



Agenda
Village of Glen Ellyn
Architectural Appearance Commission Meeting
Wednesday, October 9, 2024
7:00 PM
Glen Ellyn Civic Center, Galligan Board Room

Visitors are most welcome to attend all public meetings and can find copies of the Agenda online at www.glenellyn.org prior to the meeting. Any individual with a disability requiring reasonable accommodation in order to participate in a meeting should contact the Village of Glen Ellyn ADA Coordinator, 630-469-5000, at least five (5) business days in advance of the next scheduled meeting.

- A. Call to Order**
- B. Old Business**
- C. New Business**
 - 1) Approval of the September 11, 2024 Regular Meeting Minutes
 - 2) 580 Duane St. - Exterior Facade Alteration
- D. Chairman's Report**
- E. Trustee Liaison's Report**
- F. Staff Report**



Glen Ellyn
535 Duane Street
Glen Ellyn, IL 60137

Meeting 10/9/2024 7:00 PM
Department: Community Development
Department Head: Jennifer Henaghan
Category: Minutes
Prepared By: Anabel Pederson

AGENDA ITEM
(ID # 2024-692)

DOC ID: 2024-692

Approval of the September 11, 2024 Regular Meeting Minutes

Statement of the Issue:

N/A

Analysis:

N/A

Budget Impact:

N/A

Contribution to Strategic Plan

Action Requested:

Review the meeting minutes from September 11, 2024 for approval or correction.

Attachments:

1. AAC Minutes 09.11.24



Minutes
Village of Glen Ellyn
Architectural Appearance Commission Meeting
Wednesday, September 11, 2024
7:00 PM
Glen Ellyn Civic Center, Galligan Board Room

A. Call to Order

Upon roll call, Chairperson Jacobson and Commissioners Goranov, Mees, Rahn, Schlembeck, and Smith, and Trustee Gould replied "present." Commissioner Albrecht was absent.

B. Approval of the Minutes

- 1) Approval of July 31, 2024 Meeting Minutes

The Minutes were approved by unanimous vote.

C. Old Business

There was no old business.

D. New Business

- 1) 515 Crescent Blvd - Exterior Facade Alterations for Proposed Walk-up ATM

Associate Planner Pederson gave an overview of the property in question. The petitioner was asking for a special use permit for the special service. The petitioner proposed removing the far side window and filling the space around the ATM with matching brick. The ATM would include lighting and an awning to satisfy safety issues.

Associate Planner Pederson reviewed the current conditions of the facade. She presented the proposed materials to be used for the alterations and also showed what the actual unit looks like.

Associate Planner Pederson reviewed the architectural appearance guidelines in relation to the request.

Don Williams, representing Stratus, as well as US Bank, took questions regarding the design and materials for the alterations. He promised to have answers to those questions by the following day.

Commissioner Goranov asked if there was a way to install the ATM machine without moving the window. Commissioner Goranov asked if Mr. Williams could check on the side elevations as a possible . If not, he was wondering if the ATM could be surrounded by a custom window so the overall appearance would stay the same and therefore blend in better. Mr. Williams said he would check with the architect.

Chairperson Jacobson added that the awning should go across the entire window if the window was to stay as part of the design.

Commissioner Mees asked about the lack of an awning on the other window and if it would seem odd not to install one there as well. Mr. Williams said he would go back to the architect for ideas on this.

Commissioner Smith, thought that another elevation would not be possible. Chairperson Jacobson clarified what was on the other sides of the building.

Commissioner Smith asked how would the ATM be serviced. Associate Planner Pederson replied, saying it would be done from the inside. A follow-up question was asked about the use of an ATM at a non-banking business. Associate Planner Pederson replied.

Commissioner Smith had hoped the ATM would be placed in the vestibule and not on a prominent street out the building. She felt this would help keep the exterior more in-line with the historical feel of the area.

*Commissioner **Schlembeck** asked if being in the historic district created any additional concerns. Associate Planner Pederson replied that the Historic Preservation Commission will be seeing the project for approval.*

*Commissioner **Schlembeck** asked about the header and stretchers, as well as the type of mortar to be used. He asked for specific verbiage to be used to ensure compliance.*

Commissioner Goranov agreed that the ATM should be in some sort of vestibule, otherwise it would be destructive to the look. He also felt the ATM would be in a safer location and easier to control.

Commissioner Rahn asked if this needs to be re-zoned. Associate Planner Pederson replied it would need a special use permit.

Chairperson Jacobson said that the Commission preferred the ATM to be in a vestibule to avoid a lot of issues with exterior compliance. Mr. Williams said he would take that idea back to the designer.

Chairperson Jacobson said that more information was needed as to the change in plans when considering the recommendation, therefore no vote was taken.

2) 580 Duane St - Exterior Facade Alteration

Associate Planner Pederson gave an overview of the property and the zoning variance. She went into the property's background, including a timeline of events.

The current alteration involves the parking lot.

Associate Planner Pederson reviewed the previous and current condition of the property. She noted the fire escape had been taken down to allow for ADA access. She then reviewed the proposed changes to the exterior. She then reviewed the materials being proposed in the renovation, including the specific colors and windows and doors.

Pete Economos, property owner, spoke to the commission saying his group want the building to be a showpiece for Keller Williams, as well as the community. He then reviewed the renderings of the proposed work to be done. He spoke about the proposed materials for the project.

Commissioner Goranov asked about the columns, saying in the rendering, they are not right and out of scale for the whole building, not like the original Greek columns at all. He felt these were out of context and not contributing with keeping historic appearance of downtown. Mr. Economos replied that the drawings were not to scale. Commissioner Goranov asked why they had decided to change the columns. Mr. Economos said that the originals were completely rotted out.

Commissioner Mees said the renderings looked like a house that someone was trying to flip. She liked the black windows with the red brick and suggested not painting the brick. She appreciated that the owner is trying to freshen it up. Commissioner Mees hoped for a timeless refreshing of the building, saying that the proposed design is very 2020's

Commissioner Smith asked what the column dimension would be. The petitioner replied. She agreed about the appearance of the columns in the drawing. Mr. Economos asked for clarification of the dimensions desired.

Commissioner Goranov suggested that the architect get involved in deciding the size in proportion to the height of the building. He agreed that the brick should not be painted. He felt that the original building had a lot of character but this new design did not. He would like to see the original character retained.

Mr. Economos asked for exact clarification on the column size and design.

Mike Surino, representing the property owner, discussed the original elements of the building, including the columns. He said the brick that has been added is not an exact match because the permit they had allowed for painting. Commissioner Goranov asked about painting the brick in a red stain. Mr. Surino replied that this would be agreeable to do.

Commissioner Goranov thought that the new columns should be recommended by the architect. Mr. Surino asked a follow-up questions about the availability of the original Greek style.

*Commissioner **Schlembeck** suggested telling the architect that the columns should be Neoclassic design and let them recommend the size.*

Commissioner Rahn asked how far off is the slope of the ADA ramp and if the railing could be minimized. Chairperson Jacobson said that if the railing was required, it should be black.

*Commissioner Rahn said that this was a great opportunity to modernize this facade and wanted to know if the Commission wanted the exact same column design. Commissioner Goranov and Commissioner **Schlembeck** said yes. Commissioner Smith liked the cedar columns*

Mr. Surino said that the design was meant to compliment the new park being built next door.

Commissioner Smith said that since the brick doesn't match, perhaps painting would be best but perhaps an off-white instead of a stark white.

Mr. Economos asked if there was an exact shade of white that was spec'd out already by the Village. The answer was no. Commissioner Mees said it should be a warmer white.

Chairperson Jacobson gave her opinion, liking the red brick with the black.

Commissioner Smith asked about the staining process. Mr. Surino explained the process.

Charles McCann, property owner, clarified the colors being proposed. He showed the commissioners a picture on his phone of the actual color that is used on another of his properties.

Chairperson Jacobson asked if there was a recommendation on the columns and the black shutters. Commissioner Goranov thought that they need to see some renderings.

Commissioner Mees felt that if the building was painted, the cedar columns made more sense... and if it stays red, she would like to keep the original column design. Discussion continued on the possibilities.

Mr. Economos said the owners are sincere in making this a first class property.

Commissioner Mees asked if this recommendation will go to the Board. The reply was yes. Discussion of keeping the historic feel of the building ensued.

Commissioner Rahn likes that the graphic was moved off the gable, with Commissioner Smith agreeing with this comment.

If denied, it was stated this would go to Board with recommendations to be voted on.

The Commission suggested changes to be brought back for review. Mr. Economos asked for recommendations on the ADA ramp so that the work could be completed to meet requirements before occupancy could happen.

The Commission approved the ADA ramp with the condition that it does not include railings if this meets ADA guidelines, and if a railing is needed, it should be black.

It was decided that the two exterior design revisions to be submitted should reflect neoclassic vs. modern. These will be brought back to the Commission for review. Renderings will include column options (with proportions and details) and paint options (stain vs. stone grey). Commissioner Mees asked about round columns vs. square. Commissioner Rahn replied it depends on the design concept. Commissioner Goranov felt round columns could be used for a neoclassic or modern design, adding that he still prefers the original columns.

Mr. Economos asked for clarification of what the Commission wants to see in the next rendering options. The Commission gave this clarification.

Trustee Gould asked if meeting rules allowed the commission to ask for more information.

E. Chairman's Report

Chairperson Jacobson stated that there was nothing to report at this time.

F. Trustee Liaison's Report

Trustee Gould said there was a budget kickoff meeting.

Trustee Gould spoke about the Board being presented with the APEX garage issues and their resolution, moving toward the sale. The Board also addressed some of the cosmetic issues being resolved.

Trustee Gould spoke about the art installation for Panfish Park.

Trustee Gould spoke about the hen keeping proposal and that it did not pass.

G. Staff Report

Associate Planner Pederson reviewed items for the 10/09/24 meeting. She also spoke about the Train Station design and its progress.

Associate Planner Pederson gave a brief status of the downtown event park, saying they were waiting on a traffic study and stormwater report to go to the Plan Commission.

Commissioner Mees asked about the roof being replaced of the nail salon in the CBD. She asked if it had been replaced yet. Associate Planner Pederson replied, adding that the owner agreed to natural slate so it did not come back to the Commission.

Adjourn – Approximately 8:40P.M.

Motion and Second was made. Unanimous vote to adjourn.



Glen Ellyn
535 Duane Street
Glen Ellyn, IL
60137

Meeting 10/9/2024 7:00 PM
Department: Community Development
Department Head: Jennifer Henaghan
Category: Commission Recommendation
Prepared By: Anabel Pederson

AGENDA ITEM
(ID # 2024-684)

DOC ID: 2024-684

580 Duane St. - Exterior Facade Alteration

Statement of the Issue:

The petitioner is requesting review and recommendation from the Architectural Appearance Commission regarding the proposed exterior facade alteration of the property known as 580 Duane Street.

Analysis:

PROJECT SUMMARY: The applicant is proposing an alteration to the exterior appearance of the property located at 580 Duane Street. The project originally included the painting of the exterior brick white, wrapping the existing exterior columns in cedar, painting the shutters black, the removal of decorative trim, and replacing the front door to be full glass material. The original proposed design was chosen to enhance the current architecture of the building and “make it more attractive to pedestrians.”

The Commission reviewed the original proposed design at the September 11, 2024, Architectural Appearance Commission and requested the applicant submit two concept designs, as described in the below Design section.

Additional information about the project and requests is provided below:

1. Building: The building is located downtown in the C5B Commercial Zoning District. It occupies approximately 1,500 square feet of area and will be occupied upon completion by Keller Williams Realty for office use. The developer has been improving the interior of the building under an approved interior building permit. The building is currently composed of red brick with black tinted windows, a black aluminum door, and stripped columns in the front.
2. Design: At this time, the white peaked trim above the door has been removed, the shutters have been removed to be painted, the black tinted windows have been installed, the black aluminum door has been installed, and the columns have been stripped. The requested updated design concepts to be brought before the Commission are below:

Concept A (Classical):

- White ionic columns in the same style as the neoclassical originals
- Stone gray natural paint for brick color

Concept B (Modern):

- Cedar columns with more detailed ornamentation
- Proportional to the building's height
- Soft white paint for brick color

1. Additional Information: The property owners originally applied for an interior commercial work permit only in September 2023 and the permit was approved in December 2023 with the only exterior changes being like-for-like window replacements and painting of the brick. At this time, a building review was completed but not a planning review. On May 14, 2024, staff received an application for a parking lot renovation. The review was rejected on June 4, 2024, and the proposed work requires a variation for proposed parking space width. The variation application is currently under review and is scheduled for the October 24, 2024 Plan Commission meeting. The applicant will also be seeking a sign variation for a second illuminated wall sign following the rejection of a sign permit application on August 20, 2024.

On July 8, 2024, Village Staff became aware that exterior work to the building was being performed outside the scope of their previously approved interior commercial alterations permit. The unapproved work includes the removal of the shutters and the decorative trim around the front and side doors. Staff alerted the property owner that the exterior work was not in the previously approved interior commercial alterations permit and should therefore be suspended until the proposed exterior modifications are approved by the Architectural Appearance Commission and the Village Board of Trustees and an approved permit is issued.

The property owners submitted an Exterior Appearance Review application on July 10, 2024. On August 6, 2024, Village Staff discovered the removal of the exterior column material. Staff contacted the property owner and reiterated the exterior approval process. The Village issued an exterior stop work order on August 6, 2024. On August 19, 2024, staff noted the front door of the property had been replaced.

On September 11, 2024, the applicant appeared before the Architectural Appearance Commission. The Commission passed a motion to recommend the approval of an ADA ramp on the exterior of the building, but requested the applicant return to the October 9, 2024, meeting with further renderings and information for two possible design concepts as described above.

ARCHITECTURAL APPEARANCE GUIDELINES: Village staff has excerpted the following sections of the Architectural Appearance Guidelines as they are relevant to the application request.

1.2 Brick and stone with natural and earth tone colors are preferred wall materials for their durability and quality.

Staff do not believe that the proposed changes conform to this guideline due to the painting of the brick white.

3.3.3 Windows and doors should be inset behind the plane of the wall, clearly defined by wood or masonry trim. The ground floor should emphasize window display area. Generally, shiny metal or obviously plastic window frames are inappropriate. Windows should be set into the face of the wall a sufficient distance to have a clear shadow line. Solid trim helps to define the openings and differentiate them from the surrounding wall surface. Trim adds a richness of detailing.

Staff does not believe that the proposed changes conform to these guidelines due to the removal of the masonry trim.

3.4 Original building materials should not be covered, and new construction should use the same or similar materials as on the original building in terms of type, texture, and color.

Staff does not believe that the proposed changes conform to this guideline due to the covering of the original brick with paint and the replacement of shutters and doors.

3.6 Painting or staining should be undertaken as part of an overall color styling scheme for a building. Original masonry wall surfaces should not be cleaned with abrasive methods such as sand blasting and should not be covered with paint or stain unless the building has no distinctive historic or architectural character.

Staff does not believe that the proposed changes conform to these guidelines due to the painting of the brick.

Budget Impact:

N/A

Contribution to Strategic Plan

Action Requested:

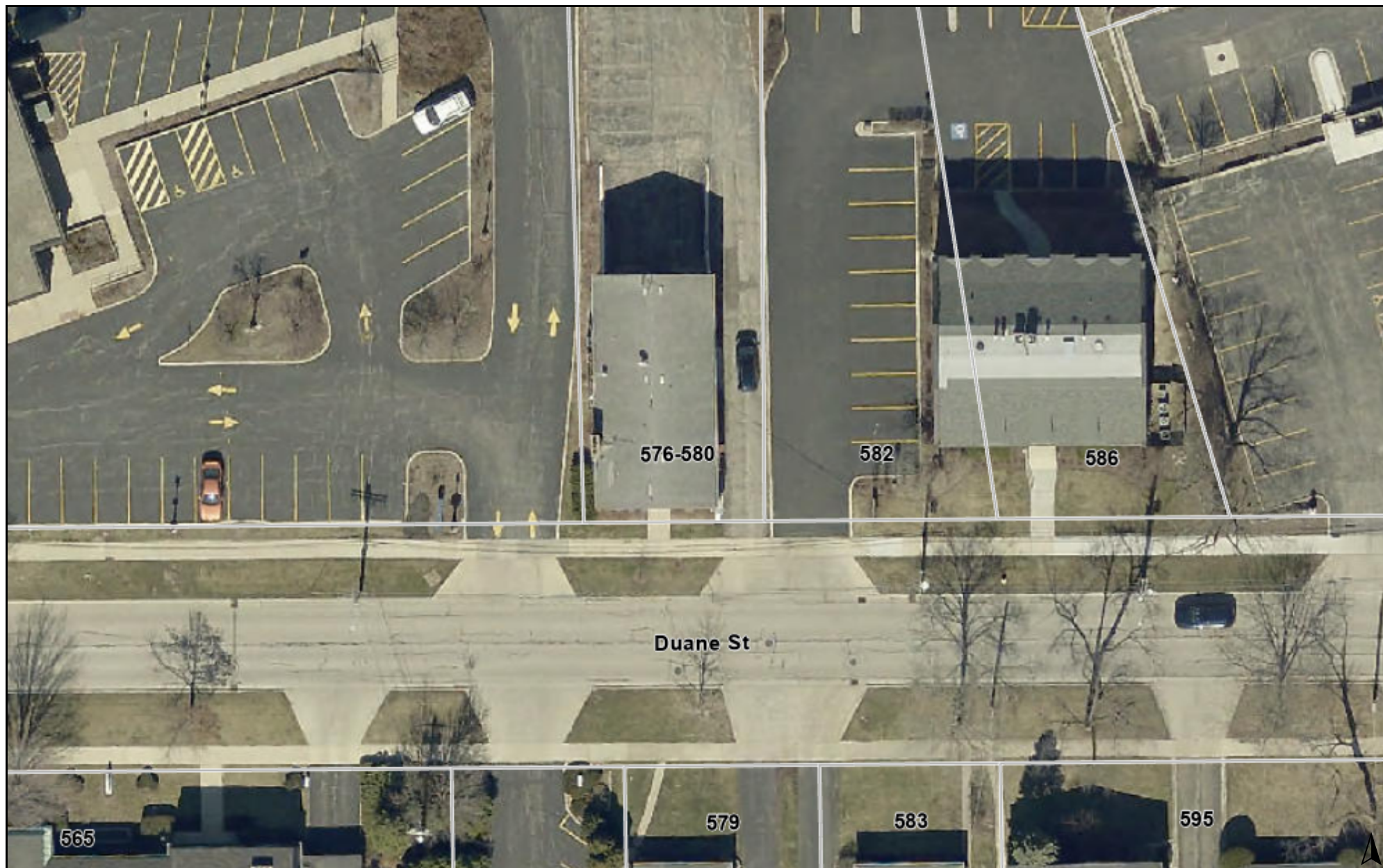
The Architectural Appearance Commission is being asked to consider the petitioner's request for exterior appearance and make a recommendation to the Village Board for approval, approval with conditions, or denial. In reviewing the request, the Commission should consider how the proposed exterior appearance conforms to the Appearance Review Guidelines. In reviewing the project, the AAC may wish to inquire about/encourage the petitioner to:

1. Utilize design elements to create an alteration that is in harmony with the surrounding buildings.
2. Consider the proposed alteration in the context of the larger downtown area.
3. Incorporate Architectural Appearance Guidelines into feedback and review comments.

Attachments:

1. 580 Duane St Aerial Map
2. 580 Duane Zoning Map

3. Plat of Survey
4. Exterior Appearance Application
5. Exterior Plans with Site Plan
6. Interior Plans with Elevations
7. 580 Duane St Glen Ellyn - Option A - Gray
8. 580 Duane St Glen Ellyn - Option A - White
9. 580 Duane St Glen Ellyn - Option B - Gray
10. 580 Duane St Glen Ellyn - Option B - White
11. Existing Condition Pictures
12. AAC STAFF REPORT 580 Duane St. OCT 2024



0 50 100
ft

Print Date: 8/27/2024

Notes

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



0 50 100
ft

Print Date: 8/27/2024

Notes

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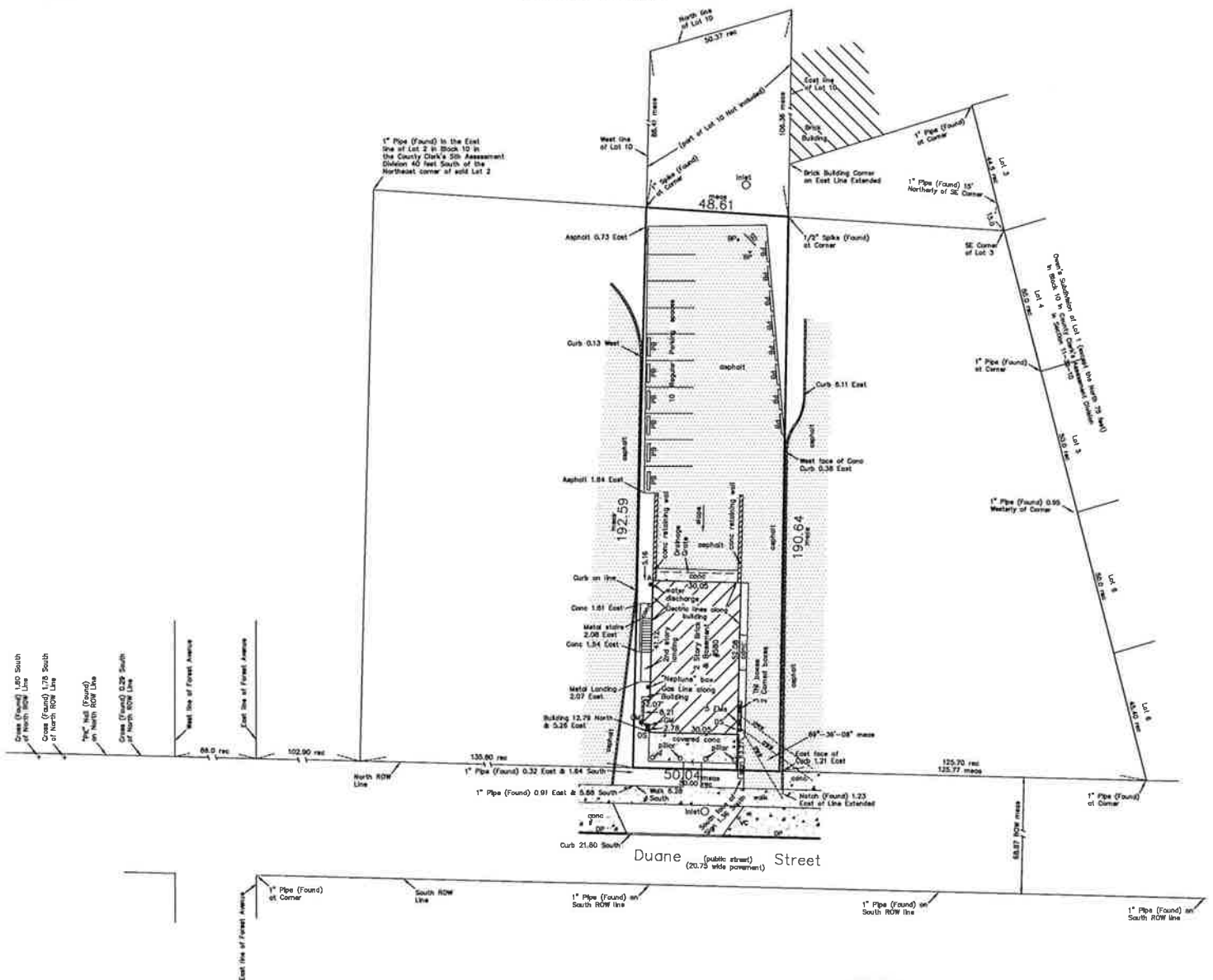


KABAL SURVEYING COMPANY
Land Surveying Services
ALTA/NSPS Land Title Survey

That part of Lot 10 in Owen's Subdivision of Lot 1 (except the North 75 feet thereof) in Block 10 in County Clerk's Assessment Division in Section 11, Township 39 North, Range 10, East of the Third Principal Meridian, lying South of a straight line described as beginning at the Southwest corner of Lot 3 in Owen's Subdivision aforesaid, and extending Westerly to a point in the East line of Lot 2 in Block 10 in the County Clerk's 5th Assessment Division 40 feet South of the Northeast corner of said Lot 2, in DuPage County, Illinois.

Address: 580 Duane Street, Glen Ellyn

10407 West Cermak Road
Westchester, Illinois 60154
(708) 582-2852
Fax (708) 582-7814
email: kabal-surveying@comcast.net
website: KabaSurveyingCompany.com
Registration No. 184-003250



NOTES:

- 1) The height of the building at point A, shown hereon, is 24.42 feet above ground surface.
- 2) Encroachments are as follows: Our sign is 1.36 feet South of the South lot line and our asphalt is East of the East lot line (goes to the West edge of the curb). Shown hereon.
- 3) Monumentation used to complete this survey is shown hereon.

LEGEND

meas = measured, S = South, pp = power pole
rec = record, E = East, W = West, LP = light pole
R.O.W. = Right-of-way, PB = parking bumper
conc = concrete, wv = water valve, BP = bumper post
por = porch, N = North, EM = electric meter
DP = depressed curb, GM = gas meter, VC = valve cover
sw = sewer pipe, CB = catch basin, DS = downspout
TN = Telephone Network Interface, SD = satellite dish

Area of property is approximately 9,447 square feet

☐ "X" in box indicates that hereon drawn plot was ordered as a non-monumented survey

Please check Legal Description with Deed and report any discrepancy immediately.

Surveyed February 11, 2020

Building Located February 11, 2020

Scale: 1 inch = 25 ft.
Order No. 000185
Ordered By: Kerry Coughlin, Attorney at Law



Chicago Title Insurance Company
Commitment Number: 2020MAG00001
Commitment Date: January 24, 2020
Proposed insured: McConnell Properties, Inc.
and Glen Ellyn Bank and Trust, its successors
and/or assigns as their respective interests
may appear

CERTIFICATION

To Chicago Title Insurance Company, McConnell Properties, Inc., and Glen Ellyn Bank and Trust, its successors and/or assigns as their respective interests may appear:

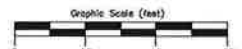
This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2018 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Survey, jointly established and adopted by ALTA and NSPS and does not include Table A. The fieldwork was completed on February 11, 2020.

Date of Plot or Map: February 11, 2020

Michael P. Bales

Michael P. Bales

Registration Number 035-003250



This professional service conforms to the current Illinois minimum standards for an ALTA/NSPS survey

STATE OF ILLINOIS
COUNTY OF COOK

I, MITCHELL P. BALEK, an Illinois Professional Land Surveyor, hereby certify that I have surveyed the property described above and the plot hereon drawn is a correct representation of said survey.

Dimensions are in feet and decimal parts thereof and are corrected to a temperature of 62 degrees Fahrenheit.

Michael P. Bales

Illinois Professional Land Surveyor No. 035-003250
My license expires on November 30, 2020

ORIGINAL SEAL IN RED

**EXTERIOR APPEARANCE REVIEW
APPLICATION**

Please complete and return this form to the Planning and Development Department, 535 Duane St.,
Glen Ellyn, IL 60137. If you have questions, please phone: 630.547.5250

CLEAR PAGE

I. APPLICATION INFORMATION:

A. Date Filed: 11/29/23 B: Application No. _____

C. Project Name: US Bank ATM

D. Project Description:

Removal of existing window, in-fill of wall to match existing building with a wall-mounted ATM

E. Address of Property: 515 Crescent Blvd

F. Permanent Index No.: 05-11-316-005 G. Zoning: C5A

H. Name of Applicant: PM Design Group

I. Address of Applicant: _____

J. Phone No. (Business): _____ (Home) N/A

K. (Mobile) N/A (Other) N/A

L. Fax No.: N/A

M. E-mail Address of Applicant: _____

N. Name of Property Owner: Glen Ellyn Investors LLP

O. Address of Property Owner: _____

P. Phone No. (Business): _____ (Home) N/A

Q. E-Mail Address of Property Owner: _____

II. CONFORMANCE WITH APPEARANCE REVIEW GUIDELINES:

(You may attach separate sheets as needed to answer any of the following questions)

R. Please explain why the proposed architectural style was chosen.

**ARCHITECTURAL STYLE SHALL MATCH/FOLLOW EXISTING BUILDING
ARTICULATION. FINISHED TRIM AND INSTALL OF ATM SHALL MATCH
COLONIAL STYLE PRESENT ON EXISTING SUBJECT BUILDING.**

S. Provide information about the architectural style and exterior materials of the buildings in the surrounding area:

EXISTING BUILDING IS PRECAST BUILDING WITH WEATHERED RED BRICK FACADE. TRIM AND ARTICULATION OF BUILDING FOLLOWS COLONIAL STYLE CASEMENT AND FAUX COLUMNS, WITH FLUTING. ADJACENT PROPERTY/BUILDING FOLLOWS SAME STYLE. SURROUNDING PROPERTIES ALSO FOLLOW TRADITIONAL / AMERICAN ARCHITECTURE, WITH BRICK (PRIMARILY RED) STRUCTURES, AND CLASSIC CASEMENTS AND CORNICES.

T. Please explain how the project complies with the Appearance Review Guidelines:

COMPLETED PROJECT AS VIEWED FROM EXTERIOR, SHALL MATCH EXISTING BUILDING MATERIALS AND ARTICULATION. NO EXISTING PLANTINGS SHALL BE AFFECTED BY THE CONSTRUCTION OF PROPOSED THRU-WALL ATM UNIT. EXISTING OPENING IN BUILDING (WINDOW) TO BE REPLACED WITH MILLWORK IN STYLE MATCHING ADJACENT COLONIAL TRIM ON BUILDING. ORIGINAL BUILDING MATERIALS AND ELEMENTS SHALL REMAIN PROTECTED IN-PLACE. ALL ASPECTS OF PROJECT SHALL MAINTAIN AND/OR MATCH THE CURRENT BUILDING STYLE.

U. Please explain why any deviations from the Appearance Review Guidelines are proposed:

NO DEVIATION REQUIRED OR PROPOSED.

Signature:

Pat O

Date:

11/29/23

OWNERSHIP BY A CORPORATION

CLEAR PAGE

Date: 11/17/2023

Address: 515 Crescent Blvd

Legal Description:

Legal 1: CO CLKS 2ND ASSMT DIV

Legal 2: ALL Lot: 001 Blk:

Legal 3: E 23 FT Lot: 002 Blk: 008

LIST ALL SHAREHOLDERS AND OFFICERS/DIRECTORS (AND % OF INTEREST OWNED IN EXCESS OF 5% OF STOCK)

Name: <u>CAISE HASSAN</u>	Address: 	% <u>100</u>
Name: _____	Address: _____	% _____
Name: _____	Address: _____	% _____
Name: _____	Address: _____	% _____
Name: _____	Address: _____	% _____
Name: _____	Address: _____	% _____
Name: _____	Address: _____	% _____
Name: _____	Address: _____	% _____
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Name: _____	Address: _____	% _____
Name: _____	Address: _____	% _____
Name: _____	Address: _____	% _____
Name: _____	Address: _____	% _____
Name: _____	Address: _____	% _____
Name: _____	Address: _____	% _____

AFFIDAVIT OF AUTHORIZATION

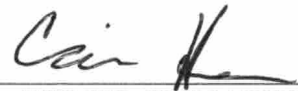
CLEAR PAGE

I, Glen Ellyn Investors LLP owner of the property described as

**515 Crescent Blvd
Legal 1:CO CLKS 2ND ASSMT DIV
Legal 2:ALL Lot: 001 Blk:
Legal 3:E 23 FT Lot: 002 Blk:008**

verify that PM Design Group, Inc.

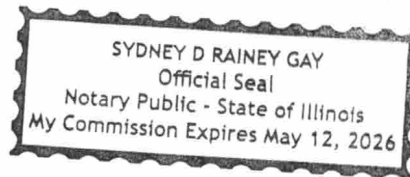
is duly authorized to apply and represent my interests before the Glen Ellyn Plan Commission, Village Board and/or Zoning Board of Appeals. Owner acknowledges that any notice given applicant is actual notice to owner.



OWNER SIGNATURE

Subscribed and sworn to before me this

17 day of November, 2023
Sydney D Rainey Gay
Notary Public



580 DUANE STREET GLEN ELLYN IL, 60137

EXTERIOR PARKING LOT AND PATIO IMPROVEMENTS

INDEX OF DRAWINGS

G0.0	COVER SHEET
C1.0	CIVIL GENERAL NOTES
C2.0	SITE DEMOLITION & DIMENSION PLAN
C3.0	GRADING AND UTILITY PLAN
C4.0	CIVIL DETAILS
S0.0	GENERAL NOTES
S1.0	SITE & FOUNDATION DETAILS
S2.0	CONCRETE & FOUNDATION DETAILS



VILLAGE OF GLEN ELLYN
DUPAGE COUNTY, ILLINOIS

DUTY TO INDEMNIFY

THE CONTRACTOR SHALL DEFEND, INDEMNIFY, KEEP SAFE AND HOLD HARMLESS THE MUNICIPALITY, OWNER AND ENGINEER, AND THEIR RESPECTIVE BOARD MEMBERS, REPRESENTATIVES, AGENTS AND EMPLOYEES, IN BOTH INDIVIDUAL AND OFFICIAL CAPACITIES, AGAINST ALL SUITS, CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING ATTORNEY'S FEES, CAUSED BY, GROWING OUT OF, OR INCIDENTAL TO THE PERFORMANCE OF WORK UNDER THE CONTRACT BY THE CONTRACTOR OR ITS SUBCONTRACTORS TO THE FULL EXTENT AS ALLOWED BY THE LAWS OF THE STATE OF ILLINOIS AND NOT BEYOND ANY EXTENT WHICH WOULD RENDER THESE PROVISIONS VOID OR UNENFORCEABLE. THIS OBLIGATION INCLUDES BUT IS NOT LIMITED TO: THE ILLINOIS LAWS REGARDING STRUCTURAL WORK [IL REV. STAT. CH 48, PAR. 60 AT SEQ.] AND REGARDING THE PROTECTION OF ADJACENT LANDOWNERS [IL. REV. STAT. CH. 17-1/2 PAR. 51 ET. SEQ.]. IN THE EVENT OF ANY SUCH INJURY [INCLUDING DEATH] OR LOSS OR DAMAGE, OF CLAIMS THEREFORE, THE CONTRACTOR SHALL GIVE PROMPT NOTICE TO THE OWNER.



THIS CERTIFIES THAT THESE DRAWINGS HAVE BEEN REVIEWED TO THE BEST OF MY KNOWLEDGE AND THAT I BELIEVE THEY ARE IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA), AND ALL CODES AND BUILDING ORDINANCES OF THE CITY OF CHICAGO, STATE OF ILLINOIS.

