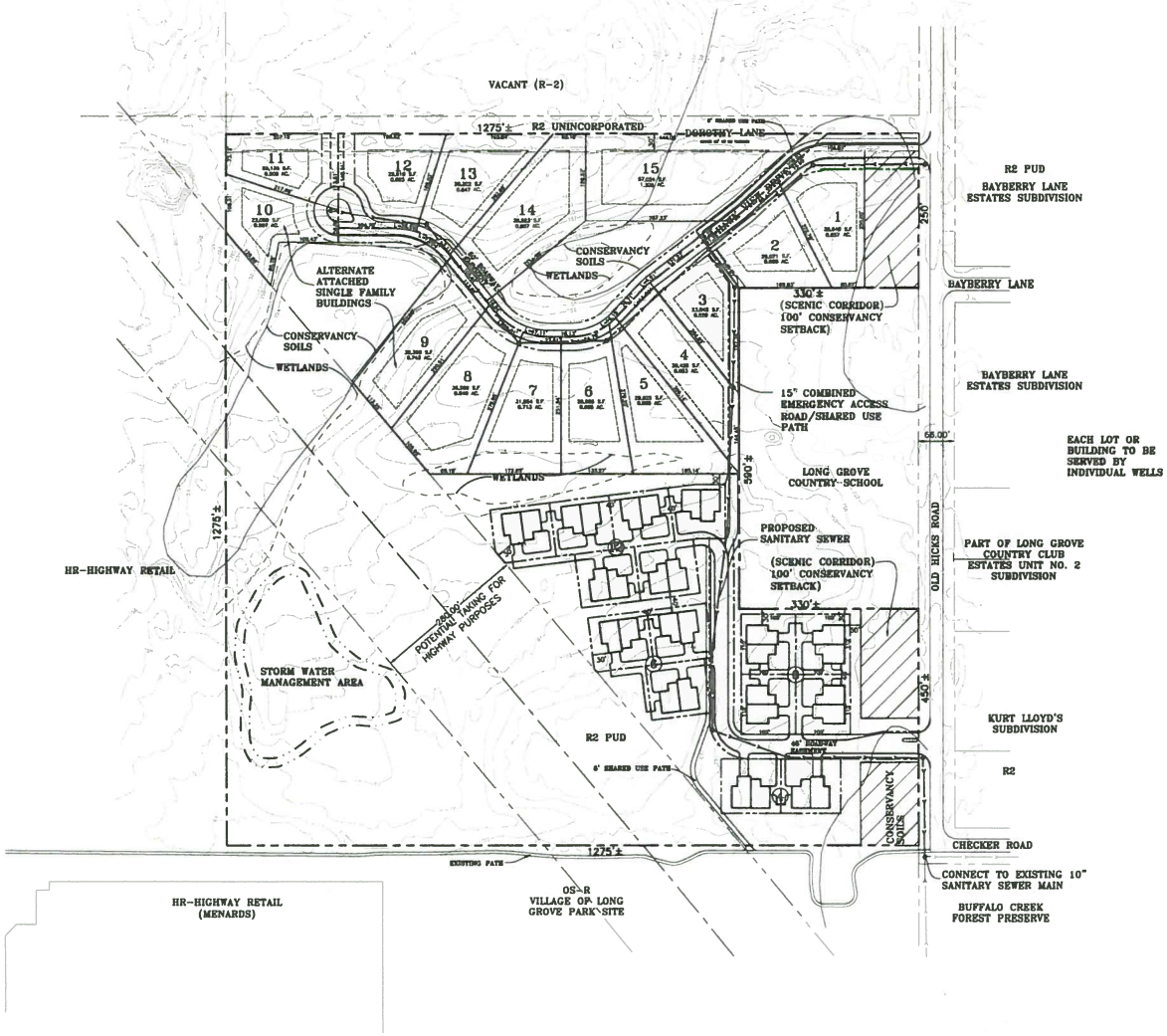
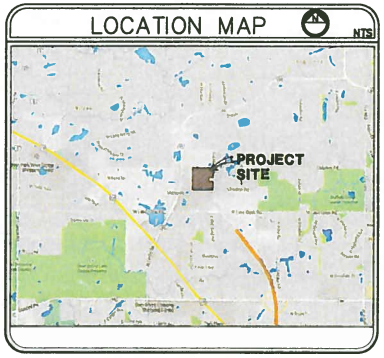
IVERSON PROPERTY

