AND DEPTH OF THE TILES SHALL BE RECORDED BY THE CONTRACTOR AND IMMEDIATELY REPORTED TO THE VILLAGE OF PALATINE. 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 ARRANGED SO THEY ARE EQUIDISTANT 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 10 FEET EITHER SIDE OF THE CROSSING AND SHALL BE PRESSURE-TESTED TO INSURE WATER TIGHTNESS PRIOR TO BACKFILLING.

3. THE WATER SERVICE PIPE SHALL BE 1-1/2" DIA. TYPE K COPPER. CORPORATION COCK SHALL BE MUELLER #H15000. THE CURB STOP SHALL BE MUELLER #H15154 AND THE SERVICE BOX SHALL BE MUELLER #H10302. ALL ITEMS SHALL CONFORM TO THE REQUIREMENTS OF THE VILLAGE OF PALATINE.

SANITARY SEWER NOTES

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

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

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

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

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

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

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

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

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

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

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

EARTHWORK, GRADING, AND PAVING

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

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

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

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

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

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

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

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

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

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

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

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

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

NOTES ON SEQUENCE OF EROSION CONTROL MEASURES

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

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

NOTES ON SILT FENCE MAINTENANCE

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

NOTE:

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

SCHEDULE OF CASTINGS

	GRASS AREA	PAVEMENT AREA	IMPRINT
VALVE VAULTS	R-1712-C	R-1712-C	"WATER"
CATCHBASIN TYPE A	R-4340-B	R-3501-B R-3015 IN B-6.18 CURB R-3218 IN B-6.12 CURB R-3501-P IN M-3.12 CURB	NONE
STORM MANHOLE TYPE A	R-1712-C	R-1712-C	"STORM"
SANITARY MANHOLE TYPE A	R-1712-C	R-1712-C	"SANITARY"
SANITARY MANHOLE STEPS	PS-1 PLASTIC COATED BY MA INDUSTRIES OR APPROVED EQUAL	PS-1 PLASTIC COATED BY MA INDUSTRIES OR APPROVED EQUAL	NONE

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

TABLE OF PIPE & JOINT SPECIFICATIONS

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

NOTE:
AS A MINIMUM REQUIREMENT ALL SEWER PIPES BE LAID IN ACCORDANCE WITH THE WITH THE APPLICABLE ASTM STANDARD AND THE LATEST VERSION OF THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS

SPIES & ASSOCIATES, INC.
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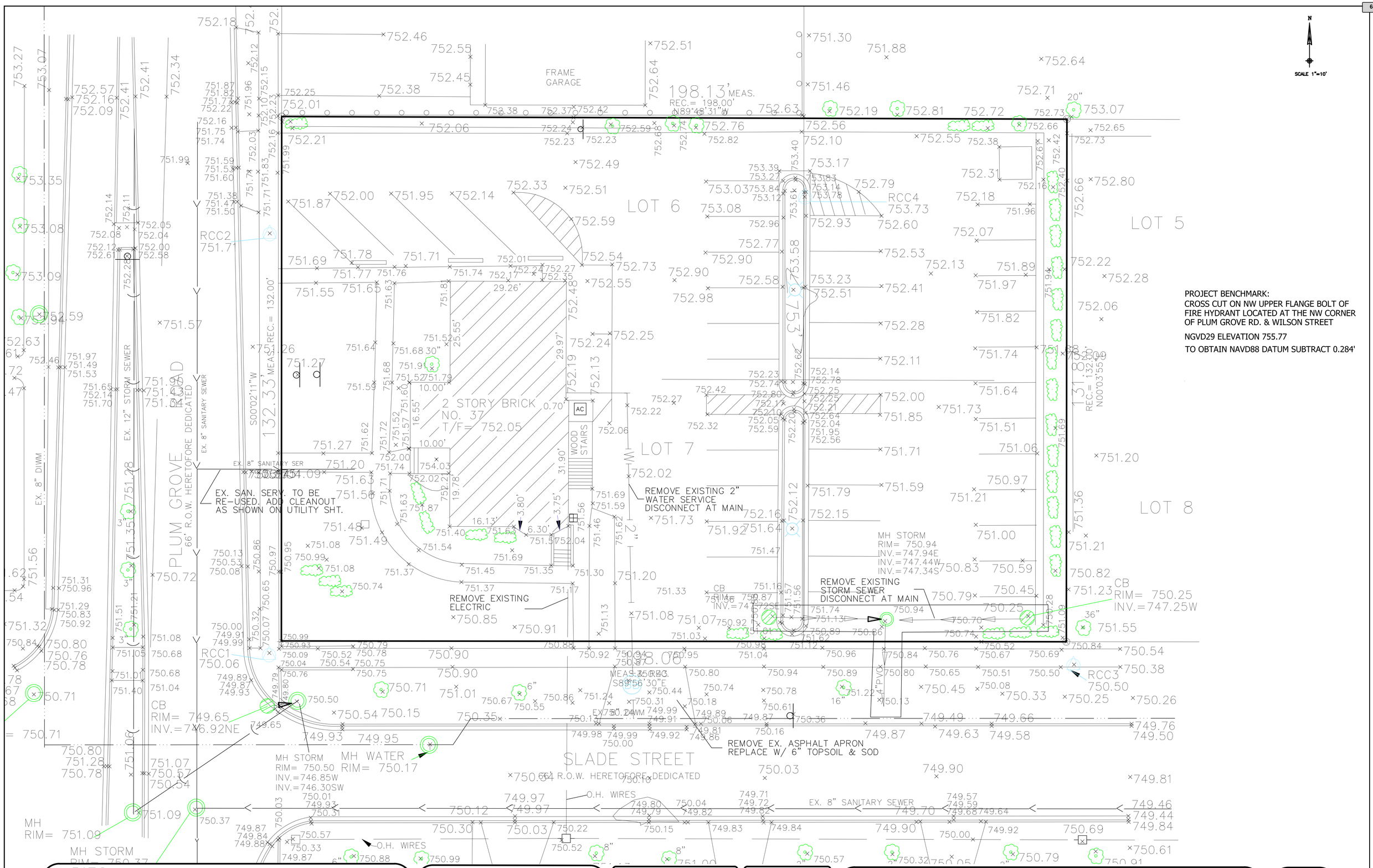
REVISIONS
PER VILL 02-01-24

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

Attachment: FINAL ENG - SLADE STREET CROSSING- 02022024_v1 (1) (37 N. Plum Grove - Final PD and PIF Plat of SUB)



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'

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REVISIONS
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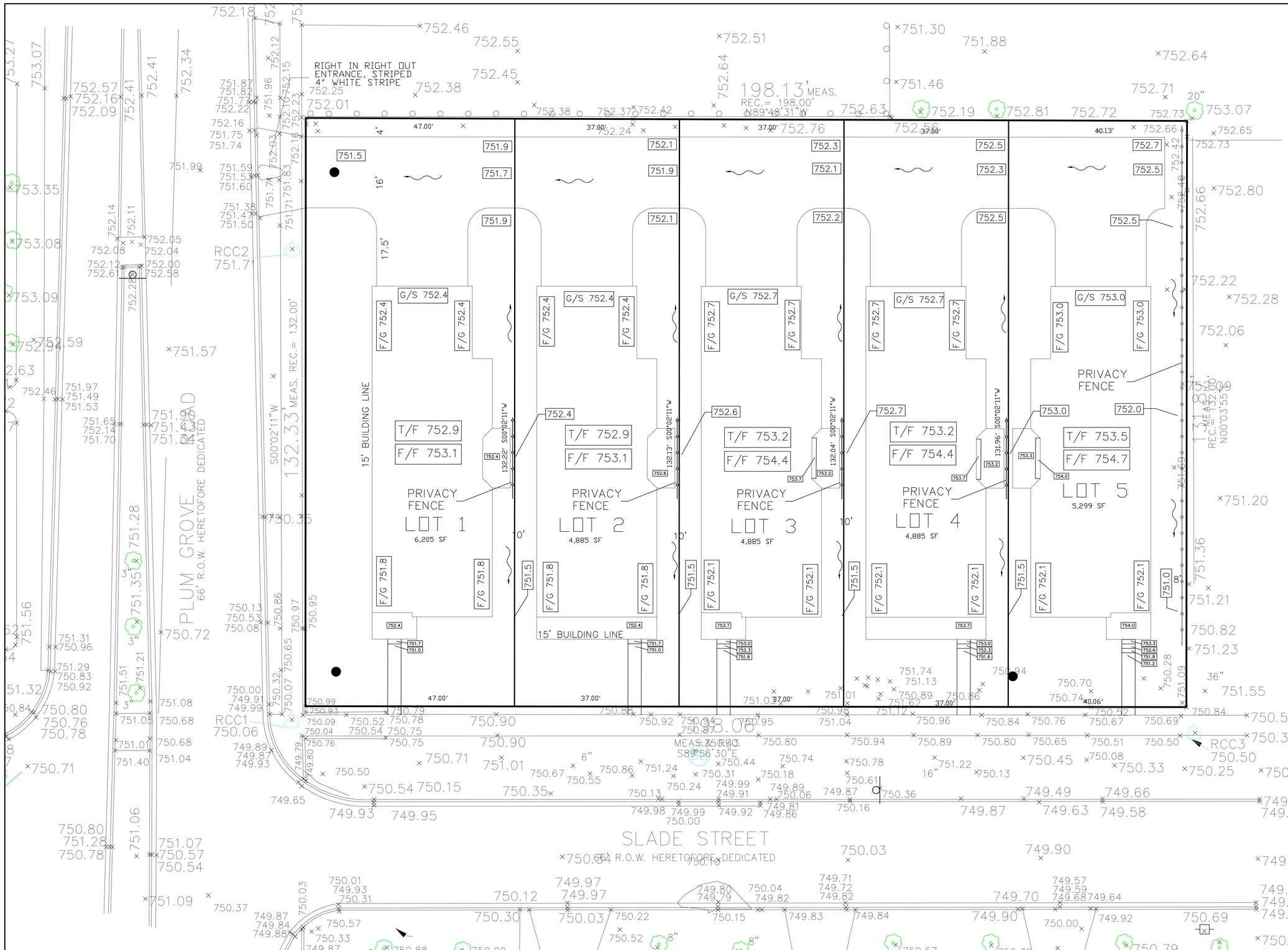
DRAWN BY: TJS	JOB NO. 5351
DESIGNED BY: TJS	SCALE: 1"=10'
CHECKED BY: TJS	DATE: 10-10-23

EXISTING CONDITIONS
SLADE STREET CROSSING SUBDIVISION

SHEET NO. 3 OF 7 SHEETS

Attachment: FINAL ENG - SLADE STREET CROSSING- 02022024 v1 (1) (37 N. Plum Grove - Final PD and PIF Plat of SUB)



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SCALE 1"=10'

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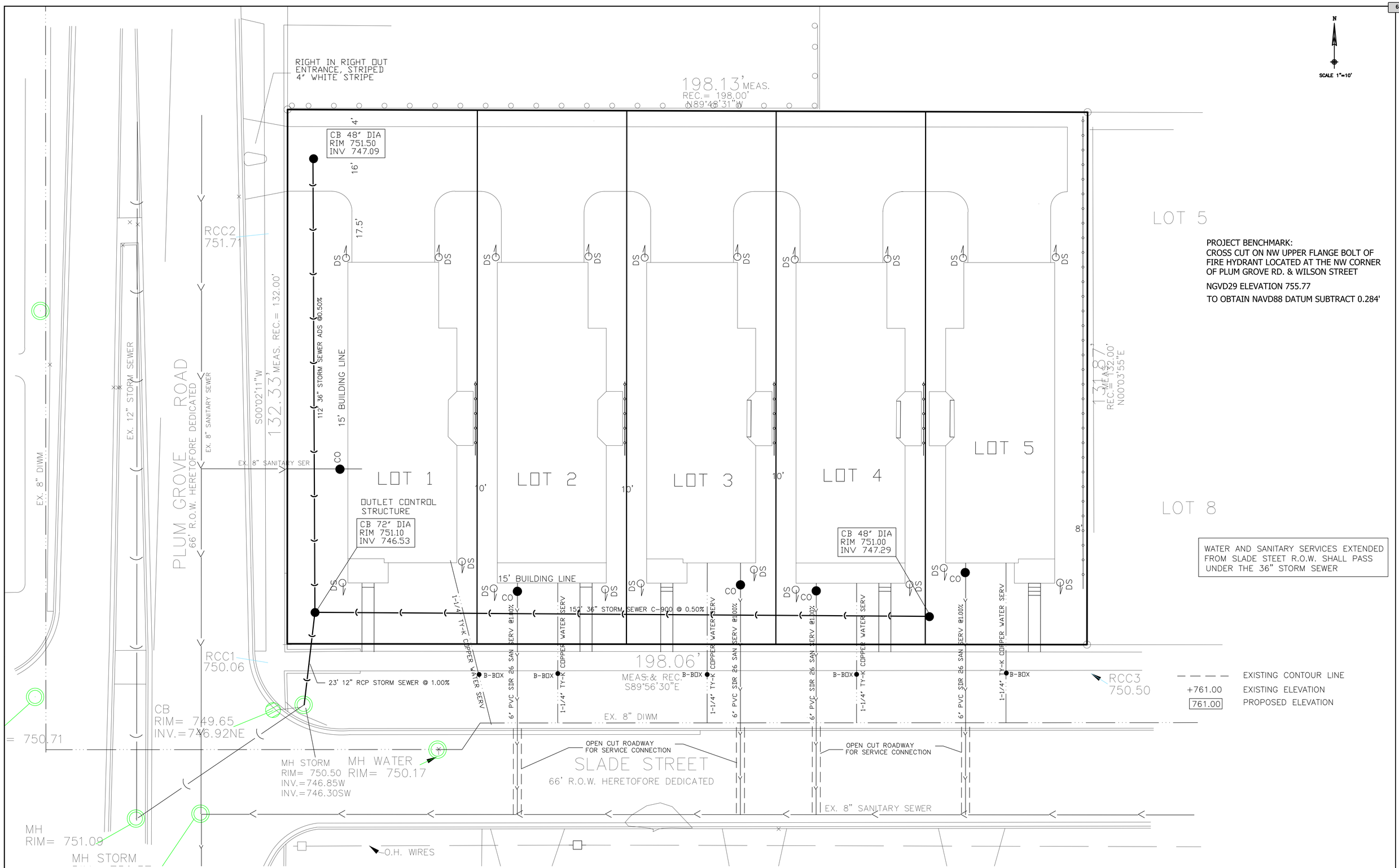
GRADING PLAN
SLADE STREET CROSSING SUBDIVISION

SHEET NO. 4 OF 7 SHEETS

Attachment: FINAL ENG - SLADE STREET CROSSING- 02022024_v1 (1) (37 N. Plum Grove - Final PD and PIF Plat of SUB)



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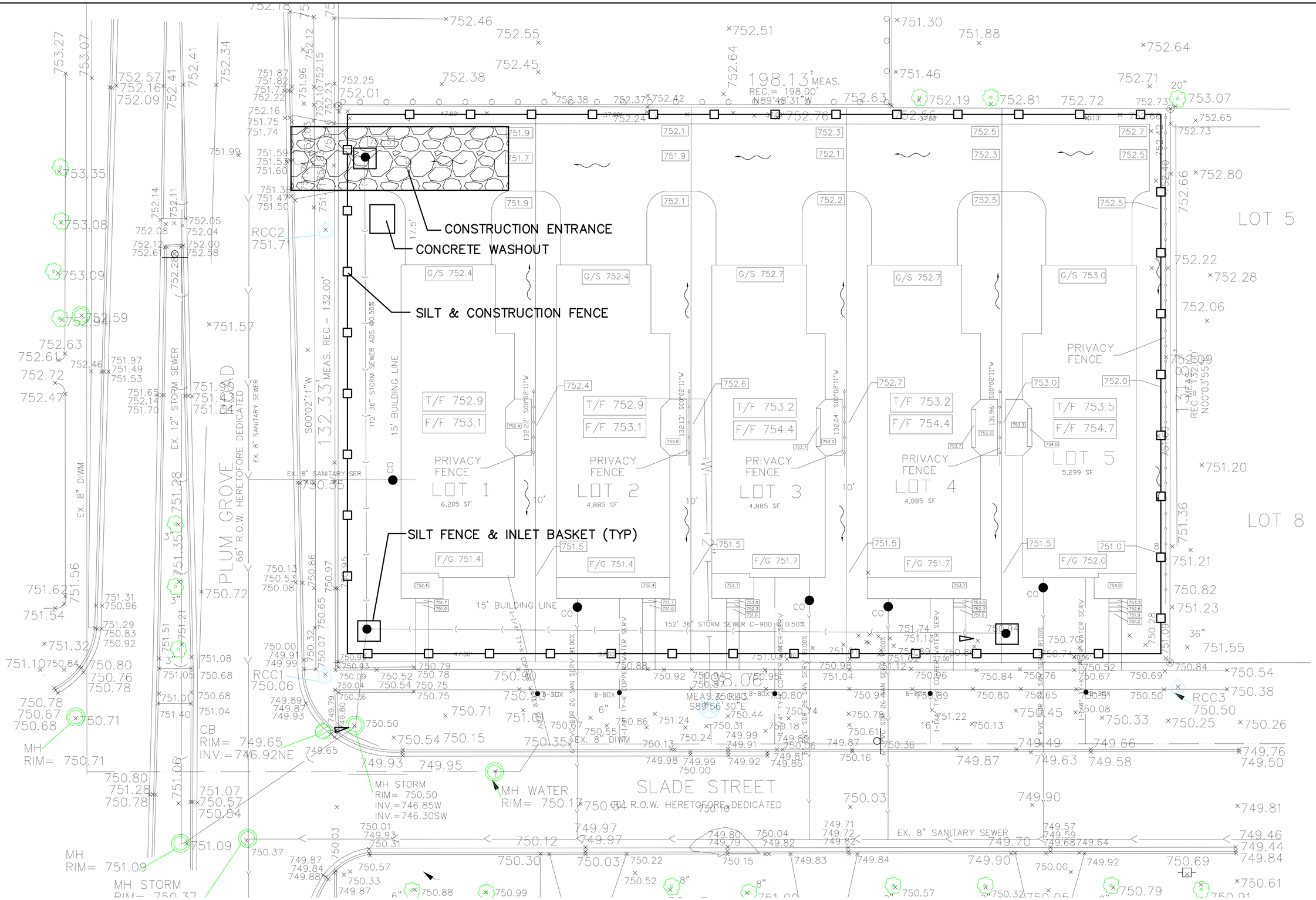
UTILITY PLAN
SLADE STREET CROSSING SUBDIVISION

SHEET NO. 5 OF 7 SHEETS

Attachment: FINAL ENG - SLADE STREET CROSSING- 02022024_v1 (1) (37 N. Plum Grove - Final PD and PIF Plat of SUB)



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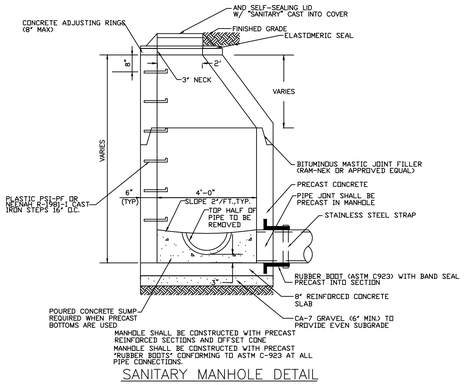
EROSION CONTROL PLAN
SLADE STREET CROSSING SUBDIVISION

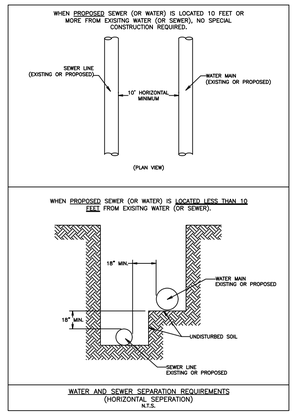
SHEET NO. 6 OF 7 SHEETS

Attachment: FINAL ENG - SLADE STREET CROSSING- 02022024_v1 (1) (37 N. Plum Grove - Final PD and PIF Plat of SUB)



SANITARY MANHOLE DETAIL

N.T.S.



WATER AND SEWER SEPARATION REQUIREMENTS
(HORIZONTAL SEPERATION)
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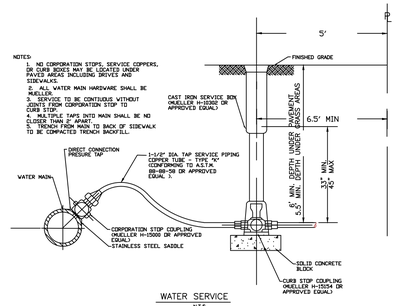
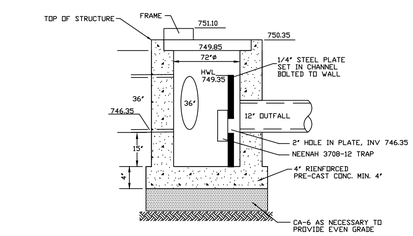
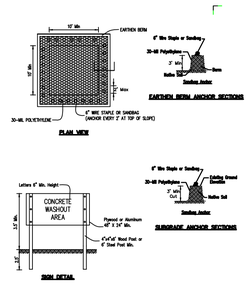


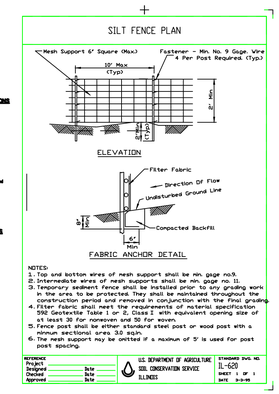
WATER SERVICE

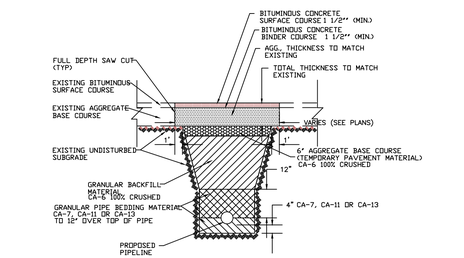
N.T.S.



OUTLET CONTROL STRUCTURE

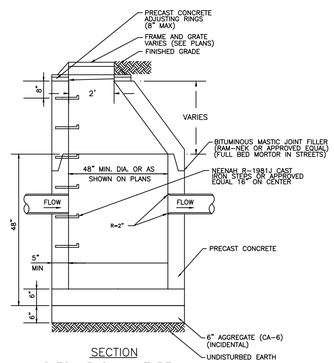






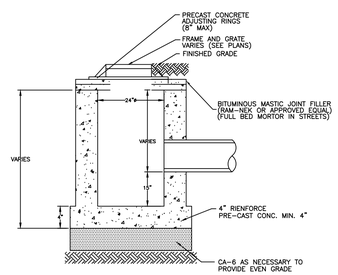
PAVEMENT TRENCH DETAIL

NTS



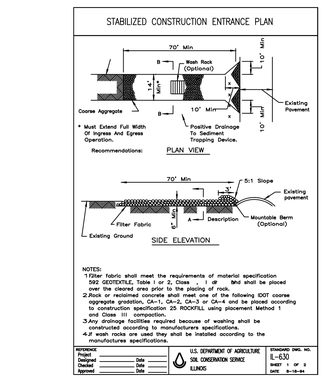
SECTION
CATCH BASIN - TYPE A

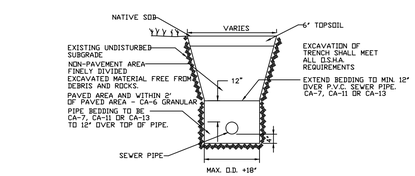
N.T.S.



CATCHBASIN DETAIL
[TYPE C]

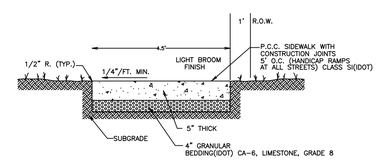
N.T.S.





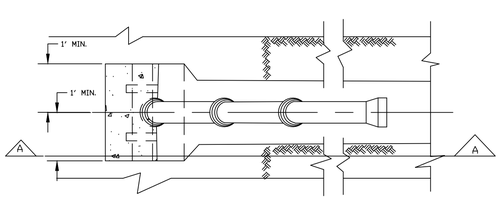
SEWER PIPE BEDDING DETAIL

N.T.S.

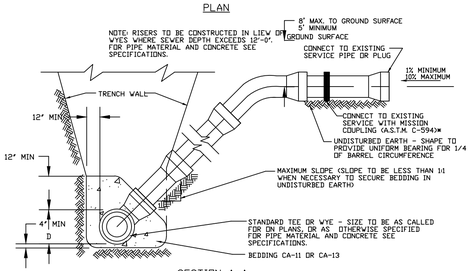


CONCRETE SIDEWALK SECTION

N.T.S.



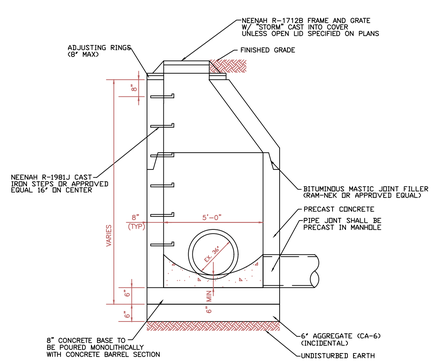
PLAN



SECTION A-A

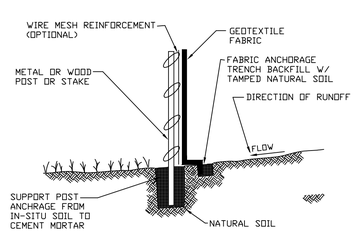
SANITARY SERVICE RISER

N.T.S.



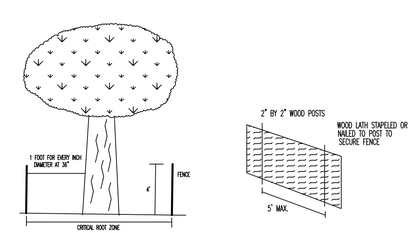
STORM MANHOLE ON EX. 36"

N.T.S.



NOTE:
DEPENDING UPON CONFIGURATION, ATTACH FABRIC TO WIRE MESH W/HOG RINGS, STEEL POSTS W/ TIE WIRES, WOOD POSTS W/ NAILS.

SILT FENCE TO INSTALLED & MAINTAINED BY THE LDT OWNER TO THE APPROVAL OF THE VILLAGE INSPECTOR.



INSTALL AND MAINTAIN A 4' TALL HIGH VISIBILITY MESH, SNOW OR CHAIN LINK FENCE. MESH OR SNOW FENCE TO BE SECURED TO WOOD OR METAL POSTS SPACED A MAXIMUM OF 5' APART. FENCE TO BE LOCATED AT A DISTANCE FROM TRUNK EQUAL TO 1 INCH FOR EVERY INCH DIAMETER MEASURED AT 36" FROM GROUND LEVEL. IF METAL STAKES ARE USED FENCE MUST BE SECURED WITH A MINIMUM OF 4 WIRE TIES. CHAIN LINK FENCE TO HAVE TEMPORARY POSTS SECURED AT EACH SECTION TO MAINTAIN UPRIGHT THROUGHOUT CONSTRUCTION.

FAILURE TO INSTALL AND MAINTAIN PROTECTIVE TREE FENCING IN ACCORDANCE WITH VILLAGE STANDARDS WILL RESULT IN ISSUANCE OF A STOP WORK ORDER ON THE PROJECT.

TREE PROTECTION DETAIL

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

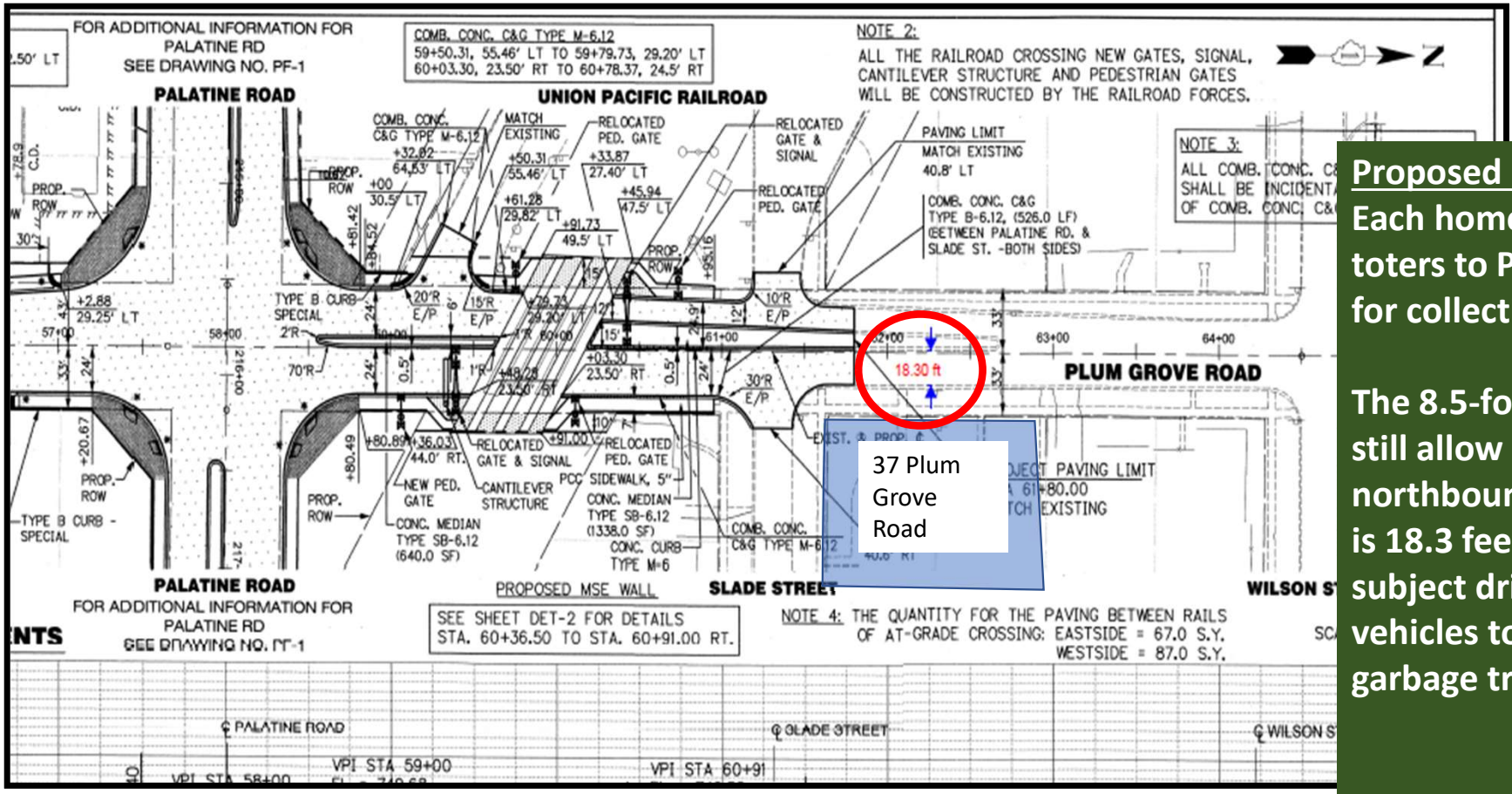
DRAWN BY: TJS	JOB NO. 5351
DESIGNED BY: TJS	SCALE:
CHECKED BY: TJS	DATE: 10-10-23

DETAIL SHEET
SLADE STREET CROSSING SUBDIVISION

SHEET NO. 7 OF 7 SHEETS

Attachment: FINAL ENG - SLADE STREET CROSSING- 02022024_v1 (1) (37 N. Plum Grove - Final PD and PIF Plat of SUB)

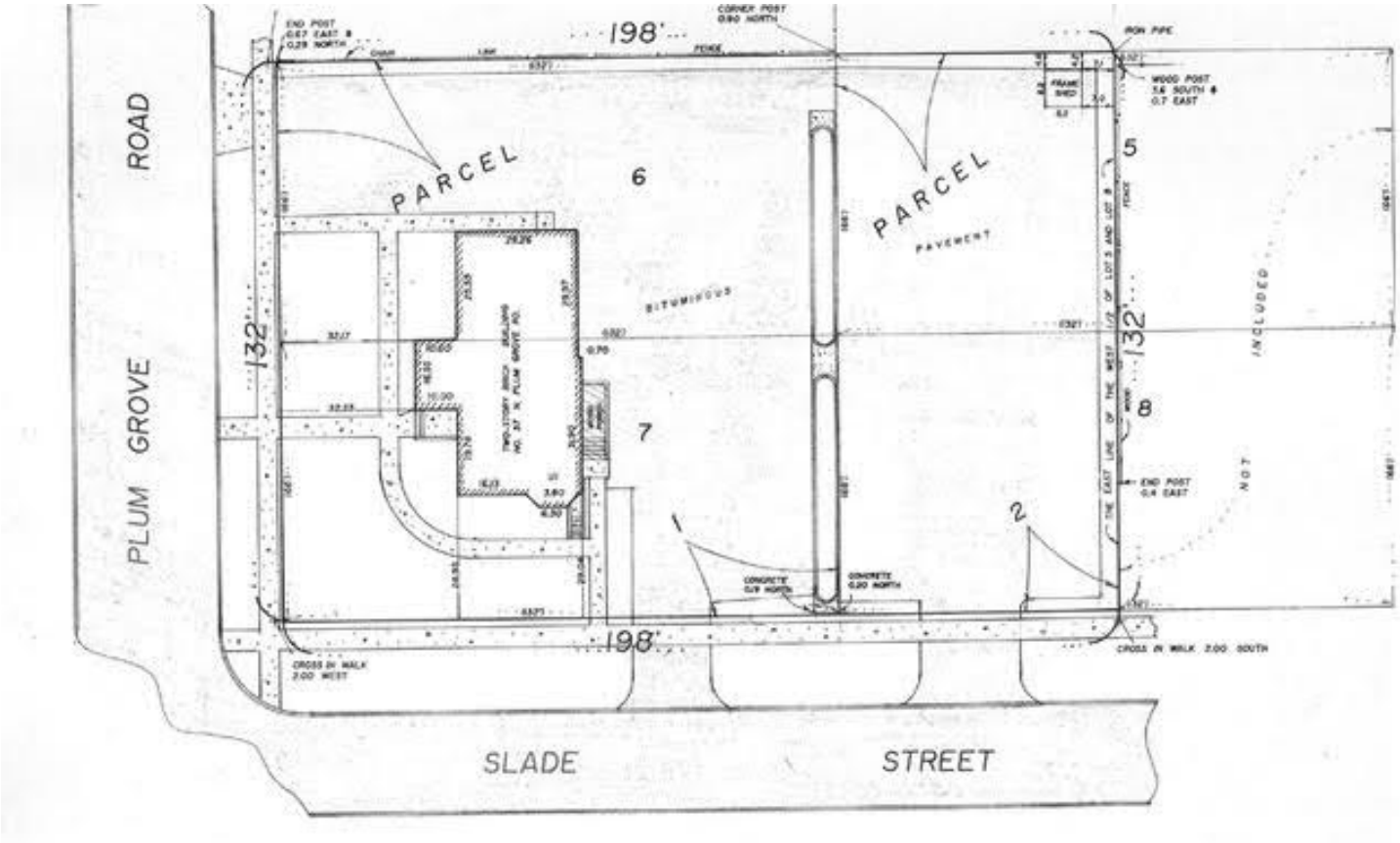
37 N. Plum Grove Road – refuse collection & roadway information



Proposed refuse services:

Each homeowner brings toters to Plum Grove Road for collection.

The 8.5-foot wide truck will still allow a minimum 9-foot northbound lane (pavement is 18.3 feet wide adjacent to subject driveway) for vehicles to pass the stopped garbage truck.



Attachment: Plat of Survey (37 N. Plum Grove - Final PD and P/F Plat of SUB)

VILLAGE OF PALATINE
Planning and Zoning Commission

SCHEDULED 02/27/24 07:00 PM

STAFF REPORT (ID # 8892)

37 N. Plum Grove Road - Slade Street Crossing

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Ben Vyverberg

PETITIONER: Greg Rose - GWR Enterprises, Inc.

PLAN NUMBER: FPD-000093-2024

BACKGROUND:

At the October 2, 2023 Village Council meeting, the Village Council unanimously approved the Preliminary Planned Development to allow 5 new single-family lots to develop 5 new single-family homes at 37 N. Plum Grove Road, subject to several conditions. The developer has completed the final engineering, architectural, and landscaping plans and is therefore requesting:

Final Planned Development to allow for the development of 5 single-family residential lots;

Preliminary and Final Plat of Subdivision to allow for 5 single-family lots; and

Rezoning to Planned Development.

Surrounding Zoning/Uses:

North:	R-2 single-family residential
South:	R-2 single-family residential
East:	R-2 single-family residential
West:	Planned Development - Providence Building

KEY ISSUES:

- The following table summarizes the proposed lot characteristics:

	Lot Size	Lot Width	Lot Depth
Lot 1 (western - corner)	6,205 SF	47 feet	132.33 feet

Attachment: PZC materials (37 N. Plum Grove - Final PD and P/F Plat of SUB)

Lots 2-4	4,885 SF	37 feet	132.33 feet
Lot 5 (eastern)	4,885 SF	37 feet	139.04 feet

- The proposed homes provide a 15-foot front yard setback along Slade Street, a 15-foot corner side setback from Plum Grove Road, and a 37.5-foot rear yard setback to the north. In addition to complying with the Preliminary Planned Development site plan and setbacks, the setbacks for the proposed homes are also comparable to the surrounding setbacks within the neighborhood.

- The proposed setbacks and architectural elements are consistent with the site plan and elevations presented with the Preliminary Planned Development approval. Access to the homes is provided through a driveway from Plum Grove Road. The Driveway generally aligns with the Plum Grove Road access, which previously accessed the parking lot and existed for the other uses and property owners. The driveway access would be right-in; right-out, given the tapering of Plum Grove Road and proximate left turn lane onto Wilson Street.

- For residential properties at .6-acres, the MWRD WMO and Village Code does not require storm water detention or volume control. The proposed 36-inch storm sewer along the Plum Grove Road frontage will provide detention capacity and storage. Staff notes that the previously existing office building and parking lot were more impervious surface than the proposed five homes and lots.

- The proposed landscaping plans include maintained and new parkway trees, foundation plantings, evergreen and deciduous shrubs, and ornamental trees throughout the site. A 6-foot board on board fence is also proposed for the east side of the development and for additional screening for the patio areas. As a condition of review, Staff is recommending that the landscaping plans are revised in a manner acceptable to the Village to include additional plantings on the north side of the property. The Petitioner is aware of has agreed to this condition.

- The homes vary in architectural styles and front porch configurations, over the proposed 5 homes. The 2-story 3-bedroom homes provide a 2-car garage and maintain approximately 2,100 SF between the first and second floors. With the 2-car garage (approximately 520 square feet) and an optional flex room (approximately 600 square feet), the proposed homes will allow floorplan variations and are consistent with the initial approval.

- The elevation materials include LP siding, trip, corner boards, and materials. In addition to the front porches, each home will include an offset patio, with privacy fences for each home. The patio areas are located outside of the dining room area

Attachment: PZC materials (37 N. Plum Grove - Final PD and P/F Plat of SUB)

and approximately 30 feet from the front of the home.

STANDARDS FOR PLANNED DEVELOPMENTS:

(a) *Standards for all planned developments.* All planned developments shall comply with the following general standards.

(1) The planned development shall be designed, located and proposed to be operated so that the public health, safety and welfare will be protected.

(2) The planned development shall not cause substantial injury to the value of other property in the area in which it is located.

(3) The establishment of the planned development shall not impede the normal and orderly development and improvement of surrounding property.

(4) Adequate utilities, access roads, drainage and/or other necessary facilities have been or are being provided.

(5) Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

The Petitioner has attempted to address the required standards.

RECOMMENDATION:

The Petitioner intends to construct 5 new single-family homes on the subject property. As required, the final engineering and architectural plans conform to the associated Preliminary Planned Development approval. The final engineering and architectural plans have been conditionally approved by Staff. Therefore, Staff recommends approval of the Final Planned Development, Preliminary and Final Plat of Subdivision, and Rezoning to Planned Development, subject to the following conditions:

1. The development shall substantially conform to the engineering plans prepared by Spies and Associated, INC., last revised on 2/2/24 dated 10/10/23 and attached hereto, except as such plans may be revised to conform to Village Codes and Ordinances.
2. The Final Plat of Subdivision and required easement language shall be submitted in a manner acceptable to the Village Engineer. The Final Plat of Subdivision shall be submitted on Mylar with the required signatures and significantly conform to the Plat of Subdivision prepared by Spies and Associates INC. and attached hereto.
3. The Final Engineering Plans and Final Engineer's Cost Estimate, shall be

Attachment: PZC materials (37 N. Plum Grove - Final PD and P/F Plat of SUB)

submitted in a manner acceptable to the Village Engineer and Director of Planning and Zoning.

4. The Final Architectural Plans shall substantially conform to the Gilmore Architectural plans, last revised on 1/31/24, except as such plans may be revised to conform to Village Codes and Ordinances.
5. A Public Improvement letter of credit for 115% of the full amount of the estimate for probable cost for of such Public Improvements and shall be submitted in a manner acceptable to the Village Engineer. A $50,000 Planned Development letter of credit shall be submitted in a manner acceptable to the Director of Planning and Zoning.
6. Review fees in the amount of 1.5% of the total project improvement costs (as defined in the Village Code) and based upon the EEOPC shall be submitted in a manner acceptable to the Village Engineer.
7. A Subdivision Improvement Agreement shall be submitted in a manner acceptable to the Village Attorney.
8. Recording fees in the amount of $300 shall be submitted.
9. The Final Landscaping plan shall be revised in a manner acceptable to the Director of Planning and Zoning and shall include additional plantings along the northern property line.
10. 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.
11. The final HOA declarations shall be submitted in a manner acceptable to the Village Attorney and shall include language to limit the storage of materials in the front yard. Such things as grills, lawn equipment and furniture, or the storage of other materials would not be permitted.
12. Any required extra agency permits shall be submitted in manner acceptable to the Village Engineer.