LICENSED ARCHITECT / LANDSCAPE ARCHITECT/
LICENSED ENGINEER



620 W FULLERTON PKWY
CHICAGO ILLINOIS 60614
TEL: 312-823-0797 www.smpprojects.com
email:info@smpprojects.com

M2E Project No. 2403
Project REAR PATIO AND
RETAINING WALL DESIGN
580 DUANE STREET
GLEN ELLYN, IL 60137

Drawing:
COVER SHEET

G0.0

GENERAL

1. THE MUNICIPAL CODE OF ORDINANCES FOR THE VILLAGE OF GLEN ELLYN ALONG WITH THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION PREPARED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT), THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS PREPARED BY THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY (IEPA), THE AMERICAN WATER WORKS ASSOCIATION MANUAL (AWWA), THE AMERICAN SOCIETY FOR TESTING AND MATERIALS STANDARDS (ASTM) SHALL GOVERN THE CONSTRUCTION OF ALL IMPROVEMENTS EXCEPT AS MODIFIED OR PERMITTED BY THE CITY ENGINEER.
2. STANDARD SPECIFICATIONS, SUPPLEMENTAL SPECIFICATIONS AND RECURRING SPECIAL PROVISIONS, CONSTRUCTION PLANS, AND SUBSEQUENT DETAILS ARE ALL TO BE CONSIDERED AS PART OF THE CONTRACT. INCIDENTAL ITEMS OR ACCESSORIES NECESSARY TO COMPLETE THIS WORK MAY NOT BE SPECIFICALLY NOTED BUT ARE CONSIDERED A PART OF THIS CONTRACT.
3. THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITY LOCATIONS IN THE FIELD PRIOR TO CONSTRUCTION AND SHALL ALSO BE RESPONSIBLE FOR THE MAINTENANCE AND PRESERVATION OF THESE UTILITIES. ALL UTILITIES DAMAGED AND/OR DISTURBED BY THE CONTRACTOR SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER. LOCATIONS AS SHOWN ARE APPROXIMATE AND ARE BASED UPON THE BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL CALL DIGGER AT 312-744-7000 FOR UTILITY LOCATIONS.
4. NO PLANS SHALL BE USED FOR CONSTRUCTION UNLESS SPECIFICALLY MARKED FOR CONSTRUCTION. PRIOR TO COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AFFECTING THE WORK WITH THE ACTUAL CONDITIONS AT THE JOB SITE. IN ADDITION, THE CONTRACTOR MUST VERIFY THE ENGINEER'S LINE AND GRADE STAKES. IF THERE ARE ANY DISCREPANCIES WITH WHAT IS SHOWN ON THE CONSTRUCTION PLANS, HE MUST IMMEDIATELY REPORT SAME TO ENGINEER BEFORE DOING ANY WORK. OTHERWISE THE CONTRACTOR ASSUMES FULL RESPONSIBILITY. IN THE EVENT OF DISAGREEMENT BETWEEN THE CONSTRUCTION PLANS, SPECIFICATIONS AND/OR SPECIAL DETAILS, THE CONTRACTOR SHALL SECURE WRITTEN INSTRUCTION FROM THE ENGINEER PRIOR TO PROCEEDING WITH ANY PART OF THE WORK AFFECTED BY OMISSIONS OR DISCREPANCIES. FAILING TO SECURE SUCH INSTRUCTION, THE CONTRACTOR WILL BE CONSIDERED TO HAVE PROCEEDED AT HIS OWN RISK AND EXPENSE. IN THE EVENT OF ANY DOUBT OR QUESTIONS ARISING WITH RESPECT TO THE TRUE MEANING OF THE CONSTRUCTION PLANS OR SPECIFICATIONS, THE DECISION OF THE ENGINEER SHALL BE FINAL AND CONCLUSIVE.
5. A PRECONSTRUCTION MEETING FOR THE REPRESENTATIVES OF THE OWNER, DESIGN ENGINEER, AND CONTRACTOR SHALL BE HELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR SHALL PREPARE AND SUBMIT A PROGRESS SCHEDULE TO BE USED BY THE OWNER AND DESIGN TEAM AND OTHERS AS AN AID IN DETERMINING THE PROGRESSION OF IMPROVEMENTS AND ESTIMATED COMPLETION. THE PRECONSTRUCTION MEETING SHALL BE HELD AT A TIME AND LOCATION THAT IS AGREEABLE TO ALL PARTIES FOR THE REVIEW OF THE CONTRACTOR'S PROGRESS SCHEDULE, UTILITY ISSUES, SHOP DRAWINGS, MATERIAL CERTIFICATION SUBMITTALS, EMERGENCY CONTACTS AND TO ESTABLISH A UNIFORM UNDERSTANDING OF THE CONTRACT WORK.
6. NOTIFICATION OF COMMENCING CONSTRUCTION
- A. THE CONTRACTOR SHALL NOTIFY THE OWNER AND/OR HIS REPRESENTATIVE AND THE AFFECTED GOVERNMENTAL AGENCIES IN WRITING AT LEAST THREE (3) FULL WORKING DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION. IN ADDITION, THE CONTRACTOR SHALL NOTIFY AS NECESSARY, ALL TESTING AGENCIES, EITHER CITY'S OR THE OWNER'S, SUFFICIENTLY IN ADVANCE OF CONSTRUCTION.
- B. FAILURE OF CONTRACTOR TO ALLOW PROPER NOTIFICATION TIME, WHICH RESULTS IN TESTING COMPANIES TO BE UNABLE TO VISIT SITE AND PERFORM REQUIRED TESTING, WILL CAUSE CONTRACTOR TO SUSPEND OPERATION (PERTAINING TO TESTING) UNTIL TESTING AGENCY CAN SCHEDULE TESTING OPERATIONS. COST OF SUSPENSION OF WORK TO BE BORNE BY CONTRACTOR.
7. ALL PROPOSED ELEVATIONS SHOWN ON THE PLANS ARE FINISHED SURFACE ELEVATIONS, UNLESS OTHERWISE SPECIFIED.
8. ALL FRAMES AND LIDS FOR STORM AND SANITARY SEWERS AND VALVE VAULT COVERS ARE TO BE ADJUSTED TO MEET FINISHED GRADE. THIS ADJUSTMENT IS TO BE MADE BY THE SEWER AND WATER CONTRACTOR AND THE COST IS TO BE CONSIDERED INCIDENTAL. THESE ADJUSTMENTS TO FINISHED GRADE WILL NOT ALLEVIATE THE CONTRACTOR FROM ANY ADDITIONAL ADJUSTMENTS AS REQUIRED BY THE CITY UPON FINAL INSPECTION OF THE PROJECT. FINAL GRADES TO BE DETERMINED BY THE CITY AT THE TIME OF FINAL INSPECTION AND MAY VARY FROM PLAN GRADE.
9. ANY EXISTING SIGNS, LIGHT STANDARDS AND UTILITY POLES WHICH INTERFERE WITH CONSTRUCTION OPERATIONS AND NOT NOTED FOR DISPOSAL SHALL BE REMOVED AND RESET BY THE CONTRACTOR AT HIS OWN EXPENSE AS DIRECTED BY THE ENGINEER. ANY DAMAGE TO THESE ITEMS SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT HIS OWN EXPENSE TO THE SATISFACTION OF THE OWNER. ANY SIGNS NOT REQUIRED TO BE RESET, SHALL BE DELIVERED TO THE RESPECTIVE OWNERS.
10. ALL FIELD TILES ENCOUNTERED DURING CONSTRUCTION OPERATIONS SHALL BE CONNECTED TO THE PROPOSED STORM SEWER SYSTEM OR SHALL BE REROUTED OR RESTORED TO PROPER OPERATING CONDITION. A RECORD OF THE LOCATION OF ALL FIELD TILES OR DRAINAGE PIPES ENCOUNTERED SHALL BE KEPT BY THE CONTRACTOR AND TURNED OVER TO THE ENGINEER UPON COMPLETION OF THE PROJECT.
11. BEFORE ACCEPTANCE BY THE OWNER AND FINAL PAYMENT. ALL WORK SHALL BE INSPECTED BY THE OWNER OR HIS REPRESENTATIVE. FINAL PAYMENT WILL BE MADE AFTER ALL THE CONTRACTOR'S WORK HAS BEEN APPROVED AND ACCEPTED.
12. EASEMENTS FOR THE EXISTING UTILITIES, BOTH PUBLIC AND PRIVATE, AND UTILITIES WITHIN PUBLIC RIGHT-OF-WAY ARE SHOWN ON THE PLANS ACCORDING TO AVAILABLE RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION IN THE FIELD OF THESE UTILITY LINES AND THEIR PROTECTION FROM DAMAGE DUE TO CONSTRUCTION OPERATIONS. IF EXISTING UTILITY LINES OF ANY NATURE ARE FOUND TO BE IN CONFLICT WITH LOCATIONS OF THE NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.
13. OWNER SHALL OBTAIN EASEMENTS AND PERMITS NECESSARY TO FACILITATE CONSTRUCTION OF THE PROPOSED UTILITIES. THE CONTRACTOR, HOWEVER, SHALL FURNISH ALL REQUIRED BONDS AND EVIDENCE OF INSURANCE NECESSARY TO SECURE THESE PERMITS AND EASEMENTS.
14. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR SAFETY ON THE JOB.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SAFE AND HEALTHFUL WORKING CONDITIONS THROUGHOUT THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS. THE MINIMUM SAFETY STANDARDS SET FORTH IN PUBLIC LAW 91-586 ADMINISTERED BY THE FEDERAL DEPARTMENT OF LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION AND AS FURTHER DEFINED IN PART 1926 OF TITLE 29 CODE OF THE FEDERAL REGULATIONS ENTITLED "SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION".
16. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROVIDE PROPER BARRICADING, WARNING DEVICES AND THE SAFE MANAGEMENT OF TRAFFIC WITHIN THE AREA OF CONSTRUCTION. ALL SUCH DEVICE AND THEIR INSTALLATION SHALL CONFORM TO THE ILLINOIS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREET AND HIGHWAYS, LATEST EDITION AND IN ACCORDANCE WITH THE VILLAGE OF GLEN ELLYN ORDINANCE.
17. THE CONTRACTOR SHALL COLLECT AND REMOVE ALL CONSTRUCTION DEBRIS, EXCESS MATERIALS, TRASH, OIL AND GREASE RESIDUE, MACHINERY, TOOLS AND OTHER MISCELLANEOUS ITEMS WHICH WERE NOT PRESENT PRIOR TO PROJECT COMMENCEMENT AT NO ADDITIONAL EXPENSE TO THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ANY AND ALL PERMITS NECESSARY FOR THE HAULING AND DISPOSAL REQUIRED FOR CLEAN-UP AS DIRECTED BY THE ENGINEER OR OWNER. BURNING ON THE SITE IS NOT PERMITTED.
18. NO UNDERGROUND WORK SHALL BE COVERED UNTIL IT HAS BEEN APPROVED BY THE VILLAGE OF GLEN ELLYN. APPROVAL TO PROCEED MUST BE OBTAINED FROM THE PRIOR TO INSTALLING PAVEMENT BASE, BINDER, SURFACE, AND PRIOR TO POURING ANY CONCRETE AFTER FORMS HAVE BEEN SET.
19. ALL EXISTING UTILITIES OR IMPROVEMENTS, INCLUDING WALKS, CURBS, PAVEMENT AND PARKWAYS DAMAGED OR REMOVED AS A RESULT OF CONSTRUCTION ACTIVITIES SHALL BE PROMPTLY RESTORED TO THEIR RESPECTIVE ORIGINAL CONDITION. THIS WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT UNLESS A PAY ITEM IS LISTED ON THE BID LIST.
20. CHANGE ORDERS WILL BE NOT BE ACCEPTED WITHOUT WRITTEN APPROVAL OF THE OWNERS CONSTRUCTION MANAGER.

21. AT THE CLOSE OF EACH WORKING DAY AND AT THE CONCLUSION OF CONSTRUCTION OPERATIONS, ALL DRAINAGE STRUCTURES AND FLOW LINES SHALL BE FREE FROM DIRT AND DEBRIS.
22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL BY MEANS ACCEPTABLE TO THE CITY. THE CONTRACTOR IS RESPONSIBLE FOR DEBRIS CONTROL AND REMOVAL OF MATERIALS DEPOSITED ONTO WORK SITES RESULTING FROM CONSTRUCTION WORK.
23. TREES NOT MARKED FOR REMOVAL SHALL BE CONSIDERED AS DESIGNATED TO BE SAVED AND SHALL BE PROTECTED UNDER THE PROVISIONS OF ARTICLE 201.05 OF THE STANDARD SPECIFICATIONS.
24. WHERE SHOWN ON THE PLANS OR DIRECTED BY THE ENGINEER, EXISTING DRAINAGE STRUCTURES AND SYSTEMS SHALL BE CLEANED OF DEBRIS AND PATCHED AS NECESSARY TO ASSURE INTEGRITY OF THE STRUCTURE. THIS WORK SHALL BE PAID FOR AT THE CONTRACT UNIT PRICE EACH FOR STRUCTURE AND CONTRACT UNIT PRICE PER LINEAL FOOT FOR SYSTEMS WHICH SHALL BE PAYMENT IN FULL FOR CLEANING, PATCHING, REMOVAL AND DISPOSAL OF DEBRIS AND DIRT. DRAINAGE STRUCTURES AND SYSTEMS CONSTRUCTED AS PART OF THIS PROJECT SHALL BE MAINTAINED BY THE CONTRACTOR AT HIS EXPENSE. NO PAYMENT WILL BE MADE FOR CLEANING STRUCTURES OR SYSTEMS CONSTRUCTED AS PART OF THIS PROJECT.
25. HYDRANTS SHALL NOT BE FLUSHED DIRECTLY ON THE ROAD SUBGRADES WHENEVER POSSIBLE. HOSES SHALL BE USED TO DIRECT THE WATER INTO LOT AREAS OR THE STORM SEWER SYSTEM (IF AVAILABLE). DAMAGE TO THE ROAD SUBGRADE OR LOT GRADING DUE TO EXCESSIVE WATER SATURATION AND/OR EROSION FROM HYDRANT FLUSHING OR FROM LEAKS IN THE WATER DISTRIBUTION SYSTEM, WILL BE THE RESPONSIBILITY OF THE CONTRACTOR AND HE WILL BE REQUIRED TO MAKE ALL NECESSARY REPAIRS AT HIS EXPENSE. LEAKS IN THE WATER DISTRIBUTION SYSTEM SHALL BE THE RESPONSIBILITY OF THE WATER MAIN CONTRACTOR, AND SHALL BE REPAIRED AT HIS EXPENSE.
26. AFTER THE STORM SEWER SYSTEM HAS BEEN CONSTRUCTED, THE CONTRACTOR SHALL PLACE EROSION CONTROL AT LOCATIONS SELECTED IN THE FIELD BY THE ENGINEER. THE PURPOSE OF THE EROSION CONTROL WILL BE TO MINIMIZE THE AMOUNT OF SILTATION WHICH NORMALLY WOULD ENTER THE STORM SEWER SYSTEM FROM ADJACENT AND/OR UPSTREAM DRAINAGE AREAS.
27. ANY DEWATERING OF SEWER AND WATER TRENCHES AS WELL AS TEMPORARY SHEETING OR BRACING THAT MAY BE REQUIRED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL NOT BE CONSIDERED EXTRA WORK. IN THE EVENT THAT SOFT MATERIALS ARE ENCOUNTERED IN SEWER CONSTRUCTION, THE CONTRACTOR SHALL (UPON APPROVAL OF THE OWNER AND/OR ENGINEER) OVER-EXCAVATE TO A DEPTH OF ONE (1) FOOT BELOW THE BOTTOM OF THE PIPE AND BACKFILL WITH COMPACTED CRUSHED STONE, PROPERLY FORMED TO FIT THE BOTTOM OF THE PIPE.
28. THE EXCAVATION FOR PIPE INSTALLATION SHALL BE KEPT DRY AT ALL TIMES DURING PIPE PLACEMENT. APPROPRIATE FACILITIES TO MAINTAIN THE DRY TRENCH SHALL BE PROVIDED BY THE CONTRACTOR AND THE COST OF SUCH SHALL BE INCIDENTAL TO THE UNIT PRICE BID FOR THE ITEM. PLANS FOR THE SITE DEWATERING, IF EMPLOYED, SHALL BE SUBMITTED TO AND APPROVED BY THE ENGINEER PRIOR TO IMPLEMENTATION. NO ADDITIONAL COMPENSATION SHALL BE MADE FOR DEWATERING DURING CONSTRUCTION.
29. SOIL EROSION CONTROL MEASURES SHALL BE IMPLEMENTED PRIOR TO ANY CONSTRUCTION OPERATIONS.
30. EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH ILLINOIS PROCEDURES AND STANDARDS FOR URBAN SOIL EROSION AND SEDIMENTATION CONTROL.
31. CERTIFICATION:
ALL MATERIALS INCORPORATED INTO THE IMPROVEMENT SHALL BE APPROVED BY THE ENGINEER, IN WRITING, PRIOR TO CONSTRUCTING. THE CONTRACTOR(S) SHALL SUBMIT CERTIFIED COPIES OF ALL REPORTS OF TESTS CONDUCTED BY INDEPENDENT LABORATORIES BEFORE INSTALLATIONS OF ALL UNDERGROUND UTILITIES AND APPURTENANCES.
32. THE TRADE CONTRACTOR SHALL SUBMIT EVIDENCE OF MATERIALS INSPECTION TO IDENTIFY THE MANUFACTURER AND CERTIFICATIONS OF THE MATERIALS INCORPORATED INTO PROJECT.
33. SAMPLING FREQUENCIES FOR MATERIALS TESTING AND INSPECTION SHALL ADHERE TO THE LATEST EDITION OF THE "PROJECT PROCEDURES GUIDE" OF THE ILLINOIS DEPARTMENT OF TRANSPORTATION EXCEPT AS MODIFIED BY THE CITY ENGINEER.
34. ALL CONCRETE CONSTRUCTION SHALL BE CURED AND PROTECTED IN ACCORDANCE WITH THE "INDEX TABLE OF CURING AND PROTECTION OF CONCRETE CONSTRUCTION" OF ARTICLE 1020.13 OF THE ILLINOIS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS.
35. THE CONTRACTOR SHALL PROVIDE "RECORD" DRAWINGS TO THE ENGINEER AND OWNER PRIOR TO ANY REQUEST FOR FINAL INSPECTION. SAID PLANS SHALL INDICATE THE FINAL LOCATION AND LAYOUT OF ALL IMPROVEMENTS, INCLUDE VERIFICATION OF ALL BUILDING PADS, TOP OF FOUNDATION, INVERT, RIM AND SPOT GRADE ELEVATIONS, AND INCORPORATE ALL FIELD DESIGN CHANGES APPROVED BY THE CITY. RECORD DRAWINGS TO BE COMPLETED BY OTHERS SHALL BE THE RESPONSIBILITY AND EXPENSE OF THE CONTRACTOR.
36. TRENCH BACKFILL WILL BE REQUIRED TO THE FULL DEPTH ABOVE SEWERS WITHIN TWO (2) FEET OF PROPOSED OR EXISTING PAVEMENTS, UTILITIES, DRIVEWAYS, AND SIDEWALKS. THE TRENCH BACKFILL SHALL CONSIST OF GRANULAR MATERIAL MEETING IDOT CA-6 GRADATION. THE TRENCH BACKFILL SHALL BE MECHANICALLY COMPACTED AND PLACED IN ACCORDANCE WITH IDOT STANDARD SPECIFICATIONS.
37. ALL TESTING SHALL BE THE RESPONSIBILITY AND EXPENSE OF THE CONTRACTOR.
38. ALL EXISTING PAVEMENTS TO BE REMOVED SHALL BE SAW CUT TO FULL DEPTH ALONG THE REMOVAL LIMITS.
39. A COPY OF THE CITY APPROVED STAMPED PLANS AND SPECIFICATIONS AND OTHER AGENCIES' PERMITS (I.E. COUNTY HIGHWAY, ILLINOIS ENVIRONMENTAL PROTECTION AGENCY, ETC.) MUST BE KEPT ON THE JOB SITE DURING CONSTRUCTION.
40. CHANGES IN THE ENGINEERING PLANS MUST BE APPROVED BY THE CITY ENGINEER OR DIRECTED BY THE DESIGN ENGINEER. A WRITTEN REQUEST, ACCOMPANIED BY REVISED ENGINEERING PLANS, ARE TO BE SUBMITTED AND APPROVED BEFORE CONSTRUCTION OF CHANGES ARE STARTED.
41. PAVEMENT STRIPING TO BE 4" YELLOW CONFORMING TO IDOT STANDARD SPECIFICATION 780.
42. CONTRACTOR SHALL MAINTAIN THE USABILITY AND KEEP CLEAN THE CONSTRUCTION ACCESS TO THE SATISFACTION OF THE OWNER'S CONSTRUCTION MANAGER AND THE CITY THROUGHOUT THE DURATION OF CONSTRUCTION

STORM SEWER NOTES

1. ALL STORM SEWER SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS AND CITY CODE.
2. ALL STORM SEWERS SHALL BE INSTALLED ON A MINIMUM 4" BEDDING. BLOCKING OF ANY KIND FOR GRADE IS NOT PERMITTED. BEDDING AND INITIAL BACKFILL MATERIAL SHALL CONFORM TO IDOT GRADATION CA-6 OR CA-7. COST FOR BEDDING SHALL BE INCIDENTAL TO THE COST OF THE SEWER. THE BEDDING MATERIALS SHALL BE COMPACTED TO 95% OF THE STANDARD PROCTOR DENSITY.
3. THE FRAME AND GRATE OR CLOSED LID SHALL BE AS SHOWN ON THE UTILITY PLANS. THE CLOSED LIDS SHALL HAVE THE WORD "STORM" CAST ON THE LID. THE JOINT BETWEEN CONCRETE SECTION AND FRAME SHALL BE SEALED WITH A MASTIC COMPOUND.
4. CONTRACTOR SHALL USE A FLAT TOP WHEN THE STORM SEWER PIPE ENTERS A CATCH BASIN OR MANHOLE CONE.
5. JOINTS FOR ALL STORM SEWER SHALL BE O-RING, PREFORMED, FLEXIBLE, GASKET TYPE (ASTM C443).
6. ALL MANHOLES AND DRAINAGE STRUCTURES SHALL CONFORM TO ASTM C-478. ALL STRUCTURES WILL BE PRECAST AND SHALL HAVE A SIX (6) INCH THICK PRECAST CONCRETE BASE IN ONE PIECE, BEDDED IN AT LEAST SIX (6) INCHES OF GRAVEL OR CRUSHED STONE.
7. PLASTIC POLYMER STEPS MEETING THE REQUIREMENTS OF THE STANDARD DETAILS SHALL BE INSTALLED IN ALL MANHOLES OR CATCH BASINS DEEPER THAN FOUR FEET.
9. THE MANHOLE FRAME AND LID SHALL BE ADJUSTED TO FINAL GRADE BY MEANS OF PRECAST

CONCRETE ADJUSTING RINGS. THE ADJUSTING RINGS SHALL HAVE A MAXIMUM HEIGHT OF EIGHT (8) INCHES AND A MINIMUM OF TWO (2) INCHES AND SHALL BE SEALED WITH BITUMINOUS, PREFORMED, NON-HARDENING MASTIC TO ASSURE WATER TIGHTNESS. CONCRETE BLOCK OR BRICK ADJUSTMENT IS NOT PERMITTED, AND THE USE OF MORTAR IS NOT PERMITTED FOR ACHIEVING WATER TIGHTNESS.

10. ALL STORM SEWERS SHALL BE CONSTRUCTED USING A LASER INSTRUMENT TO MAINTAIN LINE AND GRADE.

PAVEMENT

1. THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN ILLINOIS, LATEST REVISION SHALL GOVERN CONSTRUCTION FOR THE PROPOSED PAVEMENT IMPROVEMENTS, UNLESS SUPERCEDED BY THE CITY.
2. PRIOR TO THE CONSTRUCTION OF THE CURB AND GUTTER AND THE PLACEMENT OF THE BASE MATERIAL, THE STREETS SHALL BE FINE GRADED TO WITHIN 0.1 FEET OF FINAL SUBGRADE ELEVATION, TO A POINT TWO (2) FEET BEYOND THE BACK OF CURB.
3. THE SUBGRADE OF ALL ROADS SHALL BE GRADED AND COMPACTED TO NOT LESS THAN 95% OF THE STANDARD LABORATORY DENSITY AS SPECIFIED IN SECTION 301 OF THE STANDARD SPECIFICATIONS FOR THE ROAD AND BRIDGE CONSTRUCTION, CURRENT EDITION, BY THE DEPARTMENT OF TRANSPORTATION. PARTICULAR ATTENTION IS DIRECTED TO THE REQUIREMENTS FOR THE REPLACEMENT OF SOFT AND UNSTABLE MATERIAL AS CONTAINED IN ARTICLE 202.03. EMBANKMENT SHALL BE PLACED AND COMPACTED IN ACCORDANCE WITH SECTION 205 OF SAID SPECIFICATIONS.
4. SUBGRADE MATERIAL HAVING AN IBR LESS THAN 3.0 SHALL BE REMOVED AND REPLACED WITH SUITABLE FILL MATERIAL OR THE PAVEMENT MUST BE DESIGNED TO COMPENSATE FOR THE EXISTING SOIL CONDITIONS.
5. AT LEAST ONE STANDARD DENSITY TEST (PERFORMED IN ACCORDANCE WITH AASHTO T99) SHALL BE TAKEN IN EACH FILL SECTION, WITH THE MAXIMUM DISTANCE BETWEEN TESTS OF 300 FEET. ONE STANDARD PROCTOR TEST SHALL BE TAKEN FROM EACH DIFFERENT SOURCE OF BORROWED MATERIAL, IF REQUIRED BY THE CITY ENGINEER OR INSPECTOR. THE PROCTOR AND DENSITY TESTS MUST BE SUBMITTED FOR REVIEW AND APPROVAL BY THE CITY ENGINEER. UPON APPROVAL OF THESE TESTS, AN INSPECTION OF THE SUBGRADE WILL BE MADE BY THE CITY, AND THE SUBGRADE MUST BE APPROVED PRIOR TO PLACING ANY TYPE OF CURB AND GUTTER OR BASE MATERIAL. THE COST OF ALL TESTING WILL BE THE RESPONSIBILITY OF THE DEVELOPER.
6. AGGREGATE BASE COURSE MATERIAL SHALL BE TYPE B, GRADATION CA-6. THE COMPACTED THICKNESS SHALL BE AS LISTED ON THE PLANS. PRIOR TO RECEIVING ANY PRIME COAT MATERIALS, THE BASE COURSE SHALL BE PREPARED ACCORDING TO SECTION 358 OF THE STANDARD SPECIFICATIONS.
7. PREPARATION & PRIMING OF AGGREGATE BASES - AFTER THE AGGREGATE BASE COURSE HAS BEEN PREPARED, AND WHEN IN A DRY CONDITION, THE BITUMINOUS MATERIALS, AS SPECIFIED FOR PRIME IN ARTICLE 406.02 OF THE STANDARD SPECIFICATIONS, SHALL BE APPLIED UNIFORMLY AT A RATE OF 0.25 - 0.50 GAL/SYD. THE BITUMINOUS PRIMING MATERIAL SHALL BE PREPARED ACCORDING TO ARTICLE 403.07.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE BASE AND BINDER COURSE IN A SAFE AND PASSABLE CONDITION UNTIL THE SAID BASE IS SURFACED. SHOULD ANY CONDITION OCCUR WHICH, IN THE JUDGEMENT OF THE ENGINEER, WOULD CONSTITUTE A HAZARD TO VEHICULAR OR PEDESTRIAN TRAFFIC, THE CONTRACTOR SHALL RESTORE THE ROADWAY TO A SAFE CONDITION. IF SUCH HAZARDOUS CONDITIONS ARE NOT CORRECTED BY THE CONTRACTOR WITHIN 12 HOURS AFTER NOTIFICATION BY THE ENGINEER, THEN REMEDIAL WORK MAY BE PERFORMED BY THE CITY AND CHARGES BILLED TO THE CONTRACTOR.
9. ALL EXISTING MANHOLES AND BASINS SHALL BE ADJUSTED TO MEET FINISHED GRADE. THIS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
10. ALL PAVING IMPROVEMENTS INSTALLED WILL BE SUBJECT TO TESTING, AS PROVIDED FOR IN THESE SPECIFICATIONS AND THE STANDARD SPECIFICATIONS. THE TESTING WILL BE PERFORMED BY A COMPANY APPROVED BY THE CITY, BUT THE COST IS THE RESPONSIBILITY OF THE CONTRACTOR. IF ANY IMPROVEMENTS ARE FOUND TO BE DEFECTIVE IN WORKMANSHIP OR MATERIALS, THEN THEY SHALL BE REMOVED AND REPLACED.
11. THE OWNER SHALL REQUIRE SUB GRADE AND SUB BASE COMPACTION TESTING FOR PAVEMENT IMPROVEMENTS. THE ENGINEER MAY APPROVE LIME STABILIZATION, WHEN SOILS ARE COMPATIBLE, AS DETERMINED BY A GEOTECHNICAL ENGINEER. THE LIME SHALL BE MIXED TO A MINIMUM DEPTH OF SIXTEEN INCHES (16") AND MEET THE ILLINOIS DEPARTMENT OF TRANSPORTATION'S BUREAU OF MATERIAL AND PHYSICAL RESEARCH GUIDELINES FOR LIME STABILIZED SOIL MIXTURES. SUB BASE MATERIAL SHALL NOT BE PLACED PRIOR TO APPROVAL OF THE SUBGRADE BY THE ENGINEER. TEST ROLLING MAY BE ALLOWED TO VERIFY THE STABILITY AND UNIFORMITY OF THE SUBGRADE IN PRIVATE DEVELOPMENTS. THE SUBGRADE AND BASE COURSE SHALL BE TEST ROLLED BY THE OWNER. THE ENGINEER SHALL BE NOTIFIED A MINIMUM OF FORTY- EIGHT (48) HOURS PRIOR TO THE SCHEDULED PROOF ROLL. TEST ROLLING SHALL BE PERFORMED AS FOLLOWS:
- USE A TEST ROLLER CONFORMING TO THE FOLLOWING SPECIFICATIONS:
- A. A LOADED EIGHTEEN (18) WHEEL TRACTOR-TRAILER TRUCK SHALL BE USED AND LOADED TO A NET WEIGHT OF NO LESS THAN TWENTY TWO (22) TONS. AN APPROVED SCALE WEIGHT TICKET SHALL BE PROVIDED.
- B. THE TIRE PRESSURE SHALL BE NO LESS THAN 90 PERCENT OF THE MANUFACTURER'S RECOMMENDED MAXIMUM INFLATION.
- C. OPERATE EQUIPMENT AT A RATE NOTE TO EXCEED 3-5 MILES PER HOUR OR A COMFORTABLE WALKING PACE FOR THE INSPECTOR.
- D. PROOF ROLLING SHALL BE PERFORMED IN A MANNER THAT ALL AREAS ARE LOADED WITH A MINIMUM OF ONE PASS.
- RUTTING UP TO (3/4") IS ACCEPTABLE. ANY UNSTABLE OR DEFLECTED SUB GRADE AND BASE COURSES SHALL BE REMOVED AND REPLACED TO THE SATISFACTION OF THE CITY ENGINEER.

12. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROVIDE PROPER BARRICADING, WARNING DEVICES AND THE SAFE MANAGEMENT OF TRAFFIC WITHIN THE AREA OF CONSTRUCTION. ALL SUCH DEVICES AND THEIR INSTALLATION SHALL CONFORM TO THE ILLINOIS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREET AND HIGHWAYS, LATEST EDITION AND IN ACCORDANCE WITH THE CITY OF HILLCREST ORDINANCE. NAME AND EMERGENCY PHONE NUMBERS SHALL BE GIVEN TO THE CITY PRIOR TO CONSTRUCTION.

MASS GRADING / EARTHWORK

1. PRIOR TO THE COMMENCEMENT OF ANY EARTHWORK OPERATIONS, THE SITE SHALL BE CLEARED IN ACCORDANCE WITH SECTION 201 OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN ILLINOIS, LATEST EDITION. CLEARING SHALL CONSIST OF THE REMOVAL AND DISPOSAL OF ALL OBSTRUCTIONS SUCH AS FENCES, WALLS, FOUNDATIONS, BUILDINGS, ACCUMULATIONS OF RUBBISH OF WHATEVER NATURE, EXISTING STRUCTURES, ALL LOGS, SHRUBS, BUSHES, SAPLINGS, GRASS, WEEDS, OTHER VEGETATION, AND STUMPS OF LESS THAN SIX (6) INCHES IN DIAMETER. CLEARING SHALL EXTEND TO THE LIMITS OF DEVELOPMENT AND SHALL INCLUDE ALL ITEMS NOT SPECIFICALLY MARKED FOR PROTECTION.
2. THE CONTRACTOR SHALL STRIP AND STOCKPILE ALL TOPSOIL/ORGANIC MATERIALS AS DIRECTED BY THE GEOTECHNICAL ENGINEER AND AS LISTED IN THE SOILS REPORT. THE TOPSOIL SHALL BE STOCKPILED IN OWNER DESIGNATED AREAS AS DETAILED ON THE DEVELOPMENT PLANS.
3. NO MATERIALS SHALL BE STOCKPILED IN FLOODPLAIN AREAS, WETLAND AREAS, OR SPECIAL MANAGEMENT AREAS.
4. EARTHWORK OPERATIONS SHALL BE IN ACCORDANCE WITH THE APPLICABLE ARTICLES OF SECTION 200 OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN ILLINOIS, CURRENT EDITION.
5. EARTH EXCAVATION SHALL BE IN ACCORDANCE WITH THE SECTION 202 OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN ILLINOIS, CURRENT EDITION. EMBANKMENT SHALL CONFORM WITH SECTION 205 OF THE STANDARD SPECIFICATIONS.
6. EXCAVATION OF EARTH AND OTHER MATERIALS SUITABLE FOR USE AS STRUCTURAL FILL SHALL BE TO WITHIN A TOLERANCE OF 0.1 FEET OF THE PLAN SUBGRADE ELEVATIONS.

7. PLACEMENT OF STRUCTURAL FILL (EARTH AND OTHER SUITABLE MATERIALS) IN ORDER TO ACHIEVE THE PLAN SUBGRADE ELEVATIONS SHALL BE WITHIN A TOLERANCE OF 0.1 FEET. THE FILL MATERIAL SHALL BE PLACED IN LOOSE LIFTS THAT SHALL NOT EXCEED EIGHT (8) INCHES IN THICKNESS, AND THE WATER CONTENT SHALL BE ADJUSTED IN ORDER TO ACHIEVE REQUIRED COMPACTION. EARTH MATERIAL MAY BE PLACED WITHIN THOSE PORTIONS OF THE SITE NOT REQUIRING STRUCTURAL FILL, TO WITHIN SIX (6) INCHES OF THE PLAN FINISHED GRADE ELEVATION. IN AREAS REQUIRING STRUCTURAL FILL, HOWEVER, THE EARTH MATERIAL SHALL NOT BE PLACED OVER TOPSOIL OR OTHER UNSUITABLE MATERIALS UNLESS SPECIFICALLY DIRECTED BY A SOILS ENGINEER WITH THE CONCURRENCE OF THE OWNER.
8. EXCESS MATERIALS, IF NOT UTILIZED AS FILL OR IF DETERMINED TO BE UNSUITABLE BY THE SOILS ENGINEER, SHALL BE COMPLETELY REMOVED FROM THE CONSTRUCTION SITE AND DISPOSED OF OFF-SITE BY THE CONTRACTOR. UNSUITABLE MATERIAL SHALL BE CONSIDERED AS MATERIAL WHICH IS NOT SUITABLE FOR THE SUPPORT OF PAVEMENT AND BUILDING CONSTRUCTION, AND IS ENCOUNTERED BELOW NORMAL TOPSOIL DEPTHS AND THE PROPOSED SUBGRADE ELEVATION. THE DECISION TO REMOVE SAID MATERIAL, AND TO WHAT EXTENT, SHALL BE MADE BY A SOILS ENGINEER WITH THE CONCURRENCE OF THE OWNER.

9. POSITIVE DRAINAGE SHALL BE MAINTAINED AT ALL TIMES DURING THE COURSE OF CONSTRUCTION. STORM WATER SHALL BE PREVENTED FROM RUNNING INTO OR STANDING IN EXCAVATED AREAS. FINAL GRADES SHALL BE PROTECTED AGAINST DAMAGE FROM EROSION AND TRAFFIC.
10. ALL EXCESS TRENCH SPOIL SHALL BE SPREAD AND COMPACTED UNIFORMLY TO THE DEGREE SPECIFIED AFTER COMPLETION OF THE UNDERGROUND IMPROVEMENTS.
11. THE UPPER TWELVE (12) INCHES OF THE SUITABLE SUBGRADE MATERIAL IN ALL AREAS THAT MAY BE SOFT DUE TO EXCESS MOISTURE CONTENT SHALL BE SCARIFIED AND COMPACTED TO THE DEGREE SPECIFIED. THIS APPLIES TO CUT AREAS AS WELL AS FILL AREAS.
12. WATER SHALL BE PROVIDED TO ADD TO DRY MATERIAL IN ORDER TO ADJUST THE MOISTURE CONTENT FOR THE PURPOSE OF ACHIEVING THE SPECIFIED COMPACTION.
13. CURB AND GUTTER SHALL BE BACKFILLED AFTER CONSTRUCTION AND PRIOR TO THE PLACEMENT OF THE BASE COURSE MATERIAL.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTATION OF THE "SOIL EROSION AND SEDIMENTATION CONTROL MEASURES" AS DESCRIBED ON THE PLANS.
15. THE CONTRACTOR, AT HIS OWN EXPENSE, SHALL DISPOSE OF ALL DEBRIS AND ALL EXCAVATED, CUT, AND SURPLUS MATERIALS, INCLUDING EXCESS TOPSOIL, UTILITY TRENCH SPOIL, AND FOUNDATION/FOOTING SPOIL, IN A LEGAL MANNER SUCH THAT PUBLIC OR PRIVATE PROPERTY WILL NOT BE DAMAGED OR ENDANGERED.
16. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL REVIEW ALL SUBSURFACE/SOILS REPORTS, COPIES OF WHICH WILL BE MADE AVAILABLE, PERFORM SITE INSPECTION, AND VERIFY EXISTING TOPOGRAPHIC INFORMATION. ANY DISCREPANCY IN FINDINGS/CONCLUSIONS REGARDING EXISTING SITE CONDITIONS SHALL BE RESOLVED PRIOR TO THE START OF ANY EARTHWORK OPERATIONS. COMMENCEMENT OF EARTHWORK OPERATIONS INDICATES THAT THE CONTRACTOR HAS REVIEWED ALL AVAILABLE SITE INVESTIGATION DATA AND BASED HIS BID ACCORDINGLY.

DUTY TO INDEMNIFY

THE CONTRACTOR SHALL DEFEND, INDEMNIFY, KEEP SAFE HARMLESS THE MUNICIPALITY, OWNER AND ENGINEER, AND THEIR RESPECTIVE BOARD MEMBERS, REPRESENTATIVES, AGENTS AND EMPLOYEES, IN BOTH INDIVIDUAL AND OFFICIAL CAPACITIES, AGAINST ALL SUITS, CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING ATTORNEY'S FEES, CAUSED BY, GROWING OUT OF, OR INCIDENTAL TO THE PERFORMANCE OF WORK UNDER THE CONTRACT BY THE CONTRACTOR OR ITS SUBCONTRACTORS TO THE FULL EXTENT AS ALLOWED BY THE LAWS OF THE STATE OF ILLINOIS AND NOT BEYOND ANY EXTENT WHICH WOULD RENDER THESE PROVISIONS VOID OR UNENFORCEABLE. THIS OBLIGATION INCLUDES BUT IS NOT LIMITED TO: THE ILLINOIS LAWS REGARDING STRUCTURAL WORK [IL REV. STAT. CH. 48, PAR. 60 AT SEQ.] AND REGARDING THE PROTECTION OF ADJACENT LANDOWNERS [IL REV. STAT. CH. 17-1/2 PAR. 51 ET. SEQ.]. IN THE EVENT OF ANY SUCH INJURY (INCLUDING DEATH) OR LOSS OR DAMAGE, OF CLAIMS THEREFORE, OR CLAIMS THEREFORE, THE CONTRACTOR SHALL GIVE PROMPT NOTICE TO THE OWNER.

GENERAL NOTES FOR WORK IN THE PUBLIC WAY

1. THE ILLINOIS DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION." LATEST EDITION, AND ALL ADDENDA THERETO, AND VILLAGE OF GLEN ELLYN CONSTRUCTION STANDARDS FOR WORK IN THE PUBLIC WAY SHALL GOVERN THE EARTHWORK AND PAVING WORK UNDER THIS CONTRACT.
2. THE "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS," LATEST EDITION, SHALL GOVERN THE UNDERGROUND WORK UNDER THIS CONTRACT EXCEPT AS MODIFIED BY THESE SPECIFICATIONS, OR WHERE IN CONFLICT WITH VILLAGE OF GLEN ELLYN STANDARDS.
3. ALL WORK SHALL BE CONDUCTED IN ACCORDANCE WITH OSHA REQUIREMENTS AND VILLAGE OF GLEN ELLYN REGULATIONS AND STANDARDS AND SHALL CONFORM IN ALL RESPECTS TO ALL STATE AND FEDERAL LAWS AND REGULATIONS.
4. THE CONTRACTORS SHALL NOTIFY ALL UTILITY COMPANIES FOR FIELD LOCATIONS OF THEIR FACILITIES PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND PRESERVATION OF THESE FACILITIES. ANY UTILITY LOCATIONS SHOWN ON PLANS ARE BASED ON AVAILABLE RECORDS AND ARE FOR GENERAL DIRECTION ONLY. ALL UTILITY LOCATIONS SHOWN MUST BE VERIFIED BY THE CONTRACTOR IN THE FIELD.
5. ALL UTILITY TRENCHES UNDER AND WITHIN TWO FEET OF PAVEMENT, SIDEWALK, CURB AND GUTTER, ETC. SHALL BE BACKFILLED WITH CA-6 CRUSHED STONE (GRADE 8 OR 9), COMPACTED IN 9" LIFTS TO 95% OF MODIFIED PROCTOR.
6. UTILITY CONNECTIONS WITHIN THE STREET RIGHT-OF-WAY SHALL BE ACCOMPLISHED BY SAW CUTTING AND REMOVING THE EXISTING PAVEMENT. BACKFILL AND RESTORATION SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE DEPT. OF TRANSPORTATION.