PRESENTED BY FIDELITY BUILDERS, INC





SITE DATA

GROSS LAND AREA:		34.4 AC.
OLD HICKS ROAD:	0.3 AC.	
FUTURE RTE 53:	7.7 AC.	
NET AREA:		26.4 AC.
SINGLE FAMILY DETACHED	15	
SINGLE FAMILY ATTACHED	30	
TOTAL DWELLING UNITS		45

SINGLE FAMILY RESIDENCE
MINIMUM LOT AREA: 22,089 SF
PROPOSED FRONT YARD SETBACK 25 FT.
PROPOSED SIDE YARD SETBACK 15 FT.
PROPOSED REAR YARD SETBACK 30 FT.

DUPLEX RESIDENCE
MINIMUM PROPOSED SETBACK TO PROPERTY LINE 30 FT.
MINIMUM PROPOSED SETBACK BETWEEN UNITS 40 FT.
TYPICAL UNIT FOOTPRINT AREA: 1,750 S.F.
TYPICAL UNIT LOT AREA: 5,500 S.F.

N

SCALE

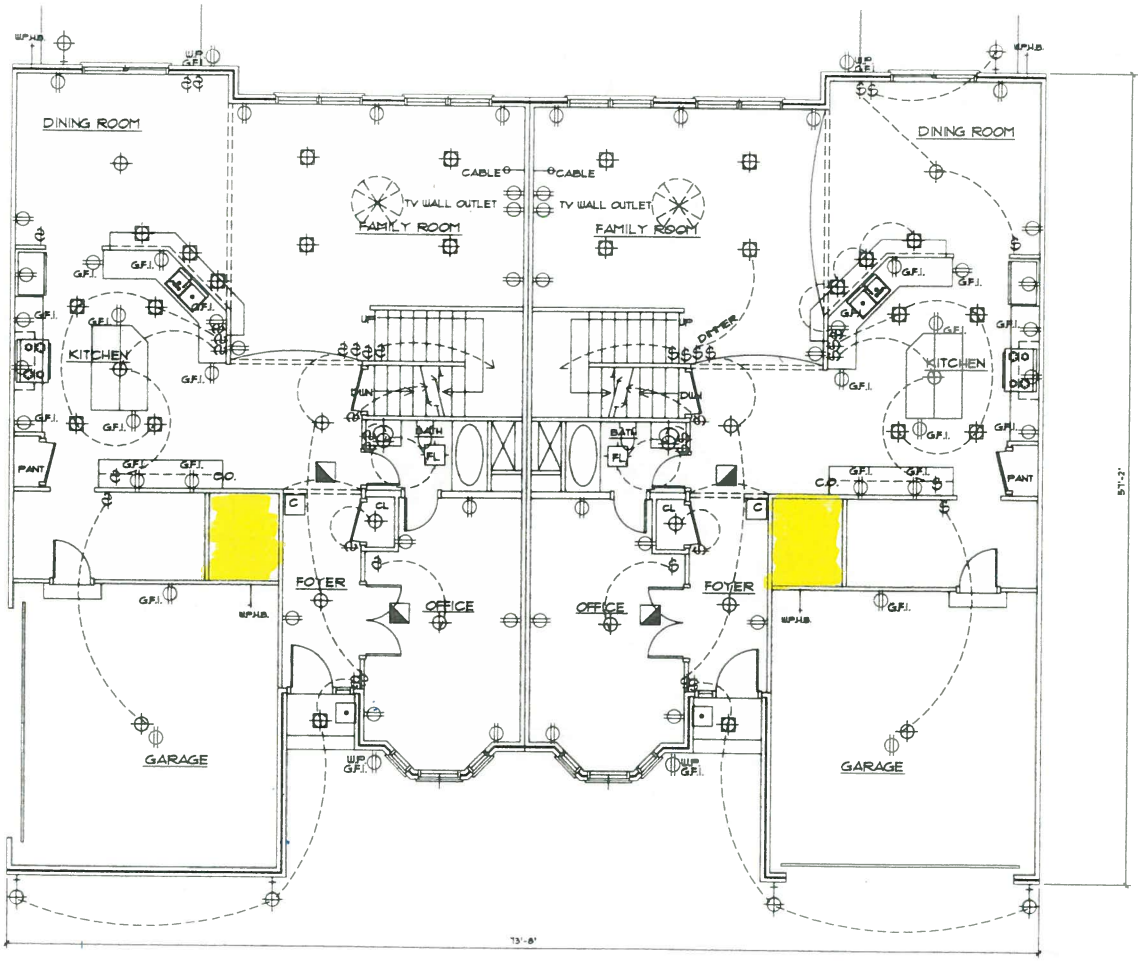
(IN FEET)
1 inch = 100 ft.

