

AURORA TOWNHOMES
2931 VILLAGE GREEN DRIVE
AURORA, ILLINOIS 60504

REGISTRATION NUMBER OF DESIGN FIRM
184.000219

GOVERNING CODES

- 2021 International Building Code (IBC)
- 2021 International Residential Code (IRC)
- 2021 International Mechanical Code (IMC)
- 2021 International Fuel Gas Code (IFGC)
- 2021 International Fire Code (IFC)
- 2021 International Existing Building Code (IEBC)
- 2018 International Energy Conservation Code (IECC)
- 2021 International Swimming Pool and Spa (ISPS)
- 2020 National Electrical Code (NEC)

ZONING ANALYSIS

1. ZONING	R5
2. USE GROUP	MULTI FAMILY - R2
3. CONSTRUCTION TYPE	5B
4. LOT AREA	35,450.28 sqft
5. TOTAL BUILDING AREA	16,265.49 sqft
6 UNITS	
SINGLE UNIT AREA	2710.92 sqft
6. LANDSCAPING AREA	19,964.27 sqft
7. CONC. WALKS	1221.72 sqft
8. DRIVEWAY & REAR STOOPS	6,295.18 sqft
9. SIDE STREET	2,541.28 sqft



PROPOSED NORTH (FRONT) ELEVATION
SCALE: 1/8" = 1'-0"



SITE PLAN
SCALE: 1" = 20'-0"

LEGEND SHEET	
T-1.0	COVER SHEET/SITE PLAN
T-2.0	SPECIFICATIONS
T-2.1	SPECIFICATIONS
L-1	LANDSCAPE PLAN FOR 2931 VILLAGE GREEN DRIVE 2
L-2	LANDSCAPING DETAILS AND NOTES
A-1.0	1st & 2nd FLOOR TYP. UNIT PLANS
A-1.1	3rd FLOOR AND ROOF PLANS
A-1.2	WALL ASSEMBLIES
A-2.0	ELEVATIONS
A-2.1	COLOR ELEVATIONS 2
A-3.0	BUILDING SECTIONS
A-4.0	DOORS & WINDOWS SCHEDULES
E-1.0	ELECTRICAL PLANS
E-1.1	ELECTRICAL NOTES
M-1.0	MECHANICAL PLANS
M-1.1	MECHANICAL NOTES
P-1.0	1st AND 2nd FLR PLUMBING PLANS
P-1.1	3RD FLR PLUMBING PLAN, DIAGRAMS AND NOTES
S-0.0	STRUCTURAL NOTES
S-1.0	FOUNDATION PLAN
S-1.1	STRUCTURAL PLANS
S-1.2	STRUCTURAL PLANS
S-1.3	SHEAR WALLS
S-1.4	STRUCTURAL DETAILS
S-1.5	STRUCTURAL DETAILS
NOTE: ALL WINDOWS & DOOR ARE BY: - RESIDENTIAL: PELLA ARCHITECTURE	

ANTONIO FANIZZA ASSOC. LTD
ARCHITECTS
2363 LECHEMER LANE
DES PLAINES, ILLINOIS 60016
TEL: (847) 823-5664 FAX: (847) 823-1664
EMAIL: ANTONIO.FANIZZA@CFM281.NET

© 2023 ANTONIO FANIZZA ASSOC. LTD
THESE DRAWINGS AND SPECIFICATIONS ARE
PROPERTY OF ANTONIO FANIZZA ASSOC.
LTD. AND ARE PREPARED FOR USE ON THIS
SPECIFIC SITE AND FOR A SPECIFIC DATE
AND SHALL NOT BE COPIED, OR REPRO-
DUCED IN ANY FORM OR BY ANY MEANS,
WITHOUT WRITTEN AUTHORIZATION.
UNAUTHORIZED USE IS NOT ALLOWED. IT IS
FURTHER ADVISED PRIOR TO DRAWINGS
USE ALL FEES HAVE BEEN PAID IN FULL.
FAILURE TO DO SO THE USER WILL BE
RESPONSIBLE FOR ALL COURT COST AND
LEGAL FEES.

