#PLN-2022-66
95 E. Crystal Lake Ave – Final PUD
Project Review for Planning and Zoning Commission

Meeting Date:	May 18, 2022
Request:	Final Planned Unit Development review for a 99-unit multi-family residential development.
Location:	95 E. Crystal Lake Ave
Acreage:	Approximately 4.8 acres
Zoning:	B-4 – Mixed-Use Business
Surrounding Properties:	North: B-4 – Mixed-Use Business South: R-3B PUD – Multi-Family Residential PUD East: M – Manufacturing West: M-L & R-3A – Manufacturing Limited & Two-Family Residential
Staff Contact:	Kathryn Cowlin (815.356.3798)

Background:

- The site is the former Hines Lumber property.
- The site received Preliminary Planned Unit Development (PUD) approval on January 4, 2022 for the proposed 99-unit multi-family residential project.

Development Analysis:

LAND USE/ZONING

- The site is currently zoned B-4 Mixed-Use Business. Residential developments are permitted in this zoning district with a PUD approval.
- The petitioner was granted variations from the rear yard setback, height restriction, interior parking lot landscaping requirements, signage allowance and growth management requirement in conjunction with the Preliminary PUD approval.

GENERAL

- The project is consistent with the Preliminary PUD approval and includes two residential housing types. A 48-unit apartment building and 51 townhome rental units.

- The apartment building would include studio, one and two-bedroom units. There is 1,200 square feet of amenity space included within the building for the residents. The amenity space would be located on the first floor of the building at the corner of the intersection to mimic first floor commercial retail space.
- The townhome units would be a mix of two and three-bedroom units and include a two-car garage for each unit.
- There are a total of ten buildings, one apartment style building and nine townhome style buildings.

TRAFFIC IMPACT STUDY

- The development traffic was incorporated into the intersection design and built to accommodate development at the subject property.
- A traffic impact study was conducted by CivilTech for the proposed project. The following improvements and recommendations have been incorporated into the plans:
    - At the north site access driveway, a "Do Not Block Driveway" sign is recommended for eastbound traffic along Crystal Lake Avenue to reduce the chances that access to and from the site will be hindered by eastbound queues on Crystal Lake Avenue.
    - Restripe the eastbound left turn lane on Crystal Lake Avenue to accommodate a bi-directional turn lane, see image below.





- The right-in/right-out access drive on Main Street will operate satisfactorily.

LANDSCAPE PLAN/PLACEMAKING

- The proposed landscape plan has been enhanced to reflect the conditions of approval from the Preliminary PUD.
- The existing tree along Main Street will be protected during construction in an effort to save and maintain the tree as requested by a member of the public during the Preliminary PUD review.
- Landscaping is provided along the boundaries of the property. In order to further enhance the plan, curved beds and landscaping along Main Street were added.
- The proposed project includes private green spaces for the residents to gather. These spaces have been enhanced to have a cohesive paver plaza area with seating. The green space is accessible to all residents with the placement of sidewalks throughout the site.
- A stamped asphalt will be used to at the internal driveway intersection to add to the sense of place and break-up the asphalt drive.
- Near the corner of Crystal Lake Avenue and Main Street, a Downtown Crystal Lake Directory/kiosk and landscape planters are proposed within the right-of-way. These features are an extension of the Downtown streetscape.
- The raised landscape planter at the corner of Crystal Lake Avenue and Main Street on private property is accented with two sculptural cranes. The petitioners are proposing the sculpture as a way to further enhance the view corridor of the intersection.
- The landscape plan notes that the petitioners will work with the City to identify existing trees that could be preserved in the dog park area.

ELEVATIONS

- During the Preliminary PUD review, there was a discussion at the Planning & Zoning Commission and City Council regarding the architectural style. At the City Council meeting, the petitioners presented three color scheme options. The City Council was in favor of the original scheme that was presented to the Planning & Zoning Commission.
- The building materials include brick and fiber cement siding, which are materials found in other Downtown developments.
- The Final PUD plans reflect all of the conditions of approval from the Preliminary PUD approval:
    - Utilized the enhanced side elevation for Building B.
    - Increased the depth of the townhome front porches one additional foot.
    - Added brick to the base of the porch columns for the townhomes facing Main Street.

- Added brackets under the eaves at the corners of the apartment building.
- Added a parapet to the eastern elevation of the apartment building.

LIGHTING

- A photometric plan was submitted and will be refined to comply with the UDO requirements for site lighting at the property lines.
- It is recommended that the fixtures be black to complement the Downtown area fixtures.

Findings of Fact:

FINAL PLANNED UNIT DEVELOPMENT

The petitioner is requesting approval of a Final Planned Unit Development for a 99-unit multi-family residential development. The Final Planned Unit Development must be reviewed against the approved Preliminary PUD conditions. The Final PUD is in substantial compliance with the approved Preliminary PUD.

Comprehensive Land Use Plan 2030 Vision Summary Review:

The Comprehensive Plan designates the subject property as Urban Residential, which allows for existing and future single-family residential uses. The following goal is applicable to this request:

Land Use - Residential

Goal: Encourage a diversity of high quality housing in appropriate locations throughout the city that supports a variety of lifestyles and invigorates community character.

This can be accomplished with the following supporting action:

Supporting Action: Preserve and enhance the character and livability of existing residential area with architectural and development guidelines. Promote safe, clean and well-maintained housing by encouraging regular repair and maintenance of housing.

Recommended Conditions:

If a motion to recommend approval of the petitioner's request is made, the following conditions are recommended:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Hamilton Partners, dated 05/05/2022)
   B. Plat of Survey (Terra Technology Land Surveying, Inc., dated 06/15/2021)
   C. Final Site Plan (BSB Design, dated 05/03/2022)
   D. Final Engineering Plan (RWG Engineering LLC, dated 03/11/2022)
   E. Sight Line Exhibit (BSB Design, dated 05/04/2022)
   F. Final Stormwater Management Report (RWG Engineering LLC, dated 03/17/2022)
   G. Final Sign Plan (Olympik Signs, dated 05/11/2022)
   H. Final Landscape Plan (Dickson Design Studio, dated 05/04/2022)

I. Colored Renderings (BSB Design, dated 03/17/2022)
J. Architectural Plan Set (BSB Design, dated 03/10/2022)
K. Traffic Study (CivilTech, dated 09/30/2021)

2. Site Plan/Landscape Plan:
   A. Add a parking lot landscape island tree to each island near Building C.

3. Engineering Plan:
   A. Work with staff to finalize easement locations for municipal utilities and resolve any conflicts between easements and landscaping.
   B. Work with staff on final water and sanitary sewer utility locations.
   C. At the north site access driveway, a "Do Not Block Driveway" sign is recommended for eastbound traffic along Crystal Lake Avenue to reduce the chances that access to and from the site will be hindered by eastbound queues on Crystal Lake Avenue.
   D. Restripe the eastbound left turn lane on Crystal Lake Avenue to a bi-directional turn lane.

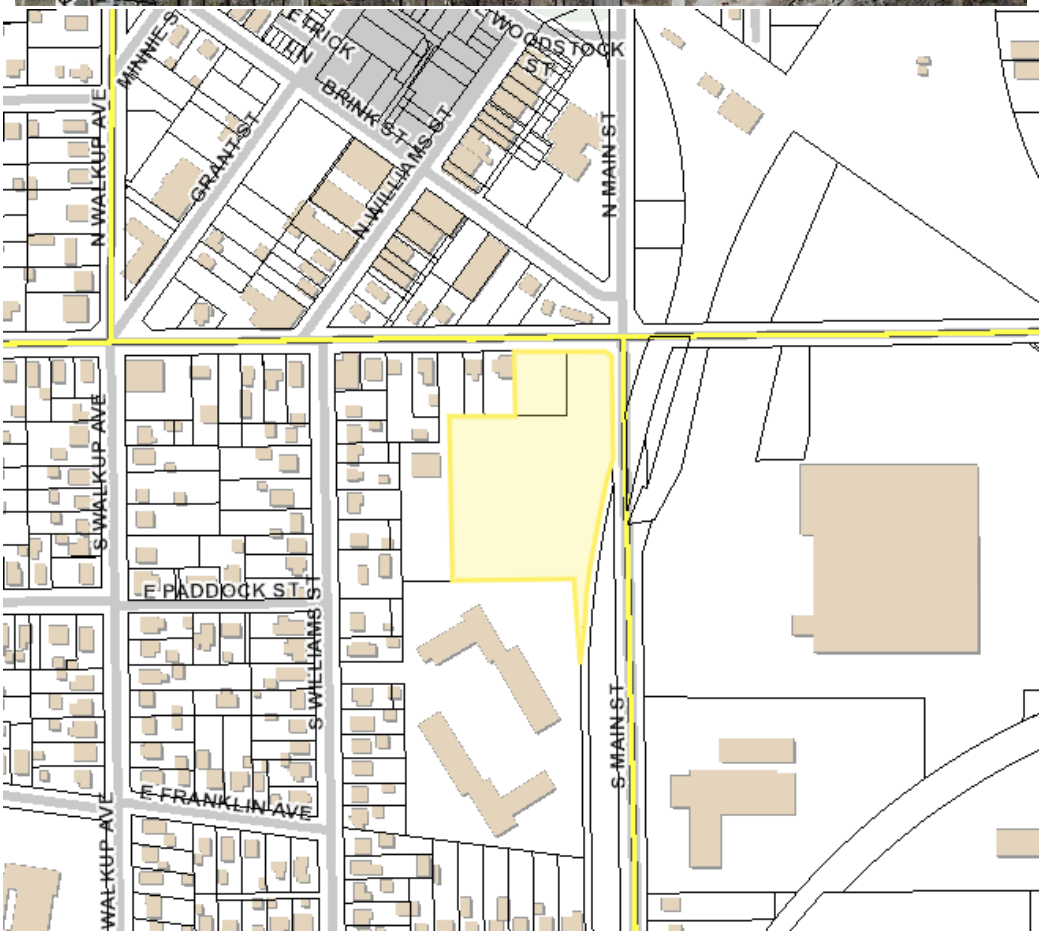
4. Lighting/Photometric Plan:
   A. Utilize black colored parking lot light poles/fixtures to blend in with the Downtown Crystal Lake aesthetic.
   B. Utilize a decorative fixture for the wall mounted lighting.
   C. Light levels at the property lines must comply with the UDO standards outlined in Article 4-800.

5. All signs for the property must comply with the Preliminary PUD approval.

6. The petitioner shall address all of the review comments and requirements of the Community Development, Public Works, and Fire Rescue Departments, as well as the City's Stormwater Consultant, Christopher B. Burke Engineering.

PIQ MAP – 95 E. CRYSTAL LAKE AVE – FINAL PUD





City of Crystal Lake
Development Application

Office Use Only
File # _____

Project Title: _____

Action Requested

- ___ **Annexation**
- ___ **Comprehensive Plan Amendment**
- ___ **Conceptual PUD Review**
- ✓ **Final PUD**
- ___ **Final PUD Amendment**
- ___ **Final Plat of Subdivision**
- ___ **Preliminary PUD**
- ___ **Preliminary Plat of Subdivision**
- ___ **Rezoning**
- ___ **Special Use Permit**
- ___ **Variation**
- ___ **Other**

Petitioner Information

Name: Timothy G. Beechick / Hamilton Partners

Address: 1130 Lake Cook Road #190

Buffalo Grove, IL 60089

Phone: 847-459-9225

Fax: 847-459-8918

E-mail: tbeechick@hpre.com

Owner Information (if different)

Name: First Midwest Bank / Amanda Panozzo

Address: 7800 W. 95th Street

Hickory Hills, IL 60457

Phone: 708-576-7148

Fax: 708-398-3577

E-mail: Amanda.panozzo@firstmidwest.com

Property Information

Project Description: The property is 4.608 acres of vacant land located at the SW corner of Crystal Lake Lake Avenue & Main Street, formerly housing the business of Hines Lumber Yard. The proposed use would be for multi-family use with the development of a rental community containing a 4-story apartment building with 48 units along with 51 townhomes for a total of 99 units.

Project Address/Location: 95 Crystal Lake Avenue – Crystal Lake, IL

Located at the southwest corner of Crystal Lake Avenue & Main Street in Crystal Lake

PIN Number(s): 19-05-228-051 / 19-05-228-062

Development Team

Please include address, phone, fax and e-mail

Developer: Hamilton Partners & Harlem-Irving Companies

Architect: BSB Design – 220 N. Smith #210 – Palatine, IL 60067 / Joe Safin – jsafin@bsbdesign.com / 847-776-3293

Attorney: Zanck Coen Wright & Saladin PC – 40 Brink St, Crystal Lake, IL 60014 / Mark Saladin – msaladin@zcwlaw.com / 815-459-8800

Engineer: RWG Engineering Ltd – 975 E. 22nd St. Wheaton, IL 60189 / Bob Gudmundson – rwg@rwg-engineering.com / 630-774-9301

Landscape Architect: Dickson Design Studio 526 Skyline Dr. Algonquin, IL 60102 / Sharon Dickson – sdickson@dicksondesignstudio.com / 847-878-4019

Planner: BSB Design – 220 N. Smith #210 – Palatine, IL 60067 / Joe Safin – jsafin@bsbdesign.com / 847-776-3293

Surveyor: Terra Technology Land Surveying Inc – 24198 Rose Ave. Lake Zurich, IL 60047 / TTLS.1@sbcglobal.net / 847-540-8606

Other:

Signatures

Hamilton Partners, Inc. / Timothy G. Beechick — Timothy G. Beechick — MAY 4, 2022

PETITIONER: Print and Sign name (*if different from owner*) **Date**

As owner of the property in question, I hereby authorize the seeking of the above requested action.

First Midwest Bank/Amanda L Panozzo — DocuSigned by: Amanda L. Panozzo 0C7690922B084B0... — 5/5/2022

OWNER: Print and Sign name **Date**

NOTE: If the property is held in trust, the trust officer must sign this petition as owner. In addition, the trust officer must provide a letter that names all beneficiaries of the trust.

REVISED CONCEPT

SITE INFORMATION:

Total Site Acreage **4.62 acres**

Total Residential Units: 99 Units

Building One 48

6 Studio	*12.5%*
26 One Bedroom	*54.0%*
16 Two Bedroom	*33.5%*
____ sq ft Amenity	

Townhomes 51

21 - 2 Bedroom
typ. 20'w x 36'
30 - 3 Bedroom
typ. 21'w x 37'

Parking: 183 Spaces

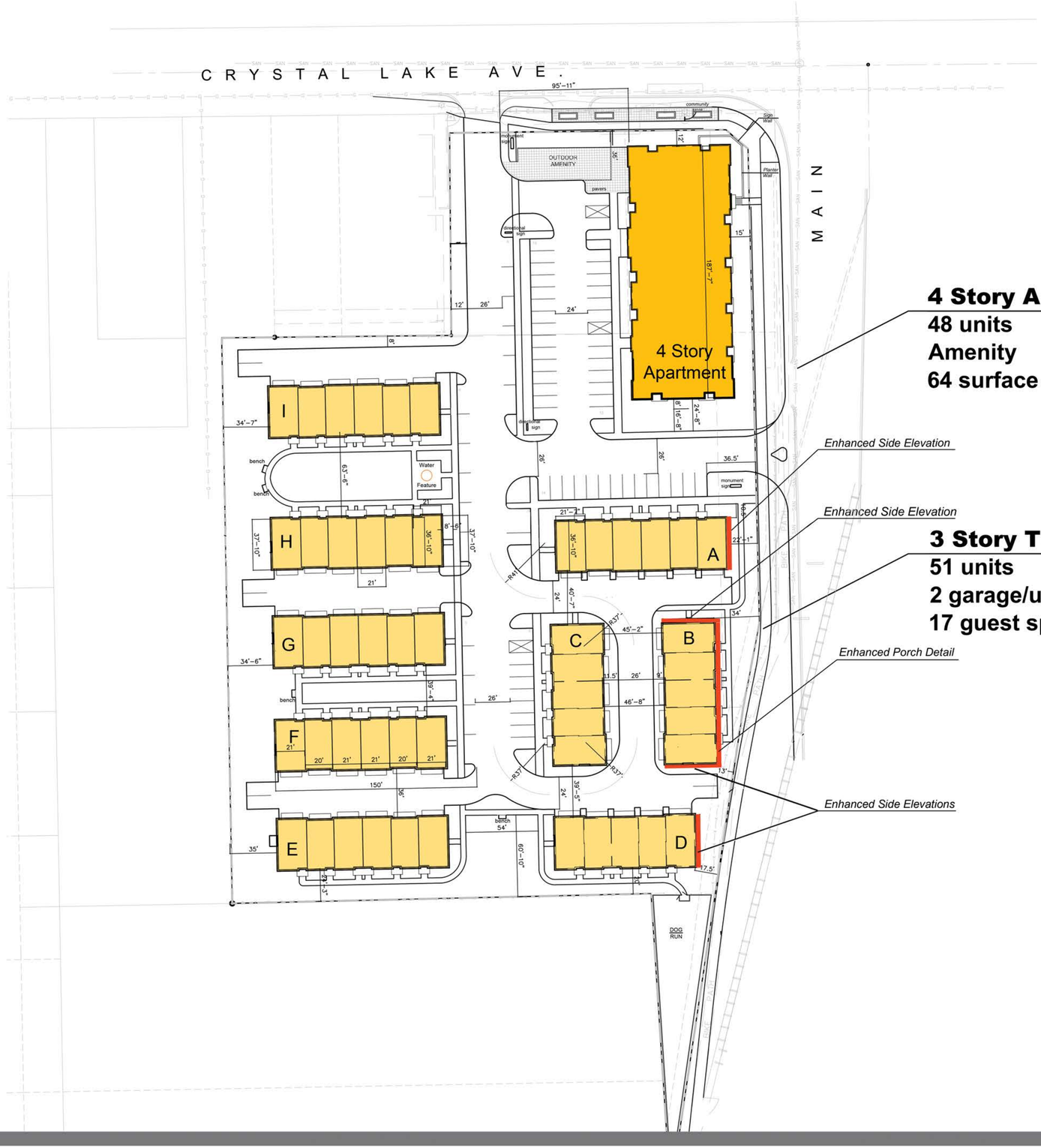
Building One (1.3 per unit)	*64*
1.08 spaces per bedroom	
Townhome (2.3 per unit)	*119*
Garage	*102*
Guest	*17*
Overall Ratio	*1.8:1*

North

Scale: 1" = 40'

0 40 80

HAMILTON PARTNERS



4 Story Apartment
48 units
Amenity
64 surface spaces

Enhanced Side Elevation

Enhanced Side Elevation

3 Story Townhomes
51 units
2 garage/unit
17 guest spaces

Enhanced Porch Detail

Enhanced Side Elevations

Site Plan
Crystal Lake & Main
Crystal Lake, Illinois

Rev. May 3, 2022

BSB DESIGN
BSBDESIGN.COM

The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.) © 2021 BSB Design, Inc.



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Apartment Character Elevation

Crystal Lake & Main

Crystal Lake, Illinois

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May 3, 2022 | MP210365.00



East Elevation
Scale: 1/8" = 1'-0"



North Elevation
Scale: 1/8" = 1'-0"

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APARTMENT ELEVATIONS

Crystal Lake & Main
Crystal Lake, Illinois

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West Elevation
Scale: 1/8" = 1'-0"



South Elevation
Scale: 1/8" = 1'-0"

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APARTMENT ELEVATIONS

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Crystal Lake, Illinois

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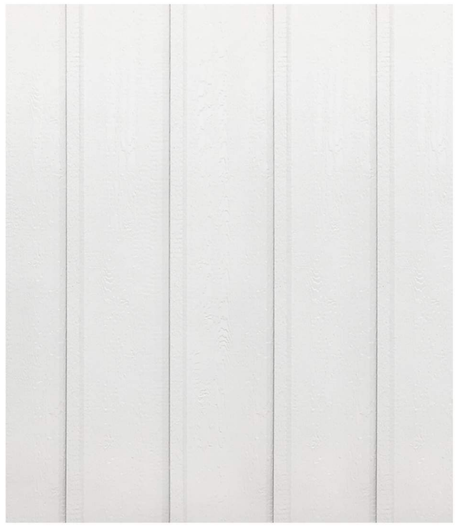
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Apartment Vignette



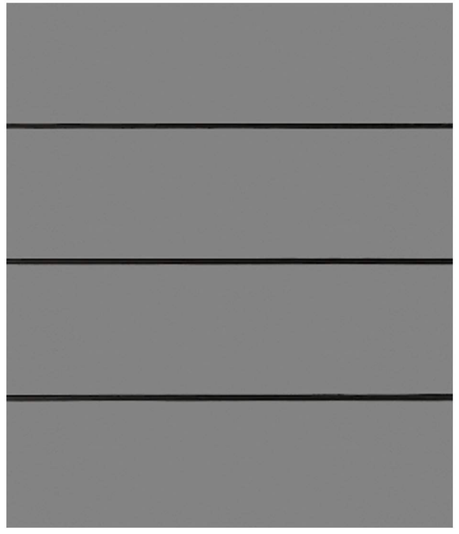
Metal Awnings
PAC-CLAD “Matte Black”



Fiber Cement Board & Batten
Siding + Trim
James Hardie “Arctic White”



Sioux City Brick
“Aztec White” Modular



Fiber Cement Lap Siding
James Hardie “Gray Slate”

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PROPOSED COLOR PALETTE

Crystal Lake & Main
Crystal Lake, Illinois

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Townhome Character Elevation

Crystal Lake & Main

Crystal Lake, Illinois

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Typical Front Elevation

Scale: 3/16" = 1'-0"



Front Elevation - Building "B" at Main Street

Scale: 3/16" = 1'-0"

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TOWNHOME ELEVATIONS

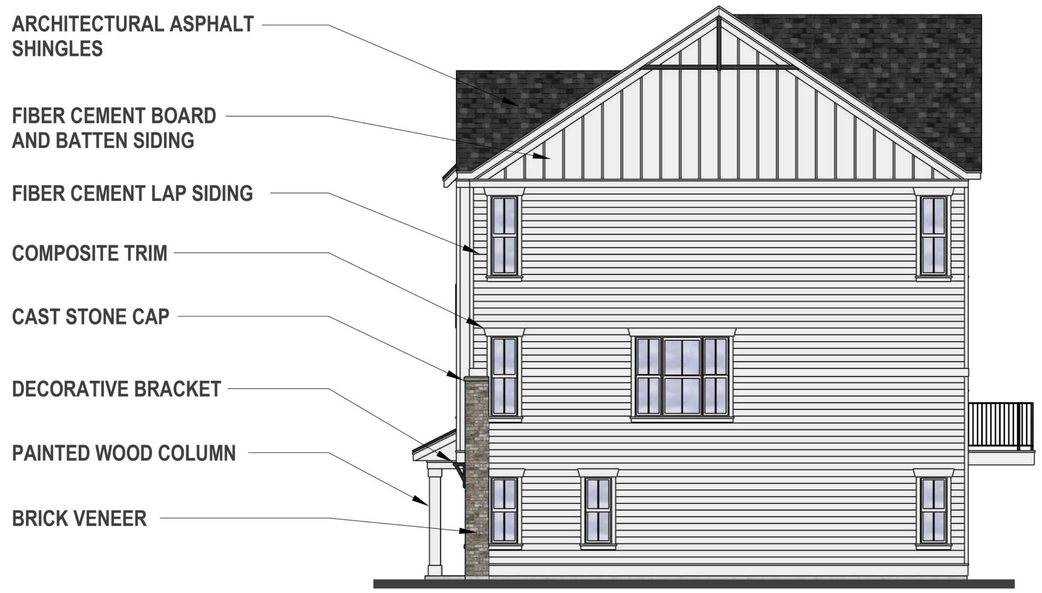
Crystal Lake & Main

Crystal Lake, Illinois

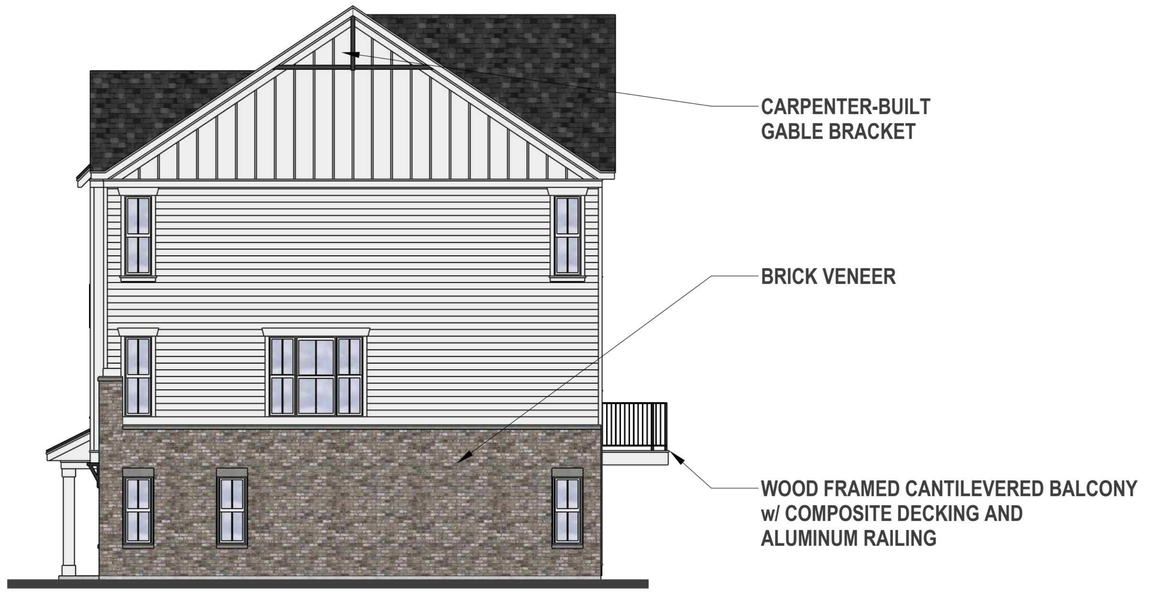
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Typical Side Elevation
Scale: 3/16" = 1'-0"



Enhanced Side Elevation
Scale: 3/16" = 1'-0"



Rear Elevation
Scale: 3/16" = 1'-0"

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TOWNHOME ELEVATIONS

Crystal Lake & Main
Crystal Lake, Illinois

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Townhome Vignette



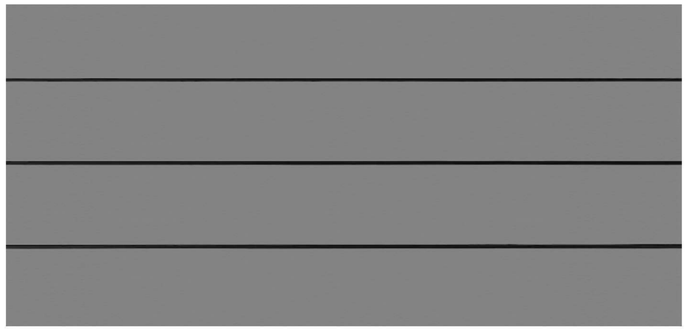
Asphalt Shingles
Owens Corning Duration Premium “Onyx Black”



Standing Seam Metal Roof
PAC-CLAD “Matte Black”



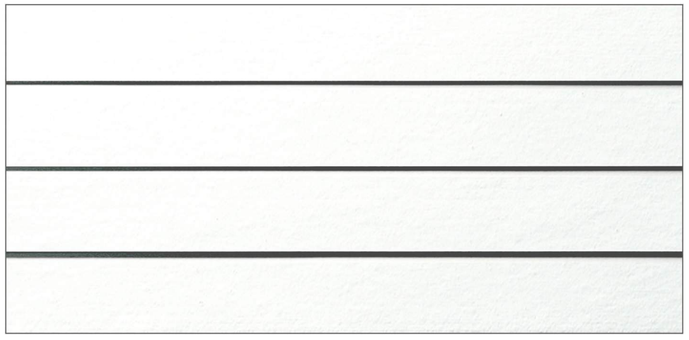
Fiber Cement Board & Batten Siding
James Hardie “Arctic White”



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Sioux City Brick
“Aztec White” Modular



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Apartment Character Elevation

Crystal Lake & Main

Crystal Lake, Illinois

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March 17, 2022 | MP210365.00

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PLANT & MATERIALS LIST - OVERALL LANDSCAPE

PARKWAY (PUBLIC) TREES

CODE	QTY	SIZE	BOTANIC NAME	COMMON NAME
Parkway Trees				
CO	3	2.5" caliper	Celtis occidentalis	Hackberry
GD	1	2.5" caliper	Gymnocladus dioica	Kentucky Coffeetree

COMMON AREA & APARTMENT BUILDING

CODE	QTY	SIZE	BOTANIC NAME	COMMON NAME
Shade Trees				
AFAB	6	2.5" caliper	Acer freemanii 'Autumn Blaze'	Autumn Blaze Freeman Maple
AFC	1	2.5" caliper	Acer freemanii 'Celebration'	Celebration Maple
CO	1	2.5" caliper	Celtis occidentalis	Hackberry
GB	1	2.5" caliper	Ginko biloba	Ginko (male species)
GTI	2	2.5" caliper	Gleditsia triacanthos var. inermis	Thornless Common Honeylocust
LT	2	2.5" caliper	Liriodendron tulipifera	Tulip Tree
NS	2	2.5" caliper	Nyssa sylvatica	Black Gum or Black Tupelo
PAMC	1	2.5" caliper	Platanus acerifolia 'Morton Circle'	Exclamation London Planetree
QB	1	2.5" caliper	Quercus bicolor	Swamp White Oak
QI	1	2.5" caliper	Quercus imbricaria	Shingle Oak
QR	1	2.5" caliper	Quercus rubra	Red Oak
TSS	2	2.5" caliper	Tilia tometosa 'Sterling Silver'	Sterling Silver Linden
UM	1	2.5" caliper	Ulmus x 'Morton'	Morton Accolade Elm
Columnar Shade Trees				
AMM	1	2.5" caliper	Acer miyabei 'Morton'	State Street Miyabe Maple
APCS	2	2.5" caliper	Acer platanoides 'Crimson Sentry'	Crimson Sentry Norway Maple
GDE	2	2.5" caliper	Gymnocladus dioica 'Espresso'	Espresso Kentucky Coffee Tree
GPS	1	2.5" caliper	Ginkgo biloba 'Priceton Sentry'	Princeton Sentry Ginkgo *(male species)*
LTA	3	2.5" caliper	Liriodendron tulipifera 'Arnold'	Arnold Tulip Tree
QRRP	3	2.5" caliper	Quercus robur 'Regal Prince'	Regal Prince English Oak
Evergreen Trees				
JCMB	6	6' high	Juniperus chinensis 'Mountbatten'	Mountbatten Juniper
JWB	10	6' high	Juniperus scopulorum 'Wichita Blue'	Wichita Blue Juniper
PAPS	2	6' high	Picea abies 'Paul's Select Blue'	Paul's Select Blue Norway Spruce
PGD	1	6' high	Picea glauca 'Densata'	Black Hills Spruce
PGD8	2	8' high	Picea glauca 'Densata'	Black Hills Spruce
PGD10	1	10' high	Picea glauca 'Densata'	Black Hills Spruce
PO	1	6' high	Picea omorika	Serbian Spruce
PO8	3	8' high	Picea omorika	Serbian Spruce
PO10	2	10' high	Picea omorika	Serbian Spruce
TOT8	1	8' high	Thuja occidentalis 'Techny'	Mission Arborvitae
TOT	11	6' high	Thuja occidentalis 'Techny'	Mission Arborvitae
Ornamental Trees				
AC8	5	8' high	Amelanchier canadensis	Shadblow Serviceberry
AGAB	1	2.5" caliper	Amelanchier grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry
APB	1	2.5" caliper	Acer palmatum 'Bloodgood'	Bloodgood Japanese Maple
BN	1	6' high	Betula nigra	River Birch
CA	1	8' high	Cornus alternifolia	Pagoda Dogwood
CM	1	6' high	Cornus mas	Cornelian Cherry
CWK	1	6' high	Crataegus viridis 'Winter King'	Winter King Hawthorn
MA	1	6' high	Malus 'Adams'	Adams Crabapple
MB	1	6' high	Malus x 'Beverly'	Beverly Flowering Crabapple
MC	2	6' high	Malus x 'Camelot'	Camelot Crab
MLJ	4	5' high	Magnolia liliflora 'Jane'	Jane Magnolia
MRJ	1	6' high	Malus x 'Red Jewel'	Red Jewel Flowering Crabapple
MSRS	1	6' high	Magnolia stellata 'Royal Star'	Royal Star Magnolia
MS	1	6' high	Malus sargentii	Sargent Flowering Crabapple
SRI	1	6' high	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac
VP	2	6' high	Viburnum prunifolium	Blackhaw Viburnum
Evergreen Shrubs				
BGG	17	24" wide	Buxus x 'Green Gem'	Green Gem Boxwood
BGV	22	30" wide	Buxus x 'Green Velvet'	Green Velvet Boxwood
BXGM	3	42" high	Buxus x 'Green Mountain'	Green Mountain Boxwood
JCK	34	3 Gal./24" wide	Juniperus chinensis 'Kallay'	Kallay Compact Chinese Juniper
JCSG	57	36" wide	Juniperus chinensis 'Sea Green'	Sea Green Juniper
JVGO	14	24" wide	Juniperus virginiana 'Grey Owl'	Grey Owl Red Cedar
PMED	1	30" wide	Pinus mugo var. 'Enci'	Enci Dwarf Mugo Pine
TCGW	6	48" wide	Taxus cuspidata 'Green Wave'	Green Wave Japanese Yew
TMH	2	60" high	Taxus media 'Hicksii'	Hicks Intermediate Yew *(specimen)*
TMD	7	36" wide	Taxus x media 'Densiformis'	Dense Yew
Large Deciduous Shrubs				
AAB	3	36" high	Aronia arbutifolia 'Brilliantissima'	Brilliant Red Chokeberry
CAIH	12	36" high	Cornus alba 'Ivory Halo'	Ivory Halo Tatarian Dogwood
CSF	8	36" high	Cornus sericea 'Flaviramea'	Yellowtwig Dogwood
CSI	9	36" high	Cornus sericea 'Isanti Redtwig'	Isanti Redtwig Dogwood
FGBS	4	36" high	Fothergilla gardenii 'Blue Shadow'	Blue Shadow Dwarf Fothergilla
HAA	6	7 Gal./36"	Hydrangea aborescens 'Annabelle'	Annabelle Hydrangea
HMB	21	7 Gal./36"	Hydrangea macrophylla 'Baildav'	Light-O-Day Hydrangea
HPB	4	7 Gal./36"	Hydrangea paniculata 'Bobo'	Bobo Panicle Hydrangea
HPLQF	6	7 Gal./36"	Hydrangea paniculata 'Little Quick Fire'	Little Quick Fire Hydrangea
HQA	10	7 Gal./36"	Hydrangea quercifolia 'Alice'	Alice Oakleaf Hydrangea
VBM	15	36" high	Viburnum burkwoodii 'Mohawk'	Mohawk Viburnum
VC	13	42" high	Viburnum carlesii	Koreanspice Viburnum
VDBM	1	36" high	Viburnum dentatum 'Blue Muffin'	Blue Muffin Arrowwood Viburnum
Medium - Small Deciduous Shrubs				
AIB	26	5 Gal./24"	Aronia melanocarpa 'Iroquis Beauty'	Iroquois Beauty Black Chokeberry
BBC	17	5 Gal./24"	Buddleia x 'Blue Chip'	Lo & Behold Buddleia
DGN	10	5 Gal./24"	Deutzia gracilis 'Nikko'	Nikko Slender Deutzia
HKBF	8	5 Gal./24"	Hypericum kalamianum 'Blues Festival'	Blues Festival St. Johns Wort
HKRS	2	5 Gal./24"	Hydrangea quercifolia 'Ruby Slippers'	Ruby Slippers Oakleaf Hydrangea
PDM	5	7 Gal./36"	Physocarpus opulifolius 'Donna May'	Little Devil Common Ninebark
RGL	55	3 Gal./24"	Rhus aromatica 'Gro-Low'	Gro Low Sumac
SAW	11	5 Gal./24"	Spiraea bumalda 'Anthony Waterer'	Anthony Waterer Spirea
SGF	22	5 Gal./24"	Spiraea bumalda 'Goldflame'	Goldflame Bumald Spirea
VCC	15	7 Gal./36"	Viburnum carlesii 'Compactum'	Dwarf Koreanspice Viburnum
WMW	11	5 Gal./24"	Weigela florida 'Midnight Wine'	Midnight Wine Weigela
Ornamental Grasses				
CAB3	37	3 Gal.	Calamagrostis anundinacea 'Brachytricha'	Korean Reed Grass
CKF	30	3 Gal.	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass
PAH	125	3 Gal.	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass
PHM3	22	3 Gal.	Panicum virgatum 'Heavy Metal'	Heavy Metal Switch Grass
SA	10	1 Gal.	Sesleria autumnalis	Autumn Moor Grass
SH	32	1 Gal.	Sporobolus heterolepsis	Prairie Dropseed

COMMON AREA & APARTMENT BUILDING *(continued)*

CODE	QTY	SIZE	BOTANIC NAME	COMMON NAME
Perennials				
ACG	29	1 Gal.	Ajuga reptans 'Catlin's Giant'	Catlin's Giant Bugleweed
CCB	48	1 Gal.	Coreopsis x 'Crème Brulee'	Crème Brulee Coreopsis
CNSN	18	1 Gal.	Calamintha nepeta s. nepeta	Calamint
EKKH	22	1 Gal.	Echinacea purpurea 'Kim's Knee High'	Kim's Knee High Coneflower
GMF	67	1 Gal.	Geranium sanguineum 'Max Frei'	Max Frei Cranesbill
HJS	17	1 Gal.	Hemerocallis x 'Joan Senior'	Joan Senior Daylily
HPP	9	1 Gal.	Heuchera micrantha 'Palace Purple'	Palace Purple Coral Bells
NBW	10	1 Gal.	Nepeta faassenii 'Blue Wonder'	Blue Wonder Catmint
NWL	53	1 Gal.	Nepeta faassenii 'Walker's Low'	Walker's Low Catmint
RVLS	31	1 Gal.	Rubeckia fulgida var. speciosa	Viette's Little Suzy Black-Eyed Susan
SMN	17	1 Gal.	Salvia x sylvestris 'May Night'	May Night Sage
Groundcover				
EFC/Flat	151	1 Flat	Euonymus fortunei 'Coloratus'	Purpleleaf Wintercreeper *(32 plants per flat)*
Seasonal Annuals				
-	42 x 3	S.F.	-	3 Fields (14 SF ea.) of color per planter Spring: bulbs, Summer: flowers, Fall: Mums
Materials				
-	26	C.Y.	-	Soil Amendments
-	78	C.Y.	-	Shredded Hardwood Mulch
-	92	L.F.	-	Metal Edging
-	1	C.Y.	-	Pea Gravel *(north side apartments)*
-	19	C.Y.	-	Woodchips *(dog park)*
-	10	EACH	-	Splash Blocks *(approx. amount)*
-	3,835	S.Y.	-	Kentucky Bluegrass Blend Sod
Amenities				
-	800	S.F.	-	Decorative Paving *(plazas)*
-	6	EACH	-	Benches *(plazas)*
-	1	EACH	-	Bench *(dog park)*
-	3	EACH	-	Seatwall Raised Bed Stone Planters
-	687	L.F.	-	6' Board on Board cedar fence
-	TBD	L.F.	-	4' Wood and Wire Fence *(dog park)*
-	TBD	L.F.	-	4' Ornamental Fence *(dog park)*
-	4	EACH	-	4' Ornamental Fence Gates *(dog park)*
-	1	EACH	-	Signs *(dog park)*
-	1	EACH	-	Waste Station *(dog park)*
-	5	EACH	-	Bike Racks

NOTES - GENERAL LANDSCAPE

1. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED. ALL CONSTRUCTION SHALL CONFORM TO APPLICABLE STANDARDS AND CODES.
2. CALL J.U.L.I.E. UTILITY LOCATING SERVICE (TEL 800.892.0123), 48 HOURS PRIOR TO THE START OF ANY DIGGING.
3. GENERAL PLANT NOTES:
   A. ALL PLANT MATERIAL SHALL CONFORM IN SIZE AND GRADE IN ACCORDANCE WITH AMERICAN STANDARD FOR NURSERY STOCK.
   B. ALL PLANT MATERIAL SHALL BE MAINTAINED ALIVE, HEALTHY, AND FREE FROM DISEASE AND PESTS.
   C. ALL NEW PLANT MATERIAL SHALL BE FROM A LOCAL SOURCE WHENEVER POSSIBLE (LESS THAN 50 MILES).
   D. PLANTS SHALL BE ALLOWED TO GROW IN THEIR NATURAL FORM / HABIT. PLANTS SHALL NOT BE PRUNED/HEDGED UNLESS ABSOLUTELY NECESSARY (DUE TO VISIBILITY OR HAZARD OBSTRUCTION).
   E. ALL LANDSCAPED AREAS SHALL BE FREE OF WEEDS, LITTER, AND SIMILAR SIGNS OF DEFERRED MAINTENANCE.
4. LOCATIONS OF PROPOSED PLANT MATERIAL MAY BE ADJUSTED AT TIME OF INSTALLATION DUE TO FINAL ENGINEERING AND FINAL LOCATION OF SITE UTILITIES.
5. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND SPREADING TOPSOIL (6"-12" DEEP), FINE GRADING, AND PREPARATION OF ALL LAWN AND LANDSCAPE AREAS. ALL SOILS SHALL BE FREE OF CONSTRUCTION DEBRIS, PRIOR TO INSTALLING ANY PLANT MATERIAL.
6. PRIOR TO SPREADING TOPSOIL, THE LANDSCAPE CONTRACTOR SHALL INSPECT AND ACCEPT ALL BASE GRADES. ANY DEVIATION FROM GRADES INDICATED ON THE GRADING PLAN SHALL BE CORRECTED BEFORE PLACING ANY TOPSOIL.
7. ALL SHRUB, GROUNDCOVER, PERENNIAL, AND ANNUAL PLANTING BEDS SHALL BE PREPARED WITH A SOIL AMENDMENT MIX - 1/3 TOPSOIL, 1/3 MUSHROOM COMPOST, AND 1/3 TORPEDO SAND. MATERIAL SHALL BE ROTO-TILLED JUST PRIOR TO THE INSTALLATION OF PLANT MATERIAL.
8. ALL PLANTING ISLANDS SHALL BE MOUNDED TO PROVIDE POSITIVE DRAINAGE.
9. ALL PLANTING BEDS ADJACENT TO LAWN AREAS SHALL HAVE A SPADED EDGE BORDER, UNLESS METAL OR OTHER BORDER IS SPECIFIED.
10. ALL PLANTING BED AREAS SHALL MAINTAIN A MAX. 3" DEEP LAYER OF SHREDDED HARDWOOD MULCH (COLOR: NON-DYED, BROWN).
11. LANDSCAPE CONTRACTOR SHALL COORDINATE PLANTING SCHEDULE WITH LANDSCAPE MAINTENANCE CONTRACTOR, TO ENSURE PROPER WATERING OF PLANTED AND SODDED AREAS AFTER INITIAL INSTALLATION.
12. LANDSCAPE CONTRACTOR SHALL COORDINATE WORK WITH OTHER CONTRACTORS ON SITE TO MINIMIZE ANY REDO OF COMPLETED LANDSCAPE WORK AND DAMAGE TO PLANT MATERIAL.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR HIS/HER OWN LAYOUT WORK. UPON REQUEST, LANDSCAPE ARCHITECT SHALL BE AVAILABLE TO ASSIST/APPROVE CONTRACTOR LAYOUT.
14. EVERY ATTEMPT HAS BEEN MADE TO DEPICT ALL EXISTING UTILITY LINES. CONTRACTOR SHALL USE PRECAUTION WHEN DIGGING. CONTRACTOR SHALL MAKE THEMSELVES THOROUGHLY FAMILIAR WITH ALL UNDERGROUND UTILITY LOCATIONS PRIOR TO ANY DIGGING, VERIFYING LOCATIONS AND DEPTHS OF ALL UTILITIES.
15. IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE PRIOR TO BID SUBMITTAL, TO BECOME FAMILIAR WITH EXISTING CONDITIONS AT THE SITE.
16. PLANT LIST QUANTITIES PROVIDED AT TIME OF FINAL PLANS ARE APPROXIMATIONS. CONTRACTORS ARE RESPONSIBLE FOR COMPLETING THEIR OWN QUANTITY TAKE-OFFS. IF A DISCREPANCY IS FOUND BETWEEN THE PLAN AND THE PLANT LIST, THEN THE PLAN SHALL PREVAIL.
17. PLANT SUBSTITUTIONS ARE ALLOWED DUE TO PLANT AVAILABILITY OR PLANTING TIME OF YEAR, ONLY WITH THE PRIOR CONSENT OF THE LANDSCAPE ARCHITECT. IF SUBSTITUTIONS ARE MADE WITHOUT PRIOR CONSENT, THE LANDSCAPE ARCHITECT MAINTAINS THE RIGHT TO REJECT MATERIAL IN THE FIELD, AT THE COST TO THE CONTRACTOR.
18. CONTRACTOR TO PROVIDE TEST OF EXISTING AND IMPORTED SOILS PER SPECIFICATIONS. PLANTING SOIL SHALL BE AMENDED PER SPECIFICATIONS.
19. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IF AREAS OF POOR DRAINAGE OR OTHER UNUSUAL SUBSURFACE CONDITIONS ARE ENCOUNTERED DURING EXCAVATION FOR PLANTING PITS.
20. ALL TURF SHALL SHALL BE KENTUCKY BLUEGRASS BLEND SOD (MINERAL, NOT PEAT), PER VILLAGE, SEED IS NOT ALLOWED.
21. CONTRACTOR SHALL RESTORE LAWN AREAS THAT HAVE REMAINED PARTIALLY INTACT, TOP DRESSING WITH SOIL, SCARIFYING, AND SEEDING TO FORM A SMOOTH, FULL, EVEN LAWN, FREE OF BARE SPOTS, INDENTATIONS, AND WEEDS.
22. LANDSCAPE DETAILS SHOWN ARE FOR DESIGN INTENT ONLY. LANDSCAPE ARCHITECT ASSUMES NO LIABILITY. CONTRACTOR IS RESPONSIBLE FOR ERECTING AND INSTALLING PROPERLY BUILT AMENITIES PER CODE, PER SITE CONDITIONS (FINAL GRADING & UTILITY LOCATIONS), AND PER AREA CLIMATE CONDITIONS. ALL LANDSCAPE SITE DETAILS FOR STRUCTURES AND FOOTINGS SHALL BE REVIEWED & APPROVED BY A STRUCTURAL ENGINEER.
23. CONTRACTOR INSTALLATION BIDS SHALL INCLUDE A ONE-YEAR WARRANTY ON ALL PLANT MATERIAL, IN PERPETUITY.
24. (IF APPLICABLE) CONTRACTOR INSTALLATION BIDS SHALL INCLUDE A THREE-YEAR MONITORING AND MAINTENANCE PROGRAM ON ALL NATURALIZED DETENTION AREAS.

PROJECT TEAM

DEVELOPERS:
HAMILTON PARTNERS
300 PARK BOULEVARD, SUITE 201
ITASCA, IL 60143

KINZIE BUILDERS
930 WOODLANDS PARKWAY
VERNON HILLS, IL 60061

BUILDING ARCHITECT / PLANNER:
BSB DESIGN
220 N. SMITH STREET, SUITE 210
PALATINE, IL 60067
TEL (847) 705-2200

CONTACT: NATALIE VISCUSO / JOE MASCHEK

CIVIL ENGINEER:
RWG ENGINEERING, LLC
975 E. 22ND STREET, SUITE 400
WHEATON, IL 60189
TEL (847) 480-7889

CONTACT: ROBERT W. GUDMUNDSON

LANDSCAPE ARCHITECT:
DICKSON DESIGN STUDIO, INC.
526 SKYLINE DRIVE
ALGONQUIN, IL 60102
TEL (847) 878-4019 / (847) 804-8708

CONTACT: SHARON DICKSON / JEFF TORRENS

EXCAVATOR / LANDSCAPE CONTRACTOR:
LANDSCAPE CONSTRUCTION CORP.
8713 N. NORTH SOLON ROAD
RICHMOND IL 60071
TEL (815) 675-0090

CONTACT: PETER DEVORE

SHEET KEY

L0.1 PROJECT TEAM

GENERAL LANDSCAPE NOTES

PLANTING DETAILS

PLANT & MATERIALS LIST - OVERALL LANDSCAPE

L1.0 OVERALL LANDSCAPE PLAN & SHEET KEY

L1.1 LANDSCAPE PLAN DETAIL: SOUTHEAST AREA

L1.2 LANDSCAPE PLAN DETAIL: SOUTHWEST AREA

L1.3 LANDSCAPE PLAN DETAIL: NORTHEAST AREA AND APARTMENT FOUNDATION PLANS

PLANTING DETAILS

L1.4 LANDSCAPE PLAN DETAILS: PLAZA FEATURES AND DOG PARK.

L1.5 LANDSCAPE SPECIFICATIONS AND DETAILS: PLAZA LAYOUT DETAILS

L1.6 LANDSCAPE SPECIFICATIONS AND DETAILS: PLAZA FEATURES

L1.7 LANDSCAPE SPECIFICATIONS AND DETAILS: DOG PARK LAYOUT AND DETAILS.

L1.8 TOWNHOME FOUNDATION LANDSCAPE PLANS

PLANT & MATERIALS LIST - 5 UNIT TOWNHOMES

PLANT & MATERIALS LIST - 6 UNIT TOWNHOMES

dickson design STUDIO
526 SKYLINE DRIVE
ALGONQUIN IL 60102
847 878 4019

CLIENT NAME AND ADDRESS

HAMILTON PARTNERS
300 PARK BOULEVARD, SUITE 201
ITASCA, ILLINOIS 60143

PLAN DATE

SEPTEMBER 7, 2021

REVISIONS

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PROJECT NAME AND SHEET TITLE

CRYSTAL LAKE AVE. & MAIN STREET
CRYSTAL LAKE, IL
FINAL LANDSCAPE PLAN: COVER SHEET

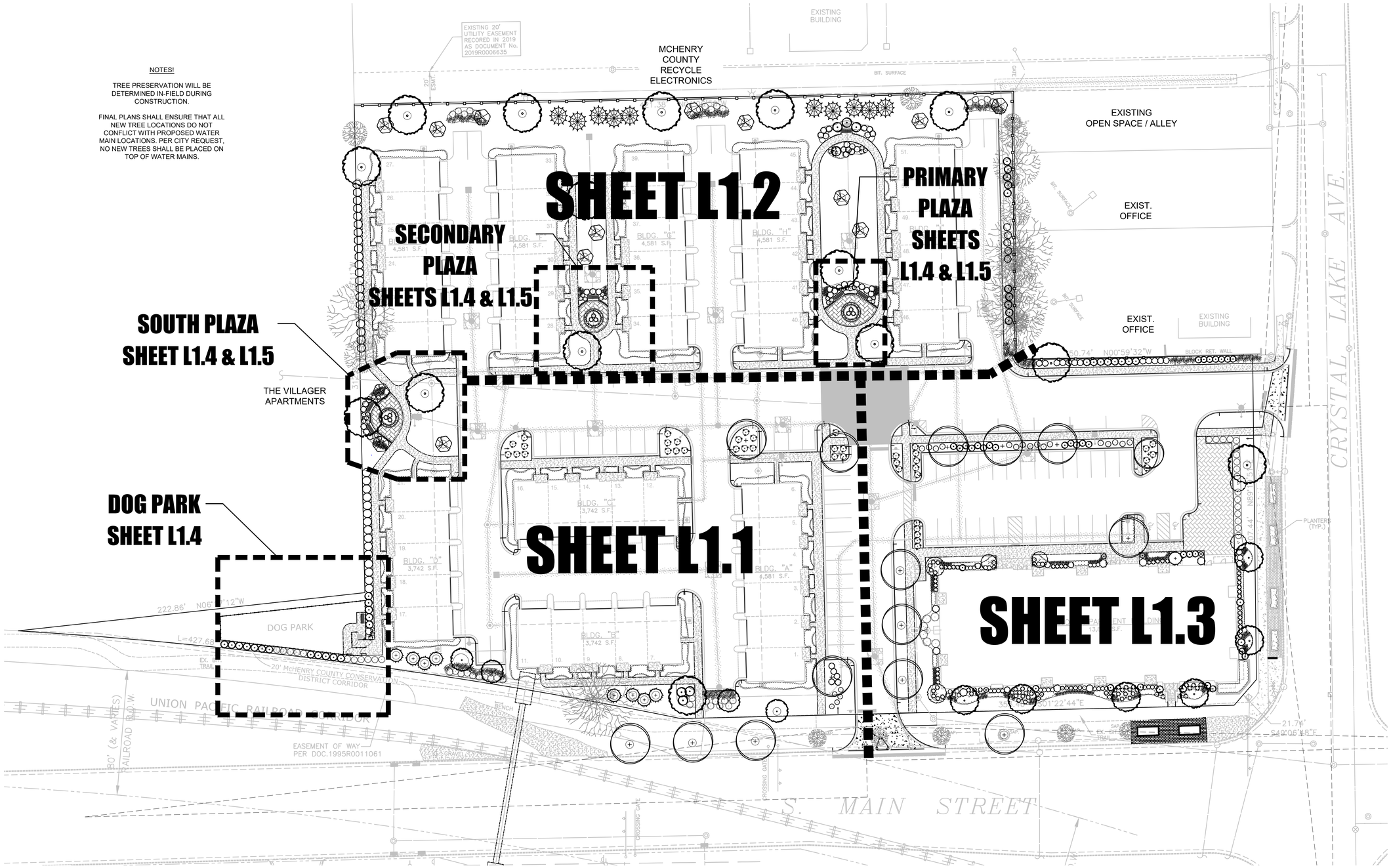
SHEET NUMBER

L0.1

NOTES!

TREE PRESERVATION WILL BE DETERMINED IN-FIELD DURING CONSTRUCTION.

FINAL PLANS SHALL ENSURE THAT ALL NEW TREE LOCATIONS DO NOT CONFLICT WITH PROPOSED WATER MAIN LOCATIONS. PER CITY REQUEST, NO NEW TREES SHALL BE PLACED ON TOP OF WATER MAINS.



OVERALL LANDSCAPE PLAN

SCALE: 1" = 30'-0"

NORTH

0 15' 30' 60'

dickson design STUDIO
526 SKYLINE DRIVE
ALGONQUIN IL 60102
847 878 4019

CLIENT NAME AND ADDRESS

HAMILTON PARTNERS

300 PARK BOULEVARD, SUITE 201
ITASCA, ILLINOIS 60143

PLAN DATE

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PROJECT NAME AND SHEET TITLE

CRYSTAL LAKE AVE. & MAIN STREET

CRYSTAL LAKE, IL

FINAL LANDSCAPE PLAN: OVERALL / SHEET KEY

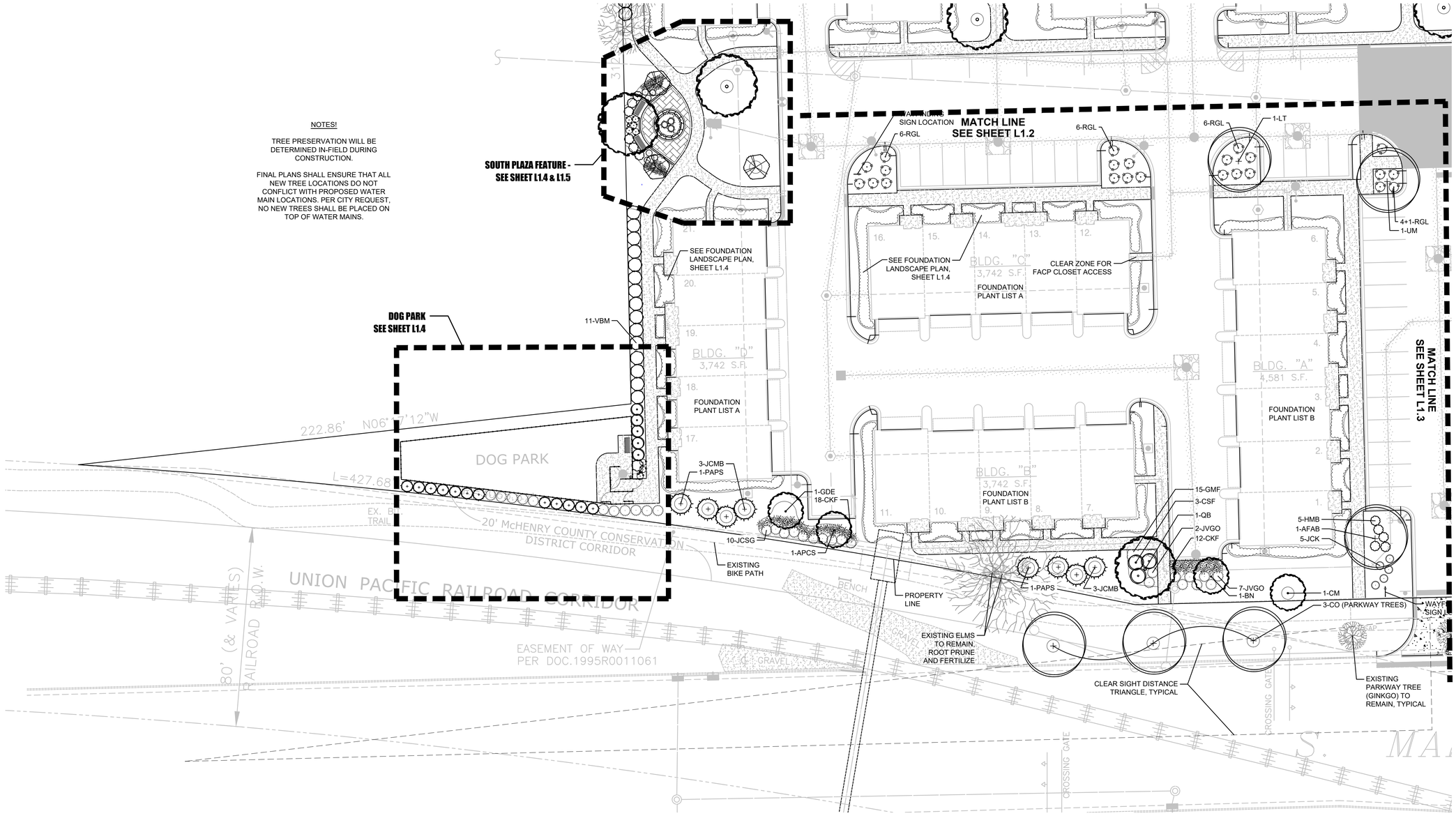
SHEET NUMBER

L1.0

NOTES!

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FINAL PLANS SHALL ENSURE THAT ALL NEW TREE LOCATIONS DO NOT CONFLICT WITH PROPOSED WATER MAIN LOCATIONS. PER CITY REQUEST, NO NEW TREES SHALL BE PLACED ON TOP OF WATER MAINS.



NORTH

SOUTH-EAST AREA LANDSCAPE PLAN

SCALE: 1" = 20'-0"

0 10' 20' 40'

dickson design STUDIO
526 SKYLINE DRIVE
ALGONQUIN IL 60102
847 878 4019

CLIENT NAME AND ADDRESS

HAMILTON PARTNERS

300 PARK BOULEVARD, SUITE 201
ITASCA, ILLINOIS 60143

PLAN DATE

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PROJECT NAME AND SHEET TITLE

CRYSTAL LAKE AVE. & MAIN STREET

CRYSTAL LAKE, IL

FINAL LANDSCAPE PLAN: SOUTH-EAST

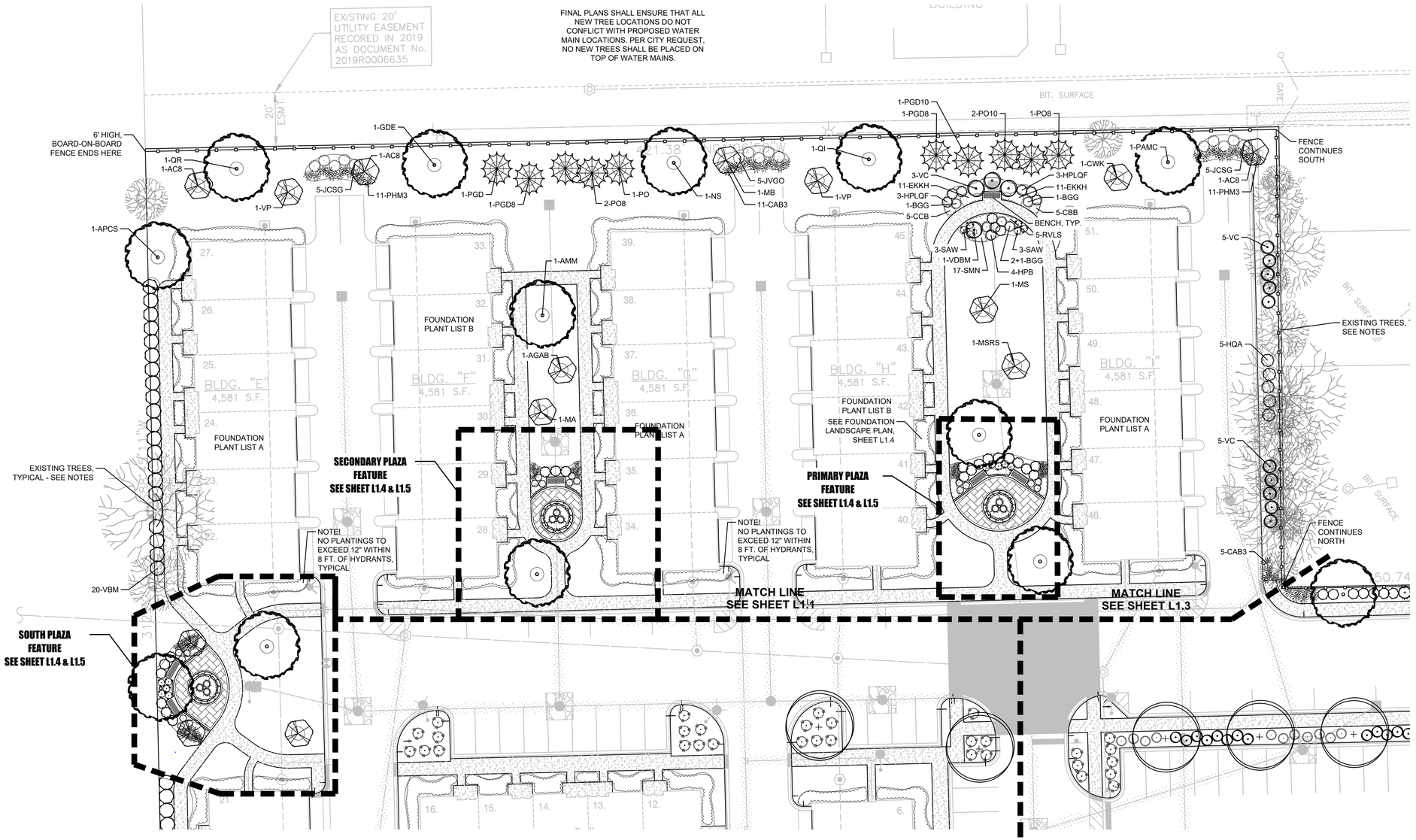
SHEET NUMBER

L1.1

NOTES!

