

# VILLAGE OF ORLAND PARK

14700 Ravinia Avenue  
Orland Park, IL 60462  
[www.orlandpark.org](http://www.orlandpark.org)



## Meeting Agenda

Tuesday, August 18, 2020

7:00 PM

Village Hall

## Plan Commission

*Nick Parisi, Chairman*

*Edward Schussler, Vice Chairman*

*Commissioners: John J. Paul, Laura Murphy, Patrick Zomparelli, Yousef Zaatar  
and Daniel Sanchez*

*Short Agenda Council Boiler*

**CALLED TO ORDER/ROLL CALL**

**APPROVAL OF MINUTES**

[2020-0577](#) Minutes for August 4, 2020 Plan Commission Meeting

**Attachments:** [08-04-2020 PC Meeting Minutes](#)

**PUBLIC HEARINGS**

**OPEN PUBLIC HEARING**

[2020-0476](#) Charleton Highlands - Development Petition for an Amendment to the Special Use Permit with Modifications, Plat of Subdivision, Site Plan, and Landscape Plan

**Attachments:** [Lot 5 - Architectural Plans](#)  
[Lot 5 - Site Plan](#)  
[Lot 10 - Plat of Survey](#)  
[Lot 12 - Architectural Plans](#)  
[Lot 12 - Site Plan](#)  
[Lot 13 - Architectural Plans](#)  
[Lot 13 - Site Plan](#)  
[Lot 16 - Architectural Plans](#)  
[Lot 16 - Site Plan](#)  
[Proposed Landscape Plan](#)  
[Proposed Plat of Resubdivision Plan for Lots 10,11, 12](#)  
[Special Use Responses](#)  
[Board Approved Landscape Plan \(2007\)](#)  
[Board Approved Site Plan \(2004\)](#)  
[Plat of Resubdivision \(2006\)](#)  
[Plat of Resubdivision \(2007\)](#)  
[Plat of Resubdivision \(2008\)](#)  
[Conceptual Building Elevation Renderings](#)  
[Resubdivision Exhibit](#)

*JH*

**CLOSE PUBLIC HEARING**

**NON-PUBLIC HEARINGS**

**OTHER BUSINESS**

[2020-0578](#) Memo: New Petitions

**Attachments:** [08-18-2020 Plan Commission Memo](#)

**NON-SCHEDULED CITIZENS & VISITORS**

**ADJOURNMENT**

DATE: August 18, 2020

## **REQUEST FOR ACTION REPORT**

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File Number: **2020-0577**

Orig. Department:

File Name: **Minutes for August 4, 2020 Plan Commission Meeting**

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**BACKGROUND:**

**BUDGET IMPACT:**

**REQUESTED ACTION:**

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# VILLAGE OF ORLAND PARK

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## **Meeting Minutes**

**Tuesday, August 4, 2020**

**7:00 PM**

**Village Hall**

## **Plan Commission**

*Nick Parisi, Chairman*

*Edward Schussler, Vice Chairman*

*Commissioners: John J. Paul, Laura Murphy, Patrick Zomparelli, Yousef Zaatar  
and Daniel Sanchez*

**CALLED TO ORDER/ROLL CALL**

- Present:** 6 - Chairman Parisi; Vice Chairman Schussler; Member Paul; Member Murphy; Member Zomparelli, Member Zaatar
- Absent:** 1 - Member Sanchez

**APPROVAL OF MINUTES**

**2020-0544 Minutes for June 2, 2020 Plan Commission Meeting**

**A motion was made by Vice Chairman Edward Schussler, seconded by Member Patrick Zomparelli, that this matter be APPROVED. The motion carried by the following vote:**

- Aye:** 5 - Chairman Parisi, Vice Chairman Schussler, Member Paul, Member Zomparelli and Member Zaatar
- Nay:** 0
- Abstain:** 1 - Member Murphy
- Absent:** 1 - Member Sanchez

**PUBLIC HEARINGS**

**OPEN PUBLIC HEARING**

**2020-0476 Charleton Highlands - Development Petition for a Special Use Permit Amendment, Modifications, and Plat of Subdivision.**

Continued to the August 18, 2020 Plan Commission Meeting.

I move to postpone the public hearing for Charleton Highlands, Case Number 2020-0476, to the August 18, 2020 Plan Commission Meeting in order to give the petitioner additional time to meet public hearing notice requirements per Section 5-101.G of the Land Development Code.

**A motion was made by Chairman Nick Parisi, seconded by Member John J. Paul, that this matter be CONTINUED to the Plan Commission and should be returned by 8/18/2020. The motion carried by the following vote:**

- Aye:** 6 - Chairman Parisi, Vice Chairman Schussler, Member Paul, Member Murphy, Member Zomparelli and Member Zaatar
- Nay:** 0
- Absent:** 1 - Member Sanchez

**CLOSE PUBLIC HEARING**

**OPEN PUBLIC HEARING**

**2020-0319 Orland Fire Protection District Maintenance Building - Development  
Petition for Site Plan, Elevations, Landscape Plan, Variances**

Staff presentation was given by Bethany Salmon in accordance with written report dated August 4, 2020. Ed Lelo and Sean Marquez were also present.

The Commission, members of the public, the petitioners, and staff attended the public hearing via a Zoom Meeting teleconference. Chief Michael Schofield, Deputy Chief Nick Cinquepalmi, Battalion Chief Dan Smith, and Battalion Chief David Piper, for the Orland Fire Protection District were present via Zoom. Jon Ditter and Lauren Kucinski of Knight Engineering representing the Petitioner were also in attendance via Zoom.

Chairman Parisi swore in Chief Schofield, Deputy Chief Cinquepalmi, Battalion Chief Smith, Battalion Chief Piper, Jon Ditter and Lauren Kucinski.

Commissioner Paul requested clarification of where the existing Orland Fire Protection District vehicle maintenance building was located on their adjacent Training Facility site and if this building will be repurposed. Chief Schofield and Battalion Chief Smith explained that the existing maintenance building was constructed in 1987, is outdated, much smaller, and is not equipped to adequately maintain their vehicle fleet. Additionally, the existing facility is located in the center of their Training Facility site, which creates conflicts between fire apparatus repair and fire training operations on site. The existing building will be repurposed in the future for fire training purposes.

Commissioner Murphy indicated she had no concerns and expressed support for the project.

Commissioner Zomparelli expressed potential concerns for the proposed reduction in parking spaces. Chief Schofield responded that the new building will be occupied by mechanics and not general fire staff. The proposed number of parking spaces will be more than required for the limited number of staff operations on site. There will be no more than 6 people on site at any given time. In addition, their Training Facility is approximately 150 feet away to utilize for additional parking.

Commissioner Zaatar inquired about the proposed setbacks and lack of sidewalks proposed. Staff noted that the building met all setback requirements per the Land Development Code and that the sidewalks were not required as part of the Beemsterboer Industrial Park which was approved in the late 1980's, and there is no existing sidewalks constructed on adjacent properties to tie into. Commissioner Zaatar recommended that the petitioner strongly consider installing sidewalks.

Commissioner Schussler asked if there would be any potential conflicts created

as a result of the location of the overhead garage doors and the adjacent parking, and any maneuvering and access issues for fire apparatus into the building. Jon Ditter, the architect for the project, noted that site was designed to prevent any access issues for fire apparatus and that parking spaces were intentionally located outside of the fire apparatus path of travel into the vehicle bays. The concrete areas to the north and south of the building will allow for additional turning space for multi-axle fire apparatus to access the vehicle bays. Commissioner Schussler noted that many of the adjacent properties were constructed with parking between the building and the street.

Commissioner Schussler asked if the proposed precast concrete brick formliner proposed on the building was the same building material used on the nearby OFPD Training Facility building. Jon Ditter stated that the Training Facility building utilized inset thin brick and the precast concrete brick formliner proposed for the Maintenance Building was selected as a result of project costs and the differences in the function of the buildings.

Chairman Parisi said the project was very suitable and expressed support.

Overall, the Plan Commission expressed support of the project.

Regarding Case Number 2020-0319, also known as Orland Fire Protection District Maintenance Building, I move to accept and make findings of fact as discussed at this Plan Commission meeting and within the Staff Report dated August 4, 2020.

And

I move to recommend to the Village Board approval of the Preliminary Site Plan titled "Preliminary Site Plan", prepared by Knight E/A, Inc., Sheet C-1.0, dated and last revised July 10, 2020, subject to the following conditions:

1. Meet all building code requirements and final engineering requirements, including required permits from outside agencies.
2. All ground-based and roof-mounted mechanical equipment must be fully screened from view and shall meet the code requirements listed in Section 3-608.J.
3. Submit a sign permit application to the Development Services Department for separate review. Signs are subject to additional review and approval via the sign permitting process and additional restrictions may apply.
4. The photometric plan shall comply with all lighting requirements per Section 6-315.
5. The proposed use (Motor Vehicle Services) shall meet Village Code requirements, including Title 6 Chapter 2 Nuisances and Title 6 Chapter 4 Noise Control, and the conditions listed in Section 2-102 of the Land Development Code.



6. The required detention pond stormwater volume shall be provided off-site on the property identified as PIN 27-20-207-007-0000 and owned by the Orland Fire Protection District. Alternatively, if stormwater detention cannot be provided off-site, the plans shall be revised to provide the required stormwater detention on-site. Any substantial changes to the approved plans shall be brought back for consideration to the Plan Commission and Board of Trustees, in accordance with Section 5-101.

And

I move to recommend to the Village Board approval of the Elevations titled "Elevations", Sheets A-2.0 and A-2.1, and the "Exterior Material Color Exhibit", prepared by Knight E/A, Inc., dated and last revised July 10, 2020, subject to the following conditions:

1. Meet all final engineering and building code requirements.
2. All masonry must be of anchored veneer type masonry with a 2.625" minimum thickness.
3. All ground-based and roof-mounted mechanical equipment must be fully screened from view and shall meet the code requirements listed in Section 3-608.J.
4. Submit a sign permit application to the Development Services Department for separate review. Signs are subject to additional review and approval via the sign permitting process and additional restrictions may apply.

And

I move to recommend to the Village Board of Trustees approval of the Preliminary Landscape Plan, titled "Proposed Landscape Plan" and "Tree Preservation Plan", prepared by Knight E/A, Inc., Sheets LP-1.0 and LP-2.0, dated and last revised July 10, 2020, subject to the following conditions:

1. Submit a final landscape plan meeting all Village Codes and all required supporting documentation addressing all outstanding landscape items in conjunction with the final engineering submittal.
2. Meet all tree mitigation and tree preservation requirements per Section 6-305.F. The petitioner shall be required to pay cash in lieu of tree mitigation, as determined during the final landscape plan review process.

And

I move to recommend to the Village Board approval of the following Variances:

1. Reduce the required number of parking spaces from thirty-three (33) spaces to eleven (11) spaces (Section 6-306.B)
2. Allow for a parking lot to be located between the building façade and the street (163rd Place) (Section 6-208.F.4)

**A motion was made by Chairman Nick Parisi, seconded by Vice Chairman Edward Schussler, that this matter be APPROVED. The motion carried by the following vote:**

**Aye:** 6 - Chairman Parisi, Vice Chairman Schussler, Member Paul, Member Murphy, Member Zomparelli and Member Zaatar

**Nay:** 0

**Absent:** 1 - Member Sanchez

#### **CLOSE PUBLIC HEARING (Audio: 48:16)**

**A motion was made by Chairman Parisi, seconded by Vice Chairman Schussler, that this matter be APPROVED. The motion carried by the following vote:**

**Aye:** 6 - Chairman Parisi, Vice Chairman Schussler, Member Paul, Member Murphy, Member Zomparelli and Member Zaatar

**Nay:** 0

**Absent:** 1 - Member Sanchez

#### **NON-PUBLIC HEARINGS**

#### **OTHER BUSINESS**

**2020-0552 Memo: New Petitions**

#### **NON-SCHEDULED CITIZENS & VISITORS**

#### **ADJOURNMENT (Audio: 48:43)**

Meeting adjourned at 7:48 p.m.

**A motion was made by Chairman Parisi, seconded by Vice Chairman Schussler, that this matter be ADJOURNED. The motion carried by the following vote:**

**Aye:** 6 - Chairman Parisi, Vice Chairman Schussler, Member Paul, Member Murphy, Member Zomparelli and Member Zaatar

**Nay:** 0

**Absent:** 1 - Member Sanchez

Respectfully submitted,

Gerianne Flannery  
Recording Secretary

## **REQUEST FOR ACTION REPORT**

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File Number:	<b>2020-0476</b>
Orig. Department:	<b>Development Services Department</b>
File Name:	<b>Charleton Highlands - Development Petition for an Amendment to the Special Use Permit with Modifications, Plat of Subdivision, Site Plan, and Landscape Plan</b>

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### **BACKGROUND:**

#### **Project**

Charleton Highlands  
2020-0476

#### **Petitioner**

David Sosin (c/o Charleton Highlands Development, LLC)

#### **Purpose**

The petitioner seeks approval of an amendment to the previously approved Special Use Permit for a Planned Development with Modifications to the Land Development Code, Site Plan, Landscape Plan, and Plat of Subdivision for Charleton Highlands, a 6.6-acre subdivision generally located at the southwest corner of 163<sup>rd</sup> Street and 94<sup>th</sup> Avenue. The proposed project includes a reduction in the landscape bufferyard and west interior side setback for Lots 5 and 12, a reduction in the east corner yard setback for Lots 5 and 12, and the resubdivision of Lots 10, 11 and 12. The proposed amendments will allow for the construction of four (4) single-family detached residential dwellings.

**Requested Actions:** Amendment to the Special Use Permit for a Planned Development with Modifications, Plat of Subdivision, Site Plan, and Landscape Plan

**Address:** 9437 Rich Lane, 9438 Rich Lane, 9438 Maria Lane, 9434 Maria Lane, 9430 Maria Lane, 9437 Maria Lane, & 9425 Maria Lane

**P.I.N(s):** 27-22-321-005-0000, 27-22-323-010-0000, 27-22-323-017-0000, 27-22-323-016-0000, 27-22-323-015-0000, 27-22-307-022-0000, & 27-22-307-025-0000

#### **Parcel Size:**

Overall: 6.6 acres

Impacted Lots: Lot 1 - 8,416 square feet; Lot 5 - 9,347 square feet; Lot 10 - 6,047 square feet; Lot 11 - 5,920 square feet; Lot 12- 8,838 square feet; Lot 13 - 8,502 square feet; Lot 16 - 7,905 square feet

**Comprehensive Plan:** Regional Core Planning District with Regional Mixed Use Designation

**Existing Zoning:** COR Mixed Use District

**Existing Land Use:** Detached Single-Family Residential Dwellings (Planned Development)

**Proposed Land Use:** Detached Single-Family Residential Dwellings (Planned Development)

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**Surrounding Land Use:**

North: COR Mixed Use District - (across 163rd Street) Single-Family Detached Residential in the Georgetown Subdivision

South: COR Mixed Use District - Townhomes in the Shenandoah Meadows Subdivision

East: Not in Orland Park (Orland Hills) - Single-Family Residential Subdivision

West: COR Mixed Use District - Lifetime Fitness

**Preliminary Approvals:** Preliminary engineering and landscape plan approvals have been granted for this project to move forward to the Plan Commission.

**BACKGROUND**

On July 5, 2005 the Board of Trustees approved a Special Use Permit for Planned Development for the Charleton Highlands subdivision (formerly known as Sheffield Highlands). The overall development consists of twenty-three (23) lots for single-family detached dwelling units averaging approximately 5,750 square feet in size intended for a principal use as single-family residential dwellings. Two outlots for the detention pond and landscaping are also included in the subdivision. The subdivision was approved for a density of 3.5 dwelling units per acre, which was higher than the Comprehensive Plan's recommended five (5) units per acre at the time. A different design was proposed for each residential unit depending on its location within the subdivision. The arrangement of the various residential units was intended to take advantage of the site's natural topography; the subdivision rises twenty (20) feet in elevation from east to west. The 6.6-acre subdivision is zoned COR Mixed-Use District.

Modifications to the front, rear, and side yard setbacks were approved as part of the original Planned Development:

(1) A modification of the front setback requirement to reduce the front setbacks from the minimum required 30 feet to an approved 25 feet.

(2) A modification of the rear setback requirement to reduce the rear setbacks from the minimum required 35 feet to an approved 30 feet.

(3) A modification of the interior side setback requirements to reduce the interior side setbacks from the minimum required 7.5 feet to an approved 7 feet.

(4) A modification of the corner setback requirements to reduce the corner setbacks from the minimum required 30 feet to an approved 22.5 feet.

On October 15, 2007, the Board of Trustees approved a landscape plan for Charleton Highlands. The plan was approved with a thirty (30) foot landscape bufferyard on the western portion of the subdivision adjacent to Lifetime Fitness, which was originally supposed to include with a sidewalk connecting the site north and south. As of July, 22, 2020 the petitioner has not installed all of the landscaping depicted on the approved landscape plan. Refer to the Landscape Plan section included in the report below for additional details.

On February 4, 2008, the Board of Trustees approved a resubdivision of Lots 17, 18, 19 and Outlot A in the Charleton Highlands Subdivision. The resubdivision was recorded on August 5, 2008. The resubdivision increased the lot depth of Lot 19 from 115 feet to 117.92 feet, increased the lot depth of Lots 18 from 113 feet to 121.12 feet, and increased the lot depth of Lot 17 from 104 to 112 feet. The resubdivision also increased the lot width of Lot 18 from 61.87 feet to 61.95 feet.

Currently, single-family homes have been constructed on eighteen (18) of the twenty-three (23) lots.

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## **PROJECT DESCRIPTION**

The petitioner seeks approval of an amendment to the previously approved Site Plan, Landscape Plan, Plat of Subdivision, and Special Use Permit for a Planned Development with Modifications for Charleton Highlands. The Special Use Permit for the 6.6-acre subdivision was originally approved by Ordinance No. 4043 on July 5, 2005.

The petitioner is proposing Modifications to the previously approved plans and Land Development Code to reduce setbacks of specific lots within the subdivision, reduce the width of west landscape buffer yard, and to resubdivide Lots 10, 11, and 12. The proposed Modification includes the following:

- (1) A reduction in the east corner side yard setback of Lot 16 from the approved 22.5 feet to a proposed 20 feet;
- (2) A reduction in west interior side yard setback of Lots 5 and 12 from the approved 30 feet to a proposed 20 feet; and
- (3) A reduction in the landscape bufferyard located along the west interior lot lines of Lots 5 and 12 from the approved 30 feet to a proposed 20 feet.

The proposed subdivision will result in the followings lot dimension changes:

- (1) A reduction in the lot width of Lot 10 from the approved 46 feet to a proposed 42 feet
- (2) An increase in the lot width of Lot 12 from the approved 68 feet to a proposed 72 feet.

The east lot line of Lot 12, west and east lot lines of Lot 11, and west lot line of Lot 10 will be shifted four (4) feet east.

The project conforms to the Village's Comprehensive Plan, Land Development Codes, and policies for this area.

## **SITE PLAN**

In order to accommodate the construction of new single-family homes on the existing lots within the subdivision, the petitioner is proposing a reduction in the landscape bufferyard and west interior side setback for Lots 5 and 12, a reduction in the east corner yard setback or Lots 5 and 12, and the resubdivision of Lots 10, 11 and 12. Four (4) conceptual site plans were submitted for Lots 5, 12, 13 and 16 in conjunction with the development petition.

The petitioner is proposing a one-story, ranch style home on both Lot 5 and 12, which requires a larger footprint than what was originally proposed under the 2005 approved plans. A condition of approval has been added to the motion requiring a ranch style home on both Lot 5 and Lot 12. While Lots 10 and 11 are subject to the resubdivision request, no site plan was supplied for the following reasons. Lot 10 is currently improved upon with a two story single-family residential dwelling and the western four (4) feet of the lot is under the ownership of the petitioner. The petitioner has not submitted a site plan for Lot 11 as it will not be developed at this time.

Detailed site plans in compliance with all of the bulk requirements for the COR Mixed-Use District, Land Development Code, and all other Village codes must be submitted for review and approval by the Development Services Department prior to issuance of building permits. As a condition of approval, the single-family home on this property must conform to all Village codes and ordinances, with the exception of any approved Modifications requested as part of this petition.

### **Resubdivision (Lots 10, 11, 12)**

The proposed subdivision shows a reduction in the lot width of Lot 10 from the approved 46 feet

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to a proposed 42 feet and an increase in the lot width of Lot 12 from the approved 68 feet to a proposed 72 feet. The east lot line of Lot 12, west and east lot lines of Lot 11, and west lot line of Lot 10 will be shifted four (4) feet east. As noted above, the purpose of this request is to accommodate a ranch style home on Lot 12. Other ranch styles homes currently exist within the Charleton Highlands subdivision. The Land Development Code does not establish minimum lot width for residential development in the COR Mixed Use District. However, with the proposed lot width changes, all of the lots will be compliant with the minimum lot area required in the COR Mixed Use District per Section 6-210. The lot width and depth are consistent with other lots within the subdivision and immediate vicinity.

#### Reduction to Setbacks and Landscape Bufferyard (Lots 5,12,13, 16)

Per Section 6-210.F, corner setbacks abutting all other streets shall be 30 feet from the property line. However, the corner side yard setbacks were originally approved as part of the planned development for 22.5 feet. The petitioner is requesting a reduction in the east corner side yard setback of Lot 16 from the previously approved 22.5 feet to a proposed 20 feet. The request is consistent with other homes built within the Charleton Highlands subdivision, which, in some cases, have a corner yard setback of 15 feet (Lot 8 and Lot 9).

The petitioner is also requesting a reduction in west interior side yard setback of Lots 5 and 12 from the approved 30 feet to a proposed 20 feet. As mentioned, a 30 foot buffer was originally designed to provide adequate screening between uses. The additional landscaping within the reduced bufferyard area and the existing berm will help ensure the maintenance of adequate screening between the residential lots in Charleton Highlands and Lifetime Fitness located to the west.

### **MOBILITY**

#### **Vehicular/Traffic**

The site is adjacent to 94th Avenue, a four-lane, major collector road under Cook County jurisdiction and 163rd Street a two-lane, minor collector road under Village jurisdiction. There is a traffic signal at the intersection of 94th Avenue and 167th Street. The site is accessible via Emerson Drive off of 163<sup>rd</sup> Street and Debbie Lane off of 94<sup>th</sup> Avenue.

#### **Cross-Access**

East/west cross-access currently exists between the Charleton Highlands Subdivision and Life Time Fitness via Rich Lane.

#### **Pedestrian Access**

There are existing sidewalks along 94th Avenue and 163rd Street. The majority of the internal sidewalks have been installed with the exception of the lots that have not been built out. As previously noted eighteen (18) of the twenty three (23) proposed single family dwelling units have been built. The remaining sidewalks will be constructed when the rest of the dwelling units are constructed.

### **BUILDING ELEVATIONS**

Elevations for single-family homes are approved as part of the building permit review process and must meet all Land Development Code and Building Code requirements, including masonry.

### **LANDSCAPE PLAN**

The preliminary landscape plan has been reviewed by the Village's landscape consultant, Hey & Associates. The petitioner must submit a final landscape for separate review. All conditions

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included in the most recent comment letter must be addressed during final landscape plan review. It is imperative that the landscape design professional and project engineer coordinate their work to provide grading required for landscape compliance.

### Bufferyard Reduction

As previously noted, the petitioner has requested a setback and landscape bufferyard reduction from 30 feet to a minimum of 20 feet on the west sides of Lots 5 and 12. A thirty (30) buffer was included as a condition of approval in the original planned development for the purposes of providing screening between the Charleton Highlands Subdivision and Life Time Fitness located at 16333 South LaGrange Road. The previously approved Landscape Plan depicts a preexisting landscaped berm along the western property lines of Lots 1, 5, 12 and 13. The plan also depicts a sidewalk located within the thirty (30) foot buffer on the west side of Lots 5 and 12. The sidewalk was originally proposed to provide north-south pedestrian access within the subdivision. However, the installation of public sidewalks on private property presents privacy concerns and is in conflict with the original goal of providing screening.

To mitigate the setback and landscape bufferyard reduction, the petitioner is proposing additional landscaping installed along the western property lines of Lots 1, 5, 12, and 13 to further enhance screening between the Charleton Highlands Subdivision to the east and Life Time Fitness to the west. The proposed additional landscaping along with the existing berm sufficiently fulfills the goal of providing adequate between the Charleton Highlands Subdivision and Life Time Fitness.

### Landscape Plan Completion

The previously approved landscape plan depicts proposed parkway trees and other landscaping on Lots 1, 5, 11, 12, 13 and 16. Some of this landscaping has not been installed yet. Installing missing landscaping on lots impacted by this petition will be a condition of approval. All other missing landscaping shall be installed before the close-out the subdivision.

## **DETAILED PLANNING DISCUSSION**

### **Site Amenities**

In addition to required landscape elements, the original planned development proposed a number of site amenities including, decorative pavement, sidewalks, and a bench. To date, a bench has not been installed. The petitioner has provided a copy of the brochure for the proposed bench and a condition of approval will be added to verify the location of the proposed bench and to install the bench. A sidewalk on the west side of Lots 12 and 5 was proposed as a neighborhood amenity through private lots, but was not installed due to privacy concerns. The petitioner will supplement the removal of the sidewalk with additional landscaping along the western perimeter of the subdivision.

### **Comprehensive Plan**

According to the Village's Comprehensive Plan, the subject property is located in the Regional Core planning district. It has a land use designation of Regional Mixed Use. The proposed use as single family residential dwellings is appropriate within this designation.

### **Land Use/Compatibility**

The proposed development is consistent with the surrounding uses and is an enumerated permitted use in the COR Mixed Use District and is listed as an appropriate land use in the Regional Mixed Use Planning District. Additionally, several single family residential subdivisions are presently established within the COR Mixed Use District.

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### **Special Use Permit**

The subject property initially developed under the planned development Charleton Highlands pursuant to Ordinance No. 4043. The petitioner now seeks an amendment to an existing Planned Development to develop the lots in a manner different than the previously approved plan. Per Section 5-105.E. of the Land Development Code, the Plan Commission shall consider the extent to which the proposed project will meet the eight Special Use Standards listed in the Code. The petitioner has responded to the Special Use Standards, which are attached for review.

### **Mechanicals/Utility Conduits**

All mechanical equipment must be screened, either at grade level with landscaping or hidden behind the roofline. The petitioner has verified that all mechanical equipment will be screened from view.

### **Site Plan/Resubdivision**

The proposed resubdivision consists of a total of three (3) residential lots (Lots 10, 11, 12). Generally, the resubdivision will reduce the lot width of Lot 10 and increase the lot width of Lot 12. Although the lot lines will be shifted to the east, the lot width and size of Lot 11 will remain the same as previously approved. As previously noted, a two-story single family residential dwelling currently exists on Lot 10.

The average lot size will be 6,909 square feet, which is consistent with the 4,356 square foot minimum lot size allowed in the COR Mixed Use zoning district. While the resubdivision will increase the lot size of Lot 12 to accommodate a ranch style home, the proposed size is consistent with other lots within the existing subdivision, including Lot 5 to the north. Following the proposed resubdivision, Lot 12 will have the same lot width as Lot 5. There will be no impact to the density of the subject property as a result of this petition. The subdivision was previously approved for a density of 3.5 dwelling units per acre. The resubdivision is limited in scope and will be consistent with other single-family subdivisions nearby.

A preliminary plat has been received and reviewed by the Village. The petitioner will need to submit a Plat of Subdivision to the Village for execution and recording.

### **Bulk Requirements**

#### Lot Area

Lot area data is only provided for lots which will be resubdivided, all other lots will not be impacted. The original Planned Development ordinance did not specify a minimum lot area. The minimum lot area for a residential lot within the COR Mixed Use District is 4,356 square feet per Section 6-210.

Existing Lot 10 - 6,047 sq.ft.  
Proposed Lot 10 - 4,830 sq.ft.  
Existing Lot 12 - 8,838 sq.ft.  
Proposed Lot 12 - 8,280 sq.ft.  
Existing Lot 13 - 8,502 sq. ft.  
Proposed Lot 13 - 7,619 sq.ft.

#### Setbacks & Landscape Buffers

Setback data is only provided for lots which the petitioner has requested modifications for. With the exception of the interior side yard setback for Lots 5, 12 and 13, all proposed setbacks are

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consistent with the setbacks approved in the original Planned Development ordinance.

*West Interior Side Yards for Lots 5, 12, 13 (Landscape Buffer):*

Approved - 30'

Proposed Lot 5 - 20'

Proposed Lot 12 - 20'

Proposed Lot 13 - 29.4'

*Corner Interior Side Yard for Lot 16:*

Approved - 22.5'

Proposed Lot 16 - 20'

The proposed front, rear, and interior side setbacks for all lots must comply with the previously approved setbacks per the Planned Development for Charleton Highlands.

This is now before the Plan Commission for consideration.

**BUDGET IMPACT:**

**REQUESTED ACTION:**

Regarding Case Number **2020-0476**, also known as Charleton Highlands, I move to accept and make findings of fact as discussed at this Plan Commission meeting and within the Staff Report dated August 18, 2020.

And

I move to recommend to the Village Board approval of the **Preliminary Site Plans** for Lots 5, 12, 13, and 16 titled "Site Development Plans", prepared by KDC Consultants, INC., dated May 7, 2019, May 9, 2019, December 23, 2019, and November 12, 2019 respectively, subject to the following conditions:

1. Meet all building code requirements and final engineering requirements, including required permits from outside agencies.
2. Screen all mechanical equipment either at grade or at rooftop with landscaping or parapets respectively.
3. The proposed single-family homes must conform to all Village codes and ordinances, including the bulk requirements of the COR Mixed Use District per Section 6-210 of the Land Development Code and the Building Code, with the exception of the approved Modifications.
4. The single-family detached homes constructed on Lot 5 and Lot 12 shall be limited to a one-story, ranch style design.
5. The petitioner shall install a bench on Outlot A and provide detailed plans to the Development Services Department for review and approval.

And

I move to recommend to the Village Board of Trustees approval of the **Preliminary Landscape Plan**, titled "Landscape Plan", prepared by J.G.S. Landscape Architects, dated July 22, 2020,

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subject to the following conditions:

1. Submit a final landscape plan meeting all Village Codes and all required supporting documentation addressing all outstanding landscape items in conjunction with the final engineering submittal.
2. Prior to final approval, comply with Section 6-305.6.b regulations for plant diversity, and revise the landscape plan accordingly.
3. Prior to final approval, provide a revised landscape cost estimate.
4. All missing landscaping included on the 2007 Board approved landscape plan shall be planted on Lots 1, 5, 11, 12, 13 and 16 prior to the issuance of a certificate of occupancy.

And

I move to recommend to the Village Board approval of the **Plat of Subdivision** for Lots 10, 11 and 12 titled "Charleton Highlands Resubdivision - Three", prepared by KDC Consultants, INC., dated March 6, 2020 respectively, subject to the following conditions:

1. Submit a Record Plat of Subdivision to the Village for approval, execution, and recording.
- And

I move to recommend to the Village Board approval of a **Special Use Permit Amendment** to the Charleton Highlands Planned Development (Ordinance No. 4043) located in the COR Mixed Use District, subject to the same conditions as outlined in the Preliminary Site Plan motion.

**Modifications** to the Special Use permit include:

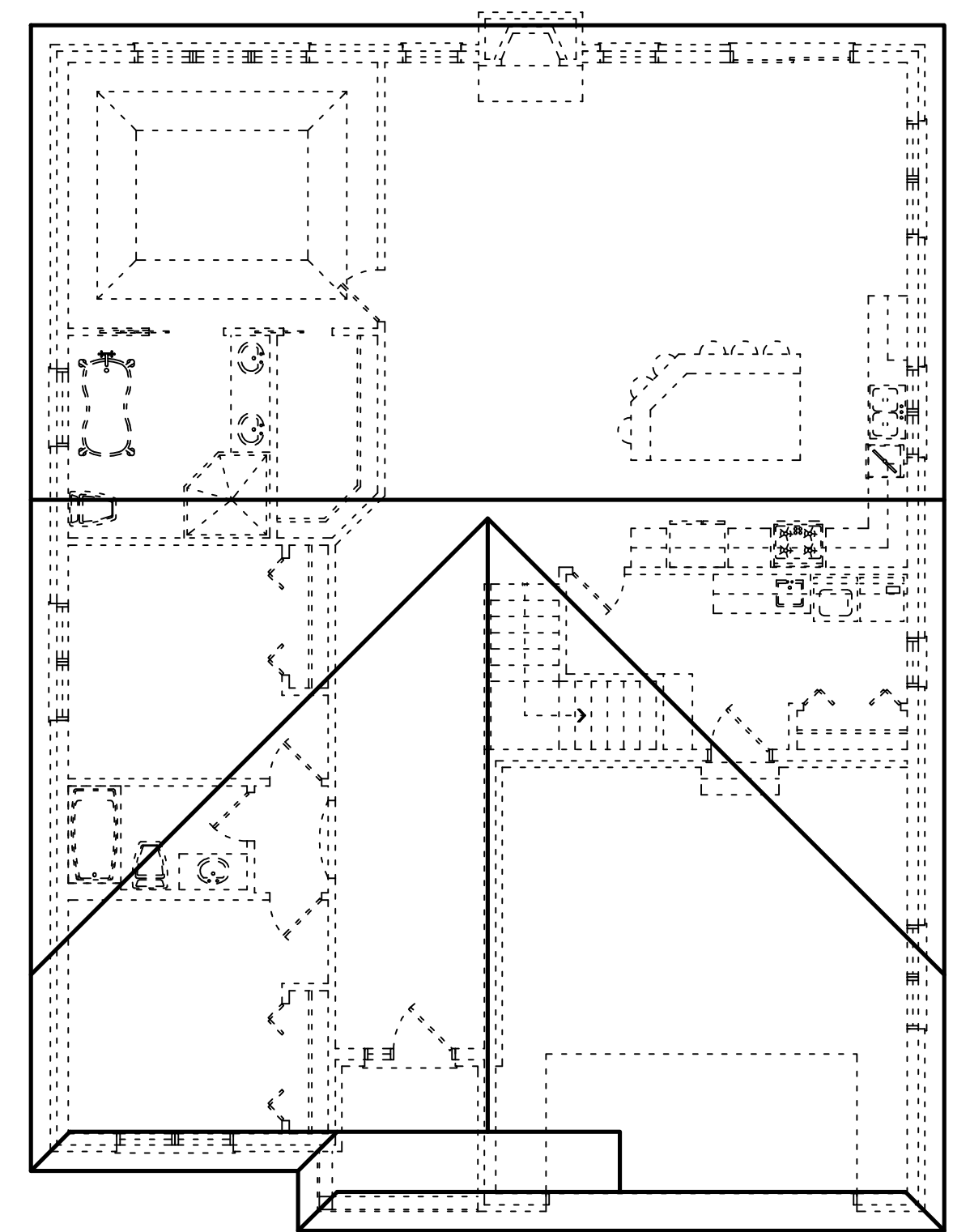
1. A reduction in the east corner side yard setback of Lot 16 from the approved 22.5 feet to a proposed 20 feet;
  2. A reduction in west interior side yard setback of Lots 5 and 12 from the approved 30 feet to a proposed 20 feet; and
  3. A reduction in the landscape bufferyard located along the west interior lot lines of Lots 5 and 12 from the approved 30 feet to a proposed 20 feet.
-

A CUSTOM HOME FOR  
CHARLETON DEVELOPMENT  
LOT 5, CHARLETON HEIGHTS  
ORLAND PARK, ILLINOIS



FRONT ELEVATION

1/4" = 1'-0"



ROOF PLAN

1/8" = 1'-0"

**ROOF PLAN NOTES**

- GROUND SNOW LOAD: 30 PSF**  
**DEAD LOAD: 10 PSF**
- USE CANADIAN SPRUCE-PINE-FIR NO. 2 FOR ROOF RAFTERS THRU 2"x10". 2"x12" ROOF RAFTERS SHALL BE CANADIAN HEM-FIR NO. 2 PER U.S. SPAN BOOK FOR CANADIAN LUMBER.  
SPAN TABLES SFF FOR SOUTHERN LUMBER (NORTHERN LUMBER GREATER SPANS ARE ALLOWED)  
2"x6" @ 12" O.C. = 13'-4"    2"x8" @ 12" O.C. = 17'-5"    2"x10" @ 12" O.C. = 21'-4"  
2"x6" @ 16" O.C. = 11'-11"    2"x8" @ 16" O.C. = 15'-1"    2"x10" @ 16" O.C. = 19'-5"  
HEM FIR  
2"x12" @ 12" O.C. = 24'-4"  
2"x12" @ 16" O.C. = 21'-1"
  - ROOF MEMBER SIZES ARE BASED ON ALLOWABLE RAFTER SPANS FOR SPRUCE-PINE-FIR (#2 NORTH) UP THRU 2"x10" RAFTERS, IF 2"x12" RAFTERS ARE USED THEN HEM-FIR #2 SHALL BE USED.
  - HIP OR VALLEY RAFTERS EXCEEDING 24'-0" IN LENGTH SHALL BE 1 3/4" WIDE GANG LAM MEMBERS x RAFTER DEPTH PLUS 2" DEEP.
  - ALL HIP VALLEY CRIPPLE JACKS SHALL BE INSTALLED AND SHALL BE EQUAL IN DEPTH AND SPACING TO MAIN RAFTER FRAMING INTO HIP OR VALLEY RAFTER.
  - IT WILL BE ALLOWED IF FRAMING CARPENTER CHOOSES TO REDUCE SIZE OF ROOF RAFTERS BY PROVIDING INTERMEDIATE WALLS OR BEAMS TO ROOF RAFTERS, THIS REDUCING SPAN, THEN SUPPORTED BACK TO INTERIOR BEARING WALLS, ARCHITECT SHALL BE NOTIFIED OF CHANGES BEFORE FRAMING WORK STARTS.
  - COLLAR TIES SHALL BE INSTALLED PER LOCAL GOVERNING BUILDING CODES.
  - WHERE HIP RAFTERS FRAME PERPENDICULAR TO CEILING JOISTS PROVIDE SOLID BLOCKING AT 0'-0" O.C. BETWEEN JOISTS FOR A DISTANCE OF 10'-0" FROM EXTERIOR WALL. WHEN SPANS ON CEILING JOISTS EXCEED 16'-0" SPANS.
  - PROVIDE FLASHING AT ALL WALL AND ROOF INTERSECTIONS WHEREVER THERE IS A CHANGE IN ROOF SLOPE OR DIRECTION AND AROUND ROOF OPENINGS.
  - RAFTERS SHALL BE FRAMED TO EACH OTHER WITH A GUSSET PLATE OR TO A MINIMUM 1-INCH NOMINAL THICKNESS RIDGE BOARD, NOT LESS IN DEPTH THAN THE CUT END OF THE RAFTER. A MINIMUM 2-INCH NOMINAL THICKNESS VALLEY OR HIP RAFTER IS REQUIRED AT ALL VALLEYS AND HIPs, NOT LESS THAN THE DEPTH OF THE CUT END OF THE RAFTER, AND SUPPORTED AT THE RIDGE BY A BRACE TO A BEARING PARTITION.
  - THE ENDS OF EACH RAFTER AND CEILING JOIST SHALL HAVE NOT LESS THAN 1-1/2" OF BEARING ON WOOD OR METAL AND NOT LESS THAN 3" ON MASONRY OR CONCRETE.

PROVIDE VENTILATION FOR ALL ATTIC AREAS. MINIMUM NET FREE VENTILATING AREA SHALL NOT BE LESS THEN 1 TO 150 OF THE AREA OF THE SPACE VENTILATED EXCEPT THAT THE TOTAL AREA IS PERMITTED TO BE REDUCED TO 1 TO 300, PROVIDED AT LEAST 50% AND NOT MORE THEN 80% OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE EAVE OR GORNICIE VENTS WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR GORNICIE VENTS, OR A VAPOR BARRIER HAVING MAXIMUM 1 PERM TRANSMISSION RATE IS INSTALLED ON THE WARM SIDE OF THE CEILING. VENTILATING OPENINGS SHALL BE PROVIDED WITH CORROSION-RESISTANT WIRE MESH WITH 1/8-1/4 INCH OPENINGS.

**ELEVATION NOTES**

- CONTRACTOR NOTE: ALL TRADES MUST CONFORM TO CURRENT EXISTING CODES APPLYING TO THIS PROJECT. CONTRACTORS TO VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE EXECUTING ANY WORK. REPORT ANY DISCREPANCIES AT ONCE. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY.
- ALL BEDROOMS SHALL HAVE AT LEAST ONE "EGRESS WINDOW" WHICH HAS A NET CLEAR OPENING OF 5.7 SF AND A MINIMUM WIDTH OF 20".
- UNIT GLASS AND/OR MULTIPLE UNIT GLASS SHALL BE INSULATED TEMPERED SAFETY GLASS PER ANSI'S SPECS.
- CONTRACTOR SHALL SUBMIT VERIFICATION THAT ALL GLAZING HAS A MAXIMUM U-FACTOR OF 0.35. CONTRACTOR TO SUBMIT CUT SHEETS ON WINDOWS TO THE BUILDING DEPARTMENT.
- PROVIDE SPLASH BLOCKS AT ALL DOWNSPOUTS.
- WRAP EAVE RETURNS WITH RAIN GUTTER AND FLASH AS SHOWN.
- FIREPLACE FLUES TO BE MIN. (2'-0") ABOVE ANY ROOF SURFACE WITHIN MIN. HORIZONTAL DISTANCE OF (10'-0").
- WINDOW DESIGNATIONS INDICATES "PELLA" MANUFACTURER CLAD WINDOWS. COORDINATE WINDOW & DOOR MFR. WITH OWNER FOR EXACT SIZES & TYPES.
- ALL SOLDIER AND ROWLOCK BRICK COURSE SHALL PROJECT 3/4" FROM FACE OF WALL UNLESS OTHERWISE NOTED.
- WINDOWS SHALL HAVE A MAXIMUM U-VALUE OF .32

CARPENTER CONTRACTOR: IT SHALL BE THE RESPONSIBILITY OF CONTRACTOR, OWNER, CONTRACTOR AND CONCRETE CONTRACTOR TO HAVE FULL SET OF ARCHITECTURAL DRAWINGS "MARKED CONSTRUCTION", WITH LATEST REVISION DATE MARKED. IF DIMENSIONAL ERRORS ARE FOUND BETWEEN DIMENSIONS ON FOUNDATION, FIRST, AND SECOND FLOOR DRAWINGS, ARCHITECT SHALL BE NOTIFIED IMMEDIATELY AND WORK SHALL NOT PROCEED UNTIL THE DISCREPANCY IS RESOLVED. A LETTER OF DIRECTION OR A REVISED DRAWING SHALL BE PREPARED IMMEDIATELY FOR CONTRACTORS, OWNER, AND ARCHITECT'S RECORD.

CARPENTER CONTRACTOR NOTE: THE ABOVE SPAN TABLES ARE TO BE USED FOR REFERENCE FOR MAXIMUM ROOF RAFTER SPANS. IF CARPENTER SUBCONTRACTOR IS ABLE TO SHORTEN SPAN, HE IS PERMITTED TO DO SO AS LONG AS HE DOES NOT EXCEED RAFTER SPANS ALLOWED BY LOCAL CODE. FURTHER, IF RAFTER SPAN IN A ROOF AREA CHANGES FROM MAX SPAN ALLOWED TO LESSER SPAN CONTRACTOR MAY MAKE THAT ADJUSTMENT, SAY FROM 2"x10" TO 2"x8" BY ADJUSTMENT IN HIS BIRDS MOUTH CUT.

DATE: \_\_\_\_\_

EXP. DATE: \_\_\_\_\_

REVISIONS		
REV #	DATE:	REV. PER:

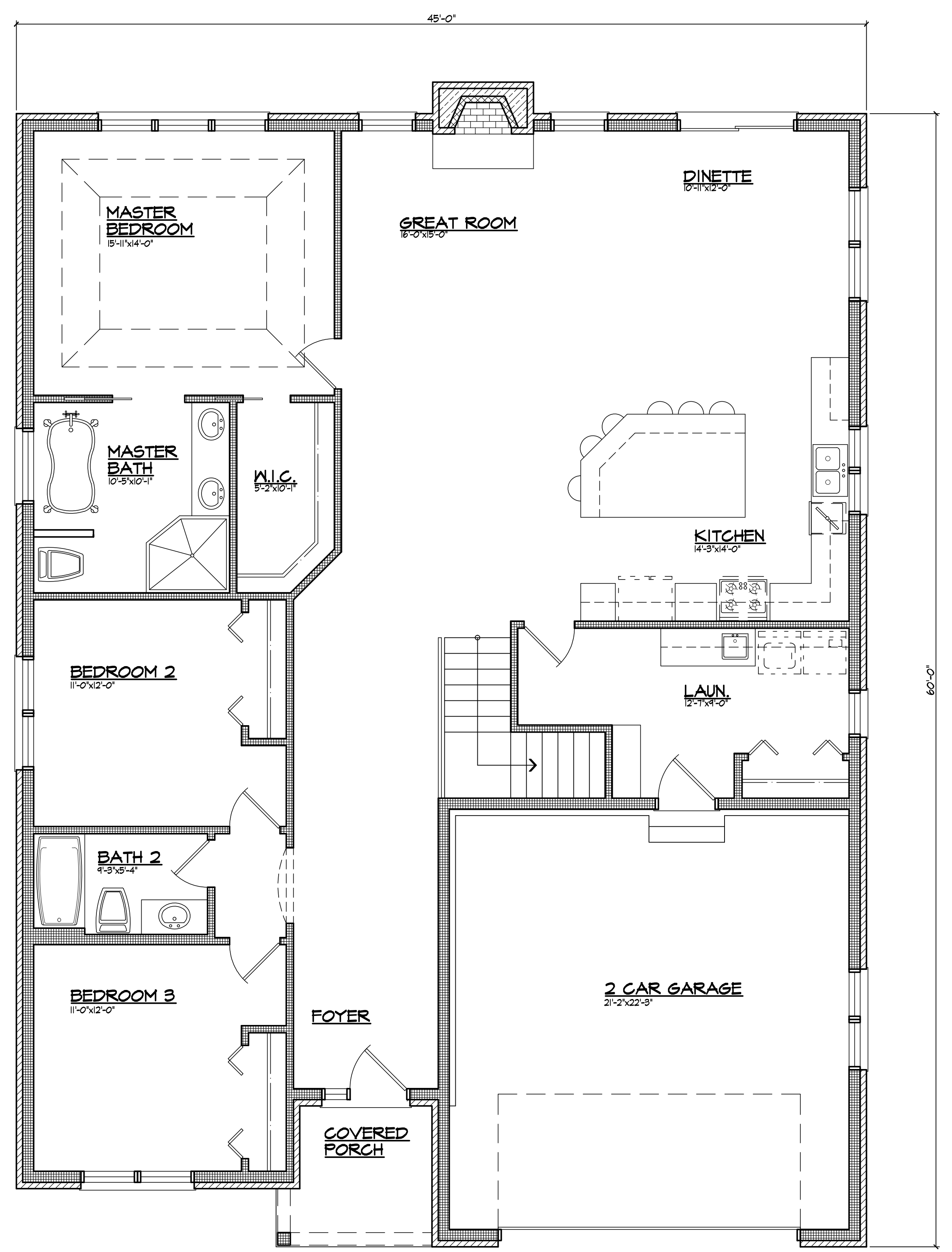
DATE: 04-23-19

DRAWN BY: \_\_\_\_\_

PREVIOUS NO. \_\_\_\_\_

PROJECT NO. 18069

A CUSTOM HOME FOR  
CHARLETON DEVELOPMENT  
LOT 5, CHARLETON HEIGHTS  
ORLAND PARK, ILLINOIS



**FIRST FLOOR PLAN**  
2,083 SQ. FT

1/4" = 1'-0"

DATE: \_\_\_\_\_

EXP. DATE: \_\_\_\_\_

REVISIONS		
REV #	DATE	REV. PER.

DATE: 04-23-19

DRAWN BY: \_\_\_\_\_

PREVIOUS NO. \_\_\_\_\_

PROJECT NO. 18069



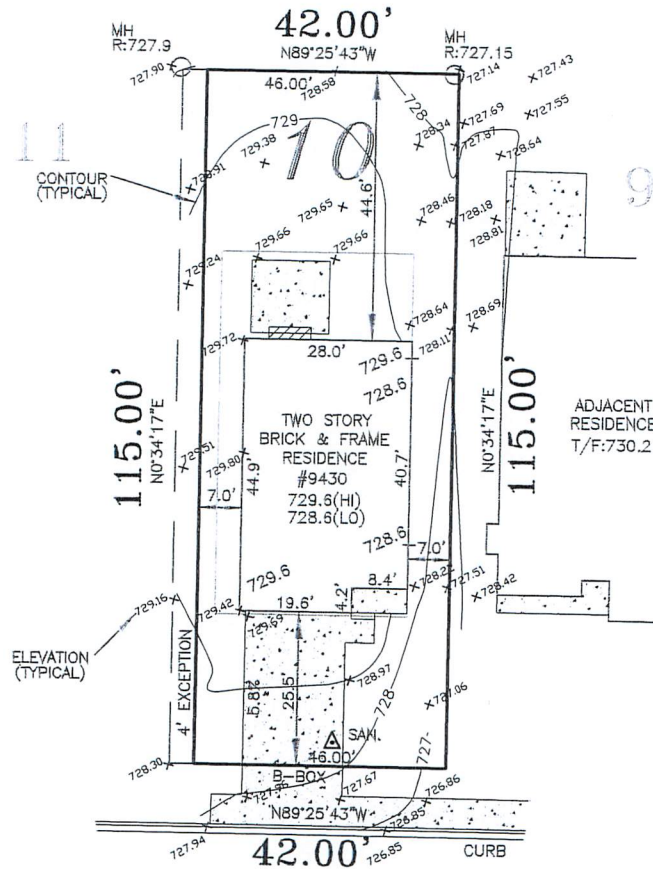
# PLAT OF SURVEY

OF

LOT 10, EXCEPT THE WEST 4 FEET THEREOF, IN CHARLETON HIGHLANDS RESUBDIVISION  
OF PART OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 36 NORTH, RANGE 12  
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

LOT AREA=4,830 S.F.

RECEIVED  
MAY 22 2020



MARIA LANE

NOTE:

- 1) LOT COVERED BY BLANKET EASEMENT ON ALL AREAS NOT COVERED BY BUILDINGS



SCALE: 1" = 20'

STATE OF ILLINOIS ) ss.  
COUNTY OF WILL )

WE, KDC CONSULTANTS INC., AS ILLINOIS LICENSED PROFESSIONAL LAND SURVEYORS, HEREBY CERTIFY THAT WE HAVE SURVEYED THE PROPERTY DESCRIBED IN THE CAPTION TO THE PLAT HEREON DRAWN AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS OF A FOOT AND ARE CORRECT AT A TEMPERATURE OF 68 DEGREES FAHRENHEIT. DIMENSIONS SHOWN ON BUILDINGS ARE TO THE OUTSIDE OF BUILDINGS.

SURVEYED 29<sup>TH</sup> DAY OF SEPT. 2014.  
SIGNED THIS 1<sup>ST</sup> DAY OF OCT. 2014.

BY: \_\_\_\_\_  
PROFESSIONAL ILLINOIS LAND SURVEYOR No. 5184



LICENSE EXPIRATION  
11-30-2018

PREPARED FOR: CHARLETON GROUP

COMPARE LEGAL DESCRIPTION WITH DEED AND REPORT ANY DISCREPANCY IMMEDIATELY. A TITLE COMMITMENT MAY NOT HAVE BEEN FURNISHED FOR USE IN PREPARATION OF THIS SURVEY. IF A TITLE COMMITMENT WAS NOT FURNISHED, THERE MAY BE EASEMENTS, BUILDING LINES OR OTHER RESTRICTIONS NOT SHOWN ON THIS PLAT. THIS PLAT DOES NOT SHOW BUILDING RESTRICTIONS ESTABLISHED BY LOCAL ORDINANCES. LOCAL AUTHORITIES MUST BE CONSULTED REGARDING ANY RESTRICTIONS. SUBJECT TO EASEMENTS OF RECORD.

DO NOT SCALE DIMENSIONS FROM THIS PLAT. NO EXTRAPOLATIONS SHOULD BE MADE FROM THE INFORMATION SHOWN WITHOUT THE PERMISSION OF KDC CONSULTANTS, INC. THIS PLAT IS NOT TRANSFERABLE, ONLY PRINTS WITH AN EMBOSSED SEAL ARE OFFICIAL COPIES. © COPYRIGHT, ALL RIGHTS RESERVED.

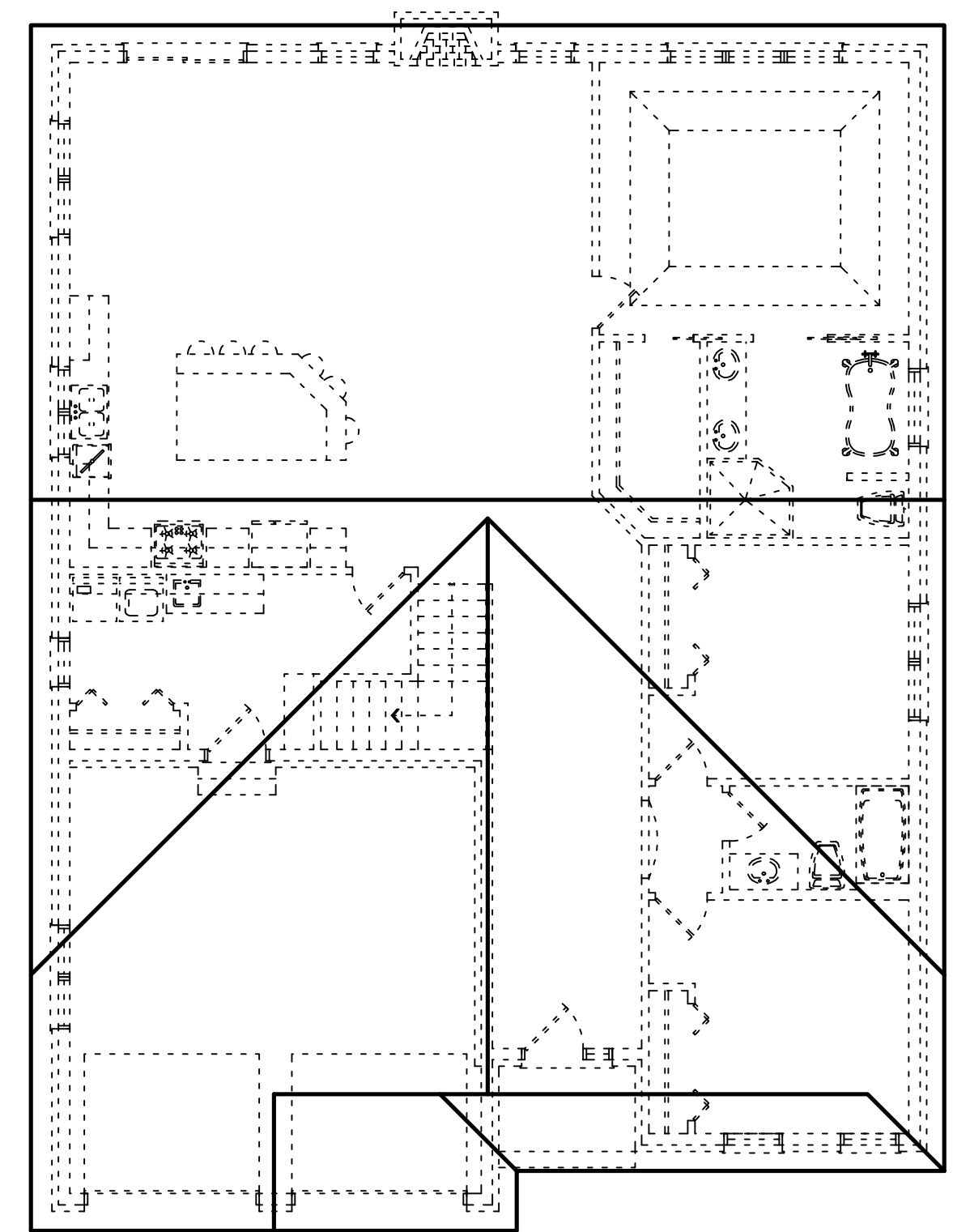
SURVEY No. 15-08-054 FINAL R

A CUSTOM HOME FOR  
CHARLETON DEVELOPMENT  
LOT 12, CHARLETON HEIGHTS  
ORLAND PARK, ILLINOIS



FRONT ELEVATION

1/4" = 1'-0"



ROOF PLAN

1/8" = 1'-0"

**ROOF PLAN NOTES**

- GROUND SNOW LOAD: 30 PSF**  
**DEAD LOAD: 10 PSF**
- USE CANADIAN SPRUCE-PINE-FIR NO. 2 FOR ROOF RAFTERS THRU 2"x10". 2"x12" ROOF RAFTERS SHALL BE CANADIAN HEM-FIR NO. 2 PER U.S. SPAN BOOK FOR CANADIAN LUMBER.  
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  - COLLAR TIES SHALL BE INSTALLED PER LOCAL GOVERNING BUILDING CODES.
  - WHERE HIP RAFTERS FRAME PERPENDICULAR TO CEILING JOISTS PROVIDE SOLID BLOCKING AT 8'-0" O.C. BETWEEN JOISTS FOR A DISTANCE OF 10'-0" FROM EXTERIOR WALL. WHEN SPANS ON CEILING JOISTS EXCEED 16'-0" SPANS.
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  - THE ENDS OF EACH RAFTER AND CEILING JOIST SHALL HAVE NOT LESS THAN 1-1/2" OF BEARING ON WOOD OR METAL AND NOT LESS THAN 3" ON MASONRY OR CONCRETE.

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DATE: \_\_\_\_\_

EXP. DATE: \_\_\_\_\_

REVISIONS

REV #	DATE:	REV. PER:

DATE: 04-24-19

DRAWN BY: \_\_\_\_\_

PREVIOUS NO. \_\_\_\_\_

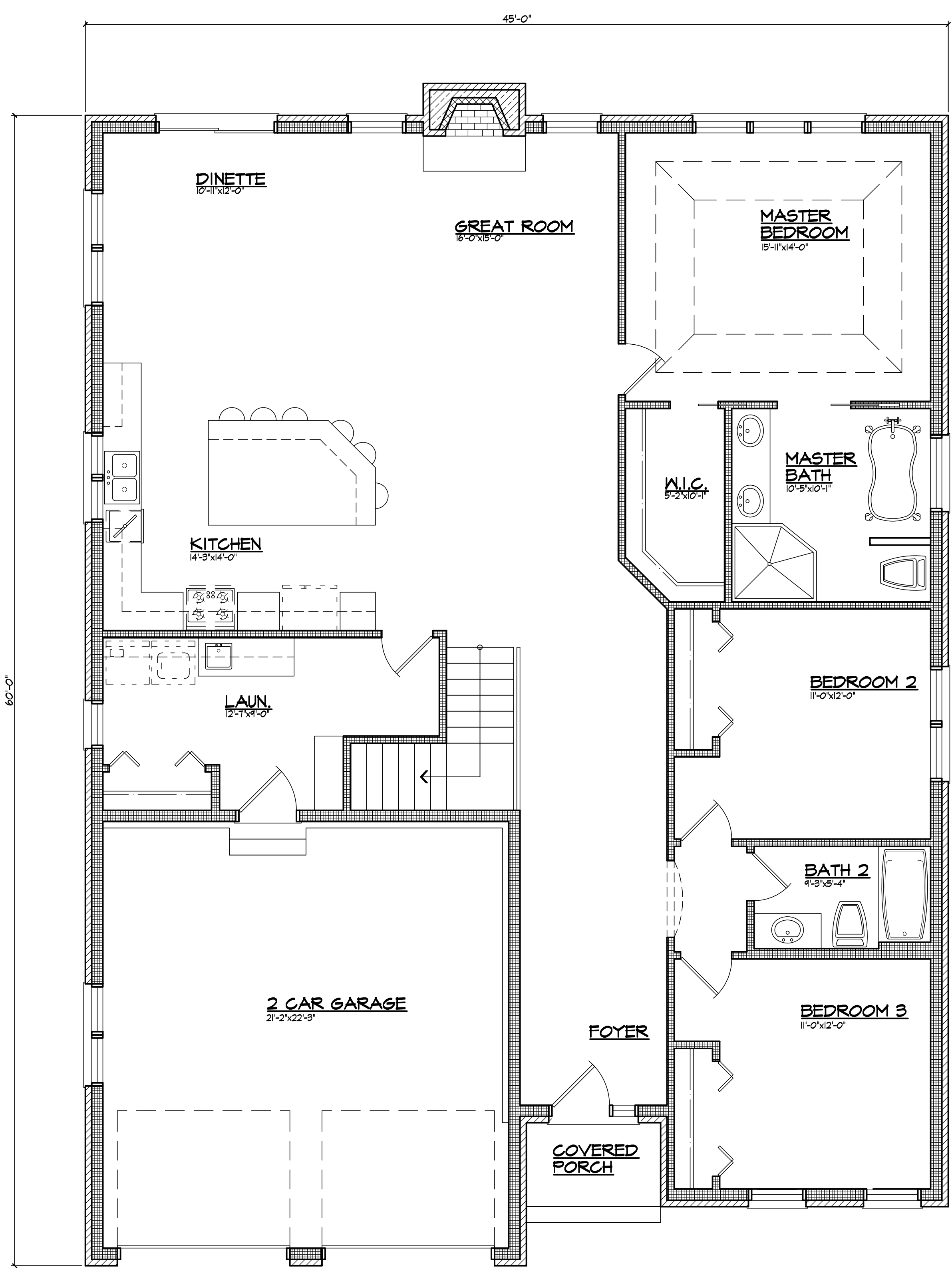
PROJECT NO. 19000

A CUSTOM HOME FOR  
CHARLETON DEVELOPMENT  
LOT 12, CHARLETON HEIGHTS  
ORLAND PARK, ILLINOIS

DATE: \_\_\_\_\_  
EXP. DATE: \_\_\_\_\_

REVISIONS	
REV #	DATE

DATE: 04-24-19  
DRAWN BY: \_\_\_\_\_  
PREVIOUS NO. \_\_\_\_\_  
PROJECT NO. 19000



**FIRST FLOOR PLAN**  
2,083 SQ. FT

1/4"=1'-0"

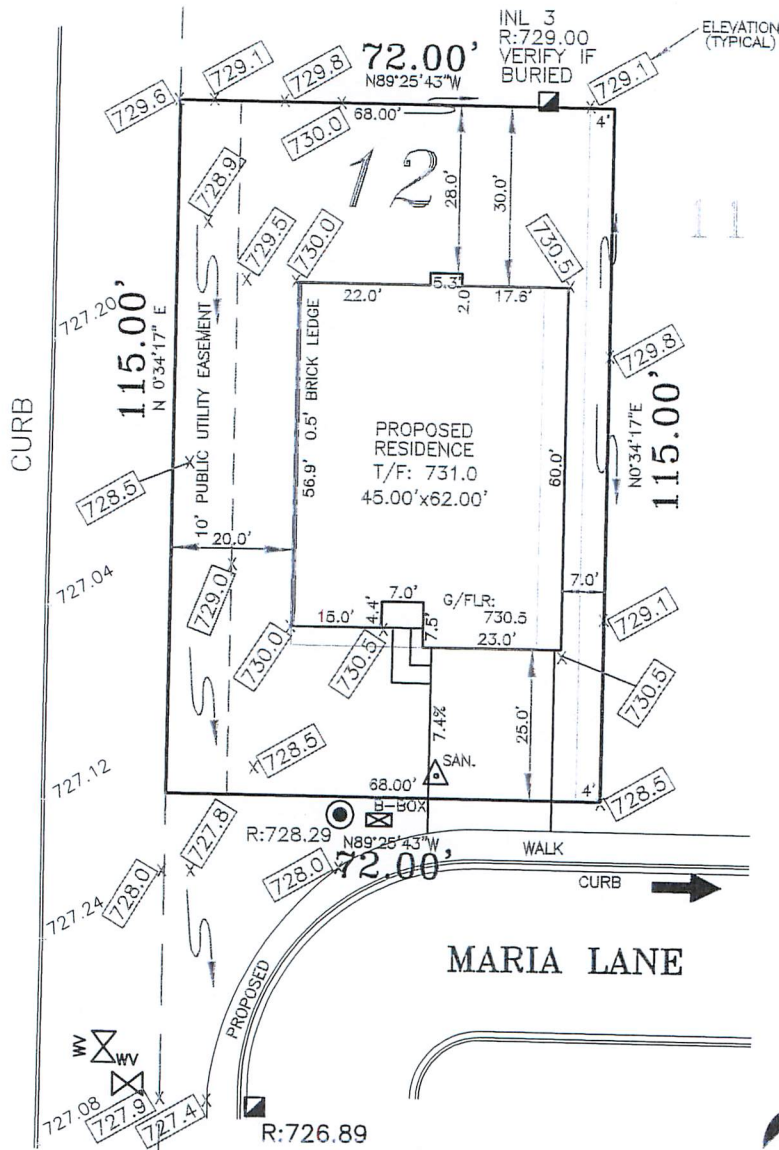


# SITE DEVELOPMENT PLAN

OF

THE WEST 4 FEET OF LOT 11 AND LOT 12 IN CHARLETON HIGHLANDS RESUBDIVISION OF  
PART OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 36 NORTH, RANGE 12  
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

LOT AREA=8,280 S.F.



RECEIVED  
MAY 22 2020

NOTE:

- 1) LOT COVERED BY BLANKET EASEMENT ON ALL AREAS NOT COVERED BY BUILDINGS

SCALE: 1" = 20'

PREPARED FOR: CHARLETON GROUP



COMPARE LEGAL DESCRIPTION WITH DEED AND REPORT ANY DISCREPANCY IMMEDIATELY. A TITLE COMMITMENT MAY NOT HAVE BEEN FURNISHED FOR USE IN PREPARATION OF THIS SURVEY. IF A TITLE COMMITMENT WAS NOT FURNISHED, THERE MAY BE EASEMENTS, BUILDING LINES OR OTHER RESTRICTIONS NOT SHOWN ON THIS PLAN. THIS PLAN DOES NOT SHOW BUILDING RESTRICTIONS ESTABLISHED BY LOCAL ORDINANCES. LOCAL AUTHORITIES MUST BE CONSULTED REGARDING ANY RESTRICTIONS. SUBJECT TO EASEMENTS OF RECORD.

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DATED: MAY 9, 2019

LICENSE EXPIRATION  
11-30-2020

SURVEY No. 19-04-057

DESIGN CRITERIA		
GROUND SNOW LOAD	30 LB/FT <sup>2</sup>	
WIND DESIGN	90 MPH	
SEISMIC DESIGN CATEGORY	B	
SUBJECT TO DAMAGE FROM:	WEATHERING	SEVERE
	FROST LINE DEPTH	42"
	TERMITE	MODERATE TO SEVERE
WINTER DESIGN TEMPERATURE	-4°F, 97 1/2%	
SUMMER DESIGN TEMPERATURE	89°F, DRY BULB, 2 1/2%	
	76°F, DRY BULB, 2 1/2%	
ICE BARRIER UNDERLAYMENT	REQUIRED	
FLOOD HAZARDS	FIRM # 170214 PANELS 0606H-0609H 12/16/2004	
AIR FREEZING INDEX	1543° (F-DAYS)	
ANNUAL MEAN TEMPERATURE	49.4°F	
HEATING DEGREE DAYS (HDD)	6,155	
COOLING DEGREE DAYS (CDD)	942	
CLIMATE ZONE	5A	
INDOOR DESIGN CONDITIONS	MAX. 72°F - HEATING MAX. 75°F - COOLING	
100 - YEAR HOURLY RAINFALL RATE	4"	

DESIGN LOADS		
USE	LIVE LOAD	DEAD LOAD
BALCONIES(EXTERIOR)	100 psf	7
DECKS	100 psf	7
ROOF LIVE LOAD	30 psf	10
ROOF RAFTERS	30 psf	10
ROOF RAFTERS W/ CATHEDRAL CEILING	30 psf	15
ROOF RAFTERS (HEAVY ROOF)-EX. CLAY, TILE, CEMENT, SLATE	30 psf	17
ATTICS (NO STORAGE WITH ROOF SLOPE NOT STEEPER THAN 3:12)	10 psf	10
ATTICS(LIMITED ATTIC STORAGE)	20 psf	10
FLOORS (EXCEPT SLEEPING ROOMS)	40 psf	10
FLOORS (SLEEPING ROOMS)	30 psf	10
STAIRS	40 psf	10
GUARDRAILS AND HANDRAILS (A SINGLE CONCENTRATED LOAD APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP)	200 psf	
WALLS-STUD	5 psf	
WALLS-BRICK(STD)	40 psf	
PARTITIONS OR WALLS (INTERIOR), HORIZONTALLY	5 psf	
HORIZONTAL WIND LOAD (90 mph 3-SEC GUST) < 30'	15 psf	
HORIZONTAL WIND LOAD (90 mph 3-SEC GUST) 30' TO 49'	20 psf	
GARAGES (PASSENGER CARS ONLY)	50 psf	
FOR SI: 1 PSF=0.0479 kN/m <sup>2</sup> , 1 SQUARE INCH=645 mm <sup>2</sup>		
SEE SHEET SP-1 FOR SPECIFICATIONS FOR SITE WORK, CONCRETE, MASONRY, STEEL, CARPENTRY, INSULATION, ROOFING, DRYWALL, PLUMBING, HEATING, AND ELECTRICAL.		

BASE LUMBER VALUES		
TYPE	Fb	E
HEM FIR #2 (DOMESTIC)	850 PSI	1,300,000
S.P.F. #1/#2 (CANADIAN)	875 PSI	1,400,000
MICROLLAM LVL	2600 PSI	1,900,000
PARALLAM PSL	2900 PSI	2,000,000
1.3 E TIMBERSTRAND LSL(4 3/4" TO 11 1/4")	1700 PSI	1,300,000
1.5E TIMBERSTRAND LSL(11 7/8" TO 18")	2250 PSI	1,500,000

ALLOWABLE FRAMING SPANS:		
FLOOR AND CEILING JOIST: CEILING JOISTS, FLOOR JOISTS AND HEADERS SHALL BE CANADIAN LUMBER BASED UPON U.S. SPAN BOOKS.		
ALLOWABLE SPANS ARE AS FOLLOWS:	SPRUCE-PINE-FIR #2	HEM-FIR #2
CEILING JOISTS - 20lbs LIVE LOAD	2"x8" @ 12" O.C. 14'-9" 18'-9" 22'-11"	2"x10" @ 12" O.C. 23'-6" 17'-0"
2nd FLOOR, FLOOR JOISTS - 30lbs LIVE LOAD	12" O.C. 14'-9" 18'-9" 22'-11"	16" O.C. 12'-10" 16'-3" 19'-10"
1st FLOOR, FLOOR JOISTS - 40lbs LIVE LOAD	12" O.C. 14'-9" 18'-9" 22'-11"	16" O.C. 12'-10" 16'-3" 19'-10"
ROOF RAFTERS:	16" O.C.	19'-0" 22'-6" 17'-2" 19'-8" 17'-3" 20'-4" 15'-5" 17'-7"
USE CANADIAN SPRUCE-PINE-FIR NO. 2 FOR ROOF RAFTERS THRU 2"x10". CANADIAN HEM-FIR NO. 2 PER "U.S. SPAN BOOK FOR CANADIAN LUMBER"		
HEM FIR	2"x6" @ 12" O.C. = 13'-9" 2"x8" @ 12" O.C. = 17'-5" 2"x6" @ 16" O.C. = 11'-11" 2"x8" @ 16" O.C. = 15'-1"	
	2"x12" @ 12" O.C. = 24'-4" 2"x10" @ 12" O.C. = 21'-4" 2"x12" @ 16" O.C. = 21'-1" 2"x10" @ 16" O.C. = 18'-5"	

# A CUSTOM HOME FOR CHARLETON DEVELOPMENT, LLC

## LOT 13, CHARLETON HIGHLANDS ORLAND PARK, ILLINOIS



**CONTRACTOR:**  
CHARLETON DEVELOPMENT, INC.  
9031 W. 151ST. ST. #208  
ORLAND PARK, ILLINOIS  
Tel: 708.226.9510  
Fax: N/A  
E-mail: charletonrich@gmail.com

**OWNER:**  
SAME

**CIVIL ENGINEER:**  
KDC CONSULTANTS, INC.  
16144 S. BELL RD.  
HOMER GLEN, ILLINOIS  
Tel: 708.645.0545  
Fax: 708.645.0546  
E-mail: chaff@aol.com

**AUTHORITY:**  
VILLAGE OF ORLAND PARK  
14700 RAVINIA AVE.  
ORLAND PARK, ILLINOIS  
Tel: 708.403.6100  
Fax: N/A  
E-mail: N/A

BUILDING DATA:	
- TWO STORY FAMILY DWELLING	
- BUILDING HEIGHT, GRADE TO RIDGE:	30'-8 1/2"
- BUILDING HEIGHT, GRADE TO MEANS AT RIDGE:	29'-0 1/2"
- BASEMENT =	945 SQ. FT.
- FIRST FLOOR =	1,043 SQ. FT.
- SECOND FLOOR =	1,192 SQ. FT.
- TOTAL (1ST & 2ND) =	2,235 SQ. FT.

**BUILDING CODE INFORMATION**

- VILLAGE OF ORLAND PARK CODES [www.orland-park.il.us](http://www.orland-park.il.us) VILLAGE CODE, TITLE 5 CHAPTER 1 (BUILDING CODE)
- (VILLAGE CODE AMENDMENTS (VC)) AS TO LATEST REVISION
- 2015 INTERNATIONAL BUILDING CODE WITH AMENDMENTS, VILLAGE CODE, TITLE 5 CHAPTER 1
- 2015 INTERNATIONAL RESIDENTIAL CODE WITH AMENDMENTS, BY REFERENCE, AS APPLICABLE
- 2014 NATIONAL ELECTRICAL CODE WITH AMENDMENTS, VILLAGE CODE, TITLE 5 CHAPTER 3
- 2014 STATE OF ILLINOIS PLUMBING CODES WITH AMENDMENTS, VILLAGE CODE, TITLE 5 CHAPTER 4
- 2012 INTERNATIONAL FIRE CODE WITH AMENDMENTS, VILLAGE CODE, TITLE 5 CHAPTER 5
- 2012 INTERNATIONAL MECHANICAL CODE WITH AMENDMENTS, VILLAGE CODE, TITLE 5 CHAPTER 6
- 2012 INTERNATIONAL PROPERTY MAINTENANCE CODE WITH AMENDMENTS, VILLAGE CODE, TITLE 5 CHAPTER 7
- 2018 ILLINOIS ENERGY CONSERVATION CODE (IECC) WITH AMENDMENTS, VILLAGE CODE, TITLE

PRESCRIPTIVE METHOD - 2018

ACTUAL INSULATION PROVIDED BY COMPONENT IN THIS PROJECT										
CLIMATE ZONE	FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	GLAZED FENESTRATION SHGC	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS FRAME WALL R-VALUE	FLOOR R-VALUE	BASEMENT WALL R-VALUE	SLAB R-VALUE & DEPTH	CRAWL SPACE WALL R-VALUE
5 & MARINE 4	.30	.55	N/A	49	20 + 13+5	13/17	30 <sup>9</sup>	15/19	10, 2 FT.	15/19

\* R-38 IS ACCEPTABLE WHEREVER THE FULL HEIGHT OF UNCOMPRESSED R-38 INSULATION EXTENDS OVER THE WALL TOP PLATE AT THE EAVES (SECTION 402.2.1 IECC)

h. FIRST VALUE IS CAVITY INSULATION, SECOND IS CONTINUOUS INSULATION SIDING, SO "13+5" MEANS R-13 CAVITY INSULATION PLUS R-5 CONTINUOUS INSULATION OR INSULATED SIDING. IF STRUCTURAL SHEATHING COVERS 40 PERCENT OR LESS OF THE EXTERIOR, CONTINUOUS INSULATION R-VALUE SHALL BE PERMITTED TO BE REDUCED BY NO MORE THAN R-3 IN THE LOCATIONS WHERE STRUCTURAL SHEATHING IS USED - TO MAINTAIN A CONSISTENT TOTAL SHEATHING THICKNESS.

