#PLN-2024-29
4306 Three Oaks Road – Preliminary and Final PUD
Project Review for Planning and Zoning Commission

Date: July 1, 2026

Request:

1. Preliminary Planned Unit Development with Variations from:
   a. Front Yard setback requirement of 30 feet to allow as low as 16 feet.
   b. Growth Management plan to allow the 70 units in one phase.

2. Preliminary Plat of Subdivision for a 70-unit townhome development.

Location: 4306 Three Oaks Road

Acreage: 18.36 acres

Zoning: R-3B Multi-Family Residential Planned Unit Development

Surrounding Properties:
North: M Manufacturing
South: County Zoning district "E1" Estate
East: County Zoning district "E1" Estate
West: B-2 PUD General Commercial & O Office

Staff Contact: Elizabeth Maxwell (815.356.3738)

Background:

- In 2006, the property was rezoned from Office-Research PUD to R-3B Multi-Family Residential PUD for a proposed 60-unit age-targeted, ranch-style, residential townhome development and retail development. The development did not move forward after the rezoning.
- The property has remained vacant woodland.

Development Analysis:

LAND USE/ZONING

- The site is currently zoned R-3B PUD Multi-Family Residential, which is an appropriate zoning for the proposed development.

- The current Comprehensive Plan land use designation is High Density Residential, which is an appropriate designation for the proposed development.

GENERAL

- The proposed development would consist of 15 buildings with 70 units. There are seven (7) 4-unit buildings, six (6) 5-unit buildings and two (2) 6-unit buildings.
- The R-3B zoning district permits nine (9) units to the net acre. The development is proposed at 5.31 units to the net acre.
- Due to the existing wetland and open water pond, only approximately 13.18 acres is suitable for development.

SITE LAYOUT

- Access into the site will be provided with two (2) new curb cuts on Sands Road. There will be no access to the site from Three Oaks Road. Harvey Lane is a public street. The circular drives off Harvey Lane are private drives.
- Guest parking is tucked off the private drives. Parking is provided in the two-car garage, on the driveway, and 13 additional spaces.
- This developer and the adjacent Oakbrook Estates developer are working together on stormwater management and have a shared basin.
- A traffic signal is being installed at Sands Road and Three Oaks Road. Right-of-way dedication has been allocated. The developer will participate in the cost sharing for the intersection improvements.

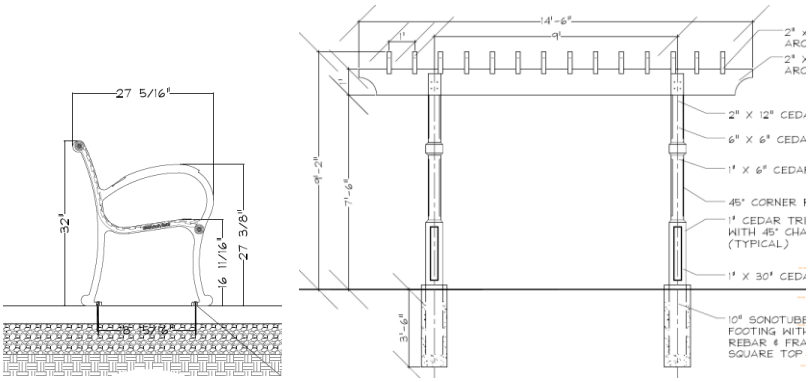
BUILDING ELEVATIONS

- The elevations feature a mix of color palettes and materials featuring blues, greys, whites, tans, and browns.
- The front facades feature brick or stone, which wraps around the sides.
- The developer has created three different garage door styles to add interest and break monotony of the front garage look. In addition, all buildings feature staggers between the units which breaks up the look of a flat box.
- The elevations meet the design standards.

LANDSCAPING AND TREE REMOVAL

- The site has over 1,700 existing trees. The UDO requires a certain amount of trees be replaced. The amount of tree caliper to be replaced is a percentage, based on the group and condition rating, of the total amount of inches of DBH be removed. No replacement is required for dead or dying trees.

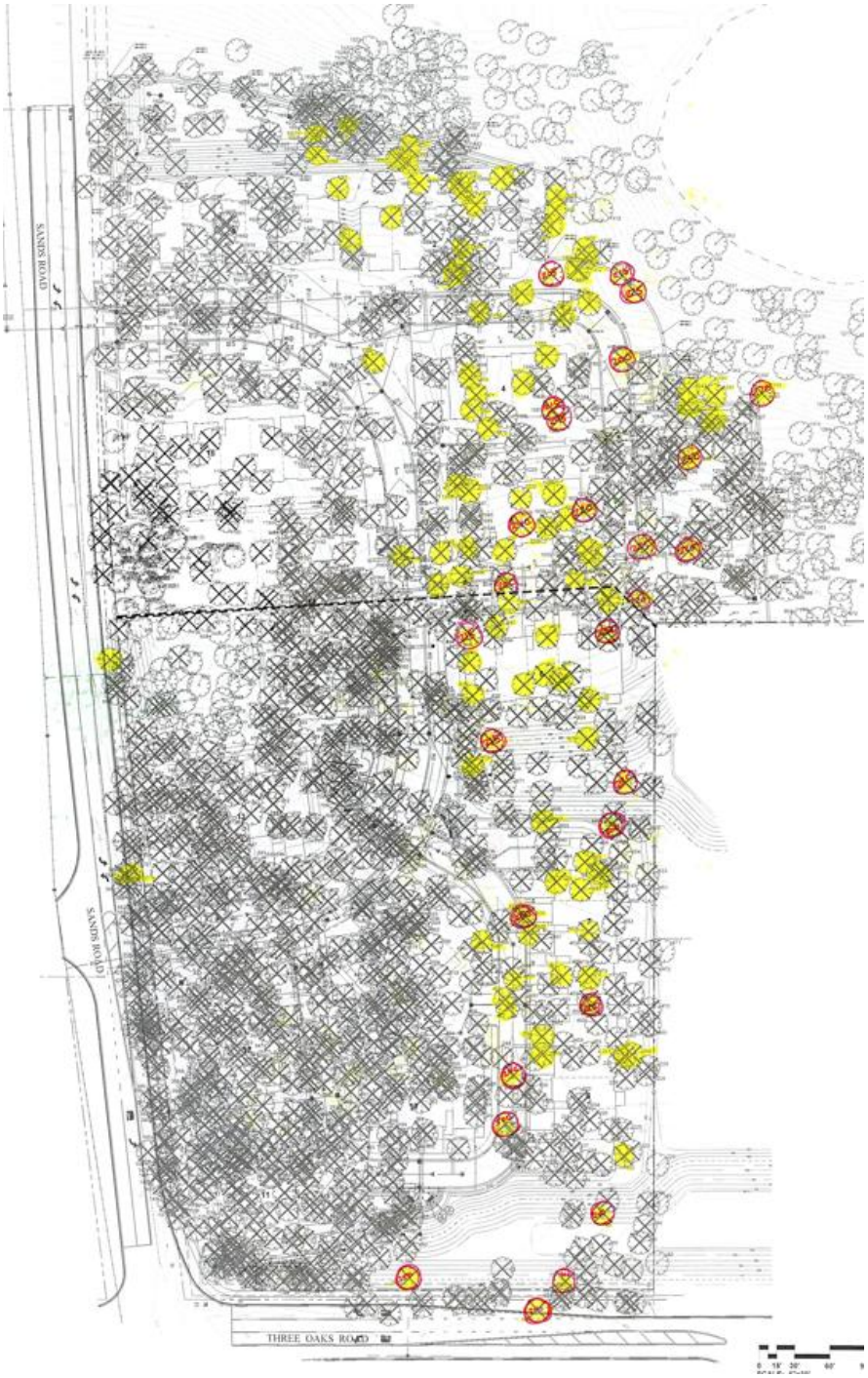
- To take place of some of the trees that are being removed, additional gathering and seating areas have been illustrated. Five additional seating areas with benches, pergolas and landscape plantings have been located throughout the development.



- In addition, a tot lot is proposed.
- Foundation base landscape is planned around each unit.
- Additional street trees along the perimeter and throughout the development are proposed. Sidewalks will be installed along the frontage of the property.
- To preserve some higher quality species, no mass grading may take place in this area and protective fencing must be provided.



- Staff has also highlighted numerous trees throughout the property that may be over 100 years or 200 years old. These are trees that cannot be replaced in our lifetime. The Planning and Zoning Commission should consider these trees when reviewing the proposed layout of the development.



Trees in yellow are at least 100 years old

Trees in red are at least 200 years old.

Findings of Fact:

PRELIMINARY PLANNED UNIT DEVELOPMENT

The petitioner is requesting approval of a Preliminary Planned Unit Development to allow a 70-unit townhome development. 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.

a. Location: A residential PUD can be located anywhere in the City, including any land proposed for annexation.
☐ Meets ☐ Does not meet

b. Permissible uses: A mix of different residential dwelling types in proximity to each other is encouraged. Neighborhood commercial uses serving the development may be approved as part of a residential PUD where appropriate.
☐ Meets ☐ Does not meet

c. Nonresidential uses: Any nonresidential use permitted in a residential PUD shall be compatible with the residential nature of the development. Parking areas which are intended to serve nonresidential uses shall be separated from those designed to serve residential areas. Unless commercial and residential uses are combined within a single structure, commercial uses shall be separated from dwelling units by a heavily landscaped buffer zone that meets the requirements of Section 4-400, Landscaping and screening standards.
☐ Meets ☐ Does not meet

d. Pedestrian paths: Pedestrian paths shall connect residential uses and nonresidential uses within a residential PUD.
☐ Meets ☐ Does not meet

e. Growth management: A growth management schedule shall be provided to and approved by the City Council, which indicates the number and type of residential units to be constructed in each calendar year. The maximum number of units to be constructed shall be 25 residential units or 15% of the total number of residential units (including all phases of the proposal), whichever is greater, in any calendar year. The City Council with recommendations from the Planning and Zoning Commission, at final PUD approval can approve, deny or adjust the percentage of an increase in the number of units that can be built in one calendar year. The City Council and the Planning and Zoning Commission shall consider the following criteria in approving an increase in the number of units that can be built annually:

i. Advance dedication of school and park sites and advance payment of school, park and other impact fees;
☐ Meets ☐ Does not meet

ii. Payment for installation of road impact improvements or fees applicable by law;
☐ Meets ☐ Does not meet

Smaller subdivisions which encourage in-filling within an established part of the community;
☐ Meets ☐ Does not meet

iii. Completion of major and collector road networks and critical linkages in the street systems;
☐ Meets ☐ Does not meet

iv. Fulfill a need for various unit types and income levels such as low and moderate-income housing;
☐ Meets ☐ Does not meet

v. Provisions which satisfy needed public facilities;
☐ Meets ☐ Does not meet

vi. Innovative architectural design, quality of exterior materials and creative use of landscaping;
☐ Meets ☐ Does not meet

vii. Other criteria or extraordinary amenities, not listed above, which may meet the development goals of the City.
☐ Meets ☐ Does not meet

PLANNED UNIT DEVELOPMENT VARIATIONS

The petitioner is requesting approval of a Preliminary Planned Unit Development to allow variations from the required front yard setback and the growth management plan. The purpose of Planned Unit Developments is to encourage and allow more creative and imaginative design of land developments than is possible under district zoning regulations. Planned Unit Developments are, therefore, intended to allow substantial flexibility in planning and designing a proposal. This flexibility is often in the form of relief from compliance with conventional zoning ordinance site and design requirements which may otherwise require individual requests and applications for zoning variations.

Ideally, this flexibility results in a development that is better planned, contains more amenities, and is ultimately more desirable than one that would have been produced through compliance with typical zoning ordinance and subdivision controls.

Therefore, more lenient site requirements may be granted where the Planned Unit Development contains features not normally required of traditional developments. Although a formal variation request is not required to be made in conjunction with a Planned Unit Development, staff identifies those aspects of the Planned Unit Development which effectively result in variations from UDO requirements. If the evidence is not found to justify these variations from the UDO that fact shall be reported to the City Council with a recommendation that the variations from the UDO, which are proposed as part of the Planned Development, be lessened or denied.

The Planned Unit Development Amendment proposed by the Petitioner includes the following variations from the UDO:

1. Setbacks: To allow a front yard setback or yard abutting a street setback to be reduced to 16 feet. The central drive, Harvey Lane, is a public street and would require the 30-foot setback. Many of the buildings do not have dimensions labeled to this public street. Should the buildings be closer than the closest listed dimension a new variation at the Final PUD will need to be requested.

2. Growth Management to allow all units to be constructed in one phase.

PRELIMINARY PLAT OF SUBDIVISION

The petitioner is requesting a Preliminary Plat of Subdivision for Jade Estates, Forestview

Subdivision. The subdivision illustrates 70 residential lots and two outlots.

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

Comprehensive Land Use Plan 2030 Vision Summary Review:

Land Use: Residential
The Comprehensive Plan designates the subject property as High Density Residential. The goal of a Residential designation is as follows:

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

The Comprehensive Plan indicates this can be accomplished with the following supporting action:

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.

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 01/30/25)
   B. Site Plan (Advantage Consulting Engineers, dated 12/29/25)
   C. Landscape Plan (Gary Weber Associates, dated 04/17/26)
   D. Engineering Plans (Advantage Consulting Engineers, dated 04/26/26)
   E. Architecture Plans (Unnamed, dated 04/20/26)
   F. Preliminary Plat of Subdivision (Vanderstappen, dated 01/07/26)

2. Protective fencing must be installed and no grading or tree removal, except for dying/dead trees, may take place in the green space area west of building 14 up to Sands Road.

3. The developer will be required to contribute 2% to the intersection improvements.

4. Finalize the tree preservation plan and ensure the calculations are correct.

5. The petitioner shall address all of the review comments and requirements of the Fire Rescue, Public Works and Engineering, and Community Development Departments in addition to those of the City's stormwater consultant.

PIQ Map
4306 Three Oaks Road



City of Crystal Lake
Development Application

Application Type Preliminary Planned Unit Development and Variations

Applicant Projades LLC Ram Prashantha

Date 4/27/26

City of Crystal Lake
Development Application

Office Use Only
File # _____

Project Title: Three Oaks of Crystal Lake

Action Requested

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

Petitioner Information

Name: PROJADES LLC
Addres
Phone:
Fax:
E-mail:

Owner Information (if different)

Name: _____
Address: _____
Phone: _____
Fax: _____
E-mail: _____

Property Information

Project Description: Vacant land. Seeking PUD approval for TWR SEE EXHIBIT 4 PUD

Project Address/Location: 3 OAKS AND SANDS RD. SEE EXHIBIT 3 PLAT OF SURVEY

PIN Number(s): #19-10-200-014, 19-10-200-015, 19-10-200-018 SEE EXHIBIT 2 PROOF OF OWNERSHIP

Development Team

Please include address, phone, fax and e-mail

Developer: [redacted]

Architect: [redacted]

Attorney: [redacted]

Engineer: [redacted]

Landscape [redacted]

Planner: [redacted]

Surveyor: [redacted]

Other: _____

Signatures

[redacted]

1/30/2025

PETIT[redacted]n name (*if different from owner*) **Date**

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

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.

BEFORE THE PLANNING AND ZONING COMMISSION OF THE CITY OF CRYSTAL LAKE, MCHENRY COUNTY, ILLINOIS IN THE MATTER OF THE PETITION OF

Projades LLC

LEGAL NOTICE

Notice is hereby given in compliance with the Unified Development Ordinance of the City of Crystal Lake, Illinois that a public hearing will be held before the Planning and Zoning Commission upon the application by Ram Prashantha, with Projades LLC., for a Pre-liminary Planned Unit Development with Variations for the property at the northeast corner of Three Oaks Drive and Sands Road, 4306 Three Oaks Road in Crystal Lake, Illinois 60014. PINs: 19-10-200-048,-049,-050

This application is filed for the purpose of seeking a Preliminary Planned Unit Development with Variations from the minimum front yard setback of 30 feet, from the City Code Section 595-30 to allow retaining walls, as well as any other variations as necessary to approve the plans as submitted for a 70 unit townhome development, pursuant to Article 2, Article 3, Article 4, and Article 9. Plans for this project can be viewed at the City of Crystal Lake Planning and Economic Development Department at City Hall. A public hearing before the Planning and Zoning Commission for this request will be held at 7:00 p.m. on Wednesday, July 1, 2026, at the Crystal Lake City Hall, 100 West Woodstock Street, at which time and place any person determining to be heard may be present.

Jeff Greenman, Chairperson
Planning and Zoning Commission
City of Crystal Lake

(Published Northwest Herald Jun. 13, 2026) 2331762

STATE OF ILLINOIS

COUNTY OF MCHENRY

IN THE MATTER OF THE APPLICATION OF
PROJADES LLC;

AFFIDAVIT

Satya Tiru, being first duly sworn on oath deposes and states as follows:

A. That a copy of the legal notice, concerning the hearing date for the above mentioned Petitioner, was sent to each of the persons named on the attached list by regular mail notifying them of the hearing before the Planning and Zoning Commission on July 1, 2026, at 7:00 p.m., at the City of Crystal Lake City Hall, 100 West Woodstock Street in Crystal Lake, Illinois. Said notice was mailed to each of the below mentioned persons by regular mail on June 15, 2026.

B. That the posting requirements of the Unified Development Ordinance have been complied with by placing the customary public notice sign on the subject property on June 16, 2026.

(name) (Signature)
(**SIGN NAME IN PRESENCE OF A NOTARY**)

Subscribed and Sworn to me before
This 18th day of June, 2026

OFFICIAL SEAL
PINKEY RAUNIYAR
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 06/08/2027

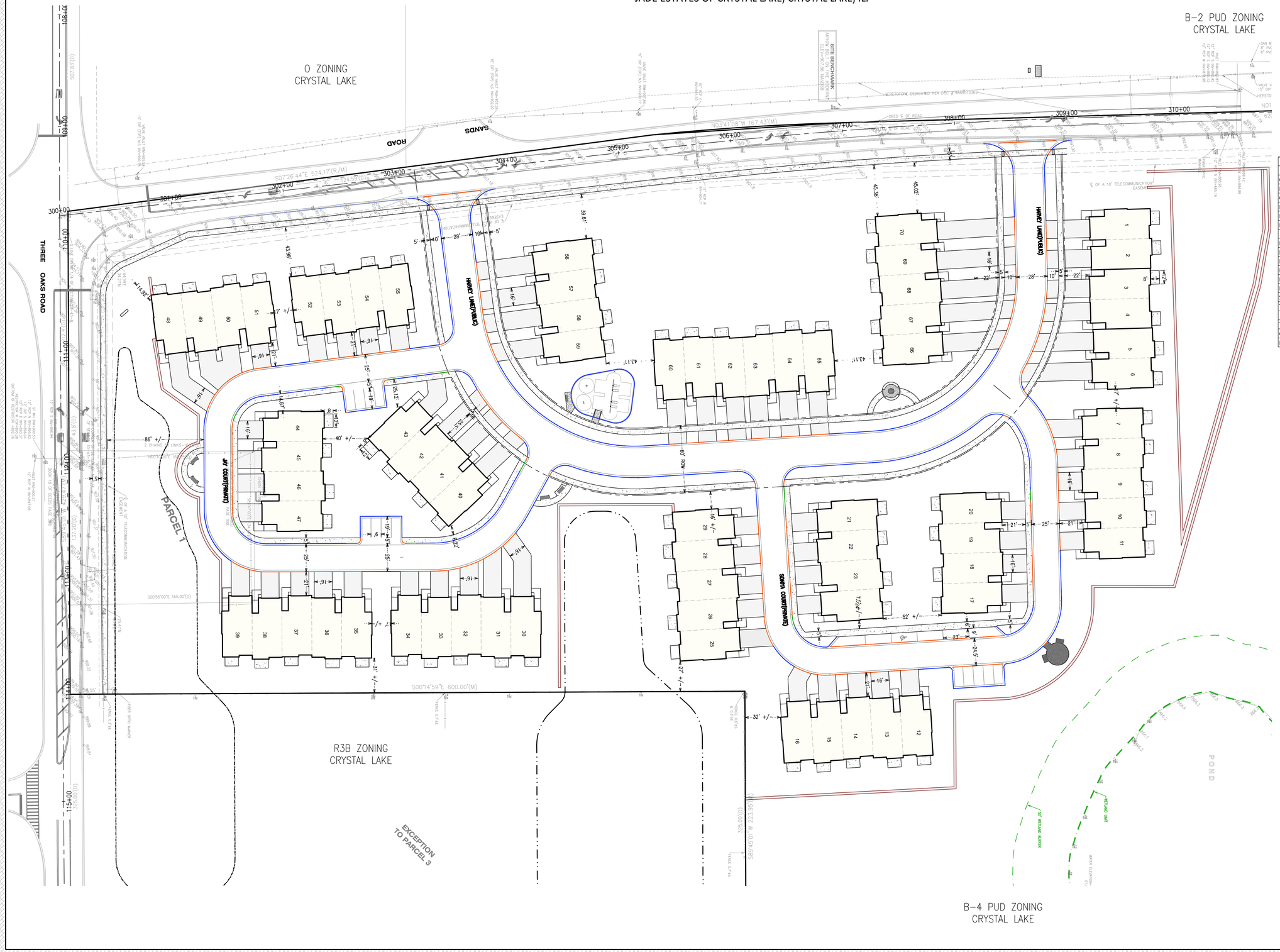
Notary Public

PLANNED UNIT DEVELOPMENT (PUD) PLAN

JADE ESTATES OF CRYSTAL LAKE, CRYSTAL LAKE, IL.

GRAPHIC SCALE 1"= 40'

0 20' 40' 80'


O ZONING
CRYSTAL LAKE
B-2 PUD ZONING
CRYSTAL LAKE
SITE BENCHMARK
ROAD
SANDS
THREE OAKS ROAD
PARCEL 1
HMEY LANE(PRIVATE)
SAWA COURT(PRIVATE)
60' ROW
R3B ZONING
CRYSTAL LAKE
EXCEPTION TO PARCEL 3
B-4 PUD ZONING
CRYSTAL LAKE
B-4 PUD ZONING
CRYSTAL LAKE
POND
50' WETLAND BUFFER
WETLAND LIMIT
S00°14'59"E 600.00'(M)
S89°45'01"W 223.95'(M)
N03°41'08"W 167.43'(M)
S07°26'44"E 524.17'(R/M)
S07°26'44"E 524.17'(D)
S07°26'44"E 507.83'(D)
S00°55'00"E 165.00'(D)
S00°55'00"E 137.20'(D)
S00°55'00"E 43.80'(D)
S00°55'00"E 165.00'(D)
S00°55'00"E 165.00'(D)
S00°55'00"E 165.00

Preliminary Landscape Plan

JADE ESTATES

Crystal Lake, Illinois

April 17, 2026

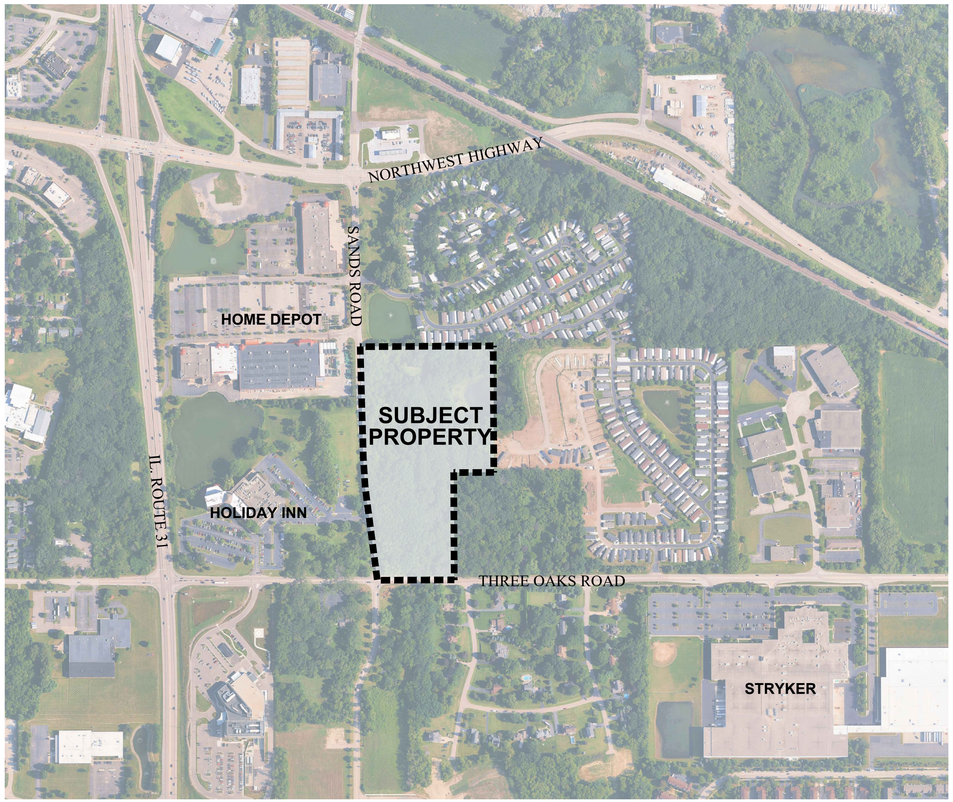
CONSULTANTS:

LANDSCAPE ARCHITECT:

GARY R. WEBER ASSOCIATES, INC
402 W. LIBERTY DRIVE
WHEATON, ILLINOIS 60187

CONSULTANT:

ADVANTAGE CONSULTING ENGINEERS
80 MAIN STREET, SUITE 17
LEMONT, IL 60439



LOCATION MAP

SCALE: 1"=400'

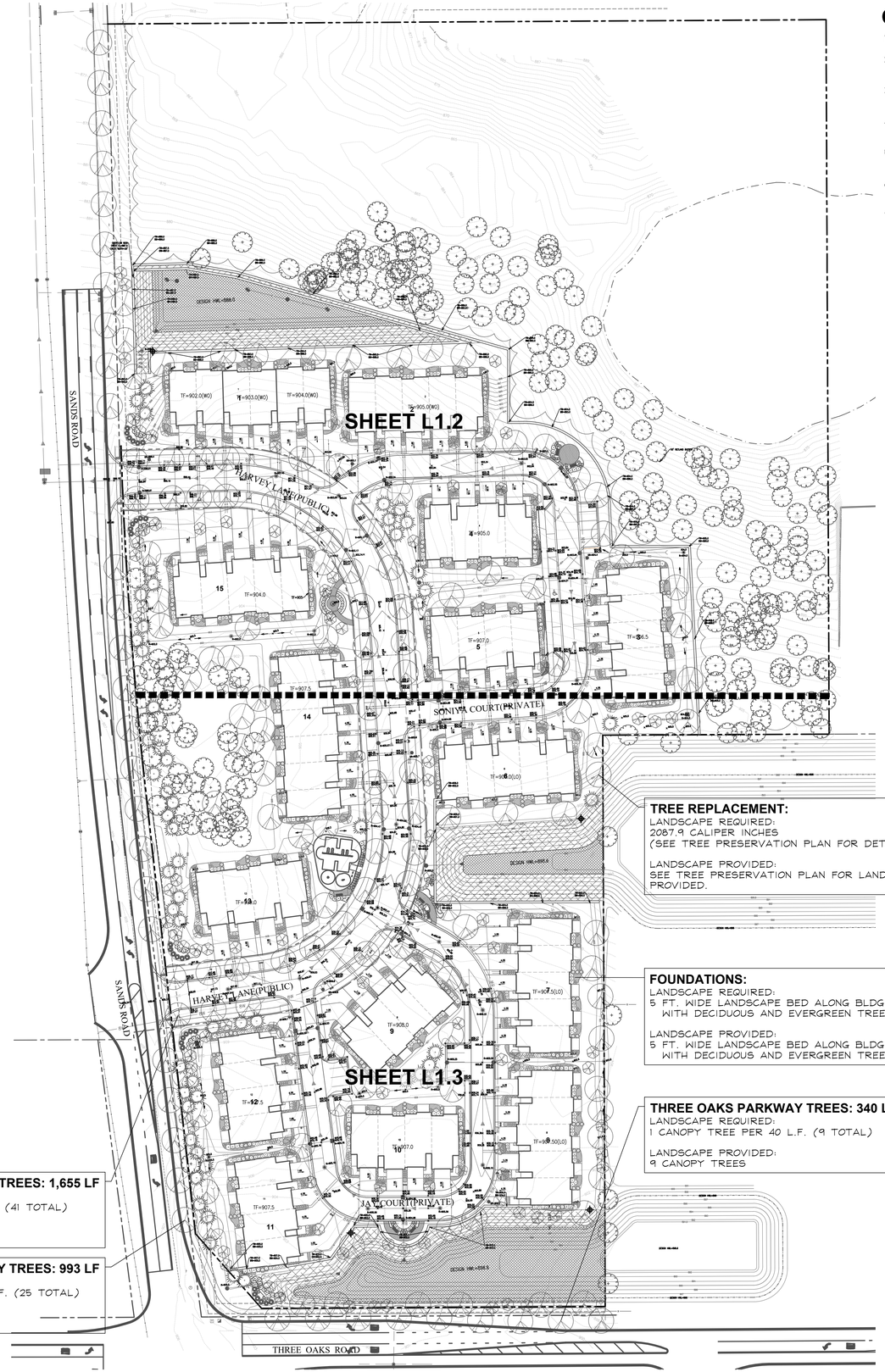
INDEX OF SHEETS

SHEET NO.	DESCRIPTION
L1.0	COVER SHEET
L1.1	OVERALL LANDSCAPE PLAN
L1.2	LANDSCAPE PLAN
L1.3	LANDSCAPE PLAN
L1.4	LANDSCAPE DETAILS
L1.5	TYPICAL FOUNDATION LANDSCAPE PLANS
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L2.1	AMENITY DETAILS
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L4.1	OVERALL TREE PRESERVATION PLAN
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L4.4	TREE INVENTORY
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L4.8	TREE INVENTORY
L4.9	TREE INVENTORY
L5.1	LANDSCAPE SPECIFICATIONS

PLANT LIST

Key	Qty	Botanical/Common Name	Size	Remarks
		SHADE TREES (158)		
AF	21	Acer x freemanii 'Marmo' MARMO FREEMAN MAPLE	3 1/2" Cal.	
AM	10	Acer miyabei 'Morton' STATE STREET MAPLE	3 1/2" Cal.	
CO	13	Celtis occidentalis COMMON HACKBERRY	3 1/2" Cal.	
GT	10	Gleditsia triacanthos var. inermis 'Skycole' SKYLINE HONEYLOCUST	3 1/2" Cal.	
LT	11	Liriodendron tulipifera TULIPTREE	3 1/2" Cal.	
PM	10	Platanus x acerifolia 'Morton Circle' EXCLAMATION! LONDON PLANETREE	3 1/2" Cal.	
QB	11	Quercus bicolor SWAMP WHITE OAK	3 1/2" Cal.	
QI	17	Quercus imbricaria SHINGLE OAK	3 1/2" Cal.	
QR	16	Quercus rubra RED OAK	3 1/2" Cal.	
TA	11	Tilia americana 'Redmond' REDMOND AMERICAN LINDEN	3 1/2" Cal.	
TT	13	Tilia tomentosa 'Sterling' STERLING SILVER LINDEN	3 1/2" Cal.	
UM	15	Ulmus 'Morton Glossy' TRIUMPH ELM	3 1/2" Cal.	
		ORNAMENTAL TREES (102)*		
AG	14	Amelanchier x grandiflora APPLE SERVICEBERRY	8' Ht.	Clump Form
BN	17	Betula nigra 'Cully' HERITAGE RIVER BIRCH	8' Ht.	Multi-Stem
CA	12	Carpinus caroliana AMERICAN HORNBEAM	2 1/2" Cal.	Single Stem
CC	25	Cercis canadensis EASTERN REDBUD	8' Ht.	Multi-Stem
MP	10	Malus 'Prairifire' PRAIRIFIRE CRABAPPLE	8' Ht.	Multi-Stem
SR	24	Syringa reticulata 'Ivory Silk' IVORY SILK JAPANESE TREE LILAC	2 1/2" Cal.	Single Stem
		EVERGREEN TREES (58)*		
PO	19	Picea omorika SERBIAN SPRUCE	8' Ht.	
PP	29	Picea pungens COLORADO SPRUCE	8' Ht.	
PS	10	Pinus strobus EASTERN WHITE PINE	8' Ht.	
		DECIDUOUS SHRUBS		
HP	40	Hydrangea paniculata 'SMHPLGF' LITTLE QUICK FIRE HYDRANGEA	24" Tall	3' O.C.
PD	7	Physocarpus opulifolius 'Donna May' LITTLE DEVIL NINEBARK	24" Tall	3' O.C.
VT	30	Viburnum trilobum 'Redwing' JN SELECT CRANBERRYBUSH VIBURNUM	36" Tall	5' O.C.
		EVERGREEN SHRUBS		
JS	30	Juniperus chinensis var. sargentii 'Viridis' GREEN SARGENT JUNIPER	24" Wide	5' O.C.
		ORNAMENTAL GRASSES		
PL	38	Panicum virgatum 'Heavy Metal' HEAVY METAL SWITCHGRASS	#1	24" O.C.
SH	33	Sporobolus heterolepis PRAIRIE DROPSEED	#1	24" O.C.
		PERENNIALS		
AB	27	Allium 'Summer Beauty' SUMMER BEAUTY ONION	#1	18" O.C.
GB	173	Geranium 'Brookside' BROOKSIDE GERANIUM	#1	18" O.C.
HH	205	Hemerocallis 'Happy Returns' HAPPY RETURNS DAYLILY	#1	18" O.C.
HL	188	Hemerocallis 'Little Grapette' LITTLE GRAPETTE DAYLILY	#1	18" O.C.
NM	45	Nepeta racemosa 'Walker's Low' WALKER'S LOW CATMINT	#1	18" O.C.
RB	158	Rudbeckia fulgida 'Goldsturm' GOLDSTRUM BLACK-EYED SUSAN	#1	18" O.C.
		GROUNDCOVERS		
LS	145	Liriope spicata CREEPING LILYTURF	#SP4	18" O.C.
		MISC. MATERIALS		
	29	SHREDDED HARDWOOD MULCH	C.Y.	
	4,226	SOD	S.Y.	
	2.7	TURF SEED & EROSION CONTROL BLANKET	AC.	
	9	BENCH	EA.	
	4	N.S.M.A. SIGN	EA.	

*NOTE: SEE FOUNDATION PLANS FOR ADDITIONAL 30 MITIGATED ORNAMENTAL TREES AND 215 ADDITIONAL SMALL EVERGREENS, ON L1.5 AND L1.6. QUANTITIES ABOVE ARE FOR ALL COMMON AREAS.



HARVEY LANE PARKWAY TREES: 1,655 LF
LANDSCAPE REQUIRED:
1 CANOPY TREE PER 40 L.F. (41 TOTAL)

LANDSCAPE PROVIDED:
41 CANOPY TREES

SANDS ROAD PARKWAY TREES: 993 LF
LANDSCAPE REQUIRED:
1 CANOPY TREE PER 40 L.F. (25 TOTAL)

LANDSCAPE PROVIDED:
25 CANOPY TREES

TREE REPLACEMENT:
LANDSCAPE REQUIRED:
2087.9 CALIPER INCHES
(SEE TREE PRESERVATION PLAN FOR DETAILS)

LANDSCAPE PROVIDED:
SEE TREE PRESERVATION PLAN FOR LANDSCAPE PROVIDED.

FOUNDATIONS:
LANDSCAPE REQUIRED:
5 FT. WIDE LANDSCAPE BED ALONG BLDG. PERIMETER WITH DECIDUOUS AND EVERGREEN TREES/SHRUBS

LANDSCAPE PROVIDED:
5 FT. WIDE LANDSCAPE BED ALONG BLDG. PERIMETER WITH DECIDUOUS AND EVERGREEN TREES/SHRUBS

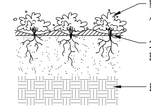
THREE OAKS PARKWAY TREES: 340 LF
LANDSCAPE REQUIRED:
1 CANOPY TREE PER 40 L.F. (9 TOTAL)

LANDSCAPE PROVIDED:
9 CANOPY TREES

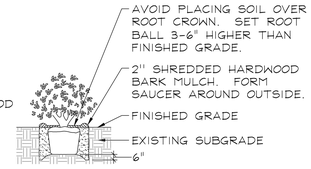
GENERAL LANDSCAPE NOTES

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 plant materials 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.
6. Contractor shall secure and pay for all permits, fees, and inspections necessary for the proper execution of this work and comply with all codes applicable to this work.
7. See General Conditions and Specifications for landscape work for additional requirements.

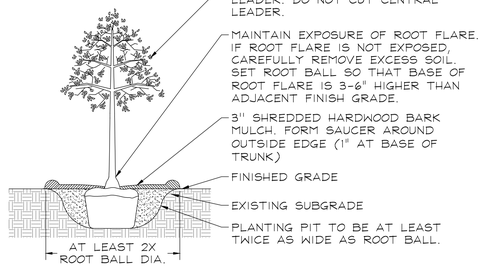
PLANTING DETAILS



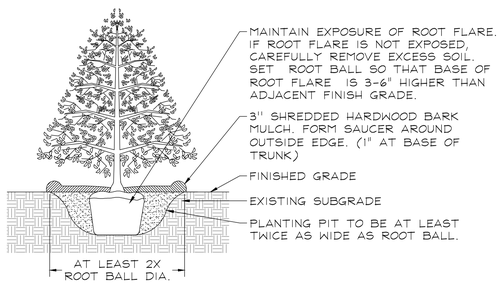
PERENNIALS AND GROUNDCOVERS
NOT TO SCALE



DECIDUOUS AND EVERGREEN SHRUBS
NOT TO SCALE



DECIDUOUS TREES
NOT TO SCALE



EVERGREEN TREES
NOT TO SCALE

NATIVE LEGEND

Key	Qty.	Description
	0.66 AC.	WET MEADOW SEED MIX
	0.57 AC.	LOW PROFILE SEED MIX

0' 30' 60' 120' 180'
SCALE: 1"=60'

NORTH

Know what's below. Call before you dig

GARY R. WEBER ASSOCIATES, INC.
LAND PLANNING
ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE
402 WEST LIBERTY DRIVE
WHEATON, ILLINOIS 60187
PHONE: 630-668-7197

CIVIL ENGINEER
ADVANTAGE CONSULTING ENGINEERS
80 MAIN STREET, SUITE 17
LEMONT, ILLINOIS 60439

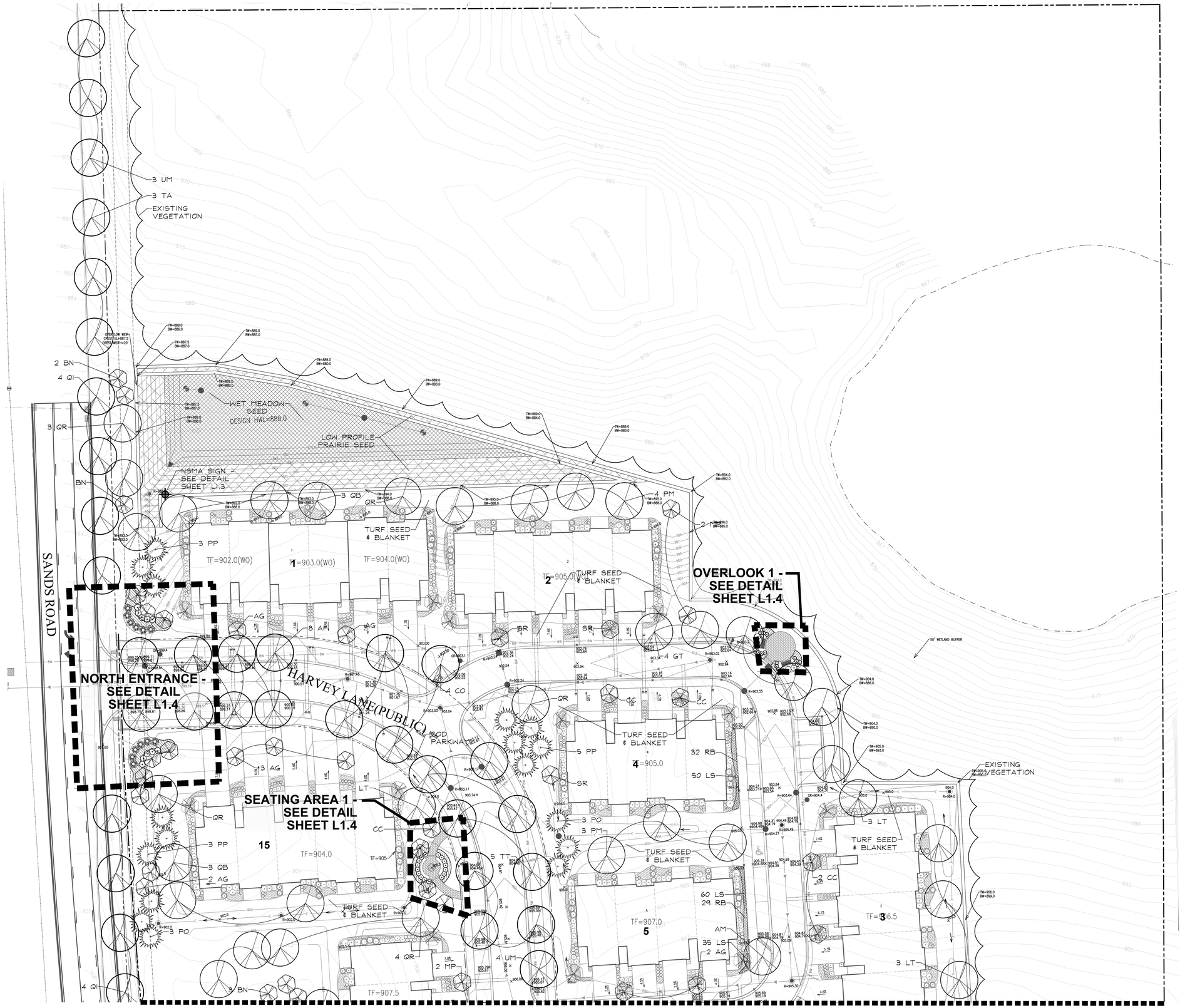
JADE ESTATES
CRYSTAL LAKE, ILLINOIS

OVERALL LANDSCAPE PLAN

03	2026.04.17
02	2026.02.27
01	2026.01.02
REVISIONS	

DATE	07.08.2025
PROJECT NO.	AC24134
DRAWN	SMR
CHECKED	MNW
SHEET NO.	L1.1

PLOT COMPS.



NATIVE SEED LEGEND

Key	Description
	WET MEADOW SEED & BLANKET
	LOW PROFILE PRAIRIE SEED & BLANKET
	EXISTING TREE

0' 15' 30' 60' 90'
SCALE: 1"=30'

NORTH

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PHONE: 630-668-7197

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ADVANTAGE CONSULTING ENGINEERS
80 MAIN STREET, SUITE 17
LEMONT, ILLINOIS 60439

JADE ESTATES

CRYSTAL LAKE, ILLINOIS

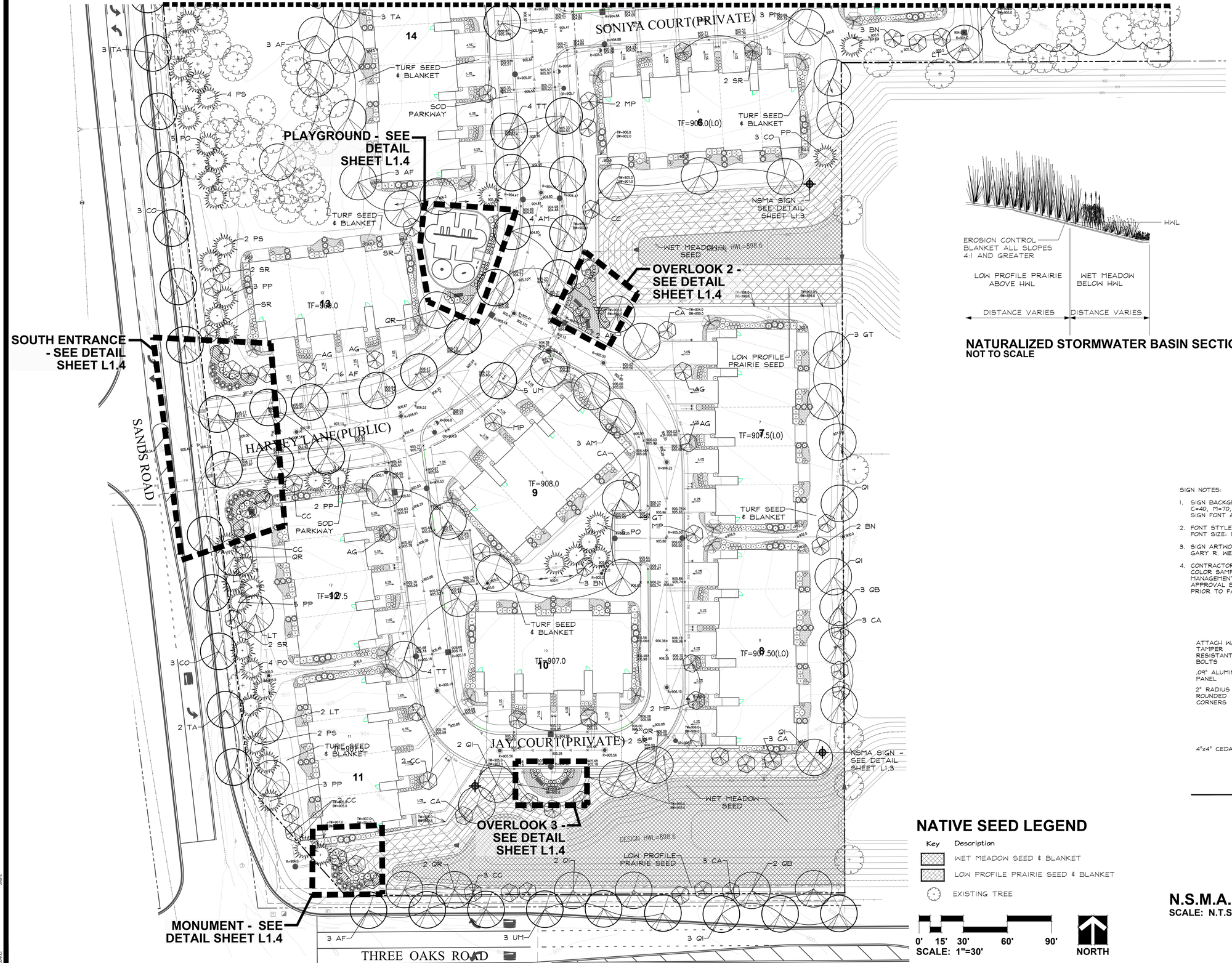
LANDSCAPE PLAN

REVISIONS	
03	2026.04.17
02	2026.02.27
01	2026.01.02

DATE	07.08.2025
PROJECT NO.	AC24134
DRAWN	SMR
CHECKED	MNW
SHEET NO.	L1.2

XREFS
PLOT CONFIG

MATCHLINE - SEE SHEET L1.2



NATURALIZED STORMWATER BASIN SECTION
NOT TO SCALE

NATIVE SEED LEGEND

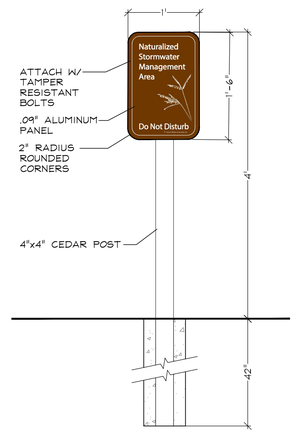
Key	Description
	WET MEADOW SEED & BLANKET
	LOW PROFILE PRAIRIE SEED & BLANKET
	EXISTING TREE

0' 15' 30' 60' 90'
SCALE: 1"=30'

NORTH

SIGN NOTES:

1. SIGN BACKGROUND COLOR: C=40, M=70, Y=100, K=28 SIGN FONT AND GRAPHIC COLOR: WHITE
2. FONT STYLE: MYRIAD PRO FONT SIZE: 116 PT.
3. SIGN ARTWORK SHALL BE PROVIDED BY GARY R. WEBER ASSOCIATES, INC.
4. CONTRACTOR TO SUBMIT SHOP DRAWING AND COLOR SAMPLE FOR THE STORMWATER MANAGEMENT AREA SIGN FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO FABRICATION AND INSTALLATION.



N.S.M.A. SIGN DETAIL
SCALE: N.T.S.

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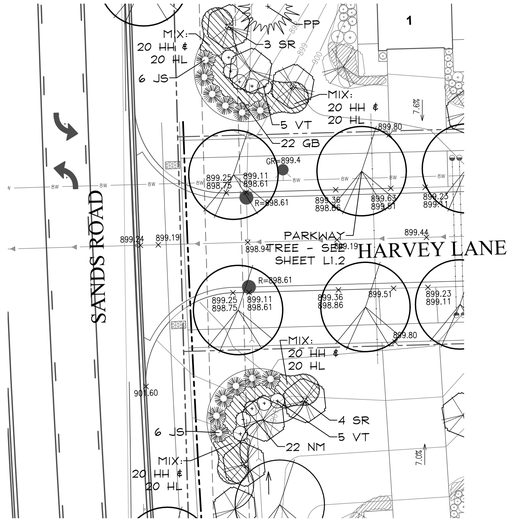
JADE ESTATES
CRYSTAL LAKE, ILLINOIS

LANDSCAPE PLAN

03	2026.04.17
02	2026.02.27
01	2026.01.02
REVISIONS	

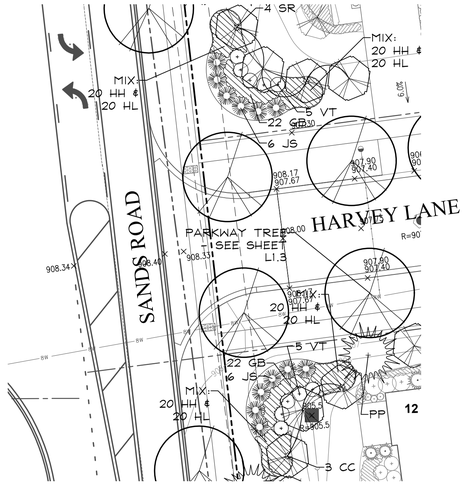
DATE	07.08.2025
PROJECT NO.	AC24134
DRAWN	SMR
CHECKED	MNW
SHEET NO.	L1.3

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



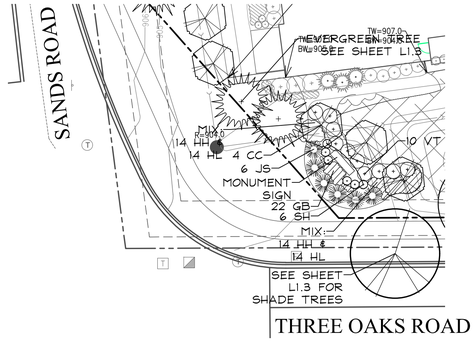
NORTH ENTRANCE LANDSCAPE DETAIL

0 10' 20' 40'
SCALE: 1"=20'
NORTH



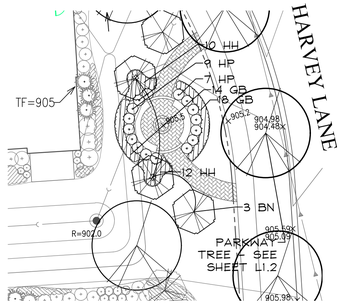
SOUTH ENTRANCE LANDSCAPE DETAIL

0 10' 20' 40'
SCALE: 1"=20'
NORTH



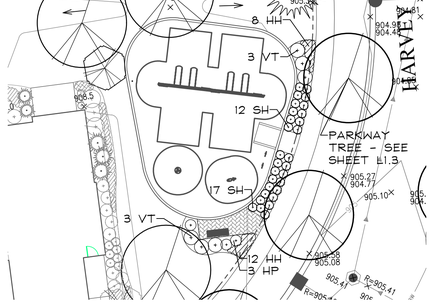
MONUMENT LANDSCAPE DETAIL

0 10' 20' 40'
SCALE: 1"=20'
NORTH



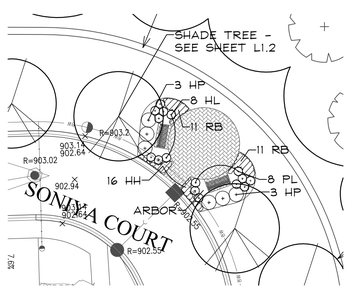
SEATING AREA 1 LANDSCAPE DETAIL

0 10' 20' 40'
SCALE: 1"=20'
NORTH



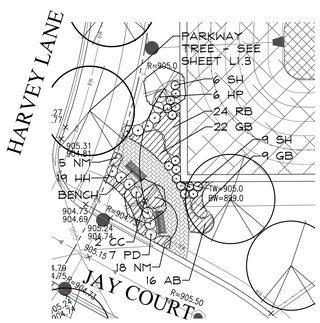
TOT LOT LANDSCAPE DETAIL

0 10' 20' 40'
SCALE: 1"=20'
NORTH



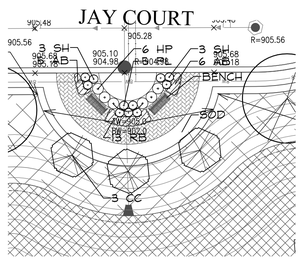
OVERLOOK 1 LANDSCAPE DETAIL

0 10' 20' 40'
SCALE: 1"=20'
NORTH



OVERLOOK 2 LANDSCAPE DETAIL

0 10' 20' 40'
SCALE: 1"=20'
NORTH



OVERLOOK 3 LANDSCAPE DETAIL

0 10' 20' 40'
SCALE: 1"=20'
NORTH

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CRYSTAL LAKE, ILLINOIS

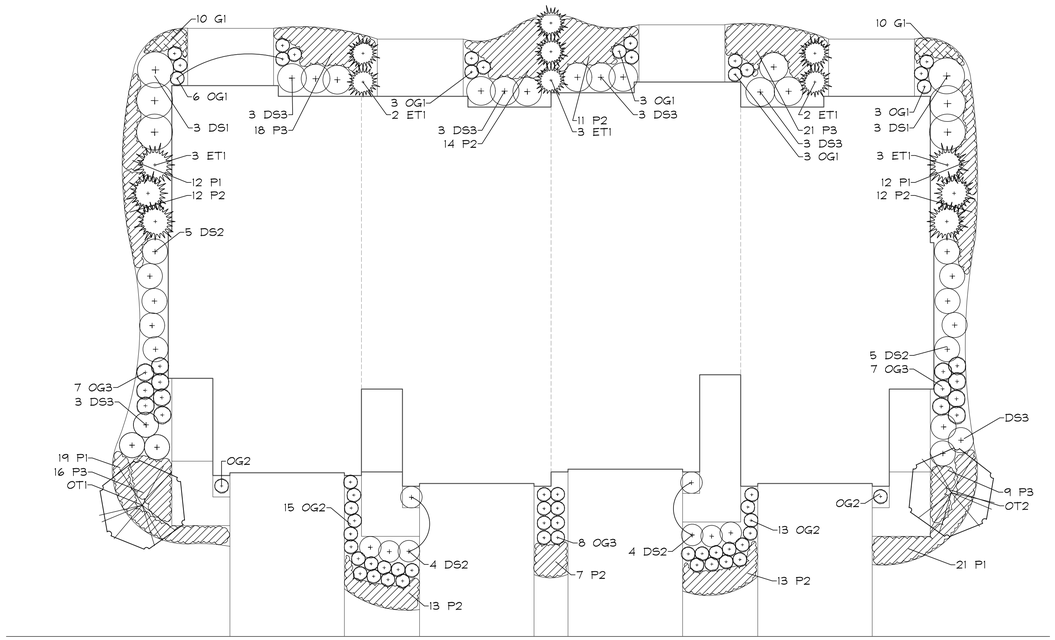
LANDSCAPE DETAILS

03	2026.04.17
02	2026.02.27
01	2026.01.02
REVISIONS	

DATE	07.08.2025
PROJECT NO.	AC24134
DRAWN	SMR
CHECKED	MNW
SHEET NO.	L1.4

Know what's below. Call before you dig.

PLOT CONFIG:



4 UNIT TYPICAL FOUNDATION LANDSCAPE PLAN

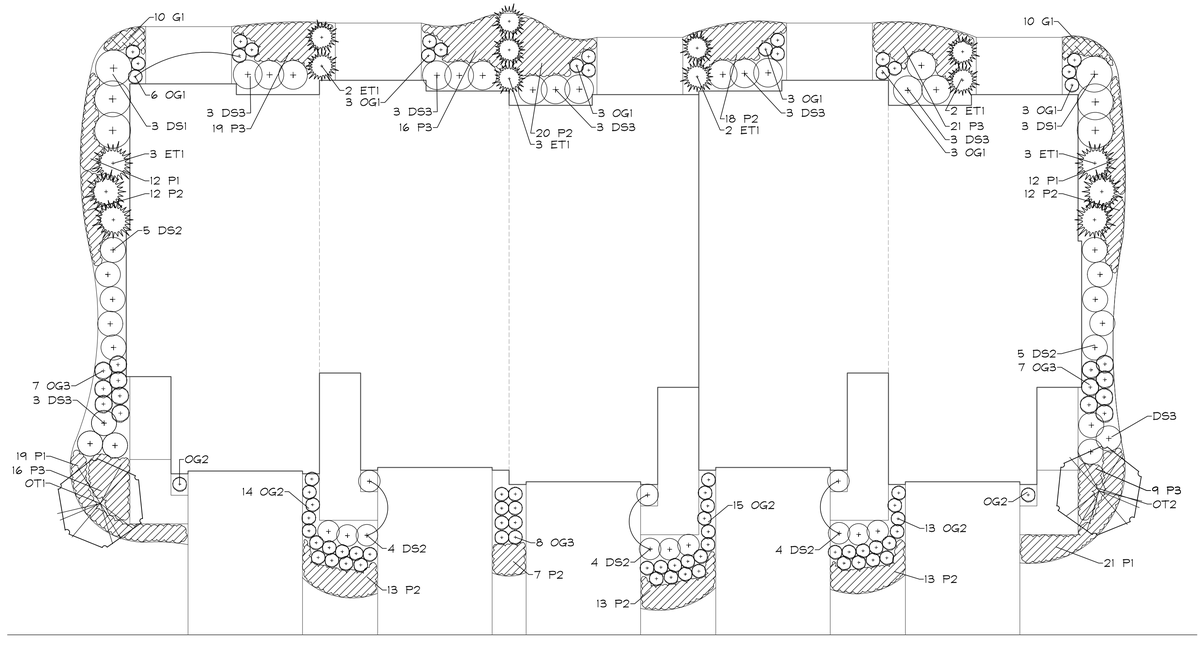
SCALE: 1"=10'

4 UNIT FOUNDATION PLAN PLANT LIST A (BUILDING 5, 10, 12, & 13)

Key		Botanical/Common Name	Size	Remarks
		UNDERSTORY TREES		
OT1	1	Amelanchier grandiflora APPLE SERVICEBERRY	8' Tall	Clump Form
OT2	1	Betula populifolia 'Whitespire' WHITESPIRE GRAY BIRCH	8' Tall	Multi-Stem
		EVERGREEN TREES		
ET1	13	Thuja occidentalis 'Smaragd' EMERALD GREEN ARBORVITAE	6' Tall	
		DECIDUOUS SHRUBS		
DS1	6	Viburnum 'Juddii' JUDD VIBURNUM	36" Tall	
DS2	18	Hydrangea arborescens 'Abetwo' INCREDIBALL HYDRANGEA	24" Tall	3' O.C.
DS3	18	Physocarpus opulifolius 'Donna May' LITTLE DEVIL NINEBARK	24" Tall	3' O.C.
		ORNAMENTAL GRASSES		
OG1	18	Panicum virgatum 'Northwind' NORTHWIND SWITCH GRASS	#1	30" O.C.
OG2	30	Pennisetum alopecuroides 'Burgundy Bunny' BURGUNDY BUNNY FOUNTAIN GRASS	#1	24" O.C.
OG3	22	Schizachyrium scorparium 'Twiglight Zone' TWILIGHT LITTLE BLUESTEM	#1	24" O.C.
		PERENNIALS AND GROUNDCOVERS		
P1	64	Hemerocallis 'Little Wine Cup' LITTLE WINE CUP DAYLILY	#1	18" O.C.
P2	82	Allium 'Summer Beauty' SUMMER BEAUTY ONION	#1	18' O.C.
P3	64	Heuchera 'Palace Purple' PALACE PURPLE CORALBELLS	#1	18" O.C.
G1	20	Sedum kamtschaticum RUSSIAN STONECROP	#SP4	12" O.C.
		MISC. MATERIALS		
	12	SHREDDED HARDWOOD MULCH	C.Y.	

4 UNIT FOUNDATION PLAN PLANT LIST B (BUILDINGS 4, 9, & 11)

Key		Botanical/Common Name	Size	Remarks
		UNDERSTORY TREES		
OT1	1	Syringa reticulata 'Ivory Silk' IVORY SILK JAPANESE TREE LILAC	2 1/2" Cal.	Single Stem
OT2	1	Carpinus caroliniana AMERICAN HORNBEAM	2 1/2" Cal.	Single Stem
		EVERGREEN TREES		
ET1	13	Thuja occidentalis 'Techny' TECHNY ARBORVITAE	6' Tall	
		DECIDUOUS SHRUBS		
DS1	6	Syringa patula 'Miss Kim' MISS KIM LILAC	36" Tall	
DS2	18	Hydrangea paniculata 'SMHPLQF' LITTLE QUICK FIRE HYDRANGEA	24" Tall	3' O.C.
DS3	18	Rosa 'Radsunny' SUNNY KNOCK OUT ROSE	24" Tall	3' O.C.
		ORNAMENTAL GRASSES		
OG1	18	Calamagrostis acutiflora 'Karl Foerster' FEATHER REED GRASS	#1	30" O.C.
OG2	30	Sporobolus heterolepis PRAIRIE DROPSEED	#1	24" O.C.
OG3	22	Pennisetum alopecuroides 'Hameln' DWARF FOUNTAIN GRASS	#1	18" O.C.
		PERENNIALS AND GROUNDCOVERS		
P1	64	Hemerocallis 'Rosy Returns' ROSY RETURNS DAYLILY	#1	18" O.C.
P2	82	Geranium 'Brookside' BROOKSIDE GERANIUM	#1	18" O.C.
P3	64	Hosta 'August Moon' AUGUST MOON HOSTA	#1	18" O.C.
G1	20	Liriope spicata CREEPING LILYTURF	#SP4	12" O.C.
		MISC. MATERIALS		
	12	SHREDDED HARDWOOD MULCH	C.Y.	



5 UNIT TYPICAL FOUNDATION LANDSCAPE PLAN

SCALE: 1"=10'

5 UNIT FOUNDATION PLAN PLANT LIST A (BUILDINGS 2, 6, & 7)

Key		Botanical/Common Name	Size	Remarks
		UNDERSTORY TREES		
OT1	1	Amelanchier grandiflora APPLE SERVICEBERRY	8' Tall	Clump Form
OT2	1	Betula populifolia 'Whitespire' WHITESPIRE GRAY BIRCH	8' Tall	Multi-Stem
		EVERGREEN TREES		
ET1	15	Thuja occidentalis 'Smaragd' EMERALD GREEN ARBORVITAE	6' Tall	
		DECIDUOUS SHRUBS		
DS1	6	Viburnum 'Juddii' JUDD VIBURNUM	36" Tall	
DS2	22	Hydrangea arborescens 'Abetwo' INCREDIBALL HYDRANGEA	24" Tall	3' O.C.
DS3	21	Physocarpus opulifolius 'Donna May' LITTLE DEVIL NINEBARK	24" Tall	3' O.C.
		ORNAMENTAL GRASSES		
OG1	21	Panicum virgatum 'Northwind' NORTHWIND SWITCH GRASS	#1	30" O.C.
OG2	44	Pennisetum alopecuroides 'Burgundy Bunny' BURGUNDY BUNNY FOUNTAIN GRASS	#1	24" O.C.
OG3	22	Schizachyrium scorparium 'Twiglight Zone' TWILIGHT LITTLE BLUESTEM	#1	24" O.C.
		PERENNIALS AND GROUNDCOVERS		
P1	63	Hemerocallis 'Little Wine Cup' LITTLE WINE CUP DAYLILY	#1	18" O.C.
P2	108	Allium 'Summer Beauty' SUMMER BEAUTY ONION	#1	18' O.C.
P3	84	Heuchera 'Palace Purple' PALACE PURPLE CORALBELLS	#1	18" O.C.
G1	20	Sedum kamtschaticum RUSSIAN STONECROP	#SP4	12" O.C.
		MISC. MATERIALS		
	14	SHREDDED HARDWOOD MULCH	C.Y.	

5 UNIT FOUNDATION PLAN PLANT LIST B (BUILDINGS 3, 8, & 15)

Key		Botanical/Common Name	Size	Remarks
		UNDERSTORY TREES		
OT1	1	Syringa reticulata 'Ivory Silk' IVORY SILK JAPANESE TREE LILAC	2 1/2" Cal.	Single Stem
OT2	1	Carpinus caroliniana AMERICAN HORNBEAM	2 1/2" Cal.	Single Stem
		EVERGREEN TREES		
ET1	15	Thuja occidentalis 'Techny' TECHNY ARBORVITAE	6' Tall	
		DECIDUOUS SHRUBS		
DS1	6	Syringa patula 'Miss Kim' MISS KIM LILAC	36" Tall	
DS2	22	Hydrangea paniculata 'SMHPLQF' LITTLE QUICK FIRE HYDRANGEA	24" Tall	3' O.C.
DS3	21	Rosa 'Radsunny' SUNNY KNOCK OUT ROSE	24" Tall	3' O.C.
		ORNAMENTAL GRASSES		
OG1	21	Calamagrostis acutiflora 'Karl Foerster' FEATHER REED GRASS	#1	30" O.C.
OG2	44	Sporobolus heterolepis PRAIRIE DROPSEED	#1	24" O.C.
OG3	22	Pennisetum alopecuroides 'Hameln' DWARF FOUNTAIN GRASS	#1	18" O.C.
		PERENNIALS AND GROUNDCOVERS		
P1	63	Hemerocallis 'Rosy Returns' ROSY RETURNS DAYLILY	#1	18" O.C.
P2	108	Geranium 'Brookside' BROOKSIDE GERANIUM	#1	18" O.C.
P3	84	Hosta 'August Moon' AUGUST MOON HOSTA	#1	18" O.C.
G1	20	Liriope spicata CREEPING LILYTURF	#SP4	12" O.C.
		MISC. MATERIALS		
	14	SHREDDED HARDWOOD MULCH	C.Y.	

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LEMONT, ILLINOIS 60439

JADE ESTATES

CRYSTAL LAKE, ILLINOIS

TYPICAL FOUNDATION LANDSCAPE PLANS

03	2026.04.17
02	2026.02.27
01	2026.01.02

REVISIONS

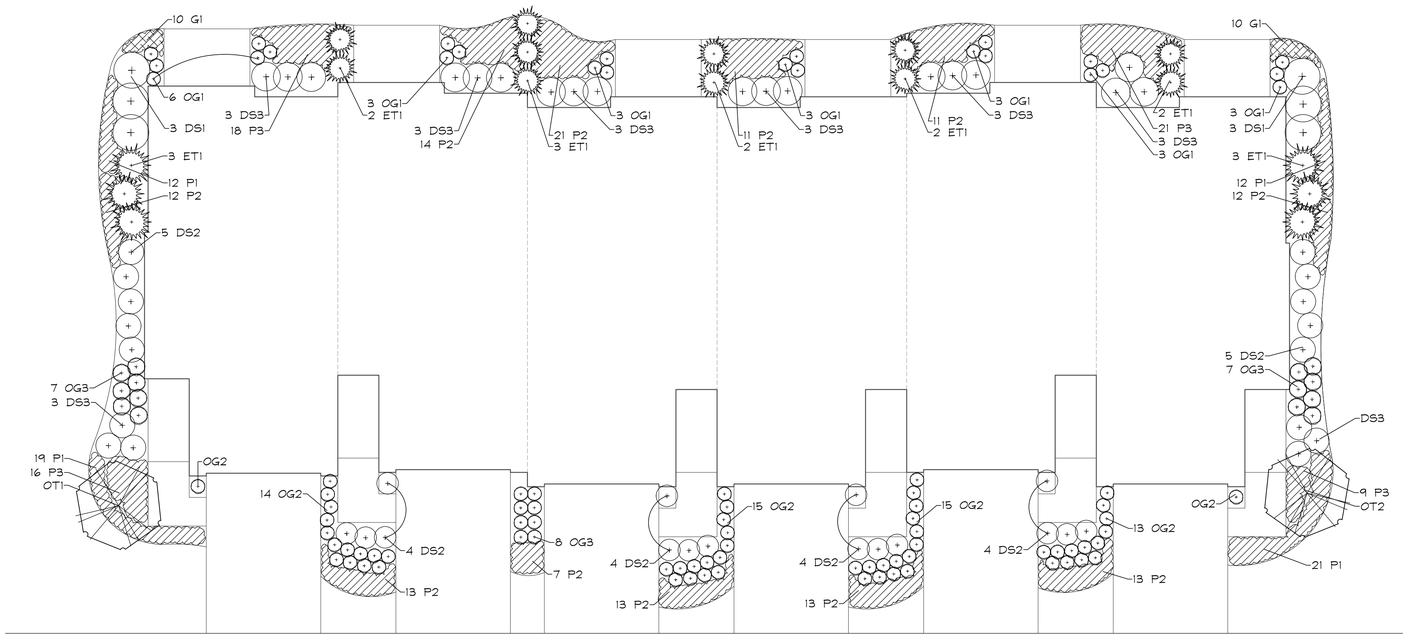
DATE	07.08.2025
PROJECT NO.	AC24134
DRAWN	SMR
CHECKED	MNW

SHEET NO.

L1.5

Know what's below. Call before you dig.

DO NOT SCALE DRAWING



6 UNIT TYPICAL FOUNDATION LANDSCAPE PLAN

SCALE: 1"=10'

6 UNIT FOUNDATION PLAN PLANT LIST A (BUILDING 14)

Key		Botanical/Common Name	Size	Remarks
		UNDERSTORY TREES		
OT1	1	Amelanchier grandiflora APPLE SERVICEBERRY	8' Tall	Clump Form
OT2	1	Betula populifolia 'Whitespire' WHITESPIRE GRAY BIRCH	8' Tall	Multi-Stem
		EVERGREEN TREES		
ET1	17	Thuja occidentalis 'Smaragd' EMERALD GREEN ARBORVITAE	6' Tall	
		DECIDUOUS SHRUBS		
DS1	6	Viburnum 'Juddii' JUDD VIBURNUM	36" Tall	
DS2	26	Hydrangea arborescens 'Abetwo' INCREDIBALL HYDRANGEA	24" Tall	3' O.C.
DS3	24	Physocarpus opulifolius 'Donna May' LITTLE DEVIL NINEBARK	24" Tall	3' O.C.
		ORNAMENTAL GRASSES		
OG1	24	Panicum virgatum 'Northwind' NORTHWIND SWITCH GRASS	#1	30" O.C.
OG2	59	Pennisetum alopecuroides 'Burgundy Bunny' BURGUNDY BUNNY FOUNTAIN GRASS	#1	24" O.C.
OG3	22	Schizachyrium scorparium 'Twilight Zone' TWILIGHT LITTLE BLUESTEM	#1	24" O.C.
		PERENNIALS AND GROUNDCOVERS		
P1	64	Hemerocallis 'Little Wine Cup' LITTLE WINE CUP DAYLILY	#1	18" O.C.
P2	140	Allium 'Summer Beauty' SUMMER BEAUTY ONION	#1	18' O.C.
P3	64	Heuchera 'Palace Purple' PALACE PURPLE CORALBELLS	#1	18" O.C.
G1	20	Sedum kamtschaticum RUSSIAN STONECROP	#SP4	12" O.C.
		MISC. MATERIALS		
	16	SHREDDED HARDWOOD MULCH	C.Y.	

6 UNIT FOUNDATION PLAN PLANT LIST B (BUILDING 1)

Key		Botanical/Common Name	Size	Remarks
		UNDERSTORY TREES		
OT1	1	Syringa reticulata 'Ivory Silk' IVORY SILK JAPANESE TREE LILAC	2 1/2" Cal.	Single Stem
OT2	1	Carpinus caroliniana AMERICAN HORNBEAM	2 1/2" Cal.	Single Stem
		EVERGREEN TREES		
ET1	17	Thuja occidentalis 'Techny' TECHNY ARBORVITAE	6' Tall	
		DECIDUOUS SHRUBS		
DS1	6	Syringa patula 'Miss Kim' MISS KIM LILAC	36" Tall	
DS2	26	Hydrangea paniculata 'SMHPLQF' LITTLE QUICK FIRE HYDRANGEA	24" Tall	3' O.C.
DS3	24	Rosa 'Radsunny' SUNNY KNOCK OUT ROSE	24" Tall	3' O.C.
		ORNAMENTAL GRASSES		
OG1	24	Calamagrostis acutiflora 'Karl Foerster' FEATHER REED GRASS	#1	30" O.C.
OG2	59	Sporobolus heterolepis PRAIRIE DROPSEED	#1	24" O.C.
OG3	22	Pennisetum alopecuroides 'Hameln' DWARF FOUNTAIN GRASS	#1	18" O.C.
		PERENNIALS AND GROUNDCOVERS		
P1	64	Hemerocallis 'Rosy Returns' ROSY RETURNS DAYLILY	#1	18" O.C.
P2	140	Geranium 'Brookside' BROOKSIDE GERANIUM	#1	18" O.C.
P3	64	Hosta 'August Moon' AUGUST MOON HOSTA	#1	18" O.C.
G1	20	Liriope spicata CREEPING LILYTURF	#SP4	12" O.C.
		MISC. MATERIALS		
	16	SHREDDED HARDWOOD MULCH	C.Y.	

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ADVANTAGE CONSULTING ENGINEERS
80 MAIN STREET, SUITE 17
LEMONT, ILLINOIS 60439

JADE ESTATES
CRYSTAL LAKE, ILLINOIS

TYPICAL FOUNDATION LANDSCAPE PLANS

03	2026.04.17
02	2026.02.27
01	2026.01.02
REVISIONS	

DATE	07.08.2025
PROJECT NO.	AC24134
DRAWN	SMR
CHECKED	MNW
SHEET NO.	

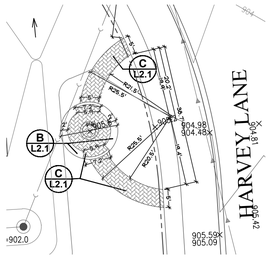
L1.6

Know what's below. Call before you dig.

XREFS
PLOT CONFIG

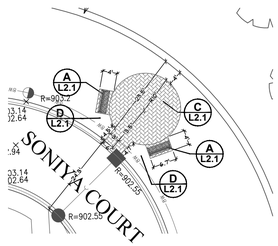
SITE FURNISHINGS SCHEDULE

	ITEM	MANUFACTURER	MODEL	QTY	COMMENTS/CONTACT
A L2.1	6' BENCH	DUMOR	#160	7 EA.	COLOR: BLACK
B L2.1	SEATWALL	UNILOCK	PISA SMOOTH	28 L.F.	COLOR: GRANITE
C L2.1	PAVERS	UNILOCK	HOLLANDSTONE PREMIER	1,341 S.F.	FIELD COLOR: GRANITE FUSION SOLDIER COURSE: DARK CHARCOAL
D L2.1	ARBOR	N/A	N/A	2 EA.	CUSTOM BUILD PER SPECIFICATIONS.



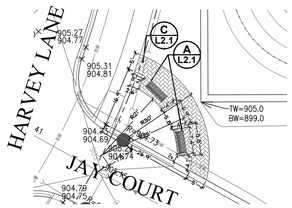
SEATING AREA 1 LAYOUT PLAN

0' 10' 20' 40' 60'
SCALE: 1"=20'
NORTH



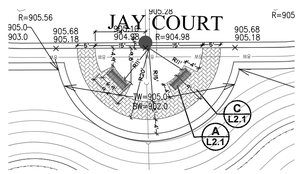
OVERLOOK 1 LAYOUT PLAN

0' 10' 20' 40' 60'
SCALE: 1"=20'
NORTH



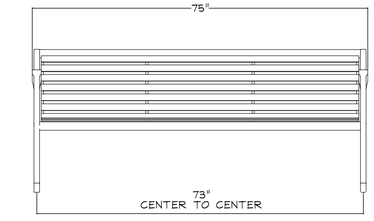
OVERLOOK 2 LAYOUT PLAN

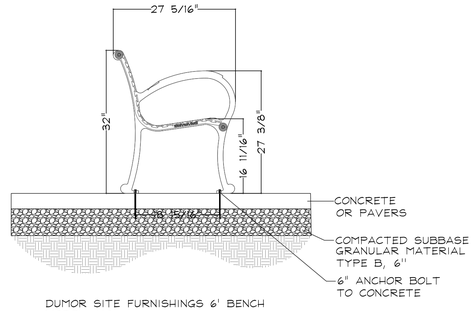
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SCALE: 1"=20'
NORTH



OVERLOOK 3 LAYOUT PLAN

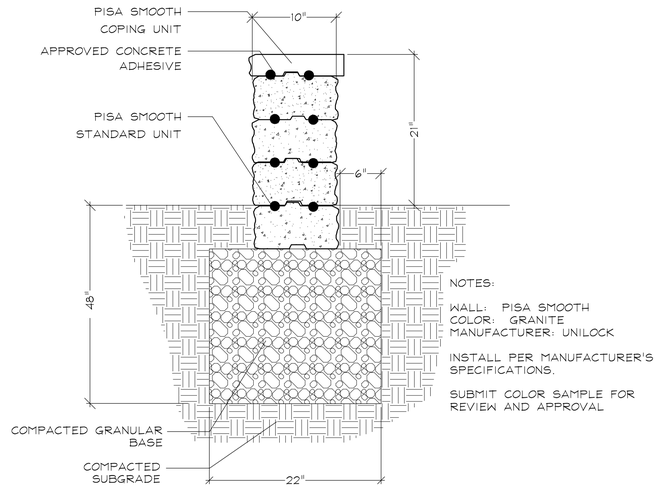
0' 10' 20' 40' 60'
SCALE: 1"=20'
NORTH



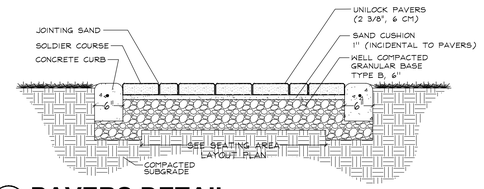


DUMOR SITE FURNISHINGS 6' BENCH
MODEL: 160
COLOR: BLACK
MOUNTING: SURFACE
INSTALL PER MANUFACTURER'S SPECIFICATIONS

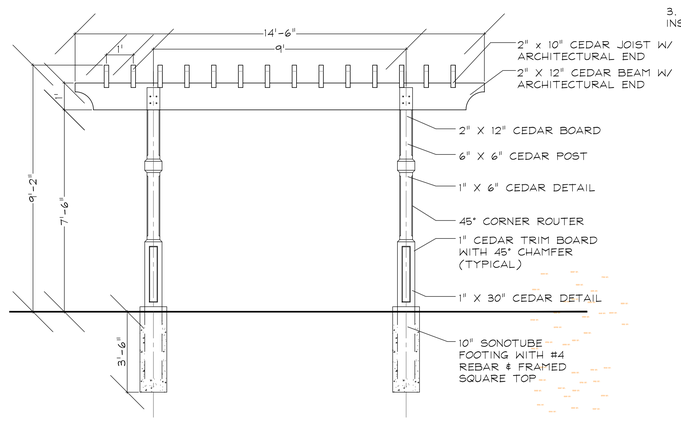
A L2.1 6' BENCH DETAIL
SCALE: N.T.S.



B L2.1 SEATWALL DETAIL
NOT TO SCALE



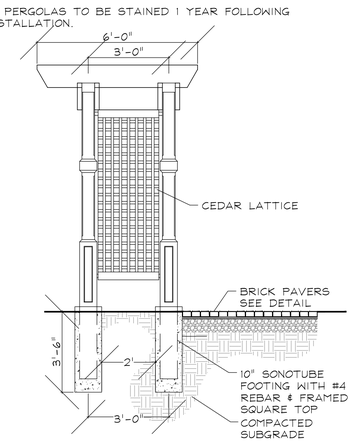
C L2.1 PAVERS DETAIL
NOT TO SCALE



NOTES:
1. CONTRACTOR SHALL SUBMIT MATERIAL SAMPLES TO LANDSCAPE ARCHITECT AND OWNER FOR REVIEW PRIOR TO CONSTRUCTION.

