#2025-14
Jade Station (Pingry Place Townhomes Phase 2) – Final Planned Unit Development Amendment and Final Plat of Subdivision
Project Review for Planning and Zoning Commission

Meeting Date: February 18, 2026

Request: Planned Unit Development Amendment and Final Plat of Subdivision for a 19-lot townhome development.

Location: 31, 33, 35, 37, and 39 Petrick Lane and 81, 83, 85, 87, 89, 91, 93, 95, 97, 99, 101, 103, 105, 107, and 109 Lesley Lane

Acreage: Approximately 21,000 square feet

Current Zoning: B-4 PUD – Mixed Use Business

Surrounding Properties: North: B-4 – Mixed Use Business
South: B-4 – Mixed Use Business
East: B-4 – Mixed Use Business
West: B-4 – Mixed Use Business

Staff Contact: Elizabeth Maxwell (815.356.3605)

Background:

- The Pingry Place Townhomes were originally approved August 4, 1992. The project received a Special Use Permit and Final Planned Unit Development for 34 three-story townhome units. The first phase, 14 units, was constructed.
- Throughout the years numerous property maintenance issues arose with the red brick falling off the building. In 1997, the builder proposed a full brick replacement, which was never done.
- In 2019, a new builder purchased phase 2 and proposed new elevations. The red brick would be removed and a blueish grey siding and off-white stone base was proposed. The PUD Amendment was approved for both phase 2 and the existing townhomes. The HOA of the existing homeowners revised the elevations with the approved colors and materials.
- This petitioner has purchased the second phase. The elevations will match many of the same design elements with the same color siding and stone, as well as balconies, window trim, chimney tops, etc. of the existing townhomes.
- The original 1992 approval noted the Downtown parking requirement was 1 parking space. There was also a condition in the ordinance that stated owners may not have more than 2 vehicles per unit, allowing owners the 1 enclosed parking space and the 1 space outside the garage. These new townhomes will have two car enclosed garages.

Development Analysis:

LAND USE/ZONING
General

- Request: Final Planned Unit Development Amendment and Final Plat of Subdivision to allow the construction of 19 three-story townhome units.
- Zoning: The site is zoned B-4 PUD and was approved for a residential multi-family development.
- Land Use: The land use map shows the area as Mixed Use. This land use designation is appropriate for a mixture of retail, service and residential uses.

SITE

- There are two existing entrances into the site, one off Woodstock Street and one off Grant Street.
- The proposal includes a reduction of one unit from the original PUD plan.
- The homes will front onto Grant Street or Brink Street. The front doors and stairs will lead right to the public sidewalk. This is a change from the original PUD approval as the main entrances were located next to the single-car garage door (see existing units).
- The original PUD plan had 15 lots in one continuous length along Grant Street, the current proposal breaks up lots into two groups of seven lots.
- The interior street of Lesley Lane and Petrick Lane will have access to the rear loaded two car garages. There is a small balcony on this rear elevation.
- The site was previously engineered and the stormwater and utilities have already been installed. The existing water service lines will be abandoned at the main and new service lines with relocated buffalo boxes will be installed.

LANDSCAPE

- There are existing street trees along Grant Street and Brink Street.
- The developer will install native landscape material at the front of the buildings identified as Black-Eyed Susans, Purple Coneflower, Prairie Dropseed and Ninebark.
- The back area between the garages is a small landscape island planned with Black-Eyed Susans, Purple Coneflower, and Prairie Dropseed.
- There is an eight-foot landscape area between lots 12 and 13.

BUILDING ELEVATIONS

- The homes are designed with the front facing out to the public street and the rear facing the interior of the property, opposite of the existing homes where the front door is next to the garage door.
- The front elevations feature Brookhaven colored stacked stone rising the full three-story height. This matches the same stone color as the existing elevations.

- The siding is Hardie board colored Night Gray.
- Additional features are the faux chimneys, the decorative bracketing under the gable roof, the stone front porch columns and the triangular windows.
- The proposed elevations meet the design criteria for multi-family residential.

Proposed Elevations



Existing Elevations







Findings of fact:

FINAL PLAT OF SUBDIVISION

The petitioner is requesting a Final Plat of Subdivision to reorganize the lots from 20 20-foot wide lots to 19 20.67-foot wide lots to accommodate the larger footprint of these units. Final Plats are required to meet the following requirements:

a) Promote the health, safety, morals, convenience, order, prosperity and welfare of the present and future inhabitants of the City by providing for the orderly growth and development of the City;

☐ *Meets* ☐ *Does not meet*

b) Coordinating streets and roads within proposed subdivisions with the City's planned street system, and with other public facilities;

☐ *Meets* ☐ *Does not meet*

c) Providing right-of-way easements for streets and utilities;

☐ *Meets* ☐ *Does not meet*

d) Avoiding congestion and overcrowding, and encouraging the proper arrangement of streets in relation to existing or planned streets;
☐ *Meets* ☐ *Does not meet*

e) Ensuring there is adequate open space and recreation facilities to serve development;
☐ *Meets* ☐ *Does not meet*

f) Ensuring there is proper recordation of landownership records;
☐ *Meets* ☐ *Does not meet*

g) Installation of any public improvements including water, sewer, storm sewer or detention, parkway trees, and sidewalks;
☐ *Meets* ☐ *Does not meet*

h) Burial of overhead utility lines and all new lines and services in appropriate easements; and
☐ *Meets* ☐ *Does not meet*

i) Ensuring the provision of such other matters as the City Council may deem necessary in order to protect the general health, safety, and welfare of the City
☐ *Meets* ☐ *Does not meet*

FINAL PLANNED UNIT DEVELOPMENT AMENDMENT
The petitioner is requesting approval of a Final Planned Unit Development Amendment to allow the construction of Phase 2 of Pingry Place Townhomes known as Jade Estates. This will be 19 attached townhome lots. A Planned Unit Development is a Special Use and Special Uses require separate review because of their potential to impact surrounding properties and the orderly development of the City.

Section 2-400 B General Standards for all special uses in the Unified Ordinance establishes standards for all special uses in Crystal Lake. Briefly, the criteria are as follows:

1. The use is necessary or desirable, at the proposed location, to provide a service or facility which will further the public convenience and general welfare.
☐ *Meets* ☐ *Does not meet*

2. The use will not be detrimental to area property values.
☐ *Meets* ☐ *Does not meet*

3. The use will comply with the zoning districts regulations.
☐ *Meets* ☐ *Does not meet*

4. The use will not negatively impact traffic circulation.
☐ *Meets* ☐ *Does not meet*

5. The use will not negatively impact public utilities or municipal service delivery systems. If required, the use will contribute financially to the upgrading of public utilities and municipal service delivery systems.
   ☐ *Meets* ☐ *Does not meet*

6. The use will not negatively impact the environment or be unsightly.
   ☐ *Meets* ☐ *Does not meet*

7. The use, where possible will preserve existing mature vegetation, and provide landscaping and architecture, which is aesthetically pleasing, compatible or complementary to surrounding properties and acceptable by community standards.
   ☐ *Meets* ☐ *Does not meet*

8. The use will meet requirements of all regulating governmental agencies.
   ☐ *Meets* ☐ *Does not meet*

9. The use will conform to any conditions approved as part of the issued Special Use Permit.
   ☐ *Meets* ☐ *Does not meet*

10. The use will conform to the regulations established for specific special uses, where applicable.
    ☐ *Meets* ☐ *Does not meet*

In addition PUDs must also meet the standards in Section 4-500 C. Development Standards and 4-500 D. 1 Additional standards for Planned Unit Developments Residential PUDs.

1. Implements the vision and land use policies of the Comprehensive Plan.
   ☐ Meets ☐ Does not meet

2. Shall not result in substantial adverse effect on adjacent property, natural resources, infrastructure, public sites or other matter of public health, safety and welfare.
   ☐ Meets ☐ Does not meet

3. PUDs must provide transitional uses to blend with adjacent development.
   ☐ Meets ☐ Does not meet

4. PUD phases must be logically sequenced.
   ☐ Meets ☐ Does not meet

5. The density and intensity of a PUD shall be in accordance with the Comprehensive Plan.
   ☐ Meets ☐ Does not meet

6. All dimensional standards shall be listed within the PUD plan if they do not meet the Ordinance minimum standards.
   ☐ Meets ☐ Does not meet

7. The responsible parties for all on-site and other required public improvements shall be established and a utility plan indicating all proposed easements shall be provided.
   ☐ Meets ☐ Does not meet

8. Any private infrastructure shall comply with the city standards.
   ☐ Meets ☐ Does not meet

9. The PUD plan shall establish the responsibility of the applicant/developer.
   ☐ Meets ☐ Does not meet

10. A bond or letter of credit shall be posted to cover required fees or public improvements.
    ☐ Meets ☐ Does not meet

Comprehensive Land Use Plan 2030 Vision Summary Review:

The Comprehensive Plan designates the subject property as Mixed Use, which allows for existing and future retail, service and housing uses. The following goals are 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 actions:

Supporting Action: Encourage a diversity of housing types throughout the City, which satisfy wide-range needs for all persons regardless of age, race, religion, national origin, physical ability and economic level for existing and future City residents.
Success Indicator: Approval of multi-family residential developments

Supporting Action: Provide for a reasonable rate of residential growth especially infill growth and mixed-use development which take advantage of existing city services.
Success Indicator: Number of building permits issued for new construction on infill lots.

Housing – Multi-Family

Goal: Provide an appropriate mix of multi-family housing to add density to appropriate areas and allow for mixed-use developments.

This can be accomplished with the following supporting action:

Supporting Action: Promote the construction of a variety of multi-family housing products.
Success Indicator: Number of new multi-family housing permits broken into categories for apartments, townhomes, and condominiums.

Supporting Action: Encourage development or redevelopment of areas for multi-family or mixed-use development.

Success Indicator: Number of redevelopment projects approved for multi-family housing or a mix of uses.

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 (Projades, dated 12/18/25, received 12/20/25)
   B. Site Plan (Unnamed, undated, received 12/20/25)
   C. Final Plat of Subdivision (Vanderstappen, dated 12/18/25, received 1/19/26)
   D. Engineering (Advantage Consulting, dated 09/17/25, received 01/19/26)
   E. Landscape Plan (Daye, dated 01/18/26, received 01/19/26)
   F. Architectural Plans (Gnat, dated 01/18/26, received 01/19/26)

2. This phase 2 Jade Station development will be subject to a Development Agreement approved by the City Council.

3. Architecture:
   A. Maintain the proposed design features of the elevations including the chimneys, stacked stone base and façade, Hardie siding, triangular windows, white band board, balconies, and decorative bracketing.

4. Site Plan:
   A. No free-standing identification sign is permitted.

5. Plat of Subdivision:
   A. A second ownership signature block may be required to on the plat as there is 5.47 feet of lot 35 north of lot 20, 2 feet of lot 35 along lots 16-20 and 4 feet of lot 35 along lots 1-20 of Pingry Place being shown as becoming part new lots of Jade Station Subdivision.
   B. The legal description on the Plat must include Lot 35 of Pingry Place.
   C. Obtain all signatures, except for Recorder's Certificate, then present to the City for signature, then record the final plat and provide a recorded copy of the final plat to the City prior to building permit issuance.

6. Landscape Plan:
   A. The turf between buildings 12 and 13 shall be maintained in good condition.
   B. The native landscape plantings in front and in the back of the units shall be maintained as illustrated.

7. Changes to exterior elevations, materials, landscape and site details that do not match the final approved plans shall be prohibited without a Final Planned Unit Development Amendment.

8. The petitioner shall address all of the review comments and requirements of the Community Development, Public Works and Engineering, Police and Fire Rescue Departments.

PIQ MAP
Pingry Place Townhomes / Jade Station



City of Crystal Lake
Development Application

Office Use Only
File # _____

Project Title: _____

Action Requested

__ **Annexation**
__ **Comprehensive Plan Amendment**
__ **Conceptual PUD Review**
__ **Final PUD**
X **Final PUD Amendment**
__ **Final Plat of Subdivision**
__ **Preliminary PUD**
__ **Preliminary Plat of Subdivision**
__ **Rezoning**
__ **Special Use Permit**
__ **Variation**
__ **Other**

Petitioner Information

Name: PROJADES LLC

Address: [redacted]

SOUTH BARRINGTON IL 60010

Phone: [redacted]

Fax: _____

E-mail: [redacted]

Owner Information (if different)

Name: _____

Address: _____

_____

Phone: _____

Fax: _____

E-mail: _____

Property Information

Project Description: The property was approved as a 20 PUD (Planned Unit Development) with 15 units built in the 1980s. We are currently working on an amendment to the Final PUD to establish a **new HOA with 19 units**.

Project Address/Location: 1-20 Grant Street Crystal Lake, IL 60014

PIN Number(s): 1432478046, 1432478045, 1432478044, 1432478043, 1432478042, 1432478041, 1432478040, 1432478039, 1432478038, 1432478037, 1432478036, 1432478035, 1432478034, 1432478033, 1432478032, 1432478031, 1432478030, 1432478029, 1432478028, 1432478027

Development Team

Please include address, phone, fax and e-mail

Developer: PROJADES LLC, RAM PRASHANTHA

Architect: RICHARD R GNAT , ARCHITECT

Attorney: ADVANTAGE ENGINEERING , THAKOR PATEL

Engineer: ADVANTAGE ENGINEERING , THAKOR PATEL

Landscape Architect: RONALD DAVE, LANDSCAPE ARCHITECT

Planner: ADVANTAGE ENGINEERING

Surveyor: Arthur Gritmacker, VENDORSTEPEN

Other:

Signatures

[redacted]

12/18/2025

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.

RAM PRASHANTHA / PROJADES LLC 12/18/2025

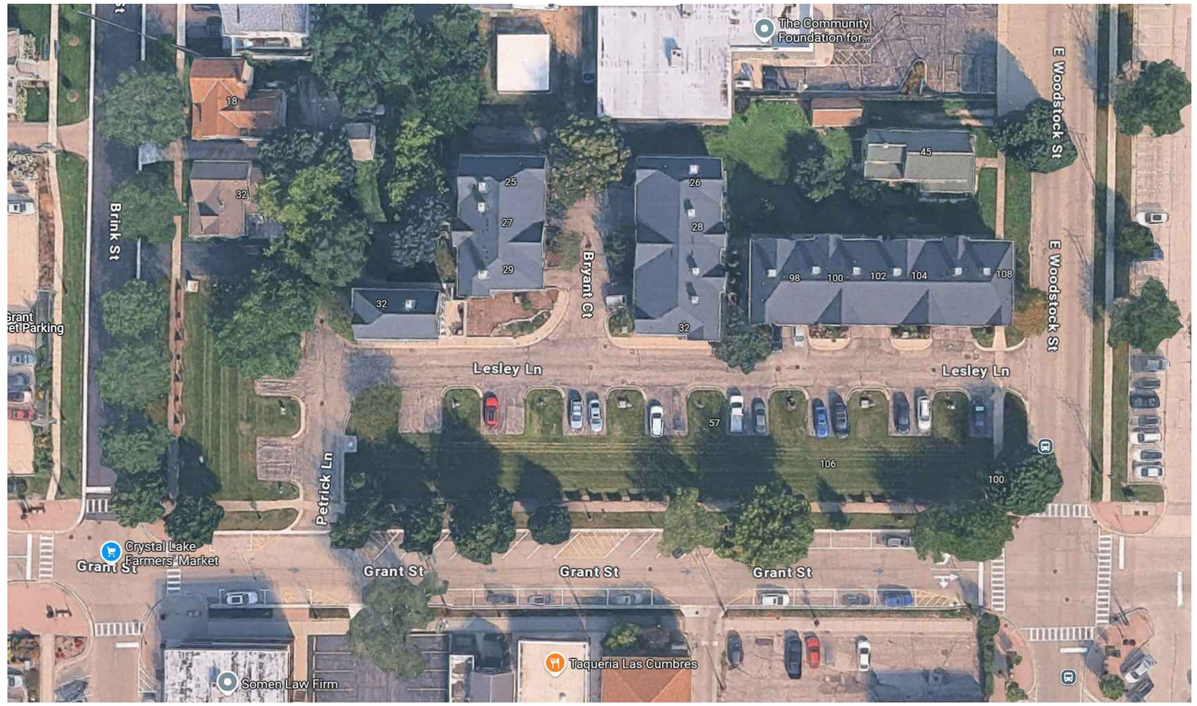
OWNER: Print and Sign name **Date**

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.


STREET
GRANT
PARCEL
LESLEY
LANE
BRYANT CT.
BLOCK
ORIGINAL PLAT OF NUNDA
2' WIDE EASEMENT VACATION REQUESTED
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
LOT 8
LOT 9
LOT 10
LOT 11
LOT 12
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LOT 29
LOT 30
LOT 31
LOT 32
LOT 33
LOT 34
LOT 35
0.917 ACRES
39,944± Sq.Ft.
SANITARY RIM=939.91
8" PVC E\y-W\y INV=932.8
SANITARY RIM=939.51
8" PVC N-S\y INV=930.1
8" PVC W\y INV=931.7
WATER MH RIM=937.37
TOP OF WATER MAIN
12" METAL N-S =932.2
TOP OF WATER MAIN
12" METAL W =932.1
SANITARY RIM=933.73
6" PVC SW INV=926.1
6" PVC E INV=926.1
STORM MH RIM=931.58
12" RCP W INV=927.0
12" RCP SW INV=927.0
DRY WELL
SANITARY MH RIM=928.55
8" CLAY N-S INV=920.3
STORM MH RIM=928.46
10" METAL W INV=925.1
SANITARY RIM=928.02
8" CLAY E-W INV=920.4
8" CLAY S INV=921.4
WATER MH RIM=928.40
TOP OF WATER MAIN
8" METAL S =921.9
TOP OF WATER MAIN
8" METAL E-W =921.8
WATER MH RIM=929.71
TOP OF WATER MAIN
12" METAL E-W =922.3
SANITARY RIM=928.79
8" PVC S INV=921.9
6" PVC E-W INV=922.0
8" CLAY N INV=921.9
CATCH BASIN RIM=936.60
12" RCP W INV=933.5
12" RCP NW INV=933.5
12" RCP NW INV=933.5
12" RCP E\y INV=936.69
12" RCP E\y INV=923.7
CATCH BASIN RIM=931.01
12" RCP NE INV=927.7
12" RCP W INV=927.7
12" RCP SW INV=927.5
DRY WELL
12" RCP N INV=927.5
STORM MH RIM=933.19
CATCH BASIN RIM=931.16
12" RCP E INV=928.3
DRY WELL
STORM MH RIM=932.72
12" RCP NE INV=926.7
12" RCP S INV=927.1
DRY WELL
CATCH BASIN RIM=930.65
12" RCP E INV=927.1
THREE STORY BRICK & FRAME RESIDENCE
ONE STORY BRICK BUILDING
WOOD WALL
6' DRAINAGE EASEMENT
STONE WALL
CONCRETE
ASPHALT
BRICK
DRY WELL
N80°32'07"E 5.26'(M)
S35°20'52"W 7.61'(R/M)
N54°47'53"W 6.50'(R/M)
S35°39'04"W 60.01'(R/M)
S35°20'52"W 120.79'(R/M)
S54°27'10"E 65.42'(R/M)
S55°12'50"W 44.89'(R/M)
S55°32'40"W 44.89'(R/M)
N54°20'36"W 60.29'(R/M)
S35°39'04"W 48.00'(R/M)
N54°39'08"W 44.00'(R/M)
S35°20'52"W 7.61'(R/M)

LOTS 1-20 GRANT ST CRYSTAL LAKE, IL, 60014, USA

LOCATION MAP

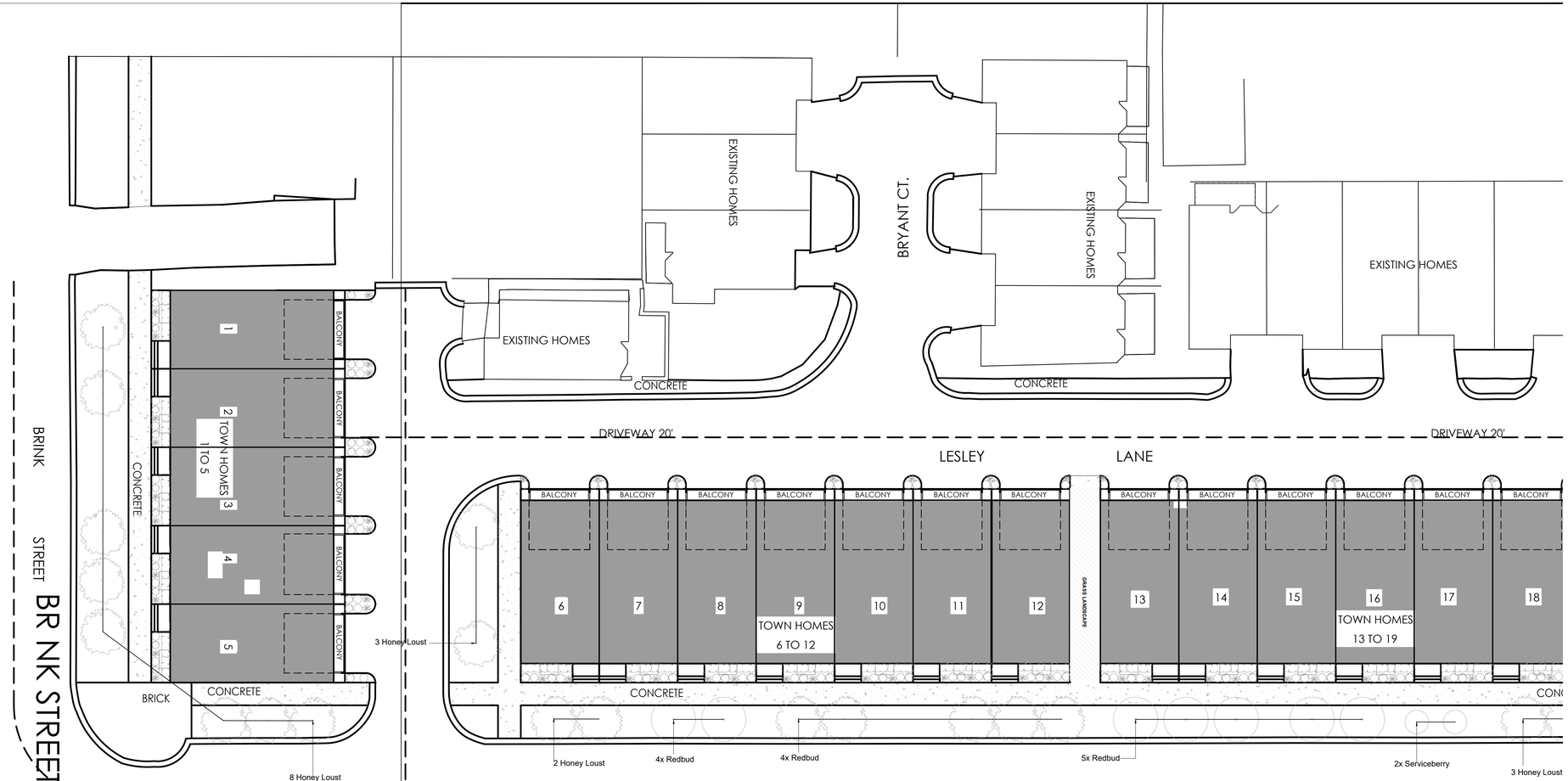


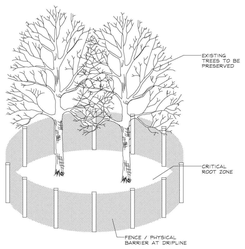
SHEET INDEX:

L01	TITLE SHEET
L02	TREE PLANTING PLAN
L03-L04	SHRUBS PLANTING PLAN
L05	PLANTING SPECIFICATIONS

LICENSED LANDSCAPE ARCHITECT
RONALD J. DAYE
157-000269
STATE OF ILLINOIS
2/28/2026
Expiration Date:

		⚠
DATE	INITIAL	REVISION DESCRIPTION
DESIGNER OF WORK		





TREE PRESERVATION DETAIL
(NOT TO SCALE)
SEE NOTES

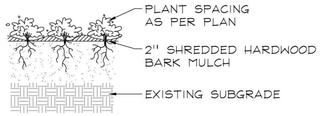
REQUIRED TREE REPLACEMENTS

65.6 CALIPER INCHES OF REPLACEMENT

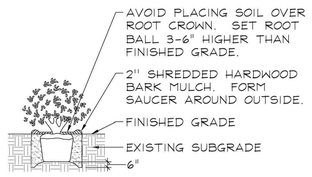
LOCATION OF REQUIRED REPLACEMENT TREES TO BE SHOWN ON FINAL LANDSCAPE PLAN

TREE PRESERVATION NOTES

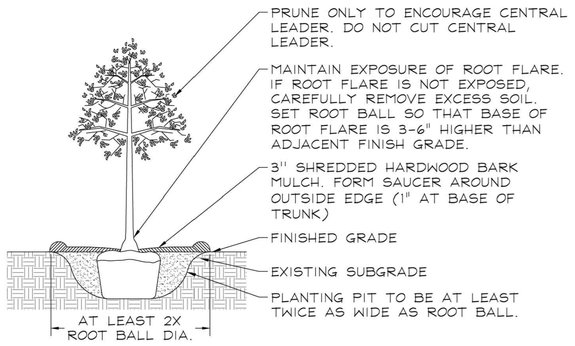
1. 48" high snow fence or wood barriers shall extend to the dripline of the tree or tree mass whenever possible, shall be installed before construction begins, and should not be removed until the completion of construction.
2. All accidental damage to existing trees that are to be preserved shall be promptly treated as required in accordance with recognized horticultural practices and the instructions of the professional Arborist, Landscape Architect or Horticulturist.
3. Broken or badly bruised branches shall be removed with a clean cut, if recommended by the professional Arborist, Landscape Architect or Horticulturist.
4. Care shall be exercised by the contractors to protect all overhead limbs and branches from damage by contact with material, machinery or equipment and by damage from engine exhaust.
5. Contractors shall protect trees and vegetation against spills or discharge of fuels, lubricating oils, hydraulic fluids, anti-freeze and coolants, calcium chloride, lime and all other similar hydrocarbons, organic chemicals, and other materials which can be harmful.
6. When underground utilities are proposed within 5' of a preserved tree trunk, they must be augered if possible.



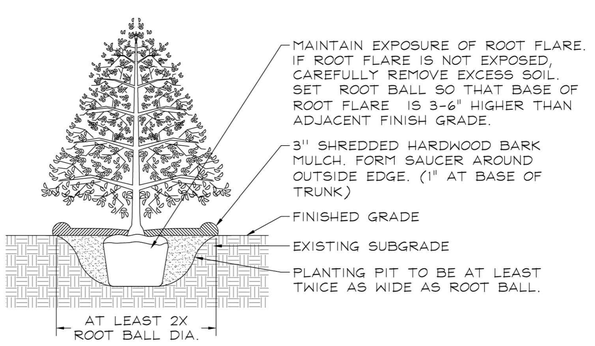
PERENNIALS AND GROUNDCOVERS
NOT TO SCALE



DECIDUOUS AND EVERGREEN SHRUBS
NOT TO SCALE



DECIDUOUS TREES
NOT TO SCALE



EVERGREEN TREES
NOT TO SCALE

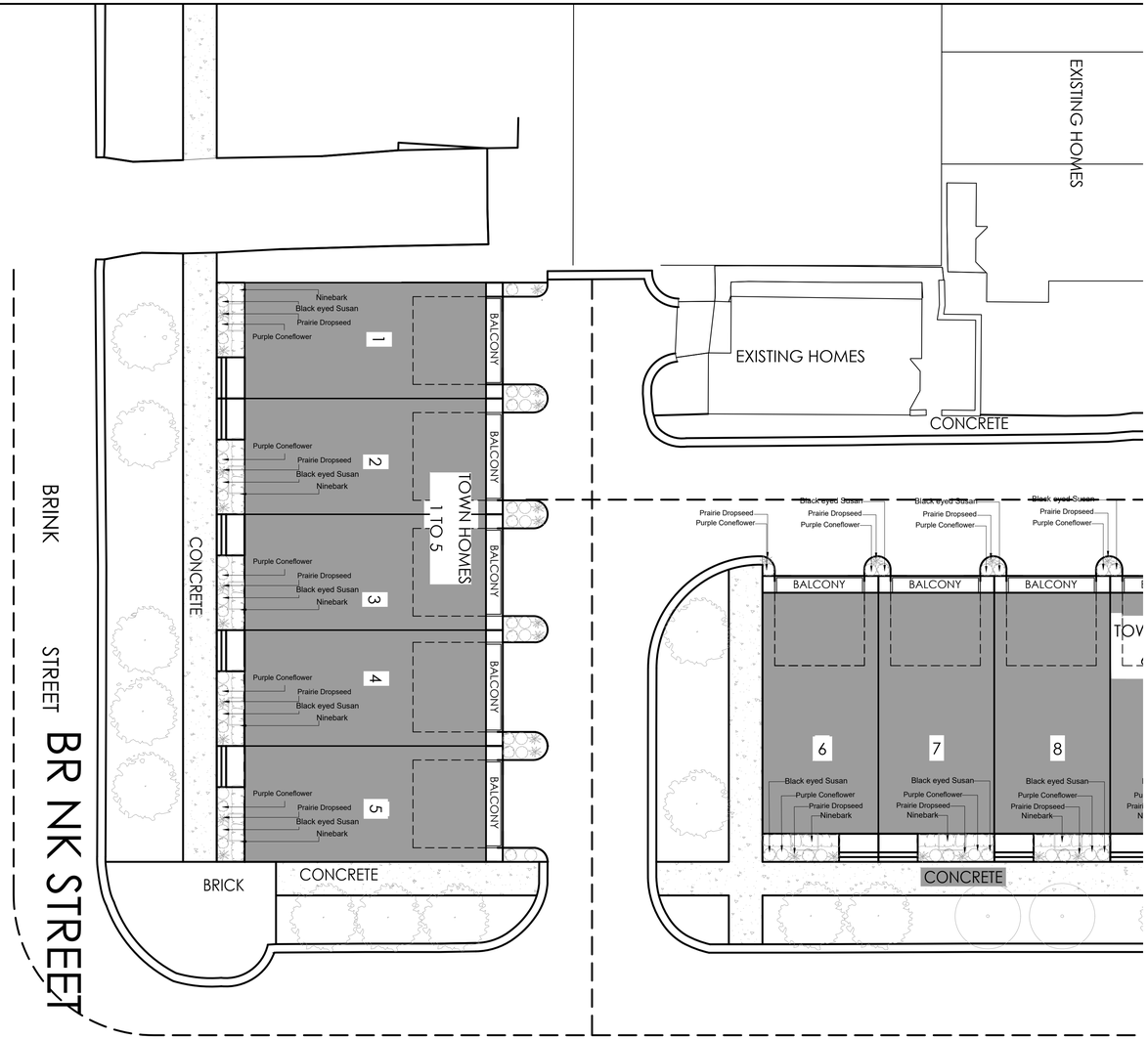
GENERAL NOTES

1. Contractor shall verify underground utility lines and is responsible for any damage.
2. Contractor shall verify all existing conditions in the field prior to construction and shall notify landscape architect of any variance.
3. Material quantities shown are for contractors convenience only. The Contractor must verify all material and supply sufficient materials to complete the job per plan.
4. The landscape architect reserves the right to inspect trees and shrubs either at place of growth or at site before planting, for compliance with requirements of variety, size and quality.
5. Work shall conform to American Standard for Nursery Stock, State of Illinois Horticultural Standards, and Local Municipal requirements.

LICENSED LANDSCAPE ARCHITECT
RONALD J. DAYE
157-000269
STATE OF ILLINOIS
2/28/2026
Expiration Date:_____

		⚠
DATE	INITIAL	
DESIGNER OF WORK		REVISION DESCRIPTION

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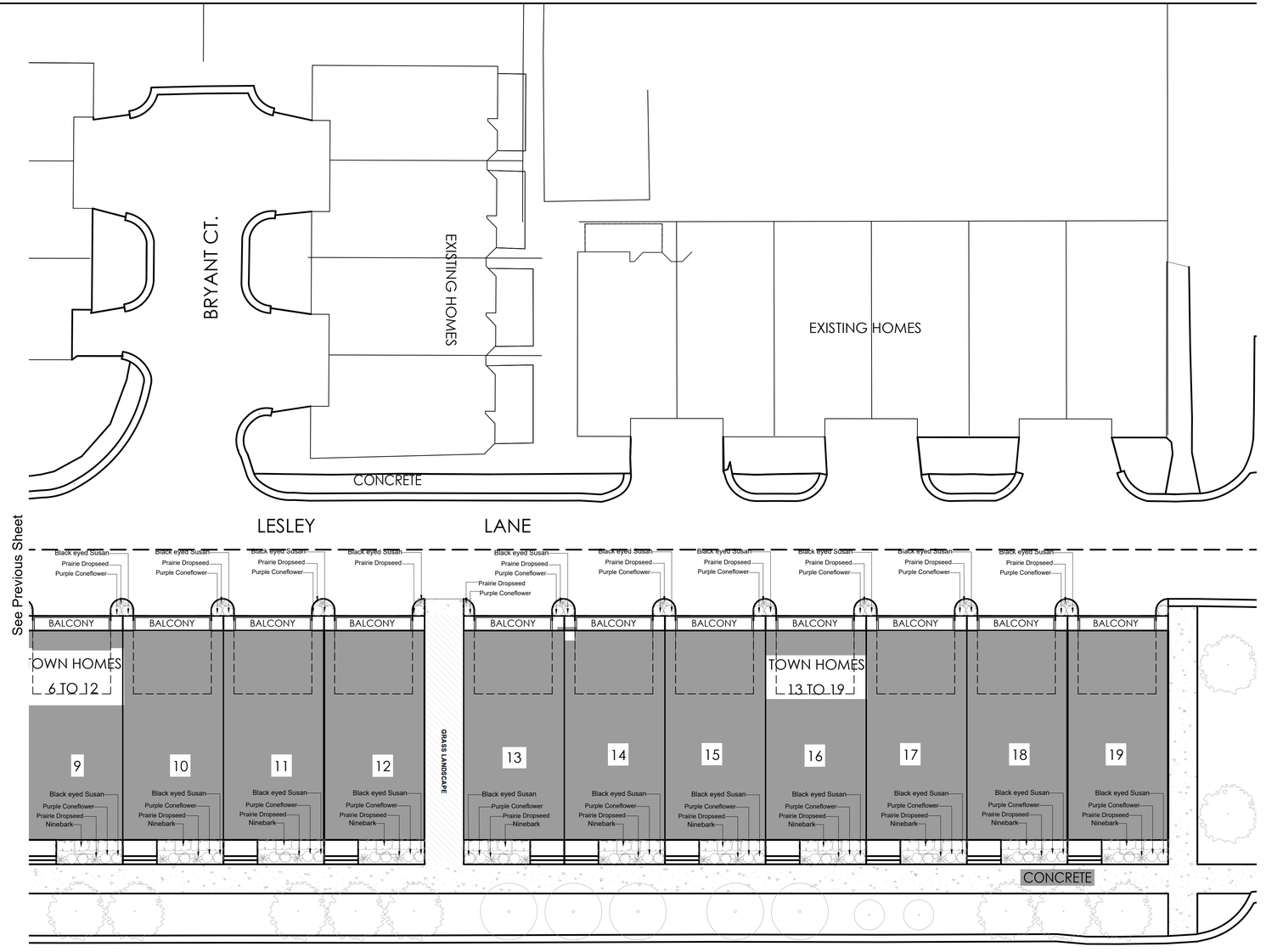
CODE	BOTANIC NAME	COMMON NAME	MATURE HEIGHT X WIDTH	Size At The Time Of planting	QT
TREES					
RB	CERCIS CANADENSIS	REDBUD	20-30 FT X 25 FT	3-5 Feet x 3 Feet	20
SB	AMELANCHIER CANADENSIS	SERVICEBERRY	15-25 FT X 15 FT	3-6 Feet x 4-6 Feet	14
FLOWERING & SHRUBS PERENNIALS					
BES	RUDBECKIA HIRTA	BLACK-EYED SUSAN	1-3 FT X 2 FT	8-12 Inch x 6-12 Inch	63
PCF	ECHINACEA PURPUREA	PURPLE CONEFLOWER	2-4 FT X 2 FT	8-12 Inch x 6-10 Inch	61
PD	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	2-3 FT X 3 FT	6-12 Inch x 6-10 Inch	61
NB	PHYSOCARPUS OPULIFOLIUS	NINEBARK	5-8 FT X 6 FT	1-3 Feet x 1- 2 Feet	38
ZG	ZOYSIA GRASS	ZOTSIA GRASS	2 INCH TALL		
Existing Tree					
T1	Acer Campestre	Hedge Maple	3 Inch		
T2	Cornus Florida rubra	PINK Flowering Dogwood	3 Inch		
T3	Gleditsa Treacanthos Var	Honey Loust	3 Inch		
T4	Malus Hybrid Royalty	Royalty Crab Apple	3 Inch		
T5	Cornus Kousa	Korean Dogwood	2.5 Inch		
Existing Shuab					
S1	Berberis Thunbergii	Golden Berberry	3 Feet		
S2	Euonymus Alata	Dwarf Burning Bush	3 Feet		
S3	Forsythia Intermeia	Foesyrhia	3 Feet		
Existing GroundCover					
G1	Euonymus Fortune Colorate	Purplealef wintercreep	QT.Post 12" O.C		

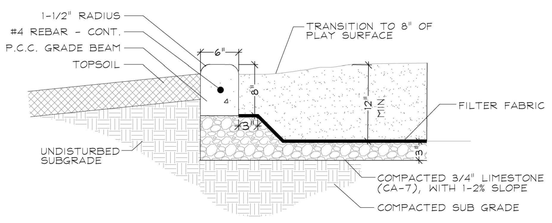
LEGENDS

- Black eyed Susan
- Purple Coneflower
- Prairie Dropseed
- Ninebark

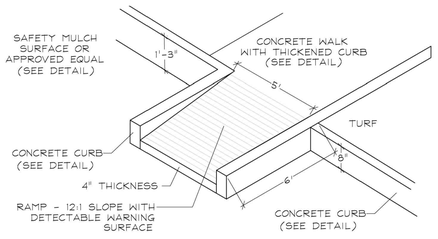
LICENSED LANDSCAPE ARCHITECT
RONALD J. DAYE
157-000269
STATE OF ILLINOIS
2/28/2026
Expiration Date:

		1
DATE	INITIAL	REVISION DESCRIPTION
DESIGNER OF WORK		

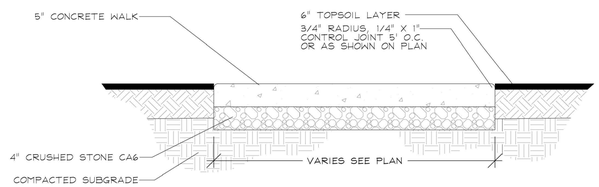




E/7 CONCRETE CURB DETAIL
NOT TO SCALE



B/7 CONCRETE CURB DETAIL
NOT TO SCALE



C/7 CONCRETE WALK
NOT TO SCALE

LICENSED LANDSCAPE ARCHITECT
RONALD J. DAYE
157-000269
STATE OF ILLINOIS
2/20/2026
Expiration Date:

		1
DATE	INITIAL	REVISION DESCRIPTION
DESIGNER OF WORK		

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LANDSCAPE WORK PART 1 - GENERAL

1.1 DESCRIPTION OF WORK

The work shall consist of furnishing, transporting and installing all seeds, plants and other materials required for:

1. The establishment of trees, shrubs, perennial, annual and lawn areas as shown on Landscape Plan;
2. The provision of post-planting management as specified herein;
3. Any remedial operations necessary in conformance with the plans as specified in this document;
4. Permits which may be required.

1.2 QUALITY ASSURANCE

A. Work shall conform to State of Illinois Horticultural Standards and local municipal requirements.

B. Quality Control Procedures:

1. Ship landscape materials with certificates of inspection as required by governmental authorities. Comply with governing regulations applicable to landscape materials.

2. Do not make substitutions. If specified landscape material is not obtainable, submit to Landscape Architect proof of non-availability and proposal for use of equivalent material.

3. Analysis and Standards: Package standard products with manufacturer's certified analysis.

1.3 SUBMITTALS

A. Planting Schedule

Submit three (3) copies of the proposed planting schedule showing dates for each type of planting

B. Maintenance Instruction - Landscape Work

Submit two (2) copies of typewritten instructions recommending procedures to be established by the Owner for the maintenance of landscape work for one full year. Submit prior to expiration of required maintenance periods.

Instructions shall include: watering, fertilizing, spraying, mulching and pruning for plant material and trimming groundcover. Instructions for watering, fertilizing and mowing grass areas shall be provided ten (10) days prior to request for inspection for final acceptance. Landscape Architect shall receive copies of all instructions when issued.

C. Submit two (2) copies of soil test of existing topsoil with recommendations for soil additive requirement to Landscape Architect for review and written approval.

D. Submit two (2) samples of shredded hardwood bark mulch, erosion control blankets, and all other products and materials as specified on plans to Landscape Architect for review and written approval.

E. Nursery packing lists indicating the species and quantities of material installed must be provided to the Owner and/or City upon request.

1.4 JOB CONDITIONS

A. Examine and evaluate grades, soils and water levels. Observe the conditions under which work is to be performed and notify Landscape Architect of unsatisfactory conditions. Do not proceed with the work until unsatisfactory conditions have been corrected in an acceptable manner.

B. Utilities: Review underground utility location maps and plans; notify local utility location service; demonstrate an awareness of utility locations; and certify acceptance of liability for the protection of utilities during course of work. Contractor shall be responsible for any damage to utilities or property.

C. Excavation: When conditions detrimental to plant growth are encountered such as rubble fill, adverse drainage conditions or obstructions, notify Landscape Architect before planting.

1.5 GUARANTEES

A. Guarantee seeded and sodded areas through the specified maintenance period and until final acceptance.

B. Guarantee trees, shrubs, groundcover and perennials for a period of one year after date of acceptance against defects including death and unsatisfactory growth, except for defects resulting from neglect by Owner, abuse or damage by others or unusual phenomena or incidents which are beyond Landscape Installer's control.

LANDSCAPE WORK PART 2 - PLANT MATERIALS

2.1 LAWN SOD

Provide strongly rooted sod, not less than two (2) years old and free of weeds and undesirable native grasses. Provide only sod capable of growth and development when planted (viable, not dormant) and in strips not more than 18" wide x 4' long. Provide sod composed of a 5-way blend of Kentucky Bluegrass such as: Midnight, Allure, Viva, Washington, Liberty.

2.2 LAWN SEED MIXTURE

Grass Seed: Provide fresh, clean, new crop seed complying with the tolerance for purity and germination established by the Official Seed Analysts of North America. Provide seed of the grass species, proportions and maximum percentage of weed seed, as specified.

A. Lawn Seed Mixture - 5 lbs./1,000 sq. ft.
- 50% Kentucky Bluegrass 98/85
- 15% Cutter Perennial Ryegrass
- 10% Spartan Hard Fescue
- 10% Edge Perennial Ryegrass
- 10% Express Perennial Ryegrass
- 5% Pennlawn Creeping Red Fescue

B. Temporary Lawn Seed Mixture - 5 lbs./1,000 sq.ft.
- 40% Kentucky Bluegrass 98/85
- 40% Perennial Ryegrass
- 20% Annual Ryegrass

2.3 NATIVE PLANTING MIXTURES

Provide fresh, clean, new crop of the species and proportions as specified. Native seed and live plant material shall be obtained from a reputable supplier (approved by Landscape Architect) that has collected from sources east of the Mississippi River within the same EPA Level III Ecoregion as the project site (Central Corn Belt Plains). Any material sourced from outside this ecoregion must be approved by the Landscape Architect prior to installation.

For each species, the amount of seed indicated on the specifications shall mean the total amount of pure live seed (PLS) per acre. Seed tags and PLS testing information shall be provided to the Landscape Architect prior to seeding.

It is the sole responsibility of the Native Landscape Contractor to provide approved seed that meets industry-standard PLS requirements.

2.3 GROUNDCOVERS, PERENNIALS AND ANNUALS

Provide plants established and well-rooted in removable containers or integral peat pots and with not less than the minimum number and length of runners required by ANSI Z60.1 for the pot size shown or listed.

2.4 TREES AND SHRUBS

A. Name and Variety: Provide nursery grown plant material true to name and variety.

B. Quality: Provide trees, shrubs and other plants complying with the recommendations and requirements of ANSI Z60.1 "Standard for Nursery Stock" and as further specified.

C. Deciduous Trees: Provide trees of height and caliper listed or shown and with branching configuration recommended by ANSI Z60.1 for type and species required. Provide single stem trees except where special forms are shown or listed. Provide balled and burlapped (B&B) deciduous trees.

D. Deciduous Shrubs: Provide shrubs of the height shown or listed and with not less than the minimum number of canes required by ANSI Z60.1 for the type and height of shrub required. Provide balled and burlapped (B&B) deciduous shrubs.

E. Coniferous Evergreen: Provide evergreens of the sizes shown or listed. Dimensions indicate minimum spread for spreading and semi-spreading type evergreens and height for other types. Provide quality evergreens with well-balanced form complying with requirements for other size relationships to the primary dimension shown. Provide balled and burlapped (B&B) evergreen trees and containerized shrubs.

F. Inspection: All plants shall be subject to inspection and review at the place of growth or upon delivery and conformity to specification requirements as to quality, right of inspection and rejection upon delivery at the site or during the progress of the work for size and condition of balls or roots, diseases, insects and latent defects or injuries. Rejected plants shall be removed immediately from the site.

2.5 PLANTING SOIL MIXTURE

Provide planting soil mixture consisting of clean uncompacted topsoil (stockpiled at site) for all planting pits, perennial, annual and groundcover areas. Topsoil shall be conditioned based on any recommendations resulting from the soil test in 1.3.C.

2.6 EROSION CONTROL

A. Lawn Seed Areas Erosion Control Blanket: North American Green DS75, or equivalent approved equal.

B. Native Areas Erosion Control Blanket: North American Green S150, or equivalent approved equal.

2.7 MULCH

Provide mulch consisting of shredded hardwood. Provide sample to Landscape Architect for approval prior to ordering materials.

LANDSCAPE WORK PART 3 - EXECUTION

3.1 PLANTING SCHEDULE

At least thirty (30) days prior to the beginning of work in each area, submit a planting schedule for approval by the Landscape Architect.

3.2 PLANTINGS

A. Sodding New Lawns

1. Remove existing grass, vegetation and turf. Dispose of such material legally off-site, do not turn over into soil being prepared for lawns.

2. Till to a depth of not less than 6"; apply soil amendments as needed; remove high areas and fill in depressions; till soil to a homogenous mixture of fine texture, remove lumps, clods, stones over 1" diameter, roots and other extraneous matter. Dispose of such material legally off-site.

3. Sodded areas shall receive an application of commercial fertilizer at the rate of 10 lbs. per 1,000 sq. ft. and shall have an analysis of 16-8-8.

4. Lay sod within 24 hours from time of stripping.

5. Lay sod to form a solid mass with tightly fitted joints. Butt ends and sides of sod strips; do not overlap. Stagger strips to offset joints in adjacent courses. Work from boards to avoid damage to subgrade or sod. Tamp or roll lightly to ensure contact with subgrade. Work sifted soil into minor cracks between pieces of sod; remove excess to avoid smothering of adjacent grass.

6. Water sod thoroughly with a fine spray immediately after planting.

B. Seeding New Lawns

1. Remove existing grass, vegetation and turf. Dispose of such material legally off-site. Do not turn over into soil being prepared for lawns.