I HEREBY CERTIFY THAT THIS PLAN AND
SPECIFICATION WAS PREPARED BY ME
OR UNDER MY DIRECT SUPERVISION, AND
THAT I AM A DULY REGISTERED ARCHITECT
UNDER THE LAWS OF THE STATE OF ILLINOIS
AND THE CITY OF AURORA.
CODES AND ORDINANCE THEY ARE IN
COMPLIANCE WITH ALL APPLICABLE CODES
INCLUDING THE ENVIRONMENTAL BARRIERS
ACT (410-ILCS) AND THE ILLINOIS
ACCESSIBILITY CODE (ILLINACODE400)
AS SIGNED BY: MY HAND AND SEAL.

NO.	REVISION
1.	PER CITY COMMENTS 12.08.2022
2.	PER CITY COMMENTS 04.06.2023

CERTIFICATION AND SEAL
APRIL 06 2023
DATE
STATE OF ILLINOIS
ANTONIO FANIZZA
001-011807
LICENSED ARCHITECT
EXPIRES 11-30-2024
SIGNATURE

DRAWING NAME:
COVER SHEET/SITE PLAN
PROJECT NAME:
TOWNHOMES
2931 VILLAGE GREEN DR
AURORA, ILLINOIS

released
to const.
job no. 2229
scale AS SHOWN
date 11.01.2022
drawn by ID
checked by AF
sheet

T-1.0

© 2023 ANTONIO FANIZZA ASSOC. LTD. THESE DRAWINGS AND SPECIFICATIONS ARE PROPERTY OF ANTONIO FANIZZA ASSOC. LTD. AND ARE NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT WRITTEN AUTHORIZATION. UNAUTHORIZED USE IS NOT ALLOWED. IT IS FURTHER ADVISED PRIOR TO DRAWINGS USE, ALL FEES HAVE BEEN PAID IN FULL. FAILURE TO DO SO, THE USER WILL BE RESPONSIBLE FOR ALL COURT COST AND LEGAL FEES.

I HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF ILLINOIS AND THE CITY OF AURORA. CODES AND ORDINANCES THEY ARE IN COMPLIANCE WITH ALL APPLICABLE CODES INCLUDING THE ENVIRONMENTAL BARBERS ACT (40B-105) AND THE ILLINOIS ACCESSIBILITY CODE (ILLINAC) CODE 4000 AS SIGNED BY: MY HAND AND SEAL.

NO.	REVISION
1.	PER CITY COMMENTS 12.08.2022
2.	PER CITY COMMENTS 04.06.2023

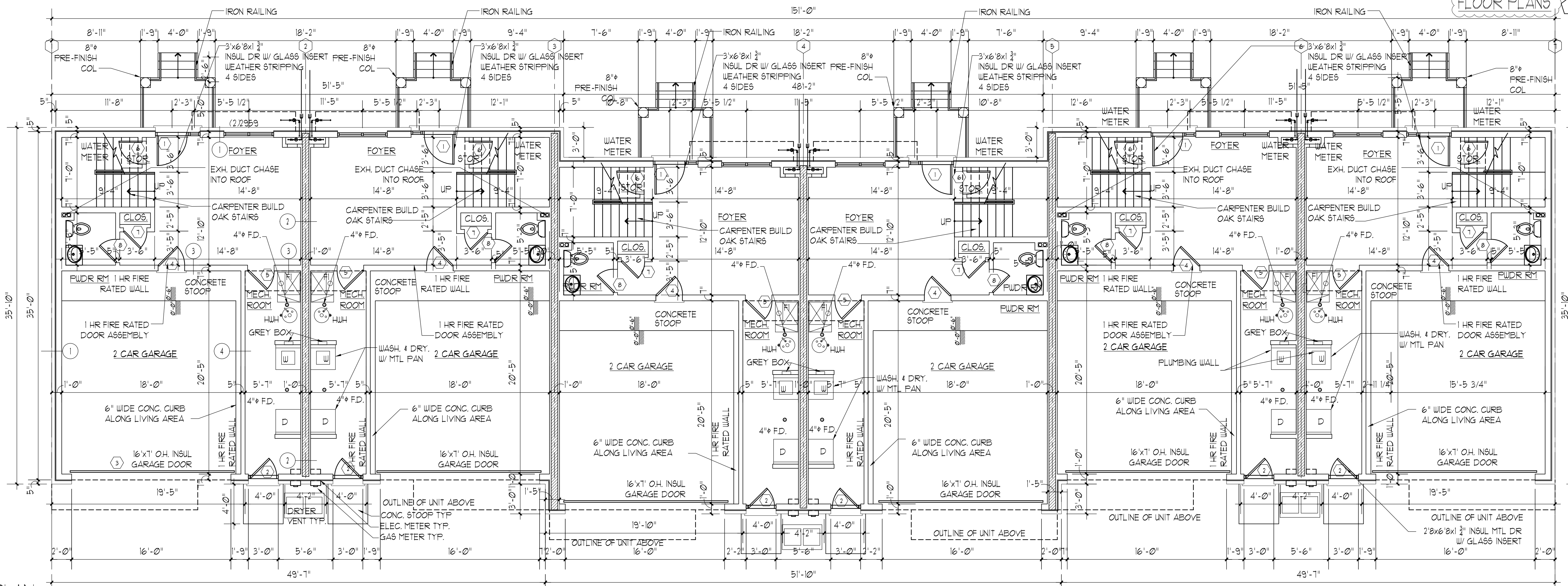
CERTIFICATION AND SEAL
APRIL 06 2023
DATE