2. ATTACH STRUCTURE WITH APPROVED GALVANIZED ZINC COATED MOUNTING BRACKETS

3. PERGOLAS TO BE STAINED 1 YEAR FOLLOWING INSTALLATION.



D L2.1 ARBOR DETAIL
NOT TO SCALE

GARY R. WEBER ASSOCIATES, INC.
LAND PLANNING
ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE
402 WEST LIBERTY DRIVE
WHEATON, ILLINOIS 60187
PHONE: 630-668-7197

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L2.1

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XREFS:
PLOT CONFIG:

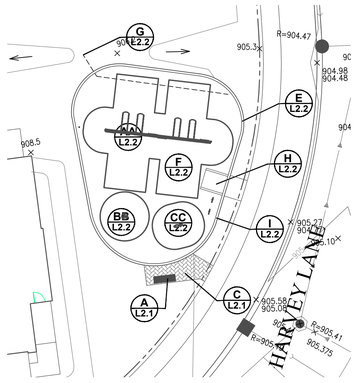
SITE FURNISHINGS SCHEDULE

	ITEM	MANUFACTURER	MODEL	QTY	COMMENTS/CONTACT
C L2.1	PAVERS	UNILOCK	HOLLANDSTONE PREMIER	102 S.F.	FIELD COLOR: GRANITE FUSION SOLDIER COURSE: DARK CHARCOAL
E L2.2	CONCRETE CURB			146 L.F.	
F L2.2	ENGINEERED WOOD FIBER			1978 S.F.	COLOR: T.B.D. OR APPROVED EQUAL
G L2.2	TURF DRAIN & DRAINTILE			1 EA. 45 L.F.	
H L2.2	CONCRETE RAMP			1 EA.	
I L2.2	THICKENED CURB			14 L.F.	

PLAY LOT APPARATUS SCHEDULE

NOTE: INSTALL PER MANUFACTURER'S SPECIFICATION.

	ITEM	MANUFACTURER	COMMENTS
AA L2.2	TWO BAY FORMA SWING SET	LANDSCAPE STRUCTURES	
BB L2.2	CURVA SPINNER	LANDSCAPE STRUCTURES	
CC L2.2	SEA HORSE RIDER	LANDSCAPE STRUCTURES	

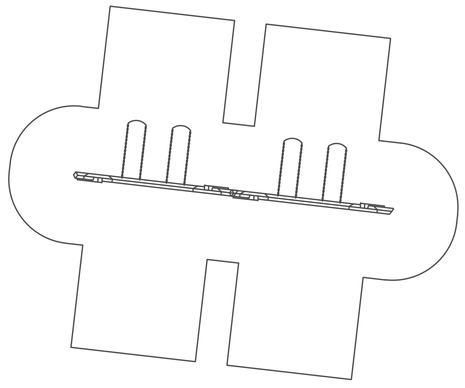


PLAYGROUND LAYOUT PLAN

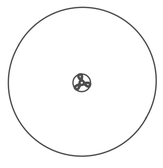
0' 10' 20' 40' 60'

SCALE: 1"=20'

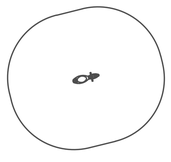
NORTH



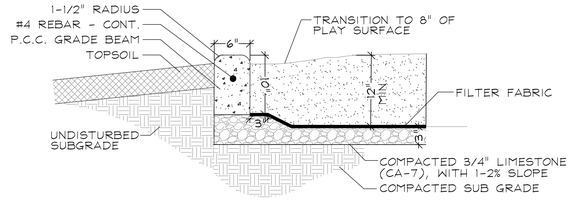
AA L2.2 THICKENED CURB
SCALE: NTS



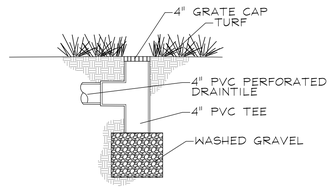
BB L2.2 THICKENED CURB
SCALE: NTS



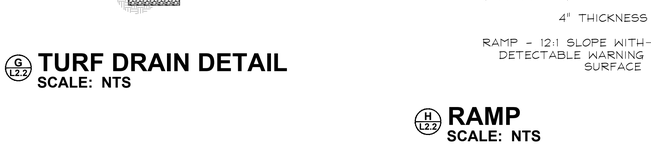
CC L2.2 THICKENED CURB
SCALE: NTS



E L2.2 CONCRETE CURB DETAIL
SCALE: NTS

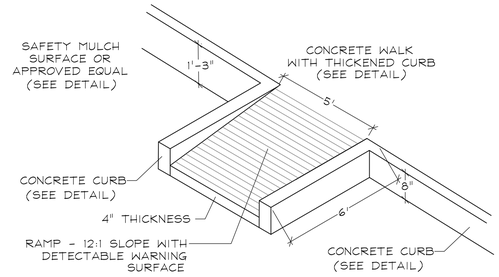


G L2.2 TURF DRAIN DETAIL
SCALE: NTS

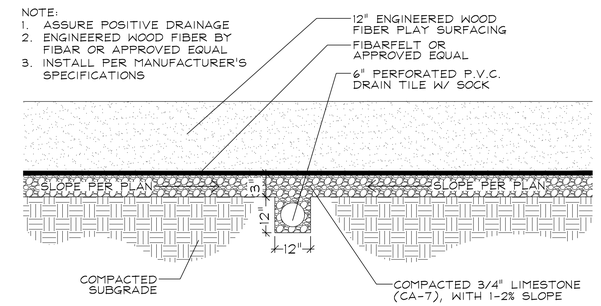


NOTE: THICKENED EDGE TO BE USED ADJACENT TO ALL PLAY AREAS

I L2.2 THICKENED CURB
SCALE: NTS



H L2.2 RAMP
SCALE: NTS



F L2.2 ENGINEERED WOOD FIBER SURFACING DETAIL
SCALE: NTS

PLAY LOT GENERAL NOTES:

1. CONCRETE WALK. SCORE WALK IN 5' MODULES OR AS SHOWN AND PROVIDE 1/2" EXPANSION JOINTS AT 30' INTERVALS OR AS SHOWN.
2. CONCRETE WALK. EXCAVATE TO SUBGRADES INDICATED AND INSTALL NEW CONC. PITCH WALKWAY AT A MIN. 2% IN THE DIRECTION OF THE DRAINAGE PATTERN SHOWN. BACKFILL WALK WITH TOPSOIL & BLEND INTO SURROUNDING GRADE.
3. ALL CONCRETE CURVES SHALL BE SMOOTH AND CONTINUOUS AS SHOWN IN THE DRAWINGS. SHARP BENDS OR KINKS IN THE PAVEMENT SHALL BE REMOVED OR REPLACED AT NO ADDITIONAL COST TO THE OWNER.
4. DASHED LINE AROUND APPARATUS COMPONENTS AND INDEPENDENT PLAY COMPONENTS REPRESENTS THE MINIMUM REQUIRED SAFETY ZONE (USE ZONE) CLEARANCE OF 6'-0" UNLESS OTHERWISE NOTED.
5. THE REQUIRED USE ZONE IN FRONT OF ALL SLIDE EXIT CHUTES SHALL EXTEND A MINIMUM DISTANCE OF THE HEIGHT OF THE SLIDE (ABOVE THE PLAYGROUND SURFACE) + 4'-0".
6. FOR PLAY APPARATUS CLUSTERS, AND INDEPENDENT PLAY COMPONENTS, SEE THE APPARATUS SCHEDULE FOR ITEM DESCRIPTIONS.
7. CONTRACTOR SHALL VERIFY ALL UNDERGROUND UTILITY LINES AND IS RESPONSIBLE FOR ANY DAMAGE.
8. CONTRACTER SHALL SURVEY AND LAYOUT SIDEWALK AND CURB.
9. CONTRACTER SHALL INSTALL TEMPORARY PROTECTION FENCING WHILE UNDER CONSTRUCTION
10. CONTRACTER SHALL GRADE AND EXCAVATE AREAS NECESSARY TO INSTALL THE HARDSCAPE AND PLAY EQUIPMENT AS DETAILED.
11. CONTRACTOR SHALL GUARANTEE ALL CONCRETE FOR TWO YEARS.
12. CONTRACTOR TO VERIFY POSITIVE DRAINAGE IN ALL AREAS WITHIN LIMITS OF WORK.

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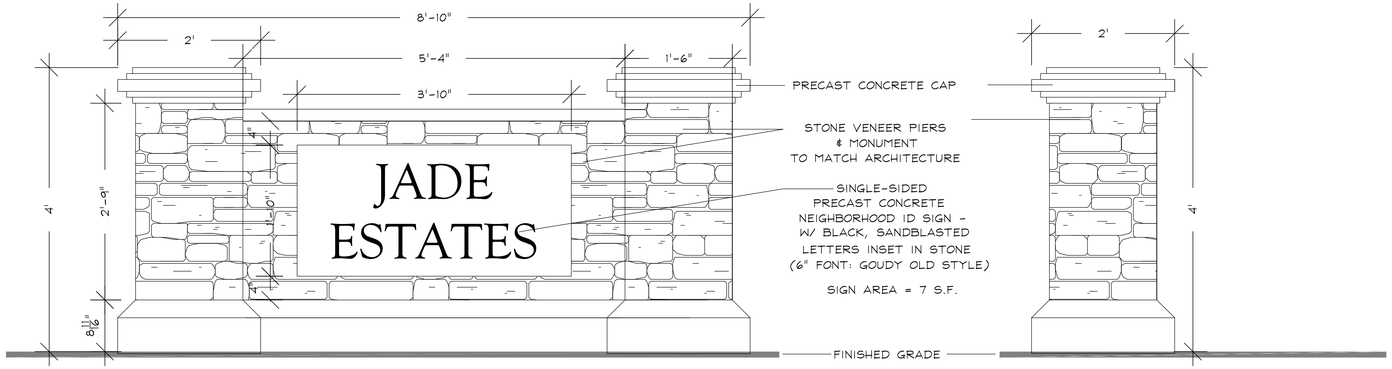
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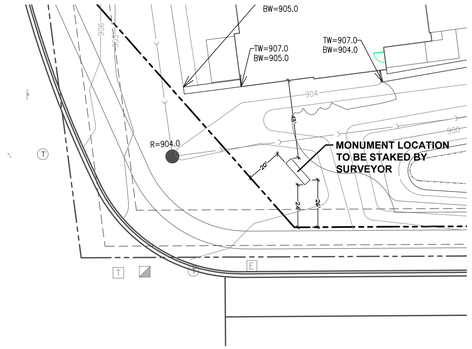
XREFS:

PLOT CONFIG:



FRONT ELEVATION
NOT TO SCALE

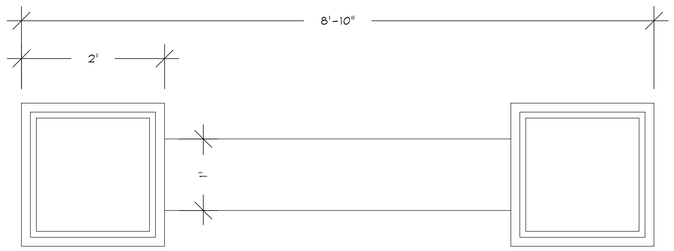
SIDE ELEVATION
NOT TO SCALE



MONUMENT LAYOUT DETAIL

0 10' 20' 40'
SCALE: 1"=20'

NORTH



PLAN VIEW
NOT TO SCALE

1.0 DESCRIPTION OF WORK

A. The work consists of all labor, materials, work and equipment necessary and required to complete monuments, fence and foundations as shown on drawings or specified herein, including, but not limited to:

1. Submission of color and material samples
2. Submission of shop drawings
3. Submission of construction schedule
4. Verification of existing conditions and underground utilities
5. Secure and pay for all permits, fees, inspections and schedule all inspections related to work, including J.U.L.I.E. locates.
6. Comply with all applicable codes

2.0 QUALITY ASSURANCE

A. Construction shall conform to ©Building Code Requirements for Engineered Brick Masonry," BIA, latest edition.

B. All brick and stone shall be finest architectural grade free of cracks, chips, defects, etc.

C. Installation shall be by a company continuously and regularly employed in the installation of brick and stone monuments for a period of at least 5 consecutive years.

D. No masonry shall be laid when the temperature is expected to fall below 40 degrees F, unless suitable means, submitted in writing to the owner, are provided to heat materials and protect the work. Protect work from cold and frost and insure that mortar will harden without freezing. N o additives shall be used, unless approved in writing by the owner.

E. All corners of monuments and piers are to be staked by engineer and verified by the contractor.

3.0 JOB CONDITIONS

A. Examine and evaluate grades, and soils. Provide soil testing and verify soils structural integrity. Observe the conditions under which work is to be performed and notify the owner 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 J.U.L.I.E.; 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. All streets and curbs must be cleaned at the end of each working day.

D. All OSHA requirements for safety must be adhered to at all times.

4.0 GUARANTEES

A. Guarantee monuments 1 year from final acceptance on owner's representative on workmanship and materials.

B. Where failures have occurred resulting from the concrete not meeting the specified design strength, or workmanship, it shall be the responsibility of the subcontractors in connection with the supplier to take whatever corrective actions are necessary to eliminate the problem. In addition, it shall be their responsibility to make restitution for their resulting repair work created by the problem.

5.0 SUBMITTALS

A. Construction Schedule: After award of the Contract, the Contractor shall prepare and submit to the owner or an owner authorized representative an estimated construction progress schedule for the work, including sub-schedules of related activities which are essential to its progress, as well as lead-time for materials.

1. Show complete sequence of construction by activity, with dates for beginning and completion of each element of construction. Schedule to represent a continuous flow of construction activities so that there are no days of non-activity on site.

B. Product Samples: Submit samples of stone, architectural pre-cast, mortars and sealants, slate, light fixtures, tile, and ornamental fencing for the owner's design conformance review prior to delivery to site.

C. Product Data: Submit product data for stone, limestone, architectural pre-cast, mortars and joint sealants, slate, tile, light fixtures, and ornamental fencing.

D. Provide certificate of insurance per the owner's requirements.

E. Provide names and contact information for any subcontractors and suppliers.

F. Shop Drawings:

1. Prepare and submit to the Owner's Representative for design conformance review complete cutting and setting drawings for all masonry work:
2. Submit one (1) set prints with following items in detail:
   a) Sizes
   b) Sections
   c) Dimensions and numbering of stone and brick.
   d) Arrangements of joints and bond.
3. Show jointing as indicated on the contract drawings, unless modification is reviewed for design conformance by Owner's Representative prior to preparation of shop drawings.
4. Establish jointing in accordance with industry standards and practices where not indicated on contract drawings.

6.0 PRODUCT DELIVERY, STORAGE, AND HANDLING

A. Loading and Shipment:

1. Pack carefully for transportation, with exercise of all customary and reasonable precautions against damage in transit, all brick, and limestone to be used for the work.
2. Load and ship all brick and cut stone in a sequence mutually agreed upon by the General Contractor and the material supplier.

B. Unloading and Storage:

1. Receive and unload at site all brick and stone with necessary care in handling to avoid damage or soiling.
2. Store brick and stone clear of ground on non-staining skids. Wood containing tannin, chemical treatment, or excessive amounts of resin shall not be used.
3. Cover brick and stone with waterproof, clean canvas, or polyethylene for protection from construction or natural elements.

7.0 INSTALLATION

A. Mortar:

1. Cement: white, non-staining masonry cement, conforming to ASTM-C91.
2. Sand: Clean, sharp, and washed, capable of passing a No. 16 sieve, and in conformance with ASTM-C1AA. Carefully select sand for use in pointing mortar for color to match limestone. For pointing mortar, select a white sand.
3. Lime: Hydrated, conforming to ASTM-C207, Type S.
4. Water: Clear, non-alkaline, potable and free of oils, salts, and other harmful elements.

B. Foundation

Concrete mix air entrainment, compressive strength at twenty-eight (28) days, and slump are to be designed and specified by the contractor's structural engineer.

C. Mortar Beds:

1. Lay brick with full mortar coverage on horizontal and vertical joints in all courses.
2. Provide sufficient mortar on ends of brick to completely fill head joints.
3. Rock closure into place with head joints thrown against two adjacent bricks in place.

D. Mortar Joints; Horizontal and vertical face joints:

1. Nominal thickness: 3/8 inch.
2. Construct uniform joints.
3. Shove vertical joints tight.
4. Tool concave joints in exposed surfaces when thumbprint hard.
5. Width, depth, and tooling of all mortar joints shall be consistent and shall not vary more than 1/8".
6. Movement joints: Keep clean of all mortar and debris.

E. Flashing:

1. Install complete and continuous under stone copings and other projections.
2. Lap joints 6". Seal entire contact surface with mastic.
3. Provide a mortar wash at the base of the cavity, underneath the through-wall flashing, pitching out.
4. Cover flashing with mortar.

F. Weepholes

1. Provide 3/8" cotton rope weeps. Rope weeps shall extend thru the veneer face and inside the cavity, lying on top and along the bottom length of the flashing. Cut rope flush with wall face.
2. Maximum spacing: rope weeps: 16 inches o.c., at wall base; 16 inches o.c. at lintels above openings.
3. Keep weepholes and area above flashing free of mortar droppings.

8.0 CLEAN UP AND PROTECTION

A. All material shall be washed with fiber brushes, soap powder, and clean water or Owner reviewed mechanical cleaning process.

B. Sand blasting, wire brushes, or acids shall not be used. Exceptions may be considered if reviewed by the Owner or an Owner authorized representative.

C. During work, store materials and equipment as directed by the owner.

D. Protect work and materials from damage due to operations by other trades and trespassers. Maintain protection during installation.

9.0 INSPECTION AND ACCEPTANCE

A. The Owner and or the Owner's representative reserves the right to inspect materials and workmanship at the site prior to, during construction, or at the time of inspection for compliance with these specifications.

B. Notify the Owner's representative when completed, for final design conformance review.

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L3.1

X:\GRW\CAD\PROJECTS\AC24134 JADE ESTATES\CAD\PLOT\AC24134 L3.1 MONUMENT DETAILS.DWG

TREE INVENTORY
DATE: 1/4/2022 - 1/26/2022
PROJECT NAME: Crystal Woods Estates - NEC Sands Rd. and Three Oaks Rd., Crystal Lake, IL
TREE SURVEY CONDUCTED BY: Davey Resource Group
CLIENT: Projades, LLC
GRWA PROJECT NUMBER: AC24134

1) Trees measured at 4.5 above the ground - DBH (diameter Breast Height)
2) All trees 2" DBH and above tagged. Shrubs were not tagged.
3) Health Rating:

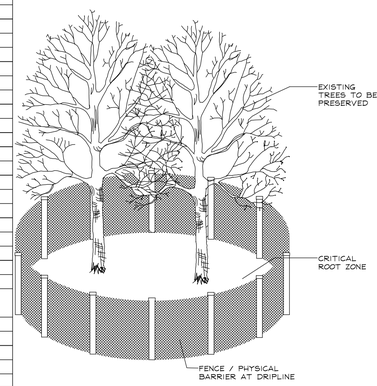
Rating	Description	Criteria
1	Excellent	Less than 10% dead wood, typical growth for species, no observed defects
2	Good to Fair	Less than 20% dead wood, minor defects, sound structure, no decay
3	Fair	Less than 30% dead wood, minor crown die-back, minor trunk damage or cavities
4	Fair to Poor	Approximately 30-50% dead wood, lacking full crown, minor disease evidence, trunk damage
5	Poor	Over 50% dead wood, lacking full crown, disease or decay evident, structural damage/cavities
6	Dead	Less than 10% living wood, greater than 50% missing bark, adventitious growth only, decay

TOTAL TREES REVIEWED: 1723 **REVISED: 6.10.2025**

TAG NO.	SCIENTIFIC NAME	COMMON NAME	DBH (inches)	GROUP	RATING	NOTES	PROPOSED ACTION	REPLACEMENT VALUE (CAL. IN.)
1	*Fraxinus pennsylvanica*	Green ash	6.2	D	3-Fair	DW, growing into neighboring tree, parkway tree	REMOVE	0
2	*Acer negundo*	Boxelder	11.4	D	3-Fair	DW, leaning, parkway tree	REMOVE	0
3	*Acer negundo*	Boxelder	8.1	D	3-Fair	DW, parkway tree	REMOVE	0
4	*Acer negundo*	Boxelder	10.4	D	3-Fair	DW, 4-Poor form, parkway tree	REMOVE	0
5	*Acer saccharinum*	Silver maple	10.3	C	3-Fair	DW, parkway tree	REMOVE	0
6	*Acer saccharinum*	Silver maple	18.1	C	3-Fair	DW, codominants	REMOVE	1.81
7	*Acer saccharinum*	Silver maple	15.3	C	3-Fair	co-dominants, parkway tree	REMOVE	0
8	*Acer saccharinum*	Silver maple	7.6	C	3-Fair	DW	REMOVE	0.76
9	*Acer saccharinum*	Silver maple	13.3	C	3-Fair	Trunk decay	REMOVE	1.33
10	*Acer saccharinum*	Silver maple	6.9	C	3-Fair	4-Poor form	REMOVE	0.69
11	*Acer saccharinum*	Silver maple	14.8	C	3-Fair	Co-dominants	REMOVE	1.48
12	*Acer saccharinum*	Silver maple	8.0	C	3-Fair	DW	REMOVE	0.8
13	*Acer saccharinum*	Silver maple	13.1	C	3-Fair	Co-dominants	REMOVE	1.31
14	*Acer saccharinum*	Silver maple	6.4	C	2-Good		REMOVE	0.64
15	*Acer saccharinum*	Silver maple	7.1	C	3-Fair	DW, 4-Poor form	REMOVE	0.71
16	*Acer saccharinum*	Silver maple	10.9	C	3-Fair	DW, co-dominants	REMOVE	1.09
17	*Acer negundo*	Boxelder	6.7	D	4-Poor	DW, 4-Poor form	REMOVE	0
18	*Acer saccharinum*	Silver maple	12.2	C	3-Fair	Co-dominants, leaning	REMOVE	1.22
19	*Acer saccharinum*	Silver maple	12.3	C	3-Fair	DW, leaning	REMOVE	1.23
20	*Acer saccharinum*	Silver maple	7.3	C	3-Fair	DW	REMOVE	0.73
21	*Acer saccharinum*	Silver maple	12.3	C	3-Fair	DW, decay, leaning	REMOVE	1.23
22	*Acer saccharinum*	Silver maple	6.3	C	3-Fair	MS, 6.6, 6.0, included bark	REMOVE	0.63
23	*Acer saccharinum*	Silver maple	12.7	C	2-Good		REMOVE	1.27
24	*Acer saccharinum*	Silver maple	14.1	C	3-Fair	DW	REMOVE	1.41
25	*Acer saccharinum*	Silver maple	6.9	C	4-Poor	DW, leaning	REMOVE	0
26	*Acer saccharinum*	Silver maple	8.5	C	3-Fair	DW	REMOVE	0.85
27	*Morus alba*	White mulberry	6.0	D	4-Poor	DW	REMOVE	0
28	*Acer saccharinum*	Silver maple	8.3	C	3-Fair	DW, 4-Poor form	REMOVE	0.83
29	*Morus alba*	White mulberry	6.0	D	3-Fair	DW, 4-Poor form	REMOVE	0.3
30	*Acer saccharinum*	Silver maple	12.6	C	3-Fair	DW, 4-Poor form	REMOVE	1.26
31	*Acer saccharinum*	Silver maple	10.7	C	3-Fair	DW	REMOVE	1.07
32	*Acer saccharinum*	Silver maple	14.3	C	3-Fair	DW, 4-Poor form	REMOVE	1.43
33	*Acer negundo*	Boxelder	9.3	D	4-Poor	DW, 4-Poor form	REMOVE	0
34	*Acer negundo*	Boxelder	15.3	D	4-Poor	DW, 4-Poor form	REMOVE	0
35	*Acer saccharinum*	Silver maple	15.7	C	3-Fair	Co-dominants	REMOVE	1.57
36	*Acer saccharinum*	Silver maple	8.7	C	3-Fair	DW	REMOVE	0.87
37	*Acer saccharinum*	Silver maple	13.2	C	3-Fair	DW, broken branches, co-dominants	REMOVE	1.32
38	*Acer saccharinum*	Silver maple	12.4	C	3-Fair	DW, trunk decay	REMOVE	1.24
39	*Morus alba*	White mulberry	22.9	D	4-Poor	DW, co-dominants, broken branches	REMOVE	0
40	*Acer saccharinum*	Silver maple	10.0	C	3-Fair	DW	REMOVE	1
41	*Acer saccharinum*	Silver maple	11.3	C	3-Fair	DW, broken branches, co dominant,	REMOVE	1.13
42	*Robinia pseudoacacia*	Black locust	20.9	D	4-Poor	DW, co-dominants, included bark	REMOVE	0
43	*Acer saccharinum*	Silver maple	12.9	C	3-Fair	DW, co-dominants	REMOVE	1.29
44	*Robinia pseudoacacia*	Black locust	20.0	D	4-Poor	DW, co-dominants, included bark	REMOVE	0
45	*Acer saccharinum*	Silver maple	4.5	C	3-Fair	MS, 4.6, 4.4, DW	REMOVE	0
46	*Acer saccharinum*	Silver maple	6.0	C	3-Fair	DW	REMOVE	0.6
47	*Acer saccharinum*	Silver maple	7.8	C	3-Fair	DW, co-dominants	REMOVE	0.78
48	*Acer negundo*	Boxelder	13.4	D	4-Poor	DW, broken branches, parkway tree	REMOVE	0
49	*Juglans nigra*	Black walnut	10.2	C	3-Fair	MS, 9.5, 10.8, co-dominants, included bark, DW, parkway tree	REMOVE	0
50	*Robinia pseudoacacia*	Black locust	16.0	D	3-Fair	DW	REMOVE	0.8
51	*Robinia pseudoacacia*	Black locust	14.7	D	3-Fair	DW	REMOVE	0.735
52	*Juglans nigra*	Black walnut	7.7	C	3-Fair	DW	REMOVE	0.77
53	*Quercus macrocarpa*	Bur oak	40.1	A	3-Fair	DW, broken branches	REMOVE	20.05
54	*Acer negundo*	Boxelder	11.4	D	4-Poor	DW, co-dominants, 4-Poor form, parkway tree	REMOVE	0
55	*Acer negundo*	Boxelder	6.2	D	3-Fair	DW, leaning, decay, parkway tree, parkway tree	REMOVE	0
56	*Morus alba*	White mulberry	15.5	D	3-Fair	DW, co-dominants, included bark, parkway tree	REMOVE	0
57	*Morus alba*	White mulberry	10.9	D	4-Poor	MS, 12.4, 9.4, DW, included bark	REMOVE	0
58	*Ulmus americana*	American elm	20.2	A	3-Fair	DW, broken branches, parkway tree	REMOVE	0
59	*Morus alba*	White mulberry	7.2	D	3-Fair	MS, 8.5, 4.5, 8.6, included bark, DW, 4-Poor form, parkway tree	REMOVE	0
60	*Morus alba*	White mulberry	16.8	D	3-Fair	DW, co-dominants, included bark, pkwy tree	REMOVE	0
61	*Morus alba*	White mulberry	7.2	D	4-Poor	DW, included bark, 4-Poor form, parkway tree	REMOVE	0
62	*Morus alba*	White mulberry	10.7	D	3-Fair	DW, 4-Poor form, parkway tree	REMOVE	0
63	*Morus alba*	White mulberry	8.6	D	3-Fair	MS, 9.7, 7.5, included bark, DW, parkway tree	REMOVE	0
64	*Morus alba*	White mulberry	9.5	D	3-Fair	DW, co-dominants, parkway tree	REMOVE	0
65	*Picea glauca*	White spruce	11.1	B	4-Poor	80-90% DW	REMOVE	0
66	*Quercus macrocarpa*	Bur oak	37.2	A	3-Fair	DW, co-dominants, near street, parkway tree	REMOVE	0
67	*Prunus serotina*	Black cherry	7.8	C	4-Poor	DW, 4-Poor form, parkway tree	REMOVE	0
68	*Morus alba*	White mulberry	8.5	D	3-Fair	DW, 4-Poor form, parkway tree	REMOVE	0
69	*Acer plantanoides*	Norway maple	5.8	B	3-Fair	4-Poor form, parkway tree	REMOVE	0
70	*Quercus macrocarpa*	Bur oak	30.8	A	3-Fair	DW, broken branches	REMOVE	15.4
71	*Quercus macrocarpa*	Bur oak	26.1	A	4-Poor	DW, co-dominants, broken branches	REMOVE	0
72	*Morus alba*	White mulberry	13.4	D	4-Poor	DW, co-dominants, broken branches	REMOVE	0
73	*Quercus macrocarpa*	Bur oak	21.3	A	3-Fair	DW, leaning	REMOVE	10.65
74	*Quercus macrocarpa*	Bur oak	27.8	A	3-Fair	DW, co-dominants	REMOVE	13.9
75	*Acer plantanoides*	Norway maple	10.2	B	3-Fair	DW, 4-Poor form, parkway tree	REMOVE	0
76	*Prunus serotina*	Black cherry	10.8	C	3-Fair	DW, leaning, 4-Poor form, parkway tree	REMOVE	0
77	*Juglans nigra*	Black walnut	9.1	C	3-Fair	DW, 4-Poor form, parkway tree	REMOVE	0
78	*Carya Ovata*	Shagbark hickory	2.2	B	2-Good	parkway tree	REMOVE	0
79	*Morus alba*	White mulberry	6.1	D	3-Fair	DW, parkway tree	REMOVE	0
80	*Prunus serotina*	Black cherry	6.1	C	3-Fair	DW	REMOVE	0.61
81	*Quercus macrocarpa*	Bur oak	28.1	A	3-Fair	DW, co-dominants	REMOVE	14.05
82	*Quercus macrocarpa*	Bur oak	24.8	A	3-Fair	DW, co-dominants	PRESERVE - OFFSITE	
83	*Prunus serotina*	Black cherry	6.0	C	3-Fair	DW, 4-Poor form	REMOVE	0.6
84	*Robinia pseudoacacia*	Black locust	7.4	D	3-Fair	DW	REMOVE	0.37
85	*Quercus macrocarpa*	Bur oak	21.9	A	3-Fair	DW	REMOVE	10.95
86	*Robinia pseudoacacia*	Black locust	8.5	D	4-Poor	DW, co-dominants	PRESERVE -	0
87	*Acer negundo*	Boxelder	7.9	D	4-Poor	DW, 4-Poor form	REMOVE	0
88	*Quercus macrocarpa*	Bur oak	36.8	A	3-Fair	DW, co-dominants	REMOVE	18.4
89	*Quercus macrocarpa*	Bur oak	24.6	A	3-Fair	DW, co-dominants	REMOVE	12.3
90	*Robinia pseudoacacia*	Black locust	6.2	D	3-Fair	DW	REMOVE	0.31

Caliper Tree Replacement Summary		
Total Caliper Replacement Required	2036.63	
Total Caliper Replacement Proposed	1270.5	
Remaining Caliper Required:	**766.13**	
Remaining Caliper Required	/ Caliper per Tree	= Req. Trees
766.13	2.5	306
Cash in leu via Open Space:	306 x $425 =	**$130,050**

Replacement Type	Quantity	Cal. Size	Cal. Credits
Upgraded Areas (6 Trees @ 2.5" per area)	5	15 per area	75
Site Canopy Trees	161	3.5	563.5
Site Ornamental Trees	102	2.5	255
Site Evergreen Trees	58	1.5	87
Foundation Ornamental Trees	30	2.5	75
Foundation Evergreen Trees	215	1.0	215
Total Proposed Caliper Credit:			**1270.5**



TREE PRESERVATION DETAIL
(NOT TO SCALE)
SEE NOTES

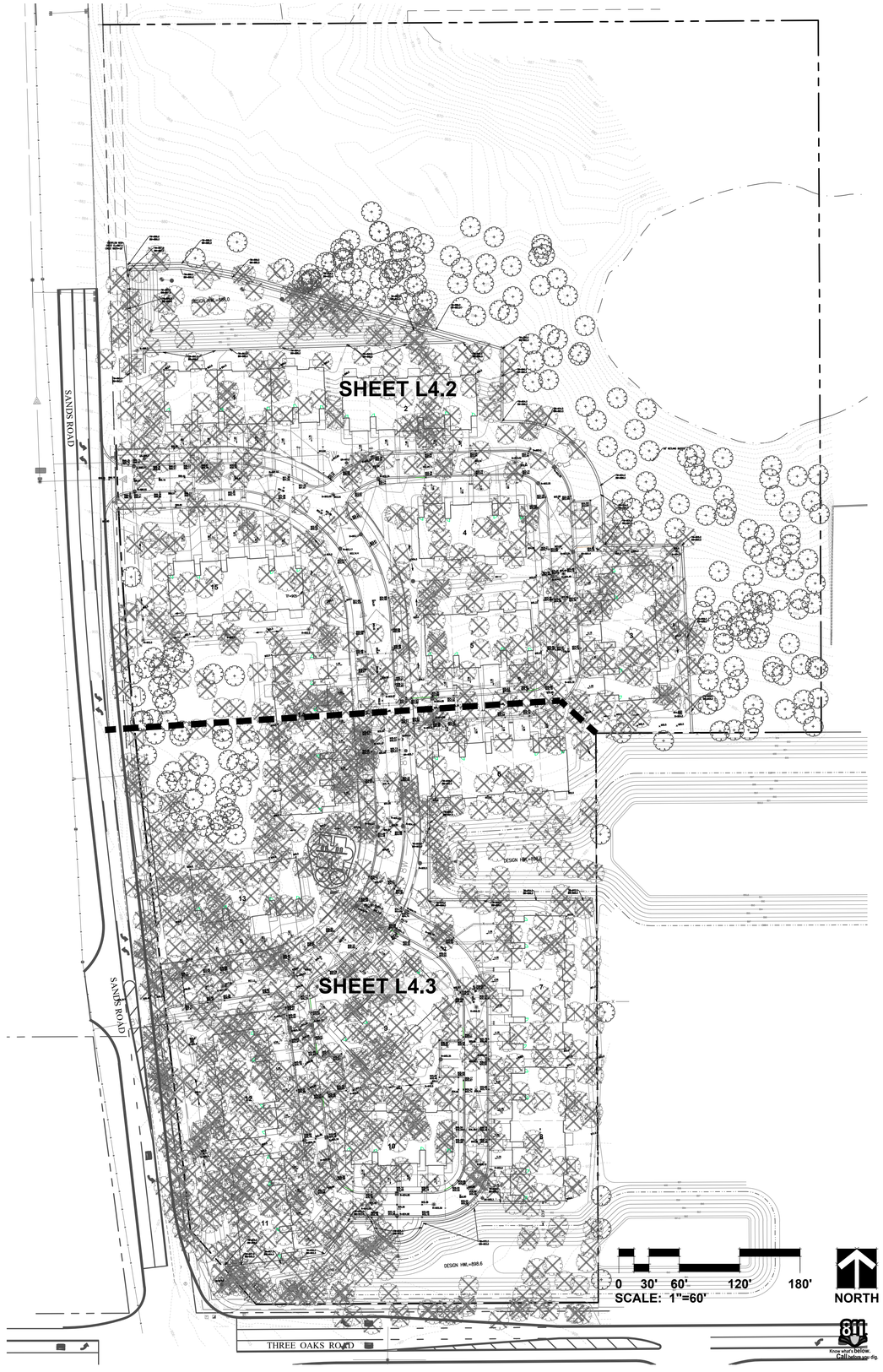
TREE PRESERVATION NOTES

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 recommnended 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.

LEGEND

TREE TO BE PRESERVED

TREE TO BE REMOVED



GARY R. WEBER ASSOCIATES, INC.
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402 W. LIBERTY DRIVE
WHEATON, ILLINOIS 60187
PHONE: 630-668-7197
www.grwainc.com

CIVIL ENGINEER
ADVANTAGE CONSULTING ENGINEERS
80 MAIN STREET, SUITE 17
LEMONT, ILLINOIS 60439

JADE ESTATES
CRYSTAL LAKE, ILLINOIS

OVERALL TREE PRESERVATION PLAN

03	2026.04.17
02	2026.02.27
01	2026.01.02
REVISIONS	

DATE	07.08.2025
PROJECT NO.	AC24134
DRAWN	SMR
CHECKED	MNW
SHEET NO.	

L4.1

XREFS:
PLOT CONFIG:

SANDS ROAD

MATCHLINE - SEE SHEET L4.3

0 15' 30' 60' 90'
SCALE: 1"=30'

NORTH

Know what's Below. Call before you dig.

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TREE PRESERVATION PLAN

03	2026.04.17
02	2026.02.27
01	2026.01.02
REVISIONS	

DATE	07.08.2025
PROJECT NO.	AC24134
DRAWN	SMR
CHECKED	MNW
SHEET NO.	

L4.2

XREFS

PLOT.COMFG

MATCHLINE - SEE SHEET L4.2

SANDS ROAD

THREE OAKS ROAD

MONUMENT SET OR FOUND TO BE STAKED BY SURVEYOR

SCALE: 1"=30'

0 15' 30' 60' 90'

NORTH

Know what's below. Call before you dig.

GRWA

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TREE PRESERVATION PLAN

03	2026.04.17
02	2026.02.27
01	2026.01.02

REVISIONS

DATE	07.08.2025
PROJECT NO.	AC24134
DRAWN	SMR
CHECKED	MNW

SHEET NO.

L4.3

XREFS:

PLOT CONFIG:

TAG NO.	SCIENTIFIC NAME	COMMON NAME	DBH (inches)	GROUP	RATING	NOTES	PROPOSED ACTION	REPLACEMENT VALUE (CAL. IN.)
91	*Morus alba*	White mulberry	6.1	D	3-Fair	DW	REMOVE	0.305
92	*Morus alba*	White mulberry	12.1	D	4-Poor	DW, broken branches, included bark	REMOVE	0
93	*Robinia pseudoacacia*	Black locust	17.7	D	3-Fair	DW	REMOVE	0.885
94	*Acer negundo*	Boxelder	7.6	D	4-Poor	DW, 4-Poor form	REMOVE	0
95	*Ulmus americana*	American elm	9.3	A	3-Fair	4-Poor form	REMOVE	4.65
96	*Prunus serotina*	Black cherry	19.8	C	4-Poor	DW, broken branches, co-dominants	REMOVE	0
97	*Robinia pseudoacacia*	Black locust	24.4	D	3-Fair	DW, co-dominants	REMOVE	1.22
98	*Juglans nigra*	Black walnut	14.4	C	3-Fair	DW, co-dominants	REMOVE	1.44
99	*Ulmus americana*	American elm	6.5	A	3-Fair	DW, broken branches	REMOVE	3.25
100	*Robinia pseudoacacia*	Black locust	13.3	D	3-Fair	DW	REMOVE	0.665
101	*Robinia pseudoacacia*	Black locust	8.4	D	3-Fair	DW	REMOVE	0.42
102	*Robinia pseudoacacia*	Black locust	7.7	D	3-Fair	DW	REMOVE	0.385
103	*Robinia pseudoacacia*	Black locust	12.9	D	3-Fair	DW	REMOVE	0.645
104	*Acer negundo*	Boxelder	8.4	D	4-Poor	DW, leaning	REMOVE	0
105	*Robinia pseudoacacia*	Black locust	11	D	3-Fair	DW, co-dominants	REMOVE	0.55
106	*Robinia pseudoacacia*	Black locust	9	D	3-Fair	DW	REMOVE	0.45
107	*Robinia pseudoacacia*	Black locust	11.7	D	3-Fair	MS, 11.1, 12.2, included bark, DW	REMOVE	0.585
108	*Robinia pseudoacacia*	Black locust	11.8	D	3-Fair	DW	REMOVE	0.59
109	*Acer saccharinum*	Silver maple	12.7	C	3-Fair	DW, co-dominant	REMOVE	1.27
110	*Acer saccharinum*	Silver maple	10.8	C	3-Fair	DW	REMOVE	1.08
111	*Acer saccharinum*	Silver maple	8.1	C	3-Fair	DW, 4-Poor form	REMOVE	0.81
112	*Acer saccharinum*	Silver maple	6.2	C	3-Fair	DW, co-dominant, 4-Poor form	REMOVE	0.62
113	*Robinia pseudoacacia*	Black locust	13.5	D	3-Fair	DW	REMOVE	0.675
114	*Robinia pseudoacacia*	Black locust	13.4	D	3-Fair	DW, included bark	REMOVE	0.67
115	*Robinia pseudoacacia*	Black locust	13	D	5-Critical	DW, co-dominants, included bark, trunk splitting	REMOVE	0
116	*Acer saccharinum*	Silver maple	8	C	5-Critical	MS, 9.9, 6.1, broken branches, co-dominant, included bark	REMOVE	0
117	*Robinia pseudoacacia*	Black locust	13.2	D	4-Poor	DW, included bark, co-dominants	REMOVE	0
118	*Morus alba*	White mulberry	12.4	D	4-Poor	DW, co-dominants, included bark	REMOVE	0
119	*Robinia pseudoacacia*	Black locust	8.1	D	5-Critical	DW	REMOVE	0
120	*Acer saccharinum*	Silver maple	10.9	C	3-Fair	DW, 4-Poor form	REMOVE	1.09
121	*Acer saccharinum*	Silver maple	15.9	C	3-Fair	DW, co-dominants	REMOVE	1.59
122	*Acer saccharinum*	Silver maple	7.4	C	3-Fair	DW, co-dominants	REMOVE	0.74
123	*Robinia pseudoacacia*	Black locust	11.5	D	3-Fair	MS, 14.0, 9.0, co-dominants, included bark, DW	REMOVE	0.575
124	*Acer negundo*	Boxelder	6.3	D	4-Poor	DW, broken branches, trunk wound	REMOVE	0
125	*Robinia pseudoacacia*	Black locust	24.5	D	4-Poor	DW, co-dominants, included bark, decay	REMOVE	0
126	*Acer saccharinum*	Silver maple	9.9	C	3-Fair	DW, co-dominants	REMOVE	0.99
127	*Acer saccharinum*	Silver maple	6.1	C	3-Fair	DW	REMOVE	0.61
128	*Acer saccharinum*	Silver maple	7.1	C	3-Fair	DW	REMOVE	0.71
129	*Acer saccharinum*	Silver maple	7.5	C	3-Fair	DW	REMOVE	0.75
130	*Acer saccharinum*	Silver maple	11.2	C	3-Fair	MS, 9.8, 12.6, co-dominants, included bark, DW	REMOVE	1.12
131	*Acer saccharinum*	Silver maple	10.8	C	2-Good		REMOVE	1.08
132	*Acer saccharinum*	Silver maple	12.8	C	3-Fair	DW, co-dominants	REMOVE	1.28
133	*Acer saccharinum*	Silver maple	6.7	C	4-Poor	DW	REMOVE	0
134	*Acer saccharinum*	Silver maple	7.7	C	5-Critical	DW	REMOVE	0
135	*Ulmus americana*	American elm	6.1	A	2-Good		REMOVE	3.05
136	*Juglans nigra*	Black walnut	11.4	C	3-Fair	DW, parkway tree	REMOVE	0
137	*Acer negundo*	Boxelder	13.2	D	4-Poor	MS, 13.4, 13.0, DW, co-dominants, 4-Poor form	REMOVE	0
138	*Ulmus americana*	American elm	7.3	A	3-Fair	DW, parkway tree	REMOVE	0
139	*Ulmus americana*	American elm	22.5	A	3-Fair	DW, co-dominants, included bark, growing into neighboring tree, parkway tree	REMOVE	0
140	*Robinia pseudoacacia*	Black locust	15.7	D	3-Fair	DW, parkway tree	REMOVE	0
141	*Acer negundo*	Boxelder	8.9	D	4-Poor	DW, 4-Poor form, leaning	REMOVE	0
142	*Juglans nigra*	Black walnut	8.4	C	3-Fair	DW	PRESERVE	0
143	*Acer saccharinum*	Silver maple	8.8	C	5-Critical	DW	REMOVE	0
144	*Juglans nigra*	Black walnut	14	C	3-Fair	DW	REMOVE	1.4
145	*Robinia pseudoacacia*	Black locust	12.6	D	4-Poor	DW, parkway tree	REMOVE	0
146	*Ulmus americana*	American elm	10.1	A	3-Fair	DW, leaning, parkway tree	REMOVE	0
147	*Acer plantanoides*	Norway maple	9.9	B	3-Fair	DW, parkway tree	REMOVE	0
148	*Acer plantanoides*	Norway maple	6.8	B	3-Fair	DW, parkway tree	REMOVE	0
149	*Prunus serotina*	Black cherry	10.1	C	4-Poor	MS, 10.8, 9.4, DW, dead leader	REMOVE	0
150	*Acer plantanoides*	Norway maple	7.3	B	4-Poor	Topped, parkway tree	REMOVE	0
151	*Acer plantanoides*	Norway maple	8.2	B	3-Fair	DW, leaning, parkway tree	REMOVE	0
152	*Carya Ovata*	Shagbark hickory	3.4	B	2-Good	leaning, parkway tree	REMOVE	0
153	*Populus deltoides*	Eastern cottonwood	17.5	D	3-Fair	DW, co-dominants, parkway tree	REMOVE	0
154	*Robinia pseudoacacia*	Black locust	9.5	D	3-Fair	DW, co-dominants, included bark, parkway tree	REMOVE	0
155	*Aesculus glabra*	Ohio buckeye	2	B	2-Good	MS, 2.0, 2.1, co-dominants, parkway tree	REMOVE	0
156	*Robinia pseudoacacia*	Black locust	10.2	D	5-Critical	DW, co-dominants, included bark	REMOVE	0
157	*Acer saccharinum*	Silver maple	9.8	C	3-Fair	DW	REMOVE	0.98
158	*Ulmus americana*	American elm	6.9	A	3-Fair	DW, co-dominants	REMOVE	3.45
159	*Acer saccharinum*	Silver maple	12.5	C	3-Fair	DW	REMOVE	1.25
160	*Acer saccharinum*	Silver maple	12.1	C	3-Fair	DW	REMOVE	1.21
161	*Acer saccharinum*	Silver maple	9.4	C	3-Fair	DW, co-dominants, broken branches	REMOVE	0.94
162	*Robinia pseudoacacia*	Black locust	7.8	D	4-Poor	MS, 7.6, 7.9, DW, co-dominants, included bark	REMOVE	0
163	*Acer saccharinum*	Silver maple	6.2	C	3-Fair	DW	REMOVE	0.62
164	*Acer saccharinum*	Silver maple	10.6	C	4-Poor	DW	REMOVE	0
165	*Acer saccharinum*	Silver maple	9.4	C	3-Fair	DW	REMOVE	0.94
166	*Acer saccharinum*	Silver maple	8.4	C	3-Fair	DW	REMOVE	0.84
167	*Acer saccharinum*	Silver maple	7.2	C	3-Fair	DW	REMOVE	0.72
168	*Acer saccharinum*	Silver maple	10	C	3-Fair	DW	REMOVE	1
169	*Acer saccharinum*	Silver maple	12.3	C	3-Fair	DW, 4-Poor form	REMOVE	1.23
170	*Acer saccharinum*	Silver maple	9.4	C	3-Fair	DW, leaning	REMOVE	0.94
171	*Robinia pseudoacacia*	Black locust	13.1	D	3-Fair	DW, co-dominants, included bark	REMOVE	0.655
172	*Acer saccharinum*	Silver maple	7.4	C	5-Critical	DW	REMOVE	0
173	*Acer saccharinum*	Silver maple	9.9	C	3-Fair	DW, 4-Poor form	REMOVE	0.99
174	*Acer saccharinum*	Silver maple	10.2	C	3-Fair	DW, co-dominants	REMOVE	1.02
175	*Acer saccharinum*	Silver maple	14.3	C	3-Fair	DW, co-dominants	REMOVE	1.43
176	*Acer saccharinum*	Silver maple	12.8	C	3-Fair	DW	REMOVE	1.28
177	*Acer saccharinum*	Silver maple	12.1	C	3-Fair	DW	REMOVE	1.21
178	*Acer saccharinum*	Silver maple	7.7	C	3-Fair	DW	REMOVE	0.77
179	*Acer saccharinum*	Silver maple	8.2	C	3-Fair	DW	REMOVE	0.82
180	*Acer saccharinum*	Silver maple	13.3	C	3-Fair	DW, co-dominants	REMOVE	1.33
181	*Acer saccharinum*	Silver maple	6.6	C	3-Fair		REMOVE	0.66
182	*Acer saccharinum*	Silver maple	8.7	C	3-Fair	DW	REMOVE	0.87
183	*Acer saccharinum*	Silver maple	17.2	C	3-Fair	DW, co-dominants	REMOVE	1.72
184	*Acer saccharinum*	Silver maple	10.7	C	3-Fair	leaning	REMOVE	1.07
185	*Acer saccharinum*	Silver maple	7.9	C	3-Fair	DW, leaning	REMOVE	0.79
186	*Acer saccharinum*	Silver maple	8.5	C	3-Fair	DW	REMOVE	0.85
187	*Robinia pseudoacacia*	Black locust	7.5	D	3-Fair	DW	REMOVE	0.375
188	*Acer saccharinum*	Silver maple	13.2	C	3-Fair	DW, co-dominants	REMOVE	1.32
189	*Acer saccharinum*	Silver maple	6.8	C	3-Fair	DW	REMOVE	0.68
190	*Acer saccharinum*	Silver maple	7.6	C	3-Fair	DW	REMOVE	0.76
191	*Acer saccharinum*	Silver maple	6.7	C	3-Fair	DW	REMOVE	0.67
192	*Acer saccharinum*	Silver maple	7.6	C	3-Fair	DW	REMOVE	0.76
193	*Acer saccharinum*	Silver maple	10.7	C	3-Fair	DW, co-dominants	REMOVE	1.07
194	*Juglans nigra*	Black walnut	15.3	C	3-Fair	DW	REMOVE	1.53
195	*Acer saccharinum*	Silver maple	6.2	C	3-Fair	DW	REMOVE	0.62
196	*Acer negundo*	Boxelder	12.2	D	4-Poor	DW, co-dominants, broken branches	REMOVE	0
197	*Robinia pseudoacacia*	Black locust	29.2	D	4-Poor	DW, decay/cavity	REMOVE	0
198	*Robinia pseudoacacia*	Black locust	20.9	D	4-Poor	MS, 22.3, 19.4, co-dominants, decay, fungi present	REMOVE	0
199	*Robinia pseudoacacia*	Black locust	8.1	D	5-Critical	MS, 6.8, 9.5, DW	REMOVE	0
200	*Robinia pseudoacacia*	Black locust	42.4	D	4-Poor	DW, co-dominants, included bark, decay	REMOVE	0
201	*Acer negundo*	Boxelder	6	D	4-Poor	DW, decay, 4-Poor form	REMOVE	0
202	*Prunus serotina*	Black cherry	17.5	C	3-Fair	DW, co-dominants	REMOVE	1.75
203	*Acer saccharinum*	Silver maple	45.5	C	3-Fair	DW, co-dominants, included bark	REMOVE	4.55
204	*Robinia pseudoacacia*	Black locust	18.4	D	2-Good	MS, 23.2, 13.5, DW, co-dominants, included bark	REMOVE	0.92
205	*Robinia pseudoacacia*	Black locust	8.8	D	4-Poor	DW, 4-Poor form	REMOVE	0
206	*Quercus rubra*	Northern red oak	43.1	B	4-Poor	DW, cavity/decay	REMOVE	0
207	*Morus alba*	White mulberry	7.5	D	3-Fair	DW, 4-Poor form	REMOVE	0.375
208	*Morus alba*	White mulberry	4.2	D	3-Fair	MS, 3.8, 4.6, co-dominants, DW	REMOVE	0
209	*Robinia pseudoacacia*	Black locust	10.5	D	4-Poor	DW, decay	REMOVE	0
210	*Robinia pseudoacacia*	Black locust	23	D	3-Fair	DW, co-dominants, included bark	REMOVE	1.15
211	*Robinia pseudoacacia*	Black locust	39.7	D	3-Fair	DW	REMOVE	1.985
212	*Morus alba*	White mulberry	11	D	4-Poor	DW, 4-Poor form, growing in fence	REMOVE	0
213	*Morus alba*	White mulberry	4.3	D	3-Fair	MS, 8.0, 4.9, 2.1, 2.2, DW, included bark	REMOVE	0
214	*Morus alba*	White mulberry	5.8	D	4-Poor	DW, 4-Poor form	REMOVE	0
215	*Robinia pseudoacacia*	Black locust	9.4	D	3-Fair	DW	REMOVE	0.47
216	*Robinia pseudoacacia*	Black locust	7.6	D	3-Fair	DW	REMOVE	0.38
217	*Robinia pseudoacacia*	Black locust	7.2	D	5-Critical	DW	REMOVE	0
218	*Acer negundo*	Boxelder	7.3	D	4-Poor	DW, broken branches	REMOVE	0
219	*Quercus macrocarpa*	Bur oak	34.3	A	3-Fair	DW, co-dominants	REMOVE	17.15
220	*Acer negundo*	Boxelder	9.4	D	5-Critical	MS, 12.4, 6.3, DW, Broken branches, 4-Poor form	REMOVE	0
221	*Acer plantanoides*	Norway maple	12	B	3-Fair	DW, leaning	REMOVE	3.6
222	*Quercus macrocarpa*	Bur oak	29	A	3-Fair	DW, co-dominants	REMOVE	14.5
223	*Acer negundo*	Boxelder	10.4	D	4-Poor	DW, 4-Poor form	REMOVE	0
224	*Acer negundo*	Boxelder	10.6	D	4-Poor	DW, 4-Poor form	REMOVE	0
225	*Morus alba*	White mulberry	9.5	D	4-Poor	DW, 4-Poor form, included bark	REMOVE	0
226	*Acer negundo*	Boxelder	9.1	D	3-Fair	MS, 9.2, 8.9, DW, co-dominants, poor form	REMOVE - OFFSITE	
227	*Morus alba*	White mulberry	9	D	3-Fair	DW, 4-Poor form	REMOVE	0.45
228	*Morus alba*	White mulberry	8	D	3-Fair	DW, co-dominants, included bark	REMOVE	0.4
229	*Prunus serotina*	Black cherry	7.7	C	4-Poor	DW, 4-Poor form	REMOVE	0
230	*Prunus serotina*	Black cherry	9.5	C	4-Poor	DW, broken branches	REMOVE	0
231	*Quercus macrocarpa*	Bur oak	27.9	A	3-Fair	DW, co-dominants	REMOVE	13.95
232	*Prunus serotina*	Black cherry	7	C	3-Fair	DW, 4-Poor form	REMOVE	0.7
233	*Morus alba*	White mulberry	6.1	D	4-Poor	DW, included bark, co-dominants, decay	REMOVE	0
234	*Prunus serotina*	Black cherry	9.2	C	3-Fair	DW, co-dominants, broken branches	REMOVE	0.92
235	*Quercus macrocarpa*	Bur oak	26.7	A	4-Poor	DW, co-dominants	REMOVE	0
236	*Quercus macrocarpa*	Bur oak	17	A	3-Fair	DW	REMOVE	8.5
237	*Acer negundo*	Boxelder	9	D	4-Poor	DW, 4-Poor form, leaning	REMOVE	0
238	*Quercus alba*	White oak	36.6	A	3-Fair	DW, co-dominants	REMOVE	18.3
239	*Morus alba*	White mulberry	6.6	D	4-Poor	DW, broken branches	REMOVE	0
240	*Robinia pseudoacacia*	Black locust	6.5	D	3-Fair	DW	REMOVE	0.325
241	*Robinia pseudoacacia*	Black locust	6	D	3-Fair	DW	REMOVE	0.3
242	*Acer negundo*	Boxelder	9.5	D	4-Poor	DW, 4-Poor form	REMOVE	0
243	*Quercus rubra*	Northern red oak	9.4	B	2-Good		REMOVE	2.82
244	*Robinia pseudoacacia*	Black locust	18.6	D	3-Fair	DW	REMOVE	0.93
245	*Robinia pseudoacacia*	Black locust	11	D	3-Fair	DW	REMOVE	0.55
246	*Prunus serotina*	Black cherry	13.8	C	3-Fair	DW, leaning	REMOVE	1.38
247	*Ulmus americana*	American elm	12	A	3-Fair	DW	REMOVE	6
248	*Acer negundo*	Boxelder	7.6	D	4-Poor	DW, 4-Poor form	REMOVE	0
249	*Robinia pseudoacacia*	Black locust	22.5	D	3-Fair	DW	REMOVE	1.125
250	*Prunus serotina*	Black cherry	8.8	C	3-Fair	DW, leaning	REMOVE	0.88
251	*Ulmus americana*	American elm	6.8	A	3-Fair	DW	REMOVE	3.4
252	*Robinia pseudoacacia*	Black locust	15.7	D	3-Fair	DW	REMOVE	0.785
253	*Robinia pseudoacacia*	Black locust	14.6	D	3-Fair	DW	REMOVE	0.73
254	*Robinia pseudoacacia*	Black locust	11	D	3-Fair	DW	REMOVE	0.55
255	*Robinia pseudoacacia*	Black locust	6.4	D	3-Fair	DW	REMOVE	0.32
256	*Acer saccharinum*	Silver maple	6.6	C	3-Fair	DW	REMOVE	0.66
257	*Carya Ovata*	Shagbark hickory	2.5	B	2-Good		REMOVE	0.75
258	*Robinia pseudoacacia*	Black locust	14.9	D	3-Fair	DW, co-dominants, included bark	REMOVE	0.745
259	*Acer saccharinum*	Silver maple	7.5	C	3-Fair	DW	REMOVE	0.75
260	*Robinia pseudoacacia*	Black locust	10.9	D	3-Fair	DW	REMOVE	0.545
261	*Robinia pseudoacacia*	Black locust	16.5	D	3-Fair	DW, co-dominants	REMOVE	0.825
262	*Robinia pseudoacacia*	Black locust	12.9	D	3-Fair	DW, co-dominants, included bark	REMOVE	0.645
263	*Prunus serotina*	Black cherry	6.1	C	3-Fair	DW, 4-Poor form	REMOVE	0.61
264	*Acer saccharinum*	Silver maple	11.3	C	3-Fair	DW, co-dominants	REMOVE	1.13
265	*Acer saccharinum*	Silver maple	6.3	C	5-Critical	DW	REMOVE	0
266	*Robinia pseudoacacia*	Black locust	16.5	D	5-Critical	DW, large split	REMOVE	0
267	*Acer saccharinum*	Silver maple	11.5	C	3-Fair	DW	REMOVE	1.15
268	*Acer saccharinum*	Silver maple	14.1	C	3-Fair	DW	REMOVE	1.41
269	*Acer saccharinum*	Silver maple	12	C	3-Fair	DW, co-dominants, leaning	REMOVE	1.2
270	*Acer saccharinum*	Silver maple	12.8	C	3-Fair	DW	REMOVE	1.28
271	*Acer saccharinum*	Silver maple	10.1	C	3-Fair	DW	REMOVE	1.01
272	*Robinia pseudoacacia*	Black locust	11.3	D	3-Fair	DW, co-dominants	REMOVE	0.565
273	*Acer saccharinum*	Silver maple	8.9	C	3-Fair	DW, co-dominants	REMOVE	0.89
274	*Acer saccharinum*	Silver maple	6.8	C	3-Fair	DW, 4-Poor form	REMOVE	0.68
275	*Robinia pseudoacacia*	Black locust	8.6	D	3-Fair	DW	REMOVE	0.43
276	*Robinia pseudoacacia*	Black locust	7.3	D	3-Fair	DW, co-dominants	REMOVE	0.365
277	*Robinia pseudoacacia*	Black locust	13.4	D	3-Fair	DW	REMOVE	0.67
278	*Acer saccharinum*	Silver maple	6.5	C	3-Fair	DW, leaning	REMOVE	0.65
279	*Robinia pseudoacacia*	Black locust	15.9	D	4-Poor	DW, co-dominants, included bark	REMOVE	0
280	*Acer saccharinum*	Silver maple	10.1	C	3-Fair	DW, 4-Poor form	REMOVE	1.01
281	*Robinia pseudoacacia*	Black locust	16.1	D	3-Fair	DW, co-dominants, included bark	REMOVE	0.805
282	*Robinia pseudoacacia*	Black locust	14.1	D	3-Fair	DW	REMOVE	0.705
283	*Robinia pseudoacacia*	Black locust	13.4	D	4-Poor	DW, co-dominants, included bark	REMOVE	0
284	*Acer saccharinum*	Silver maple	7.7	C	3-Fair	DW	REMOVE	0.77
285	*Acer saccharinum*	Silver maple	10.9	C	3-Fair	DW, co-dominants, leaning	REMOVE	1.09
286	*Robinia pseudoacacia*	Black locust	15.4	D	3-Fair	DW, co-dominants, included bark	REMOVE	0.77
287	*Robinia pseudoacacia*	Black locust	7.7	D	5-Critical	DW	REMOVE	0
288	*Robinia pseudoacacia*	Black locust	11.5	D	4-Poor	DW	REMOVE	0
289	*Robinia pseudoacacia*	Black locust	9.7	D	3-Fair	DW	REMOVE	0.485
290	*Robinia pseudoacacia*	Black locust	17.6	D	4-Poor	DW, co-dominants, included bark	REMOVE	0
291	*Robinia pseudoacacia*	Black locust	12.1	D	3-Fair	DW	REMOVE	0.605
292	*Robinia pseudoacacia*	Black locust	16.9	D	3-Fair	DW, co-dominants	REMOVE	0.845
293	*Acer saccharinum*	Silver maple	6.8	C	3-Fair	DW, 4-Poor form	REMOVE	0.68
294	*Robinia pseudoacacia*	Black locust	21.3	D	5-Critical	DW, co-dominants, included bark	REMOVE	0
295	*Acer saccharinum*	Silver maple	7.9	C	3-Fair	DW, co-dominants	REMOVE	0.79
296	*Robinia pseudoacacia*	Black locust	11.5	D	3-Fair	DW, co-dominants	REMOVE	0.575
297	*Robinia pseudoacacia*	Black locust	7.9	D	3-Fair	MS, 9.4, 6.4, DW, co-dominants, included bark, decay	REMOVE	0.395
298	*Acer saccharinum*	Silver maple	15.3	C	3-Fair	DW, co-dominants, 4-Poor form	REMOVE	1.53
299	*Acer saccharinum*	Silver maple	9.7	C	3-Fair	DW	REMOVE	0.97
300	*Acer saccharinum*	Silver maple	11.2	C	3-Fair	DW	REMOVE	1.12
301	*Acer saccharinum*	Silver maple	7.6	C	3-Fair	DW	REMOVE	0.76
302	*Acer saccharinum*	Silver maple	9.6	C	3-Fair	DW, co-dominants	REMOVE	0.96
303	*Acer saccharinum*	Silver maple	10.5	C	3-Fair	DW, co-dominants	REMOVE	1.05
304	*Acer saccharinum*	Silver maple	9.6	C	3-Fair	DW, leaning	REMOVE	0.96
305	*Acer saccharinum*	Silver maple	10.3	C	3-Fair	DW	REMOVE	1.03
306	*Acer saccharinum*	Silver maple	12.5	C	3-Fair	MS, 10.9, 14.0, co-dominants, included bark	REMOVE	1.25
307	*Acer saccharinum*	Silver maple	11.1	C	3-Fair	DW	REMOVE	1.11
308	*Acer saccharinum*	Silver maple	6.6	C	3-Fair	DW	REMOVE	0.66
309	*Robinia pseudoacacia*	Black locust	25.3	D	4-Poor	DW, co-dominants, included bark	REMOVE	0
310	*Acer saccharinum*	Silver maple	8	C	3-Fair	DW	REMOVE	0.8
311	*Acer saccharinum*	Silver maple	9.7	C	3-Fair	DW	REMOVE	0.97
312	*Acer saccharinum*	Silver maple	8.3	C	3-Fair	DW	REMOVE	0.83
313	*Acer saccharinum*	Silver maple	9.5	C	3-Fair	DW	REMOVE	0.95
314	*Acer saccharinum*	Silver maple	7.2	C	3-Fair	DW, leaning	REMOVE	0.72
315	*Robinia pseudoacacia*	Black locust	10.8	D	3-Fair	DW	REMOVE	0.54
316	*Robinia pseudoacacia*	Black locust	14.3	D	3-Fair	DW	REMOVE	0.715
317	*Acer saccharinum*	Silver maple	13.3	C	3-Fair	DW, co-dominants	REMOVE	1.33
318	*Acer saccharinum*	Silver maple	10.6	C	3-Fair	DW, co-dominants	REMOVE	1.06
319	*Acer saccharinum*	Silver maple	14.1	C	3-Fair	DW, co-dominants, 4-Poor form	REMOVE	1.41
320	*Acer saccharinum*	Silver maple	13.9	C	3-Fair	DW, co-dominants	REMOVE	1.39
321	*Acer saccharinum*	Silver maple	7.7	C	3-Fair	DW	REMOVE	0.77
322	*Acer saccharinum*	Silver maple	15.8	C	3-Fair	DW, co-dominants	REMOVE	1.58
323	*Acer saccharinum*	Silver maple	9.7	C	3-Fair	DW	REMOVE	0.97
324	*Acer saccharinum*	Silver maple	12.3	C	3-Fair	DW, 4-Poor form	REMOVE	1.23
325	*Acer saccharinum*	Silver maple	12.3	C	3-Fair	DW, 4-Poor form	REMOVE	1.23
326	*Acer saccharinum*	Silver maple	7.4	C	3-Fair	DW, 4-Poor form	REMOVE	0.74
327	*Acer saccharinum*	Silver maple	8.2	C	3-Fair	DW	REMOVE	0.82
328	*Acer saccharinum*	Silver maple	6.6	C	3-Fair	DW	REMOVE	0.66
329	*Ulmus pumila*	Siberian elm	8.6	D	3-Fair	DW	REMOVE	0.43
330	*Robinia pseudoacacia*	Black locust	11.8	D	3-Fair	DW	REMOVE	0.59
331	*Acer saccharinum*	Silver maple	10.8	C	3-Fair	DW, co-dominants	REMOVE	1.08
332	*Robinia pseudoacacia*	Black locust	10.6	D	3-Fair	DW	REMOVE	0.53
333	*Acer saccharinum*	Silver maple	6.9	C	3-Fair	DW	REMOVE	0.69
334	*Acer saccharinum*	Silver maple	9.4	C	4-Poor	DW, co-dominants	REMOVE	0
335	*Acer saccharinum*	Silver maple	10.4	C	2-Good	MS, 12.8, 10.5, 7.9, DW, co-dominants, included bark	REMOVE	1.04
336	*Acer saccharinum*	Silver maple	11.3	C	3-Fair	DW, co-dominants	REMOVE	1.13
337	*Acer saccharinum*	Silver maple	7.3	C	3-Fair	MS, 8.8, 7.1, 6.0, DW, co-dominants, included bark	REMOVE	0.73
338	*Acer saccharinum*	Silver maple	13.9	C	3-Fair	DW, co-dominants	REMOVE	1.39
339	*Acer saccharinum*	Silver maple	16	C	3-Fair	DW, co-dominants	REMOVE	1.6
340	*Acer saccharinum*	Silver maple	11.1	C	3-Fair	DW	REMOVE	1.11
341	*Acer saccharinum*	Silver maple	7.5	C	3-Fair	DW	REMOVE	0.75
342	*Acer saccharinum*	Silver maple	11.9	C	3-Fair	DW, co-dominants	REMOVE	1.19
343	*Acer saccharinum*	Silver maple	13.1	C	3-Fair	DW, co-dominants	REMOVE	1.31
344	*Acer saccharinum*	Silver maple	11	C	3-Fair	DW	REMOVE	1.1
345	*Acer saccharinum*	Silver maple	13	C	3-Fair	DW, co-dominants	REMOVE	1.3
346	*Acer saccharinum*	Silver maple	8.1	C	3-Fair	DW	REMOVE	0.81
347	*Acer saccharinum*	Silver maple	6.2	C	3-Fair	DW, co-dominants	REMOVE	0.62
348	*Robinia pseudoacacia*	Black locust	16.5	D	5-Critical	DW, co-dominants, included bark, decay	REMOVE	0
349	*Robinia pseudoacacia*	Black locust	6	D	5-Critical	MS, 7.1, 5.8, 5.2, DW, co-dominants, included bark	REMOVE	0
350	*Robinia pseudoacacia*	Black locust	9	D	5-Critical	DW, decay	REMOVE	0
351	*Ulmus pumila*	Siberian elm	7.5	D	3-Fair	DW	REMOVE	0.375
352	*Acer saccharinum*	Silver maple	7	C	3-Fair	DW, leaning	REMOVE	0.7
353	*Robinia pseudoacacia*	Black locust	9.1	D	3-Fair	DW, co-dominants	REMOVE	0.455
354	*Acer saccharinum*	Silver maple	8.6	C	3-Fair	DW, co-dominants	REMOVE	0.86
355	*Acer saccharinum*	Silver maple	9.3	C	3-Fair	DW, 4-Poor form	REMOVE	0.93
356	*Ulmus pumila*	Siberian elm	9.4	D	4-Poor	DW, co-dominants	REMOVE	0
357	*Ulmus americana*	American elm	14.1	A	3-Fair	DW, co-dominants	REMOVE	7.05
358	*Acer saccharinum*	Silver maple	11.6	C	3-Fair	DW	REMOVE	1.16
359	*Robinia pseudoacacia*	Black locust	8.1	D	5-Critical	DW, co-dominants	REMOVE	0
360	*Robinia pseudoacacia*	Black locust	11.2	D	4-Poor	DW	REMOVE	0
361	*Acer saccharinum*	Silver maple	8.6	C	4-Poor	DW	REMOVE	0
362	*Robinia pseudoacacia*	Black locust	9.4	D	4-Poor	DW, co-dominants	REMOVE	0
363	*Acer saccharinum*	Silver maple	14.1	C	3-Fair	DW	REMOVE	1.41
364	*Acer saccharinum*	Silver

TAG NO.	SCIENTIFIC NAME	COMMON NAME	DBH (inches)	GROUP	RATING	NOTES	PROPOSED ACTION	REPLACEMENT VALUE (CAL. IN.)
398	*Acer plantanoides*	Norway maple	7.7	B	3-Fair	DW, parkway tree	REMOVE	0
399	*Robinia pseudoacacia*	Black locust	11.9	D	3-Fair	DW, parkway tree	REMOVE	0
400	*Acer plantanoides*	Norway maple	7.5	B	3-Fair	DW, 4-Poor form, decay, parkway tree	REMOVE	0
401	*Acer plantanoides*	Norway maple	8.2	B	3-Fair	DW, parkway tree	REMOVE	0
402	*Robinia pseudoacacia*	Black locust	18.1	D	4-Poor	DW, co-dominants, included bark, decay	REMOVE	0
403	*Robinia pseudoacacia*	Black locust	10.3	D	4-Poor	DW, decay	REMOVE	0
404	*Acer saccharinum*	Silver maple	14.8	C	3-Fair	DW, co-dominants	REMOVE	1.48
405	*Robinia pseudoacacia*	Black locust	6	D	3-Fair	DW	REMOVE	0.3
406	*Robinia pseudoacacia*	Black locust	9.7	D	4-Poor	DW, decay	REMOVE	0
407	*Acer plantanoides*	Norway maple	8.2	B	2-Good	parkway tree	REMOVE	0
408	*Acer plantanoides*	Norway maple	8.4	B	3-Fair	DW, parkway tree	REMOVE	0
409	*Acer plantanoides*	Norway maple	3.6	B	5-Critical	DW, parkway tree	REMOVE	0
410	*Robinia pseudoacacia*	Black locust	9.9	D	2-Good	MS, 10.4, 9.4, co-dominants, included bark, DW, parkway tree	REMOVE	0
411	*Robinia pseudoacacia*	Black locust	8.1	D	4-Poor	MS, 11.0, 5.2, co-dominants, included bark, DW, parkway tree	REMOVE	0
412	*Robinia pseudoacacia*	Black locust	9.8	D	4-Poor	DW	REMOVE	0
413	*Morus alba*	White mulberry	7	D	4-Poor	DW, 4-Poor form	REMOVE	0
414	*Acer saccharinum*	Silver maple	13.1	C	3-Fair	DW, co-dominants, leaning	REMOVE	1.31
415	*Acer saccharinum*	Silver maple	6.9	C	4-Poor	DW	REMOVE	0
416	*Robinia pseudoacacia*	Black locust	9.1	D	3-Fair	MS, 11.2, 6.9, co-dominants, DW	REMOVE	0.455
417	*Ulmus americana*	American elm	6.7	A	3-Fair	DW	REMOVE	3.35
418	*Robinia pseudoacacia*	Black locust	8.1	D	3-Fair	DW	REMOVE	0.405
419	*Robinia pseudoacacia*	Black locust	8.5	D	3-Fair	DW, parkway tree	REMOVE	0
420	*Acer plantanoides*	Norway maple	8.6	B	3-Fair	DW, parkway tree	REMOVE	0
421	*Acer plantanoides*	Norway maple	4.3	B	3-Fair	included bark, growing around neighboring tree, parkway tree	REMOVE	0
422	*Ulmus americana*	American elm	16.1	A	3-Fair	Co-dominants, included bark, DW, parkway tree	REMOVE	0
423	*Robinia pseudoacacia*	Black locust	9.8	D	3-Fair	DW, parkway tree	REMOVE	0
424	*Robinia pseudoacacia*	Black locust	9.3	D	3-Fair	DW, co-dominants, parkway tree	REMOVE	0
425	*Morus alba*	White mulberry	13.7	D	3-Fair	MS, 15.8, 11.5, DW, 4-Poor form, parkway tree	REMOVE	0
426	*Acer plantanoides*	Norway maple	5.2	B	3-Fair	4-Poor form, parkway tree	REMOVE	0
427	*Acer plantanoides*	Norway maple	7.8	B	3-Fair	4-Poor form, parkway tree	REMOVE	0
428	*Robinia pseudoacacia*	Black locust	14.8	D	4-Poor	DW, large wound, parkway tree	REMOVE	0
429	*Robinia pseudoacacia*	Black locust	11.4	D	3-Fair	DW	REMOVE	0.57
430	*Acer plantanoides*	Norway maple	10.6	B	3-Fair		REMOVE	3.18
431	*Juglans nigra*	Black walnut	19.5	C	3-Fair	DW	REMOVE	1.95
432	*Robinia pseudoacacia*	Black locust	7.7	D	5-Critical	DW	REMOVE	0
433	*Acer saccharinum*	Silver maple	8.8	C	4-Poor	DW	REMOVE	0
434	*Acer saccharinum*	Silver maple	8.3	C	3-Fair	DW	REMOVE	0.83
435	*Robinia pseudoacacia*	Black locust	7.1	D	4-Poor	DW, co-dominants, included bark	REMOVE	0
436	*Acer saccharinum*	Silver maple	6.7	C	3-Fair	MS, 9.1, 4.3, DW	REMOVE	0.67
437	*Acer saccharinum*	Silver maple	7.4	C	4-Poor	DW, broken branches	REMOVE	0
438	*Acer saccharinum*	Silver maple	9.6	C	3-Fair	DW	REMOVE	0.96
439	*Acer saccharinum*	Silver maple	9.8	C	3-Fair	DW	REMOVE	0.98
440	*Acer saccharinum*	Silver maple	14.8	C	3-Fair	DW, co-dominants	REMOVE	1.48
441	*Acer saccharinum*	Silver maple	6.8	C	3-Fair	DW	REMOVE	0.68
442	*Acer saccharinum*	Silver maple	8	C	3-Fair	DW	REMOVE	0.8
443	*Acer saccharinum*	Silver maple	7.7	C	3-Fair	DW, leaning	REMOVE	0.77
444	*Robinia pseudoacacia*	Black locust	11	D	3-Fair	DW	REMOVE	0.55
445	*Robinia pseudoacacia*	Black locust	8.1	D	3-Fair	DW	REMOVE	0.405
446	*Robinia pseudoacacia*	Black locust	13.1	D	3-Fair	DW, co-dominants, included bark	REMOVE	0.655
447	*Acer saccharinum*	Silver maple	13.3	C	3-Fair	DW, co-dominants	REMOVE	1.33
448	*Robinia pseudoacacia*	Black locust	9.1	D	5-Critical	MS, 10.7, 7.5, included bark, DW	REMOVE	0
449	*Robinia pseudoacacia*	Black locust	13.9	D	4-Poor	DW	REMOVE	0
450	*Robinia pseudoacacia*	Black locust	9.7	D	4-Poor	DW	REMOVE	0
451	*Acer saccharinum*	Silver maple	6.2	C	3-Fair	DW	REMOVE	0.62
452	*Acer saccharinum*	Silver maple	8.4	C	4-Poor	DW	REMOVE	0
453	*Robinia pseudoacacia*	Black locust	7.4	D	4-Poor	DW	REMOVE	0
454	*Acer saccharinum*	Silver maple	6.5	C	3-Fair	DW	REMOVE	0.65
455	*Robinia pseudoacacia*	Black locust	14.7	D	3-Fair	MS, 16.6, 12.7, co-dominants, included bark, DW	REMOVE	0.735
456	*Robinia pseudoacacia*	Black locust	13.1	D	4-Poor	DW	REMOVE	0
457	*Robinia pseudoacacia*	Black locust	9.8	D	4-Poor	DW	REMOVE	0
458	*Celtis occidentalis*	Northern hackberry	10.2	B	3-Fair	DW	REMOVE	3.06
459	*Prunus serotina*	Black cherry	7.6	C	3-Fair	DW, 4-Poor form	REMOVE	0.76
460	*Quercus macrocarpa*	Bur oak	31	A	3-Fair	DW	REMOVE	15.5
461	*Robinia pseudoacacia*	Black locust	7.5	D	5-Critical	DW, 4-Poor form, conks present	REMOVE	0
462	*Prunus serotina*	Black cherry	8	C	3-Fair	DW, 4-Poor form	REMOVE	0.8
463	*Acer negundo*	Boxelder	6.6	D	5-Critical	DW, broken branches	REMOVE	0
464	*Carya Ovata*	Shagbark hickory	28.1	B	2-Good		REMOVE	8.43
465	*Carya Ovata*	Shagbark hickory	2.8	B	2-Good		REMOVE	0.84
466	*Quercus macrocarpa*	Bur oak	18.7	A	3-Fair	DW	REMOVE	9.35
467	*Ulmus americana*	American elm	11.6	A	3-Fair	DW	REMOVE	5.8
468	*Ulmus americana*	American elm	8.2	A	3-Fair	DW	REMOVE	4.1
469	*Quercus macrocarpa*	Bur oak	22.3	A	3-Fair	DW, tree stand in tree	PRESERVE	0
470	*Prunus serotina*	Black cherry	10.8	C	3-Fair	DW, broken branches	REMOVE	1.08
471	*Prunus serotina*	Black cherry	11.6	C	3-Fair	DW, leaning	PRESERVE -	0
472	*Acer negundo*	Boxelder	8.9	D	4-Poor	DW, 4-Poor form	REMOVE	0
473	*Robinia pseudoacacia*	Black locust	21.5	D	3-Fair	DW	REMOVE	1.075
474	*Acer negundo*	Boxelder	12.3	D	4-Poor	DW, 4-Poor form	REMOVE	0
475	*Acer negundo*	Boxelder	14.4	D	3-Fair	DW, 4-Poor form	REMOVE	0.72
476	*Prunus serotina*	Black cherry	9.8	C	4-Poor	DW, leaning	REMOVE	0
477	*Acer negundo*	Boxelder	6.4	D	4-Poor	DW, cavity, decay, 4-Poor form	REMOVE	0
478	*Prunus serotina*	Black cherry	10	C	3-Fair	DW	REMOVE	1
479	*Quercus macrocarpa*	Bur oak	26.3	A	5-Critical	DW	REMOVE	0
480	*Prunus serotina*	Black cherry	7.1	C	3-Fair	DW, 4-Poor form	REMOVE	0.71
481	*Acer negundo*	Boxelder	11.2	D	4-Poor	DW, 4-Poor form	REMOVE	0
482	*Quercus alba*	White oak	24.4	A	4-Poor	DW	REMOVE	0
483	*Ulmus americana*	American elm	8.8	A	3-Fair	DW, 4-Poor form	REMOVE	4.4
484	*Quercus macrocarpa*	Bur oak	16.8	A	5-Critical	DW, decay	REMOVE	0
485	*Prunus serotina*	Black cherry	8.7	C	3-Fair	DW	REMOVE	0.87
486	*Quercus macrocarpa*	Bur oak	29.7	A	4-Poor	DW	REMOVE	0
487	*Acer negundo*	Boxelder	7.1	D	4-Poor	DW, 4-Poor form	REMOVE	0
488	*Prunus serotina*	Black cherry	6	C	3-Fair	DW	REMOVE	0.6
489	*Quercus macrocarpa*	Bur oak	29.7	A	4-Poor	DW	REMOVE	0
490	*Quercus macrocarpa*	Bur oak	26.9	A	4-Poor	DW	REMOVE	0
491	*Robinia pseudoacacia*	Black locust	7.5	D	3-Fair	DW, 4-Poor form	REMOVE	0.375
492	*Quercus macrocarpa*	Bur oak	25.5	A	4-Poor	DW, co-dominants, included bark	REMOVE	0
493	*Ulmus americana*	American elm	19.9	A	3-Fair	DW, co-dominants	REMOVE	9.95
494	*Carya Ovata*	Shagbark hickory	3.7	B	2-Good		REMOVE	1.11
495	*Ulmus americana*	American elm	6.9	A	3-Fair	leaning	REMOVE	3.45
496	*Carya Ovata*	Shagbark hickory	3.6	B	3-Fair	Broken branches, branch from neighboring tree resting in tree	REMOVE	1.08
497	*Quercus rubra*	Northern red oak	29	B	3-Fair	DW, co-dominants	REMOVE	8.7
498	*Acer negundo*	Boxelder	6.3	D	2-Good	DW, 4-Poor form	REMOVE	0.315
499	*Quercus alba*	White oak	23.7	A	4-Poor	DW, co-dominants	REMOVE	0
500	*Quercus alba*	White oak	31.7	A	4-Poor	DW, co-dominants	REMOVE	0