2. Till to a depth of not less than 6"; apply soil amendments; remove high areas and fill in depressions; till soil to a homogenous mixture of fine texture, remove lumps, clods, stones over 1" diameter, roots and other extraneous matter. Dispose of such material legally off-site.

3. Seeded lawn areas shall receive an application of commercial fertilizer at the rate of 5 lbs. per 1,000 sq. ft. and shall be 6-24-24. Fertilizer shall be uniformly spread and mixed into the soil to a depth of 1" inches.

4. Do not use wet seed or seed which is moldy or otherwise damaged in transit or storage.

5. Sow seed using a spreader or seeding machine. Do not seed when wind velocity exceeds five (5) miles per hour. Distribute seed evenly over entire area by sowing equal quantity in two directions at right angles to each other.

6. Sow not less than specified rate.

7. Rake lawn seed lightly into top 1" of soil, roll lightly and water with a fine spray.

8. After the seeding operation is completed, spray a wood fiber mulch (Conweb 2000 with tackifier or approved equal) over the entire grassed area at the rate of 2,000 lbs. per acre. Use a mechanical spray unit to insure uniform coverage. Exercise care to protect buildings, automobiles and people during the application of the mulch.

C. Seeding Native Areas

1. The period for planting prairie seed shall be from April 1 to May 15 or November 1 to just before the first frost. Seeding outside of these timeframes must be approved by the landscape architect. Native seed planted outside of specified timeframes must have at least 60 days of growth prior to frost. Dormant seeding in winter is possible if soil conditions allow.

2. The General Contractor and Native Landscape Contractor shall be responsible for performing all work necessary to achieve and maintain an acceptable seedbed prior to seeding. All areas must be properly prepared before seeding begins. Equipment having low unit pressure ground contact shall be utilized within the planting areas.

3. If present, compacted soils shall be disked or raked prior to seeding. Remedial measures for the access area may, at the direction of the Wetland Consultant, involve ripping from 12 to 18 inches of the soil horizon prior to disking.

4. Prior to seeding, planting areas shall have at least twelve inches of clean un-compacted topsoil. Clumps, clods, stones over 2" diameter, roots and other extraneous matter shall be removed and disposed of legally off-site.

5. Granular mycorrhizal inoculants shall be installed with the seed mix at a rate of 40lbs/ acre. Inoculant can be banded under seed, worked into seed or added into spray tanks. Native areas shall not receive fertilizer.

6. Contractor shall be solely responsible for the proper handling and storage of the seed according to the best seed handling and storage practices, including fungicide treatments and stratification considerations. Owner shall make no compensation for damage to the seed because of improper storage, cleaning, threshing, or screening operations.

7. Except where site conditions preclude their use, seeding shall be performed using a Truax drill, Truax Trillion seeder, or comparable equipment designed specifically for installation of native seed. For areas where site conditions preclude the use of specialized equipment, seed may be installed through hand broadcasting and followed by light raking. Hand broadcast seed shall be spread at twice the specified rate. Other methods of seed installation may be used with prior approval from the Landscape Architect.

8. Prior to starting work, all seeding equipment shall be calibrated and adjusted to sow seeds at the proper seeding rate. In general, the optimum seeding depth is 0.25 inch below the soil surface. Areas where the seed has not been incorporated into the soil to the proper depths will not be accepted, and no compensation for materials or labor for the rejected work will be made by the Owner.

9. Seeding and soil tracking/firming shall not be done during periods of rain, severe drought, high winds, excessive moisture, frozen ground, or other conditions that preclude satisfactory results.

10. Wet mesic and emergent areas shall be planted, and seed allowed to germinate (if possible), prior to flooding with significant amounts of water. Any areas of significant permanent water located within the planting area will receive live plugs in lieu of seed.

11. After the seeding operation is completed, install erosion control blanket per manufacturer's specifications.

12. Emergent plugs shall be planted in natural groupings within designed areas containing saturated soils or shallow inundation. Plants within groupings shall be planted at 2 foot centers.

13. Emergent plugs shall not be planted less than the specified rate and shall be protected with goose exclosures surrounding all natural groupings of plugs.

E. Groundcover and Perennial Beds

Groundcover, perennials, and annuals shall be planted in continuous beds of planting soil mixture a minimum of 8" deep. Install per spacing indicated on plan.

F. Trees and Shrubs

1. Set balled and burlapped (B&B) stock plumb and in center of pit or trench with top of ball at an elevation that will keep the root flare exposed upon backfill and mulching. Remove burlap from top and sides of balls; retain on bottoms. When set, place additional topsoil backfill around base and sides of ball and work each layer to settle backfill and eliminate voids and air pockets. When excavation is approximately 2/3 full, water thoroughly before placing remainder of backfill. Repeat watering until no more is absorbed. Water again after placing final layer of backfill.

2. Dish top of backfill to allow for mulching. Provide additional backfill berm around edge of excavations to form shallow saucer to collect water.

3. Mulch pits, trenches and planted areas. Provide not less than 2" thickness of mulch and work into top of backfill and finish level with adjacent finish grades. Maintain exposed root flare at all times.

4. Prune only injured or dead branches from flowering trees, if any. Protect central leader of tree during shipping and pruning operations. Prune shrubs to retain natural character in accordance with standard horticultural practices.

5. Remove and replace excessively pruned or ill-formed stock resulting from improper pruning.

6. The Contractor shall be wholly responsible for assuring that all trees are planted in a vertical and plumb position and remain so throughout the life of this contract and guarantee period. Trees may or may not be staked and guyed depending upon the individual preference of the Contractor; however, any bracing procedure(s) must be approved by the Owner prior to its installation.

3.3 LANDSCAPE MAINTENANCE

A. Turf Maintenance

1. Mowing

a. All litter (i.e. paper, cans and bottles) will be removed from turf and plant bed areas prior to mowing.

b. All lawn areas will be mowed weekly to a height of 3" from April through November, or as needed. No more than 1/3 of the grass blade is to be removed per cutting. Mowing height may be seasonally adjusted depending upon weather conditions in order to reduce stress and promote healthy turf.

c. Mowing patterns shall be altered on a weekly basis wherever possible. Mowing patterns shall create straight lines for a more manicured appearance.

d. Clippings shall be bagged and removed when clipping buildup is such that the excess clipping lay in an unsightly matted condition on the lawn.

e. The turf shall be cut in such a manner as to avoid blowing clippings toward structures, patios, air conditioners, and planting beds.

f. If the turf could potentially be damaged by equipment due to weather, mowing should not be performed.

g. Turf bordering vertical surfaces such as foundations, fences, and utility boxes shall be trimmed to match the mowing height.

h. Clippings shall be removed from all pavement areas.

2. Edging

a. Turf areas adjacent to walks, driveways and curbing will be mechanically edged monthly in a uniform manner.

b. Shrub beds and tree rings shall be neatly and uniformly edged twice per year; once during the spring cleanup, and again in August or September weather permitting.

3. Fertilizer & Weed Control

a. Pesticides must be applied by a licensed individual.

b. Notice shall be given to the homeowners association or owner's representative 1 week prior to any pesticide application.

c. The lawn shall be fertilized three (3) times with a high quality granular or liquid formula. The applications should be made approximately in April, May and September. Timing, frequency and rate of application shall be adjusted to meet the development's current needs and conditions

d. A pre-emergent weed control application for annual grass prevention shall be incorporated into the first turf fertilization in spring.

e. The entire turf area will be treated one (1) time with a post emergent broad leaf weed control at the appropriate time of year. Spot treatment should be done as necessary.

f. Flags shall be posted throughout the community following each fertilizer application. Remove flags once the application is dry or as directed by the product's label.

B. Planting Bed Maintenance

1. Pruning

a. Trees, shrubs and evergreens should be pruned, trimmed or sheared at the appropriate time for each species to maintain the plant's proper form. Methods and timing shall conform to standard horticultural practices. The initial spring pruning will include:

1. Removal of dead or injured limbs.
2. Removal of branches that are touching structures.
3. Shaping and internal thinning of the plant to allow for its natural form and habit.

b. Shrubs will be pruned two (2) additional times at the appropriate time so as not to interfere with flowering.

c. Trees over 6" in diameter will not be pruned other than removal of low branches hazardous to pedestrian traffic and sucker growth which may occur.

d. Groundcovers should be pruned twice during the season to maintain a neat appearance.

e. Ornamental grasses should be trimmed during the spring cleanup.

f. All pruning debris shall be removed from the site by the contractor immediately after the work is complete.

2. Fertilizer & Weed Control

a. Pesticides must be applied by a licensed individual.

b. Notice shall be given to the homeowner's association 1 week prior to any pesticide application.

c. Pre-emergent weed control shall be applied at the beginning of the growing season.

d. Post emergent applications or hand pulling shall be used on any weeds that appear throughout the season.

e. Trees, shrubs and groundcover shall be fertilized one (1) time during the season. The application rate will be determined by the specific needs of the plant material.

C. Spring & Fall Cleanup

1. Spring Cleanup

a. Lawn areas and planting beds will be
branches, litter and debris.

b. All mulch beds shall be cultivated to
mulch.

c. Fresh mulch should be applied to any b

d. Monitor plant health and notify homeo
of any dead plants.

e. Debris generated during the cleanup sha

2. Fall Cleanup

a. All lawn areas will have leaves remov
process so as to prevent leaf buildup or

b. All planting beds will have leaves and d

c. Perennials without winter interest shall

d. Monitor plant health and notify homeo
of any dead plants.

e. Debris generated during the cleanup sha

3.4 NATIVE LANDSCAPED AREAS
CONTINUED MONITORING & MAINTENANCE

A. Monitoring

The Owner shall notify the County upon comp
Environmental Specialist shall inspect the plar
of the planting locations, species, and quantiti

The Owner's Environmental Specialist shall in
during the three-year term of the Establishm
of Credit, to determine compliance with the
1.5C Guarantees). A monitoring report will b
following each inspection.

B. Maintenance:

First Season

With the exception of the emergent area, nat
height of 6" to control annual nonnative and i
Mowing, including weed whipping, should be c
production. Mowing height and timing may ne
Small quantities of undesirable plant species,
the development and maturity of the plant.
all above-ground and below-ground stems, ro
of seeds. Herbicide should be applied as nec
that is competent in the identification of nati
and litter shall be removed from the native
inspected and maintained as necessary.

Second Season

Control of undesirable plant species during th
primarily of precise herbicide application. Mo
as needed during the early growing season an
to prevent annual weeds from producing seed,
the native areas and storm structures shall b

Third Season:

Seasonal mowing and herbicide will continue a
Debris and litter shall be removed from the
inspected and maintained as necessary. At t
(dependent on fuel availability: dominance of
conditions), fire may be introduced to the pl

State and local permits shall be required pric
conducted by trained professionals experienced
Prior to a controlled burn, surrounding proper
departments shall be notified. A burn plan c
speed, location of fire breaks, and necessar
prepared and utilized in planning and burn imp

The initial burn shall be dependent on fuel av
quantity and quality of grasses contained withi
shall be determined based on results of the
composition of the management area and oth
Generally, burns shall be scheduled from spri
frequency shall also be dependent on the spec
area. Generally, a new prairie restoration ar
after the second or third growing season afte
thereafter, burning 50-75% of the area.

C. Long Term Wetland and Prairie Management

A final compliance report and Long-Term Op
be submitted by the Developer/Owner's Envir
days prior to the expiration of any landscape
the native areas. Final acceptance and release
County/City/USACE upon inspection of the site

The Long -Term Operation and Maintenance F
and schedules for burning, mowing, applicatior
inspection schedule for storm structures and

3.5 CLEAN UP AND PROTECTION

A. During landscape work, store materials and
pavements clean and work areas and ad

B. Protect landscape work and materials from
operations by other trades and trespass
and maintenance periods. Treat, repair
directed by Landscape Architect.

3.5 CLEAN UP AND PROTECTION

A. During landscape work, store materials and
pavements clean and work areas and ad

B. Protect landscape work and materials from
operations by other trades and trespass
and maintenance periods. Treat, repair
directed by Landscape Architect.

3.6 INSPECTION AND ACCEPTANCE

A. The Landscape Architect reserves the right
either at place of growth or at site bef
requirements for name, variety, size, q

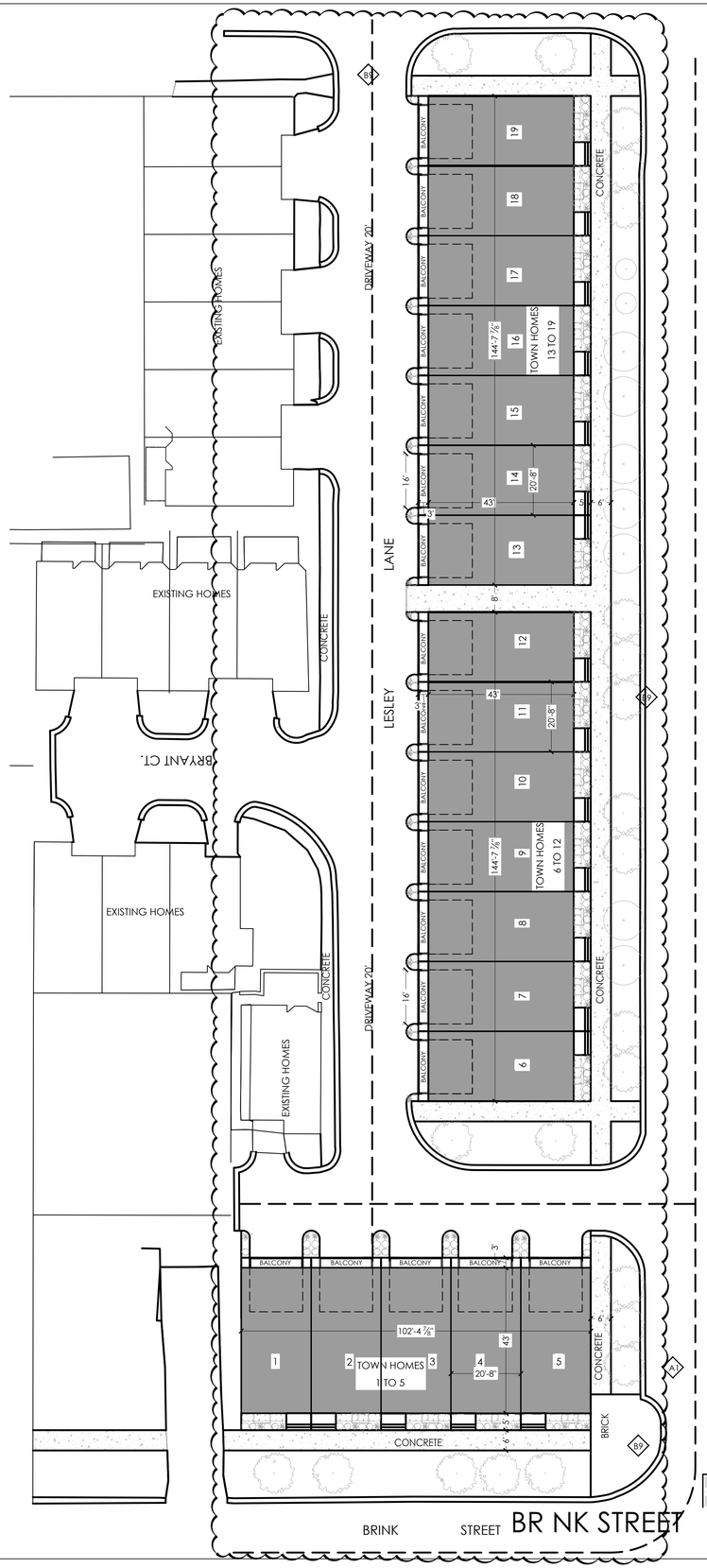
B. Supply written affidavit certifying composit
materials with respect to species, varie

C. Notify the Landscape Architect within five
supplemental plantings in each area.

D. When the landscape work is completed, incl
will, upon request, make a final inspect
acceptance, the Owner will be responsib

LICENSED LANDSCAPE ARCHITECT
RONALD J. DAYE
157-000269
STATE OF ILLINOIS
Expiration Date:_____

		1
DATE	INITIAL	REVISION DESCRIPTION
DESIGNER OF WORK		



SITE PLAN
SCALE: 1:20.

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BUILDING DESIGN CRITERIA & CODE DATA SHEET

1. BUILDING CODE INFORMATION

APPLICABLE CODE: 2018 INTERNATIONAL RESIDENTIAL CODE (IRC) WITH ILLINOIS AND CITY OF CRYSTAL LAKE AMENDMENTS.

CONSTRUCTION TYPE: CONVENTIONAL LIGHT-FRAME WOOD CONSTRUCTION (PER IRC CHAPTERS 3 & 6).

SPRINKLER SYSTEM: PER IRC R313 AND LOCAL AMENDMENTS – AUTOMATIC FIRE SPRINKLERS NOT REQUIRED FOR ONE- AND TWO-FAMILY DWELLINGS/TOWNHOMES WITH CODE-COMPLIANT FIRE SEPARATION.

OCCUPANCY CLASSIFICATION: ONE- AND TWO-FAMILY DWELLINGS/ TOWNHOUSES (IRC SECTION R101.2).

HEIGHT/STORIES:

IRC PERMITS TOWNHOUSES UP TO 3 STORIES ABOVE GRADE PLANE (R301.2.2.3).

PROPOSED: 3 STORIES / 37'-2 ½ ".

AREA LIMITATIONS: IRC HAS NO SPECIFIC FLOOR AREA LIMITS PER UNIT; EACH TOWNHOUSE IS CONSIDERED A SEPARATE DWELLING UNIT.

PROPOSED UNIT SIZE: APPROX. 3,543 SQ.FT. PER BUILDING BLOCK (INDIVIDUAL UNITS SEPARATED BY FIRE WALLS).

2. STRUCTURAL DESIGN CRITERIA

DESIGN CODES: 2018 IRC WITH ILLINOIS AMENDMENTS.

DESIGN LOADS (IRC TABLE R301.2):

GROUND SNOW LOAD: 30 PSF.

BASIC WIND SPEED: 90 MPH, 3-SECOND GUST, EXPOSURE B.

SEISMIC DESIGN CATEGORY: B (CRYSTAL LAKE, IL).

FROST DEPTH: 42 INCHES (PER ILLINOIS/CRYSTAL LAKE AMENDMENTS).

LIVE LOADS (IRC TABLE R301.5):

FLOOR: 40 PSF.

ROOF: 20 PSF.

STAIRS: 40 PSF.

3. FIRE PROTECTION

TOWNHOUSE SEPARATION: 2-HOUR COMMON WALL BETWEEN UNITS, EXTENDING FROM FOUNDATION TO ROOF, PER IRC R302.2.

GARAGE SEPARATION: 1-HOUR RATED SEPARATION BETWEEN GARAGE AND DWELLING UNIT (IRC R302.6).

GARAGE-TO-HOUSE DOOR: 20-MINUTE FIRE-RATED, SELF-CLOSING, SELF-LATCHING (IRC R302.5.1).

SPRINKLERS: NOT REQUIRED PER IRC R313 AND LOCAL AMENDMENT, SINCE 2-HOUR SEPARATION PROVIDED.

FIRE HYDRANTS: PROVIDED AT ±200 FT. SPACING, NO DWELLING >400 FT. FROM A HYDRANT (IFC 507 / LOCAL AMENDMENT).

FIRE DEPARTMENT ACCESS: EXISTING PER APPROVED SITE PLAN, COMPLIANT WITH IFC 503.

ADDRESSING: UNIT ADDRESSES POSTED WITH 4" HIGH CONTRASTING NUMERALS, VISIBLE FROM STREET (IFC 505 / LOCAL AMENDMENT).

4. SITE AND PARKING

TOTAL UNITS: 19 TOWNHOUSE UNITS.

PARKING REQUIREMENT (UDO): 1.5 SPACES PER UNIT = 29 SPACES.

PROVIDED: 38 SPACES

5. ACCESSIBILITY (2018 IBC / IRC)

APPLICABILITY: IRC TOWNHOUSES ARE NOT REQUIRED TO MEET IBC CH. 11, EXCEPT FOR SITE/COMMON AREAS.

COMMON AREAS: ALL NEW OR ALTERED COMMON SITE ELEMENTS MUST COMPLY WITH ILLINOIS ACCESSIBILITY CODE.

PARKING: SINCE ONLY PRIVATE GARAGE SPACES ARE PROVIDED, NO ACCESSIBLE PARKING IS REQUIRED.

ZONING ANALYSIS

PROJECT SITE:	B-4 DOWNTOWN BUSINESS DISTRICT
CONTIGUOUS PARCELS:	B-4 DOWNTOWN BUSINESS DISTRICT
BUILDING CODE:	BOCA 1981 EDITION
LAND AREA:	53,439 SQUARE FEET
TOTAL GROSS TOWNHOME AREA:	67,320

NUMBER OF FLOORS

PROPOSED:	THREE

TOTAL NUMBER OF TOWNHOMES: FINEST (19)

PARKING	
REQUIRED:	1.5 PER DWELLING UNIT
PROVIDED:	2 PER DWELLING UNIT (38 TOTAL SPACES)

LEGENDS:

PROPERTY LINE:

BUILDING:

EXISTING BUILDING:

ALL WORK SHALL BE DONE IN CONFORMANCE WITH AND SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.

- ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, WHICH INCLUDE AIA DOCUMENT NO. 201, GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION, SUPPLEMENTARY CONDITIONS, AND ALL DIVISION SECTIONS.
- THE CONTRACTOR SHALL VISIT THE SITE, INSPECT THE PROJECT AREA, AND BECOME FULLY FAMILIAR WITH THE ACTUAL WORK CONDITIONS PRIOR TO BIDDING AND COMMENCING ANY WORK. THE CONTRACTOR SHALL CONDUCT DETAILED EXAMINATIONS AT ALL LOCATIONS WHERE WORK IS TO BE INSTALLED, AND WHERE EXISTING CONSTRUCTION IS TO BE MODIFIED OR REMOVED.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWINGS AT THE SITE, AND SHALL REPORT ANY DISCREPANCIES, OMISSIONS, OR CONFLICTS TO THE OWNER AND ARCHITECT BEFORE PROCEEDING WITH THE WORK.
- WHERE WORK CONNECTS TO EXISTING CONSTRUCTION, THE CONTRACTOR SHALL MAKE NECESSARY CUTS, FITS, AND FINISHES TO PROVIDE A SURFACE MATCHING ADJACENT EXISTING FINISHES. THE CONTRACTOR SHALL FURNISH ALL LABOR AND MATERIALS NECESSARY TO ACCOMPLISH THIS, WHETHER OR NOT SHOWN ON THE DRAWINGS OR SPECIFICATIONS.
- ALL CLAIMS OR DISPUTES ARISING OUT OF THIS PROJECT SHALL BE SETTLED BY ARBITRATION IN ACCORDANCE WITH THE RULES OF THE AMERICAN ARBITRATION ASSOCIATION, WHOSE DECISIONS SHALL BE FINAL.
- SINCE THESE DRAWINGS ARE A LIMITED SERVICE INSTRUMENT, ADDITIONAL PROFESSIONAL SERVICES, CONSULTANTS, AND SITE VISITS BY THE ARCHITECT MAY BE REQUIRED IN CONNECTION WITH THE CONSTRUCTION OR MODIFICATION OF THE WORK. SAFETY TECHNIQUES ARE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND SUBCONTRACTORS.
- EACH CONTRACTOR, BY ACCEPTING A CONTRACT FOR WORK ON THIS PROJECT, AGREES TO ASSUME COMPLETE AND EXCLUSIVE RESPONSIBILITY, RISK, AND OBLIGATION AND TO INDEMNIFY, HOLD HARMLESS, AND DEFEND ARCHITECT JOHN ANTHONY NELSON, HIS EMPLOYEES, HEIRS, AGENTS, AND ESTATES FROM ANY CLAIMS, LEGAL FEES, ETC., ARISING FROM THE PERFORMANCE OF THIS WORK.

INSURANCE REQUIREMENTS

- THE CONTRACTOR SHALL SUBMIT, PRIOR TO THE COMMENCEMENT OF WORK, CERTIFICATES OF INSURANCE NAMING THE OWNER, THE ARCHITECT, AND THEIR AGENTS AS ADDITIONALLY INSURED, FOR THE FOLLOWING COVERAGE:
- PUBLIC LIABILITY OF NOT LESS THAN $1,000,000 (INCLUDING) CONTRACTOR'S PROTECTIVE LIABILITY, COVERING EXPLOSION AND COLLAPSE, COMPLETED OPERATIONS COVERAGE (COVERING A PERIOD OF AT LEAST TWO YEARS AFTER THE DATE OF ACCEPTANCE OF THE WORK BY THE OWNER), AND BROAD FORM BLANKET CONTRACTUAL LIABILITY COVERAGE AND SHALL INSURE AGAINST ANY AND ALL CLAIMS FOR BODILY INJURY INCLUDING DEATH RESULTING THEREFROM AND DAMAGE TO THE PROPERTY OF OTHERS ARISING FROM ITS OPERATIONS UNDER THE CONTRACT WHETHER SUCH OPERATIONS ARE PERFORMED BY SUCH CONTRACTORS OR BY ANYONE DIRECTLY OR INDIRECTLY EMPLOYED BY ANY OF THEM.
- WORKMAN'S COMPENSATION AND EMPLOYER'S LIABILITY INSURANCE AS REQUIRED BY ANY EMPLOYEE BENEFIT ACTS OR OTHER STATUTES APPLICABLE WHERE THE WORK IS TO BE PERFORMED AS WILL PROTECT OWNER'S CONTRACTORS FROM LIABILITY UNDER AFOREMENTIONED ACTS.
- COMPREHENSIVE AUTOMOBILE LIABILITY INSURANCE, INCLUDING THE OWNERSHIP, MAINTENANCE, AND OPERATION OF ANY AUTOMOTIVE EQUIPMENT OWNED, HIRED, AND NON-OWNED $500,000/$1,000,000 LIMITS.

GENERAL NOTES / SCOPE OF WORK:

1. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR MEETING ALL CODE REQUIREMENTS DURING CONSTRUCTION, INCLUDING ALL APPLICABLE SAFETY REGULATIONS AND REQUIRED INSPECTIONS.
2. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE WORK OF ALL SUB-CONTRACTORS AND THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN FIELD AND REPORT ANY PROBLEMS OR DISCREPANCIES TO THE OWNER PRIOR TO CONTINUING WITH WORK.
3. MECHANICAL, ELECTRICAL, AND PLUMBING CONTRACTS WILL BE DESIGN-BUILD. ALL SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR MEETING ALL BUILDING CODE REQUIREMENTS AND SHALL PROVIDE ALL MATERIALS, LABOR, AND EQUIPMENT FOR A COMPLETE AND PROFESSIONAL INSTALLATION.
4. LINE VOLTAGE SMOKE DETECTORS SHALL BE 110V WITH BATTERY BACKUP, SHALL BE WIRED IN SERIES, AND LOCATED IN THE BASEMENT, ON EACH LEVEL OF THE HOUSE, AND WITHIN EVERY BEDROOM, & WITHIN 15' OF ANY BEDROOM.
5. CARBON MONOXIDE DETECTORS SHALL BE LOCATED ON EVERY FLOOR, OUTSIDE OF FURNACE CLOSETS, & WITHIN 15' OF ANY SLEEPING ROOM.
6. HVAC CONTRACTOR SHALL MODIFY EXISTING DUCTWORK TO PROVIDE NEW SUPPLY REGISTERS AS SHOWN ON PLANS. VERIFY ALL CONDITIONS IN FIELD.
7. PROVIDE FIRESTOPPING:
FIRESTOP ALL MECHANICAL PENETRATIONS, STUD, JOIST, AND RAFTER SPACES TO MEET CODE REQUIREMENTS.
8. ELECTRICAL OUTLETS SHALL BE SPACED AND LOCATED IN COMPLIANCE WITH 2017 N.E.C. ART 210-52.
9. CLOSET LIGHT FIXTURES SHALL HAVE FLUORESCENT BULBS WITH ENCLOSED COMBUSTIBLE AS PRESCRIBED BY 2017 N.E.C.

LICENSED ARCHITECT
RICHARD R. GNAT
001-012945
STATE OF ILLINOIS
01/15/2026
EXP : 11/30/2026

ALLOWABLE SPANS FOR LINTELS SUPPORTING MASONRY VENEER				
SIZE OF STEEL ANGLE 1,3	NO STORY ABOVE	ONE STORY ABOVE	TWO STORY ABOVE	NO. OF 1/2" OR EQUIVALENT REINFORCING BARS 2
3" X 3" X 1/4"	6'-0"	3'-6"	3'-0"	1
4" X 3" X 1/4"	8'-0"	5'-0"	3'-0"	1
6" X 3 1/2" X 1/4"	14'-0"	8'-0"	3'-6"	2
2'-6" X 3 1/2" X 1/4" (LLV)	20'-0"	11'-0"	5'-0"	4

LOCATION	LIVE LOAD (PSF)
ROOF	30 PSF LIVE
	10 PSF DEAD
FLOOR	40 PSF LIVE
	60 PSF FOR STAIRS & EXT DECKS
WALLS	10 PSF WIND
ATTIC	20 PSF WIND
	PER TABLE R301.5

TYPICAL WALL BRACING SHALL BE ½" CDX PLYWOOD, NAILED AT 4" O.C. ON ALL EDGES AND ENTIRE FIELD CONTINUOUS FROM BOTTOM PLATE TO TOP PLATE. SHEATHING SHALL BE INSTALLED AT ALL EXTERIOR BUILDING CORNERS AND AS INDICATED IN FLOOR PLANS. METAL LET-IN BRACING (MTL LET-IN) SHALL BE PROVIDED AT INTERIOR WALLS AS NEEDED FOR ADDITIONAL WIND BRACING.

FIRE STOPPING NOTE:
FIRE STOPPING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN TOP STORY AND THE ROOF SPACE. FIRE STOPPING SHALL BE PROVIDED IN WOOD FRAME CONSTRUCTION IN THE FOLLOWING LOCATIONS:

(A) IN CONCEALED SPACE OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVEL;
(B) AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCURRING AT SOFFITS, DROP CEILINGS, COVE CEILINGS, ETC.;
(C) IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN;
(D) AT ALL PLATE PENETRATIONS FOR VENTS, PIPING, DUCT WORK, CHIMNEYS AND FIREPLACES AT CEILING AND FLOOR LEVEL, AND ANY ELECTRICAL PENETRATIONS WITH NONCOMBUSTIBLE MATERIAL TO CUT OFF ALL CONCEALED DRAFT OPENINGS. THIS SHALL INCLUDE ALL SPACES UNDER BATHTUBS AND WHIRLPOOL DRAINS OR DRAIN TRAPS

ELEV A. & ELEV A. (MIRROR)

FIRST FLOOR WINDOWS SCHEDULE				
TAG	SIZE	DESCRIPTION	HEADER HEIGHT	QTY.
1268 (FX)	1'-2" X 6'-8"	FX	@ 6'-8" H.H.	02
3044 (SH)	3'-0" X 4'-4"	SHG	@ 8'-0" H.H.	01

FX: FIXED WINDOWS S.H.G: SINGLE HUNG GLASS

SECOND FLOOR WINDOWS SCHEDULE				
TAG	SIZE	DESCRIPTION	HEADER HEIGHT	QTY.
5750 (FX)	5'-7" X 5'-0"	FX	@ 8'-5" H.H.	01
3060 (SH)	3'-0" X 6'-0"	SHG	@ 7'-10" H.H.	02
3038 (SH)	3'-0" X 3'-8"	SHG	@ 7'-10" H.H.	02

FX: FIXED WINDOWS S.H.G: SINGLE HUNG GLASS

THIRD FLOOR WINDOWS SCHEDULE				
TAG	SIZE	DESCRIPTION	HEADER HEIGHT	QTY.
2050 (SH)	2'-0" X 5'-0"	SHG	@ 6'-8" H.H.	01
3050 (SH)	3'-0" X 5'-0"	SHG	@ 6'-8" H.H.	06
6020 (TLR)	6'-0" X 2'-0"	TLR	@ 29'-11 ½" H.H.	03

FX: FIXED WINDOWS S.H.G: SINGLE HUNG GLASS
T.L.R: TRIANGLE WINDOWS

ELEV B. & ELEV B. (MIRROR)

FIRST FLOOR WINDOWS SCHEDULE				
TAG	SIZE	DESCRIPTION	HEADER HEIGHT	QTY.
1268 (FX)	1'-2" X 6'-8"	FX	@ 6'-8" H.H.	02
3044 (SH)	3'-0" X 4'-4"	SHG	@ 8'-0" H.H.	03

FX: FIXED WINDOWS S.H.G: SINGLE HUNG GLASS

SECOND FLOOR WINDOWS SCHEDULE				
TAG	SIZE	DESCRIPTION	HEADER HEIGHT	QTY.
5750 (FX)	5'-7" X 5'-0"	FX	@ 8'-5" H.H.	01
3060 (SH)	3'-0" X 6'-0"	SHG	@ 7'-10" H.H.	05
3038 (SH)	3'-0" X 3'-8"	SHG	@ 7'-10" H.H.	02

FX: FIXED WINDOWS S.H.G: SINGLE HUNG GLASS

THIRD FLOOR WINDOWS SCHEDULE				
TAG	SIZE	DESCRIPTION	HEADER HEIGHT	QTY.
2050 (SH)	2'-0" X 5'-0"	SHG	@ 6'-8" H.H.	01
3050 (SH)	3'-0" X 5'-0"	SHG	@ 6'-8" H.H.	08
5016 (FX)	5'-0" X 1'-6"	FX	@ 6'-8" H.H.	01
6020 (TLR)	6'-0" X 2'-0"	TLR	@ 29'-11 ½" H.H.	03

FX: FIXED WINDOWS S.H.G: SINGLE HUNG GLASS
T.L.R: TRIANGLE WINDOWS

FIRST DOOR SCHEDULE							
TAG	SIZE	DESCRIPTION	TYPE DOOR	N° PANEL	HEADER HEIGHT	QTY.	NOTES
3068 (SC)	3'-0" X 6'-8"	SC	SWING DOOR	01	@ 6'-8" H.H.	01	
2868(SC)(FR)(SC)	2'-8" X 6'-8"	SC	SWING DOOR	01	@ 6'-8" H.H.	01	FIRE RATED – 20 MIN – SELF CLOSING/SELF LATCHING
16068 (GD)	16'-0" X 7'-0"	GD	ROLLING DOOR	01	@ 7'-0" H.H.	01	

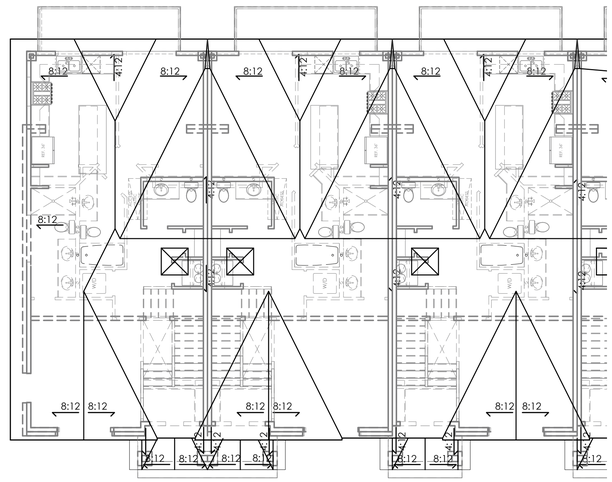
S.C.: SOLID CORE G.D: GARAGE DOOR

SECOND FLOOR DOOR SCHEDULE						
TAG	SIZE	DESCRIPTION	TYPE DOOR	N° PANEL	HEADER HEIGHT	QTY.
2468 (HC)	2'-4" X 6'-8"	HC	SWING DOOR	01	@ 6'-8" H.H.	03
60710 (GL)	6'-0" X 7'-10"	GL	SLIDING DOOR	02	@ 7'-10" H.H.	01

H.C: HOLLOW CORE S.C.: SOLID CORE G.L: GLASS DOOR

THIRD FLOOR DOOR SCHEDULE						
TAG	SIZE	DESCRIPTION	TYPE DOOR	N° PANEL	HEADER HEIGHT	QTY.
2868 (HC)	2'-8" X 6'-8"	HC	SWING DOOR	01	@ 6'-8" H.H.	04
2468 (HC)	2'-4" X 6'-8"	HC	SWING DOOR	01	@ 6'-8" H.H.	02
5068 (HC)	5'-0" X 6'-8"	HC	SWING DOOR	02	@ 6'-8" H.H.	01

H.C: HOLLOW CORE



2 A2.00 ROOF PLAN
SCALE: 1/8" = 1'-0"

NOTES:

EXTERIOR COLORS, MATERIALS AND STYLE HAVE BEEN SELECTED TO MATCH THE EXISTING DEVELOPMENT. FINISHES INCLUDE:

HORIZONTAL JAMES HARDIE SIDING (NIGHT GRAY AND IRON GRAY).

WIDE WINDOW AND DOOR TRIM WITH PEAKS.

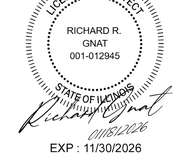
DIVIDED LITE WINDOWS WITH MUNTINS.

DECORATIVE WOOD DETAILS UNDER GABLE ROOFS.

ARCHITECTURAL STYLE, COLORS, AND MATERIALS ARE CONSISTENT WITH THE OVERALL PROJECT TO ENSURE VISUAL CONTINUITY.*



1 A2.00 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



1 A2.01 REAR ELEVATION
SCALE: 1/4" = 1'-0"

LICENSED ARCHITECT
RICHARD R. GNAT
001-012945
STATE OF ILLINOIS
01/15/2026
EXP : 11/30/2026

ALLOWABLE SPANS FOR LINTELS SUPPORTING MASONRY VENEER				
SIZE OF STEEL ANGLE 1,3	NO STORY ABOVE	ONE STORY ABOVE	TWO STORY ABOVE	NO. OF 1/2" OR EQUIVALENT REINFORCING BARS 2
3" X 3" X 1/4"	6'-0"	3'-6"	3'-0"	1
4" X 3" X 1/4"	8'-0"	5'-0"	3'-0"	1
6" X 3 1/2" X 1/4"	14'-0"	8'-0"	3'-6"	2
2'-6" X 3 1/2" X 1/4" (LLV)	20'-0"	11'-0"	5'-0"	4

LOCATION	LIVE LOAD (PSF)
ROOF	30 PSF LIVE
	10 PSF DEAD
FLOOR	40 PSF LIVE
	60 PSF FOR STAIRS & EXT DECKS
	10 PSF WIND
WALLS	20 PSF WIND
ATTIC	PER TABLE R301.5

TYPICAL WALL BRACING SHALL BE ½" CDX PLYWOOD, NAILED AT 4" O.C. ON ALL EDGES AND ENTIRE FIELD CONTINUOUS FROM BOTTOM PLATE TO TOP PLATE. SHEATHING SHALL BE INSTALLED AT ALL EXTERIOR BUILDING CORNERS AND AS INDICATED IN FLOOR PLANS. METAL LET-IN BRACING (MTL LET-IN) SHALL BE PROVIDED AT INTERIOR WALLS AS NEEDED FOR ADDITIONAL WIND BRACING.

FIRE STOPPING NOTE:
FIRE STOPPING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN TOP STORY AND THE ROOF SPACE. FIRE STOPPING SHALL BE PROVIDED IN WOOD FRAME CONSTRUCTION IN THE FOLLOWING LOCATIONS:

(A) IN CONCEALED SPACE OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVEL;
(B) AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCURRING AT SOFFITS, DROP CEILINGS, COVE CEILINGS, ETC.;
(C) IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN;
(D) AT ALL PLATE PENETRATIONS FOR VENTS, PIPING, DUCT WORK, CHIMNEYS AND FIREPLACES AT CEILING AND FLOOR LEVEL, AND ANY ELECTRICAL PENETRATIONS WITH NONCOMBUSTIBLE MATERIAL TO CUT OFF ALL CONCEALED DRAFT OPENINGS. THIS SHALL INCLUDE ALL SPACES UNDER BATHTUBS AND WHIRLPOOL DRAINS OR DRAIN TRAPS

ELEV A. & ELEV A. (MIRROR)

FIRST FLOOR WINDOWS SCHEDULE				
TAG	SIZE	DESCRIPTION	HEADER HEIGHT	QTY.
1268 (FX)	1'-2" X 6'-8"	FX	@ 6'-8" H.H.	02
3044 (SH)	3'-0" X 4'-4"	SHG	@ 8'-0" H.H.	01

FX: FIXED WINDOWS S.H.G: SINGLE HUNG GLASS

SECOND FLOOR WINDOWS SCHEDULE				
TAG	SIZE	DESCRIPTION	HEADER HEIGHT	QTY.
5750 (FX)	5'-7" X 5'-0"	FX	@ 8'-5" H.H.	01
3060 (SH)	3'-0" X 6'-0"	SHG	@ 7'-10" H.H.	02
3038 (SH)	3'-0" X 3'-8"	SHG	@ 7'-10" H.H.	02

FX: FIXED WINDOWS S.H.G: SINGLE HUNG GLASS

THIRD FLOOR WINDOWS SCHEDULE				
TAG	SIZE	DESCRIPTION	HEADER HEIGHT	QTY.
2050 (SH)	2'-0" X 5'-0"	SHG	@ 6'-8" H.H.	01
3050 (SH)	3'-0" X 5'-0"	SHG	@ 6'-8" H.H.	06
6020 (TLR)	6'-0" X 2'-0"	TLR	@ 29'-11 ½" H.H.	03

FX: FIXED WINDOWS S.H.G: SINGLE HUNG GLASS
T.L.R: TRIANGLE WINDOWS

ELEV B. & ELEV B. (MIRROR)

FIRST FLOOR WINDOWS SCHEDULE				
TAG	SIZE	DESCRIPTION	HEADER HEIGHT	QTY.
1268 (FX)	1'-2" X 6'-8"	FX	@ 6'-8" H.H.	02
3044 (SH)	3'-0" X 4'-4"	SHG	@ 8'-0" H.H.	03

FX: FIXED WINDOWS S.H.G: SINGLE HUNG GLASS

SECOND FLOOR WINDOWS SCHEDULE				
TAG	SIZE	DESCRIPTION	HEADER HEIGHT	QTY.
5750 (FX)	5'-7" X 5'-0"	FX	@ 8'-5" H.H.	01
3060 (SH)	3'-0" X 6'-0"	SHG	@ 7'-10" H.H.	05
3038 (SH)	3'-0" X 3'-8"	SHG	@ 7'-10" H.H.	02

FX: FIXED WINDOWS S.H.G: SINGLE HUNG GLASS

THIRD FLOOR WINDOWS SCHEDULE				
TAG	SIZE	DESCRIPTION	HEADER HEIGHT	QTY.
2050 (SH)	2'-0" X 5'-0"	SHG	@ 6'-8" H.H.	01
3050 (SH)	3'-0" X 5'-0"	SHG	@ 6'-8" H.H.	08
5016 (FX)	5'-0" X 1'-6"	FX	@ 6'-8" H.H.	01
6020 (TLR)	6'-0" X 2'-0"	TLR	@ 29'-11 ½" H.H.	03

FX: FIXED WINDOWS S.H.G: SINGLE HUNG GLASS
T.L.R: TRIANGLE WINDOWS

FIRST DOOR SCHEDULE							
TAG	SIZE	DESCRIPTION	TYPE DOOR	Nº PANEL	HEADER HEIGHT	QTY.	NOTES
3068 (SC)	3'-0" X 6'-8"	SC	SWING DOOR	01	@ 6'-8" H.H.	01	
2868(SC)(FR)(SC)	2'-8" X 6'-8"	SC	SWING DOOR	01	@ 6'-8" H.H.	01	FIRE RATED – 20 MIN – SELF CLOSING/SELF LATCHING
16068 (GD)	16'-0" X 7'-0"	GD	ROLLING DOOR	01	@ 7'-0" H.H.	01	

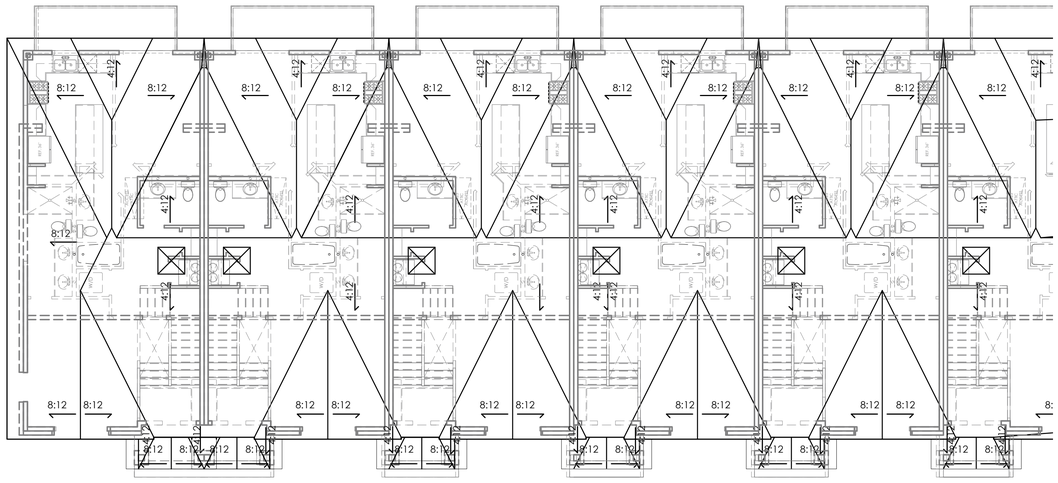
S.C.: SOLID CORE G.D: GARAGE DOOR

SECOND FLOOR DOOR SCHEDULE						
TAG	SIZE	DESCRIPTION	TYPE DOOR	Nº PANEL	HEADER HEIGHT	QTY.
2468 (HC)	2'-4" X 6'-8"	HC	SWING DOOR	01	@ 6'-8" H.H.	03
60710 (GL)	6'-0" X 7'-10"	GL	SLIDING DOOR	02	@ 7'-10" H.H.	01

H.C: HOLLOW CORE S.C.: SOLID CORE G.L.: GLASS DOOR

THIRD FLOOR DOOR SCHEDULE						
TAG	SIZE	DESCRIPTION	TYPE DOOR	Nº PANEL	HEADER HEIGHT	QTY.
2868 (HC)	2'-8" X 6'-8"	HC	SWING DOOR	01	@ 6'-8" H.H.	04
2468 (HC)	2'-4" X 6'-8"	HC	SWING DOOR	01	@ 6'-8" H.H.	02
5068 (HC)	5'-0" X 6'-8"	HC	SWING DOOR	02	@ 6'-8" H.H.	01

H.C: HOLLOW CORE



2 A2.02 ROOF PLAN
SCALE: 1/8" = 1'-0"

NOTES:

EXTERIOR COLORS, MATERIALS AND STYLE HAVE BEEN SELECTED TO MATCH THE EXISTING DEVELOPMENT. FINISHES INCLUDE:

HORIZONTAL JAMES HARDIE SIDING (NIGHT GRAY AND IRON GRAY).

WIDE WINDOW AND DOOR TRIM WITH PEAKS.

DIVIDED LITE WINDOWS WITH MUNTINS.