NOTE:  
WHERE EARTH WORK IS INVOLVED, THE VILLAGE OF ORLAND PARK REQUIRES THAT THE EROSION CONTROL MEASURES BE IN PLACE AND INSPECTED.  
CONTACT INSPECTOR LOY LEE AT (708) 403-6249 FOR THE REQUIRED FIELD INSPECTION AND SIGN OFF.

DRAWING INDEX	
T-1	TITLE SHEET
SP-1	SPECIFICATION SHEET
A-1	ELEVATION & ROOF PLAN
A-2	ELEVATIONS
A-3	FOUNDATION PLAN
A-4	FIRST & SECOND FLOOR PLANS
M-1	MECHANICAL/PLUMBING NOTES
E-1	ELECTRICAL FLOOR PLANS/NOTES
D-1	FRAME DETAILS
D-2	FOUNDATION DETAILS
D-3	BRICK DETAILS
D-4	WALL SECTIONS

SYMBOLS	
	SECTION NUMBER
	SHEET NUMBER
	DETAIL LETTER
	SHEET NUMBER
	ROOF PITCH RATIO
	LEVEL LINE
	REVISION
	CEILING PATTERN DETAIL W/ HEIGHT
	WOOD FRAME WALL
	BRICK VENEER
	E.I.F.S.
	EARTH
	CONCRETE
	GRAVEL FILL
	BAIT INSULATION
	CONCRETE BLOCK
	MINIMUM 3"x3" SOLID BEARING OR AS REQUIRED
	SILCOCK

ABBREVIATIONS	
A.F.F.	ABOVE FIN. FLOOR
ALUM	ALUMINUM
BLK.	BOARD BLOCK
BLK.	BLOCKING
B.M.	BEAM
B/V	BOTTOM OF CABINET
C.B.	CENTER LINE
CER.	CERAMIC
CLR.	CLEAR
COL.	COLUMN
CONST.	CONSTRUCTION
C.M.U.	CONCRETE MASONRY UNIT
#	DIAMETER
DN.	DOWN
D.W.	DISHWASHER
DWG.	DRAWING
EXIST.	EXISTING
EA.	EACH
EXP. JT.	EXPANSION JOINT
ELEV.	ELEVATION
EX.	EQUAL
EXT.	EXTERIOR
F.D.	FLOOR DRAIN
FDN.	FOUNDATION
H.P.	HIGH POINT
INSUL.	INSULATION
INT.	INTERIOR
JAN.	JANITOR
LAV.	LAVATORY
L.P.	LOW POINT
MAX.	MAXIMUM
M.C.	MEDICINE CABINET
MECH.	MECHANICAL
MTL.	METAL MATERIAL
MIN.	MINIMUM
M.O.	MASONRY OPENING
N.T.S.	NOT TO SCALE
O.C.	ON CENTER
FIN.	FINISH
FLR.	FLOOR
FLASH.	FLASHING
FT.	FOOT
FTG.	FOOTING
GA.	GAUGE
GLV.	GALVANIZED
GL.	GLASS
GYP. BD.	GYPSPUM BOARD
HCP.	HANDICAPPED
HWDR.	HARDWARE
H.M.	HOLLOW METAL
HORIZ.	HORIZONTAL
HGT.	HEIGHT
OPN'G.	OPENING
OPP.	OPPOSITE
PL.	PLATE
PLAS. LAM.	PLASTIC LAMINATE
PLYWD.	PLYWOOD
Q.T.	QUARRY TILE
R.D.	ROUGH DRAIN
REFR.	REFRIGERATOR
REFRIG.	REFRIGERATOR
REIN.	REINFORCED
REQD.	REQUIRED
R.O.	ROUGH OPENING
SCHED.	SCHEDULE
SHT.	SHEET
SM.	SIMILAR
SP.	SPECIFICATION
ST. STL.	STAINLESS STEEL
STD.	STANDARD
T/	TOP OFF
TREAD.	TREAD
TEL.	TELEPHONE
THK.	THICK
TYP.	TYPICAL
VERT.	VERTICAL
W/	WITH
WD.	WOOD
WP.	WATERPROOF
W.W.F.	WIRE WELDED FABRIC

**DISCLAIMER STATEMENT:**

THE ARCHITECT SHALL NOT HAVE CONTROL OVER CHARGE OR AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, SINCE THESE ARE SOLELY THE OWNERS AND THE CONTRACTORS RESPONSIBILITY UNDER THE CONTRACT FOR CONSTRUCTION. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE OWNERS OR CONTRACTORS SCHEDULES OR FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE ARCHITECT SHALL NOT HAVE CONTROL OVER ACTS OR OMISSIONS OF THE OWNER, CONTRACTOR, SUBCONTRACTORS, OR THEIR AGENTS OR EMPLOYEES OR OF ANY OTHER PERSONS PERFORMING PORTIONS OF THE WORK.

**RESPONSIBILITY STATEMENT:**

IT SHALL BE THE RESPONSIBILITY OF CONTRACTOR, OWNER/CONTRACTOR CARPENTER AND CONCRETE CONTRACTOR TO HAVE FULL SET OF DRAWINGS "MARKED CONSTRUCTION", WITH LATEST REVISION DATE MARKED. IF DIMENSIONAL ERRORS ARE FOUND BETWEEN DIMENSIONS ON FOUNDATION, FIRST, AND SECOND FLOOR DRAWINGS, ARCHITECT SHALL BE NOTIFIED IMMEDIATELY AND WORK SHALL NOT PROCEED UNTIL THE DISCREPANCY IS RESOLVED. A LETTER OF DIRECTION OR A REVISED DRAWING SHALL BE PREPARED IMMEDIATELY FOR CONTRACTORS, OWNER, AND ARCHITECT'S RECORD.

**CERTIFICATION**

I HEREBY CERTIFY THAT THESE DRAWINGS AND SPECIFICATIONS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF CONFORM TO ALL APPLICABLE CODES AND ORDINANCES OF ORLAND PARK, ILLINOIS

MICHAEL J. ROOT ARCHITECT  
LICENSE NO. 001-006715 ARCHITECT LICENSE EXPIRES: 11-30-20

**ideal**  
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A NEW MODEL HOME FOR  
CHARLETON DEVELOPMENT, LLC.  
LOT 13, CHARLETON HIGHLANDS  
ORLAND PARK, ILLINOIS

01/02/20  
DATE:  
MICHAEL J. ROOT  
No. 001-006715  
STATE OF ILLINOIS  
11/30/20  
EXP. DATE:

DESIGN FIRM REG. NO.  
184.006972  
EXP. DATE  
4-30-21

REVISIONS		
REV #	DATE	REV. PER.

DATE:  
01-02-20  
DRAWN BY: PJP  
PREVIOUS NO. -

PROJECT NO.  
19103  
SHEET NUMBER  
T-1

## SOIL CONDITIONS

SOIL BEARING PRESSURE USED IN DESIGN 1500 PSF WAS ASSUMED.

## CONCRETE AND REINFORCEMENT

ALL CONCRETE WORK SHALL BE DONE IN ACCORDANCE WITH THE AMERICAN CONCRETE INSTITUTE BUILDING CODE ACI 318 AND WITH SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDING ACI 301 LATEST EDITION UNLESS OTHERWISE SHOWN OR NOTED. ALL CONCRETE WORK SHALL CONTAIN MIN. REINFORCEMENT AS REQUIRED BY ACI 318. TEST CYLINDERS SHALL BE MADE AND TESTED AS OUTLINED IN CHAPTER 16 ACI 301 SPECIFICATIONS.

## CONCRETE STRESSES USED IN DESIGN

ALL INTERIOR CONCRETE SHALL ATTAIN 3,000 PSI 28 DAY ULTIMATE COMPRESSIVE STRENGTH UNLESS OTHERWISE NOTED ON DRAWINGS AND SHALL BE A 6 BAG MIX MIN. PRIOR TO BACKFILL. FOUNDATION WALL SHALL BE BRACED. EXTERIOR CONCRETE (FLAT WORK; PATIO, SIDEWALK, STOOPS, AND DRIVEWAY) SHALL ATTAIN 3500 PSI ULTIMATE COMPRESSIVE STRENGTH.

## REINFORCEMENT GRADES

BAR REINFORCEMENT SHALL CONFORM TO ASTM A 615, GRADE 60. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A 185, DETAIL BAR REINFORCEMENT ACCORDING TO ACI 315 DETAILING MANUAL, LATEST EDITION. DETAIL WELDED WIRE FABRIC IN ACCORDANCE WITH THE WELDED WIRE FABRIC MANUAL OF STANDARD PRACTICE WFB MANUAL, WFB-500, LATEST EDITION. PROVIDE ALL ACCESSORIES NECESSARY TO SUPPORT REINFORCEMENT. PLASTIC COATED ACCESSORIES SHALL BE USED IN ALL EXPOSED CONCRETE WORK. CONCRETE COVER FOR REINFORCEMENT SHALL BE PROVIDED AS REQUIRED BY ACI 301 OR THE GOVERNING ORDINANCE, WHICHEVER IS MOST CRITICAL. ALL EMBEDDED LENGTHS AND LAPS TO BE AS REQUIRED BY ACI 318 UNLESS OTHERWISE NOTED. MINIMUM LAP TO BE 36 BAR DIAMETER. CORNER BARS SHALL BE PROVIDED AT ALL WALL CORNERS EQUAL TO THE HORIZONTAL WALL REINFORCEMENT. PLACE 2- #5 1 EACH FACE WITH 2'-0" PROJECTION AROUND ALL OPENINGS IN CONCRETE UNLESS OTHERWISE SHOWN OR NOTED.

CONTROL CONSTRUCTION JOINTS FOR CONCRETE SLABS ON GRADE SHALL BE IN SQUARE PATTERN AND BE NOT MORE THAN 20 FEET x 20 FEET UNLESS NOTED OTHERWISE.

ALL CONCRETE SLABS, FILL CONCRETE AND SIDEWALKS SHALL BE MIN. 4" THICK. CONCRETE FOR THE ABOVE AND FOR CURBS AND GUTTERS SHALL CONTAIN 6% AIR-ENTRAINMENT WITH 6 BAGS OF CEMENT MIN. AND 0.55 MAX. WATER CEMENT RATIO, PROPERLY CURED FOR A MIN. OF 7 DAYS.

EXPANSION JOINTS OF 1/2" THICKNESS SHALL BE PROVIDED AT UNIFORM INTERVALS OF NOT MORE THEN 40 FEET AND WHERE CONCRETE ABUTS DIFFERING ELEMENTS.

CONTROL JOINTS AT LEAST 1 1/2" DEEP MIN. 1/4" WIDE PROPERLY CAULKED WITH POLYURETHANE SEALANT, SHALL BE PROVIDED TO LIMIT AREAS OF CONCRETE TO MINIMUM OF 400 SQ. FT. FOR INTERIOR SLABS, 300 SQ. FT. FOR SIDEWALKS AND 250 SQ. FT. FOR ALL OTHER SLABS, SQUARE FEET AS FAR AS FEASIBLE. PROVIDE 6x6-W1.4xW1.4WELDED WIRE FABRIC PLACED 1 1/2" CLEAR OF TOP OF CONCRETE.

SUB GRADE TO BE MIN. 6" GRANULAR FILL COMPACTED TO 75% RELATIVE DENSITY ATTAINED IN ACCORDANCE ASTM D 4253 & D 4254 COHESIVE SOILS UNTIL FINAL GRADE IS ATTAINED. SEE ARCHITECTURAL DRAWINGS FOR DETAILS, EXTENT AND FINISHES OF THE AFOREMENTIONED.

NO ALUMINUM OF ANY TYPE SHALL BE ALLOWED IN CONCRETE WORK. WELDING OF REINFORCING BARS WILL NOT BE ALLOWED.

ALL REINFORCING SHALL BE BENT COLD. DO NOT APPLY HEAT. CONNECTIONS SHALL BE STANDARD AISI FRAMED BEAM CONNECTIONS THAT CONFORM TO TABLE 11 OF THE AISC MANUAL OF STEEL CONSTRUCTION, NINTH EDITION. PROVIDE GOVERNMENT ANCHORS FOR BEAM BEARING ON MASONRY WHERE ANCHOR BOLTS OR OTHER ANCHORAGE'S AREA NOT SPECIFIED. WELDERS SHALL EVIDENCE THAT THEY HAVE PASSED THE AWS STANDARD QUALIFICATION TESTS.

## STRUCTURAL STEEL

ALL STRUCTURAL STEEL WORK TO CONFORM TO THE AISC SPECIFICATIONS FOR THE DESIGN, FABRICATION & ERECTION OF STRUCTURAL STEEL FOR BUILDINGS, 1989.

ALL STRUCTURAL TUBES ASTM A36 (Fy= 46 KSI)

ALL STRUCTURAL STEEL ASTM A500 GRADE B (Fy= 46 KSI)

ALL STRUCTURAL PIPES ASTM A53 GRADE B (Fy= 35 KSI)

ALL WELDING TO CONFORM AMERICAN WELDING SOCIETY "STRUCTURAL WELDING CODE AWS D1.1".

ALL WELD ELECTRODES SHALL BE E 10XX AND ALL WELDING TO PERFORMED BY CERTIFIED WELDERS.

ALL WELDING TO CLEAN BARE STEEL, ALL BOLTING WITH 3/4" DIAMETER A3.25 (BEARING TYPE) HIGH STRENGTH BOLTS UNLESS NOTED OTHERWISE. ALL CONNECTIONS TO CONFORM TO AISC "MANUAL OF STEEL CONSTRUCTION" NINTH EDITION, TABLE 10 OR 11. MINIMUM CONNECTION CAPACITY TO BE ONE-HALF OF TOTAL UNIFORM LOAD CAPACITY SHOWN IN TABLES OF "UNIFORM LOAD CONSTANTS" IN PART 2 OF THE MANUAL, UNLESS LARGER REACTIONS ARE SHOWN ON THE DRAWINGS.

PROVIDE FULL SIZE 1/4" SETTING PLATES ON 4,000 PSI NON-SHRINK GROUT FOR ALL COLUMNS AND 2-3/4" DIAMETER ASTM A307 ANCHOR BOLTS, UNLESS NOTED OTHERWISE.

PROVIDE SUB-FRAMING FOR EQUIPMENT SUPPORTED ON SUSPENDED FROM THE STRUCTURE.

ALL STRUCTURE TO BE SHOP COATED WITH PRIME PAINT AS SPECIFIED. MASK SURFACES TO BE WELDED AND AT BOLT HOLES IN FACING SURFACES IN FRICTION CONNECTIONS.

## STRUCTURAL STABILITY AND CONSTRUCTION

INDIVIDUAL STRUCTURAL COMPONENTS ARE DESIGNED TO SUPPORT LOADS IN THEIR FINAL ERECTED POSITION AS PART OF THE TOTAL COMPLETED STRUCTURE.

PROVIDE TEMPORARY GUYING AND BRACING AS REQUIRED UNTIL ALL CONSTRUCTION AFFECTING LATERAL STABILITY IS COMPLETED. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR STABILITY OF STRUCTURE, IT'S PARTS AND JOB SITE SAFETY BY USE OF GUYING, BRACING, SHORING, BARRICADES, SAFETY RAILING AND DEVICES DURING ENTIRE PERIOD OF CONSTRUCTION.

## LUMBER

ALL STUDS ARE TO BE #2 STANDARD OR STUD GRADE LUMBER. FASTENERS LESS THEN 1/2" DIAMETER THAT IS IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE HOT DIPPED GALVANIZED, STAINLESS STEEL, SILICONE BRONZE OR EQUAL CORROSION RESISTANCE.

MACHINE STRESS RATED LUMBER SHALL BE USED WHICH EQUAL OR EXCEED THE FOLLOWING SPECIFICATIONS. IF LOWER GRADE IS USED EXCESSIVE DEFLECTION MAY OCCUR. ALLOWABLE UNIT STRESSES AND LOADING IN ACCORDANCE WITH THE LOCAL BUILDING CODE, LATEST ADDITION.

FOR MINIMUM LUMBER STRESS GRADES, SEE DESIGN CRITERIA.

MAXIMUM ALLOWABLE MOISTURE CONTENT SHALL BE 19%.

PROVIDE 1x3" OR METAL CROSS BRIDGING NOT OVER 8 FEET ON CENTER FOR ALL WOOD JOISTS.

PROVIDE BRACING AND BRIDGING BOTH TEMPORARY AND PERMANENT FOR ALL WOOD JOISTS.

PROVIDE SOLID BLOCKING OF THE SAME DIMENSION AS THE JOISTS BETWEEN THE JOISTS AT ALL SUPPORTS.

MINIMUM NAILLED CONNECTIONS FOR WOOD FRAMING MEMBERS SHALL BE AS OUTLINED BELLOW UNLESS NOTED ON THE DRAWINGS OTHERWISE.

BUILDING ELEMENTS	NAIL TYPE	NO AND DISTANCE
STUDS AND PLATES		
STUD TO SOLE PLATE	TOE NAIL	4-8d OR 2-16d (DIRECT)
STUD TO CAP PLATE	TOE NAIL	2-16d
DOUBLE STUDS	DIRECT	10d 12" O.C. OR 16d 24" O.C.
CORNER STUDS	DIRECT	16d 16" O.C.
SOLE PLATE TO JOIST OR BLOCKING	DIRECT	16d 16" O.C.
DOUBLE CAP PLATE	DIRECT	16d 16" O.C.
CAP PLATE LAPS	DIRECT	2-16d

JOIST/ RAFTERS		
ROOF RAFTERS TO PLATE	TOE NAIL	2-16d
ROOF RAFTERS TO RIDGE	TOE NAIL	4-16d
FLOOR JOIST TO SILL OR ORDER	TOE NAIL	3-8d
CEILING JOIST TO PLATE	TOE NAIL	3-16d
CEILING JOIST TO PARALLEL RAFTERS	DIRECT	3-16d
CEILING JOISTS (LAP OVER PARTITION)	DIRECT	3-16d
BRIDGING TO JOISTS	DIRECT	2-8d EACH END

## HEADERS AND GIRDERS

SPECIFICALLY NOTED OTHERWISE ON PLANS, ALL INTERIOR AND EXTERIOR LOAD BEARING HEADERS FOR DOORS, WINDOWS AND OTHER OPENINGS SHALL BE AS FOLLOWS:

MATERIAL:	HEM FIR #2 OR BETTER
CONFIGURATION	(2) 2x12's FOR 2x4 WALLS, (3) 2x12's FOR 2x6 WALLS
NAILING	MINIMUM OF 2 ROWS 16d NAILS @ 12" O.C.
LOCATION	ALL HEADERS SHALL BE DROPPED BELOW THE FRAMING BEING SUPPORTED UNLESS SPECIFICALLY NOTED AS BEING INSTALLED FLUSH WITH HANGERS.
CAUTION	WHERE MICRO-LAM OR PARTITION HEADERS HAVE BEEN INDICATED, SHALL BE CLOSELY UNDERSTOOD THAT NO SUBSTITUTIONS SHALL BE PERMITTED.

REQUIRED CRIPPLES	CONVENTIONAL	MICRO-LAM/ FLITCH
SPANS LESS THAT 6 FEET	2 CRIPPLE	2 CRIPPLE
SPANS GREATER THAN 6 FEET	2 CRIPPLE	3 CRIPPLE
OR OTHERWISE NOTED ON PLANS		

## PLYWOOD SHEATHING

ALL PLYWOOD SHEATHING SHALL CONFORM TO DOC S1 OR DOC PS2 THE SPECIES GROUP OR THE SHEATHING & THAT IT SHALL BE GRADE STAMPED BY AN APPROVED AGENCY.

LOCATION	SIZE	SPACING OR STUDS	SPECIES GROUP	SPAN RATING	FASTENING		
					DESCRIPTION OF FASTENING	SPACING EDGE	FASTENING INT. SPACE
ROOF	1/2"	16" O.C.	1	32/16	8d COMMON NAIL	6"	12"q
EXT. WALL	1/2"	16" O.C.	1	32/16	8d COMMON NAIL	6"	12"q
FLOOR	3/4"	16" O.C.	4	48/24	6d COMMON NAIL	6"	12"q

ALL PLYWOOD SHEATHING SHOWN FOR FLOOR/ ROOF DECKS AND AS WALL SHEATHING SHALL BE OF THE THICKNESS SHOWN ON THE STRUCTURAL DRAWINGS AND SHALL MEET ALL REQUIREMENTS OF U.S. PRODUCT STANDARDS PS 1, LATEST EDITION FOR STRUCTURAL 1 GRADE MATERIAL.

STANDARDS H-CLIPS ARE REQUIRED MID SPAN AT BUTT JOINTS OF 3/4" PLYWOOD ROOF DECK.

## GLAZING

SAFETY GLAZING IS REQUIRED IN SIDELIGHTS AT THE FRONT DOOR, LISTED ALL DOORS AND IN ANY FIXED ARCH OF AN OPERABLE DOOR, AROUND THE TUBS, SHOWERS AND ALL LOCATIONS WITHIN UNDER HAZARDOUS LOCATION.

SAFETY GLAZING TO BE PROVIDED IN ALL HAZARDOUS LOCATIONS.

SAFETY GLAZING SHALL PASS THE TEST REQUIREMENTS OF SP16 CFR PART 1201 AND SHALL CONTAIN MAGN. LABEL. EVIDENCE OF THE SAME MUST BE SUBMITTED TO THE BUILDING OFFICIAL.

### HAZARDOUS LOCATIONS:

THE FOLLOW SHALL BE CONSIDERED HAZARDOUS LOCATIONS FOR THE PURPOSES OF SIZING

- GLAZING IN SIDE-HINGED DOORS EXCEPT ALIQUISIES
- GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SLIDING AND BIFOLD CLOSET DOOR ASSEMBLIES.
- GLAZING IN STORM DOORS.
- GLAZING IN ALL UNFRAMED SWINGING DOORS.
- GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS. GLAZING IN ANY PART OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THEN 60 INCHES (1524 mm) MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE.
- GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WHINE 24" (610 mm) ARC OF A DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THEN 60 INCHES (1524 mm) ABOVE THE FLOOR OR WALKING SURFACE.
- GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL OTHER THAN THOSE LOCATIONS DESCRIBED IN 5 AND 6 ABOVE THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
  - EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET (0.836 m)
  - BOTTOM EDGE LESS THAN 18 INCHES (457 mm)
  - TOP EDGE GREATER THAN 36 INCHES (914 mm) HORIZONTALLY
  - ONE OR MORE WALKING SURFACES WITHIN 36 INCHES (914 mm) HORIZONTAL OF THE GLAZING
- ALL GLAZING IN RAILINGS REGARDLESS OF AN AREA OF HEIGHT ABOVE A WALKING SURFACE. INCLUDED ARE STRUCTURAL BALUSTER PANELS AND NONSTRUCTURAL IN-FILL PANELS.
- GLAZING IN WALLS AND FENCES AND ENCLOSURE INDOOR AND OUTDOOR SWIMMING POOLS, HOT TUBS AND SPAS WHERE THE BOTTOM EDGE OF THE POOL OR SPA SIDE IS LESS THAN 60 INCHES (1524 mm) ABOVE A WALKING SURFACE AND WITHIN 60 INCHES (1524 mm) HORIZONTALLY OF THE WATER'S EDGE. THIS SHALL APPLY TO SINGLE GLAZING AND PANES IN MULTIPLE GLAZING.
- GLAZING IN WALLS ENCLOSING STAIRWAY LANDINGS OR WITHIN 60 INCHES (1524 mm) OF THE TOP AND BOTTOM OF STAIRWAYS WHERE THE BOTTOM EDGE OF THE GLASS IS LESS THAN 60 INCHES (1524 mm) ABOVE WALKING SURFACE.

## FLASHING NOTES

APPROVED CORROSION-RESISTIVE FLASHING SHALL BE PROVIDED IN THE EXTERIOR WALL ENVELOPE IN A SUCH MANNER AS TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH AND SHALL BE INSTALLED TO PREVENT WATER FROM REENTERING THE EXTERIOR WALL ENVELOPE. APPROVED CORROSION-RESISTIVE FLASHING SHALL BE INSTALLED AT THE TOP OF THE FOLLOWING LOCATIONS:

- AT THE TOP OF ALL EXTERIOR WINDOW AND DOOR OPENINGS IN A SUCH MANNER AS TO BE LEAKPROOF, EXCEPT THAT SELF-FLASHING WINDOWS HAVING A CONTINUOUS LAP OF NOT LESS THAN 1 1/8 INCHES (28 mm) OVER THE SHEATHING MATERIAL AROUND THE PERMETER OF THE OPENING, INCLUDING CORNERS, DO NOT REQUIRE ADDITIONAL FLASHING. JAMB FLASHING MAY ALSO BE OMITTED WHEN SPECIFICALLY APPROVED BY THE BUILDING OFFICIAL.
- AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS, WITH PROJECTING LIPS ON BOTH SIDES UNDER STUCCO COPING.
- UNDER AND AT THE ENDS OF MASONRY, WOOD OR METAL COPING.
- CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM
- WHERE EXTERIOR PORCHES, DECKS OR STAIR ATTACH TO WALL OR FLOOR ASSEMBLY OF WOOD FRAME CONSTRUCTION.
- AT WALL AND ROOF INTERSECTIONS.

## FIRE BLOCKING NOTES

FIREBLOCKING SHALL BE PROVIDED TO CUT OFF CONCEALED DRAFT OPENINGS VERTICAL AND HORIZONTAL AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORES AND BETWEEN TOP STORY AND THE ROOF SPACE. FIRE BLOCKING SHALL BE PROVIDED IN THE WOOD FRAME CONSTRUCTION IN FOLLOWING LOCATIONS:

- IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AT THE CEILING AND FLOOR LEVEL AND AT 10 FEET (3046 mm) INTERVALS BOTH VERTICAL AND HORIZONTAL.
- BATTES OR BLANKETS OF MINERAL FIBER OR OTHER APPROVED NON COMBUSTIBLE MATERIALS SHALL BE ALLOWED AS FIRE BLOCKING IN WALLS CONSTRUCTED USING PARALLEL STUDS OR STACKED STUDS.
- IN ALL INTERCONNECTING BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILING AND COVE CEILING.
- AT OPENING AROUND VENTS, PIPES AND DUCTS AT CEILING AND FLOOR LEVEL WITH AN APPROVED MATERIAL TO RESIST TO FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION.
- FOR THE FIREBLOCKING OF CHIMNEYS AND FIREPLACES SEE SECTION R1001.16.

## FRAME SPREAD AND SMOKE DENSITY NOTES

WALL AND CEILING, WALL AND CEILING FINISHES SHALL HAVE FLAME-SPREAD CLASSIFICATIONS OF NOT GREATER THAN 200. EXCEPTION: FLAME-SPREAD REQUIREMENTS FOR FINISHES SHALL NOT APPLY TO TRIM DEFINED AS PICTURE MOLDS, CHAIR RAELS, BASEBOARDS AND HANDRAILS, TO DOORS AND WINDOWS OR THEIR FRAMES, OR TO MATERIALS THAT ARE LESS THAN 1/28" (0.907 mm) IN THICKNESS CEMENTED TO SURFACE OF WALLS OR CEILING'S IF THESE MATERIAL HAVE FLAME/SPREAD CHARACTERISTIC NO GREATER THAN PAPER OF THIS THICKNESS CEMENTED TO A NONCOMBUSTIBLE BACKING. SMOKE DEVELOPED INDEX: WALL AND CEILING FINISHES SHALL HAVE A SMOKE DEVELOPED INDEX OF NOT GREATER THAN 450. TESTING: TESTS SHALL BE MADE IN ACCORDANCE WITH ASTM E84.

### NOTES:

INSULATION: INSULATION MATERIALS, INCLUDING FACINGS, SUCH AS VAPOR BARRIERS OR BREATHER PAPERS INSTALLED BETWEEN FLOORS/ CEILING ASSEMBLIES, ROOF/ CEILING ASSEMBLIES, WALL ASSEMBLIES, CRAWL SPACES AND ATTICS SHALL HAVE FLAME/SPREAD INDEX NOT TO EXCEED 25 WITH AN ACCOMPANYING SMOKE - DEVELOPED INDEX NOT TO EXCEED 450 WHEN TESTED IN ACCORDANCE WITH ASTM E84.

EXCEPTIONS:

- WHEN SUCH MATERIALS ARE INSTALLED IN CONCEALED SPACES, THE FLAME-SPREAD AND SMOKE - DEVELOPED LIMITATIONS DO NOT APPLY TO THE FACINGS, PROVIDED THAT THE FACING IS INSTALLED IN SUBSTANTIAL CONTACT WITH THE UNEXPOSED SURFACE OF THE CEILING, FLOOR OR WALL FINISH.
- CELLULOSE LOOSE-FILL INSULATION, WHICH IS NOT SPRAY APPLIED, COMPLYING WITH REQUIREMENTS OF SECTION R320.3 SHALL ONLY BE REQUIRED TO MEET THE SMOKE - DEVELOPED INDEX OF NOT MORE THAN 450.

LOOSE-FILL INSULATION: CELLULOSE LOOSE-FILL INSULATION MATERIALS THAT CAN NOT BE MOUNTED IN THE ASTM E84 APPARATUS WITHOUT SCREEN OR ARTIFICIAL SUPPORTS SHALL HAVE A FLAME-SPREAD RATING NOT TO EXCEED 25 WITH AN ACCOMPANYING SMOKE - DEVELOPED FACTOR NOT TO EXCEED 450 WHEN TESTED IN ACCORDANCE WITH CAN/ ULC S102.2.

EXCEPTIONS:  
CELLULOSE LOOSE-FILL INSULATION SHALL NOT BE REQUIRED TO COMPLY WITH THIS TEST METHOD PROVIDED THAT SUCH INSULATION COMPLIES WITH THE REQUIREMENTS SECTION R320.3.

CELLULOSE LOOSE-FILL INSULATION: CELLULOSE LOOSE-FILL INSULATION SHALL COMPLY WITH CPSC 16 CFR, PARTS 1209 AND 1404. EACH PACKAGE OF SUCH INSULATION MATERIAL SHALL BE CLEARLY LABELED IN ACCORDANCE WITH CPSC 16 CFR, PARTS 1209 AND 1404.

EXPOSED ATTIC INSULATION: ALL EXPOSE INSULATION MATERIAL INSTALLED ON ATTIC FLOORS SHALL HAVW A CRITICAL RADIANT FLUX NOT LESS THAN 0.12 WATT PER SQUARE CENTIMETER.

TESTING: TEST FOR CRITICAL RADIANT FLUX SHALL BE MADE IN ACCORDANCE WITH ASTM E970.

## RESIDENTIAL – INTERNATIONAL ENERGY CONSERVATION CODE

- THE FOLLOWING INFORMATION PERTAINS TO THE EXISTING DESIGN CONDITIONS FOR WILL COUNTY, FOUND ON TABLE 301.2 FROM THE IRC (WILL COUNTY ORDINANCE):
  - WINTER DESIGN DRY BULB: 0 DEGREES F
  - SUMMER DESIGN DRY BULB: 90-91 DEGREES F
  - SUMMER DESIGN WET BULB: 74-76 DEGREES F
  - DEGREE DAYS HEATING: 6,155
  - CLIMATE ZONE: 5
- A PERMANENT CERTIFICATE SHALL BE COMPLETED BY THE BUILDER OR REGISTERED DESIGN PROFESSIONAL AND POSTED ON A WALL IN THE SPACE WHERE THE FURNACE IS LOCATED, A UTILITY ROOM OR AN APPROVED LOCATION INSIDE THE BUILDING THAT DOES NOT OBSTRUCT VISIBILITY OF MAINTENANCE FUNCTIONS. THE CERTIFICATE SHALL LIST THE PREDOMINANT R-VALUES, AND RESULTS OF AIR LEAKAGE TESTING. THE CERTIFICATE SHALL LIST THE TYPE AND EFFICIENCIES OF HEATING, COOLING AND SERVICE WATER HEATING EQUIPMENT (IECC R401.3).
- BUILDING THERMAL ENVELOPE MUST BE DURABLY SEALED TO CREATE AN AIR BARRIER TO LIMIT AIR INFILTRATION. THE BUILDING MUST BE TESTED AND VERIFIED AS HAVING AN AIR FILTRATION RATE LESS THAN 5 AIR CHANGES PER HOUR. A BLOWER DOOR TEST AT A PRESSURE OF 0.2 INCHES (50 PASCALS) SHALL BE CONDUCTION BY AN APPROVED THIRD PARTY WITH A WRITTEN REPORT IN ACCORDANCE WITH ASTM E 779 OR ASTM E 1827 (IECC R402.4.1.2).
- FENESTRATION AIR LEAKAGE SHALL NOT EXCEED AN AIR INFILTRATION RATE OF 0.3 CFM PER SQUARE FOOT FOR WINDOWS, SKYLIGHTS AND SLIDING GLASS DOORS AND 0.5 CFM PER SQUARE FOOT FOR SWINGING DOORS WHEN TESTED BY AN ACCREDITED, INDEPENDENT LAB AND LISTED AND LABELED BY THE MANUFACTURER. EXCEPTIONS INCLUDE SITE-BUILT WINDOWS, SKYLIGHTS AND DOORS (IECC R402.4.3).
- THE THICKNESS OF BLOWN-IN OR SPRAYED ROOF/CEILING INSULATION (FIBERGLASS OR CELLULOSE) SHALL BE WRITTEN IN INCHES ON MARKERS THAT ARE INSTALLED AT LEAST ONE FOR EVERY 300 SQUARE FEET THROUGHOUT THE ATTIC SPACE, WITH THE MARKERS AFFIXED TO THE TRUSSES OR JOISTS AND MARKED WITH THE MINIMUM INITIAL INSTALLED THICKNESS WITH NUMBERS NOT LESS THAN 1? IN HEIGHT.
- INSULATION REQUIREMENTS FOR BASEMENT WALLS ARE AS FOLLOWS (IECC TABLE 402.1.1): R-15 CONTINUOUS INSULATION ON THE INTERIOR OR EXTERIOR OF THE HOME ON R-19 CAVITY INSULATION AT THE INTERIOR OF THE BASEMENT WALL, MEASURED FROM THE TOP OF THE FOUNDATION TO A POINT 48? BELOW FINISHED GRADE (IL AMENDMENT).
- INSULATION REQUIREMENTS FOR FLOORS ARE AS FOLLOWS (IECC TABLE R402.1.1): FLOORS SHALL BE INSULATED WITH R-30 CAVITY INSULATION OR AN R-19 MINIMUM IF INSULATION IS SUFFICIENT TO FILL THE FRAMING CAVITY. FLOOR JOIST HEADS ARE INDICATED TO BE R21.
- BUILDING FRAME CAVITIES SHALL NOT BE USED AS DUCTS OR PLENUMS (IECC R403.2.3).
- EAVE BAFFLES SHALL BE INSTALLED FOR AIR-PERMEABLE INSULATIONS IN VENTED ATTICS, ADJACENT TO SOFFIT AND EAVE VENTS BUT WITH AT LEAST 1-INCH OF AIR-SPACE BETWEEN THE INSULATION AND THE ROOF SHEATHING TO NOT BLOCK THE FREE FLOW OF AIR (IECC R402.2.3 AND IRC R806.3). VERIFY MINIMUM 1? AIR SPACE.
- INSULATION REQUIREMENTS FOR FENESTRATION ARE AS FOLLOWS (IECC TABLE 402.1.1 AND R402.3): A MAXIMUM INSULATION WITH U-VALUE OF 0.32, EXCEPT 15 SQUARE FEET OF GLAZING PER DWELLING UNIT AND ONE SIDE-HINGED OPAQUE DOOR WITH A MAXIMUM AREA OF 24 SQUARE FEET. SKYLIGHTS ARE NOT PART OF THE FENESTRATION CATEGORY AND HAVE THEIR OWN MAXIMUM INSULATION U-VALUE OF 0.55.
- FLOOR JOIST HEADS MUST HAVE R30 INSULATION (IECC R402.1.2).

# Ideal DESIGNS

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A NEW MODEL HOME FOR  
CHARLETON DEVELOPMENT, LLC.  
LOT 13, CHARLETON HIGHLANDS  
ORLAND PARK, ILLINOIS

DATE:
EXP. DATE:

DESIGN FIRM REG. NO. 184.006972
EXP. DATE 4-30-21

REVISIONS		
REV #	DATE:	REV. PER:

DATE: 01-02-20
DRAWN BY: PJP
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PROJECT NO. 19103

SHEET NUMBER  
**SP-1**

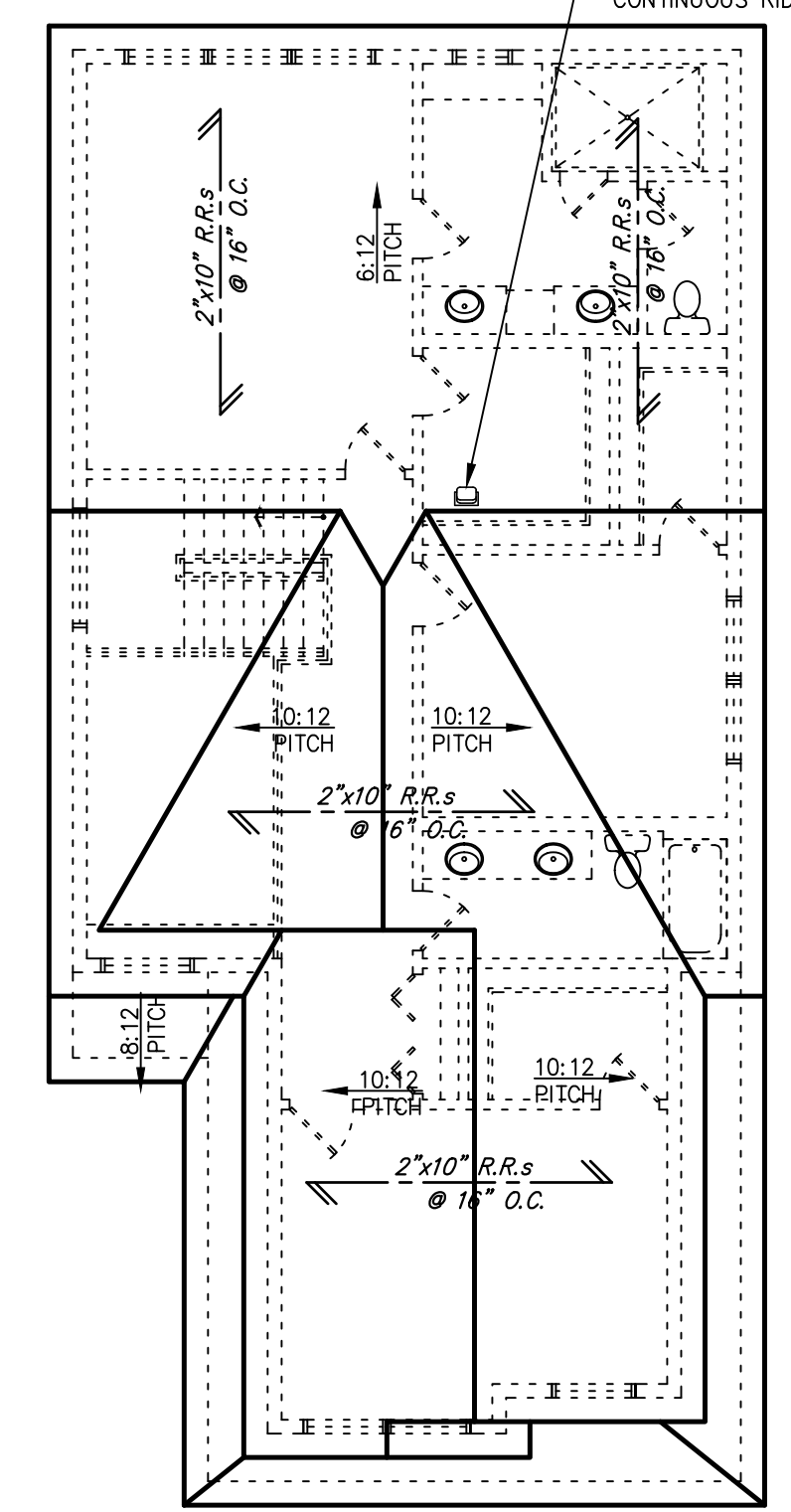
A NEW MODEL HOME FOR  
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ORLAND PARK, ILLINOIS



FRONT ELEVATION

1/4" = 1'-0"

ROOF VENTS TO BE LOCATED ON BACK SLOPE OF ROOF. NUMBER AND LOCATION SHALL BE BASED ON TOTAL AREA OF VENTS REQUIRED EQUAL TO 1/300th OF ROOF AREA PAINT TO MATCH ROOF. PROVIDE ALTERNATE BID FOR CONTINUOUS RIDGE VENT.



ROOF PLAN

1/8" = 1'-0"

ROOF PLAN NOTES

- GROUND SNOW LOAD: 30 PSF  
DEAD LOAD: 10 PSF
- USE CANADIAN SPRUCE-PINE-FIR NO. 2 FOR ROOF RAFTERS THRU 2"x10". 2"x12" ROOF RAFTERS SHALL BE CANADIAN HEM-FIR NO. 2 PER "U.S. SPAN BOOK FOR CANADIAN LUMBER" SPAN TABLES SPF FOR SOUTHERN LUMBER (NORTHERN LUMBER GREATER SPANS ARE ALLOWED)  
2"x6" @ 12" O.C. = 13'-9" 2"x8" @ 12" O.C. = 17'-5" 2"x10" @ 12" O.C. = 21'-4"  
2"x6" @ 16" O.C. = 11'-11" 2"x8" @ 16" O.C. = 15'-1" 2"x10" @ 16" O.C. = 18'-5"  
HEM FIR  
2"x12" @ 12" O.C. = 24'-4"  
2"x12" @ 16" O.C. = 21'-1"
  - ROOF MEMBER SIZES ARE BASED ON ALLOWABLE RAFTER SPANS FOR SPRUCE-PINE-FIR (#2 NORTH) UP THRU 2"x10" RAFTERS, IF 2"x12" RAFTERS ARE USED THEN HEM-FIR #2 SHALL BE USED.
  - HIP OR VALLEY RAFTERS EXCEEDING 24'-0" IN LENGTH SHALL BE 1 3/4" WIDE GANG LAM MEMBERS x RAFTER DEPTH PLUS 2" DEEP.
  - ALL HIP VALLEY CRIPPLE JACKS SHALL BE INSTALLED AND SHALL BE EQUAL IN DEPTH AND SPACING TO MAIN RAFTER FRAMING INTO HIP OR VALLEY RAFTER.
  - IT WILL BE ALLOWED IF FRAMING CARPENTER CHOOSES TO REDUCE SIZE OF ROOF RAFTERS BY PROVIDING INTERMEDIATE WALLS OR BEAMS TO ROOF RAFTERS, THUS REDUCING SPAN, THEN SUPPORTED BACK TO INTERIOR BEARING WALLS. ARCHITECT SHALL BE NOTIFIED OF CHANGES BEFORE FRAMING WORK STARTS.
  - COLLAR TIES SHALL BE INSTALLED PER LOCAL GOVERNING BUILDING CODES.
  - WHERE HIP RAFTERS FRAME PERPENDICULAR TO CEILING JOISTS PROVIDE SOLID BLOCKING AT 8'-0" O.C. BETWEEN JOISTS FOR A DISTANCE OF 10'-0" FROM EXTERIOR WALL WHEN SPANS ON CEILING JOISTS EXCEED 16'-0" SPANS.
  - PROVIDE FLASHING AT ALL WALL AND ROOF INTERSECTIONS WHEREVER THERE IS A CHANGE IN ROOF SLOPE OR DIRECTION AND AROUND ROOF OPENINGS.
  - RAFTERS SHALL BE FRAMED TO EACH OTHER WITH A CUSSET PLATE OR TO A MINIMUM 1-INCH NOMINAL THICKNESS RIDGE BOARD, NOT LESS IN DEPTH THAN THE CUT END OF THE RAFTER. A MINIMUM 2-INCH NOMINAL THICKNESS VALLEY OR HIP RAFTER IS REQUIRED AT ALL VALLEYS AND HIPS, NOT LESS THAN THE DEPTH OF THE CUT END OF THE RAFTER, AND SUPPORTED AT THE RIDGE BY A BRACE TO A BEARING PARTITION.
  - THE ENDS OF EACH RAFTER AND CEILING JOIST SHALL HAVE NOT LESS THAN 1-1/2" OF BEARING ON WOOD OR METAL AND NOT LESS THAN 3" ON MASONRY OR CONCRETE.

CARPENTER CONTRACTOR: IT SHALL BE THE RESPONSIBILITY OF CONTRACTOR, OWNER/CONTRACTOR AND CONCRETE CONTRACTOR TO HAVE FULL SET OF ARCHITECTURAL DRAWINGS "MARKED CONSTRUCTION", WITH LATEST REVISION DATE MARKED. IF DIMENSIONAL ERRORS ARE FOUND BETWEEN DIMENSIONS ON FOUNDATION, FIRST, AND SECOND FLOOR DRAWINGS, ARCHITECT SHALL BE NOTIFIED IMMEDIATELY AND WORK SHALL NOT PROCEED UNTIL THE DISCREPANCY IS RESOLVED. A LETTER OF DIRECTION OR A REVISED DRAWING SHALL BE PREPARED IMMEDIATELY FOR CONTRACTORS, OWNER, AND ARCHITECT'S RECORD.

CARPENTER CONTRACTOR NOTE: THE ABOVE SPAN TABLES ARE TO BE USED FOR REFERENCE FOR MAXIMUM ROOF RAFTER SPANS. IF CARPENTER SUBCONTRACTOR IS ABLE TO SHORTEN SPAN, HE IS PERMITTED TO DO SO AS LONG AS HE DOES NOT EXCEED RAFTER SPANS ALLOWED BY LOCAL CODE. FURTHER, IF RAFTER SPAN IN A ROOF AREA CHANGES FROM MAX. SPAN ALLOWED TO LESSER SPAN CONTRACTOR MAY MAKE THAT ADJUSTMENT, SAY FROM 2"x10"s TO 2"x8"s BY ADJUSTMENT IN HIS BIRDS MOUTH CUT.

PROVIDE VENTILATION FOR ALL ATTIC AREAS. MINIMUM NET FREE VENTILATING AREA SHALL NOT BE LESS THEN 1 TO 150 OF THE AREA OF THE SPACE VENTILATED EXCEPT THAT THE TOTAL AREA IS PERMITTED TO BE REDUCED TO 1 TO 300, PROVIDED AT LEAST 50% AND NOT MORE THEN 80% OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE EAVE OR CORNICE VENTS WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS, OR A VAPOR BARRIER HAVING MAXIMUM 1 PERM TRANSMISSION RATE IS WARM SIDE OF THE CEILING. VENTILATING OPENINGS SHALL BE PROVIDED WITH INSTALLED ON THE CORROSION-RESISTANT WIRE MESH WITH 1/8"-1/4 INCH OPENINGS.

ELEVATION NOTES

- CONTRACTOR NOTE: ALL TRADES MUST CONFORM TO CURRENT EXISTING CODES APPLYING TO THIS PROJECT. CONTRACTORS TO VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE EXECUTING ANY WORK. REPORT ANY DISCREPANCIES AT ONCE. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY.
- ALL BEDROOMS SHALL HAVE AT LEAST ONE "EGRESS WINDOW" WHICH HAS A NET CLEAR OPENING OF 5.7 SF AND A MINIMUM WIDTH OF 20".
- UNIT GLASS AND/OR MULTIPLE UNIT GLASS SHALL BE INSULATED TEMPERED SAFETY GLASS PER ANSI'S SPECS.
- CONTRACTOR SHALL SUBMIT VERIFICATION THAT ALL GLAZING HAS A MAXIMUM U-FACTOR OF 0.35. CONTRACTOR TO SUBMIT CUT SHEETS ON WINDOWS TO THE BUILDING DEPARTMENT.
- PROVIDE SPLASH BLOCKS AT ALL DOWNSPOUTS.
- WRAP EAVE RETURNS WITH RAIN GUTTER AND FLASH AS SHOWN.
- FIREPLACE FLUES TO BE MIN. (2'-0") ABOVE ANY ROOF SURFACE WITHIN MIN. HORIZONTAL DISTANCE OF (10'-0").
- WINDOW DESIGNATIONS INDICATES "PELLA" MANUFACTURER CLAD WINDOWS. COORDINATE WINDOW & DOOR MFR. WITH OWNER FOR EXACT SIZES & TYPES.
- ALL SOLDIER AND ROWLOCK BRICK COURSE SHALL PROJECT 3/4" FROM FACE OF WALL UNLESS OTHERWISE NOTED.
- OPERABLE WINDOWS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, SHALL HAVE THE LOWEST PART OF THE WINDOW'S CLEAR OPENING A MINIMUM OF 24-INCHES ABOVE THE FINISHED FLOOR OF THE ROOM.

DATE: \_\_\_\_\_  
EXP. DATE: \_\_\_\_\_

DESIGN FIRM REG. NO.  
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**ELEVATION NOTES**

1. CONTRACTOR NOTE: ALL TRADES MUST CONFORM TO CURRENT EXISTING CODES APPLYING TO THIS PROJECT. CONTRACTORS TO VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE EXECUTING ANY WORK. REPORT ANY DISCREPANCIES AT ONCE. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY.
2. (E) ALL BEDROOMS SHALL HAVE AT LEAST ONE "EGRESS WINDOW" WHICH HAS A NET CLEAR OPENING OF 5.7 SF AND A MINIMUM WIDTH OF 20".
3. (S) UNIT GLASS AND/OR MULTIPLE UNIT GLASS SHALL BE INSULATED TEMPERED SAFETY GLASS PER ANSI'S SPECS.
4. CONTRACTOR SHALL SUBMIT VERIFICATION THAT ALL GLAZING HAS A MAXIMUM U-FACTOR OF 0.35. CONTRACTOR TO SUBMIT CUT SHEETS ON WINDOWS TO THE BUILDING DEPARTMENT.
5. PROVIDE SPLASH BLOCKS AT ALL DOWNSPOUTS.
6. WRAP EAVE RETURNS WITH RAIN GUTTER AND FLASH AS SHOWN.
7. FIREPLACE FLUES TO BE MIN. (2'-0") ABOVE ANY ROOF SURFACE WITHIN MIN. HORIZONTAL DISTANCE OF (10'-0").
8. WINDOW DESIGNATIONS INDICATES "PELLA" MANUFACTURER CLAD WINDOWS. COORDINATE WINDOW & DOOR MFR. WITH OWNER FOR EXACT SIZES & TYPES.
9. ALL SOLDIER AND ROWLOCK BRICK COURSE SHALL PROJECT 3/4" FROM FACE OF WALL UNLESS OTHERWISE NOTED.
10. OPERABLE WINDOWS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, SHALL HAVE THE LOWEST PART OF THE WINDOW'S CLEAR OPENING A MINIMUM OF 24-INCHES ABOVE THE FINISHED FLOOR OF THE ROOM.

CARPENTER CONTRACTOR: IT SHALL BE THE RESPONSIBILITY OF CONTRACTOR, OWNER/CONTRACTOR AND CONCRETE CONTRACTOR TO HAVE FULL SET OF ARCHITECTURAL DRAWINGS "MARKED CONSTRUCTION", WITH LATEST REVISION DATE MARKED. IF DIMENSIONAL ERRORS ARE FOUND BETWEEN DIMENSIONS ON FOUNDATION, FIRST, AND SECOND FLOOR DRAWINGS, ARCHITECT SHALL BE NOTIFIED IMMEDIATELY AND WORK SHALL NOT PROCEED UNTIL THE DISCREPANCY IS RESOLVED. A LETTER OF DIRECTION OR A REVISED DRAWING SHALL BE PREPARED IMMEDIATELY FOR CONTRACTORS, OWNER, AND ARCHITECT'S RECORD.

CARPENTER CONTRACTOR NOTE: THE ABOVE SPAN TABLES ARE TO BE USED FOR REFERENCE FOR MAXIMUM ROOF RAFTER SPANS. IF CARPENTER SUBCONTRACTOR IS ABLE TO SHORTEN SPAN, HE IS PERMITTED TO DO SO AS LONG AS HE DOES NOT EXCEED RAFTER SPANS ALLOWED BY LOCAL CODE. FURTHER, IF RAFTER SPAN IN A ROOF AREA CHANGES FROM MAX. SPAN ALLOWED TO LESSER SPAN CONTRACTOR MAY MAKE THAT ADJUSTMENT, SAY FROM 2"x10"s TO 2"x8"s BY ADJUSTMENT IN HIS BIRDS MOUTH CUT.

PROVIDE VENTILATION FOR ALL ATTIC AREAS. MINIMUM NET FREE VENTILATING AREA SHALL NOT BE LESS THEN 1 TO 150 OF THE AREA OF THE SPACE VENTILATED EXCEPT THAT THE TOTAL AREA IS PERMITTED TO BE REDUCED TO 1 TO 300, PROVIDED AT LEAST 50% AND NOT MORE THEN 80% OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE EAVE OR CORNICE VENTS WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS, OR A VAPOR BARRIER HAVING MAXIMUM 1 PERM TRANSMISSION RATE IS WARM SIDE OF THE CEILING. VENTILATING OPENINGS SHALL BE PROVIDED WITH INSTALLED ON THE CORRISION-RESISTANT WIRE MESH WITH 1/8-1/4 INCH OPENINGS.

**SAFETY GLASS REQUIREMENTS**

THE FOLLOWING SHALL BE CONSIDERED SPECIFIC HAZARDOUS LOCATIONS FOR THE PURPOSES OF GLAZING:

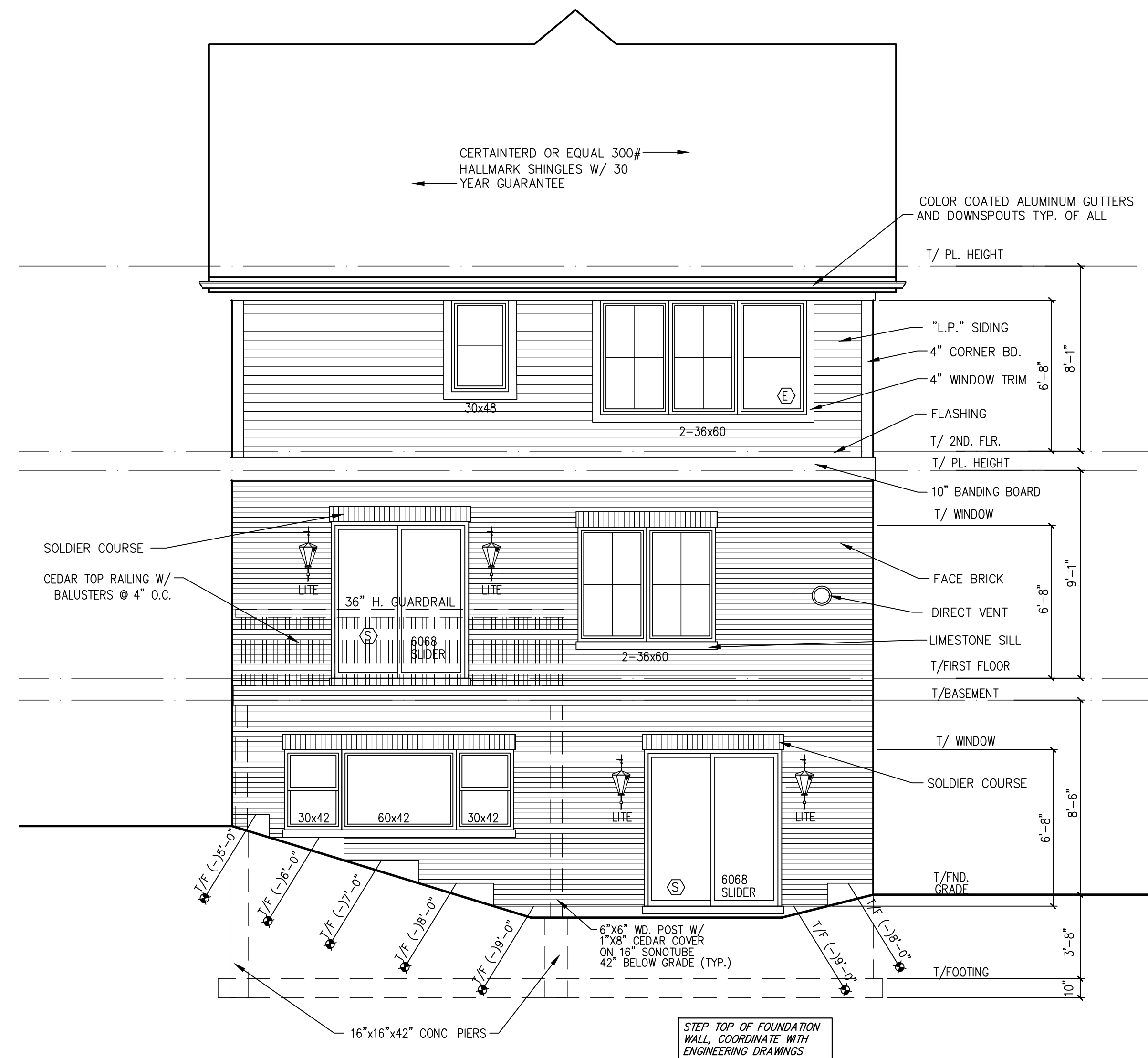
1. GLAZING IN INGRESS AND MEANS OF EGRESS DOORS EXCEPT JALOUSIES.
2. GLAZING IN THE FIXED AND SLIDING PANELS OF SLIDING(PATIO) DOOR ASSEMBLIES AND PANELS IN SWINGING DOORS.
3. GLAZING IN STORM DOORS.
4. GLAZING IN ALL UNFRAMED DOORS.
5. GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS. GLAZING IN ANY PART OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60"(1524MM) ABOVE THE DRAIN INLET.
6. GLAZING, IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24"(610MM) ARC OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60"(91524MM) ABOVE THE FLOOR OF WALKING SURFACE.

7. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL, OTHER THAN THOSE LOCATIONS DESCRIBED IN ITEMS 5 AND 6 ABOVE, THAT MEETS ALL OF THE FOLLOWING CONDITIONS:  
 7.1 EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET.  
 7.2 BOTTOM EDGE LESS THAN 18" ABOVE THE FLOOR.  
 7.3 TOP EDGE GREATER THEN 36" ABOVE THE FLOOR.  
 7.4 ONE OR MORE WALKING SURFACES WITHIN 36" HORIZONTALLY TO THE GLAZING.

8. ALL GLAZING IN RAILINGS REGARDLESS OF AN AREA OR HEIGHT ABOVE A WALKING SURFACE, INCLUDED ARE STRUCTURAL BALUSTER PANELS AND NONSTRUCTURAL IN-FILLS PANELS.

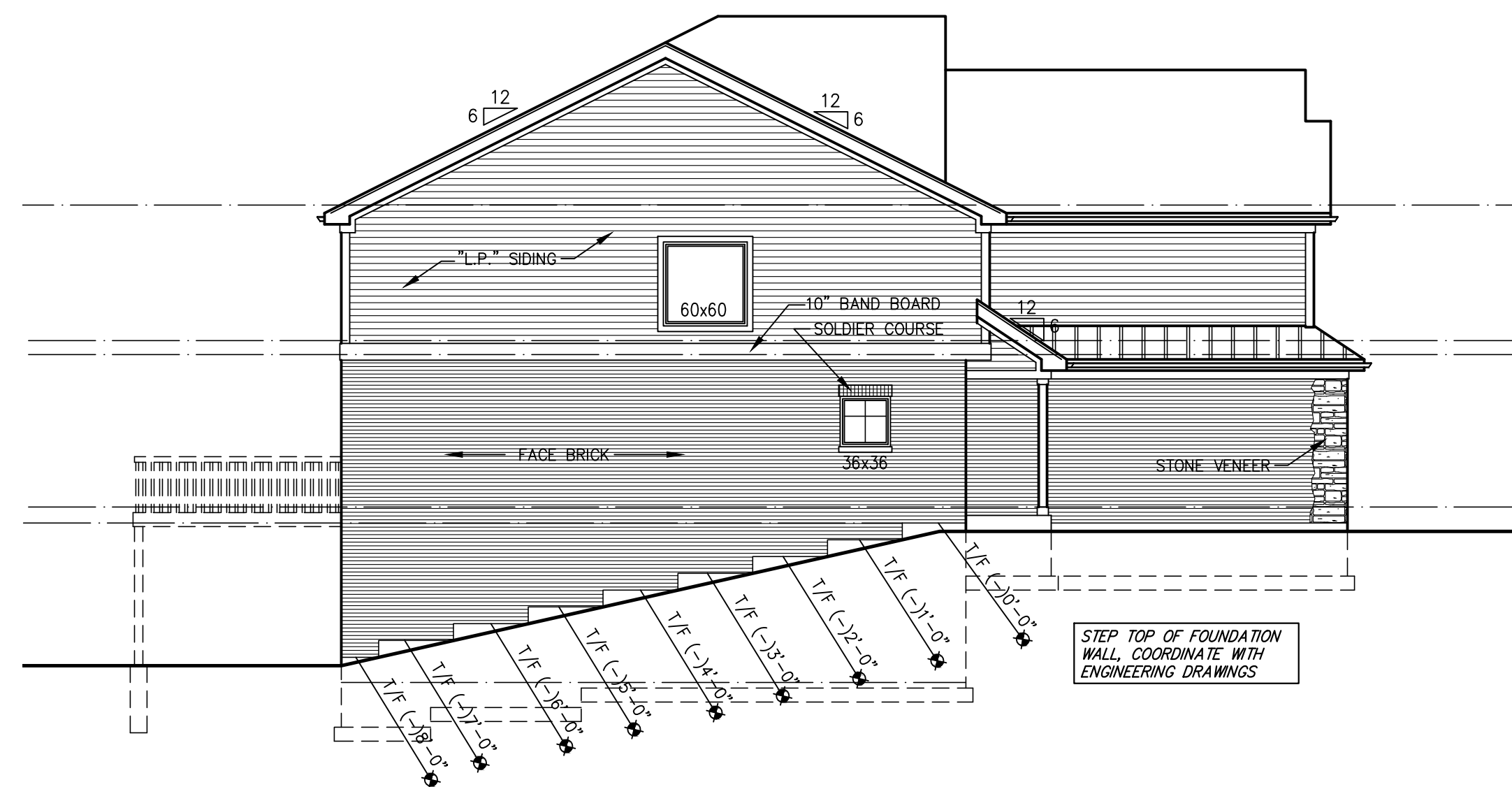
9. GLAZING IN WALLS AND FENCES ARE ENCLOSING INDOORS AND OUTDOORS SWIMMING POOLS AND WHERE THE BOTTOM EDGE OF THE POOL SIDE IS (1)LESS THAN 60" ABOVE A WALKING SURFACE AND (2)WITHIN 36" HORIZONTALLY OF A WALKING SURFACE. THIS SHALL APPLY TO SINGLE GLAZING AND ALL PANES IN MULTIPLE GLAZING.

FOR EXCEPTIONS SEE 95/CABO SEC. 308.4



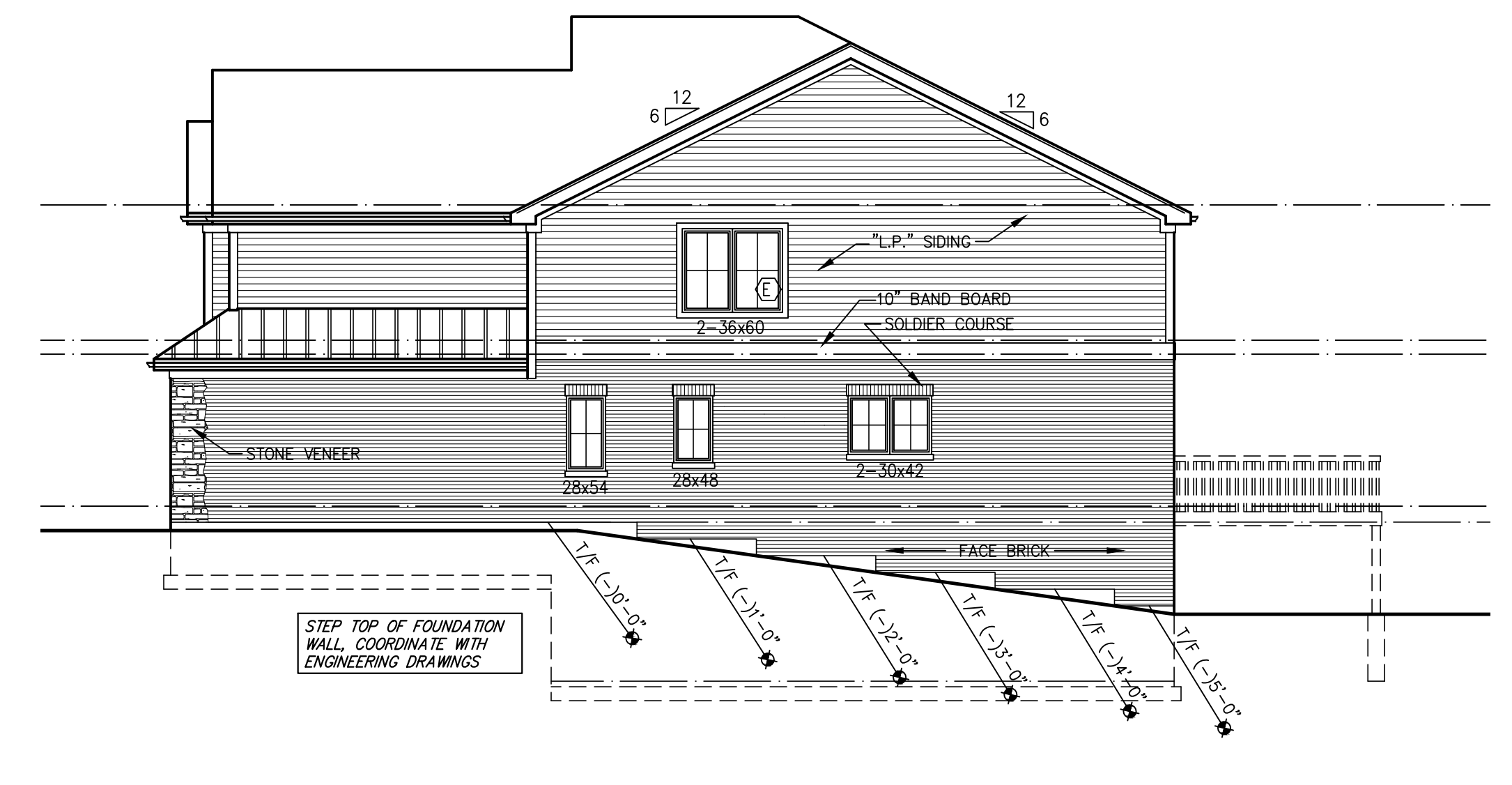
**REAR ELEVATION**

1/4" = 1'-0"



**LEFT ELEVATION**

1/8" = 1'-0"



**RIGHT ELEVATION**

1/8" = 1'-0"

**ideal**  
DESIGNS

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 LOT 13, CHARLETON HIGHLANDS  
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19103

SHEET NUMBER

**A-2**



**FRAMING NOTES**

CEILING JOISTS, FLOOR JOISTS AND HEADERS SHALL BE CANADIAN LUMBER BASED UPON U.S. SPAN BOOKS. FOR CANADIAN LUMBER USE SPRUCE-PINE-FIR #2 FOR MEMBERS UP TO 12". FOR MEMBERS 12" AND ABOVE USE HEM-FIR.

ALLOWABLE SPANS ARE AS FOLLOWS:

	SPRUCE-PINE-FIR #2	HEM-FIR #2
CEILING JOISTS - 20lbs LIVE LOAD		
12" O.C.	2"x6" 14'-9"	2"x8" 18'-9"
16" O.C.	2"x10" 22'-11"	2"x12" 23'-6"
2nd FLOOR, FLOOR JOISTS - 30lbs LIVE LOAD		
12" O.C.	19'-0"	22'-6"
16" O.C.	17'-2"	19'-8"
1st FLOOR, FLOOR JOISTS - 40lbs LIVE LOAD		
12" O.C.	17'-3"	20'-4"
16" O.C.	15'-5"	17'-7"

MICROLAM LVL AND PARALLAM PSL HEADERS AND BEAMS ARE MANUFACTURED BY "TRUSS JOIST MAC MILLAN" OR APPROVED EQUAL.  
TJI JOISTS ARE MANUFACTURED BY "TRUSS JOIST MAC MILLAN" OR APPROVED EQUAL.

**GENERAL NOTES**

- FOR SPECIFICATIONS SEE SHEET SP-1
- CARPENTER CONTRACTOR TO VERIFY WITH CONTRACTOR IF JOIST SPACING IS TO BE CHANGED IN CERAMIC TILE FINISHED FLOOR AREAS.
- SEE ELEVATIONS FOR ALL WINDOW SIZES.
- ALL UNDIMENSIONED PARTITIONS ARE 4 1/2" FINISHED.
- SEPARATION WALL/CEILING BETWEEN GARAGE AND LIVING AREA SHALL HAVE MINIMUM 5/8" TYPE X GYPSUM BOARD APPLIED TO THE GARAGE SIDE OF ALL WALLS AND CEILINGS COMMON WITH THE RESIDENCE OR ITS ATTIC. ALSO PROVIDE A MINIMUM 5/8" TYPE X GYPSUM DRYWALL BOARD PROTECTION FOR WALLS NOT COMMON WITH RESIDENCE THAT SUPPORT CEILING.
- FOR PARTITION DETAILS SEE - M/D1 & N/D1
- FOR HEADER SIZING SEE - Q/D1
- FOR STAIR DETAIL SEE - J/D1 & K/D1
- FOR FIREPLACE DETAILS SEE - A/D3 & C/D3

THE ENDS OF ALL JOISTS, BEAMS AND GIRDERS SHALL BEAR A MINIMUM 1-1/2" ON WOOD OR METAL AND 3" ON MASONRY OR CONCRETE EXCEPT WHERE SUPPORTED ON A 1" BY 4" RIBBON STRIP AND NAILED TO THE ADJACENT STUD OR BY THE USE OF APPROVED JOIST HANGERS. JOISTS FRAMING FROM OPPOSITE SIDES OVER A BEARING SUPPORT SHALL LAP A MINIMUM 3" AND BE NAILED TOGETHER WITH A MINIMUM THREE 10d FACE NAILS. JOISTS FRAMING INTO THE SIDE OF A WOOD GIRDER SHALL BE SUPPORTED BY APPROVED FRAMING ANCHORS OR ON LEDGER STRIPS NOT LESS THAN NOMINAL 2" BY 2".

**LIGHT AND VENTILATION SCHEDULE**

ROOMS	FLOOR AREA	LIGHT 10%		VENT 5%		MECH.	
		REQ'D	ACTUAL	REQ'D	ACTUAL	REQ'D	ACTUAL
KITCHEN/DINETTE	647	51.7	55.3	25.8	40.6		
GREAT ROOM							
STUDY	95.8	7.6	22.2	3.8	19.4		
MASTER BEDROOM	242	19.3	37.7	9.6	21.6		
MASTER BATH	83.6					125.4	150cfm
MASTER BATH W.C.	19.9					29.8	50cfm
POWDER ROOM	32.1					48.1	50cfm
BEDROOM 2	173	13.8	22.4	6.9	21.6		
BEDROOM 3	273	21.8	28.9	10.9	29.7		
BEDROOM 4	242	19.3	22.4	9.6	21.6		
BATH 2	75					112.5	150cfm
BASEMENT (2%)	1726	34.5	65.3	34.5	35.6		

NOTE:  
ALL ANGLES WALLS TO BE 45 DEG. UNLESS NOTED OTHERWISE

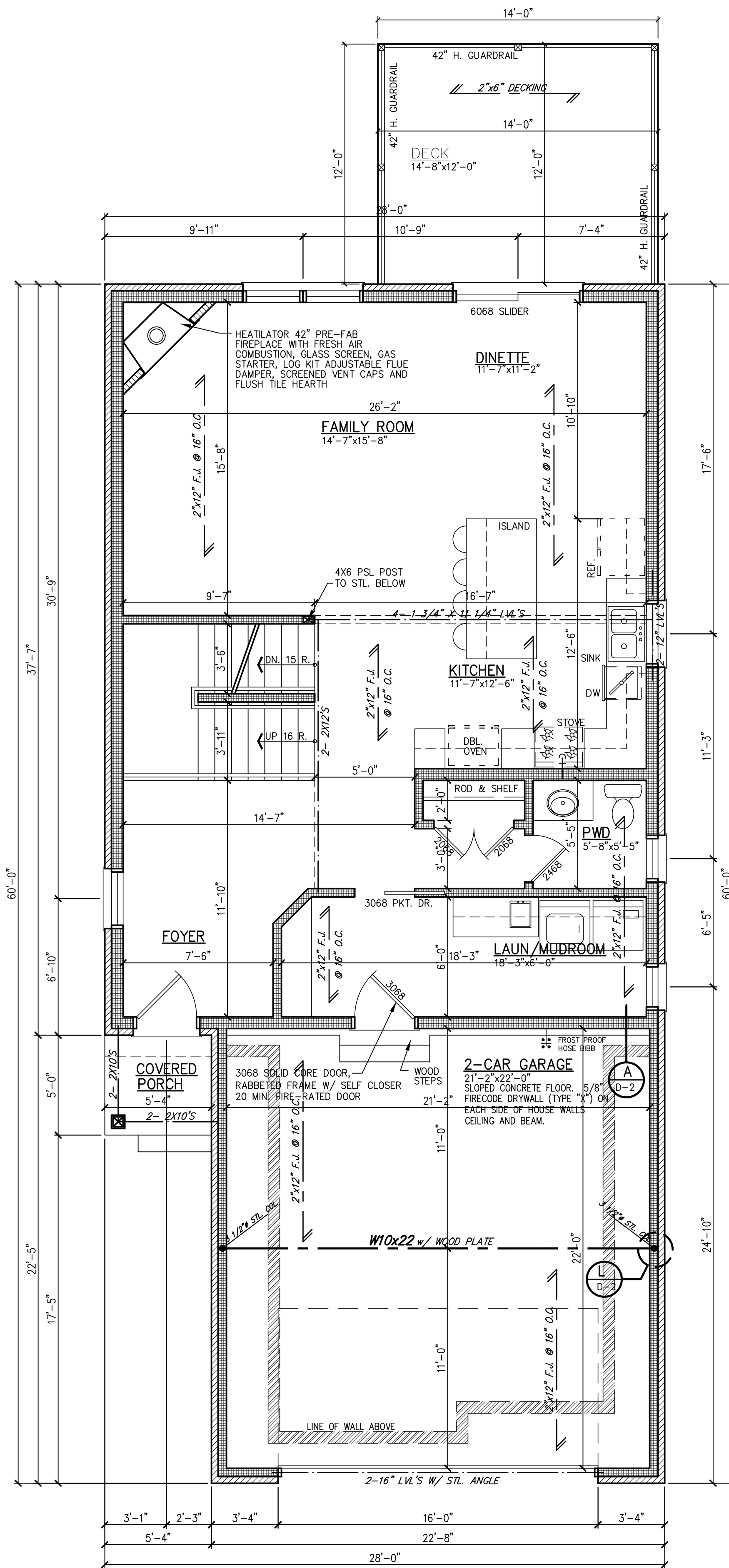
FOR HEADER SIZING SEE SHEET D-1, DETAIL Q

FOR PARTITION AND BEARING WALL DETAILS SEE SHEET D-1 DETAILS P & M

FOR STAIRS SEE SHEET D-1 DETAIL E

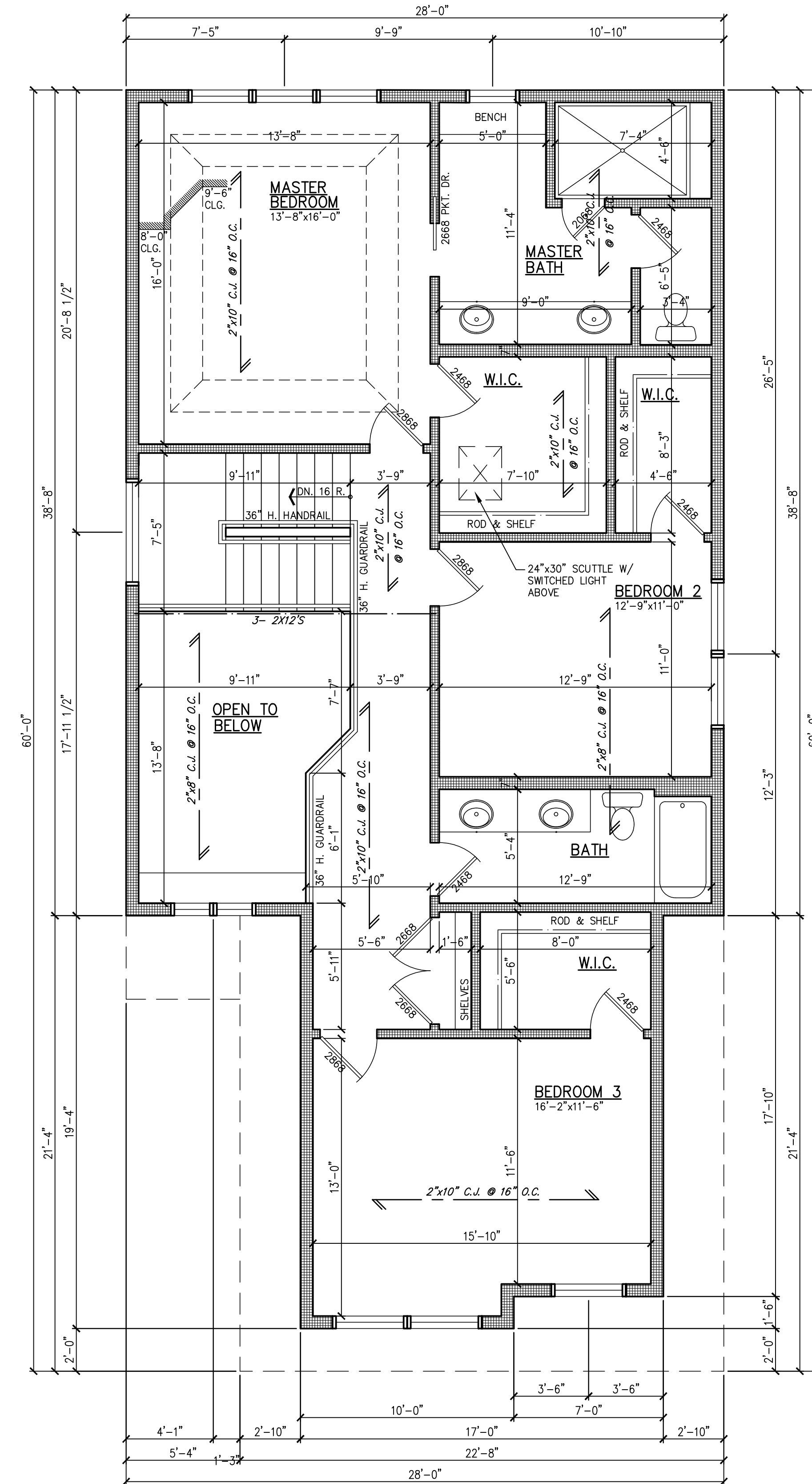
NOTE:  
PROVIDE VENTILATION AT EVERY RAFTER SPACE AT ALL CATHEDRAL CEILINGS.