TAG NO.	SCIENTIFIC NAME	COMMON NAME	DBH (inches)	GROUP	RATING	NOTES	PROPOSED ACTION	REPLACEMENT VALUE (CAL. IN.)
501	*Acer negundo*	Boxelder	6.4	D	3-Fair	DW, 4-Poor form	REMOVE	0.32
502	*Prunus serotina*	Black cherry	13.9	C	3-Fair	DW	REMOVE	1.39
503	*Acer negundo*	Boxelder	6.6	D	4-Poor	DW, 4-Poor form	REMOVE	0
504	*Acer saccharinum*	Silver maple	14.4	C	3-Fair	DW, co-dominants, leaning	REMOVE	1.44
505	*Prunus serotina*	Black cherry	9	C	3-Fair	DW	REMOVE	0.9
506	*Acer saccharinum*	Silver maple	14.1	C	3-Fair	DW	REMOVE	1.41
507	*Acer saccharinum*	Silver maple	16.6	C	3-Fair	DW, co-dominants	REMOVE	1.66
508	*Acer saccharinum*	Silver maple	9.6	C	3-Fair	DW, leaning	REMOVE	0.96
509	*Morus alba*	White mulberry	5.1	D	4-Poor	MS, 6.0, 4.1, co-dominants, included bark	REMOVE	0
510	*Acer saccharinum*	Silver maple	9	C	3-Fair	DW, leaning	REMOVE	0.9
511	*Robinia pseudoacacia*	Black locust	24.9	D	3-Fair	DW, co-dominants, included bark	REMOVE	1.245
512	*Robinia pseudoacacia*	Black locust	16.7	D	4-Poor	DW, co-dominants, included bark	REMOVE	0
513	*Robinia pseudoacacia*	Black locust	23.7	D	4-Poor	DW, co-dominants, included bark	REMOVE	0
514	*Robinia pseudoacacia*	Black locust	11	D	3-Fair	DW	REMOVE	0.55
515	*Robinia pseudoacacia*	Black locust	16.1	D	4-Poor	DW, co-dominants, included bark	REMOVE	0
516	*Acer saccharinum*	Silver maple	6.2	C	3-Fair	DW	REMOVE	0.62
517	*Robinia pseudoacacia*	Black locust	10.1	D	4-Poor	DW, bark seperation	REMOVE	0
518	*Acer saccharinum*	Silver maple	17.5	C	3-Fair	DW, co-dominants, included bark	REMOVE	1.75
519	*Acer saccharinum*	Silver maple	12.3	C	3-Fair	DW, leaning	REMOVE	1.23
520	*Acer saccharinum*	Silver maple	13.3	C	3-Fair	DW	REMOVE	1.33
521	*Acer saccharinum*	Silver maple	8.1	C	3-Fair	DW, 4-Poor form	REMOVE	0.81
522	*Acer saccharinum*	Silver maple	13.5	C	3-Fair	DW	REMOVE	1.35
523	*Acer saccharinum*	Silver maple	9.3	C	3-Fair	DW	REMOVE	0.93
524	*Ulmus americana*	American elm	8.2	A	3-Fair	DW	REMOVE	4.1
525	*Acer saccharinum*	Silver maple	10.4	C	3-Fair	DW, co-dominants	REMOVE	1.04
526	*Acer saccharinum*	Silver maple	6.3	C	3-Fair	DW, 4-Poor form	REMOVE	0.63
527	*Ulmus americana*	American elm	6.3	A	3-Fair	DW	REMOVE	3.15
528	*Acer saccharinum*	Silver maple	11.4	C	3-Fair	DW	REMOVE	1.14
529	*Robinia pseudoacacia*	Black locust	18.9	D	4-Poor	MS, 18.8, 18.9, DW, co-dominants,	REMOVE	0
530	*Robinia pseudoacacia*	Black locust	9	D	3-Fair	DW	REMOVE	0.45
531	*Acer saccharinum*	Silver maple	13.9	C	3-Fair	DW	REMOVE	1.39
532	*Acer saccharinum*	Silver maple	13.1	C	3-Fair	co-dominants	REMOVE	1.31
533	*Robinia pseudoacacia*	Black locust	8.3	D	4-Poor	DW	REMOVE	0
534	*Acer saccharinum*	Silver maple	13	C	3-Fair	Co-dominants	REMOVE	1.3
535	*Morus alba*	White mulberry	6.9	D	4-Poor	DW	REMOVE	0
536	*Acer saccharinum*	Silver maple	8.2	C	3-Fair	DW, co-dominants	REMOVE	0.82
537	*Acer saccharinum*	Silver maple	15.4	C	3-Fair	DW, co-dominants	REMOVE	1.54
538	*Acer saccharinum*	Silver maple	8.7	C	3-Fair	DW	REMOVE	0.87
539	*Acer saccharinum*	Silver maple	12.9	C	3-Fair	DW, co-dominants	REMOVE	1.29
540	*Acer saccharinum*	Silver maple	7.1	C	4-Poor	MS, 8.3, 5.9, DW, co-dominants	REMOVE	0
541	*Acer saccharinum*	Silver maple	7	C	3-Fair	DW	REMOVE	0.7
542	*Acer saccharinum*	Silver maple	8.3	C	3-Fair	DW	REMOVE	0.83
543	*Acer saccharinum*	Silver maple	14.5	C	3-Fair	co-dominants	REMOVE	1.45
544	*Robinia pseudoacacia*	Black locust	6.6	D	4-Poor	MS, 6.7, 6.5, DW, co-dominants, included bark	REMOVE	0
545	*Robinia pseudoacacia*	Black locust	9.3	D	3-Fair	DW	REMOVE	0.465
546	*Acer saccharinum*	Silver maple	27.1	C	3-Fair	DW, co-dominants, included bark	REMOVE	2.71
547	*Acer saccharinum*	Silver maple	12.8	C	3-Fair	MS, 14.2, 11.3, DW, co-dominants, included bark	REMOVE	1.28
548	*Robinia pseudoacacia*	Black locust	8.8	D	4-Poor	DW, co-dominants	REMOVE	0
549	*Acer saccharinum*	Silver maple	8.4	C	3-Fair	leaning, 4-Poor form	REMOVE	0.84
550	*Acer saccharinum*	Silver maple	9.8	C	3-Fair	MS, 12.3, 7.2, DW, co-dominants	REMOVE	0.98
551	*Acer saccharinum*	Silver maple	9.3	C	4-Poor	DW, broken branches	REMOVE	0
552	*Acer saccharinum*	Silver maple	8.7	C	3-Fair		REMOVE	0.87
553	*Acer saccharinum*	Silver maple	9.5	C	3-Fair	4-Poor form	REMOVE	0.95
554	*Robinia pseudoacacia*	Black locust	17.2	D	4-Poor	DW, co-dominants, included bark	REMOVE	0
555	*Ulmus americana*	American elm	15.3	A	3-Fair	DW, co-dominants	REMOVE	7.65
556	*Robinia pseudoacacia*	Black locust	19.4	D	4-Poor	DW, co-dominants, decay, included bark	REMOVE	0
557	*Robinia pseudoacacia*	Black locust	9.1	D	4-Poor	MS, 9.4, 8.8, DW, co-dominants, included bark	REMOVE	0
558	*Carya Ovata*	Shagbark hickory	5.4	B	2-Good	parkway tree	REMOVE	0
559	*Robinia pseudoacacia*	Black locust	14.4	D	4-Poor	DW, parkway tree	REMOVE	0
560	*Acer negundo*	Boxelder	5.7	D	4-Poor	MS, 5.9, 5.5, DW, 4-Poor form, parkway tree	REMOVE	0
561	*Robinia pseudoacacia*	Black locust	10.2	D	3-Fair	DW, included bark, parkway tree	REMOVE	0
562	*Acer negundo*	Boxelder	15.5	D	4-Poor	DW, co-dominants, parkway tree	REMOVE	0
563	*Robinia pseudoacacia*	Black locust	11.9	D	4-Poor	DW, parkway tree	REMOVE	0
564	*Acer negundo*	Boxelder	11.7	D	4-Poor	DW, co-dominants, 4-Poor form, parkway tree	REMOVE	0
565	*Robinia pseudoacacia*	Black locust	15.9	D	4-Poor	DW, parkway tree	REMOVE	0
566	*Robinia pseudoacacia*	Black locust	22.9	D	4-Poor	DW, co-dominants, included bark, decay, parkway tree	REMOVE	0
567	*Carya Ovata*	Shagbark hickory	11.2	B	2-Good	included bark, parkway tree	REMOVE	0
568	*Robinia pseudoacacia*	Black locust	14.6	D	3-Fair	DW, included bark, parkway tree	REMOVE	0
569	*Robinia pseudoacacia*	Black locust	10.6	D	4-Poor	DW, co-dominants, included bark, parkway tree	REMOVE	0
570	*Robinia pseudoacacia*	Black locust	12.9	D	4-Poor	DW, co-dominants, included bark, pkwy tree	REMOVE	0
571	*Juglans nigra*	Black walnut	6.7	C	3-Fair	DW	REMOVE	0.67
572	*Robinia pseudoacacia*	Black locust	16.6	D	4-Poor	DW	REMOVE	0
573	*Robinia pseudoacacia*	Black locust	16.5	D	4-Poor	DW	REMOVE	0
574	*Robinia pseudoacacia*	Black locust	15	D	3-Fair	DW	REMOVE	0.75
575	*Robinia pseudoacacia*	Black locust	12.7	D	3-Fair	DW	REMOVE	0.635
576	*Acer saccharinum*	Silver maple	6.9	C	3-Fair	DW	REMOVE	0.69
577	*Robinia pseudoacacia*	Black locust	10.4	D	3-Fair	DW	REMOVE	0.52
578	*Robinia pseudoacacia*	Black locust	12.1	D	3-Fair	DW	REMOVE	0.605
579	*Acer saccharinum*	Silver maple	10.8	C	3-Fair	DW, leaning	REMOVE	1.08
580	*Robinia pseudoacacia*	Black locust	8.3	D	3-Fair	DW	REMOVE	0.415
581	*Acer saccharinum*	Silver maple	10	C	4-Poor	DW, cavity/decay, leaning	REMOVE	0
582	*Acer saccharinum*	Silver maple	18.6	C	3-Fair	co-dominants	REMOVE	1.86
583	*Acer saccharinum*	Silver maple	6.3	C	3-Fair	DW, 4-Poor form	REMOVE	0.63
584	*Acer saccharinum*	Silver maple	7	C	3-Fair	DW, cavity/decay	REMOVE	0.7
585	*Acer saccharinum*	Silver maple	12	C	3-Fair	DW	REMOVE	1.2
586	*Acer saccharinum*	Silver maple	8.8	C	3-Fair	DW, leaning	REMOVE	0.88
587	*Acer saccharinum*	Silver maple	11.8	C	3-Fair	DW	REMOVE	1.18
588	*Acer saccharinum*	Silver maple	6.1	C	3-Fair	DW	REMOVE	0.61
589	*Acer saccharinum*	Silver maple	9.9	C	3-Fair	DW, leaning	REMOVE	0.99
590	*Acer saccharinum*	Silver maple	6.8	C	3-Fair	DW, leaning	REMOVE	0.68
591	*Acer saccharinum*	Silver maple	13.7	C	3-Fair	co-dominants, leaning	REMOVE	1.37
592	*Acer saccharinum*	Silver maple	16.8	C	3-Fair	co-dominants	REMOVE	1.68
593	*Acer saccharinum*	Silver maple	9.8	C	3-Fair	DW, co-dominants	REMOVE	0.98
594	*Acer saccharinum*	Silver maple	10.1	C	3-Fair	DW, leaning	REMOVE	1.01
595	*Acer saccharinum*	Silver maple	8.9	C	3-Fair	leaning	REMOVE	0.89
596	*Acer saccharinum*	Silver maple	10.6	C	3-Fair		REMOVE	1.06
597	*Acer saccharinum*	Silver maple	9.3	C	3-Fair	DW	REMOVE	0.93
598	*Acer saccharinum*	Silver maple	7.8	C	3-Fair	DW	REMOVE	0.78
599	*Robinia pseudoacacia*	Black locust	13.5	D	4-Poor	MS, 14.3, 12.7, co-dominants, included bark, DW	REMOVE	0
600	*Ulmus americana*	American elm	6.6	A	3-Fair	DW, leaning	REMOVE	3.3
601	*Ulmus americana*	American elm	7.3	A	3-Fair	DW	REMOVE	3.65
602	*Ulmus americana*	American elm	6.4	A	3-Fair	DW	REMOVE	3.2
603	*Acer saccharinum*	Silver maple	7.1	C	3-Fair	DW	REMOVE	0.71
604	*Acer saccharinum*	Silver maple	8.8	C	3-Fair	leaning	REMOVE	0.88
605	*Acer saccharinum*	Silver maple	22.7	C	3-Fair	DW, co-dominants, included bark	REMOVE	2.27

TAG NO.	SCIENTIFIC NAME	COMMON NAME	DBH (inches)	GROUP	RATING	NOTES	PROPOSED ACTION	REPLACEMENT VALUE (CAL. IN.)
606	*Prunus serotina*	Black cherry	6.4	C	3-Fair	leaning	REMOVE	0.64
607	*Acer saccharinum*	Silver maple	15.7	C	3-Fair	co-dominants	REMOVE	1.57
608	*Ulmus americana*	American elm	10.4	A	3-Fair	co-dominants	REMOVE	5.2
609	*Ulmus americana*	American elm	8.6	A	3-Fair	DW, co-dominants	REMOVE	4.3
610	*Prunus serotina*	Black cherry	6	C	3-Fair	leaning	REMOVE	0.6
611	*Robinia pseudoacacia*	Black locust	8.7	D	3-Fair	DW	REMOVE	0.435
612	*Prunus serotina*	Black cherry	6	C	3-Fair	DW, leaning	REMOVE	0.6
613	*Robinia pseudoacacia*	Black locust	13	D	3-Fair	DW	REMOVE	0.65
614	*Robinia pseudoacacia*	Black locust	9	D	3-Fair	DW	REMOVE	0.45
615	*Robinia pseudoacacia*	Black locust	22.9	D	3-Fair	DW, co-dominants, included bark	REMOVE	1.145
616	*Robinia pseudoacacia*	Black locust	14.3	D	3-Fair	DW, co-dominants, included bark	REMOVE	0.715
617	*Acer saccharinum*	Silver maple	12.1	C	3-Fair	co-dominants, leaning	REMOVE	1.21
618	*Robinia pseudoacacia*	Black locust	11.7	D	3-Fair	MS, 10.4, 12.9, DW, co-dominants, included bark	REMOVE	0.585
619	*Acer saccharinum*	Silver maple	6.6	C	3-Fair	DW, leaning	REMOVE	0.66
620	*Acer saccharinum*	Silver maple	12.9	C	3-Fair	leaning	REMOVE	1.29
621	*Acer saccharinum*	Silver maple	12.4	C	3-Fair	co-dominants, included bark	REMOVE	1.24
622	*Acer saccharinum*	Silver maple	11.5	C	3-Fair	co-dominants	REMOVE	1.15
623	*Acer saccharinum*	Silver maple	10.4	C	3-Fair	leaning	REMOVE	1.04
624	*Robinia pseudoacacia*	Black locust	6.5	D	4-Poor	DW	REMOVE	0
625	*Acer saccharinum*	Silver maple	14	C	4-Poor	DW, leaning	REMOVE	0
626	*Morus alba*	White mulberry	6.4	D	3-Fair	DW	REMOVE	0.32
627	*Robinia pseudoacacia*	Black locust	18.7	D	4-Poor	DW	REMOVE	0
628	*Morus alba*	White mulberry	5.6	D	4-Poor	MS, 5.4, 5.8, DW, leaning	REMOVE	0
629	*Acer saccharinum*	Silver maple	7.1	C	3-Fair	DW, leaning	REMOVE	0.71
630	*Robinia pseudoacacia*	Black locust	8.5	D	4-Poor	DW	REMOVE	0
631	*Robinia pseudoacacia*	Black locust	6.6	D	3-Fair	DW	REMOVE	0.33
632	*Robinia pseudoacacia*	Black locust	20.9	D	4-Poor	DW	REMOVE	0
633	*Robinia pseudoacacia*	Black locust	9.2	D	4-Poor	DW	REMOVE	0
634	*Morus alba*	White mulberry	5.6	D	3-Fair	DW	REMOVE	0
635	*Carya Ovata*	Shagbark hickory	4.5	B	2-Good		REMOVE	1.35
636	*Quercus macrocarpa*	Bur oak	7.9	A	3-Fair	DW, leaning	REMOVE	3.95
637	*Carya Ovata*	Shagbark hickory	3.5	B	2-Good		REMOVE	1.05
638	*Prunus serotina*	Black cherry	13.2	C	3-Fair	DW	REMOVE	1.32
639	*Prunus serotina*	Black cherry	14.6	C	3-Fair	DW, leaning	REMOVE	1.46
640	*Prunus serotina*	Black cherry	13.4	C	3-Fair	DW	REMOVE	1.34
641	*Acer negundo*	Boxelder	7.7	D	5-Critical	DW, 4-Poor form	REMOVE	0
642	*Morus alba*	White mulberry	7.8	D	4-Poor	DW, leaning, 4-Poor form	REMOVE	0
643	*Acer negundo*	Boxelder	7.6	D	4-Poor	DW, 4-Poor form	REMOVE	0
644	*Acer saccharinum*	Silver maple	9.3	C	3-Fair	DW	REMOVE	0.93
645	*Carya Ovata*	Shagbark hickory	21.2	B	2-Good	co-dominants	REMOVE	6.36
646	*Quercus macrocarpa*	Bur oak	21.1	A	4-Poor	DW	REMOVE	0
647	*Acer negundo*	Boxelder	12.9	D	3-Fair	DW, 4-Poor form	REMOVE	0.645
648	*Prunus serotina*	Black cherry	6.5	C	3-Fair	DW, 4-Poor form	REMOVE	0.65
649	*Prunus serotina*	Black cherry	9.6	C	3-Fair	DW, 4-Poor form	REMOVE	0.96
650	*Prunus serotina*	Black cherry	9.8	C	3-Fair	DW, 4-Poor form	REMOVE	0.98
651	*Prunus serotina*	Black cherry	8.1	C	3-Fair	DW	REMOVE	0.81
652	*Prunus serotina*	Black cherry	9	C	4-Poor	DW, 4-Poor form	REMOVE	0
653	*Prunus serotina*	Black cherry	16.8	C	3-Fair	DW, co-dominants	REMOVE	1.68
654	*Prunus serotina*	Black cherry	11.4	C	3-Fair	DW	REMOVE	1.14
655	*Prunus serotina*	Black cherry	8.3	C	3-Fair	DW, 4-Poor form	REMOVE	0.83
656	*Prunus serotina*	Black cherry	11.5	C	3-Fair	DW, 4-Poor form	REMOVE	1.15
657	*Prunus serotina*	Black cherry	6.6	C	4-Poor	MS, 7.3, 5.8, DW	REMOVE	0
658	*Prunus serotina*	Black cherry	9.2	C	3-Fair	DW	REMOVE	0.92
659	*Prunus serotina*	Black cherry	7.9	C	3-Fair	DW, co-dominants	REMOVE	0.79
660	*Quercus alba*	White oak	27.6	A	3-Fair	DW	REMOVE	13.8
661	*Ulmus americana*	American elm	11.1	A	3-Fair	4-Poor form	REMOVE	5.55
662	*Quercus macrocarpa*	Bur oak	25.5	A	3-Fair	DW	REMOVE	12.75
663	*Quercus alba*	White oak	18.7	A	4-Poor	DW, leaning	REMOVE	0
664	*Ulmus americana*	American elm	6.4	A	3-Fair	DW	REMOVE	3.2
665	*Ulmus americana*	American elm	9.1	A	3-Fair	co-dominants	REMOVE	4.55
666	*Morus alba*	White mulberry	18.7	D	3-Fair	DW, co-dominants, included bark	REMOVE	0.935
667	*Prunus serotina*	Black cherry	7	C	4-Poor	DW	REMOVE	0
668	*Ulmus americana*	American elm	7.3	A	3-Fair	DW	REMOVE	3.65
669	*Quercus alba*	White oak	30.6	A	4-Poor	DW	REMOVE	0
670	*Ulmus americana*	American elm	6.6	A	4-Poor	DW	REMOVE	0
671	*Acer saccharinum*	Silver maple	8	C	3-

TAG NO.	SCIENTIFIC NAME	COMMON NAME	DBH (inches)	GROUP	RATING	NOTES	PROPOSED ACTION	REPLACEMENT VALUE (CAL. IN.)
713	*Morus alba*	White mulberry	9.6	D	3-Fair	MS, 10.5, 8.7, DW, co-dominants, included bark	REMOVE	0.48
714	*Ulmus americana*	American elm	7.3	A	3-Fair	DW, leaning	REMOVE	3.65
715	*Acer saccharinum*	Silver maple	13	C	4-Poor	MS, 14.1, 11.8, DW, co-dominants	REMOVE	0
716	*Ulmus americana*	American elm	6.1	A	3-Fair	included bark, 4-Poor form	REMOVE	3.05
717	*Acer saccharinum*	Silver maple	7.6	C	3-Fair	MS, 7.8, 7.4, co-dominants, DW	REMOVE	0.76
718	*Ulmus americana*	American elm	12	A	3-Fair	DW, co-dominants	REMOVE	6
719	*Robinia pseudoacacia*	Black locust	10.7	D	3-Fair	co-dominants, included bark, DW	REMOVE	0.535
720	*Robinia pseudoacacia*	Black locust	6.7	D	3-Fair	DW	REMOVE	0.335
721	*Robinia pseudoacacia*	Black locust	9.9	D	5-Critical	DW, decay	REMOVE	0
722	*Ulmus americana*	American elm	8.3	A	3-Fair	DW, co-dominants	REMOVE	4.15
723	*Acer saccharinum*	Silver maple	7.4	C	3-Fair	leaning	REMOVE	0.74
724	*Ulmus americana*	American elm	7.6	A	3-Fair	DW, broken branches	REMOVE	3.8
725	*Ulmus americana*	American elm	6.3	A	3-Fair	leaning	REMOVE	3.15
726	*Acer saccharinum*	Silver maple	9.6	C	3-Fair	leaning, DW	REMOVE	0.96
727	*Acer saccharinum*	Silver maple	15.1	C	3-Fair	co-dominants	REMOVE	1.51
728	*Acer saccharinum*	Silver maple	11.9	C	3-Fair	leaning, DW	REMOVE	1.19
729	*Acer saccharinum*	Silver maple	6.2	C	3-Fair	DW	REMOVE	0.62
730	*Acer saccharinum*	Silver maple	10.5	C	3-Fair	co-dominants	REMOVE	1.05
731	*Acer saccharinum*	Silver maple	8.9	C	3-Fair	leaning	REMOVE	0.89
732	*Acer saccharinum*	Silver maple	11.2	C	3-Fair	DW	REMOVE	1.12
733	*Acer saccharinum*	Silver maple	7.5	C	3-Fair	DW	REMOVE	0.75
734	*Acer saccharinum*	Silver maple	10.8	C	3-Fair	leaning	REMOVE	1.08
735	*Robinia pseudoacacia*	Black locust	14.5	D	4-Poor	DW, co-dominants , included bark	REMOVE	0
736	*Acer saccharinum*	Silver maple	6.3	C	3-Fair	leaning	REMOVE	0.63
737	*Robinia pseudoacacia*	Black locust	12.9	D	4-Poor	DW, co-dominants, included bark	REMOVE	0
738	*Robinia pseudoacacia*	Black locust	11.2	D	3-Fair	DW, co-dominants	REMOVE	0.56
739	*Acer saccharinum*	Silver maple	12.3	C	3-Fair	DW, co-dominants	REMOVE	1.23
740	*Robinia pseudoacacia*	Black locust	9	D	3-Fair	DW, co-dominants	REMOVE	0.45
741	*Robinia pseudoacacia*	Black locust	6.1	D	3-Fair	DW	REMOVE	0.305
742	*Robinia pseudoacacia*	Black locust	7.1	D	3-Fair	DW	REMOVE	0.355
743	*Ulmus americana*	American elm	7.6	A	3-Fair	leaning	REMOVE	3.8
744	*Robinia pseudoacacia*	Black locust	6.6	D	3-Fair	DW	REMOVE	0.33
745	*Ulmus americana*	American elm	6.1	A	3-Fair	DW	REMOVE	3.05
746	*Acer saccharinum*	Silver maple	8.8	C	4-Poor	DW, co-dominants	REMOVE	0
747	*Acer plantanoides*	Norway maple	3.6	B	3-Fair	DW	REMOVE	1.08
748	*Acer saccharinum*	Silver maple	8.9	C	4-Poor	DW, leaning	REMOVE	0
749	*Ulmus americana*	American elm	7.3	A	3-Fair	DW, leaning	REMOVE	3.65
750	*Ulmus americana*	American elm	7	A	3-Fair	DW, co-dominants	REMOVE	3.5
751	*Robinia pseudoacacia*	Black locust	13.4	D	3-Fair	DW, co-dominants, included bark	REMOVE	0.67
752	*Robinia pseudoacacia*	Black locust	6.1	D	5-Critical	DW	REMOVE	0
753	*Juglans nigra*	Black walnut	9.5	C	3-Fair	DW, leaning	REMOVE	0.95
754	*Robinia pseudoacacia*	Black locust	16	D	4-Poor	DW, co-dominants, included bark	REMOVE	0
755	*Robinia pseudoacacia*	Black locust	11.3	D	3-Fair	DW	REMOVE	0.565
756	*Juglans nigra*	Black walnut	12.3	C	3-Fair	DW, 4-Poor form	REMOVE	1.23
757	*Robinia pseudoacacia*	Black locust	10.9	D	4-Poor	DW, co-dominants, included bark	REMOVE	0
758	*Juglans nigra*	Black walnut	12.7	C	3-Fair	DW, 4-Poor form	REMOVE	1.27
759	*Robinia pseudoacacia*	Black locust	12.2	D	3-Fair	DW, parkway tree	REMOVE	0
760	*Robinia pseudoacacia*	Black locust	12.1	D	3-Fair	DW, parkway tree	REMOVE	0
761	*Morus alba*	White mulberry	7.6	D	3-Fair	MS, 9.8, 5.4, co-dominants, included bark, 4-Poor form, parkway tree	REMOVE	0
762	*Robinia pseudoacacia*	Black locust	14.9	D	4-Poor	DW, co-dominants, included bark	REMOVE	0
763	*Robinia pseudoacacia*	Black locust	14.7	D	3-Fair	DW, co-dominants, included bark, parkway tree	REMOVE	0
764	*Morus alba*	White mulberry	17.3	D	3-Fair	DW, 4-Poor form	REMOVE	0.865
765	*Acer plantanoides*	Norway maple	6.2	B	3-Fair	4-Poor form	REMOVE	1.86
766	*Morus alba*	White mulberry	8.7	D	4-Poor	DW, 4-Poor form, leaning, parkway tree	REMOVE	0
767	*Robinia pseudoacacia*	Black locust	18.8	D	4-Poor	DW, co-dominants, included bark	REMOVE	0
768	*Robinia pseudoacacia*	Black locust	11.7	D	4-Poor	DW, co-dominants, included bark	REMOVE	0
769	*Robinia pseudoacacia*	Black locust	8.4	D	4-Poor	MS, 8.5, 8.2, DW, co-dominants, included bark	REMOVE	0
770	*Robinia pseudoacacia*	Black locust	7.9	D	3-Fair	DW, co-dominant, included bark	REMOVE	0.395
771	*Ulmus americana*	American elm	13.9	A	3-Fair	DW, co-dominants	REMOVE	6.95
772	*Juglans nigra*	Black walnut	9.3	C	3-Fair	Dw	REMOVE	0.93
773	*Robinia pseudoacacia*	Black locust	6.8	D	4-Poor	DW	REMOVE	0
774	*Robinia pseudoacacia*	Black locust	10.1	D	4-Poor	MS, 9.1, 11.0, DW, co-dominants, included bark	REMOVE	0
775	*Juglans nigra*	Black walnut	9.8	C	3-Fair	DW, co-dominants	PRESERVE	0
776	*Morus alba*	White mulberry	10.5	D	3-Fair	DW, Co-dominants	PRESERVE	0
777	*Ulmus americana*	American elm	9.9	A	3-Fair	DW	REMOVE	4.95
778	*Acer saccharinum*	Silver maple	11.4	C	3-Fair	DW, co-dominants	REMOVE	1.14
779	*Ulmus americana*	American elm	7.2	A	2-Good	DW, leaning	REMOVE	3.6
780	*Acer saccharinum*	Silver maple	17.4	C	3-Fair	Co-dominants	REMOVE	1.74
781	*Acer saccharinum*	Silver maple	9	C	3-Fair	DW, co-dominants	PRESERVE	0
782	*Acer saccharinum*	Silver maple	9.3	C	3-Fair	DW	PRESERVE	0
783	*Robinia pseudoacacia*	Black locust	11.4	D	3-Fair	DW, co-dominants	PRESERVE	0
784	*Acer saccharinum*	Silver maple	6.7	C	3-Fair	DW	PRESERVE	0
785	*Acer saccharinum*	Silver maple	10.7	C	3-Fair	co-dominants, DW	PRESERVE	0
786	*Ulmus americana*	American elm	6.3	A	4-Poor	DW, leaning	REMOVE	0
787	*Acer saccharinum*	Silver maple	13.1	C	3-Fair	DW, co-dominants	PRESERVE	0
788	*Acer saccharinum*	Silver maple	6.8	C	4-Poor	4-Poor form	REMOVE	0
789	*Acer saccharinum*	Silver maple	9.2	C	3-Fair	DW	PRESERVE	0
790	*Acer saccharinum*	Silver maple	13.5	C	3-Fair	co-dominants	PRESERVE	0
791	*Ulmus americana*	American elm	7.3	A	3-Fair	DW	PRESERVE	0
792	*Robinia pseudoacacia*	Black locust	6.3	D	3-Fair	MS, 7.5, 5.1, co-dominants, included bark, DW	PRESERVE	0
793	*Robinia pseudoacacia*	Black locust	12.8	D	3-Fair	co-dominants, included bark	REMOVE	0.64
794	*Acer saccharinum*	Silver maple	13.2	C	3-Fair	MS, 11.6, 14.7, co-dominants, DW	REMOVE	1.32
795	*Acer saccharinum*	Silver maple	9.5	C	3-Fair	leaning	REMOVE	0.95
796	*Acer saccharinum*	Silver maple	12.1	C	3-Fair	co-dominants	REMOVE	1.21
797	*Acer saccharinum*	Silver maple	6.4	C	4-Poor	MS, 8.1, 4.6, DW, leaning, co-dominants, included bark	REMOVE	0
798	*Acer saccharinum*	Silver maple	10.8	C	3-Fair	DW, co-dominants	REMOVE	1.08
799	*Acer saccharinum*	Silver maple	8.7	C	3-Fair	DW, co-dominants	REMOVE	0.87
800	*Acer saccharinum*	Silver maple	17.3	C	3-Fair	Co-dominants,	REMOVE	1.73
801	*Ulmus americana*	American elm	6.2	A	3-Fair	co-dominants, DW	REMOVE	3.1
802	*Morus alba*	White mulberry	7.7	D	3-Fair	MS, 8.5, 6.8, DW, co-dominants	REMOVE	0.385
803	*Carya Ovata*	Shagbark hickory	13.2	B	3-Fair	Co-dominants, DW,	REMOVE	3.96
804	*Acer negundo*	Boxelder	5.3	D	4-Poor	MS, 4.9, 5.7, DW, co-dominants	REMOVE	0
805	*Quercus rubra*	Northern red oak	9.7	B	3-Fair	leaning, DW	REMOVE	2.91
806	*Prunus serotina*	Black cherry	8.6	C	4-Poor	leaning, DW, 4-Poor form	REMOVE	0
807	*Quercus alba*	White oak	28.3	A	2-Good	DW, co-dominants	REMOVE	14.15
808	*Acer saccharinum*	Silver maple	6.8	C	3-Fair	DW	REMOVE	0.68
809	*Acer saccharinum*	Silver maple	15.8	C	3-Fair	co-dominants, DW	REMOVE	1.58
810	*Prunus serotina*	Black cherry	6.1	C	4-Poor	leaning, DW	REMOVE	0
811	*Quercus alba*	White oak	33	A	3-Fair	DW, co-dominants, cavity	REMOVE	16.5
812	*Ulmus americana*	American elm	6	A	3-Fair	DW, co-dominants	REMOVE	3
813	*Ulmus americana*	American elm	7.8	A	3-Fair	co-dominants	REMOVE	3.9
814	*Quercus macrocarpa*	Bur oak	28.5	A	3-Fair	DW, co-dominants	REMOVE	14.25
815	*Quercus macrocarpa*	Bur oak	36.4	A	3-Fair	DW, co-dominants	REMOVE	18.2
816	*Prunus serotina*	Black cherry	7.8	C	4-Poor	leaning, DW	REMOVE	0

TAG NO.	SCIENTIFIC NAME	COMMON NAME	DBH (inches)	GROUP	RATING	NOTES	PROPOSED ACTION	REPLACEMENT VALUE (CAL. IN.)
809	*Acer saccharinum*	Silver maple	15.8	C	3-Fair	co-dominants, DW	REMOVE	1.58
810	*Prunus serotina*	Black cherry	6.1	C	4-Poor	leaning, DW	REMOVE	0
811	*Quercus alba*	White oak	33	A	3-Fair	DW, co-dominants, cavity	REMOVE	16.5
812	*Ulmus americana*	American elm	6	A	3-Fair	DW, co-dominants	REMOVE	3
813	*Ulmus americana*	American elm	7.8	A	3-Fair	co-dominants	REMOVE	3.9
814	*Quercus macrocarpa*	Bur oak	28.5	A	3-Fair	DW, co-dominants	REMOVE	14.25
815	*Quercus macrocarpa*	Bur oak	36.4	A	3-Fair	DW, co-dominants	REMOVE	18.2
816	*Prunus serotina*	Black cherry	7.8	C	4-Poor	leaning, DW	REMOVE	0

TAG NO.	SCIENTIFIC NAME	COMMON NAME	DBH (inches)	GROUP	RATING	NOTES	PROPOSED ACTION	REPLACEMENT VALUE (CAL. IN.)
817	*Ulmus americana*	American elm	6.2	A	3-Fair	co-dominants, DW	PRESERVE -	0
818	*Prunus serotina*	Black cherry	9.5	C	3-Fair	leaning	REMOVE	0.95
819	*Prunus serotina*	Black cherry	13	C	3-Fair	co-dominants, DW	REMOVE	1.3
820	*Prunus serotina*	Black cherry	7	C	3-Fair	DW, co-dominants	REMOVE	0.7
821	*Carya Ovata*	shagbark hickory	22.3	B	3-Fair	Co-dominants	REMOVE	6.69
822	*Quercus macrocarpa*	Bur oak	30.4	A	3-Fair	DW, co-dominants	REMOVE	15.2
823	*Prunus serotina*	Black cherry	7.5	C	4-Poor	DW, co-dominants	REMOVE	0
824	*Ulmus americana*	American elm	6.9	A	3-Fair	DW, co-dominants	REMOVE	3.45
825	*Carya Ovata*	Shagbark hickory	17.3	B	3-Fair	Co-dominants	REMOVE	5.19
826	*Ulmus americana*	American elm	11.2	A	3-Fair	DW, co-dominants	REMOVE	5.6
827	*Ulmus americana*	American elm	8.1	A	3-Fair	DW, co-dominants	REMOVE	4.05
828	*Prunus serotina*	Black cherry	7.1	C	5-Critical	DW	REMOVE	0
829	*Prunus serotina*	Black cherry	9	C	3-Fair	DW	REMOVE	0.9
830	*Quercus alba*	White oak	25.5	A	3-Fair	co-dominants, DW	REMOVE	12.75
831	*Quercus alba*	White oak	23	A	3-Fair	DW, co-dominants	REMOVE	11.5
832	*Acer plantanoides*	Norway maple	8.8	B	4-Poor	decay, 4-Poor form	REMOVE	0
833	*Quercus macrocarpa*	Bur oak	28.6	A	3-Fair	DW, co-dominants	REMOVE	14.3
834	*Acer plantanoides*	Norway maple	3.5	B	3-Fair		REMOVE	1.05
835	*Acer plantanoides*	Norway maple	7.6	B	3-Fair	DW, co-dominants	REMOVE	2.28
836	*Quercus rubra*	Northern red oak	23.2	B	3-Fair	MS 25.0, 21.4, DW, co-dominants	REMOVE	6.96
837	*Carya Ovata*	shagbark hickory	3.2	B	3-Fair	DW	REMOVE	0.96
838	*Prunus serotina*	black cherry	8.2	C	2-Good	MS 10.1, 6.2, co-dominants, DW, leaning	REMOVE	0.82
839	*Carya Ovata*	shagbark hickory	3.5	B	3-Fair	DW	REMOVE	1.05
840	*Quercus rubra*	Northern red oak	6.6	B	4-Poor	DW, leaning	REMOVE	0
841	*Carya Ovata*	Shagbark hickory	2.1	B	3-Fair	DW	REMOVE	0.63
842	*Carya Ovata*	Shagbark hickory	2	B	3-Fair	DW	REMOVE	0.6
843	*Carya Ovata*	Shagbark hickory	2.7	B	3-Fair		REMOVE	0.81
844	*Carya Ovata*	Shagbark hickory	3.3	B	3-Fair		REMOVE	0.99
845	*Carya Ovata*	shagbark hickory	7.2	B	3-Fair	DW	REMOVE	2.16
846	*Carya Ovata*	Shagbark hickory	4	B	3-Fair		REMOVE	1.2
847	*Carya Ovata*	Shagbark hickory	2.9	B	3-Fair		REMOVE	0.87
848	*Carya Ovata*	Shagbark hickory	4.4	B	3-Fair	DW	REMOVE	1.32
849	*Ulmus pumilla*	Siberian elm	7	D	3-Fair	DW	REMOVE	0.35
850	*Morus alba*	White mulberry	11	D	3-Fair	co-dominants, DW	REMOVE	0.55
851	*Acer saccharinum*	Silver maple	15.5	C	3-Fair	DW, co-dominants	REMOVE	1.55
852	*Acer saccharinum*	Silver maple	7.2	C	3-Fair	MS 9.3, 5.0, DW, co-dominants, leaning	REMOVE	0.72
853	*Ulmus americana*	American elm	9.3	A	4-Poor	4-Poor form, co-dominants, leaning, DW	REMOVE	0
854	*Prunus serotina*	Black cherry	7.7	C	4-Poor	leaning, DW	REMOVE	0
855	*Acer saccharinum*	Silver maple	8.6	C	4-Poor	leaning, decay, DW, co-dominants	REMOVE	0
856	*Acer saccharinum*	Silver maple	23.7	C	3-Fair	DW, co-dominants	REMOVE	2.37
857	*Acer saccharinum*	Silver maple	10.3	C	3-Fair	DW, co-dominants	REMOVE	1.03
858	*Acer saccharinum*	Silver maple	11	C	3-Fair	leaning, co-dominants	REMOVE	1.1
859	*Acer plantanoides*	Norway maple	6.6	B	3-Fair	co-dominants	REMOVE	1.98
860	*Prunus serotina*	Black cherry	7.7	C	4-Poor	leaning, co-dominants, DW	REMOVE	0
861	*Prunus serotina*	Black cherry	7.4	C	4-Poor	leaning, co-dominants, DW	REMOVE	0
862	*Acer saccharinum*	Silver maple	17.1	C	3-Fair	co-dominants, DW	REMOVE	1.71
863	*Prunus serotina*	Black cherry	8.2	C	4-Poor	leaning, DW	REMOVE	0
864	*Prunus serotina*	Black cherry	8.1	C	3-Fair	DW	REMOVE	0.81
865	*Morus alba*	White mulberry	7.7	D	3-Fair	MS 8.8, 6.5, DW, co-dominants, included bark	REMOVE	0.385
866	*Prunus serotina*	Black cherry	8.8	C	3-Fair	co-dominants, DW	REMOVE	0.88
867	*Ulmus americana*	American elm	7	A	3-Fair		REMOVE	3.5
868	*Morus alba*	White mulberry	8.6	D	3-Fair	DW	REMOVE	0.43
869	*Ulmus americana*	American elm	7.3	A	3-Fair	DW	REMOVE	3.65
870	*Ulmus americana*	American elm	8.7	A	2-Good	DW, co-dominants	REMOVE	4.35
871	*Acer saccharinum*	silver maple	11	C	3-Fair	MS 12.5, 9.4, co-dominants, DW	REMOVE	1.1
872	*Acer saccharinum*	silver maple	7.8	C	2-Good	co-dominants, DW	REMOVE	0.78
873	*Ulmus americana*	American elm	6.9	A	3-Fair	DW	REMOVE	3.45
874	*Robinia pseudoacacia*	Black locust	9.9	D	3-Fair	DW	REMOVE	0.495
875	*Ulmus americana*	American elm	8.3	A	3-Fair	DW	REMOVE	4.15
876	*Juglans nigra*	Black walnut	15.8	C	3-Fair	DW	REMOVE	1.58
877	*Ulmus americana*	American elm	6.4	A	3-Fair	DW, co-dominants	REMOVE	3.2
878	*Acer saccharinum*	Silver maple	14.9	C	3-Fair	co-dominants	REMOVE	1.49
879	*Ulmus americana*	American elm	6.2	A	3-Fair	DW	REMOVE	3.1
880	*Ulmus americana*	American elm	7.6	A	3-Fair	DW, co-dominants	REMOVE	3.8
881	*Acer saccharinum*	Silver maple	6.4	C	3-Fair	DW	REMOVE	0.64
882	*Ulmus americana*	American elm	9.2	A	3-Fair	co-dominants, DW	REMOVE	4.6
883	*Ulmus americana*	American elm	7.1	A	3-Fair	DW, co-dominants	REMOVE	3.55
884	*Ulmus americana*	American elm	6.1	A	3-Fair	DW, co-dominants	REMOVE	3.05
885	*Acer saccharinum*	Silver maple	7.9	C	4-Poor	MS 9.9, 5.9, included bark, co-dominants, DW	REMOVE	0
886	*Morus alba*	White mulberry	5	D	4-Poor	MS 6.6, 3.3, DW, included bark, co-dominants	REMOVE	0
887	*Morus alba*	White mulberry	4.7	D	4-Poor	MS 6.1, 3.3, DW, co-dominants	REMOVE	0
888	*Ulmus americana*	American elm	9.1	A	3-Fair	DW	REMOVE	4.55
889	*Morus alba*	White mulberry	7.2	D	3-Fair	Co-dominants, DW	PRESERVE	0
890	*Ulmus americana*	American elm	6.4	A	3-Fair	DW	PRESERVE	0
891	*Robinia pseudoacacia*	Black locust	6.2	D	4-Poor	DW	REMOVE	0
892	*Juglans nigra*	Black walnut	18.4	C	3-Fair	Co-dominants, parkway tree	REMOVE	0
893	*Tilia americana*	Basswood	2.8	B	2-Good	parkway tree	REMOVE	0
894	*Ulmus americana*	American elm	8.1	A	3-Fair	DW, co-dominants, parkway tree	REMOVE	0
895	*Juglans nigra*	Black walnut	7.9	C	3-Fair	DW	REMOVE	0.79
896	*Ulmus americana*	American elm	7.4	A	3-Fair	DW, co-dominants	REMOVE	3.7
897	*Juglans nigra*	Black walnut	10.9	C	3-Fair	MS 15.5, 6.3, DW, co-dominants, included bark	PRESERVE	0
898	*Quercus rubra*	Northern red oak	19	B	3-Fair	Co-dominants, DW, parkway tree	REMOVE	0
899	*Juglans nigra*	Black walnut	12	C	3-Fair	DW	REMOVE	1.2
900	*Juglans nigra*	Black walnut	11.3	C	2-Good	MS 10.0, 11.8, 12.2, DW, co-dominants	REMOVE	1.13
901	*Ulmus americana*	American elm	6	A	3-Fair	DW	PRESERVE	0
902	*Juglans nigra*	Black walnut	10.3	C	3-Fair	DW, co-dominants	PRESERVE	0
903	*Ulmus americana*	American elm	6.1	A	3-Fair	DW	PRESERVE	0
904	*Ulmus americana*	American elm	6.5	A	3-Fair	DW	REMOVE	3.25
905	*Ulmus americana*	American elm	7.7	A	3-Fair	co-dominants	REMOVE	3.85
906	*Ulmus americana*	American elm	7.7	A	4-Poor	DW, co-dominants	REMOVE	0
907	*Juglans nigra*	Black walnut	13.3	C	3-Fair	Co-dominants, DW	REMOVE	1.33
908	*Ulmus americana*	American elm	12.6	A	3-Fair	co-dominants, DW	REMOVE	6.3
909	*Juglans nigra*	Black walnut	14.2	C	3-Fair	Co-dominants, DW	REMOVE	1.42
910	*Ulmus americana*	American elm	10.6	A	3-Fair	DW, co-dominants	REMOVE	5.3
911	*Ulmus americana*	American elm	6.6	A	3-Fair	DW, co-dominants	REMOVE	3.3
912	*Juglans nigra*	Black walnut	14.2	C	3-Fair	DW, co-dominants	PRESERVE	0
913	*Robinia pseudoacacia*	Black locust	8.4	D	4-Poor	DW	REMOVE	0
914	*Morus alba*	White mulberry	8.1	D	3-Fair	DW, co-dominants	REMOVE	0.405
915	*Robinia pseudoacacia*	Black locust	11.9	D	3-Fair	DW	REMOVE	0.595
916	*Robinia pseudoacacia*	Black locust	9.5	D	4-Poor	DW	REMOVE	0
917	*Robinia pseudoacacia*	Black locust	12	D	3-Fair	Co-dominants, DW	REMOVE	0.6
918	*Robinia pseudoacacia*	Black locust	5.5	D	5-Critical	MS 7.3, 3.7, DW, co-dominants, included bark	REMOVE	0
919	*Prunus serotina*	Black cherry	8.9	C	3-Fair	co-dominants, DW	REMOVE	0.89
920	*Robinia pseudoacacia*	Black locust	8.7	D	5-Critical	DW	REMOVE	0
921	*Robinia pseudoacacia*	Black locust	12.2	D	3-Fair	co-dominants, DW, included bark	REMOVE	0.61
922	*Prunus serotina*	Black cherry	6	C	3-Fair	DW	REMOVE	0.6
923	*Prunus serotina*	Black cherry	9.1	C	3-Fair	DW	REMOVE	0.91

TAG NO.	SCIENTIFIC NAME	COMMON NAME	DBH (inches)	GROUP	RATING	NOTES	PROPOSED ACTION	REPLACEMENT VALUE (CAL. IN.)
924	*Robinia pseudoacacia*	Black locust	9.6	D	5-Critical	DW	REMOVE	0
925	*Robinia pseudoacacia*	Black locust	8.3	D	3-Fair	co-dominants, DW	REMOVE	0.415
926	*Robinia pseudoacacia*	Black locust	16.6	D	4-Poor	Co-dominants, included bark, DW	REMOVE	0
927	*Robinia pseudoacacia*	Black locust	7	D	4-Poor	DW	REMOVE	0
928	*Robinia pseudoacacia*	Black locust	10.5	D	3-Fair	DW	REMOVE	0.525
929	*Robinia pseudoacacia*	Black locust	7.3	D	4-Poor	DW	REMOVE	0
930	*Ulmus americana*	American elm	7.7	A	3-Fair	DW, co-dominants	REMOVE	3.85
931	*Prunus serotina*	Black cherry	8.8	C	3-Fair	Co-dominants, DW	REMOVE	0.88
932	*Robinia pseudoacacia*	Black locust	9.9	D	4-Poor	DW	REMOVE	0
933	*Carya Ovata*	Shagbark hickory	6.6	B	3-Fair	DW	REMOVE	1.98
934	*Carya Ovata*	Shagbark hickory	2.5	B	3-Fair		REMOVE	0.75
935	*Carya Ovata*	Shagbark hickory	4.5	B	2-Good		REMOVE	1.35
936	*Carya Ovata*	Shagbark hickory	2.5	B	3-Fair		REMOVE	0.75
937	*Quercus rubra*	Northern red oak	5.8	B	4-Poor	DW, leaning, 4-Poor form	REMOVE	0
938	*Carya Ovata*	Shagbark hickory	2.7	B	3-Fair	DW	REMOVE	0.81
939	*Carya Ovata*	Shagbark hickory	2.8	B	3-Fair		REMOVE	0.84
940	*Prunus serotina*	Black cherry	11.4	C	3-Fair	leaning, DW, co-dominants	REMOVE	1.14
941	*Quercus rubra*	Northern red oak	31.2	B	3-Fair	Co-dominants , DW	REMOVE	9.36
942	*Acer plantanoides*	Norway maple	6	B	3-Fair	co-dominants	REMOVE	1.8
943	*Quercus rubra*	Northern red oak	21.1	B	3-Fair	Co-dominants, DW	REMOVE	6.33
944	*Acer plantanoides*	Norway maple	8.9	B	3-Fair	DW	REMOVE	2.67
945	*Quercus alba*	White oak	21.3	A	4-Poor	DW, co-dominants	REMOVE	0
946	*Acer plantanoides*	Norway maple	7.6	B	3-Fair	DW	REMOVE	2.28
947	*Quercus macrocarpa*	Bur oak	29.4	A	3-Fair	DW, co-dominants	REMOVE	14.7
948	*Morus alba*	White mulberry	6.5	D	3-Fair	co-dominants	REMOVE	0.325
949	*Quercus macrocarpa*	Bur oak	30.6	A	3-Fair	DW, co-dominants	REMOVE	15.3
950	*Prunus serotina*	Black cherry	7.3	C	4-Poor	4-Poor form, DW	REMOVE	0
951	*Prunus serotina*	Black cherry	7	C	3-Fair	DW	REMOVE	0.7
952	*Prunus serotina*	Black cherry	8.1	C	4-Poor	4-Poor form, DW,	REMOVE	0
953	*Carya Ovata*	Shagbark hickory	16.7	B	3-Fair	co-dominants	REMOVE	5.01
954	*Quercus alba*	White oak	24.7	A	3-Fair	DW, co-dominants	REMOVE	12.35
955	*Prunus serotina*	Black cherry	6.5	C	4-Poor	DW	REMOVE	0
956	*Quercus alba*	White oak	19.5	A	4-Poor	DW, co-dominants	REMOVE	0
957	*Prunus serotina*	Black cherry	7	C	4-Poor	4-Poor form, leaning, DW	REMOVE	0
958	*Prunus serotina*	Black cherry	6.5	C	4-Poor	DW	REMOVE	0
959	*Quercus alba*	White oak	31.8	A	3-Fair	DW, co-dominants	REMOVE	15.9
960	*Quercus macrocarpa*	Bur oak	29.5	A	3-Fair	DW, co-dominants	REMOVE	14.75
961	*Prunus serotina*	Black cherry	6.5	C	4-Poor	DW, co-dominants	REMOVE	0
962	*Prunus serotina*	Black cherry	7.7	C	3-Fair	DW	REMOVE	0.77
963	*Prunus serotina*	Black cherry	6.5	C	4-Poor	DW	REMOVE	0
964	*Prunus serotina*	Black cherry	6.2	C	4-Poor	leaning, 4-Poor form, DW	REMOVE	0
965	*Quercus macrocarpa*	Bur oak	30.4	A	3-Fair	DW, co-dominants	PRESERVE	0
966	*Prunus serotina*	Black cherry	8.2	C	4-Poor	leaning, 4-Poor form, DW	REMOVE	0
967	*Prunus serotina*	Black cherry	8	C	5-Critical	4-Poor form, leaning, DW	REMOVE	0
968	*Quercus macrocarpa*	Bur Oak	23.3	A	3-Fair	DW, co-dominants	PRESERVE -	0
969	*Prunus serotina*	Black cherry	10.5	C	5-Critical	DW	PRESERVE	0
970	*Prunus serotina*	Black cherry	11.1	C	3-Fair	DW	PRESERVE	0
971	*Prunus serotina*	Black cherry	7.8	C	5-Critical	DW	PRESERVE	0
972	*Prunus serotina*	Black cherry	7.2	C	4-Poor	DW, 4-Poor form, leaning	PRESERVE	0
973	*Quercus alba*	White oak	23.6	A	3-Fair	DW, co-dominants, damage from neighboring tree	PRESERVE	0
974	*Prunus serotina*	Black cherry	11	C	4-Poor	DW, leaning, 4-Poor form	PRESERVE	0
975	*Prunus serotina*	Black cherry	7.5	C	4-Poor	damage from neighboring tree	PRESERVE	0
976	*Pr

TAG NO.	SCIENTIFIC NAME	COMMON NAME	DBH (inches)	GROUP	RATING	NOTES	PROPOSED ACTION	REPLACEMENT VALUE (CAL. IN.)
1028	*Quercus alba*	White oak	29.4	A	3-Fair	DW	REMOVE	14.7
1029	*Quercus alba*	White oak	23.3	A	4-Poor	DW, co-dominants	REMOVE	0
1030	*Ulmus americana*	American elm	7	A	3-Fair	DW	REMOVE	3.5
1031	*Prunus serotina*	Black cherry	6.2	C	4-Poor	DW	REMOVE	0
1032	*Prunus serotina*	Black cherry	7.7	C	4-Poor	DW, 4-Poor form	REMOVE	0
1033	*Prunus serotina*	Black cherry	6.4	C	4-Poor	DW, 4-Poor form	REMOVE	0
1034	*Prunus serotina*	Black cherry	7.6	C	4-Poor	DW, 4-Poor form	REMOVE	0
1035	*Quercus alba*	White oak	23.3	A	3-Fair	DW, co-dominants	REMOVE	11.65
1036	*Quercus alba*	White oak	31.1	A	4-Poor	DW	REMOVE	0
1037	*Quercus macrocarpa*	Bur oak	28.7	A	4-Poor	DW	REMOVE	0
1038	*Quercus rubra*	Northern red oak	20.1	B	4-Poor	DW	REMOVE	0
1039	*Quercus rubra*	Northern red oak	19.8	B	3-Fair	MS, 17.2, 22.3, co-dominants, included bark, DW	REMOVE	5.94
1040	*Carya Ovata*	Shagbark hickory	2.5	B	2-Good		REMOVE	0.75
1041	*Prunus serotina*	Black cherry	8.2	C	4-Poor	DW, leaning	REMOVE	0
1042	*Quercus rubra*	Northern red oak	14.6	B	4-Poor	DW, leaning	REMOVE	0
1043	*Quercus rubra*	Northern red oak	17.6	B	3-Fair	DW, co-dominants	REMOVE	5.28
1044	*Prunus serotina*	Black cherry	8	C	3-Fair	DW, 4-Poor form, leaning	REMOVE	0.8
1045	*Quercus rubra*	Northern red oak	12.8	B	5-Critical	MS, 15.6, 10.0, DW, co-dominants, included bark, damage from neighboring tree	REMOVE	0
1046	*Quercus rubra*	Northern red oak	3.6	B	4-Poor	DW, under pressure from neighboring tree	REMOVE	0
1047	*Quercus rubra*	Northern red oak	9.8	B	4-Poor	DW, under pressure from neighboring tree	REMOVE	0
1048	*Carya Ovata*	Shagbark hickory	4	B	5-Critical	broken in half	REMOVE	0
1049	*Quercus alba*	White oak	2.5	A	3-Fair	DW	REMOVE	1.25
1050	*Carya Ovata*	Shagbark hickory	2.5	B	2-Good		REMOVE	0.75
1051	*Quercus rubra*	Northern red oak	12.7	B	3-Fair	DW	REMOVE	3.81
1052	*Carya Ovata*	Shagbark hickory	2.4	B	2-Good		REMOVE	0.72
1053	*Carya Ovata*	Shagbark hickory	5.9	B	2-Good		REMOVE	1.77
1054	*Quercus rubra*	Northern red oak	8.2	B	3-Fair	MS, 8.7, 7.7, co-dominants, included bark	REMOVE	2.46
1055	*Prunus serotina*	Black cherry	7.8	C	3-Fair	DW, co-dominants, leaning	REMOVE	0.78
1056	*Prunus serotina*	Black cherry	8.1	C	3-Fair	DW, leaning, parkway tree	REMOVE	0
1057	*Robinia pseudoacacia*	Black locust	8.8	D	4-Poor	DW, parkway tree	REMOVE	0
1058	*Robinia pseudoacacia*	Black locust	8.9	D	4-Poor	DW	REMOVE	0
1059	*Prunus serotina*	Black cherry	6.2	C	3-Fair	DW, 4-Poor form	REMOVE	0.62
1060	*Prunus serotina*	Black cherry	8.7	C	3-Fair	DW, 4-Poor form, parkway tree	REMOVE	0
1061	*Quercus rubra*	Northern red oak	9.1	B	3-Fair	MS, 11.9, 6.3, co-dominants, parkway tree	REMOVE	0
1062	*Prunus serotina*	Black cherry	9.1	C	3-Fair	DW	REMOVE	0.91
1063	*Quercus rubra*	Northern red oak	19.9	B	3-Fair	MS, 12.4, 7.5, DW, co-dominants, included bark	REMOVE	5.97
1064	*Prunus serotina*	Black cherry	8.6	C	3-Fair	DW, co-dominants	REMOVE	0.86
1065	*Quercus rubra*	Northern red oak	14.6	B	3-Fair	DW	REMOVE	4.38
1066	*Robinia pseudoacacia*	Black locust	9.9	D	3-Fair	DW	REMOVE	0.495
1067	*Robinia pseudoacacia*	Black locust	7.7	D	3-Fair	DW	REMOVE	0.385
1068	*Robinia pseudoacacia*	Black locust	11.5	D	4-Poor	DW, included bark	REMOVE	0
1069	*Robinia pseudoacacia*	Black locust	12.5	D	3-Fair	DW	REMOVE	0.625
1070	*Robinia pseudoacacia*	Black locust	8.1	D	4-Poor	DW, canker	REMOVE	0
1071	*Robinia pseudoacacia*	Black locust	8	D	4-Poor	DW, canker	REMOVE	0
1072	*Quercus rubra*	Northern red oak	5.4	B	3-Fair	DW	REMOVE	1.62
1073	*Robinia pseudoacacia*	Black locust	6.1	D	5-Critical	DW, included bark	REMOVE	0
1074	*Robinia pseudoacacia*	Black locust	9.1	D	4-Poor	DW	REMOVE	0
1075	*Prunus serotina*	Black cherry	8.1	C	3-Fair	DW, leaning	REMOVE	0.81
1076	*Robinia pseudoacacia*	Black locust	9.7	D	3-Fair	DW	REMOVE	0.485
1077	*Carya Ovata*	Shagbark hickory	2.9	B	2-Good		REMOVE	0.87
1078	*Robinia pseudoacacia*	Black locust	9.1	D	5-Critical	DW, canker	REMOVE	0
1079	*Robinia pseudoacacia*	Black locust	7.9	D	3-Fair	DW	REMOVE	0.395
1080	*Robinia pseudoacacia*	Black locust	9.8	D	3-Fair	DW	REMOVE	0.49
1081	*Robinia pseudoacacia*	Black locust	10.9	D	4-Poor	DW	REMOVE	0
1082	*Robinia pseudoacacia*	Black locust	8.6	D	3-Fair	DW	REMOVE	0.43
1083	*Robinia pseudoacacia*	Black locust	8.6	D	3-Fair	DW	REMOVE	0.43
1084	*Robinia pseudoacacia*	Black locust	6.8	D	3-Fair	DW	REMOVE	0.34
1085	*Prunus serotina*	Black Cherry	9.2	C	3-Fair	DW, co-dominants	REMOVE	0.92
1086	*Prunus serotina*	Black cherry	6.1	C	3-Fair	DW, 4-Poor form	REMOVE	0.61
1087	*Robinia pseudoacacia*	Black locust	15	D	4-Poor	DW, co-dominants, included bark	REMOVE	0
1088	*Robinia pseudoacacia*	Black locust	14.8	D	4-Poor	DW	REMOVE	0
1089	*Robinia pseudoacacia*	Black locust	5.8	D	3-Fair	MS, 6.2, 5.4, DW, included bark	REMOVE	0
1090	*Robinia pseudoacacia*	Black locust	8.8	D	4-Poor	DW	REMOVE	0
1091	*Robinia pseudoacacia*	Black locust	7.1	D	4-Poor	DW	REMOVE	0
1092	*Robinia pseudoacacia*	Black locust	8.6	D	3-Fair	DW	REMOVE	0.43
1093	*Robinia pseudoacacia*	Black locust	8.7	D	3-Fair	MS, 10.7, 6.7, co-dominants, included bark, DW	REMOVE	0.435
1094	*Robinia pseudoacacia*	Black locust	9.6	D	3-Fair	DW	REMOVE	0.48
1095	*Robinia pseudoacacia*	Black locust	8.9	D	4-Poor	DW, included bark	REMOVE	0
1096	*Robinia pseudoacacia*	Black locust	8.4	D	4-Poor	DW	REMOVE	0
1097	*Ulmus pumila*	Siberian elm	8.4	D	3-Fair	DW, co-dominants	REMOVE	0.42
1098	*Robinia pseudoacacia*	Black locust	13.2	D	4-Poor	DW, co-dominants, included bark	REMOVE	0
1099	*Robinia pseudoacacia*	Black locust	8.3	D	4-Poor	DW	REMOVE	0
1100	*Robinia pseudoacacia*	Black locust	13.5	D	4-Poor	DW, co-dominants	REMOVE	0
1101	*Acer saccharinum*	Silver maple	8.1	C	4-Poor	DW, 4-Poor form, leaning	REMOVE	0
1102	*Robinia pseudoacacia*	Black locust	16.9	D	4-Poor	MS, 22.7, 11.1, co-dominants, included bark	REMOVE	0
1103	*Robinia pseudoacacia*	Black locust	11.8	D	4-Poor	DW	REMOVE	0
1104	*Robinia pseudoacacia*	Black locust	8.8	D	4-Poor	DW, co-dominants	REMOVE	0
1105	*Robinia pseudoacacia*	Black locust	6.8	D	4-Poor	DW	REMOVE	0
1106	*Robinia pseudoacacia*	Black locust	10.5	D	4-Poor	DW	REMOVE	0
1107	*Robinia pseudoacacia*	Black locust	10.8	D	4-Poor	DW	REMOVE	0
1108	*Robinia pseudoacacia*	Black locust	10	D	4-Poor	DW	REMOVE	0
1109	*Prunus serotina*	Black cherry	5	C	3-Fair	MS, 5.6, 4.3, co-dominants, DW	REMOVE	0
1110	*Robinia pseudoacacia*	Black locust	14.5	D	4-Poor	DW, included bark, co - dominants	REMOVE	0
1111	*Robinia pseudoacacia*	Black locust	7.7	D	4-Poor	DW, 4-Poor form	REMOVE	0
1112	*Robinia pseudoacacia*	Black locust	8.1	D	4-Poor	DW	REMOVE	0
1113	*Robinia pseudoacacia*	Black locust	12.2	D	4-Poor	DW, co-dominants	REMOVE	0
1114	*Robinia pseudoacacia*	Black locust	10.6	D	4-Poor	MS, 10.8, 10.3, DW, included bark	REMOVE	0
1115	*Ulmus americana*	American elm	8	A	3-Fair	DW, co-dominants	REMOVE	4
1116	*Acer saccharinum*	Silver maple	7.4	C	5-Critical	MS, 8.2, 6.8, DW, co-dominants, included bark	REMOVE	0
1117	*Acer saccharinum*	Silver maple	11.8	C	3-Fair	DW	REMOVE	1.18
1118	*Robinia pseudoacacia*	Black locust	8.7	D	3-Fair	DW	REMOVE	0.435
1119	*Robinia pseudoacacia*	Black locust	11.3	D	4-Poor	DW	REMOVE	0
1120	*Prunus serotina*	Black cherry	6.5	C	3-Fair	DW, leaning	REMOVE	0.65
1121	*Robinia pseudoacacia*	Black locust	9	D	4-Poor	DW	REMOVE	0
1122	*Prunus serotina*	Black cherry	8.2	C	4-Poor	DW, 4-Poor form	REMOVE	0
1123	*Prunus serotina*	Black cherry	6.5	C	3-Fair	DW	REMOVE	0.65
1124	*Ulmus americana*	American elm	7.3	A	3-Fair	DW, co-dominants	REMOVE	3.65
1125	*Ulmus americana*	American elm	11.8	A	3-Fair	DW, co-dominants	REMOVE	5.9
1126	*Ulmus americana*	American elm	8.4	A	4-Poor	DW, leaning	REMOVE	0
1127	*Acer negundo*	Boxelder	8.3	D	4-Poor	DW, 4-Poor form	REMOVE	0
1128	*Ulmus americana*	American elm	6.5	A	3-Fair	DW	PRESERVE	0
1129	*Acer negundo*	Boxelder	6.3	D	4-Poor	DW, 4-Poor form	REMOVE	0
1130	*Acer negundo*	Boxelder	6.4	D	4-Poor	DW, 4-Poor form	REMOVE	0
1131	*Morus alba*	White mulberry	6.8	D	4-Poor	DW	REMOVE	0
1132	*Juglans nigra*	Black walnut	61	C	3-Fair	DW, leaning	REMOVE	6.1
1133	*Morus alba*	White mulberry	9.1	D	3-Fair	DW	PRESERVE	0
1134	*Juglans nigra*	Black walnut	20.9	C	3-Fair	DW, co-dominants	REMOVE	2.09
1135	*Acer negundo*	Boxelder	7.1	D	4-Poor	DW, 4-Poor form	REMOVE	0
1136	*Acer negundo*	Boxelder	8.4	D	5-Critical	DW, co-dominants	REMOVE	0
1137	*Acer negundo*	Boxelder	8.7	D	4-Poor	DW, leaning	REMOVE	0
1138	*Ulmus americana*	American elm	10.2	A	4-Poor	DW	REMOVE	0
1139	*Juglans nigra*	Black walnut	7.2	C	3-Fair	DW, broken branches	PRESERVE	0
1140	*Morus alba*	White mulberry	10.2	D	4-Poor	DW, co-dominants, included bark	REMOVE	0
1141	*Acer saccharinum*	Silver maple	6.7	C	3-Fair	DW, leaning	PRESERVE	0
1142	*Acer saccharinum*	Silver maple	10.7	C	3-Fair	DW, co-dominants	PRESERVE	0
1143	*Prunus serotina*	Black cherry	8.3	C	3-Fair	DW, co-dominants	PRESERVE	0
1144	*Acer saccharinum*	Silver maple	9	C	4-Poor	DW, co-dominants	REMOVE	0
1145	*Acer saccharinum*	Silver maple	6.4	C	3-Fair	DW, leaning	PRESERVE	0
1146	*Prunus serotina*	Black cherry	6.1	C	3-Fair	DW, leaning	PRESERVE	0
1147	*Ulmus americana*	American elm	11	A	3-Fair	DW, co-dominants	PRESERVE	0
1148	*Ulmus americana*	American elm	7.3	A	3-Fair	DW, co-dominants	PRESERVE	0
1149	*Acer negundo*	Boxelder	6.1	D	4-Poor	DW	REMOVE	0
1150	*Ulmus americana*	American elm	8.2	A	3-Fair	DW	PRESERVE	0
1151	*Ulmus americana*	American elm	7.4	A	3-Fair	DW	PRESERVE	0
1152	*Prunus serotina*	Black cherry	9.3	C	3-Fair	DW, co-dominants	PRESERVE	0
1153	*Ulmus americana*	American elm	8.2	A	3-Fair	DW, co-dominants	PRESERVE	0
1154	*Ulmus americana*	American elm	6	A	3-Fair	DW, 4-Poor form	PRESERVE	0
1155	*Celtis occidentalis*	Northern hackberry	10.4	B	2-Good		PRESERVE	0
1156	*Acer negundo*	Boxelder	4.9	D	5-Critical	MS, 6.1, 5.6, 3.1, DW, 4-Poor form, parkway tree	REMOVE	0
1157	*Juglans nigra*	Black walnut	9.5	C	3-Fair	DW, 4-Poor form, parkway tree	REMOVE	0
1158	*Ulmus americana*	American elm	8.1	A	3-Fair	DW, leaning	PRESERVE	0
1159	*Prunus serotina*	Black cherry	6.2	C	3-Fair	DW, leaning	PRESERVE	0
1160	*Acer negundo*	Boxelder	4.7	D	5-Critical	MS, 6.0, 3.3, DW	REMOVE	0
1161	*Juglans nigra*	Black walnut	10.4	C	3-Fair	DW, co-dominants, parkway tree	REMOVE	0
1162	*Ulmus americana*	American elm	8.9	A	3-Fair	MS, 7.4, 10.3, included bark, DW	PRESERVE	0
1163	*Prunus serotina*	Black cherry	13.6	C	3-Fair	DW, growing into neighboring tree	REMOVE	1.36
1164	*Ulmus americana*	American elm	8.1	A	3-Fair	DW, growing into neighboring tree	PRESERVE	0
1165	*Juglans nigra*	Black walnut	10.4	C	3-Fair	DW	PRESERVE	0
1166	*Morus alba*	White mulberry	5.3	D	4-Poor	MS, 5.4, 5.6, 5.0, included bark , DW	REMOVE	0
1167	*Morus alba*	White mulberry	6	D	4-Poor	MS, 7.7, 4.3, DW, included bark	REMOVE	0
1168	*Morus alba*	White mulberry	6.8	D	3-Fair	DW, 4-Poor form	REMOVE	0.34
1169	*Ulmus americana*	American elm	9.1	A	3-Fair	DW	REMOVE	4.55
1170	*Morus alba*	White mulberry	9.2	D	4-Poor	DW, co-dominants, included bark	REMOVE	0
1171	*Morus alba*	White mulberry	8.1	D	3-Fair	DW, leaning	REMOVE	0.405
1172	*Acer saccharinum*	Silver maple	9.8	C	3-Fair	DW, co-dominants	REMOVE	0.98
1173	*Prunus serotina*	Black cherry	8.2	C	4-Poor	DW, leaning	REMOVE	0
1174	*Morus alba*	White mulberry	7.5	D	3-Fair	DW, leaning	REMOVE	0.375
1175	*Ulmus americana*	American elm	6.8	A	3-Fair	DW	REMOVE	3.4
1176	*Juglans nigra*	Black walnut	11.6	C	3-Fair	DW, broken branches	REMOVE	1.16
1177	*Morus alba*	White mulberry	4.4	D	4-Poor	MS, 5.6, 3.2, co-dominants, included bark, DW	REMOVE	0
1178	*Ulmus pumila*	Siberian elm	7.2	D	4-Poor	DW, co-dominants, included bark	REMOVE	0
1179	*Morus alba*	White mulberry	10.7	D	4-Poor	DW, co-dominants	REMOVE	0
1180	*Juglans nigra*	Black walnut	7.3	C	3-Fair	co-dominants	REMOVE	0.73
1181	*Acer negundo*	Boxelder	6.4	D	3-Fair	DW, leaning	REMOVE	0.32
1182	*Juglans nigra*	Black walnut	13.3	C	3-Fair	DW, co-dominants	REMOVE	1.33
1183	*Ulmus americana*	American elm	9.1	A	3-Fair	DW, co-dominants	REMOVE	4.55
1184	*Ulmus americana*	American elm	10.6	A	3-Fair	DW	REMOVE	5.3
1185	*Ulmus americana*	American elm	12.2	A	3-Fair	DW	REMOVE	6.1
1186	*Acer saccharinum*	Silver maple	5.5	C	4-Poor	MS, 8.2, 5.6, 4.1, 3.9, included bark, DW	REMOVE	0
1187	*Morus alba*	White mulberry	6.6	D	3-Fair	DW, co-dominants	REMOVE	0.33
1188	*Acer saccharinum*	Silver maple	9.3	C	3-Fair	DW, leaning	REMOVE	0.93
1189	*Acer saccharinum*	Silver maple	7.5	C	4-Poor	DW, co-dominants	REMOVE	0
1190	*Prunus serotina*	Black cherry	8.7	C	3-Fair	DW, leaning	REMOVE	0.87
1191	*Acer saccharinum*	Silver maple	14.1	C	4-Poor	DW	REMOVE	0
1192	*Prunus serotina*	Black cherry	10.3	C	3-Fair	DW, co-dominants	REMOVE	1.03
1193	*Prunus serotina*	Black cherry	7.3	C	3-Fair	DW, 4-Poor form	REMOVE	0.73
1194	*Prunus serotina*	Black cherry	7.5	C	4-Poor	DW, 4-Poor form	REMOVE	0
1195	*Juglans nigra*	Black walnut	8.6	C	3-Fair	DW, co-dominants, included bark	REMOVE	0.86
1196	*Juniperus virginiana*	Eastern red cedar	6.2	B	3-Fair	DW	REMOVE	1.86
1197	*Quercus rubra*	Northern red oak	13.8	B	3-Fair	DW	REMOVE	4.14
1198	*Prunus serotina*	Black cherry	8.7	C	3-Fair	DW, leaning	REMOVE	0.87
1199	*Prunus serotina*	Black cherry	7.3	C	3-Fair	DW	REMOVE	0.73
1200	*Prunus serotina*	Black cherry	6.8	C	4-Poor	DW, co-dominants, included bark	REMOVE	0
1201	*Robinia pseudoacacia*	Black locust	9.3	D	3-Fair	DW, located near tree #1113	REMOVE	0.465
1202	*Robinia pseudoacacia*	Black locust	9.5	D	3-Fair	DW	REMOVE	0.475
1203	*Quercus palustris*	Pin oak	16.1	B	3-Fair	DW	REMOVE	4.83
1204	*Prunus serotina*	Black cherry	7.9	C	3-Fair	DW, leaning	REMOVE	0.79
1205	*Quercus palustris*	Pin oak	12.7	B	3-Fair	DW	REMOVE	3.81
1206	*Prunus serotina*	Black cherry	8.2	C	3-Fair	DW, co-dominants	REMOVE	0.82
1207	*Quercus palustris*	Pin oak	11.7	B	3-Fair	DW	REMOVE	3.51
1208	*Quercus rubra*	Northern red oak	16.9	B	3-Fair	DW	REMOVE	5.07
1209	*Quercus rubra*	Northern red oak	14.7	B	3-Fair	DW	REMOVE	4.41
1210	*Quercus rubra*	Northern red oak	11	B	3-Fair	DW, leaning	REMOVE	3.3
1211	*Quercus rubra*	Northern red oak	13.7	B	3-Fair	DW	REMOVE	4.11
1212	*Quercus rubra*	Northern red oak	7.9	B	3-Fair	DW	REMOVE	2.37
1213	*Quercus rubra*	Northern red oak	13.6	B	3-Fair	DW	REMOVE	4.08
1214	*Quercus rubra*	Northern red oak	10.1	B	3-Fair	DW, co-dominants	REMOVE	3.03
1215	*Quercus rubra*	Northern red oak	13.9	B	3-Fair	DW, trunk wound	REMOVE	4.17
1216	*Quercus rubra*	Northern red oak	9.9	B	4-Poor	DW, co-dominants, included bark	REMOVE	0
1217	*Carya Ovata*	Shagbark hickory	3.1	B	2-Good		REMOVE	0.93
1218	*Carya Ovata*	Shagbark hickory	3.4	B	2-Good		REMOVE	1.02
1219	*Carya Ovata*	Shagbark hickory	3.4	B	2-Good		REMOVE	1.02
1220	*Prunus serotina*	Black cherry	6.7	C	3-Fair	DW, poor form	REMOVE	0.67
1221	*Ulmus americana*	American elm	9.9	A	3-Fair	DW, leaning	REMOVE	4.95
1222	*Quercus alba*	White oak	21.2	A	3-Fair	DW, large wound/ cavity	REMOVE	10.6
1223	*Quercus alba*	White oak	22.5	A	4-Poor	DW	REMOVE	0
1224	*Prunus serotina*	Black cherry	7.5	C	3-Fair	DW, leaning	REMOVE	0.75
1225	*Prunus serotina*	Black cherry	7	C	3-Fair	DW, leaning	REMOVE	0.7
1226	*Carya Ovata*	Shagbark hickory	3.9	B	2-Good		REMOVE	1.17
1227	*Carya Ovata*	Shagbark hickory	2.8	B	2-Good		REMOVE	0.84
1228	*Prunus serotina*	Black cherry	18.2	C	3-Fair	DW, co-dominants, leaning	REMOVE	1.82
1229	*Carya Ovata*	Shagbark hickory	2.7	B	2-Good		REMOVE	0.81
1230	*Carya Ovata*	Shagbark hickory	2.3	B	2-Good		REMOVE	0.69
1231	*Prunus serotina*	Black cherry	6.2	C	4-Poor	DW, leaning, canker	REMOVE	0
1232	*Prunus serotina*	Black cherry	7.3	C	4-Poor	DW, leaning, poor form, girdling root	REMOVE	0
1233	*Prunus serotina*	Black cherry	7.8	C	3-Fair	DW	REMOVE	0.78
1234	*Prunus serotina*	Black cherry	6.1	C	3-Fair	poor form	REMOVE	0.61
1235	*Quercus rubra*	Northern red oak	3.1	B	3-Fair	poor form, trunk wound	REMOVE	0.93
1236	*Prunus serotina*	Black cherry	8.4	C	3-Fair	DW, leaning	REMOVE	0.84
1237	*Carya Ovata*	Shagbark hickory	1.9	B	2-Good		REMOVE	0
1238	*Quercus rubra*	Northern red oak	6	B	3-Fair	Leaning	REMOVE	1.8
1239	*Quercus rubra*	Northern red oak	12.7	B	3-Fair	DW	REMOVE	3.81
1240	*Ulmus americana*	American elm	11.5	A	3-Fair	DW, co-dominants	REMOVE	5.75
1241	*Prunus serotina*	Black cherry	7.7	C	3-Fair	DW	REMOVE	0.77
1242	*Prunus serotina*	Black cherry	6.8	C	5-Critical	DW, leaning	REMOVE	0
1243	*Prunus serotina*	Black cherry	12	C	4-Poor	DW	REMOVE	0
1244	*Prunus serotina*	Black cherry	9.6	C	4-Poor	DW, leaning	REMOVE	0
1245	*Prunus serotina*	Black cherry	8.9	C	3-Fair	DW	REMOVE	0.89
1246	*Prunus serotina*	Black cherry	7.1	C	3-Fair	DW	REMOVE	0.71
1247	*Prunus serotina*	Black cherry	11.9	C	3-Fair	DW, co-dominants, leaning	REMOVE	1.19
1248	*Prunus serotina*	Black cherry	6.8	C	3-Fair	DW, leaning	REMOVE	0.68
1249	*Quercus alba*	White oak	31.9	A	4-Poor	DW	REMOVE	0
1250	*Prunus serotina*	Black cherry	6.5	C	5-Critical	DW, leaning	REMOVE	0
1251	*Prunus serotina*	Black cherry	8.6	C	3-Fair	DW	REMOVE	0.86
1252	*Prunus serotina*	Black cherry	7.9	C	5-Critical	DW, leaning	REMOVE	0
1253	*Prunus serotina*	Black cherry	6.4	C	4-Poor	DW, leaning	REMOVE	0
1254	*Prunus serotina*	Black cherry	9.1	C	3-Fair	DW	REMOVE	0.91
1255	*Ulmus americana*	American elm	16.8	A	3-Fair	DW, co-dominants	REMOVE	8.4
1256	*Prunus serotina*	Black cherry	8.8	C	3-Fair	DW, poor form	REMOVE	0.88
1257	*Prunus serotina*	Black cherry	7.3	C	3-Fair	DW	REMOVE	0.73
1258	*Prunus serotina*	Black cherry	7.5	C	3-Fair	DW	REMOVE	0.75
1259	*Prunus serotina*	Black cherry	7.1	C	5-Critical	DW, leaning	REMOVE	0
1260	*Prunus serotina*	Black cherry	7.1	C	5-Critical	DW, neighboring tree lying on top	REMOVE	0
1261	*Prunus serotina*	Black cherry	10.6	C	3-Fair	DW, included bark	REMOVE	1.06
1262	*Prunus serotina*	Black cherry	7.5	C	4-Poor	DW, cavity/decay, leaning	REMOVE	0
1263	*Prunus serotina*	Black cherry	9	C	3-Fair	DW	PRESERVE	0
1264	*Acer saccharinum*	Silver maple	10.3	C	3-Fair	poor form	PRESERVE	0
1265	*Quercus rubra*	Northern red oak	7.4	B	3-Fair	DW, co-dominants	PRESERVE	0
1266	*Quercus rubra*	Northern red oak	3.1	B	2-Good		PRESERVE	0
1267	*Prunus serotina*	Black cherry	12.9	C	4-Poor	DW, leaning	PRESERVE	0
1268	*Prunus serotina*	Black cherry	7	C	5-Critical	DW, poor form	PRESERVE	0
1269	*Prunus serotina*	Black cherry	5.6	C	5-Critical	MS, 7.5, 3.7, DW, leaning	PRESERVE	0
1270	*Acer negundo*	Boxelder	7.3	D	3-Fair	DW	PRESERVE	0
1271	*Prunus serotina*	Black cherry	6.9	C	3-Fair	DW	PRESERVE	0
1272	*Carya Ovata*	Shagbark hickory	14.9	B	3-Fair	DW, poor form	PRESERVE	0
1273	*Ulmus americana*	American elm	9.6	A	3-Fair	co-dominants, leaning	PRESERVE	0
1274	*Carya Ovata*	Shagbark hickory	13.3	B	3-Fair	leaning	PRESERVE	0
1275	*Prunus serotina*	Black cherry	6.6	C	3-Fair	DW, poor form	PRESERVE	0
1276	*Quercus alba*	White oak	23.6	A	3-Fair	DW	PRESERVE	0
1277	*Carya Ovata*	Shagbark hickory	21.4	B	3-Fair	DW, cavity/decay	PRESERVE	0
1278	*Quercus alba*	White oak	33.3	A	3-Fair	DW	PRESERVE	0
1279	*Quercus alba*	White oak	20.2	A	5-Critical	DW	PRESERVE	0
1280	*Quercus alba*	White oak	30.5	A	3-Fair	DW, leaning	PRESERVE	0
1281	*Prunus serotina*	Black cherry	6	C	4-Poor	DW	PRESERVE	0
1282	*Quercus alba*	White oak	27.6	A	3-Fair	DW, co-dominants	PRESERVE	0
1283	*Quercus rubra*	Northern red oak	28.2	B	3-Fair	DW, leaning	PRESERVE	0
1284	*Prunus serotina*	Black cherry	6.3	C	4-Poor	DW, poor form	PRESERVE	0
1285	*Prunus serotina*	Black cherry	6.1	C	4-Poor	DW	PRESERVE	0
1286	*Quercus alba*	White oak	3.2	A	3-Fair	DW, leaning	PRESERVE	0
1287	*Prunus serotina*	Black cherry	6.6	C	3-Fair	DW	PRESERVE	0
1288	*Prunus serotina*	Black cherry	6.7	C	3-Fair	DW, leaning	PRESERVE	0
1289	*Prunus serotina*	Black cherry	7	C	3-Fair	poor form	PRESERVE	0
1290	*Carya Ovata*	Shagbark hickory	27.4	B	3-Fair	DW, trunk wound	PRESERVE	0
1291	*Prunus serotina*	Black cherry	7.8	C	3-Fair	poor form	PRESERVE	0
1292	*Morus alba*	White mulberry	8.6	D	4-Poor	DW, leaning	PRESERVE	0
1293	*Quercus rubra*	Northern red oak	7	B	3-Fair	DW	PRESERVE	0
1294	*Quercus rubra*	Northern red oak	3.2	B	3-Fair	DW	PRESERVE	0
1295	*Morus alba*	White mulberry	8.1	D	3-Fair	DW	PRESERVE	0
1296	*Prunus serotina*	Black cherry	8.4	C	3-Fair		PRESERVE	0
1297	*Prunus serotina*	Black cherry	8.8	C	3-Fair	DW	PRESERVE	0
1298	*Prunus serotina*	Black cherry	7.2	C	3-Fair	DW	PRESERVE	0
1299	*Prunus serotina*	Black cherry	6.3	C	3-Fair	poor form	PRESERVE	0
1300	*Quercus alba*	White oak	26	A	4-Poor	DW, broken branches	PRESERVE	0
1301	*Ulmus americana*	American elm	8.4	A	5-Critical	damage from neighboring tree	PRESERVE	0
1302	*Quercus alba*	White oak	22.4	A	4-Poor	damage from neighboring tree, leaning	PRESERVE	0
1303	*Prunus serotina*	Black cherry	6.2	C	4-Poor	damage from neighboring tree	PRESERVE	0
1304	*Prunus serotina*	Black cherry	6.3	C	3-Fair		PRESERVE	0
1305	*Prunus serotina*	Black cherry	7.3	C	4-Poor	4-Poor form	PRESERVE	0
1306	*Quercus alba*	White oak	19.8	A	3-Fair	DW, leaning	PRESERVE	0
1307	*Quercus alba*	White o