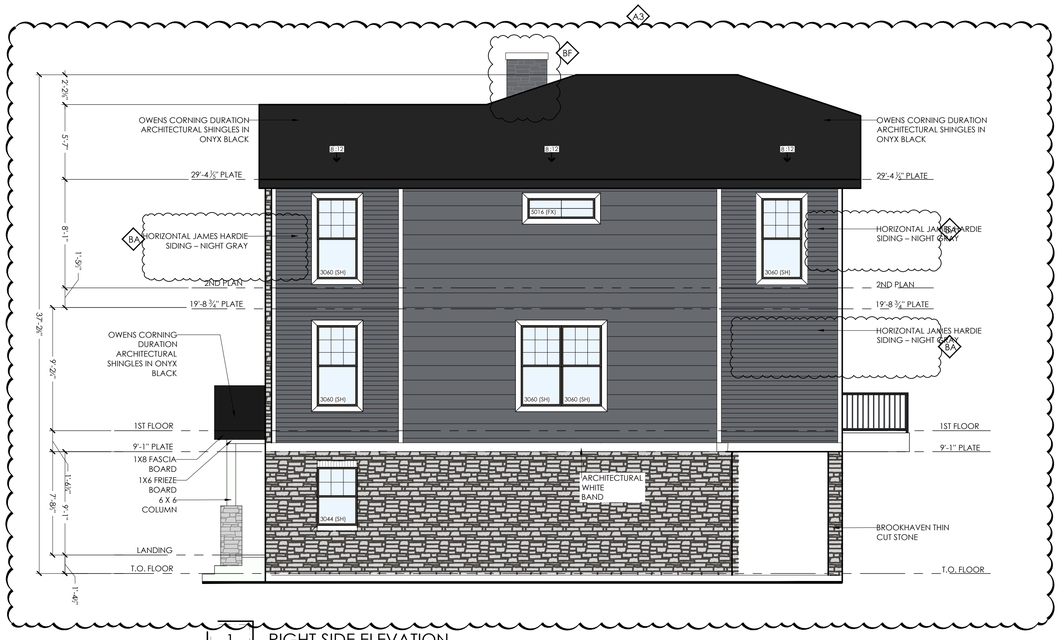
DECORATIVE WOOD DETAILS UNDER GABLE ROOFS.

ARCHITECTURAL STYLE, COLORS, AND MATERIALS ARE CONSISTENT WITH THE OVERALL PROJECT TO ENSURE VISUAL CONTINUITY.*

LICENSED ARCHITECT
RICHARD R. GNAT
001-012945
STATE OF ILLINOIS
01/05/2026
EXP : 11/30/2026



1 A2.02 FRONT ELEVATION
SCALE: 3/16" = 1'-0"



1 A2.03 RIGHT SIDE ELEVATION
SCALE: 3/16" = 1'-0"



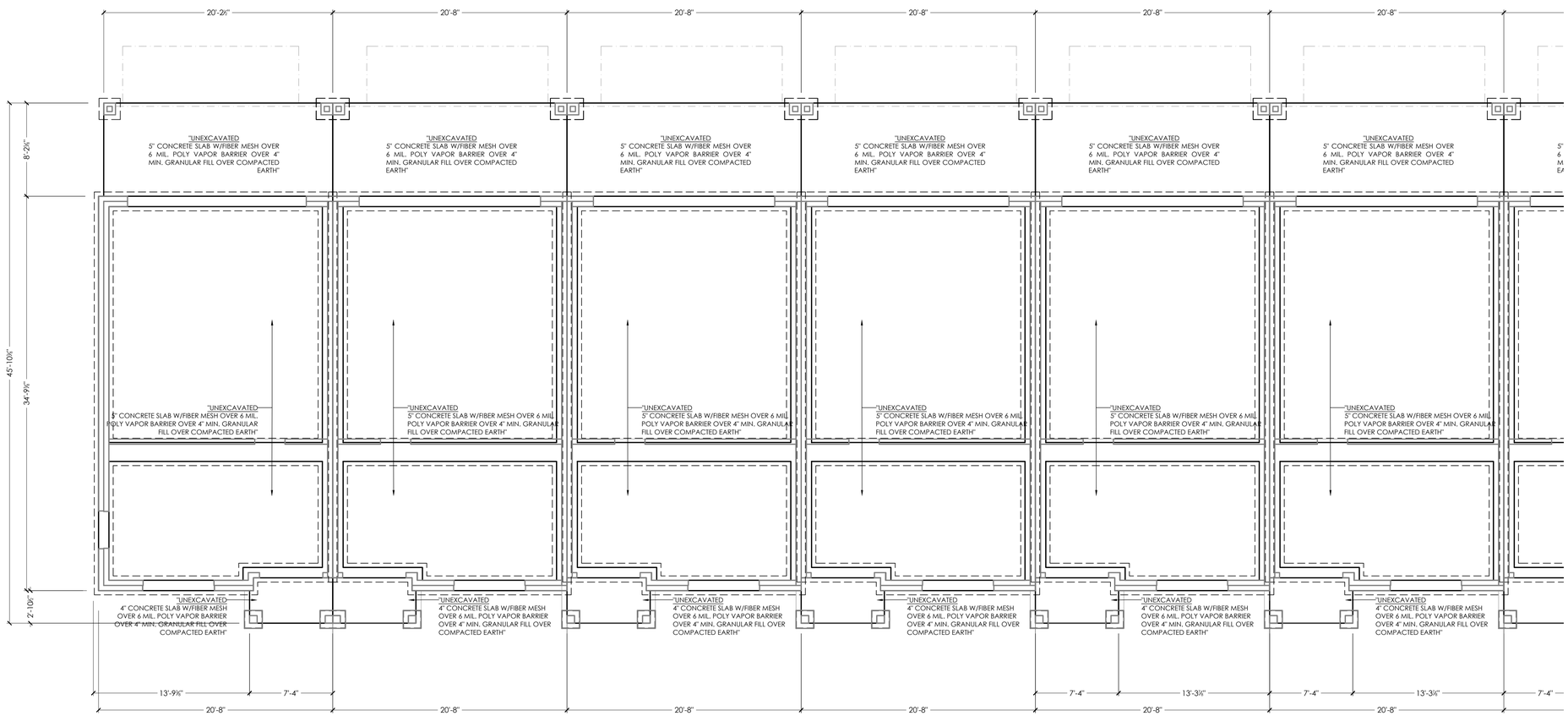
2 A2.03 LEFT SIDE ELEVATION
SCALE: 3/16" = 1'-0"

LICENSED ARCHITECT
RICHARD R.
GNAT
001-012945
STATE OF ILLINOIS
01/15/2026
EXP : 11/30/2026


UNIT 12
UNIT 19
ELEV B.
UNIT 11
UNIT 18
ELEV A. (MIRROR)
UNIT 10
UNIT 17
ELEV A. (MIRROR)
UNIT 9
UNIT 16
ELEV A.
UNIT 8
UNIT 15
ELEV A.
UNIT 7
UNIT 14
ELEV A.
A2
BF
OWENS CORNING DURATION ARCHITECTURAL SHINGLES IN ONYX BLACK
29'-4 ½" PLATE
1X8 FASCIA BOARD
1X6 FRIEZE BOARD
2ND PLAN
19'-8 ½" PLATE
WOOD TRIM
HORIZONTAL JAMES HARDIE SIDING – NIGHT GRAY
1ST FLOOR
9'-1" PLATE
BROOKHAVEN THIN CUT STONE
T.O. FLOOR
36'-7"
1'-8"
19'-8"
9'-1"
9'-1"
4020 (TLR)
3050 (SH)
6070 (CAS)
6070 (GD)
6070 (GD)
6070 (GD

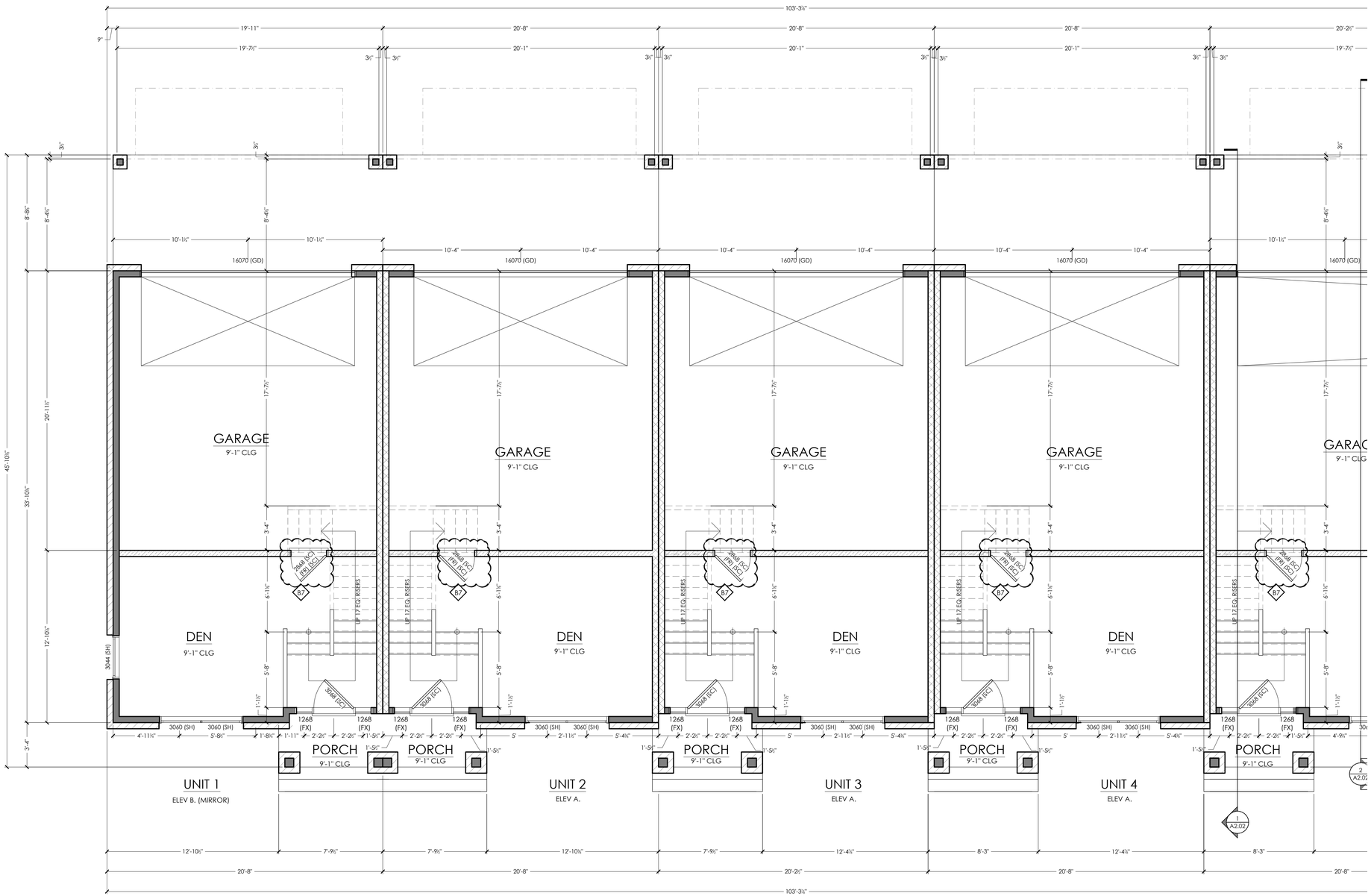
1 S1.00 FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

LICENSED ARCHITECT
RICHARD R. GNAT
001-012945
STATE OF ILLINOIS
01/15/2026
EXP : 11/30/2026



1 / S1.01 FOUNDATION PLAN
SCALE: 3/16" = 1'-0"

LICENSED ARCHITECT
RICHARD R. GNAT
001-012945
STATE OF ILLINOIS
01/15/2026
EXP : 11/30/2026



1 A1.01 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

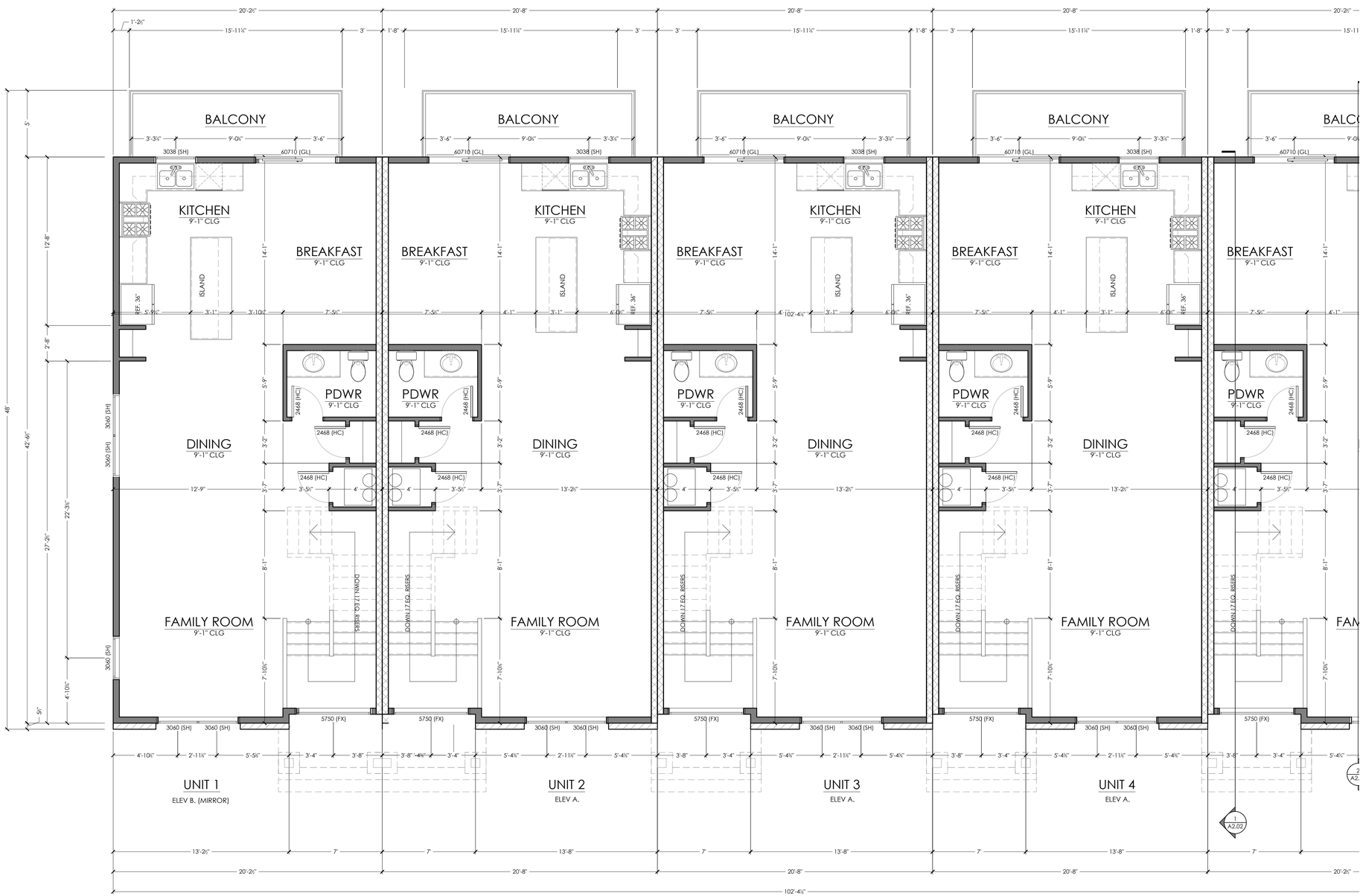
WALL LEGEND

NON-RATED WALL

2-HOUR RATED WALL ASSEMBLY

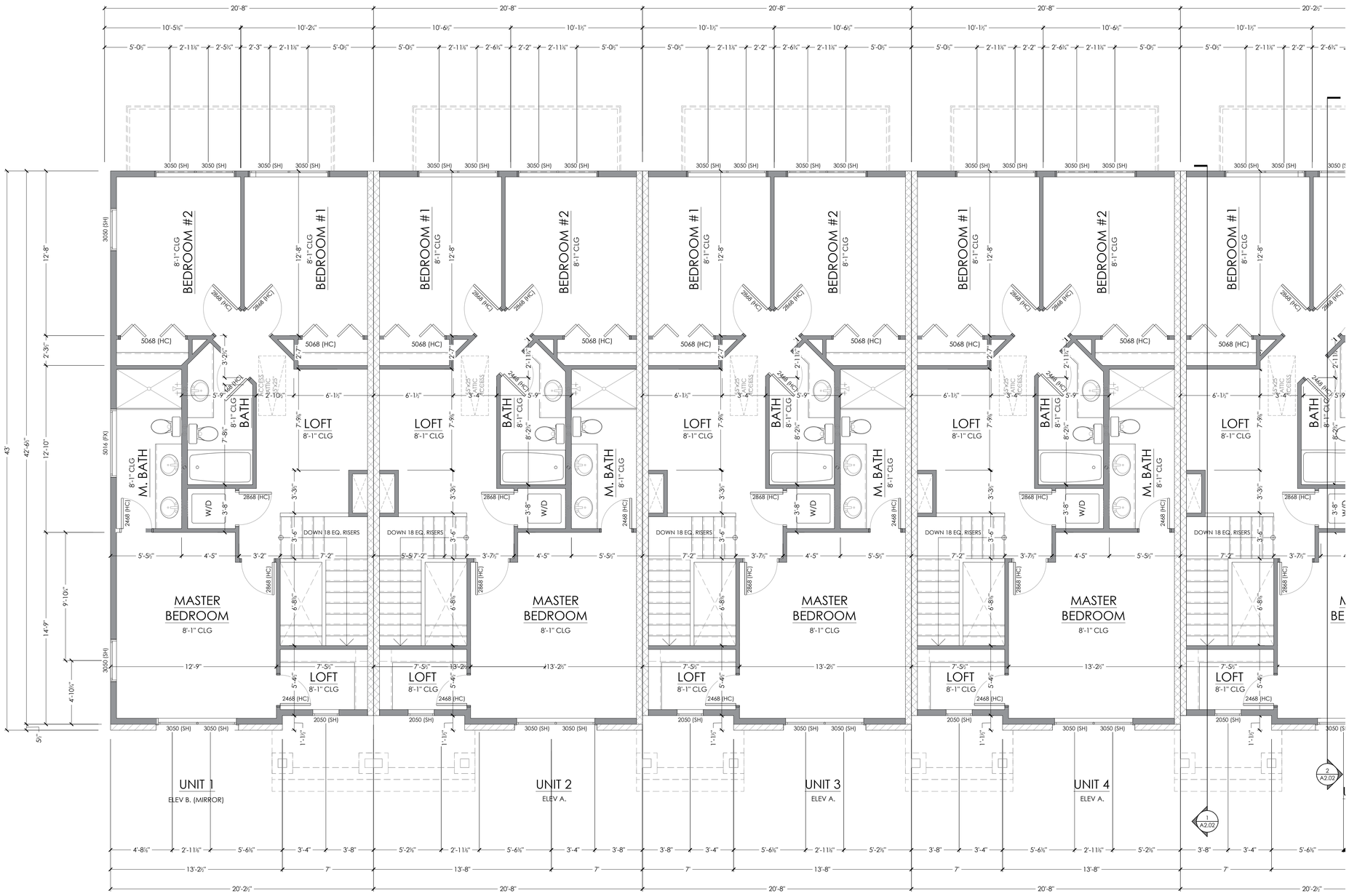
1-HOUR FIRE-RATED WALLS

LICENSED ARCHITECT
RICHARD R.
GNAT
001-012945
STATE OF ILLINOIS
01/15/2026
EXP : 11/30/2026



1 A1.02 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

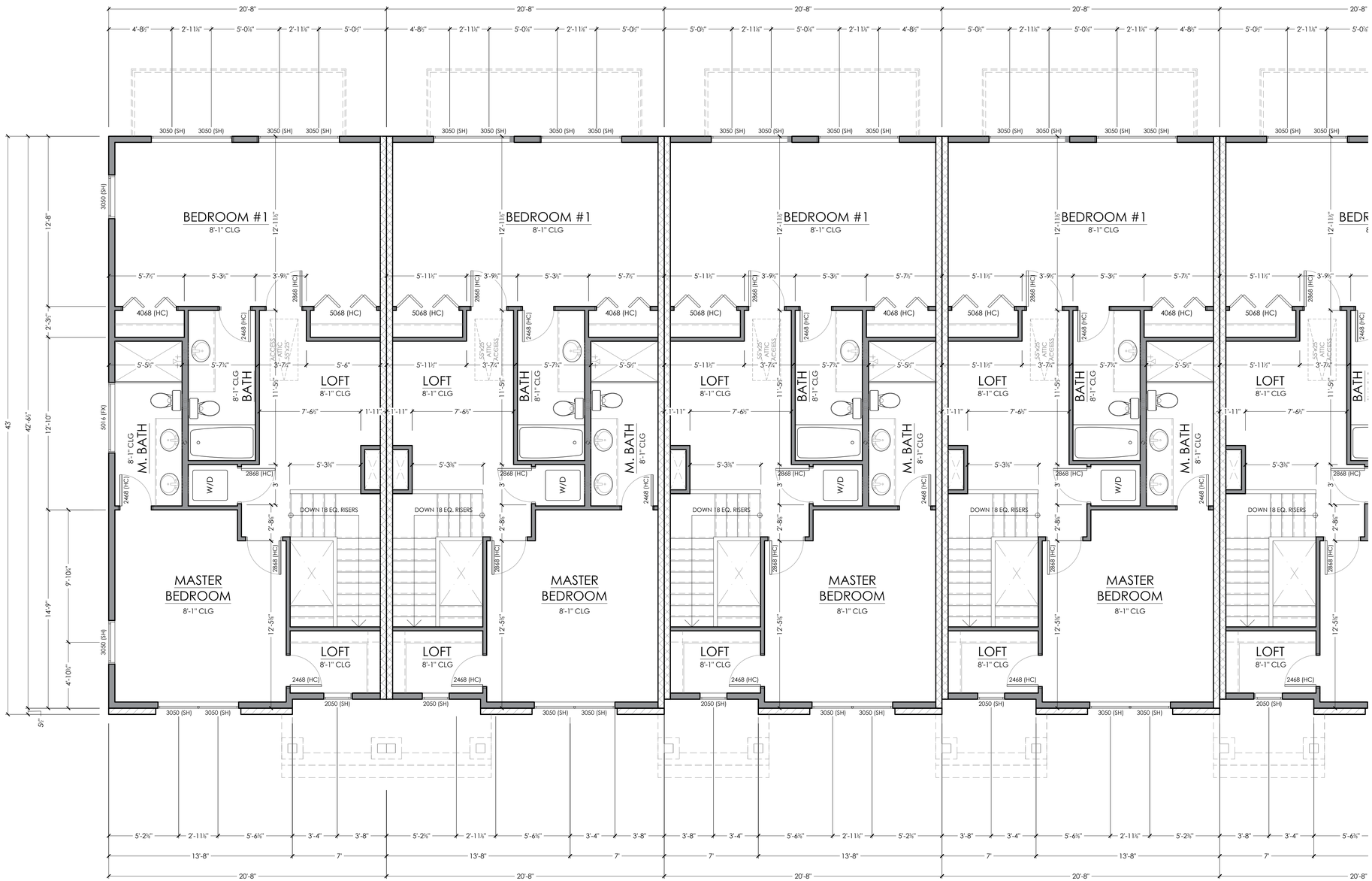
LICENSED ARCHITECT
RICHARD R. GNAT
001-012945
STATE OF ILLINOIS
Richard Gnat
01/15/2026
EXP : 11/30/2026



1 / A1.03 THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"

LICENSED ARCHITECT
RICHARD R. GNAT
001-012945
STATE OF ILLINOIS
01/15/2026
EXP : 11/30/2026

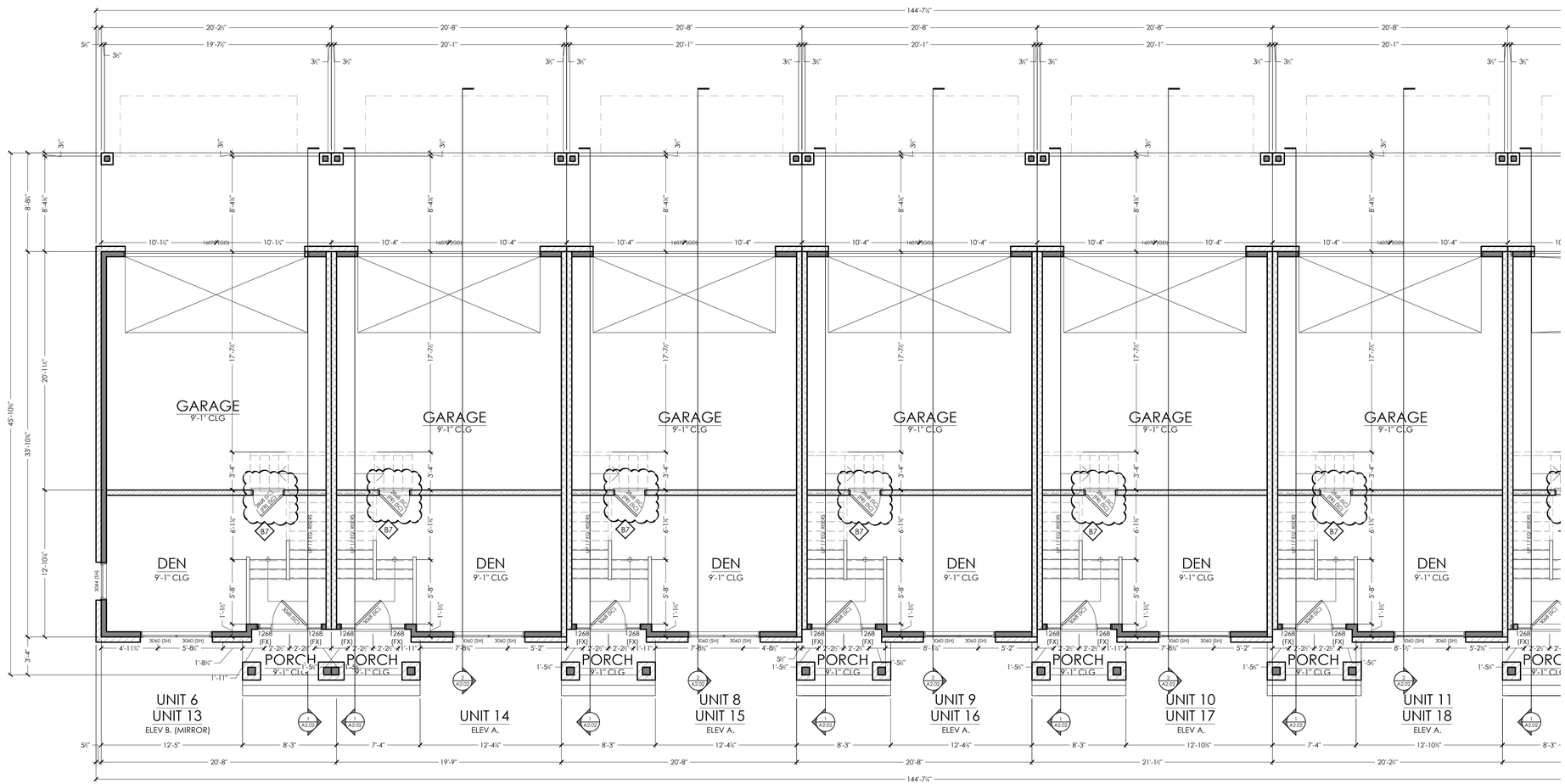
NON-R
2-HOUR
1-HOUR



1 A1.04 OP #2 THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"

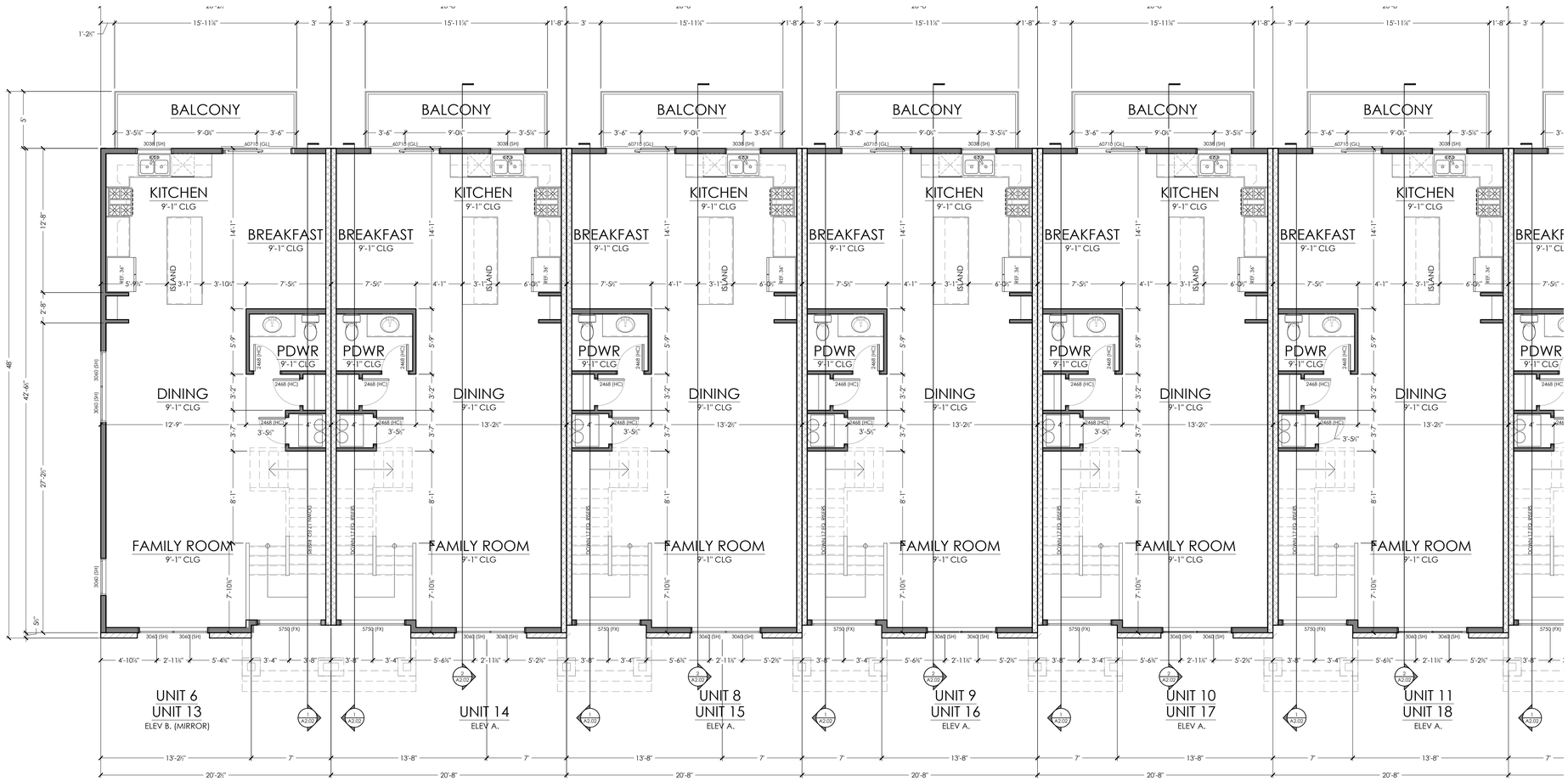
LICENSED ARCHITECT
RICHARD R. GNAT
001-012945
STATE OF ILLINOIS
01/15/2026
EXP : 11/30/2026

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1-HOUF



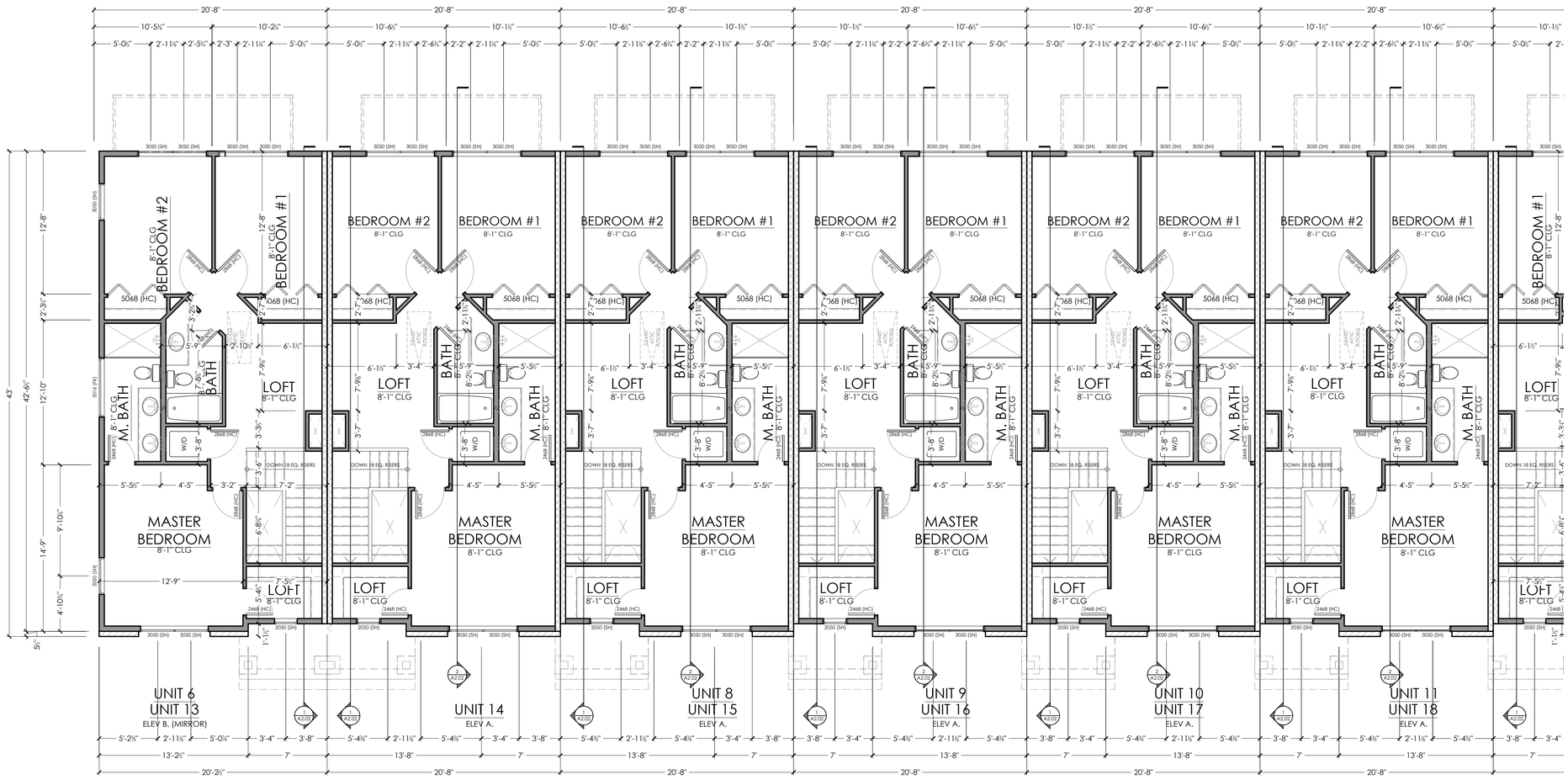
1 / A1.05 FIRTS FLOOR PLAN
SCALE: 3/16" = 1'-0"

LICENSED ARCHITECT
RICHARD R. GNAT
001-012945
STATE OF ILLINOIS
01/15/2026
EXP : 11/30/2026



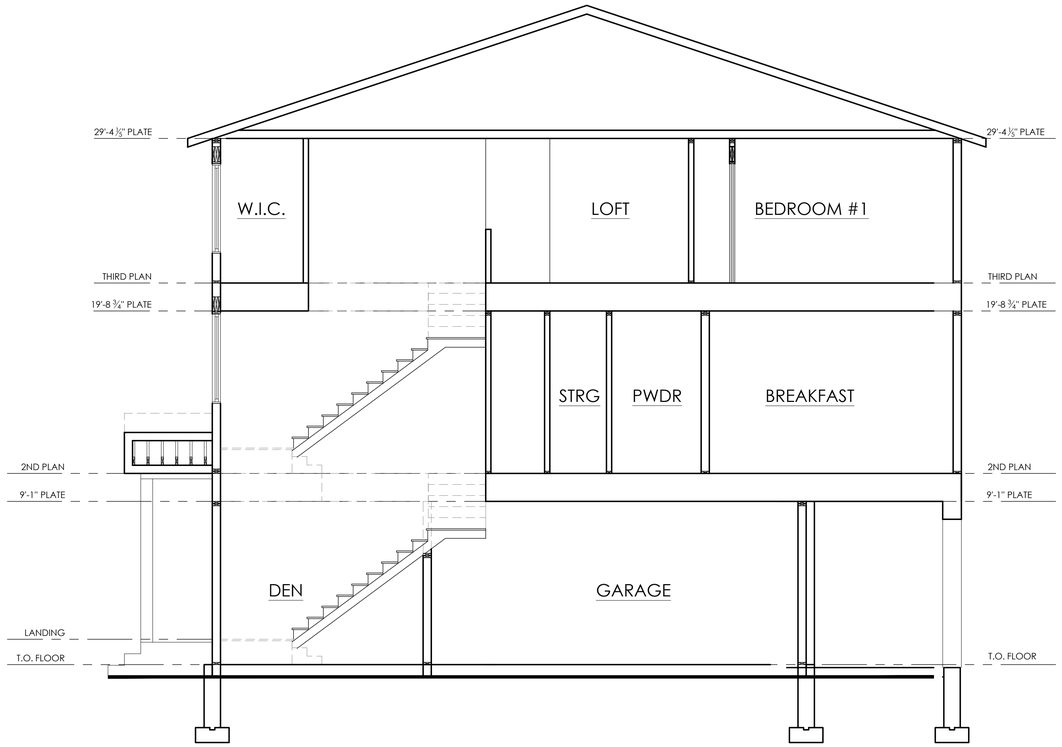
1 A1.06 SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"

LICENSED ARCHITECT
RICHARD R. GNAT
001-012945
STATE OF ILLINOIS
01/15/2026
EXP : 11/30/2026

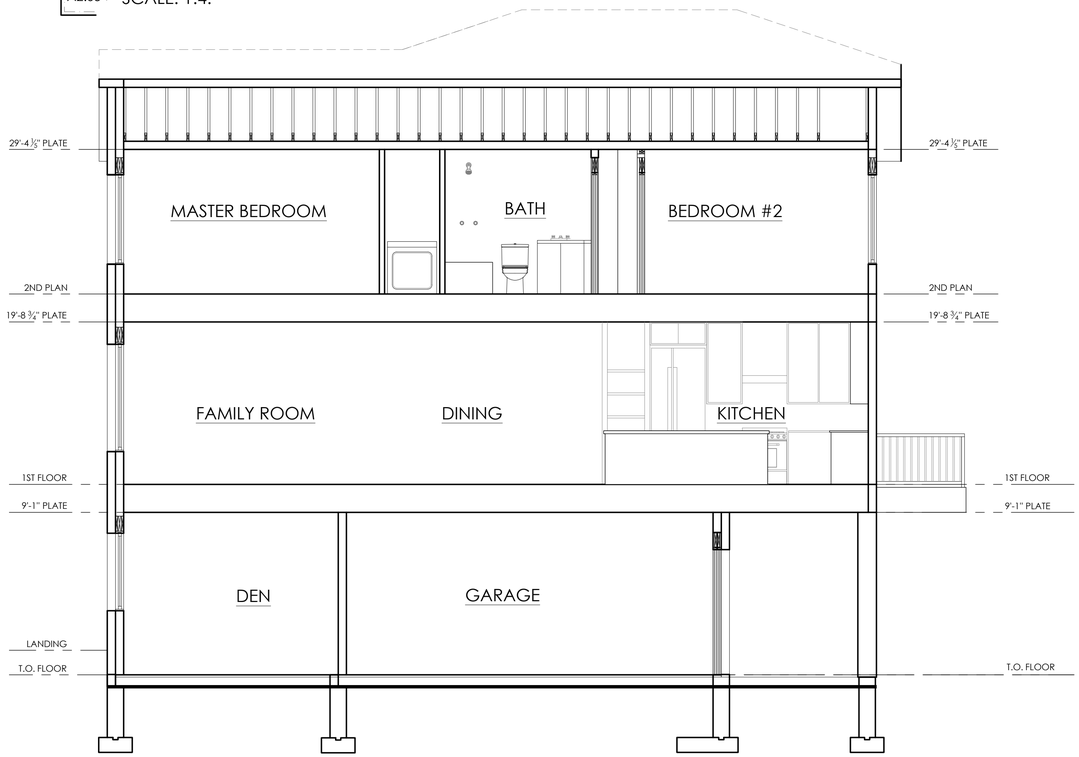


1 A1.07 THIRD FLOOR PLANS
SCALE: 3/16" = 1'-0"

LICENSED ARCHITECT
RICHARD R. GNAT
001-012945
STATE OF ILLINOIS
01/15/2026
EXP : 11/30/2026



1 A2.05 SECTION #1
SCALE: 1:4.



2 A2.05 SECTION #2
SCALE: 1:4.

LICENSED ARCHITECT
RICHARD R. GNAT
001-012945
STATE OF ILLINOIS
01/15/2026
EXP : 11/30/2026

NOTE:
ATTIC ACCESS SHALL HAVE SWITCHED LIGHT FIXTURE 30 AMP OUTLET & SMOKE DETECTOR

NOTE:
ALL OUTLETS IN BEDROOMS SHALL BE ARC FAULT PROTECTED. ALL CLOSET LIGHTS SHALL BE EITHER RECESSED CANS OR FLUORESCENT TYPE FIXTURES AS PER NEC 410.8

GENERAL NOTE:
VERIFY LOCATIONS OF ALL UTILITIES IN FIELD & COORDINATE ALL NEW CONSTRUCTION WITH EXISTING UTILITY LOCATIONS

GENERAL NOTE:
ELECTRICAL OPENINGS ARE SHOWN SCHEMATICALLY. ELECTRICIAN SHALL VERIFY FINAL LOCATION W/ OWNER PRIOR TO ROUGH-IN.

GENERAL NOTE:
MAJOR APPLIANCES ARE ASSUMED TO BE GAS GENERAL CONTRACTOR TO COORDINATE OWNER'S FINAL APPLIANCE SELECTION WITH ALL TRADES.

ALL CLOSET LIGHT FIXTURES TO FOLLOW NEC#410-8

ALL ELECTRICAL SWITCHES, OUTLETS, ETC. LOCATIONS ARE TO MEET FEDERAL ACCESSIBILITY GUIDELINES

WHERE ELECTRICAL OPENINGS ARE NEAR OTHER ELECTRICAL OPENINGS, THEY SHALL BE ALIGNED EITHER VERTICAL OR HORIZONTAL

ELECTRICAL OUTLETS ARE TO BE LOCATED 15" A.F.F. UNLESS NOTED OTHERWISE

SWITCHES ARE TO BE LOCATED 42" A.F.F.

G.F.C.I. RECEPTACLES ARE TO BE LOCATED IN WET LOCATIONS

NOTE:
ALL SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS SHALL BE 110V LINE VOLTAGE WITH BATTERY BACK-UP AND WIRED IN SERIES AS PER CODE.

NOTE:
ALL CIRCUITS IN ALL BATHROOMS SHALL HAVE GFCI PROTECTION AS PER CODE. ALL OUTLETS IN BEDROOMS SHALL HAVE ARC FAULT PROTECTION.

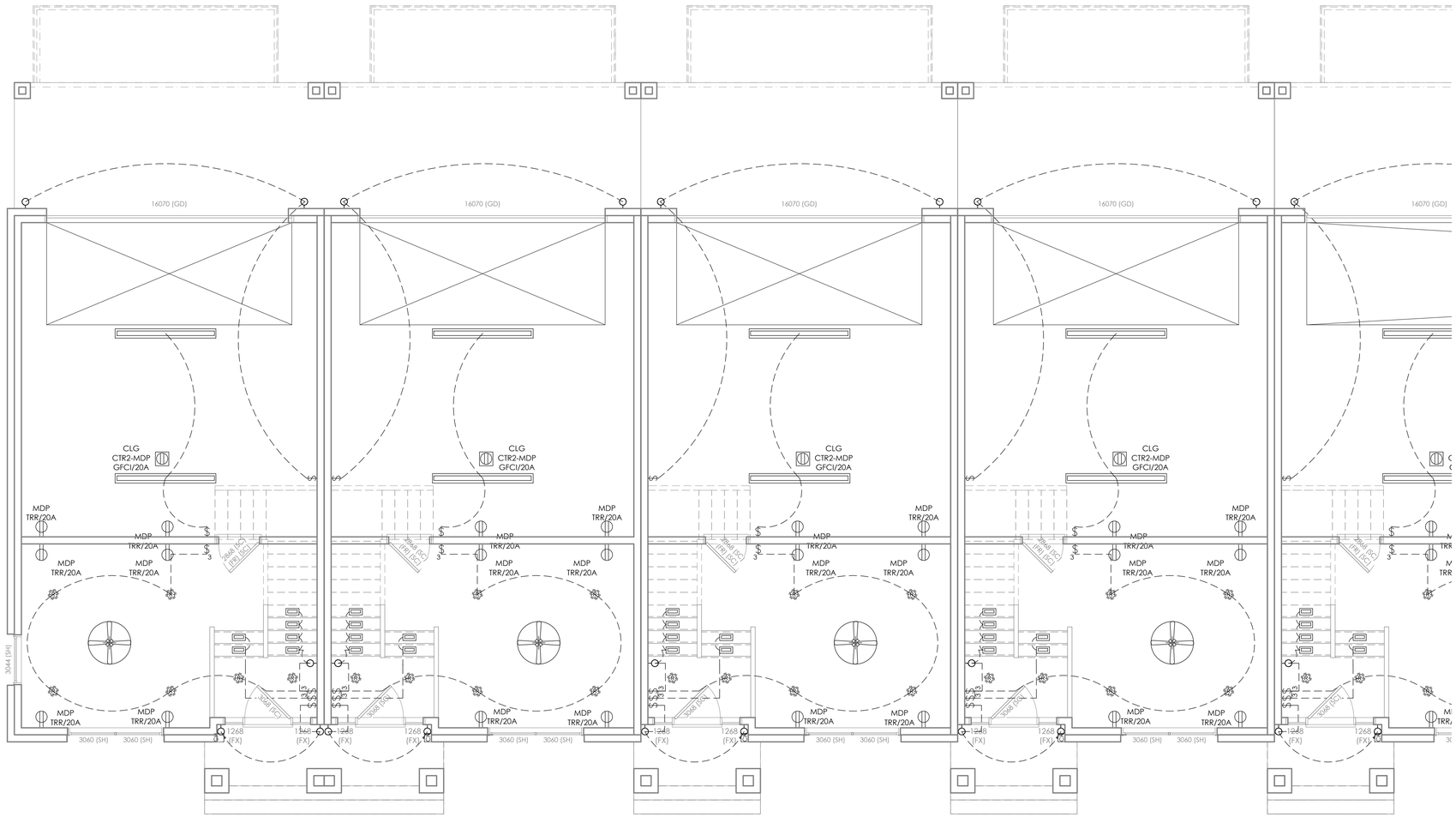
ELECTRICAL POWER LEGEND

	HVAC DISCONNECT	TRR	TAMPER RESISTANT RECEPTACLE OUTLET
	240V- DEDICATED OUTLET (GFCI)	GFCI-WP	GROUND FAULT CURRENT INTERRUPTED/ WATER PROOF OUTLET
GFCI	GROUND FAULT CURRENT INTERRUPTED		120V - DEDICATED OUTLET (SKA)
	ATTIC OUTLET		

NOTE:
THE MAIN ELECTRICAL PANEL IS LOCATED IN THE BASEMENT OF THE BUILDING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING WITH THE OWNER ALL ELECTRICAL AND LIGHTING LOCATIONS AND SPECIFICATIONS, INCLUDING BUT NOT LIMITED TO; SECURITY SYSTEMS, AUDIO/VISUAL EQUIPMENT, OUTDOOR ELECTRICAL PROVISIONS, PANEL LOCATIONS, AND ANY OTHER RELATED SYSTEMS.