TREE PRESERVATION WILL BE DETERMINED IN-FIELD DURING CONSTRUCTION.

FINAL PLANS SHALL ENSURE THAT ALL NEW TREE LOCATIONS DO NOT CONFLICT WITH PROPOSED WATER MAIN LOCATIONS. PER CITY REQUEST, NO NEW TREES SHALL BE PLACED ON TOP OF WATER MAINS.



SOUTH-WEST AREA LANDSCAPE PLAN

SCALE: 1" = 20'-0"

NORTH

0 10' 20' 40'

dickson design STUDIO
526 SKYLINE DRIVE
ALGONQUIN IL 60102
847 878 4019

CLIENT NAME AND ADDRESS

HAMILTON PARTNERS

300 PARK BOULEVARD, SUITE 201
ITASCA, ILLINOIS 60143

PLAN DATE

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PROJECT NAME AND SHEET TITLE

CRYSTAL LAKE AVE. & MAIN STREET

CRYSTAL LAKE, IL

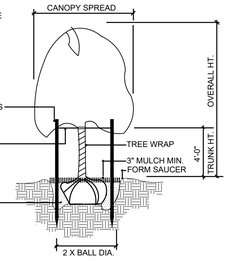
FINAL LANDSCAPE PLAN: SOUTH-WEST

SHEET NUMBER

L1.2

PLANTING DETAILS

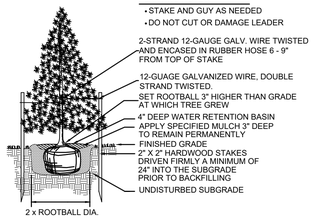
PLANTING NOTES:
- PLANT SO THAT TOP OF ROOT BALL IS EVEN/SLIGHTLY ABOVE FINISHED GRADE
- STAKE TO FIRST BRANCHES AS NECESSARY FOR FIRM SUPPORT
- STAKING WIRE SHALL NOT TOUCH OR RUB ADJACENT TRUNKS OR BRANCHES



TREE PLANTING & STAKING

NOT TO SCALE

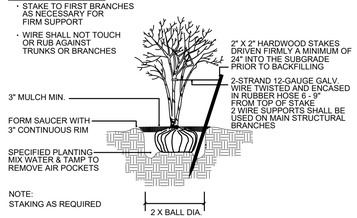
PLANTING NOTES:
- STAKE AND GUY AS NEEDED
- DO NOT CUT OR DAMAGE LEADER



EVERGREEN TREE PLANTING

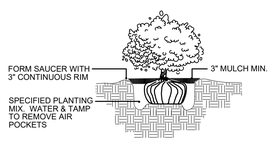
NOT TO SCALE

PLANTING NOTES:
- STAKE TO FIRST BRANCHES AS NECESSARY FOR FIRM SUPPORT
- WIRE SHALL NOT TOUCH OR RUB AGAINST TRUNKS OR BRANCHES



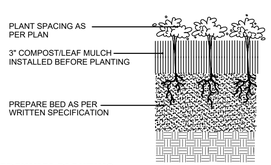
MULTI-TRUNK TREE STAKING

NOT TO SCALE



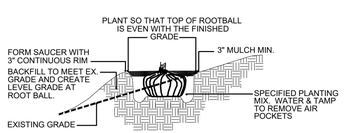
SHRUB PLANTING

NOT TO SCALE



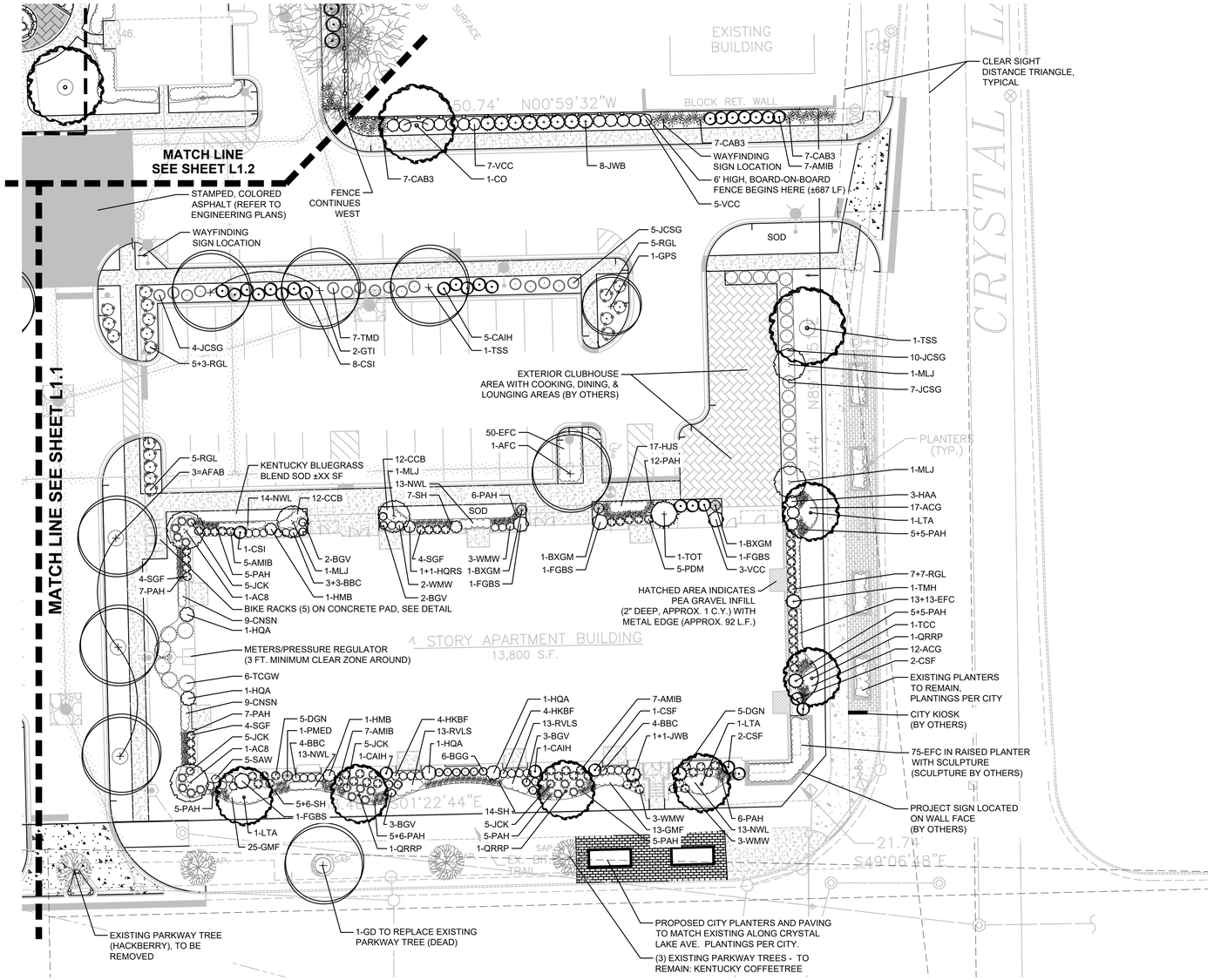
PERENNIAL PLANTING

NOT TO SCALE



HILLSIDE PLANTING

NOT TO SCALE



NORTH-EAST AREA AND APARTMENT FOUNDATION LANDSCAPE PLAN

SCALE: 1" = 20'-0"

NORTH

0 10' 20' 40'

dickson design STUDIO
526 SKYLINE DRIVE
ALGONQUIN IL 60102
847 878 4019

CLIENT NAME AND ADDRESS

HAMILTON PARTNERS

300 PARK BOULEVARD, SUITE 201
ITASCA, ILLINOIS 60143

PLAN DATE

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PROJECT NAME AND SHEET TITLE

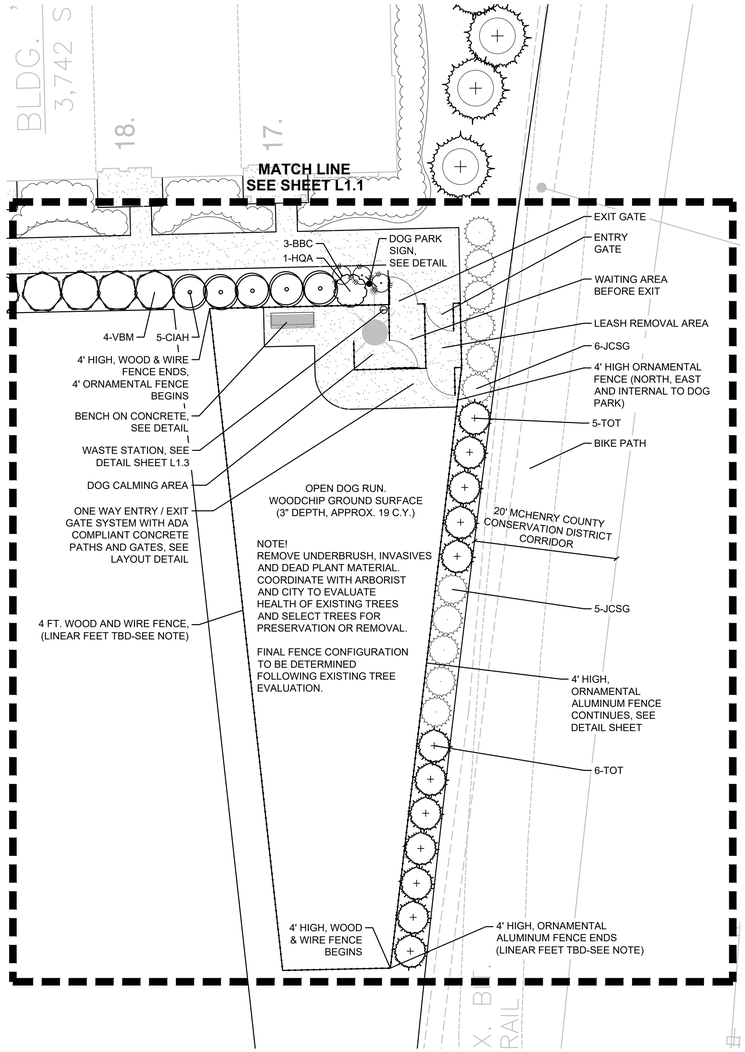
CRYSTAL LAKE AVE. & MAIN STREET

CRYSTAL LAKE, IL

FINAL LANDSCAPE PLAN: NORTH-EAST & APARTMENT FOUNDATION

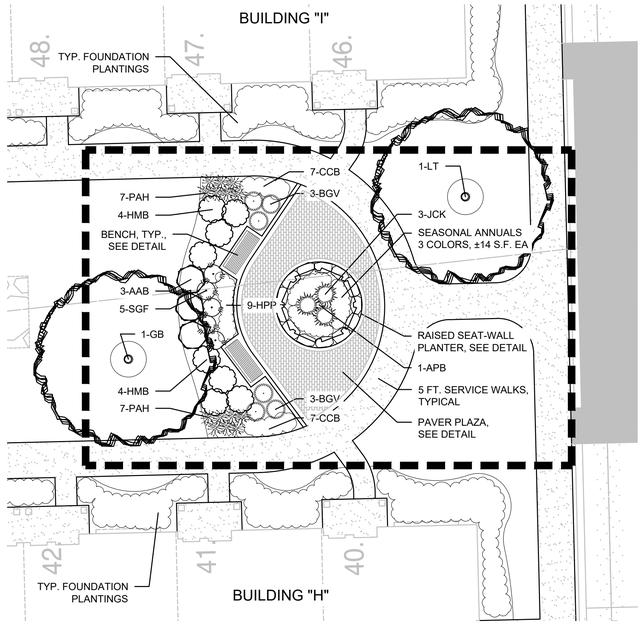
SHEET NUMBER

L1.3



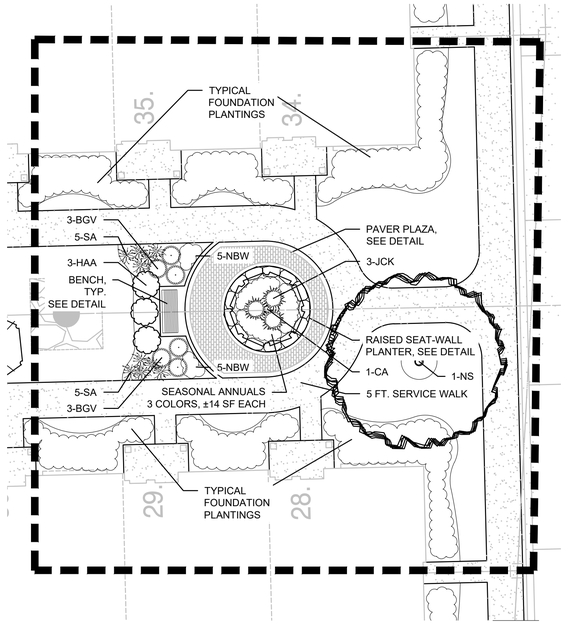
PLAN DETAIL: DOG PARK

SCALE: 1" = 10'-0"



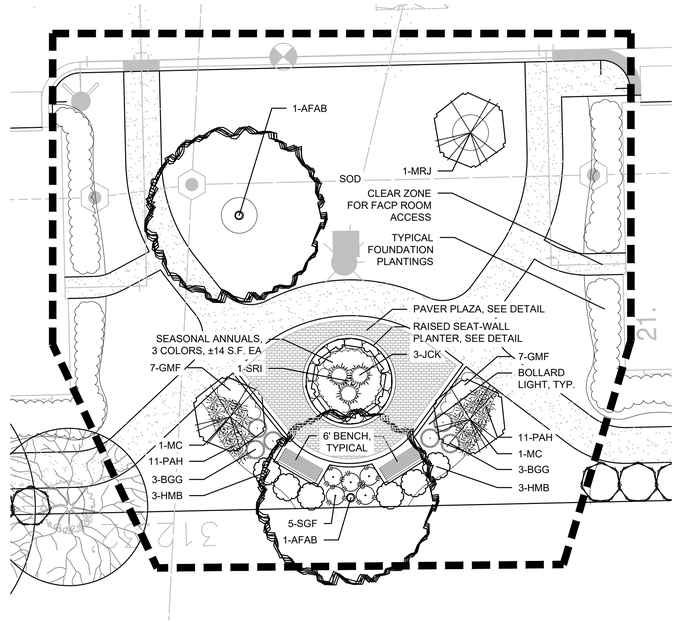
PLAN DETAIL: PRIMARY PLAZA FEATURE

SCALE: 1" = 10'-0"



PLAN DETAIL: SECONDARY PLAZA FEATURE

SCALE: 1" = 10'-0"



PLAN DETAIL: SOUTH PLAZA FEATURE

SCALE: 1" = 10'-0"

dickson design
STUDIO
526 SKYLINE DRIVE
ALGONQUIN IL 60102
847 878 4019

CLIENT NAME AND ADDRESS

HAMILTON PARTNERS

300 PARK BOULEVARD, SUITE 201
ITASCA, ILLINOIS 60143

PLAN DATE

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PROJECT NAME AND SHEET TITLE

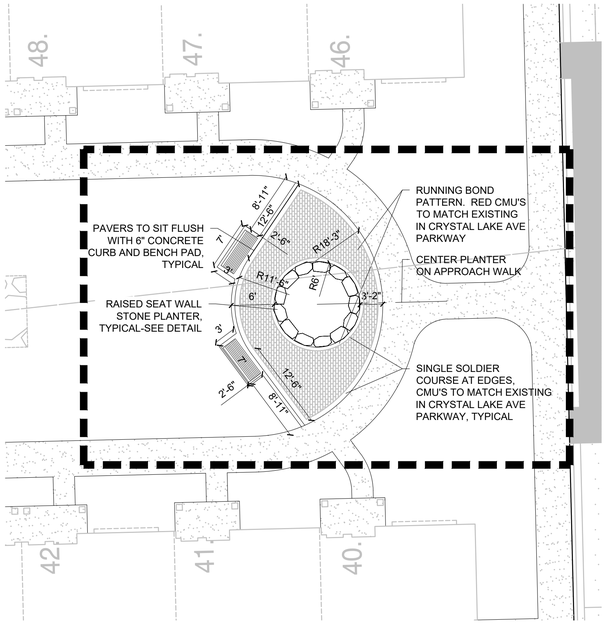
CRYSTAL LAKE AVE. & MAIN STREET

CRYSTAL LAKE, IL

FINAL LANDSCAPE PLAN: PLAZAS & DOG PARK

SHEET NUMBER

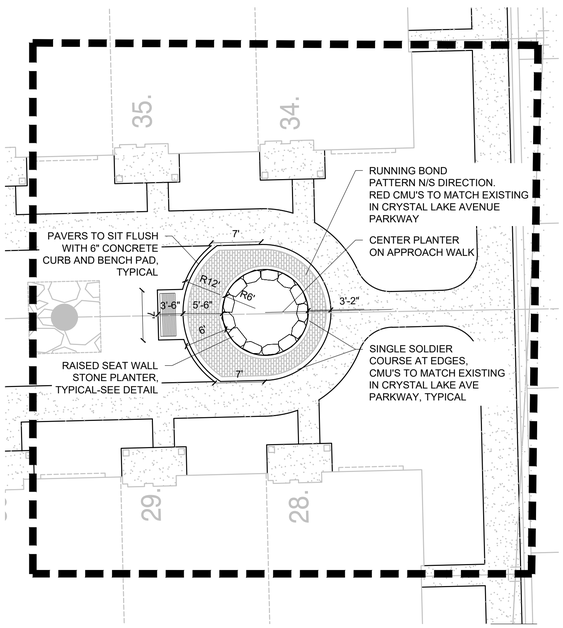
L1.4



NORTH

LAYOUT DETAIL: PRIMARY PLAZA FEATURE

SCALE: 1" = 10'-0"



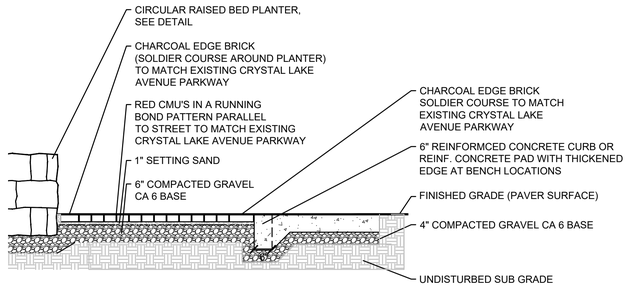
NORTH

LAYOUT DETAIL: SECONDARY PLAZA FEATURE

SCALE: 1" = 10'-0"

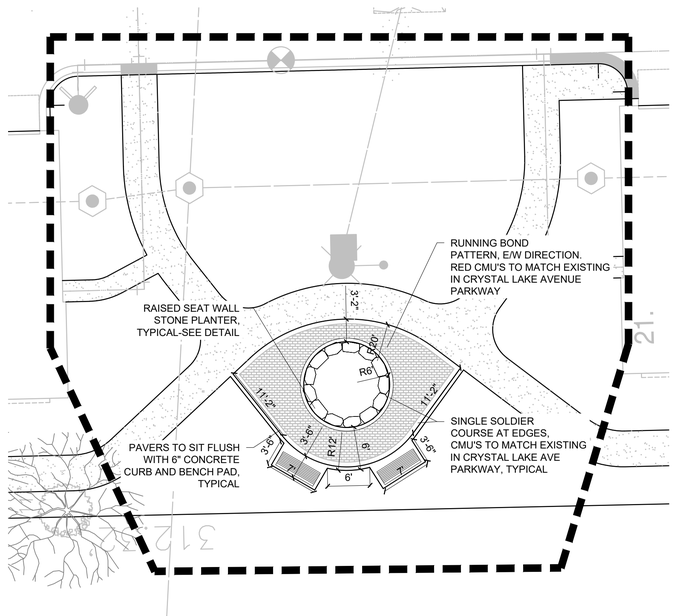
1 DETAIL: PAVER PLAZA

SCALE: 1/2" = 1'-0"





EXISTING PAVERS / PLANTER AT CRYSTAL LAKE AVENUE



NORTH

LAYOUT DETAIL: SOUTH PLAZA FEATURE

SCALE: 1" = 10'-0"

dickson design
STUDIO
526 SKYLINE DRIVE
ALGONQUIN IL 60102
847 878 4019

CLIENT NAME AND ADDRESS

HAMILTON PARTNERS

300 PARK BOULEVARD, SUITE 201
ITASCA, ILLINOIS 60143

PLAN DATE

SEPTEMBER 7, 2021

REVISIONS

1.	PER EXHIBIT 9/13/21
2.	ADDED PLANT MIX 9/13/21
3.	REVISED SITE PLAN 11/19/21
4.	PER CITY COMMENTS 12/6/21
5.	ARCH/SITE PLAN REVISIONS 5/4/22
6.	
7.	
8.	
9.	
10.	

PROJECT NAME AND SHEET TITLE

CRYSTAL LAKE AVE. & MAIN STREET

CRYSTAL LAKE, IL

FINAL LANDSCAPE PLAN: SPECIFICATIONS & DETAILS - PLAZA LAYOUT DETAILS

SHEET NUMBER

L1.5

SPECIFICATIONS & DETAILS: OVERALL SITE

1 SPECIFICATION - SEATING BENCH

SHALL BE:

- QUANTITY: 6
- NAME: DuMOR, BENCH 57
- MODEL: 57-60PL (SURFACE MOUNT)
- MATERIAL: STEEL POWDER COATED BASE WITH RECYCLED PLASTIC WOOD SEAT
- MEASURES: 6'L x 17"H
- SEAT HEIGHT: 17"
- COLOR, "CEDAR" FRAME: BLACK

- INSTALL: PER MANUFACTURER'S SPECIFICATIONS

- AVAILABLE THRU (OR APPROVED EQUAL):
  NUTOYS LEISURE PRODUCTS
  LAGRANGE, IL
  CONTACT: JENNIFER RIVERA @ TEL (708) 579-9055



2 SPECIFICATION - BIKE RACK

SHALL BE:

- QUANTITY: 5
- NAME: DuMOR, BIKE RACK
- MODEL: 293-00 / S-2 (SURFACE MOUNT)
- MATERIAL: STEEL POWDER COATED
- MEASURES: 40 3/8"L x 32 5/16"H
- COLOR, BLACK

- INSTALL: PER MANUFACTURER'S SPECIFICATIONS

- AVAILABLE THRU (OR APPROVED EQUAL):
  NUTOYS LEISURE PRODUCTS
  LAGRANGE, IL
  CONTACT: JENNIFER RIVERA @ TEL (708) 579-9055



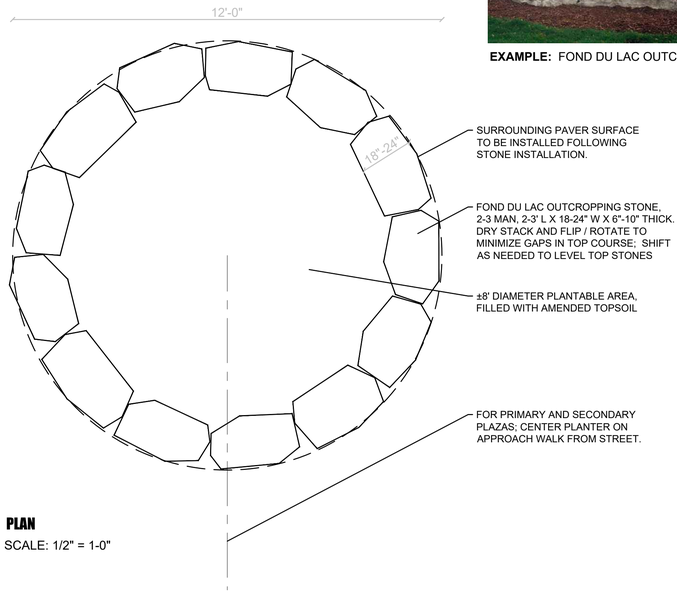
3 DETAIL: SEAT-WALL RAISED PLANTER

SCALE: 1/2" = 1'-0"

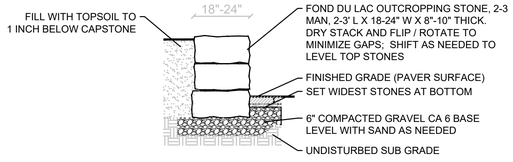
- QUANTITY: 3 (±5-6 TONS EACH)
- NAME: CUSTOM RAISED OUTCROPPING STONE PLANTER
- MATERIALS:
  2-3 MAN FOND DU LAC STONE, DRY STACKED IN PLACE OVER COMPACTED GRAVEL BASE.



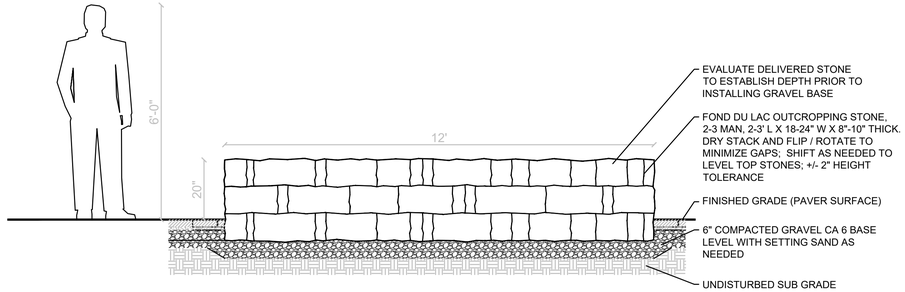
EXAMPLE: FOND DU LAC OUTCROPPING STONE



PLAN
SCALE: 1/2" = 1-0"



SECTION



ELEVATION

dickson design STUDIO
526 SKYLINE DRIVE
ALGONQUIN IL 60102
847 878 4019

CLIENT NAME AND ADDRESS

HAMILTON PARTNERS

300 PARK BOULEVARD, SUITE 201
ITASCA, ILLINOIS 60143

PLAN DATE

SEPTEMBER 7, 2021

REVISIONS

1.	PER EXHIBIT 9/13/21
2.	ADDED PLANT MIX 9/13/21
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PROJECT NAME AND SHEET TITLE

CRYSTAL LAKE AVE. & MAIN STREET
CRYSTAL LAKE, IL
FINAL LANDSCAPE PLAN: SPECIFICATIONS & DETAILS - PLAZA FEATURES

SHEET NUMBER

L1.6

SPECIFICATIONS & DETAILS: DOG PARK

1 SPECIFICATION - SEATING BENCH

SHALL BE:

- QUANTITY: 1
- NAME: DuMOR, BENCH 37
- MODEL: 37-601 (S-1 EMBEDMENT)
- MATERIAL: STEEL BASE WITH RECYCLED PLASTIC WOOD SEAT
- MEASURES: 6'L x 17"H
- SEAT HEIGHT: 17"
- COLOR, FRAME: TEXTURED BLACK

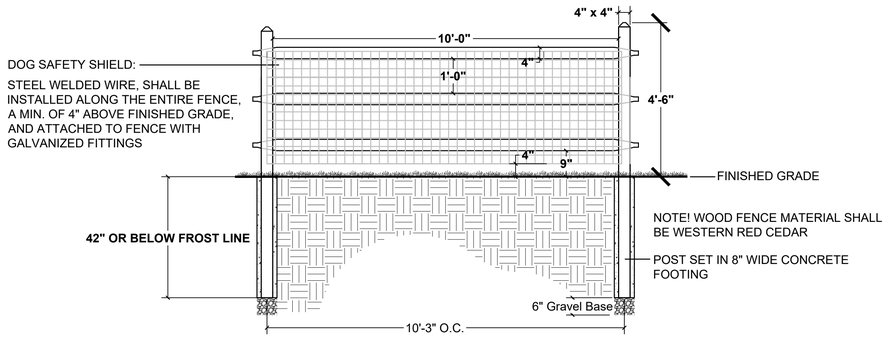
- INSTALL: PER MANUFACTURER'S SPECIFICATIONS

- AVAILABLE THRU (OR APPROVED EQUAL):
  NUTOYS LEISURE PRODUCTS
  LAGRANGE, IL
  CONTACT: JENNIFER RIVERA @ TEL (708) 579-9055



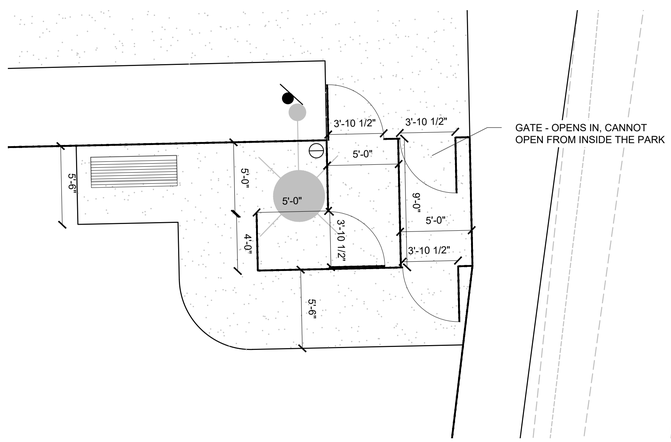
2 DETAIL - FENCE, WOOD & WIRE

NOT TO SCALE



3 DETAIL - DOG PARK ENTRANCE AREA LAYOUT

NOT TO SCALE



4 SPECIFICATIONS - PARK SIGNAGE & WASTE STATION

SHALL BE:

- QUANTITY: 1
- MODEL: SENTRY DOG WASTE STATION W/ SINGLE PULL BAGS
- MATERIAL: GALVANIZED SQUARE POST W/ 10 GALLON RECEPTACLE
- MEASURES: 77"H X 12"W
- INCLUDES SIGN, BAG DISPENSER, & HARDWARE
- INCLUDES 400 DOG WASTE BAGS
- INCLUDES 50 WASTE CAN LINERS
- PRODUCT IS SHIPPED UNASSEMBLED
- COLOR: GREEN

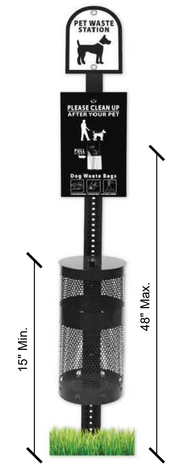
SHALL BE:

- QUANTITY: 1
- MODEL: DOG PARK EXERCISE AREA SIGN
- MATERIAL: ALUMINUM
- COLOR: GREEN

- INSTALL: PER MANUFACTURER'S SPECIFICATIONS

- AVAILABLE THRU (OR APPROVED EQUAL):
  TERRA BOUND SOLUTIONS
  SPRING, TX - TEL (877) 857-2915

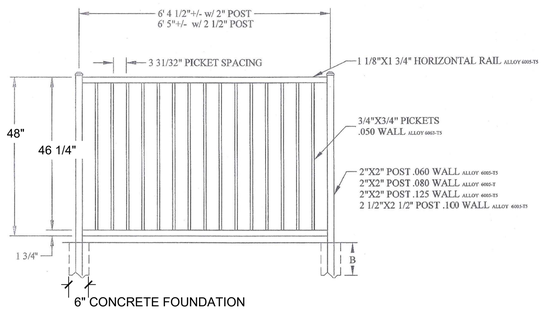




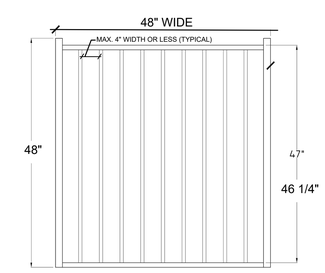
5 SPECIFICATIONS & DETAILS - FENCE, ORNAMENTAL ALUMINUM

NOT TO SCALE

FENCE



GATE



SPECIFICATION - ORNAMENTAL FENCE

SHALL BE:

- NAME: ELITE
- MODEL: LIFEGARD, 4' HIGH, WITH (4) 4' WIDE GATES
- MATERIAL: ALUMINUM, POWER-COATED
- COLOR: BLACK

- SHALL BE INSTALLED WITH 42"-48" DEEP CONCRETE FOOTINGS, (1) FOOTING PER BURIED POST

- ENTRY & EXIT FENCE GATES SHALL BE SELF-CLOSING & SELF-LATCHING WITH COLOR MATCHED HINGES
- INTERIOR FENCE GATES SHALL BE SELF-CLOSING & SELF-LATCHING WITH COLOR-MATCHED HINGES

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STUDIO
526 SKYLINE DRIVE
ALGONQUIN IL 60102
847 878 4019

CLIENT NAME AND ADDRESS

HAMILTON PARTNERS

300 PARK BOULEVARD, SUITE 201
ITASCA, ILLINOIS 60143

PLAN DATE

SEPTEMBER 7, 2021

REVISIONS

1.	PER EXHIBIT 9/13/21
2.	ADDED PLANT MIX 9/13/21
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PROJECT NAME AND SHEET TITLE

CRYSTAL LAKE AVE. & MAIN STREET
CRYSTAL LAKE, IL
FINAL LANDSCAPE PLAN: SPECIFICATIONS & DETAILS

SHEET NUMBER

L1.7

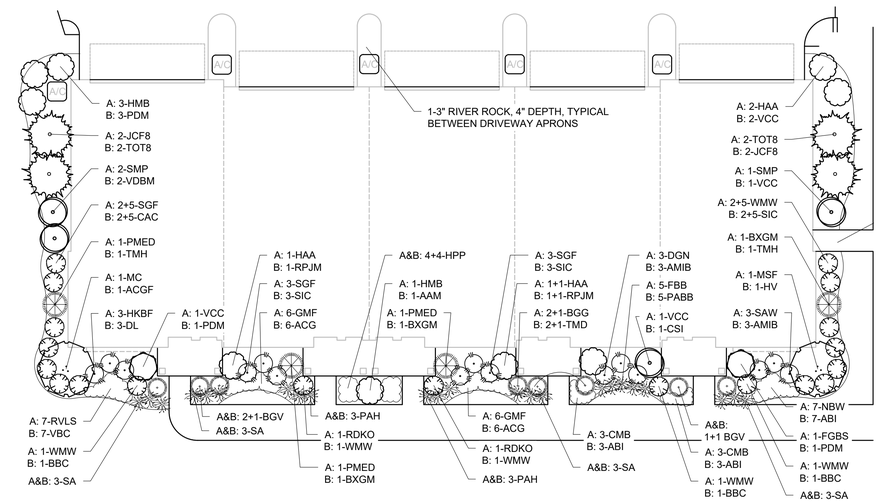
PLANT & MATERIALS LIST - 5 UNIT TOWNHOMES

FOUNDATION LANDSCAPE - 5 UNIT BUILDING, ORIENTATION "A"

CODE	QTY	SIZE	BOTANIC NAME	COMMON NAME
Evergreen Trees				
JCF8	2	8' high	Juniperus chinensis 'Fairview'	Fairview Chinese Juniper
TOT8	2	8' high	Thuja occidentalis 'Techny'	Mission Arborvtae
Ornamental Trees				
MC	1	6' high	Malus x 'Camelot'	Camelot Crab
MSF	1	4' BB wide head	Malus sargentii 'Firebird'	Firebird Sargent Crabapple
Evergreen Shrubs				
BXGG	3	24" wide	Buxus x 'Green Gem'	Green Gem Boxwood
BXGV	5	30" wide	Buxus x 'Green Velvet'	Green Velvet Boxwood
BXGM	1	42" wide	Buxus x 'Green Mountain'	Green Mountain Boxwood
PMED	3	30" wide	Pinus mugo var. 'Enci'	Enci Dwarf Mugo Pine
Large Deciduous Shrubs				
FGBS	1	7 Gal./36"	Fothergilla gardenii 'Blue Shadow'	Blue Shadow Dwarf Fothergilla
HAA	5	7 Gal./36"	Hydrangea aborescens 'Annabelle'	Annabelle Hydrangea
HMB	4	7 Gal./36"	Hydrangea macrophylla "Bailday"	Light-O-Day Hydrangea
SMP	3	7 Gal./36"	Syringa meyeri 'Palibin'	Dwarf Korean Lilac
Medium-Small Deciduous Shrubs				
DGN	3	5 Gal./24"	Deutzia gracilis 'Nikko'	Nikko Slender Deutzia
HKBF	3	5 Gal./24"	Hypericum kalamianum 'Blue Festival'	Blue Festival St. Johns Wort
PGD	7	5 Gal./24"	Potentilla fruticosa 'Gold Drop'	Gold Drop Potentilla
RDKO	2	5 Gal./24"	Rosa 'Double Knock Out'	Double Knock Out Rose
SAW	3	5 Gal./24"	Spiraea bumalda 'Anthony Waterer'	Anthony Waterer Spirea
SGF	13	5 Gal./24"	Spiraea bumalda 'Goldflame'	Goldflame Bumald Spirea
VCC	2	7 Gal./36"	Viburnum carlesii 'Compactum'	Dwarf Koreanspice Viburnum
WMW	3	5 Gal./24"	Weigela florida 'Midnight Wine'	Midnight Wine Weigela
Ornamental Grasses				
FBB	5	1 Gal.	Festuca ovina glauca 'Beyond Blue'	Beyond Blue Fescue
PAH	6	1 Gal.	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass
SA	12	1 Gal.	Sesleria autumnalis	Autumn Moor Grass
Perennials				
CMB	6	1 Gal.	Coreopsis 'Moonbeam'	Moonbeam Coreopsis
GMF	12	1 Gal.	Geranium sanguineum 'Max Frei'	Max Frei Cranesbill
HPP	8	1 Gal.	Heuchera micrantha 'Palace Purple'	Palace Purple Coralbells
NBW	7	1 Gal.	Nepeta faassenii 'Blue Wonder'	Blue Wonder Catmint
RVLS	7	1 Gal.	Rubeckia fulgida var. speciosa	Viette's Little Suzy Black-Eyed Susan
Materials				
-	3	C.Y.	-	Soil Amendments
-	9	C.Y.	-	Shredded Hardwood Mulch
-	2	C.Y.	-	River Rock (1-3")
-	5	EACH	-	Splash Blocks

FOUNDATION LANDSCAPE - 5 UNIT BUILDING, ORIENTATION "B"

CODE	QTY	SIZE	BOTANIC NAME	COMMON NAME
Evergreen Trees				
JCF8	2	8' high	Juniperus chinensis 'Fairview'	Fairview Chinese Juniper
TOT8	2	8' high	Thuja occidentalis 'Techny'	Mission Arborvtae
Ornamental Trees				
ACGF	1	6' high	Amelanchier canadensis 'Glennform'	Rainbow Pillar Shadblow Serviceberry
HV	1	6' high	Hamamelis vernalis	Vernal Witchhazel
Evergreen Shrubs				
BXGV	5	30" wide	Buxus x 'Green Velvet'	Green Velvet Boxwood
BXGM	2	42" wide	Buxus x 'Green Mountain'	Green Mountain Boxwood
TMD	3	24" wide	Taxus x media 'Densiformis'	Dense Yew
TMH	2	60" high	Taxus media 'Hicksii'	Hicks Intermediate Yew
Large Deciduous Shrubs				
AAM	1	36" high	Aronia melanocarpa 'Autumn Magic'	Autumn Magic Black Chokeberry
CSI	1	36" high	Cornus sericea 'Isanti Redtwig'	Isanti Redtwig Dogwood
RPJM	3	36" high	Rhododendron 'P.J.M'	P.J.M. Rhododendron
VDBM	2	42"	Viburnum dentatum 'Blue Muffin'	Blue Muffin Arrowwood Viburnum
Medium-Small Deciduous Shrubs				
AMIB	6	5 Gal./24"	Aronia melanocarpa 'Iroquis Beauty'	Iroquois Beauty Black Chokeberry
BBC	3	5 Gal./24"	Buddleja 'Blue Chip'	Lo & Behold Buddleja
CAC	7	5 Gal./24"	Cotoneaster apiculatus	Cranberry Cotoneaster
DL	3	5 Gal./24"	Dierylla lonicera	Northernbush Honeysuckle
PDM	5	7 Gal./36"	Physocarpus opulifolius 'Donna May'	Little Devil Common Ninebark
SIC	13	5 Gal./24"	Stephanandra incisa 'Crispa'	Cutleaf Stephanandra
VCC	3	7 Gal./36"	Viburnum carlesii 'Compactum'	Dwarf Koreanspice Viburnum
WMW	2	5 Gal./24"	Weigela florida 'Midnight Wine'	Midnight Wine Weigela
Ornamental Grasses				
PABB	5	1 Gal.	Pennisetum alopecuroides 'Burgundy Bunny'	Dwarf Burgundy Fountain Grass
PAH	6	1 Gal.	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass
SA	12	1 Gal.	Sesleria autumnalis	Autumn Moor Grass
Perennials				
ABI	13	1 Gal.	Amsonia montana 'Blue Ice'	Blue Ice Blue Star
AMA	12	1 Gal.	Alchemilla mollis 'Auslese'	Auslese Lady's Mantle
HPP	8	1 Gal.	Heuchera micrantha 'Palace Purple'	Palace Purple Coralbells
VBC	7	1 Gal.	Veronica spicata 'Bubblegum Candles'	Bubblegum Candles Speedwell
Materials				
-	3	C.Y.	-	Soil Amendments
-	9	C.Y.	-	Shredded Hardwood Mulch
-	2	C.Y.	-	River Rock (1-3")
-	5	EACH	-	Splash Blocks



PLAN DETAIL: TYPICAL TOWNHOME FOUNDATION LANDSCAPE - 5 UNIT

SCALE: 1" = 20'-0"

NOTE!
BUILDINGS WITH THEIR FRONT FACADES FACING SOUTH OR WEST SHALL RECEIVE FOUNDATION PLANTING "A",
WHILE BUILDINGS WITH THEIR FRONT FACADES FACING NORTH OR EAST SHALL RECEIVE FOUNDATION PLANTING "B".

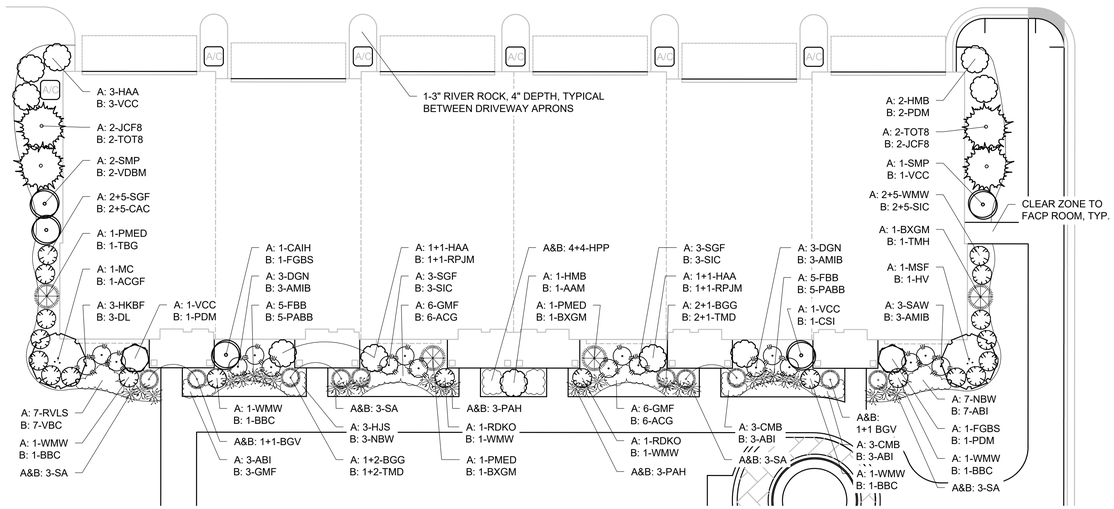
PLANT & MATERIALS LIST - 6 UNIT TOWNHOMES

FOUNDATION LANDSCAPE - 6 UNIT BUILDING, ORIENTATION "A"

CODE	QTY	SIZE	BOTANIC NAME	COMMON NAME
Evergreen Trees				
JCF8	2	8' high	Juniperus chinensis 'Fairview'	Fairview Chinese Juniper
TOT8	2	8' high	Thuja occidentalis 'Techny'	Mission Arborvtae
Ornamental Trees				
MC	1	6' high	Malus x 'Camelot'	Camelot Crab
MSF	1	4' BB wide head	Malus sargentii 'Firebird'	Firebird Sargent Crabapple
Evergreen Shrubs				
BXGG	6	24" wide	Buxus x 'Green Gem'	Green Gem Boxwood
BXGV	4	30" wide	Buxus x 'Green Velvet'	Green Velvet Boxwood
BXGM	1	42" wide	Buxus x 'Green Mountain'	Green Mountain Boxwood
PMED	3	30" wide	Pinus mugo var. 'Enci'	Enci Dwarf Mugo Pine
Large Deciduous Shrubs				
CAIH	1	42" high	Comus alba 'Ivory Halo'	Ivory Halo Tatarian Dogwood
FGBS	1	36" high	Fothergilla gardenii 'Blue Shadow'	Blue Shadow Dwarf Fothergilla
HAA	7	7 Gal./36"	Hydrangea aborescens 'Annabelle'	Annabelle Hydrangea
HMB	3	7 Gal./36"	Hydrangea macrophylla "Bailday"	Light-O-Day Hydrangea
SMP	3	42" high	Syringa meyeri 'Palibin'	Dwarf Korean Lilac
Medium-Small Deciduous Shrubs				
DGN	6	5 Gal./24"	Deutzia gracilis 'Nikko'	Nikko Slender Deutzia
HKBF	3	5 Gal./24"	Hypericum kalamianum 'Blue Festival'	Blue Festival St. Johns Wort
PGD	7	5 Gal./24"	Potentilla fruticosa 'Gold Drop'	Gold Drop Potentilla
RDKO	2	5 Gal./24"	Rosa 'Double Knock Out'	Double Knock Out Rose
SAW	3	5 Gal./24"	Spiraea bumalda 'Anthony Waterer'	Anthony Waterer Spirea
SGF	13	5 Gal./24"	Spiraea bumalda 'Goldflame'	Goldflame Bumald Spirea
VCC	2	7 Gal./36"	Viburnum carlesii 'Compactum'	Dwarf Koreanspice Viburnum
WMW	4	5 Gal./24"	Weigela florida 'Midnight Wine'	Midnight Wine Weigela
Ornamental Grasses				
FBB	10	1 Gal.	Festuca ovina glauca 'Beyond Blue'	Beyond Blue Fescue
PAH	6	1 Gal.	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass
SA	12	1 Gal.	Sesleria autumnalis	Autumn Moor Grass
Perennials				
ABI	3	1 Gal.	Amsonia montana 'Blue Ice'	Blue Ice Blue Star
CMB	6	1 Gal.	Coreopsis 'Moonbeam'	Moonbeam Coreopsis
GMF	12	1 Gal.	Geranium sanguineum 'Max Frei'	Max Frei Cranesbill
HPP	8	1 Gal.	Heuchera micrantha 'Palace Purple'	Palace Purple Coralbells
HJS	3	1 Gal.	Hemerocallis x 'Joan Senior'	Joan Senior Daylily
NBW	7	1 Gal.	Nepeta faassenii 'Blue Wonder'	Blue Wonder Catmint
RVLS	7	1 Gal.	Rubeckia fulgida var. speciosa	Viette's Little Suzy Black-Eyed Susan
Materials				
-	4	C.Y.	-	Soil Amendments
-	10	C.Y.	-	Shredded Hardwood Mulch
-	2	C.Y.	-	River Rock (1-3")
-	6	EACH	-	Splash Blocks

FOUNDATION LANDSCAPE - 6 UNIT BUILDING, ORIENTATION "B"

CODE	QTY	SIZE	BOTANIC NAME	COMMON NAME
Evergreen Trees				
JCF8	2	8' high	Juniperus chinensis 'Fairview'	Fairview Chinese Juniper
TOT8	2	8' high	Thuja occidentalis 'Techny'	Mission Arborvtae
Ornamental Trees				
ACGF	1	6' high	Amelanchier canadensis 'Glennform'	Rainbow Pillar Shadblow Serviceberry
HV	1	6' high	Hamamelis vernalis	Vernal Witchhazel
Evergreen Shrubs				
BXGV	4	30" wide	Buxus x 'Green Velvet'	Green Velvet Boxwood
BXGM	2	42" wide	Buxus x 'Green Mountain'	Green Mountain Boxwood
TBG	1	54"	Taxus media 'Brownii Globe'	Brown's Globe Intermediate Yew
TMD	6	24" wide	Taxus x media 'Densiformis'	Dense Yew
TMH	1	60"	Taxus media 'Hicksii'	Hicks Intermediate Yew
Large Deciduous Shrubs				
AAM	1	36" high	Aronia melanocarpa 'Autumn Magic'	Autumn Magic Black Chokeberry
CSI	1	36" high	Cornus sericea 'Isanti Redtwig'	Isanti Redtwig Dogwood
FGBS	1	36" high	Fothergilla gardenii 'Blue Shadow'	Blue Shadow Dwarf Fothergilla
RPJM	4	36" high	Rhododendron 'P.J.M'	P.J.M. Rhododendron
VDBM	2	36" high	Viburnum dentatum 'Blue Muffin'	Blue Muffin Arrowwood Viburnum
Medium-Small Deciduous Shrubs				
AMIB	9	5 Gal./24"	Aronia melanocarpa 'Iroquis Beauty'	Iroquois Beauty Black Chokeberry
BBC	4	5 Gal./24"	Buddleja 'Blue Chip'	Lo & Behold Buddleja
CAC	7	5 Gal./24"	Cotoneaster apiculatus	Cranberry Cotoneaster
DL	3	5 Gal./24"	Dierylla lonicera	Northernbush Honeysuckle
PDM	4	7 Gal./36"	Physocarpus opulifolius 'Donna May'	Little Devil Common Ninebark
SIC	13	5 Gal./24"	Stephanandra incisa 'Crispa'	Cutleaf Stephanandra
VCC	4	7 Gal./36"	Viburnum carlesii 'Compactum'	Dwarf Koreanspice Viburnum
WMW	2	5 Gal./24"	Weigela florida 'Midnight Wine'	Midnight Wine Weigela
Ornamental Grasses				
PABB	10	1 Gal.	Pennisetum alopecuroides 'Burgundy Bunny'	Dwarf Burgundy Fountain Grass
PAH	6	1 Gal.	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass
SA	12	1 Gal.	Sesleria autumnalis	Autumn Moor Grass
Perennials				
ABI	13	1 Gal.	Amsonia montana 'Blue Ice'	Blue Ice Blue Star
AMA	12	1 Gal.	Alchemilla mollis 'Auslese'	Auslese Lady's Mantle
GMF	3	1 Gal.	Geranium sanguineum 'Max Frei'	Max Frei Cranesbill
HPP	8	1 Gal.	Heuchera micrantha 'Palace Purple'	Palace Purple Coralbells
NBW	3	1 Gal.	Nepeta faassenii 'Blue Wonder'	Blue Wonder Catmint
VBC	7	1 Gal.	Veronica spicata 'Bubblegum Candles'	Bubblegum Candles Speedwell
Materials				
-	4	C.Y.	-	Soil Amendments
-	10	C.Y.	-	Shredded Hardwood Mulch
-	2	C.Y.	-	River Rock (1-3")
-	6	EACH	-	Splash Blocks



PLAN DETAIL: TYPICAL TOWNHOME FOUNDATION LANDSCAPE - 6 UNIT

SCALE: 1" = 20'-0"

NOTE!
BUILDINGS WITH THEIR FRONT FACADES FACING SOUTH OR WEST SHALL RECEIVE FOUNDATION PLANTING "A",
WHILE BUILDINGS WITH THEIR FRONT FACADES FACING NORTH OR EAST SHALL RECEIVE FOUNDATION PLANTING "B".

dickson design
STUDIO
526 SKYLINE DRIVE
ALGONQUIN IL 60102
847 878 4019

CLIENT NAME AND ADDRESS

HAMILTON PARTNERS

300 PARK BOULEVARD, SUITE 201
ITASCA, ILLINOIS 60143

PLAN DATE

SEPTEMBER 7, 2021

REVISIONS

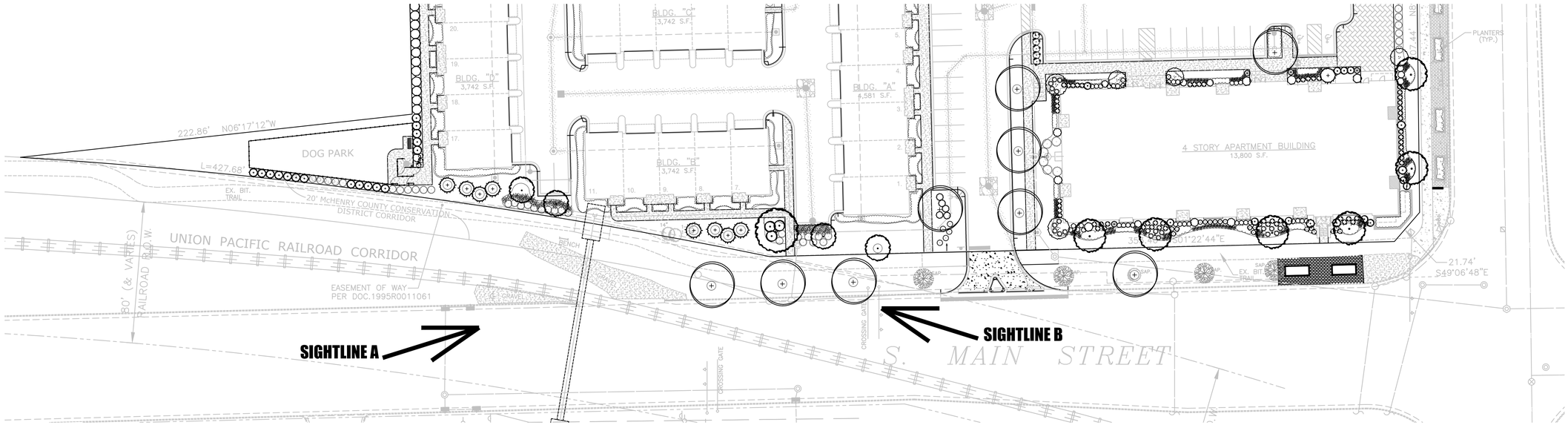
1.	PER EXHIBIT 9/13/21
2.	ADDED PLANT MIX 9/13/21
3.	REVISED SITE PLAN 11/19/21
4.	PER CITY COMMENTS 12/6/21
5.	ARCH/SITE PLAN REVISIONS 5/4/22
6.	
7.	
8.	
9.	
10.	

PROJECT NAME AND SHEET TITLE

CRYSTAL LAKE AVE. & MAIN STREET
CRYSTAL LAKE, IL
FINAL LANDSCAPE PLAN: TOWNHOME FOUNDATIONS

SHEET NUMBER

L1.8



SIGHTLINE VIEWS

NOT TO SCALE

0' 30' 60' 90'



SIGHTLINE A

NOT TO SCALE



SIGHTLINE B

NOT TO SCALE

dickson design
STUDIO
526 SKYLINE DRIVE
ALGONQUIN IL 60102
847 878 4019

CLIENT NAME AND ADDRESS

HAMILTON PARTNERS

ITASCA, ILLINOIS

PLAN DATE

MAY 4, 2022

PROJECT NAME AND SHEET TITLE

CRYSTAL LAKE ROAD & MAIN STREET

CRYSTAL LAKE, IL

EXHIBIT - SIGHTLINES: FINAL LANDSCAPE PLAN

BSB ABBREVIATIONS

A	AB	ANCHOR BOLT
	ABV	ABOVE
	A/C	AIR CONDITIONING
	ACC	ACCESS
	ACT	ACOUSTICAL TILE (CLG)
	AFF	ABOVE FINISH FLOOR
	AD	AREA DRAIN
	ADD	ADDENDUM
	ADH	ADHESIVE
	ADJ	ADJUSTABLE
	AGG	AGGREGATE
	AHU	AIR HANDLING UNIT
	ALT	ALTERNATE
	ALUM	ALUMINUM
	AP	ACCESS PANEL
	APX	APPROXIMATE
	ARCH	ARCHITECTURAL)
	ASPH	ASPHALT
	AT	ASPHALT TILE
	AUTO	AUTOMATIC
	AVG	AVERAGE
	AWNG	AWNING
B	BD	BOARD
	BF	BI-FOLD (DOOR)
	BIT	BITUMINOUS
	BLDG	BUILDING
	BLK	BLOCK (CMUs)
	BLKG	BLOCKING
	BM	BEAM OR BENCH MARK
	BP	BI-PASS (DOOR)
	BRG	BEARING
	BRK	BRICK
	BS	BOTH SIDES
	BSMT	BASEMENT
	BTM	BOTTOM
	BTWN	BETWEEN
	BVL	BEVELED
	BW	BOTH WAYS
C	CAB	CABINET
	CB	CATCH BASIN
	CEM	CEMENT
	CER	CERAMIC
	CF	CUBIC FOOT
	CHAM	CHAMFER
	CI	CAST IRON
	CIP	CAST-IN-PLACE
	CIR	CIRCLE
	CIRC	CIRCUMFERENCE
	CJ	CONTROL JOINT
	CK	CAULK(ING)
	CL	CLOSET OR CENTER LINE
	CLG	CEILING
	CLR	CLEAR(ANCE)
	CLS	CLOSURE OR CLOSER
	CM	(DOOR) CENTIMETER(S)
	CMU	CONCRETE MASONRY UNIT
	CO	CASED OPENING
	COL	COLUMN
	COMB	COMBINATION
	CONC	CONCRETE
	COND	(AC) CONDENSER
	CONST	CONSTRUCTION
	CONT	CONTINUOUS
	CONTR	CONTRACTOR
	CORR	CORRUGATED
	CPR	COPPER
	CPT	CARPET
	CRS	COURSE(S)
	CSMT	CASEMENT
	CST	CAST STONE
	CT	CERAMIC TILE
	CTR	CENTER OR COUNTER
	CY	CUBIC YARD
D	D	DRYER, OR DRAIN
	DBL	DOUBLE
	DECO	DECORATIVE
	DEMO	DEMOLISH, DEMOLITION
	DEP	DEPRESSED
	DTL	DETAIL
	DF	DRINKING FOUNTAIN
	DH	DOUBLE HUNG
	DIA	DIAMETER
	DIM	DIMENSION
	DL	DEAD LOAD
	DN	DOWN (STAIRS)
	DP	DAMP-PROOFING
	DR	DOOR
	DS	DOWNSPOUT
	DT	DRAIN TILE
	DW	DISH WASHER
	DWG	DRAWING
	DWR	DRAWER
E	EA	EACH
	EB	EYEBROW (FLAT ARCH)
	EF	EACH FACE
	EJ	EXPANSION JOINT
	EL	ELEVATION
	ELEC	ELECTRIC(AL)
	EP	ELECTRICAL PANEL
	EQ	EQUAL
	EST	ESTIMATE
	EWC	ELECTRIC WATER COOLER
	EXG	EXISTING
	EXH	EXHAUST
	EXT	EXTERIOR
F	FAS	FASTENER)
	FB	FACE BRICK
	FBO	FURNISHED BY OTHERS
	FD	FLOOR DRAIN
	FE	FIRE EXTINGUISHER
	FF	FINISH FLOOR (LINE)
	FG	FIXED GLASS
	FGL	FIBERGLASS
	FIN	FINISH
	FLG	FLASHING
	FLR	FLOOR(ING)
	FLUR	FLUORESCENT (LIGHT)
	FMB	FLOOR MATERIAL BREAK
	FN	FENCE
	FND	FOUNDATION
	FO	FACE OF
	FP	FIRE PROOF
	FPHB	FROST PROOF HOSE BIBB
	FPL	FIREPLACE
	FR	FRAMED(ING)
	FS	FULL SIZE
	FTG	FOOTING
	FUR	FURRED(ING)
	FWD	FOOD WASTE DISPOSAL
G	GA	GAUGE
	GC	GENERAL CONTRACTOR
	GD	GRADE OR GRADING
	GDO	GARAGE DOOR OPENER
	GFCI	GROUND FAULT-CIRCUIT INTERRUPTER
	GL	GLASS OR GLAZING
	GLBK	GLASS BLOCK
	GI	GALVANIZED IRON
	GT	GROUT
	GYP	GYPSUM
H	HB	HOSE BIBB
	HC	HOLLOW CORE
	HD	HEAT DETECTOR OR HEAVY DUTY
	HDR	HEADER
	HDWR	HARDWARE
	HM	HOLLOW METAL
	HORZ	HORIZONTAL
	HR	HOUR OR HALF ROUND (WINDOW)
	HS	HORIZONTAL SLIDER
	HT	HEIGHT
	HTG	HEATING
	HVAC	HEATING/VENTILATING/AIR COND
	HWD	HARDWOOD (FLOORS)
I	IB	IRONING BOARD
	ID	INSIDE DIAMETER
	ILO	IN LIEU OF
	IM	INSULATED METAL
	INSUL	INSULATE(D)(TION)
	INT	INTERIOR
J	JST	JOIST (FLOOR OR ROOF)
	JT	JOINT
K	KD	KNOCKDOWN (CEILING)
	KIT	KITCHEN
	KO	KNOCKOUT
	KPL	KICKPLATE (ON DOOR)
	KS	KNEE SPACE
L	LAM	LAMINATE(D)
	LAV	LAVATORY (SINK)
	LBO	LOCATION BY OTHERS
	LIV	LIVING
	LL	LIVE LOAD
	LP	LAMINATED PLASTIC
	LSL	LAMINATED STAND LUMBER
	LT	LIGHT OR LAUNDRY TUB
	LTL	LINTEL
	LVL	LAMINATED VENEER LUMBER
	LVR	LOUVER
M	M	METER(S)
	MAX	MAXIMUM
	MAS	MASONRY
	MATL	MATERIAL
	MC	MEDICINE CABINET
	MECH	MECHANICAL
	MFR	MANUFACTURER
	MH	MANHOLE
	MIN	MINIMUM
	MIR	MIRROR
	MISC	MISCELLANEOUS
	MLD	MOULDING
	MM	MILLIMETER
	MMB	MEMBRANE
	MO	MASONRY OPENING
	MOD	MODULAR
	MRB	MARBLE
	MTL	METAL
	MT	MOUNTED(ING)
	MULL	MULLION OR MULLED
N	N/A	NOT APPLICABLE
	NIC	NOT IN CONTRACT
	NL	NAILABLE
	NOM	NOMINAL
	NTS	NOT TO SCALE
	NGVD	NATIONAL GEODETIC-VERTICAL DATUM
O	OA	OVERALL
	OBS	OBSCURE (GLASS)
	OC	ON CENTER
	OD	OUTSIDE DIAMETER
	OHD	OVERHEAD GARAGE DOOR
	OH	OVERHEAD
	OPNG	OPENING
	OPT	OPTIONAL
	OSB	ORIENTED STRAND BOARD
P	PAR	PARALLEL
	PBD	PARTICLE BOARD
	PC	PRECAST CONCRETE
	PE	PORCELAIN ENAMEL
	PED	PEDESTAL (SINK)
	PERI	PERIMETER
	PKG	PARKING
	PL	PLATE (HEIGHT)
	PLAM	PLASTIC LAMINATE
	PLAS	PLASTER
	PNL	PANEL
	PNT	PAINT(ED)
	PR	PAIR (OF)
	PREFAB	PREFABRICATED
	PSF	POUNDS PER SQUARE FOOT
	PSI	POUNDS PER SQUARE INCH
	PSL	PARALLEL STRAND LUMBER
	PTN	PARTITION
	PT	PRESSURE TREATED (WOOD)
	PV	PAVE(D) OR PAVING
	PVC	POLYVINYL CHLORIDE (PIPE)
	PVMT	PAVEMENT
	PWD	PLYWOOD
Q	QT	QUARRY TILE
R	R	RISER (ON STAIRS)
	R/A	RETURN AIR
	RB	RUBBER BASE
	RAD	RADIUS
	RBL	RUBBLE
	RD	ROOF DRAIN
	REF	REFRIGERATOR
	REQ	REQUIRED
	RES	RESILIENT
	REV	REVISION(S), REVISED
	REINF	REINFORCED(ING)
	RFG	ROOFING
	RJB	REINFORCED JUNCTION BOX
	RLG	RAILING
	R&M	RANGE W/ MICROWAVE
	RM	ROOM
	RO	ROUGH OPENING
	ROW	RIGHT OF WAY
S	SC	SOLID CORE (DOOR)
	SCH	SCHEDULE
	SD	SMOKE DETECTOR
	SECT	SECTION
	SF	SQUARE FEET
	SF6L	SAFETY GLASS
	SG	SHEET GOODS (VINYL)
	SGD	SLIDING GLASS DOOR
	SH	SINGLE HUNG OR SHELF(VING)
	SHT	(DRAWING) SHEET
	SHTHG	SHEATHING
	SIM	SIMILAR
	SKL	SKYLIGHT
	SL	SIDELIGHT OR SLEEVE
	SNT	SEALANT
	SPG	SPACER
	SPEC	SPECIFICATIONS
	SPK	(AUDIO) SPEAKER(S)
	SS	STAINLESS STEEL
	STD	STANDARD
	STOR	STORAGE
	STL	STEEL
	STR	STRUCTURAL
	SQ	SQUARE
	SUS	SUSPENDED
	SW	SHEAR WALL
	S&R	SHELF AND ROD
	S4S	SURFACED FOUR SIDES
T	T	TREAD (AT STAIRS) OR TILE
	TB	TOWEL BAR
	TBD	TO BE DETERMINED
	TC	TERRA COTTA
	TCJ	TROWELED CONTROL JOINT
	TEMP	TEMPERED (GLASS)
	T&G	TONGUE & GROOVE
	TELE	TELEPHONE
	THK	THICK(NESS)
	TH	THRESHOLD
	TOC	TOP OF CONCRETE
	TOF	TOP OF FOUNDATION
	TOM	TOP OF MASONRY
	TOW	TOP OF WINDOW
	TRN	TRANSOM (WINDOW)
	TP	TOILET PAPER HOLDER
	TV	TELEVISION OUTLET
	TYP	TYPICAL
	TD	TRENCH DRAIN
U	UC	UNDERCUT(DOOR)
	UL	UNDERWRITER'S LABORATORY
	UNF	UNFINISHED
	UNO	UNLESS NOTED OTHERWISE
V	VB	VANITY BASE OR VAPOR BARRIER
	VCT	VINYL COMPOSITION TILE
	VERT	VERTICAL
	VS	VEGETABLE SINK
	VT	VINYL TILE
W	W	WIDE OR WASHING MACHINE
	WC	WATER CLOSET
	WD	WOOD
	WF	WIDE FLANGE (STEEL BEAM)
	WH	WATER HEATER
	WH	WALL HUNG
	WI	WROUGHT IRON
	WIC	WALK-IN CLOSET
	WIN	WINDOW
	W/ W/O	WITH OR WITHOUT
	WP	WATERPROOF(ING)
	WR	WATER RESISTANT
	WS	WATER SOFTENER
	WSCT	WAINSCOT
	WTW	WALL TO WALL
	WWF	WELDED WIRE FABRIC

SYMBOLS

NOTE: REFER TO ELECTRICAL LAYOUTS FOR ALL ELECTRICAL SYMBOLS.
NOTE: *( ) DENOTES PLAN CALL OUT ABBREVIATION.

