CITY OF CRYSTAL LAKE
AGENDA
CITY COUNCIL
REGULAR MEETING

City of Crystal Lake
100 West Woodstock Street, Crystal Lake
City Council Chambers
August 18, 2026
7:00 p.m.

1. **Call to Order**

2. **Roll Call**

3. **Pledge of Allegiance**

4. **Approval of Minutes – August 4, 2026 Regular Meeting**

5. **Public Presentation**
   The public is invited to make an issue-oriented comment on any matter of public concern not otherwise on the agenda. The public comment may be no longer than 5 minutes in duration. Interrogation of the City staff, Mayor or City Council will not be allowed at this time, nor will any comment from the Council. Personal invectives against City staff or elected officials are not permitted.

6. **Mayor's Report**

7. **City Council Reports**

8. **Consent Agenda**
   a. **Accounts Payable**
   b. **Special Event Request - Crystal Lake Brewing's 12th Annual Oktoberfest**
   c. **Board and Commission Appointments – Economic Development Committee**

9. **Board and Commission Appointments – Youth Commission**

10. **City Code Amendment to Increase the Number of Class 13 Liquor Licenses – Applicant: Crystal Lake Real Estate, dba Crystal Lake Amoco located at 339 W. Virginia Street**

11. **City Code Amendment to Increase the Number of Class 8 Liquor Licenses – Applicant: Nick's Pizza Crystal Lake Inc., dba Nick's Pizza & Pub located at 856 Pyott Road**

12. **Special Event Request and City Property Use – American Legion's 25th Anniversary of 9/11 Ceremony and Light Display – Friday, September 11, 2026**

13. **Special Event Request – Brilliance Honda Company Picnic at the Three Oaks Recreation Area, Sunday, September 20, 2026**

14. **791 Oak Court – Residential Variation to allow an increase of hard surface coverage area to 60% for a proposed 5-foot by 20-foot deck and to allow the proposed deck and stairs to encroach 10-6'' into the yard abutting the street**

15. **4306 Three Oaks Road - Preliminary Planned Unit Development, Variations to allow reduced front yard setbacks to a minimum of 16 feet, and Preliminary Plat of Subdivision for a 70-unit townhome development**

16. Proposal Award – Pavement Condition and Assessment Report

17. Sourcewell Purchasing Cooperative Program for Holmatro Extrication Tool Purchase

18. 2026 - Ambulance Power Load System Purchase

19. 2027 - Ambulance Power Load System Purchase

20. Dissolution of the Water's Edge Business District Sales Tax

21. Council Inquiries and Requests

22. Adjourn to Executive Session for the purpose of discussing matters of pending and probable litigation, the sale, purchase or lease of real property, collective bargaining and personnel

23. Reconvene to Regular Session

24. Adjourn

If special assistance is needed in order to participate in a City of Crystal Lake public meeting, please contact Melanie Gray, Assistant to the City Manager, at 815-459-2020, at least 24 hours prior to the meeting, if possible, to make arrangements.

Agenda Item No. 8a

City Council
Agenda Supplement

Meeting Date: August 18, 2026

Item: Accounts Payable List

Staff Recommendation: Approve

Staff Contact: Jodie Hartman, Director of Finance

Background:

Attached is the Accounts Payable list for the August 18, 2026 City Council meeting. This list includes bills received since the last Council approval on August 4, 2026 to date. Should the Council have questions regarding any of the items listed, please contact me.

Votes Required to Pass:

Simple majority.

CITY OF CRYSTAL LAKE

VOUCHER LIST PRESENTED TO THE CITY COUNCIL

AT THEIR MEETING ON AUGUST 18, 2026

INVOICE APPROVAL (BY INVOICE) FOR CITY OF CRYSTAL LAKE

EXP CHECK RUN DATES 08/18/2026 - 08/18/2026
POSTED AND UNPOSTED
OPEN AND PAID

	Description		Amount
4 IMPRINT			
	TYVEK WRISTBANDS - THREE OAKS		767.12
		TOTAL:	767.12
72 HOUR, LLC			
	VEHICLE PURCHASE/DELIVERY - CLPD		37,311.48
		TOTAL:	37,311.48
A5 GROUP INC			
	ECONOMIC DEVELOPMENT MARKETING		4,200.00
		TOTAL:	4,200.00
ADAMS STEEL SERVICE & SUPPLY, INC.			
	TRENCH BOX CONNECTORS		28.00
		TOTAL:	28.00
ADVANCED TREE CARE			
	STUMP REMOVALS		875.00
	TREE REMOVALS		22,214.00
		TOTAL:	23,089.00
AL WARREN OIL CO INC			
	FUEL - UNLEADED FOR FLEET STOCK		11,040.00
	FUEL - DIESEL FOR FLEET STOCK		9,972.11
	FUEL - UNLEADED FOR FLEET STOCK		11,308.63
	FUEL - DIESEL FOR FLEET STOCK		2,837.93
		TOTAL:	35,158.67

	Description	Amount
AMAZON CAPITAL SERVICES, INC.		
	Paper towel holder	31.98
	AIR FILTERS	126.98
	MINI KUERIG COFFEE MAKER	64.99
	FLOUR SIFTER	13.98
	KAYAK SUPPLIES & IPAD CASE	38.98
	HOT CHOCOLATE	25.92
	TIE DOWN SECURE STRAPS	39.18
	PORTABLE PODIUM	118.99
	25' NETWORK CABLES	34.60
	LIGHTING SUPPLIES - DEPOT	99.88
	RETRACTABLE AIR HOSE REEL - PLANT 2 GARAGE	193.22
	THREE OAKS UNIFORMS & LANYARDS	322.87
	3-HOLE PUNCH	23.66
	CRAYONS - COMMUNITY RELATIONS	37.82
	IPAD CASE & OTTERBOX	49.94
	OFFICE SUPPLIES	15.97
	PAPER PRODUCTS & RAIN GAUGES	110.07
	SHEET PROTECTORS	5.11
	ALUMINUM BED COVER - UNIT 304	699.95
	HANDWASH	521.90
	ACOUSTIC FIBERGLASS PANELS	338.96
	OFFICE SUPPLIES	45.24
	WIRE MARKER BOOKS FOR CONTROL WIRES	35.97
	WeatherTech side window deflectors	103.95
	FIRE STATION 3 PC SLOWNESS RAM	386.97
	POLICE CELL PHONE UPGRADES & PUSH PINS	98.62
	FILE FOLDERS & ENVELOPES	82.69
	JULY 4TH PARADE FLOAT SUPPLIES	240.22
	BATHROOM TISSUE DISPENSER	34.36
	SILENT CHECK VALVES FOR LIFT 12	75.96
	CASH REGISTER THERMAL RECEIPT ROLLS	65.54
	REPLACEMENT RPZ IN THE EQUIPMENT BUILDING	1,025.45
	LUGGAGE TAGS, CAMERA TRI-POD MOUNT	20.96
	GAFFERS TAPE	70.59
	BUG ZAPPERS - PLANT 2	139.98
	LIFT 25 GENERATOR BLOCK HEATER REPAIR SUPPLIES	41.96
	PAPER TOWELS	651.98
	EXTENSION CORDS	244.93
	RUNNING BOARD MOUNT KIT & STEPS - UNIT 336	587.10
	CABLE STRAP, STRING TRIMMER, FORKS	209.11
	PESTICIDE SPRAYER BACKPACK	243.94
	CLEANING SUPPLIES	188.01
	TOOL BAGS & AIR FRESHENERS	46.67
	PLASTIC TABLE CLOTHS	9.49
	BATTERY BACKUP FOR LIFTS	517.26
	CABLE FOR SL	5.24
	CREDIT - DEFECTIVE STRING TRIMMER	(116.68)
	OFFICE SUPPLIES	18.04
	CABLE FOR WTP5 CPU	37.63
	SANITARY NAPKIN DISPENSER	27.44
	FLOATING KEY CHAIN AND POLARIS KEY COVER	20.14
	DEPOT BUILDING LIGHTS	39.89
	TONER & COFFEE	106.82
	LANDSCAPING IMPLEMENTS	139.95
	CUBICLE REDESIGN SUPPLIES - ENG INSPECTOR	40.84
	GRINDER FOR UNIT 540	161.84
	TOTAL:	8,563.05
AMERICAN RED CROSS		
	LIFEGUARD EVALUATION AND RECERTIFICATIONS	1,493.00
	TOTAL:	1,493.00

Description		Amount
AMERICAN WATER WORKS ASSOCIATION		
AWWA MEMBERSHIP - FERRARO		89.00
	TOTAL:	89.00
ANDERSON PEST SOLUTIONS		
PEST CONTROL SERVICE STATION 3 - JULY		92.14
PEST CONTROL SERVICE STATION 4 - JULY		92.14
	TOTAL:	184.28
ANDREW SYPURA		
FIT 2 RUN WORKOUT SHOES - REIMBURSEMENT		119.95
	TOTAL:	119.95
APPLIED CONCEPTS		
RADAR UNITS		3,951.98
	TOTAL:	3,951.98
AUTOMATIC BUILDING CONTROLS, LLC		
TEMPERATURE CONTROL MAINTENANCE AGREEMENT		1,835.00
	TOTAL:	1,835.00
AWARD CONCEPTS INC		
EMPLOYEE SERVICE AWARD		247.07
	TOTAL:	247.07
BARBARA KASZA		
UB refund for account: 029974-002		31.05
	TOTAL:	31.05
BAXTER & WOODMAN		
THREE OAKS/LUTTER/SANDS INTERSECTION CONSTRUCTION ENG		2,680.93
PRETREATMENT ASSISTANCE		32.50
PEDESTRIAN CONN TO PRAIRIE TRAIL IMPR CONST ENG		2,491.29
	TOTAL:	5,204.72
BAYLAND BUILDING INC		
PERFORMANCE BOND REFUND 200 S VIRGINIA		3,000.00
	TOTAL:	3,000.00
BENARD, CYNTHIA		
PAVILION DEPOSIT REFUND		150.00
	TOTAL:	150.00
BERGER EXCAVATING CONTRACTORS INC		
REFUND - RETURNED HYDRANT METER		1,500.00
	TOTAL:	1,500.00

Description		Amount
BEST QUALITY CLEANING INC		
CLEANING - MUNICIPAL COMPLEX		2,812.50
	TOTAL:	2,812.50
BLUE CROSS BLUE SHIELD ILLINOIS		
AMBULANCE REFUND N PAGE		105.21
	TOTAL:	105.21
BLUE PARK CAPITAL PARTNERS, LLC		
ORIGINIAL ISSUE - PEREZ		55.00
ORIGINIAL ISSUE - AMUNDSON		55.00
ORIGINAL ISSUE - KELLER		420.14
ORIGINAL ISSUE - SERNA		420.14
	TOTAL:	950.28
BLUESTEM ECOLOGICAL SERVICE INC		
NATURAL AREAS MAINTENANCE STEWARDSHIP		1,785.00
	TOTAL:	1,785.00
BOTTS WELDING & TRUCK SERVICE INC		
SAFETY INSPECTIONS - W&S UNIT 361, 333, 334		99.00
SAFETY INSPECTIONS - W&S UNIT 352, 354, 353		119.00
	TOTAL:	218.00
BRANDON MUELLER		
UB refund for account: 074342-000		18.20
	TOTAL:	18.20
BUILDERS CHICAGO CORPORATION		
DOOR REPAIRS		151.00
STATION 4 DOOR SERVICE		226.50
DOOR REPAIRS		604.00
	TOTAL:	981.50
CHICAGO COMMUNICATIONS LLC		
RADIO & ANTENNA UPGRADE		7,719.24
	TOTAL:	7,719.24
CHRISTOPHER B BURKE ENGINEERING LTD		
RE-ESTABLISH CRYSTAL CREEK CONSTRUCTION ENGINEERING		84,843.68
	TOTAL:	84,843.68
CHRISTOPHER BRATANICK		
ANNUAL LSL REPLACEMENT PROGRAM - 2026		85,972.00
	TOTAL:	85,972.00
CINTAS		
FIRST AID KIT REPLENISH		239.70
	TOTAL:	239.70

	Description		Amount
CIVIC PLUS, LLC			
	CITY WEBSITE UPGRADE		75.39
		TOTAL:	75.39
CLARK DIETZ INC			
	LIFT STATION 6 DESIGN ENGINEERING		1,500.00
		TOTAL:	1,500.00
CLARKE ENVIRONMENTAL MOSQUITO MGMT,			
	MOSQUITO SPRAYING		125.00
	MOSQUITO MANAGEMENT SERVICES		25,000.00
	MOSQUITO SPRAYING - THREE OAKS		125.00
	MOSQUITO SPRAYING - THREE OAKS		125.00
		TOTAL:	25,375.00
COMCAST CABLE			
	COMCAST FIBER INTERNET AND METROE		3,262.33
		TOTAL:	3,262.33
COMED			
	ELECTRIC SERVICE		154.03
	ELECTRIC SERVICE		120.49
	ELECTRIC SERVICE		1,138.10
	ELECTRIC SERVICE		132.39
	ELECTRIC SERVICE		194.12
	ELECTRIC SERVICE		34.99
	ELECTRIC SERVICE		48.55
	ELECTRIC SERVICE		57.55
	ELECTRIC SERVICE		22.72
		TOTAL:	1,902.94
CONCENTRIC INTEGRATION, LLC			
	SCADA SERVICES		946.00
	SCADA SERVICES		344.00
	SCADA SERVICES		2,564.33
	WATER CONCENTRIC T&M SERVICES		2,752.00
	PROJECT MANAGEMENT - PLC UPGRADE AT WWTP 2		527.00
	SCADA SERVICES		2,478.00
		TOTAL:	9,611.33
CONSERV FS INC			
	HERBICIDE		751.88
		TOTAL:	751.88
COPENHAVER CONSTRUCTION			
	DEPOT PARK SITE IMPROVEMENTS		480,890.00
	RETURNED RPZ		1,212.08
		TOTAL:	482,102.08
COPY EXPRESS, INC.			
	BUSINESS CARDS - KOTLOWSKI		55.00
	BUSINESS CARDS		220.00
	PD WINDOW ENVELOPES		401.73
		TOTAL:	676.73

Description		Amount
COSTAR REALTY INFORMATION, INC.		
ECONOMIC DEVELOPMENT MARKETING		458.98
	TOTAL:	458.98
COUNTRYSIDE FLOWER SHOP		
MATERIALS & LABOR - PLANTING WILLIAMS, BRINK, BEDS		1,910.15
MATERIALS & LABOR - PLANTING WILLIAMS, BRINK, BEDS		643.95
MATERIALS & LABOR - PLANTING WILLIAMS, BRINK, BEDS		968.18
MATERIALS & LABOR - VIRGINIA STREET PLANTERS		5,026.21
	TOTAL:	8,548.49
CRYSTAL LAKE CHAMBER OF COMMERCE		
DUES RENEWAL		150.00
	TOTAL:	150.00
CUDA & HANZEL LLC		
LEGAL SERVICES - GENERAL MATTERS		605.00
	TOTAL:	605.00
DANIELLE TRANFALIA		
UB refund for account: 071420-000		50.00
	TOTAL:	50.00
DAVE'S BAIT & TACKLE		
WORMS - THREE OAKS		137.50
	TOTAL:	137.50
DAVEY RESOURCE GROUP, INC.		
NATURAL AREAS MAINTENANCE 2026		2,003.67
	TOTAL:	2,003.67
DAVID G ETERNO		
ADJUDICATION LEGAL SERVICES		568.75
	TOTAL:	568.75
DAWN GILMAN		
NAME PLATES		150.00
ENGRAVING PLATES - LOCKER ROOMS		200.00
	TOTAL:	350.00
DJ'S SCUBA LOCKER, INC.		
ANNUAL SERVICE		2,680.00
	TOTAL:	2,680.00
DREISILKER ELECTRIC MOTORS INC		
FUSE - LIFT 12 HEADWORKS SCREEN		3.65
	TOTAL:	3.65

Description		Amount
DYNEGY ENERGY SERVICES		
ELECTRIC SERVICE		54.90
ELECTRIC SERVICE		134.89
ELECTRIC SERVICE		247.97
ELECTRIC SERVICE		22.57
ELECTRIC SERVICE		235.36
ELECTRIC SERVICE - THREE OAKS		1,914.97
ELECTRIC SERVICE - THREE OAKS		131.90
ELECTRIC SERVICE		407.89
ELECTRIC SERVICE - WELL HOUSE 19		208.95
ELECTRIC SERVICE - WELL HOUSE 19		3,931.40
ELECTRIC SERVICE - WELL HOUSE 19		3,935.87
	TOTAL:	11,226.67
EBY GRAPHICS		
COMMUNITY EVENT - JULY 4 BANNERS		285.00
	TOTAL:	285.00
ED'S RENTAL & SALES, INC. #2		
EQUIPMENT RENTAL - EMPLOYEE PICNIC		485.00
	TOTAL:	485.00
ED'S TESTING STATION AND AUTOMOTIVE		
VEHICLE INSPECTIONS		99.50
	TOTAL:	99.50
EJ EQUIPMENT INC		
REPLACEMENT WHEELS, CUES TELEVISING CAMERA		3,843.04
	TOTAL:	3,843.04
EMS MANAGEMENT & CONSULTANTS, INC		
AMBULANCE BILLING/COLLECTIONS MAY 26		5,632.39
	TOTAL:	5,632.39
FAST SIGNS		
COMMUNITY EVENTS - BLUE STAR BANNER		154.00
COMMUNITY EVENTS - BLUE STAR BANNER		154.00
	TOTAL:	308.00
FEDEX		
POSTAGE		108.14
	TOTAL:	108.14
FERGUSON US HOLDINGS, INC		
LOCATOR REPAIR		48.70
	TOTAL:	48.70
FILIPPINI LAW FIRM LLP		
LEGAL SERVICES		23,453.36
	TOTAL:	23,453.36

Description		Amount
FORCE AMERICA DISTRIBUTING LLC		
SCREEN REPAIR FOR PLOW TRUCK		613.95
	TOTAL:	613.95
FOXCROFT MEADOWS		
DIRT FOR RESTORATIONS		70.00
	TOTAL:	70.00
GAMBINI, ANTONETTE		
LEAD SERVICE LINE REPLACEMENT REIMB - 475 PIERSON ST.		10,285.00
LEAD SERVICE LINE REPLACEMENT REIMB - 475 PIERSON ST.		200.00
	TOTAL:	10,485.00
GANZIANO SEWER & WATER		
FIRE HYDRANT PAINTING & SANDBLASTING		29,550.00
	TOTAL:	29,550.00
GESKE & SONS, INC		
POTHOLE PATCHING MATERIAL		159.17
POTHOLE PATCHING MATERIAL		77.29
POTHOLE PATCHING MATERIAL		101.53
POTHOLE PATCHING MATERIAL		70.74
ASPHALT SIDEWALK PATCHES		77.95
	TOTAL:	486.68
HAGG PRESS INC		
AUGUST 2026 NEWSLETTER		3,259.36
	TOTAL:	3,259.36
HARRIS, JENNA		
LIFEGUARD CERTIFICATION REIMBURSEMENT		250.00
	TOTAL:	250.00
HD SUPPLY, INC		
ALL WEATHER SUCTION HOSE		999.20
Water meter remote service		689.01
WTP5 LAB SUPPLIES		156.14
PVC DISCHARGE HOSE		356.96
WTP CIRCULAR CHARTS		268.64
	TOTAL:	2,469.95
HEATHER MAIERITSCH		
TRAINING MCEDG EDGE - TRAVEL REIMBURSEMENT		12.69
	TOTAL:	12.69
HENSON CONCRETE CONSTRUCTION		
SUMMER CONCRETE RESTORATIONS		10,656.00
	TOTAL:	10,656.00

Description		Amount
HOME DEPOT CREDIT SERVICES		
HOME DEPOT PURCHASES - JULY 2026		1,252.29
	TOTAL:	1,252.29
HUBEXO US, INC		
JULY ONLINE BIDDING SERVICE		374.00
	TOTAL:	374.00
IL SECRETARY OF STATE		
TITLE & PLATES - CLPD UNIT 1012		316.00
	TOTAL:	316.00
ILLINOIS FIRE INSPECTORS ASSOCIATION		
LIFE SAFETY EDUCATOR CLASS - M KRAUSE		450.00
	TOTAL:	450.00
INTERSTATE ALL BATTERY CENTER		
MISC BATTERY SUPPLIES		420.45
	TOTAL:	420.45
INTOXIMETERS, INC.		
ROLL RECEIPTS		135.00
	TOTAL:	135.00
IRMA		
DEDCUTIBLE JUN 26		28,236.96
	TOTAL:	28,236.96
J A HANSEN COMPANY		
CUSTOM HELMET TAG BLANKS		553.89
	TOTAL:	553.89
JCB PLUMBING		
EMERGENCY LEAD SERVICE LINE REPLACE - 75 S WILLIAMS		10,850.00
	TOTAL:	10,850.00
JORDAN ARMSTRONG		
UB refund for account: 074819-000		15.36
	TOTAL:	15.36
KEYTH SECURITY SYSTEMS INC		
THREE OAKS ALARM MONITORING		206.25
	TOTAL:	206.25

Description		Amount
LAKESIDE LEGACY FOUNDATION		
RETURNED RPZ METER		3,500.00
	TOTAL:	3,500.00
LEALI, DEONNA		
PAVILION DEPOSIT REFUND		150.00
	TOTAL:	150.00
LENNAR		
UB refund for account: 075189-001		80.71
	TOTAL:	80.71
LOCALGOVNEWS.ORG		
LOCAL GOVERNMENT NEWS ANNUAL SUBSCRIPTION		2,500.00
	TOTAL:	2,500.00
M & A PRECISION AUTO INC		
SAFETY LANE INSPECTIONS		595.00
	TOTAL:	595.00
MARK 1 LANDSCAPE INC		
MOWING OF CITY OWNED PROPERTIES		13,500.00
MOWING OF CITY OWNED PROPERTIES		50,276.26
ROW MOWING		4,265.00
MOWING OF CITY OWNED PROPERTIES		5,615.00
	TOTAL:	73,656.26
MARTHA GREELEY		
PARKING TICKET REFUND - FOUND NOT LIABLE		20.00
	TOTAL:	20.00
MCHENRY CO RECORDER		
RECORDING OF LIEN		62.00
	TOTAL:	62.00
MEADE ELECTRIC CO INC		
STREET/TRAFFIC LIGHT MAINTENANCE & REPAIR		5,792.79
STREET/TRAFFIC LIGHT MAINTENANCE & REPAIR		12,438.81
STREET/TRAFFIC LIGHT MAINTENANCE & REPAIR		16,043.21
STREET/TRAFFIC LIGHT MAINTENANCE & REPAIR		1,189.41
STREET/TRAFFIC LIGHT MAINTENANCE & REPAIR		1,960.36
STREET/TRAFFIC LIGHT MAINTENANCE & REPAIR		2,040.27
	TOTAL:	39,464.85
MECHANICAL SYSTEMS, INC		
BOAT HOUSE ALARM PANEL REPAIRS		455.00
	TOTAL:	455.00

	Description		Amount
MENARD INC			
	PEST CONTROL SUPPLIES		128.91
	PEST CONTROL SUPPLIES		32.90
	PAINT		192.82
	FIREWOOD		5.49
	MISC SUPPLIES		105.94
	SPRAYPAINT		8.64
	SHOVELS		19.96
	DRYWALL ANCHORS		19.40
	MISC SUPPLIES		18.55
	CONCRETE MIX & LEVEL		525.43
	DEHUMIDIFIER		170.99
	PRIMER		114.94
	PAINT & SUPPLIES		156.08
	EMPLOYEE RECOGNITION SUPPLIES		19.92
	CLEANING SUPPLIES		48.59
	MAILBOX SUPPLIES		44.99
	WRENCH SET & CAUTION TAPE		16.98
	WATER METER PARTS		122.55
		TOTAL:	1,753.08
MES I ACQUISITION INC			
	GAS DECTECTION AND CALIBRATION ISC REPAIR		427.80
		TOTAL:	427.80
MIDWEST METER INC			
	REPLACEMENT SLUDGE PROBES AT PLANT 2		12,683.00
		TOTAL:	12,683.00
MIDWEST POWER INDUSTRY, INC			
	GENERATOR MAINT (INSPECTIONS/LOAD BANK TESTING)		600.00
	LS9 GENERATOR REPAIR		2,252.04
		TOTAL:	2,852.04
MIDWEST SALT			
	2026 WATER TREATMENT SALT - PRODUCTION		3,043.26
	2026 WATER TREATMENT SALT - PRODUCTION		3,060.06
	2026 WATER TREATMENT SALT - PRODUCTION		3,083.33
	2026 WATER TREATMENT SALT - PRODUCTION		3,005.76
	2026 WATER TREATMENT SALT - PRODUCTION		2,841.58
	2026 WATER TREATMENT SALT - PRODUCTION		2,823.48
	2026 WATER TREATMENT SALT - PRODUCTION		3,217.78
		TOTAL:	21,075.25
MIKE MALONEY			
	TRAINING MEAL REIMBURSEMENT		34.46
	TRAINING MEAL REIMBURSEMENT		58.30
		TOTAL:	92.76
MIOVISION TECHNOLOGIES US, LLC			
	BATTERY CHARGER FOR TRAFFIC COUNTER		1,541.33
		TOTAL:	1,541.33
MOBILE HEALTH SOLUTIONS CORPORATION			
	STREETS - REQUIRED TESTS		375.00
		TOTAL:	375.00

Description		Amount
MOTOROLA SOLUTIONS		
STARCOM AIRTIME		8,805.00
RADIO EQUIPMENT SERVICES		67.85
	TOTAL:	8,872.85
NETWORK TECHNOLOGY INNOVATIONS INC		
DEPOT PARK SURVEILLANCE CAMERAS		12,148.43
	TOTAL:	12,148.43
NICOR / BILL PAYMENT CENTER		
THREE OAKS GAS SERVICE		328.54
	TOTAL:	328.54
NIR ROOF CARE INC		
ROOF CARE PLAN SERVICE		250.00
	TOTAL:	250.00
OLSEN SAFETY EQUIPMENT CORP		
RESPIRATORS, SIZE MEDIUM		50.85
SAFETY GLASSES - PPE		64.69
	TOTAL:	115.54
PACE ANALYTICAL SERVICES, LLC		
DRINKING WATER LAB SERVICES		20.50
DRINKING WATER LAB SERVICES		10.25
LAB SERVICES - JULY STREAM MONITORING		73.80
DRINKING WATER LAB SERVICES		10.25
DRINKING WATER LAB SERVICES		63.75
	TOTAL:	178.55
PACE SYSTEMS, INC.		
M365 O365 MIGRATION AND LICENSES MICROSOFT OFFICE365		56,408.10
MIGRATION & LICENSES MICROSOFT OFFICE365		582.00
	TOTAL:	56,990.10
PARKMOBILE, LLC		
MOBILE PARKING FEES JUL 26		844.20
	TOTAL:	844.20
PETER KIELPYKA		
UB refund for account: 074115-010		19.55
	TOTAL:	19.55
POLYDYNE INC		
POLYMER PLANT 2		13,708.00
POLYMER PLANT 3		1,660.50
	TOTAL:	15,368.50
PROMOS 911, INC		
STICKER BADGES - COMMUNITY RELATIONS		306.95
	TOTAL:	306.95

Description		Amount
R.C. WORST & COMPANY, INC.		
WTP5 WASTE PUMP REPLACEMENT		1,935.90
	TOTAL:	1,935.90
RUEKERT-MIELKE INC		
ENG SERVICES - LS 21, 23, 25 GENERATOR & ATS REPLACE		2,076.00
ENG SERVICES - GENERATOR & ATS REPLACE, LS 24 & 26		3,878.25
	TOTAL:	5,954.25
RUSSO POWER EQUIPMENT INC		
LANDSCAPE TOOLS		362.50
MISC. LANDSCAPE SUPPLIES		562.89
	TOTAL:	925.39
SAM'S CLUB DIRECT		
SAM'S CLUB PURCHASES - JULY 2026		1,915.32
	TOTAL:	1,915.32
SCHOTT, THOMAS		
UB refund for account: 071147-003		35.62
	TOTAL:	35.62
SEBIS DIRECT INC (SERVICE)		
UTILITY BILL PRINTING		1,178.88
	TOTAL:	1,178.88
SHAW SUBURBAN MEDIA GROUP		
MEETING, INFO, & BID ADS		232.76
	TOTAL:	232.76
SHERMAN MECHANICAL INC		
HVAC MAINTENANCE & RPZ CERTIFICATION		393.58
2026 HVAC MAINTENANCE & RPZ CERTIFICATION CONTRACT		6,503.74
HVAC MAINTENANCE & RPZ CERTIFICATION		377.00
THREE OAKS BOAT HOUSE LEAK REPAIR		280.00
THREE OAKS PLUMBING REPAIR		225.00
THREE OAKS PLUMBING REPAIR		312.00
	TOTAL:	8,091.32
SIRCHIE ACQUISITION COMPANY LLC		
EVIDENCE SUPPLIES		56.30
	TOTAL:	56.30
SPECIALTY SPRINKLING SYSTEMS INC		
ADDITIONAL IRRIGATION REQUIRED FOR DEPOT PARK		6,286.25
	TOTAL:	6,286.25
SWANSON, MARTIN & BELL LLP		
LEGAL SERVICES - TRAFFIC		20,311.90
LEGAL SERVICES - GENERAL REPRESENTATION		21,510.00
	TOTAL:	41,821.90

Description		Amount
SWIFT WASH CRYSTAL LAKE, LLC		
CAR WASHES - ENGINEERING/STREETS		126.00
JULY CAR WASHES		108.00
	TOTAL:	234.00
THE SHERWIN-WILLIAMS CO		
PAINT		138.49
Paint supplies		92.92
	TOTAL:	231.41
THELEN MATERIALS LLC		
GRAVEL		3,363.06
	TOTAL:	3,363.06
THERMOSTAT BLOCKER I, INC		
LIEBERT UNIT REBUILD (QTY 1) - HUMIDIFIER SECTION		6,652.00
	TOTAL:	6,652.00
THOMPSON ELEVATOR INSP SERVICE INC		
2026 ELEVATOR INSPECTIONS (PASS THRU COSTS)		731.00
2026 ELEVATOR INSPECTIONS (PASS THRU COSTS)		100.00
2026 ELEVATOR INSPECTIONS (PASS THRU COSTS)		774.00
	TOTAL:	1,605.00
THOMSON REUTERS - WEST		
CLEAR SUBSCRIPTION - AUGUST 2026		1,952.75
	TOTAL:	1,952.75
TODAY'S UNIFORMS		
BOOTS - YOUNG		154.95
	TOTAL:	154.95
ULTRA STROBE COMMUNICATIONS INC		
INSTALL RADAR - CAR 1038		425.00
	TOTAL:	425.00
UPS		
POSTAGE - NORMAL PD		22.93
	TOTAL:	22.93
USALCO, LLC		
ALUM PLANT 2		4,860.25
	TOTAL:	4,860.25
VANDERSTAPPEN SURVEYING & ENGINEERI		
PLAT OF SURVEY - 352 MARHILL CT.		925.00
	TOTAL:	925.00