FOR RADON GAS SEE SHEET D-1, DETAIL T



FIRST FLOOR PLAN

1/4"=1'-0"



SECOND FLOOR PLAN

1/4"=1'-0"

A NEW MODEL HOME FOR  
CHARLETON DEVELOPMENT, LLC.  
LOT 13, CHARLETON HIGHLANDS  
ORLAND PARK, ILLINOIS

DATE:

EXP. DATE:

DESIGN FIRM REG. NO.  
184.006972

EXP. DATE  
4-30-21

REVISIONS

REV #	DATE:	REV. PER:

DATE:  
01-02-20

DRAWN BY: PAP

PREVIOUS NO. -

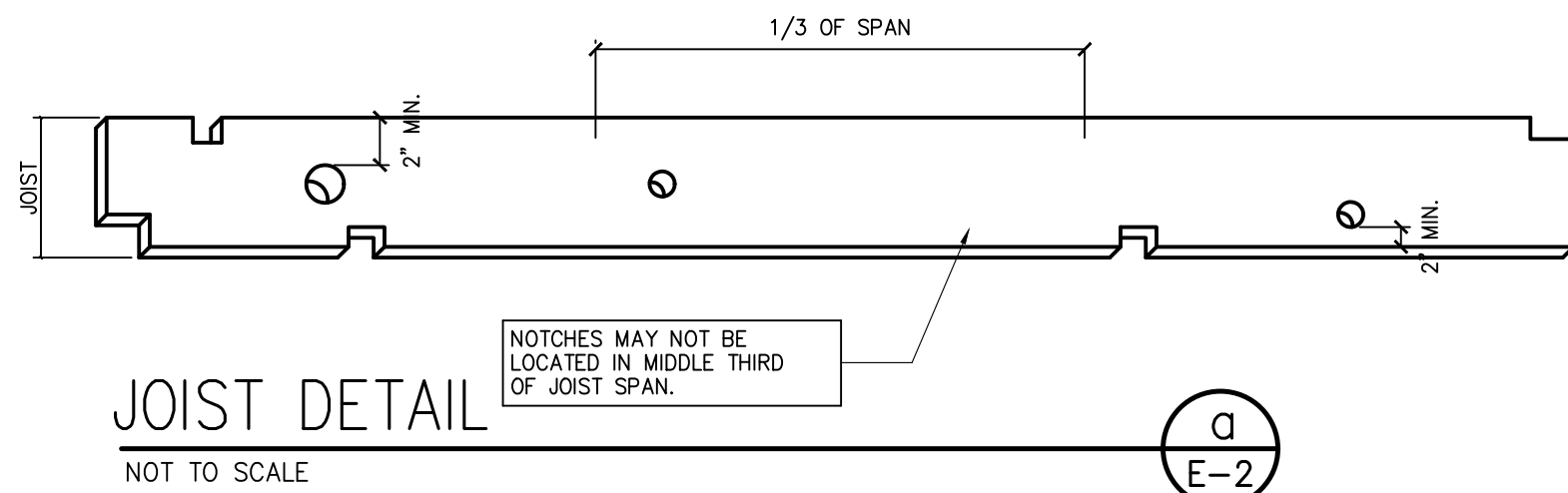
PROJECT NO.  
19103

SHEET NUMBER

**A-4**



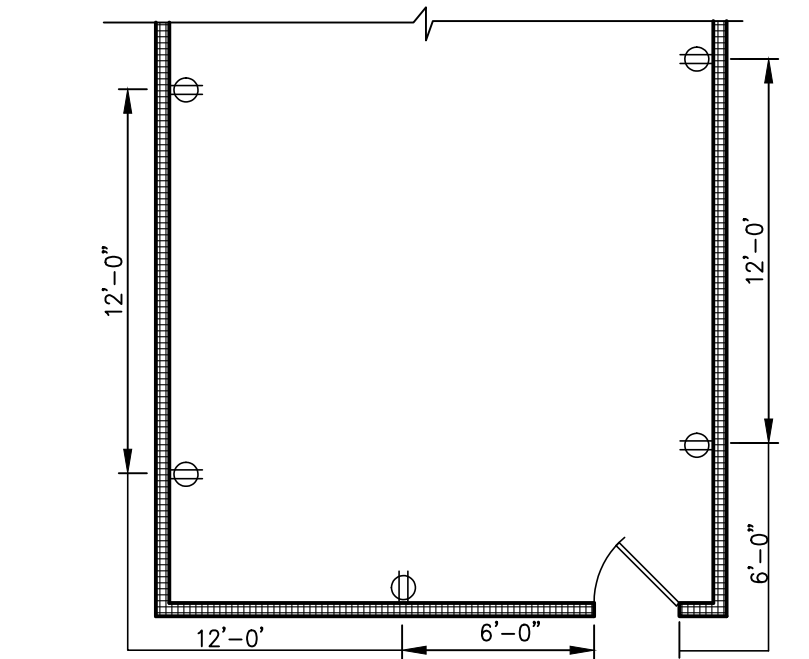




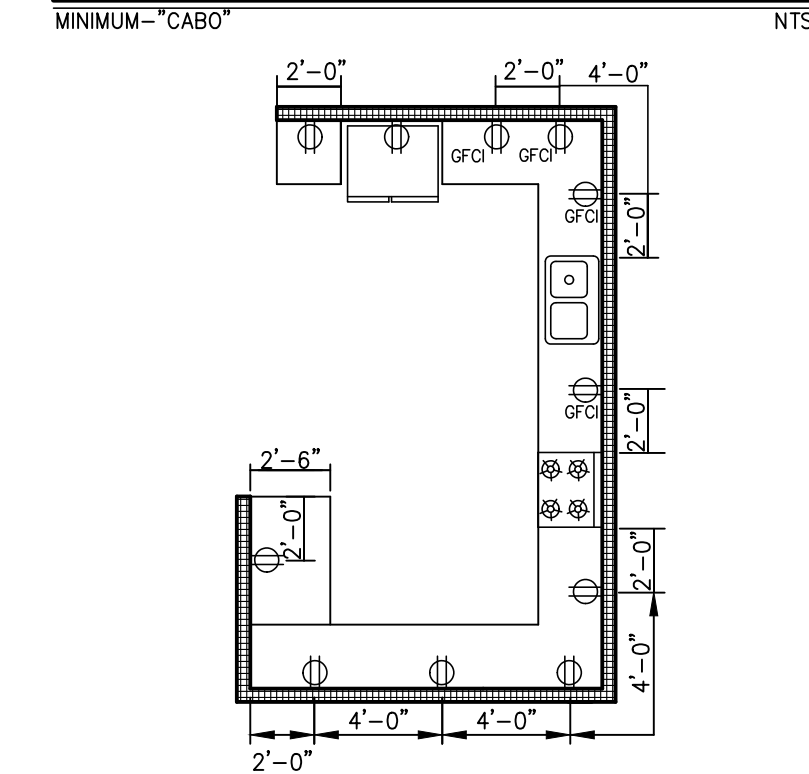
**SECTION 502.8.1**  
NOTCHES IN SOLID LUMBER JOISTS, RAFTERS AND BEAMS SHALL NOT EXCEED ONE-SIXTH OF THE DEPTH OF THE MEMBER, SHALL NOT BE LONGER THAN ONE-THIRD OF THE DEPTH OF THE MEMBER AND SHALL NOT BE LOCATED IN THE MIDDLE ONE-THIRD OF THE SPAN. NOTCHES AT THE ENDS OF THE MEMBER SHALL NOT EXCEED ONE-FOURTH THE DEPTH OF THE MEMBER. THE TENSION SIDE OF MEMBERS 4 INCHES OR GREATER IN NOMINAL THICKNESS SHALL NOT BE NOTCHED EXCEPT AT THE ENDS OF THE MEMBERS. THE DIAMETER OF HOLES BORED OF CUT INTO MEMBERS SHALL NOT EXCEED ONE-THIRD THE DEPTH OF THE MEMBER. HOLES SHALL NOT BE CLOSER THAN 2 INCHES TO THE TOP OR BOTTOM OF THE MEMBER, OR TO ANY OTHER HOLE LOCATED IN THE MEMBER. WHERE THE MEMBER IS ALSO NOTCHED, THE HOLE SHALL NOT BE CLOSER THAN 2 INCHES TO THE NOTCH.

**SECTION 602.6**  
ANY STUD IN AN EXTERIOR WALL OR BEARING PARTITION MAY BE CUT OR NOTCHED TO A DEPTH NOT EXCEEDING 25% OF ITS WIDTH. STUDS IN NON-BEARING PARTITIONS MAY BE NOTCHED TO A DEPTH NOT TO EXCEED 40% OF A SINGLE STUD WIDTH. ANY STUD MAY BE BORED OR DRILLED, PROVIDED THAT THE DIAMETER OF THE RESULTING HOLE IS NO GREATER THAN 40% OF THE STUD WIDTH, THE EDGE OF THE HOLE IS NO CLOSER THAN 5/8 INCH (15.9mm) TH THE EDGE OF THE STUD, AND THE HOLE IS NOT LOCATED IN THE SAME SECTION AS A CUT OR A NOTCH.

EXCEPTIONS:  
1. A STUD MAY BE BORED TO A DIAMETER NOT EXCEEDING 60% OF ITS WIDTH, PROVIDED THAT SUCH STUDS LOCATED IN EXTERIOR WALLS OR BEARING PARTITIONS ARE DOUBLED AND THAT NOT MORE THAN TWO SUCCESSIVE STUDS ARE BORED.  
2. APPROVED STUD SHOES MAY BE USED WHEN INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATION.



**GENERAL ROOM RECEPTACLE LAYOUT**  
MINIMUM - "CABO" NTS



**COUNTERTOP RECEPTACLE LAYOUT**  
MINIMUM - "CABO" NTS

**ELECTRICAL SYMBOLS**

- SW WALL SWITCH
- DD DIMMER
- 3S THREE WAY SWITCH
- 4S FOUR WAY SWITCH
- DS AUTOMATIC DOOR SWITCH
- GD GARAGE DOOR PUSH BUTTON
- KK GARAGE DOOR KEYPAD
- GH GAS WALL HEATING UNIT
- WFI WEATHERPROOF, GROUND FAULT INTERRUPTER DUPLEX OUTLET
- DR DUPLEX RECEPTACLE
- DSR DUPLEX RECEPTACLE ONE SIDE SWITCHED
- CTV CABLE TELEVISION CONNECTION
- TJ TELEPHONE JACK
- WST WALL SCONCE TYPE AND STYLE PER OWNER / CONTRACTOR
- DBT DOOR BELL TYPE AND STYLE PER OWNER / CONTRACTOR
- EP ELECTRICAL PANEL
- LV LOW VOLTAGE RECESSED
- RF RECESSED LIGHT FIXTURE PER OWNER/CONTRACTOR
- 4R 4" RECESSED LIGHT FIXTURE PER OWNER/CONTRACTOR
- CLF CEILING LIGHT FIXTURE PER OWNER/CONTRACTOR
- PLF PENDANT LIGHT FIXTURE PER OWNER/CONTRACTOR
- WLF WALL MOUNTED LIGHT FIXTURE PER CONTRACTOR/OWNER
- M MOTOR
- CEX CEILING EXHAUST FAN PER OWNER/CONTRACTOR UNLESS OTHERWISE NOTED.
- CC CONDUIT RUN CONCEALED ABOVE CEILING
- SD SMOKE DETECTOR, ALL SMOKE DETECTORS TO BE WIRED IN SERIES W/ BATTERY BACKUP
- CD CARBON MONOXIDE DETECTOR
- SF SURFACE MOUNTED 2'x4' FLUORESCENT LIGHT FIXTURE PER CONTR. / OWNER
- SF2 SURFACE MOUNTED 2'x2' FLUORESCENT LIGHT FIXTURE PER CONTR. / OWNER
- US UNDER/ABOVE CABINET STRIP LIGHTING TYPE AND STYLE PER OWNER / CONTRACTOR
- T THERMOSTAT
- PC LIGHT FIXTURE WITH PULL CHAIN
- FLD FLOOD LT. W/MOTION DETECTOR
- CF CEILING FAN

**SECTION 802.7**  
CUTTING AND NOTCHING: STRUCTURAL ROOF MEMBERS SHALL NOT BE CUT, BORED OR NOTCHED IN EXCESS OF THE LIMITATIONS SPECIFIED IN THIS SECTION.

**SECTION 802.7.1**  
SAWN LUMBER: NOTCHES IN SOLID LUMBER JOISTS, RAFTERS AND BEAMS SHALL NOT EXCEED ONE-SIXTH OF THE DEPTH OF THE MEMBER, SHALL NOT BE LONGER THAN ONE-THIRD OF THE DEPTH OF THE MEMBER AND SHALL NOT BE LOCATED IN THE MIDDLE ONE-THIRD OF THE SPAN. NOTCHES AT THE ENDS OF THE MEMBER SHALL NOT EXCEED ONE-FOURTH THE DEPTH OF THE MEMBER. THE TENSION SIDE OF MEMBERS 4 INCHES (102 mm) OR GREATER IN NOMINAL THICKNESS SHALL NOT BE NOTCHED EXCEPT AT THE ENDS OF THE MEMBERS. THE DIAMETER OF HOLES BORED OR CUT IN TO MEMBERS SHALL NOT EXCEED ONE-THIRD THE DEPTH OF THE MEMBER. HOLES SHALL NOT BE CLOSER THAN 2 INCHES (51 mm) TO THE TOP OR BOTTOM OF THE MEMBER, OR TO ANY OTHER HOLE LOCATED IN THE MEMBER. WHERE THE MEMBER IS ALSO NOTCHED, THE HOLE SHALL NOT BE CLOSER THAN 2 INCHES (51 mm) TO THE NOTCH.

EXCEPTIONS: NOTCHES ON CANTILEVERED PORTIONS OF RAFTERS ARE PERMITTED PROVIDED THE DIMENSION OF THE REMAINING PORTION OF THE RAFTER IS NOT LESS THAN 4 INCH NOMINAL (102 mm) AND THE LENGTH OF THE CANTILEVERS DO NOT EXCEED 24 INCHES (610 mm).

**SECTION 802.7.2**  
ENGINEERED WOOD PRODUCTS: CUTS, NOTCHES AND HOLES BORED IN LAMINATED VENEER LUMBER, GLUE-LAMINATED MEMBERS OR I-JOISTS ARE NOT PERMITTED UNLESS THE EFFECT OF SUCH PENETRATIONS ARE SPECIFICALLY CONSIDERED IN THE DESIGN OF THE MEMBER.

**SECTION 802.10.4**  
ALTERATIONS TO TRUSSES: TRUSS MEMBERS SHALL NOT BE CUT, NOTCHED, DRILLED, SPLICED OR OTHERWISE ALTERED IN ANY WAY WITHOUT THE APPROVAL OF A REGISTERED DESIGN PROFESSIONAL. ALTERATIONS RESULTING IN THE ADDITION OF LOAD (e.g., HVAC EQUIPMENT, WATER HEATER) THAT EXCEEDS THE DESIGN LOAD FOR THE TRUSS SHALL NOT BE PERMITTED WITHOUT VERIFICATION THAT THE TRUSS IS CAPABLE OF SUPPORTING SUCH ADDITIONAL LOADING.

NOTE:  
ALL BRANCH CIRCUITS THAT SUPPLY 120-VOLT, SINGLE-PHASE, 15 AND 20 AMPERE OUTLET, INSTALLED IN BEDROOMS SHALL BE PROTECTED BY A COMBINATION TYPE OR BRANCH/FEEDER TYPE ARC-FAULT CIRCUIT INTERRUPTER INSTALLED TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CIRCUIT

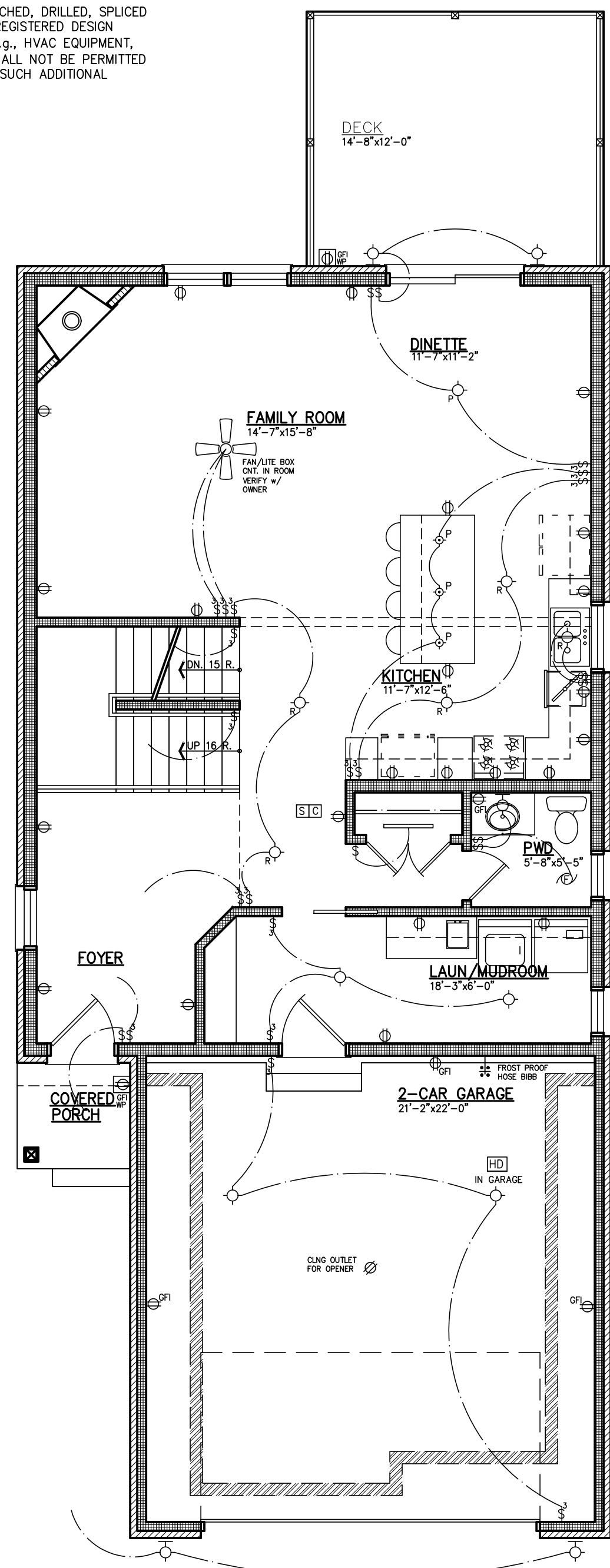
NOTE:  
ALL RESIDENTIAL UNITS TO BE EQUIPPED W/ CARBON MONOXIDE DETECTOR WITHIN 10 FEET OF EVERY ROOM USED FOR SLEEPING. THE CARBON MONOXIDE DETECTOR SHALL BE WIRED WITH BATTERY BACK-UP.

NOTE:  
ALL BEDROOMS RECEPTACLES TO BE ARC-FAULT PROTECTION.

NOTE:  
PROGRAMMABLE THERMOSTAT - WHERE THE PRIMARY HEATING IS FORCED-AIR-FURNACE, AT LEAST ONE PROGRAMMABLE THERMOSTAT IS REQUIRED TO MAINTAIN ZONE TEMPERATURE DOWN TO 55 F OR UP TO 85 F. THE THERMOSTAT SHALL INITIALLY BE PROGRAMMED WITH A HEATING TEMPERATURE SET POINT NO HIGHER THAN 70 F AND A COOLING TEMPERATURE SET POINT NO LOWER THAN 78 F.

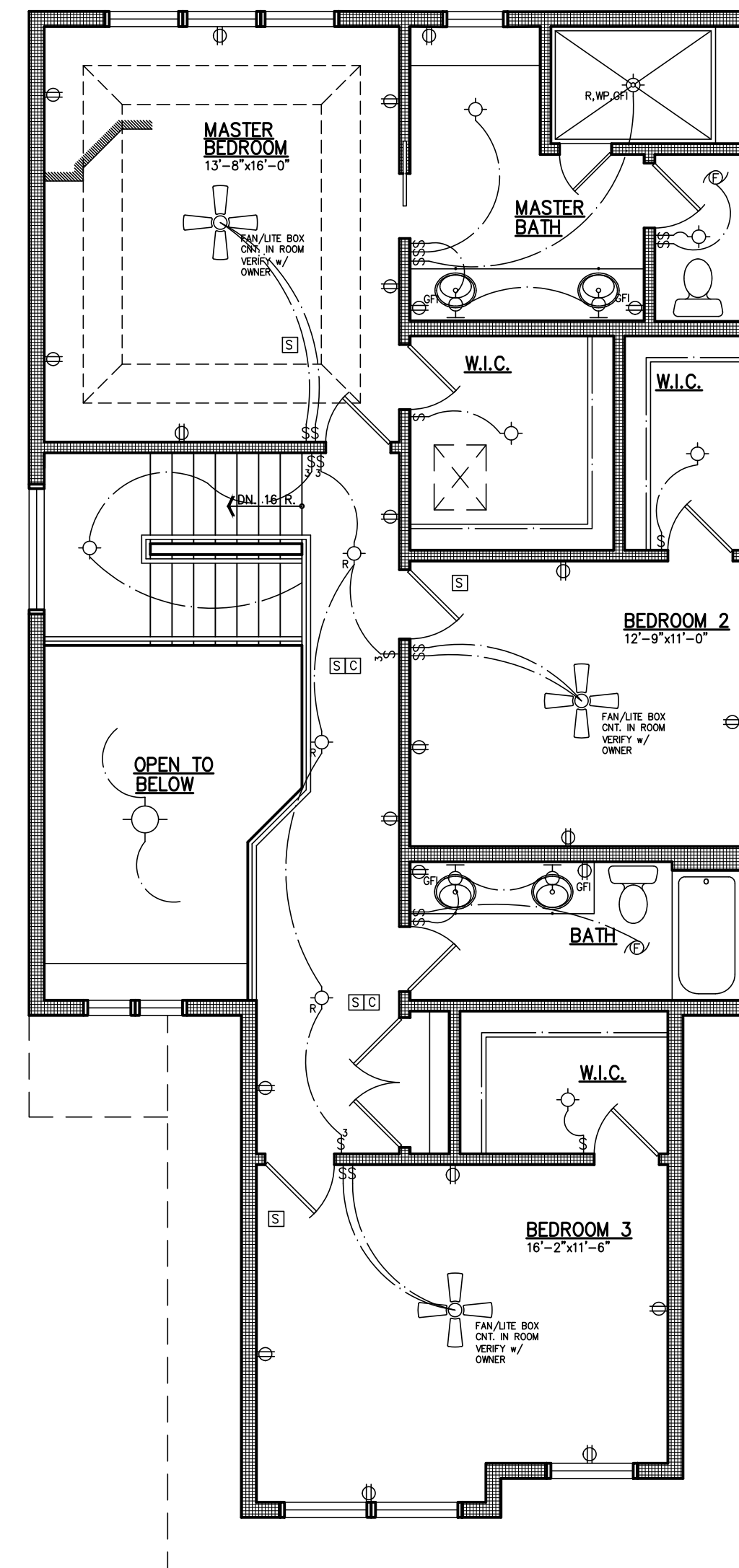
NOTE:  
COMBINATION SMOKE ALARMS AND CARBON MONOXIDE DETECTORS ARE NOT PERMITTED.

NOTE:  
ALL ELECTRIC WILL BE INSTALLED BEFORE A ROUGH INSPECTION. THE BASEMENT SHALL BE PIPED BEFORE THE ROUGH INSPECTION.



**FIRST FLOOR ELECTRICAL PLAN**

3/16" = 1'-0"



**SECOND FLOOR ELECTRICAL PLAN**

3/16" = 1'-0"

NOTE:  
MIN. OF ONE INCH (1") (E.M.T.) CONDUIT IS REQUIRED FOR ANY FUTURE SATELLITE AND LOW VOLTAGE CABLES IN ALL MULTISTORY, MULTIFAMILY AND SINGLE FAMILY RESIDENCES. THIS CONDUIT SHALL BE INSTALLED ON THE INTERIOR OF THE BUILDING FOR FUTURE USE.

**ELECTRICAL NOTES**

- ALL 125 VOLT, SINGLE-PHASE, 15 AND 20 AMPERE RECEPTACLES INSTALLED OUTDOORS WHERE THERE IS DIRECT GRADE LEVEL ACCESS, SHALL HAVE GROUND-FAULT CIRCUIT INTERRUPTER PROTECTION FOR PERSONAL. NEC 210-8(A)3.
- OUTLET BOXES ON OPPOSITESIDES OF RATED WALLS(WALLS SEPARATING GARAGE FROM DWELLING) SHALL BE SEPARATED BY A HORIZONTAL DISTANCE OF 24". UPC SECTION 709.7.
- MAIN SERVICE PANEL ELECTRICAL LOAD CALCULATIONS SHALL CONFORM TO NEC 220.
- PROVIDE GROUNDING AT SERVICE ENTRANCE TO COMPLY WITH NEC 250-81 OR 250-83.
- FIXTURES IN CLOSET SHALL MAINTAIN 18" CLEARANCE FROM COMBUSTIBLES. NEC 410-8.
- PROVIDE GFI PROTECTION PER NEC 210-8(a).
- SPACING OF ELECTRICAL OUTLETS:  
A. GENERAL: OUTLETS SHALL BE INSTALLED SO THAT NO POINT ALONG THE FLOOR LINE IN ANY WALL SPACE IS MORE THAN 6 FEET FROM AN OUTLET IN THAT SPACE, INCLUDING ANY WALL SPACE 2 FEET OR MORE IN WIDTH AND THE WALL SPACE OCCUPIED BY FIXED PANELS IN EXTERIOR WALLS, BUT EXCLUDING SLIDING PANELS IN EXTERIOR WALLS. N.E.C. 210-52(a).  
B. KITCHEN COUNTER TOPS: RECEPTACLE OUTLETS SHALL BE INSTALLED AT EACH COUNTER SPACE 12" OR WIDER. RECEPTACLES SHALL BE INSTALLED SO THAT NO POINT ALONG THE WALL LINE IS MORE THAN 24" FROM A RECEPTACLE OUTLET IN THAT SPACE. ISLAND AND PENINSULAR COUNTER TOPS 12" OR WIDER SHALL HAVE AT LEAST ONE RECEPTACLE FOR EACH FOUR FEET OF COUNTER TOP. COUNTERTOP SPACES SEPARATED BY RANGE TOPS, REFRIGERATORS, OR SINKS SHALL BE CONSIDERED AS SEPARATE COUNTERTOP SPACES. N.E.C. 210-52(c).  
C. PROVIDE SMOKE DETECTORS IN EACH SLEEPING ROOM, OUTSIDE OF EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, AND ON EACH ADDITIONAL STORY. WIRE THE DETECTORS SO THAT THE ACTUATION OF ONE DETECTOR ACTUATES ALL DETECTORS.

NOTE:  
INCANDESCENT LUMINARIES WITH OPEN (EXPOSED) LAMPS PARTIALLY ENCLOSED LAMPS, PENDANT FIXTURES OR PENDANT LAMPHOLDERS ARE NOT PERMITTED IN CLOTHES CLOSETS. USE OF A LAMPHOLDER IN A CLOTHES CLOSET WITH ANY OPEN LAMP IS A VIOLATION OF THE CODE.  
- INSTALLING A COMPACT FLUORESCENT LAMP IN A LAMPHOLDER DOES NOT TURN THE LAMPHOLDER INTO A FLUORESCENT FIXTURE.  
- A LUMINARIES INSTALLED IN A CLOTHES CLOSET IS PERMITTED TO BE ONLY OF THE SURFACE-MOUNTED OR RECESSED INCANDESCENT TYPE WITH ALL LAMPS COMPLETELY ENCLOSED, OR A SURFACE MOUNTED OR RECESSED FLUORESCENT LUMINARIES.  
- SURFACE-MOUNTED INCANDESCENT LUMINARIES (FIXTURES) INSTALLED ON THE WALL ABOVE THE DOOR OR ON THE CEILING, PROVIDED THERE IS A MIN. CLEARANCE OF 12 INCHES BETWEEN THE LUMINARIES AND THE NEAREST POINT OF STORAGE SPACE.  
- SURFACE-MOUNTED FLUORESCENT LUMINARIES (FIXTURES) INSTALLED ON THE WALL ABOVE THE DOOR OR ON THE CEILING, PROVIDED THERE IS A MIN. CLEARANCE OF 6 INCHES BETWEEN THE LUMINARIES (FIXTURE) AND THE NEAREST POINT OF A STORAGE SPACE.  
- RECESSED FLUORESCENT LUMINARIES (FIXTURES) INSTALLED IN THE WALL OR ON THE CEILING, PROVIDED THERE IS A MIN. 6 INCHES BETWEEN THE LUMINARIES (FIXTURE) AND THE NEAREST POINT OF A STORAGE SPACE.

NOTE:  
MIN. OF ONE INCH (1") (E.M.T.) CONDUIT IS REQUIRED FOR ANY FUTURE SATELLITE & LOW VOLTAGE CABLES IN ALL MULTISTORY, MULTIFAMILY, AND SINGLE FAMILY RESIDENCE. THIS CONDUIT SHALL BE INSTALLED ON THE INTERIOR OF THE BUILDING FOR FUTURE USE.

**ELECTRICAL DEVICES A.F.F.**

DEVICES	HEIGHT
SWITCHES AND WALL OUTLETS OVER COUNTERS	48" TO C.L.
REMAINING SWITCHES	48" TO C.L.
WALL OUTLETS	12" TO C.L.
BATH VANITY BRACKET OUTLET (1" ABOVE TOP OF MIRROR)	80" TO C.L.
WATER SOFTENER AND SUMP OUTLETS	48" TO C.L.
TELEPHONE OUTLETS	12" TO C.L.
TELEVISION OUTLETS	12" TO C.L.
EXTERIOR GFI'S	12" TO C.L.
GARAGE GFI'S	48" TO C.L.
BASEMENT WALL OUTLETS	48" TO C.L.
FRONT DOOR COACH LIGHT	5'-6" A.F.F.
GARAGE DOOR COACH LIGHT (ABOVE GARAGE FLOOR)	7'-0" ABOVE GRADE
DINING AND BREAKFAST FIXTURE HEIGHT	64" TO BOTTOM OF FIXTURE
FOYER AND STAIRWAY FIXTURE HEIGHT	96" TO BOTTOM OF FIXTURE
THERMOSTAT	54" TO C.L.
DOOR BELL CHIMES	84" TO C.L.
DOOR BELL BUTTON	LEVEL W/DOOR HANDLE
KITCHEN HOOD FAN "WHIP"	66" TO C.L.
KITCHEN WALL HUNG MICROWAVE RECEPTACLE	76" TO C.L.
KITCHEN DISHWASHER "WHIP"	UNDER SINK
KITCHEN RANGE	24" TO C.L.
KITCHEN REFRIGERATOR	48" TO C.L.
WAHER/DRYER OUTLET	36" TO C.L.

C.L. = CENTER LINE  
1" = FIELD VERIFY  
2" = MASTER BATH STANDARD 30" HIGH VANITY TO BE RAISED 4"

**ideal**  
**DESIGNS**

ARCHITECTS / DESIGNERS

20960 FRANKFORT SQ. RD.

SUITE A

FRANKFORT, ILLINOIS

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A NEW MODEL HOME FOR  
CHARLETON DEVELOPMENT, LLC.  
LOT 13, CHARLETON HIGHLANDS  
ORLAND PARK, ILLINOIS

DATE:  
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DESIGN FIRM REG. NO.  
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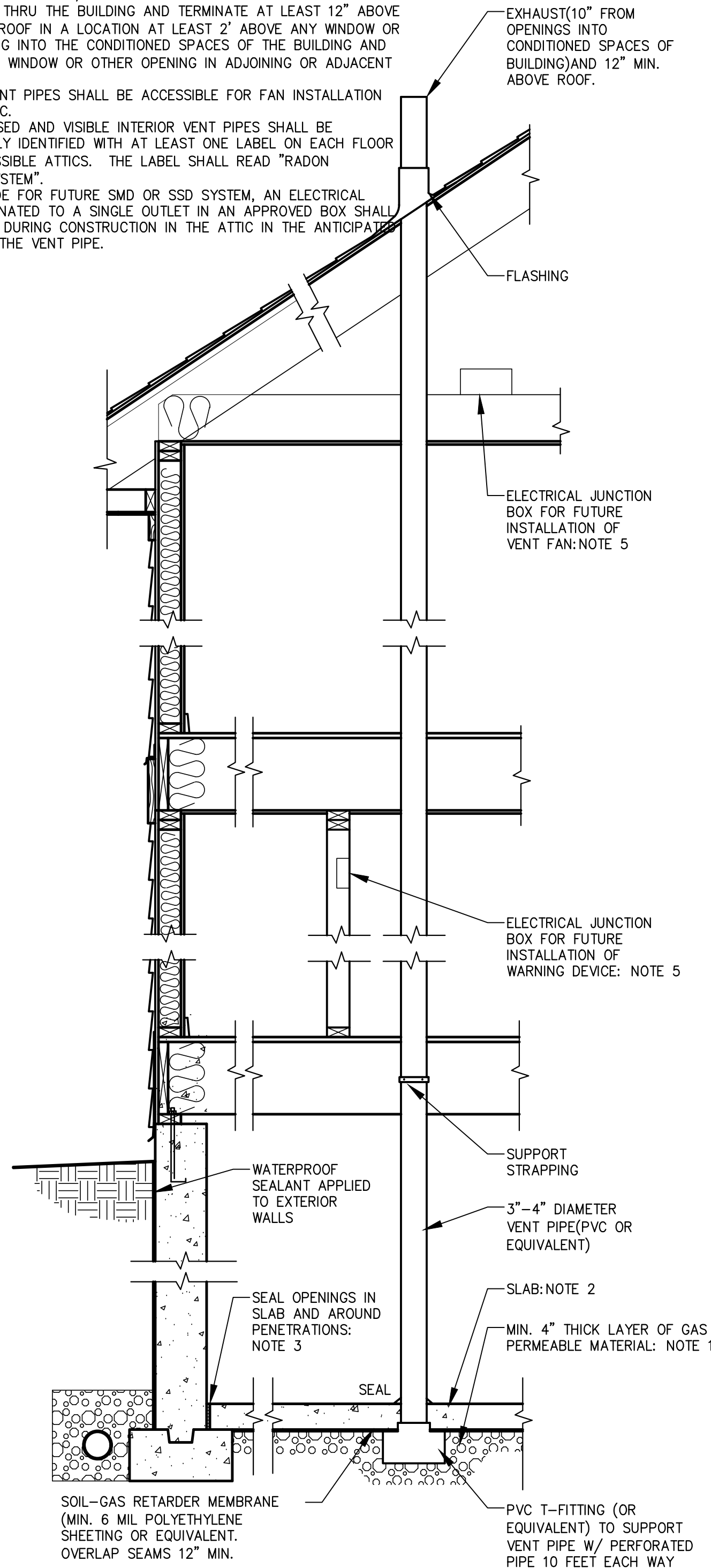
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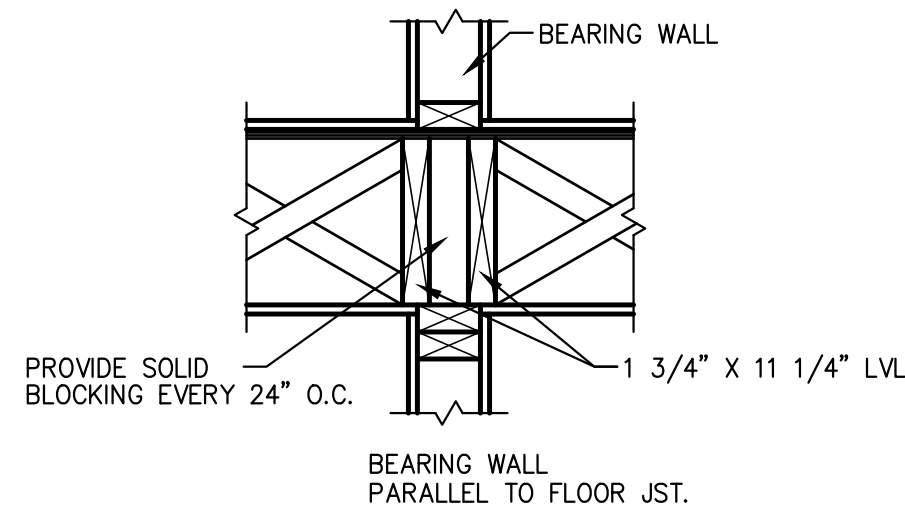
**E-1**

**RADON REDUCTION SYSTEM**

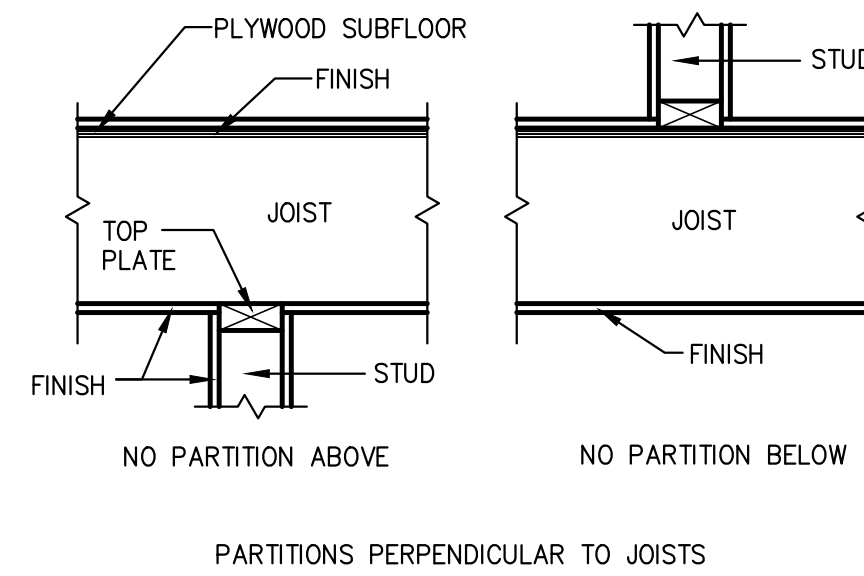
- NOTES:
1. ALL CONCRETE SLABS THAT COME IN CONTACT WITH THE GROUND SHALL BE LAID OVER A GAS PERMEABLE MATERIAL MADE UP OF EITHER A MINIMUM 4" THICK UNIFORM LAYER OF CLEAN AGGREGATE, OR A MINIMUM 4" THICK UNIFORM LAYER OF SAND, OVERLAIN BY A LAYER OR STRIPS OF MANUFACTURED MATTING DESIGNED TO ALLOW THE 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" AND "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 WITH 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 ELASTOMETRIC 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.
  6. CONDENSATE DRAINS SHALL BE TRAPPED OR ROUTED THROUGH NON-PERFORATED PIPE TO DAYLIGHT.
  7. SEAL SUMP PUMP COVERS.
  8. ALL EXPOSED AND VISIBLE INTERIOR VENT PIPES SHALL BE CONSPICUOUSLY IDENTIFIED WITH AT LEAST ONE LABEL ON EACH FLOOR AND IN ACCESSIBLE ATTICS.
  9. ALL CONCRETE JOINTS MUST BE SEALED W/ POLYURETHANE CAULK OR OTHER ELASTOMETRIC SEALANT.
  10. CONDENSATE DRAINS SHALL BE TRAPPED OR ROUTED THROUGH NON-PERFORATED PIPE TO DAYLIGHT.
  11. OVERLAP 6 MIL VAPOR BARRIER 12"
  12. MIN. 3" DIAMETER SCHEDULE 40 PVC EMBEDDED VERTICALLY INTO THE SUB-SLAB AGGREGATE W/ A "T" FITTING. THE VENT PIPE SHALL BE EXTENDED UP THRU THE BUILDING AND TERMINATE AT LEAST 12" ABOVE THE HIGHEST ROOF IN A LOCATION AT LEAST 2' ABOVE ANY WINDOW OR OTHER OPENING INTO THE CONDITIONED SPACES OF THE BUILDING AND 10' FROM ANY WINDOW OR OTHER OPENING IN ADJOINING OR ADJACENT BUILDINGS.
  13. RADON VENT PIPES SHALL BE ACCESSIBLE FOR FAN INSTALLATION THRU AN ATTIC.
  14. ALL EXPOSED AND VISIBLE INTERIOR VENT PIPES SHALL BE CONSPICUOUSLY IDENTIFIED WITH AT LEAST ONE LABEL ON EACH FLOOR AND IN ACCESSIBLE ATTICS. THE LABEL SHALL READ "RADON REDUCTION SYSTEM".
  15. TO PROVIDE FOR FUTURE SMD OR SSD SYSTEM, AN ELECTRICAL CIRCUIT TERMINATED TO A SINGLE OUTLET IN AN APPROVED BOX SHALL BE INSTALLED DURING CONSTRUCTION IN THE ATTIC IN THE ANTICIPATED LOCATION OF THE VENT PIPE.



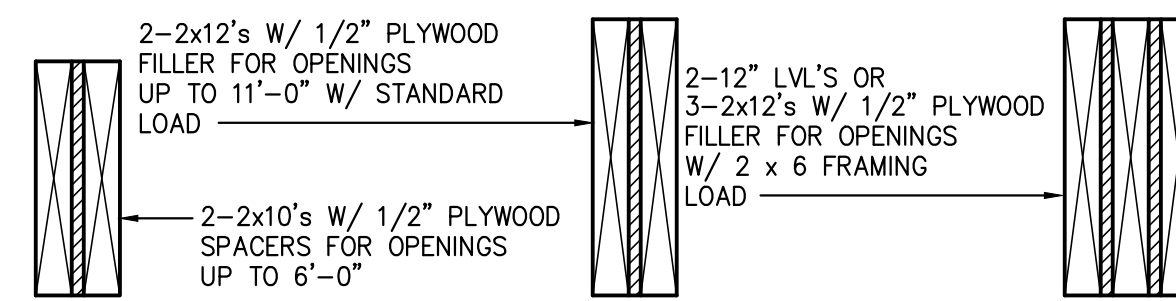
**A RADON DETAIL**  
D-1 3/4"=1'-0"



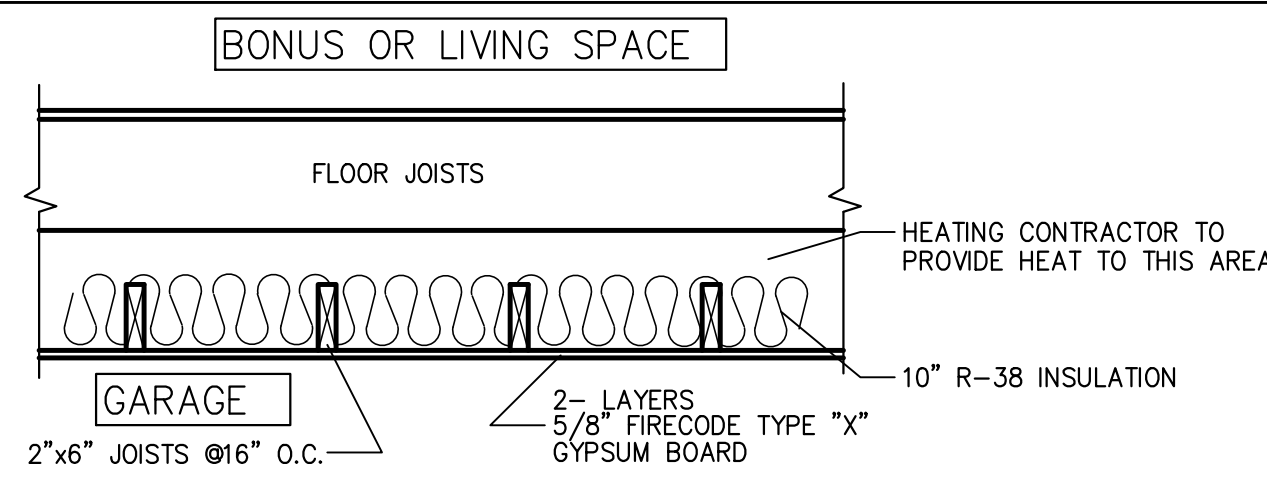
**H DETAILS @ BEARING WALLS**  
D-1 1"=1'-0"



**J PARTITION WALL DETAILS**  
D-1 1"=1'-0"

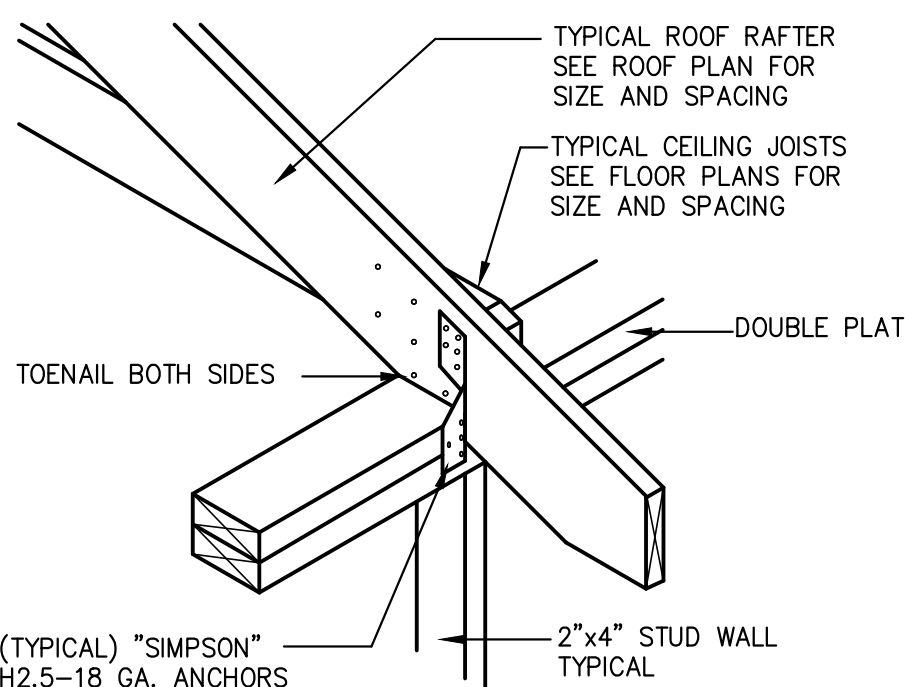


**Q HEADER DETAIL**  
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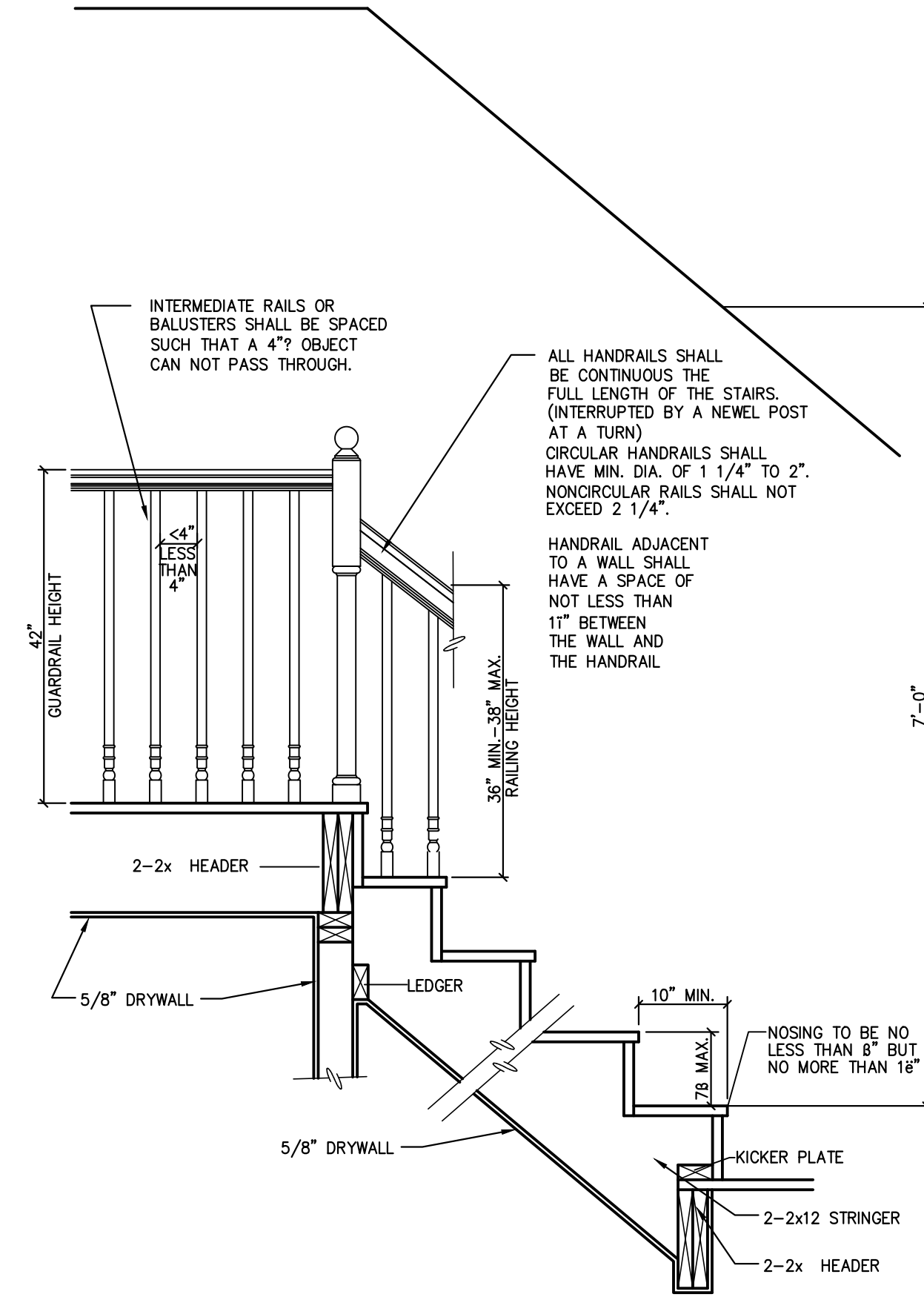


**L DROPPED GARAGE CEILING**  
D-1 3/4"=1'-0"

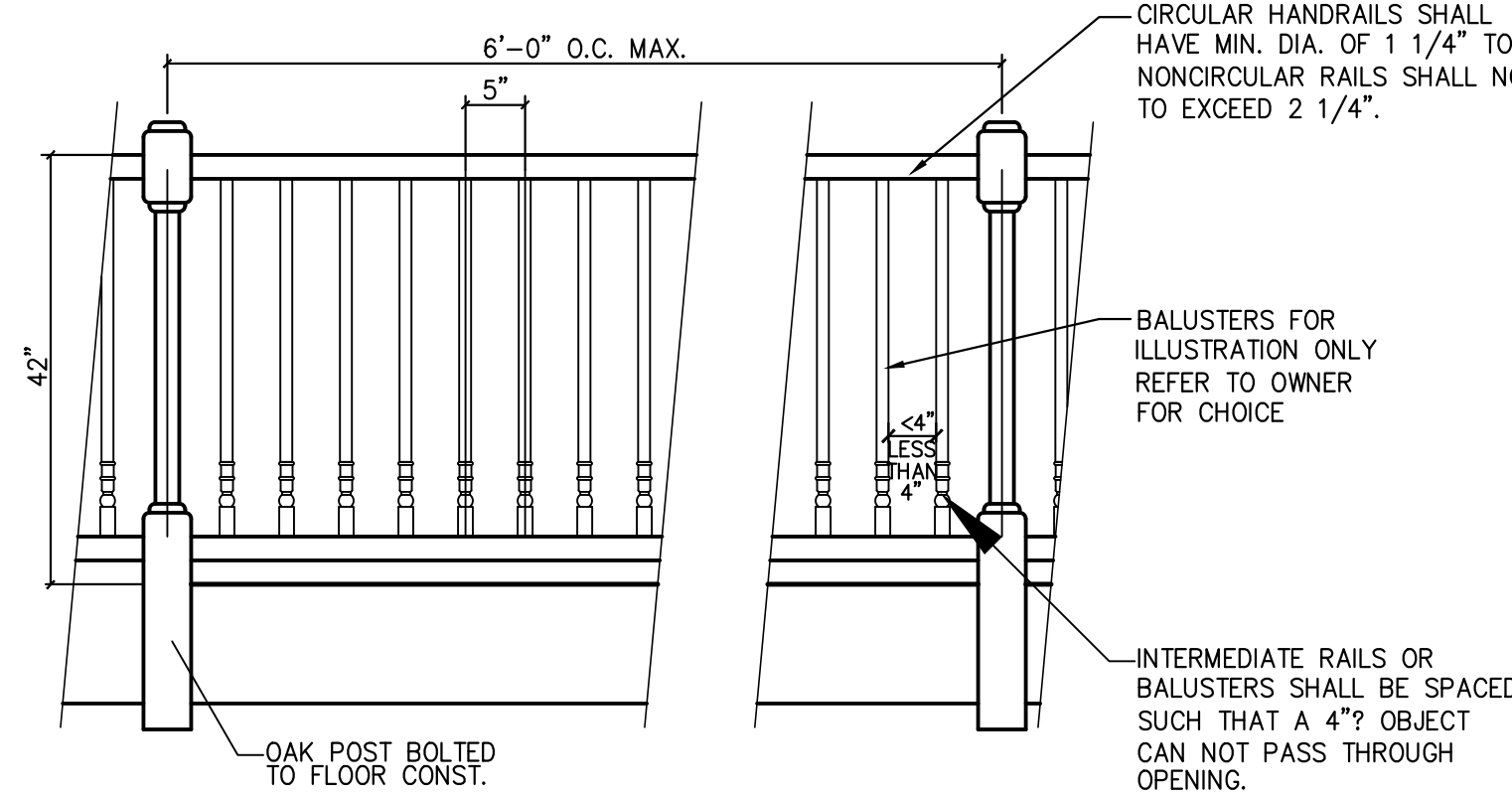
**CEILING**  
THE SPACE BETWEEN JOISTS WHICH IS CONCEALED BETWEEN A CEILING AND FLOORING OR ROOF SHALL BE FIRESTOPPED FOR THE FULL DEPTH OF THE JOISTS AT THE ENDS AND OVER SUPPORTS OF THE JOISTS. WHERE A SUSPENDED CEILING IS USED, THE SPACE BETWEEN THE CEILING AND FLOORING SHALL BE SPRINKLED OR SHALL BE FIRESTOPPED TO FORM AREAS OF NOT MORE THAN 1,000 S.F., AND THE SPACE BETWEEN THE CEILING AND ROOF SHALL BE SPRINKLED OR SHALL BE FIRESTOPPED TO FORM AREAS OF NOT MORE THAN 3,000 S.F.



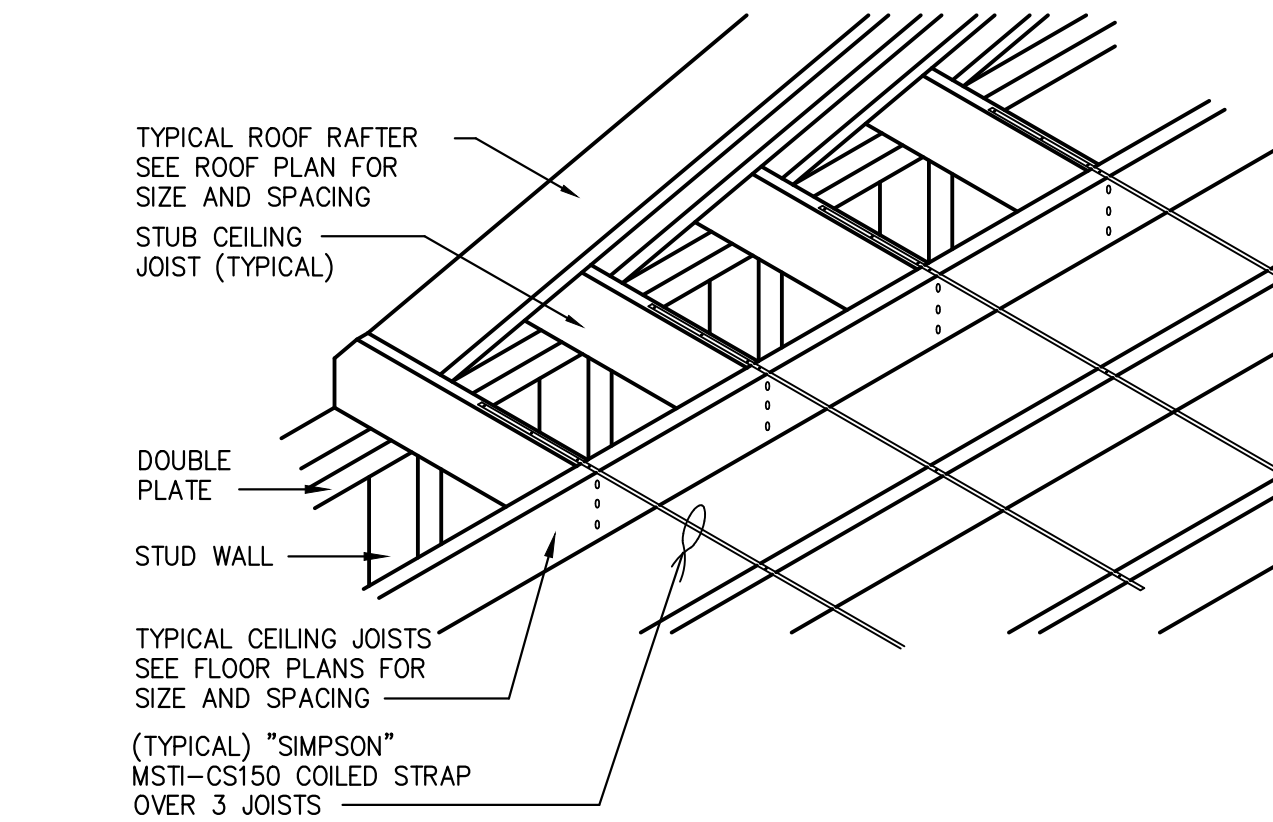
**D RAFTER ANCHORAGE DETAIL**  
D-1 IF REQUIRED BY LOC. CODE



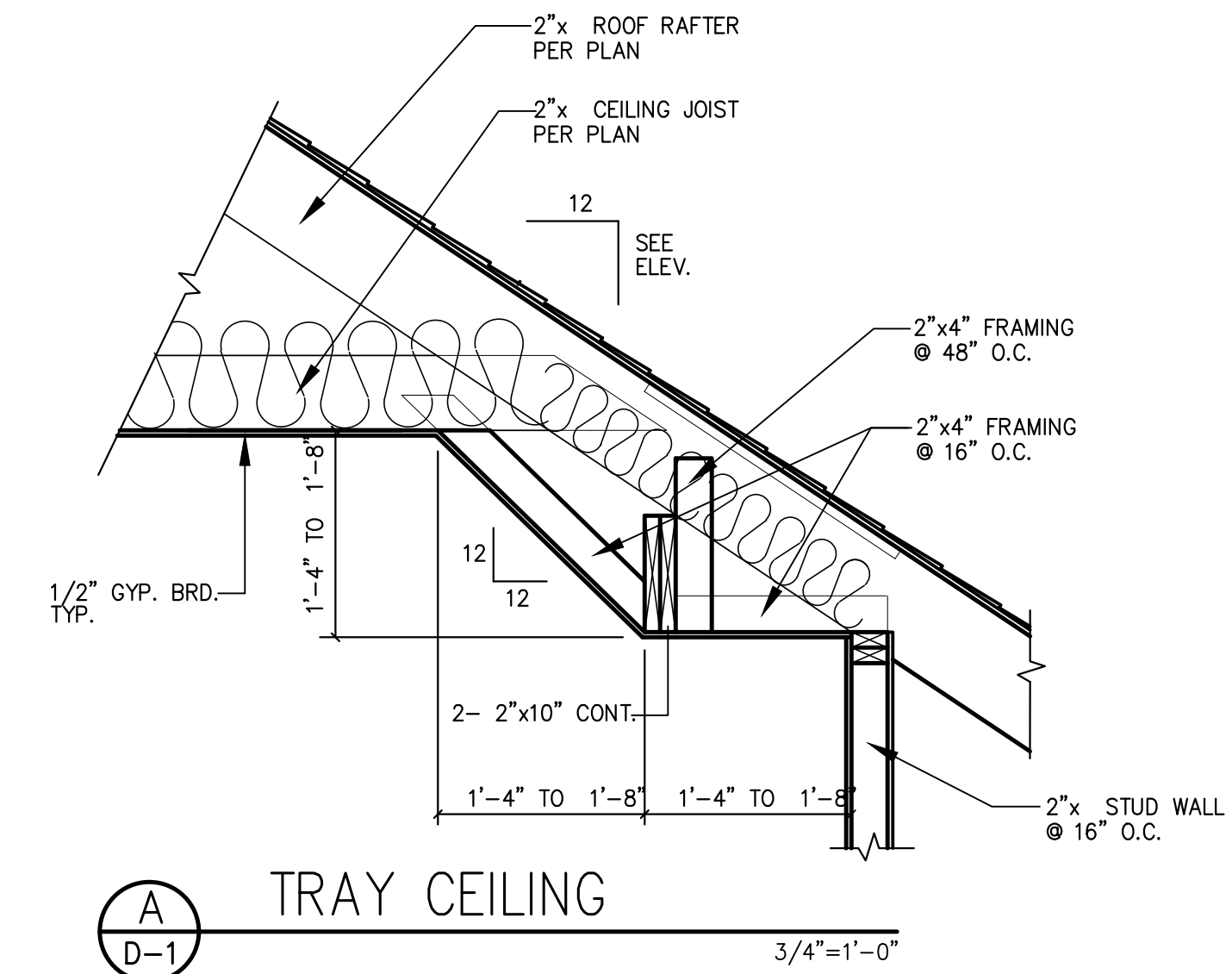
**E STAIR DETAIL**  
D-1 3/4"=1'-0"



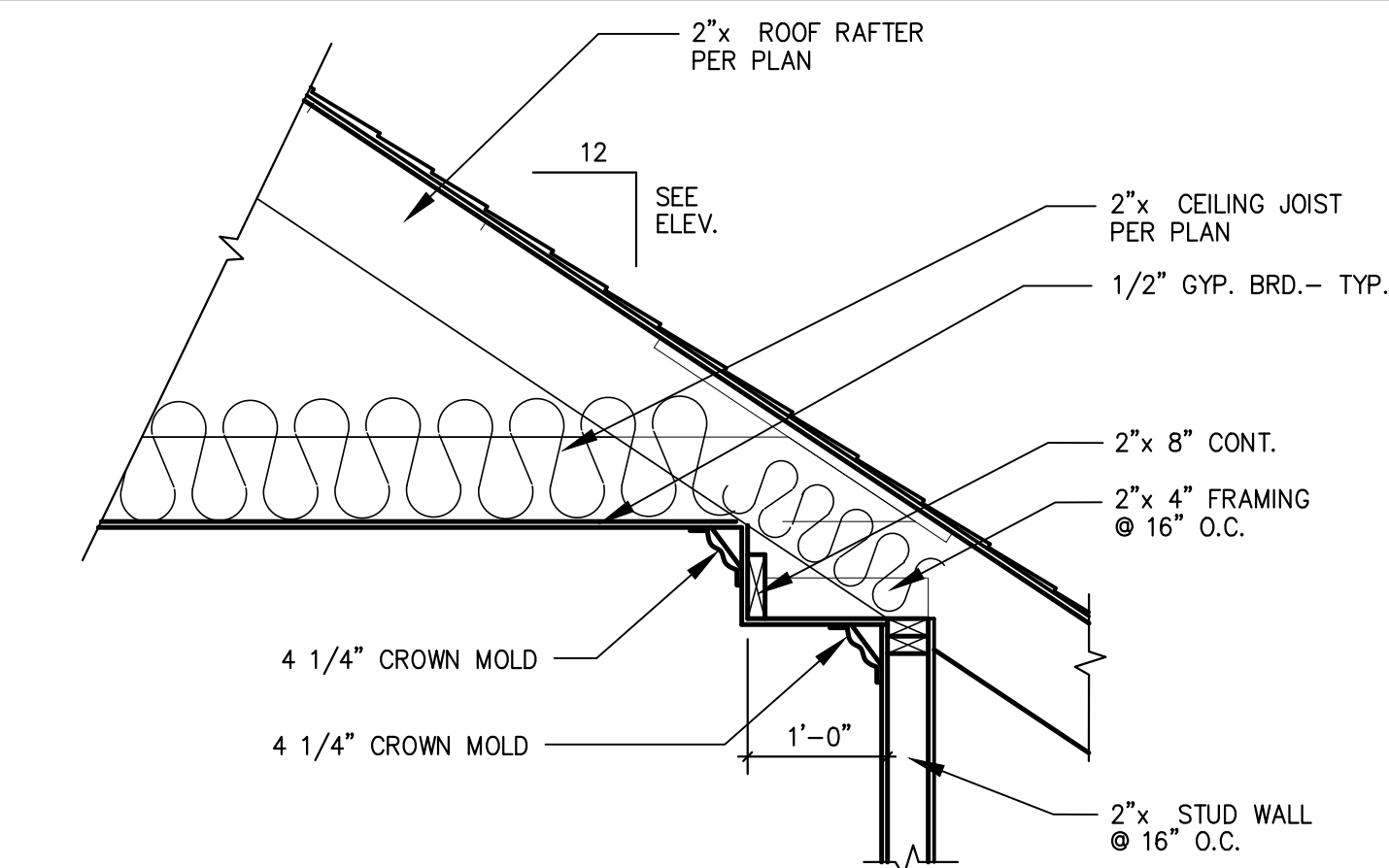
**F TYP. RAILING ELEVATION**  
D-1 3/4"=1'-0"



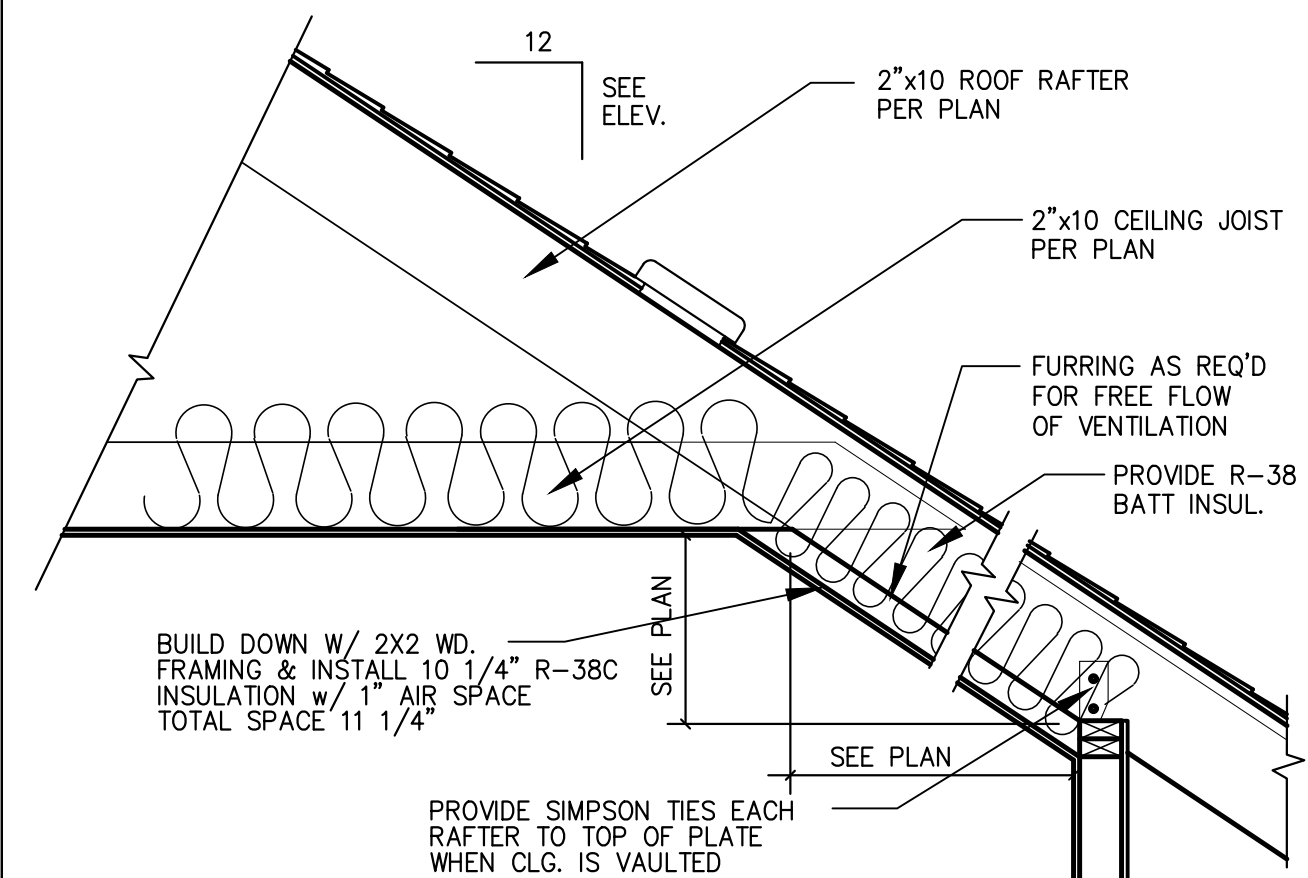
**G CEILING JOIST ANCHORAGE DETAIL**  
D-1 TYPICAL WHERE CEILING JOIST FRAME IN OPPOSITE DIRECTION OF RAFTERS.