TAG NO.	SCIENTIFC NAME	COMMON NAME	DBH (inches)	GROUP	RATING	NOTES	PROPOSED ACTION	REPLACEMENT VALUE (CAL. IN.)
1345	*Prunus serotina*	Black cherry	6.2	C	4-Poor	Dw, 4-Poor form	PRESERVE	0
1346	*Prunus serotina*	Black cherry	6.7	C	3-Fair	DW	REMOVE	0.67
1347	*Quercus alba*	White oak	20	A	4-Poor	DW	REMOVE	0
1348	*Prunus serotina*	Black cherry	6	C	4-Poor	DW, leaning	REMOVE	0
1349	*Carya Ovata*	Shagbark hickory	17	B	3-Fair		REMOVE	5.1
1350	*Prunus serotina*	Black cherry	6.2	C	3-Fair	DW, included bark	REMOVE	0.62
1351	*Ulmus americana*	American elm	6.7	A	3-Fair	DW, included bark	REMOVE	3.35
1352	*Prunus serotina*	Black cherry	8.4	C	3-Fair	DW	REMOVE	0.84
1353	*Prunus serotina*	Black cherry	6.9	C	3-Fair	DW	REMOVE	0.69
1354	*Quercus alba*	White oak	21.1	A	4-Poor	DW	REMOVE	0
1355	*Quercus alba*	White oak	25.5	A	5-Critical	DW, rot	REMOVE	0
1356	*Ulmus americana*	American elm	6.6	A	3-Fair	leaning	REMOVE	3.3
1357	*Prunus serotina*	Black cherry	10.1	C	3-Fair		REMOVE	1.01
1358	*Ulmus americana*	American elm	9.6	A	3-Fair		REMOVE	4.8
1359	*Carya Ovata*	Shagbark hickory	17.1	B	3-Fair	DW	REMOVE	5.13
1360	*Quercus alba*	White oak	25.8	A	3-Fair	DW, leaning	REMOVE	12.9
1361	*Quercus alba*	White oak	29.6	A	4-Poor	DW	REMOVE	0
1362	*Quercus alba*	White oak	26.2	A	4-Poor	DW, leaning	PRESERVE	0
1363	*Ulmus americana*	American elm	6.7	A	3-Fair	co-dominants	PRESERVE	0
1364	*Morus alba*	White mulberry	4.8	D	3-Fair	MS, 5.2, 4.3, leaning, DW	PRESERVE	0
1365	*Quercus alba*	White oak	22	A	3-Fair	DW	PRESERVE	0
1366	*Quercus alba*	White oak	19.8	A	3-Fair	DW, leaning	PRESERVE	0
1367	*Quercus alba*	White oak	28.6	A	4-Poor	DW	REMOVE	0
1368	*Prunus serotina*	Black Cherry	6.4	C	4-Poor	DW, 4-Poor form	REMOVE	0
1369	*Quercus alba*	White oak	15.4	A	3-Fair	DW	REMOVE	7.7
1370	*Quercus alba*	White oak	21.2	A	4-Poor	DW	REMOVE	0
1371	*Quercus alba*	White oak	13.6	A	4-Poor	DW	REMOVE	0
1372	*Quercus alba*	White oak	22.5	A	3-Fair	DW	REMOVE	11.25
1373	*Quercus alba*	White oak	26.5	A	4-Poor	DW	REMOVE	0
1374	*Acer plantanoides*	Norway maple	8.6	B	3-Fair	4-Poor form	REMOVE	2.58
1375	*Acer saccharinum*	Silver maple	10.5	C	3-Fair	leaning	REMOVE	1.05
1376	*Quercus alba*	White oak	15.3	A	4-Poor	DW, leaning	REMOVE	0
1377	*Quercus alba*	White oak	15.3	A	4-Poor	DW	REMOVE	0
1378	*Ulmus americana*	American elm	8.5	A	3-Fair	DW	REMOVE	4.25
1379	*Quercus alba*	White oak	25.1	A	5-Critical	DW	REMOVE	0
1380	*Quercus alba*	White oak	16.7	A	4-Poor	DW	REMOVE	0
1381	*Prunus serotina*	Black cherry	6.4	C	3-Fair	leaning	REMOVE	0.64
1382	*Prunus serotina*	Black cherry	8.1	C	4-Poor	DW, leaning	REMOVE	0
1383	*Prunus serotina*	Black cherry	6.1	C	3-Fair	4-Poor form	REMOVE	0.61
1384	*Prunus serotina*	Black cherry	7.5	C	3-Fair		REMOVE	0.75
1385	*Prunus serotina*	Black cherry	6	C	4-Poor	DW, 4-Poor form	REMOVE	0
1386	*Quercus alba*	White oak	32.7	A	4-Poor	DW, decay	REMOVE	0
1387	*Quercus alba*	White oak	26.8	A	4-Poor	DW, leaning	REMOVE	0
1388	*Prunus serotina*	Black cherry	6.7	C	4-Poor	DW, leaning	REMOVE	0
1389	*Quercus alba*	White oak	23.9	A	5-Critical	DW	REMOVE	0
1390	*Ulmus americana*	American elm	6.8	A	3-Fair	Leaning	REMOVE	3.4
1391	*Prunus serotina*	Black cherry	6.2	C	4-Poor	Large trunk split, leaning	REMOVE	0
1392	*Ulmus americana*	American elm	7.5	A	3-Fair		REMOVE	3.75
1393	*Quercus alba*	White oak	25.3	A	4-Poor	DW	REMOVE	0
1394	*Acer plantanoides*	Norway maple	9.4	B	3-Fair	leaning	REMOVE	2.82
1395	*Carya Ovata*	Shagbark hickory	2.2	B	3-Fair	DW	REMOVE	0.66
1396	*Carya Ovata*	Shagbark hickory	4.2	B	2-Good		REMOVE	1.26
1397	*Quercus rubra*	Northern red oak	4.9	B	3-Fair	DW	REMOVE	1.47
1398	*Quercus rubra*	Northern red oak	5	B	3-Fair	DW	REMOVE	1.5
1399	*Quercus rubra*	Northern red oak	6.1	B	2-Good		REMOVE	1.83
1400	*Quercus rubra*	Northern red oak	8	B	3-Fair	DW	REMOVE	2.4
1401	*Quercus alba*	White oak	22.8	A	5-Critical	DW	REMOVE	0
1402	*Quercus rubra*	Northern red oak	5.3	B	3-Fair	DW	REMOVE	1.59
1403	*Acer plantanoides*	Norway maple	9.2	B	3-Fair	leaning	REMOVE	2.76
1404	*Quercus alba*	White oak	17	A	4-Poor	DW	REMOVE	0
1405	*Quercus alba*	White oak	24.7	A	4-Poor	DW	REMOVE	0
1406	*Fraxinus pennsylvanica*	Green ash	6.2	D	3-Fair	DW, leaning	REMOVE	0.31
1407	*Acer saccharinum*	Silver maple	6.5	C	3-Fair		REMOVE	0.65
1408	*Quercus alba*	White oak	23.2	A	4-Poor	DW	REMOVE	0
1409	*Quercus alba*	White oak	17	A	4-Poor	DW, leaning	REMOVE	0
1410	*Quercus alba*	White oak	19.5	A	4-Poor	DW, leaning	PRESERVE	0
1411	*Acer plantanoides*	Norway maple	8	B	3-Fair	growing into neighboring tree	PRESERVE	0
1412	*Quercus alba*	White oak	25	A	3-Fair	DW	PRESERVE	0
1413	*Prunus serotina*	Black cherry	6.6	C	4-Poor	DW, leaning	REMOVE	0
1414	*Acer saccharinum*	Silver maple	6.4	C	3-Fair	co-dominants	PRESERVE	0
1415	*Quercus alba*	White oak	28.9	A	4-Poor	DW	PRESERVE	0
1416	*Quercus alba*	White oak	19.4	A	4-Poor	DW	PRESERVE	0
1417	*Quercus alba*	White oak	17.2	A	4-Poor	DW	PRESERVE	0
1418	*Quercus alba*	White oak	15.4	A	4-Poor	DW	PRESERVE	0
1419	*Quercus alba*	White oak	20.6	A	4-Poor	DW, leaning	PRESERVE	0
1420	*Prunus serotina*	Black cherry	7	C	4-Poor	DW, leaning	PRESERVE	0
1421	*Quercus alba*	White oak	21.1	A	5-Critical	DW, leaning	PRESERVE	0
1422	*Carya Ovata*	Shagbark hickory	2.4	B	2-Good		PRESERVE	0
1423	*Carya Ovata*	Shagbark hickory	3.4	B	2-Good		PRESERVE	0
1424	*Quercus alba*	White oak	26.9	A	4-Poor	DW, neighboring tree resting in tree	PRESERVE	0
1425	*Prunus serotina*	Black cherry	7	C	3-Fair	leaning	PRESERVE	0
1426	*Carya Ovata*	Shagbark hickory	14.5	B	2-Good	DW	PRESERVE	0
1427	*Acer negundo*	Boxelder	4.9	D	4-Poor	MS, 7.3, 2.5, DW, broken top	PRESERVE	0
1428	*Acer negundo*	Boxelder	6.6	D	3-Fair	DW	PRESERVE	0
1429	*Acer saccharinum*	Silver maple	16.7	C	3-Fair	DW, 4-Poor form	PRESERVE	0
1430	*Acer saccharinum*	Silver maple	6.6	C	3-Fair	leaning	PRESERVE	0
1431	*Quercus alba*	White oak	17.3	A	4-Poor	DW	PRESERVE	0
1432	*Quercus alba*	White oak	13.3	A	4-Poor	DW, leaning, 4-Poor form	PRESERVE	0
1433	*Quercus alba*	White oak	19.3	A	4-Poor	DW, leaning	PRESERVE	0
1434	*Quercus alba*	White oak	19.6	A	4-Poor	DW, leaning	PRESERVE	0
1435	*Acer plantanoides*	Norway maple	17.5	B	3-Fair	4-Poor form	PRESERVE	0
1436	*Ulmus americana*	American elm	15.4	A	3-Fair	4-Poor form	PRESERVE	0
1437	*Quercus macrocarpa*	Bur oak	29.9	A	3-Fair	DW, leaning	PRESERVE	0
1438	*Quercus alba*	White oak	19.1	A	4-Poor	DW, leaning	PRESERVE	0
1439	*Acer plantanoides*	Norway maple	9.5	B	3-Fair	leaning	PRESERVE	0
1440	*Quercus alba*	White oak	26	A	4-Poor	DW	PRESERVE	0
1441	*Quercus rubra*	Northern red oak	4	B	3-Fair	leaning	REMOVE	1.2
1442	*Quercus rubra*	Northern red oak	6.4	B	3-Fair		REMOVE	1.92
1443	*Carya Ovata*	Shagbark hickory	2.4	B	2-Good		REMOVE	0.72
1444	*Carya Ovata*	Shagbark hickory	4	B	2-Good		PRESERVE	0
1445	*Carya Ovata*	Shagbark hickory	3.5	B	2-Good		REMOVE	1.05
1446	*Quercus rubra*	Northern red oak	16.5	B	3-Fair	DW	REMOVE	4.95
1447	*Quercus rubra*	Northern red oak	20.2	B	3-Fair	DW	REMOVE	6.06
1448	*Prunus serotina*	Black cherry	13.7	C	4-Poor	DW, leaning, co-dominants	REMOVE	0
1449	*Carya Ovata*	Shagbark hickory	5.3	B	2-Good		REMOVE	1.59
1450	*Quercus rubra*	Northern red oak	19.6	B	4-Poor	DW	REMOVE	0
1451	*Quercus rubra*	Northern red oak	14.5	B	3-Fair	DW	REMOVE	4.35
1452	*Carya Ovata*	Shagbark hickory	2.4	B	3-Fair	trunk wound, leaning	REMOVE	0.72
1453	*Quercus rubra*	Northern red oak	7	B	4-Poor	DW, 4-Poor form	REMOVE	0
1454	*Prunus serotina*	Black cherry	6.5	C	4-Poor	DW, growing in fence	REMOVE	0
1455	*Quercus rubra*	Northern red oak	16.9	B	3-Fair	MS, 17.0, 16.7, included bark, DW	REMOVE	5.07
1456	*Quercus rubra*	Northern red oak	8.3	B	3-Fair	4-Poor form	REMOVE	2.49
1457	*Quercus rubra*	Northern red oak	23.1	B	4-Poor	DW, co-dominants	REMOVE	0
1458	*Quercus rubra*	Northern red oak	4.6	B	4-Poor	DW	REMOVE	0
1459	*Quercus alba*	White oak	13.6	A	5-Critical	DW	REMOVE	0
1460	*Carya Ovata*	Shagbark hickory	2.4	B	3-Fair	leaning, neighboring tree resting in tree	REMOVE	0.72
1461	*Carya Ovata*	Shagbark hickory	9.1	B	2-Good		REMOVE	2.73
1462	*Prunus serotina*	Black cherry	7.1	C	3-Fair	DW, leaning, growing in fence	REMOVE	0.71
1463	*Quercus rubra*	Northern red oak	4.7	B	4-Poor	DW	REMOVE	0
1464	*Quercus rubra*	Northern red oak	18.6	B	4-Poor	DW	REMOVE	0
1465	*Carya Ovata*	Shagbark hickory	2.5	B	2-Good		REMOVE	0.75
1466	*Quercus rubra*	Northern red oak	17.5	B	4-Poor	MS, 20.7, 19.7, 12.0, DW, included bark	REMOVE	0
1467	*Populus deltoides*	Eastern cottonwood	23.8	A	3-Fair	DW, leaning, included bark, growing into neighboring tree	REMOVE	11.9
1468	*Quercus rubra*	Northern red oak	10.4	B	4-Poor	DW, included bark, growing into neighboring tree	REMOVE	0
1469	*Carya Ovata*	Shagbark hickory	2.3	B	2-Good		REMOVE	0.69
1470	*Quercus rubra*	Northern red oak	26.4	B	4-Poor	DW	REMOVE	0
1471	*Quercus rubra*	Northern red oak	23.4	B	4-Poor	DW, leaning	REMOVE	0
1472	*Quercus rubra*	Northern red oak	18.8	B	3-Fair	DW, leaning	REMOVE	5.64
1473	*Quercus rubra*	Northern red oak	21.8	B	4-Poor	DW	REMOVE	0
1474	*Carya Ovata*	Shagbark hickory	6	B	2-Good		REMOVE	1.8
1475	*Quercus rubra*	Northern red oak	7.4	B	3-Fair	DW	REMOVE	2.22
1476	*Quercus rubra*	Northern red oak	8.9	B	4-Poor	DW, broken branches	REMOVE	0
1477	*Carya Ovata*	Shagbark hickory	3.6	B	2-Good	leaning	REMOVE	1.08
1478	*Carya Ovata*	Shagbark hickory	4.8	B	2-Good		REMOVE	1.44
1479	*Quercus rubra*	Northern red oak	11.1	B	3-Fair	MS, 15.1, 12.1, 6.0, DW, included bark	REMOVE	3.33
1480	*Quercus rubra*	Northern red oak	8.5	B	3-Fair	DW, leaning	REMOVE	2.55
1481	*Quercus rubra*	Northern red oak	3.4	B	3-Fair		REMOVE	1.02
1482	*Quercus alba*	White oak	6.7	A	3-Fair	DW	REMOVE	3.35
1483	*Quercus alba*	White oak	3.8	A	2-Good	DW	REMOVE	1.9
1484	*Quercus rubra*	Northern red oak	13.9	B	3-Fair	DW	REMOVE	4.17
1485	*Quercus rubra*	Northern red oak	13	B	3-Fair	DW	REMOVE	3.9
1486	*Quercus rubra*	Northern red oak	15.1	B	3-Fair	DW	REMOVE	4.53
1487	*Carya Ovata*	Shagbark hickory	2.4	B	2-Good		REMOVE	0.72
1488	*Quercus rubra*	Northern red oak	20.2	B	3-Fair	DW	REMOVE	6.06
1489	*Carya Ovata*	Shagbark hickory	2	B	2-Good		REMOVE	0.6
1490	*Carya Ovata*	Shagbark hickory	2.2	B	2-Good		REMOVE	0.66
1491	*Quercus rubra*	Northern red oak	21.1	B	5-Critical	DW	REMOVE	0
1492	*Quercus rubra*	Northern red oak	19.4	B	3-Fair	DW	REMOVE	5.82
1493	*Quercus rubra*	Northern red oak	14.7	B	4-Poor	DW, leaning	REMOVE	0
1494	*Quercus rubra*	Northern red oak	10	B	4-Poor	DW	REMOVE	0
1495	*Quercus rubra*	Northern red oak	18	B	5-Critical	DW	PRESERVE	0
1496	*Prunus serotina*	Black cherry	8.9	C	3-Fair	DW, leaning	REMOVE	0.89
1497	*Quercus rubra*	Northern red oak	12.6	B	3-Fair	MS, 13.4, 11.8, included bark, DW	PRESERVE	0
1498	*Quercus rubra*	Northern red oak	5.2	B	4-Poor	DW	PRESERVE	0
1499	*Quercus rubra*	Northern red oak	17.4	B	3-Fair	DW, leaning	PRESERVE	0
1500	*Prunus serotina*	Black cherry	9.9	C	4-Poor	DW	PRESERVE	0
1501	*Quercus rubra*	Northern red oak	10.6	B	3-Fair	MS, 11.3, 9.8, DW, co-dominants, included bark	PRESERVE	0
1502	*Carya Ovata*	Shagbark hickory	4.2	B	2-Good		PRESERVE	0
1503	*Quercus rubra*	Northern red oak	17.4	B	3-Fair	DW	PRESERVE	0
1504	*Quercus rubra*	Northern red oak	17.3	B	3-Fair	DW	PRESERVE	0
1505	*Quercus rubra*	Northern red oak	16.9	B	3-Fair	DW	PRESERVE	0
1506	*Prunus serotina*	Black cherry	8.2	C	4-Poor	DW, leaning	PRESERVE	0
1507	*Carya Ovata*	Shagbark hickory	2.4	B	2-Good		PRESERVE	0
1508	*Ulmus americana*	American elm	7.1	A	3-Fair	DW	PRESERVE	0
1509	*Quercus rubra*	Northern red oak	8.9	B	5-Critical	DW	PRESERVE	0
1510	*Quercus rubra*	Northern red oak	17.6	B	3-Fair	DW, leaning	PRESERVE	0
1511	*Quercus alba*	White oak	5.2	A	3-Fair	DW	PRESERVE	0
1512	*Quercus rubra*	Northern red oak	3.4	B	3-Fair		PRESERVE	0
1513	*Carya Ovata*	Shagbark hickory	4.2	B	2-Good		PRESERVE	0
1514	*Carya Ovata*	Shagbark hickory	2.9	B	2-Good		PRESERVE	0
1515	*Carya Ovata*	Shagbark hickory	4.8	B	2-Good		PRESERVE	0
1516	*Quercus rubra*	Northern red oak	19	B	4-Poor	DW, leaning	PRESERVE	0
1517	*Prunus serotina*	Black cherry	9.1	C	4-Poor	DW, co-dominants	PRESERVE	0
1518	*Carya Ovata*	Shagbark hickory	7.2	B	2-Good		PRESERVE	0
1519	*Carya Ovata*	Shagbark hickory	10.6	B	2-Good		PRESERVE	0
1520	*Acer negundo*	Boxelder	10.7	D	3-Fair	DW, 4-Poor form	PRESERVE	0
1521	*Quercus rubra*	Northern red oak	14.2	B	3-Fair	DW, co-dominants	PRESERVE	0
1522	*Acer saccharinum*	Silver maple	7.8	C	3-Fair	DW, leaning	PRESERVE	0
1523	*Prunus serotina*	Black cherry	9.4	C	4-Poor	DW, 4-Poor form	PRESERVE	0
1524	*Prunus serotina*	Black cherry	10.3	C	4-Poor	DW, 4-Poor form	PRESERVE	0
1525	*Quercus alba*	White oak	9.6	A	4-Poor	DW	PRESERVE	0
1526	*Quercus alba*	White oak	5	A	4-Poor	DW	PRESERVE	0
1527	*Carya Ovata*	Shagbark hickory	3.5	B	3-Fair	Broken branches	PRESERVE	0
1528	*Acer negundo*	Boxelder	8.3	D	4-Poor	DW, 4-Poor form	PRESERVE	0
1529	*Quercus alba*	White oak	4.9	A	5-Critical	DW	PRESERVE	0
1530	*Quercus alba*	White oak	7.1	A	4-Poor	MS, 8.8, 5.3, DW	PRESERVE	0
1531	*Carya Ovata*	Shagbark hickory	3.8	B	2-Good		PRESERVE	0
1532	*Quercus alba*	White oak	9.7	A	4-Poor	DW	PRESERVE	0
1533	*Carya Ovata*	Shagbark hickory	7.5	B	2-Good		PRESERVE	0
1534	*Quercus alba*	White oak	4.5	A	4-Poor	DW	PRESERVE	0
1535	*Quercus rubra*	Northern red oak	4.4	B	4-Poor	DW, 4-Poor form	PRESERVE	0
1536	*Quercus rubra*	Northern red oak	20.4	B	3-Fair	DW	PRESERVE	0
1537	*Quercus rubra*	Northern red oak	8.3	B	4-Poor	DW	PRESERVE	0
1538	*Quercus alba*	White oak	5.4	A	5-Critical	DW	PRESERVE	0
1539	*Carya Ovata*	Shagbark hickory	2.3	B	2-Good		PRESERVE	0
1540	*Carya Ovata*	Shagbark hickory	2.8	B	3-Fair	Broken branches	PRESERVE	0
1541	*Quercus alba*	White oak	5.1	A	4-Poor	DW	PRESERVE	0
1542	*Quercus alba*	White oak	5.8	A	4-Poor	MS, 5.9, 5.7, DW	PRESERVE	0
1543	*Quercus rubra*	Northern red oak	15.6	B	3-Fair	DW, co-dominants	REMOVE	4.68
1544	*Quercus alba*	White oak	6.6	A	5-Critical	DW	REMOVE	0
1545	*Prunus serotina*	Black cherry	16.4	C	5-Critical	DW, decay at base, included bark	REMOVE	0
1546	*Quercus alba*	White oak	3.1	A	3-Fair	DW	REMOVE	1.55
1547	*Quercus rubra*	Northern red oak	22	B	4-Poor	DW, co-dominants, included bark, leaning	REMOVE	0
1548	*Carya Ovata*	Shagbark hickory	2.6	B	2-Good		REMOVE	0.78
1549	*Quercus rubra*	Northern red oak	13.4	B	3-Fair	DW	REMOVE	4.02
1550	*Quercus alba*	White oak	4.8	A	5-Critical	MS, 5.5, 4.0, DW, included bark	REMOVE	0
1551	*Quercus rubra*	Northern red oak	13.3	B	4-Poor	DW, co-dominants, leaning	REMOVE	0
1552	*Carya Ovata*	Shagbark hickory	7.9	B	2-Good		REMOVE	2.37
1553	*Prunus serotina*	Black cherry	12.2	C	4-Poor	DW, co-dominants, 4-Poor form	REMOVE	0
1554	*Carya Ovata*	Shagbark hickory	5.7	B	2-Good		REMOVE	1.71
1555	*Quercus rubra*	Northern red oak	2	B	3-Fair	DW	REMOVE	0.6
1556	*Carya Ovata*	Shagbark hickory	4.5	B	2-Good		REMOVE	1.35
1557	*Quercus rubra*	Northern red oak	15.2	B	3-Fair	DW	REMOVE	4.56
1558	*Quercus rubra*	Northern red oak	4	B	4-Poor	DW, leaning	REMOVE	0
1559	*Carya Ovata*	Shagbark hickory	8.6	B	2-Good		REMOVE	2.58
1560	*Quercus rubra*	Northern red oak	14.1	B	4-Poor	DW, co-dominants	REMOVE	0
1561	*Carya Ovata*	Shagbark hickory	10.1	B	2-Good		REMOVE	3.03
1562	*Quercus rubra*	Northern red oak	6.9	B	4-Poor	DW, 4-Poor form	REMOVE	0
1563	*Quercus alba*	White oak	12.3	A	3-Fair	DW	REMOVE	6.15
1564	*Acer saccharinum*	Silver maple	7.6	C	3-Fair	Leaning	REMOVE	0.76
1565	*Prunus serotina*	Black cherry	7.3	C	3-Fair	leaning	REMOVE	0.73
1566	*Quercus alba*	White oak	5.2	A	3-Fair	DW	REMOVE	2.6
1567	*Ulmus americana*	American elm	14.4	A	3-Fair	Tangled in vine	REMOVE	7.2
1568	*Prunus serotina*	Black cherry	10.1	C	3-Fair	DW	REMOVE	1.01
1569	*Prunus serotina*	Black cherry	11.4	C	3-Fair	DW	REMOVE	1.14
1570	*Malus spp.*	Crabapple	5.4	C	4-Poor	MS, 5.2, 7.0, 3.9, 5.4, DW, included bark	REMOVE	0
1571	*Prunus serotina*	Black cherry	8.2	C	3-Fair	DW	REMOVE	0.82
1572	*Prunus serotina*	Black cherry	8.3	C	3-Fair	DW, 4-Poor form	REMOVE	0.83
1573	*Prunus serotina*	Black cherry	7.9	C	3-Fair	DW, co-dominants	REMOVE	0.79
1574	*Prunus serotina*	Black cherry	5.3	C	3-Fair	MS, 6.7, 3.9, DW	REMOVE	0
1575	*Quercus rubra*	Northern red oak	17.6	B	3-Fair	MS, 18.0, 17.2, included bark, DW	REMOVE	5.28
1576	*Prunus serotina*	Black cherry	8.5	C	3-Fair		REMOVE	0.85
1577	*Ulmus americana*	American elm	15.4	A	3-Fair	Broken branches	REMOVE	7.7
1578	*Prunus serotina*	Black cherry	8.8	C	4-Poor	DW, 4-Poor form	REMOVE	0
1579	*Prunus serotina*	Black cherry	6.9	C	4-Poor	DW, 4-Poor form	REMOVE	0
1580	*Prunus serotina*	Black cherry	7.4	C	4-Poor	DW, 4-Poor form	REMOVE	0
1581	*Juglans nigra*	Black walnut	7.9	C	2-Good		REMOVE	0.79
1582	*Prunus serotina*	Black cherry	8.7	C	3-Fair	DW	REMOVE	0.87
1583	*Prunus serotina*	Black cherry	8.4	C	4-Poor	DW	REMOVE	0
1584	*Juglans nigra*	Black walnut	8.1	C	2-Good		REMOVE	0.81
1585	*Morus alba*	White mulberry	8.1	D	3-Fair	DW, co-dominants, included bark	REMOVE	0.405
1586	*Juglans nigra*	Black walnut	6.3	C	2-Good	leaning	REMOVE	0.63
1587	*Juglans nigra*	Black walnut	6	C	2-Good	leaning	REMOVE	0.6
1588	*Prunus serotina*	Black cherry	8	C	3-Fair	DW	REMOVE	0.8
1589	*Juglans nigra*	Black walnut	7.9	C	3-Fair	DW, 4-Poor form	REMOVE	0.79
1590	*Prunus serotina*	Black cherry	9	C	3-Fair	MS, 10.4, 7.5, included bark, 4-Poor form	REMOVE	0.9
1591	*Prunus serotina*	Black cherry	8.3	C	4-Poor	DW, 4-Poor form	REMOVE	0
1592	*Juglans nigra*	Black walnut	6.3	C	2-Good		REMOVE	0.63
1593	*Ulmus americana*	American elm	11.6	A	3-Fair	DW, co-dominants, included bark	REMOVE	5.8
1594	*Ulmus americana*	American elm	12	A	3-Fair	DW, 4-Poor form	REMOVE	6
1595	*Juglans nigra*	Black walnut	7.4	C	2-Good		REMOVE	0.74
1596	*Acer saccharinum*	Silver maple	11.9	C	4-Poor	MS, 13.6, 10.1, DW, included bark	REMOVE	0
1597	*Ulmus americana*	American elm	11.7	A	3-Fair	DW, co-dominants, included bark	REMOVE	5.85
1598	*Acer saccharinum*	Silver maple	11.7	C	3-Fair	DW, co-dominants	REMOVE	1.17
1599	*Acer saccharinum*	Silver maple	16.9	C	3-Fair	DW, co-dominants	REMOVE	1.69
1600	*Morus alba*	White mulberry	7.8	D	3-Fair	DW, co-dominants	REMOVE	0.39
1601	*Ulmus americana*	American elm	9.2	A	3-Fair	included bark	REMOVE	4.6
1602	*Prunus serotina*	Black cherry	9.7	C	3-Fair	MS, 10.2, 9.1	REMOVE	0.97
1603	*Morus alba*	White mulberry	6.6	D	3-Fair	DW, 4-Poor form	REMOVE	0.33
1604	*Prunus serotina*	Black cherry	6.5	C	4-Poor	DW, co-dominants	REMOVE	0
1605	*Juglans nigra*	Black walnut	6.2	C	2-Good		REMOVE	0.62
1606	*Juniperus virginiana*	Eastern red cedar	6.3	B	2-Good	MS, 8.0, 4.6	REMOVE	1.89
1607	*Morus alba*	White mulberry	10.7	D	4-Poor	MS, 11.8, 11.5, 8.8, included bark, DW	REMOVE	0
1608	*Juglans nigra*	Black walnut	6.4	C	2-Good		REMOVE	0.64
1609	*Juglans nigra*	Black walnut	6.9	C	2-Good	leaning	REMOVE	0.69
1610	*Acer negundo*	Boxelder	9	D	4-Poor	DW, co-dominants, leaning	REMOVE	0
1611	*Quercus rubra*	Northern red oak	8.3	B	3-Fair	growing into neighboring tree	REMOVE	2.49
1612	*Acer saccharinum*	Silver maple	10.4	C	3-Fair	MS, 11.3, 9.5, included bark, growing into neighboring tree	REMOVE	1.04
1613	*Acer saccharinum*	Silver maple	15.5	C	3-Fair		REMOVE	1.55
1614	*Acer saccharinum*	Silver maple	24.1	C	3-Fair	DW, co-dominants	REMOVE	2.41
1615	*Acer saccharinum*	Silver maple	10.1	C	3-Fair	MS, 10.2, 10.0, co-dominants, included bark	REMOVE	1.01
1616	*Morus alba*	White mulberry	6	D	4-Poor	MS, 5.8, 4.8, 5.6, 7.5, included bark, DW, 4-Poor form	REMOVE	0
1617	*Juglans nigra*	Black walnut	6.3	C	2-Good		REMOVE	0.63
1618	*Juglans nigra*	Black walnut	8.3	C	2-Good		REMOVE	0.83
1619	*Acer negundo*	Boxelder	6.4	D	3-Fair	co-dominants	REMOVE	0.32
1620	*Prunus serotina*	Black cherry	5.7	C	3-Fair	MS, 5.5, 5.9, DW	REMOVE	0
1621	*Acer negundo*	Boxelder	6.1	D	3-Fair	DW	REMOVE	0.305
1622	*Prunus serotina*	Black cherry	10.4	C	3-Fair	DW, co-dominants	REMOVE	1.04
1623	*Acer negundo*	Boxelder	3.5	D	4-Poor	MS, 4.6, 3.7, 2.8, 2.8, DW, included bark, 4-Poor form	REMOVE	0
1624	*Juglans nigra*	Black walnut	6.9	C	3-Fair	DW	REMOVE	0.69
1625	*Acer negundo*	Boxelder	6.7	D	3-Fair	co-dominants, DW	REMOVE	0.335
1626	*Acer negundo*	Boxelder	5	D	3-Fair	MS, 4.7, 5.2, 5.1, DW	REMOVE	0
1627	*Prunus serotina*	Black cherry	11.2	C	3-Fair	MS, 11.8, 10.5, DW, 4-Poor form	REMOVE	1.12
1628	*Ulmus americana*	American elm	12.2	A	3-Fair	DW, co-dominants	REMOVE	6.1
1629	*Prunus serotina*	Black cherry	9.2	C	4-Poor	DW	REMOVE	0
1630	*Carya Ovata*	Shagbark hickory	5.7	B	2-Good	growing into neighboring tree	REMOVE	1.71
1631	*Quercus rubra*	Northern red oak	9.1	B	3-Fair	DW	REMOVE	2

TAG NO.	SCIENTIFC NAME	COMMON NAME	DBH (Inches)	GROUP	RATING	NOTES	PROPOSED ACTION	REPLACEMENT VALUE (CAL. IN.)
1656	*Acer negundo*	Boxelder	12.1	D	4-Poor	DW, co-dominants, leaning	REMOVE	0
1657	*Prunus serotina*	Black cherry	5.6	C	2-Good	MS, 6.4, 4.8, co-dominants, DW	REMOVE	0
1658	*Acer negundo*	Boxelder	12.9	D	2-Good	MS, 16.8, 8.9, DW, 4-Poor form	REMOVE	0.645
1659	*Acer negundo*	Boxelder	10.7	D	4-Poor	MS, 8.7, 12.7, DW, 4-Poor form	REMOVE	0
1660	*Morus alba*	White mulberry	9	D	2-Good		REMOVE	0.45
1661	*Morus alba*	White mulberry	10.1	D	4-Poor	DW, co-dominants	REMOVE	0
1662	*Morus alba*	White mulberry	11.4	D	4-Poor	DW, co-dominants, included bark	REMOVE	0
1663	*Morus alba*	White mulberry	11.5	D	4-Poor	DW, co-dominants	REMOVE	0
1664	*Acer negundo*	Boxelder	11.2	D	4-Poor	DW, co-dominants	REMOVE	0
1665	*Acer negundo*	Boxelder	11.6	D	5-Critical	DW	REMOVE	0
1666	*Ulmus pumila*	Siberian elm	7.7	D	3-Fair	DW	REMOVE	0.385
1667	*Morus alba*	White mulberry	6.6	D	4-Poor	MS, 7.1, 6.1, included bark, DW	REMOVE	0
1668	*Ulmus americana*	American elm	11.7	A	3-Fair	DW, co-dominants	REMOVE	5.85
1669	*Ulmus americana*	American elm	12.8	A	3-Fair	DW	REMOVE	6.4
1670	*Morus alba*	White mulberry	12.2	D	3-Fair	DW, co-dominants	REMOVE	0.61
1671	*Ulmus pumila*	Siberian elm	8.8	D	4-Poor	DW, co-dominants	REMOVE	0
1672	*Morus alba*	White mulberry	7.8	D	4-Poor	MS, 8.6, 7.0, DW, included bark, growing into neighboring tree	REMOVE	0
1673	*Acer saccharinum*	Silver maple	1	C	3-Fair	DW, included bark, growing into neighboring tree	REMOVE	0
1674	*Morus alba*	White mulberry	6.4	D	3-Fair	DW, included bark	REMOVE	0.32
1675	*Prunus serotina*	Black cherry	8.3	C	4-Poor	DW, leaning, large trunk wound	REMOVE	0
1676	*Ulmus americana*	American elm	6.2	A	3-Fair	DW	REMOVE	3.1
1677	*Morus alba*	White mulberry	5.9	D	4-Poor	MS, 6.9, 4.9, included bark, DW	REMOVE	0
1678	*Juglans nigra*	Black walnut	7.9	C	3-Fair	DW	REMOVE	0.79
1679	*Juglans nigra*	Black walnut	13	C	4-Poor	DW, broken branches	REMOVE	0
1680	*Juglans nigra*	Black walnut	10.1	C	3-Fair	DW, broken branches	REMOVE	1.01
1681	*Juglans nigra*	Black walnut	11.3	C	3-Fair	DW, co-dominants, broken branches	REMOVE	1.13
1682	*Ulmus americana*	American elm	6.6	A	3-Fair	DW	REMOVE	3.3
1683	*Juglans nigra*	Black walnut	10.2	C	3-Fair	DW	REMOVE	1.02
1684	*Ulmus americana*	American elm	4.8	A	3-Fair	MS, 4.7, 4.9, DW, included bark	REMOVE	2.4
1685	*Juglans nigra*	Black walnut	8.9	C	3-Fair	DW	REMOVE	0.89
1686	*Juglans nigra*	Black walnut	10.4	C	3-Fair	DW	REMOVE	1.04
1687	*Prunus serotina*	Black cherry	9.4	C	4-Poor	DW, 4-Poor form	REMOVE	0
1688	*Prunus serotina*	Black cherry	6.2	C	4-Poor	DW, 4-Poor form	REMOVE	0
1689	*Juglans nigra*	Black walnut	11.7	C	3-Fair	DW	REMOVE	1.17
1690	*Morus alba*	White mulberry	6.4	D	5-Critical	DW	REMOVE	0
1691	*Ulmus americana*	American elm	6.1	A	4-Poor	DW	REMOVE	0
1692	*Ulmus americana*	American elm	7.1	A	4-Poor	DW	REMOVE	0
1693	*Morus alba*	White mulberry	6.9	D	5-Critical	MS, 6.9, 8.7, 6.0, 6.0, DW, included bark	REMOVE	0
1694	*Juglans nigra*	Black walnut	14.7	C	3-Fair	DW	REMOVE	1.47
1695	*Ulmus americana*	American elm	9.8	A	4-Poor	DW, co-dominants	REMOVE	0
1696	*Morus alba*	White mulberry	9.2	D	4-Poor	DW, co-dominants, included bark	REMOVE	0
1697	*Juglans nigra*	Black walnut	15.2	C	3-Fair	DW	REMOVE	1.52
1698	*Ulmus americana*	American elm	9.7	A	3-Fair	DW	REMOVE	4.85
1699	*Juglans nigra*	Black walnut	10.3	C	3-Fair	DW	REMOVE	1.03
1700	*Ulmus americana*	American elm	4.9	A	3-Fair	MS, 6.1, 5.4, 3.2, included bark, DW	REMOVE	2.45
1701	*Juglans nigra*	Black walnut	15.7	C	3-Fair	DW	REMOVE	1.57
1702	*Prunus serotina*	Black cherry	8.4	C	4-Poor	DW	REMOVE	0
1703	*Juglans nigra*	Black walnut	10.1	C	3-Fair	DW	REMOVE	1.01
1704	*Juglans nigra*	Black walnut	17.2	C	3-Fair	DW, leaning	REMOVE	1.72
1705	*Juglans nigra*	Black walnut	8	C	3-Fair	DW, 4-Poor form	REMOVE	0.8
1706	*Prunus serotina*	Black cherry	7.1	C	4-Poor	DW, leaning	REMOVE	0
1707	*Juglans nigra*	Black walnut	10	C	3-Fair	DW, leaning	REMOVE	1
1708	*Prunus serotina*	Black cherry	12.4	C	4-Poor	MS, 12.6, 12.2, DW, 4-Poor form, parkway tree	REMOVE	0
1709	*Prunus serotina*	Black cherry	6	C	3-Fair	DW, leaning, wrapped in bittersweet vine	REMOVE	0.6
1710	*Juglans nigra*	Black walnut	9.3	C	4-Poor	DW, co-dominants	REMOVE	0
1711	*Ulmus americana*	American elm	7.2	A	4-Poor	DW, wrapped in bittersweet vine	REMOVE	0
1712	*Juglans nigra*	Black walnut	11.6	C	3-Fair	DW	REMOVE	1.16
1713	*Juglans nigra*	Black walnut	6.4	C	3-Fair	DW	REMOVE	0.64
1714	*Prunus serotina*	Black cherry	8.5	C	3-Fair	MS, 7.7, 9.3, DW, co-dominants	REMOVE	0.85
1715	*Prunus serotina*	Black cherry	6.6	C	4-Poor	MS, 7.6, 5.6, DW, included bark	REMOVE	0
1716	*Ulmus americana*	American elm	8.5	A	3-Fair	DW, leaning	REMOVE	4.25
1717	*Prunus serotina*	Black cherry	4.6	C	3-Fair	MS, 4.5, 4.7, DW	REMOVE	0
1718	*Prunus serotina*	Black cherry	4.6	C	5-Critical	MS, 5.5, 3.7, DW, 4-Poor form	REMOVE	0
1719	*Juglans nigra*	Black walnut	12.8	C	3-Fair	DW	REMOVE	1.28
1720	*Juglans nigra*	Black walnut	12.6	C	4-Poor	DW, trunk wound, leaning	REMOVE	0
1721	*Morus alba*	White mulberry	18.2	D	4-Poor	DW, included bark, 4-Poor form, co-dominants	REMOVE	0
1722	*Quercus palustris*	Pin oak	5.2	B	3-Fair	DW, leaning	REMOVE	1.56
1723	*Quercus alba*	White oak	2.7	A	2-Good	leaning	PRESERVE	0
Total								**2054.885**

GARY R. WEBER ASSOCIATES, INC.
LAND PLANNING
ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE
402 W. LIBERTY DRIVE
WHEATON, ILLINOIS 60187
PHONE: 630-668-7197
www.grwainc.com

CIVIL ENGINEER
ADVANTAGE CONSULTING ENGINEERS
80 MAIN STREET, SUITE 17
LEMONT, ILLINOIS 60439

JADE ESTATES
CRYSTAL LAKE, ILLINOIS

TREE INVENTORY

03	2026.04.17
02	2026.02.27
01	2026.01.02
REVISIONS	

DATE	07.08.2025
PROJECT NO.	AC24134
DRAWN	SMR
CHECKED	MNW
SHEET NO.	

L4.9

Know what's below. Call before you dig.

XREFS

PLOT CONFIG

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:

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

6. 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.

7. Analysis and Standards: Package standard products with manufacturers 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 Municipality 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, 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.

C. Native Planting Area Performance Criteria

1st Full Growing Season: 90% of cover crop shall be established. There shall be no bare areas greater than two (2) square feet in seeded areas. At least 25% of vegetation coverage shall be native, non-invasive species. At least 50% of the emergent species, if planted as plugs shall be alive and apparent.

2nd Full Growing Season: All areas with the exception of emergent zones shall exhibit full vegetative cover. At least 50% of the vegetation coverage shall be native, non-invasive species.

3rd Full Growing Season: At least 75% of vegetation coverage shall be native, non-invasive species. Non-native species shall constitute no more than 25% relative aerial coverage of the planted area.

Invasive species for this project shall include the following: Ambrosia artemisiifolia & trifida (Common & Giant Ragweed), Cirsium arvense (Canada Thistle), Dipsacus laciniatus (Cut-leaved Teasel), Dipsacus sylvestris (Common Teasel), Lythrum salicaria (Purple Loosestrife), Melilotus sp. (Sweet Clover), Phalaris arundinacea (Reed Canary Grass), Phragmites australis (Giant Reed), Fallopia japonica (Japanese Knotweed), Rhamnus cathartica & frangula (Common & Glossy Buckthorn), Typha sp. (Broadleaf, Narrowleaf, and Hybrid Cattail).

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

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.

2.4 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.

2.5 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.

2.6 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.

2.7 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.

C. Shoreline and Sloped Berm Areas Erosion Control Blanket: North American Green SC150, or approved equal. To be installed per manufacturer's recommendations.

D. Refer to latest Engineering & Erosion Control Plans for any areas to receive permanent or long-term blanket installation.

2.8 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.

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 INITIAL MAINTENANCE

A. Begin maintenance immediately after planting, continuing until final acceptance. A minimum of thirty (30) days.

B. Maintain planted and seeded areas by watering, rolling/regrading, replanting and implementing erosion control as required to establish vegetation free of eroded or bare areas.

C. Native Planting areas are to be mowed only once per spring during the initial three year establishment period.

3.4 NATIVE LANDSCAPED AREAS CONTINUED MONITORING & MAINTENANCE

A. Monitoring

The Owner shall notify the Municipality upon completion of plantings. The Owner's Environmental Specialist shall inspect the plantings and provide the Municipality with a copy of the planting locations, species, and quantities for verification.

The Owner's Environmental Specialist shall inspect the plantings at least twice per year during the three-year term of the Establishment and Maintenance Cash Bond or Letter of Credit, to determine compliance with the minimum annual performance criteria (See 1.5C Guarantees). A monitoring report will be provided to the Municipality by January 31st following each inspection.

B. Maintenance:

First Season

With the exception of the emergent area, native seeding areas should be mowed to a height of 6" to control annual nonnative and invasive species early in the growing season. Mowing, including weed whipping, should be conducted during prior to weed seed production. Mowing height and timing may need to be adjusted per target species. Small quantities of undesirable plant species, shall be controlled by hand pulling prior to the development and maturity of the plant. Hand removal shall include the removal of all above-ground and below-ground stems, roots and flower masses prior to development of seeds. Herbicide should be applied as necessary by a trained and licensed operator that is competent in the identification of native and nonnative herbaceous plants. Debris and litter shall be removed from the native areas and storm structures shall be inspected and maintained as necessary.

Second Season

Control of undesirable plant species during the second growing season shall consist primarily of precise herbicide application. Mowing and weed whipping shall be conducted as needed during the early growing season and as needed to a height of 6 to 8 inches to prevent annual weeds from producing seed. Debris and litter shall be removed from the native areas and storm structures shall be inspected and maintained as necessary.

Third Year:

Seasonal mowing and herbicide will continue as above but should be reduced over time. Debris and litter shall be removed from the native areas and storm structures shall be inspected and maintained as necessary.

Long Term Prairie Management/Maintenance

A final compliance report and Long-Term Operation and Maintenance Plan shall be submitted by the Developer/Owner's Environmental Specialist no less than 60 days prior to the expiration of any landscape Cash Bond or Letter of Credit posted for the native areas. Final acceptance and release shall be determined by the County/Municipality upon inspection of the site to verify compliance.

The Long-Term Operation and Maintenance Plan shall be written to include guidelines and schedules for mowing, application of herbicide, debris/litter removal and inspection schedule for storm structures and sediment removal.

3.5 CLEAN UP AND PROTECTION

A. During landscape work, store materials and equipment where directed. Keep pavements clean and work areas and adjoining areas in an orderly condition.

B. Protect landscape work and materials from damage due to landscape operations, operations by other trades and trespassers. Maintain protection during installation and maintenance periods. Treat, repair or replace damaged landscape work as directed by Landscape Architect.

3.6 INSPECTION AND ACCEPTANCE

A. The Landscape Architect reserves the right to inspect seeds, plants, trees and shrubs either at place of growth or at site before planting for compliance with requirements for name, variety, size, quantity, quality and mix proportion.

B. Supply written affidavit certifying composition of seed mixtures and integrity of plant materials with respect to species, variety and source.

C. Notify the Landscape Architect within five (5) days after completing initial and/or supplemental plantings in each area.

D. When the landscape work is completed, including maintenance, the Landscape Architect will, upon request, make a final inspection to determine acceptability. After final acceptance, the Owner will be responsible for maintenance.

NATIVE SEED MIXTURES

Temporary Cover Crop

Cover crops shall be installed in all planting areas containing dry mesic, mesic, and wet mesic soils to, stabilize soils, and combat weed pressure during the germination and establishment of the native seeding area.

Botanical Name	Common Name	lbs / AC
Spring Cover Crop		
Avena sativa	Seed Oats	30.000
Fall or Dormant Cover Crop		
Triticum aestivum	Regreen	10.000

Wet Meadow Seed Mixture

Lower slopes of basin

Botanical Name	Common Name	lbs / AC
Grasses / Sedges		
Carex bebbii	Bebbs Oval Sedge	0.250
Carex bicknellii	Bicknells Sedge	0.125
Carex brevior	Plains Oval Sedge	0.250
Carex cristatella	Crested Oval Sedge	0.060
Carex molesta	Field Oval Sedge	0.250
Carex normalis	Spreading Oval Sedge	0.015
Carex scorparia	Pointed Broom Sedge	0.190
Carex stipata	Common Fox Sedge	0.060
Carex vulpinoidea	Brown Fox Sedge	0.250
Elymus virginicus	Virginia Wild Rye	3.000
Glyceria striata	Fowl Manna Grass	0.130
Juncus dudleyi	Dudleys Rush	0.020
Juncus torreyi	Torreys Rush	0.031
Panicum virgatum	Switch Grass	3.000
Scirpus atrovirens	Dark Green Bulrush	0.060
Scirpus cyperinus	Wool Grass	0.030
	Total Grasses / Sedges	**7.721**
Wildflowers/Broadleaves		
Asclepias incamata	Swamp Milkweed	0.125
Bidens cernua	Nodding Bur Marigold	0.190
Boltonia asteroids	False Aster	0.031
Chamaecrista fasciculate	Partridge pea	0.188
Euthamia grammifolia	Grassleaved Goldenrod	0.300
Eupatorium perfoliatum	Common Boneset	0.015
Helenium autumnale	Sneezeweed	0.063
Iris virginica shrevei	Blue Flag Iris	1.000
Lobelia siphilitica	Great Blue Lobelia	0.031
Mimulus ringens	Monkey Flower	0.031
Symphyotrichium novae-angliae	New England Aster	0.250
Pycnanthemum virginianum	Common Mountain Mint	0.063
Rudbeckia fulgida var. sullvantii	Showy Black-Eyed Susan	0.250
Zizia aurea	Golden Alexanders	0.500
	Total Forbs	**3.037**
	Total Wet Meadow Seed Mix	**10.758**

Low Profile Prairie with Flowers Seed Mix

Upper basin slopes

Botanical Name	Common Name	lbs / AC
Grasses		
Bouteloua curtipendula	Side Oats Grama	8.000
Panicum virgatum	Prairie Switch Grass	0.125
Elymus trachycaulus	Slender Wheatgrass	2.000
Elymus canadenesis	Prairie Wild Rye	1.000
Schizachyrium scoparium	Little Bluestem	6.000
	Total Grasses	**17.125**
Wildflowers/Broadleaves		
Allium cemuum	Nodding Wild Onion	0.190
Amorpha canscens	Lead Plant	0.125
Asclepia canadensis	Whorled Milkweed	0.063
Asclepias tuberosa	Butterflyweed	0.500
Astragalus canadensis	Canada Milk Vetch	0.063
Coreopsis palmata	Prairie Coreopsis	0.025
Echinacea pallida	Pale Purple Coneflower	1.000
Echinacea purpurea	Purple Coneflower	0.500
Eryngium yuccifolium	Rattlesnake Master	0.125
Lespedeza capitata	Round-Headed Bush Clover	0.125
Liatris aspera	Rough Blazing Star	0.250
Liatris pycnostachya	Prairie Blazing Star	0.188
Monarda fistulosa	Prairie Bergamot	0.063
Parthenium integrifolium	Wild Quinine	0.016
Penstemon digitalis	Foxglove Beard Tongue	0.125
Petalostemum candidum	White Prairie Clover	0.125
Petalostemum purpureum	Purple Prairie Clover	0.156
Potentilla arguta	Prairie Cinquefoil	0.031
Pycnanthemum tenuifolium	Slender Mountain Mint	0.031
Ratibida pinnata	Yellow Coneflower	0.125
Rudbeckia fulgida var. sullivantii	Showy Black-Eyed Susan	0.500
Rudbeckia hirta	Black-Eyed Susan	0.500
Rudbeckia subtomentosa	Sweet Black-Eyed Susan	0.063
Symphoytrichum leave	Smooth Blue Aster	0.063
Tradescantia ohiensis	Common Spiderwort	0.063
Verbena stricta	Hoary Vervain	0.125
Zizia aurea	Golden Alexanders	0.500
	Total Forbs	**5.640**
	Total Low Profile Prairie Seed Mix	**22.765**

GARY R. WEBER ASSOCIATES, INC.
LAND PLANNING
ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE
402 WEST LIBERTY DRIVE
WHEATON, ILLINOIS 60187
PHONE: 630-668-7197

CIVIL ENGINEER
ADVANTAGE CONSULTING ENGINEERS
80 MAIN STREET, SUITE 17
LEMONT, ILLINOIS 60439

JADE ESTATES
CRYSTAL LAKE, ILLINOIS

LANDSCAPE SPECIFICATIONS

03	2026.04.17
02	2026.02.27
01	2026.01.02
REVISIONS	

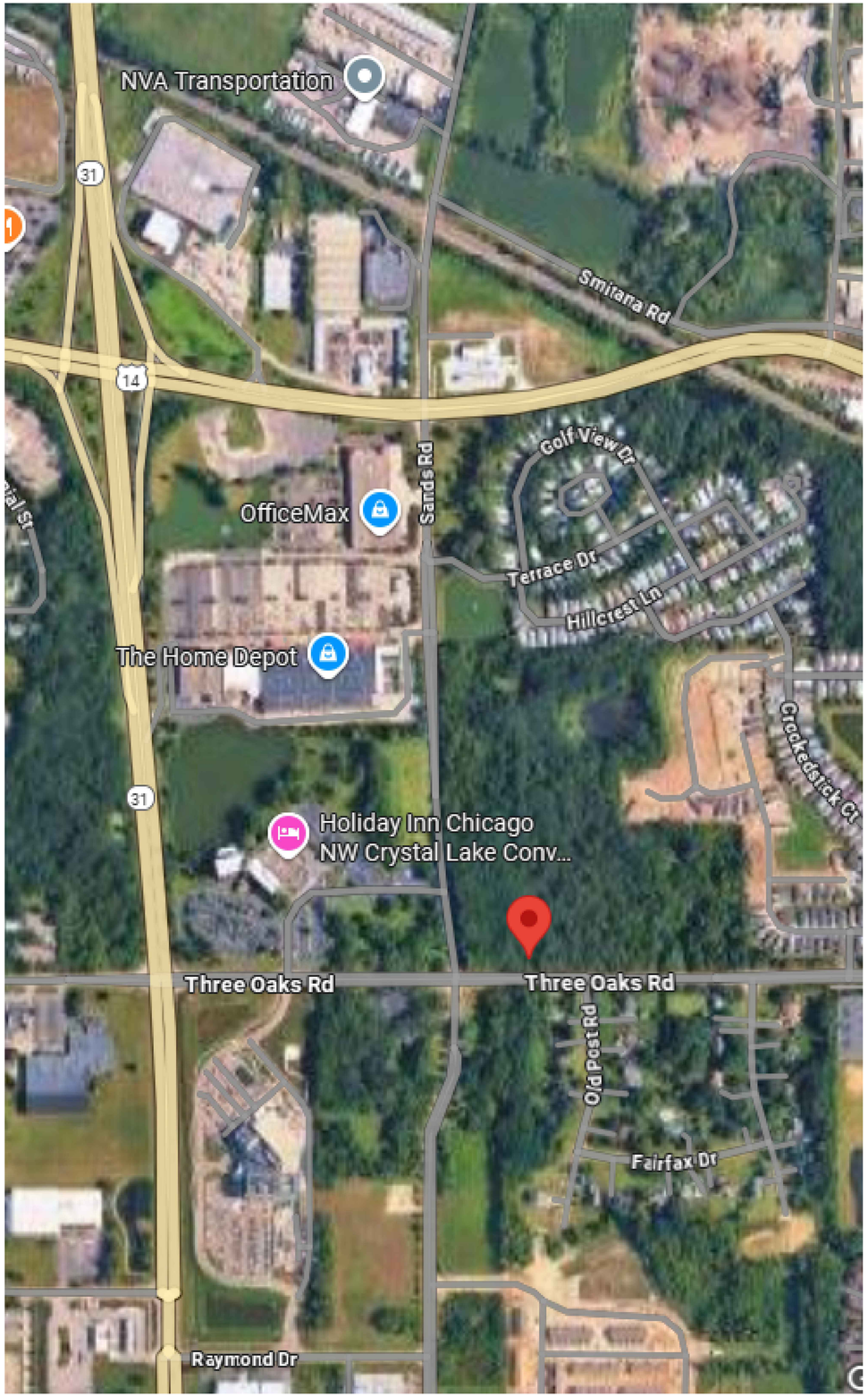
DATE	07.08.2025
PROJECT NO.	AC24134
DRAWN	SMR
CHECKED	MNW
SHEET NO.	

L5.1

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

XREFS:
PLOT CONFIG:

VICINITY MAP



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.

SHEET INDEX

G0.00	COVER SHEET
G0.00	SPECIFICATIONS
C1.00	SITE PLAN
A2.00	UNIT 4 - FRONT ELEVATION GROUP 3
A2.01	UNIT 4 - ELEVATIONS GROUP 3
A2.02	UNIT 4 - FRONT ELEVATION GROUP 4
A2.03	UNIT 4 - ELEVATIONS GROUP 4
A2.04	UNIT 5 - FRONT ELEVATION GROUP 2
A2.05	UNIT 5 - ELEVATIONS GROUP 2
A2.06	UNIT 5 - FRONT ELEVATIOS GROUP 5
A2.07	UNIT 5 - ELEVATIONS GROUP 5
A2.08	UNIT 6 - FRONT ELEVATIOS GROUP 1
A2.09	UNIT 6 - ELEVATIONS GROUP 1
S1.00	FOUNDATION PLAN UNIT 4
S1.01	FOUNDATION PLAN UNIT 5
S1.02	FOUNDATION PLAN UNIT6
A1.00	FIRST FLOOR PLAN UNIT 4
A1.01	FIRST FLOOR PLAN OP 2 UNIT 4
A1.02	SECOND FLOOR PLAN UNIT 4
A1.03	FIRST FLOOR PLAN UNIT 5
A1.04	SECOND FLOOR PLAN UNIT 5
A1.05	FIRST FLOOR PLAN UNIT 6
A1.06	SECOND FLOOR PLAN UNIT 6
A2.09	SECTIONS
E1.00	FIRST FLOOR ELECTRICAL PLANS UNIT 4
E1.01	FIRST FLOOR ELECTRICAL PLANS (OP #2) UNIT 4
E1.02	SECOND FLOOR ELECTRICAL PLANS UNIT 4
E1.03	FIRST FLOOR ELECTRICAL PLANS UNIT 5
E1.04	SECOND FLOOR ELECTRICAL PLANS UNIT 5
E1.05	FIRST FLOOR ELECTRICAL PLANS UNIT 6
E1.06	SECOND FLOOR ELECTRICAL PLANS UNIT 5
D1.00	DETAILS
D1.00	DETAILS
N1.00	SPECIFICATIONS

SQUARE FOOTAGE			
FIRST FLOOR PLAN			
PORCH	APPROX.	26	S.F.
LIVING AREA	APPROX.	961	S.F.
GARAGE	APPROX.	438	S.F.
PATIO	APPROX.	96	S.F.
SECOND FLOOR PLAN			
LIVING AREA	APPROX.	1072	S.F.
TOTAL			
TOTAL LIVING AREA	APPROX.	2033	S.F.
TOTAL FOUNDATION AREA	APPROX.	1521	S.F.
TOTAL CONSTRUCTION AREA	APPROX.	2663	S.F.

BUILDING CODES:

INTERNATIONAL RESIDENTIAL CODE (IRC) 2021

NATIONAL ELECTRICAL CODE (NEC) 2020

ILLINOIS PLUMBING CODE 2014

INTERNATIONAL MECHANICAL CODE (IMC) 2021

INTERNATIONAL FUEL GAS CODE (IFGC) 2021

INTERNATIONAL FIRE CODE (IFC) 2021

ILLINOIS ENERGY CONSERVATION CODE 2021

NOTE FOR THE BUILDING DEPARTMENT:

THIS PERMIT IS VALID ONLY WHEN THE ARCHITECT'S SEAL IS AFFIXED TO THE DRAWING AND PROPERLY SIGNED BY SAID ARCHITECT. THE SIGNED AND SEALED PLANS ARE INTENDED FOR THE PERMIT OF A SINGLE BUILDING ONLY.

CERTIFICATION:

I HEREBY CERTIFY THAT THESE PLANS HAVE BEEN PREPARED UNDER MY SUPERVISION AND, TO THE BEST OF MY KNOWLEDGE AND BELIEF, COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES WITHIN THE VILLAGE OF SOUTH BARRINGTON, IL.

STAMP:

CLIENT:
PROJADES

CLIENT ADDRESS:
18 EXECUTIVE CT SOUTH
BARRINGTON IL 60010

REVISION

No	DATE	DESCRIPTION

NAME SHEET:
COVER SHEET

PROPERTY ADDRESS:
THREE OAKS OF CRYSTAL LAKE

PROJECT
JADE ESTATES OF OSWEGO

SCALE:
NTS

SHEET:
G0.00

THESE PLANS ARE INDENTED TO PROVIDE BASIC CONSTRUCTION INFORMATION NECESSARY TO SUBSTANTIALLY BUILD THIS BUILDING PROJECT. IF THIS SHEET THE LICENSED STAMP IS NOT PROVIDED, THESE PLANS MUST BE VERIFIED AND CHECKED BY THE BUILDER. BUILDER SHOULD OBTAIN COMPLETE ENGINEERING SERVICES, HVAC, AND STRUCTURAL BEFORE BEGINNING CONSTRUCTION OF ANY KIND.

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 SOLL 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 PROTECTION 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 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: COMBUSTIONS 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 1J'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 PROVIDE COMPLETE SUMP DISCHARGE, INCLUDING BUT NOT LIMITED TO: SANITARY PUMP, DRAINTILE PUMP, D.T. BATTERY BACK-UP PUMP, ALARMS,



1 C1.00 SITE PLAN
SCALE: 1:50.

STAMP:

CLIENT:
PROJADES

CLIENT ADDRESS:
18 EXECUTIVE CT SOUTH
BARRINGTON IL 60010

REVISION

No	DATE	DESCRIPTION
B1	12/26/25	SITE PLAN

NAME SHEET:
SITE PLAN

PROPERTY ADDRESS:
THREE OAKS OF CRYSTAL LAKE

PROJECT
JADE ESTATES OF OSWEGO

SCALE: 1:50.

SHEET: C1.00

THESE PLANS ARE INDENTED TO PROVIDE BASIC CONSTRUCTION INFORMATION NECESSARY TO SUBSTANTIALLY BUILD THIS BUILDING PROJECT. IF THIS SHEET THE LICENSED STAMP IS NOT PROVIDED, THESE PLANS MUST BE VERIFIED AND CHECKED BY THE BUILDER. BUILDER SHOULD OBTAIN COMPLETE ENGINEERING SERVICES, HVAC, AND STRUCTURAL BEFORE BEGINNING CONSTRUCTION OF ANY KIND.

ALLOWABLE SPANS FOR LINTELS SUPPORTING MASONRY VENEER				
SIZE OF STEEL ANGLE L3	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

FIRST FLOOR WINDOWS SCHEDULE				
TAG	SIZE	DESCRIPTION	HEADER HEIGHT	QTY.
1068 (FX)	1'-0" X 6'-8"	FX	@ 6'-8" H.H.	01
5050 (FX)	5'-0" X 5'-0"	FX	@ 6'-8" H.H.	01
2050 (FX)	2'-0" X 5'-0"	FX	@ 6'-8" H.H.	01
3050 (SH)	3'-0" X 5'-0"	SHG	@ 6'-8" H.H.	02

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

FIRST FLOOR DOOR SCHEDULE						
TAG	SIZE	DESCRIPTION	TYPE DOOR	N° PANEL	HEADER HEIGHT	QTY.
3068 (SC)	3'-0" X 6'-8"	SC	SWING DOOR	01	@ 6'-8" H.H.	01
2868 (SC)	2'-8" X 6'-8"	SC	SWING DOOR	01	@ 6'-8" H.H.	01
1668 (HC)	1'-6" X 6'-8"	HC	SWING DOOR	01	@ 6'-8" H.H.	01
2468 (HC)	2'-4" X 6'-8"	HC	SWING DOOR	01	@ 6'-8" H.H.	03
2868 (HC)	2'-8" X 6'-8"	HC	SWING DOOR	01	@ 6'-8" H.H.	01
3868 (HC)	3'-8" X 6'-8"	HC	SWING DOOR	02	@ 6'-8" H.H.	01
6068 (HC)	6'-0" X 6'-8"	GL	SLIDING DOOR	02	@ 6'-8" H.H.	01

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

PLUMBING FIXTURE SCHEDULE	
FIRST FLOOR PLAN	
QTY.	DESCRIPTION
01	TANKLESS WATER HEATER
02	WATER CLOSET
02	LAVATORY
01	DISHWASHER
01	36" SINK
01	TUB

ELEVATION GLAZING SUMMARY				
BUILDING TYPE	FRONT ELEVATION	SIDE ELEVATIONS (RIGHT)	SIDE ELEVATIONS (LEFT)	REAR ELEVATION
FOURPLEX	14.2%	9.2%	9.2%	24.2%
FIVEPLEX	13.7%	9.2%	9.2%	24.3%
SIXPLEX	14.7%	9.2%	9.2%	24.3%

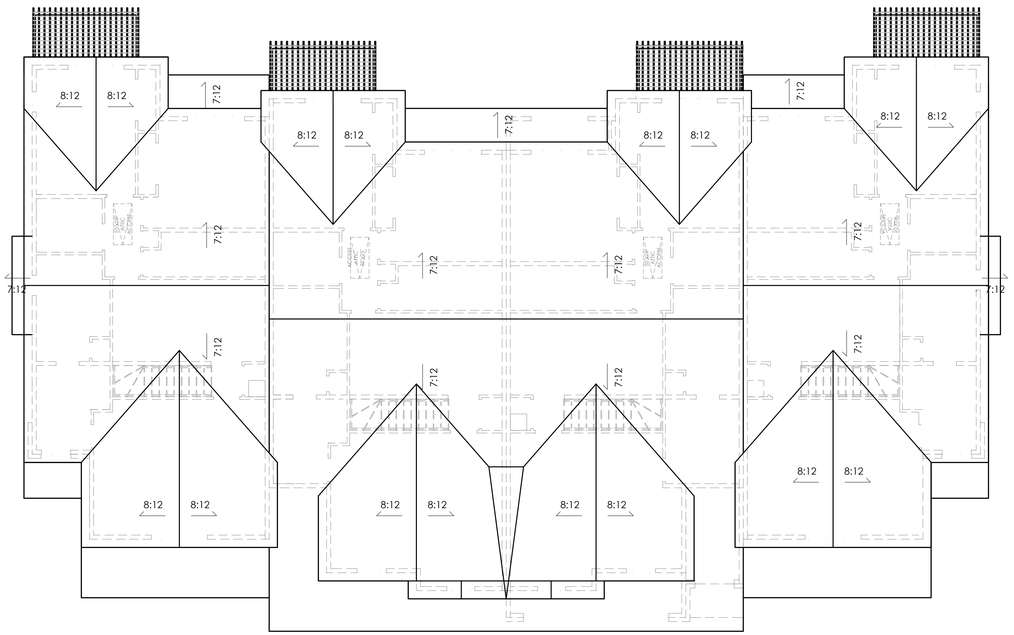
SECOND FLOOR WINDOWS SCHEDULE				
TAG	SIZE	DESCRIPTION	HEADER HEIGHT	QTY.
3050 (SH)	3'-0" X 5'-0"	SHG	@ 6'-8" H.H.	06
3050 (SH TEMP)	3'-0" X 5'-0"	SHG	@ 6'-8" H.H.	01

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

SECOND FLOOR DOOR SCHEDULE					
TAG	SIZE	DESCRIPTION	TYPE DOOR	N° PANEL	HEADER HEIGHT	QTY.
3068 (HC)	3'-0" X 6'-8"	HC	BIFOLD DOORS	04	@ 6'-8" H.H.	01
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.	03
1668 (HC)	1'-6" X 6'-8"	HC	SWING DOOR	01	@ 6'-8" H.H.	02
6068 (HC)	6'-0" X 6'-8"	HC	BIFOLD DOORS	04	@ 6'-8" H.H.	02

H.C: HOLLOW CORE

PLUMBING FIXTURE SCHEDULE	
SECOND FLOOR PLAN	
QTY.	DESCRIPTION
01	WATER HEATER
02	WATER CLOSET
03	LAVATORY
01	DISHWASHER
01	WASHER & DRYER
01	TUB
01	SHOWER

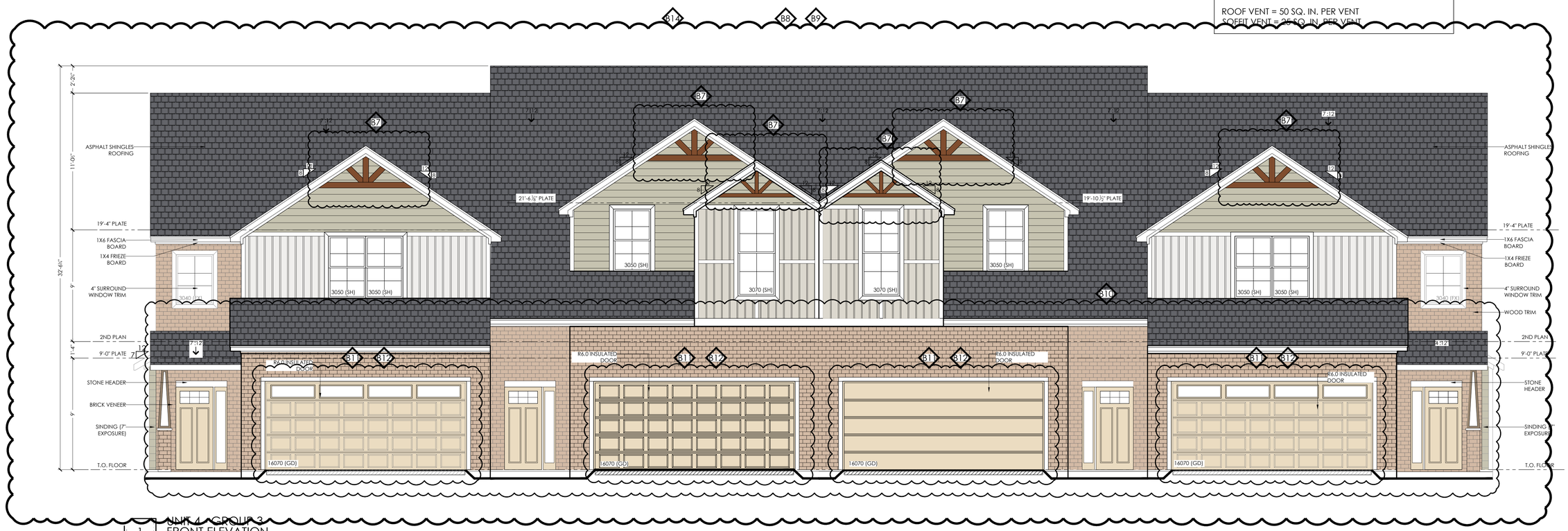


2 A2.00 ROOF PLAN
SCALE: 1/8" = 1'-0"

ROOF VENTILATION
3,297 SQ. FT. OF ATTIC AREA TO BE VENTED
3,297 ÷ 300 = 10.99 SQ. FT. FREE AREA REQUIRED TOTAL
10.99 × 144 = 1,582.56 SQ. IN. ÷ 2 = 791.28

791.28 ÷ 50 = 15.83 (16 ROOF VENTS REQUIRED)
791.28 ÷ 25 = 31.65 (32 SOFFIT VENTS REQUIRED)

ROOF VENT = 50 SQ. IN. PER VENT
SOFFIT VENT = 25 SQ. IN. PER VENT



1 A2.00 UNIT 4 - GROUP 3
FRONT ELEVATION
SCALE: 1/4" = 1'-0"

STAMP:

CLIENT:
PROJADES

CLIENT ADDRESS:
18 EXECUTIVE CT SOUTH
BARRINGTON IL 60010

REVISION

No	DATE	DESCRIPTION
B1	04-20-2026	REAR ELEVATIONS
B2	04-20-2026	SIDE ELEVATIONS
B3	04-20-2026	STREET ENHANCEMENT
B4	04-20-2026	SECOND FLOOR BUMP OUT
B5	04-20-2026	ADD PERGOLAS
B6	04-20-2026	BAND BOARD
B7	04-20-2026	GABLE DETAILS
B8	04-20-2026	BUILDING STAGGERS
B9	04-20-2026	FRONT ELEVATIONS
B10	04-20-2026	MASONRY WRAP
B11	04-20-2026	GARAGE DOOR TYPES
B12	04-20-2026	GARAGE VARIATION
B13	04-20-2026	VERTICAL SIDING
B14	04-20-2026	COLOR MATRIX
B15	04-20-2026	STONE WRAP

NAME SHEET:
UNIT 4 - FRONT ELEVATIONS

PROPERTY ADDRESS:
THREE OAKS OF CRYSTAL LAKE

PROJECT
JADE ESTATES OF OSWEGO

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

SHEET: A2.00

THESE PLANS ARE INDENTED TO PROVIDE BASIC CONSTRUCTION INFORMATION NECESSARY TO SUBSTANTIALLY BUILD THIS BUILDING PROJECT. IF THIS SHEET THE LICENSED STAMP IS NOT PROVIDED, THESE PLANS MUST BE VERIFIED AND CHECKED BY THE BUILDER. BUILDER SHOULD OBTAIN COMPLETE ENGINEERING SERVICES, HVAC, AND STRUCTURAL BEFORE BEGINNING CONSTRUCTION OF ANY KIND.



1 A2.01 UNIT 4 - GROUP 3
REAR ELEVATION
SCALE: 1/4" = 1'-0"

STAMP:

CLIENT:
PROJADES

CLIENT ADDRESS:
18 EXECUTIVE CT SOUTH
BARRINGTON IL 60010

REVISION

No	DATE	DESCRIPTION
B1	04-20-2026	REAR ELEVATIONS
B2	04-20-2026	SIDE ELEVATIONS
B3	04-20-2026	STREET ENHANCEMENT
B4	04-20-2026	SECOND FLOOR BUMP OUT
B5	04-20-2026	ADD PERGOLAS
B6	04-20-2026	BAND BOARD
B7	04-20-2026	GABLE DETAILS
B8	04-20-2026	BUILDING STAGGERS
B9	04-20-2026	FRONT ELEVATIONS
B10	04-20-2026	MASONRY WRAP
B11	04-20-2026	GARAGE DOOR TYPES
B12	04-20-2026	GARAGE VARIATION
B13	04-20-2026	VERTICAL SIDING
B14	04-20-2026	COLOR MATRIX
B15	04-20-2026	STONE WRAP

NAME SHEET:
UNIT 4 - REAR ELEVATION

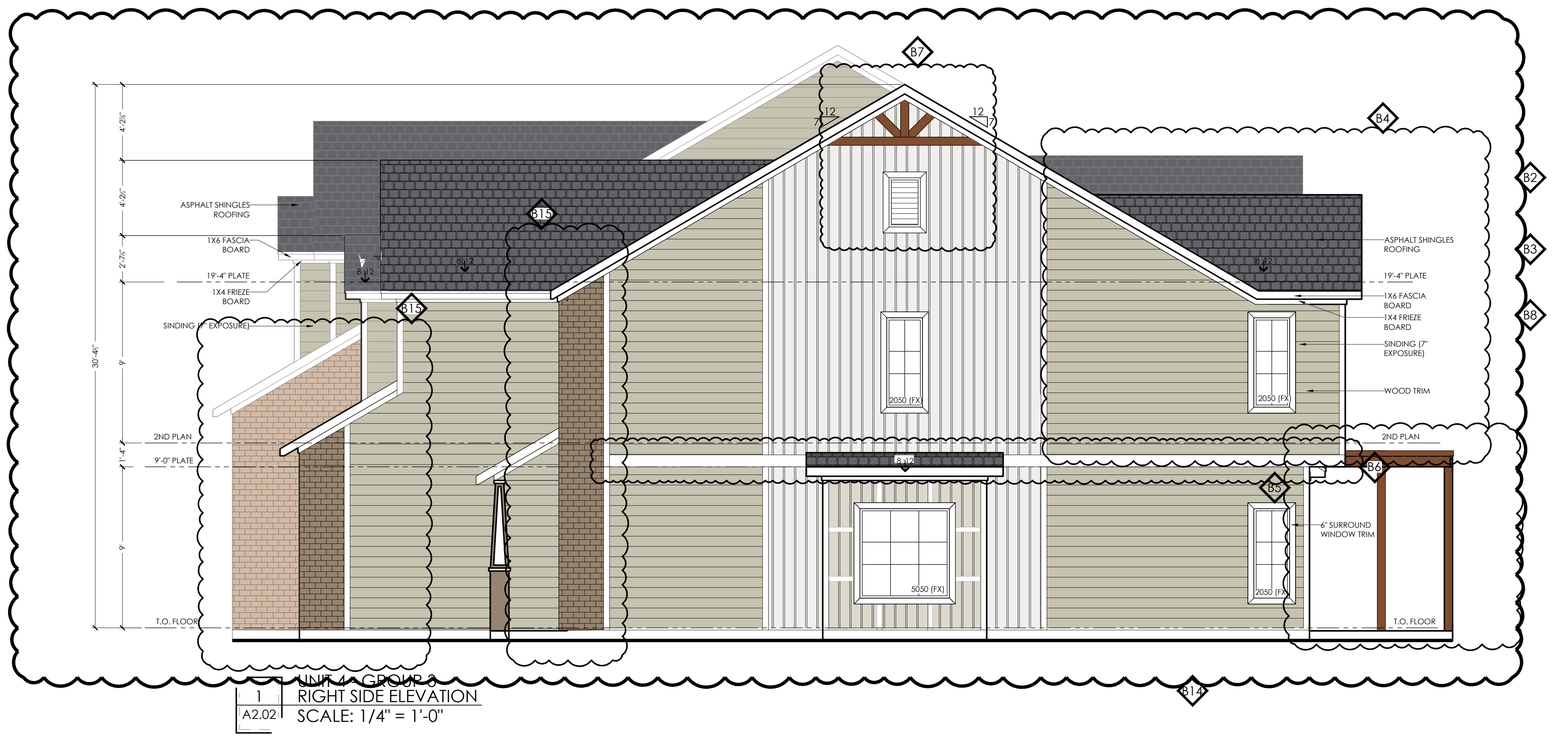
PROPERTY ADDRESS:
THREE OAKS OF CRYSTAL LAKE

PROJECT
JADE ESTATES OF OSWEGO

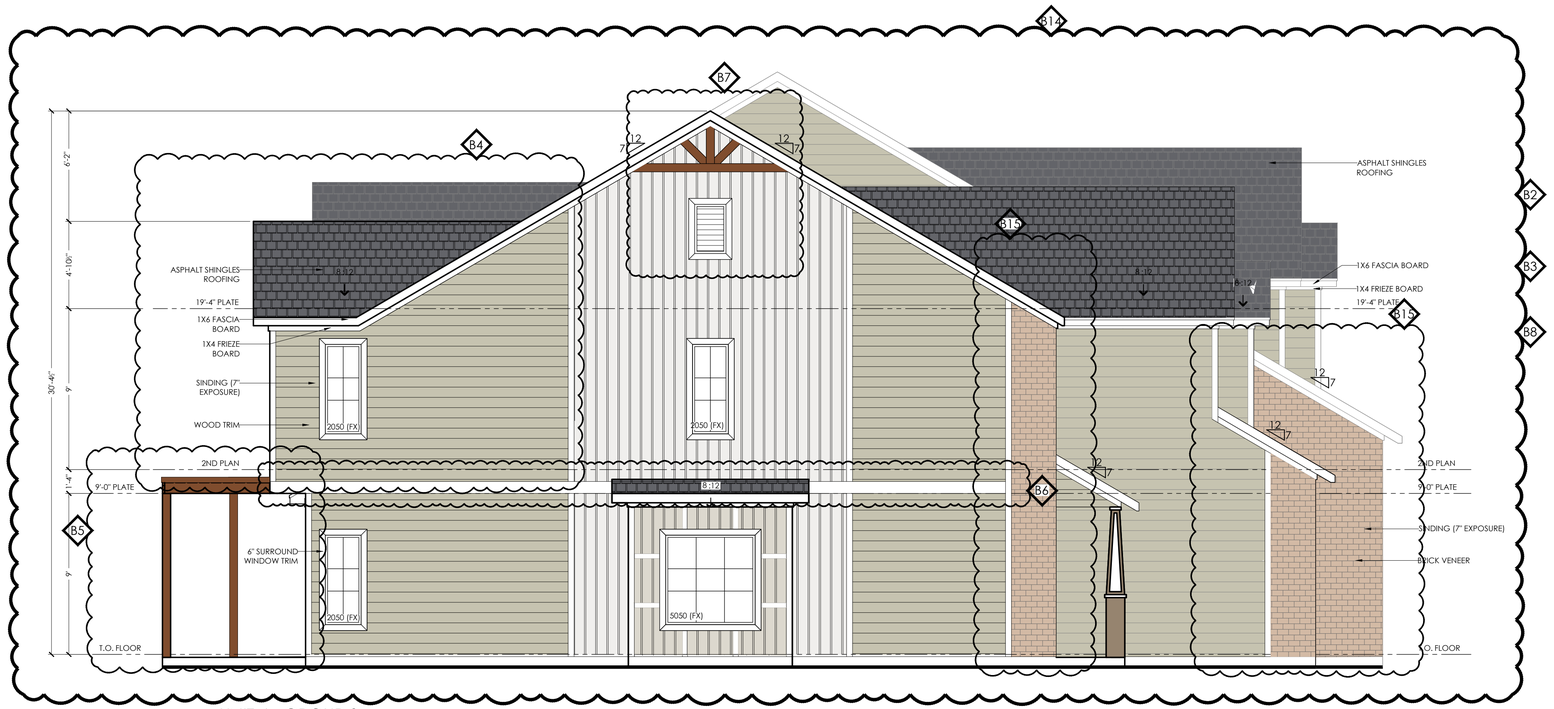
SCALE: 1/4" = 1'-0"

SHEET: A2.01

THESE PLANS ARE INDENTED TO PROVIDE BASIC CONSTRUCTION INFORMATION NECESSARY TO SUBSTANTIALLY BUILD THIS BUILDING PROJECT. IF THIS SHEET THE LICENSED STAMP IS NOT PROVIDED, THESE PLANS MUST BE VERIFIED AND CHECKED BY THE BUILDER. BUILDER SHOULD OBTAIN COMPLETE ENGINEERING SERVICES, HVAC, AND STRUCTURAL BEFORE BEGINNING CONSTRUCTION OF ANY KIND.