STATE OF ILLINOIS
ANTONIO FANIZZA
001-011807
LICENSED ARCHITECT
EXPIRES 11-30-2024
SIGNATURE

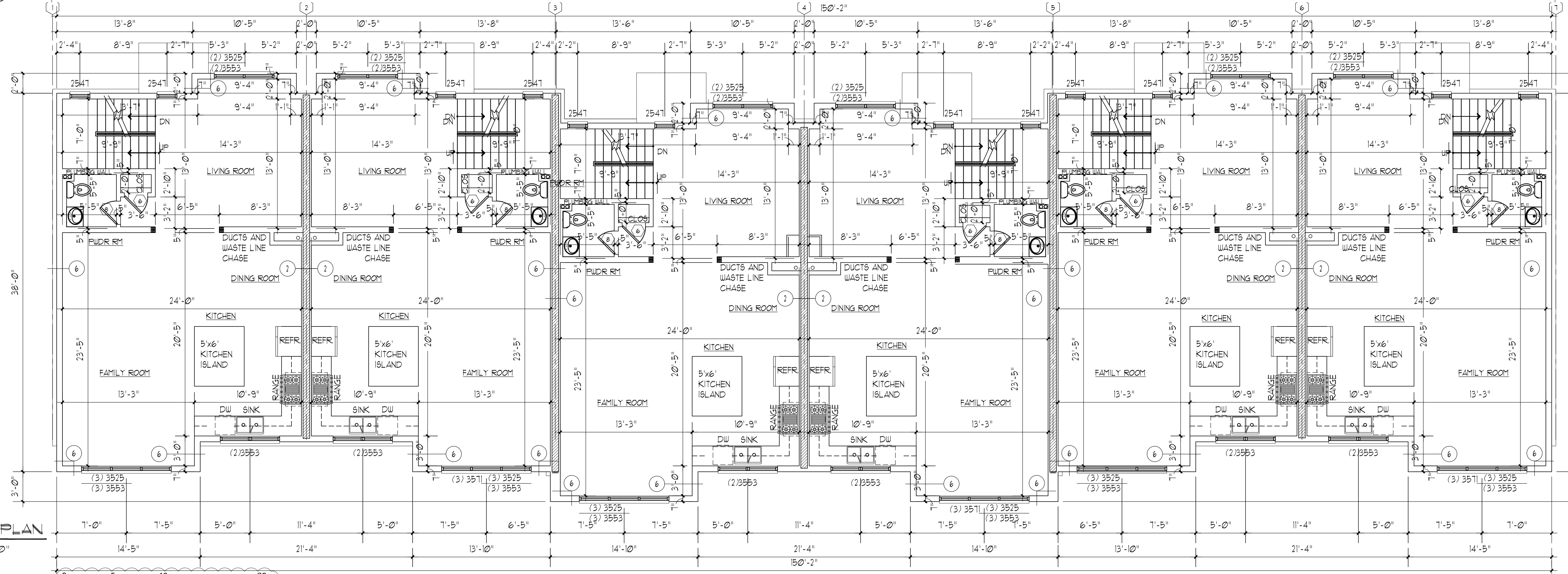
DRAWING NAME:
1st & 2nd FLOOR TYP. UNIT PLANS
PROJECT NAME:
TOWNHOMES
2331 VILLAGE GREEN DR
AURORA, ILLINOIS

released to const.
job no. 2229
scale AS SHOWN
date 11.02.2022
drawn by ID
checked by AF
sheet