ATTACHMENTS:

- Aerial Map
- FINAL ENG - slade st crossing engineering - 02022024_v1 (1)
- Color Elevations
- ARCHITECTURAL Plans - PERMIT- SLADE STREET CROSSING - 519_v1Origin
- ARCHITECTURAL PLANS - PERMIT - PLAN 544 - Slade Street Crossing_v1 (1)
- 240102 LS PLAN_DDS_GWR_Slade Street Crossing_Palatine
- Plat of SUBDIVISION

Attachment: PZC materials (37 N. Plum Grove - Final PD and P/F Plat of SUB)

- Plat of Survey
- Approved Preliminary Planned Development Conditions
- Public Notice - for 2-27-24 public hearing

Attachment: PZC materials (37 N. Plum Grove - Final PD and P/F Plat of SUB)

GISConsortium

37 N. Plum Grove Road

Legend

0 300 600 ft

Print Date: 9/12/2023

Notes

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

Attachment: PZC materials (37 N. Plum Grove - Final PD and P/F Plat of SUB)

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

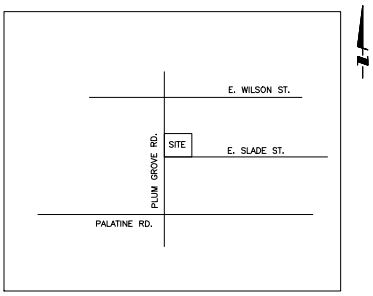
LEGAL DESCRIPTION:

PARCEL 1:
LOT 6, & 7 IN BLOCK "D" IN JOEL WOODS SUBDIVISION OF THE TOWN OF PALATINE IN SECTIONS 14, 15, 22 AND 23, IN TOWNSHIP NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED DECEMBER 7, 1855 IN BOOK 88 OF MAPS PAGE 26, IN COO COUNTY, ILLINOIS

PARCEL 2:
THE WEST 3 OF LOT 5 AND THE WEST 3 OF LOT 8 IN BLOCK "C" IN JOEL WOODS SUBDIVISION OF THE TOWN OF PALATINE IN SECTI 14, 15, 22 AND 23, IN TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED DECEMBER 7, 1855 I BOOK 88 OF MAPS PAGE 26, IN COOK COUNTY, ILLINOIS

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

LEGEND

DESCRIPTION	EXISTING	PROPOSED
SANITARY SEWER		
STORM SEWER		
UNDERDRAIN		
WATERMAIN		
GAS	G	G
INT	I	I
CABLE	C	C
ELECTRIC	E	E
MANHOLE, INLET, CB FIRE HYDRANT, 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		
TREE		
RELOCATE TREE		
ITEM REMOVAL		N/A
PAVEMENT REMOVAL		N/A
P.C.C		
MARSH		N/A

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

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

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

REGISTERED PROFESSIONAL ENGINEER 62-42874

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

TIMOTHY J. SPIES
62-42874
REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS
EXPIRES 11-30-23

CALL JULIE TOLL FREE 1(800)892-0123
ORDERS 24 HOURS A DAY, SEVEN DAYS A WEEK

CALL 1(800)892-0123 48 HOURS BEFORE YOU DIG

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'

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.	JOB NO.	5351
DESIGNED BY:	TJS		
CHECKED BY:	T.J.S.	DATE:	10-10-23

PUBLIC IMPROVEMENT PLANS
COVER SHEET & LOCATION MAP

SHEET NO 1 OF 7 SHEETS

Attachment: PZC materials (37 N. Plum Grove - Final PD and P/F Plat of SUB)

GENERAL NOTES AND CONDITIONS

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

   THE CONTRACTOR SHALL ACCURATELY MARK THE LOCATION OF EACH SANITARY SERVICE, STORM SERVICE AND WATER SERVICE CONNECTION BY PLACING A 4" X 4" POST EIGHT FEET LONG AT THE END OF EACH SERVICE CONNECTION. EACH POST SHALL BE SET SO IT IS PLUMB AND THE END IS SIX (6) FEET ABOVE GRADE. THE TOP EIGHTEEN (18) INCHES OF EACH POST SHALL BE NEATLY PAINTED TO INDICATE WHICH SERVICE IS BEING MARKED. RED INDICATES SANITARY, GREEN INDICATES STORM AND BLUE INDICATES WATER. POSTS WHICH ARE DESTROYED, BROKEN OR PULLED OUT SHALL BE REPLACED BY THE CONTRACTOR.

   THE CONTRACTOR SHALL PROVIDE THE ENGINEER WITH A TABULAR LISTING OF EACH AND EVERY SERVICE CONNECTION AND THEIR LOCATIONS RELATIVE TO PERMANENT FIXED OBJECTS SUCH AS MANHOLES, PROPERTY CORNERS, ETC. EACH "B"-BOX SHALL BE ACCURATELY LOCATED BY A SERIES OF THREE PRECISE INTERSECTING LOCATION MEASUREMENTS. THE DEPTH AS MEASURED FROM FINISHED GRADE SHALL ALSO BE RECORDED. FINALLY, THE LOCATION OF ALL WYES AND SERVICE LINE TAPE SHALL BE ACCURATELY RECORDED BY MEASURING THE DISTANCE TO THE NEAREST DOWNSTREAM STRUCTURE.
6. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES IN THE FIELD PRIOR TO CONSTRUCTION. THIS INCLUDES SANITARY SEWER, WATER MAIN, STORM SEWER, ILLINOIS BELL TELEPHONE, COMMONWEALTH EDISON, NORTHERN ILLINOIS GAS, AND CABLE TELEVISION IF ANY. THE JULIE NUMBER IS 1-800-892-0123.
7. ALL WORK PERFORMED BY THE CONTRACTOR SHALL BE GUARANTEED BY THE CONTRACTOR FOR A PERIOD OF TWELVE (12) MONTHS FROM THE DATE OF FINAL ACCEPTANCE. THIS GUARANTEE SHALL INCLUDE ALL DEFECTS IN MATERIALS AND WORKMANSHIP. THE DEVELOPER WILL BE RESPONSIBLE FOR MAINTENANCE FOR TWO (2) YEARS AFTER BOTH OCCUPANCY IS REACHED.
8. ANY DIRT OR MATERIALS SHALL BE DISPOSED OF BY THE CONTRACTOR OFFSITE AT THE CONTRACTOR'S EXPENSE. THE DISPOSAL LOCATION MUST BE APPROVED BY THE VILLAGE IF WITHIN VILLAGE LIMITS.
9. ALL STRUCTURES, INLETS, PIPES, SWALES AND ROADS MUST BE KEPT CLEAN AND FREE OF DIRT AND DEBRIS AT ALL TIMES.
10. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ADEQUATE SIGNS, BARRICADES, FENCING, TRAFFIC CONTROL DEVICES AND MEASURES, AND ALL OTHER MEASURES THAT ARE NECESSARY TO PROTECT THE SAFETY OF THE SITE AT ALL TIMES. ALL SIGNS SHALL BE AS PER THE MANUAL OF TRAFFIC CONTROL DEVICES, CURRENT EDITION.
11. THE CONTRACTOR, BY AGREEING TO PERFORM THE WORK, AGREES TO INDEMNIFY AND HOLD HARMLESS THE OWNER, THE ENGINEER, THE VILLAGE AND ALL AGENTS AND ASSIGNS OF THOSE PARTIES, FROM ALL SUITS AND CLAIMS ARISING OUT OF THE PERFORMANCE OF SAID WORK, AND FURTHER AGREES TO DEFEND OR OTHERWISE PAY ALL LEGAL FEES ARISING OUT OF THE DEFENSE OF SAID PARTIES.
12. ALL ELEVATIONS ARE NGVD29 DATUM.

SOIL EROSION AND SEDIMENT CONTROL

1. REASONABLE CARE MUST BE TAKEN TO MINIMIZE SOIL EROSION. REFER TO THE STATE OF ILLINOIS "PROCEDURES AND STANDARDS FOR URBAN SOIL EROSION AND SEDIMENTATION CONTROL". THE U.S. SOIL CONSERVATION SERVICE IS ALSO AVAILABLE TO PROVIDE GUIDANCE.
2. ANY DISTURBED AREAS SHALL BE KEPT TO A PRACTICAL MINIMUM AND SHALL BE MULCHED, SEEDED, SODDED, OR PAVED WITHIN 7 CALENDAR DAYS FOLLOWING THE END OF ACTIVE DISTURBANCE.
3. ALL INLETS, STRUCTURES, PIPES, SWALES, AND ROADS SHALL BE KEPT CLEAN AND FREE OF DIRT AND SILT. STREETS ADJACENT TO THE SITE SHALL BE KEPT FREE OF DIRT AND SILT BY SWEEPING.
4. STOCKPILES SHALL HAVE A BERM OR TRENCH AROUND THE STOCKPILE TO PREVENT RUNOFF. STOCK PILES IN PLACE LONGER THAN 15 DAYS SHALL BE SEEDED. STOCKPILES SHALL ALSO HAVE A SILT FENCE PLACED AROUND.
5. STRAW BALES FIRMLY ANCHORED SHALL BE PLACED AROUND ALL INLETS, CATCHBASINS, SWALES, AND ADJACENT LANDS THAT RECEIVE SILTY RUNOFF DURING THE COURSE OF CONSTRUCTION. ALL STORM STRUCTURES SHALL HAVE FILTER FABRIC PLACED UNDER THE COVER AS ADDED PROTECTION. ADDITIONAL MEASURES AS DIRECTED BY THE VILLAGE ENGINEER.
6. ALL WETLANDS AND WATERCOURSE SHALL BE TOTALLY PROTECTED WITH SILT FENCE.
7. ADDITIONAL SOIL EROSION CONTROL MEASURES SHALL BE UNDERTAKEN DURING THE COURSE OF CONSTRUCTION, AS NEEDED.
8. MAINTAIN SOIL EROSION CONTROL DEVICES THROUGH THE DURATION OF THIS PROJECT.
9. REPLACE SOIL EROSION CONTROL DEVICES WITH SOD AND TOPSOIL AT THE COMPLETION OF THE PROJECT.
10. FOLLOWING PRELIMINARY EARTHWORK AND STORM SEWER CONSTRUCTION, SILT FENCE WILL BE PLACED AROUND THE RETENTION POND AND EITHER HAY BALES OR SILT FENCE WILL BE BE STAKED AROUND INLET STRUCTURES AS DIRECTED BY THE CITY ENGINEER.
11. PERENNIAL RYE GRASS SHALL BE SEEDED AND MAINTAINED IN AREAS WITH HIGH EROSION POTENTIAL.

STORM SEWER

1. ALL STORM SEWER SHALL BE CONSTRUCTED OF REINFORCED CONCRETE PIPE CLASS IV OR THICKER CONFORMING TO ASTM C-76, WITH PREFORMED JOINTS (ASTM C-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 (DOT GRADATION CA-7 OR APPROVED EQUAL. (100% CRUSHED)
4. ANY FIELD TILES ENCOUNTERED SHALL BE RECONNECTED OR CONNECTED TO THE STORM SEWER SYSTEM. THE SIZE, LOCATION, AND DEPTH OF THE TILES SHALL BE RECORDED BY THE CONTRACTOR AND IMMEDIATELY REPORTED TO THE VILLAGE OF PALATINE. 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 ARRANGED SO THEY ARE EQUIDISTANT 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 10 FEET EITHER SIDE OF THE CROSSING AND SHALL BE PRESSURE-TESTED TO INSURE WATER TIGHTNESS PRIOR TO BACKFILLING.
3. THE WATER SERVICE PIPE SHALL BE 1-1/2" DIA. TYPE K COPPER. CORPORATION COCK SHALL BE MUELLER #H15000. THE CURB STOP SHALL BE MUELLER #H15154 AND THE SERVICE BOX SHALL BE MUELLER #H10302. ALL ITEMS SHALL CONFORM TO THE REQUIREMENTS OF THE VILLAGE OF PALATINE.

SANITARY SEWER NOTES

1. ALL SANITARY PIPE AND SERVICES SHALL BE P.V.C. (S.D.R. 26) PIPE CONFORMING TO ASTM D-3034 WITH GASKET JOINTS CONFORMING TO ASTM D-3212. ANY OTHER PIPE MATERIALS MUST CONFORM TO THE VILLAGE.
2. ALL FLOOR DRAINS SHALL DISCHARGE TO THE SANITARY SEWER.
3. ALL DOWNSPOUTS AND OUTSIDE DRAINS SHALL DISCHARGE TO GRADE AND NOT TO THE SANITARY SEWER.
4. ALL SANITARY SEWER CONSTRUCTION REQUIRES STONE BEDDING MATERIAL 1/4 TO 3/4" IN SIZE WITH A THICKNESS BELOW THE BOTTOM OF THE PIPE EQUAL TO NOT LESS THAN 1/4 OF THE PIPE DIAMETER AND EXTENDING TO A MINIMUM OF 12" ABOVE THE TOP BARRIER. THIS BE CA-11/13, 100% CRUSHED PER ASTM D-2321, EQUIVALENT TO CLASS I OR APPROVED EQUAL.
5. "BAND-SEAL" OR SIMILAR FLEXIBLE-TYPE COUPLINGS SHALL BE USED IN THE CONNECTION OF SEWER PIPE OF DISSIMILAR MATERIALS. ALL HARDWARE ASSOCIATED WITH THE COUPLINGS SHALL BE OF STAINLESS STEEL.
6. WHEN CONNECTING TO AN EXISTING SEWER MAIN BY MEANS OTHER THAN AN EXISTING WYE, TEE, OR AN EXISTING MANHOLE, ONE OF THE FOLLOWING METHODS SHALL BE USED: A.) CUT OUT THE TOP OF ONE BELL) AND REPLACE WITH A WYE OR TEE BRANCH SECTION. B.) WITH PIPE CUTTER, NEATLY AND ACCURATELY CUT OUT DESIRED LENGTH OF PIPE FOR INSERTION OF PROPER FITTING USING "BAND-SEAL" OR SIMILAR COUPLINGS TO HOLD IT FIRMLY IN PLACE. C.) INSTALL A NEW MANHOLE.
7. ALL SEPTIC TANKS (IF ANY) BEING ABANDONED SHALL BE FILLED OR REMOVED. APPROVAL MUST BE OBTAINED FROM THE COUNTY HEALTH DEPARTMENT. ALL SEWER CONNECTIONS SHALL BE MADE UPSTREAM FROM THE TANK. CONTRACTORS SHALL OBTAIN ANY NECESSARY PERMITS FOR REMOVAL.
8. ALL SANITARY AND STORM MANHOLES SHALL BE PRECAST CONCRETE. TYPE A WITH PRECAST CONCRETE ADJUSTING RINGS, AND SHALL HAVE A MINIMUM INSIDE DIAMETER OF 48 INCHES. THE MANHOLE FRAME SHALL BE SECURED TO THE MANHOLE WITH MASTIC OR MORTAR.
9. A MINIMUM HORIZONTAL DISTANCE OF 10 FEET SHALL BE MAINTAINED BETWEEN THE WATER MAIN AND ANY SEWERS WHEN THEY ARE PARALLEL. WHENEVER A SEWER CROSSES A WATER MAIN, A MINIMUM VERTICAL DISTANCE OF 18 INCHES MUST BE MAINTAINED BETWEEN THE OUTSIDE OF THE PIPES, AND THE SEWER JOINTS ARRANGED SO THEY ARE EQUIDISTANT AS FAR AS POSSIBLE FROM THE WATER MAIN JOINTS. WHEN IT IS NECESSARY FOR A SEWER TO CROSS OVER THE TOP OF A WATER MAIN, THE FOLLOWING METHOD MUST ALSO BE CONSTRUCTED: A.) THE SEWER SHALL BE DESIGNED AND CONSTRUCTED EQUAL TO THE WATER MAIN PIPE FOR A DISTANCE TEN (10) FEET EITHER SIDE OF THE CROSSING AND SHALL BE PRESSURE-TESTED TO INSURE WATER TIGHTNESS PRIOR TO BACKFILLING.
10. ALL SANITARY SEWERS SHALL BE TESTED IN KEEPING WITH VILLAGE REQUIREMENTS. INFILTRATION SHALL NOT EXCEED 100 GALLONS/INCH DIAMETER/MILE/DAY. ALL SANITARY & STORM SEWERS MUST BE TELEVISED AND THE TAPES MUST BE SUBMITTED TO THE VILLAGE ENGINEER WRITTEN (TYPED) LOGS AND SUBMITTED TO THE VILLAGE ENGINEER. DEFLECTION, MANDREL, AIR AND DEFECTS, ETC. LOCATED. AIR TESTING AND DEFLECTION TESTING OF ALL SANITARY SEWERS IS REQUIRED. CONSTRUCTION SHALL CONFORM TO "ILLINOIS RECOMMENDED STANDARDS FOR SEWAGE WORKS", LATEST EDITION, PUBLISHED BY THE ILLINOIS E.P.A. EXCEPT FOR CONFLICTS WITH THE VILLAGE OF PALATINE ORDINANCE, WHERE THE VILLAGE ORDINANCE SHALL TAKE PRECEDENCE.
11. ALL MANHOLES, CATCHBASINS & VALVE VAULTS IN STREET SHALL BE SET IN A FULL MORTOR BED.

EARTHWORK, GRADING, AND PAVING

1. ALL PROPOSED PAVEMENT AREAS SHALL BE STRIPPED OF ALL TOPSOIL AND UNSUITABLE MATERIAL AND EXCAVATED OR FILLED TO WITHIN 0.10 FEET OF DESIGN SUBGRADE.
2. THE SUBGRADE SHALL BE FREE OF ALL UNSUITABLE MATERIAL AND SHALL BE COMPACTED TO A MINIMUM 95 PER CENT OF MODIFIED PROCTOR DENSITY.
3. THE SUBGRADE SHALL BE INSPECTED BY A QUALIFIED SOILS TESTING LABORATORY REPRESENTATIVE.
4. STOCKPILING OF SOIL SHALL BE AT LOCATIONS DESIGNATED BY OWNER, AND AS SHOWN ON THE PLANS.
5. THE EARTHWORK CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF SPOIL MATERIAL FROM THE UNDERGROUND CONTRACTORS, PREPARING THE ROADWAY SUBGRADE, PLACING TOPSOIL TO A MINIMUM DEPTH OF 6 INCHES TO FINISHED GRADE, GRADING OR DRAINAGE SWALES, AND ALL OTHER TASKS AS DIRECTED BY THE OWNER OR ENGINEER.
6. THE QUANTITIES CONTAINED IN THESE DOCUMENTS ARE APPROXIMATE AND ESTIMATED, AND ARE PRESENTED AS A GUIDE TO THE CONTRACTOR IN DETERMINING ALL QUANTITIES AND TO BECOME FAMILIAR WITH THE SITE AND SOIL CONDITIONS.
7. THE EARTHWORK CONTRACTOR IS RESPONSIBLE FOR MAINTAINING POSITIVE DRAINAGE AT THE CONCLUSION OF EACH WORKING DAY.
8. THE PAVING CONTRACTOR IS RESPONSIBLE FOR THE FINAL SUBGRADE PREPARATION, THE PAVEMENT BASE, BINDER, AND SURFACE, AND ALL FINAL CLEAN-UP AND RELATED WORK ASSOCIATED WITH THE PAVING OPERATION.
9. THE PROPOSED CURB AND GUTTER AND PAVEMENT SHALL BE OF THE TYPE AND THICKNESS AS SPECIFIED IN THE ENGINEERING DRAWINGS, AND CONSTRUCTED IN STRICT CONFORMANCE WITH THE PREVIOUS REFERENCED STANDARD SPECIFICATIONS, AND THE REQUIREMENTS OF THE VILLAGE OF PALATINE.
10. THE COMBINATION CURB AND GUTTER SHALL BE CONSTRUCTED OF I.D.O.T. CLASS SI CONCRETE AND SHALL BE IN STRICT CONFORMANCE WITH THE PROVISIONS OF SECTION 735.04 OF "STANDARD SPECIFICATIONS..." CURRENT EDITION. ALL CURB AND GUTTER SHALL BE BROOM FINISHED.
11. CURING AND PROTECTION OF ALL CONCRETE SHALL BE IN STRICT CONFORMANCE WITH THE PROVISIONS OF SECTION 720.13 OF STANDARD SPECIFICATIONS, CURRENT EDITION.
12. THE CURB AND GUTTER SHALL HAVE TWO (2) 3/4"-THICK PREMOULDED FIBER EXPANSION JOINTS WITH 3/4"-DIAMETER BY 18-INCH LONG PLAIN ROUND STEEL DOWEL BARS AT 100-FOOT INTERVALS, AT ALL PC'S AND PT'S, AND AT ALL CURB RETURNS. CONTRACTION JOINTS SHALL BE CONSTRUCTED AT 10-FOOT INTERVALS. THE COST OF THESE JOINTS SHALL BE INCIDENTAL TO THE CURB AND GUTTER.
13. DEPRESSED CURB SHALL BE PROVIDED FOR HANDICAPPED RAMPS AT ALL SIDEWALKS ABUTTING THE CURB AND GUTTER.

NOTES ON SEQUENCE OF EROSION CONTROL MEASURES

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

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

NOTES ON SILT FENCE MAINTENANCE

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

NOTE:

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

SCHEDULE OF CASTINGS

	GRASS AREA	PAVEMENT AREA	IMPRINT
VALVE VAULTS	R-1712-C	R-1712-C	"WATER"
CATCHBASIN TYPE A	R-4340-B	R-3067-B OR R-3009-B OR R-3015-B OR R-3067-B	NONE
STORM MANHOLE TYPE A	R-1712-C	R-1712-C	"STORM"
SANITARY MANHOLE TYPE A	R-1712-C	R-1712-C	"SANITARY"
SANITARY CLEANOUT COVER	R-1-A-000 COVER R-1-A-000 FRAME & R-24-000 SEAL	R-1-A-000 COVER R-1-A-000 FRAME & R-24-000 SEAL	NONE

ALL CASTINGS SHALL BE NEENAH OR APPROVED EQUAL. ALL GRATES SHALL BE BICYCLE-SAFE AS APPLICABLE. ALL SANITARY MANHOLE FRAME SHALL BE "SELF-SEALING" OR "SEALED" WITH CONCEALED PICKHOLE.

TABLE OF PIPE & JOINT SPECIFICATIONS

USE	MATERIAL	GRADE SPEC.	JOINT SPEC.
STORM	R.C.P.	IV C-76	C-990 JOINT C-443
SANITARY SERVICE	P.V.C.	SDR-26 ASTM D-3034	ASTM D-3212 GASKET F-477
SANITARY SEWER	P.V.C.	SDR-26 ASTM D-3034	ASTM D-3212 GASKET F-477
WATER MAIN	D.I.P.	CLASS 52 AWWA C151/A21.4	ANSI/AWWA ASTM D-3139

NOTE: MINIMUM REQUIREMENT ALL SEWER PIPE PE AND PVC SHALL COMPLY WITH ASTM F-949 "STANDARD SPECIFICATION FOR PE CORRUGATED AND SPIRAL RIBBED SEWER PIPE WITH SMOOTH INTERIOR" FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS

SPIES & ASSOCIATES, INC.
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REVISIONS
PER VILL 02-01-24

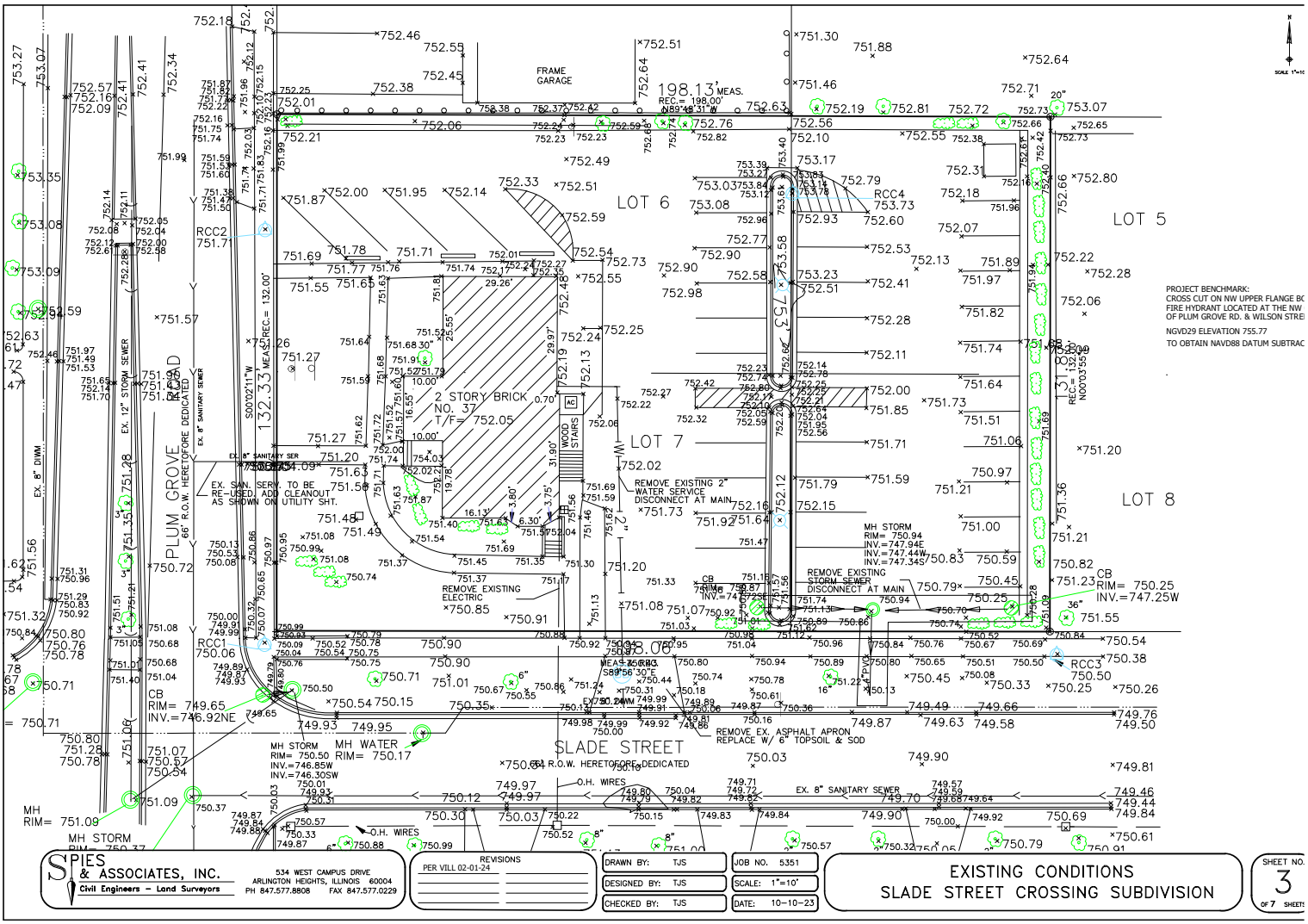
DRAWN BY:	TJS	JOB NO.	5351
DESIGNED BY:	TJS	SCALE:	
CHECKED BY:	TJS	DATE:	10-10-23

GENERAL NOTES
SLADE STREET CROSSING SUBDIVISION

SHEET NO. 2 OF 7 SHEETS

Attachment: PZC materials (37 N. Plum Grove - Final PD and P/F Plat of SUB)

Attachment: FINAL ENG - slade st crossing engineering - 02022024_v1 (1) (37 N. Plum Grove Rd - FPD)



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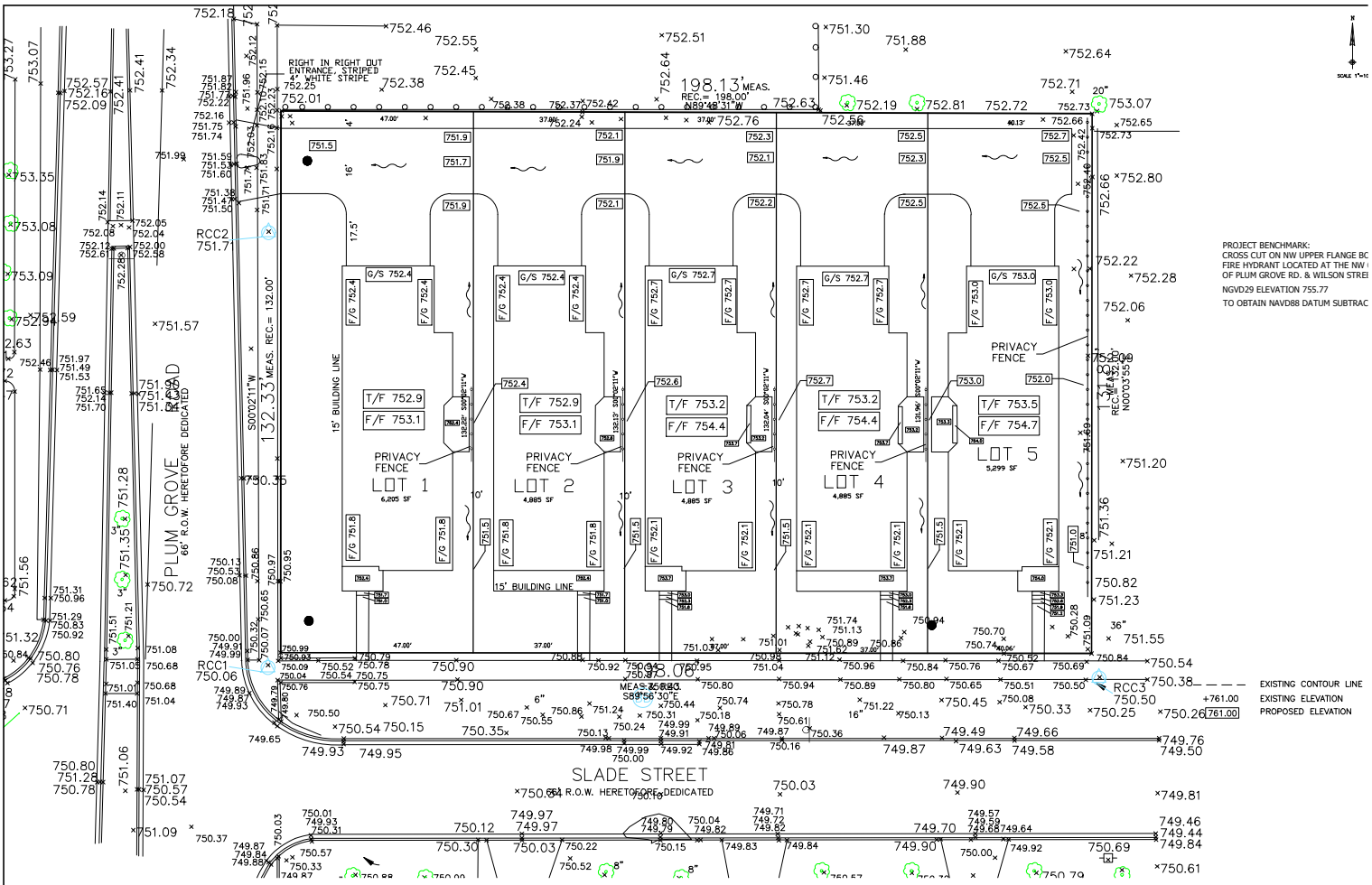

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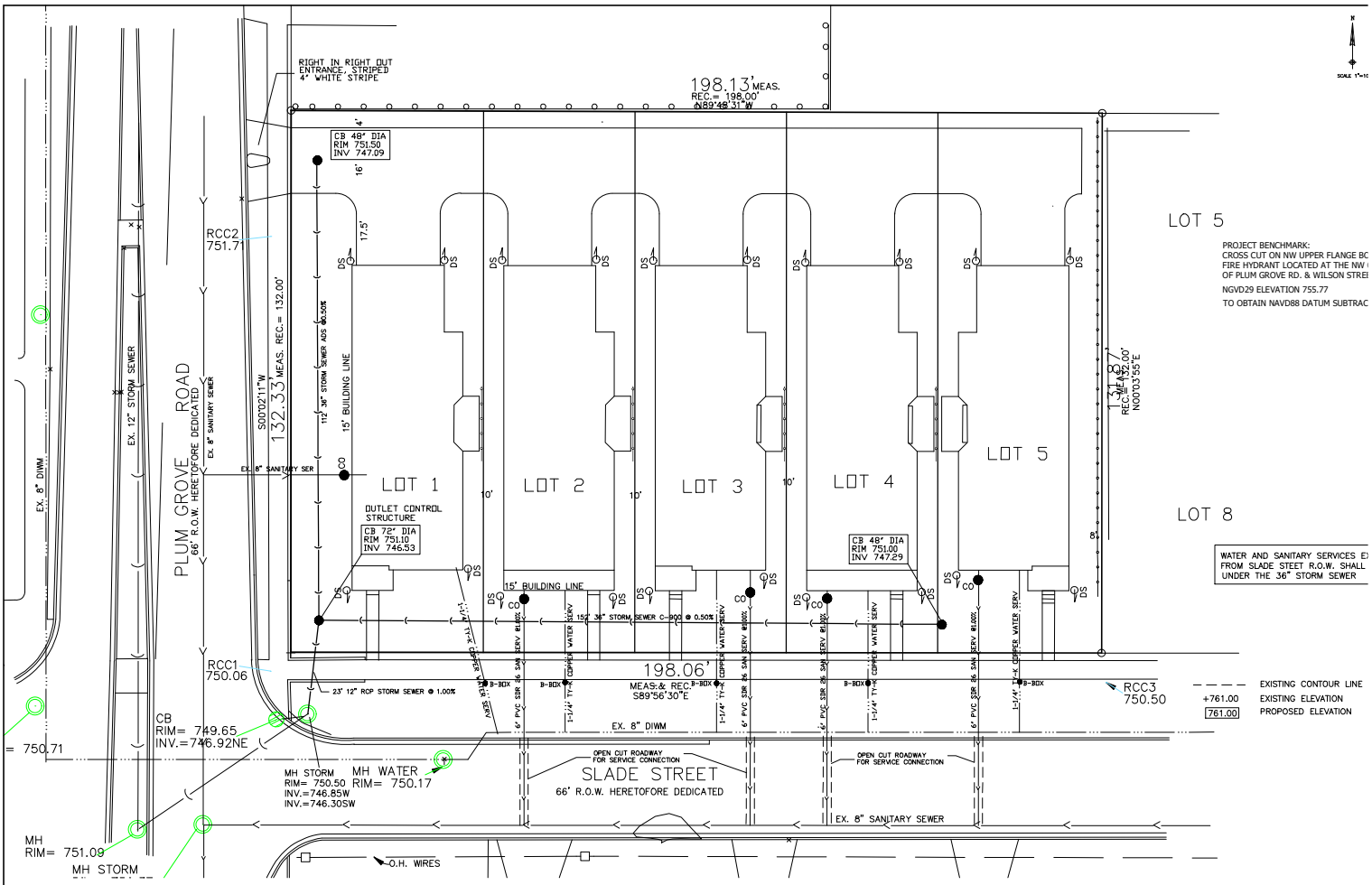
DRAWN BY: TJS	JOB NO. 5351
DESIGNED BY: TJS	SCALE: 1"=10'
CHECKED BY: TJS	DATE: 10-10-23

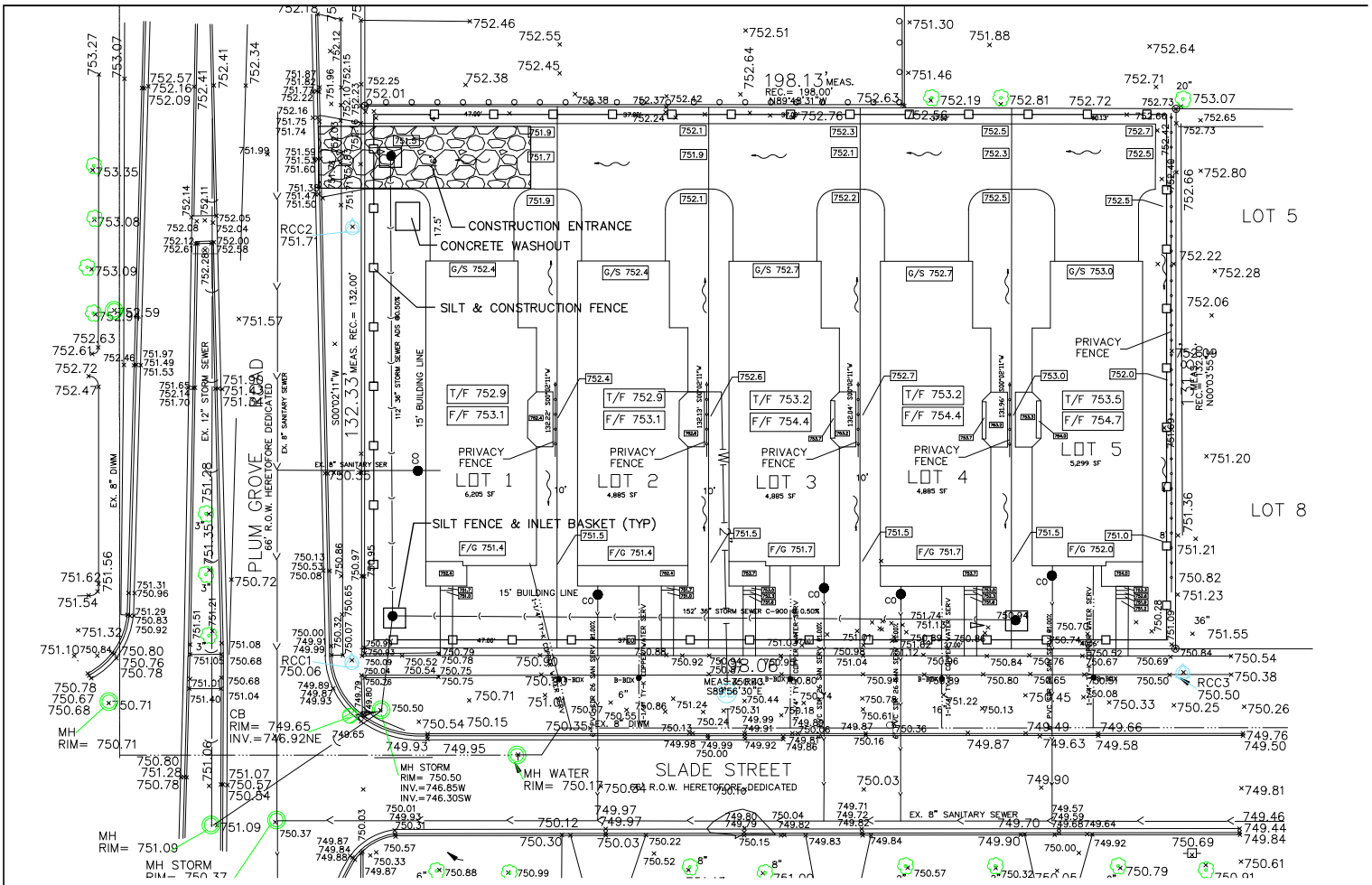
GRADING PLAN
SLADE STREET CROSSING SUBDIVISION

SHEET NO. 4 OF 7 SHEETS

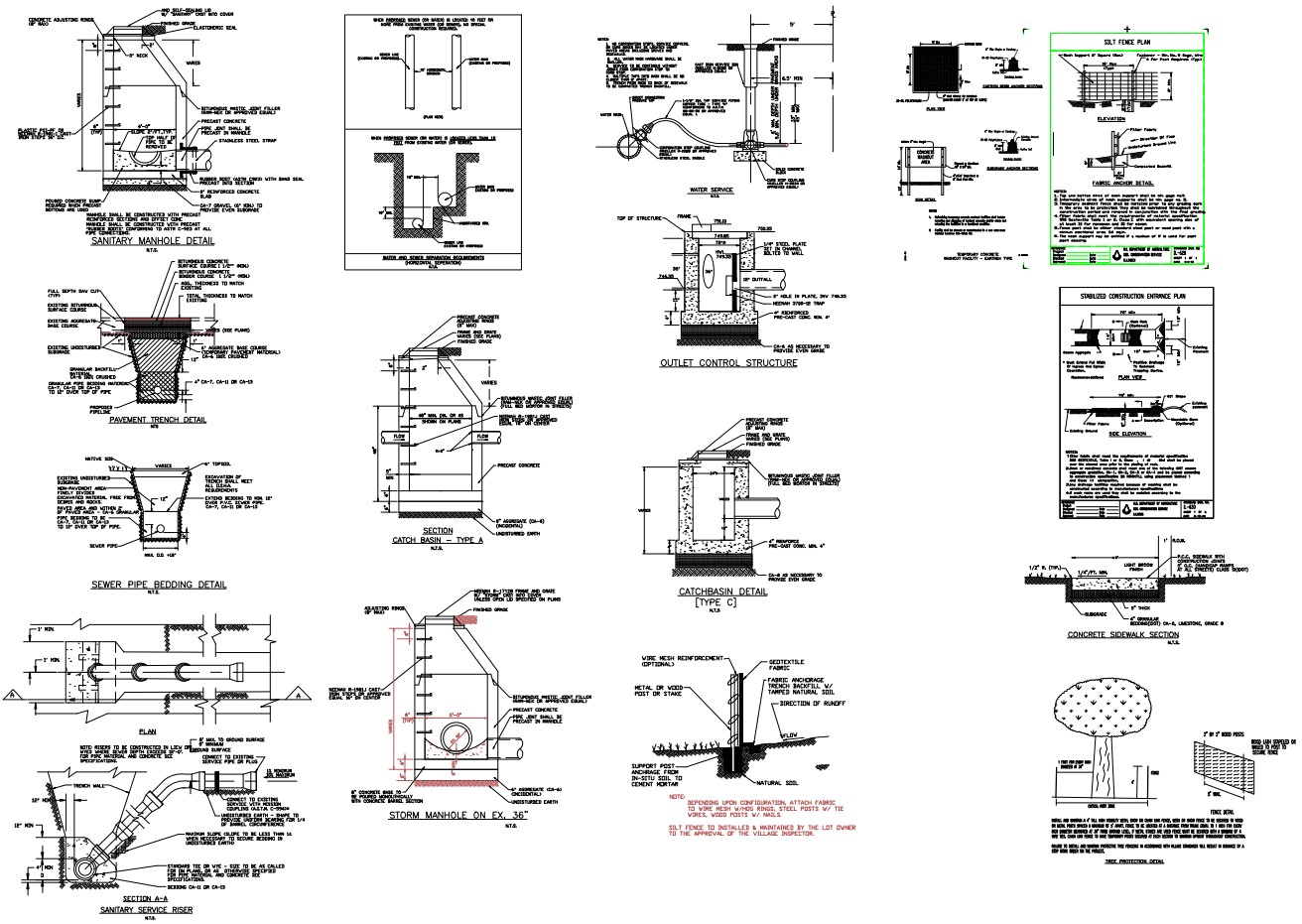
Attachment: PZC materials (37 N. Plum Grove - Final PD and P/F Plat of SUB)



Attachment: PZC materials (37 N. Plum Grove - Final PD and P/F Plat of SUB)



Attachment: PZC materials (37 N. Plum Grove - Final PD and P/F Plat of SUB)



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DETAIL SHEET
SLADE STREET CROSSING SUBDIVISION

SHEET NO. 7 OF 7 SHEETS

Attachment: PZC materials (37 N. Plum Grove - Final PD and P/F Plat of SUB)

Elevations

Attachment: PZC materials (37 N. Plum Grove - Final PD and P/F Plat of SUB)

Elevations

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PLUM GROVE ROAD ELEVATION

JULY 15, 2023

Attachment: PZC materials (37 N. Plum Grove - Final PD and P/F Plat of SUB)

Attachment: Color Elevations (37 N. Plum Grove Rd - FPD)

SLADE STREET CROSSING
PLAN 519
PALATINE, ILLINOIS 60067

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847/209-1214

DATE PAGES REVISED

01/31/24	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	1ST FLOOR	HALF BATH/ TOWN ROOM	TOTAL
RIVER CLASSICS	2	2	4
LAUNDRY	2	1	3
BATH TUB	-	2	-
SHOWER STALL	2	2	4
KITCHEN SINK	1	2	3
LAUNDRY SINK	1	1	1
DISHWASHER	1	1	1
LAUNDRY MACHINE	1	2	2
WALL-HUNG	2	2/2	9
		TOTAL	24

MAPLE = 24
PROVIDED FOR INSPECTION

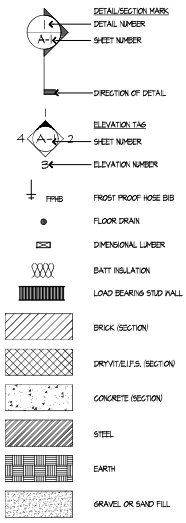
SHEET INDEX

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

ABBREVIATIONS

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

SYMBOLS



DESIGN LOADS

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

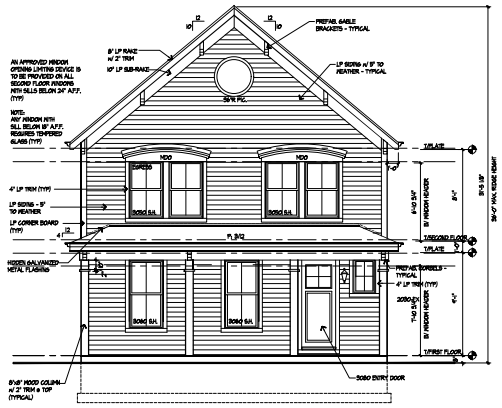
DISTRIBUTIVE LIVE LOADS

ATTICS w/ LIMITED STORAGE	20 P.S.F.
ATTICS w/o STORAGE	10 P.S.F.
ATTICS HABITABLE	40 P.S.F.
DECKS	40 P.S.F.
EXTENDED BALCONIES	60 P.S.F.
COUNTORWALLS AND WINDWALLS	200 P.S.F.
ROOMS OTHER THAN SLEEPING	40 P.S.F.
SLEEPING ROOMS	40 P.S.F.
STAIRS	40 P.S.F.