1 A2.02 UNIT 4 - GROUP 3
RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



2 A2.02 UNIT 4 - GROUP 3
LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

STAMP:

CLIENT:
PROJADES

CLIENT ADDRESS:
18 EXECUTIVE CT SOUTH
BARRINGTON IL 60010

REVISION

No	DATE	DESCRIPTION
B1	04-20-2026	REAR ELEVATIONS
B2	04-20-2026	SIDE ELEVATIONS
B3	04-20-2026	STREET ENHANCEMENT
B4	04-20-2026	SECOND FLOOR BUMP OUT
B5	04-20-2026	ADD PERGOLAS
B6	04-20-2026	BAND BOARD
B7	04-20-2026	GABLE DETAILS
B8	04-20-2026	BUILDING STAGGERS
B9	04-20-2026	FRONT ELEVATIONS
B10	04-20-2026	MASONRY WRAP
B11	04-20-2026	GARAGE DOOR TYPES
B12	04-20-2026	GARAGE VARIATION
B13	04-20-2026	VERTICAL SIDING
B14	04-20-2026	COLOR MATRIX
B15	04-20-2026	STONE WRAP

NAME SHEET:
UNIT 4 - REAR ELEVATION

PROPERTY ADDRESS:
THREE OAKS OF CRYSTAL LAKE

PROJECT
JADE ESTATES OF OSWEGO

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

SHEET: A2.02

THESE PLANS ARE INDENTED TO PROVIDE BASIC CONSTRUCTION INFORMATION NECESSARY TO SUBSTANTIALLY BUILD THIS BUILDING PROJECT. IF THIS SHEET THE LICENSED STAMP IS NOT PROVIDED, THESE PLANS MUST BE VERIFIED AND CHECKED BY THE BUILDER. BUILDER SHOULD OBTAIN COMPLETE ENGINEERING SERVICES, HVAC, AND STRUCTURAL BEFORE BEGINNING CONSTRUCTION OF ANY KIND.

ALLOWABLE SPANS FOR LINTELS SUPPORTING MASONRY VENEER				
SIZE OF STEEL ANGLE L,S	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
7'-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

FIRST FLOOR WINDOWS SCHEDULE				
TAG	SIZE	DESCRIPTION	HEADER HEIGHT	QTY.
1068 (FX)	1'-0" X 6'-8"	FX	@ 6'-8" H.H.	01
5050 (FX)	5'-0" X 5'-0"	FX	@ 6'-8" H.H.	01
2050 (FX)	2'-0" X 5'-0"	FX	@ 6'-8" H.H.	01
3050 (SH)	3'-0" X 5'-0"	SHG	@ 6'-8" H.H.	02

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

SECOND FLOOR WINDOWS SCHEDULE				
TAG	SIZE	DESCRIPTION	HEADER HEIGHT	QTY.
3050 (SH)	3'-0" X 5'-0"	SHG	@ 6'-8" H.H.	06
3050 (SH TEMP)	3'-0" X 5'-0"	SHG	@ 6'-8" H.H.	01

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

FIRST FLOOR DOOR SCHEDULE						
TAG	SIZE	DESCRIPTION	TYPE DOOR	N° PANEL	HEADER HEIGHT	QTY.
3068 (SC)	3'-0" X 6'-8"	SC	SWING DOOR	01	@ 6'-8" H.H.	01
2868 (SC)	2'-8" X 6'-8"	SC	SWING DOOR	01	@ 6'-8" H.H.	01
1668 (HC)	1'-6" X 6'-8"	HC	SWING DOOR	01	@ 6'-8" H.H.	01
2468 (HC)	2'-4" X 6'-8"	HC	SWING DOOR	01	@ 6'-8" H.H.	03
2868 (HC)	2'-8" X 6'-8"	HC	SWING DOOR	01	@ 6'-8" H.H.	01
3868 (HC)	3'-8" X 6'-8"	HC	SWING DOOR	02	@ 6'-8" H.H.	01
6068 (HC)	6'-0" X 6'-8"	GL	SLIDING DOOR	02	@ 6'-8" H.H.	01

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

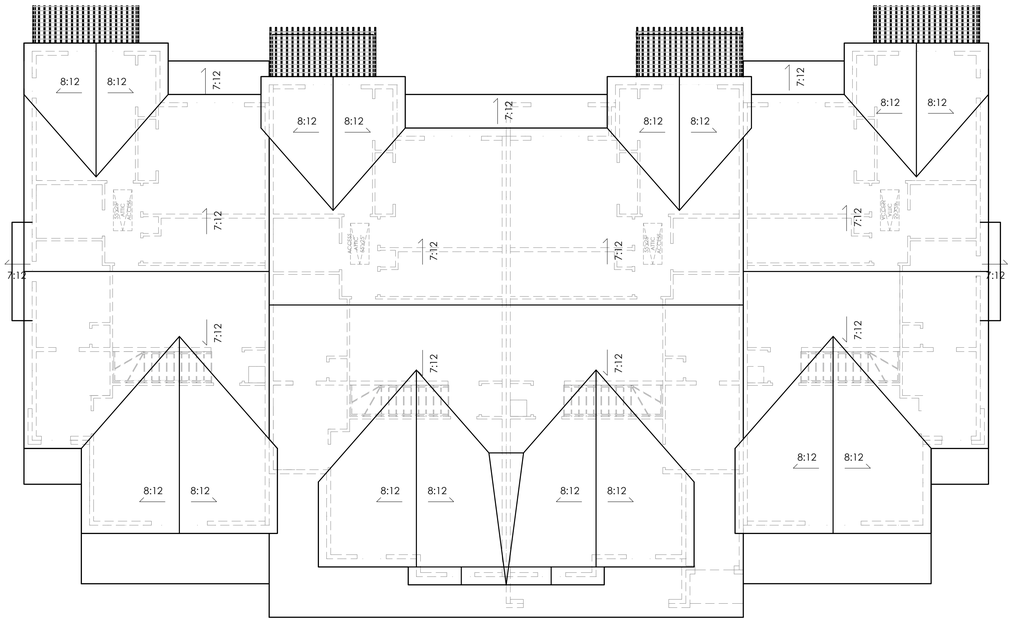
SECOND FLOOR DOOR SCHEDULE						
TAG	SIZE	DESCRIPTION	TYPE DOOR	N° PANEL	HEADER HEIGHT	QTY.
3068 (HC)	3'-0" X 6'-8"	HC	BIFOLD DOORS	04	@ 6'-8" H.H.	01
2868 (HC)	2'-8" X 6'-8"	HC	SWING DOOR	01	@ 6'-8" H.H.	04
2468 (HC)	2'-4" X 6'-8"	HC	SWING DOOR	01	@ 6'-8" H.H.	03
1668 (HC)	1'-6" X 6'-8"	HC	SWING DOOR	01	@ 6'-8" H.H.	02
6068 (HC)	6'-0" X 6'-8"	HC	BIFOLD DOORS	04	@ 6'-8" H.H.	02

H.C: HOLLOW CORE

PLUMBING FIXTURE SCHEDULE	
FIRST FLOOR PLAN	
QTY.	DESCRIPTION
01	TANKLESS WATER HEATER
02	WATER CLOSET
02	LAVATORY
01	DISHWASHER
01	36" SINK
01	TUB

PLUMBING FIXTURE SCHEDULE	
SECOND FLOOR PLAN	
QTY.	DESCRIPTION
01	WATER HEATER
02	WATER CLOSET
03	LAVATORY
01	DISHWASHER
01	WASHER & DRYER
01	TUB
01	SHOWER

ELEVATION GLAZING SUMMARY				
BUILDING TYPE	FRONT ELEVATION	SIDE ELEVATIONS (RIGHT)	SIDE ELEVATIONS (LEFT)	REAR ELEVATION
FOURPLEX	14.2%	9.2%	9.2%	24.2%
FIVEPLEX	13.7%	9.2%	9.2%	24.3%
SIXPLEX	14.7%	9.2%	9.2%	24.3%

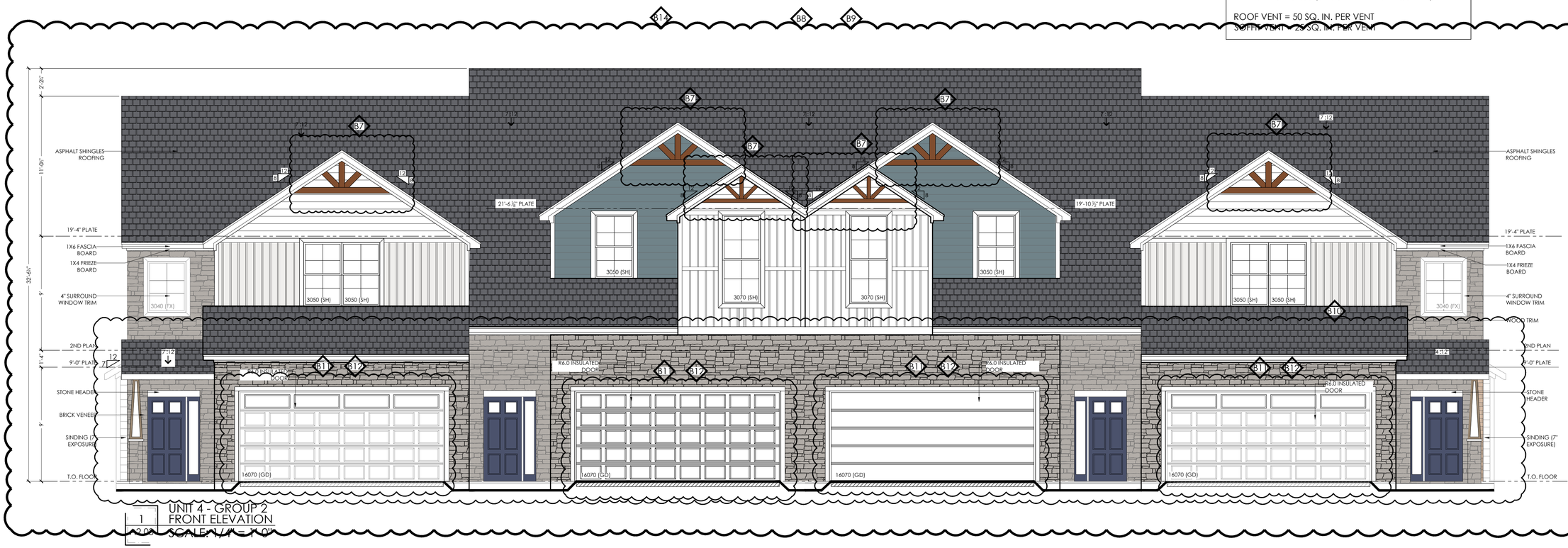


2 A2.03 ROOF PLAN
SCALE: 1/8" = 1'-0"

ROOF VENTILATION
3,297 SQ. FT. OF ATTIC AREA TO BE VENTED
3,297 ÷ 300 = 10.99 SQ. FT. FREE AREA REQUIRED TOTAL
10.99 × 144 = 1,582.56 SQ. IN. ÷ 2 = 791.28

791.28 ÷ 50 = 15.83 (16 ROOF VENTS REQUIRED)
791.28 ÷ 25 = 31.65 (32 SOFFIT VENTS REQUIRED)

ROOF VENT = 50 SQ. IN. PER VENT
SOFFIT VENT = 25 SQ. IN. PER VENT



1 A2.03 UNIT 4 - GROUP 2
FRONT ELEVATION
SCALE: 1/4" = 1'-0"

STAMP:

CLIENT:
PROJADES

CLIENT ADDRESS:
18 EXECUTIVE CT SOUTH
BARRINGTON IL 60010

REVISION

No	DATE	DESCRIPTION
B1	04-20-2026	REAR ELEVATIONS
B2	04-20-2026	SIDE ELEVATIONS
B3	04-20-2026	STREET ENHANCEMENT
B4	04-20-2026	SECOND FLOOR BUMP OUT
B5	04-20-2026	ADD PERGOLAS
B6	04-20-2026	BAND BOARD
B7	04-20-2026	GABLE DETAILS
B8	04-20-2026	BUILDING STAGGERS
B9	04-20-2026	FRONT ELEVATIONS
B10	04-20-2026	MASONRY WRAP
B11	04-20-2026	GARAGE DOOR TYPES
B12	04-20-2026	GARAGE VARIATION
B13	04-20-2026	VERTICAL SIDING
B14	04-20-2026	COLOR MATRIX
B15	04-20-2026	STONE WRAP

NAME SHEET:
UNIT 4 - FRONT ELEVATIONS

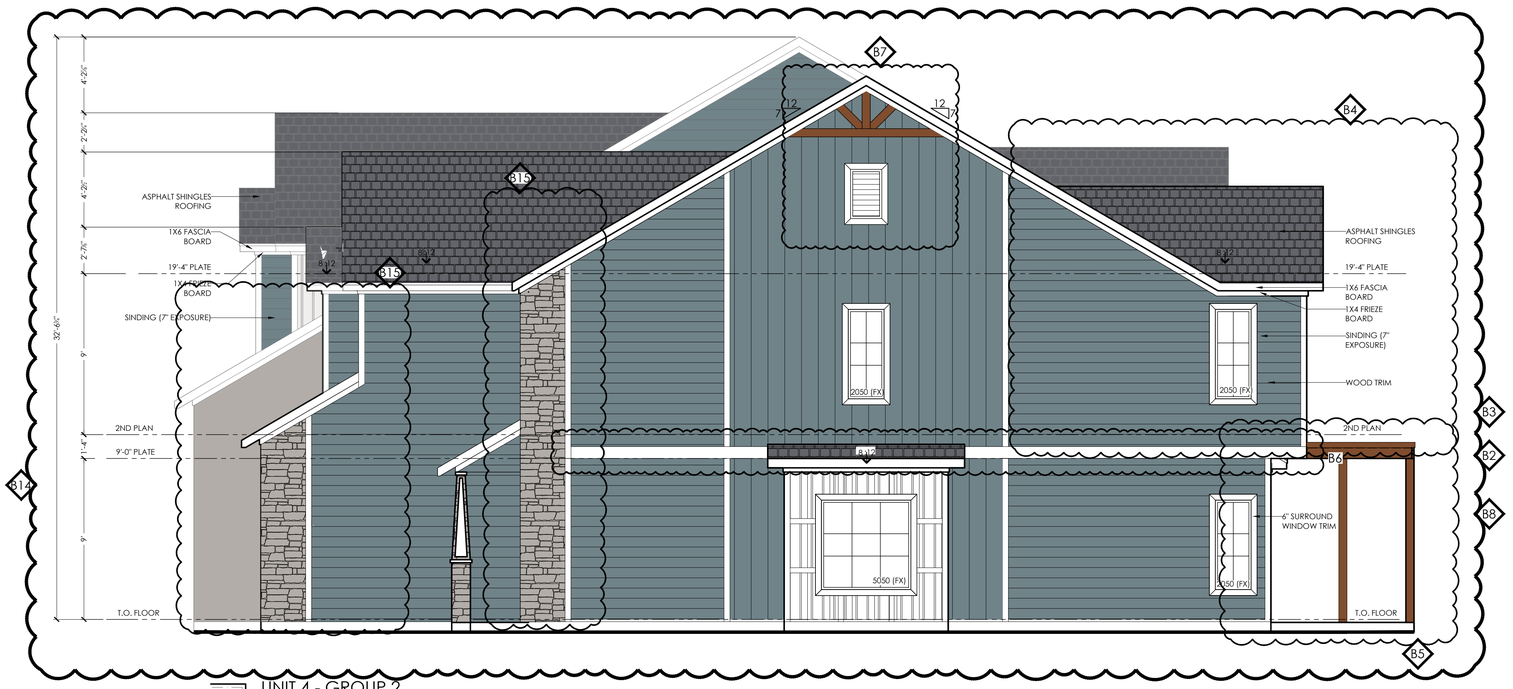
PROPERTY ADDRESS:
THREE OAKS OF CRYSTAL LAKE

PROJECT
JADE ESTATES OF OSWEGO

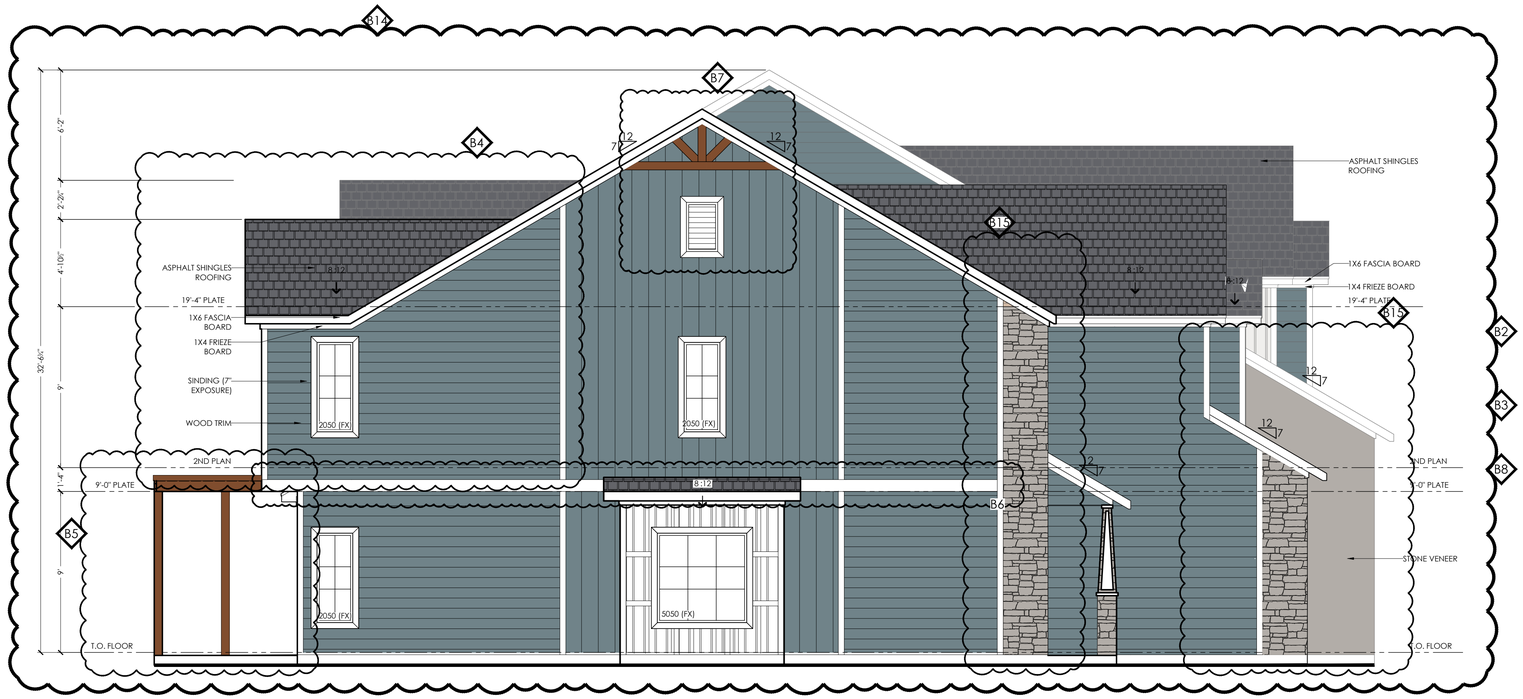
SCALE: 1/4" = 1'-0"

SHEET: A2.03

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1 / A2.04 — UNIT 4 - GROUP 2
RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



2 / A2.04 — UNIT 4 - GROUP 2
LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

STAMP:

CLIENT:
PROJADES

CLIENT ADDRESS:
18 EXECUTIVE CT SOUTH
BARRINGTON IL 60010

REVISION

No	DATE	DESCRIPTION
B1	04-20-2026	REAR ELEVATIONS
B2	04-20-2026	SIDE ELEVATIONS
B3	04-20-2026	STREET ENHANCEMENT
B4	04-20-2026	SECOND FLOOR BUMP OUT
B5	04-20-2026	ADD PERGOLAS
B6	04-20-2026	BAND BOARD
B7	04-20-2026	GABLE DETAILS
B8	04-20-2026	BUILDING STAGGERS
B9	04-20-2026	FRONT ELEVATIONS
B10	04-20-2026	MASONRY WRAP
B11	04-20-2026	GARAGE DOOR TYPES
B12	04-20-2026	GARAGE VARIATION
B13	04-20-2026	VERTICAL SIDING
B14	04-20-2026	COLOR MATRIX
B15	04-20-2026	STONE WRAP

NAME SHEET:
UNIT 4 - SIDE ELEVATIONS

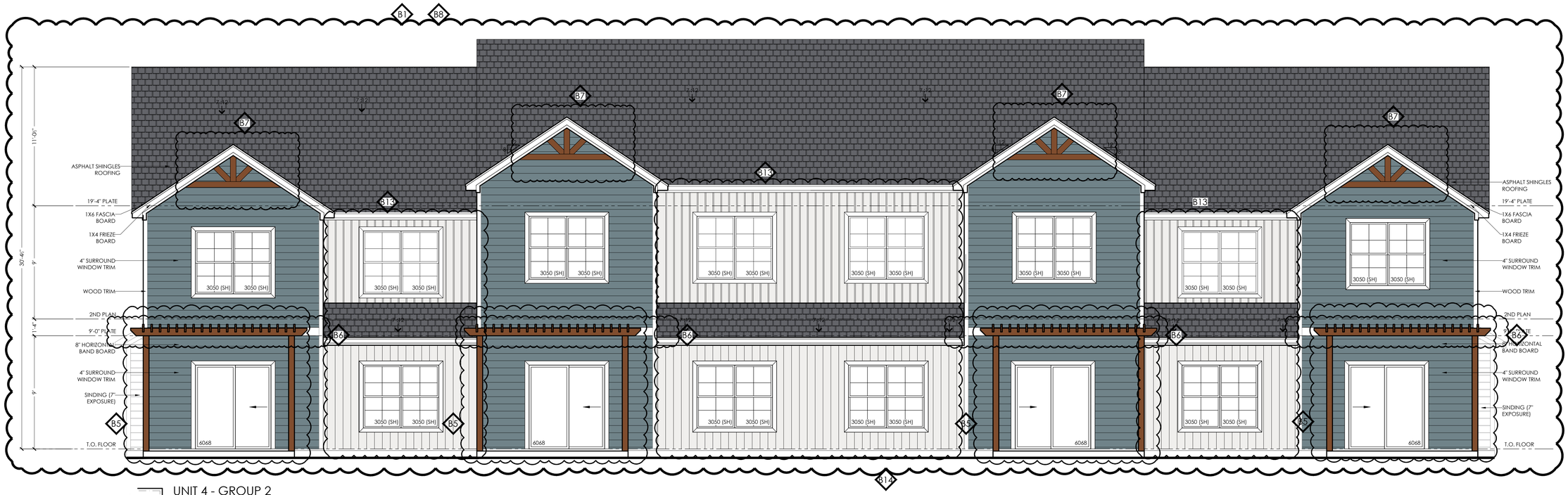
PROPERTY ADDRESS:
THREE OAKS OF CRYSTAL LAKE

PROJECT
JADE ESTATES OF OSWEGO

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

SHEET: A2.04

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1 A2.05 UNIT 4 - GROUP 2
REAR ELEVATION
SCALE: 1/4" = 1'-0"

STAMP:

CLIENT:
PROJADES

CLIENT ADDRESS:
18 EXECUTIVE CT SOUTH
BARRINGTON IL 60010

REVISION

No	DATE	DESCRIPTION
B1	04-20-2026	REAR ELEVATIONS
B2	04-20-2026	SIDE ELEVATIONS
B3	04-20-2026	STREET ENHANCEMENT
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B12	04-20-2026	GARAGE VARIATION
B13	04-20-2026	VERTICAL SIDING
B14	04-20-2026	COLOR MATRIX
B15	04-20-2026	STONE WRAP

NAME SHEET:
UNIT 4 - REAR ELEVATION

PROPERTY ADDRESS:
THREE OAKS OF CRYSTAL LAKE

PROJECT
JADE ESTATES OF OSWEGO

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

SHEET: A2.05

THESE PLANS ARE INDENTED TO PROVIDE BASIC CONSTRUCTION INFORMATION NECESSARY TO SUBSTANTIALLY BUILD THIS BUILDING PROJECT. IF THIS SHEET THE LICENSED STAMP IS NOT PROVIDED, THESE PLANS MUST BE VERIFIED AND CHECKED BY THE BUILDER. BUILDER SHOULD OBTAIN COMPLETE ENGINEERING SERVICES, HVAC, AND STRUCTURAL BEFORE BEGINNING CONSTRUCTION OF ANY KIND.

ALLOWABLE SPANS FOR LINTELS SUPPORTING MASONRY VENEER				
SIZE OF STEEL ANGLE L3	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
7'-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

FIRST FLOOR WINDOWS SCHEDULE				
TAG	SIZE	DESCRIPTION	HEADER HEIGHT	QTY.
1068 (FX)	1'-0" X 6'-8"	FX	@ 6'-8" H.H.	01
5050 (FX)	5'-0" X 5'-0"	FX	@ 6'-8" H.H.	01
2050 (FX)	2'-0" X 5'-0"	FX	@ 6'-8" H.H.	01
3050 (SH)	3'-0" X 5'-0"	SHG	@ 6'-8" H.H.	02

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

SECOND FLOOR WINDOWS SCHEDULE				
TAG	SIZE	DESCRIPTION	HEADER HEIGHT	QTY.
3050 (SH)	3'-0" X 5'-0"	SHG	@ 6'-8" H.H.	06
3050 (SH TEMP)	3'-0" X 5'-0"	SHG	@ 6'-8" H.H.	01

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

FIRST FLOOR DOOR SCHEDULE						
TAG	SIZE	DESCRIPTION	TYPE DOOR	N° PANEL	HEADER HEIGHT	QTY.
3068 (SC)	3'-0" X 6'-8"	SC	SWING DOOR	01	@ 6'-8" H.H.	01
2868 (SC)	2'-8" X 6'-8"	SC	SWING DOOR	01	@ 6'-8" H.H.	01
1668 (HC)	1'-6" X 6'-8"	HC	SWING DOOR	01	@ 6'-8" H.H.	01
2468 (HC)	2'-4" X 6'-8"	HC	SWING DOOR	01	@ 6'-8" H.H.	03
2868 (HC)	2'-8" X 6'-8"	HC	SWING DOOR	01	@ 6'-8" H.H.	01
3868 (HC)	3'-8" X 6'-8"	HC	SWING DOOR	02	@ 6'-8" H.H.	01
6068 (HC)	6'-0" X 6'-8"	GL	SLIDING DOOR	02	@ 6'-8" H.H.	01

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

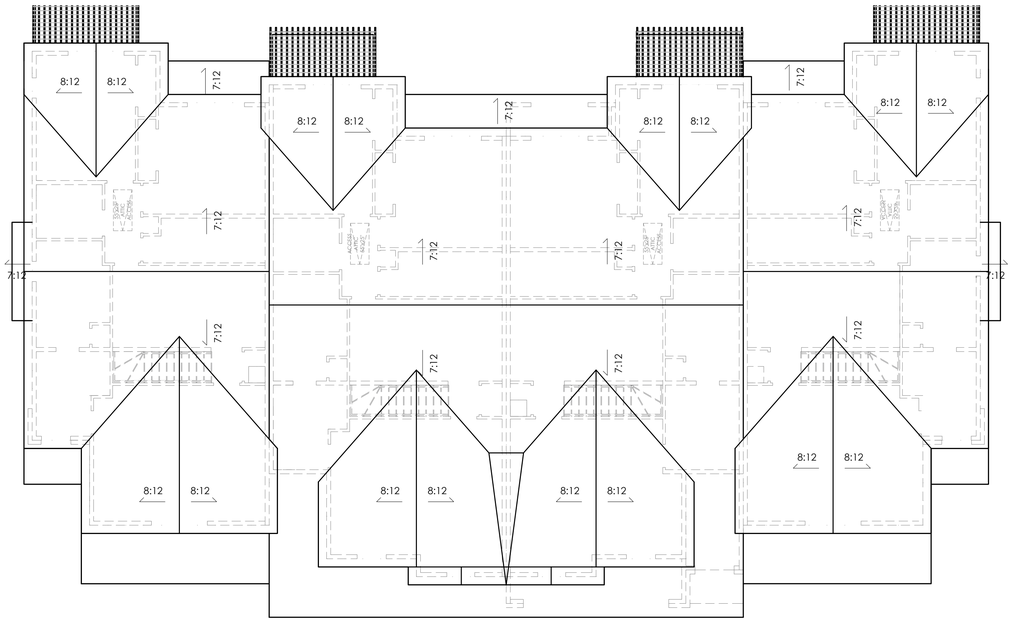
SECOND FLOOR DOOR SCHEDULE						
TAG	SIZE	DESCRIPTION	TYPE DOOR	N° PANEL	HEADER HEIGHT	QTY.
3068 (HC)	3'-0" X 6'-8"	HC	BIFOLD DOORS	04	@ 6'-8" H.H.	01
2868 (HC)	2'-8" X 6'-8"	HC	SWING DOOR	01	@ 6'-8" H.H.	04
2468 (HC)	2'-4" X 6'-8"	HC	SWING DOOR	01	@ 6'-8" H.H.	03
1668 (HC)	1'-6" X 6'-8"	HC	SWING DOOR	01	@ 6'-8" H.H.	02
6068 (HC)	6'-0" X 6'-8"	HC	BIFOLD DOORS	04	@ 6'-8" H.H.	02

H.C: HOLLOW CORE

PLUMBING FIXTURE SCHEDULE	
FIRST FLOOR PLAN	
QTY.	DESCRIPTION
01	TANKLESS WATER HEATER
02	WATER CLOSET
02	LAVATORY
01	DISHWASHER
01	36" SINK
01	TUB

PLUMBING FIXTURE SCHEDULE	
SECOND FLOOR PLAN	
QTY.	DESCRIPTION
01	WATER HEATER
02	WATER CLOSET
03	LAVATORY
01	DISHWASHER
01	WASHER & DRYER
01	TUB
01	SHOWER

ELEVATION GLAZING SUMMARY				
BUILDING TYPE	FRONT ELEVATION	SIDE ELEVATIONS (RIGHT)	SIDE ELEVATIONS (LEFT)	REAR ELEVATION
FOURPLEX	14.2%	9.2%	9.2%	24.2%
FIVEPLEX	13.7%	9.2%	9.2%	24.3%
SIXPLEX	14.7%	9.2%	9.2%	24.3%

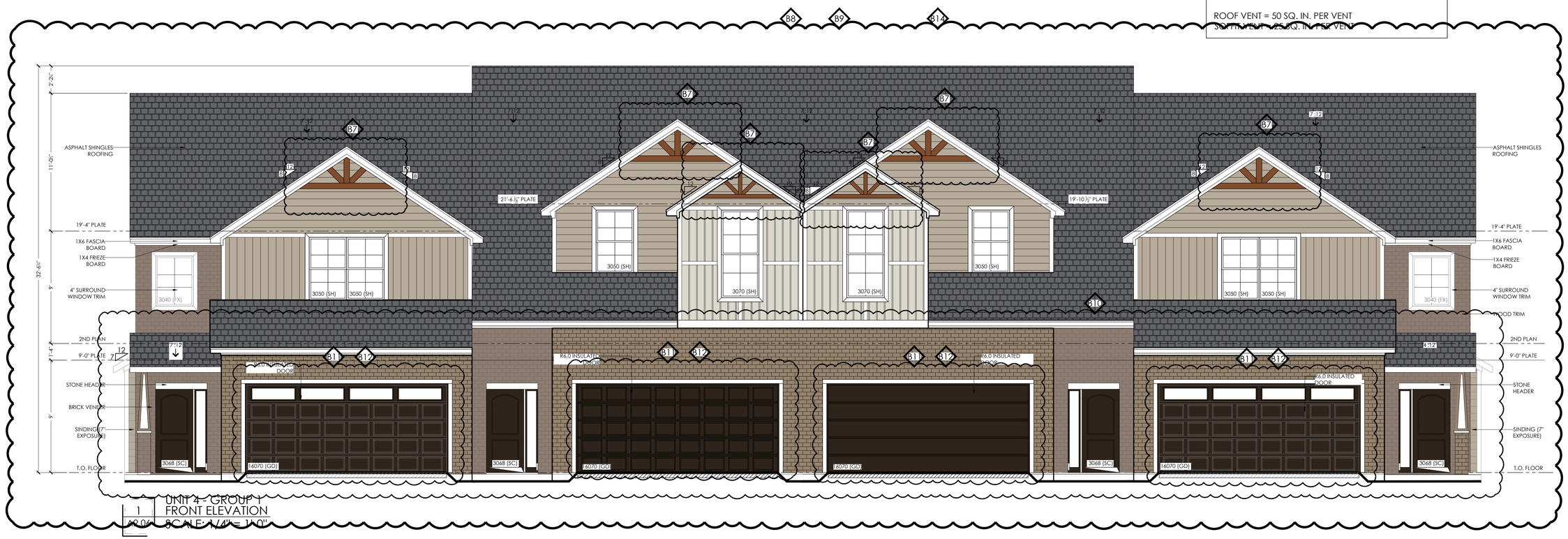


2 A2.06 ROOF PLAN
SCALE: 1/8" = 1'-0"

ROOF VENTILATION
3,297 SQ. FT. OF ATTIC AREA TO BE VENTED
3,297 ÷ 300 = 10.99 SQ. FT. FREE AREA REQUIRED TOTAL
10.99 × 144 = 1,582.56 SQ. IN. ÷ 2 = 791.28

791.28 ÷ 50 = 15.83 (16 ROOF VENTS REQUIRED)
791.28 ÷ 25 = 31.65 (32 SOFFIT VENTS REQUIRED)

ROOF VENT = 50 SQ. IN. PER VENT
SOFFIT VENT = 25 SQ. IN. PER VENT



1 A2.06 UNIT 4 - GROUP 1
FRONT ELEVATION
SCALE: 1/4" = 1'-0"

STAMP:

CLIENT:
PROJADES

CLIENT ADDRESS:
18 EXECUTIVE CT SOUTH
BARRINGTON IL 60010

REVISION

No	DATE	DESCRIPTION
B1	04-20-2026	REAR ELEVATIONS
B2	04-20-2026	SIDE ELEVATIONS
B3	04-20-2026	STREET ENHANCEMENT
B4	04-20-2026	SECOND FLOOR BUMP OUT
B5	04-20-2026	ADD PERGOLAS
B6	04-20-2026	BAND BOARD
B7	04-20-2026	GABLE DETAILS
B8	04-20-2026	BUILDING STAGGERS
B9	04-20-2026	FRONT ELEVATIONS
B10	04-20-2026	MASONRY WRAP
B11	04-20-2026	GARAGE DOOR TYPES
B12	04-20-2026	GARAGE VARIATION
B13	04-20-2026	VERTICAL SIDING
B14	04-20-2026	COLOR MATRIX
B15	04-20-2026	STONE WRAP

NAME SHEET:
UNIT 4 - FRONT ELEVATIONS

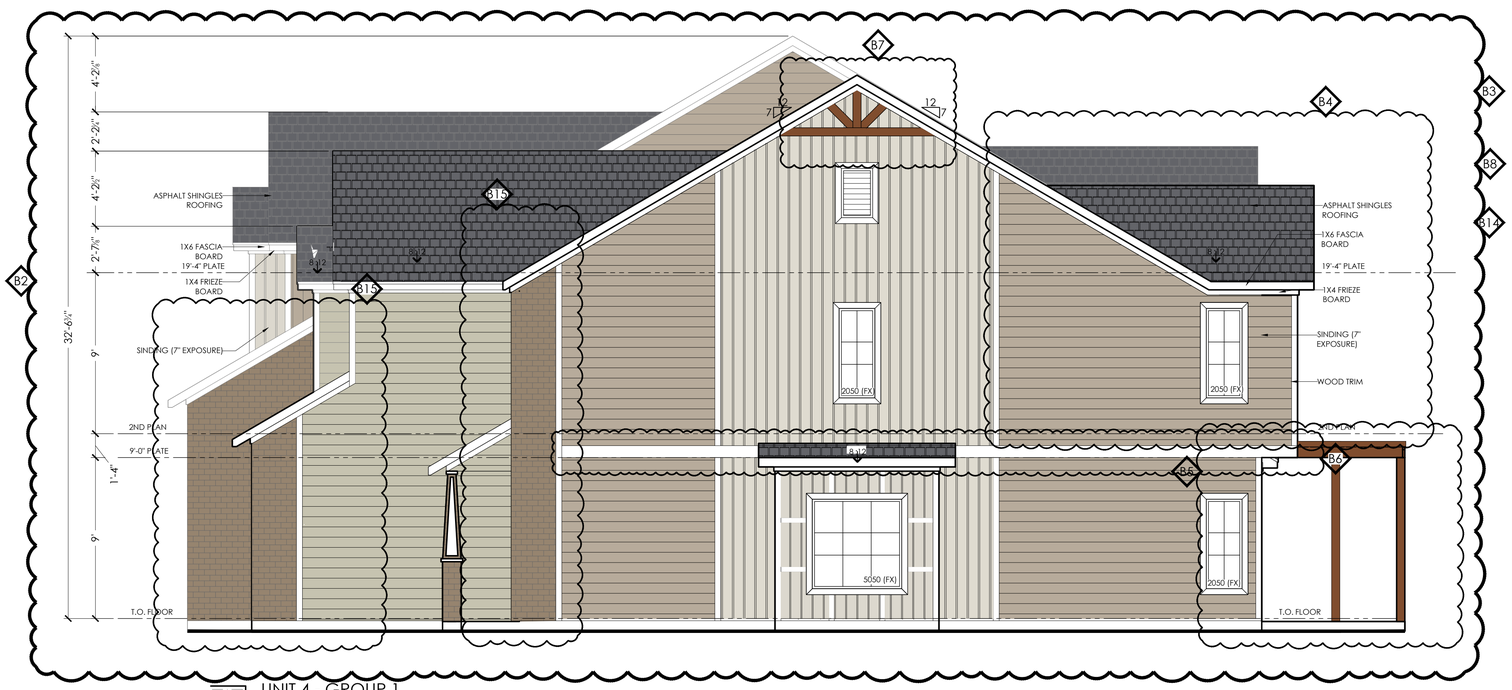
PROPERTY ADDRESS:
THREE OAKS OF CRYSTAL LAKE

PROJECT
JADE ESTATES OF OSWEGO

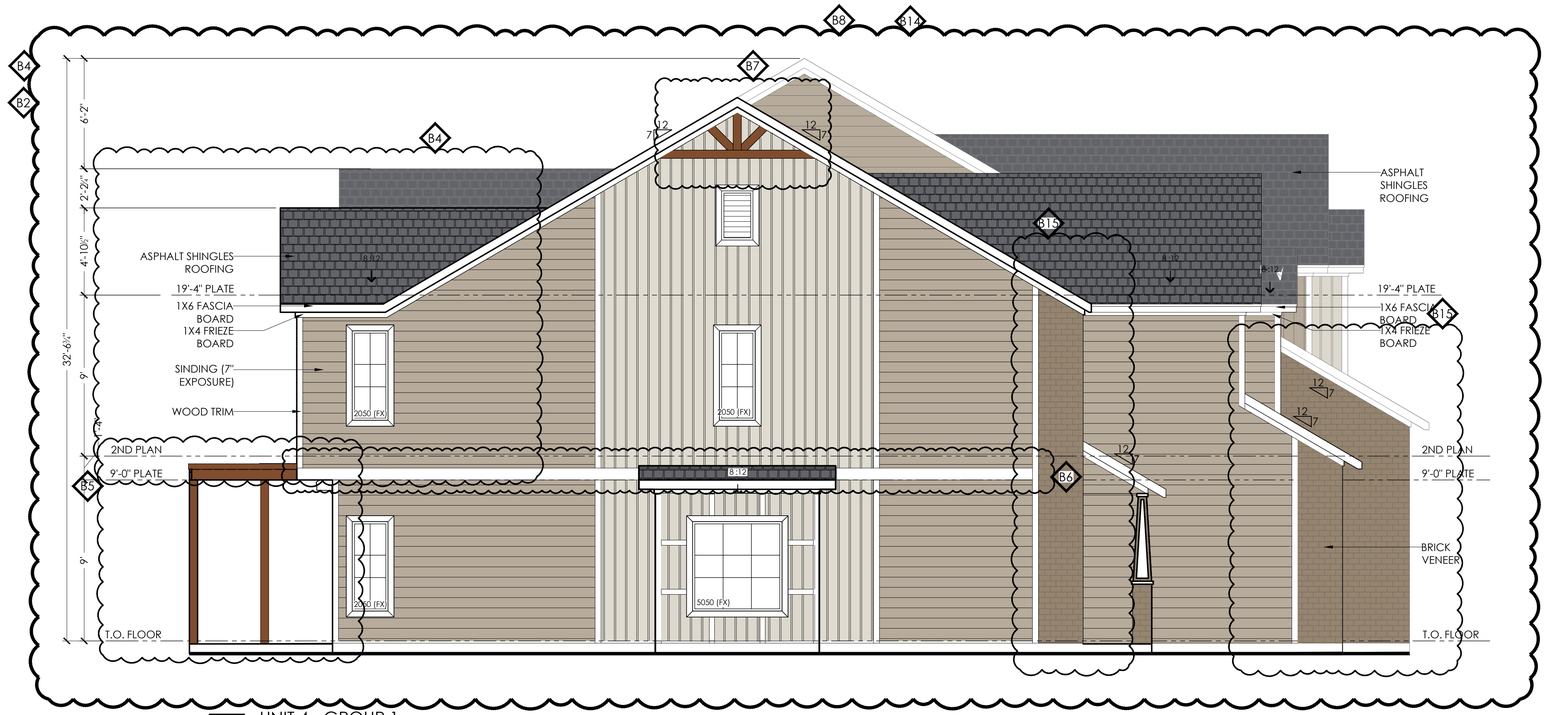
SCALE: 1/4" = 1'-0"

SHEET: A2.06

THESE PLANS ARE INDENTED TO PROVIDE BASIC CONSTRUCTION INFORMATION NECESSARY TO SUBSTANTIALLY BUILD THIS BUILDING PROJECT. IF THIS SHEET THE LICENSED STAMP IS NOT PROVIDED, THESE PLANS MUST BE VERIFIED AND CHECKED BY THE BUILDER. BUILDER SHOULD OBTAIN COMPLETE ENGINEERING SERVICES, HVAC, AND STRUCTURAL BEFORE BEGINNING CONSTRUCTION OF ANY KIND.



1 / A2.07 — UNIT 4 - GROUP 1
RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



2 / A2.07 — UNIT 4 - GROUP 1
LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

STAMP:

CLIENT:
PROJADES

CLIENT ADDRESS:
18 EXECUTIVE CT SOUTH
BARRINGTON IL 60010

REVISION

No	DATE	DESCRIPTION
B1	04-20-2026	REAR ELEVATIONS
B2	04-20-2026	SIDE ELEVATIONS
B3	04-20-2026	STREET ENHANCEMENT
B4	04-20-2026	SECOND FLOOR BUMP OUT
B5	04-20-2026	ADD PERGOLAS
B6	04-20-2026	BAND BOARD
B7	04-20-2026	GABLE DETAILS
B8	04-20-2026	BUILDING STAGGERS
B9	04-20-2026	FRONT ELEVATIONS
B10	04-20-2026	MASONRY WRAP
B11	04-20-2026	GARAGE DOOR TYPES
B12	04-20-2026	GARAGE VARIATION
B13	04-20-2026	VERTICAL SIDING
B14	04-20-2026	COLOR MATRIX
B15	04-20-2026	STONE WRAP

NAME SHEET:
UNIT 4 - SIDE ELEVATIONS

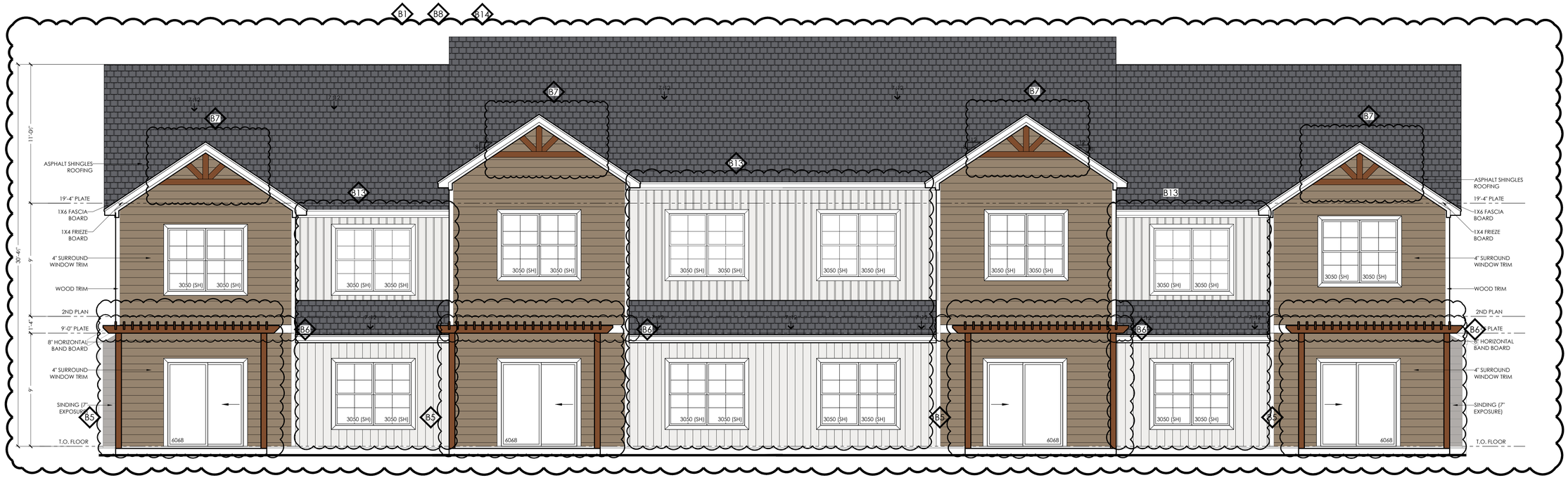
PROPERTY ADDRESS:
THREE OAKS OF CRYSTAL LAKE

PROJECT
JADE ESTATES OF OSWEGO

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

SHEET: A2.07

THESE PLANS ARE INDENTED TO PROVIDE BASIC CONSTRUCTION INFORMATION NECESSARY TO SUBSTANTIALLY BUILD THIS BUILDING PROJECT. IF THIS SHEET THE LICENSED STAMP IS NOT PROVIDED, THESE PLANS MUST BE VERIFIED AND CHECKED BY THE BUILDER. BUILDER SHOULD OBTAIN COMPLETE ENGINEERING SERVICES, HVAC, AND STRUCTURAL BEFORE BEGINNING CONSTRUCTION OF ANY KIND



1 / A2.08 — UNIT 4 - GROUP 1
REAR ELEVATION
SCALE: 1/4" = 1'-0"

STAMP:

CLIENT:
PROJADES

CLIENT ADDRESS:
18 EXECUTIVE CT SOUTH
BARRINGTON IL 60010

REVISION

No	DATE	DESCRIPTION
B1	04-20-2026	REAR ELEVATIONS
B2	04-20-2026	SIDE ELEVATIONS
B3	04-20-2026	STREET ENHANCEMENT
B4	04-20-2026	SECOND FLOOR BUMP OUT
B5	04-20-2026	ADD PERGOLAS
B6	04-20-2026	BAND BOARD
B7	04-20-2026	GABLE DETAILS
B8	04-20-2026	BUILDING STAGGERS
B9	04-20-2026	FRONT ELEVATIONS
B10	04-20-2026	MASONRY WRAP
B11	04-20-2026	GARAGE DOOR TYPES
B12	04-20-2026	GARAGE VARIATION
B13	04-20-2026	VERTICAL SIDING
B14	04-20-2026	COLOR MATRIX
B15	04-20-2026	STONE WRAP

NAME SHEET:
UNIT 4 - REAR ELEVATION

PROPERTY ADDRESS:
THREE OAKS OF CRYSTAL LAKE

PROJECT
JADE ESTATES OF OSWEGO

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

SHEET: A2.08

THESE PLANS ARE INDENTED TO PROVIDE BASIC CONSTRUCTION INFORMATION NECESSARY TO SUBSTANTIALLY BUILD THIS BUILDING PROJECT. IF THIS SHEET THE LICENSED STAMP IS NOT PROVIDED, THESE PLANS MUST BE VERIFIED AND CHECKED BY THE BUILDER. BUILDER SHOULD OBTAIN COMPLETE ENGINEERING SERVICES, HVAC, AND STRUCTURAL BEFORE BEGINNING CONSTRUCTION OF ANY KIND.

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

FIRST FLOOR WINDOWS SCHEDULE				
TAG	SIZE	DESCRIPTION	HEADER HEIGHT	QTY.
1068 (FX)	1'-0" X 6'-8"	FX	@ 6'-8" H.H.	01
5050 (FX)	5'-0" X 5'-0"	FX	@ 6'-8" H.H.	01
2050 (FX)	2'-0" X 5'-0"	FX	@ 6'-8" H.H.	01
3050 (SH)	3'-0" X 5'-0"	SHG	@ 6'-8" H.H.	02

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

SECOND FLOOR WINDOWS SCHEDULE				
TAG	SIZE	DESCRIPTION	HEADER HEIGHT	QTY.
3050 (SH)	3'-0" X 5'-0"	SHG	@ 6'-8" H.H.	06
3050 (SH TEMP)	3'-0" X 5'-0"	SHG	@ 6'-8" H.H.	01

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

FIRST FLOOR DOOR SCHEDULE						
TAG	SIZE	DESCRIPTION	TYPE DOOR	Nº PANEL	HEADER HEIGHT	QTY.
3068 (SC)	3'-0" X 6'-8"	SC	SWING DOOR	01	@ 6'-8" H.H.	01
2868 (SC)	2'-8" X 6'-8"	SC	SWING DOOR	01	@ 6'-8" H.H.	01
1668 (HC)	1'-6" X 6'-8"	HC	SWING DOOR	01	@ 6'-8" H.H.	01
2468 (HC)	2'-4" X 6'-8"	HC	SWING DOOR	01	@ 6'-8" H.H.	03
2868 (HC)	2'-8" X 6'-8"	HC	SWING DOOR	01	@ 6'-8" H.H.	01
3868 (HC)	3'-8" X 6'-8"	HC	SWING DOOR	02	@ 6'-8" H.H.	01
6068 (HC)	6'-0" X 6'-8"	GL	SLIDING DOOR	02	@ 6'-8" H.H.	01

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

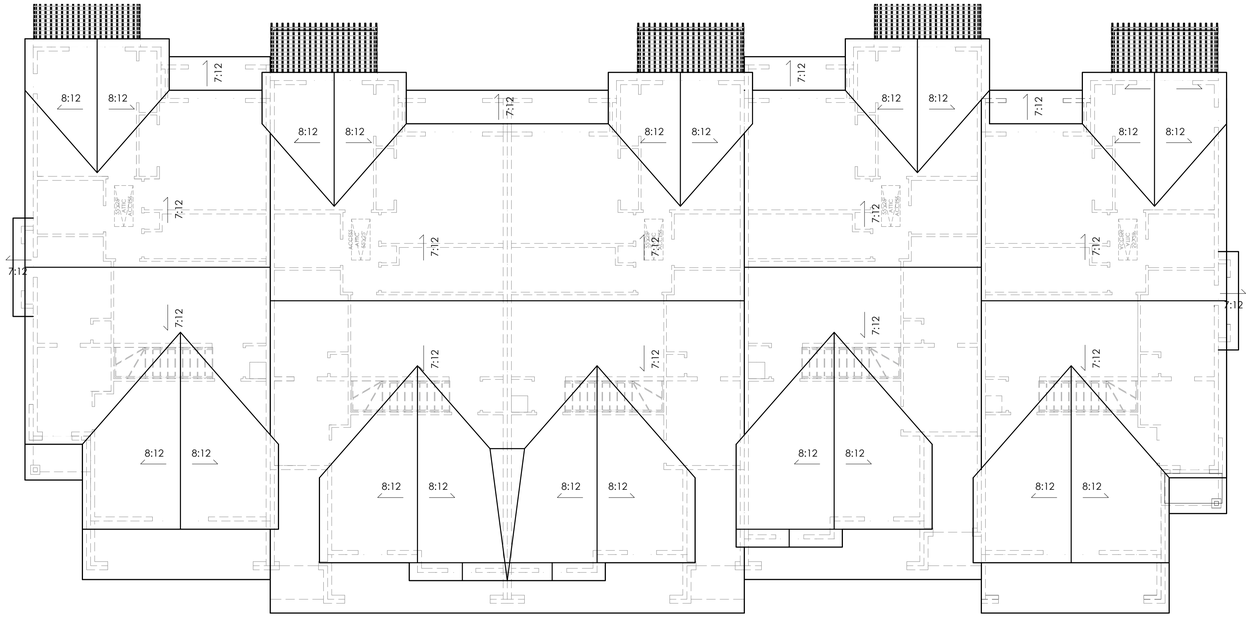
SECOND FLOOR DOOR SCHEDULE						
TAG	SIZE	DESCRIPTION	TYPE DOOR	Nº PANEL	HEADER HEIGHT	QTY.
3068 (HC)	3'-0" X 6'-8"	HC	BIFOLD DOORS	04	@ 6'-8" H.H.	01
2868 (HC)	2'-8" X 6'-8"	HC	SWING DOOR	01	@ 6'-8" H.H.	04
2468 (HC)	2'-4" X 6'-8"	HC	SWING DOOR	01	@ 6'-8" H.H.	03
1668 (HC)	1'-6" X 6'-8"	HC	SWING DOOR	01	@ 6'-8" H.H.	02
6068 (HC)	6'-0" X 6'-8"	HC	BIFOLD DOORS	04	@ 6'-8" H.H.	02

H.C: HOLLOW CORE

PLUMBING FIXTURE SCHEDULE
FIRST FLOOR PLAN
QTY. DESCRIPTION
01 TANKLESS WATER HEATER
02 WATER CLOSET
02 LAVATORY
01 DISHWASHER
01 36" SINK
01 TUB

PLUMBING FIXTURE SCHEDULE
SECOND FLOOR PLAN
QTY. DESCRIPTION
01 WATER HEATER
02 WATER CLOSET
03 LAVATORY
01 DISHWASHER
01 WASHER & DRYER
01 TUB
01 SHOWER

1-HR FIRE SEPARATION WALL PER IRC R302.2(1)
(2) SEPARATE 2x6 WOOD-FRAMED WALLS, ONE FOR EACH UNIT.
EACH SIDE SHEATHED WITH (1) LAYER OF 5/8" TYPE 'X' GYP BOARD ON INTERIOR FACE.
NO PENETRATIONS, DUCTS, OR STRUCTURAL CONNECTIONS BETWEEN UNITS.
WALLS SHALL BE STRUCTURALLY INDEPENDENT AND EXTEND
CONTINUOUSLY FROM FOUNDATION TO UNDERSIDE OF ROOF SHEATHING.
MIN. 1" AIR GAP OR INSULATION SPACE BETWEEN STUD FRAMING.



2 A2.09 UNIT 5 - ROOF PLAN
SCALE: 1/8" = 1'-0"

ROOF VENTILATION
3,297 SQ. FT. OF ATTIC AREA TO BE VENTED
3,297 ÷ 300 = 10.99 SQ. FT. FREE AREA REQUIRED TOTAL
10.99 × 144 = 1,582.56 SQ. IN. ÷ 2 = 791.28

791.28 ÷ 50 = 15.83 (16 ROOF VENTS REQUIRED)
791.28 ÷ 25 = 31.65 (32 SOFFIT VENTS REQUIRED)

ROOF VENT = 50 SQ. IN. PER VENT
SOFFIT VENT = 25 SQ. IN. PER VENT



1 A2.09 UNIT 5 - GROUP 2 FRONT ELEVATION
SCALE: 3/16" = 1'-0"

STAMP:

CLIENT:
PROJADES

CLIENT ADDRESS:
18 EXECUTIVE CT SOUTH
BARRINGTON IL 60010

REVISION

No	DATE	DESCRIPTION
B1	04-20-2026	REAR ELEVATIONS
B2	04-20-2026	SIDE ELEVATIONS
B3	04-20-2026	STREET ENHANCEMENT
B4	04-20-2026	SECOND FLOOR BUMP OUT
B5	04-20-2026	ADD PERGOLAS
B6	04-20-2026	BAND BOARD
B7	04-20-2026	GABLE DETAILS
B8	04-20-2026	BUILDING STAGGERS
B9	04-20-2026	FRONT ELEVATIONS
B10	04-20-2026	MASONRY WRAP
B11	04-20-2026	GARAGE DOOR TYPES
B12	04-20-2026	GARAGE VARIATION
B13	04-20-2026	VERTICAL SIDING
B14	04-20-2026	COLOR MATRIX
B15	04-20-2026	STONE WRAP

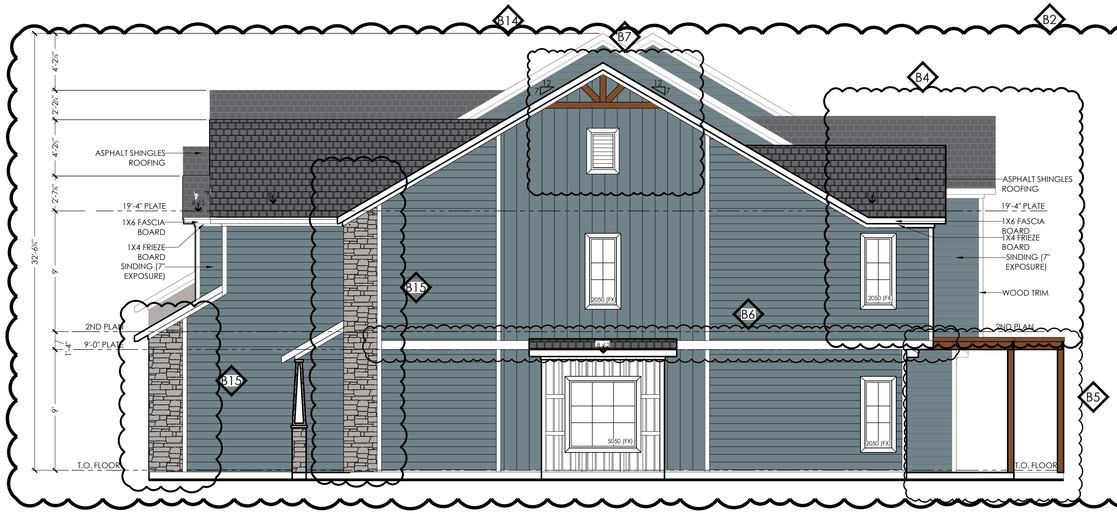
NAME SHEET:
UNIT 5 - FRONT ELEVATION

PROPERTY ADDRESS:
THREE OAKS OF CRYSTAL LAKE

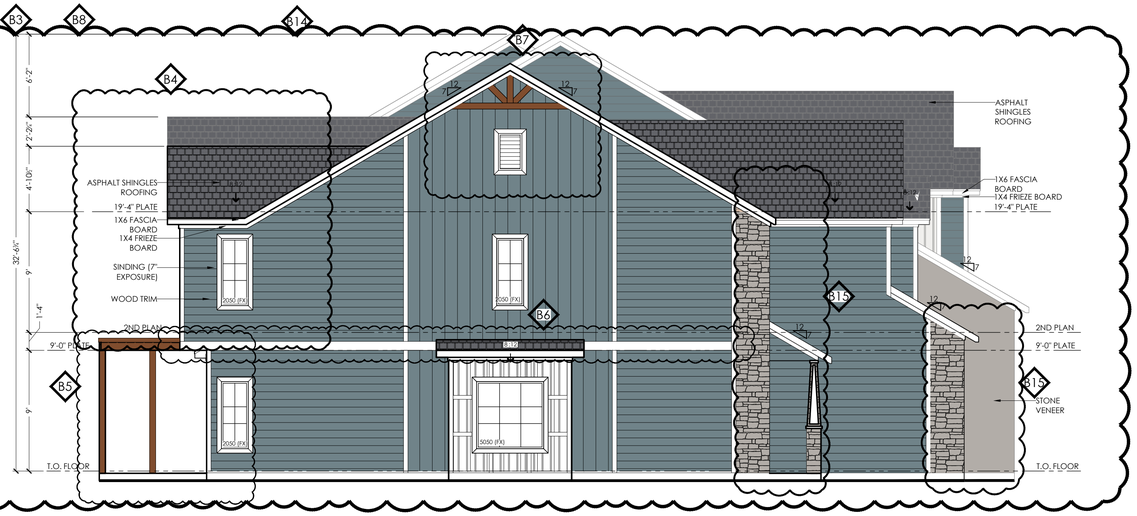
PROJECT
JADE ESTATES OF OSWEGO

SCALE: 3/16" = 1'-0"
SHEET: A2.09

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1 A2.10 UNIT 5 - GROUP 2
RIGHT SIDE ELEVATION
SCALE: 3/16" = 1'-0"



2 A2.10 UNIT 5 - GROUP 2
LEFT SIDE ELEVATION
SCALE: 3/16" = 1'-0"



3 A2.10 UNIT 5 - GROUP 2
REAR ELEVATION
SCALE: 3/16" = 1'-0"

STAMP:

CLIENT:
PROJADES

CLIENT ADDRESS:
18 EXECUTIVE CT SOUTH
BARRINGTON IL 60010

REVISION

No	DATE	DESCRIPTION
B1	04-20-2026	REAR ELEVATIONS
B2	04-20-2026	SIDE ELEVATIONS
B3	04-20-2026	STREET ENHANCEMENT
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B11	04-20-2026	GARAGE DOOR TYPES
B12	04-20-2026	GARAGE VARIATION
B13	04-20-2026	VERTICAL SIDING
B14	04-20-2026	COLOR MATRIX
B15	04-20-2026	STONE WRAP

NAME SHEET:
UNIT 5 - ELEVATIONS

PROPERTY ADDRESS:
THREE OAKS OF CRYSTAL LAKE

PROJECT
JADE ESTATES OF OSWEGO

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

SHEET: A2.10

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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

FIRST FLOOR WINDOWS SCHEDULE				
TAG	SIZE	DESCRIPTION	HEADER HEIGHT	QTY.
1068 (FX)	1'-0" X 6'-8"	FX	@ 6'-8" H.H.	01
5050 (FX)	5'-0" X 5'-0"	FX	@ 6'-8" H.H.	01
2050 (FX)	2'-0" X 5'-0"	FX	@ 6'-8" H.H.	01
3050 (SH)	3'-0" X 5'-0"	SHG	@ 6'-8" H.H.	02

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

FIRST FLOOR DOOR SCHEDULE						
TAG	SIZE	DESCRIPTION	TYPE DOOR	N° PANEL	HEADER HEIGHT	QTY.
3068 (SC)	3'-0" X 6'-8"	SC	SWING DOOR	01	@ 6'-8" H.H.	01
2868 (SC)	2'-8" X 6'-8"	SC	SWING DOOR	01	@ 6'-8" H.H.	01
1668 (HC)	1'-6" X 6'-8"	HC	SWING DOOR	01	@ 6'-8" H.H.	01
2468 (HC)	2'-4" X 6'-8"	HC	SWING DOOR	01	@ 6'-8" H.H.	03
2868 (HC)	2'-8" X 6'-8"	HC	SWING DOOR	01	@ 6'-8" H.H.	01
3868 (HC)	3'-8" X 6'-8"	HC	SWING DOOR	02	@ 6'-8" H.H.	01
6068 (HC)	6'-0" X 6'-8"	GL	SLIDING DOOR	02	@ 6'-8" H.H.	01

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

PLUMBING FIXTURE SCHEDULE	
FIRST FLOOR PLAN	
QTY.	DESCRIPTION
01	TANKLESS WATER HEATER
02	WATER CLOSET
02	LAVATORY
01	DISHWASHER
01	36" SINK
01	TUB

SECOND FLOOR WINDOWS SCHEDULE				
TAG	SIZE	DESCRIPTION	HEADER HEIGHT	QTY.
3050 (SH)	3'-0" X 5'-0"	SHG	@ 6'-8" H.H.	06
3050 (SH TEMP)	3'-0" X 5'-0"	SHG	@ 6'-8" H.H.	01

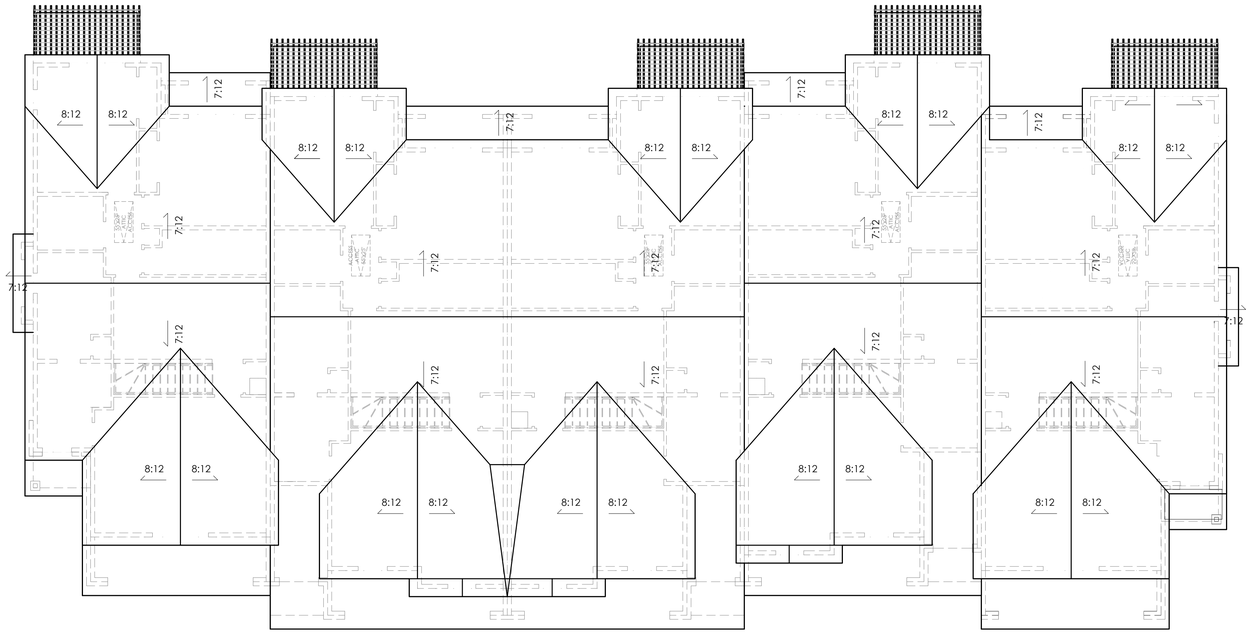
FX: FIXED WINDOWS S.H.G: SINGLE HUNG GLASS

SECOND FLOOR DOOR SCHEDULE						
TAG	SIZE	DESCRIPTION	TYPE DOOR	N° PANEL	HEADER HEIGHT	QTY.
3068 (HC)	3'-0" X 6'-8"	HC	BIFOLD DOORS	04	@ 6'-8" H.H.	01
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.	03
1668 (HC)	1'-6" X 6'-8"	HC	SWING DOOR	01	@ 6'-8" H.H.	02
6068 (HC)	6'-0" X 6'-8"	HC	BIFOLD DOORS	04	@ 6'-8" H.H.	02

H.C: HOLLOW CORE

PLUMBING FIXTURE SCHEDULE	
SECOND FLOOR PLAN	
QTY.	DESCRIPTION
01	WATER HEATER
02	WATER CLOSET
03	LAVATORY
01	DISHWASHER
01	WASHER & DRYER
01	TUB
01	SHOWER

ELEVATION GLAZING SUMMARY				
BUILDING TYPE	FRONT ELEVATION	SIDE ELEVATIONS (RIGHT)	SIDE ELEVATIONS (LEFT)	REAR ELEVATION
FOURPLEX	14.2%	9.2%	9.2%	24.2%
FIVEPLEX	13.7%	9.2%	9.2%	24.3%
SIXPLEX	14.7%	9.2%	9.2%	24.3%



2 A2.11 UNIT 5 - ROOF PLAN
SCALE: 1/8" = 1'-0"

ROOF VENTILATION
3,297 SQ. FT. OF ATTIC AREA TO BE VENTED
3,297 ÷ 300 = 10.99 SQ. FT. FREE AREA REQUIRED TOTAL
10.99 × 144 = 1,582.56 SQ. IN. ÷ 2 = 791.28

791.28 ÷ 50 = 15.83 (16 ROOF VENTS REQUIRED)
791.28 ÷ 25 = 31.65 (32 SOFFIT VENTS REQUIRED)

ROOF VENT = 50 SQ. IN. PER VENT
SOFFIT VENT = 25 SQ. IN. PER VENT



1 A2.11 UNIT 5 - GROUP 3 FRONT ELEVATION
SCALE: 3/16" = 1'-0"

STAMP:

CLIENT:
PROJADES

CLIENT ADDRESS:
18 EXECUTIVE CT SOUTH
BARRINGTON IL 60010

REVISION

No	DATE	DESCRIPTION
B1	04-20-2026	REAR ELEVATIONS
B2	04-20-2026	SIDE ELEVATIONS
B3	04-20-2026	STREET ENHANCEMENT
B4	04-20-2026	SECOND FLOOR BUMP OUT
B5	04-20-2026	ADD PERGOLAS
B6	04-20-2026	BAND BOARD
B7	04-20-2026	GABLE DETAILS
B8	04-20-2026	BUILDING STAGGERS
B9	04-20-2026	FRONT ELEVATIONS
B10	04-20-2026	MASONRY WRAP
B11	04-20-2026	GARAGE DOOR TYPES
B12	04-20-2026	GARAGE VARIATION
B13	04-20-2026	VERTICAL SIDING
B14	04-20-2026	COLOR MATRIX
B15	04-20-2026	STONE WRAP

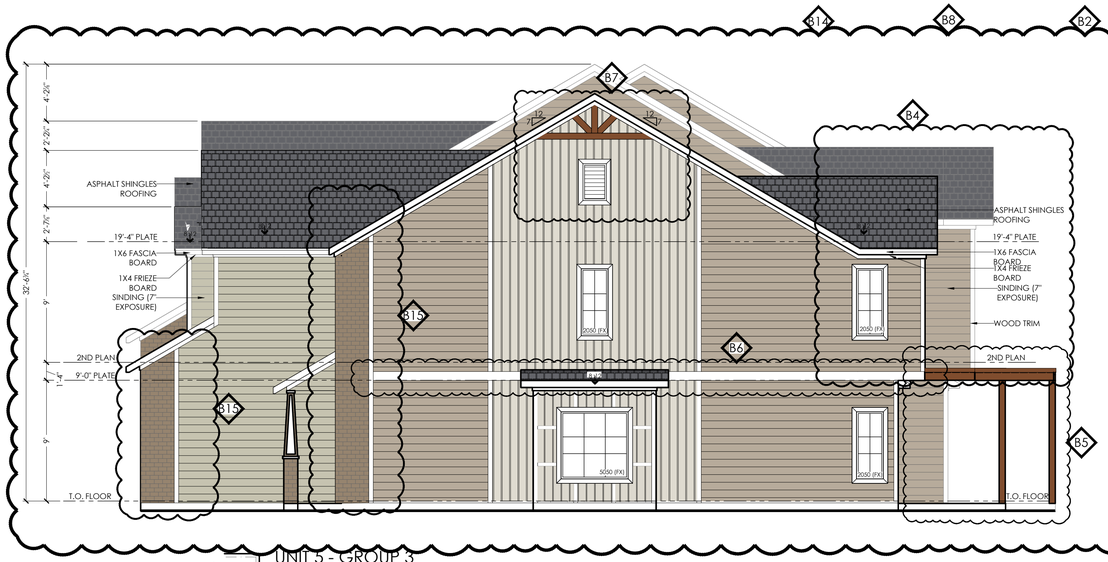
NAME SHEET:
UNIT 5 - FRONT ELEVATION

PROPERTY ADDRESS:
THREE OAKS OF CRYSTAL LAKE

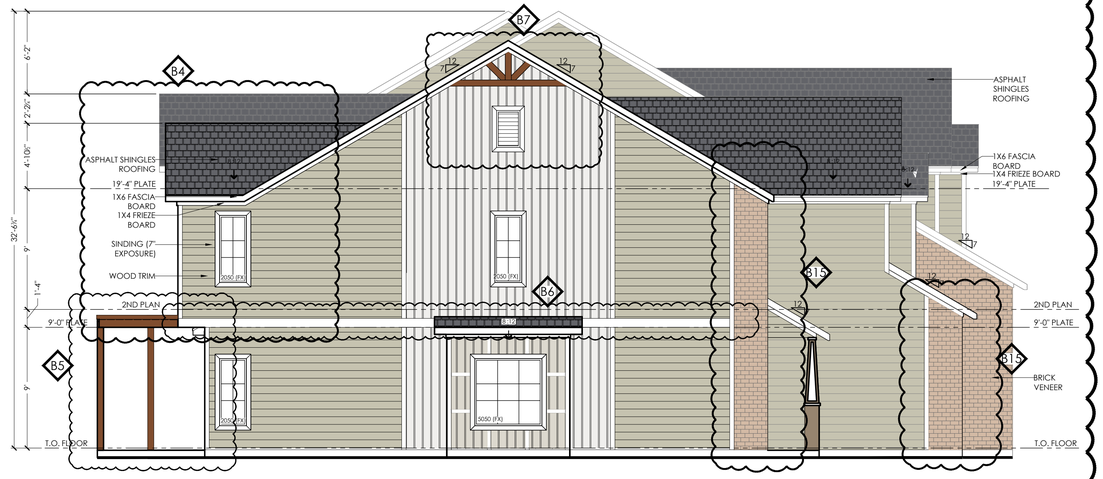
PROJECT
JADE ESTATES OF OSWEGO

SCALE: 3/16" = 1'-0"
SHEET: A2.11

THESE PLANS ARE INDENTED TO PROVIDE BASIC CONSTRUCTION INFORMATION NECESSARY TO SUBSTANTIALLY BUILD THIS BUILDING PROJECT. IF THIS SHEET THE LICENSED STAMP IS NOT PROVIDED, THESE PLANS MUST BE VERIFIED AND CHECKED BY THE BUILDER. BUILDER SHOULD OBTAIN COMPLETE ENGINEERING SERVICES, HVAC, AND STRUCTURAL BEFORE BEGINNING CONSTRUCTION OF ANY KIND



1 A2.12 UNIT 5 - GROUP 3
RIGHT SIDE ELEVATION
SCALE: 3/16" = 1'-0"



2 A2.12 UNIT 5 - GROUP 3
LEFT SIDE ELEVATION
SCALE: 3/16" = 1'-0"



3 A2.12 UNIT 5 - GROUP 3
REAR ELEVATION
SCALE: 3/16" = 1'-0"

STAMP:

CLIENT:
PROJADES

CLIENT ADDRESS:
18 EXECUTIVE CT SOUTH
BARRINGTON IL 60010

REVISION

No	DATE	DESCRIPTION
B1	04-20-2026	REAR ELEVATIONS
B2	04-20-2026	SIDE ELEVATIONS
B3	04-20-2026	STREET ENHANCEMENT
B4	04-20-2026	SECOND FLOOR BUMP OUT
B5	04-20-2026	ADD PERGOLAS
B6	04-20-2026	BAND BOARD
B7	04-20-2026	GABLE DETAILS
B8	04-20-2026	BUILDING STAGGERS
B9	04-20-2026	FRONT ELEVATIONS
B10	04-20-2026	MASONRY WRAP
B11	04-20-2026	GARAGE DOOR TYPES
B12	04-20-2026	GARAGE VARIATION
B13	04-20-2026	VERTICAL SIDING
B14	04-20-2026	COLOR MATRIX
B15	04-20-2026	STONE WRAP

NAME SHEET:
UNIT 5 - ELEVATIONS

PROPERTY ADDRESS:
THREE OAKS OF CRYSTAL LAKE

PROJECT
JADE ESTATES OF OSWEGO

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

SHEET: A2.12

THESE PLANS ARE INDENTED TO PROVIDE BASIC CONSTRUCTION INFORMATION NECESSARY TO SUBSTANTIALLY BUILD THIS BUILDING PROJECT. IF THIS SHEET THE LICENSED STAMP IS NOT PROVIDED, THESE PLANS MUST BE VERIFIED AND CHECKED BY THE BUILDER. BUILDER SHOULD OBTAIN COMPLETE ENGINEERING SERVICES, HVAC, AND STRUCTURAL BEFORE BEGINNING CONSTRUCTION OF ANY KIND

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

FIRST FLOOR WINDOWS SCHEDULE				
TAG	SIZE	DESCRIPTION	HEADER HEIGHT	QTY.
1068 (FX)	1'-0" X 6'-8"	FX	@ 6'-8" H.H.	01
5050 (FX)	5'-0" X 5'-0"	FX	@ 6'-8" H.H.	01
2050 (FX)	2'-0" X 5'-0"	FX	@ 6'-8" H.H.	01
3050 (SH)	3'-0" X 5'-0"	SHG	@ 6'-8" H.H.	02

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

FIRST FLOOR DOOR SCHEDULE						
TAG	SIZE	DESCRIPTION	TYPE DOOR	Nº PANEL	HEADER HEIGHT	QTY.
3068 (SC)	3'-0" X 6'-8"	SC	SWING DOOR	01	@ 6'-8" H.H.	01
2868 (SC)	2'-8" X 6'-8"	SC	SWING DOOR	01	@ 6'-8" H.H.	01
1668 (HC)	1'-6" X 6'-8"	HC	SWING DOOR	01	@ 6'-8" H.H.	01
2468 (HC)	2'-4" X 6'-8"	HC	SWING DOOR	01	@ 6'-8" H.H.	03
2868 (HC)	2'-8" X 6'-8"	HC	SWING DOOR	01	@ 6'-8" H.H.	01
3868 (HC)	3'-8" X 6'-8"	HC	SWING DOOR	02	@ 6'-8" H.H.	01
6068 (HC)	6'-0" X 6'-8"	GL	SLIDING DOOR	02	@ 6'-8" H.H.	01

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

PLUMBING FIXTURE SCHEDULE	
FIRST FLOOR PLAN	
QTY.	DESCRIPTION
01	TANKLESS WATER HEATER
02	WATER CLOSET
02	LAVATORY
01	DISHWASHER
01	36" SINK
01	TUB