Description		Amount
VASYL PETRUK		
UB refund for account: 075180-002		15.67
	TOTAL:	15.67
VC3 INC		
BACKUP AND DISASTER RECOVERY SERVICE		4,058.00
	TOTAL:	4,058.00
VEREGY CENTRAL, LLC		
WATER METER REPLACEMENT PROGRAM SERVICES		469,201.18
	TOTAL:	469,201.18
VESTIS GROUP, INC ARAMARK UNIFORM & CAREER APPAREL GROUP, INC		
W&S SHOP TOWELS/MATS		65.52
FLEET SHOP TOWELS/MATS		50.87
MAT AND SHOP TOWEL RENTAL		82.38
W&S SHOP TOWELS/MATS		39.26
FLEET SHOP TOWELS/MATS		50.87
	TOTAL:	288.90
VISUAL COMPUTER SOLUTIONS		
ANNUAL RENEWAL - 10/26-9/27		10,085.91
	TOTAL:	10,085.91
VTX INTERMEDIATE HOLDINGS II, INC		
VERTEXONE TRANSACTIONAL FEES - JULY 2026		67.00
	TOTAL:	67.00
W.S. DARLEY & CO		
BOOTS		555.00
	TOTAL:	555.00
W.W. GRAINGER, INC		
FLOOR BOX COVER, RECEPTACLE		285.83
	TOTAL:	285.83
WAREHOUSE DIRECT		
OFFICE SUPPLIES		340.51
	TOTAL:	340.51
WELDERS SUPPLY COMPANY		
PROPANE		56.03
OXYGEN RENTAL - JULY		194.00
	TOTAL:	250.03
WOLD ARCHITECTS & ENGINEERS		
SURVEILLANCE CAMERA ACCESS CONTROL - RFP ASSISTANCE		2,300.00
2026 FIRE STATION #1 APPARATUS BAY RADIANT HEAT - A&E		3,106.83
	TOTAL:	5,406.83

Description			Amount
WORKING WORLD STAFFING			
TEMPORARY STAFF IN FINANCE DEPT			550.80
		TOTAL:	550.80
ZIEGLER'S ACE HARDWARE			
ZIEGLER'S ACE PURCHASES - JULY 2026			272.28
		TOTAL:	272.28
Report Total:			1,836,481.50

FUND TOTALS:

101 GENERAL FUND	425,374.12
110 CAPITAL REPLACEMENT FUND	531,535.64
115 VEHICLE REPLACEMENT FUND	37,311.48
201 RESTRICTED POLICE FUNDS	425.00
230 FIRE RESCUE FUND	21,258.53
260 PARKING FUND	1,765.55
620 WATER & SEWER FUND	158,301.17
630 W&S CAPITAL & EQUIP REPL FUND	660,510.01

PAYMENT TYPE TOTALS:

ACH Transaction	1,645,192.91
Paper Check	191,288.59

LIST OF BILLS PRESENTED FOR APPROVAL
August 18, 2026

APPROVED BY:

Mayor	City Manager
Council Member	Finance Director

Fund	Description	Amount
101	General Fund	$425,374.12
110	Capital Replacement Fund	$531,535.64
115	Vehicle Replacement Fund	$37,311.48
201	Restricted Police Funds	$425.00
230	Fire/Rescue Fund	$21,258.53
260	Parking Fund	$1,765.55
620	Water and Sewer Fund	$158,301.17
630	W&S Capital & Equip Repl Fund	$660,510.01
	Subtotal - Checks	**$1,836,481.50**
	Wire Transfers	
	IPBC Health Insurance 08/03/26	$647,517.26
	Biweekly Payroll 08/14/26	$1,374,941.33
	Subtotal - Wire Transfers	**$2,022,458.59**
	GRAND TOTAL	**$3,858,940.09**

Agenda Item No: 8b

City Council
Agenda Supplement

Meeting Date: August 18, 2026

Item: Special Event Request - Crystal Lake Brewing's 12th Annual Oktoberfest

Staff Recommendation: Motion to approve a Special Event Permit for Crystal Lake Brewing's 12th Annual Oktoberfest to be held Friday, September 18, 2026, from 3:00 p.m. to 11:00 p.m. and Saturday, September 19, 2026, from 12:00 p.m. to 11:00 p.m. pursuant to the recommended conditions

Staff Contact: Kathryn Cowlin, Director of Community Development
Victoria Wojcik, Community Development Analyst

Background:
Crystal Lake Brewing has requested a Special Event approval to hold their 12th annual Oktoberfest on Friday, September 18, 2026, from 3 p.m. to 11 p.m. with live music until 10 p.m. and Saturday, September 19, 2026, from 12 p.m. to 11 p.m. with live music until 10 p.m. The event is proposed to be held in the parking lot of their building at 150 North Main Street. The festival includes live music, food vendors, and beer sales. The layout of the event is the same as previous years.

City staff has reviewed the applicant's request. The following are conditions of approval:

1) This approval is valid for the Special Event to be held on Friday, September 19, 2026 from 3 p.m. to 11 p.m. and Saturday, September 19, 2026 from 12 p.m. to 11 p.m. and as according to the site plan.
2) Organizers are to contact the Police Department for official "No Parking" signs that are to be posted along Gates Street and First Street. The "No Parking" signs are not to be posted on telephone poles and are to be removed the day after the event. Signs must be posted directing attendees to various City parking lots that can be used during the event. A map of the Railroad Street parking lot is attached.
3) Should valet parking be offered, parking attendant should wear clothing to make them more visible at night as they walk between the festival site and remote parking area.
4) Tents/Canopies to be used for this event must follow City guidelines. Inspection(s) shall be completed PRIOR to event for every occurrence (if used for event). Contact the Community Risk Management team to schedule an inspection (815) 356-3700.
5) No smoking, cooking, or open flames are permitted under canopies/tents.

6) Provide adequate lighting for participants during night hours. Submit stage lighting and canopy lighting specifications if applicable.
7) Obtain any necessary approvals from McHenry County Health Department.
8) Temporary wiring must comply with the 2017 National Electrical Code.
9) The site must be inspected the day prior to the event for compliance with canopy spacing (if applicable), electrical connections, etc.
10) Barricades shall be placed so that firefighters are able to move them if emergency vehicles need access.
11) A minimum 20-foot access lane shall be maintained within fire lanes to allow access for emergency vehicles in the parking lot.
12) The applicant must provide adequate trash receptacles, which must be emptied on a regular basis throughout the event, and following post-event cleanup. Waste materials in/under and within 30 feet of all tents/canopies need to be stored in approved containers. (Garbage cans must be provided for waste.)
13) Vendors are responsible for site clean-up, with all garbage removed at the end of each event day.
14) All electrical connections and cords shall meet the requirements of the 2017 National Electric Code. Contact the Building Department at (815) 356-3605 if you have any questions.
15) All electrical cords shall be covered to avoid a potential trip hazard. Electrical cords shall utilize an approved, commercially available cord protector.
16) All food trucks must meet the requirements listed in City Code Chapter 385-35, including a permit and an inspection of the truck by the Crystal Lake Fire Prevention Bureau. The petitioner shall contact the Fire Prevention Bureau to arrange for an inspection prior to the event.
17) Maximum occupancy limits of the building must be maintained throughout the event.

The applicants have been made aware of these recommended conditions and will attend the August 18, 2026, City Council meeting to answer any questions. The application materials have been attached for reference.

Votes Required to Pass:
Simple majority vote

CITY OF Crystal Lake ILLINOIS

SPECIAL EVENTS APPLICATION

Please PRINT or TYPE

EVENT NAME CLB's 12th Annual Oktoberfest

EVENT LOCATION Crystal Lake Brewing

This application should be completed by the "Event Manager", who will be the main coordinator and contact person for the event. Completing the application form will give you a good idea of the types of arrangements, approvals and documents that will be necessary for your special event. Please complete as much of the following information as possible before turning in the application. Once the application is turned in, a staff liaison will be in contact with you who will guide you in completing the remainder of the application and fulfilling City requirements for the event.

Please note that City Council approval may be required for certain special events/requests

GENERAL EVENT INFORMATION

1. TYPE OF EVENT (Check all that apply)

☐ Carnival	☐ General use of City-owned property
☐ Circus	☐ Parade
☒ Festival	☐ Outdoor Sales
☐ Filming	☐ Run/Walk Event
☐ Other _____	

2. General Description/Purpose of the event: Celebration of Fall with the release of CLB's Oktoberfest Lager, a lineup of Food trucks & Live Bands

3. Will the event require the use of City-owned property? ☐ Yes ☒ No

4. Is a Site Map/Route Map attached? ☒ Yes ☐ No

5. Is the event an annual/recurring event? ☒ Yes ☐ No

6. Will the event require a public street/sidewalk to be blocked or closed? ☐ Yes ☒ No

7. Will the event require use of a public parking lot? ☐ Yes ☒ No

8. Number of persons scheduled to monitor and work the event: 20+

9. Estimated attendance: 800-1000 per day

10. Is a "rain date" proposed? Y ☐ or N ☒ If yes, what is the rain date? _____

ORGANIZATION INFORMATION

11. ☐ Organization is registered with the State of Illinois as a Non-Profit Organization

12. Name of Event Manager: Beth Alberger

13. Contact Information for Event Manager:

Address: 150 N Main St.
Crystal Lake, IL 60014

(Please check preferred means of contact)

Daytime phone: [redacted] ☐

Emergency phone: [redacted] ☐

Cell phone: [redacted] ☒

Email: [redacted] ☐

EVENT OPERATION

14. Date(s) of the event (including time for assembling and/or dismantling support structures):

Set Up: Thu, Sep 17th 9-4pm
Event: Fri, Sep 18th & Sat, Sept 19th
Dismantling: Sun, Sep 20th & Mon, Sep 21st

15. Hours of the event:

Set Up: 9-4 pm
Event: Fri 3-11pm and Sat 12-11pm
Dismantling: Sun 10am-1pm / Mon am

CITY MANAGER'S OFFICE

16. Will the event hold a raffle of any kind? ☐ Yes* ☒ No

***If yes, please complete attached Raffle License Application**

17. Is the Certificate of Insurance and Hold Harmless Agreement attached? ☒ Yes ☐ No

***Attached please see the City's insurance provisions (Required for all special events)**

18. Will alcoholic beverages be served or sold at the event? ☒ Yes* ☐ No

If yes, what type of alcoholic beverages will be served? Beer, Ciders, Seltzer

**Please complete the attached Temporary Liquor License Application*

COMMUNITY DEVELOPMENT

19. Will the event require tents or temporary structures? ☒ Yes ☐ No

20. What signs or advertising do you anticipate needing for the event?

Temporary community event signs	☐ Yes	☒ No
Temporary neighborhood event signs	☐ Yes	☒ No
Directional signs	☐ Yes	☒ No
Banner	☒ Yes	☐ No

21. Will food be served or sold at the event? ☒ Yes* ☐ No
Trucks approved by City
**If yes, please contact the McHenry County Health Department and please provide the City with a copy of the approval from the McHenry County Health Department.* Food Trucks

22. Will the event include vendors selling products? ☐ Yes ☒ No

Description of Products _____

23. Will the event require portable sanitation facilities? ☒ Yes ☐ No

Name of Company LRS / Crown restrooms
Address 1704 Lamb Rd Unit B, Woodstock, IL 60098
Phone 815 206 3689

24. Will the use of electricity be required for the event? ☒ Yes ☐ No

If yes, please specify the power requirements and plan for provision
power panel in garage for

PUBLIC SAFETY *Please remember to post the Firearm Concealed Carry Act sign*

25. Does this event require assistance from the Police Department? ☐ Yes ☒ No

26. Does this event require an on-site ambulance? ☐ Yes ☒ No

27. Will the event require sound amplification of any kind? ☒ Yes ☐ No

28. Please state what provisions have been made for first aid and emergency medical services, if any:

First Aid Kits

PUBLIC WORKS

29. Will the event require barricades for traffic control? ☐ Yes* ☒ No

If yes, please complete the attached Barricade Borrowing Application

30. Will the event require water? ☐ Yes ☒ No

Specify _____

Please remember to include the necessary attachments, if possible. (Please check those included)

- ☐ Barricade Borrowing Application
- ☒ Certificate of Insurance/Hold Harmless Agreement
- ☐ Raffle License Application
- ☐ Temporary Liquor License Application

The undersigned has read the foregoing application and knows the contents thereof, and affirms that the information is true and correct to the best of his/her knowledge, information and belief. For special events, the undersigned agrees to indemnify and hold harmless the City, together with its officers, agents, volunteers, and employees from all losses, damages, injuries, claims, demands and expenses arising out of, or as the result of, the operation of the event, the special City services provided for the event, and/or the permit issued for same, and/or the condition, maintenance and use of the public property in connection with the event, as well as for any injury to or sustained by a City employee, agent, or contractor in conjunction with the event authorized by the City.

Beth Alberger
Signature

4/23/16
Date

Beth Alberger
Print Name

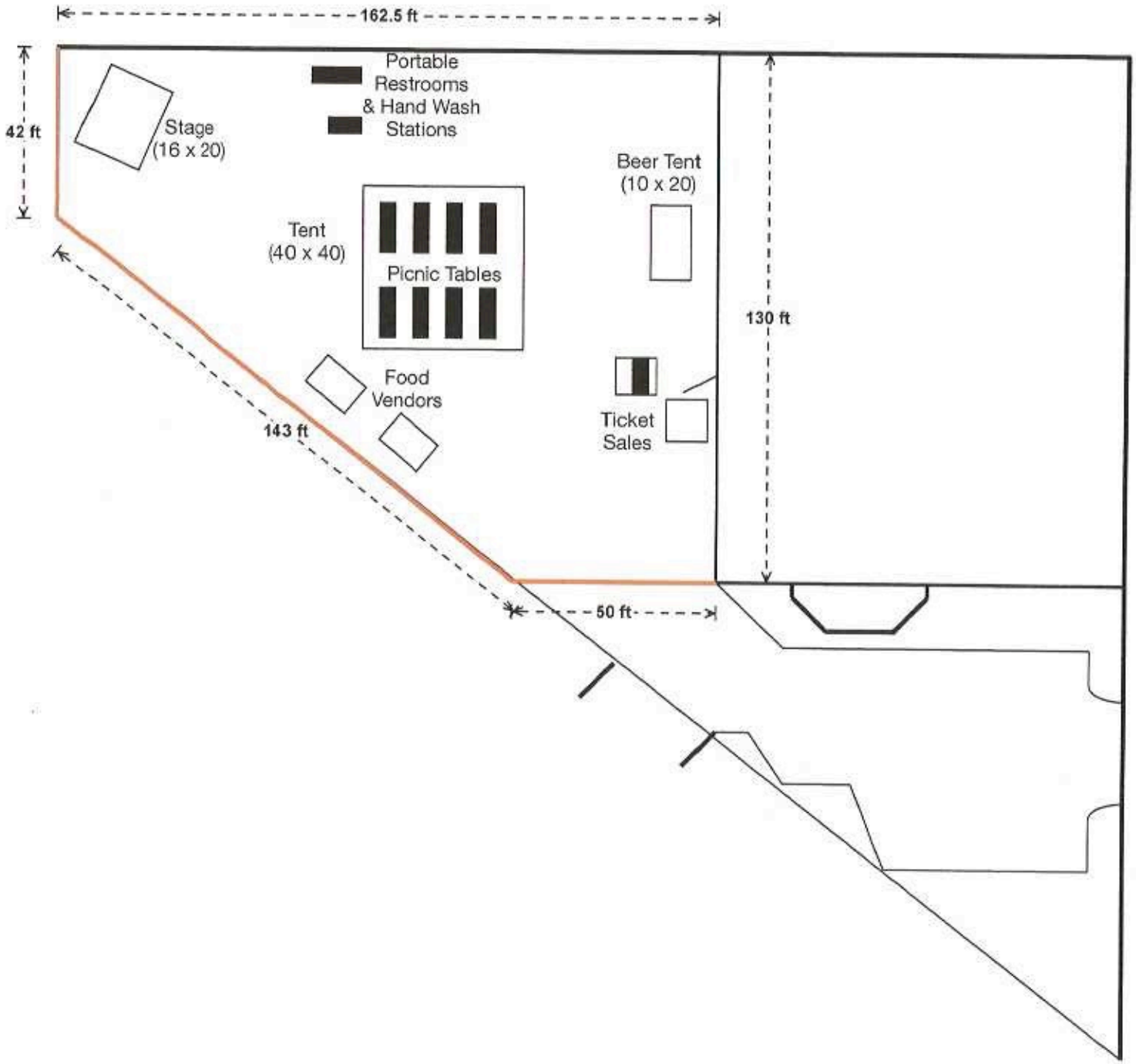
STAFF USE ONLY

Assigned City Department: _____

Assigned City Staff Liaison: _____

Meeting with Event Organizer Required: ☐ Yes ☐ No

City Council Approval Required: ☐ Yes ☐ No


162.5 ft
42 ft
Stage
(16 x 20)
Portable
Restrooms
& Hand Wash
Stations
Beer Tent
(10 x 20)
Tent
(40 x 40)
Picnic Tables
130 ft
Food
Vendors
143 ft
Ticket
Sales
50 ft

Agenda Item No: 8c

City Council
Agenda Supplement

Meeting Date: August 18, 2026

Item: Board and Commission Appointment - Economic Development Committee

Recommendation: City Council Direction

Staff Contact: Haig Haleblian, Mayor

Background:
The Economic Development Committee (EDC) consists of nine (9) voting members, one nominated by the Chamber of Commerce, one nominated by Downtown/Main Street organization, and seven at-large members. All members are subject to approval by a majority vote of the Mayor and City Council.

The term of EDC members is three years, and the committee currently has two member-at-large and one Chamber of Commerce seat up for reappointment. Brian Fowler and Peter Affrunti would like to be reappointed to fill the member-at-large seats and Catherine Peterson would like to be reappointed to fill the Chamber of Commerce seat for a term that would expire September 30, 2029.

Should the Council have any questions, please contact Mayor Haleblian.

Votes Required to Pass: Simple majority

From: [redacted]
Sent: Friday, July 31, 2026 4:44 PM
To: Heather Maieritsch <hmaieritsch@crystallake.org>
Subject: RE: EDC Reappointment

Heather,

I am interested in another term.

Thank you and have a great weekend,

Brian

Brian Fowler

From: Heather Maieritsch <hmaieritsch@crystallake.org>
Sent: Friday, July 31, 2026 4:21 PM
To: [redacted]
Subject: EDC Reappointment

Hi,
I wanted to reach out because your EDC term is set to expire at the end of September. I was hoping to see if you would both be interested in being reappointed for another term.
If so, please let me know, and I'll be happy to begin the reappointment process.
Thank you, and I look forward to hearing from you.
Heather

Heather Maieritsch | Economic Development Manager | Community Development
City Of Crystal Lake | 100 W. Woodstock St. | Crystal Lake, IL 60014
Website: www.crystallake.org | Phone: 815-356-3737

From: [redacted]
Sent: Monday, August 3, 2026 10:02 AM
To: Heather Maieritsch <hmaieritsch@crystallake.org>
Subject: RE: EDC Reappointment

Hi Heather,

Thank you for checking in. I would be thrilled to continue to serve on the EDC. Pls let me know what steps I need to take to facilitate the process.

Have a great week.

Catherine

From: Heather Maieritsch <hmaieritsch@crystallake.org>
Sent: Friday, July 31, 2026 4:23 PM
To: [redacted]
Subject: EDC Reappointment

Hi Catherine,
As part of the EDC the Chamber has a permanent seat. Your specific seat is up for reappointment at the end of September and just wanted to make sure you would like to continue to fill the Chamber seat.
If so, please let me know, and I'll be happy to begin the reappointment process.
Thank you, and I look forward to hearing from you!
Heather

Heather Maieritsch | Economic Development Manager | Community Development
City Of Crystal Lake | 100 W. Woodstock St. | Crystal Lake, IL 60014
Website: www.crystallake.org | Phone: 815-356-3737

From: [redacted]
Sent: Friday, July 31, 2026 5:40 PM
To: Heather Maieritsch <hmaieritsch@crystallake.org>; [redacted]
Subject: Re: EDC Reappointment

Yes, I would be happy to serve another term.
Thanks,
Peter

From: Heather Maieritsch <hmaieritsch@crystallake.org>
Sent: Friday, 31 July 2026 16:20:58
To: [redacted]
Subject: EDC Reappointment

Hi,
I wanted to reach out because your EDC term is set to expire at the end of September. I was hoping to see if you would both be interested in being reappointed for another term.
If so, please let me know, and I'll be happy to begin the reappointment process.
Thank you, and I look forward to hearing from you.
Heather

Heather Maieritsch | Economic Development Manager | Community Development
City Of Crystal Lake | 100 W. Woodstock St. | Crystal Lake, IL 60014
Website: www.crystallake.org | Phone: 815-356-3737

Agenda Item No: 9

City Council
Agenda Supplement

Meeting Date: August 18, 2026

Item: Board and Commission Appointments - Youth Commission

Mayor's Recommendation: Move to approve the nomination of Olive Barragan, Alexa Clark, Sophia Gibson, and Lucy Thome as at-large members of the Youth Commission, and reappointments of Charlie Benton, Alyssa (Theo) Johnston, and Ella Hutchins as at-large members of the Youth Commission, for one-year terms ending May 31, 2027

Contact: Haig Haleblian, Mayor

Background:
As the City Council is aware, the Youth Commission was adopted at the May 7, 2024, City Council meeting. The Commission consists of seven (7) at-large voting members, aged 16 to 20 years old, who are residents of the City of Crystal Lake or attend a school in Crystal Lake. The members are subject to the approval by a majority vote of the Mayor and City Council of the City of Crystal Lake.

There are four vacant positions on the Commission at this time. The following Crystal Lake students have expressed an interest in serving on the Youth Commission. If appointed to the Commission, each member would serve a one-year term expiring on May 31, 2027.

- Olive Barragan
- Alexa Clark
- Sophia Gibson
- Lucy Thome

The following Crystal Lake students have expressed an interest in serving an additional term on the Youth Commission. If reappointed to the Commission, each member would serve a one-year term expiring on May 31, 2027.

- Charlie Benton
- Alyssa (Theo) Johnston
- Ella Hutchins

The following meeting schedule is proposed for the Youth Commission term. The first meeting is scheduled for Thursday, September 10, 2026.

	Date (Second Thursday of the Month)
Meeting 1	September 10, 2026
Meeting 2	October 8, 2026
Meeting 3	November 12, 2026
Meeting 4	December 10, 2026 (tentative)
Meeting 5	January 14, 2027
Meeting 6	February 11, 2027
Meeting 7	March 11, 2027
Meeting 8	April 8, 2027
Meeting 9	May 13, 2027

Votes Required to Pass:

Simple majority

Agenda Item No: 10

City Council
Agenda Supplement

Meeting Date: August 18, 2026

Item: City Code Amendment to Increase the Number of Class 13 Liquor Licenses – Applicant: Crystal Lake Real Estate, dba Crystal Lake Amoco located at 339 W. Virginia Street

Staff Recommendation: Motion to adopt an Ordinance increasing the number of Class 13 liquor licenses from the currently permitted 35 licenses to 36 licenses, in order to allow for the issuance of a new Class 13 liquor license to Crystal Lake Real Estate, dba Crystal Lake Amoco located at 339 W. Virginia Street

Staff Contact: Nick Hammonds, Deputy City Manager
Melanie Gray, Executive Assistant

Background:
Crystal Lake Real Estate, dba Crystal Lake Amoco, located at 339 W. Virginia Street, is under new ownership and have requested a Class 13 liquor license to sell packaged alcohol at their location. The previous owners surrendered their liquor license.

A Class 13 license authorizes the sale of alcoholic liquors on the premises specified in the license in packages only but not for consumption on the premises where sold between the hours of 7:00 a.m. and 1:00 a.m. Monday, Tuesday, Wednesday, Thursday, Friday and 7:00 a.m. Saturday and 2:00 a.m. Sunday and 7:00 a.m. Sunday and 2:00 a.m. Monday. A Class B type restaurant may be located on the premises. The annual fee for such a license shall be $625.

Current Class 13 License Holders:

Name	Address	Zoning
7-Eleven	60 W. Terra Cotta (Northside Center)	"O PUD"
7-Eleven	1024 McHenry Ave.	"B-1 PUD"
Casey's	1095 Pyott Road	"B-2 PUD"
Casey's General Stores	639 E. Terra Cotta Ave.	"B-2"
Casey's #3983	4220 Northwest Highway	"B-2"
Circle K	280 N. Route 31	"B-2 PUD"
Circle K	681 W. Terra Cotta	"B-2"
Convenient Liquor & Wine	201 E. Virginia	"B-2"
Cost Plus World Market	6000 Northwest Highway (Crystal Point)	"B-2 PUD"
Crystal Lake Food & Liquor	540 E. Terra Cotta Avenue	"B-2 PUD"
Crystal Lake Gas (Marathon)	770 S. Virginia Road	"B-2"

Crystal Lake BP	281 W Virginia Street	"B-2"
CVS Pharmacy	1305 Randall Road	"B-2 PUD"
CVS Pharmacy	177 W. Virginia	"B-2"
Fresh Market	6000 Northwest Highway	"B-2 PUD"
Fresh Thyme Farmer's Market	5340 Northwest Highway	"B-2 PUD"
Nick's General Store/Yoga on Lake	1309 North Avenue	"R-2"
LaRosita of Mesos Group, Inc.	230 W Virginia Street, Unit 100	"B-2"
Midwest Petroleum Dev.	7615 U.S. Route 14 (by McDonald's)	"B-2"
Mobil Mart	250 N. Route 31	"B-2"
Murphy's Oil	985 Central Park Drive	"B-2 PUD"
Oak Street Food & Liquor	256 N. Oak Street	"B-1"
Off The Vine	129 N. Main Street	"B-4"
Baard Gas Station/Shell #801	4811 Northwest Highway	"B-2"
Osco Drug	6140 Northwest Highway (The Commons S.C.)	"B-2 PUD"
RJ Pantry & Liquor	19 E. Berkshire Drive	"B-1 PUD"
Sam's Club	5670 Northwest Highway	"B-2 PUD"
Target	5580 Northwest Highway	"B-2 PUD"
Thornton's LLC	911 Tek Drive	
Walgreens	151 W. Northwest Highway	"B-2"
Walgreens	315 N. Route 31	"B-2 PUD"
WalMart	1205 Route 31	"B-2 PUD"
KD Market	29 Crystal Lake Plaza	"B-2 PUD"

There are no zoning issues with the request.

The following conditions must be met prior to the license being issued:

- Payment of prorated license fee

The attached Ordinance approves an increase in the number of Class 13 liquor licenses in order to allow the creation of a new Class 13 liquor license for Crystal Lake Real Estate, dba Crystal Lake Amoco located at 339 W. Virginia Street.

Votes Required to Pass:
Simple majority

Ord. No.
File No. 255 L

The City of Crystal Lake

AN ORDINANCE AMENDING THE CODE OF THE CITY OF CRYSTAL LAKE

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CRYSTAL LAKE, McHENRY COUNTY, ILLINOIS, as follows:

SECTION I: That CHAPTER 329 LIQUOR LICENSES Section 329-6 Limitations on licenses shall be as follows:

1. Class 13 License shall be increased from 35 to 36.

SECTION II: That this Ordinance shall be in full force and effect from and after its passage and approval according to law.

SECTION III: That all Ordinances and parts of Ordinances in conflict herewith are hereby repealed.

DATED at Crystal Lake, Illinois, this 18th day of August 2026.

City of Crystal Lake, an
Illinois municipal corporation

_____
Haig Haleblian, MAYOR

SEAL

ATTEST

_____
CITY CLERK

PASSED: August 18, 2026
APPROVED: August 18, 2026

Draft

Agenda Item No: 11

City Council
Agenda Supplement

Meeting Date: August 18, 2026

Item: City Code Amendment to Increase the Number of Class 8 Liquor Licenses – Applicant: Nick's Pizza Crystal Lake Inc., dba Nick's Pizza & Pub located at 856 Pyott Road

Staff Recommendation: Motion to adopt an Ordinance increasing the number of Class 8 liquor licenses from the currently permitted 3 licenses to 4 licenses, in order to allow for the issuance of a new Class 8 liquor license to Nick's Pizza Lake Inc., dba Nick's Pizza & Pub located at 856 Pyott Road

Staff Contact: Nick Hammonds, Deputy City Manager
Melanie Gray, Executive Assistant

Background:

Nick's Pizza Crystal Lake Inc., dba Nick's Pizza & Pub, located at 856 Pyott Road, will soon be under new ownership. The previous owners will surrender their liquor license upon the new owners taking ownership, at which point the new owners have requested a Class 8 liquor license to sell alcohol for consumption at the location

A Class 8 License which shall authorize the retail sale, on the premises specified, of alcoholic liquor, for consumption, on the premises between the hours of 11:00 a.m. and 1:00 a.m. Monday, Tuesday, Wednesday, Thursday; 11:00 a.m. and 2:00 a.m. Friday and Saturday; and 10:00 a.m. on Sunday and 1:00 a.m. on Monday. A Class A type restaurant may be located on the premises. For the purposes of this license, premises shall include not only the interior of any building or structure but also an open unroofed area immediately contiguous to the building or structure where alcoholic beverages are served or consumed. Any open unroofed area in which alcoholic beverages are served or consumed. The annual fee for such license shall be the sum of $1,500.

Current Class 8 License Holders:

Name	Address	Zoning
Chen Chinese Cuisine	6100 Northwest Highway	"B-2"
Village Squire	4818 Northwest Highway	"B-2"
Buffalo Wings & Rings	1520 Carlemont	"B-2"

There are no zoning issues with the request.

The following conditions must be met prior to the license being issued:

- Payment of prorated license fee
- Background Check

The attached Ordinance approves an increase in the number of Class 8 liquor licenses in order to allow the creation of a new Class liquor license for Nick's Pizza Crystal Lake Inc., dba Nick's Pizza & Pub located at 856 Pyott Road, pending the surrender of the former owners license.