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

Attachment: PZC materials (37 N. Plum Grove - Final PD and P/F Plat of SUB)



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. (BC R321 TYPICAL 4"-8" HIGH NUMBERS, COLOR CONTRASTING WITH A BACKGROUND)

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

LIGHT & VENTILATION SCHEDULE

ROOM NAME	AREA	LIGHT		VENT		HIGH CFM	
		REQ.	ACT.	REQ.	ACT.	REQ.	ACT.
KITCHEN/DINING	175 S.F.	15.8	46.4	8.4	54.2	--	--
DINING ROOM	99 S.F.	5.0	50.8	3.3	8.4	--	--
LIVING ROOM	266 S.F.	21.3	89.4	10.7	14.2	--	--
MASTER BEDROOM	115 S.F.	15.8	50.8	7.4	8.4	--	--
MASTER BATH	48 S.F.	--	20.8	--	10.9	--	100 CFM 100 CFM
POWDER ROOM	25 S.F.	--	--	--	--	50 CFM	100 CFM
BEDROOM #2	156 S.F.	10.8	50.2	5.4	8.1	--	--
BEDROOM #3	156 S.F.	14.2	28.4	7.1	13.2	--	--
FLEX ROOM	189 S.F.	14.6	28.4	7.3	13.2	--	--
FLEX ROOM 2	102 S.F.	8.2	21.6	4.1	14.2	--	--
BATH	72 S.F.	--	--	--	--	111 CFM	100 CFM

ELEVATION NO

DO NOT SCALE DRAWIN

1. PROVIDE SPLASH BLOCKS DOWN SPOUTS DISCHARGIN (NOT TO DISCHARGE ACRO WAY)
2. PROVIDE DRIP CAPS AT AND DOORS
3. ALL ROOF SADDLES TO E W/ BUILDING PAPER AND S
4. REFER TO FLOOR PLANS SIZES
5. WINDOW SIZES ARE AS PE ELEVATIONS. WINDOW MFR ALL BEDROOMS HAVE EGR
6. ROOF VENTS TO BE SURE BALANCED INTAKE AND E
7. PROVIDE 12" FLASHING A HORIZONTAL TRIM
8. PROVIDE GALV. METAL FL ALL ROOF AND WALL INTE
9. FIREPLACE FLUE TO BE ABOVE ANY ROOF SURFAC 10'-0" HORIZONTALLY, MIN PENETRATION ABOVE ROO
10. SAFETY GLAZING AT BATHTUB/SHOWER, SILL HE BELOW 18", EXT. DOORS AR W/ IN 24" OF DOOR (AS PE GOVERNING CODES)

EXTERIOR FINISH MAT

11. TYPICAL ROOFING WILL BE ARCHITECTURAL GRADE BL ASPHALT SHINGLES
12. TYPICAL - ALUMINUM GU DOWN SPOUTS OVER 1X6 F. WITH 1x10 FREIZE BOARD U OTHERWISE NOTED.
13. 1X2 ON 1X8 RAKE BOARD
14. TYPICAL SIDING - 1.5" W EXPOSED
15. TYPICAL TRIM - 1.5"
16. ALL EVE AND RAKE OVER 1'-0" UNLESS OTHERWISE NO

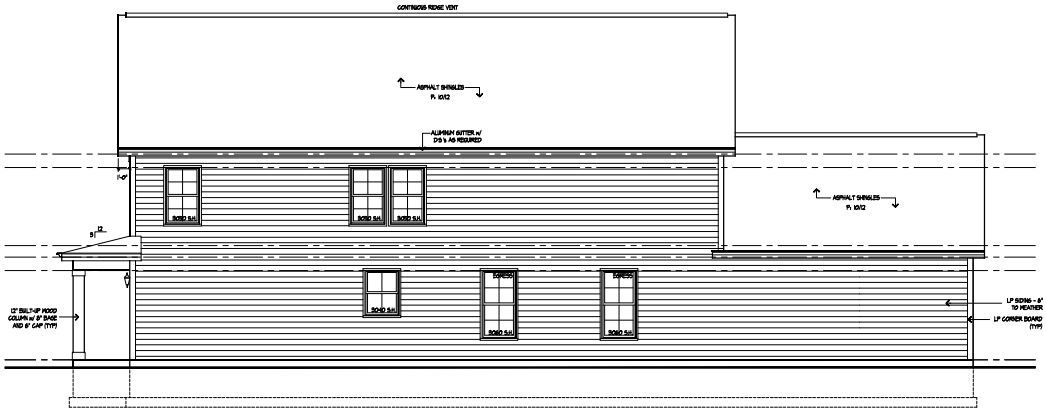
STANDARD ELEVATION NOTES

- 50 YEAR ARCHITECTURAL GRADE ASPHALT SHINGLES
- ALUMINUM GUTTERS AND DOWNSPOUTS OVER ALUMINUM FASCIA
- 1.5" 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 LP SMARTSIDE SIDING

HIDDEN GALVANIZED METAL FLASHING

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



RIGHT ELEVATION

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

REV	DESCRIPTION
	ISSUED FOR PERMIT

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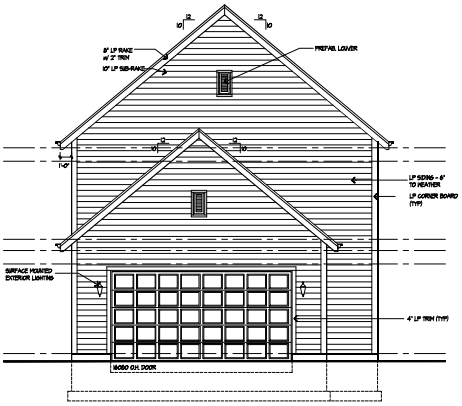
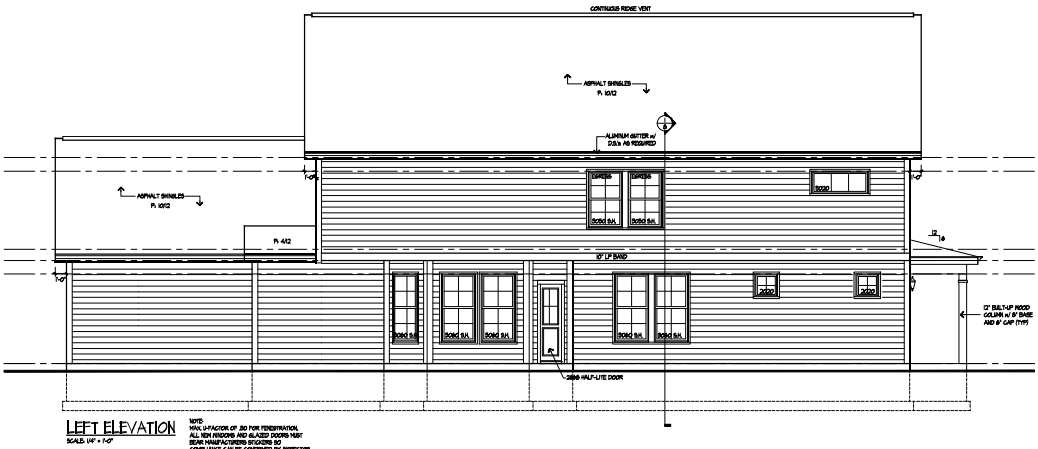
Attachment: PZC materials (37 N. Plum Grove - Final PD and P/F Plat of SUB)

Attachment: ARCHITECTURAL Plans - PERMIT- SLADE STREET CROSSING - 519_v1(Origin: 37 N. Plum Grove Rd - PPD)



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



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

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

ELEVATION NOTES

DO NOT SCALE DRAWINGS

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

EXTERIOR FINISH MATERIAL

11. TYPICAL ROOFING WILL BE ARCHITECTURAL GRADE 30 YEAR ASPHALT SHINGLES
12. TYPICAL - ALUMINUM GUTTERS DOWN SPOUTS OVER 1X8 FASCIA WITH 1x10 FRIEZE BOARD UNLESS OTHERWISE NOTED.
13. 1X2 ON 1X8 RAKE BOARD TYPICAL
14. TYPICAL SIDING - 1/2" IN 8" EXPOSED
15. TYPICAL TRIM - 1/4"
16. ALL EVE AND RAKE OVERHANGS 1'-0" UNLESS OTHERWISE NOTED.

FREDERICK E. GILMORE
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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 SPLASH BLOCKS AT AL
DOWN SPOUTS DISCHARGING AT G
NOT TO DISCHARGE ACROSS PA
WAY.
2. PROVIDE DRIP CAPS AT ALL WI
AND DOORS
3. ALL ROOF SADDLES TO BE SHE
W/ BUILDING PAPER AND SHINGLE
4. REFER TO FLOOR PLANS FOR DI
SIZES
5. WINDOW SIZES ARE AS PER
ELEVATIONS. WINDOW WITH TO VE
ALL BEDROOMS HAVE EGRESS W
6. ROOF VENTS TO BE SCREENED
BALANCED INTAKE AND EXHAUST.
7. PROVIDE "Z" FLASHING ALONG A
HORIZONTAL TRIM
8. PROVIDE GALV. METAL FLASHIN
ALL ROOF AND WALL INTERSECTI
9. FIREPLACE FLUE TO BE MIN. 2'-
ABOVE ANY ROOF SURFACE WITH
10'-0" HORIZONTALLY, MIN. 5'-0"
PENETRATION ABOVE ROOF.
10. SAFETY GLAZING AT
BATHTUB/SHOWER, SILL HEIGHTS
BELOW 18", EXT. DOORS AND WIND
W/ IN 24" OF DOOR (AS PER
GOVERNING CODES)

EXTERIOR FINISH MATERIA

11. TYPICAL ROOFING WILL BE
ARCHITECTURAL GRADE 30 YEAR
ASPHALT SHINGLES
12. TYPICAL - ALUMINUM GUTTERS
DOWN SPOUTS OVER 1X8 FASCIA
WITH 1X3 FREIZE BOARD UNLESS
OTHERWISE NOTED.
13. 1X2 ON 1X8 RAKE BOARD TYPIC
14. TYPICAL SIDING - 1/2" W 6"
EXPOSED
15. TYPICAL TRIM - 1/4"
16. ALL EVE AND RAKE OVERHANGS
1'-0" UNLESS OTHERWISE NOTED.

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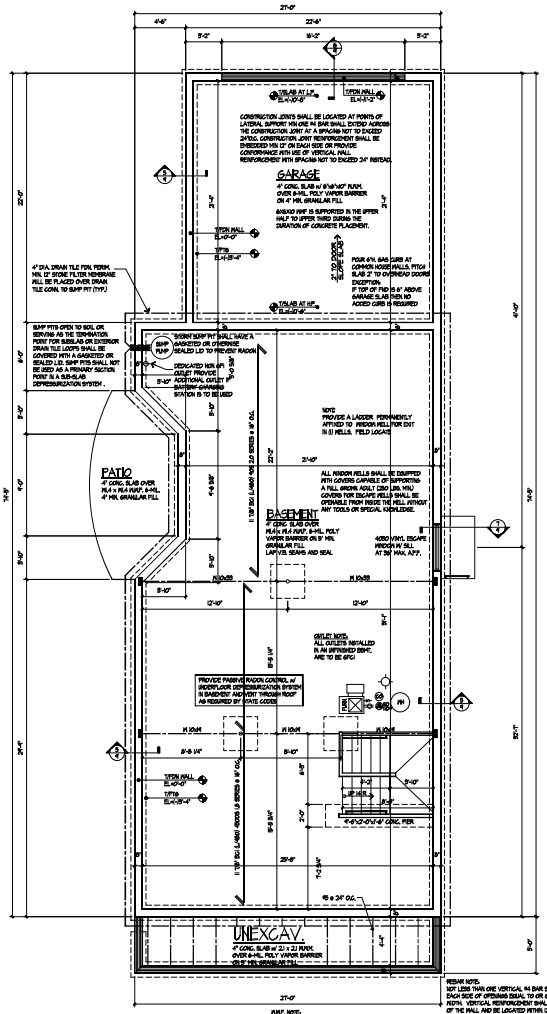

BASEMENT FND NOTES:

(DO NOT SCALE DRAWINGS)

1. TYPICAL BASEMENT SLAB:
4" CONC. SLAB IN 6"x6"x10/10GWW ON
6 MIL POLY VAPOR BARRIER OVER MIN.
9" GRAVEL FILL ON COMPACTED
EARTH. GARAGE SLAB:
5" THC. IN 10x10/10GWG (TYP)
2. TYPICAL GRAVEL:
2" SLAB CONT OVER
4" GRAVEL COVER OVER
4 MIL VAPOR BARRIER
3. TYPICAL PORCH SLAB:
4" CONCRETE SLAB IN 6x 6x REBAR @
24" O.C. OVER COMPACTED FILL
4. PROVIDE DRY CLAY BACKFILL UNDER
PORCH SLABS (UNEXCAVATED
LOCATIONS)
5. PROVIDE CIRCULAR BLOCK OUTS AT
STEEL COLUMN LOCATIONS
6. CONTROL JOINTS TO CONSIST OF "ZIP
STRIP" OR TOOLED JOINTS AS SHOWN
WITH MIN. DEPTH OF 1/4 OF SLAB
THICKNESS
7. ALL ANGLED WALLS AND FOOTINGS
ARE 45 DEGREES UNLESS OTHERWISE
NOTED
8. SLOPE CONCRETE SLAB TO FLOOR
DRAINS WITHIN 5'-0" OF DRAIN.
9. HVAC TRADES RESPONSIBLE FOR
PROVIDING AND LOCATING FOUNDATION
SLEEVES. LOCATION OF SLEEVES
FOR UTILITIES SHALL BE DETERMINED
BY BUILDER PRIOR TO CONSTRUCTION
IN ACCORDANCE WITH LOCAL CODES
10. PROVIDE 2x6 TREATED PLATES ON
ALL STEEL UNLESS OTHERWISE
NOTED.
11. ALL CONCENTRATED LOADS FROM
BEAMS OR GIRDER TRUSSES TO
TRANSFER TO FOUNDATION VIA POSTS
BEAMS OR SOLID BLOCKING.

12. TOP OF FOUNDATION IS AT (
UNLESS OTHERWISE NOTED
13. PROVIDE 1/2" DIA ANCHOR
8'-0" O.C. MAX. & 12" MAX. TH
END OF SILL PLATE. MIN. 2 PL
A MIN. OF TWICES WOD CONC
14. PROVIDE MIN. OF CONCRETE
AT BELOW SLAB UTILITY LOC
WHEN CONCRETE ENCASEMENT
UTILITY LINES IS REQUIRED, U
SHALL BE PLACED SUFFICIEN
BELOW SLAB TO ALLOW CON
COVERAGE.
15. PROVIDE ALL HIGH, ROUGH-
WHEN A/C PAD LOCATION RE
PENETRATION OF POURED CO
SLAB FOR HOOK-UPS TO HVA
EQUIPMENT.
16. FIELD VERIFY LOCATIONS O
METERS, PLUMBING FIXTURES,
ELECTRICAL PANEL AND SER
LINES PRIOR TO POURING CO
SLAB.
17. ALL DESIGN REVISIONS,
ENGINEERING INSTALLATION A
LIABILITY OF SOIL CONDITION
STRUCTURAL DESIGNS DUE TO
NAGGSBARE SOILS SHALL BE
RESPONSIBILITY OF THE TRUE
DEVELOPER OR ITS SUBCONT
INVOLVED WITH DESIGN AND
INSTALLATION OF SUCH AND
BY BUILDER PRIOR TO CONSTRUCTION
IN ACCORDANCE WITH LOCAL CODES
LIABLE OR RESPONSIBLE FOR
IMPLEMENTATIONS.
18. LOCATION OF A/C SHALL BE
VERIFIED BY BUILDER PRIOR
CONSTRUCTION IN ACCORDAN
LOCAL CODES. EQUIPMENT S
BE LOCATED IN REQUIRED SE
SETBACKS
19. BOTTOM OF STEEL COLUMN
& CUT SHALL HAVE A CONT
INHIBITIVE PAINT OR SIMIL
20. ELECTRICAL PLAN FOR BA
HAS BEEN INCORPORATED IN
FINISHED BASEMENT PLAN ON
21. PROVIDE 12 x 18" LONG 4x 8
TOP & BOTTOM IN FOUNDATIO
AND AT FOOTING GRADE CHA
22. FOR ADDITIONAL NOTES SE
SPECIFICATIONS AND DETAIL

COMPRESSIVE STRENGTH OF CONCRETE

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

MECHANICAL / VENTILATION NOTES:

1. EXHAUST HOOD SYSTEMS CAPABLE OF EXHAUSTING IN EXCESS OF 400 CUBIC FEET PER MINUTE SHALL BE PROVIDED WITH MAKE-UP AIR AT A RATE APPROXIMATELY EQUAL TO THE EXHAUST RATE. SUCH MAKE-UP AIR SYSTEMS SHALL BE EQUIPPED WITH A HEATER IF CLOSURE AND SHALL BE AUTOMATICALLY CONTROLLED TO START AND OPERATE SIMULTANEOUSLY WITH THE EXHAUST SYSTEM.
2. WHOLE HOUSE MECHANICAL VENTILATION SYSTEMS SHALL BE DESIGNED IN ACCORDANCE WITH SECTIONS M0503.4 THROUGH M0503.6.
3. WHOLE HOUSE VENTILATION SYSTEM SHALL CONSIST OF ONE OR MORE SUPPLY OR EXHAUST FANS, OR A COMBINATION, AND ASSOCIATED DUCTS AND CONTROLS. LOCAL EXHAUST OR SUPPLY FANS ARE PERMITTED TO SERVE SUCH A SYSTEM. OUTDOOR AIR DUCTS CONNECTED TO THE RETURN SIDE OF AN AIR HANDLER SHALL BE CONSIDERED TO PROVIDE SUPPLY VENTILATION.
4. WHOLE HOUSE MECHANICAL VENTILATION SYSTEM SHALL BE PROVIDED WITH CONTROLS THAT ENABLE MANUAL OVERRIDE.
WHOLE HOUSE MECHANICAL VENTILATION SYSTEM SHALL PROVIDE OUTDOOR AIR AT A CONTINUOUS RATE OF NOT LESS THAN THAT DETERMINED IN ACCORDANCE WITH TABLE M0503.6(1).

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

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

FURF. NOTE:
DOUBLE FIRE 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.

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

FURF. NOTE:
DOUBLE FIRE 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

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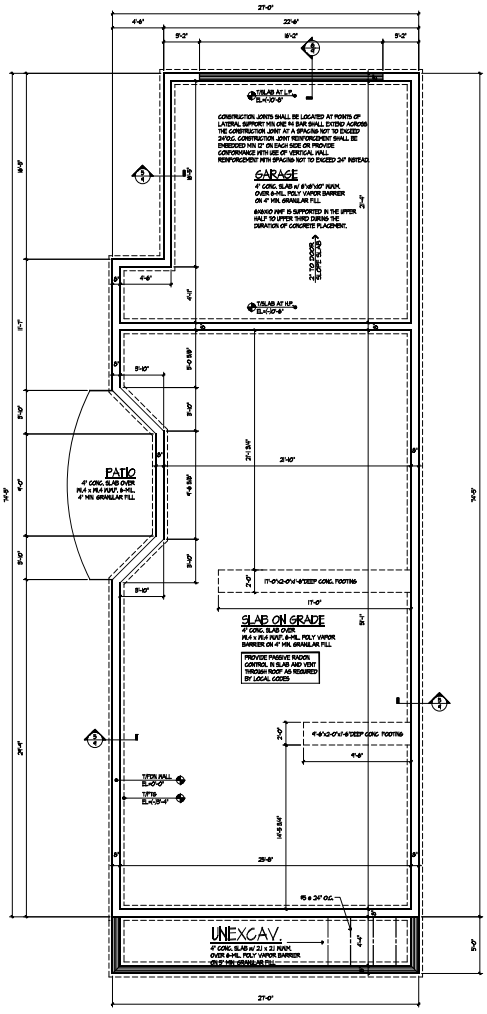

27'-0"
4'-6"
22'-6"
9'-2"
9'-2"
TRUSS AT I.P.
EL=10'-0"
CONSTRUCTION JOINTS SHALL BE LOCATED AT POINTS OF LATERAL SUPPORT WITH ONE #4 BAR SHALL EXTEND ACROSS THE CONSTRUCTION JOINT AT A SPACING NOT TO EXCEED 24"O.C. CONSTRUCTION JOINT REINFORCEMENT SHALL BE EMBEDDED MIN 12" ON EACH SIDE OR PROVIDE CONFORMANCE WITH USE OF VERTICAL WALL REINFORCEMENT WITH SPACING NOT TO EXCEED 24" INSTEAD.
GARAGE
4" CONC. SLAB W/ 6"x6"x10" FWRM. OVER 6-MIL. POLY VAPOR BARRIER ON 4" MIN. GRANULAR FILL
GARAGE FWF IS SUPPORTED IN THE UPPER HALF TO UPPER THIRD DURING THE DURATION OF CONCRETE PLACEMENT.
2" TO DOOR SLOPE 1/2"/FT
4'-6"
4'-0"
TRUSS AT I.P.
EL=10'-0"
5'-10"
5'-0 5/8"
5'-0"
5'-0"
5'-10"
21'-10 3/4"
21'-10"
4'-6 3/8"
5'-0"
5'-0"
5'-10"
PATIO
4" CONC. SLAB OVER
#4 x #4 @ #4x#4 FWF, 6-MIL. POLY VAPOR BARRIER ON 4" MIN. GRANULAR FILL
2'-0"
17'-0"
17'-0"x2'-0"x1'-6"DEEP CONC. FOOTING
SLAB ON GRADE
4" CONC. SLAB OVER
#4 x #4 @ #4x#4 FWF, 6-MIL. POLY VAPOR BARRIER ON 4" MIN. GRANULAR FILL
PROVIDE PASSIVE RADON CONTROL IN SLAB AND VENT THROUGH ROOF AS REQUIRED BY LOCAL CODES
2'-0"
4'-6"x2'-0"x1'-6"DEEP CONC. FOOTING
4'-6"
TFF@ WALL
EL=10'-0"
TFF@
EL=10'-0"
4'-6 3/4"
29'-6"
#5 @ 24" O.C.
UNEXCAV.
4" CONC. SLAB w/ 2x 2x 2 FWM. OVER 6-MIL. POLY VAPOR BARRIER ON 4" MIN. GRANULAR FILL
4'-0"
5'-0"
27'-0"
34'-0"
34'-0"
5'-0"
5'-0"
5

NOTES:

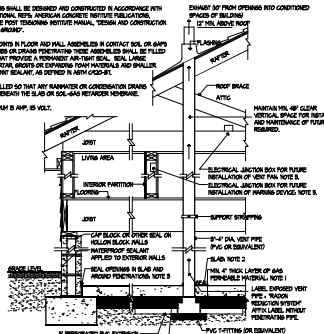
1. ALL CONCRETE SLABS THAT COME IN CONTACT WITH THE GROUND SHALL BE LAID OVER A GAS PERMEABLE MATERIAL MADE UP OF EITHER A MINIMUM 4" THICK UNIFORM LAYER OF CLEAN AGGREGATE, OR A MINIMUM 4" THICK UNIFORM LAYER OF SAND, OVERLAIN BY A LAYER OR STRIPS OF MANUFACTURED MATTING DESIGNED TO ALLOW THE LATERAL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

2. ALL CONCRETE FLOOR SLABS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH LOCAL BUILDING CODES. ADDITIONAL REFS: AMERICAN CONCRETE INSTITUTE PUBLICATIONS, "ACI302.1R & "ACI360R", OR THE POST TENSIONING INSTITUTE MANUAL, "DESIGN AND CONSTRUCTION OF POST-TENSIONED SLABS ON GROUND".

3. ALL OPENINGS, GAPS AND JOINTS IN FLOOR AND WALL ASSEMBLIES IN CONTACT SOIL OR GAPS AROUND PIPES, TOILETS, BATHTUBS OR DRAINS PENETRATING THESE ASSEMBLIES SHALL BE FILLED OR CLOSED WITH MATERIALS THAT PROVIDE A PERMANENT AIR-TIGHT SEAL. SEAL LARGE OPENINGS WITH NON-SHRINK MORTAR, GROUTS OR EXPANDING FOAM MATERIALS AND SMALLER GAPS WITH AN ELASTOMERIC JOINT SEALANT, AS DEFINED IN ASTM C920-81.

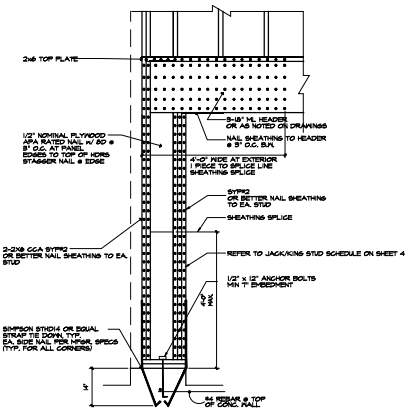
4. VENT PIPES SHALL BE INSTALLED SO THAT ANY RAINWATER OR CONDENSATION DRAINS DOWNWARD INTO THE GROUND BENEATH THE SLAB OR SOIL-GAS RETARDER MEMBRANE.

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



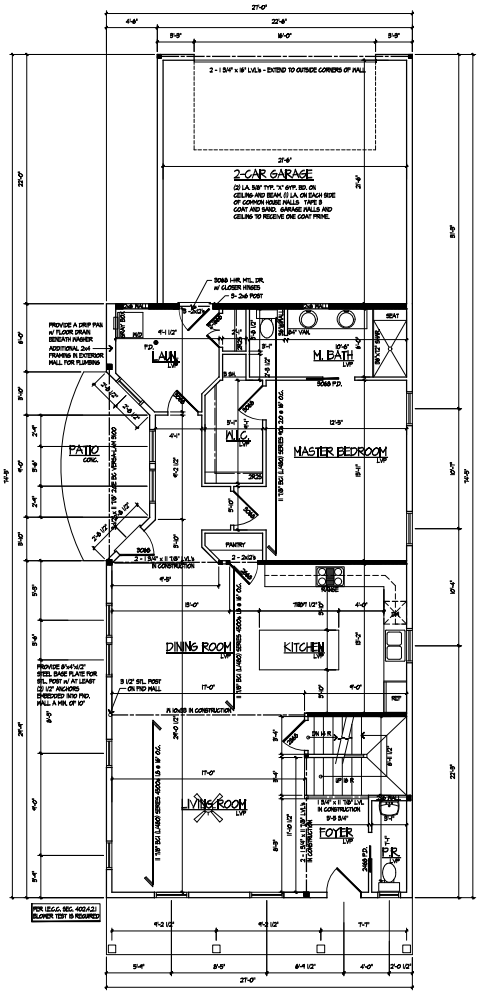
PASSIVE SUB-SLAB DEPRESSURIZATION RADON CONTROL SYSTEM FOR NEW CONSTRUCTION

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



BRACED WALL PANEL w/ HOLD DOWNS

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



FIRST FLOOR PLAN

FIRST FLR. = 1,944 S.F.
SECOND FLR. = 756 S.F.
TOTAL = 2,700 S.F.
GARAGE = 552 S.F.
OPT. FLEX ROOM = 612 S.F.

= BEARING WALL

DOUBLE ALL JOISTS UNDER BATHTUBS AND LAUNDRY EQUIPMENT.

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

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

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 "SMP-CT" 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 WOOD BLOCKING WITHIN THE WALL FRAMING LOCATED 33"-36" A.F.F. IN ALL WALLS ADJACENT TO TOILET, SHOWER STALL, OR BATHS.

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 EFFICIENCIES OF HEATING, COOLING, AND SERVICE WATER HEATING EQUIPMENT. MUST BE COMPLETED BY THE BUILDER OR A REGISTERED DESIGN PROFESSIONAL.
2. INSULATION AND FENESTRATION - THE BUILDING THERMAL ENVELOPE SHALL MEET THE REQUIREMENTS OF TABLE R402.1.1.
3. AIR LEAKAGE - THE BUILDING THERMAL ENVELOPE SHALL COMPLY WITH R402.4.1.2
4. ONE PROGRAMMABLE THERMOSTAT FOR EACH SEPARATE HEATING AND COOLING SYSTEM. INSTALLY PROGRAMMED MAX 70 DEGREES HEAT AND NOT LOWER THAN 78 DEGREES COOLING.
5. N/A
6. SEALING - DUCTS, AIR HANDLERS, AND FILTER BOXES SHALL BE SEALED. DUCT TIGHTNESS TEST - NOT REQUIRED IF DUCTS WITHIN BUILDING THERMAL ENVELOPE.
7. BUILDING CAVITIES - BUILDING FRAMING CAVITIES SHALL NOT BE USED AS DUCTS OR PLENUMS.
8. MECHANICAL SYSTEM PIPING - HOT DEGREES OR 105 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 M1505.1.3 (). OUTDOOR AIR INTAKES AND EXHAUST SHALL HAVE AUTOMATIC OR GRAVITY DAMPERS.
LIGHTING EQUIPMENT - A MINIMUM OF 40% OF THE LAMPS IN PERMANENTLY INSTALLED FIXTURES SHALL HAVE HIGH-EFFICACY LAMPS.

WINDOWS, SKYLIGHTS, AND SLIDING GLASS DOORS SHALL HAVE AN AIR INFILTRATION RATE OF NO MORE THAN 0.3 CFM PER S.F. AND SWINGING 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 UNTIL AFTER INSULATION INSPECTION

JACK STUD REQUIREMENTS FOR 16" STUD SPACING

SIZE OF OPENING (FEET-INCHES)	No. OF JACK STUDS	No. OF KING STUDS
UP TO 3'-0"	1	1
3'-1" TO 3'-0"	1	2
3'-0" TO 3'-0"	2	2
3'-1" 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	3
15'-0" TO 14'-0"	3	4
14'-0" TO 16'-0"	3	4
16'-0" TO 18'-0"	4	4

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

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

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

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 RAILED 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 SIGH 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 MFRS. TO SIZE MEMBERS, FASTENERS, HANGERS AND SET SPACING FOR ALL TRUSSES.
8. WINDOW SUPPLIER TO VERIFY AT LEAST ONE WINDOW IN EACH BEDROOM TO HAVE A CLEAR EGRESS OPENING OF 5.7 SQ. FT. WITH MIN. DIMENSION OF 24" IN HEIGHT AND 20" IN WIDTH AND SILL HEIGHT NO GREATER THAN 44" ABOVE FLOOR.
9. WALLS OVER 10 FEET HIGH SHALL HAVE BRACING/BRIDGING LOCATED AT JOINT SHEATHING.
10. ALL HANDRAIL BALUSTERS TO BE SPACED SUCH THAT 4" SPHERE CAN NOT PASS BETWEEN BALUSTERS.
11. ALL ELECTRICAL AND MECHANICAL EQUIPMENT & METERS ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS. CONTRACTOR TO VERIFY.
12. ALL WINDOW HEAD HEIGHTS AT 6'-10 3/4" UNLESS OTHERWISE NOTED
13. PROVIDE 1 3/4" SOLID CORE 1 HR. RATED STEEL DOOR AT HOUSE TO GARAGE DOOR, 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 IN 1/2" PLY. HEADERS OVER ALL EXTERIOR OPENINGS UNLESS OTHERWISE NOTED
17. ALL EXTERIOR 2x DECKING, JOISTS, POSTS, STAIRS, HANDRAILS AND BALUSTERS TO BE PRESSURE 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"x3"x3/8" ANGLES UNLESS OTHERWISE NOTED.

REV	DESCRIPTION
	PERMIT SET

Rick Gilmore, FALA
Fellow of the Association of Licensed Architects

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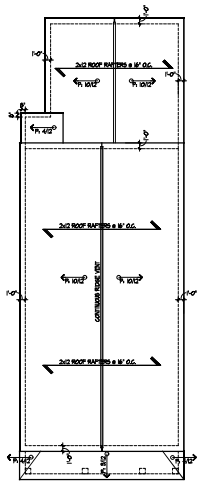
Attachment: PZC materials (37 N. Plum Grove - Final PD and P/F Plat of SUB)

Attachment: ARCHITECTURAL Plans - PERMIT- SLADE STREET CROSSING - 519_v1(Origin: 07 N. Plum Grove Rd - PRD)



ROOF PLAN

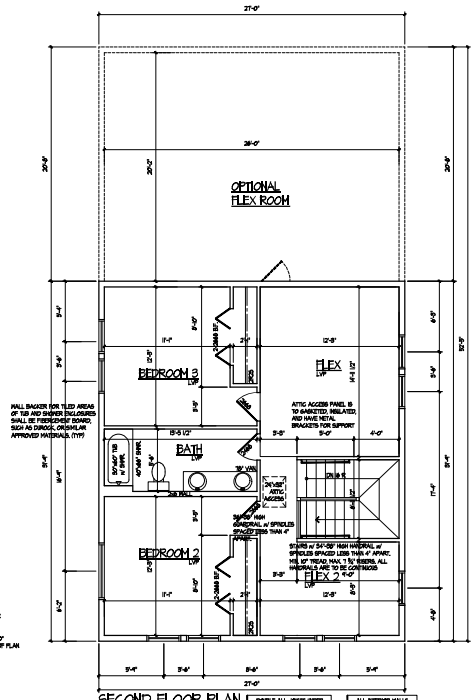
SCALE: 1/8" = 1'-0"

TWO STORY HOUSE ROOF
145 SQ. FT. OF ATTIC AREA TO BE VENTED
145 X 1/300 = 0.21 SQ. FT. FREE AREA REQUIRED TOTAL
0.21 X 144 = 30.24 SQ. IN. (2 = 9PCS)
9PK/4NO = 6.3 (1 ROOF VENTS REQUIRED)
9PK/4CH = 5.60 (6 SOFFIT VENTS REQUIRED)

GARAGE ROOF
520 SQ. FT. OF ATTIC AREA TO BE VENTED
520 X 1/300 = 1.73 SQ. FT. FREE AREA REQUIRED TOTAL
1.73 X 144 = 249.5 SQ. IN.
249.5/24 = 10.2 (5 SOFFITS VENT REQUIRED)

NOTE:
ALL ROOF TRUSSES ARE TO TRANSFER LOADS TO EXTERIOR WALLS

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



SECOND FLOOR PLAN

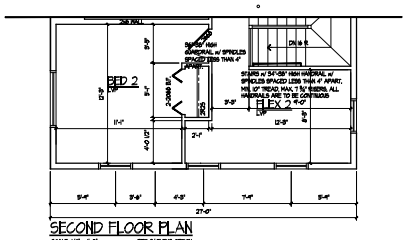
SCALE: 1/4" = 1'-0"

DOUBLE ALL JOISTS UNDER BATHTUBS AND LAUNDRY EQUIPMENT.

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

WALL NOTE:
R-9 INSULATION REQUIRED OUTSIDE OF BUILDING OR BETWEEN THE SHOT & EXTERIOR FINISH

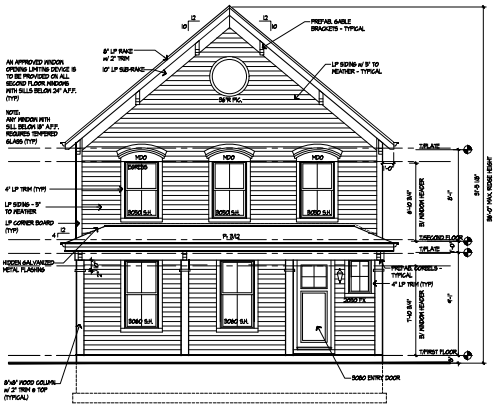
HEADER NOTE:
ALL HEADERS FOR EXTERIOR WINDOWS ARE TO BE INSTALLED DIRECTLY UNDER THE WALL STUD PLATES



SECOND FLOOR PLAN

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

BED 2/ FLEX2 OPTION



FRONT ELEVATION

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

BED 2 / FLEX 2 OPTION

NOTE:
TOP OF FOUNDATION IS TO BE A MINIMUM OF 8" ABOVE FINISH GRADE (TYPICAL)

INSTALL NUMBERS OR ADDRESS PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. (IRC R319 TYPICAL 4"-6" HIGH NUMBERS, COLOR CONTRASTING WITH A BACKGROUND).

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

FLOOR PL

DO NOT SCALE

1. ALL INTERIOR NON-
WALLS TO BE 2x4
UNLESS OTHERWISE
2. ALL INSTANDERS
3 1/2" ROOM.
3. ALL ANGLED PART
DEGREES UNLESS O
4. 3-2x4's MIN AT EA
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OTHERWISE NOTED.
CONCENTRATED LO
TRANSFERRED TO F
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Attachment: PZC materials (37 N. Plum Grove - Final PD and P/F Plat of SUB)

1. KITCHEN: ALL 125-VOLT, SINGLE PHASE 15 AND 20-AMP RECEPTACLES THAT SERVE COUNTERTOP SURFACES SHALL HAVE A GROUND FAULT CIRCUIT INTERRUPTER PROTECTION FOR PERSONNEL.
2. BATHROOMS: ALL 125-VOLT, SINGLE PHASE 15 AND 20-AMP RECEPTACLES INSTALLED SERVE IN BATHROOMS SHALL HAVE A GROUND FAULT CIRCUIT INTERRUPTER PROTECTION FOR PERSONNEL.
3. BEDROOM OUTLETS: ALL BRANCH CIRCUITS THAT SUPPLY 125-VOLT, SINGLE PHASE 15 AND 20-AMP RECEPTACLES INSTALLED IN DWELLING UNITS SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER LISTED TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CIRCUIT.
4. RECESSED FIXTURES INSTALLED IN THE BUILDING ENVELOPE (SECOND FLOOR CEILING) ARE TO BE "IC" RATED OR INSTALLED IN A SEALED BOX CONSTRUCTED OF A MINIMUM 1/2" THICK WALLBOARD.
5. METAL CONDUIT IS TO BE PROVIDED FOR REMOTE WATER METER READER. COORDINATE LOCATION WITH BUILDING INSPECTOR.
6. MINIMUM OF 50% OF PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH EFFICACY LIGHTS.
7. SURFACE MOUNTED INCANDESCENT FIXTURES ARE TO BE INSTALLED NO CLOSER THAN 12" TO THE NEAREST STORAGE SPACE. SURFACE MOUNTED FLUORESCENT FIXTURES ARE TO BE INSTALLED NO CLOSER THAN 6" TO THE NEAREST STORAGE SPACE. RECESSED INCANDESCENT AND FLUORESCENT FIXTURES WITH COMPLETELY ENCLOSED LAMP NO CLOSER THAN 6" TO NEAREST STORAGE SPACE.
8. ALL 120 VOLT, SINGLE PHASE 15 AND 20 AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, REC ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT INTERRUPTER, COMBINATION TYPE, INSTALLED TO PROVIDE PROTECTION OF THE CIRCUIT. ALL RECEPTACLES SHALL BE LISTED TAMPER RESISTANT RECEPTACLES.
9. ALL STAIRWAYS SHALL BE PROVIDED WITH A LIGHT IN THE IMMEDIATE VICINITY OF EACH AND EVERY LANDING OF THE STAIRWAY, INCLUDING TOP AND BOTTOM. THE CONTROL FOR THESE LIGHTS SHALL BE A 3-WAY SWITCH LOCATED AT THE TOP AND BOTTOM OF THE STAIRS.
10. SEPARATE CIRCUITS SHALL BE PROVIDED FOR ALL RANGES, OVENS, WATER HEATERS, LAUNDRY, GARBAGE DISPOSAL, MICROWAVE, COMPACTOR, DISHWASHER, FOOD FREEZER, REFRIGERATOR, WHOLE HOUSE VACUUM, TUBS WITH PUMPS, STEAM GENERATORS, SUMP AND ELECTIC 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 V241 (R404)

A LIGHT FIXTURE SHALL BE INSTALLED WITHIN 3 FEET OF THE ELECTRICAL PANEL PER SECTION V241 S4 (A)

THE DISHWASHER SHALL HAVE A DISCONNECT SWITCH LOCATED ON THE WALL IN THE IMMEDIATE VICINITY OF THE APPLIANCE PER SECTION V241 S2 (B)

WATER PIPES AND G/AS 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.

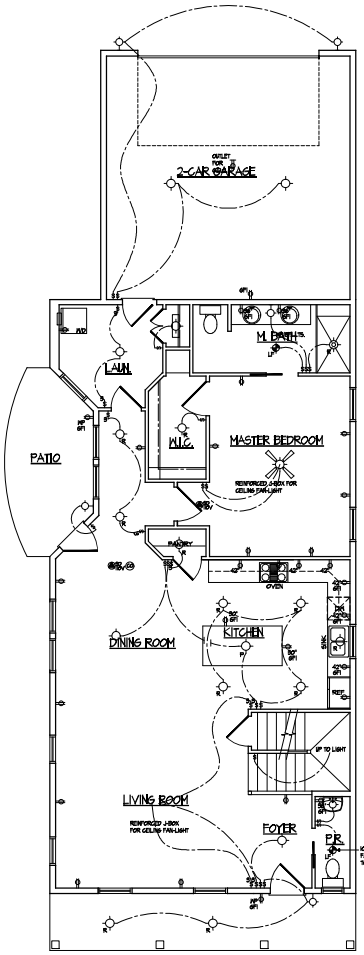
LIGHT/EXHAUST FAN COMBINATION FIXTURE SHALL HAVE A DEDICATED SWITCH TO OPERATE THE FAN.