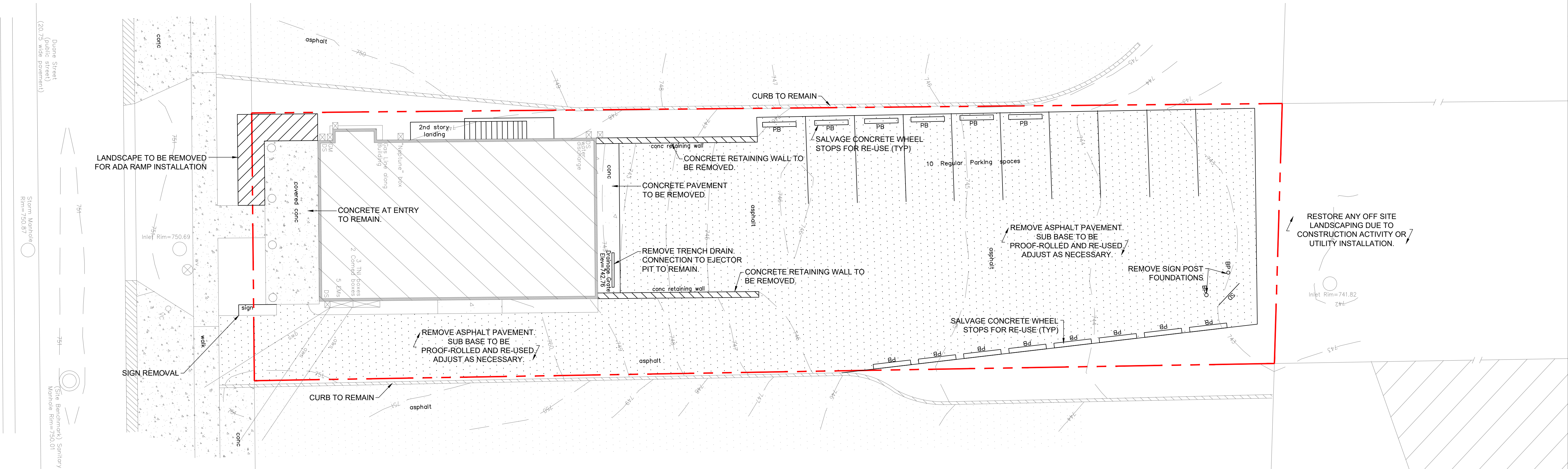
620 W FULLERTON PKWY
CHICAGO ILLINOIS 60614
TEL: 312-823-0797 www.smpprojects.com
email:info@smpprojects.com

M2E Project No. 2403
Project REAR PATIO AND
RETAINING WALL DESIGN

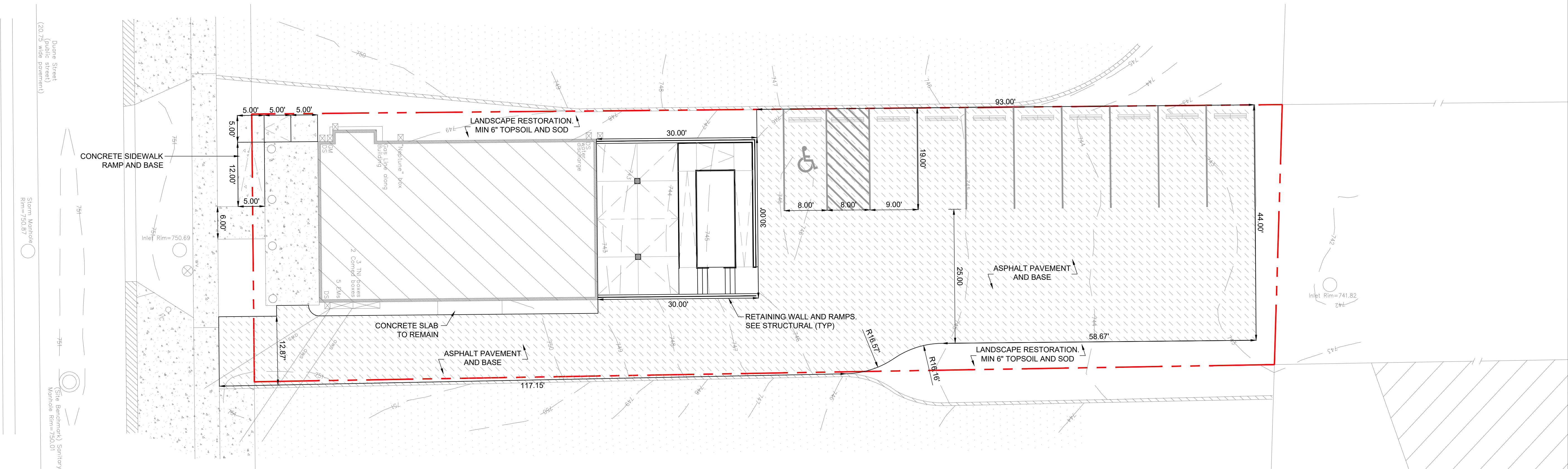
580 DUANE STREET
GLEN ELLYN, IL 60137

Drawing:

CIVIL GENERAL NOTES



1 SITE DEMOLITION PLAN
C2.0 1" = 10'-0"



1 SITE DIMENSION PLAN
C2.0 1" = 10'-0"



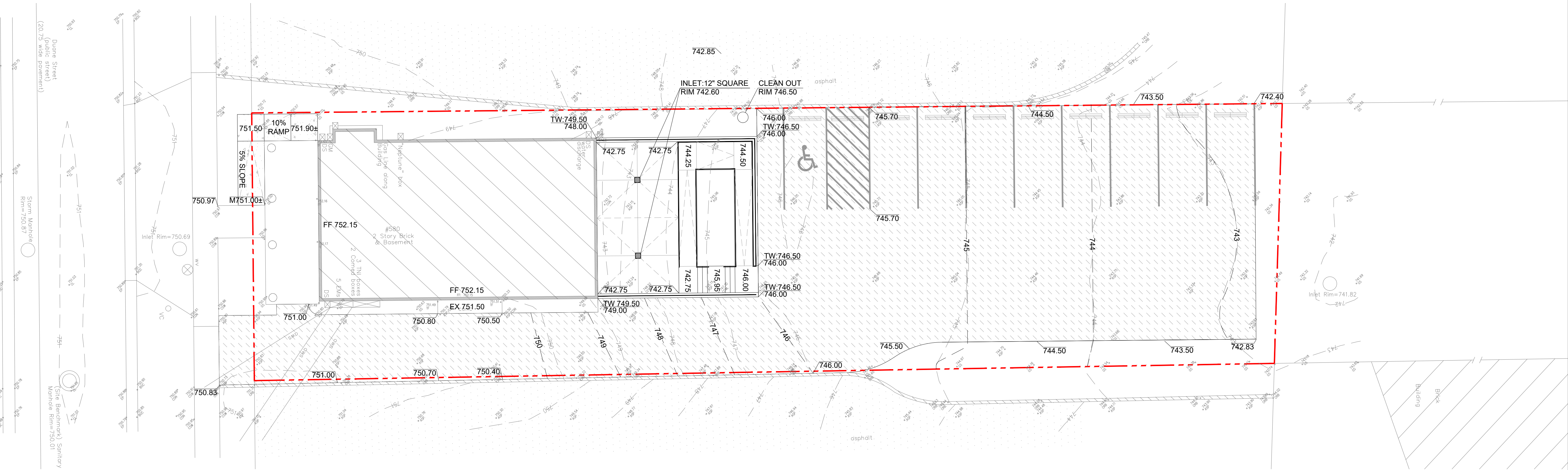
620 W FULLERTON PKWY
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M2E Project No. 2403
Project REAR PATIO AND
RETAINING WALL DESIGN

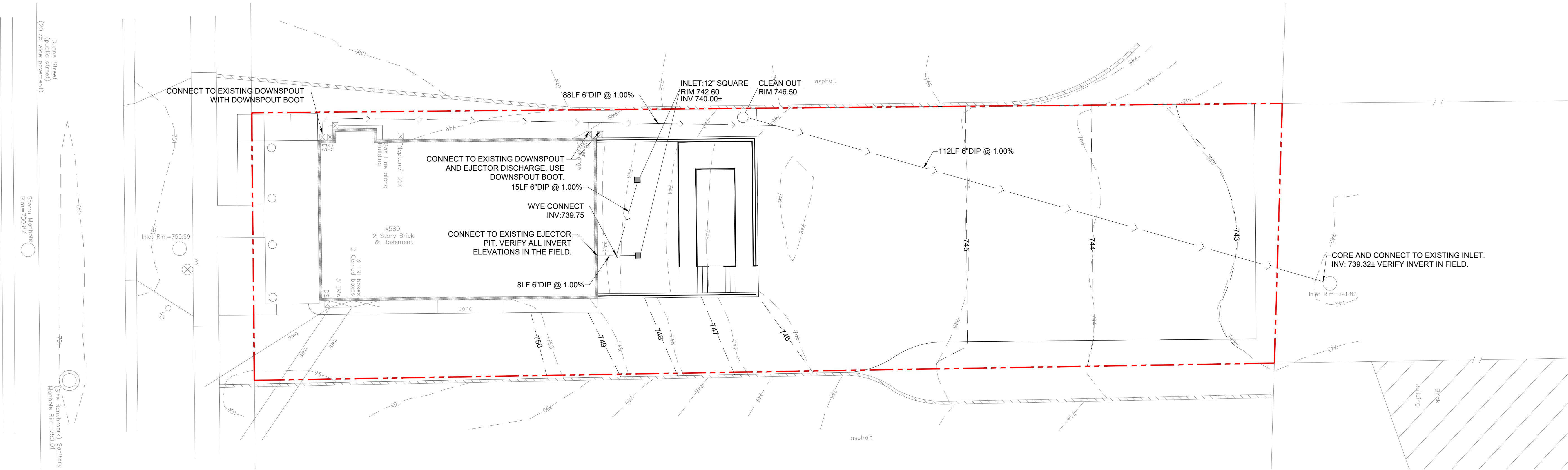
580 DUANE STREET
GLEN ELLYN, IL 60137

Drawing:
SITE GRADING AND UTILITY
PLAN

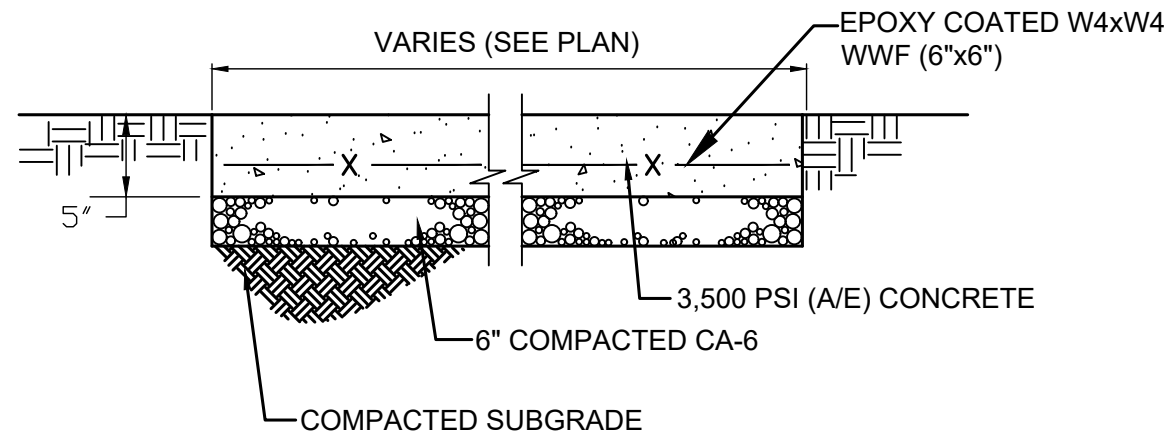
C3.0



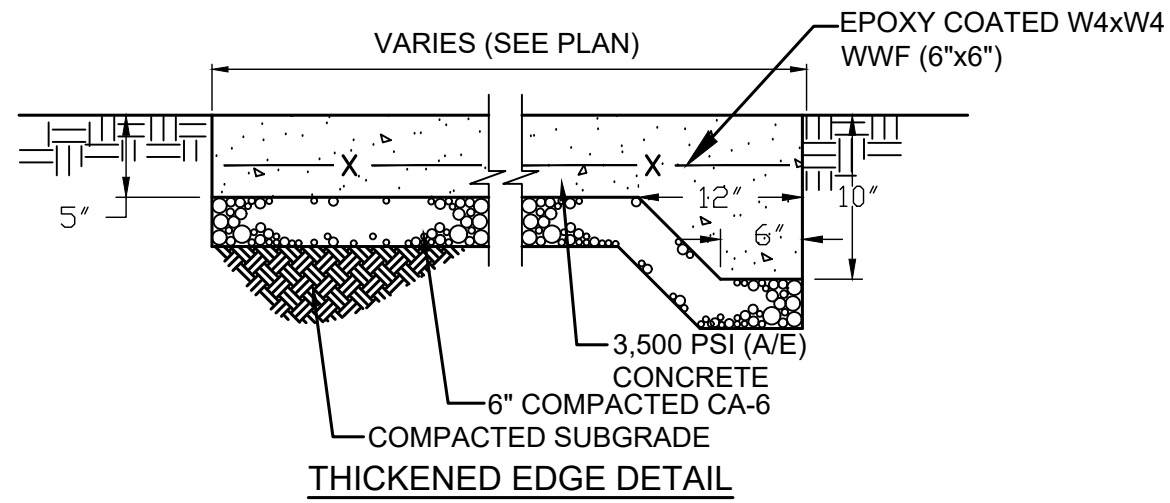
1 SITE GRADING PLAN
C3.0 1" = 10'-0"



1 SITE UTILITY PLAN
C2.0 1" = 10'-0"



- NOTE:
1. WELDED WIRE FABRIC ONLY USED WITHIN LIMITS OF PROPERTY LINE. CONCRETE FINISH SHALL BE BROOM FINISHED UNLESS OTHERWISE SPECIFIED IN PLANS.
 2. PROVIDE CONTROL JOINTS 5' O.C., UNLESS OTHERWISE SHOWN ON DRAWINGS.
 3. PROVIDE EXPANSION JOINTS 50' O.C., WHERE PAVEMENT ABUTS OTHER PAVEMENTS, CURBS, BUILDINGS, AND UTILITY STRUCTURES AND AS SHOWN ON DRAWING.

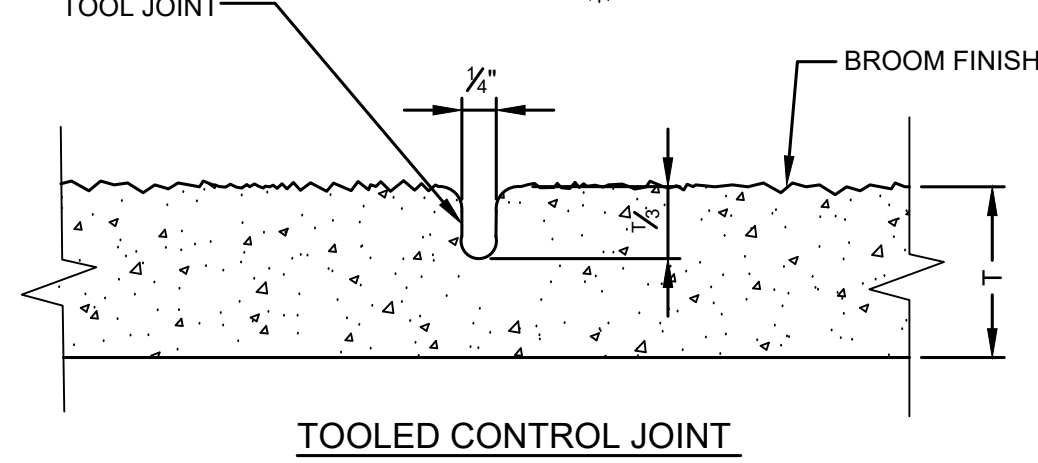
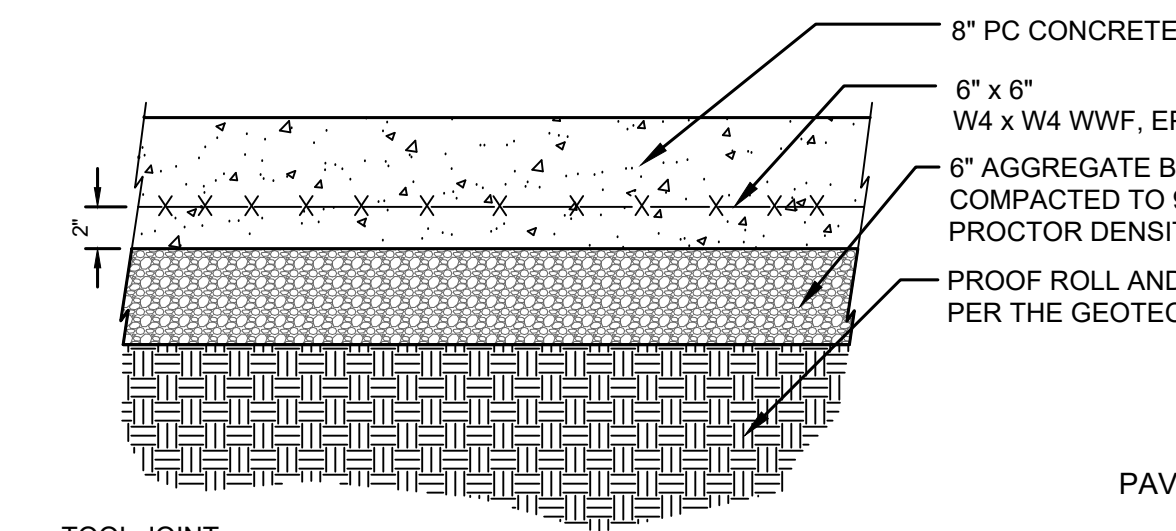


CONCRETE PAVEMENT CONTROL JOINT EXPANSION JOINT - SEALING DETAIL

- NOTE:
1. ALL CONCRETE SIDEWALK SHALL BE TREATED WITH A PROTECTIVE COAT AS DESCRIBED IN SECTION 420.18 AND ARTICLE 1023 OF THE SSRBC.

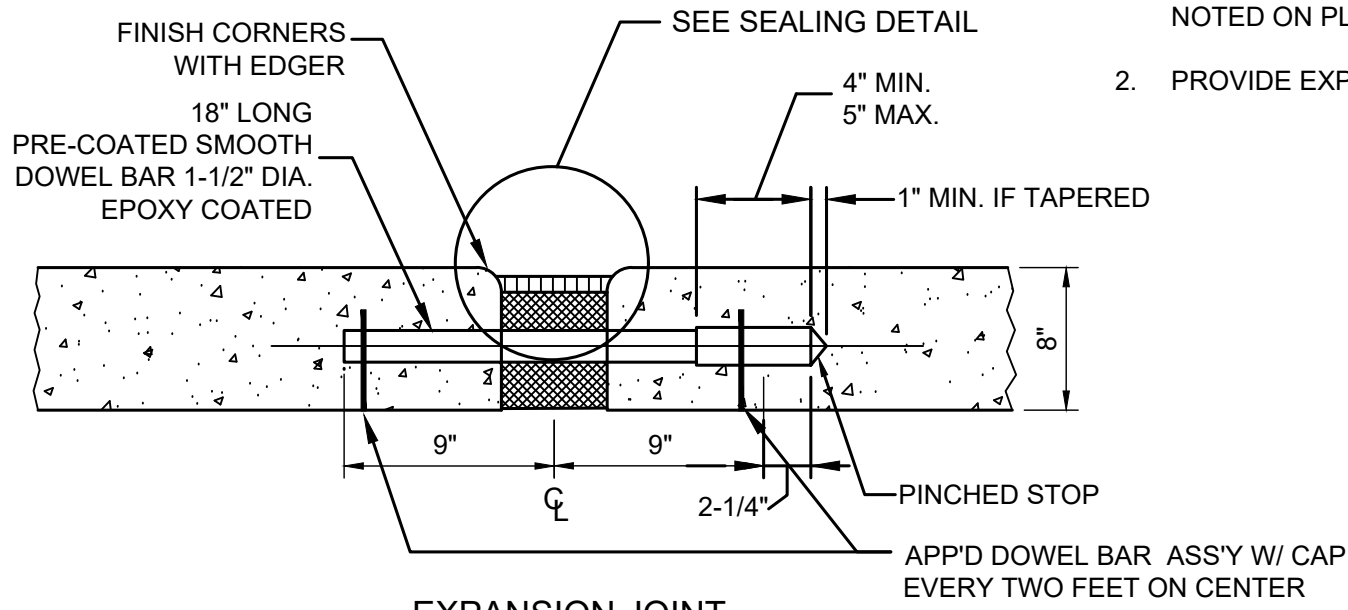
1 CONCRETE SIDEWALK

NTS



NOTES:

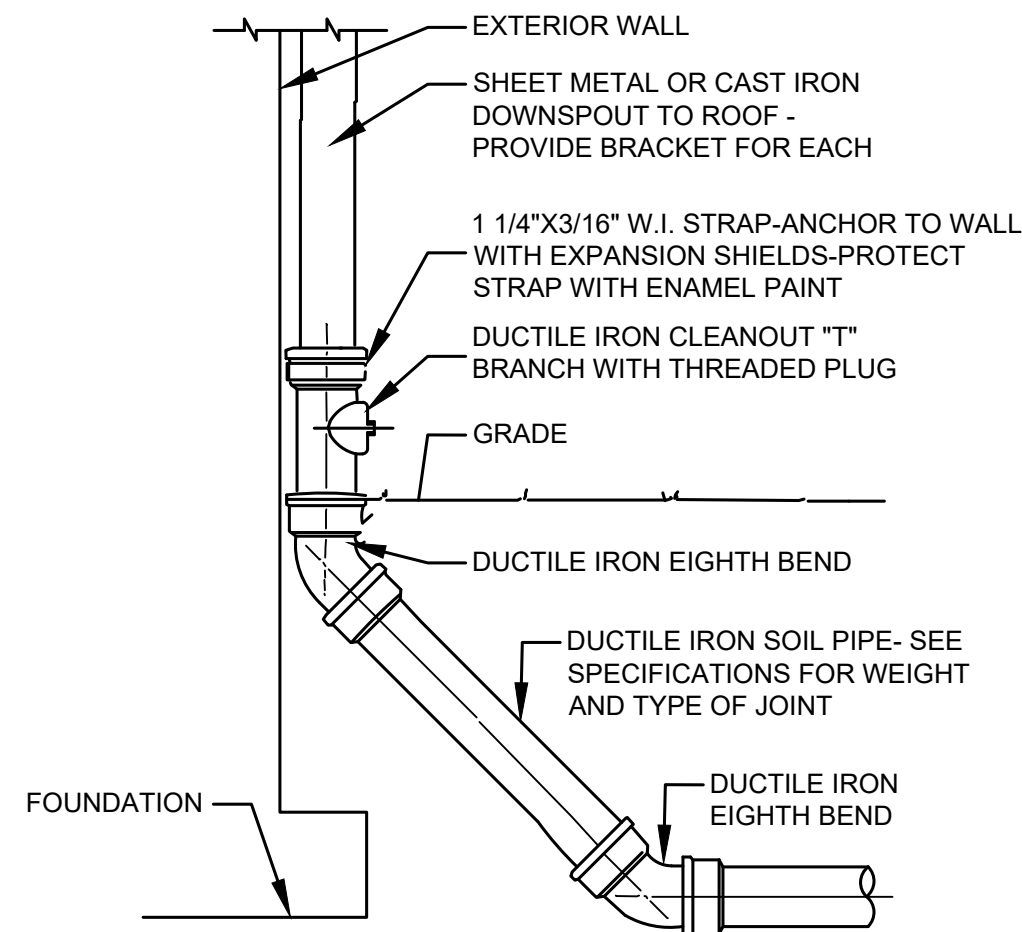
1. PROVIDE CONTRACTION JOINT EVERY 10' O.C. OR AS NOTED ON PLANS.
2. PROVIDE EXPANSION JOINT AS NOTED ON PLANS.



EXPANSION JOINT

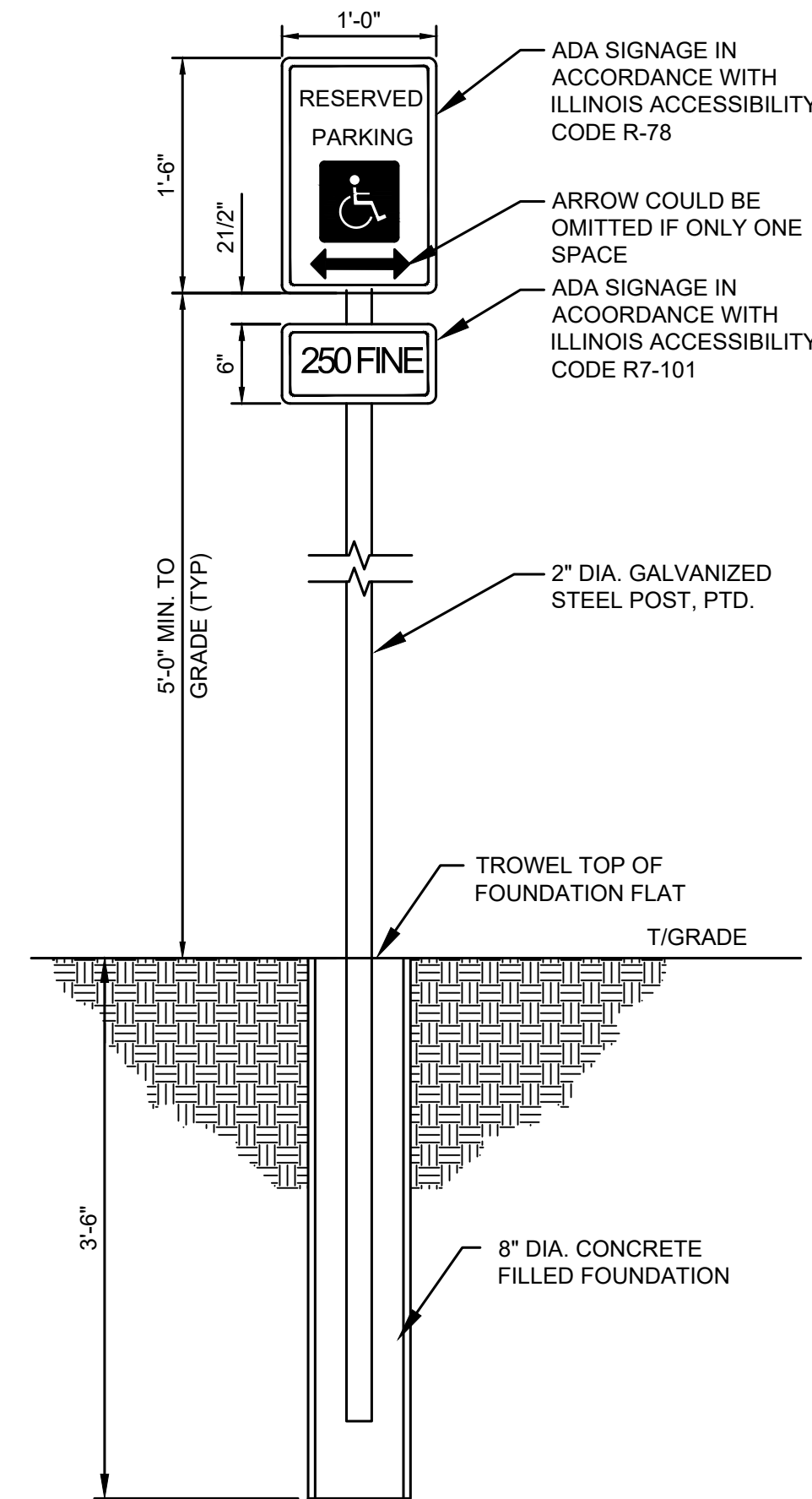
2 CONCRETE PAVEMENT

NTS



6 ADA PARKING LAYOUT AND STRIPING

N.T.S.

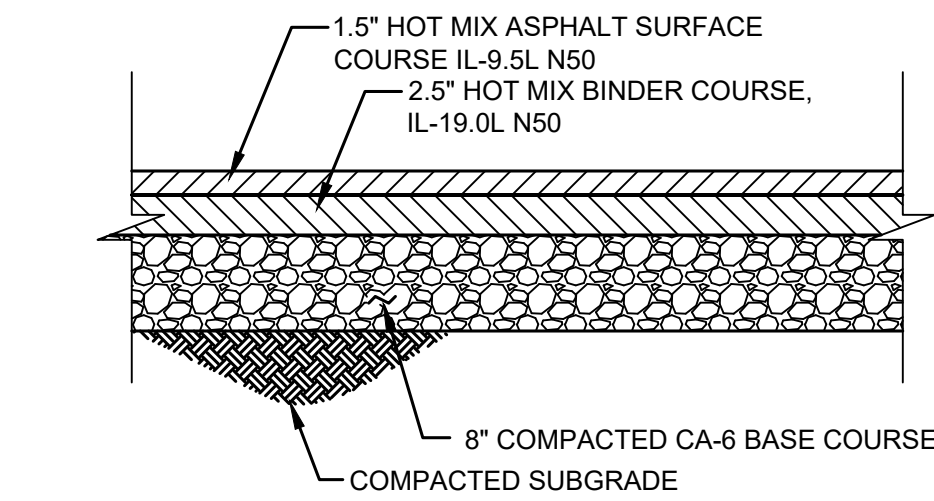


7 ADA ACCESSIBLE SIGN

N.T.S.

3 BUILDING DOWNSPOUT CONNECTION

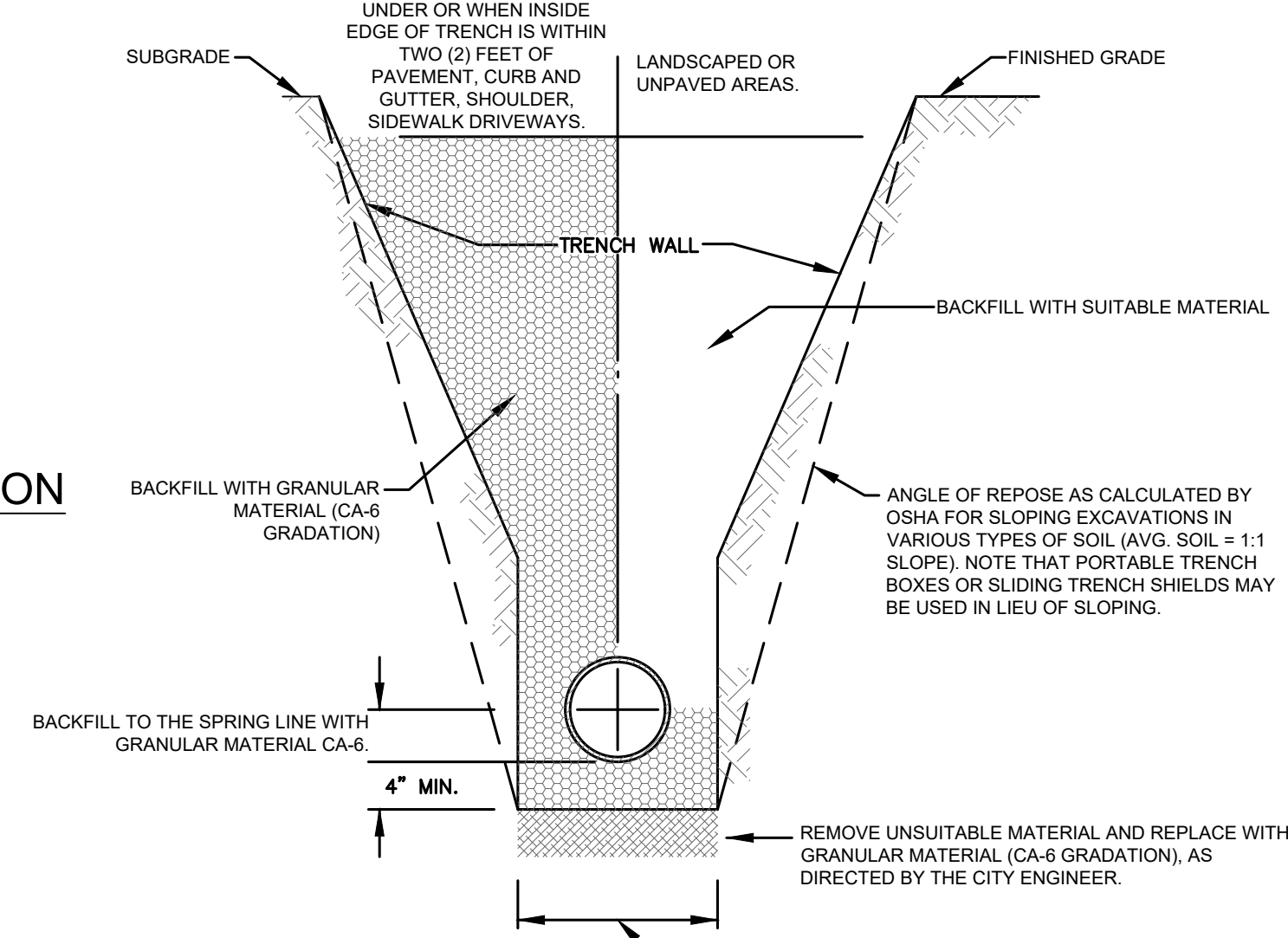
N.T.S.



- NOTES:
1. CLEANOUT FRAME AND LID SHALL BE JR SMITH MODEL #4023 OR APPROVED EQUAL
 2. ALL LIDS SHALL BE SET FLUSH WITH FINISHED GRADE.

8 CLEANOUT

N.T.S.



5 STORM SEWER TRENCH

NTS

ZURN **Z154-DT** 12-5/8 [321] SQUARE TOP PROM-DECK DRAIN W/ DECORATIVE GRATE & ROTATABLE FRAME

SPECIFICATION SHEET TAG _____

Dimensional Data (inches and [mm]) are Subject to Manufacturing Tolerances and Change Without Notice

ENGINEERING SPECIFICATION: ZURNZ154-DT 12-5/8" [321mm] Square top Prom-Deck drain, Dura-Coated cast iron body with rotatable square promenade frame with seepage openings, frame clamps and decorative light duty heel-proof grate with 3/16" [5mm] wide slots and nickel bronze veneer frame and grate.

PIPE SIZE	Approx. Wt. Lbs. [kg]	Grate Open Area Sq. In. [cm ²]	OUTLET	'E' BODY HT. DIM.
2, 3, 4, 6 [51, 76, 102, 152]	34 [15]	42 [271]	IC Inside Caulk	5-1/4 [133]
			IP Threaded	3-3/4 [95]
			NH No-Hub	5-1/4 [133]
			NL Neo-Loc	4-9/16 [117]

OPTIONS (Check/specify appropriate options)

PREFIXES

SUFFIXES

Rev. E Date: 10/03/2017 C.N. No. 138323 Prod. | Dwg. No. Z154-DT

9 AREA DRAIN

N.T.S.