ELECTRICAL LIGHTING LEGEND

	SUSPENDED FAN WITH LIGHT		SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR COMBINATED
	RECESSED CAN LIGHT		DIFFUSED ATTIC LIGHT
	DALS LIGHTING	$2	DOUBLE SWITCH
$	SINGLE SWITCH	$3	THREE WAY SWITCH
	EXHAUST FAN WITH LIGHT		SPOT WALL LIGHT
	WALL MOUNTED LIGHT	VP	VAPOR PROTECTED LIGHT
	SUSPENDED CAN LIGHT		



1 E1.00 ELECTRICAL FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

LICENSED ARCHITECT
RICHARD R.
GNAT
001-012945
STATE OF ILLINOIS
01/15/2026
EXP : 11/30/2026

NOTE:
ATTIC ACCESS SHALL HAVE SWITCHED LIGHT FIXTURE 30 AMP OUTLET & SMOKE DETECTOR

NOTE:
ALL OUTLETS IN BEDROOMS SHALL BE ARC FAULT PROTECTED. ALL CLOSET LIGHTS SHALL BE EITHER RECESSED CANS OR FLUORESCENT TYPE FIXTURES AS PER NEC 410.8

GENERAL NOTE:
VERIFY LOCATIONS OF ALL UTILITIES IN FIELD & COORDINATE ALL NEW CONSTRUCTION WITH EXISTING UTILITY LOCATIONS

GENERAL NOTE:
ELECTRICAL OPENINGS ARE SHOWN SCHEMATICALLY. ELECTRICIAN SHALL VERIFY FINAL LOCATION W/ OWNER PRIOR TO ROUGH-IN.

GENERAL NOTE:
MAJOR APPLIANCES ARE ASSUMED TO BE GAS GENERAL CONTRACTOR TO COORDINATE OWNER'S FINAL APPLIANCE SELECTION WITH ALL TRADES.

ALL CLOSET LIGHT FIXTURES TO FOLLOW NEC#410-8

ALL ELECTRICAL SWITCHES, OUTLETS, ETC. LOCATIONS ARE TO MEET FEDERAL ACCESSIBILITY GUIDELINES

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SWITCHES ARE TO BE LOCATED 42" A.F.F.

G.F.C.I. RECEPTACLES ARE TO BE LOCATED IN WET LOCATIONS

NOTE:
ALL SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS SHALL BE 110V LINE VOLTAGE WITH BATTERY BACK-UP AND WIRED IN SERIES AS PER CODE.

NOTE:
ALL CIRCUITS IN ALL BATHROOMS SHALL HAVE GFCI PROTECTION AS PER CODE. ALL OUTLETS IN BEDROOMS SHALL HAVE ARC FAULT PROTECTION.

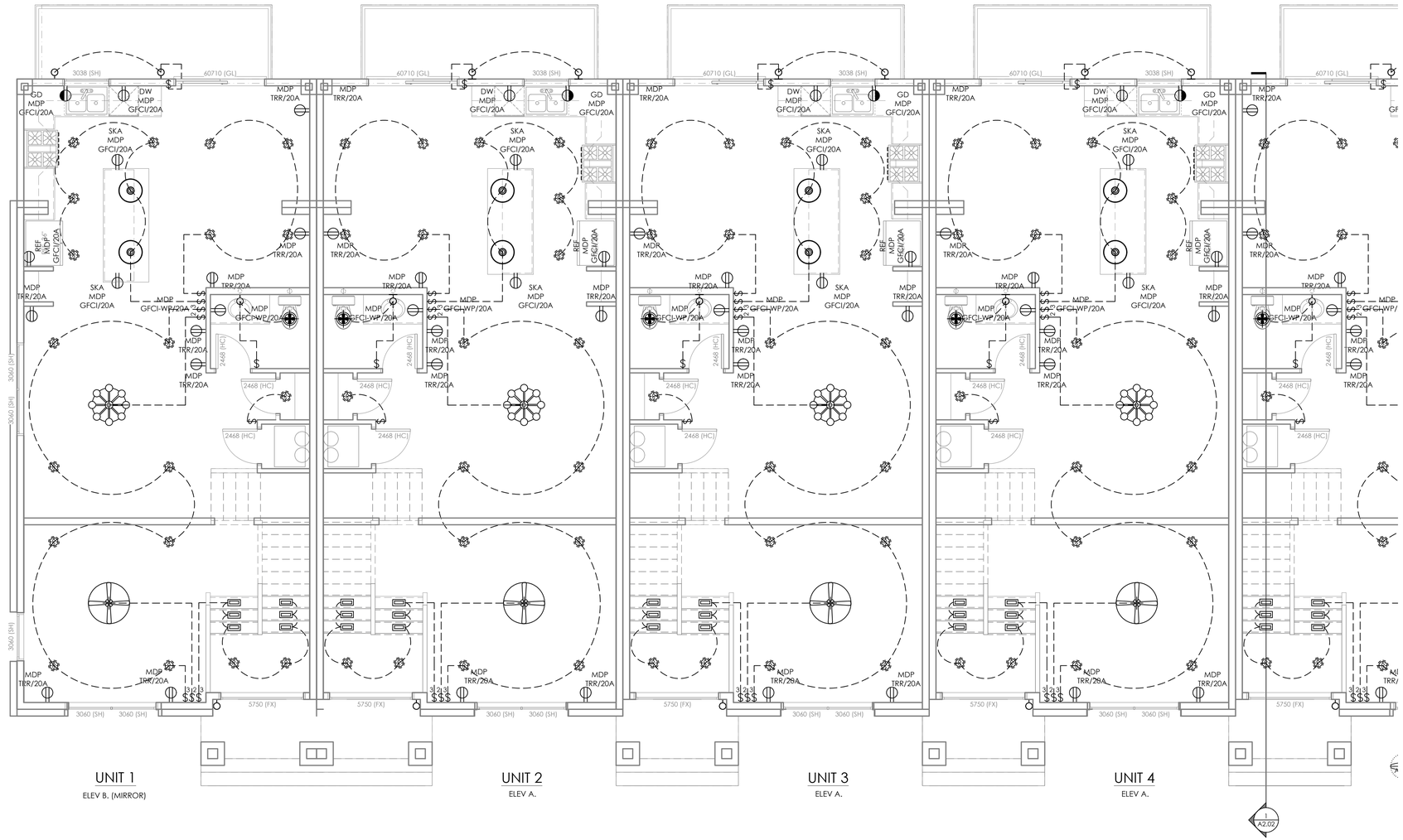
ELECTRICAL POWER LEGEND

	HVAC DISCONNECT	TRR	TAMPER RESISTANT RECEPTACLE OUTLET
	240V- DEDICATED OUTLET (GFCI)	GFCI-WP	GROUND FAULT CURRENT INTERRUPTED/ WATER PROOF OUTLET
GFCI	GROUND FAULT CURRENT INTERRUPTED		120V - DEDICATED OUTLET (SKA)
	ATTIC OUTLET		

NOTE:
THE MAIN ELECTRICAL PANEL IS LOCATED IN THE BASEMENT OF THE BUILDING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING WITH THE OWNER ALL ELECTRICAL AND LIGHTING LOCATIONS AND SPECIFICATIONS, INCLUDING BUT NOT LIMITED TO; SECURITY SYSTEMS, AUDIO/VISUAL EQUIPMENT, OUTDOOR ELECTRICAL PROVISIONS, PANEL LOCATIONS, AND ANY OTHER RELATED SYSTEMS.

ELECTRICAL LIGHTING LEGEND

	SUSPENDED FAN WITH LIGHT		SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR COMBINATED
	RECESSED CAN LIGHT		DIFFUSED ATTIC LIGHT
	DALS LIGHTING	$2	DOUBLE SWITCH
$	SINGLE SWITCH	$3	THREE WAY SWITCH
	EXHAUST FAN WITH LIGHT		SPOT WALL LIGHT
	WALL MOUNTED LIGHT	VP	VAPOR PROTECTED LIGHT
	SUSPENDED CAN LIGHT		



1 E1.01 ELECTRICAL SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

LICENSED ARCHITECT
RICHARD R. GNAT
001-012945
STATE OF ILLINOIS
01/15/2026
EXP : 11/30/2026

NOTE:
ATTIC ACCESS SHALL HAVE SWITCHED LIGHT FIXTURE 30 AMP OUTLET & SMOKE DETECTOR

NOTE:
ALL OUTLETS IN BEDROOMS SHALL BE ARC FAULT PROTECTED. ALL CLOSET LIGHTS SHALL BE EITHER RECESSED CANS OR FLUORESCENT TYPE FIXTURES AS PER NEC 410.8

GENERAL NOTE:
VERIFY LOCATIONS OF ALL UTILITIES IN FIELD & COORDINATE ALL NEW CONSTRUCTION WITH EXISTING UTILITY LOCATIONS

GENERAL NOTE:
ELECTRICAL OPENINGS ARE SHOWN SCHEMATICALLY. ELECTRICIAN SHALL VERIFY FINAL LOCATION W/ OWNER PRIOR TO ROUGH-IN.

GENERAL NOTE:
MAJOR APPLIANCES ARE ASSUMED TO BE GAS GENERAL CONTRACTOR TO COORDINATE OWNER'S FINAL APPLIANCE SELECTION WITH ALL TRADES.

ALL CLOSET LIGHT FIXTURES TO FOLLOW NEC#410-8

ALL ELECTRICAL SWITCHES, OUTLETS, ETC. LOCATIONS ARE TO MEET FEDERAL ACCESSIBILITY GUIDELINES

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NOTE:
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NOTE:
ALL CIRCUITS IN ALL BATHROOMS SHALL HAVE GFCI PROTECTION AS PER CODE. ALL OUTLETS IN BEDROOMS SHALL HAVE ARC FAULT PROTECTION.

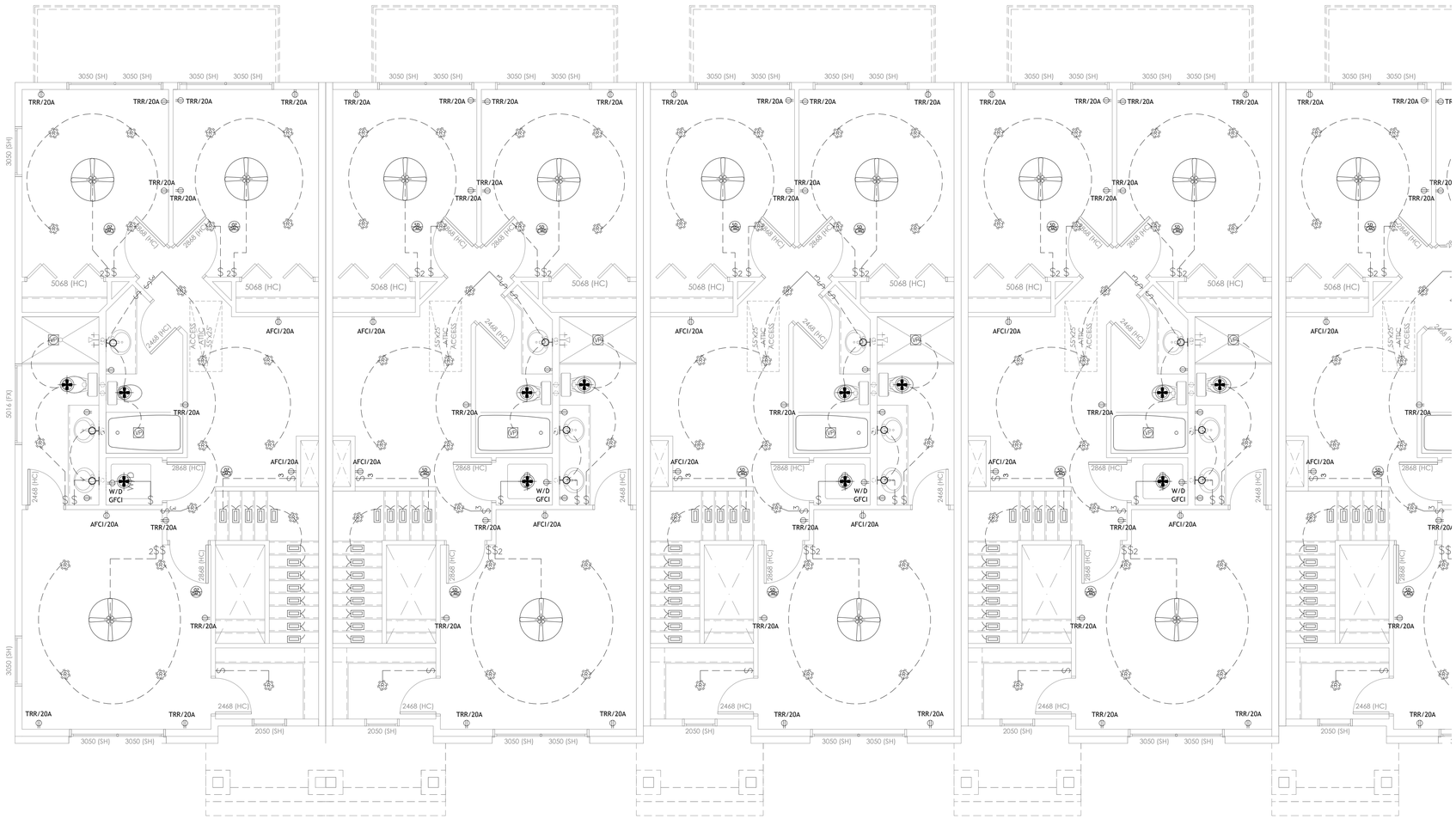
ELECTRICAL POWER LEGEND

	HVAC DISCONNECT	TRR	TAMPER RESISTANT RECEPTACLE OUTLET
	240V- DEDICATED OUTLET (GFCI)	GFCI-WP	GROUND FAULT CURRENT INTERRUPTED/ WATER PROOF OUTLET
GFCI	GROUND FAULT CURRENT INTERRUPTED		120V - DEDICATED OUTLET (SKA)
	ATTIC OUTLET		

NOTE:
THE MAIN ELECTRICAL PANEL IS LOCATED IN THE BASEMENT OF THE BUILDING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING WITH THE OWNER ALL ELECTRICAL AND LIGHTING LOCATIONS AND SPECIFICATIONS, INCLUDING BUT NOT LIMITED TO; SECURITY SYSTEMS, AUDIO/VISUAL EQUIPMENT, OUTDOOR ELECTRICAL PROVISIONS, PANEL LOCATIONS, AND ANY OTHER RELATED SYSTEMS.

ELECTRICAL LIGHTING LEGEND

	SUSPENDED FAN WITH LIGHT		SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR COMBINATED
	RECESSED CAN LIGHT		DIFFUSED ATTIC LIGHT
	DALS LIGHTING	$2	DOUBLE SWITCH
$	SINGLE SWITCH	$3	THREE WAY SWITCH
	EXHAUST FAN WITH LIGHT		SPOT WALL LIGHT
	WALL MOUNTED LIGHT	VP	VAPOR PROTECTED LIGHT
	SUSPENDED CAN LIGHT		



1 E1.02 ELECTRICAL THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"

LICENSED ARCHITECT
RICHARD R. GNAT
001-012945
STATE OF ILLINOIS
01/15/2026
EXP : 11/30/2026

NOTE:
ATTIC ACCESS SHALL HAVE SWITCHED LIGHT FIXTURE 30 AMP OUTLET & SMOKE DETECTOR

NOTE:
ALL OUTLETS IN BEDROOMS SHALL BE ARC FAULT PROTECTED. ALL CLOSET LIGHTS SHALL BE EITHER RECESSED CANS OR FLUORESCENT TYPE FIXTURES AS PER NEC 410.8

GENERAL NOTE:
VERIFY LOCATIONS OF ALL UTILITIES IN FIELD & COORDINATE ALL NEW CONSTRUCTION WITH EXISTING UTILITY LOCATIONS

GENERAL NOTE:
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GENERAL NOTE:
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ALL CLOSET LIGHT FIXTURES TO FOLLOW NEC#410-8

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G.F.C.I. RECEPTACLES ARE TO BE LOCATED IN WET LOCATIONS

NOTE:
ALL SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS SHALL BE 110V LINE VOLTAGE WITH BATTERY BACK-UP AND WIRED IN SERIES AS PER CODE.

NOTE:
ALL CIRCUITS IN ALL BATHROOMS SHALL HAVE GFCI PROTECTION AS PER CODE. ALL OUTLETS IN BEDROOMS SHALL HAVE ARC FAULT PROTECTION.

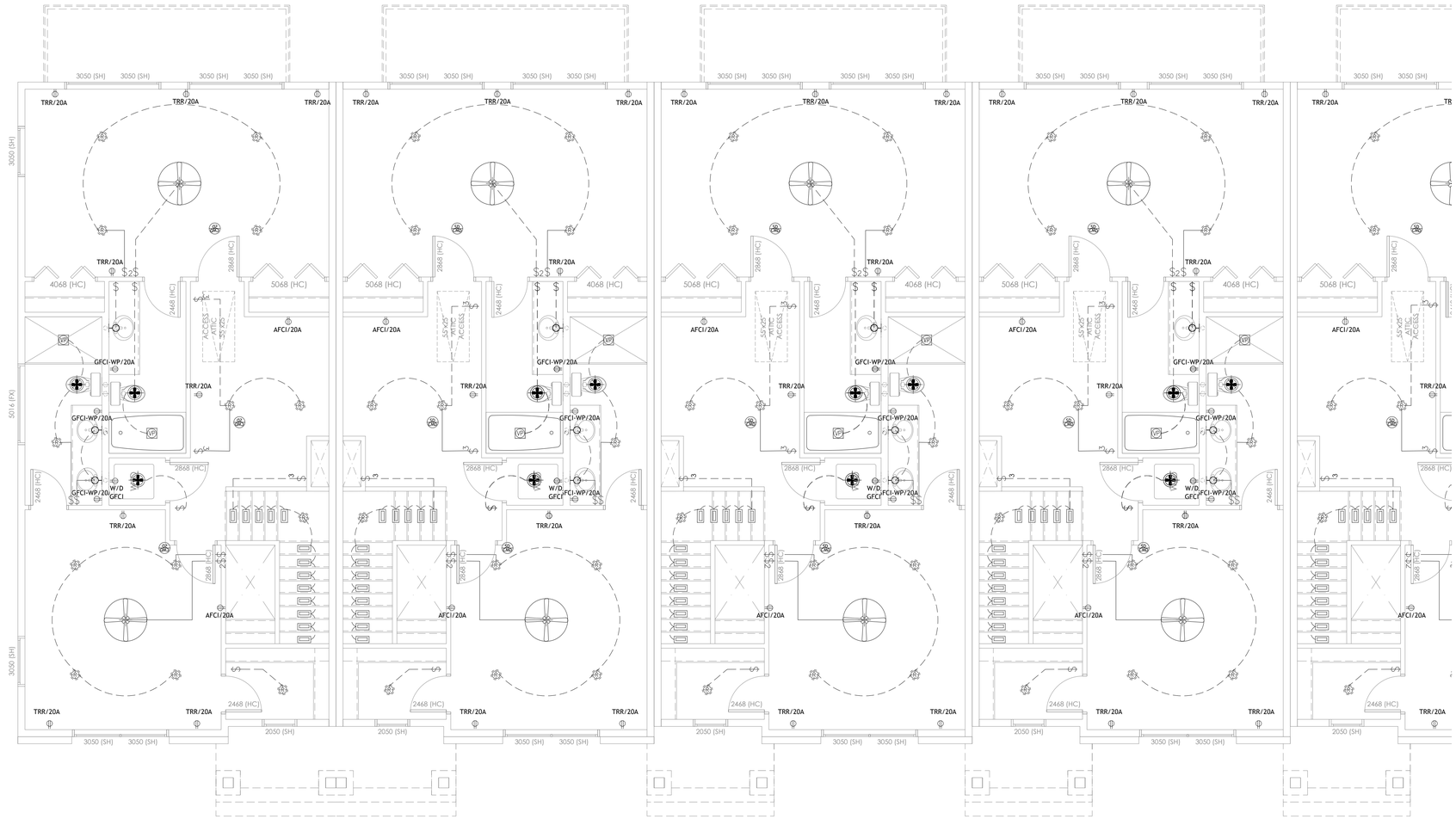
ELECTRICAL POWER LEGEND

	HVAC DISCONNECT	TRR	TAMPER RESISTANT RECEPTACLE OUTLET
	240V- DEDICATED OUTLET (GFCI)	GFCI-WP	GROUND FAULT CURRENT INTERRUPTED/ WATER PROOF OUTLET
GFCI	GROUND FAULT CURRENT INTERRUPTED		120V - DEDICATED OUTLET (SKA)
	ATTIC OUTLET		

NOTE:
THE MAIN ELECTRICAL PANEL IS LOCATED IN THE BASEMENT OF THE BUILDING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING WITH THE OWNER ALL ELECTRICAL AND LIGHTING LOCATIONS AND SPECIFICATIONS, INCLUDING BUT NOT LIMITED TO; SECURITY SYSTEMS, AUDIO/VISUAL EQUIPMENT, OUTDOOR ELECTRICAL PROVISIONS, PANEL LOCATIONS, AND ANY OTHER RELATED SYSTEMS.

ELECTRICAL LIGHTING LEGEND

	SUSPENDED FAN WITH LIGHT		SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR COMBINATED
	RECESSED CAN LIGHT		DIFFUSED ATTIC LIGHT
	DALS LIGHTING	$2	DOUBLE SWITCH
$	SINGLE SWITCH	$	THREE WAY SWITCH
	EXHAUST FAN WITH LIGHT		SPOT WALL LIGHT
	WALL MOUNTED LIGHT	VP	VAPOR PROTECTED LIGHT
	SUSPENDED CAN LIGHT		



1 OPT #2
E1.03 ELECTRICAL THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"

LICENSED ARCHITECT
RICHARD R. GNAT
001-012945
STATE OF ILLINOIS
01/15/2026
EXP : 11/30/2026

NOTE:
ATTIC ACCESS SHALL HAVE SWITCHED LIGHT FIXTURE 30 AMP OUTLET & SMOKE DETECTOR

NOTE:
ALL OUTLETS IN BEDROOMS SHALL BE ARC FAULT PROTECTED. ALL CLOSET LIGHTS SHALL BE EITHER RECESSED CANS OR FLUORESCENT TYPE FIXTURES AS PER NEC 410.8

GENERAL NOTE:
VERIFY LOCATIONS OF ALL UTILITIES IN FIELD & COORDINATE ALL NEW CONSTRUCTION WITH EXISTING UTILITY LOCATIONS

GENERAL NOTE:
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GENERAL NOTE:
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ALL CLOSET LIGHT FIXTURES TO FOLLOW NEC#410-8

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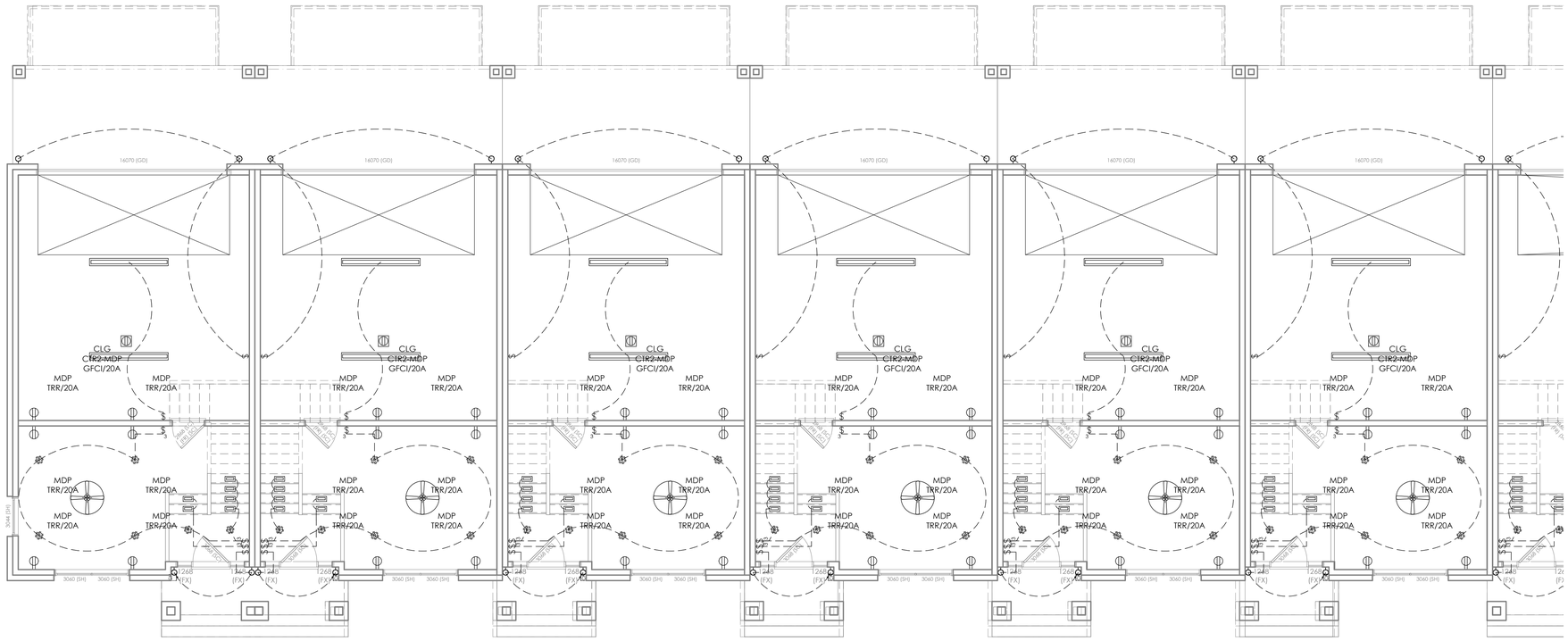
ELECTRICAL POWER LEGEND

	HVAC DISCONNECT	TRR	TAMPER RESISTANT RECEPTACLE OUTLET
	240V- DEDICATED OUTLET (GFCI)	GFCI-WP	GROUND FAULT CURRENT INTERRUPTED/ WATER PROOF OUTLET
GFCI	GROUND FAULT CURRENT INTERRUPTED		120V - DEDICATED OUTLET (SKA)
	ATTIC OUTLET		

NOTE:
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ELECTRICAL LIGHTING LEGEND

	SUSPENDED FAN WITH LIGHT		SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR COMBINATED
	RECESSED CAN LIGHT		DIFFUSED ATTIC LIGHT
	DALS LIGHTING	$_2$	DOUBLE SWITCH
$	SINGLE SWITCH	$_3$	THREE WAY SWITCH
	EXHAUST FAN WITH LIGHT		SPOT WALL LIGHT
	WALL MOUNTED LIGHT	VP	VAPOR PROTECTED LIGHT
	SUSPENDED CAN LIGHT		



1 E1.04 ELECTRICAL FIRTS FLOOR PLAN
SCALE: 3/16" = 1'-0"

LICENSED ARCHITECT
RICHARD R. GNAT
001-012945
STATE OF ILLINOIS
01/15/2026
EXP : 11/30/2026

NOTE:
ATTIC ACCESS SHALL HAVE SWITCHED LIGHT FIXTURE 30 AMP OUTLET & SMOKE DETECTOR

NOTE:
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GENERAL NOTE:
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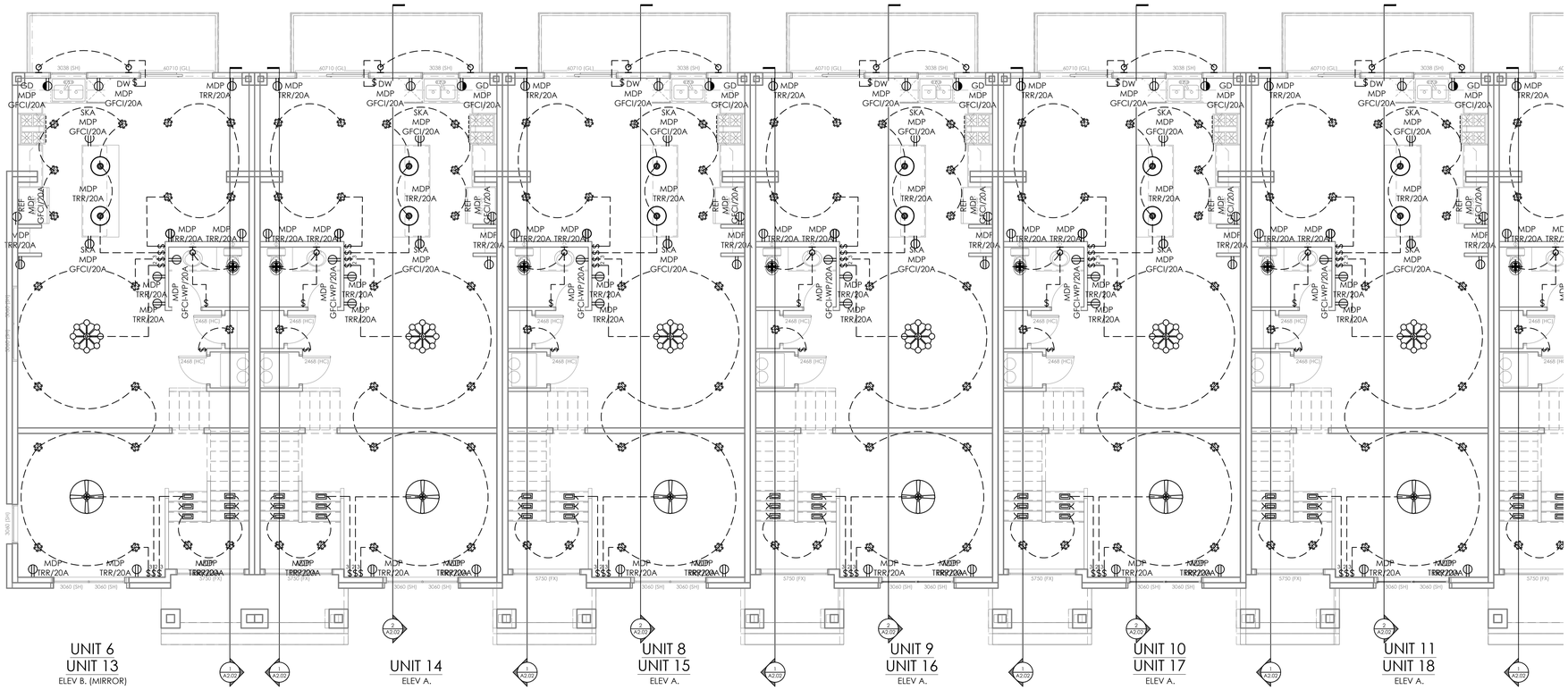
ELECTRICAL POWER LEGEND

	HVAC DISCONNECT	TRR	TAMPER RESISTANT RECEPTACLE OUTLET
	240V- DEDICATED OUTLET (GFCI)	GFCI-WP	GROUND FAULT CURRENT INTERRUPTED/ WATER PROOF OUTLET
GFCI	GROUND FAULT CURRENT INTERRUPTED		120V - DEDICATED OUTLET (SKA)
	ATTIC OUTLET		

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ELECTRICAL LIGHTING LEGEND

	SUSPENDED FAN WITH LIGHT		SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR COMBINATED
	RECESSED CAN LIGHT		DIFFUSED ATTIC LIGHT
	DALS LIGHTING	$2	DOUBLE SWITCH
$	SINGLE SWITCH	$3	THREE WAY SWITCH
	EXHAUST FAN WITH LIGHT		SPOT WALL LIGHT
	WALL MOUNTED LIGHT	VP	VAPOR PROTECTED LIGHT
	SUSPENDED CAN LIGHT		



1 E1.05 ELECTRICAL SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"

LICENSED ARCHITECT
RICHARD R. GNAT
001-012945
STATE OF ILLINOIS
01/15/2026
EXP : 11/30/2026

NOTE:
ATTIC ACCESS SHALL HAVE SWITCHED LIGHT FIXTURE 30 AMP OUTLET & SMOKE DETECTOR

NOTE:
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ALL CIRCUITS IN ALL BATHROOMS SHALL HAVE GFCI PROTECTION AS PER CODE. ALL OUTLETS IN BEDROOMS SHALL HAVE ARC FAULT PROTECTION.

ELECTRICAL POWER LEGEND

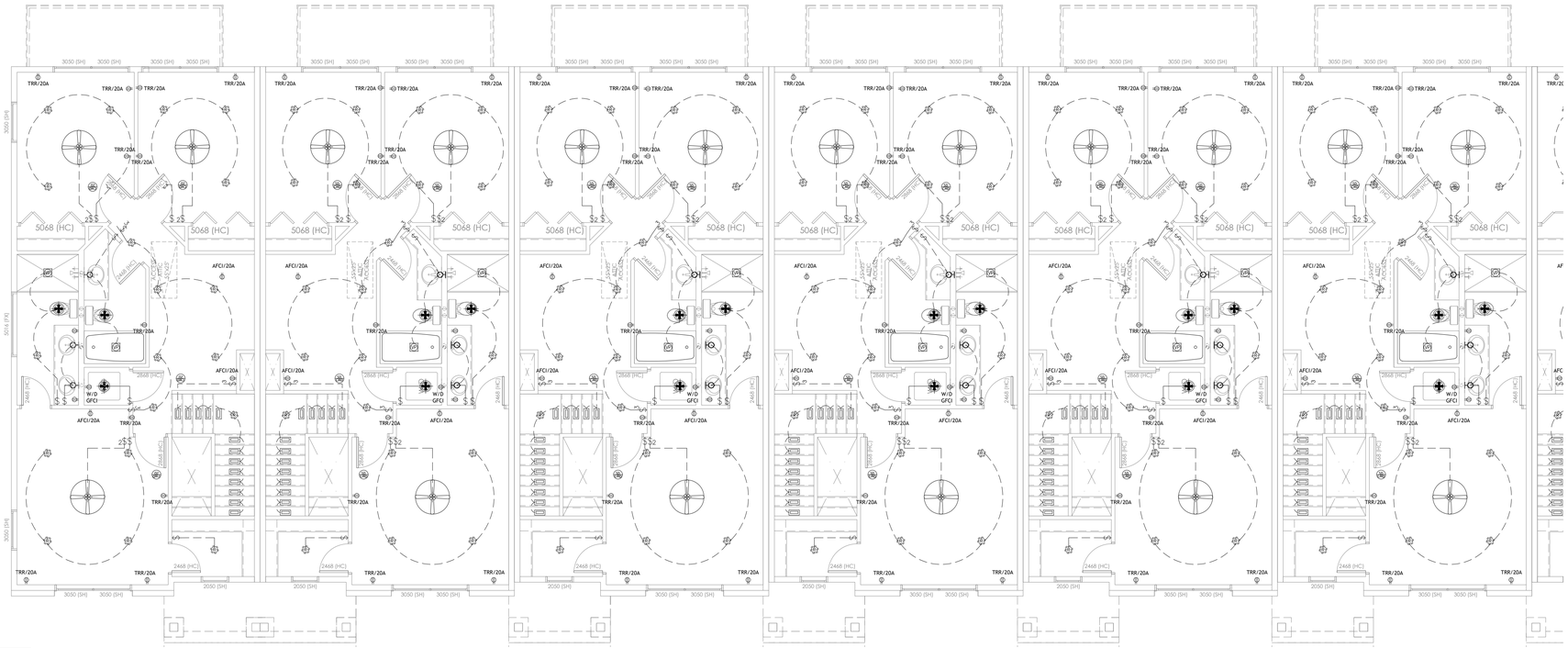
	HVAC DISCONNECT	TRR	TAMPER RESISTANT RECEPTACLE OUTLET
	240V- DEDICATED OUTLET (GFCI)	GFCI-WP	GROUND FAULT CURRENT INTERRUPTED/ WATER PROOF OUTLET
GFCI	GROUND FAULT CURRENT INTERRUPTED		120V - DEDICATED OUTLET (SKA)
	ATTIC OUTLET		

NOTE:
THE MAIN ELECTRICAL PANEL IS LOCATED IN THE BASEMENT OF THE BUILDING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING WITH THE OWNER ALL ELECTRICAL AND LIGHTING LOCATIONS AND SPECIFICATIONS, INCLUDING BUT NOT LIMITED TO; SECURITY SYSTEMS, AUDIO/VISUAL EQUIPMENT, OUTDOOR ELECTRICAL PROVISIONS, PANEL LOCATIONS, AND ANY OTHER RELATED SYSTEMS.

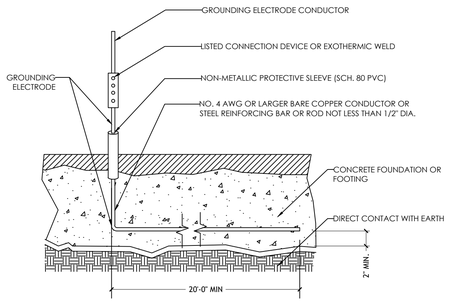
ELECTRICAL LIGHTING LEGEND

	SUSPENDED FAN WITH LIGHT		SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR COMBINATED
	RECESSED CAN LIGHT		DIFFUSED ATTIC LIGHT
	DALS LIGHTING	$_2$	DOUBLE SWITCH
$	SINGLE SWITCH	$_3$	THREE WAY SWITCH
	EXHAUST FAN WITH LIGHT		SPOT WALL LIGHT
	WALL MOUNTED LIGHT	VP	VAPOR PROTECTED LIGHT
	SUSPENDED CAN LIGHT		

LICENSED ARCHITECT
RICHARD R. GNAT
001-012945
STATE OF ILLINOIS
01/15/2026
EXP : 11/30/2026



1 ELECTRICAL THIRD FLOOR PLAN
E1.06 SCALE: 3/16" = 1'-0"



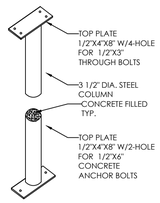
CONCRETE-ENCASED ELECTRODE SHAL CONSIST OF AT LEAST 6.0 M (20 FT.) OR EITHER (1) OR (2)

1. ONE OR MORE BARE ZING GALVANIZED OR OTHER ELECTRICALLY CONDUCTIVE COATED STEEL REINFORCING BARS OR RODS OF NOT LESS THAN 13 MM (1/2 INCH) IN DIAMETER, INSTALLED IN ONE CONTINUOUS 6.0 M (20 FT.) LENGTH, OR IF IN MULTIPLE PIECES CONNECTED TOGETHER BY THE USUAL STEEL TIE WIRES, EXOTHERMIC WELDING, WELDING OR OTHER AFFECTIVE MEANS TO CREATE A 6.0 M (20 FT.) OR GREATER LENGTH, OR
2. BARE COPPER CONDUCTOR NOT SMALLER THAN 4 AWG.

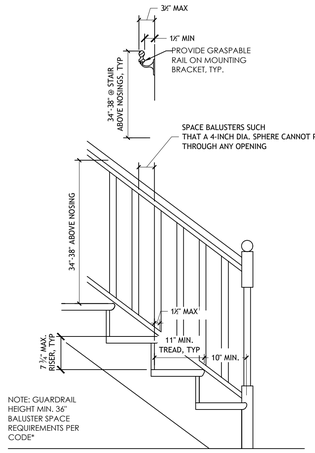
METALLIC COMPONENTS SHALL BE ENCASED BY AT LEAST 50 MM (2 IN.) OR CONCRETE AND SHALL BE LOCATED HORIZONTALLY WITHIN THAT PORTION OF A CONCRETE FOUNDATION OR FOOTING THAT IS IN DIRECT CONTACT WITH THE EARTH. IF MULTIPLE CONCRETE-ENCASED ELECTRODES ARE PRESENT AT A BUILDING OR STRUCTURE, IT SHALL BE PERMISSIBLE TO BOND ONLY ONE INTO THE FOUNDING ELECTRODE SYSTEM.

INFORMATION NOTE: CONCRETE INSTALLED WITH INSULATION, VAPOR BARRIERS, FILMS OR SIMILAR ITEMS SEPARATING THE CONCRETE FROM THE EARTH IS NOT CONSIDERED TO BE IN "DIRECT CONTACT" WITH THE EARTH

1 D1.00 CONCRETE ENCASED GROUND ELECTRODE DETAIL
SCALE: NTS



2 D1.00 POST DETAIL
SCALE: NTS



3 D1.00 STAIR DETAIL
SCALE: NTS

PROVIDE ICE AND WATER EXTENDING FROM EDGE OF POINT 24" FROM THE INSIDE EXTERIOR WALL

ROOF CONSTRUCTION
45 YEAR FIBERGLASS SHINGLES W/ A STARTER STRIP OVER A ICE AND WATER SHIELD #15 BUILDING PAPER 5/8" OSB ROOF SHEATHING w/ MTL CLIPS PRE-ENGINEERED ROOF TRUSSES @ 24" O.C. W/TIE DOWNS TO BOTH PLATES (IN ACCORDANCE w/ R802.10.5) R-49 COMBINED W/R-13 BATT w/VAPOR BARRIER AND BALANCE TO BE BLOWN INSULATION 5/8" GYP. BD. FINISH

1X8 FRIEZE

GUTTER & DOWNSPOUT
SEAMLESS ALUMINUM GUTTER AND DOWNSPOUT, VERIFY LOCATION PER ROOF PLAN

FASCIA/SOFFIT
1x8 FASCIA BOARD W/MTL ROOF EDGE FLASHING SOFFIT W/REQUIRED VENTS EQUALLY DISTRIBUTED PER ROOF PLAN NOTES 1x8 FRIEZE BOARD TXE

LICENSED ARCHITECT
RICHARD R. GNAT
001-012945
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NOTES:

1. ALL CONCRETE SLABS THAT COME IN CONTACT WITH THE GROUND SHALL BE LAID OVER A GAS PERMEABLE MATERIAL MADE UP OF EITHER A MINIMUM 4" THICK UNIFORM LAYER OF CLEAN AGGREGATE, OR A MINIMUM 4" THICK UNIFORM LAYER OF SAND, OVERLAIN BY A LAYER OR STRIPS OF MANUFACTURED MATTING DESIGNED TO ALLOW THE LATERAL FLOW OF SOIL GASES.

2. ALL CONCRETE FLOOR SLABS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH LOCAL BUILDING CODES. ADDITIONAL REFS: AMERICAN CONCRETE INSTITUTE PUBLICATIONS, "ACI302.1R" & "ACI332R", OR THE POST TENSIONING INSTITUTE MANUAL, "DESIGN AND CONSTRUCTION OF POST-TENSIONED SLABS ON GROUND".

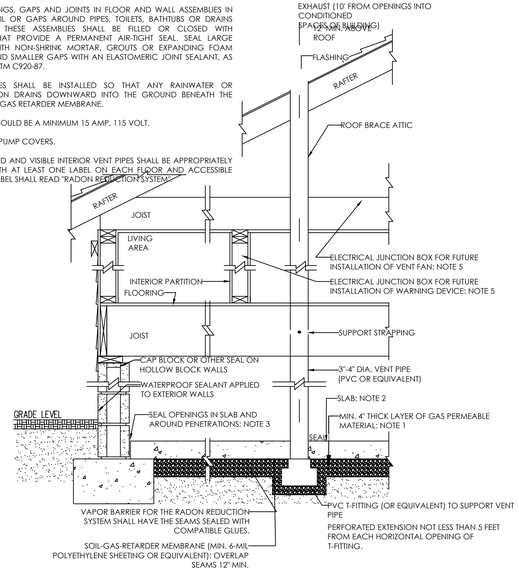
3. ALL OPENINGS, GAPS AND JOINTS IN FLOOR AND WALL ASSEMBLIES IN CONTACT SOIL OR GAPS AROUND PIPES, TOILETS, BATHTUBS OR DRAINS PENETRATING THESE ASSEMBLIES SHALL BE FILLED OR CLOSED WITH MATERIALS THAT PROVIDE A PERMANENT AIR-TIGHT SEAL. SEAL LARGE OPENINGS WITH NON-SHRINK MORTAR, GROUTS OR EXPANDING FOAM MATERIALS AND SMALLER GAPS WITH AN ELASTOMERIC JOINT SEALANT, AS DEFINED IN ASTM C920-87.

4. VENT PIPES SHALL BE INSTALLED SO THAT ANY RAINWATER OR CONDENSATION DRAINS DOWNWARD INTO THE GROUND BENEATH THE SLAB OR SOIL-GAS RETARDER MEMBRANE.

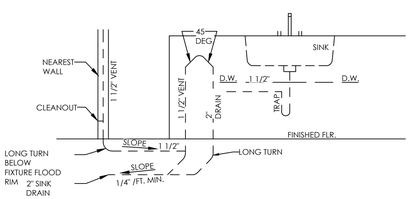
5. CIRCUITS SHOULD BE A MINIMUM 15 AMP, 115 VOLT.

6. SEAL SUMP PUMP COVERS.

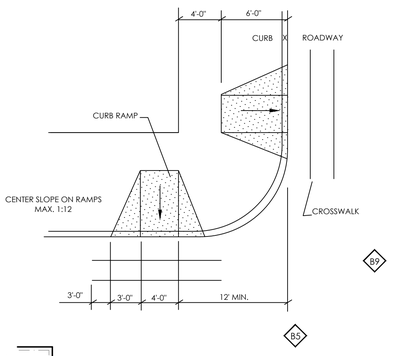
7. ALL EXPOSED AND VISIBLE INTERIOR VENT PIPES SHALL BE APPROPRIATELY IDENTIFIED WITH AT LEAST ONE LABEL ON EACH FLOOR AND ACCESSIBLE ATTICS. THE LABEL SHALL READ "RADON REDUCTION SYSTEM."



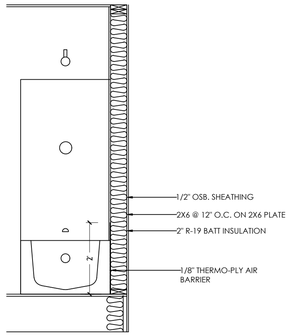
4 D1.00 PASSIVE SUB-SLAB DEPRESSURIZATION RANDON CONTROL SYSTEM FOR NEW CONSTRUCTION
SCALE: NTS



5 D1.00 KITCHEN ISLAND VENTING DETAIL
SCALE: NTS



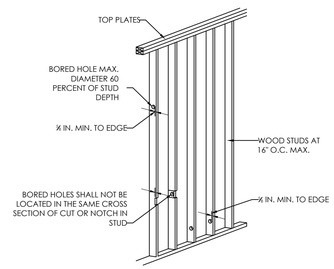
8 D1.00 WIDE CORNER RAMP
SCALE: NTS



6 D1.00 BATH TUB INSULATION
SCALE: NTS

2-2X6 TOP PLATES AND 2X6 SILL PLATE @ FIRST AND SECOND FLOOR

BROOKHAVEN THIN CUT STONE WALL
BROOKHAVEN THIN CUT STONE w/ METAL TIES @ 16" O.C. VERT. & 24" HORIZ. 1" AIR SPACE. TYVEK HOUSEWRAP ON CONTINUOUS 1/2" STRUCTURE OSB SHEATHING (RUN SHEATHING DOWN OVER FLR. SYSTEM) 2x6 STUDS @ 16" O.C. R-21 BATT INSULATION 5/8" GYP BD FINISH PROVIDE CORNER BRACING PER CODE



9 D1.00 NOTCHING AND BORED HOLE LIMITATIONS FOR INTERIOR NONBEARING WALLS
SCALE: NTS

2X6 P.T. SILL PLATE ON SILL SEALER INSULATION W/1/2" DIA X 10" LONG A.B. AT 6'-0" O.C. MIN 8" INTO CONC.