- INSULATING SHEATHING
- BATT INSULATION
- RIGID INSULATION
- PLYWOOD
- FINISH GRADE WOOD
- BLOCKING
- DIMENSIONAL LUMBER
- STEEL
- STONE
- BRICK
- STANDARD CMU
- STRUCTURAL CMU
- CONCRETE
- SAND OR GRAVEL FILL
- EARTH
- ANGLE
- CENTER LINE
- PLATE
- Ø ROUND OR DIAMETER
- PENNY
- +/- PLUS OR MINUS
- LESS THAN
- GREATER THAN
- GAS METER
- WATER METER
- REMOTE WATER METER READER

- BUILDING SECTION TAG (? / A??)
- WALL TAG (? / AW.?)
- DETAIL TAG (? / AD.?)
- DETAIL TAG (? / AD.?)
- EXTERIOR ELEVATION TAG (? / A??)
- INTERIOR ELEVATION TAG (1 / 4 A?.? 2 / 3)
- LEVEL LINE OR DATUM
- VARIES 12 FLOOR/ CEILING SLOPE
- REVISION CLOUD
- BREAK LINE
- FLOOR/ ROOF FRAMING DIRECTION
- 12 STEEL PIPE COLUMN
- P? POST ABOVE
- P? WOOD POST/ KING POST COMBO
- H? WOOD/ MFR WOOD HEADER
- L? STEEL LINTEL
- W?x? STEEL BEAM
- INTERIOR WOOD GUARD RAIL
- INTERIOR WOOD HALF WALL W/ WOOD CAP
- INTERIOR WOOD LOAD BEARING STUD WALL
- WOOD STUD WALL

- FROST PROOF HOSE BIB *(FPHB) OR WATER LINE FOR ICE MAKER
- GAS LINE STUB
- FLOOR DRAIN *(FD)
- STORM SUMP, SANITARY SUMP, WATER HEATER *(WH)
- FURNACE *(FURN)
- LAUNDRY TUB *(LT)
- CLOTHES DRYER *(D)
- WASHING MACHINE *(W)
- REFRIGERATOR *(REF)
- OVEN/ DOUBLE OVEN
- RANGE HOOD
- RANGE
- COOKTOP
- DISHWASHER *(DW)
- WET BAR SINK
- KITCHEN SINK
- TUB OR TUB/ SHOWER
- SHOWER PAN
- WATER CLOSET
- PEDESTAL SINK
- LAVATORY
- MEDICINE CABINET *(MC), GREY BOX *(GB)

DRAWING INDEX

ISSUE LOG

REV.	DESCRIPTION	DATE
	PROGRESS SET	03-10-2022

SHEET	DESCRIPTION	ISSUED = O, REVISED AND ISSUED = ●
TOWNHOMES		
ARCHITECTURAL		
A0.00	COVER SHEET, DRAWING INDEX, REVISION LOG	o
A0.01	GENERAL NOTES	o
A0.02	GENERAL NOTES	o
A0.03	BUILDING REFERENCE SITE PLAN, SITE LOCATION MAP	
	BUILDING TYPE 1 - (5 UNIT BLDG)	
A1.1	PARTIAL EDGE OF SLAB PLAN, FOUNDATION NOTES	o
A1.2	PARTIAL EDGE OF SLAB PLAN, FOUNDATION NOTES	o
A2.1	LOWER LEVEL & MAIN FLOOR BUILDING PLANS	o
A2.2	UPPER FLOOR BUILDING PLAN, ROOF PLAN, ATTIC VENTILATION SCHEDULE	o
A3.1	EXTERIOR ELEVATIONS, ELEVATION NOTES	o
	BUILDING TYPE 2 - (6 UNIT BLDG)	
A1.1	PARTIAL EDGE OF SLAB PLAN, FOUNDATION NOTES	o
A1.2	PARTIAL EDGE OF SLAB PLAN, FOUNDATION NOTES	o
A2.1	LOWER LEVEL & MAIN FLOOR BUILDING PLANS	o
A2.2	UPPER FLOOR BUILDING PLAN, ROOF PLAN, ATTIC VENTILATION SCHEDULE	o
A3.1	EXTERIOR ELEVATIONS, ELEVATION NOTES	o
	UNIT A	
A1.2.1A	LOWER & MAIN LEVEL PLANS, PLAN NOTES, LIGHT & VENT SCHED, SQ. FT.	o
A1.2.2A	UPPER FLOOR PLANS, PLAN NOTES	o
A1.3.1A	ELEVATIONS, ELEVATION NOTES	o
A1.4.1A	ELECTRICAL PLANS, ELECTRICAL NOTES	o
A1.6.1A	BUILDING SECTIONS	o
	UNIT B	
A1.2.1B	LOWER LEVEL PLANS, PLAN NOTES	o
A1.2.2B	MAIN FLOOR PLANS, PLAN NOTES, LIGHT & VENT SCHEDULE, SQ. FT.	o
A1.2.3B	UPPER FLOOR PLANS, PLAN NOTES	o
A1.3.1B	ELEVATIONS, ELEVATION NOTES	o
A1.3.2B	SIDE ELEVATIONS, ELEVATION NOTES	o
A1.4.1B	ELECTRICAL PLANS, ELECTRICAL NOTES	o
A1.6.1B	BUILDING SECTIONS	o
	COMMON	
A1.0.1	DOOR SCHEDULE, DOOR & FRAME TYPES, DETAILS, NOTES	o
A1.0.2	WINDOW SCHEDULE, WINDOW TYPES	o
	DETAILS	
A1.0.1	WALL SECTIONS	o
A1.0.2	WALL SECTIONS	o
A1.0.3	WALL SECTIONS	o
A1.0.1	DETAILS	o
A1.0.2	DETAILS	o
A1.0.3	DETAILS	o
A1.0.4	DETAILS	o
A1.0.5	DETAILS	o
A1.0.6	DETAILS	o

ISSUE DATE: 03-10-2022
REVISIONS

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JOB NO: MP21036S.00 PROJ MGR: MR
DRAWN: KK CHECKED: ML

PROJECT INFORMATION
SHEET INDEX
ABBREVIATIONS
SYMBOLS

A0.0

FIRE ACCESS LEGEND

- FIRE HYDRANT LOCATION
- FIRE DEPARTMENT PERSONNEL ACCESS POINT
- STANDPIPE CONNECTIONS
- TRAFFIC DIRECTION
- (X) PARKING SPACE COUNT
- ACCESSIBLE EGRESS PATH TO PUBLIC WAY

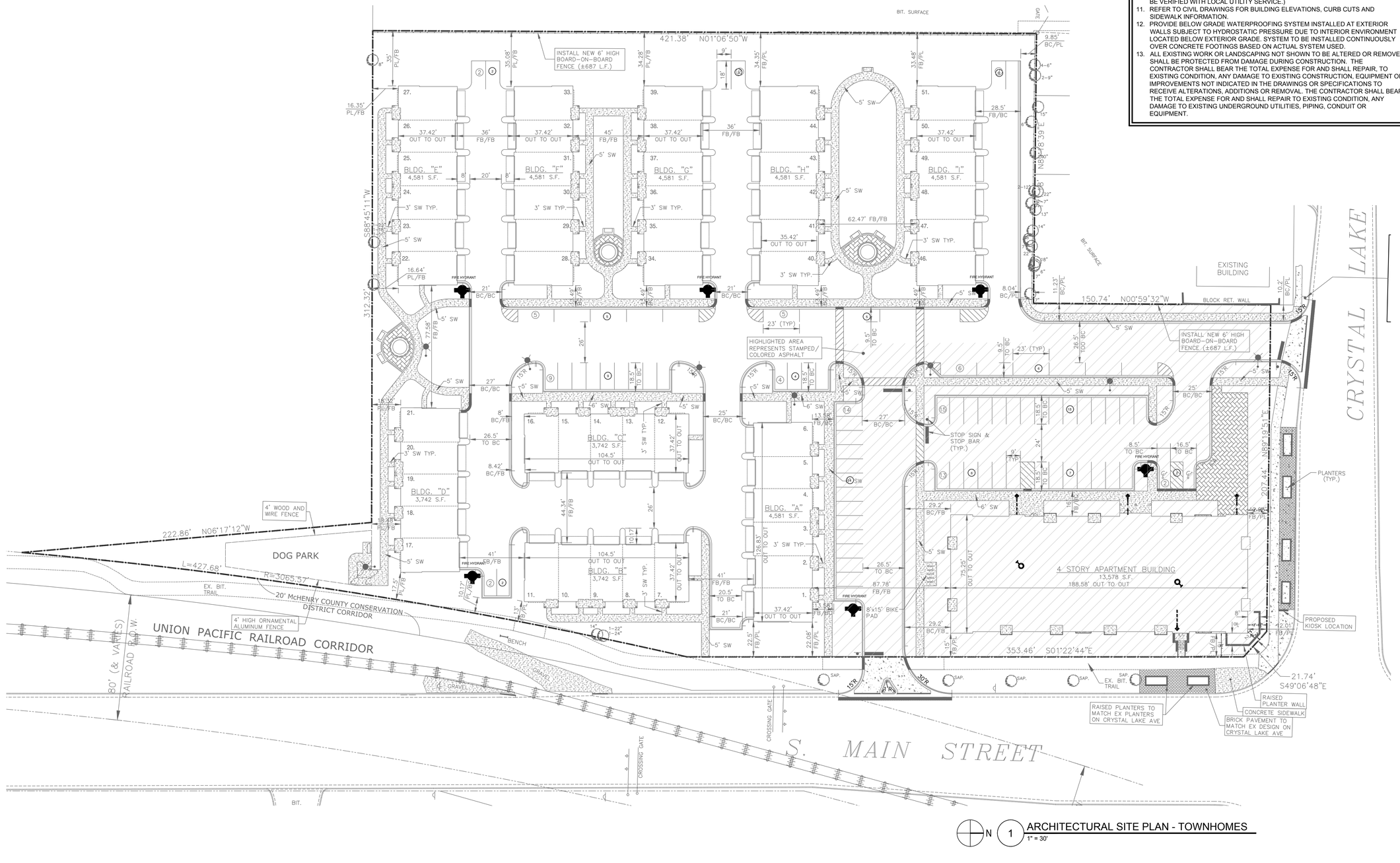
OVERALL PARKING TOTALS

TYPE	NUMBER	NOTES:
REGULAR	79	
H.C.	(2)	
VAN H.C.	2	
TOTAL	81	

VICINITY MAP:

GENERAL SITE NOTES:

1. THIS ARCHITECTURAL SITE PLAN IS TO BE USED FOR GENERAL INFORMATION, BUILDING IDENTIFICATION, AND RELATIVE POSITIONING OF THE BUILDINGS ONLY. FOR PRECISE SITE DOCUMENTATION INCLUDING, BUT NOT LIMITED TO, GEOMETRY, GRADING, UTILITIES, WATER, SEWER, DRAINAGE AND ADA SITE ACCESSIBILITY, REFER TO DRAWINGS BY CIVIL ENGINEER. PERMITS ON SUCH PORTION OF WORK TO BE SUBMITTED SEPARATELY.
2. COORDINATE WITH ALL ELECTRICAL, PLUMBING & MECHANICAL ENGINEERING DOCUMENTS AFFECTING CONSTRUCTION PRIOR TO FABRICATION, PURCHASE OR INSTALLATION OF ANY EQUIPMENT.
3. SEE CIVIL DRAWINGS FOR SITE ACCESSIBILITY REQUIREMENTS.
4. RETAINING WALLS OVER 30" IN HEIGHT WILL HAVE 42" GUARDRAILS WITH RAIL SPACING OF LESS THAN 4" CLEAR.
5. SEE CIVIL FOR CURB CUTS AND SIDEWALK INFORMATION.
6. PROVIDE SIGNAGE FOR USE BY FIRE DEPARTMENT INDICATING SPRINKLER EQUIPMENT ROOM AND FIRE PROTECTION EQUIPMENT COMPONENTS. SPRINKLER EQUIPMENT ROOM DOOR ASSEMBLIES SHALL BE PROVIDED WITH A SIGN CONFORMING TO THE REQUIREMENTS OF NFPA-13 AND SHALL BE AT LEAST 4" IN HEIGHT AND SHALL READ "SPRINKLER CONTROL VALVES". G.C. TO PROVIDE SHOP DRAWING SUBMITTAL TO ARCHITECT FOR APPROVAL PRIOR TO FABRICATION.
7. ALL SITE WORK AND LANDSCAPING IS TO BE ESTABLISHED AND DESIGNED BY CIVIL AND LANDSCAPE ARCHITECT.
8. REFER TO CIVIL DRAWINGS FOR DIMENSIONAL CONTROL PLAN AND GRADING
9. REFER TO CIVIL DRAWINGS FOR FIRE HYDRANT LOCATIONS.
10. REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR TRANSFORMER LOCATIONS. (TO BE VERIFIED WITH LOCAL UTILITY SERVICE.)
11. REFER TO CIVIL DRAWINGS FOR BUILDING ELEVATIONS, CURB CUTS AND SIDEWALK INFORMATION.
12. PROVIDE BELOW GRADE WATERPROOFING SYSTEM INSTALLED AT EXTERIOR WALLS SUBJECT TO HYDROSTATIC PRESSURE DUE TO INTERIOR ENVIRONMENT LOCATED BELOW EXTERIOR GRADE. SYSTEM TO BE INSTALLED CONTINUOUSLY OVER CONCRETE FOOTINGS BASED ON ACTUAL SYSTEM USED.
13. ALL EXISTING WORK OR LANDSCAPING NOT SHOWN TO BE ALTERED OR REMOVED SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION. THE CONTRACTOR SHALL BEAR THE TOTAL EXPENSE FOR AND SHALL REPAIR, TO EXISTING CONDITION, ANY DAMAGE TO EXISTING CONSTRUCTION, EQUIPMENT OR IMPROVEMENTS NOT INDICATED IN THE DRAWINGS OR SPECIFICATIONS TO RECEIVE ALTERATIONS, ADDITIONS OR REMOVAL. THE CONTRACTOR SHALL BEAR THE TOTAL EXPENSE FOR AND SHALL REPAIR TO EXISTING CONDITION, ANY DAMAGE TO EXISTING UNDERGROUND UTILITIES, PIPING, CONDUIT OR EQUIPMENT.



1 ARCHITECTURAL SITE PLAN - TOWNHOMES
1" = 30'

ISSUE DATE: 03-10-2022

REVISIONS

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HAMILTON PARTNERS

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JOB NO: MP210365.00 PROJ MGR: MR
DRAWN: KK CHECKED: ML

SITE PLAN

A0.3



Building Type 1: 5-Unit
Rear Elevation

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



Unit B - End

Building Type 1: 5-Unit
Left Elevation

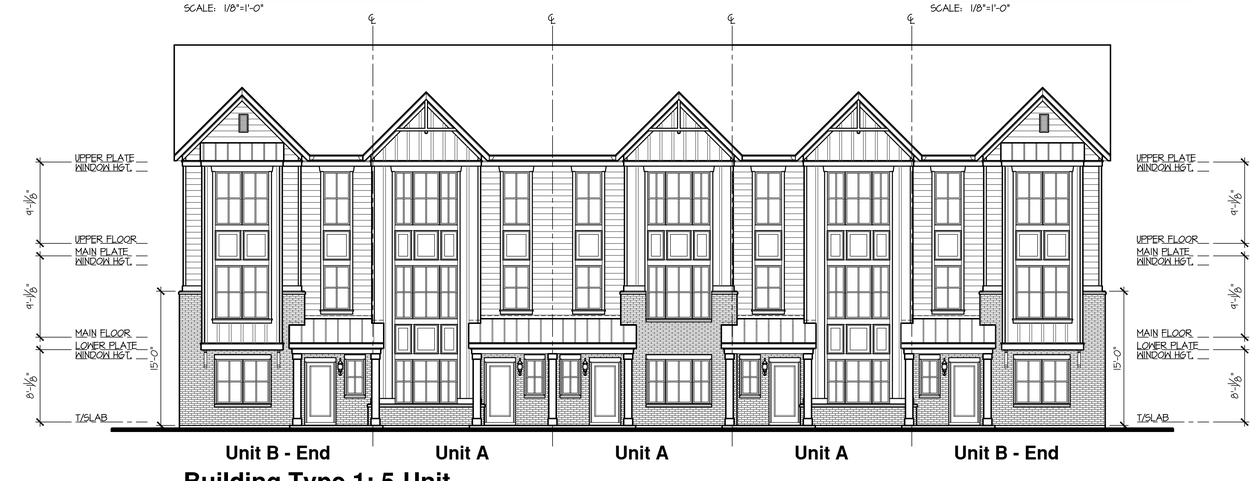
SCALE: 1/8"=1'-0"



Unit B - End

Building Type 1: 5-Unit
Right Elevation

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



Building Type 1: 5-Unit
Front Elevation

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

GENERAL EXTERIOR ELEVATION NOTES:

- ALL JOINTS, SEAMS, PENETRATIONS, OPENINGS BETWEEN WINDOWS AND DOORS AND THEIR RESPECTIVE FRAMING, AND OTHER SOURCES OF AIR LEAKAGE (INFILTRATION OR EXFILTRATION) THROUGH THE BUILDING ENVELOPE SHALL BE CAULKED, GASKETED, WEATHER-STRIPPED, WRAPPED OR OTHERWISE SEALED
- DISCHARGE DOWNSPOUTS TO CITY STORM VIA HARD PIPE. SEE CIVIL DWGS.
- PROVIDE DRIP CAPS AT ALL WINDOWS AND DOORS
- PROVIDE METAL FLASHING AT ALL ROOF TO WALL CONDITIONS
- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN.
- PROVIDE ROOF AND SOFFIT VENTS AS SPECIFIED BY BUILDER.
- PROVIDE GUTTERS AND DOWNSPOUTS AS SPECIFIED BY BUILDER.

EXTERIOR ELEVATION KEYNOTES:

[#] THE FOLLOWING KEYNOTES REFERENCE THE SYMBOLS AS SHOWN ON PLANS:

- ALL TRIM TO BE FIBER CEMENT

1. 30 YR. ARCHITECTURAL SINGLES
2. STANDING SEAM METAL ROOF
3. 8" FIBER CEMENT LAP SIDING W/ 7" EXPOSURE
4. FIBER CEMENT VERTICAL BOARD & BATTEN SIDING
5. BRICK VENEER
6. 4x4 CAST STONE SILL (CHAMFERED EDGE)
7. 1x8 FIBER CEMENT FASCIA
8. 1x8 FIBER CEMENT RAKE
9. 5/4x2 TRIM OVER 5/4x6 SUB-RAKE TRIM
10. 5/4x4 CORNER TRIM
11. 5/4x2 TRIM OVER 5/4x8 FRIEZE TRIM
12. 5/4x4 TRIM
13. 5/4x6 TRIM
14. 5/4x8 TRIM
15. 5/4x2 TRIM OVER 5/4x4 TRIM
16. 5/4x2 TRIM OVER 5/4x6 TRIM
17. 5/4x2 TRIM OVER 5/4x10 TRIM
18. FIBER CEMENT PANEL
19. DECORATIVE LOUVER W/ 5/4x4 TRIM
20. FYPON GABLE BRACKET PEDIMENT MEIER
21. 10"x10" BUILT UP COLUMN
22. 2" BRICK MOULD
23. 4" CONC. PORCH SLAB
24. ALUMINUM BALCONY RAILING
25. BALCONY POST
26. STONE CAP
27. 4"x4" CAST STONE BAND (CHAMFERED EDGE)
28. 4"X6" CAST STONE HEADER

ISSUE DATE: 03-10-2022

REVISIONS

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HAMILTON PARTNERS

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847.705-2200

JOB NO: MP210365.00 PROJ MGR: MR
DRAWN: KK CHECKED: ML

ELEVATIONS

Building Type 1

AA3.1



Building Type 2: 6-Unit
Rear Elevation

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



Unit B - End

Building Type 2: 6-Unit
Left Elevation

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



Unit B - End

Building Type 2: 6-Unit
Right Elevation

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



Building Type 2: 6-Unit
Front Elevation

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

GENERAL EXTERIOR ELEVATION NOTES:

- ALL JOINTS, SEAMS, PENETRATIONS, OPENINGS BETWEEN WINDOWS AND DOORS AND THEIR RESPECTIVE FRAMING, AND OTHER SOURCES OF AIR LEAKAGE (INFILTRATION OR EXFILTRATION) THROUGH THE BUILDING ENVELOPE SHALL BE CAULKED, GASKETED, WEATHER-STRIPPED, WRAPPED OR OTHERWISE SEALED
- DISCHARGE DOWNSPOUTS TO CITY STORM VIA HARD PIPE. SEE CIVIL DWGS.
- PROVIDE DRIP CAPS AT ALL WINDOWS AND DOORS
- PROVIDE METAL FLASHING AT ALL ROOF TO WALL CONDITIONS
- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN.
- PROVIDE ROOF AND SOFFIT VENTS AS SPECIFIED BY BUILDER.
- PROVIDE GUTTERS AND DOWNSPOUTS AS SPECIFIED BY BUILDER.

EXTERIOR ELEVATION KEYNOTES:

[8] THE FOLLOWING KEYNOTES REFERENCE THE SYMBOLS AS SHOWN ON PLANS:

- ALL TRIM TO BE FIBER CEMENT

1. 30 YR. ARCHITECTURAL SINGLES
2. STANDING SEAM METAL ROOF
3. 8" FIBER CEMENT LAP SIDING w/ 7" EXPOSURE
4. FIBER CEMENT VERTICAL BOARD & BATTEN SIDING
5. BRICK VENEER
6. 4x4 CAST STONE SILL (CHAMFERED EDGE)
7. 1x8 FIBER CEMENT FASCIA
8. 1x8 FIBER CEMENT RAKE
9. 5/4x2 TRIM OVER 5/4x6 SUB-RAKE TRIM
10. 5/4x4 CORNER TRIM
11. 5/4x2 TRIM OVER 5/4x8 FRIEZE TRIM
12. 5/4x4 TRIM
13. 5/4x6 TRIM
14. 5/4x8 TRIM
15. 5/4x2 TRIM OVER 5/4x4 TRIM
16. 5/4x2 TRIM OVER 5/4x6 TRIM
17. 5/4x2 TRIM OVER 5/4x10 TRIM
18. FIBER CEMENT PANEL
19. DECORATIVE LOUVER W/ 5/4x4 TRIM
20. FYPON GABLE BRACKET PEDIMENT MEIER
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ELEVATIONS

Building Type 2

AA3.1

LIGHT AND VENTILATION SCHEDULE - UNIT A

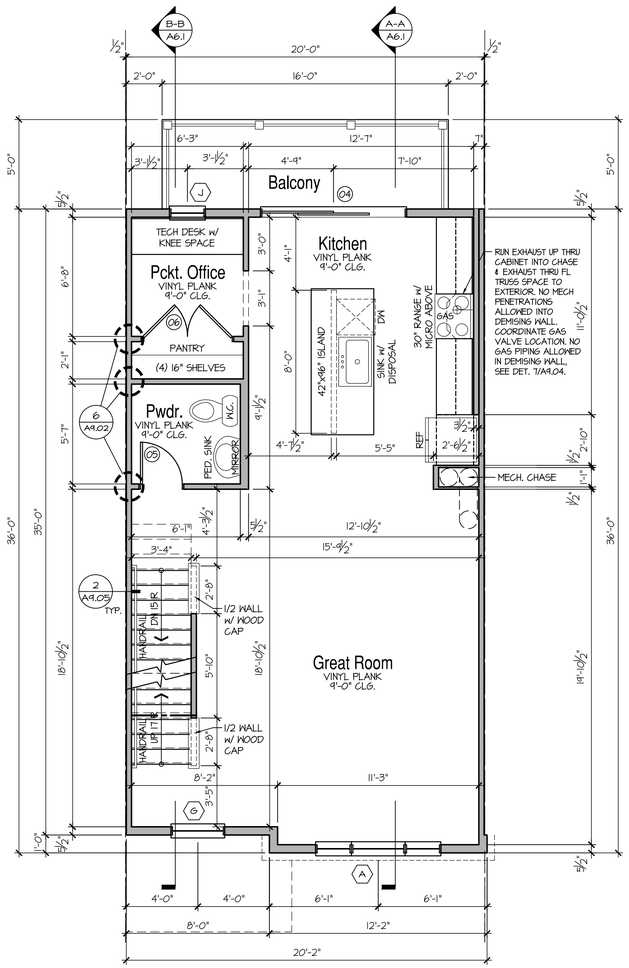
ROOM	AREA (SQFT)	LIGHT (8%)		VENT (4%)		MECH. (CFM)	
		REQ.	ACT.	REQ.	ACT.	REQ.	ACT.
FLEX ROOM	171	**13.68**	27.31	**6.84**	13.12		
KITCHEN	189	**15.12**	45.15	**7.56**	22.56		
GREAT ROOM	322	**25.76**	33.33	**12.88**	16.47		
POCKET OFFICE	42	**3.36**	5.92	**1.68**	2.85		
POWDER ROOM	34	-	-	**	**	**	**
BEDROOM 1	151	**12.08**	33.33	**6.04**	16.47		
BATH 1	67	-	-	**	**	**	**
BEDROOM 2	133	**10.64**	24.60	**5.32**	14.46		
BATH 2	48	-	-	**	**	**	**

NOTES:

* ALL WINDOWS IN BEDROOMS MUST MEET A MINIMUM CLEAR OPENING HEIGHT OF 24", WIDTH OF 20" AND 5.7 SQUARE FEET

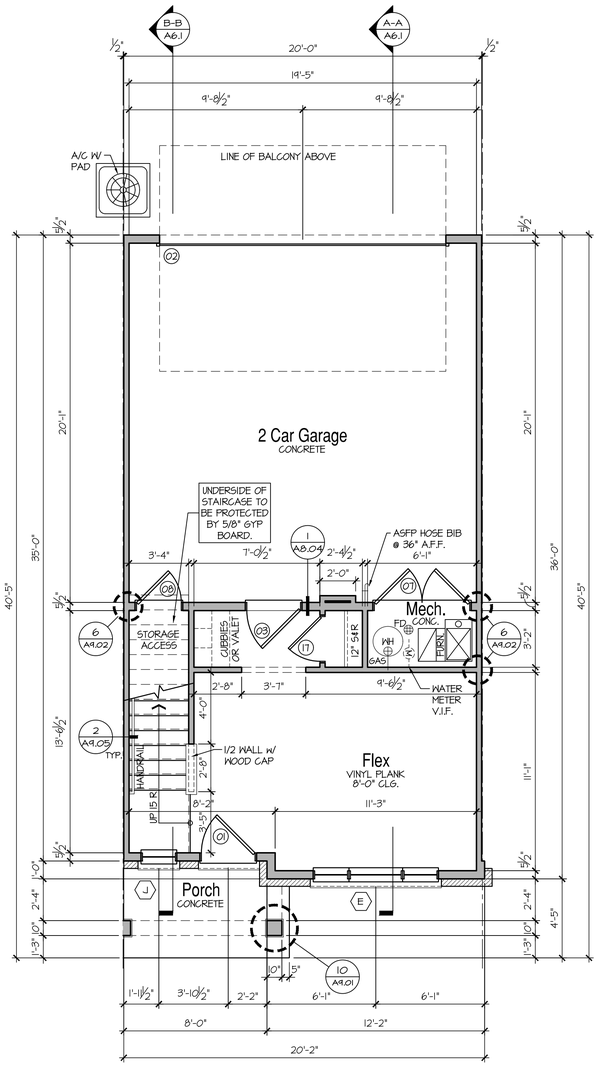
* ARTIFICIAL LIGHT SHALL BE PROVIDED CAPABLE OF PRODUCING AN AVERAGE ILLUMINATION OF 6 FOOTCANDLES (65 lux) OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL

** REFER TO MECHANICAL DRAWINGS.



Main Floor Plan

SCALE: 1/4"=1'-0" (24x36) N.T.S. (11x17)



Lower Floor Plan

SCALE: 1/4"=1'-0" (24x36) N.T.S. (11x17)

GENERAL FLOOR PLAN NOTES:

* ALL UNDIMENSIONED PARTITIONS (4") ARE 3 1/2" ROUGH.
* LOAD BEARING WALLS - 2x_ STUDS AT 16" o/c UNLESS OTHERWISE NOTED.
* NON-LOAD BEARING WALLS - 2x_ STUDS AT 16" o/c UNLESS OTHERWISE NOTED. CABINET WALLS SHALL BE AT 16" O.C.
* ALL ANGLED PARTITIONS ARE 45 DEGREES UNLESS OTHERWISE NOTED.
* ALL STUD WALLS SHALL HAVE DOUBLE TOP PLATES.
* ALL CONCENTRATED LOADS SHALL BE TRANSFERRED TO FOUNDATION VIA BEAMS, POSTS AND/OR SOLID BLOCKING.
* ALL EXTERIOR DIMENSIONS ARE TO FACE OF STUDS UNLESS OTHERWISE NOTED.
* ALL TRUSSES TO BEAR ON EXTERIOR WALLS AND / OR GIRDER TRUSSES UNLESS OTHERWISE NOTED ON TRUSS DIAGRAMS.
* TRUSS MFR. TO SIZE MEMBERS, FASTENERS, HANGERS AND SET SPACING FOR ALL TRUSSES.
* WINDOW SUPPLIER TO VERIFY AT LEAST ONE WINDOW IN EACH SLEEPING ROOM MEETS THE NET CLEAR OPENING REQUIREMENTS FOR EMERGENCY ESCAPE AND RESCUE OPENINGS.
* BALLOON FRAME ALL VOLUME CEILING EXTERIOR WALLS WITH CONTINUOUS STUDS TO UNDERSIDE OF UPPER FLOOR PLATE.
* ALL ELECTRICAL AND MECHANICAL EQUIP. ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS; CONTRACTOR TO VERIFY.
* ALL FRAMED CORNERS SHALL HAVE A MINIMUM OF THREE STUDS.
* ALL MULTIPLE FRAMING TO BE SECURED w/ 2 ROWS OF 16d NAILS @ 16" O.C. TOP AND BOTTOM.
* WHERE TOP PLATE IS CUT BY 50% OR MORE ON A BEARING OR EXTERIOR WALL, THE PLATE SHALL BE REINFORCED WITH A 24 GAUGE METAL ANGLE.
* PROVIDE FIRE BLOCKING AND DRAFT STOPPING AT ALL LOCATIONS REQUIRED BY THE 2012 INTERNATIONAL RESIDENTIAL CODE.
* ALL TUB OR SHOWER ENCLOSURES, WINDOWS ADJACENT TO TUB/WHIRLPOOLS AND WINDOWS LESS THAN 18 INCHES OFF FINISHED FLOOR ARE TO BE SAFETY GLAZED.
* HATCHED AREAS ON FLOOR PLANS INDICATE 8'-0" SOFFIT CONDITIONS.
* SHADED WALLS ON FLOOR PLANS INDICATES LOAD BEARING WALLS.
* FOR ADDITIONAL NOTES SEE GENERAL NOTES ON A0.03 - A0.04 AND DETAILS.
* PASSIVE RADON REDUCTION SYSTEM MUST BE INSTALLED IN COMPLIANCE WITH ILLINOIS STATE LAWS, SEE DETAIL #10 ON SHEET A9.05
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* IF EXTERIOR WALLS ARE PANELIZED, DESIGN AND LOCATE SHEATHING SO THAT EXTERIOR WALL SHEATHING HAS NO GAPS AT DEMISING WALLS, OR OTHER LOCATIONS.
* TYPICAL WINDOW HEAD HEIGHTS SHALL BE 8'-0 7/8" A.F.F. (U.N.O.) W/ 9'-1 1/8" CLG. AND 7'-0 7/8" A.F.F. (U.N.O.) W/ 8'-1 1/8" CLG.

VERIFY NOTES

ISSUE DATE: 03-10-2022

REVISIONS

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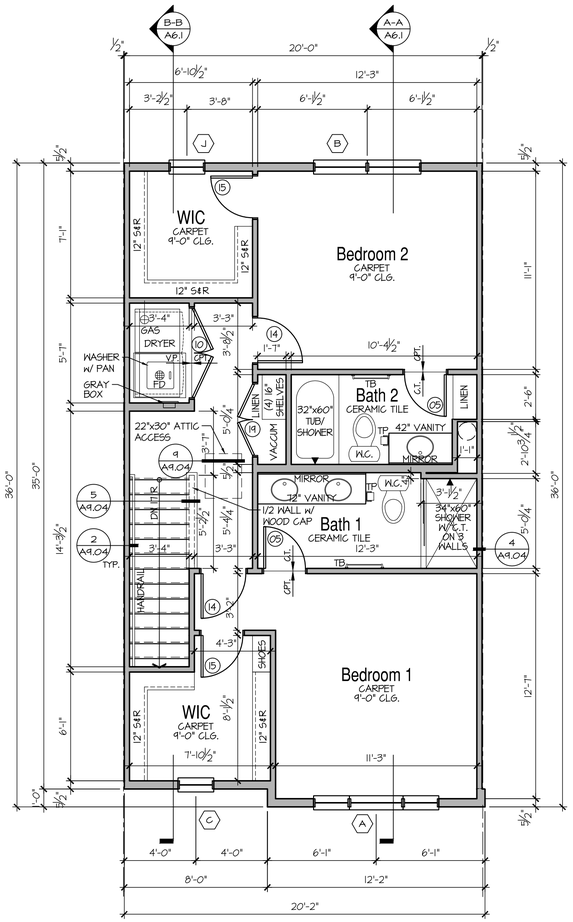
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Palatine, IL 60067
847 705-2200

JOB NO: MP210365.00 PROJ MGR: MR
DRAWN: KK CHECKED: ML

LOWER FLOOR PLAN
MAIN FLOOR PLAN
FLOOR PLAN NOTES
LIGHT & VENT SCHEDULE
SQUARE FEET CHART

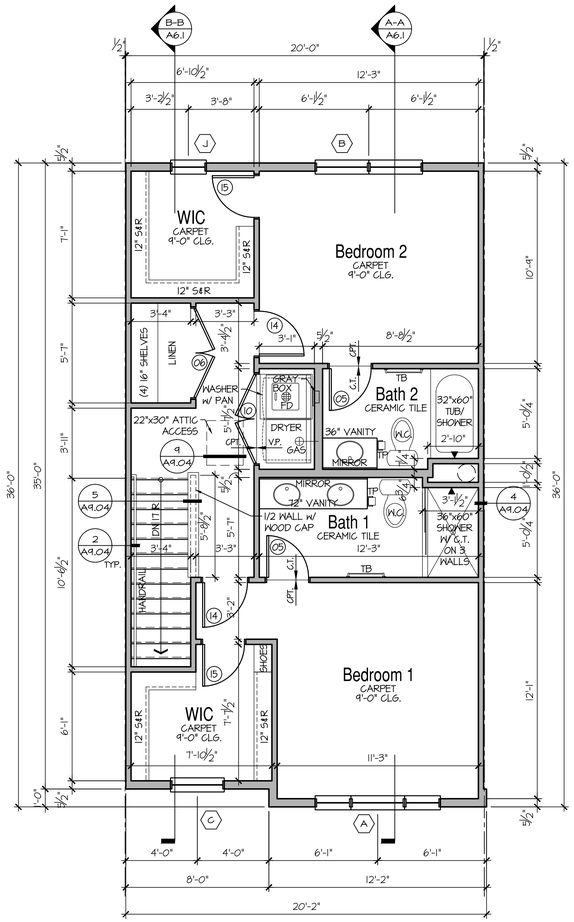
UNIT A

AU2.1A



Unit A - Option
Upper Floor Plan

SCALE: 1/4"=1'-0" (24x36) N.T.S. (11x17)



Unit A
Upper Floor Plan

SCALE: 1/4"=1'-0" (24x36) N.T.S. (11x17)

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VERIFY NOTES

ISSUE DATE: 03-10-2022

REVISIONS
09/05/21 PERMIT RESUBMITTAL
01/04/22 WINDOW REVISIONS

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JOB NO: MP210365.00 PROJ MGR: MR
DRAWN: KK CHECKED: ML

UPPER FLOOR PLAN
UPPER FLOOR PLAN - OPTION
FLOOR PLAN NOTES

UNIT A

AU2.2A

GENERAL EXTERIOR ELEVATION NOTES:

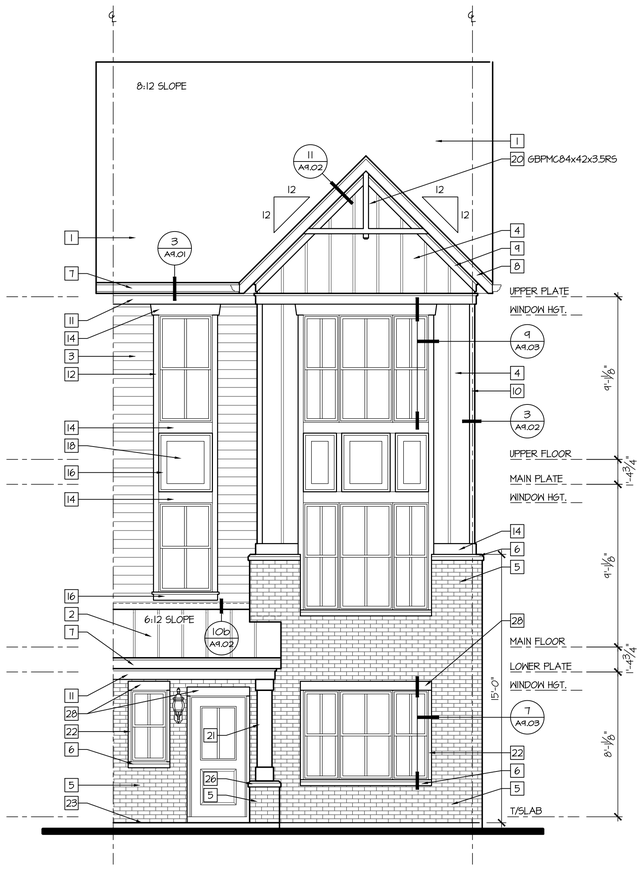
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- PROVIDE GUTTERS AND DOWNSPOUTS AS SPECIFIED BY BUILDER.

EXTERIOR ELEVATION KEYNOTES:

[#] THE FOLLOWING KEYNOTES REFERENCE THE SYMBOLS AS SHOWN ON PLANS:

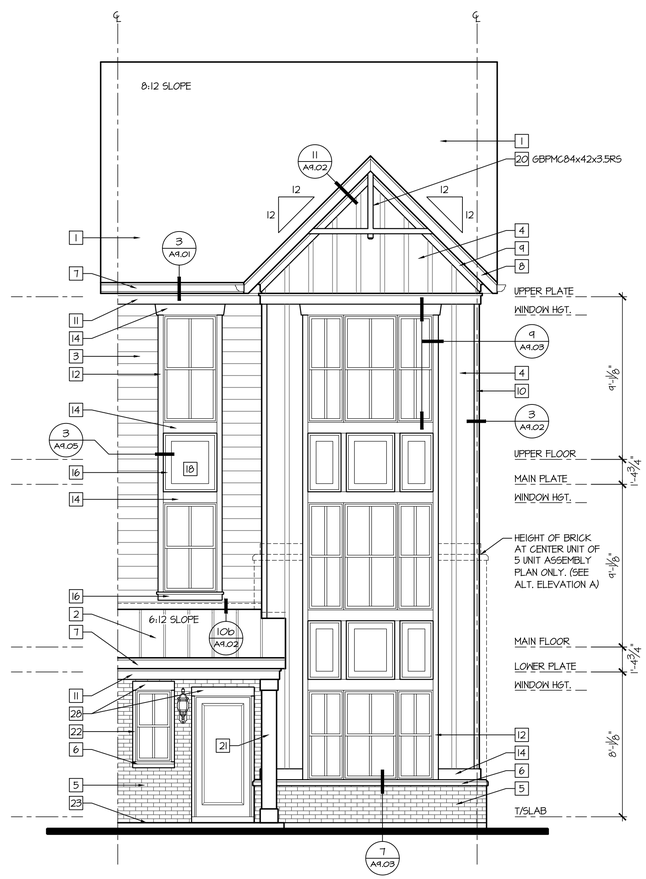
* ALL TRIM TO BE FIBER CEMENT

1. 30 YR. ARCHITECTURAL SINGLES
2. STANDING SEAM METAL ROOF
3. 8" FIBER CEMENT LAP SIDING W/ 7" EXPOSURE
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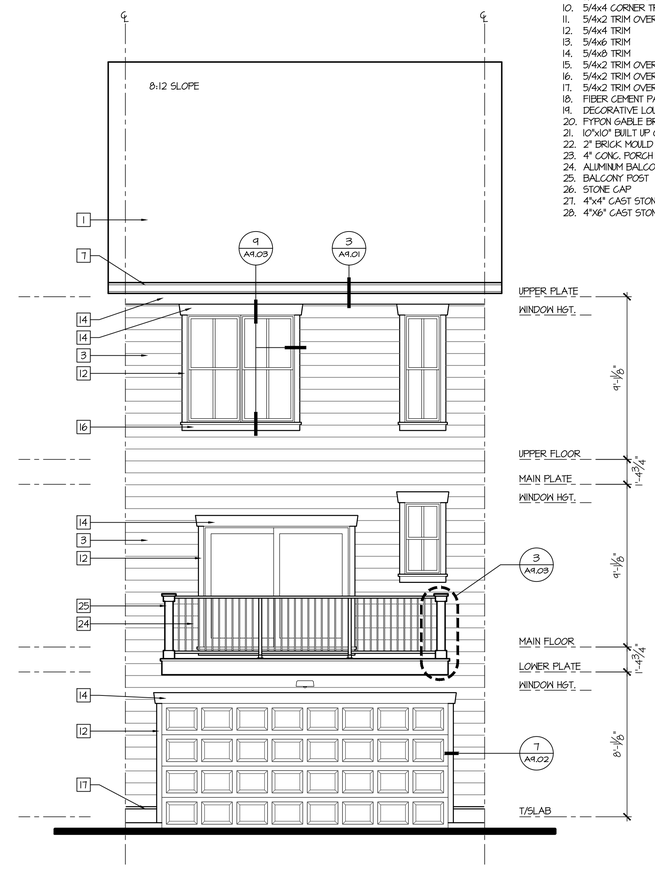
Unit A - Enhanced Elevation
Front Elevation

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



Unit A
Front Elevation

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



Unit A
Rear Elevation

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

ISSUE DATE: 03-10-2022
REVISIONS

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ELEVATIONS

UNIT A

AU3.1A

LIGHT AND VENTILATION SCHEDULE - UNIT B

ROOM	AREA (SQFT)	LIGHT (8%)		VENT (4%)		MECH. (CFM)	
		REQ.	ACT.	REQ.	ACT.	REQ.	ACT.
FLEX ROOM	184	**15.12**	24.27	**7.56**	11.64		
KITCHEN	218	**17.44**	45.15	**8.72**	22.56		
GREAT ROOM	338	**27.04**	29.60	**13.52**	14.46		
POCKET OFFICE	48	**3.84**	5.92	**1.92**	2.85		
POWDER ROOM	34	-	-	**	**	**	**
BEDROOM 1	170	**13.60**	29.60	**6.80**	14.46		
BATH 1	55	-	-	**	**	**	**
BEDROOM 2	104	**8.72**	29.60	**4.36**	14.46		
BEDROOM 3	104	**8.72**	29.60	**4.36**	14.46		
BATH 2	50	-	-	**	**	**	**

NOTES:

* ALL WINDOWS IN BEDROOMS MUST MEET A MINIMUM CLEAR OPENING HEIGHT OF 24", WIDTH OF 20" AND 5.7 SQUARE FEET

* ARTIFICIAL LIGHT SHALL BE PROVIDED CAPABLE OF PRODUCING AN AVERAGE ILLUMINATION OF 6 FOOTCANDLES (65 lux) OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL

** REFER TO MECHANICAL DRAWINGS.

SQUARE FOOTAGES

	Unit B
LOWER FLOOR	301
MAIN FLOOR	712
UPPER FLOOR	671
SUBTOTAL	**1383**
GARAGE	411
PORCH	44
TOTAL	**1838**

LIGHT AND VENTILATION SCHEDULE - UNIT B - END

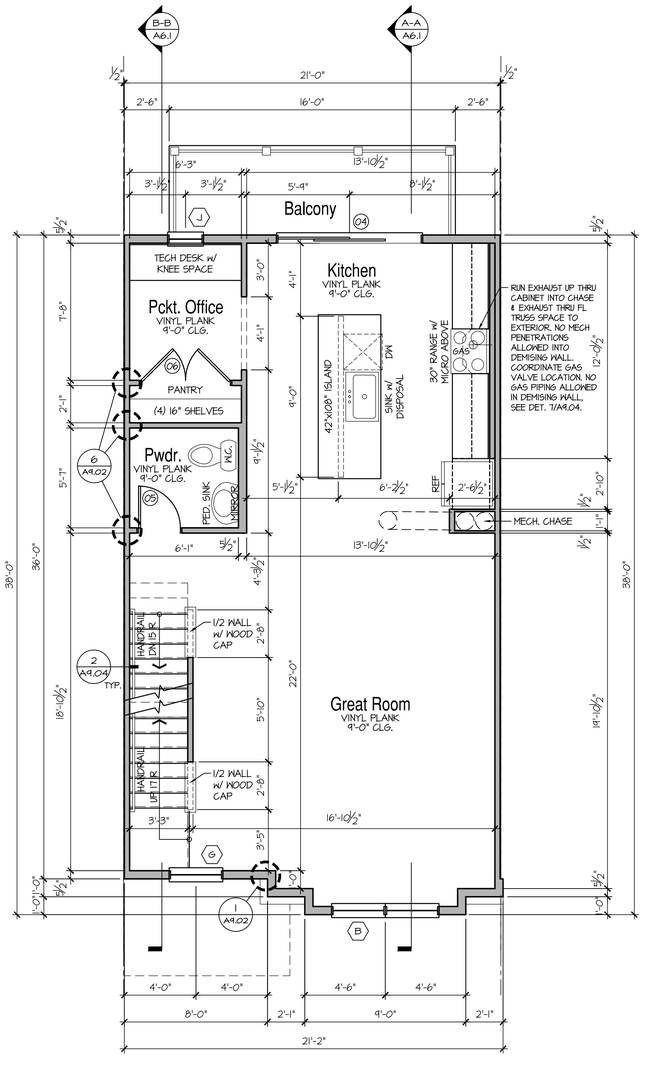
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FLEX ROOM	184	**15.12**	34.45	**7.56**	19.16		
KITCHEN	218	**17.44**	45.15	**8.72**	22.56		
GREAT ROOM	338	**27.04**	72.19	**13.52**	35.55		
POCKET OFFICE	48	**3.84**	5.92	**1.92**	2.85		
POWDER ROOM	34	-	-	**	**	**	**
BEDROOM 1	170	**13.60**	38.86	**6.80**	19.08		
BATH 1	55			**	**	**	**
BEDROOM 2	104	**8.72**	24.60	**4.36**	14.46		
BEDROOM 3	104	**8.72**	38.86	**4.36**	19.08		
BATH 2	50	-	-	**	**	**	**

NOTES:

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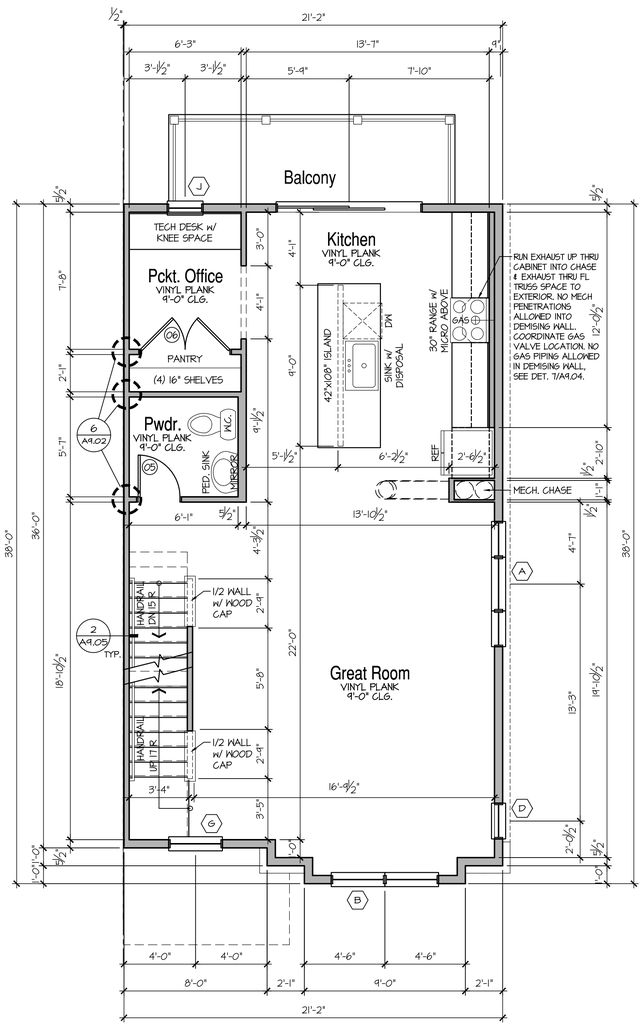
** REFER TO MECHANICAL DRAWINGS.



Unit B - Interior Condition

Main Floor Plan

SCALE: 1/4"=1'-0" (24x36) N.T.S. (11x17)



Unit B - End Condition

Main Floor Plan

SCALE: 1/4"=1'-0" (24x36) N.T.S. (11x17)

GENERAL FLOOR PLAN NOTES:

* ALL UNDIMENSIONED PARTITIONS (4") ARE 3 1/2" ROUGH.
* LOAD BEARING WALLS - 2x_ STUDS AT 16" o/c UNLESS OTHERWISE NOTED.
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* ALL EXTERIOR DIMENSIONS ARE TO FACE OF STUDS UNLESS OTHERWISE NOTED.
* ALL TRUSSES TO BEAR ON EXTERIOR WALLS AND / OR GIRDER TRUSSES UNLESS OTHERWISE NOTED ON TRUSS DIAGRAMS.
* TRUSS MFR. TO SIZE MEMBERS, FASTENERS, HANGERS AND SET SPACING FOR ALL TRUSSES.
* WINDOW SUPPLIER TO VERIFY AT LEAST ONE WINDOW IN EACH SLEEPING ROOM MEETS THE NET CLEAR OPENING REQUIREMENTS FOR EMERGENCY ESCAPE AND RESCUE OPENINGS.
* BALLOON FRAME ALL VOLUME CEILING EXTERIOR WALLS WITH CONTINUOUS STUDS TO UNDERSIDE OF UPPER FLOOR PLATE.
* ALL ELECTRICAL AND MECHANICAL EQUIP. ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS; CONTRACTOR TO VERIFY.
* ALL FRAMED CORNERS SHALL HAVE A MINIMUM OF THREE STUDS.
* ALL MULTIPLE FRAMING TO BE SECURED w/ 2 ROWS OF 16d NAILS @ 16" O.C. TOP AND BOTTOM.
* WHERE TOP PLATE IS CUT BY 50% OR MORE ON A BEARING OR EXTERIOR WALL, THE PLATE SHALL BE REINFORCED WITH A 24 GAUGE METAL ANGLE.
* PROVIDE FIRE BLOCKING AND DRAFT STOPPING AT ALL LOCATIONS REQUIRED BY THE 2012 INTERNATIONAL RESIDENTIAL CODE.
* ALL TUB OR SHOWER ENCLOSURES, WINDOWS ADJACENT TO TUBS/WHIRLPOOLS AND WINDOWS LESS THAN 18 INCHES OFF FINISHED FLOOR ARE TO BE SAFETY GLAZED.
* HATCHED AREAS ON FLOOR PLANS INDICATE 8'-0" SOFFIT CONDITIONS.
* SHADED WALLS ON FLOOR PLANS INDICATES LOAD BEARING WALLS.
* FOR ADDITIONAL NOTES SEE GENERAL NOTES ON A0.03 - A0.04 AND DETAILS.
* PASSIVE RADON REDUCTION SYSTEM MUST BE INSTALLED IN COMPLIANCE WITH ILLINOIS STATE LAWS, SEE DETAIL #10 ON SHEET A9.05
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ISSUE DATE: 03-10-2022

REVISIONS
04/05/21 PERMIT RESUBMITTAL
01/14/22 WINDOW REVISIONS

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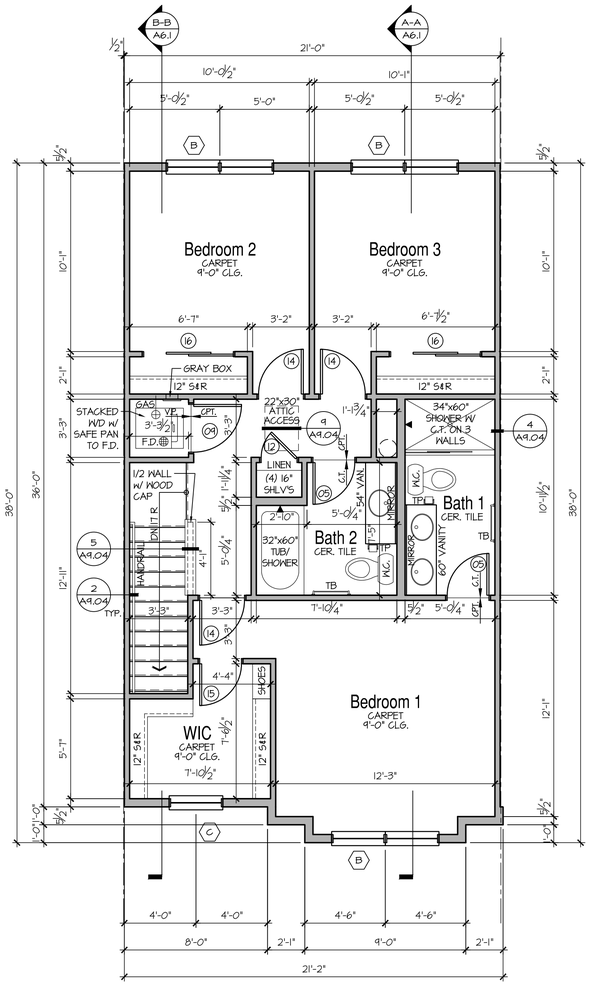
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Palatine, IL 60067
847 705-2200

JOB NO: MP210365.00 PROJ MGR: MR
DRAWN: KK CHECKED: ML

MAIN FLOOR PLAN
FLOOR PLAN NOTES
LIGHT & VENT SCHEDULE
SQUARE FEET CHART

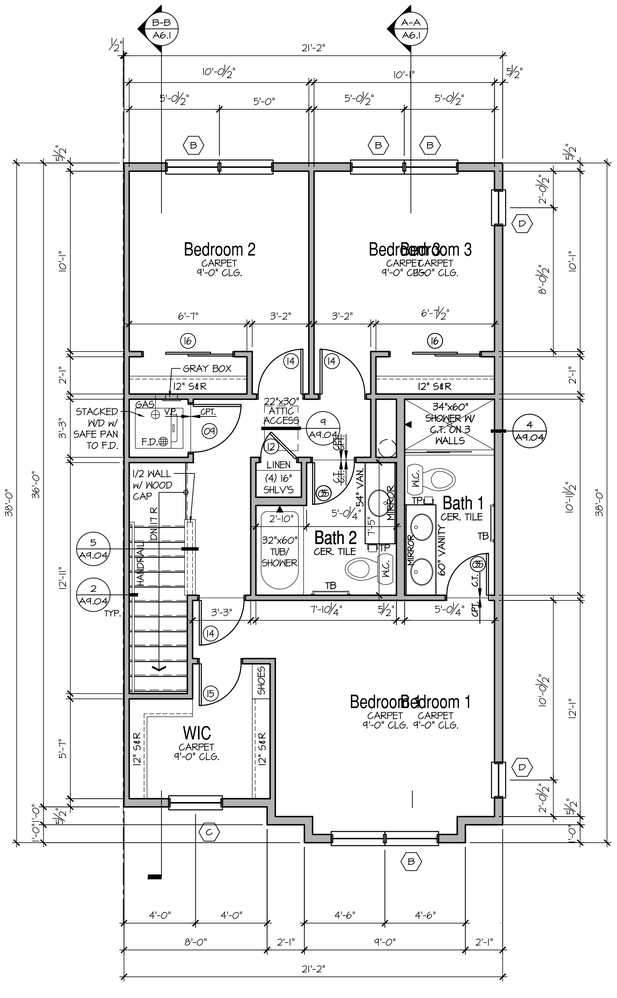
UNIT B

AU2.2B



Unit B - Interior Condition
Upper Floor Plan

SCALE: 1/4"=1'-0" (24x36) N.T.S. (11x17)



Unit B - End Condition
Upper Floor Plan

SCALE: 1/4"=1'-0" (24x36) N.T.S. (11x17)

GENERAL FLOOR PLAN NOTES:

- ALL UNDIMENSIONED PARTITIONS (4") ARE 3 1/2" ROUGH.
- LOAD BEARING WALLS - 2x_ STUDS AT 16" o/c UNLESS OTHERWISE NOTED.
- NON-LOAD BEARING WALLS - 2x_ STUDS AT 16" o/c UNLESS OTHERWISE NOTED. CABINET WALLS SHALL BE AT 16" O.C.
- ALL ANGLED PARTITIONS ARE 45 DEGREES UNLESS OTHERWISE NOTED.
- ALL STUD WALLS SHALL HAVE DOUBLE TOP PLATES.
- ALL CONCENTRATED LOADS SHALL BE TRANSFERRED TO FOUNDATION VIA BEAMS, POSTS AND/OR SOLID BLOCKING.
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ISSUE DATE: 03-10-2022

REVISIONS

09/05/21 PERMIT RESUBMITTAL
01/14/22 WINDOW REVISIONS

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UPPER FLOOR PLAN
FLOOR PLAN NOTES

UNIT B

AU2.3B

GENERAL EXTERIOR ELEVATION NOTES:

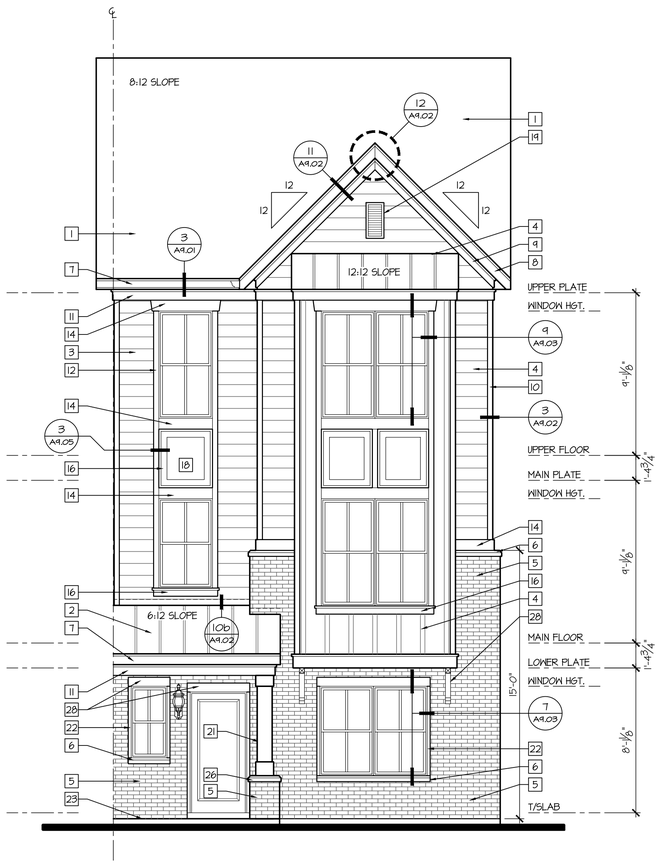
- ALL JOINTS, SEAMS, PENETRATIONS, OPENINGS BETWEEN WINDOWS AND DOORS AND THEIR RESPECTIVE FRAMING, AND OTHER SOURCES OF AIR LEAKAGE (INFILTRATION OR EXFILTRATION) THROUGH THE BUILDING ENVELOPE SHALL BE CAULKED, GASKETED, WEATHER-STRIPPED, WRAPPED OR OTHERWISE SEALED
- DISCHARGE DOWNSPOUTS TO CITY STORM VIA HARD PIPE. SEE CIVIL DWGS.
- PROVIDE DRIP CAPS AT ALL WINDOWS AND DOORS
- PROVIDE METAL FLASHING AT ALL ROOF TO WALL CONDITIONS
- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN.
- PROVIDE ROOF AND SOFFIT VENTS AS SPECIFIED BY BUILDER.
- PROVIDE GUTTERS AND DOWNSPOUTS AS SPECIFIED BY BUILDER.