PROVIDE ARC-FAULT PROTECTION (AFCI) FOR OUTLETS AND DEVICES IN THE KITCHEN, FAMILY ROOM, OTTO/DINING ROOM, DINING ROOM, LIVING ROOM, BEDROOMS, CLOSETS, PANTRY, HALLS, LAUNDRY ROOM AND MUDROOM. 2011 NEC 210.12(A)

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

LOW VOLTAGE WIRING THAT IS INACCESSIBLE SHALL BE IN INC 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.



FIRST FLOOR ELECTRICAL PLAN

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

ELECTRICAL PLAN NOTES:

DO NOT SCALE DRAWINGS

1. ELECTRICAL CONTRACTOR IS TO SUPPLY REQUIRED DIRECT WORK-UPS AND CUTOUTS.
2. H/VAC 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 120 V WIRED IN SERIES W/ BATTERY BACK UP INTERCONNECTED TO ALL OTHERS. MIN. 15-0" FROM A 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 AL GOVERNING CODES.
7. GROUND FAULT FOR SERVICE DISTRIBUTION TO BE LOCATED ON STREET SIDE OF WATER METER.
8. GROUND WIRE FOR SERVICE DISTRIBUTION 6#2 TO STREET SIDE OF WATER METER AND JUMPER ACROSS METER. METER SOCKET SHALL HAVE DRIVEN GROUND ROD.
9. PROVIDE 1/2" CONDIT FROM WATER METER THROUGH OUTSIDE WALL FOR REMOTE METER READER. LOCATE NEAR G/AS METER
10. PROVIDE AN EXTERIOR DISCONNECT SWITCH ON THE ELECTRIC SERVICE.
11. ALL NON-DEDICATED OUTLETS IN THE BASEMENT SHALL BE 125 VOLT, 15 OR 20 AMP GFI PROTECTED RECEPTACLES.
12. PROVIDE CLOSED LAMPS ON ALL FLUORESCENT FIXTURES.

ELECTRICAL SYMBOLS

ALL EXTERIOR HP GFI OUTLETS SHALL BE EQUIPPED WITH "IN USE" COVERS

	SINGLE POLE SWITCH
	THREE POLE SWITCH
	FOUR POLE SWITCH
	WEATHER PROOF SWITCH/GROUND FAULT INTERRUPTER
	PHOTOCELL
	WEATHER PROOF OUTLET GROUND FAULT INTERRUPTER W/ IN USE BUBBLE COVER
	SINGLE OUTLET
	DUPLEX OUTLET
	DUPLEX OUTLET - ONE HALF SWITCHED
	220 VOLT OUTLET
	THERMOSTAT
	JUNCTION BOX
	GARBAGE DISPOSAL
	110 VOLT SMOKE DETECTOR INTER-CONNECTED W/ BATTERY BACKUP
	CARBON MONOXIDE ALARM
DB	DOOR BELL BUTTON
	DOOR BELL CHIMES
	TELEPHONE OUTLET
TV	CABLE TELEVISION OUTLET
	INTERCOM
	ELECTRICAL PANEL
	ELECTRICAL METER
WP	INDICATES WATERPROOF
GFI	INDICATES GROUND FAULT INTERRUPT

	HEAT LAMP
FAN	FAN
	FAN / LIGHT
	FAN / LIGHT / HEAT LAMP
EM. LIGHT	EMERGENCY LIGHT WITH BATTERY BACKUP
INCANDESCENT LIGHT FIXTURES	SURFACE MOUNTED FIXTURE
	SURFACE MOUNTED FIXTURE WITH FULL CANAN
	WALL MOUNTED FIXTURE
	RECESSED FIXTURE
	RECESSED EYEBALL FIXTURE
2	LIGHT TRACK - NUMBER INDICATES LENGTH (FEET)
FLUORESCENT LIGHT FIXTURES	24 STRIP LIGHT - NUMBER INDICATES LENGTH (INCHES)
	1 x 4
	2 x 4
	2 x 2
	4 x 4

DIMENSIONS WITH SYMBOL INDICATES HEIGHT ABOVE FLOOR

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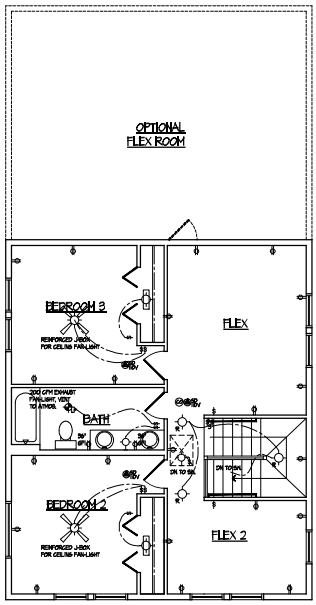

SECOND FLOOR ELECT. PLAN

SCALE 1/4"=1'-0"

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

ALL RECEPTACLES SHALL BE TAMPER RESISTANT.

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

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

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

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3. BEDROOM OUTLETS ALL BRANCH CIRCUITS THAT SUPPLY 125-VOLT, SINGLE PHASE 15 AND 20-AMP RECEPTACLES INSTALLED IN DWELLING UNITS SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER LISTED TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CIRCUIT
4. RECESSED FIXTURES INSTALLED IN THE BUILDING ENVELOPE SECOND FLOOR CEILING ARE TO BE "IC" RATED OR INSTALLED IN A SEALED BOX CONSTRUCTED OF A MIN. ½" THICK FALLBOARD.
5. METAL SERVE IS TO BE PROVIDED FOR REMOTE WATER METER READER. COORDINATE LOCATION WITH BUILDING INSPECTOR.
6. VERIFY OF ALL OF PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH EFFICACY LIGHTS.
7. SURFACE MOUNTED INCANDESCENT FIXTURES ARE TO BE INSTALLED NO CLOSER THAN 12" TO THE NEAREST STORAGE SPACE. SURFACE MOUNTED FLUORESCENT FIXTURES ARE TO BE INSTALLED NO CLOSER THAN 6" TO THE NEAREST STORAGE SPACE. RECESSED INCANDESCENT AND FLUORESCENT FIXTURES WITH COMPLETELY ENCLOSED LAMP NO CLOSER THAN 6" TO NEAREST STORAGE SPACE.
8. ALL 120 VOLT, SINGLE PHASE 15 AND 20 AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, REC ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT INTERRUPTER, COMBINATION TYPE, INSTALLED TO PROVIDE PROTECTION OF THE CIRCUIT. ALL RECEPTACLES SHALL BE LISTED TAMPER RESISTANT RECEPTACLES
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10. SERVANT CIRCUITS SHALL BE PROVIDED FOR ALL RANGES, OVENS, WATER HEATERS, LAUNDRY, GARBAGE DISPOSAL, MICROWAVE, COMPACTOR, DISHWASHER, FOOD FREEZER, REFRIGERATOR, WHOLE HOUSE VACUUM, LIGHTS WITH PORTS, STEAM GENERATORS, SUMP AND EJECTOR PUMPS, FURNACES, AND AIR CONDITIONERS.
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13. SMOKE ALARM POWER SOURCE SHALL NOT BE CONNECTED TO A DEDICATED CIRCUIT

ELECTRICAL PLAN NOTES:

DO NOT SCALE DRAWINGS

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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 120 V WIRED IN SERIES W/ BATTERY BACK UP INTERCONNECTED TO ALL OTHERS. MIN. 15-0" FROM ALL BEDROOM DOORS. MIN. 1 SMOKE DETECTOR PER FLOOR 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 GO TO STREET SIDE OF WATER METER AND JUMPER ACROSS METER. METER SOCKET SHALL HAVE DRIVEN GROUND ROD.
9. PROVIDE 1/2" CONDUIT FROM WATER METER THROUGH OUTSIDE WALL FOR REMOTE METER READER. (LOCATE NEAR GAS METER)
10. PROVIDE AN EXTERIOR DISCONNECT SWITCH ON THE ELECTRIC SERVICE.
11. ALL NON-DEDICATED OUTLETS IN THE BASEMENT SHALL BE 125 VOLT, 15 OR 20 AMP GFI PROTECTED RECEPTACLES.
12. PROVIDE CLOSED LAMPS ON ALL FLUORESCENT FIXTURES.

ELECTRICAL SYMBOLS

ALL EXTERIOR, WP GFI OUTLETS SHALL BE EQUIPPED WITH "IN USE" COVERS

- SINGLE POLE SWITCH
- THREE POLE SWITCH
- FOUR POLE SWITCH
- WEATHER PROOF SWITCH/GROUND FAULT INTERRUPTER
- PHOTOCELL
- WEATHER PROOF OUTLET GROUND FAULT INTERRUPTER W/ IN USE BUBBLE COVER
- SINGLE OUTLET
- DUPLEX OUTLET
- DUPLEX OUTLET - ONE HALF SWITCHED
- 220 VOLT OUTLET
- THERMOSTAT
- JUNCTION BOX
- GARBAGE DISPOSAL
- 110 VOLT SMOKE DETECTOR INTER-CONNECTED W/ BATTERY BACKUP
- CARBON MONOXIDE ALARM
- DOOR BELL BUTTON
- DOOR BELL CHIMES
- TELEPHONE OUTLET
- CABLE TELEVISION OUTLET
- INTERCOM
- ELECTRICAL PANEL
- ELECTRICAL METER
- HEAT LAMP
- FAN
- FAN / LIGHT
- FAN / LIGHT / HEAT LAMP
- EMERGENCY LIGHT WITH BATTERY BACKUP

INCANDESCENT LIGHT FIXTURES

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

FLUORESCENT LIGHT FIXTURES

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

WP INDICATES WATERPROOF

GFI INDICATES GROUND FAULT INTERRUPT

DIMENSIONS WITH SYMBOL INDICATES HEIGHT ABOVE FLOOR

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SLADE STREET CROSSIN
PLAN 519
PALATINE, IL 60067

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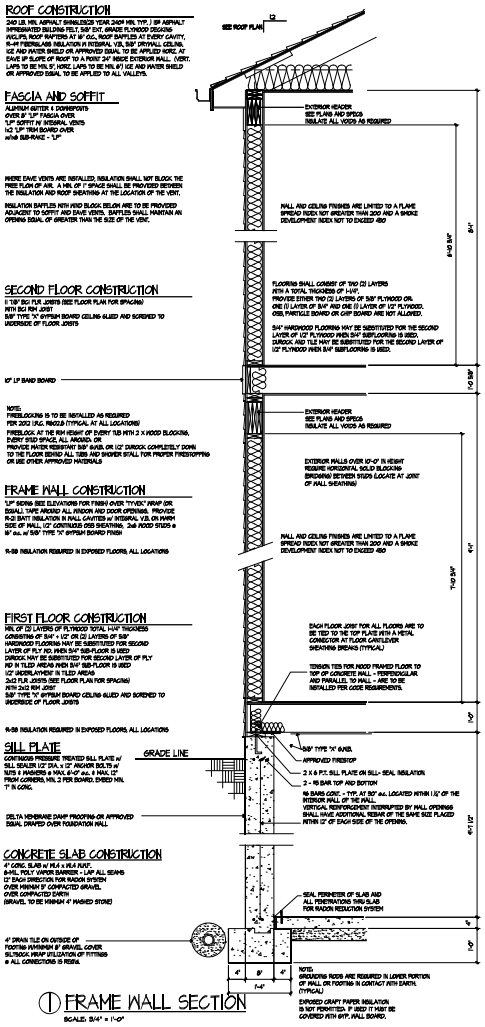
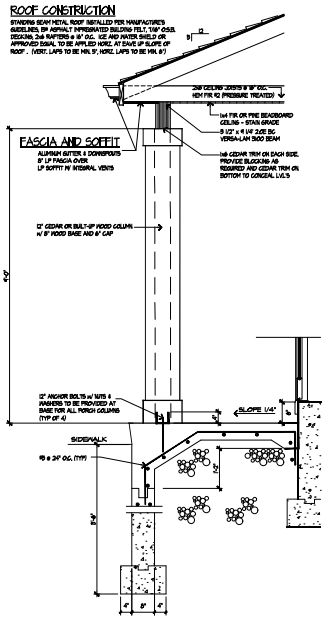
This drawing is copyrighted

Attachment: PZC materials (37 N. Plum Grove - Final PD and P/F Plat of SUB)



① FRAME WALL SECTION

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



② PORCH SECTION

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

Attachment: PZC materials (37 N. Plum Grove - Final PD and P/F Plat of SUB)

Attachment: ARCHITECTURAL Plans - PERMIT- SLADE STREET CROSSING - 519_v1(Origin : 07 N. Plum Grove Rd - PRD)

SLADE STREET CROSS
PLAN 519
PALATINE, IL 60067

FredeRick Gilin
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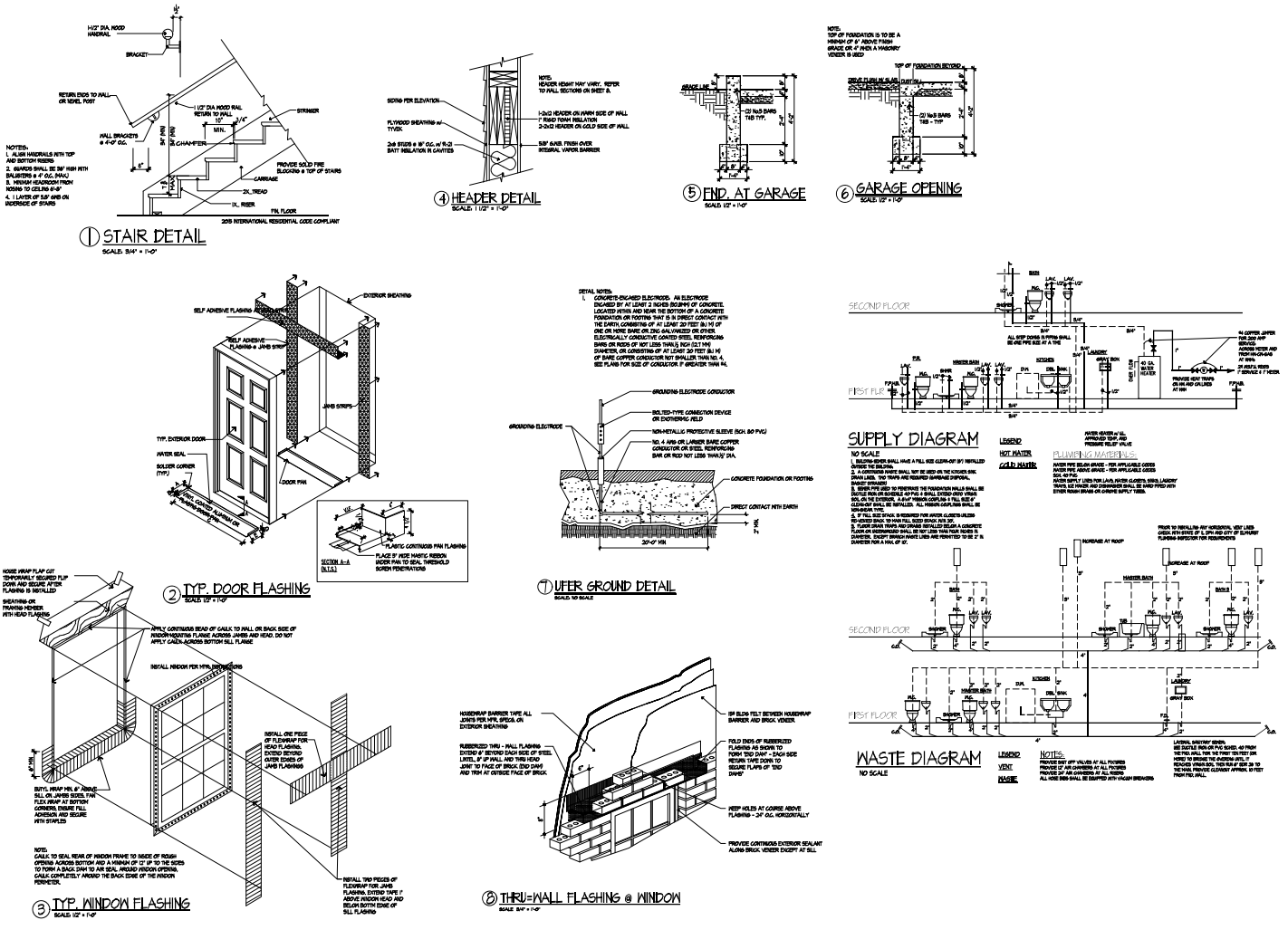

Attachment: PZC materials (37 N. Plum Grove - Final PD and P/F Plat of SUB)

GENERAL REQUIREMENTS

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

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

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

3. DESIGN LOADS

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

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

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

SITE WORK

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

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

CONCRETE

All work to be done as indicated in the drawings and in accordance with accepted standards of good practice, governing codes and shall comply with the following: ALL CONCRETE TO BE 6 BAG MIX

A. Portland Cement: ASTM C94. Unless noted otherwise, concrete shall have a 28 day compressive strength of 3,000 PSI.
B. Reinforcing Steel: ASTM A615, Grade 60, deformed bars.
C. Welded Wire Fabric: ASTM A185, 6 inch x 6 inch x No. 10 x 10. GARAGE FLOOR TO HAVE 6 X 6 6/8 WWF
D. Coarse Aggregate: Clean crushed stone or natural gravel, conforming to ASTM C33, and not larger than 3/4 inch for slabs or 1-1/2 inch for foundations and footings.
E. Fine Aggregate: Washed natural sharp sand without clay content.
F. Water: Potable
G. Vapor Barrier: 6 mil Polyethylene sheet.
H. Expansion Joints: Asphalt saturated fiber type filler strips; 1/2 inch thick by the full thickness of the slab.
I. Concrete Finishes: Install concrete slabs with monolithic finish. Screed the surface site a straightedge, float to required level, and steel trowel to a smooth hard finish. Broom finished where so indicated in the Construction Documents.
J. Curing: Protect flat surfaces, not in contact with forms, against loss of moisture for not less than 7 days by approved methods.
K. Slump for normal weight concrete shall be as follows:
   1. Footings, walls and walls — 4 in. – 6 in.
   2. Slabs — 3 in. – 5 in.
   3. If mechanical vibrators are used, reduce slump by one third.
L. Do not increase the water ratio in concrete for easier movement of concrete in the formwork.
M. All exterior concrete to have 6 percent air entrainment.
N. Unless noted otherwise, all slabs on grade shall be a minimum 4 inch thick and placed over a minimum of 4 inches of compacted sand or approved gravel fill. Interior slabs shall be placed over a stabilized polyethylene vapor barrier.
O. Subcontractor shall be responsible for the size, location and installation of required steel reinforcing in footings and walls per local codes or specific soil conditions, whichever is more restrictive.
P. Footing sizes shown are typical only for the stated soil pressure and consistent compaction.
Q. Set 1/2 inch diameter anchor bolts in the foundation wall at 6'-0 o/c maximum spacing and at no more than 12 inches in from each corner and both sides of all openings. The bolts shall be embedded in the foundation wall not less than 8 inches.
R. Beam pockets shall be provided for all beams supported by concrete, unless noted otherwise, and shall comply with the following:
   1. Minimum bearing 4 inches
   2. Height and width as required by the beam.
   3. 2" nominal pressure treated lumber beneath full bearing of wood beams.

MASONRY

Provide masonry veneer anchorage per local codes.

METALS

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

CARPENTRY AND MILLWORK

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

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

2. GRADING
   Provide lumber and materials meeting or exceeding the following standards of quality. All framing members shall be grade stamped.
   A. Allowable stress for Framing Members:

1.	Modulus of Elasticity	1,300,000 PSI
2.	Fiber Bending – Single	850 PSI
	– Repetitive	977 PSI
3.	Horizontal Shear	70 PSI
4.	Bearing	405 PSI
5.	Compression parallel to grain	675 PSI

3. MATERIALS
   A. Moisture:
      All wood in contact with concrete or masonry shall be pressure treated.
   B. Metal Connectors:
      1. Simpson as detailed or equivalent.
      2. Install joist and beam hangers capable of supporting the maximum allowable load of the joist or beam being supported.
      3. Steel items to comply with ASTM A7 or ASTM A36.
      4. Use Galvanized Steel at all exterior locations.
   C. Nailings:
      1. Per applicable code for common wire nails.
      2. All plywood diaphragms shall have cement coated or ring shank ply nails.
      3. Use 16d's at 16" o/c when nailing 2-2x members together.
      4. Use 2 rows of 16d's at 16" o/c when nailing 3-2x members together.
      5. A positive connection must be provided for all free standing posts.
   D. Trusses:
      1. Provide wood trusses able to sustain the stated loads for the spans, profiles and arrangement shown in the Construction documents. Truss layout is schematic only. Truss manufacturer and/or engineer shall be responsible for the design, including spacing, of all trusses and shall submit shop drawings sealed by a registered engineer for approval by the Contractor and the City of Elmhurst.
      2. All roof trusses are to be designed for no attic storage unless noted otherwise.
   E. Sheathing:
      1. Roof: 5/8" nominal thickness Ext. Grade Plywood roof panels with panel edge clips, span rating per Structural Board Assoc.(SBA)
      2. Floor: per plans
      3. Walls: 1/2" plywood or OSB
   F. Laminated Veneer Lumber:
      1. All members referred to as "Micro-Lam" shall be Laminated Veneer Lumber.
      2. Provide glue-laminated veneer lumber beams of the dimension and quantity indicated in the Construction Documents. Unless noted otherwise, fasten multiple beams together in strict accordance with the manufacturer's specifications.
      3. Allowable Stresses

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

4. FRAMING
   A. Stud walls:
      1. All studs to have full bearing on plate.
      2. Not less than (3) studs shall be installed at every corner of an exterior wall.
      3. Stud spacing for all exterior walls and bearing walls shall be 16" o/c unless noted otherwise. Stud spacing for all interior walls shall be 16"o/c unless noted otherwise.
      4. Studs shall be a minimum standard or stud grade lumber unless noted otherwise.
      5. Studs shall be a minimum of 2x4 nominal with the side face perpendicular to the wall.
      6. All top plates to be 2-2x as indicated on drawings with minimum lap splice of 48" with butt joints occurring over studs. Plates are to overlap at corners and be the same size as the studs.
      7. All walls greater than 10'-0 in height shall be 2x6 studs unless noted otherwise and shall have blocking (horiz. bridging) at mid point or at joint in sheathing
      8. Framing contractor shall provide backing as required for all light fixtures, cabinets, wardrobes, brackets, handles, drywall, etc.
      9. Provide "Bou-Out" framing behind all heat supplies in walls common to the Garage so as to allow a full 3 1/2" insulation batt behind the heat supply duct.
      10. 4'x8'x1/2" OSB bracing shall be provided around the perimeter of the house for all exterior walls.
      They shall be placed at an angle not greater than 60 degrees nor less than 45 degrees from horizontal.
      NOTE: Entire structure to be sheathed with 1/2" panels (OSB or PLYWOOD ONLY)
   B. Posts:
      1. Provide 3-2x4 or 1-4x6 post under all beams or headers greater than 6'-0 in length and under all girder trusses unless noted otherwise.
      2. A single trimmer shall be provided on each side of openings less than 6'-0 in width and double trimmers shall be provided on each side of openings that are greater than 6'-0 in width unless noted otherwise.
   C. Beams, Headers, Joists and Rafters:
      1. Set all beams, headers, joists and rafters with crown side up.
      2. Provide (2) 2x12 headers w/1/2" plywood filler over all exterior openings (2x4 Construction) Provide (3) 2x12 headers w/1/2" plywood fillers (2x6 Construction) unless otherwise noted.
      3. Provide (2) 2x12 headers over all interior openings unless otherwise noted (2x4 wall). Provide (3) 2x12 headers over all interior openings unless otherwise noted (2x6 wall).
      4. All headers and beams are to be free from splits, check and shakes.
      5. All joists, headers, beams and rafters shall have a minimum solid bearing of 2" at each end.
      6. Provide double header joists and trimmers at all floor openings.
      7. Provide double joist under parallel partitions and solid blocking under perpendicular partitions. Split joists under parallel partitions to allow for heating, plumbing and electrical trades. Double all joists under all water, baths, showers, washing machines, whirlpools, water heaters or special loading.
      8. Support of bearing partitions perpendicular to joists shall not be offset from such support by a distance greater than the depth of the joists.
      9. All 2x floor joists to have 1x3 cross bridging at 8'-0 o/c maximum spacing.
      10. Notching of joists shall comply with all applicable LOCAL, COUNTY, STATE, AND FEDERAL codes, whichever is more restrictive.
      11. Rough opening height for all doors and windows is to be 6'-10 3/4" to bottom of header unless noted otherwise.

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

THERMAL AND MOISTURE PROTECTION

A. Provide Damp proofing of all foundation walls at excavated areas from the top of the footings to the height of the finished grade with one coat of an asphalt base waterproofing compound.
B. Provide fiberglass, ASTM C665 type 1, insulation at assemblies adjacent to exterior or unheated spaces meeting the requirements of the governing codes.
C. Minimum insulation requirements:
   1. Walls: per sections
   2. Floors, Exposed: per sections
   3. Ceiling: per sections
D. Extend insulation over entire area to be insulated. Cut and fit tightly around obstructions and fill all voids with insulation. Maintain minimum air space between bottom of roof deck and top of insulation.
E. Provide a vapor barrier as specified in plans and details. Install per manufacturers specifications.
F. Roofing shall be a minimum of 25 yr. composite shingles installed over 15# roof felt over roof sheathing with a minimum main roof pitch of 5:12. Ice and water shield or approved equal to be applied horizontally at eave up slope of roof to a point 24" inside exterior wall. (Vertical laps to be min. 6", horizontal laps to be min. 6"). Ice and water shield or approved equal to be applied to all valleys.
G. All shingles are to be fastened with nails.
H. Siding per print, installed per manufacturers specifications.
I. All fascias and soffits per print.
J. Provide flashing and sheet metal required to prevent the penetration of water through the exterior shell of the building.
K. In addition to complying with governing codes, comply with pertinent recommendations contained in the current edition of "Architectural Sheet Metal Manual" published by SMACNA.
L. All iron sheet metal flashing shall be hot dipped galvanized complying with ASTM A93.
M. Provide gutters and down spouts as specified by Contractor. Down spout locations to be determined by Subcontractor and approved by Contractor. Splash blocks are required where downspouts terminate.
N. Subcontractor to determine the direction of water discharge from the downspouts so as to eliminate any potential hazard to pedestrians created by the water or ice discharge from the he downspouts.
O. Attic spaces shall have a minimum ventilation area equal to 1/150th of the horizontally projected roof area or as further required by governing codes.

DOORS AND WINDOWS

A. Exterior and vestibule doors shall be 1 3/4" thick metal clad insulated swinging units as specified by the Contractor unless noted otherwise.
B. Glazing in doors and sidelights shall be double pane insulating glass.
C. Provide tempered glass as required by governing codes.
D. Patio doors, sliding glass doors, and windows over bath tube shall have tempered glass.
E. Interior doors shall be prehung with wood jambs and specified by Contractor
F. Finish hardware shall be specified by Contractor and installed by Subcontractor. Subcontractor to install all hardware required by governing codes.
G. Garage to house door and frame to be one hour fire rated with a self-closing device.
H. All operable windows shall have insect screens.
WINDOWS, SKYLIGHTS, AND SLIDING GLASS DOORS SHALL HAVE AN AIR INFILTRATION RATE OF NO MORE THAN 0.3 CFM PER S.F. AND SWINGING DOORS NO MORE THAN 0.5 CFM PER S.F.
WINDOW U-FACTOR SHALL BE 0.32 OR BETTER LEAVE ALL MANUFACTURERS STICKERS ON WINDOWS AND DOORS UNTIL AFTER INSULATION INSPECTION

FINISHES

A. Use wallboard of maximum lengths to minimize end joints. Stagger end joints when they occur. Locate end joints as far as possible from center of wall or ceiling. Abut wallboard without forcing. Neatly fit ends and edges of wallboard. Do not place butt ends against tapered edges. Support ends and edges of all board panels on framing or furring members except for face layer of double layer and where ends are back-blocked and floated.
B. Gypsum Wallboard:
   1. Regular Board: ASTM C36
   2. Fire-rated Board: ASTM C36, Type "X", 5/8" with tapered edges.
   3. Fiberglass Reinforced Gypsum Backing Board: Durock or Wonderboard brand, 5/8"
   4. Water-Resistant Board: 5/8", Type "X", tapered edges.
C. Gypsum wallboard, unless noted otherwise, shall be provided as follows:
   1. Exterior Walls: 1 layer 5/8" Type "X" wallboard to interior face.
      Interior Walls: 1 layer 5/8" Type "X" wallboard each side.
      Ceiling: 1 layer 5/8" Type "X" wallboard for framing members 16" o/c or less.
      TWO LAYERS ON GARAGE CEILINGS WITH HABITABLE SPACE ABOVE
      Baths: Water resistant wallboard on walls and ceilings at tubs and showers.
   2. Joint Treatment Materials: Joint tape – ASTM C475, perforated. Joint compound ASTM C475, powdered joint and taping compound.
   3. Joint Taping and Finishing: Install in 3 coats to provide smooth, flush, true surface ready for decorating.
   4. Provide metal corner bead and trim at all locations shown in the Construction Documents and as recommended by wallboard manufacturer.
D. Ceilings:
   1. Temperature: Maintain range between 55 degrees F. to 70 degrees F. for 24 hours before, during and after gypsum wallboard and joint treatment application.
   2. Ventilation: Provide natural or mechanical ventilation during and following adhesives and joint treatment application.

PLUMBING

A. Work to meet all accepted standards of good practice and the requirements of the State of Illinois Plumbing Code and with all local amendments. Assure that all piping is of adequate size and properly vented in conformance with all governing code requirements. Make all connections required for mechanical equipment.
B. Plumbing Information In the Construction Documents is only schematic. It shall be reviewed by the Contractor, Subcontractor, Suppliers and Building Officials for code compliance and sound construction practice.
C. Plumbing fixtures shall be specified by the Contractor.
D. Design and Installation of Plumbing shall be the responsibility of the Subcontractor.
E. All new plumbing work shall comply with the following:
   1. All above ground water supply lines to be per applicable codes.
   2. All below ground water supply lines to be per applicable codes.
   3. Provide 18" air chambers on all plumbing risers and shut off valves at all fixtures.
   4. All clean outs shall be easily accessible and at the bottom of each plumbing stack.
   5. All hose bibs to be frost proof type with vacuum breakers. Provide a minimum of 2 hose bibs.
   6. Basement floor drain shall be 4" diameter, trapped and vented.
   7. Plumbing rough-in shall be provided for grey box and 2" drain.
   8. Sump pumps installed to receive ground water or other storm waters shall discharge to the near drainage swale.
   9. Ejector pumps installed to receive floor drain flow or other sewage shall be connected to the sanitary sewer.
   10. Gas piping shall be metallic and concealed.
   11. No services allowed under garage slab or driveway.
   12. No B boxes allowed in driveways, approaches or sidewalks.
   13. INSULATE HOT WATER PIPING W/ MIN. OF R-3 TO COMPLY WITH TABLE R403.4.2

specifications

HEATING, VENTILATION AND AIR CONDITIONING

A. MECHANICAL SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH ACCA MANUAL S BASED ON BUILDING LOADS CALCULATED IN ACCORDANCE WITH ACCA MANUAL J
SUBMIT MANUAL J TO CITY OF ELMHURST BUILDING DEPT. PRIOR TO CALLING FOR ROUGH FRAMING INSPECTION
B. HVAC Information In the Construction Documents is only schematic. It shall be reviewed by the Contractor, Subcontractor, Suppliers and Building Officials for code compliance and sound construction practice.
C. HVAC Fixtures and equipment shall be specified by the Contractor.
D. Design and Installation of HVAC shall be the responsibility of the Subcontractor
   1. All materials and equipment to be installed in accordance with manufacturer's instructions, and all other local authorities having jurisdiction.
   2. Heating contractor to provide heating system capable of maintaining 70 degrees at 4" above finished floor inside at -10 degrees F. outside with a 15 mph wind. Air Conditioning to maintain 75 degrees inside at 100 degrees outside.
   3. All sheet metal ductwork shall be constructed of prime first quality galvanized steel sheets. Gauges of metal, spacing and etc., shall conform to latest edition of ASHRAE construction standards for ductwork construction.
      a. Construction shall conform to SMACNA duct construction standards. All ductwork shall be sealed with duct tape and designed for 2" static pressure class.
      b. Round spiral ductwork shall be United Sheet Metal type or approved equal, installed and suspended as per manufacturer's specifications.
   4. All HVAC equipment shall be individually switched.
   5. Provide dryer vent and Bathroom exhaust fan vents. All interior exhaust fans shall be exhausted in accordance with the manufacturer's recommendations. Dryer vent systems shall be independent of all other systems and shall convey the products of combustion and moisture to the outside. Dumping of exhausted air into attic spaces is absolutely prohibited.
   6. Branch take-offs shall have splitter dampers or manual volume dampers for all supply air duct branches.
   7. Provide factory-fabricated turning vanes in all square elbows.
   8. HVAC Contractor shall install ductwork to maintain ceiling heights as established by Architect and provide all necessary offsets as required.
   9. All duct openings in walls shall be sealed airtight and soundproof.
   10. Provide combustion air to all gas fired equipment in accordance with governing codes.
   11. Required number of return air ducts per code. All return air ducts to be metal, not an unpanned joist or stud space.
   12. All flues shall be angled to penetrate behind the ridge of each unit. Refer to Roof Plans and Exterior Elevations.

ELECTRICAL

A. The Electrical Contractor shall furnish and install all electrical construction materials shown or reasonably implied on the drawings to complete the installation in a satisfactory and usable manner and in accordance with governing codes.
B. Electrical Information in the Construction Documents is only schematic. It shall be reviewed by the Contractor, Subcontractor, Suppliers and Building Officials for code compliance and sound construction practice.
C. Electrical fixtures and equipment shall be specified by the Contractor.
D. Design and Installation of Electrical shall be the responsibility of the Subcontractor
   1. Service panels to be a minimum of 30 circuit, 200 amp. Verify with the contractor, install panel with a 10% or 2 circuit minimum space around 5.
   2. Furnish and install all Bathroom fans and exhaust fans.
   3. Provide 1/2" diameter conduit piping for remote water meter reader. Final location to be coordinated with the local building department.
   4. All low voltage wiring 50 volts or less shall not be required to be in conduit unless wiring is located in hazardous areas.
   5. All conduit shall be sized according to code unless noted on the drawings.
   6. Provide and install certified 110 volt interconnected smoke detectors on a common lighting circuit, not to a separate dedicated circuit, with a 9 volt battery backup. Locations as shown in the Construction Documents and as required by the National Fire Protection Agency (NFPA) and local governing codes.
   7. Provide and install ground fault circuit interrupters (GFI) as required by the 2017 Electrical Code (NEC) or any other more restrictive local ordinance.
   8. All materials shall be new and of a quality approved by the Contractor. Materials shall bear Underwriters Laboratories, Inc. seal.
   9. Minimum power and lighting wire shall be No. 14 gauge copper or as otherwise indicated on the drawings, type THW or THHN.
   10. Electrical Subcontractor shall provide all control wiring required for interconnecting of equipment or remote controls.
   11. Electrical Subcontractor shall provide power and local disconnect switches to all power consuming equipment shown on the mechanical and plumbing drawings.
   12. Conduit is required for all 110 and 220 volt circuits (not for low voltage wiring).
   13. Contractor to provide 2 cable television connections and two telephone jacks per plan.
   MECHANICAL SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH ACCA MANUAL S BASED ON BUILDING LOADS CALCULATED IN ACCORDANCE WITH ACCA MANUAL J
   SUBMIT MANUAL J TO CITY OF ELMHURST BUILDING DEPT. PRIOR TO CALLING FOR ROUGH FRAMING INSPECTION
   PRIOR TO CALLING FOR ROUGH FRAMING INSPECTION
   PROVIDE COPY OF MANUAL J FOR ANY NEW HEATING OR COOLING EQUIPMENT TO CITY OF ELMHURST.
   HEATING SYSTEMS SHALL HAVE PROGRAMMABLE THERMOSTATS
   WINDOWS, SKYLIGHTS, AND SLIDING GLASS DOORS SHALL HAVE AN AIR INFILTRATION RATE OF NO MORE THAN 0.3 CFM PER S.F. AND SWINGING DOORS NO MORE THAN 0.5 CFM PER S.F.
   WINDOW U-FACTOR SHALL BE 0.32 OR BETTER
   LEAVE ALL MANUFACTURERS STICKERS ON WINDOWS AND DOORS UNTIL AFTER INSULATION INSPECTION
   DUCTS AND AIR HANDLING UNITS SHALL BE SEALED
   TIGHTNESS SHALL BE VERIFIED WITH DUCT PRESSURE TEST
   IF DUCT CONDITIONED SPACE, REQUIRED FOR ANY DUCTWORK OUTSIDE OF THE CONDITIONED SPACE
   TEST SHALL BE PERFORMED BY AN APPROVED OUTSIDE THIRD PARTY.
   SUBMIT TEST RESULTS TO THE CITY OF ELMHURST PRIOR TO CALLING FOR FINAL INSPECTION.
   A BLOWER DOOR TEST IS REQUIRED FOR THE ENTIRE BUILDING.
   TEST TO BE PERFORMED BY AN APPROVED OUTSIDE THIRD PARTY.
   SUBMIT TEST RESULTS TO THE ARLINGTON HEIGHTS BUILDING DEPT. PRIOR TO CALLING FOR FINAL INSPECTION.
   75% OF PERMANENTLY INSTALLED LIGHT FIXTURES SHALL HAVE HIGH EFFICIENT LAMPS

FIRE-RESISTANT CONSTRUCTION

A. The minimum rating of all fire-resistant construction shall be determined by the use, occupancy and type of building construction of the building as dictated by the 2015 IRC

   1. All Fire Separation Assemblies required to have fire-resistance ratings shall be Fire Resistant Designs tested and approved by Underwriters Laboratories Inc.. All Fire Separation Assemblies shall be constructed ONLY with approved materials and in accordance with the installation requirements as specified in the tested and rated assembly in the FIRE RESISTANCE DIRECTORY by Underwriters Laboratories Inc.. All Fire Separation Assemblies shall provide the minimum fire – resistance rating as dictated by the codes.
   2. All vertical Fire Separation Assemblies shall be continuous and extend uninterrupted from the top of the fire-resistance rated floor/ceiling assembly to the underside of the floor or roof slab or deck above and shall be attached thereto.
   3. All horizontal Fire Separation Assemblies shall be continuous. The supporting construction shall be protected to afford the required fire-resistance rating of the Fire Separation Assembly supported.
   4. All penetrations, openings and opening protectives in any fire-resistance rated assembly shall comply with the limitations as prescribed by the most recent edition of the FIRE RESISTANCE DIRECTORY by Underwriters Laboratories Inc. and the codes.
B. Fire-resistance ratings apply only to assemblies in their entirety. Independent components of the design are specifically designated for use in that assembly in order that the fire-resistance rating of the complete assembly may be achieved and are not to be interchanged or substituted.
C. EACH CONTRACTOR AND SUBCONTRACTOR IS INDIVIDUALLY RESPONSIBLE AND WILL BE HELD ACCOUNTABLE FOR THEIR WORK MEETING AND MAINTAINING STRICT COMPLIANCE WITH THE MATERIALS AND CONSTRUCTION REQUIREMENTS OF THE FIRE-RATED ASSEMBLY AS DICTATED BY UNDERWRITER'S LABORATORIES INC. AND THE CODES. NO SUBSTITUTIONS WITHOUT PRIOR APPROVAL WILL BE ALLOWED.
   ANY LIGHT FIXTURES RECESSED INTO THE BUILDING THERMAL ENVELOPE SHALL BE SEALED WITH GASKET OR CAULK AND IC RATED AND LABELED AS HAVING AN AIR LEAKAGE RATE NOT MORE THAN 2.0 CFM.

Attachment: PZC materials (37 N. Plum Grove - Final PD and P/F Plat of SUB)

Attachment: ARCHITECTURAL Plans - PERMIT SLADE STREET CROSSING - 519_y1Origin 07 N. Plum Grove Rd - PRD)

3.4.d

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DATE PAGES REVISED

01-31-24	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	1 BTH FIXTURE	HALF BATH FIXTURE	TOTAL
WATER CLOSETS	2	2	4
LAVATORY	2	1	3
BATH TUBS	-	2	-
SHOWER STALL	2	2	4
KITCHEN SINK	1	2	3
LAUNDRY TRAY	1	1	1
DISHWASHER	1	1	1
LAUNDRY MACHINE	1	2	2
HOSE BIBB	2	2D	3
		TOTAL	2F

MAPLE = 2F
HOSE BIBB = FIRE HYDRANTS

SHEET INDEX

1 COVER SHEET

2 FRONT & RIGHT SIDE ELEVATIONS/LV SCHEDULE
2A REAR & LEFT SIDE ELEVATION
2B ELEVATION OPTIONS

3 FOUNDATION PLAN
3A OPTIONAL SLAB ON GRADE PLAN

4 FIRST FLOOR PLAN

5 SECOND FLOOR PLAN / ROOF PLAN

6 FIRST FLOOR ELECTRICAL PLAN

7 SECOND FLOOR ELECTRICAL PLAN

8 WALL SECTIONS

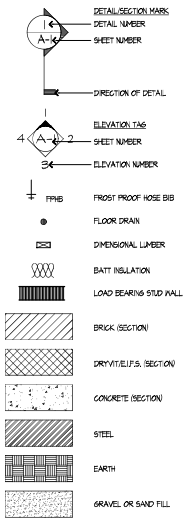
9 DETAILS / RISER DIAGRAMS

5 SPECIFICATIONS

ABBREVIATIONS

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

SYMBOLS



DESIGN LOADS

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

DISTRIBUTIVE LIVE LOADS

ATTICS w/ LIMITED STORAGE	20 P.S.F.
ATTICS w/o STORAGE	10 P.S.F.
ATTICS HABITABLE	40 P.S.F.
DECKS	40 P.S.F.
EXTENDED BALCONIES	60 P.S.F.
COURTYARDS AND WALKWAYS	200 P.S.F.
ROOMS OTHER THAN SLEEPING	40 P.S.F.
SLEEPING ROOMS	40 P.S.F.
STAIRS	40 P.S.F.

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

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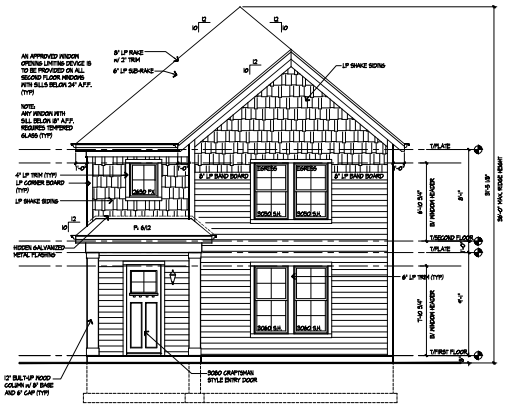


FRONT ELEVATION

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 R319) TYPICAL 4"-6" HIGH NUMBERS, COLOR CONTRASTING WITH A BACKGROUND.