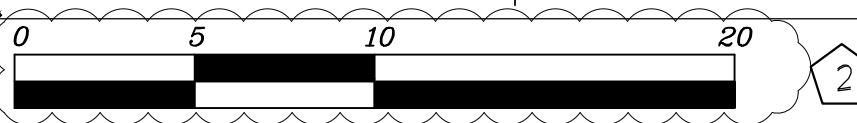
A-1.0



1st FLOOR PLAN
SCALE: 3/16" = 1'-0"



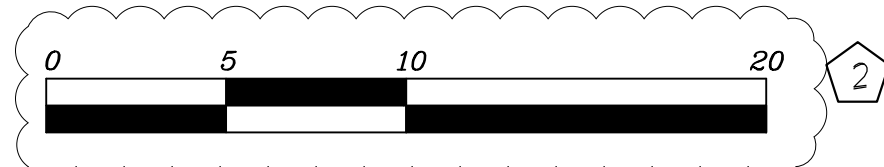
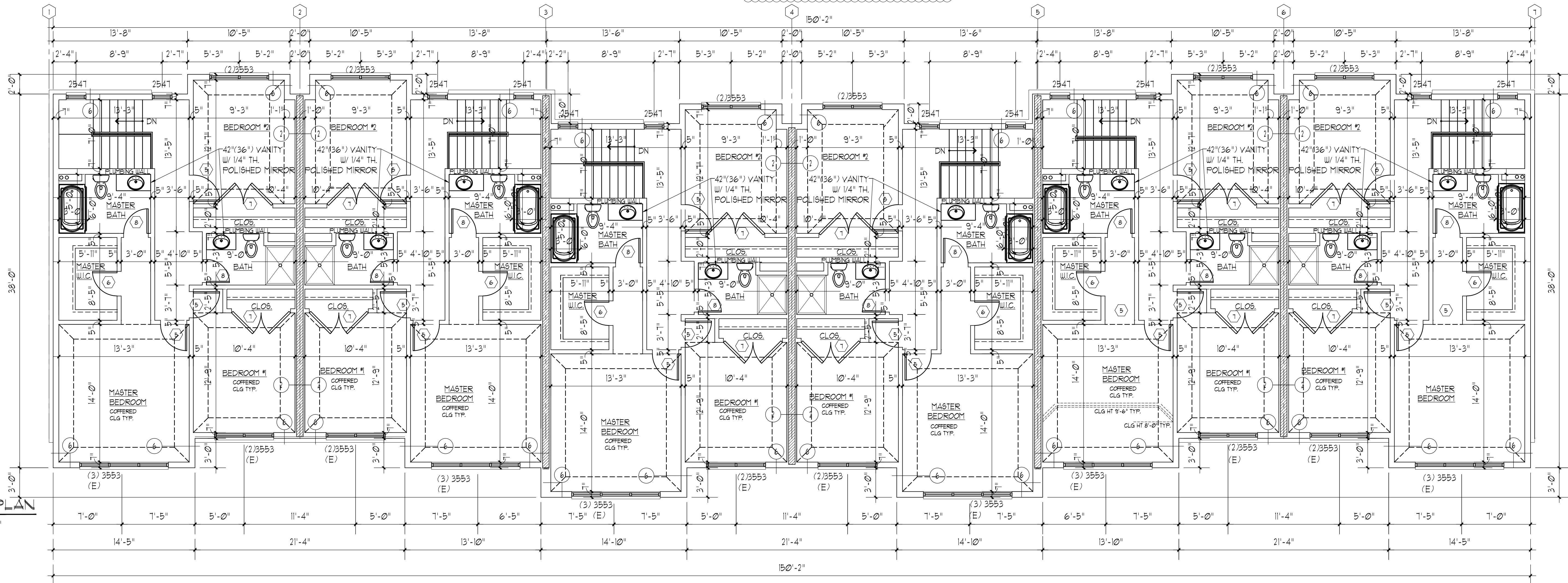
2nd FLOOR PLAN
SCALE: 3/16" = 1'-0"