PROPOSED RESIDENTIAL DEVELOPMENT

IVERSON PROPERTY
LONG GROVE, ILLINOIS

IG #14604 03/09/15 02/02/15

IG CONSULTING, INC.
INFRACON GEOCON
CONSULTING CIVIL ENGINEERS & LAND SURVEYORS
300 MARCHAND DRIVE WHEELING, ILLINOIS 60090 PH. (847) 215-1133 FAX (847) 215-1177



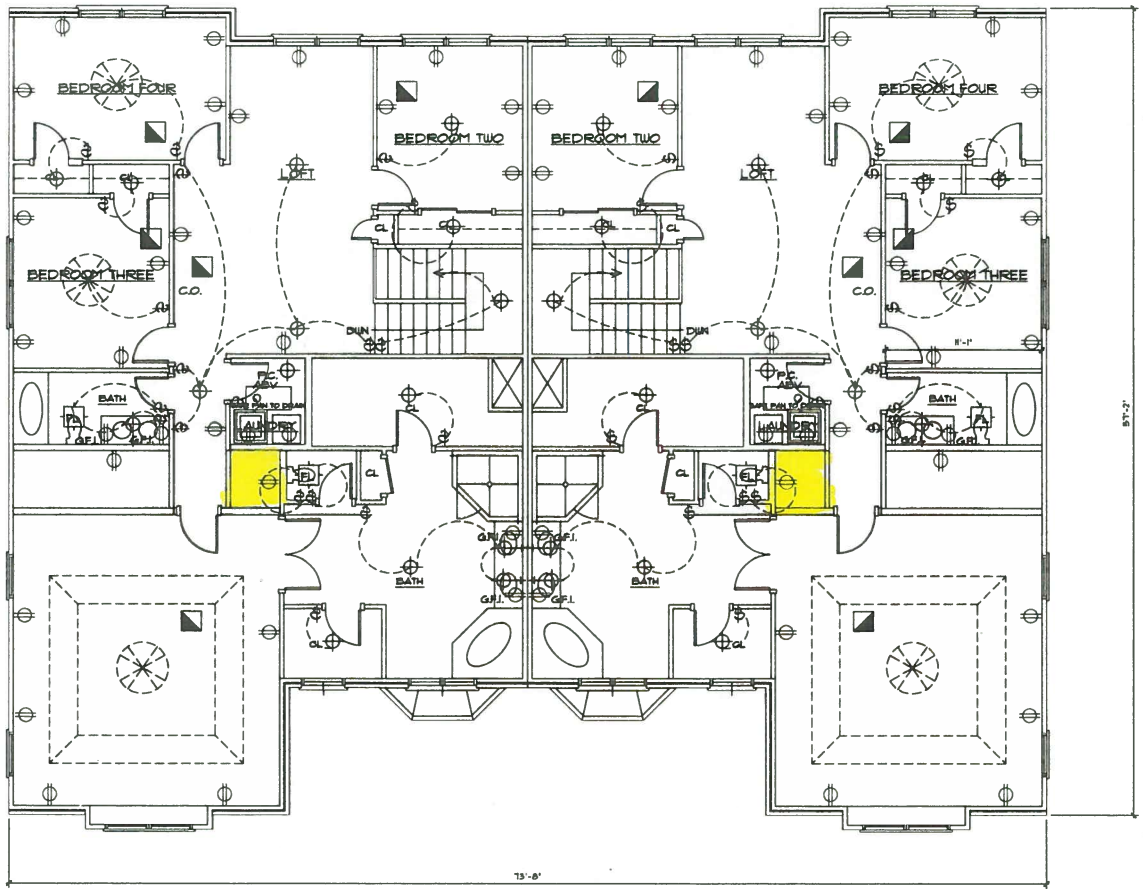
FIRST FLOOR ELECTRICAL PLAN

1/8" = 1'-0"