BASE FLASHING W/WEEP HOLES @ 24" O.C.

GRADE

ONE COAT OF ASPHALT DAMP-PROOFING

24" FABRIC WRAP OVER 12" DEEP #8 GRAVEL 4" DIA DRAIN TILE ON OUTSIDE FACE OF FOOTING

HAND EXCAVATED FOOTING IN UNDISTURBED EARTH (MIN 4'-MAX 6') BEARING CAPACITY OF SOIL MIN 3000 PSF

10 D1.00

1- GENERAL NOTES

> THE DRAWINGS, NOTES AND SPECIFICATION HAVE BEEN PREPARED AS A COMPREHENSIVE DOCUMENT, WHICH REPRESENTS THE INTENT OF THE WORK REQUESTED BY THE OWNER FOR THE PROPER EXECUTION AND COMPLETION OF WORK BY THE CONTRACTOR. THIS DOCUMENT SHALL BE CONSIDERED COMPLEMENTARY THROUGHOUT. WHAT IS REQUIRED BY ONE IS REQUIRED BY ALL, AND SHALL BE COORDINATED AS SUCH.

› ARRANGEMENT AND ORGANIZATION OF DRAWINGS, DETAILS, SPECIFICATIONS AND NOTES SHALL NOT CONTROL THE CONTRACTOR IN DIVIDING WORK AMONG SUBCONTRACTORS, OR IN ESTABLISHING THE EXTENT OF WORK TO BE PERFORMED BY ANY TRADE.

> THE CURRENT ADDITION OF THE AIA DOCUMENT A201, GENERAL CONDITIONS OF THE THE CONTRACT FOR CONSTRUCTION SHALL BE INCORPORATED AS PART OF THE BINDING CONTRACT DOCUMENTS.

2A-SURVEY WORK

> THE NECESSARY AND REQUIRED SURVEYING WORK AS REQUIRED FOR A CORRECT INSTALLATION OF MATERIALS AND OR AS REQUIRED BY LOCAL JURISDICTION, SHALL BE INCLUDED AS PART OF THE CONTRACTOR'S SCOPE OF WORK. THIS WORK MAY INCLUDE, BUT NOT LIMITED TO: FOUNDATION LAYOUT, FOUNDATION AS-BUILT, & FINAL AS BUILT.

2B TREE PRESERVATION

> ALL CONSTRUCTION ACTIVITY, MOVEMENT AND/OR PLACEMENT OF EQUIPMENT MATERIALS OR SPOILS SHALL BE LIMITED TO THE CONSTRUCTION ACTIVITY AREA. > WRAP ALL TREES WITH 2X6X8' BOARDS WIRED TOGETHER TO PROTECT TRUNKS. › CONSTRUCTION FENCE SHALL BE INSTALLED AT THE PERIMETER OF THE TREES DRIP LINE. > NO ATTACHMENTS, FENCES, WIRES OR ROPE OTHER THAN THOSE APPROVED FOR BRACING, GUYING, OR WRAPPING SHALL BE ATTACHED TO TREES DURING CONSTRUCTION.

> CRUSHED LIMESTONE, HYDROCARBONS, AND OTHER MATERIALS DETRIMENTAL TO TREES SHALL NOT BE DUMPED WITHIN THE ROOT ZONE OF ANY TREE, NOR AT ANY HIGHER LOCATION WHERE DRAINAGE TOWARD THE TREE COULD ADVERSELY AFFECT THE HEALTH OF OF THE TREE.

> EXISTING PARKWAY AND INTERIOR TREES TO BE PROTECTED WHILE PROJECT IS UNDER CONSTRUCTION AND WILL BE REPLACED IF DAMAGED BY CONTRACTOR."

2C EXCAVATION AND BACKFILL

> EXCAVATE AS REQUIRED TO INSTALL ALL FOUNDATIONS AND FOOTINGS, INTO VIRGIN SOIL, HAVING THE REQUIRED BEARING CAPACITY. ALL SOIL AND FILL UNDER SLABS OR UNDER AND AROUND THE INSIDE OF FOUNDATION WALLS SHALL BE MECHANICALLY COMPACTED BY OWNER APPROVED METHODS IN LIFTS OF 12". DENSITY OF COMPACTED MATERIAL TO OBTAIN 95%.

> ALL TOPSOIL WITHIN CONSTRUCTION LIMITS TO BE STOCKPILED ON SITE SEPARATE FROM EXCAVATED CLAY, AND UNSUITABLE' SOILS.
> ALL SPOILS NOT REQUIRED FOR BACKFILL SHALL BE REMOVED FROM SITE IMMEDIATELY.

> ALL BACKFILL BENEATH CONCRETE SURFACES SHALL BE CA-1. A MIN, OF 6", OR THE ENTIRE DEPTH OF EXCAVATED AREA.

> VERIFY FINAL CIVIL AND LANDSCAPING REQUIREMENTS WITH OWNER.

> GRADE LOT WITH A MINIMUM OF 6" OF BLACK DIRT IN LANDSCAPED AREAS FROM BLACK DIRT STRIPPED FROM SITE OR HAULED IN BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.

> NEW DRIVEWAY AREAS SHALL BE STRIPPED TO VIRGIN SOLL. PROVIDE REQUIRED CUTS, AND FILL WITH CA6 STONE WITH A MINIMUM OF 7".

> COMPACTION REQUIREMENTS FOR CONCRETE SLAB FILL SHALL BE 95% MODIFIED PROCTOR, AND 40% FOR BACKFILL, SIDEWALK FILL ETC.

> ALL BACKFILL AREAS SHALL BE MECHANICALLY COMPACTED IN LIFTS.

> SHOULD UNSTABLE OR UNSUITABLE SOIL CONDITION BE ENCOUNTERED. ANY SPECIAL COSTS INVOLVED IN THE SERVICES OF A "SOIL TESTING LAB" SHALL BE BORNE BY THE OWNER.

> NO BACKFILLING SHALL OCCUR SOONER THAN FOURTEEN DAYS AFTER POURING OF FOUNDATION WALLS WITH NO FLOOR STRUCTURE, OR AS APPROVED BY OWNER. COSTS INVOLVED IN THE SERVICES OF A "SOIL TESTING LAB' SHALL BE BORNE BY THE OWNER.

> EXISTING DRAINAGE PATTERN SHALL BE MAINTAINED DURING AND UPON COMPLETION OF CONSTRUCTION. MODIFY NEW DRAINAGE AS REQUIRED BY NEW CONSTRUCTION TO CONFORM WITH EXISTING DRAINAGE PATTERNS TO REMAIN.

>NO STORMWATER RUNOFF SHALL FLOW TO NEIGHBORING PROPERTIES.

> PROVIDE SILT FENCING/DRAINAGE PROTECTION AS REQUIRED BY THE CONSTRUCTION ACTIVITIES.

> PROVIDE A TEMPORARY STONE DRIVEWAY, TO BE INSTALLED FOR CONSTRUCTION USE, AS REQUIRED.

>THE EXCAVATOR TO GRADE THE SITE WITH THE BLACK DIRT LEFT ON THE SITE.
IF THERE IS NOT ENOUGH BLACK DIRT, ALL FINISH GRADING TO BE DONE BY THE LANDSCAPER AND THE ALLOWANCE SET FORTH, FINISH GRADING INCLUDES MAKING THE GRADE READY FOR GRASS OR SAD AND HAND RAKING.

> GRADING BY THE EXCAVATOR IS ROUGH DRAINABLE GRADING AND NOT READY FOR SOD OR SEED. > ROUGH GRADE ANY DAMAGED/ EFFECTED AREAS DUE TO ANY AND ALL CONSTRUCTION ACTIVITIES.

3 - CONCRETE

> CONCRETE MATERIALS, AGGREGATES AND REINFORCING SHALL CONFORM TO THE LATEST EDITION OF THE ACI CODE.

> CONCRETE MUST HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3500 PSI AFTER 28 DAYS.

>REINFORCING SHALL HAVE A COVERING AS FOLLOWS:
CONCRETE DEPOSITED AGAINST SOIL - 3" CONCRETE EXPOSED TO GROUND - 2"
CONCRETE IN OTHER LOCATIONS - 1 1/2"

> REINFORCING SHALL CONFORM TO ASTM A 325 AND BE INSTALLED IN ACCORDANCE WITH ACT 318-71.
> FOOTINGS AND FOUNDATIONS SHALL BE POURED ON DRY SOIL FREE FROM FROST, AND PROTECTED FROM FROST.

> ALL CONCRETE SLABS TO HAVE A TROWEL FINISH WITH MAXIMUM TOLERANCE OF 1/4" IN 8'-0".

> WELDED WIRE FABRIC AS SHOWN ON PLANS SHALL BE PLACE 2" FROM THE TOP OF SLAB, LAPPED 6" AT THE EDGES, AND 12" AT ENDS.

> ALL FOOTINGS TO BEAR ON UNDISTURBED SOIL WITH A MIN, BEARING CAPACITY OF 3000 PSL.

> CONCRETE FORMS SHALL NOT BE STRIPPED FROM CONCRETE WALLS SOONER THAN 48 HOURS FROM TIME OF POUR.

> ALL CONCRETE PADS SHALL BE BY THE RESPECTIVE CONTRACTORS, AND AS REQUIRED PER MANUFACTURER.

> CONCRETE CONTRACTOR SHALL SUPPLY STEEL SASH, SLEEVES AND BOX OUTS REQUIRED FOR COORDINATION WITH OTHER WORK.

>PROVIDE CONTROL JOINTS IN CONCRETE SLABS SO THAT NO PART IS MORE THAN 30 FT. IN ANY DIRECTION, INSIDE COMERS, OR PENETRATIONS THRU SLAB OR AS SHOWN ON PLANS.

> ALL FOUNDATION WALL DAMP PROOFING TO BE SPRAYED ON DAMP PROOFING WITH FIBERGLASS, > DAMP PROOFING IS TO BE SPRAYED ON ALL EXTERIOR FOUNDATION WALLS ABOVE BASEMENT SLAB ELEVATION AND FOUNDATION WALL BETWEEN GARAGE AND RESIDENCE.

4 - MASONRY
> MASONRY CONTRACTOR SHALL PROVIDE, SIZE AND SET ALL LOOSE LINTELS. ALL LINTELS SHALL HAVE A MINIMUM BEARING OF 8" AT EACH END.
> FLASHING IN MASONRY WALLS SHALL BE PROVIDED AT TOP OF FOUNDATIONS, LINTELS, AND OTHER HORIZONTAL BARRIERS LIMITING CONTINUOUS WATER FLOW. > ALL WORK SHALL BE ERECTED PLUMB AND LEVEL.
>PROVIDE PROTIECTION AGAINST MOISTURE PENETRATION DURING CONSTRUCTION,
> LAY ALL MASONRY WITH COMPLETELY FILLED MORTAR JOINTS. AVERAGE JOINT THICKNESS 3/8", MAXIMUM 1/2", (TOLERANCE 1/8")
> PROVIDE A 4'-0" X 4'-0" MOCK-UP WALL TO SERVE AS A STANDARD OF APPEARANCE AND WORKMANSHIP THROUGHOUT CONSTRUCTION, IF REQUESTED BY OWNER.
> ALL WORK SHALL BE INSTALLED PER ASTM STANDARDS, INCLUDING HOT-WEATHER AND COLD-WEATHER PROTECTION.
> PORTLAND CEMENT - ASTM C 150, TYPE I
> HYDRATE LIME - ASTM C 207, TYPE S › AGGREGATE FOR MORTAR - ASTM C144 > GROUT AGGREGATE - ASTM C 404
> LEAVE OPENINGS IN MASONRY AS REQUIRED FOR SUBSEQUENT INSTALLATION OF EQUIPMENT AND SERVICES. MAKE OPENINGS IN DESIGNATED LOCATIONS AND IN EXACT SIZE REQUIRED IF KNOWN. OTHERWISE ROUGH OPENINGS TO BE APPROXIMATE AND COMPLETED AFTER INSTALLATION OF EQUIPMENT,
> ALL BRICK VENEER SHALL HAVE 22 GA. X 1/8" CORRUGATED METAL WALL TIES. SPACED NOT MORE THAN 24" O.. HORIZONTALLY AND EACH TIE SHALL NOT SUPPORT MORE THAN 2.66'S.. OF WALL AREA.
> MASONRY VENEER WALLS SHALL HAVE A CONTINUOUS BASE FLASHING AND WEEP HOLES AT 33" O.. (MAX)

5 METALS
> ALL STEEL SHALL BE A36 STEEL.
> ALL METALS SHALL RECEIVE ONE COAT SHOP APPLIED PRIMER, FIELD TOUCH-UP & PAINT.
>PROVIDE PLATES, ANGLES, CONNECTIONS, ETC. TO COMPLETE ALL STRUCTURAL
STEEL AND MISCELLANEOUS STEEL AS REQUIRED OR AS INDICATED ON THE DRAWINGS. > STEEL SHIMS SHALL BE USED UNDER STEEL BEAMS AND COLUMNS. WOOD
SHIMS ARE NOT ACCEPTABLE.
> STEEL COLUMNS SHALL HAVE CORROSION PROTECTION, (MIN. 3" IN DIAMETER)

6. CARPENTRY
> EXTERIOR COLUMNS SHALL HAVE DECAY PROTECTION. (MIN. 3" IN DIAMETER)
> ALL JOISTS, RAFTERS, AND HEADERS TO HAVE A MINIMUM FB STRESS RATING OF 1200 PSI. ALL FRAMING LUMBER TO BE STRUCTURAL GRADE NO. 2 DOUGLAS-FIR OR BETTER. ALL LUMBER TO CONFORM TO NLMA STANDARDS, AND SHALL BE DIMENSION LUMBER SPACE A MAX. OF 16" O.C. UNLESS OTHERWISE NOTED
>PROVIDE 2 X 4 BLOCKING AT 24"OC UNDER ALL BATHTUBS AT MID SPAN, OR AT A MAXIMUM OF 8'-0".
> ALL LUMBER TO BE KILN DRIED WITH A MOISTURE CONTENT OF 15% MAX.
> ALL JOISTS AND RAFTERS BEARING ONTO FLUSH HEADERS SHALL BE SUPPORTED BY JOIST HANGERS.
> NOTCHING OF JOISTS SHALL COMPLY WITH CURRENT CODES.
> PROVIDE DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS WITH FLOOR FRAMING, OR (2) JOISTS ON EITHER SIDE OF WALL W/ SOLID BLOCKING @ 24" O.C. AS REQUIRED FOR MECHANICAL/PLUMBING SYSTEMS. COORDINATE WITH OTHER TRADES PRIOR TO INSTALLATION.
> PROVIDE DOUBLE JOISTS UNDER ALL BATHTUBS, SHOWERS, KITCHEN ISLANDS AND ALL OTHER FIXTURES WITH CONCENTRATED LOADS.
> PROVIDE IX3 CROSS BRACING IN FLOORS WITH MAXIMUM SPACING OF 8'-0" O.C. FOR CONVENTIONAL LUMBER."
>PROVIDE CROSS BRACING IN FLOORS AS PER TJI MANUFACTURER REQUIREMENTS, UNLESS NOTED OTHERWISE ON THE PLANS.
> PROVIDE SOLID BRACING IN CEILING JOISTS WITH MAXIMUM SPACING OF 8'-0" O.C.
> ALL FINISH WOOD FLOORING, TRIM, DOORS AND JAMBS SHALL BE LEFT IN THE BUILDING FOR A MINIMUM OF 10 DAYS PRIOR TO INSTALLATION, BUT NOT PRIOR TO THE COMPLETION OF DRYWALL WORK.
> ALL BEARING WALL OPENINGS SHALL BE FRAMED WITH MINIMUM TWO (2) 2X12 HEADERS WITH 1/2 PLYWOOD SPACER EXCEPT WHERE OTHERWISE NOTED.
> ALL NON-BEARING WALL OPENING SHALL BE FRAMED AS FOLLOWS:
LESS THAN 4'-(2) 2X8/4' TO 8' - (2) 2X10 / 8' TO 10' - (2) 2X12
> GLUE-LAMINATED BEAMS SHALL BE 22F GRADE, DOUGLAS FIR AND LARCH, MINIMUM FB: 2200 PSI, AND MINIMUM E-1,900,000 PSI AND SHALL BE APPEARANCE GRADE.
> WOOD SILL PLATES SHALL BE LEVELED AND GROUTED OR FILLED WITH INSULATION. JOISTS, RAFTERS, HEADERS FRAMING INTO BEAMS OR OTHER FRAMING MEMBERS SHALL BE INSTALLED WITH SIMPSON OR EQUAL GALVANIZED METAL HANGERS.
> PROVIDE BLOCKING AS REQUIRED FOR ALL FIXTURES, CABINETS, CLOSET ORGANIZERS, ETC. > 2X FRAMING AS REQUIRED FOR SOFFITS, FALSE CEILINGS, MECHANICAL CHASES SHALL BE INCLUDED IN SCOPE OF WORK AND COORDINATED WITH OTHER TRADES.
> FIRESTOP ALL PENETRATIONS WITH DRYWALL COMPOUND, CEMENTITIOUS MATERIAL, OR APPROVED FIRESTOP MATERIAL (BOTH SIDES)."
> ALL STAIRS TO HAVE APPROVED HANDRAILS. HANDRAIL MAX GRIP SIZE TO BE 2 5/8" CROSS SECTIONAL DIA. (8.25" MAX PERIMETER ALLOWED) INTERIOR HANDRAIL AT 34" A.FF. EXTERIOR HANDRAILS AT 36" AFF.
> STAIRWAYS; MINIMUM WIDTH = 36" MAXIMUM STAIR RISE = 7 3/4"; MINIMUM TREAD = 10" WITH 3/4"-1 1/4" NOSING, MINIMUM HEADROOM 6'-8" OR PER LOCAL CODES.
> ENGINEERED LUMBER SHALL NOT BE CUT, DRILLED, NOTCHED UNLESS SPECIFICALLY INCLUDED IN THE DESIGN.
› DESIGN LOADS:
FLOOR JOISTS: 40 LBS/S.F. (LIVE LOAD) + 10 LBS/S.F. (DEAD LOAD) CEILING JOISTS: 30 LBS./S.F. (LIVE LOAD) + 10 LBS/S.F. (DEAD LOAD) ROOF RAFTERS: 30 LBS/S.. (LIVE LOAD)
> LUMBER SPECIFICATIONS:
2X4'S: ALL LENGTHS CANADIAN SPF (SPRUCE PINE FIR) #2 GRADE AND BETTER 2X6'S: ALL LENGTHS CANADIAN SPF (SPRUCE PINE FIR) #2 GRADE AND BETTER 2X8'S: LENGTHS UP TO AND INCLUDING 20' CANADIAN SPF (SPRUCE PINE FIR) #2 GRADE AND BETTER
2X8'S: LENGTHS FROM 22' THRU 32' AMERICAN DOUG FIR #2 GRADE AND BETTER 2X10's: LENGTHS UP TO AND INCLUDING 20' CANADIAN SPF (SPRUCE PINE FIR)
#2 GRADE AND BETTER
2X10's: LENGTHS FROM 22' THRU 32' AMERICAN DOUG FIR #2 GRADE AND BETTER
2X12'S: LENGTHS UP TO AND INCLUDING 20' AMERICAN HEM FIR #2 GRADE AND BETTER
2X12'S: LENGTHS FROM 22' THRU 32' AMERICAN DOUG FIR #2 GRADE AND BETTER L.V.L.'S: MODULUS OF ELASTICITY, E = 1.9 EXTREME FIBER STRESS IN BENDING FB = 2800 PSI FOR 12" L.V.L. PLYWOOD WALL SHEATHING TO BE 5 PLY (DOUGLAS FIR)

7 - FLASHING AND ROOFING

› ATTIC SPACES SHALL BE VENTILATED BY PROVIDING A FREE VENTILATING AREA OF 1/300TH OF THE HORIZONTALLY PROJECTED ROOF AREA. ALL VENTS SHALL HAVE INSECT SCREENS.

› PROVIDE FLASHING UNDER SHINGLES AND SIDING AT ROOF AND WALL INTERSECTIONS.

› ALL FLASHING, DRIPS, "BABY TINS" SHALL BE PREFINISHED ALUMINUM OR 16 OZ. COPPER (MINIMUM).

› PROVIDE 30 LB ROLL FELT PAPER. ASPHALT SHINGLES TO PROJECT 1" BEYOND EDGE OF ROOF SHEATHING AT FACIA BOARD.

› PROVIDE FLASHING AT HEADS OF ALL OPENINGS, SILLS AND TRIM BOARDS TO BE LEAKPROOF.

› STEP FLASHING TO BE PROVIDED AT SLOPED AREAS AT MASONRY. ROOFING CONTRACTOR TO BEND FLASHING INTO MASONRY JOINT REGLET AND CAULK AS REQUIRED.

› PROVIDE ICE AND WATER SHIELD 1'-6" ON EACH SIDE OF VALLEYS, AND 2'-0" EXTEND ON INTERIOR SIDE OF EXTERIOR WALLS, AND AT INTERSECTIONS OF VERTICAL WALLS WITH ROOF SLOPE, IF THEY OCCUR. ALSO, PROVIDE ICE AND WATER SHIELD 1'-6" AT PERIMETER OF ALL SKYLIGHTS IF THEY OCCUR.

› PROVIDE PROPER DRAINAGE AT ALL AREAS WHERE SLOPED ROOFS MEET VERTICAL STRUCTURES (I.E. WALLS, CHIMNEYS, ETC.) AT A PERPENDICULAR ANGLE (I.E., PROVIDE ROOF SADDLES, CRICKETS, ETC.).

7- INSULATION / VAPOR BARRIER / CAULK / FIREBLOCKING
> ALL VAPOR BARRIER JOINTS, EDGES, PUNCTURES AND PENETRATIONS TO BE SEALED WITH VAPOR TAPE TO FORM CONTINUOUS VAPOR BARRIER
› SEAL ENTIRE PERIMETER AT EACH WINDOW UNIT WITH INSULATION AND VAPOR BARRIER.
> INSULATE ALL FLOORS, WALLS AND CEILINGS SURROUNDING BATHROOMS FOR SOUND.
> ALL INSULATION SHALL BE FREE OF MOISTURE. DAMAGED OR INSULATION WHICH WAS, WET AT ONE TIME, INSTALLED OR STORED, SHALL NOT BE USED ON THIS PROJECT.
> INSULATION SHALL HAVE A FLAME-SPREAD INDEX NOT TO EXCEED 25 W/ AN ACCOMPANYING SMOKE-DEVELOPED INDEX NOT TO EXCEED 450 WHEN TESTED IN ACCORDANCE WITH ASTM E 84.
> ALL CAULKING SHALL BE INCLUDED IN THE BASE SCOPE OF WORK TO PREVENT WATER/ AIR INFILTRATION, AS REQUIRED.
> CAULK JOINTS SHALL NOT EXCEED 1/4". OTHERWISE. ADDITIONAL MATERIALS/WORK SHALL BE REQUIRED TO MODIFY CONDITION.
> EXTERIOR CAULK SHALL BE "SONNEBORNE" NP-1 (NP-2 AT HORIZONTAL JOINTS)
> PROVIDE REQUIRED FIREBLOCKING IN ACCORDANCE W/ R602.8 OF THE 2015 INTERNATIONAL RESIDENTIAL CODE OR CURRENT CODES.
> ALL EXTERIOR DOORS SHALL BE AS NOTED ON DRAWINGS, 1 3/4" THK. W/ TEMPERED INSULATING GLASS IF APPLICABLE, AND TO BE OPERABLE FROM INSIDE WITHOUT A KEY OR SPECIAL KNOWLEDGE.
> ALL SKYLIGHTS SHALL BE TEMPERED SAFETY GLASS.
> ALL INTERIOR DOORS SHALL BE A MIN. OF 1 3/8" SOLID WOOD, PER OWNER.
› MIRRORS SHALL BE PROVIDED BY OWNER, AND ANCHORED W/ CONCEALED FASTENERS BY CONTRACTOR.
› ALL WINDOW SIZES ARE PER PELLA ARCHITECT SERIES OR AS APPROVED BY OWNER.
> ALL GLAZING SHALL BE DOUBLE INSULATED, LOW-E, ARGON FILLED U.N.O.
GLASS AND GLAZING SHALL CONFORM TO ALL REQUIREMENTS OF CURRENT CODES. U=.32 > PROPERLY IDENTIFIED SAFETY GLAZING MUST BE USED AT ALL HAZARDOUS LOCATIONS (IE: STORM DOORS, SHOWER ENCLOSURES, GLASS LOW TO GROUND).
› SCREENS TO BE PROVIDED AT THE END OF THE JOB.
> EXTERIOR GARAGE MAN DOOR TO BE INSULATED STEEL WITH PAINTED FINISH, UNLESS NOTED OTHERWISE, AND TO BE OPERABLE FROM INSIDE WITHOUT A KEY OR SPECIAL KNOWLEDGE.
> PROVIDE COVERS FOR ALL WINDOW WELLS.
› GARAGE DOOR TO BE INSULATED STEEL RAISED PANEL DOOR, CLOPAY OR EQUAL, OR AS NOTED OTHERWISE
WITH AUTOMATIC ELECTRIC GARAGE DOOR OPENER, KEYPAD AND WEATHERSTIP JAMBS/HEAD.

9- FINISHING
DRYWALL
› CONCEALED SPACES OF SOFFITS (WALLS & CEILINGS) SHALL BE FIRESTOPPED WITH GYPSUM BOARD OR PLYWOOD.
> PROVIDE MOISTURE RESISTANT DRYWALL AT ALL WET AREAS NOT TO RECEIVE TILE > ALL DRYWALL SHALL BE 5/8" TYPE-X GYPSUM BOARD. (EXCEPT AS NOTED)
> ALL DRYWALL SURFACES TO BE PAINTED SHALL RECEIVE A MINIMUM OF THREE SEPARATE COATS OF TAPING MUD, FOR A SMOOTH FINAL APPEARANCE.
PAINT
> ALL WALL PAINT IS TO BE BENJAMIN MOORE. THE STAIN MANUFACTURER IS "MINWAX" OR EQUAL. ALL WALL PAINTING TO RECEIVE ONE (1) COAT PRIMER AND TWO (2) COAT FINISH PAINT.
ALL WOOD (TO BE PAINTED), AND TWO COATS OF ENAMEL. ALL TOUCH UPS AND RE-ROLLING OF WALLS DUE TO CONSTRUCTION ARE INCLUDED, THE BID TO INCLUDE COST FOR FOUR (4) COLORS IN THE HOUSE NOT INCLUDING CEILING.
> ALL WOOD TRIM (TO BE STAINED) TO RECEIVE ONE (1) COAT STAIN, ONE (1) COAT SEALER, AND ONE (1) COAT VARNISH, STAIRS TO RECIEVE ONE (1) COAT STAIN, ONE (1) COAT SEALER, AND ONE (2) COAT VARNISH.
> ALL WOOD SURFACES (TO BE STAINED) SHALL RECEIVE A MINIMUM OF THREE SEPARATE COATS OF STAIN AND FINISH, FOR A CONSISTENT FINAL APPEARANCE ACHIEVING THE REQUIRED COLOR/EFFECT (I STAIN, 2 FINISH COATS).
> ALL DRYWALL AND WOOD SURFACES TO BE PAINTED SHALL RECEIVE A MINIMUM OF THREE SEPARATE COATS OF PAINT. FOR A CONSISTENT FINAL APPEARANCE ACHIEVING THE DESIRED COLOR/EFFECT (I PRIMER, 2 FINISH COATS).
> ALL INTERIOR FINISHES TO HAVE A CLASS I FLAME SPREAD.
WOOD FLOORING
> ALL FINISH WOOD FLOORING, TRIM, DOORS AND JAMBS SHALL BE LEFT IN THE BUILDING FOR A MINIMUM OF 10 DAYS PRIOR TO INSTALLATION, BUT NOT PRIOR TO THE COMPLETION OF DRYWALL WORK.
> WOOD FLOORING TO BE 2 1/4" OAK LAID PERPENDICULAR TO FLOOR JOIST. > WOOD FLOORING TO BE INSTALLED OVER 15 BUILDING PAPER AND NAILED.
> FINISH TO BE DONE ONLY WHEN MOISTURE CONTENT IS PER MANUFACTURER'S REQUIREMENTS
> FINISH TO BE ONE (1) COAT STAIN / SEALER AND THREE (3) FINISH COATS, SATIN, SEMIGLOSS, OR GLOSS AS SELECTED BY OWNER.

HARDWOOD STAIRS
> ALL STAIRS TO BE OAK, STAINED FROM BASEMENT TO THIRD FLOOR. STAIR PRICING TO INCLUDE SQUARE 1 3/8" BALUSTERS WITH SQUARE NEWEL AND HEAVY HANDRAIL.
(SIMILAR TO DESIGN STAIR'S FARMINGTON NEWEL AND GEORGIAN HANDRAIL)
PROVIDE CONTINOUS COVE.
> THE HANDRAILS SHALL NOT TERMINATED BY A NEWEL POST AND RETURNED TO THE WALL. HANDRAILS SHALL RUN THE FULL LENGTH AND ON AT LEAST ONE (1) SIDE OF THE STAIRS.
TILE
> ALL TILE FLOORING TO BE SET OVER 1/4" DURROCK UNDERLAYMENT SET IN MUD. > PROVIDE 1/2" DUROCK UNDERLAYMENT AT ALL TILED WALL AREAS. INSTALL TO FLOOR LINE AT TUB AND SHOWER AREAS FOR PROPER FIRESTOPPING.
> MAXIMUM TILE SIZE ON FLOORS IS 13"X13" AND 8"X10" ON THE WALLS.
> LAYOUT TO BE APPROVED BY OWNER AND BUILDER. TILE LAID IN RECTANGULAR PATTERN. NO GROUT IS SEALED.
> INCLUDE TILE WORK FOR LISTELS IN ALL SHOWER/TUB AREAS.

TILE
> ALL TILE FLOORING TO BE SET OVER 1/4" DURROCK UNDERLAYMENT SET IN MUD.
› PROVIDE 1/2" DUROCK UNDERLAYMENT AT ALL TILED WALL AREAS. INSTALL TO FLOOR LINE AT TUB AND SHOWER AREAS FOR PROPER FIRESTOPPING.
> MAXIMUM TILE SIZE ON FLOORS IS 13"X13" AND 8"X10" ON THE WALLS.
> LAYOUT TO BE APPROVED BY OWNER AND BUILDER. TILE LAID IN RECTANGULAR PATTERN. NO GROUT IS SEALED.
> INCLUDE TILE WORK FOR LISTELS IN ALL SHOWER/TUB AREAS.

15A - MECHANICAL
> ALL WORK SHALL BE COMPLETED ON A DESIGN/BUILD BASES. DESIGN AND LAYOUT SHALL BE APPROVED BY OWNER PRIOR TO COMMENCEMENT OF ANY WORK.
> MECHANICAL PLANS ARE SCHEMATIC IN NATURE, AND IS THE CONTRACTOR'S RESPONSIBILITY FOR FINAL VERIFICATION OF SIZING, AND COORDINATION WITH EXISTING CONDITIONS, NEW CONDITIONS, AND WORK OF OTHER TRADES.
> ALL ROUTING, TRANSITIONS AND FITTINGS SHALL BE PROVIDED AS REQUIRED. › VERIFICATION, ADDITIONAL DRAWINGS AND CALCULATIONS REQUIRED BY LOCAL JURISDICTION SHALL BE CONSIDERED PART OF THIS SCOPE OF WORK.
> PROVIDE A COMPLETE GAS FIRED FURNACE SYSTEM, INCLUDING BUT NOT LIMITED TO: COMBUSTION TYPE FURNACES, DUCTWORK, REGISTERS, BALANCING DAMPERS, FILTERS, D-X COILS, PLENUMS, REFRIGERANT PIPING, CONDENSING UNITS, CONCRETE PADS, THERMOSTATS AND CONTROLS WITH ALL NECESSARY CONTROL WIRING. PROVIDE TEMPORAY FILTERS, AS REQUIRED DURING CONSTRUCTION, AND PROVIDE (1) ONE HEPA FILTER/ HONEYWELL ELECTRIC AIR CLEANER AFTER ALL CONSTRUCTION WORK IS COMPLETE.
> PROVIDE A PLENUM MOUNTED "APRIL AIR" HUMIDIFIER FOR THE NEW HEATING/AIR CONDITIONING FURNACE COMPLETE WITH WATER CONNECTION, 3/4" DRAIN PIPING TO FLOOR DRAIN, ROOM TYPE HUMIDISTAT & CONTROL WIRING, INTERLOCK HUMIDIFIER TO THE HEATING CYCLE GAS VALVE CONTROL CIRCUIT.
› PROVIDE ALL NECESSARY REFRIGERANT PIPING FROM EACH CONDENSING UNIT TO THE D-X COOLING COIL WITH EXPANSION VALVE & NECESSARY REFRIGERANTS. INSULATE ALL REFRIGERANT SUCTION PIPING. ALL REFRIGERANT PIPING SHALL BE TYPE "K" COPPER.
> REMOVE EXPANSION VALVE DEVICES AND CONNECTIONS FROM AIR STREAM FOR REFRIGERATION SYSTEM. INSTALL PRESSURE RELIEF VALVE ON HIGH PRESSURE SIDE OF SYSTEM, UPSTREAM FROM ANY LIQUID SHUT-OFF VALVES. ALL JOINTS TO BE BRAZED.
> OWNER SHALL APPROVE LOCATIONS OF ALL DIFFUSERS PRIOR TO PLACEMENT.
› COORDINATE ALL DUCTWORK WITH OTHER TRADES.
> ALL DUCTWORK SHALL BE INSTALLED TO MAXIMIZE HEAD CLEARANCE AND MINIMIZE REQUIREMENT FOR SOFFITS OR CHASES. (ALL TJ'S TO BE DRILLED PER MANUFACTURES REQUIREMENTS) >PROVIDE BALANCING DAMPERS AT EACH BRANCH DUCT TAKE-OFF WITH LOCKING DEVICE.
> ALL TOILET EXHAUSTS SHALL BE VENTED TO THE EXTERIOR THRU ROOF/EAVE.
› DRYER VENT SHALL BE HARD PIPE VENTED TO EXTERIOR WITH BACKDRAFT DAMPER, AS PER CURRENT CODES.
› ALL DIFFUSERS SHALL BE FULLY ADJUSTABLE. ALL SUPPLY DIFFUSERS SHALL BE BASEBOARD AND ALL RETURN DIFFUSERS SHALL BE DUCTED HIGH AND LOW.
> PROVIDE TYPE-B FLUE STACKS FOR FURNACE AND DOMESTIC WATER HEATERS. FLUES SHALL BE DOUBLE WALL, U.L. LISTED WITH ALL NECESSARY FITTINGS, CURBS, FLASHINGS AND BELMONT CAPS. ALL WORK SHALL BE INSTALLED PER MFR. SPECS. (TYPE-C FLUES ARE NOT PERMITTED).
›FLUES FOR HIGH EFFICIENCIES SHALL COMPLY WITH LOCAL CODES AND MANUF. REQUIREMENTS AND PAINTED TO MATCH SIDING/SHINGLES."
>PROVIDE PROGRAMMABLE ROOM TYPE THERMOSTAT WITH SUB-BASE FOR THE FURNACE, WITH ALL NECESSARY 24 VOLT CONTROL TRANFORMERS (HONEYWELL).
> SYSTEM SHALL BE DESIGNED TO MAINTAIN 12DEGREES INSIDE AT MINUS 20 DEGREES OUTSIDE WITH 15 MPH WIND. CONTRACTOR SHALL PROVIDE WRITTEN CERTIFICATE STATING
THIS TO BE SUCH.
> ALL DUCTWORK SHALL BE A METAL CLOSED SYSTEM, OF GALVANIZED STEEL CONSTRUCTED IN ACCORDANCE WITH SMACNA STANDARDS AND REQUIREMENTS OF CHAPTER 16 IRC. "PANNING" IS NOT PERMITTED.
> FLEXIBLE DUCTS SHALL BE METAL FLEX WITH A MAXIMUM LENGTH OF 6 FT.
> PROVIDE A MINIMUM 1 1/2" PRECAST CONCRETE PAD UNDER ALL FURNACES SET ON WOOD, OR (2) LAYERS 1/2" DURAROCK, OR 2" THICK POURED CONCRETE.
› CONTRACTOR SHALL PROVIDE ALL AIR BALANCING WORK TO OBTAIN SPECIFIED, OR REQUIRED CFM.
> ALL NOISE GENERATED FROM MECHANICAL EQUIPMENT SHALL NOT EXCEED 55DB FROM LOT LINES.
> EXHAUST FANS SHALL BE BROAN, OF CFM SPECIFIED (REMOTE FAN).
> FIRESTOP ALL PENETRATIONS WITH DRYWALL COMPOUND, CEMENTITIOUS MATERIAL, OR APPROVED FIRESTOP MATERIAL (BOTH SIDES)."
> CLOTHES DRYER EXHAUST AND DUCT SIZES, RANGE HOODS, MICROWAVE OVENS, OVERHEAD
EXHAUST HOODS AND EXHAUST DUCTS SHALL BE INSTALLED PER THE MANUFACTURER'S INSTRUCTIONS AND WILL COMPLY WITH THE REQUIREMENTS OF CHAPTER 15 IRC.

156 PLUMBING
> ALL WORK SHALL COMPLY TO ASTM STANDARDS AND PASS FINAL INSPECTION BY THE BUILDING DEPARTMENT.
> PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WATER TOP FEES, SEWER CONNECTION FEES, LICENSE AND APPROVALS AND REMOVAL OF ALL EXISTING UNUSED SEWER CONNECTIONS.
> CONTRACTOR SHALL PROVIDE ALL EXCAVATION AND BACKFILL AS REQUIRED, AND AS SPECIFIED IN EXCAVATION/BACKFILL SECTION.
› CONTRACTOR SHALL PROVIDE COMPLETE WATER SERVICE TO BUILDING, INCLUDING BUT NOT LIMITED TO: CURB STOP, VALVE BOX, SHUT-OFF VALVE, BACKFLOW PREVENTER, METER AND ALL FEES, AS REQUIRED.
› CONTRACTOR SHALL PROVIDE COMPLETE DOMESTIC WATER DISTRIBUTION SYSTEM, INCLUDING BUT NOT LIMITED TO: WATER PIPING, PIPE INSTALLATION, HANGERS, SHUT-OFF VALVES, WALL WALL PLATES, CHECK VALVES, FROST PROOF HOSE BIBBS W/ VACUUM BREAKER, THERMAL INSULATION AND FINAL CONNECTIONS, AS REQ'D.
› CONTRACTOR SHALL PROVIDE COMPLETE SANITARY WASTE SYSTEM, INCLUDING BUT NOT LIMITED TO: VENT PIPING, SOIL PIPING, DRAINS, TRAPS, FIXTURES, AND CLEAN OUTS, AS REQ'D.
> CONTRACTOR SHALL

ALLOWABLE SPANS FOR LINTELS SUPPORTING MASONRY VENEER				
SIZE OF STEEL ANGLE 1,3	NO STORY ABOVE	ONE STORY ABOVE	TWO STORY ABOVE	NO. OF 1/2" OR EQUIVALENT REINFORCING BARS 2
3" X 3" X 1/4"	6'-0"	3'-6"	3'-0"	1
4" X 3" X 1/4"	8'-0"	5'-0"	3'-0"	1
6" X 3 1/2" X 1/4"	14'-0"	8'-0"	3'-6"	2
2'-6" X 3 1/2" X 1/4" (LLV)	20'-0"	11'-0"	5'-0"	4

LOCATION	LIVE LOAD (PSF)
ROOF	30 PSF LIVE
	10 PSF DEAD
FLOOR	40 PSF LIVE
	60 PSF FOR STAIRS & EXT DECKS
WALLS	10 PSF WIND
ATTIC	20 PSF WIND
	PER TABLE R301.5

TYPICAL WALL BRACING SHALL BE ½" CDX PLYWOOD, NAILED AT 4" O.C. ON ALL EDGES AND ENTIRE FIELD CONTINUOUS FROM BOTTOM PLATE TO TOP PLATE. SHEATHING SHALL BE INSTALLED AT ALL EXTERIOR BUILDING CORNERS AND AS INDICATED IN FLOOR PLANS. METAL LET-IN BRACING (MTL LET-IN) SHALL BE PROVIDED AT INTERIOR WALLS AS NEEDED FOR ADDITIONAL WIND BRACING.

FIRE STOPPING NOTE:
FIRE STOPPING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN TOP STORY AND THE ROOF SPACE. FIRE STOPPING SHALL BE PROVIDED IN WOOD FRAME CONSTRUCTION IN THE FOLLOWING LOCATIONS:

(A) IN CONCEALED SPACE OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVEL;
(B) AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCURRING AT SOFFITS, DROP CEILINGS, COVE CEILINGS, ETC.;
(C) IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN;
(D) AT ALL PLATE PENETRATIONS FOR VENTS, PIPING, DUCT WORK, CHIMNEYS AND FIREPLACES AT CEILING AND FLOOR LEVEL, AND ANY ELECTRICAL PENETRATIONS WITH NONCOMBUSTIBLE MATERIAL TO CUT OFF ALL CONCEALED DRAFT OPENINGS. THIS SHALL INCLUDE ALL SPACES UNDER BATHTUBS AND WHIRLPOOL DRAINS OR DRAIN TRAPS

ELEV A. & ELEV A. (MIRROR)

FIRST FLOOR WINDOWS SCHEDULE				
TAG	SIZE	DESCRIPTION	HEADER HEIGHT	QTY.
1268 (FX)	1'-2" X 6'-8"	FX	@ 6'-8" H.H.	02
3044 (SH)	3'-0" X 4'-4"	SHG	@ 8'-0" H.H.	01

FX: FIXED WINDOWS S.H.G: SINGLE HUNG GLASS

SECOND FLOOR WINDOWS SCHEDULE				
TAG	SIZE	DESCRIPTION	HEADER HEIGHT	QTY.
5750 (FX)	5'-7" X 5'-0"	FX	@ 8'-5" H.H.	01
3060 (SH)	3'-0" X 6'-0"	SHG	@ 7'-10" H.H.	02
3038 (SH)	3'-0" X 3'-8"	SHG	@ 7'-10" H.H.	02

FX: FIXED WINDOWS S.H.G: SINGLE HUNG GLASS

THIRD FLOOR WINDOWS SCHEDULE				
TAG	SIZE	DESCRIPTION	HEADER HEIGHT	QTY.
2050 (SH)	2'-0" X 5'-0"	SHG	@ 6'-8" H.H.	01
3050 (SH)	3'-0" X 5'-0"	SHG	@ 6'-8" H.H.	06
6020 (TLR)	6'-0" X 2'-0"	TLR	@ 29'-11 ½" H.H.	03

FX: FIXED WINDOWS S.H.G: SINGLE HUNG GLASS
T.L.R: TRIANGLE WINDOWS

ELEV B. & ELEV B. (MIRROR)

FIRST FLOOR WINDOWS SCHEDULE				
TAG	SIZE	DESCRIPTION	HEADER HEIGHT	QTY.
1268 (FX)	1'-2" X 6'-8"	FX	@ 6'-8" H.H.	02
3044 (SH)	3'-0" X 4'-4"	SHG	@ 8'-0" H.H.	03

FX: FIXED WINDOWS S.H.G: SINGLE HUNG GLASS

SECOND FLOOR WINDOWS SCHEDULE				
TAG	SIZE	DESCRIPTION	HEADER HEIGHT	QTY.
5750 (FX)	5'-7" X 5'-0"	FX	@ 8'-5" H.H.	01
3060 (SH)	3'-0" X 6'-0"	SHG	@ 7'-10" H.H.	05
3038 (SH)	3'-0" X 3'-8"	SHG	@ 7'-10" H.H.	02

FX: FIXED WINDOWS S.H.G: SINGLE HUNG GLASS

THIRD FLOOR WINDOWS SCHEDULE				
TAG	SIZE	DESCRIPTION	HEADER HEIGHT	QTY.
2050 (SH)	2'-0" X 5'-0"	SHG	@ 6'-8" H.H.	01
3050 (SH)	3'-0" X 5'-0"	SHG	@ 6'-8" H.H.	08
5016 (FX)	5'-0" X 1'-6"	FX	@ 6'-8" H.H.	01
6020 (TLR)	6'-0" X 2'-0"	TLR	@ 29'-11 ½" H.H.	03

FX: FIXED WINDOWS S.H.G: SINGLE HUNG GLASS
T.L.R: TRIANGLE WINDOWS

FIRST DOOR SCHEDULE							
TAG	SIZE	DESCRIPTION	TYPE DOOR	N° PANEL	HEADER HEIGHT	QTY.	NOTES
3068 (SC)	3'-0" X 6'-8"	SC	SWING DOOR	01	@ 6'-8" H.H.	01	
2868(SC)(FR)(SC)	2'-8" X 6'-8"	SC	SWING DOOR	01	@ 6'-8" H.H.	01	FIRE RATED – 20 MIN – SELF CLOSING/SELF LATCHING
16068 (GD)	16'-0" X 7'-0"	GD	ROLLING DOOR	01	@ 7'-0" H.H.	01	

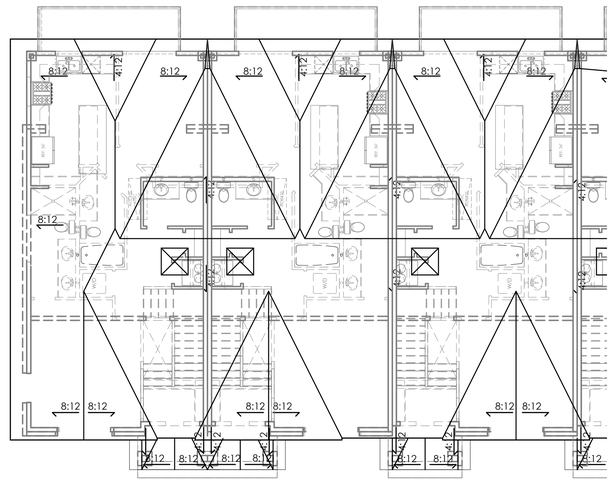
S.C.: SOLID CORE G.D: GARAGE DOOR

SECOND FLOOR DOOR SCHEDULE						
TAG	SIZE	DESCRIPTION	TYPE DOOR	N° PANEL	HEADER HEIGHT	QTY.
2468 (HC)	2'-4" X 6'-8"	HC	SWING DOOR	01	@ 6'-8" H.H.	03
60710 (GL)	6'-0" X 7'-10"	GL	SLIDING DOOR	02	@ 7'-10" H.H.	01

H.C: HOLLOW CORE S.C.: SOLID CORE G.L: GLASS DOOR

THIRD FLOOR DOOR SCHEDULE						
TAG	SIZE	DESCRIPTION	TYPE DOOR	N° PANEL	HEADER HEIGHT	QTY.
2868 (HC)	2'-8" X 6'-8"	HC	SWING DOOR	01	@ 6'-8" H.H.	04
2468 (HC)	2'-4" X 6'-8"	HC	SWING DOOR	01	@ 6'-8" H.H.	02
5068 (HC)	5'-0" X 6'-8"	HC	SWING DOOR	02	@ 6'-8" H.H.	01

H.C: HOLLOW CORE



2 A2.00 ROOF PLAN
SCALE: 1/8" = 1'-0"

NOTES:

EXTERIOR COLORS, MATERIALS AND STYLE HAVE BEEN SELECTED TO MATCH THE EXISTING DEVELOPMENT. FINISHES INCLUDE:

HORIZONTAL JAMES HARDIE SIDING (NIGHT GRAY AND IRON GRAY).

WIDE WINDOW AND DOOR TRIM WITH PEAKS.