Votes Required to Pass:
Simple majority

Ord. No.
File No. 255 L

The City of Crystal Lake

AN ORDINANCE AMENDING THE CODE OF THE CITY OF CRYSTAL LAKE

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CRYSTAL LAKE, McHENRY COUNTY, ILLINOIS, as follows:

SECTION I: That CHAPTER 329 LIQUOR LICENSES Section 329-6 Limitations on licenses shall be as follows:

1. Upon the surrender of the license by the former licensee. Class 8 Licenses shall be increased from 3 to 4.

SECTION II: That this Ordinance shall be in full force and effect from and after its passage and approval according to law.

SECTION III: That all Ordinances and parts of Ordinances in conflict herewith are hereby repealed.

DATED at Crystal Lake, Illinois, this 18th day of August 2026.

City of Crystal Lake, an
Illinois municipal corporation

_____
Haig Haleblian, MAYOR

SEAL

ATTEST

_____
CITY CLERK

PASSED: August 18, 2026
APPROVED: August 18, 2026

Draft

Agenda Item No: 12

City Council
Agenda Supplement

Meeting Date: August 18, 2026

Item: Special Event Request and City Property Use – American Legion's 25th Anniversary of 9/11 Ceremony and Light Display – Friday, September 11, 2026

Recommendation: Motion to approve the American Legion's Special Event for 25th Anniversary of 9/11 Ceremony and Light Display, and to use the City-owned parking lots at 121 W. Woodstock Street and the train station lot directly east of City Hall (off of Woodstock Street) on September 11, 2026, pursuant to the staff recommended conditions

Staff Contact: Kathryn Cowlin, Director of Community Development
Victoria Wojcik, Community Development Analyst

Background: The American Legion has applied for a Special Event Permit to hold the 25th Anniversary of 9/11 ceremony in Union Cemetery, 171 W. Woodstock Street, and a light display at the parking lot of the train station lot directly east of City Hall (off of Woodstock Street). The ceremony is to be held in Union Cemetery on Friday, September 11, 2026, between 5:00 p.m. and 6:00 p.m., with setup starting at 3:30 p.m. and ending at 7:00 p.m. Overflow parking will be on the City owned parking lot at 121 W. Woodstock Street. The ceremony will include a 21 Gun Salute, Honor Guard, and a Bell for recognition of the First Responders who were called to action on September 11th, 2001.

In addition to the ceremony, the event applicant has requested to use the Woodstock Street train station parking lot for a memorial light display and banner. A truck containing two lights will park in parking spaces at the train station lot directly east of City Hall (off of Woodstock Street) closest to the intersection of Woodstock Street and Walkup Avenue. The two lights will be shining into the sky from 7:30 p.m. to midnight on September 11, 2026. Event volunteers will supervise the lights for the duration of time that they are on. The American Legion will work with City staff regarding the location of the banner at train station parking lot.

The event organizer has also requested one Fire Officer and one Police Officer to represent their departments during the ceremony. This is the first time this event has taken place in Crystal Lake.

If the request is approved, the following conditions are recommended:

1. This approval is valid for the Special Event Permit and City-owned property use of the ceremony at Union Cemetery, 171 W. Woodstock Street, and overflow parking at 121 W.

Woodstock Street from 5:00 p.m. to 6:00 p.m. on Friday, September 11, 2026, and for the light display at train station lot directly east of City Hall (off of Woodstock Street) from 7:30 p.m. to midnight on Friday, September 11, 2026.

2. The event shall be in accordance with the submitted site plan.
3. An updated Certificate of Insurance naming the City of Crystal Lake as additional insured must be submitted by Monday, August 31, 2026.
4. All electrical must comply with the 2017 National Electric Code and is subject to an inspection prior to starting the event.
5. Generators, if used, must be a minimum of 20 feet from any tents and/or canopies, and protected from the public by fencing, enclosure, or other approved means. Generators shall be properly grounded as outlined by the manufacturer.
6. Promotional and informational banners and signage are approved via this approval. Please contact the Building Division regarding the details of the signage to be used in conjunction with the event. Signs cannot obstruct the view of traffic or be attached to utility poles.
7. The applicant is responsible for obtaining all necessary McHenry County Health Department permits.
8. The applicant must provide adequate trash receptacles, which need to be emptied on a regular basis throughout the event, and following post-event cleanup. Additional garbage cans must be provided for waste if needed.
9. Provide approved access for emergency vehicles to gain entry to the event as well as maintain access to the existing structures. This must include a minimum 20-foot access in the event area. Any barricades used must be easily moveable for emergency access.
10. Fire hydrants shall be accessible or unobstructed.
11. Tents and canopies used for an event must comply with City requirements.
12. If tents or canopies are used, no smoking, cooking or open flames is permitted.
13. A weather monitoring person is required during the event and an emergency plan shall be in place in the event of severe weather.

The applicant has been made aware of these recommended conditions and advised to attend the August 18, 2026, City Council meeting to answer any questions.

Votes Required to Pass: A simple majority vote.

CITY OF Crystal Lake ILLINOIS

SPECIAL EVENTS APPLICATION

Please PRINT or TYPE

EVENT NAME 2026 25th Anniversary of of 9/11

EVENT LOCATION Ceremony in Union Cemetery / Search Lights in CL city parking lot

This application should be completed by the "Event Manager", who will be the main coordinator and contact person for the event. Completing the application form will give you a good idea of the types of arrangements, approvals and documents that will be necessary for your special event. Please complete as much of the following information as possible before turning in the application. Once the application is turned in, a staff liaison will be in contact with you who will guide you in completing the remainder of the application and fulfilling City requirements for the event.

Please note that City Council approval may be required for certain special events/requests

GENERAL EVENT INFORMATION

1. TYPE OF EVENT (Check all that apply)

❑ Carnival	❑ General use of City-owned property
❑ Circus	❑ Parade
❑ Festival	❑ Outdoor Sales
❑ Filming	❑ Run/Walk Event

❑ Other Memorial of 25th Anniversary of 9/11

2. General Description/Purpose of the event:
Short memorial service for the fallen men and women on 9/11 and wars that followed
Display of 2 large search lights located in the CL city parking lot located next to Walkup Road. Lights turned on at 7:30 pm
light turned off at midnight.

3. Will the event require the use of City-owned property? ❑ Yes ❑ No

4. Is a Site Map/Route Map attached? ❑ Yes ❑ No

5. Is the event an annual/recurring event? ❑ Yes ☑ No

6. Will the event require a public street/sidewalk to be blocked or closed? ❑ Yes ☑ No

7. Will the event require use of a public parking lot? ❑ Yes ❑ No

8. Number of persons scheduled to monitor and work the event: 20

9. Estimated attendance: 50 - 100

10. Is a "rain date" proposed? Y ❑ or N ❑ If yes, what is the rain date? _____

ORGANIZATION INFORMATION

11. ❑ Organization is registered with the State of Illinois as a Non-Profit Organization
12. Name of Event Manager: Robert Dorn Sr Vice Amercan Legion CL
13. Contact Information for Event Manager:

Address: 190 Cascade Drive CL 60012

(Please check preferred means of contact)

Daytime phone: [redacted] ❑

Emergency phone: [redacted] ❑

Cell phone: [redacted] ❑

Email: [redacted] ❑

EVENT OPERATION

14. Date(s) of the event (including time for assembling and/or dismantling support structures):

Set Up: 9-11- 2026

Event: 9-11-2026

Dismantling: 9-11-2026

15. Hours of the event:

Set Up: 3:30 pm

Event: Ceremony Location

Dismantling: 7:00 pm

CITY MANAGER'S OFFICE

16. Will the event hold a raffle of any kind? ❑ Yes* ❑ No

***If yes, please complete attached Raffle License Application**

17. Is the Certificate of Insurance and Hold Harmless Agreement attached? ❑ Yes ❑ No

***Attached please see the City's insurance provisions (Required for all special events)**

18. Will alcoholic beverages be served or sold at the event? ❑ Yes* ❑ No

If yes, what type of alcoholic beverages will be served?

_____

_____

_____

Please complete the attached Temporary Liquor License Application

COMMUNITY DEVELOPMENT

19. Will the event require tents or temporary structures? ☐ Yes ☐ No

20. What signs or advertising do you anticipate needing for the event?

    Temporary community event signs ☐ Yes ☐ No

    Temporary neighborhood event signs ☐ Yes ☐ No

    Directional signs ☐ Yes ☐ No

    Banner ☐ Yes ☐ No

21. Will food be served or sold at the event? ☐ Yes* ☐ No

    If yes, please contact the McHenry County Health Department and please provide the City with a copy of the approval from the McHenry County Health Department.

22. Will the event include vendors selling products? ☐ Yes ☑ No

    Description of Products_____

23. Will the event require portable sanitation facilities? ☐ Yes ☐ No

    Name of Company_____
    Address_____
    Phone_____

24. Will the use of electricity be required for the event? ☐ Yes ☐ No

    If yes, please specify the power requirements and plan for provision

    _____

    _____

PUBLIC SAFETY *Please remember to post the Firearm Concealed Carry Act sign*

25. Does this event require assistance from the Police Department? ☐ Yes ☐ No

26. Does this event require an on-site ambulance? ☐ Yes ☐ No

27. Will the event require sound amplification of any kind? ☐ Yes ☐ No

28. Please state what provisions have been made for first aid and emergency medical services, if any:
Event is located directly across from the CL Fire/EMT location on Woodstock Street

PUBLIC WORKS

29. Will the event require barricades for traffic control? ☐ Yes* ❑ No

If yes, please complete the attached Barricade Borrowing Application

30. Will the event require water? ☐ Yes ❑ No

Specify _____

Please remember to include the necessary attachments, if possible. (Please check those included)

❑Barricade Borrowing Application
❑Certificate of Insurance/Hold Harmless Agreement
❑Raffle License Application
❑Temporary Liquor License Application

The undersigned has read the foregoing application and knows the contents thereof, and affirms that the information is true and correct to the best of his/her knowledge, information and belief. For special events, the undersigned agrees to indemnify and hold harmless the City, together with its officers, agents, volunteers, and employees from all losses, damages, injuries, claims, demands and expenses arising out of, or as the result of, the operation of the event, the special City services provided for the event, and/or the permit issued for same, and/or the condition, maintenance and use of the public property in connection with the event, as well as for any injury to or sustained by a City employee, agent, or contractor in conjunction with the event authorized by the City.

Robert Dorn
Signature

July 27, 2026
Date

Robert Dorn
Print Name

STAFF USE ONLY

Assigned City Department:_____

Assigned City Staff Liaison: _____

Meeting with Event Organizer Required: ❑ Yes ❑ No

City Council Approval Required: ❑ Yes ❑ No


9/11 NEVER FORGET

Outlook

Re: 9-11 Event Recap, Additional information Needed

From [redacted]
Date Mon 7/27/2026 6:56 PM
To Melanie Gray <mgray@crystallake.org>; [redacted]
Cc Victoria Wojcik <vwojcik@crystallake.org>

Stop - Look - Think - Decide: This email originated from outside of the City. Do not click on links or open attachments unless you recognize the sender and know the content is safe.
Cemetery is good. Ceremony starts at 5:00 in cemetery till about 5:30/5:45 Lights go on in CL city lot at 7:30 till midnight. Thanks for all the help

FYI PR and CLC will be holding a moment of silence right after the game about 8:00

Robert Dorn
Sr. Vice Commander
American Legion Post 171
Crystal Lake IL
Mobile [redacted]
Email [redacted]
https://www.legioncrystallake171.org/

From: Melanie Gray <mgray@crystallake.org>
Sent: Monday, July 27, 2026 3:19 PM
To: [redacted]
Cc: Victoria Wojcik <vwojcik@crystallake.org>
Subject: Re: 9-11 Event Recap, Additional information Needed

Hi Bob and Charlie - Please review the attached to see if this is what you are thinking for the layout and let us know if there is anything that you would like us to add or change.

Is the event itself from 5 to 5:45/6? And then the lights go on at 7?

Thank you!

Mel and Victoria

Melanie Gray | Assistant to the City Manager | City Manager's Office
City Of Crystal Lake | 100 W. Woodstock St. | Crystal Lake, IL 60014
Website: www.crystallake.org | Phone: 815-459-2020

From: [redacted]
Sent: Monday, July 27, 2026 2:32 PM

Crystal Lake Union Cemetery Association

8012 RIDGEFIELD ROAD, P.O. BOX 464
CRYSTAL LAKE, ILLINOIS 60039-0464
PHONE [redacted]

CRYSTAL LAKE CEMETERY
CRYSTAL LAKE UNION CEMETERY
CRYSTAL LAKE MEMORIAL PARK

NON-PROFIT CORP.
CHARTERED 1912
BOARD OF TRUSTEES

August 4th 2026

Victoria Wojcik
Community Developement
City Of Crystal Lake Illinois
100 W Woodstock Street
Crystal Lake IL. 60014

Re: Anniversary of 09/11 Special Event
To be held at Crystal Lake Union Cemetery's Union Cemetery

Victoria,

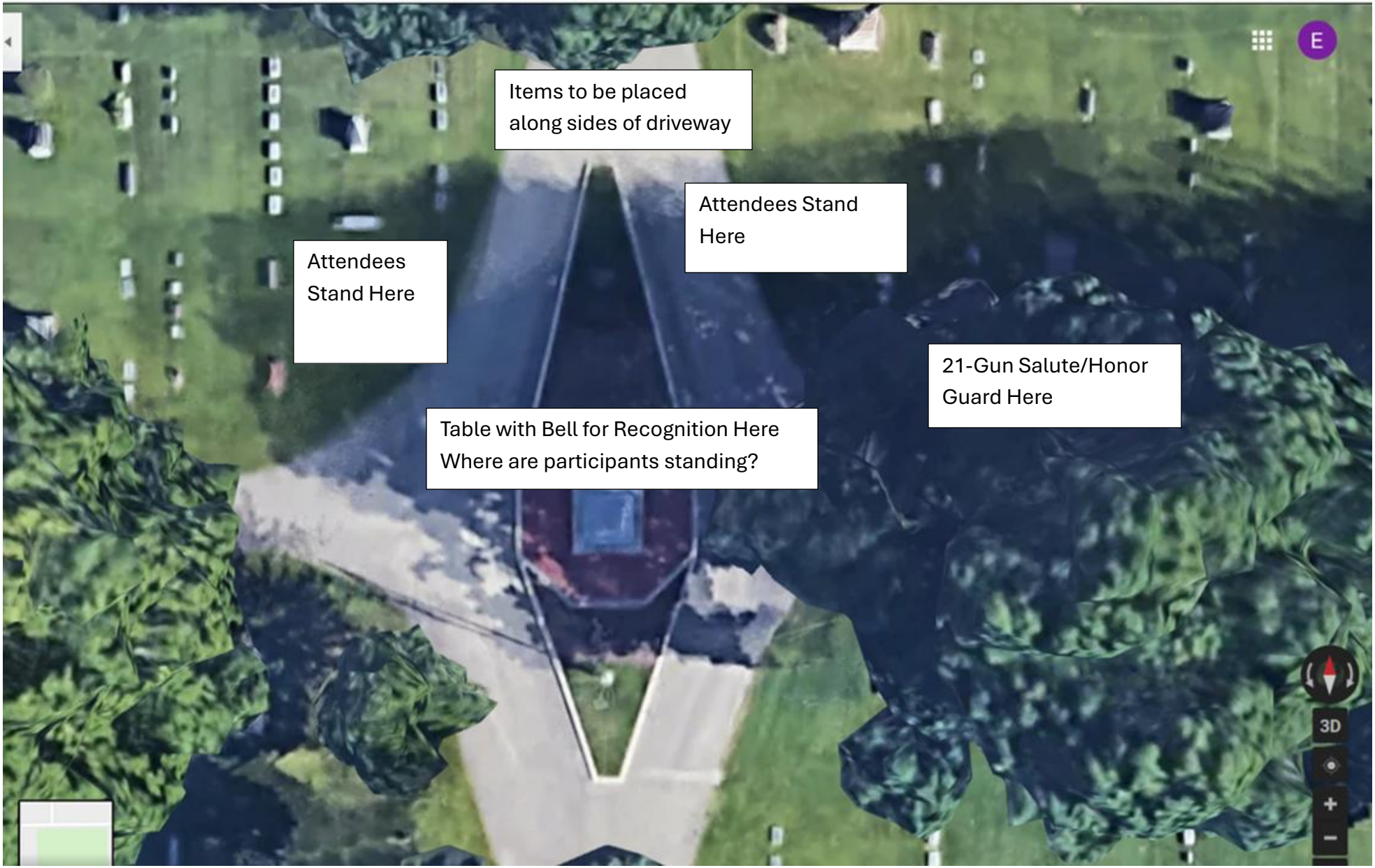
The Crystal Lake American Legion and The City of Crystal Lake have the permission of The Crystal Lake Union Cemetery Association to hold their 09/11 Anniversary Special Event. We also waive any proof of any insurance requirements.

We wish great success to this event and please let us know what else we can help out with.

Sincerely,

Randy Funk
President CL Union Cemetery Assoc.

Woodstock Street



Agenda Item No: 13

City Council
Agenda Supplement

Meeting Date: August 18, 2026

Item: Special Event Request – Brilliance Honda Company Picnic at the Three Oaks Recreation Area, Sunday, September 20, 2026

Council Discretion: Motion authorizing approval of the Brilliance Honda company picnic, to be held on Sunday, September 20, 2026 at the Three Oaks Recreation Area, subject to the recommended conditions

Staff Contact: Nick Hammonds, Deputy City Manager
Ryan Oates, Assistant to the City Manager

Background:
Brilliance Honda is requesting approval for their company picnic at the Three Oaks Recreation Area on Sunday, September 20, 2026, from 10:00 a.m. (event set-up) to 5:00 p.m. The actual event time will be from 12:00 p.m. to 4:00 p.m. The remainder of the evening will be spent dismantling.

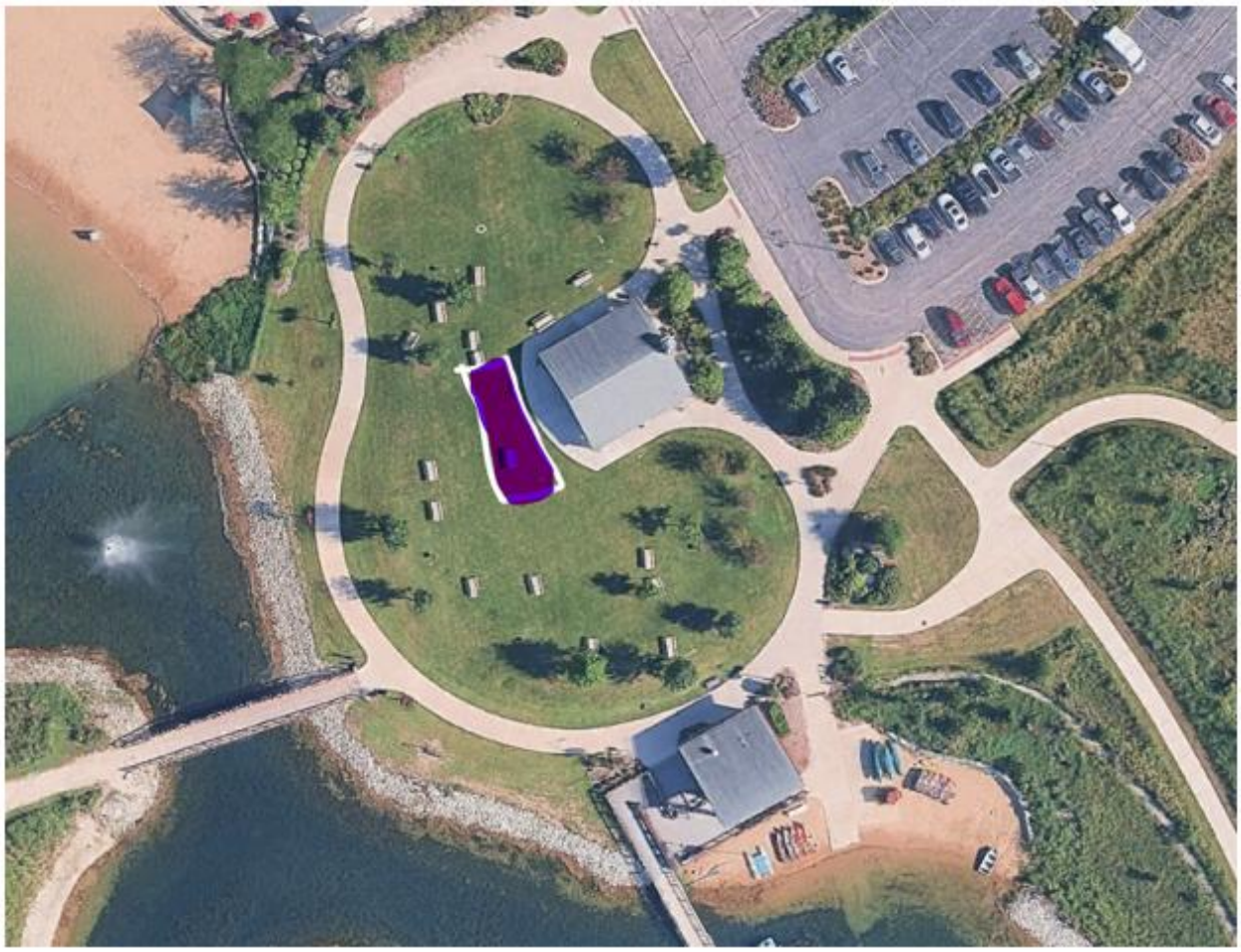
Similar company picnics have previously been approved by the City Council. This is the first year that Brilliance Honda has requested a Special Event at Three Oaks.

Brilliance Honda is requesting approval for rental of the Picnic Grove Pavilion, the surrounding grass area, the Island Pavilion, and the Volleyball Court Pavilion for 275 guests, which includes their 109 associates and their family members in celebration of their 20th business anniversary. During this event, the public will be inconvenienced in the following ways:

- The petitioner will have exclusive use of the picnic grove, including the pavilion, the Island Pavilion, and the Volleyball Court Pavilion with exclusive use of one (1) volleyball court.

- The beach will have already closed for the season, and the boat rental marina will be operating on a reduced schedule. Since the event is intended to run in the afternoon, the marina will not be open during the event. There will be no impact to the public.

- The petitioner is requesting to add a 30’ x 60’ tent to set up in the picnic grove, weighed down by water barrels as not to compromise the irrigation system.



City Staff Review

City Staff has reviewed the event and found minimal inconvenience to the public.

The City of Crystal Lake, along with the Crystal Lake Police and Fire Rescue Departments, have provided support and feedback. The Police Department advised that additional staff at the park on the day of the event will not be necessary. Staff will notify the Police Department prior to the event and an Officer will be available to respond to any incident at the park. The Fire Rescue Department will be on site to inspect any tents or objects that are larger than 400 square feet. Fire safety hazards will be inspected as well.

There will be no impact to the Board House or Quarry Cable Park and Grille. The marina and beach will be closed during the event.

Public/Visitor Impact:

Use Location	*Hours of Use*	*Exclusive Use?*	*Level Of Public Impact*	
Swim Beach	Closed	No	None	No impact. The beach has closed for the season.
Marina/Lake Usage	Closed	No	None	No impact. The marina has closed at the time of the event.
Trails	-	No	Low	The group may use the trails for hiking and will not impact other guests.
Pavilions (A, B & C)	6:30 a.m. - Sunset	Yes	High	Petitioner is requesting exclusive use of Pavilion A and the surrounding Picnic Grove, the Island Pavilion, and the Volleyball Court Pavilion.
Pavilions (D)	-	No	Low	The petitioner is not requesting use of Pavilion D. Low impact is anticipated.
Picnic Grove	6:30 a.m. - Sunset	Yes	High	The petitioner is requesting exclusive use of the Picnic Grove. Non-event guests will not have access to the Picnic Grove until the event concludes.
Parking Lot	6:30 a.m. – Sunset	No	Medium	The petitioner is not requesting exclusive use of the parking lot. The parking lot is still shared with the general public. However, being in the off-season, staff does not anticipate busy attendance from other park guests.
Quarry Cable Park	-	-	Low	No impact. Tenant has no issues with the event.
Board House	-	-	Low	No impact. Tenant has no issues with the event.
Gianellis	-	-	Low	No impact. Tenant has no issues with the event.

Required Petitioner Fees

Fee Type	*Amount*
Refundable Pavilion Deposit – (Picnic Grove Pavilion, Island Pavilion, & Volleyball Court Pavilion) September 20, 2026	$350
Refundable Tent Damage Deposit (over 200 people)	$1,000
Total Refundable Fees	**$1,350**
Application Fee	$75
Non-Resident Pavilion Rental Fee (Picnic Grove Pavilion, Island Pavilion, & Volleyball Court Pavilion) September 20, 2026	$600
Fire Rescue Tent Inspection - overtime fee ($70 per hour/2 hours)	$140
Three Oaks Staffing Fee (4 employees/$15 per hour/6 hours)	$360

Preparation, Cleaning & Restoration Fee (as needed/ 3 staff members / $30 per hour/ 2 hours)	$180
Table Moving Fee (as needed)	$25
Sound System Fee	$75
Total Non-Refundable Fees	**$1,455**

Recommended Conditions:

City staff has reviewed the petitioner's request and offers the following conditions:

1. Comply with all City Code regulations, Special Event requirements, and Pavilion rental requirements, including all insurance requirements. Insurance certificates need to be provided annually. Petitioner must adhere to the required City insurance provisions for the use of City-owned property by providing a certificate of insurance naming the City as additional insured, and sign the required Indemnity/Hold Harmless agreement.
2. The petitioner shall contact the Fire Rescue Department for further review of tent/canopy locations. Locations must be approved by the Fire Rescue Department. Tents/canopies must be installed on the morning of Sunday, September 20, 2026, and removed the day of the event. The petitioner shall be responsible for paying to the City the amount of the pavilion rental fees for Monday, September 21, 2026, if the tents/canopies are not removed from the site. Should safety concerns arise, Three Oaks Staff reserves the right to request the removal of tents/canopies. Tents and canopies must be secured using rain barrels only. The petitioner shall be responsible for any damage resulting from the use of stakes.
3. Maintain access to all fire lanes and the south lake marina boat ramp. Provide a plan for all on-site signage prior to the event, which shall be reviewed by the City and approved prior to placement.
4. Submit severe weather plans and an evacuation plan for City approval.
5. Sound system shall not disturb other users of the park.
6. All temporary electrical items shall comply with the 2017 Electric Code and shall be subject to City inspection.
7. Brilliance Honda must provide the City with a site plan for set-up at the Three Oaks Recreation Area and parking plan for volunteers and event workers for review by City Departments.
8. All debris created by the event shall be cleaned up during and after the event.
9. In the case of inclement weather, an alternate date can be approved by the City Manager.
10. The petitioner is responsible for the required costs, which are for use of the Three Oaks Recreation Area, as stated on page 3 and 4 of this Agenda Supplement. These are estimated costs, and actual costs could be more.
11. Brilliance Honda must provide payment, proof of volunteers, severe weather and evacuation plan, hold harmless, and liability waivers by September 1, 2026, or the event may be cancelled.

The petitioner is aware of the recommended conditions and will have a representative of the company present at the meeting.

Votes Required to Pass:
Simple majority vote of the City Council

CITY OF
Crystal Lake
ILLINOIS

SPECIAL EVENTS APPLICATION

Please PRINT or TYPE

EVENT NAME BRILLIANCE HONDA COMPANY OUTING

EVENT LOCATION THREE OAKS

This application should be completed by the "Event Manager", who will be the main coordinator and contact person for the event. Completing the application form will give you a good idea of the types of arrangements, approvals and documents that will be necessary for your special event. Please complete as much of the following information as possible before turning in the application. Once the application is turned in, a staff liaison will be in contact with you who will guide you in completing the remainder of the application and fulfilling City requirements for the event.

Please note that City Council approval may be required for certain special events/requests

GENERAL EVENT INFORMATION

1. TYPE OF EVENT (Check all that apply)

☐ Carnival*	☐ General use of City-owned property
☐ Circus*	☐ Parade*
☐ Festival*	☑ Special Event at Three Oaks Recreation Area*
☐ Filming*	☐ Run/Walk Event

☐ Other _____

*Requires separate application in addition to Special Events Application

2. General Description/Purpose of the event:
BRILLIANCE HONDA COMPANY OUTING FOR ITS 109 ASSOCIATES AND FAMILY MEMBERS

3. Will the event require the use of City-owned property?	☑ Yes	☐ No
4. Is a Site Map/Route Map attached?	☐ Yes	☑ No
5. Is the event an annual/recurring event? (COULD BE)	☐ Yes	☑ No
6. Will the event require a public street/sidewalk to be blocked or closed?	☐ Yes	☑ No
7. Will the event require use of a public parking lot?	☐ Yes	☑ No

8. Number of persons scheduled to monitor and work the event: 4

9. Estimated attendance: 230

10. Is a "rain date" proposed? Y ☐ or N ☑ If yes, what is the rain date? _____

ORGANIZATION INFORMATION

11. ☐ Organization is registered with the State of Illinois as a Non-Profit Organization

12. Name of Event Manager: KEVIN KEEFE

13. Contact Information for Event Manager:

Address: 680 WEST TERRA COTTA AVENUE
CRYSTAL LAKE, IL 60014

(Please check preferred means of contact)

Daytime phone: [redacted] ☑

Emergency phone: [redacted] ☐

Cell phone: [redacted] ☐

Email: [redacted] ☑

EVENT OPERATION

14. Date(s) of the event (including time for assembling and/or dismantling support structures):

Set Up: 9/20/2026

Event: 9/20/2026

Dismantling: 9/20/2026

15. Hours of the event:

Set Up: 10:00 A.M - 12:00 P.M.

Event: 12:00 Pm - 4:00 Pm

Dismantling: 4:00 Pm - 5:00 Pm

CITY MANAGER'S OFFICE

16. Will the event hold a raffle of any kind? ☐ Yes* ☑ No

***If yes, please complete attached Raffle License Application**

17. Is the Certificate of Insurance and Hold Harmless Agreement attached? ☐ Yes ☑ No

***Attached please see the City's insurance provisions (Required for all special events)**

18. Will alcoholic beverages be served or sold at the event? ☑ Yes* ☐ No

If yes, what type of alcoholic beverages will be served?
WINE AND BEER SERVED BY THIRD PARTY COMPANY.
1 OR 2 DRINK TICKETS GIVEN AT REGISTRATION.