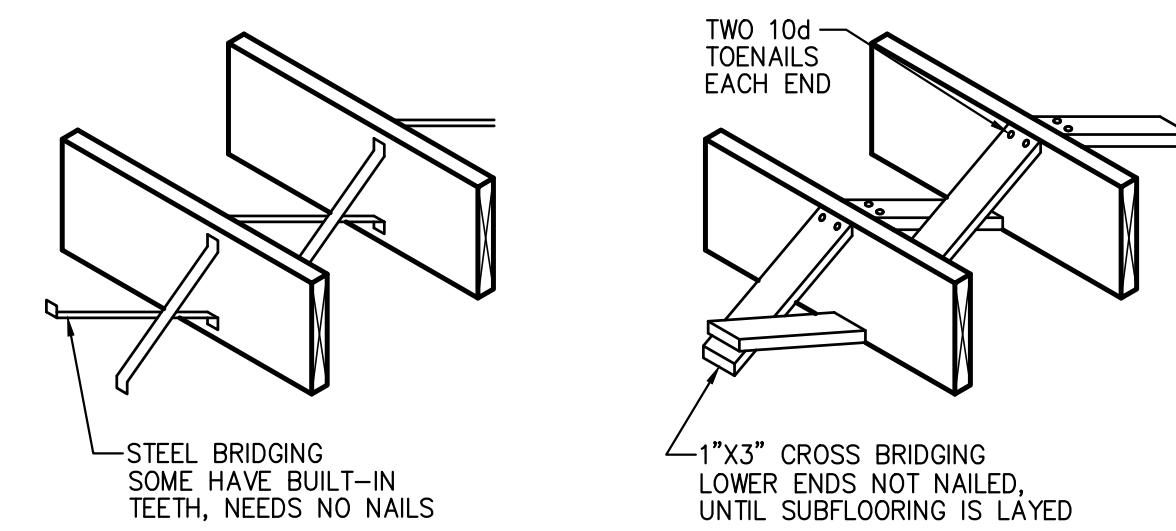
**A TRAY CEILING**  
D-1 3/4"=1'-0"



**B TRAY CEILING**  
D-1 3/4"=1'-0"



**C VAULTED CEILING**  
D-1 3/4"=1'-0"



**D BRIDGING DETAILS**  
D-1 3/4"=1'-0"

NOTE: BRIDGING TO BE INSTALLED AT MID POINT BUT NOT TO EXCEED 8'-0" O/C. IF SPANS EXCEED 8'-0" THAN ANOTHER ROW MUST BE ADDED

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ARCHITECTS / DESIGNERS  
20960 FRANKFORT SQ. RD.  
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FRANKFORT, ILLINOIS  
T: (708) 407-8028  
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gabe@idealcustomdesigns.com  
www.idealcustomdesigns.com

A NEW MODEL HOME FOR  
CHARLETON DEVELOPMENT, LLC.  
LOT 13, CHARLETON HIGHLANDS  
ORLAND PARK, ILLINOIS

DATE:  
EXP. DATE:

DESIGN FIRM REG. NO.  
184.006972  
EXP. DATE  
4-30-21

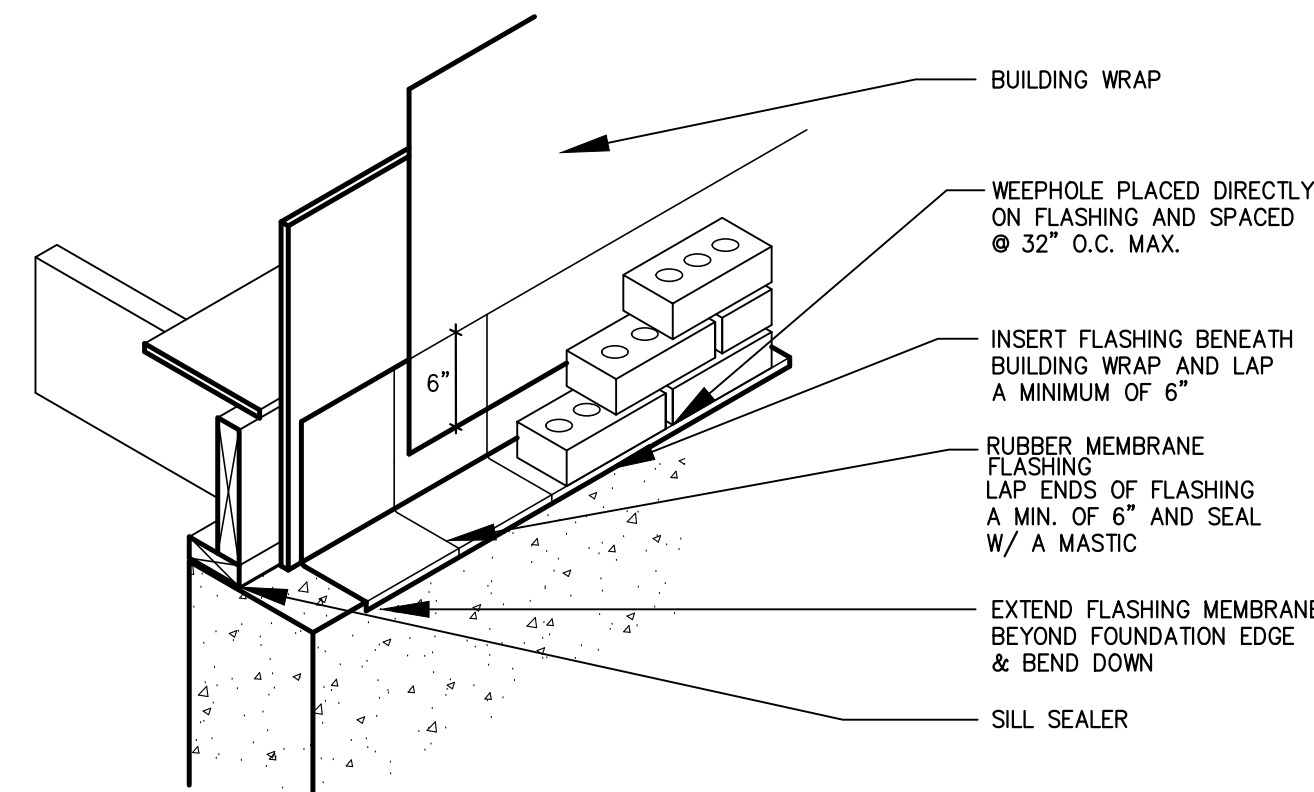
REVISIONS

REV #	DATE:	REV. PER:

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01-02-20  
DRAWN BY: PAP  
PREVIOUS NO. --  
PROJECT NO.  
19103

SHEET NUMBER  
**D-1**





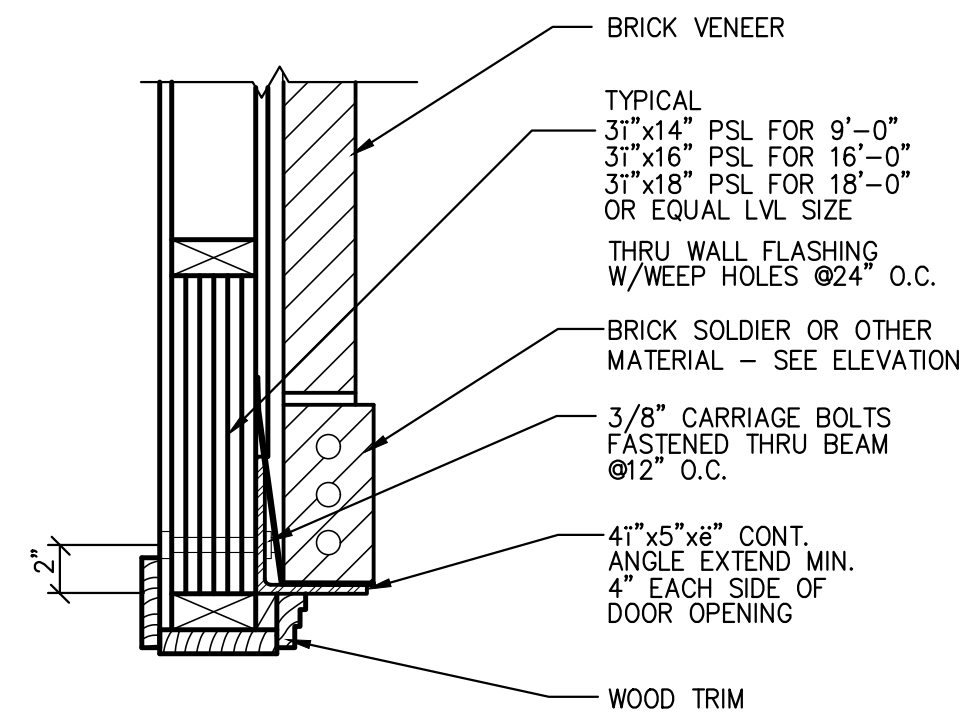
NOTE:  
MIN. FLASHING SHALL BE RUBBERIZED ASPHALT FLASHING; MANUFACTURERS STANDARD COMPOSITE FLASHING PRODUCT CONSISTING OF A Pliable & HIGHLY ADHESIVE RUBBERIZED-ASPHALT COMPOUND BONDED TO A HIGH DENSITY, CROSS LAMINATED POLYETHYLENE FILM TO PRODUCE AN OVERALL THICKNESS OF 0.040 INCH (1.0mm) OR RUBBERIZED FLASHING MATERIAL OF SIMILAR THICKNESS. SIX MIL (6 MIL) POLYETHYLENE IS NOT ACCEPTABLE. (TYP.)

**J** FLASHING AT BRICK WALL BASE  
1" = 1'-0"

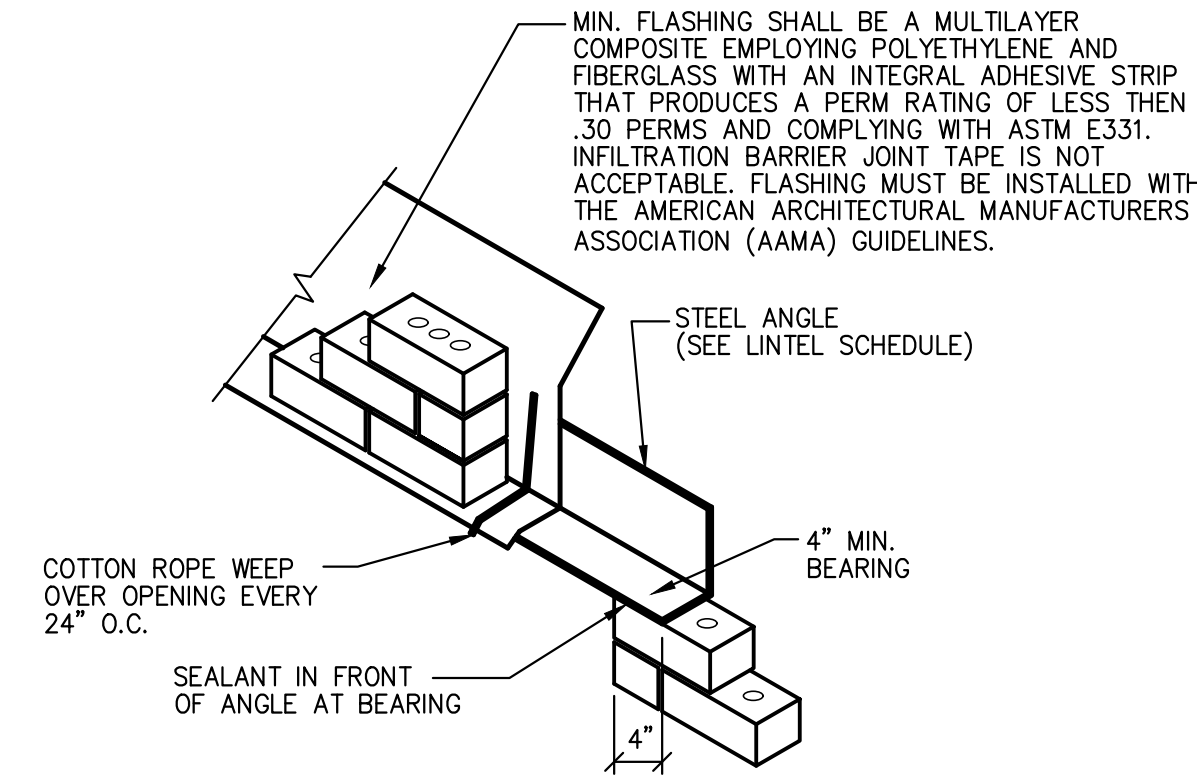
ALLOWABLE SPANS FOR LINTELS SUPPORTING MASONRY VENEER				
SIZE OF STEEL ANGLE (INCHES)	NO STORY ABOVE	ONE STORY ABOVE	TWO STORIES ABOVE	NO. OF 1" OR EQUAL REINFORCING BARS
3 x 3 x #	6'-0"	3'-6"	3'-0"	1
4 x 3 x #	8'-0"	5'-0"	3'-0"	1
6 x 3t x #	14'-0"	8'-0"	3'-6"	2

A. LONG LEG OF THE ANGLE SHALL BE PLACED IN A VERTICAL POSITION.  
B. STEEL MEMBERS INDICATED ARE ADEQUATE TYPICAL EXAMPLES; OTHER STEEL MEMBERS MEETING STRUCTURAL DESIGN REQUIREMENTS MAY BE USED.

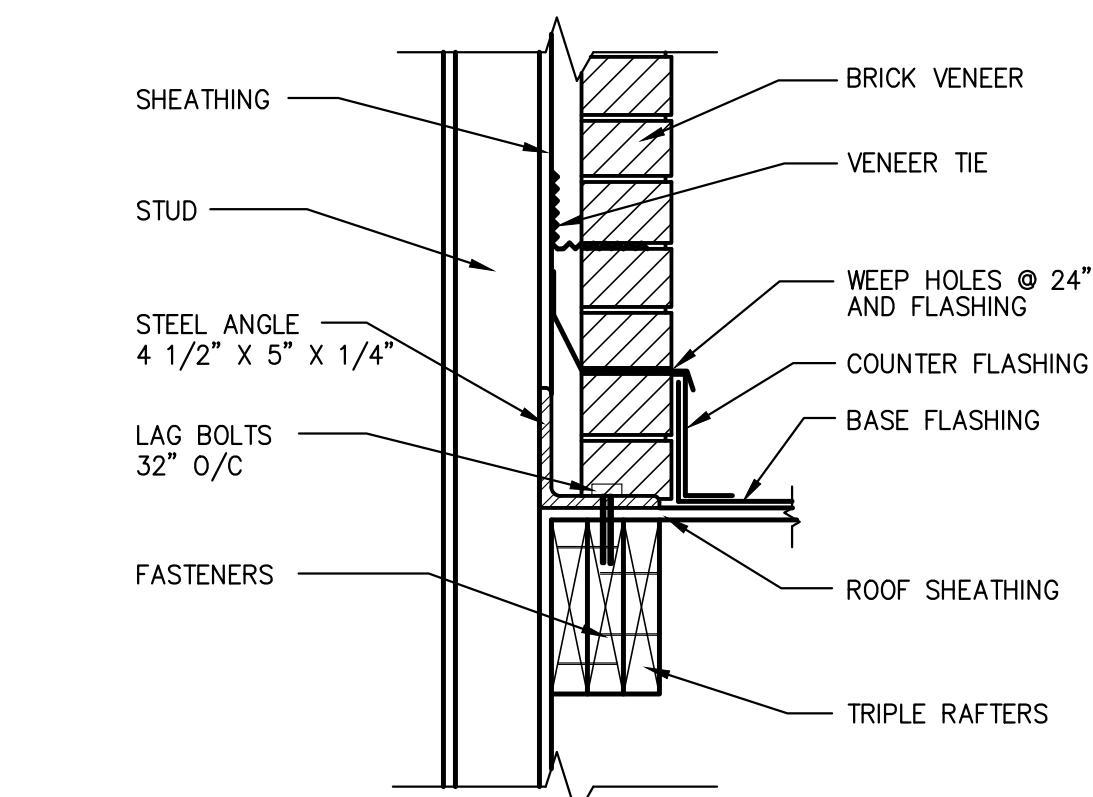
**K** LINTEL SCHEDULE  
1/4" = 1'-0"



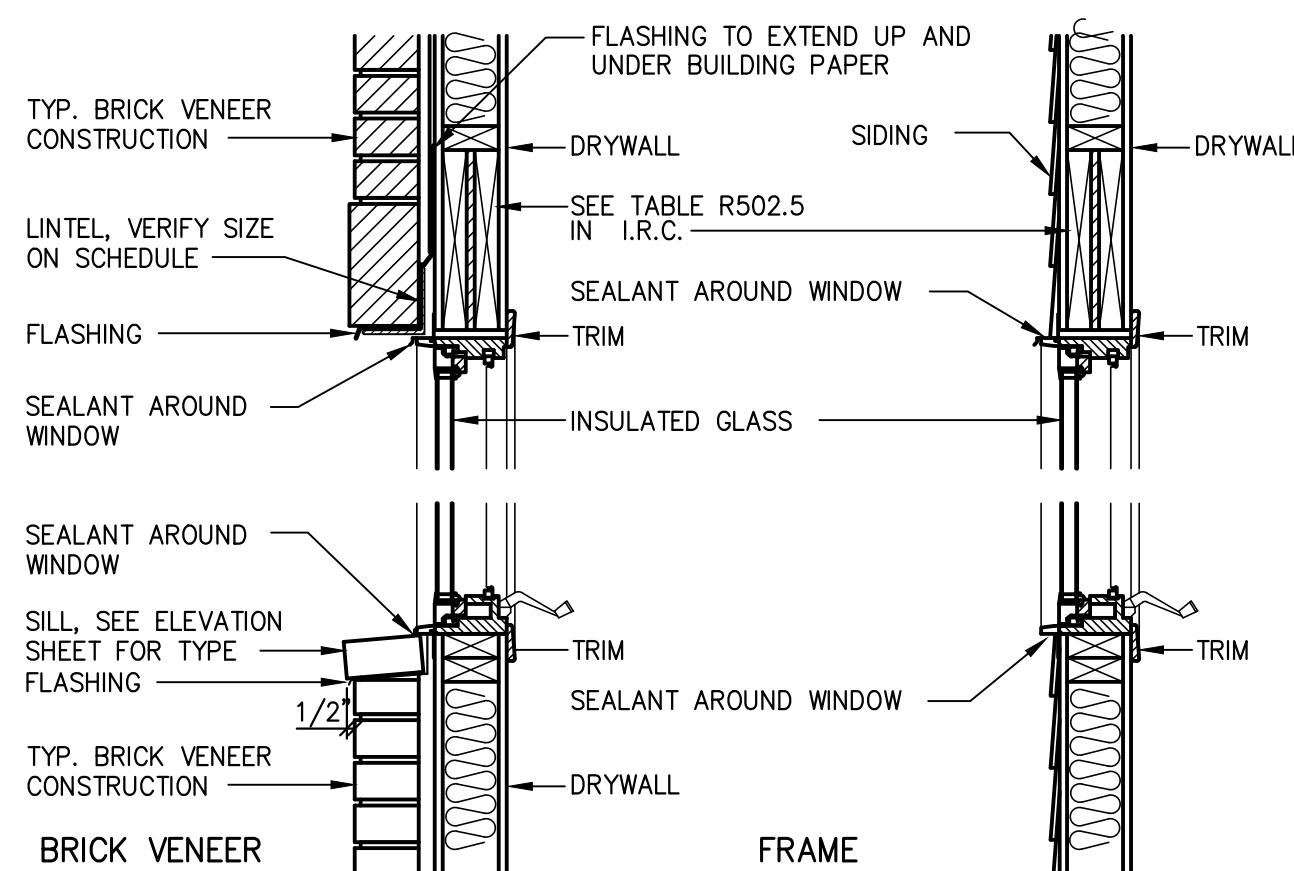
**E** BRICK SUPPORT AT GARAGE DOOR  
1 1/2" = 1'-0"



**F** LINTEL DETAIL  
3/4" = 1'-0"

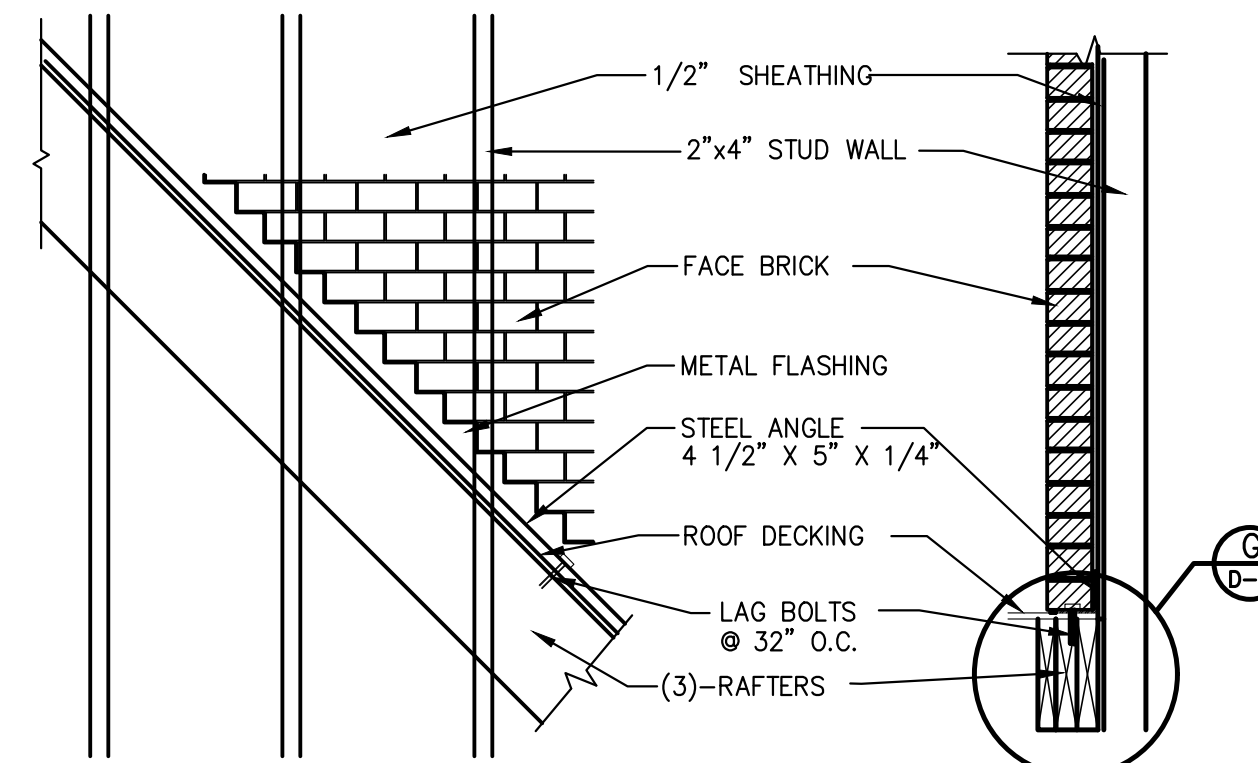


**G** TYPICAL BRICK SUPPORT  
1 1/2" = 1'-0"

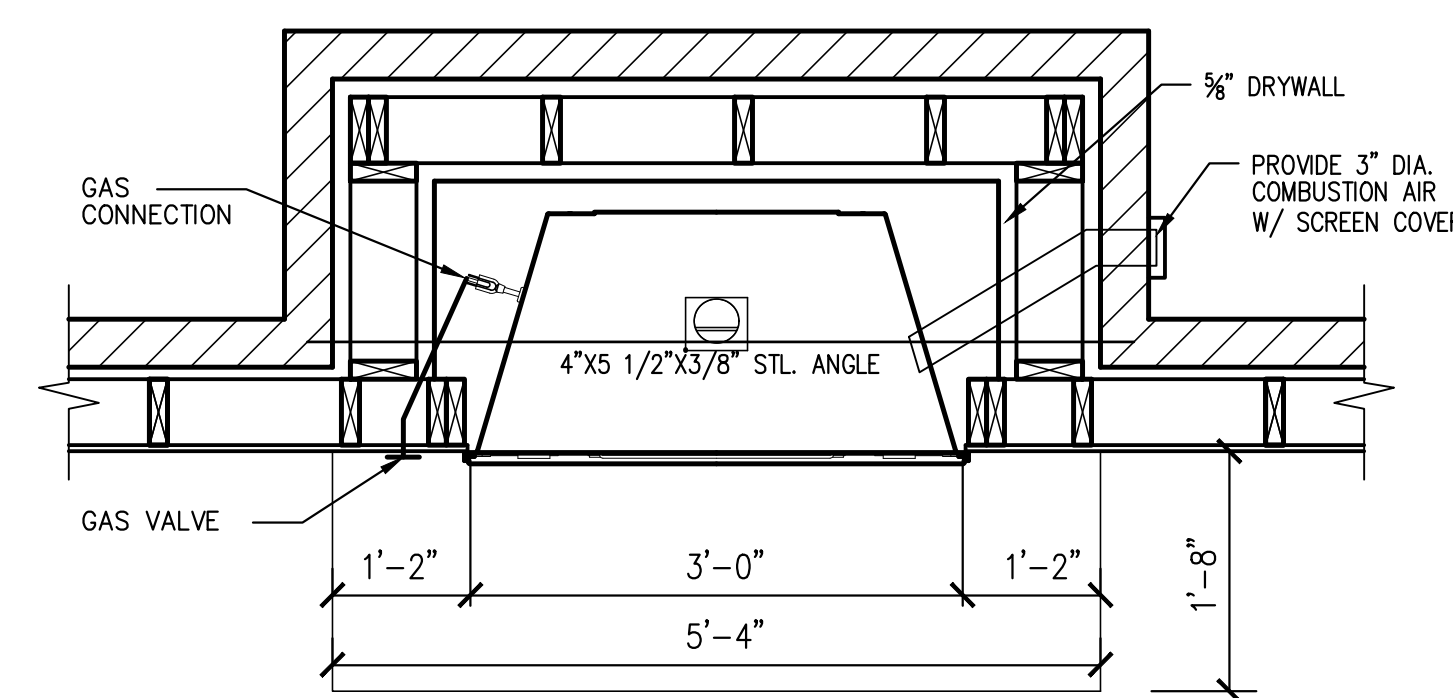


NOTE:  
MIN. EXT. FLASHING FOR WINDOWS & DOORS SHALL BE A MULTILAYER COMPOSITE EMPLOYING POLYTHENE & FIBERGLASS W/AN INTEGRAL ADHESIVE STRIP THAT PRODUCES A PERM RATING OF LESS THAN .30 PERMS & COMPLYING WITH ASTM E331. INFILTRATION BARRIER JOINT TAPE IS NOT ACCEPTABLE.

**H** WINDOW DETAIL  
3/4" = 1'-0"



**B** BRICK SUPPORT @ RAKE  
3/4" = 1'-0"

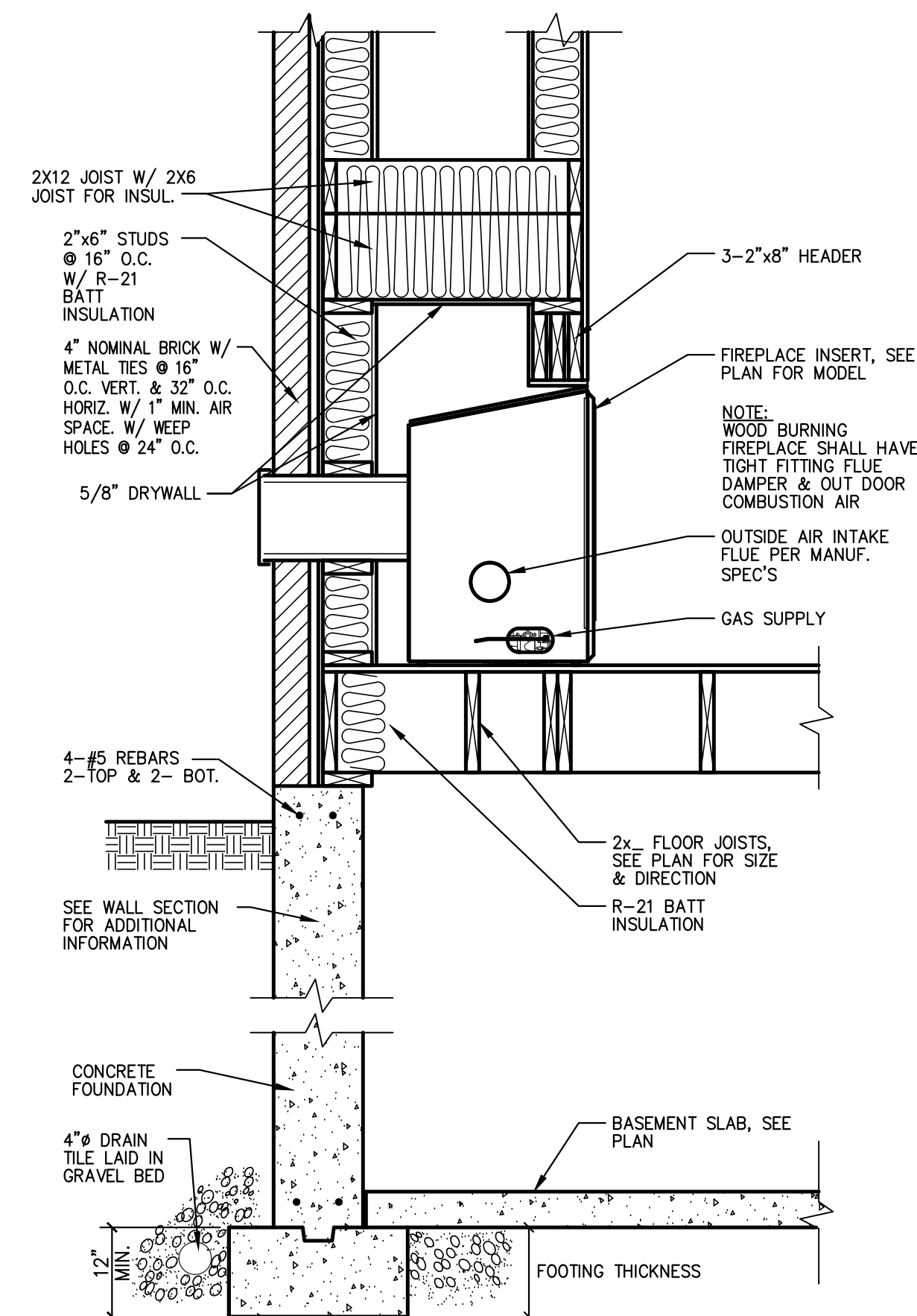


NOTE:  
PLEASE CONSULT THE MANUFACTURER'S INSTALLATION MANUAL FOR ALL DETAILS AND REQUIREMENTS BEFORE FINAL DESIGN LAYOUT

**C** FIREPLACE PLAN  
3/4" = 1'-0"

NOTE:

- FACTORY-BUILT CHIMNEYS SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED AND TERMINATED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.  
- FACTORY-BUILT FIREPLACES CAN BE USED IF THEY ARE LISTED AND LABELED AND AREA INSTALLED FOLLOWING THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. "LISTED" AND "LABELED" ARE DEFINED IN CHAPTER 2.
- DECORATIVE SHROUDS SHALL NOT BE INSTALLED AT THE TERMINATION OF FACTORY-BUILT CHIMNEYS EXCEPT WHERE THE SHROUDS ARE LISTED AND LABELED FOR USE WITH THE SPECIFIC FACTORY-BUILT CHIMNEY SYSTEM AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- FACTORY-BUILT CHIMNEY INSTALLED IN DWELLING UNITS WITH SOLID-FUEL-BURNING APPLIANCES SHALL COMPLY WITH THE TYPE HT REQUIREMENTS OF UL 103 AND SHALL BE MARKED "TYPE HT" AND "RESIDENTIAL TYPE AND BUILDING HEATING APPLIANCE CHIMNEY."
- FACTORY-BUILT FIREPLACES SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE CONDITIONS OF THE LISTING. FACTORY-BUILT FIREPLACES SHALL BE TESTED IN ACCORDANCE WITH UL 127.
- HEARTH EXTENSIONS OF APPROVED FACTORY-BUILT FIREPLACES SHALL BE INSTALLED IN ACCORDANCE WITH THE LISTING OF FIREPLACE. THE HEARTH EXTENSION SHALL BE READILY DISTINGUISHABLE FROM THE SURROUNDING FLOOR AREA. LISTED AND LABELED HEARTH EXTENSIONS SHALL COMPLY WITH UL 1618.



**A** FIREPLACE SECTION  
1/2" = 1'-0"

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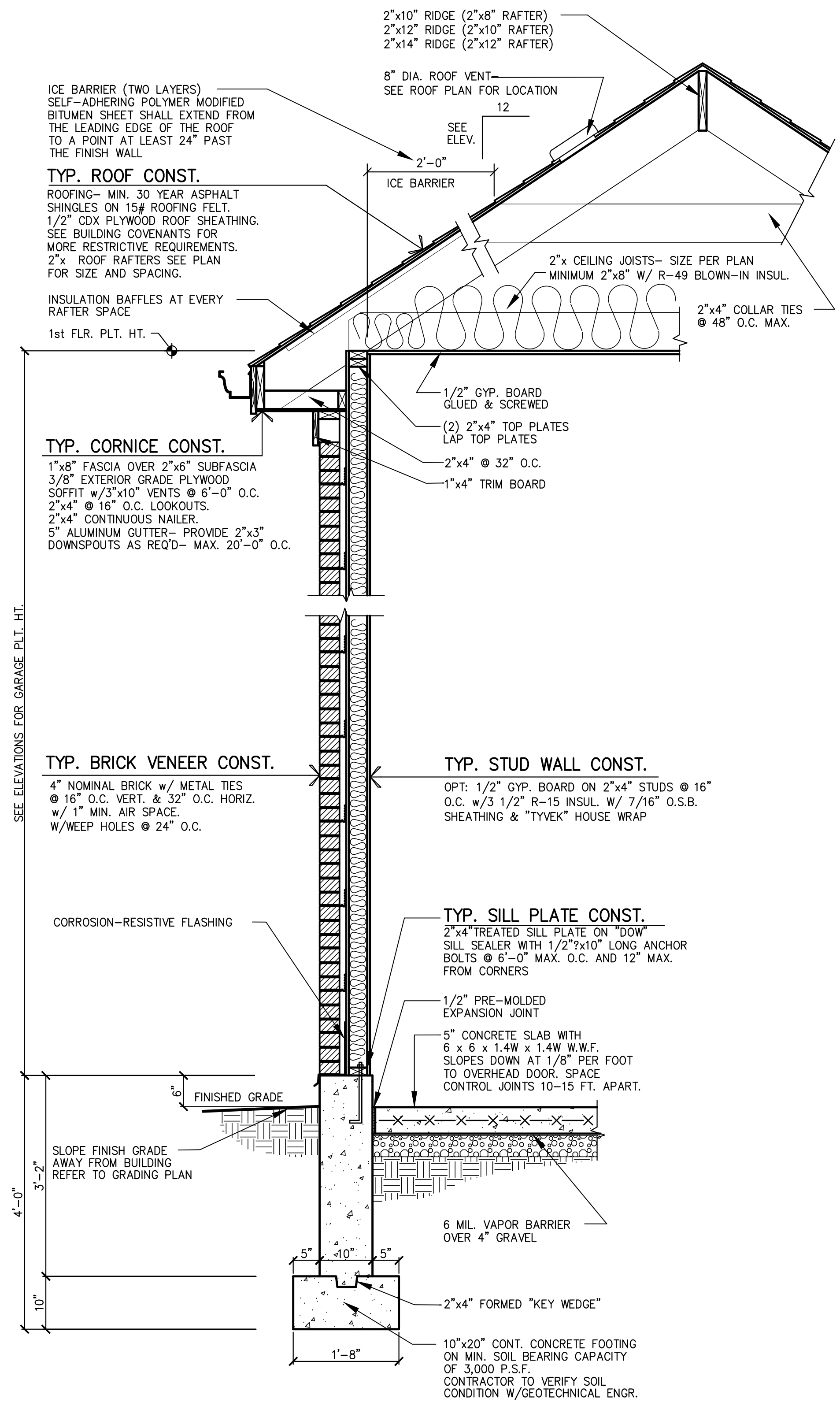
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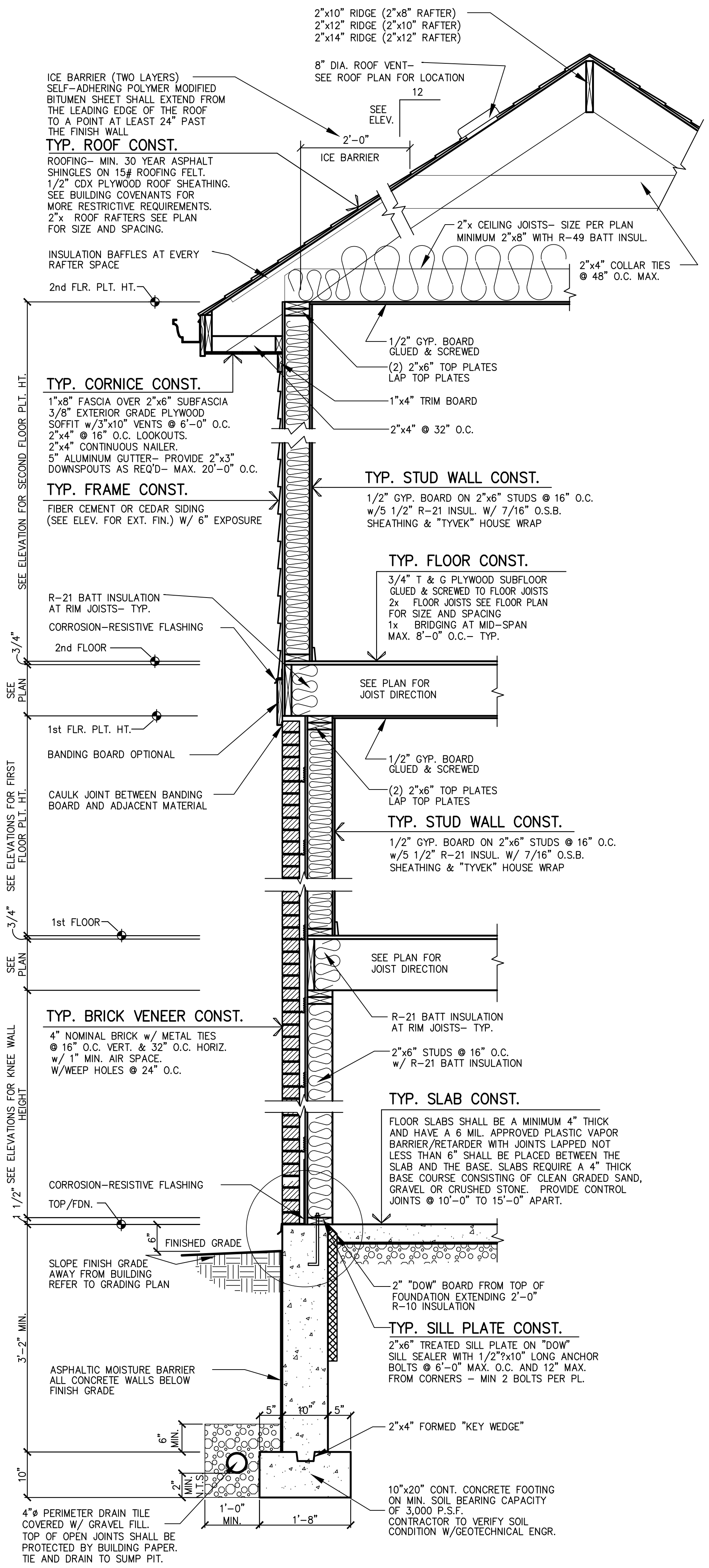
SHEET NUMBER  
**D-3**

REGARDING RAFTER DETAIL C-CUT RAFTER: BUILDING MAY HAVE OFFSET PITCH. IT IS THE CARPENTERS' RESPONSIBILITY TO FIELD ADJUST ALL FRIEZE BOARD (IF SHOWN) AND SOFFIT WIDTH IN FASCIA, TO MAINTAIN CONSTANT WIDTH THROUGHOUT BUILDING. SECTIONS SHOWN ARE ONLY SUGGESTED FRAMING FOR SOME AREAS, BUT WILL HAVE TO BE ADJUSTED THROUGH-OUT.

NOTE: PROVIDE VENTILATION AT EVERY RAFTER SPACE AT ALL CATHEDRAL CEILINGS.



1 GARAGE WALL-BRICK VENEER  
D-4 3/4"=1'-0"



2 WALKOUT- BASEMENT W/BRICK VENEER  
D-4 WOOD FRAME W/WOOD OR CEDAR CEMENT SIDING 3/4"=1'-0"

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D-4



DESIGN CRITERIA		
GROUND SNOW LOAD	30 LB/FT <sup>2</sup>	
WIND DESIGN	115 MPH	
SEISMIC DESIGN CATEGORY	B	
SUBJECT TO DAMAGE FROM:	WEATHERING	SEVERE
	FROST LINE DEPTH	42"
	TERMITE	MODERATE TO SEVERE
WINTER DESIGN TEMPERATURE	-4°F, 97 1/2%	
SUMMER DESIGN TEMPERATURE	89°F, DRY BULB, 2 1/2%	
	76°F, DRY BULB, 2 1/2%	
ICE BARRIER UNDERLAYMENT	REQUIRED	
FLOOD HAZARDS	FIRM # 170214 PANELS 0606H-0609H 12/16/2004	
AIR FREEZING INDEX	1543° (F-DAYS)	
ANNUAL MEAN TEMPERATURE	49.4°F	
HEATING DEGREE DAYS (HDD)	6,155	
COOLING DEGREE DAYS (CDD)	942	
CLIMATE ZONE	5A	
INDOOR DESIGN CONDITIONS	MAX. 72°F - HEATING MAX. 75°F - COOLING	
100 - YEAR HOURLY RAINFALL RATE	4"	

DESIGN LOADS		
USE	LIVE LOAD	DEAD LOAD
BALCONIES(EXTERIOR)	60 psf	7
DECKS	60 psf	7
ROOF LIVE LOAD	30 psf	10
ROOF RAFTERS	30 psf	10
ROOF RAFTERS W/ CATHEDRAL CEILING	30 psf	15
ROOF RAFTERS (HEAVY ROOF)-EX. CLAY, TILE, CEMENT, SLATE	30 psf	17
ATTICS (NO STORAGE WITH ROOF SLOPE NOT STEEPER THAN 3:12)	10 psf	10
ATTICS(LIMITED ATTIC STORAGE)	20 psf	10
FLOORS (EXCEPT SLEEPING ROOMS)	40 psf	10
FLOORS (SLEEPING ROOMS)	30 psf	10
STAIRS	40 psf	10
GUARDRAILS AND HANDRAILS (A SINGLE CONCENTRATED LOAD APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP)	200 psf	
WALLS-STUD	5 psf	
WALLS-BRICK(STD)	40 psf	
PARTITIONS OR WALLS (INTERIOR), HORIZONTALLY	5 psf	
HORIZONTAL WIND LOAD (90 mph 3-SEC GUST) < 30'	15 psf	
HORIZONTAL WIND LOAD (90 mph 3-SEC GUST) 30' TO 49'	20 psf	
GARAGES (PASSENGER CARS ONLY)	50 psf	
FOR SI: 1 PSF=0.0479 kN/m <sup>2</sup> , 1 SQUARE INCH=645 mm		
SEE SHEET SP-1 FOR SPECIFICATIONS FOR SITE WORK, CONCRETE, MASONRY, STEEL, CARPENTRY, INSULATION, ROOFING, DRYWALL, PLUMBING, HEATING, AND ELECTRICAL.		

BASE LUMBER VALUES		
TYPE	Fb	E
HEM FIR #2 (DOMESTIC)	850 PSI	1,300,000
S.P.F. #1/#2 (CANADIAN)	875 PSI	1,400,000
MICROLLAM LVL	2600 PSI	1,900,000
PARALLAM PSL	2900 PSI	2,000,000
1.3 E TIMBERSTRAND LSL(4 3/4" TO 11 1/4")	1700 PSI	1,300,000
1.5E TIMBERSTRAND LSL(11 7/8" TO 18")	2250 PSI	1,500,000

ALLOWABLE FRAMING SPANS:		
FLOOR AND CEILING JOIST: CEILING JOISTS, FLOOR JOISTS AND HEADERS SHALL BE CANADIAN LUMBER BASED UPON U.S. SPAN BOOKS.		
ALLOWABLE SPANS ARE AS FOLLOWS:	SPRUCE-PINE-FIR #2	HEM-FIR #2
CEILING JOISTS - 20lbs LIVE LOAD	2"x8" @ 12" O.C. = 13'-9" 2"x8" @ 12" O.C. = 17'-5" 2"x6" @ 16" O.C. = 11'-11" 2"x8" @ 16" O.C. = 15'-1"	2"x10" @ 12" O.C. = 23'-6" 2"x12" @ 12" O.C. = 23'-6" 2"x10" @ 12" O.C. = 21'-4" 2"x12" @ 16" O.C. = 18'-5"
2nd FLOOR, FLOOR JOISTS - 30lbs LIVE LOAD	12" O.C. = 19'-0" 16" O.C. = 17'-2"	22'-6" 19'-8"
1st FLOOR, FLOOR JOISTS - 40lbs LIVE LOAD	12" O.C. = 17'-3" 16" O.C. = 15'-5"	20'-4" 17'-7"
ROOF RAFTERS:	16" O.C. = 17'-3" 15'-5"	20'-4" 17'-7"
USE CANADIAN SPRUCE-PINE-FIR NO. 2 FOR ROOF RAFTERS THRU 2"x10". CANADIAN HEM-FIR NO. 2 PER "U.S. SPAN BOOK FOR CANADIAN LUMBER"		

# A CUSTOM HOME FOR CHARLETON DEVELOPMENT, LLC

## LOT 16, CHARLETON HIGHLANDS ORLAND PARK, ILLINOIS (RE-ISSUE FOR PERMIT 7-2-19)



**CONTRACTOR:**  
CHARLETON DEVELOPMENT, INC.  
9031 W. 151ST. ST. #208  
ORLAND PARK, ILLINOIS  
Tel: 708.226.9510  
Fax: N/A  
E-mail: charletonrich@gmail.com

**OWNER:**  
SAME

**CIVIL ENGINEER:**  
KDC CONSULTANTS, INC.  
16144 S. BELL RD.  
HOMER GLEN, ILLINOIS  
Tel: 708.645.0545  
Fax: 708.645.0546  
E-mail: chaff@aol.com

**AUTHORITY:**  
VILLAGE OF ORLAND PARK  
14700 RAVINIA AVE.  
ORLAND PARK, ILLINOIS  
Tel: 708.403.6100

**BUILDING DATA:**

- TWO STORY FAMILY DWELLING
- BUILDING HEIGHT, GRADE TO RIDGE: 30'-10 1/2"
- AVERAGE HEIGHT, GRADE TO MEANS AT RIDGE: 29'-3 1/4"
- BASEMENT = 1,071 SQ. FT.
- FIRST FLOOR = 1,186 SQ. FT.
- SECOND FLOOR = 1,228 SQ. FT.
- TOTAL (1ST & 2ND) = 2,414 SQ. FT.

**BUILDING CODE INFORMATION**

- VILLAGE OF ORLAND PARK CODES [www.orland-park.il.us](http://www.orland-park.il.us) VILLAGE CODE, TITLE 5 CHAPTER 1 (BUILDING CODE)
- (VILLAGE CODE AMENDMENTS (VC)) AS TO LATEST REVISION
- 2015 INTERNATIONAL BUILDING CODE WITH AMENDMENTS, VILLAGE CODE, TITLE 5 CHAPTER 1
- 2015 INTERNATIONAL RESIDENTIAL CODE WITH AMENDMENTS, BY REFERENCE, AS APPLICABLE
- 2014 NATIONAL ELECTRICAL CODE WITH AMENDMENTS, VILLAGE CODE, TITLE 5 CHAPTER 3
- 2014 STATE OF ILLINOIS PLUMBING CODES WITH AMENDMENTS, VILLAGE CODE, TITLE 5 CHAPTER 4
- 2012 INTERNATIONAL FIRE CODE WITH AMENDMENTS, VILLAGE CODE, TITLE 5 CHAPTER 5
- 2012 INTERNATIONAL MECHANICAL CODE WITH AMENDMENTS, VILLAGE CODE, TITLE 5 CHAPTER 6
- 2012 INTERNATIONAL PROPERTY MAINTENANCE CODE WITH AMENDMENTS, VILLAGE CODE, TITLE 5 CHAPTER 7
- 2015 ILLINOIS ENERGY CONSERVATION CODE (IECC) WITH AMENDMENTS, VILLAGE CODE, TITLE

**PRESCRIPTIVE METHOD**

**ACTUAL INSULATION PROVIDED BY COMPONENT IN THIS PROJECT**

CLIMATE ZONE	FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	GLAZED FENESTRATION SHGC	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS FRAME WALL R-VALUE	FLOOR R-VALUE	BASEMENT WALL R-VALUE	SLAB R-VALUE & DEPTH	CRAWL SPACE WALL R-VALUE
5 & MARINE 4	.32	.55	N/A	44	20 + 19.5 <sup>h</sup>	19/17	30 <sup>g</sup>	15/14	10, 2 FT.	15/14

<sup>h</sup> R-30 IS ACCEPTABLE WHEREVER THE FULL HEIGHT OF UNCOMPRESSED R-30 INSULATION EXTENDS OVER THE WALL TOP PLATE AT THE EAVES (SECTION 402.2) IECC

<sup>g</sup> FIRST VALUE IS CAVITY INSULATION, SECOND IS CONTINUOUS INSULATION SIDING, SO "13+5" MEANS R-13 CAVITY INSULATION PLUS R-5 CONTINUOUS INSULATION OR INSULATED SIDING. IF STRUCTURAL SHEATHING COVERS 40 PERCENT OR LESS OF THE EXTERIOR, CONTINUOUS INSULATION R-VALUE SHALL BE PERMITTED TO BE REDUCED BY NO MORE THAN R-3 IN THE LOCATIONS WHERE STRUCTURAL SHEATHING IS USED - TO MAINTAIN A CONSISTENT TOTAL SHEATHING THICKNESS.

NOTE:  
WHERE EARTH WORK IS INVOLVED, THE VILLAGE OF ORLAND PARK REQUIRES THAT THE EROSION CONTROL MEASURES BE IN PLACE AND INSPECTED.  
CONTACT INSPECTOR LOY LEE AT (708) 403-6249 FOR THE REQUIRED FIELD INSPECTION AND SIGN OFF.

DRAWING INDEX	
T-1	TITLE SHEET
SP-1	SPECIFICATION SHEET
A-1	ELEVATION & ROOF PLAN
A-2	ELEVATIONS
A-3	FOUNDATION PLAN
A-4	FIRST & SECOND FLOOR PLANS
M-1	MECHANICAL/PLUMBING NOTES
E-1	ELECTRICAL FLOOR PLANS/NOTES
D-1	FRAME DETAILS
D-2	FOUNDATION DETAILS
D-3	BRICK DETAILS
D-4	WALL SECTIONS

**SYMBOLS**

	SECTION NUMBER		WOOD FRAME WALL
	SHEET NUMBER		BRICK VENEER
	DETAIL LETTER		E.I.F.S.
	SHEET NUMBER		EARTH
	ROOF PITCH RATIO		CONCRETE
	LEVEL LINE		GRAVEL FILL
	REVISION		BATT INSULATION
	CEILING PATTERN DETAIL W/ HEIGHT		CONCRETE BLOCK
			MINIMUM 3"x3" SOLID BEARING OR AS REQUIRED
			SILLCOCK

**ABBREVIATIONS**

A.F.F.	ALUM	ALUMINUM	H.P.	HIGH POINT	OPN'G.	OPENING
BD.	BOARD	ALUMINUM BOARD	INSUL.	INSULATION	OPP.	OPPOSITE
BLK.	BLOCK	ALUMINUM BLOCK	INT.	INTERIOR	PL.	PLATE
BLK'G.	BLOCKING	ALUMINUM BLOCKING	JAN.	JANITOR	PLAS. LAM.	PLASTIC LAMINATE
B.M.	BEAM	ALUMINUM BEAM	LAV.	LAVATORY	PLYWD.	PLYWOOD
B/V.	BOTTOM OF	ALUMINUM BOTTOM OF	L.P.	LOW POINT	Q.T.	QUARRY TILE
CAB.	CABINET	ALUMINUM CABINET	MAX.	MAXIMUM	R.D.	ROOF DRAIN
CL.	CENTER LINE	ALUMINUM CENTER LINE	M.C.	MECHANICAL	REF.	REFRIGERATOR
CER.	CERAMIC	ALUMINUM CERAMIC	MECH.	METAL, MATERIAL	REFRIG.	REFRIGERATOR
CLR.	CLEAR	ALUMINUM CLEAR	MTL.	METAL, MATERIAL	REIN.	REINFORCED
COL.	COLUMN	ALUMINUM COLUMN	MIN.	MINIMUM	REQ'D.	REQUIRED
CONST.	CONSTRUCTION	ALUMINUM CONSTRUCTION	M.O.	MASONRY OPENING	R.O.	ROUGH OPENING
CONT.	CONTINUOUS	ALUMINUM CONTINUOUS	M.O.S.	MASONRY OPENING NOT TO SCALE	SCHED.	SCHEDULE
C.M.U.	CONCRETE MASONRY UNIT	ALUMINUM CONCRETE MASONRY UNIT	O.C.	ON CENTER	SHT.	SHEET
#	DETAIL	ALUMINUM DETAIL	FIN.	FINISH	SM.	SIMILAR
DN.	DOWN	ALUMINUM DOWN	FLOOR	FLOOR	SPEC.	SPECIFICATION
D.W.	DISHWASHER	ALUMINUM DISHWASHER	FLR.	FLOOR	ST.	STAINLESS STEEL
DWG.	DRAWING	ALUMINUM DRAWING	FLASH.	FLASHING	STD.	STANDARD
EXIST.	EXISTING	ALUMINUM EXISTING	FT.	FOOT	T/	TOP OFF
EA.	EACH	ALUMINUM EACH	FTG.	FOOTING	TREAD	TREAD
EXP. JT.	EXPANSION JOINT	ALUMINUM EXPANSION JOINT	GA.	GAUGE	TEL.	TELEPHONE
ELEV.	ELEVATION	ALUMINUM ELEVATION	GL.	GALVANIZED	THK.	THICK
EXT.	EXTERIOR	ALUMINUM EXTERIOR	GYP. BD.	GYP. BOARD	TYP.	TYPICAL
F.D.	FLOOR DRAIN	ALUMINUM FLOOR DRAIN	HCP.	HANDICAPPED	VERT.	VERTICAL
FDN.	FOUNDATION	ALUMINUM FOUNDATION	HDWR.	HARDWARE	W/	WITH
			H.M.	HOLLOW METAL	WD.	WOOD
			HORIZ.	HORIZONTAL	WP.	WATERPROOF
			HGT.	HEIGHT	W.W.F.	WIRE WELDED FABRIC

**DISCLAIMER STATEMENT:**

THE ARCHITECT SHALL NOT HAVE CONTROL OVER CHARGE OR AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, SINCE THESE ARE SOLELY THE OWNERS AND THE CONTRACTORS RESPONSIBILITY UNDER THE CONTRACT FOR CONSTRUCTION. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE OWNERS OR CONTRACTORS SCHEDULES OR FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE ARCHITECT SHALL NOT HAVE CONTROL OVER ACTS OR OMISSIONS OF THE OWNER, CONTRACTOR, SUBCONTRACTORS, OR THEIR AGENTS OR EMPLOYEES OR OF ANY OTHER PERSONS PERFORMING PORTIONS OF THE WORK.

**RESPONSIBILITY STATEMENT:**

IT SHALL BE THE RESPONSIBILITY OF CONTRACTOR, OWNER/CONTRACTOR CARPENTER AND CONCRETE CONTRACTOR TO HAVE FULL SET OF DRAWINGS "MARKED CONSTRUCTION", WITH LATEST REVISION DATE MARKED. IF DIMENSIONAL ERRORS ARE FOUND BETWEEN DIMENSIONS ON FOUNDATION, FIRST, AND SECOND FLOOR DRAWINGS, ARCHITECT SHALL BE NOTIFIED IMMEDIATELY AND WORK SHALL NOT PROCEED UNTIL THE DISCREPANCY IS RESOLVED. A LETTER OF DIRECTION OR A REVISED DRAWING SHALL BE PREPARED IMMEDIATELY FOR CONTRACTORS, OWNER, AND ARCHITECT'S RECORD.

**CERTIFICATION**

I HEREBY CERTIFY THAT THESE DRAWINGS AND SPECIFICATIONS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF CONFORM TO ALL APPLICABLE CODES AND ORDINANCES OF ORLAND PARK, ILLINOIS

MICHAEL J. ROOT ARCHITECT  
LICENSE NO. 001-006715 ARCHITECT LICENSE EXPIRES: 11-30-20

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LOT 16, CHARLETON HIGHLANDS  
ORLAND PARK, ILLINOIS

7/1/19  
DATE:  
MICHAEL J. ROOT  
No. 001-006715  
STATE OF ILLINOIS  
11/30/20  
EXP. DATE:

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**REVISIONS**

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1	7-1-19	BLDG. DEPT.

DATE:  
1-02-19  
DRAWN BY: PAP  
PREVIOUS NO. 16023  
PROJECT NO.  
18121

SHEET NUMBER  
**T-1**

## SOIL CONDITIONS

SOIL BEARING PRESSURE USED IN DESIGN 1500 PSF WAS ASSUMED.

## CONCRETE AND REINFORCEMENT

ALL CONCRETE WORK SHALL BE DONE IN ACCORDANCE WITH THE AMERICAN CONCRETE INSTITUTE BUILDING CODE ACI 318 AND WITH SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDING ACI 301 LATEST ADDITION UNLESS OTHERWISE SHOWN OR NOTED. ALL CONCRETE WORK SHALL CONTAIN MIN. REINFORCEMENT AS REQUIRED BY ACI 318. TEST CYLINDERS SHALL BE MADE AND TESTED AS OUTLINED IN CHAPTER 16 ACI 301 SPECIFICATIONS.

## CONCRETE STRESSES USED IN DESIGN

ALL INTERIOR CONCRETE SHALL ATTAIN 3,000 PSI 28 DAY ULTIMATE COMPRESSIVE STRENGTH UNLESS OTHERWISE NOTED ON DRAWINGS AND SHALL BE A 6 BAG MIX MIN. PRIOR TO BACKFILL FOUNDATION WALL SHALL BE BRACED. EXTERIOR CONCRETE (FLAT WORK; PATIO, SIDEWALK, STOOPS, AND DRIVEWAY) SHALL ATTAIN 3500 PSI ULTIMATE COMPRESSIVE STRENGTH.

## REINFORCEMENT GRADES

BAR REINFORCEMENT SHALL CONFORM TO ASTM A 615, GRADE 60. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A 185, DETAIL BAR REINFORCEMENT ACCORDING TO ACI 315 DETAILING MANUAL, LATEST ADDITION. DETAIL WELDED WIRE FABRIC IN ACCORDANCE WITH THE WELDED WIRE FABRIC MANUAL OF STANDARD PRACTICE WFB MANUAL WFB-500, LATEST EDITION. PROVIDE ALL ACCESSORIES NECESSARY TO SUPPORT REINFORCEMENT. PLASTIC COATED ACCESSORIES SHALL BE USED IN ALL EXPOSED CONCRETE WORK. CONCRETE COVER FOR REINFORCEMENT SHALL BE PROVIDED AS REQUIRED BY ACI 301 OR THE GOVERNING ORDINANCE, WHICHEVER IS MOST CRITICAL. ALL EMBEDDED LENGTHS AND LAPS TO BE AS REQUIRED BY ACI 318 UNLESS OTHERWISE NOTED. MINIMUM LAP TO BE 36 BAR DIAMETER. CORNER BARS SHALL BE PROVIDED AT ALL WALL CORNERS EQUAL TO THE HORIZONTAL WALL REINFORCEMENT. PLACE 2- #5 1 EACH FACE WITH 2'-0" PROJECTION AROUND ALL OPENINGS IN CONCRETE UNLESS OTHERWISE SHOWN OR NOTED. CONTROL CONSTRUCTION JOINTS FOR SLABS ON GRADE SHALL BE IN SQUARE PATTERN AND BE NOT MORE THAN 20 FEET x 20 FEET UNLESS NOTED OTHERWISE.

ALL CONCRETE SLABS, FILL CONCRETE AND SIDEWALKS SHALL BE MIN. 4" THICK. CONCRETE FOR THE ABOVE AND FOR CURBS AND GUTTERS SHALL CONTAIN 6% AIR-ENTRAINMENT WITH 6 BAGS OF CEMENT MIN. AND 0.55 MAX. WATER CEMENT RATIO, PROPERLY CURED FOR A MIN. OF 7 DAYS. EXPANSION JOINTS OF 1/2" THICKNESS SHALL BE PROVIDED AT UNIFORM INTERVALS OF NOT MORE THEN 40 FEET AND WHERE CONCRETE ABUTS DIFFERING ELEMENTS.

CONTROL JOINTS AT LEAST 1 1/2" DEEP MIN. 1/4" WIDE PROPERLY CAULKED WITH POLYURETHANE SEALANT, SHALL BE PROVIDED TO LIMIT AREAS OF CONCRETE TO MINIMUM OF 400 SQ. FT. FOR INTERIOR SLABS, 300 SQ. FT. FOR SIDEWALKS AND 250 SQ. FT. FOR ALL OTHER SLABS, SQUARE FEET AS FAR AS FEASIBLE. PROVIDE 6x6-W1.4xW1.4 WELDED WIRE FABRIC PLACED 1 1/2" CLEAR OF TOP OF CONCRETE.

SUB GRADE TO BE MIN. 6" GRANULAR FILL COMPACTED TO 75% RELATIVE DENSITY ATTAINED IN ACCORDANCE ASTM D 4253 & D 4254 COHESIVE SOILS UNTIL FINAL GRADE IS ATTAINED. SEE ARCHITECTURAL DRAWINGS FOR DETAILS, EXTENT AND FINISHES OF THE AFOREMENTIONED.

NO ALUMINUM OF ANY TYPE SHALL BE ALLOWED IN CONCRETE WORK. WELDING OF REINFORCING BARS WILL NOT BE ALLOWED.

ALL REINFORCING SHALL BE BENT COLD. DO NOT APPLY HEAT. CONNECTIONS SHALL BE STANDARD AISC FRAMED BEAM CONNECTIONS THAT CONFORM TO TABLE 11 OF THE AISC MANUAL OF STEEL CONSTRUCTION, NINTH EDITION. PROVIDE GOVERNMENT ANCHORS FOR BEAM BEARING ON MASONRY WHERE ANCHOR BOLTS OR OTHER ANCHORAGE'S AREA NOT SPECIFIED. WELDERS SHALL EVIDENCE THAT THEY HAVE PASSED THE AWS STANDARD QUALIFICATION TESTS.

## STRUCTURAL STEEL

ALL STRUCTURAL STEEL WORK TO CONFORM TO THE AISC SPECIFICATIONS FOR THE DESIGN, FABRICATION & ERECTION OF STRUCTURAL STEEL FOR BUILDINGS, 1989.

ALL STRUCTURAL TUBES ASTM A36 (F<sub>y</sub>= 46 KSI)

ALL STRUCTURAL STEEL ASTM A500 GRADE B (F<sub>y</sub>= 46 KSI)

ALL STRUCTURAL PIPES ASTM A53 GRADE B (F<sub>y</sub>= 35 KSI)

ALL WELDING TO CONFORM AMERICAN WELDING SOCIETY "STRUCTURAL WELDING CODE AWS D1.1".

ALL WELD ELECTRODES SHALL BE E 10XX AND ALL WELDING TO PERFORMED BY CERTIFIED WELDERS.

ALL WELDING TO CLEAN BARE STEEL, ALL BOLTING WITH 3/4" DIAMETER A3.25 (BEARING TYPE) HIGH STRENGTH BOLTS UNLESS NOTED OTHERWISE. ALL CONNECTIONS TO CONFORM TO AISC "MANUAL OF STEEL CONSTRUCTION" NINTH EDITION, TABLE 10 OR III. MINIMUM CONNECTION CAPACITY TO BE ONE-HALF OF TOTAL UNIFORM LOAD CAPACITY SHOWN IN TABLES OF UNIFORM LOAD CAPACITY IN PART 2 OF THE MANUAL, UNLESS LARGER REACTIONS ARE SHOWN ON THE DRAWINGS.

PROVIDE FULL SIZE 1/4" SETTING PLATES ON 4,000 PSI NON-SHRINK GROUT FOR ALL COLUMNS AND 2-3/4" DIAMETER ASTM A307 ANCHOR BOLTS, UNLESS NOTED OTHERWISE.

PROVIDE SUB-FRAMING FOR EQUIPMENT SUPPORTED ON SUSPENDED FROM THE STRUCTURE.

ALL STRUCTURE TO BE SHOP COATED WITH PRIME PAINT AS SPECIFIED. MASK SURFACES TO BE WELDED AND AT BOLT HOLES IN FACING SURFACES IN FRICTION CONNECTIONS.

## STRUCTURAL STABILITY AND CONSTRUCTION

INDIVIDUAL STRUCTURAL COMPONENTS ARE DESIGNED TO SUPPORT LOADS IN THEIR FINAL ERECTED POSITION AS PART OF THE TOTAL COMPLETED STRUCTURE.

PROVIDE TEMPORARY GUYING AND BRACING AS REQUIRED UNTIL ALL CONSTRUCTION AFFECTING LATERAL STABILITY IS COMPLETED. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR STABILITY OF STRUCTURE, IT'S PARTS AND JOB SITE SAFETY BY USE OF GUYING, BRACING, SHORING, BARRICADES, SAFETY RAILING AND DEVICES DURING ENTIRE PERIOD OF CONSTRUCTION.

## LUMBER

ALL STUDS ARE TO BE #2 STANDARD OR STUD GRADE LUMBER. FASTENERS LESS THEN 1/2" DIAMETER THAT IS IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE HOT DIPPED GALVANIZED, STAINLESS STEEL, SILICONE BRONZE OR EQUAL CORROSION RESISTANCE.

MACHINE STRESS RATED LUMBER SHALL BE USED WHICH EQUAL OR EXCEED THE FOLLOWING SPECIFICATIONS. IF LOWER GRADE IS USED EXCESSIVE DEFLECTION MAY OCCUR. ALLOWABLE UNIT STRESSES AND LOADING IN ACCORDANCE WITH THE LOCAL BUILDING CODE, LATEST ADDITION.

FOR MINIMUM LUMBER STRESS GRADES, SEE DESIGN CRITERIA.

MAXIMUM ALLOWABLE MOISTURE CONTENT SHALL BE 19%.

PROVIDE 1"x3" OR METAL CROSS BRIDGING NOT OVER 6 FEET ON CENTER FOR ALL WOOD JOISTS.

PROVIDE BRACING AND BRIDGING BOTH TEMPORARY AND PERMANENT FOR ALL WOOD JOISTS.

PROVIDE SOLID BLOCKING OF THE SAME DIMENSION AS THE JOISTS BETWEEN THE JOISTS AT ALL SUPPORTS.

MINIMUM NAILED CONNECTIONS FOR WOOD FRAMING MEMBERS SHALL BE AS OUTLINED BELLOW UNLESS NOTED ON THE DRAWINGS OTHERWISE.

BUILDING ELEMENTS	NAIL TYPE	NO AND DISTANCE
<b>STUDS AND PLATES</b>		
STUD TO SOLE PLATE	TOE NAIL	4-8d OR 2-16d (DIRECT)
STUD TO CAP PLATE	TOE NAIL	2-16d
DOUBLE STUDS	DIRECT	10d 12" O.C. OR 16d 24" O.C.
CORNER STUDS	DIRECT	16d 16" O.C.
SOLE PLATE TO JOIST OR BLOCKING	DIRECT	16d 16" O.C.
DOUBLE CAP PLATE	DIRECT	16d 16" O.C.
CAP PLATE LAPS	DIRECT	2-16d

### JOIST/ RAFTERS

ROOF RAFTERS TO PLATE	TOE NAIL	2-16d
ROOF RAFTERS TO RIDGE	TOE NAIL	4-16d
FLOOR JOIST TO SILL OR GIRDER	TOE NAIL	3-8d
CEILING JOIST TO PLATE	TOE NAIL	3-16d
CEILING JOIST TO PARALLEL RAFTERS	DIRECT	3-16d
CEILING JOISTS (LAP OVER PARTITION)	DIRECT	3-16d
BRIDGING TO JOISTS	DIRECT	2-8d EACH END

## HEADERS AND GIRDERS

SPECIFICALLY NOTED OTHERWISE ON PLANS, ALL INTERIOR AND EXTERIOR LOAD BEARING HEADERS FOR DOORS, WINDOWS AND OTHER OPENINGS SHALL BE AS FOLLOWS:

MATERIAL:	HEM FIR #2 OR BETTER
CONFIGURATION	(2) 2x12's FOR 2x4 WALLS, (3) 2x12's FOR 2x6 WALLS
NAILING	MINIMUM OF 2 ROWS 16d NAILS @ 12" O.C.
LOCATION	ALL HEADERS SHALL BE DROPPED BELOW THE FRAMING BEING SUPPORTED UNLESS SPECIFICALLY NOTED AS BEING INSTALLED FLUSH WITH HANGERS.
CAUTION	WHERE MICRO-LAM OR PARTITION HEADERS HAVE BEEN INDICATED, SHALL BE CLOSELY UNDERSTOOD THAT NO SUBSTITUTIONS SHALL BE PERMITTED.

REQUIRED CRIPPLES	CONVENTIONAL	MICRO-LAM/ FLITCH
SPANS LESS THAT 6 FEET	2 CRIPPLE	2 CRIPPLE
SPANS GREATER THAN 6 FEET	2 CRIPPLE	3 CRIPPLE
OR OTHERWISE NOTED ON PLANS		

## PLYWOOD SHEATHING

ALL PLYWOOD SHEATHING SHALL CONFORM TO DOC S1 OR DOC PS2 THE SPECIES GROUP OR THE SHEATHING & THAT IT SHALL BE GRADE STAMPED BY AN APPROVED AGENCY.

LOCATION	SIZE	SPACING OR STUDS	SPECIES GROUP	SPAN RATING	FASTENING		
					DESCRIPTION OF FASTENING	SPACING EDGE	FASTENING INT. SPACE
ROOF	1/2"	16" O.C.	1	32/16	8d COMMON NAIL	6"	12"q
EXT. WALL	1/2"	16" O.C.	1	32/16	6d COMMON NAIL	6"	12"q
FLOOR	3/4"	16" O.C.	4	48/24	8d COMMON NAIL	6"	12"q

ALL PLYWOOD SHEATHING SHOWN FOR FLOOR/ ROOF DECKS AND AS WALL SHEATHING SHALL BE OF THE THICKNESS SHOWN ON THE STRUCTURAL DRAWINGS AND SHALL MEET ALL REQUIREMENTS OF U.S. PRODUCT STANDARDS PS 1, LATEST EDITION FOR STRUCTURAL 1 GRADE MATERIAL.

STANDARDS H-CLIPS ARE REQUIRED MID SPAN AT BUTT JOINTS OF 3/4" PLYWOOD ROOF DECK.

## GLAZING

SAFETY GLAZING IS REQUIRED IN SIDELIGHTS AT THE FRONT DOOR, WITHIN ALL DOORS AND IN ANY FIXED ARCH OF AN OPERABLE DOOR, AROUND THE TUBS, SHOWERS AND ALL LOCATIONS LISTED UNDER HAZARDOUS LOCATION.

SAFETY GLAZING TO BE PROVIDED IN ALL HAZARDOUS LOCATIONS.

SAFETY GLAZING SHALL PASS THE TEST REQUIREMENTS OF SPCS 16 CFR PART 1201 AND SHALL CONTAIN MAGN. LABEL. EVIDENCE OF THE SAME MUST BE SUBMITTED TO THE BUILDING OFFICIAL.

### HAZARDOUS LOCATIONS:

THE FOLLOW SHALL BE CONSIDERED HAZARDOUS LOCATIONS FOR THE PURPOSES OF SIZING

- GLAZING IN SIDE-HINGED DOORS EXCEPT JALOUSIES.
- GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SLIDING AND BIFOLD CLOSET DOOR ASSEMBLIES.
- GLAZING IN STORM DOORS.
- GLAZING IN ALL UNFRAMED SWINGING DOORS.
- GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS. GLAZING IN ANY PART OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THEN 60 INCHES (1524 mm) MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE.
- GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WHINE 24" (610 mm) ARC OF A DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THEN 60 INCHES (1524 mm) ABOVE THE FLOOR OR WALKING SURFACE.
- GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL OTHER THAN THOSE LOCATIONS DESCRIBED IN 5 AND 6 ABOVE THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
  - EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET (0.836 m<sup>2</sup>)
  - BOTTOM EDGE LESS THAN 18 INCHES (457 mm)
  - TOP EDGE GREATER THAN 36 INCHES (914 mm) HORIZONTALLY
  - ONE OR MORE WALKING SURFACES WITHIN 36 INCHES (914 mm) HORIZONTAL OF THE GLAZING
- ALL GLAZING IN RAILINGS REGARDLESS OF AN AREA OF HEIGHT ABOVE A WALKING SURFACE. INCLUDED ARE STRUCTURAL BALUSTER PANELS AND NONSTRUCTURAL IN-FILL PANELS.
- GLAZING IN WALLS AND FENCES AND ENCLOSURE INDOOR AND OUTDOOR SWIMMING POOLS, HOT TUBS AND SPAS WHERE THE BOTTOM EDGE OF THE POOL OR SPA SIDE IS LESS THAN 60 INCHES (1524 mm) ABOVE A WALKING SURFACE AND WITHIN 60 INCHES (1524 mm) HORIZONTALLY OF THE WATER'S EDGE. THIS SHALL APPLY TO SINGLE GLAZING AND PANES IN MULTIPLE GLAZING.
- GLAZING IN WALLS ENCLOSING STAIRWAY LANDINGS OR WITHIN 60 INCHES (1524 mm) OF THE TOP AND BOTTOM OF STAIRWAYS WHERE THE BOTTOM EDGE OF THE GLASS IS LESS THAN 60 INCHES (1524 mm) ABOVE WALKING SURFACE.

## FLASHING NOTES

APPROVED CORROSION-RESISTIVE FLASHING SHALL BE PROVIDED IN THE EXTERIOR WALL ENVELOPE IN A SUCH MANNER AS TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH AND SHALL BE INSTALLED TO PREVENT WATER FROM REENTERING THE EXTERIOR WALL ENVELOPE. APPROVED CORROSION-RESISTIVE FLASHING SHALL BE INSTALLED AT THE TOP OF THE FOLLOWING LOCATIONS:

- AT THE TOP OF ALL EXTERIOR WINDOW AND DOOR OPENINGS IN A SUCH MANNER AS TO BE LEAKPROOF, EXCEPT THAT SELF-FLASHING WINDOWS HAVING A CONTINUOUS LAP OF NOT LESS THAN 1 1/8 INCHES (28 mm) OVER THE SHEATHING MATERIAL AROUND THE PERIMETER OF THE OPENING, INCLUDING CORNERS, DO NOT REQUIRE ADDITIONAL FLASHING. JAMB FLASHING MAY ALSO BE OMITTED WHEN SPECIFICALLY APPROVED BY THE BUILDING OFFICIAL.
- AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS, WITH PROJECTING LIPS ON BOTH SIDES UNDER STUCCO COPING.
- UNDER AND AT THE ENDS OF MASONRY, WOOD OR METAL COPING.
- CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM.
- WHERE EXTERIOR PORCHES, DECKS OR STAIR ATTACH TO WALL OR FLOOR ASSEMBLY OF WOOD FRAME CONSTRUCTION.
- AT WALL AND ROOF INTERSECTIONS.

## FIRE BLOCKING NOTES

FIREBLOCKING SHALL BE PROVIDED TO CUT OFF CONCEALED DRAFT OPENINGS VERTICAL AND HORIZONTAL AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORES AND BETWEEN TOP STORY AND THE ROOF SPACE. FIRE BLOCKING SHALL BE PROVIDED IN THE WOOD FRAME CONSTRUCTION IN FOLLOWING LOCATIONS:

- IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AT THE CEILING AND FLOOR LEVEL AND AT 10 FEET (3046 mm) INTERVALS BOTH VERTICAL AND HORIZONTAL.
- BATTS OR BLANKETS OF MINERAL FIBER OR OTHER APPROVED NON COMBUSTIBLE MATERIALS SHALL BE ALLOWED AS FIRE BLOCKING IN WALLS CONSTRUCTED USING PARALLEL OF STUDS OR STAGGERED STUDS.
- IN ALL INTERCONNECTING BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.
- IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN. ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH SECTION R314.8.
- AT OPENING AROUND VENTS, PIPES AND DUCTS AT CEILING AND FLOOR LEVEL WITH AN APPROVED MATERIAL TO RESIST TO FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION.
- FOR THE FIREBLOCKING OF CHIMNEYS AND FIREPLACES SEE SECTION R1001.16.

## FRAME SPREAD AND SMOKE DENSITY NOTES

WALL AND CEILING, WALL AND CEILING FINISHES SHALL HAVE FLAME-SPREAD CLASSIFICATIONS OF NOT GREATER THAN 200. EXCEPTION: FLAME-SPREAD REQUIREMENTS FOR FINISHES SHALL NOT APPLY TO TRIM DEFINED AS PICTURE MOLDS, CHAIR RAILS, BASEBOARDS AND HANDRAILS, TO DOORS AND WINDOWS OR THEIR FRAMES, OR TO MATERIALS THAT ARE LESS THAN 1/28" (0.907 mm) IN THICKNESS CEMENTED TO SURFACE OF WALLS OR CEILINGS IF THESE MATERIAL HAVE FLAME/SPREAD CHARACTERISTIC NO GREATER THAN PAPER OF THIS THICKNESS CEMENTED TO A NONCOMBUSTIBLE BACKING. SMOKE DEVELOPED INDEX: WALL AND CEILING FINISHES SHALL HAVE A SMOKE DEVELOPED INDEX OF NOT GREATER THAN 450. TESTING: TESTS SHALL BE MADE IN ACCORDANCE WITH ASTM E84.

### NOTES:

#### INSULATION:

INSULATION MATERIALS, INCLUDING FACINGS, SUCH AS VAPOR BARRIERS OR BREATHER PAPERS INSTALLED BETWEEN FLOORS/ CEILING ASSEMBLIES, ROOF/ CEILING ASSEMBLIES, WALL ASSEMBLIES, CRAWL SPACES AND ATTICS SHALL HAVE FLAME/SPREAD INDEX NOT TO EXCEED 25 WITH AN ACCOMPANYING SMOKE - DEVELOPED INDEX NOT TO EXCEED 450 WHEN TESTED IN ACCORDANCE WITH ASTM E84.

#### EXCEPTIONS:

- WHEN SUCH MATERIALS ARE INSTALLED IN CONCEALED SPACES, THE FLAME-SPREAD AND SMOKE - DEVELOPED LIMITATIONS DO NOT APPLY TO THE FACINGS, PROVIDED THAT THE FACING IS INSTALLED IN SUBSTANTIAL CONTACT WITH THE UNEXPOSED SURFACE OF THE CEILING, FLOOR OR WALL FINISH.
- CELLULOSE LOOSE-FILL INSULATION, WHICH IS NOT SPRAY APPLIED, COMPLYING WITH REQUIREMENTS OF SECTION R320.3 SHALL ONLY BE REQUIRED TO MEET THE SMOKE - DEVELOPED INDEX OF NOT MORE THAN 450.