DC - DESIGN CRITERIA		
1.	APPLICABLE CODES & STANDARDS:	
	- ADOPTED BUILDING CODES, ORDINANCES, AND APPLICABLE REGULATIONS BY THE VILLAGE OF GLEN ELLYN PLANNING & DEVELOPMENT DEPARTMENT	
	- INTERNATIONAL BUILDING CODE (IBC, 2018)	
	- MINIMUM DESIGN LOADS FOR BUILDINGS AND ASSOCIATED CRITERIA FOR BUILDINGS AND OTHER STRUCTURES, AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE 7-16)	
	- BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE, AMERICAN CONCRETE INSTITUTE (ACI 318-14).	
2.	LIVE LOADS:	
	PORCHES, BALCONIES, DECKS	100 PSF
	DINING ROOMS, RESTAURANTS, & ASSOCIATED KITCHENS.....	100 PSF
	FIRE ESCAPES, STAIRS, & EXITS	100PSF
3.	CONCENTRATED LOADS:	
	HANDRAILS/GUARDRAILS.....	50 PLF VERT & HORIZ SIMULTANEOUSLY OR 200 LB ANY DIRECTION
	INTERMEDIATE RAILS.....	HORIZONTAL POINT LOAD OF 50 LB APPLIED TO PRODUCE MAXIMUM LOAD EFFECT
	SNOW LOADS:	
4.	GROUND SNOW LOAD.....	P _s = 30 PSF
	DRIFTING SNOW LOADS.....	PER ASCE 7, SEE LOAD DIAGRAMS

GR - GENERAL REQUIREMENTS

- DRAWINGS ARE NOT TO BE SCALED IN THE FIELD.
- VERIFY ALL DIMENSIONS AND SITE SURVEY WITH ACTUAL CONDITIONS IN THE FIELD. RESOLVE ALL DISCREPANCIES, ERRORS OR OMISSIONS WITH ARCHITECT BEFORE PROCEEDING WITH WORK.
- THE STRUCTURE IS DESIGNED TO FUNCTION AS A UNIT UPON COMPLETION OF CONSTRUCTION AND THEN, ONLY TO SUPPORT THE DESIGN LOADS INDICATED. THE CONTRACTOR IS RESPONSIBLE FOR MEANS, METHODS AND SEQUENCE OF CONSTRUCTION AND FOR THE ADEQUACY OF THE STRUCTURE TO SUPPORT LOADS OCCURRING DURING CONSTRUCTION. FURNISH TEMPORARY BRACING, SHORING, AND/OR SUPPORT AS REQUIRED.
- STRUCTURAL DRAWINGS ARE INTENDED TO BE USED IN CONJUNCTION WITH DRAWINGS OF OTHER TRADES INCLUDING ARCHITECTURAL, MECHANICAL, PLUMBING, AND FIRE PROTECTION, ETC. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE THE ADDITIONAL REQUIREMENTS OF OTHER TRADES. THE INFORMATION CONTAINED IN THE STRUCTURAL DRAWINGS BY ITSELF IS INCOMPLETE AND VOID UNLESS USED TOGETHER WITH ALL CONTRACT DOCUMENTS, SPECIFICATIONS, CODES, AND STANDARD PRACTICES.
- ALL NON-STRUCTURAL ITEMS SHOWN ON THE STRUCTURAL DRAWINGS SUCH AS ROOF DRAINS, PIPING, MECHANICAL UNITS, ETC. ARE SCHEMATIC IN NATURE AND FOR INFORMATIONAL PURPOSES ONLY. REFER TO THE APPROPRIATE CONSULTANT OR SUBCONTRACTOR DRAWINGS FOR EXACT DESIGN INFORMATION, LAYOUT, DIMENSIONS, AND DETAILS.
- PROMPTLY NOTIFY THE STRUCTURAL ENGINEER OF ANY STRUCTURAL MEMBER CALLED OUT ON THE ARCHITECTURAL, MECHANICAL, PLUMBING OR ELECTRICAL DRAWINGS THAT IS NOT IDENTIFIED ON THE STRUCTURAL DRAWINGS. DESIGN OF THESE MEMBERS WILL BE PROVIDED AS NECESSARY BY THE STRUCTURAL ENGINEER UPON NOTIFICATION.
- GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL BE FAMILIAR WITH ALL DRAWINGS FOR THE PROJECT.
- CONTRACTOR IS RESPONSIBLE FOR REVIEWING ALL PLANS, SPECIFICATIONS, AND EXISTING CONDITIONS. CHECK DIMENSIONS AGAINST THE REQUIREMENTS OF OTHER CONTRACT DOCUMENTS. RESOLVE APPARENT INCONSISTENCIES IN THE CONTRACT DOCUMENTS WITH THE ARCHITECT/ENGINEER BEFORE PROCEEDING WITH WORK.
- SUBMIT SHOP DRAWINGS PREPARED BY CONTRACTORS, SUPPLIERS, ETC. FOR REVIEW BY STRUCTURAL ENGINEER FOR CONFORMANCE WITH DESIGN INTENT. DO NOT START WORK WITHOUT SUCH REVIEW. GENERAL CONTRACTOR MUST REVIEW ALL SHOP DRAWINGS PRIOR TO SUBMITTAL TO STRUCTURAL ENGINEER.
- CONSULT THE ARCHITECTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR LOCATION AND SIZE OF CHASES, INSERTS, HANGERS, OPENINGS, SLEEVES, WASHES, DRIPS, REVEALS, DEPRESSIONS, EQUIPMENT PADS AND OTHER MISCELLANEOUS PROJECT REQUIREMENTS. COMBINE THE REQUIREMENTS INTO THE SHOP DRAWINGS AND THE WORK.
- DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY SHOWN, USE DETAILS OF SIMILAR CONSTRUCTION, SUBJECT TO APPROVAL BY THE ENGINEER.
- TYPICAL SECTIONS, DETAILS AND NOTES ARE INTENDED TO APPLY TO SIMILAR SITUATIONS/ CONDITIONS NOT EXPLICITLY NOTED ON PLANS.
- PROVIDE STRUCTURAL FRAMING PER TYPICAL DETAILS AS REQUIRED AT FLOOR AND ROOF OPENINGS WHERE STRUCTURAL FRAMING IS NOT SHOWN.
- WHEREVER THERE IS CONFLICT BETWEEN DETAILS OR TWO DETAILS APPLYING TO THE SAME CONDITION, THE ENGINEER WILL HAVE SOLE AUTHORITY TO DETERMINE WHICH DETAIL IS THE MOST APPROPRIATE FOR THE CONDITION.
- CONTRACTORS TO ASSUME FULL RESPONSIBILITY, UNRELIEVED BY REVIEW OF SHOP DRAWINGS AND BY PERIODIC OBSERVATION OF CONSTRUCTION, FOR THE FOLLOWING:
 - COMPLIANCE WITH CONTRACT DOCUMENTS.
 - DIMENSIONS TO BE CONFIRMED AND CORRELATED ON THE JOB SITE BETWEEN INDIVIDUAL DRAWINGS OR SETS OF DRAWINGS.
 - FABRICATION PROCESS AND CONSTRUCTION TECHNIQUES (INCLUDING EXCAVATION, SHORING, SCAFFOLDING, BRACING, ERECTION, FORM WORK, ETC.).
 - WORK OF THE CONTRACTOR AND THE VARIOUS TRADES.
 - SAFE CONDITIONS AT THE JOB SITE.

- ALL MATERIAL DESIGN AND CONSTRUCTION MUST CONFORM TO ALL STATE AND LOCAL BUILDING CODES AND REGULATIONS.
- PROVIDE TEMPORARY SHORING, BRACING AND SUPPORT AS REQUIRED TO MAINTAIN STRUCTURAL INTEGRITY DURING EXECUTION OF THE WORK.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES.
- PROVIDE THE ARCHITECT ACCESS TO THE WORK IN PREPARATION OR PROGRESS, WHEREVER LOCATED.
- WHERE COMPLIANCE WITH TWO OR MORE STANDARDS IS SPECIFIED, AND WHERE THESE STANDARDS ESTABLISH DIFFERENT OR CONFLICTING REQUIREMENTS FOR MINIMUM QUANTITIES OR QUALITY LEVELS, THE MOST STRINGENT REQUIREMENT, AS SELECTED BY THE ENGINEER, WILL BE ENFORCED.
- DESIGN, PROVIDE, INSTALL AND MAINTAIN ALL UNDERPINNING, SHORING, BRACING, ETC. AS MAY BE REQUIRED FOR THE SUPPORT AND PROTECTION OF SURROUNDING EXISTING PROPERTY, STRUCTURAL COMPONENTS, BUILDINGS, UTILITIES, UTILITY EQUIPMENT, ETC.
- DO NOT MAKE MODIFICATIONS, ALTERATIONS OR REPAIRS TO THE STRUCTURE WITHOUT PRIOR REVIEW BY THE STRUCTURAL ENGINEER. SUBMIT DETAILS AND CALCULATIONS PREPARED BY A PROFESSIONAL ENGINEER REGISTERED IN STATE WHERE PROJECT IS LOCATED AND EMPLOYED BY CONTRACTOR.

EF - EXCAVATION & FOUNDATION

- THE CONTRACTOR SHALL EFFECTIVELY MAINTAIN THE CONSTRUCTION AREA IN A DEWATERED STATE.
- ALL EXCAVATIONS SHALL BE CARRIED OUT IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL GOVERNING GUIDELINES.
- THE CONTRACTOR SHALL PROTECT NEW AND EXISTING UTILITIES FROM DAMAGE. METHODS OF PROTECTION SHALL BE APPROVED BY THE UTILITY. THE CONTRACTOR SHALL BRACE AND SUPPORT THE UTILITIES TO PREVENT SETTLEMENT, DISPLACEMENT, OR DISTURBANCE TO THE UTILITIES. THE COST OF THIS WORK WILL BE CONSIDERED INCIDENTAL TO THE CONTRACT.
- COORDINATE EXCAVATION WITH THE FOUNDATION, UNDER FLOOR DRAINAGE SYSTEM AND UNDERGROUND UTILITIES.
- THE CONTRACTOR SHALL USE CARE IN GRADING AND EXCAVATION NEAR EXISTING ITEMS TO REMAIN. DO NOT UNDERMINE EXISTING CONSTRUCTION. DAMAGE TO THE EXISTING ITEMS BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.

- FOUNDATION DESIGN IS BASED ON A NET ALLOWABLE BEARING CAPACITY OF 3,000 POUNDS PER SQUARE FOOT. THE ASSUMED VALUE IS PROVIDED IN IRC TABLE R401.4.1 FOR SOIL CLASSIFIED AS SAND, SILTY SAND, CLAYEY SAND, SLITY GRAVEL AND CLAYEY GRAVEL (SW, SP, SC, GM AND GC).
- PROVIDE A SOIL TEST AS REQUIRED BY THE BUILDING OFFICIAL TO CONFIRM ASSUMED SOIL CONDITIONS. IMMEDIATELY NOTIFY THE ARCHITECT IF SOIL CONDITIONS IN CONJUNCTION WITH TABLE R401.4.1 OF IR 2021 PROVIDE A BEARING CAPACITY THAT IS DIFFERENT THAN PRESUMPTIVE VALUES.
- SEE DRAWINGS FOR FOOTING ELEVATIONS. BOTTOM OF ALL EXTERIOR FOOTINGS SHALL EXTEND BELOW DEPTH OF FROST. (3'-6" BELOW ADJACENT FINISH GRADE, IF NOT SHOWN).
- REMOVE ORGANIC AND UNSUITABLE MATERIAL, AS DETERMINED BY THE OWNERS GEOTECHNICAL CONSULTANT. REPLACE W/ ENGINEERED FILL. PLACE FILL IN HORIZONTAL LAYERS WITHIN +/- 2 PERCENT OF OPTIMUM MOISTURE CONTENT. USE FILL LAYER THICKNESS APPROPRIATE FOR THE DEGREE OF FILL COHESIVENESS AND COMPACTION ENERGY IMPARTED TO THE LIFT. COMPACT TO SPECIFIED DENSITY REQUIREMENTS. IF ACCEPTABLE TO THE OWNERS GEOTECHNICAL CONSULTANT, ON-SITE MATERIALS THAT MEET PROJECT SPECIFICATIONS MAY BE USED FOR ENGINEERED FILL IF MAINTAINED AT OPTIMUM MOISTURE CONTENT AND COMPACTED TO THE ABOVE CRITERIA. SELECT BORROW MATERIALS WILL BE REQUIRED WHEN ON-SITE MATERIALS ARE UNSUITABLE OR CANNOT BE COMPACTED TO THE CRITERIA STATED ABOVE.
- EXCAVATION TO SUITABLE BEARING SUBGRADES MAY PROCEED BY CONVENTIONAL METHODS TO WITHIN 2.5 FEET OF THE PROPOSED FINAL SUBGRADES. PERFORM EXCAVATION TO FINAL SUBGRADE USING A BACKHOE EQUIPPED WITH A SMOOTH BLADE TO MINIMIZE DISTURBANCE OF THE BEARING SUBGRADE.
- GENERAL MACHINE EXCAVATION SHALL STOP NOT LESS THAN 4" ABOVE ELEVATION OF BOTTOM OF FOOTINGS. FINAL EXCAVATION TO UNDISTURBED SOIL, AT REQUIRED FOOTING ELEVATION, SHALL BE DONE BY HAND NOT MORE THAN 12 HOURS BEFORE FOOTING IS PLACED.
- ALL NECESSARY CHANGES IN ELEVATION OF WALL FOOTINGS SHALL BE MADE IN NOT MORE THAN 2'-0" VERTICAL AND AT LEAST 4'-0" HORIZONTAL, UNLESS NOTED OTHERWISE.
- ALL FOUNDATION EXCAVATION SHALL BE CLEAN AND DRY PRIOR TO PLACING CONCRETE. BOTTOM SHALL BE INSPECTED AND DESIGN BEARING CAPACITY CONFIRMED BEFORE PLACING FOOTING.
- DO NOT PLACE FOOTING ONTO OR AGAINST SUBGRADES CONTAINING FREE WATER, FROST, ICE, OR FROZEN GROUND. PROVIDE NECESSARY MEASURES TO PREVENT FROST OR ICE FROM PENETRATING FOOTING OR SLAB SUBGRADE BEFORE AND AFTER CONCRETE PLACEMENT AND UNTIL SUBGRADES ARE FULLY PROTECTED BY THE PERMANENT BUILDING STRUCTURE.
- SHOULD WATER, FROST OR ICE ENTER AN AREA AFTER SUBGRADE APPROVAL, THE SUBGRADE SHALL BE RE-INSPECTED AFTER REMOVAL OF WATER, FROST OR ICE.
- PREPARE THE EXISTING SUBGRADE THAT UNDERLIES THE SLAB-ON-GRADE IN ACCORDANCE WITH RECOMMENDATIONS IN THE SOIL REPORT.
- DO NOT EXTEND THE GENERAL EXCAVATION ACROSS THE SITE DEEPER THAN 1'-0" BELOW THE SLAB ON THE GROUND SUBGRADE ELEVATION. PERFORM THE EXCAVATIONS FOR PILE CAPS, DRILLED PIER CAPS, GRADE BEAMS, SPREAD FOOTINGS, MATS PITS, ETC ON AN INDIVIDUAL, LOCALIZED BASIS DOWN FROM THE SLAB ON GROUND SUBGRADE ELEVATION.
- PROVIDE POSITIVE PROTECTION FOR EXCAVATION SLOPES AGAINST INSTABILITY AND DETERIORATION DUE TO RAIN, WIND, SNOW OR ICE.
- RETAIN THE PERIMETER OF THE GENERAL EXCAVATION WITH A SOIL RETENTION SYSTEM AS NECESSARY. THE DESIGN, INSTALLATION, MAINTENANCE AND REMOVAL OF THE SYSTEM IS THE RESPONSIBILITY OF THE CONTRACTOR. PROVIDE APPROPRIATE MEASURES AND PRECAUTIONS NECESSARY TO MINIMIZE SETTLEMENT OF EXISTING OR NEW CONSTRUCTION INSIDE OR OUTSIDE OF THE PROJECT LIMITS. REPAIR DAMAGE TO NEW OR EXISTING CONSTRUCTION INSIDE OR OUTSIDE PROJECT LIMITS CAUSED BY CONSTRUCTION TECHNIQUES OR MOVEMENTS OF THE SOIL RETENTION SYSTEM.
- THE EXPOSED SUBGRADE SOILS MAY BE SENSITIVE TO DISTURBANCE AND STRENGTH DEGRADATION WHEN HIGH MOISTURE CONTENTS ARE PRESENT. MINIMIZE CONSTRUCTION TRAFFIC OVER EXPOSED SUBGRADES. DO NOT POND WATER ON THE SUBGRADES. CONTROL SURFACE AND GROUND WATER BY PROPER SITE GRADING, PERIMETER CUTOFF TRENCHES, AND SUMP AND PUMP METHODS OF DEWATERING. CONSTRUCT CUTOFF TRENCHES AND SUMPS OUTSIDE THE INFLUENCE OF PROPOSED FOUNDATIONS.
- THE OWNER'S GEOTECHNICAL CONSULTANTS MUST REVIEW AND APPROVE FINISHED EXCAVATIONS AND BEARING SUBGRADES BEFORE PLACING CONCRETE. PROVIDE ADDITIONAL EXCAVATION AS NECESSARY TO ACHIEVE THE REQUIRED BEARING CAPACITY.
- USE SIDE FORMS FOR FOOTINGS AND GRADE BEAMS. CLEAN REINFORCEMENT IMMEDIATELY PRIOR TO PLACING CONCRETE.
- PLACE THE CONCRETE FOR EACH FOOTING IN ONE CONTINUOUS POUR. LIMIT BASEMENT WALL POUR LENGTHS TO 65 FEET.
- PLACE BACKFILL AGAINST FOUNDATION WALLS TO MAINTAIN A FILL LEVEL WITHIN 1'-0" OR LESS ON OPPOSITE SIDES OF THE WALL. BRACE FOUNDATION WALLS AND GRADE BEAMS DURING THE OPERATION OF BACKFILLING AND COMPACTION. LEAVE BRACING IN POSITION UNTIL PERMANENT RESTRAINTS BECOME EFFECTIVE.
- DO NOT BACKFILL AGAINST BASEMENT FOUNDATION WALLS UNTIL THE SLABS AT THE TOP AND BOTTOM OF THE WALL HAVE BEEN PLACED AND THE CONCRETE HAS ATTAINED FULL DESIGN STRENGTH. FOR MULTI-LEVEL WALLS, DO NOT BACKFILL ABOVE THE HIGHEST FLOOR LEVEL TO HAVE ATTAINED DESIGN STRENGTH.
- BACKFILL COMPACTION PERCENT VALUES SHALL BE BASED ON ASTM D 1557 (MODIFIED) LABORATORY PROCEDURE. PLACE BACKFILL MATERIAL IN LAYERS NOT EXCEEDING 9" IN LOOSE THICKNESS AND COMPACT TO 95% MAXIMUM DENSITY IN THE BUILDING AREAS, WALKWAYS AND ADJACENT TO FOUNDATION WALL

C - CONCRETE

- ALL CONCRETE WORK SHALL CONFORM TO THE LATEST EDITION OF THE AMERICAN CONCRETE INSTITUTE PUBLICATIONS: ACI 301, ACI 302.1, ACI 304, ACI 305, ACI 306, ACI 311, ACI 315, ACI 318, ACI 347.
- ALL CAST-IN-PLACE CONCRETE SHALL BE OF THE TYPES AND HAVING MINIMUM 28 DAY COMPRESSIVE STRENGTHS AS INDICATED BELOW:

STRUCTURAL ELEMENT	f _c	CONCRETE TYPE	REMARKS	MAX W/C RATIO
FOOTINGS/FOUNDATIONS	4,500 PSI	145 PCF STONE	AIR-ENTRAINED	0.45
EXTERIOR & GARAGE SLABS	3,500 PSI	145 PCF STONE	AIR-ENTRAINED	0.50
HS NON SHRINK GROUT	5,000 PSI	140 PCF SILICA SAND	HIGH-FLOWABILITY	0.50

FOR SLAB SURFACE TREATMENT, SEE ARCHITECTURAL DOCUMENTS.
- TOTAL AIR CONTENT FOR AIR-ENTRAINED CONCRETE SHALL NOT BE LESS THAN 5% OR MORE THAN 7%.
- MINIMUM CLEAR COVER FOR CONCRETE PROTECTION OF REINFORCING BARS SHALL BE AS FOLLOWS:

CONCRETE CAST AGAINST EARTH OR FILL	3"
CONCRETE EXPOSED TO EARTH OR WEATHER	
#6 THRU #18 BARS	2"
#5 BARS AND SMALLER	1-1/2"
SLAB-ON-GROUND	MIDDLE OF SLAB
CONCRETE NOT EXPOSED TO EARTH OR WEATHER	
SLABS, WALLS AND TOP BARS	
#11 BARS AND SMALLER	3/4"
- SAWCUT SLABS ON GROUND IN THE PATTERN SHOWN ON PLAN. START SAWCUTTING AS SOON AS THE SAW WILL NOT RAVEL EDGES OR DISLODGE AGGREGATE, BUT IN NO CASE MORE THAN 12 HOURS AFTER THE SLAB IS PLACED.
- PROVIDE CONSTRUCTION, ISOLATION, AND CONTROL JOINTS AS SPECIFIED AND WHERE INDICATED ON THE DRAWINGS.
- COORDINATE LOCATION OF CONSTRUCTION JOINTS WITH ENGINEER PRIOR TO COMMENCEMENT OF CONCRETE WORK.
- CLEAN AND MOISTEN CONSTRUCTION JOINTS IMMEDIATELY PRIOR TO PLACING FRESH CONCRETE.
- KEY OR DOWEL ALL CONSTRUCTION JOINTS, UNLESS NOTED OTHERWISE.
- WIRE BRUSH, CLEAN AND MOISTEN ALL CONSTRUCTION JOINTS IMMEDIATELY PRIOR TO PLACING NEW CONCRETE.
- PLACE ALL SLAB ON GRADE IN STRIP POURS OF MAXIMUM 30'-0" WIDTH. PROVIDE SAW CUT CONTROL JOINTS FOR STRIP Poured SLABS AT 15'-0" ON CENTER MAXIMUM.
- DO NOT USE CALCIUM CHLORIDE IN ANY CONCRETE.

- DO NOT SLEEVE, BOX-OUT OR INTERRUPT THE REINFORCEMENT OF FOUNDATION WALLS AND SLABS EXCEPT AS INDICATED ON THE STRUCTURAL DRAWINGS.
- COORDINATE THE LOCATION OF INSERTS. EMBEDDED PLATES, ANCHORS, REGLETS AND SIMILAR ITEMS REQUIRED BY OTHER TRADES TO BE PLACED IN CONCRETE. MAINTAIN CORRECT LOCATION OF REINFORCING BARS WHEN PLACING THESE ITEMS.
- REFER TO THE ARCHITECTURAL, MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR CURBS, PADS, DEPRESSIONS, WALL/SLAB OPENINGS, SPECIAL FLOOR FINISHES, ETC.
- THOROUGHLY CONSOLIDATE ALL STRUCTURAL CONCRETE WITH MECHANICAL VIBRATORS
- PITCH CONCRETE TOPPING SLABS TO FLOOR DRAINS AS INDICATED ON THE M.E.P. AND ARCHITECTURAL DRAWINGS.
- CURE FORMED CONCRETE SURFACES. BEGIN CURING UNFORMED SURFACES IMMEDIATELY AFTER FINISHING CONCRETE. MOISTURE CURE OR USE MOISTURE-RETAINING COVERS TO CURE CONCRETE SURFACES TO RECEIVE RESILIENT SHEET FLOOR COVERINGS. CURE CONCRETE SURFACES TO RECEIVE OTHER FLOOR COVERINGS WITH EITHER A MOISTURE RETAINING COVER OR APPROVED CURING COMPOUND THAT THE MANUFACTURER RECOMMENDS FOR USE WITH FLOORING/FINISHES SPECIFIED IN ARCHITECTURAL DRAWINGS.
- PROVIDE APPROVED SEALER AND HARDENER FOR SLABS INDICATED ON THE DRAWINGS.
- PERFORM AND SUBMIT INSTRUMENT SURVEYS OF ALL FINISH REINFORCED CONCRETE AND CONCRETE SLAB SURFACES, BOTH BEFORE AND AFTER REMOVAL OF FORM WORK AND/OR SHORING SYSTEMS.
- ALL CONCRETE SHALL CONTAIN AN APPROVED WATER REDUCING PLASTICIZING ADMIXTURE. APPROVED HIGH RANGE WATER REDUCING ADMIXTURES MAY BE UTILIZED. ALL CONCRETE PERMANENTLY EXPOSED TO THE WEATHER SHALL ALSO CONTAIN AN APPROVED AIR ENTRAINING ADMIXTURE.
- THE CONCRETE CONTRACTOR SHALL PREPARE, DOCUMENT, AND SUBMIT TO THE ARCHITECT FOR REVIEW A PROGRAM FOR PROVIDING COLD WEATHER PROTECTION INCLUDING METHODS OF WEATHER ENCLOSURE, HEATING METHODS, AND CONTINUOUS TEMPERATURE MONITORING SYSTEMS.
- THE OWNERS CONCRETE TESTING LABORATORY WILL CONDUCT A CONTINUOUS FULL-TIME PROGRAM OF INSPECTION AND TESTING FOR ALL REINFORCING PLACEMENT, FORM WORK INSTALLATION, CONCRETING OPERATIONS AND FINISHING PROCEDURES.
- HIGH-STRENGTH NON SHRINK GROUT SHALL BE A NON-METALLIC, NON-CORROSIVE AND SHRINKAGE RESISTANT PORTLAND CEMENT PRODUCT CONFORMING TO ASTM C 1107 STANDARD SPECIFICATION FOR PACKAGED HYDRAULIC-CEMENT GROUT.
- GROUT TO BE PLACED IN A FLUID OR FLOWABLE STATE WITHIN FORMS BUILT FOR GROUT CONFINEMENT. GROUT TO BE MIXED AND CURED PER MANUFACTURER'S RECOMMENDATIONS.
- SUBMIT ENGINEERED CONCRETE MIX DESIGNS, INCLUDING BACKUP DATA, FOR EACH TYPE OF CONCRETE PROPOSED FOR USE TO THE ARCHITECT/ENGINEER FOR REVIEW. ALLOW ADEQUATE TIME FOR REVIEW PRIOR TO PERFORMING CONCRETE WORK.
- DETAIL, FABRICATE, LABEL, SUPPORT AND PLACE CONCRETE REINFORCEMENT IN ACCORDANCE WITH ACI 315 "DETAIL AND DETAILING OF CONCRETE REINFORCEMENT" AND ACI 318 "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE", LATEST EDITIONS.
- SUBMIT DETAILED SHOP DRAWINGS INDICATING REINFORCEMENT SIZE, SPACING AND PLACEMENT TO THE ARCHITECT/ENGINEER FOR REVIEW PRIOR TO FABRICATION. INCLUDE DETAILS AND LOCATIONS OF CURBS, CONSTRUCTION JOINTS, SLAB DEPRESSIONS, SLEEVES, OPENINGS, ETC.
- UNLESS NOTED OTHERWISE, PROVIDE DOWELS TO MATCH MAIN REINFORCEMENT SIZE AND SPACING. PROVIDE TENSION LAP SPLICE UNLESS NOTED OTHERWISE.
- PROVIDE ONLY THOSE OPENINGS INDICATED ON THE REVIEWED SHOP DRAWINGS.
- REFER TO ACI 305 FOR REQUIREMENTS FOR PLACING CONCRETE IN HOT WEATHER AND TO ACI 306 FOR REQUIREMENTS FOR PLACING CONCRETE IN COLD WEATHER.
- ON STEEL FRAMED FLOORS, PROVIDE ADDITIONAL CONCRETE AS NECESSARY TO FINISH THE FLOORS TO WITHIN SPECIFIED TOLERANCES WHILE ACCOUNTING FOR STEEL DECK AND STEEL BEAM DEFLECTIONS. ALLOW FOR AN AVERAGE OF AT LEAST 1/2 INCH OF ADDITIONAL CONCRETE FOR EACH FLOOR.
- WHERE FIBER REINFORCEMENT IS SPECIFIED, A REPRESENTATIVE FROM THE FIBER MANUFACTURER SHALL ADVISE ON SPECIAL PLACING AND FINISHING TECHNIQUES.

RS - REINFORCING STEEL

- ALL REINFORCING STEEL SHALL CONFORM TO THE FOLLOWING SPECIFICATIONS:

DEFORMED BILLET STEEL	ASTM A615, GRADE 60 (Y.P.60,000 PSI)
DEFORMED BILLET STEEL - WELDABLE	ASTM A706, GRADE 60 (Y.P. 60,000 PSI)
DEFORMED BILLET STEEL - EPOXY COATED	ASTM A775, GRADE 60 (Y.P.60,000 PSI)
WELDED WIRE REINFORCING	ASTM A185
WELDED WIRE - EPOXY COATED	ASTM A884
BLENDED FIBER REINFORCING	ASTM C116 TYPE I AND II FOR POLYPROPYLENE FIBERS ASTM A820 TYPE I FOR STEEL FIBERS
- REINFORCING DETAILS SHALL CONFORM TO THE REQUIREMENTS OF THE ACI 318 BUILDING CODE, LATEST EDITION AND THE MANUAL OF STANDARD PRACTICE FOR DETAILING CONCRETE STRUCTURES, ACI 315 LATEST EDITION.
- SUBMIT SHOP DRAWINGS SHOWING THE LOCATIONS OF ALL CONSTRUCTION JOINTS, CURBS, SLAB DEPRESSIONS, SLEEVES, OPENINGS, ETC. ALL REINFORCING SPLICES SHALL CONFORM TO THE REQUIREMENTS OF ACI 318, BUT IN NO CASE SHALL BE LESS THAN 48 BAR DIAMETERS, OR 24" UNLESS NOTED OTHERWISE. WELDING OF REINFORCING BARS IS NOT PERMITTED.
- LAP LENGTH FOR WELDED WIRE FABRIC SHALL BE THE GREATER OF TWO (2) FULL MESH PANELS OR ONE FEET. TIE FABRIC SECURELY.
- PROVIDE ADEQUATE BOLSTERS, HIGH CHAIRS, SUPPORT BARS, ETC., TO MAINTAIN SPECIFIED CLEARANCES FOR THE ENTIRE LENGTH OF ALL REINFORCING BARS AND WELDED WIRE FABRIC.
- SUBMIT CHECKED SHOP DRAWINGS SHOWING REINFORCING DETAIL INCLUDING STEEL SIZES, SPACING, PLACEMENT AND SUPPORT DETAILS TO THE ARCHITECT FOR REVIEW PRIOR TO FABRICATION.
- WHERE REQUIRED, DOWELS SHALL MATCH THE SIZE AND QUANTITY OF MAIN REINFORCING, UNLESS NOTED OTHERWISE.
- PROVIDE EPOXY COATED REINFORCING (WELDED WIRE FABRIC, DEFORMED BILLET STEEL) IN AREAS EXPOSED TO WEATHER.

ABBREVIATIONS & SYMBOL DEFINITIONS			
AB	ANCHOR BOLT	L	STEEL ANGLE
ADJ	ADJACENT	LBS	POUNDS
ADDL	ADDITIONAL	LL	LIVE LOAD
ALT	ALTERNATE	LLH	LONG LEG HORIZONTAL
AOR	ARCHITECT OF RECORD	LLV	LONG LEG VERTICAL
AR	ANCHOR ROD	LOC	LOCATION
ARCH	ARCHITECTURAL	LP	LOW POINT
		LSH	LONG SIDE HORIZONTAL
BAL	BALANCE	LSV	LONG SIDE VERTICAL
B/	BOTTOM OF	LW	LIGHT WEIGHT
BFR	BLENDED FIBER REINFORCING	LWC	LIGHT WEIGHT CONCRETE
BM	BEAM		
BOT	BOTTOM	MATL	MATERIAL
BP	BASE PLATE	MAX	MAXIMUM
BRG	BEARING	MECH	MECHANICAL
BS	BOTH SIDES	MEP	MECHANICAL, ELECTRICAL, AND PLUMBING
BSMT	BASEMENT		
BTWN	BETWEEN	MFR	MANUFACTURER
BW	BASEMENT WALL	MIN	MINIMUM
		MISC	MISCELLANEOUS
CIP	CAST-IN-PLACE		
CJ	CONTROL/CONTRACTION JOINT	NIC	NOT IN CONTRACT
CL	CENTER LINE	NOM	NOMINAL
CLR	CLEAR	NS	NEAR SIDE
CMU	CONCRETE MASONRY UNIT	NTS	NOT TO SCALE
CO	CLEAN OUT	NWC	NORMAL WEIGHT CONCRETE
COL	COLUMN		
CONC	CONCRETE	OC	ON CENTER
CONST	CONSTRUCTION	OD	OUTSIDE DIAMETER
CONT	CONTINUOUS	OF	OUTSIDE FACE
COORD	COORDINATE	OPNG	OPENING
CSN	CAISSON	OPP	OPPOSITE HAND
CXN	CONNECTION	OWT	OPEN WEB TRUSS
DET	DETAIL	PCF	POUNDS PER CUBIC FOOT
DIA	DIAMETER	PL	PLATE
DIAG	DIAGONAL	PSI	POUNDS PER SQUARE INCH
DIM	DIMENSION	PSF	POUNDS PER SQUARE FOOT
DL	DEAD LOAD	PT	POST TENSION
DN	DOWN	PVC	POLYVINYL CHLORIDE
DWG	DRAWING		
DWL	DOWEL	QTY	QUANTITY
EA	EACH	R	RADIUS
EF	EACH FACE	RD	ROOF DRAIN
EFF	EFFECTIVE	REINF	REINFORCING
ELEV	ELEVATION	REQ	REQUIRED
EOBP	EDGE OF BENT PLATE	REV	REVISION
EOD	EDGE OF DECK	RO	ROUGH OPENING
EOP	EDGE OF PLATE		
EOR	ENGINEER OF RECORD	SC	SLIP CRITICAL
EOS	EDGE OF SLAB	SCHED	SCHEDULE
ELEC	ELECTRICAL	SECT	SECTION
ELEV	ELEVATOR	SIM	SIMILAR
EQ	EQUAL	SOG	SLOB-ON-GROUND/GRADE
EQUIP	EQUIPMENT	SPECS	SPECIFICATIONS
ERS	EARTH RETENTION SYSTEM	SS	STAINLESS STEEL
EW	EACH WAY	STD	STANDARD
EXIST	EXISTING	STIFF	STIFFENER
EXP	EXPANSION	STRUCT	STRUCTURE/STRUCTURAL
EXT	EXTERIOR	SO	SQUARE
		STL	STEEL
FD	FLOOR DRAIN		
FDN	FOUNDATION	T/	TOP OF
FSN	FASTEN, FASTENER	THK	THICK (NESS)
FIN	FINISH(ED)	TPR	TAPER (ED)
FL	FLOOR	TRANS	TRANSVERSE
FS	FAR SIDE	TW	TACK WELD
FT	FOOT/FEET	TYP	TYPICAL
FTG	FOOTING	T&B	TOP AND BOTTOM
FW	FOUNDATION WALL		
		UNO	UNLESS NOTED OTHERWISE
GA	GAGE		
GALV	GALVANIZED	VERT	VERTICAL
GB	GRADE BEAM	VIF	VERIFY IN FIELD
GC	GENERAL CONTRACTOR		
GEN	GENERAL	W	WIDE FLANGE SECTION
		WD	WOOD
HORIZ	HORIZONTAL	W/	WITH
HP	HIGH POINT	W/O	WITHOUT
HS	HIGH STRENGTH	WP	WORK POINT
HSS	HOLLOW STRUCTURAL SECTION	WS	WATER STOP
		WT	TEE SECTION
ID	INSIDE DIAMETER	WWR	WELDED WIRE REINFORCING
IF	INSIDE FACE		
IN	INCH OR INCHES	∠	ANGLE (MEASUREMENT)
INFO	INFORMATION	@	AT
INSUL	INSULATED (ION)	&	AND
INV	INVERT	¢	CENTERLINE
JT	JOINT	Ø	DIAMETER
		%	PERCENT
K	KIP (ONE THOUSAND POUNDS)	#	NUMBER
KSI	KIPS PER SQUARE INCH	°	PLATE
		°	ROUND

- 04.02.2024
ISSUED FOR REVIEW
- 02.21.2024
ISSUED FOR REVIEW

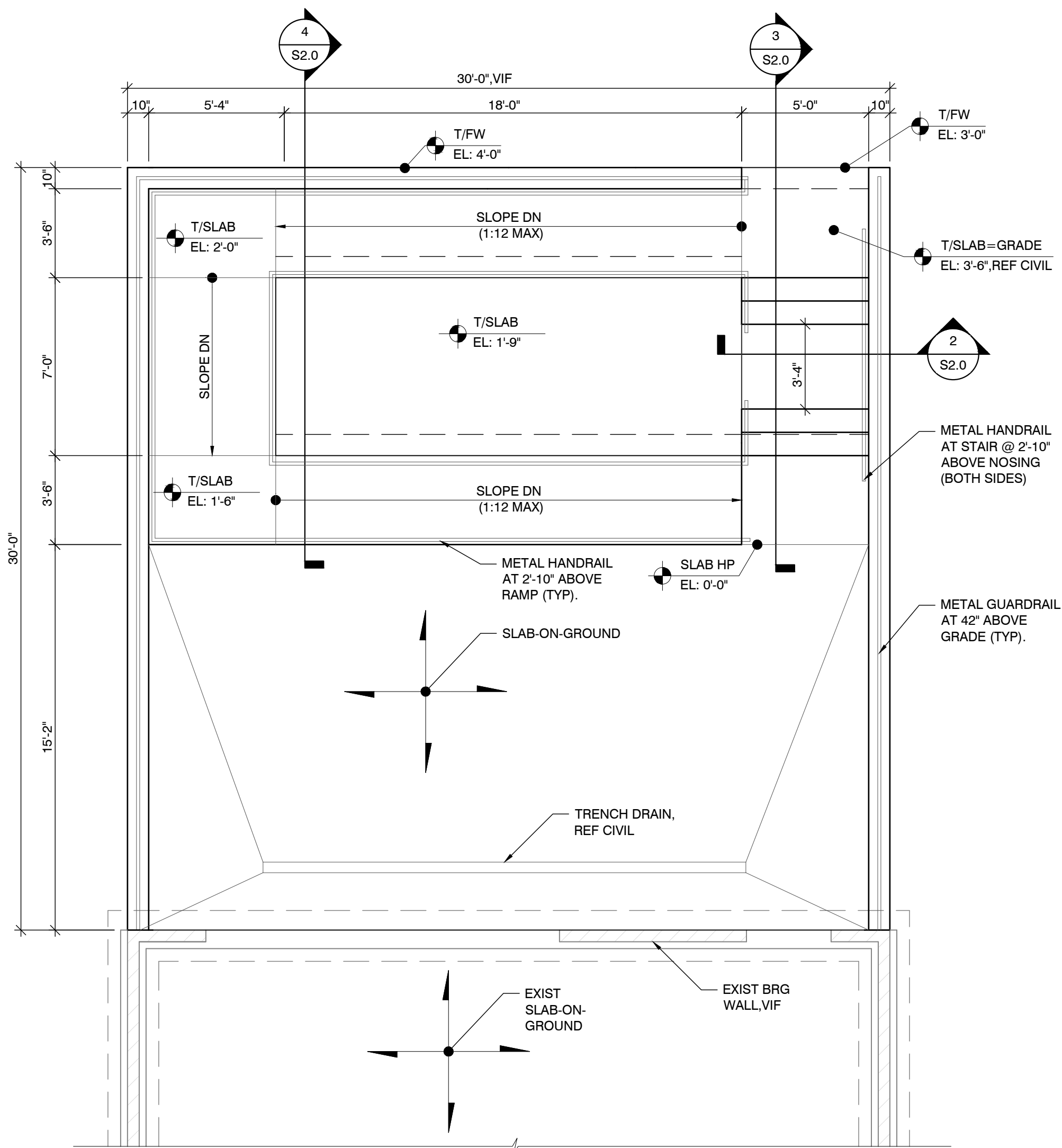
M2E Project No. 2403
Project REAR PATIO AND
RETAINING WALL DESIGN

580 DUANE STREET
GLEN ELLYN, IL 60137

Drawing:

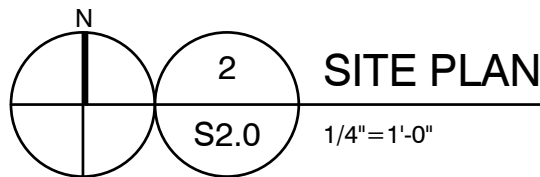
GENERAL NOTES

S0.0



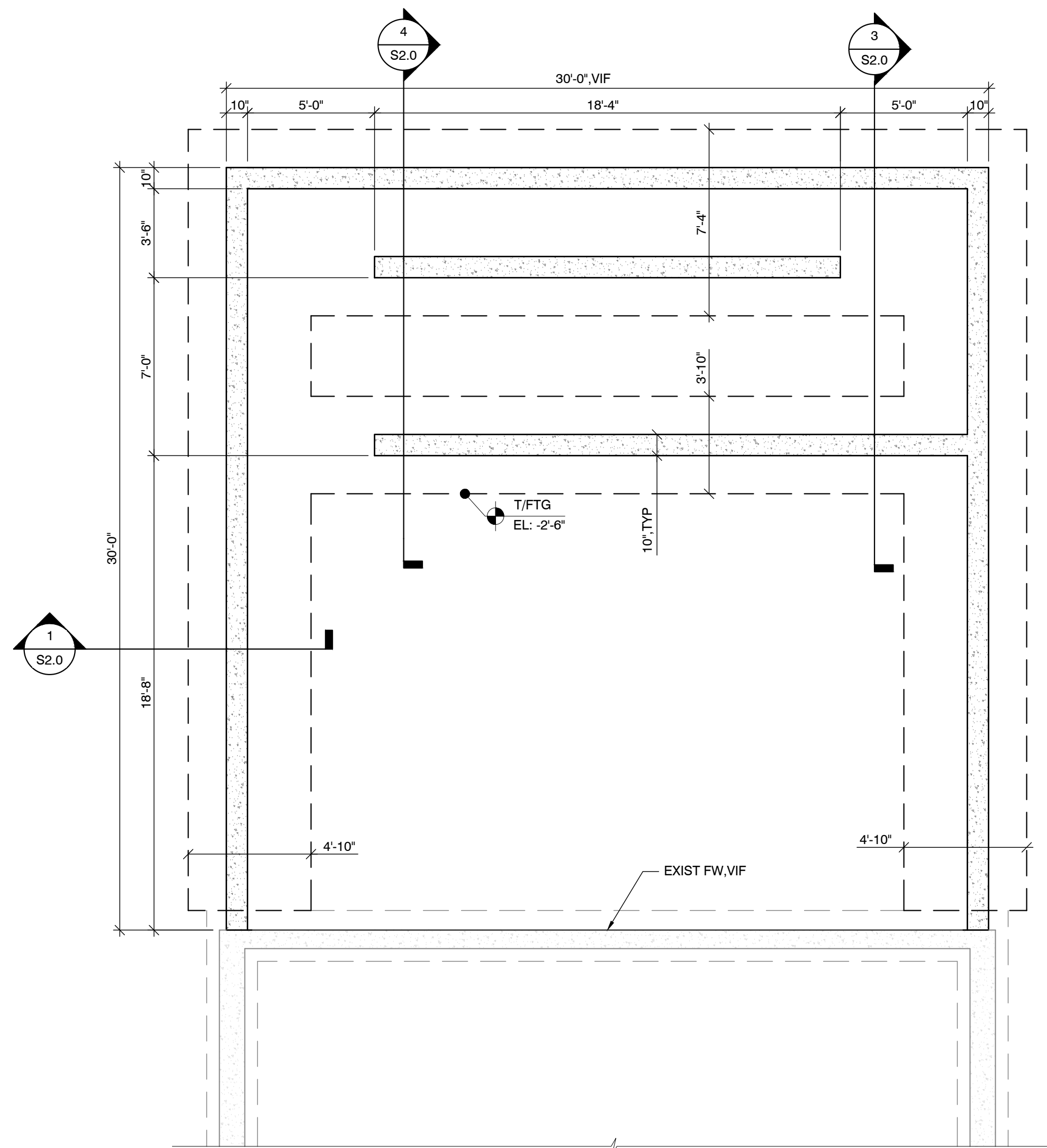
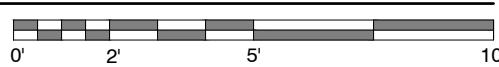
NOTES:

1. REFER TO S0.0 FOR STRUCTURAL GENERAL NOTES.
2. VERIFY ALL DIMENSIONS, SECTIONS AND ELEVATIONS PRIOR TO CONSTRUCTION.
3. CONCRETE SLAB ON GRADE WHERE REQUIRED SHALL BE 4" SLAB, UNLESS NOTED OTHERWISE, REINFORCED WITH WWR 4x4 W3.5xW3.5 PROVIDE CONTROL JOINTS AT 15'-0" MAX EACH WAY AND AT RE-ENTRANT CORNERS. SUBMIT JOINT LAYOUT FOR REVIEW PRIOR TO POURING SLAB ON GRADE.