NOTE: FENESTRATION SHALL BE LISTED AND LABELED BY NFRC. MAX. AIR INFILTRATION OF WINDOWS, SKYLIGHTS, AND SLIDING DOORS IS 0.03 CFM/SQFT. MAX. AIR INFILTRATION OF SWINGING DOORS IS 0.05 CFM/SQFT.

LIGHT & VENTILATION SCHEDULE

ROOM NAME	AREA	LIGHT		VENT		MECH CFM	
		REQ.	ACT.	REQ.	ACT.	REQ.	ACT.
KITCHEN/DINING	560	28.0	78.4	14.4	34.2	--	--
LIVING ROOM	28 S.F.	20.1	42.2	10.1	15.2	--	--
OFFICE	148 S.F.	5.4	30.4	5.1	15.2	--	--
POWDER ROOM	21 S.F.	--	--	--	--	50 CFM	100 CFM
LOFT	54 S.F.	4.1	28.4	4.6	15.2	--	--
MASTER BATH	148 S.F.	--	20.8	--	10.8	--	300 CFM 100 CFM
MASTER BEDROOM	250 S.F.	18.4	30.4	4.3	15.2	--	--
BEDROOM #2	144 S.F.	5.4	28.4	5.8	15.2	--	--
BEDROOM #3	144 S.F.	5.4	28.4	5.8	15.2	--	--
BATH #2	54 S.F.	--	--	--	--	50 CFM	100 CFM

ELEVATION NO

DO NOT SCALE DRAWIN

1. PROVIDE SPLASH BLOCKS DOWN SPOUTS DISCHARGIN (NOT TO DISCHARGE ACRO WALK)
2. PROVIDE DRIP CAPS AT AND DOORS
3. ALL ROOF SADDLES TO E W/ BUILDING PAPER AND S
4. REFER TO FLOOR PLANS SIZES
5. WINDOW SIZES ARE AS PE ELEVATIONS. WINDOW MFR ALL BEDROOMS HAVE EGR
6. ROOF VENTS TO BE SURE BALANCED INTAKE AND E
7. PROVIDE 12" FLASHING A HORIZONTAL TRIM
8. PROVIDE GALV. METAL FL ALL ROOF AND WALL INTE
9. FIREPLACE FLUE TO BE 3 ABOVE ANY ROOF SURFAC 10'-0" HORIZONTALLY, MIN PENETRATION ABOVE ROO
10. SAFETY GLAZING AT BATHTUB/SHOWER, SILL HE BELOW 18", EXT. DOORS AR W/ IN 24" OF DOOR (AS PE GOVERNING CODES)

EXTERIOR FINISH MAT

11. TYPICAL ROOFING WILL BE ARCHITECTURAL GRADE BL ASPHALT SHINGLES
12. TYPICAL - ALUMINUM GU DOWN SPOUTS OVER 1X8 F. WITH 1x10 FREEZE BOARD U OTHERWISE NOTED.
13. 1X2 ON 1X8 RAKE BOARD
14. TYPICAL SIDING - 1.5" N EXPOSED
15. TYPICAL TRIM - 1.5"
16. ALL EVE AND RAKE OVE 1'-0" UNLESS OTHERWISE N

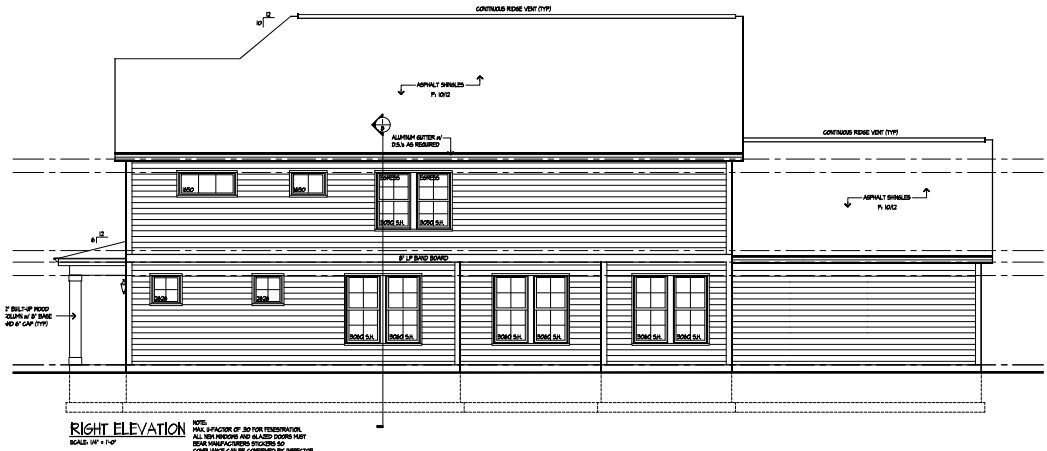
STANDARD ELEVATION NOTES

- 50 YEAR ARCHITECTURAL GRADE ASPHALT SHINGLES
- ALUMINUM GUTTERS AND DOWNSPOUTS OVER ALUMINUM FASCIA.
- 1.5" SOFFIT w/ INTERNAL VENT.
- SHEET METAL FLASHING OVER WINDOWS, DOORS AND ROOD 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 LP SHARTSIDE SIDING

HIDDEN GALVANIZED METAL FLASHING

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



RIGHT ELEVATION

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

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

REV DESCRIPTION
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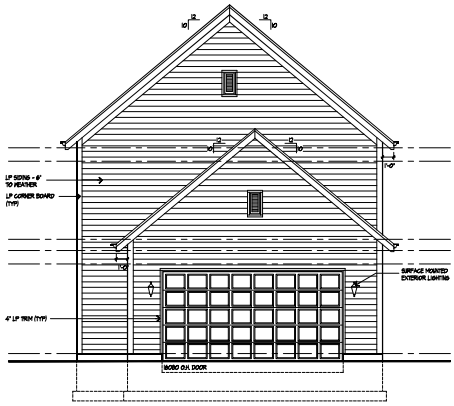
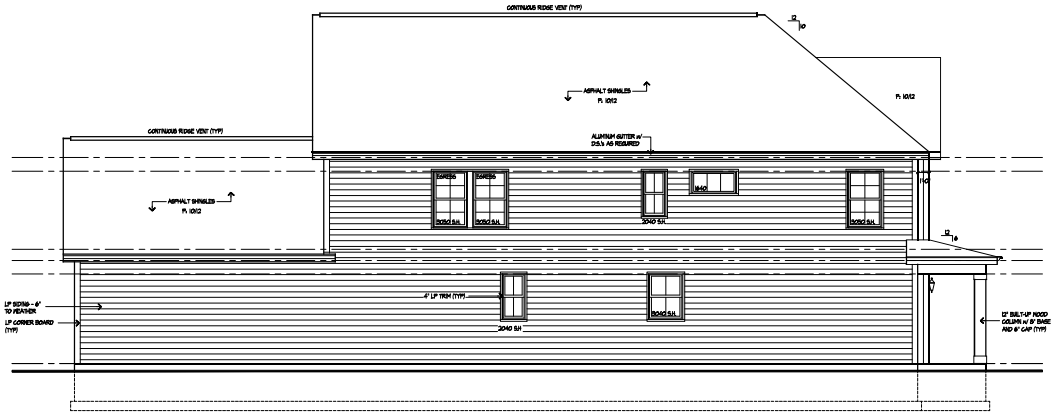


REAR ELEVATION
SCALE: 1/4" = 1'-0"



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

ELEVATION NOTES

DO NOT SCALE DRAWINGS

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

EXTERIOR FINISH MATERIA

11. TYPICAL ROOFING WILL BE ARCHITECTURAL GRADE 30 YEAR ASPHALT SHINGLES
12. TYPICAL - ALUMINUM GUTTERS / DOWN SPOUTS OVER 1X8 FASCIA WITH 1x3 FREIZE BOARD UNLESS OTHERWISE NOTED.
13. 1X2 ON 1X8 RAKE BOARD TYPIC
14. TYPICAL SIDING - 1/2" W 6" EXPOSED
15. TYPICAL TRIM - 1/4"
16. ALL EVE AND RAKE OVERHANGS 1'-0" UNLESS OTHERWISE NOTED.

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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

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15. TYPICAL TRIM - 1/4"
16. ALL EVE AND RAKE OVERHANGS
1'-0" UNLESS OTHERWISE NOTED.

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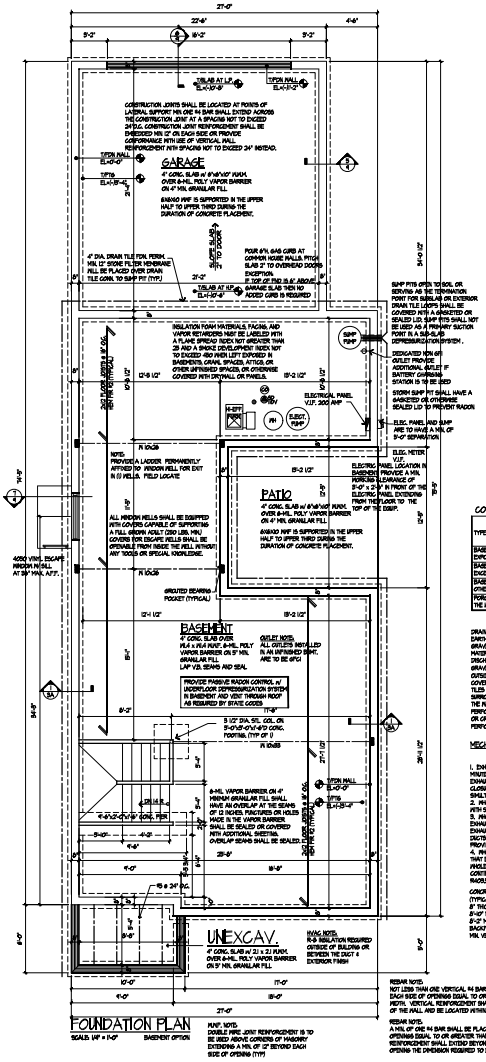

PUMP NOTE:
DOUBLE PIPE JOINT REINFORCEMENT IS TO BE SECO ABOVE CORNERS OF MASONRY EXTENDING A MIN. OF 12" BEYOND EACH SIDE OF OPENING (TYP)

REBAR NOTE:
NOT LESS THAN ONE VERTICAL #4 BAR SHALL BE PROVIDED ON EACH SIDE OF OPENING 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

COMPRESSIVE STRENGTH OF CONCRETE

ALL CONCRETE SHALL BE 6 BAG
MIN IECC AMENDMENTS

TYPE OR LOCATION OF CONCRETE CONSTRUCTION	MIN SPECIFIED COMPRESSIVE STRENGTH
	WEATHERING POTENTIAL
	SEVERE
BASEMENT WALLS, PIER & OTHER WALLS NOT EXPOSED TO THE WEATHER	2500
BASEMENT SLABS & INTERIOR SLABS ON GRADE EXCEPT GARAGE FLOOR SLABS	2500
BASEMENT WALLS, PIER 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 HABLE 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 FINISHED 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 SIEVE SIZE LARGER THAN THE TILE JOINT OPENING OR PERFORATION AND COVERED WITH NOT LESS THAN 6 INCHES (152 MM) OF THE SAME MATERIAL.

MECHANICAL / VENTILATION NOTES:

1. EXHAUST HOOD SYSTEMS CAPABLE OF EXHAUSTING IN EXCESS OF 400 CUBIC FEET PER MINUTE SHALL BE PROVIDED WITH MAKE-UP AIR AT A RATE APPROXIMATELY EQUAL TO THE EXHAUST RATE. SUCH MAKE-UP AIR SYSTEMS SHALL BE EQUIPPED WITH A MEANS OF CLOSURE AND SHALL BE AUTOMATICALLY CONTROLLED TO START AND OPERATE SIMULTANEOUSLY WITH THE EXHAUST SYSTEM.
2. WHOLE HOUSE MECHANICAL VENTILATION SYSTEMS SHALL BE DESIGNED IN ACCORDANCE WITH SECTIONS M2505.3 THROUGH M2505.6.
3. WHOLE HOUSE VENTILATION SYSTEM SHALL CONSIST OF ONE OR MORE SUPPLY OR EXHAUST FANS, OR A COMBINATION, AND ASSOCIATED DUCTS AND CONTROLS. LOCAL EXHAUST OR SUPPLY FANS ARE PERMITTED TO SERVE SUCH A SYSTEM. OUTDOOR AIR DUCTS CONNECTED TO THE RETURN SIDE OF AN AIR HANDLER SHALL BE CONSIDERED TO PROVIDE SUPPLY VENTILATION.
4. WHOLE HOUSE MECHANICAL VENTILATION SYSTEM SHALL BE PROVIDED WITH CONTROLS THAT ENABLE MANUAL OVERRIDE.
WHOLE HOUSE MECHANICAL VENTILATION SYSTEM SHALL PROVIDE OUTDOOR AIR AT A CONTINUOUS RATE OF NOT LESS THAN THAT DETERMINED IN ACCORDANCE WITH TABLE M2505.4(1).

CONCRETE FOUNDATION WALL
(TYPICAL)
8" THICKNESS OF WALLS
8'-0" MAX. HEIGHT OF WALLS
8'-0" MAX. HEIGHT OF SIDEAL BACKFILL
BACKFILL MATERIAL "CL" CLAYGRIT
MIN. VERTICAL REINF. #5 @ 32" O.C.

BASEMENT FND NOTES:

DO NOT SCALE DRAWINGS
1. TYPICAL BASEMENT SLAB:
4" CONC. SLAB IN 6"x6"x10WWM ON
6 MIL POLY VAPOR BARRIER OVER MIN.
5" GRAVEL FILL ON COMPACTED
EARTH. GARAGE SLAB:
5" THC. IN 10x20(CLINGS) INFF)
2. TYPICAL GRAVEL:
2" SLAB COVER OVER
4" GRAVEL COVER OVER
4 MIL VAPOR BARRIER
3. TYPICAL PORCH SLAB:
4" CONCRETE SLAB IN #5 REBAR @
24" O.C. OVER COMPACTED FILL
4. PROVIDE DRY CLAY BACKFILL UNDER
PORCH SLABS (UNEXCAVATED
LOCATIONS)
5. PROVIDE CIRCULAR BLOCK OUTS AT
STEEL COLUMN LOCATIONS
6. CONTROL JOINTS TO CONSIST OF "ZIP
STRIP" OR TOOLED JOINTS AS SHOWN
WITH MIN. DEPTH OF 1/4 OF SLAB
THICKNESS
7. ALL ANGLED WALLS AND FOOTINGS
ARE 45 DEGREES UNLESS OTHERWISE
NOTED
8. SLOPE CONCRETE SLAB TO FLOOR
DRAINS WITHIN 5'-0" OF DRAIN.
9. HIGH TRADES RESPONSIBLE FOR
PROVIDING AND LOCATING FOUNDATION
SLEEVES. LOCATION OF SLEEVES
FOR UTILITIES SHALL BE DETERMINED
BY BUILDER PRIOR TO CONSTRUCTION
IN ACCORDANCE WITH LOCAL CODES
10. PROVIDE 2x6 TREATED PLATES ON
ALL STEEL UNLESS OTHERWISE
NOTED.
11. ALL CONCENTRATED LOADS FROM
BEAMS OR GIRDER TRUSSES TO
TRANSFER TO FOUNDATION VIA POSTS
BEAMS OR SOLID BLOCKING.
12. TOP OF FOUNDATION IS AT (
UNLESS OTHERWISE NOTED
13. PROVIDE 1/2" DIA ANCHOR
8'-0" O.C. MAX. & 12" MAX. TH
END OF SILL PLATE. MIN. 2 PL
A MIN. OF TWICES WOD CONC
14. PROVIDE MIN. OF CONCRETE
AT BELOW SLAB UTILITY LOC
WHEN CONCRETE ENCASEMENT
UTILITY LINES IS REQUIRED, U
SHALL BE PLACED SUFFICIEN
BELOW SLAB TO ALLOW CON
COVERAGE.
15. PROVIDE ALL HIGH, ROUGH
WHEN A/C PAD LOCATION RE
PENETRATION OF POURED CO
SLAB FOR HOOK-UPS TO HVA
EQUIPMENT.
16. FIELD VERIFY LOCATIONS O
METERS, PLUMBING FIXTURES,
ELECTRICAL PANEL AND BER
LINES PRIOR TO POURING CO
SLAB.
17. ALL DESIGN REVISIONS,
ENGINEERING INSTALLATION A
LIABILITY OF SOIL CONDITIO
STRUCTURAL DESIGNS DUE TO
INADEQUATE SOILS SHALL BE
RESPONSIBILITY OF THE TRUL
DEVELOPER OR ITS SUBCON
INVOLVED WITH DESIGN AND
INSTALLATION OF SUCH AND
ARCHITECT SHALL NOT BE HE
LIABLE OR RESPONSIBLE FOR
IMPLEMENTATIONS.
18. LOCATION OF A/C SHALL BE
VERIFIED BY BUILDER PRIOR
CONSTRUCTION IN ACCORDAN
LOCAL CODES. EQUIPMENT S
BE LOCATED IN REQUIRED SE
SETBACKS.
19. BOTTOM OF STEEL COLUMNS
& CUT SHALL HAVE A CONT
INHIBITIVE PAINT OR SIMIL
20. ELECTRICAL PLAN FOR BA
HAS BEEN INCORPORATED IN
FINISHED BASEMENT PLAN ON
21. PROVIDE (2) 48" LONG #4 R
TOP & BOTTOM IN FOUNDATIO
AND AT FOOTING GRADE ON
22. FOR ADDITIONAL NOTES SE
SPECIFICATIONS AND DETAIL

3.4.e

STATE OF ILLINOIS
FREDERICK
E.
GILMORE
REGISTERED
ARCHITECT
035-020787

NO.	DESCRIPTION
	ISSUED FOR PERMIT

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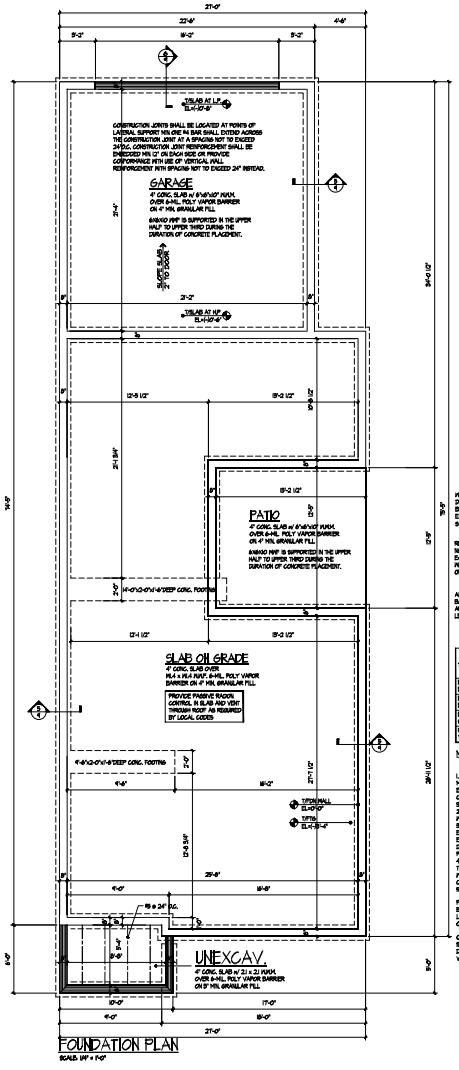
Pg. 101

Attachment: ARCHITECTURAL PLANS - PERMIT - PLAN 544 - Slade Street Crossing_v1 (1) (37 N. Plum Grove Rd - PRD)

Attachment: PZC materials (37 N. Plum Grove - Final PD and P/F Plat of SUB)



FOUNDATION PLAN

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

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

REBAR NOTE:
NOT LESS THAN ONE VERTICAL #4 BAR SHALL BE PROVIDED ON EACH SIDE OF OPENING 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.

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 FEATHERING POTENTIAL SEVERE
BASEMENT WALLS FND 1 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	5000
PORCHES, CARPORT SLABS & STEPS EXPOSED TO THE WEATHER & GARAGE FLOOR SLABS	3500 (AIR-ENTRAINED)

MECHANICAL / VENTILATION NOTES:

1. EXHAUST HOOD SYSTEMS CAPABLE OF EXHAUSTING IN EXCESS OF 400 CUBIC FEET PER MINUTE SHALL BE PROVIDED WITH MAKE-UP AIR AT A RATE APPROXIMATELY EQUAL TO THE EXHAUST RATE. SUCH MAKE-UP AIR SYSTEMS SHALL BE EQUIPPED WITH A MEANS IF CLOSURE AND SHALL BE AUTOMATICALLY CONTROLLED TO START AND OPERATE SIMULTANEOUSLY WITH THE EXHAUST SYSTEM.
2. WHOLE HOUSE MECHANICAL VENTILATION SYSTEMS SHALL BE DESIGNED IN ACCORDANCE WITH SECTIONS M0503.4 THROUGH M0503.6.
3. WHOLE HOUSE VENTILATION SYSTEM SHALL CONSIST OF ONE OR MORE SUPPLY OR EXHAUST FANS, OR A COMBINATION, AND ASSOCIATED DUCTS AND CONTROLS. LOCAL EXHAUST OR SUPPLY FANS ARE PERMITTED TO SERVE SUCH A SYSTEM. OUTDOOR AIR DUCTS CONNECTED TO THE RETURN SIDE OF AN AIR HANDLER SHALL BE CONSIDERED TO PROVIDE SUPPLY VENTILATION.
4. WHOLE HOUSE MECHANICAL VENTILATION SYSTEM SHALL BE PROVIDED WITH CONTROLS THAT ENABLE MANUAL OVERRIDE.
WHOLE HOUSE MECHANICAL VENTILATION SYSTEM SHALL PROVIDE OUTDOOR AIR AT A CONTINUOUS RATE OF NOT LESS THAN THAT DETERMINED IN ACCORDANCE WITH TABLE M0503.6(1).

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

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

ROOF CONSTRUCTION

ASPHALT SHINGLES(30 YEAR TYP.) ON ASPHALT IMPREGNATED BUILDING FELT 1/2" OSB SHEATHING INCLUDE 2x2 ROOF RAFTERS @ 16" O.C. ROOF BAFFLES AT EVERY ROOF TRUSS R-49 FIBERGLASS INSULATION IN INTERIAL V.B. SAW DRYWALL CEILING. ICE AND WATER SHIELD OR APPROVED EQUAL TO BE APPLIED HORZ. AT EAVE 18" SLOPE OF ROOF TO A POINT 24" INSIDE EXTERIOR WALL. (VERT. LAPS TO BE MIN. 5", HORZ. LAPS TO BE MIN. 6") ICE AND WATER SHIELD OR APPROVED EQUAL TO BE APPLIED TO ALL VALLEYS.

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

FASCIA AND SOFFIT

ALUMINUM GUTTER & DOWNSPOUTS WITH SPLASH BLOCKS
8" LP FASCIA OVER
ALUMINUM SOFFIT W/ INTERIAL VENTS
2" LP TRIM BOARD OVER
8" LP RAKE BOARD
4" LP BAB-RAKE

VAPOR BARRIER NOTE

INTERIAL 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 APPLIED TO TRUSSES OR JOISTS.

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

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

SECOND FLOOR CONSTRUCTION

3/4" T&G OSB SHEATHING GLUED AND NAILED
1/4" UNDERLAYMENT IN TILED AREAS
11 7/8" BCI FLR JOISTS (SEE FLOOR PLAN FOR SPACING AND SIZES)
R19 1 1/4" THERMOFAND LSL RIM JOIST
1/2" GYPSUM BOARD CEILING GLUED AND SCREWED TO UNDERSIDE OF FLOOR JOISTS

WALL CONSTRUCTION

LP "SMARTSIDE" SIDING OVER "TYVEK" WRAP (OR EQUAL) TAPE AROUND ALL WINDOW AND DOOR OPENINGS. PROVIDE R-21 BATT INSULATION IN WALL CAVITIES w/ INTERIAL V.B. ON WARM SIDE OF WALL 1/2" PLYWOOD SHEATHING w/ 2x6 FOOD STUDS @ 16" o.c. w/ 1/2" GYP. BRD. FINISH

SILL PLATE

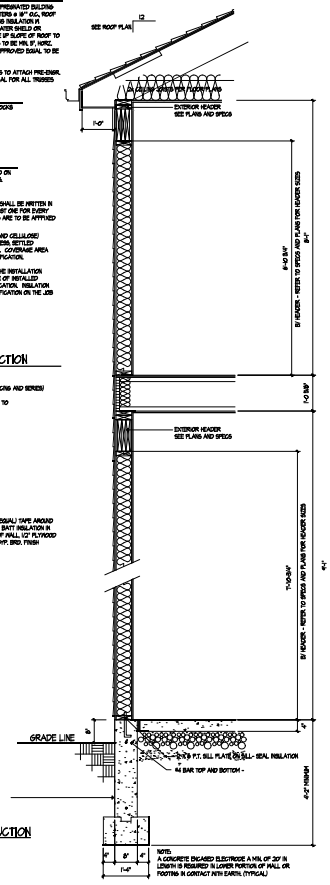
CONTINUOUS PRESSURE TREATED SILL PLATE w/ SILL SEALER 1/2" DIA. x 12" ANCHOR BOLTS w/ NUTS & WASHERS @ MAX. 6'-0" o.c. & MAX. 12" FROM CORNERS, MIN. 2 PER BOARD

NOTE:
TOP OF FOUNDATION IS TO BE A MINIMUM OF 8" ABOVE FINISH GRADE

SPRAY ON DAMP-PROOFING OR APPROVED EQUAL

CONCRETE SLAB CONSTRUCTION

4" CONC. SLAB w/ 6x6 W.W.F.
6-MIL POLY VAPOR BARRIER
OVER MINIMUM 4" COMPACTED GRAVEL
OVER COMPACTED EARTH
GRAVEL TO BE MINIMUM 4" WASHED STONES



1 FRAME WALL SECTION

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

BASEMENT FND NOTES:

DO NOT SCALE DRAWINGS
1. TYPICAL BASEMENT SLAB:
4" CONC. SLAB IN 6"x6"x10W/WWM ON 6 MIL POLY VAPOR BARRIER OVER MIN. 5" GRAVEL FILL ON COMPACTED EARTH. GARAGE SLAB:
5" THC. IN 10x10x10W/G WWF)
2. TYPICAL GRAVEL:
2" SLAB COVER OVER
4" GRAVEL COVER OVER
4 ML VAPOR BARRIER
3. TYPICAL PORCH SLAB:
4" CONCRETE SLAB IN 10 REBAR @ 24" O.C. OVER COMPACTED FILL
4. PROVIDE DRY CLAY BACKFILL UNDER PORCH SLABS (UNEXCAVATED LOCATIONS)
5. PROVIDE CIRCULAR BLOCK OUTS AT STEEL COLUMN LOCATIONS
6. CONTROL JOINTS TO CONSIST OF "ZIP STRIP" OR TOOLED JOINTS AS SHOWN WITH MIN. DEPTH OF 1/4 OF SLAB THICKNESS
7. ALL ANGLED WALLS AND FOOTINGS ARE 45 DEGREES UNLESS OTHERWISE NOTED
8. SLOPE CONCRETE SLAB TO FLOOR DRAINS WITHIN 8'-0" OF DRAIN.
9. HVAC TRADES RESPONSIBLE FOR PROVIDING AND LOCATING FOUNDATION SLEEVES. LOCATION OF SLEEVES FOR UTILITIES SHALL BE DETERMINED BY BUILDER PRIOR TO CONSTRUCTION IN ACCORDANCE WITH LOCAL CODES
10. PROVIDE 2x6 TREATED PLATES ON ALL STEEL UNLESS OTHERWISE NOTED.
11. ALL CONCENTRATED LOADS FROM BEAMS OR GIRDER TRUSSES TO TRANSFER TO FOUNDATION VIA POSTS BEAMS OR SOLID BLOCKING.
12. TOP OF FOUNDATION IS AT (
UNLESS OTHERWISE NOTED
13. PROVIDE 1/2" DIA ANCHOR (
8'-0" O.C. MAX. & 12" MAX. TH
END OF SILL PLATE. MIN. 2 PE
A MIN. OF TRICHES AND CONC
14. PROVIDE MIN. 4" CONCRETE
AT BELOW SLAB UTILITY LOC
WHEN CONCRETE ENCASEMENT
UTILITY LINES IS REQUIRED, U
SHALL BE PLACED SUFFICIEN
BELOW SLAB TO ALLOW CON
COVERAGE.
15. PROVIDE ALL HIGH, ROUGH-
WHEN A/C PAD LOCATION RE
PENETRATION OF POURED CO
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16. FIELD VERIFY LOCATIONS O
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17. ALL DESIGN REVISIONS,
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18. LOCATION OF A/C SHALL BE
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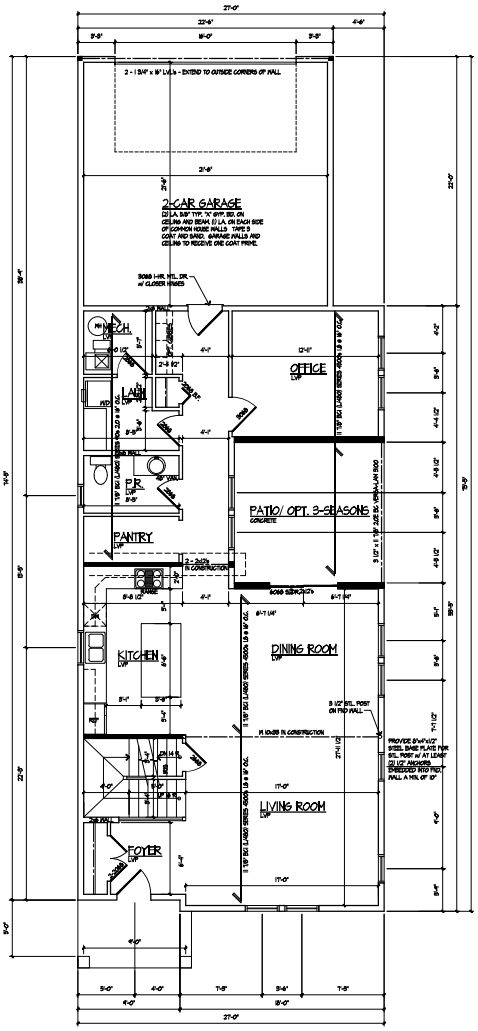
19. BOTTOM OF STEEL COLUMN
& CUT SHALL HAVE A CONT
INHIBITIVE PAINT OR EQUAL.
20. ELECTRICAL PLAN FOR BA
HAS BEEN INCORPORATED IN
FINISHED BASEMENT PLAN OR
21. PROVIDE 12 x 18" LATER IN R
TOP & BOTTOM IN FOUNDATIO
AND AT FOOTING GRADE CHA
22. FOR ADDITIONAL NOTES SE
SPECIFICATIONS AND DETAIL

Attachment: PZC materials (37 N. Plum Grove - Final PD and P/F Plat of SUB)



FIRST FLOOR PLAN

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 "SHP-KIT" 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 8d 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.

2018 ILLINOIS ENERGY CONSERVATION NOTES:

1. A PERMANENT CERTIFICATE SHALL BE POSTED ON OR IN THE ELECTRICAL DISTRIBUTION PANEL. WHEN ELECTRICAL SERVICE INSPECTION IS COMPLETED, WHICH PROVIDES THE R-VALUES OF THE INSULATION INSTALLED, THE U-FACTORS, AND THE TYPES OF EFFICIENCIES OF HEATING, COOLING, AND SERVICE WATER HEATING EQUIPMENT, MUST BE COMPLETED BY THE BUILDER OR A REGISTERED DESIGN PROFESSIONAL.
2. INSULATION AND FENESTRATION - THE BUILDING THERMAL ENVELOPE SHALL MEET THE REQUIREMENTS OF TABLE R402.1.1
3. AIR LEAKAGE - THE BUILDING THERMAL ENVELOPE SHALL COMPLY WITH N1102.4.1.2
4. ONE PROGRAMMABLE THERMOSTAT FOR EACH SEPARATE HEATING AND COOLING SYSTEM. INSTALLY PROGRAMMED MAX TO DEGREES HEAT AND NOT LOWER THAN 78 DEGREES COOLING.
5. N/A
6. SEALING - DUCTS, AIR HANDLERS, AND FILTER BOXES SHALL BE SEALED. DUCT TIGHTNESS TEST - NOT REQUIRED IF DUCTS WITHIN BUILDING THERMAL ENVELOPE.
7. BUILDING CAVITIES - BUILDING FRAMING CAVITIES CHALL NOT BE USED AS DUCTS OR PLENUMS.
8. MECHANICAL SYSTEM PIPING - UPS DEGREES OR 40 DEGREES INSULATE WITH MINIMUM R-3. CIRCULATING HOT WATER SYSTEM PUMP MUST 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 M1507.3.3(1) OUTDOOR AIR INTAKES AND EXHAUST SHALL HAVE AUTOMATIC OR GRAVITY DAMPERS.
LIGHTING EQUIPMENT - A MINIMUM OF 10% 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 S.F. AND SWINGING 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 UNTIL AFTER INSULATION INSPECTION

JACK STUD REQUIREMENTS FOR 16" STUD SPACING

SIZE OF OPENING (FEET-INCHES)	No. OF JACK STUDS	No. OF KING STUDS
UP TO 3'-6"	1	1
> 3'-6" TO 5'-0"	1	2
> 5'-0" TO 5'-6"	2	2
> 5'-6" TO 8'-0"	2	2
> 8'-0" TO 10'-6"	2	3
> 10'-6" TO 12'-0"	3	3
> 12'-0" TO 15'-0"	3	3
> 15'-0" TO 16'-0"	3	4
> 16'-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 IMC. AUTOMATIC AIR INTAKES AND EXHAUSTS SHALL HAVE AUTOMATIC OR GRAVITY DAMPERS THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING.

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

NOTES:

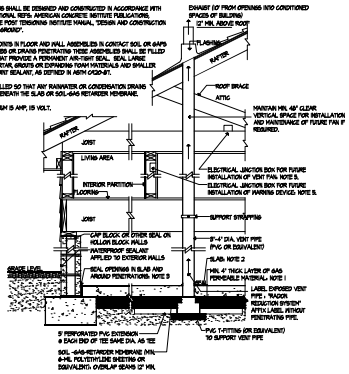
1. ALL CONCRETE SLABS THAT COME IN CONTACT WITH THE GROUND SHALL BE LAID OVER A 6-MIL PERMEABLE MATERIAL MADE UP OF EITHER A MINIMUM 4" THICK UNIFORM LAYER OF CLEAN AGGREGATE, OR A MINIMUM 4" THICK UNIFORM LAYER OF SAND. OVERLAIN BY A LAYER OR STRIPS OF MANUFACTURED MATTING DESIGNED TO ALLOW THE LATERAL FLOW OF SOIL GASES.

2. ALL CONCRETE FLOOR SLABS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH LOCAL BUILDING CODES. ADDITIONAL REFS: AMERICAN CONCRETE INSTITUTE PUBLICATIONS, "ACI302.1R" & "ACI302R", OR THE POST TENSIONING INSTITUTE MANUAL, "DESIGN AND CONSTRUCTION OF POST-TENSIONED SLABS ON GROUND".

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

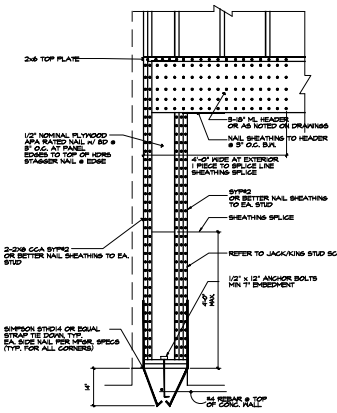
4. VENT PIPES SHALL BE INSTALLED SO THAT ANY RAINWATER OR CONDENSATION DRAINS DOWNWARD INTO THE GROUND BENEATH THE SLAB OR SOIL-GAS RETARDER MEMBRANE.

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



PASSIVE SUB-SLAB DEPRESSURIZATION
RADON CONTROL SYSTEM FOR NEW CONSTRUCTION

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



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 5 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 SIGN 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 MFRS. 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 EMRESS OPENING OF 5.7 SQ. FT. WITH MIN. DIMENSION OF 24" IN HEIGHT AND 20" IN WIDTH AND SILL HEIGHT NO GREATER THAN 44" ABOVE FLOOR.
9. WALLS OVER 10 FEET HIGH SHALL HAVE BRACING/BRIDGING LOCATED AT JOINT SHEATHING.
10. ALL HANDRAIL BALUSTERS TO BE SPACED SUCH THAT 4" SPHERE CAN NOT PASS BETWEEN BALUSTERS.
11. ALL ELECTRICAL AND MECHANICAL EQUIPMENT 8 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"x3"x1/4" ANGLES UNLES OTHERWISE NOTED.

REV	DESCRIPTION
	PERMIT SET
	BUILDER SET

Rick Gilmore, FAIA
Fellow of the Association of Licensed

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PLAN 544
PALATINE, IL 60067

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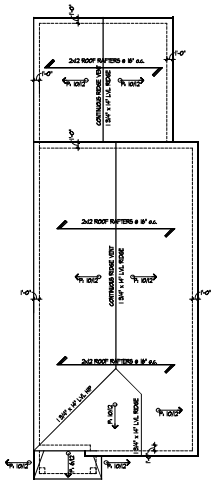
Attachment: PZC materials (37 N. Plum Grove - Final PD and P/F Plat of SUB)



ROOF PLAN

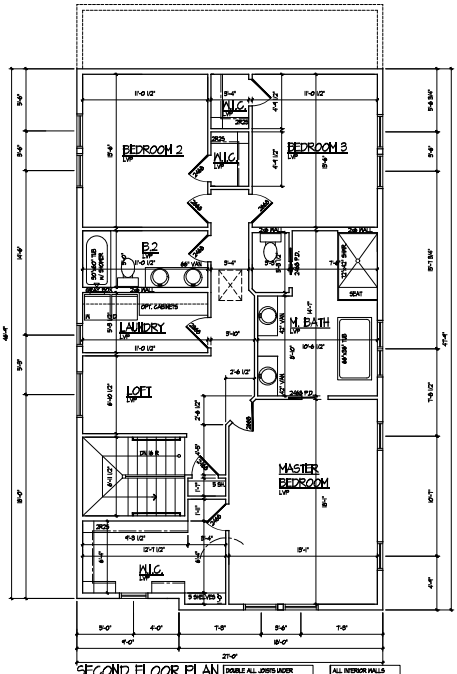
SCALE: 1/8" = 1'-0"

TRIO BUILDING HOUSE ROOF:
1455 SQ. FT. OF ATTIC AREA TO BE VENTED
1455 X 1/300 = 5.21 SQ. FT. FREE AREA REQUIRED TOTAL
5.21 X 144 = 750.0 SQ. IN. (2 = 375.0)
375.0/50 = 8.5 (1 ROOF VENTS REQUIRED)
375.0/24 = 15.60 (16 SOFFIT VENTS REQUIRED)

GARAGE ROOF:
520 SQ. FT. OF ATTIC AREA TO BE VENTED
520 X 1/300 = 1.73 SQ. FT. FREE AREA REQUIRED TOTAL
1.73 X 144 = 249.0 SQ. IN.
249.0/24 = 10.3 (10 SOFFITS VENT REQUIRED)

NOTE:
ALL ROOF TRUSSES ARE TO TRANSFER LOADS TO EXTERIOR WALLS

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


BEDROOM 2
BEDROOM 3
W.I.C.
W.I.C.
B.2
LAUNDRY
M. BATH
LOFT
MASTER BEDROOM
W.I.C.
OPT. CABINETS
SEAT
DN. W. R.
9 SHELVES
2x8 FLR.
2x8 WALL
2x8 FLR.
2x8 WALL
2x8 FLR.
2x8 WALL

1. KITCHEN: ALL 125-VOLT, SINGLE PHASE 15 AND 20-AMP RECEPTICLES THAT SERVE COUNTERTOP SURFACES SHALL HAVE A GROUND FAULT CIRCUIT INTERRUPTER PROTECTION FOR PERSONNEL.
2. BATHROOMS: ALL 125-VOLT, SINGLE PHASE 15 AND 20-AMP RECEPTICLES INSTALLED SERVE IN BATHROOMS SHALL HAVE A GROUND FAULT CIRCUIT INTERRUPTER PROTECTION FOR PERSONNEL.
3. BEDROOM OUTLETS: ALL BRANCH CIRCUITS THAT SUPPLY 125-VOLT, SINGLE PHASE 15 AND 20-AMP RECEPTICLES INSTALLED IN DWELLING UNITS SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER LISTED TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CIRCUIT
4. RECESSED FIXTURES INSTALLED IN THE BUILDING ENVELOPE (SECOND FLOOR CEILING) ARE TO BE "IC" RATED OR INSTALLED IN A SEALED BOX CONSTRUCTED OF A MIN.½" THICK WALLBOARD.
5. METAL TUBING IS TO BE PROVIDED FOR REMOTE WATER METER READER. COORDINATE LOCATION WITH BUILDING INSPECTOR.
6. MINIMUM OF 50% OF PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH EFFICACY LIGHTS.
7. SURFACE MOUNTED INCANDESCENT FIXTURES ARE TO BE INSTALLED NO CLOSER THAN 12" TO THE NEAREST STORAGE SPACE. SURFACE MOUNTED FLUORESCENT FIXTURES ARE TO BE INSTALLED NO CLOSER THAN 6" TO THE NEAREST STORAGE SPACE. RECESSED INCANDESCENT AND FLUORESCENT FIXTURES WITH COMPLETELY ENCLOSED LAMP NO CLOSER THAN 6" TO THE NEAREST STORAGE SPACE.
8. ALL 120 VOLT, SINGLE PHASE, 15 AND 20 AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, REC ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT INTERRUPTER, COMBINATION TYPE, INSTALLED TO PROVIDE PROTECTION OF THE CIRCUIT. ALL RECEPTACLES SHALL BE LISTED TAMPER RESISTANT RECEPTACLES.
9. ALL STAIRWAYS SHALL BE PROVIDED WITH A LIGHT IN THE IMMEDIATE VICINITY OF EACH AND EVERY LANDING OF THE STAIRWAY, INCLUDING TOP AND BOTTOM. THE CONTROL FOR THESE LIGHTS SHALL BE A 3-WAY SWITCH LOCATED AT THE TOP AND BOTTOM OF THE STAIRS.
10. SEPARATE CIRCUITS SHALL BE PROVIDED FOR ALL RANGES, OVENS, WATER HEATERS, LAUNDRY, GARBAGE DISPOSAL, MICROWAVE, COMPACTOR, DISHWASHER, FOOD FREEZER, REFRIGERATOR, WHOLE HOUSE VACUUM, TUBS WITH PUMPS, STEAM GENERATORS, SUMP AND EJECTOR PUMPS, FURNACES, AND AIR CONDITIONERS.
11. CONVENIENCE 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 404.1

A LIGHT FIXTURE SHALL BE INSTALLED WITHIN 3 FEET OF THE ELECTRICAL PANEL PER SECTION VAH 54.1.A

THE DISHWASHER SHALL HAVE A DISCONNECT SWITCH LOCATED ON THE WALL IN THE IMMEDIATE VICINITY OF THE APPLIANCE PER SECTION VAH 52.55

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.