EXTERIOR ELEVATION KEYNOTES:

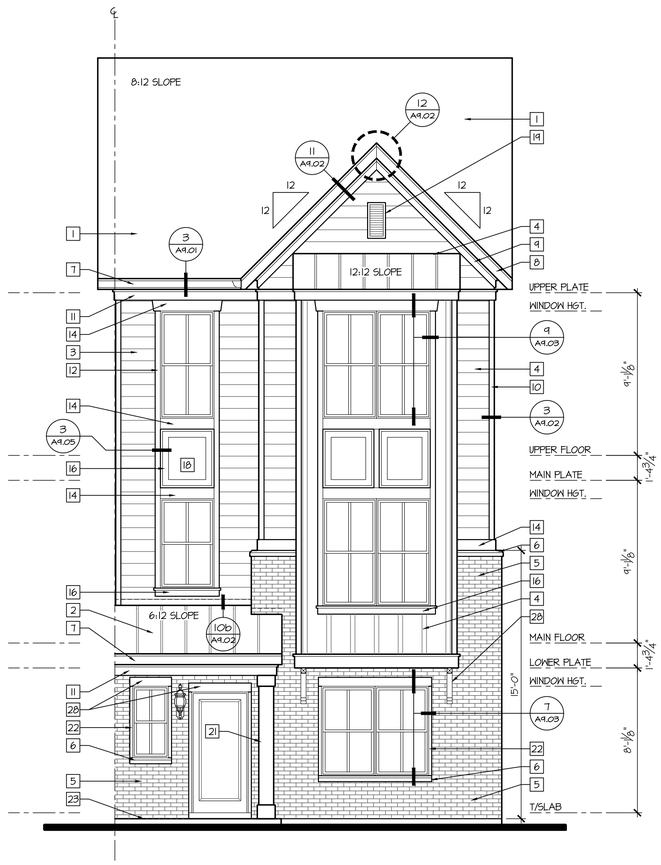
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* ALL TRIM TO BE FIBER CEMENT

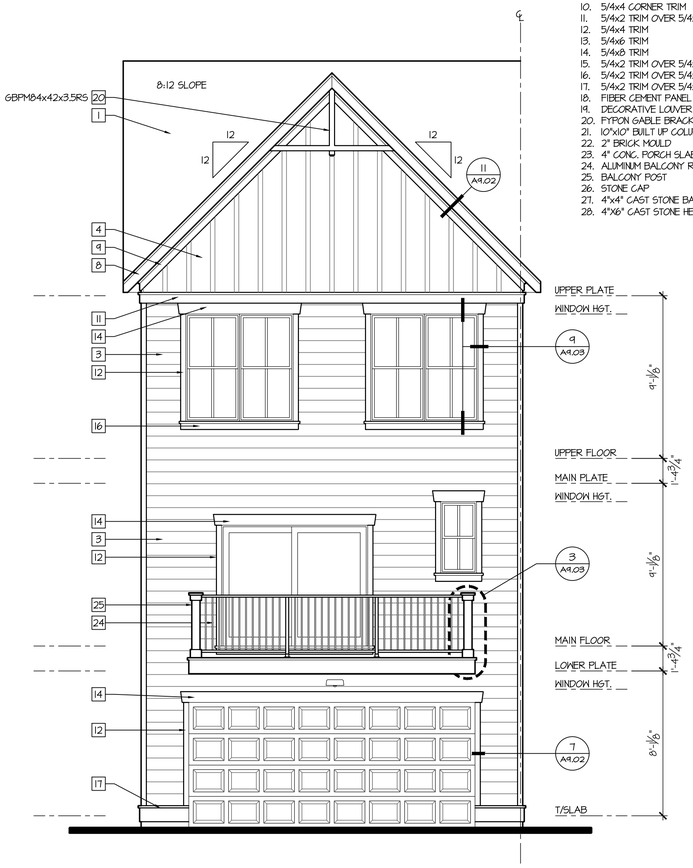
1. 30 YR. ARCHITECTURAL SINGLES
2. STANDING SEAM METAL ROOF
3. 8" FIBER CEMENT LAP SIDING w/ 7" EXPOSURE
4. FIBER CEMENT VERTICAL BOARD & BATTEN SIDING
5. BRICK VENEER
6. 4x4 CAST STONE SILL (CHAMFERED EDGE)
7. 1x8 FIBER CEMENT FASCIA
8. 1x8 FIBER CEMENT RAKE
9. 5/4x2 TRIM OVER 5/4x6 SUB-RAKE TRIM
10. 5/4x4 CORNER TRIM
11. 5/4x2 TRIM OVER 5/4x8 FRIEZE TRIM
12. 5/4x4 TRIM
13. 5/4x6 TRIM
14. 5/4x8 TRIM
15. 5/4x2 TRIM OVER 5/4x4 TRIM
16. 5/4x2 TRIM OVER 5/4x6 TRIM
17. 5/4x2 TRIM OVER 5/4x10 TRIM
18. FIBER CEMENT PANEL
19. DECORATIVE LOUVER W/ 5/4x4 TRIM
20. FYPON GABLE BRACKET PEDIMENT MEIER
21. 10"x10" BUILT UP COLUMN
22. 2" BRICK MOULD
23. 4" CONC. PORCH SLAB
24. ALUMINUM BALCONY RAILING
25. BALCONY POST
26. STONE CAP
27. 4"x4" CAST STONE BAND (CHAMFERED EDGE)
28. 4"x6" CAST STONE HEADER



Unit B - Enhanced Elevation
Front Elevation
SCALE: 1/4"=1'-0"



Unit B
Front Elevation
SCALE: 1/4"=1'-0"



Unit B
Rear Elevation
SCALE: 1/4"=1'-0"

ISSUE DATE: 03-10-2022
REVISIONS

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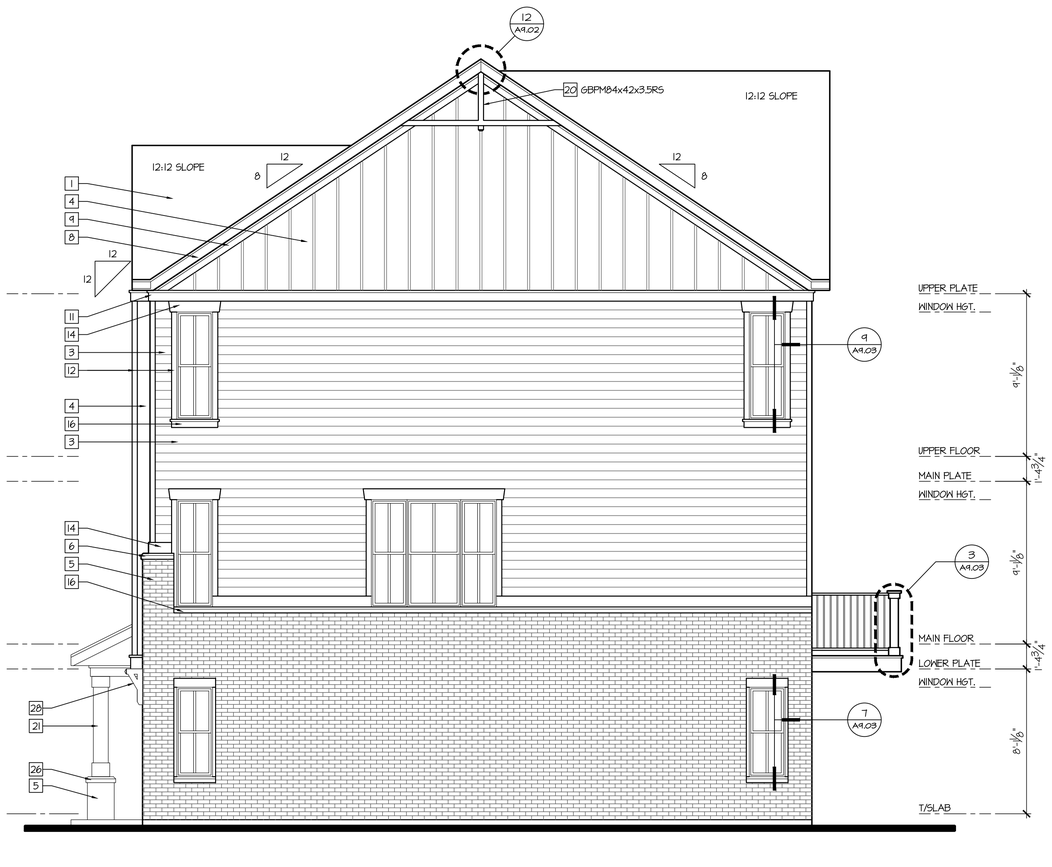
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ELEVATIONS

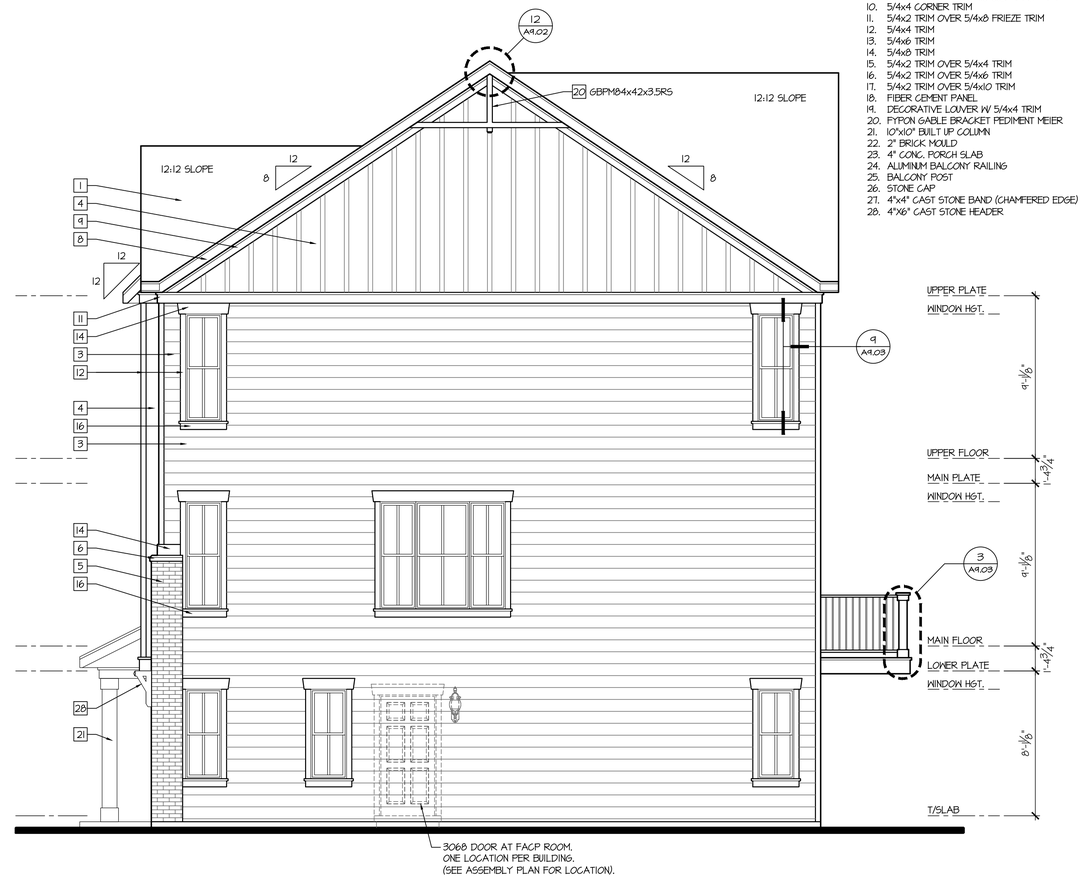
UNIT B

AU3.1B



Unit B - Enhanced Elevation
Side Elevation

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



Unit B
Side Elevation

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

GENERAL EXTERIOR ELEVATION NOTES:

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[#] THE FOLLOWING KEYNOTES REFERENCE THE SYMBOLS AS SHOWN ON PLANS:

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12. 5/4x4 TRIM
13. 5/4x6 TRIM
14. 5/4x8 TRIM
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ISSUE DATE: 03-10-2022

REVISIONS

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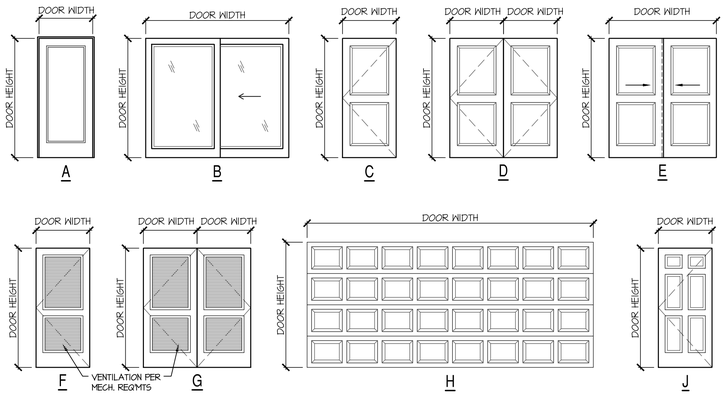
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ELEVATIONS

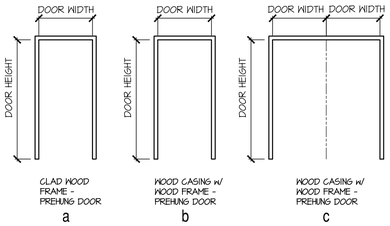
UNIT B

AU3.2B



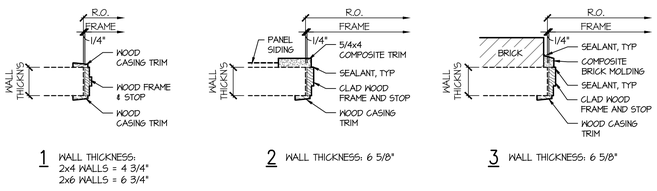
Door Types

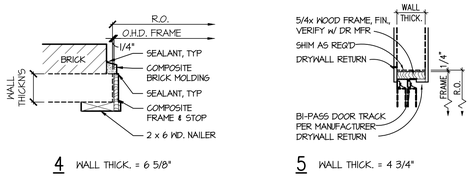
SCALE: 1/4"=1'-0"



Frame Types

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





Door Details

SCALE: N.T.S.

DOOR SCHEDULE

xDrSched

	DOOR NUMBER	DOOR LOCATION	DOOR SIZE WIDTH	HEIGHT	THICK	DOOR TYPE	MAT'L	FINISH	GLAZING	LABEL DOOR & FRAME	FRAME TYPE	MAT'L	FINISH	SIDELIGHT	GLAZING	WEATHERSTRIP	DETAILS HEAD	JAMB	THRESHOLD	HARDWARE SET	REMARKS	DOOR NUMBER
																					PROVIDE PAINTED DOOR CASING PER OWNER'S SELECTION, TYP.	
UNITS	01	UNIT ENTRY	3'-0"	6'-8"	1-3/4"	A	FIBERGLASS	PAINTED	TEMPERED-INSULATED	-	a	CLAD WOOD	PAINTED	-	-	●	3 SIM	3	●	1	INSULATED	01
	02	GARAGE OHD	16'-0"	7'-0"	MFR'S STD	H	GALV MTL	PRE-FINISHED		-	MFR'S STD TRACK	GALV MTL	MFR'S STD	-	-	●	4 SIM	4	-	8	PROVIDE AUTOMATIC DOOR OPENER & LOCKABLE HARDWARE	02
	03	GARAGE	2'-8"	6'-8"	1-3/4"	C	INSULATED STEEL	PAINTED	-	20 MIN.	b	INSULATED HOL MTL	PAINTED	-	-	●	1 SIM	1	●	7	SELF-CLOSING, SELF-LATCHING. FINISH CARPENTER TO INSTALL EXPANSIVE FOAM INSULATION AS REQUIRED	03
	04	BALCONY	8'-0"	6'-8"	MFR'S STD	B	VINYL	PRE-FINISHED	TEMPERED-INSULATED	-	MFR'S STD	VINYL	PRE-FINISHED	-	-	MFR'S STD	MFR'S STD	MFR'S STD	MFR'S STD	MFR'S STD	SLIDING GLASS DOOR	04
	05	BATH / POWDER RM.	2'-4"	6'-8"	1-3/8"	G	MASONITE	PAINTED	-	-	b	WOOD	PAINTED	-	-	-	1 SIM	1	-	2		05
	06	PANTRY/ LINEN	(2) 2'-6"	6'-8"	1-3/8"	D	MASONITE	PAINTED	-	-	c	WOOD	PAINTED	-	-	-	1 SIM	1	-	5		06
	07	GAR. MECH.	(2) 2'-8"	6'-8"	1-3/4"	D	INSULATED STEEL	PAINTED	-	-	c	INSULATED HOL MTL	PAINTED	-	-	●	1 SIM	1	●	4	SELF-CLOSING, SELF-LATCHING. FINISH CARPENTER TO INSTALL EXPANSIVE FOAM INSULATION AS REQUIRED	07
	08	GAR. STORAGE	2'-6"	6'-8"	1-3/4"	C	INSULATED STEEL	PAINTED	-	-	b	INSULATED HOL MTL	PAINTED	-	-	●	1 SIM	1	●	6	SELF-CLOSING, SELF-LATCHING. FINISH CARPENTER TO INSTALL EXPANSIVE FOAM INSULATION AS REQUIRED	08
	09	LAUNDRY CLOSET	2'-8"	6'-8"	1-3/8"	F	WOOD	PAINTED	-	-	b	WOOD	PAINTED	-	-	-	1 SIM	1	-	3	LOUVERED DOOR	09
	10	LAUNDRY CLOSET	(2) 2'-6"	6'-8"	1-3/8"	G	WOOD	PAINTED	-	-	c	WOOD	PAINTED	-	-	-	1 SIM	1	-	3	LOUVERED DOORS	10
	11	LINEN	1'-6"	6'-8"	1-3/8"	C	MASONITE	PAINTED	-	-	b	WOOD	PAINTED	-	-	-	1 SIM	1	-	3		11
	12	LINEN	2'-0"	6'-8"	1-3/8"	C	MASONITE	PAINTED	-	-	b	WOOD	PAINTED	-	-	-	1 SIM	1	-	3		12
	13	LINEN	(2) 2'-0"	6'-8"	1-3/8"	K	MASONITE	PAINTED	-	-	c	WOOD	PAINTED	-	-	-	1 SIM	1	-	3		13
	14	BEDROOMS	2'-6"	6'-8"	1-3/8"	C	MASONITE	PAINTED	-	-	b	WOOD	PAINTED	-	-	-	1 SIM	1	-	2		14
	15	W.I.C.	2'-4"	6'-8"	1-3/8"	C	MASONITE	PAINTED	-	-	b	WOOD	PAINTED	-	-	-	1 SIM	1	-	3		15
	16	BEDROOM CLOSET	5'-0" BP	6'-8"	1-3/8"	E	MASONITE	PAINTED	-	-	c	WOOD	PAINTED	-	-	-	1 SIM	1	-	9	BI-PASS DOORS	16
	17	CLOSET/ STORAGE	2'-6"	6'-8"	1-3/8"	C	MASONITE	PAINTED	-	-	b	WOOD	PAINTED	-	-		1 SIM	1		2		17
	18	FACP	3'-0"	6'-8"	1-3/4"	J	INSULATED STEEL	PAINTED			b	INSULATED HOL MTL	PAINTED			●	1A SIM	1A	●	7	SELF-CLOSING, SELF-LATCHING. FINISH CARPENTER TO INSTALL EXPANSIVE FOAM INSULATION AS REQUIRED	18
																						19

HARDWARE SET SCHEDULE

NOTE: ALL DOORS THAT SWING LESS THAN 180 DEGREES FROM THEIR CLOSED POSITION ARE TO BE EQUIPPED WITH 1 WALL STOP (@ BASE TRIM, FLOOR, OR HINGE) PER DOOR LEAF. TYP.

SET # 1: UNIT ENTRY DOORS:
1-1/2 PAIRS BALL-BEARING BUTT HINGES
1 ENTRY LOCKSET - RELEASE LOCK W/O KEY FROM INSIDE
1 CLOSER WITH BACK-CHECK
1 PRE-FINISHED ADJUSTABLE ALUMINUM THRESHOLD
1 DOOR KNOCKER w/ 180 DEGREE VIEWER HOLE INSTALLED 60" A.F.F.

SET # 2: PRIVACY DOOR:
1-1/2 PAIRS BUTT HINGES
1 PRIVACY LOCKSET

SET # 3: PASSAGE / CLOSET DOOR:
1-1/2 PAIRS BUTT HINGES
1 PASSAGE LATCHSET

SET # 4: PASSAGE / CLOSET DOOR:
3 PAIR BUTT HINGES
2 LEVERED DUMMY HARDWARE PULLS
1 SET WEATHERSTRIPPING

SET # 5: PASSAGE / CLOSET DOORS:
3 PAIRS BUTT HINGES
2 LEVERED DUMMY HARDWARE PULLS
2 BALL CATCHES

SET # 6: GARAGE CLOSET DOOR:
1 PAIR BUTT HINGES
1 PASSAGE LOCKSET
1 SET WEATHERSTRIPPING

SET # 7: GARAGE ENTRY DOOR:
1-1/2 PAIRS BALL-BEARING BUTT HINGES
1 ENTRY LOCKSET - RELEASE LOCK W/O KEY FROM INSIDE
1 CLOSER WITH BACK-CHECK
1 PRE-FINISHED ADJUSTABLE ALUMINUM THRESHOLD
1 SET WEATHERSTRIPPING

SET #8: OVERHEAD GARAGE DOOR:
1 OVERHEAD DOOR MFR'S STANDARD TRACK AND ROLLERS
1 OVERHEAD DOOR MFR'S STANDARD CYLINDER LOCKSET
1 OVERHEAD DOOR MOTOR CONTROLLER WITH SAFETY SENSOR OVERRIDE
1 SET WEATHERSTRIPPING

SET #9: BI-PASS DOORS
HEAD TRACK
FLOOR GUIDE
1 RECESSED PULL PER DOOR LEAF

General Notes

1. CONTRACTOR MUST VERIFY ALL ROUGH OPENING AND MASONRY DIMENSIONS, WITH DOOR MANUFACTURER PRIOR TO ORDERING, FABRICATING, OR INSTALLATION.
2. ALL MEANS OF EGRESS DOORS SHALL BE READILY OPENABLE FROM THE SIDE FROM WHICH EGRESS IS TO BE MADE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
3. CLOSERS INDICATED WITH "HD" SHALL BE HEAVY DUTY RATED.
   INTERIOR DOORS: CLOSER SHALL BE MOUNTED TOWARD "UNFINISHED" SPACE. PARALLEL ARM SHALL BE USED WHEN MOUNTED TOWARD FINISHED SPACE.
   EXTERIOR DOORS: CLOSER SHALL BE MOUNTED TOWARD INTERIOR SPACE.
4. DOORS WITH CLOSERS SHALL REQUIRE NO MORE THAN FIVE (5) LBS. TO PUSH/PULL OPEN AT INTERIOR HINGED LOCATIONS AND SHALL REQUIRE NO MORE THAN EIGHT-AND-A-HALF (8.5) LBS. MAX. AT EXTERIOR HINGED LOCATIONS.
5. ALL DOOR OPERATING DEVICES SHALL BE CAPABLE OF OPERATION WITH ONE HAND AND SHALL NOT REQUIRE GRASPING, TIGHT PINCHING OR TWISTING OF THE WRIST TO OPERATE (LEVER TYPE).
6. OPENING FORCE FOR ALL DOORS SHALL NOT EXCEED FIVE (5) LBS. FORCE.
7. PROVIDE SOLID REINFORCING AT LOCATIONS OF ALL LOCK AND LATCH SETS AND AT LOCATIONS OF CLOSERS WHERE APPLICABLE.
8. ALL DOOR GLAZING SHALL BE CLEAR, SHALL BE TEMPERED (T) SAFETY GLASS AND HAVE A U-FACTOR NO GREATER THAN .32. PROVIDE 3/4" INSULATED CLEAR GLAZING AT EXTERIOR LOCATIONS.
9. ALL DOOR OPENING DEVICES SHALL BE "LEVER" TYPE, U.N.O.
10. SEE FLOOR PLANS FOR DOOR NUMBERS, LOCATIONS, AND SWING OF DOOR(S).
11. ALL INTERIOR DOORS TO BE PRE-HUNG, U.N.O
12. ALL SAFETY / TEMPERED GLASS SHALL BEAR A PERMANENT MARKING/LABEL, INDICATING THE MANUFACTURER AND THE TYPE OF GLASS
13. ALL HARDWARE TO BE POLISHED CHROME FINISH, U.N.O.

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DOOR SCHEDULE
DOOR TYPES
DOOR DETAILS

Townhome
Door Schedule

A7.1

Window Schedule

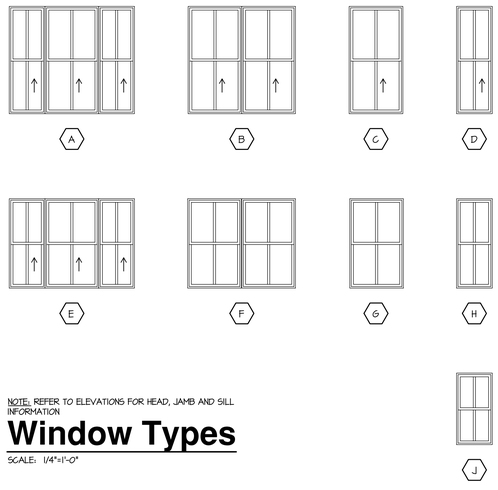
MARK	DESCRIPTION	WINDOW SIZE		WINDOW MATERIAL		LABEL	REMARKS
		WIDTH	HEIGHT	MATERIAL	GLAZING		
A	2060 SH, 3060 SH, 2060 SH - MULLED	7'-0"	6'-0"	VINYL	INSULATED	-	
B	(2) 3060 SH - MULLED	6'-0"	6'-0"	VINYL	INSULATED	-	
C	3060 SH	3'-0"	6'-0"	VINYL	INSULATED	-	
D	2060 SH	2'-0"	6'-0"	VINYL	INSULATED	-	
E	2050 SH, 3050 SH, 2050 SH - MULLED	7'-0"	5'-0"	VINYL	INSULATED	-	
F	(2) 3050 SH - MULLED	6'-0"	5'-0"	VINYL	INSULATED	-	
G	3050 SH	3'-0"	5'-0"	VINYL	INSULATED	-	
H	2050 SH	2'-0"	5'-0"	VINYL	INSULATED	-	
J	2040 SH	2'-0"	4'-0"	VINYL	INSULATED	-	

(*) ASTERISKS INSIDE OF WINDOW TAG ON PLANS INDICATES SINGLE HUNG WINDOWS WITH FIXED SASHES.

NOTES:

- SEE HARDWARE SPECIFICATION FOR MORE INFORMATION.
- ALL LOCKS SHALL BE EGRESSABLE WITHOUT KEY.
- ALL GLAZING SHALL BE CLEAR.
- INSULATED GLAZING AT EXTERIOR LOCATIONS.
- FINISH FRAME SAME AS TRIM.
- PROVIDE ALUMINUM MESH INSECT SCREENS AT ALL OPERABLE UNITS.
- PROVIDE MUNTIN PATTERNS AS SHOWN ON THE ELEVATIONS / WINDOW TYPES.
- ALL EGRESS WINDOWS FROM SLEEPING ROOMS AND BASEMENTS MUST HAVE A MINIMUM NET CLEARANCE OPENING OF 5.7 SQFT. THE MINIMUM HEIGHT DIMENSION SHALL BE 24 INCHES AND THE MINIMUM WIDTH DIMENSION SHALL BE 20 INCHES. THE SILL SHALL NOT BE MORE THAN 44 INCHES OFF THE FLOOR.
- WINDOWS SHALL BE DRYWALL STOCK WINDOWS.
- WINDOW SUPPLIER TO PROVIDE TEMPERED GLAZING AS REQUIRED PER SECTION R308 OF THE 2018 IRC.
- ALL ~~WINDOW GLAZING TO BE~~ U FACTOR = 0.32, SHGC = 0.29
- ~~WINDOWS SHALL BE DRYWALL STOCK~~ WINDOWS

VERIFY WITH ENERGY CONSULTANT



NOTE: REFER TO ELEVATIONS FOR HEAD, JAMB AND SILL INFORMATION

Window Types

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

ISSUE DATE: 03-10-2022

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WINDOW SCHEDULE
WINDOW TYPES

Townhome
Window Schedule

A7.2

CRYSTAL LAKE & MAIN

APARTMENTS
CRYSTAL LAKE, IL 60014



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PIERCE ENGINEERS, INC. 181 N. BROADWAY MILWAUKEE, WI 53202 RANDY ELLIOTT 414.278.6060

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BSB DESIGN 220 N. SMITH STREET, SUITE 210 PALATINE, IL 60067 JOE SAFIN 847.705.2200

OWNER
HAMILTON PARTNERS 300 PARK BOULEVARD, SUITE 201 ITASCA, IL 60143 630.250.9700

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RTM ENGINEERING CONSULTANTS 650 E. ALGONQUIN ROAD, SUITE 250 SCHAUMBURG, IL 60173 847.756.4180

CIVIL
RWG ENGINEERING, LLC 975 E. 22ND ST., SUITE 400 WHEATON, IL 60189 ROBERT GUDMUNSON 630.480.7889

DEVELOPER
KINZIE BUILDERS, LLC 678 BROADWAY STREET, SUITE 200 LIBERTYVILLE, IL 60048 MATT SHEPARD 847.383.6780

ELECTRICAL
LE TECH 4716 52ND AVE KENOSHA WI 53144 DON LARSEN 262.653.9300

LANDSCAPE
DICKSON DESIGN STUDIO 526 SKYLINE DRIVE ALGONQUIN, IL 60102 JEFF TORRENS 847.878.4019

GENERAL CONTRACTOR
KINZIE BUILDERS, LLC 678 BROADWAY STREET, SUITE 200 LIBERTYVILLE, IL 60048 MATT SHEPARD 847.383.6780

FIRE PROTECTION

INTERIOR DESIGN
KEYVISION INTERIORS 2550 VIA TEJON, SIUTE 3L PALOS VERDES ESTATES, CA 90274 KELLY KEYES MILLER 310.475.6200

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COVER SHEET

APARTMENTS

A0.00

ISSUE LOG KEY:

- ● INDICATES INITIAL ISSUE OR SHEET ISSUED WITH REVISIONS
- ○ INDICATES SHEET ISSUED WITH NO REVISIONS

SHEET	DESCRIPTION	ISSUE LOG									
		REV.			---	△					
		DESCRIPTION	DESIGN DEVELOPMENT - PROGRESS SET	DESIGN DEVELOPMENT SET	---	---					
		DATE	03/10/2022	04/07/2022	---	---					

INTRODUCTION

SHEET	DESCRIPTION										
A0.00	COVER SHEET	●	○								
A0.01	SHEET INDEX	●	●								
A0.02	ARCHITECTURAL SITE PLAN	●	●								
A0.03	GENERAL NOTES		●								
A0.04	CODE SUMMARIES	●	○								
A0.05	LIFE SAFETY PLAN LEVEL - 1	●	●								
A0.06	LIFE SAFETY PLAN LEVEL - 2	●	●								
A0.07	LIFE SAFETY PLAN LEVEL - 3	●	●								
A0.08	LIFE SAFETY PLAN LEVEL - 4	●	●								

CIVIL

LANDSCAPE

ARCHITECTURE

SHEET	DESCRIPTION										
A1.00	EDGE OF SLAB PLAN		●								
A1.01	BUILDING PLAN LEVEL - 1	●	●								
A1.02	BUILDING PLAN LEVEL - 2	●	●								
A1.03	BUILDING PLAN LEVEL - 3	●	●								
A1.04	BUILDING PLAN LEVEL - 4	●	●								
A1.05	BUILDING PLAN - ROOF	●	●								
A2.01	ELEVATIONS	●	●								
A3.01	BUILDING SECTIONS	●	●								
A3.51	WALL SECTIONS	●	●								
A3.52	WALL SECTIONS	●	●								
A4.01	ENTRY ELEVATOR LOBBIES MECH ROOMS PLANS LEVELS 1, 2 AND 3	●	●								
A4.02	ELEVATOR LOBBY MECH ROOMS PLANS LEVEL 4 AND SECTION	●	●								
A4.03	STAIR - 1 AND TRASH ROOM PLANS LEVELS - 1, 2 AND 3	●	●								
A4.04	STAIR - 1 AND TRASH ROOM PLAN LEVEL - 4 AND SECTIONS	●	●								
A4.05	STAIR - 2 PLANS LEVELS - 1, 2, 3 AND 4	●	●								
A4.06	STAIR - 2 SECTIONS	●	●								
A4.07	STAIR DETAILS		●								
A4.08	AMENITY AREA PLAN AND INTERIOR ELEVATIONS LEVEL - 1	●	●								
A5.00	UNIT INFORMATION	●	●								
A5.01	UNIT S1 ANSI-B FLOOR PLANS AND INTERIOR ELEVATIONS	●	●								
A5.01A	UNIT S1.A IAC ANSI-A FLOOR PLANS AND INTERIOR ELEVATIONS	●	●								
A5.02	UNIT A1 ANSI-B FLOOR PLANS AND INTERIOR ELEVATIONS	●	●								
A5.02A	UNIT A1.A IAC FLOOR PLANS AND INTERIOR ELEVATIONS	●	●								
A5.03	UNIT A2 ANSI-B FLOOR PLANS AND INTERIOR ELEVATIONS	●	●								
A5.04	UNIT A3 ANSI-B FLOOR PLANS AND INTERIOR ELEVATIONS	●	●								
A5.05	UNIT B1 ANSI-B FLOOR PLANS AND INTERIOR ELEVATIONS	●	●								
A5.06	UNIT B2 ANSI-B FLOOR PLANS AND INTERIOR ELEVATIONS	●	●								
A5.07A	UNIT B3.A IAC ANSI-A FLOOR PLANS AND INTERIOR ELEVATIONS	●	●								
A6.01	ASSEMBLY DETAILS	●	●								
A6.02	ASSEMBLY DETAILS	●	●								
A7.01	DOOR SCHEDULE	●	●								
A7.02	DOOR DETAILS		●								
A7.03	DOOR DETAILS		●								
A7.04	DOOR DETAILS		●								
A7.05	WINDOW SCHEDULE	●	●								
A7.06	WINDOW DETAILS		●								
A8.01	DETAILS		●								
A8.02	DETAILS		●								
A8.03	DETAILS		●								
A8.04	DETAILS		●								
A8.05	DETAILS		●								

INTERIOR DESIGN

STRUCTURE

SHEET	DESCRIPTION										
S0.01	GENERAL NOTES	●									
S0.02	MINIMUM FASTENING SCHEDULE & DESIGN CRITERIA	●									
S0.03	STRUCTURAL SCHEDULES	●									
S1.00	FOUNDATION PLAN	●									
S2.00	SECOND FLOOR FRAMING PLAN	●									
S2.01	THIRD FLOOR FRAMING PLAN	●									
S2.02	FOURTH FLOOR FRAMING PLAN	●									
S2.03	ROOF FRAMING PLAN	●									
S4.00	STRUCTURAL DETAILS	●									
S4.01	STRUCTURAL DETAILS	●									
S4.20	STRUCTURAL DETAILS	●									
S4.21	STRUCTURAL DETAILS	●									
S4.22	STRUCTURAL DETAILS	●									
S4.23	STRUCTURAL DETAILS	●									
S4.24	STRUCTURAL DETAILS	●									
S4.30	STRUCTURAL DETAILS	●									

MISCELLANEOUS

PLUMBING

SHEET	DESCRIPTION										
P0.00	PLUMBING SYMBOLS AND NOTES		●								
P1.00	PLUMBING UNDERGROUND PLAN		●								
P1.01	LEVEL 1 - PLUMBING SANITARY AND VENT PLAN		●								
P1.02	LEVEL 2 - PLUMBING SANITARY AND VENT PLAN		●								
P1.03	LEVEL 3 - PLUMBING SANITARY AND VENT PLAN		●								
P1.04	LEVEL 4 - PLUMBING SANITARY AND VENT PLAN		●								
P2.01	LEVEL 1 - PLUMBING DOMESTIC WATER PLAN		●								
P2.02	LEVEL 2 - PLUMBING DOMESTIC WATER PLAN		●								
P2.03	LEVEL 3 - PLUMBING DOMESTIC WATER PLAN		●								
P2.04	LEVEL 4 - PLUMBING DOMESTIC WATER PLAN		●								
P4.00	PLUMBING ROOF PLAN		●								
P5.00	ENLARGED TRASH ROOM AND AMENITY		●								
P5.01	ENLARGED UNITS S1.A, S1, A1, A1.A		●								
P5.02	ENLARGED UNITS A2, A3, B1, B2, B3A		●								
P6.01	ENLARGED UNITS S1.A, S1, A1, A1.A		●								
P6.02	ENLARGED UNITS A2, A3, B1, B2, B3A		●								
P7.00	PLUMBING SANITARY & VENT RISER DIAGRAMS		●								
P7.01	PLUMBING DOMESTIC WATER RISER DIAGRAMS		●								

MECHANICAL

SHEET	DESCRIPTION										
M0.00	MECHANICAL NOTES, SYMBOLS & SCHEDULES		●								
M0.01	MECHANICAL SPECIFICATIONS		●								
M1.01	LEVEL 1 - MECHANICAL PLAN		●								
M1.02	LEVEL 2 - MECHANICAL PLAN		●								
M1.03	LEVEL 3 - MECHANICAL PLAN		●								
M1.04	LEVEL 4 - MECHANICAL PLAN		●								
M1.05	ROOF - MECHANICAL PLAN		●								
M2.01	UNIT A1, A1.A, A2, & A3 MECHANICAL PLANS		●								
M2.02	UNIT B1, B2, B3.A, S1, & S1.A MECHANICAL PLANS		●								
M3.01	MECHANICAL DETAILS		●								

ELECTRICAL

SHEET	DESCRIPTION										
E0	LEGENDS		●								
E1	SITE UTILITY PLAN		●								
E2	ONE LINE ELECTRIC APTS. & TOWNHOMES		●								
E3	UNDERGROUND SHOP DRAWINGS		●								
E4	ELECTRICAL ROOM AND GROUNDING		●								
E5	PANEL SCHEDULES & LOAD CALCS		●								
E6	LOW VOLTAGE ONE-LINE		●								
E7	ENTRY & SPECIAL SYSTEMS		●								
E8	AOR		●								
E9	FIRE STOPPING		●								
E10	-		●								
E1.01	BUILDING PLAN LEVEL-1		●								
E4.06	AMENITY ENLARGED ELECTRICAL LAY-OUT		●								
E5.01	UNIT S1 ENLARGED ELECTRICAL LAY-OUT		●								
E5.01A	UNIT S1.A IAC ENLARGED ELECTRICAL LAY-OUT		●								
E5.02	UNIT A1 ENLARGED ELECTRICAL LAY-OUT		●								
E5.02A	UNIT A1.A IAC ENLARGED ELECTRICAL LAY-OUT		●								
E5.03	UNIT A2 ENLARGED ELECTRICAL LAY-OUT		●								
E5.04	UNIT A3 ENLARGED ELECTRICAL LAY-OUT		●								
E5.05	UNIT B1 ENLARGED ELECTRICAL LAY-OUT		●								
E5.06	UNIT B2 ENLARGED ELECTRICAL LAY-OUT		●								
E5.07.A	UNIT B3.A IAC ENLARGED ELECTRICAL LAY-OUT		●								

I HEREBY CERTIFY THAT THE PORTION OF THIS TECHNICAL SUBMISSION DESCRIBED BELOW WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND RESPONSIBLE CHARGE. I AM A DULY LICENSED REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF ILLINOIS.

12/26/2019

JOE A. SAFIN (ILLINOIS REGISTRATION #001-014146) DATE

PAGES OR SHEETS COVERED BY THIS SEAL: A0.02 - A8.07

ISSUE DATE: 04/07/2022

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SHEET INDEX

APARTMENTS

A0.01

DESIGN DEVELOPMENT SET 04-07-2022

FIRE ACCESS LEGEND

- FIRE HYDRANT LOCATION
- FIRE DEPARTMENT PERSONNEL ACCESS POINT
- STANDPIPE CONNECTIONS
- TRAFFIC DIRECTION
- (X) PARKING SPACE COUNT
- ACCESSIBLE EGRESS PATH TO PUBLIC WAY

ACCESSIBLE UNIT CALCULATIONS

TOTAL UNITS = 48
REQUIREMENT PER BUILDING CODE 1107.6.2

1. (10) IAC/ TYPE-A UNITS PROVIDED
2. UNITS HAVE BEEN DISPERSED WITHIN THE APARTMENT BUILDING AND ASSIGNED IN PROPORTION TO THE PERCENTAGES OF UNIT CLASSIFICATIONS.

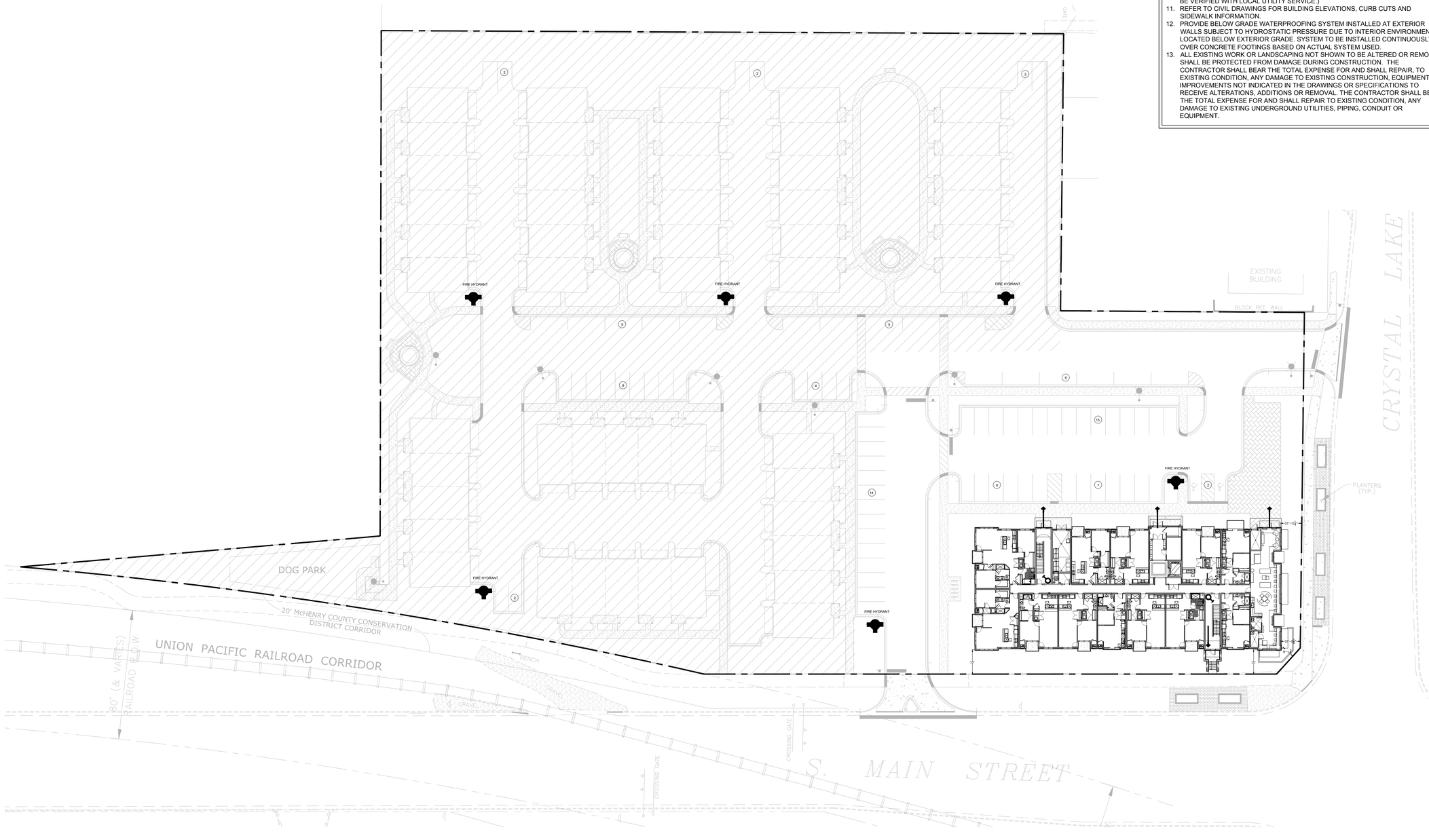
OVERALL PARKING TOTALS

TYPE	NUMBER	NOTES:
REGULAR	79	
H.C.	(2)	
VAN H.C.	2	
TOTAL	81	

VICINITY MAP:

GENERAL SITE NOTES:

1. THIS ARCHITECTURAL SITE PLAN IS TO BE USED FOR GENERAL INFORMATION, BUILDING IDENTIFICATION, AND RELATIVE POSITIONING OF THE BUILDINGS ONLY. FOR PRECISE SITE DOCUMENTATION INCLUDING, BUT NOT LIMITED TO, GEOMETRY, GRADING, UTILITIES, WATER, SEWER, DRAINAGE AND ADA SITE ACCESSIBILITY, REFER TO DRAWINGS BY CIVIL ENGINEER. PERMITS ON SUCH PORTION OF WORK TO BE SUBMITTED SEPARATELY.
2. COORDINATE WITH ALL ELECTRICAL, PLUMBING & MECHANICAL ENGINEERING DOCUMENTS AFFECTING CONSTRUCTION PRIOR TO FABRICATION, PURCHASE OR INSTALLATION OF ANY EQUIPMENT.
3. SEE CIVIL DRAWINGS FOR SITE ACCESSIBILITY REQUIREMENTS.
4. RETAINING WALLS OVER 30" IN HEIGHT WILL HAVE 42" GUARDRAILS WITH RAIL SPACING OF LESS THAN 4" CLEAR.
5. SEE CIVIL FOR CURB CUTS AND SIDEWALK INFORMATION.
6. PROVIDE SIGNAGE FOR USE BY FIRE DEPARTMENT INDICATING SPRINKLER EQUIPMENT ROOM AND FIRE PROTECTION EQUIPMENT COMPONENTS. SPRINKLER EQUIPMENT ROOM DOOR ASSEMBLIES SHALL BE PROVIDED WITH A SIGN CONFORMING TO THE REQUIREMENTS OF NFPA-13 AND SHALL BE AT LEAST 4" IN HEIGHT AND SHALL READ "SPRINKLER CONTROL VALVES". G.C. TO PROVIDE SHOP DRAWING SUBMITTAL TO ARCHITECT FOR APPROVAL PRIOR TO FABRICATION.
7. ALL SITE WORK AND LANDSCAPING IS TO BE ESTABLISHED AND DESIGNED BY CIVIL AND LANDSCAPE ARCHITECT.
8. REFER TO CIVIL DRAWINGS FOR DIMENSIONAL CONTROL PLAN AND GRADING
9. REFER TO CIVIL DRAWINGS FOR FIRE HYDRANT LOCATIONS.
10. REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR TRANSFORMER LOCATIONS. (TO BE VERIFIED WITH LOCAL UTILITY SERVICE.)
11. REFER TO CIVIL DRAWINGS FOR BUILDING ELEVATIONS, CURB CUTS AND SIDEWALK INFORMATION.
12. PROVIDE BELOW GRADE WATERPROOFING SYSTEM INSTALLED AT EXTERIOR WALLS SUBJECT TO HYDROSTATIC PRESSURE DUE TO INTERIOR ENVIRONMENT LOCATED BELOW EXTERIOR GRADE. SYSTEM TO BE INSTALLED CONTINUOUSLY OVER CONCRETE FOOTINGS BASED ON ACTUAL SYSTEM USED.
13. ALL EXISTING WORK OR LANDSCAPING NOT SHOWN TO BE ALTERED OR REMOVED SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION. THE CONTRACTOR SHALL BEAR THE TOTAL EXPENSE FOR AND SHALL REPAIR, TO EXISTING CONDITION, ANY DAMAGE TO EXISTING CONSTRUCTION, EQUIPMENT OR IMPROVEMENTS NOT INDICATED IN THE DRAWINGS OR SPECIFICATIONS TO RECEIVE ALTERATIONS, ADDITIONS OR REMOVAL. THE CONTRACTOR SHALL BEAR THE TOTAL EXPENSE FOR AND SHALL REPAIR TO EXISTING CONDITION, ANY DAMAGE TO EXISTING UNDERGROUND UTILITIES, PIPING, CONDUIT OR EQUIPMENT.



N 1 ARCHITECTURAL SITE PLAN - APARTMENTS
N.T.S.

ISSUE DATE: 04/07/2022
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DRAWN: JL, TR CHECKED: ML

ARCHITECTURAL SITE PLAN

APARTMENTS
A0.02

ENVELOPE COMPLIANCE CERTIFICATE

MASONRY CONTROL JOINT NOTES

VERTICAL EXPANSION JOINTS IN BRICK VENEER:

- FOR BRICKWORK WITHOUT OPENINGS, SPACE NO MORE THAN 25 FT O.C.
- FOR BRICKWORK WITH MULTIPLE OPENINGS, UTILIZE SYMMETRICAL PLACEMENT OF EXPANSION JOINTS AND REDUCED SPACING OF NO MORE THAN 20 FT O.C.
- WHEN SPACING BETWEEN VERTICAL EXPANSION JOINTS IN PARAPETS IS MORE THAN 15 FT, MAKE EXPANSION JOINTS WIDER OR PLACE ADDITIONAL EXPANSION JOINTS HALFWAY BETWEEN FULL-HEIGHT EXPANSION JOINTS
- PLACE AS FOLLOWS:
  - AT OR NEAR CORNERS
  - AT OFFSETS AND SETBACKS
  - AT WALL INTERSECTIONS
  - AT CHANGES IN WALL HEIGHT
  - WHERE WALL BACKING SYSTEM CHANGES
  - WHERE SUPPORT OF BRICK VENEER CHANGES
  - WHERE WALL FUNCTION OR CLIMATIC EXPOSURE CHANGES
- EXTEND TO TOP OF BRICKWORK, INCLUDING PARAPETS

HORIZONTAL EXPANSION JOINTS IN BRICK VENEER:

- LOCATE IMMEDIATELY BELOW SHELF ANGLES
- MINIMUM ¼ IN. SPACE OR COMPRESSIBLE MATERIAL RECOMMENDED BELOW SHELF ANGLE
- FOR BRICK INFILL, PLACE BETWEEN THE TOP OF BRICKWORK AND STRUCTURAL FRAME

BRICKWORK WITHOUT SHELF ANGLES:

- ACCOMMODATE BRICKWORK MOVEMENT BY:
  - PLACING EXPANSION JOINTS AROUND ELEMENTS THAT ARE RIGIDLY ATTACHED TO THE FRAME AND PROJECT INTO THE VENEER, SUCH AS WINDOWS AND DOOR FRAMES
  - INSTALLING METAL CAPS OR COPINGS THAT ALLOW INDEPENDENT VERTICAL MOVEMENT OF WYTHES
  - INSTALLING JAMB RECEPTORS THAT ALLOW INDEPENDENT MOVEMENT BETWEEN THE BRICK AND WINDOW FRAME - INSTALLING ADJUSTABLE ANCHORS OR TIES

EXPANSION JOINT SEALANTS:

- COMPLY WITH ASTM C 920, GRADE NS, USE M
- CLASS 50 MINIMUM EXTENSIBILITY RECOMMENDED; CLASS 25 ALTERNATE
- CONSULT SEALANT MANUFACTURER'S LITERATURE FOR GUIDANCE REGARDING USE OF PRIMER AND BACKING MATERIALS

BOND BREAKS:

- USE BUILDING PAPER OR FLASHING TO SEPARATE BRICKWORK FROM DISSIMILAR MATERIALS, FOUNDATIONS AND SLABS

LOAD-BEARING MASONRY:

- USE REINFORCEMENT TO ACCOMMODATE STRESS CONCENTRATIONS, PARTICULARLY IN PARAPETS, AT APPLIED LOADING POINTS AND AROUND OPENINGS
- CONSIDER EFFECT OF VERTICAL EXPANSION JOINTS ON BRICKWORK STABILITY

GENERAL PROJECT NOTES

GENERAL:

1. THE CONTRACTOR SHALL EXAMINE AND BECOME FAMILIAR WITH ALL CONTRACT DOCUMENTS IN THEIR ENTIRETY. SURVEY THE PROJECT AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND SCOPE OF WORK. ALL COSTS SUBMITTED SHALL BE BASED ON THOROUGH KNOWLEDGE OF ALL WORK AND MATERIALS REQUIRED. ANY DISCREPANCY AND/OR UNCERTAINTY AS TO WHAT MATERIAL OR PRODUCT IS TO BE USED SHOULD BE VERIFIED WITH THE OWNER OR ARCHITECT.
2. ALL CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE FEDERAL, LOCAL, AND STATE CODES AND AMENDMENTS
3. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES REQUIRED FOR SAFE EXECUTION AND COMPLETION OF WORK, AND FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.
4. ANY ERRORS, OMISSIONS OR INCONSISTENCIES ON THESE DRAWINGS OR ANY VARIATIONS OR AMBIGUITIES BETWEEN THESE DRAWINGS AND ACTUAL SITE AND CONSTRUCTION CONDITIONS AND/OR REQUIREMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IN WRITING, IMMEDIATELY.
5. IN THE EVENT A DISCREPANCY IS FOUND IN THE CONTRACT DOCUMENTS; THE OWNER AND ARCHITECT SHALL BE NOTIFIED IMMEDIATELY.
6. CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
7. CONTRACTOR SHALL VERIFY ALL MEASUREMENTS AT SITE AND BE RESPONSIBLE FOR ACCURACY AND CORRECTNESS OF SAME.
8. CONTRACTOR SHALL COORDINATE HIS WORK WITH ALL OTHER TRADES. NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
9. STORE MATERIALS IN CONDITIONS DESIGNATED BY MANUFACTURER'S SPECIFICATIONS.
10. REMOVE RUBBISH FROM PREMISES AS OFTEN AS NECESSARY OR AS DIRECTED.
11. ALL WORK AND EQUIPMENT SHALL BE CLEANED TO THE SATISFACTION OF THE OWNER BEFORE TURNING SAME OVER TO OWNER.
12. THE CONTRACTOR SHALL VERIFY THE SIZE, LOCATION, OPENINGS AND CHARACTERISTICS OF ALL WORK AND EQUIPMENT TO BE FURNISHED BY THE OWNER OR OTHERS WITH THE MANUFACTURER OR SUPPLIER BEFORE STARTING ANY CONSTRUCTION RELATED TO SAID WORK AND/OR EQUIPMENT.
13. ALL MATERIALS SHALL BE NEW AND SHALL BE INSTALLED IN STRICT CONFORMANCE WITH MANUFACTURER'S INSTRUCTIONS AND/OR RECOMMENDATIONS UNLESS INDICATED OTHERWISE IN THE DRAWINGS AND SPECIFICATIONS.
14. BRACE WALLS BETWEEN WORK DAYS AS NECESSARY TO GUARANTEE STABILITY.
15. DO NOT SCALE DRAWINGS.

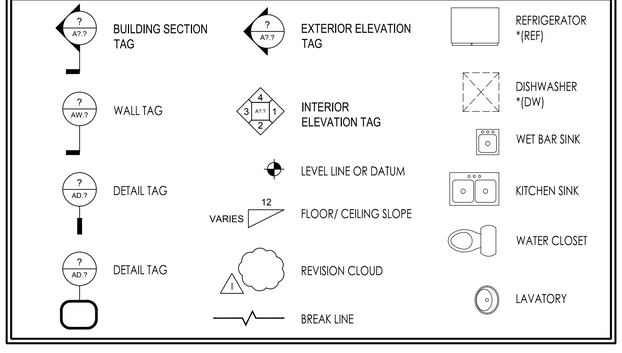
INTERIOR:

16. THE CONTRACTOR SHALL VERIFY ALL ROUGH OPENINGS.
17. DRYWALL INSTALLATION SHALL BE IN CONFORMANCE WITH THE GYPSUM ASSOCIATION'S RECOMMENDED PRACTICES FOR THICKNESS, NAILING, TAPING AND CORRECT STUD SPACING.
18. ALL PLUMBING AND DRYER VENT WALLS EXCEPT AS NOTED SHALL BE FRAMED WITH 2X6 WOOD STUDS.
19. CABINET SUPPLIER TO FIELD MEASURE AREA OF WORK AFTER ROUGH FRAMING, TO ASSURE AN EXACT FIT. NOTIFY OWNER OR ARCHITECT OF ANY DISCREPANCIES.
20. MAXIMUM FLAME SPREAD RATING ON ALL INTERIOR FINISH MATERIALS SHALL NOT EXCEED 200.
21. ALL CEILINGS IN CORRIDORS TO RECEIVE TYPE "C" GYPSUM BOARD.
22. SEE UNIT PLANS FOR FINISH FLOORING.
23. FF&E PROVIDED SEPARATELY BY OWNER.
24. PROVIDE TACTILE SIGN COMPLYING WITH ADAAG REQUIREMENTS AT ALL EXIT DOORS
25. ALL MEANS OF EGRESS SHALL HAVE A CEILING HEIGHT OF AT LEAST 7'-6" ABOVE FINISHED FLOOR
26. SEE STAIR PLANS FOR INFORMATION REGARDING ADA REQUIREMENTS
27. PROVIDE A SIGN ON THE EXTERIOR OF THE FIRE PROTECTION ROOM DOOR(S) TO READ "FIRE SPRINKLER ROOM" AT 5'-0" ABOVE THE FLOOR TO THE BOTTOM OF THE LETTERING.
28. PROVIDE A SIGN ON THE EXTERIOR OF THE ELECTRICAL ROOM DOOR(S) TO READ "ELECTRICAL ROOM" AT 5'-0" ABOVE THE FLOOR TO THE BOTTOM OF THE LETTERING.
29. PROVIDE A SIGN ON THE DOOR(S) LEADING TO THE ROOF TO READ "ROOF ACCESS" AT 5'-0" ABOVE THE FLOOR TO THE BOTTOM OF THE LETTERING.