PSENKA ARCHITECTS Inc.

JOB NO.
DRAWN BY: PAP
CHECKED BY: PAP
APPROVED BY: PAP

SHEET NO.



SECOND FLOOR ELECTRICAL PLAN

1/8" = 1'-0"

ISSUE DATES:

DATE	REVISIONS

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PSENKA ARCHITECTS Inc.

JOB NO.

DRAWN BY: PAP

CHECKED BY: PAP

SHEET NO.

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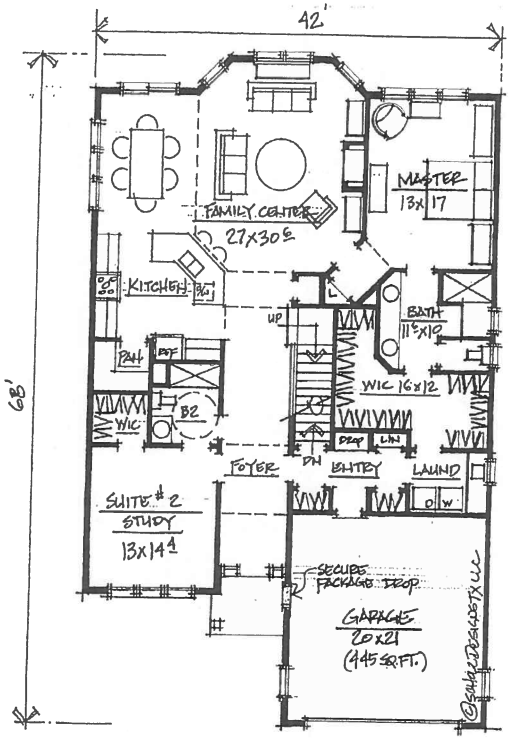
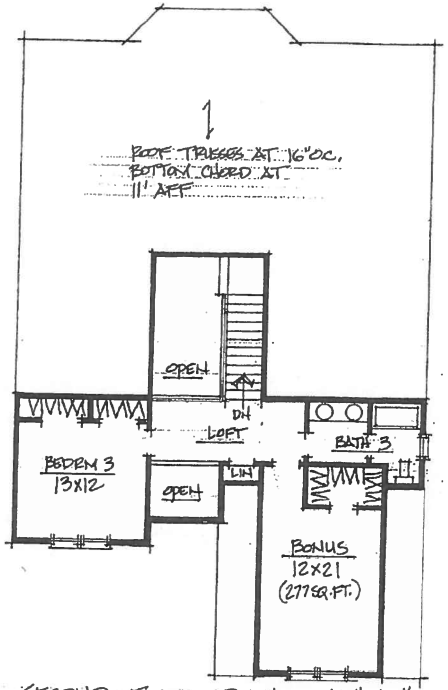


FIRST FLOOR PLAN 1/8"=1'-0"

OTB # 106163 12.16.14

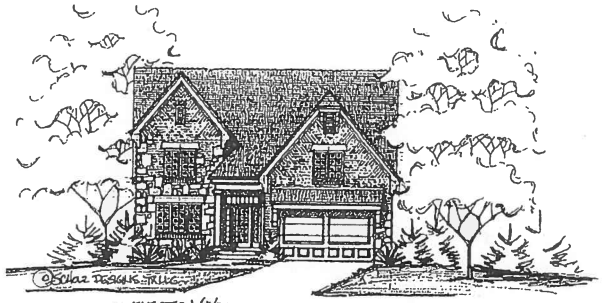
3 BEDS. 3 BATHS. HIGH CEILING
3 CAR OPTION

1ST FLOOR 2,018 SQ.FT.
2ND FLOOR 443 SQ.FT.
TOTAL 2,461 SQ.FT.