**Please complete the attached Temporary Liquor License Application*

COMMUNITY DEVELOPMENT

19. Will the event require tents or temporary structures? ☐ Yes ☑ No

20. What signs or advertising do you anticipate needing for the event?

Temporary community event signs	☑ Yes	☐ No
Temporary neighborhood event signs	☐ Yes	☑ No
Directional signs	☐ Yes	☑ No
Banner	☐ Yes	☑ No

21. Will food be served or sold at the event? ☑ Yes* ☑ No

If yes, please contact the McHenry County Health Department and please provide the City with a copy of the approval from the McHenry County Health Department.

22. Will the event include vendors selling products? ☐ Yes ☑ No

Description of Products_____

23. Will the event require portable sanitation facilities? ☐ Yes ☑ No

Name of Company_____
Address_____
Phone_____

24. Will the use of electricity be required for the event? ☑ Yes ☐ No

If yes, please specify the power requirements and plan for provision
POWER FOR SPEAKERS / MUSIC / MICROPHONE FOR SPEACH

PUBLIC SAFETY *Please remember to post the Firearm Concealed Carry Act sign*

25. Does this event require assistance from the Police Department? ☐ Yes ☑ No

26. Does this event require an on-site ambulance? ☐ Yes ☑ No

27. Will the event require sound amplification of any kind? ☑ Yes ☐ No

28. Please state what provisions have been made for first aid and emergency medical services, if any:

_____

_____

_____

PUBLIC WORKS

29. Will the event require barricades for traffic control? ❑ Yes* ☑ No

If yes, please complete the attached Barricade Borrowing Application

30. Will the event require water? ❑ Yes ☑ No

Specify _____

Please remember to include the necessary attachments, if possible. (Please check those included)

- ❑Barricade Borrowing Application
- ❑Carnival License Application
- ❑Certificate of Insurance/Hold Harmless Agreement
- ❑Circus License Application
- ❑Festival License Application
- ❑Film Production Application
- ❑Parade Permit/Open Air Application
- ❑Raffle License Application
- ❑Temporary Liquor License Application
- ❑Temporary Use Application

The undersigned has read the foregoing application and knows the contents thereof, and affirms that the information is true and correct to the best of his/her knowledge, information and belief. For special events, the undersigned agrees to indemnify and hold harmless the City, together with its officers, agents, volunteers, and employees from all losses, damages, injuries, claims, demands and expenses arising out of, or as the result of, the operation of the event, the special City services provided for the event, and/or the permit issued for same, and/or the condition, maintenance and use of the public property in connection with the event, as well as for any injury to or sustained by a City employee, agent, or contractor in conjunction with the event authorized by the City.

K. Keefe — Signature

7-3-2026 — Date

Kevin Keefe — Print Name

STAFF USE ONLY

Assigned City Department: City Manager's Office

Assigned City Staff Liaison: Alaina Skurski

Meeting with Event Organizer Required: ❑ Yes ☒ No

City Council Approval Required: ☒ Yes ❑ No

To: City Council of Crystal Lake

From: Kevin Keefe

Brilliance Honda of Crystal Lake would like to host an all associate and family member company picnic at the Three Oaks Recreation Area to celebrate our 20th anniversary of existence. Currently, Brilliance Honda has reserved the Pavilion A (Picnic Grove Pavilion), Pavilion B (Island Pavilion) and Pavilion C (Volleyball Court) on September 20, 2026 in hopes of having an event between 12:00 pm and 4:00 pm.

Special Permit Request

- Due to the high interest from the Brilliance Team, we are anticipating between 250-275 Brilliance family members in attendance. We are looking to add a 30 foot by 60 foot tent set up on the Grass area next to Pavilion A. (See attached) The tent will be held down by water barrels to not compromise the irrigation system of the park.
- Richard Wincester – Sales Associate - Bag pipes to kick off the day at noon.
- Bino's Entertainment Group – Bino Bates is a Sales Associate and would be the event's DJ for an 1-2 hours under the Pavilion A. I would use Bino's microphone for thank you speeches and giveaways.
- Mariachi Band – "Saul Y SU Rafaga". Lead Singer is Cruz. Cruz is a Lot Attendant at Brilliance Honda of over 10 years. Play from 3pm to 4pm.

Food Trucks On Site

- We have scheduled 4 food trucks to cater the event:
    - Brothers BBQ
    - Tievoli Pizza
    - Sernas Grill
    - Kona Shave Ice

TENT REQUEST DIAGRAM



I understand the importance of keeping the music to an acceptable level. The purpose of a bagpiper, DJ and Mariachi Band is to showcase some of the talents of Brilliance Associates. I am not looking to throw a rocking party, but to celebrate 20 years of Brilliance Honda and congratulate the team in a respectful manner knowing there will be folks in the park that are not Brilliance Team members.

Thank you for your consideration.

Kevin Keefe

President

Brilliance Honda and Subaru

Agenda Item No: 14

City Council
Agenda Supplement

Meeting Date: August 18, 2026

Item: REPORT OF THE PLANNING & ZONING COMMISSION

Request: A Simplified Residential Variation to allow an increase of hard surface coverage area to 60% for a proposed 5-foot by 20-foot deck and to allow the proposed deck and stairs to encroach 10-6" into the yard abutting the street

Location: 791 Oak Court

Applicant: Brice Spreitzer, owner
791 Oak Court

PZC Recommendation: To approve the Planning and Zoning Commission recommendation and adopt an Ordinance granting a Variation at 791 Oak Court

Staff Contact: Kathryn Cowlin, Director of Community Development
Darrell Moore, Assistant City Planner

Background:

- The property is a nonconforming lot (due to lot width and lot area) that fronts Crystal Lake and contains a single-family residence with a detached garage.
- Request: The petitioners are seeking to remove an existing 5-foot by 5-foot wood stoop and 4-foot by 5-foot wood stairs on the north side of the house (facing the garage and opposite the lake). It would be replaced with a 20-foot by 5-foot deck with 4-foot by 5 ½-foot stairs. This will require variations for:
    - A hard surface coverage area of 60% (the existing coverage area is nonconforming at 58.6%) and
    - A setback of 38 feet from the rear property line instead of the required 51.2-foot average yard abutting a street.
- Land Use: The land use map shows the area as Urban Residential, which is consistent with the land use.
- Zoning: The site is zoned R-2 Single-Family Residential District.
- Previous Approvals: None.

PZC Highlights:

The following points were discussed during the August 5th Planning and Zoning Commission (PZC) hearing:

- The petitioners stated that his lakefront property is uniquely constrained due to its small lot size, irregular shape, and adjacency to a community beach. He added that the proposed deck is modest in size, just five feet deep, and is being sought only to enhance the functionality and appearance of the home.
- Staff noted that the City Engineer determined that the net increase of impervious surface is not enough to require an infiltration trench and will comply with the Stormwater Ordinance.
- There were no public comments.
- The PZC was unanimously supportive of the request, noting that the unique dimensions of the lot were the basis for the hardship.

The Planning and Zoning Commission recommended **approval (5-0)** of the petitioner's request with the following conditions:

1. Porch plans and installation shall be consistent with the information and testimony provided by the petitioner in the hearing and the following provided documents:
    A. Application (Spreitzer, 7/16/26)
    B. Building Plans (submitted 6/9/26)

2. The petitioner shall address all review comments and requirements of the departments of Community Development and Public Works & Engineering.

3. The setback variation shall apply only to the deck and stairs, as proposed in the application and building plans.

Votes Required to Pass: A simple majority vote

Acknowledgement Form

Regarding the **Variations at 791 Oak Court** for hard surface coverage and setback encroachment, please check one of the choices and sign below.

I hereby acknowledge that I have read, understand, and agree to the staff review comments and recommended conditions contained in the staff report, city staff reviews, and consultant reviews (if applicable).

I hereby acknowledge that I have read, understand, and agree to most of the staff review comments and recommended conditions contained in the staff report, city staff reviews, and consultant reviews (if applicable) but have concerns with the following items:

_____

_____

Petitioner's Name: [redacted] Date: 8/10/2026

Signature

Recommended Conditions:

1. Porch plans and installation shall be consistent with the information and testimony provided by the petitioner in the hearing and the following provided documents:
   A. Application (Spreitzer, 7/16/26)
   B. Building Plans (submitted 6/9/26)

2. The petitioner shall address all review comments and requirements of the departments of Community Development and Public Works & Engineering.

3. The setback variation shall apply only to the deck and stairs, as proposed in the application and building plans.

PARCEL IN QUESTION

791 Oak Court



Ord. No.
File No.

The City of Crystal Lake Illinois

AN ORDINANCE GRANTING A SIMPLIFIED RESIDENTIAL VARIATION TO ALLOW A DECK ADDITION WITH AN INCREASE OF HARD SURFACE COVERAGE AREA TO 60% AND AN ENCROACHMENT OF 10 FEET-6 INCHES INTO A YARD ABUTTING A STREET, AT 791 OAK COURT

Draft

WHEREAS, Brice Spreitzer (the "Petitioner") has filed a Petition (File #PLN-2026-131) requesting Variations to allow an increase of hard surface coverage area to 60% for a proposed 5-foot by 20-foot deck (with a 4-foot by 5 ½-foot stair) and to allow the proposed deck and stairs to encroach 10'-6" into the 51.2-foot yard abutting the street at 791 Oak Court, Crystal Lake, Illinois; and

WHEREAS, the Planning and Zoning Commission of the City of Crystal Lake, pursuant to all required noticing, including notice duly published on July 18, 2026, in the Northwest Herald, held a public hearing at 7:00 p.m., on August 5, 2026, at City Hall at 100 W. Woodstock Street, Crystal Lake, Illinois to consider the proposed Petition; and

WHEREAS, on August 5, 2026, the Planning and Zoning Commission, having fully heard and considered the testimony of all those present at the public hearing who wished to testify, made findings of fact as required by law and recommended to the Mayor and City Council of the City of Crystal Lake that the proposed Variations be approved, as documented in the minutes; and

WHEREAS, it is in the best interests of the CITY OF CRYSTAL LAKE that these Variations be issued as requested in said Petition.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CRYSTAL LAKE, McHENRY COUNTY, ILLINOIS, as follows:

Section I: That Variations to allow an increase of hard surface coverage area to 60% for a proposed 5-foot by 20-foot deck (with a 4-foot by 5 ½-foot stair) and to allow the proposed deck and stairs to encroach 10-6" into the yard abutting the street at 791 Oak Court, Crystal Lake, Illinois is hereby approved with the following conditions:

1. Porch plans and installation shall be consistent with the information and testimony provided by the petitioner in the hearing and the following provided documents:
    A. Application (Spreitzer, 7/16/26)
    B. Building Plans (submitted 6/9/26)

1. The petitioner shall address all review comments and requirements of the departments of Community Development and Public Works & Engineering.

2. The setback variation shall apply only to the deck and stairs, as proposed in the application and building plans.

Section II: That the City Clerk be and is hereby directed to amend all pertinent records of the City of Crystal Lake to show the issuance of Variations in accordance with the provisions of this Ordinance, as provided by law.

Section III: That this Ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

DATED at Crystal Lake, Illinois, this 18th day of August 2026.

City of Crystal Lake, an
Illinois municipal corporation

_____
Haig Haleblian, MAYOR

SEAL

ATTEST:

_____
CITY CLERK

Passed: August 18, 2026
Approved: August 18, 2026

Draft

#2026-131
791 Oak Court – Simplified Residential Variation
Project Review for Planning and Zoning Commission

Meeting Date: August 5, 2026

Request: A simplified residential zoning variation to allow an increase of hard surface coverage area to 60% for a proposed 5-foot by 20-foot deck (with a 4-foot by 5 ½-foot stair) and to allow the proposed deck and stairs to encroach 10-6" into the yard abutting the street.

Location: 791 Oak Court

Acreage: Approximately 4,976 square feet

Existing Zoning: R-2 Single-Family Residential

Surrounding Properties:
North: R-2 Single-Family Residential
East: R-2 Single-Family Residential
South: *Crystal Lake*
West: R-2 Single-Family Residential

Staff Contact: Darrell Moore (815) 356-3612

Background:

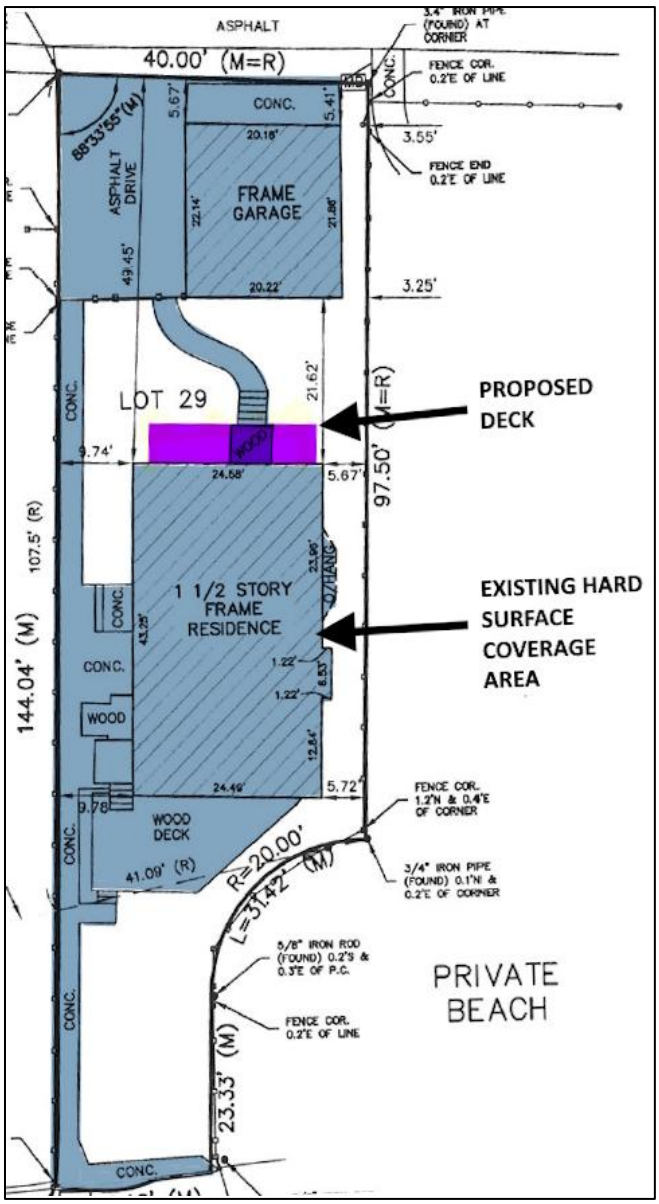
- The property is a nonconforming lot (due to lot width and lot area) that fronts Crystal Lake and contains a single-family residence with a detached garage.
- Staff has calculated the current total hard surface coverage for the lot to be 58.6%, which exceeds the maximum 50% allowed in this zoning district.
- Previous Approvals: None

Development Analysis:

General

- Request: To allow an increase of hard surface coverage area to 60% for a proposed 5-foot by 20-foot deck.
- Zoning: The site is zoned R-2 Single-Family Residential.
- Land Use: The land use map shows the area as Urban Residential.
- The petitioner proposes to remove the existing 5-foot by 5-foot (25 square feet) wood stoop and 4-foot by 5-foot wood stairs on the north side of the house (facing the garage and opposite the lake) and replace it with a 20-foot by 5-foot deck with 4-foot by 5 ½-foot stairs. The deck will be built on piers and be approximately 4.5 feet above the ground. All decks fall under the definition of "hard surface area."

- Due to the minimal increase in hard surface coverage area, the applicant will not be required by the City Engineer to install an infiltration trench.
- Staff calculates that the average yard-abutting-a-street setback for this property is 51.2 feet. At 49.45 feet, the house already encroaches into this setback. The attached deck and stairs are allowed to encroach an additional 4 feet. Because the proposed deck and stairs extend 10 ½ feet from the house, a variation is required.
- Staff calculates the current hard surface coverage area to be 58.6% and the net increase in hard surface area will result in a coverage area of 60%, requiring a variation. The exhibit below, prepared by Staff, shows the current and proposed hard surface coverage areas. At less than 5,000 square feet in area, this property is one of the smallest residential lots in Crystal Lake. This is due in part to a notch in the southeast corner having been carved out at the time of subdivision platting to accommodate the neighboring beach access.
- Recent similar variations:
    - 783 Oak Court, which is roughly a mirror image of this lot located on the opposite side of the private beach access, was granted a 76% hard surface coverage area variation in 2025.
    - 779 Oak Court was granted a 56% hard surface coverage area variation in 2025.



Findings of Fact:

ZONING ORDINANCE VARIATION
The petitioner is requesting a simplified residential variation to allow an increase of hard surface coverage area to 60% for a proposed 5-foot by 20-foot deck (with a 4-foot by 5 ½-foot stair) and to allow the proposed deck and stairs to encroach 10-6" into the yard abutting the street.

The Unified Development Ordinance lists specific standards for the review and approval of a variation. The granting of a variation rests upon the applicant proving practical difficulty or hardship caused by the Ordinance requirements as they relate to the property. To be considered a zoning hardship, the specific zoning requirements; setbacks, lot width and lot area must create a unique situation on this property. It is the responsibility of the petitioner to prove hardship at the Planning and Zoning Commission public hearing.

Standards
When evidence in a specific case shows conclusively that literal enforcement of any provision of this Ordinance would result in a practical difficulty or particular hardship because:

a. The plight of the property owner is due to unique circumstances, such as, unusual surroundings or conditions of the property involved, or by reason of exceptional narrowness, shallowness or shape of a zoning lot, or because of unique topography, or underground conditions.

☒ *Meets* ☐ *Does not meet*

b. Also, that the variation, if granted, will not alter the essential character of the locality.

☒ *Meets* ☐ *Does not meet*

For the purposes of supplementing the above standards, the Commission may take into consideration the extent to which the following facts favorable to the application have been established by the evidence presented at the public hearing:

a. That the conditions upon which the application for variation is based would not be applicable generally to other property within the same zoning classification;

☒ *Meets* ☐ *Does not meet*

b. That the alleged difficulty or hardship has not been created by any person presently having interest in the property;

☒ *Meets* ☐ *Does not meet*

c. That the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; or

☒ *Meets* ☐ *Does not meet*

d. That the proposed variation will not impair an adequate supply of light or air to adjacent property, will not unreasonably diminish or impair the property values of adjacent

property, will not unreasonably increase congestion in the public streets, substantially increase the danger of fire or otherwise endanger public safety.

☒ *Meets* ☐ *Does not meet*

Where the evidence is not found to justify such conditions, that fact shall be reported to the City Council with a recommendation that the variation be denied.

Recommended Conditions:

If a motion to recommend approval of the petitioner's request is made, it should include the following conditions:

1. Porch plans and installation shall be consistent with the information and testimony provided by the petitioner in the hearing and the following provided documents:
    A. Application (Spreitzer, 7/16/26)
    B. Building Plans (submitted 6/9/26)

2. The petitioner shall address all review comments and requirements of the departments of Community Development and Public Works & Engineering.

(Introduced at the hearing:)

3. *The setback variation shall apply only to the deck and stairs, as proposed in the application and building plans.*

Application for Simplified Residential Variation

Application Number: _____ FOR OFFICE USE ONLY

Project Name: _____

Date of Submission: _____

I. Applicant

Brice Spreitzer

Name

791 Oak Ct.

Street

Crystal Lake IL 60014

City State Zip Code

[redacted] [redacted]

Telephone Number Fax Number E-mail address

II. Owner of Property (if different)

Name

Address Telephone Number

III. Project Data

1. a. Location/Address: 791 Oak Ct.

   b. PIN #: 19-06-176-006

2. Description of proposal/Reason for request (including how the standards for variation are met, any unique circumstance of the property, or particular hardship):

DESCRIBE THE UNIQUE CIRCUMSTANCES OF THE PROPERTY:

Replace existing 5'x5' entry deck with 5'x20' deck to serve same purpose but be more consistent with surrounding homes. The lot falls far below standard minimum lot size causing the hardship

IS THE HARDSHIP SELF-CREATED?

no, based on platted parcel size from 1923

ARE THE CONDITIONS APPLICABLE TO OTHER PROPERTIES IN THE SAME ZONING CLASSIFICATION?

yes, most lots in neighborhood have same conditions

WILL THE VARIATION ALTER THE ESSENTIAL CHARACTER OF THE LOCALITY?

no, it should help to better align and improve

WILL THE VARIATION, IF GRANTED BE DETRIMENTAL TO PUBLIC WELFARE OR INJURIOUS TO OTHER PROPERTY?

no.

WILL THE VARIATION AS PROPOSED IMPAIR ADEQUATE SUPPLY OF LIGHT OR AIR TO ADJACENT PROPERTY; DIMINISH PROPERTY VALUE; INCREASE CONGESTION IN PUBLIC STREETS; SUSBTANTIALLY INCREASE THE DANGER OF FIRE; OT ENDANGER PUBLIC SAFETY?

no it will not change

3. List any previous variations that are approved for this property:

none known

IV. Signatures

Brice Spreitzer [redacted] 7/16/2025

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

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

Brice Spreitzer [redacted] 7/16/2025

OWNER: Print and Sign name Date

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

CRYSTAL LAKE PLANNING AND ZONING COMMISSION
WEDNESDAY, AUGUST 5, 2026
HELD AT THE CRYSTAL LAKE CITY COUNCIL CHAMBERS

2026-131 – 791 OAK COURT – SIMPLIFIED RESIDENTIAL VARIATION

Simplified Residential Variation to allow an increase of hard surface coverage area to 60% for a proposed 5-foot by 20-foot deck (with a 4-foot by 5 ½-foot stair) and to allow the proposed deck and stairs to encroach 10-6" into the yard abutting the street.

Brice Spreitzer, petitioner and homeowner of 791 Oak Ct, explained the request would allow replacement of an existing 5-foot by 5-foot landing with a 5-foot by 20-foot deck and stairs on the street facing side of the residence. Mr. Spreitzer noted the lakefront property is uniquely constrained due to its small lot size, irregular shape, and adjacency to a community beach. Mr. Spreitzer stated the proposed improvement would enhance the functionality and appearance of the home while remaining compatible with the surrounding neighborhood and would not negatively impact adjoining properties.

Mr. Greenman opened the public comment portion of the public hearing. As no members of the public requested to speak, the public comment portion of the hearing was closed. Mr. Greenman turned to staff to present the staff report.

Mr. Moore explained the property required variations for both maximum hard surface overage and the street-side setback due to the lot's shallow depth and irregular configuration. Mr. Moore stated Engineering had reviewed the proposal and determined the increase in impervious surface was minimal and would not require the installation of an infiltration trench.

Mr. Greenman confirmed with the petitioner that he was comfortable adhering to staff's recommended conditions. Mr. Spreitzer stated he was.

Ms. Mason had no questions. Ms. Mason stated she wished the petitioner success with the proposed improvements.

Mr. Gronow agreed the lot possessed unique characteristics that justified the requested variation. He commented that the proposed deck addition was minimal in nature and supported the hardship presented by the petitioner.

Ms. Dzielski acknowledged the unique circumstances of the property and requested clarification regarding the Menards design drawing and the application materials. The petitioner confirmed the proposal consisted only of a 5-foot by 20-foot rectangular deck and stairs with no wraparound features or additional structural changes. Ms. Dzielski thanked the petitioner for the clarification and expressed support for the request.

Ms. Camacho had no questions or comments.

Mr. Greenman stated the petitioner had demonstrated compliance with the required findings of fact for a variation. Although the proposal increased hard surface coverage, he noted the elevated deck minimized its overall impact and found the request appropriate.

Mr. Moore recommended adding an additional condition specifying that the setback variation applies only to the proposed deck and stairs shown on the approved application and building plans to ensure any future improvements would require separate review.

Mr. Greenman agreed the additional condition would provide clarity for future property owners, and the Commission expressed support for its inclusion.

Ms. Dzielski made a motion to approve the request as presented, with the following conditions:

1. Porch plans and installation shall be consistent with the information and testimony provided by the petitioner in the hearing and the following provided documents:
    A. Application (Spreitzer, 07/16/26)
    B. Building Plans (submitted 06/09/26)

2. The petitioner shall address all review comments and requirements of the departments of Community Development and Public Works & Engineering.

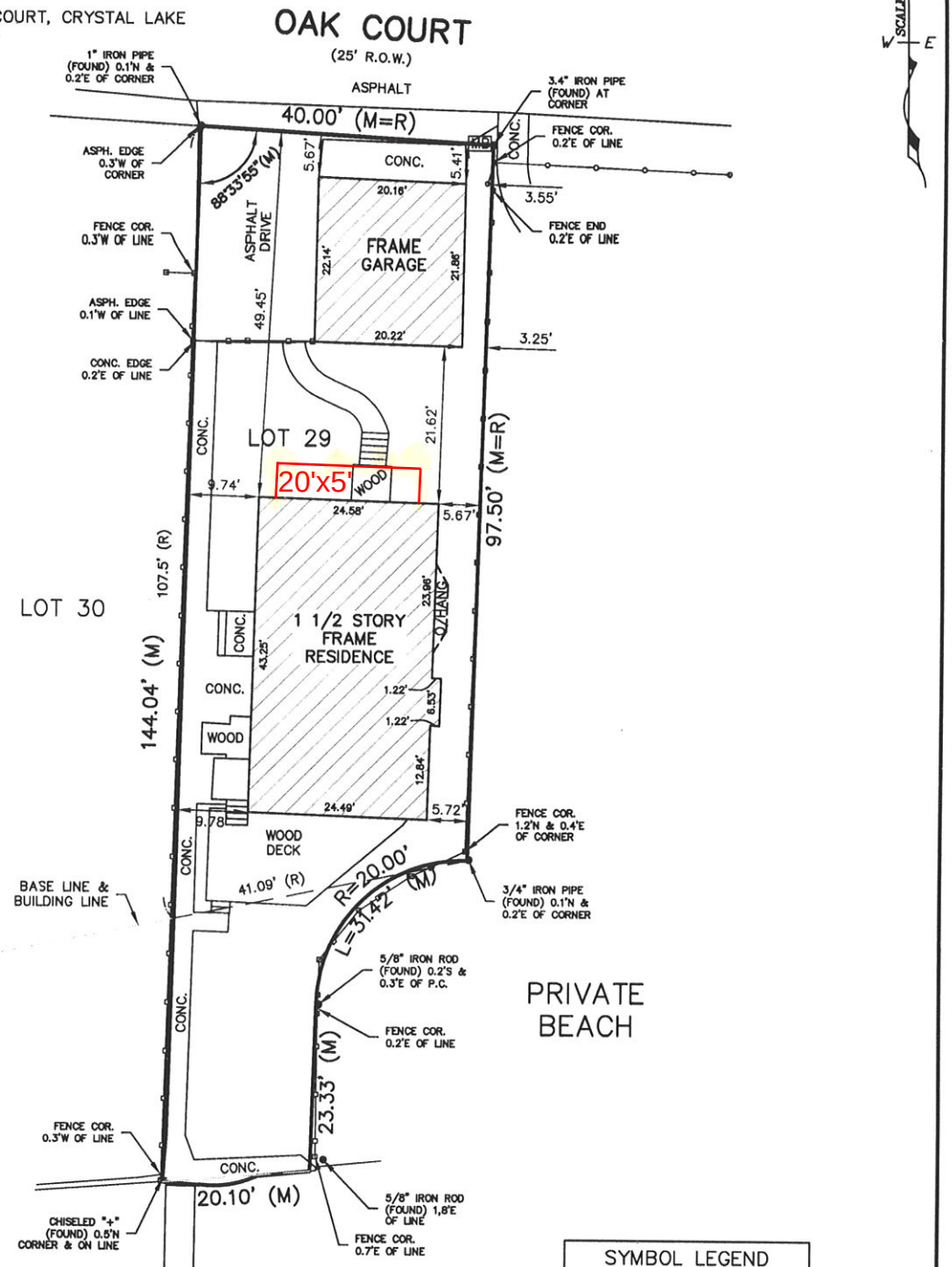
3. The setback variation shall apply only to the deck and stairs, as proposed in the application and building plans.

Ms. Mason seconded the motion. On roll call, Members Gronow, Mason, Camacho, Dzielski and Greenman voted yes. The motion passed unanimously 5-0.

PLAT OF SURVEY

LOT 29 IN CLOW'S FIRST ADDITION TO CRYSTAL LAKE PARK, BEING A SUBDIVISION OF PART OF LOTS 1 AND 2 OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 28, 1923 AS DOCUMENT NO. 58798, IN BOOK 4 OF PLATS, PAGE 83, IN MCHENRY COUNTY, ILLINOIS.

ADDRESS: 791 OAK COURT, CRYSTAL LAKE
PIN: 19-06-176-006
AREA: 0.11 ACRES



SYMBOL LEGEND	
UB	UTILITY BOX

LINE LEGEND	
	= CHAIN LINK FENCE
	= WOOD FENCE

PROFESSIONAL LAND SURVEYOR
BRUCE M. SMOLINSKI
NO. 035003251
LAKE IN THE HILLS, ILLINOIS
STATE OF ILLINOIS

STATE OF ILLINOIS } S.S.
COUNTY OF MCHENRY }

THIS IS TO CERTIFY THAT I, AN ILLINOIS LAND SURVEYOR, HAVE SURVEYED THE PROPERTY DESCRIBED ABOVE AND THAT THE ANNEXED PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY. FIELD WORK COMPLETION DATE: 06/16/2025.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

GIVEN UNDER MY HAND AND SEAL AT LAKE IN THE HILLS, ILLINOIS, THIS 17TH. DAY OF JUNE, A.D., 2025.

ILLINOIS LAND SURVEYOR NO. 3251; LICENSE EXPIRES 11/30/26
ILLINOIS DESIGN FIRM NO. 184-007260

REFER TO DEED OF GUARANTEE POLICY FOR RESTRICTIONS NOT SHOWN ON SURVEY.
ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.