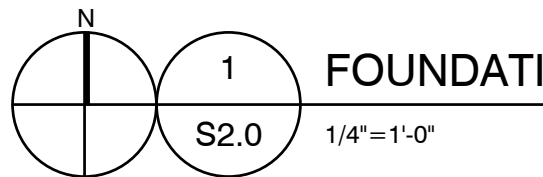
SITE PLAN

1/4"=1'-0"



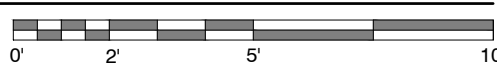
NOTES:

1. REFER TO S0.0 FOR STRUCTURAL GENERAL NOTES.
2. VERIFY ALL DIMENSIONS, SECTIONS AND ELEVATIONS PRIOR TO CONSTRUCTION.
3. DO NOT PLACE FOUNDATIONS PRIOR TO CONFIRMING A MINIMUM BEARING CAPACITY IN ACCORDANCE WITH GENERAL NOTES.



FOUNDATION PLAN

1/4"=1'-0"



2. 04.02.2024
ISSUED FOR REVIEW
1. 02.21.2024
ISSUED FOR REVIEW

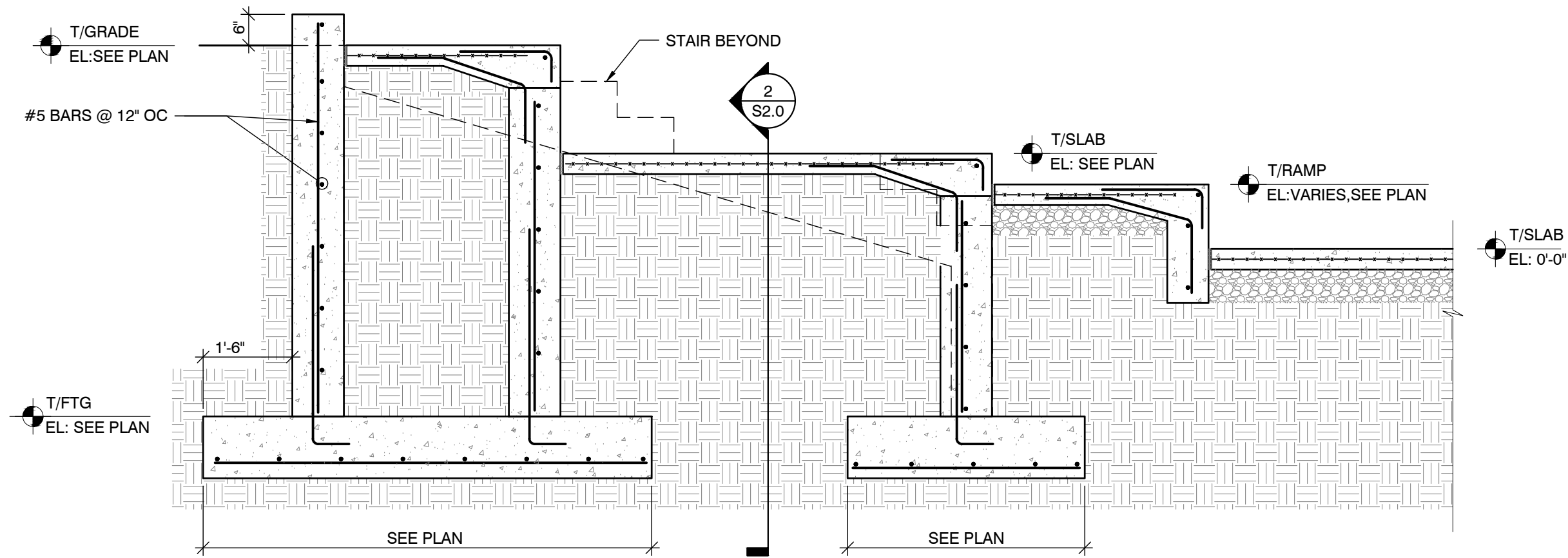
M2E Project No. 2403
Project REAR PATIO AND
RETAINING WALL DESIGN

580 DUANE STREET
GLEN ELLYN, IL 60137

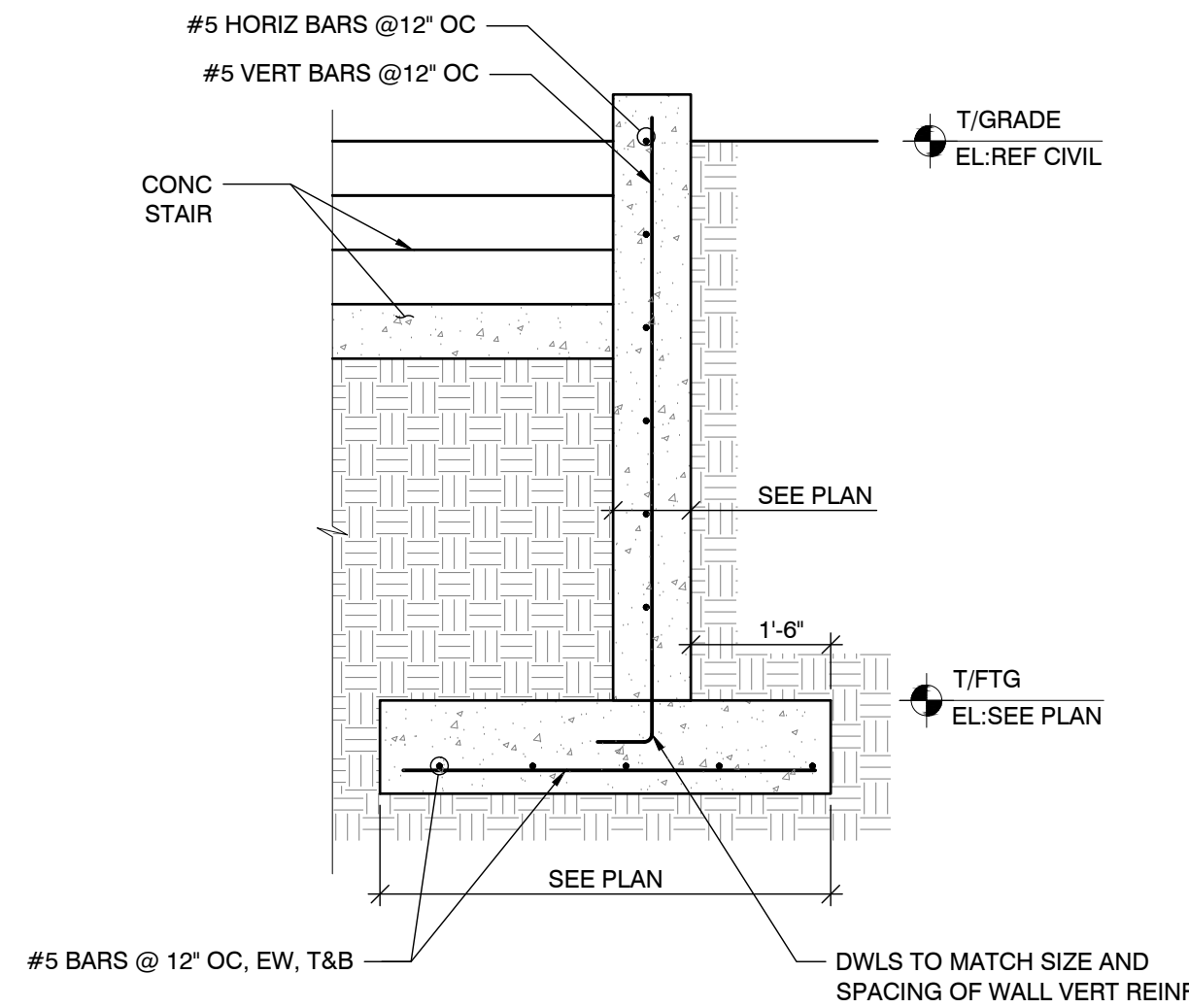
Drawing:

SITE & FOUNDATION
PLAN

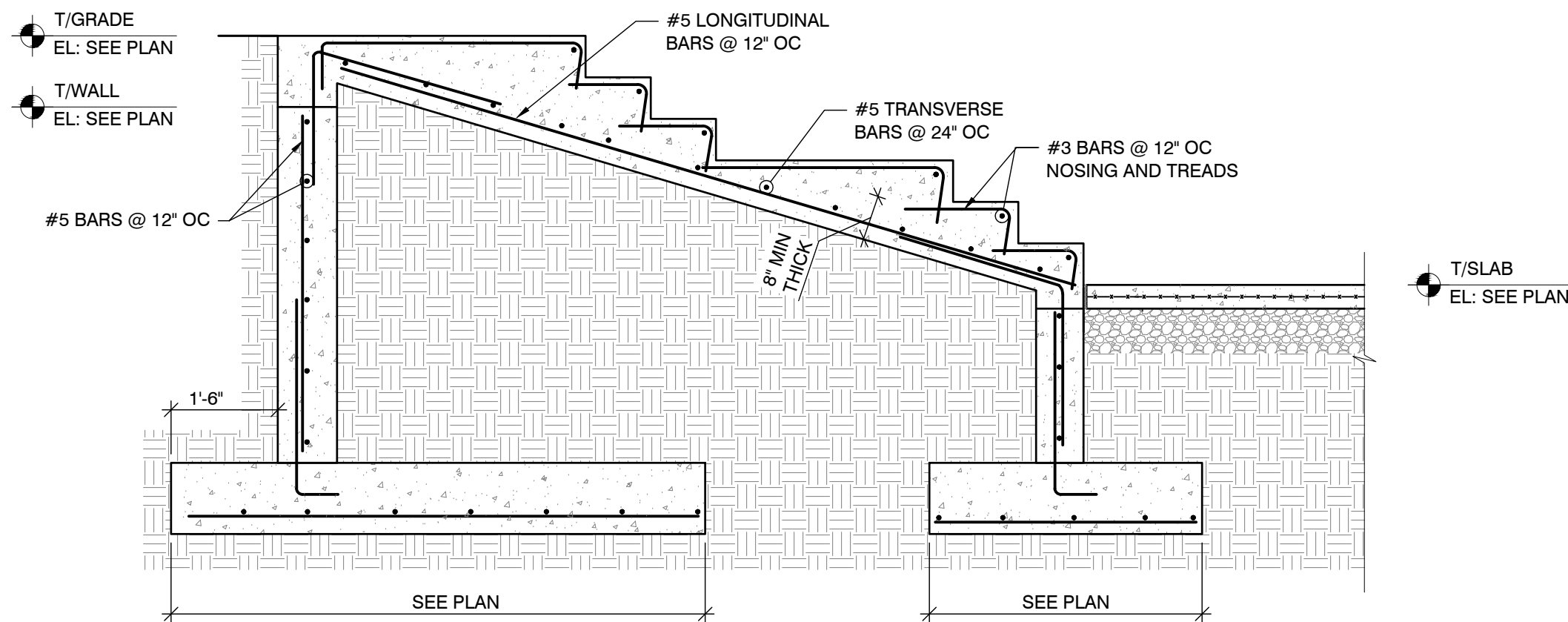
S1.0



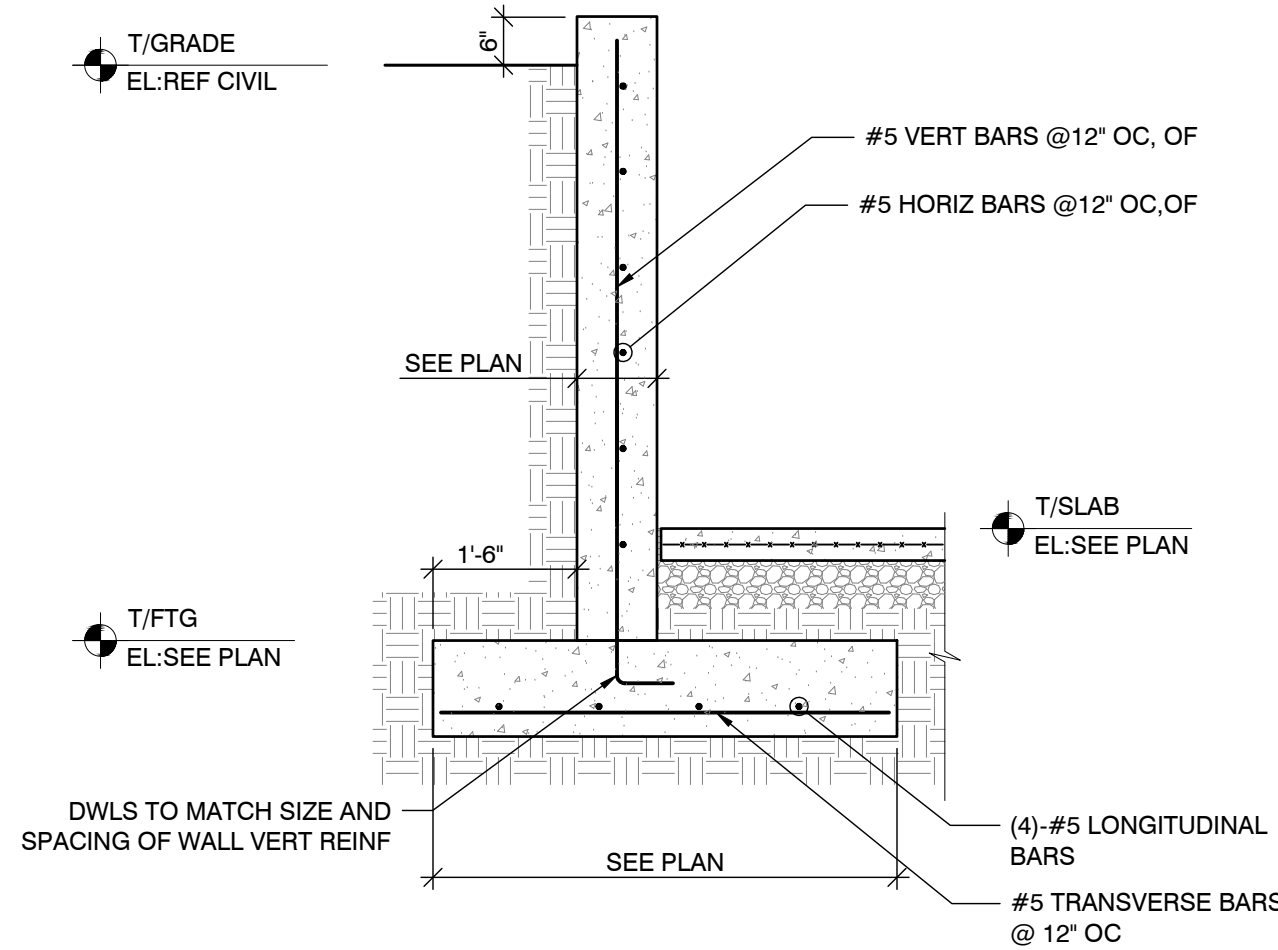
4 RAMP AND SLAB-ON-GROUND SECTION
S2.0 SCALE: 1/2"=1'-0"



2 RETAINING WALL SECTION
S2.0 SCALE: 1/2"=1'-0"



3 STAIR-ON-GROUND SECTION
S2.0 SCALE: 1/2"=1'-0"



1 RETAINING WALL SECTION
S2.0 SCALE: 1/2"=1'-0"

- | | |
|----|-------------------|
| 2. | 04.02.2024 |
| | ISSUED FOR REVIEW |
| 1. | 02.21.2024 |
| | ISSUED FOR REVIEW |

M2E Project No.	2403
Project	REAR PATIO AND RETAINING WALL DESIGN
	580 DUANE STREET GLEN ELLYN, IL 60137

Drawing:

CONCRETE &
FOUNDATION DETAILS

S2.0

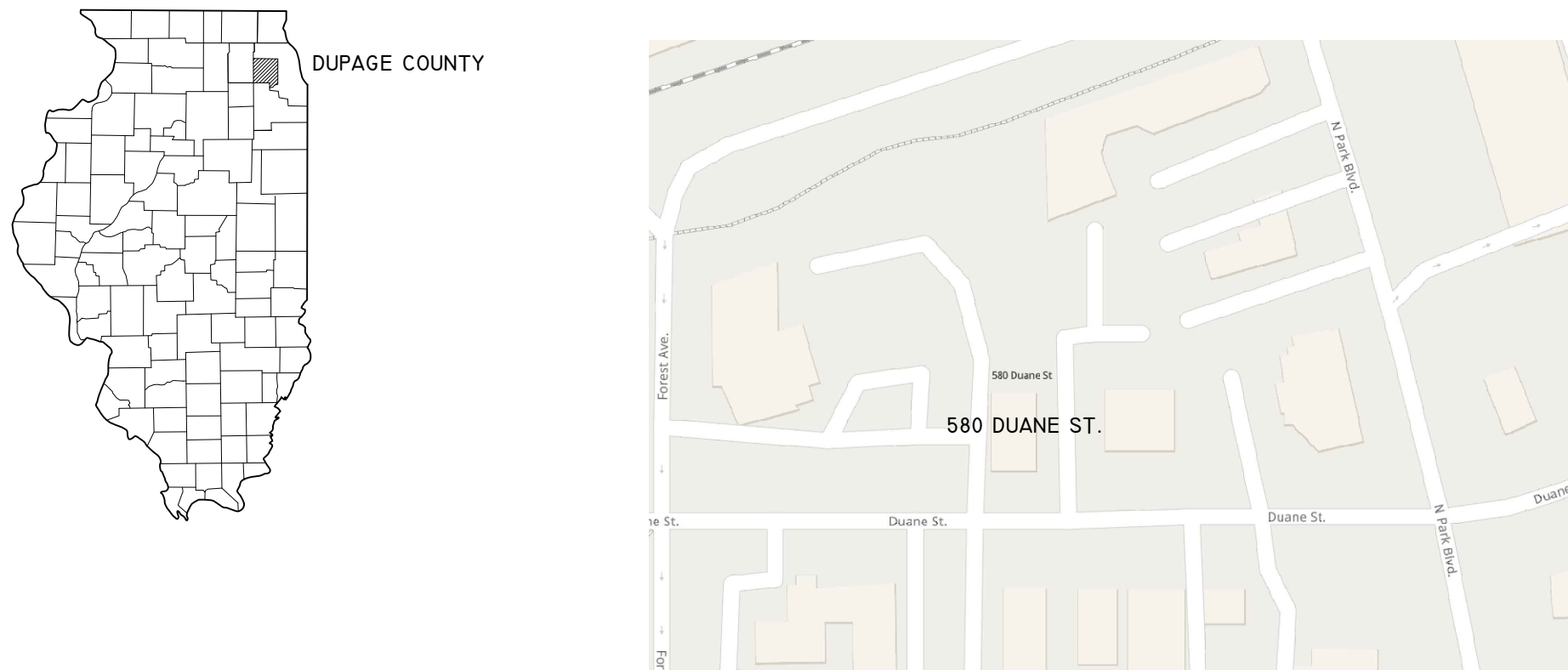
KELLER WILLIAMS
REALTY OFFICE SPACE
BUILD-OUT

580 DUANE STREET
GLEN ELLYN, ILLINOIS 60137

DRAWING INDEX:

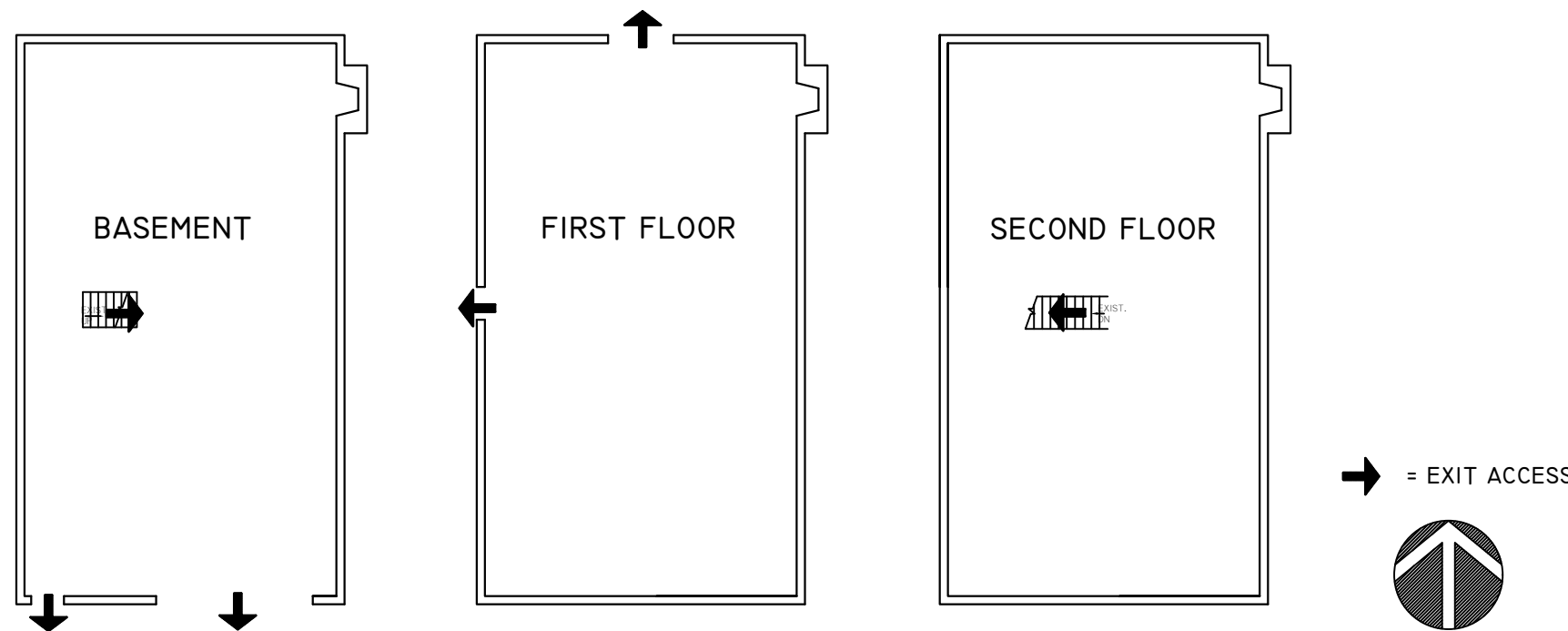
- A1 COVER SHEET, LOCATION MAP, BUILDING KEY PLAN, PROJECT DATA, NOTES.
A2 EXISTING, DEMO AND PROPOSED BASEMENT PLAN
A3 EXISTING, DEMO AND PROPOSED FIRST FLOOR PLAN
A4 EXISTING, DEMO AND PROPOSED SECOND FLOOR PLAN
A5 PROPOSED ELECTRICAL/EMERGENCY AND HVAC BASEMENT PLAN, DETAILS
A6 PROPOSED ELECTRICAL/EMERGENCY AND HVAC FIRST FLOOR PLAN, PLUMBING SCHEMATICS
A7 PROPOSED ELECTRICAL/EMERGENCY AND HVAC SECOND FLOOR PLAN, SCHEDULES
A8 SCHEDULE, WALL SECTIONS
A9 PROPOSED AESTHETIC CHANGES TO ELEVATIONS

LOCATION MAP:



LOCATION PLAN
N.T.S.

BUILDING KEYPLAN:



CODE COMPLIANCE EXIST. CONDITIONS NOTE:

I. THESE DRAWINGS ASSUME CONFORMANCE OF EXISTING CONSTRUCTION TO APPLICABLE CODE AND/OR GOVERNING AGENCY REQUIREMENTS FOR EXISTING CONSTRUCTION. THESE DRAWINGS SHOULD NOT BE CONSTRUED TO IMPLY THE VERIFICATION OF THE CONFORMANCE OF EXISTING CONSTRUCTION TO SAID REQUIREMENTS. WHERE NEW OR REMODELED CONSTRUCTION OCCURS, AS INDICATED ON THESE DRAWINGS, APPLICABLE CODE REQUIREMENTS FOR NEW CONSTRUCTION ARE INTENDED TO BE MET.

PROJECT DATA:

VILLAGE OF GLEN ELLYN'S BUILDING CODES
CURRENT ADOPTED BUILDING CODES WITH AMENDMENTS
INTERNATIONAL BUILDING CODE, 2018(1)
INTERNATIONAL RESIDENTIAL CODE, 2018(1)
INTERNATIONAL FIRE CODE, 2018(2)
INTERNATIONAL MECHANICAL CODE, 2018(1)
INTERNATIONAL PROPERTY MAINTENANCE CODE, 2018(1)
INTERNATIONAL FUEL GAS CODE, 2018(1)
NATIONAL ELECTRICAL CODE, NFPA 70-2017(3)
INTERNATIONAL ENERGY CONSERVATION CODE, 2018(1)
(AS AMENDED BY THE STATE OF ILLINOIS)
ILLINOIS STATE PLUMBING CODE, 2014(5)
AMERICANS WITH DISABILITIES ACT, 2010
ILLINOIS ACCESSIBILITY CODE, 2018
DUPAGE COUNTY COUNTYWIDE STORMWATER FLOODPLAIN ORDINANCE, 2019(4)
VILLAGE CODE - TITLE 2, CHAPTER 8 - ARCHITECTURAL APPEARANCE COMMISSION
(APPEARANCE GUIDELINES ORDINANCE 5508VC)
VILLAGE CODE - TITLE 4, CHAPTER 5 - SIGN CODE
VILLAGE CODE - TITLE 4, CHAPTER 7 - STORMWATER AND FLOODPLAIN REGULATIONS
VILLAGE CODE - TITLE 4, CHAPTER 8 - TREE PRESERVATION REGULATIONS
VILLAGE CODE - TITLE 7, CHAPTER 9 - SEWER USE REGULATIONS
VILLAGE CODE - TITLE 7, CHAPTER 10 - WATER SYSTEM REGULATIONS
VILLAGE CODE - TITLE 8, CHAPTER 1 - STREETS AND SIDEWALKS
VILLAGE CODE - TITLE 8, CHAPTER 4 - FORESTRY MANAGEMENT
VILLAGE CODE - TITLE 8, CHAPTER 6 - CONSTRUCTION OF UTILITY FACILITIES IN RIGHTS-OF-WAY
VILLAGE CODE - TITLE 10 - ZONING CODE
VILLAGE CODE - TITLE 11 - SUBDIVISION REGULATIONS CODE

OTHER APPLICABLE REGULATIONS AND ORDINANCES
DUPAGE COUNTY FOOD SERVICE DESIGN AND CONSTRUCTION MANUAL
DUPAGE COUNTY PRIVATE WATER SUPPLY ORDINANCE
ANSI/ASHRAE/IES ENERGY STANDARD FOR BUILDINGS EXCEPT LOW-RISE RESIDENTIAL BUILDINGS, 90.1-2013
ILLINOIS CONSTRUCTION SITE TEMPORARY RESTROOM FACILITY ACT (410 ILCS 371)
ILLINOIS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
ILLINOIS ENVIRONMENTAL PROTECTION AGENCY, ASBESTOS ABATEMENT
ILLINOIS ENVIRONMENTAL PROTECTION AGENCY - NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) REGULATIONS FOR INDUSTRIAL DISCHARGE, CONSTRUCTION ACTIVITIES, AND MUNICIPAL SEPARATE STORM SEWER SYSTEMS (MS4)
ILLINOIS ENVIRONMENTAL PROTECTION AGENCY, RADON RESISTANT CONSTRUCTION ACT (420 ILCS 527)
ILLINOIS EQUITABLE RESTROOMS ACT (410 ILCS 351)
ILLINOIS UNDERGROUND UTILITY FACILITIES DAMAGE PREVENTION ACT (220 ILCS 501) (JULIE)
ILLINOIS STATE FIRE MARSHAL, BOILER REGULATIONS
ILLINOIS STATE FIRE MARSHAL, UNDERGROUND STORAGE TANK REGULATIONS
ILLINOIS STATE FIRE MARSHAL, ELEVATOR REGULATIONS
USEPA RENOVATION, REPAIR AND PAINTING PROGRAM RULE (LEAD)
APPLICABLE REGULATIONS OF OTHER FEDERAL, STATE AND LOCAL AGENCIES AND PUBLIC UTILITY SERVICE PROVIDERS.

(1) AS AMENDED BY VILLAGE CODE TITLE 4, CHAPTER 1
(2) AS AMENDED BY VILLAGE CODE TITLE 5, CHAPTER 2
(3) AS AMENDED BY VILLAGE CODE, TITLE 4, CHAPTER 2
(4) AS AMENDED BY VILLAGE CODE, TITLE 4, CHAPTER 7
(5) AS AMENDED BY VILLAGE CODE, TITLE 4, CHAPTER 3

KELLER WILLIAMS REALTY BUILD OUT
BUILDING DESCRIPTION
BASEMENT, FIRST FLOOR AND SECOND FLOOR SPACE OF EXISTING TWO STORY COMMERCIAL BUILDING
TENANT IMPROVEMENTS
INTERIOR BUILDOUT OF EXISTING SPACE
OCCUPANCY CLASSIFICATION (304)
B, BUSINESS GROUP (4695) USEABLE S.F.)

EXISTING BUILDING IS NOT SPRINKLERED

ZONING CLASSIFICATION
CENTRAL BUSINESS SERVICE DISTRICT/GENERAL COMMERCIAL C5B

CONSTRUCTION TYPE
5B, UNPROTECTED-EXISTING & REMODEL

BUILDING HEIGHT
TWO STORIES

OCCUPANT LOAD-MAX OCCUPANCY LOAD IS 45

BASEMENT:
1565 SQ.FT./100 GFA=15.65 OCCUPANTS=15 OCCUPANTS
FIRST FLOOR:
1565 SQ.FT./100 GFA=15.65 OCCUPANTS=15 OCCUPANTS
SECOND FLOOR:
1565 SQ.FT./100 GFA=15.65 OCCUPANTS=15 OCCUPANTS

EXIT SUMMARY
BASEMENT: THREE (3) TOTAL EXITS FROM TENANT SPACE
FIRST FLOOR: TWO (2) TOTAL EXITS FROM TENANT SPACE
SECOND FLOOR: ONE (1) TOTAL EXITS FROM TENANT SPACE

LENGTH OF EXIT ACCESS TRAVEL
BUSINESS "B" W/SPRINKLER SYTEM MAX. IS 75 FEET

INTERIOR FINISHES
FINISH, FLOOR AND TRIM CLASSIFICATION
VERTICAL EXITS & PASSAGEWAYS: CLASS B - FLAME SPREAD, 26-75,
CORRIDORS PROVIDING EXIT ACCESS: CLASS C - FLAME SPREAD, 76-200,
ROOMS OR ENCLOSED SPACES: CLASS C - FLAME SPREAD, 76-200.

SUBMIT A TEST AND BALANCE REPORT PERFORMED BY A CERTIFIED TEST AND BALANCE CONTRACTOR TO THE VILLAGE PRIOR TO FINAL INSPECTION. (SECTION 106.3.1)

THE REQUIRED UPGRADES TO ACCESSIBLE ITEMS SHALL BE NECESSARY UP TO A LIMIT OF 20% OF THE COST OF THE OVERALL ALTERATION. (SECTION 202.4) THE REQUIRED UPGRADES SHALL BE IN THE FOLLOWING ORDER OF PRIORITY (SECTION 202.5.3.2 INTERPOLATED TO 202.4 AT THE DIRECTION OF FELICIA BURTON): 1. ACCESSIBLE ENTRANCE AND MEANS OF EGRESS; 2. ACCESSIBLE ROUTE BETWEEN THE ENTRANCE AND THE PRIMARY FUNCTION AREA BEING ALTERED; 3. AT LEAST ONE ACCESSIBLE TOILET ROOM FOR EACH SEX; 4. ACCESSIBLE PARKING SPACES; 5. AN ACCESSIBLE ROUTE FROM THE SITE ARRIVAL POINT (PARKING STALLS) TO THE BUILDING ENTRANCE. PLEASE NOTE, PER SECTION 206.4, AT LEAST 60% OF ALL PUBLIC ENTRANCES MUST BE ACCESSIBLE.

THE U-FACTOR OF THE NEW WINDOWS AND DOORS WILL BE .30 U-FACTOR,
SOLAR TEXT: .29
VISUAL LIGHT: .54

NOTES:

- GENERAL NOTES:**
1. ARCHITECT IS NOT RESPONSIBLE FOR METHODS OF CONSTRUCTION OR INADVERTENT ERRORS/ OMISSIONS.
2. NO CONSTRUCTION SUPERVISION IS PROVIDED BY THE ARCHITECT ON THIS PROJECT.
3. THESE DRAWINGS ARE DIAGRAMMATIC AND ARE NOT INTENDED TO SHOW EXACT LOCATIONS OF SWITCHES, OUTLETS, ETC.
4. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE CONTRACT DOCUMENTS AND FIELD CONDITIONS PRIOR TO BIDDING OR BEGINNING WORK.
5. GENERAL CONTRACTOR SHALL REVIEW DRAWINGS FOR ACCURACY PRIOR TO BEGINNING WORK AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES FOUND. CONTRACTORS SHALL BE RESPONSIBLE FOR ALL COSTS INCURRED DURING CONSTRUCTION SHOULD CHANGES BE REQUIRED FOR DISCREPANCIES OF WHICH THE ARCHITECT WAS NOT NOTIFIED.
6. DO NOT SCALE DRAWINGS, IF DIMENSIONS ARE IN QUESTION, OBTAIN CLARIFICATION FROM ARCHITECT PRIOR TO CONTINUING CONSTRUCTION.
7. INFORMATION CONTAINED IN THESE DOCUMENTS IS BASED UPON EXISTING DOCUMENTS AND LISTED FIELD MEASUREMENTS, AND MAY REQUIRE ADJUSTMENTS AND/OR MODIFICATIONS TO EXISTING CONDITIONS. OWNER SHALL APPROVE ADJUSTMENTS IN ACCORDANCE WITH DESIGN INTENT. IN NO CASE SHALL SAID ADJUSTMENTS REDUCE THE QUALITY OF CONSTRUCTION OR REDUCE THE PROJECT CONFORMANCE TO STATE AND LOCAL CODES AND ORDINANCES.
8. PERFORM CUTTING AND PATCHING IN A NEAT AND WORKMANLIKE MANNER. REPAIR ANY EXISTING FINISHES DISTURBED OR DAMAGED DURING THE COURSE OF WORK TO MATCH EXISTING IN KIND AND FINISH.
9. CONTRACTOR SHALL PROVIDE PUBLIC PROTECTIONS AS NECESSARY PER ALL APPLICABLE CODES.
10. ALL WALLCOVERING AND ACOUSTICAL CEILING TILES AS WELL AS FLOOR FINISHES SHALL BE CLASS "A" AND SO LABELED.
11. DOOR HARDWARE SHALL COMPLY WITH SECTION ADAAG 4.13.9.
12. COORDINATE DUMPSTER LOCATION WITH LANDLORD.