SECOND FLOOR WINDOWS SCHEDULE				
TAG	SIZE	DESCRIPTION	HEADER HEIGHT	QTY.
3050 (SH)	3'-0" X 5'-0"	SHG	@ 6'-8" H.H.	06
3050 (SH TEMP)	3'-0" X 5'-0"	SHG	@ 6'-8" H.H.	01

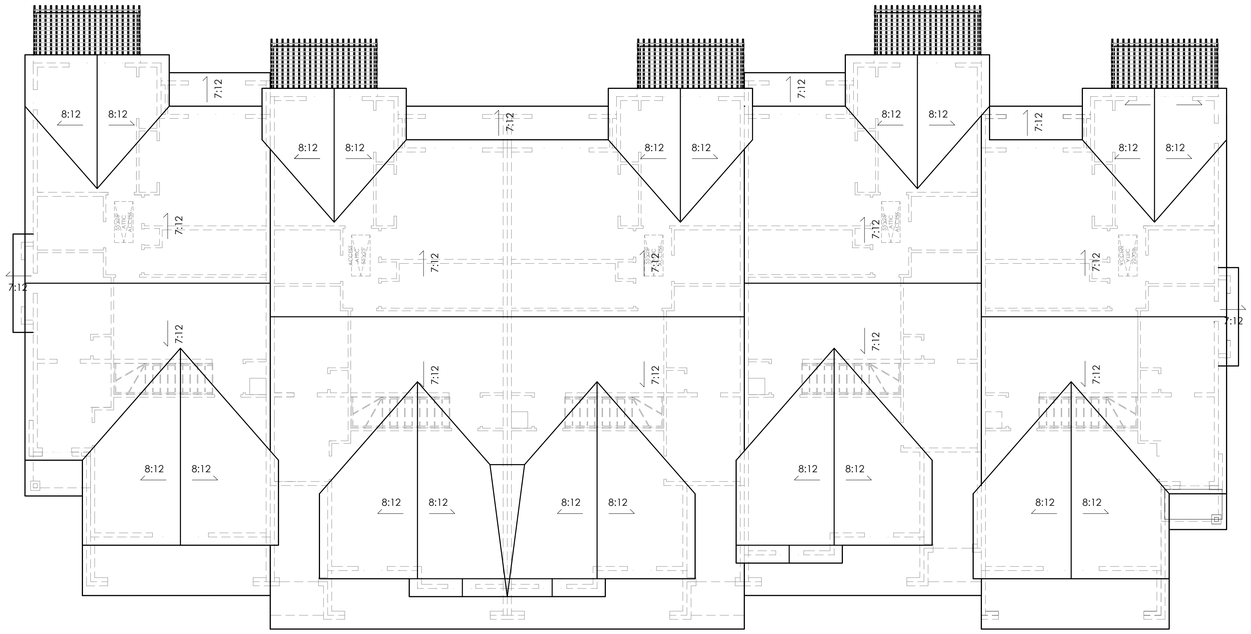
FX: FIXED WINDOWS S.H.G: SINGLE HUNG GLASS

SECOND FLOOR DOOR SCHEDULE						
TAG	SIZE	DESCRIPTION	TYPE DOOR	Nº PANEL	HEADER HEIGHT	QTY.
3068 (HC)	3'-0" X 6'-8"	HC	BIFOLD DOORS	04	@ 6'-8" H.H.	01
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.	03
1668 (HC)	1'-6" X 6'-8"	HC	SWING DOOR	01	@ 6'-8" H.H.	02
6068 (HC)	6'-0" X 6'-8"	HC	BIFOLD DOORS	04	@ 6'-8" H.H.	02

H.C: HOLLOW CORE

PLUMBING FIXTURE SCHEDULE	
SECOND FLOOR PLAN	
QTY.	DESCRIPTION
01	WATER HEATER
02	WATER CLOSET
03	LAVATORY
01	DISHWASHER
01	WASHER & DRYER
01	TUB
01	SHOWER

ELEVATION GLAZING SUMMARY				
BUILDING TYPE	FRONT ELEVATION	SIDE ELEVATIONS (RIGHT)	SIDE ELEVATIONS (LEFT)	REAR ELEVATION
FOURPLEX	14.2%	9.2%	9.2%	24.2%
FIVEPLEX	13.7%	9.2%	9.2%	24.3%
SIXPLEX	14.7%	9.2%	9.2%	24.3%

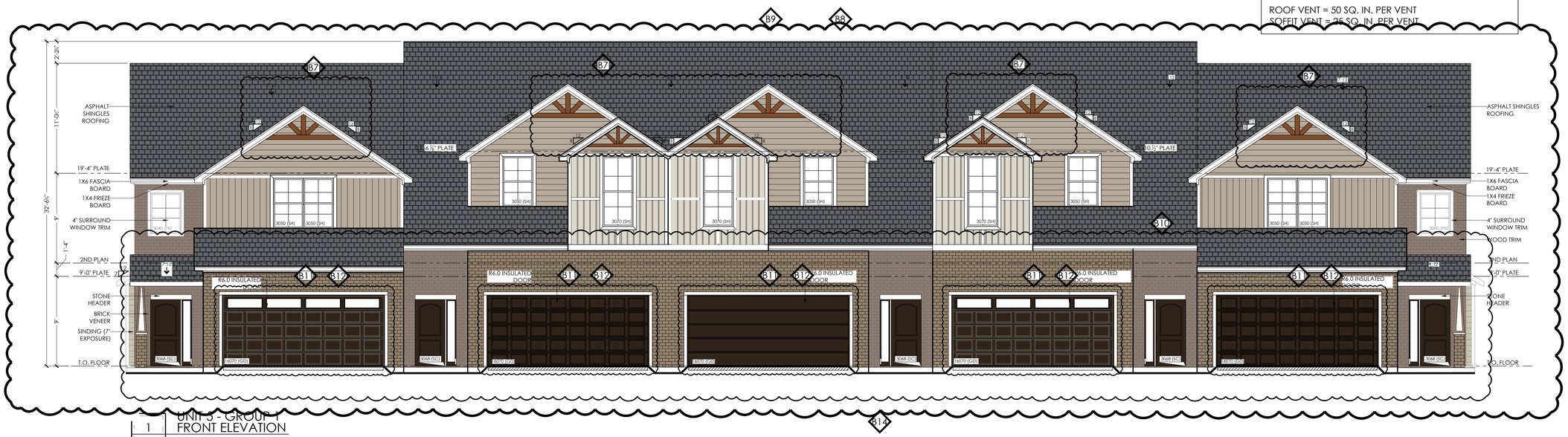


2 A2.13 UNIT 5 - ROOF PLAN
SCALE: 1/8" = 1'-0"

ROOF VENTILATION
3,297 SQ. FT. OF ATTIC AREA TO BE VENTED
3,297 ÷ 300 = 10.99 SQ. FT. FREE AREA REQUIRED TOTAL
10.99 × 144 = 1,582.56 SQ. IN. ÷ 2 = 791.28

791.28 ÷ 50 = 15.83 (16 ROOF VENTS REQUIRED)
791.28 ÷ 25 = 31.65 (32 SOFFIT VENTS REQUIRED)

ROOF VENT = 50 SQ. IN. PER VENT
SOFFIT VENT = 25 SQ. IN. PER VENT



1 A2.13 UNIT 5 - GROUP 1
FRONT ELEVATION
SCALE: 3/16" = 1'-0"

STAMP:

CLIENT:
PROJADES

CLIENT ADDRESS:
18 EXECUTIVE CT SOUTH
BARRINGTON IL 60010

REVISION

No	DATE	DESCRIPTION
B1	04-20-2026	REAR ELEVATIONS
B2	04-20-2026	SIDE ELEVATIONS
B3	04-20-2026	STREET ENHANCEMENT
B4	04-20-2026	SECOND FLOOR BUMP OUT
B5	04-20-2026	ADD PERGOLAS
B6	04-20-2026	BAND BOARD
B7	04-20-2026	GABLE DETAILS
B8	04-20-2026	BUILDING STAGGERS
B9	04-20-2026	FRONT ELEVATIONS
B10	04-20-2026	MASONRY WRAP
B11	04-20-2026	GARAGE DOOR TYPES
B12	04-20-2026	GARAGE VARIATION
B13	04-20-2026	VERTICAL SIDING
B14	04-20-2026	COLOR MATRIX
B15	04-20-2026	STONE WRAP

NAME SHEET:
UNIT 5 - FRONT ELEVATION

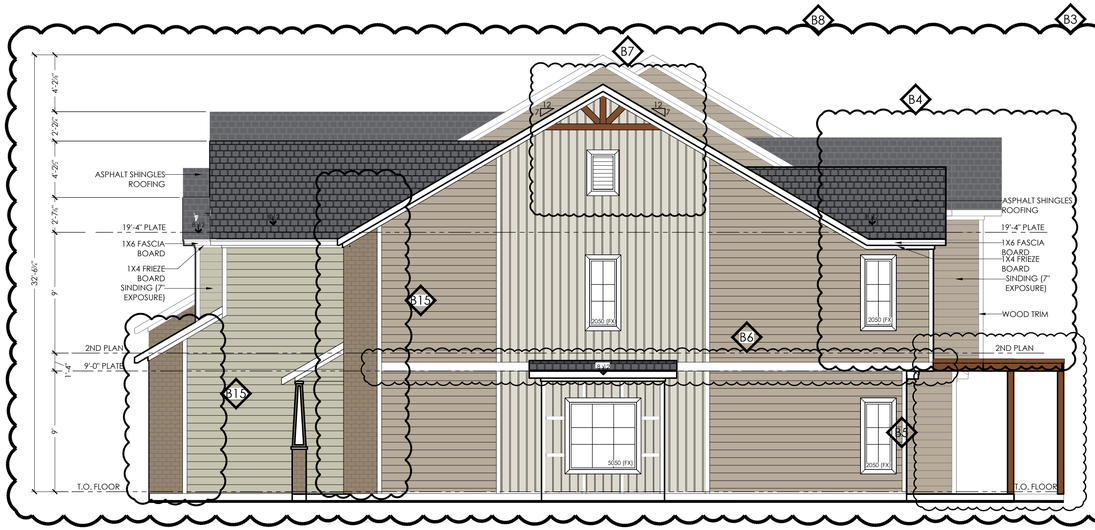
PROPERTY ADDRESS:
THREE OAKS OF CRYSTAL LAKE

PROJECT
JADE ESTATES OF OSWEGO

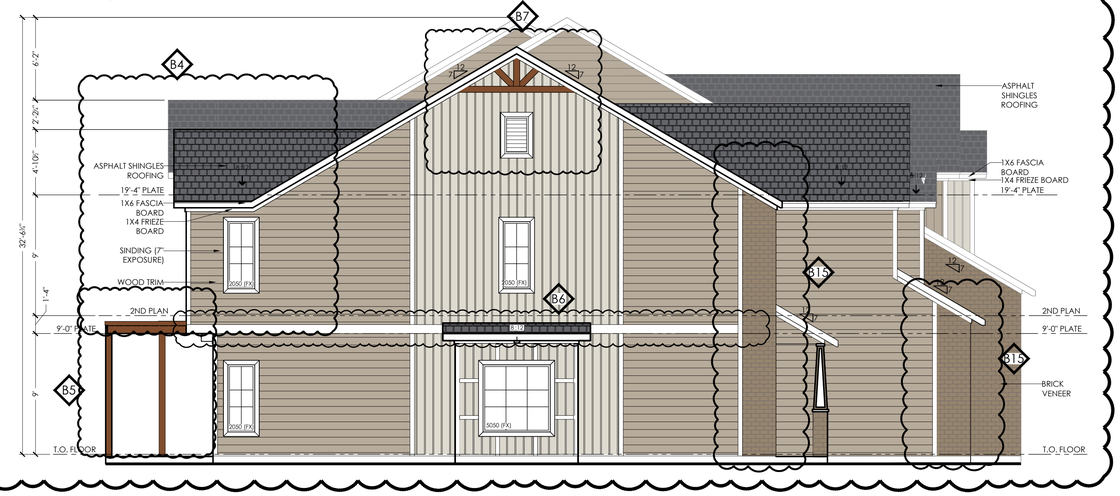
SCALE: 3/16" = 1'-0"

SHEET: A2.13

THESE PLANS ARE INDENTED TO PROVIDE BASIC CONSTRUCTION INFORMATION NECESSARY TO SUBSTANTIALLY BUILD THIS BUILDING PROJECT. IF THIS SHEET THE LICENSED STAMP IS NOT PROVIDED, THESE PLANS MUST BE VERIFIED AND CHECKED BY THE BUILDER. BUILDER SHOULD OBTAIN COMPLETE ENGINEERING SERVICES, HVAC, AND STRUCTURAL BEFORE BEGINNING CONSTRUCTION OF ANY KIND.



1 A2.14 UNIT 5 - GROUP 1
RIGHT SIDE ELEVATION
SCALE: 3/16" = 1'-0"



2 A2.14 UNIT 5 - GROUP 1
LEFT SIDE ELEVATION
SCALE: 3/16" = 1'-0"



3 A2.14 UNIT 5 - GROUP 1
REAR ELEVATION
SCALE: 3/16" = 1'-0"

STAMP:

CLIENT:
PROJADES

CLIENT ADDRESS:
18 EXECUTIVE CT SOUTH
BARRINGTON IL 60010

REVISION

No	DATE	DESCRIPTION
B1	04-20-2026	REAR ELEVATIONS
B2	04-20-2026	SIDE ELEVATIONS
B3	04-20-2026	STREET ENHANCEMENT
B4	04-20-2026	SECOND FLOOR BUMP OUT
B5	04-20-2026	ADD PERGOLAS
B6	04-20-2026	BAND BOARD
B7	04-20-2026	GABLE DETAILS
B8	04-20-2026	BUILDING STAGGERS
B9	04-20-2026	FRONT ELEVATIONS
B10	04-20-2026	MASONRY WRAP
B11	04-20-2026	GARAGE DOOR TYPES
B12	04-20-2026	GARAGE VARIATION
B13	04-20-2026	VERTICAL SIDING
B14	04-20-2026	COLOR MATRIX
B15	04-20-2026	STONE WRAP

NAME SHEET:
UNIT 5 - ELEVATIONS

PROPERTY ADDRESS:
THREE OAKS OF CRYSTAL LAKE

PROJECT
JADE ESTATES OF OSWEGO

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

SHEET: A2.14

THESE PLANS ARE INDENTED TO PROVIDE BASIC CONSTRUCTION INFORMATION NECESSARY TO SUBSTANTIALLY BUILD THIS BUILDING PROJECT. IF THIS SHEET THE LICENSED STAMP IS NOT PROVIDED, THESE PLANS MUST BE VERIFIED AND CHECKED BY THE BUILDER. BUILDER SHOULD OBTAIN COMPLETE ENGINEERING SERVICES, HVAC, AND STRUCTURAL BEFORE BEGINNING CONSTRUCTION OF ANY KIND

ALLOWABLE SPANS FOR LINTELS SUPPORTING MASONRY VENEER				
SIZE OF STEEL ANGLE L3	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

FIRST FLOOR WINDOWS SCHEDULE				
TAG	SIZE	DESCRIPTION	HEADER HEIGHT	QTY.
1068 (FX)	1'-0" X 6'-8"	FX	@ 6'-8" H.H.	01
5050 (FX)	5'-0" X 5'-0"	FX	@ 6'-8" H.H.	01
2050 (FX)	2'-0" X 5'-0"	FX	@ 6'-8" H.H.	01
3050 (SH)	3'-0" X 5'-0"	SHG	@ 6'-8" H.H.	02

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

FIRST FLOOR DOOR SCHEDULE						
TAG	SIZE	DESCRIPTION	TYPE DOOR	Nº PANEL	HEADER HEIGHT	QTY.
3068 (SC)	3'-0" X 6'-8"	SC	SWING DOOR	01	@ 6'-8" H.H.	01
2868 (SC)	2'-8" X 6'-8"	SC	SWING DOOR	01	@ 6'-8" H.H.	01
1668 (HC)	1'-6" X 6'-8"	HC	SWING DOOR	01	@ 6'-8" H.H.	01
2468 (HC)	2'-4" X 6'-8"	HC	SWING DOOR	01	@ 6'-8" H.H.	03
2868 (HC)	2'-8" X 6'-8"	HC	SWING DOOR	01	@ 6'-8" H.H.	01
3868 (HC)	3'-8" X 6'-8"	HC	SWING DOOR	02	@ 6'-8" H.H.	01
6068 (HC)	6'-0" X 6'-8"	GL	SLIDING DOOR	02	@ 6'-8" H.H.	01

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

PLUMBING FIXTURE SCHEDULE	
FIRST FLOOR PLAN	
QTY.	DESCRIPTION
01	TANKLESS WATER HEATER
02	WATER CLOSET
02	LAVATORY
01	DISHWASHER
01	36" SINK
01	TUB

SECOND FLOOR WINDOWS SCHEDULE				
TAG	SIZE	DESCRIPTION	HEADER HEIGHT	QTY.
3050 (SH)	3'-0" X 5'-0"	SHG	@ 6'-8" H.H.	06
3050 (SH TEMP)	3'-0" X 5'-0"	SHG	@ 6'-8" H.H.	01

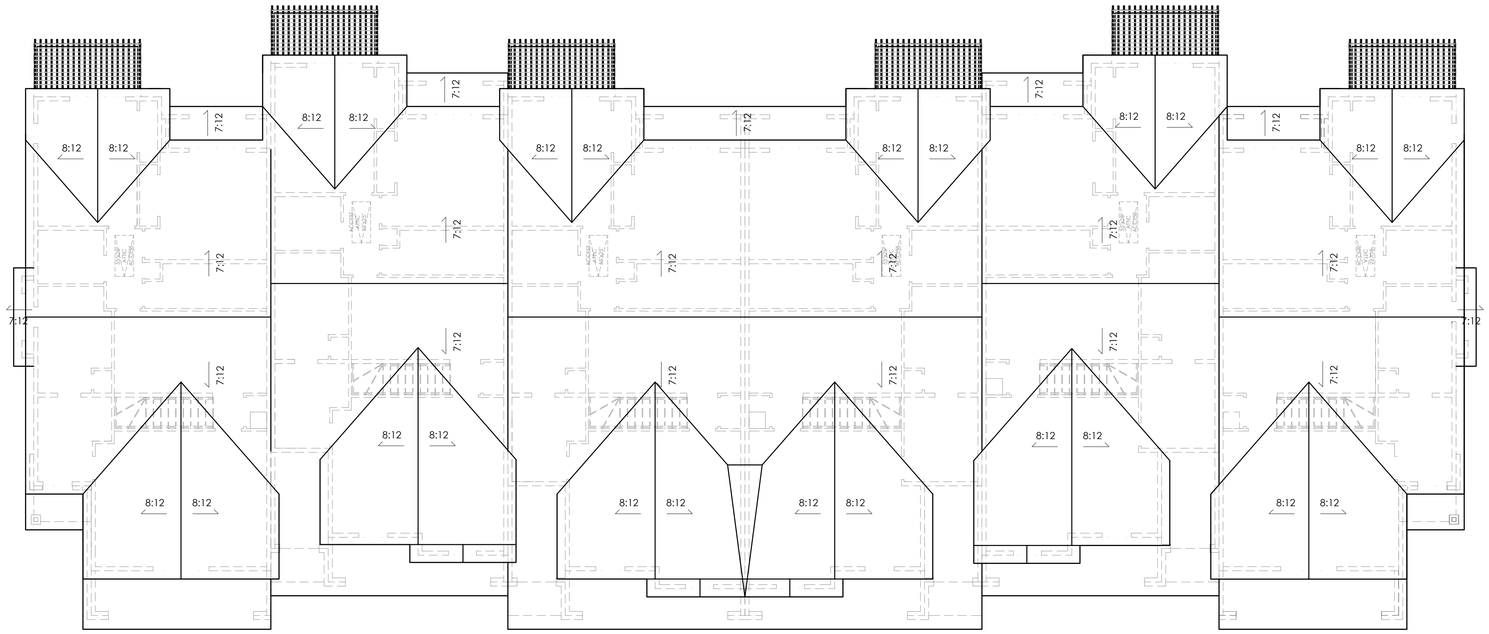
FX: FIXED WINDOWS S.H.G: SINGLE HUNG GLASS

SECOND FLOOR DOOR SCHEDULE						
TAG	SIZE	DESCRIPTION	TYPE DOOR	Nº PANEL	HEADER HEIGHT	QTY.
3068 (HC)	3'-0" X 6'-8"	HC	BIFOLD DOORS	04	@ 6'-8" H.H.	01
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.	03
1668 (HC)	1'-6" X 6'-8"	HC	SWING DOOR	01	@ 6'-8" H.H.	02
6068 (HC)	6'-0" X 6'-8"	HC	BIFOLD DOORS	04	@ 6'-8" H.H.	02

H.C: HOLLOW CORE

PLUMBING FIXTURE SCHEDULE	
SECOND FLOOR PLAN	
QTY.	DESCRIPTION
01	WATER HEATER
02	WATER CLOSET
03	LAVATORY
01	DISHWASHER
01	WASHER & DRYER
01	TUB
01	SHOWER

ELEVATION GLAZING SUMMARY				
BUILDING TYPE	FRONT ELEVATION	SIDE ELEVATIONS (RIGHT)	SIDE ELEVATIONS (LEFT)	REAR ELEVATION
FOURPLEX	14.2%	9.2%	9.2%	24.2%
FIVEPLEX	13.7%	9.2%	9.2%	24.3%
SIXPLEX	14.7%	9.2%	9.2%	24.3%

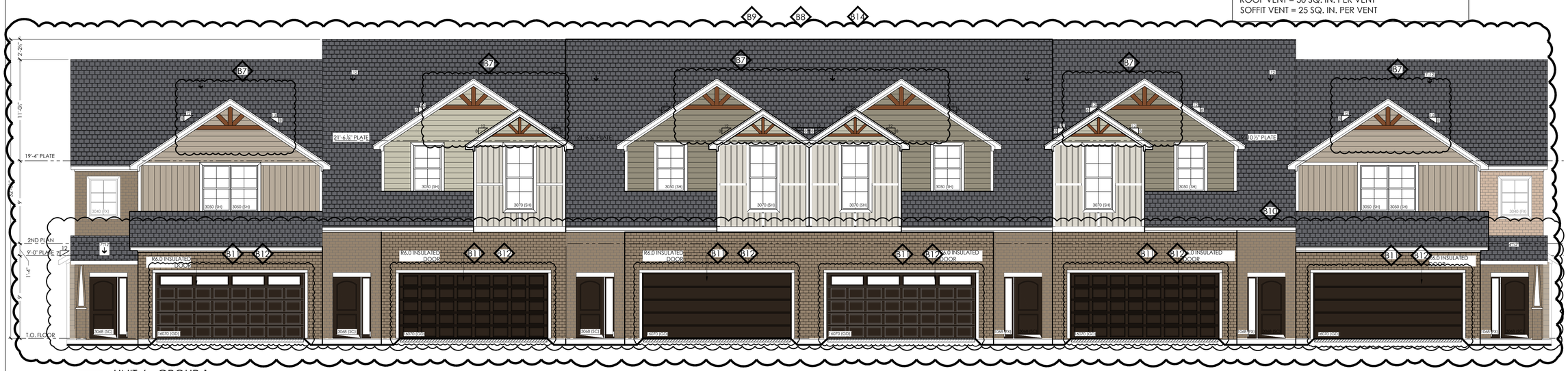


2 A2.15 UNIT 6 - ROOF PLAN
SCALE: 1/8" = 1'-0"

ROOF VENTILATION
3,297 SQ. FT. OF ATTIC AREA TO BE VENTED
3,297 ÷ 300 = 10.99 SQ. FT. FREE AREA REQUIRED TOTAL
10.99 × 144 = 1,582.56 SQ. IN. ÷ 2 = 791.28

791.28 ÷ 50 = 15.83 (16 ROOF VENTS REQUIRED)
791.28 ÷ 25 = 31.65 (32 SOFFIT VENTS REQUIRED)

ROOF VENT = 50 SQ. IN. PER VENT
SOFFIT VENT = 25 SQ. IN. PER VENT



1 A2.15 UNIT 6 - GROUP 1
FRONT ELEVATION
SCALE: 3/16" = 1'-0"

STAMP:

CLIENT:
PROJADES

CLIENT ADDRESS:
18 EXECUTIVE CT SOUTH
BARRINGTON IL 60010

REVISION

No	DATE	DESCRIPTION
B1	04-20-2026	REAR ELEVATIONS
B2	04-20-2026	SIDE ELEVATIONS
B3	04-20-2026	STREET ENHANCEMENT
B4	04-20-2026	SECOND FLOOR BUMP OUT
B5	04-20-2026	ADD PERGOLAS
B6	04-20-2026	BAND BOARD
B7	04-20-2026	GABLE DETAILS
B8	04-20-2026	BUILDING STAGGERS
B9	04-20-2026	FRONT ELEVATIONS
B10	04-20-2026	MASONRY WRAP
B11	04-20-2026	GARAGE DOOR TYPES
B12	04-20-2026	GARAGE VARIATION
B13	04-20-2026	VERTICAL SIDING
B14	04-20-2026	COLOR MATRIX
B15	04-20-2026	STONE WRAP

NAME SHEET:
UNIT 6 - FRONT ELEVATION

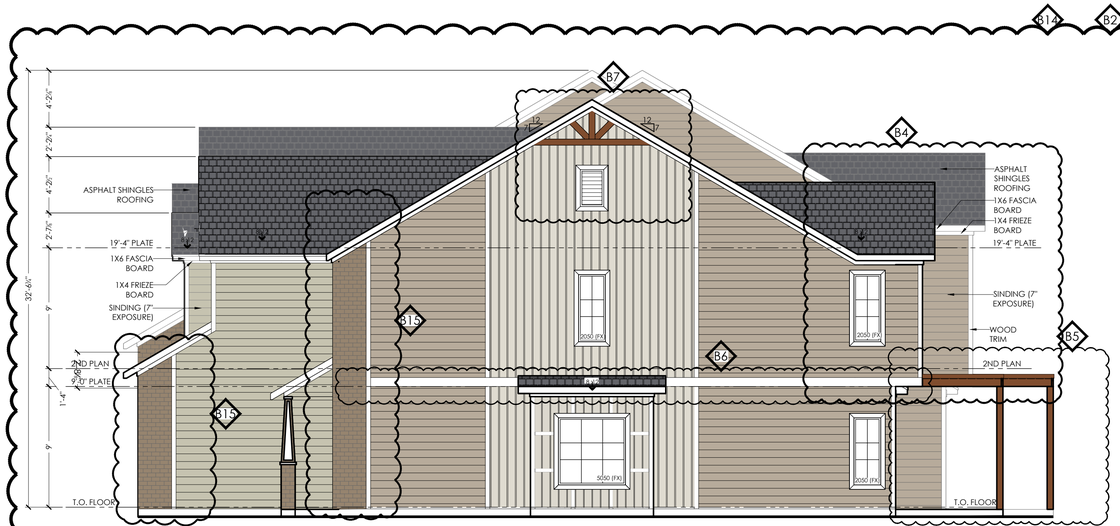
PROPERTY ADDRESS:
THREE OAKS OF CRYSTAL LAKE

PROJECT
JADE ESTATES OF OSWEGO

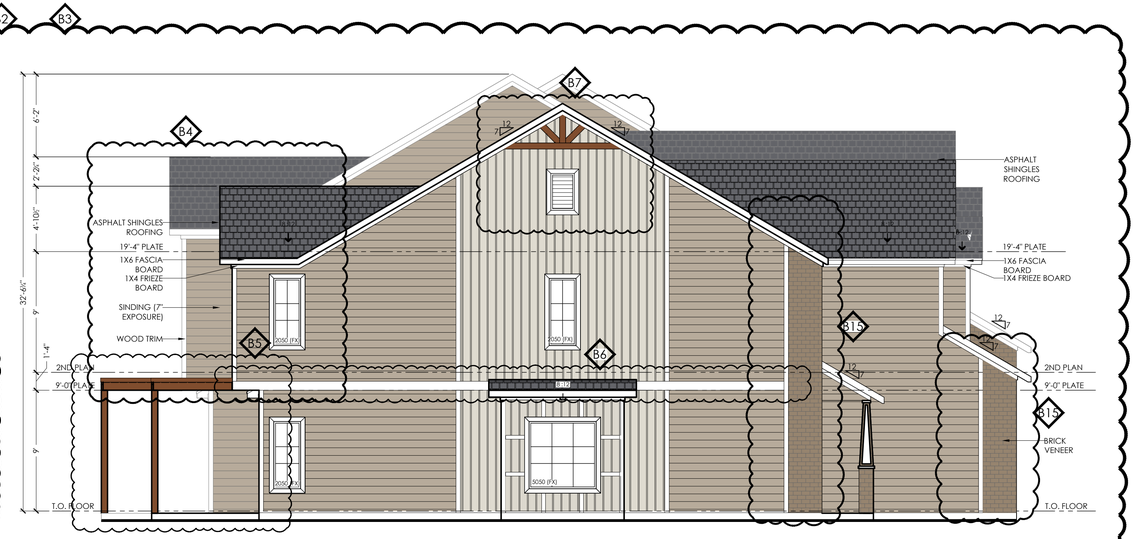
SCALE: 3/16" = 1'-0"

SHEET: A2.15

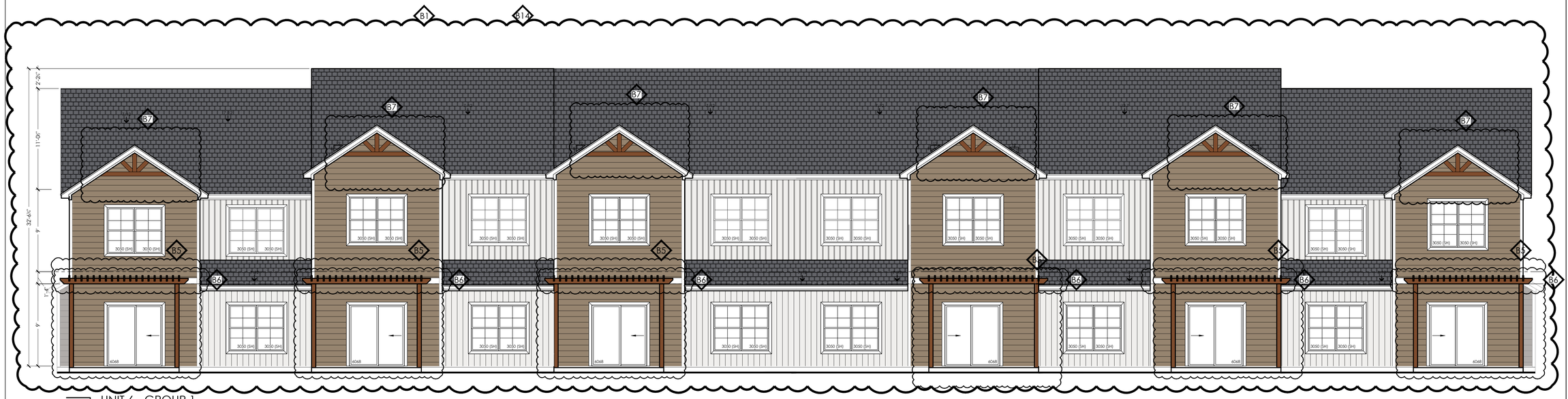
THESE PLANS ARE INDENTED TO PROVIDE BASIC CONSTRUCTION INFORMATION NECESSARY TO SUBSTANTIALLY BUILD THIS BUILDING PROJECT. IF THIS SHEET THE LICENSED STAMP IS NOT PROVIDED, THESE PLANS MUST BE VERIFIED AND CHECKED BY THE BUILDER. BUILDER SHOULD OBTAIN COMPLETE ENGINEERING SERVICES, HVAC, AND STRUCTURAL BEFORE BEGINNING CONSTRUCTION OF ANY KIND.



1 A2.16 UNIT 5 - GROUP 1
RIGHT SIDE ELEVATION
SCALE: 3/16" = 1'-0"



2 A2.16 UNIT 5 - GROUP 1
LEFT SIDE ELEVATION
SCALE: 3/16" = 1'-0"



3 A2.16 UNIT 6 - GROUP 1
REAR ELEVATION
SCALE: 3/16" = 1'-0"

STAMP:

CLIENT:
PROJADES

CLIENT ADDRESS:
18 EXECUTIVE CT SOUTH
BARRINGTON IL 60010

REVISION

No	DATE	DESCRIPTION
B1	04-20-2026	REAR ELEVATIONS
B2	04-20-2026	SIDE ELEVATIONS
B3	04-20-2026	STREET ENHANCEMENT
B4	04-20-2026	SECOND FLOOR BUMP OUT
B5	04-20-2026	ADD PERGOLAS
B6	04-20-2026	BAND BOARD
B7	04-20-2026	GABLE DETAILS
B8	04-20-2026	BUILDING STAGGERS
B9	04-20-2026	FRONT ELEVATIONS
B10	04-20-2026	MASONRY WRAP
B11	04-20-2026	GARAGE DOOR TYPES
B12	04-20-2026	GARAGE VARIATION
B13	04-20-2026	VERTICAL SIDING
B14	04-20-2026	COLOR MATRIX
B15	04-20-2026	STONE WRAP

NAME SHEET:
UNIT 5 - REAR ELEVATION

PROPERTY ADDRESS:
THREE OAKS OF CRYSTAL LAKE

PROJECT
JADE ESTATES OF OSWEGO

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

SHEET: A2.16

THESE PLANS ARE INDENTED TO PROVIDE BASIC CONSTRUCTION INFORMATION NECESSARY TO SUBSTANTIALLY BUILD THIS BUILDING PROJECT. IF THIS SHEET THE LICENSED STAMP IS NOT PROVIDED, THESE PLANS MUST BE VERIFIED AND CHECKED BY THE BUILDER. BUILDER SHOULD OBTAIN COMPLETE ENGINEERING SERVICES, HVAC, AND STRUCTURAL BEFORE BEGINNING CONSTRUCTION OF ANY KIND.

ALLOWABLE SPANS FOR LINTELS SUPPORTING MASONRY VENEER				
SIZE OF STEEL ANGLE L3	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

FIRST FLOOR WINDOWS SCHEDULE				
TAG	SIZE	DESCRIPTION	HEADER HEIGHT	QTY.
1068 (FX)	1'-0" X 6'-8"	FX	@ 6'-8" H.H.	01
5050 (FX)	5'-0" X 5'-0"	FX	@ 6'-8" H.H.	01
2050 (FX)	2'-0" X 5'-0"	FX	@ 6'-8" H.H.	01
3050 (SH)	3'-0" X 5'-0"	SHG	@ 6'-8" H.H.	02

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

FIRST FLOOR DOOR SCHEDULE						
TAG	SIZE	DESCRIPTION	TYPE DOOR	Nº PANEL	HEADER HEIGHT	QTY.
3068 (SC)	3'-0" X 6'-8"	SC	SWING DOOR	01	@ 6'-8" H.H.	01
2868 (SC)	2'-8" X 6'-8"	SC	SWING DOOR	01	@ 6'-8" H.H.	01
1668 (HC)	1'-6" X 6'-8"	HC	SWING DOOR	01	@ 6'-8" H.H.	01
2468 (HC)	2'-4" X 6'-8"	HC	SWING DOOR	01	@ 6'-8" H.H.	03
2868 (HC)	2'-8" X 6'-8"	HC	SWING DOOR	01	@ 6'-8" H.H.	01
3868 (HC)	3'-8" X 6'-8"	HC	SWING DOOR	02	@ 6'-8" H.H.	01
6068 (HC)	6'-0" X 6'-8"	GL	SLIDING DOOR	02	@ 6'-8" H.H.	01

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

PLUMBING FIXTURE SCHEDULE	
FIRST FLOOR PLAN	
QTY.	DESCRIPTION
01	TANKLESS WATER HEATER
02	WATER CLOSET
02	LAVATORY
01	DISHWASHER
01	36" SINK
01	TUB

SECOND FLOOR WINDOWS SCHEDULE				
TAG	SIZE	DESCRIPTION	HEADER HEIGHT	QTY.
3050 (SH)	3'-0" X 5'-0"	SHG	@ 6'-8" H.H.	06
3050 (SH TEMP)	3'-0" X 5'-0"	SHG	@ 6'-8" H.H.	01

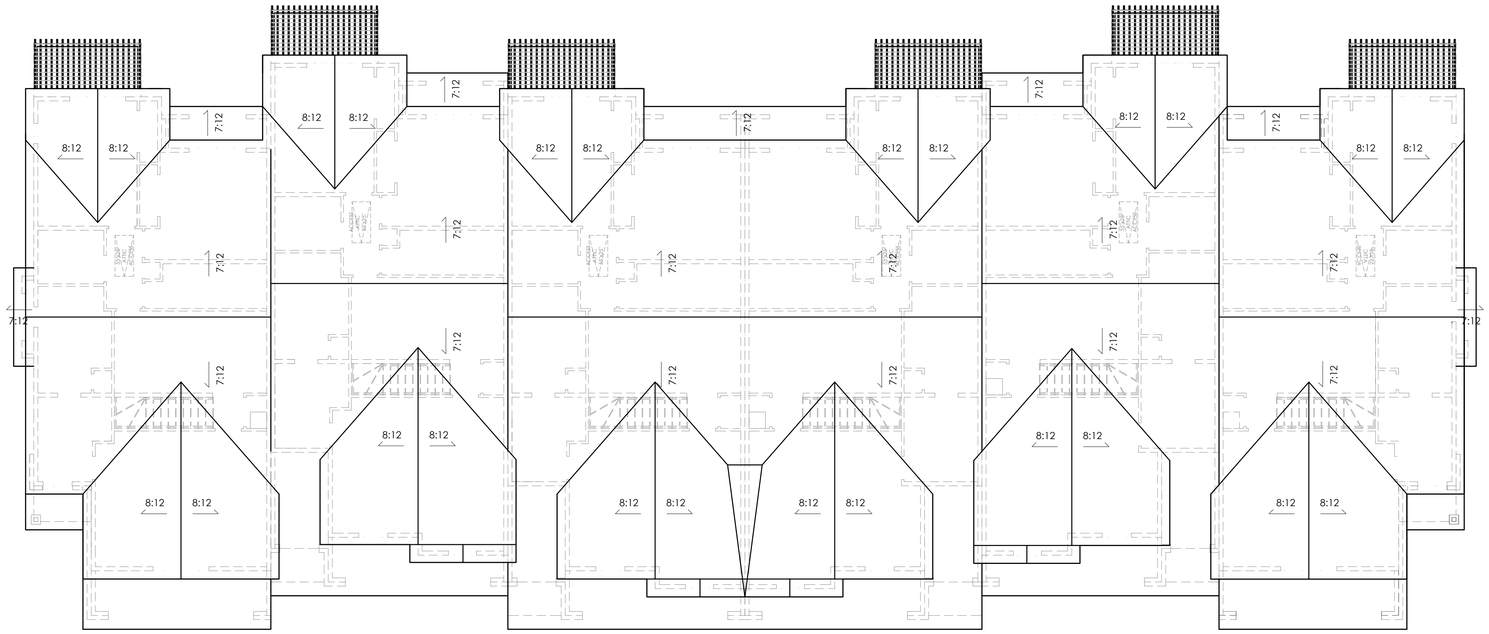
FX: FIXED WINDOWS S.H.G: SINGLE HUNG GLASS

SECOND FLOOR DOOR SCHEDULE						
TAG	SIZE	DESCRIPTION	TYPE DOOR	Nº PANEL	HEADER HEIGHT	QTY.
3068 (HC)	3'-0" X 6'-8"	HC	BIFOLD DOORS	04	@ 6'-8" H.H.	01
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.	03
1668 (HC)	1'-6" X 6'-8"	HC	SWING DOOR	01	@ 6'-8" H.H.	02
6068 (HC)	6'-0" X 6'-8"	HC	BIFOLD DOORS	04	@ 6'-8" H.H.	02

H.C: HOLLOW CORE

PLUMBING FIXTURE SCHEDULE	
SECOND FLOOR PLAN	
QTY.	DESCRIPTION
01	WATER HEATER
02	WATER CLOSET
03	LAVATORY
01	DISHWASHER
01	WASHER & DRYER
01	TUB
01	SHOWER

ELEVATION GLAZING SUMMARY				
BUILDING TYPE	FRONT ELEVATION	SIDE ELEVATIONS (RIGHT)	SIDE ELEVATIONS (LEFT)	REAR ELEVATION
FOURPLEX	14.2%	9.2%	9.2%	24.2%
FIVEPLEX	13.7%	9.2%	9.2%	24.3%
SIXPLEX	14.7%	9.2%	9.2%	24.3%

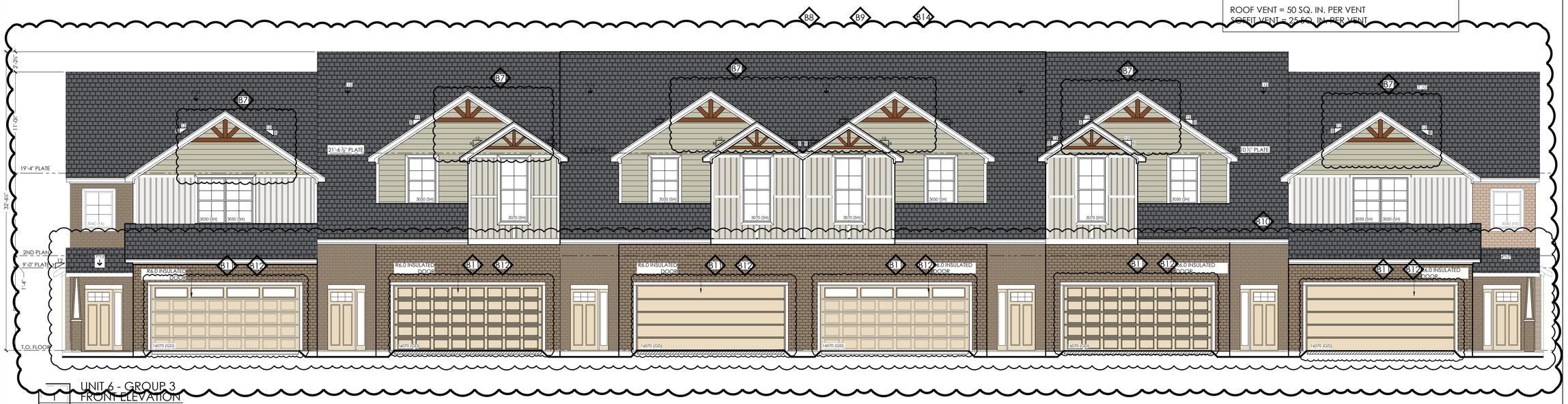


2 A2.17 UNIT 6 - ROOF PLAN
SCALE: 1/8" = 1'-0"

ROOF VENTILATION
3,297 SQ. FT. OF ATTIC AREA TO BE VENTED
3,297 ÷ 300 = 10.99 SQ. FT. FREE AREA REQUIRED TOTAL
10.99 × 144 = 1,582.56 SQ. IN. ÷ 2 = 791.28

791.28 ÷ 50 = 15.83 (16 ROOF VENTS REQUIRED)
791.28 ÷ 25 = 31.65 (32 SOFFIT VENTS REQUIRED)

ROOF VENT = 50 SQ. IN. PER VENT
SOFFIT VENT = 25 SQ. IN. PER VENT



1 A2.17 UNIT 6 - GROUP 3
FRONT ELEVATION
SCALE: 3/16" = 1'-0"

STAMP:

CLIENT:
PROJADES

CLIENT ADDRESS:
18 EXECUTIVE CT SOUTH
BARRINGTON IL 60010

REVISION

No	DATE	DESCRIPTION
B1	04-20-2026	REAR ELEVATIONS
B2	04-20-2026	SIDE ELEVATIONS
B3	04-20-2026	STREET ENHANCEMENT
B4	04-20-2026	SECOND FLOOR BUMP OUT
B5	04-20-2026	ADD PERGOLAS
B6	04-20-2026	BAND BOARD
B7	04-20-2026	GABLE DETAILS
B8	04-20-2026	BUILDING STAGGERS
B9	04-20-2026	FRONT ELEVATIONS
B10	04-20-2026	MASONRY WRAP
B11	04-20-2026	GARAGE DOOR TYPES
B12	04-20-2026	GARAGE VARIATION
B13	04-20-2026	VERTICAL SIDING
B14	04-20-2026	COLOR MATRIX
B15	04-20-2026	STONE WRAP

NAME SHEET:
UNIT 6 - FRONT ELEVATION

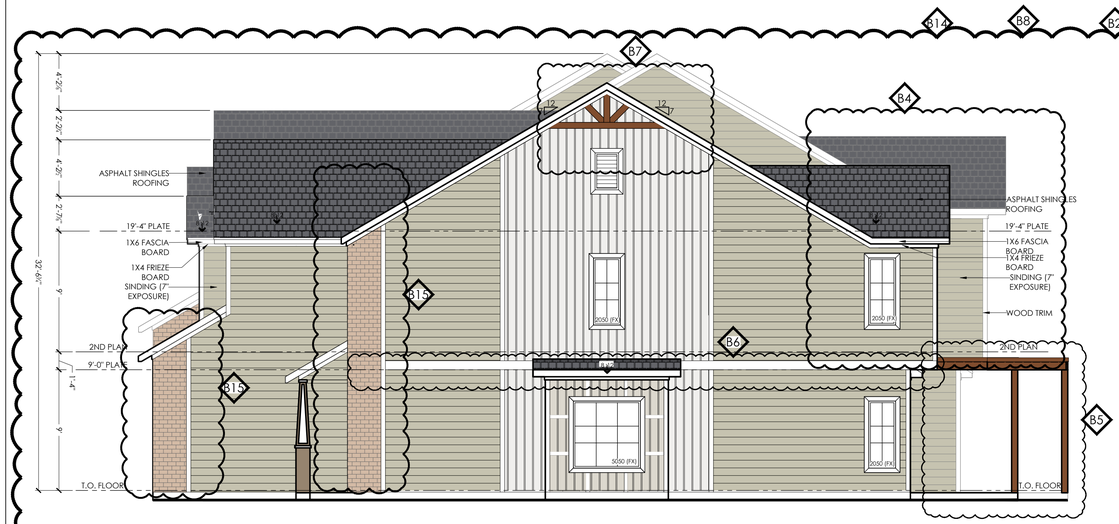
PROPERTY ADDRESS:
THREE OAKS OF CRYSTAL LAKE

PROJECT
JADE ESTATES OF OSWEGO

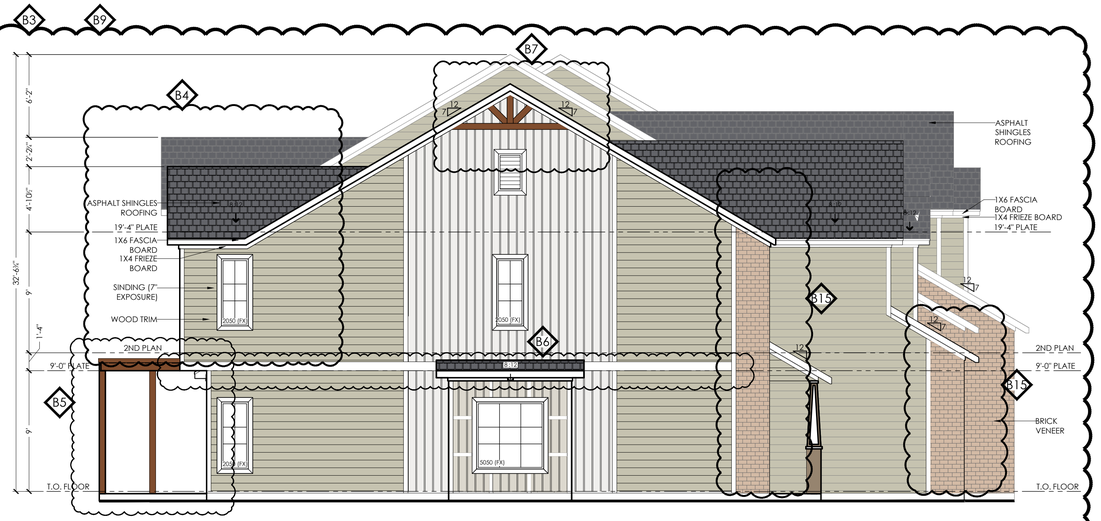
SCALE: 3/16" = 1'-0"

SHEET: A2.17

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1 A2.18 UNIT 5 - GROUP 3
RIGHT SIDE ELEVATION
SCALE: 3/16" = 1'-0"



2 A2.18 UNIT 5 - GROUP 3
LEFT SIDE ELEVATION
SCALE: 3/16" = 1'-0"



3 A2.18 UNITS - GROUP 3
REAR ELEVATION
SCALE: 3/16" = 1'-0"

STAMP:

CLIENT:
PROJADES

CLIENT ADDRESS:
18 EXECUTIVE CT SOUTH
BARRINGTON IL 60010

REVISION

No	DATE	DESCRIPTION
B1	04-20-2026	REAR ELEVATIONS
B2	04-20-2026	SIDE ELEVATIONS
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B12	04-20-2026	GARAGE VARIATION
B13	04-20-2026	VERTICAL SIDING
B14	04-20-2026	COLOR MATRIX
B15	04-20-2026	STONE WRAP

NAME SHEET:
UNIT 5 - REAR ELEVATION

PROPERTY ADDRESS:
THREE OAKS OF CRYSTAL LAKE

PROJECT
JADE ESTATES OF OSWEGO

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

SHEET: A2.18

THESE PLANS ARE INDENTED TO PROVIDE BASIC CONSTRUCTION INFORMATION NECESSARY TO SUBSTANTIALLY BUILD THIS BUILDING PROJECT. IF THIS SHEET THE LICENSED STAMP IS NOT PROVIDED, THESE PLANS MUST BE VERIFIED AND CHECKED BY THE BUILDER. BUILDER SHOULD OBTAIN COMPLETE ENGINEERING SERVICES, HVAC, AND STRUCTURAL BEFORE BEGINNING CONSTRUCTION OF ANY KIND

ALLOWABLE SPANS FOR LINTELS SUPPORTING MASONRY VENEER				
SIZE OF STEEL ANGLE L3	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

FIRST FLOOR WINDOWS SCHEDULE				
TAG	SIZE	DESCRIPTION	HEADER HEIGHT	QTY.
1068 (FX)	1'-0" X 6'-8"	FX	@ 6'-8" H.H.	01
5050 (FX)	5'-0" X 5'-0"	FX	@ 6'-8" H.H.	01
2050 (FX)	2'-0" X 5'-0"	FX	@ 6'-8" H.H.	01
3050 (SH)	3'-0" X 5'-0"	SHG	@ 6'-8" H.H.	02

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

SECOND FLOOR WINDOWS SCHEDULE				
TAG	SIZE	DESCRIPTION	HEADER HEIGHT	QTY.
3050 (SH)	3'-0" X 5'-0"	SHG	@ 6'-8" H.H.	06
3050 (SH TEMP)	3'-0" X 5'-0"	SHG	@ 6'-8" H.H.	01

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

FIRST FLOOR DOOR SCHEDULE						
TAG	SIZE	DESCRIPTION	TYPE DOOR	Nº PANEL	HEADER HEIGHT	QTY.
3068 (SC)	3'-0" X 6'-8"	SC	SWING DOOR	01	@ 6'-8" H.H.	01
2868 (SC)	2'-8" X 6'-8"	SC	SWING DOOR	01	@ 6'-8" H.H.	01
1668 (HC)	1'-6" X 6'-8"	HC	SWING DOOR	01	@ 6'-8" H.H.	01
2468 (HC)	2'-4" X 6'-8"	HC	SWING DOOR	01	@ 6'-8" H.H.	03
2868 (HC)	2'-8" X 6'-8"	HC	SWING DOOR	01	@ 6'-8" H.H.	01
3868 (HC)	3'-8" X 6'-8"	HC	SWING DOOR	02	@ 6'-8" H.H.	01
6068 (HC)	6'-0" X 6'-8"	GL	SLIDING DOOR	02	@ 6'-8" H.H.	01

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

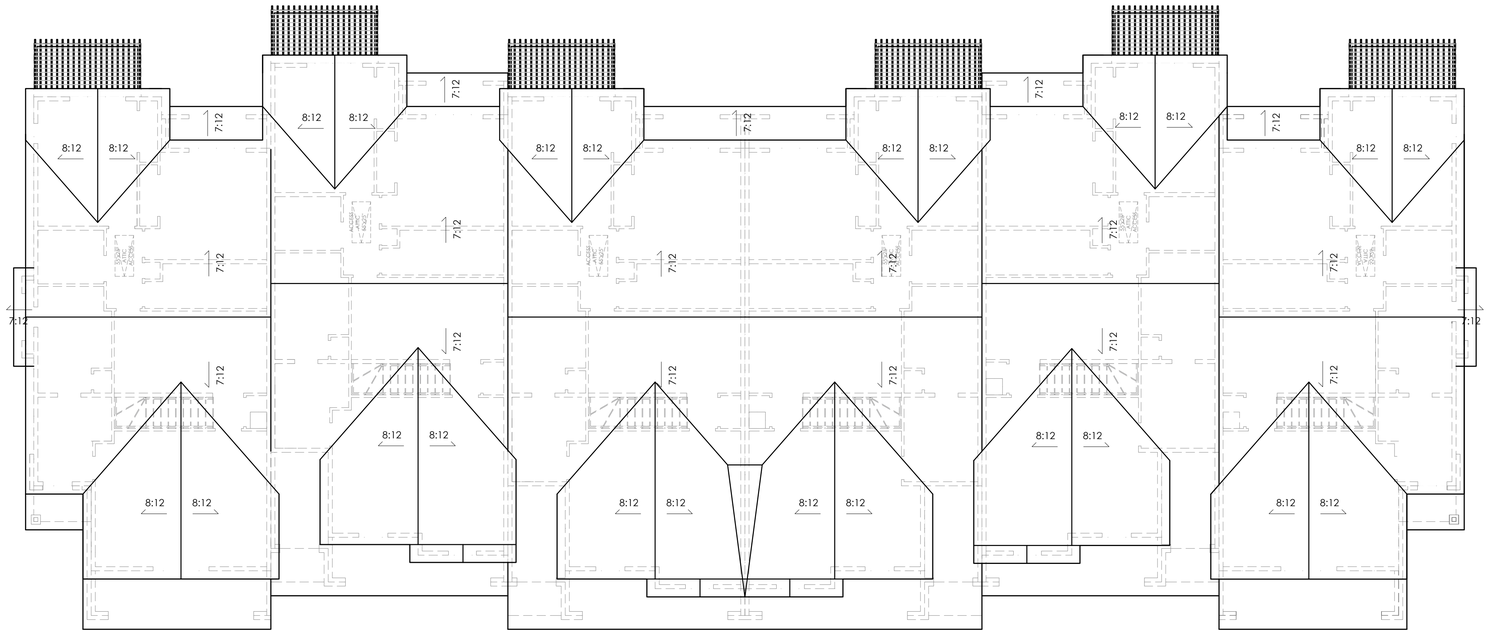
SECOND FLOOR DOOR SCHEDULE						
TAG	SIZE	DESCRIPTION	TYPE DOOR	Nº PANEL	HEADER HEIGHT	QTY.
3068 (HC)	3'-0" X 6'-8"	HC	BIFOLD DOORS	04	@ 6'-8" H.H.	01
2868 (HC)	2'-8" X 6'-8"	HC	SWING DOOR	01	@ 6'-8" H.H.	04
2468 (HC)	2'-4" X 6'-8"	HC	SWING DOOR	01	@ 6'-8" H.H.	03
1668 (HC)	1'-6" X 6'-8"	HC	SWING DOOR	01	@ 6'-8" H.H.	02
6068 (HC)	6'-0" X 6'-8"	HC	BIFOLD DOORS	04	@ 6'-8" H.H.	02

H.C: HOLLOW CORE

PLUMBING FIXTURE SCHEDULE	
FIRST FLOOR PLAN	
QTY.	DESCRIPTION
01	TANKLESS WATER HEATER
02	WATER CLOSET
02	LAVATORY
01	DISHWASHER
01	36" SINK
01	TUB

PLUMBING FIXTURE SCHEDULE	
SECOND FLOOR PLAN	
QTY.	DESCRIPTION
01	WATER HEATER
02	WATER CLOSET
03	LAVATORY
01	DISHWASHER
01	WASHER & DRYER
01	TUB
01	SHOWER

ELEVATION GLAZING SUMMARY				
BUILDING TYPE	FRONT ELEVATION	SIDE ELEVATIONS (RIGHT)	SIDE ELEVATIONS (LEFT)	REAR ELEVATION
FOURPLEX	14.2%	9.2%	9.2%	24.2%
FIVEPLEX	13.7%	9.2%	9.2%	24.3%
SIXPLEX	14.7%	9.2%	9.2%	24.3%

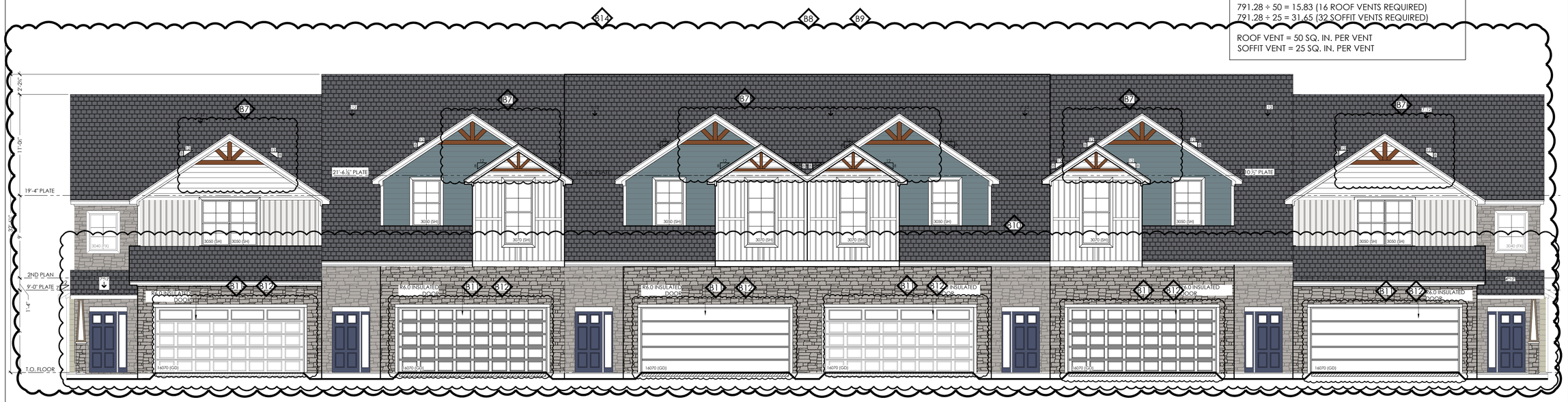


2 / A2.19 UNIT 6 - ROOF PLAN
SCALE: 1/8" = 1'-0"

ROOF VENTILATION
3,297 SQ. FT. OF ATTIC AREA TO BE VENTED
3,297 ÷ 300 = 10.99 SQ. FT. FREE AREA REQUIRED TOTAL
10.99 × 144 = 1,582.56 SQ. IN. ÷ 2 = 791.28

791.28 ÷ 50 = 15.83 (16 ROOF VENTS REQUIRED)
791.28 ÷ 25 = 31.65 (32 SOFFIT VENTS REQUIRED)

ROOF VENT = 50 SQ. IN. PER VENT
SOFFIT VENT = 25 SQ. IN. PER VENT



1 / A2.19 UNIT 6 - GROUP 2
FRONT ELEVATION
SCALE: 3/16" = 1'-0"

STAMP:

CLIENT:
PROJADES

CLIENT ADDRESS:
18 EXECUTIVE CT SOUTH
BARRINGTON IL 60010

REVISION

No	DATE	DESCRIPTION
B1	04-20-2026	REAR ELEVATIONS
B2	04-20-2026	SIDE ELEVATIONS
B3	04-20-2026	STREET ENHANCEMENT
B4	04-20-2026	SECOND FLOOR BUMP OUT
B5	04-20-2026	ADD PERGOLAS
B6	04-20-2026	BAND BOARD
B7	04-20-2026	GABLE DETAILS
B8	04-20-2026	BUILDING STAGGERS
B9	04-20-2026	FRONT ELEVATIONS
B10	04-20-2026	MASONRY WRAP
B11	04-20-2026	GARAGE DOOR TYPES
B12	04-20-2026	GARAGE VARIATION
B13	04-20-2026	VERTICAL SIDING
B14	04-20-2026	COLOR MATRIX
B15	04-20-2026	STONE WRAP

NAME SHEET:
UNIT 6 - FRONT ELEVATION

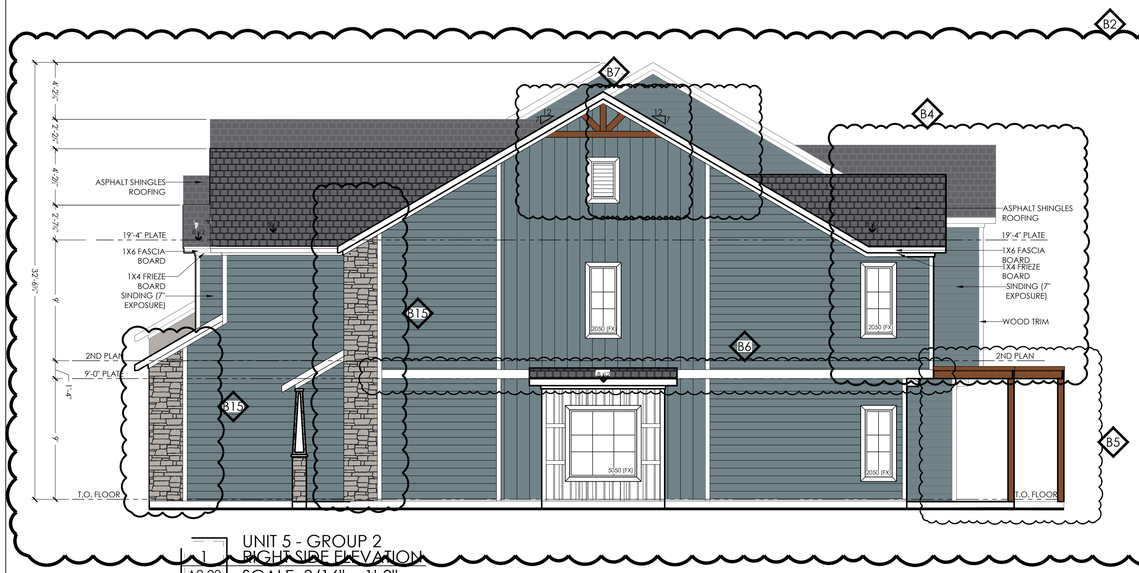
PROPERTY ADDRESS:
THREE OAKS OF CRYSTAL LAKE

PROJECT
JADE ESTATES OF OSWEGO

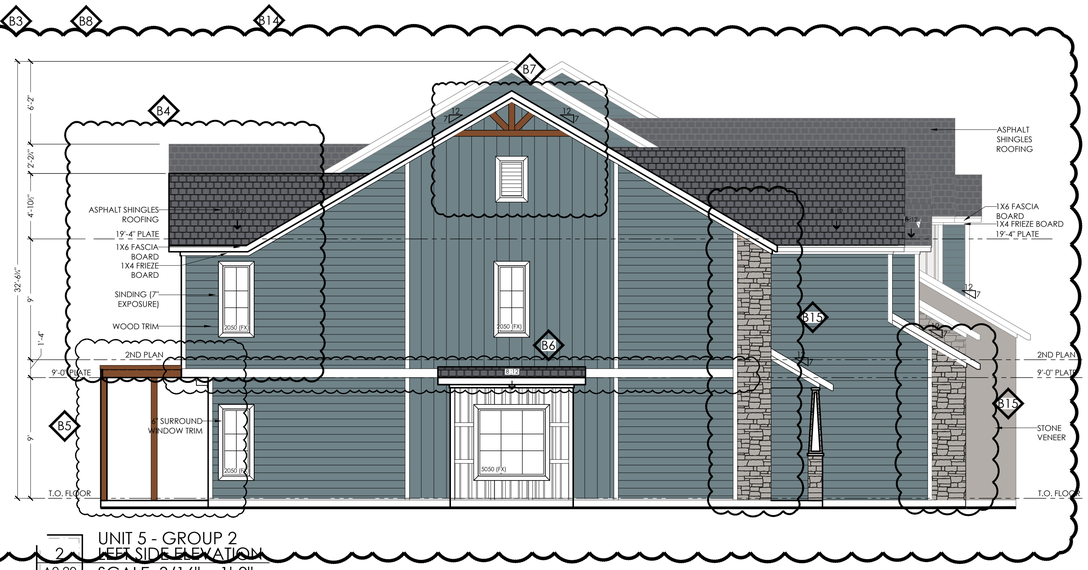
SCALE: 3/16" = 1'-0"

SHEET: A2.19

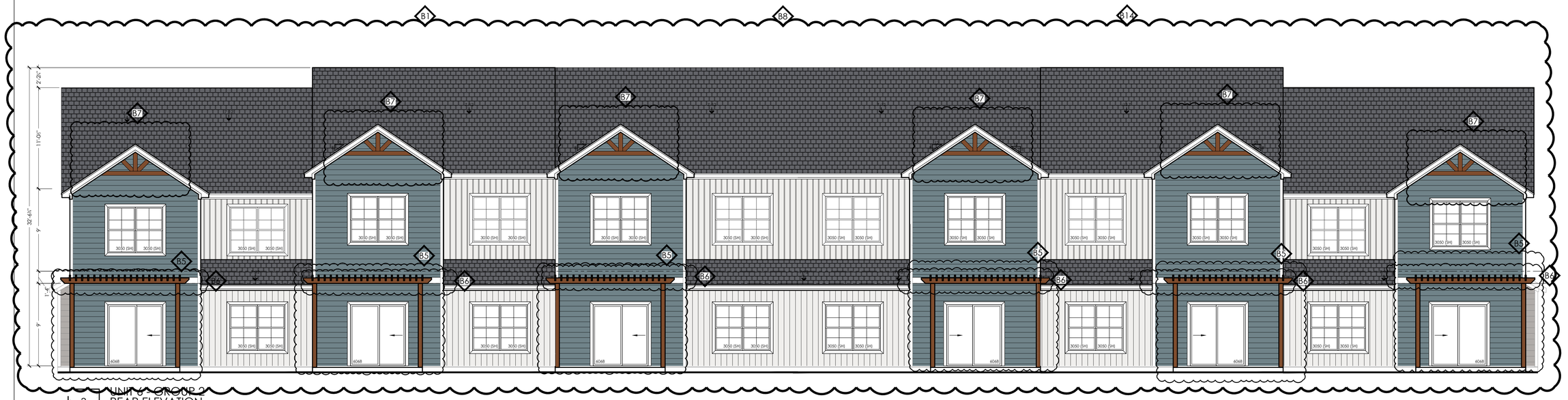
THESE PLANS ARE INDENTED TO PROVIDE BASIC CONSTRUCTION INFORMATION NECESSARY TO SUBSTANTIALLY BUILD THIS BUILDING PROJECT. IF THIS SHEET THE LICENSED STAMP IS NOT PROVIDED, THESE PLANS MUST BE VERIFIED AND CHECKED BY THE BUILDER. BUILDER SHOULD OBTAIN COMPLETE ENGINEERING SERVICES, HVAC, AND STRUCTURAL BEFORE BEGINNING CONSTRUCTION OF ANY KIND



1 A2.20 UNIT 5 - GROUP 2
RIGHT SIDE ELEVATION
SCALE: 3/16" = 1'-0"



2 A2.20 UNIT 5 - GROUP 2
LEFT SIDE ELEVATION
SCALE: 3/16" = 1'-0"



3 A2.20 UNIT 5 - GROUP 2
REAR ELEVATION
SCALE: 3/16" = 1'-0"

STAMP:

CLIENT:
PROJADES

CLIENT ADDRESS:
18 EXECUTIVE CT SOUTH
BARRINGTON IL 60010

REVISION

No	DATE	DESCRIPTION
B1	04-20-2026	REAR ELEVATIONS
B2	04-20-2026	SIDE ELEVATIONS
B3	04-20-2026	STREET ENHANCEMENT
B4	04-20-2026	SECOND FLOOR BUMP OUT
B5	04-20-2026	ADD PERGOLAS
B6	04-20-2026	BAND BOARD
B7	04-20-2026	GABLE DETAILS
B8	04-20-2026	BUILDING STAGGERS
B9	04-20-2026	FRONT ELEVATIONS
B10	04-20-2026	MASONRY WRAP
B11	04-20-2026	GARAGE DOOR TYPES
B12	04-20-2026	GARAGE VARIATION
B13	04-20-2026	VERTICAL SIDING
B14	04-20-2026	COLOR MATRIX
B15	04-20-2026	STONE WRAP

NAME SHEET:
UNIT 5 - REAR ELEVATION

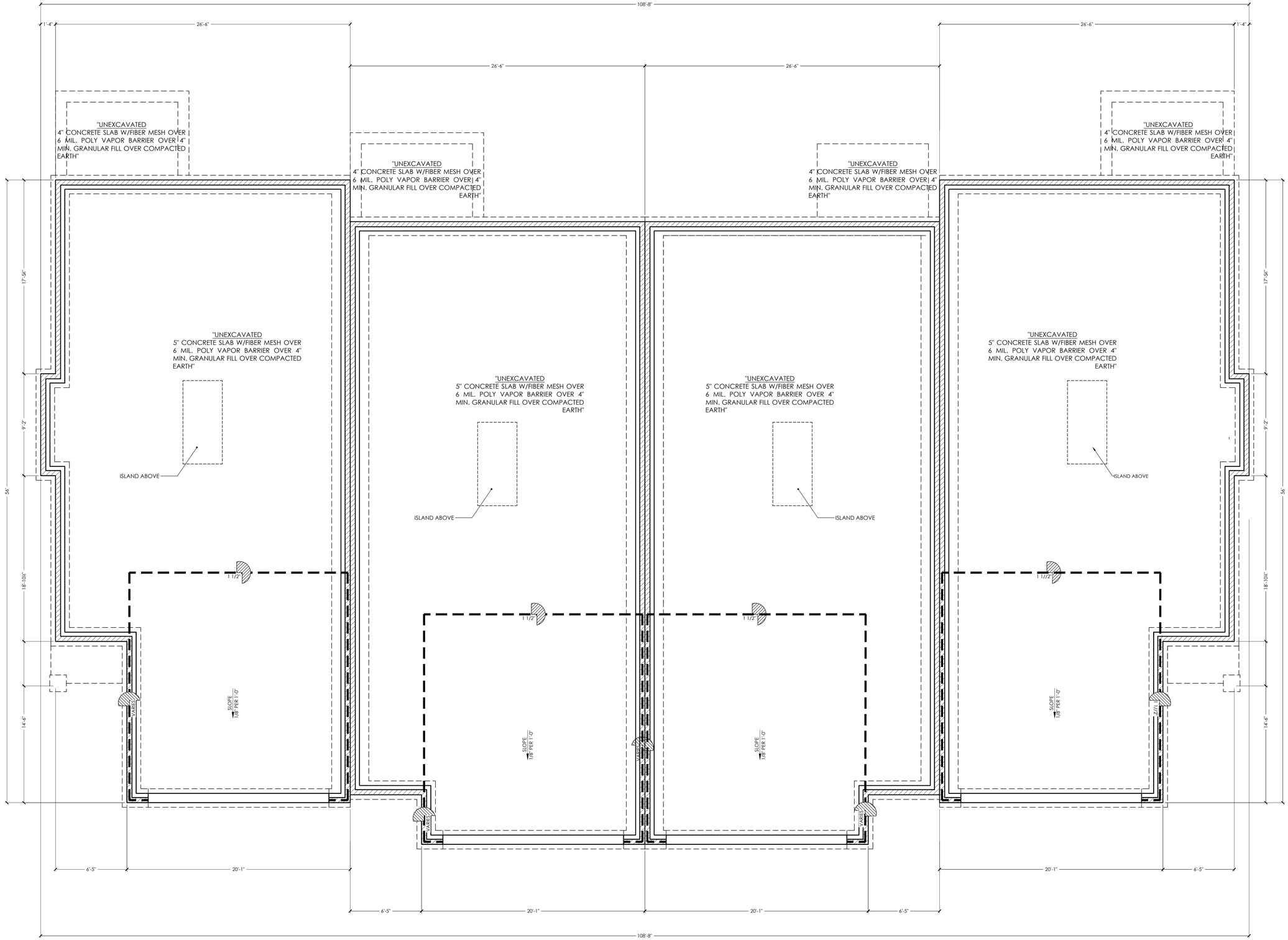
PROPERTY ADDRESS:
THREE OAKS OF CRYSTAL LAKE

PROJECT
JADE ESTATES OF OSWEGO

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

SHEET: A2.20

THESE PLANS ARE INDENTED TO PROVIDE BASIC CONSTRUCTION INFORMATION NECESSARY TO SUBSTANTIALLY BUILD THIS BUILDING PROJECT. IF THIS SHEET THE LICENSED STAMP IS NOT PROVIDED, THESE PLANS MUST BE VERIFIED AND CHECKED BY THE BUILDER. BUILDER SHOULD OBTAIN COMPLETE ENGINEERING SERVICES, HVAC, AND STRUCTURAL BEFORE BEGINNING CONSTRUCTION OF ANY KIND.



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

1-HR FIRE SEPARATION WALL PER IRC R302.2(1)
(2) SEPARATE 2x6 WOOD-FRAMED WALLS, ONE FOR EACH UNIT.
EACH SIDE SHEATHED WITH (1) LAYER OF 5/8" TYPE 'X' GYP BOARD ON INTERIOR FACE.
NO PENETRATIONS, DUCTS, OR STRUCTURAL CONNECTIONS BETWEEN UNITS.
WALLS SHALL BE STRUCTURALLY INDEPENDENT AND EXTEND
CONTINUOUSLY FROM FOUNDATION TO UNDERSIDE OF ROOF SHEATHING.
MIN. 1" AIR GAP OR INSULATION SPACE BETWEEN STUD FRAMING.

STAMP:

CLIENT:
PROJADES

CLIENT ADDRESS:
18 EXECUTIVE CT SOUTH
BARRINGTON IL 60010

REVISION

No	DATE	DESCRIPTION

NAME SHEET:
UNIT 4 - FOUNDATION PLAN

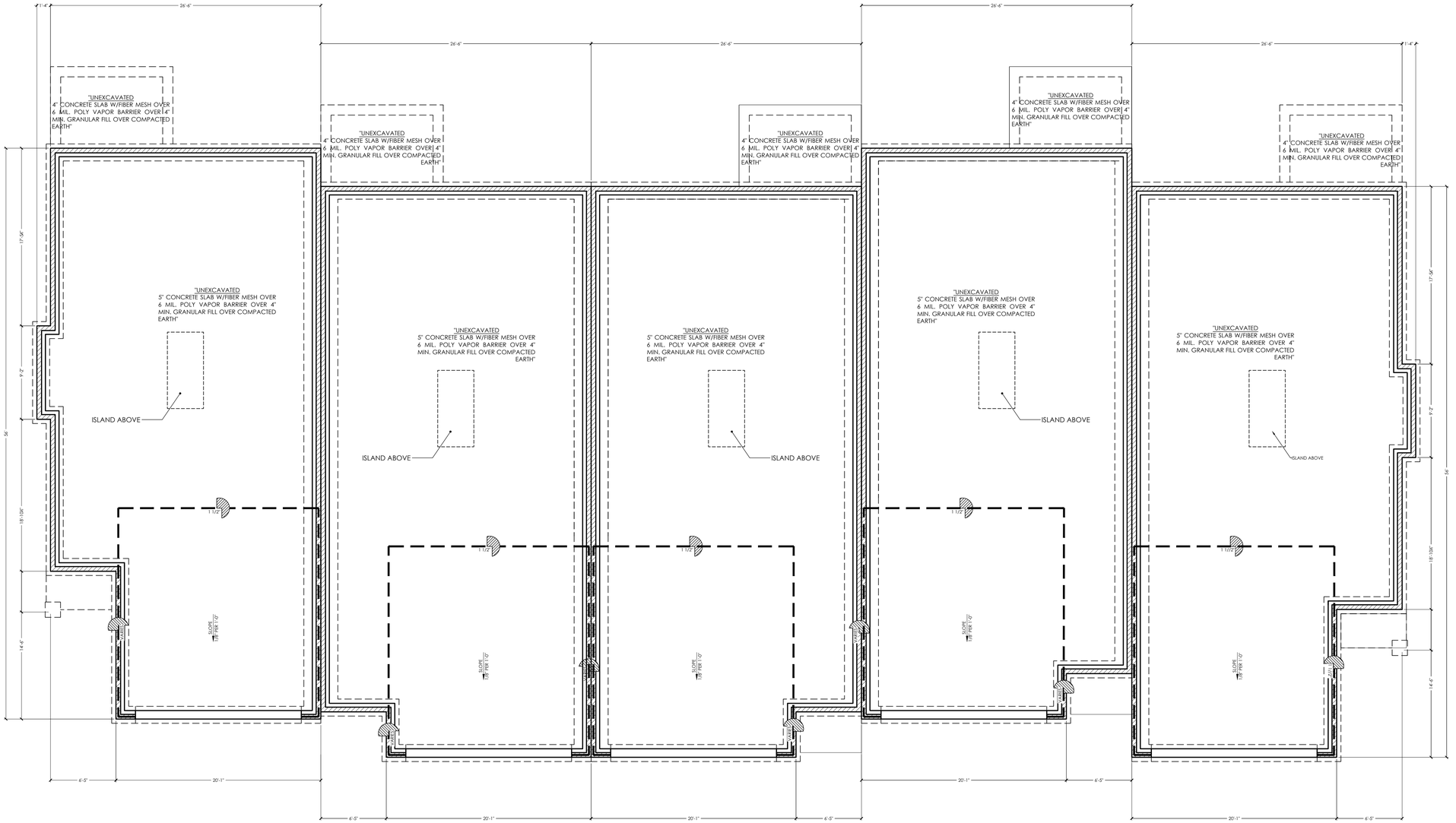
PROPERTY ADDRESS:
THREE OAKS OF CRYSTAL LAKE

PROJECT
JADE ESTATES OF OSWEGO

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

SHEET:
S1.00

THESE PLANS ARE INDENTED TO PROVIDE BASIC CONSTRUCTION INFORMATION NECESSARY TO SUBSTANTIALLY BUILD THIS BUILDING PROJECT. IF THIS SHEET THE LICENSED STAMP IS NOT PROVIDED, THESE PLANS MUST BE VERIFIED AND CHECKED BY THE BUILDER. BUILDER SHOULD OBTAIN COMPLETE ENGINEERING SERVICES, HVAC, AND STRUCTURAL BEFORE BEGINNING CONSTRUCTION OF ANY KIND.



1 S1.01 UNIT 5 - FOUNDATION PLAN
SCALE: 3/16" = 1'-0"

NOTE:
COORDINATE AND VERIFY LOCATIONS OF ALL PLUMBING & REQUIRED ELECTRICAL WITH FLOOR PLAN, PLUMBING FIXTURE, AND EQUIPMENT MANUFACTURER'S REQUIREMENTS.

TERMITE CONTROL METHODS:
CHEMICAL TERMITE TREATMENT WILL BE USED TO PROTECT THE FOUNDATION.

CONCRETE NOTES

GENERAL SPECIFICATIONS"
1. CONCRETE SHALL BE TYPE 1, AND HAVE 5-SACKS OF CEMENT (90 POUNDS PER SACK) WITH A TWENTY EIGHT DAY COMPRESSIVE STRENGTH OF 3,000 PSI.
2. SEE "CONCRETE TEMPERATURE SPECIFICATION" FOR A HOT WEATHER SPECIFICATION AND THE USE OF FLY ASH.
3. CONCRETE SHALL HAVE BETWEEN 4½% TO 5% AIR -ENTRAINMENT BY VOLUME.
4. REINFORCING STEEL SHALL BE 60 KSI MATERIAL.
5. REINFORCING STEEL SHALL BE CLEAN AND FREE OF RUST AND DEBRIS.
6. REINFORCING STEEL SHALL BE PLACED AS FOLLOWS:
A. REINFORCING STEEL LAP SPLICES SHALL BE AS FOLLOWS:
FOR 3/8" (#3'S) TO 3/4" (#6'S) DIAMETER = (0.0005FY*DB) (ACI 318-19, CHAPTER 25.5.5.1)
LAP SPLICES IN THE ADJACENT BARS (OF GRADE BEAMS) THAT ARE LAID IN A ROW SHALL NOT OCCUR WITHIN FOUR FEET OF EACH OTHER AS MEASURED ALONG THE REINFORCING STEEL.
B. REINFORCING STEEL SHALL HAVE THE FOLLOWING MINIMUM CONCRETE COVERAGE:
A. 3" FOR CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH.
B. 2" FOR CONCRETE NOT EXPOSED TO WEATHER.
C. 1 1/2" FOR CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH EARTH.
C. REINFORCING HOOKS' RADIUS AND LEGS IS AS FOLLOWS (STANDARD 135º):
FOR 3/8"(#3S) TO 5/8" (#5'S) RADIUS= 6DB, LEG= 12DB
FOR 3/4" (#6'S) RADIUS= (6DB), LEG= (6DB) (ACI 318-14, TABLE 25.3.2)
D. DEVELOPMENT EMBEDMENT OF HOOKS IS AS FOLLOWS:
FOR 3/8"(#3S) TO 3/4" (#6'S) = 16DB

INSPECTION NOTE
PLEASE VERIFY WITH THE LOCAL JURISDICTION WHERE THE PROPERTY IS GOING BE BUILD FOR INSPECTION REQUIREMENTS. SOME JURISDICTION REQUIRES INSPECTION FOR SLAB FOUNDATION, POST TENSION FOUNDATION, SPREAD FOOTING FOUNDATION, BELL BOTTOM PIER AND ETC.. CONTACT US IF INSPECTION IS REQUIRED. ONE WEEK NOTICE PRIOR TO SCHEDULE INSPECTION IS REQUIRED.