#### LOOSE-FILL INSULATION:

CELLULOSE LOOSE-FILL INSULATION MATERIALS THAT CAN NOT BE MOUNTED IN THE ASTM E84 APPARATUS WITHOUT SCREEN OR ARTIFICIAL SUPPORTS SHALL HAVE A FLAME-SPREAD RATING NOT TO EXCEED 28 WITH AN ACCOMPANYING SMOKE - DEVELOPED FACTOR NOT TO EXCEED 450 WHEN TESTED IN ACCORDANCE WITH CAN/ ULC 5102.2.

#### EXCEPTIONS:

CELLULOSE LOOSE-FILL INSULATION SHALL NOT BE REQUIRED TO COMPLY WITH THIS TEST METHOD PROVIDED THAT SUCH INSULATION COMPLIES WITH THE REQUIREMENTS SECTION R320.3.

CELLULOSE LOOSE-FILL INSULATION: CELLULOSE LOOSE-FILL INSULATION SHALL COMPLY WITH CPSC 16 CFR, PARTS 1209 AND 1404. EACH PACKAGE OF SUCH INSULATION MATERIAL SHALL BE CLEARLY LABELED IN ACCORDANCE WITH CPSC 16 CFR, PARTS 1209 AND 1404.

EXPOSED ATTIC INSULATION: ALL EXPOSE INSULATION MATERIAL INSTALLED ON ATTIC FLOORS SHALL HAVW A CRITICAL RADIANT FLUX NOT LESS THAN 0.12 WATT PER SQUARE CENTIMETER.

TESTING: TEST FOR CRITICAL RADIANT FLUX SHALL BE MADE IN ACCORDANCE WITH ASTM E970.

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A NEW MODEL HOME FOR  
CHARLETON DEVELOPMENT, LLC.  
LOT 16, CHARLETON HIGHLANDS  
ORLAND PARK, ILLINOIS

DATE:

EXP. DATE:

DESIGN FIRM REG. NO.  
184.006972

EXP. DATE  
4-30-2019

REVISIONS		
REV #	DATE:	REV. PER:
△	7-1-19	BLDG. DEPT.

DATE:  
1-02-19

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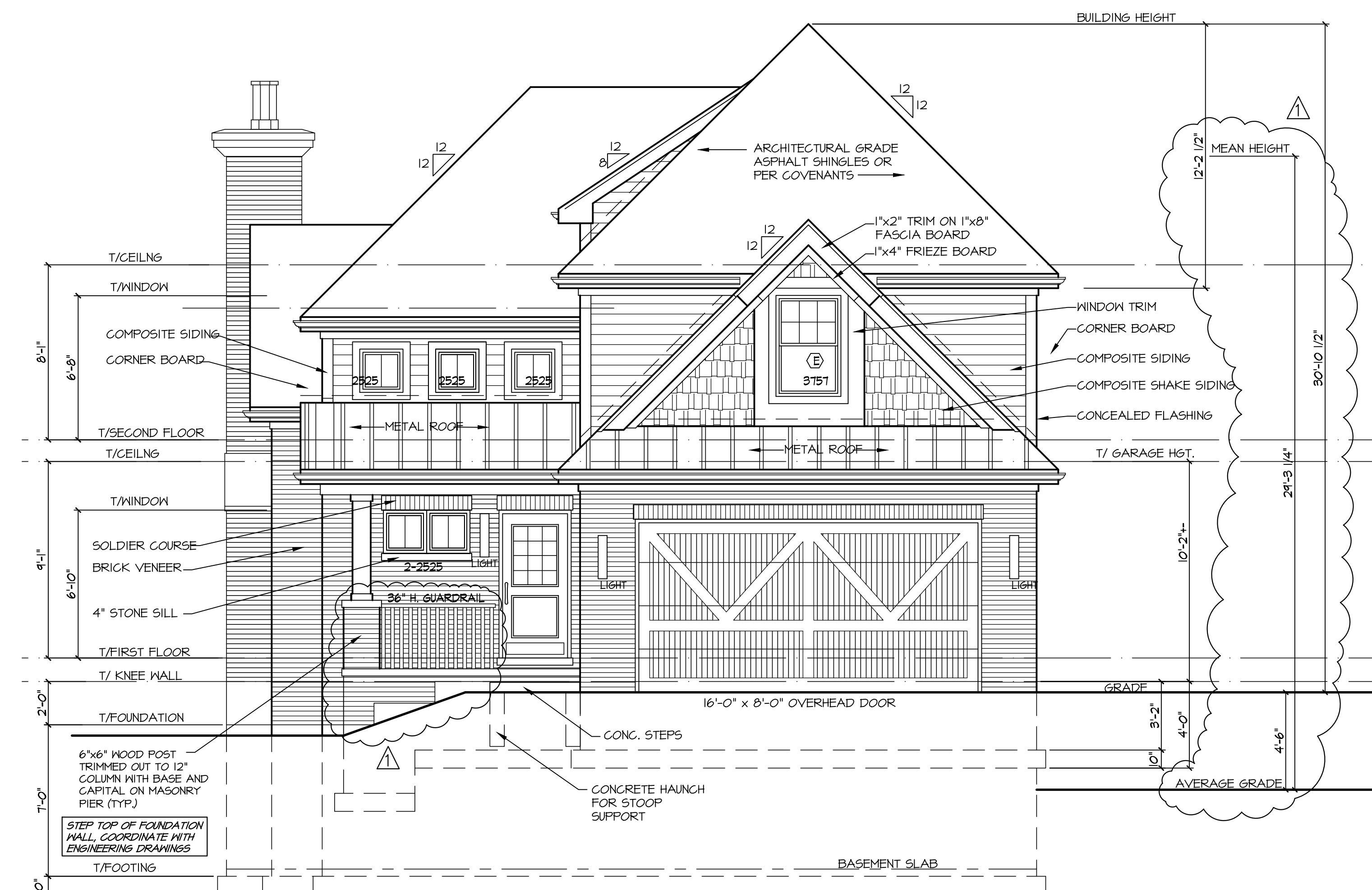
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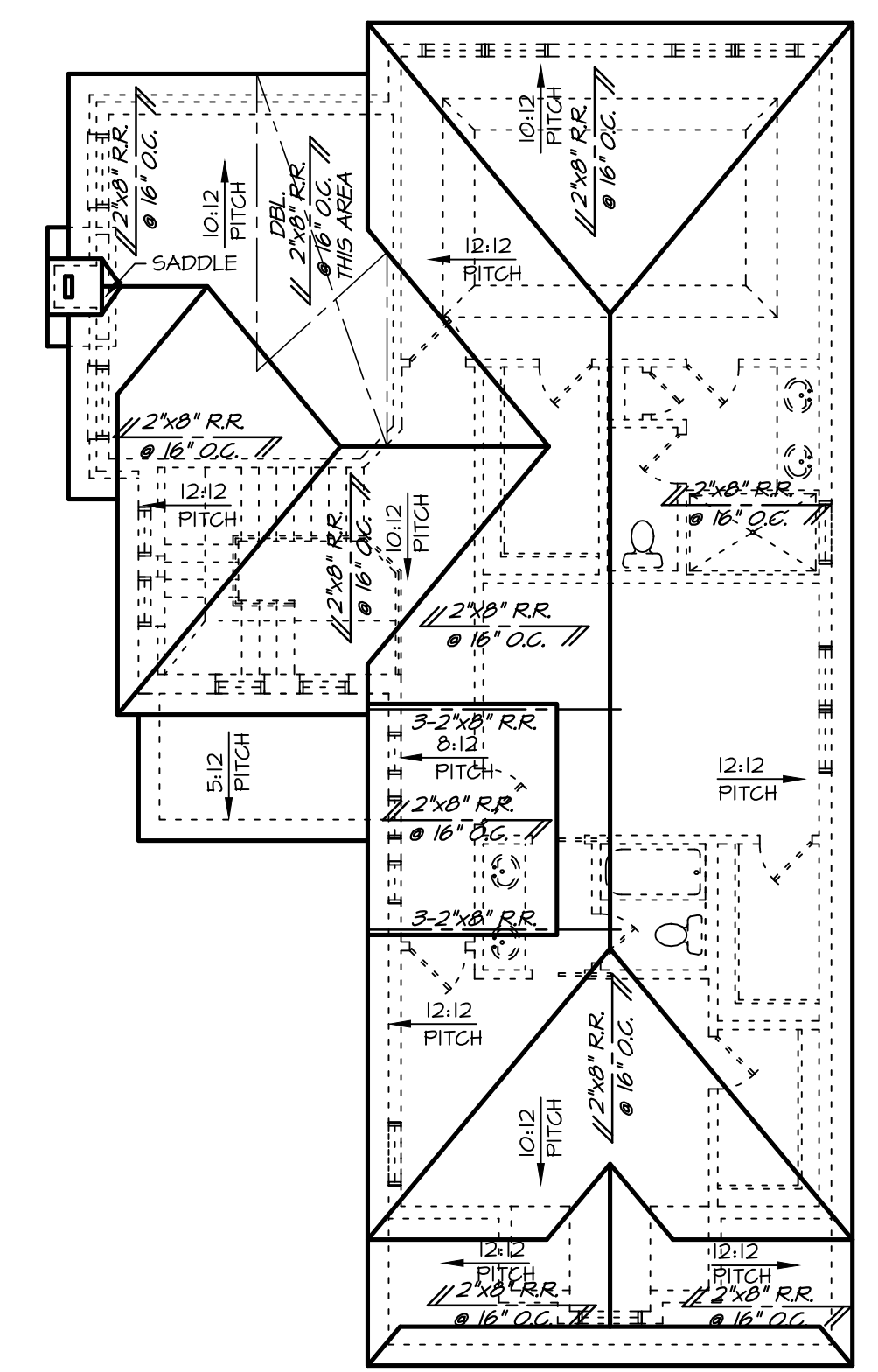


A NEW MODEL HOME FOR  
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**FRONT ELEVATION**

1/4" = 1'-0"



**ROOF PLAN**

1/8" = 1'-0"

**ROOF PLAN NOTES**

- GROUND SNOW LOAD: 30 PSF**  
**DEAD LOAD: 10 PSF**
- USE CANADIAN SPRUCE-PINE-FIR NO. 2 FOR ROOF RAFTERS THRU 2"x10". 2"x12" ROOF RAFTERS SHALL BE CANADIAN HEM-FIR NO. 2 PER "U.S. SPAN BOOK FOR CANADIAN LUMBER" SPAN TABLES SFF FOR SOUTHERN LUMBER (NORTHERN LUMBER GREATER SPANS ARE ALLOWED)  
2"x6" @ 12" O.C. = 13'-4"    2"x8" @ 12" O.C. = 17'-5"    2"x10" @ 12" O.C. = 21'-4"  
2"x6" @ 16" O.C. = 11'-11"    2"x8" @ 16" O.C. = 15'-1"    2"x10" @ 16" O.C. = 18'-5"  
HEM-FIR  
2"x12" @ 12" O.C. = 24'-4"  
2"x12" @ 16" O.C. = 21'-1"
  - ROOF MEMBER SIZES ARE BASED ON ALLOWABLE RAFTER SPANS FOR SPRUCE-PINE-FIR (#2 NORTH) UP THRU 2"x10" RAFTERS. IF 2"x12" RAFTERS ARE USED THEN HEM-FIR #2 SHALL BE USED.
  - HIP OR VALLEY RAFTERS EXCEEDING 24'-0" IN LENGTH SHALL BE 1 3/4" WIDE GANG LAM MEMBERS x RAFTER DEPTH PLUS 2" DEEP.
  - ALL HIP VALLEY CRIPPLE JACKS SHALL BE INSTALLED AND SHALL BE EQUAL IN DEPTH AND SPACING TO MAIN RAFTER FRAMING INTO HIP OR VALLEY RAFTER.
  - IT WILL BE ALLOWED IF FRAMING CARPENTER CHOOSES TO REDUCE SIZE OF ROOF RAFTERS BY PROVIDING INTERMEDIATE WALLS OR BEAMS TO ROOF RAFTERS, THIS REDUCING SPAN, THEN SUPPORTED BACK TO INTERIOR BEARING WALLS, ARCHITECT SHALL BE NOTIFIED OF CHANGES BEFORE FRAMING WORK STARTS.
  - COLLAR TIES SHALL BE INSTALLED PER LOCAL GOVERNING BUILDING CODES.
  - WHERE HIP RAFTERS FRAME PERPENDICULAR TO CEILING JOISTS PROVIDE SOLID BLOCKING AT 8'-0" O.C. BETWEEN JOISTS FOR A DISTANCE OF 10'-0" FROM EXTERIOR WALL. WHEN SPANS ON CEILING JOISTS EXCEED 16'-0" SPANS.
  - PROVIDE FLASHING AT ALL WALL AND ROOF INTERSECTIONS WHEREVER THERE IS A CHANGE IN ROOF SLOPE OR DIRECTION AND AROUND ROOF OPENINGS.
  - RAFTERS SHALL BE FRAMED TO EACH OTHER WITH A GUSSET PLATE OR TO A MINIMUM 1-INCH NOMINAL THICKNESS RIDGE BOARD, NOT LESS IN DEPTH THAN THE CUT END OF THE RAFTER. A MINIMUM 2-INCH NOMINAL THICKNESS VALLEY OR HIP RAFTER IS REQUIRED AT ALL VALLEYS AND HIPs, NOT LESS THAN THE DEPTH OF THE CUT END OF THE RAFTER, AND SUPPORTED AT THE RIDGE BY A BRACE TO A BEARING PARTITION.
  - THE ENDS OF EACH RAFTER AND CEILING JOIST SHALL HAVE NOT LESS THAN 1-1/2" OF BEARINGS ON WOOD OR METAL AND NOT LESS THAN 3" ON MASONRY OR CONCRETE.

**ELEVATION NOTES**

- CONTRACTOR NOTE: ALL TRADES MUST CONFORM TO CURRENT EXISTING CODES APPLYING TO THIS PROJECT. CONTRACTORS TO VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE EXECUTING ANY WORK. REPORT ANY DISCREPANCIES AT ONCE. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY.
- ALL BEDROOMS SHALL HAVE AT LEAST ONE "REGULATED" WINDOW WHICH HAS A NET CLEAR OPENING OF 5.7 SF AND A MINIMUM WIDTH OF 20".
- UNIT GLASS AND/OR MULTIPLE UNIT GLASS SHALL BE INSULATED TEMPERED SAFETY GLASS PER ANSIS SPECS.
- CONTRACTOR SHALL SUBMIT VERIFICATION THAT ALL GLAZING HAS A MAXIMUM U-FACTOR OF 0.35. CONTRACTOR TO SUBMIT CUT SHEETS ON WINDOWS TO THE BUILDING DEPARTMENT.
- PROVIDE SPLASH BLOCKS AT ALL DOWNSPOUTS.
- WRAP EAVE RETURN WITH RAIN GUTTER AND FLASH AS SHOWN.
- FIREPLACE FLIES TO BE MIN. (2'-0") ABOVE ANY ROOF SURFACE WITHIN MIN. HORIZONTAL DISTANCE OF (10'-0").
- WINDOW DESIGNATIONS INDICATES "PELLA" MANUFACTURER CLAD WINDOWS. COORDINATE WINDOW & DOOR MFR. WITH OWNER FOR EXACT SIZES & TYPES.
- ALL SOLDIER AND ROWLOCK BRICK COURSE SHALL PROJECT 3/4" FROM FACE OF WALL UNLESS OTHERWISE NOTED.
- OPERABLE WINDOWS LOCATED MORE THAN 12 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, SHALL HAVE THE LOWEST PART OF THE WINDOWS CLEAR OPENING A MINIMUM OF 24-INCHES ABOVE THE FINISHED FLOOR OF THE ROOM.

CARPENTER CONTRACTOR: IT SHALL BE THE RESPONSIBILITY OF CONTRACTOR, OWNER/CONTRACTOR AND CONCRETE CONTRACTOR TO HAVE FULL SET OF ARCHITECTURAL DRAWINGS "MARKED CONSTRUCTION", WITH LATEST REVISION DATE MARKED. IF DIMENSIONAL ERRORS ARE FOUND BETWEEN DIMENSIONS ON FOUNDATION, FIRST, AND SECOND FLOOR DRAWINGS, ARCHITECT SHALL BE NOTIFIED IMMEDIATELY AND WORK SHALL NOT PROCEED UNTIL THE DISCREPANCY IS RESOLVED. A LETTER OF DIRECTION OR A REVISED DRAWING SHALL BE PREPARED IMMEDIATELY FOR CONTRACTORS, OWNER, AND ARCHITECT'S RECORD.

PROVIDE VENTILATION FOR ALL ATTIC AREAS. MINIMUM NET FREE VENTILATING AREA SHALL NOT BE LESS THEN 1 TO 150 OF THE AREA OF THE SPACE VENTILATED EXCEPT THAT THE TOTAL AREA IS PERMITTED TO BE REDUCED TO 1 TO 300, PROVIDED AT LEAST 50% AND NOT MORE THEN 80% OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE EAVE OR CORNICE VENTS WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS, OR A VAPOR BARRIER HAVING MAXIMUM 1 PERM TRANSMISSION RATE IS NARM SIDE OF THE CEILING. VENTILATING OPENINGS SHALL BE PROVIDED WITH INSTALLED ON THE CORROSION-RESISTANT WIRE MESH WITH 1/8-1/4 INCH OPENINGS.

CARPENTER CONTRACTOR NOTE: THE ABOVE SPAN TABLES ARE TO BE USED FOR REFERENCE FOR MAXIMUM ROOF RAFTER SPANS. IF CARPENTER SUBCONTRACTOR IS ABLE TO SHORTEN SPAN, HE IS PERMITTED TO DO SO AS LONG AS HE DOES NOT EXCEED RAFTER SPANS ALLOWED BY LOCAL CODE. FURTHER, IF RAFTER SPAN IN A ROOF AREA CHANGES FROM MAX. SPAN ALLOWED TO LESSER SPAN CONTRACTOR MAY MAKE THAT ADJUSTMENT, SAY FROM 2"x10"s TO 2"x8"s BY ADJUSTMENT IN HIS BIRDS MOUTH CUT.

DATE: \_\_\_\_\_

EXP. DATE: \_\_\_\_\_

DESIGN FIRM REG. NO.  
184.006972

EXP. DATE  
4-30-2019

REVISIONS	
REV #	DATE: REV. PER:
1	7-1-19 BLDG. DEPT.

DATE:  
1-02-19

DRAWN BY: PJP

PREVIOUS NO. 16023

PROJECT NO.  
18121

SHEET NUMBER  
**A-1**

**ELEVATION NOTES**

- CONTRACTOR NOTE: ALL TRADES MUST CONFORM TO CURRENT EXISTING CODES APPLYING TO THIS PROJECT. CONTRACTORS TO VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE EXECUTING ANY WORK. REPORT ANY DISCREPANCIES AT ONCE. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY.
- ALL BEDROOMS SHALL HAVE AT LEAST ONE "EGRESS WINDOW" WITH CLEAR OPENING OF 5.7 SF AND A MINIMUM WIDTH OF 20".
- UNIT GLASS AND/OR MULTIPLE UNIT GLASS SHALL BE INSULATED TEMPERED SAFETY GLASS PER ANSI'S SPECS.
- CONTRACTOR SHALL SUBMIT VERIFICATION THAT ALL GLAZING HAS A MAXIMUM U-FACTOR OF 0.35. CONTRACTOR TO SUBMIT CUT SHEETS ON WINDOWS TO THE BUILDING DEPARTMENT.
- PROVIDE SPLASH BLOCKS AT ALL DOWNSPOUTS.
- WRAP EAVE RETURNS WITH RAIN GUTTER AND FLASH AS SHOWN.
- FIREPLACE FLUES TO BE MIN. (2'-0") ABOVE ANY ROOF SURFACE WITHIN MIN. HORIZONTAL DISTANCE OF (10'-0").
- WINDOW DESIGNATIONS INDICATES "PELLA" MANUFACTURER CLAD WINDOWS. COORDINATE WINDOW & DOOR PER WITH OWNER FOR EXACT SIZES & TYPES.
- ALL SOLDIER AND ROWLOCK BRICK COURSE SHALL PROJECT 3/4" FROM FACE OF WALL UNLESS OTHERWISE NOTED.
- OPERABLE WINDOWS LOCATED MORE THAN 12 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW SHALL HAVE THE LOWEST PART OF THE WINDOW'S CLEAR OPENING A MINIMUM OF 24-INCHES ABOVE THE FINISHED FLOOR OF THE ROOM.

CARPENTER CONTRACTOR: IT SHALL BE THE RESPONSIBILITY OF CONTRACTOR, OWNER/CONTRACTOR AND CONCRETE CONTRACTOR TO HAVE FULL SET OF ARCHITECTURAL DRAWINGS MARKED "CONSTRUCTION" WITH LATEST REVISION DATE MARKED. IF DIMENSIONAL ERRORS ARE FOUND BETWEEN DIMENSIONS ON FOUNDATION, FIRST, AND SECOND FLOOR DRAWINGS, ARCHITECT SHALL BE NOTIFIED IMMEDIATELY AND WORK SHALL NOT PROCEED UNTIL THE DISCREPANCY IS RESOLVED. A LETTER OF DIRECTION OR A REVISED DRAWING SHALL BE PREPARED IMMEDIATELY FOR CONTRACTORS, OWNER, AND ARCHITECT'S RECORD.

CARPENTER CONTRACTOR NOTE: THE ABOVE SPAN TABLES ARE TO BE USED FOR REFERENCE FOR MAXIMUM ROOF RAFTER SPANS. IF CARPENTER SUBCONTRACTOR IS ABLE TO SHORTEN SPAN, HE IS PERMITTED TO DO SO AS LONG AS HE DOES NOT EXCEED RAFTER SPANS ALLOWED BY LOCAL CODE. FURTHER, IF RAFTER SPAN IN A ROOF AREA CHANGES FROM MAX. SPAN ALLOWED TO LESSER SPAN CONTRACTOR MAY MAKE THAT ADJUSTMENT, SAY FROM 2'x10'S TO 2'x8'S BY ADJUSTMENT IN HIS BIRDS MOUTH CUT.

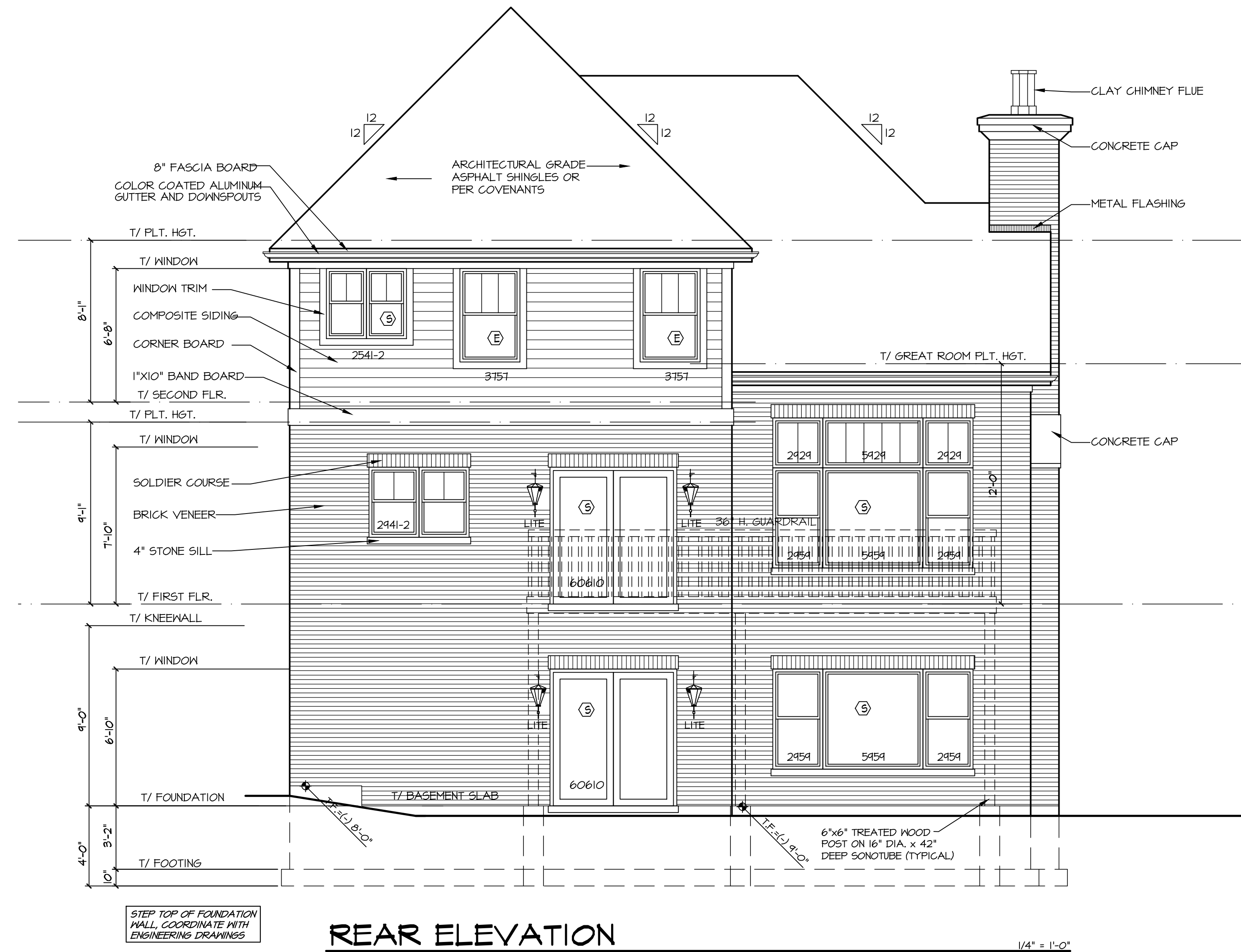
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**SAFETY GLASS REQUIREMENTS**

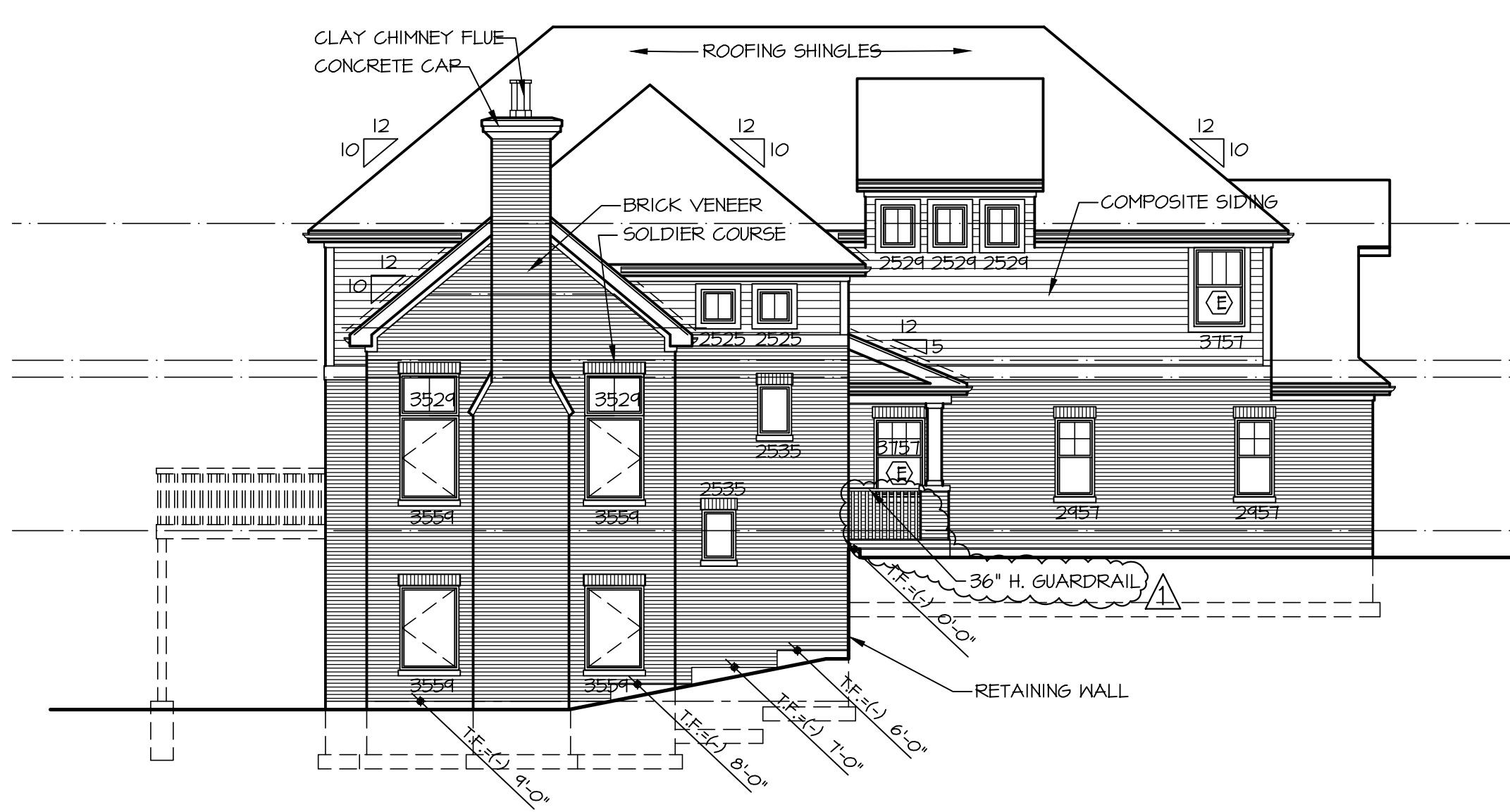
THE FOLLOWING SHALL BE CONSIDERED SPECIFIC HAZARDOUS LOCATIONS FOR THE PURPOSES OF GLAZING:

- GLAZING IN INGRESS AND MEANS OF EGRESS DOORS EXCEPT JALOUSIES.
- GLAZING IN THE FIXED AND SLIDING PANELS OF SLIDING (PATIO) DOOR ASSEMBLIES AND PANELS IN SWINGING DOORS.
- GLAZING IN STORM DOORS.
- GLAZING IN ALL UNFRAMED DOORS.
- GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHUBS AND SHOWERS. GLAZING IN ANY PART OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60"(1524MM) ABOVE THE DRAIN INLET.
- GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24"(610MM) ARC OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60"(1524MM) ABOVE THE FLOOR OF WALKING SURFACE.
- GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL, OTHER THAN THOSE LOCATIONS DESCRIBED IN ITEMS 5 AND 6 ABOVE, THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
  - EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET.
  - BOTTOM EDGE LESS THAN 18" ABOVE THE FLOOR.
  - TOP EDGE GREATER THEN 36" ABOVE THE FLOOR.
  - ONE OR MORE WALKING SURFACES WITHIN 36" HORIZONTALLY TO THE GLAZING.
- ALL GLAZING IN RAILINGS REGARDLESS OF AN AREA OR HEIGHT ABOVE A WALKING SURFACE. INCLUDED ARE STRUCTURAL BALUSTER PANELS AND NONSTRUCTURAL IN-FILLS PANELS.
- GLAZING IN WALLS AND FENCES ARE ENCLOSING INDOORS AND OUTDOORS SWIMMING POOLS AND WHERE THE BOTTOM EDGE OF THE POOL SIDE IS (1)LESS THAN 60" ABOVE A WALKING SURFACE AND (2)WITHIN 36" HORIZONTALLY OF A WALKING SURFACE. THIS SHALL APPLY TO SINGLE GLAZING AND ALL PANES IN MULTIPLE GLAZING.

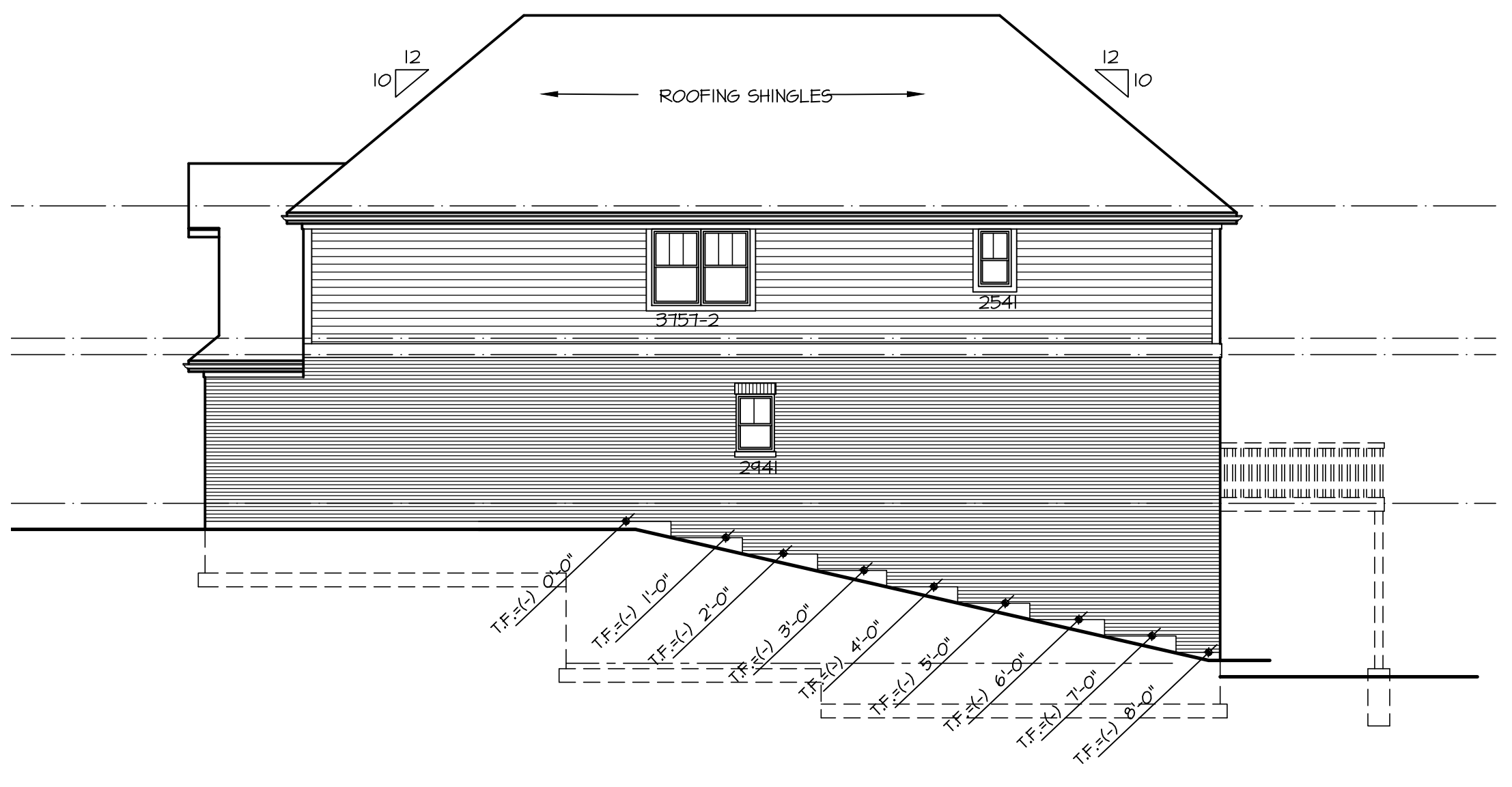
FOR EXCEPTIONS SEE 45CABO SEC. 308.4



**REAR ELEVATION**



**LEFT ELEVATION**



**RIGHT ELEVATION**

**ideal**  
DESIGNS  
ARCHITECTS / DESIGNERS  
20960 FRANKFORT SQ. RD.  
SUITE A  
FRANKFORT, ILLINOIS  
T: (708) 407-8028  
F: (779) 333-7960  
gabe@idealcustomdesigns.com  
www.idealcustomdesigns.com

**A NEW MODEL HOME FOR  
CHARLETON DEVELOPMENT, LLC.  
LOT 16, CHARLETON HIGHLANDS  
ORLAND PARK, ILLINOIS**

DATE: \_\_\_\_\_  
EXP. DATE: \_\_\_\_\_

DESIGN FIRM REG. NO. 184.006972  
EXP. DATE 4-30-2019

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**A-2**



**FRAMING NOTES**

CEILING JOISTS, FLOOR JOISTS AND HEADERS SHALL BE CANADIAN LUMBER BASED UPON U.S. SPAN BOOKS. FOR CANADIAN LUMBER USE SPRUCE-PINE-FIR #2 FOR MEMBERS UP TO 12". FOR MEMBERS 12" AND ABOVE USE HEM-FIR.

ALLOWABLE SPANS ARE AS FOLLOWS:

	SPRUCE-PINE-FIR #2	HEM-FIR #2
CEILING JOISTS - 20lbs LIVE LOAD	2"x6" 14'-4" 16'-0" 12'-0" O.C.	2"x12" 23'-6" 21'-0" 16'-0" O.C.
2nd FLOOR FLOOR JOISTS - 30lbs LIVE LOAD	2"x8" 18'-4" 12'-0" O.C.	2"x12" 19'-0" 14'-8" 16'-0" O.C.
1st FLOOR FLOOR JOISTS - 40lbs LIVE LOAD	2"x10" 22'-11" 12'-0" O.C.	2"x12" 23'-6" 17'-1" 16'-0" O.C.

MICROLAM LVL AND PARALLAM PSL HEADERS AND BEAMS ARE MANUFACTURED BY TRUSS JOIST MAC MILLAN OR APPROVED EQUAL.  
TJI JOISTS ARE MANUFACTURED BY TRUSS JOIST MAC MILLAN OR APPROVED EQUAL.

**GENERAL NOTES**

- FOR SPECIFICATIONS SEE SHEET SP-1
- CARPENTER CONTRACTOR TO VERIFY WITH CONTRACTOR IF JOIST SPACING IS TO BE CHANGED IN CERAMIC TILE FINISHED FLOOR AREAS.
- SEE ELEVATIONS FOR ALL WINDOW SIZES.
- ALL UNDIMENSIONED PARTITIONS ARE 4 1/2" FINISHED.
- SEPARATION WALL/Ceiling BETWEEN GARAGE AND LIVING AREA SHALL HAVE MINIMUM 5/8" TYPE X GYPSUM BOARD APPLIED TO THE GARAGE SIDE OF ALL WALLS AND CEILINGS COMMON WITH THE RESIDENCE OR ITS ATTIC. ALSO PROVIDE A MINIMUM 5/8" TYPE X GYPSUM DRYWALL BOARD PROTECTION FOR WALLS NOT COMMON WITH RESIDENCE THAT SUPPORT CEILING.
- FOR PARTITION DETAILS SEE - M/DI & NDI
- FOR HEADER SIZING SEE - Q/DI
- FOR STAIR DETAIL SEE - J/DI & K/DI
- FOR FIREPLACE DETAILS SEE - A/D3 & C/D3

THE ENDS OF ALL JOISTS, BEAMS AND GIRDERS SHALL BEAR A MINIMUM 1-1/2" ON WOOD OR METAL AND 3" ON MASONRY OR CONCRETE EXCEPT WHERE SUPPORTED ON A 1" BY 4" RIBBON STRIP AND NAILED TO THE ADJACENT STUD OR BY THE USE OF APPROVED JOIST HANGERS. JOISTS FRAMING FROM OPPOSITE SIDES OVER A BEARING SUPPORT SHALL LAP A MINIMUM 3" AND BE NAILED TOGETHER WITH A MINIMUM THREE (3) FACE NAILS. JOISTS FRAMING INTO THE SIDE OF A WOOD GIRDER SHALL BE SUPPORTED BY APPROVED FRAMING ANCHORS OR ON LEDGER STRIPS NOT LESS THAN NOMINAL 2" BY 2".

**LIGHT AND VENTILATION SCHEDULE**

ROOMS	FLOOR AREA	LIGHT 10%		VENT 5%		MECH.	
		REQD	ACTUAL	REQD	ACTUAL	REQD	ACTUAL
KITCHEN/DINETTE	629	50.3	83.4	25.1	57.4		
GREAT ROOM							
STUDY	101	8.5	21.6	4.2	11.6		
POWDER ROOM	32					48	50cfm
MASTER BEDROOM	202	16.1	21.6	8.0	11.6		
BEDROOM 2	211	16.8	21.6	8.4	11.6		
BEDROOM 3	192	15.3	21.6	7.6	11.6		
MASTER BATH	104					163.5	200cfm
BATH 2	30					45	50cfm
BASEMENT (2%)	1125	22.5	71.8	22.5	51.0		

NOTE: ALL ANGLES WALLS TO BE 45 DEG, UNLESS NOTED OTHERWISE

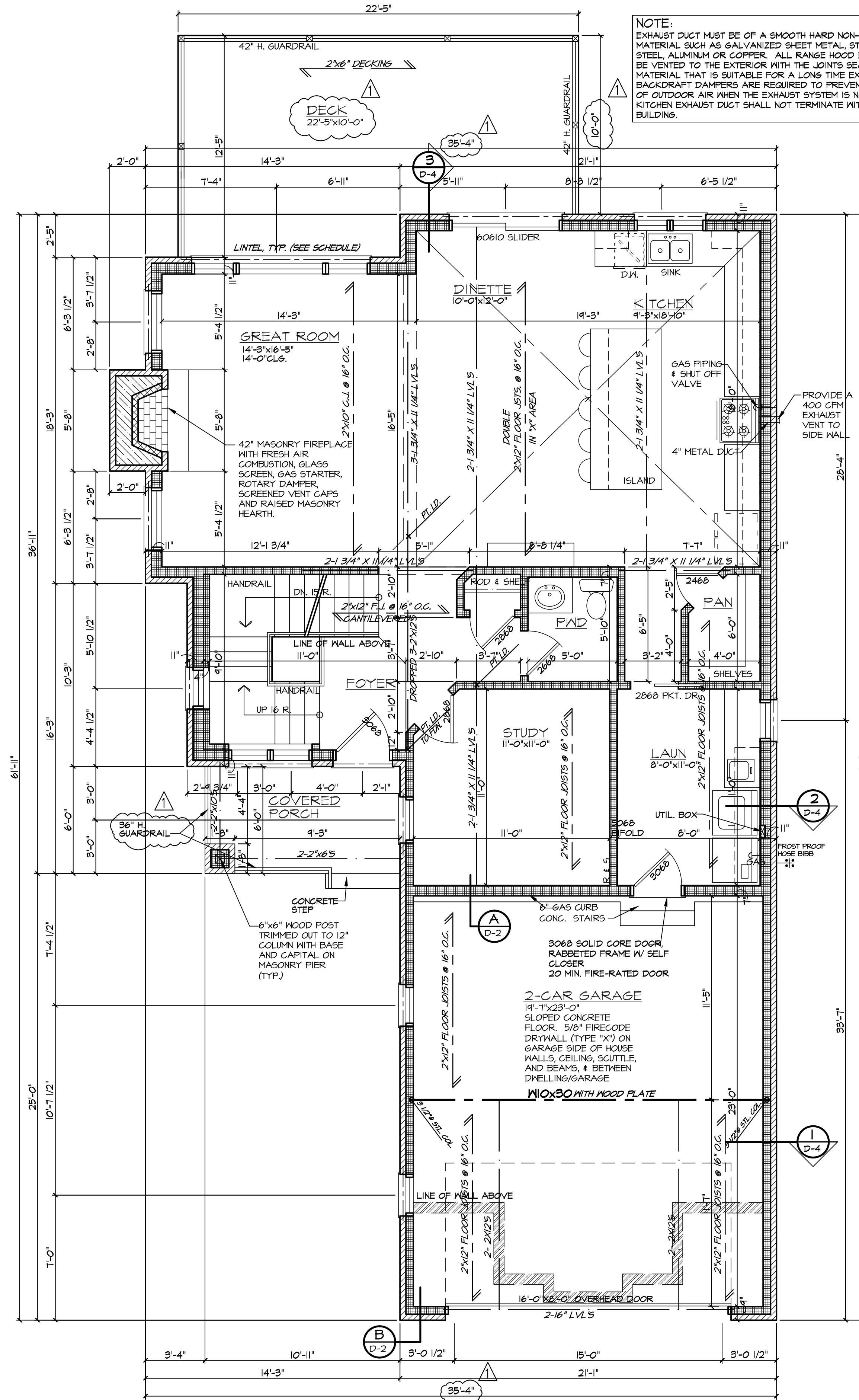
FOR HEADER SIZING SEE SHEET D-1, DETAIL Q

FOR PARTITION AND BEARING WALL DETAILS SEE SHEET D-1 DETAILS P & M

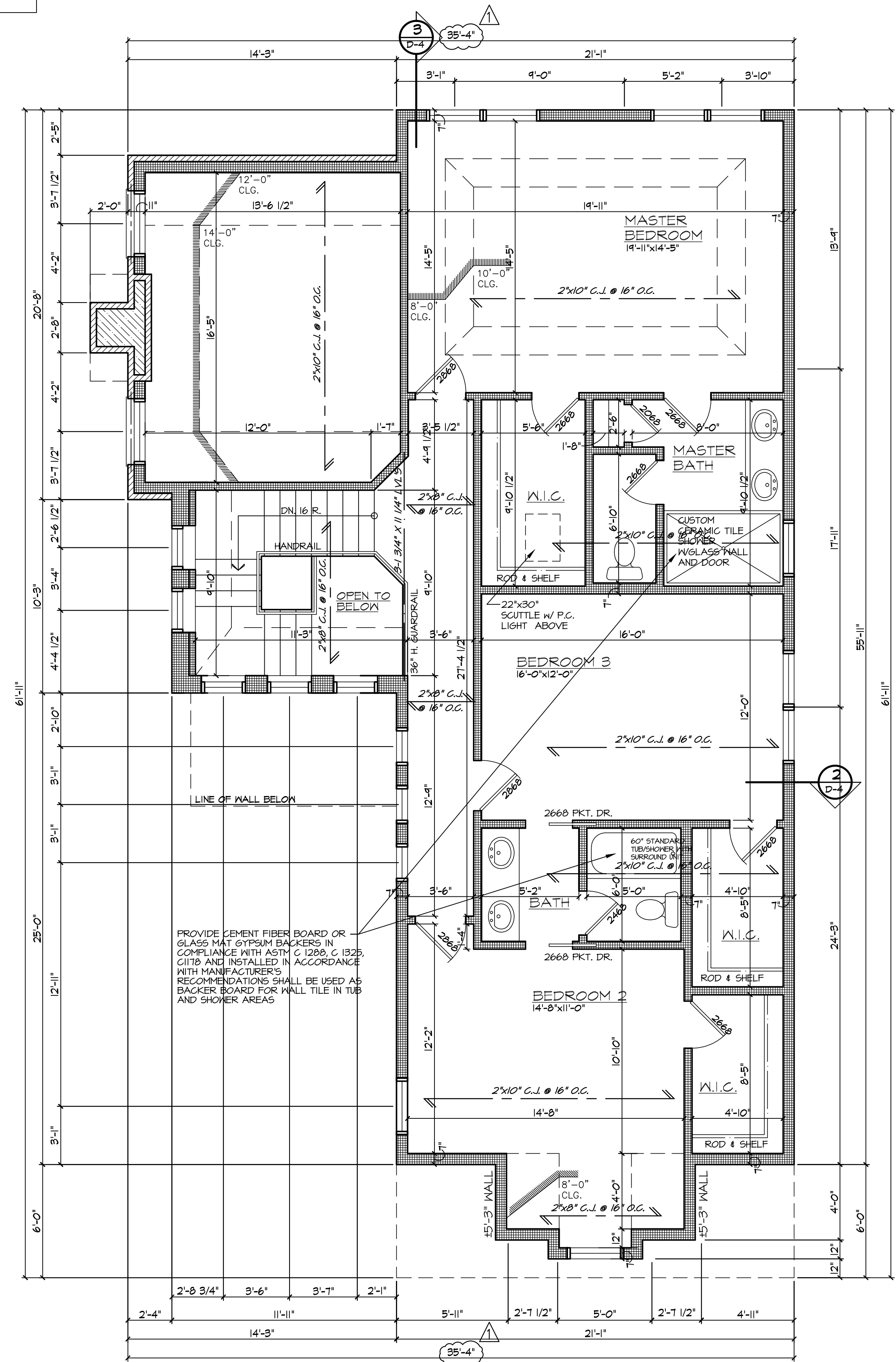
FOR STAIRS SEE SHEET D-1 DETAIL E

NOTE: PROVIDE VENTILATION AT EVERY RAFTER SPACE AT ALL CATHEDRAL CEILINGS.

FOR RADON GAS SEE SHEET D-1, DETAIL T



**FIRST FLOOR PLAN**  
SQ. FT. 1,186  
TOTAL - 2,414 SQ. FT.



**SECOND FLOOR PLAN**  
SQ. FT. 1,228

A NEW MODEL HOME FOR  
CHARLETON DEVELOPMENT, LLC.  
LOT 16, CHARLETON HIGHLANDS  
ORLAND PARK, ILLINOIS

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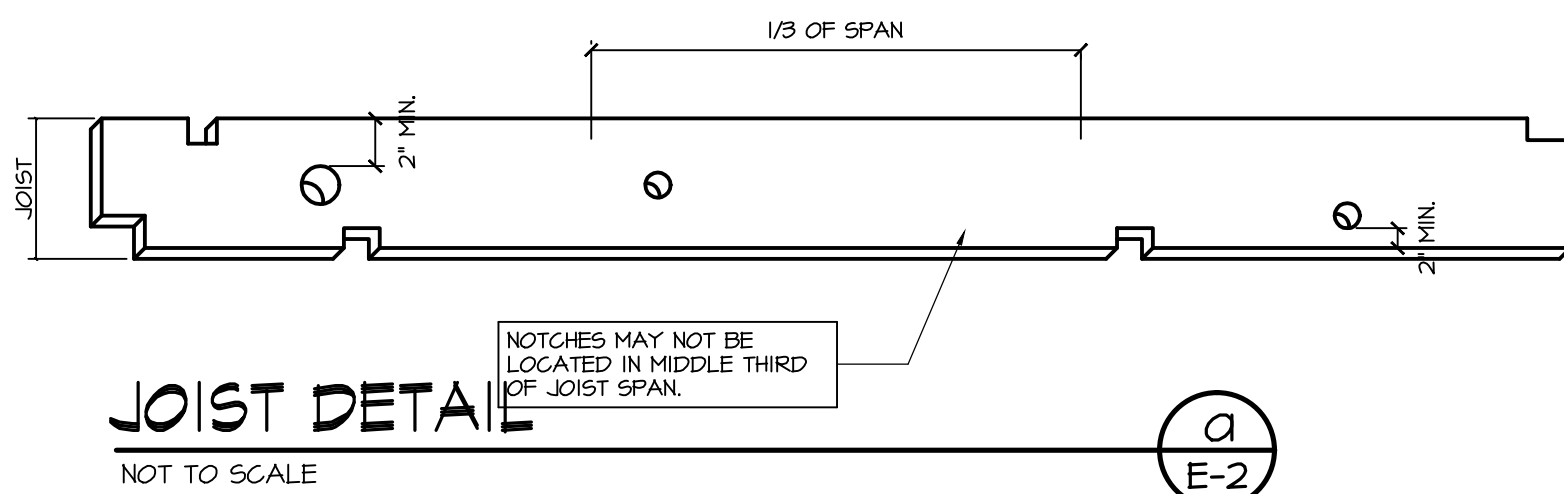
**REVISIONS**

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**A-4**

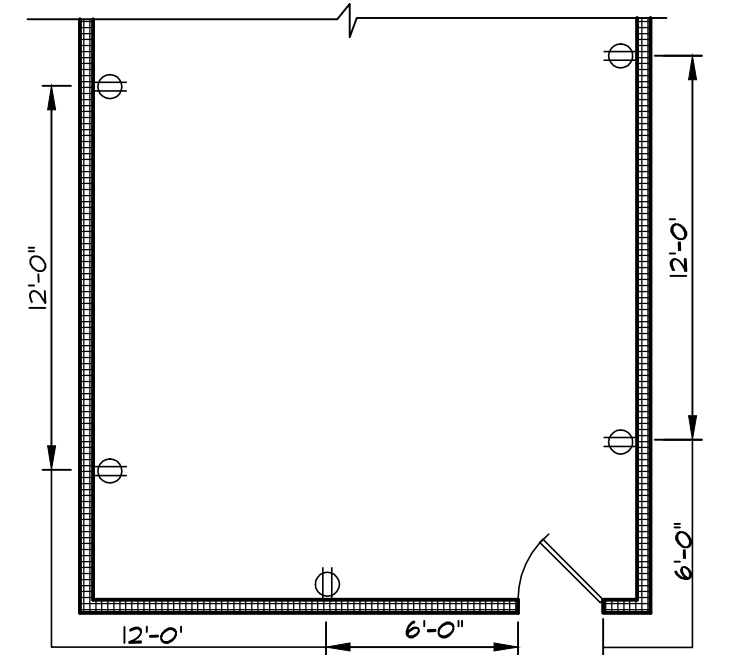




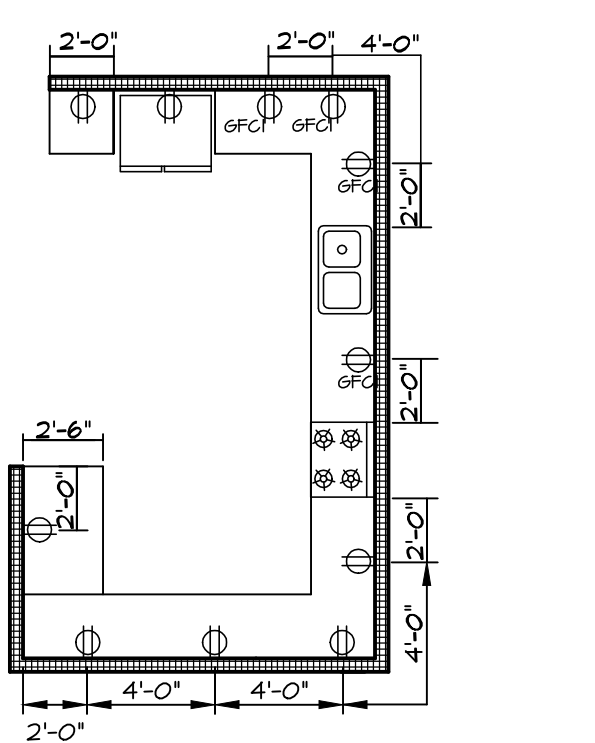
**SECTION 502.01**  
NOTCHES IN SOLID LUMBER JOISTS, RAFTERS AND BEAMS SHALL NOT EXCEED ONE-SIXTH OF THE DEPTH OF THE MEMBER, SHALL NOT BE LONGER THAN ONE-THIRD OF THE DEPTH OF THE MEMBER AND SHALL NOT BE LOCATED IN THE MIDDLE ONE-THIRD OF THE SPAN. NOTCHES AT THE ENDS OF THE MEMBER SHALL NOT EXCEED ONE-FOURTH THE DEPTH OF THE MEMBER. THE TENSION SIDE OF MEMBERS 4 INCHES OR GREATER IN NOMINAL THICKNESS SHALL NOT BE NOTCHED EXCEPT AT THE ENDS OF THE MEMBERS. THE DIAMETER OF HOLES BORED OR CUT INTO MEMBERS SHALL NOT EXCEED ONE-THIRD THE DEPTH OF THE MEMBER. HOLES SHALL NOT BE CLOSER THAN 2 INCHES TO THE TOP OR BOTTOM OF THE MEMBER, OR TO ANY OTHER HOLE LOCATED IN THE MEMBER. WHERE THE MEMBER IS ALSO NOTCHED, THE HOLE SHALL NOT BE CLOSER THAN 2 INCHES TO THE NOTCH.

**SECTION 602.6**  
ANY STUD IN AN EXTERIOR WALL OR BEARING PARTITION MAY BE CUT OR NOTCHED TO A DEPTH NOT EXCEEDING 25% OF ITS WIDTH. STUDS IN NON-BEARING PARTITIONS MAY BE NOTCHED TO A DEPTH NOT TO EXCEED 40% OF A SINGLE STUD WIDTH. ANY STUD MAY BE BORED OR DRILLED, PROVIDED THAT THE DIAMETER OF THE RESULTING HOLE IS NO GREATER THAN 40% OF THE STUD WIDTH, THE EDGE OF THE HOLE IS NO CLOSER THAN 5/8 INCH (15.9mm) TO THE EDGE OF THE STUD, AND THE HOLE IS NOT LOCATED IN THE SAME SECTION AS A CUT OR A NOTCH.

EXCEPTIONS: 1. A STUD MAY BE BORED TO A DIAMETER NOT EXCEEDING 60% OF ITS WIDTH PROVIDED THAT SUCH STUDS LOCATED IN EXTERIOR WALLS OR BEARING PARTITIONS ARE DOUBLED AND THAT NOT MORE THAN TWO SUCCESSIVE STUDS ARE BORED.  
2. APPROVED STUD SHOES MAY BE USED WHEN INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATION.



**GENERAL ROOM RECEPTACLE LAYOUT**  
MINIMUM CABO NTS



**COUNTERTOP RECEPTACLE LAYOUT**  
MINIMUM CABO NTS

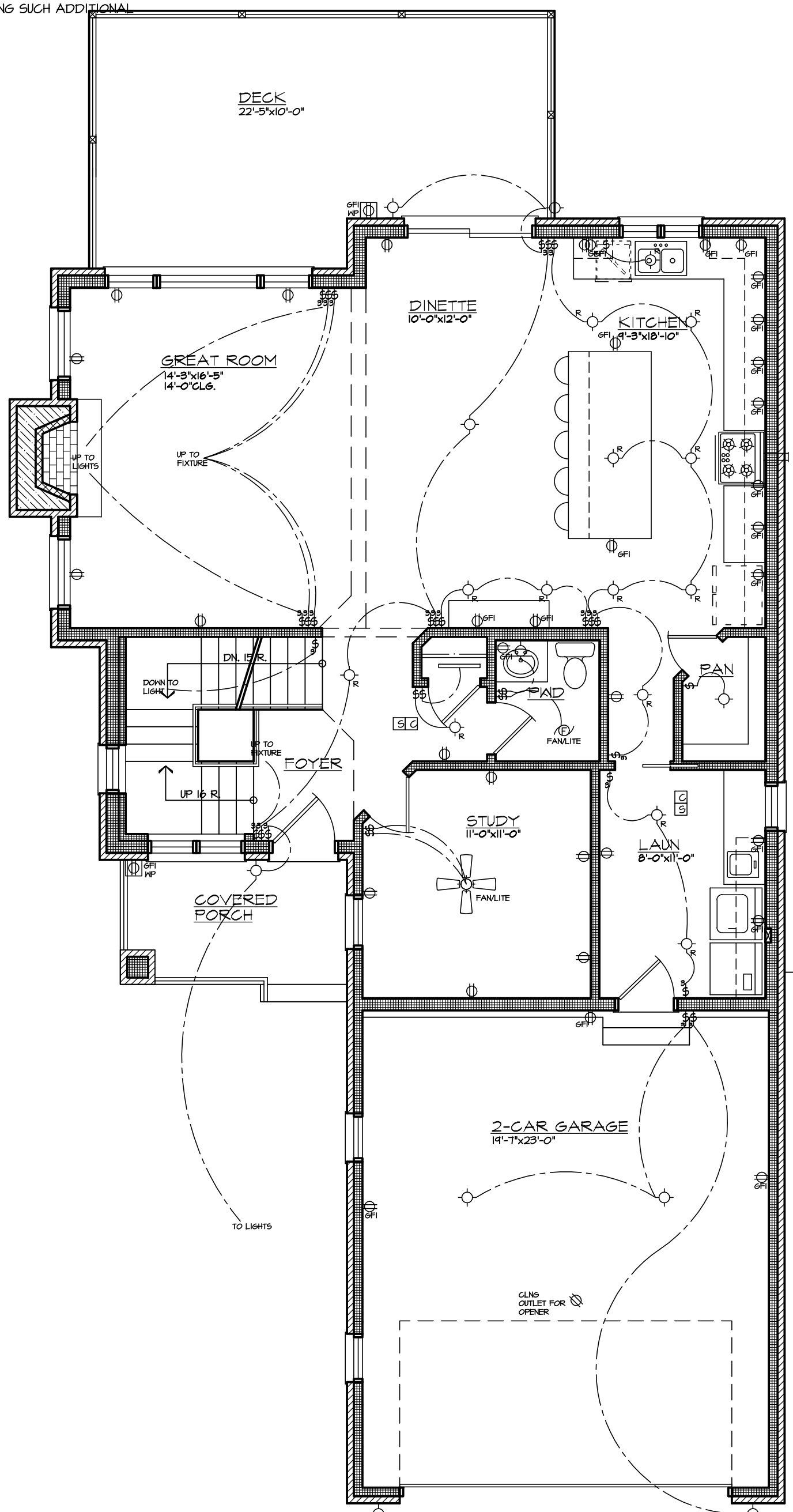
**ELECTRICAL SYMBOLS**

- SW WALL SWITCH
- DD DIMMER
- 3W THREE WAY SWITCH
- 4W FOUR WAY SWITCH
- DS AUTOMATIC DOOR SWITCH
- GD GARAGE DOOR PUSH BUTTON
- KK GARAGE DOOR KEYPAD
- GH GAS WALL HEATING UNIT
- WFI WEATHERPROOF, GROUND FAULT INTERRUPTER DUPLEX OUTLET
- DR DUPLEX RECEPTACLE
- DRS DUPLEX RECEPTACLE ONE SIDE SWITCHED
- CTV CABLE TELEVISION CONNECTION
- TJ TELEPHONE JACK
- MS WALL SCENE TYPE AND STYLE PER OWNER / CONTRACTOR
- DBS DOOR BELL TYPE AND STYLE PER OWNER / CONTRACTOR
- EP ELECTRICAL PANEL
- LV LOW VOLTAGE RECESSED
- RF RECESSED LIGHT FIXTURE PER OWNER/CONTRACTOR
- 4" RECESSED LIGHT FIXTURE PER OWNER/ CONTRACTOR
- CLF CEILING LIGHT FIXTURE PER OWNER/CONTRACTOR
- PLF PENDANT LIGHT FIXTURE PER OWNER/CONTRACTOR
- MLM WALL MOUNTED LIGHT FIXTURE PER CONTRACTOR/OWNER
- M MOTOR
- CEILING EXHAUST FAN PER OWNER/CONTRACTOR UNLESS OTHERWISE NOTED.
- CC CONDUIT RUN CONCEALED ABOVE CEILING
- SD SMOKE DETECTOR, ALL SMOKE DETECTORS TO BE WIRED IN SERIES W/ BATTERY BACKUP
- CD CARBON MONOXIDE DETECTOR
- SMF SURFACE MOUNTED 2x4' FLUORESCENT LIGHT FIXTURE PER CONTR. / OWNER
- SM2 SURFACE MOUNTED 2x2' FLUORESCENT LIGHT FIXTURE PER CONTR. / OWNER
- UCS UNDER/ABOVE CABINET STRIP LIGHTING TYPE AND STYLE PER OWNER / CONTRACTOR
- T THERMOSTAT
- PC LIGHT FIXTURE WITH PULL CHAIN
- FLD FLOOD LT. MOTION DETECTOR
- CF CEILING FAN

**ELECTRICAL DEVICES A.F.F.**

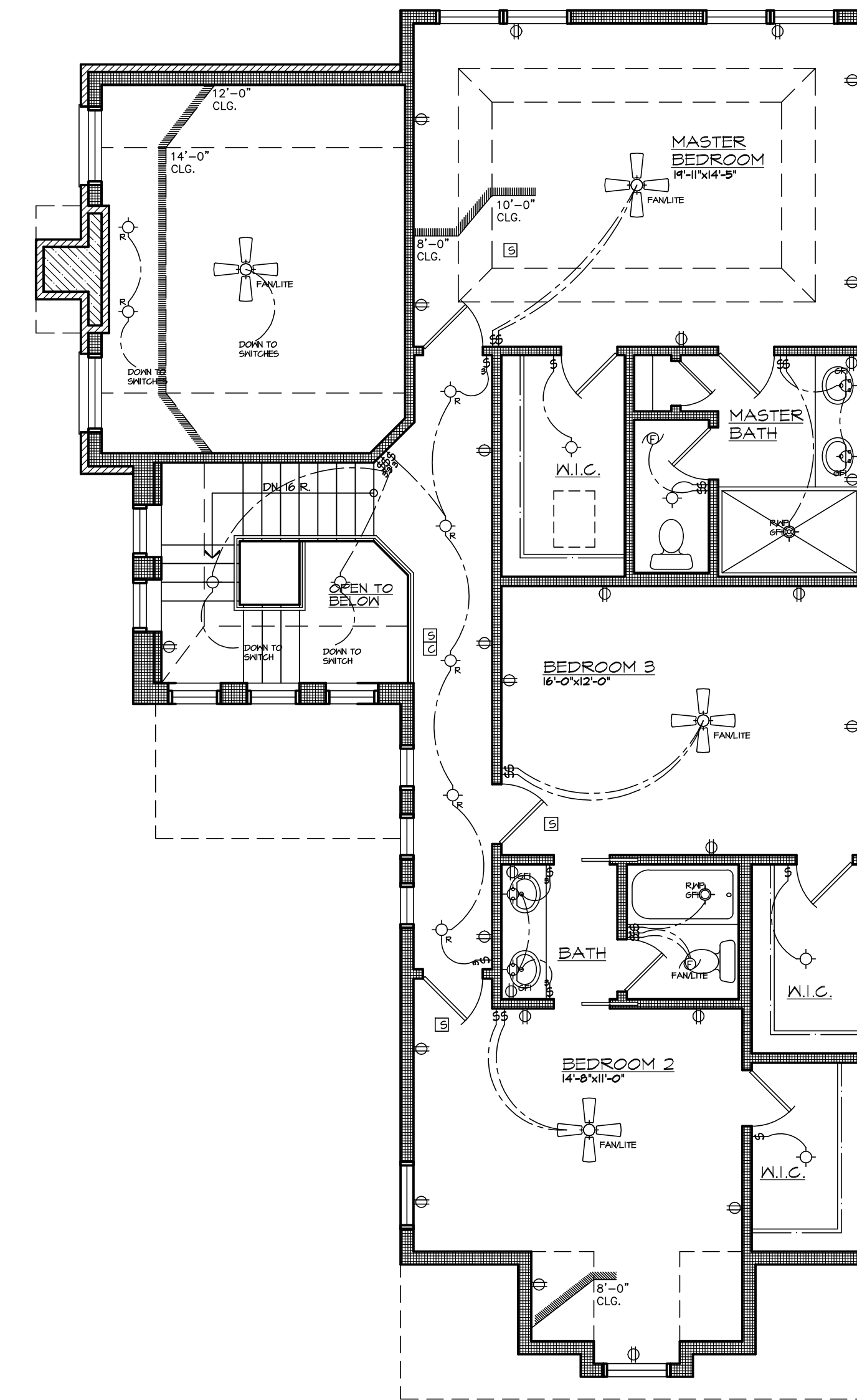
SWITCHES AND WALL OUTLETS OVER COUNTERS	48" TO C.L.
REMAINING SWITCHES	48" TO C.L.
WALL OUTLETS	12" TO C.L.
BATH VANITY BRACKET OUTLET (1" ABOVE TOP OF MIRROR)	80" TO C.L.
WATER SOFTENER AND SUMP OUTLETS	48" TO C.L.
TELEPHONE OUTLETS	12" TO C.L.
TELEVISION OUTLETS	12" TO C.L.
EXTERIOR 6FI'S	12" TO C.L.
GARAGE 6FI'S	48" TO C.L.
BASEMENT WALL OUTLETS	48" TO C.L.
FRONT DOOR COACH LIGHT	5'-6" A.F.F.
GARAGE DOOR COACH LIGHT (ABOVE GARAGE FLOOR)	7'-0" ABOVE GRADE
DINING AND BREAKFAST FIXTURE HEIGHT	64" TO BOTTOM OF FIXTURE
FOYER AND STAIRWAY FIXTURE HEIGHT	96" TO BOTTOM OF FIXTURE
THERMOSTAT	54" TO C.L.
DOOR BELL CHIMES	84" TO C.L.
DOOR BELL BUTTON	LEVEL W/DOOR HANDLE
KITCHEN HOOD FAN "WHIP"	66" TO C.L.
KITCHEN WALL HUNG MICROWAVE RECEPTACLE	76" TO C.L.
KITCHEN DISHWASHER "WHIP"	UNDER SINK
KITCHEN RANGE	24" TO C.L.
KITCHEN REFRIGERATOR	48" TO C.L.
WASHER/DRYER OUTLET	36" TO C.L.

C.L. = CENTER LINE  
1 = FIELD VERIFY  
2 = MASTER BATH STANDARD 30" HIGH VANITY TO BE RAISED 4"



**FIRST FLOOR ELECTRICAL PLAN**

3/16" = 1'-0"



**SECOND FLOOR ELECTRICAL PLAN**

3/16" = 1'-0"

**ELECTRICAL NOTES**

- ALL 125 VOLT, SINGLE-PHASE, 15 AND 20 AMPERE RECEPTACLES INSTALLED OUTDOORS WHERE THERE IS DIRECT GRADE LEVEL ACCESS, SHALL HAVE GROUND-Fault CIRCUIT INTERRUPTER PROTECTION FOR PERSONAL. NEC 210-8(A)(3).
- OUTLET BOXES ON OPPOSITESIDES OF RATED WALLS/WALLS SEPARATING GARAGE FROM DWELLING SHALL BE SEPARATED BY A HORIZONTAL DISTANCE OF 24". UPC SECTION 704.1.
- MAIN SERVICE PANEL ELECTRICAL LOAD CALCULATIONS SHALL CONFORM TO NEC 220.
- PROVIDE GROUNDING AT SERVICE ENTRANCE TO COMPLY WITH NEC 250-81 OR 250-83.
- FIXTURES IN CLOSET SHALL MAINTAIN 18" CLEARANCE FROM COMBUSTIBLES. NEC 410-8.
- PROVIDE 6FI PROTECTION PER NEC 210-8(a).
- SPACINGS OF ELECTRICAL OUTLETS:  
A. GENERAL: OUTLETS SHALL BE INSTALLED SO THAT NO POINT ALONG THE FLOOR LINE IN ANY WALL SPACE IS MORE THAN 6 FEET FROM AN OUTLET IN THAT SPACE, INCLUDING ANY WALL SPACE 2 FEET OR MORE IN WIDTH AND THE WALL SPACE OCCUPIED BY FIXED PANELS IN EXTERIOR WALLS, BUT EXCLUDING SLIDING PANELS IN EXTERIOR WALLS. N.E.C. 210-52(a).  
B. KITCHEN COUNTER TOPS: RECEPTACLE OUTLETS SHALL BE INSTALLED AT EACH COUNTER SPACE 12" OR WIDER. RECEPTACLES SHALL BE INSTALLED SO THAT NO POINT ALONG THE WALL LINE IS MORE THAN 24" FROM A RECEPTACLE OUTLET IN THAT SPACE. ISLAND AND PENINSULAR COUNTER TOPS 12" OR WIDER SHALL HAVE AT LEAST ONE RECEPTACLE FOR EACH FOUR FEET OF COUNTER TOP. COUNTERTOP SPACES SEPARATED BY RANGE TOPS, REFRIGERATORS, OR SINKS SHALL BE CONSIDERED AS SEPARATE COUNTERTOP SPACES. N.E.C. 210-52(c).
- PROVIDE SMOKE DETECTORS IN EACH SLEEPING ROOM, OUTSIDE OF EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, AND ON EACH ADDITIONAL STORY. WIRE THE DETECTORS SO THAT THE ACTUATION OF ONE DETECTOR ACTUATES ALL DETECTORS.

NOTE:  
MIN. OF ONE INCH (1") (E.M.T.) CONDUIT IS REQUIRED FOR ANY FUTURE SATELLITE 4 LINE VOLTAGE CABLES IN ALL MULTISTORY, MULTIFAMILY, AND SINGLE FAMILY RESIDENCE. THIS CONDUIT SHALL BE INSTALLED ON THE INTERIOR OF THE BUILDING FOR FUTURE USE.

NOTE:  
INCANDESCENT LUMINARIES WITH OPEN (EXPOSED) LAMPS PARTIALLY ENCLOSED LAMPS, PENDANT FIXTURES OR PENDANT LAMPHOLDERS ARE NOT PERMITTED IN CLOTHES CLOSETS. USE OF A LAMPHOLDER IN A CLOTHES CLOSET WITH ANY OPEN LAMP IS A VIOLATION OF THE CODE.  
- INSTALLING A COMPACT FLUORESCENT LAMP IN A LAMPHOLDER DOES NOT TURN THE LAMPHOLDER INTO A FLUORESCENT FIXTURE.  
- A LUMINARIES INSTALLED IN A CLOTHES CLOSET IS PERMITTED TO BE ONLY OF THE SURFACE-MOUNTED OR RECESSED INCANDESCENT TYPE WITH ALL LAMPS COMPLETELY ENCLOSED, OR A SURFACE MOUNTED OR RECESSED FLUORESCENT LUMINARIES.  
- SURFACE-MOUNTED INCANDESCENT LUMINARIES (FIXTURES) INSTALLED ON THE WALL ABOVE THE DOOR OR ON THE CEILING PROVIDED THERE IS A MIN. CLEARANCE OF 12 INCHES BETWEEN THE LUMINARIES AND THE NEAREST POINT OF STORAGE SPACE.  
- SURFACE-MOUNTED FLUORESCENT LUMINARIES (FIXTURES) INSTALLED ON THE WALL ABOVE THE DOOR OR ON THE CEILING PROVIDED THERE IS A MIN. CLEARANCE OF 6 INCHES BETWEEN THE LUMINARIES (FIXTURE) AND THE NEAREST POINT OF A STORAGE SPACE.  
- RECESSED FLUORESCENT LUMINARIES (FIXTURES) INSTALLED IN THE WALL OR ON THE CEILING PROVIDED THERE IS A MIN. 6 INCHES BETWEEN THE LUMINARIES (FIXTURE) AND THE NEAREST POINT OF A STORAGE SPACE.

NOTE:  
ALL BRANCH CIRCUITS THAT SUPPLY 120-VOLT, SINGLE-PHASE, 15 AND 20 AMPERE OUTLET, INSTALLED IN BEDROOMS SHALL BE PROTECTED BY A COMBINATION TYPE OR BRANCFEEDER TYPE ARC-FAULT CIRCUIT INTERRUPTER INSTALLED TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CIRCUIT

NOTE:  
ALL RESIDENTIAL UNITS TO BE EQUIPPED W/ CARBON MONOXIDE DETECTOR WITHIN 10 FEET OF EVERY ROOM USED FOR SLEEPING. THE CARBON MONOXIDE DETECTOR SHALL BE WIRED WITH BATTERY BACK-UP.

NOTE:  
ALL BEDROOMS RECEPTACLES TO BE ARC-FAULT PROTECTION.

NOTE:  
PROGRAMMABLE THERMOSTAT - WHERE THE PRIMARY HEATING IS FORCED-AIR-FURNACE, AT LEAST ONE PROGRAMMABLE THERMOSTAT IS REQUIRED TO MAINTAIN ZONE TEMPERATURE DOWN TO 55 F OR UP TO 85 F. THE THERMOSTAT SHALL INITIALLY BE PROGRAMMED WITH A HEATING TEMPERATURE SET POINT NO HIGHER THAN 70 F AND A COOLING TEMPERATURE SET POINT NO LOWER THAN 78 F.

NOTE:  
COMBINATION SMOKE ALARMS AND CARBON MONOXIDE DETECTORS ARE NOT PERMITTED.

NOTE:  
ALL ELECTRIC WILL BE INSTALLED BEFORE A ROUGH INSPECTION. THE BASEMENT SHALL BE PIPED BEFORE THE ROUGH INSPECTION.