EXTERIOR:

30. ALL EXPOSED MATERIALS FOR BALCONIES, SOFFITS, OVERHANGS, ETC, TO BE APPROVED EXTERIOR GRADE AND PER CODE.
31. APPROVED ADDRESS TO BE CLEARLY LOCATED ON THE BUILDING AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY DURING CONSTRUCTION AND WHEN COMPLETED.
32. CORROSION RESISTANT FLASHING IS REQUIRED AT THE HEAD, SILL, AND JAMBS OF ALL WINDOWS, ROOF OPENINGS, AND THE INTERSECTION OF ROOF AND FRAME WALLS. SEALANT TO BE USED AT TOP AND SIDES TO GUARANTEE LEAK-PROOF CONSTRUCTION.
33. ADD SILICONE SEALANT TO ALL EXTERIOR JOINTS AROUND WINDOWS AND DOOR FRAMES, BETWEEN WALL PANELS, AND TO ALL PENETRATIONS OR UTILITIES THROUGH WALLS AND ROOFS. REFER TO LOCAL CODES FOR REQUIREMENTS.
34. ALL INSIDE AND OUTSIDE CORNERS OF EXTERIOR SHEATHING TO RECEIVE A 12" SELF-ADHERED MEMBRANE FLASHING APPLICATION AT THE SHEATHING LEVEL TO PREVENT WATER INTRUSION AND ENERGY LOSS. LAP VERTICAL JOINTS 6-INCHES.
35. ALL PATIOS AND PORCHES TO BE SLOPED MIN. 1/4" PER 1'-0" IN DIRECTION INDICATED ON FOUNDATION PLANS.
36. GENERAL CONTRACTOR TO VERIFY POUND FORCE ON ALL RAILINGS TO DETERMINE ADEQUATE NUMBER OF SUPPORT POSTS. NO MIDDLE SUPPORT PREFERRED. GUARDRAIL ASSEMBLIES SHALL BE ABLE TO RESIST A SINGLE CONCENTRATED LOAD OF 200 POUNDS APPLIED IN ANY DIRECTION, AT ANY POINT ALONG THE TOP, AND HAVE ATTACHMENT DEVICES AND SUPPORTING STRUCTURE TO TRANSFER THIS LOADING TO APPROPRIATE STRUCTURAL ELEMENTS OF THE BUILDING.
37. GUARDRAIL BALUSTERS SHALL BE SPACED SO A 4" SPHERE CANNOT PASS THROUGH ANY OPENING.
38. FLASHING SHALL BE INSTALLED AROUND ALL WINDOW AND ROOF OPENINGS. CAULK AND MAKE WEATHER-TIGHT.
39. INSULATE ALL TUB, WATER HEATER, AND WASHER WALLS ON EXTERIOR AND COMMON WALLS.
40. GENERAL CONTRACTOR TO CONSOLIDATE AND ALIGN (VERTICALLY AND HORIZONTALLY) ALL DRYERS AND EXHAUST VENTS. COORDINATE BETWEEN MECHANICAL, ARCHITECTURAL AND STRUCTURAL.
41. ALL EXTERIOR PENETRATIONS THROUGH EXTERIOR SHEATHING AND CLADDING TO BE PROPERLY SEALED TO PREVENT WATER INFILTRATION ONTO THE DRAINAGE PLANE.
42. ALL WALLS TO RECEIVE FIRE BLOCKING 48" FROM BASE OF WALL. WALLS TALLER THAN 12-FEET TO RECEIVE ANOTHER LINE OF FIREBLOCKING 96" FROM BASE OF WALL.
43. REFER TO PME DRAWINGS FOR HOSE BIB LOCATIONS AND SITE LIGHTING INFORMATION.
44. SEE ELEVATIONS FOR BUILDING HEIGHT INFORMATION.
45. GYPSUM BOARD IN CORRIDORS TO HAVE CONTROL JOINTS EVERY 30-FEET.

GENERAL LEGEND



RESIDENTIAL UNIT MATRIX

PROJECT	CRYSTAL LAKE & MAIN	CLIENT	HAMILTON PARTNERS
PHASE	DESIGN DEVELOPMENT DRAWINGS	DATE	2/26/2022

UNIT	DESCRIPTION	TARGETED SF	NSF (SF)	GSF (SF	UNIT COUNT						TOTAL NSF	TOTAL GSF	NOTES:
					LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	TOTAL	PERCENT OF TOTAL			
STUDIO UNITS													
S1	STUDIO (ANSI-B)	0	556	615	2	0	0	1	3	6.3%	1,668	1,845	
S1.A	STUDIO (IAC/ ANSI-A)	0	553	615	1	1	1	0	3	6.3%	1,659	1,845	
TOTAL STUDIO									6	12.5%	3,327	3,690	
ONE BEDROOM UNITS													
A1	1 BED / 1 BATH (ANSI-B)	0	718	819	5	4	4	4	17	35.4%	12,206	13,923	
A1.A	1 BED / 1 BATH (IAC/ ANSI-A)	0	716	819	1	1	1	1	4	8.3%	2,864	3,276	
A2	1 BED / 1 BATH (ANSI-B)	0	724	819	1	0	0	0	1	2.1%	724	819	
A3	1 BED / 1 BATH (ANSI-B)	0	894	990	1	1	1	1	4	8.3%	3,576	3,960	
TOTAL ONE BEDROOM									26	54.2%	19,370	21,978	
TWO BEDROOM UNITS													
B1	2 BED / 2 BATH (ANSI-B)	0	1,021	1,138	0	1	1	1	3	6.3%	3,063	3,414	
B2	2 BED / 2 BATH (ANSI-B)	0	1,214	1,330	1	3	3	3	10	20.8%	12,140	13,300	
B3.A	2 BED / 2 BATH (IAC/ ANSI-A)	0	1,119	1,248	0	1	1	1	3	6.3%	3,357	3,744	
TOTAL TWO BEDROOM									16	33.3%	18,560	20,458	
TOWNHOME UNITS													
C1	2 BED / 2 1/2 BATH (ANSI-B)	0	0	0	0	0	0	0	0	0.0%	0	0	
TOTAL TOWNHOMES									0	0.0%	0	0	
TOTALS					12	12	12	12	48	100.0%	41,257	46,126	

NOTE: PARKING PROVIDED AT 1 SPACE PER BEDROOM

NSF: MEASURED AT INTERIOR FACE OF GYP BOARD AT PERIMETER OF UNIT

GSF: MEASURED TO EXTERIOR FACE OF STUD AT EXTERIOR AND CORRIDOR WALLS AND TO CENTERLINE OF DEMISING WALLS

ISSUE DATE: 04/07/2022

REVISIONS

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GENERAL NOTES

APARTMENTS

A0.03

APARTMENT BUILDING

OCCUPANCY INFORMATION

Primary Occupancies: Assembly: ☐ A-1 ☐ A-2 ☐ A-3 ☐ A-4 ☐ A-5
☐ Business ☐ Educational ☐ Factory-Industrial ☐ F-1 ☐ F-2
High-Hazard: ☐ H-1 ☐ H-2 ☐ H-3 ☐ H-4 ☐ H-5
Institutional: ☐ I-1 ☐ I-2 ☐ I-3 ☐ I-4
I-3 USE CONDITION: ☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5
☐ Mercantile Residential: ☐ R-1 ■ R-2 ☐ R-3 ☐ R-4
Storage: ☐ S-1 ☐ S-2 ☐ High-piled
S-1 SPECIAL CONDITION: ☐ Repair Garage (406.6)
S-2 SPECIAL CONDITION: ☐ Open (406.3) ☐ Enclosed (406.4)
☐ Utility and Miscellaneous

Secondary Occupancy: N/A

Other Uses: Accessory Uses (Indicate Percentages): **A-3 ASSEMBLY (AMENITY, BATHROOM, MECHANICAL AND STORAGE): AT LEVEL = 1 = 1,255 sf, 1,255 sf / 13,877 sf = 9.0% < 10%**
Incidental Uses:

Special Occupancies: ☐ 402 ☐ 403 ☐ 404 ☐ 405 ☐ 406 ☐ 407 ☐ 408 ☐ 409 ☐ 410 ☐ 411 ☐ 412 ☐ 413 ☐ 414 ☐ 415 ☐ 416 ☐ 417 ☐ 418 ☐ 419 ☐ 420 ☐ 421

Mixed Occupancy: ■ No ☐ Yes Separation:

☐ **Non-Separated Mixed Occupancy (508.3)**

☐ **Separated Mixed Occupancy (508.4)**

BUILDING DATA

CONSTRUCTION TYPE: ☐ I-A ☐ I-B ☐ II-A ☐ II-B ☐ III-A ☐ III-B ☐ IV ■ V-A ☐ V-B
MIXED CONSTRUCTION: ■ NO ☐ YES TYPES:

SPRINKLERS: ☐ NO ■ YES ■ NFPA 13 ■ NFPA 13R ☐ NFPA 13D
STANDPIPES: ☐ NO ■ YES CLASS ■ I ☐ II ☐ III ☐ WET ☐ DRY
FIRE DISTRICT: ■ NO ☐ YES
MEZZANINE: ■ NO ☐ YES
HIGH RISE: ■ NO ☐ YES

BUILDING AREA

FLOOR NUMBER	DESCRIPTION & USE	A AREA PER AREA	B AREA PER STORY	C TABLE 506.2 AREA	D AREA FOR OPEN SPACE INCREASE	E AREA FOR SPRINKLER INCREASE	F ALLOWABLE AREA OR UNLIMITED	G MAXIMUM BUILDING AREA
1	R-2 APARTMENTS	12,622 SF	13,877 SF	11,500 SF 12,000 SF	9,00 SF	-	21,000 SF	-
	A-3 ASSEMBLY (ACESSORY - AMENITIES)	1,255 SF						
2	R-2 APARTMENTS	-	13,877 SF	12,000 SF	9,000 SF	-	21,000 SF	-
3	R-2 APARTMENTS	-	13,877 SF	12,000 SF	9,000 SF	-	21,000 SF	-
4	R-2 APARTMENTS	-	13,877 SF	12,000 SF	9,000 SF	-	21,000 SF	-
TOTAL			55,508 SF				84,000 SF	

ALLOWABLE HEIGHT

	Allowable (Table 503)	Increase for Sprinklers (504.2)	Shown on Plans	Code Reference
Occupancy / Type of Construction	A-3 / VA			
Building Height in feet from Grade	50'-0"	20'-0"	11-0"	TABLE 504.3
Building Height in Stories	1 STORIES	1 STORY	1 STORY	TABLE 504.4
Occupancy / Type of Construction	R-2 / VA			
Building Height in feet from Grade	50'-0"	10'-0"	46'-0"	TABLE 504.3
Building Height in Stories	3 STORIES	1 STORY	4 STORIES	TABLE 504.4

PLUMBING REQUIREMENTS

OCCUPANCY	WATER CLOSETS		URINALS	LAVATORIES		SHOWERS/ TUBS	DRINKING FOUNTAINS		SINKS	CLOTHES WASHER
	Male	Female		Male	Female		Regular	Accessible		
ASSEMBLY A-3 (AMENITIES)	1		N/A	1		N/A	0	0	1 SERVICE	N/A
APARTMENTS R-2	1 PER DWELLING UNIT		N/A	1 PER DWELLING UNIT		1 PER DWELLING UNIT	N/A	N/A	1 KITCHEN	1

A-3 / R-2 LIFE SAFETY CALCULATIONS

OCCUPANT LOAD AND EXIT WIDTH

Use Group and/or Space Designation		(a) AREA (1) SQ FT	(b) AREA (1) PER OCCUPANT	(a/b) OCCUPANTS PER FLOOR / OCCUPANTS PER STAIR / PER CORRIDOR	(c) EGRESS WIDTH PER OCCUPANT (1005.3)		EXIT WIDTH (in) 2,3,4,5 REQ'D WIDTH (SECTION 1005.3) (a/b) x c		ACTUAL WIDTH SHOWN ON PLANS	
					STAIRS	LEVEL	STAIRS	LEVEL	STAIRS	LEVEL
A-3	LEVEL - 1	1,255	15	84/36/84	0.3"	0.2"	10.8"	16.8"	50.0"	50.0"
R-2	LEVEL - 1	12,622	200	72/36/72	0.3"	0.2"	10.8"	14.4"	50.0"	50.0"
R-2	LEVEL - 2	13,877	200	72/36/72	0.3"	0.2"	10.8"	14.4"	50.0"	50.0"
R-2	LEVEL - 3	13,877	200	72/36/72	0.3"	0.2"	10.8"	14.4"	50.0"	50.0"
R-2	LEVEL - 4	13,877	200	72/36/72	0.3"	0.2"	10.8"	14.4"	50.0"	50.0"

ASSEMBLY / RESIDENTIAL EXIT REQUIREMENTS

SEE LIFE SAFETY PLANS ON SHEETS: A0.05, A0.06, A0.07 AND A0.08

Number and Arrangement of Exits								
Floor, Room or Area		Occupant Load	Minimum # of Exits		Travel Distance		Arrangement of Means of Egress	
BUILDING AREA			Required	Shown	Allowed	Actual	Required	Actual
A-3	LEVEL - 1	84	2	2	250'	65'	27'	37'
R-2	LEVEL - 1	67	2	2	250'	109'	68'	109'
R-2	LEVEL - 2	72	2	2	250'	109'	68'	109'
R-2	LEVEL - 3	72	2	2	250'	109'	68'	109'
R-2	LEVEL - 4	72	2	2	250'	109'	68'	109'

GENERAL INFORMATION

NAME OF PROJECT: CRYSTAL LAKE AND MAIN APARTMENTS
ADDRESS: SOUTHWEST CORNER OF EAST CRYSTAL LAKE AVE. AND SOUTH MAIN STREET
PROPOSED USE: APARTMENTS FOR RENT
OWNER OR CONTACT: HAMILTON PARTNERS PHONE: 630.250.9700

OWNED BY: ☐ CITY/COUNTY ■ PRIVATE ☐ STATE
CODE ENFORCEMENT JURISDICTION: ■ CITY ☐ COUNTY

PROJECT SUMMARY:
BUILDING DESCRIPTION:
- A FOUR STORY APARTMENT BUILDING WITH 48 DWELLING UNITS ON A SLAB ON GRADE FOUNDATION

SCOPE OF WORK: THIS SET OF DOCUMENTS IS FOR FOUNDATION PERMIT REVIEW
JURISDICTION: **CRYSTAL LAKE DEPARTMENT OF COMMUNITY DEVELOPMENT**
BUILDING CODE EDITIONS:
- 2018 INTERNATIONAL BUILDING CODE WITH LOCAL AMENDMENTS
- 2012 ILLINOIS STATE PLUMBING CODE
- 2018 INTERNATIONAL MECHANICAL CODE
- 2018 INTERNATIONAL FUEL GAS CODE
- 2017 NATIONAL ELECTRIC CODE - NFPA 70
- 2018 INTERNATIONAL ENERGY CONSERVATION CODE
- 2018 INTERNATIONAL FIRE CODE
- NFPA 72 FIRE ALARM CODE
- NFPA 13 STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS
- 2018 ILLINOIS ACCESSIBILITY CODE
- 2009 ICC / ANSI A117.1 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES
- 2018 PROPERTY MAINTENANCE CODE

Alternative Means of Compliance Request: **NONE**

■ NEW CONSTRUCTION ☐ RENOVATION ☐ UPFIT ☐ ALTERATION

FIRE PROTECTION REQUIREMENTS

SEE LIFE SAFETY PLANS ON SHEETS: A0.05, A0.06, A0.07 AND A0.08

BUILDING ELEMENT	FIRE SEPARATION DISTANCE (FT)	RATING IN HOURS REQ'D / SECTION OR TABLE	RATING IN HOURS PROVIDED (W_____ - REDUCTION)	DETAIL # AND SHEET #	DESIGN # FOR RATED ASSEMBLIES**	DESIGN # FOR RATED PENET-RATION	DESIGN # FOR RATED JOINTS	STC/IIC RATING
Structural frame, including columns, girders, trusses		1 / T601	1 HOUR	AXXX	SEE BELOW	U-1479	U-2079	
Bearing walls								
Exterior								
North	OVER 30'	1 / T601	1-HOUR	1/2/A6.01	UL - U356	UL - 1479	UL - 2079	
East	OVER 30'	1 / T601	1-HOUR	1/2/A6.01	UL - U356	UL - 1479	UL - 2079	
West	OVER 30'	1 / T601	1-HOUR	1/2/A6.01	UL - U356	UL - 1479	UL - 2079	
South	OVER 30'	1 / T601	1-HOUR	1/2/A6.01	UL - U356	UL - 1479	UL - 2079	
Interior	N/A	1 / T601	1-HOUR	8/A6.01	UL - U305	UL - 1479	UL - 2079	
NON-BEARING WALLS AND PARTITIONS								
Exterior								
North	OVER 30'	1-HOUR	1-HOUR	1/2/A6.01	UL - U356	N/A	N/A	
East	OVER 30'	1-HOUR	1-HOUR	1/2/A6.01	UL - U356	N/A	N/A	
West	OVER 30'	1-HOUR	1-HOUR	1/2/A6.01	UL - U356	N/A	N/A	
South	OVER 30'	1-HOUR	1-HOUR	1/2/A6.01	UL - U356	N/A	N/A	
Interior	N/A	0-HOUR	0-HOUR	6/A6.01	UL - U356	N/A	N/A	
Floor construction, including supporting beams and joists		1 / T601	1-HOUR	19/A6.02, 20/A6.02	UL - L521, UL - L501	UL - 1479	UL - 2079	> 50 > 45 FIELD
Roof construction, including supporting beams and joists		1 / T601	1-HOUR	23/A6.02, 21/A6.02	UL - P522, RC 2601	UL - 1479	UL - 2079	
Shafts - Exit Stairs		2 / 1023.2 AND 707	2-HOUR	9/A6.01, 11/A6.01	UL - U382, UL - U301	UL - 1479	UL - 2079	N/A
Shafts - Elevator, Trash Chute, Other		2 / 713.4	2-HOUR	9/A6.01, 11/A6.01, 10/A6.01, 5/A6.01	UL - U382, UL - U301, UL - U314, UL - U905	UL - 1479	UL - 2079	N/A
Corridor Separation		1 / T1020.1	1-HOUR	4/A6.01	UL - U305	UL - 1479	UL - 2079	> 50 > 45 FIELD
Occupancy Separation		T508.4	N/A	N/A	N/A	UL - 1479	UL - 2079	> 50 > 45 FIELD
Fire Wall / Party Wall		T706.4	N/A	N/A	N/A	UL - 1479	UL - 2079	> 50 > 45 FIELD
Fire Barrier Separation - Trash Access Rooms and Trash Discharge Room		1 / 713.13.3 1 / 713.13.3 2 / 713.13.4 2 / 713.13.4	1-HOUR 1-HOUR 2-HOUR 2-HOUR	11/A6.01, 3/A6.01, 9/A6.01, 11/A6.01	UL - U305, UL - U382, UL - U382, UL - U301	UL - 1479	UL - 2079	> 50 > 45 FIELD
Smoke Partition Separation		1 / 709.3	1-HOUR	8/A6.01	UL - U305	UL - 1479	UL - 2079	N/A
Dwelling Unit Separation Wall		1 / 420.2	1-HOUR	3/A6.01	UL -U382	UL - 1479	UL - 2079	> 50 > 45 FIELD

LIFE SAFETY REQUIREMENTS

EMERGENCY LIGHTING: ☐ NO ■ YES
EXIT SIGNS: ☐ NO ■ YES
FIRE ALARM: ☐ NO ■ YES
SMOKE DETECTION: ☐ NO ■ YES
PANIC HARDWARE: ☐ NO ■ YES

STRUCTURAL LOADS
SEE STRUCTURAL DRAWINGS FOR LOADING INFORMATION

BUILDING DRAIN SIZE
SEE PLUMBING DRAWINGS FOR BUILDING DRAIN SIZE

ENERGY SUMMARY
SEE COMCHECK SUMMARY FOR ENERGY CODE COMPLIANCE

ELECTRICAL SUMMARY
SEE ELECTRICAL DRAWINGS FOR ELECTRICAL CODE COMPLIANCE SUMMARY

MECHANICAL SUMMARY
SEE MECHANICAL DRAWINGS FOR MECHANICAL CODE COMPLIANCE SUMMARY

SPECIAL INSPECTIONS - CHAPTER 17
SPECIAL INSPECTIONS SHALL BE CONDUCTED ON ALL PROJECTS THAT FALL WITHIN BUILDING CATEGORIES AND/OR CONTAIN ELEMENTS SUBJECT TO SPECIAL INSPECTIONS AS PRESCRIBED BY CHAPTER 17.

DEFERRED SUBMITTALS
- AUTOMATIC SPRINKLER SYSTEMS
- EMERGENCY ALARM SYSTEMS
- POOL
- FLOOR & ROOF TRUSSES
- ELEVATORS
- RAILING SYSTEMS
- WALL PANELS
- MANUFACTURED WOOD STAIRS
- METAL STAIRS

EXTERIOR OPENING PERCENTAGE

BUILDING FACADE	(TABLE 705.8) FIRE SEPARATION DISTANCE	ALLOWABLE AREA	ACTUAL AREA
NORTH	X > 30 FEET	NO LIMIT	N/A
SOUTH	X > 30 FEET	NO LIMIT	N/A
EAST	X > 30 FEET	NO LIMIT	N/A
WEST	X > 30 FEET	NO LIMIT	N/A

ISSUE DATE: 04/07/2022
REVISIONS

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HAMILTON PARTNERS

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JOB NO: MP210365.00 PROJ MGR: MR
DRAWN: JL, TR CHECKED: ML

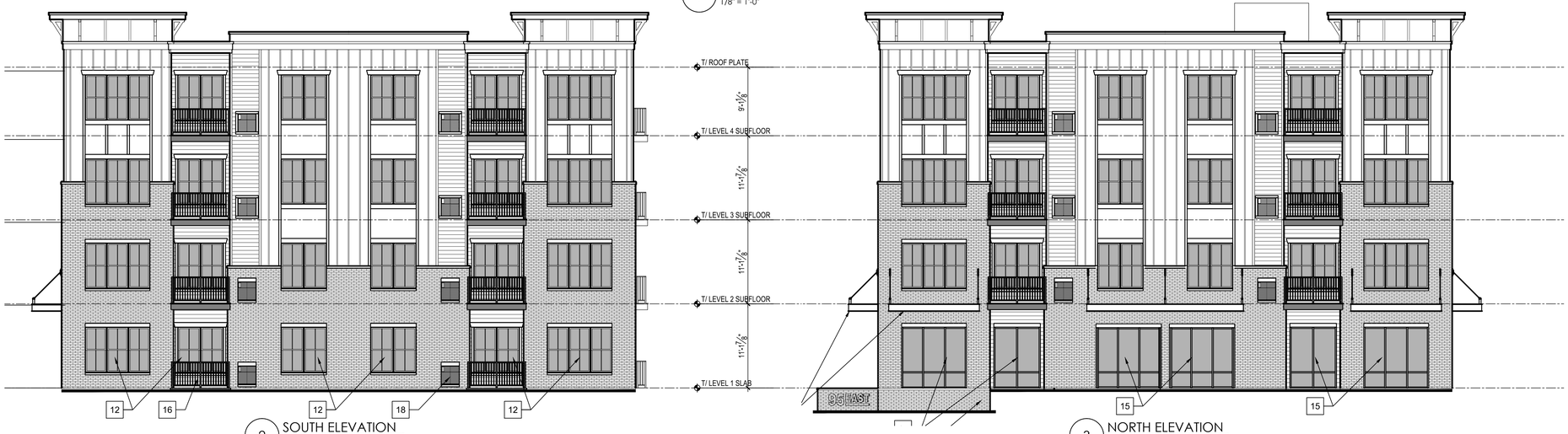
CODE SUMMARIES

DESIGN DEVELOPMENT SET 04-07-2022

APARTMENTS
A0.04



1 EAST ELEVATION
1/8" = 1'-0"



2 SOUTH ELEVATION
1/8" = 1'-0"

3 NORTH ELEVATION
1/8" = 1'-0"



4 WEST ELEVATION
1/8" = 1'-0"

ELEVATION NOTES

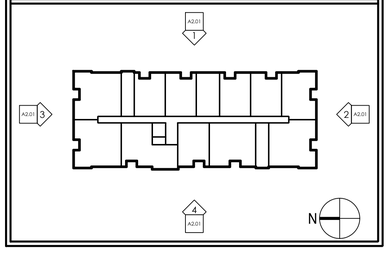
1. PROVIDE DRIP CAP FLASHING AT ALL WINDOW & DOOR HEADS.
2. REFER TO FLOOR PLANS & SCHEDULES FOR DOOR AND WINDOW SIZES AND LOCATIONS.
3. PROVIDE FLASHING AS REQUIRED TO PREVENT THE PENETRATION OF WATER INTO THE EXTERIOR SHELL OF THE BUILDING.
4. ACCESSIBLE ROUTES - ADJUST FINISHED GRADING & SLOPE WALKWAYS UP TO PORCH LANDINGS AT ALL EXTERIOR COMMON ENTRIES. COORDINATE REQUIREMENTS WITH CIVIL ENGINEERING DOCUMENTS.
5. SEE SPECIFICATIONS, GENERAL NOTES AND DETAILS FOR ADDITIONAL INFORMATION.
6. WINDOW SUPPLIER TO PROVIDE TEMPERED GLAZING AS REQUIRED PER SECTION 2406 OF THE 2018 IBC.
7. EXTERIOR MATERIALS, DETAILING, AND COLORS TO WRAP CORNER AT ALL BAY CONDITIONS AND TERMINATE AT THE INSIDE CORNER, UNLESS OTHERWISE NOTED.
8. CONTROL JOINTS SHOULD OCCUR AT INSIDE CORNER WHERE WALLS MEET AND WHERE SHOWN ON ELEVATIONS. EXTEND UP ENTIRE MASONRY VENEER FACE, UNLESS NOTED OTHERWISE.
9. SEAL ALL WALL PENETRATIONS WITH MEMBRANE FLASHING AT SURFACE OF EXTERIOR SHEATHING.
10. PROVIDE 3/8" JOINT SPACE WITH SEALANT INTERFACE BETWEEN DISSIMILAR EXTERIOR FINISHES.
11. GENERAL CONTRACTOR TO CONSOLIDATE AND ALIGN (VERTICALLY AND HORIZONTALLY) ALL DRYERS AND EXHAUST VENTS. COORDINATE WITH MEP, ARCHITECTURAL AND STRUCTURAL.
12. CONFIRM EXTERIOR SIGNAGE LOCATIONS WITH THE OWNER AND PROVIDE BLOCKING AND POWER AS REQUIRED. COORDINATE EXTERIOR FINISH INSTALLATION WITH SIGNAGE AS NECESSARY.

ELEVATION FINISH SCHEDULE

TAG	MATERIAL
1	BRICK VENEER, MODULAR, 'AZTEC WHITE'
2	FIBER CEMENT, LAP SIDING, 7" EXPOSURE, 'GRAY SLATE'
3	FIBER CEMENT, VERT. PANEL SIDING, 'ARCTIC WHITE'
4	FIBER CEMENT, BOARD & BATTEN SIDING, 'ARCTIC WHITE'
5	5/4 FIBER CEMENT TRIM - 4" NOM., 'ARCTIC WHITE'
6	5/4 FIBER CEMENT TRIM - 8" NOM., 'ARCTIC WHITE'
7	5/4 FIBER CEMENT TRIM - PER SECT./DETAILS, 'ARCTIC WHITE'
8	CAST STONE BANDING - 4"x4"
9	CAST STONE HEADER - 4"x6"
10	CAST STONE SILL - 4"x4"
11	BALCONY TRIM/FASCIA, 'BRONZE'
12	VINYL SINGLE-HUNG WINDOWS, 'WHITE'
13	VINYL SLIDING PATIO DOOR, 'WHITE'
14	VINYL SWING PATIO DOOR, 'WHITE'
15	ALUMINUM STOREFRONT DOOR / WINDOWS, 'BRONZE'
16	PRE-FINISHED ALUM. RAILING SYSTEM, 'BRONZE'
17	PRE-FINISHED ALUM. JULIETTE BALCONY RAILING SYSTEM, 'BRONZE'
18	MECHANICAL LOUVER/ THROUGH WALL PENETR. PER MFR, TO MATCH WALL COLOR AT PENETR.'
19	PRE-FINISHED METAL CORNICE, TO MATCH 'ARCTIC WHITE'
20	PRE-FINISHED METAL COPING, TO MATCH 'ARCTIC WHITE'
21	PRE-FINISHED METAL CANOPY, 'BRONZE'
22	MASONRY CONTROL JOINT
23	PRE-MANUF. CORBEL/BRACKET, PTD.TO MATCH 'ARCTIC WHITE'
24	METAL DOOR , PAINTED, 'BRONZE'
25	FIRE DEPARTMENT CONNECTION
26	RETAINING WALL - SEE CIVIL DWGS
27	LAMBS TONGUE

NOTE: KEY NOTES INDICATE TYPICAL MATERIALS - REVIEW ELEVATIONS & DETAILS FOR ADDITIONAL INFORMATION

ELEVATION KEY PLAN



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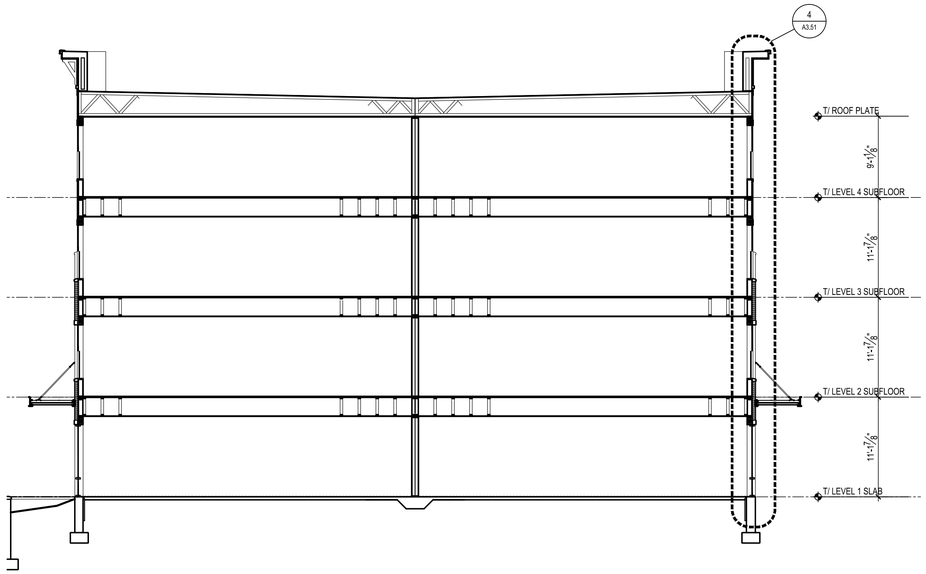
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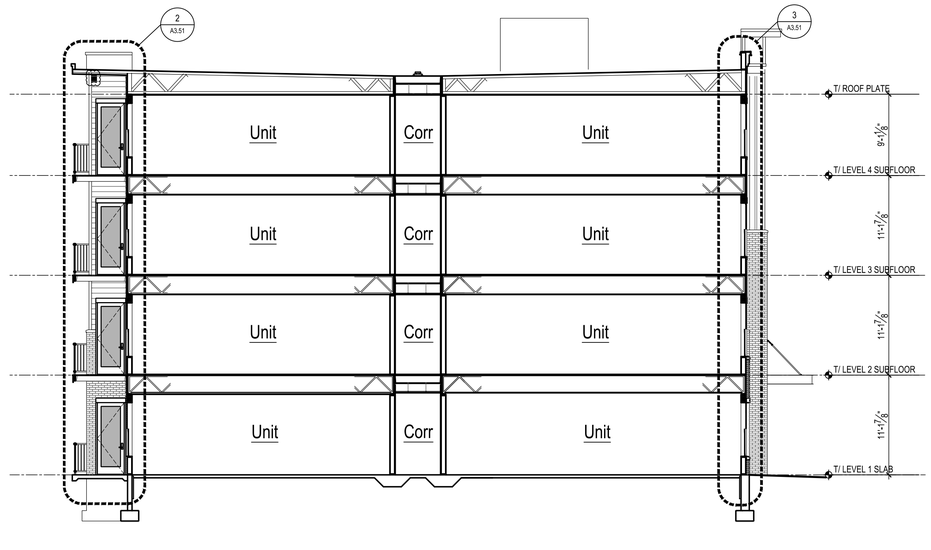
ELEVATIONS

APARTMENTS

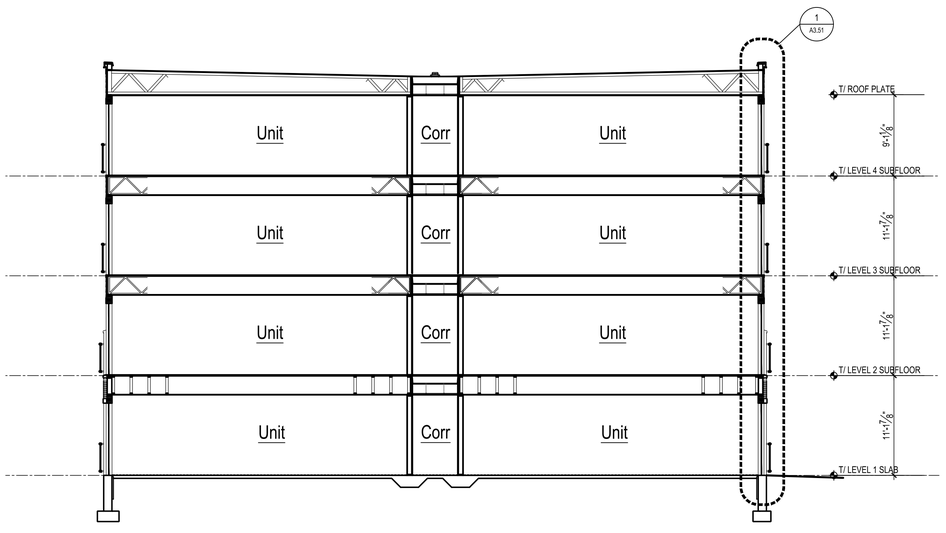
A2.01



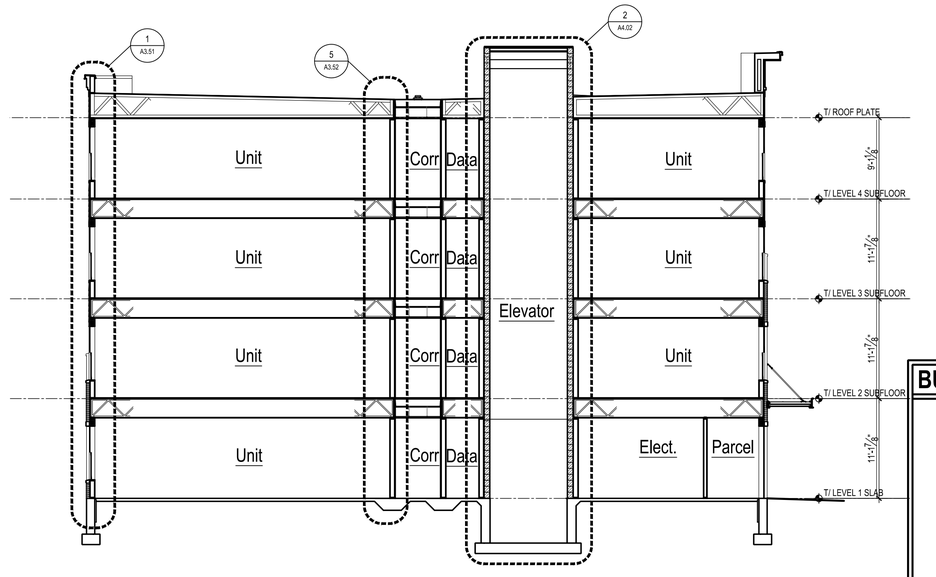
4 BUILDING SECTION 4
1/8" = 1'-0"



2 BUILDING SECTION 2
1/8" = 1'-0"

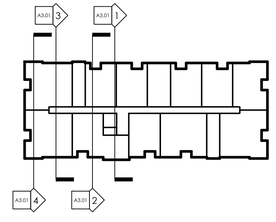


3 BUILDING SECTION 3
1/8" = 1'-0"



1 BUILDING SECTION 1
1/8" = 1'-0"

BUILDING SECTION KEY PLAN



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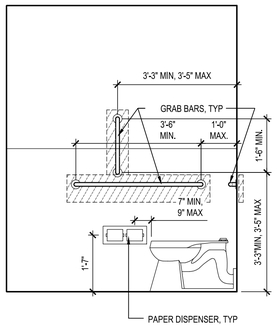
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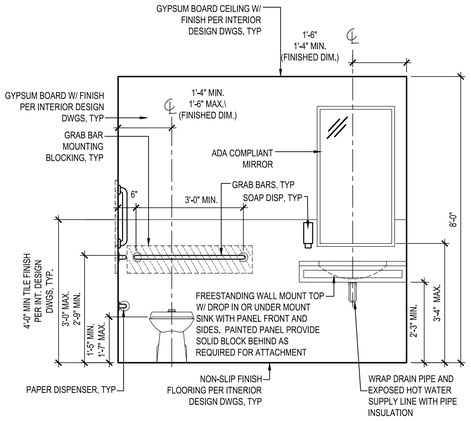
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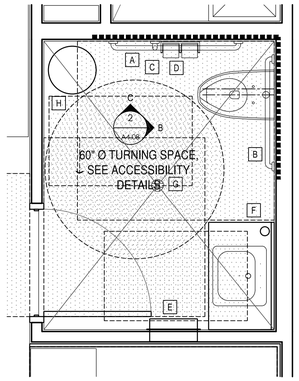
BUILDING SECTIONS

APARTMENTS

A3.01







BATH ACCESS. KEY

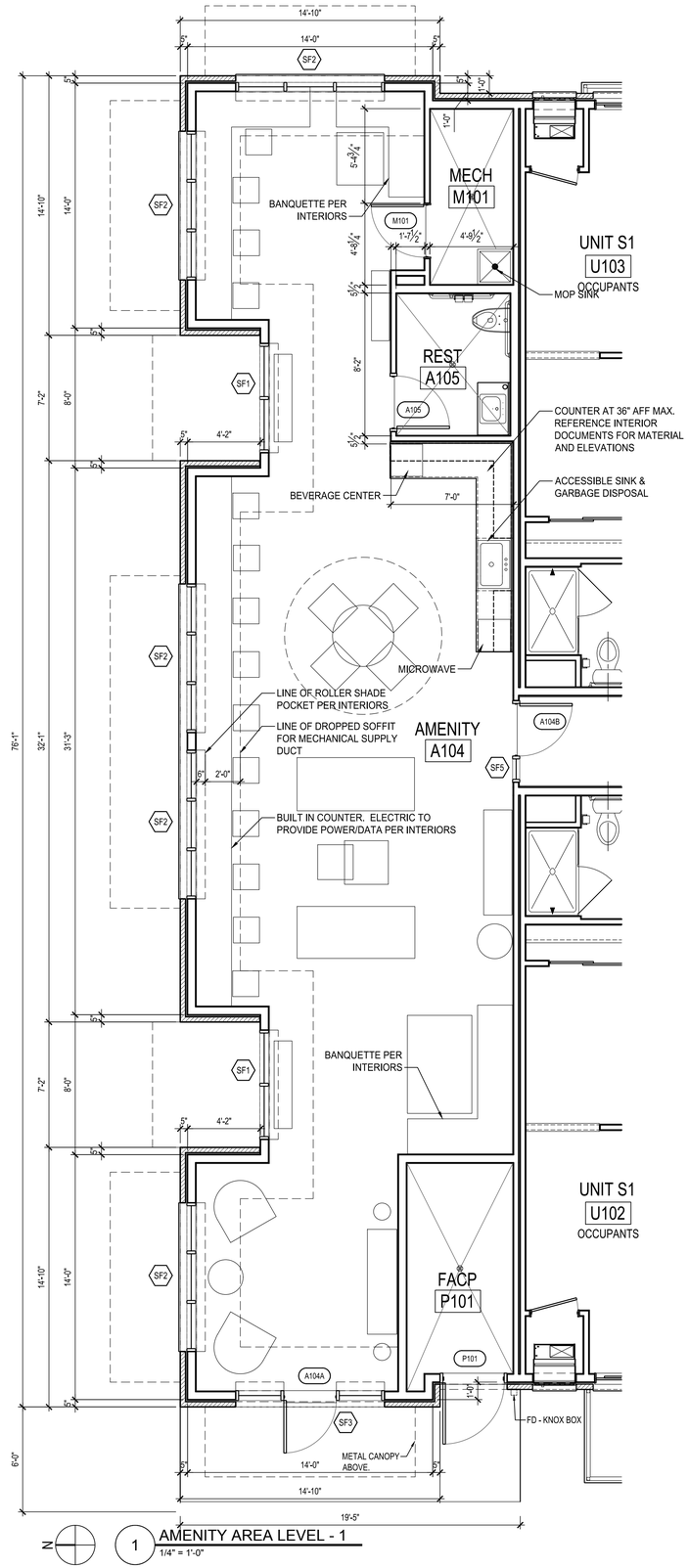
- A — 42" GRAB BAR
- B — 36" GRAB BAR
- C — 18" VERTICAL GRAB BAR
- D — DOUBLE ROLL TOILET TISSUE DISPENSER
- E — SEMI-RECESSED PAPER TOWEL DISPENSER - MOUNT WITHIN 48" REACH RANGE
- F — WALL MOUNTED LIQUID SOAP DISPENSER
- G — FLOOR DRAIN w/ SLOPED FLOORS, SEE MEP DWGS FOR DRAIN SIZE.
- H — TRASH RECEPTACLE

A105 RESTROOM
C **INTERIOR ELEVATION**
SCALE: 1/2"=1'-0"

A105 RESTROOM
B **INTERIOR ELEVATION**
SCALE: 1/2"=1'-0"

A105 RESTROOM
A **FLOOR PLAN**
SCALE: 1/2"=1'-0"

2 AMENITY RESTROOM
1/2" = 1'-0"



N

1 AMENITY AREA LEVEL - 1
1/4" = 1'-0"

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AMENITY AREA PLAN AND INTERIOR ELEVATIONS LEVEL - 1

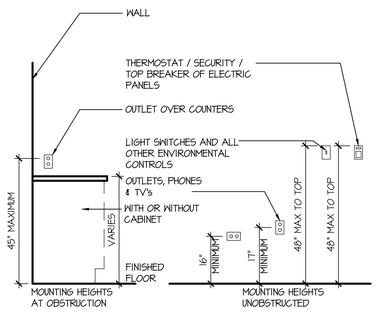
APARTMENTS
A4.08

UNIT INTERIOR FINISH SCHEDULE

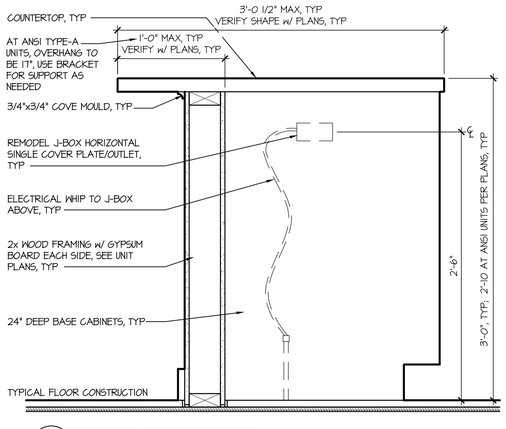
ROOM NAME	FLOORS		BASE	WALLS				CEILING		
	CARPET (CPT)	LUXURY VINYL TILE (LVT)	PAINTED (SEMI-GLOSS)	PAINTED (FLAT)	PAINTED (EGGSHELL)	SHOWER/TUB SURROUND (MOSAIC)	BACKSPLASH (CERAMIC TILE)	PAINTED (FLAT)	PAINTED (EGGSHELL)	
ENTRY		●	●	●				●		
KITCHEN		●	●	●			●	●		
LAUNDRY CLOSET		●	●	●				●		
UTILITIES CLOSET		●	●	●				●		
BATHROOM		●	●		●	●			●	
LIVING ROOM		●	●	●				●		
BEDROOM	●		●	●				●		
BEDROOM CLOSETS	●		●	●				●		
COMM. CLOS/ PANTRY		●	●					●		
MECH		●		●				●		

UNIT NOTES

1. ALL UNDESIGNATED DIMENSIONED WALLS TO BE 3 1/2" WOOD STUD.
2. DIMENSIONS IN PLANS ARE FACE OF STUD TO FACE OF STUD, UNLESS OTHERWISE NOTED.
3. ALL UNDIMENSIONED DOORS TO BE CENTERED OR TO BE LOCATED 4" OFF SIDE WALL TO JAMB.
4. ALL CABINETRY SHALL BE DESIGNED BY OTHERS AND SHALL MEET ALL APPLICABLE CODES ACCORDING TO THE LAYOUT GENERALLY SHOWN ON THE UNIT PLANS. VERIFY DIMENSIONS AND CONNECTIONS OF ALL APPLIANCES WITH MANUFACTURER BEFORE CABINET INSTALLATION. CABINET SHOP DRAWINGS TO BE SUBMITTED TO ARCHITECT FOR REVIEW PRIOR TO INSTALLATION.
5. SEE A0.X SERIES AND A5.01 SHEETS FOR TYPICAL GRAB BAR BLOCKING REQUIREMENTS AND DETAILS FOR TOILETS, TUBS AND SHOWERS.
6. SEE ELECTRICAL DRAWINGS FOR UNIT ELECTRICAL LAYOUTS.
7. SEE BUILDING PLANS AND ELEVATIONS FOR TYPICAL WINDOW AND EXTERIOR DOOR LOCATIONS.
8. SEE SHEETS A5.01 FOR TYPICAL INTERIOR PROFILES.
9. REFER TO INTERIOR ELEVATIONS FOR DIMENSIONS AND ADDITIONAL INFORMATION.
10. UNLESS NOTED OTHERWISE, ALL ANGLED WALLS ARE TO BE 45-DEGREES.
11. SEE A7.X SERIES SHEETS FOR BUILDING DOOR SCHEDULE AND WINDOW ELEVATIONS.
12. CONTRACTOR TO VERIFY AND COORDINATE PLUMBING ROUGH-IN DIMENSIONS.
13. SEE FINISH SCHEDULES FOR ACTUAL UNIT FINISH MATERIALS. ALL FINISH AND COLOR SELECTIONS TO BE APPROVED BY OWNER AND/OR ARCHITECT.
14. FLOOR DEMARCATION LINES ON PLANS ARE FOR REFERENCE WHEN MATERIALS ARE TO DIFFER. PROVIDE FLOOR TRANSITION AS NECESSARY.
15. PROVIDE BLOCKING FOR ALL CABINETS, CEILING FANS, HANDRAILS, GUARDRAILS, BATH ACCESSORIES AND GRAB BARS.
16. INSPECT, REPAIR, AND PREPARE FLOORS AS REQUIRED TO PROVIDE A SATISFACTORY SUB-FLOOR FOR FLOOR FINISH MATERIALS. SATISFACTORY SUB-FLOOR IS DEFINED AS A SUBSURFACE THAT IS FREE FROM IMPAIRED PERFORMANCE OR APPEARANCE OF THE FINISH MATERIALS.
17. CONTRACTOR TO COORDINATE WITH CABINET MANUFACTURER FOR EXACT LOCATIONS OF KITCHEN EQUIPMENT AND FIXTURES, CONTRACTOR TO REVIEW PLUMBING, ELECTRICAL, AND FINISH LOCATIONS WITH CABINET DESIGN.
18. KITCHEN COUNTERTOP JOINT LOCATIONS MUST BE APPROVED BY THE OWNER AND ARCHITECT PRIOR TO COUNTERTOP FABRICATION.
19. REFERENCE BUILDING PLANS AND ELEVATIONS FOR MASONRY LOCATIONS
20. ICE MAKER AND WASHER PLUMBING BOXES SHALL BE GYPSUM BOARD PRE-ROCKED TO MEET UL RATING.
21. ALL EXTERIOR DIMENSIONS ARE SHOWN TO THE OUTSIDE FACE OF STUD UNLESS NOTED OTHERWISE.
22. 5/8"" DENSHIELD TILE BACKER BOARD SHALL BE USED IN BOTH TUB AND SHOWER COMPARTMENTS, UNLESS NOTED OTHERWISE.
23. ALL WET WALLS SHALL HAVE WATER RESISTANT GYPSUM BOARD PER CODE.
24. USE MANUFACTURER APPROVED SEALANT WHERE BATHTUB/SHOWER MEETS FLOOR.
25. ALL SHELVING TO BE VINYL COATED WIRE SHELVING UNLESS NOTED OTHERWISE.
26. SEE UNIT PLAN SHEETS FOR UNIT CABINET ELEVATIONS.
27. SEE FOR TYPICAL DETAILS INCLUDING MOUNTING HEIGHTS, CLEARANCES, ETC. FOR BOTH TYPE-A AND TYPE-B UNITS.
28. SEE INTERIOR ELEVATIONS FOR KITCHEN PANTRY SIZES.
29. SEE INTERIOR ELEVATIONS FOR BATHROOM LINEN CABINET SIZES.
30. DO NOT SCALE OFF DRAWINGS; DIMENSIONS IN QUESTION SHALL BE CLARIFIED BY ARCHITECT.
31. ALL UNITS SHALL COMPLY WITH ACCESSIBILITY REQUIREMENTS, SUCH AS HARDWARE, REACH RANGES, CLEAR FLOOR SPACES, GRAB BAR LOCATIONS, OPERABLE PARTS AND APPLIANCES, AS A MINIMUM PER 1988 FAIR HOUSING ACT DESIGN GUIDE LINES, CHAPTER 11 OF THE 2018 IBC, AND THE UNIT'S SPECIFED ACCESSIBILITY UNIT TYPE, SEE THE UNIT MATRIX FOR ACCESSIBILITY UNIT TYPES. ACCESSIBILTY UNIT TYPES ARE AS FOLLOWS: ANSI TYPE-A AND TYPE-B UNITS PER ANSI A117.1-2009 AND IAC - PER THE 2018 ILLINIOS ACCESSIBILTY CODE (ADAPTABLE UNITS).
32. ALL BATHROOM VANITIES TO HAVE 32-1/2" TALL CABINETS, NOT JUST IN IAC/ANSI-A UNITS.
33. ALL UNITS TO RECEIVE PORTABLE FIRE EXTINGUISHERS, AS REQUIRED BY THE INTERNATIONAL FIRE CODE.
34. ALL FLOOR MATERIAL TRANSITIONS TO OCCUR AT DOOR TRANSITIONS UNLESS NOTED OTHERWISE.
35. BATHTUB SEATS IN ANSI UNITS ARE NOT PERMANENTLY MOUNTED.
36. FIELD VERIFY DIMENSIONS PRIOR TO INSTALLING BATHROOM MIRRORS.
37. TOWEL BARS TO BE MOUNTED AT 48" AFF
38. SEE SHEET FOR TYPICAL ANSI REQUIRED KNEE CLEARANCES AT SINKS AND LAVATORIES.
39. EXTEND FLOOR FINISHES UNDER SINKS AT ANSI AND ADAPTABLE UNIT KITCHENS AND BATHROOMS.
40. GYPCRETE TO BE INSTALLED UNDER ALL SHOWER UNITS/TUBS AND MAY REQUIRE AN INSPECTION HOLE TO VERIFY GYPCRETE COVERAGE.
41. WALL CLEAN-OUTS TO BE 12" AFF IN ORDER TO AVOID CUTTING THE WALL BASE AROUND THE CLEAN-OUT COVER.
42. SHOWER SEATS ARE NOT IN CONTRACT. PROVIDE BLOCKING ONLY PER ANSI 117.1, 608.4 EXCEPTION 2.
43. DIMENSIONS SHOWN FOR PLUMBING FIXTURES ARE FROM THE CENTER LINE OF FIXTURE AND ARE ASSUMED 'CLEAR' TO MAINTAIN REQUIRED CLEARANCES.
44. AT LOCATIONS WHERE 2X4 UNIT DEMISING WALL EXTENDS BEYOND ADJACENT UNIT TOWARDS THE BUILDING EXTERIOR, THE EXTERIOR WALL FRAMING WILL BE REQUIRED TO TRANSITION TO 2X6 WALL FRAMING. ALIGN OUTSIDE FACE OF STUDS WITH EDGE OF SLAB BELOW. CONTINUE 2X6 STUD FRAMING TO CORNER OF CLOSEST INTERIOR PERPENDICULAR WALL, TYP.
45. MAINTAIN MINIMUM 7'-0" (84") HEADROOM CLEARANCE ABOVE FINISHED FLOOR AT BATHROOMS, KITCHENS, STORAGE AND LAUNDRY ROOMS.
46. SEAL CONNECTION FROM DYNAPAK CLOSETS TO SOFFITS.
47. AT SIDE BY SIDE WASHER DRYERS, DRYER AND IN-WALL DRYER BOX ALWAYS LOCATED ON THE RIGHT.
48. PROVIDE PLATFORM FOR FLOOR MOUNTED WATER HEATERS - REFER TO MECH/PLUMBING DRAWINGS
49. FOR NON-RATED WALL INTERSECTIONS WITH RATED WALL OR CEILINGS REFER TO DETAILS 1 & 2 ON SHEET A8.02 AND 7 & 8 ON SHEET A8.06



2 TYPICAL MOUNTING HEIGHTS
1 1/2" = 1'-0"



1 TYPICAL COUNTERTOP
1 1/2" = 1'-0"

RESIDENTIAL UNIT MATRIX

PROJECT	CRYSTAL LAKE & MAIN	CLIENT	HAMILTON PARTNERS
PHASE	DESIGN DEVELOPMENT DRAWINGS	DATE	2/26/2022

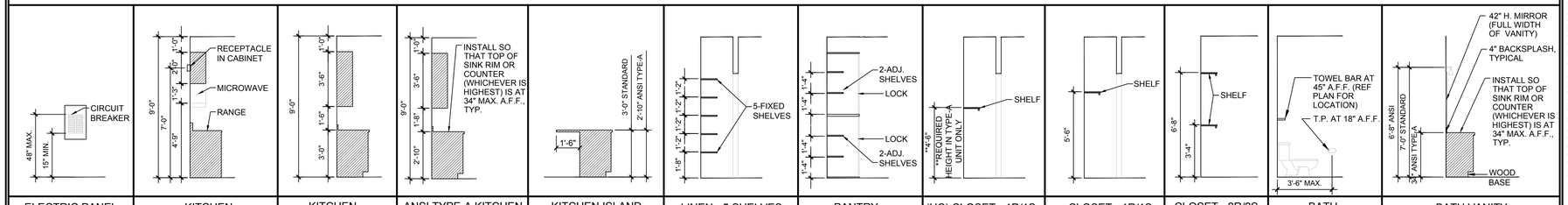
UNIT	DESCRIPTION	TARGETED SF	NSF (SF)	GSF (SF	UNIT COUNT						TOTAL NSF	TOTAL GSF	NOTES:
					LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	**TOTAL**	PERCENT OF TOTAL			
STUDIO UNITS													
S1	STUDIO (ANSI-B)	0	556	615	2	0	0	1	3	6.3%	1,668	1,845	
S1.A	STUDIO (IAC/ ANSI-A)	0	553	615	1	1	1	0	3	6.3%	1,659	1,845	
TOTAL STUDIO									6	12.5%	3,327	3,690	
ONE BEDROOM UNITS													
A1	1 BED / 1 BATH (ANSI-B)	0	718	819	5	4	4	4	17	35.4%	12,206	13,923	
A1.A	1 BED / 1 BATH (IAC/ ANSI-A)	0	716	819	1	1	1	1	4	8.3%	2,864	3,276	
A2	1 BED / 1 BATH (ANSI-B)	0	724	819	1	0	0	0	1	2.1%	724	819	
A3	1 BED / 1 BATH (ANSI-B)	0	894	990	1	1	1	1	4	8.3%	3,576	3,960	
TOTAL ONE BEDROOM									26	54.2%	19,370	21,978	
TWO BEDROOM UNITS													
B1	2 BED / 2 BATH (ANSI-B)	0	1,021	1,138	0	1	1	1	3	6.3%	3,063	3,414	
B2	2 BED / 2 BATH (ANSI-B)	0	1,214	1,330	1	3	3	3	10	20.8%	12,140	13,300	
B3.A	2 BED / 2 BATH (IAC/ ANSI-A)	0	1,119	1,248	0	1	1	1	3	6.3%	3,357	3,744	
TOTAL TWO BEDROOM									16	33.3%	18,560	20,458	
TOWNHOME UNITS													
C1	2 BED / 2 1/2 BATH (ANSI-B)	0	0	0	0	0	0	0	0	0.0%	0	0	
TOTAL TOWNHOMES									0	0.0%	0	0	
TOTALS					12	12	12	12	48	100.0%	41,257	46,126	

NOTE: PARKING PROVIDED AT 1 SPACE PER BEDROOM

NSF: MEASURED AT INTERIOR FACE OF GYP BOARD AT PERIMETER OF UNIT

GSF: MEASURED TO EXTERIOR FACE OF STUD AT EXTERIOR AND CORRIDOR WALLS AND TO CENTERLINE OF DEMISING WALLS

TYPICAL INTERIOR PROFILES



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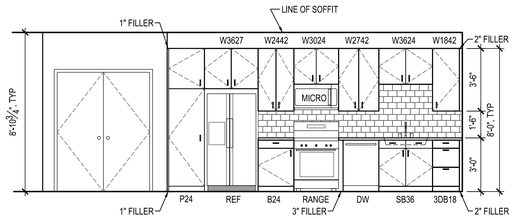
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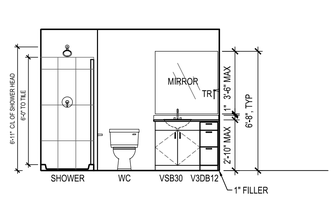
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UNIT INFORMATION

APARTMENTS
A5.00



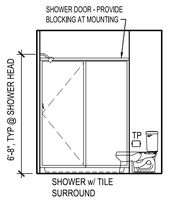
A Kitchen

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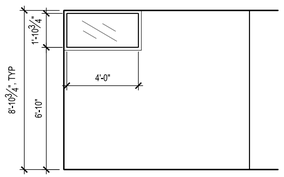
B Bath

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C Bath

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



D Clerestory

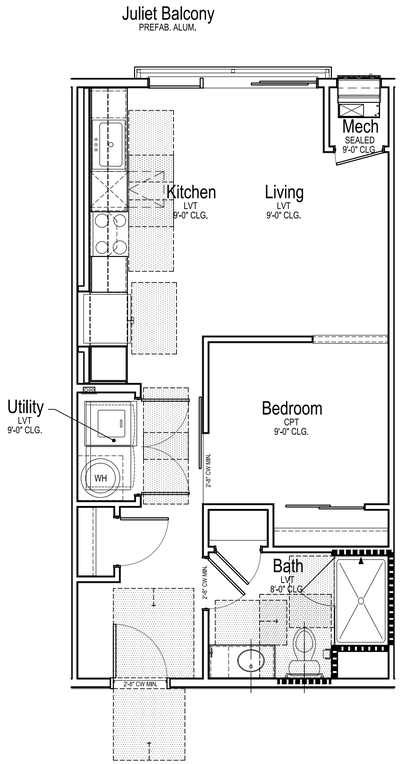
SCALE: 1/4"=1'-0"

NOTE: VERIFY AND CONFIRM ALL ITEMS WITH INTERIOR DESIGN DOCUMENTS AND NOTIFY OWNER OF ANY DISCREPANCIES FOR APPROVAL

NOTE: PROVIDE METAL PLATE. OR BLOCKING BEHIND TOILET PAPER HOLDERS AND TOWEL BARS.

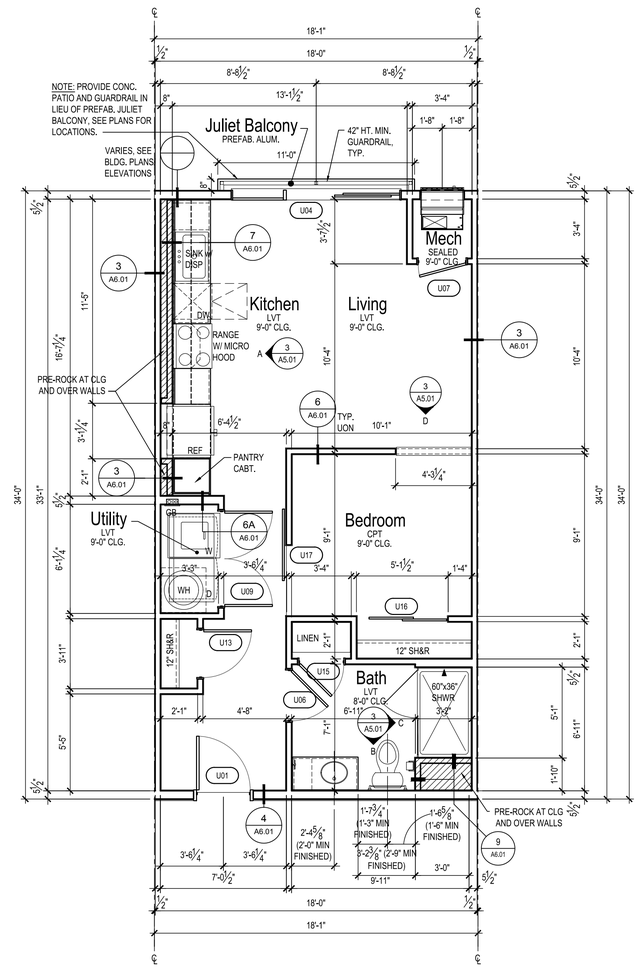
3 UNIT S1 INTERIOR ELEVATIONS

1/4" = 1'-0"



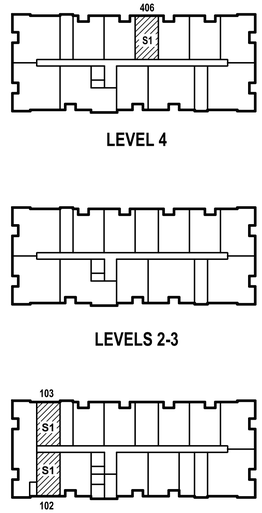
2 UNIT S1 ACCESSIBILITY PLAN - ANSI TYPE B (OPTION A BATH)

1/4" = 1'-0"



1 UNIT S1 FLOOR PLAN - 1 BEDROOM 1 BATH - ANSI TYPE B

1/4" = 1'-0"



UNIT KEY PLANS

N

ISSUE DATE: 04/07/2022

REVISIONS

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CRYSTAL LAKE, IL 60014

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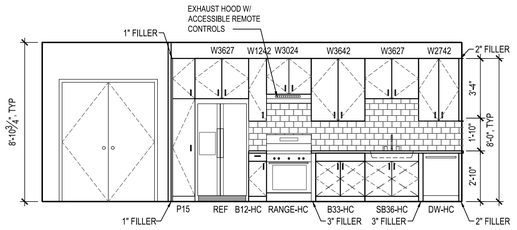
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Palatine, IL 60067
847.705.2200

JOB NO: MP210365.00 PROJ MGR: MR
DRAWN: JL, TR CHECKED: ML

UNIT S1 ANSI-B FLOOR PLANS AND INTERIOR ELEVATIONS

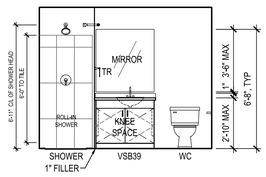
APARTMENTS

A5.01



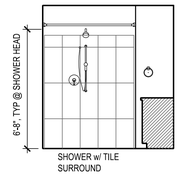
A Kitchen

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



B Bath

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

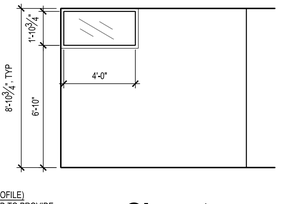


C Bath

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

KNEE AND TOE CLEARANCES (END PANEL PROFILE)

THIS REMOVABLE BASE CABINET IS REQUIRED TO PROVIDE CLEAR FLOOR SPACE FOR THE TOILET. IF THE SINK AND OR COUNTER TOP ABOVE THE REMOVABLE BASE CABINET USES A SUPPORT BRACKET OR AN END PANEL BETWEEN THE SINK AND THE TOILET, BOTH THE SUPPORT BRACKET AND OR THE END PANEL MUST MEET THE REQUIRED KNEE AND TOE CLEARANCES. SEE THE ACCESSIBILITY DETAILS FOR MORE INFORMATION.