ORDERED BY: John GAFFNEY, P.C., FILE NO. 250436

POLENA ENGINEERING LLC
WHEATON: 630-653-6331
LAKE IN THE HILLS: 815-363-9200
INFO@POLENA.COM
WWW.POLENA.COM
ILLINOIS PROFESSIONAL DESIGN FIRM No. 184-007260

Date: 5/12/2026 - 7:49 PM
Design ID: 319154637329
Estimate ID: 60752
Estimated Price: $5,622.73

**Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.*

MENARDS®
Design&Buy™ DECK

How to recall and purchase your design at home:

OR

1. On Menards.com, enter "Design & Buy" in the search bar
2. Select the Deck Designer
3. Recall your design by entering Design ID: 319154637329
4. Follow the on-screen purchasing instructions

How to purchase your design at the store:

1. Enter Design ID: 319154637329 at the Design-It Center Kiosk in the Building Materials Department
2. Follow the on-screen purchasing instructions

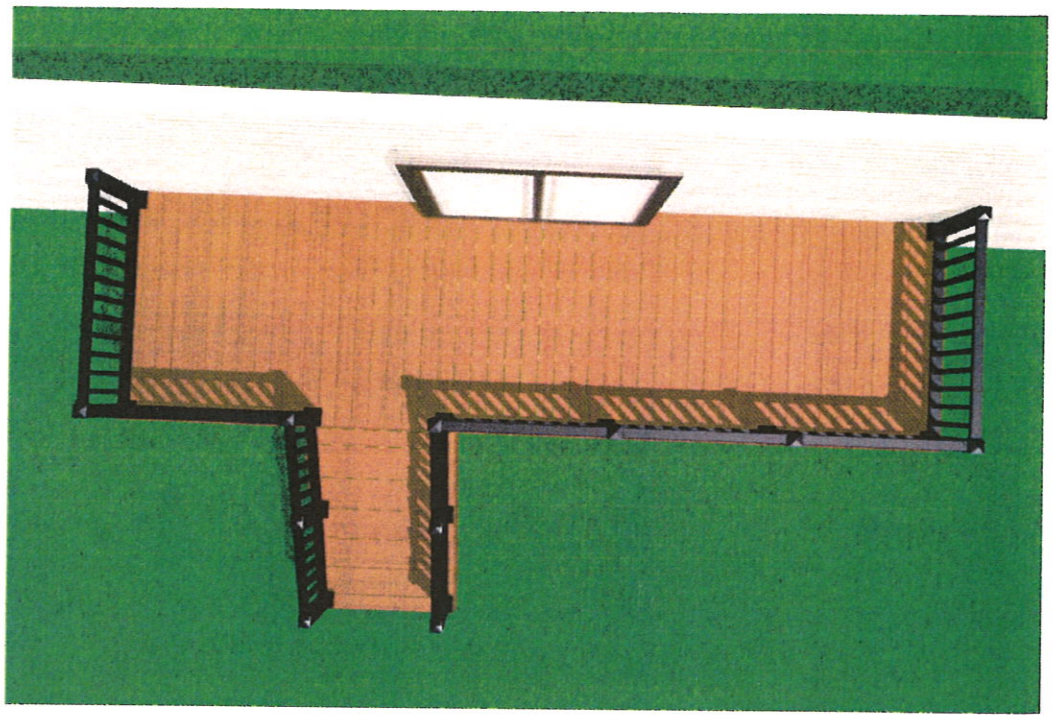


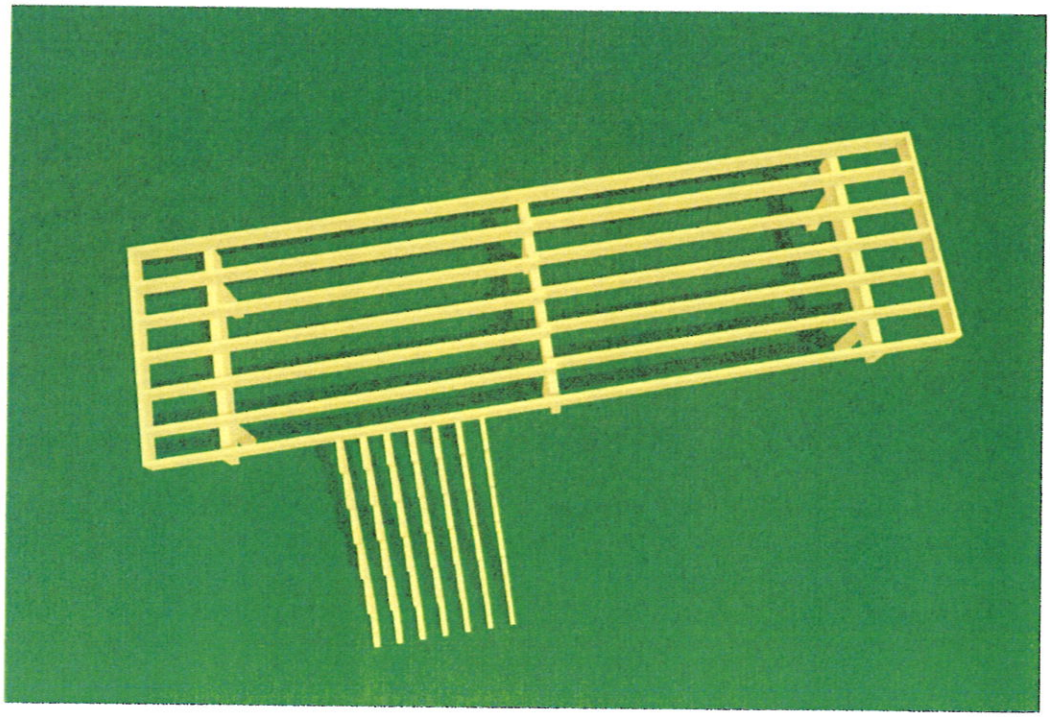
Illustration intended to show general deck size and shape. Some options may not be shown for picture clarity.

Layout dimension sheets are intended as a construction aid. Not all options selected are shown.

Final design should be performed by a registered professional engineer to ensure all applicable building codes and regulations are met.

This is an estimate. It is only for general price information. This is not an offer and there can be no legally binding contract between the parties based on this estimate. The prices stated herein are subject to change depending upon the market conditions. The prices stated on this estimate are not firm for any time period unless specifically written otherwise on this form. The availability of materials is subject to inventory conditions. MENARDS IS NOT RESPONSIBLE FOR ANY LOSS INCURRED BY THE CUSTOMER WHO RELIES ON PRICES SET FORTH HEREIN OR ON THE AVAILABILITY OF ANY MATERIALS STATED HEREIN. All information on this form, other than price, has been provided by the customer. Menards is not responsible for any errors in the information on this estimate, including but not limited to quantity, dimension and quality. Please examine this estimate carefully. MENARDS MAKES NO REPRESENTATIONS, ORAL, WRITTEN OR OTHERWISE THAT THE MATERIALS LISTED ARE SUITABLE FOR ANY PURPOSE BEING CONSIDERED BY THE CUSTOMER. BECAUSE OF THE WIDE VARIATIONS IN CODES, THERE ARE NO REPRESENTATIONS THAT THE MATERIALS LISTED HEREIN MEET YOUR CODE REQUIREMENTS.





Agenda Item No: 15

City Council
Agenda Supplement

Meeting Date: August 18, 2026

Item: REPORT OF THE PLANNING & ZONING COMMISSION

Requests: Preliminary Planned Unit Development, Variations to allow reduced front yard setbacks to a minimum of 16 feet, and Preliminary Plat of Subdivision for a 70-unit townhome development

Ram Prashantha, petitioner
4306 Three Oaks Road

PZC Recommendation: To approve the Planning and Zoning Commission (PZC) recommendation and adopt an Ordinance granting the Preliminary Planned Unit Development with Variations and Preliminary Plat of Subdivision for a 70-unit townhome development, Jade Estates, at 4306 Three Oaks Road

Staff Contact: Kathryn Cowlin, Director of Community Development
Elizabeth Maxwell, City Planner

Background:

- Request: Preliminary Planned Unit Development with Variations and Preliminary Plat of Subdivision.
- Zoning: The site is currently zoned R-3B Multi-Family Residential.
- Land Use: The land use map is High Density Residential.
- The proposal is for 15 buildings totaling 70 units. The density is approximately 5.3 dwelling units to the acre, which is below the maximum 9 units permitted in the zoning district.
- The elevations feature stone, brick and Hardi-board. The color schemes, exterior design features and garage doors will be coordinated to avoid monotony.
- 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 cost sharing for the intersection improvements.

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 cost sharing for the intersection improvements.

LANDSCAPING AND TREE REMOVAL

- The site has over 1,700 existing trees. The UDO requires replacement trees based on the size, species, and condition of the trees being 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.
- Early on, staff discussed opportunities to save trees and presented revised site layouts to the petitioner. In order to preserve a cluster of trees, the area between Sands Road and the interior road will be protected and no mass grading may take place in this area.
- There are numerous trees throughout the property, mainly along the east side of the property that may be over 100 or 200 years old.

PZC Highlights:

The following discussion took place during the Planning and Zoning Commission hearing:

- The PZC asked about the custom home options. The developer explained about design features and the first-floor master bedroom option.
- The PZC discussed working with staff including engineering staff to save more high-quality trees. The developer is saving some trees, as well as creating small park areas and paying into the tree bank.
- The commission felt that the request met the Findings of Fact.

The Planning and Zoning Commission recommended **approval (5-0)** of the petitioner's request for a Preliminary Planned Unit Development with Variations, and Preliminary Plat of Subdivision with the following conditions:

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 12/29/26)
    C. Landscape Plan (Gary Weber Associates, dated 04/26/26)
    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. Sidewalk along Sands Road must be extended to the end of the property line to the north.

6. The petitioner shall address all of the review comments and requirements of the Community Development, Public Works and Engineering, Police and Fire Rescue Departments, as well as the City's stormwater consultant.

7. **Work with staff to create a matrix or set of options to ensure anti-monotony among the units. (Added by PZC)**

8. **Explore adding masonry to the ends of the buildings. (Added by PZC)**

9. **Work with engineering staff on the site plan to save a higher number of high-quality trees. (Added by PZC)**

Votes Required to Pass: A simple majority vote

Acknowledgement Form

Regarding the Preliminary PUD for Jade Estates, please check one of the choices and sign below.

☐ I hereby acknowledge that I have read, understand, and agree to the staff review comments and recommended conditions contained in the staff report, city staff reviews, and consultant reviews (if applicable).

☒ I hereby acknowledge that I have read, understand, and agree to most of the staff review comments and recommended conditions contained in the staff report, city staff reviews, and consultant reviews (if applicable) but have concerns with the following items:

SEE ATTACHED

Petitioner's Name: _____ Date: 8/10/2026
Signature

Recommended Conditions:

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 12/29/26)
   - C. Landscape Plan (Gary Weber Associates, dated 04/26/26)
   - 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. Sidewalk along Sands Road must be extended to the end of the property line to the north. (MOST TREES ALONG ROAD ARE C + D SPECIES)

MIN. 91 TREES

6. The petitioner shall address all of the review comments and requirements of the Community Development, Public Works and Engineering, Police and Fire Rescue Departments, as well as the City's stormwater consultant.

7. Work with staff to create a matrix or set of options to ensure anti-monotony among the units.

8. Explore adding masonry to the ends of the buildings.

9. Work with engineering staff on the site plan to save a higher number of high-quality trees.

I want to make the following statement after checking the second box which allows for concerns:

Our concerns are regarding Item#5 — extending the sidewalk along Sands Road. We are deeply concerned about both the sidewalks shown along Sands and Three Oaks Roads. Today no sidewalks exist along either side of these roads thus there is nothing for the sidewalks to connect with. A number in excess of 100 trees would have to be removed to accommodate these sidewalks.

Projades respectively requests that the developer be allowed to construct these sidewalks in the Public Right-of-Way closer to the street curb where the trees have already been cleared.

Item #9 requests that the developer save more trees while Item #5 is asking the developer to remove more trees. Perhaps the better position is to save as many trees as possible and not installed the sidewalks.

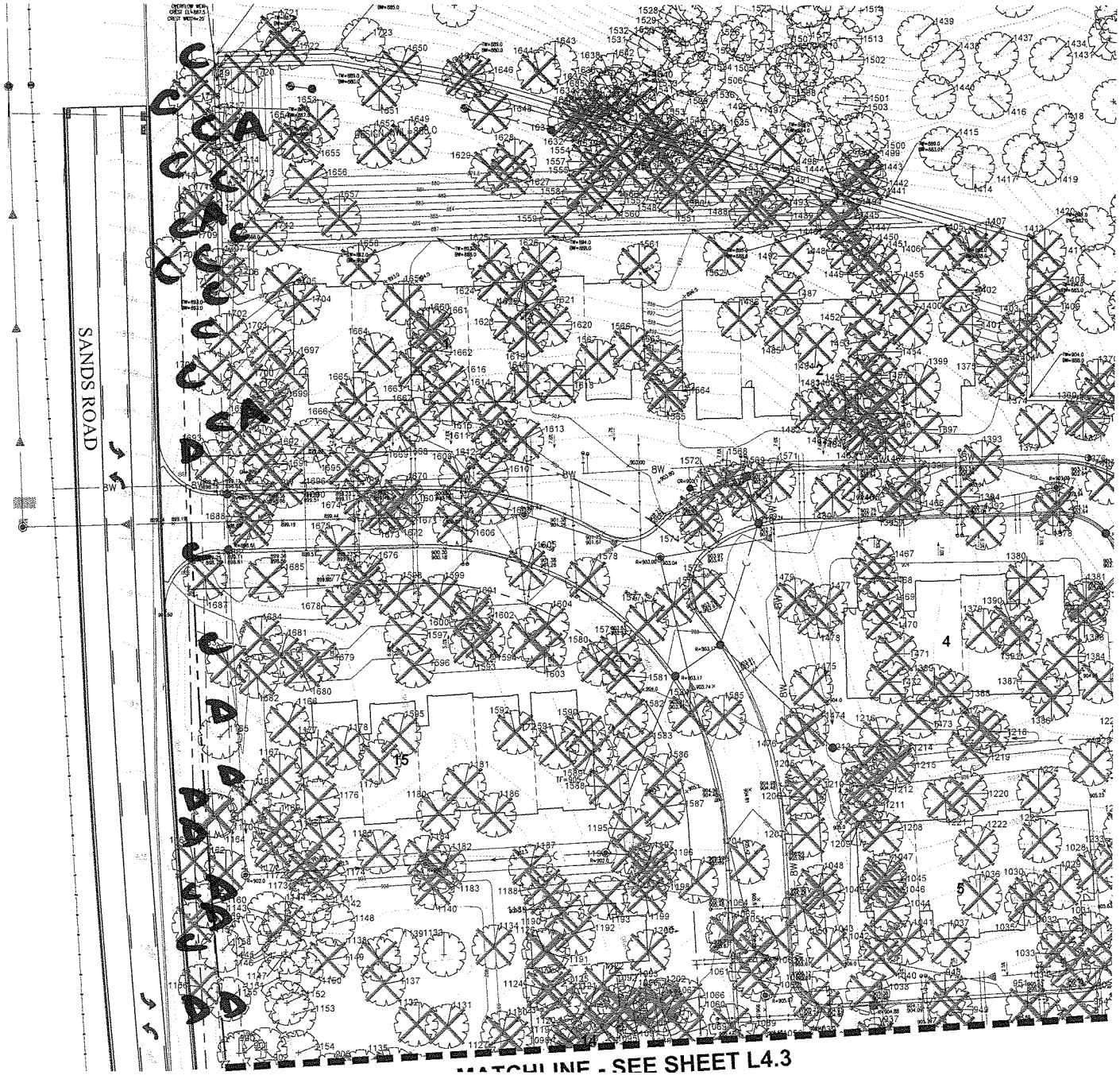
Elizabeth Maxwell AICP

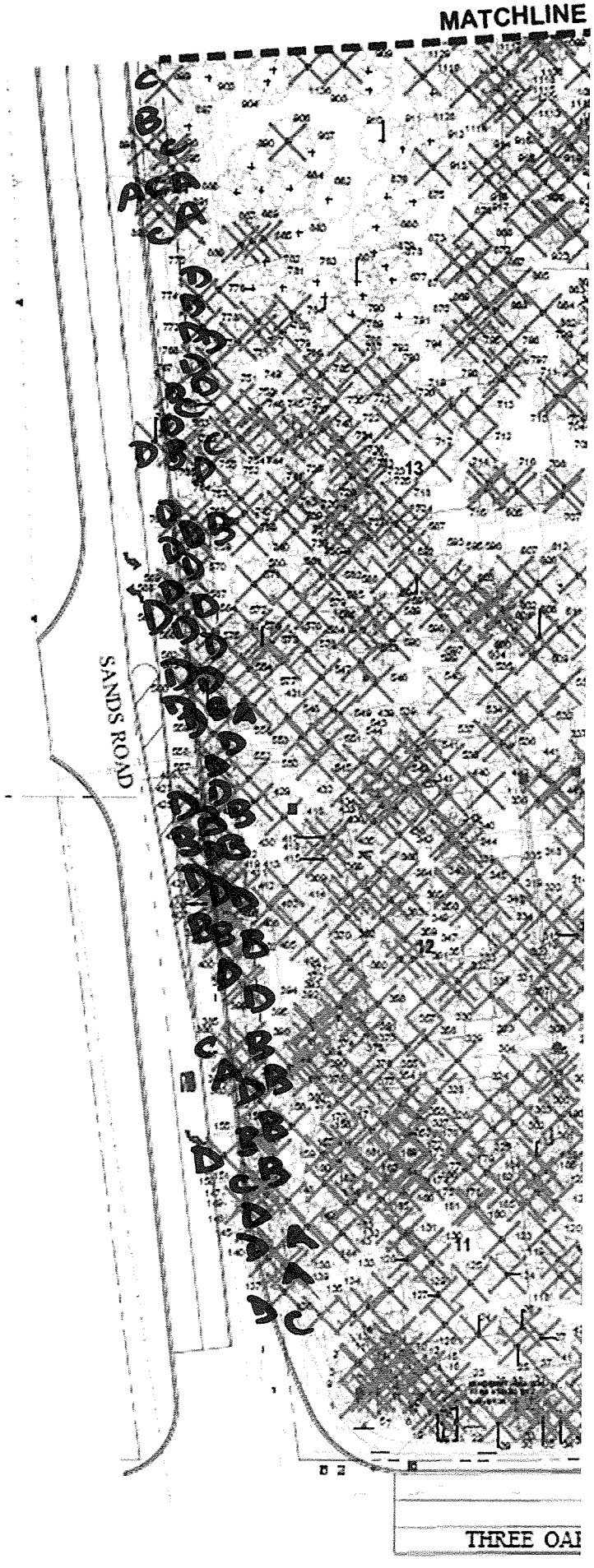
From: Elizabeth Maxwell AICP
Sent: Tuesday, August 11, 2026 8:08 AM
To: ram@projades.com
Subject: sidewalk

Good Morning Ram,

I received your acknowledgement form you dropped off. Thank you for returning that so quickly. Regarding the sidewalk, sidewalk is required with all development. If you want to put it adjacent to the curb the sidewalk needs to be 6 feet in width. You can revise your site and engineering plans at the Final PUD based on your decision.

Thanks


SANDS ROAD
MATCHLINE - SEE SHEET L4.3


MATCHLINE
SANDS ROAD
THREE OAI

PIQ Map
4306 Three Oaks Road



Ord. No.
File No.

The City of Crystal Lake Illinois

AN ORDINANCE GRANTING A PRELIMINARY PLANNED UNIT DEVELOPMENT, VARIAITONS AND PRELIMINARY PLAT OF SUBDIVISION FOR JADE ESTATES AT 4306 THREE OAKS ROAD

WHEREAS, pursuant to the terms of a Petition (File #PLN-2024-29) before the Crystal Lake Planning and Zoning Commission, the Petitioner has requested a Preliminary Planned Unit Development with variations to allow front yard setbacks as minimal as 16 feet and a Preliminary Plat of Subdivision to allow a 70-unit townhome development at 4306 Three Oaks Road; and

WHEREAS, the Planning and Zoning Commission of the City of Crystal Lake, pursuant to notice duly published on July 16, 2026, in the Northwest Herald, held a public hearing at 7:00 p.m., on August 5, 2026, at City Hall at 100 W. Woodstock Street, Crystal Lake, Illinois to consider the proposed request; and

WHEREAS, on August 5, 2026, the Planning and Zoning Commission, having fully heard and considered the testimony of all those present at the public hearing who wished to testify, made findings of fact as required by law and recommended to the Mayor and City Council of the City of Crystal Lake that the proposed Preliminary Planned Unit Development, Variations, and Preliminary Plat of Subdivision be approved, as documented in the minutes, and

WHEREAS it is in the best interests of the CITY OF CRYSTAL LAKE that the request be issued as requested in said Petition.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CRYSTAL LAKE, McHENRY COUNTY, ILLINOIS, as follows:

Section I: That a Preliminary Planned Unit Development with variations to allow front yard setbacks as minimal as 16 feet and a Preliminary Plat of Subdivision to allow a 70-unit townhome development at 4306 Three Oaks Road (19-10-200-048, 19-10-200-049, 19-10-200-050), Crystal Lake, be approved.

Section II: That the Final PUD be approved subject to the following conditions:

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 12/29/26)
    C. Landscape Plan (Gary Weber Associates, dated 04/26/26)
    D. Engineering Plans (Advantage Consulting Engineers, dated 04/26/26)
    E. Architecture Plans (Unnamed, dated 04/20/26)

Draft

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. Sidewalk along Sands Road must be extended to the end of the property line to the north.
6. The petitioner shall address all of the review comments and requirements of the Community Development, Public Works and Engineering, Police and Fire Rescue Departments, as well as the City's stormwater consultant.
7. Work with staff to create a matrix or set of options to ensure anti-monotony among the units.
8. Explore adding masonry to the ends of the buildings.
9. Work with engineering staff on the site plan to save a higher number of high-quality trees.

Section III: That the City Clerk be and is hereby directed that all pertinent records of the City of Crystal Lake to show the issuance of a Preliminary Planned Unit Development with variations and Preliminary Plat of Subdivision with the provisions of this Ordinance, as provided by law.

Section IV: That this Ordinance shall be in full force and effect from and after its passage, approval and publication as provide by law.

DATED at Crystal Lake, Illinois, this 18th day of August, 2026.

City of Crystal Lake, an
Illinois municipal corporation

_____
Haig Haleblian, MAYOR

SEAL

ATTEST:

_____
CITY CLERK

Passed: August 18, 2026
Approved: August 18, 2026

Draft

Site Visitor Name: Heather Rohde
Site Visitor Email: [redacted]

To the Members of the Planning and Zoning Commission,

I am writing to express my strong opposition to the proposed townhouse development currently being considered for Three Oaks Road. I read the recent coverage in the Herald regarding the commission's preliminary approval of this project, and I am profoundly disappointed.

The Crystal Lake Planning and Zoning Commission's unanimous approval to bulldoze a heavily wooded, fully developed ecosystem for a massive townhouse construction site shows zero respect for the character, beauty, or heritage of Crystal Lake.

Developers apparently plan to hack down 1,400 trees—including irreplaceable, centuries-old giants—to cram in 70 unwanted units, offering mere saplings and a city tree bank contribution as a consolation prize. Whoopee. You cannot "replace" a complex, 100-plus-year-old natural habitat with a check and a few twigs planted down the street.

The mandate here is simple: save every single one of the 100-plus-year-old trees, and make the so-called development of townhouses much smaller.

I assume this is all about driving up property tax revenue. Well, guess what—some things are a lot more important than money. Has Crystal Lake decided it is a crime to preserve natural beauty and green space? Why are we allowing this rampant destruction for townhouses we do not need? Our local leaders and developers should be absolutely ashamed.

Heather Rohde
Crystal Lake

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

Date: August 5, 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 all 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 cost sharing for the intersection improvements.

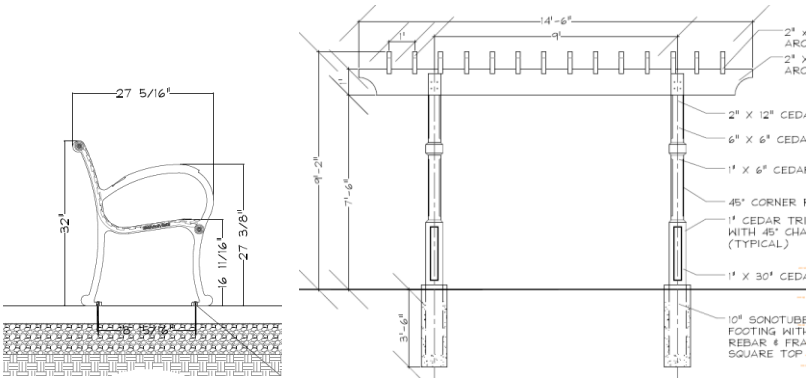
BUILDING ELEVATIONS

- 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 replacement trees based on the size, species, and condition of the trees being removed. No replacement is required for dead or dying trees.

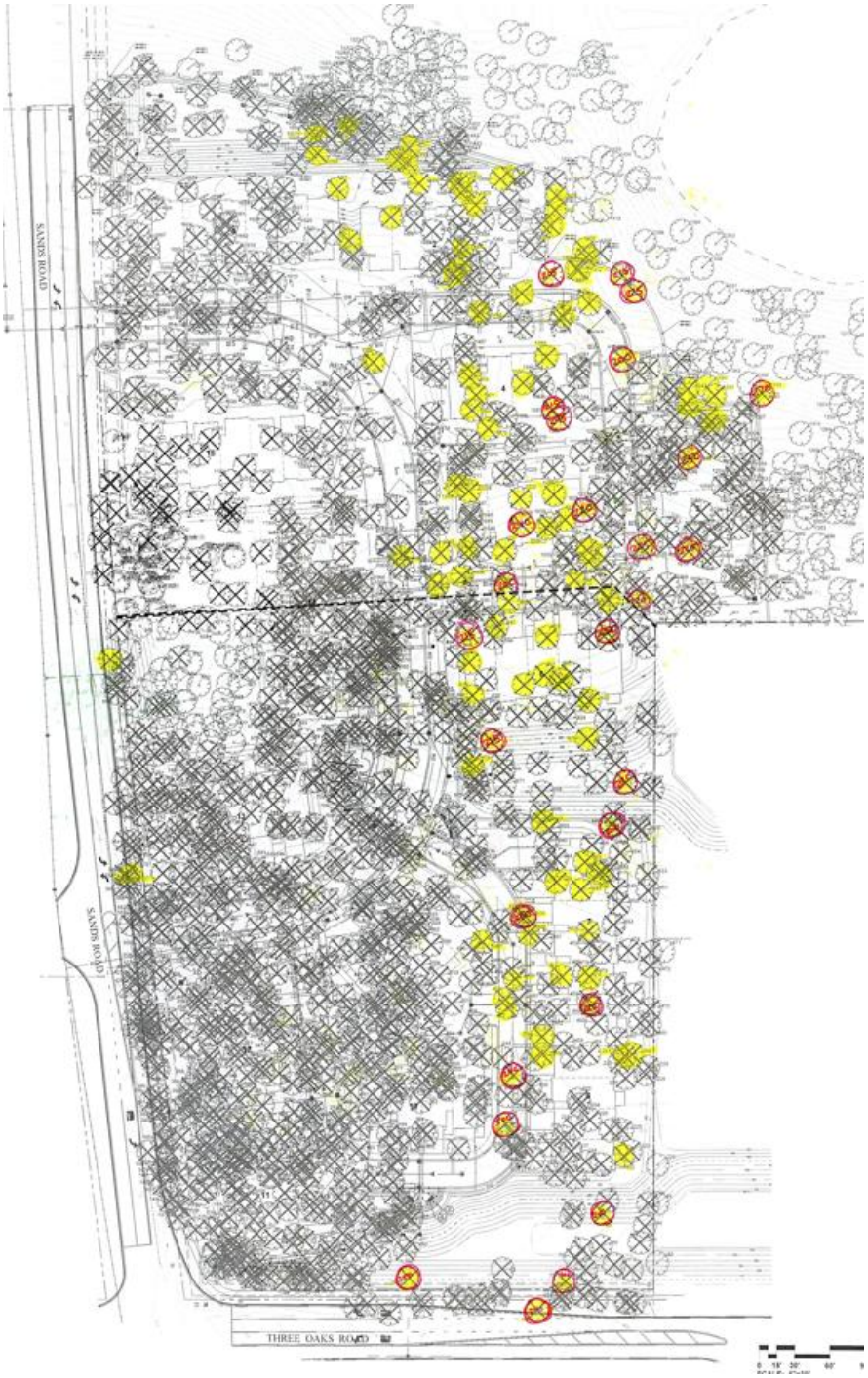
- To take place of some of the trees that are being removed, additional gathering and seating areas have been illustrated. Five additional seating areas with benches, pergolas and landscape plantings have been located throughout the development.



- 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.
- Early on, staff discussed opportunities to save trees and presented revised site layouts to the petitioner. In order to preserve a cluster of trees, this marked area was selected and no mass grading may take place in this area and protective fencing must be provided.



- Staff have 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. Sidewalk along Sands Road must be extended to the end of the property line to the north.

6. 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.

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.

CRYSTAL LAKE PLANNING AND ZONING COMMISSION
WEDNESDAY, AUGUST 5, 2026
HELD AT THE CRYSTAL LAKE CITY COUNCIL CHAMBERS

The meeting was called to order by Mr. Greenman at 7:00 p.m.

CALL TO ORDER

On roll call, commissioners, Bill Gronow, Stacy Mason, Laura Dzielski, Jennifer Camacho and Jeff Greenman were present. Kathy Repholz and Sumish Parikh were absent. Mr. Greenman confirmed that a quorum was present.

City Planner Elizabeth Maxwell and Assistant City Planner Darrell Moore were present from staff.

Mr. Greenman informed those in attendance that the meeting was being recorded for broadcast and future playback on the City's website. He led the group in the Pledge of Allegiance.

2026-29 – 4306 THREE OAKS ROAD – FOREST VIEW/JADE ESTATES – PRELIMINARY PUD WITH VARIATIONS AND PRELIMINARY PLAT OF SUBDIVISION

Preliminary Planned Unit Development with Variations from the front yard setback and growth management plan and a Preliminary Plat of Subdivision for a 70-unit townhome development.

Petitioners, Ram Prashantha, Mike Moreland and Talcor Patel of Projades LLC introduced the proposed 70-unit townhome development. Mr. Prashantha explained that the development team had worked with neighboring property owners to reach an agreement regarding a shared stormwater detention basin and had revised the project since the original submittal by reducing the number of units from 79 to 70 to preserve additional trees. He noted that approximately 1,700 trees exist on the site, with approximately 1,400 proposed for removal after evaluating tree species and quality. One building was eliminated to preserve a significant cluster of trees.

Mr. Prashantha presented renderings of the proposed development, including building elevations, a pergola feature, playground, pocket park with seating, open space, and two car garages. He explained the development would offer semi-custom homes targeted toward empty nesters, with various floor plan options, including first-floor bedrooms and walk-out units where site conditions allow. Five exterior color schemes and multiple architectural packages would be available.

Mr. Prashantha reviewed the site plan, landscape plan, utility plan, and architectural elevations. He explained the challenging site topography required significant grading and that staff had worked closely with the development team to maximize tree preservation while accommodating the site's constraints. Mr. Prashantha also described the shared stormwater detention basin and maintenance agreement with Oakbrook Estates, the neighboring property.