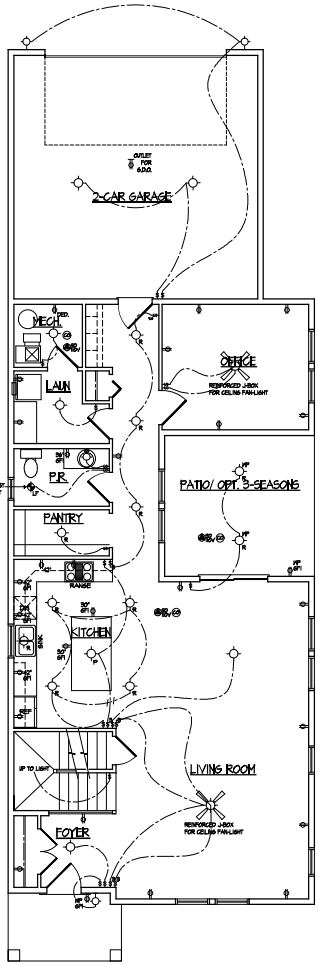
LIGHT/EXHAUST FAN COMBINATION FIXTURE SHALL HAVE A DEDICATED SWITCH TO OPERATE THE FAN.

PROVIDE ARC-FAULT PROTECTION (AFCI) FOR OUTLETS AND DEVICES IN THE KITCHEN, FAMILY ROOM, OFFICE/DENS ROOM, DINING ROOM, LIVING ROOM, BEDROOMS, CLOSETS, PANTRY, HALLS, LAUNDRY ROOM AND MEDROOM, 2011 NEC 210.12(A)

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

LOW VOLTAGE WIRING THAT IS INACCESSIBLE SHALL BE IN PVC 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 SYMBOLS

ALL EXTERIOR WP GFI OUTLETS SHALL BE EQUIPPED WITH "IN USE" COVERS

- SINGLE POLE SWITCH
- THREE POLE SWITCH
- FOUR POLE SWITCH
- WEATHER PROOF SWITCH/GROUND FAULT INTERRUPTER
- PHOTOCELL
- WEATHER PROOF OUTLET GROUND FAULT INTERRUPTER W/ "IN USE" BUBBLE COVER
- SINGLE OUTLET
- DUPLEX OUTLET
- DUPLEX OUTLET - ONE HALF SWITCHED
- 220 VOLT OUTLET
- THERMOSTAT
- JUNCTION BOX
- GARBAGE DISPOSAL
- 110 VOLT SMOKE DETECTOR INTER-CONNECTED W/ BATTERY BACKUP
- CARBON MONOXIDE ALARM
- DS DOOR BELL BUTTON
- DOOR BELL CHIMES
- TELEPHONE OUTLET
- TV CABLE TELEVISION OUTLET
- INTERCOM
- ELECTRICAL PANEL
- ELECTRICAL METER
- WP INDICATES WATERPROOF
- GFI INDICATES GROUND FAULT INTERRUPT
- HEAT LAMP
- FAN
- FAN / LIGHT
- FAN / LIGHT / HEAT LAMP
- EMERGENCY LIGHT WITH BATTERY BACKUP

INCANDESCENT LIGHT FIXTURES

- SURFACE MOUNTED FIXTURE
- SURFACE MOUNTED FIXTURE WITH FULL CANAN
- WALL MOUNTED FIXTURE
- RECESSED FIXTURE
- RECESSED EYEBALL FIXTURE
- 2' LIGHT TRACK - NUMBER INDICATES LENGTH (FEET)
- 24" STRIP LIGHT - NUMBER INDICATES LENGTH (INCHES)

FLUORESCENT LIGHT FIXTURES

- 1 x 4
- 2 x 4
- 2 x 2
- 4 x 4

DIMENSIONS WITH SYMBOL INDICATES HEIGHT ABOVE FLOOR

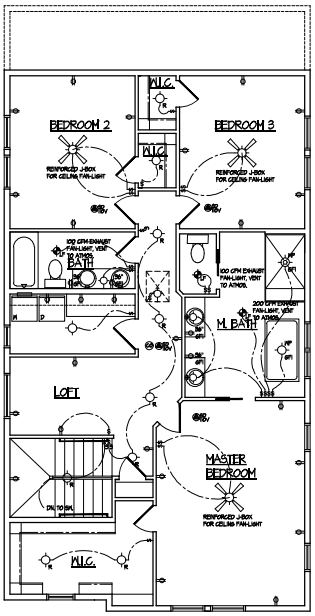
ELECTRICAL PLAN NOTES:

DO NOT SCALE DRAWINGS

1. ELECTRICAL CONTRACTOR IS TO SUPPLY REQUIRED DIRECT WORK-UPS AND CUTOUTS.
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 120 V WIRED IN SERIES W/ BATTERY BACK UP INTERCONNECTED TO ALL OTHERS. MIN. 15-0" FROM A 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 AL GOVERNING CODES.
7. GROUND FAULT FOR SERVICE DISTRIBUTION TO BE LOCATED ON STREET SIDE OF WATER METER.
8. GROUND WIRE FOR SERVICE DISTRIBUTION 6# TO STREET SIDE OF WATER METER AND JUMPER ACROSS METER. METER SOCKET SHALL HAVE DRIVEN GROUND ROD.
9. PROVIDE 1/2" CONDIT FROM WATER METER THROUGH OUTSIDE WALL FOR REMOTE METER READER. LOCATE NEAR GAS METER
10. PROVIDE AN EXTERIOR DISCONNECT SWITCH ON THE ELECTRIC SERVICE.
11. ALL NON-DEDICATED OUTLETS IN THE BASEMENT SHALL BE 125 VOLT, 15 OR 20 AMP GFI PROTECTED RECEPTACLES.
12. PROVIDE CLOSED LAMPS ON ALL FLUORESCENT FIXTURES.

Attachment: ARCHITECTURAL PLANS - PERMIT - PLAN 544 - Slade Street Crossing_v1 (1) (37 N. Plum Grove Rd - PRD)

Attachment: PZC materials (37 N. Plum Grove - Final PD and P/F Plat of SUB)



SECOND FLOOR ELECT. PLAN

SCALE 1/4"=1'-0"

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

ALL RECEPTACLES SHALL BE TAMPER RESISTANT.

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ELECTRICAL PLAN NOTES:

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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 10 V WIRED IN SERIES W/ BATTERY BACK UP INTERCONNECTED TO ALL OTHERS. WIL 15-0' FROM AL 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.
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7. GROUND FAULT FOR SERVICE DISTRIBUTION TO BE LOCATED ON STREET SIDE OF WATER METER.
8. GROUND WIRE FOR SERVICE DISTRIBUTION GO TO STREET SIDE OF WATER METER AND JUMPER ACROSS METER. METER SOCKET SHALL HAVE DRIVEN GROUND ROD.
9. PROVIDE 1/2" CONDUIT FROM WATER METER THROUGH OUTSIDE WALL FOR REMOTE METER READER. (LOCATE NEAR GAS METER)
10. PROVIDE AN EXTERIOR DISCONNECT SWITCH ON THE ELECTRIC SERVICE.
11. ALL NON-DEDICATED OUTLETS IN THE BASEMENT SHALL BE 125 VOLT, 15 OR 20 AMP GFI PROTECTED RECEPTACLES.
12. PROVIDE CLOSED LAMPS ON ALL FLUORESCENT FIXTURES.

ELECTRICAL SYMBOLS

ALL EXTERIOR, WP GFI OUTLETS SHALL BE EQUIPPED WITH "IN USE" COVERS

- SINGLE POLE SWITCH
- THREE POLE SWITCH
- FOUR POLE SWITCH
- WEATHER PROOF SWITCH/WRGROUND FAULT INTERRUPTER
- PHOTOCELL
- S & WEATHER PROOF OUTLET GROUND FAULT INTERRUPTER W / IN USE BUBBLE COVER
- SINGLE OUTLET
- DUPLEX OUTLET
- DUPLEX OUTLET - ONE HALF SWITCHED
- 220 VOLT OUTLET
- THERMOSTAT
- JUNCTION BOX
- GARBAGE DISPOSAL
- SD 10 VOLT SMOKE DETECTOR INTER-CONNECTED W/ BATTERY BACKUP
- CO CARBON MONOXIDE ALARM
- DB DOOR BELL BUTTON
- DOOR BELL CHIMES
- TELEPHONE OUTLET
- HTV CABLE TELEVISION OUTLET
- INTERCOM
- ELECTRICAL PANEL
- ELECTRICAL METER

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

INCANDESCENT LIGHT FIXTURES

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

FLUORESCENT LIGHT FIXTURES

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

WP INDICATES WATERPROOF

GFI INDICATES GROUND FAULT INTERRUPT

DIMENSIONS WITH SYMBOL INDICATES HEIGHT ABOVE FLOOR

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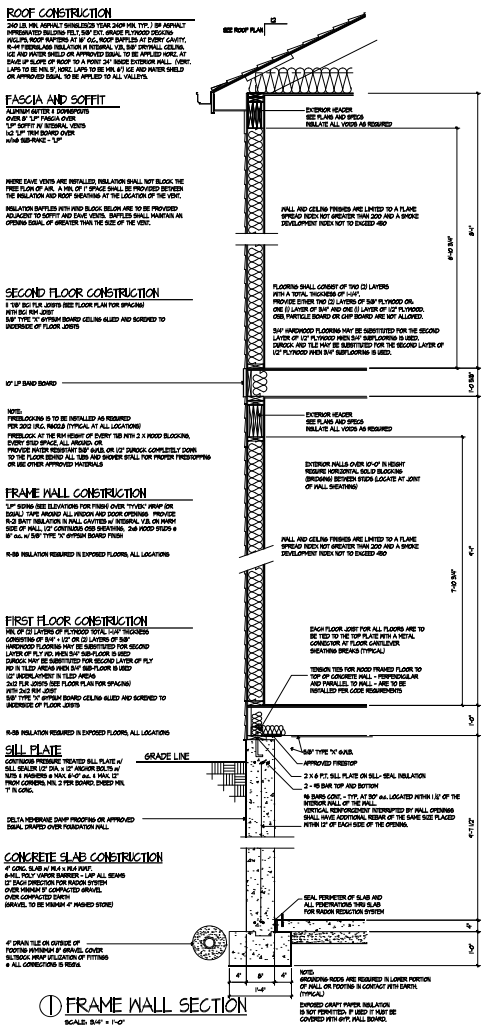
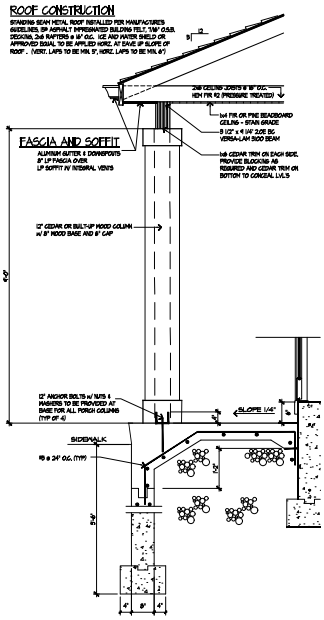


① FRAME WALL SECTION

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



② PORCH SECTION

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

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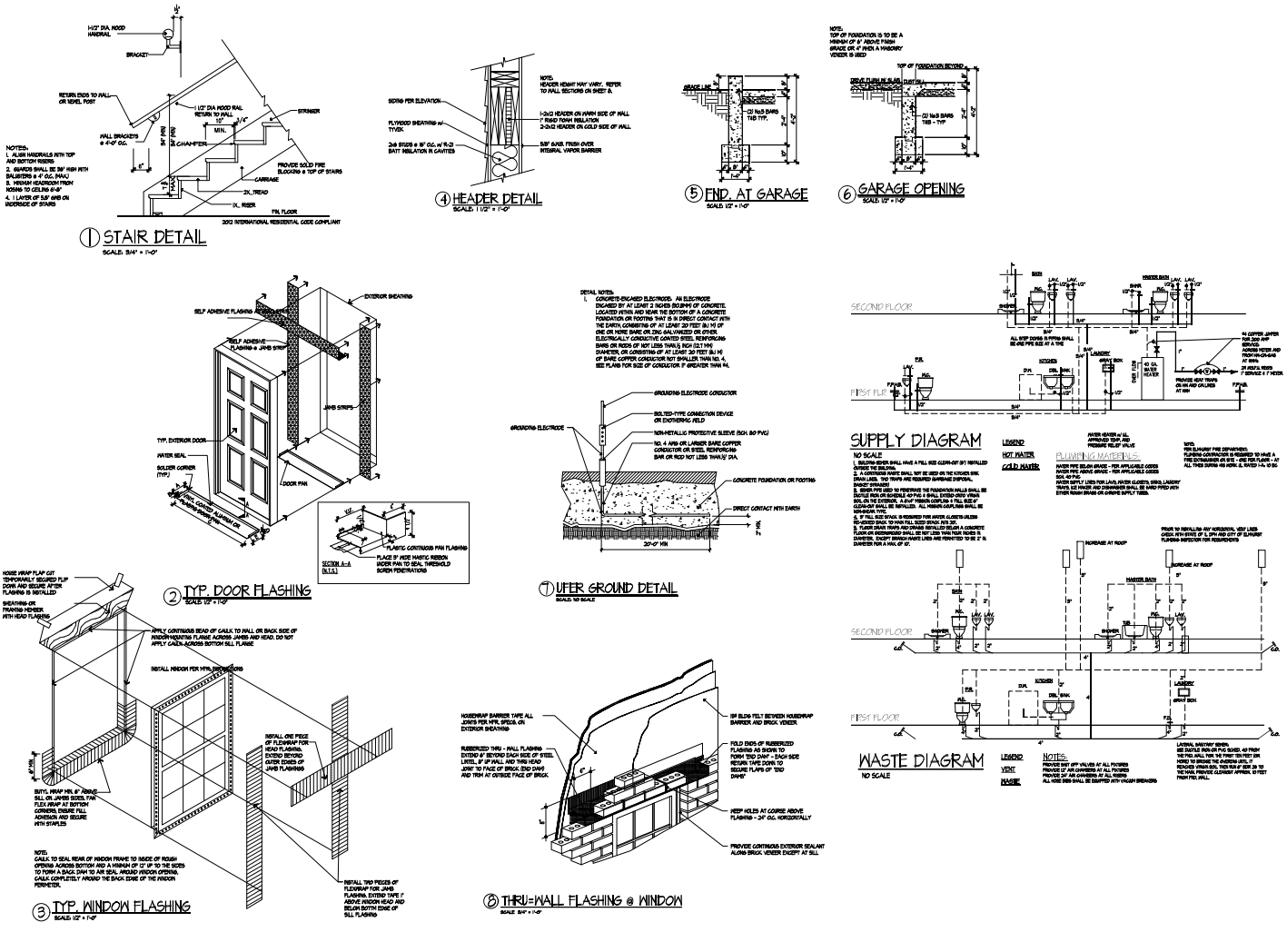

Attachment: PZC materials (37 N. Plum Grove - Final PD and P/F Plat of SUB)

GENERAL REQUIREMENTS

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

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

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

3. DESIGN LOADS

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

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

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

SITE WORK

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

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

CONCRETE

All work to be done as indicated in the drawings and in accordance with accepted standards of good practice, governing codes and shall comply with the following: ALL CONCRETE TO BE 6 BAG MIX

A. Portland Cement: ASTM C94. Unless noted otherwise, concrete shall have a 28 day compressive strength of 3,000 PSI.
B. Reinforcing Steel: ASTM A615, Grade 60, deformed bars.
C. Welded Wire Fabric: ASTM A185, 6 inch x 6 inch x No. 10 x 10. GARAGE FLOOR TO HAVE 6 X 6 6/8 WWF
D. Coarse Aggregate: Clean crushed stone or natural gravel, conforming to ASTM C33, and not larger than 3/4 inch for slabs or 1-1/2 inch for foundations and footings.
E. Fine Aggregate: Washed natural sharp sand without clay content.
F. Water: Potable
G. Vapor Barrier: 6 mil (0.15 mm) polyethylene film.
H. Equipment Joints: Asphalt saturated fiber type filler strips; 1/2 inch thick by the full thickness of the slab.
I. Concrete Finishes: Install concrete slabs with monolithic finish. Screed the surface slab a straightedge finish to required level, and steel trowel to a smooth hard finish. Broom finished where so indicated in the Construction Documents.
J. Curing: Protect flat surfaces, not in contact with forms, against loss of moisture for not less than 7 days by approved methods.
K. Slump for normal weight concrete shall be as follows:
   1. Footings, walls and walls — 4 in. – 6 in.
   2. Slabs — 3 in. – 5 in.
   3. If mechanical vibrators are used, reduce slump by one third.
L. Do not increase the water ratio in concrete for easier movement of concrete in the formwork.
M. All exterior concrete to have 6 percent air entrainment.
N. Unless noted otherwise, all slabs on grade shall be a minimum 4 inch thick and placed over a minimum of 4 inches of compacted sand or approved gravel fill. Interior slabs shall be placed over a stabilized polyethylene vapor barrier.
O. Subcontractor shall be responsible for the size, location and installation of required steel reinforcing in footings and walls per local codes or specific soil conditions, whichever is more restrictive.
P. Footing sizes shown are typical only for the stated soil pressure and consistent compaction.
Q. Set 1/2 inch diameter anchor bolts in the foundation wall at 6'-0 o/c maximum spacing and at no more than 12 inches in from each corner and both sides of all openings. The bolts shall be embedded in the foundation wall not less than 8 inches.
R. Beam pockets shall be provided for all beams supported by concrete, unless noted otherwise, and shall comply with the following:
   1. Minimum bearing 4 inches
   2. Height and width as required by the beam.
   3. 2" nominal pressure treated lumber beneath full bearing of wood beams.

MASONRY

Provide masonry veneer anchorage per local codes.

METALS

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

CARPENTRY AND MILLWORK

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

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

2. GRADING
   Provide lumber and materials meeting or exceeding the following standards of quality. All framing members shall be grade stamped.
   A. Allowable stress for Framing Members:

1.	Modulus of Elasticity	1,300,000 PSI
2.	Fiber Bending – Single	850 PSI
	– Repetitive	977 PSI
3.	Horizontal Shear	70 PSI
4.	Bearing	405 PSI
5.	Compression parallel to grain	675 PSI

3. MATERIALS
   A. Moisture:
      All wood in contact with concrete or masonry shall be pressure treated.
   B. Metal Connectors:
      1. Simpson as detailed or equivalent.
      2. Install joist and beam hangers capable of supporting the maximum allowable load of the joist or beam being supported.
      3. Steel items to comply with ASTM A7 or ASTM A36.
      4. Use Galvanized Steel at all exterior locations.
   C. Nailings:
      1. Per applicable code for common wire nails.
      2. All plywood diaphragms shall have cement coated or ring shank ply nails.
      3. Use 16d's at 16" o/c when nailing 2-2x members together.
      4. Use 2 rows of 16d's at 16" o/c when nailing 3-2x members together.
      5. A positive connection must be provided for all free standing posts.
   D. Trusses:
      1. Provide wood trusses able to sustain the stated loads for the spans, profiles and arrangement shown in the Construction documents. Truss layout is schematic only. Truss manufacturer and/or engineer shall be responsible for the design, including spacing, of all trusses and shall submit shop drawings sealed by a registered engineer for approval by the Contractor and the City of Elmhurst.
      2. All roof trusses are to be designed for no attic storage unless noted otherwise.
   E. Sheathing:
      1. Roof: 5/8" nominal thickness Ext. Grade Plywood roof panels with panel edge clips, span rating per Structural Board Assoc.(SBA)
      2. Floor: per plans
      3. Walls: 1/2" plywood or OSB
   F. Laminated Veneer Lumber:
      1. All members referred to as "Micro-Lam" shall be Laminated Veneer Lumber.
      2. Provide glue-laminated veneer lumber beams of the dimension and quantity indicated in the Construction Documents. Unless noted otherwise, fasten multiple beams together in strict accordance with the manufacturer's specifications.
      3. Allowable Stresses

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

4. FRAMING
   A. Stud walls:
      1. All studs to have full bearing on plate.
      2. Not less than (3) studs shall be installed at every corner of an exterior wall.
      3. Stud spacing for all exterior walls and bearing walls shall be 16" o/c unless noted otherwise. Stud spacing for all interior walls shall be 16"o/c unless noted otherwise.
      4. Studs shall be a minimum standard or stud grade lumber unless noted otherwise.
      5. Studs shall be a minimum of 2x4 nominal with the side face perpendicular to the wall.
      6. All top plates to be 2-2x as indicated on drawings with minimum lap splice of 48" with butt joints occurring over studs. Plates are to overlap at corners and be the same size as the studs.
      7. All walls greater than 10'-0 in height shall be 2x6 studs unless noted otherwise and shall have blocking (horiz. bridging) at mid point or at joint in sheathing
      8. Framing contractor shall provide backing as required for all light fixtures, cabinets, wardrobes, brackets, handles, drywall, etc.
      9. Provide "Bow-Out" framing behind all heat supplies in walls common to the Garage so as to allow a full 3 1/2" insulation batt behind the heat supply duct.
      10. 4'x8'x1/2" OSB bracing shall be provided around the perimeter of the house for all exterior walls.
      They shall be placed at an angle not greater than 60 degrees nor less than 45 degrees from horizontal.
      NOTE: Entire structure to be sheathed with 1/2" panels (OSB or PLYWOOD ONLY)
   B. Posts:
      1. Provide 3-2x4 or 1-4x6 post under all beams or headers greater than 6'-0 in length and under all girder trusses unless noted otherwise.
      2. A single trimmer shall be provided on each side of openings less than 6'-0 in width and double trimmers shall be provided on each side of openings that are greater than 6'-0 in width unless noted otherwise.
   C. Beams, Headers, Joists and Rafters:
      1. Set all beams, headers, joists and rafters with crown side up.
      2. Provide (2) 2x12 headers w/1/2" plywood filler over all exterior openings (2x4 Construction) Provide (3) 2x12 headers w/1/2" plywood fillers (2x6 Construction) unless otherwise noted.
      3. Provide (2) 2x12 headers over all interior openings unless otherwise noted (2x4 wall).
      Provide (3) 2x12 headers over all interior openings unless otherwise noted (2x6 wall).
      4. All headers and beams are to be free from splits, check and shakes.
      5. All joists, headers, beams and rafters shall have a minimum solid bearing of 2" at each end.
      6. Provide double header joists and trimmers at all floor openings.
      7. Provide double joist under parallel partitions and solid blocking under perpendicular partitions. Split joists under parallel partitions to allow for heating, plumbing and electrical trades. Double all joists under all water, baths, showers, washing machines, whirlpools, water heaters or special loading.
      8. Support of bearing partitions perpendicular to joists shall not be offset from such support by a distance greater than the depth of the joists.
      9. All 2x floor joists to have 1x3 cross bridging at 8'-0 o/c maximum spacing.
      10. Notching of joists shall comply with all applicable LOCAL, COUNTY, STATE, AND FEDERAL codes, whichever is more restrictive.
      11. Rough opening height for all doors and windows is to be 6'-10 3/4" to bottom of header unless noted otherwise.

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

THERMAL AND MOISTURE PROTECTION

A. Provide Damp proofing of all foundation walls at excavated areas from the top of the footings to the height of the finished grade with one coat of an asphalt base waterproofing compound.
B. Provide fiberglass, ASTM C665 type 1, insulation at assemblies adjacent to exterior or unheated spaces meeting the requirements of the governing codes.
C. Minimum insulation requirements:
   1. Walls: per sections
   2. Floors, Exposed: per sections
   3. Ceiling: per sections
D. Extend insulation over entire area to be insulated. Cut and fit tightly around obstructions and fill all voids with insulation. Maintain minimum air space between bottom of roof deck and top of insulation.
E. Provide a vapor barrier as specified in plans and details. Install per manufacturers specifications.
F. Roofing shall be a minimum of 25 yr. composite shingles installed over 15jl roof felt over roof sheathing with a minimum main roof pitch of 5:12. Ice and water shield or approved equal to be applied horizontally at eave up slope of roof to a point 24" inside exterior wall. (Vertical laps to be min. 6", horizontal laps to be min. 6"). Ice and water shield or approved equal to be applied to all valleys.
G. All shingles are to be fastened with nails.
H. Siding per print, installed per manufacturers specifications.
I. All fascias and soffits per print.
J. Provide flashing and sheet metal required to prevent the penetration of water through the exterior shell of the building.
K. In addition to complying with governing codes, comply with pertinent recommendations contained in the current edition of "Architectural Sheet Metal Manual" published by SMACNA.
L. All iron sheet metal flashing shall be hot dipped galvanized complying with ASTM A93.
M. Provide gutters and down spouts as specified by Contractor. Down spout locations to be determined by Subcontractor and approved by Contractor. Splash blocks are required where downspouts terminate.
N. Subcontractor to determine the direction of water discharge from the downspouts so as to eliminate any potential hazard to conditions created by the water or ice discharge from the he downspouts.
O. Attic spaces shall have a minimum ventilation area equal to 1/150th of the horizontally projected roof area or as further required by governing codes.

DOORS AND WINDOWS

A. Exterior and vestibule doors shall be 1 3/4" thick metal clad insulated swinging units as specified by the Contractor unless noted otherwise.
B. Glazing in doors and sidelights shall be double pane insulating glass.
C. Provide tempered glass as required by governing codes.
D. Patio doors, sliding glass doors, and windows over bath tube shall have tempered glass.
E. Interior doors shall be prehung with wood jambs and specified by Contractor
F. Finish hardware shall be specified by Contractor and installed by Subcontractor. Subcontractor to install all hardware required by governing codes.
G. Garage to house door and frame to be one hour fire rated with a self-closing device.
H. All operable windows shall have insect screens.
WINDOWS, SKYLIGHTS, AND SLIDING GLASS DOORS SHALL HAVE AN AIR INFILTRATION RATE OF NO MORE THAN 0.3 CFM PER S.F. AND SWINGING DOORS NO MORE THAN 0.5 CFM PER S.F.
WINDOW U-FACTOR SHALL BE 0.32 OR BETTER LEAVE ALL MANUFACTURERS STICKERS ON WINDOWS AND DOORS UNTIL AFTER INSULATION INSPECTION

FINISHES

A. Use wallboard of maximum lengths to minimize end joints. Stagger end joints when they occur. Locate end joints as far as possible from center of wall or ceiling. Abut wallboard without forcing. Neatly fit ends and edges of wallboard. Do not place butt ends against tapered edges. Support ends and edges of all board panels on framing or furring members except for face layer of double layer and where ends are back-blocked and floated.
B. Gypsum Wallboard:
   1. Regular Board: ASTM C36
   2. Fire-rated Board: ASTM C36, Type "X", 5/8" with tapered edges.
   3. Fiberglass Reinforced Gypsum Backing Board: Durock or Wonderboard brand, 5/8"
   4. Water-Resistant Board: 5/8", Type "X", tapered edges.
C. Gypsum wallboard, unless noted otherwise, shall be provided as follows:
   1. Exterior Walls: 1 layer 5/8" Type "X" wallboard to interior face.
      Interior Walls: 1 layer 5/8" Type "X" wallboard each side.
      Ceiling: 1 layer 5/8" Type "X" wallboard for framing members 16" o/c or less.
      TWO LAYERS ON GARAGE CEILINGS WITH HABITABLE SPACE ABOVE
      Baths: Water resistant wallboard on walls and ceilings at tubs and showers.
   2. Joint Treatment Materials: Joint tape – ASTM C475, perforated. Joint compound ASTM C475, powdered joint and taping compound.
   3. Joint Taping and Finishing: Install in 3 coats to provide smooth, flush, true surface ready for decorating.
   4. Provide metal corner bead and trim at all locations shown in the Construction Documents and as recommended by wallboard manufacturer.
D. Ceilings:
   1. Temperature: Maintain range between 55 degrees F. to 70 Degrees F. for 24 hours before, during and after gypsum wallboard and joint treatment application.
   2. Ventilation: Provide natural or mechanical ventilation during and following adhesives and joint treatment application.

PLUMBING

A. Work to meet all accepted standards of good practice and the requirements of the State of Illinois Plumbing Code and with all local amendments. Assure that all piping is of adequate size and properly vented in conformance with all governing code requirements. Make all connections required for mechanical equipment.
B. Plumbing Information in the Construction Documents is only schematic. It shall be reviewed by the Contractor, Subcontractor, Suppliers and Building Officials for code compliance and sound construction practice.
C. Plumbing fixtures shall be specified by the Contractor.
D. Design and Installation of Plumbing shall be the responsibility of the Subcontractor.
E. All new plumbing work shall comply with the following:
   1. All above ground water supply lines to be per applicable codes.
   2. All below ground water supply lines to be per applicable codes.
   3. Provide 18" air chambers on all plumbing risers and shut off valves at all fixtures.
   4. All clean outs shall be easily accessible and at the bottom of each plumbing stack.
   5. All hose bibs to be frost proof type with vacuum breakers. Provide a minimum of 2 hose bibs.
   6. Basement floor drain shall be 4" diameter, trapped and vented.
   7. Plumbing rough-in shall be provided for grey box and 2" drain.
   8. Sump pumps installed to receive ground water or other storm waters shall discharge to the near drainage swale.
   9. Ejector pumps installed to receive floor drain flow or other sewage shall be connected to the sanitary sewer.
   10. Gas piping shall be metallic and in accordance with local codes.
   11. No services allowed under garage slab or driveway.
   12. No B boxes allowed in driveways, approaches or sidewalks.
   13. INSULATE HOT WATER PIPING W/ MIN. OF R-3 TO COMPLY WITH TABLE R403.4.2

HEATING, VENTILATION AND AIR CONDITIONING

A. MECHANICAL SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH
ACCA MANUAL S BASED ON BUILDING LOADS CALCULATED IN
ACCORDANCE WITH ACCA MANUAL J
SUBMIT MANUAL J TO CITY OF ELMHURST BUILDING DEPT. PRIOR TO CALLING
FOR ROUGH FRAMING INSPECTION
B. HVAC Information in the Construction Documents is only schematic. It shall be reviewed by the Contractor, Subcontractor, Suppliers and Building Officials for code compliance and sound construction practice.
C. HVAC Fixtures and equipment shall be specified by the Contractor.
D. Design and Installation of HVAC shall be the responsibility of the Subcontractor
   1. All materials and equipment to be installed in accordance with manufacturer's instructions, and all other local authorities having jurisdiction.
   2. Heating contractor to provide heating system capable of maintaining 70 degrees at 4" above finished floor inside at -10 degrees F. outside with a 15 mph wind. Air Conditioning to maintain 75 degrees inside at 100 degrees outside.
   3. All sheet metal ductwork shall be constructed of prime first quality galvanized steel sheets. Gauges of metal, spacing and etc., shall conform to latest edition of ASHRAE construction standards for ductwork construction.
      a. Construction shall conform to SMACNA duct construction standards. All ductwork shall be sealed with duct tape and designed for 2" static pressure class.
      b. Round spiral ductwork shall be United Sheet Metal type or approved equal, installed and suspended as per manufacturer's specifications.
   4. All HVAC equipment shall be individually switched.
   5. Provide dryer vent and Bathroom exhaust fan vents. All interior exhaust fans shall be exhausted in accordance with the manufacturer's recommendations. Dryer vent systems shall be independent of all other systems and shall convey the products of combustion and moisture to the outside. Dumping of exhausted air into attic spaces is absolutely prohibited.
   6. Branch take-offs shall have splitter dampers or manual volume dampers for all supply air duct branches.
   7. Provide factory-fabricated turning vanes in all square elbows.
   8. HVAC Contractor shall install ductwork to maintain ceiling heights as established by Architect and provide all necessary offsets as required.
   9. All duct openings in walls shall be sealed airtight and soundproof.
   10. Provide combustion air to all gas fired equipment in accordance with governing codes.
   11. Required number of return air ducts per code. All return air ducts to be metal, not an unpanned joist or stud space.
   12. All flues shall be angled to penetrate behind the ridge of each unit. Refer to Roof Plans and Exterior Elevations.

ELECTRICAL

A. The Electrical Contractor shall furnish and install all electrical construction materials shown or reasonably implied on the drawings to complete the installation in a satisfactory and usable manner and in accordance with governing codes.
B. Electrical Information in the Construction Documents is only schematic. It shall be reviewed by the Contractor, Subcontractor, Suppliers and Building Officials for code compliance and sound construction practice.
C. Electrical fixtures and equipment shall be specified by the Contractor.
D. Design and Installation of Electrical shall be the responsibility of the Subcontractor
   1. Service panels to be a minimum of 30 circuit, 200 amp. Verify with the contractor, install panel with a 10% or 2 circuit minimum space around 5.
   2. Furnish and install all Bathroom fans and exhaust fans.
   3. Provide 1/2" diameter conduit piping for remote water meter reader. Final location to be coordinated with the local building department.
   4. All low voltage wiring 50 volts or less shall not be required to be in conduit unless wiring is located in hazardous areas.
   5. All sockets must be wired according to code unless noted on the drawings.
   6. Provide and install certified 110 volt interconnected smoke detectors on a common lighting circuit, not to a separate dedicated circuit, with a 9 volt battery backup. Locations as shown in the Construction Documents and as required by the National Fire Protection Agency (NFPA) and local governing codes.
   7. Provide and install ground fault circuit interrupters (GFI) as required by the 2017 Electrical Code (NEC) and all other applicable amendments.
   8. All materials shall be new and of a quality approved by the Contractor. Materials shall bear Underwriters Laboratories, Inc. seal.
   9. Minimum power and lighting wire shall be No. 14 gauge copper or as otherwise indicated on the drawings, type THW or THHN.
   10. Electrical Subcontractor shall provide all control wiring required for interconnecting of equipment or remote controls.
   11. Electrical Subcontractor shall provide power and local disconnect switches to all power consuming equipment shown on the mechanical and plumbing drawings.
   12. Conduit is required for all 110 and 220 volt circuits (not for low voltage wiring).
   13. Contractor to provide 2 cable television connections and two telephone jacks per plan.
   MECHANICAL SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH
   ACCA MANUAL S BASED ON BUILDING LOADS CALCULATED IN
   ACCORDANCE WITH ACCA MANUAL J
   SUBMIT MANUAL J TO CITY OF ELMHURST BUILDING DEPT. PRIOR TO CALLING
   FOR ROUGH FRAMING INSPECTION
   PRIOR TO CALLING FOR ROUGH FRAMING INSPECTION
   PROVIDE COPY OF MANUAL J FOR ANY NEW HEATING OR COOLING
   EQUIPMENT TO CITY OF ELMHURST.
   HEATING SYSTEMS SHALL HAVE PROGRAMMABLE THERMOSTATS
   WINDOWS, SKYLIGHTS, AND SLIDING GLASS DOORS SHALL HAVE AN AIR
   INFILTRATION RATE OF NO MORE THAN 0.3 CFM PER S.F. AND SWINGING
   DOORS NO MORE THAN 0.5 CFM PER S.F.
   WINDOW U-FACTOR SHALL BE 0.32 OR BETTER
   LEAVE ALL MANUFACTURERS STICKERS ON WINDOWS AND DOORS
   UNTIL AFTER INSULATION INSPECTION
   DUCTS AND AIR HANDLING UNITS SHALL BE SEALED
   TIGHTNESS SHALL BE VERIFIED WITH DUCT PRESSURE TEST
   IF DUCT CONDITIONED SPACE, REQUIRED FOR ANY DUCTWORK OUTSIDE
   OF THE CONDITIONED SPACE
   TEST SHALL BE PERFORMED BY AN APPROVED OUTSIDE THIRD PARTY.
   SUBMIT TEST RESULTS TO THE CITY OF ELMHURST PRIOR TO CALLING
   FOR FINAL INSPECTION
   A BLOWER DOOR TEST IS REQUIRED FOR THE ENTIRE BUILDING
   TEST TO BE PERFORMED BY AN APPROVED OUTSIDE THIRD PARTY.
   SUBMIT TEST RESULTS TO THE ARLINGTON HEIGHTS BUILDING DEPT. PRIOR TO CALLING FOR FINAL INSPECTION.
   75% OF PERMANENTLY INSTALLED LIGHT FIXTURES SHALL HAVE HIGH
   EFFICIENT LAMPS

FIRE-RESISTANT CONSTRUCTION

A. The minimum rating of all fire-resistant construction shall be determined by the use, occupancy and type of building construction of the building as dictated by the 2015 IRC

   1. All Fire Separation Assemblies required to have fire-resistance ratings shall be Fire Resistant Designs tested and approved by Underwriters Laboratories Inc.. All Fire Separation Assemblies shall be constructed ONLY with approved materials and in accordance with the installation requirements as specified in the tested and rated design of the FIRE RESISTANCE DIRECTORY by Underwriters Laboratories Inc.. All Fire Separation Assemblies shall provide the minimum fire – resistance rating as dictated by the codes.
   2. All vertical Fire Separation Assemblies shall be continuous and extend uninterrupted from the top of the fire-resistance rated floor/ceiling assembly to the underside of the floor or roof slab or deck above and shall be attached thereto.
   3. All horizontal Fire Separation Assemblies shall be continuous. The supporting construction shall be protected to afford the required fire-resistance rating of the Fire Separation Assembly supported.
   4. All penetrations, openings and opening protectives in any fire-resistance rated assembly shall comply with the limitations as prescribed by the most recent edition of the FIRE RESISTANCE DIRECTORY by Underwriters Laboratories Inc. and the codes.
B. Fire-resistance ratings apply only to assemblies in their entirety. Independent components of the design are specifically designated for use in that assembly in order that the fire-resistance rating of the complete assembly may be achieved and are not to be interchanged or substituted.
C. EACH CONTRACTOR AND SUBCONTRACTOR IS INDIVIDUALLY RESPONSIBLE AND WILL BE HELD ACCOUNTABLE FOR THEIR WORK MEETING AND MAINTAINING STRICT COMPLIANCE WITH THE MATERIALS AND CONSTRUCTION REQUIREMENTS OF THE FIRE-RATED ASSEMBLY AS DICTATED BY UNDERWRITER'S LABORATORIES INC. AND THE CODES. NO SUBSTITUTIONS WITHOUT PRIOR APPROVAL WILL BE ALLOWED.
   ANY LIGHT FIXTURES RECESSED INTO THE BUILDING THERMAL ENVELOPE SHALL BE SEALED WITH GASKET OR CAULK AND IC RATED AND LABELED AS HAVING AN AIR LEAKAGE RATE NOT MORE THAN 2.0 CFM.

specifications

FREDERICK E GILMORE
ELMHURST
ILLINOIS
CORPORATE
OFFICER

KEY DESCRIPTION
ISSUED FOR PERMIT

Rick Gilmore, PA
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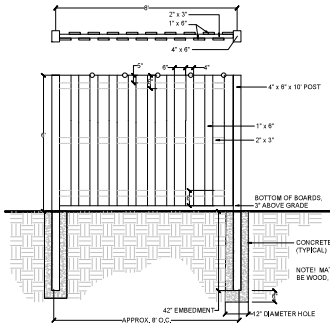
Attachment: PZC materials (37 N. Plum Grove - Final PD and P/F Plat of SUB)

PLANT & MATERIALS LIST

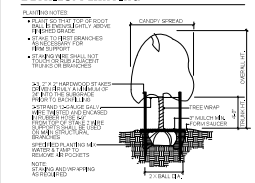
CODE	QTY	SIZE	BOTANIC NAME	COMMON NAME
Shade Trees				
TSS	1	2.5" caliper	Tilia tometosa 'Sterling Silver'	Sterling Silver Linden
Columnar Shade Trees				
QRF*	2	2.5" caliper	Quercus robur 'Regal Prince'	Regal Prince English Oak
Evergreen Trees				
PGD	1	8' high	Picea glauca 'Densata'	Black Hills Spruce
Ornamental Trees				
AC	1	6' high	Amelanchier canadensis	Shadblow Serviceberry
BFV	1	6' high	Betula nigra 'Fox Valley'	Fox Valley Dwarf River Birch
HV	1	6' high	Hamamelis vernalis	Vernal Witchhazel
MC	1	6' high	Malus x 'Camelot'	Camelot Crab
MRJ	1	6' high	Malus x 'Red Jewel'	Red Jewel Flowering Crabapple
Evergreen Shrubs				
BGG	29	24" wide	Buxus x 'Green Gem'	Green Gem Boxwood
BGM	3	30" high	Buxus x 'Green Mountain'	Green Mountain Boxwood
MD	3	24" wide	Microbiota decussata	Siberian Cypress
PME	2	30" wide	Pinus mugo 'Enci'	Enci Dwarf Mugo Pine
Large & Medium Deciduous Shrubs				
AMIB	1	7 Gal./36"	Aronia melanocarpa 'Iroquis Beauty'	Iroquois Beauty Black Chokeberry
CAH	3	7 Gal./36"	Cornus alba 'Bailhalo'	Ivory Halo Tartarian Dogwood
FG	3	7 Gal./36"	Fothergilla gardenii	Dwarf Fothergilla
HPL	1	7 Gal./36"	Hydrangea paniculata 'Little Quick Fire'	Little Quick Fire Hydrangea
SMP	1	7 Gal./36"	Syringa meyeri 'Palibin'	Dwarf Korean Lilac
SXP	2	7 Gal./36"	Syringa x 'Penda'	Bloomerang Lilac
VCC	7	7 Gal./36"	Viburnum carlesii 'Compactum'	Dwarf Koreanspice Viburnum
Small Deciduous Shrubs				
ALSM	14	5 Gal./24"	Aronia melanocarpa 'UCUNNAM165'	Low Scape Mound Black Chokeberry
BBC	1	5 Gal./24"	Buddleia 'Blue Chip'	Lo & Behold Butterfly Bush
DYC	2	5 Gal./24"	Deutzia x 'NCDX2'	Yuki Cherry Blossom Deutzia
SGF	14	5 Gal./24"	Spiraea bumalda 'Goldflame'	Goldflame Spirea
WMW	9	5 Gal./24"	Weigela florida 'Midnight Wine'	Midnight Wine Weigela
Ornamental Grasses				
CKF	16	3 Gal.	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass
FEB	21	1 Gal.	Festuca ovina glauca 'Elijah Blue'	Elijah Blue Fescue Grass
OA	14	1 Gal.	Oraptoia autumnalis	Autumn Moor Grass
Perennials & Groundcovers				
ABI	25	1 Gal.	Amsonia montana 'Blue Ice'	Blue Ice Blue Star
ARCG	32	1 Gal.	Ajuga reptans 'Catlin's Giant'	Catlin's Giant Bugleweed
CNSN	29	1 Gal.	Calamintha nepeta s. nepeta	Calamint
GXB	17	1 Gal.	Geranium x 'Brookside'	Brookside Cranesbill
NKK	19	1 Gal.	Nepeta faassenii 'Kit Cat'	Kit Cat Catmint
Materials				
-	5	C.Y.	-	Soil Amendments *(1" deep)*
-	15	C.Y.	-	Shredded Hardwood Mulch *(2" deep)*
-	TBD	S.F.	-	Kentucky Bluegrass Blend Sod *(parkway)*
-	4,085	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

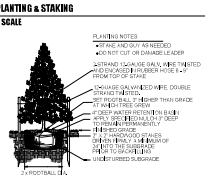
SCALE: 1/2" = 1'-0"



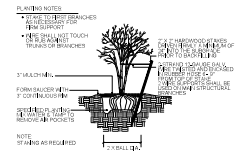
DETAILS: PLANTING



TREE PLANTING & STAKING
NOT TO SCALE

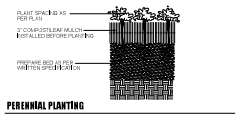


EVERGREEN TREE PLANTING
NOT TO SCALE



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

1. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED. ALL CONSTRUCTION SHALL CONFORM TO APPLICABLE STANDARDS AND CODES.
2. CALL J.U.L.I.E. UTILITY LOCATING SERVICE (TEL 800.892.0123), 48 HOURS PRIOR TO THE START OF ANY DIGGING.
3. GENERAL PLANT NOTES:
   A. ALL PLANT MATERIAL SHALL CONFORM IN SIZE AND GRADE IN ACCORDANCE WITH AMERICAN STANDARD FOR NURSERY STOCK.
   B. ALL PLANT MATERIAL SHALL BE MAINTAINED ALIVE, HEALTHY, AND FREE FROM DISEASE AND PESTS.
   C. ALL NEW PLANT MATERIAL SHALL BE FROM A LOCAL SOURCE WHENEVER POSSIBLE (LESS THAN 50 MILES).
   D. PLANTS SHALL BE ALLOWED TO GROW IN THEIR NATURAL FORM / HABIT. PLANTS SHALL NOT BE PRUNED/HEDGED UNLESS ABSOLUTELY NECESSARY (DUE TO VISIBILITY OR HAZARD OBSTRUCTION).
   E. ALL LANDSCAPED AREAS SHALL BE FREE OF WEEDS, LITTER, AND SIMILAR SIGNS OF DEFERRED MAINTENANCE.
4. LOCATIONS OF PROPOSED PLANT MATERIAL MAY BE ADJUSTED AT TIME OF INSTALLATION DUE TO FINAL ENGINEERING AND FINAL LOCATION OF SITE UTILITIES.
5. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND SPREADING TOPSOIL (4"-12" 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.
6. 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.
7. 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 ROTO-TILLED JUST PRIOR TO THE INSTALLATION OF PLANT MATERIAL.
8. ALL PLANTING ISLANDS SHALL BE MOUNDED TO PROVIDE POSITIVE DRAINAGE.
9. ALL PLANTING BEDS ADJACENT TO LAWN AREAS SHALL HAVE A SPADED EDGE BORDER, UNLESS METAL OR OTHER BORDER IS SPECIFIED.
10. ALL PLANTING BED AREAS SHALL MAINTAIN A MAX. 3" DEEP LAYER OF SHREDDED HARDWOOD MULCH (COLOR: NONDYED, BROWN).
11. LANDSCAPE CONTRACTOR SHALL COORDINATE PLANTING SCHEDULE WITH LANDSCAPE MAINTENANCE CONTRACTOR, TO ENSURE PROPER WATERING OF PLANTED AND SODDED AREAS AFTER INITIAL INSTALLATION.
12. LANDSCAPE CONTRACTOR SHALL COORDINATE WORK WITH OTHER CONTRACTORS ON SITE TO MINIMIZE ANY REDO OF COMPLETED LANDSCAPE WORK AND DAMAGE TO PLANT MATERIAL.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR HIS/HER OWN LAYOUT WORK. UPON REQUEST, LANDSCAPE ARCHITECT SHALL BE AVAILABLE TO ASSIST/APPROVE CONTRACTOR LAYOUT.
14. 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.
15. IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE PRIOR TO BID SUBMITTAL, TO BECOME FAMILIAR WITH EXISTING CONDITIONS AT THE SITE.
16. PLANT LIST QUANTITIES PROVIDED AT TIME OF FINAL PLANS ARE 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.
17. 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.
18. CONTRACTOR TO PROVIDE TEST OF EXISTING AND IMPORTED SOILS PER SPECIFICATIONS. PLANTING SOIL SHALL BE AMENDED PER SPECIFICATIONS.
19. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IF AREAS OF POOR DRAINAGE OR OTHER UNUSUAL SUBSURFACE CONDITIONS ARE ENCOUNTERED DURING EXCAVATION FOR PLANTING PITS.
20. ALL TURF SHALL SHALL BE KENTUCKY BLUEGRASS BLEND SOD (MINERAL, NOT PEAT), PER VILLAGE. SEED IS NOT ALLOWED.
21. CONTRACTOR SHALL RESTORE LAWN AREAS THAT HAVE REMAINED PARTIALLY INTACT, TOP DRESSING WITH SOIL, SCARIFYING, AND SEEDING TO FORM A SMOOTH, FULL, EVEN LAWN, FREE OF BARE SPOTS, INDENTATIONS, AND WEEDS.
22. LANDSCAPE DETAILS SHOWN ARE FOR DESIGN INTENT ONLY. LANDSCAPE ARCHITECT ASSUMES NO LIABILITY. CONTRACTOR IS RESPONSIBLE FOR ERECTING AND INSTALLING PROPERLY BUILT AMENITIES 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.
23. CONTRACTOR INSTALLATION BIDS SHALL INCLUDE A ONE-YEAR WARRANTY ON ALL PLANT MATERIAL.
24. (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. BOTHWELL
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 60040
TEL (847) 577-8808

CONTACT: TIM SPIES

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

CONTACT: SHARON DICKSON / JEFF TORRENS

SHEET INDEX

L0.1 PROJECT TEAM
NOTES - GENERAL LANDSCAPE
DETAILS: PLANTING
PLANT & MATERIALS LIST
DETAIL: FENCE

L1.1 OVERALL LANDSCAPE PLAN

dickson de
STUD
9 CRYSTAL LAKI
SUITE 11
LAKE IN THE HILLS
(224) 241 81

CLIENT NAME AND ADDRESS
GWR BUILDERS

PALATINE, IL

PLAN DATE
JANUARY 2, 2024

REVISIONS
1.
2.
3.
4.
5.
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10.