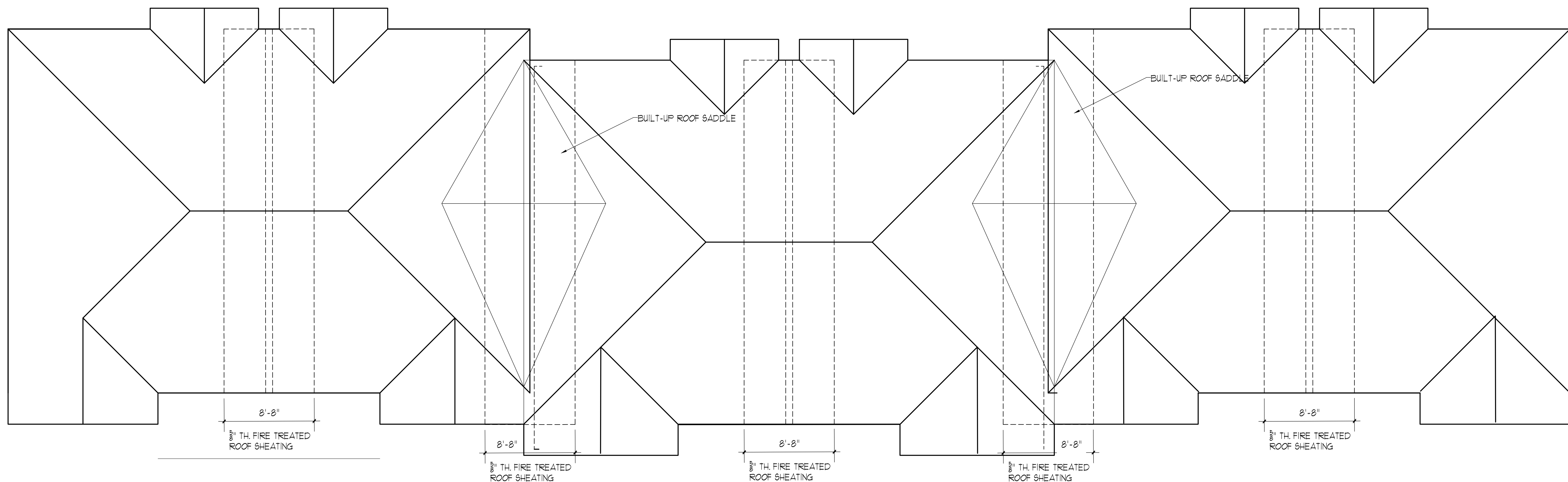
FOR FOUNDATION CONSTRUCTION PLANS AND STRUCTURAL PLANS SEE S-1.0

FLOOR PLANS

3rd FLOOR PLAN
SCALE: 3/16" = 1'-0"



ROOF PLAN
SCALE: 3/16" = 1'-0"



ANTONIO FANIZZA ASSOC. LTD
ARCHITECTS
2363 LECNER LANE
DES PLAINES, ILLINOIS 60018
TEL: (847) 823-5664 FAX: (847) 823-1664
EMAIL: ANTONIO.FANIZZA@COMPASS1.COM

© 2023 ANTONIO FANIZZA ASSOC. LTD. THESE DRAWINGS AND SPECIFICATIONS ARE PROPERTY OF ANTONIO FANIZZA ASSOC. LTD. AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT WRITTEN PERMISSION. UNAUTHORIZED USE IS NOT ALLOWED. IT IS THE USER'S RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR ALL COSTS AND FEES ASSOCIATED WITH THE USE OF THESE DRAWINGS.

I HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF ILLINOIS AND THE CITY OF AURORA. CODES AND ORDINANCES THEY ARE IN COMPLIANCE WITH ALL APPLICABLE CODES INCLUDING THE ENVIRONMENTAL BARBERS ACT (40-140-ILCS) AND THE ILLINOIS ACCESSIBILITY CODE (ILLINACODE400) AS SIGNED BY MY HAND AND SEAL.

NO.	REVISION
1.	PER CITY COMMENTS 12.08.2022
2.	PER CITY COMMENTS 04.06.2023

CERTIFICATION AND SEAL

APRIL 06 2023
DATE



EXPIRES 11-30-2024

SIGNATURE

DRAWING NAME:
3rd FLOOR AND ROOF PLAN
PROJECT NAME:
TOWNHOMES
2331 VILLAGE GREEN DR
AURORA, ILLINOIS

released to const.
job no. 2229
scale AS SHOWN
date 11.01.2022
drawn by ID
checked by AF
sheet

A-1.1