D Clerestory

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

NOTE: VERIFY AND CONFIRM ALL ITEMS WITH INTERIOR DESIGN DOCUMENTS AND NOTIFY OWNER OF ANY DISCREPANCIES FOR APPROVAL

NOTE: PROVIDE METAL PLATE OR BLOCKING BEHIND TOILET PAPER HOLDERS AND TOWEL BARS.

3 UNIT S1-IAC INTERIOR ELEVATIONS

1/4" = 1'-0"

NOTE: ALL APPLIANCES' OPERABLE FEATURES MUST MEET ANSI REQUIREMENTS, INCLUDING KITCHEN APPLIANCES AND CLOTHES WASHING MACHINE AND CLOTHES DRYER. IF MICROWAVE OVENS ARE PROVIDED IN OTHER DWELLING UNITS, THEN A MICROWAVE SHALL BE LOCATED SUCH THAT IT MEETS ANSI APPLIANCE REQUIREMENTS. VERIFY MECHANICAL REQUIREMENTS FOR ALTERNATE LOCATIONS IF NECESSARY.

KITCHEN SINK: 30"x48" CLEAR FLOOR SPACE REQUIRED FOR FRONTAL APPROACH AT KITCHEN SINK. COUNTER TOP AT KITCHEN SINK TO BE AT 34" A.F.F. CABINETS MAY BE INSTALLED UNDER KITCHEN SINK SO LONG AS THEY ARE REMOVABLE. FLOORING MUST BE INSTALLED UNDER KITCHEN SINK SPACE. IF CABINETS ARE INSTALLED, FLOORING IS TO EXTEND UNDER CABINETS.

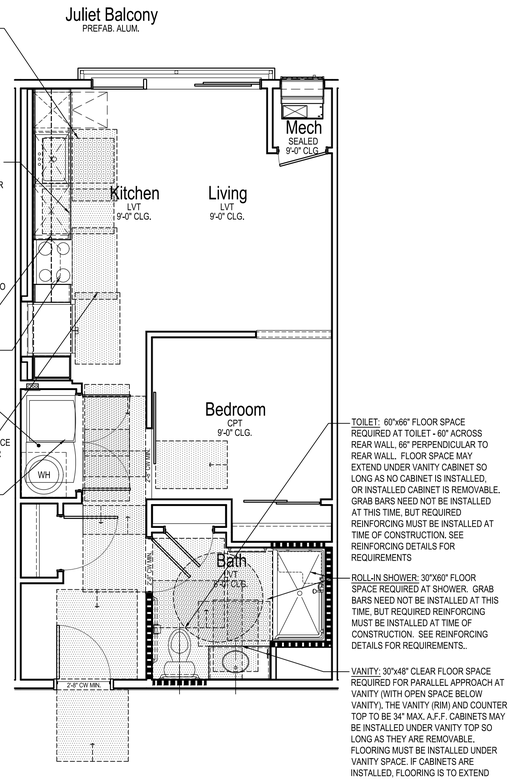
WORK SURFACE: A MIN. 30" WIDE WORK SURFACE IS REQUIRED WITH COUNTER TOP AT 34" A.F.F. A 30"x48" CLEAR FLOOR SPACE REQUIRED FOR FRONTAL APPROACH AT WORK SURFACE. CABINETS MAY BE INSTALLED UNDER WORK SURFACE SO LONG AS THEY ARE REMOVABLE. FLOORING MUST BE INSTALLED UNDER WORK SURFACE SPACE. IF CABINETS ARE INSTALLED, FLOORING IS TO EXTEND UNDER CABINETS. OWNER TO PROVIDE TABLE TO MEET THIS REQUIREMENT.

LOCATION OF COUNTERTOP MICROWAVE

EXHAUST HOOD: CONTROLS FOR EXHAUST HOOD TO BE WITHIN ADA ANSI-A REACH REQUIREMENTS OR PROVIDE ADDITIONAL CONTROLS/ SWITCH IN ANOTHER LOCATION THAT SATISFIES THIS REQUIREMENT.

TYPICAL FLOOR CLEARANCE AT APPLIANCES: 30"x48" CLEAR FLOOR SPACE IS REQUIRED AT RANGE, REFRIGERATOR AND DISHWASHER, LOCATED PER ANSI REQUIREMENTS.

LAUNDRY: ACCESSIBLE WASHER AND DRYER w/ CONTROLS AND LOADING PER ANSI-A117.1 SECT. 611.



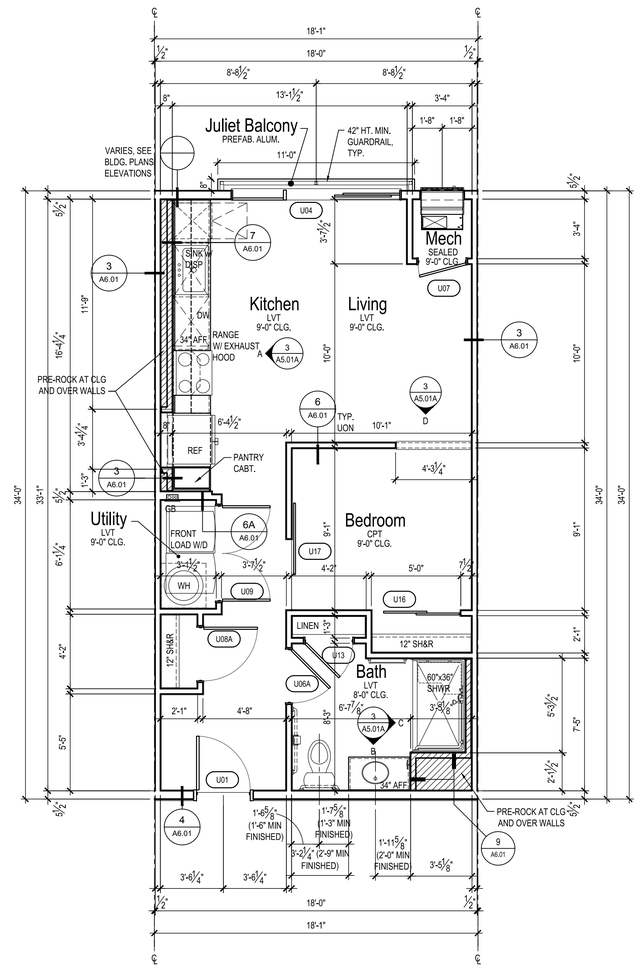
TOILET: 60"x66" FLOOR SPACE REQUIRED AT TOILET - 60" ACROSS REAR WALL, 66" PERPENDICULAR TO REAR WALL. FLOOR SPACE MAY EXTEND UNDER VANITY CABINET SO LONG AS NO CABINET IS INSTALLED, OR INSTALLED CABINET IS REMOVABLE. GRAB BARS NEED NOT BE INSTALLED AT THIS TIME, BUT REQUIRED REINFORCING MUST BE INSTALLED AT TIME OF CONSTRUCTION. SEE REINFORCING DETAILS FOR REQUIREMENTS

ROLL-IN SHOWER: 30"X60" FLOOR SPACE REQUIRED AT SHOWER. GRAB BARS NEED NOT BE INSTALLED AT THIS TIME, BUT REQUIRED REINFORCING MUST BE INSTALLED AT TIME OF CONSTRUCTION. SEE REINFORCING DETAILS FOR REQUIREMENTS..

VANITY: 30"x48" CLEAR FLOOR SPACE REQUIRED FOR PARALLEL APPROACH AT VANITY (WITH OPEN SPACE BELOW VANITY), THE VANITY (RIM) AND COUNTER TOP TO BE 34" MAX. A.F.F. CABINETS MAY BE INSTALLED UNDER VANITY TOP SO LONG AS THEY ARE REMOVABLE. FLOORING MUST BE INSTALLED UNDER VANITY SPACE. IF CABINETS ARE INSTALLED, FLOORING IS TO EXTEND UNDER CABINETS.

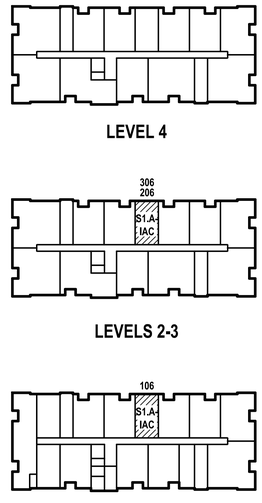
2 UNIT S1.A ACCESSIBILITY PLAN - IAC

1/4" = 1'-0"



1 UNIT S1.A FLOOR PLAN - 1 BEDROOM 1 BATH - IAC

1/4" = 1'-0"



UNIT KEY PLANS

N

ISSUE DATE: 04/07/2022

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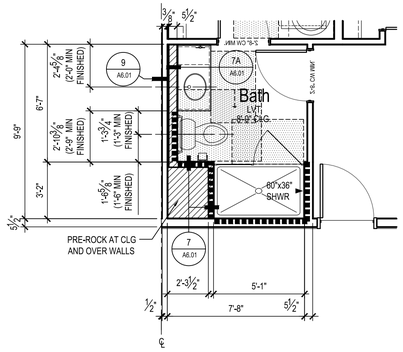
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DRAWN: JL, TR CHECKED: ML

UNIT S1.A IAC ANSI-A FLOOR PLANS AND INTERIOR ELEVATIONS

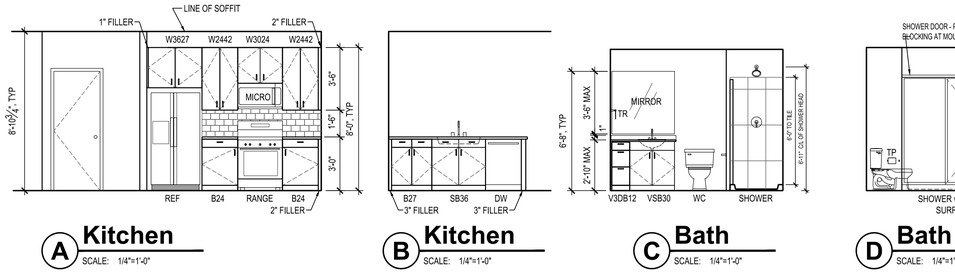
DESIGN DEVELOPMENT SET 04-07-2022

APARTMENTS

A5.01A



3 UNIT A1 BATH AT STAIR FIRE BARRIER
1/4" = 1'-0"



A **Kitchen**
SCALE: 1/4"=1'-0"

B **Kitchen**
SCALE: 1/4"=1'-0"

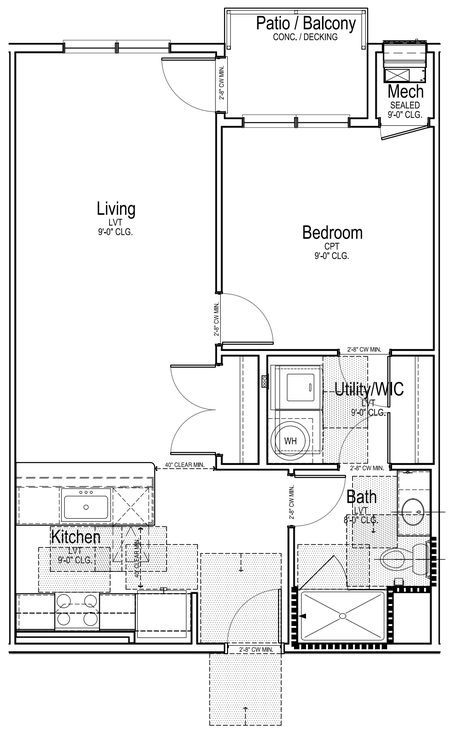
C **Bath**
SCALE: 1/4"=1'-0"

D **Bath**
SCALE: 1/4"=1'-0"

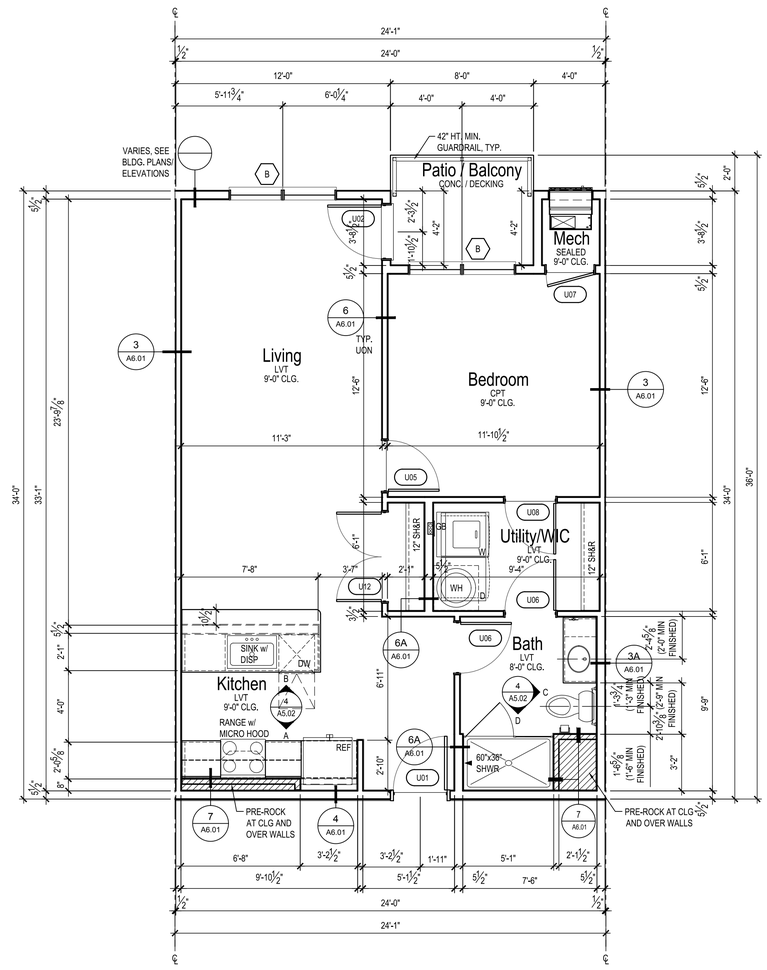
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NOTE: PROVIDE METAL PLATE OR BLOCKING BEHIND TOILET PAPER HOLDERS AND TOWEL BARS.

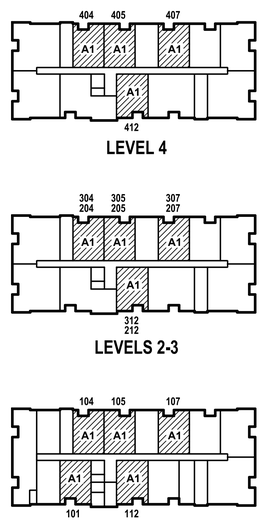
4 UNIT A1 INTERIOR ELEVATIONS
1/4" = 1'-0"



2 UNIT A1 ACCESSIBILITY PLAN - ANSI TYPE B (OPTION A BATH)
1/4" = 1'-0"



1 UNIT A1 FLOOR PLAN - 1 BEDROOM 1 BATH - ANSI TYPE B
1/4" = 1'-0"



UNIT KEY PLANS

N

ISSUE DATE: 04/07/2022
REVISIONS

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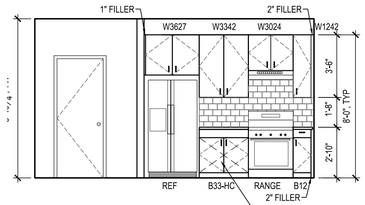
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JOB NO: MP210365.00 PROJ MGR: MR
DRAWN: JL, TR CHECKED: ML

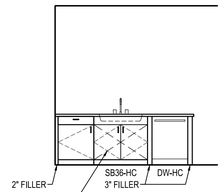
UNIT A1 ANSI-B FLOOR PLANS AND INTERIOR ELEVATIONS

APARTMENTS
A5.02



A Kitchen

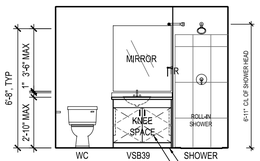
SCALE: 1/4"=1'-0"



PROVIDE REMOVABLE CABINETS FOR A MIN OF 30" FORWARD APPROACH TO KITCHEN SINK AND WORK SURFACE. SUPPORT BRACKETS OFF BACK WALL, RUN FLOOR FINISH TO WALL AND FINISH WALLS AND ENDS ON ADJACENT CABINETRY. WHEN CABINET IS REMOVED, PROVIDE KNEE AND TOE CLEARANCES. SEE DETAIL FOR MORE INFORMATION.

B Kitchen

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



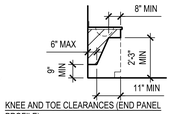
C Bath

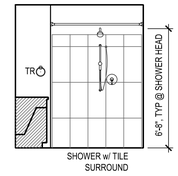
SCALE: 1/4"=1'-0"

PROVIDE REMOVABLE CABINET, SUPPORT BRACKETS OFF BACK WALL, RUN FLOOR FINISH TO WALL AND FINISH WALLS AND ENDS ON ADJACENT CABINETS. WHEN CABINET IS REMOVED, PROVIDE KNEE AND TOE CLEARANCES. SEE DETAIL FOR MORE INFORMATION.

KNEE AND TOE CLEARANCES (END PANEL PROFILE)

THIS REMOVABLE BASE CABINET IS REQUIRED TO PROVIDE CLEAR FLOOR SPACE FOR THE TOILET. IF THE SINK AND OR COUNTER TOP ABOVE THE REMOVABLE BASE CABINET USES A SUPPORT BRACKET OR AN END PANEL BETWEEN THE SINK AND THE TOILET, BOTH THE SUPPORT BRACKET AND OR THE END PANEL MUST MEET THE REQUIRED KNEE AND TOE CLEARANCES. SEE THE ACCESSIBILITY DETAILS FOR MORE INFORMATION.





E Bath

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

NOTE: VERIFY AND CONFIRM ALL ITEMS WITH INTERIOR DESIGN DOCUMENTS AND NOTIFY OWNER OF ANY DISCREPANCIES FOR APPROVAL

NOTE: PROVIDE METAL PLATE OR BLOCKING BEHIND TOILET PAPER HOLDERS AND TOWEL BARS.

3 UNIT A1-IAC INTERIOR ELEVATIONS

1/4" = 1'-0"

WINDOWS: TO MEET ANSI A117.1 SECTION 308 REACH RANGES AND SECTION 309 OPERABLE PARTS PER ANSI A117.1 SECTION 1002.9 OPERABLE PARTS AND SECTION 1002.13 WINDOWS. WINDOW MANUFACTURER TO VERIFY CODE COMPLIANCE.

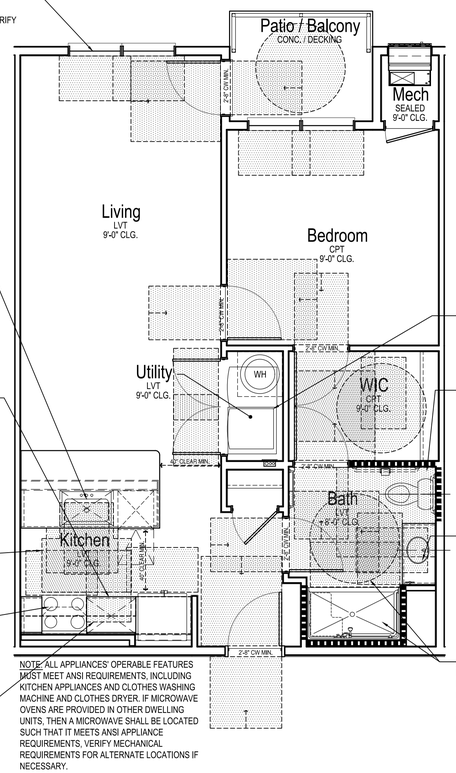
KITCHEN SINK: 30"x48" CLEAR FLOOR SPACE REQUIRED FOR FRONTAL APPROACH AT KITCHEN SINK. COUNTER TOP AT KITCHEN SINK TO BE AT 34" A.F.F. CABINETS MAY BE INSTALLED UNDER KITCHEN SINK SO LONG AS THEY ARE REMOVABLE. FLOORING MUST BE INSTALLED UNDER KITCHEN SINK SPACE. IF CABINETS ARE INSTALLED, FLOORING IS TO EXTEND UNDER CABINETS.

WORK SURFACE: A MIN. 30" WIDE WORK SURFACE IS REQUIRED WITH COUNTER TOP AT 34" A.F.F. A 30"x48" CLEAR FLOOR SPACE REQUIRED FOR FRONTAL APPROACH AT WORK SURFACE. CABINETS MAY BE INSTALLED UNDER WORK SURFACE SO LONG AS THEY ARE REMOVABLE. FLOORING MUST BE INSTALLED UNDER WORK SURFACE SPACE. IF CABINETS ARE INSTALLED, FLOORING IS TO EXTEND UNDER CABINETS. OWNER TO PROVIDE TABLE TO MEET THIS REQUIREMENT.

TYPICAL FLOOR CLEARANCE AT APPLIANCES: 30"x48" CLEAR FLOOR SPACE IS REQUIRED AT RANGE, REFRIGERATOR AND DISHWASHER, LOCATED PER ANSI REQUIREMENTS.

EXHAUST HOOD: CONTROLS FOR EXHAUST HOOD TO BE WITHIN ADA ANSI-A REACH REQUIREMENTS OR PROVIDE ADDITIONAL CONTROLS/ SWITCH IN ANOTHER LOCATION THAT SATISFIES THIS REQUIREMENT.

LOCATION OF COUNTERTOP MICROWAVE



LAUNDRY: ACCESSIBLE WASHER AND DRYER w/ CONTROLS AND LOADING PER ANSI-A117.1 SECT. 611.

TOILET: 60"x66" FLOOR SPACE REQUIRED AT TOILET - 60" ACROSS REAR WALL, 66" PERPENDICULAR TO REAR WALL. FLOOR SPACE MAY EXTEND UNDER VANITY CABINET SO LONG AS NO CABINET IS INSTALLED, OR INSTALLED CABINET IS REMOVABLE. GRAB BARS NEED NOT BE INSTALLED AT THIS TIME, BUT REQUIRED REINFORCING MUST BE INSTALLED AT TIME OF CONSTRUCTION. SEE REINFORCING DETAILS FOR REQUIREMENTS

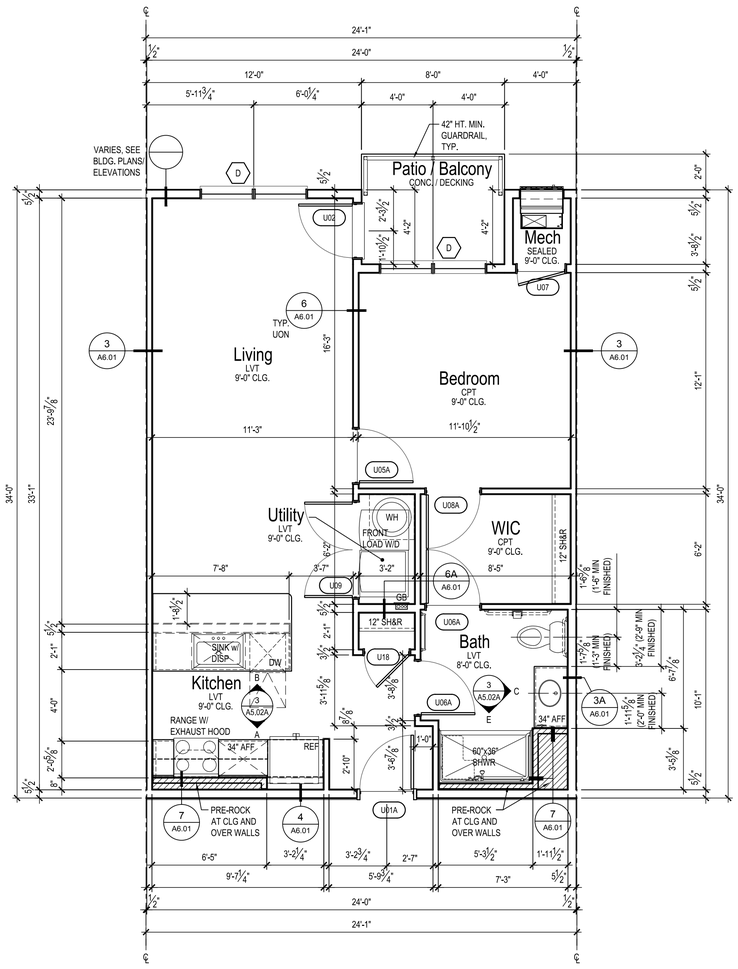
VANITY: 30"x48" CLEAR FLOOR SPACE REQUIRED FOR PARALLEL APPROACH AT VANITY (WITH OPEN SPACE BELOW VANITY). THE VANITY (RIM) AND COUNTER TOP TO BE 34" MAX. A.F.F. CABINETS MAY BE INSTALLED UNDER VANITY TOP SO LONG AS THEY ARE REMOVABLE. FLOORING MUST BE INSTALLED UNDER VANITY SPACE. IF CABINETS ARE INSTALLED, FLOORING IS TO EXTEND UNDER CABINETS.

TUB: 30"x60" FLOOR SPACE REQUIRED AT TUB. GRAB BARS NEED NOT BE INSTALLED AT THIS TIME, BUT REQUIRED REINFORCING MUST BE INSTALLED AT TIME OF CONSTRUCTION. SEE REINFORCING DETAILS FOR REQUIREMENTS.

NOTE: ALL APPLIANCES' OPERABLE FEATURES MUST MEET ANSI REQUIREMENTS, INCLUDING KITCHEN APPLIANCES AND CLOTHES WASHING MACHINE AND CLOTHES DRYER. IF MICROWAVE OVENS ARE PROVIDED IN OTHER DWELLING UNITS, THEN A MICROWAVE SHALL BE LOCATED SUCH THAT IT MEETS ANSI APPLIANCE REQUIREMENTS, VERIFY MECHANICAL REQUIREMENTS FOR ALTERNATE LOCATIONS IF NECESSARY.

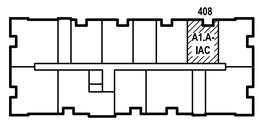
2 UNIT A1.A ACCESSIBILITY PLAN - IAC

1/4" = 1'-0"

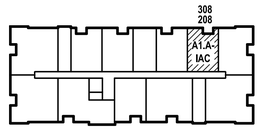


1 UNIT A1.A FLOOR PLAN - 1 BEDROOM 1 BATH - IAC

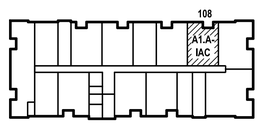
1/4" = 1'-0"



LEVEL 4



LEVELS 2-3



LEVEL 1

UNIT KEY PLANS

N

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CRYSTAL LAKE, IL 60014

ISSUE DATE: 04/07/2022

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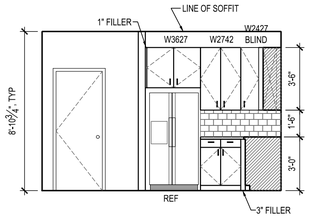
JOB NO: MP210365.00 PROJ MGR: MR
DRAWN: JL, TR CHECKED: ML

UNIT A1.A IAC FLOOR PLANS AND INTERIOR ELEVATIONS

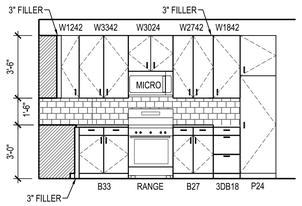
APARTMENTS

A5.02A

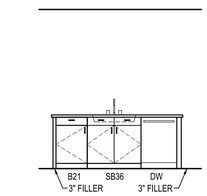
DESIGN DEVELOPMENT SET 04-07-2022



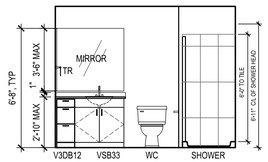
A Kitchen
SCALE: 1/4"=1'-0"



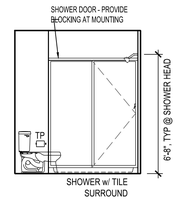
B Kitchen
SCALE: 1/4"=1'-0"



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



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

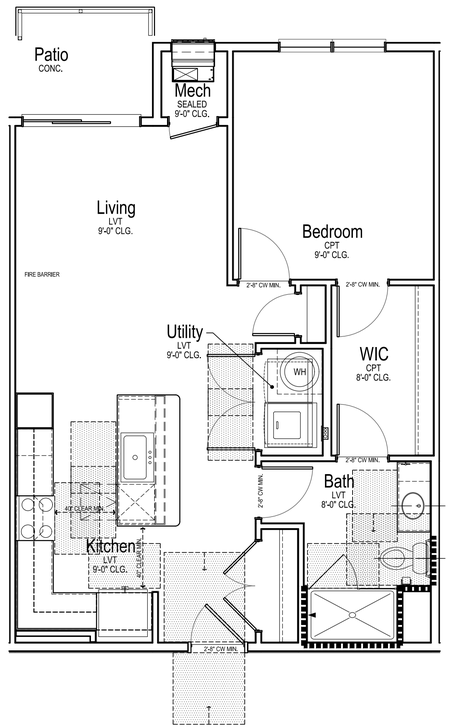


E Bath
SCALE: 1/4"=1'-0"

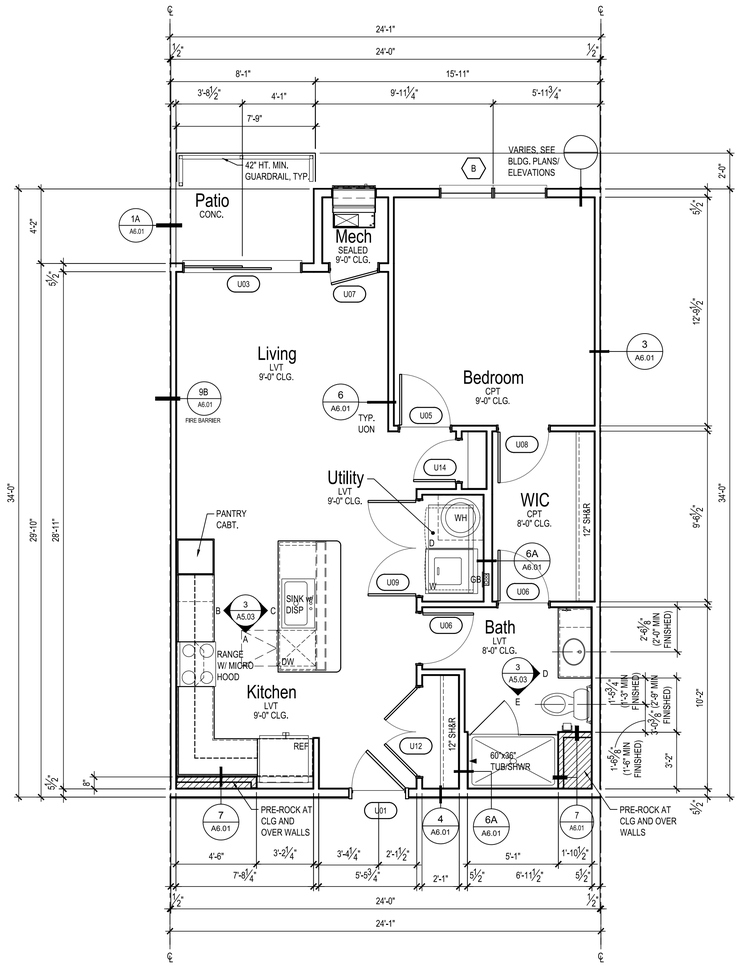
NOTE: VERIFY AND CONFIRM ALL ITEMS WITH INTERIOR DESIGN DOCUMENTS AND NOTIFY OWNER OF ANY DISCREPANCIES FOR APPROVAL

NOTE: PROVIDE METAL PLATE OR BLOCKING BEHIND TOILET PAPER HOLDERS AND TOWEL BARS.

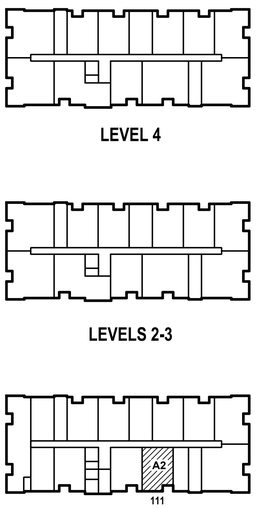
3 UNIT A2 INTERIOR ELEVATIONS
1/4" = 1'-0"



2 UNIT A2 ACCESSIBILITY PLAN - ANSI TYPE B (OPTION A BATH)
1/4" = 1'-0"



1 UNIT A2 FLOOR PLAN - 1 BEDROOM 1 BATH - ANSI TYPE B
1/4" = 1'-0"



UNIT KEY PLANS

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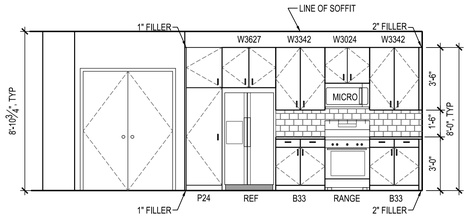
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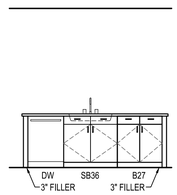
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DRAWN: JL, TR CHECKED: ML

UNIT A2 ANSI-B FLOOR PLANS AND INTERIOR ELEVATIONS

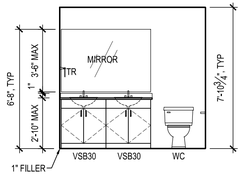
APARTMENTS
A5.03



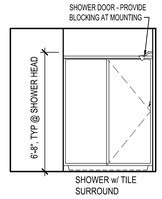
A **Kitchen**
SCALE: 1/4"=1'-0"



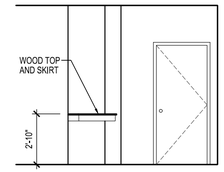
B **Kitchen**
SCALE: 1/4"=1'-0"



C **Bath**
SCALE: 1/4"=1'-0"



D **Bath**
SCALE: 1/4"=1'-0"

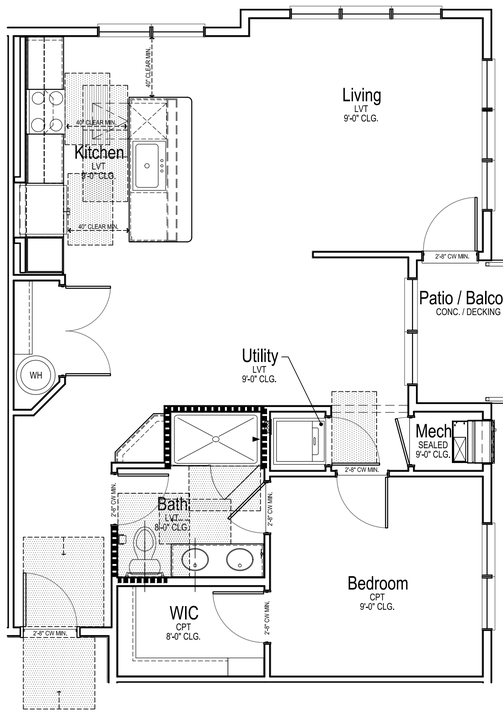


E **Valet**
SCALE: 1/4"=1'-0"

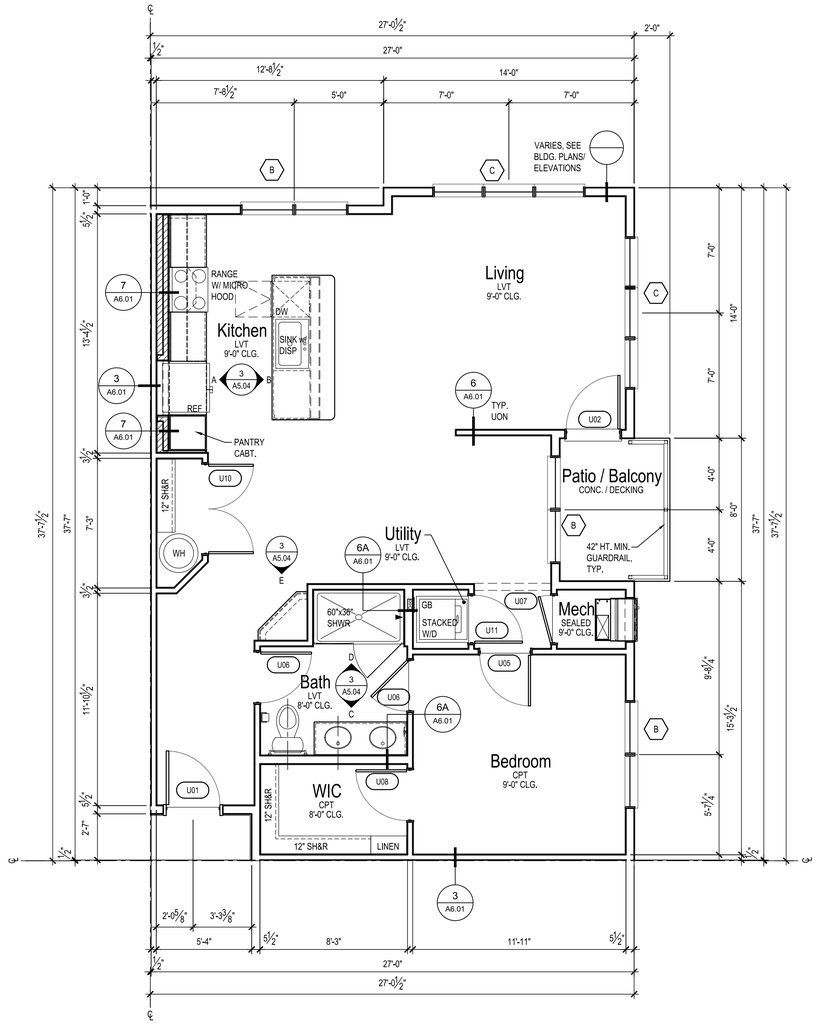
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NOTE: PROVIDE METAL PLATE OR BLOCKING BEHIND TOILET PAPER HOLDERS AND TOWEL BARS.

3 UNIT A3 INTERIOR ELEVATIONS
1/4" = 1'-0"



2 UNIT A3 ACCESSIBILITY PLAN - ANSI TYPE B (OPTION B BATH)
1/4" = 1'-0"



1 UNIT A3 FLOOR PLAN - 1 BEDROOM 1 BATH - ANSI B (OPTION B BATH)
1/4" = 1'-0"



UNIT KEY PLANS N

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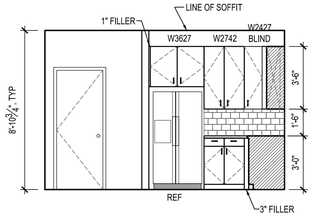
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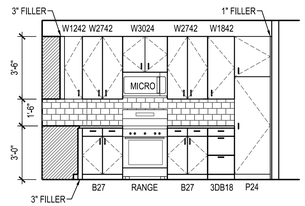
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DRAWN: JL, TR CHECKED: ML

UNIT A3 ANSI-B FLOOR PLANS AND INTERIOR ELEVATIONS

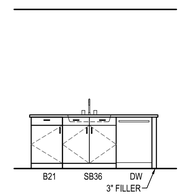
APARTMENTS
A5.04



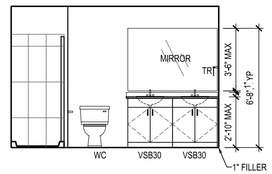
A **Kitchen**
SCALE: 1/4"=1'-0"



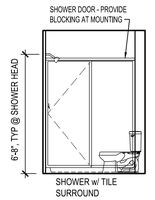
B **Kitchen**
SCALE: 1/4"=1'-0"



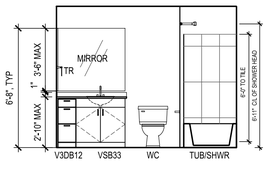
C **Kitchen**
SCALE: 1/4"=1'-0"



D **Bath 1**
SCALE: 1/4"=1'-0"



E **Bath 1**
SCALE: 1/4"=1'-0"

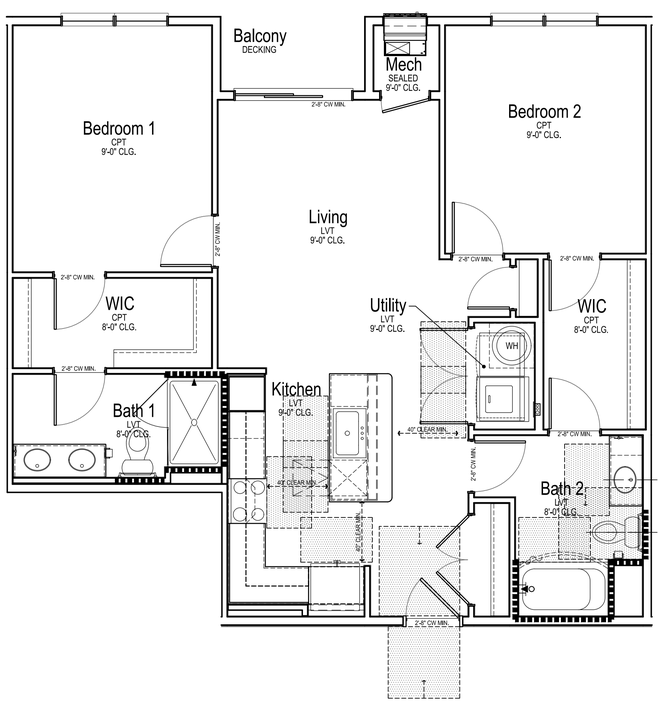


F **Bath 2**
SCALE: 1/4"=1'-0"

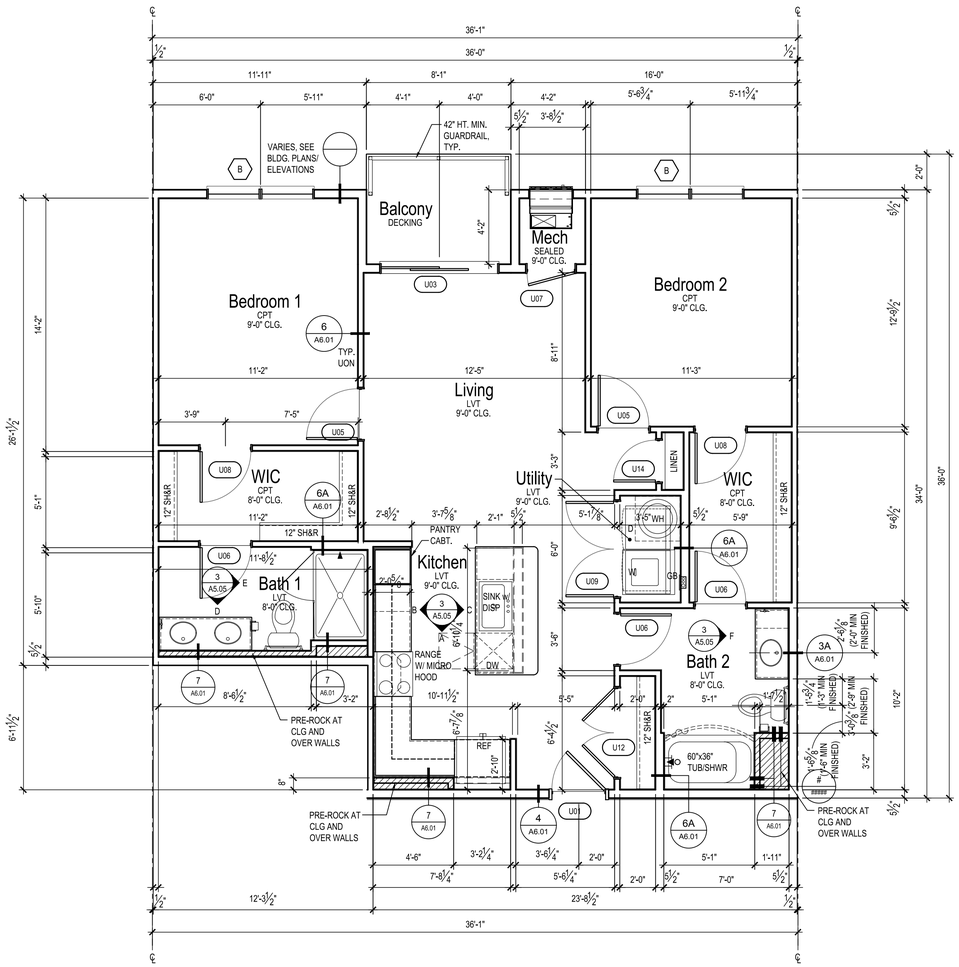
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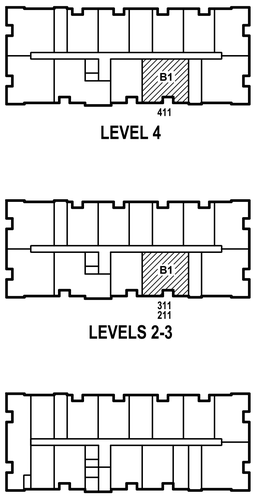
3 UNIT B1 INTERIOR ELEVATIONS
1/4" = 1'-0"



2 UNIT B1 ACCESSIBILITY PLAN - ANSI TYPE B (OPTION A BATH)
1/4" = 1'-0"



1 UNIT B1 FLOOR PLAN 2 BEDROOM 2 BATH - ANSI TYPE B
1/4" = 1'-0"



UNIT KEY PLANS

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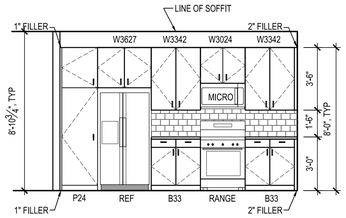
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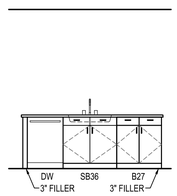
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UNIT B1 ANSI-B FLOOR PLANS AND INTERIOR ELEVATIONS

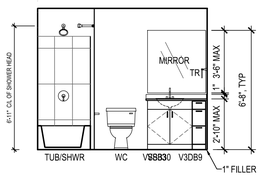
APARTMENTS
A5.05



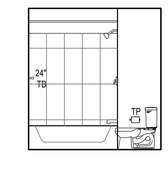
A Kitchen
SCALE: 1/4"=1'-0"



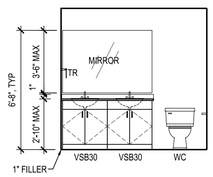
B Kitchen
SCALE: 1/4"=1'-0"



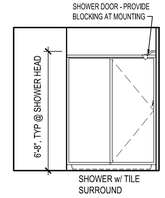
C Bath 2
SCALE: 1/4"=1'-0"



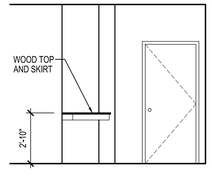
D Bath 2
SCALE: 1/4"=1'-0"



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



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

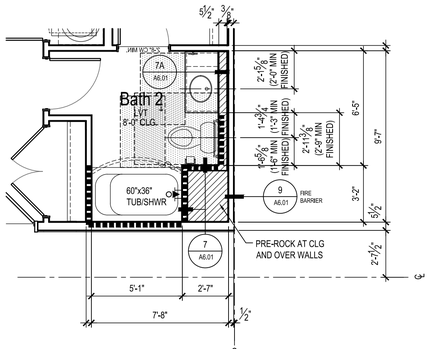


G Valet
SCALE: 1/4"=1'-0"

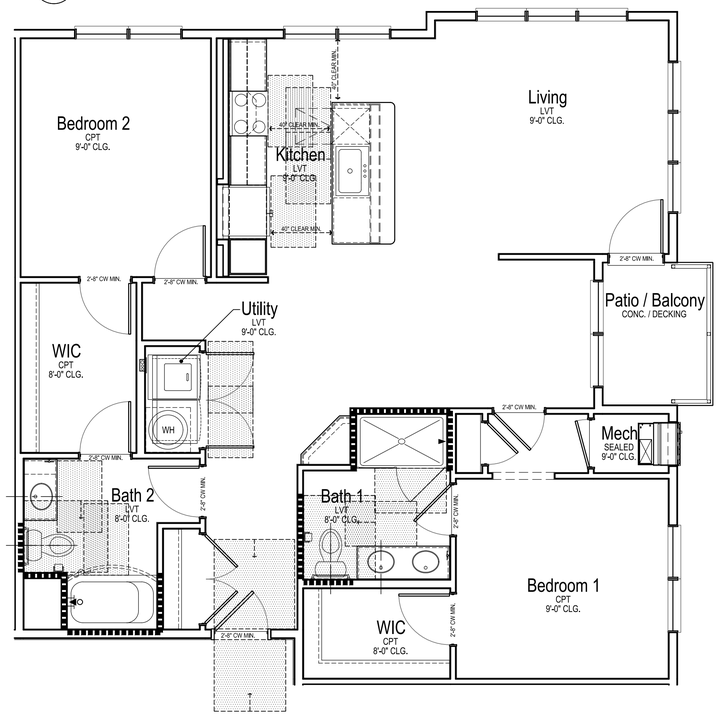
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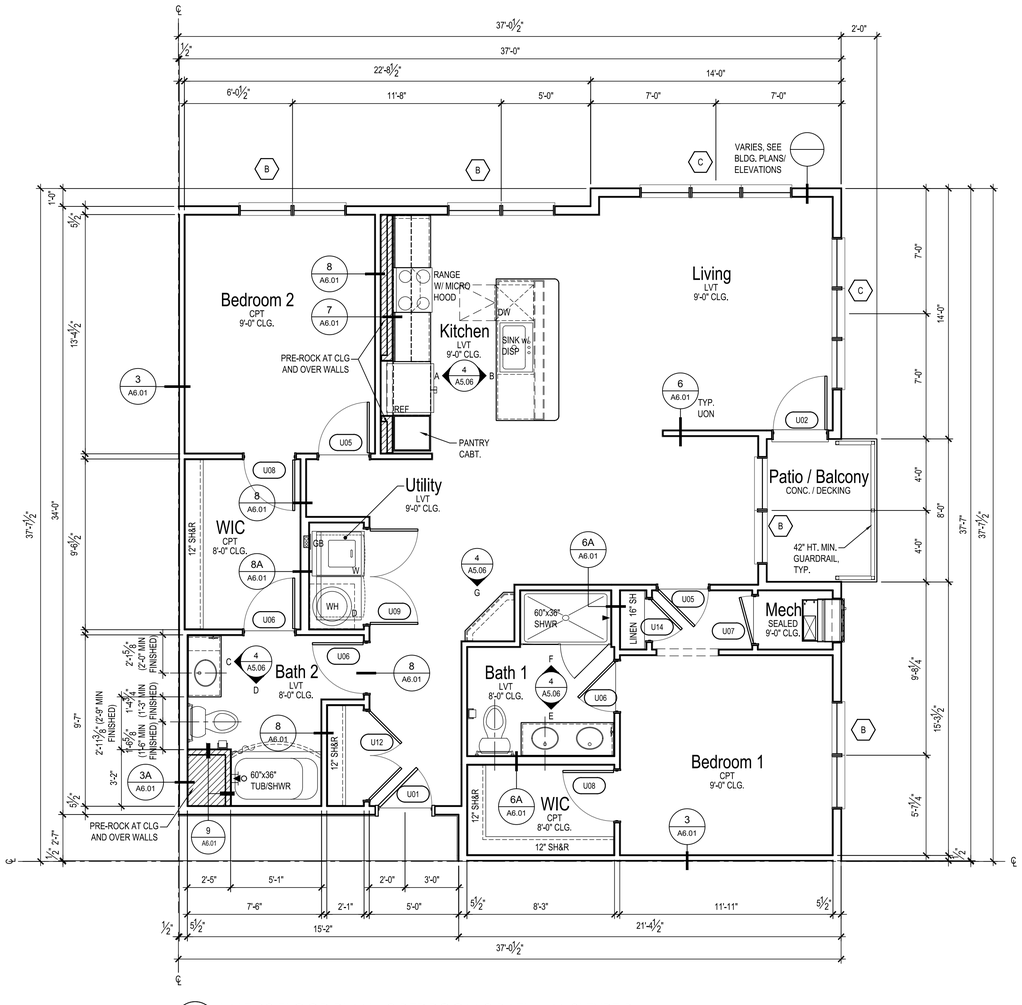
4 UNIT B2 INTERIOR ELEVATIONS
1/4" = 1'-0"



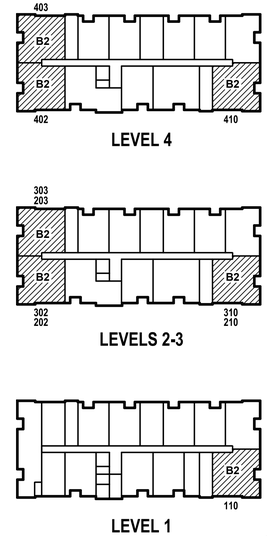
3 UNIT B2 BATH 2 AT STAIR FIRE BARRIER
1/4" = 1'-0"



2 UNIT B2 ACCESSIBILITY PLAN - ANSI TYPE B (OPTION A BATH)
1/4" = 1'-0"



1 UNIT B2 FLOOR PLAN - 2 BEDROOM 2 BATH - ANSI TYPE B
1/4" = 1'-0"



UNIT KEY PLANS

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CRYSTAL LAKE, IL 60014

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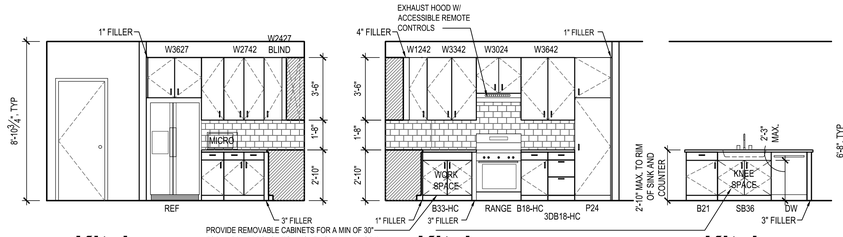
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UNIT B2 ANSI-B FLOOR PLANS AND INTERIOR ELEVATIONS

APARTMENTS

A5.06



A Kitchen

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

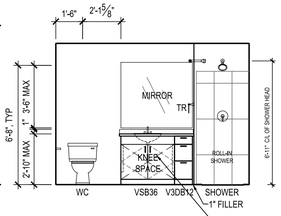
B Kitchen

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

C Kitchen

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

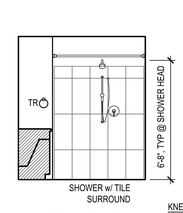
PROVIDE REMOVABLE CABINETS FOR A MIN OF 30" FORWARD APPROACH TO KITCHEN SINK AND WORK SURFACE. SUPPORT BRACKETS OFF BACK WALL. RUN FLOOR FINISH TO WALL AND FINISH WALLS AND ENDS ON ADJACENT CABINETRY. WHEN CABINET IS REMOVED, PROVIDE KNEE AND TOE CLEARANCES. SEE DETAIL FOR MORE INFORMATION.



D Bath 1

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

PROVIDE REMOVABLE CABINET, SUPPORT BRACKETS OFF BACK WALL, RUN FLOOR FINISH TO WALL AND FINISH WALLS AND ENDS ON ADJACENT CABINETS. WHEN CABINET IS REMOVED, PROVIDE KNEE AND TOE CLEARANCES. SEE DETAIL FOR MORE INFORMATION.

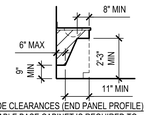


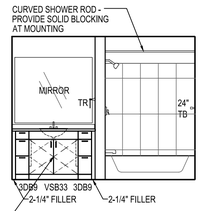
E Bath 1

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

KNEE AND TOE CLEARANCES (END PANEL PROFILE)

THIS REMOVABLE BASE CABINET IS REQUIRED TO PROVIDE CLEAR FLOOR SPACE FOR THE TOILET, IF THE SINK AND OR COUNTER TOP ABOVE THE REMOVABLE BASE CABINET USES A SUPPORT BRACKET OR AN END PANEL BETWEEN THE SINK AND THE TOILET, BOTH THE SUPPORT BRACKET AND OR THE END PANEL MUST MEET THE REQUIRED KNEE AND TOE CLEARANCES. SEE THE ACCESSIBILITY DETAILS FOR MORE INFORMATION.

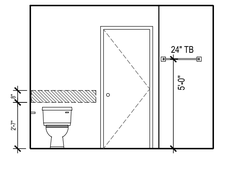




F Bath 2

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

PROVIDE REMOVABLE CABINET, SUPPORT BRACKETS OFF BACK WALL, RUN FLOOR FINISH TO WALL AND FINISH WALLS AND ENDS ON ADJACENT CABINETS. WHEN CABINET IS REMOVED, PROVIDE KNEE AND TOE CLEARANCES. SEE DETAIL FOR MORE INFORMATION.

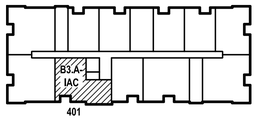


G Bath 2

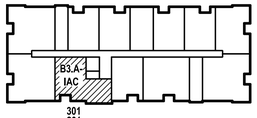
SCALE: 1/4"=1'-0"

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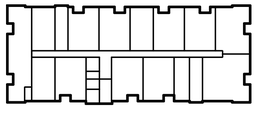
NOTE: PROVIDE METAL PLATE OR BLOCKING BEHIND TOILET PAPER HOLDERS AND TOWEL BARS.



LEVEL 4



LEVELS 2-3



LEVEL 1

UNIT KEY PLANS

N

3 UNIT B3-IAC INTERIOR ELEVATIONS

1/4" = 1'-0"

WINDOWS: TO MEET ANSI A117.1 SECTION 308 REACH RANGES AND SECTION 309 OPERABLE PARTS PER ANSI A117.1 SECTION 1002.9 OPERABLE PARTS AND SECTION 1002.13 WINDOWS. WINDOW MANUFACTURER TO VERIFY CODE COMPLIANCE.

ROLL-IN SHOWER: 30"X60" FLOOR SPACE REQUIRED AT SHOWER. GRAB BARS NEED NOT BE INSTALLED AT THIS TIME, BUT REQUIRED REINFORCING MUST BE INSTALLED AT TIME OF CONSTRUCTION, SEE REINFORCING DETAILS FOR REQUIREMENTS..

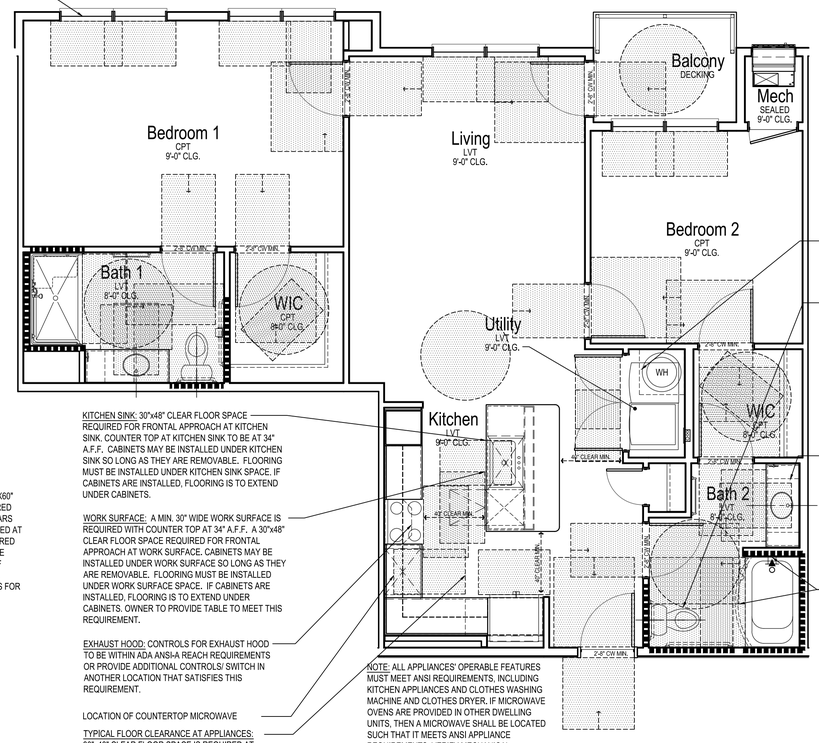
KITCHEN SINK: 30"x48" CLEAR FLOOR SPACE REQUIRED FOR FRONTAL APPROACH AT KITCHEN SINK. COUNTER TOP AT KITCHEN SINK TO BE AT 34" A.F.F. CABINETS MAY BE INSTALLED UNDER KITCHEN SINK SO LONG AS THEY ARE REMOVABLE. FLOORING MUST BE INSTALLED UNDER KITCHEN SINK SPACE. IF CABINETS ARE INSTALLED, FLOORING IS TO EXTEND UNDER CABINETS.

WORK SURFACE: A MIN. 30" WIDE WORK SURFACE IS REQUIRED WITH COUNTER TOP AT 34" A.F.F.. A 30"x48" CLEAR FLOOR SPACE REQUIRED FOR FRONTAL APPROACH AT WORK SURFACE. CABINETS MAY BE INSTALLED UNDER WORK SURFACE SO LONG AS THEY ARE REMOVABLE. FLOORING MUST BE INSTALLED UNDER WORK SURFACE SPACE. IF CABINETS ARE INSTALLED, FLOORING IS TO EXTEND UNDER CABINETS. OWNER TO PROVIDE TABLE TO MEET THIS REQUIREMENT.

EXHAUST HOOD: CONTROLS FOR EXHAUST HOOD TO BE WITHIN ADA ANSI-A REACH REQUIREMENTS OR PROVIDE ADDITIONAL CONTROLS/ SWITCH IN ANOTHER LOCATION THAT SATISFIES THIS REQUIREMENT.

LOCATION OF COUNTERTOP MICROWAVE

TYPICAL FLOOR CLEARANCE AT APPLIANCES: 30"x48" CLEAR FLOOR SPACE IS REQUIRED AT RANGE, REFRIGERATOR AND DISHWASHER, LOCATED PER ANSI REQUIREMENTS.



NOTE: ALL APPLIANCES' OPERABLE FEATURES MUST MEET ANSI REQUIREMENTS, INCLUDING KITCHEN APPLIANCES AND CLOTHES WASHING MACHINE AND CLOTHES DRYER. IF MICROWAVE OVENS ARE PROVIDED IN OTHER DWELLING UNITS, THEN A MICROWAVE SHALL BE LOCATED SUCH THAT IT MEETS ANSI APPLIANCE REQUIREMENTS, VERIFY MECHANICAL REQUIREMENTS FOR ALTERNATE LOCATIONS IF NECESSARY.

LAUNDRY: ACCESSIBLE WASHER AND DRYER w/ CONTROLS AND LOADING PER ANSI-A117.1 SECT. 611.