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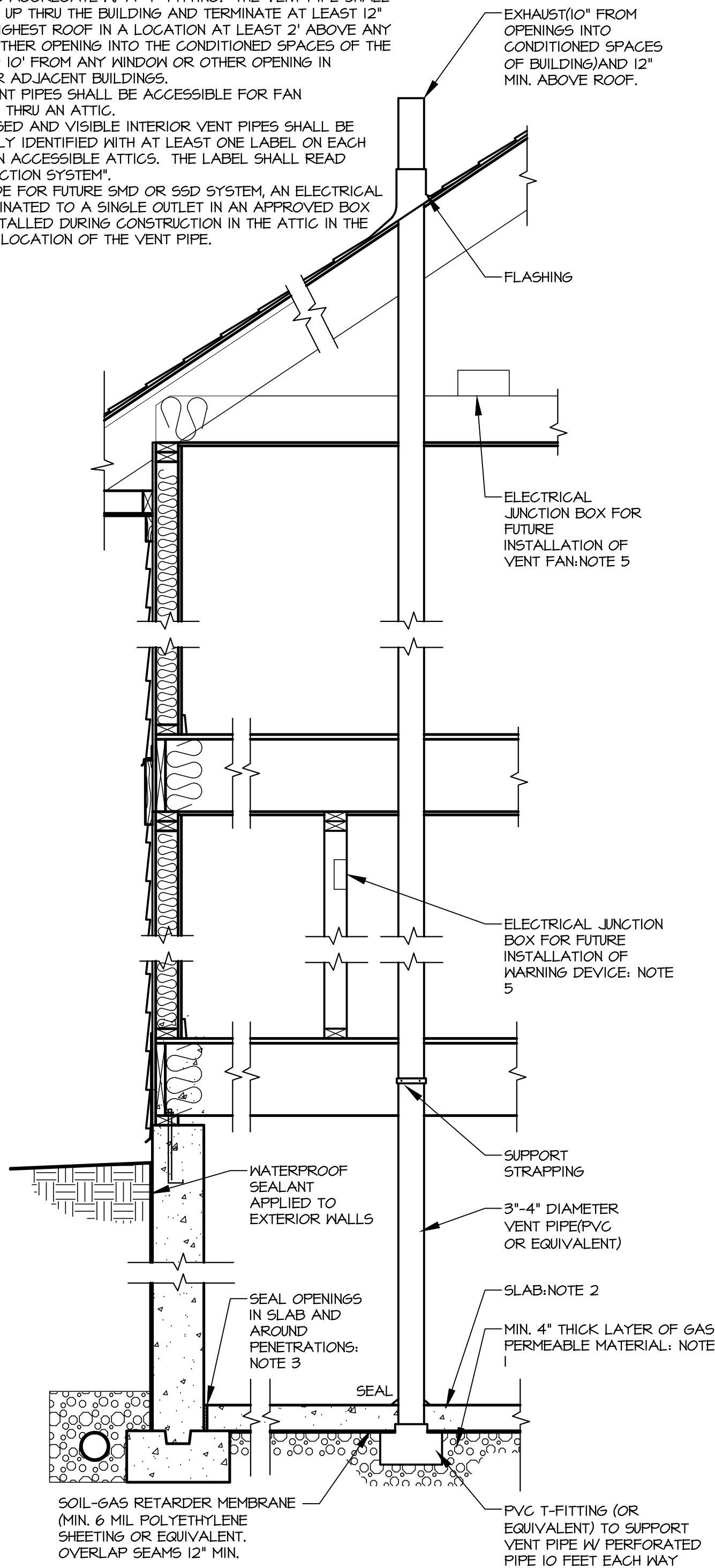
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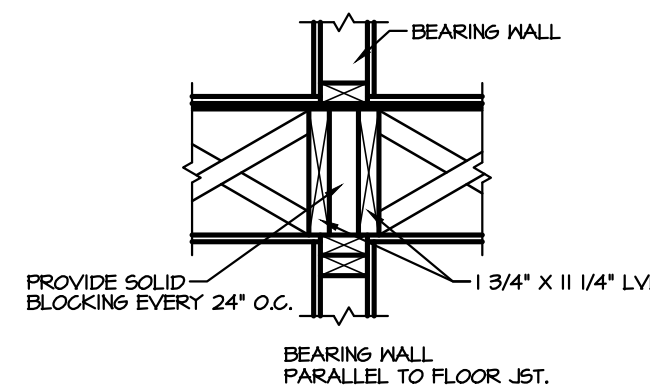
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**RADON REDUCTION SYSTEM**

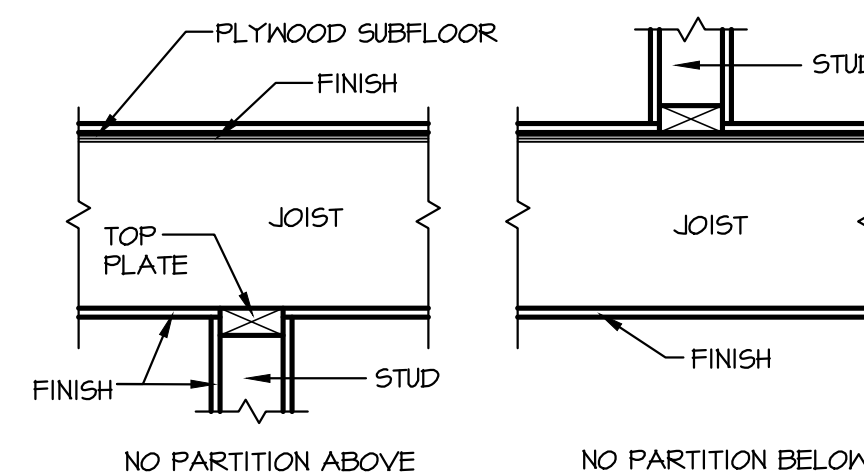
- NOTES:
1. ALL CONCRETE SLABS THAT COME IN CONTACT WITH THE GROUND SHALL BE LAID OVER A GAS PERMEABLE MATERIAL, MADE UP OF EITHER A MINIMUM 4" THICK UNIFORM LAYER OF CLEAN AGGREGATE, OR A MINIMUM 4" THICK UNIFORM LAYER OF SAND, OVERLAIN BY A LAYER OR STRIPS OF MANUFACTURED MATTING DESIGNED TO ALLOW 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" AND "ACI308.2R", OR THE POST TENSIONING INSTITUTE MANUAL, "DESIGN AND CONSTRUCTION OF POST-TENSIONED SLABS ON GROUND".
  3. ALL OPENINGS, GAPS AND JOINTS IN FLOOR AND WALL ASSEMBLIES IN CONTACT WITH SOIL OR GAPS AROUND PIPES, TOILETS, BATHUBS 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 ELASTOMETRIC JOINT SEALANT, AS DEFINED IN ASTM C920-07.
  4. VENT PIPES SHALL BE INSTALLED SO THAT ANY RAINWATER OR CONDENSATION DRAINS DOWNWARD INTO THE GROUND BENEATH THE SLAB OR SOIL-GAS RETARDER MEMBRANE.
  5. CIRCUITS SHOULD BE A MINIMUM 15 AMP, 115 VOLT.
  6. CONDENSATE DRAINS SHALL BE TRAPPED OR ROUTED THROUGH NON-PERFORATED PIPE TO DAYLIGHT.
  7. SEAL SUMP PUMP COVERS.
  8. ALL EXPOSED AND VISIBLE INTERIOR VENT PIPES SHALL BE CONSPICUOUSLY IDENTIFIED WITH AT LEAST ONE LABEL ON EACH FLOOR AND IN ACCESSIBLE ATTICS.
  9. ALL CONCRETE JOINTS MUST BE SEALED W/ POLYURETHANE CAULK OR OTHER ELASTOMETRIC SEALANT.
  10. CONDENSATE DRAINS SHALL BE TRAPPED OR ROUTED THROUGH NON-PERFORATED PIPE TO DAYLIGHT.
  11. OVERLAP 6 MIL VAPOR BARRIER 12"
  12. MIN. 3" DIAMETER SCHEDULE 40 FVG EMBEDDED VERTICALLY INTO THE SUB-SLAB AGGREGATE W/ A "T" FITTING. THE VENT PIPE SHALL BE EXTENDED UP THRU THE BUILDING AND TERMINATE AT LEAST 12" ABOVE THE HIGHEST ROOF IN A LOCATION AT LEAST 2' ABOVE ANY WINDOW OR OTHER OPENING INTO THE CONDITIONED SPACES OF THE BUILDING AND 10' FROM ANY WINDOW OR OTHER OPENING IN ADJOINING OR ADJACENT BUILDINGS.
  13. RADON VENT PIPES SHALL BE ACCESSIBLE FOR FAN INSTALLATION THRU AN ATTIC.
  14. ALL EXPOSED AND VISIBLE INTERIOR VENT PIPES SHALL BE CONSPICUOUSLY IDENTIFIED WITH AT LEAST ONE LABEL ON EACH FLOOR AND IN ACCESSIBLE ATTICS. THE LABEL SHALL READ "RADON REDUCTION SYSTEM".
  15. TO PROVIDE FOR FUTURE SMD OR SSD SYSTEM, AN ELECTRICAL CIRCUIT TERMINATED TO A SINGLE OUTLET IN AN APPROVED BOX SHALL BE INSTALLED DURING CONSTRUCTION IN THE ATTIC IN THE ANTICIPATED LOCATION OF THE VENT PIPE.



**A RADON DETAIL**  
3/4"=1'-0"

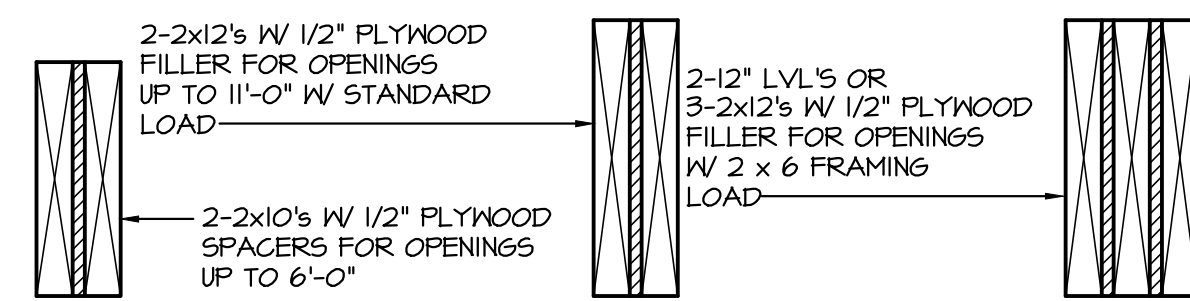


**H DETAILS @ BEARING WALLS**  
1"=1'-0"

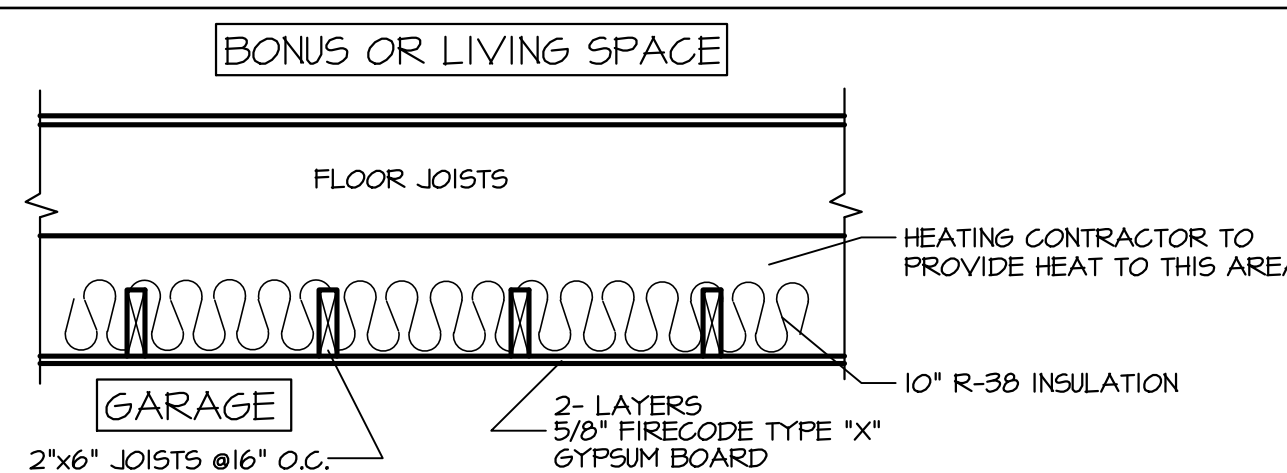


PARTITIONS PERPENDICULAR TO JOISTS

**J PARTITION WALL DETAILS**  
1"=1'-0"

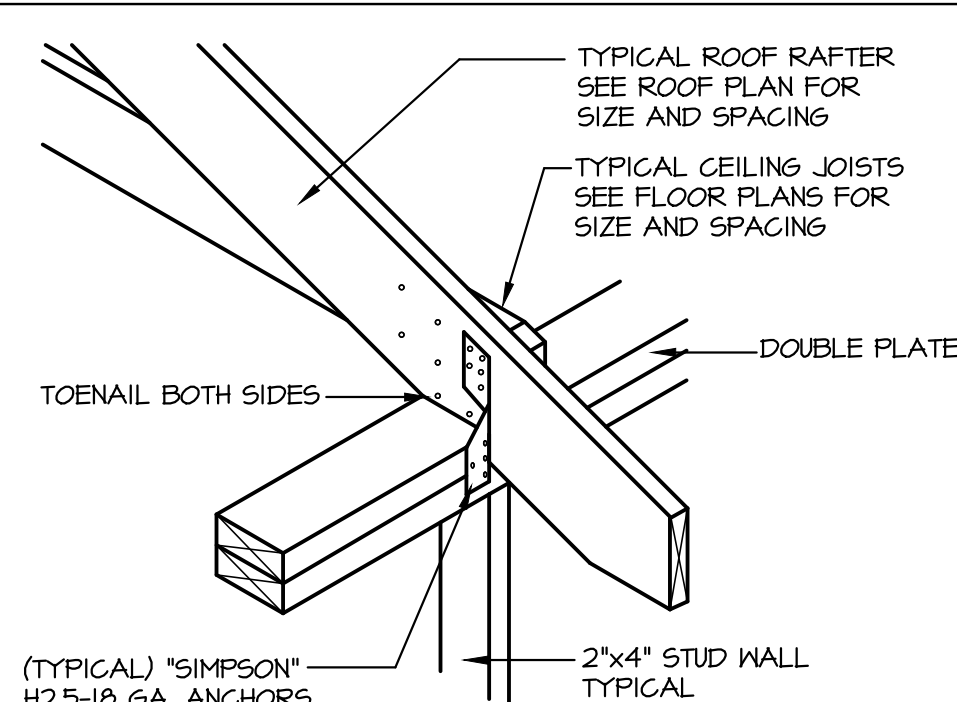


**Q HEADER DETAIL**  
3/4"=1'-0"

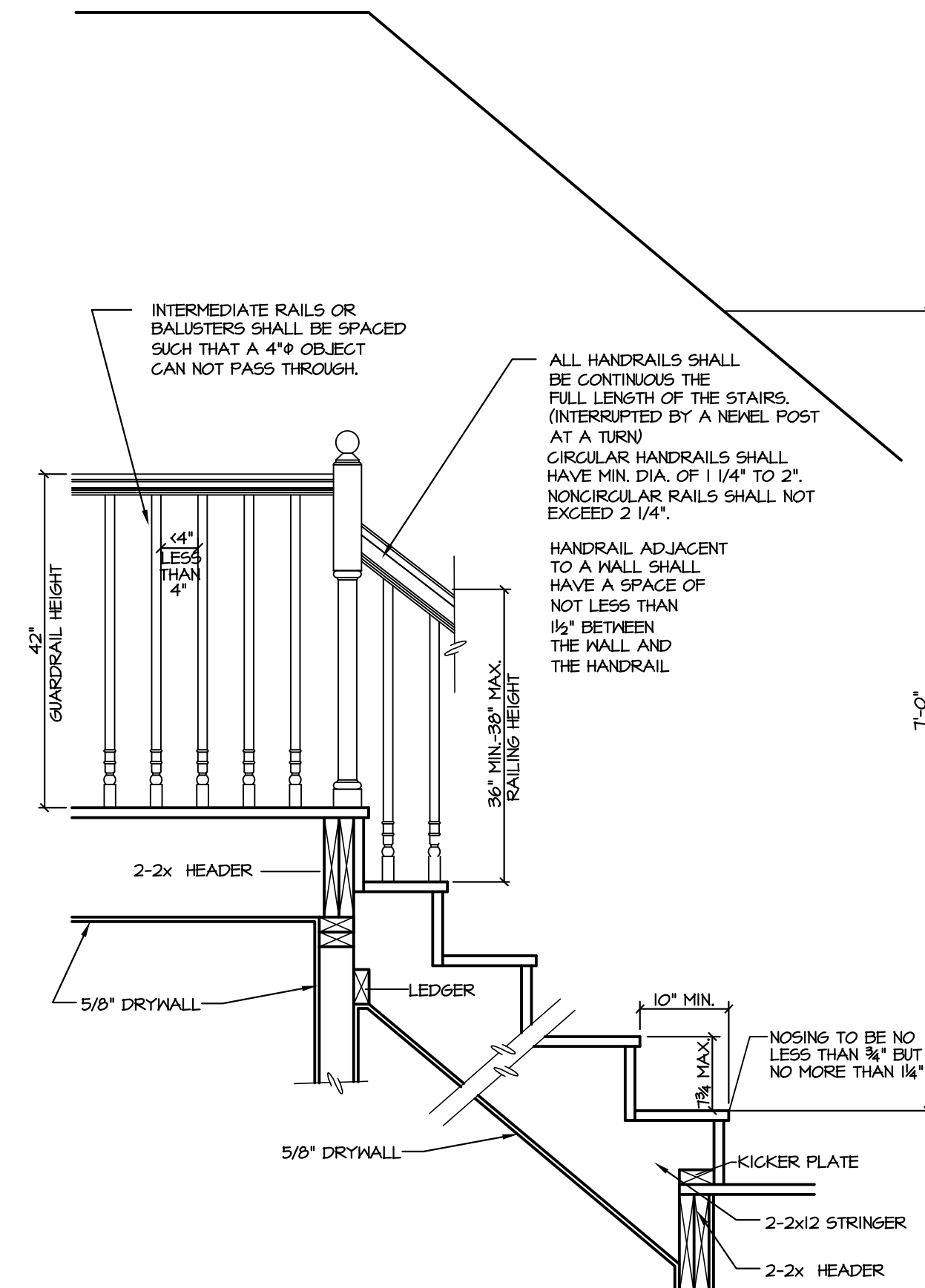


**L DROPPED GARAGE CEILING**  
3/4"=1'-0"

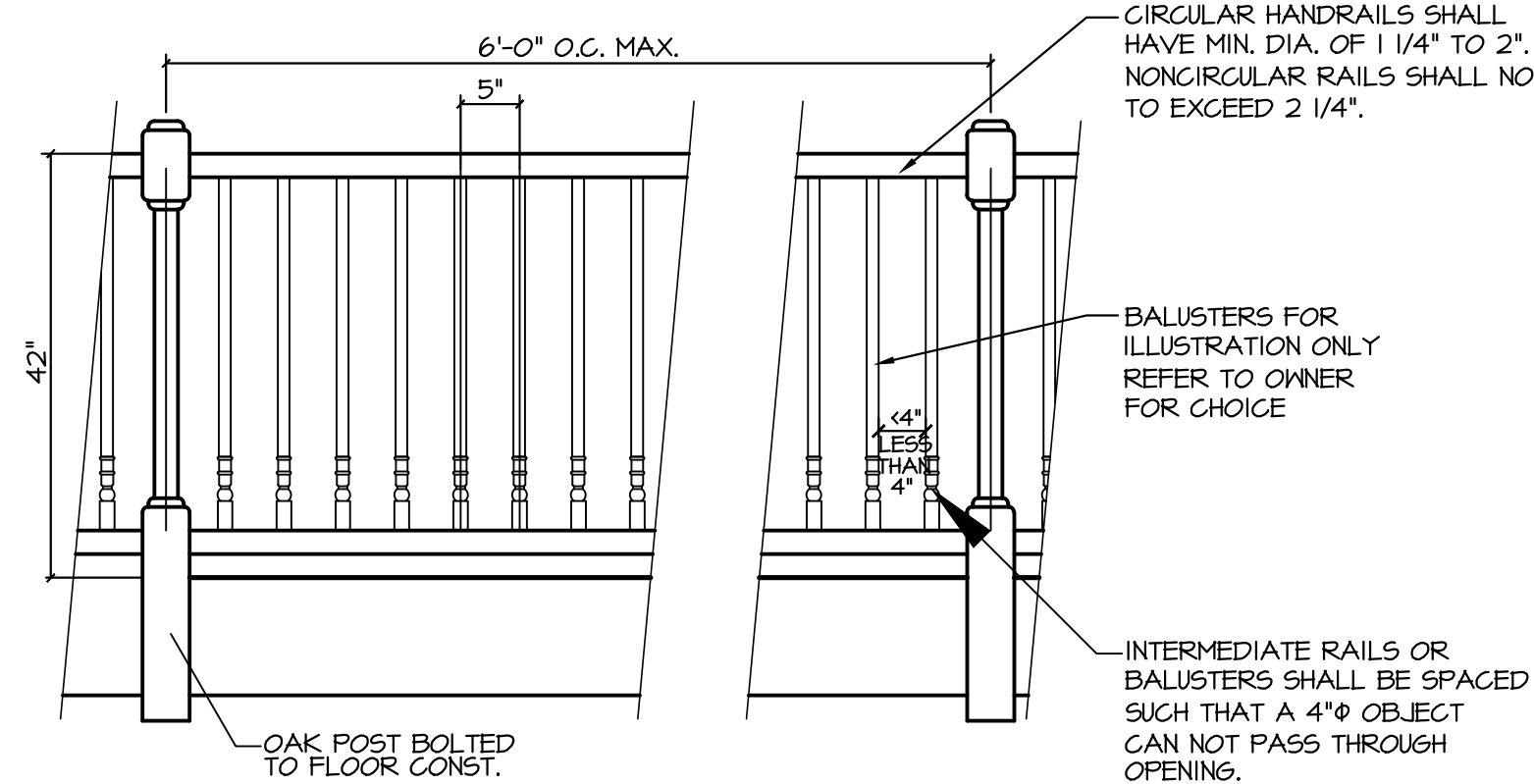
**CEILING**  
THE SPACE BETWEEN JOISTS WHICH IS CONCEALED BETWEEN A CEILING AND FLOORING OR ROOF SHALL BE FIRESTOPPED FOR THE FULL DEPTH OF THE JOISTS AT THE ENDS AND OVER SUPPORTS OF THE JOISTS. WHERE A SUSPENDED CEILING IS USED, THE SPACE BETWEEN THE CEILING AND FLOORING SHALL BE SPRINKLED OR SHALL BE FIRESTOPPED TO FORM AREAS OF NOT MORE THAN 1,000 S.F., AND THE SPACE BETWEEN THE CEILING AND ROOF SHALL BE SPRINKLED OR SHALL BE FIRESTOPPED TO FORM AREAS OF NOT MORE THAN 3,000 S.F.



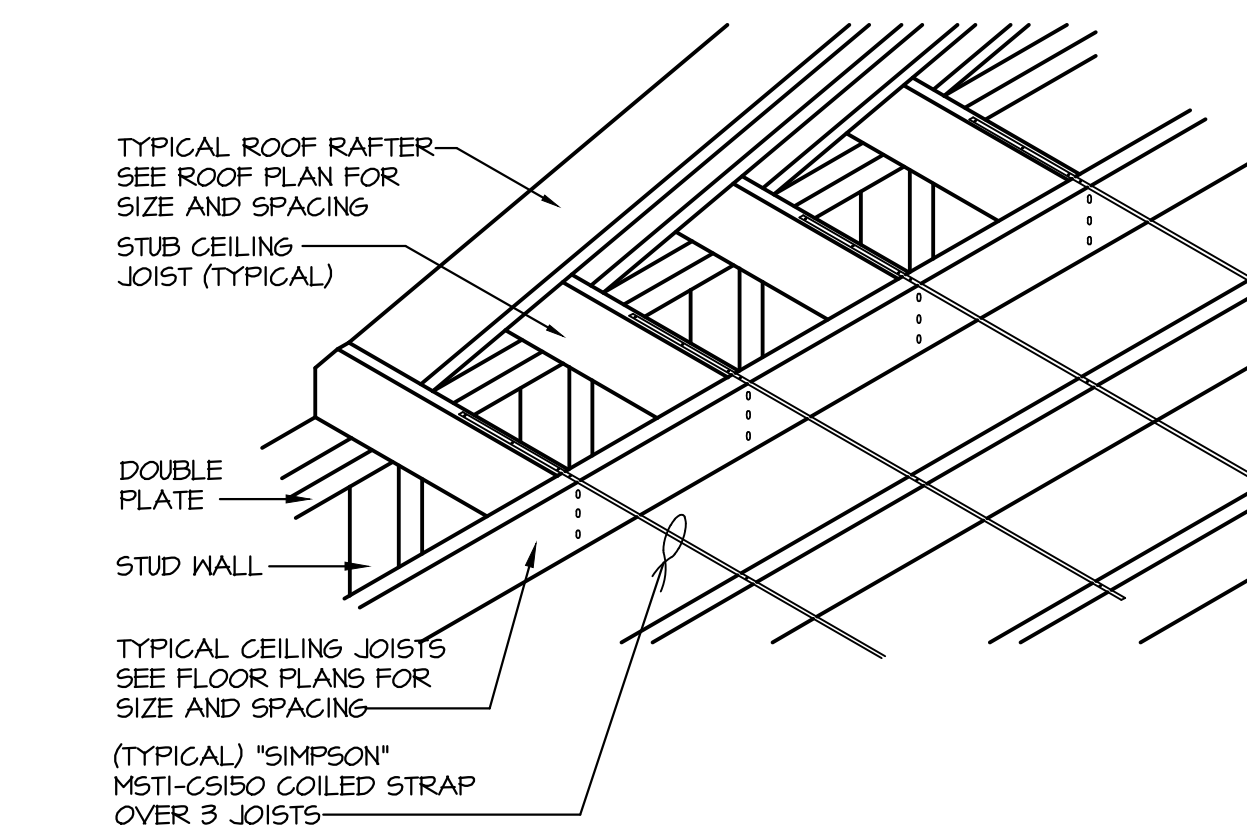
**D RAFTER ANCHORAGE DETAIL**  
IF REQUIRED BY LOC. CODE



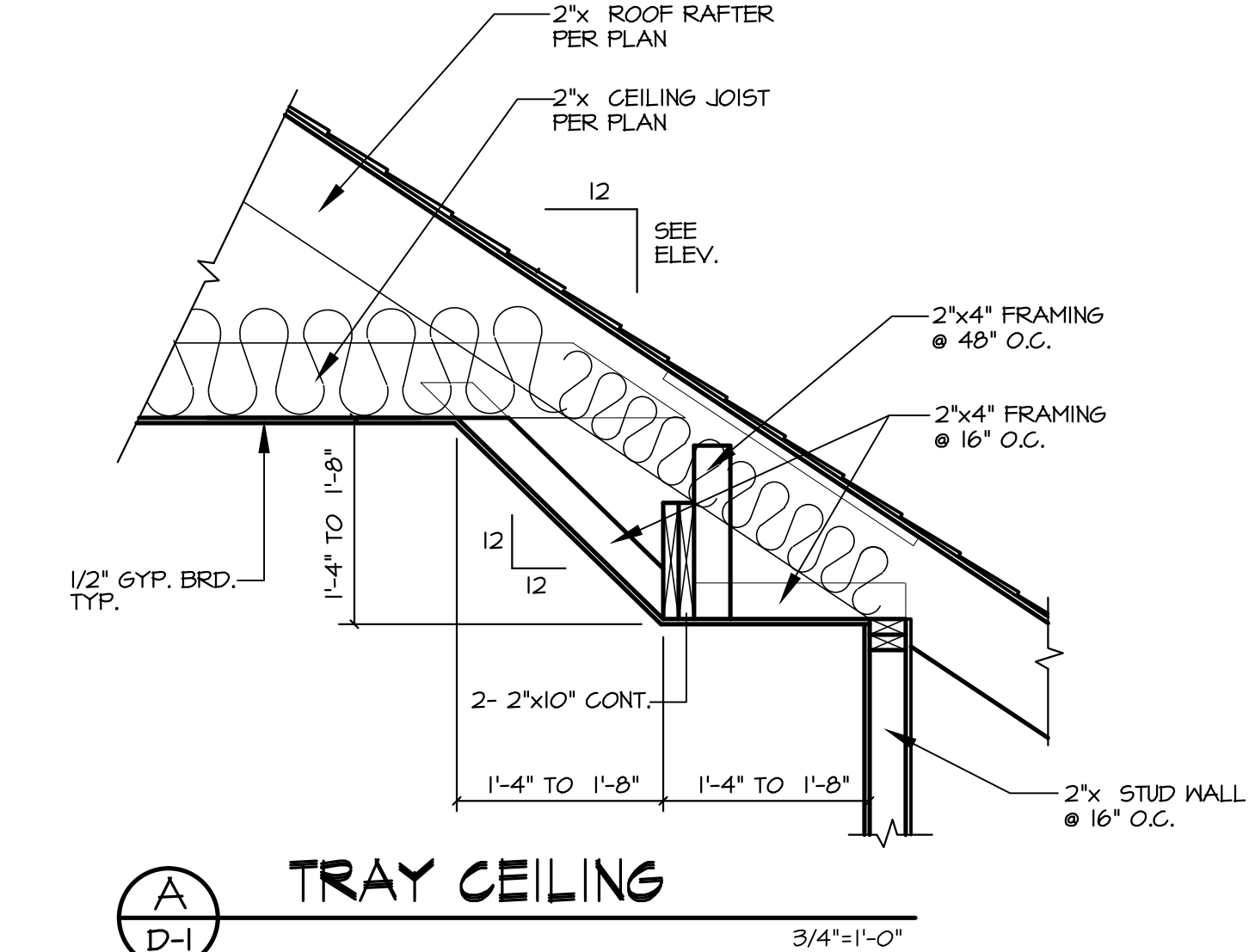
**E STAIR DETAIL**  
3/4"=1'-0"



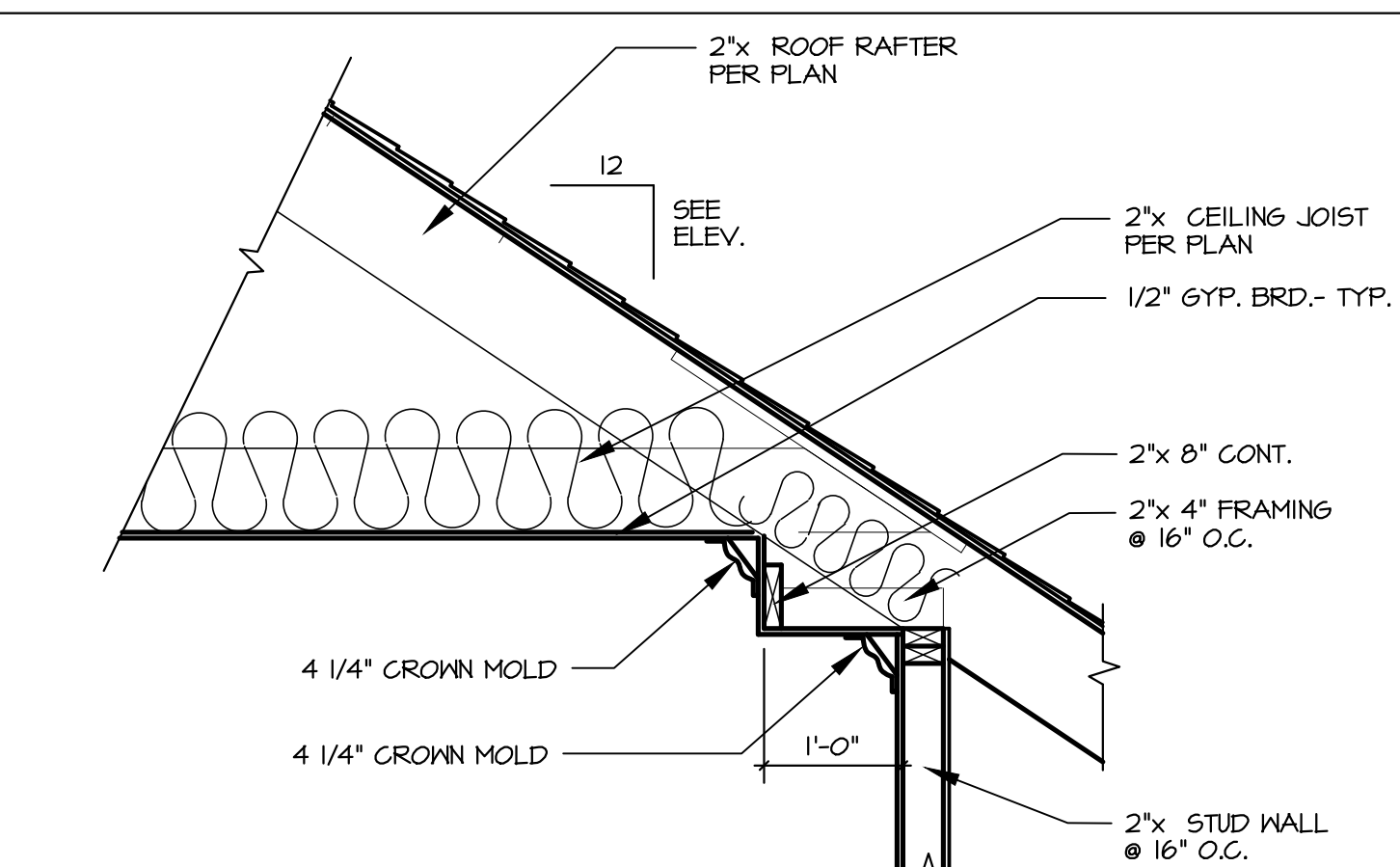
**F TYP. RAILING ELEVATION**  
3/4"=1'-0"



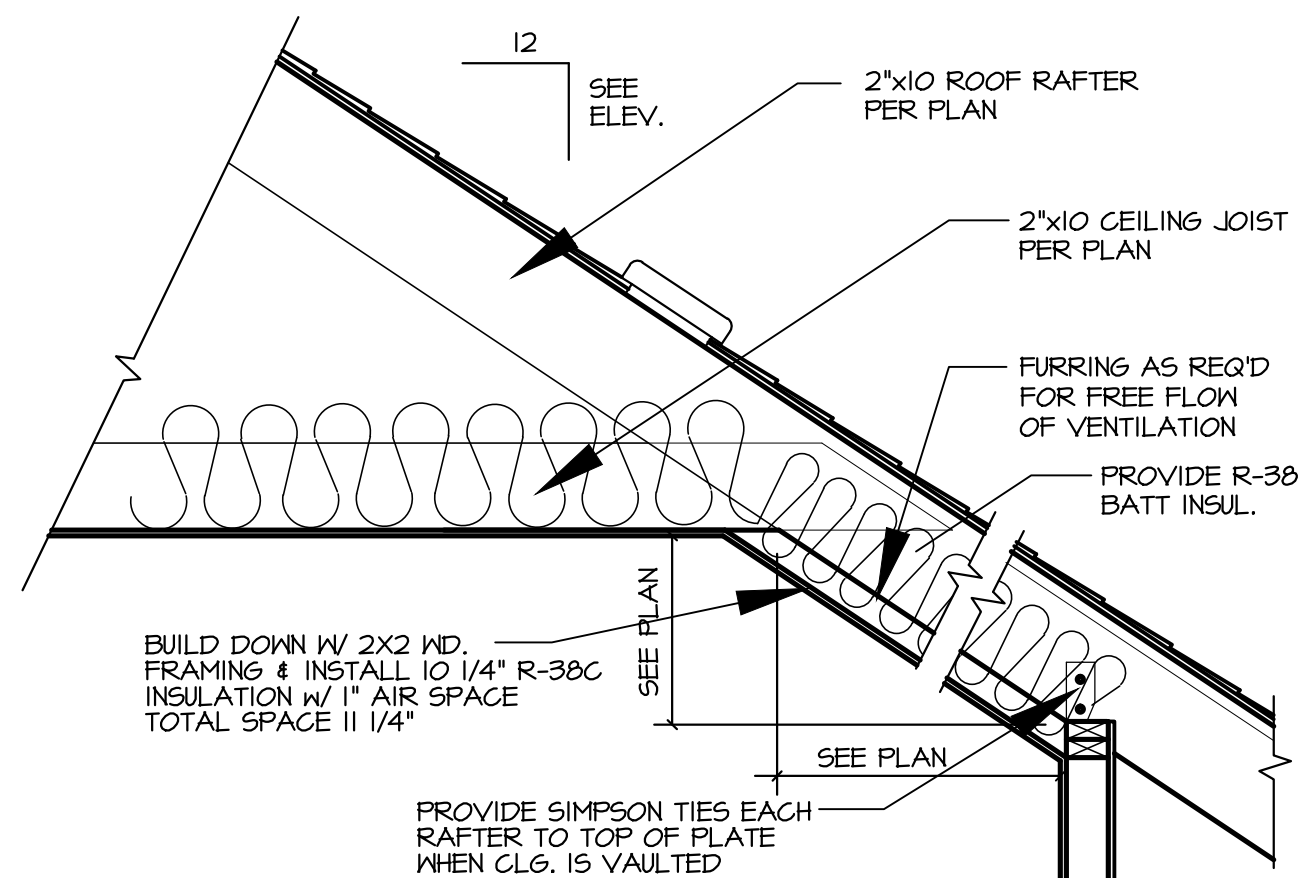
**G CEILING JOIST ANCHORAGE DETAIL**  
TYPICAL WHERE CEILING JOIST FRAME IN OPPOSITE DIRECTION OF RAFTERS.



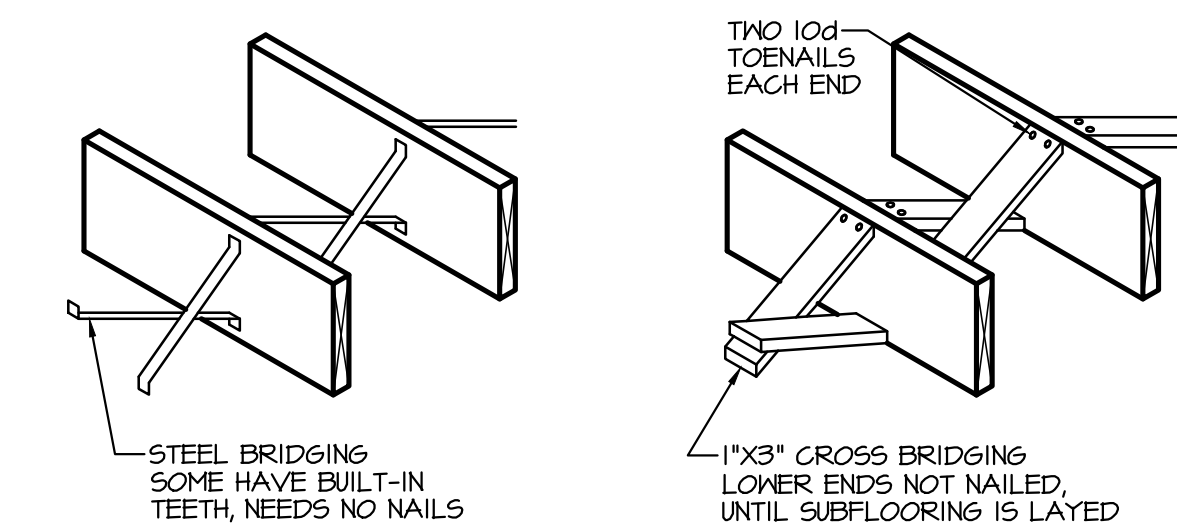
**A TRAY CEILING**  
3/4"=1'-0"



**B TRAY CEILING**  
3/4"=1'-0"



**C VAULTED CEILING**  
3/4"=1'-0"



**D BRIDGING DETAILS**  
3/4"=1'-0"

NOTE: BRIDGING TO BE INSTALLED AT MID POINT BUT NOT TO EXCEED 8'-0" O.C. IF SPANS EXCEED 8'-0" THEN ANOTHER ROW MUST BE ADDED

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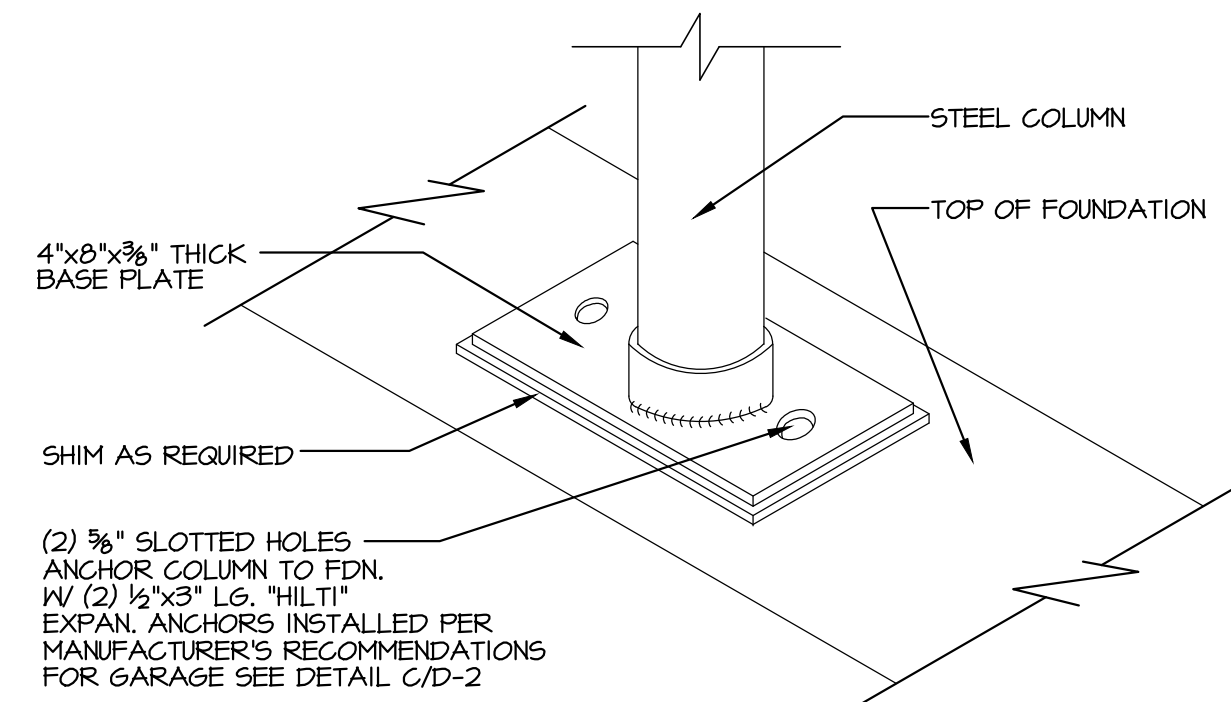
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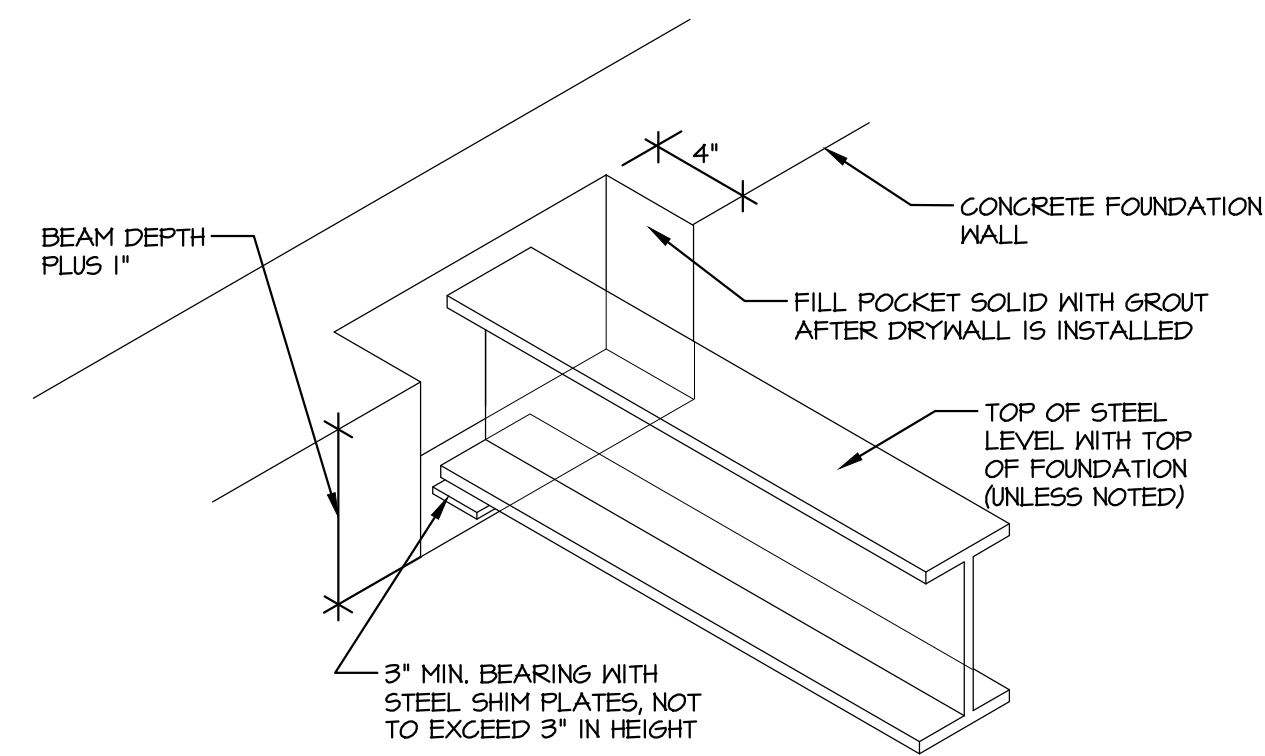
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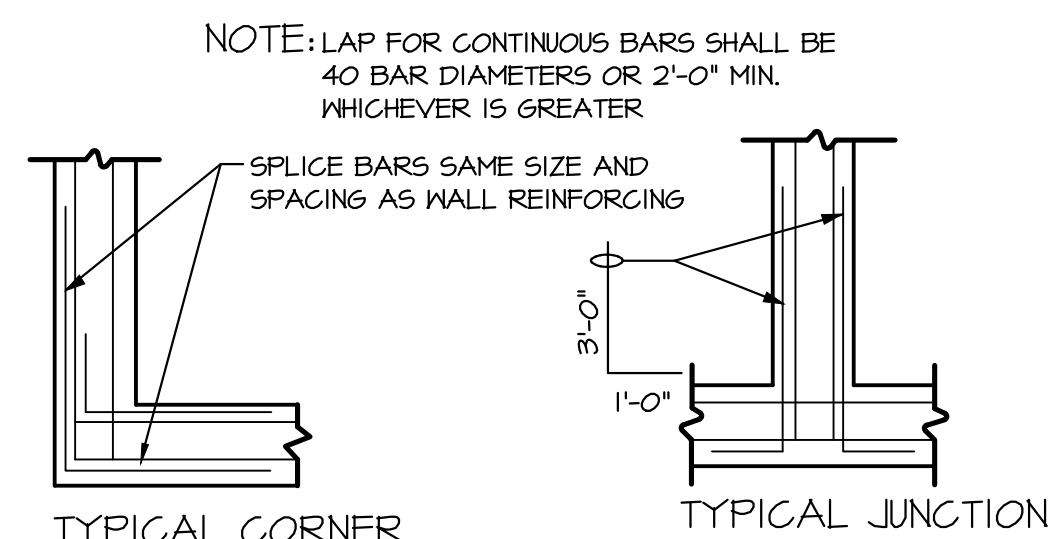
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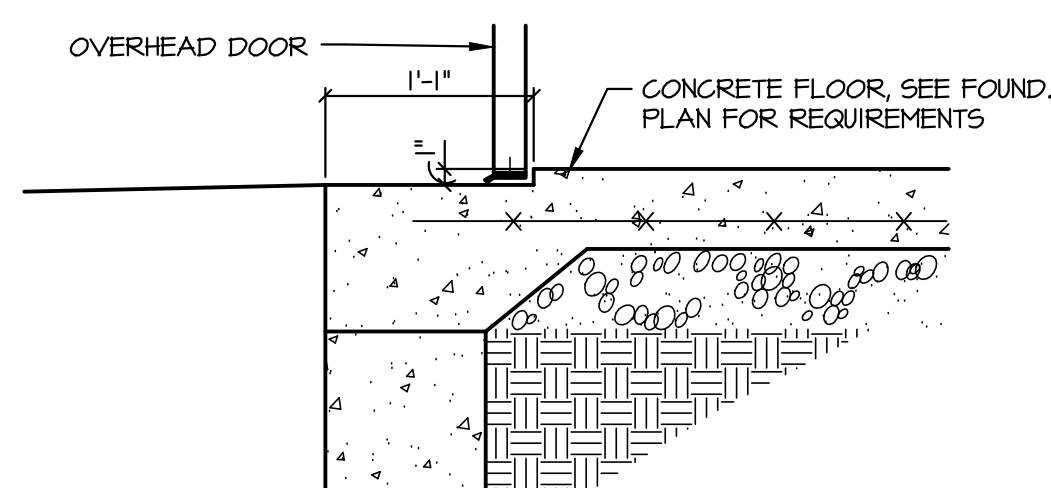
**L** COLUMN WITH STEEL PLATE AT GARAGE & FOUNDATION WALLS  
3/4"=1'-0"



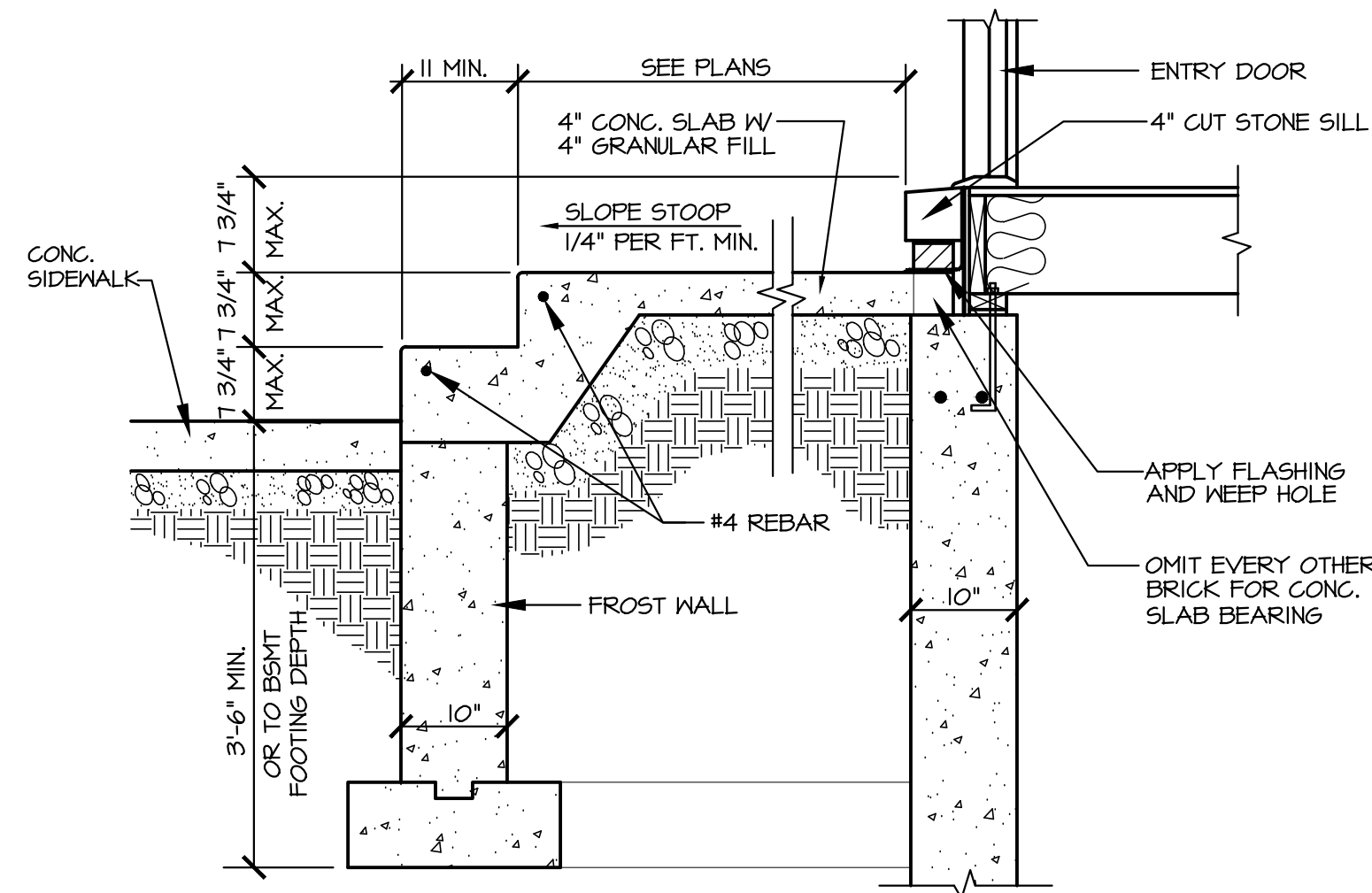
**M** BEAM POCKET FOR STEEL  
1"=1'-0"



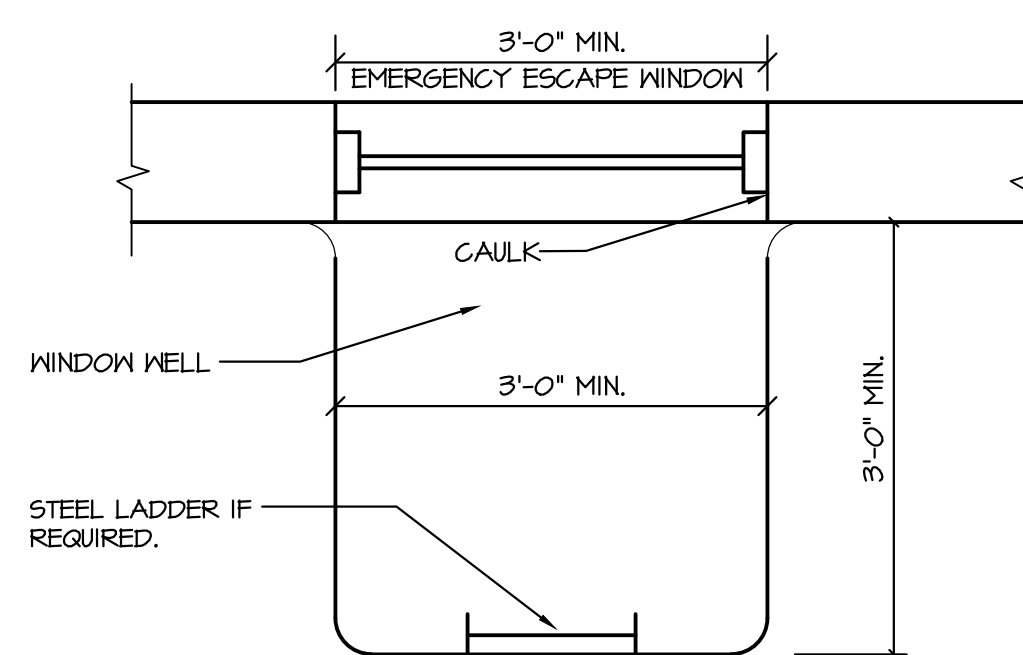
**N** FOUNDATION REINF. DETAILS  
1/2"=1'-0"



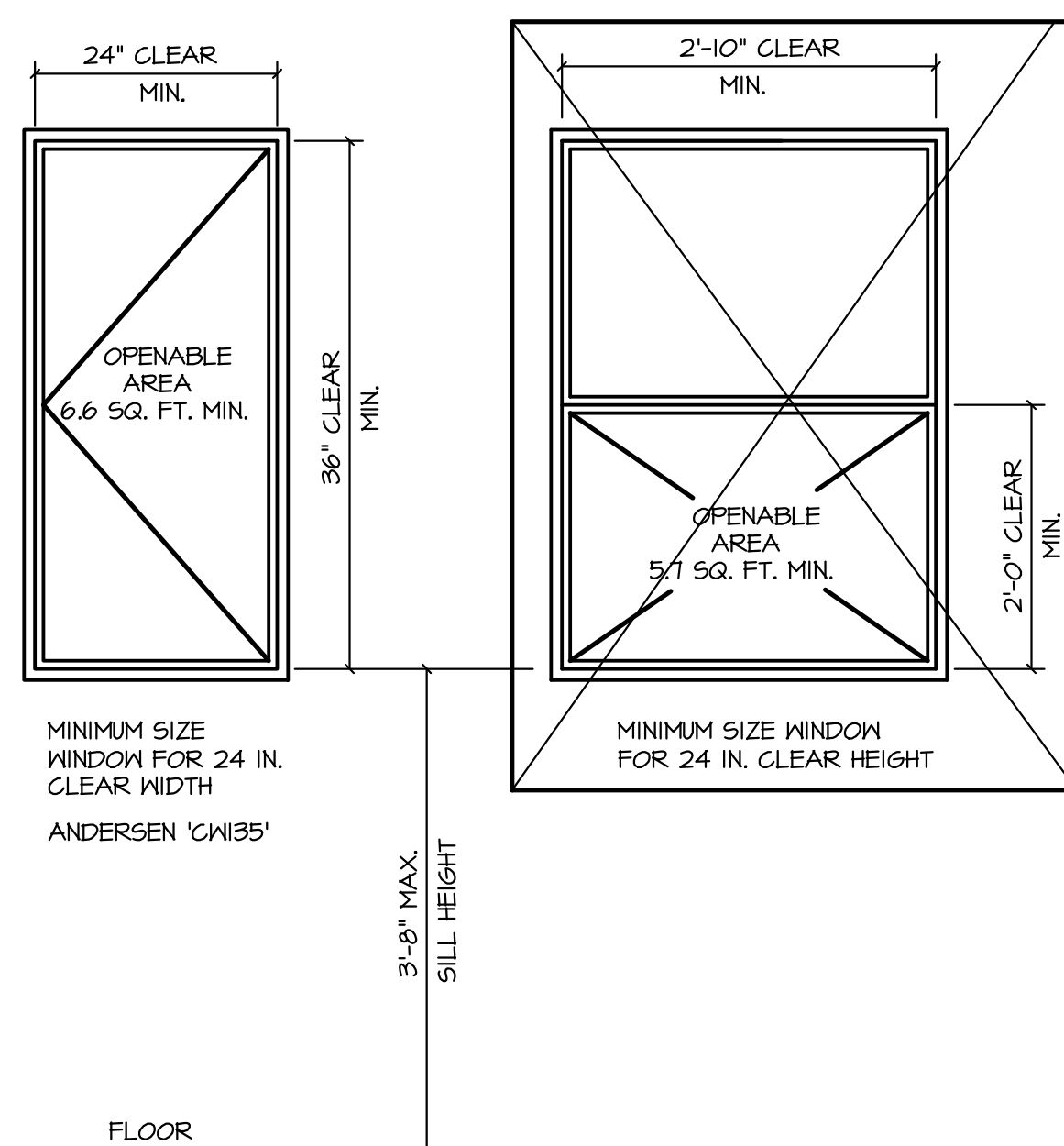
**P** DUST SILL DETAIL  
1"=1'-0"



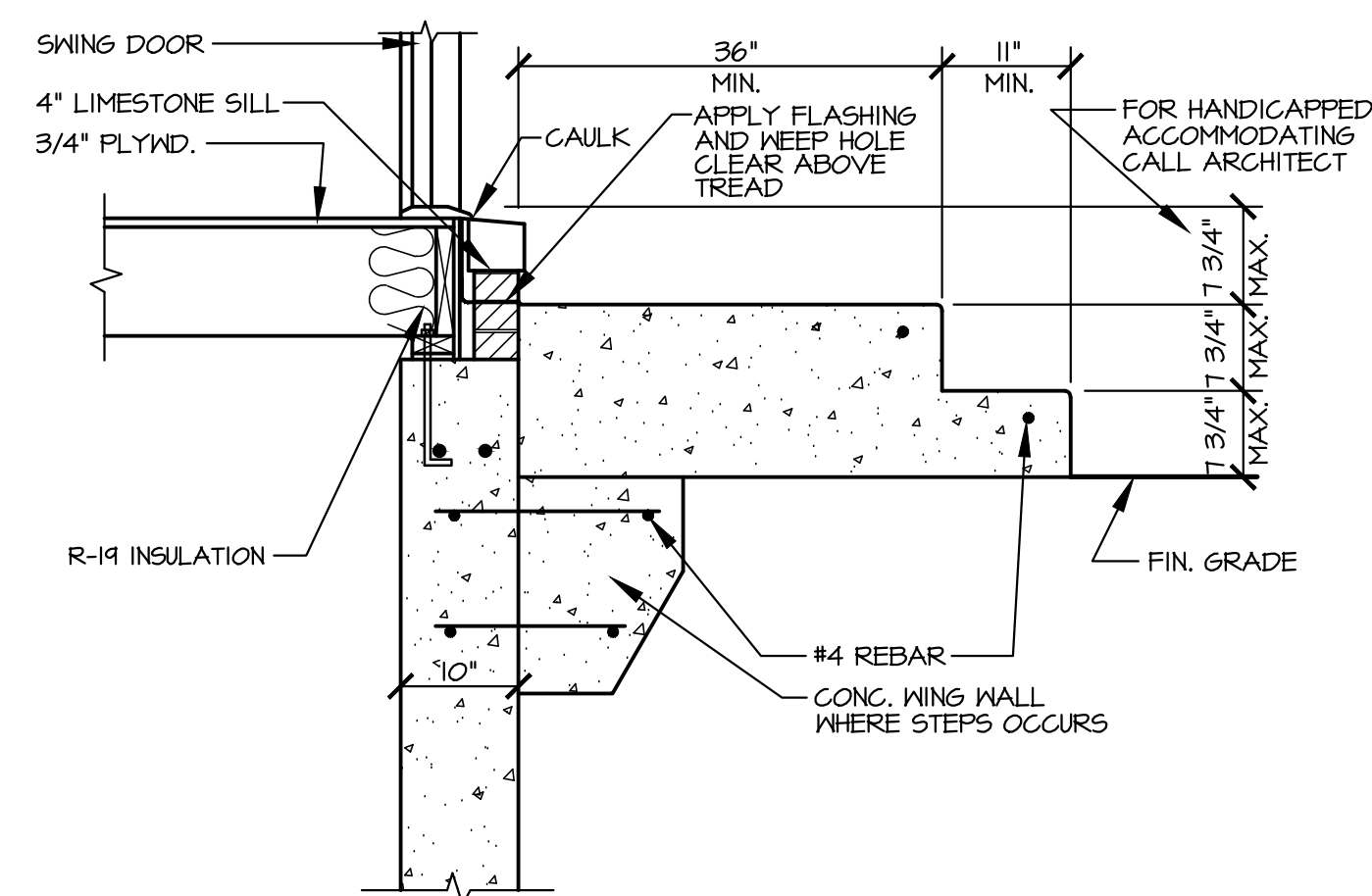
**H** DETAIL @ FRONT ENTRY  
3/4"=1'-0"



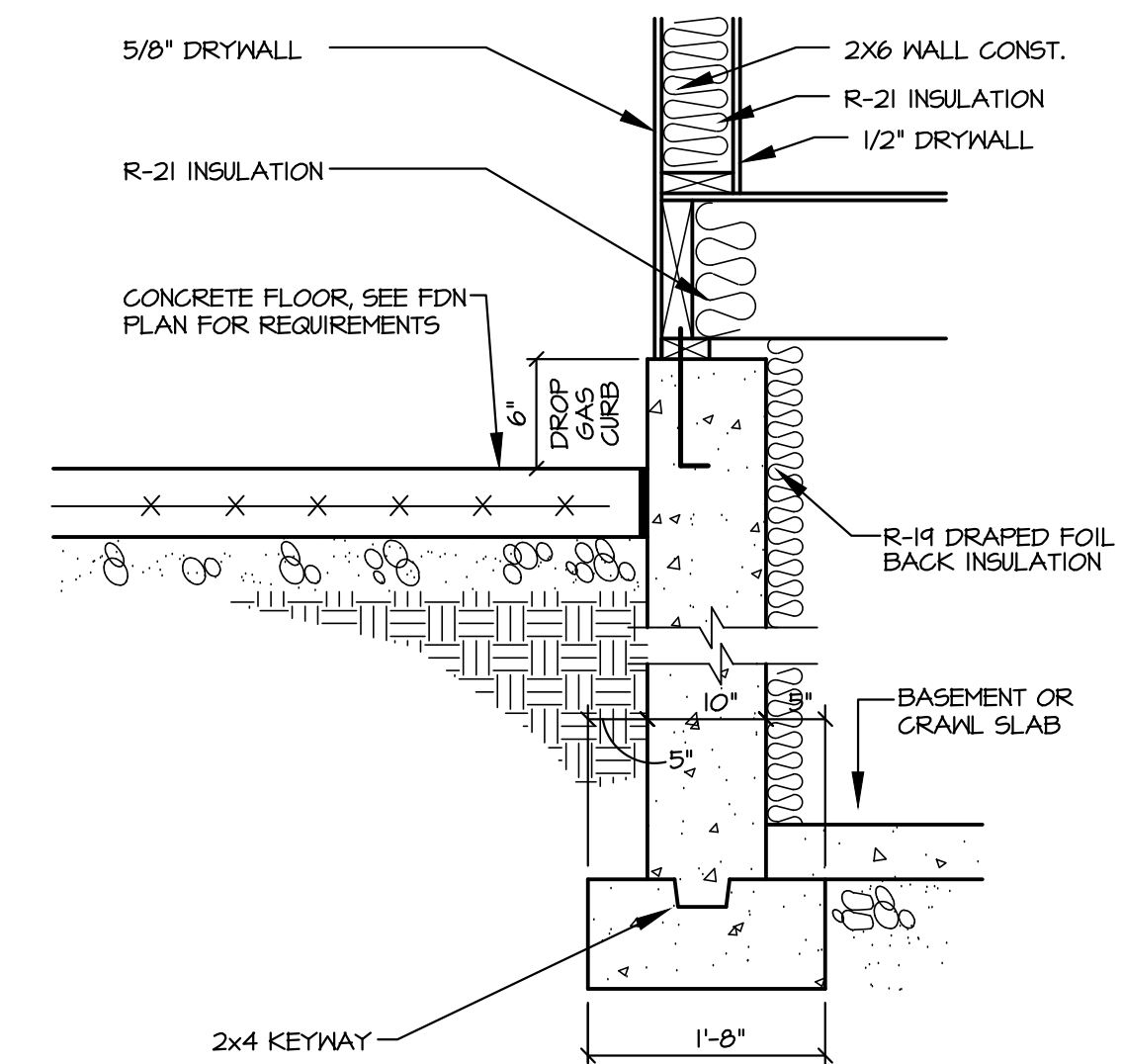
**J** BASEMENT EMERGENCY ESCAPE WELL  
3/4"=1'-0"



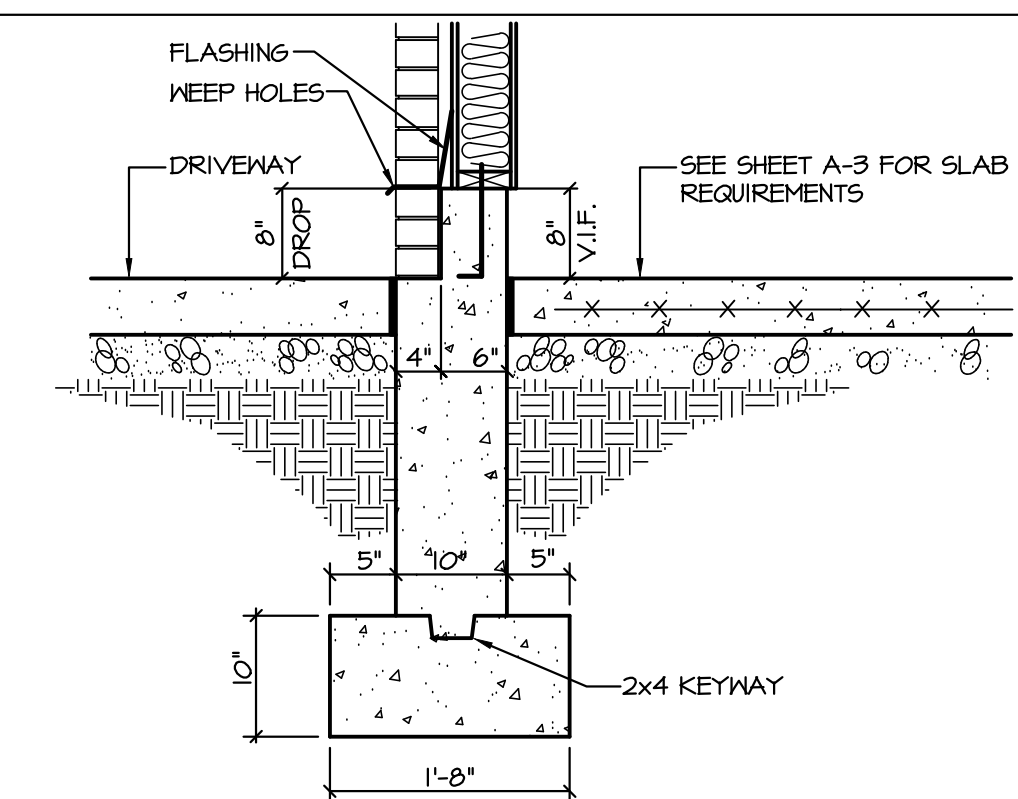
**K** EMERGENCY ESCAPE WINDOWS  
3/4"=1'-0"



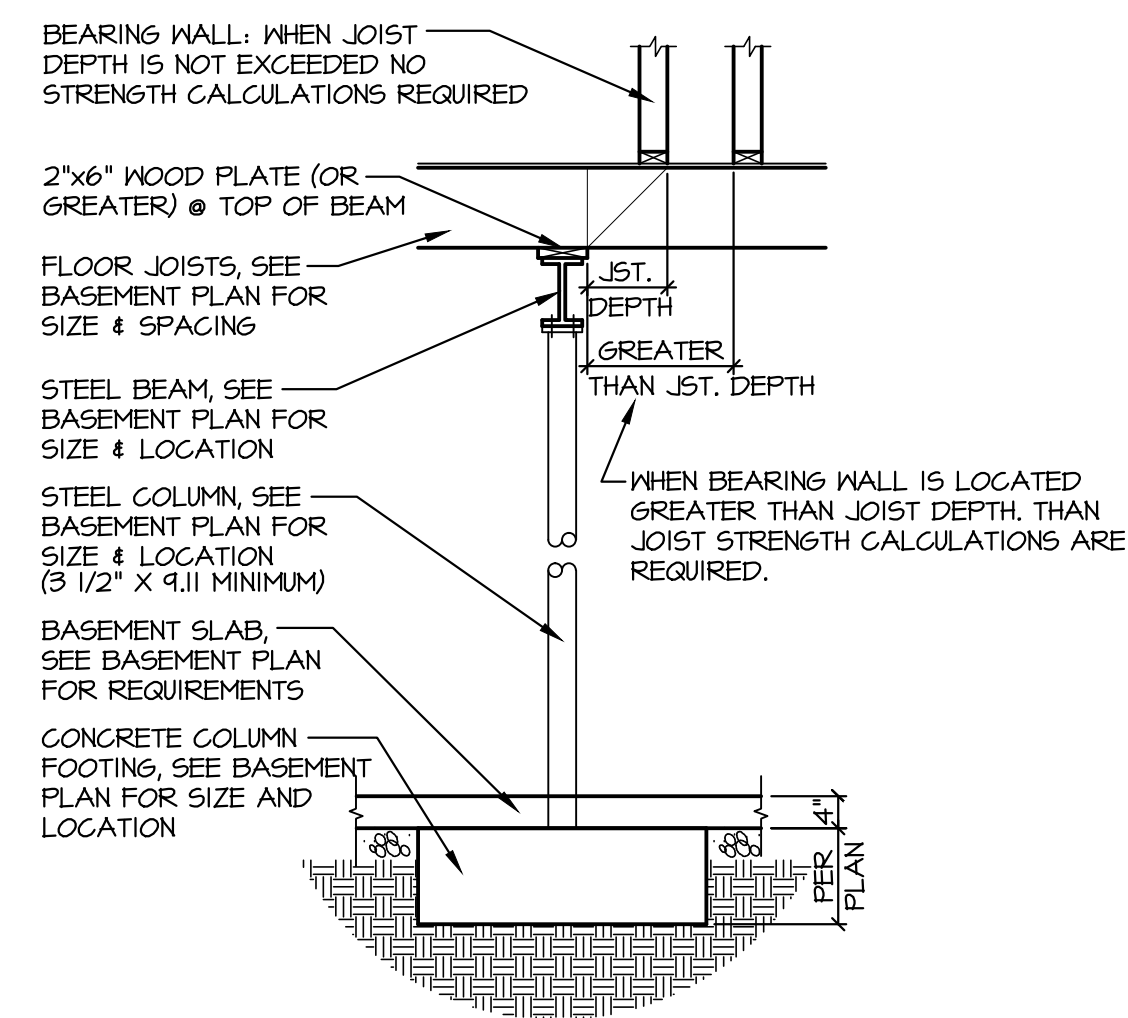
**E** STAIR DETAIL @ SWING DOORS & SLIDING DOORS  
3/4"=1'-0"



**A** DROPPED GARAGE SLAB  
3/4"=1'-0"



**B** BRICK LEDGE @ GARAGE  
3/4"=1'-0"



**G** STEEL COLUMN AND FOOTING DETAIL  
1/2"=1'-0"

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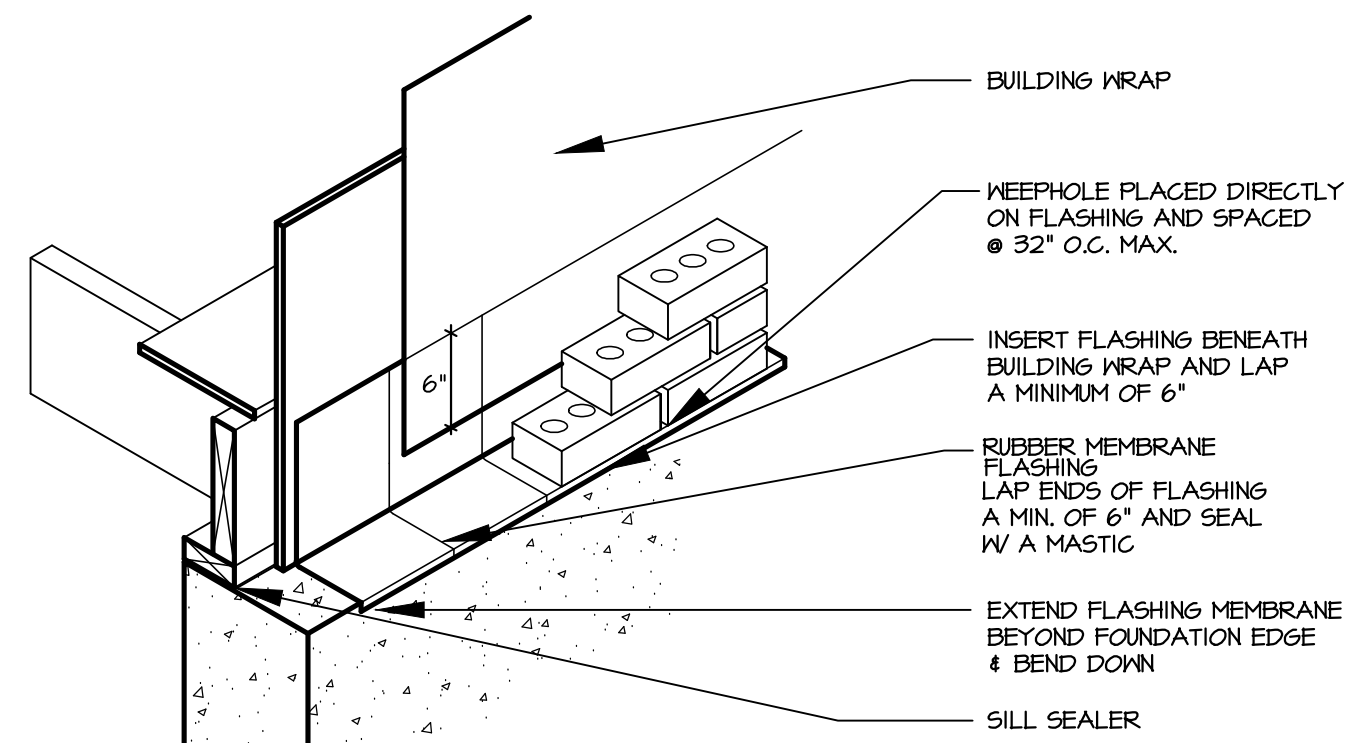
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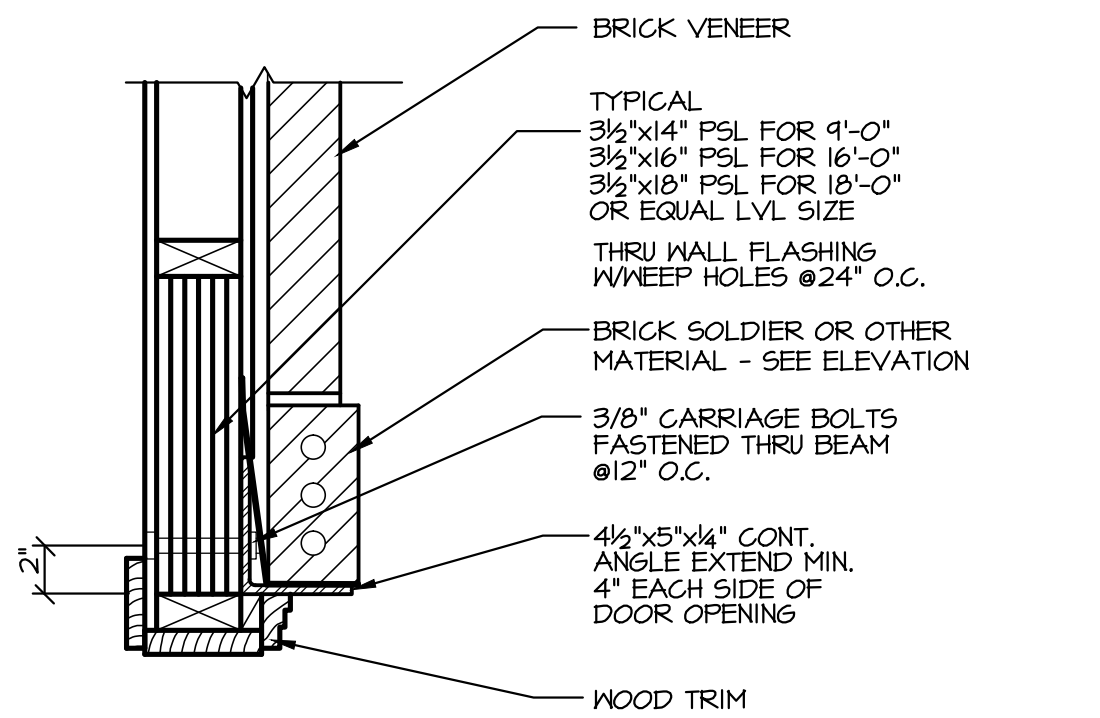
**NOTE:**  
MIN. FLASHING SHALL BE RUBBERIZED ASPHALT FLASHING; MANUFACTURERS STANDARD COMPOSITE FLASHING PRODUCT CONSISTING OF A PLIABLE & HIGHLY ADHESIVE RUBBERIZED-ASPHALT COMPOUND BONDED TO A HIGH DENSITY, CROSS LAMINATED POLYETHYLENE FILM TO PRODUCE AN OVERALL THICKNESS OF 0.040 INCH (1.0mm) OR RUBBERIZED FLASHING MATERIAL OF SIMILAR THICKNESS. SIX MIL (6 MIL) POLYETHYLENE IS NOT ACCEPTABLE. (TYP.)