- GENERAL DEMOLITION NOTES:**
1. ALL DEMOLISHED ITEMS, NOT TO BE DELIVERED TO THE OWNER, SHALL BE REMOVED FROM THE SITE. NO DEMOLISHED ITEMS SHALL BE STORED ON SITE UNLESS AUTHORIZED BY OWNER.
2. ALL EXISTING AREAS TO REMAIN LOCATED ADJACENT TO ANY DEMOLITION WORK, SHALL BE PATCHED AND REPAIRED BY THE CONTRACTOR TO MATCH THE ORIGINAL EXISTING CONDITION, OR AS REQUIRED TO PROVIDE FOR NEW CONSTRUCTION WORK IN THE AREA OF DEMOLITION.
3. ALL DEMOLITION WORK SHALL BE COORDINATED WITH ANY NEW CONSTRUCTION, IN THAT PARTICULAR LOCATION. REFER TO FLOOR PLAN FOR THE EXTENT OF NEW CONSTRUCTION WORK IN VARIOUS AREAS.
4. AT LOCATIONS WHERE AN ITEM IS REMOVED FROM AN EXISTING SURFACE, THAT IS TO REMAIN, THE CONTRACTOR SHALL PATCH AND REPAIR THE DAMAGED AREA TO MATCH THE EXISTING FINISH ON THE ADJACENT SURFACE.
5. IN ALL CONDITIONS WHERE A WALL OR A FLOOR FINISH IS DEMOLISHED CREATING A DISSIMILAR FIRST FLOOR ELEVATION WITH THE ADJACENT FLOOR, THE CONTRACTOR SHALL INSTALL AN APPROVED LEVELING GROUT OR CEMENT TO BRING THE LOWER FLOOR UP TO A FLUSH ELEVATION WITH THE ADJACENT FLOORS.

- GENERAL PARTITION NOTES:**
1. ALL DIMENSIONS ARE FROM THE FACE OF FINISHED SURFACE (STUD, PLUS DRYWALL), UNLESS NOTED OTHERWISE.
2. ALIGN ABUTTING FINISH FACES OF DIFFERENT PARTITION TYPES FLUSH (IN SAME PLANE) FOR MONOLITHIC APPEARANCE.
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL LOCAL, COUNTY AND STATE CODES, APPLICABLE LAWS, RULES AND REGULATIONS GOVERNING INSTALLATIONS.

- INTERIOR FINISH NOTES:**
1. REVIEW ROOM FINISHES WITH OWNER PRIOR TO CONSTRUCTION. CONTRACTOR TO VERIFY ALL AREAS OF FINISH DEMOLITION INCLUDING FLOORING, CEILING, AND WALL BASE.
2. ALL NEW INTERIOR CONSTRUCTION SHALL CONFORM TO TYPE I, FIRE RESISTIVE CONSTRUCTION, AS REQUIRED BY THE APPLICABLE MUNICIPAL BUILDING CODES.

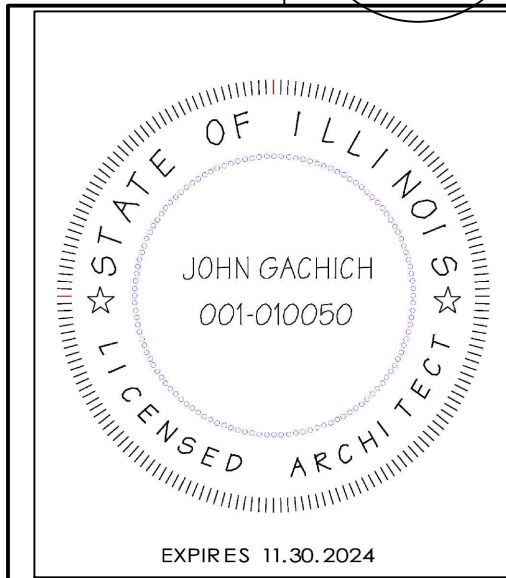
- CONSTRUCTION NOTES:**
* ALL CONTRACTORS SHOULD ADHERE TO O.S.H.A. APPROVED SAFETY STANDARDS, STAIR OPENINGS, SCAFFOLDING, ETC.
* DESIGNERS AND ARCHITECTS ARE NOT RESPONSIBLE FOR ANY O.S.H.A. VIOLATIONS OR REQUIREMENTS.
1. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND SUBCONTRACTORS TO ENSURE COMPLIANCE WITH ALL GOVERNING REGULATIONS, CODES, ORDINANCES, & CURRENT STANDARDS OF PRACTICE.
2. ALL WORK SHALL BE PERFORMED BY QUALIFIED CONTRACTORS FAMILIAR WITH THESE DRAWINGS & EACH TYPE OF WORK REQUIRED.
3. WHILE EVERY ATTEMPT HAS BEEN MADE TO AVOID ERRORS IN THE PREPARATION OF THESE DRAWINGS, THE PREPARER CANNOT GUARANTEE AGAINST HUMAN ERROR. THE CONTRACTOR & HIS SUBCONTRACTORS, ON THE JOB, MUST CHECK ALL DIMENSIONS & DETAILS, & BE RESPONSIBLE FOR THE SAME.
4. APPROPRIATE SUBCONTRACTORS SHALL BE RESPONSIBLE FOR LAYOUT OF HVAC & ELECTRICAL SYSTEMS. SUBCONTRACTORS SHALL VERIFY, & ENSURE CONFORMANCE WITH OWNER'S REQUIREMENTS, BUT IN NO CASE SHALL SYSTEMS BE SUBSTANDARD TO REQUIREMENTS OF GOVERNING REGULATIONS, CODES, ORDINANCES, & CURRENT STADARDS OF PRACTICE.
5. GENERAL CONTRACTOR SHOULD PREPARE ALL CONDUIT AS REQUIRED BY LOCAL CODE. THE ELECTRICIAN IS RESPONSIBLE FOR SUPPLYING THE POWER AND THE CONDUITS ONLY. SEPARATE BOXES SHOULD BE PROVIDED AT ALL PHONE AND DATA LOCATIONS. PHONE AND DATA REQUIRE SEPARATE FACEPLATES. SEPARATE CONTRACTORS WILL INSTALL THE PHONE AND DATA WIRING.

- ELECTRICAL NOTES:**
1. THE COMPLETE INSTALLATION SHALL COMPLY WITH ALL LAWS OF THE CITY OF ELMHURST ELECTRICAL CODE, AND THE LATEST PUBLISHED EDITION (INCLUDING AMENDMENTS) OF THE NATIONAL ELECTRICAL CODE AS ISSUED BY THE NATIONAL FIRE PROTECTION ASSOCIATION. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CHANGE NECESSARY TO COMPLY WITH CODES AND ORDINANCES AND SHALL VERIFY WITH THE SERVICE UTILITY COMPANY THE AVAILABILITY OF THE SERVICE LOCATION AND REQUIRED VOLTAGE.
2. ALL FEES FOR PERMITS, INSPECTIONS, LICENSES, TAXES, INSURANCE, AND OTHER INCIDENTAL CHARGES SHALL BE ARRANGED AND PAID FOR BY THIS CONTRACTOR.
3. ALL RECEPTACLES SHALL BE INSTALLED AT 18" AFF, UNLESS OTHERWISE NOTED. SWITCHES SHALL BE INSTALLED AT 48" AFF, UNLESS OTHERWISE NOTED IN BUILDING STANDARDS.
4. FRAMING MEMBERS OF SUSPENDED CEILING SYSTEMS USED TO SUPPORT FIXTURES SHALL BE SECURELY FASTENED TO EACH OTHER AND SHALL BE SECURELY ATTACHED TO THE BLDG. STRUCTURE AT APPROPRIATE INTERVALS. FIXTURES SHALL BE SECURELY FASTENED TO THE CLG. FRAMING MEMBER BY MECHANICAL MEANS SUCH AS BOLTS, SCREWS, OR RIVETS.
5. RACEWAYS, CABLE ASSEMBLIES, BOXES, CABINETS, AND FITTINGS SHALL BE SECURELY FASTENED IN PLACE. WHERE INDEPENDENT SUPPORT WIRES ARE USED, THEY SHALL BE SECURED AT BOTH ENDS. CABLES AND RACEWAYS SHALL NOT BE SUPPORTED BY CEILING GRIDS.
6. ALL ELECTRICAL AND/OR TELEPHONE BOXES ON OPPOSITE FACES OF THE SAME WALL ARE TO BE STAGGERED. CAULK FOR SOUND ATTENUATION.
7. TELEPHONE EQUIPMENT PANEL SHALL BE MOUNTED ON FIRE-PROOFED PLYWOOD AS REQUIRED BY CODES.
8. ALL WORK, MATERIALS, AND EQUIPMENT SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE PROJECT ACCEPTANCE, AND TURN OVER, FAULTY WORKMANSHIP OR DEFECTIVE MATERIALS SHALL BE CORRECTED IMMEDIATELY AT NO COST TO THE OWNER.
9. ALL EQUIPMENT SHALL BE GROUNDED AND BONDED IN ACCORDANCE WITH LOCAL REGULATIONS AND THE NATIONAL ELECTRICAL CODE, ARTICLE 250.
10. NIGHT LIGHTS, EMERGENCY LIGHTS, AND EXIT LIGHTS SHALL BE WIRED INTO A SEPARATE CIRCUIT WHICH SHALL BE PERMANENTLY LOCKED USING A BREAKER LOCK SERVICE.
11. THE ELECTRICAL LAYOUT IS DIAGRAMMATICAL, ALL CONDUIT ROUTING IS BY THE ELECTRICAL CONTRACTOR.
12. CONTRACTOR TO REMOVE CABLES FOR UNUSED APPLIANCES OR LOADS (SMALL WATER HEATERS). CAP THE CONDUIT AT WALL PENETRATION AND MARK CIRCUIT AS SPARE ON THE PANEL SCHEDULE.
13. ALL EMERGENCY LIGHTS SHALL BE CONNECTED TO THE GENERAL LIGHTING CIRCUIT FOR THE AREA AND AHEAD OF ANY LOCAL SWITCHING MEANS.

- FIRE ALARM NOTES:**
1. ALL FIRE ALARM STROBE UNITS AND OTHER WALL MOUNTED VISUAL DEVICES SHALL BE MOUNTED AT 80" A.F.F.
2. PROVIDE AND INSTALL F/A EQUIPMENT/ DEVICES AS SHOWN ON PLAN TO MATCH EXISTING F/A SYSTEM CURRENTLY INSTALLED. PROVIDE PROGRAMMING, CONNECTIONS AND INTERFACE AS REQUIRED TO HAVE A COMPLETE, OPERATING F/A SYSTEM.
3. SUBMIT FIRE ALARM, EMERGENCY AND EXIT LIGHTING DRAWING TO THE LOCAL FIRE DEPARTMENT OR LOCAL AGENCY REQUIRING SUCH DOCUMENTS FOR APPROVAL.
4. ALL EMERGENCY LIGHTING AND EXIT SIGNS SHALL HAVE 1 1/2 HR. BATTERY BACK-UP TO ASSURE CONTINUED ILLUMINATION OF NOT LESS THAN 1 1/2 HR. IN THE EVENT OF PRIMARY POWER LOSS. COMPLY W/ NATIONAL ELECTRIC CODE.
5. FIRE EXTINGUISHERS SHALL BE INSTALLED AS DIRECTED BY THE LOCAL FIRE DEPARTMENT AND SHALL COMPLY WITH NFPA-10 STANDARDS.
6. EMERGENCY WARNING SYSTEM TO BE IN CONFORMANCE WITH REQUIREMENTS SET FORTH IN THE ILLINOIS ACCESSIBILITY CODE SECTION 400.310(s).

NOTES ON UPDATES:
PROVIDE NEW BACK-UP GENERATOR BY EXISTING A/C UNITS-VIF
PROVIDE SPEC SHEETS TO VILLAGE
REMOVE EXISTING 4 ELECTRICAL PANELS AND INSTALL 2 NEW PANELS
PER CODE
PROVIDE NEW CENTRAL AIR THROUGHOUT-PROVIDE A/C IN BASEMENT
PER CODE
REPLACE EXISTING FURNACES IF NECESSARY AND PROVIDE SPEC SHEETS TO VILLAGE
REPLACE EXISTING A/C UNITS IF NECESSARY AND PROVIDE SPEC SHEETS TO VILLAGE
REPLACE ALL THE WINDOWS -NEW WINDOWS TO MEET CODE REQ'S PER IECC
PAINT EXTERIOR-EXISTING BRICK TO BE PAINTED WHITE
OPTIONAL (VIF W/OWNER) NEW ALUMINUM SOFFIT AND FASCIA
EXISTING FRONT COLUMNS TO BE WRAPPED TO BE SQUARE
NEW ADA RAMP TO FRONT ENTRY DOORS
EXISTING EXTERIOR PEDIMENTS AROUND DOORS TO BE REMOVED AND PROVIDE NEW SQUARE CASING
3 NEW WINDOWS OPENING TO HAVE STEEL LINTEL & LIMESTONE SILL TO MATCH EXISTING

BUILDING CODE COMMENTS REVIEW
B# BUILDING CODE COMMENT & #
EC# ENERGY CODE COMMENT & #
M# MECHANICAL CODE COMMENT & #
F# FUEL GAS CODE COMMENT & #
E# ELECTRICAL CODE COMMENT & #
HC# H.C. ACCESSIBILITY CODE COMMENT & #
P# PLUMBING CODE COMMENT & #



I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE COMPLY WITH ALL APPLICABLE CODES.
November 29, 2023
JOHN GACHICH, ARCHITECT
ILLINOIS LICENSED NUMBER: 001-010050
EXP. 11.30.2024



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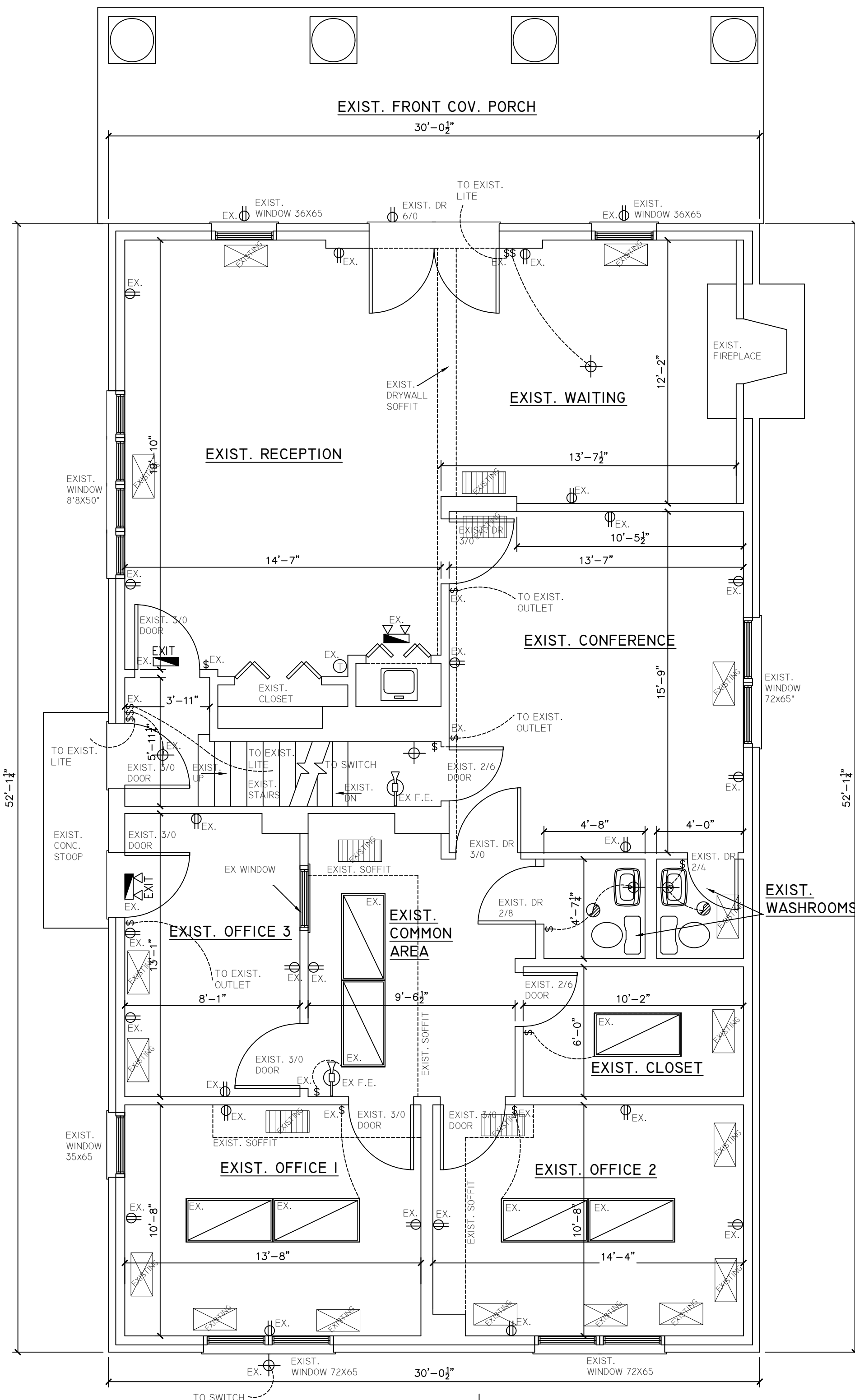
PROJECT
KELLER WILLIAMS REALTY
INTERIOR REMODEL
580 DUANE STREET
GLEN ELLYN, ILLINOIS

REV	DATE	ISSUES AND REVISIONS	BY
0	9/25/23		SPC
1	11/1/23	REVISIONS PER VILLAGE REVIEW 10/14/23	SPC
2	11/29/23	REVISIONS PER VILLAGE REVIEW 10/14/23	SPC

TOTAL SQUARE FOOTAGE 4695
SCALE: 1/4" = 1'-0" (UNLESS NOTED)
JOB NO. 99-86
SHEET NO.

A-1
OF 9

FIELD VERIFY EXISTING DIMENSIONS & CONDITIONS



EXISTING FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"
1565 EXISTING SQUARE FEET
EXISTING 9' FIRST FLOOR

DEMO FLOOR PLAN KEY NOTES:

INDICATES EXISTING INTERIOR WALL TO REMAIN AS IS. PATCH & PAINT WHERE REQUIRED

INDICATES EXISTING INTERIOR WALL TO BE REMOVED

INDICATES EXISTING EXTERIOR WALL TO REMAIN AS IS. PATCH & PAINT WHERE REQUIRED

INDICATES EXISTING EXTERIOR WALL TO BE REMOVED

EXIST. DOOR

EXIST. DOOR TO BE REMOVED

EX. = EXISTING

WP EX. WEATHERPROOF DUPLEX WALL RECEPTACLE

EX. GROUND FAULT INTERRUPTER DUPLEX OUTLET

EX. 220 VOLT OUTLET

EX. WALL SWITCH

EX. CEILING MT'D FIXTURE

EX. RECESSED INCANDESCENT FIXTURE

EX. CEILING FAN

EX. EXHAUST FAN VENT TO EXT.

EX. SMOKE DET. INTER II0V

EX. CARBON MONOXIDE & SMOKE DET. INTER II0V

EX. EXISTING EMERGENCY EXIT SIGNAGE & EMERGENCY LIGHTS W/ BATTERY BACKUP

EX. EXISTING EMERGENCY SIGNAGE & EMERGENCY LIGHTS W/ BATTERY BACKUP

EX. EXISTING SURFACE MOUNTED FLOURESCENT

EX. EXISTING RETURN

EX. EXISTING SUPPLY

EX. THERMOSTATE

EX. EXISTING FIRE EXTINGUISHER

EXISTING RECEPTACLE OUTLET TO BE REMOVED

EXISTING SWITCH TO BE REMOVED

EXISTING CEILING MT'D FIXTURE TO BE REMOVED

EXISTING RECESSED INCANDESCENT FIXTURE TO BE REMOVED

EX. TO BE REMOVED.

EX. EXISTING CEILING FAN TO BE REMOVED

EX. EXISTING RETURN TO BE REMOVED/RELOCATED

EX. EXISTING SUPPLY TO BE REMOVED/RELOCATED

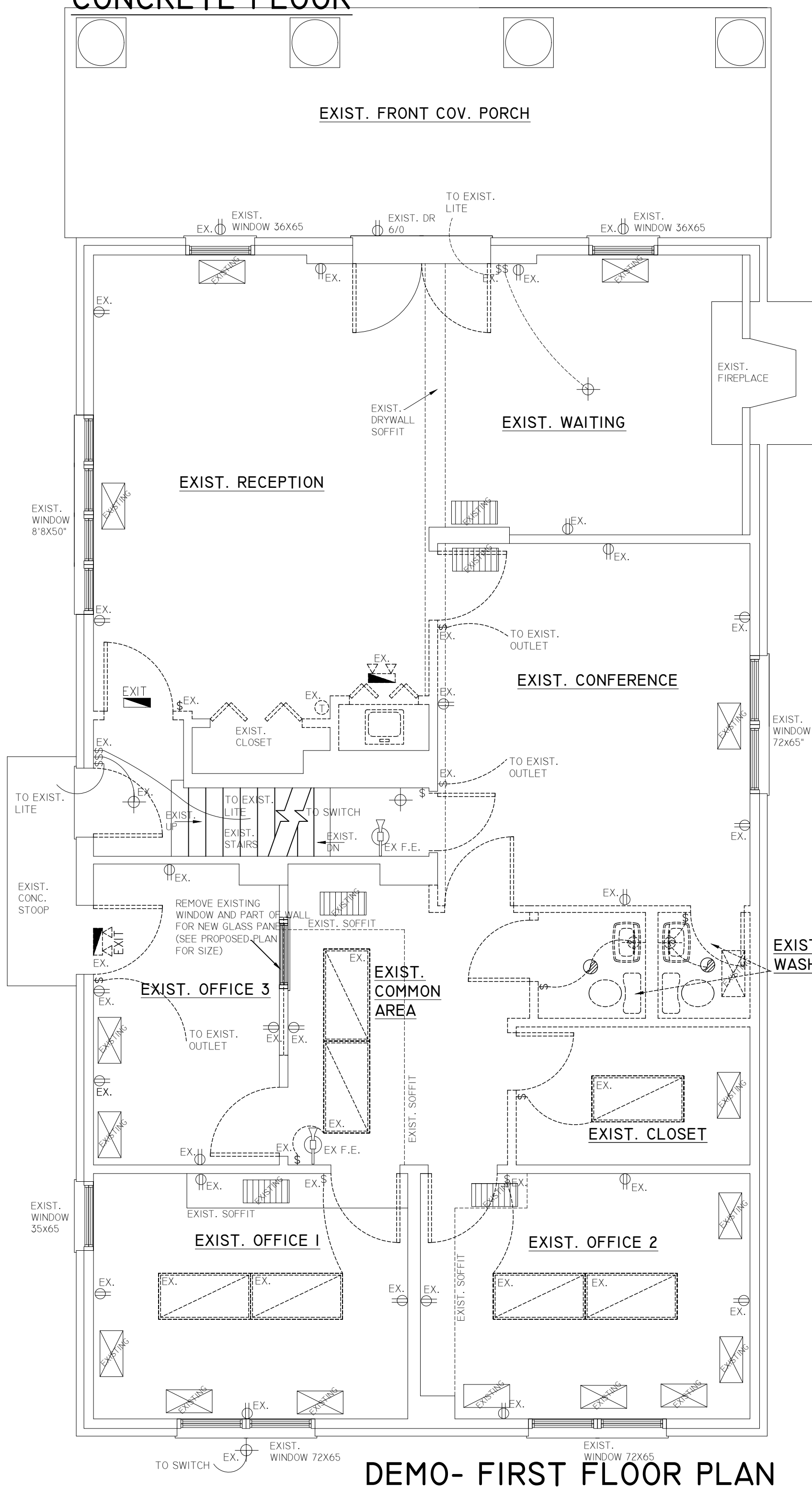
EX. EXISTING THERMOSTATE TO BE REMOVED

EX. EXISTING EXHAUST FAN TO BE REMOVED

EX. EXISTING FIRE EXTINGUISHER TO BE REMOVED.

EX. EXISTING LIGHT TO BE REMOVED

EXISTING STRUCTURE HAS FLEX CORE FLOOR FOR THE FIRST AND SECOND FLOOR, THE BASEMENT HAS AN EXISTING CONCRETE FLOOR

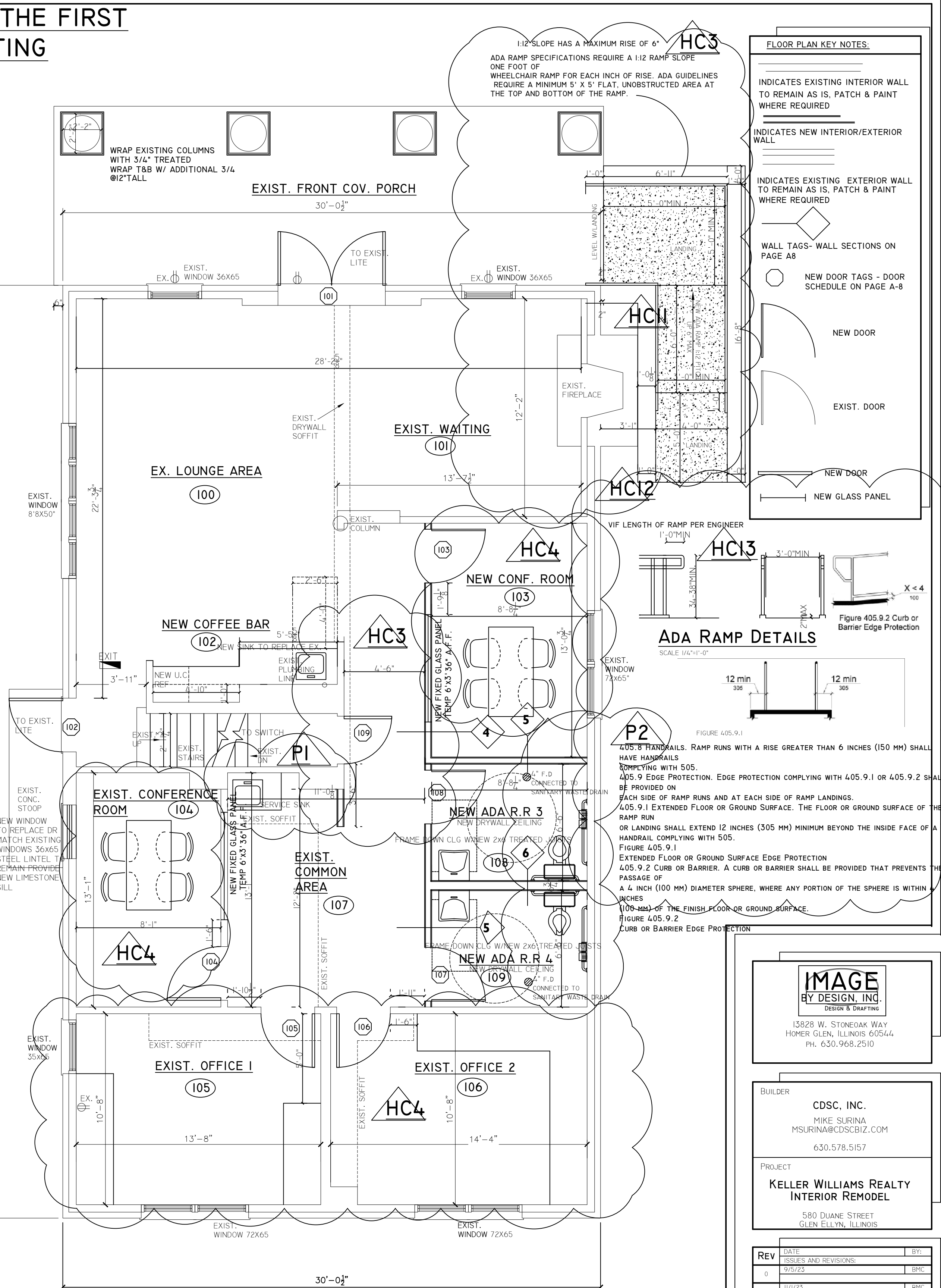


DEMO- FIRST FLOOR PLAN

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

B13

TOILET AND BATHROOM FLOORS SHALL HAVE A SMOOTH HARD NONABSORBENT SURFACE THAT EXTENDS UPWARD ONTO THE WALLS AT LEAST 4". ALSO, WALLS WITHIN 2'-0" OF TOILETS AND SERVICE SINKS SHALL HAVE A SMOOTH HARD NONABSORBENT SURFACE TO A HEIGHT OF 4'-0" ABOVE THE FLOOR. (SECTION 1209.2)



PROPOSED FIRST FLOOR PLAN

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

1565 EXISTING SQUARE FEET

EXISTING 9' FIRST FLOOR

EXISTING DOOR LOCKING AND LATCHING HARDWARE MUST BE OPERABLE WITHOUT THE USE OF KEYS, TOOLS, SPECIAL KNOWLEDGE OR AFFORT. OPERATING A LOCK MUST NOT REQUIRE MORE THAN ONE OPERATION AND CANNOT INVOLVE TIGHT-PINCHING, GRASPING, OR TURNING OF THE WRIST. LOCKING HARDWARE CAN BE INSTALLED NO HIGHER THAN 48 INCHES ABOVE THE FLOOR.

FIELD VERIFY ALL EXISTING DIMENSIONS & CONDITIONS

PATCH & REPAIR/REPLACE EXISTING WALLS AS NEEDED

PATCH & REPAIR/REPLACE EXISTING FLOORING

EXISTING HVAC SYSTEM TO REMAIN AND MODIFY AS NEEDED

EXISTING ELECTRICAL PANELS TO BE REPLACED FROM 4 TO 2

ALL EXISTING ELECTRICAL/EMERGENCY LIGHTS PULLS TO REMAIN, UNLESS OTHERWISE NOTED, ADD NEW WHERE SHOWN

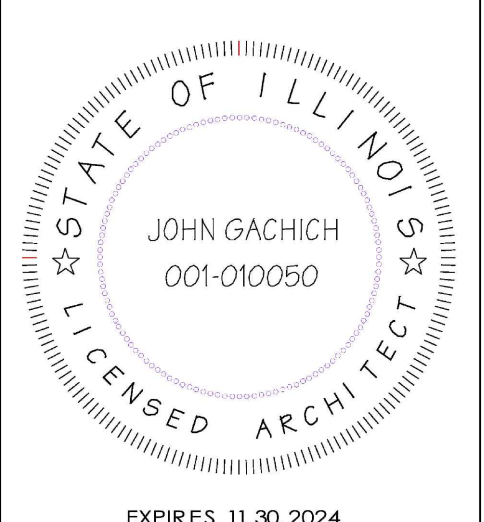


IMAGE BY DESIGN, INC.
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TOTAL SQUARE FOOTAGE 1695

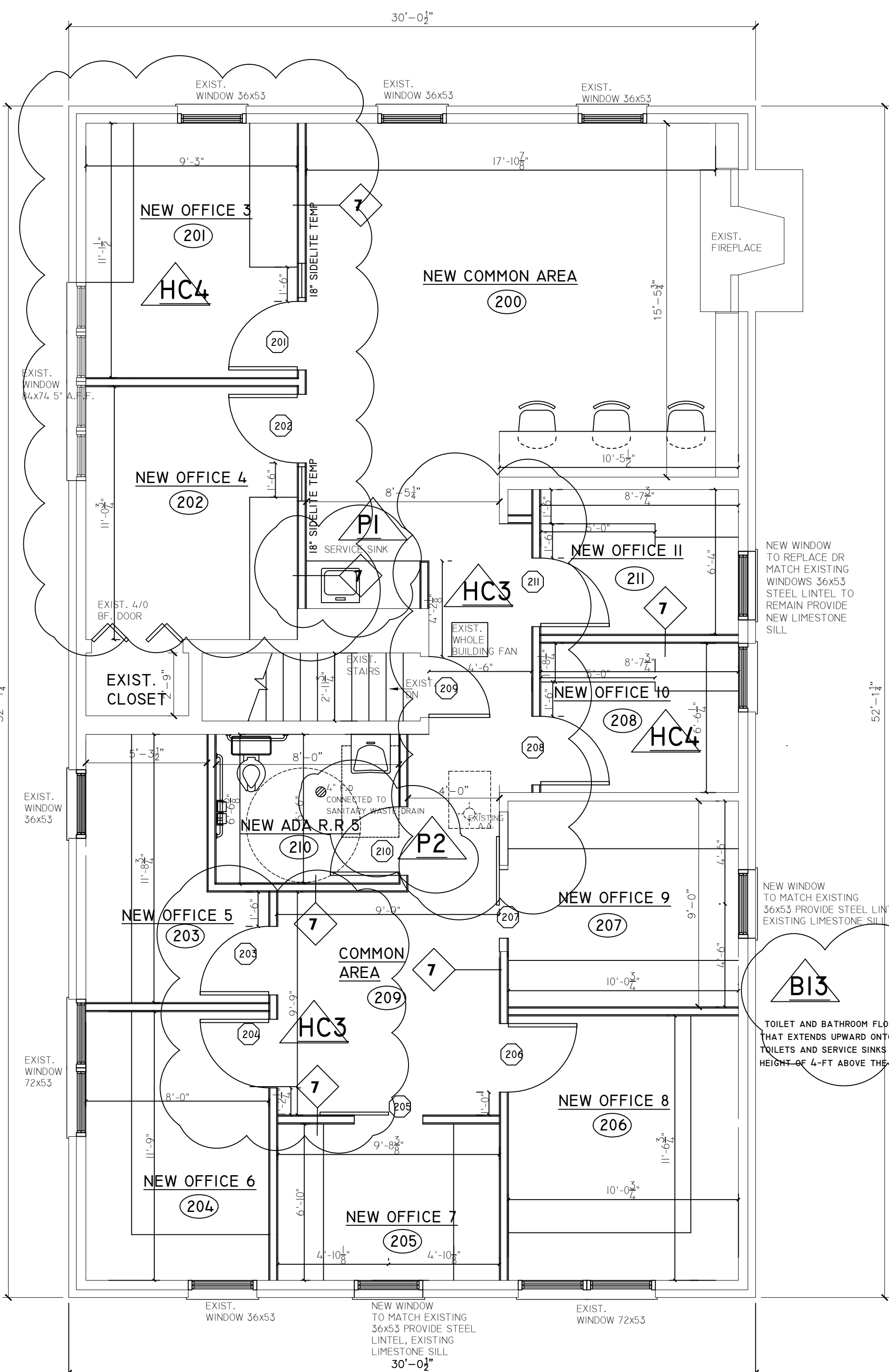
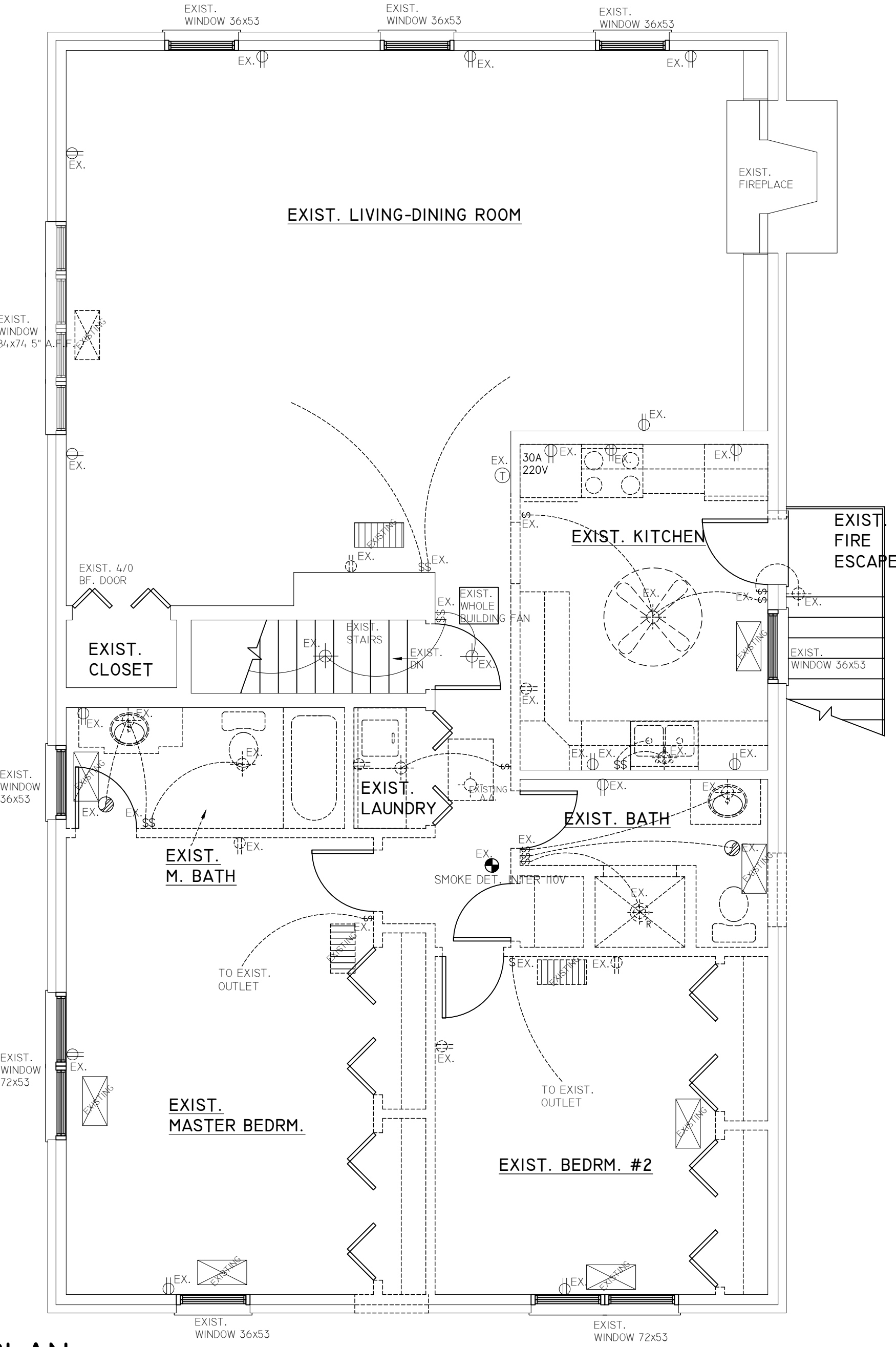
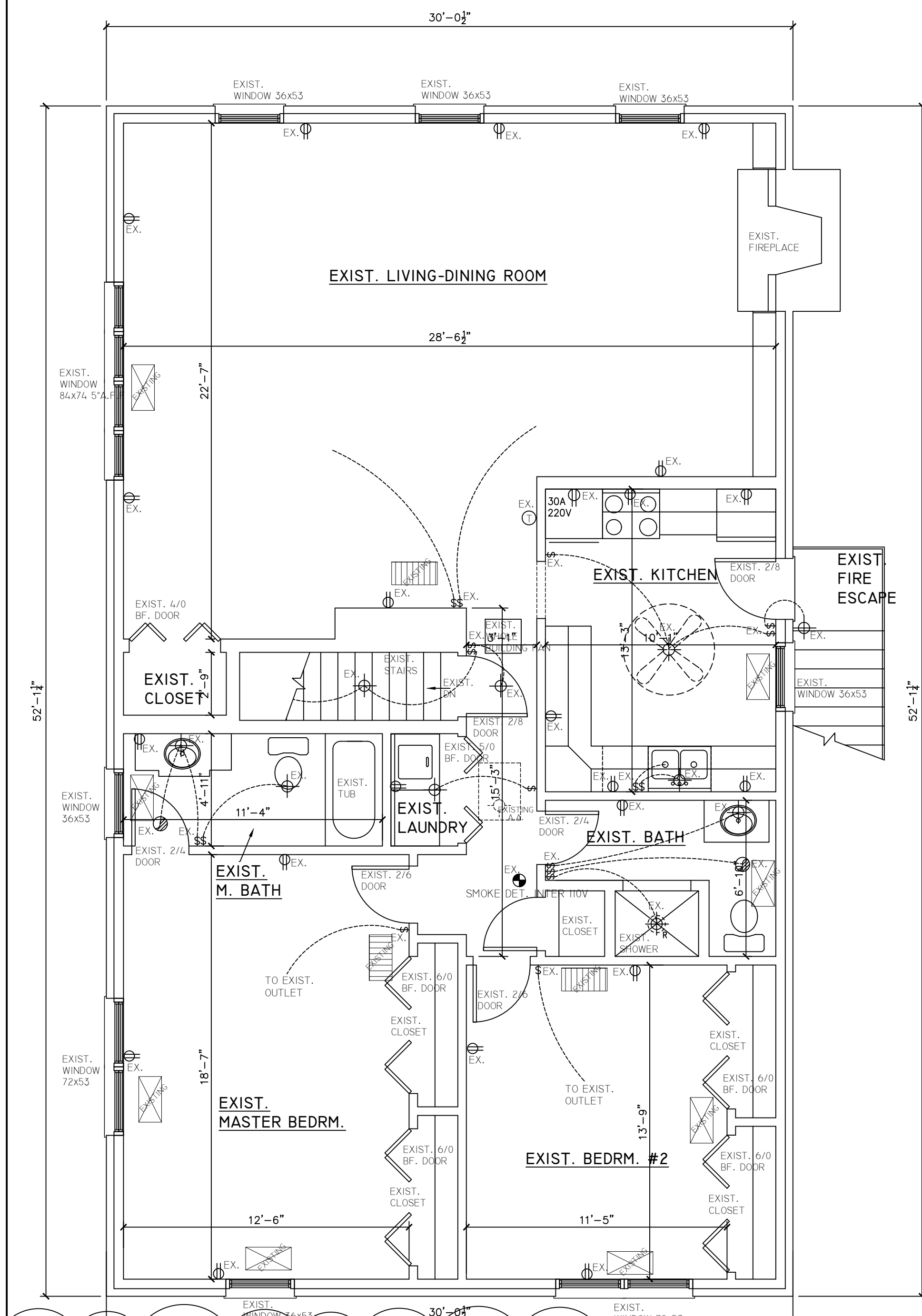
SCALE: 1/4" = 1'-0" (UNLESS NOTED)

JOB NO. 99-86

SHEET NO. A-3 OF 9

FIELD VERIFY EXISTING DIMENSIONS & CONDITIONS

EXISTING STRUCTURE HAS FLEX CORE FLOOR FOR THE FIRST AND SECOND FLOOR, THE BASEMENT HAS AN EXISTING CONCRETE FLOOR



FLOOR PLAN KEY NOTES.