Mr. Greenman asked whether the architectural renderings accurately represented the proposed development. Mr. Prashantha confirmed they did. Mr. Greenman asked whether the petitioners were comfortable with staff's recommended conditions, and Mr. Prashantha responded affirmatively.

Mr. Greenman opened the public comment portion of the public hearing and with no one requesting to speak closed the public comment portion of the public hearing. Mr. Greenman then turned to staff to present the staff report.

Ms. Maxwell reviewed the proposal, explaining that the shared detention basin would reduce the burden on individual developments and noted that the site's steep slopes and existing pond on the north side of the property would remain undisturbed. She stated staff worked closely with the petitioner to preserve as many trees as possible despite the site's challenging topography. Ms. Maxwell also highlighted the proposed landscape buffer, architectural articulation, staggered building fronts, projections, balconies, and varied garage door styles intended to reduce the appearance of repetitive building elevations.

Mr. Gronow complimented the building elevations and architectural variation. He asked whether garage door styles would be selected by purchasers or predetermined by the developer. Mr. Prashantha explained purchasers would select from developer-controlled design packages during the sales process. Mr. Gronow also asked about the anticipated construction schedule. Mr. Prashantha stated the development would be completed in three phases if approved.

Ms. Mason complimented the project design and the petitioner's collaboration with neighboring property owners. She asked whether additional trees would be planted as part of the development. Ms. Maxwell explained the landscape plan meets City requirements through new street trees, additional site landscaping, and contributions to the City's tree bank fund for future tree plantings.

Ms. Dzielski expressed appreciation for the efforts to preserve mature trees and asked about the future tree preservation plan. Ms. Maxwell explained that the Final Planned Unit Development would include a more detailed preservation plan and that staff would continue working with the petitioner to identify additional opportunities to retain high-quality and mature trees. She really wanted to be sure to save what they can especially some 100 year old trees.

Ms. Camacho had no questions or comments.

Mr. Greenman stated there appeared to be general agreement regarding the quality of architectural design but expressed interest in ensuring sufficient variation among the buildings to avoid a monotonous appearance. Mr. Prashantha explained that approximately twenty architectural packages would provide distinct combinations of materials and design elements. Ms. Maxwell stated staff could work with the petitioner during the Final Planned Unit Development review to develop a matrix ensuring adequate architectural variation throughout the project.

Mr. Greenman also encouraged the petitioner and staff to continue evaluating opportunities to preserve additional high-quality and mature trees, noting that preserving the integrity of the site was more important than maximizing the number of units. Mr. Prashantha stated the development team would continue evaluating additional preservation opportunities.

Mr. Gronow advised the petitioner to explore incorporating additional masonry on end-unit elevations. Mr. Prashantha stated the request would be evaluated as the project moved forward.

Ms. Dzielski asked how long-term maintenance of the shared detention basin would be enforced. Ms. Maxwell explained that the property owners would enter into a maintenance agreement, the City would hold a stormwater management easement, and enforcement mechanisms would be available if maintenance obligations were not met.

Following discussion, the Commission reached consensus on adding recommended conditions directing the petition to work with staff to ensure sufficient architectural variation throughout the development; explore additional masonry treatments on end-unit elevation; and continue working with staff to maximize preservation of high-quality existing trees.

Mr. Gronow made a motion to approve the request as presented, including the staff- recommended conditions and the three additional conditions discussed by the conditions discussed by the Commission:

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 12/29/26)
    C. Landscape Plan (Gary Weber Associates, dated 04/26/26)
    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. Sidewalk along Sands Road must be extended to the end of the property line to the north.

6. The petitioner shall address all of the review comments and requirements of the Community Development, Public Works and Engineering, Police and Fire Rescue Departments, as well as the City's stormwater consultant.

7. Work with staff to create a matrix or set of options to ensure anti-monotony among the units.

8. Explore adding masonry to the ends of the buildings.

9. Work with engineering staff on the site plan to save a higher number of high-quality trees.

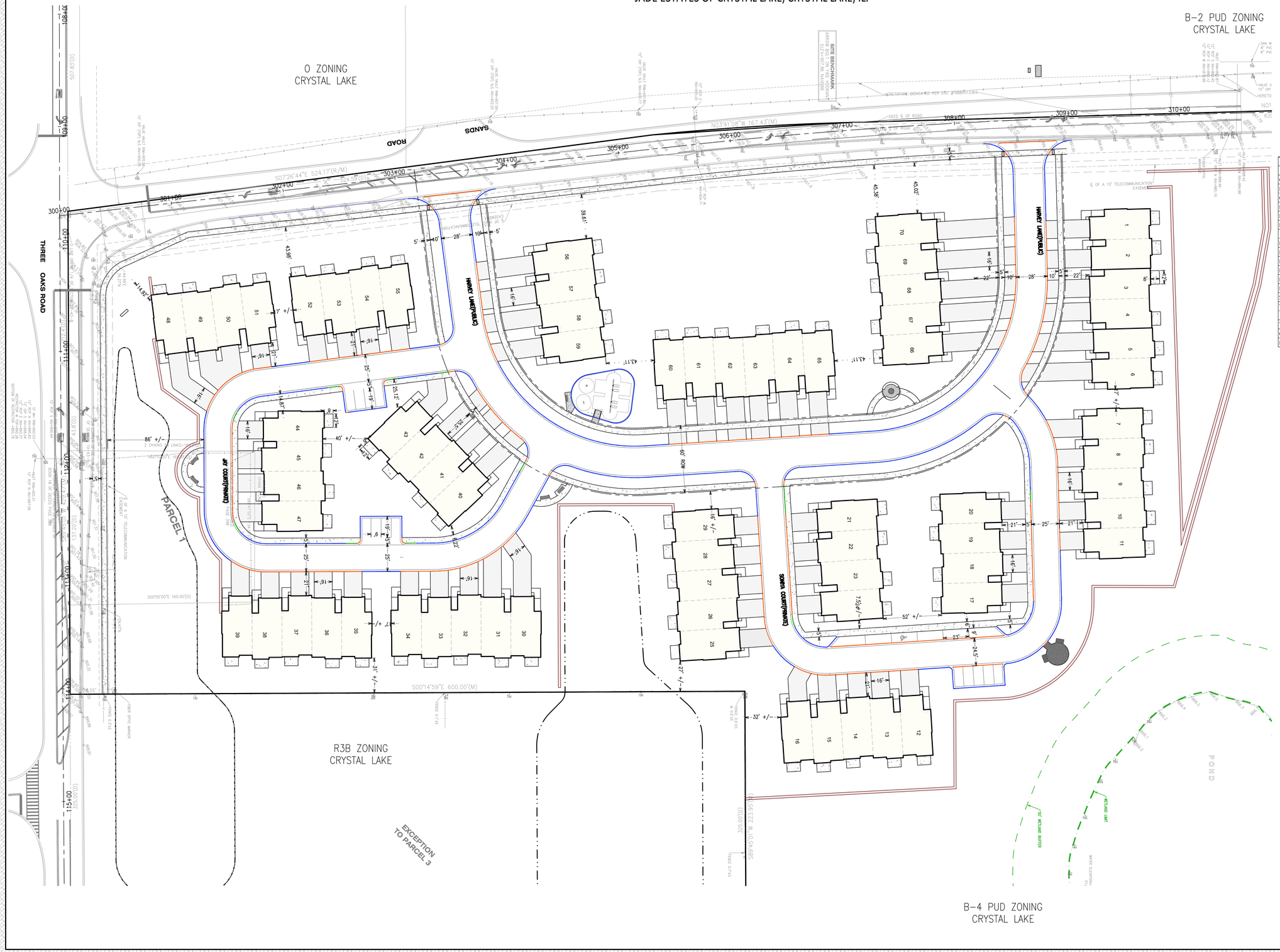
Ms. Dzielski seconded the motion. All present member voted 'yes'. Motion passed 5-0.

PLANNED UNIT DEVELOPMENT (PUD) PLAN

JADE ESTATES OF CRYSTAL LAKE, CRYSTAL LAKE, IL.

GRAPHIC SCALE 1"= 40'

0 20' 40' 80'



SITE DATA TABLE		
		PERCENT
GROSS SITE AREA	18.36	100.00%
PERIMITER ROAD ROW	1.52	8.27%
CONSERVATION AREA/OPEN SPACE	1.78	9.69%
PUBLIC ROAD ROW	1.18	77.95%
PRIVATE ROAD EASEMENT	0.70	39.39%
NET DEVELOPMENT AREA	13.18	71.79%
NET DEVELOPMENT AREA	13.18	100.00%
PUBLIC ROAD ROW	1.18	8.98%
PRIVATE ROAD EASEMENT	0.70	5.32%
DETENTION COVERAGE	1.05	7.96%
DRIVEWAY COVERAGE	0.71	5.41%
BUILDING COVERAGE	2.16	16.43%
STREET IMPERVIOUS AREA COVERAGE	1.73	13.09%
TOTAL IMPERVIOUS AREA	4.99	27.21%
TOTAL NUMBER OF UNITS	70	
GROSS DENSITY (70 DU/18.36 AC.)	3.81	DU/AC.
NET DENSITY (75 DU/13.18 AC.)	5.31	DU/AC.

NO.	DATE	REMARKS
1	09/16/2024	REVISED PER CITY
2	12/29/2025	REVISED PER CITY

ADVANTAGE
CONSULTING ENGINEERS
1770 RANDALL ROAD, SUITE A #280, GENEVA, ILLINOIS 60134
630-520-2467
www.abceng.us

PLANNED UNIT DEVELOPMENT (PUD) PLAN

JADE ESTATES OF CRYSTAL LAKE
CRYSTAL LAKE, IL

PROJADES
18 EXECUTIVE CT SUITE 2
SOUTH BARRINGTON, IL 60010

APRIL 15, 2024
JOB: 23-043

SHEET:
PUD
1 OF 1

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Preliminary Landscape Plan

JADE ESTATES

Crystal Lake, Illinois

April 17, 2026

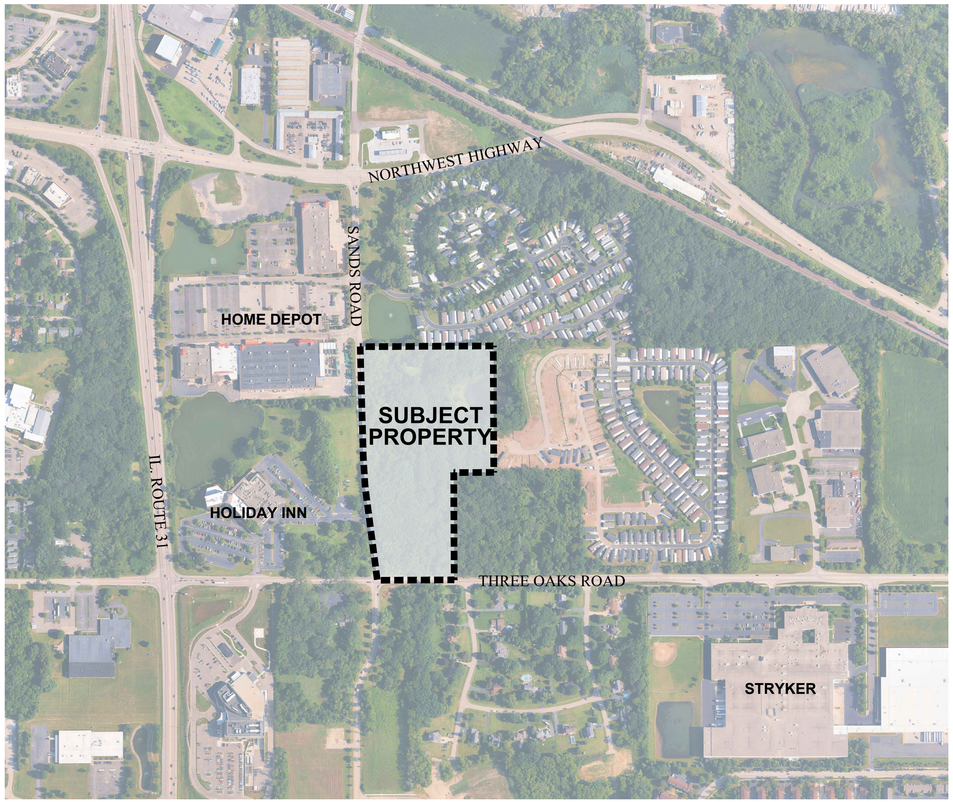
CONSULTANTS:

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'

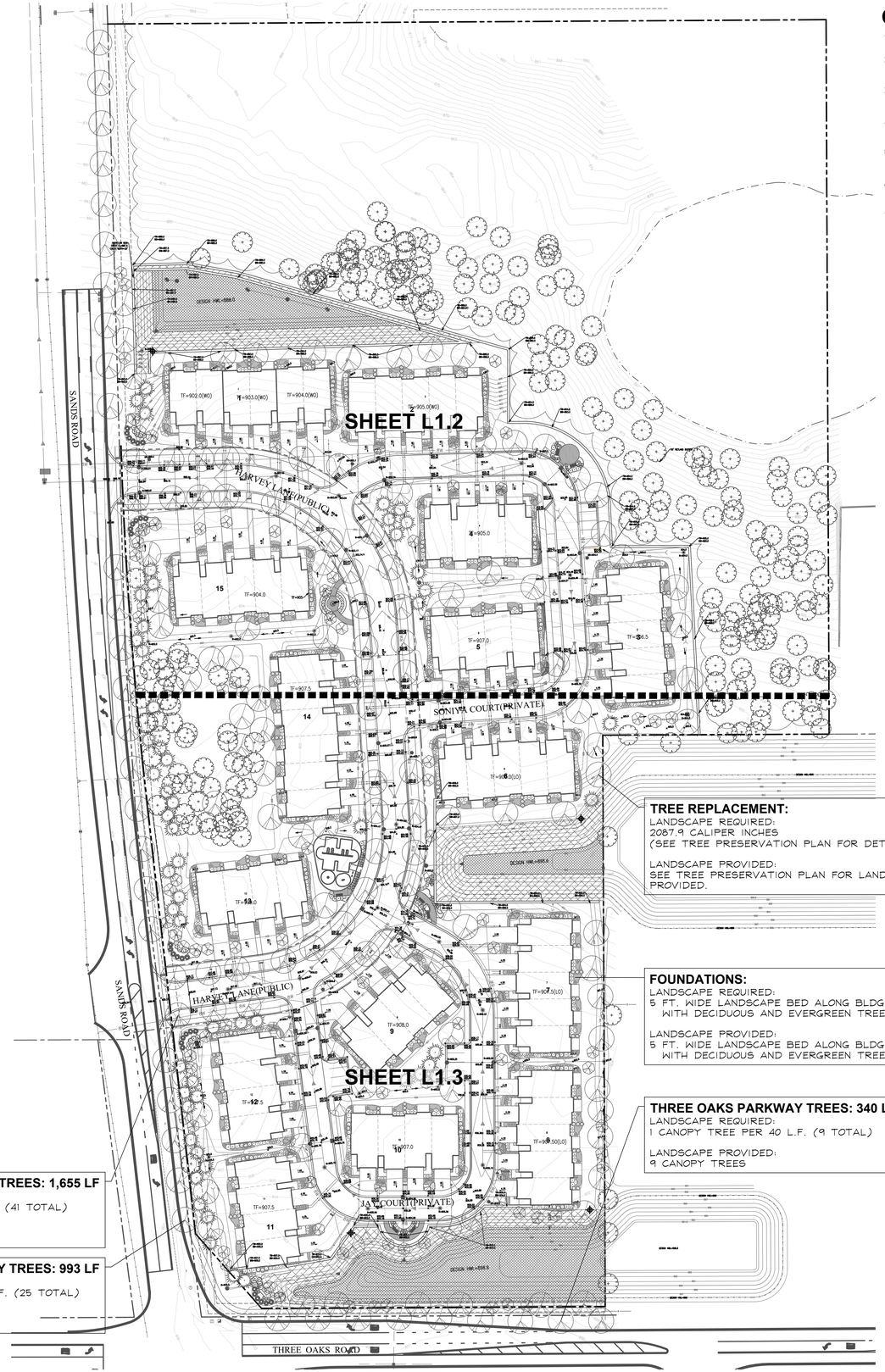
INDEX OF SHEETS

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
L1.6	TYPICAL FOUNDATION LANDSCAPE PLANS
L2.1	AMENITY DETAILS
L3.1	MONUMENT DETAILS
L4.1	OVERALL TREE PRESERVATION PLAN
L4.2	TREE PRESERVATION PLAN
L4.3	TREE PRESERVATION PLAN
L4.4	TREE INVENTORY
L4.5	TREE INVENTORY
L4.6	TREE INVENTORY
L4.7	TREE INVENTORY
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

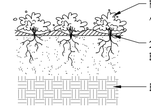
THREE OAKS PARKWAY TREES: 340 LF
LANDSCAPE REQUIRED:
1 CANOPY TREE PER 40 L.F. (9 TOTAL)

LANDSCAPE PROVIDED:
9 CANOPY TREES

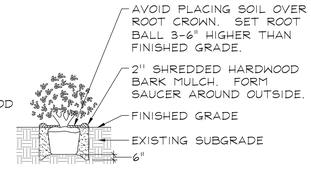
GENERAL LANDSCAPE NOTES

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.

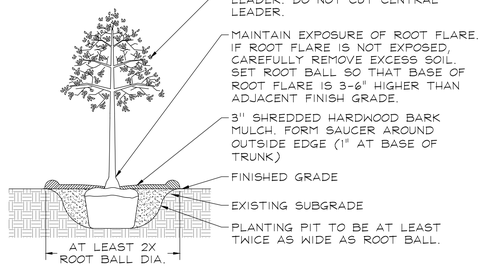
PLANTING DETAILS



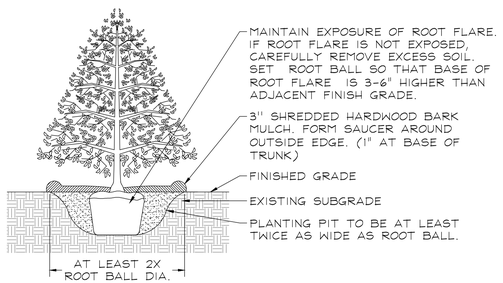
PERENNIALS AND GROUNDCOVERS
NOT TO SCALE



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

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WHEATON, ILLINOIS 60187
PHONE: 630-668-7197

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

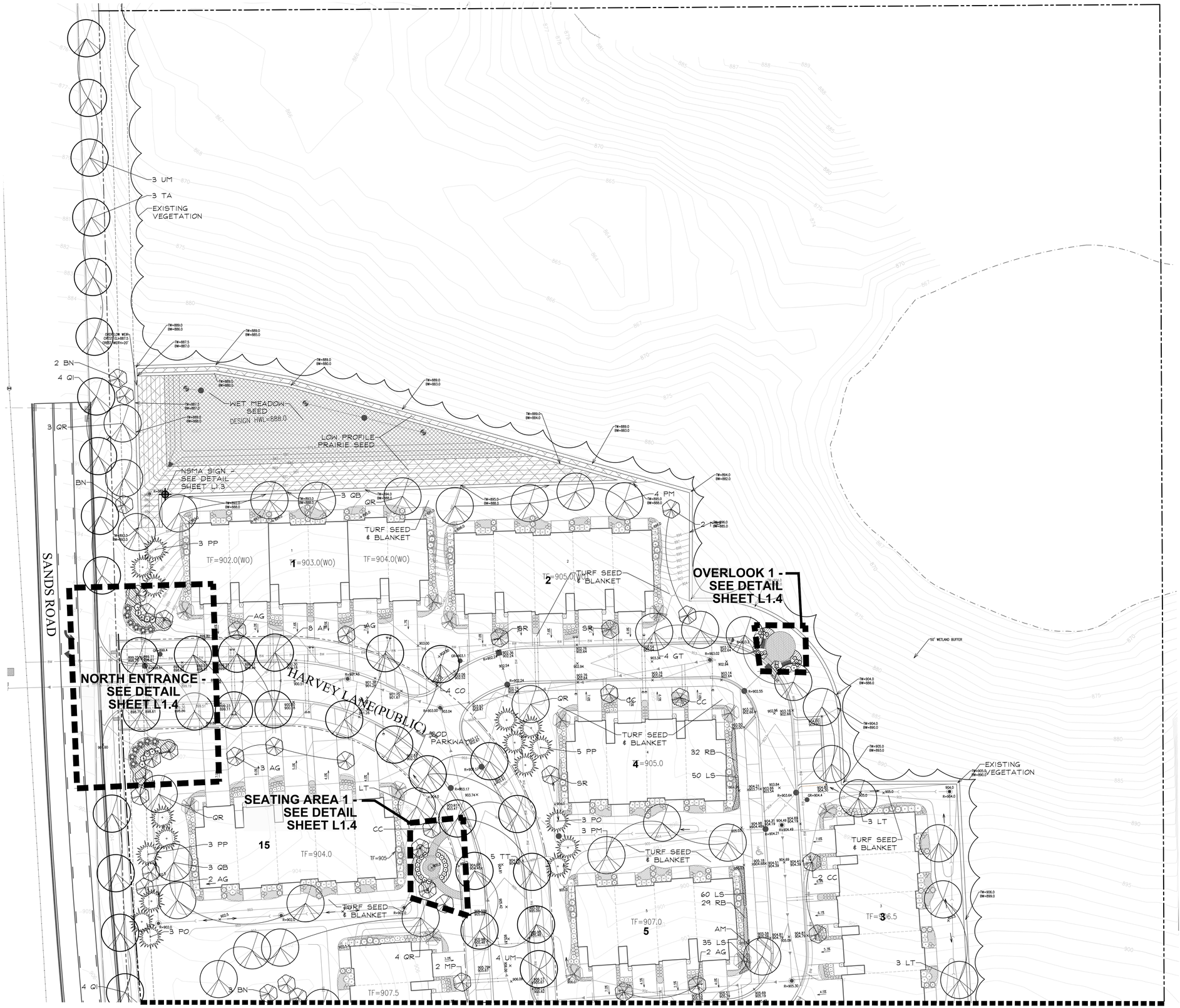
JADE ESTATES
CRYSTAL LAKE, ILLINOIS

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

Know what's below. Call before you dig.

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80 MAIN STREET, SUITE 17
LEMONT, ILLINOIS 60439

JADE ESTATES

CRYSTAL LAKE, ILLINOIS

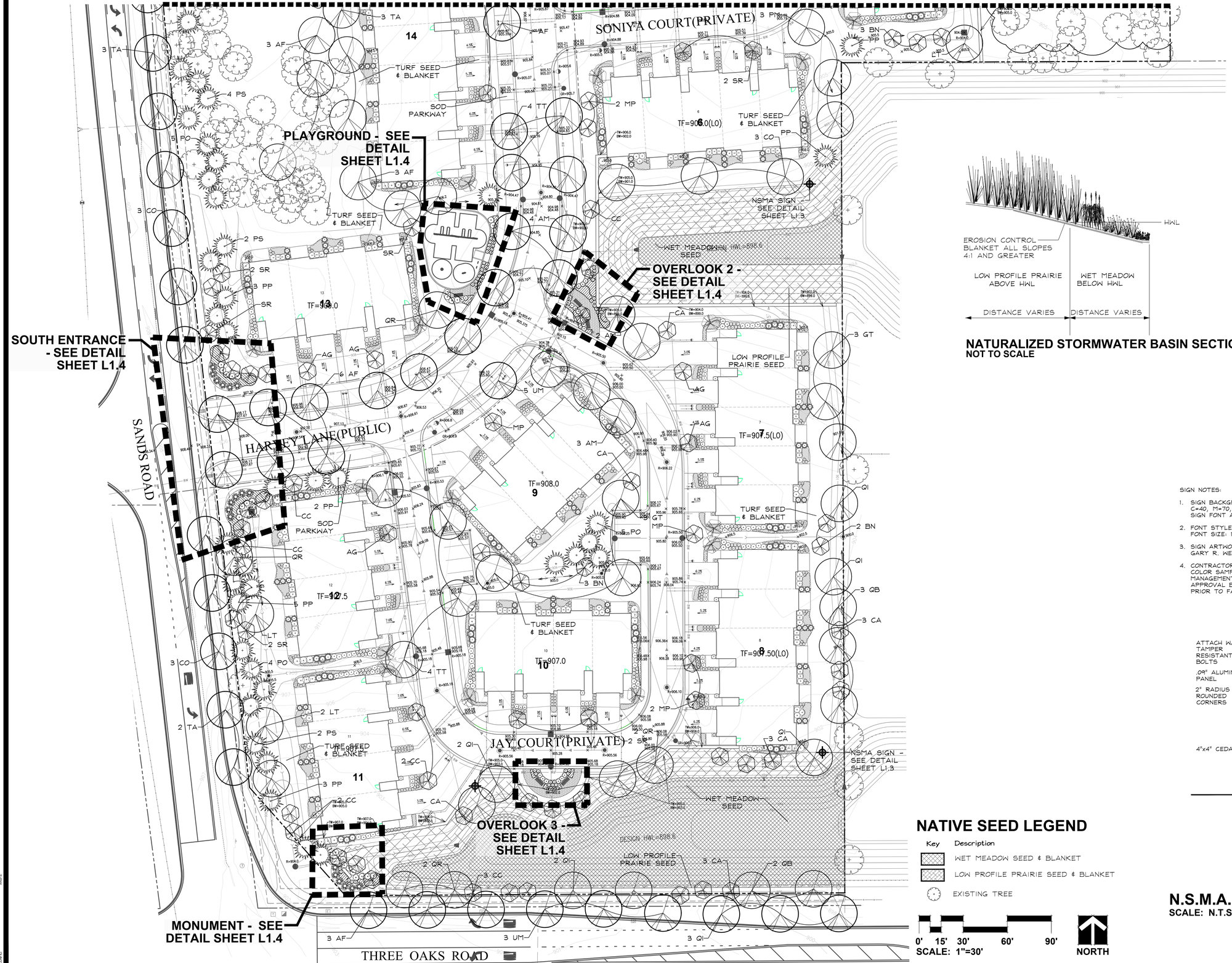
LANDSCAPE PLAN

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

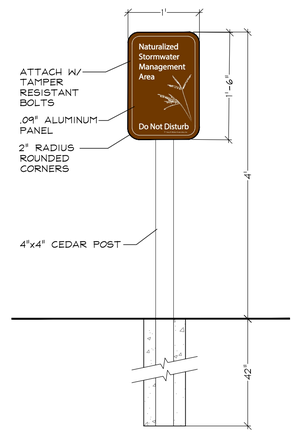
Key	Description
	WET MEADOW SEED & BLANKET
	LOW PROFILE PRAIRIE SEED & BLANKET
	EXISTING TREE

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.