**J FLASHING AT BRICK WALL BASE**  
1" = 1'-0"

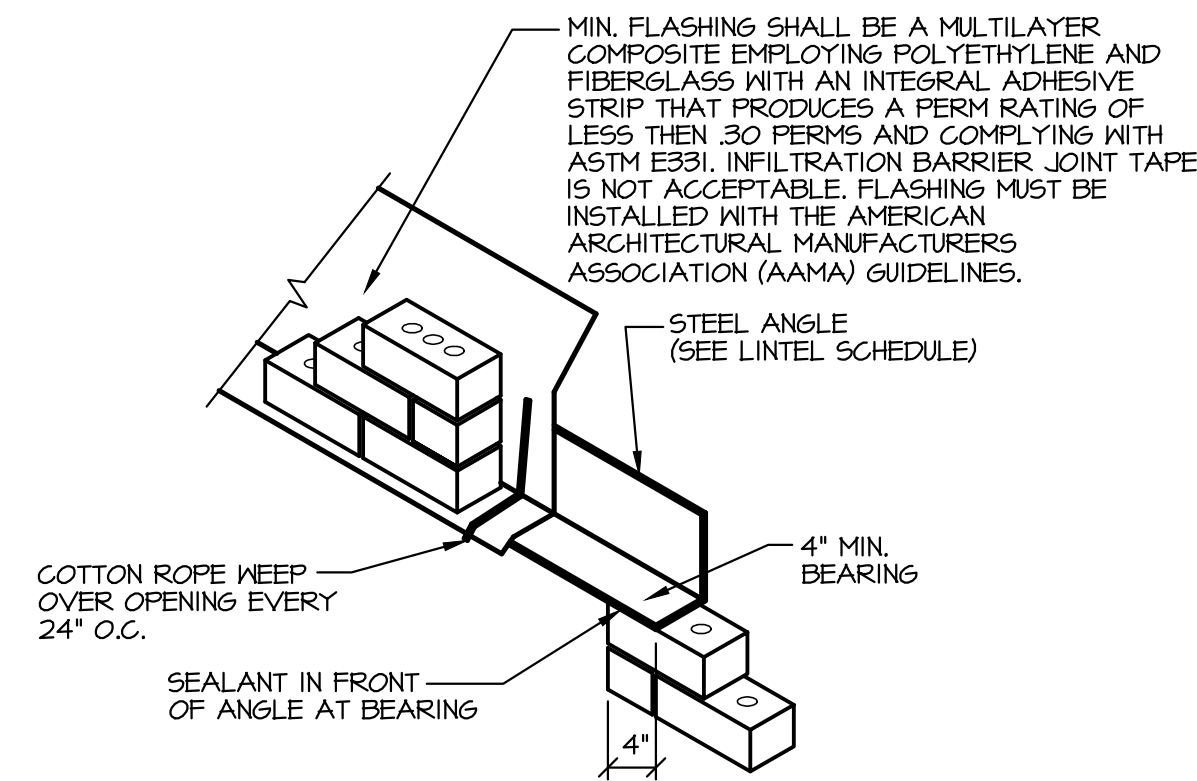
ALLOWABLE SPANS FOR LINTELS SUPPORTING MASONRY VENEER				
SIZE OF STEEL ANGLE (INCHES)	NO STORY ABOVE	ONE STORY ABOVE	TWO STORIES ABOVE	NO. OF 1" OR EQUAL REINFORCING BARS
3 x 3 x 1/4	6'-0"	3'-6"	3'-0"	1
4 x 3 x 1/4	8'-0"	5'-0"	3'-0"	1
6 x 3 1/2 x 1/4	14'-0"	8'-0"	3'-6"	2

A. LONG LEG OF THE ANGLE SHALL BE PLACED IN A VERTICAL POSITION.  
B. STEEL MEMBERS INDICATED ARE ADEQUATE TYPICAL EXAMPLES; OTHER STEEL MEMBERS MEETING STRUCTURAL DESIGN REQUIREMENTS MAY BE USED.

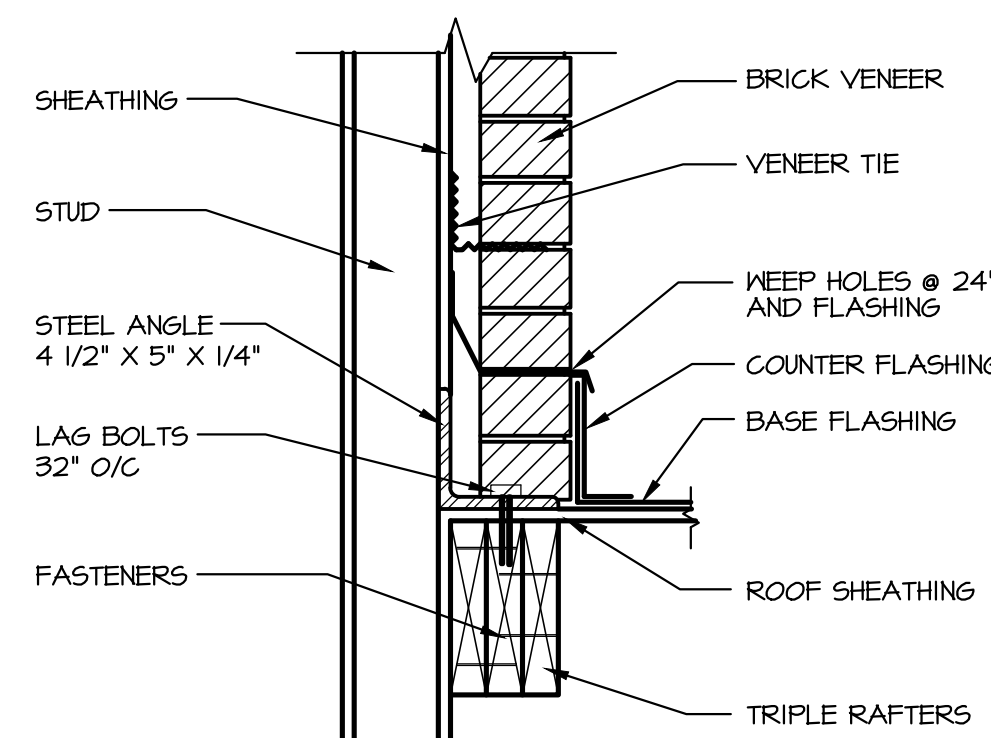
**K LINTEL SCHEDULE**  
1/4" = 1'-0"



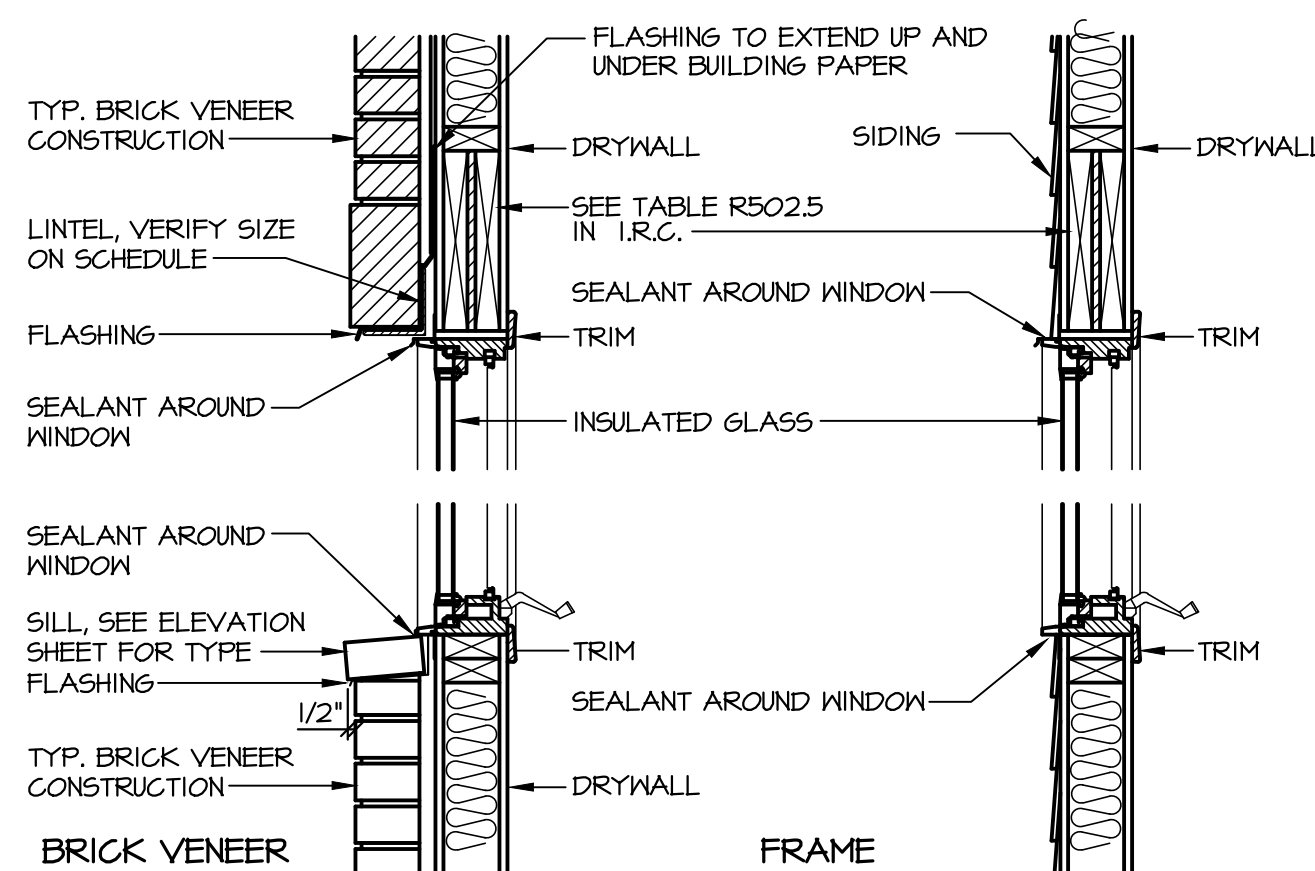
**E BRICK SUPPORT AT GARAGE DOOR**  
1 1/2" = 1'-0"



**F LINTEL DETAIL**  
3/4" = 1'-0"

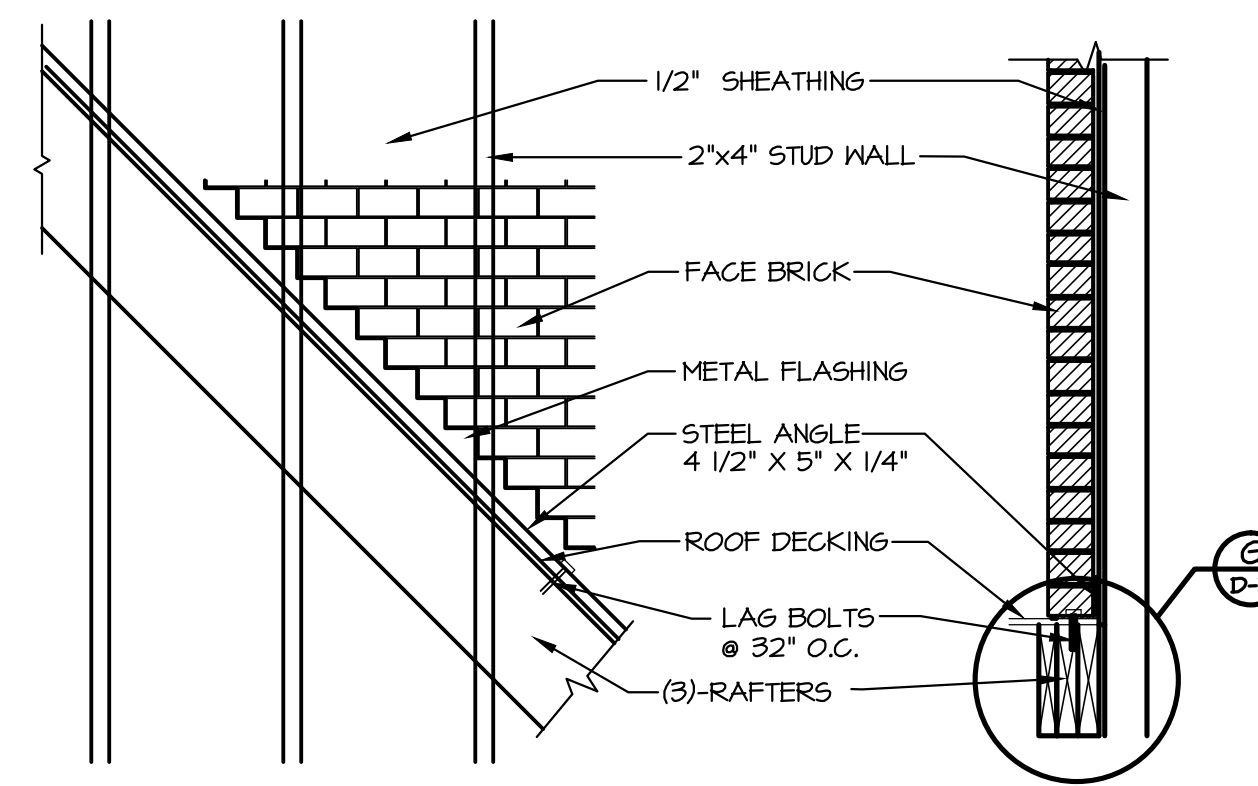


**G TYPICAL BRICK SUPPORT**  
WHEN RAFTERS SUPPORT STEEL ANGLE 1 1/2" = 1'-0"

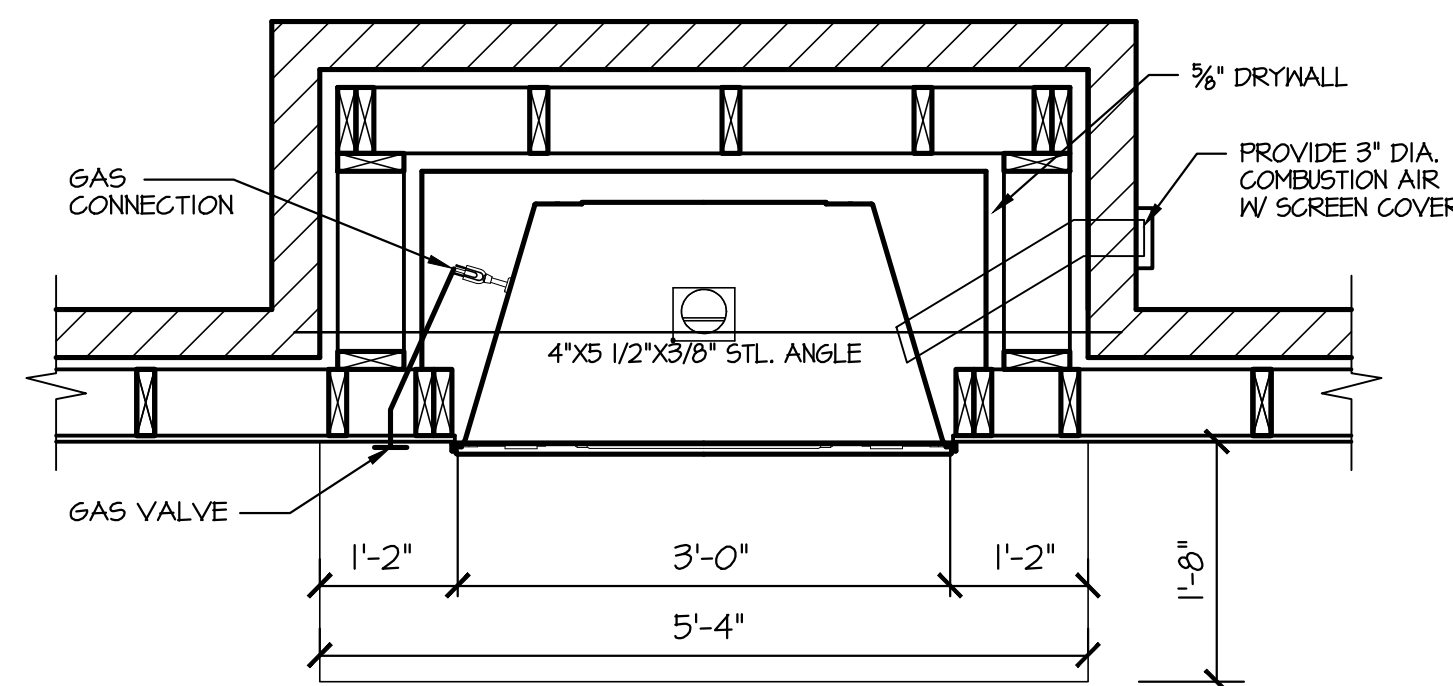


**NOTE:**  
MIN. EXT. FLASHING FOR WINDOWS & DOORS SHALL BE A MULTILAYER COMPOSITE EMPLOYING POLYETHYLENE & FIBERGLASS WITH AN INTEGRAL ADHESIVE STRIP THAT PRODUCES A PERM RATING OF LESS THAN 30 PERMS & COMPLYING WITH ASTM E331. INFILTRATION BARRIER JOINT TAPE IS NOT ACCEPTABLE.

**H WINDOW DETAIL**  
3/4" = 1'-0"



**B BRICK SUPPORT @ RAKE**  
3/4" = 1'-0"

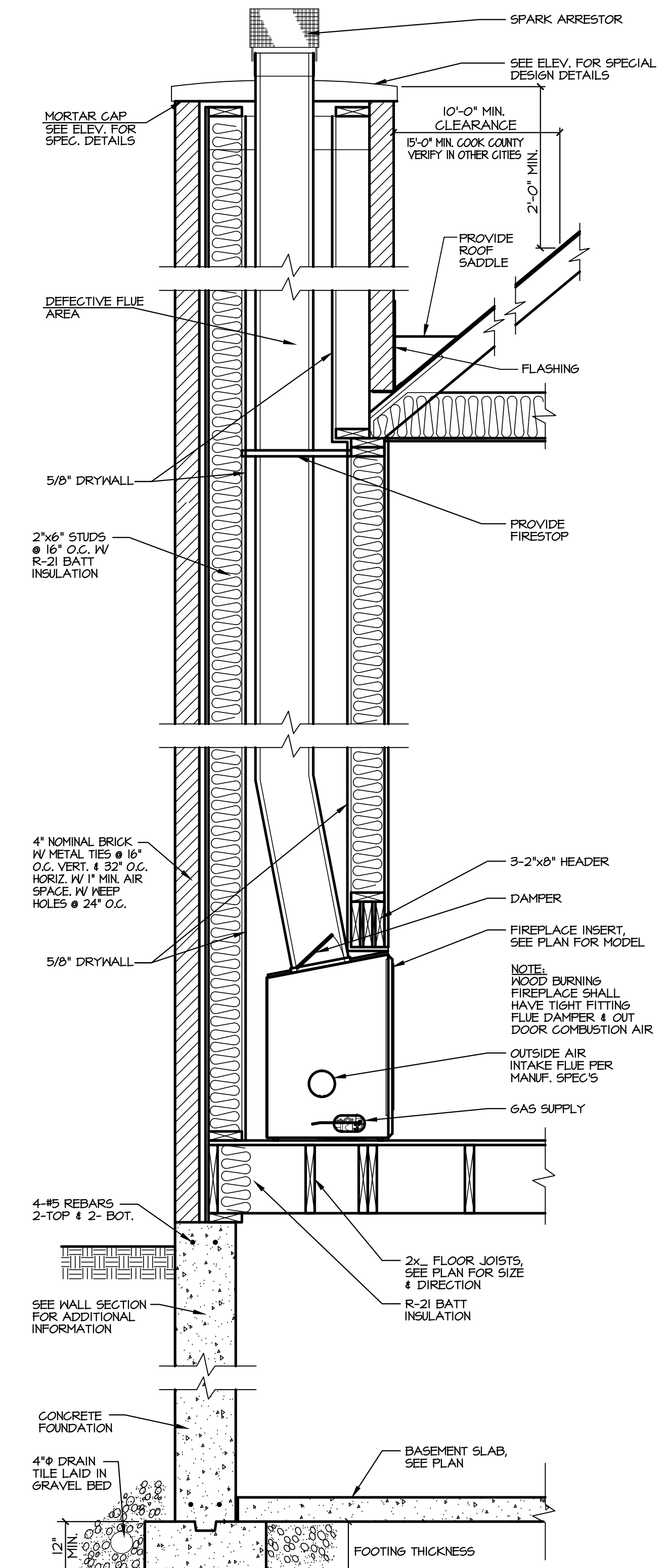


**NOTE:**  
PLEASE CONSULT THE MANUFACTURER'S INSTALLATION MANUAL FOR ALL DETAILS AND REQUIREMENTS BEFORE FINAL DESIGN LAYOUT.

**C FIREPLACE PLAN**  
3/4" = 1'-0"

**NOTE:**

- FACTORY-BUILT CHIMNEYS SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED AND TERMINATED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.  
- FACTORY-BUILT FIREPLACES CAN BE USED IF THEY ARE LISTED AND LABELED AND AREA INSTALLED FOLLOWING THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. "LISTED" AND "LABELED" ARE DEFINED IN CHAPTER 2.
- DECORATIVE SHROUDS SHALL NOT BE INSTALLED AT THE TERMINATION OF FACTORY-BUILT CHIMNEYS EXCEPT WHERE THE SHROUDS ARE LISTED AND LABELED FOR USE WITH THE SPECIFIC FACTORY-BUILT CHIMNEY SYSTEM AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- FACTORY-BUILT CHIMNEY INSTALLED IN DWELLING UNITS WITH SOLID-FUEL-BURNING APPLIANCES SHALL COMPLY WITH THE TYPE HT REQUIREMENTS OF UL 103 AND SHALL BE MARKED "TYPE HT" AND "RESIDENTIAL TYPE AND BUILDING HEATING APPLIANCE CHIMNEY".
- FACTORY-BUILT FIREPLACES SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE CONDITIONS OF THE LISTING. FACTORY-BUILT FIREPLACES SHALL BE TESTED IN ACCORDANCE WITH UL 127.
- HEARTH EXTENSIONS OF APPROVED FACTORY-BUILT FIREPLACES SHALL BE INSTALLED IN ACCORDANCE WITH THE LISTING OF FIREPLACE. THE HEARTH EXTENSION SHALL BE READILY DISTINGUISHABLE FROM THE SURROUNDING FLOOR AREA. LISTED AND LABELED HEARTH EXTENSIONS SHALL COMPLY WITH UL 1618.



**A FIREPLACE SECTION**  
1/2" = 1'-0"

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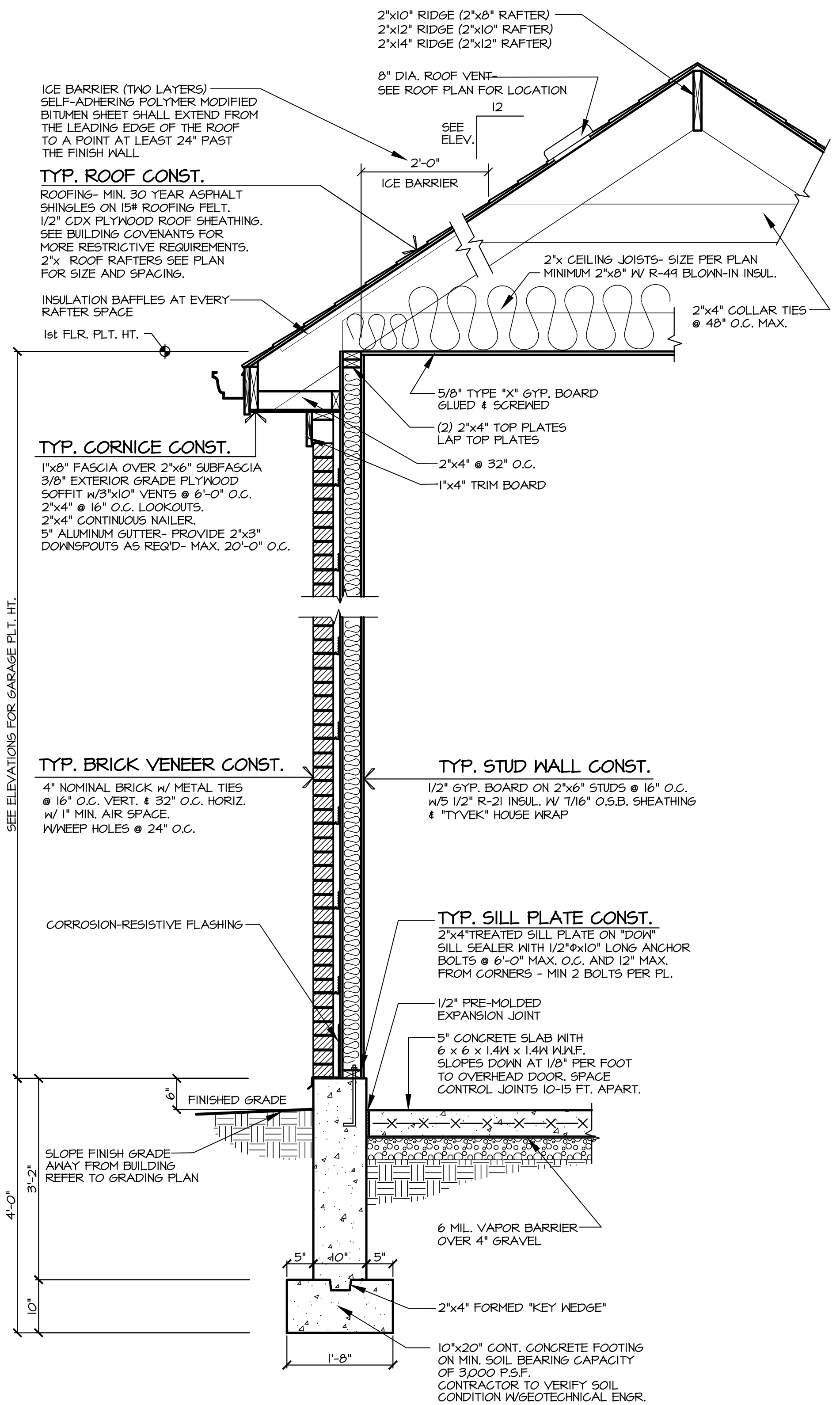
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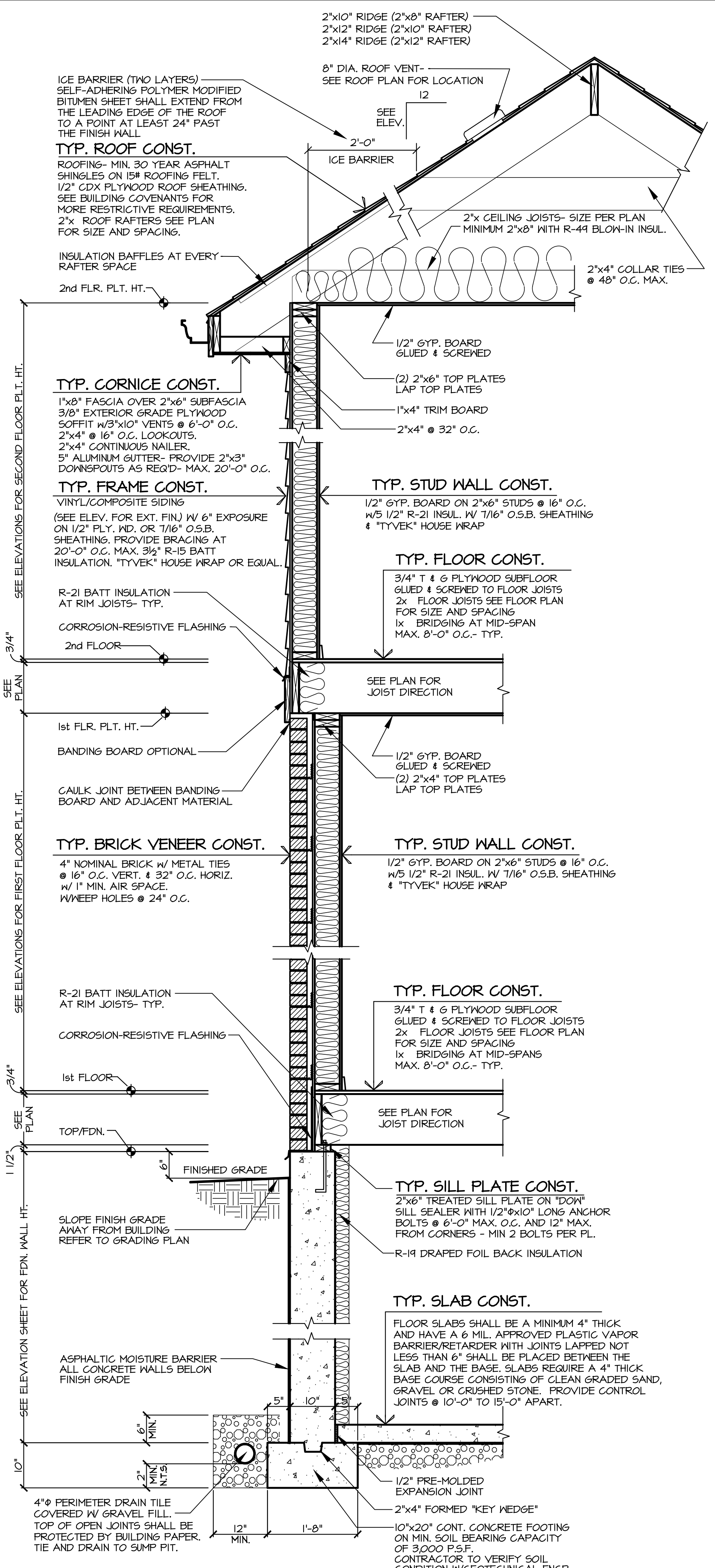
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REGARDING RAFTER DETAIL G-CUT RAFTER, BUILDING MAY HAVE OFFSET PITCH. IT IS THE CARPENTERS' RESPONSIBILITY TO FIELD ADJUST ALL FRIEZE BOARD (IF SHOWN) AND SOFFIT WIDTH IN FASCIA, TO MAINTAIN CONSTANT WIDTH THROUGHOUT BUILDING. SECTIONS SHOWN ARE ONLY SUGGESTED FRAMING FOR SOME AREAS, BUT WILL HAVE TO BE ADJUSTED THROUGH-OUT.

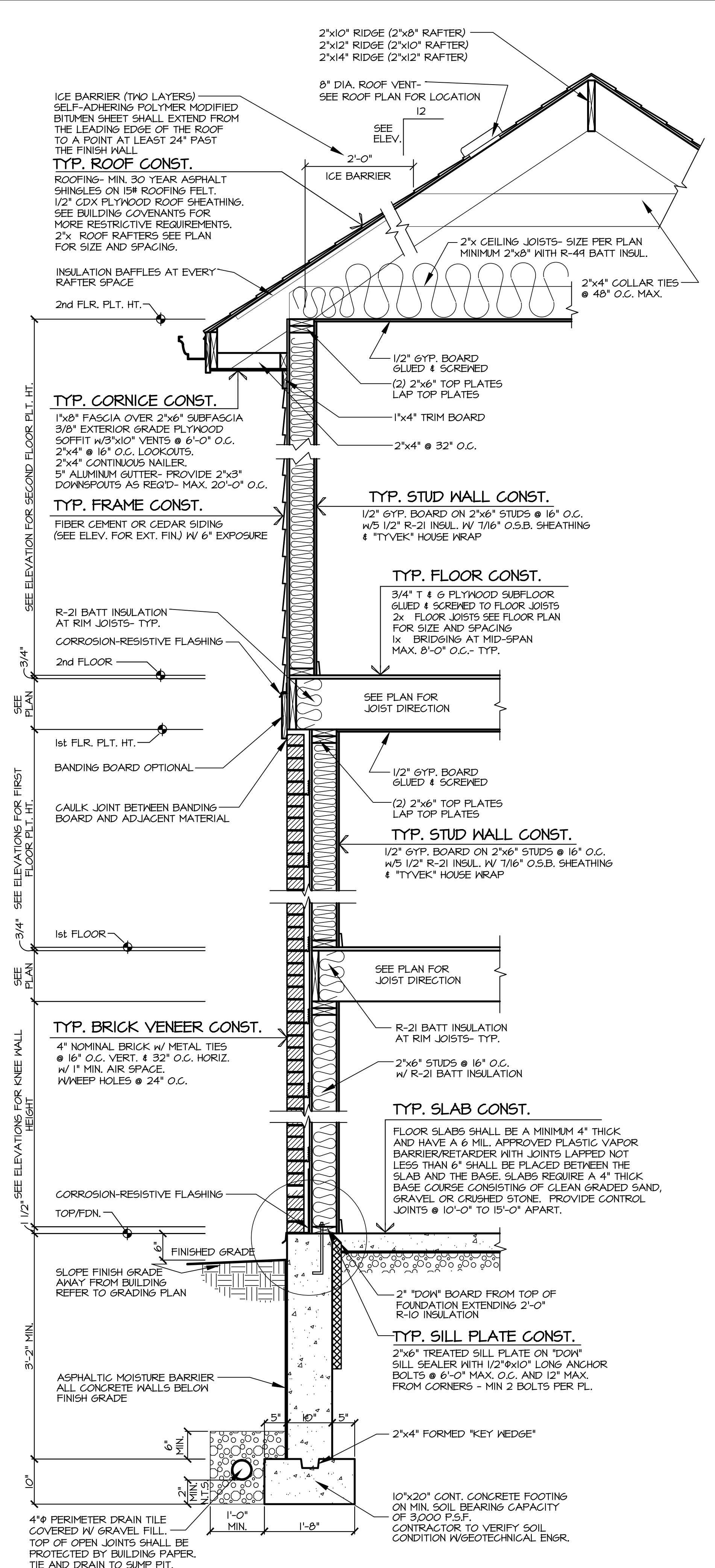
NOTE: PROVIDE VENTILATION AT EVERY RAFTER SPACE AT ALL CATHEDRAL CEILINGS.



1 GARAGE WALL-BRICK VENEER 3/4"=1'-0"



2 BRICK VENEER & WOOD FRAME 3/4"=1'-0"



3 WALKOUT- BASEMENT W/BRICK VENEER 3/4"=1'-0"  
D-4 WOOD FRAME W/WOOD OR CEDAR CEMENT SIDING

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PROJECT NO.  
18121

SHEET NUMBER  
**D-4**

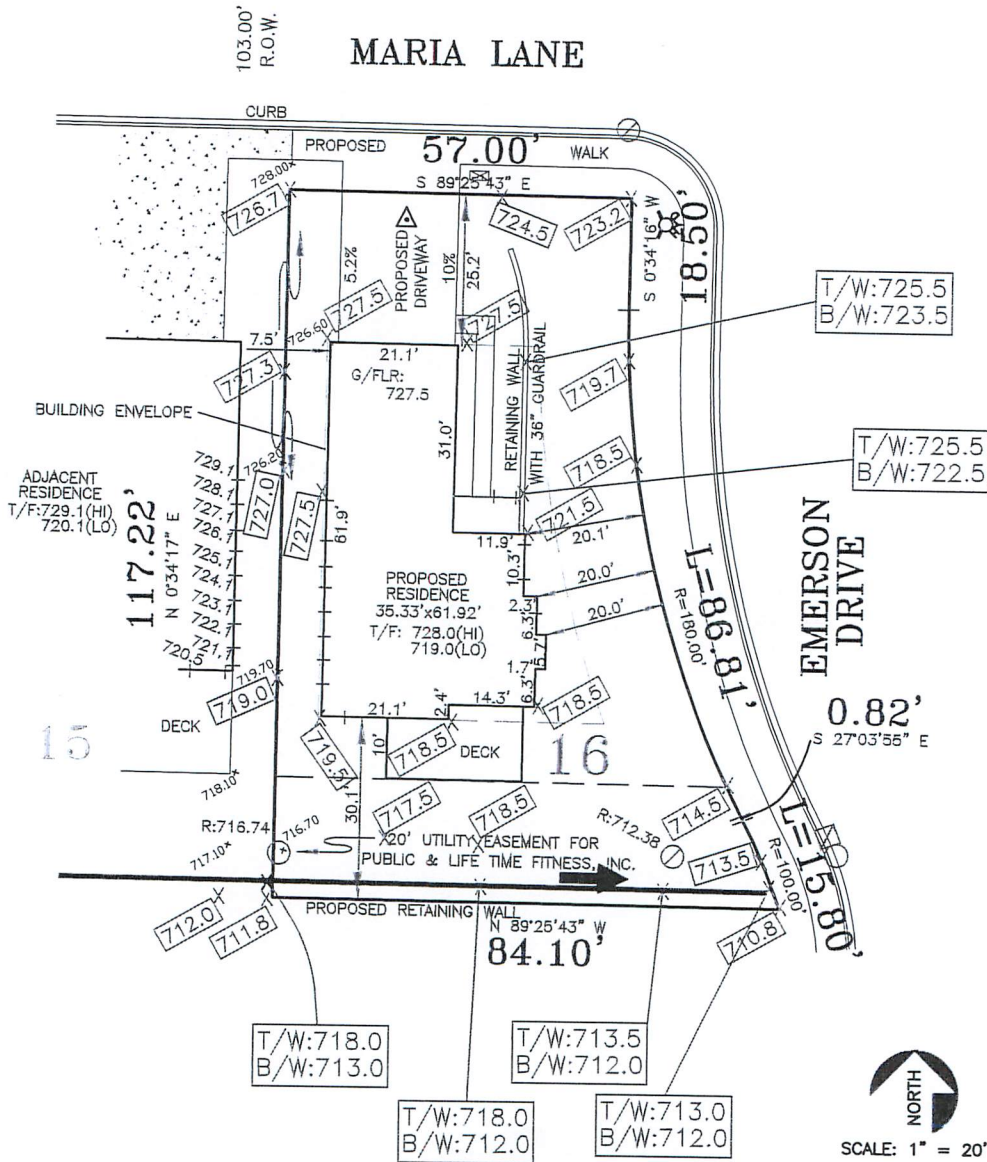
# SITE DEVELOPMENT PLAN

OF

LOT 16 IN CHARLETON HIGHLANDS RESUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

LOT AREA= 7,606 S.F.

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NOTE:  
1) LOT COVERED BY BLANKET EASEMENT ON ALL AREAS NOT COVERED BY BUILDINGS

PREPARED FOR: CHARLETON DEVELOPMENT

COMPARE LEGAL DESCRIPTION WITH DEED AND REPORT ANY DISCREPANCY IMMEDIATELY. A TITLE COMMITMENT MAY NOT HAVE BEEN FURNISHED FOR USE IN PREPARATION OF THIS SURVEY. IF A TITLE COMMITMENT WAS NOT FURNISHED, THERE MAY BE EASEMENTS, BUILDING LINES OR OTHER RESTRICTIONS NOT SHOWN ON THIS PLAN. THIS PLAN DOES NOT SHOW BUILDING RESTRICTIONS ESTABLISHED BY LOCAL ORDINANCES. LOCAL AUTHORITIES MUST BE CONSULTED REGARDING ANY RESTRICTIONS. SUBJECT TO EASEMENTS OF RECORD.

DO NOT SCALE DIMENSIONS FROM THIS PLAN. NO EXTRAPOLATIONS SHOULD BE MADE FROM THE INFORMATION SHOWN WITHOUT THE PERMISSION OF KDC CONSULTANTS, INC.. THIS PLAN IS NOT TRANSFERABLE. ONLY PRINTS WITH AN EMBOSSED SEAL ARE OFFICIAL COPIES. © COPYRIGHT, ALL RIGHTS RESERVED.

REVISED: NOVEMBER 12, 2019  
REVISED: OCTOBER 31, 2019  
REVISED: JUNE 24, 2019  
DATED: DECEMBER 14, 2018



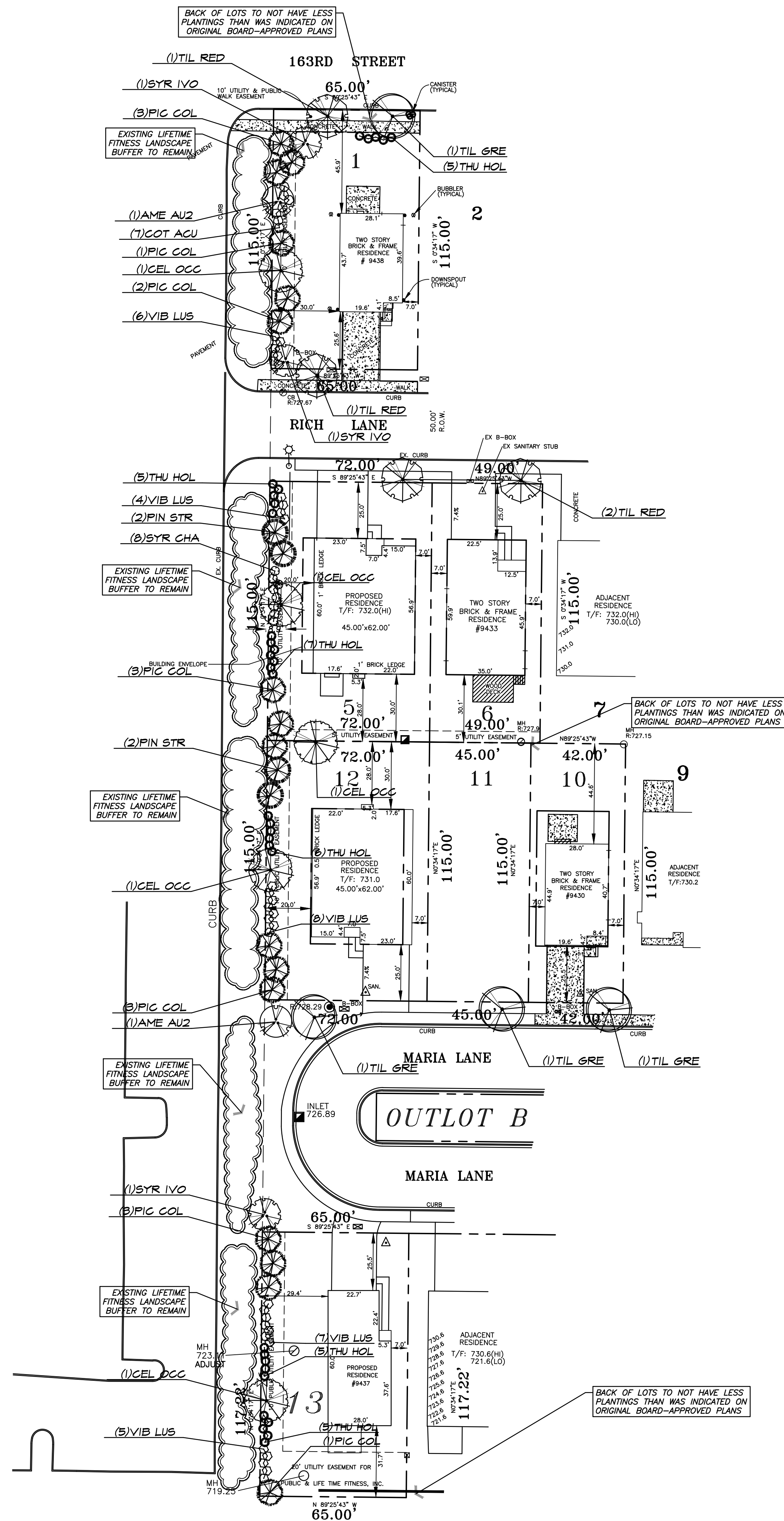
SURVEY No. 18-12-023



JGS	2019/12/28
JGS	2020/05/16
JGS	2020/07/16
JGS	2020/07/21

Landscape Plan  
Charleton Highlands  
Orland Park, Illinois

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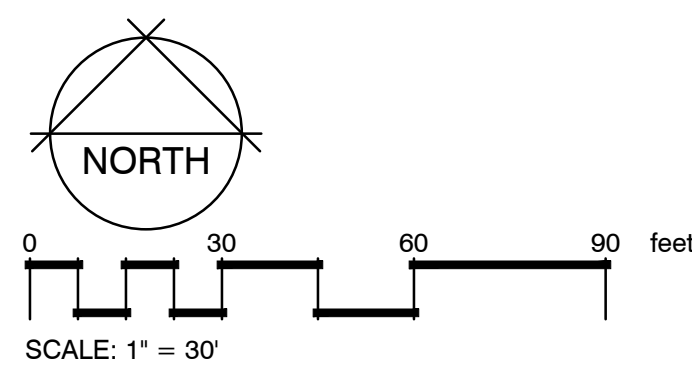


PLANT SCHEDULE

CANOPY TREES	BOTANICAL / COMMON NAME	COND	SIZE	QTY
CEL OCC	CELTIS OCCIDENTALIS / COMMON HACKBERRY	B & B	2.5" CAL	5
TIL RED	TILIA AMERICANA 'REDMOND' / REDMOND AMERICAN LINDEN	B & B	2.5" CAL	4
TIL GRE	TILIA CORDATA 'GREENSPIRE' / GREENSPIRE LITTLELEAF LINDEN	B & B	2.5" CAL	4
EVERGREEN TREES	BOTANICAL / COMMON NAME	COND	SIZE	QTY
PIC COL	PICEA PUNGENS 'COLORADO GREEN' / BLUE SPRUCE	B & B	6' - 8' HT.	16
PIN STR	PINUS STROBUS / WHITE PINE	B & B	6' - 8' HT.	4
UNDERSTORY TREES	BOTANICAL / COMMON NAME	COND	SIZE	QTY
AME AU2	AMELANCHIER CANADENSIS 'AUTUMN BRILLIANCE' / AUTUMN BRILLIANCE SERVICEBERRY	B & B	8' CLUMP	2
SYR IVO	SYRINGA RETICULATA 'IVORY SILK' / IVORY SILK JAPANESE TREE LILAC	B & B	8' CLUMP	3
DECIDUOUS SHRUBS	BOTANICAL / COMMON NAME	COND	SIZE	QTY
COT ACU	COTONEASTER ACUTIFOLIUS / PEKING COTONEASTER	B & B	36" HT.	7
SYR CHA	SYRINGA VULGARIS 'CHARLES JOLY' / CHARLES JOLY LILAC	B & B	36" HT.	8
VIB LUS	VIBURNUM DENTATUM 'CHICAGO LUSTER' / CHICAGO LUSTER ARROWWOOD	B & B	36" HT.	30
EVERGREEN SHRUBS	BOTANICAL / COMMON NAME	COND	SIZE	QTY
THU HOL	THUJA OCCIDENTALIS 'HOLMSTRUP' / HOLMSTRUP CEDAR	B & B	36" HT.	33

LANDSCAPE NOTES:

- PLANT QUALITIES SHOWN IN THE PLANT SCHEDULE ARE FOR CONVENIENCE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND INSTALLING ALL MATERIALS SHOWN ON THE PLAN AND SHOULD NOT RELY ON THE PLANT SCHEDULE FOR DETERMINING QUALITIES.
- ALL PLANT MATERIALS SHALL BE NURSERY GROWN STOCK AND SHALL BE FREE FROM ANY DEFORMITIES, DISEASES OR INSECT DAMAGE. ANY MATERIALS WITH DAMAGED OR CROOKED/DISFIGURED LEADERS, BARK ABRASION, SUNSCALD, INSECT DAMAGE, ETC. ARE NOT ACCEPTABLE AND WILL BE REJECTED. TREES WITH MULTIPLE LEADERS WILL BE REJECTED UNLESS CALLED OUT IN THE PLANT SCHEDULE AS MULTI-STEM.
- ALL LANDSCAPE IMPROVEMENTS SHALL MEET MUNICIPALITY REQUIREMENTS AND GUIDELINES, WHICH SHALL BE VERIFIED BY MUNICIPAL AUTHORITIES.
- ALL PLANTING OPERATIONS SHALL BE COMPLETED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICES. THIS MAY INCLUDE, BUT NOT BE LIMITED TO, PROPER PLANTING BED AND TREE PIT PREPARATION, PLANTING MIX, PRUNING, STAKING AND GUYING, WRAPPING, SPRAYING, FERTILIZATION, PLANTING AND ADEQUATE MAINTENANCE OF MATERIALS DURING CONSTRUCTION ACTIVITIES.
- ALL PLANT MATERIALS SHALL BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. ANY MATERIALS INSTALLED WITHOUT APPROVAL MAY BE REJECTED.
- THE CONTRACTOR SHALL GUARANTEE PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE BY OWNER. THE CONTRACTOR SHALL OUTLINE PROPER MAINTENANCE PROCEDURES TO THE OWNER AT THE TIME OF ACCEPTANCE. DURING THE GUARANTEE PERIOD, DEAD OR DISEASED MATERIALS SHALL BE REPLACED AT NO COST TO THE OWNER. AT THE END OF THE GUARANTEE PERIOD THE CONTRACTOR SHALL OBTAIN FINAL ACCEPTANCE FROM THE OWNER.
- ANY EXISTING TREES TO BE RETAINED SHALL BE PROTECTED FROM SOIL COMPACTION AND OTHER DAMAGES THAT MAY OCCUR DURING CONSTRUCTION ACTIVITIES BY ERECTING FENCINGS AROUND SUCH MATERIALS AT A DISTANCE OF 8.5' FROM THE TRUNK.
- ALL GRASS, CLUMPS, OTHER VEGETATION, DEBRIS, STONES, ETC. SHALL BE RAKED OR OTHERWISE REMOVED FROM PLANTING AND LAWN AREAS PRIOR TO INITIATION OF INSTALLATION PROCEDURES.
- ANY AREAS TO BE LOAMED AND SEEDED WHICH HAVE NOT BEEN DISTURBED BY CONSTRUCTION ACTIVITIES SHALL RECEIVE 1"-2" OF LOAM OVER SCARIFIED EXISTING SOILS. CARE SHOULD BE GIVEN TO NOT PLACE GREATER THAN 1" SOIL OVER EXPOSED ROOTS OF EXISTING TREES IN SUCH AREAS.
- THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INITIATING PLANTING OPERATIONS. THE CONTRACTOR SHALL REPAIR/REPLACE AND UTILITY, PAVING, CURBING, ETC., WHICH IS DAMAGED DURING PLANTING OPERATIONS.
- SIZE AND GRADING STANDARDS OF PLANT MATERIALS SHALL CONFORM TO THE LATEST EDITION OF ANSI Z60.1, AMERICAN STANDARDS FOR NURSERY STOCK, BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
- REFER TO PLAT OF SURVEY FOR LEGAL DESCRIPTION, BOUNDARY DIMENSIONS AND EXISTING CONDITIONS.
- ALL PLANT MATERIAL ON THIS PLANTING PLAN REPRESENTS THE INTENTION AND INTENSITY OF THE PROPOSED LANDSCAPE MATERIAL. THE EXACT SPECIES AND LOCATIONS MAY VARY IN THE FIELD DO TO MODIFICATIONS IN THE SITE IMPROVEMENTS AND THE AVAILABILITY OF PLANT MATERIAL AT THE TIME OF INSTALLATION. ANY SUCH CHANGES MUST FIRST BE APPROVED BY THE VILLAGE IN WRITING.
- ALL PLANT MATERIAL SHALL BE PLANTED WITH A MINIMUM OF SIX INCHES OF ORGANIC SOIL AND MULCHED WITH MERRIMAC STONE MULCH TO A 2" DEPTH.
- ALL BEDS SHALL BE EDGED, HAVE WEED PREEMERGENTS APPLIED AT THE RECOMMENDED RATE.
- ALL PARKWAYS AND PARKING LOT ISLANDS SHALL HAVE SOD AS A GROUND COVER, UNLESS OTHERWISE NOTED.
- ALL LAWN AREAS ON THIS PLAN SHALL BE GRADED SMOOTH AND TOPPED WITH AT LEAST 4" OF TOPSOIL. ALL LAWN AREAS TO BE ESTABLISHED USING SOD UNLESS OTHERWISE NOTED.
- THIS LANDSCAPE PLAN ASSUMES THE SITE WILL BE PREPARED WITH TOP SOIL SUITABLE FOR THE ESTABLISHMENT OF THE LANDSCAPE MATERIAL PRESENTED ON THIS PLAN. IF ADDITIONAL TOP SOIL IS REQUIRED IT IS UP TO THE LANDSCAPE CONTRACTOR ON THE PROJECT TO PROVIDE, SPREAD AND PREPARE THE SITE AS NEEDED FOR THE IMPLEMENTATION OF THIS LANDSCAPE PLAN.
- CONTRACTORS MUST VERIFY ALL QUANTITIES AND OBTAIN ALL PROPER PERMITS AND LICENSES FROM THE PROPER AUTHORITIES.
- ALL MATERIAL MUST MEET INDUSTRY STANDARDS AND THE LANDSCAPE ARCHITECT HAS THE RIGHT TO REFUSE ANY POOR MATERIAL OR WORKMANSHIP.
- LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR UNSEEN SITE CONDITIONS.
- ALL PLANTINGS SHALL BE SPACED EQUAL DISTANT, BACK FILLED WITH AMENDED SOIL, IN A HOLE TWICE THE ROOTBALL DIAMETER, WATERED, FERTILIZED, PRUNED, AND HAVE ALL TAGS AND ROPES REMOVED.
- TREES SHALL BE STAKED AND GUYED, AND HAVE A WATERING SAUCER AT BASE.
- ALL BEDS TO BE BERMED 12" TO 24" ABOVE GRADE AND MEET DRAINAGE REQUIREMENTS.
- LAWN AND BED AREAS SHALL BE ROTOTILLED, RAKED OF CLUMPS AND DEBRIS.
- REMOVE ALL DEAD AND DISEASED PLANT MATERIAL FROM SITE AND DISPOSE OF PROPERLY.
- PRUNE AND FERTILIZE ALL EXISTING VEGETATION TO REMAIN ON SITE.

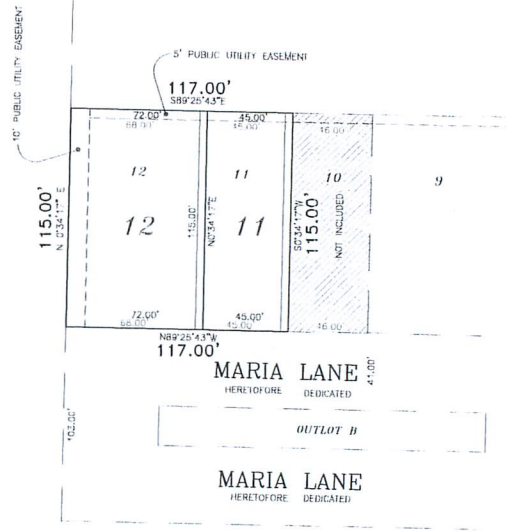


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MAY 22 2020

# CHARLETON HIGHLANDS RESUBDIVISION - THREE

A RESUBDIVISION OF THE WEST 4 FEET OF LOT 10, AND LOTS 11, AND 12 IN CHARLETON HIGHLANDS RESUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED AS DOCUMENT NUMBER 0707922118, IN COOK COUNTY, ILLINOIS.

PROJECT AREA: 13,455 SF  
PIN: 27-22-323-015/016/017



### OWNERS CERTIFICATE

CHARLETON PROPERTIES, LLC DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND THAT SAID SUCH OWNER HAS CAUSED THE SAID DESCRIBED PROPERTY TO BE SURVEYED AND RESUBDIVIDED AS SHOWN ON THE HEREON DRAWN PLAT AS ITS OWN FREE AND VOLUNTARY ACT AND DEED.

THE UNDERSIGNED, BEING THE LEGAL TITLE HOLDER OF THE PROPERTY DESCRIBED ON THIS PLAT, STATES UNDER OATH THAT TO THE BEST OF THE UNDERSIGNED'S KNOWLEDGE AND BELIEF, THE SUBJECT PROPERTY IS LOCATED IN THE 140 HIGH SCHOOL DISTRICT AND IN THE WOODRIDGE VALLEY COMMUNITY SCHOOL DISTRICT. DISTRICTS ARE SUBJECT TO CHANGE AS PROVIDED BY ILLINOIS LAW, AND ALL PURCHASERS SHOULD PERSONALLY CONSULT THE TAX BILL AFFECTING PROPERTY IN THE SUBDIVISION TO BE PURCHASED FOR FURTHER INFORMATION AS TO THE TAXING BODIES AND SCHOOL DISTRICTS IN WHICH THE PROPERTY IS LOCATED.

STATE OF ILLINOIS )  
COUNTY OF COOK )  
I, \_\_\_\_\_, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT \_\_\_\_\_ AND \_\_\_\_\_ PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE ABOVE CERTIFICATE APPEARED BEFORE ME THIS DAY IN THEIR OWN FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN SET FORTH.

CHARLETON PROPERTIES, L.L.C.  
MANAGER: DAVID B. SOGIN

APPROVED AND ACCEPTED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF ORLAND PARK, ILLINOIS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2020.

BY: \_\_\_\_\_ ATTEST: \_\_\_\_\_

I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS ON THE ABOVE DESCRIBED PROPERTY.  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2020.

I DO NOT FIND ANY DELINQUENT GENERAL TAXES, UNPAID CURRENT GENERAL TAXES, DELINQUENT SPECIAL ASSESSMENTS OR CURRENT SPECIAL ASSESSMENTS AGAINST THE TRACT OF LAND IN THE ABOVE PLAT.  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2020.

COUNTY CLERK

THE UNDERSIGNED HEREBY CERTIFY THAT TO THE BEST OF THEIR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF, OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS OR DRAINAGE WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLACED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJACENT PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

OWNER: \_\_\_\_\_ ENGINEER: \_\_\_\_\_

STATE OF ILLINOIS )  
COUNTY OF WILL )  
I, KEVIN D. CHAFFIN, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3164, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND RESUBDIVIDED THE FOLLOWING DESCRIBED TRACT OF LAND:

SUBJECT: WEST 4 FEET OF LOT 10, TOGETHER WITH LOTS 11 AND 12 IN CHARLETON HIGHLANDS RESUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.  
THIS PLAT CORRECTLY REPRESENTS SAID SURVEY AND RESUBDIVISION IN EVERY DETAIL. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF, CORRECTED TO A TEMPERATURE OF 68 DEGREES FAHRENHEIT. I FURTHER CERTIFY THAT NO PART OF THE PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED FOR COOK COUNTY, ILLINOIS BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 1703100703, DATED AUGUST 18, 2008. I ALSO HEREBY DESIGNATE THE VILLAGE OF ORLAND PARK AS THE PERSON TO RECORD THIS PLAT OF RESUBDIVISION.

DATED AT HOMER GLEN, ILLINOIS, THIS 14TH DAY OF MARCH, A.D. 2017



KEVIN D. CHAFFIN

**UTILITIES AND EASEMENTS, ENCUMBRANCES**  
A PORTABLE CABLEMATE IS HEREBY PROVIDED FOR AND GRANTED TO THE HOLDER OF THIS PLAT, A MEMBER CORPORATION OF ILLINOIS, AND TO COMCAST/NETSCAPE COMPANY, SBC TELEPHONE COMPANY, MOTOR OIL COMPANY, COMCAST GLOBE COMMUNICATIONS, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY, FOR THE INSTALLATION, MAINTENANCE AND REPAIR, FROM TIME TO TIME, OF CABLE, TELEVISION, REPAIR, REPLACE AND REMOVE, FROM TIME TO TIME, THE NECESSARY UTILITY AND SERVICE FACILITIES, WHETHER SUCH FACILITIES, UNLESS SPECIFICALLY IDENTIFIED ON THIS PLAT, ARE UTILITIES, CABLE, TELEVISION, AND SERVICE CONNECTIONS, INCLUDING ALL NECESSARY PIPES, LINES AND FACILITIES USED IN CONNECTION WITH ELECTRICAL AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND SIGNALS AND GAS IN OVER, UNDER, ACROSS, ALONG, AND UPON THE HEREON DESCRIBED PROPERTY OR ANY PART THEREOF, TOGETHER WITH THE RIGHT TO INSTALL REPAIR, REPLACE AND REMOVE SUCH FACILITIES ON ANY LOT TO SERVE IMPROVEMENTS THEREON, THE RIGHT TO CUT DOWN, TRIM OR REMOVE ANY TREES, SHRUBS, BUSHES OR OTHER PLANTS OR TREES AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GRANT, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES, AFTER THE 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.

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO NEELY DAVIS COMPANY, ITS SUCCESSORS AND ASSIGNS (TM-S&D), TO DESIGN, INSTALL, OPERATE, MAINTAIN, REPAIR, REPLACE AND REMOVE, FACILITIES USED IN CONNECTION WITH THE TRANSMISSION AND DISTRIBUTION OF WATER GAS OR AIR, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN ON THIS PLAT MARKED "COMMON AREA", "COMMON AREA OR AREA" AND "SEPARATELY OWNED LOTS, PARCELS OR AREAS" AND THE PROPERTY DESCRIBED IN THE RESUBDIVISION OF COOK COUNTY, ILLINOIS AND/OR ON THIS PLAT AS "COMMON ELEMENTS", TOGETHER WITH THE RIGHT TO INSTALL REPAIR, REPLACE AND REMOVE SUCH FACILITIES ON ANY LOT OR PART OF THE SURFACE OF SUCH LOT AND COMMON AREA OR AREA AS NECESSARY TO SERVE SUCH FACILITIES ON SUCH COMMON AREA OR AREA, AND TO SERVE OTHER PROPERTY, ADJACENT OR OTHERWISE, AND THE RIGHT TO REMOVE, DESTROY, REPAIR, AND/OR RECONSTRUCT SUCH FACILITIES, STRUCTURES, ROADS, AND FENCES, AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREON GRANT, AND THE RIGHT TO ENTER UPON THE PROPERTY FOR ALL SUCH PURPOSES. OBLIGATIONS SHALL NOT BE PLACED OVER IN-CAS FACILITIES OR IN, UPON OR OVER THE PROPERTY DESCRIBED ON THIS PLAT FOR UTILITY PURPOSES UNLESS THE USER OBTAINS CONSENT OF IN-CAS. 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 ELEMENTS" SHALL HAVE THE MEANING SET FORTH FOR SUCH TERM IN SECTION 803.2/2(C) OF THE "CONDOMINIUM PROPERTY ACT" (ARTICLE SEVENTEEN STATUTES, CH. 765, SEC. 803.2/2(C)), AS AMENDED, FROM TIME TO TIME.

THE TERM "COMMON AREA OR AREA" IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY, INCLUDING THE GENERAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE OR IN PART AS AN IMPROVEMENT TO THE SEPARATELY OWNED LOTS, PARCELS OR AREAS WITHIN THE PROPERTY, EVEN THOUGH SUCH AREA MAY BE OWNED ON THIS PLAT BY OTHER PARTIES.

**EASEMENT PROVISIONS**  
AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATIONS SERVICE IS HEREBY RESERVED FOR AND GRANTED TO:  
COMCAST/NETSCAPE COMPANY  
SBC, GRANTEE.

THESE NECESSARY SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY, TO ACTUALLY DESIGN, MAINTAIN AND REMOVE, FROM TIME TO TIME, NECESSARY FACILITIES ON CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND SIGNALS AND GAS OR AIR, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DOTTED LINES ON THE PLAT AND MARKED "EASEMENT", THE PROPERTY DESCRIBED IN THE RESUBDIVISION OF COOK COUNTY, ILLINOIS AND/OR ON THIS PLAT AS "COMMON AREA OR AREA" AND "SEPARATELY OWNED LOTS, PARCELS OR AREAS" AND THE PROPERTY DESCRIBED IN THE PLAT FOR THE PROPER OPERATION AND MAINTENANCE THEREOF, TOGETHER WITH THE RIGHT TO INSTALL REPAIR, REPLACE AND REMOVE SUCH FACILITIES ON ANY LOT OR PART OF THE SURFACE OF SUCH LOT AND COMMON AREA OR AREA, AND THE RIGHT TO CUT DOWN, TRIM OR REMOVE TREES, SHRUBS AND BUSHES AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREON GRANT, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBLIGATIONS SHALL NOT BE PLACED OVER CHAFFIN'S FACILITIES ON ANY LOT OR OVER THE PROPERTY WITHIN THE DOTTED LINES MARKED "EASEMENT" UNLESS THE USER OBTAINS CONSENT OF GRANTEE. 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, ICS 803.2/2(C), AS AMENDED, FROM TIME TO TIME.  
THE TERM "COMMON AREA OR AREA" IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY, INCLUDING THE GENERAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE OR IN PART AS AN IMPROVEMENT TO THE SEPARATELY OWNED LOTS, PARCELS OR AREAS WITHIN THE PLANNED DEVELOPMENT, EVEN THOUGH SUCH AN IMPROVEMENT IS OWNED ON THE PLAT BY PARTIES SUCH AS "LOT LOTS", "COMMON ELEMENTS", "SPACE", "OPEN AREA", "COMMON DRIVING", "PARKING OR COMMON AREA", THE TERMS "COMMON AREA OR AREA" AND "COMMON ELEMENTS" INCLUDES SUCH PROPERTY INTERESTS DESCRIBED BY A RESIDENTIAL TRAFFIC BUSINESS DISTRICT OF DISTRICTS SUCH AS A POOL OR RETENANCE POND OR RECREATION EQUIPMENT.  
INSTALLATION OF FACILITIES WILL BE DONE BY GRANTEE AS LONG AS GRANTEE LIST OWNER UPON WRITTEN REQUEST.

SEND FUTURE TAX BILLS TO:  
CHARLETON PROPERTIES, L.L.C.  
8031 W. 151ST STREET  
ORLAND PARK, ILLINOIS 60462

PREPARED FOR:  
CHARLETON PROPERTIES, L.L.C.  
AN ILLINOIS LIMITED LIABILITY COMPANY

PREPARED BY:  
**KDC CONSULTANTS INC.**  
WWW.KDCCONSULTANTSINC.COM  
16144 S. BELL ROAD  
HOMER GLEN, ILLINOIS 60491  
(708) 645-0545 Fax: 645-0546  
SURVEY No. 03-08-043-RESUB 3

REVISED: MARCH 6, 2020  
REVISED: MAY 9, 2019  
REVISED: JANUARY 18, 2019  
REVISED: DECEMBER 4, 2018  
DATED: MARCH 14, 2017  
PAGE 1 OF 1



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***CHARLETON HIGHLANDS RESUBDIVISION – THREE***

LOT #	EXISTING			PROPOSED		
	WIDTH FT	DEPTH FT	AREA SF	WIDTH FT	DEPTH FT	AREA SF
10	46	115	5,290	42	115	4,830
11	45	115	5,175	45	115	5,175
12	68	115	7,820	72	115	8,280

- 
- Response. No change in services in building a residence on a lot, previously planned, platted and approved will affect public facilities, services and drainage systems. The storm water management system for the entire subdivision is complete and working properly.
6. The applicant has made adequate legal provision to guarantee the provision and development of any open space and other improvements associated with the proposed development; (Insert explanation)
- Response. The detention lot has previously been deeded to the association, which is professionally managed. A detailed recorded Declaration of Covenants, Restrictions and Easements protects all residents of the Village and to some extent the Village.
7. The development will not adversely affect a known archaeological, historical or cultural resource.
- Response. The subdivision was developed on previously farmed land and there are no archaeological, historical or cultural resources.
8. The proposed use will comply with all additional standards imposed on it by the particular provision of these regulations authorizing such use and by all other requirements of the ordinances of the Village.
- Response. Except as requesting an interpretation of the setback provisions of the plan conditions of the Development Agreement, conditions of approval and the Ordinances of the Village without requests for any further variation or deviation.

Dated: May 12, 2020

Respectfully submitted,

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David B. Sosin, Petitioner

**CHARLETON HIGHLANDS SUBDIVISION  
PETITIONER'S RESPONSE TO THE SPECIAL USE STANDARDS  
Lot 16 Setback Interpretation  
Revised Setback for Lots 5 & 12**

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In support of its request and in response to the Village's special use requirements, the applicant responds as follows:

1. The special use will be consistent with the purposes, goals and objectives and standards of the Comprehensive Plan, any adopted overlay plan and these regulations; (List factors that demonstrate how your proposal meets this standard.)
  - Response. Charleton Highlands Subdivision is a mature subdivision, as a successor the Sheffield Highlands which received Plan Commission approval more than ten years ago. Based on the plan approved and the interpretation of the setback requirements of the approved plan, the staff of the Village, through multiple planners and engineers, has approved setbacks on the west side of Emerson Drive for lots 4, 8 and 9 of less than 20 feet. The plan for Lot 16, the final lot of record on the west side of Emerson Drive in the subdivision, exceeds the setbacks for those four previously permitted and built residences to the north and is consistent with those interpretations.
2. The special use will be consistent with the community character of the immediate vicinity of the parcel for development; (List factors that demonstrate how your proposal meets this standard.)
  - Response. See response 1. above. The entire rationale for the request of the developer is consistency.
3. The design of the proposed use will minimize adverse effect, including visual impacts on adjacent properties; (List factors that demonstrate how your proposal meets this standard.)
  - Response. With a consistent plan of setbacks, the visual impact of a new residence will have on the residences on Emerson Drive.
4. The proposed use will not have an adverse effect on the value of the adjacent property; (Insert explanation. If necessary, the petitioner should be prepared to offer expert testimony that the proposed project will have no adverse impact on surrounding properties.)
  - Response. The construction of three existing residences on the west side have enhanced the subdivision and its values, with unique and attractive residences. It would seem illogical that taking an empty lot with its appearance and developing that lot with another quality and attractive residence would not have a similar positive effect on the adjoining residence. It is also important to note that no deviation from the side yard setback to the west, affecting lot 15 is requested.
5. The applicant has demonstrated that public facilities and services, including but not limited to roadways, park facilities, police and fire protection, hospital and medical services, drainage systems, refuse disposal, water and sewers, and schools will be capable of serving the special use at an adequate level of service;



**SPECIAL USE STANDARDS**

FOR ALL PETITIONS REQUESTING A **SPECIAL USE**, THE PETITIONER MUST RESPOND IN WRITING TO ALL OF THE FOLLOWING SPECIAL USE STANDARDS AND SUBMIT TO THE PLANNING DEPARTMENT.

**When considering an application for a special use permit, the decision making body shall consider the extent to which the following special use standards are met. If the petitioner requests modifications to sections of the Land Development Code, *CITE* the relevant sections and explain why the modifications are needed using the standards as a guide:**

1. The special use will be consistent with the purposes, goals and objectives and standards of the Comprehensive Plan, any adopted overlay plan and these regulations; *(List factors that demonstrate how your proposal meets this standard.)*
2. The special use will be consistent with the community character of the immediate vicinity of the parcel for development; *(List factors that demonstrate how your proposal meets this standard.)*
3. The design of the proposed use will minimize adverse effect, including visual impacts on adjacent properties; *(List factors that demonstrate how your proposal meets this standard.)*
4. The proposed use will not have an adverse effect on the value of the adjacent property; *(Insert explanation. If necessary, the petitioner should be prepared to offer expert testimony that the proposed project will have no adverse impact on surrounding properties.)*
5. The applicant has demonstrated that public facilities and services, including but not limited to roadways, park facilities, police and fire protection, hospital and medical services, drainage systems, refuse disposal, water and sewers, and schools will be capable of serving the special use at an adequate level of service; *(Insert explanation)*
6. The applicant has made adequate legal provision to guarantee the provision and development of any open space and other improvements associated with the proposed development; *(Insert explanation)*
7. The development will not adversely affect a known archaeological, historical or cultural resource;
8. The proposed use will comply with all additional standards imposed on it by the particular provision of these regulations authorizing such use and by all other requirements of the ordinances of the Village.