INDICATES EXISTING INTERIOR WALL TO REMAIN AS IS, PATCH & PAINT WHERE REQUIRED

INDICATES NEW INTERIOR/EXTERIOR WALL

INDICATES EXISTING EXTERIOR WALL TO REMAIN AS IS, PATCH & PAINT WHERE REQUIRED

WALL TAGS- WALL SECTIONS ON PAGE A8

NEW DOOR TAGS - DOOR SCHEDULE ON PAGE A-8

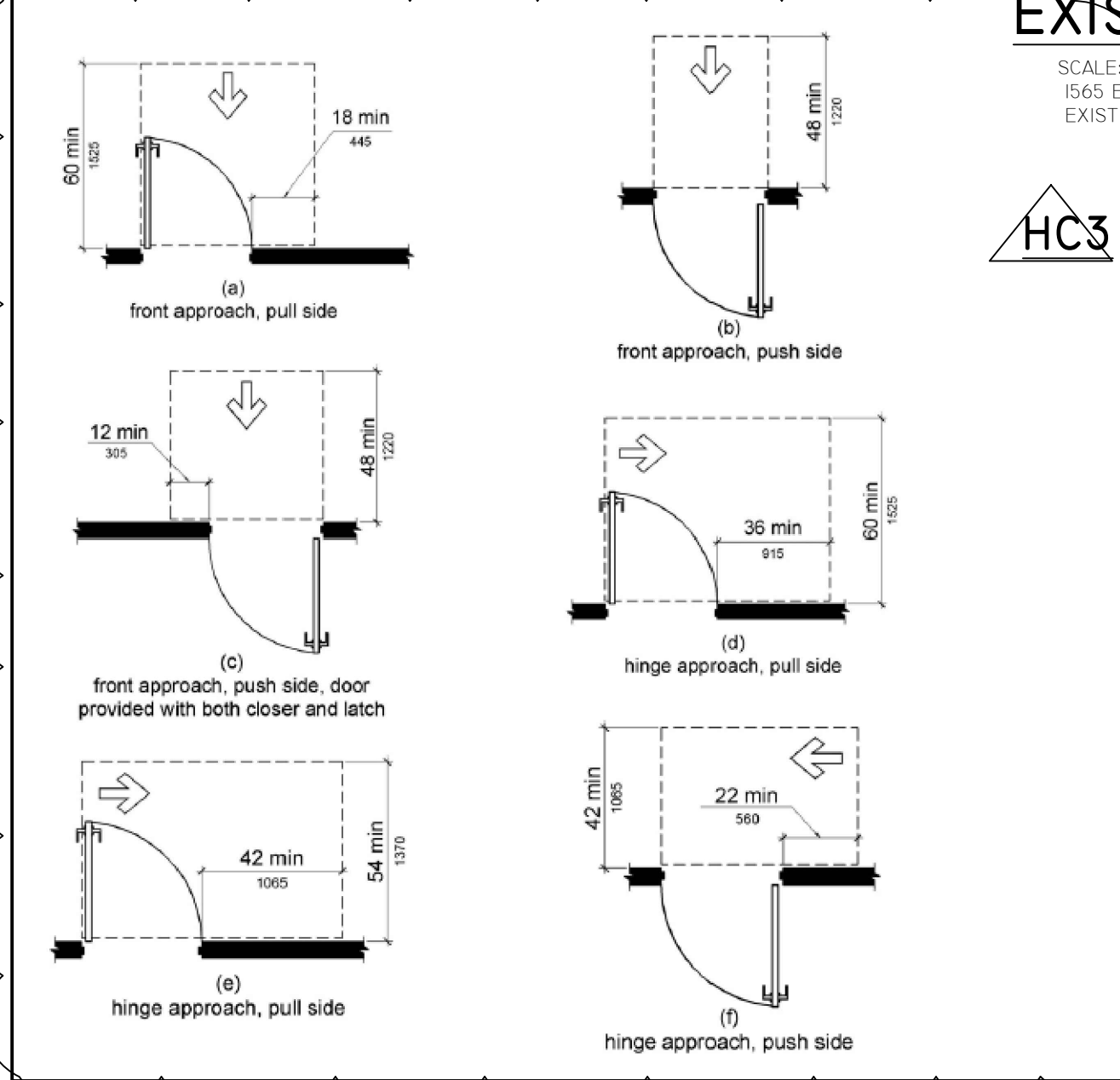
NEW DOOR

EXIST. DOOR

NEW DOOR

NEW GLASS PANEL

TOILET AND BATHROOM FLOORS SHALL HAVE A SMOOTH HARD NONABSORBENT SURFACE THAT EXTENDS UPWARD ONTO THE WALLS AT LEAST 4" . ALSO, WALLS WITHIN 2-FT OF TOILETS AND SERVICE SINKS SHALL HAVE A SMOOTH HARD NONABSORBENT SURFACE TO A HEIGHT OF 4-FT ABOVE THE FLOOR. (SECTION 1209.2)



EXISTING SECOND FLOOR PLAN DEMO SECOND FLOOR PLAN

PROPOSED SECOND FLOOR PLAN

DEMO FLOOR PLAN KEY NOTES.

INDICATES EXISTING INTERIOR WALL TO REMAIN AS IS, PATCH & PAINT WHERE REQUIRED

INDICATES EXISTING INTERIOR WALL TO BE REMOVED

INDICATES EXISTING EXTERIOR WALL TO REMAIN AS IS, PATCH & PAINT WHERE REQUIRED

INDICATES EXISTING EXTERIOR WALL TO BE REMOVED

EXIST. DOOR

EXIST. DOOR TO BE REMOVED

EX. = EXISTING

EX. DUPLEX WALL RECEPTACLE

EX. WEATHERPROOF DUPLEX OUTLET

EX. GFI GROUND FAULT INTERRUPTER DUPLEX OUTLET

EX. 220 VOLT OUTLET

EX. WALL SWITCH

EX. CEILING MT'D FIXTURE

EX. RECESSED INCANDESCENT FIXTURE

EX. CEILING FAN

EX. EXHAUST FAN VENT TO EXT.

EX. SMOKE DET. INTER II0V

EX. CARBON MONOXIDE & SMOKE DET. INTER II0V

EX. EXISTING EMERGENCY EXIT SIGNAGE & EMERGENCY LIGHTS W/ BATTERY BACKUP

EX. EXISTING EMERGENCY SIGNAGE & EMERGENCY LIGHTS W/ BATTERY BACKUP

EX. EXISTING SURFACE MOUNTED FLOURESCENT

EX. EXISTING RETURN

EX. EXISTING SUPPLY

EX. THERMOSTATE

EX. EXISTING FIRE EXTINGUISHER

EX. EXISTING RECEPTACLE OUTLET TO BE REMOVED

EX. EXISTING SWITCH TO BE REMOVED

EX. EXISTING CEILING MT'D FIXTURE TO BE REMOVED

EX. EXISTING RECESSED INCANDESCENT FIXTURE TO BE REMOVED

EX. EXISTING CEILING FAN TO BE REMOVED

EX. EX. TO BE REMOVED.

EX. EXISTING THERMOSTATE TO BE REMOVED

EX. EXISTING EXHAUST FAN TO BE REMOVED

EX. EXISTING RETURN TO BE REMOVED/RELOCATED

EX. EXISTING SUPPLY TO BE REMOVED/RELOCATED

EX. EXISTING FIRE EXTINGUISHER TO BE REMOVED

EX. EXISTING LIGHT TO BE REMOVED



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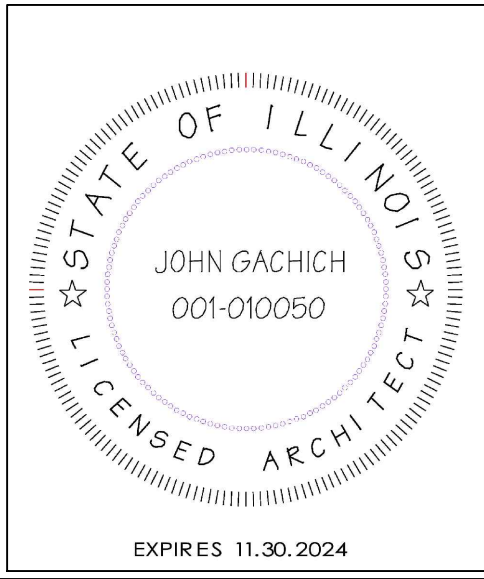
REV	DATE	ISSUES AND REVISIONS	BY
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2	11/29/23	REVISIONS PER VILLAGE REVIEW 10/16/23	BM

TOTAL SQUARE FOOTAGE 4695

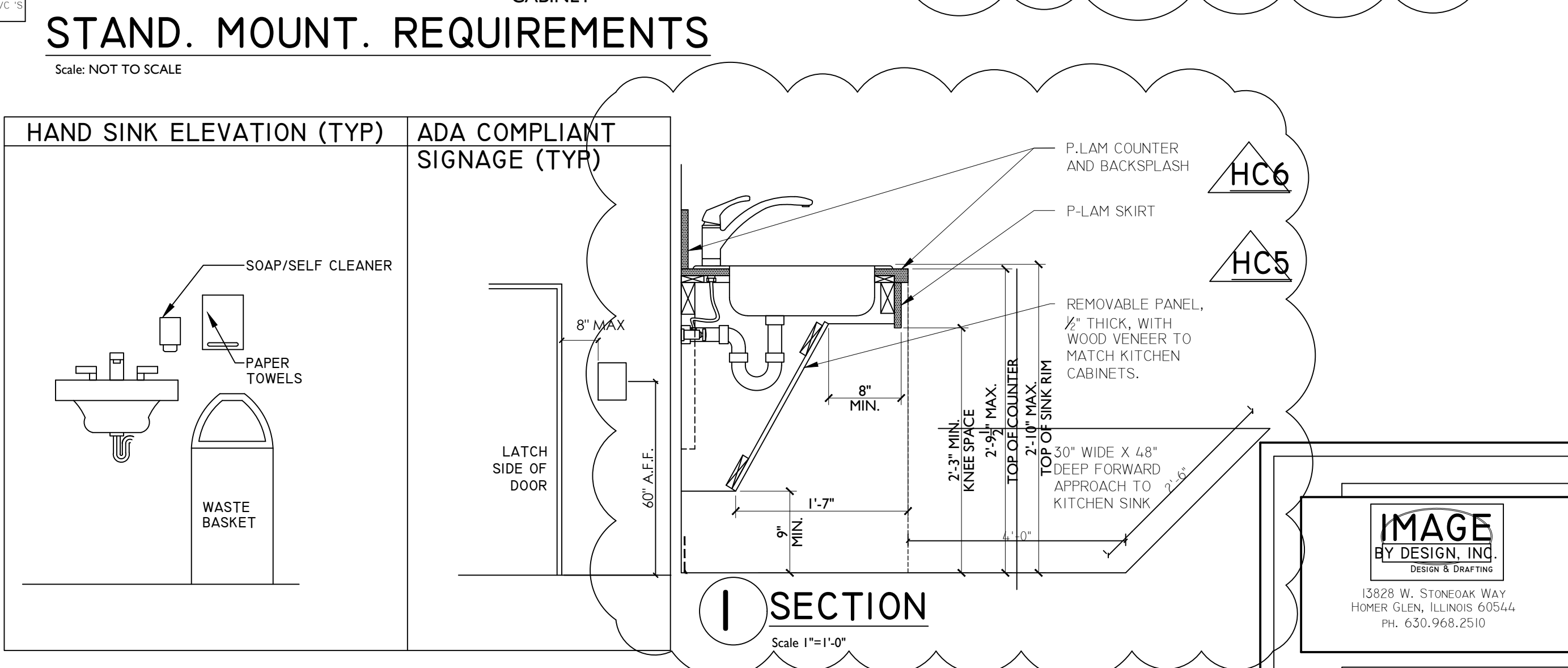
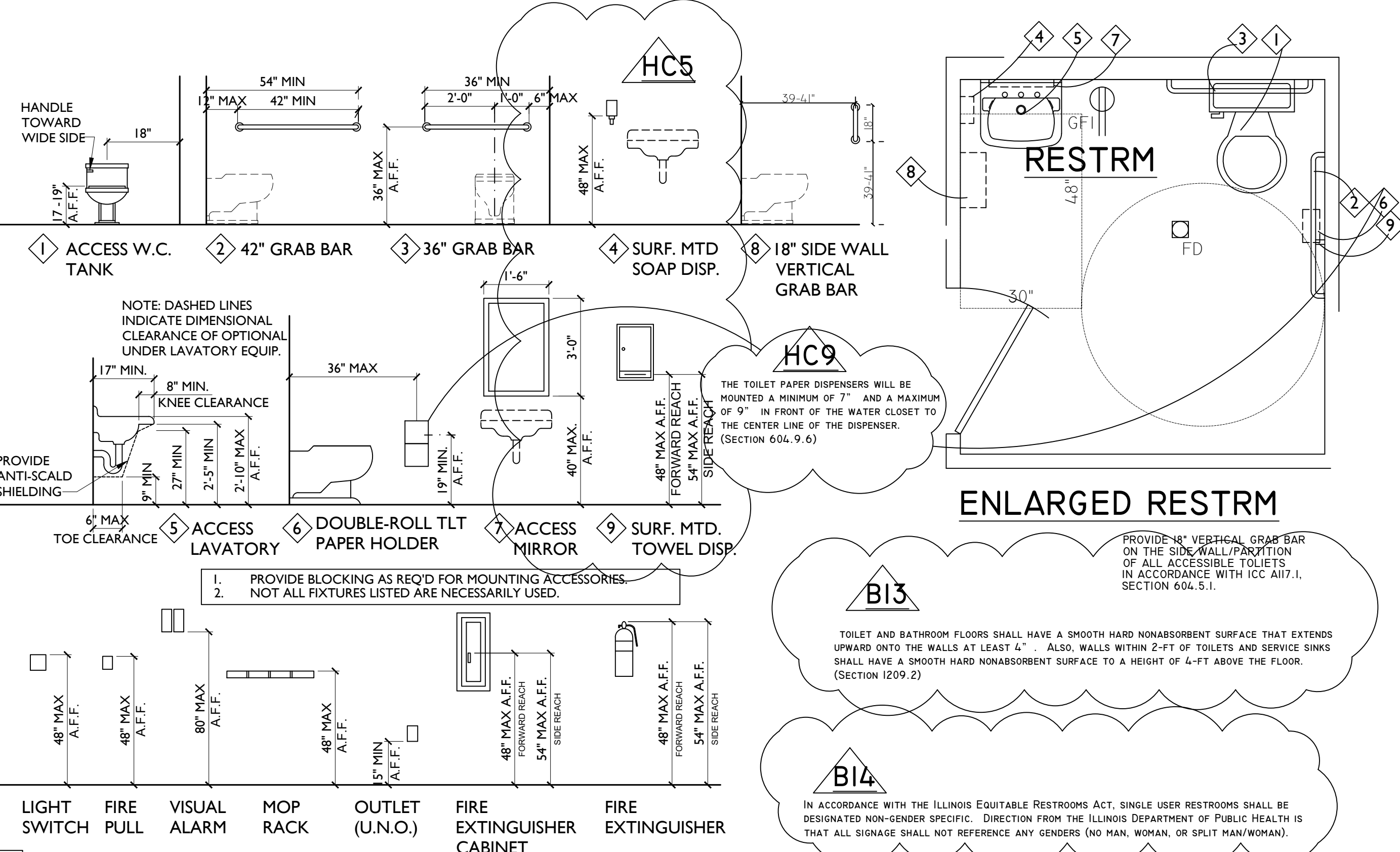
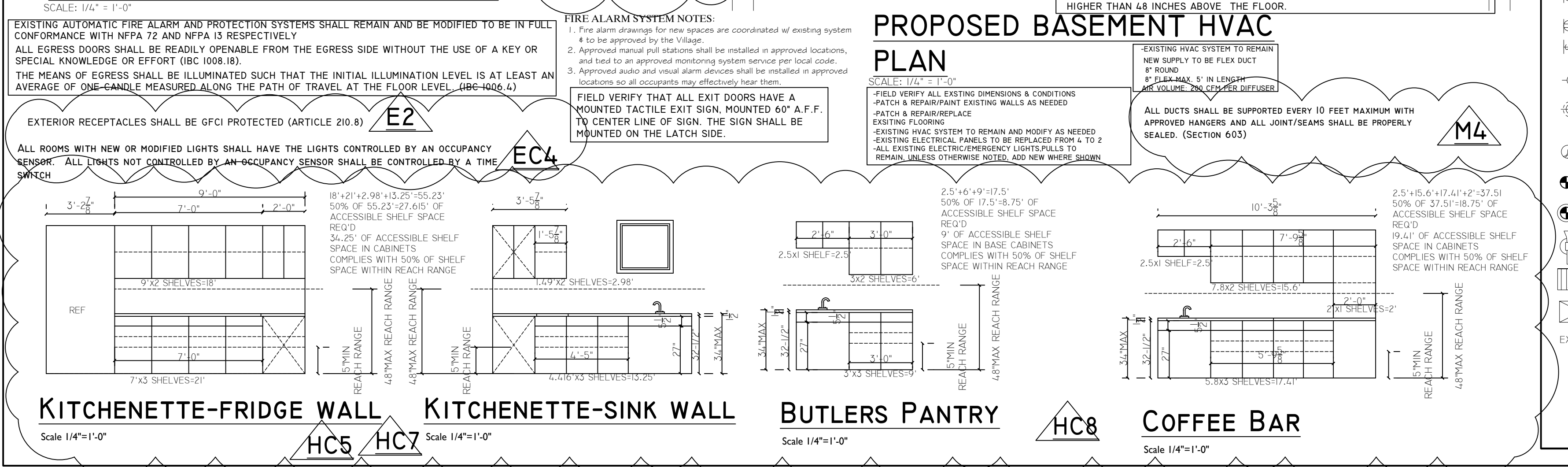
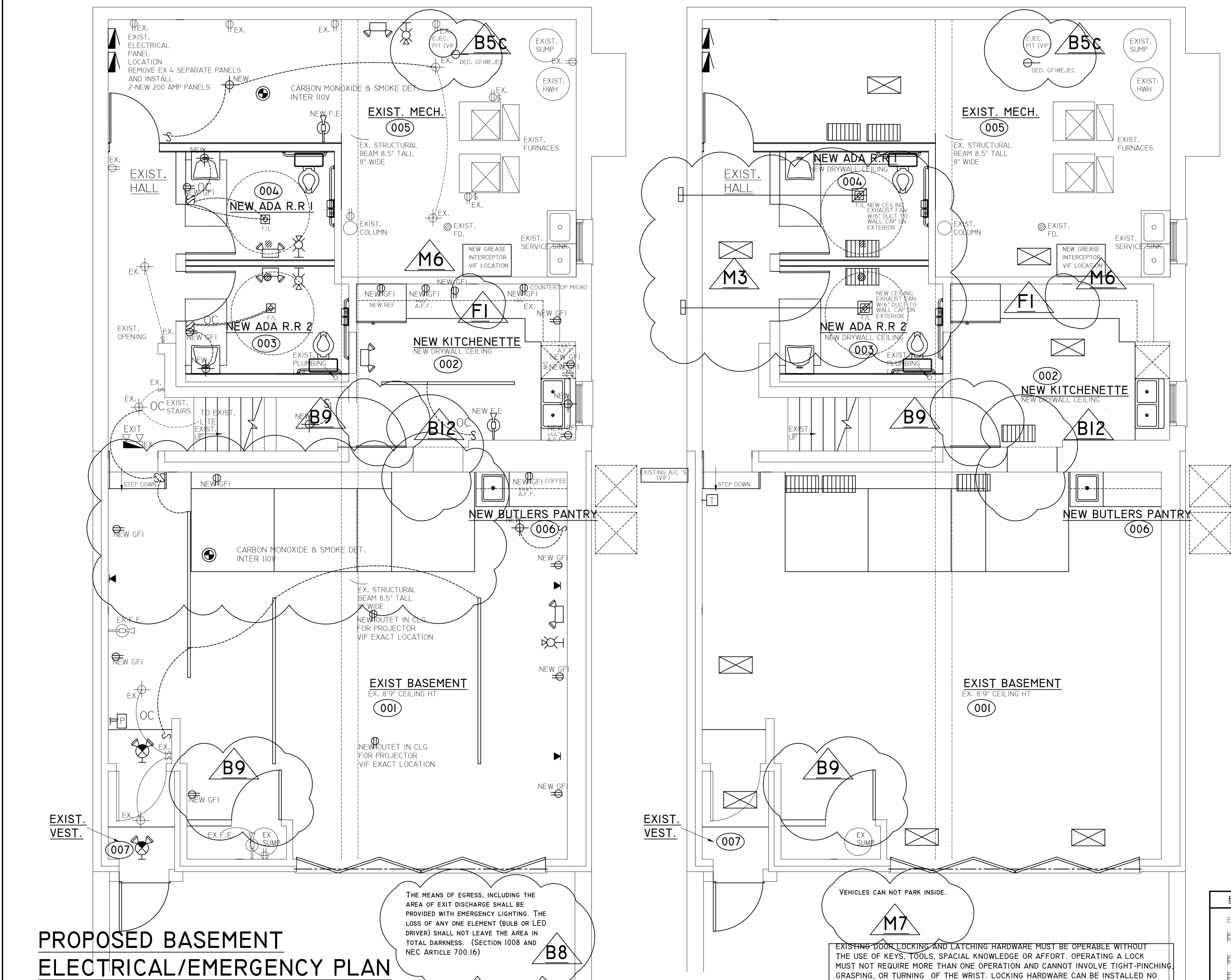
SCALE: 1/4" = 1'-0" (UNLESS NOTED)

JOB NO. 99-86

SHEET NO. A-4 OF 9



FIELD VERIFY EXISTING DIMENSIONS & CONDITIONS



ELEC/EMERGENCY/HVAC FLOOR PLAN KEY NOTES:

EX. = EXISTING	NEW SUPPLY	NEW EMERGENCY LIGHT
EX. WP. EX. WEATHERPROOF DUPLEX OUTLET	NEW RETURN	NEW HORN/ STROBE COMBO
EX. GFI GROUND FAULT INTERRUPTER DUPLEX OUTLET	NEW LOCATION THERMOSTATE	NEW ELECTRICAL PANEL
EX. 220V 220 VOLT OUTLET	NEW CARBON MONOXIDE & SMOKE DET. INTER I10V	NEW FIRE ALARM PULL STATION
EX. WALL SWITCH	NEW PENDANT/FIXTURE LIGHTING	NEW EXIT SIGN/ EM. LIGHT COMBO
EX. CEILING MTD' FIXTURE	NEW WALL MOUNT SWITCH	NEW EXIT SIGN
EX. RECESSED INCANDESCENT FIXTURE	NEW OCCUPANCY SENSORS	NEW RECESSED CAN LIGHT
EX. EXHAUST FAN VENT TO EXT.	NEW RECEPTACLE OUTLET	NEW TRACK OR DIRECTIONAL LIGHTING ON DIMMER SWITCH TO ILLUMINATE WALL
EX. SMOKE DET. INTER I10V	NEW RECEPTACLE OUTLET	NEW WIRING
EX. CARBON MONOXIDE & SMOKE DET. INTER I10V	NEW TELEPHONE/DATA JACK	
EX. EXISTING FIRE EXTINGUISHER	NEW FAN/LIGHT COMBO	
EX. EXISTING RETURN	NEW FIRE EXTINGUISHER PER IFC 906	
EX. EXISTING SUPPLY		
EX. THERMOSTATE		
EX. COMBINED EMERGENCY EXIT SIGNAGE & EMERGENCY LIGHTS W/ BATTERY BACKUP. DIRECTIONAL WHERE REQ'D. "SURE-LITES" OR EQUAL.		
EX. DUAL HEAD EMERGENCY LIGHTS. VERIFY LAYOUT. BATTERY BACKUP. PROVIDE 1 FOOTCANDLE MINIMUM OF EMERGENCY LIGHTING.		

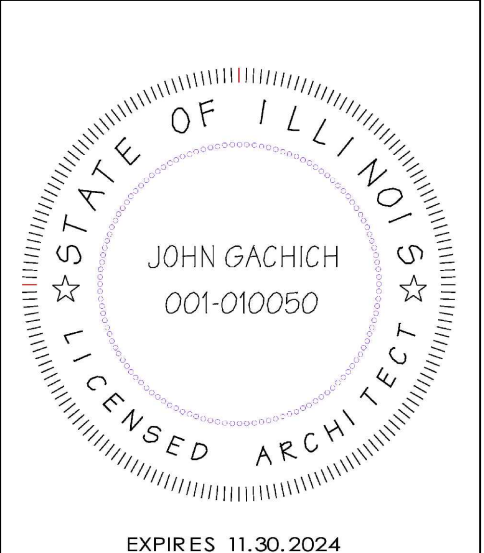


IMAGE BY DESIGN, INC.
DESIGN & DRAFTING
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HOMER GLEN, ILLINOIS 60544
PH. 630.968.2510

BUILDER
CDSC, INC.
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PROJECT
KELLER WILLIAMS REALTY
INTERIOR REMODEL
580 DUANE STREET
GLEN ELLYN, ILLINOIS

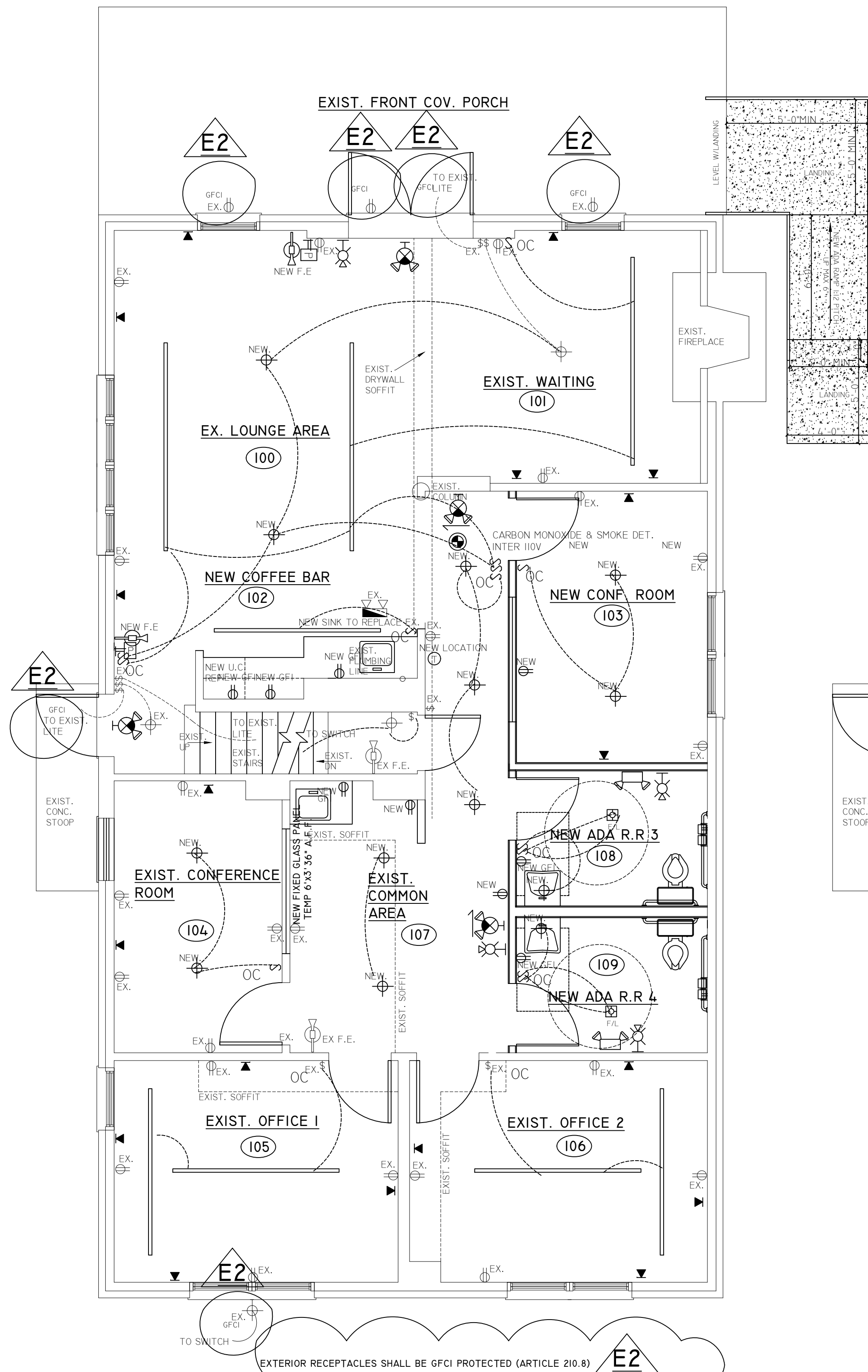
REV

DATE	BY
9/25/23	BM
11/1/23	BM
11/29/23	BM
11/29/23	BM

TOTAL SQUARE FOOTAGE 4695
SCALE: 1/4" = 1'-0" (UNLESS NOTED)
JOB NO. 99-86
SHEET NO. A-5
OF 9

EXPIRES 11.30.2024

FIELD VERIFY EXISTING DIMENSIONS & CONDITIONS



PROPOSED FIRST FLOOR ELECTRICAL/EMERGENCY PLAN

EXISTING AUTOMATIC FIRE ALARM AND PROTECTION SYSTEMS SHALL REMAIN AND BE MODIFIED TO BE IN FULL CONFORMANCE WITH NFPA 72 AND NFPA 13 RESPECTIVELY. ALL EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT (IBC 1008.18). THE MEANS OF EGRESS SHALL BE ILLUMINATED SUCH THAT THE INITIAL ILLUMINATION LEVEL IS AT LEAST AN AVERAGE OF ONE-CANDLE MEASURED ALONG THE PATH OF TRAVEL AT THE FLOOR LEVEL. (IBC 1006.4)

FIRE ALARM SYSTEM NOTES:

1. Fire alarm drawings for new spaces are coordinated if existing system
2. Approved manual pull stations shall be installed in approved locations, and test to an approved monitoring system service per local code.
3. Approved audio and visual alarm devices shall be installed in approved locations so all occupants may effectively hear them.

FIELD VERIFY THAT ALL EXIT DOORS HAVE A MOUNTED TACTILE EXIT SIGN, MOUNTED 60" A.F.F. TO CENTER LINE OF SIGN. THE SIGN SHALL BE MOUNTED ON THE LATCH SIDE.