GARY R. WEBER ASSOCIATES, INC.
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ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE
402 WEST LIBERTY DRIVE
WHEATON, ILLINOIS 60187
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CIVIL ENGINEER
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80 MAIN STREET, SUITE 17
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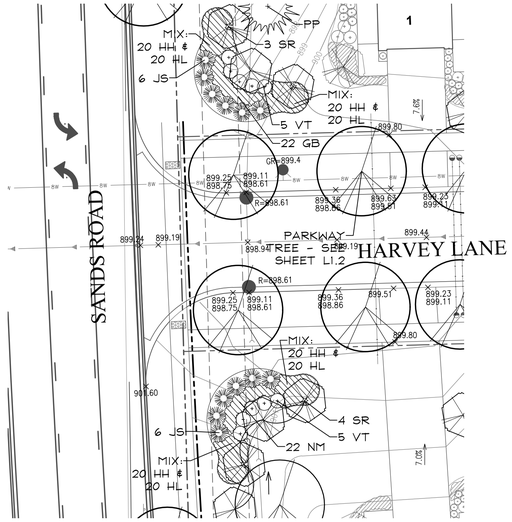
JADE ESTATES
CRYSTAL LAKE, ILLINOIS

LANDSCAPE PLAN

03	2026.04.17
02	2026.02.27
01	2026.01.02
REVISIONS	

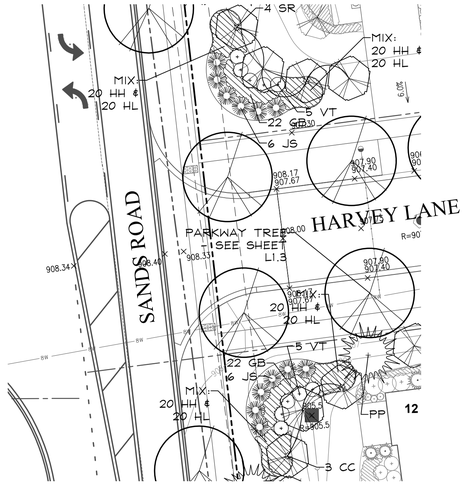
DATE	07.08.2025
PROJECT NO.	AC24134
DRAWN	SMR
CHECKED	MNW
SHEET NO.	L1.3

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



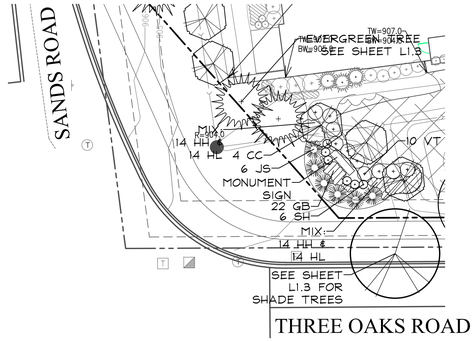
NORTH ENTRANCE LANDSCAPE DETAIL

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



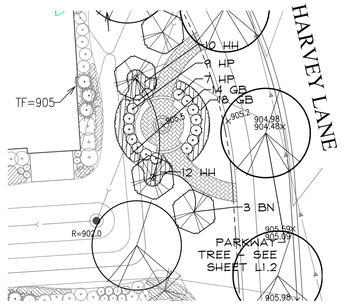
SOUTH ENTRANCE LANDSCAPE DETAIL

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



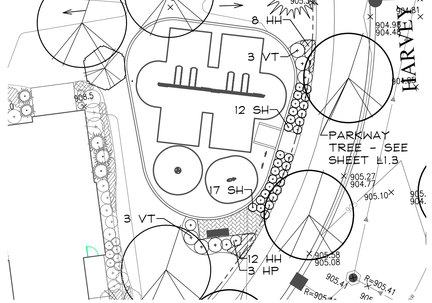
MONUMENT LANDSCAPE DETAIL

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SCALE: 1"=20'
NORTH



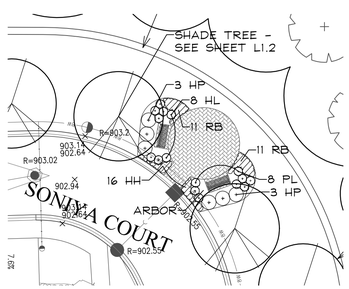
SEATING AREA 1 LANDSCAPE DETAIL

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SCALE: 1"=20'
NORTH



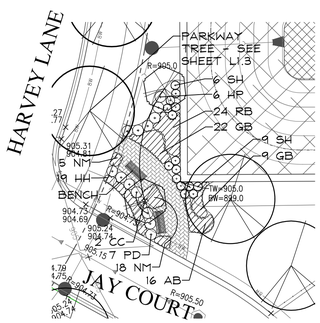
TOT LOT LANDSCAPE DETAIL

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



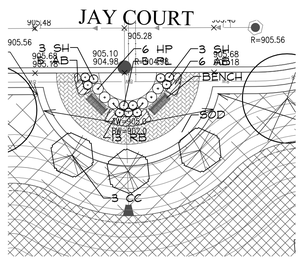
OVERLOOK 1 LANDSCAPE DETAIL

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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JADE ESTATES
CRYSTAL LAKE, ILLINOIS

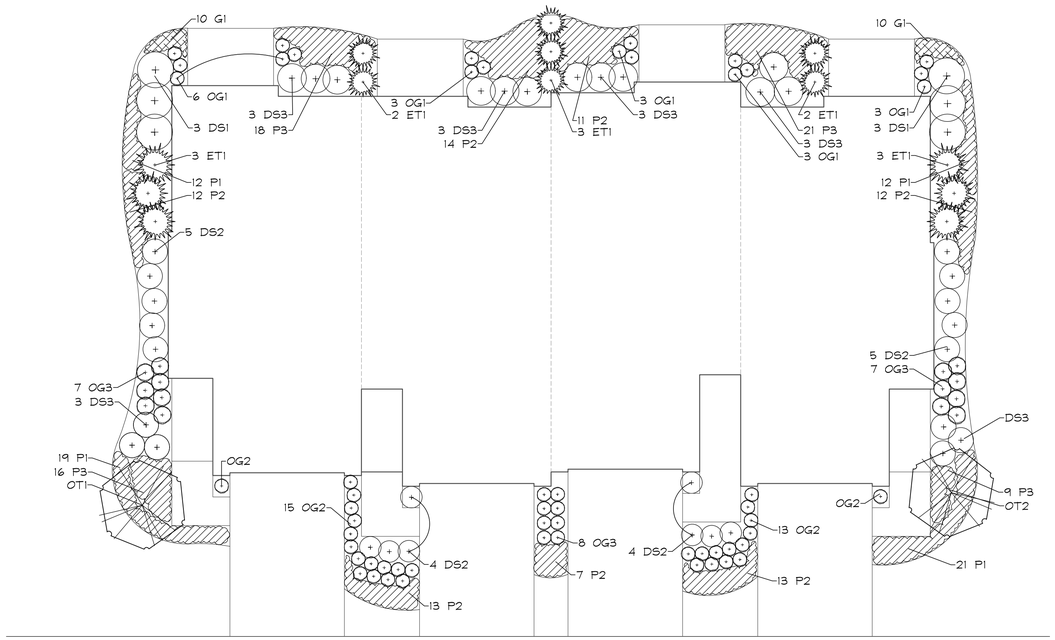
LANDSCAPE DETAILS

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

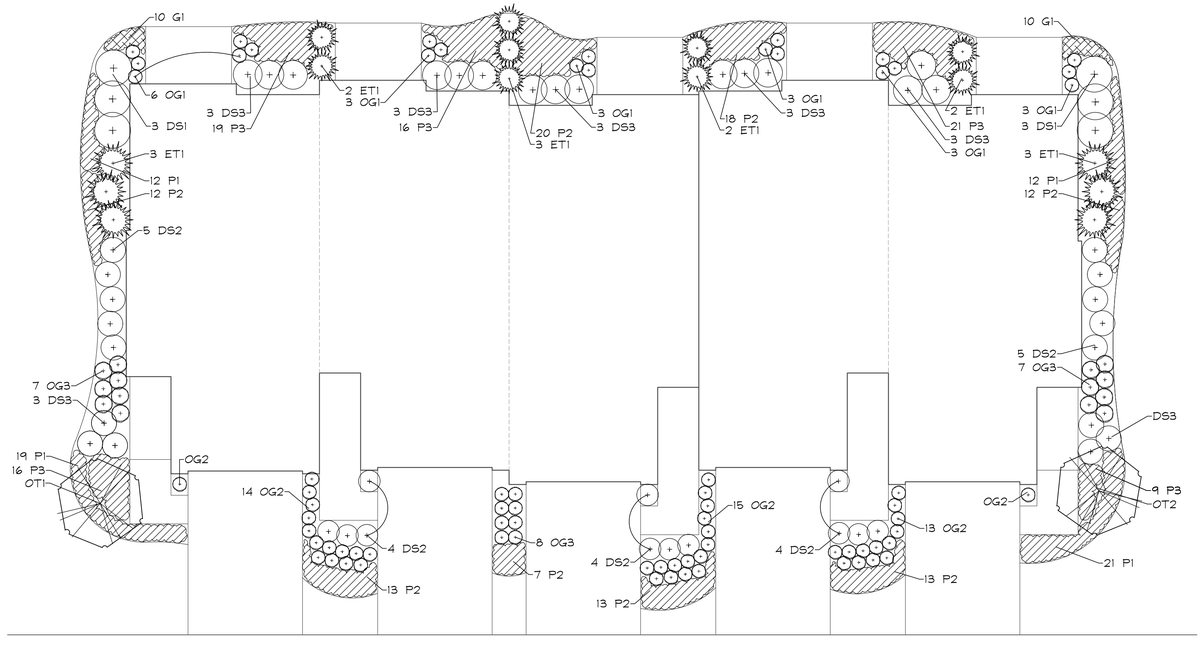
SCALE: 1"=10'

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.	

GARY R. WEBER ASSOCIATES, INC.
LAND PLANNING
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LANDSCAPE ARCHITECTURE
402 WEST LIBERTY DRIVE
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CIVIL ENGINEER
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

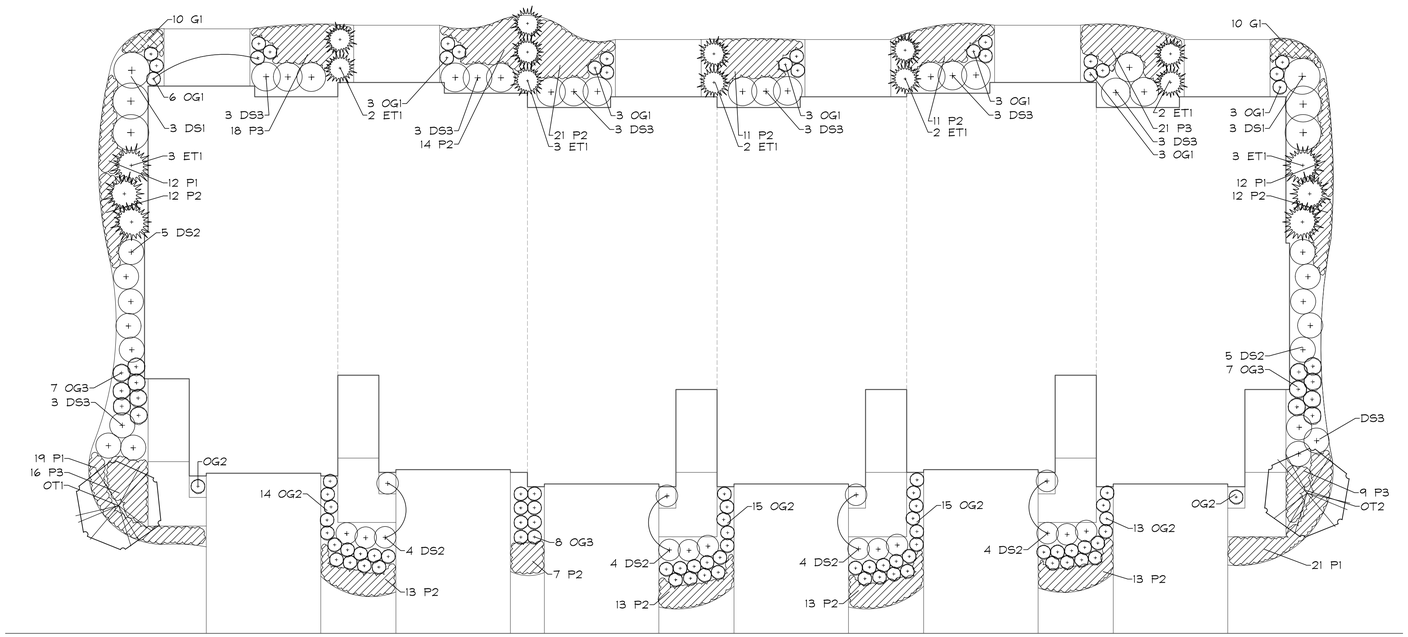
DATE	07.08.2025
PROJECT NO.	AC24134
DRAWN	SMR
CHECKED	MNW

SHEET NO.

L1.5

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
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01	2026.01.02
REVISIONS	

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PROJECT NO.	AC24134
DRAWN	SMR
CHECKED	MNW
SHEET NO.	

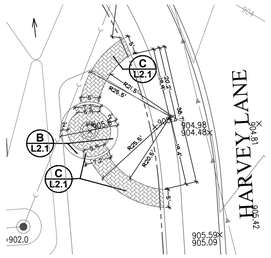
L1.6

Know what's below. Call before you dig.

XREFS
PLOT CONFIG

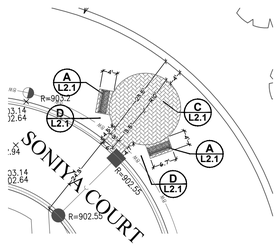
SITE FURNISHINGS SCHEDULE

	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.



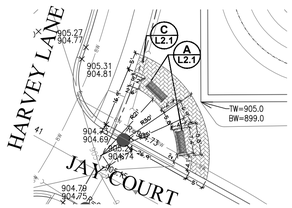
SEATING AREA 1 LAYOUT PLAN

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



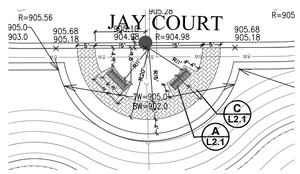
OVERLOOK 1 LAYOUT PLAN

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



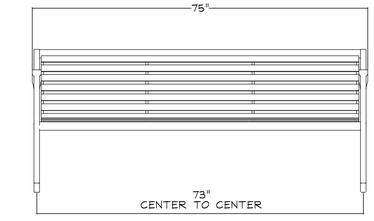
OVERLOOK 2 LAYOUT PLAN

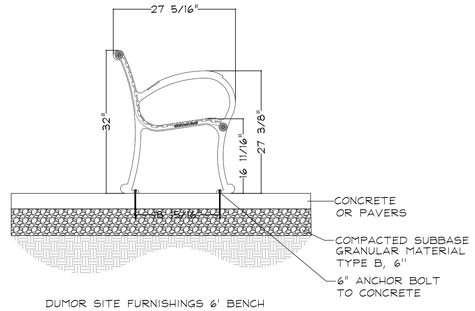
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SCALE: 1"=20'
NORTH



OVERLOOK 3 LAYOUT PLAN

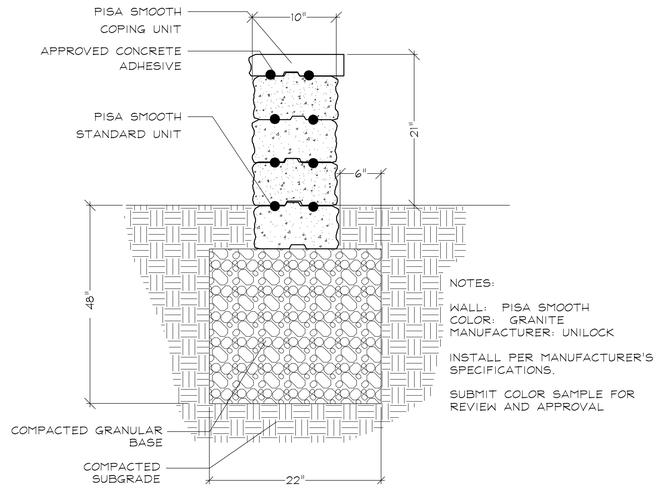
0' 10' 20' 40' 60'
SCALE: 1"=20'
NORTH



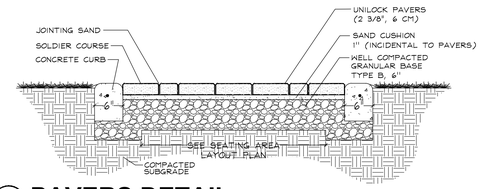


DUMOR SITE FURNISHINGS 6' BENCH
MODEL: 160
COLOR: BLACK
MOUNTING: SURFACE
INSTALL PER MANUFACTURER'S SPECIFICATIONS

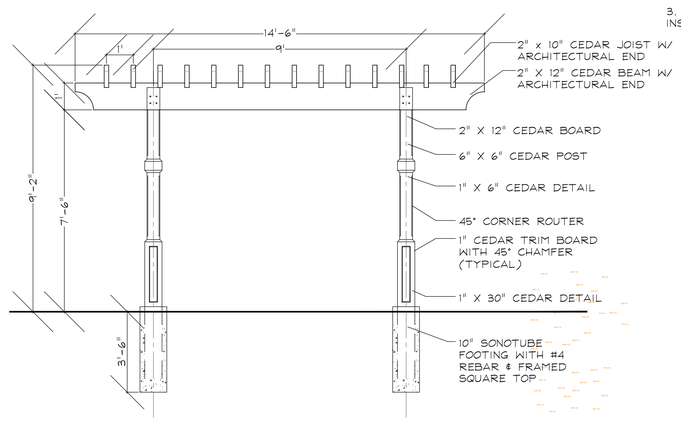
A L2.1 6' BENCH DETAIL
SCALE: N.T.S.



B L2.1 SEATWALL DETAIL
NOT TO SCALE



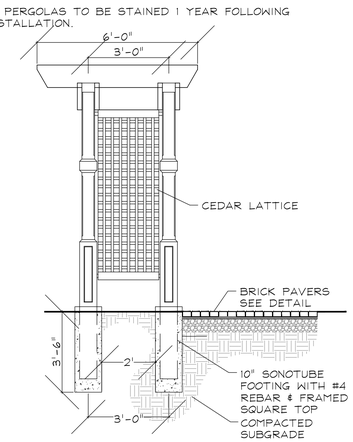
C L2.1 PAVERS DETAIL
NOT TO SCALE



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

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CRYSTAL LAKE, ILLINOIS

AMENITY DETAILS

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REVISIONS	

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CHECKED	MNW
SHEET NO.	

L2.1

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

XREFS:
PLOT CONFIG:

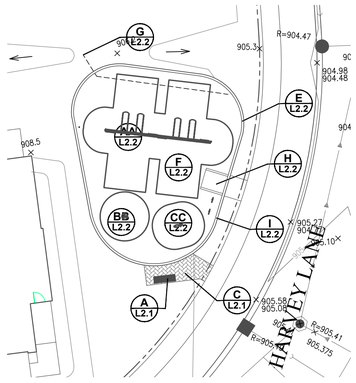
SITE FURNISHINGS SCHEDULE

	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	

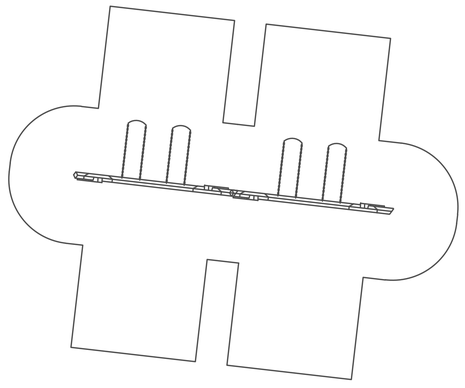


PLAYGROUND LAYOUT PLAN

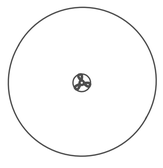
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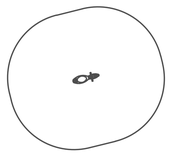
NORTH



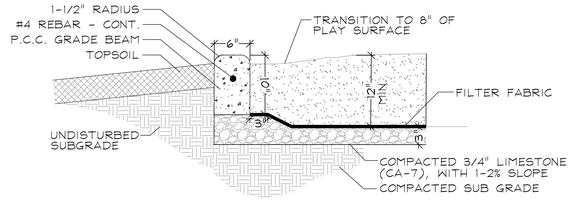
AA L2.2 THICKENED CURB
SCALE: NTS



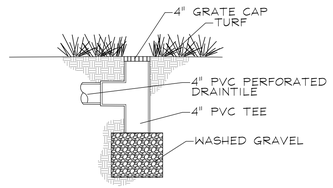
BB L2.2 THICKENED CURB
SCALE: NTS



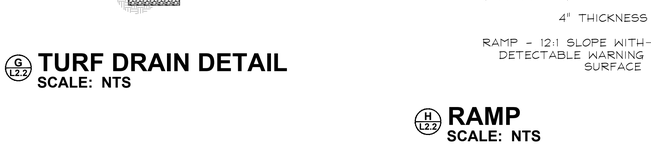
CC L2.2 THICKENED CURB
SCALE: NTS



E L2.2 CONCRETE CURB DETAIL
SCALE: NTS

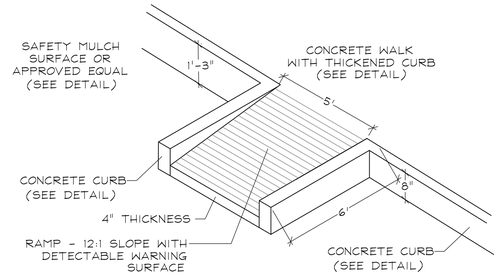


G L2.2 TURF DRAIN DETAIL
SCALE: NTS

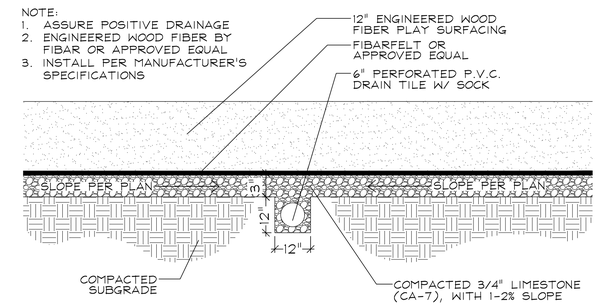


NOTE: THICKENED EDGE TO BE USED ADJACENT TO ALL PLAY AREAS

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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80 MAIN STREET, SUITE 17
LEMONT, ILLINOIS 60439

JADE ESTATES
CRYSTAL LAKE, ILLINOIS

AMENITY DETAILS

03	2026.04.17
02	2026.02.27
01	2026.01.02

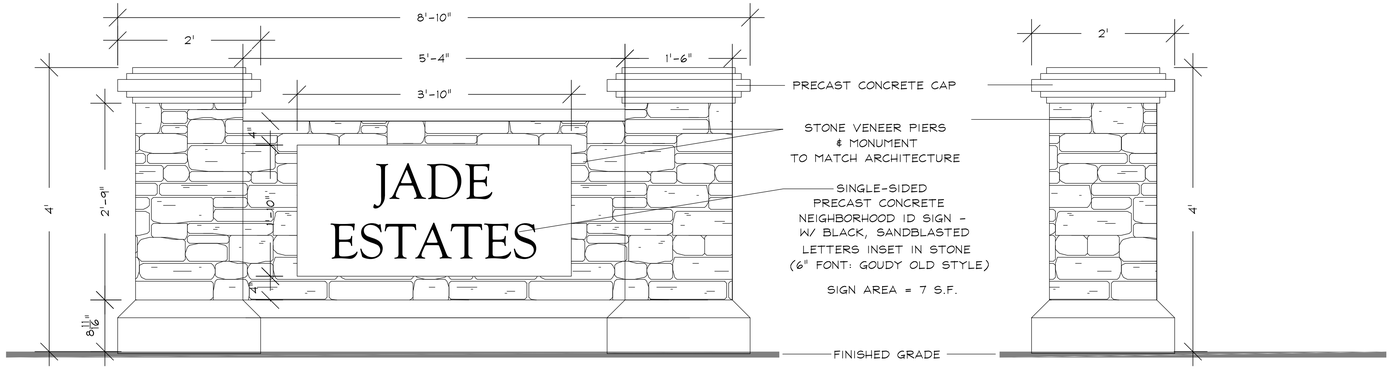
REVISIONS

DATE	07.08.2025
PROJECT NO.	AC24134
DRAWN	SMR
CHECKED	MNW
SHEET NO.	L2.2

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

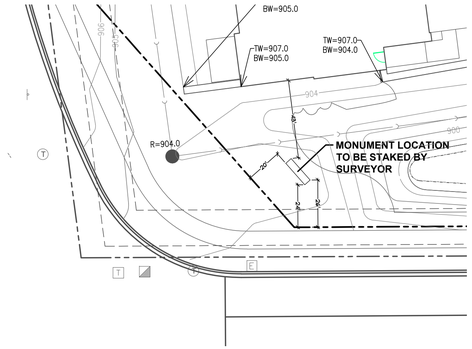
XREFS:

PLOT CONFIG:



FRONT ELEVATION
NOT TO SCALE

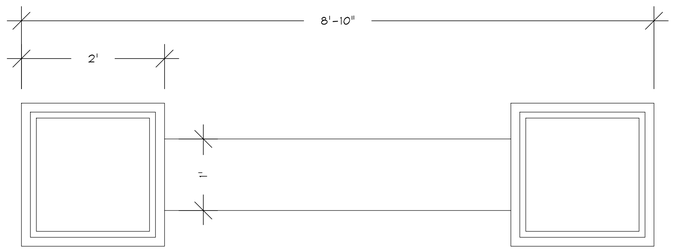
SIDE ELEVATION
NOT TO SCALE



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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MONUMENT 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.	

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:

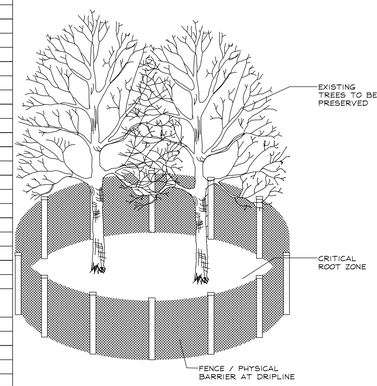
Rating	Description	Criteria
1	Excellent	Less than 10% dead wood, typical growth for species, no observed defects
2	Good to Fair	Less than 20% dead wood, minor defects, sound structure, no decay
3	Fair	Less than 30% dead wood, minor crown die-back, minor trunk damage or cavities
4	Fair to Poor	Approximately 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

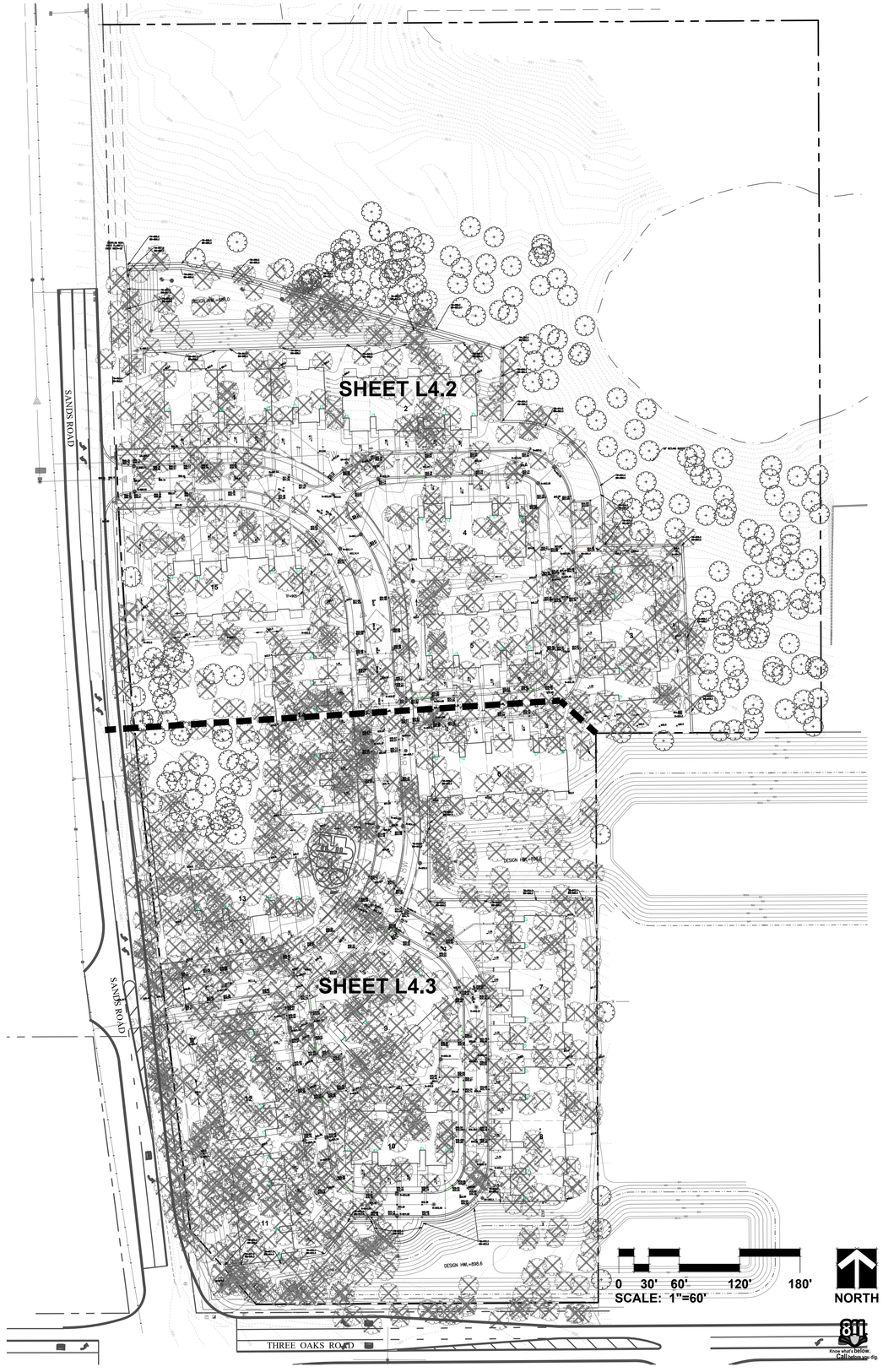
TREE PRESERVATION NOTES

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.
LAND PLANNING
ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE
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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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03	2026.04.17
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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
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REVISIONS

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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**

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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**

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JADE ESTATES
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LANDSCAPE SPECIFICATIONS

03	2026.04.17
02	2026.02.27
01	2026.01.02
REVISIONS	

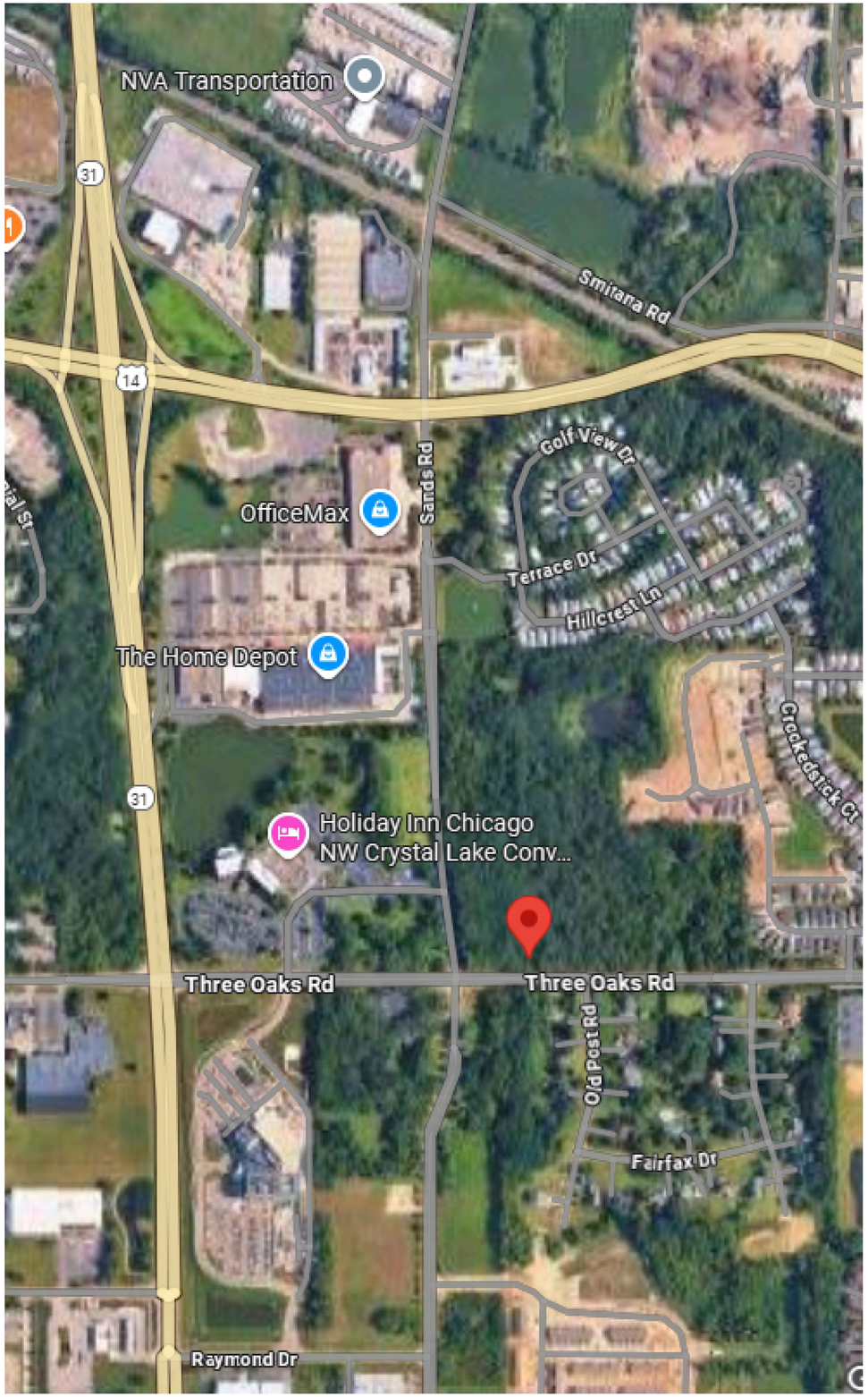
DATE	07.08.2025
PROJECT NO.	AC24134
DRAWN	SMR
CHECKED	MNW
SHEET NO.	