**It is the responsibility of the petitioner to prove that these standards will be met.**

**CHARLETON HIGHLANDS SUBDIVISION  
PETITIONER'S RESPONSE TO THE SPECIAL USE STANDARDS  
Lot 16 Setback Interpretation**

---

**In support of its request and in response to the Village's special use requirements, the applicant responds as follows:**

1. The special use will be consistent with the purposes, goals and objectives and standards of the Comprehensive Plan, any adopted overlay plan and these regulations; (List factors that demonstrate how your proposal meets this standard.)
  - *Response.* Charleton Highlands Subdivision is a mature subdivision, as a successor the Sheffield Highlands which received Plan Commission approval more than ten years ago. Based on the plan approved and the interpretation of the setback requirements of the approved plan, the staff of the Village, through multiple planners and engineers, has approved setbacks on the west side of Emerson Drive for lots 4, 8 and 9 of less than 20 feet. The plan for Lot 16, the final lot of record on the west side of Emerson Drive in the subdivision, exceeds the setbacks for those four previously permitted and built residences to the north and is consistent with those interpretations.
2. The special use will be consistent with the community character of the immediate vicinity of the parcel for development; (List factors that demonstrate how your proposal meets this standard.)
  - *Response.* See response 1. above. The entire rationale for the request of the developer is consistency.
3. The design of the proposed use will minimize adverse effect, including visual impacts on adjacent properties; (List factors that demonstrate how your proposal meets this standard.)
  - *Response.* With a consistent plan of setbacks, the visual impact of a new residence will have on the residences on Emerson Drive.
4. The proposed use will not have an adverse effect on the value of the adjacent property; (Insert explanation. If necessary, the petitioner should be prepared to offer expert testimony that the proposed project will have no adverse impact on surrounding properties.)
  - *Response.* The construction of three existing residences on the west side have enhanced the subdivision and its values, with unique and attractive residences. It would seem illogical that taking an empty lot with its appearance and developing that lot with another quality and attractive residence would not have a similar positive effect on the adjoining residence. It is also important to note that no deviation from the side yard setback to the west, affecting lot 15 is requested.
5. The applicant has demonstrated that public facilities and services, including but not limited to roadways, park facilities, police and fire protection, hospital and medical services, drainage systems, refuse disposal, water and sewers, and schools will be capable of serving the special use at an adequate level of service;

- *Response.* No change in services in building a residence on a lot, previously planned, platted and approved will affect public facilities, services and drainage systems. The storm water management system for the entire subdivision is complete and working properly.
6. The applicant has made adequate legal provision to guarantee the provision and development of any open space and other improvements associated with the proposed development; (Insert explanation)
- *Response.* The detention lot has previously been deeded to the association, which is professionally managed. A detailed recorded Declaration of Covenants, Restrictions and Easements protects all residents of the Village and to some extent the Village.
7. The development will not adversely affect a known archaeological, historical or cultural resource.
- *Response.* The subdivision was developed on previously farmed land and there are no archaeological, historical or cultural resources.
8. The proposed use will comply with all additional standards imposed on it by the particular provision of these regulations authorizing such use and by all other requirements of the ordinances of the Village.
- *Response.* Except as requesting an interpretation of the setback provisions of the plan conditions of the Development Agreement, conditions of approval and the Ordinances of the Village without requests for any further variation or deviation.

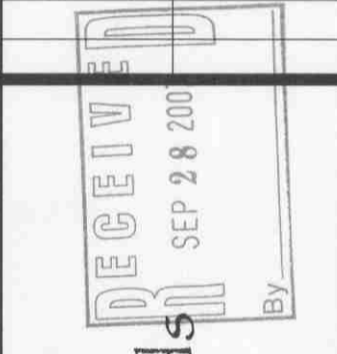
Dated: January 16, 2019

Respectfully submitted,

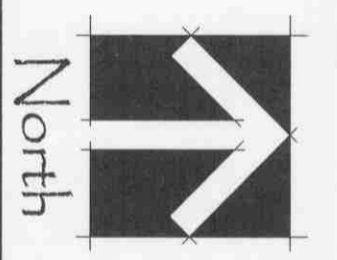
---

David B. Sosin, Petitioner

DATE	DESCRIPTION
3-2-00	LO
6-26-00	LS
7-9-00	LS



Landscape Plan  
Charleton Highlands  
Orland Park, Illinois



PREPARED FOR:  
D. Sosin

LOCATION:  
Orland Park, IL

DATE:  
8-17-06

SCALE:  
1" = 30'

COMPUTER NAME:  
LA-PLAN

JOB NUMBER:  
2006-34

SHEET

© 2006 Copyright. This Drawing is the Property of Bergfords Gregory Land Design

Plant Table

Code Name	Scientific Name	Common Name	Planting Size	Quantity
Atrs	Acer rubrum 'Red Sunset'	Sunset Maple	2 1/2" - Cal	19
Amcan	Ampelopsis canadensis	Shadblow vine/clematis	Ø Clump	19
Caeoc	Callis occidentalis	Common haddock	2 1/2" - Cal	21
Cero	Cornus sericea	Red Osier Dogwood	3/6" H.	19
Cocac	Colonyaster acutifolius	Pinkish colonyaster	3/6" H.	36
Epmc	Echinacea purpurea 'Magnus'	Purple Coneflower	1-Gal	15
Eulal	Eurochorda alata	Winged eurochorda	3/6" H.	16
Gls	Gleditsia triacanthos 'Inermis Skyline'	Skyline Honeylocust	2 1/2" - Cal	15
Hesdc	Hemerocallis 'Stella de Oro'	Stella de Oro Daylily	1-Gal	29
Jucp	Juniperus chinensis 'Fritzlerana'	Fritzler Juniper	24" - Spread	21
Jusab	Juniperus sibirica 'Broadmoor'	Broadmoor Juniper	24" - Spread	19
Misag	Miscanthus sinensis 'Gracillimus'	Maiden Grass	1-Gal	26
Pmvg	Panicum virgatum 'Northwind'	Northwind Switch Grass	1-Gal	50
Pdvd	Pennisetum alopecuroides 'Hamelin'	Dwarf Fountain Grass	1-Gal	19
Pfgr	Panicum atriplicifolium 'Filigran'	Filigran Russian Grass	1-Gal	20
Ppcc	Picea pungens	Colorado Green Spruce	6" - 8" H.	0
Pm	Pinus nigra	Austrian Pine	6" - 8" H.	13
Pycac	Fagus ciliata 'Chanticleer'	Chanticleer Pear	2 1/2" - Cal	1
Quru	Quercus rubra	Northern red oak	2 1/2" - Cal	15
Rsw	Rosa 'Nearly Wild'	Nearly Wild Rose	3/6" H.	0
Rufg	Rudbeckia hirta 'Goldstrum'	Goldstrum Black-eyed Susan	1-Gal	37
Syru	Syringa reticulata	Japanese tree lilac	Ø Clump	10
Syru	Syringa vulgaris	Common lilac	3/6" H.	21
Tah	Tilia americana 'Radmond'	Radmond Linden	2 1/2" - Cal	1
Tggl	Tilia cordata 'Greenpire'	Greenpire Linden	2 1/2" - Cal	13
Vlud	Viburnum dentatum 'Chicago Lustre'	Chicago Lustre Viburnum	3/6" H.	25

LANDSCAPE NOTES

- REFER TO PLAN OR SURVEY FOR LEGAL DESCRIPTION BOUNDARY DIMENSIONS AND EXISTING CONDITIONS
- REFER TO ARCHITECTURAL PLANS FOR BUILDING FLOOR SIZE AND FOOTPRINT
- REFER TO ENGINEERING PLANS FOR DETENTION CALCULATIONS, UTILITY LOCATIONS, ENGINEERING INFORMATION AND THE LIKE
- REFER TO LANDSCAPE PLAN ALL AREAS AND DIMENSIONS ARE APPROXIMATE
- ALL PLANT MATERIAL ON THIS PLANTING PLAN REPRESENTS THE INTENTION SPECIES AND LOCATIONS MAY VARY IN THE FIELD DUE TO MODIFICATIONS IN THE SITE APPROXIMATIONS AND THE AVAILABILITY OF PLANT MATERIAL AT THE TIME OF THE PROJECT. SUCH CHANGES MUST FIRST BE APPROVED BY THE OWNER IN WRITING
- ALL PLANT MATERIAL SHALL BE PLANTED WITH A MINIMUM OF SIX INCHES OF ORGANIC SOIL AND MULCHED WITH A SHEEPDED BARK MATERIAL TO A MINIMUM 3" DEPTH
- ALL LAIN AREAS ON THIS PLAN SHALL BE SOIL UNLESS OTHERWISE NOTED
- THIS LANDSCAPE PLAN ASSURES THE SITE SHALL BE PREPARED WITH TOP SOIL TO BE PLANTED WITH PLANT MATERIAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LANDSCAPE MATERIAL TO BE PLANTED ON THE PROJECT TO PROVIDE SPREAD AND MULCH. THE SITE AS SHOWN ON THE PLAN SHOULD NOT RELY ON THE PLANT SCHEDULE FOR DETERMINING QUALITIES
- ALL PLANT MATERIAL SHALL BE NURSERY GROWN STOCK AND SHALL BE ALL MATERIALS SHOWN ON THE PLAN AND SHOULD NOT RELY ON THE PLANT SCHEDULE FOR DETERMINING QUALITIES
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1. ALL PLANTING OPERATIONS SHALL BE COMPLETED IN ACCORDANCE WITH THE SPECIFICATIONS AND CONDITIONS OF THE CONTRACT. PLANTING SHALL BE LIMITED TO PROPER PLANTING DEPTH AND TIME PERIODS. PLANTING SHALL BE LIMITED TO PROPER PLANTING DEPTH AND TIME PERIODS. PLANTING SHALL BE LIMITED TO PROPER PLANTING DEPTH AND TIME PERIODS.

2. ALL PLANT MATERIAL SHALL BE NURSERY GROWN STOCK AND SHALL BE ALL MATERIALS SHOWN ON THE PLAN AND SHOULD NOT RELY ON THE PLANT SCHEDULE FOR DETERMINING QUALITIES.

3. THE CONTRACTOR SHALL OBTAIN THE NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES SHALL BE APPROVED BY THE OWNER IN WRITING.

4. ALL PLANT MATERIAL SHALL BE PLANTED WITH A MINIMUM OF SIX INCHES OF ORGANIC SOIL AND MULCHED WITH A SHEEPDED BARK MATERIAL TO A MINIMUM 3" DEPTH.

5. ALL LAIN AREAS ON THIS PLAN SHALL BE SOIL UNLESS OTHERWISE NOTED.

6. ANY AREAS TO BE TILLED AND SEEDED WHICH HAVE NOT BEEN DISTURBED BY THE CONTRACTOR SHALL BE TILLED AND SEEDED WITH THE SAME TYPE OF SEED AS THE OTHER AREAS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES SHALL BE APPROVED BY THE OWNER IN WRITING.

7. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES BEFORE ANY PLANTING OPERATIONS.

8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES SHALL BE APPROVED BY THE OWNER IN WRITING.

9. ALL EXISTING TREES TO BE RETAINED SHALL BE PROTECTED FROM BOTH THE CONTRACTOR AND THE PUBLIC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES SHALL BE APPROVED BY THE OWNER IN WRITING.

10. ALL PLANT MATERIAL SHALL BE PLANTED WITH A MINIMUM OF SIX INCHES OF ORGANIC SOIL AND MULCHED WITH A SHEEPDED BARK MATERIAL TO A MINIMUM 3" DEPTH.

11. ALL LAIN AREAS ON THIS PLAN SHALL BE SOIL UNLESS OTHERWISE NOTED.

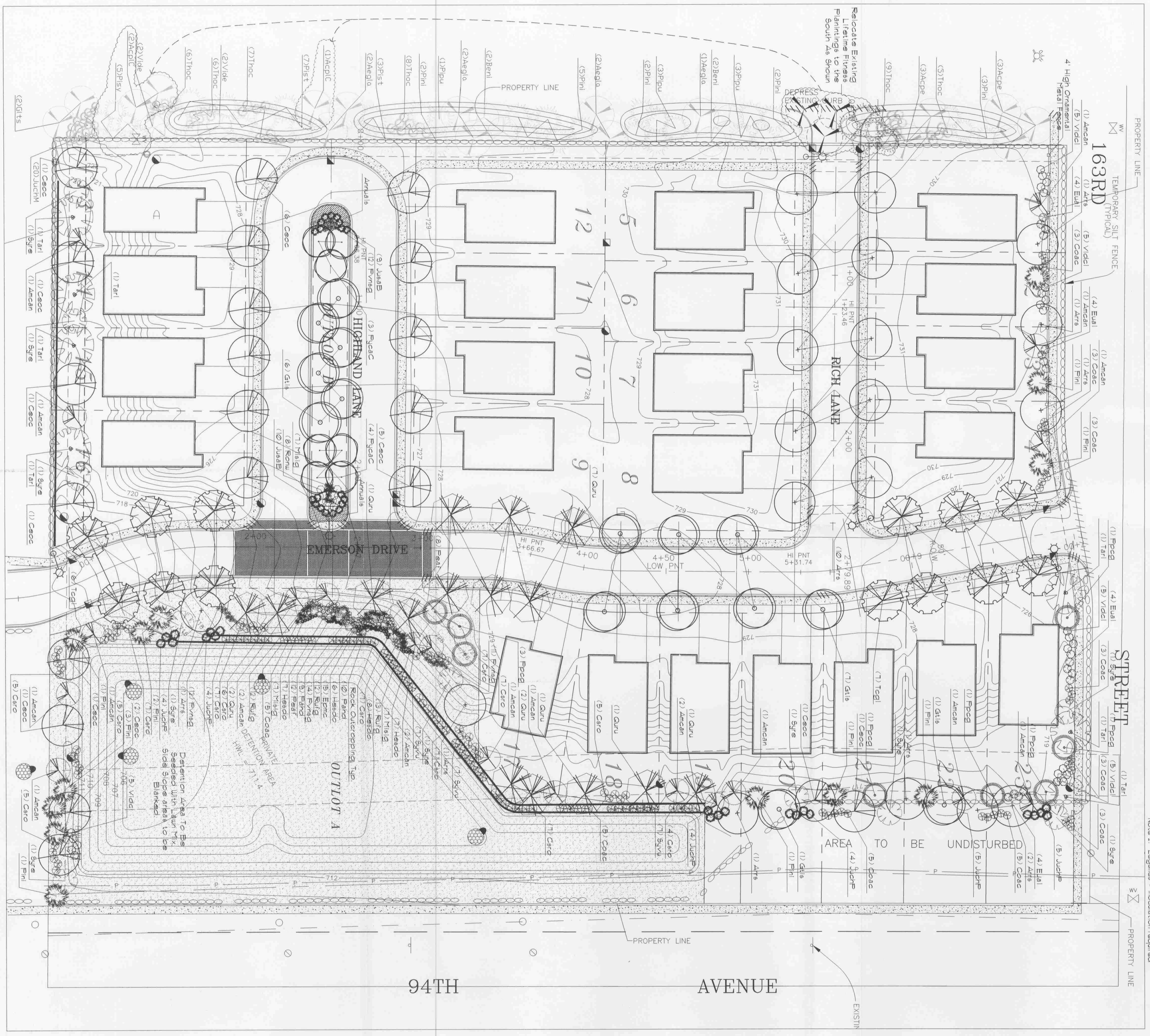
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14. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES SHALL BE APPROVED BY THE OWNER IN WRITING.

15. ALL PLANT MATERIAL SHALL BE PLANTED WITH A MINIMUM OF SIX INCHES OF ORGANIC SOIL AND MULCHED WITH A SHEEPDED BARK MATERIAL TO A MINIMUM 3" DEPTH.

16. ALL LAIN AREAS ON THIS PLAN SHALL BE SOIL UNLESS OTHERWISE NOTED.



163RD

EMERSON DRIVE

94TH AVENUE

RICH LANE

PROPERTY LINE

EXISTING

# SHEFFIELD HIGHLANDS CONCEPT PLAN

## LEGAL DESCRIPTION

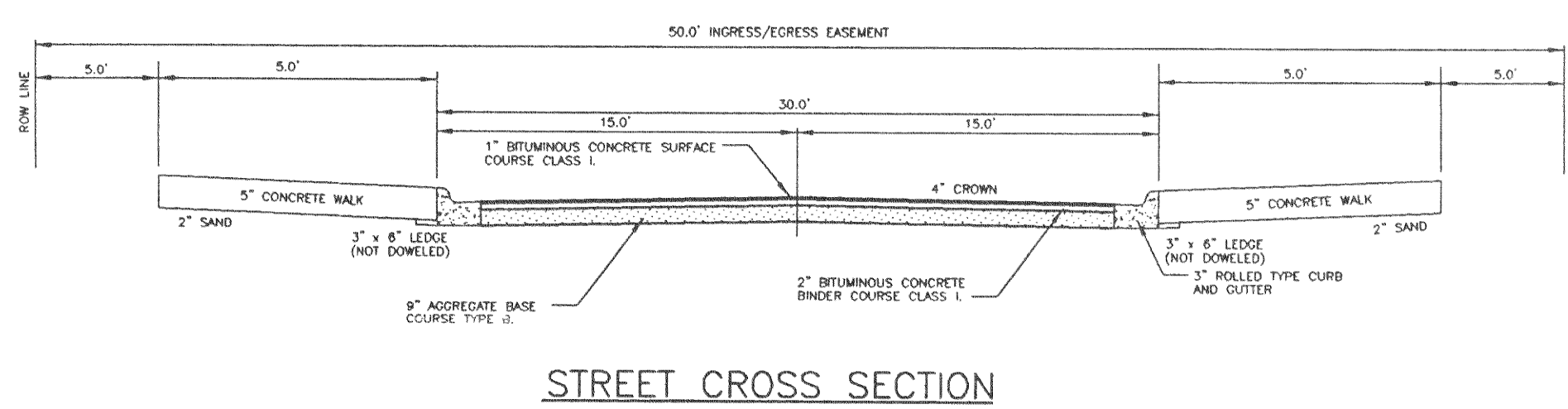
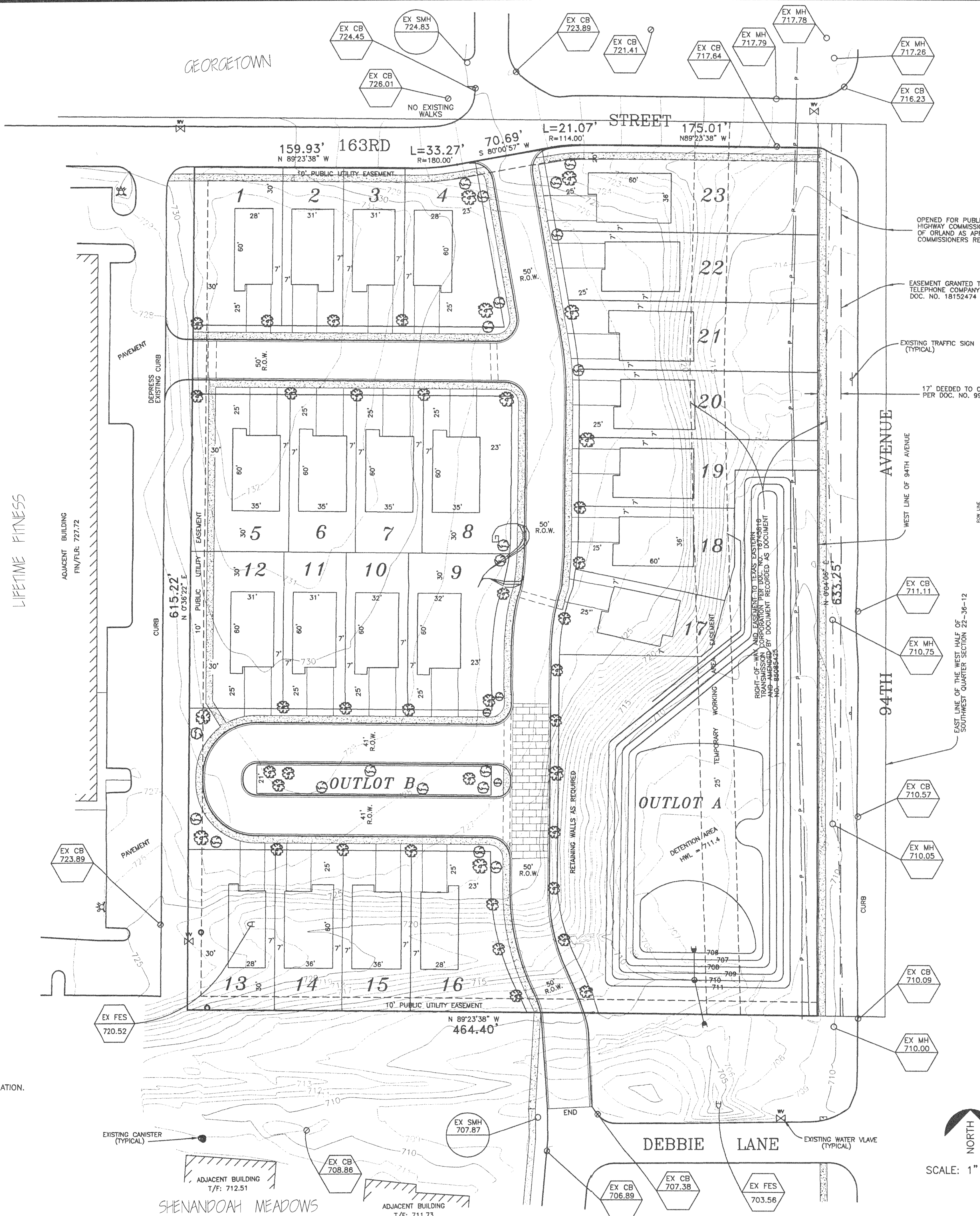
LOT 2 IN LIFETIME FITNESS SUBDIVISION, BEING A SUBDIVISION OF THE NORTH 20 ACRES OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE EAST 50.00 FEET THEREOF TAKEN FOR ROAD PURPOSES ACCORDING TO THE TOWNSHIP OF ORLAND, HIGHWAY COMMISSIONERS RECORD BOOK, NC1, PAGE 16 AND THAT PART DEEDED TO THE COUNTY OF COOK BY TRUSTEE'S DEED RECORDED AS DOCUMENT NO. 99287534, ALSO EXCEPTING THAT PART DEDICATED FOR PUBLIC HIGHWAY, PER DOCUMENT NO. 10155685), ALL IN COOK COUNTY, ILLINOIS.

DATA TABLE	
PROJECT AREA	6.61 acres
RESIDENTIAL UNITS	23 UNITS
DENSITY	3.5 U/ac.
SETBACKS	
FRONT	25 ft
SIDE	7 ft
CORNER	15 ft
REAR	30 ft

FEB 25 2004

BOARD APPROVED  
CASE NO. 003-0771-4  
DATE 3/1/04  
W/CONDITIONS (see notes)  
W/O CONDITIONS \_\_\_\_\_

BEFORE YOU DIG!  
CALL  
1-800-892-0123  
(Allow Two Working Days)  
**JULIE**  
The Block-Out-Call System  
It's The Law



LEGEND		
	EXISTING	PROPOSED
WATER MAIN	— W —	— W —
STORM SEWER	>>>	>>>
SANITARY SEWER	>>>	>>>
MANHOLE	○	○
CATCH BASIN	○	○
INLET	□	□
FIRE HYDRANT	⊗	⊗
WATER VALVE	⊗	⊗
LIGHT POLE	○-○	○-○
TOP OF FOUNDATION	T/F: 700.00	T/F: 700.00
SPOT ELEVATION	x 676.20	x (676.20)
SWALE	~	~

DATED: FEBRUARY 24, 2004		PREPARED BY: KDC CONSULTANTS INC.	
REVISION	DATE	16144 S. BELL ROAD HOMER GLEN, ILLINOIS 60491 (708) 645-0545 Fax: 645-0546	
ORIGINAL	8/25/03		
CONCEPT 8	12/3/03		
VILLAGE COMMENTS	12/15/03		
CONCEPT 9	1/15/04	PREPARED FOR: GATES DEVELOPMENT 14750 S. 82nd AVENUE ORLAND PARK, ILL. 60462 (708) 460-1505	
CONCEPT 10	2/10/04		
CONCEPT 11	2/24/04		
		PROJECT 03-08-043-CP	PAGE 1 OF 1

NOTE: MAINTENANCE OF OPEN SPACES AND DETENTION POND WILL BE HANDLED PRIVATELY BY A HOMEOWNERS ASSOCIATION.

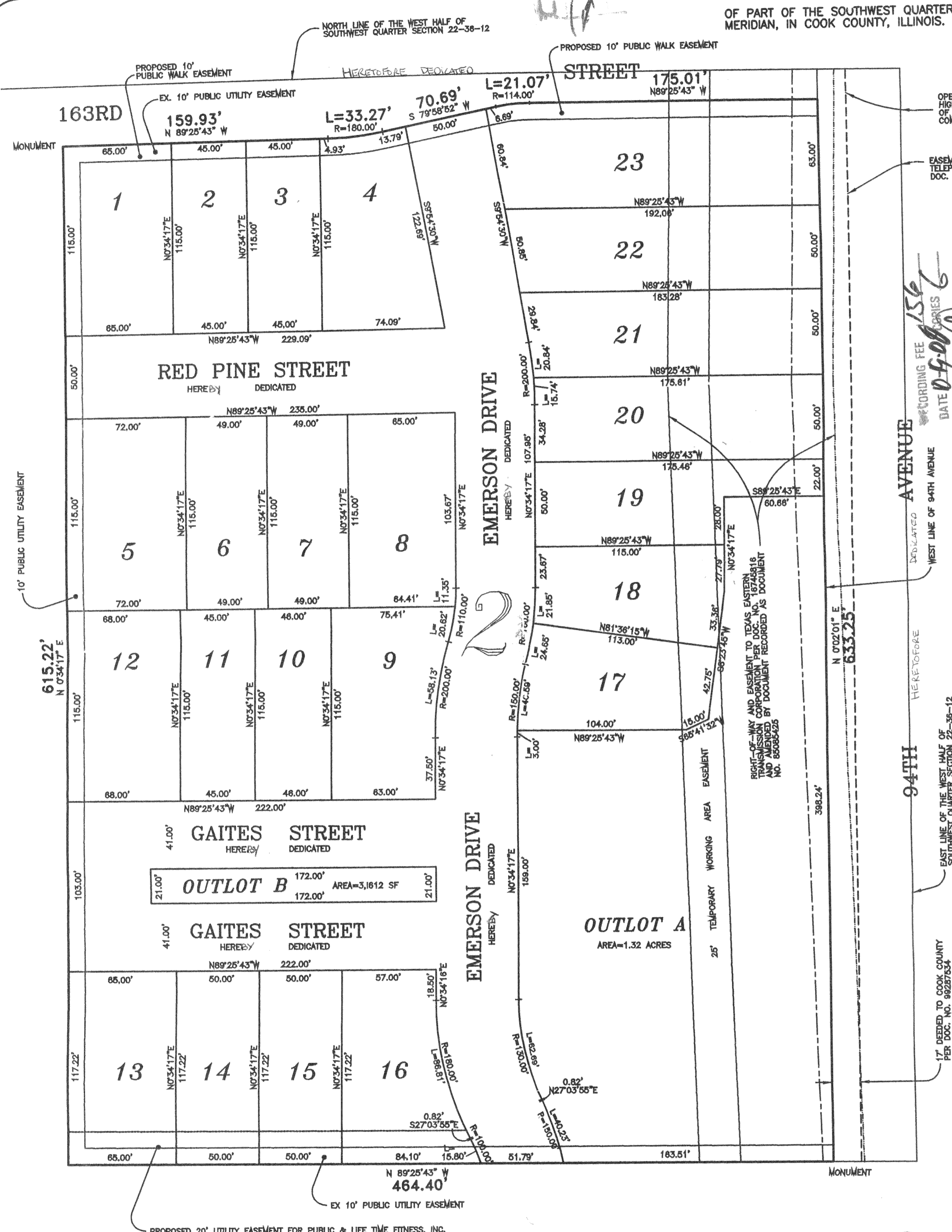
SCALE: 1" = 40'  
NORTH

# SHEFFIELD HIGHLANDS RESUBDIVISION

OF PART OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

# 0629227091

# 199'



OPENED FOR PUBLIC HIGHWAY BY ORDER OF HIGHWAY COMMISSIONERS OF THE TOWNSHIP OF ORLAND AS APPEARS IN HIGHWAY COMMISSIONERS RECORD BOOK NO. 1 AT PAGE 18

EASEMENT GRANTED TO ILLINOIS BELL TELEPHONE COMPANY RECORDED AS DOC. NO. 18152474

TRUST CERTIFICATION  
AS TRUSTEE UNDER THE PROVISIONS OF A DEED OR DEEDS IN TRUST DULY RECORDED AND DELIVERED TO SAID TRUSTEE IN PURSUANCE OF A TRUST AGREEMENT DATED AND KNOWN AS TRUST NO. \_\_\_\_\_ AS OWNER CAUSED THIS RESUBDIVISION AND PLAT THEREON TO BE MADE.

BY: \_\_\_\_\_  
ATTEST: \_\_\_\_\_

STATE OF ILLINOIS } ss  
COUNTY OF COOK }

I, \_\_\_\_\_ A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DO HEREBY CERTIFY THAT \_\_\_\_\_ OF THE \_\_\_\_\_ WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH \_\_\_\_\_ AND \_\_\_\_\_ AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID TRUSTEE FOR THE USES AND PURPOSES THEREIN SET FORTH AND THE SAID \_\_\_\_\_ DID ALSO THEN AND THEREAFTER KNOWLEDGE THAT HE, AS CUSTODIAN OF THE CORPORATE SEAL OF SAID TRUSTEE, DID AFFIX SAID SEAL OF SAID TRUSTEE TO SAID INSTRUMENT AS HIS FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID TRUSTEE FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2005.

NOTARY PUBLIC

AMERICAN HOMES DEVELOPMENT, LLC  
DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND THAT AS SUCH OWNER HAS CAUSED THIS SAID DESCRIBED PROPERTY TO BE SURVEYED AND RESUBDIVIDED AS SHOWN ON THE HERON DRAWN PLAT AS ITS OWN FREE AND VOLUNTARY ACT AND DEED.

BY: \_\_\_\_\_ ATTEST: \_\_\_\_\_

STATE OF ILLINOIS } ss  
COUNTY OF COOK }

I, \_\_\_\_\_ A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT \_\_\_\_\_ AND \_\_\_\_\_ PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE ABOVE CERTIFICATE APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED THE ABOVE CERTIFICATE AS THEIR OWN FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 10TH DAY OF MAY, A.D. 2005.

NOTARY PUBLIC

OFFICIAL SEAL  
SHARON A. MATUSZAK  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES 10/24/2006

STATE OF ILLINOIS } ss  
COUNTY OF COOK }

I, \_\_\_\_\_ AS MORTGAGEE UNDER MORTGAGE DATED \_\_\_\_\_ AND \_\_\_\_\_ HEREBY CONSENTS TO THE RESUBDIVISION OF THE PROPERTY DESCRIBED HEREON DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2005.

BY: \_\_\_\_\_ ATTEST: \_\_\_\_\_

STATE OF ILLINOIS } ss  
COUNTY OF COOK }

I, \_\_\_\_\_ A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT \_\_\_\_\_ WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH \_\_\_\_\_ AND \_\_\_\_\_ RESUBDIVISION, RESPECTIVELY, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID TRUSTEE FOR THE USES AND PURPOSES THEREIN SET FORTH AND THE SAID \_\_\_\_\_ DID ALSO THEN AND THEREAFTER KNOWLEDGE THAT \_\_\_\_\_ AS CUSTODIAN OF THE CORPORATE SEAL OF SAID TRUSTEE, DID AFFIX SAID SEAL OF SAID TRUSTEE TO SAID INSTRUMENT AS HIS FREE AND VOLUNTARY ACT OF SAID TRUSTEE FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2005.

NOTARY PUBLIC

OFFICIAL SEAL  
BRIN DOUGHERTY  
Notary Public, State of Illinois  
My Commission Expires 03/10/09

THE UNDERSIGNED, BEING THE LEGAL TITLE HOLDER OF THE PROPERTY DESCRIBED ON THIS PLAT, STATES UNDER OATH, THAT TO THE BEST OF THE UNDERSIGNED'S KNOWLEDGE AND BELIEF, THE SUBJECT PROPERTY IS LOCATED IN THE \_\_\_\_\_ HIGH SCHOOL DISTRICT, \_\_\_\_\_ JUNIOR HIGH SCHOOL DISTRICT AND IN THE \_\_\_\_\_ ELEMENTARY SCHOOL DISTRICT, \_\_\_\_\_ DISTRICTS ARE SUBJECT TO CHANGE AS PROVIDED BY ILLINOIS LAW AND ALL PURCHASER'S SHOULD PERSONALLY CONSULT THE TAX BILL AFFECTING PROPERTY IN THE SUBDIVISION TO BE PURCHASED FOR FURTHER INFORMATION AS TO THE TAXING BODIES AND SCHOOL DISTRICTS IN WHICH THE PROPERTY IS LOCATED.

AMERICAN HOMES DEVELOPMENT, LLC  
Richard & Susan Moore  
OWNER

APPROVED AND ACCEPTED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF ORLAND PARK, ILLINOIS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2005.

BY: \_\_\_\_\_ ATTEST: \_\_\_\_\_

I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS ON THE ABOVE DESCRIBED PROPERTY.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2005.

\_\_\_\_\_

APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF ORLAND PARK, COOK COUNTY, ILLINOIS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2005.

BY: \_\_\_\_\_ ATTEST: \_\_\_\_\_

THE UNDERSIGNED HEREBY CERTIFY THAT TO THE BEST OF THEIR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF, OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

OWNER: \_\_\_\_\_ ENGINEER: \_\_\_\_\_

STATE OF ILLINOIS } ss  
COUNTY OF COOK }

I, KEVIN D. CHAFFIN, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3184, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND RESUBDIVIDED THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 2 IN LIFETIME FITNESS SUBDIVISION, BEING A SUBDIVISION OF THE NORTH 22 ACRES OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE EAST 50.00 FEET THEREOF TAKEN FOR ROAD PURPOSES ACCORDING TO THE TOWNSHIP OF ORLAND PARK HIGHWAY COMMISSIONERS RECORD BOOK NO. 1, PAGE 18 AND THAT PART DEEDED TO THE COUNTY OF COOK BY TRUSTEE'S DEED RECORDED AS DOCUMENT NO. 99287534, ALSO EXCEPTING THAT PART DEDICATED FOR PUBLIC HIGHWAY, PER DOCUMENT NO. 10156888), ALL IN COOK COUNTY, ILLINOIS.

THIS PLAT CORRECTLY REPRESENTS SAID SURVEY AND RESUBDIVISION IN EVERY DETAIL. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF, CORRECTED TO A TEMPERATURE OF 68 DEGREES FAHRENHEIT. I FURTHER CERTIFY THAT NO PART OF THE PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED FOR COOK COUNTY, ILLINOIS BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 170054 0195 B, DATED APRIL 15, 1981. I ALSO HEREBY DESIGNATE THE VILLAGE OF ORLAND PARK AS THE PERSON TO RECORD THIS PLAT OF RESUBDIVISION.

DATED AT HOMER GLEN, ILLINOIS, THIS 16th DAY OF JUNE, A.D. 2004.

KEVIN D. CHAFFIN  
NOTARY PUBLIC

I DO NOT FIND ANY DELINQUENT GENERAL TAXES UNPAID CURRENT TAXES DELINQUENT SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS AGAINST THIS TRACT OF LAND AS ABOVE PER:

DAVID OWEN  
COUNTY CLERK

REVISOR: MAY 31, 2005  
REVISED: MAY 4, 2005  
DATED: JUNE 21, 2004  
PAGE 1 OF 1

UTILITY AND DRAINAGE EASEMENT PROVISIONS  
A PERPETUAL EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF ORLAND PARK, A MUNICIPAL CORPORATION OF ILLINOIS, AND TO COMMONWEALTH EDISON COMPANY, SBC TELEPHONE COMPANY, NICOR GAS COMPANY, JONES CABLE COMPANY, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY, FOR THE FULL AND FREE RIGHT AND AUTHORITY TO INSTALL, OPERATE, MAINTAIN, REPAIR, REPLACE AND REMOVE, FROM TIME TO TIME, WATERMAINS, FIRE HYDRANTS, VALVES, WATER SERVICE FACILITIES, SANITARY SEWER PIPES, MANHOLES, SEWER SERVICES, STORM SEWER SERVICES, WATER CATCH BASINS, AND SEWER CONNECTIONS, AND VARIOUS UTILITY TRANSMISSION SYSTEMS AND FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND SOUNDS AND SIGNALS AND GAS IN OVER, UNDER, ACROSS, ALONG AND UPON THE AREAS OF THE LOTS NOT COVERED BY BUILDINGS, TOGETHER WITH THE RIGHT TO INSTALL, REPAIR, REPLACE AND REMOVE SERVICE CONNECTIONS UNDER THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS THEREON, THE RIGHT TO CUT DOWN, TRIM OR REMOVE ANY TREES, SHRUBS, BUSHES OR OTHER PLANTS OR 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. AFTER THE 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.

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO NICOR GAS COMPANY, ITS SUCCESSORS AND ASSIGNS ("N-GAS") 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," "COMMON AREAS OR AREAS" AND 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 CONNECTION 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, 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 SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER N-GAS FACILITIES OR IN, UPON OR OVER THE PROPERTY IDENTIFIED ON THIS PLAT FOR UTILITY PURPOSES WITHOUT THE PRIOR WRITTEN CONSENT OF N-GAS. 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 ELEMENTS" SHALL HAVE THAT MEANING SET FORTH FOR SUCH TERM IN SECTION 605/2(E) OF THE "CONDOMINIUM PROPERTY ACT" (ILLINOIS COMPILATION STATUTES, CH. 705, SEC. 605/2(E)), AS AMENDED FROM TIME TO TIME.

THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL OR AREA 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.

EASEMENT PROVISIONS  
AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATIONS SERVICE IS HEREBY RESERVED FOR AND GRANTED TO

COMMONWEALTH EDISON COMPANY  
AND  
SBC, GRANTEEES.

THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY, TO INSTALL, OPERATE, MAINTAIN AND REMOVE FACILITIES USED IN CONNECTION WITH THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND SOUNDS AND SIGNALS IN OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DOTTED LINES ON THE PLAT AND MARKED "EASEMENT," "COMMON AREAS OR AREAS" AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS, 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. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DOTTED LINES MARKED "EASEMENT" WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEEES, 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 705 (ILCS 605/2(E)), 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 AREAS MAY BE OTHERWISE DESIGNATED ON THE PLAT BY TERMS SUCH AS "OUT LOTS," "COMMON ELEMENTS," "OPEN AREAS," "COMMON GROUND," "PARKING AND COMMON AREA." THE TERMS "COMMON AREA OR AREAS" AND "COMMON ELEMENTS" INCLUDES REAL PROPERTY PHYSICALLY OCCUPIED BY A BUILDING, SERVICE BUSINESS DISTRICT OR STRUCTURES SUCH AS A POOL OR RETENTION POND, OR MECHANICAL EQUIPMENT.

RELOCATION OF FACILITIES WILL BE DONE BY GRANTEEES AT COST OF GRANTOR/LOT OWNER UPON WRITTEN REQUEST.

SEND FUTURE TAX BILLS TO:  
GATES DEVELOPMENT COMPANY  
14750 S. 82ND AVENUE  
ORLAND PARK, ILLINOIS 60462

PREPARED FOR:  
GATES DEVELOPMENT

PREPARED BY:  
KDC CONSULTANTS INC.

16144 S. BELL ROAD  
HOMER GLEN, ILLINOIS 60491  
(708) 645-0545 Fax: 645-0546  
SURVEY No. 03-08-043-SUB

PROJECT AREA: 6.61 ACRES  
PIN: 27-22-300-019 OLD  
-026 NEW

Doc# 0629227091 Fee: \$168.00  
Eugene "Gene" Moore  
Cook County Recorder of Deeds  
Date: 10/19/2006 09:32 PM Pg: 1 of 0

I DO NOT FIND ANY DELINQUENT GENERAL TAXES UNPAID CURRENT TAXES DELINQUENT SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS AGAINST THIS TRACT OF LAND IN THE ABOVE PLAT.

DAVID OWEN  
COUNTY CLERK  
DATE: 10-11-2006

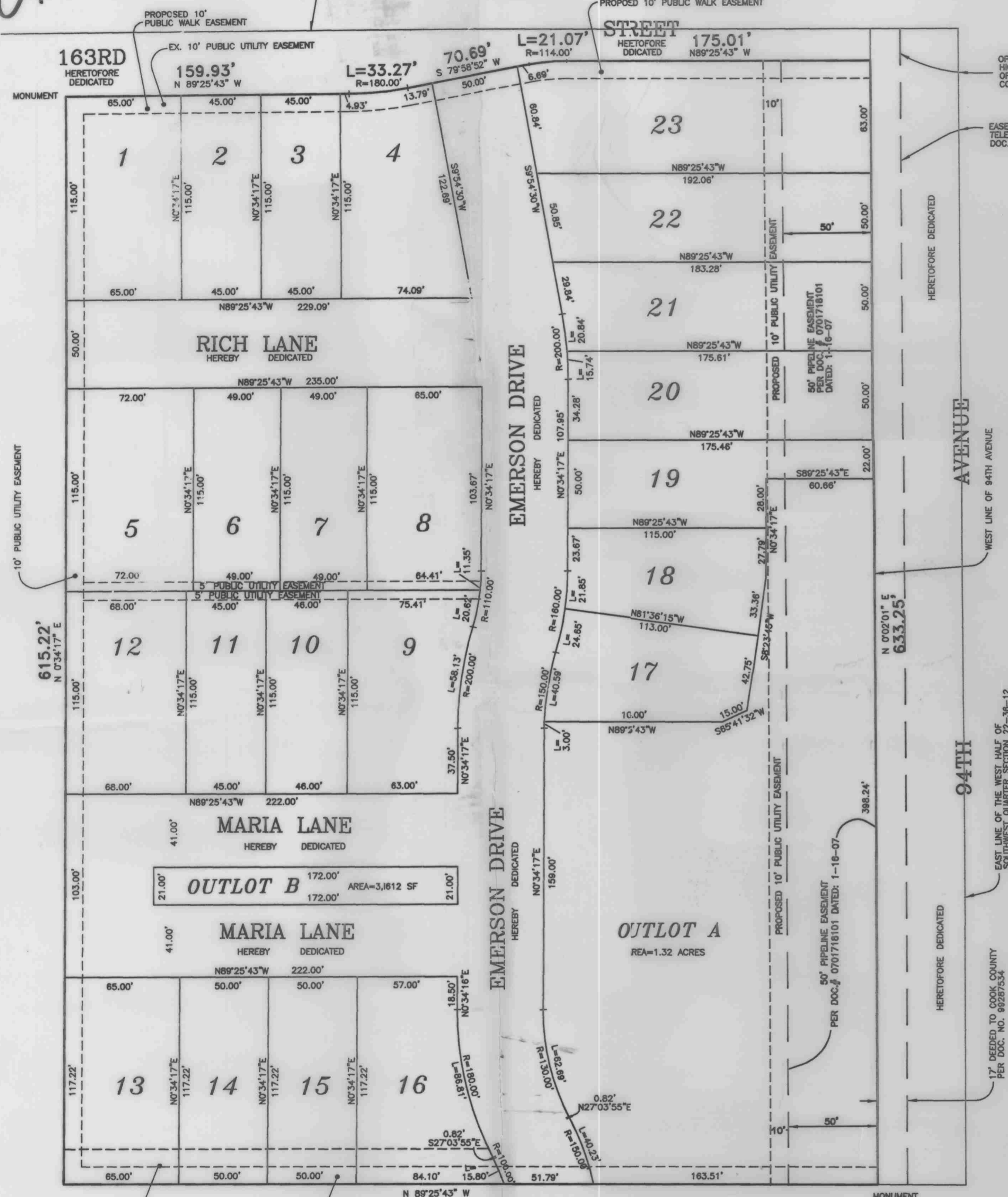
MAIL TO: COUNTY CLERK'S BOX 324 (PB)

010792218 LP

# CHARLETON HIGHLANDS RESUBDIVISION

OF PART OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

1



OPENED FOR PUBLIC HIGHWAY BY ORDER OF HIGHWAY COMMISSIONERS OF THE TOWNSHIP OF ORLAND AS APPEARS IN HIGHWAY COMMISSIONERS RECORD BOOK NO. 1 AT PAGE 16

EASEMENT GRANTED TO ILLINOIS BELL TELEPHONE COMPANY RECORDED AS DOC. NO. 18152474

### TRUST CERTIFICATION

Standard Bank & Trust Co. AS TRUSTEE UNDER THE PROVISIONS OF A DEED OR DEEDS IN TRUST DULY RECORDED AND DELIVERED TO SAID TRUSTEE IN PURSUANCE OF A TRUST AGREEMENT DATED 03-05-2006 AND KNOWN AS TRUST NO. 18151, AS OWNER CAUSED THIS RESUBDIVISION AND PLAT THEREON TO BE MADE.

BY: *[Signature]* Patricia Robinson, M.P.  
ATTEST: *[Signature]* James J. Robinson, M.P. A.D.

STATE OF ILLINOIS }  
COUNTY OF COOK }

I, the undersigned, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DO HEREBY CERTIFY THAT Patricia Robinson of the Standard Bank & Trust Co. and James J. Robinson of the Standard Bank & Trust Co. are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such and *[Signature]* and *[Signature]* respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their free and voluntary act and as the free and voluntary act of said trustee for the uses and purposes therein set forth and the said *[Signature]* did also then and there acknowledge that, as custodian of the corporate seal of said trustee, did affix said seal of the said trustee to said instrument as his free and voluntary act and as the free and voluntary act of said trustee for the uses and purposes therein set forth.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 20th DAY OF January, A.D., 2007.

*[Signature]* NOTARY PUBLIC  
My Commission Expires 08/19/08

*[Signature]* DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND THAT AS SUCH OWNER HAS CAUSED THE SAID DESCRIBED PROPERTY TO BE SURVEYED AND RESUBDIVIDED AS SHOWN ON THE HEREON DRAWN PLAT AS ITS OWN FREE AND VOLUNTARY ACT AND DEED AND NOT AS A TRUSTEE DATED 03-05-2006 as a Trust # 18151 and not personally.

STATE OF ILLINOIS }  
COUNTY OF COOK }

I, the undersigned, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT Patricia Robinson and James J. Robinson personally known to me to be the same persons whose names are subscribed to the above certificate appeared before me this day in person and acknowledged that they signed the above certificate as their own free and voluntary act and deed for the uses and purposes therein set forth.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 20th DAY OF January, A.D. 2007.

*[Signature]* NOTARY PUBLIC  
My Commission Expires 08/19/08

STATE OF ILLINOIS }  
COUNTY OF COOK }

Standard Bank and Trust Company, AS MORTGAGEE UNDER MORTGAGE DATED 01-18-07 AS DOCUMENT NO. 0701718101, HEREBY CONSENTS TO THE RESUBDIVISION OF THE PROPERTY DESCRIBED HEREON DATED THIS 20th DAY OF January, A.D. 2007.

BY: *[Signature]* ATTEST: *[Signature]*

STATE OF ILLINOIS }  
COUNTY OF COOK }

I, the undersigned, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT *[Signature]* and *[Signature]* who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such and *[Signature]* and *[Signature]* respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their free and voluntary act and as the free and voluntary act of said mortgagee for the uses and purposes therein set forth and the said *[Signature]* did also then and there acknowledge that, as custodian of the corporate seal of said mortgagee, did affix said seal of the said trustee to said instrument as his free and voluntary act and as the free and voluntary act of said mortgagee for the uses and purposes therein set forth.

GIVEN UNDER MY HAND NOTARIAL SEAL THIS 20th DAY OF January, A.D. 2007.

*[Signature]* NOTARY PUBLIC  
My Commission Expires 08/19/08

THE UNDERSIGNED, BEING THE LEGAL TITLE HOLDER OF THE PROPERTY DESCRIBED ON THIS PLAT, STATES UNDER OATH, THAT TO THE BEST OF THE UNDERSIGNED'S KNOWLEDGE AND BELIEF, THE SUBJECT PROPERTY IS LOCATED IN THE 140 ELEMENTARY SCHOOL DISTRICT, 230 HIGH SCHOOL DISTRICT AND IN THE MORRIS VALLEY COMMUNITY COLLEGE DISTRICT. DISTRICTS ARE SUBJECT TO CHANGE AS PROVIDED BY ILLINOIS LAW, AND ALL PURCHASER'S SHOULD PERSONALLY CONSULT THE TAX BILL AFFECTING PROPERTY IN THE SUBDIVISION TO BE PURCHASED FOR FURTHER INFORMATION AS TO THE TAXING BODIES AND SCHOOL DISTRICTS IN WHICH THE PROPERTY IS LOCATED.

CHARLETON HIGHLANDS DEVELOPMENT L.L.C.  
MANAGER: DAVID B. SOSIN

APPROVED AND ACCEPTED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF ORLAND PARK, ILLINOIS, THIS 20th DAY OF March, A.D. 2007.

BY: *[Signature]* ATTEST: *[Signature]*

I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS ON THE ABOVE DESCRIBED PROPERTY.

DATED THIS 20th DAY OF March, A.D. 2007.  
*[Signature]*

APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF ORLAND PARK, COOK COUNTY, ILLINOIS, THIS 20th DAY OF March, A.D. 2007.

BY: \_\_\_\_\_ ATTEST: \_\_\_\_\_

THE UNDERSIGNED HEREBY CERTIFY THAT TO THE BEST OF THEIR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF, OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

OWNER: \_\_\_\_\_ ENGINEER: *[Signature]*

STATE OF ILLINOIS }  
COUNTY OF COOK }

I, KEVIN D. CHAFFIN, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3184, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND RESUBDIVIDED THE FOLLOWING DESCRIBED TRACT OF LAND:  
LOT 2 IN LIFETIME FITNESS SUBDIVISION, BEING A SUBDIVISION OF THE NORTH 20 ACRES OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE EAST 50.00 FEET THEREOF TAKEN FOR ROAD PURPOSES ACCORDING TO THE TOWNSHIP OF ORLAND, HIGHWAY COMMISSIONERS RECORD BOOK, NO. 1, PAGE 18 AND THAT PART DEEDED TO THE COUNTY OF COOK BY TRUSTEE'S DEED RECORDED AS DOCUMENT NO. 92287354, ALSO EXCEPTING THAT PART DEDICATED FOR PUBLIC HIGHWAY, PER DOCUMENT NO. 10155885), ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 25, 2002 AS DOCUMENT 0020107350, ALL IN COOK COUNTY, ILLINOIS.

THIS PLAT CORRECTLY REPRESENTS SAID SURVEY AND RESUBDIVISION IN EVERY DETAIL. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF, CORRECTED TO A TEMPERATURE OF 68 DEGREES FAHRENHEIT. I FURTHER CERTIFY THAT NO PART OF THE PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED FOR COOK COUNTY, ILLINOIS BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 170054 0195 B, DATED APRIL 15, 1981. I ALSO HEREBY DESIGNATE THE VILLAGE OF ORLAND PARK AS THE PERSON TO RECORD THIS PLAT OF RESUBDIVISION.

DATED AT HOMER GLEN, ILLINOIS, THIS 16th DAY OF JUNE, A.D. 2004.

*[Signature]* KEVIN D. CHAFFIN  
ILLINOIS PROFESSIONAL LAND SURVEYOR  
NO. 3184  
11-30-2008

*[Signature]* KEVIN D. CHAFFIN  
PROFESSIONAL LAND SURVEYOR  
NO. 3184  
11-30-2008

REVISED: JANUARY 17, 2007  
REVISED: DECEMBER 7, 2006  
REVISED: NOVEMBER 20, 2006  
REVISED: NOVEMBER 16, 2006  
REVISED: APRIL 12, 2006  
REVISED: APRIL 12, 2006  
REVISED: MAY 31, 2005  
REVISED: MAY 4, 2005  
DATED: JUNE 21, 2004  
PAGE 1 OF 1

**UTILITY AND DRAINAGE EASEMENT PROVISIONS**  
A PERPETUAL EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF ORLAND PARK, A MUNICIPAL CORPORATION OF ILLINOIS, AND TO COMMONWEALTH EDISON COMPANY, SBC TELEPHONE COMPANY, NICOR GAS COMPANY, COMCAST CABLE COMPANY, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY, FOR THE FULL AND FREE RIGHT AND AUTHORITY TO INSTALL, OPERATE, MAINTAIN, REPAIR, REPLACE AND REMOVE, FROM TIME TO TIME, WATERMANS, FIRE HYDRANTS, VALVES, WATER SERVICE FACILITIES, SANITARY SEWER PIPES, MANHOLES, SEWER SERVICES, STORM SEWER PIPES, MANHOLES, CATCH BASINS, AND SEWER CONNECTIONS, AND VARIOUS UTILITY TRANSMISSION SYSTEMS AND FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND SOUNDS AND SIGNALS AND GAS IN, OVER, UNDER, ACROSS, ALONG, AND UPON THE AREAS OF THE LOTS NOT COVERED BY BUILDINGS, 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 ANY TREES, SHRUBS, BUSHES OR OTHER PLANTS OR 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. AFTER THE 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.

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO NICOR GAS COMPANY, ITS SUCCESSORS AND ASSIGNS ("N-GAS") 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," "COMMON AREAS OR AREAS" AND 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 CONNECTION 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, AND TO SERVE OTHER PROPERTY, ADJACENT OR OTHERWISE, AND TO 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 N-GAS FACILITIES OR IN, UPON OR OVER THE PROPERTY IDENTIFIED ON THIS PLAT FOR UTILITY PURPOSES WITHOUT THE PRIOR WRITTEN CONSENT OF N-GAS. 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 ELEMENTS" SHALL HAVE THAT MEANING SET FORTH FOR SUCH TERM IN SECTION 605/2(E) OF THE "CONDOMINIUM PROPERTY ACT" (ILLINOIS COMPILATED STATUTES, CH. 765, SEC. 605/2(E)), AS AMENDED FROM TIME TO TIME.

THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL OR AREA 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 DESIGNED ON THIS PLAT BY OTHER TERMS.

**EASEMENT PROVISIONS**  
AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATIONS SERVICE IS HEREBY RESERVED FOR AND GRANTED TO  
COMMONWEALTH EDISON COMPANY  
AND  
SBC, GRANTEEES.

THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY, TO INSTALL, OPERATE, MAINTAIN AND REMOVE, FROM TIME TO TIME, FACILITIES USED ON CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND SOUNDS AND SIGNALS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DOTTED LINES ON THE PLAT AND MARKED "EASEMENT." THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR IN THIS PLAT AS "COMMON AREA OR AREAS" AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS, 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. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DOTTED LINES MARKED "EASEMENT" WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEEES. 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(E), AS AMENDED FROM TIME TO TIME.  
THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY, INCLUDING REAL PROPERTY 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 AREAS BE DESIGNATED ON THE PLAT BY TERMS SUCH AS "OUT LOTS," "COMMON ELEMENTS," "SPACE," "OPEN AREA," "COMMON GROUND," "PARKING AND COMMON AREA." THE TERMS "COMMON AREA OR AREAS" AND "COMMON ELEMENTS" INCLUDES REAL PROPERTY PHYSICALLY OCCUPIED BY A BUILDING, SERVICE BUSINESS DISTRICT OR STRUCTURES SUCH AS A POOL OR RETENTION POND, OR MECHANICAL EQUIPMENT.  
RELOCATION OF FACILITIES WILL BE DONE BY GRANTEEES AT COST OF GRANTOR/LOT OWNER UPON WRITTEN REQUEST.

SEND FUTURE TAX BILLS TO:  
CHARLETON HIGHLANDS DEVELOPMENT, L.L.C.  
9031 W. 151ST STREET  
ORLAND PARK, ILLINOIS 60462

PREPARED FOR:  
CHARLETON HIGHLANDS DEVELOPMENT, L.L.C.  
AN ILLINOIS LIMITED LIABILITY COMPANY

PREPARED BY:  
**KDC CONSULTANTS INC.**  
16144 S. BELL ROAD  
HOMER GLEN, ILLINOIS 60491  
(708) 645-0545 Fax: 645-0546  
SURVEY NO. 03-08-043-SUB

RECORDING FEE 156  
DATE 3-20-07 COPIES 6  
OK BY AE

PROJECT AREA: 6.61 ACRES  
PIN: 27-22-300-019

NOTES:  
25' TEMPORARY WORKING AREA EASEMENT VACATED PER DOCUMENT NO. 0701718101 DATED: 1-16-07.  
RIGHT-OF-WAY AND EASEMENT TO TEXAS EASTERN TRANSMISSION CORPORATION PER DOC. NO. 16745816 AND AMENDED BY DOCUMENT RECORDED AS DOCUMENT NO. 8558825 VACATED PER DOCUMENT NO. 0701718101 DATED: 1-16-07

DO NOT FIND ANY DELINQUENT GENERAL TAXES UNPAID CURRENT GENERAL TAXES DELINQUENT SPECIAL ASSESSMENTS OR CURRENT SPECIAL ASSESSMENTS AGAINST THE TRACT OF LAND IN THE ABOVE PLAT  
*[Signature]* COUNTY CLERK  
DATE 3-19-2007

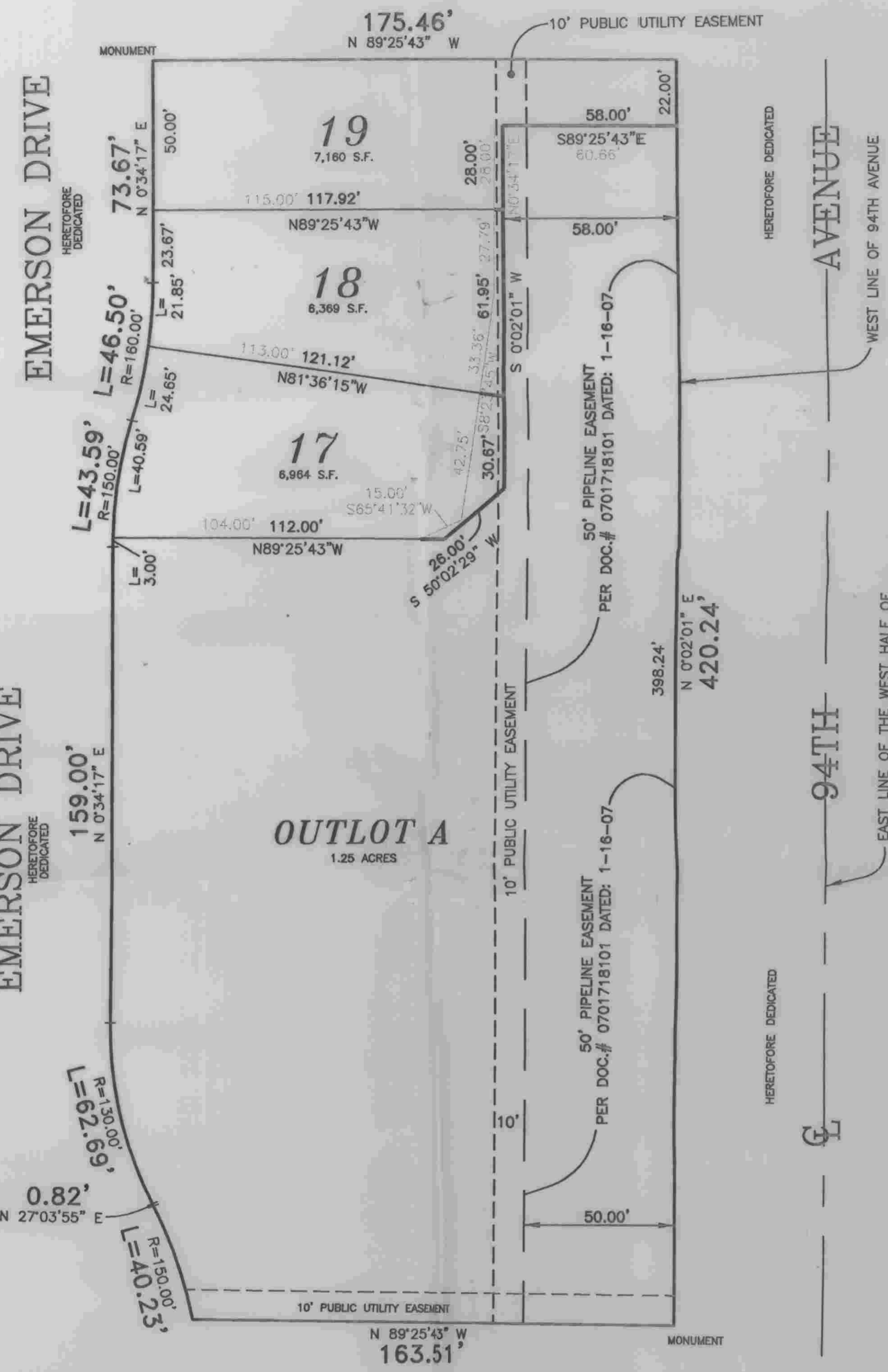
SCALE: 1" = 40'

MAIL TO  
RECORDER'S BOX 324/cu

0821845148  
1-P

# CHARLETON HIGHLANDS RESUBDIVISION - TWO

A RESUBDIVISION OF LOTS 17, 18, 19 AND OUTLOT A IN CHARLETON HIGHLANDS RESUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED AS DOCUMENT NUMBER 0707922118, IN COOK COUNTY, ILLINOIS.



**TRUST CERTIFICATION**

STANDARD BANK & TRUST COMPANY, AS TRUSTEE UNDER THE PROVISIONS OF A DEED OR DEEDS IN TRUST DULY RECORDED AND DELIVERED TO SAID TRUSTEE IN PURSUANCE OF A TRUST AGREEMENT DATED 03-01-2006 AND KNOWN AS TRUST NO. 19374, AS OWNER CAUSED THIS RESUBDIVISION AND PLAT THEREON TO BE MADE.

BY: *[Signature]*  
ATTEST: *[Signature]*  
Donna Divieso, ATO.

STATE OF ILLINOIS }  
COUNTY OF COOK } SS

I, *[Signature]*, a NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT *[Signature]* OF SAID STANDARD BANK & TRUST COMPANY AND *[Signature]* OF SAID DONNA DIVIESO, AS TRUSTEE, WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH *[Signature]* AND *[Signature]* RESPECTIVELY, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID TRUSTEE FOR THE USES AND PURPOSES THEREIN SET FORTH AND THAT SAID *[Signature]* DID ALSO THEN AND THERE ACKNOWLEDGE THAT SHE, AS CUSTODIAN OF THE CORPORATE SEAL OF SAID TRUSTEE, DID AFFIX SAID SEAL OF SAID TRUSTEE TO SAID INSTRUMENT AS HIS FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID TRUSTEE FOR THE USES AND PURPOSES THEREIN SET FORTH.

RECORDER'S OFFICE  
DATE 8-5-08 COPIER  
OK *[Signature]*

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 1st DAY OF February, A.D. 2008.

*[Signature]*  
NOTARY PUBLIC  
VIRGINIA M. LUKOMSKI  
Notary Public, State of Illinois  
My Commission Expires Nov. 10, 2011

STANDARD BANK & TRUST COMPANY, TRUST NO. 19374, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND THAT AS SUCH OWNER HAS CAUSED THE SAID DESCRIBED PROPERTY TO BE SURVEYED AND RESUBDIVIDED AS SHOWN ON THE HEREON DRAWN PLAT AS ITS OWN FREE AND VOLUNTARY ACT AND DEED.

*[Signature]*  
NOTARY PUBLIC  
VIRGINIA M. LUKOMSKI  
Notary Public, State of Illinois  
My Commission Expires Nov. 10, 2011

STATE OF ILLINOIS }  
COUNTY OF COOK } SS

I, *[Signature]*, a NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT *[Signature]* AND *[Signature]*, PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE ABOVE CERTIFICATE APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED THE ABOVE CERTIFICATE AS THEIR OWN FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 1st DAY OF February, A.D. 2008.

*[Signature]*  
NOTARY PUBLIC  
VIRGINIA M. LUKOMSKI  
Notary Public, State of Illinois  
My Commission Expires Nov. 10, 2011

STATE OF ILLINOIS }  
COUNTY OF COOK } SS

STANDARD BANK & TRUST COMPANY, AS MORTGAGEE UNDER MORTGAGE DATED 11-15-07, AS DOCUMENT NO. 0707922118, HEREBY CONSENTS TO THE RESUBDIVISION OF THE PROPERTY DESCRIBED HEREON DATED THIS 1st DAY OF February, A.D. 2008.

BY: *[Signature]* ATTEST: *[Signature]*

STATE OF ILLINOIS }  
COUNTY OF COOK } SS

I, *[Signature]*, a NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT *[Signature]* AND *[Signature]* OF SAID STANDARD BANK & TRUST COMPANY, WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH *[Signature]* AND *[Signature]* RESPECTIVELY, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID MORTGAGEE FOR THE USES AND PURPOSES THEREIN SET FORTH AND THAT SAID *[Signature]* DID ALSO THEN AND THERE ACKNOWLEDGE THAT *[Signature]* AS CUSTODIAN OF THE CORPORATE SEAL OF SAID MORTGAGEE DID AFFIX SAID SEAL OF SAID TRUSTEE TO SAID INSTRUMENT AS *[Signature]* FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID MORTGAGEE FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 1st DAY OF February, A.D. 2008.

*[Signature]*  
NOTARY PUBLIC  
MARY C. DAVIS  
Notary Public, State of Illinois  
My Commission Expires 10-12-11

STATE OF ILLINOIS }  
COUNTY OF COOK } SS

I DO NOT FIND ANY DELINQUENT GENERAL TAXES, UNPAID CURRENT GENERAL TAXES, DELINQUENT SPECIAL ASSESSMENTS OR CURRENT SPECIAL ASSESSMENTS AGAINST THE TRACT OF LAND IN THE ABOVE PLAT.

*[Signature]*  
COUNTY CLERK

DATE 8-4-2008

THE UNDERSIGNED, BEING THE LEGAL TITLE HOLDER OF THE PROPERTY DESCRIBED ON THIS PLAT, STATES UNDER OATH, THAT TO THE BEST OF THE UNDERSIGNED'S KNOWLEDGE AND BELIEF, THE SUBJECT PROPERTY IS LOCATED IN THE 140 ELEMENTARY SCHOOL DISTRICT, 230 HIGH SCHOOL DISTRICT AND IN THE MORRAINE VALLEY COMMUNITY COLLEGE DISTRICT. DISTRICTS ARE SUBJECT TO CHANGE AS PROVIDED BY ILLINOIS LAW, AND ALL PURCHASERS SHOULD PERSONALLY CONSULT THE TAX BILL AFFECTING PROPERTY IN THE SUBDIVISION TO BE PURCHASED FOR FURTHER INFORMATION AS TO THE TAXING BODIES AND SCHOOL DISTRICTS IN WHICH THE PROPERTY IS LOCATED.

CHARLETON HIGHLANDS DEVELOPMENT L.L.C.  
*[Signature]*  
MANAGER: DAVID B. SOSIN

APPROVED AND ACCEPTED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF ORLAND PARK, ILLINOIS, THIS 1st DAY OF May, A.D. 2008.

BY: *[Signature]* ATTEST: *[Signature]*

I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS OF THE ABOVE DESCRIBED PROPERTY.

DATED THIS 29th DAY OF May, A.D. 2008.

*[Signature]*

I DO NOT FIND ANY DELINQUENT GENERAL TAXES, UNPAID CURRENT GENERAL TAXES, DELINQUENT SPECIAL ASSESSMENTS OR CURRENT SPECIAL ASSESSMENTS AGAINST THE TRACT OF LAND IN THE ABOVE PLAT.

DATED THIS 29th DAY OF May, A.D. 2008.

COUNTY CLERK

THE UNDERSIGNED HEREBY CERTIFY THAT TO THE BEST OF THEIR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF, OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

OWNER: *[Signature]* ENGINEER: *[Signature]*

STATE OF ILLINOIS }  
COUNTY OF COOK } SS

I, KEVIN D. CHAFFIN, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3184, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND RESUBDIVIDED THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 17, 18, 19 AND OUTLOT A IN CHARLETON HIGHLANDS RESUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

THIS PLAT CORRECTLY REPRESENTS SAID SURVEY AND RESUBDIVISION IN EVERY DETAIL. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF, CORRECTED TO A TEMPERATURE OF 68 DEGREES FAHRENHEIT. I FURTHER CERTIFY THAT NO PART OF THE PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED FOR COOK COUNTY, ILLINOIS BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 17031C0703 F, DATED NOVEMBER 6, 2000. I ALSO HEREBY DESIGNATE THE VILLAGE OF ORLAND PARK AS THE PERSON TO RECORD THIS PLAT OF RESUBDIVISION.

DATED AT HOMER GLEN, ILLINOIS, THIS 24th DAY OF OCTOBER, A.D. 2007.

*[Signature]*  
KEVIN D. CHAFFIN  
ILLINOIS PROFESSIONAL LAND SURVEYOR  
NO. 3184

**UTILITY AND DRAINAGE EASEMENT PROVISIONS**

A PERPETUAL EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF ORLAND PARK, A MUNICIPAL CORPORATION OF ILLINOIS, AND TO COMMONWEALTH EDISON COMPANY, SBC, TERRACON COMPANY, NICOR GAS COMPANY, COMCAST CABLE COMPANY, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY FOR THE FULL AND FREE RIGHT AND AUTHORITY TO INSTALL, MAINTAIN, HYDRANTS, VALVES, WATER SERVICE FACILITIES, SANITARY SEWER PIPES, BASINS, AND SEWER CONNECTIONS, STORM SEWER PIPES, MANHOLES, CATCH SYSTEMS AND FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND SOUND AND SIGNALS AND GAS IN, OVER, UNDER, ACROSS, ALONG, AND UPON THE AREAS OF THE LOTS NOT COVERED BY BUILDINGS, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED IMPROVEMENTS THEREON, THE RIGHT TO CUT DOWN, REMOVE OR REMOVE ANY TREES, SHRUBS, BUSHES OR OTHER PLANTS OR ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE AFTER THE 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.

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO NICOR GAS COMPANY, ITS SUCCESSORS AND ASSIGNS ("N-GAS") TO INSTALL, OPERATE, MAINTAIN, REPAIR, REPLACE, AND REMOVE UTILITIES USED IN CONNECTION WITH THE TRANSMISSION AND DISTRIBUTION OF NATURAL GAS UNDER, OVER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN ON THIS PLAT MARKED "EASEMENT", "COMMON AREAS OR AREAS" AND STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, 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 ADJACENT AREA OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR ADJACENT AREA OR UNDER THE RIGHT TO REMOVE OBSTRUCTIONS, ADJACENT OR OTHERWISE, AND INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE PROPERTY TO SERVE OTHER PURPOSES, INCLUDING BUT NOT LIMITED TO THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER N-GAS FACILITIES OR IN, UPON OR OVER THE PROPERTY IDENTIFIED ON THIS PLAT FOR UTILITY PURPOSES WITHOUT THE PRIOR WRITTEN CONSENT OF N-GAS. 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 ELEMENTS" SHALL HAVE THE MEANING SET FORTH FOR SUCH TERM IN SECTION 605/2(E) OF THE "CONDOMINIUM PROPERTY ACT" (ILLINOIS COMPILATED STATUTES, CH. 765, SEC. 605/2(E)), AS AMENDED FROM TIME TO TIME.

THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL OR AREA 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.

**EASEMENT PROVISIONS**

AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATIONS SERVICE IS HEREBY RESERVED FOR AND GRANTED TO:

COMMONWEALTH EDISON COMPANY AND SBC, GRANTEEES,

THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY, TO INSTALL, OPERATE, MAINTAIN AND REMOVE, FROM TIME TO TIME, FACILITIES USED ON CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND SIGNALS AND SIGNALS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DOTTED LINES ON THE PLAT AND MARKED "EASEMENT". THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR IN THIS PLAT AS "COMMON AREAS OR AREAS" AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS, THE RIGHT TO CUT DOWN 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. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DOTTED LINES MARKED "EASEMENT" WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEEES. 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(E), AS AMENDED FROM TIME TO TIME.

THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL OR AREA 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 PLANNED DEVELOPMENT, EVEN THOUGH SUCH BE OTHERWISE DESIGNATED ON THE PLAT BY TERMS SUCH AS "OUT LOTS", "COMMON ELEMENTS", "SPACE", "OPEN AREA", "COMMON GROUND", "PARKING AND COMMON AREA". THE TERM "COMMON AREA OR AREAS" AND "COMMON ELEMENTS" INCLUDES REAL PROPERTY PHYSICALLY OCCUPIED BY A BUILDING, SERVICE BUSINESS DISTRICT OR STRUCTURES SUCH AS A POOL OR RETAINING FOND, OR MECHANICAL EQUIPMENT.

RELOCATION OF FACILITIES WILL BE DONE BY GRANTEEES AT COST OF GRANTEEES/LOT OWNER UPON WRITTEN REQUEST.

SEND FUTURE TAX BILLS TO:

CHARLETON HIGHLANDS DEVELOPMENT, L.L.C.  
9031 W. 151ST STREET  
ORLAND PARK, ILLINOIS 60462

PREPARED FOR:

**CHARLETON HIGHLANDS DEVELOPMENT, L.L.C.**  
AN ILLINOIS LIMITED LIABILITY COMPANY

PREPARED BY:

**KDC CONSULTANTS INC.**  
16144 S. BELL ROAD  
HOMER GLEN, ILLINOIS 60491  
(708) 645-0545 Fax: 645-0546  
SURVEY No. 03-08-043-RESUB

MAIL TO  
RECORDER'S BOX 324 / SG



REVISED: DECEMBER 12, 2007  
REVISED: NOVEMBER 8, 2007  
DATED: OCTOBER 24, 2007  
PAGE 1 OF 1

As set forth more specifically in the Declaration, the undersigned has established the Charleton Highlands Homeowners Association, Inc., an Illinois not-for-profit corporation (the "Association") of which the undersigned and all of the lot owners are members, and whose purpose is to provide a governing body for the lot owners for the care, management and maintenance of the Property of the Association. The Association, by the Declaration of Covenants, Conditions and Restrictions for the Charleton Community Association, Inc., (the "Declaration"), recorded September 14, 2007, as Document Number 0727744051 in the Office of the Recorder of Deeds of Cook County Illinois, and this Plat of Resubdivision, is specifically responsible for the maintenance of the following: Outlot A as set forth on this Plat, being the detention areas and ponds, which are property to be owned by the Association; the storm water drainage and detention easement areas. The Association shall also be solely responsible for all retaining walls that may be located in the common areas and in whole or part on the Lots 17, 18 and 19, or any other lots, all as set forth on this Plat of Resubdivision. Accordingly, an easement is hereby reserved to the Association for the maintenance of all retaining walls located within the subdivision, on individual lots, including but not limited to Lots 17, 18 and 19, or other property not owned by the Association.

PROJECT AREA: 1.78 ACRES  
PIN: 27-22-300-026

SCALE: 1" = 30'

Doc#: 0821845148 Fee: \$126.00  
Eugene "Gene" Moore  
Cook County Recorder of Deeds  
Date: 08/08/2008 02:32 PM Pg: 0







RECEIVED  
MAY 22 2020

**CHARLETON HIGHLANDS RESUBDIVISION – THREE**

LOT #	EXISTING			PROPOSED		
	WIDTH FT	DEPTH FT	AREA SF	WIDTH FT	DEPTH FT	AREA SF
10	46	115	5,290	42	115	4,830
11	45	115	5,175	45	115	5,175
12	68	115	7,820	72	115	8,280

DATE: August 18, 2020

## **REQUEST FOR ACTION REPORT**

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File Number: **2020-0578**

Orig. Department:

File Name: **Memo: New Petitions**

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**BACKGROUND:**

**BUDGET IMPACT:**

**REQUESTED ACTION:**

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## Memorandum

**To:** Plan Commission  
**From:** Ed Lelo, Director of Development Services  
**Date:** August 18, 2020  
**Subject:** New Petitions & Appearance Reviews

Below, please find a summary of recently petitioned projects and appearance reviews. Petitioned projects are currently under review by staff and may or may not be on a future Plan Commission agenda. These projects have been petitioned to the Village but may not have obtained all the approvals required to begin work. Projects sometimes are terminated without moving forward for a variety of reasons. Appearance Reviews and Certificates of Appropriateness are reviewed and approved administratively. The below list does not include cell tower or solar panel projects. Please contact me with any questions regarding the below projects.

### Appearance Review Petitions

None

### Development Petitions

None

### Certificate of Appropriateness Petition

None

### Board Approved Petitions

None