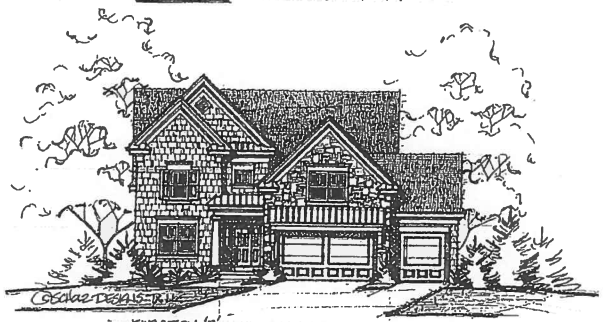


SECOND FLOOR PLAN 1/8"=1'-0"

OTB # 106163 2ND FLOOR 443 SQ.FT



ELEVATION 'A'



ELEVATION 'B'

ELEVATION 'C'

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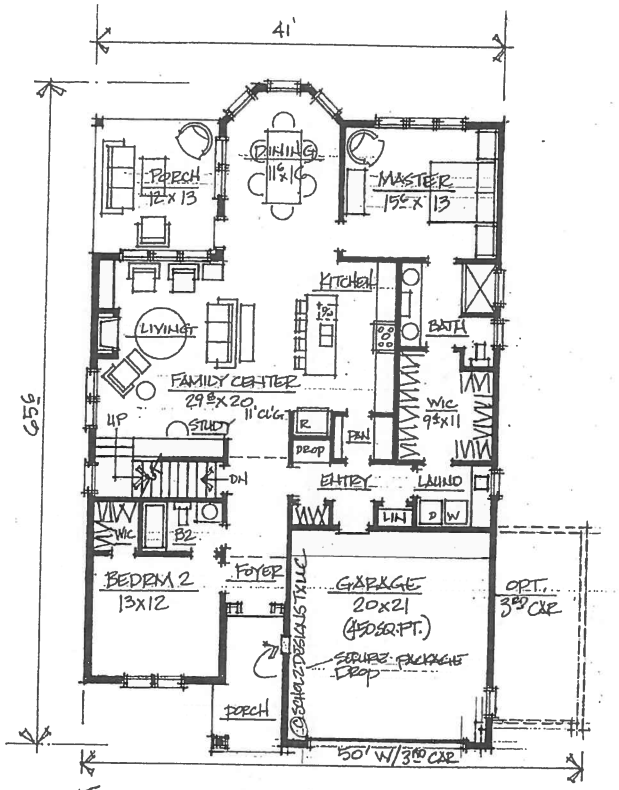
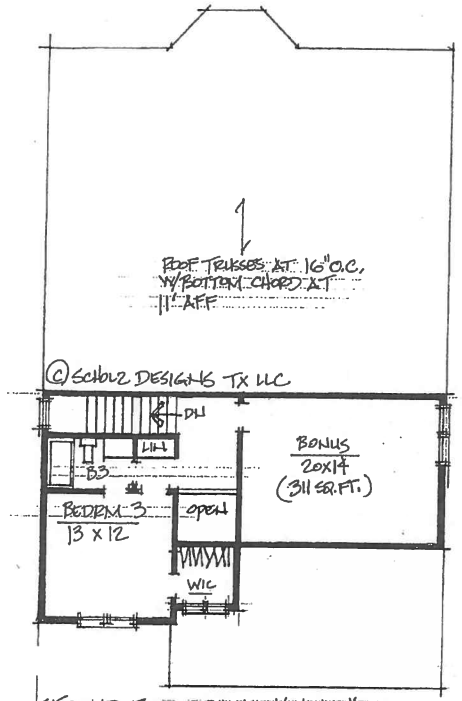


FIRST FLOOR PLAN 1/8"=1'-0"