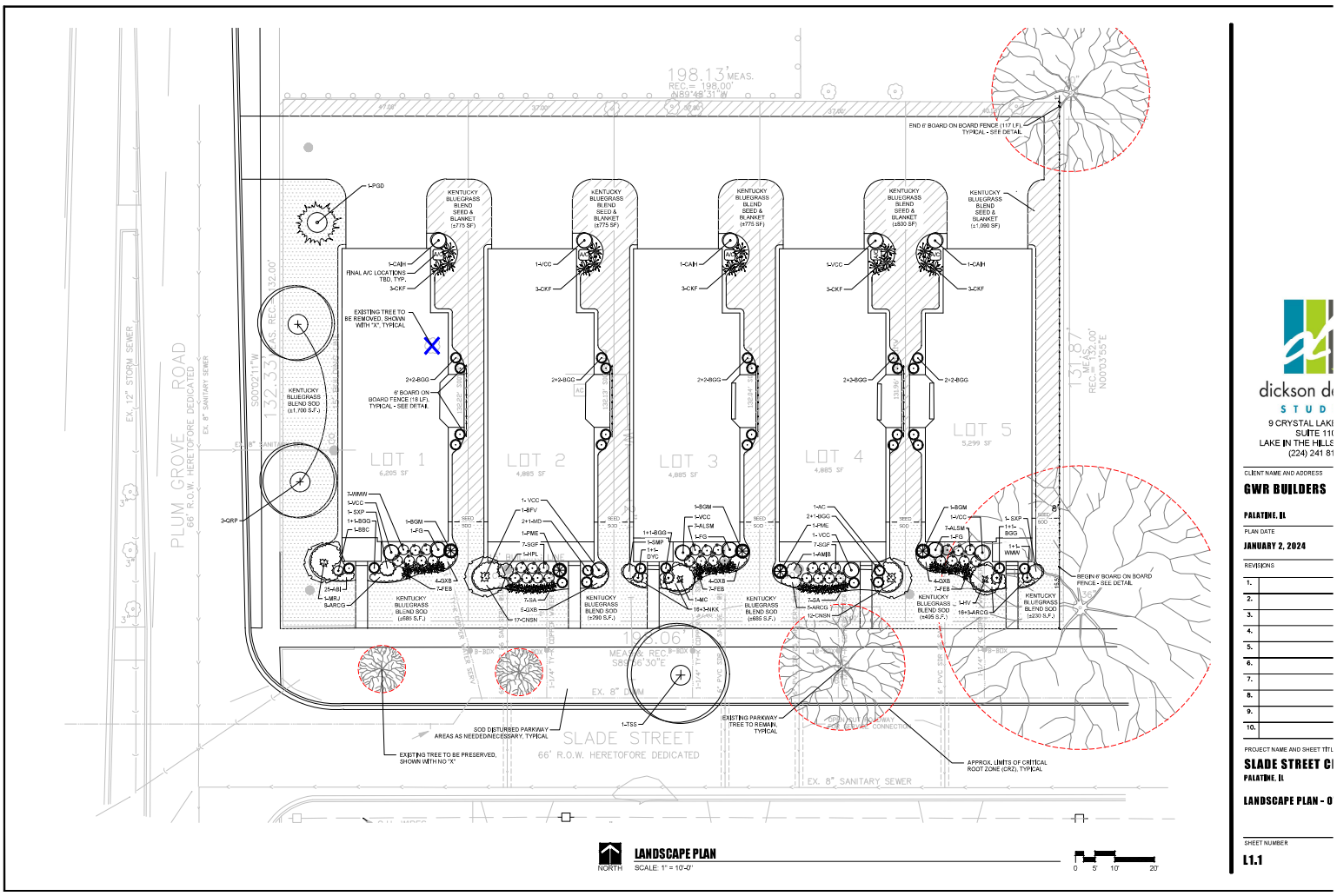
PROJECT NAME AND SHEET TITL
SLADE STREET CI G
PALATINE, IL

LANDSCAPE PLAN - C

SHEET NUMBER
L0.1

Attachment: PZC materials (37 N. Plum Grove - Final PD and P/F Plat of SUB)

Attachment: 24192 LS PLAN_D25_GWR_Slade Street Crossing_Palatine (37 N. Plum Grove Rd - FPD)



dickson de
STUD
9 CRYSTAL LAKI
SUITE 110
LAKE IN THE HILLS
(224) 241 81

CLIENT NAME AND ADDRESS
GWR BUILDERS
PALATINE, IL

PLAN DATE
JANUARY 2, 2024

REVISIONS
1.
2.
3.
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5.
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PROJECT NAME AND SHEET TITL
SLADE STREET CI
PALATINE, IL

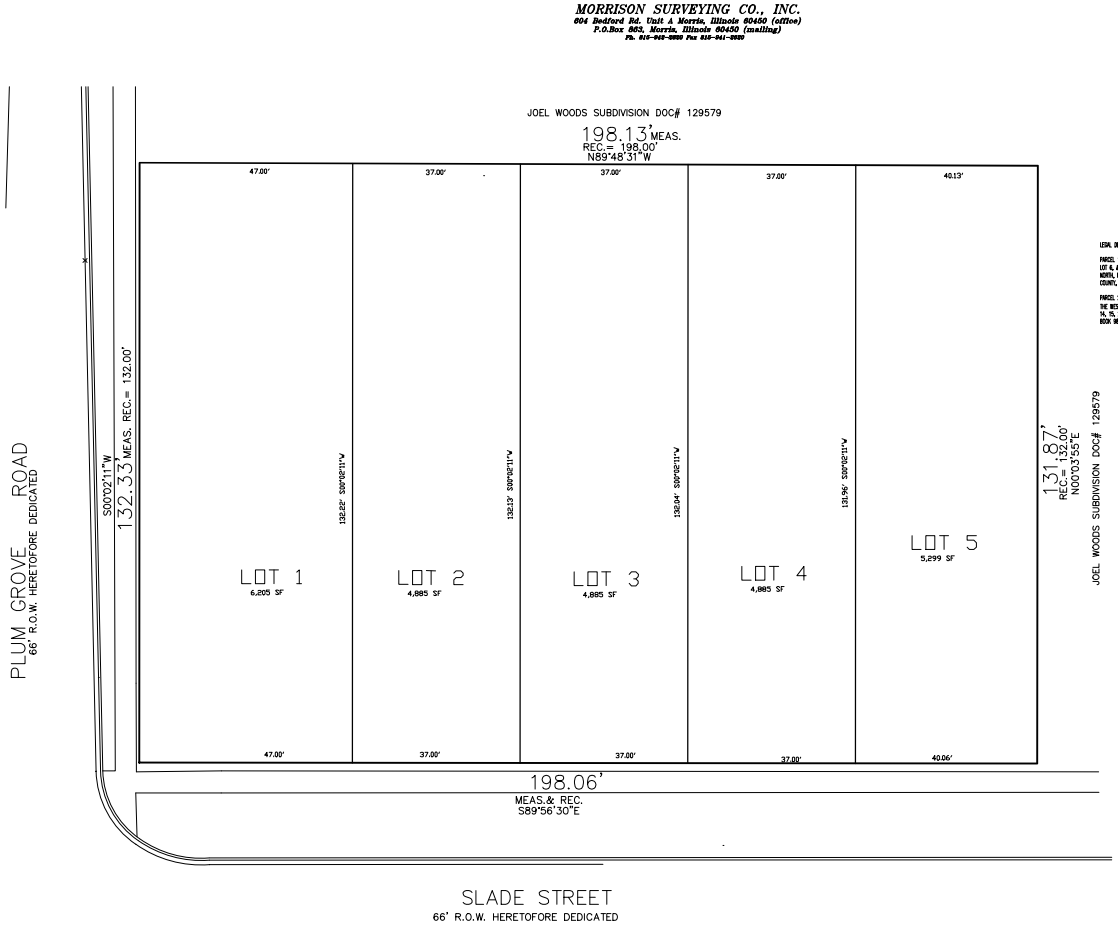
LANDSCAPE PLAN - O

SHEET NUMBER
L1.1

Attachment: PZC materials (37 N. Plum Grove - Final PD and P/F Plat of SUB)

FINAL PLAT OF SUBDIVISION OF SLADE STREET CROSSING SUBDIVISION

MORRISON SURVEYING CO., INC.
604 Bedford Rd. Unit A Morris, Illinois 60450 (office)
P.O.Box 863, Morris, Illinois 60450 (mailing)
Ph. 815-942-2898 Fax 815-941-2989



N

1"=10'

GRAPHIC SCALE

0 5 10

(IN FEET)
1 inch = 10 ft.

LEGAL DESCRIPTION:

PARCEL 1:
LOT 6, & 7 IN BLOCK "C" IN JOEL WOODS 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, 1955 IN BOOK 98 OF MAPS PAGE 28, IN COOK COUNTY, ILLINOIS

PARCEL 2:
THE WEST $\frac{1}{2}$ OF LOT 5 AND THE WEST $\frac{1}{2}$ OF LOT 8 IN BLOCK "C" IN JOEL WOODS 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, 1955 IN BOOK 98 OF MAPS PAGE 28, IN COOK COUNTY, ILLINOIS

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

REVISIONS

DRAWN BY: TJS	JOB NO. 5351
DESIGNED BY: TJS	SCALE: 1"=10'
CHECKED BY: TJS	DATE: 10-10-23

FINAL PLAT OF SUBDIVISION
SLADE STREET CROSSING SUBDIVISION

SHEET NO. 1 OF 1 SHEETS

Attachment: PZC materials (37 N. Plum Grove - Final PD and P/F Plat of SUB)

FINAL PLAT OF SUBDIVISION OF SLADE STREET CROSSING SUBDIVISION

MORRISON SURVEYING CO., INC.
2710 N IL Rt 47, Morris, Illinois 60450

EASEMENT LANGUAGE

VILLAGE OF PALATINE EASEMENT

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

ELECTRIC AND TELEPHONE

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

CABLE TELEVISION

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

GAS EASEMENT

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

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

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

COMMONWEALTH EDISON COMPANY

BY:_____ DATE:_____

TITLE:_____

AMERITECH ILLINOIS:

BY:_____ DATE:_____

TITLE:_____

AT&T COMCAST:

BY:_____ DATE:_____

TITLE:_____

NORTHERN ILLINOIS GAS COMPANY (NICOR):

BY:_____ DATE:_____

TITLE:_____

Permission to record the plat is hereby granted to:

_____

(NAME)

_____

(ADDRESS)

_____

_____

Permanent Index Number:
02-14-323-011-0000
02-14-323-007-0000
02-14-323-008-0000

EASEMENT PROVISIONS

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

Commonwealth Edison Company
and
SBC Telephone Company, Grantees,

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

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

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

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

School Districts:

Elementary School District #_____

High School District #_____

Send the tax bill to :

_____

(NAME)

_____

(ADDRESS)

_____

_____

_____

NOTARY CERTIFICATE

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

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

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

_____

Notary Public

My commision expires on _____

OWNER'S CERTIFICATE

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

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

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

_____

OWNER

ENGINEERING APPROVAL CERTIFICATE

State of Illinois)
County of Cook) SS

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

_____ _____

Village Engineer Date

SURFACE WATER DRAINAGE STATEMENT

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

By _____ Dated _____
Owner

By _____ Dated _____
Illinois Professional Engineer #62-42874

PLAN COMMISION

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

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

Signed: _____
Chairman

Attest: _____
Secretary

VILLAGE COLLECTOR

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

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

By: _____
Village Collector

VILLAGE COUNCIL

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

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

this_____ day of _____, A.D., _____

Signed: _____
Mayor

Attest: _____
Clerk

SURVEYOR'S CERTIFICATE

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

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

PARCEL 1:
LOT A & 7 IN BLOCK "C" IN JOEL WOODS SUBDIVISION OF THE TOWN OF PALATINE IN SECTIONS 14, 15, 23 AND 23, IN TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED DECEMBER 7, 1855 IN BOOK 99 OF MAPS PAGE 28, IN COOK COUNTY, ILLINOIS

PARCEL 2:
THE WEST 2 OF LOT 5 AND THE WEST 2 OF LOT 8 IN BLOCK "C" IN JOEL WOODS 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, 1855 IN BOOK 99 OF MAPS PAGE 28, IN COOK COUNTY, ILLINOIS

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

I further declare, based upon a review of the flood insurance rate map (F.I.R.M.) Community Panel Number 17031C0181J with effective date August 19, 2008, it is our opinion that a portion of said property does fall within a special flood hazard area as identified by said F.I.R.M. maps.

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

Arlington Heights, Illinois, this 10th day of October, A.D., 2023

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

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

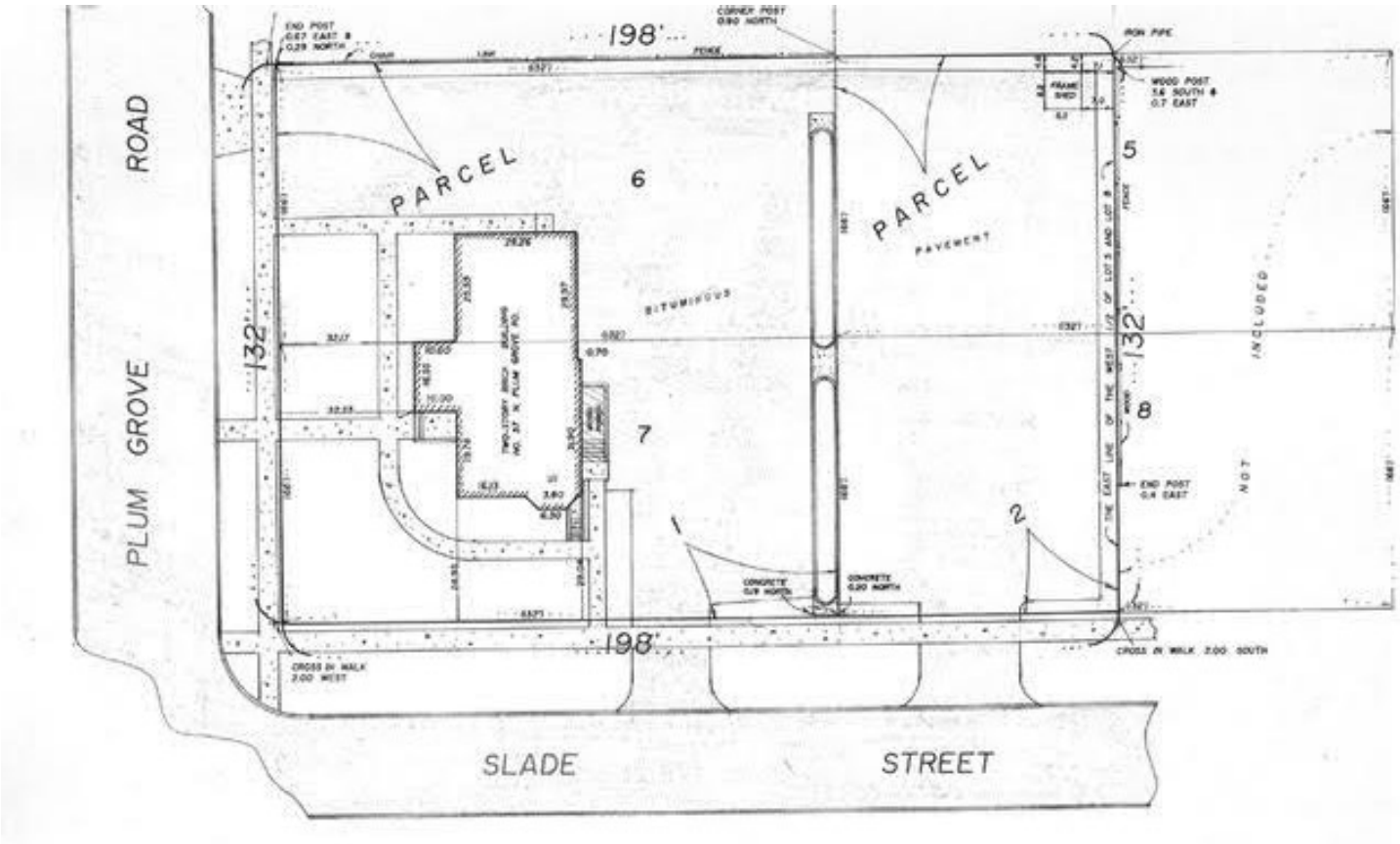
REVISIONS

DRAWN BY: TJS	JOB NO. 5351
DESIGNED BY: TJS	SCALE: 1"=20'
CHECKED BY: TJS	DATE: 10-10-23

FINAL PLAT OF SUBDIVISION
SLADE STREET CROSSING SUBDIVISION

SHEET NO. 2 OF 2 SHEETS

Attachment: PZC materials (37 N. Plum Grove - Final PD and P/F Plat of SUB)



Attachment: PZC materials (37 N. Plum Grove - Final PD and P/F Plat of SUB)

37 N. Plum Grove Road

Staff and Planning & Zoning Commission recommended conditions:

1. The final engineering plan shall be submitted and revised in a manner acceptable to the Village Engineer.
2. The final plat of subdivision and the required easements and easement language shall be revised in a manner acceptable to the Village Engineer.
3. The 36" proposed storm sewer is shown connecting to the sanitary sewer this will need to be revised.
4. A homeowner's association and declarations shall be required to be submitted in a manner acceptable to the Village.
5. Blanket easement rights shall be granted to the Village of Palatine for access to the common areas.
6. An Engineers Estimate of Probable Cost shall be submitted in a manner acceptable to the Village Engineer. Review fees, based upon the finally accepted EEOPC, shall be submitted in a manner acceptable to the Village Engineer.
7. The Final landscaping and screening plan shall be submitted and revised in a manner acceptable to the Director of Planning and Zoning. This would include a final fencing plan and elevation for the interior patios and the other fencing plan for the development.
8. A Planned Development Letter of Credit in the amount of $50,000 (Per Code, $10,000 per lot) and a Public Improvement Letter of Credit in the amount of 115% of the full amount of the Public Improvement Cost, in a manner acceptable to the Village Engineer. A Subdivision Improvement Agreement shall be submitted in a manner acceptable to the Village Attorney and Director of Planning and Zoning.
9. A construction management plan shall be submitted in a manner acceptable to Village and shall outline the proposed development schedule and identify the material delivery routes and proposed parking areas for the contractors, in conjunction with the building permit application.

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 37 N. PLUM GROVE RD.

(●) ( ) ( ) ( )

County of COOK

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

Further, that the notice, of which the attached is a true copy, was published ONE times in the said newspaper(s), namely once each week for ONE successive week(s) and that the first publication of said notice was made on the 8TH day of FEBRUARY, A.D. 20 24., and the last publication thereof was made on the 8TH day of FEBRUARY, A.D. 20 24.

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

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

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

Mary Alice Wenzl

IN WITNESS WHEREOF, **THE DES PLAINES JOURNAL, INC.,** has caused this certificate to be signed and its corporate seal affixed hereto at Des Plaines, Illinois this 8TH day of FEBRUARY A.D., 20 24.

By Todd Wessell

President
Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 8TH day of FEBRUARY A.D., 20 24.

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

Attachment: PZC materials (37 N. Plum Grove - Final PD and P/F Plat of SUB)

4. 37 N. Plum Grove Road - Slade Street Crossing **- Recommend To Approve**

FPD-000093-2024 - 37 N. Plum Grove Road

Notice was published in the Journal & Topics on February 8th, 2024 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. **Application**
2. **Proof Of Ownership**
3. **Final Engineering - Slade St Crossing Engineering**
4. **Color Elevations**
5. **Architectural Plans - Permit - Slade Street**
6. **Architectural Plans - Permit - Plan 544**
7. **240102 LS Plan DDs GWR Slade Street Crossing**
8. **Plat of Subdivision**
9. **Plat of Survey**
10. **Approved Preliminary Planned Development Conditions**
11. **Public Notice**

Mr. Vyverberg explains that the petitioner is seeking approval for the final planned development to enable the development of 5 single-family residential lots and preliminary final plan of subdivision. The Village Council approved this plan in October 2023 and recommended the approval. The petitioner has completed all final engineering and architectural plans.
Sworn in petitioner: Greg Rose, ADG Development LLC - 47 N. Bothwell St., Palatine, IL
Mr. Rose confirms that he has completed the final engineering and is sticking with the original plans, with the addition of some landscaping. He emphasizes that there have been virtually no changes from the preliminary plans.

Chairman Wood states her original concerns regarding parking have been addressed with driveways allowing in and out ability.
Mr. Rose explains that the driveways are 16 feet wide, providing space for two spots in the garage, two spots in the driveway, and plenty of room for turning and snow removal.

Commissioner Cavanaugh inquires about trash removal arrangements.
Mr. Rose states that there will be a pad on Plum Grove Rd for the garbage carts, and residents will bring their garbage to those pads on garbage day.

Commissioner Schubert asks about the distance from the residents to the driveway.
Mr. Vyverberg explains that there is a shared driveway with 33.5 feet between the shared dimension leading into the driveway for each of the properties. Engineering has reviewed and agreed that it provides enough room for turns,

Attachment: Feb 27 2024 PZC minutes (37 N. Plum Grove - Final PD and P/F Plat of SUB)

noting that it is a lower density area.

Commissioner Schubert inquires if two cars will fit in the garage.
Mr. Rose confirms that there is plenty of room for two cars.

Commissioner Friedman observes that there is only entry through the garage and no pathway to the front door.
Mr. Rose confirms this observation.

Commissioner Shubert asks if there is a community dumpster or if each unit will have their own bins, noting that having 10 bins at the street pad seems abundant.
Mr. Rose confirms this arrangement.
Mr. Vyverberg notes that other townhouse units within the village have the same practice.

Commissioner Friedman notes a discrepancy between the architectural elevations and the sides of the residents. He asks if the elevations represent how the units will be built or if the site plan is more accurate.
Mr. Rose explains that the elevations presented represent the actual design of the units, and wherever the front doors are located, they will match the elevations.
Mr. Vyverberg confirms that the approved elevations and engineering plans are consistent with the preliminary planned approval.

Commissioner Noonan confirms that the project has been approved by the Village Council.
Mr. Vyverberg confirms this is correct.

STAFF RECOMMENDATION:
The Petitioner intends to construct 5 new single-family homes on the subject property. As required, the final engineering and architectural plans conform to the associated Preliminary Planned Development approval. The final engineering and architectural plans have been conditionally approved by Staff. Therefore, Staff recommends approval of the Final Planned Development, Preliminary and Final Plat of Subdivision, and Rezoning to Planned Development, subject to the following conditions:

1. The development shall substantially conform to the engineering plans prepared by Spies and Associated, INC., last revised on 2/2/24 dated 10/10/23 and attached hereto, except as such plans may be revised to conform to Village Codes and Ordinances.
2. The Final Plat of Subdivision and required easement language shall be submitted in a manner acceptable to the Village Engineer. The Final Plat of Subdivision shall be submitted on Mylar with the required signatures and significantly conform to the Plat of Subdivision prepared by Spies and Associates INC. and

Attachment: Feb 27 2024 PZC minutes (37 N. Plum Grove - Final PD and P/F Plat of SUB)

attached hereto.

3. The Final Engineering Plans and Final Engineer's Cost Estimate, shall be submitted in a manner acceptable to the Village Engineer and Director of Planning and Zoning.
4. The Final Architectural Plans shall substantially conform to the Gilmore Architectural plans, last revised on 1/31/24, except as such plans may be revised to conform to Village Codes and Ordinances.
5. A Public Improvement letter of credit for 115% of the full amount of the estimate for probable cost for of such Public Improvements and shall be submitted in a manner acceptable to the Village Engineer. A $50,000 Planned Development letter of credit shall be submitted in a manner acceptable to the Director of Planning and Zoning.
6. Review fees in the amount of 1.5% of the total project improvement costs (as defined in the Village Code) and based upon the EEOPC shall be submitted in a manner acceptable to the Village Engineer.
7. A Subdivision Improvement Agreement shall be submitted in a manner acceptable to the Village Attorney.
8. Recording fees in the amount of $300 shall be submitted.
9. The Final Landscaping plan shall be revised in a manner acceptable to the Director of Planning and Zoning and shall include additional plantings along the northern property line.
10. 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.
11. The final HOA declarations shall be submitted in a manner acceptable to the Village Attorney and shall include language to limit the storage of materials in the front yard. Such things as grills, lawn equipment and furniture, or the storage of other materials would not be permitted.
12. Any required extra agency permits shall be submitted in manner acceptable to the Village Engineer.

Commissioner Bettenhausen seeks clarification on condition #11. He asks if grills are prohibited altogether or just on the front porch. Mr. Vyverberg explains that the HOA declaration would specify that grills cannot be stored or installed in the zoning front yard along Slade St.

Commissioner Bettenhausen inquires if the fire department has reviewed this. Mr. Vyverberg states that the fire department's review would occur when the permit is submitted.

Commissioner Bettenhausen notes that for single-family homes, grills are typically required to be 5 feet away from the main structure. He also asks if grills may be disallowed altogether due to safety concerns. Mr. Vyverberg responds that such a decision would be made by the HOA.

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

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

Attachment: Feb 27 2024 PZC minutes (37 N. Plum Grove - Final PD and P/F Plat of SUB)

DELIBERATIONS:

Commissioner Kolososki indicates that he still thinks five homes is still too many, echoing concerns expressed during the preliminary planned development phase. He maintains that the proposed density of units is too high and believes that having five homes, as proposed, could create difficulties with snow removal. He expresses a preference for four units, suggesting that four units as being more appropriate than five and that the proposed is too cramped.
Commissioner Cavanaugh indicated the he tends to agree with the Commission Kolososki's comments.
Commission Kolososki also indicated that if the development were 4 lots, the homes would have to be larger, as there are development and marketing cost considerations.
Commissioner Schubert noted that the parking lot configuration would be right-in right-out, with the parking lot layout. Garbage removal would be challenging for the residents living, particularly with snow on the ground. He anticipates that the homeowners association (HOA) may have their hands full addressing these issues. He confirmed the positive work in completing the final plans and rendering, but also noted the potential practical challenges for the residents residing there.
Commissioner Friedman views the property as transitional, considering the presence of a large multifamily structure to the west. He believes the development is a better use of the property and appreciates the balance achieved with the five individual units.
Chairman Wood acknowledges that there could be some concerns raised with the health, safety, and welfare implications of more dense housing, although it's close. As was discussed by the Commission for Preliminary Planned Development, four homes would be more appropriate. Despite the approval by the Village council, she remains uncertain if all standards have been met.

Chairman Wood summarized that this request has met the standards and was unanimously approved by a vote of 6-1. This item will tentatively go to Village Council on Monday, March 11th, 2024.

RESULT:	**RECOMMEND TO APPROVE [6 TO 1]**
MOVER:	Patrick Noonan, Commissioner
SECONDER:	Tim Schubert, Commissioner
AYES:	Noonan, Friedman, Bettenhausen, Kolososki, Cavanaugh, Schubert
NAYS:	Wood
ABSENT:	Roth-Wurster, Fedota

Attachment: Feb 27 2024 PZC minutes (37 N. Plum Grove - Final PD and P/F Plat of SUB)

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County of COOK

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

Mary Alice Wenzl

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By Todd Wessell

President
Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 8TH day of FEBRUARY A.D., 20 24.

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

Attachment: Public Notice (37 N. Plum Grove - Final PD and P/F Plat of SUB)

Consider a Motion to Award a Contract for the 2024 Sewer Rehabilitation Program

BACKGROUND:
Since the mid-1990s, the Village has conducted a sliplining program designed to eliminate excess infiltration/inflow (I/I), eliminate root intrusion into the sanitary sewers, and eliminate sewer blockages. This effort has been centered in those neighborhoods where sewers are located along the rear lot lines, where defects have been found, areas at risk for sanitary sewer surcharging, or areas tributary to lift stations.

Based upon budget appropriations, this year's program calls for the sliplining of approximately 4,472 feet of sanitary sewer and 2,865 feet of storm sewer. This is an expanded program based upon the enhanced ten year sewer program adopted by the Village Council two years ago.

KEY ISSUES:
- On Tuesday, February 27, 2024, eight bids were received and opened, ranging from a low of $339,594 to a high of $659,016.
- The low responsive and responsible bidder was Visu-Sewer of Illinois, LLC of Bridgeview, Illinois in the amount of $339,594.
- The Engineer's estimate was $422,339.

ALTERNATIVES:
1. Award the contract for the 2024 Sewer Rehabilitation Program, Cured in Place Piping (CIPP) to Visu-Sewer.
2. Refer back to Staff with comments.

RECOMMENDATION:
Staff recommends that the contract for the 2024 Sewer Rehabilitation Program (CIPP) be awarded to Visu-Sewer in the amount of $339,594.

BUDGET IMPACT:
Funding is available in the 2024 budget to accomplish this improvement. The Brockway sanitary lining will be funded in the amount of $22,000 from the Downtown TIF. The Water Fund will support the lining of the Dundee Road storm sewer to address separation requirements from the replacement water main which is being replaced. The remaining $294,594 is available in the Sewer Fund.

ACTION REQUIRED:
Motion to award the contract for the 2024 Sewer Rehabilitation Program (CIPP) to Visu-Sewer of Illinois in the amount of $339,594.

ATTACHMENTS:
- DPW - 2401 Bid Tabulation
- Location Map 2024

VILLAGE OF PALATINE - DEPARTMENT OF PUBLIC WORKS

TABULATION OF BIDS

FOR

2024 Sewer Rehabilitation Program - CIPP

DPW - 2401

BID OPENING	
DATE:	February 27, 2024
TIME:	11:00 AM
PLACE:	Community Room A

SHEET 1 OF 2

COMPUTED BY CDR

				Engineer's Estimate		Visu-Sewer of Illinois, LLC 9014 S. Thomas Avenue Bridgeview, IL 60455		Hoerr Construction, INC. P.O. Box 65 1416 Country Road 200 N Goodfield, IL 61742		Benchmark Construction Co., INC. 2260 Southwind Blvd. Bartlett, IL 60103		Insituform Technologies USA, LLC 580 Goddard Avenue Chesterfield, MO 63005	
ITEM NO.	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
A	Sewer Main Cleaning, Root Cutting, and Pre-Rehabilitation Televising	Foot	7,337	$5.00	$36,685.00	$4.00	$29,348.00	$4.00	$29,348.00	$10.00	$73,370.00	$5.45	$39,986.65
B	Removal of Protruding Taps	Each	10	285.00	2,850.00	140.00	1,400.00	400.00	4,000.00	200.00	2,000.00	340.00	3,400.00
C	Rehabilitation of Sewer Main, 8" Sanitary	Foot	4,167	35.00	145,845.00	30.75	128,135.25	31.00	129,177.00	30.00	125,010.00	35.09	146,220.03
D	Rehabilitation of Sewer Main, 12" Sanitary	Foot	305	50.00	15,250.00	41.50	12,657.50	44.00	13,420.00	33.00	10,065.00	42.03	12,819.15
E	Rehabilitation of Sewer Main, 10" Storm	Foot	195	40.00	7,800.00	54.00	10,530.00	49.00	9,555.00	35.00	6,825.00	49.75	9,701.25
F	Rehabilitation of Sewer Main, 12" Storm	Foot	1,748	45.00	78,660.00	41.50	72,542.00	39.00	68,172.00	40.00	69,920.00	52.11	91,088.28
G	Rehabilitation of Sewer Main, 15" Storm	Foot	587	120.00	70,440.00	70.50	41,383.50	80.00	46,960.00	50.00	29,350.00	58.52	34,351.24
H	Rehabilitation of Sewer Main, 18" Storm	Foot	335	135.00	45,225.00	76.00	25,460.00	93.00	31,155.00	60.00	20,100.00	87.76	29,399.60
I	Re-Instatement of Service Laterals	Each	108	110.00	11,880.00	100.00	10,800.00	100.00	10,800.00	135.00	14,580.00	105.00	11,340.00
J	Post Rehabilitation Televising and Video Log	Foot	7,337	1.05	7,703.85	1.00	7,337.00	1.00	7,337.00	1.00	7,337.00	1.00	7,337.00
			TOTALS AS READ		$422,338.85		$339,593.25		$349,924.00		$358,557.00		$385,643.20
			TOTALS AS CORRECTED										
			PROPOSAL GUARANTEE	5% BID BOND		5% BID BOND		5% BID BOND		5% BID BOND		5% BID BOND	
			COMMENTS										

Attachment: DPW - 2401 Bid Tabulation (2024 Sewer Rehabilitation Program)

VILLAGE OF PALATINE - DEPARTMENT OF PUBLIC WORKS

TABULATION OF BIDS

FOR

2024 Sewer Rehabilitation Program - CIPP

DPW - 2401

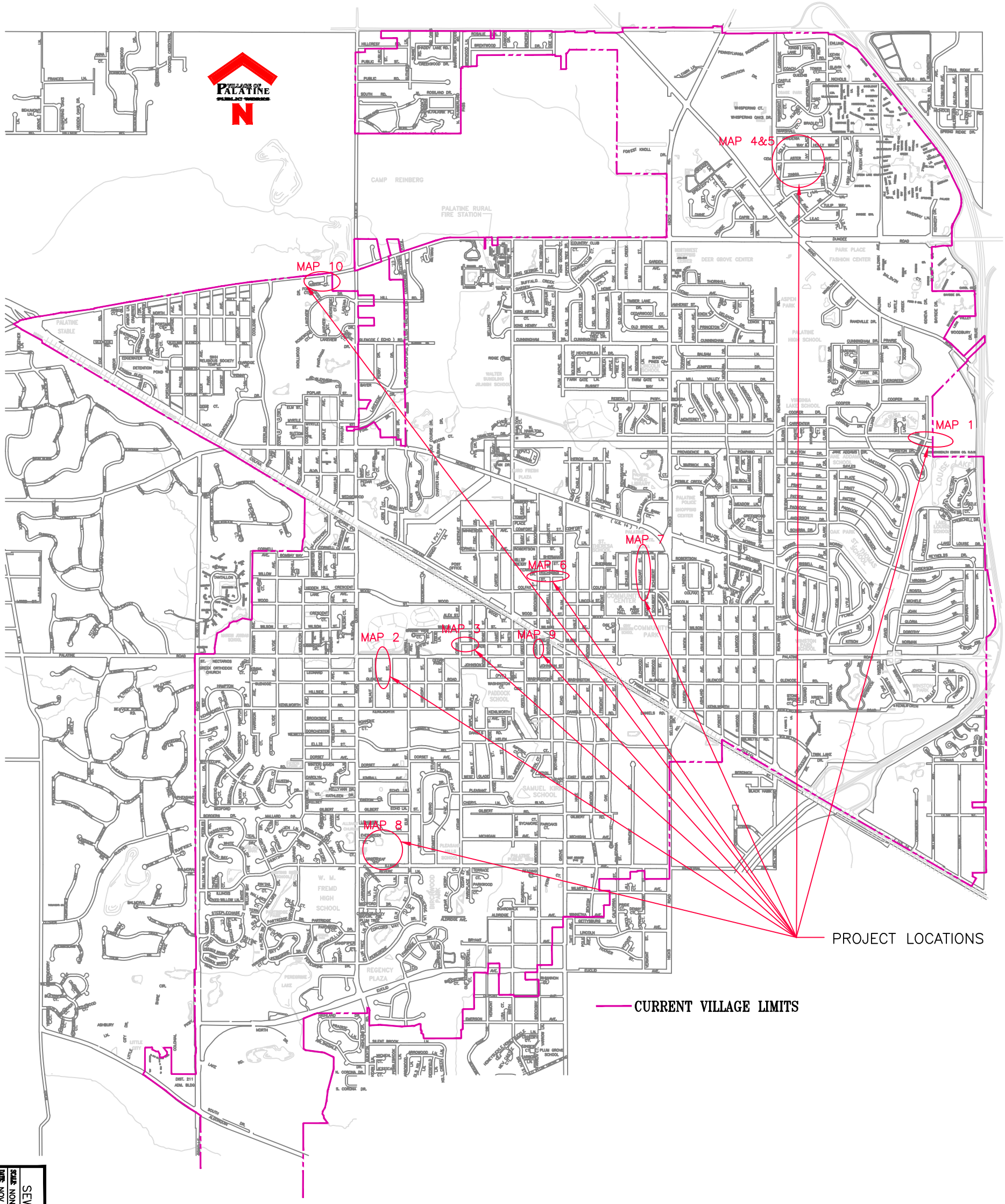
SHEET 2 OF 2

BID OPENING	
DATE:	February 27, 2024
TIME:	11:00 AM
PLACE:	Community Room A

				Engineer's Estimate		Performance Pipelining, INC. 1551 W. Norris Drive Ottawa, IL 61350		National Power Rodding 2500 W. Arthington Street Chicago, IL 60612		Inliner Solutions 5031 W. 66th Street Bedford Park, IL 60638		Smico Contracting Group, LLC P.O. Box 563 Odessa, MO 64076	
ITEM NO.	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
A	Sewer Main Cleaning, Root Cutting, and Pre-Rehabilitation Televising	Foot	7,337	$5.00	$36,685.00	$4.00	$29,348.00	$2.50	$18,342.50	$7.00	$51,359.00	$9.20	$67,500.40
B	Removal of Protruding Taps	Each	10	285.00	2,850.00	1.00	10.00	300.00	3,000.00	550.00	5,500.00	500.00	5,000.00
C	Rehabilitation of Sewer Main, 8" Sanitary	Foot	4,167	35.00	145,845.00	36.00	150,012.00	31.00	129,177.00	40.00	166,680.00	43.60	181,681.20
D	Rehabilitation of Sewer Main, 12" Sanitary	Foot	305	50.00	15,250.00	54.00	16,470.00	35.00	10,675.00	50.00	15,250.00	67.20	20,496.00
E	Rehabilitation of Sewer Main, 10" Storm	Foot	195	40.00	7,800.00	55.00	10,725.00	55.00	10,725.00	55.00	10,725.00	87.40	17,043.00
F	Rehabilitation of Sewer Main, 12" Storm	Foot	1,748	45.00	78,660.00	54.00	94,392.00	55.00	96,140.00	49.00	85,652.00	96.30	168,332.40
G	Rehabilitation of Sewer Main, 15" Storm	Foot	587	120.00	70,440.00	65.00	38,155.00	75.00	44,025.00	74.00	43,438.00	121.40	71,261.80
H	Rehabilitation of Sewer Main, 18" Storm	Foot	335	135.00	45,225.00	70.00	23,450.00	150.00	50,250.00	87.00	29,145.00	173.00	57,955.00
I	Re-Instatement of Service Laterals	Each	108	110.00	11,880.00	150.00	16,200.00	225.00	24,300.00	20.00	2,160.00	425.00	45,900.00
J	Post Rehabilitation Televising and Video Log	Foot	7,337	1.05	7,703.85	4.00	29,348.00	5.00	36,685.00	4.00	29,348.00	3.25	23,845.25
			AS READ				**$408,110.00**		**$423,319.50**		**$439,257.00**		**$659,015.05**
		TOTALS	AS CORRECTED	**$422,338.85**									
			PROPOSAL GUARANTEE	5% BID BOND		5% BID BOND		5% BID BOND		5% BID BOND		5% BID BOND	
			COMMENTS										

Attachment: DPW - 2401 Bid Tabulation (2024 Sewer Rehabilitation Program)

2024 SEWER REHABILITATION PROGRAM - CIPP



2024 SEWER REHABILITATION PROGRAM– CIPP

SCALE: NONE
DATE: NOV. 2023
APPROVED BY:
DRAWN BY: MAG
MODIFIED:

PROJECT LOCATION MAP

DRAWING NUMBER:

Attachment: Location Map 2024 (2024 Sewer Rehabilitation Program)

Consider a Motion Authorizing the Village Manager to Execute a Proposal for Design Engineering Services for the 2024 Water Main Extensions Project

BACKGROUND:
Several locations of water main extension were identified and recommended for interconnection to improve fire protection and eliminate dead ends. These extensions would improve system reliability, provide access to Village water in certain areas, improve water quality, and create more uniform system pressures.