NOTE:
ARCHITECTURAL AND ENGINEERING DRAWINGS ARE COORDINATED. BASEMENT FOUNDATIONS APPLY ONLY TO UNITS 31, 32, 33, AND 34. ALL OTHER UNITS UTILIZE SLAB-ON-GRADE FOUNDATIONS.

STAMP:

CLIENT:
PROJADES

CLIENT ADDRESS:
18 EXECUTIVE CT SOUTH
BARRINGTON IL 60010

REVISION

No	DATE	DESCRIPTION

NAME SHEET:
UNIT 5 - FOUNDATION PLAN

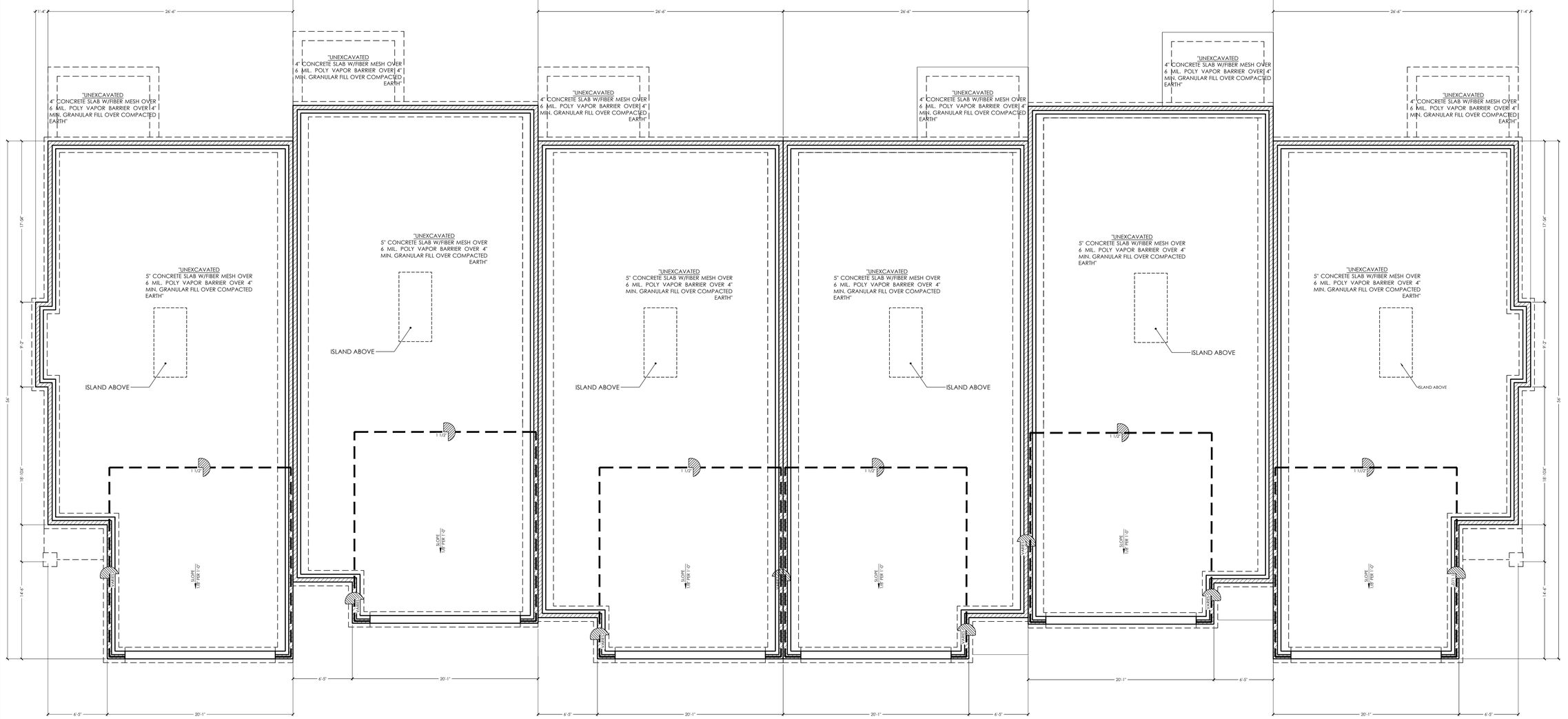
PROPERTY ADDRESS:
THREE OAKS OF CRYSTAL LAKE

PROJECT
JADE ESTATES OF OSWEGO

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

SHEET: S1.01

THESE PLANS ARE INDENTED TO PROVIDE BASIC CONSTRUCTION INFORMATION NECESSARY TO SUBSTANTIALLY BUILD THIS BUILDING PROJECT. IF THIS SHEET THE LICENSED STAMP IS NOT PROVIDED, THESE PLANS MUST BE VERIFIED AND CHECKED BY THE BUILDER. BUILDER SHOULD OBTAIN COMPLETE ENGINEERING SERVICES, HVAC, AND STRUCTURAL BEFORE BEGINNING CONSTRUCTION OF ANY KIND



1 S1.02 UNIT 6 - FOUNDATION PLAN
SCALE: 3/16" = 1'-0"

NOTE:
COORDINATE AND VERIFY LOCATIONS OF ALL PLUMBING & REQUIRED ELECTRICAL WITH FLOOR PLAN, PLUMBING FIXTURE, AND EQUIPMENT MANUFACTURER'S REQUIREMENTS.

TERMITE CONTROL METHODS:
CHEMICAL TERMITE TREATMENT WILL BE USED TO PROTECT THE FOUNDATION.

CONCRETE NOTES

GENERAL SPECIFICATIONS"
1. CONCRETE SHALL BE TYPE 1, AND HAVE 5-SACKS OF CEMENT (90 POUNDS PER SACK) WITH A TWENTY EIGHT DAY COMPRESSIVE STRENGTH OF 3,000 PSI.
2. SEE "CONCRETE TEMPERATURE SPECIFICATION" FOR A HOT WEATHER SPECIFICATION AND THE USE OF FLY ASH.
3. CONCRETE SHALL HAVE BETWEEN 4½% TO 5% AIR -ENTRAINMENT BY VOLUME.
4. REINFORCING STEEL SHALL BE 60 KSI MATERIAL.
5. REINFORCING STEEL SHALL BE CLEAN AND FREE OF RUST AND DEBRIS.
6. REINFORCING STEEL SHALL BE PLACED AS FOLLOWS;
A. REINFORCING STEEL LAP SPLICES SHALL BE AS FOLLOWS:
FOR 3/8" (#3S) TO 3/4" (#6S) DIAMETER = (0.0035FY*DB) (ACI 318-19, CHAPTER 25.5.5.1)
LAP SPLICES IN THE ADJACENT BARS (OF GRADE BEAMS) THAT ARE LAID IN A ROW SHALL NOT OCCUR WITHIN FOUR FEET OF EACH OTHER AS MEASURED ALONG THE REINFORCING STEEL.
B. REINFORCING STEEL SHALL HAVE THE FOLLOWING MINIMUM CONCRETE COVERAGE;
A. 3" FOR CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH.
B. 2" FOR CONCRETE NOT EXPOSED TO WEATHER.
C. 1 1/2" FOR CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH EARTH.
C. REINFORCING HOOKS' RADIUS AND LEGS IS AS FOLLOWS (STANDARD 135°):
FOR 3/8"(#3S) TO 5/8" (#5S) RADIUS= 6DB, LEG= 12DB
FOR 3/4" (#6S) RADIUS= (6DB), LEG= (6DB) (ACI 318-14, TABLE 25.3.2)
D. DEVELOPMENT EMBEDMENT OF HOOKS IS AS FOLLOWS:
FOR 3/8"(#3S) TO 3/4" (#6S) = 16DB

INSPECTION NOTE
PLEASE VERIFY WITH THE LOCAL JURISDICTION WHERE THE PROPERTY IS GOING BE BUILD FOR INSPECTION REQUIREMENTS. SOME JURISDICTION REQUIRES INSPECTION FOR SLAB FOUNDATION, POST TENSION FOUNDATION, SPREAD FOOTING FOUNDATION, BELL BOTTOM PIER AND ETC. CONTACT US IF INSPECTION IS REQUIRED. ONE WEEK NOTICE PRIOR TO SCHEDULE INSPECTION IS REQUIRED.

NOTE:
ARCHITECTURAL AND ENGINEERING DRAWINGS ARE COORDINATED. BASEMENT FOUNDATIONS APPLY ONLY TO UNITS 31, 32, 33, AND 34. ALL OTHER UNITS UTILIZE SLAB-ON-GRADE FOUNDATIONS.

STAMP:

CLIENT:
PROJADES

CLIENT ADDRESS:
18 EXECUTIVE CT SOUTH
BARRINGTON IL 60010

REVISION

No	DATE	DESCRIPTION

NAME SHEET:
UNIT 6 - FOUNDATION PLAN

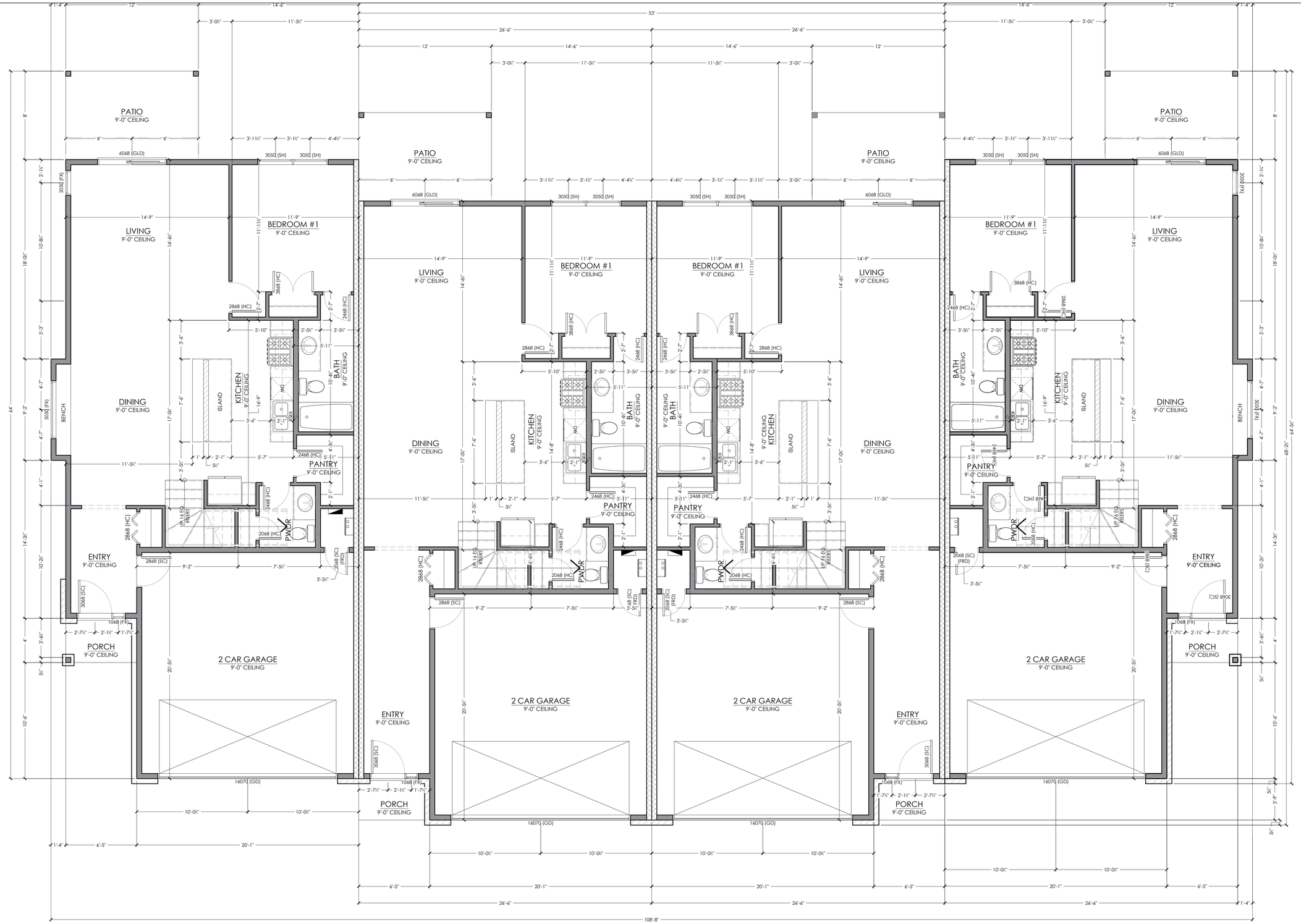
PROPERTY ADDRESS:
THREE OAKS OF CRYSTAL LAKE

PROJECT
JADE ESTATES OF OSWEGO

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

SHEET: S1.02

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1 A1.00 — UNIT 4 - FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

1-HR FIRE SEPARATION WALL PER IRC R302.2(1)
(2) SEPARATE 2x6 WOOD-FRAMED WALLS, ONE FOR EACH UNIT.
EACH SIDE SHEATHED WITH (1) LAYER OF 5/8" TYPE 'X' GYP BOARD ON INTERIOR FACE.
NO PENETRATIONS, DUCTS, OR STRUCTURAL CONNECTIONS BETWEEN UNITS.
WALLS SHALL BE STRUCTURALLY INDEPENDENT AND EXTEND CONTINUOUSLY FROM FOUNDATION TO UNDERSIDE OF ROOF SHEATHING.
MIN. 1" AIR GAP OR INSULATION SPACE BETWEEN STUD FRAMING.

STAMP:

CLIENT:
PROJADES

CLIENT ADDRESS:
18 EXECUTIVE CT SOUTH
BARRINGTON IL 60010

REVISION

No	DATE	DESCRIPTION

NAME SHEET:
UNIT 4 - FIRST FLOOR PLAN

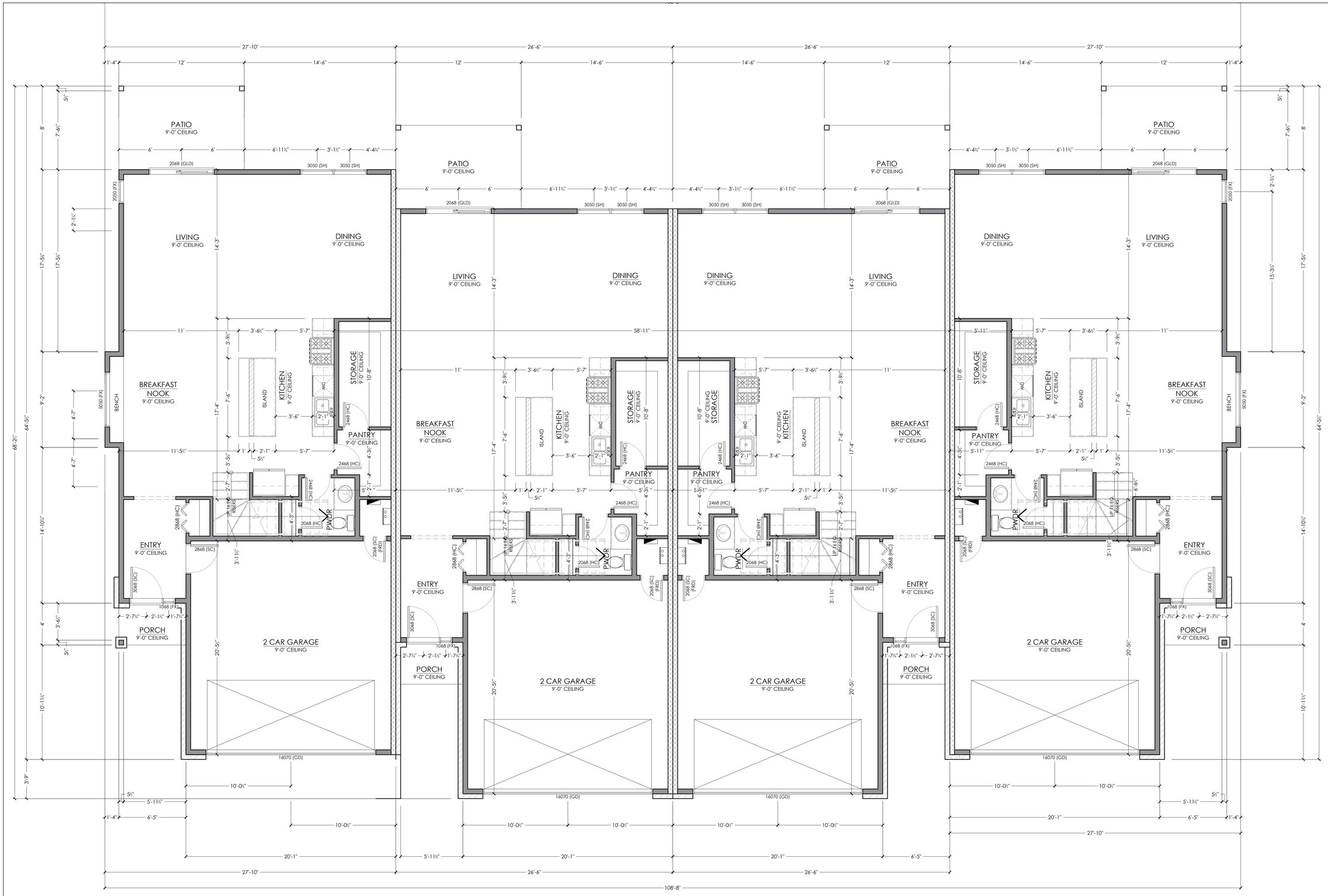
PROPERTY ADDRESS:
THREE OAKS OF CRYSTAL LAKE

PROJECT
JADE ESTATES OF OSWEGO

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

SHEET: A1.00

THESE PLANS ARE INDENTED TO PROVIDE BASIC CONSTRUCTION INFORMATION NECESSARY TO SUBSTANTIALLY BUILD THIS BUILDING PROJECT. IF THIS SHEET THE LICENSED STAMP IS NOT PROVIDED, THESE PLANS MUST BE VERIFIED AND CHECKED BY THE BUILDER. BUILDER SHOULD OBTAIN COMPLETE ENGINEERING SERVICES, HVAC, AND STRUCTURAL BEFORE BEGINNING CONSTRUCTION OF ANY KIND.



1 A1.01 OPTION 2
FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

STAMP:

CLIENT:
PROJADES

CLIENT ADDRESS:
18 EXECUTIVE CT SOUTH
BARRINGTON IL 60010

REVISION

No	DATE	DESCRIPTION

NAME SHEET:
FIRST FLOOR PLAN (OP 2)

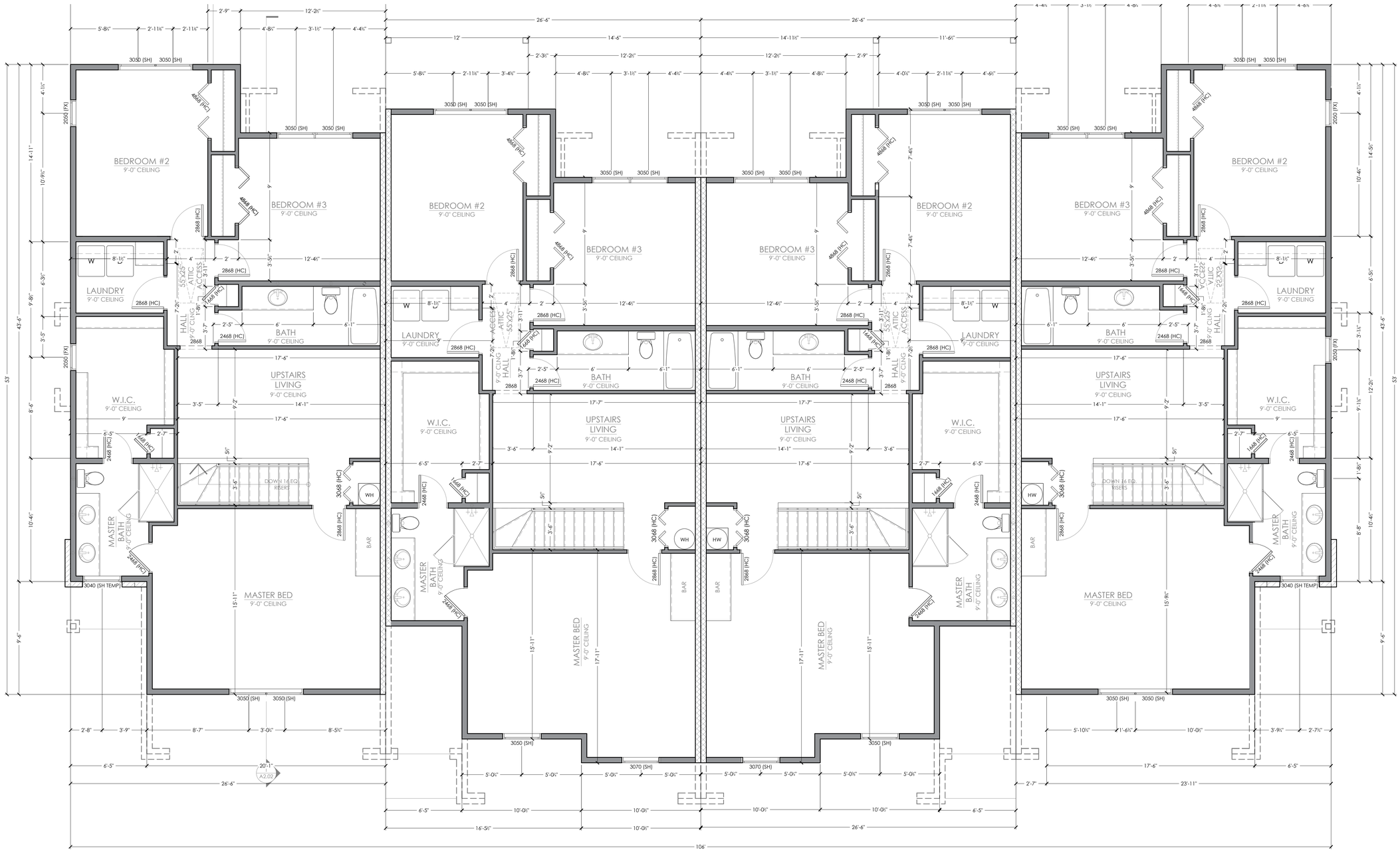
PROPERTY ADDRESS:
THREE OAKS OF CRYSTAL LAKE

PROJECT
JADE ESTATES OF OSWEGO

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

SHEET: A1.01

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

STAMP:

CLIENT:
PROJADES

CLIENT ADDRESS:
18 EXECUTIVE CT SOUTH
BARRINGTON IL 60010

REVISION

No	DATE	DESCRIPTION

NAME SHEET:
UNIT 4 - SECOND FLOOR PLAN

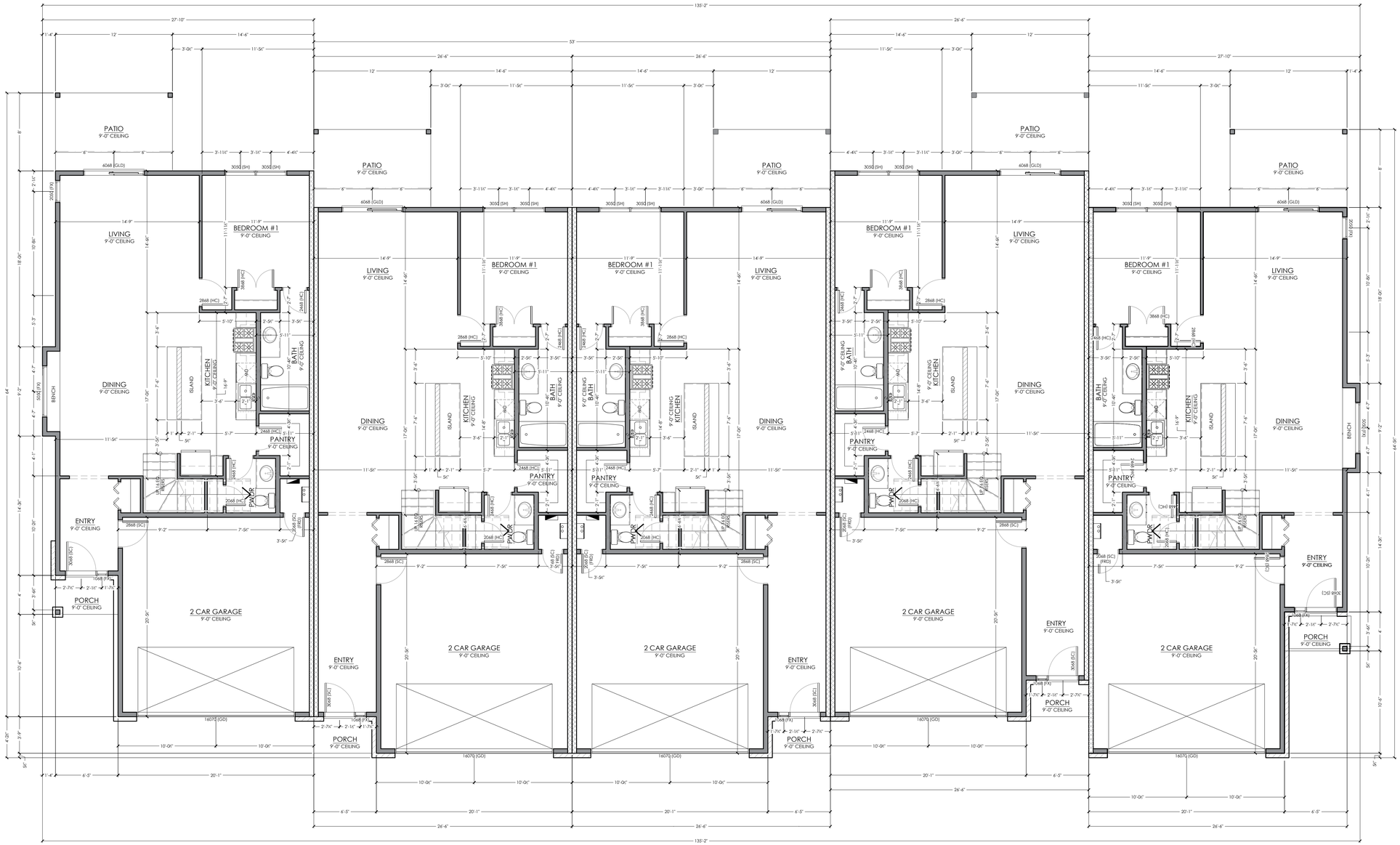
PROPERTY ADDRESS:
THREE OAKS OF CRYSTAL LAKE

PROJECT
JADE ESTATES OF OSWEGO

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

SHEET: A1.02

THESE PLANS ARE INDENTED TO PROVIDE BASIC CONSTRUCTION INFORMATION NECESSARY TO SUBSTANTIALLY BUILD THIS BUILDING PROJECT. IF THIS SHEET THE LICENSED STAMP IS NOT PROVIDED, THESE PLANS MUST BE VERIFIED AND CHECKED BY THE BUILDER. BUILDER SHOULD OBTAIN COMPLETE ENGINEERING SERVICES, HVAC, AND STRUCTURAL BEFORE BEGINNING CONSTRUCTION OF ANY KIND



1 UNIT 5 - FIRST FLOOR PLAN
A1.05 SCALE: 3/16" = 1'-0"

1-HR FIRE SEPARATION WALL PER IRC R302.2(1)
(2) SEPARATE 2x6 WOOD-FRAMED WALLS, ONE FOR EACH UNIT.
EACH SIDE SHEATHED WITH (1) LAYER OF 5/8" TYPE 'X' GYP BOARD ON INTERIOR FACE.
NO PENETRATIONS, DUCTS, OR STRUCTURAL CONNECTIONS BETWEEN UNITS.
WALLS SHALL BE STRUCTURALLY INDEPENDENT AND EXTEND
CONTINUOUSLY FROM FOUNDATION TO UNDERSIDE OF ROOF SHEATHING.
MIN. 1" AIR GAP OR INSULATION SPACE BETWEEN STUD FRAMING.

STAMP:

CLIENT:
PROJADES

CLIENT ADDRESS:
18 EXECUTIVE CT SOUTH
BARRINGTON IL 60010

REVISION

No	DATE	DESCRIPTION

NAME SHEET:
FIRST FLOOR PLAN

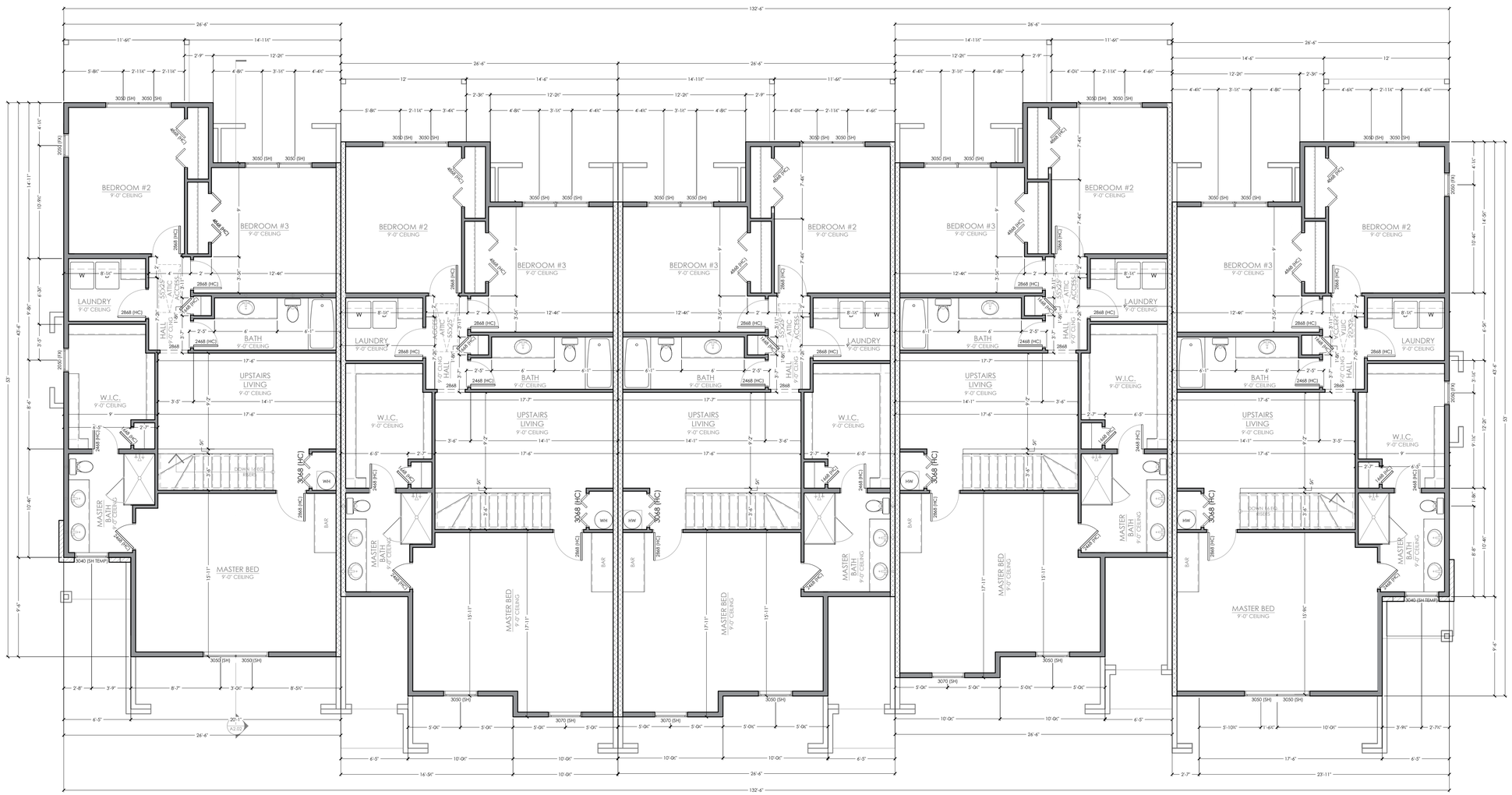
PROPERTY ADDRESS:
THREE OAKS OF CRYSTAL LAKE

PROJECT
JADE ESTATES OF OSWEGO

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

SHEET: A1.05

THESE PLANS ARE INDENTED TO PROVIDE BASIC CONSTRUCTION INFORMATION NECESSARY TO SUBSTANTIALLY BUILD THIS BUILDING PROJECT. IF THIS SHEET THE LICENSED STAMP IS NOT PROVIDED, THESE PLANS MUST BE VERIFIED AND CHECKED BY THE BUILDER. BUILDER SHOULD OBTAIN COMPLETE ENGINEERING SERVICES, HVAC, AND STRUCTURAL BEFORE BEGINNING CONSTRUCTION OF ANY KIND.



1 A1.06

UNIT 5 -
SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"

1-HR FIRE SEPARATION WALL PER IRC R302.2(1)
(2) SEPARATE 2x6 WOOD-FRAMED WALLS, ONE FOR EACH UNIT,
EACH SIDE SHEATHED WITH (1) LAYER OF 5/8" TYPE 'X' GYP BOARD ON INTERIOR FACE.
NO PENETRATIONS, DUCTS, OR STRUCTURAL CONNECTIONS BETWEEN UNITS.
WALLS SHALL BE STRUCTURALLY INDEPENDENT AND EXTEND
CONTINUOUSLY FROM FOUNDATION TO UNDERSIDE OF ROOF SHEATHING.
MIN. 1" AIR GAP OR INSULATION SPACE BETWEEN STUD FRAMING.

STAMP:

CLIENT:
PROJADES

CLIENT ADDRESS:
18 EXECUTIVE CT SOUTH
BARRINGTON IL 60010

REVISION

No	DATE	DESCRIPTION

NAME SHEET:
SECOND FLOOR PLAN

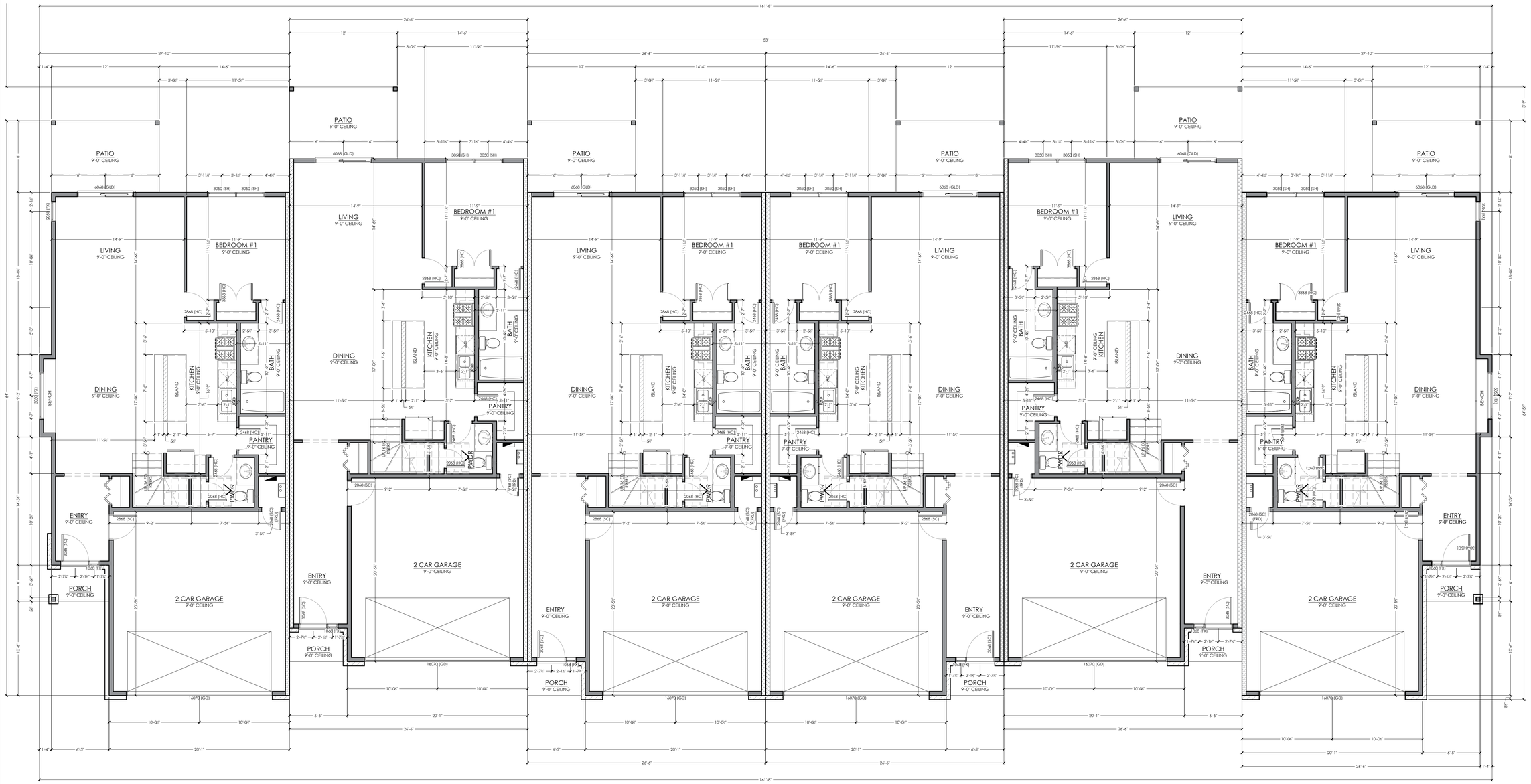
PROPERTY ADDRESS:
THREE OAKS OF CRYSTAL LAKE

PROJECT
JADE ESTATES OF OSWEGO

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

SHEET: A1.06

THESE PLANS ARE INDENTED TO PROVIDE BASIC CONSTRUCTION INFORMATION NECESSARY TO SUBSTANTIALLY BUILD THIS BUILDING PROJECT. IF THIS SHEET THE LICENSED STAMP IS NOT PROVIDED, THESE PLANS MUST BE VERIFIED AND CHECKED BY THE BUILDER. BUILDER SHOULD OBTAIN COMPLETE ENGINEERING SERVICES, HVAC, AND STRUCTURAL BEFORE BEGINNING CONSTRUCTION OF ANY KIND.



1 UNIT 6 - FIRST FLOOR PLAN
A1.07 SCALE: 3/16" = 1'-0"

1-HR FIRE SEPARATION WALL PER IRC R302.2(1)
(2) SEPARATE 2x6 WOOD-FRAMED WALLS, ONE FOR EACH UNIT.
EACH SIDE SHEATHED WITH (1) LAYER OF 5/8" TYPE 'X' GYP BOARD ON INTERIOR FACE.
NO PENETRATIONS, DUCTS, OR STRUCTURAL CONNECTIONS BETWEEN UNITS.
WALLS SHALL BE STRUCTURALLY INDEPENDENT AND EXTEND
CONTINUOUSLY FROM FOUNDATION TO UNDERSIDE OF ROOF SHEATHING.
MIN. 1" AIR GAP OR INSULATION SPACE BETWEEN STUD FRAMING.

STAMP:

CLIENT:
PROJADES

CLIENT ADDRESS:
18 EXECUTIVE CT SOUTH
BARRINGTON IL 60010

REVISION

No	DATE	DESCRIPTION

NAME SHEET:
UNIT 6 - FIRST FLOOR PLAN

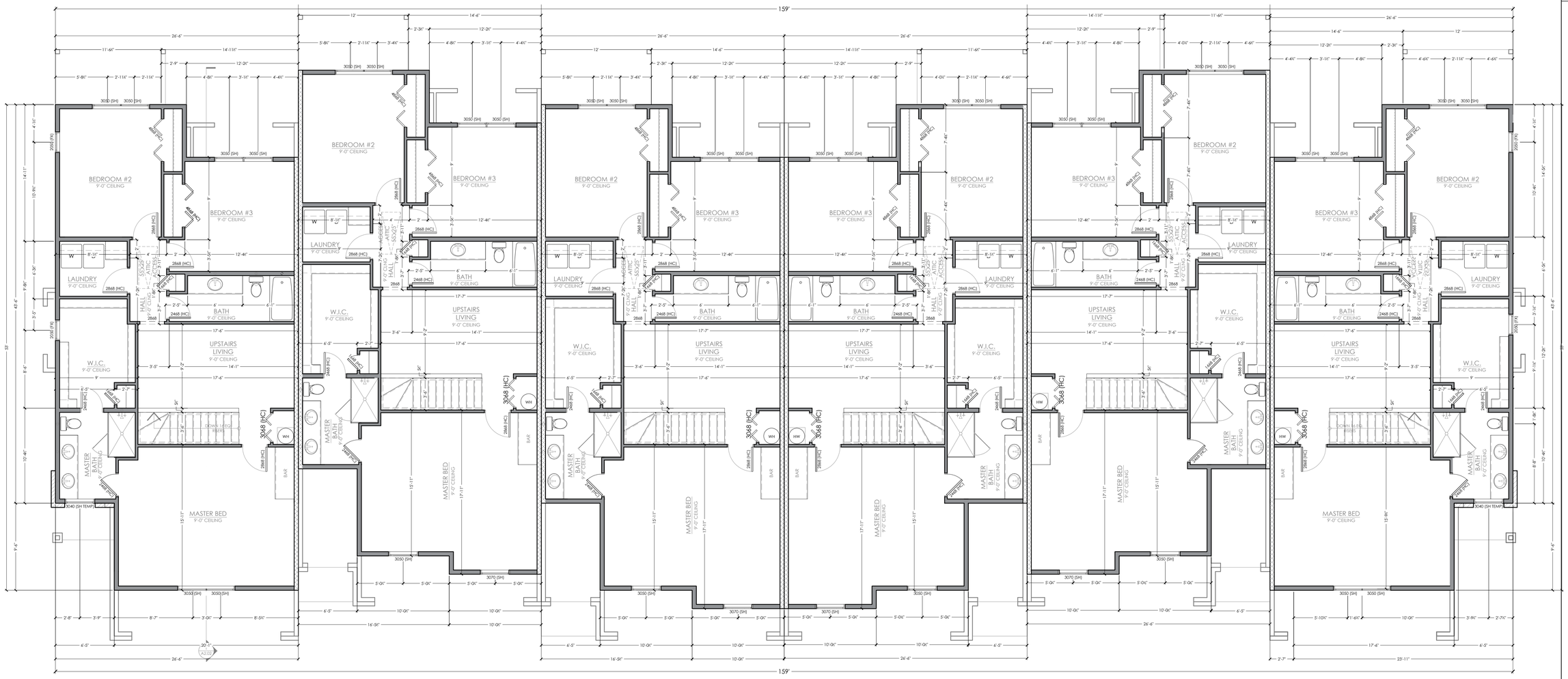
PROPERTY ADDRESS:
THREE OAKS OF CRYSTAL LAKE

PROJECT
JADE ESTATES OF OSWEGO

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

SHEET: A1.07

THESE PLANS ARE INDENTED TO PROVIDE BASIC CONSTRUCTION INFORMATION NECESSARY TO SUBSTANTIALLY BUILD THIS BUILDING PROJECT. IF THIS SHEET THE LICENSED STAMP IS NOT PROVIDED, THESE PLANS MUST BE VERIFIED AND CHECKED BY THE BUILDER. BUILDER SHOULD OBTAIN COMPLETE ENGINEERING SERVICES, HVAC, AND STRUCTURAL BEFORE BEGINNING CONSTRUCTION OF ANY KIND.



1 A1.08 UNIT 6 - SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"

STAMP:

CLIENT:
PROJADES

CLIENT ADDRESS:
18 EXECUTIVE CT SOUTH
BARRINGTON IL 60010

REVISION

No	DATE	DESCRIPTION

NAME SHEET:
UNIT 6 - SECOND FLOOR PLAN

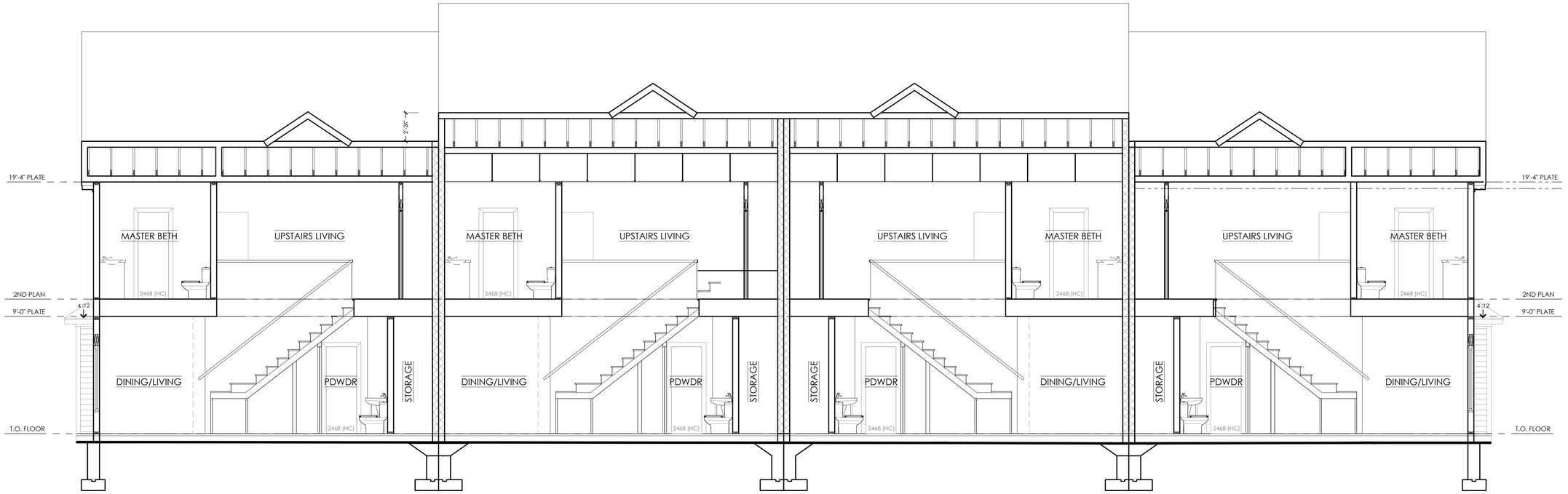
PROPERTY ADDRESS:
THREE OAKS OF CRYSTAL LAKE

PROJECT
JADE ESTATES OF OSWEGO

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

SHEET: A1.08

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1 A2.21 SECTION #1
SCALE: 1/4" = 1'-0"



2 A2.21 SECTION #2
SCALE: 1/4" = 1'-0"

STAMP:

CLIENT:
PROJADES

CLIENT ADDRESS:
18 EXECUTIVE CT SOUTH
BARRINGTON IL 60010

REVISION

No	DATE	DESCRIPTION

NAME SHEET:
SECTIONS

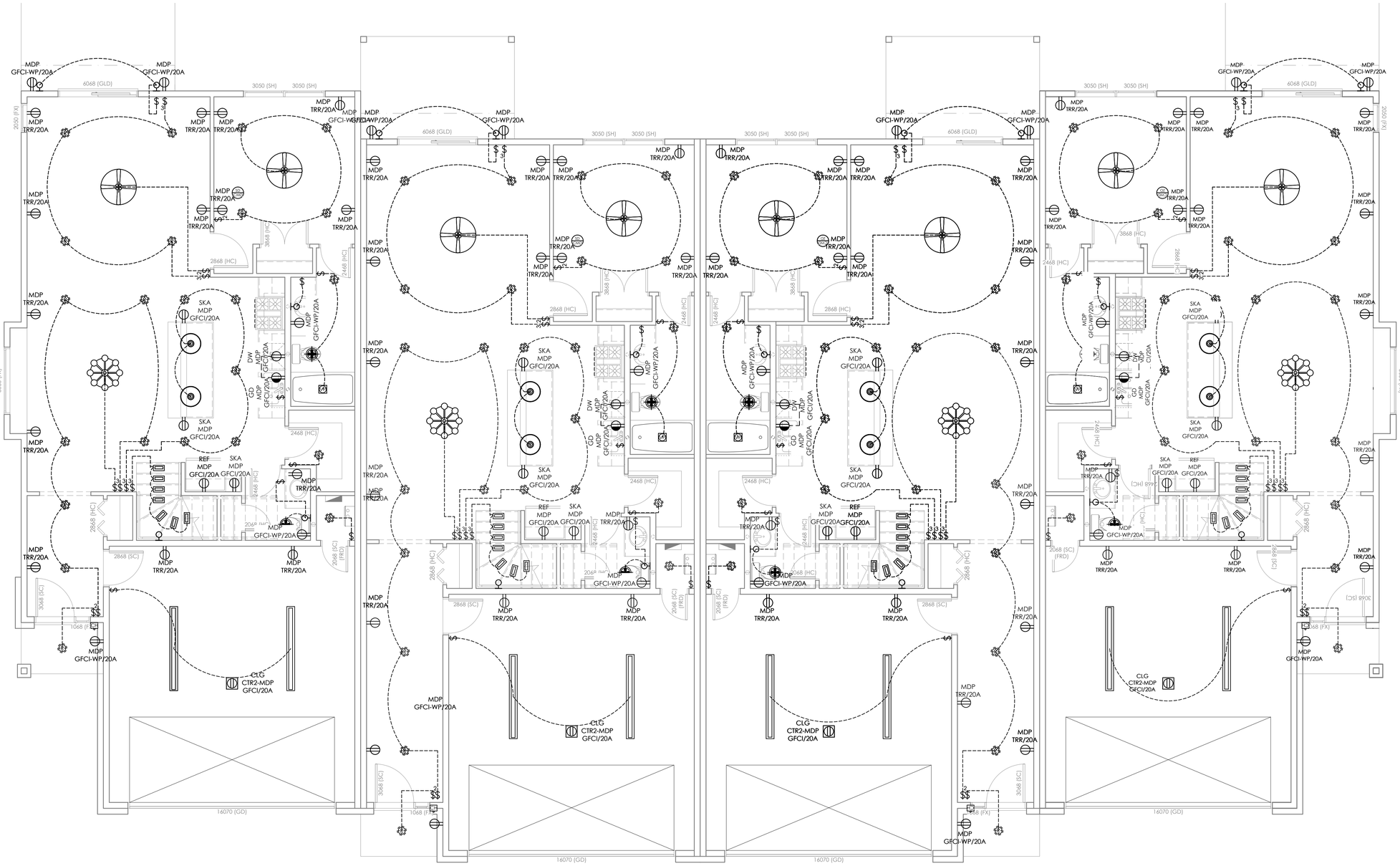
PROPERTY ADDRESS:
THREE OAKS OF CRYSTAL LAKE

PROJECT
JADE ESTATES OF OSWEGO

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

SHEET: A2.21

THESE PLANS ARE INDENTED TO PROVIDE BASIC CONSTRUCTION INFORMATION NECESSARY TO SUBSTANTIALLY BUILD THIS BUILDING PROJECT. IF THIS SHEET THE LICENSED STAMP IS NOT PROVIDED, THESE PLANS MUST BE VERIFIED AND CHECKED BY THE BUILDER. BUILDER SHOULD OBTAIN COMPLETE ENGINEERING SERVICES, HVAC, AND STRUCTURAL BEFORE BEGINNING CONSTRUCTION OF ANY KIND.



1 E1.00

UNIT 4 - FIRST FLOOR ELECTRICAL PLAN

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

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	VPR	VAPOR PROTECTED LIGHT
	DOORBELL		

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.

STAMP:

CLIENT:
PROJADES

CLIENT ADDRESS:
18 EXECUTIVE CT SOUTH
BARRINGTON IL 60010

REVISION

No	DATE	DESCRIPTION

NAME SHEET:
UNIT 4 - FIRST FLOOR ELECTRICAL PLAN

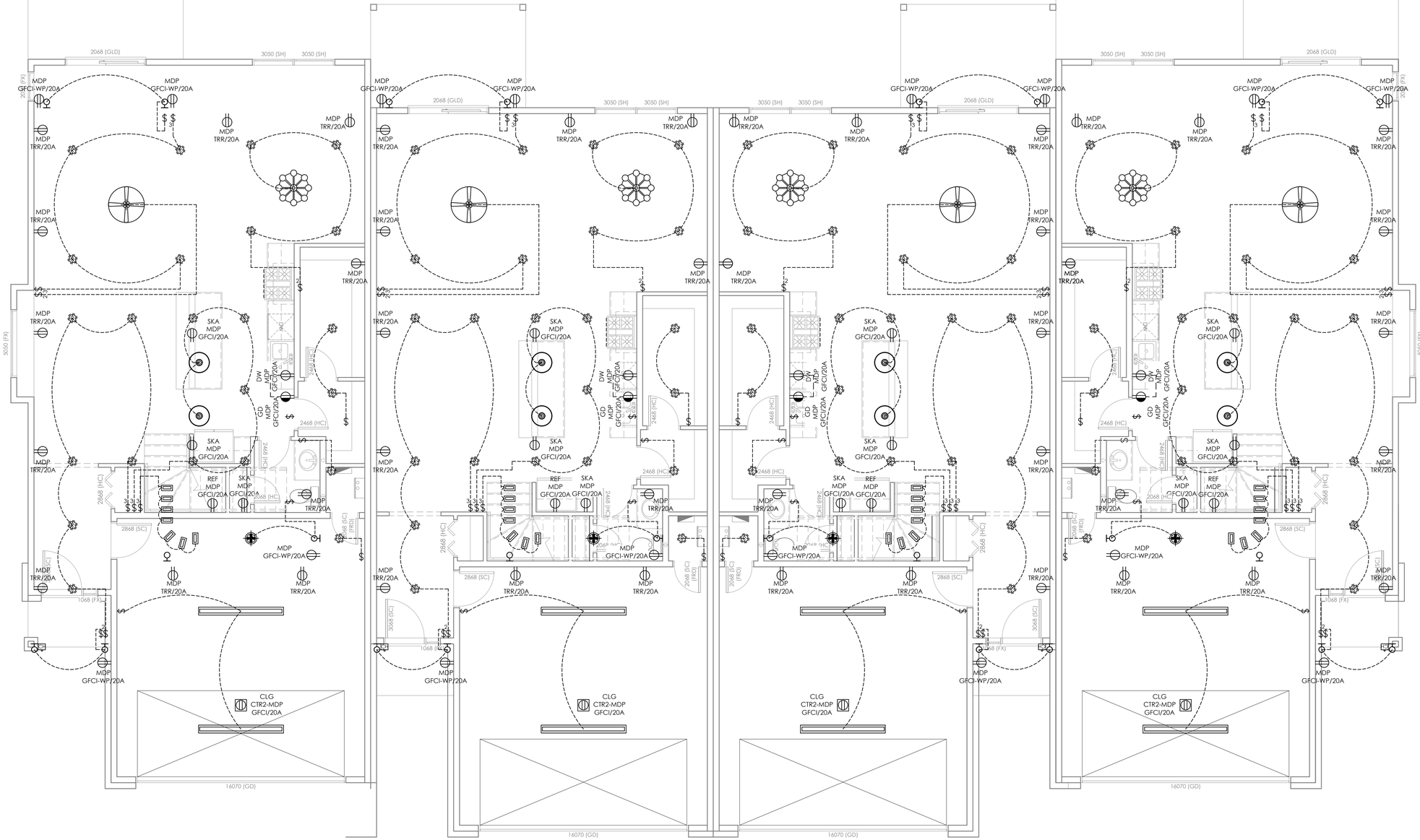
PROPERTY ADDRESS:
THREE OAKS OF CRYSTAL LAKE

PROJECT
JADE ESTATES OF OSWEGO

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

SHEET: E1.00

THESE PLANS ARE INDENTED TO PROVIDE BASIC CONSTRUCTION INFORMATION NECESSARY TO SUBSTANTIALLY BUILD THIS BUILDING PROJECT. IF THIS SHEET THE LICENSED STAMP IS NOT PROVIDED, THESE PLANS MUST BE VERIFIED AND CHECKED BY THE BUILDER. BUILDER SHOULD OBTAIN COMPLETE ENGINEERING SERVICES, HVAC, AND STRUCTURAL BEFORE BEGINNING CONSTRUCTION OF ANY KIND



1 E1.01

OP #2
FIRST FLOOR ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

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
	DOORBELL		

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:
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

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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.

STAMP:

CLIENT:
PROJADES

CLIENT ADDRESS:
18 EXECUTIVE CT SOUTH
BARRINGTON IL 60010

REVISION

No	DATE	DESCRIPTION

NAME SHEET:
OP #2 FIRST FLOOR ELECTRICAL PLAN

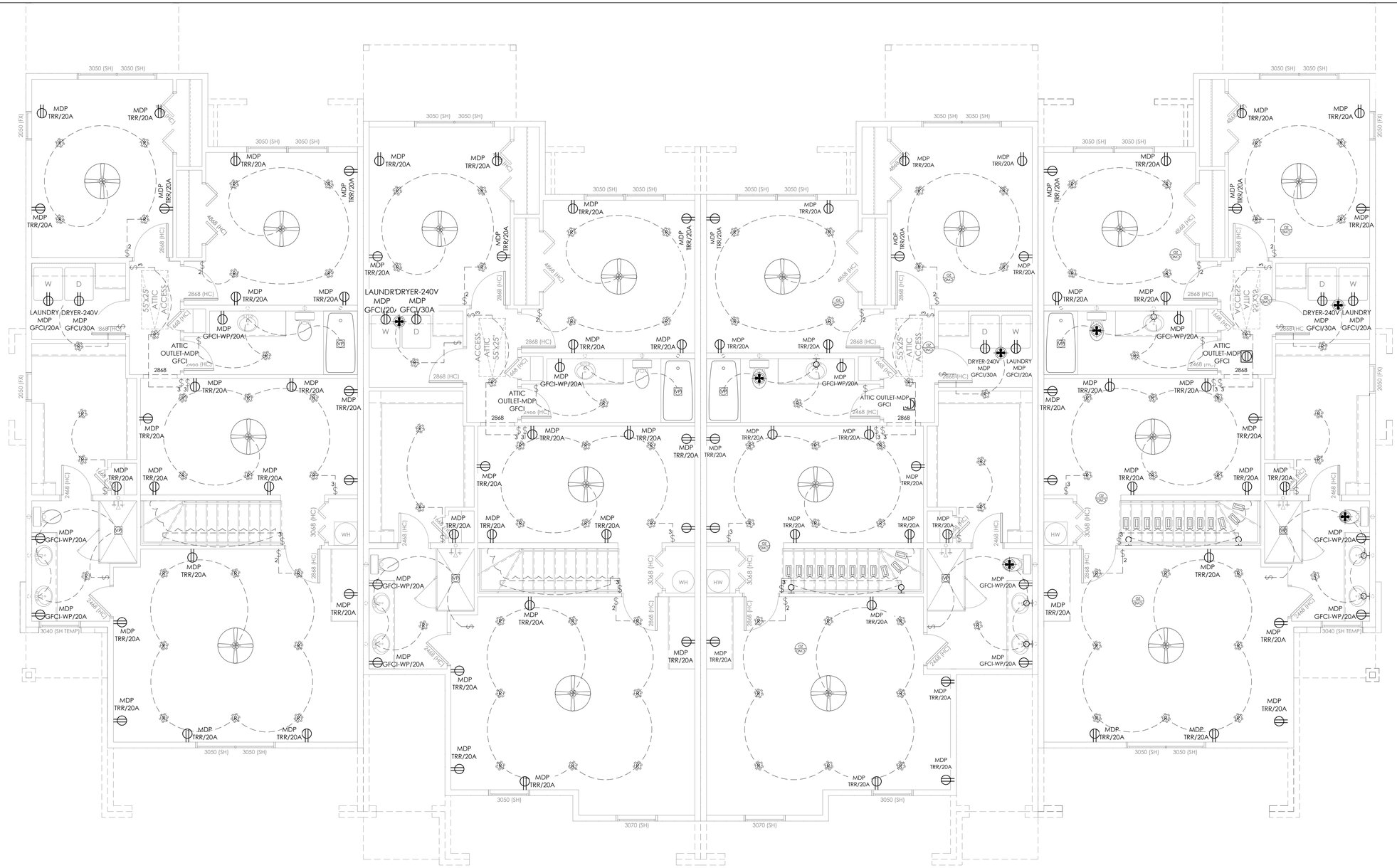
PROPERTY ADDRESS:
THREE OAKS OF CRYSTAL LAKE

PROJECT
JADE ESTATES OF OSWEGO

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

SHEET: E1.01

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

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
	DOORBELL		

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:
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:
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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.

STAMP:

CLIENT:
PROJADES

CLIENT ADDRESS:
18 EXECUTIVE CT SOUTH
BARRINGTON IL 60010

REVISION

No	DATE	DESCRIPTION

NAME SHEET:
UNIT 4 - SECOND FLOOR ELECTRICAL PLAN

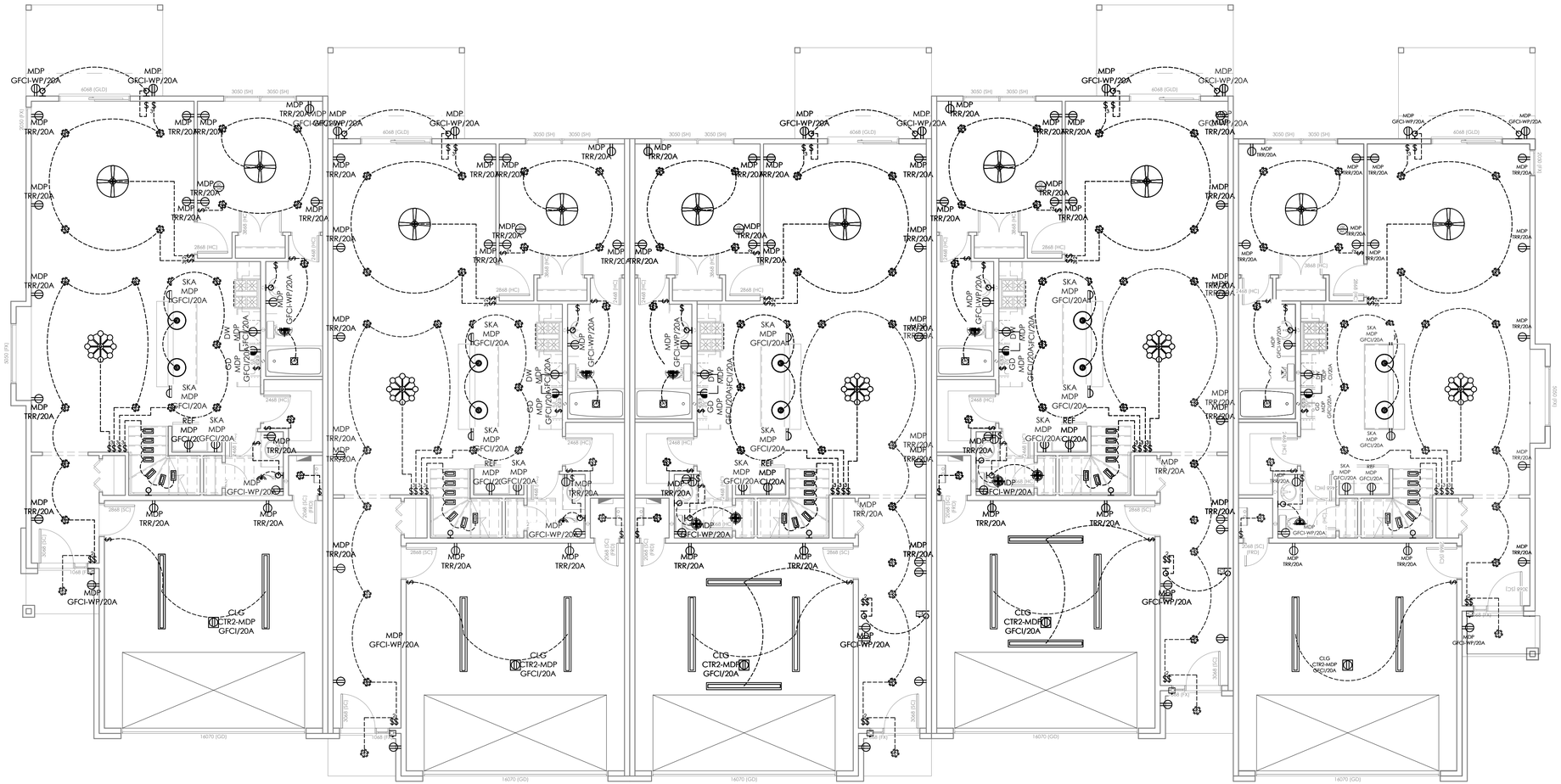
PROPERTY ADDRESS:
THREE OAKS OF CRYSTAL LAKE

PROJECT
JADE ESTATES OF OSWEGO

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

SHEET: E1.02

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1 E1.03 UNIT 5 - FIRST FLOOR ELECTRICAL PLAN
SCALE: 3/16" = 1'-0"

1-HR FIRE SEPARATION WALL PER IRC R302.2(1)
(2) SEPARATE 2x6 WOOD-FRAMED WALLS, ONE FOR EACH UNIT,
EACH SIDE SHEATHED WITH (1) LAYER OF 5/8" TYPE 'X' GYP BOARD ON INTERIOR FACE.
NO PENETRATIONS, DUCTS, OR STRUCTURAL CONNECTIONS BETWEEN UNITS.
WALLS SHALL BE STRUCTURALLY INDEPENDENT AND EXTEND
CONTINUOUSLY FROM FOUNDATION TO UNDERSIDE OF ROOF SHEATHING.
MIN. 1" AIR GAP OR INSULATION SPACE BETWEEN STUD FRAMING.

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)
CTR2	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
	DOORBELL		

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:
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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.

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PROJADES

CLIENT ADDRESS:
18 EXECUTIVE CT SOUTH
BARRINGTON IL 60010

REVISION

No	DATE	DESCRIPTION

NAME SHEET:
UNIT 5 - FIRST FLOOR ELECTRICAL PLAN

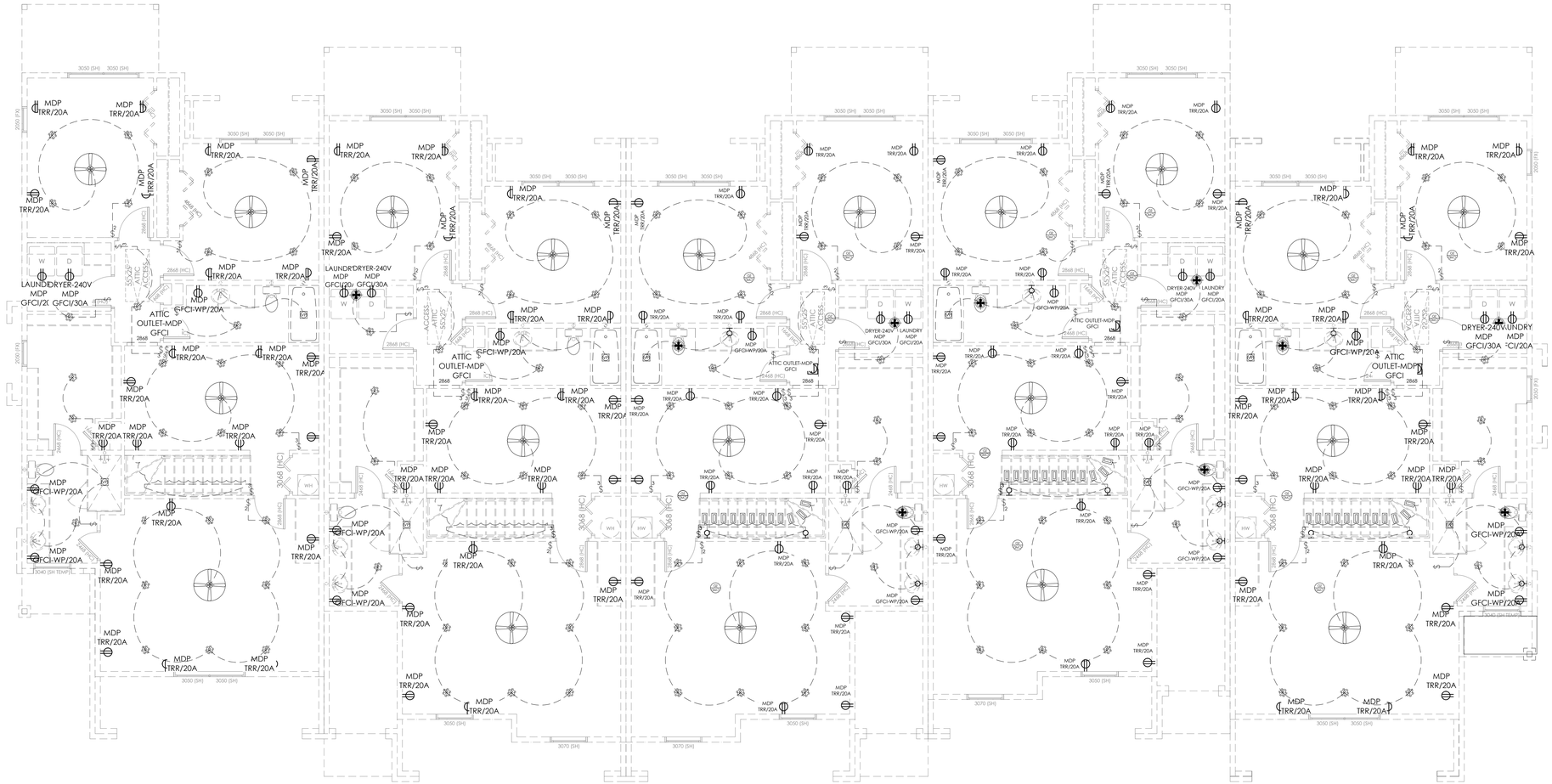
PROPERTY ADDRESS:
THREE OAKS OF CRYSTAL LAKE

PROJECT
JADE ESTATES OF OSWEGO

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

SHEET: E1.03

THESE PLANS ARE INDENTED TO PROVIDE BASIC CONSTRUCTION INFORMATION NECESSARY TO SUBSTANTIALLY BUILD THIS BUILDING PROJECT. IF THIS SHEET THE LICENSED STAMP IS NOT PROVIDED, THESE PLANS MUST BE VERIFIED AND CHECKED BY THE BUILDER. BUILDER SHOULD OBTAIN COMPLETE ENGINEERING SERVICES, HVAC, AND STRUCTURAL BEFORE BEGINNING CONSTRUCTION OF ANY KIND



1 UNIT 5 - SECOND FLOOR ELECTRICAL PLAN
E1.04 SCALE: 3/16" = 1'-0"

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		VAPOR PROTECTED LIGHT
	DOORBELL		

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

NOTE:
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GENERAL NOTE:
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STAMP:

CLIENT:
PROJADES

CLIENT ADDRESS:
18 EXECUTIVE CT SOUTH
BARRINGTON IL 60010

REVISION

No	DATE	DESCRIPTION

NAME SHEET:
UNIT 5 - SECOND FLOOR ELECTRICAL PLAN

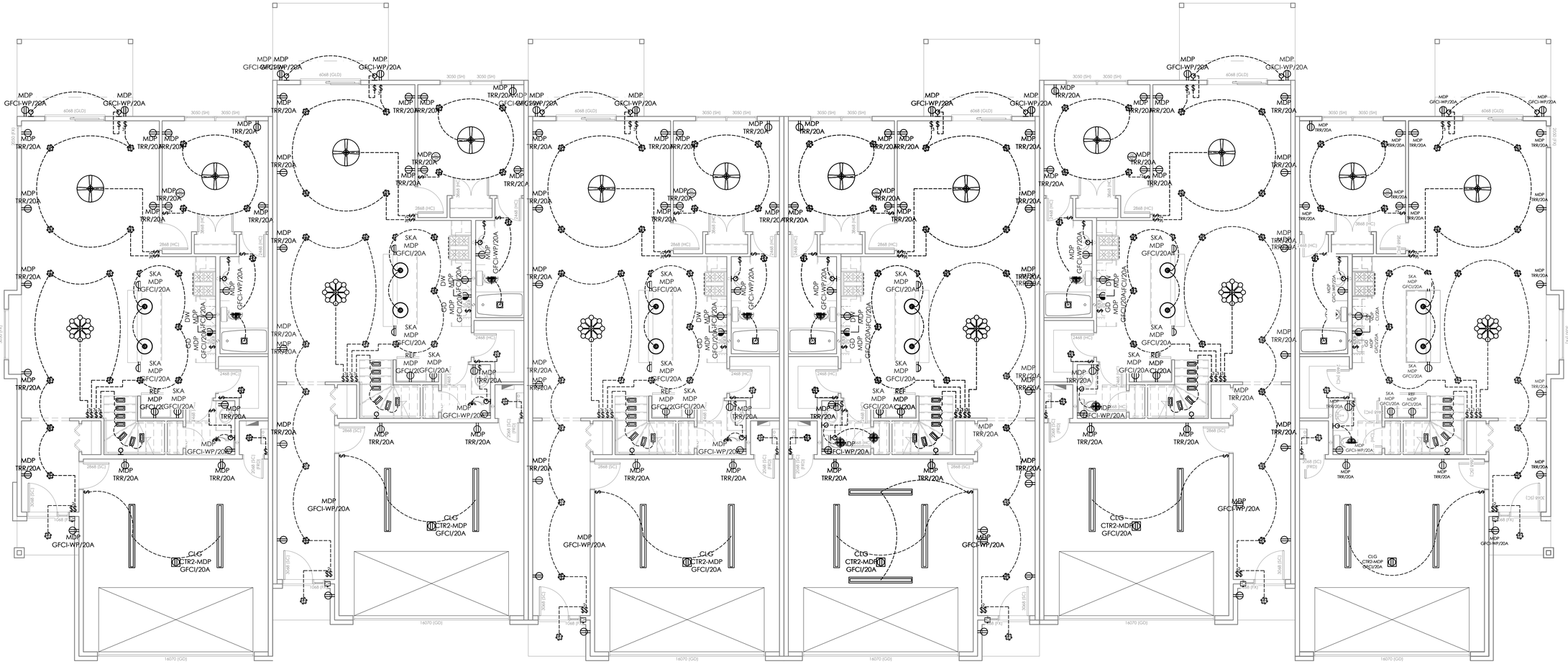
PROPERTY ADDRESS:
THREE OAKS OF CRYSTAL LAKE

PROJECT
JADE ESTATES OF OSWEGO

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

SHEET: E1.04

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1 E1.05

UNIT 6 -
FIRST FLOOR ELECTRICAL PLAN
SCALE: 3/16" = 1'-0"

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)
CTR	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		VAPOR PROTECTED LIGHT
	DOORBELL		

NOTE:
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NOTE:
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NOTE:
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(2) SEPARATE 2x4 WOOD-FRAMED WALLS, ONE FOR EACH UNIT.
EACH SIDE SHEATHED WITH (1) LAYER OF 5/8" TYPE 'X' GYP BOARD ON INTERIOR FACE.
NO PENETRATIONS, DUCTS, OR STRUCTURAL CONNECTIONS BETWEEN UNITS.
WALLS SHALL BE STRUCTURALLY INDEPENDENT AND EXTEND CONTINUOUSLY FROM FOUNDATION TO UNDERSIDE OF ROOF SHEATHING.
MIN. 1" AIR GAP OR INSULATION SPACE BETWEEN STUD FRAMING.

STAMP:

CLIENT:
PROJADES

CLIENT ADDRESS:
18 EXECUTIVE CT SOUTH
BARRINGTON IL 60010

REVISION

No	DATE	DESCRIPTION

NAME SHEET:
UNIT 6 - FIRST FLOOR ELECTRICAL PLAN

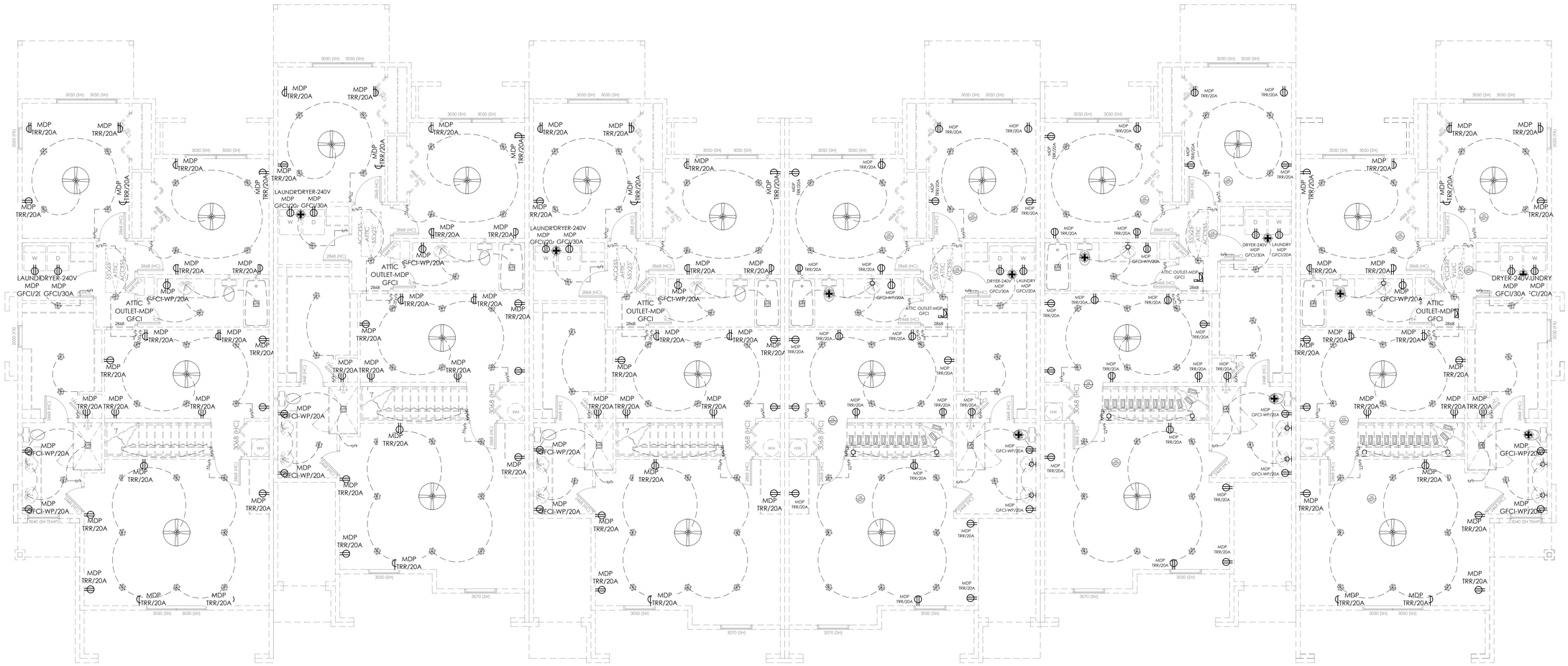
PROPERTY ADDRESS:
THREE OAKS OF CRYSTAL LAKE

PROJECT
JADE ESTATES OF OSWEGO

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

SHEET: E1.05

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1 E1.06 UNIT 6 - SECOND FLOOR ELECTRICAL PLAN
SCALE: 3/16" = 1'-0"

1-HR FIRE SEPARATION WALL PER IRC R302.2(1)
(2) SEPARATE 2x6 WOOD FRAMED WALLS, ONE FOR EACH UNIT.
EACH SIDE SHEATHED WITH (1) LAYER OF 5/8" TYPE 'X' GYP BOARD ON INTERIOR FACE.
NO PENETRATIONS, DUCTS, OR STRUCTURAL CONNECTIONS BETWEEN UNITS.
WALLS SHALL BE STRUCTURALLY INDEPENDENT AND EXTEND CONTINUOUSLY FROM FOUNDATION TO UNDERSIDE OF ROOF SHEATHING.
MIN. 1" AIR GAP OR INSULATION SPACE BETWEEN STUD FRAMING.

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
	DOORBELL		

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.

STAMP:

CLIENT:
PROJADES

CLIENT ADDRESS:
18 EXECUTIVE CT SOUTH
BARRINGTON IL 60010

REVISION

No	DATE	DESCRIPTION

NAME SHEET:
UNIT 6 - SECOND FLOOR ELECTRICAL PLAN

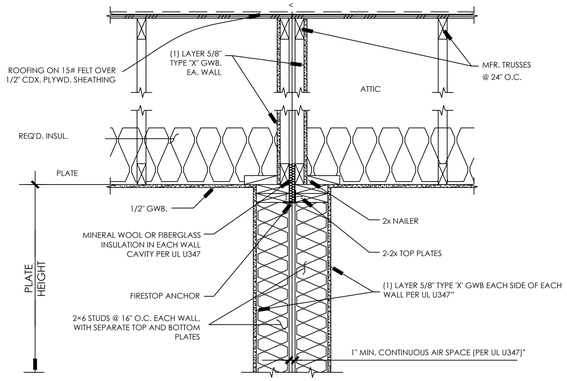
PROPERTY ADDRESS:
THREE OAKS OF CRYSTAL LAKE

PROJECT
JADE ESTATES OF OSWEGO

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

SHEET: E1.06

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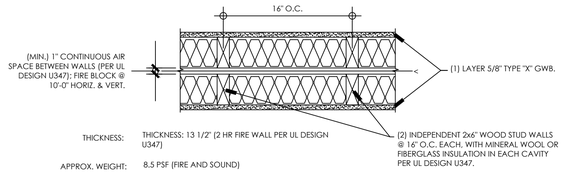
1 D1.00 TYPICAL DWELLING UNIT SEPARATION ASSEMBLY (2 HR RATED FIRE PARTITION - UL DESIGN No. U347)
SCALE: NTS

FIRE DESIGN:

EACH WALL CONSISTS OF (2) INDEPENDENT 2X6 WOOD STUD WALLS @ 16" O.C. ON SEPARATE TOP AND BOTTOM PLATES WITH 1" CONTINUOUS AIR SPACE BETWEEN WALLS. EACH WALL SHEATHED BOTH SIDES WITH (1) LAYER 5/8" TYPE "X" GYPSUM BOARD FASTENED WITH 2" TYPE W SCREWS @ 7" O.C. STAGGER JOINTS 16" ON OPPOSITE SIDES. PROVIDE MINERAL WOOL INSULATION IN EACH WALL CAVITY.