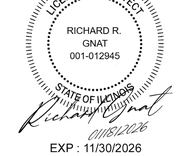
DIVIDED LITE WINDOWS WITH MUNTINS.

DECORATIVE WOOD DETAILS UNDER GABLE ROOFS.

ARCHITECTURAL STYLE, COLORS, AND MATERIALS ARE CONSISTENT WITH THE OVERALL PROJECT TO ENSURE VISUAL CONTINUITY.*



1 A2.00 FRONT ELEVATION
SCALE: 1/4" = 1'-0"

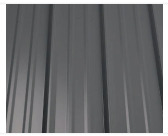


1 A2.01 REAR ELEVATION
SCALE: 1/4" = 1'-0"

DATED : 7/15/2025

PROJECT	CRYSTAL LAKE STATION

MATERIAL SUMMARY

REF	MATERIAL TYPE	MANUFACTURE	PRODUCT	CUT SHEET	REF
1	EXTERIOR STONE	EDEN STONE	EDEN MACHINE CUT VENNER	ATTACHED	
2	WINDOW	JELDWEN	DUAL PANE LOW-E BLACK WINDOW	ATTACHED	
3	SIDING	JAMES HARDIE	VERTICLE SIDING ARCTIC WHITE	ATTACHED	
4	SIDING	JAMES HARDIE	HORIZANTAL SIDING , 7 " COBBLE STONE	ATTACHED	
5	ROOF	GAF TIMBERLINE	Charcoal	ATTACHED	
6	METAL ROOF	GIBRALTOR	Charcoal Metal Roof	ATTACHED	

PROJADES
SATISFYING CUSTOMERS

Dated Jan 19 2026

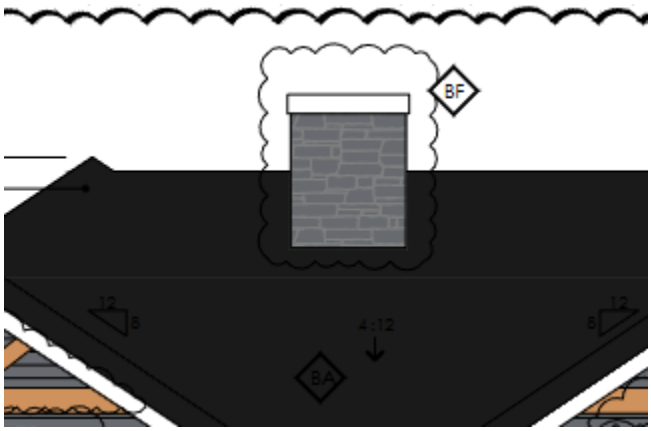
Proposed Changes for Jade Station at Crystal Lake

Requested Building Changes

1. **Chimney Removal:** We request the removal of the existing chimney from the building. This is a faux chimney which is non-functional.
2. **Clean Design Aesthetic:** We seek approval for a clean and uncluttered design aesthetic for the building.
3. **Modified Design:** We wish to proceed with a modified design with the current trend and have it have a more Crystal Lake modern look. Matches the comprehensive plan.

The desired modifications involve updating the design to align with current trends, specifically adopting a "Crystal Lake modern look" that is consistent with the comprehensive plan. The Pingry Place Homeowners Association has reviewed and approved the trim/material changes.

1) Remove Chimney from the Building



2) Allow us to have clean design



3) THE DESIGN WE WANT TO MODIFY WITH NO CHIMEY.

PROJADES
SATISFYING CUSTOMERS



4.

NOT FOR CONSTRUCTION

FINAL SITE IMPROVEMENT PLANS

FOR

JADE STATION

GRANT STREET @ WOODSTOCK STREET
CRYSTAL LAKE, ILLINOIS 60014

CALL J.U.L.I.E. 1-800-892-0123
WITH THE FOLLOWING:
COUNTY MCHENRY
CITY, TOWNSHIP CRYSTAL LAKE, NUNDA
SEC. & SEC. NO. SEC 32, T44N, R8E

48 HOURS BEFORE YOU DIG.
EXCLUDING SAT., SUN. & HOLIDAYS

DEVELOPER

PROJADES
33 W HIGGINS ROAD, SUITE 723-725
SOUTH BARRINGTON, IL 60010

ADVANTAGE NOTE

ADVANTAGE CONSULTING ENGINEERS IS TO BE NOTIFIED AT LEAST THREE (3) DAYS PRIOR TO CONSTRUCTION. STAKING REQUESTS FIVE (5) DAYS NOTICE BETWEEN SEPTEMBER 15th AND DECEMBER 15th AND SHALL BE INCLUDED IN THE PRECONSTRUCTION MEETINGS

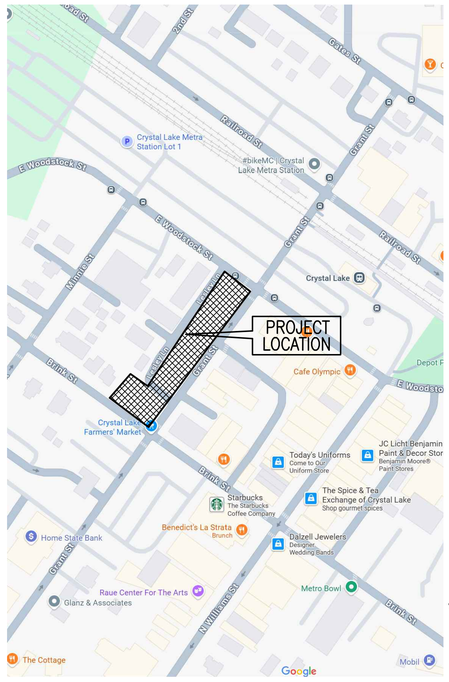
THESE PLANS ARE COLOR CODED. CONTRACTOR/REVIEWER WILL NEED TO PRINT IN COLOR OR VIEW PDF.

BENCHMARK

ELEVATION:
DESCRIPTION: SEE SHEET EX1 FOR BENCHMARK INFORMATION

EXISTING TOTAL SITE AREA: 0.41 ACRES
PROPOSED PROJECT AREA: 0.41 ACRES

LOCATION MAP



N.T.S.

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ORIGINAL

#	SHE
1	A
2	A

ENGINEER
WILLIAM J
BILL@ACE
ILLINOIS RE
EXPIRATIOF
PROFESSIO
EXPIRATIOF
THESE PLA
THE SIGNAT

GENERAL NOTES

1. ALL PAVING AND RELATED CONSTRUCTION SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION BY ILLINOIS DEPARTMENT OF TRANSPORTATION AND ALL AMENDMENTS THERETO AND IN ACCORDANCE WITH THE LATEST EDITION OF THE SUBDIVISION REGULATIONS OF THE MUNICIPALITY. IN CASE OF CONFLICT, MUNICIPALITY CODE SHALL TAKE PRECEDENCE.

2. ALL STORM SEWER, SANITARY SEWER AND WATER MAIN CONSTRUCTION SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION, AND IN ACCORDANCE WITH THE CURRENT SUBDIVISION REGULATIONS OF THE MUNICIPALITY UNLESS OTHERWISE NOTED ON THE PLANS.

3. STANDARD SPECIFICATIONS, SUPPLEMENTAL SPECIFICATIONS AND RECURRING SPECIAL PROVISIONS, CONSTRUCTION PLANS, AND SUBSEQUENT DETAILS ARE ALL TO BE CONSIDERED AS PART OF THE CONTRACT. INCIDENTAL ITEMS OR ACCESSORIES NECESSARY TO COMPLETE THIS WORK MAY NOT BE SPECIFICALLY NOTED BUT ARE CONSIDERED A PART OF THIS CONTRACT.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING THE UTILITY COMPANIES LOCATE THEIR FACILITIES IN THE FIELD PRIOR TO CONSTRUCTION AND SHALL ALSO BE RESPONSIBLE FOR THE MAINTENANCE AND PRESERVATION OF THESE FACILITIES. THE ENGINEER DOES NOT WARRANT THE LOCATION OF ANY EXISTING UTILITIES SHOWN ON THE PLAN. THE CONTRACTOR SHALL CALL J.U.L.I.E. AT 800-892-0123, AND THE MUNICIPALITY FOR UTILITY LOCATIONS.

5. NO CONSTRUCTION PLAN SHALL BE USED FOR CONSTRUCTION UNLESS SPECIFICALLY MARKED "FOR CONSTRUCTION." PRIOR TO COMMENCEMENT OF CONSTRUCTION THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AFFECTING THE WORK WITH THE ACTUAL CONDITIONS AT THE JOB SITE. IN ADDITION, THE CONTRACTOR MUST VERIFY THE ENGINEER'S LINE AND GRADE STAKES. IF THERE ARE ANY DISCREPANCIES WITH WHAT IS SHOWN ON THE CONSTRUCTION PLANS, HE MUST IMMEDIATELY REPORT SAME TO ENGINEER BEFORE DOING ANY WORK, OTHERWISE THE CONTRACTOR ASSUMES FULL RESPONSIBILITY. IN THE EVENT OF DISAGREEMENT BETWEEN THE CONSTRUCTION PLANS, SPECIFICATIONS AND/OR SPECIAL DETAILS, THE CONTRACTOR SHALL SECURE WRITTEN INSTRUCTION FROM THE ENGINEER PRIOR TO PROCEEDING WITH ANY PART OF THE WORK AFFECTED BY OMISSIONS OR DISCREPANCIES. FAILING TO SECURE SUCH INSTRUCTION, THE CONTRACTOR WILL BE CONSIDERED TO HAVE PROCEEDED AT HIS OWN RISK AND EXPENSE. IN THE EVENT OF ANY DOUBT OR QUESTIONS ARISING WITH RESPECT TO THE TRUE MEANING OF THE CONSTRUCTION PLANS OR SPECIFICATIONS, THE DECISION OF THE ENGINEER SHALL BE FINAL AND CONCLUSIVE.

6. NOTIFICATION OF COMMENCING CONSTRUCTION

   A. THE CONTRACTOR SHALL NOTIFY THE OWNER AND/OR HIS REPRESENTATIVE AND THE AFFECTED GOVERNMENTAL AGENCIES IN WRITING AT LEAST THREE FULL WORKING DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION. IN ADDITION, THE CONTRACTOR SHALL NOTIFY AS NECESSARY, ALL TESTING AGENCIES, EITHER MUNICIPALITY'S OR THE OWNER'S, SUFFICIENTLY IN ADVANCE OF CONSTRUCTION.

   B. FAILURE OF CONTRACTOR TO ALLOW PROPER NOTIFICATION TIME WHICH RESULTS IN TESTING COMPANIES TO BE UNABLE TO VISIT SITE AND PERFORM TESTING WILL CAUSE CONTRACTOR TO SUSPEND OPERATION (PERTAINING TO TESTING) UNTIL TESTING AGENCY CAN SCHEDULE TESTING OPERATIONS. COST OF SUSPENSION OF WORK TO BE BORNE BY CONTRACTOR.

7. ALL CONTRACTORS SHALL KEEP ACCESS AVAILABLE AT ALL TIMES FOR ALL TYPES OF TRAFFIC. AT NO TIME SHALL ACCESS BE DENIED TO PROPERTIES SURROUNDING THE SITE.

8. ALL PROPOSED ELEVATIONS SHOWN ON THE PLANS ARE FINISHED SURFACE ELEVATIONS, UNLESS OTHERWISE SPECIFIED.

9. THE CONTRACTOR SHALL PRESERVE ALL CONSTRUCTION STAKES UNTIL THEY ARE NO LONGER NEEDED. ANY STAKES DESTROYED OR DISTURBED BY THE CONTRACTOR PRIOR TO THEIR USE SHALL BE RESET BY THE DEVELOPER'S ENGINEER AT CONTRACTOR'S COST.

10. ALL FRAMES AND LIDS FOR STORM AND SANITARY SEWER STRUCTURES ARE TO BE ADJUSTED TO MEET FINAL FINISH GRADE. THIS ADJUSTMENT IS TO BE MADE BY THE SEWER CONTRACTOR AND THE COST IS TO BE CONSIDERED INCIDENTAL. THESE ADJUSTMENTS TO FINISHED GRADE WILL NOT ALLEVIATE THE CONTRACTOR FROM ANY ADDITIONAL ADJUSTMENTS AS REQUIRED BY THE MUNICIPALITY UPON FINAL INSPECTION OF THE PROJECT. FINAL GRADES TO BE DETERMINED BY THE MUNICIPALITY AT THE TIME OF FINAL INSPECTION AND MAY VARY FROM PLAN GRADE.

11. ANY EXISTING SIGNS, LIGHT STANDARDS AND UTILITY POLES WHICH INTERFERE WITH CONSTRUCTION OPERATIONS AND NOT NOTED FOR DISPOSAL SHALL BE REMOVED AND RESET BY THE CONTRACTOR AT HIS OWN EXPENSE AS DIRECTED BY THE ENGINEER. ANY DAMAGE TO THESE ITEMS SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT HIS OWN EXPENSE TO THE SATISFACTION OF THE OWNER. ANY SIGNS NOT REQUIRED TO BE RESET, SHALL BE DELIVERED TO THE RESPECTIVE OWNERS.

12. REMOVAL OF SPECIFIED ITEMS, INCLUDING BUT NOT LIMITED TO, PAVEMENT, SIDEWALK, CURB, CURB AND GUTTER, CULVERTS, ETC. SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR AT HIS OWN EXPENSE. HE IS RESPONSIBLE FOR ANY PERMIT REQUIRED FOR SUCH DISPOSAL.

13. ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION OPERATIONS SHALL BE CONNECTED TO THE PROPOSED STORM SEWER SYSTEM OR SHALL BE RESTORED TO PROPER OPERATING CONDITION. A RECORD OF THE LOCATION OF ALL FIELD TILE OR DRAIN PIPE ENCOUNTERED SHALL BE KEPT BY THE CONTRACTOR AND TURNED OVER TO THE ENGINEER UPON COMPLETION OF THE PROJECT. THE COST OF THIS WORK SHALL BE CONSIDERED AS INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION WILL BE ALLOWED BY OWNER & MUNICIPALITY.

14. ALL WORK PERFORMED UNDER THIS CONTRACT SHALL BE GUARANTEED BY THE CONTRACTOR AND HIS SURETY FOR A PERIOD OF 12 MONTHS FROM THE DATE OF FINAL ACCEPTANCE OF THE PROJECT AND THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ALL DEFECTS IN MATERIALS AND WORKMANSHIP OF WHATEVER NATURE DURING THAT PERIOD.

15. BEFORE ACCEPTANCE BY THE OWNER AND FINAL PAYMENT, ALL WORK SHALL BE INSPECTED BY THE OWNER OR HIS REPRESENTATIVE. FINAL PAYMENT WILL BE MADE AFTER ALL THE CONTRACTOR'S WORK HAS BEEN APPROVED AND ACCEPTED.

16. UPON AWARDING OF THE CONTRACT AND WHEN REQUIRED BY THE MUNICIPALITY, THE CONTRACTOR SHALL FURNISH A LABOR, MATERIAL AND PERFORMANCE BOND & INSURANCE IN THE AMOUNT REQUIRED BY THE MUNICIPALITY GUARANTEEING COMPLETION OF THE WORK. THE UNDERWRITER SHALL BE ACCEPTABLE TO THE MUNICIPALITY.

17. EASEMENTS FOR THE EXISTING UTILITIES, BOTH PUBLIC AND PRIVATE, AND UTILITIES WITHIN PUBLIC RIGHTS-OF-WAY ARE SHOWN ON THE PLANS ACCORDING TO AVAILABLE RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION IN THE FIELD OF THESE UTILITY LINES AND THEIR PROTECTION FROM DAMAGE DUE TO CONSTRUCTION OPERATIONS. IF EXISTING UTILITY LINES OF ANY NATURE ARE ENCOUNTERED WHICH CONFLICT WITH LOCATIONS OF THE NEW CONSTRUCTION, ADVANTAGE CONSULTING ENGINEERS IS RESPONSIBLE TO RESOLVE THE CONFLICT. ADVANTAGE CONSULTING ENGINEERS IS NOT RESPONSIBLE FOR THE COST OF CONSTRUCTION.

18. OWNER SHALL OBTAIN EASEMENTS AND PERMITS NECESSARY TO FACILITATE CONSTRUCTION OF THE PROPOSED UTILITIES. THE CONTRACTOR, HOWEVER, SHALL FURNISH ALL REQUIRED BONDS AND EVIDENCE OF INSURANCE NECESSARY TO SECURE THESE PERMITS.

19. THE CONTRACTORS SHALL PLAN THEIR WORK BASED ON THEIR OWN BORINGS, EXPLORATIONS AND OBSERVATIONS TO DETERMINE SOIL CONDITIONS AT THE LOCATION OF THE PROPOSED WORK.

20. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR SAFETY ON THE JOB IN ACCORDANCE WITH OSHA REGULATIONS.

21. THE CONTRACTOR SHALL COLLECT AND REMOVE ALL CONSTRUCTION DEBRIS, EXCESS MATERIALS, TRASH, OIL AND GREASE RESIDUE, MACHINERY, TOOLS AND OTHER MISCELLANEOUS ITEMS WHICH WERE NOT PRESENT PRIOR TO PROJECT COMMENCEMENT AT NO ADDITIONAL EXPENSE TO THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ANY AND ALL PERMITS NECESSARY FOR THE HAULING AND DISPOSAL REQUIRED FOR CLEAN-UP AS DIRECTED BY THE ENGINEER OR OWNER. BURNING ON THE SITE IS NOT PERMITTED.

22. IT SHALL BE CONTRACTOR'S SOLE RESPONSIBILITY TO PROVIDE PROPER BARRICADING, WARNING DEVICES AND THE SAFE MANAGEMENT OF TRAFFIC WITHIN THE AREA OF CONSTRUCTION. ALL SUCH DEVICES AND THEIR INSTALLATION SHALL CONFORM TO THE ILLINOIS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREET AND HIGHWAYS, LATEST EDITION AND IN CONFORMANCE WITH REGULATIONS OF THE MUNICIPALITY OR D.O.T.

23. NO UNDERGROUND WORK SHALL BE COVERED UNTIL IT HAS BEEN APPROVED BY THE MUNICIPALITY. APPROVAL TO PROCEED MUST BE OBTAINED FROM THE MUNICIPALITY PRIOR TO INSTALLING PAVEMENT BASE, BINDER, SURFACE AND PRIOR TO POURING ANY CONCRETE AFTER FORMS HAVE BEEN SET.

24. ALL EXISTING UTILITIES OR IMPROVEMENTS, INCLUDING WALKS, CURBS, PAVEMENT AND PARKWAYS DAMAGED OR REMOVED DURING CONSTRUCTION SHALL BE PROMPTLY RESTORED TO THEIR RESPECTIVE ORIGINAL CONDITION.

25. AT THE CLOSE OF EACH WORKING DAY AND AT THE CONCLUSION OF CONSTRUCTION OPERATIONS, ALL DRAINAGE STRUCTURES AND FLOW LINES SHALL BE FREE FROM DIRT AND DEBRIS.

26. TREES NOT MARKED FOR REMOVAL SHALL BE CONSIDERED AS DESIGNATED TO BE SAVED AND SHALL BE PROTECTED UNDER THE PROVISIONS OF ARTICLE 201.05 OF THE STANDARD SPECIFICATIONS.

27. LIMB PRUNING SHALL BE PERFORMED UNDER THE SUPERVISION OF AN APPROVED LANDSCAPE ARCHITECT AND SHALL BE UNDERTAKEN IN A TIMELY FASHION SO AS NOT TO INTERFERE WITH CONSTRUCTION.

28. ALL LIMBS, BRANCHES, AND OTHER DEBRIS RESULTING FROM THIS WORK SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR AT HIS OWN EXPENSE.

29. ALL CUTS OVER 1" IN DIAMETER SHALL BE MADE FLUSH WITH THE NEXT LARGE BRANCH. WOUNDS OVER 1" IN DIAMETER SHALL BE PAINTED WITH AN APPROVED TREE PAINT.

30. ANY DEWATERING OF SEWER AND WATER TRENCHES AS WELL AS TEMPORARY SHEETING OR BRACING THAT MAY BE REQUIRED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL NOT BE CONSIDERED EXTRA WORK. IN THE EVENT THAT SOFT MATERIALS WITH UNCONFINED COMPRESSIVE STRENGTH LESS THAN 0.5 TSF ARE ENCOUNTERED IN SEWER AND WATER MAIN CONSTRUCTION, THE CONTRACTOR SHALL (UPON APPROVAL OF THE OWNER AND/OR ENGINEER) OVER-EXCAVATE TO A DEPTH OF AT LEAST ONE (1) FOOT BELOW THE BOTTOM OF THE PIPE AND BACKFILL WITH COMPACTED CRUSHED STONE, PROPERLY FORMED TO FIT THE BOTTOM OF THE PIPE.

31. CONTRACTOR SHALL VIDEO TAPE WORK AREA PRIOR TO CONSTRUCTION FOR THE PURPOSE OF DOCUMENTING EXISTING CONDITIONS.

32. TRENCH BACKFILL WILL BE REQUIRED TO THE FULL DEPTH ABOVE ALL UNDERGROUND UTILITIES WITHIN TWO FEET OF PROPOSED OR EXISTING PAVEMENTS, UTILITIES, BUILDINGS, AND SIDEWALKS. THE TRENCH BACKFILL SHALL BE DONE IN ACCORDANCE WITH IDOT STANDARD SPECIFICATIONS. THE TRENCH BACKFILL AND BEDDING MATERIAL SHALL CONSIST OF CRUSHED GRAVEL CONFORMING TO IDOT GRADATION CA-6.

33. WHERE SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER, EXISTING DRAINAGE STRUCTURES AND SYSTEMS SHALL BE CLEANED OF DEBRIS AND PATCHED AS NECESSARY TO ASSURE INTEGRITY OF THE STRUCTURE. THIS WORK WILL BE PAID FOR AT THE CONTRACT UNIT PRICE EACH FOR STRUCTURES AND CONTRACT UNIT PRICE PER LINEAL FOOT FOR STORM SEWERS, WHICH SHALL BE PAYMENT IN FULL FOR CLEANING, PATCHING, REMOVAL AND DISPOSAL OF DEBRIS AND DIRT. DRAINAGE STRUCTURES AND SEWERS CONSTRUCTED AS PART OF THIS CONTRACT SHALL BE MAINTAINED BY THE CONTRACTOR AT HIS OWN EXPENSE.

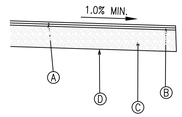
34. HYDRANTS SHALL NOT BE FLUSHED DIRECTLY ON THE ROAD SUBGRADES. WHEREVER POSSIBLE, HOSES SHALL BE USED TO DIRECT THE WATER INTO STORM SEWERS. DAMAGE TO THE ROAD SUBGRADE OR LOT AREAS DUE TO EXCESSIVE WATER SATURATION AND/OR EROSION FROM HYDRANT FLUSHING OR FROM LEAKS IN THE WATER DISTRIBUTION SYSTEM, WILL BE THE RESPONSIBILITY OF THE CONTRACTOR FLUSHING OR USING HYDRANT TO MAKE ALL NECESSARY REPAIRS AT HIS EXPENSE. THE CONTRACTOR SHALL PROVIDE ALL CONSTRUCTION WATER AT HIS EXPENSE.

35. AFTER THE STORM SEWER SYSTEM HAS BEEN CONSTRUCTED THE CONTRACTOR SHALL PLACE EROSION CONTROL AT LOCATIONS SHOWN ON THE PLANS OR AS SELECTED IN THE FIELD BY THE ENGINEER. THE PURPOSE OF THE EROSION CONTROL WILL BE TO MINIMIZE THE AMOUNT OF SILTATION, WHICH NORMALLY WOULD ENTER THE STORM SEWER SYSTEM FROM ADJACENT AND/OR UPSTREAM DRAINAGE AREAS.

36. EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH ILLINOIS URBAN MANUAL; AND SHALL BE MAINTAINED BY THE CONTRACTOR AND SHALL REMAIN IN PLACE UNTIL A SUITABLE GROWTH OF GRASS ACCEPTABLE TO THE ENGINEER HAS BEEN DEVELOPED.

37. THE OWNER SHALL PROVIDE RECORD DRAWINGS PER MUNICIPAL REQUIREMENTS.

38. ANY CONFLICTS BETWEEN CONSTRUCTION PLANS AND CITY CODE AND DETAILS, THE CITY CODE AND DETAILS SHALL PREVAIL.



(A) 1.5" BITUMINOUS CONCRETE SURFACE COURSE, HOT MIX ASPHALT, MIX. C, N50
(B) 2.5" BITUMINOUS CONCRETE BINDER COURSE, HOT MIX ASPHALT, MIX. C, IL19, N50
(C) 12" CRUSHED AGGREGATE BASE COURSE, CA6, GRADE 9
(D) COMPACTED SUBGRADE

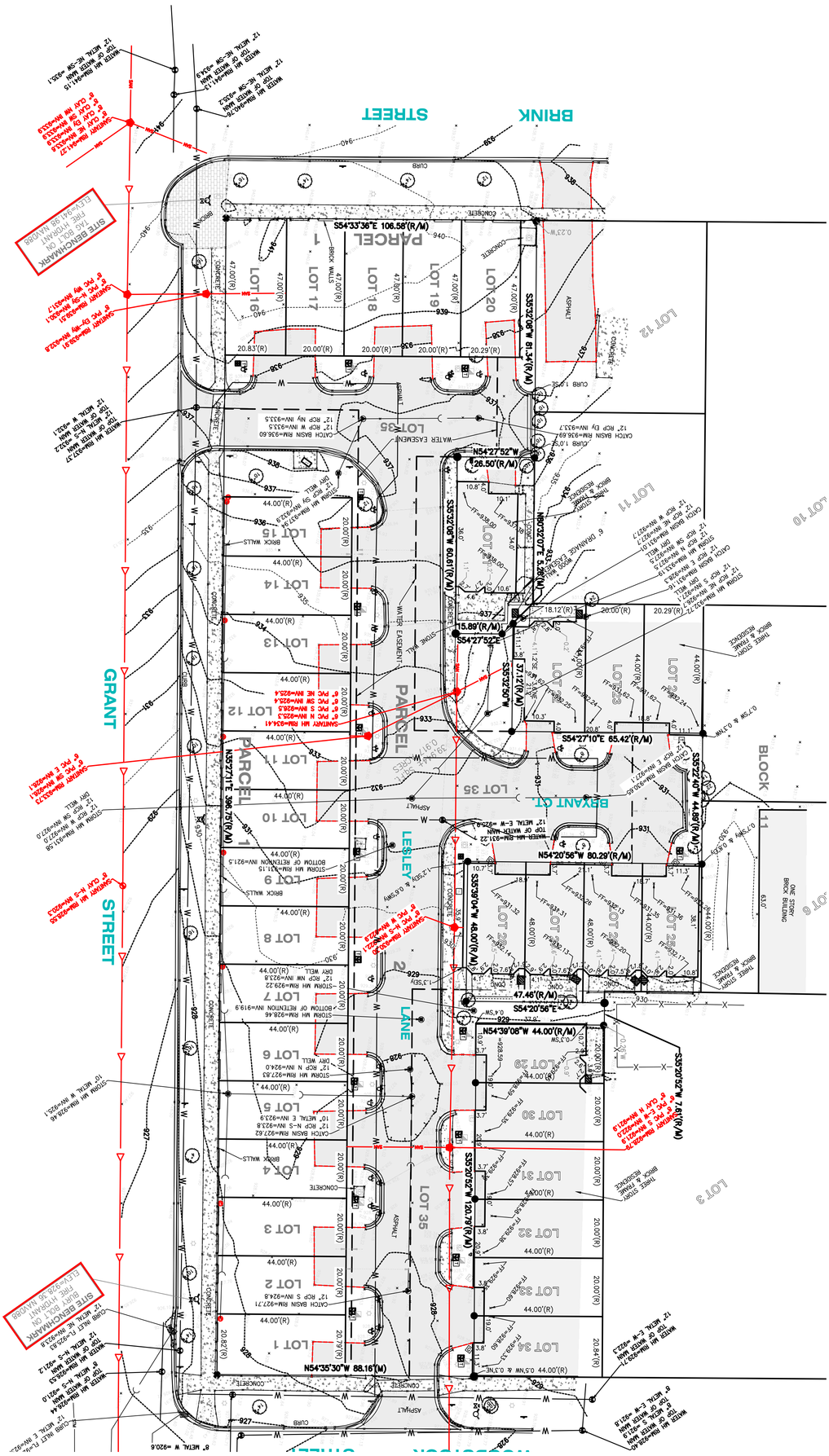
ASPHALT PAVEMENT SECTION - AISLE

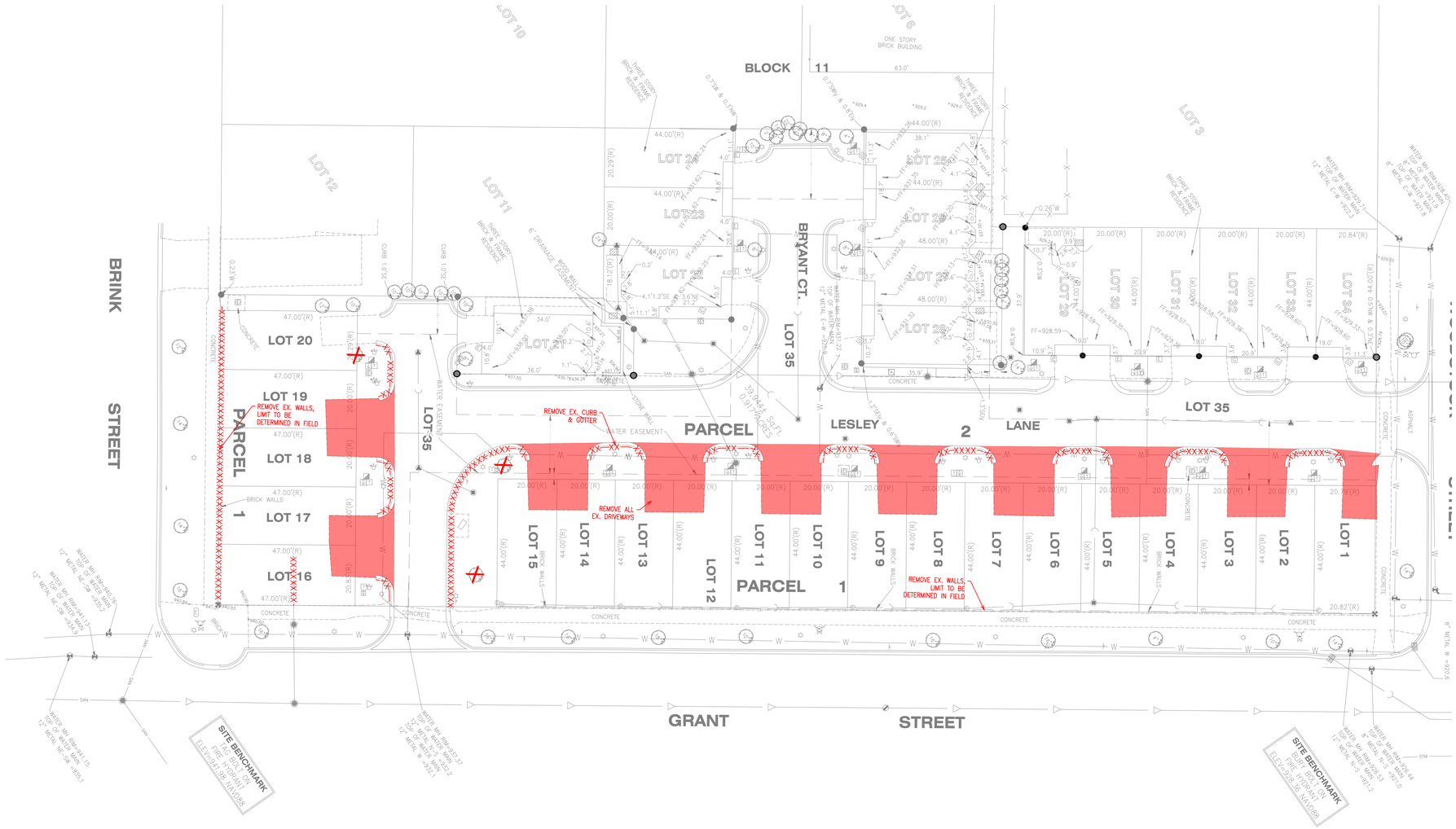
STANDARD DRAIN TILE NOTES

1. DRAIN TILES DISTURBED DURING REGULATED DEVELOPMENT SHALL BE RECONNECTED BY THOSE RESPONSIBLE FOR THEIR DISTURBANCE, UNLESS THE DEVELOPMENT PLANS SPECIFY ABANDONMENT OF THE DRAIN TILES.

2. ALL ABANDONED DRAIN TILES WITHIN DISTURBED AREAS SHALL BE REMOVED IN THEIR ENTIRETY.

3. DRAIN TILES WITHIN THE DISTURBED AREA OF A DEVELOPMENT SITE SHALL BE REPLACED, BYPASSED AROUND THE DEVELOPMENT SITE OR INTERCEPTED AND CONNECTED TO THE STORMWATER MANAGEMENT SYSTEM FOR THE DEVELOPMENT SITE. THE SIZE OF THE REPLACED OR BYPASSED DRAIN TILE SHALL BE EQUIVALENT TO THE EXISTING DRAIN TILE.


BRINK STREET
GRANT STREET
LESLEY LANE
BEXANT CT
BLOCK 11
PARCEL 1
PARCEL 2
LOT 35
S54°33'36"E 106.56'(R/M)
S54°27'52"W 26.50'(R/M)
S54°27'52"E 5.89'(R/M)
S54°27'10"E 65.42'(R/M)
N54°20'56"W 80.29'(R/M)
S54°20'56"E 47.46'(R/M)
N54°39'08"W 44.00'(R/M)
N54°35'30"W 88.16'(M)
S35°32'50"W 120.79'(R/M)
S35°32'50"W 44.89'(R/M)
N35°27'10"E 386.75'(R/M)
SITE BENCHMARK
ELEVATION NUMBER


BLOCK 11
BRYANT CT.
LESLEY LANE
PARCEL 1
PARCEL 2
BRINK STREET
GRANT STREET
LOT 10
LOT 12
LOT 11
LOT 6
LOT 3
LOT 35
LOT 20
LOT 19
REMOVE EX. WALLS, LIMIT TO BE DETERMINED IN FIELD
LOT 18
LOT 17
LOT 16
LOT 23
LOT 22
LOT 21
LOT 28
LOT 27
LOT 26
LOT 25
LOT 24
LOT 29
LOT 30
LOT 31
LOT 32
LOT 33
LOT 34
LOT 15
LOT 14
LOT 13
LOT 12
LOT 11
LOT 10
LOT 9
LOT 8
LOT 7
LOT 6
LOT 5
LOT 4
LOT 3
LOT 2
LOT 1
REMOVE EX. CURB & GUTTER
REMOVE ALL EX. DRIVEWAYS
REMOVE EX. WALLS, LIMIT TO BE DETERMINED IN FIELD
WATER EASEMENT
ONE STORY BRICK BUILDING
THREE STORY BRICK & STONE RESIDENCE
6' DRAINAGE EASEMENT
30,944± SQ.FT. 0.91± ACRES
SITE BENCHMARK
BENT BOLT IN FIRE HYDRANT
ELEV.=941.39 (NAVD88)
SITE BENCHMARK
BENT BOLT IN FIRE HYDRANT
ELEV.=926.36 (NAVD88)

BRINK STREET

BRYANT CT.

LESI

GRANT

STRI

LOT 12

LOT 11

LOT 24

LOT 23

LOT 22

LOT 21

LOT 1

LOT 2

LOT 3

LOT 4

LOT 5

LOT 6

LOT 7

LOT 8

LOT 9

LOT 10

LOT 11

LOT 20

LOT 19

LOT 18

LOT 17

LOT 16

LOT 15

LOT 14

LOT 13

LOT 12

LOT 35

THREE STORY BRICK & FRAME RESIDENCE

WOOD WALL

6' DRAINAGE EASEMENT

CURB 1.0'SE

CONCRETE

BRICK WALLS

STONE WALL

WATER EASEMENT

MATCHLINE SEE SHEET L2

S35°32'08"W 60.61'(R/M)

N80°32'07"E 95.26'(M)

S35°32'50"W 37.12'(R/M)

S54°27'10"E 65.42'(R/M)

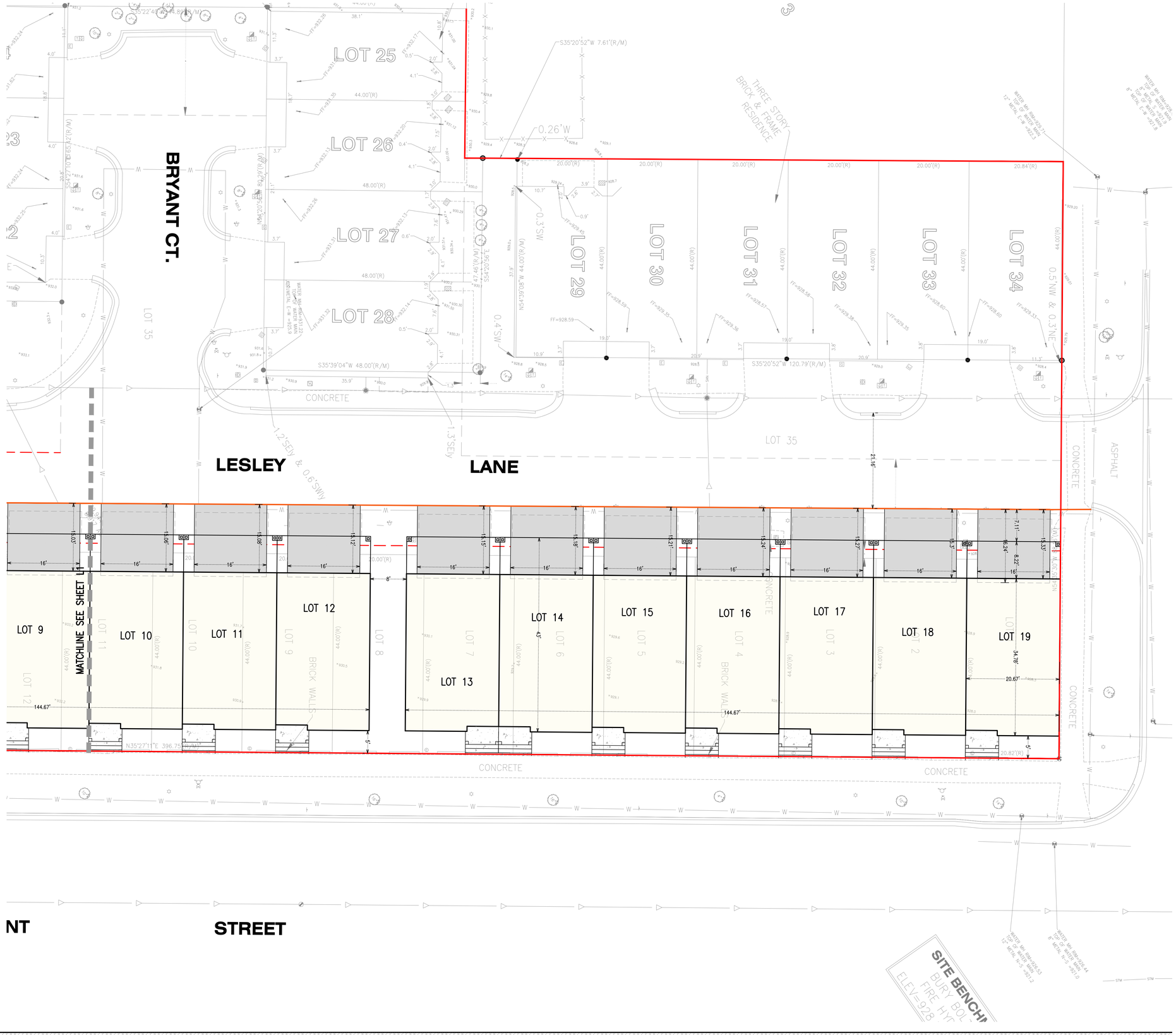
S54°27'52"E 15.89'(R/M)

N35°27'11"E 396.75'(M)

SITE BENCHMARK

TAG BOLT ON FIRE HYDRANT

ELEV=941.98


BRYANT CT.
LESLEY
LANE
LOT 25
LOT 26
LOT 27
LOT 28
LOT 29
LOT 30
LOT 31
LOT 32
LOT 33
LOT 34
LOT 35
LOT 9
LOT 10
LOT 11
LOT 12
LOT 13
LOT 14
LOT 15
LOT 16
LOT 17
LOT 18
LOT 19
THREE STORY BRICK & FRAME RESIDENCE
MATCHLINE SEE SHEET L1
CONCRETE
ASPHALT
BRICK WALL
S35°20'52"W 120.79'(R/M)
S35°20'52"W 7.61'(R/M)
S35°39'04"W 48.00'(R/M)
N35°27'11"E 396.75'(R/M)
N54°20'56"W 84.29'(R/M)
S54°22'10"E 85.21'(R/M)
N54°39'08"W 44.00'(R/M)
S54°20'56"E 47.46'(R/M)
0.26'W
0.3'SW
0.4'SW
0.5'NW & 0.3'NE
1.2'SE\W & 0.6'SW\
1.3'SE\W
20.00'(R)
44.00'(R)
48.00'(R)
20.84'(R)
20.82'(R)
144.67'
SITE BENCH
BURY BOL
FIRE HYD
ELEV=928
NT
STREET

BRINK STREET

BRYANT CT.

GRANT

LOT 1
FF=940.0
GF=938.4

LOT 2
FF=940.0
GF=938.4

LOT 3
FF=940.5
GF=938.1

LOT 4
FF=941.0
GF=938.1

LOT 5
FF=941.5
GF=938.1

LOT 6
FF=938.4
GF=936.7

LOT 7
FF=937.4
GF=936.0

LOT 8
FF=936.4
GF=935.0

LOT 9
FF=935.4
GF=934.0

LOT 10
FF=934.4
GF=932.9

LOT 11

LOT 12

LOT 13

LOT 14

LOT 15

LOT 16

LOT 17

LOT 18

LOT 19

LOT 20

LOT 21

LOT 22

LOT 23

LOT 24

LOT 35

MATCHLINE SEE SHEET G2

SITE BENCHMARK
TAG BOLT ON FIRE HYDRANT
ELEV=941.98

LOT 24

LOT 25

LOT 23

LOT 26

LOT 22

LOT 27

LOT 28

BRYANT CT.

LESLEY

LANE

GRANT

STREET

MATCHLINE SEE SHEET G1

LOT 29

LOT 30

LOT 31

LOT 32

LOT 33

LOT 34

THREE STORY BRICK & FRAME RESIDENCE

LOT 35

CONCRETE

BRICK WALLS

LOT 9 FF=935.4

LOT 10 FF=934.4

LOT 11 FF=933.4

LOT 12 FF=932.4

LOT 13 FF=931.2

LOT 14 FF=930.2

LOT 15 FF=930.2

LOT 16 FF=930.2

LOT 17 FF=930.2

LOT 18 FF=930.2

LOT 19 FF=930.2

SITE BENCHMARK
BURY BOLT ON FIRE HYDRANT
ELEV=928.36 NA

BRINK STREET

BRYANT CT.

LESLE

GRANT

STREE

LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
LOT 8
LOT 9
LOT 10
LOT 11
LOT 12
LOT 20
LOT 19
LOT 18
LOT 17
LOT 16
LOT 15
LOT 14
LOT 13
LOT 12
LOT 11
LOT 35
LOT 21
LOT 22
LOT 23
LOT 24

THREE STORY BRICK & FRAME RESIDENCE

BRICK WALLS

WOOD WALL

6' DRAINAGE EASEMENT

WATER EASEMENT

CONCRETE

BRICK

CURB 1.0'SE

0.23'W

0.3'NW

0.8'EY

S35°32'08"W 81.34'(R/M)

N80°32'07"E 75.26'(M)

S35°32'50"W 37.12'(R/M)

S35°32'08"W 60.61'(R/M)

N54°27'52"W 26.50'(R/M)

S54°27'52"E 15.89'(R/M)

N35°27'10"E 396.75'(M)

212.42'

47.00'(R)

44.00'(R)

20.00'(R)

20.29'(R)

RELOCATE BOXES

RELOCATE LIGHT POLE

1.5" TYPE K COPPER WATER SERVICE, TYP

B-BOX, TYP

EXISTING WATER SERVICE TO BE VERIFIED IF IT IS BUILT. IF NOT INSTALL NEW TAP FROM WATER MAIN

EXISTING SANITARY SERVICE TO REMAIN UP TO BUILDING MAIN LINE, ABANDON REST OF SERVICE

ALL EXISTING WATER SERVICES TO BE ABANDONED BY TURNING OFF CORP AND CAP AT MAIN, TYP

EXTEND EXISTING SANITARY SERVICE

EXISTING SANITARY SERVICE TO REMAIN UP TO BUILDING MAIN LINE, ABANDON REST OF SERVICE

MATCHLINE SEE SHEET U2

SITE PLAN

LOT 24
LOT 23
LOT 22
LOT 25
LOT 26
LOT 27
LOT 28
LOT 29
LOT 30
LOT 31
LOT 32
LOT 33
LOT 34
LOT 3
LOT 35
BRYANT CT.
LESLEY LANE
GRANT STREET
MATCHLINE SEE SHEET U1
THREE STORY BRICK & FRAME RESIDENCE
CONCRETE
BRICK WALLS
S35°20'52"W 7.61'(R/M)
0.26'W
S35°32'50"W 37.12'(R/M)
S35°39'04"W 48.00'(R/M)
S35°20'52"W 120.79'(R/M)
N35°29'11"E 396.75'(R/M)
197.68'
164.54'
RELOCATE LIGHT POLE
RELOCATE BOXES
B-BOX, TYP.
EXTEND EXISTING SANITARY SERVICE
EXISTING SANITARY SERVICE TO REMAIN UP TO BUILDING MAIN LINE, ABANDON REST OF SERVICE
1.5" TYPE K COPPER WATER SERVICE, TYP.
SIT

1. SOIL EROSION CONTROL

THIS SOIL EROSION & SEDIMENT CONTROL (SESC) PLAN HAS BEEN PREPARED TO FULFILL ONE OF THE REQUIREMENTS OF THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT NO. ILR10**xxxxx**.

THE SESC PLAN SHOULD BE MAINTAINED ON-SITE AS AN INTEGRAL COMPONENT OF THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP). THE SWPPP, INCLUDING THE SESC PLAN, SHOULD BE AMENDED WHENEVER THERE IS A CHANGE IN DESIGN, CONSTRUCTION, OPERATION, OR MAINTENANCE THAT SIGNIFICANTLY AFFECTS THE POTENTIAL FOR THE DISCHARGE OF POLLUTANTS TO THE WATERS OF THE STATE AND HAS NOT OTHERWISE BEEN ADDRESSED IN THE SWPPP. THE SWPPP SHALL ALSO BE AMENDED IF IT PROVES TO BE INEFFECTIVE IN ELIMINATING OR SIGNIFICANTLY MINIMIZING POLLUTANTS OR IN OTHERWISE ACHIEVING THE GENERAL OBJECTIVES OF CONTROLLING POLLUTANTS IN STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION SITE ACTIVITY. ADDITIONALLY, THE SWPPP SHALL BE AMENDED TO IDENTIFY ANY NEW CONTRACTOR AND/OR SUBCONTRACTOR THAT WILL IMPLEMENT A MEASURE OF THE SWPPP.