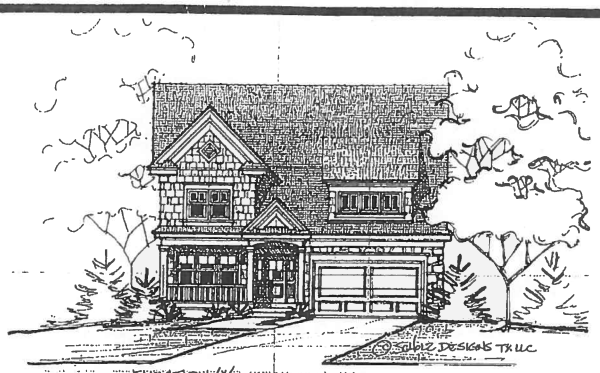
#106176 12.16.14 1ST FL. 1809 SQ.FT.
2ND FL. 368 SQ.FT.
TOTAL 2,177 SQ.FT.

3 SUITES (3 BATHS) + BONUS
3 CAR OPTION



SECOND FLOOR PLAN 1/8"=1'-0"

#06176



ELEVATION 'A'

ELEVATION 'B'

ELEVATION 'C'

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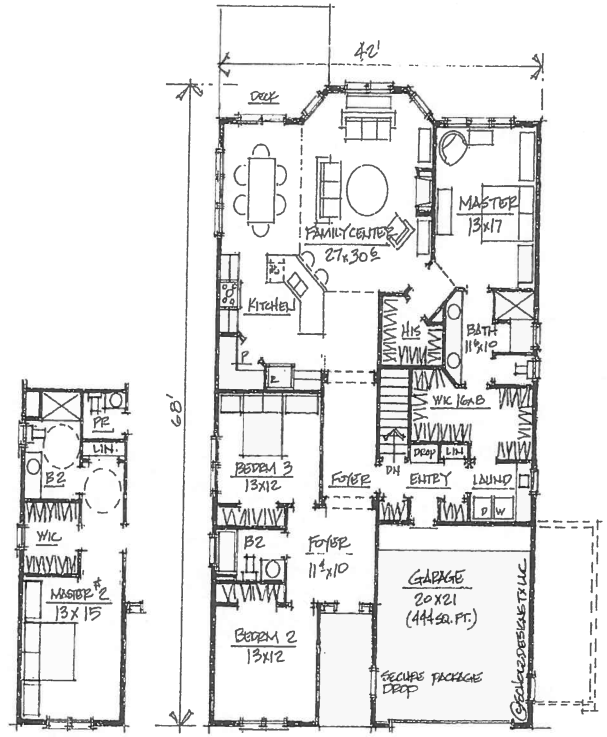


ALT. MASTER 2

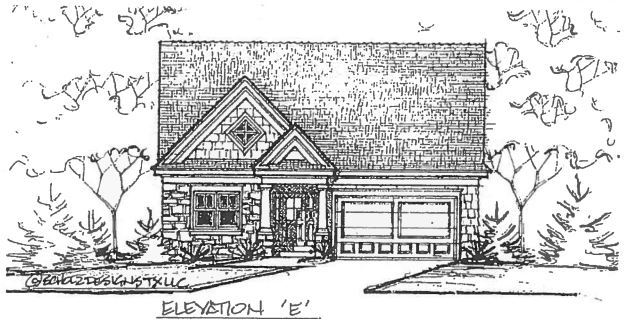
ACCESSIBLE · PLUS PR.

FLOOR PLAN 1/8"=1'-0"

OTB 106180

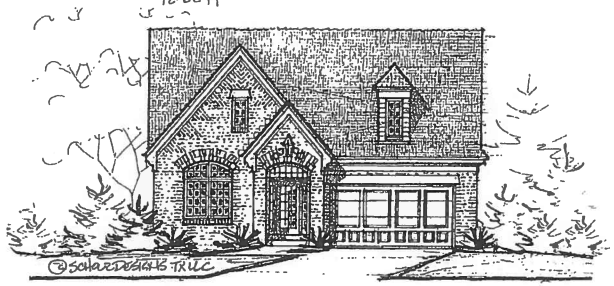
2,246 SQ. FT.

12·24·14



ELEVATION 'E'

12·22·14



ELEVATION 'C'

12·22·14

ELEVATION 'A'

12·22·14

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