SOUND DESIGN:
SOUND TESTED AS CONSTRUCTED FOR FIRE.

(FIRE-RATED SEPARATION WALL)



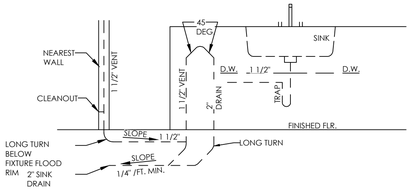
THICKNESS: THICKNESS: 13 1/2" (2 HR FIRE WALL PER UL DESIGN U347)

APPROX. WEIGHT: 8.5 PSF (FIRE AND SOUND)

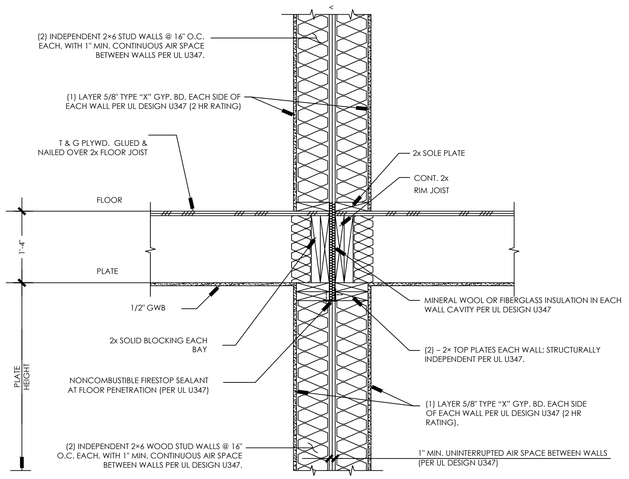
FIRE TEST: UL DESIGN No. U347 (WOOD STUDS, 2 HR RATING)

SOUND TEST: NOAL 17-0837, 8-25-17

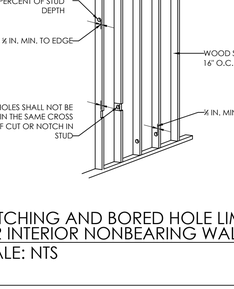
4 D1.00 2 HR FIRE WALL ASSEMBLY - UL DESIGN No. U347 (WOOD STUDS)
SCALE: NTS



7 D1.00 KITCHEN ISLAND VENTING DETAIL
SCALE: NTS



2 D1.00 TYPICAL FIRE WALL ASSEMBLY @ FLOOR LINE - UL DESIGN No. U347 (2 HR RATING)
SCALE: NTS

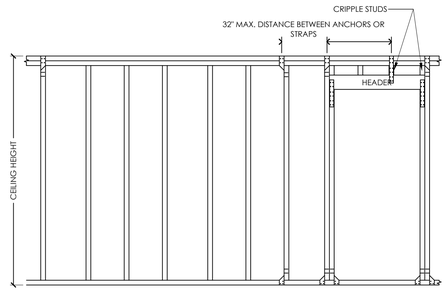


5 D1.00 STAIR DETAIL
SCALE: NTS

8 D1.00 BATH TUB INSULATION
SCALE: NTS

3 D1.00 2 HR FIRE WALL ASSEMBLY @ FOOTING UL DESIGN No. U347
SCALE: NTS

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



9 D1.00 ANCHORAGE OF HEADERS
SCALE: NTS

STAMP:

CLIENT:
PROJADES

CLIENT ADDRESS:
18 EXECUTIVE CT SOUTH
BARRINGTON IL 60010

REVISION

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NAME SHEET:
DETAILS

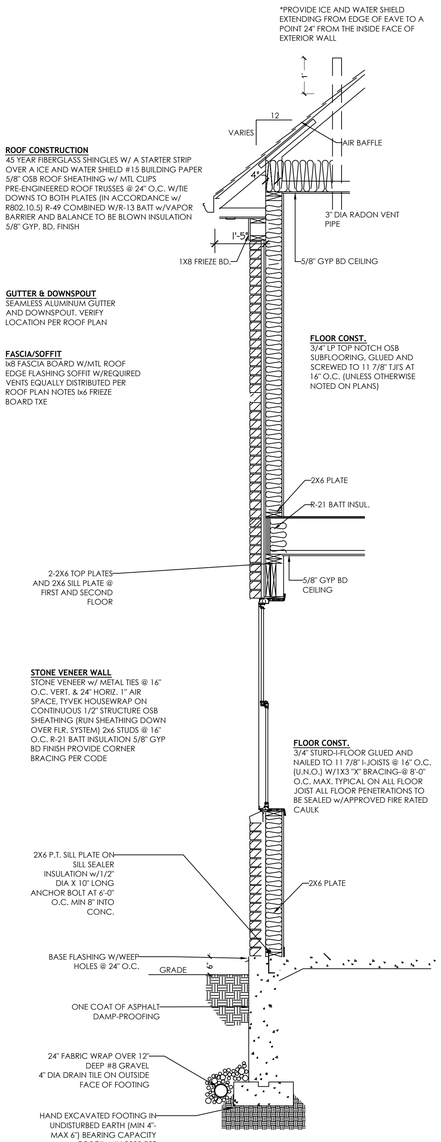
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SHEET: D1.00

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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

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

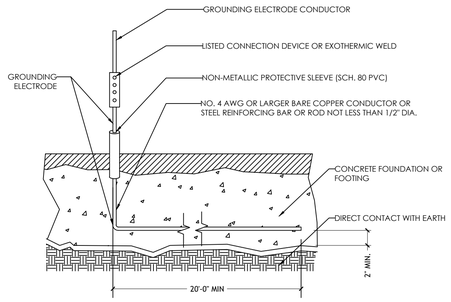
FASCIA/SOFFIT
1x8 FASCIA BOARD W/MTL ROOF EDGE FLASHING SOFFIT W/REQUIRED VENTS EQUALLY DISTRIBUTED PER ROOF PLAN NOTES 1x6 FRIEZE BOARD TXE

FLOOR CONST.
3/4" LP TOP NOTCH OSB SUBFLOORING, GLUED AND SCREWED TO 11 7/8" TJI'S AT 16" O.C. (UNLESS OTHERWISE NOTED ON PLANS)

STONE VENEER WALL
STONE VENEER 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

FLOOR CONST.
3/4" STURD-I-FLOOR GLUED AND NAILED TO 11 7/8" I-JOISTS @ 16" O.C. (U.N.O.) W/1X3 "X" BRACING-@ 8'-0" O.C. MAX. TYPICAL ON ALL FLOOR JOIST ALL FLOOR PENETRATIONS TO BE SEALED w/APPROVED FIRE RATED CAULK

1 D1.01 FRAME WALL W/2 STORY BRICK VENEER W/O BSMT
SCALE: NTS



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

2 D1.01 CONCRETE ENCASED GROUND ELECTRODE DETAIL
SCALE: NTS

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".

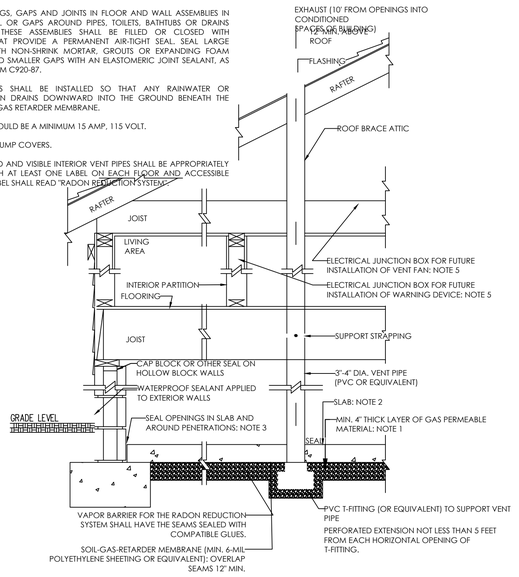
3. ALL OPENINGS, GAPS AND JOINTS IN FLOOR AND WALL ASSEMBLIES IN CONTACT SOIL OR GAPS AROUND PIPES, TOILETS, BATHTUBS OR DRAINS PENETRATING THESE ASSEMBLIES SHALL BE FILLED OR CLOSED WITH MATERIALS THAT PROVIDE A PERMANENT AIR-TIGHT SEAL. SEAL LARGE OPENINGS WITH NON-SHRINK MORTAR, GROUTS OR EXPANDING 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.

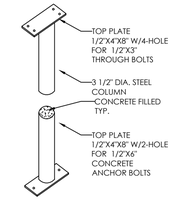
5. CIRCUITS SHOULD BE A MINIMUM 15 AMP, 115 VOLT.

6. SEAL SUMP PUMP COVERS.

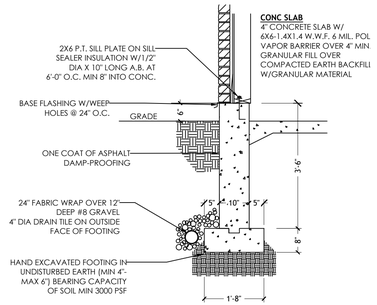
7. ALL EXPOSED AND VISIBLE INTERIOR VENT PIPES SHALL BE APPROPRIATELY IDENTIFIED WITH AT LEAST ONE LABEL ON EACH FLOOR AND ACCESSIBLE ATTICS. THE LABEL SHALL READ "RADON REDUCTION SYSTEM"



3 D1.01 PASSIVE SUB-SLAB DEPRESSURIZATION RANDON CONTROL SYSTEM FOR NEW CONSTRUCTION
SCALE: NTS



4 D1.01 POST DETAIL
SCALE: NTS



5 D1.01 TYP. EXT. FRAME WALL @ GARAGE
SCALE: NTS

STAMP:

CLIENT:
PROJADES

CLIENT ADDRESS:
18 EXECUTIVE CT SOUTH
BARRINGTON IL 60010

REVISION

No	DATE	DESCRIPTION

NAME SHEET:
DETAILS

PROPERTY ADDRESS:
THREE OAKS OF CRYSTAL LAKE

PROJECT
JADE ESTATES OF OSWEGO

SCALE: NTS

SHEET: D1.01

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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 (4" LOWER 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 SOLL 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 PSI.

> 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 PROTECTION 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 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 É-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 2018 INTERNATIONAL RESIDENTIAL CODE OR CURRENT CODES.

8 DOORS AND WINDOWS

> 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.
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> 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 TJI'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 TRANSFORMERS (HONEYWELL).
› SYSTEM SHALL BE DESIGNED TO MAINTAIN 120EGREES 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.

15B 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.
>

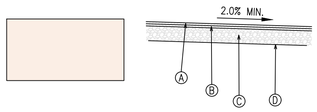
NOT FOR CONSTRUCTION

PRELIMINARY SITE IMPROVEMENT PLANS

FOR

JADE ESTATES OF CRYSTAL LAKE

CRYSTAL LAKE, ILLINOIS



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

GENERAL NOTES

1. ALL CONSTRUCTION SHALL CONFORM TO APPLICABLE SECTIONS OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN ILLINOIS AND STANDARD SPECIFICATIONS FOR SEWER AND WATER MAIN CONSTRUCTION IN ILLINOIS AND THE SUBDIVISION ORDINANCES FOR THE CITY OF CRYSTAL LAKE.
2. ALL SANITARY SEWERS SHALL BE PVC PIPE, TYPICALLY ASTM D-3034, SDR 26, 8" DIAMETER, UNLESS NOTED OTHERWISE.
3. ALL STORM SEWERS SHALL BE REINFORCED CONCRETE PIPE ASTM C-76, SIZES TO BE DETERMINED AT TIME OF FINAL ENGINEERING.
4. ALL WATER MAIN TO BE DUCTILE IRON PIPE, CLASS 52. SIZE TO BE 8" DIAMETER UNLESS NOTED OTHERWISE. DEPTH 5'-6" FROM FINISHED SURFACE ELEVATION. SERVICE LINE SHALL BE PER MEP REQUIREMENTS.
5. A MINIMUM HORIZONTAL DISTANCE OF TEN FEET SHALL BE MAINTAINED BETWEEN ALL WATER MAINS AND STORM/SANITARY SEWERS & STRUCTURES.
6. LOCATIONS OF EXISTING UTILITIES ARE APPROXIMATE AND ARE TO BE VERIFIED PRIOR TO FINAL ENGINEERING AND SHOULD BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION.
7. PROPOSED ELEVATIONS AND GRADING, PROPOSED UTILITY SIZES AND LOCATIONS, AS WELL AS PROPOSED SECTIONS AND DETAILS SHOWN HEREIN ARE SCHEMATIC AND PRELIMINARY IN NATURE AND ARE SUBJECT TO REVISION AT THE TIME OF FINAL ENGINEERING.
8. APPROPRIATE EASEMENTS FOR ALL UTILITIES WILL BE PROVIDED AT THE TIME OF FINAL ENGINEERING AND SHALL BE REFLECTED ON THE PLAT.
9. UTILITY EASEMENTS FOR SEWERS AND WATER MAIN OUTSIDE OF PUBLIC R.O.W. ARE TO BE PROVIDED AS WELL AS STORM WATER MANAGEMENT EASEMENTS FOR STORM WATER MANAGEMENT FACILITIES.
10. ALL SIDEWALKS ARE TO BE CONCRETE AND HAVE RAMPS AT INTERSECTIONS WITH CURBS TO MEET THE MOST RESTRICTIVE ADA CODE REQUIREMENTS.
11. ALL STORM STRUCTURES ARE OPEN BOTTOM CATCH BASINS WITH SNOUT PROVIDED IN LAST STRUCTURE BEFORE DISCHARGE TO DETENTION BASIN.
12. DRIVEWAY SLOPES WILL BE PROVIDED DURING FINAL ENGINEERING. DRIVEWAY SLOPE SHALL BE 8% MAXIMUM. APRON SHALL NOT EXCEED 6%.
13. PUBLIC SANITARY MANHOLES SHALL HAVE CITY OF CRYSTAL LAKE SANITARY MARKED ON COVER. PRIVATE STRUCTURES SHALL NOT BE MARKED AS CITY OF CRYSTAL LAKE.
14. DEVELOPER/CONTRACTOR IS REQUIRED TO FIELD VERIFY UTILITY LOCATIONS.

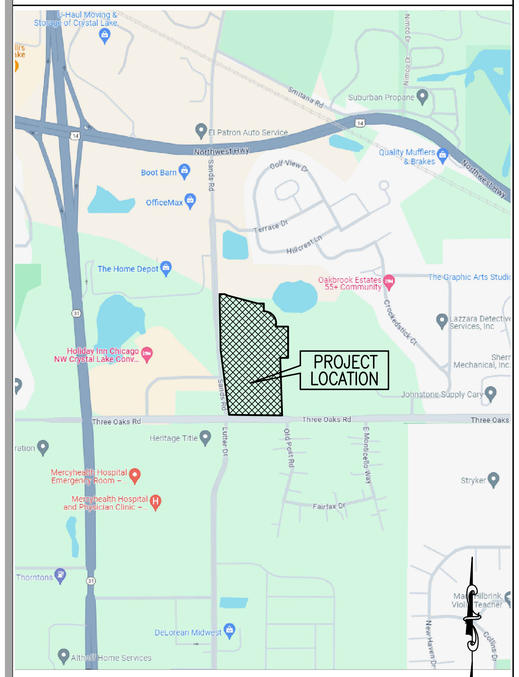
LEGEND

PROPOSED	DESCRIPTION	EXISTING
	STORM SEWER	
8W	WATER MAIN WITH SIZE	W
	SANITARY SEWER	
	RIGHT-OF-WAY	
42	CONTOUR	701
+43.2	SPOT GRADE	+701.30
	SANITARY MANHOLE	
	STORM MANHOLE	
	STORM INLET	
	STORM CATCH BASIN	
	FIRE HYDRANT	
	BUFFALO BOX	
	GATE VALVE W/VAULT	
	STREET LIGHT	
	STREET LIGHT W/MAST	
	OVERFLOW DIRECTION	
	CURB	
	SILT FENCE	
	ROAD SIGN	
E	ELECTRIC	E
G	GAS	G
	UTILITY POLE	
	DEPRESSED CURB FOR RAMP/DRIVEWAY	
TF	TOP OF FOUNDATION	
TD	TOP OF CURB, DEPRESSED	
TW, BW	TOP WALL, BOTTOM OF WALL	
R=	RIM FOR STRUCTURES	
R	RISER FOR SANITARY SERVICE	
HWL/NWL	HIGH/NORMAL WATER LEVEL	
CO	CLEAN OUT	
FDC	FIRE DEPARTMENT CONNECTION	

DEVELOPER

PROJADES
18 EXECUTIVE DRIVE, SUITE 2
SOUTH BARRINGTON, IL 60010

LOCATION MAP



INDEX

SHEET #	SHEET I.D.	SHEET DESCRIPTION
1	C1	COVER SHEET
2	L1	PROPOSED SITE PLAN
3	G1	GRADING AND DRAINAGE PLAN
4	U1	SANITARY AND WATER MAIN PLAN
5	PP1	PROFILES – STREETS A, B AND C

REVISIONS

ORIGINAL PLAN DATE: JANUARY 22, 2024

#	SHEET #	REMARKS	DATE
1	ALL	REVISED PER CITY	09/16/24
2	ALL	REVISED PER CITY	04/30/25
3	ALL	REVISED PER CITY	12/29/25
4	ALL	REVISED PER CITY	02/24/26
5	ALL	REVISED PER CITY	04/15/26
6	ALL	REVISED PER CITY	04/26/26

ENGINEER
WILLIAM J ZALESKI, P.E.
BILLZ@ACENG.US

04/26/2026
DATE

ILLINOIS REGISTRATION NO.: 062-046121
EXPIRATION DATE: 11/30/2027

PROFESSIONAL DESIGN FIRM NO.: 184-007386
EXPIRATION DATE: 4/30/2027

THESE PLANS OR ANY PART THEREOF SHALL BE CONSIDERED VOID WITHOUT THE SIGNATURE , SEAL, AND EXPIRATION DATE OF SEAL OF THE ENGINEER

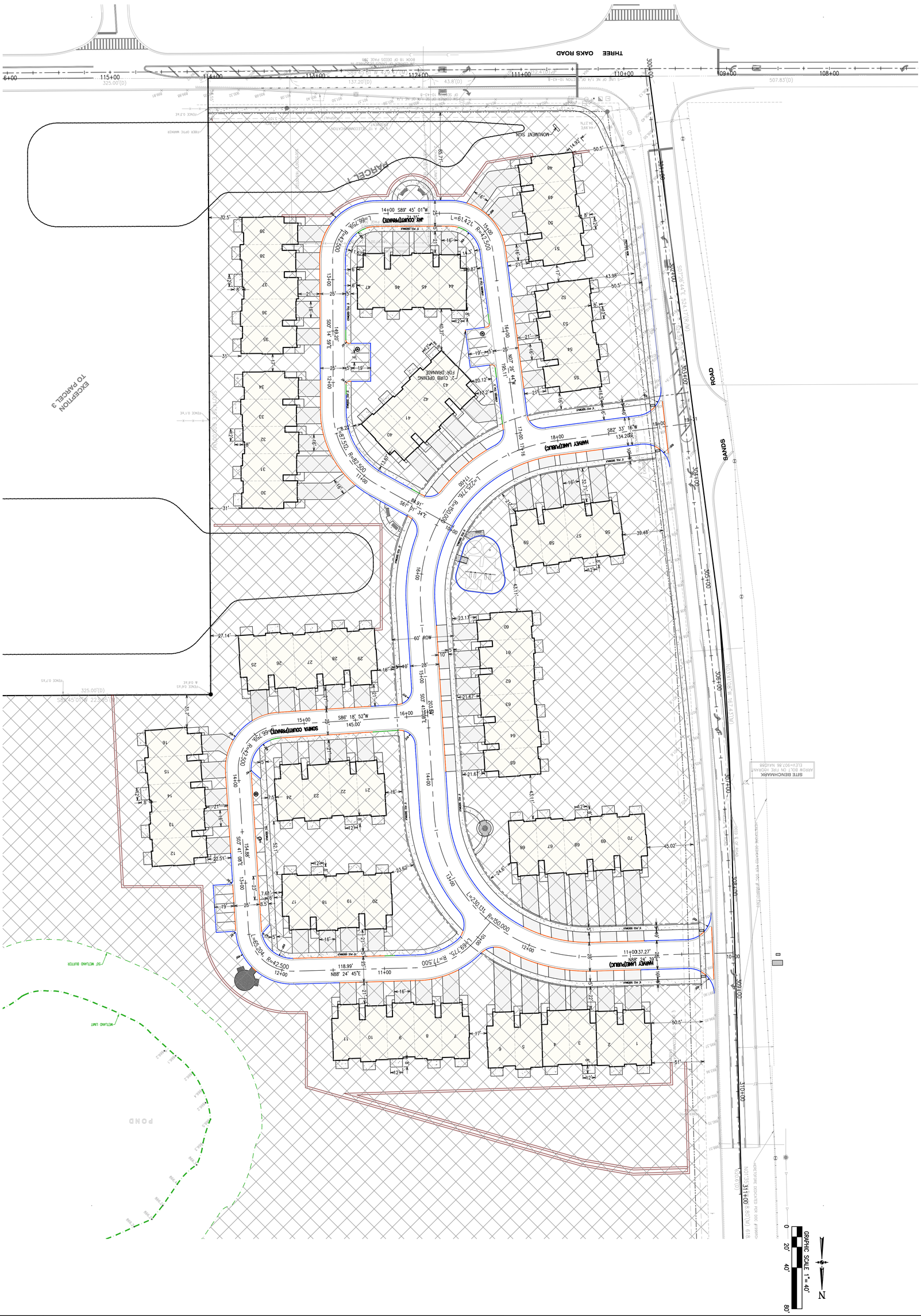
WILLIAM J. ZALESKI
062-46121
REGISTERED
PROFESSIONAL
ENGINEER OF ILLINOIS

ACE

23-043
JADE OF C.L.
APR 26, 2026

ADVANTAGE CONSULTING ENGINEERS
1770 RANDALL ROAD - SUITE A, #260 - GENEVA, ILLINOIS 60134-4602
630-520-2227
www.aceng.us

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PROJADES
18 EXECUTIVE CT SUITE 2
SOUTH BARRINGTON, IL 60010

PRELIMINARY SITE PLAN

JADE ESTATES OF CRYSTAL LAKE
CRYSTAL LAKE, IL

ADVANTAGE
CONSULTING ENGINEERS
1770 RANDALL ROAD- SUITE A #260- GENEVA, ILLINOIS 60134
630-520-2467 www.aceng.us

NO.	DATE	REMARKS
6.	04/26/2026	REVISED PER CITY

JOB: 23-043
JANUARY 22, 2024

SHEET:
L1
2 OF 7

DETENTION POND- NORTH

ELEV.	AREA S.F.	DEPTH (H) FT.	V=H/3(A1+A2+Sqrt (A1*A2)), AC FT	CUMM VOL. AC FT	RELEASE RATE (CFS)	
					SITE ONLY	W/OFFSITE
880.00	6,212					
881.00	7,273	1.00	0.15	0.15	0.11	0.13
882.00	8,417	1.00	0.18	0.33	0.16	0.18
883.00	9,643	1.00	0.21	0.54	0.20	0.22
884.00	10,951	1.00	0.24	0.78	0.43	0.45
885.00	12,342	1.00	0.27	1.05	0.55	0.57
886.00	13,815	1.00	0.30	1.35	0.64	0.66
887.00	15,373	1.00	0.33	1.68	0.72	0.75
887.72	15,252	0.72	0.25	1.93	0.78	0.80
888.00	15,413	0.28	0.10	2.03	0.80	0.82

DETENTION POND- SOUTH COMBINED WITH OAKBROOK ESTATES

ELEV.	AREA S.F.	DEPTH (H) FT.	V=H/3(A1+A2+Sqrt (A1*A2)), AC FT	CUMM VOL. AC FT	RELEASE RATE (CFS)	
					SITE ONLY	W/OFFSITE
890.50	23,696					
891.00	25,075	0.50	0.28	0.28	0.31	
892.00	36,864	1.00	0.71	0.99	0.53	
892.40	40,614	0.40	0.36	1.34	0.59	
893.00	46,238	0.60	0.60	1.94	1.12	
894.00	55,183	1.00	1.16	3.10	1.64	
895.00	63,007	1.00	1.36	4.46	2.00	
895.69	68,587	0.69	1.04	5.50	2.22	
896.00	71,094	0.31	0.50	6.00		
897.00	79,552	1.00	1.73	7.73		
898.00	88,429	1.00	1.93	9.65		

SITE BENCHMARK
TOP NUT OF FIRE HYDRANT LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF SANDS ROAD AND THREE OAKS ROAD
ELEV=888.69 (NAVD 88)

GRAPHIC SCALE 1"= 40'
0 20' 40' 80'

STABILIZATION TYPE	JAN.	FEB.	MAR.	APR.	MAY	JUNE	JULY	AUG.	SEPT.	OCT.	NOV.	DEC.
PERMANENT SEEDING			A									
DORMANT SEEDING	B										B	
TEMPORARY SEEDING			C				D					
SODDING			E									
MULCHING	F											

A KENTUCKY BLUEGRASS 90 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 30 LBS/ACRE.
B KENTUCKY BLUEGRASS 135 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 45 LBS/ACRE + STRAW MULCH 2 TONS/ACRE
C SPRING OATS 100 LBS/ACRE
D WHEAT OR CEREAL RYE 150 LBS/ACRE.
E SOD
F STRAW MULCH 2 TONS/ACRE.

IRRIGATION NEEDED DURING JUNE AND JULY.
IRRIGATION NEEDED FOR 2 TO 3 WEEKS AFTER APPLYING SOD.
MOW LAWNS AS NECESSARY

EXCEPTIONS TO PARAGRAPH 3

SEEDING CHART

SEQUENCE OF CONSTRUCTION ACTIVITIES

1. INSTALL SILT FENCE
2. INSTALL STABILIZED CONSTRUCTION ENTRANCE
3. MASS GRADING
4. CONSTRUCTION OF POND OUTLET STRUCTURES
5. TEMPORARY EROSION CONTROL MEASURES
6. UNDERGROUND UTILITY INSTALLATION
7. INSTALL INLET PROTECTION
8. FOUNDATION EXCAVATION AND CONSTRUCTION / BUILDING CONSTRUCTION
9. SUBGRADE PREPARATION
10. CURB AND GUTTER AND ROADWAY CONSTRUCTION
11. SIDEWALK CONSTRUCTION WITHIN COMMON AREAS EXCLUDING BUILDING FRONTAGE.
12. FINE GRADING
13. FINAL SITE STABILIZATION AND LANDSCAPING
14. REMOVAL OF TEMPORARY EROSION CONTROL MEASURES
15. FINAL INSPECTION / PUNCHLIST ITEMS
16. FINAL SITE ACCEPTANCE

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PRELIMINARY GRADING & DRAINAGE PLAN

JADE ESTATES OF CRYSTAL LAKE
CRYSTAL LAKE, IL

PROJADES
18 EXECUTIVE CT SUITE 2
SOUTH BARRINGTON, IL 60010

JANUARY 22, 2024
JOB: 23-043

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STANDARD SOIL EROSION AND SEDIMENT CONTROL NOTES:

1. CONTROL MEASURES SHALL MEET THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE ILLINOIS URBAN MANUAL UNLESS STATED OTHERWISE. [AMENDED 11-17-2020 BY ORD. NO. 7671]

2. SOIL DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION. AREAS OF THE DEVELOPMENT SITE THAT ARE NOT TO BE DISTURBED SHALL BE PROTECTED FROM CONSTRUCTION TRAFFIC OR OTHER DISTURBANCE UNTIL FINAL STABILIZATION IS ACHIEVED.

3. SOIL STABILIZATION MEASURES SHALL CONSIDER THE TIME OF YEAR, DEVELOPMENT SITE CONDITIONS AND THE USE OF TEMPORARY OR PERMANENT MEASURES.

4. STABILIZATION BY SEEDING SHALL INCLUDE TOPSOIL PLACEMENT AND FERTILIZATION, AS NECESSARY.

5. NATIVE SEED MIXTURES SHALL INCLUDE RAPID-GROWING ANNUAL GRASSES OR SMALL GRAINS TO PROVIDE INITIAL, TEMPORARY SOIL STABILIZATION.

6. OFF-SITE PROPERTY SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION. VELOCITY DISSIPATION DEVICES SHALL BE PLACED AT CONCENTRATED DISCHARGE LOCATIONS AND ALONG THE LENGTH OF ANY OUTFALL CHANNEL, AS NECESSARY TO PREVENT EROSION.

7. SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE DISTURBANCE OF TRIBUTARY AREAS.

8. STABILIZATION OF DISTURBED AREAS SHALL BE INITIATED IMMEDIATELY WHENEVER ANY CLEARING, GRADING, EXCAVATING OR OTHER EARTH-DISTURBING ACTIVITIES HAVE PERMANENTLY CEASED ON ANY PORTION OF THE DEVELOPMENT SITE, OR TEMPORARILY CEASED ON ANY PORTION OF THE DEVELOPMENT SITE AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS. STABILIZATION OF DISTURBED AREAS SHALL BE INITIATED WITHIN ONE WORKING DAY OF PERMANENT OR TEMPORARY CESSATION OF EARTH-DISTURBING ACTIVITIES AND SHALL BE COMPLETED AS SOON AS POSSIBLE, BUT NOT LATER THAN 14 CALENDAR DAYS FROM THE INITIATION 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; AND

   b. IN AREAS WHERE CONSTRUCTION ACTIVITY HAS TEMPORARILY CEASED AND WILL RESUME AFTER 14 DAYS, A TEMPORARY STABILIZATION METHOD MAY BE USED.

9. DISTURBANCE OF STEEP SLOPES SHALL BE MINIMIZED. AREAS OR EMBANKMENTS HAVING SLOPES STEEPER THAN 3:1 SHALL BE STABILIZED WITH STAKED-IN-PLACE SOD, EROSION CONTROL BLANKETS IN COMBINATION WITH SEEDING, OR AN EQUIVALENT CONTROL MEASURE.

10. PERIMETER CONTROL MEASURES SHALL BE PROVIDED DOWNSLOPE AND PERPENDICULAR TO THE FLOW OF RUNOFF FROM DISTURBED AREAS, WHERE THE TRIBUTARY AREA IS GREATER THAN 5,000 SQUARE FEET, AND WHERE RUNOFF WILL FLOW IN A SHEET FLOW MANNER. PERIMETER EROSION CONTROL SHALL ALSO BE PROVIDED AT THE BASE OF SOIL STOCKPILES.

11. THE STORMWATER MANAGEMENT SYSTEM SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION DOWNSLOPE FROM DISTURBED AREAS. INLET PROTECTION THAT REDUCES SEDIMENT LOADING, WHILE ALLOWING RUNOFF TO ENTER THE INLET, SHALL BE REQUIRED FOR ALL STORM SEWERS. CHECK DAMS, OR AN EQUIVALENT CONTROL MEASURE, SHALL BE REQUIRED FOR ALL CHANNELS. FILTER FABRIC INLET PROTECTION AND STRAW BALE DITCH CHECKS ARE NOT ACCEPTABLE CONTROL MEASURES.

12. IF DEWATERING SERVICES ARE USED, DISCHARGES SHALL BE ROUTED THROUGH AN EFFECTIVE SEDIMENT CONTROL MEASURE (E.G., SEDIMENT TRAP OR AN EQUIVALENT CONTROL MEASURE). THE ENFORCEMENT OFFICER SHALL BE NOTIFIED PRIOR TO THE COMMENCEMENT OF DEWATERING ACTIVITIES.

13. ALL TEMPORARY SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL STABILIZATION OF THE DEVELOPMENT SITE IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NECESSARY. TRAPPED SEDIMENT SHALL BE REMOVED AND DISTURBED AREAS SHALL BE PERMANENTLY STABILIZED.

14. STOCKPILED SOIL AND MATERIALS SHALL BE REMOVED FROM FLOOD HAZARD AREAS AT THE END OF EACH WORK DAY. SOIL AND MATERIALS STOCKPILED IN IWMC OR BUFFER AREAS SHALL BE PLACED ON TIMBER MATS, OR AN EQUIVALENT CONTROL MEASURE.

15. EFFECTIVE CONTROL MEASURES SHALL BE UTILIZED TO MINIMIZE THE DISCHARGE OF POLLUTANTS FROM THE DEVELOPMENT SITE. AT A MINIMUM, CONTROL MEASURES SHALL BE IMPLEMENTED IN ORDER TO:

   a. MINIMIZE THE DISCHARGE OF POLLUTANTS FROM EQUIPMENT AND VEHICLE WASHING, WHEEL WASH WATER, AND OTHER WASH WATER; AND

   b. MINIMIZE THE EXPOSURE OF BUILDING MATERIALS, BUILDING PRODUCTS, CONSTRUCTION WASTES, TRASH, LANDSCAPE MATERIALS, FERTILIZERS, PESTICIDES, HERBICIDES, DETERGENTS, VEHICLE FLUIDS, SANITARY WASTE, AND OTHER MATERIALS PRESENT ON THE DEVELOPMENT SITE TO PRECIPITATION AND TO STORMWATER.

16. ADEQUATE RECEPTACLES SHALL BE PROVIDED FOR THE DEPOSITING OF ALL CONSTRUCTION MATERIAL DEBRIS GENERATED DURING THE DEVELOPMENT PROCESS. THE APPLICANT SHALL NOT CAUSE OR PERMIT THE DUMPING, DEPOSITING, DROPPING, THROWING, DISCARDING OR LEAVING OF CONSTRUCTION MATERIAL DEBRIS UPON OR INTO ANY DEVELOPMENT SITE, CHANNEL, OR IWMC. THE DEVELOPMENT SITE SHALL BE MAINTAINED FREE OF CONSTRUCTION MATERIAL DEBRIS.

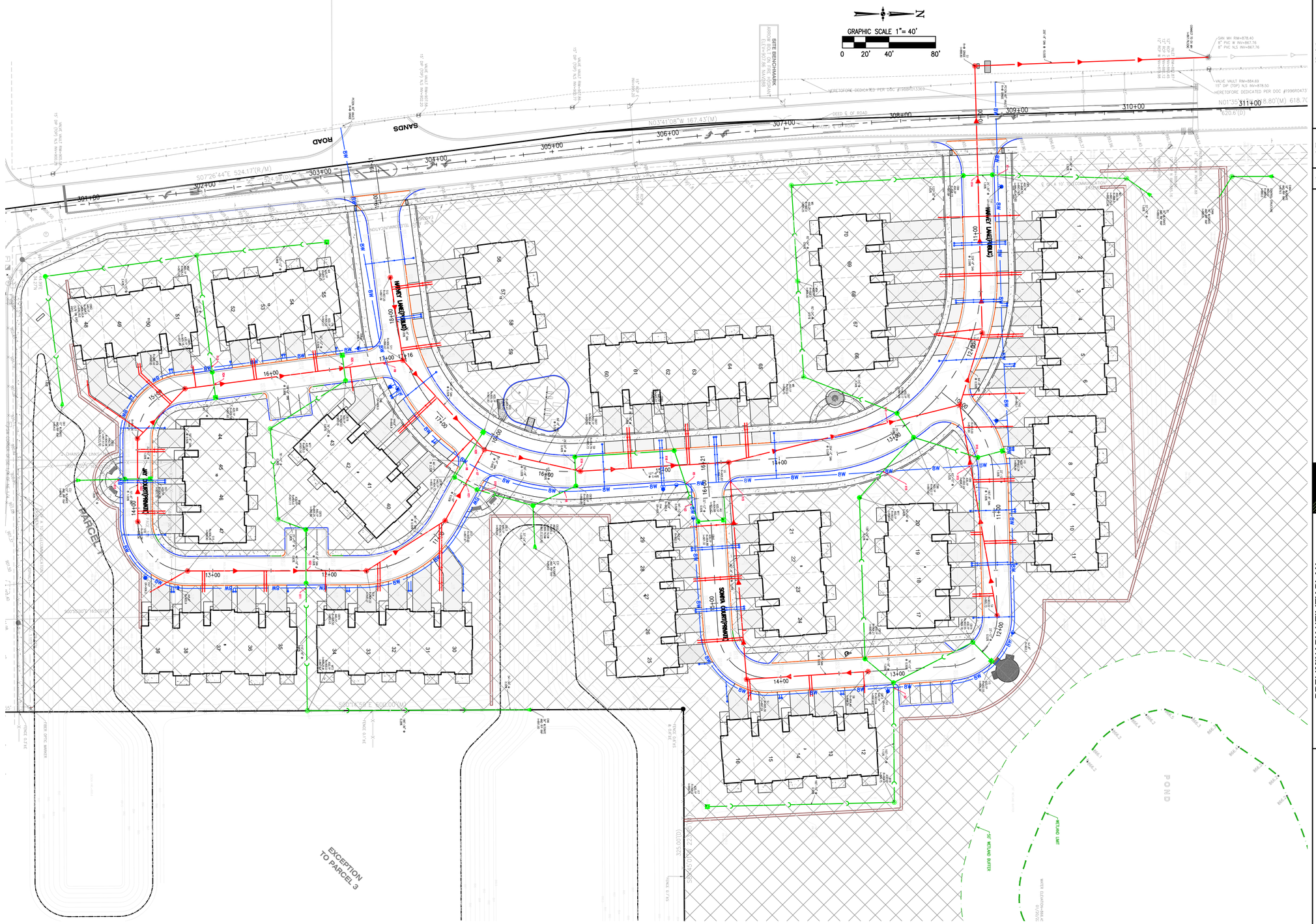
17. THE ENFORCEMENT OFFICER MAY REQUIRE ADDITIONAL OR ALTERNATE SOIL EROSION AND SEDIMENT CONTROL MEASURES, BASED ON DEVELOPMENT-SITE-SPECIFIC CONSIDERATIONS AND THE EFFECTIVENESS OF THE INSTALLED CONTROL MEASURES.

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.



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PRELIMINARY UTILITY PLAN
SANITARY & WATER MAIN PLAN

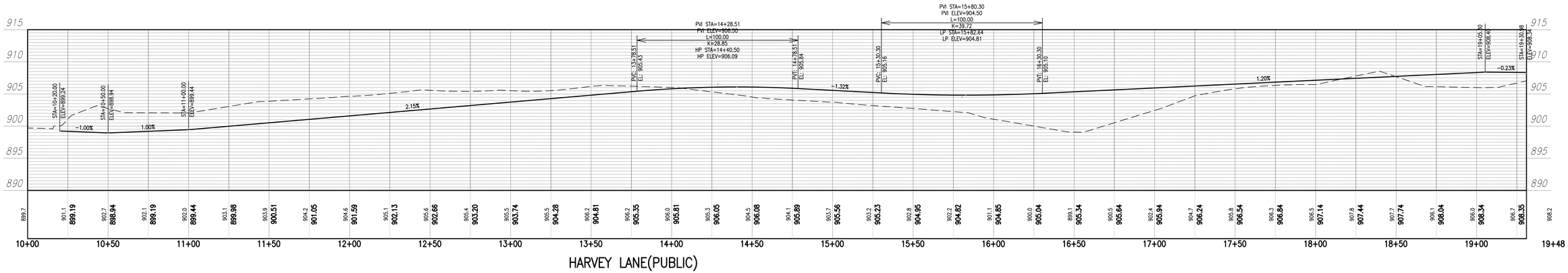
JADE ESTATES OF CRYSTAL LAKE
CRYSTAL LAKE, IL

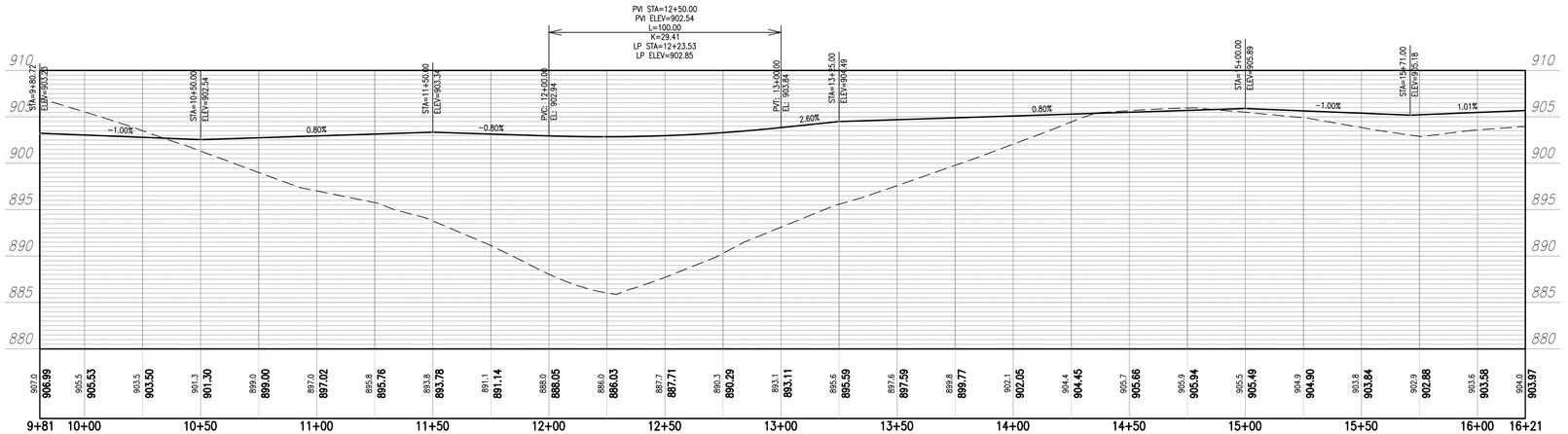
PROJADES
18 EXECUTIVE CT SUITE 2
SOUTH BARRINGTON, IL 60010

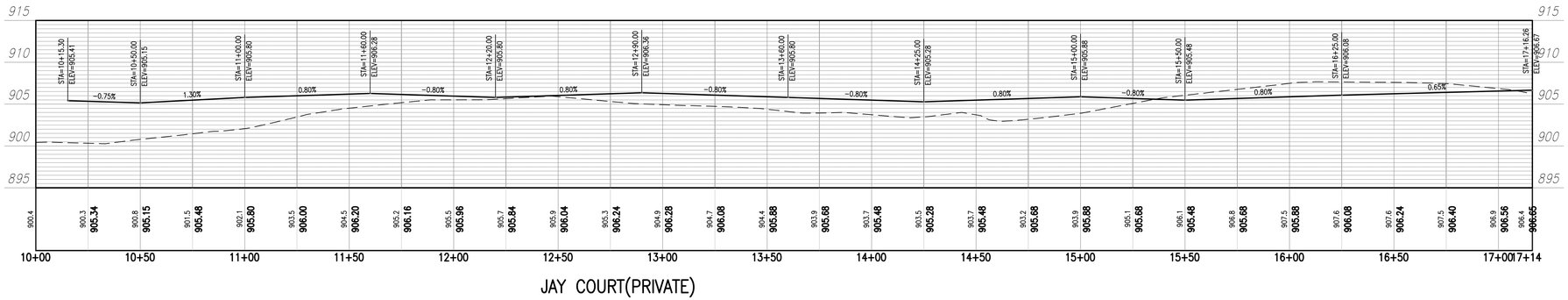
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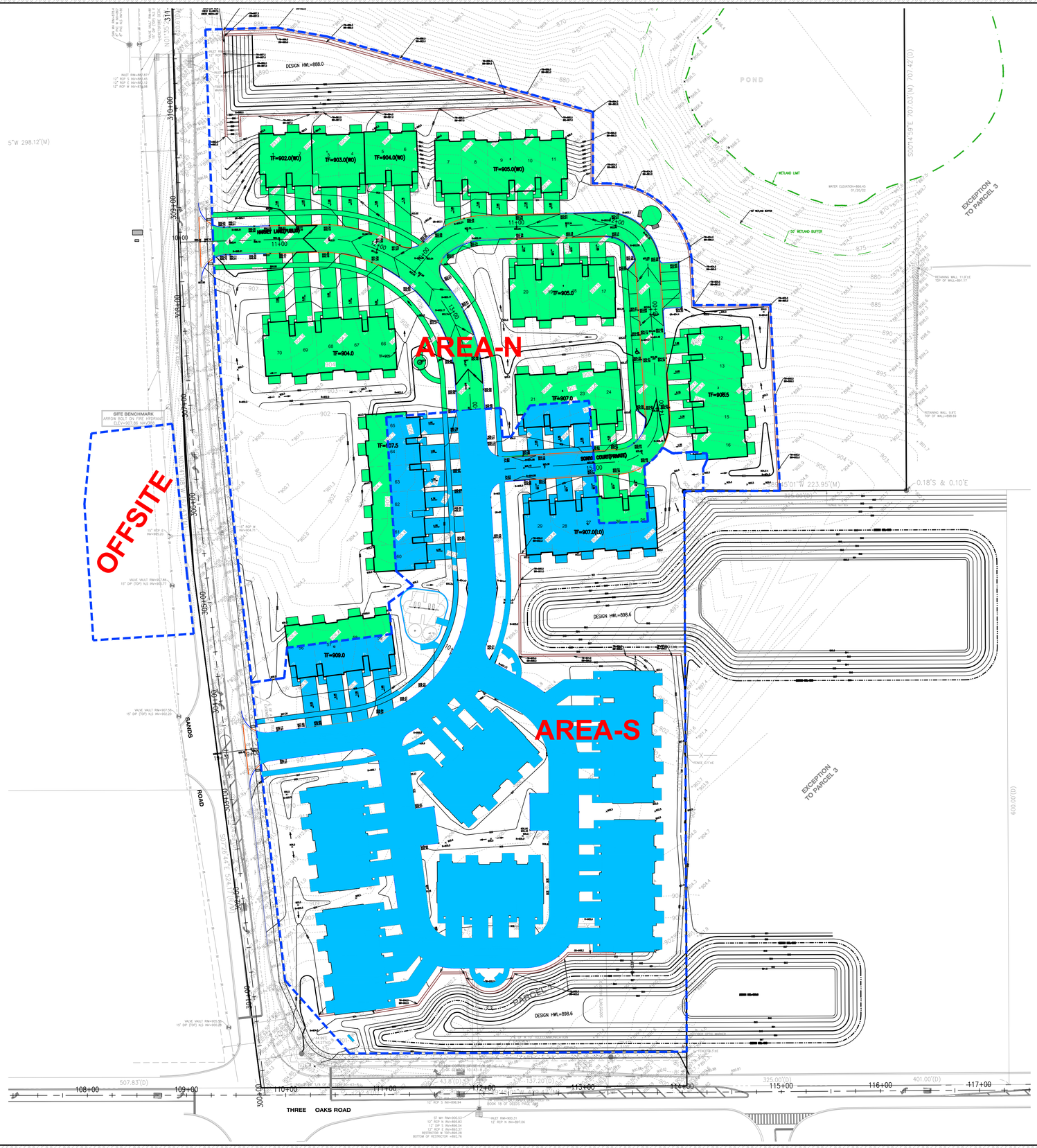
PROFILES - STREETS A, B & C
JADE ESTATES OF CRYSTAL LAKE
CRYSTAL LAKE, IL

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JANUARY 22, 2024
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GRAPHIC SCALE 1"= 50'

0 25' 50' 100'

DRAINAGE SUMMARY					
		NORTH	SOUTH	OAKBROOK EST	UNITS
PROPOSED PROJECT AREA	A	5.02	5.33	9.45	ACRES
UNRESTRICTED AREA	B	0.00	0.00		ACRES
TOTAL PROJECT AREA TRIB. TO DETENTION	C=A-B	5.02	14.78		ACRES
OFFSITE AREA TRIB. TO DETENTION	D	0.46	0.00		ACRES
TOTAL AREA TRIB. TO DETENTION	H=C+D	5.48	14.78		ACRES
DETENTION VOLUME					
DETENTION VOLUME REQUIRED FOR AREA C		1.93		5.50	AC FT
DETENTION VOLUME REQUIRED FOR AREA C + DEP. VOLUME 2 & 3		1.93		7.88	AC FT
DEPRESSION AREA 1 AND 4 ARE BELOW 0.75 AC FT, SO DO NOT QUALIFY FOR DEPRESSION					
TOTAL DETENTION VOLUME PROVIDED		2.03		9.65	AC FT
RELEASE RATE					
2 YR RELEASE RATE FOR AREA A		0.20		0.59	CFS
100 YR RELEASE RATE FOR AREA A		0.75		2.22	CFS
UNRESTRICTED FLOW FROM AREA B		-		-	CFS
NET ALLOWABLE RELEASE RATE FOR 100 YEAR		0.75		2.22	CFS
WEIR FLOW CAPACITY CALCULATIONS					
100 YEAR PEAK FLOW FROM AREA H		17.8		53.36	CFS
CREST WIDTH		20.00		20.00	FEET
DEPTH OF WEIR FLOW		0.50		1.00	FEET
WEIR CREST ELEVATION		887.50		898.00	
HWL OF DETENTION FOR DETENTION + WEIR FLOW		888.00		899.00	
TOP OF BERM		889.00		900.00	
FREE BOARD		1.00		1.00	FOOT
PEAK FLOW TO DOWNSTRAM					
EXISTING COND. 100 YEAR PEAK FLOW FOR AREA D	Q1	0.24		0	CFS
UNRESTRICTED FLOW FROM AREA B	Q2	0		0	CFS
100 YEAR RELEASE RATE FOR SITE + OFFSITE, AREA H	Q3	0.99		2.22	CFS
TOTAL 100 YEAR FLOW - PROP CONDITION -ALLOWED	Q3+Q2	0.99		2.22	CFS
TOTAL 100 YEAR FLOW - PROP CONDITION - ACTUAL		-		-	CFS

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PROPOSED
DRAINAGE AREA EXHIBIT

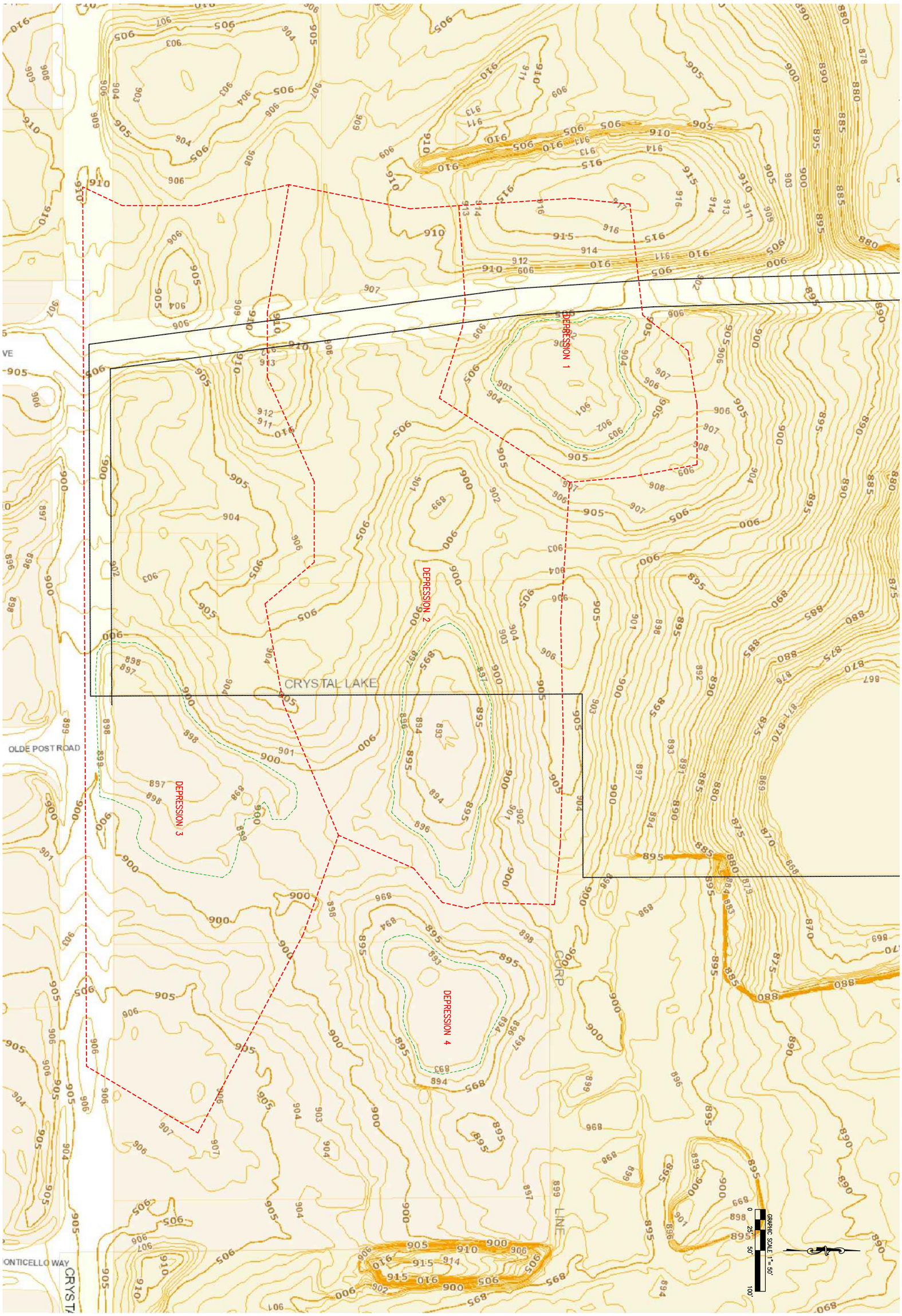
JADE ESTATES OF CRYSTAL LAKE
CRYSTAL LAKE, IL

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EXISTING DRAINAGE AREA EXHIBIT

JADE ESTATES OF CRYSTAL LAKE
CRYSTAL LAKE, IL

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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
FORESTVIEW OF CRYSTAL LAKE

Being a Subdivision of part of the Northeast Quarter of Section 10,
Township 43 North, Range 8 East of the Third Principal Meridian,
in McHenry County, Illinois

ZONED R-3B PUD
ALGONQUIN TOWNSHIP
CITY OF CRYSTAL LAKE, ILLINOIS


DETENTION POND EASEMENT PER DOC NO.97R0637526
15' SANITARY SEWER EASEMENT PER DOC. #2002R0057928 & #2003R0031603
UNSUBDIVIDED
DOCUMENT #2022R0000666 P.I.N. #19-10-200-046
S LINE N 1/2 NE 1/4 SECTION 10-43-8
12' PUBLIC UTILITY EASEMENT PER DOC. #2001R0044703
N89°39'21"E 743.58'(M)
45.01'(D/M)
33.0'
91°14'42"(M)
90°27'45"(D)
CONCRETE MONUMENT
5 CHAINS 34 LINKS=352.44'(D)
345.64'(D)
NW CORNER OF SE 1/4 OF NE 1/4 OF SECTION 10-43-8
N LINE SE 1/4 NE 1/4 SECTION 10-43-8
ROAD
SANDS
LOT 4 TWIN PONDS MARKETPLACE SUBDIVISION
DOCUMENT #2006R0054793
P.I.N. #19-10-201-006
HERETOFORE PREVIOUSLY DEDICATED PER DOC #1996R041374
N01°35'21"W 618.80'(M) 618.70'(R)
620.6'(D)
HEREBY PREVIOUSLY DEDICATED TO THE CITY OF CRYSTAL LAKE PER DOCUMENT #2003R0028394
N01°29'06"W 417.57'(M) 417.65'(D)
N01°35'44"W 340.52'(M) 342.90'(D)
OUTLOT "A"
COMMON AREA BLANKET INGRESS/EGRESS & PUBLIC UTILITY & DRAINAGE EASEMENT
EXCEPTION TO PARCEL 2
20 CHAINS=1320.0'(D)
W LINE OF SE 1/4 OF NE 1/4 OF SECTION 10-43-8
17 CHAINS 98 LINKS=1186.68'(D)
N88°24'16"E 54.99'
S79°58'43"E 51.09'
S74°09'57"E 297.60'
STORMWATER MANAGEMENT AND DETENTION EASEMENT
S88°11'13"W 335.81'
N01°35'44"W 102.58'
& OF A 10' TELECOMMUNICATION EASEMENT PER DOC. #1993R0052768
15' STORMWATER MANAGEMENT EASEMENT
S01°35'54"E 81.08'
S01°35'54"E 94.92'
N88°24'39"E 170.00'
LOT 1 LOT 2 LOT 3 LOT 4 LOT 5 LOT 6
N01°35'21"W 66.50'
S01°35'21"E 66.50'
13.5'
13.45'
32.00' 26.50' 26.50' 26.50' 26.5' 32.38'
S88°24'39"W 170.00'
N88°24'39"E 143.50'
LOT 7 LOT 8 LOT 9 LOT 10 LOT 11
32.00' 26.50' 26.49' 26.50' 32.01'
S88°24'39"W 143.50'
10' MUNICIPAL UTILITY EASEMENT
N88°24'45"E 267.91'
S88°24'39"W 170.00'
N88°24'39"E 106.71'
R=4467.00'
L=4.30'
N88°24'39"E 106.34'
L=23.19'
L=128.79'
R=80.00'
S39°13'59"W 19.28'
HARVEY (PUBLIC ROADWAY) LANE
N88°24'39"E 105.77'
73.94'
L=422.00'
L=94.10'
R=100.00'
N88°18'52"E 143.50'
LOT 70 LOT 69 LOT 68 LOT 67 LOT 66
N01°41'08"W 66.50'
S01°41'08"E 66.50'
S86°18'52"W 143.50'
S86°18'52"W 150.67'
S86°18'52"W 175.67'
15' STORMWATER MANAGEMENT EASEMENT
N86°18'52"E 66.50'
LOT 65 LOT 64 LOT 63 LOT 62
N01°41'08"W 66.50'
S01°41'08"E 66.50'
PARCEL 2
OUTLOT "B"
COMMON AREA BLANKET INGRESS/EGRESS & PUBLIC UTILITY & DRAINAGE EASEMENT
HERETOFORE PREVIOUSLY DEDICATED PER DOC #1988R013389
TRAVELED ℄ OF ROAD
DEED ℄ OF ROAD
LOT 2 CRYSTAL LAKE HOLIDAY SUBDIVISION
DOCUMENT #2018R0021492
P.I.N. #19-10-200-033
2°5'47"(M) 2°06'00"(D)
N01°35'44"W 167.37'(M) 167.50'(D)
L=25.28'
R=1467.00'
CH=N01°36'28"W 25.28'
L=69.77'
R=77.50'
L=48.62'
R=65.00'
L=65.20'
R=42.00'
L=98.72'
R=65.00'
L=347.36'
R=80.00'
L=13.94'
R=42.00'
L=46.76'
R=30.00'
L=52.10'
R=30.00'
S01°41'08"E 154.88'
S01°41'08"E 154.88'
S03°41'08"E 203.59'
S03°41'08"E 203.59'
S03°41'08"E 85.50'
S03°41'08"E 85.50'
S01°41'08"E 66.50'
S01°41'08"E 66.50'
S01°41'08"E 66

Vanderstappen
Land Surveying, Inc.
www.vanderinc.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
FORESTVIEW OF CRYSTAL LAKE

Being a Subdivision of part of the Northeast Quarter of Section 10,
Township 43 North, Range 8 East of the Third Principal Meridian,
in McHenry County, Illinois

ZONED R-3B PUD
ALGONQUIN TOWNSHIP
CITY OF CRYSTAL LAKE, ILLINOIS

BLOCK CORNER COORDINATE TABLE		
Point #	Northing	Easting
100	2023704.2727	998001.3966
101	2023708.5324	998711.9459
102	2023001.5084	998715.0264
103	2023000.5326	998491.0785
104	2022435.5380	998493.5402
105	2022434.0523	998152.5635
106	2022507.1011	998087.8813
107	2023366.2967	998056.2823
108	2023304.5370	998228.0612
109	2023359.7091	998233.5331
110	2023297.2145	998378.8222
111	2023175.4372	998059.7124
112	2023118.2991	998207.1904
113	2023233.2460	998308.7009
114	2023170.0164	998427.5002
115	2023082.7336	998162.4133
116	2022917.3599	998239.7037
117	2023123.2372	998314.2967
118	2023064.3957	998435.3295
119	2023169.3583	998486.6965

BLOCK CORNER COORDINATE TABLE		
Point #	Northing	Easting
120	2023030.4200	998562.2653
121	2022995.0026	998322.5569
121	2022995.0026	998322.5569
122	2022937.8646	998470.0349
122	2022937.8646	998470.0349
123	2022866.7827	998082.2207
124	2022816.0048	998206.8516
125	2022824.2856	998399.8456
126	2022681.0767	998466.9702
127	2022705.2954	998102.8206
128	2022597.8993	998183.9213
129	2022704.8980	998221.5417
130	2022736.9118	998352.2566
131	2022582.3410	998118.8891
132	2022474.9449	998199.9899
133	2022631.9213	998236.6853
134	2022565.9309	998353.9735
135	2022673.7870	998400.5013
136	2022530.5781	998467.6259

TYPICAL LOT AREA SUMMARY
LOT 1 = 2,128± Sq.Ft. BLOCKS 1–16
LOT 2 = 1,762± Sq.Ft. BLOCKS 1–16
LOT 3 = 1,762± Sq.Ft. BLOCKS 1–16
LOT 4 = 1,762± Sq.Ft. BLOCKS 1,2,3,6,7,8,14,15
LOT 4 = 2,128± Sq.Ft. BLOCKS 4,5,9,10,11–13,16
LOT 5 = 1,762± Sq.Ft. BLOCKS 1,2,14,15
LOT 5 = 2,128± Sq.Ft. BLOCKS 3,6,7,8
LOT 6 = 2,128± Sq.Ft. BLOCKS 1, 14, 15

LEGEND	
●	FOUND IRON BAR
○	FOUND IRON PIPE
⊗	FOUND MAG NAIL
⊠	FOUND MONUMENT
◉	SET IRON BAR
MUE	MUNICIPAL UTILITY EASEMENT
SME	STORMWATER MANAGEMENT EASEMENT
(D)	DEED
(M)	MEASURE
(R)	RECORD

40' 0' 40' 80'
SCALE: 1" = 40'

CLIENT: PROJADES, LLC
DRAWN BY: PJD CHECKED BY: APG
SCALE: 1"=40' SEC. 10 T. 43 R. 8 E.
BASIS OF BEARING: IL EAST ZONE NAD83 (2011)
P.I.N.: 19-10-200-048, 049, 050
JOB NO.: 240839-A I.D. FPS
FIELDWORK COMP.: BK. PG.
ALL DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF CORRECTED TO 68° F. REF: 211248

Y:\PLATS\2024\0800-0999\240839_V-240839\240839-A-FPS-GRD.dwg-Layout2-1/8/2026 12:13 PM

Developer & Owner:
Projades, LLC
18 Executive Court
South Barrington, Illinois 60010
Phone: 841-670-6710

Mail To:
Ram Prashantha
Projades, LLC
18 Executive Court
South Barrington, Illinois 60010

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	08/08/25	REVISED BLOCK & R.O.W.	PJD
2	01/07/26	REVISED BLOCKS & R.O.W.	TVA

FORESTVIEW OF CRYSTAL LAKE SHEET NO. 2 OF 3

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
FORESTVIEW OF CRYSTAL LAKE

Being a Subdivision of part of the Northeast Quarter of Section 10, Township 43 North, Range 8 East of the Third Principal Meridian, in McHenry County, Illinois

ZONED R-3B PUD
ALGONQUIN TOWNSHIP
CITY OF CRYSTAL LAKE, ILLINOIS

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 "Forestview of Crystal Lake", 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),

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

SCHOOL CERTIFICATE

STATE OF ILLINOIS)
) S.S.
COUNTY OF McHENRY)

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

OWNER:

In witness where I, (we) have hereunder set my (our) hand (s) of

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

_____ _____
President (print name of signer)

NOTARY 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 Projades, LLC, 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

MUNICIPAL UTILITY MAINTENANCE AGREEMENT

This Agreement made as of this _____ day of _____, by and between the City of Crystal Lake, an Illinois municipal corporation, referred to herein as "CITY" and _____, referred herein as "RESPONSIBLE PARTY", for the property as described hereon, which is located within the City of Crystal Lake, Illinois (said property hereinafter referred to as "Premises").

WHEREAS, the term "Municipal Utilities" shall be defined as the following:

1. Water mains and service lines, located in easements designated as Municipal Utility Easements, up to and including the service valve and
2. Sanitary Sewer Mains, located in easements designated as Municipal Utility Easements, up to and including the manhole.

WHEREAS, the RESPONSIBLE PARTY is responsible for all Municipal Utilities located in those areas on the RESPONSIBLE PARTY's Premises outside of dedicated street rights-of-way and within the Municipal Utility Easements.

WHEREAS, the City and the RESPONSIBLE PARTY have held negotiations and reached agreement on the proper role of both parties regarding the maintenance of certain Municipal Utilities. The Municipal Utilities considered for maintenance by the CITY are those located in the portion of the RESPONSIBLE PARTY's Premises described as the "Municipal Utility Easement" in the Plat of Subdivision (hereinafter referred to as the "Easement Document") and recorded with the Recorder's Office for the County of McHenry, State of Illinois as

Document Number _____

NOW, THEREFORE, the CITY and RESPONSIBLE PARTY hereby agree to the following terms and conditions:

1. The CITY will maintain those Municipal Utilities described in the Easement Document as Municipal Utility Easement up to and including the shut off valves, the manholes, fire hydrants and the sanitary sewer main, but not including the service connections and laterals (referred to as the "System"). The CITY's duties will include all necessary work up to and including the backfill stage in the event of repair and replacement work on the System.
2. The surface of the Municipal Utility Easement as shown on the Plat may be grass, sod, or pavement only (other minor landscaping as shown on a landscape plan approved by the CITY might be permitted). No fences, trees or structures will be permitted within those areas identified on the Plat for the Municipal Utility Easement.
3. The RESPONSIBLE PARTY will be responsible for prompt, quality restoration of all surface and above-grade improvements meeting or exceeding the original construction requirements of all areas on the RESPONSIBLE PARTY's respective premises damaged by the CITY in the process of repairing, replacing or constructing Municipal Utilities. The CITY agrees to exercise reasonable care in repairs made so as not to cause the RESPONSIBLE PARTY to incur unnecessary damages. Items subject to restoration by the RESPONSIBLE PARTY include but are not limited to the following (whether located in easements or dedicated rights-of-way): private lighting cable or conduits, pavements, curb and gutter, irrigation systems, trees, shrubs, sod or other landscaping.
4. This Agreement is to run with the land and shall be binding upon and inure to the benefit of the RESPONSIBLE PARTY, their successors, and assigns.

Accepted By:
City of Crystal Lake

By: _____
(Signature)

Date: _____

Name: _____
(Print)

Title: _____
(Print)

Accepted By:
Responsible Party: Projades, LLC

By: _____
(Signature)

Date: _____

Name: _____
(Print)

Representing: _____
(Print)

MUNICIPAL UTILITY EASEMENT PROVISION

Municipal Utility Easement (MUE): An easement for serving the subdivision and other property with domestic water, sanitary sewer and storm water drainage is hereby reserved for and granted to the City of Crystal Lake, Illinois, their successors and assigns, to install, operate, maintain, relocate, renew and remove facilities used in connection with sewer and water mains, in, under, across, along, and upon the surface of the property shown on the plat within the areas marked as "Municipal Utility Easement" (M.U.E.) and those parts designated on the plat as dedicated for public street, together with the right to cut, trim, or remove trees, bushes, and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the property for all such purposes.

Each individual entity or other party accepting title to all or any part of the Municipal Utility Easement (MUE) shall conclusively be deemed to have covenanted and agreed, jointly and severally, to maintain the surface of that portion of the Municipal Utility Easement which is located on such party's property so that it is in good condition for its intended purpose as a Municipal Utility Easement (which maintenance shall include, but shall not be limited to, the regular seeding, watering and mowing of all lawns). No titleholder of any part or portion of the Municipal Utility Easement (or any party acting on behalf of the titleholder) shall:

i. Install, construct, erect, place or plant any building, structures, improvements or vegetation (other than grass or approved plantings) upon the Municipal Utility Easement, including, but not limited to fences, walls, patios, sheds, posts, trees, plants or shrubbery, except as shown on the approved landscape plan, or
ii. Alter, modify or change in any way the topography or elevations of the Municipal Utility Easement.

Said easements may be used for driveways and parking. However, the grade of the subdivided property shall not be altered in any manner so as to interfere with the proper operation and maintenance thereof, or with the surface drainage thereon. The property owner and or the property owner association are completely responsible for landscape and/or paving restoration, should maintenance of the utility be required.

The City of Crystal Lake is responsible of repairing water services between the water main, to and including the buffalo box. The property owner and/or the property owner's association are responsible for the restoration of the surface after any such water service repair.

Only perpendicular crossings of the M.U.E. are permitted by public utilities. The M.U.E.'s are exclusive of the blanket easement.

PUBLIC UTILITY EASEMENT PROVISION

An easement for serving the subdivision and other property with electric and communications services is hereby reserved for and granted to:
Commonwealth Edison Company,
Cable Television Company or Franchises
and
AT&T, Grantees

their respective successors and assigns, jointly and severally, to install, operate, maintain, and remove, from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and sounds and signals in, over, under, across, along and upon the surface of the property shown within the dotted or dashed lines on the plat and marked "Easement" or "PUE", the property designated in the Declaration of Condominium and/or on this plat as "Common Elements", and the property designated on the plat as a "Common area or areas", and the property designated on the plat for streets and alleys, whether public or private, together with the right to install required service connections over or under the surface of each lot and common area or areas to serve improvements thereon, or on adjacent lots, and common area or areas, the right to cut, trim or remove trees, bushes and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. Obstructions shall not be placed over grantees' facilities or in, upon or over the property within the dotted lines marked "Easement" or "PUE" without the prior written consent of grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof.
The term "Common Elements" shall have that meaning set forth for such term in Section 2(e) of "An act in relation to condominiums" (Illinois Revised Statutes, Ch. 30, par. 302(e)), as amended from time to time.
The term "common area or areas" is defined as a lot, parcel, or area of real property, the beneficial use and enjoyment of which is reserved in whole as an appurtenance to the separately owned lots, parcels or areas within the planned development, even though such areas may be otherwise designated on the plat by terms such as "outlots", "common elements", "open space", "open area", "common ground", "parking and common area". The terms "common area or areas" and "Common Elements" includes real property surfaced with interior driveways and walkways, but excludes real property physically occupied by a building, Service Business District or structures such as a pool or detention pond, or mechanical equipment.
Relocation of facilities will be done by Grantees at cost of Grantor/Lot Owner, upon written request.
An easement is hereby reserved for and granted to NICOR, its successors and assigns to install, operate, maintain, repair, replace and remove facilities used in connection with the transmission and distribution of natural gas in, over, under, across, along and upon the surface of the property shown within the dotted or dashed lines on the plat and marked "Easement", "Common Area or Areas", and streets and alleys, whether public or private, and the property designated in the Declaration of Condominium and/or on this plat as "Common Elements", together with the right to install required service connections over or under the surface of each lot and "Common Area or Areas" to serve improvements thereon, or on adjacent lots, and Common Area or Areas, and to serve other property, adjacent or otherwise, and the right to remove obstructions, including but not limited to, trees, bushes, roots and fences, as may be reasonably required incident to the rights herein given, and the right to enter upon the property for all such purposes. Obstructions shall not be placed over NICOR's facilities or in, upon or over the property identified on this plat for utility purposes without prior written consent of NICOR. After installation of any such facilities, the grade of the property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof.
The term "Common Elements" shall have that meaning set forth for such term in Section 605/2(e) of the "Condominium Property Act" (Illinois Compiled Statutes, Ch. 765, Sec. 605/2(e)), as amended from time to time.
The term "common area or areas" is defined as a lot, parcel, or area of real property, including real property surfaced with interior driveways and walkways, the beneficial use and enjoyment of which is reserved in whole as an appurtenance to the separately owned lots, parcels or areas within the property, even though such areas may be designated on this plat by other terms.

NICOR GAS EASEMENT PROVISION

An easement is hereby reserved for and granted to NORTHERN ILLINOIS GAS COMPANY, an Illinois Corporation, doing business as NICOR GAS COMPANY, its successors and assigns (hereafter "Nicor") to install, operate, maintain, repair, replace and remove, facilities used in connection with the transmission and distribution of nature gas in, over, across, along and upon the surface of the property shown on this plat marked "Easements", "Utility Easement", "Public Utility Easement" "P.U.E.", Public Utility & Drainage Easement", "P.U. & D.E.", "Common Areas or Areas" (or similar designations), street and alleys, whether public or private, and the property designated in the Declaration of Condominium and/or on this Plat as "Common Elements" together with the right to install required service connections over or under the surface of each lot and Common Area or Areas to serve improvements thereon, or on adjacent lots, and Common Area or Areas, and to serve other property, adjacent or otherwise, and the right to remove obstructions, including but not limited to, trees, bushes, roots and fences, as may be reasonably required incident to the right herein given, and the right to enter upon the property for all such purposes. Obstructions shall not be placed over Nicor facilities or in, upon or over the property identified on this plat for utility purposes without the prior written consent of Nicor. After installation of any such facilities, the grade of the property shall not be altered in a manner, so as to, interfere with the proper operation and maintenance thereof.

The term "Common Elements" shall have the meaning set forth for such term in Section 605/2(e) of the Condominium Property Act" (Illinois Compiled Statutes, Ch. 765, Sec. 605/2(e)), as amended from time to time.

The term "Common Area or Areas" is defined as a lot, parcel or area of real property, including real property surfaced with interior driveways and walkways, the beneficial use and enjoyment of which is reserved in whole as an appurtenance to the separately owned lots, parcels or areas within the property, even though such areas may be designated on this plat by other terms.

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:
Part of the Southeast Quarter of the Northeast Quarter of Section 10, Township 43 North, Range 8 East of the Third Principal Meridian, described as follows: Beginning in the South line of said Northeast Quarter, 43.8 feet East of the Southwest corner of the Southeast Quarter of the said Northeast Quarter; thence North 00 degrees 10 minutes East, 165.35 feet; thence South 89 degrees 47 minutes East, 134.10 feet; thence South 00 degrees 55 minutes East, 165.00 feet to the South line of said Northeast Quarter; thence West along said South line, 137.20 feet to the Place of Beginning, in McHenry County, Illinois.
Parcel 2:
That part of the Southwest Quarter of the Northeast Quarter and part of the Southeast Quarter of the Northeast Quarter of Section 10, Township 43 North, Range 8 East of the Third Principal Meridian, described as follows: Commencing at a point on the East and West Quarter line, 9 chains and 79 links East of the center of said Section 10, said point being the Southwest corner of the East Half of the Southwest Quarter of the Northeast Quarter of said Section 10 and running thence East along said East and West Quarter line, a distance of 507.83 feet to the centerline of Sands Road for the Place of Beginning; thence continuing East along said East and West Quarter line, a distance of 212.4 feet to the Southwest corner of a piece of land conveyed by Hosea B. Throop and wife to the Board of Trustees of Schools of the Town of Algonquin by Warranty Deed dated June 29, 1857 and recorded in the Recorder's Office of McHenry County, Illinois, in Book 18 of Deeds, page 398; thence North along the West line of said School House Lot, 2 chains and 50 links to the Northwest corner thereof; thence East along the North line of said School House Lot, 1 chain and 2 links; thence North 17 chains and 98 links, more or less, to a point on the North line of the said Southeast Quarter of the Northeast Quarter of said Section 10, 5 chains and 16 links East of the centerline of the highway; thence West along the North line of the said Southeast Quarter of the Northeast Quarter and along the North line of the said Southwest Quarter of the Northeast Quarter of said Section 10, a distance of 345.64 feet to the centerline of Sands Road; thence Southerly along said centerline, which forms an angle of 90 degrees 27 minutes 45 seconds to the left with the prolongation of the last described course, a distance of 620.6 feet to an angle in said centerline; thence Southerly along said centerline which forms an angle of 2 degrees 06 minutes to the left with the prolongation of the last described course, a distance of 167.4 feet to an angle in said centerline; thence Southeasterly along said centerline which forms an angle of 4 degrees 09 minutes 40 seconds to the left with the prolongation of the last described course, a distance of 524.59 feet to the Place of Beginning, in McHenry County, Illinois.
Parcel 3:
The Southeast Quarter of the Northeast Quarter of Section 10, Township 43 North, Range 8 East of the Third Principal Meridian, except therefrom that part described as follows: Beginning at the Southwest corner of said Southeast Quarter of the Northeast Quarter and running thence East along the center of the highway, 180.0 feet to a point; thence North 00 degrees 55 minutes West, 165.0 feet to a point; thence South 89 degrees 47 minutes West to a point, 1 chain and 2 links East of the Northwest corner of a piece of land conveyed by Hosea B. Throop and wife to the Board of Trustees of Schools of the Town of Algonquin by Warranty Deed dated June 29, 1857 and recorded in the Recorder's Office of McHenry County, Illinois, in Book 18 of Deeds, page 398; thence North 17 chains and 98 links to the North line of said Southeast Quarter of the Northeast Quarter of said Section 10; thence West along said North line to the Northwest corner of said Southeast Quarter of the Northeast Quarter; thence South 20 chains to the Place of Beginning; and Except that part of the Southeast Quarter of the Northeast Quarter of Section 10, Township 43 North, Range 8, East of the Third Principal Meridian, described as follows: Commencing at a point in the South line of said Quarter Quarter Section, which is 334.0 feet West of the Southeast corner of said Quarter Quarter Section; thence North on a line being 90 degrees 00 minutes off of the South line of said Quarter Quarter Section, a distance of 600.0 feet; thence West along a line parallel with the South line of said Quarter Quarter Section, a distance of 401.0 feet; thence South 600.0 feet to a point in the South line of said Quarter Quarter Section, which is 401.0 feet West of the Place of Beginning, and thence East along the South line of said Quarter Quarter Section 401.0 feet to the Place of Beginning; and Except that part of the Southeast Quarter of the Northeast Quarter of Section 10, Township 43 North, Range 8, East of the Third Principal Meridian, described as follows: Commencing at a point in the South line of said Quarter Quarter Section which is 735.0 feet West of the Southeast corner of said Quarter Quarter Section; thence North on a line being 90 degrees 00 minutes off of the South line of said Quarter Quarter Section, a distance of 600.0 feet; thence West along a line parallel with the South line of said Quarter Quarter Section, a distance of 325.0 feet; thence South 600.0 feet to a point in the South line of said Quarter Quarter Section which is 325.0 feet West of the Place of Beginning; thence East along the South line of said Quarter Quarter Section, 325.0 feet to the Place of Beginning; and Except that part described as follows: Beginning at the Southeast corner of the Southeast Quarter of the Northeast Quarter of Section 10 aforesaid; thence North 87 degrees 57 minutes 51 seconds West along the South line thereof, 334.0 feet; thence North 02 degrees 02 minutes 09 seconds East at right angles thereto, a distance of 600.0 feet; thence West along a line parallel with the South line of the Southeast Quarter of the Northeast Quarter of Section 10 aforesaid, 502.05 feet; thence North 02 degrees 02 minutes 09 seconds East 707.42 feet to a point in the North line of the Southeast Quarter of the Northeast Quarter of Section 10 aforesaid; thence South 88 degrees 00 minutes 51 seconds East along said North line to the Northeast corner of the Southeast Quarter of the Northeast Quarter of Section 10 aforesaid; thence Southerly along the East line of the Southeast Quarter of the Northeast Quarter of Section 10 aforesaid to the Place of Beginning; all in Township 43 North, Range 8, East of the Third Principal Meridian, in McHenry County, Illinois.

I, further certify, that Forestview of Crystal Lake contains: 18.354 Acres, 799,500± 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 #17111C0335J 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 21st., day of October, 2024.

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

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

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

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF McHENRY)

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

_____ day of _____, 2024 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

N

CLIENT: PROJADES, LLC
DRAWN BY: PJD CHECKED BY: APG
SCALE: N/A SEC. 10 T. 43 R. 8 E.
BASIS OF BEARING: IL EAST ZONE NAD83 (2011)
P.I.N.: 19-10-200-048, 049, 050
JOB NO.: 240839-A I.D. FPS
FIELDWORK COMP.: _____ BK. ___ PG. ___
ALL DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF CORRECTED TO 68° F. REF: 211248

Developer & Owner:
Projades, LLC
18 Executive Court
South Barrington, Illinois 60010
Phone: 841-670-6710

Mail To:
Ram Prashantha
Projades, LLC
18 Executive Court
South Barrington, Illinois 60010

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	08/08/25	REVISED BLOCK & R.O.W.	PJD
2	01/07/26	REVISED BLOCKS & R.O.W.	TVA

FORESTVIEW OF CRYSTAL LAKE SHEET NO. 3 OF 3

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