KEY ISSUES:
- Center Road from Quentin Road to the dead end and extending to Westwood Lane, Hillcrest Road from Quentin Road to Suthers Lane, and Suthers Lane from Hillcrest Road to Woodland Street are the locations with gaps to be filled. Extending these facilities is recommended in the 2024 Capital Improvement Plan.
- Engineering services are recommended to prepare for the installation of a water main extension and would include site surveying, Illinois Environmental Protection Agency permitting, development of plans, and preparation of specifications for bidding purposes.

ALTERNATIVES:
1. Authorize the Village Manger to execute the proposal from Doland Engineering.
2. Refer back to Staff with comments.

RECOMMENDATION:
Staff recommends authorizing the Village Manager to execute the proposal from Doland Engineering for design engineering services for the 2024 Water Main Extensions Project in the not-to-exceed amount of $89,335.

BUDGET IMPACT:
Water funds in the amount of $800,000 have been appropriated in the 2024 Capital Improvement Program to accommodate the proposed work.

ACTION REQUIRED:
Motion to authorize the Village Manager to execute the proposal from Doland Engineering of Palatine, Illinois, for design engineering services for the 2024 Water Main Extensions Project in the not-to-exceed amount of $89,335.

ATTACHMENTS:

- Doland Proposal

Request for Proposal
2024 Water Main Extensions
Center, Hillcrest & Suthers Extensions
Village of Palatine
February 22, 2024

Submitted to:

Mr. George Ruppert, P.E.
Village Engineer
Village of Palatine

VILLAGE OF PALATINE
Est. 1866

Submitted by:

DOLAND ENGINEERING, LLC

Celebrating Over 50 years of Responsible Engineering - For Now, and the Future -

Attachment: Doland Proposal (2024 Water Main Extensions Project Design)

DOLAND ENGINEERING, LLC

February 22, 2024

Mr. George Ruppert, P.E.
Village Engineer
Village of Palatine
200 E. Wood Street
Palatine, Illinois 60067

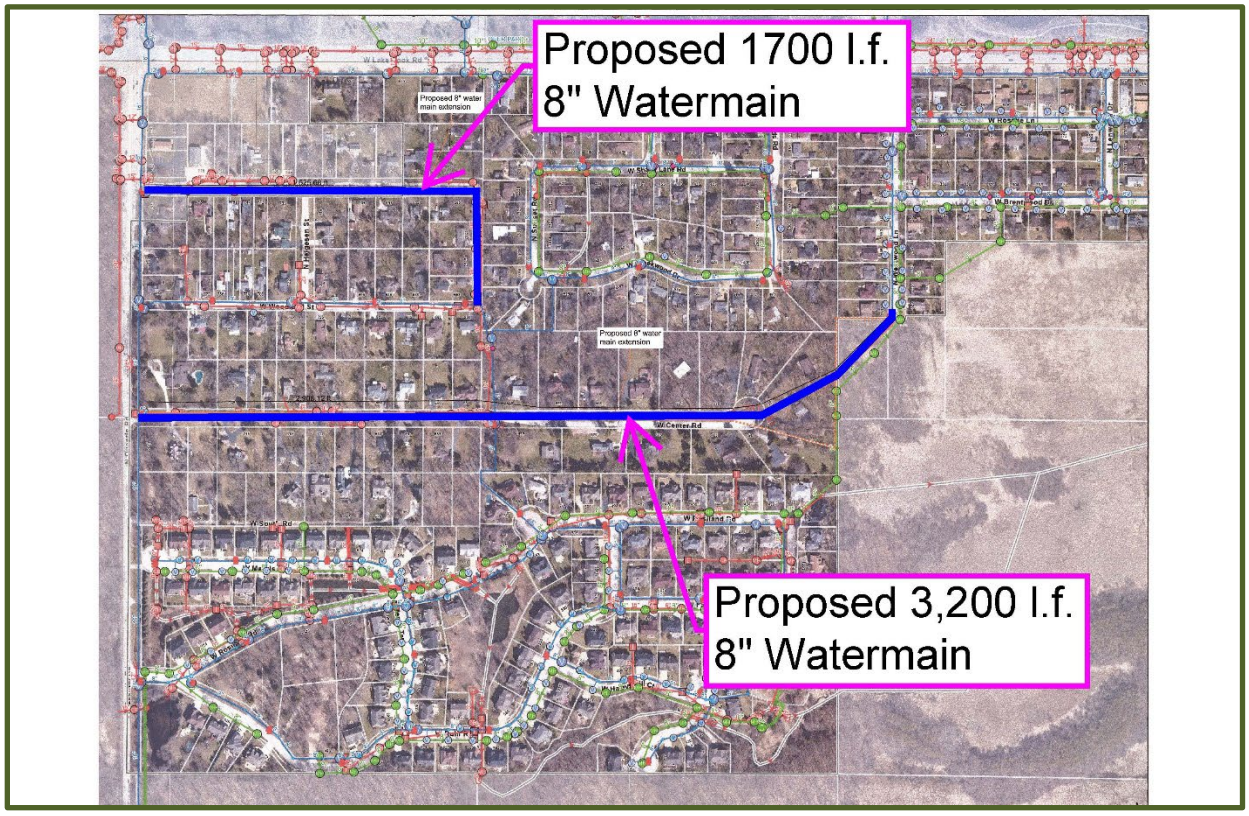
RE: 2024 Water Main Extensions (Center, Hillcrest & Suthers Extensions)

Dear Mr. Ruppert,

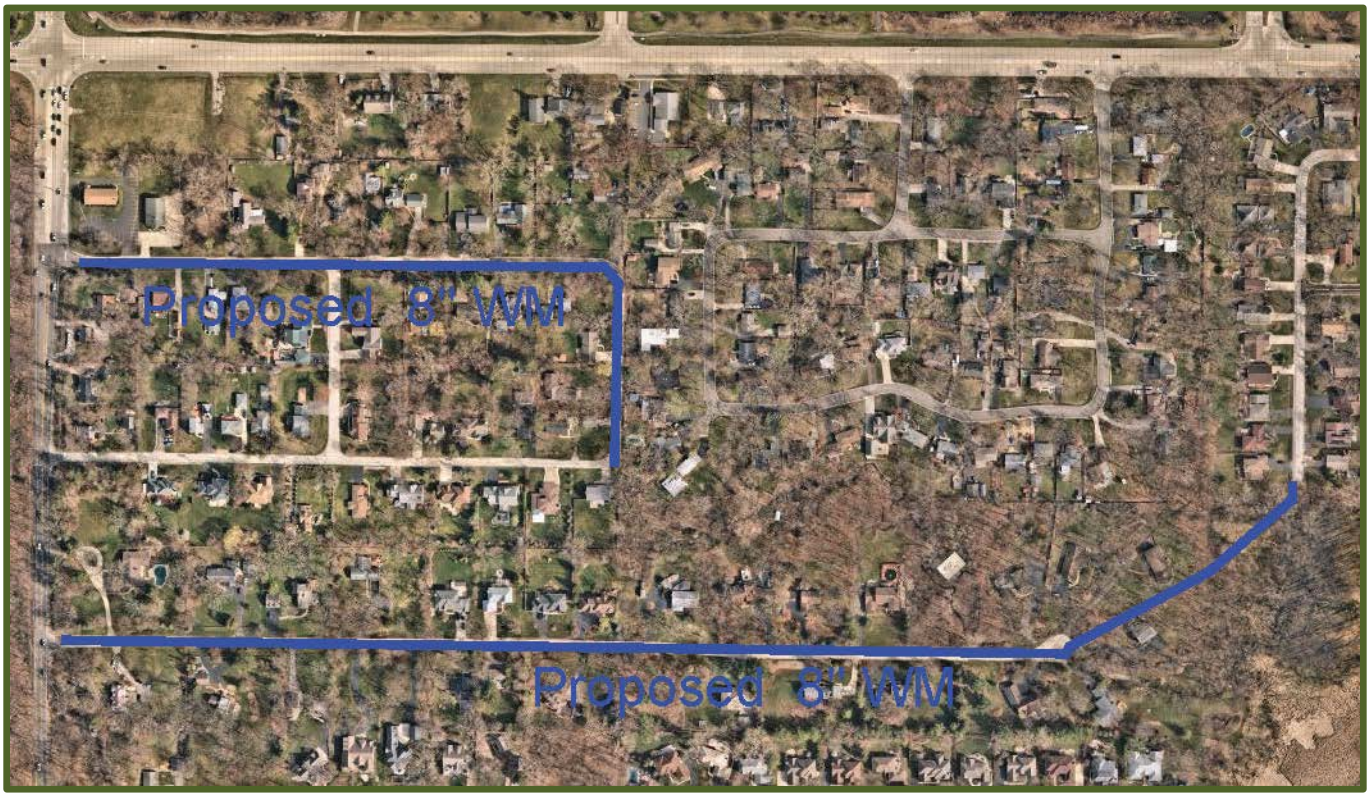
We are pleased to provide you with the following proposal for civil engineering services for the above-referenced project. This proposal was prepared to include the necessary surveying, mapping, design and bidding document preparation for the proposed improvements.

A. Project Understanding

The subject water main extension locations are depicted below:



- Water Main Extension
  - Center Road
    - From Quentin Road to end and extended to Westwood Lane
    - Connection through private property via easement rights (existing or secured)
    - Install new 8” watermain for approximately 3,200 l.f.
  - Hillcrest Road
    - From Quentin Road to Suthers Lane
    - Install new 8” watermain for approximately 1,250 l.f.
  - Suthers Lane
    - From Hillcrest Road to Woodland Road
    - Possible connection through private property to Sunset Road via easement rights (existing or secured)
    - Install new 8” watermain for approximately 450 l.f.



We have reviewed the available aerial and GIS maps to understand the existing watermain orientation. We have also visited the area and walked the entire project limits to fully understand the installation challenges and logistics involved with replacement of the water main along these streets.

It is our understanding that the new watermain is intended to be placed in the parkway where available dependent upon conflict avoidance with pre-existing utilities and preservation of trees and roadway improvements where such preservation is practical. We anticipate using DIP pipe material for this watermain in an open-cut scenario but may have further discussions about PVC

pipe if directional drilling installation method is identified as the best practice for installation. We will have opportunities for ample public works staff input in the materials during the design process to ensure that the watermain fully satisfies the Village needs for water circulation, resident serviceability with special consideration for long term maintenance.

B. Tasks of the Consultant

1. Existing Conditions Surveying and Mapping

a. Surveying and topographic mapping of the road R.O.W.
   i. R.O.W. delineation
   ii. Obtain recorded plat of subdivision and all other available plats and atlas maps for accurate depiction of Village infrastructure and any pertinent easements
   iii. Roadway improvements mapped (curbs, walks, pavement, parkway trees, signs)
   iv. Utilities Mapped
      - Storm Sewer (w/ rim & invert)
      - Sanitary Sewer (w/ rim & invert)
      - Water Main (w/ rim & top of pipe)
      - Quasi-public utilities (Elect., Tele., Cable, Gas, etc.) as marked by JULIE locate request (or design stage locate)
   v. Contours and spot elevations saturated throughout roadway
   vi. Locate and identify all trees along the ROW with trunk diameter noted
   vii. Horizontal coordinates to be referenced to State Plan Coordinate System, Illinois East Zone, NAD83 adjustment
   viii. Vertical elevations to be referenced to NAVD88 datum.
   ix. Three (3) site control benchmarks will be provided outside the intended construction area (on each project location) for future contractor reference and control

b. Results of this phase will be a comprehensive Existing Conditions Map that is utilized as the base map for the design phase work.

1b. Title Commitment Acquisition

Order Title Commitments for seven (7) potential easement parcels to determine if the land has any existing easement rights identified in the property title commitment. These seven (7) parcels will allow for the property easement rights investigation for the necessary connection of the proposed main to the existing main on Westwood Lane and also for a possible connection to the existing main on Sunset Road. These title commitments will be ordered and coordinated with the title company, and we will share the title commitment with the Village for their permanent record on each parcel. These parcels offer alternate routes for extending the proposed water main through private properties to connect neighborhoods and prevent dead end main conditions.

2. Engineering Design Plan Development

2a. Preliminary Engineering

Development of preliminary design plan set to identify preliminary watermain layout and geometrics, preliminary plan and profile, cross sections as needed and a preliminary Engineer's Opinion of Probable Cost (EOPC) for discussion and coordination with Public Works staff prior to final design phase.

This preliminary phase will include our identification of feasible routes through private properties for neighborhood interconnection along with identification if any new easements would be required to facilitate the installation. This will also include preparation of Plat of Easements as needed for the connection to existing main in adjoinng neighbrhood.

2b. Final Engineering Plan Set

- Watermain Replacement Plan Set in accordance with all Village and IEPA standards
- Cover Sheet with general project Information
- General and Site-specific notes
  - New watermain testing and sampling requirements identified in plan set to ensure that pressure testing and chlorination activities can be undertaken without additional cost to contract quantities.
- Summary of Quantities
- Existing Conditions Plan
- Watermain Plan & Profile
  - Utility crossings/conflicts identified (Obtain private utility maps from providers, i.e.: ComEd, Nicor, ATT & Comcast)
  - Sewer and water crossing conflict resolution in accordance with IEPA requirements
- Restoration Plan
  - Parkway and private property lawn re-establishment
  - Driveway apron repair (if necessary)
  - Pavement patching of pipe trench with TBF and Class D Pavement Patching as necessary
  - Curb & Gutter replacement as necessary
- Construction Specifications & Standard Details
- Summary of Quantities and Cost Estimate
- IEPA Permit application and submittal for WM Construction Permit
- Final Plat of Easement if needed for recording

3. Construction Bid Package

- Village standard bid package preparation to publish for contractor bidding
- Standard contract
- Special Provisions for all payment items

- Supporting document compilation (prevailing wages, Davis Bacon documents, etc.)
- Any needed assistance with bidding questions, clarifications and addendums

Engineering Fee Schedule

Fixed Fee: $89,335.00
While this is a fixed fee bid, we wanted to illustrate the forecast of manhours that was compiled as the basis for the fixed fee value. Our anticipated hours of work of the responsible staff as follows:

Task #	Pass Through Cost	Professional	Prof. Engineer	Engineering	Professional	Survey	Survey	CAD
	Title Commitment	Engineer	QA/QC	Technician	Surveyor	Crew Chief	Technician	Draftsman
1					32	96	96	65
1a	7 x $750 = $5,250				4			
2a		64	30	16				60
2b		74	20	16				52
3		40	12	12				
Total Estimated Hours		178	62	44	36	96	96	177
Hourly Rate		$150.00	$150.00	$110.00	$125.00	$110.00	$100.00	$105.00
Total Fee	$5,250.00	$26,700.00	$9,300.00	$4,840.00	$4,500.00	$10,560.00	$9,600.00	$18,585.00
							TOTAL =	**$89,335.00**

We reviewed recent watermain design programs to scrutinize our fees for cost efficiency and found that typical fees range from $19.50/l.f. to $28.00/l.f. When calculated on this basis, the cost proposed herein tabulates as follows: $89,335 / 4,900 l.f. = $18.23 / l.f. Additionally since title commitments are not typically included in water main design the cost of engineering and surveying is reflected in the cost of $84,085 / 4,900 l.f. = $17.16 / l.f. This cost per foot of water main is far lower than a typical water main replacement design because there are not individual house services to be replaced along the watermain route and thus the cost efficiency is reflected in this proposal.

Anticipated Schedule:

Task	Start	Completion
Design & Permitting		
Kick-off Meeting	03/15/2024	
Surveying and Mapping	03/15/2024	04/01/2024
Preliminary Design Phase	04/01/2024	04/19/2024
Preliminary Design Presentation	04/19/2024	
Village Comment on Preliminary Design	04/19/2024	04/29/2024
Final Design	04/19/2024	05/17/2024
IEPA Permitting	04/19/2024	05/31/2024
Bidding and Award		
Advertise for Bid	05/20/2024	
Bid Opening	06/10/2024	
Village Board Approval	06/17/2024	
Construction Phase	07/15/2024	11/01/2024

We understand that the objective is to facilitate construction in 2024, which formed the basis of our schedule forecast. We can adjust as the plan is developed to maintain a 2024 installation.

I look forward to the opportunity to work with you and your staff.

Sincerely,

Desiree D. Doland, P.E.
C.E.O.

Accepted By: _____

Title: _____

Date: _____

Consider an Ordinance Amending Chapter 12 - Offenses And Miscellaneous Provisions of the Village of Palatine's Code of Ordinances

BACKGROUND:
As part of our comprehensive review of the Village Code, updates are recommended to prohibited plants and weeds.

KEY ISSUES:
- Reference is added to the Illinois Noxious Weed Law and the Illinois Exotic Weed Act. This allows for reference to the Illinois authority of weeds
- This does not reduce the Village's prior nuisance declaration but rather, allows for improved administration of weeds growing on private property.
- Creek corridors and other areas adjacent to Waters of the United States are excluded from the removal criteria as to eliminate volunteer materials in these uncultivated areas would be unduly burdensome.

ALTERNATIVES:
1. Approve the Ordinance Amending the Village of Palatine's Code of Ordinances Chapter 12.
2. Do not approve the Ordinance Amending the Village of Palatine's Code of Ordinances Chapter 12.

RECOMMENDATION:
Staff recommends approval of the Ordinance Amending the Village of Palatine's Code of Ordinances Chapter 12.

ACTION REQUIRED:
Motion to approve the Ordinance Amending the Village of Palatine's Code of Ordinances Chapter 12.

ATTACHMENTS:

- Ordinance Chapter 12 March 2024 revision
- Exhibit A Chapter 12 Clean
- Exhibit B Chapter 12 Amendments

ORDINANCE NO. _____

AN ORDINANCE AMENDING
CHAPTER 12 – OFFENSES AND MISCELLANEOUS PROVISIONS
OF THE CODE OF ORDINANCES OF THE VILLAGE OF PALATINE

WHEREAS, the Village of Palatine is a home rule municipal corporation in accordance with Article VII, Section 6(a) of the Constitution of the State of Illinois of 1970; and

WHEREAS, the Village has the authority to adopt ordinances and to promulgate rules and regulations that pertain to its government and affairs; and

WHEREAS, the Mayor and Council desire to amend Chapter 12 of the Village Code to amend the enumeration of prohibited plants; declared nuisances, and height limitation; and

WHEREAS, the Mayor and Council have determined that it will serve and be in the best interests of the Village and its residents to amend Chapter 12 of the Village Code pursuant to this Ordinance;

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, that:

SECTION 1: That the Code of Ordinances, of the Village of Palatine, Illinois is hereby amended by amending Chapter 12 Offenses and Miscellaneous , which shall be read as indicated on Exhibit "A".

SECTION 2: That the Village Clerk is directed to maintain a record of the modifications to the existing Ordinance (a redlined version of the modifications

Attachment: Ordinance Chapter 12 March 2024 revision (Chapter 12 - Amendments)

approved pursuant to this Ordinance as indicated on Exhibit "B").

<u>SECTION 3</u>: If any provision of this Ordinance or part thereof is held invalid by a court of competent jurisdiction, the remaining provisions of this Ordinance are to remain in full force and effect, and are to be interpreted, applied, and enforced so as to achieve, as near as may be, the purpose and intent of this Ordinance to the greatest extent permitted by applicable law.

<u>SECTION 4:</u> That this ordinance shall be in full force and effect from and after its passage and approval as provided by law.

PASSED: This _____ of _____, 2024

AYES:_____ NAYS:_____ ABSENT:_____ PASS:_____

APPROVED by me this _____ of _____, 2024

_____
Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk

this _____ of _____, 2024

_____
Village Clerk

Attachment: Ordinance Chapter 12 March 2024 revision (Chapter 12 - Amendments)

Sec. 12-43. Regulations.

It shall be unlawful to burn refuse of any kind anywhere in the Village except as provided below:

(1) It shall be unlawful to burn leaves anywhere in the Village.

(2) It shall be unlawful to burn off vegetation from any area in the Village without a permit issued by the Fire Prevention Division.

(3) It shall be unlawful to light or maintain any outdoor fires to burn construction material, wood, papers, paper goods, cardboard and plastics except as provided in the adopted International Fire Code. Outdoor cooking shall be permitted in grills or other structures/appliances designed and listed for that purpose.

(Code 1961, § 25.018)

Secs. 12-44--12-56. Reserved.

ARTICLE III. RESERVED

ARTICLE IV. PLANTS AND WEEDS

[Editor's Note: Article IV was replaced in its entirety by Ord. #0-91-08, passed on July 14, 2008]

Sec. 12-70. Definitions.

(1) "Owner" means the legal or beneficial owner of an improved or unimproved parcel of real estate.

(2) "Responsible party" means the occupant of any real estate or any person or entity charged with the care or management of any real estate.

(3) "Growing season" means the period of time which weeds and grass are generally growing on the majority of real estate in the Village of Palatine, beginning no later than May 1 and ending no earlier than November 1.

Sec. 12-71. Enumeration of prohibited plants; declared a nuisance.
Noxious and exotic weeds, as established by the Illinois Noxious Weed Law and the Illinois Exotic Weed Act, except when in certified wetlands and areas adjacent to the waters of the United States, in the Village are hereby declared to be nuisances, and it shall be unlawful to permit any such noxious or exotic weeds to spread or be planted in such places.

Any weeds identified as jimson, burdock, ragweed, thistle, cocklebur, poison ivy, poison oak, poison sumac, or barberry bush found growing in any lot or tract of land in the Village are hereby declared to be nuisances, and it shall be unlawful to permit any such weeds to grow or remain in such places. (Code 1961, §§24.201, 24.203)

Sec. 12-72. Height limitation.

Excluding all types of weeds outlined in Section 12-71, it shall be unlawful for any owner or responsible party of real estate located in the Village of Palatine to permit any weeds, grass or plants, other than trees, bushes, flowers, or other ornamental grasses and plants to grow to a height exceeding one (1) foot anywhere on the property and on the parkway abutting their property; and any such weeds, grass, or plants exceeding such heights are hereby declared to be a nuisance. (Code 1961, §24.202; Ord. No. O-124-79, §1, 11-13-79; Ord. No. 0-186-96, §1, 10-14-96)

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Any weeds identified ~~such~~ as jimson, burdock, ragweed, thistle, cocklebur, poison ivy, poison oak, poison sumac, or ~~other weeds of a like kind or~~ barberry bush found growing in any lot or tract of land in the Village are hereby declared to be nuisances, and it shall be unlawful to permit any such weeds to grow or remain in such places. (Code 1961, §§24.201, 24.203)

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Consider an Ordinance Granting a Special Use to Permit a Massage Therapy Business at 90 W. Northwest Highway

BACKGROUND:
The Petitioner is proposing to open a new massage therapy business, Red Sun Massage, in the Clock Tower Plaza shopping center. Therefore, the Petitioner is requesting approval of the following:

Special use to permit a massage therapy business at the subject property.

KEY ISSUES:
- The business plan indicates there would be 2 - 3 massage therapists working at the business; all of whom are licensed by the State of Illinois. The Petitioner has worked as part of other establishments but has not operated their own business.
- The hours of operation would be Monday - Sunday from 10 AM - 8 PM. Clients would be encouraged to schedule appointments ahead of time, but walk-in service will be accommodated, only when massage therapists are available. The massage business will have a maximum serving capacity of 30 clients per day.
- Per the floor plan, there will be 4 treatment rooms and a small reception area. The front door to the business will be outfitted with a doorbell to alert the therapists of a customer entrance, if they are preoccupied with other clients.

ALTERNATIVES:
1. Approve the Special Use to permit a massage therapy business at the subject property.
2. Do not approve the Special Use to permit a massage therapy business at the subject property.

RECOMMENDATION:

Public Hearing**:**	PZC meeting on February 27, 2024.
Residents testifying:	None.
Vote:	The PZC voted unanimously to approve the Special Use to permit a massage therapy business at the subject property and Staff concurs.

ACTION REQUIRED:
A motion to approve the ordinance granting a Special Use to permit a massage therapy business at the subject property.

Consider an Ordinance Granting a Special Use to Permit a Fence to be Located in the Side Yard Abutting a Street at 885 W. Dorchester Road

BACKGROUND:
The Petitioner is proposing to construct a 5' tall solid fence, set back 10' from the Subject Property's side property line abutting Crescent Avenue, with the required landscaping. The fence would transition to a 6-foot solid fence along the southern shared property line. Therefore, the Petitioner is requesting approval of the following:

> **Special use to permit a fence to be set back 10 feet from the side property line abutting a street, instead of the minimum required 20 feet.**

KEY ISSUES:
- The property is a corner lot with the front yard abutting Dorchester Road to the north. The Subject Property directly abuts the front yard of the adjacent property to the south, 335 S. Crescent Avenue.
- The submitted site plan illustrates the required landscaping between the fence and side lot line. In addition, there is a dense line of trees and shrubs planted along the shared lot line with the property to the south. The proposed fence should not impact lines of sight any further than the existing line of trees and shrubs.
- The adjacent residential driveway for 335 S. Crescent Avenue is approximately 40 feet from the shared property line.

ALTERNATIVES:
1. Approve the Special Use to permit a fence to encroach into the required setback in a side yard abutting a street.
2. Do not approve the Special Use to permit a fence to encroach into the required setback in a side yard abutting a street.

RECOMMENDATION:

Public Hearing**:**	PZC meeting on February 27, 2024.
Residents testifying:	None.
Vote:	The PZC voted unanimously to approve the Special Use to permit a fence to encroach into the required setback in a side yard abutting a street and Staff concurs.

ACTION REQUIRED:
A motion to approve the ordinance granting a Special Use to permit a fence to encroach into the required setback in a side yard abutting a street.

Consider an Ordinance Granting a Special Use to Permit a Restaurant with Liquor Service at 23 E. Northwest Highway

BACKGROUND:
The Petitioner is proposing to open a new fusion Asian restaurant, Kimpro Sushi. The proposed restaurant would offer an array of Asian foods, with a liquor license serving beer and wine. Therefore, the Petitioner is requesting approval of the following:

Special Use to permit a restaurant, with liquor service.

KEY ISSUES:
- The Petitioner is proposing to open an all-you-can-eat sushi restaurant with liquor license (serving only beer and wine). The submitted floor plan for the new restaurant illustrates no change in either the total square footage (2,819) or total seating count. Therefore, the parking requirement will remain the same and the existing parking (201 spaces) Variation (#O-112-18) remains valid.
- The proposed hours of operation are Monday - Sunday 11:30 AM to 2:30 PM and 4:30 PM to 9:30 PM. The previous occupant was granted a Special Use and a Variation to permit 201 parking spaces, instead of the minimum required 227 parking spaces. The subject tenant space has been vacant since September 2020.
- The submitted business plan anticipates approximately 10 - 15 employees. As the total number of proposed seats remains the same from the previous tenant and existing parking Variation, Staff does not have concerns with parking at the shopping center.

ALTERNATIVES:
1. Approve the Special Use for a restaurant, with beer and wine service.
2. Do not approve the Special Use for a restaurant, with beer and wine service.

RECOMMENDATION:

Public Hearing**:**	PZC meeting on February 13, 2024.
Residents testifying:	None.
Vote:	The PZC voted unanimously to approve the Special Use for a restaurant, with liquor service, at 23 E. Northwest Highway and Staff concurs.

ACTION REQUIRED:
A motion to approve the Special Use for a restaurant, with liquor license, at 23 E. Northwest Highway.

Consider an Ordinance Increasing the Number of Class G (Restaurant - Beer & Wine) Liquor Licenses by One for Kimpro Sushi Located at 23 E. Northwest Highway

BACKGROUND:
On this evening's agenda is a Special Use request for a fusion Asian restaurant with a concept of all you can eat menu at a set price located at 23 E. Northwest Highway. Owner Brian Kim wishes to apply for a Class G (Beer and Wine) liquor license. The proposed hours of operation are seven days a week: 11:30 AM to 2:30 PM and 4:30 PM to 9:30 PM

KEY ISSUES:
- Increase Class G Restaurant (Beer & Wine) Liquor Licenses by one.

ALTERNATIVES:
1. Approve the Ordinance increasing the number of Class G Liquor Licenses by one.
2. Do not approve the Ordinance increasing the number of Class G Liquor Licenses by one.

RECOMMENDATION:
Approve an Ordinance increasing Class G Restaurant (Beer & Wine) Liquor Licenses by one for a total of 10.

ACTION REQUIRED:
Action is at the discretion of the Committee.

Consider an Ordinance Granting a Special Use Amendment to Ordinance O-047-14 to Permit Alterations to the Approved Floor Plan and Business Plan for Cook, Cork & Fork at 32-34 W. Palatine Road

BACKGROUND:
The Petitioner is proposing alterations to the previously approved floor plan and business plan for the existing business. This would include expanding into the adjacent tenant space to create a wine bar to be used as a gathering space for the currently offered cooking classes and events. It would offer wine, beer, and small charcuterie food plate options. Therefore, the Petitioner is requesting approval of the following:

> **Special Use Amendment to permit the alteration of the approved floor plan and business plan to include the addition of a wine bar, with wine and beer service, as part of the Cook, Cork & Fork tenant space expansion.**

KEY ISSUES:

- The original Special Use for Cook, Cork & Fork (#O-47-14) permitted a recreational cooking school that also retails kitchenware, cookware, and beer & wine. As a condition of approval, all employees were required to enroll in and utilize designated downtown employee parking areas. The proposed amendment contemplates reducing the retail component of the business and maintaining the cooking classes.

- A Special Use Amendment has been applied for to permit alterations to the floor plan and business plan to permit the introduction of a wine bar, “The Cork”, to the current business operations.

- The Petitioner is proposing to expand the existing business into the adjoining tenant space. The expansion would include approximately 500 square feet from the previous insurance office at 32 W. Palatine Road.

- Hours of operation for the retail portion of the business and the wine bar:
  - Tuesday - Saturday: 3 PM - 11 PM
  - Sunday: 12 PM - 8 PM

- Hours of operation for the available cooking classes:
  - Daytime classes: 11 AM - 4 PM
  - Evening classes: 5 PM - 9 PM

- The current liquor licenses held by the establishment include a Class B (Package), Class P (Caterer) and Class PS (Product Sampling). The proposed business plan related to the wine bar and its operation is inconsistent with their current licenses. The petitioner will be required to obtain either a PS 1(Full serving Product Sampling) or a G (Beer and Wine) license prior to commencing service at the wine bar. Any operations will need to include an amendment to the Business Plan to be consistent with the license. The Class G license will require an expanded menu offering and the Class PS 1 would require an adjustment in hours of operation. The Special Use ordinance reflects this situation.

- There is a public parking lot (Lot H) across Palatine Road for clients and customers to utilize. This is also available for the other surrounding businesses and allows 3-hour parking through the week. Consistent with the original Cook, Cork, and Fork special use and other downtown restaurant uses, Staff is proposing a condition requiring employees to enroll and utilize the designated downtown employee parking areas. Additionally, on-street parking spaces, east of the subject property on Bothwell Street, can be utilized by customers.

ALTERNATIVES:

1. Approve the Special Use Amendment to permit the proposed alterations of the approved floor plan and business plan for Cook, Cork & Fork.

2. Do not approve the Special Use Amendment to permit the proposed alterations of the approved floor plan and business plan for Cook, Cork & Fork.

RECOMMENDATION:

Public Hearing**:**	PZC meeting on February 27, 2024.
Residents testifying:	None.
Vote:	The PZC voted unanimously to approve the Special Use Amendment to permit the proposed alterations of the approved floor plan and business plan for Cook, Cork & Fork, and Staff concurs.

ACTION REQUIRED:

A motion to approve the ordinance granting a Special Use Amendment to permit the proposed alterations of the approved floor plan and business plan for Cook, Cork & Fork.

Consider an Ordinance Granting a Final Planned Development and a Resolution Approving a Preliminary and Final Plat of Subdivision for the Property at 37 N. Plum Grove Road

BACKGROUND:
On October 2, 2023, the Village Council unanimously approved the Preliminary Planned Development for five new single-family homes at 37 N. Plum Grove Road, subject to several conditions. The developer has completed the final engineering, architectural, and landscaping plans, and is therefore requesting approval of the following:

Final Planned Development to allow for the development of 5 single-family residential lots; and

Preliminary and Final Plat of Subdivision to allow for 5 single-family lots.

KEY ISSUES:

- The proposed architectural and engineering plans are consistent with the site plan and elevations approved with the Preliminary Planned Development.
- Access to the homes is provided through a shared driveway from Plum Grove Road. The driveway generally aligns with the property's existing apron on Plum Grove Road. The driveway access would be right-in/right-out only, given the tapering of Plum Grove Road and proximate left turn lane onto Wilson Street.
- The following table summarizes the proposed lot characteristics:

	Lot Size	**Lot Width**	**Lot Depth**
Lot 1 (western - corner)	6,205 SF	47 feet	132.33 feet
Lots 2-4	4,885 SF	37 feet	132.33 feet
Lot 5 (eastern)	4,885 SF	37 feet	139.04 feet

- The proposed homes all provide a 15-foot front yard setback along Slade Street, a 15-foot corner side yard setback from Plum Grove Road (Lot 1), and a 37.5-foot rear yard setback to the north. In addition to complying with the Preliminary Planned Development site plan and setbacks, the setbacks for the proposed homes are also comparable to the surrounding setbacks within the neighborhood.
- The five proposed homes vary in architectural styles and front porch configurations. The 2-story 3-bedroom homes provide a 2-car garage and maintain approximately 2,100 SF between the first and second floors. With the 2-car garage (approximately 520 square feet) and an optional flex room (approximately 600 square feet), the proposed homes will allow floorplan variations and are consistent with the initial approval.
- The elevation materials include LP siding, trim, corner boards, and materials. In addition to the front porches, each home will include an offset patio and privacy fences for each patio. The patio areas are located outside of the dining room

area and approximately 30 feet from the front of the home.

- For residential properties at 0.6-acres, the MWRD WMO and Village Code do not require storm water detention or volume control. Nevertheless, the proposed 36-inch storm sewer along the Plum Grove Road frontage will provide detention capacity and storage. Staff notes that the previously existing office building and parking lot contained more impervious surface than the proposed five homes.
- The proposed landscaping plans include maintained and new parkway trees, foundation plantings, evergreen and deciduous shrubs, and ornamental trees throughout the site. A 6' board-on-board fence is also proposed for the east side of the development and for additional screening around the patio areas. As a condition of review, Staff is recommending that the landscaping plans are revised in a manner acceptable to the Village to include additional plantings on the north side of the property. The Petitioner has agreed to this condition.
- During the Preliminary Planned Development review, the refuse collection process was discussed. The Petitioner intends to have each homeowner bring their respective toters to the Plum Grove Road frontage for collection. Groot would then retrieve and return the toters from Plum Grove Road. The northbound pavement is 18.3 wide in this area of Plum Grove Road and would still accommodate a stopped garage truck and vehicle passage. The final garbage toter location for retrieval would be identified within the HOA declarations and per the Village Code requirements.

ALTERNATIVES:

1. Approve the Final Planned Development and Preliminary and Final Plat of Subdivision to allow for a 5-lot subdivision.
2. Do not approve the Final Planned Development and Preliminary and Final Plat of Subdivision to allow for a 5-lot subdivision.

RECOMMENDATION:

Public Hearing**:**	PZC meeting on February 27, 2024.
Residents testifying:	None.
Vote:	The PZC voted 6-1 to approve the Final Planned Development and Preliminary and Final Plat of Subdivision, and Staff concurs.

ACTION REQUIRED:

A motion to approve the Final Planned Development and Preliminary and Final Plat of Subdivision at 37 N. Plum Grove Road.

Consider a Motion to Award a Contract for the 2024 Sewer Rehabilitation Program

BACKGROUND:
Since the mid-1990s, the Village has conducted a sliplining program designed to eliminate excess infiltration/inflow (I/I), eliminate root intrusion into the sanitary sewers, and eliminate sewer blockages. This effort has been centered in those neighborhoods where sewers are located along the rear lot lines, where defects have been found, areas at risk for sanitary sewer surcharging, or areas tributary to lift stations.

Based upon budget appropriations, this year's program calls for the sliplining of approximately 4,472 feet of sanitary sewer and 2,865 feet of storm sewer. This is an expanded program based upon the enhanced ten year sewer program adopted by the Village Council two years ago.

KEY ISSUES:
- On Tuesday, February 27, 2024, eight bids were received and opened, ranging from a low of $339,594 to a high of $659,016.
- The low responsive and responsible bidder was Visu-Sewer of Illinois, LLC of Bridgeview, Illinois in the amount of $339,594.
- The Engineer's estimate was $422,339.

ALTERNATIVES:
1. Award the contract for the 2024 Sewer Rehabilitation Program, Cured in Place Piping (CIPP) to Visu-Sewer.
2. Refer back to Staff with comments.

RECOMMENDATION:
Staff recommends that the contract for the 2024 Sewer Rehabilitation Program (CIPP) be awarded to Visu-Sewer in the amount of $339,594.

BUDGET IMPACT:
Funding is available in the 2024 budget to accomplish this improvement. The Brockway sanitary lining will be funded in the amount of $22,000 from the Downtown TIF. The Water Fund will support the lining of the Dundee Road storm sewer to address separation requirements from the replacement water main which is being replaced. The remaining $294,594 is available in the Sewer Fund.

ACTION REQUIRED:
Motion to award the contract for the 2024 Sewer Rehabilitation Program (CIPP) to Visu-Sewer of Illinois in the amount of $339,594.

Consider a Motion Authorizing the Village Manager to Execute a Proposal for Design Engineering Services for the 2024 Water Main Extensions Project

BACKGROUND:
Several locations of water main extension were identified and recommended for interconnection to improve fire protection and eliminate dead ends. These extensions would improve system reliability, provide access to Village water in certain areas, improve water quality, and create more uniform system pressures.

KEY ISSUES:
- Center Road from Quentin Road to the dead end and extending to Westwood Lane, Hillcrest Road from Quentin Road to Suthers Lane, and Suthers Lane from Hillcrest Road to Woodland Street are the locations with gaps to be filled. Extending these facilities is recommended in the 2024 Capital Improvement Plan.
- Engineering services are recommended to prepare for the installation of a water main extension and would include site surveying, Illinois Environmental Protection Agency permitting, development of plans, and preparation of specifications for bidding purposes.

ALTERNATIVES:
1. Authorize the Village Manger to execute the proposal from Doland Engineering.
2. Refer back to Staff with comments.

RECOMMENDATION:
Staff recommends authorizing the Village Manager to execute the proposal from Doland Engineering for design engineering services for the 2024 Water Main Extensions Project in the not-to-exceed amount of $89,335.

BUDGET IMPACT:
Water funds in the amount of $800,000 have been appropriated in the 2024 Capital Improvement Program to accommodate the proposed work.

ACTION REQUIRED:
Motion to authorize the Village Manager to execute the proposal from Doland Engineering of Palatine, Illinois, for design engineering services for the 2024 Water Main Extensions Project in the not-to-exceed amount of $89,335.

Consider an Ordinance Amending Chapter 12 - Offenses And Miscellaneous Provisions of the Village of Palatine's Code of Ordinances

BACKGROUND:
As part of our comprehensive review of the Village Code, updates are recommended to prohibited plants and weeds.

KEY ISSUES:
- Reference is added to the Illinois Noxious Weed Law and the Illinois Exotic Weed Act. This allows for reference to the Illinois authority of weeds
- This does not reduce the Village's prior nuisance declaration but rather, allows for improved administration of weeds growing on private property.
- Creek corridors and other areas adjacent to Waters of the United States are excluded from the removal criteria as to eliminate volunteer materials in these uncultivated areas would be unduly burdensome.

ALTERNATIVES:
1. Approve the Ordinance Amending the Village of Palatine's Code of Ordinances Chapter 12.
2. Do not approve the Ordinance Amending the Village of Palatine's Code of Ordinances Chapter 12.

RECOMMENDATION:
Staff recommends approval of the Ordinance Amending the Village of Palatine's Code of Ordinances Chapter 12.

ACTION REQUIRED:
Motion to approve the Ordinance Amending the Village of Palatine's Code of Ordinances Chapter 12.