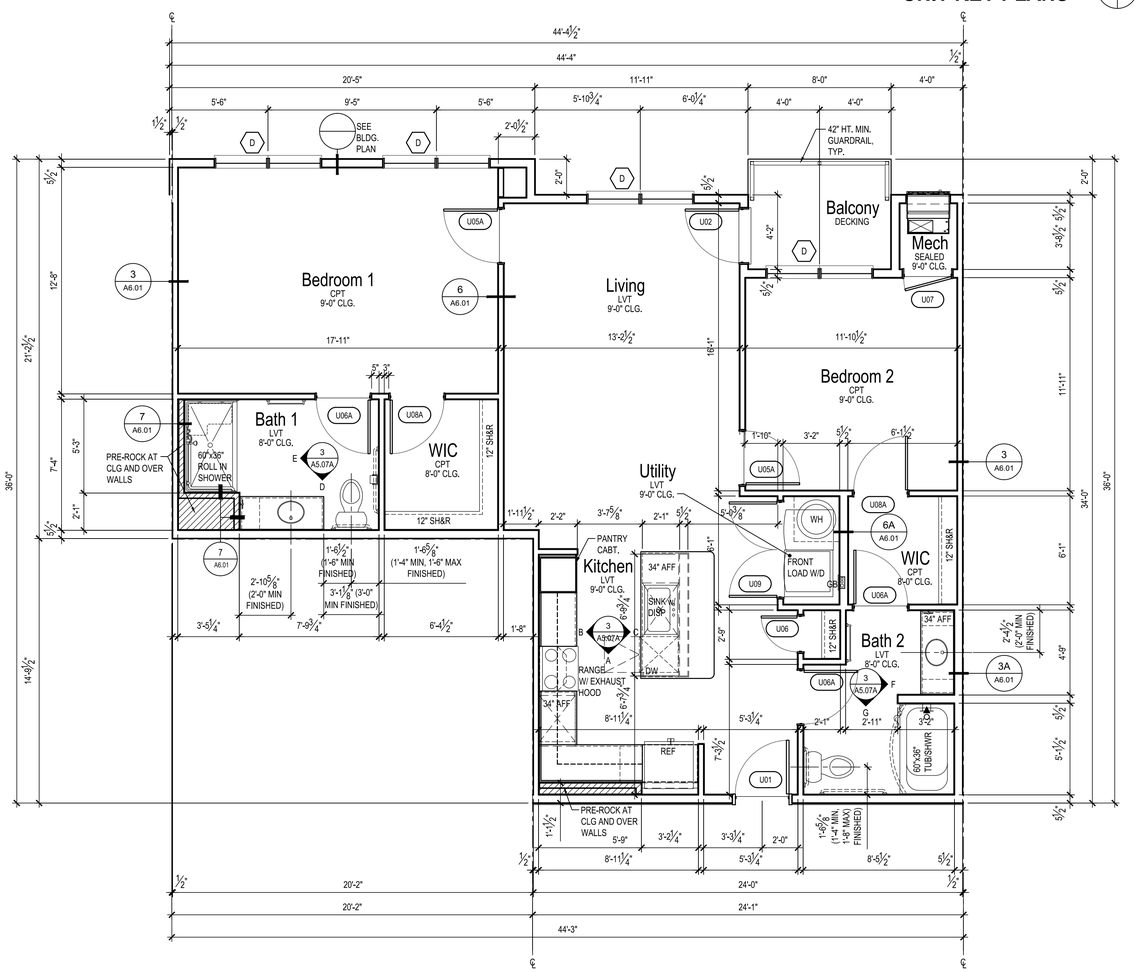
TOILET: 60"x66" FLOOR SPACE REQUIRED AT TOILET - 60" ACROSS REAR WALL, 66" PERPENDICULAR TO REAR WALL. FLOOR SPACE MAY EXTEND UNDER VANITY CABINET SO LONG AS NO CABINET IS INSTALLED, OR INSTALLED CABINET IS REMOVABLE. GRAB BARS NEED NOT BE INSTALLED AT THIS TIME, BUT REQUIRED REINFORCING MUST BE INSTALLED AT TIME OF CONSTRUCTION. SEE REINFORCING DETAILS FOR REQUIREMENTS

VANITY: 30"x48" CLEAR FLOOR SPACE REQUIRED FOR PARALLEL APPROACH AT VANITY (WITH OPEN SPACE BELOW VANITY), THE VANITY (RIM) AND COUNTER TOP TO BE 34" MAX. A.F.F. CABINETS MAY BE INSTALLED UNDER VANITY TOP SO LONG AS THEY ARE REMOVABLE. FLOORING MUST BE INSTALLED UNDER VANITY SPACE. IF CABINETS ARE INSTALLED, FLOORING IS TO EXTEND UNDER CABINETS.

TUB: 30"x60" FLOOR SPACE REQUIRED AT TUB. GRAB BARS NEED NOT BE INSTALLED AT THIS TIME, BUT REQUIRED REINFORCING MUST BE INSTALLED AT TIME OF CONSTRUCTION. SEE REINFORCING DETAILS FOR REQUIREMENTS.

2 UNIT B3.A ACCESSIBILITY PLAN - IAC - ANSI TYPE-A

1/4" = 1'-0"



1 UNIT B3.A FLOOR PLAN - 2 BEDROOM 2 BATH - IAC - ANSI TYPE-A

1/4" = 1'-0"

ISSUE DATE: 04/07/2022

REVISIONS

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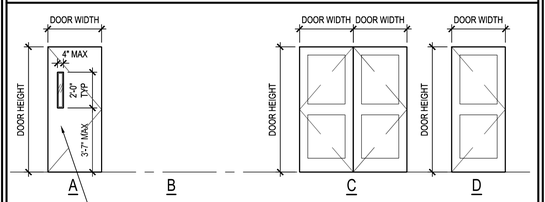
UNIT B3.A IAC ANSI-A FLOOR PLANS AND INTERIOR ELEVATIONS

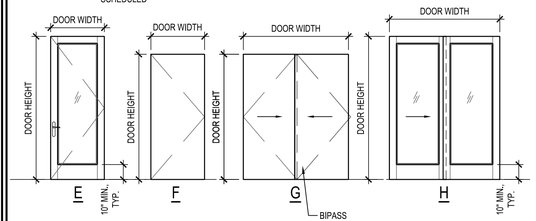
DESIGN DEVELOPMENT SET 04-07-2022

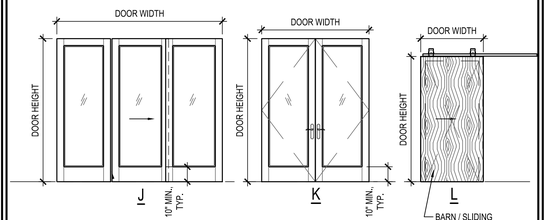
APARTMENTS

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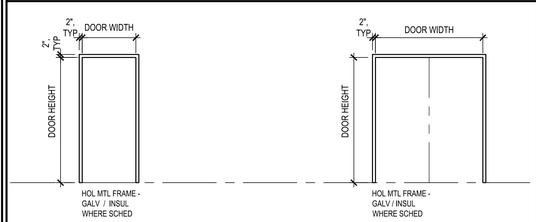
DOOR ELEVATION SCHEDULE

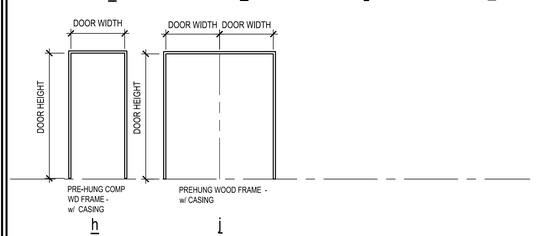






Elevations





Frame Types

DOOR SCHEDULE

BUILDING	DOOR NUMBER	DOOR LOCATION	DOOR SIZE WIDTH	HEIGHT	THICK	DOOR TYPE	DOOR MAT'L	DOOR FINISH	DOOR GLAZING	LABEL DR & FRM	FRAME TYPE	FRAME MAT'L	FRAME FINISH	FRAME GLAZING	FRAME SIDELITE	FRAME TRSM	DETAILS HEAD	DETAILS JAMB		REMARKS	DOOR NUMBER
ALL FLOORS UNITS	U01	UNIT ENTRY	3'-0"	7'-0"	1 ¾"	D	HOLLOW MTL	PAINTED	-	20 MIN	a	HOLLOW METAL	PAINTED	-	-	-	6/A7.02	5/A7.02		CONFIRM HT OF ENTRY DOORS ON 1ST FLR; ONE PEEP HOLE @ 60" A.F.F.; 3/4" DOOR UNDERCUT	U01
	U01A	UNIT ENTRY	3'-0"	7'-0"	1 ¾"	D	HOLLOW MTL	PAINTED	-	20 MIN	a	HOLLOW METAL	PAINTED	-	-	-	6/A7.02	5/A7.02		CONFIRM HT OF ENTRY DOORS ON 1ST FLR; ONE PEEPHOLE @ 60" A.F.F.; SECOND PEEP HOLE @ 43" MAX A.F.F.; 3/4" DOOR UNDERCUT	U01A
	U02	BALCONY	3'-0"	7'-10"		E				-											U02
	U03	BALCONY	6'-4"	7'-10"	MFR'S STD	H	VINYL	MFR'S STD	INSUL., TEMPERED	-	MFR'S STD	VINYL	MFR'S STD	-	SEE DOOR ELEV.	-	12,14/A7.03	11,13/A7.03		2 UNIT SLIDING PATIO	U03
	U04	BALCONY	9'-4"	7'-10"	MFR'S STD	J	VINYL	MFR'S STD	INSUL., TEMPERED	-	MFR'S STD	VINYL	MFR'S STD	-	SEE DOOR ELEV.	-	12,14/A7.03	11,13/A7.03		3 UNIT SLIDING PATIO	U04
	U05	BEDROOM	2'-10"	6'-8"	1 ⅜"	D	HOLLOW CORE WOOD	PAINTED	-	-	h	PRE-HUNG COMP WOOD	PAINTED	-	-	-	2/A7.02	1/A7.02			U05
	U05A	BEDROOM	3'-0"	6'-8"	1 ⅜"	D	HOLLOW CORE WOOD	PAINTED	-	-	h	PRE-HUNG COMP WOOD	PAINTED	-	-	-	2/A7.02	1/A7.02			U05A
	U06	BATH	2'-10"	6'-8"	1 ⅜"	D	HOLLOW CORE WOOD	PAINTED	-	-	h	PRE-HUNG COMP WOOD	PAINTED	-	-	-	2/A7.02	1/A7.02			U06
	U06A	BATH	3'-0"	6'-8"	1 ⅜"	D	HOLLOW CORE WOOD	PAINTED	-	-	h	PRE-HUNG COMP WOOD	PAINTED	-	-	-	2/A7.02	1/A7.02			U06A
	U07	MECH.	2'-8"	6'-8"	1 ⅜"	F	SOLID CORE WOOD	PAINTED	-	-	h	PRE-HUNG COMP WOOD	PAINTED	-	-	-	2/A7.02	1/A7.02		Solid Core Flush in Rabbited Jamb with Entry Lock & Weather Threshold	U07
	U08	WIC	2'-10"	6'-8"	1 ⅜"	D	HOLLOW CORE WOOD	PAINTED	-	-	h	PRE-HUNG COMP WOOD	PAINTED	-	-	-	2/A7.02	1/A7.02			U08
	U08A	WIC	3'-0"	6'-8"	1 ⅜"	D	HOLLOW CORE WOOD	PAINTED	-	-	h	PRE-HUNG COMP WOOD	PAINTED	-	-	-	2/A7.02	1/A7.02			U08A
	U09	UTILITY	(2) 2'-8"	6'-8"	1 ⅜"	C	HOLLOW CORE WOOD	PAINTED	-	-	j	PRE-HUNG COMP WOOD	PAINTED	-	-	-	2/A7.02	1/A7.02			U09
	U10	UTILITY/CLOS	(2) 2'-6"	6'-8"	1 ⅜"	C	HOLLOW CORE WOOD	PAINTED	-	-	j	PRE-HUNG COMP WOOD	PAINTED	-	-	-	2/A7.02	1/A7.02			U10
	U11	UTILITY	2'-8"	6'-8"	1 ⅜"	D	HOLLOW CORE WOOD	PAINTED	-	-	h	PRE-HUNG COMP WOOD	PAINTED	-	-	-	2/A7.02	1/A7.02			U11
	U12	CLOSET	(2) 2'-6"	6'-8"	1 ⅜"	C	HOLLOW CORE WOOD	PAINTED	-	-	j	PRE-HUNG COMP WOOD	PAINTED	-	-	-	2/A7.02	1/A7.02			U12
	U13	CLOSET	2'-8"	6'-8"	1 ⅜"	D	HOLLOW CORE WOOD	PAINTED	-	-	h	PRE-HUNG COMP WOOD	PAINTED	-	-	-	2/A7.02	1/A7.02			U13
	U14	LINEN	2'-4"	6'-8"	1 ⅜"	D	HOLLOW CORE WOOD	PAINTED	-	-	h	PRE-HUNG COMP WOOD	PAINTED	-	-	-	2/A7.02	1/A702			U14
	U15	LINEN	2'-6"	6'-8"	1 ⅜"	D	HOLLOW CORE WOOD	PAINTED	-	-	h	PRE-HUNG COMP WOOD	PAINTED	-	-	-	2/A7.02	1/A702			U15
	U16	CLOSET	5'-0"	6'-8"	1 ⅜"	G	HOLLOW CORE WOOD	PAINTED	-	-	-	GYP BD WRAPPED OPNG	PAINTED	-	-	-	8/A7.02	7/A7.02		BIPASS	U16
	U17	BEDROOM	4'-0"	6'-8"		L	WOOD	PAINTED	-	-	-	GYP BD WRAPPED OPNG	PAINTED	-	-	-	10/A7.03	9/A7.02		SLIDING BARN DOOR	U17
	U18	CLOSET	2'-6"	6'-8"	1 ⅜"	D	HOLLOW CORE WOOD	PAINTED	-	-	h	PRE-HUNG COMP WOOD	PAINTED	-	-	-	2/A7.02	1/A7.02			U18
	U19	CLOSET	1'-8"	6'-8"	1 ⅜"	D	HOLLOW CORE WOOD	PAINTED	-	-	h	PRE-HUNG COMP WOOD	PAINTED	-	-	-	2/A7.02	1/A7.02			U19
	U20	CLOSET	2'-0"	6'-8"	1 ⅜"	D	HOLLOW CORE WOOD	PAINTED	-	-	h	PRE-HUNG COMP WOOD	PAINTED	-	-	-	2/A7.02	1/A7.02			U20
	A101	VESTIBULE 1 / EXTERIOR	(2) 3'-0"	7'-10"	MFR.	K	THRML-BRK ALUM & GLASS	ANODIZED	INSUL, TEMPERED	-	d	THRML-BRK ALUM & GL	ANODIZED	INSUL, TEMPERED	(2) 3'-0"	-	18/A7.03	17/A7.03		SF4	A101
	L101	VESTIBULE / LOBBY	(2) 3'-0"	7'-10"	MFR.	K	ALUM & GLASS	ANODIZED	TEMPERED	20 MIN	d	ALUM & GL	ANODIZED	TEMPERED	(2) 3'-0"	-	16/A7.03	15/A7.03		SF4	L101
	E101	MAIN ELECT / LOBBY	3'-0"	7'-0"	1 ¾"		HOLLOW MTL	PAINTED	-	20 MIN	a	HOL MTL	PAINTED	-	-	-	6/A7.02	5/A7.02		PANIC HARDWARE	E101
	A102	PARCEL / VESTIBULE	3'-0"	7'-0"	1 ¾"		HOLLOW MTL	PAINTED		20 MIN	a	HOL MTL	PAINTED	-	-	-	6/A7.02	5/A7.02			A102
	A104A	AMENITY / EXTERIOR	3'-0"	7'-10"	MFR.	E	THRML-BRK ALUM & GLASS	ANODIZED	INSUL, TEMPERED	-	e	THRML-BRK ALUM	ANODIZED	INSUL, TEMPERED	(2) 3'-0"		18/A7.03	17/A7.03		SF3	A104A
	A104B	AMENITY / CORRIDOR	3'-0"	7'-10"	MFR.	E	ALUM & GLASS	ANODIZED	TEMPERED	20 MIN	e	ALUM & GL	ANODIZED	TEMPERED	1'-2"	-	16/A7.03	15/A7.03		SF5	A104B
	E102	ELECT-DATA / CORRIDOR	(2) 3'-0"	7'-0"	1 ¾"		HOLLOW MTL	PAINTED	-	20 MIN	a	HOL MTL	PAINTED	-	-	-	6/A7.02	5/A7.02			E102
	A105	RESTROOM / AMENITY	3'-0"	6'-8"	1 ¾"	F	SOLID CORE WOOD	PAINTED	-		h	PRE-HUNG COMP WOOD	PAINTED	-	-	-	2/A7.02	1/A7.02		REFER TO INTERIORS DOCS FOR FINISH	A105
	M101	MECH / AMENITY	3'-0"	6'-8"	1 ¾"	F	SOLID CORE WOOD	PAINTED	-		h	PRE-HUNG COMP WOOD	PAINTED	-	-	-	2/A7.02	1/A7.02		REFER TO INTERIORS DOCS FOR FINISH	M101
	P101	FACP / EXTERIOR	3'-0"	7'-0"	1 ¾"		GALV HOLLOW METAL	PAINTED	-	-	a	GALV MTL	PAINTED	-	-	-	20/A7.04	19/A7.04			P101
	T101A	TRASH / CORRIDOR	3'-0"	7'-0"	1 ¾"		INSULATED GALV METAL	PAINTED	-	90 MIN	a	GALV MTL	PAINTED	-	-	-	6/A7.02	5/A7.02			T101A
	T101B	TRASH / EXTERIOR	(2) 3'-0"	7'-0"	1 ¾"		GALV HOLLOW METAL	PAINTED	-	-	c	GALV MTL	PAINTED	-	-	-	20/A7.04	19/A7.04			T101B
	X101A	STAIR 1 / CORRIDOR	3'-0"	7'-0"	1 ¾"	A	HOLLOW MTL	PAINTED	TEMPERED VISION PANEL	90 MIN	a	HOL MTL	PAINTED	-	-	-	6/A7.02	5/A7.02			X101A
	X101B	STAIR 1 / EXTERIOR	3'-0"	7'-10"	1 ¾"	E	THRML-BRK ALUM & GLASS	ANODIZED	INSUL, TEMPERED	-	e	THRML-BRK ALUM	ANODIZED	-	-	-	18/A7.03	17/A7.03		SF6	X101B
	X102A	STAIR 2 / CORRIDOR	3'-0"	7'-0"	1 ¾"	A	HOLLOW MTL	PAINTED	TEMPERED VISION PANEL	90 MIN	a	HOL MTL	PAINTED	-	-	-	6/A7.02	5/A7.02			X102A
	X102B	STAIR 2 / EXTERIOR	3'-0"	7'-10"	1 ¾"	E	THRML-BRK ALUM & GLASS	ANODIZED	INSUL, TEMPERED	-	e	THRML-BRK ALUM	ANODIZED	-	-	-	18/A7.03	17/A7.03		SF6	X102B
ALL FLOORS COMMON AREAS	L201	LOBBY / CORRIDOR	(2) 3'-0"	7'-0"	1 ¾"		HOLLOW MTL	PAINTED	-	20 MIN	c	HOL MTL	PAINTED	-	-	-				HOLD OPEN DEVICE, SMOKE CONTROL	L201
	E201	ELEC-DATA / CORRIDOR	(2) 3'-0"	7'-0"	1 ¾"		HOLLOW MTL	PAINTED	-	20 MIN	a	HOL MTL	PAINTED	-	-	-	6/A7.02	5/A7.02			E201
	T201	TRASH / CORRIDOR	3'-0"	7'-0"	1 ¾"		INSULATED GALV METAL	PAINTED	-	90 MIN	a	GALV MTL	PAINTED	-	-	-	6/A7.02	5/A7.02			T201
	X201	STAIR 1 / CORRIDOR	3'-0"	7'-0"	1 ¾"	A	HOLLOW MTL	PAINTED	TEMPERED VISION PANEL	90 MIN	a	HOL MTL	PAINTED	-	-	-	6/A7.02	5/A7.02			X201
	X202	STAIR 2 / CORRIDOR	3'-0"	7'-0"	1 ¾"	A	HOLLOW MTL	PAINTED	TEMPERED VISION PANEL	90 MIN	a	HOL MTL	PAINTED	-	-	-	6/A7.02	5/A7.02			X202
	L301	LOBBY / CORRIDOR	(2) 3'-0"	7'-0"	1 ¾"		HOLLOW MTL	PAINTED	-	20 MIN	c	HOL MTL	PAINTED	-	-	-				HOLD OPEN DEVICE, SMOKE CONTROL	L301
	E301	ELEC-DATA / CORRIDOR	(2) 3'-0"	7'-0"	1 ¾"		HOLLOW MTL	PAINTED	-	20 MIN	a	HOL MTL	PAINTED	-	-	-	6/A7.02	5/A7.02			E301
	T301	TRASH / CORRIDOR	3'-0"	7'-0"	1 ¾"		INSULATED GALV METAL	PAINTED	-	90 MIN	a	GALV MTL	PAINTED	-	-	-	6/A7.02	5/A7.02			T301
	X301	STAIR 1 / CORRIDOR	3'-0"	7'-0"	1 ¾"	A	HOLLOW MTL	PAINTED	TEMPERED VISION PANEL	90 MIN	a	HOL MTL	PAINTED	-	-	-	6/A7.02	5/A7.02			X301
	X302	STAIR 2 / CORRIDOR	3'-0"	7'-0"	1 ¾"	A	HOLLOW MTL	PAINTED	TEMPERED VISION PANEL	90 MIN	a	HOL MTL	PAINTED	-	-	-	6/A7.02	5/A7.02			X302
	L401	LOBBY / CORRIDOR	(2) 3'-0"	7'-0"	1 ¾"		HOLLOW MTL	PAINTED	-	20 MIN	c	HOL MTL	PAINTED	-	-	-				HOLD OPEN DEVICE, SMOKE CONTROL	L401
	E401	ELEC-DATA / CORRIDOR	(2) 3'-0"	7'-0"	1 ¾"		HOLLOW MTL	PAINTED	-	20 MIN	a	HOL MTL	PAINTED	-	-	-	6/A7.02	5/A7.02			E401
	T401	TRASH / CORRIDOR	3'-0"	7'-0"	1 ¾"		INSULATED GALV METAL	PAINTED	-	90 MIN	a	GALV MTL	PAINTED	-	-	-	6/A7.02	5/A7.02			T401
	X401	STAIR 1 / CORRIDOR	3'-0"	7'-0"	1 ¾"	A	HOLLOW MTL	PAINTED	TEMPERED VISION PANEL	90 MIN	a	HOL MTL	PAINTED	-	-	-	6/A7.02	5/A7.02			X401
	X402	STAIR 2 / CORRIDOR	3'-0"	7'-0"	1 ¾"	A	HOLLOW MTL	PAINTED	TEMPERED VISION PANEL	90 MIN	a	HOL MTL	PAINTED	-	-	-	6/A7.02	5/A7.02			X402

DOOR GENERAL NOTES

1. CONTRACTOR SHALL VERIFY ALL ROUGH OPENING AND MASONRY DIMENSIONS WITH DOOR AND WINDOW MANUFACTURER PRIOR TO ORDERING, FABRICATING AND INSTALLATION.
2. ALL MEANS OF EGRESS DOORS SHALL BE READILY OPENABLE FROM THE SIDE FROM WHICH EGRESS IS TO BE MADE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
3. ALL DOORS AND HARDWARE SHALL COMPLY WITH APPLICABLE ACCESSIBILITY CODE REQUIREMENTS.
4. CLOSERS INDICATED WITH "HD" SHALL BE HEAVY DUTY RATED. ALL CLOSERS SHALL BE GRADE 1 ADA COMPLIANT.
5. INTERIOR DOORS: CLOSER SHALL BE MOUNTED TOWARD "UNFINISHED" SPACE. PARALLEL ARM SHALL BE USED WHEN MOUNTED TOWARD "FINISHED" SPACE.
6. EXTERIOR DOORS: CLOSER SHALL BE MOUNTED TOWARD INTERIOR SPACE.
7. DOORS WITH CLOSERS SHALL REQUIRE NO MORE THAN FIVE (5) POUNDS, TO PUSH/PULL OPEN AT INTERIOR HINGED LOCATIONS AND SHALL REQUIRE NO MORE THAN EIGHT-AND-ONE-HALF (8.5) POUNDS. MAXIMUM AT EXTERIOR HINGED LOCATIONS.
8. ALL DOOR OPERATING DEVICES SHALL BE CAPABLE OF OPERATION WITH ONE HAND AND SHALL NOT REQUIRE GRASPING, TIGHT PINCHING OR TWISTING OF THE WRIST TO OPERATE.
9. OPENING FORCE FOR ALL DOORS SHALL NOT EXCEED FIVE (5) POUNDS OF FORCE.
10. PROVIDE SOLID REINFORCING AT LOCATIONS OF ALL LOCK AND LATCH SETS AND AT LOCATIONS OF CLOSERS WHERE APPLICABLE.
11. COORDINATE VOLTAGE REQUIREMENTS FOR ELECTRIC LOCK(S), MAGNETIC HOLD-OPEN(S) AND CARD READER(S) W/ SECURITY VENDOR AND HARDWARE SELECTED.
12. 2'-10" WIDE UNIT INTERIOR DOORS SHALL HAVE HARDWARE PRODUCING A CLEAR WIDTH OF 32" WITH THE DOOR FULLY OPEN AT 90-DEGREES.
13. UPON ACTIVATION OF THE FIRE ALARM SYSTEM OR LOSS OF POWER TO THE BUILDING, ALL ELECTRIC STRIKES AND MAGNETIC "HOLD-OPEN" LOCKS SHALL RELEASE AND THOSE DOORS SHALL BE READILY OPERABLE.
14. ALL DOOR GLAZING SHALL BE CLEAR AND SHALL BE TEMPERED (T) SAFETY GLASS. PROVIDE 3/4" INSULATED CLEAR GLAZING AT EXTERIOR LOCATIONS, UNLESS NOTED OTHERWISE
15. ALL DOOR OPENING DEVICES SHALL BE "LEVER" TYPE.
16. SEE UNIT / FLOOR PLANS FOR DOOR MARKS, LOCATIONS AND SWING OF DOORS.
17. ALL INTERIOR DOORS SHALL BE PRE-HUNG, UNLESS NOTED OTHERWISE
18. ALL INTERIOR DOORS SHALL BE PRIMED AND PAINTED, UNLESS NOTED OTHERWISE, REFER TO INTERIOR DESIGN DRAWINGS FOR DOOR AND FRAME FINISH.
19. ALL SAFETY / TEMPERED GLASS AND FIRE LABELED DOORS AND FRAMES SHALL BEAR A PERMANENT MARKING/LABEL INDICATING THE MANUFACTURER AND THE TYPE OF GLASS OR SHALL BEAR THE UL FIRE RESISTANCE LABEL.
20. ALL EXTERIOR HOLLOW METAL DOORS AND FRAMES SHALL BE GALVANIZED AND INSULATED. ALL EXTERIOR HOLLOW METAL FRAMES SHALL BE FULLY WELDED.
21. ALL HARDWARE SHALL BE SATIN FINISH, UNLESS NOTED OTHERWISE
22. ALL HOLLOW METAL FRAMES SHALL BE EQUIPPED WITH MINIMUM THREE (3) DOOR SILENCERS.
23. PROVIDE A TACTILE WARNING (KNURLING) ON ALL DOOR HANDLES FOR DOORS THAT LEAD TO POTENTIALLY DANGEROUS AREAS, SUCH AS ELECTRICAL, MECHANICAL OR TRASH ROOMS.
24. ALL FIRE LABELED DOORS AND FRAMES SHALL BEAR A PERMANENT MARKING/LABEL INDICATING THE UL FIRE RESISTANCE RATING. DO NOT PAINT, COVER OR OTHERWISE REMOVE LABELS INDICATING FIRE LABELED DOORS.
25. ALL FIRE LABELED DOOR ASSEMBLIES SHALL BE CERTIFIED BY THE INSTALLING CONTRACTOR THAT THE INSTALLED HARDWARE ITEMS UTILIZED ARE LISTED FOR THE FIRE RESISTANCE RATING REQUIRED BY THE RATING.
26. ALL EXTERIOR ALUMINUM DOORS AND FRAMES SHALL BE THERMALLY BROKEN.
27. VERIFY DOOR FRAME SIZES AT WALLS ADJACENT TO TUBS OR SHOWERS WHERE ADDITIONAL GYPSUM BOARD MAY BE REQUIRED.
28. INSTALL CONTINUOUS SEALANT AT ALL JOINTS BETWEEN FRAME AND WALL.
29. ALL DOOR HARDWARE MOUNTING AND FUNCTION TO MEET ADAAG AND ICC/ANSI A117.1 REQUIREMENTS.
30. COORDINATE WITH OWNER/TENANT FOR DOORS/FRAMES TO BE PREPARED FOR LOW VOLTAGE HARDWARE AND FUNCTIONS.

DOOR HARDWARE SET SCHEDULE

COMMON AREA HOLLOW METAL DOORS & HARDWARE
Lever = Tell HD Cortland Levers with respective standard finish options.
Lever Finish = Satin/Brushed Chrome.
See STANDARD HARDWARE PACKAGE FOR HOLLOW METAL DOORS
Hardware Package Finish = Tell Manufacturing stock Brushed Chrome.

UNIT ENTRY HOLLOW METAL DOORS & HARDWARE
Lever = Schlage Interconnect hardware (or approved equal)
Lever Finish = Satin Chrome (26D)
See STANDARD HARDWARE PACKAGE FOR HOLLOW METAL DOORS
Hardware Package Finish = Tell Manufacturing stock/standard Brushed Chrome

UNIT INTERIOR DOORS
Lever = Kwikset Halifax
Lever Function = Passage (incorporate privacy locks at unit bedrooms/bathrooms, as applicable).
Lever Finish = Satin Chrome (26D).
Hardware Package = Standard Door Hinges, Brushed Chrome Finish.

STANDARD HARDWARE PACKAGE FOR HOLLOW METAL DOORS
o Hinges = Tell 4.5"x 4.5" square satin chrome hinges.
o Thresholds = Tell 5" commercial, aluminum saddle thresholds.
o Weatherstrips = Tell commercial weatherstrips with drip caps and sweeps.
o Smoke Seals = Pemko ASSA Abloy smoke seals.
o Closers = Tell 600 Series HD closers at unit entries & 900 Series HD at common areas.
o Levers = Tell HD Cortland levers.
o Lever Escutcheons = Tell Cortland lever escutcheon (EX100303).
o Panic Bars = Tell 9500 HD rim device.
o Deadbolts = Tell 8" surface door bolts (DT100017/4131BS).
o Peepholes/Door Knockers = ASSA Abloy 614V door knocker; EXCLUDED.
o Wall Stops = Tell Stainless Steel Wall Stop (DT100084/022V).
o MAG Locks = Excluded; Architect to confirm if/where required by code.
o Vertical Rod Exit Devices = Tell 9400 HD surface vertical rods; AT APPLICABLE LOCATIONS.
o Electric Strikes = HES 1006 electric strikes; AT APPLICABLE LOCATIONS.

ISSUE DATE: 04/07/2022
REVISIONS

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HAMILTON PARTNERS

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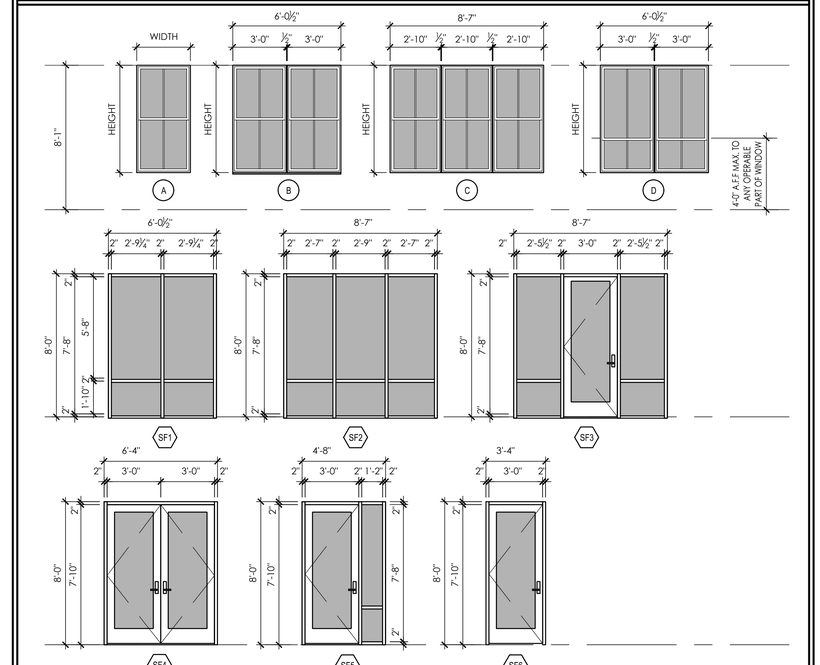
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DRAWN: JL, TR CHECKED: ML

DOOR SCHEDULE

DESIGN DEVELOPMENT SET 04-07-2022

APARTMENTS
A7.01

WINDOW ELEVATION TYPES



WINDOW ELEVATION SCHEDULE

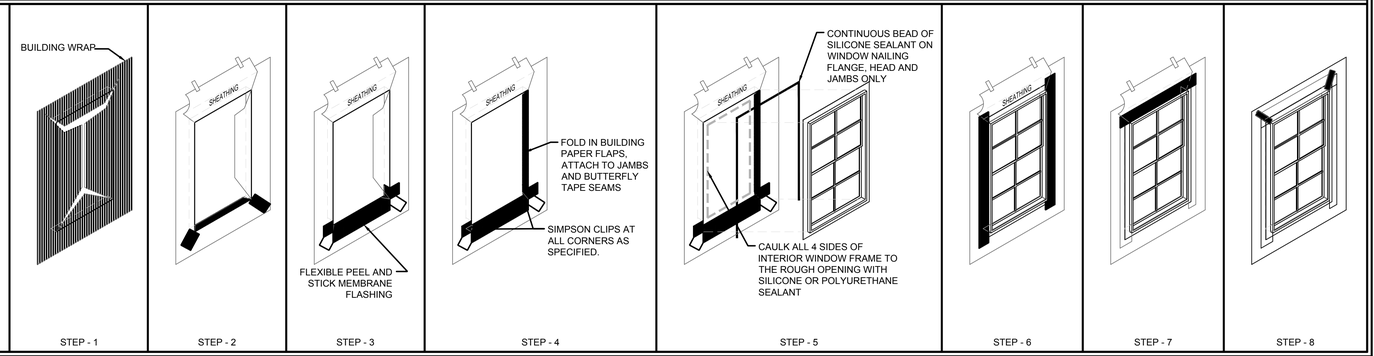
TAG	DESCRIPTION	WINDOW SIZE		TYPE	WINDOW MATERIAL		LABEL	DETAILS*	REMARKS	TAG
		WIDTH	HEIGHT		MATERIAL	GLAZING		HEAD/ JAMB	* VINYL WINDOW DETAILS ARE ON A7.04, WHICH ARE REFERENCED ON THE EXTERIOR ELEVATIONS SHEETS A2.01 AND A2.02.	
A	3060 FIXED	3'-0"	6'-0"	A	VINYL	NOTES 8, 9	-	1-6 / A7.06		A
B	(2) 3060 SH - FACTORY MULLED	6'-0 1/2"	6'-0"	B	VINYL	NOTES 8, 9	-	1-6 / A7.06	w/ SCREEN, PROVIDE ASTM F2090-10.	B
C	(3) 21060 SH - FACTORY MULLED	8'-7"	6'-0"	C	VINYL	NOTES 8, 9	-	1-6 / A7.06	w/ SCREEN, PROVIDE ASTM F2090-10.	C
D	(2) 3060 SH - FACTORY MULLED	6'-0 1/2"	6'-0"	D	VINYL	NOTES 8, 9	-	1-6 / A7.06	w/ SCREEN, PROVIDE ASTM F2090-10.	D
SF1	6080	6'-0 1/2"	8'-0"	SF1	ANNODIZED ALUMINUM	1" IGU, TEMP., NOTES 8, 9	-	7-9 / A7.04	AMENITIES EXTERIOR	SF1
SF2	8780	8'-7"	8'-0"	SF2	ANNODIZED ALUMINUM	1" IGU, TEMP., NOTES 8, 9	-	7-9 / A7.04	AMENITIES EXTERIOR; MAIL ROOM EXTERIOR	SF2
SF3	8780	8'-7"	8'-0"	SF3	ANNODIZED ALUMINUM	1" IGU, TEMP., NOTES 8, 9	-	7-9 / A7.04	AMENITIES ENTRY W/ DOOR (A104A)	SF3
SF4	6480	6'-4"	8'-0"	SF4	ANNODIZED ALUMINUM	1/4", TEMP., NOTE 9	-	7-9 / A7.04	MAIN ENTRY DOOR (A101)	SF4
SF5	4880	4'-8"	8'-0"	SF5	ANNODIZED ALUMINUM	1/4", TEMP., NOTE 9	-	7-9 / A7.04	AMENITIES W/ DOOR (A104B)	SF5
SF6	4880	4'-8"	8'-0"	SF6	ANNODIZED ALUMINUM	1/4", TEMP., NOTE 9	-	7-9 / A7.04	STAIR EXITS TO EXTERIOR (X101B) , (X102B)	SF6

GENERAL WINDOW NOTES:

1. CONTRACTOR SHALL VERIFY ALL ROUGH OPENING & MASONRY DIMENSIONS WITH DOOR & WINDOW MANUFACTURERS PRIOR TO ORDERING, FABRICATING, OR INSTALLATION.
2. PROVIDE ACCESSIBLE WINDOW OPENING CONTROL DEVICES ON ALL OPERABLE WINDOWS LOCATED ON SECOND FLOOR & ALL FLOORS ABOVE.
3. **WINDOW SILLS**
   IN OCCUPANCY GROUPS R-2 AND R-3, ONE- AND TWO-FAMILY AND MULTIPLE-FAMILY DWELLINGS, WHERE THE OPENING OF THE SILL PORTION OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE AT A HEIGHT NOT LESS THAN 36 INCHES ABOVE THE FINISHED FLOOR SURFACE OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4-INCH-DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 36 INCHES OF THE FINISHED FLOOR.
   EXCEPTIONS:
   - OPERABLE WINDOWS WHERE THE SILL PORTION OF THE OPENING IS LOCATED MORE THAN 75 FEET ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW AND THAT ARE PROVIDED WITH WINDOW FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F 2006.
   - WINDOWS WHOSE OPENINGS WILL NOT ALLOW A 4-INCH-DIAMETER SPHERE TO PASS THROUGH THE OPENING WHEN THE WINDOW IS IN ITS LARGEST OPENED POSITION.
   - OPENINGS THAT ARE PROVIDED WITH WINDOW FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F 2090.
   - WINDOWS THAT ARE PROVIDED WITH WINDOW OPENING CONTROL DEVICES THAT COMPLY WITH SECTION 1015.8.1.
4. **WINDOW OPENING CONTROL DEVICES**
   WINDOW OPENING CONTROL DEVICES SHALL COMPLY WITH ASTM F 2090. THE WINDOW OPENING CONTROL DEVICE, AFTER OPERATION TO RELEASE THE CONTROL DEVICE ALLOWING THE WINDOW TO FULLY OPEN, SHALL NOT REDUCE THE MINIMUM NET CLEAR OPENING AREA OF THE WINDOW UNIT TO LESS THAN THE AREA REQUIRED BY SECTION 1030.2.
5. ALL REQUIRED ACCESSIBLE WINDOW HANDLES SHALL BE LEVER TYPE.
6. ALL WINDOWS, PATIO/BALCONY DOORS, & HARDWARE SHALL COMPLY WITH APPLICABLE ACCESSIBILITY CODE REQUIREMENTS
7. REFER TO PROJECT SPECIFICATIONS FOR COMPLETE INFORMATION & REQUIREMENTS FOR HARDWARE
8. ALL EXTERIOR WINDOWS SHALL HAVE LOW E , ARGON INSULATED, CLEAR GLAZING. (U-VALUE AT FIXED = 0.38, U-VALUE AT OPERABLE = 0.45, U-VALUE AT DOORS w/ GLAZING = 0.77, SHGC = SEE TABLE C402.4 OF THE 2018 ICC INTERNATIONAL ENERGY CONSERVATION CODE.
9. ALL GLAZING SHALL BE CLEAR UNLESS NOTED OTHERWISE.
10. WINDOW SUPPLIER TO IDENTIFY AND PROVIDE SAFETY GLAZING FOR ALL REQUIRED AREAS PER SECTION 2406 OF THE 2018 NTERNATIONAL BUILDING CODE
11. WINDOW & DOOR PERFORMANCE CRITERIA:
    RESIDENTIAL WINDOWS:
    WATER PENETRATION: NO UNCONTROLLED LEAKAGE WHEN TESTED AT 4 PSF
    AIR INFILTRATION: NO GREATER THAN .3 CFM/SF WHEN TESTED WITH AAMA PROCEDURES AT 6.24 PSF.
    STOREFRONT GLAZING:
    WATER PENETRATION: NO UNCONTROLLED LEAKAGE WHEN TESTED AT 4 PSF
    AIR INFILTRATION: NO GREATER THAN .06 CFM/SF WHEN TESTED WITH ASTM E283 PROCEDURES AT 1.57 PSF

WINDOW FLASHING SEQUENCING

- SEE STEP #1 - COMPLETELY INSTALL BUILDING WRAP OVER SHEATHING USING "BUTTON CAP" NAILS (OR SCREWS FOR STEEL STUDS). "BUTTON CAP" FASTENERS SHALL BE USED AT ALL PERIMETER EDGES OF SHEET MATERIALS. ALL TERMINATIONS, PENETRATIONS, HORIZONTAL AND VERTICAL SEAMS ARE TO BE TAPED WITH APPROVED BUILDING WRAP TAPE. CUT BUILDING WRAP FLUSH WITH HEAD OPENING. THIS IS SOMETIMES CALLED AN "UPSIDE DOWN MARTINI GLASS." FOLD THE SILL PORTION OF THE BUILDING WRAP INSIDE AND OVER SILL AND FASTEN. LEAVE REMAINING PORTION NEAR JAMBS AND HEAD LOOSE UNTIL LATER STEPS.
- SEE STEP #2 - INSTALL A PIECE OF BUILDING WRAP TAPE AT EACH CORNER OF THE SILL ON TOP OF BUILDING PAPER. THESE PATCHES SHOULD BE INSTALLED DIAGONALLY AT THE CORNERS OF THE SILL WITH A PORTION OF THE MEMBRANE EXTENDING INTO THE WINDOW OPENING AT THE CORNERS.
- SEE STEP #3 - INSTALL 9" FLEXIBLE PEEL AND STICK SILL FLASHING ON HORIZONTAL SURFACE OF ROUGH SILL COVERING FULL DEPTH OF SILL, EXTEND A MINIMUM OF 6 INCHES UP BOTH JAMBS, EXTEND DOWNWARD 4 INCHES MINIMUM ONTO BUILDING PAPER BELOW SILL. MAKE SURE SILL FLASHING IS CONTINUOUS ON SILL AND JAMBS (NO CUTS OR GAPS IN MEMBRANE WHERE SILL AND JAMBS MEET). FOR 2X6 WALLS, A 12" WIDE MEMBRANE IS NEEDED. ROLL (SMOOTH) OUT ANY BUBBLES.
- SEE STEP #4 - INSTALL SIMPSON A23 CLIPS AT ALL CORNERS AS SPECIFIED. NAILS TO BE SET IN MANUFACTURER'S SEALANT. FOLD IN BUILDING PAPER FLAPS, ATTACH TO JAMBS AND BUTTERFLY TAPE SEAMS.
- SEE STEP #5 - INSTALL A 3/8" CONTINUOUS BEAD OF SILICONE SEALANT ON WINDOW NAILING FLANGE AT WINDOW JAMBS AND HEAD ONLY. DO NOT INSTALL ANY SEALANT ON THE SILL NAILING FLANGE. INSTALL WINDOW PER MANUFACTURER RECOMMENDATIONS. CAULK ALL FOUR SIDES OF THE INTERIOR WINDOW FRAME TO THE ROUGH OPENING WITH SILICONE OR POLYURETHANE SEALANT.
- SEE STEP #6 & #7 - INSTALL A 6" RUBBERIZED PEEL AND STICK MEMBRANE OVER NAILING FLANGE AT JAMB, CONTINUE 6" ABOVE OPENING, THEN HEAD WITH FULL OVERLAP, IN THAT ORDER. DO NOT TAPE OVER SILL FLANGE. A WIDER MEMBRANE MAY HAVE TO BE USED IF WINDOWS ARE TO RECEIVE ACCENT TRIM (SUCH AS A 2X6 OR 2X8) WRAP. ROLL (SMOOTH) OUT ANY BUBBLES.
- SEE STEP #8 - FLIP HEAD FLAP OF BUILDING PAPER DOWN OVER THE HEAD FLASHING. SECURE FLAP ABOVE WINDOW WITH SHEATHING TAPE, MAKING SURE TO COMPLETELY COVER ENTIRE CUT AREA.



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HAMILTON PARTNERS

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CRYSTAL LAKE & MAIN
CRYSTAL LAKE, IL 60014

DESIGN DEVELOPMENT SET 04-07-2022

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847.705.2200

JOB NO: MP210365.00 PROJ MGR: MR
DRAWN: JL, TR CHECKED: ML

WINDOW SCHEDULE

APARTMENTS

A7.05

RWG ENGINEERING, LLC
CIVIL ENGINEERING – REAL ESTATE CONSULTING – PROJECT MANAGEMENT
ILLINOIS PROFESSIONAL DESIGN FIRM #184-006370

LIMITATION OF WARRANTY OF ENGINEER'S INSTRUMENTS OF SERVICE

THE ENGINEER AND HIS CONSULTANTS DO NOT WARRANT OR GUARANTEE THE ACCURACY AND COMPLETENESS OF THE DELIVERABLES HEREIN BEYOND A REASONABLE DILIGENCE. IF ANY MISTAKES, OMISSIONS, OR DISCREPANCIES ARE FOUND TO EXIST WITHIN THE DELIVERABLES, THE ENGINEER SHALL BE PROMPTLY NOTIFIED SO THAT HE MAY HAVE THE OPPORTUNITY TO TAKE WHATEVER STEPS NECESSARY TO RESOLVE THEM. FAILURE TO PROMPTLY NOTIFY THE ENGINEER OF SUCH CONDITIONS SHALL ABSOLVE THE ENGINEER FROM ANY RESPONSIBILITY FOR THE CONSEQUENCES OF SUCH FAILURE. ACTIONS TAKEN WITHOUT THE KNOWLEDGE AND CONSENT TO THE ENGINEER, OR IN CONTRADICTION TO THE ENGINEER'S DELIVERABLES OR RECOMMENDATIONS, SHALL BECOME THE RESPONSIBILITY NOT OF THE ENGINEER BUT OF THE PARTIES RESPONSIBLE FOR TAKING SUCH ACTION.

LEGEND

	EXISTING	PROPOSED
SANITARY MANHOLE	◎	◉
STORM MANHOLE	◎	◉
CATCH BASIN	○	●
INLET	□	■
PRECAST FLARED END SECTION	▷	▶
CONCRETE HEADWALL	⊃	⊃
VALVE VAULT	⊗	⊗
VALVE BOX	⊞	⊞
FIRE HYDRANT	⊃	⊃
BUFFALO BOX	⊙	●
CLEANOUT	⊡	⊡
SANITARY SEWER	——◁——	——◀——
FORCE MAIN	——◁——	——◀——
STORM SEWER	——◁——	——◀——
WATER MAIN	——◁——	——◀——
CONSTRUCT WATER MAIN UNDER SEWER		
GRANULAR TRENCH BACKFILL		
STREET LIGHT	——☼——	——☼——
ELECTRICAL CABLE	——E——	——E——
2" CONDUIT ENCASEMENT		
ELECTRICAL TRANSFORMER OR PEDESTAL	E	◪
POWER POLE	——○——	——●——
STREET SIGN	▷	▶
GAS MAIN	——G——	——G——
TELEPHONE LINE	——T——	——T——
CONTOUR	749	749
SPOT ELEVATION	×(750.00)	×750.00
WETLANDS		
FLOODWAY		
FLOODPLAIN		
HIGH WATER LEVEL (HWL)		
NORMAL WATER LEVEL (NWL)		
DIRECTION OF SURFACE FLOW		
DITCH OR SWALE		
OVERFLOW RELIEF ROUTING		
SLOPE BANK		
TREE WITH TRUNK SIZE	6" 6"	
SOIL BORING	B-9 T-9	B-1 T-1
TOPSOIL PROBE		
FENCE LINE, WIRE OR SILT	——×——	——×——
FENCE LINE, CHAIN LINK OR IRON	——○——	——○——
FENCE LINE, WOOD OR PLASTIC	——□——	——□——
CONCRETE SIDEWALK		
CURB AND GUTTER		
DEPRESSED CURB		
REVERSE PITCH CURB & GUTTER		
EASEMENT LINE		

ABBREVIATIONS

BL	BASE LINE	NWL	NORMAL WATER LEVEL
C	LONG CHORD OF CURVE	PC	POINT OF CURVATURE
C & G	CURB AND GUTTER	PT	POINT OF TANGENCY
CB	CATCH BASIN	PVI	POINT OF VERTICAL INTERSECTION
CL	CENTERLINE	R	RADIUS
D	DEGREE OF CURVE	ROW	RIGHT-OF-WAY
EP	EDGE OF PAVEMENT	SAN	SANITARY SEWER
FF	FINISHED FLOOR	ST	STORM SEWER
FG	FINISHED GRADE	T	TANGENCY OF CURVE
FL	FLOW LINE	TB	TOP OF BANK
FP	FLOODPLAIN	TC	TOP OF CURB
FR	FRAME	TF	TOP OF FOUNDATION
FW	FLOODWAY	TP	TOP OF PIPE
HWL	HIGH WATER LEVEL	TS	TOP OF SIDEWALK
INV	INVERT	TW	TOP OF WALK
L	LENGTH OF CURVE	WM	WATER MAIN
MH	MANHOLE	Δ	INTERSECTION ANGLE

811 Know what's below. Call before you dig.

Formerly JULIE 1-800-892-0123

FINAL ENGINEERING PLANS

FOR

CRYSTAL LAKE RESIDENTIAL

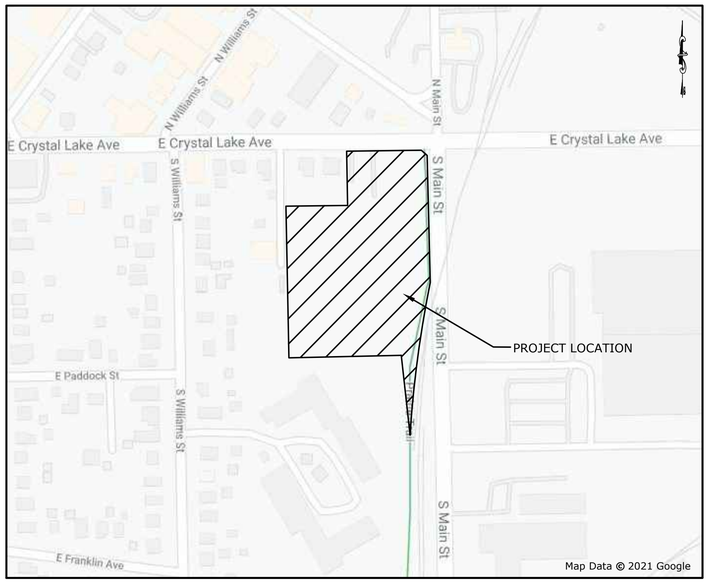
SW CORNER OF CRYSTAL LAKE AVE AND MAIN STREET
CRYSTAL LAKE, ILLINOIS

PLANS PREPARED FOR

HAMILTON PARTNERS, INC.
AND
HARLEM-IRVING PROPERTIES, INC.

1130 W. LAKE COOK ROAD
BUFFALO GROVE, ILLINOIS
847-459-5560

LOCATION MAP



INDEX OF SHEETS

1. TITLE SHEET
2. EXISTING CONDITIONS PLAN
3. DEMOLITION PLAN
4. SITE GEOMETRIC AND PAVING PLAN
5. SOIL EROSION AND SEDIMENT CONTROL (SESC) PLAN
6. SESC DETAILS AND SCHEDULES
7. GRADING PLAN
8. UTILITY PLAN
9. UTILITY SCHEDULES AND PRFILES
10. UTILITY PROFILES AND DETAILS
11. PROJECT NOTES AND SPECIFICATIONS
12. CONSTRUCTION STANDARDS AND DETAILS
13. CONSTRUCTION STANDARDS AND DETAILS
14. CONSTRUCTION STANDARDS AND DETAILS

GENERAL NOTES

1. The contractor shall notify the following governmental agencies at least two working days prior to commencement of construction:
   - City of Crystal Lake Public Works Department (815-356-3614)
2. The contractor shall notify all utility companies and arrange for their facilities to be located prior to work in any easement, right-of-way, or suspected utility location. Repair of any damage to existing facilities shall be the responsibility of the contractor. Utility locations shown herein are for graphic illustration only and are not to be relied upon.
3. Prior to commencement of any offsite construction, the contractor shall secure written authorization that all offsite easements have been secured, and that permission has been granted to enter onto private property.
4. Elevations shown herein reflect NAVD 1988 datum.
5. The boundary and topographic survey data for this project is based on a field survey prepared by Terra Technology Land Surveying, Inc, dated JULY 15, 2021. The contractor shall verify existing conditions prior to commencing construction and shall immediately notify the engineer in writing of any differing conditions.
6. RWG Engineering, LLC, it's employees and agents are not responsible for the safety of any party at or on the construction site. Safety is the sole responsibility of the contractor, and any other entity performing work at the site. Neither the owner nor the engineer assumes any responsibility for job site safety or for the means, methods or sequences of construction.
7. Except where modified by the contract documents, all work proposed hereon shall be in accordance with the following specifications, which are hereby made a part hereof:
   A. "Standard Specifications for Road and Bridge Construction in Illinois," as prepared by I.D.O.T. latest edition.
   B. "Standard Specifications for Water and Sewer Main Construction in Illinois," latest edition.
   C. "Illinois Recommended Standards for Sewage Works," as published by the I.E.P.A., latest edition.
   D. The subdivision and development codes and standards of the City of Crystal Lake, as published by the Municipality.
   E. "Illinois Accessibility Code" as published by the State of Illinois Capital Development Board, effective October 23, 2018.
   F. The National Electric Code.
   G. "Illinois Urban Manual" as prepared by the U.S. Dept. of Agriculture latest edition.
8. The City of Crystal Lake Development Ordinance shall take precedence if a conflict in project specifications occurs.

BENCHMARKS

BENCHMARK NO.1:

CUT SQUARE IN CONCRETE ON THE SOUTHWESTERLY CORNER OF ELECTRIC HANSHOLE LOCATED JUST BEHIND THE CURB RETURN AT THE SOUTHWEST CORNER OF CRYSTAL LAKE AVENUE AND MAIN STREET (IE NEAR THE NORTHEAST CORNER OF THE PROPERTY).

ELEVATION = 910.37 (NAVD 88 DATUM)

ROBERT W. GUDMUNSON
38423
REGISTERED PROFESSIONAL ENGINEER
OF ILLINOIS

EXP 11/30/23

DRAWN BY | REVISIONS | DATE

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CRYSTAL LAKE RESIDENTIAL
CRYSTAL LAKE, ILLINOIS
TITLE SHEET

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630.480.7889
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PROJECT NO. 63000521
DATE 03/11/22
SCALE NONE
PROJ. MGR. RWG
PROJ. ASSOC. MKR
DRAWN BY TLM

SHEET
1 OF 14

NORTH

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30 ft.

EXISTING 20' UTILITY EASEMENT RECORED IN 2019 AS DOCUMENT No. 2019R0006635

SAN MH RIM=917.54 INV=913.34

2' INLET RIM=916.00 INV=914.05

6" PVC

EXISTING BUILDING

2' INLET RIM=916.11 INV=914.27

EX. 6" WM TO REMAIN ACTIVE

BIT. SURFACE

GATE

EX 6" WM

EX. 8" VALVE VAULT

EX 8" WM

EX 6" WM

EX. 8"x6" REDUCER

EX 10" SAN

421.38' N01°06'50"W

CHAINLINK FENCE

BLOCK STR. RIM=913.96 INV=909.21 BOTTOM=900.61

2' INLET RIM=913.75 INV=910.18

10" PVC

N89°18'39"E 17.18'

2' INLET RIM=911.65 INV=908.70

10" RCP

BLOCK STR. RIM=912.42 INV=907.37 WATER=903.62 BOTTOM=901.62

EXISTING BUILDING T/F=915.8

150.74' N00°59'32"W

BLOCK RET. WALL

EX 21" STM

EXCEPTION

S88°45'11"W 312.32'

EX 15" SAN SEWER

EX. SAN MH (#12) RIM=913.94 INV=897.89

EX. SAN MH (#42) RIM=911.20 INV=907.68 (4" NE) INV=898.07 (15" E,S)

STORM MH RIM=911.47 INV(NE)=906.22

STORM MH RIM=910.42 INV(NE)=907.73 INV(SW)=906.98

10" PVC

4" DIP SAN

STORM MH RIM=910.65 INV(NE)=906.41

8" DIP

STORM MH RIM=911.50 INV(NE)=905.9

CONC.

BIT SURFACE

2' INLET RIM=907.57 INV=907.45

12" RCP

STORM MH RIM=911.73 INV(W)=906.45 INV(12"RCP N)=906.45 INV(E)=906.21

PLANTERS (TYP.)

EX 8" SAN

207.44' N89°19'51"E

CRYSTAL LAKE, ILL.

STORM MH RIM=909.77 INV(E&NW)=907.12 INV(SW)=907.30

8" PVC

EX 15" SAN SEWER

12" RCP

CONCRETE

REMNANT OF CONCRETE FOUNDATION

SITE BENCHMARK: SQUARE CUT AT SW'LY CORNER OF HANDHOLE ELEV.=910.37 NAVD88

222.86' N06°17'12"W

CONC. RET. WALL

L=427.68'

R=3065.57'

EX. BIT. TRAIL

20' McHENRY COUNTY CONSERVATION DISTRICT CORRIDOR

CRAINLINK FENCE

STORM CB RIM=913.89 INV(E)=908.78

EX. SAN MH (#55) RIM=914.27 INV=898.29 (15" N,W)

STORM MH RIM=911.46 INV(E)=906.79

353.46' S01°22'44"E

21.74' S49°06'48"E

UNION PACIFIC RAILROAD CORRIDOR

80' (& VARIES) RAILROAD R.O.W.

EASEMENT OF WAY PER DOC.1995R0011061

BENCH

GRAVEL

STORM CB RIM=914.15 INV(NE)=910.67

12" RCP

STORM STR RIM=913.77

STORM STR RIM=913.90

STORM STR RIM=913.88

EX 15" RCP

EX. STORM MH RIM=914.31 INV=906.81 (N,S,W)

24" RCP @ 0.82%

STORM STR RIM=912.29 INV=906.14 (W,S,E)

EX 12" SAN

SAN MH RIM=911.22

S. MAIN STREET

CROSSING GATE

STORM STR. RIM=914.20 INV=908.86*

EX 15" STM

STORM STR. RIM=914.01 INV=907.31*

OHW

BIT. DRIVE

10" DIP

VALVE VAULT RIM=915.62 TOP 10" DIP=910.42

STORM CB RIM=913.73 INV(12"RCP S)=910.7+/-

STORM CB RIM=913.91 INV(12"RCP N&W)=908.78

6" DIP

STORM STR. RIM=911.63 INV=907 +/- POSSIBLY ABBANDONED

VALVE VAULT RIM=914.16 TOP 6"+/- DIP=907.61

INV24" RCP FES=906.43

100' RAILROAD R.O.W.