ALL ROOMS WITH NEW OR MODIFIED LIGHTS SHALL HAVE THE LIGHTS CONTROLLED BY AN OCCUPANCY SENSOR. ALL LIGHTS NOT CONTROLLED BY AN OCCUPANCY SENSOR SHALL BE CONTROLLED BY A TIME SWITCH

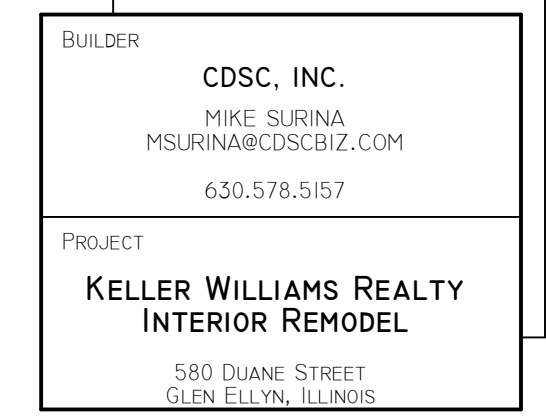
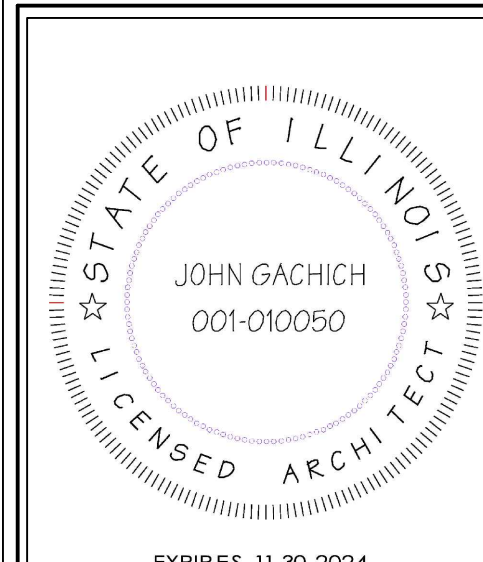
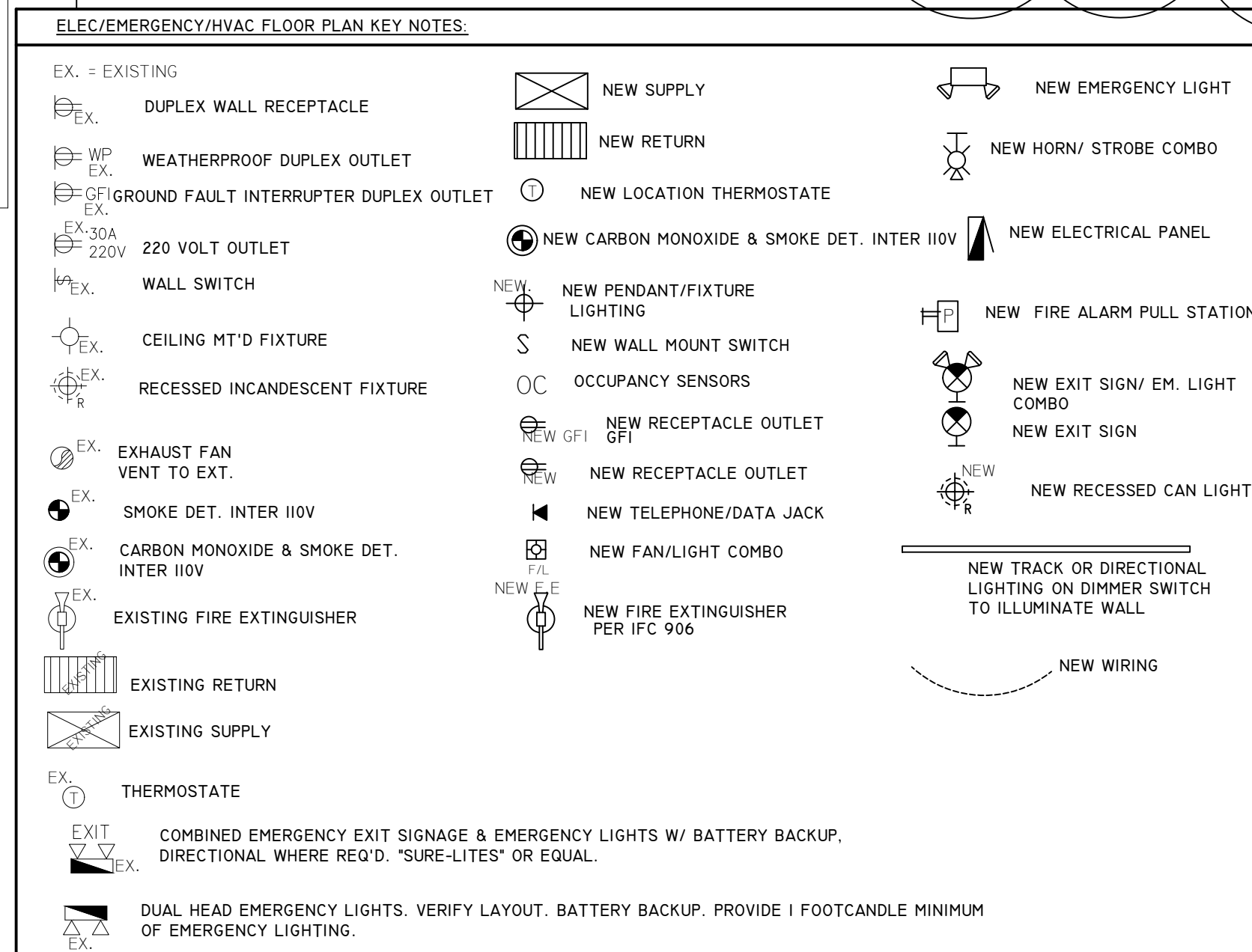
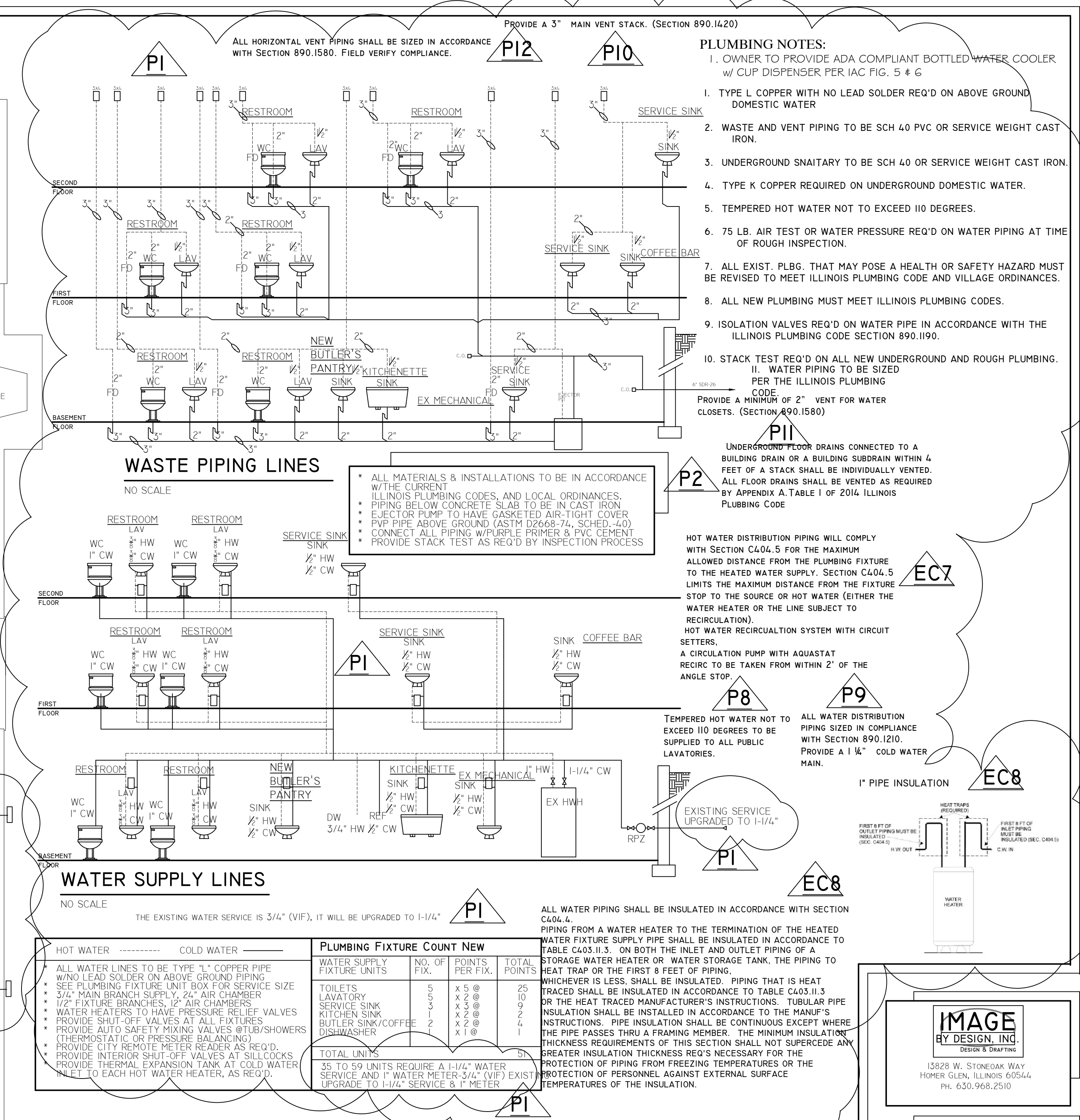
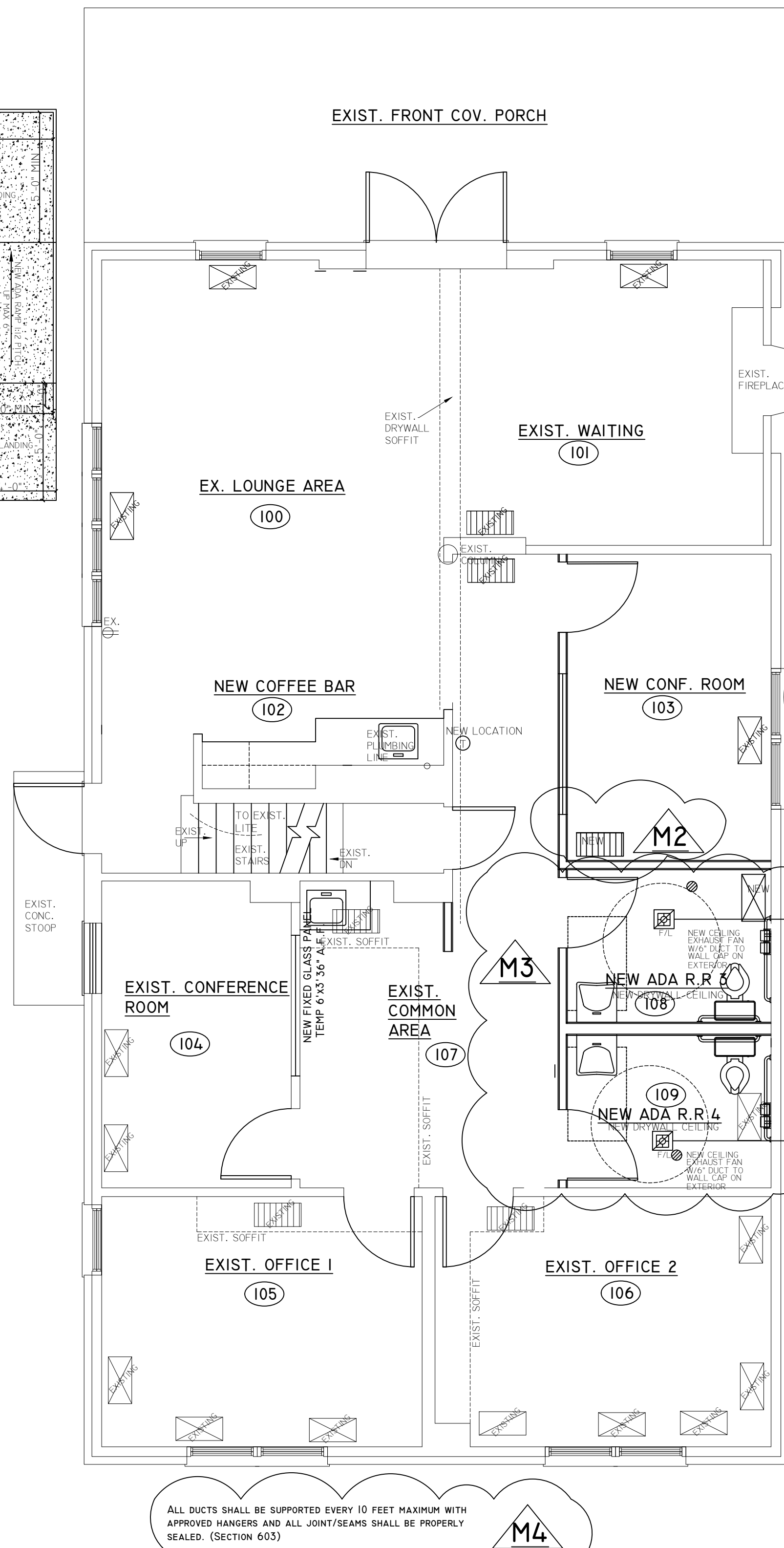
PROPOSED FIRST FLOOR HVAC PLAN

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

EXISTING DOOR LOCKING AND LATCHING HARDWARE MUST BE OPERABLE WITHOUT THE USE OF KEYS, TOOLS, SPECIAL KNOWLEDGE OR EFFORT. OPERATING A LOCK MUST NOT REQUIRE MORE THAN ONE OPERATION AND CANNOT INVOLVE TIGHT-PINCHING, GRASPING, OR TURNING OF THE WRIST. LOCKING HARDWARE CAN BE INSTALLED NO HIGHER THAN 48 INCHES ABOVE THE FLOOR.

FIELD VERIFY ALL EXISTING DIMENSIONS & CONDITIONS
-PATCH & REPAIR/REPLACE EXISTING FLOORING
-EXISTING HVAC SYSTEM TO REMAIN AND MODIFY AS NEEDED
-EXISTING ELECTRICAL PANELS TO BE REPLACED FROM A 120V TO 240V
-ALL EXISTING ELECTRICAL/EMERGENCY LIGHTS/PULLS TO REMAIN, UNLESS OTHERWISE NOTED. ADD NEW WHERE SHOWN

-EXISTING HVAC SYSTEM TO REMAIN
NEW SUPPLY TO BE FLEX DUCT 8" ROUND
8" FLEX MAX. 5' IN LENGTH
AIR VOLUME: 200 CFM PER DIFFUSER



REV	DATE	ISSUES AND REVISIONS	BY
0	9/25/23		EMC
1	11/1/23	REVISIONS PER VILLAGE REVIEW 04/23	EMC
2	11/29/23	REVISIONS PER VILLAGE REVIEW 10/23	EMC

TOTAL SQUARE FOOTAGE	4695
SCALE:	1/4" = 1'-0" (UNLESS NOTED)
JOB NO.	99-86
SHEET NO.	A-6
	9

ALL EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT (IBC 1008.1B).

FIRE RATED DOORS

DOOR ASSEMBLY MUST COMPLY WITH THE PROPER COMMERCIAL DOOR HARDWARE REQUIREMENTS TO BE APPROVED AS A DOOR ASSEMBLY. DOOR HARDWARE MUST BE FIRE LISTED & COMPLY WITH THE NFPA80.

HINGES: FIRE RATED DOOR MUST BE HUNG ON BAL BEARING TYPE HINGES MADE FROM STEEL OR ANOTHER NON-FERROUS MATERIAL. DOORS UP TO 4' WIDE AND 8' TALL CAN USE STANDARD WEIGHT BAL BEARING HINGES. DOORS OVER 4' WIDE AND 8' TALL MUST USE HEAVYWEIGHT BAL BEARING HINGES.

LATCHES & LOCKS: ALL FIRE RATED DOORS MUST INCLUDE AUTOMATIC LATCHING MECHANISM. THIS CAN INCLUDE DOOR KNOBS, LEVER HANDLES, AND PUSH BAR EXIT DEVICES AS LONG AS THE HARDWARE IS FIRE LISTED. DEADBOLTS MUST BE USED TO MEET THE REQUIREMENTS OF THE BUILDING CODE. WHEN USING A DEADBOLT, A FIRE RATED EXIT THAT IS A MEANS OF EGRESS THE DEADBOLT MUST BE AN INTERCONNECTED TYPE OR A FULL PORT OF A MORTISE LOCK WHERE THE DEADBOLT CAN BE RETRACTED AUTOMATICALLY WHEN THE LATCH BOLT IS DISCLOSED. PUSH BAR HARDWARE DOES NOT AUTOMATICALLY LATCH AND THEREFORE CAN NOT BE USED IN FIRE RATED APPLICATIONS.

CLOSERS: FIRE RATED DOORS MUST BE SELF CLOSING. EITHER A LISTED SPRING HINGE OR A CLOSER IS REQUIRED. CLOSERS ARE EITHER MECHANICAL OR MANUAL. LATCH OR OPEN DEVICES ARE NOT ALLOWED. ELECTROMAGNETIC DOOR HOLDERS THAT RELEASE THE DOOR IN THE PRESENCE OF SMOKE OR FIRE ARE THE ONLY HOLD OPEN DEVICES PERMITTED. GASKETS & SEALS: SMOKE GASKETS ON FIRE DOORS MUST MEET SMOKE & DRAFT CONTROL REQUIREMENTS.

GASKETS MUST BE FIRE LISTED & APPROVED FOR USE IN SMOKE AND DRAFT CONTROL ASSEMBLY. DOOR SWEEPS OR BOTTOM SWEEPS ARE NOT ALLOWED. MEETING EDGE GASKETS ARE REQUIRED WHERE THE MEETING MEETS THE STONE AT THE TOP AND ON BOTH SIDES. MEETING EDGE GASKETS ARE REQUIRED ON TWO LEAVES OF A PAIR.

DOOR STYLES

ADA COMPLIANT SIGNAGE

FRAME ELEVATIONS

GENERAL NOTES

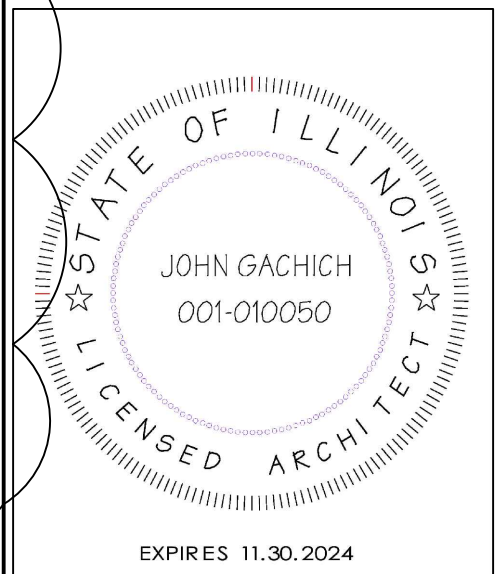
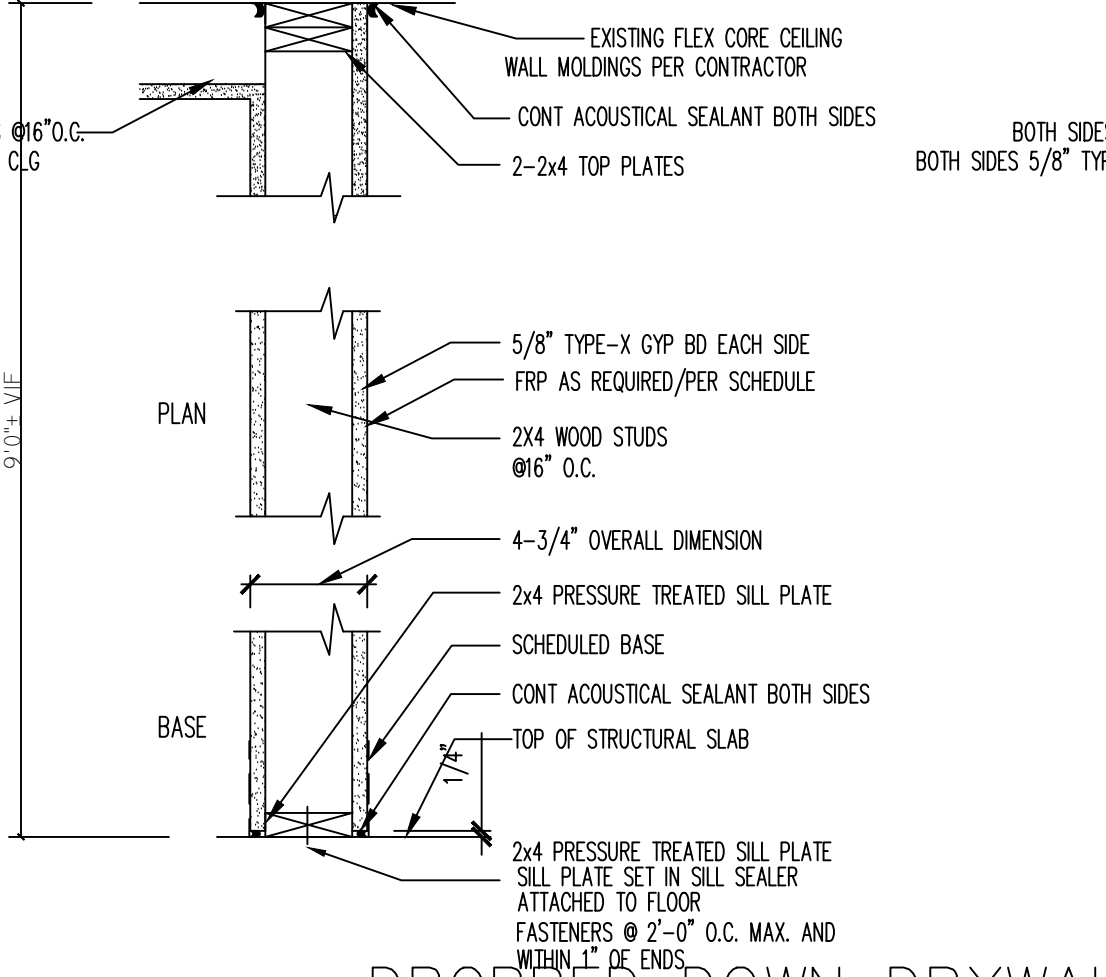
1. ALL DR. LEAVES TO HAVE 1/2" PAIR OF HINGES (U.N.O.)
2. INCLUDE APPROPRIATE STRIKE PLATE W/ ALL HDWE. SETS.
3. ALL HDWE. TO COMPLY W/ ALL APPLICABLE ACCESSIBILITY CODES.
4. ALL DOORS SHALL BE KEYLESS IN THE DIRECTION OF EXIT.

GLAZING SCHEDULE

GL-1: 1/4" FULLY TEMPERED CLR GLASS

EC2

B9

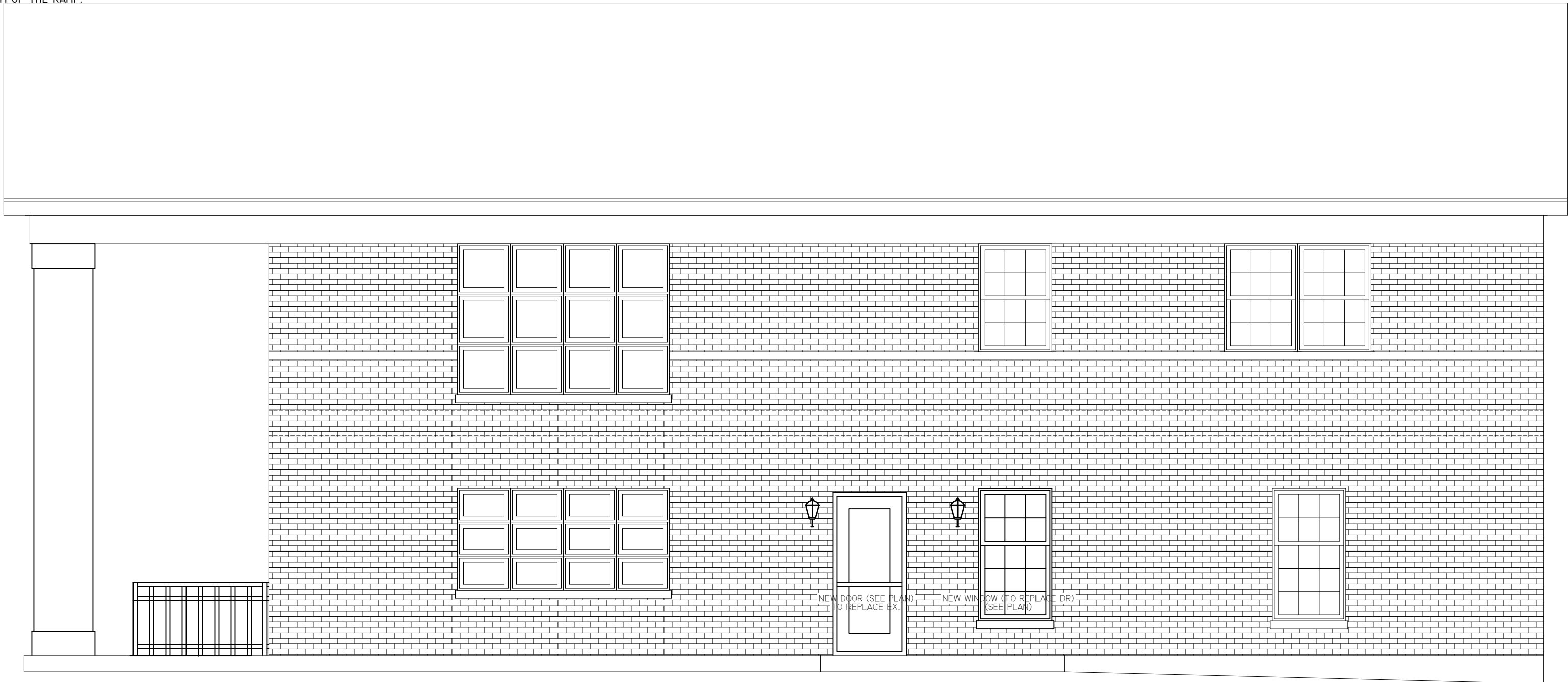
~~HC2~~

A-8



1:12 SLOPE HAS A MAXIMUM RISE OF 6"
ADA RAMP SPECIFICATIONS REQUIRE A 1:12 RAMP SLOPE
ONE FOOT OF
WHEELCHAIR RAMP FOR EACH INCH OF RISE. ADA GUIDELINES
REQUIRE A MINIMUM 5' X 5' FLAT, UNOBSTRUCTED AREA AT
THE TOP AND BOTTOM OF THE RAMP.

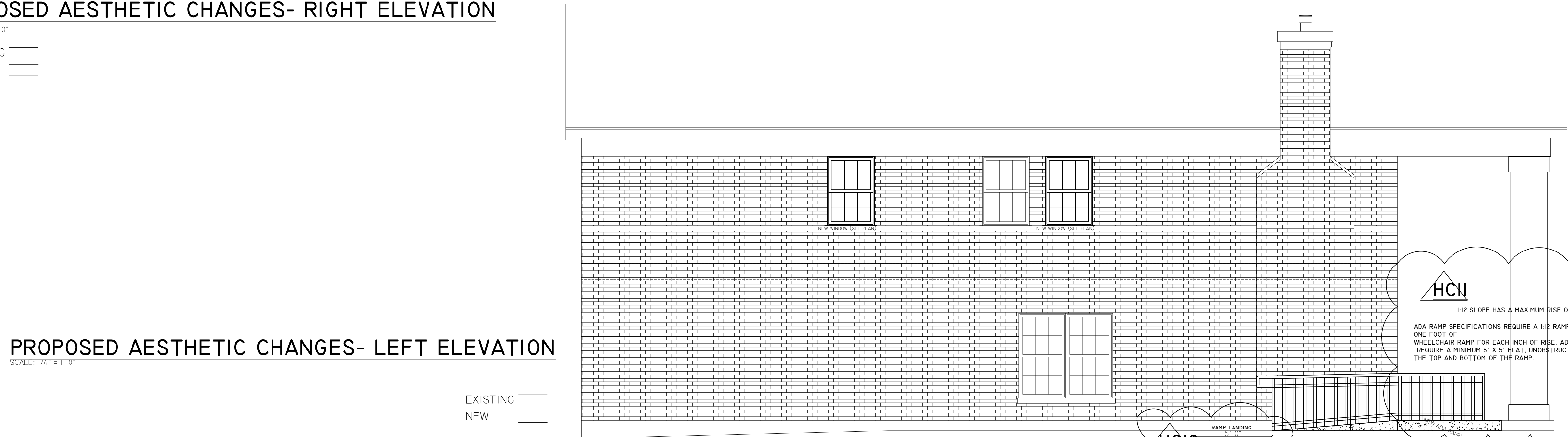
PROPOSED AESTHETIC CHANGES- FRONT ELEVATION



PROPOSED AESTHETIC CHANGES- RIGHT ELEVATION

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

EXISTING _____
NEW _____



PROPOSED AESTHETIC CHANGES- LEFT ELEVATION

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

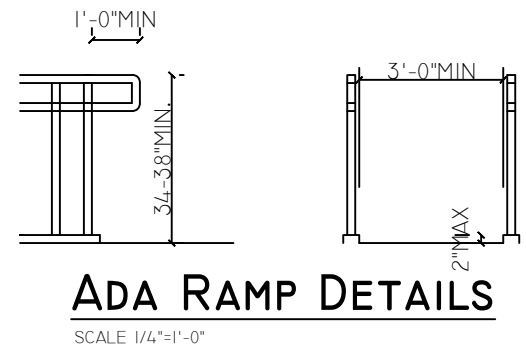
EXISTING _____
NEW _____



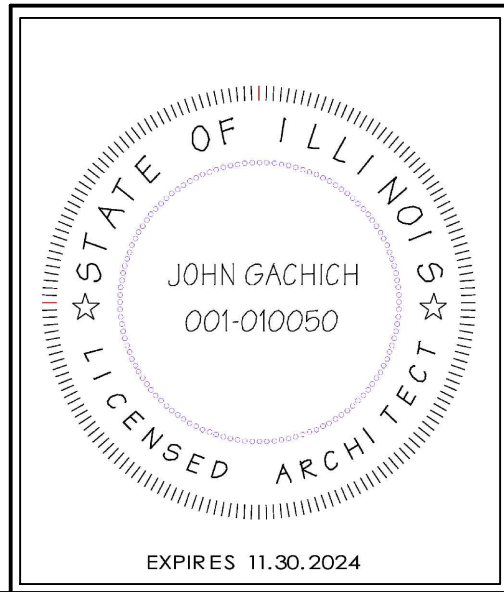
PROPOSED AESTHETIC CHANGES- REAR ELEVATION

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

EXISTING _____
NEW _____



ADA RAMP DETAILS

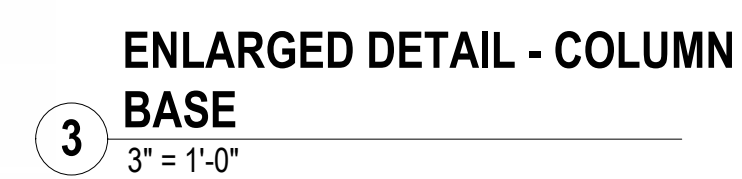
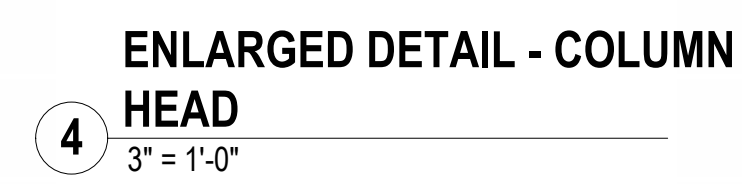
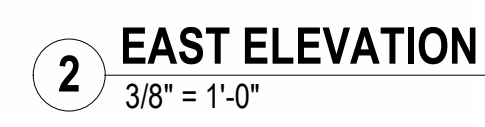


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PROJECT	
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INTERIOR REMODEL	
580 DUANE STREET	
GLEN ELLYN, ILLINOIS	

REV	DATE	BY
0	9/5/23	EMC
1	11/1/23	EMC
2	11/29/23	EMC

TOTAL SQUARE FOOTAGE	4695
SCALE:	1/4" = 1'-0" (UNLESS NOTED)
JOB NO.	99-86
SHEET NO.	A-9

OF 9



A1



A2



RADIUS DESIGN STUDIO PLLC

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EMAIL: RADIUSDESIGNSTUDIOILL@GMAIL.COM
DESIGN REGISTRATION #: 184.009005-0001

RENDERINGS

580 DUANE STREET
GLEN ELLYN, IL 60137

NOT FOR
CONSTRUCTION

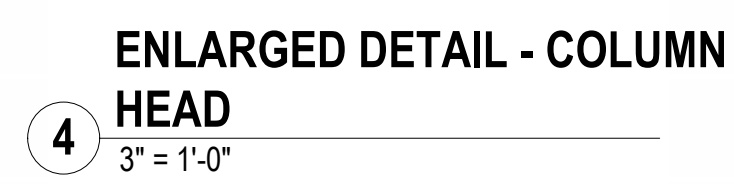
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Drawn by:	MATTHEW HAMAKER
Checked by:	MATTHEW HAMAKER
Project Number:	23-027

RENDERINGS

A3

THE DESIGN SHOWN ON THESE DRAWINGS IS INTENDED FOR THIS PROJECT ONLY. ANY USE OF THESE DRAWINGS FOR OTHER STRUCTURES IS EXPRESSLY FORBIDDEN WITHOUT WRITTEN CONSENT OF MATTHEW HAMAKER. MODIFICATIONS TO THESE DRAWINGS ARE THE SOLE RESPONSIBILITY OF THE USER. NO OTHER PARTY SHALL BE HELD RESPONSIBLE FOR ANY FURTHER RESPONSIBILITY FOR THIS DESIGN. THE FOLLOWING DESIGNS ARE PROPERTY OF MATTHEW HAMAKER. NO BUILDING DESIGNS SHALL NOT BE COPIED OR REPRODUCED WITHOUT WRITTEN PERMISSION OF MATTHEW HAMAKER.



A1



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RENDERINGS

580 DUANE STREET
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NOT FOR
CONSTRUCTION

[illegible]

Drawn by:	MH
Checked by:	MH
Project Number: 23-027	

ELEVATIONS

A2



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RENDERINGS

580 DUANE STREET
GLEN ELLYN, IL 60137

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[illegible]

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RENDERINGS

580 DUANE STREET
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NOT FOR
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[illegible]

Drawn by: MH

Checked by: MH

Project Number: 23-027

ELEVATIONS

A2



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RENDERINGS

580 DUANE STREET
GLEN ELLYN, IL 60137

NOT FOR
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No.	Description	Date

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Checked by:	MATTHEW HAMAKER
Project Number:	23-027

RENDERINGS

A3

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RENDERINGS

580 DUANE STREET
GLEN ELLYN, IL 60137

NOT FOR
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[illegible]

Drawn by: MH

Checked by: MH

Project Number: 23-027

ELEVATIONS

A2



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RENDERINGS

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GLEN ELLYN, IL 60137

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Project Number:	23-027

RENDERINGS

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580 Duane St. Original Appearance - Front



580 Duane St. Original Appearance - Back



580 Duane St. Original Appearance - Side



580 Duane St. Current Appearance - Side



580 Duane St. Current Appearance - Front



STAFF REPORT

TO: Glen Ellyn Architectural Appearance Commission

FROM: Anabel Pederson, Associate Planner

FOR: October 9, 2024 Public Meeting

SUBJECT: 580 Duane St – Exterior Appearance Approval

PETITIONER: The petitioner is Katty Hope of McCann Properties Inc.

**PROJECT
SUMMARY:**

The applicant is proposing an alteration to the exterior appearance of the property located at 580 Duane Street. The project originally included the painting of the exterior brick white, wrapping the existing exterior columns in cedar, painting the shutters black, the removal of decorative trim, and replacing the front door to be full glass material. The original proposed design was chosen to enhance the current architecture of the building and “make it more attractive to pedestrians”. Since then, the Commission has requested the applicant submit two concept designs, as described in the below Design section.

Additional information about the project and requests is provided below:

1. Building: The building is located downtown in the C5B Commercial Zoning District. It occupies approximately 1,500 square feet of area and will be occupied upon completion by Keller Williams Realty for office use. The developer has been improving the interior of the building under an approved interior building permit. The building is currently composed of red brick with black tinted windows, a black aluminum door, and stripped columns in the front.
2. Design: At this time, the white peaked trim above the door has been removed, the shutters have been removed to be painted, the black tinted windows have been installed, the black aluminum door has been installed, and the columns have been stripped. The requested updated design concepts to be brought before the Commission are below:

Concept A (Classical):

- White ionic columns in the same style as the neoclassical originals
- Stone gray natural paint for brick color

Concept B (Modern):

- Cedar columns with more detailed ornamentation

- Proportional to the building's height
 - Soft white paint for brick color
3. Additional Information: The property owners originally applied for an interior commercial work permit only in September of 2023 and the permit was approved in December of 2023 with the only exterior changes being like-for-like window replacements and painting of the brick. At this time, a building review was completed but not a planning review. On May 14, 2024, Staff received an application for a parking lot renovation. The review was rejected on June 4, 2024 and the proposed work requires a variation for proposed parking space width. The variation application is currently in review pending resubmittal of materials. The applicant will also be seeking a sign variation for a second illuminated wall sign following the rejection of a sign permit application on August 20, 2024.

On July 8, 2024 Village Staff became aware that exterior work to the building was being performed outside of the scope of their previously approved interior commercial alterations permit. The unapproved work includes the removal of the shutters and the decorative trim around the front and side doors. Staff alerted the property owner that the exterior work was not in the previously approved interior commercial alterations permit and should therefore be suspended until the proposed exterior modifications are approved by the Architectural Appearance Commission and the Village Board of Trustees and an approved permit is issued.

The property owners submitted for an Exterior Appearance Review on July 10, 2024. On August 6, 2024 Village Staff discovered the removal of the exterior column material. Staff contacted the property owner and reiterated the exterior approval process. The Village issued an exterior stop work order on August 6, 2024. On August 19, 2024 Staff noted the front door of the property had been replaced.

On September 11, 2024 the applicant appeared before the Architectural Appearance Commission. The Commission passed a motion to recommend the approval of an ADA ramp on the exterior of the building, but requested the applicant return to the October 9, 2024 meeting with further renderings and information for two possible design concepts as described above.

ARCHITECTURAL APPEARANCE GUIDELINES:

Village staff has excerpted the following sections of the Architectural Appearance Guidelines as they are relevant to the application request.

1.2 Brick and stone with natural and earth tone colors are preferred wall materials for their durability and quality.

Staff does not believe that the proposed changes conform to this guideline due to the painting of the brick white.

3.3.3 Windows and doors should be inset behind the plane of the wall, clearly defined by wood or masonry trim. The ground floor should emphasize window display area. Generally, shiny metal or obviously plastic window frames are inappropriate. Windows should be set into the face of the wall a sufficient distance to have a clear shadow line. Solid trim helps to define the openings and differentiate them from the surrounding wall surface. Trim adds a richness of detailing.

Staff does not believe that the proposed changes conform to this guideline due to the removal of the masonry trim.

3.4 Original building materials should not be covered, and new construction should use the same or similar materials as on the original building in terms of type, texture, and color.

Staff does not believe that the proposed changes conform to this guideline due to the covering of original brick with paint and the replacement of shutters and doors.

3.6 Painting or staining should be undertaken as part of an overall color styling scheme for a building. Original masonry wall surfaces should not be cleaned with abrasive methods such as sand blasting and should not be covered with paint or stain unless the building has no distinctive historic or architectural character.

Staff does not believe that the proposed changes conform to this guideline due to the painting of the brick.

AAC ACTION:

The Architectural Appearance Commission is being asked to consider the petitioner's request for exterior appearance and make a recommendation to the Village Board for approval, approval with conditions, or denial. In reviewing the request, the Commission should consider how the proposed exterior appearance conforms to the Appearance Review Guidelines. In reviewing the project, the AAC may wish to inquire about/encourage the petitioner to:

1. Utilize design elements to create an alteration that is in harmony with the surrounding buildings.
2. Consider the proposed alteration in the context of the larger downtown area.

3. Incorporate Architectural Appearance Guidelines into feedback and review comments.

In the event that the AAC chooses to make a positive recommendation, Staff would recommend the AAC consider the following conditions of approval:

1. The project shall be constructed in substantial conformance with the plans and drawings as submitted and the testimony presented at the
2. A building permit shall be required for the exterior alterations.

ATTACHMENTS:

1. Aerial Map
2. Zoning Map
3. Plat of Survey
4. Application for Exterior Appearance
5. Site Plans
6. Option A – Gray
7. Option A – White
8. Option B – Gray
9. Option B – White
10. Existing Condition Pictures