ALL STORMWATER POLLUTION PREVENTION PLANS AND ALL COMPLETED INSPECTION FORMS/REPORTS REQUIRED UNDER GENERAL NPDES PERMIT NO. ILR10 ARE CONSIDERED REPORTS THAT SHALL BE AVAILABLE TO THE PUBLIC WITHIN 30 DAYS UPON REQUEST. IF A STORMWATER POLLUTION PREVENTION PLAN OR INSPECTION FORM/REPORT CANNOT BE PROVIDED, THE PERMITTEE SHALL RESPOND TO THE REQUEST WITHIN 30 DAYS WITH A STATEMENT EXPLAINING WHY THE DOCUMENT CANNOT BE PROVIDED. HOWEVER, THE PERMITTEE MAY CLAIM ANY PORTION OF A STORMWATER POLLUTION PREVENTION PLAN AS CONFIDENTIAL IN ACCORDANCE WITH 40 CFR PART 2.

1. SITE DESCRIPTION

A.THE FOLLOWING IS A DESCRIPTION OF THE NATURE OF THE CONSTRUCTION ACTIVITY:
CONSTRUCTION OF MULTIFAMILY DEVELOPMENT.

B.THE FOLLOWING IS A DESCRIPTION OF THE INTENDED SEQUENCE OF CONSTRUCTION ACTIVITIES WHICH WILL DISTURB SOILS FOR MAJOR PORTIONS OF THE CONSTRUCTION SITE:

DESCRIBE PROPOSED CONSTRUCTION SEQUENCE, SAMPLE FOLLOWS:

1) INSTALL PERIMETER SEDIMENT CONTROL MEASURES:
   A) SELECTIVE VEGETATION REMOVAL FOR SILT FENCE INSTALLATION
   B) SILT FENCE INSTALLATION
   C) CONSTRUCTION FENCING AROUND AREAS NOT TO BE DISTURBED
2) CLEAR AND GRUB (AS NECESSARY)
3) CONSTRUCT SEDIMENT TRAPPING DEVICES (SEDIMENT TRAPS, SEDIMENT BASINS, ETC.)
4) STRIP TOPSOIL, STOCKPILE TOPSOIL, AND GRADE SITE
5) TEMPORARILY STABILIZE TOPSOIL STOCKPILES (SEED AND SILT FENCE AROUND THE TOE OF SLOPE)
6) TEMPORARILY STABILIZE ALL AREAS, INCLUDING LOTS THAT HAVE REACHED MASS GRADE
7) PERMANENTLY STABILIZE OUTLOT AREAS
8) INSTALL BUILDINGS AND GRADE INDIVIDUAL LOTS
9) PERMANENTLY STABILIZE LOTS
10) REMOVE ALL TEMPORARY SOIL EROSION AND SEDIMENT CONTROL MEASURES AFTER THE SITE IS STABILIZED WITH VEGETATION

C.THE SITE HAS A TOTAL ACREAGE OF APPROXIMATELY 0.4 ACRES. CONSTRUCTION ACTIVITY WILL DISTURB APPROXIMATELY 0.4 ACRES OF THE SITE.

D.
1) THE ESTIMATED RUNOFF COEFFICIENT OF THE SITE AFTER CONSTRUCTION ACTIVITIES ARE COMPLETED IS 0.6.
   EXISTING DATA DESCRIBING THE SOIL OR QUALITY OF ANY DISCHARGE FROM THE SITE IS INCLUDED IN REPORT OF SUBSURFACE EXPLORATION AND GEOTECHNICAL ENGINEERING SERVICES, NOT AVAILABLE

E.REFER TO THE SOIL EROSION & SEDIMENT CONTROL PLAN FOR A SITE PLAN INDICATING:

1) DRAINAGE PATTERNS;
2) APPROXIMATE SLOPES ANTICIPATED BEFORE AND AFTER MAJOR GRADING ACTIVITIES;
3) LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE AND CONTROLS TO MINIMIZE OFF-SITE SEDIMENT TRACKING;
4) AREAS OF SOIL DISTURBANCE;
5) THE LOCATION OF MAJOR STRUCTURAL AND NONSTRUCTURAL CONTROLS;
6) THE LOCATION OF AREAS WHERE STABILIZATION PRACTICES ARE EXPECTED TO OCCUR;
7) SURFACE WATERS (INCLUDING WETLANDS); AND
8) LOCATIONS WHERE STORMWATER IS DISCHARGED TO A SURFACE WATER.

F.
1) THE NAME OF THE RECEIVING WATER(S) IS: EXISTING STORM SEWER
2) THE NAME OF THE ULTIMATE RECEIVING WATER IS: FOX RIVER
3) THE EXTENT OF WETLAND ACREAGE AT THE SITE IS N/A ACRES.

G.POTENTIAL SOURCES OF POLLUTION ASSOCIATED WITH THIS CONSTRUCTION ACTIVITY MAY INCLUDE:

- SEDIMENT FROM DISTURBED SOILS
- PORTABLE SANITARY STATIONS
- FUEL TANKS
- STAGING AREAS
- WASTE CONTAINERS
- CHEMICAL STORAGE AREAS
- OIL OR OTHER PETROLEUM PRODUCTS
- ADHESIVES
- TAR
- SOLVENTS
- DETERGENTS
- FERTILIZERS
- RAW MATERIALS (E.G., BAGGED PORTLAND CEMENT)
- CONSTRUCTION DEBRIS
- LANDSCAPE WASTE
- CONCRETE AND CONCRETE TRUCKS
- LITTER

2. CONTROLS

THIS SECTION OF THE SESC PLAN ADDRESSES THE VARIOUS CONTROLS THAT SHOULD BE IMPLEMENTED FOR EACH OF THE MAJOR CONSTRUCTION ACTIVITIES DESCRIBED IN THE "SITE DESCRIPTION" SECTION. FOR EACH MEASURE IDENTIFIED IN THE SWPPP, THE CONTRACTOR(S) OR SUBCONTRACTOR(S) THAT WILL IMPLEMENT THE MEASURE SHOULD BE IDENTIFIED. ALL CONTRACTORS AND SUBCONTRACTORS THAT ARE IDENTIFIED SHOULD BE REQUIRED TO SIGN A COPY OF THE CERTIFICATION STATEMENT FROM PART IV.F. OF THE ILR10 PERMIT (IN ACCORDANCE WITH PART VI.G. – SIGNATORY REQUIREMENTS, OF THE ILR10 PERMIT). ALL SIGNED CERTIFICATION STATEMENTS SHOULD BE MAINTAINED IN THE SWPPP.

A. APPROVED STATE OR LOCAL PLANS

THE MANAGEMENT PRACTICES, CONTROLS AND OTHER PROVISIONS CONTAINED IN THE SWPPP SHOULD BE AT LEAST AS PROTECTIVE AS THE REQUIREMENTS CONTAINED IN THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY'S (IEPA) AND THE UNITED STATES DEPARTMENT OF AGRICULTURE'S NATURAL RESOURCE CONSERVATION SERVICE ILLINOIS URBAN MANUAL, 2012. REQUIREMENTS SPECIFIED IN SEDIMENT AND EROSION CONTROL SITE PLANS OR SITE PERMITS OR STORM WATER MANAGEMENT SITE PLANS OR SITE PERMITS APPROVED BY LOCAL OFFICIALS THAT ARE APPLICABLE TO PROTECTING SURFACE WATER RESOURCES ARE, UPON SUBMITTAL OF A NOTICE OF INTENT (NOI) TO BE AUTHORIZED TO DISCHARGE UNDER THE ILR10 PERMIT, INCORPORATED BY REFERENCE AND ARE ENFORCEABLE UNDER THE ILR10 PERMIT EVEN IF THEY ARE NOT SPECIFICALLY INCLUDED IN A SWPPP REQUIRED UNDER THE ILR10 PERMIT. THIS PROVISION DOES NOT APPLY TO PROVISIONS OF MASTER PLANS, COMPREHENSIVE PLANS, NON-ENFORCEABLE GUIDELINES OR TECHNICAL GUIDANCE DOCUMENTS THAT ARE NOT IDENTIFIED IN A SPECIFIC PLAN OR PERMIT THAT IS ISSUED FOR THE CONSTRUCTION SITE.

THE SOIL EROSION AND SEDIMENT CONTROL MEASURES FOR THIS SITE SHOULD MEET THE REQUIREMENTS OF THE FOLLOWING AGENCIES:

- CRYSTAL LAKE

B. CONTROL IMPLEMENTATION SCHEDULE

BEST MANAGEMENT PRACTICES WILL BE IMPLEMENTED ON AN AS-NEEDED BASIS TO PROTECT WATER QUALITY. PERIMETER CONTROLS OF THE SITE SHOULD BE INSTALLED PRIOR TO SOIL DISTURBANCE (EXCLUDING SOIL DISTURBANCE NECESSARY TO INSTALL THE CONTROLS), INCLUDING DEMOLITION ACTIVITIES. PERIMETER CONTROLS, INCLUDING THE SILT FENCE, SHOULD BE ACTIVELY MAINTAINED UNTIL FINAL STABILIZATION OF THOSE PORTIONS OF THE SITE UPWARD OF THE PERIMETER CONTROL. STABILIZED CONSTRUCTION ENTRANCE(S) AND SEDIMENT TRAPS SHOULD BE INSTALLED AS DESCRIBED IN THE INTENDED SEQUENCE OF CONSTRUCTION ACTIVITIES. THE CONTRACTOR IS RESPONSIBLE FOR THE ADEQUATE PROTECTION (INCLUDING SEDIMENT CONTROL) OF EXISTING SEWERS AND SEWER STRUCTURES DURING CONSTRUCTION OPERATIONS. AS NECESSARY, THE APPROPRIATE SEDIMENT CONTROL MEASURE SHOULD BE INSTALLED PRIOR TO LAND DISTURBING ACTIVITIES.

STABILIZATION MEASURES SHOULD BE INITIATED WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, IN ACCORDANCE WITH LOCAL AND STATE REQUIREMENTS, AS DESCRIBED BELOW. ONCE CONSTRUCTION ACTIVITY IN AN AREA HAS PERMANENTLY CEASED, THAT AREA SHOULD BE PERMANENTLY STABILIZED. TEMPORARY PERIMETER CONTROLS SHOULD BE REMOVED AFTER FINAL STABILIZATION OF THOSE PORTIONS OF THE SITE UPWARD OF THE PERIMETER CONTROL.

C. EROSION AND SEDIMENT CONTROLS

THE APPROPRIATE SOIL EROSION AND SEDIMENT CONTROLS SHOULD BE IMPLEMENTED ON SITE AND SHOULD BE MODIFIED TO REFLECT THE CURRENT PHASE OF CONSTRUCTION. ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHOULD BE REPAIRED OR REPLACED AS SOON AS PRACTICABLE TO MAINTAIN NPDES COMPLIANCE. PERMITTEE OR AN AUTHORIZED AGENT IS RESPONSIBLE FOR INSPECTING ALL SEDIMENT AND EROSION CONTROL MEASURES AT A MINIMUM OF EVERY 7 CALENDAR DAYS AND WITHIN 24 HOURS, OR ONE WORKING DAY, OF THE END OF A 0.5-INCH (OR GREATER) RAIN EVENT.

UNLESS OTHERWISE INDICATED, ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES SHOULD BE INSTALLED TO THE STANDARD PRACTICE. THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF ANY ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES NECESSARY TO MINIMIZE EROSION AND SEDIMENTATION AS DETERMINED BY THE ENGINEER OR PRIMARY CONTACT.

1) STABILIZATION PRACTICES – AREAS THAT WILL NOT BE PAVED OR COVERED WITH NON-EROSIVE MATERIAL SHOULD BE STABILIZED USING PROCEDURES IN SUBSTANTIAL CONFORMANCE WITH THE ILLINOIS URBAN MANUAL. THIS SESC PLAN INCLUDES SITE-SPECIFIC SOIL EROSION AND SEDIMENT CONTROL MEASURES. ADDITIONAL EROSION CONTROLS SHOULD BE IMPLEMENTED AS NECESSARY, AS DETERMINED BY THE ENGINEER OR PRIMARY CONTACT.

THE FOLLOWING TEMPORARY AND PERMANENT STABILIZATION PRACTICES, AT A MINIMUM, ARE PROPOSED:

- PERMANENT SEEDING
- TEMPORARY SEEDING
- EROSION CONTROL BLANKET
- STORM STRUCTURE SILT PROTECTION
- OTHER MEASURES

SITE-SPECIFIC SCHEDULING OF THE IMPLEMENTATION OF THESE PRACTICES IS INCLUDED IN THE SOIL PROTECTION CHART. A RECORD OF THE DATES WHEN MAJOR GRADING ACTIVITIES OCCUR, WHEN CONSTRUCTION ACTIVITIES CEASE ON A PORTION OF THE SITE, AND WHEN STABILIZATION MEASURES ARE INITIATED SHOULD BE INCLUDED IN THE SWPPP.

STABILIZATION OF DISTURBED AREAS MUST BE INITIATED WITHIN 1 WORKING DAY OF PERMANENT OR TEMPORARY CESSATION OF EARTH ACTIVITIES AND SHALL BE COMPLETED AS SOON AS POSSIBLE BUT NOT LATER THAN 14 DAYS FROM THE INITIALIZATION OF STABILIZATION WORK IN AN AREA. EXCEPTIONS TO THESE TIME FRAMES ARE SPECIFIED BELOW.

A WHERE THE INITIATION OF STABILIZATION MEASURES IS PRECLUDED BY SNOW COVER, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE.
B ON AREAS WHERE CONSTRUCTION ACTIVITY HAS TEMPORARILY CEASED AND WILL RESUME AFTER 14 DAYS, A TEMPORARY STABILIZATION METHOD CAN BE USED. TEMPORARY STABILIZATION TECHNIQUES AND MATERIALS SHALL CONFORM TO THE SWPPP.

2) STRUCTURAL PRACTICES PROVIDED BELOW IS A DESCRIPTION OF STRUCTURAL PRACTICES THAT SHOULD BE IMPLEMENTED, TO THE DEGREE ATTAINABLE TO DIVERT FLOWS FROM EXPOSED SOILS, STORE FLOWS OR OTHERWISE LIMIT RUNOFF AND THE DISCHARGE OF POLLUTANTS FROM EXPOSED AREAS OF THE SITE. STRUCTURAL PRACTICES SHOULD BE PLACED ON UPLAND SOILS TO THE DEGREE PRACTICABLE. THE INSTALLATION OF THE FOLLOWING DEVICES MAY BE SUBJECT TO SECTION 404 OF THE CLEAN WATER ACT:

- STABILIZED CONSTRUCTION ENTRANCE
- SILT FENCE
- SEDIMENT TRAPS (PROVIDE LOCATIONS AND DIMENSIONS IN PLAN SET)
- OTHER MEASURES

THE FOLLOWING REQUIREMENTS APPLY TO PROTECTING STORM DRAIN INLETS:

- CLEAN, OR REMOVE AND REPLACE, THE PROTECTION MEASURES AS SEDIMENT ACCUMULATES, THE FILTER BECOMES CLOGGED, AND/OR PERFORMANCE IS COMPROMISED. WHERE THERE IS EVIDENCE OF SEDIMENT ACCUMULATION ADJACENT TO THE INLET PROTECTION MEASURE, REMOVE THE DEPOSITED SEDIMENT BY THE END OF THE SAME BUSINESS DAY IN WHICH IT IS FOUND OR BY THE END OF THE FOLLOWING BUSINESS DAY IF REMOVAL BY THE SAME BUSINESS DAY IS NOT FEASIBLE.

D. STORM WATER MANAGEMENT

PROVIDED BELOW IS A DESCRIPTION OF MEASURES THAT WILL BE INSTALLED DURING THE CONSTRUCTION PROCESS TO CONTROL THE POLLUTANTS IN STORM WATER DISCHARGES THAT WILL OCCUR AFTER THE CONSTRUCTION OPERATIONS HAVE BEEN COMPLETED. THE INSTALLATION OF THESE DEVICES MAY BE SUBJECT TO SECTION 404 OF THE CLEAN WATER ACT.

1) THE PRACTICES SELECTED FOR IMPLEMENTATION WERE DETERMINED ON THE BASIS OF TECHNICAL GUIDANCE CONTAINED IN IEPA'S ILLINOIS URBAN MANUAL, FEDERAL, STATE, AND/OR LOCAL REQUIREMENTS. THE STORM WATER MANAGEMENT MEASURES INCLUDE:

- DETENTION BASINS (WET BASINS, DRY BASINS, ETC.)
- RETENTION BASINS
- VEGETATED SWALES
- INFILTRATION TRENCHES
- OTHER MEASURES

2) VELOCITY DISSIPATION DEVICES, SUCH AS RIP-RAP APRONS AT FLARED END SECTIONS OR LEVEL SPREADERS, SHALL BE PLACED AT DISCHARGE LOCATIONS AND ALONG THE LENGTH OF ANY OUTFALL CHANNEL AS NECESSARY TO PROVIDE A NON-EROSIVE VELOCITY FLOW FROM THE STRUCTURE TO A WATERCOURSE SO THAT THE NATURAL, PHYSICAL, AND BIOLOGICAL CHARACTERISTICS AND FUNCTIONS ARE MAINTAINED AND PROTECTED (E.G., MAINTENANCE OF HYDROLOGIC CONDITIONS, SUCH AS THE HYDROPERIOD AND HYDRODYNAMICS PRESENT PRIOR TO THE INITIATION OF CONSTRUCTION ACTIVITIES).

3) FOR ANY SITE WHICH DISCHARGES DIRECTLY TO AN IMPAIRED WATER LISTED FOR SUSPENDED SOLIDS, TURBIDITY, OR SILTATION, THE SWPPP MUST BE DESIGNED FOR A STORM EVENT EQUAL TO OR GREATER THAN A 25-YEAR 24-HOUR RAINFALL EVENT. IF REQUIRED BY FEDERAL REGULATIONS OR THE ILLINOIS URBAN MANUAL, THE SWPPP MUST ADHERE TO A MORE RESTRICTIVE DESIGN CRITERION.

E. WASTE MANAGEMENT

SOLID WASTE MATERIALS INCLUDING TRASH, CONSTRUCTION DEBRIS, EXCESS CONSTRUCTION MATERIALS, MACHINERY, TOOLS AND OTHER ITEMS WILL BE COLLECTED AND DISPOSED OF OFF SITE BY THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE TO ACQUIRE THE PERMIT REQUIRED FOR SUCH DISPOSAL. BURNING ON SITE WILL NOT BE PERMITTED. NO SOLID MATERIALS, INCLUDING BUILDING MATERIALS, SHALL BE DISCHARGED TO WATERS OF THE STATE, EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT. ALL WASTE MATERIALS SHOULD BE COLLECTED AND STORED IN APPROVED RECEPTACLES. NO WASTES SHOULD BE PLACED IN ANY LOCATION OTHER THAN IN THE APPROVED CONTAINERS APPROPRIATE FOR THE MATERIALS BEING DISCARDED. THERE SHOULD BE NO LIQUID WASTES DEPOSITED INTO DUMPSTERS OR OTHER CONTAINERS WHICH MAY LEAK. RECEPTACLES WITH DEFICIENCIES SHOULD BE REPLACED AS SOON AS POSSIBLE AND THE APPROPRIATE CLEAN-UP PROCEDURE SHOULD TAKE PLACE, IF NECESSARY. CONSTRUCTION WASTE MATERIAL IS NOT TO BE BURIED ON SITE. WASTE DISPOSAL SHOULD COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS.

ON-SITE HAZARDOUS MATERIAL STORAGE SHOULD BE MINIMIZED AND STORED IN LABELED, SEPARATE RECEPTACLES FROM NON-HAZARDOUS WASTE. ALL HAZARDOUS WASTE SHOULD BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL OR STATE REGULATION OR BY THE MANUFACTURER.

F. CONCRETE WASTE MANAGEMENT

CONCRETE WASTE OR WASHOUT SHOULD NOT BE ALLOWED IN THE STREET OR ALLOWED TO REACH A STORM WATER DRAINAGE SYSTEM OR WATERCOURSE. WHEN PRACTICABLE, A SIGN SHOULD BE POSTED AT EACH LOCATION TO IDENTIFY THE WASHOUT. TO THE EXTENT PRACTICABLE, CONCRETE WASHOUT AREAS SHOULD BE LOCATED A REASONABLE DISTANCE FROM A STORM WATER DRAINAGE INLET OR WATERCOURSE, AND SHOULD BE LOCATED AT LEAST 10 FEET BEHIND THE CURB, IF THE WASHOUT AREA IS ADJACENT TO A PAVED ROAD. A STABILIZED ENTRANCE THAT MEETS ILLINOIS URBAN MANUAL STANDARDS SHOULD BE INSTALLED AT EACH WASHOUT AREA.

THE CONTAINMENT FACILITIES SHOULD BE OF SUFFICIENT VOLUME TO COMPLETELY CONTAIN ALL LIQUID AND CONCRETE WASTE MATERIALS INCLUDING ENOUGH CAPACITY FOR ANTICIPATED LEVELS OF RAINWATER. THE DRIED CONCRETE WASTE MATERIAL SHOULD BE PICKED UP AND DISPOSED OF PROPERLY WHEN 66% CAPACITY IS REACHED. HARDENED CONCRETE CAN BE PROPERLY RECYCLED AND USED AGAIN ON SITE (AS APPROVED BY THE ENGINEER) OR HAULED OFF SITE TO AN APPROPRIATE LANDFILL.

IF EQUIPMENT AND VEHICLES ARE WASHED ON-SITE, THE WASH WATER MUST BE TREATED IN A SEDIMENT BASIN OR ALTERNATIVE CONTROL PROVIDING EQUIVALENT OR BETTER TREATMENT PRIOR TO DISCHARGE. IF THERE ARE CHEMICALS AND/OR PETROLEUM PRODUCTS STORED ON-SITE IN CONTAINERS WITH A STORAGE OF 55 GALLONS OR MORE, THE CONTAINERS MUST BE STORED A MINIMUM OF 50 FEET FROM THE RECEIVING WATERS, CONSTRUCTED OR NATURAL SITE DRAINAGE FEATURES, AND STORM DRAIN INLETS. IF THIS IS INFEASIBLE DUE TO SITE CONSTRAINTS, THE CONTAINERS MUST BE STORED AS FAR AWAY AS ALLOWED AND THE SWPPP MUST DOCUMENT THE REASON WHY THE 50-FOOT SETBACK IS INFEASIBLE AND HOW THE CONTAINERS WILL BE STORED.

G. CONCRETE CUTTING

CONCRETE WASTE MANAGEMENT SHOULD BE IMPLEMENTED TO CONTAIN AND DISPOSE OF SAW-CUTTING SLURRIES. CONCRETE CUTTING SHOULD NOT TAKE PLACE DURING OR IMMEDIATELY AFTER A RAINFALL EVENT. WASTE GENERATED FROM CONCRETE CUTTING SHOULD BE CLEANED-UP AND DISPOSED INTO THE CONCRETE WASHOUT FACILITY AS DESCRIBED ABOVE.

H. VEHICLE STORAGE AND MAINTENANCE

WHEN NOT IN USE, CONSTRUCTION VEHICLES SHOULD BE STORED IN A DESIGNATED AREA(S) OUTSIDE OF THE REGULATORY FLOODPLAIN, AWAY FROM ANY NATURAL OR CREATED WATERCOURSE, POND, DRAINAGE-WAY OR STORM DRAIN. CONTROLS SHOULD BE INSTALLED TO MINIMIZE THE POTENTIAL OF RUNOFF FROM THE STORAGE AREA(S) FROM REACHING STORM DRAINS OR WATER COURSES. VEHICLE MAINTENANCE (INCLUDING BOTH ROUTINE MAINTENANCE AS WELL AS ON-SITE REPAIRS) SHOULD BE MADE WITHIN A DESIGNATED AREA(S) TO PREVENT THE MIGRATION OF MECHANICAL FLUIDS (OIL, ANTIFREEZE, ETC.) INTO WATERCOURSES, WETLANDS OR STORM DRAINS. DRIP PANS OR ABSORBENT PADS SHOULD BE USED FOR ALL VEHICLE AND EQUIPMENT MAINTENANCE ACTIVITIES THAT INVOLVE GREASE, OIL, SOLVENTS, OR OTHER VEHICLE FLUIDS. CONSTRUCTION VEHICLES SHOULD BE INSPECTED FREQUENTLY TO IDENTIFY ANY LEAKS; LEAKS SHOULD BE REPAIRED IMMEDIATELY OR THE VEHICLE SHOULD BE REMOVED FROM SITE. DISPOSE OF ALL USED OIL, ANTIFREEZE, SOLVENTS AND OTHER VEHICLE-RELATED CHEMICALS IN ACCORDANCE WITH UNITED STATES ENVIRONMENTAL PROTECTION AGENCY (USEPA) AND IEPA REGULATIONS AND PER MATERIAL SAFETY DATA SHEET (MSDS) AND/OR MANUFACTURER INSTRUCTIONS. CONTRACTORS SHOULD IMMEDIATELY REPORT SPILLS TO THE PRIMARY CONTACT.

I. MATERIAL STORAGE AND GOOD HOUSEKEEPING

MATERIALS AND/OR CONTAMINANTS SHOULD BE STORED IN A MANNER THAT MINIMIZES THE POTENTIAL TO DISCHARGE INTO STORM DRAINS OR WATERCOURSES. AN ON-SITE AREA SHOULD BE DESIGNATED FOR MATERIAL DELIVERY AND STORAGE. ALL MATERIALS KEPT ON SITE SHOULD BE STORED IN THEIR ORIGINAL CONTAINERS WITH LEGIBLE LABELS, AND IF POSSIBLE, UNDER A ROOF OR OTHER ENCLOSURE. LABELS SHOULD BE REPLACED IF DAMAGED OR DIFFICULT TO READ. BERMED-OFF STORAGE AREAS ARE AN ACCEPTABLE CONTROL MEASURE TO PREVENT CONTAMINATION OF STORM WATER. MSDS SHOULD BE AVAILABLE FOR REFERENCING CLEAN-UP PROCEDURES. ANY RELEASE OF CHEMICALS/CONTAMINANTS SHOULD BE IMMEDIATELY CLEANED UP AND DISPOSED OF PROPERLY. CONTRACTORS SHOULD IMMEDIATELY REPORT ALL SPILLS TO THE PRIMARY CONTACT, WHO SHOULD NOTIFY THE APPROPRIATE AGENCIES, IF NEEDED.

TO REDUCE THE RISKS ASSOCIATED WITH HAZARDOUS MATERIALS ON SITE, HAZARDOUS PRODUCTS SHOULD BE KEPT IN ORIGINAL CONTAINERS UNLESS THEY ARE NOT RE-SEALABLE. THE ORIGINAL LABELS AND MSDS SHOULD BE RETAINED ON SITE AT ALL TIMES. HAZARDOUS MATERIALS AND ALL OTHER MATERIAL ON SITE SHOULD BE STORED IN ACCORDANCE WITH MANUFACTURER OR MSDS SPECIFICATIONS. WHEN DISPOSING OF HAZARDOUS MATERIALS, FOLLOW MANUFACTURER OR LOCAL AND STATE RECOMMENDED METHODS.

THE FOLLOWING GOOD HOUSEKEEPING PRACTICES SHOULD BE FOLLOWED ON SITE DURING THE CONSTRUCTION PROJECT:

- AN EFFORT SHOULD BE MADE TO STORE ONLY ENOUGH PRODUCT REQUIRED TO DO THE JOB.
- ALL MATERIALS STORED ON SITE SHOULD BE STORED IN A NEAT, ORDERLY MANNER IN THEIR APPROPRIATE CONTAINERS AND ADEQUATELY PROTECTED FROM THE ENVIRONMENT.
- PRODUCTS SHOULD BE KEPT IN THEIR ORIGINAL CONTAINERS WITH THE ORIGINAL MANUFACTURER'S LABEL.
- SUBSTANCES SHOULD NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER.
- OPERATIONS SHOULD BE OBSERVED AS NECESSARY TO ENSURE PROPER USE AND DISPOSAL OF MATERIALS ON SITE.
- WHENEVER POSSIBLE, ALL OF A PRODUCT SHOULD BE USED UP BEFORE DISPOSING OF THE CONTAINER.
- MANUFACTURER'S RECOMMENDATIONS FOR PROPER USE AND DISPOSAL SHOULD BE FOLLOWED.

J. MANAGEMENT OF PORTABLE SANITARY STATIONS

TO THE EXTENT PRACTICABLE, PORTABLE SANITARY STATIONS SHOULD BE LOCATED IN AN AREA THAT DOES NOT DRAIN TO ANY PROTECTED NATURAL AREAS, WATERS OF THE STATE, OR STORM WATER STRUCTURES AND SHOULD BE ANCHORED TO THE GROUND TO PREVENT FROM TIPPING OVER. PORTABLE SANITARY STATIONS LOCATED ON IMPERVIOUS SURFACES SHOULD BE PLACED ON TOP OF A SECONDARY CONTAINMENT DEVICE, OR BE SURROUNDED BY A CONTROL DEVICE (E.G., GRAVEL-BAG BERM). THE CONTRACTOR SHOULD NOT CREATE OR ALLOW UNSANITARY CONDITIONS. SANITARY WASTE SHOULD BE DISPOSED OF IN ACCORDANCE WITH APPLICABLE STATE AND/OR LOCAL REGULATIONS.

K. SPILL PREVENTION AND CLEAN-UP PROCEDURES

MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEAN-UP SHOULD BE AVAILABLE AND SITE PERSONNEL SHOULD BE MADE AWARE OF THE PROCEDURES AND THE LOCATION OF THE INFORMATION AND CLEAN-UP SUPPLIES. MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEAN-UP SHOULD BE KEPT IN THE MATERIAL STORAGE AREA ON SITE. EQUIPMENT AND MATERIALS SHOULD INCLUDE, BUT ARE NOT LIMITED TO, BROOMS, DUST PANS, MOPS, RAGS, GLOVES, GOGGLES, KITTY LITTER, SAND, SAWDUST AND PLASTIC AND/OR METAL TRASH CONTAINERS SPECIFICALLY FOR THIS PURPOSE.

DISCHARGES OF A HAZARDOUS SUBSTANCE OR OIL CAUSED BY A SPILL (E.G., A SPILL OF OIL INTO A SEPARATE STORM SEWER OR WATERS OF THE STATE) ARE NOT AUTHORIZED BY THE ILR10 PERMIT. IF A SPILL OCCURS, NOTIFY THE PRIMARY CONTACT IMMEDIATELY. THE CONSTRUCTION SITE SHOULD HAVE THE CAPACITY TO CONTROL, CONTAIN, AND REMOVE SPILLS, IF THEY OCCUR. SPILLS SHOULD BE CLEANED UP IMMEDIATELY (AFTER DISCOVERY) IN ACCORDANCE WITH MSDS AND SHOULD NOT BE BURIED ON SITE OR WASHED INTO STORM SEWER DRAINAGE INLETS, DRAINAGE-WAYS, OR WATERS OF THE STATE.

SPILLS IN EXCESS OF FEDERAL REPORTABLE QUANTITIES (AS ESTABLISHED UNDER 40 CFR PARTS 110, 117, OR 302), SHOULD BE REPORTED TO THE NATIONAL RESPONSE CENTER BY CALLING (800) 424-8802. MSDS OFTEN INCLUDE INFORMATION ON FEDERAL REPORTABLE QUANTITIES FOR MATERIALS. SPILLS OF TOXIC OR HAZARDOUS MATERIALS SHOULD BE REPORTED TO THE APPROPRIATE STATE OR LOCAL GOVERNMENT AGENCY, AS REQUIRED. WHEN CLEANING UP A SPILL, THE AREA SHOULD BE KEPT WELL VENTILATED AND APPROPRIATE PERSONAL PROTECTIVE EQUIPMENT SHOULD BE USED TO MINIMIZE INJURY FROM CONTACT WITH A HAZARDOUS SUBSTANCE.

IN ADDITION TO THE GOOD HOUSEKEEPING AND OTHER MANAGEMENT PRACTICES DISCUSSED IN THE PREVIOUS SECTIONS OF THESE NOTES, THE FOLLOWING MINIMUM PRACTICES SHOULD BE FOLLOWED TO REDUCE THE RISK OF SPILLS:

- ON-SITE VEHICLES SHOULD BE MONITORED FOR LEAKS AND SHOULD RECEIVE REGULAR PREVENTATIVE MAINTENANCE TO REDUCE THE CHANCE OF LEAKAGE.
- PETROLEUM PRODUCTS SHOULD BE STORED IN TIGHTLY SEALED AND CLEARLY LABELED CONTAINERS.
- CONTRACTORS SHOULD FOLLOW THE MANUFACTURER'S RECOMMENDATIONS FOR PROPER USE, STORAGE, AND DISPOSAL OF MATERIALS. EXCESS MATERIALS SHOULD BE DISPOSED OF ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS OR STATE AND LOCAL REGULATIONS, AND SHOULD NOT BE DISCHARGED TO THE STORM SEWER OR WATERBODY.
- ANY CHEMICAL CONTAINER WITH A STORAGE OF 55 GALLONS OR MORE MUST BE STORED A MINIMUM OF 50 FEET FROM ANY RECEIVING WATERS, CONSTRUCTED OR NATURAL SITE DRAINAGE FEATURES, AND STORM DRAIN INLETS.

L. DE-WATERING OPERATIONS

DURING DE-WATERING/PUMPING OPERATIONS, ONLY UNCONTAMINATED WATER SHOULD BE ALLOWED TO DISCHARGE TO PROTECTED NATURAL AREAS, WATERS OF THE STATE, OR TO A STORM SEWER SYSTEM (IN ACCORDANCE WITH LOCAL PERMITS). INLET HOSES SHOULD BE PLACED IN A STABILIZED SUMP PIT OR FLOATED AT THE SURFACE OF THE WATER IN ORDER TO LIMIT THE AMOUNT OF SEDIMENT INTAKE. PUMPING OPERATIONS MAY BE DISCHARGED TO A STABILIZED AREA THAT CONSISTS OF AN ENERGY DISSIPATING DEVICE (E.G., STONE), SEDIMENT FILTER BAG, OR BOTH. ADEQUATE EROSION CONTROLS SHOULD BE USED DURING DE-WATERING OPERATIONS AS NECESSARY. STABILIZED CONVEYANCE CHANNELS SHOULD BE INSTALLED TO DIRECT WATER TO THE DESIRED LOCATION AS APPLICABLE. ADDITIONAL CONTROL MEASURES MAY BE INSTALLED AT THE OUTLET AREA AT THE DISCRETION OF THE PRIMARY CONTACT OR ENGINEER.

M. OFF-SITE VEHICLE TRACKING

THE SITE SHOULD HAVE ONE OR MORE STABILIZED CONSTRUCTION ENTRANCES IN CONFORMANCE WITH THE PLAN DETAILS. STABILIZED CONSTRUCTION ENTRANCE(S) SHOULD BE INSTALLED TO HELP REDUCE VEHICLE TRACKING OF SEDIMENTS. STREETS SHOULD BE SWEPT AS NEEDED TO REDUCE EXCESS SEDIMENT, DIRT, OR STONE TRACKED FROM THE SITE. MAINTENANCE MAY INCLUDE TOP DRESSING THE STABILIZED ENTRANCE WITH ADDITIONAL STONE AND REMOVING TOP LAYERS OF STONE AND SEDIMENT, AS NEEDED. VEHICLES HAULING ERODIBLE MATERIAL TO AND FROM THE CONSTRUCTION SITE SHOULD BE COVERED WITH A TARP.

N. TOPSOIL STOCKPILE MANAGEMENT

IF TOPSOIL IS TO BE STOCKPILED AT THE SITE, SELECT A LOCATION SO THAT IT WILL NOT ERODE, BLOCK DRAINAGE, OR INTERFERE WIT

CONTROL MEASURE GROUP	CONTROL MEASURE	APPL.	KEY	CONTROL MEASURE CHARACTERISTICS	TEMP.	PERMNT	MAINTENANCE FREQUENCY
VEGETATIVE SOIL COVER	TEMPORARY SEEDING		TS	PROVIDES QUICK TEMPORARY COVER TO CONTROL EROSION WHEN PERMANENT SEEDING IS NOT DESIRED OR TIME OF YEAR IS INAPPROPRIATE.	X		REDO ANY FAILING AREAS.
	PERMANENT SEEDING	X	PS	PROVIDES PERMANENT VEGETATIVE COVER TO CONTROL EROSION, FILTERS SEDIMENT FROM WATER. MAY BE PART OF FINAL LANDSCAPE PLAN.		X	REDO ANY FAILING AREAS.
	DORMANT SEEDING		DS	SAME AS PERMANENT SEEDING EXCEPT IS DONE DURING DORMANT SEASON. HIGHER RATES OF SEED APPLICATION ARE REQUIRED.	X	X	RE-SEED IF NEEDED.
	SODDING		SO	QUICK PERMANENT COVER TO CONTROL EROSION. QUICK WAY TO ESTABLISH VEGETATION FILTER STRIP. CAN BE USED ON STEEP SLOPES OR IN DRAINAGE WAYS WHERE SEEDING MAY BE DIFFICULT.		X	N/A
NON VEGETATIVE SOIL COVER	MACHINE TRACKING		MC	PROVIDES SOIL ROUGHING FOR EROSION CONTROL.	X		N/A
	POLYMER		P	ADDED INSURANCE OF A SUCCESSFUL TEMPORARY OR PERMANENT SEEDING. PROVIDES TEMPORARY COVER WHERE VEGETATION CANNOT BE ESTABLISHED.	X		REAPPLY EVERY 1½ MONTHS.
	AGGREGATE COVER		AG	PROVIDES SOIL COVER ON ROADS AND PARKING LOTS AND AREAS WHERE VEGETATION CANNOT BE ESTABLISHED. PREVENTS MUD FROM BEING PICKED UP AND TRANSPORTED OFF-SITE.	X	X	CLEAN UP DIRT FROM STONE AS NEEDED.
	PAVING	X	PV	PROVIDES PERMANENT COVER ON PARKING LOTS AND ROADS OR OTHER AREAS WHERE VEGETATION CANNOT BE ESTABLISHED.		X	N/A
DIVERSIONS	RIDGE DIVERSION		RD	TYPICALLY USED ABOVE SLOPES TO COLLECT FLOW AND TRANSFER DOWNSLOPE.	X	X	CLEAN SILT OUT WHEN HALF-FULL.
	CHANNEL DIVERSION		CD	TYPICALLY USED TO DIVERT FLOW.	X	X	REPLACE PROTECTION WHEN NEEDED.
	COMBINATION DIVERSION		DC	TYPICALLY USED ANYWHERE ON A SLOPE. SOIL TAKEN OUT OF CHANNEL IS USED TO BUILD THE RIDGE.	X	X	REPLACE PROTECTION WHEN NEEDED.
	CURB AND GUTTER	X	CG	SPECIAL CASE OF DIVERSION USED IN CONJUNCTION WITH A STREET TO DIVERT WATER FROM AN AREA NEEDING PROTECTION.		X	N/A
	BENCHES		B	SPECIAL CASE OF DIVERSION CONSTRUCTED WHEN WORKING ON CUT SLOPES TO SHORTEN LENGTH OF SLOPE AND ADD SLOPE STABILITY.	X	X	N/A
WATERWAYS	VEGETATIVE CHANNEL		VC	PROVIDED ADDED STABILITY TO CHANNEL. USED WHEN VELOCITY OF FLOW IS NOT EXTREMELY FAST.	X	X	REDO ANY FAILING AREAS.
	LINED CHANNEL		LC	USED WHEN VEGETATION WILL NOT PROTECT THE CHANNEL AGAINST HIGH VELOCITIES OF FLOW OR WHERE VEGETATION CANNOT BE ESTABLISHED.		X	REPLACE PROTECTION WHEN NEEDED.
ENCLOSED DRAINAGE	STORM SEWER	X	STM	CAN BE USED TO CONVEY SEDIMENT LADEN WATER TO SEDIMENT BASIN OR IN CONJUNCTION WITH A WATERWAY.		X	CLEAN SEDIMENT OUT.
	UNDER DRAIN		UD	USED TO LOWER WATER TABLE AND INTERCEPT GROUNDWATER FOR BETTER VEGETATION GROWTH AND SLOPE STABILITY. USED TO CARRY BASE FLOW IN WATERWAYS AND TO DEWATER SEDIMENT BASINS.		X	N/A
SPILLWAYS	STRAIGHT PIPE SPILLWAY		SPS	USED FOR RELATIVELY SMALL VERTICAL DROPS AND SMALL FLOWS OF WATER.		X	CLEAN OUT CONSTRUCTION DEBRIS.
	DROP INLET PIPE SPILLWAY		DIS	SAME AS PIPE SPILLWAY EXCEPT LARGER FLOWS AND LARGE VERTICAL DROPS CAN BE ACCOMMODATED.		X	CLEAN OUT CONSTRUCTION DEBRIS.
	WEIR SPILLWAY		W	USED FOR RELATIVELY SMALL VERTICAL DROPS AND FLOWS MUCH GREATER THAN PIPE STRUCTURES.		X	CLEAN OUT CONSTRUCTION DEBRIS.
	BOX INLET WEIR SPILLWAY		BS	SAME AS WEIR SPILLWAY EXCEPT LARGER FLOWS CAN BE ACCOMMODATED BECAUSE OF LOWER WEIR LENGTH.		X	CLEAN OUT CONSTRUCTION DEBRIS.
OUTLETS	LINED APRON		LA	PROTECTS DOWNSTREAM CHANNEL FROM HIGH VELOCITY OF FLOW DISCHARGING FROM STRUCTURES.		X	REPAIR DISLODGED STONES OR EROSION UNDER RIP-RAP AS NEEDED
SEDIMENT BASINS	SEDIMENT BASIN		SB	USED TO COLLECT SMALLER PARTICLES – DETAIN WATER WITH CONTROLLED RELEASE.	X	X	CLEAN SEDIMENT OUT WHEN HALF-FULL.
	SEDIMENT TRAP		ST	USED TO COLLECT LARGER PARTICLES – DETAIN WATER WITH CONTROLLED RELEASE.	X		CLEAN SEDIMENT OUT WHEN HALF-FULL.
SEDIMENT FILTERS	SILT FENCE	X	SF	USED FOR SINGLE LOTS OR DRAINAGE AREAS LESS THAN 1/2 ACRE TO FILTER SEDIMENT FROM RUNOFF.	X		CLEAN SEDIMENT OUT WHEN SILT IS HALF-FULL. REPAIR ANY DAMAGED SILT FENCE WHEN NEEDED.
	VEGETATIVE FILTER		VF	USED ALONG DRAINAGE WAYS OR PROPERTY LINES TO FILTER SEDIMENT FROM RUNOFF. SIZE MUST BE INCREASED IN PROPORTION TO DRAINAGE AREA.	X		REDO ANY FAILING AREAS.
MUD AND DUST CONTROL	STABILIZED CONST. ENTRANCE	X	SE	PREVENT MUD FROM BEING PICKED UP AND CARRIED OFF-SITE.	X		SCRAPE MUD AND REPLACE STONE AS NEEDED.
	DUST CONTROL	X	DT	PREVENTS DUST FROM LEAVING CONSTRUCTION SITE.	X		RE-APPLY AS NEEDED.
EROSION CONTROL	EROSION CONTROL BLANKET		EB	PROTECTS SOIL, SEED AND HELPS GROW VEGETATION.	X	X	REPLACE AS NEEDED
	TURF REINFORCEMENT MAT		TM	REINFORCES TURF IN CHANNELS AND SHORELINES.	X	X	REPLACE AS NEEDED
	CELLULAR CONFINEMENT		CF	USED TO HOLED TOPSOIL ON STEEP SLOPES.	X	X	REPLACE AS NEEDED
	GABIONS		GA	USED TO PREVENT EROSION IN VERY HIGH FLOW AREAS.		X	REPLACE AS NEEDED
	GEOTEXTILE FABRIC		GF	USED FOR EROSION / SEDIMENT CONTROL/ SEPARATION / STABILIZATION.	X	X	REPLACE AS NEEDED
	GEOBLOCK POROUS PAVEMENT		PP	USED FOR FIRE LANE ACCESS / VEGETATIVE PAVEMENT.		X	REPLACE AS NEEDED
SEDIMENT CONTROL	INLET PROTECTION	X	IP	USED FOR PROTECTION OF INLETS.	X		REPLACE OR CLEAN WHEN CLOGGED.
	SLOPE INTERRUPT		SI	USED TO BREAK UP THE FLOW ON A SLOPE.	X	X	CLEAN OUT WHEN HLAF-FULL OF SILT.
	DITCH CHECK		DIC	USED FOR FLOW SEDIMENT CONTROL IN SWALES AND CHANNELS.	X		CLEAN OUT WHEN HLAF-FULL OF SILT.
	FLOC LOG		FL	USED TO CLARIFY WATER THAT HAS SEDIMENT IN THE WATERY COLUMN.	X		REPLACE WHEN HALF DISSOLVED.
	SILT CURTAIN		SC	USED FOR SEDIMENT CONTROL IN STREAM / POND.	X		REPLACE WHEN FABRIC IS TORN OR HOLES BEGIN TO FORM.
	PUMPING DISCHARGE BAG	X	PB	USED FOR PUMP DISCHARGE LINES.	X		REPLACE WHEN HALF-FULL, FABRIC IS TORN, OR HOLES BEGIN TO FORM.
	CONCRETE WASHOUT	X	CW	FOR CONCRETE TRUCKS TO WASHOUT.	X		CLEAN OUT WHEN HALF-FULL, CLEAN WASHOUT GRAVEL AREA AS NEEDED.
	STREET SWEEPING	X	SS	USED TO PREVENT SILT BUILD UP IN STREETS.	X		CLEAN ONCE A WEEK, OR AS NEEDED TO KEEP STREET CLEAN.