EX 10" WM

EX 12" WM

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EXISTING CONDITIONS PLAN

RWG Engineering, LLC
Civil Engineering • Real Estate Consulting • Project Management
975 E. 22nd St. Suite 400
Wheaton, IL 60189
630.480.7889
www.rwg-engineering.com

SURVEY NOTE

THE EXISTING CONDITIONS PLAN IS BASED ON A SURVEY DONE BY TERRA TECHNOLOGY LAND SURVEYING, INC, AND DATED JULY 15, 2021

PROJECT NO. 6300521
DATE 03/11/22
SCALE 1"=30'
PROJ. MGR. RWG
PROJ. ASSOC. MKR
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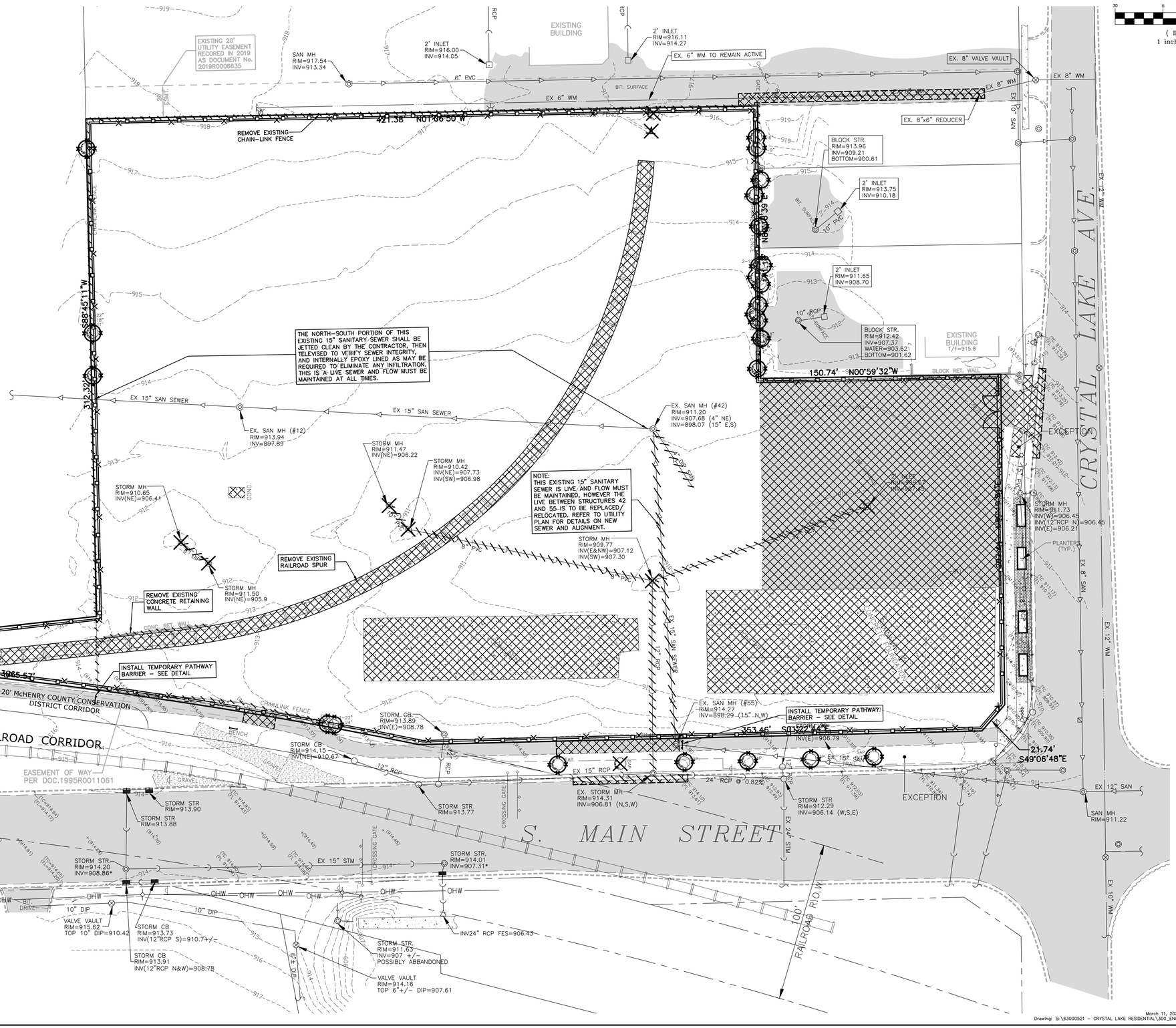
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DEMOLITION LEGEND

- REMOVE EXISTING PAVEMENT/SIDEWALK/STRUCTURE/C&G (INCL SAWCUT)
- TREE/BUSH/STRUCTURE REMOVAL
- TREE PROTECTION FENCE
- REMOVE EXISTING UTILITY LINE
- REMOVE EXISTING CURB AND GUTTER

DEMOLITION NOTES:

1. SWPPP/EROSION CONTROL INSTALLATION SHALL BE DONE PRIOR TO COMMENCEMENT OF ANY DEMOLITION ACTIVITY.
2. EXISTING ELECTRICAL AND PHONE CABLES MAY BE LOCATED WITHIN THE PROPOSED IMPROVEMENT AREA. APPROXIMATE KNOWN LOCATIONS ARE SHOWN HEREON. THE CONTRACTOR SHALL ARRANGE FOR PRECISE LOCATION OF EXISTING CABLE SERVICES AND EXERCISE EXTREME CARE WHEN WORKING AROUND THE SAME.
3. ALL STRUCTURAL PAVEMENT MATERIALS (ASPHALT, CONCRETE SIDEWALK, CURB/GUTTER) THAT CANNOT BE CRUSHED TO AN APPROVED IDOT SPECIFICATION FOR USE AS STRUCTURAL FILL SHALL BE DISPOSED OF BY THE CONTRACTOR AT AN OFFSITE LOCATION. RE-USE OF MILLED ASPHALT AND PROPERLY CRUSHED CONCRETE AS STRUCTURAL FILL IS ACCEPTABLE AND ENCOURAGED.
4. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT DAMAGE TO EXISTING AMENITIES SCHEDULED TO REMAIN. PROPER SAWCUTTING SHALL BE ACCOMPLISHED AT ALL POINTS OF CONNECTION OR INTERFACE BETWEEN EXISTING AND PROPOSED IMPROVEMENTS.
5. CONTRACTOR SHALL BE RESPONSIBLE TO HAVE ALL UNDERGROUND UTILITIES (EVEN IF NOT SHOWN ON THESE PLANS) LOCATED PRIOR TO DEMOLITION WORK. SANITARY SERVICE, WATERMAIN SERVICE, GAS, ELECTRIC, ETC SHALL BE CUT-OFF. CONTRACTOR TO COORDINATE WITH RESPECTIVE MUNICIPAL AGENCY TO ARRANGE FOR DISCONNECT.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE DONE TO EXISTING UTILITIES, STREET LIGHTS, SIGNS, ETC. THAT ARE NOT INTENDED TO BE PERMANENTLY REMOVED.
7. CONTRACTOR SHALL NOTIFY THE CRYSTAL LAKE PUBLIC WORKS DEPARTMENT, ALL UTILITY COMPANIES, AND THE FIRE DEPARTMENT PRIOR TO START UP.
8. ONSITE DISTURBED AREAS TO REMAIN AS GREENSPACE SHALL BE RESTORED WITH TOPSOIL AND SOD/SEED (SEE LANDSCAPE PLANS).
9. ALL EXISTING DRIVEWAY APRONS NOT SCHEDULED FOR RE-USE SHALL BE SAWCUT ALONG WITH REMOVAL OF ANY EXISTING DEPRESSED CURB AND GUTTER, AND NEW BARRIER CURB AND GUTTER (SIZED TO MEET EXISTING ADJACENT CONDITIONS) SHALL BE INSTALLED AND DOWELED INTO THE EXISTING ADJOINING CURB AND GUTTER.
10. PARKWAYS SHALL BE RESTORED WITH MINIMUM 4" TOPSOIL AND SOD
11. UTILITY LINES SCHEDULED FOR REMOVAL SHALL BE PROPERLY DISCONNECTED FROM FACILITIES THAT ARE TO REMAIN, SECURELY PLUGGED AT ALL CONNECTION POINTS, AND EITHER REMOVED OR FILLED WITH FLOWABLE FILL (LEAN CONCRETE MIXTURE) AND ABANDONED IN PLACE (REMOVE IF LOCATED UNDER NEW BUILDING PAD AREAS). IN THE CASE OF STRUCTURE ABANDONMENT, CASTINGS AND TOP SLABS AND CONE SECTIONS SHALL BE REMOVED PRIOR TO FILLING THE STRUCTURE (UNLESS THE STRUCTURE IS EASIER TO COMPLETELY REMOVE).



GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30 ft.

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DEMOLITION PLAN

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SITE DATA:

TOTAL SITE SIZE = 200,744 S.F. (4.608 AC)

COUNTY: McHENRY
P.I.N.: 19-05-226-061
19-05-226-062

EXISTING SITE CONDITIONS:
- EXISTING BUILDING FOOTPRINT = 0 S.F. (0.00%)
- EXISTING PAVT./SIDEWALK/ = 38,314 S.F. (19.09%)
- EXISTING GREENSPACE = 28,788 S.F. (14.34%)
- EXISTING GRAVEL(*) = 133,642 S.F. (66.57%)

EXISTING CONDITIONS IMPERVIOUS AREA = 171,956 S.F. (3.948 AC)

PROPOSED SITE CONDITIONS:
- PROPOSED BUILDING FOOTPRINTS = 52,512 S.F. (26.16%)
- PROPOSED ASPHALT/CONC PAVT., WALK = 89,516 S.F. (44.59%)
- PROPOSED GREENSPACE = 58,716 S.F. (29.25%)

PROPOSED CONDITIONS IMPERVIOUS AREA = 142,028 S.F. (3.26 AC)

RESIDENTIAL UNIT SUMMARY:
- PROPOSED TOWNHOMES = 51 UNITS
- PROPOSED APARTMENTS:
  - STUDIO UNITS = 6 UNITS
  - ONE BEDROOM UNITS = 26 UNITS
  - TWO BEDROOM UNITS = 16 UNITS

TOTAL= 48 UNITS

PROPOSED PARKING SUMMARY:
- TOWNHOME GARAGE PARKING = 102 (2 PER UNIT)
- ALL OTHER SURFACE STALLS = 81
- TOTAL PARKING = 183

SURFACE IMPROVEMENT LEGEND:

EXISTING ASPHALT PAVEMENT AND/OR PATHWAYS

ASPHALT PAVEMENT - PRIVATE (Sn = 2.73)
1 1/2" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX "C", N50
2 1/2" BITUMINOUS BINDER COURSE, HOT-MIX ASPHALT, IL-19, N50
BITUMINOUS PRIME COAT MC-30 (0.30 GAL/SY)
10" AGGREGATE BASE COURSE CA-6, GRADE 9

PUBLIC ROAD ASPHALT PAVEMENT
MATCH EXISTING PAVEMENT CONFIGURATION AND THICKNESS

BITUMINOUS TRAIL REPLACEMENT/RESTORATION
1 1/2" BITUMINOUS SURFACE COURSE, HMA, MIX "C", N50
1 1/2" BITUMINOUS BINDER COURSE, HMA, IL-19, N50
BITUMINOUS PRIME COAT MC-30 (0.30 GAL/SY)
4" AGGREGATE BASE COURSE CA-6, GRADE 9

CONCRETE SIDEWALKS
4" PCC SIDEWALK (6 BAG MIX)
2" AGGREGATE BASE COURSE CA-6, GRADE 9

CONCRETE APRONS (Sn = 3.52)
6" PCC PAVEMENT (4,000 PSI, 6 BAG MIX)
4" AGGREGATE BASE COURSE CA-6, GRADE 9

PROPOSED B6.12 CONCRETE CURB AND GUTTER

PROPOSED REVERSE PITCH B6.12 CURB AND GUTTER

PROPOSED DEPRESSED CURB AND GUTTER

EXISTING CURB AND GUTTER

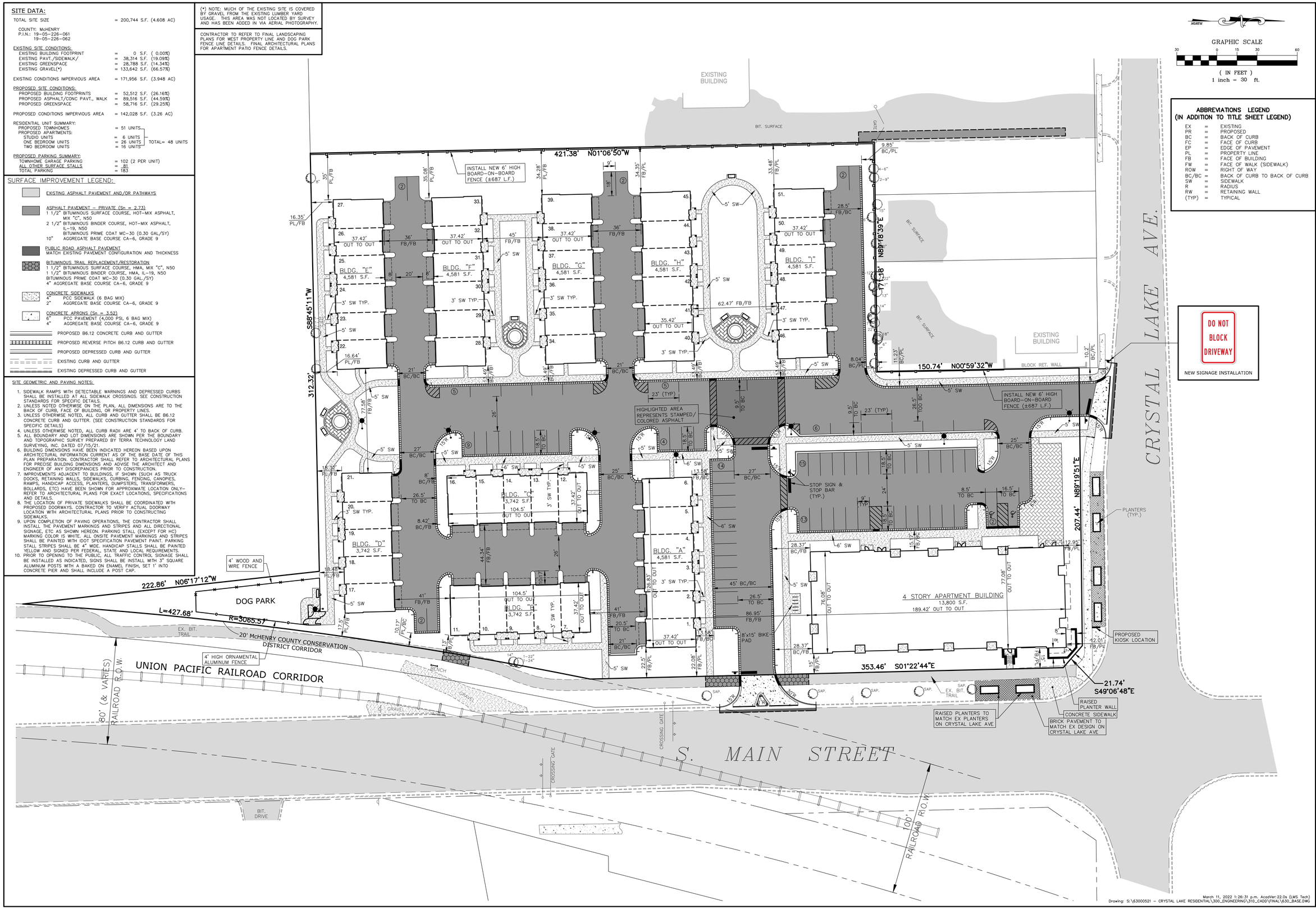
EXISTING DEPRESSED CURB AND GUTTER

SITE GEOMETRIC AND PAVING NOTES:

1. SIDEWALK RAMPS WITH DETECTABLE WARNINGS AND DEPRESSED CURBS SHALL BE INSTALLED AT ALL SIDEWALK CROSSINGS. SEE CONSTRUCTION STANDARDS FOR SPECIFIC DETAILS.
2. UNLESS NOTED OTHERWISE ON THE PLAN, ALL DIMENSIONS ARE TO THE BACK OF CURB, FACE OF BUILDING, OR PROPERTY LINES.
3. UNLESS OTHERWISE NOTED, ALL CURB AND GUTTER SHALL BE B6.12 CONCRETE CURB AND GUTTER. (SEE CONSTRUCTION STANDARDS FOR SPECIFIC DETAILS)
4. UNLESS OTHERWISE NOTED, ALL CURB RADII ARE 4' TO BACK OF CURB.
5. ALL BOUNDARY AND LOT DIMENSIONS ARE SHOWN PER THE BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY TERRA TECHNOLOGY LAND SURVEYING, INC. DATED 07/15/21.
6. BUILDING DIMENSIONS HAVE BEEN INDICATED HEREON BASED UPON ARCHITECTURAL INFORMATION CURRENT AS OF THE BASE DATE OF THIS PLAN PREPARATION. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS AND ADVISE THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
7. IMPROVEMENTS ADJACENT TO BUILDINGS, IF SHOWN (SUCH AS TRUCK DOCKS, RETAINING WALLS, SIDEWALKS, CURBING, FENCING, CANOPIES, RAMPS, HANDICAP ACCESS, PLANTERS, DUMPSTERS, TRANSFORMERS, BOLLARDS, ETC) HAVE BEEN SHOWN FOR APPROXIMATE LOCATION ONLY--REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS, SPECIFICATIONS AND DETAILS.
8. THE LOCATION OF PRIVATE SIDEWALKS SHALL BE COORDINATED WITH PROPOSED DOORWAYS. CONTRACTOR TO VERIFY ACTUAL DOORWAY LOCATION WITH ARCHITECTURAL PLANS PRIOR TO CONSTRUCTING SIDEWALKS.
9. UPON COMPLETION OF PAVING OPERATIONS, THE CONTRACTOR SHALL INSTALL THE PAVEMENT MARKINGS AND STRIPES AND ALL DIRECTIONAL SIGNAGE, ETC AS SHOWN HEREON. PARKING STALL (EXCEPT FOR HC) MARKING COLOR IS WHITE. ALL ONSITE PAVEMENT MARKINGS AND STRIPES SHALL BE PAINTED WITH IDOT SPECIFICATION PAVEMENT PAINT. PARKING STALL STRIPES SHALL BE 4" WIDE. HANDICAP STALLS SHALL BE PAINTED YELLOW AND SIGNED PER FEDERAL STATE AND LOCAL REQUIREMENTS.
10. PRIOR TO OPENING TO THE PUBLIC, ALL TRAFFIC CONTROL SIGNAGE SHALL BE INSTALLED AS INDICATED, SIGNS SHALL BE INSTALL WITH 3" SQUARE ALUMINUM POSTS WITH A BAKED ON ENAMEL FINISH, SET 1' INTO CONCRETE PIER AND SHALL INCLUDE A POST CAP.

(*) NOTE: MUCH OF THE EXISTING SITE IS COVERED BY GRAVEL FROM THE EXISTING LUMBER YARD USAGE. THIS AREA WAS NOT LOCATED BY SURVEY AND HAS BEEN ADDED IN VIA AERIAL PHOTOGRAPHY.

CONTRACTOR TO REFER TO FINAL LANDSCAPING PLANS FOR WEST PROPERTY LINE AND DOG PARK FENCE LINE DETAILS. FINAL ARCHITECTURAL PLANS FOR APARTMENT PATIO FENCE DETAILS.



ABBREVIATIONS LEGEND (IN ADDITION TO TITLE SHEET LEGEND)

EX	=	EXISTING
PR	=	PROPOSED
BC	=	BACK OF CURB
FC	=	FACE OF CURB
EP	=	EDGE OF PAVEMENT
PL	=	PROPERTY LINE
FB	=	FACE OF BUILDING
FW	=	FACE OF WALK (SIDEWALK)
ROW	=	RIGHT OF WAY
BC/BC	=	BACK OF CURB TO BACK OF CURB
SW	=	SIDEWALK
R	=	RADIUS
RW	=	RETAINING WALL
(TYP)	=	TYPICAL

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SITE GEOMETRIC AND PAVING PLAN

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GRADING NOTES:

1. PAVEMENT SLOPES WITHIN HANDICAP ACCESSIBLE PARKING AREAS SHALL NOT EXCEED 2.00% IN ANY DIRECTION.
2. HANDICAP RAMPS SHALL BE CONSTRUCTED WITH A CROSS SLOPE NOT TO EXCEED 2.00%
3. UNLESS SPECIFICALLY INDICATED OTHERWISE, EXISTING GRADES ARE TO BE MET AT PROJECT PERIMETER PROPERTY LINES.
4. THE CONTRACTOR SHALL REFER TO THE SOIL EROSION AND SEDIMENT CONTROL PLANS AND DETAILS (AND SWPPP DOCUMENTS IF APPLICABLE) FOR THE INSTALLATION OF EROSION CONTROL MEASURES PRIOR TO BEGINNING GRADING OPERATIONS.
5. UNLESS OTHERWISE NOTED, SPOT ELEVATIONS AND PROPOSED CONTOURS REFLECT THE FINISHED PAVEMENT SURFACE GRADE, TOP OF CURB GRADE, OR FINISHED GROUND ELEVATION AS APPLICABLE.
6. RIM GRADES FOR DRAINAGE STRUCTURES REFLECT THE FLOW LINE ELEVATION OF THE GUTTER, PAVEMENT OR DRAINAGE SWALE (AS APPLICABLE).
7. WHEREVER THE DESIGN FOR SURFACE FLOW OF DRAINAGE IS DIRECTED AWAY FROM A CURB, THE CONTRACTOR SHALL INSTALL REVERSE GUTTER PITCH.
8. CONTRACTOR TO REFER TO THE LANDSCAPE PLANS TO DETERMINE TOPSOIL REPLACEMENT DEPTH IN ALL DISTURBED GREENSPACE AREAS.
9. DEPRESSED CURB ADJACENT TO CURB RAMP FOR ADA ACCESS SHALL HAVE THE TOP OF DEPRESSED CURB 1/2" ABOVE CURB FLOWLINE.

PLAN ABBREVIATION LEGEND
(IN ADDITION TO TITLE SHEET)

P = PAVEMENT
R = RIM (OR RADIUS)
TC = TOP OF CURB
SW = WALK (OR TOP OF WALK)
FF = FINISHED FLOOR
EP = EDGE OF PAVEMENT
FL = FLOW LINE
TW = TOP OF WALL ELEV
BW = BOTTOM OF WALL (GRADE) ELEV
TDC = TOP OF DEPRESSED CURB

GRADING LEGEND

	EXISTING	PROPOSED
CONCRETE HEADWALL	⊃	⊃
PRECAST FLARED END SECTION	▷	▶
STORM DRAINAGE STRUCTURE	○	●
RETAINING WALL		
CONTOUR	749	749
5' CONTOUR	750	750
SPOT ELEVATION	×(750.00)	×750.00
DIRECTION OF SURFACE FLOW		
DITCH OR SWALE		
OVERFLOW RELIEF ROUTING		
SLOPE BANK		

NORTH

GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
1 inch = 30 ft.

EXISTING BUILDING
BIT. SURFACE
BLDG. "E" 4,581 S.F. FIN. FLR. EL.=916.50
BLDG. "F" 4,581 S.F. FIN. FLR. EL.=916.50
BLDG. "G" 4,581 S.F. FIN. FLR. EL.=916.50
BLDG. "H" 4,581 S.F. FIN. FLR. EL.=916.50
BLDG. "I" 4,581 S.F. FIN. FLR. EL.=916.00
BLDG. "C" 3,742 S.F. FIN. FLR. EL.=915.50
BLDG. "D" 3,742 S.F. FIN. FLR. EL.=915.50
BLDG. "B" 3,742 S.F. FIN. FLR. EL.=915.50
BLDG. "A" 4,581 S.F. FIN. FLR. EL.=915.00
4 STORY APARTMENT BUILDING 13,800 S.F. FIN. FLR. EL.=915.00
EXISTING BUILDING T/F=915.8
BLOCK RET. WALL
RAMP ASPHALT AND GUTTER FLAG UP IN STRIPED AREA TO MEET SIDEWALK GRADE
MEET EXISTING GRADES AT EXISTING HARDSCAPE FEATURES
PLANTERS (TYP.)
SITE BENCHMARK: SQUARE CUT AT SW'ly CORNER OF HANDHOLE. ELEV.=913.37 NAVD88
DOG PARK
EX. BIT. TRAIL
20' McHENRY COUNTY CONSERVATION DISTRICT CORRIDOR
UNION PACIFIC RAILROAD CORRIDOR
80' (& VARIES) RAILROAD R.O.W.
BENCH
GRAVEL
CROSSING GATE
BIT. DRIVE
OHW
CRYSTAL LAKE AVE.
S. MAIN STREET
100' RAILROAD R.O.W.

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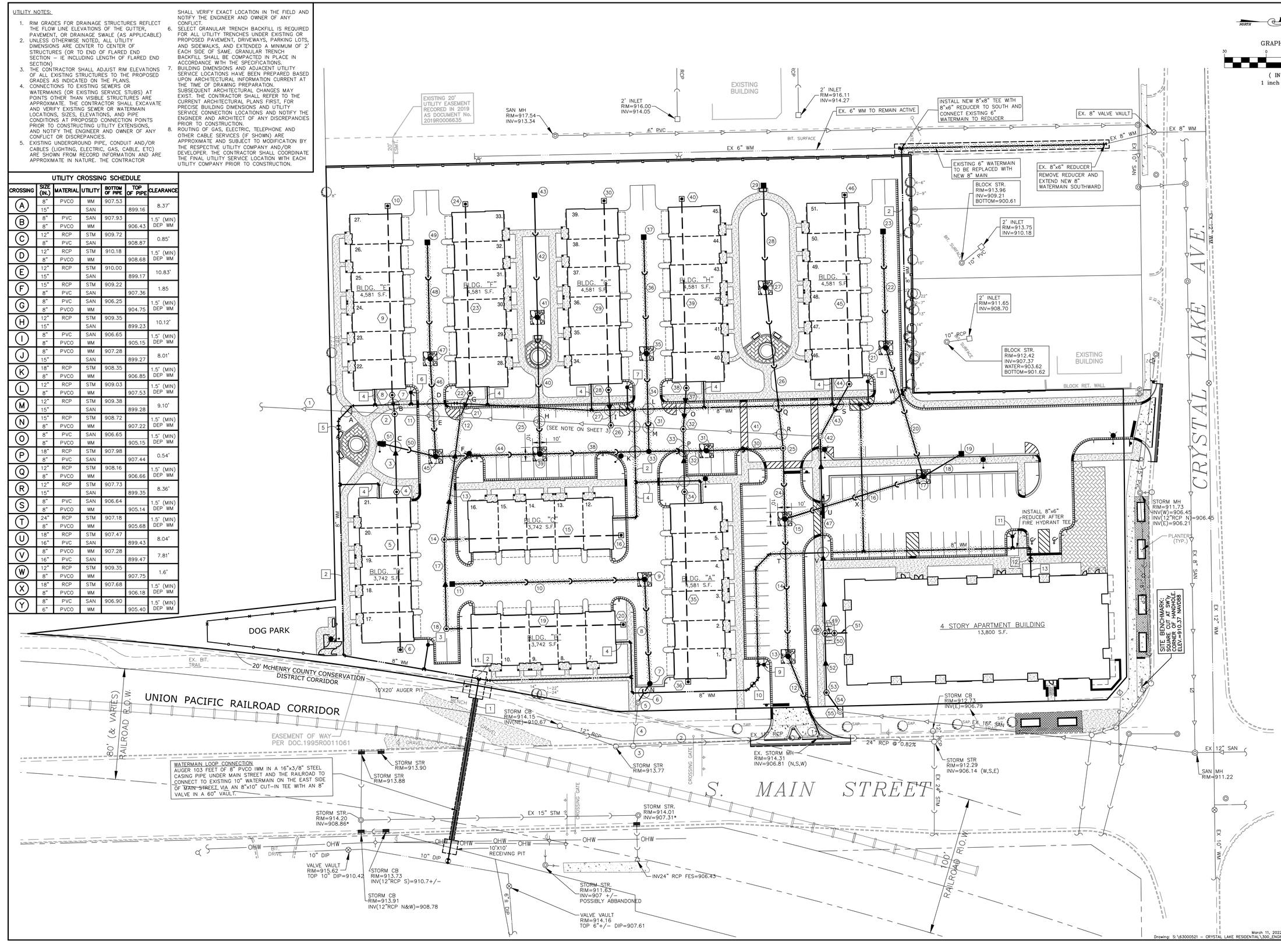
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UTILITY NOTES:

1. RIM GRADES FOR DRAINAGE STRUCTURES REFLECT THE FLOW LINE ELEVATIONS OF THE GUTTER, PAVEMENT, OR DRAINAGE SWALE (AS APPLICABLE)
2. UNLESS OTHERWISE NOTED, ALL UTILITY DIMENSIONS ARE CENTER TO CENTER OF STRUCTURES (OR TO END OF FLARED END SECTION – IE INCLUDING LENGTH OF FLARED END SECTION)
3. THE CONTRACTOR SHALL ADJUST RIM ELEVATIONS OF ALL EXISTING STRUCTURES TO THE PROPOSED GRADES AS INDICATED ON THE PLANS.
4. CONNECTIONS TO EXISTING SEWERS OR WATERMAINS (OR EXISTING SERVICE STUBS) AT POINTS OTHER THAN VISIBLE STRUCTURES ARE APPROXIMATE. THE CONTRACTOR SHALL EXCAVATE AND VERIFY EXISTING SEWER OR WATERMAIN LOCATIONS, SIZES, ELEVATIONS, AND PIPE CONDITIONS AT PROPOSED CONNECTION POINTS PRIOR TO CONSTRUCTING UTILITY EXTENSIONS, AND NOTIFY THE ENGINEER AND OWNER OF ANY CONFLICT OR DISCREPANCIES.
5. EXISTING UNDERGROUND PIPE, CONDUIT AND/OR CABLES (LIGHTING, ELECTRIC, GAS, CABLE, ETC) ARE SHOWN FROM RECORD INFORMATION AND ARE APPROXIMATE IN NATURE. THE CONTRACTOR SHALL VERIFY EXACT LOCATION IN THE FIELD AND NOTIFY THE ENGINEER AND OWNER OF ANY CONFLICT.
6. SELECT GRANULAR TRENCH BACKFILL IS REQUIRED FOR ALL UTILITY TRENCHES UNDER EXISTING OR PROPOSED PAVEMENT, DRIVEWAYS, PARKING LOTS, AND SIDEWALKS, AND EXTENDED A MINIMUM OF 2' EACH SIDE OF SAME. GRANULAR TRENCH BACKFILL SHALL BE COMPACTED IN PLACE IN ACCORDANCE WITH THE SPECIFICATIONS.
7. BUILDING DIMENSIONS AND ADJACENT UTILITY SERVICE LOCATIONS HAVE BEEN PREPARED BASED UPON ARCHITECTURAL INFORMATION CURRENT AT THE TIME OF DRAWING PREPARATION. SUBSEQUENT ARCHITECTURAL CHANGES MAY EXIST. THE CONTRACTOR SHALL REFER TO THE CURRENT ARCHITECTURAL PLANS FIRST, FOR PRECISE BUILDING DIMENSIONS AND UTILITY SERVICE CONNECTION LOCATIONS AND NOTIFY THE ENGINEER AND ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
8. ROUTING OF GAS, ELECTRIC, TELEPHONE AND OTHER CABLE SERVICES (IF SHOWN) ARE APPROXIMATE AND SUBJECT TO MODIFICATION BY THE RESPECTIVE UTILITY COMPANY AND/OR DEVELOPER. THE CONTRACTOR SHALL COORDINATE THE FINAL UTILITY SERVICE LOCATION WITH EACH UTILITY COMPANY PRIOR TO CONSTRUCTION.

UTILITY CROSSING SCHEDULE

CROSSING	SIZE (IN.)	MATERIAL	UTILITY	BOTTOM OF PIPE	TOP OF PIPE	CLEARANCE
A	8"	PVCO	WM	907.53		8.37'
	15"		SAN		899.16	
B	8"	PVC	SAN	907.93		1.5' (MIN) DEP WM
	8"	PVCO	WM		906.43	
C	12"	RCP	STM	909.72		0.85'
	8"	PVC	SAN		908.87	
D	12"	RCP	STM	910.18		1.5' (MIN) DEP WM
	8"	PVCO	WM		908.68	
E	12"	RCP	STM	910.00		10.83'
	15"		SAN		899.17	
F	15"	RCP	STM	909.22		1.85
	8"	PVC	SAN		907.36	
G	8"	PVC	SAN	906.25		1.5' (MIN) DEP WM
	8"	PVCO	WM		904.75	
H	12"	RCP	STM	909.35		10.12'
	15"		SAN		899.23	
I	8"	PVC	SAN	906.65		1.5' (MIN) DEP WM
	8"	PVCO	WM		905.15	
J	8"	PVCO	WM	907.28		8.01'
	15"		SAN		899.27	
K	18"	RCP	STM	908.35		1.5' (MIN) DEP WM
	8"	PVCO	WM		906.85	
L	12"	RCP	STM	909.03		1.5' (MIN) DEP WM
	8"	PVCO	WM		907.53	
M	12"	RCP	STM	909.38		9.10'
	15"		SAN		899.28	
N	15"	RCP	STM	908.72		1.5' (MIN) DEP WM
	8"	PVCO	WM		907.22	
O	8"	PVC	SAN	906.65		1.5' (MIN) DEP WM
	8"	PVCO	WM		905.15	
P	18"	RCP	STM	907.98		0.54'
	8"	PVC	SAN		907.44	
Q	12"	RCP	STM	908.16		1.5' (MIN) DEP WM
	8"	PVCO	WM		906.66	
R	12"	RCP	STM	907.73		8.36'
	15"		SAN		899.35	
S	8"	PVC	SAN	906.64		1.5' (MIN) DEP WM
	8"	PVCO	WM		905.14	
T	24"	RCP	STM	907.18		1.5' (MIN) DEP WM
	8"	PVCO	WM		905.68	
U	18"	RCP	STM	907.47		8.04'
	16"	PVC	SAN		899.43	
V	8"	PVCO	WM	907.28		7.81'
	16"	PVC	SAN		899.47	
W	12"	RCP	STM	909.35		1.6'
	8"	PVCO	WM		907.75	
X	18"	RCP	STM	907.68		1.5' (MIN) DEP WM
	8"	PVCO	WM		906.18	
Y	8"	PVC	SAN	906.90		1.5' (MIN) DEP WM
	6"	PVCO	WM		905.40	



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Luminaire Schedule

Symbol	Qty	Label	Arrangement	LMF	Lum. Lumens	Lum. Watts	Part Number
	1	3M-1	SINGLE	1.000	11175	72	OSQM-B-11L-40K7-3M-UL-NM-__ w/OSQ-ML-B-DA-__
	2	4M-1	SINGLE	1.000	11175	70	OSQM-B-11L-57K7-4M-UL-NM-__ w/OSQ-ML-B-DA-__
	5	5Q-1	SINGLE	1.030	11950	72	OSQM-B-11L-57K7-5Q-UL-NM-__ w/OSQ-ML-B-DA-__
	5	XSPW--4ME	SINGLE	0.960	2490	19	XSPW-B-WM-4ME-2L-57K-UL-XX
	2	XSPW--4ME 800	SINGLE	0.960	800	9	XSPW-B-WM-4ME-2L-57K-UL-XX
	102	5M-800	SINGLE	1.000	800	10	COACH FIXTURE BY OTHERS
	2	PWY-EDG-5M-E	SINGLE	0.990	1730	22	PWY-EDG-5M-P8-02-E-UL-XX-350

Calculation Summary (Footcandles calculated using predicted lumen values @ 50K hrs of operation)

Label	Units	Avg	Max	Min	Avg/Min	Max/Min
PAVED AREA	Fc	1.08	4.5	0.1	10.80	45.00
SITE	Fc	0.38	4.8	0.0	N.A.	N.A.

Pole Schedule

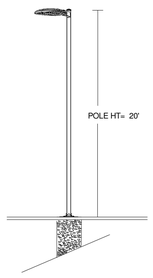
(8) SSS-4-11-20-CW-BS-1D-C-BZ (20' X 4" X 11ga STEEL SQUARE POLE)

Proposed poles meet 140 MPH sustained winds.

Additional Equipment:
(8) OSQ-ML-B-DA-X__

*** CUSTOMER TO VERIFY ORDERING INFORMATION AND CATALOGUE NUMBER PRIOR TO PLACING ORDER ***

OSQ Area Luminaire



CREE LIGHTING
A COMPANY OF IDEAL INDUSTRIES, INC.
9201 Washington Ave, Racine, WI 53406 https://creelighting.com - (800) 236-6800

Illumination results shown on this lighting design are based on project parameters provided to Cree Lighting used inconjunction with luminaire test procedures conducted under laboratory conditions. Actual project conditions differing from these design parameters may affect field results. The customer is responsible for verifying dimensional accuracy along with compliance with any applicable electrical, lighting,or energy code.

Project Name: Crystal Lake, IL

CASE # 00478153 | Footcandles calculated at grade | Filename: 2201203CL1LJSR4.AGI

Layout By:
Linda Schaller

Date:4/6/2022

Scale 1" = 40'

0 80 160



job#: 22-9098

OLYMPIK SIGNS
1130 N. Garfield
Lombard, IL 60148
Ph.# 630.424.6100 Fx.# 630.424.6120 WWW.OLYSIGNS.COM

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● 05-11-22



Site Plan -

ENCLAVE
CRYSTAL LAKE

OLYMPIK SIGNS
1130 N. Garfield
Lombard, IL 60148
Ph.# 630.424.6100 Fx.# 630.424.6120 WWW.OLYSIGNS.COM

account representative: ROB WHITEHEAD
client: N Main Street & E Crystal Lake Avenue, Crystal Lake, IL 60014
drawn by: PAMELA F

- job#: 22-9098
- 04-20-22
- rev.# 05-11-22

Comments:

SITE PLAN

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ENCLAVE

CRYSTAL LAKE

N Main Street & E Crystal Lake Avenue
Crystal Lake, IL 60014

account representative: ROB WHITEHEAD

client

drawn by: PAMELA F

- job#: 22-9098
- 04-20-22
- rev.# 05-11-22

Comments:

SIGN CONCEPT

OLYMPIK SIGNS
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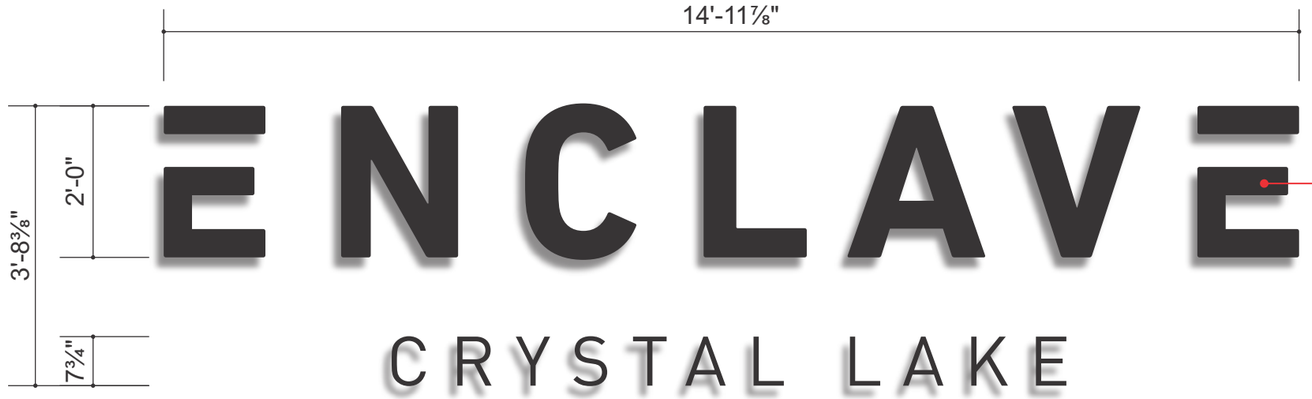
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Sign to meet multi-family residential freestanding sign square footage of 16 square feet as approved in Preliminary PUD. 5/13/2022

Concept Landscaping Retaining Wall - A-1

Scale N.T.S.



1/4" Aluminum FCO (flat cut out) Letters, painted **Matthews Black**, pin-mounted

Front View

FCOs Pin Mounted to Landscaping Retaining Wall - A-1

Scale 1" = 1'-0"
Qty: (1) Required
Square Footage: 55.43
1/4" Aluminum FCO (flat cut out) Letters, painted Matthews Black, pin-mounted to landscaping retaining wall.
Field survey required prior to fabrication. Drawing for concept purposes only.

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CRYSTAL LAKE
N Main Street & E Crystal Lake Avenue
Crystal Lake, IL 60014

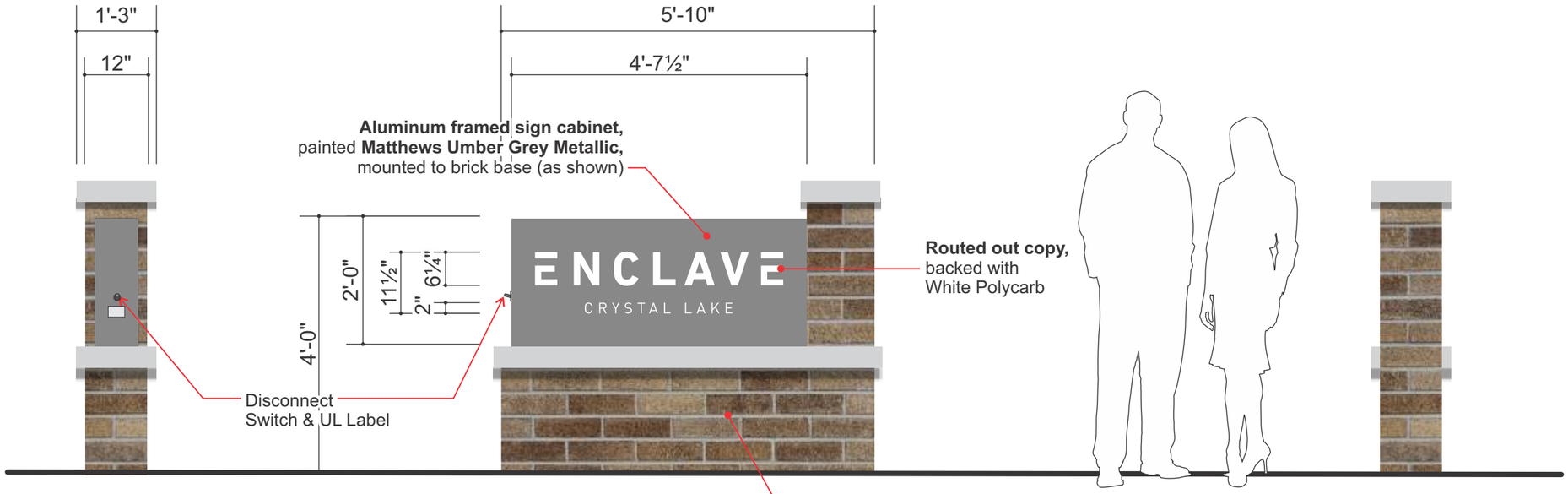
account representative: ROB WHITEHEAD
client:
drawn by: PAMELA F
job#: 22-9098
04-20-22
rev.# 05-11-22

Comments:

SIGN LAYOUT

OLYMPIK SIGNS
1130 N. Garfield
Lombard, IL 60148
Ph.# 630.424.6100 Fx.# 630.424.6120 WWW.OLYSIGNS.COM

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Street Side View **Front View** **Inside Property Side View**

D/F Illuminated Entrance Monument - A-2 & A-3

Scale 1/2" = 1'-0"
Qty: (2) Required
Square Footage: 9.25
Aluminum constructed sign frame with aluminum sign faces. Routed out copy backed with White Polycarb.
To be illuminated with White LED Module Lighting System. Electrical service to be brought to sign site by others.
Drawing for concept purposes only.

Staid Gray Metallic
MP32195
CMYK
60 / 53 / 49 / 20
RGB
102 / 101 / 104

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Crystal Lake, IL 60014

account representative: ROB WHITEHEAD
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drawn by: PAMELA F
• job#: 22-9098
• 04-20-22
• rev.# 05-11-22

Comments:

SIGN LAYOUT

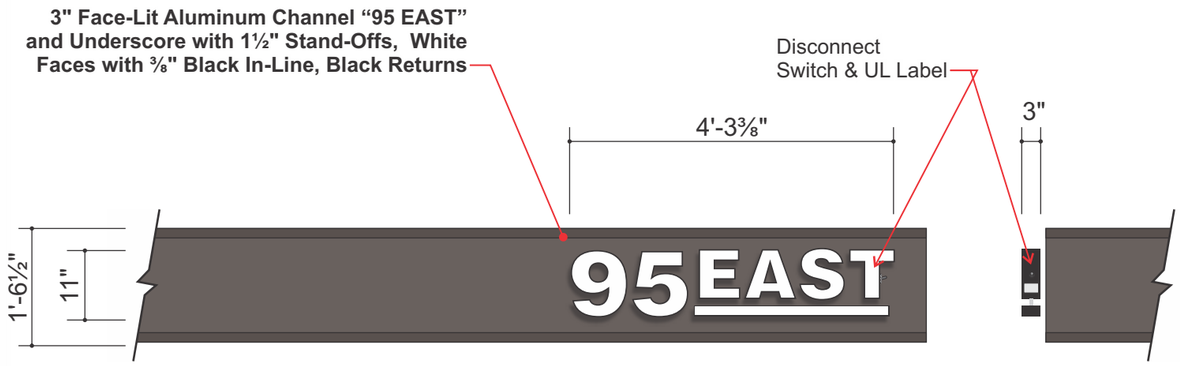
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Partial West Building Elevation - B-1

Scale N.T.S.
Drawing for concept purposes only.



Front View Side View

Face-Lit Aluminum Channel Address - Attached to Canopy B-1

Scale 1/2" = 1'-0"
Qty: (1) Required
Square Footage: 3.9
Aluminum constructed sign frame with aluminum sign faces. 3"deep Face-Lit Channel "95 EAST" and Underscore. To be illuminated with White LED Module Lighting System. Electrical service to be brought to sign site by others. Attachment method to canopy to be determined. Drawing for concept purposes only.

ENCLAVE
CRYSTAL LAKE
N Main Street & E Crystal Lake Avenue
Crystal Lake, IL 60014

account representative: ROB WHITEHEAD
client:
drawn by: PAMELA F

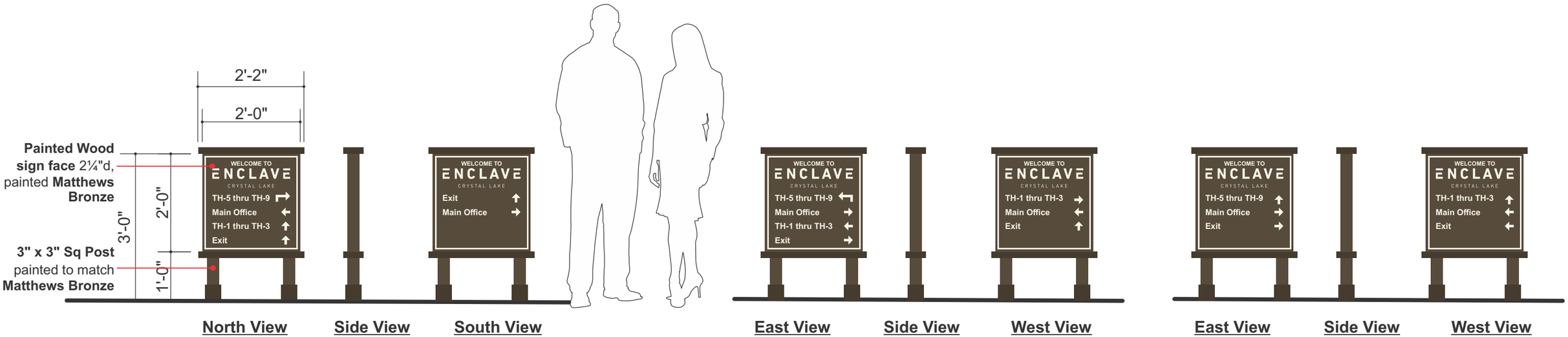
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Comments:

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D/F Non-Illuminated Wayfinding Sign - C-1

Scale 1/2" = 1'-0"
Qty: (1) Required | Square Footage: 4.0
Aluminum constructed sign frame with painted wood sign panel
Drawing for concept purposes only.

D/F Non-Illum. Wayfinding Sign - C-2

Scale 1/2" = 1'-0"
Qty: (1) Required | Square Footage: 4.0
Aluminum constructed sign frame with painted wood sign panel
Drawing for concept purposes only.

D/F Non-Illum. Wayfinding Sign - C-3

Scale 1/2" = 1'-0"
Qty: (1) Required | Square Footage: 4.0
Aluminum constructed sign frame with painted wood sign panel
Drawing for concept purposes only.

Dark Bronze
MP41313SP
CMYK
58 / 58 / 60 / 35
RGB
90 / 80 / 76

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CRYSTAL LAKE
N Main Street & E Crystal Lake Avenue
Crystal Lake, IL 60014

account representative: ROB WHITEHEAD
client:
drawn by: PAMELA F

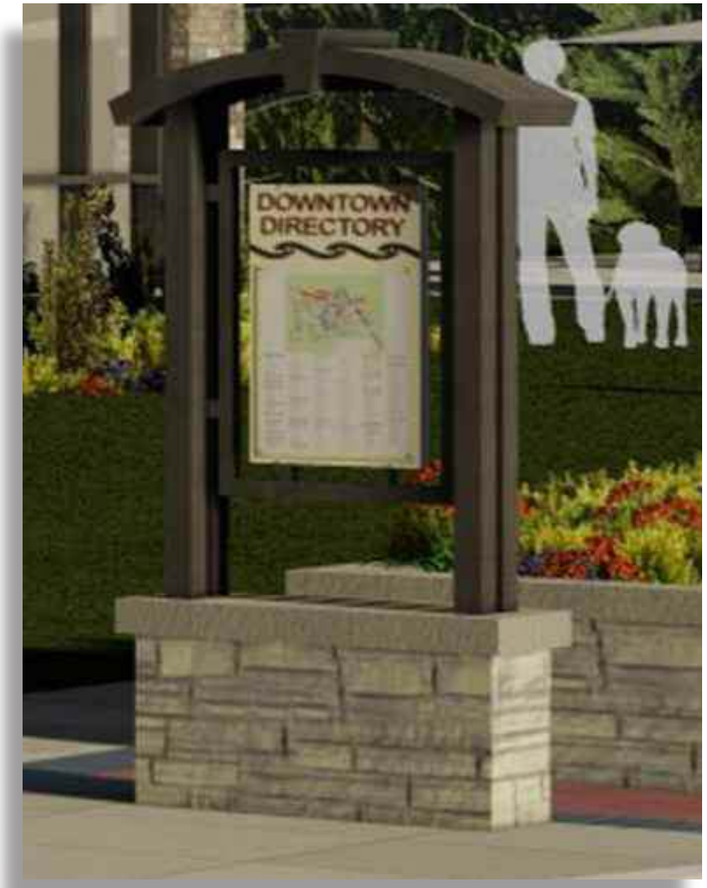
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Comments:

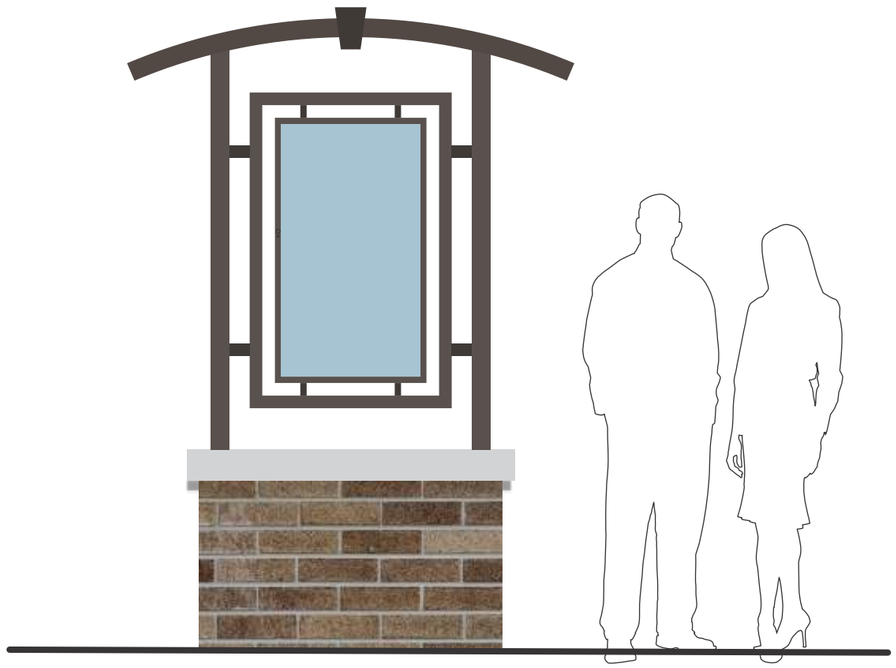
SIGN LAYOUT

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Example of Downtown Crystal Lake Directory - D



Front View

D/F Solar-Illuminated Community Directory - D

Scale 1/2" = 1'-0"
Qty: (1) Required
Aluminum constructed sign frame with aluminum sign faces with framed enclosed cabinet with clear covered directory with key lock. Dimensions TBD.
Drawing for concept purposes only.



Example of Street Signage - E

ENCLAVE
CRYSTAL LAKE
N Main Street & E Crystal Lake Avenue
Crystal Lake, IL 60014

account representative: ROB WHITEHEAD
client:
drawn by: PAMELA F

- job#: 22-9098
- 04-20-22
- rev.# 05-11-22

Comments:

SIGN LAYOUT

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PLAT OF SURVEY

THAT PART OF LOTS 8 AND 9 IN BLOCK 1 OF PADDOCK'S ADDITION TO CRYSTAL LAKE, BEING A PART OF LOT 1 OF THE ASSESOR'S PLAT OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 43 NORT, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 29, 1874 IN BOOK 55 OF DEEDS, PAGE 277, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 8; THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT 8, A DISTANCE OF 138.00 FEET; THENCE EASTERLY PARALLEL WITH THE SOUTH LINE OF SAID LOT 8, A DISTANCE OF 158.18 FEET TO THE PLACE OF BEGINNING; THENCE CONTINUING EASTERLY ALONG SAID PARALLEL LINE, A DISTANCE OF 312.24 FEET; THENCE SOUTHEASTERLY ALONG A LINE THAT FORMS AN ANGLE OF 84 DEGREES 58 MINUTES 17 SECONDS TO THE RIGHT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 222.87 FEET TO THE WESTERLY RIGHT OF WAY LINE OF THE CHICAGO AND NORTHWESTERN RAILWAY; THENCE NORTHEASTERLY ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 516.57 FEET TO THE WEST LINE OF A PUBLIC HIGHWAY (STATE AID ROUTE 8A); THENCE NORTHERLY ALONG SAID WEST LINE, A DISTANCE OF 295.50 FEET TO THE SOUTH LINE OF CRYSTAL LAKE AVENUE; THENCE WESTERLY ALONG SAID SOUTH LINE, A DISTANCE OF 243.75 FEET; THENCE SOUTHERLY PARALLEL WITH THE WEST LINE OF LOT 8 AS AFORESAID, A DISTAMCE OF 165.0 FEET; THENCE WESTERLY PARALLEL WITH THE SOUTH LINE OF CRYSTAL LAKE AVENUE, A DISTANCE OF 171.18 FEET; THENCE SOUTHERLY PARALLEL WITH THE WEST LINE OF SAID LOT 8, A DISTANCE OF 421.25 FEET TO THE PLACE OF BECINNING, IN MCHENRY COUNTY, ILLINOIS.

EXCEPT THAT REAL EASTATE CONVEYED BY SPECIAL WARANTY DEED, RECORDED 07/03/2019 AS DOCUMENT NO. 2019R0020113, DESCRIBED AS FOLLOWS:

THAT PART OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, MCHENRY COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS, USING BEARING AND DISTANCES REFERENCED TO THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT):

COMMENCING AT A MAG NAIL SET AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER PER MONUMENT RECORD 91R044510; THENCE SOUTH 00 DEGREES 35 MINUTES 20 SECONDS EAST, 99.70 FEET ALONG THE EAST LINE OF SAID NORTHEAST QUARTER TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD CORPORATION; THENCE SOUTHWESTERLY 238.64 FEET ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE ON A CURVE TO THE LEFT HAVING A RADIUS OF 3065.57 FEET; THE CHORD OF SAID CURVE BEARS SOUTH 15 DEGREES 20 MINUTES 38 SECONDS WEST, 238.58 FEET TO THE WEST RIGHT-OF-WAY LINE OF MAIN STREET FOR THE POINT OF BEGINNING; THENCE NORTH 01 DEGREES 30 MINUTES 32 SECONDS WEST, 295.54 FEET ALONG SAID WEST RIGHT-OF-WAY TO THE SOUTH RIGHT-OF-WAY LINE OF CRYSTAL LAKE AVENUE; THENCE SOUTH 89 DEGREES 15 MINUTES 09 SECONDS WEST, 243.83 FEET ALONG SAID SOUTH RIGHT-OF-WAY TO THE NORTHEAST CORNER OF LOT 2 IN CHINLUND'S RESUB, RECORDED FEBRUARY 8, 1985 AS DOCUMENT NUMBER 900614; THENCE SOUTH 01 DEGREES 04 MINUTES 42 SECONDS EAST, 14.16 FEET ALONG THE EAST LINE OF SAID LOT 2: THENCE NORTH 89 DEGREES 19 MINUTES 51 SECONDS EAST 207.44 FEET; THENCE SOUTH 49 DEGREES 06 MINUTES 48 SECONDS EAST, 21.74 FEET; THENCE SOUTH 01 DEGREES 22 MINUTES 44 SECONDS EAST, 353.46 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY LINE LAND CONVEYED TO THE MCHENRY COUNTY CONSERVATION DISTRICT BY DEED RECORDED DECEMBER 27, 1991 AS DOCUMENT NUMBER 91R050211; THENCE NORTHEASTERLY 89.11 FEET ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 3065.57 FEET, THE CHORD OF SAID CURVE BEARS NORTH 12 DEGREES 16 MINUTES 52 SECONDS EAST, 89.11 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.608 ACRES +/-

CRYSTAL LAKE AVE.

S. MAIN STREET

SITE BENCHMARK:
SQUARE CUT AT SW'ly CORNER OF HANDHOLE.
ELEV.=910.37 NAVD88

SAN MH
RIM=911.22

EXCEPTION

PLANTERS (TYP.)

243.81' MEAS. S89°15'09"W

14.16' MEAS. S00°59'32"E

FOUND IR @ CORNER

207.44' MEAS. N89°19'51"E

STORM MH
RIM=911.73
INV(W)=906.45
INV(12"RCP N)=906.45
INV(E)=906.21

21.74' MEAS. S49°06'48"E

EXISTING BUILDING
T/F=915.8

BLOCK RET. WALL

CHINLUND'S RESUB.
DOC. 900614

LOT 1

LOT 2

BLOCK STR.
RIM=912.42
INV=907.37
WATER=903.62
BOTTOM=901.62

150.74' MEAS. N00°59'32"W

BIT. SURFACE

2' INLET
RIM=909.57
INV=907.45

REMNANTS OF CONCRETE FOUNDATION

CONCRETE

BIT. TRAIL

EXCEPTION

SAP.

295.54' MEAS.

STORM STR
RIM=912.29

STORM CB
RIM=912.73
INV(E)=906.79

N01°30'32"W

353.46' MEAS. S01°22'44"E

2' INLET
RIM=913.75
INV=910.18

10" PVC

BLOCK STR.
RIM=913.96
INV=909.21
BOTTOM=900.61

2' INLET
RIM=911.65
INV=908.70

12" RCP

171.18' REC.
171.18' MEAS. N89°18'39"E

FOUND IR ON LINE

GATE

CHAINLINK FENCE

FOUND IR @ CORNER

FOUND NAIL
0.53' N.
0.53' W.

FOUND IR ON LINE

4" DIP

SAN MH
RIM=914.27
INV=898.29

2' INLET
RIM=916.11
INV=914.27

10" RCP

RAILROAD TRACKS

SAN MH
RIM=911.20
INV=898.07
INV(NE)=907.68

STORM MH
RIM=909.77
INV(E&NW)=907.12
INV(SW)=907.30

12" RCP

12" DIP

STORM MH
RIM=914.31
INV(W)=906.81
INV(S)=906.81
INV(N)=906.81

8" PVC

EXISTING BUILDING

CHAINLINK FENCE

2' INLET
RIM=916.00
INV=914.05

421.38' MEAS. N01°06'50"W
421.25' REC.

6" PVC

SAN MH
RIM=917.54
INV=913.34

STORM MH
RIM=910.42
INV(NE)=907.73
INV(SW)=906.98

10" PVC

STORM MH
RIM=911.47
INV(NE)=906.22

STORM CB
RIM=913.89
INV(E)=908.78

12" RCP

STORM STR
RIM=913.79

STORM STR
RIM=913.77

STORM STR.
RIM=914.01

INV24" RCP FES=906.43

CROSSING GATE

914.48

CROSSING GATE

EASEMENT OF WAY
PER DOC.1995R0011061

STORM CB
RIM=914.15
INV(NE)=910.67

1-22"
1-24"
14"

CHAINLINK FENCE

GRAVEL

BENCH

STORM STR.
RIM=911.63
INV=907 +/-
POSSIBLY ABBANDONED

914.49

TC 914.48
FL 914.08

6"+/- DIP

6"+/- DIP

VALVE VAULT
RIM=914.16
TOP 6"+/- DIP=907.61

914.59

TC 914.93
FL 914.43

TC 914.50
FL 914.04

AUX. VALVE

SAN MH
RIM=913.94
INV=897.89

CONC.

STORM MH
RIM=911.50
INV(NE)=905.9

8" DIP

STORM MH
RIM=910.65
INV(NE)=906.41

CONC. RET. WALL

914.70

STORM STR
RIM=913.90

STORM STR
RIM=913.88

STORM CB
RIM=913.73
INV(12"RCP S)=910.7+/-

STORM CB
RIM=913.91
INV(12"RCP N&W)=908.78

STORM STR.
RIM=914.20

VALVE VAULT
RIM=915.62
TOP 10" DIP=910.42

914.63

10" DIP

CHAINLINK FENCE

8"

312.32' MEAS.
312.24' REC.
S88°45'11"W

FOUND IR @ CORNER

FOUND RR SPIKE @ CORNER

222.86' MEAS. N06°17'12"W
222.87' REC.

L=427.68' MEAS. R=3065.57'

L=89.11' M R=3065.57'

TC 914.64
FL 914.17

TC 914.65
FL 914.20

914.91

BIT. DRIVE

BIT. TRAIL

BIT. TRAIL

BIT. TRAIL

FOUND IR @ CORNER

SCALE: 1" = 30'

SYMBOL LEGEND

- ◁▷ – TRAFFIC SIGNAL
- ⧄ – HANDHOLE
- Ⓤ – UTILITY CANISTER
- WV – WATER VALVE VAULT
- ⧓ – FIRE HYDRANT
- Ⓓ – STORM STRUCTURE
- ▬ – STORM STRUCTURE (CURB LINE)
- Ⓢ – SANITARY MANHOLE
- ⊸ – SIGN
- ⌓ – UTILITY POLE
- OHW – OVERHEAD WIRES

STATE OF ILLINOIS
COUNTY OF LAKE SS.

I, Vydas Z. Rekasius, an Illinois Professional Land Surveyor, do hereby certify that I have surveyed the property described above and that the plat shown hereon is a correct representation of said survey.

DATED THIS 15th DAY OF JULY, A.D. 2021.

BY:_____

Illinois Professional Land Surveyor No. 3210
License Renewal Date : 11/30/2022
DESIGN FIRM NO. 184-004538 RENEWAL DATE: 4/30/2023

STATE OF ILLINOIS
VYDAS Z.
REKASIUS
035-003210
LAKE ZURICH
ILLINOIS
PROFESSIONAL LAND SURVEYOR

NOTE:

1. Please check Legal Description with Deed and report any discrepancy Immediately.
2. Compare all points before building by same and report any discrepancies at once.
3. Building lines, if any, shown hereon are building lines shown on the recorded subdivision plat or called out in the title report.
4. Consult local authorities for building lines established by local ordinances.
5. This professional service conforms to the current Illinois minimum standards for a boundary survey.

TERRA TECHNOLOGY
LAND SURVEYING, INC.
24198 ROSE AVE. LAKE ZURICH, ILLINOIS 60047
PHONE: (847) 540-8606 E-MAIL: TTLS.1@SBCGLOBAL.NET

JOB NO.: 21-0038 SURVEY DATE: 6/15/2021
DRAWING FILE: DATA/21/0038/SITE.DWG