RIP-RAP DIMENSION TABLE

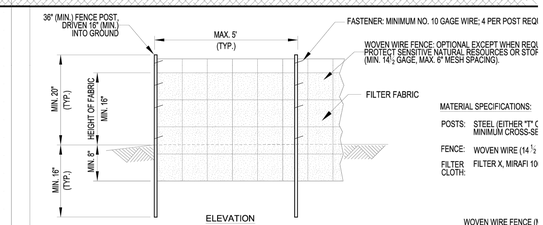
STRUCTURE NUMBER/POND	INLET PIPE SIZE d (IN)	DISCHARGE Q (CFS)	LENGTH OF APRON La (FT)	MEDIAN RIPRAP SIZE C (IN)	WIDTH OF APRON U/S FACE W1 (FT)	WIDTH OF APRON D/S FACE W2 (FT)	DEPTH OF RIP RAP d (IN)	AREA OF RIP RAP (SQ.YDS.)	VOLUME OF RIP RAP (CU.YDS.)
ALL	12		10	6	3.00	13.00	15	8.89	3.7
ALL	15		10	6	3.75	13.75	15	9.72	4.1
ALL	18		15	9	4.50	19.50	20	20.00	11.1
ALL	21		15	9	5.25	20.25	20	21.25	11.8
ALL	24		18	9	6.00	24.00	20	30.00	16.7
ALL	27		18	9	6.75	24.75	20	31.50	17.5
ALL	30		20	9	7.50	27.50	20	38.89	21.6
ALL	36		24	12	9.00	33.00	28	56.00	43.6
ALL	42		27	12	10.5	37.50	30	72.00	60.0
ALL	48		27	15	12.0	39.00	32	76.50	68.0
ALL	54		27	15	13.5	40.50	32	81.00	72.0
ALL	60		36	15	15.0	51.00	32	132.00	118.0
ALL	72		44	18	18.0	62.00	32	195.56	174.0

OBSERVATION & MAINTENANCE SCHEDULE

ACTIVITY	RESPONSIBLE PARTY	DURATION
STABILIZATION DURING CONSTRUCTION-MAINTENANCE	CONTRACTOR	DURING CONSTRUCTION
STABILIZATION DURING CONSTRUCTION-OBSERVATION	DEVELOPER/OWNER	WEEKLY & AFTER EACH RAINFALL EVENT IN EXCESS OF 0.5".
VEGETATION MAINTENANCE	CONTRACTOR	1 YEAR FROM COMPLETION
VEGETATION STABILIZATION MAINTENANCE	DEVELOPER/OWNER	ONGOING FROM CONSTRUCTION COMPLETION

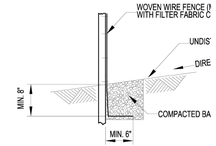
CONSTRUCTION SCHEDULE-2025-26

DESCRIPTION	MON-1	MON-2	MON-3	MON-4	MON-5	MON-6	MON-7	MON-8	MON-9
EROSION CONTROL									
SITE CLEARING									
MASS GRADING									
UTILITIES									
PAVING									
SITE STABILIZATION									



NOTES:

1. TEMPORARY SEDIMENT FENCE SHALL BE INSTALLED PRIOR TO ANY GRADING WORK IN THE AREA TO BE PROTECTED. THEY SHALL BE MAINTAINED, AS NEEDED, THROUGHOUT THE CONSTRUCTION PERIOD AND REMOVED IN CONJUNCTION WITH THE FINAL GRADING AND SITE STABILIZATION.
2. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POST WITH TIES OR STAPLES
3. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID-SECTION
4. WHEN TWO (2) SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX (6) INCHES AND FOLDED
5. MATERIAL SHALL BE REMOVED WHEN BULGES DEVELOP IN THE SILT FENCE
6. DOUBLE ROWS OF SILT FENCE SPACED FIVE (5) FEET APART SHALL BE PLACED AROUND EXISTING STORMWATER MANAGEMENT FACILITIES OR WETLANDS AS ADDITIONAL PROTECTION WHEN REQUIRED BY CITY ENGINEER

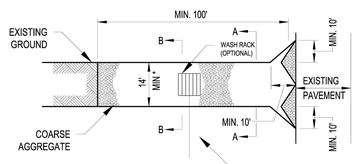


FABRIC ANCHOR DETAIL

Revised:	Drawing Name	Drawing Numi
1. 06/12/2015	SILT FENCE	EC-(
2.		Date: 12/4/2(
3.		Drawn C
4.		DD

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EC-02

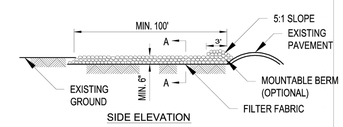


* MUST EXTEND FULL WIDTH OF INGRESS AND EGRESS OPERATION.

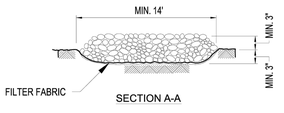
PLAN VIEW

NOTES:

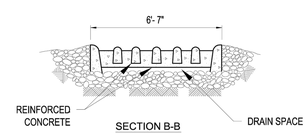
1. FILTER FABRIC SHALL MEET THE REQUIREMENTS OF SECTION 282 OF THE IDOT STANDARD SPECIFICATIONS AND SHALL BE PLACED OVER THE CLEARED AREA PRIOR TO THE PLACEMENT OF ROCK.
2. ROCK OR RECLAIMED CONCRETE SHALL MEET ONE OF THE FOLLOWING IDOT COARSE AGGREGATE GRADATIONS, CA-1, CA-2, CA-3 OR CA-4.
3. ANY DRAINAGE FACILITIES REQUIRED BECAUSE OF WASHING SHALL BE CONSTRUCTED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
4. IF WASH RACKS ARE USED, THEY SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS.



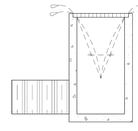
SIDE ELEVATION



SECTION A-A



SECTION B-B



INSTALLATION DETAIL



BAG DETAIL

Revised:	Drawing Name	Drawing Number		Revised:
1. 06/12/2015	CONSTRUCTION ENTRANCE	EC-02	City of Crystal Lake Illinois	1. 06/12/2015
2.		Date: 07/31/2012		2.
3.		Drawn Checked		3.
4.		DD AW		4.

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BRINK STREET

BRYANT CT.

LESLEY LANE

WOODSTOCK STREET

GRANT STREET

SITE BENCHMARK
FIRE HYDRANT
ELEV=941.28 (NAVD88)

SITE BENCHMARK
FIRE HYDRANT
ELEV=928.19 (NAVD88)

GE-02a

GENERAL SITE-WORK:

1. Pre-Construction meeting shall be conducted with City Staff and all Contractors prior to commencing any grading or underground utility construction activities (schedule meeting with the Community Development Department at 815-356-3605).
2. 24-hour Emergency contact numbers shall be provided to City Staff at the Pre-Construction meeting.
3. Working hours shall be limited to the hours of 7:00 a.m. and 7:00 p.m. on weekdays only (except in cases of emergency). Non-emergency work on weekends or holidays is not permitted per City Code except under written permission from the City Engineer. The owner is responsible for the City Inspector cost of overtime inspection beyond the normal eight (8) hour day, including weekends and holidays.
4. Public/private streets shall be kept free of dirt and debris with regular cleaning, sweeping, and scraping conducted by the Contractor. Junk and debris shall not be allowed to accumulate, blow, or scatter onto streets or adjacent properties.
5. J.U.L.I.E. shall be contacted for utility locations on-site and in the adjacent rights-of-way.
6. Contractor shall provide and maintain fencing, barricades, traffic control signs, and other safeguarding measures during the course of all work to protect the public from the construction operations.
7. Maintain access to adjacent streets during construction. No closing of streets unless approval is first obtained from the agency with jurisdiction (City of Crystal Lake, McHenry County Department of Transportation, Illinois Department of Transportation, etc).
8. Any damage to public right-of-way, public utilities, streets, curb, etc. shall be repaired/replaced as soon as possible and as directed by the City Engineer.
9. The contractor shall give the City of Crystal Lake, Illinois Department of Transportation, and any other governmental agency having jurisdiction, at least two (2) working days notice excluding Saturday and Sunday prior to the initiation of any phase of construction. Contractor shall immediately notify if construction has ceased and renew the two (2) working day notification thereafter.
10. The Contractor shall be responsible for obtaining all required permits for construction prior to commencement along or across existing streets or highways. The Contractor shall make arrangements for the proper bracing, shoring and other protection of all roadways before construction begins.

GRADING:

1. The grading and construction of the site improvements shall not cause ponding of storm sewer water. All areas adjacent to these improvements shall be graded to allow positive drainage.
2. The proposed grading elevations shown on the plans are finished grade. A minimum of six (6) inches of topsoil is to be placed before finished grade elevations are achieved.
3. Embankment material within parkway and open space areas shall be compacted to a minimum of ninety percent (90%) of maximum density in accordance with ASTM Specification D-1557 (modified proctor method), or to such other density as may be determined appropriate by the soils engineer.
4. All subgrade material shall have a minimum CBR (California Bearing Ratio) of 3.0 as determined by the soils engineer, or base replacement and pavement design revisions shall be provided which are adequate to obtain equivalent pavement strength.
5. Proposed pavement areas, building pads, driveways and sidewalks and yard/open space areas shall be excavated or filled to plus or minus 0.1 foot of design subgrade elevations by the Contractor.
6. Any borrow pit locations shall be identified by the Contractor on a copy of the approved site plans and forwarded to the Engineering Division at least 24-hours prior to excavation. Provide backfill compaction reports from a geotechnical engineer and as-built plans to the Engineering Division for any borrow pit area.
7. Backfill shall be monitored by a geotechnical engineer on-site with compaction reports forwarded to the Engineering Division for review.
8. Water truck shall be on-site at all times during mass-grading operations and be available as needed for the purposes of dust control or at the request of City Staff.
9. Use of City fire hydrants is not allowed unless approved (separate from this permit) by the Public Works Department and a hydrant meter and RPZ is obtained from the City of Crystal Lake Water Division (815-356-3614). Only the City of Crystal Lake Water Division may operate valves and hydrants.

Revised:	Drawing Name	Drawing Number	
1. 06/12/2015	STANDARD NOTES AND SPECIFICATIONS	GE-02a	
2.		Date: 01/30/15	
3.		Drawn DD	Checked AW
4.			

City of Crystal Lake Illinois

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TOPSOIL STOCKPILING:

1. Location of any on-site topsoil stockpiles shall be identified on the approved plans with silt fence installed around the perimeter of the stockpile.
2. Topsoil stockpiled for future use shall be relatively free from large roots, sticks, weeds, brush, stones larger than one (1) inch diameter, or other litter and waste products including other extraneous materials not conducive to plant growth.
3. Topsoil shall be stockpiled in sequence to eliminate any re-handling or double movements by the Contractor. Failure to properly sequence the stockpiling operations shall not constitute a claim for additional compensation. No material shall be stockpiled in front yards, in utility easements, or in the right-of-way lines.
4. If a stockpile is to remain in place for more than (14) calendar days, it is required that the stockpile meet the requirements as outlined in section 595 of the City Code.

UNDERGROUND UTILITY:

1. The Contractor shall coordinate water main, water service, sanitary and storm sewer inspections and testing with the Community Development at least 24 hours in advance.
2. All main line sanitary shall be cleaned and televised (provide DVD to the City's Engineering Division).
3. All manhole or valve covers shall be imprinted "City of Crystal Lake Sanitary", or "City of Crystal Lake Storm", or "City of Crystal Lake Water" as directed by the City.
4. Reference the latest edition of the Standard Specifications for Water and Sewer Main Construction in Illinois.
5. Existing manholes to be circular cored and booted.

EROSION

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Revised:	Drawing Name
1. 06/12/2015	STANDARD N AND SPECIFIC/
2. 02/25/2020	
3.	
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GE-02c

SANITARY SEWER:

1. Non-shear stainless steel couplings shall be used when connecting sewer pipes of dissimilar materials and pipes with no hub joints. When connecting to an existing sanitary sewer by means other than an existing wye or manhole, contractor shall use a Sewer-Tap and hub-wye or hub-tee saddle.
2. Unless an alternate method is approved, water stop gaskets shall be provided at all sanitary sewer manhole connections. Type and manufacturer to be approved by the City.
3. PVC plastic sewer pipe and fittings of sizes 4-inch through 15-inch shall conform to the latest revised specification requirements of ASTM D3034 for type PSM polyvinyl chloride (PVC) sewer pipe and fittings of minimum wall thickness SDR 26.
4. Joints shall be either the solvent weld type conforming to the latest revised specification requirements of ASTM D2564 and ASTM D2855, or elastomeric gasket type conforming to the latest revised specification requirements of ASTM D1869 and ASTM D3212.
5. A thicker walled pipe such as SDR 18 may be specified by the engineer depending on design and/or field conditions.
6. PVC plastic sewer pipe and fittings of sizes 18-inch through 36-inch shall conform to the latest revised specification requirements of ASTM F679 or polyvinyl chloride (PVC) large diameter ribbed gravity sewer pipe and fittings, with integral bell gasketed joints and elastomeric gaskets to form a watertight seal conforming to the latest revised specification requirements of ASTM F477 or ASTM D3212.
7. Pipe and fittings shall be the products of one approved manufacturer only, and there shall not be any mixing of pipe and fittings of different manufacturers between manholes.
8. The handling and installation of pipe, assembly or joints, and manhole connections shall be in accordance with the manufacturer's recommendations.
9. Gasket-type waterstop collars consist of a neoprene collar and a stainless steel band or other approved manhole waterstop shall be installed wherever the pipe passes through the manhole walls to provide a watertight joint to prohibit infiltration into the sewer system.
10. PVC pipe shall be installed in accordance with the latest revised specification requirements of ASTM D2321 using either compacted class I or class II granular embedment materials for bedding, haunching and initial backfill of 12 inches over the top of pipe to provide the necessary support for the pipe so that the maximum deflection does not exceed five percent of the pipe's original internal diameter.
11. The Contractor shall provide the necessary tools and equipment and perform the work necessary to test the deflection in the initial 1,200 feet of installed sewer and not less than ten percent (10%) of the remainder of the sewer project at random locations selected by the engineers no sooner than 30 days after backfilling has been completed. In the event that deflection exceeds the maximum limit of five percent (5%), the Contractor shall test all other new flexible pipe for deflection. Deflection shall be tested by use of either a mandrel or rigid ball having a diameter equal to ninety-five percent (95%) of the inside diameter of the pipe, and the test shall be performed without using mechanical pulling devices. Wherever the deflection limitation is exceeded, the contractor shall uncover the pipe, carefully replace compacted embedment and backfill material, and retest for deflection.
12. The Contractor shall subject all sanitary sewers, including service lines, to an air test. Air testing shall be performed in accordance with the latest Standard Specifications for Water and Sewer.
13. The Contractor shall subject all newly constructed sanitary manholes to the Negative Pressure (Vacuum) Test in accordance with ASTM C 1244.The Contractor shall also televise all public sanitary sewers. Televising of sanitary sewer, cost for televising, and testing shall be the responsibility of the Contractor.
14. Cast Iron Soil Pipe: service weight cast iron soil pipe and fittings conforming C.I.S.P.I. Specification HS-67 with compression type rubber gasket joints conforming to ASTM specification C564, or other suitable materials approved by the City Engineer.

Revised:	Drawing Name	Drawing Number	
1. 06/12/2015	STANDARD NOTES AND SPECIFICATIONS	GE-02c	
2. 01/25/2021 KL Vacuum Test Note 13		Date: 01/30/15	
3.		Drawn DD	Checked AW
4.			

City of Crystal Lake Illinois

L:\ENGINEERING AND BUILDING\ENGINEERING\DETAILS AND STANDARDS\

WATER MAIN:

1. Water main shall be Ductile Iron or ~~Molecularly Oriented Polyvinyl Chloride (PVCO).~~
   a) Ductile Iron water main shall be Class 52 conforming to ANSI/AWWA C151/A21.51-09.
   b) Ductile iron fittings shall conform to ANSI/AWA C153/A21.53 with mechanical joint gaskets.
   c) ~~PVCO - See City Detail UW-12 and UW-13.~~
2. All bolted connections shall be torqued to the manufacturer's specification. The Contractor shall verify the manufacturer's specification with an approved torque wrench.
3. Thrust blocking or Mega-Lugs with Mega-Bond coating or pre-approved equal shall be installed on water mains at all bends, tees, elbows, etc. except as noted below.
4. Thrust blocks not permitted with 45 degree vertical bends in water main (these shall be restrained with Mega-Lug or pre-approved equal.
5. When specified, ductile iron pipe shall be encased in polyethylene and shall conform with ANSI/AWWA C105/A21.10 - 10 and ASTM A674-10.
6. Minimum cover from finished grade to top of water main shall be six (6) feet; Maximum cover shall be eight (8) feet.
7. Water Main Taps: An Illinois licensed plumber is required for any water main tap.
8. All water mains shall be subjected to a pressure test and a separate leakage test at system pressure for 24 hours by the Contractor. Hydrostatic pressure test and leakage test shall be based on 125 PSI for two (2) hours. Water mains shall be chlorinated in accordance with the Standard Specifications.
9. The Underground Contractor shall consider incidental to the contract any chlorination and testing of existing water main where connections to and conclusion of such mains is indicated on the drawing.

PAVING:

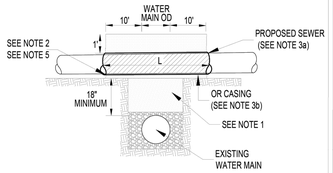
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Revised:	Drawing Name
1. 06/12/2015	STANDARD N AND SPECIFIC/
2. KL 01/25/2021 Torque Specification	
3.	
4.	

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UG-04a

PROPOSED SEWER LINE ABOVE EXISTING WATER MAIN WITH 18" MINIMUM SEPARATION.



NOTES

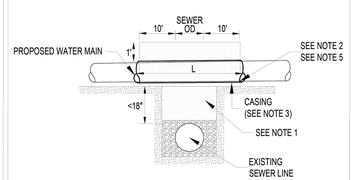
1. IF THE SELECT GRANULAR BACKFILL EXISTS; REMOVE WITHIN WIDTH OF PROPOSED SEWER TRENCH AND REPLACE WITH SELECT EXCAVATED MATERIAL (CLASS IV) AND COMPACT.
2. OMIT SELECT GRANULAR CRADLE AND GRANULAR BACKFILL TO ONE (1) FOOT OVER TOP OF THE WATER MAIN AND USE SELECT EXCAVATED MATERIAL (CLASS IV) AND COMPACT OVER LENGTH "L".

3a. CONSTRUCT "L" FEET OF PROPOSED SEWER OF WATER MAIN MATERIAL AND PRESSURE TEST, OR

3b. USE CASING LENGTH "L" FOR PROPOSED SEWER AND SEAL ENDS OF CASING. SEE UW-14 FOR CASING DETAILS.

4. POINT LOADS SHALL NOT BE ALLOWED BETWEEN SEWER OR SEWER CASING AND WATER MAIN.
5. PROVIDE ADEQUATE SUPPORT FOR EXISTING WATER MAIN TO PREVENT DAMAGE DUE TO SETTLEMENT OF SEWER TRENCH.

PROPOSED WATER MAIN ABOVE EXISTING SEWER LINE WITH LESS THAN 18" SEPARATION.



NOTES

1. IF THE SELECT GRANULAR BACKFILL EXISTS; REMOVE WITHIN WIDTH OF PROPOSED SEWER TRENCH AND REPLACE WITH SELECT EXCAVATED MATERIAL (CLASS IV) AND COMPACT.
2. OMIT SELECT GRANULAR CRADLE AND GRANULAR BACKFILL TO ONE (1) FOOT OVER THE TOP OF THE WATER MAIN AND USE SELECT EXCAVATED MATERIAL (CLASS IV) AND COMPACT OVER LENGTH "L".
3. USE A CASING PIPE FOR PROPOSED WATER MAIN AND SEAL ENDS OF CASING. SEE UW-14 FOR CASING DETAILS.
4. POINT LOADS SHALL NOT BE ALLOWED BETWEEN SEWER OR SEWER CASING AND WATER MAIN.
5. PROVIDE ADEQUATE SUPPORT FOR EXISTING SEWER LINE TO PREVENT DAMAGE DUE TO SETTLEMENT OF WATER MAIN TRENCH.

ADDITIONAL NOTES:
**THE REQUIREMENTS ON THIS DETAIL ARE TAKEN FROM THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, CURRENT EDITION*
CLASS IV MATERIAL TO BE COMPACTED TO 95% OF STANDARD PROCTOR MAXIMUM DENSITY
OUTER DIAMETER = OD

Revised:	Drawing Name	Drawing Number	
1. 06/12/2015	WATER AND SEWER SEPARATION REQUIREMENTS	UG-04a	
2. 8/30/2021 KL - SEWER AND WATER 2014 UPDATE		Date: 04/15/2007	
3.		Drawn EM	Checked AW
4.			

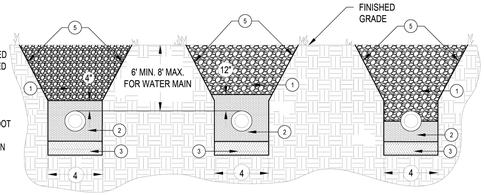
City of Crystal Lake Illinois

L:\ENGINEERING AND BUILDING\ENGINEERING\DETAILS AND STANDARDS\

UG-03

LEGEND:

1. TRENCH BACKFILL TO SUBGRADE AND WITHIN 2 FEET OF PROPOSED PAVEMENT, DRIVEWAY, CURB AND GUTTER OR SIDEWALK. TRENCH BACKFILL MATERIALS SHALL BE IDOT APPROVED GRADATION CA-6, GRADE 7, 8, OR 9 COMPACTED TO 90% OF MODIFIED PROCTOR DENSITY. IN NON-STRUCTURAL AREAS BACKFILL WITH APPROVED EXCAVATED MATERIALS.
2. PIPE BEDDING SHALL BE WASHED MATERIAL IDOT GRADATION CA-7 OR CA-11 FROM 4 INCHES BELOW BOTTOM OF PIPE TO HEIGHT SHOWN ON EACH SECTION
3. UNSUITABLE MATERIAL TO BE REMOVED WHERE DIRECTED BY THE ENGINEER AND REPLACED WITH COMPACTED SUITABLE MATERIAL.
4. TRENCH WIDTH:
   PIPE O.D. + 12 INCHES MINIMUM
   PIPE I.D. + 18 INCHES MAXIMUM
5. CONTRACTORS SHALL COMPLY WITH ALL CURRENT OSHA STANDARDS.



SECTION A:
WATER MAIN DIP
FORCE MAIN DIP
SANITARY SEWER MAIN & SERVICES DIP

SECTION B:
SANITARY SEWER MAIN & SERVICES (PVC)
STORM SEWER (PVC)
WATER MAIN, C909 FORCE MAIN (PVC) (HDPE)

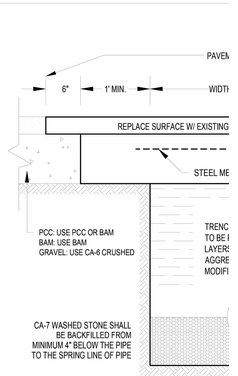
SECTION C:
STORM SEWER (RCP)

* NOTE: ALL DUCTILE IRON SHALL BE WRAPPED WITH APPROVED POLYETHYLENE PIPE WRAP

Revised:	Drawing Name	Drawing Number	
1. 06/12/2015	TYPICAL TRENCH CROSS SECTION	UG-03	
2. 02/04/2021 KL CA-7 WASHED STONE		Date: 05/29/2015	
3.		Drawn JH	Checked AW
4.			

City of Crystal Lake Illinois

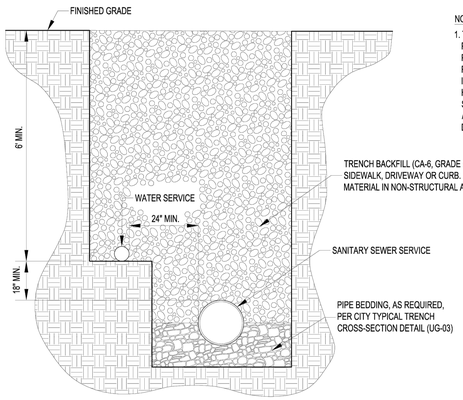
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Revised:	Drawing
1. 06/12/2015	
2. 9/8/2021 KL - CA-7 TO SPRING LINE OF PIPE	
3.	
4.	

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UG-02



TRENCH BACKFILL (CA-6, GRADE No.9 STONE) WITHIN 2' OF PAVEMENT, SIDEWALK, DRIVEWAY OR CURB. BACKFILL WITH SUITABLE EXCAVATED MATERIAL IN NON-STRUCTURAL AREAS.

NOTES:

1. THE WATER SERVICE PIPING AND BUILDING SEWER PIPING MAY BE INSTALLED IN A COMMON TRENCH PROVIDED THAT THE WATER SERVICE PIPE IS PLACED ON A SHELF A MINIMUM OF EIGHTEEN (18) INCHES ABOVE AND TWENTY-FOUR (24) INCHES HORIZONTALLY FROM THE BUILDING SEWER PIPING SUCH INSTALLATION SHALL USE SEWER MATERIAL AS SPECIFIED IN THE CITY CODE FOR A BUILDING DRAIN.

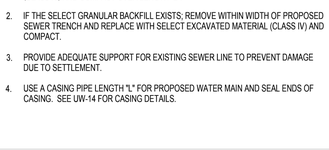
Revised:	Drawing Name	Drawing Number	
1. 06/12/2015	COMMON WATER/SANITARY SERVICE TRENCH	UG-02	
2.		Date: 04/15/2007	
3.		Drawn EM	Checked LZ
4.			

City of Crystal Lake Illinois

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UG-04b

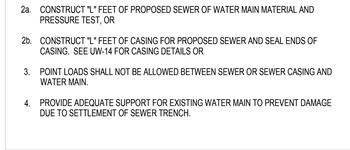
PROPOSED WATER MAIN BELOW EXISTING SEWER LINE WITH 18" MINIMUM SEPARATION



NOTES

1. OMIT SELECT GRANULAR CRADLE AND GRANULAR BACKFILL TO ONE (1) FOOT OVER THE TOP OF PROPOSED WATER MAIN AND USE SELECT EXCAVATED MATERIAL (CLASS IV) AND COMPACT OVER LENGTH "L".
2. IF THE SELECT GRANULAR BACKFILL EXISTS; REMOVE WITHIN WIDTH OF PROPOSED SEWER TRENCH AND REPLACE WITH SELECT EXCAVATED MATERIAL (CLASS IV) AND COMPACT.
3. PROVIDE ADEQUATE SUPPORT FOR EXISTING SEWER LINE TO PREVENT DAMAGE DUE TO SETTLEMENT.
4. USE A CASING PIPE LENGTH "L" FOR PROPOSED WATER MAIN AND SEAL ENDS OF CASING. SEE UW-14 FOR CASING DETAILS.

PROPOSED SEWER LINE BELOW EXISTING WATER MAIN WITH LESS THAN 18" SEPARATION



NOTES

1. OMIT SELECT GRANULAR CRADLE AND GRANULAR BACKFILL TO ONE (1) FOOT OVER TOP OF PROPOSED SEWER LINE AND USE SELECT EXCAVATED MATERIAL (CLASS IV) AND COMPACT OVER LENGTH "L".

2a. CONSTRUCT "L" FEET OF PROPOSED SEWER OF WATER MAIN MATERIAL AND PRESSURE TEST, OR

2b. CONSTRUCT "L" FEET OF CASING FOR PROPOSED SEWER AND SEAL ENDS OF CASING. SEE UW-14 FOR CASING DETAILS OR

3. POINT LOADS SHALL NOT BE ALLOWED BETWEEN SEWER OR SEWER CASING AND WATER MAIN.
4. PROVIDE ADEQUATE SUPPORT FOR EXISTING WATER MAIN TO PREVENT DAMAGE DUE TO SETTLEMENT OF SEWER TRENCH.

ADDITIONAL NOTES

**THE REQUIREMENTS ON THIS DETAIL ARE TAKEN FROM THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS (SEE PAGES 160-173)*

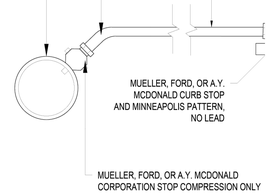
CLASS IV MATERIALS SHALL BE COMPACTED TO 95% OF STANDARDS PROCTOR DENSITY.

OD = OUTSIDE DIAMETER

Revised:	Drawing Name	Drawing Number	
1. 06/12/2015	WATER AND SEWER SEPARATION REQUIREMENTS	UG-04b	
2. 8/30/2021 KL - SEWER AND WATER 2014 UPDATE		Date: 04/15/2007	
3.		Drawn EM	Checked AW
4.			

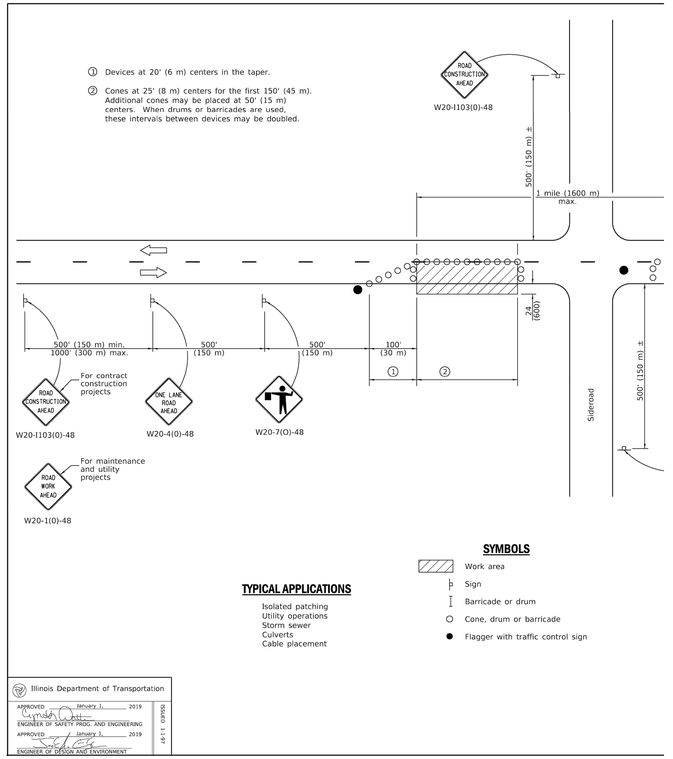
City of Crystal Lake Illinois

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Revised:	Drawing Name
1. 06/12/2015	DI
2. 01/25/2021 KL Eliminate 1.25" Services	
3.	
4.	

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TYPICAL APPLICATIONS

Isolated patching
Utility operations
Storm sewer
Culverts
Cable placement

SYMBOLS

- Work area
- Sign
- Barricade or drum
- Cone, drum or barricade
- Flagger with traffic control sign

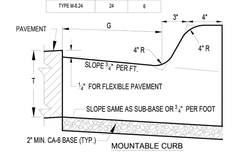
Illinois Department of Transportation

APPROVED January 1, 2019
ENGINEER OF SAFETY PROG. AND ENGINEERING

APPROVED January 1, 2019
ENGINEER OF DESIGN AND ENVIRONMENT

BD400 1-1-07

MOUNTABLE CURB DIMENSIONS FOR "G" AND "T"		
CURB TYPE	"G" (INCHES)	"T" (INCHES)
TYPE M-3.24	24	3
TYPE M-4.12	12	4
TYPE M-6.06	6	6
TYPE M-6.12	12	6
TYPE M-6.18	18	6
TYPE M-6.24	24	6



MOUNTABLE CURB

NOTES:

THICKNESS - T - THICKNESS OF PAVEMENT WHEN CURB AND GU
CONSTRUCTED ADJACENT TO FLEXIBLE OR RIGID PAVEMENT. TH
THICKNESS OF THE GUTTER FLAG SHALL BE 9". ALSO, TIE BARS

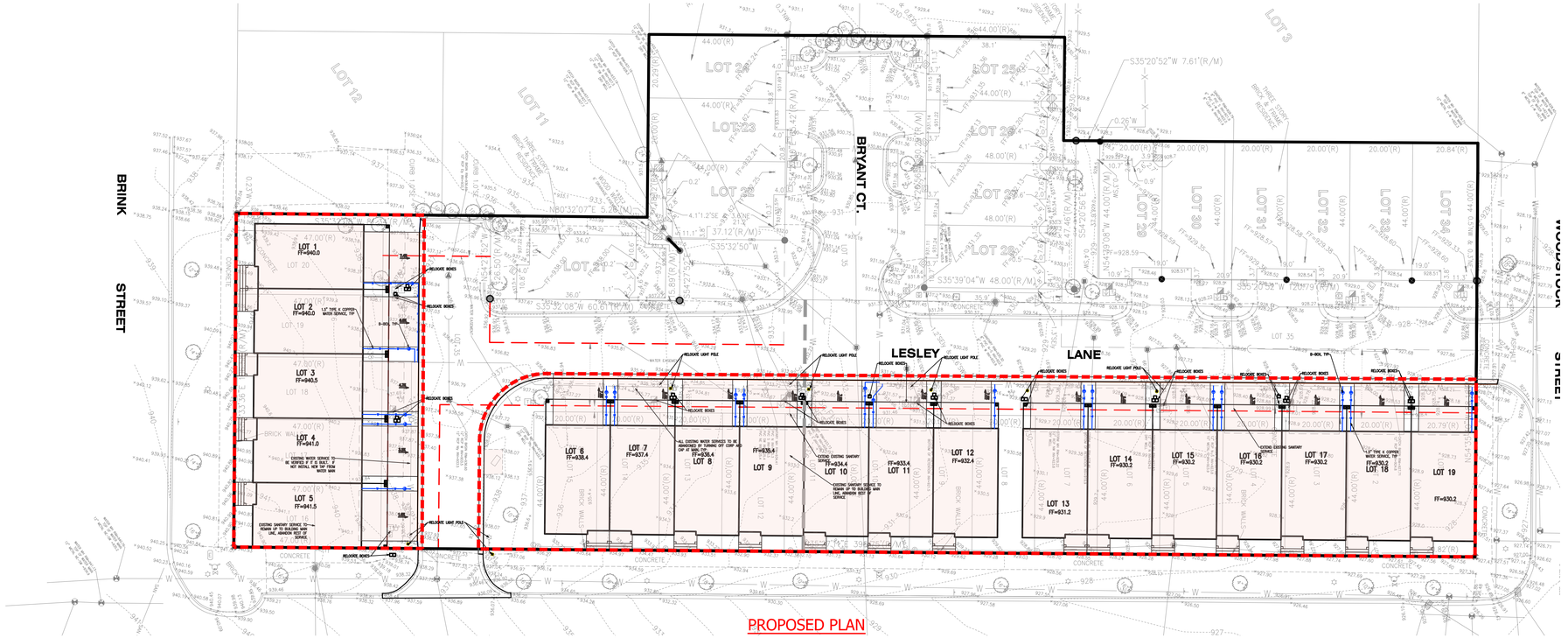
DRAINAGE OPENINGS - AT ALL LOCATIONS WHERE METAL CASTI
INCORPORATED IN THE CURB AND GUTTER, A 1" THICK PRE FOR
JOINT FILLER, CONFORMING TO THE CROSS SECTIONS OF THE C
SHALL BE INSTALLED IN THE CURB AND GUTTER A DISTANCE OF
SIDE OF THE METAL CASTING. WHEN THE WIDTH OF THE METAL C
THAN THE WIDTH OF THE CURB AND GUTTER, 2 - NO. 4 REBARS (
LENGTH = 12") SHALL BE INCORPORATED IN THE CONTINUOUS CI
IN FRONT OF THE CASTING.

TRANSITIONS - THE TRANSITION FROM FULL HEIGHT CURB TO DE
SHALL BE MADE AT THE RATE OF 3" PER FOOT OF LENGTH OR FL

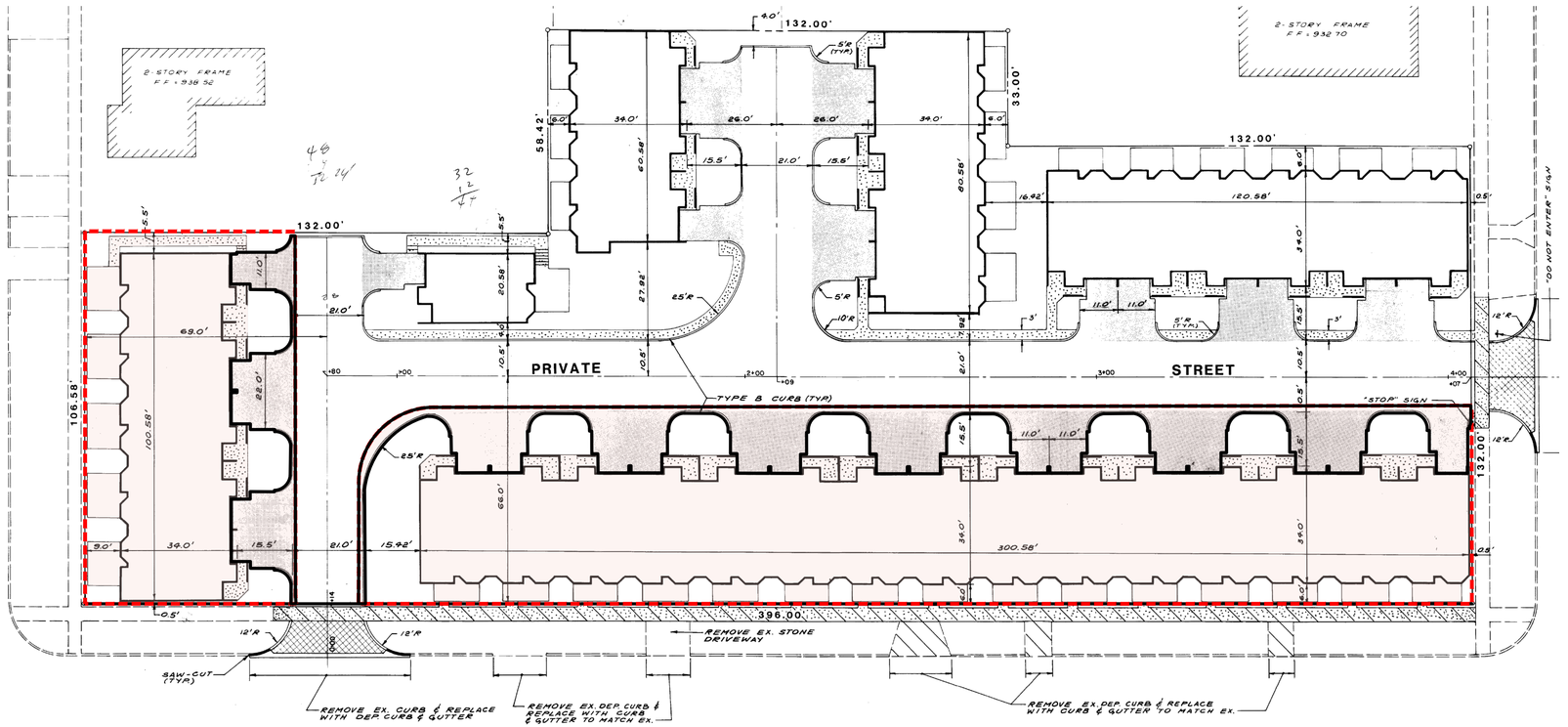
(2) - NO. 4 STEEL REINFORCING BARS SHALL BE INCORPORATED
CROSSINGS IF REQUIRED BY THE CITY ENGINEER.

JOINTS - IN ADDITION TO THE REQUIREMENTS OF ARTICLE 606.06
SPECIFICATIONS, JOINTS SHALL BE CONSTRUCTED AS FOLLOWS

Revised:	Dra
1. 06/12/2015	
2. KL 1/25/2021 M-4.12 ADDED	
3.	
4.	



PROPOSED PLAN



APPROVED PLAN

Vanderstappen
Land Surveying, Inc.
www.vandersinc.com
1316 N. Madison St.
Woodstock, Illinois 60098
ph. 815-337-8310 fax 815-337-8314
"Always faithful to the property line"

FINAL PLAT OF SUBDIVISION

JADE STATION SUBDIVISION

A resubdivision of Lots 1 through 20 in Pingry Place, being part of the East Half of the Southeast Quarter of Section 32, Township 44 North, Range 8 East of the Third Principal Meridian, in McHenry County, Illinois.

ZONED B4

CITY OF CRYSTAL LAKE



CLIENT: ADVANTAGE CONSULTING ENGINEERS
DRAWN BY: CKV CHECKED BY: ____
SCALE: 1"=20' SEC. 32 T. 44 R. 08 E.
BASIS OF BEARING: IL EAST ZONE NAD83 (2011)
P.I.N.: 14-32-478-027 THRU 14-32-478-046
JOB NO.: 250152 I.D. FPS
FIELDWORK COMP.: N/A BK. ___ PG. ____
ALL DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF CORRECTED TO 68° F. REF: 250152

LEGEND	
✖	FOUND CROSS
●	FOUND IRON BAR
○	FOUND IRON PIPE
⊗	FOUND MAG NAIL
⊛	SET CROSS
◉	SET IRON BAR

20' 0' 20' 40'
SCALE: 1" = 20'

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	12/18/25	CERTIFICATES ADDED	APG

JADE STATION SUBDIVISION SHEET NO. 1 OF 1

Y:\PLATS\2025\0001-0199\250152_V-250152\250152-FPS-GRID.dwg-Layout1-12/18/2025 11:21 AM

Vanderstappen
Land Surveying, Inc.
www.vandersinc.com
1316 N. Madison St.
Woodstock, Illinois 60098
ph. 815-337-8310 fax 815-337-8314
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FINAL PLAT OF SUBDIVISION

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ZONED B4

CITY OF CRYSTAL LAKE

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF McHENRY)

This is to certify that _____ are the owner/owner's of the land described on this plat hereon drawn and shown as subdivided; that he (they) has (have) caused said land to be surveyed, resubdivided, staked and platted as shown hereon, for the purposes therein set forth as allowed and provided by statute, the resubdivision to be known as "Jade Station Subdivision", City of Crystal Lake, McHenry County, Illinois and does hereby acknowledge and adopt same, and to the best of my (our) knowledge and belief the drainage of surface waters will not be changed by the construction of such subdivision or part thereof, or, that if such surface water drainage will be changed, reasonable provision has been made for the collection and diversion of such surface waters into public areas, or drains which the subdivider has a right to use, and that such surface waters will be planned for in accordance with generally accepted engineering practices so as to reduce the likelihood of damage to the adjoining property because of the construction of the subdivision. In witness where I (we) have hereunder set my (our) hand (s) of Seal (s),

To the best of our knowledge and belief, Forestview of Crystal Lake, as hereby created and shown on this Plat of Subdivision are within the School District(s) and know as:

Crystal Lake Consolidated School District #47
Community High School District #155

this _____ day of _____, 20__ A.D.

_____ _____
President (print name of signer)

NOTARY'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF McHENRY)

I, _____, the undersigned, a Notary Public in and for the county and

state aforesaid, do hereby certify that _____, President of _____, is personally known to me to be the same person or persons whose name or names are subscribed to the foregoing instrument as, _____ respectively appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act of said company for the uses and purposes therein set forth and said secretary did also then and there affix the said corporate seal of said company to the said instrument as his or her own free voluntary act, and as his or her own free voluntary act, and as the free and voluntary act of said company for the uses and purposes set forth.

Given under my hand and notarial seal, this _____ day of_____, 20__ A.D.

_____ _____ _____
Notary Public My Commission Expires

TRUSTEE'S OWNER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF McHENRY)

_____, as Trustee under the provisions of Trust Agreement

dated _____, 20____, and known as Trust No. _____, is the Owner of a portion the land described in the Surveyor's Certificate on the foregoing Plat of Subdivision, that the trustee has caused said land to be surveyed, subdivided and platted as shown by the foregoing plat, for the uses and purposes therein set forth, as prescribed by the statutes of the State of Illinois, and acknowledges said plat and adopts the same in witness whereof said _____, a Banking Corporation of the State of Illinois, hath hereto caused its seal to be affixed and its presents to be signed

by _____ its _____ and attested by

_____, its Trust Officer,

this _____ day of _____,A.D., 20____.

BY: _____

Title: _____

Attest: _____
Trust Officer

State of Illinois)
) S.S.
County of McHenry)

I, _____, a Notary Public in and for said County, in the State aforesaid, do hereby certify that _____, personally known to me to be the _____ of _____ corporation, and _____ personally known to me to be the _____ of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument appeared before me this day in person and severally acknowledged that as such _____ and _____signed and delivered the said instrument as _____ and _____ of said corporation, and caused the Corporate Seal of said corporation to be affixed thereto, pursuant to the authority given by the Board of Directors of said corporation as their own free and voluntary act, and as the free and voluntary act and deed of said corporation, for uses and purposes therein set forth, Given under my hand and Notarial Sea

this _____ day of _____, A.D., 20_____.

_____ _____
Notary Public My Commission Expires

SURFACE WATER DRAINAGE STATEMENT

STATE OF ILLINOIS)
) S.S.
COUNTY OF MCHENRY)

I, _____, Owner(s) and I, _____, Professional Engineer of the State of Illinois, do hereby certify that to the best of our knowledge and belief that the drainage of surface waters will not be changed by the construction of this subdivision of any part thereof, or, if such changes occur, adequate provisions have been made for the collection and diversion of such waters into public areas or drains which the subdivider has a right to use, and that such surface waters will not be deposited on adjoining land owners in such concentration as may cause damage to the adjoining property because of the construction of this subdivision.

this _____ day of _____, 20__ A.D.

_____
Owner(s)

_____
Registered Professional Engineer of Illinois

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF McHENRY)

Plat approved by the City Council of Crystal Lake, Illinois, this

_____ day of _____, 20__ A.D.

Signed this _____ day of _____ 20__ A.D.

_____
Mayor

Attest: _____
City Clerk

PLANNING AND ZONING COMMISSION CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF McHENRY)

Approved by the Planning and Zoning Commission of the City of Crystal Lake, Illinois,

this _____ day of _____, 20__ A.D.

_____
Chairman

EASEMENT PROVISIONS

NOTE: FOR WATER EASEMENT PREVISIONS, SEE DOC #93R56034

HOMEOWNER'S ASSOCIATION CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF McHENRY)

The Pingry Place Homeowners Association has reviewed and approved this Plat of Subdivision and plan of development associated thereto.

furthermore, The Pingry Place Homeowners Association consents to the four foot encroachment into the common area immediately adjacent to Lots 1–19 for the purposes of a second floor balcony on each of said Lots 1–19.

this _____ day of_____, 20__ A.D.

_____
President

_____
Attest – Secretary

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF McHENRY)

I, _____, County Clerk in McHenry County, Illinois do hereby certify that there are no delinquent general taxes, no unpaid current general taxes, no unpaid forfeited taxes, and no redeemable tax against any of the land included in the Plat.

I further certify that I have received all statutory fees in connection with the Plat.

Given under my hand and seal of the County at Woodstock, Illinois,

this _____ day of _____, 20__ A.D.

_____
McHenry County Clerk

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF McHENRY)

I, _____ an Illinois Registered Land Surveyor, do hereby certify that we have surveyed and subdivided the following described property, and that the Plat as drawn represents said survey and subdivision;

PARCEL 1:
Lots 1 through 20 in Pingry Place, being a Resubdivision of part of Block 11 in the Original Plat of Nunda, being part of the East Half of the Southeast Quarter of Section 32, Township 44 North, Range 8 East of the Third Principal Meridian, according to the Plat thereof recorded September 20, 1993 as Document No. 93R56034, in McHenry County, Illinois.

I, further certify, that Jade Estates of Crystal Lake contains: 0.917 Acres, 39,943± Sq.Ft.

I, further certify, that the property, as described, lies within the corporate limits of the City of Crystal Lake, Illinois, which has adopted a comprehensive plan.

I, further certify; that based upon examination of the Flood Insurance Rate Map of McHenry County, Illinois, Panel #17111C0327J with an effective date of November 16, 2006 indicates subject property residing within Zone "X" an area determined to be outside the 0.2% chance of annual flooding.

I, further certify; that upon completion of construction, concrete monuments, as shown, and 5/8" iron bars are/will be set at all lot corners and points of change in alignment, as required by the Plat Act (765 ILCS 205/1).

I, further certify; that these professional service conforms to the current Illinois Minimum Standards applicable to a Boundary Survey, as it applies to a Final Plat of Subdivision. All distances are given in feet and decimal thereof.

Given under my hand and seal at, Woodstock, Illinois this the 26th, day of September, 2025.

_____
Illinois Registered Professional Land Survey No.
Vanderstappen Land Surveying, Inc.
Design Firm No. 184–002792

RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF McHENRY)

This instrument filed for record in the Recorder's office of McHenry County, Illinois, on this

_____ day of _____, 20__ A.D., at ___ o'clock __M. and

recorded as Document Number: _____

_____
County Recorder

N

CLIENT: ADVANTAGE CONSULTING ENGINEERS
DRAWN BY: CKV CHECKED BY: _____
SCALE: 1"=20' SEC. 32 T. 44 R. 08 E.
BASIS OF BEARING: IL EAST ZONE NAD83 (2011)
P.I.N.: 14-32-478-027 THRU 14-32-478-046
JOB NO.: 250152 I.D. FPS
FIELDWORK COMP.: N/A BK. ___ PG. ____
ALL DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF CORRECTED TO 68° F. REF: 250152

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	12/18/25	CERTIFICATES ADDED	APG

JADE STATION SUBDIVISION SHEET NO. 2 OF 2

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