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: COMBUSTIBLE 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%

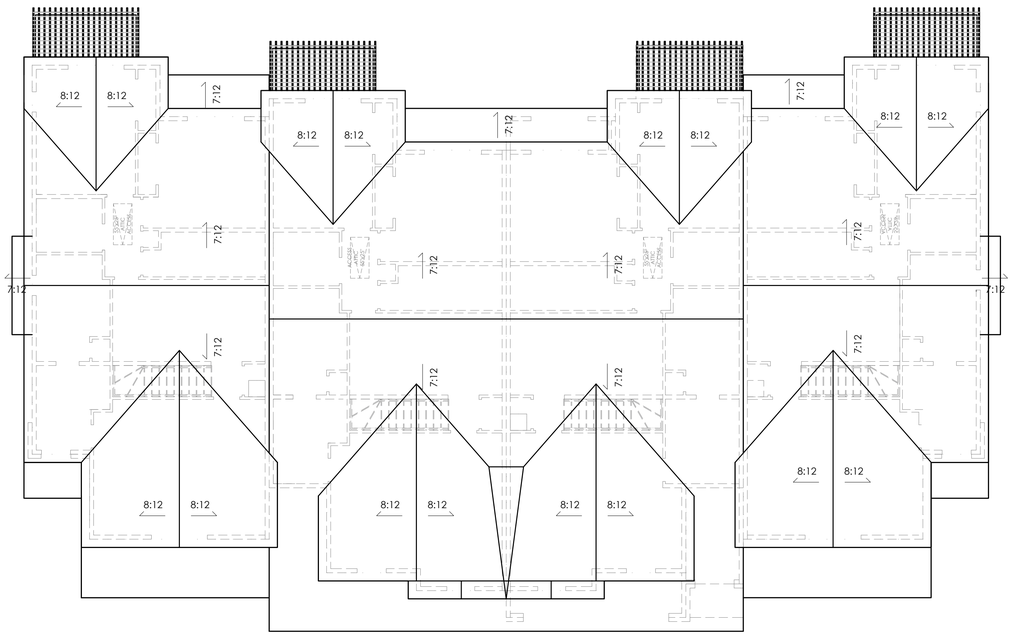
SECOND FLOOR WINDOWS SCHEDULE				
TAG	SIZE	DESCRIPTION	HEADER HEIGHT	QTY.
3050 (SH)	3'-0" X 5'-0"	SHG	@ 6'-8" H.H.	06
3050 (SH TEMP)	3'-0" X 5'-0"	SHG	@ 6'-8" H.H.	01

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

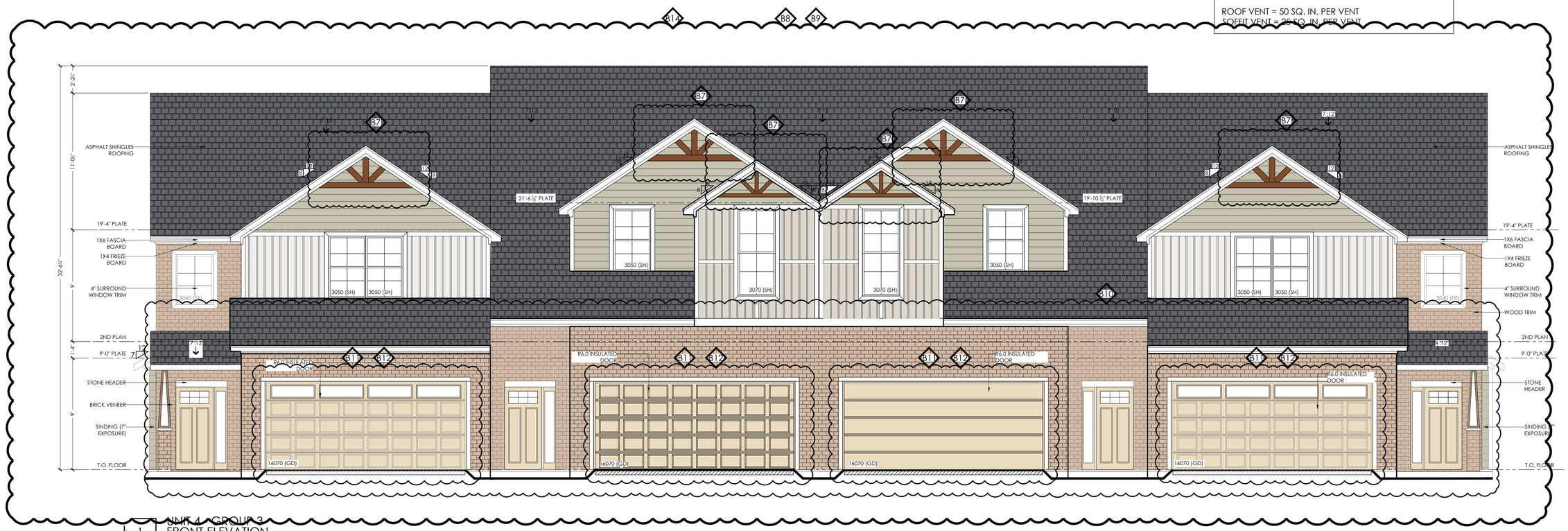


2 A2.00 ROOF PLAN
SCALE: 1/8" = 1'-0"

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

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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

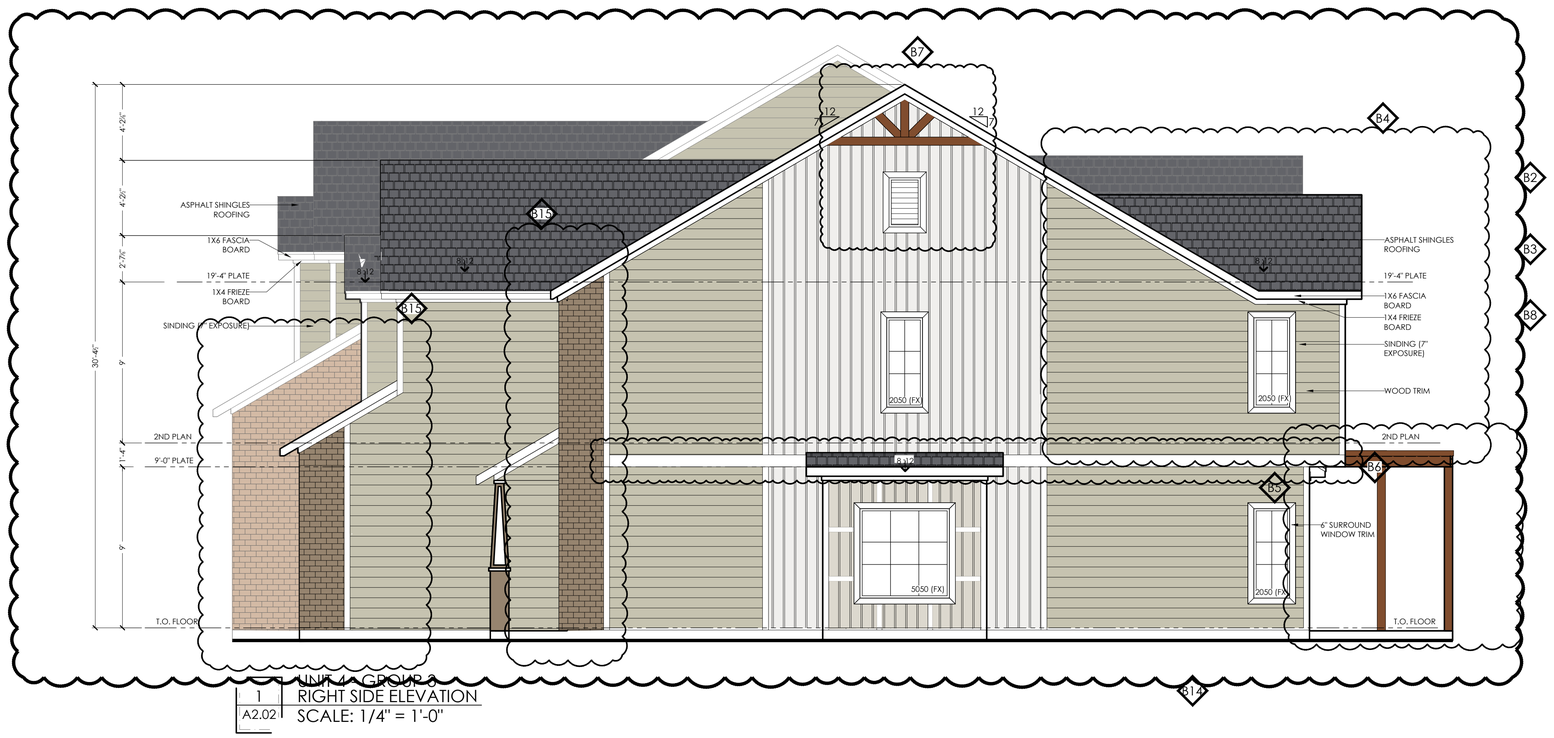
PROPERTY ADDRESS:
THREE OAKS OF CRYSTAL LAKE

PROJECT
JADE ESTATES OF OSWEGO

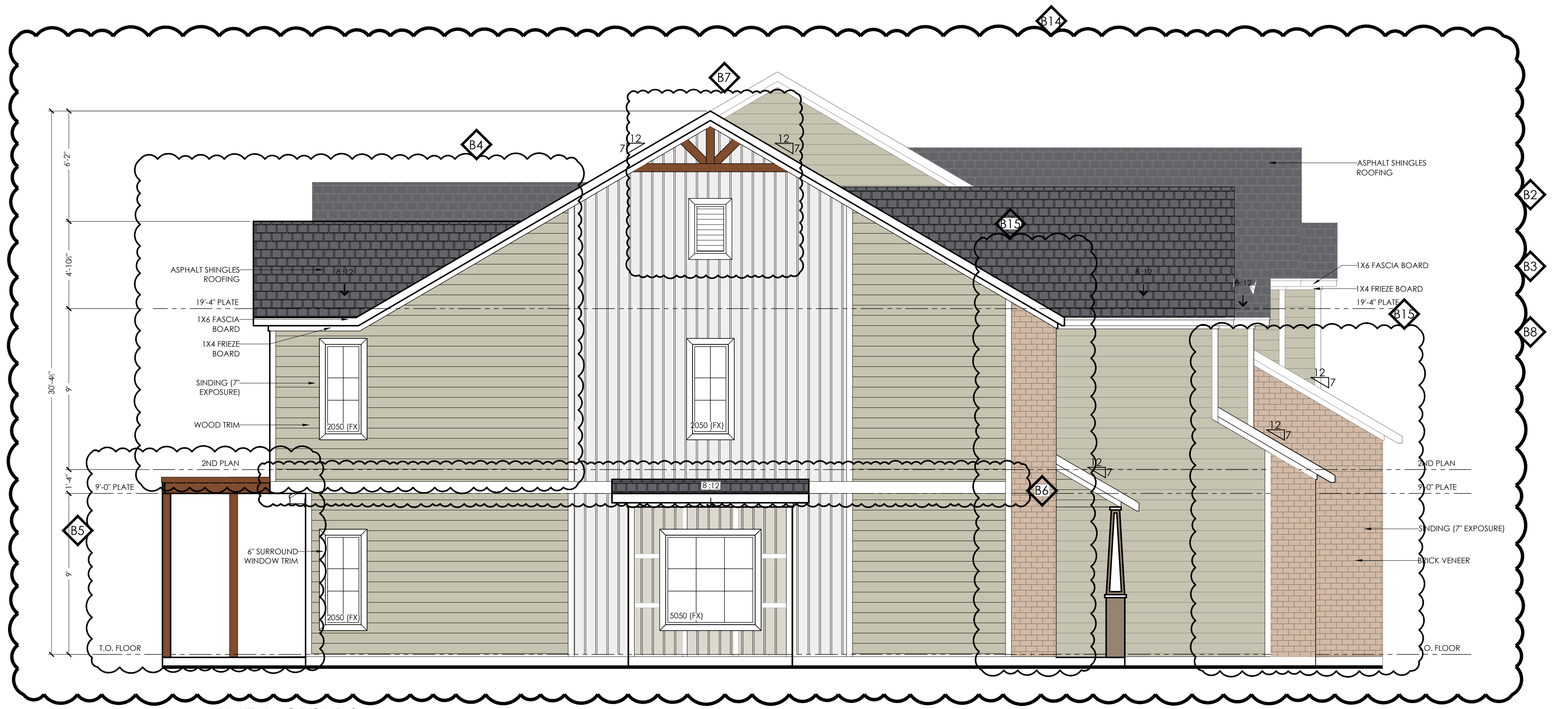
SCALE: 1/4" = 1'-0"

SHEET: A2.01

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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
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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

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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
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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

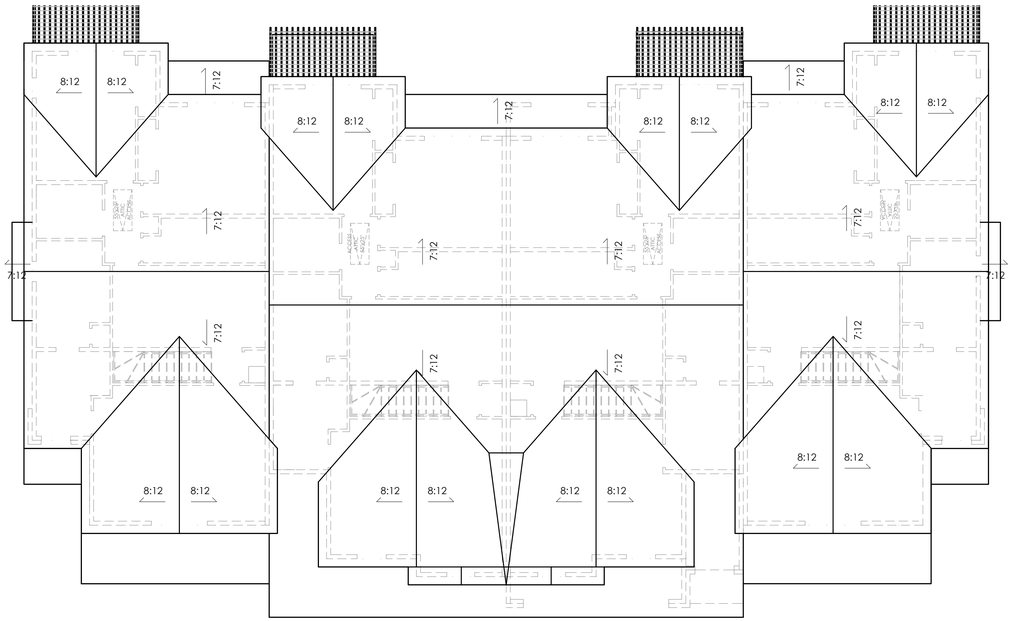
SECOND FLOOR DOOR SCHEDULE						
TAG	SIZE	DESCRIPTION	TYPE DOOR	N° PANEL	HEADER HEIGHT	QTY.
3068 (HC)	3'-0" X 6'-8"	HC	BIFOLD DOORS	04	@ 6'-8" H.H.	01
2868 (HC)	2'-8" X 6'-8"	HC	SWING DOOR	01	@ 6'-8" H.H.	04
2468 (HC)	2'-4" X 6'-8"	HC	SWING DOOR	01	@ 6'-8" H.H.	03
1668 (HC)	1'-6" X 6'-8"	HC	SWING DOOR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

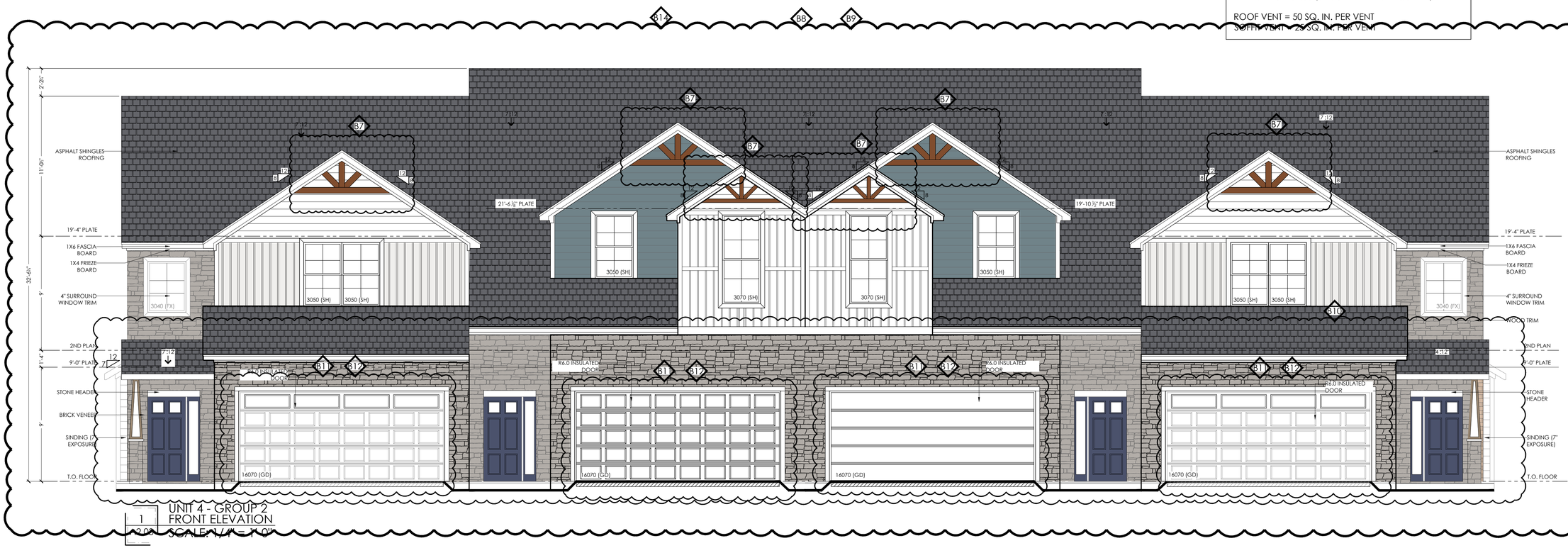


2 A2.03 ROOF PLAN
SCALE: 1/8" = 1'-0"

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

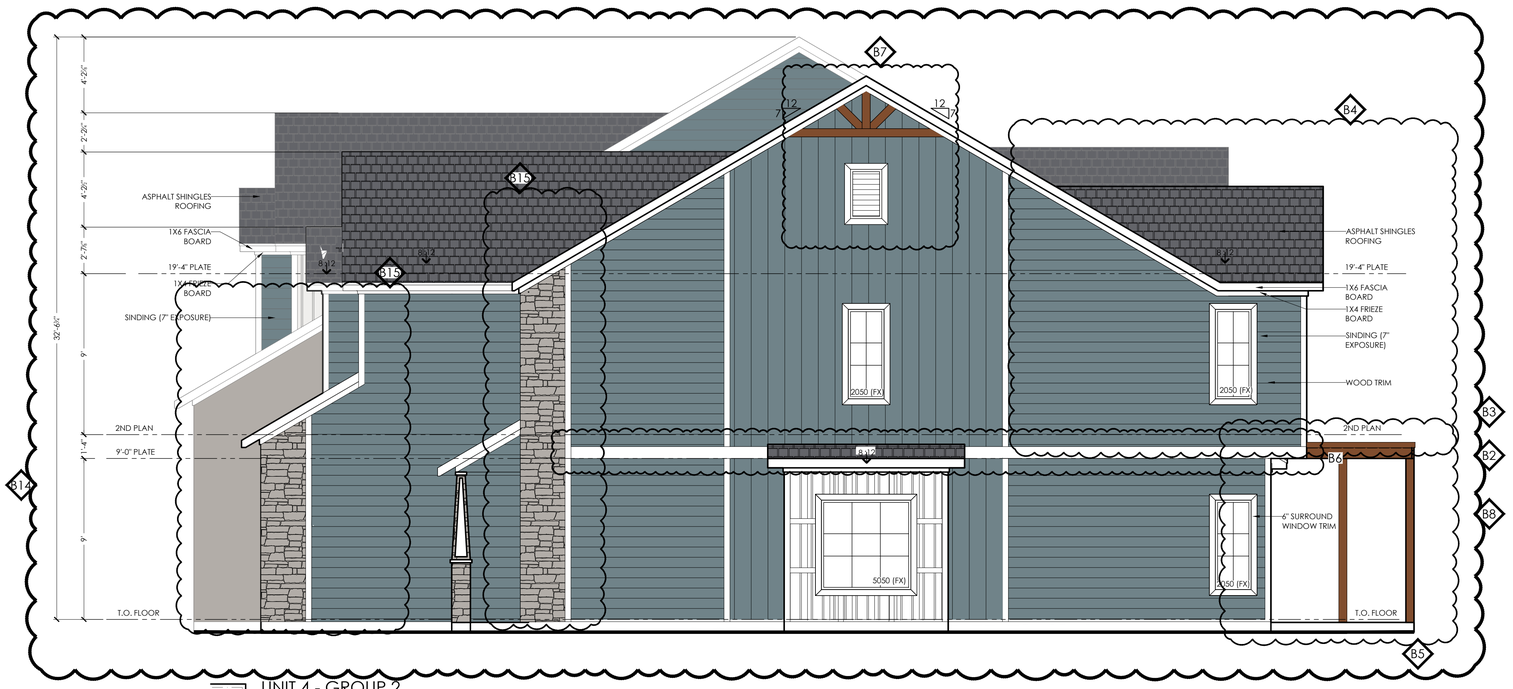
PROPERTY ADDRESS:
THREE OAKS OF CRYSTAL LAKE

PROJECT
JADE ESTATES OF OSWEGO

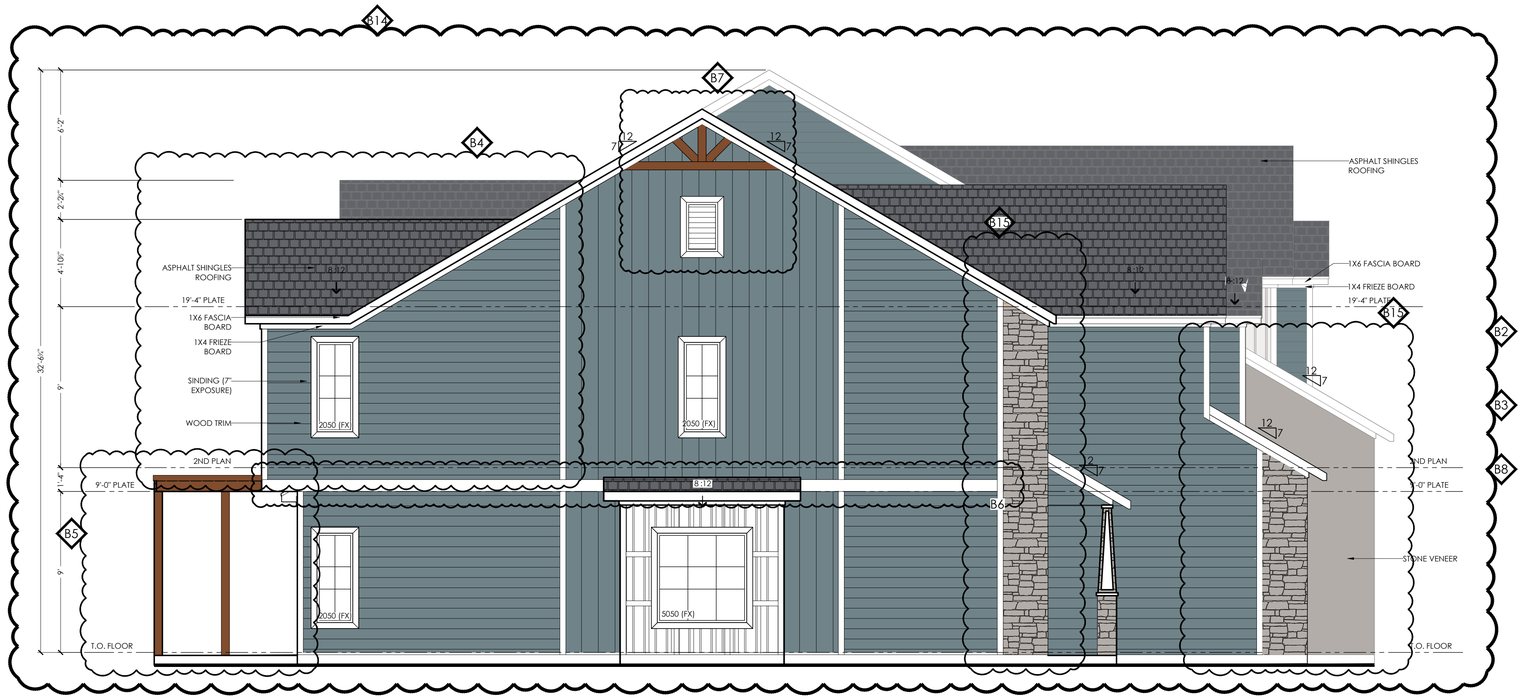
SCALE: 1/4" = 1'-0"

SHEET: A2.03

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 / A2.04 — 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

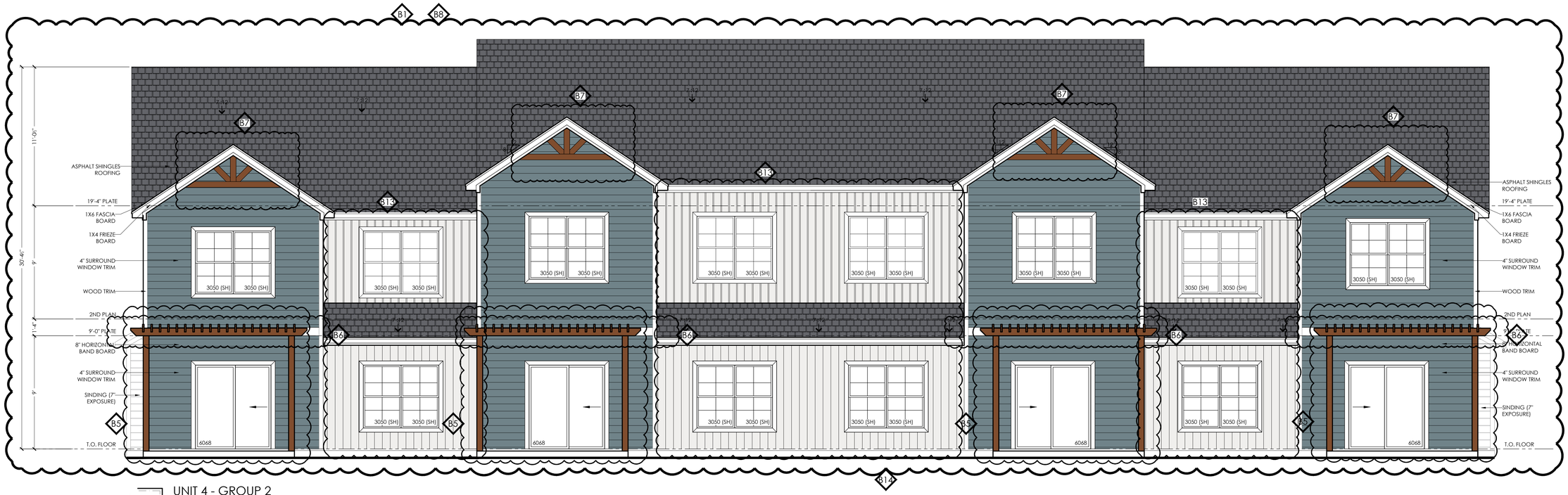
PROPERTY ADDRESS:
THREE OAKS OF CRYSTAL LAKE

PROJECT
JADE ESTATES OF OSWEGO

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

SHEET: A2.04

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 A2.05 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
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: A2.05

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

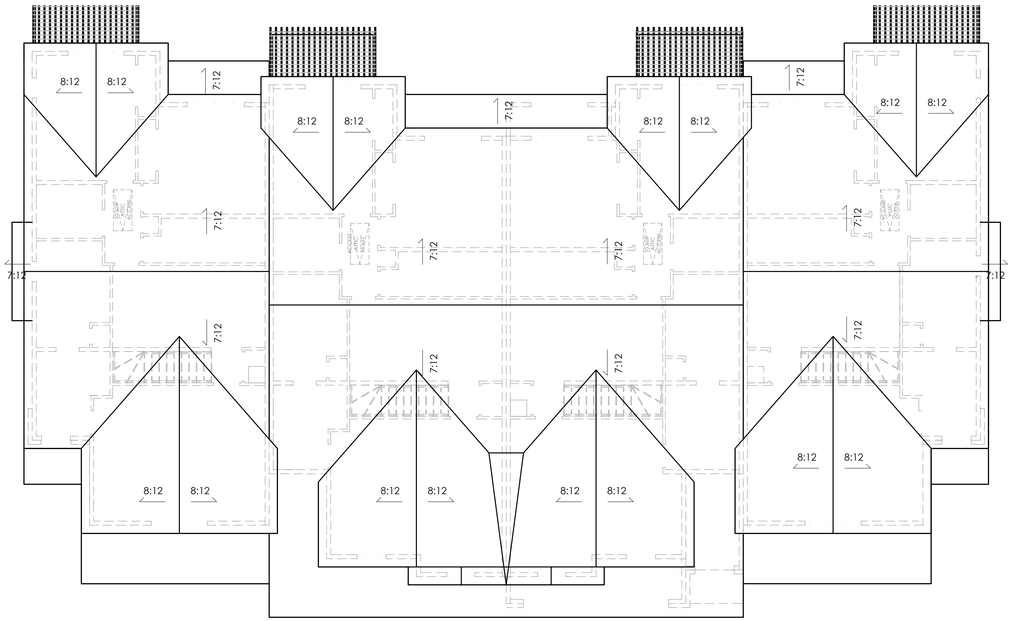
SECOND FLOOR DOOR SCHEDULE						
TAG	SIZE	DESCRIPTION	TYPE DOOR	N° PANEL	HEADER HEIGHT	QTY.
3068 (HC)	3'-0" X 6'-8"	HC	BIFOLD DOORS	04	@ 6'-8" H.H.	01
2868 (HC)	2'-8" X 6'-8"	HC	SWING DOOR	01	@ 6'-8" H.H.	04
2468 (HC)	2'-4" X 6'-8"	HC	SWING DOOR	01	@ 6'-8" H.H.	03
1668 (HC)	1'-6" X 6'-8"	HC	SWING DOOR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

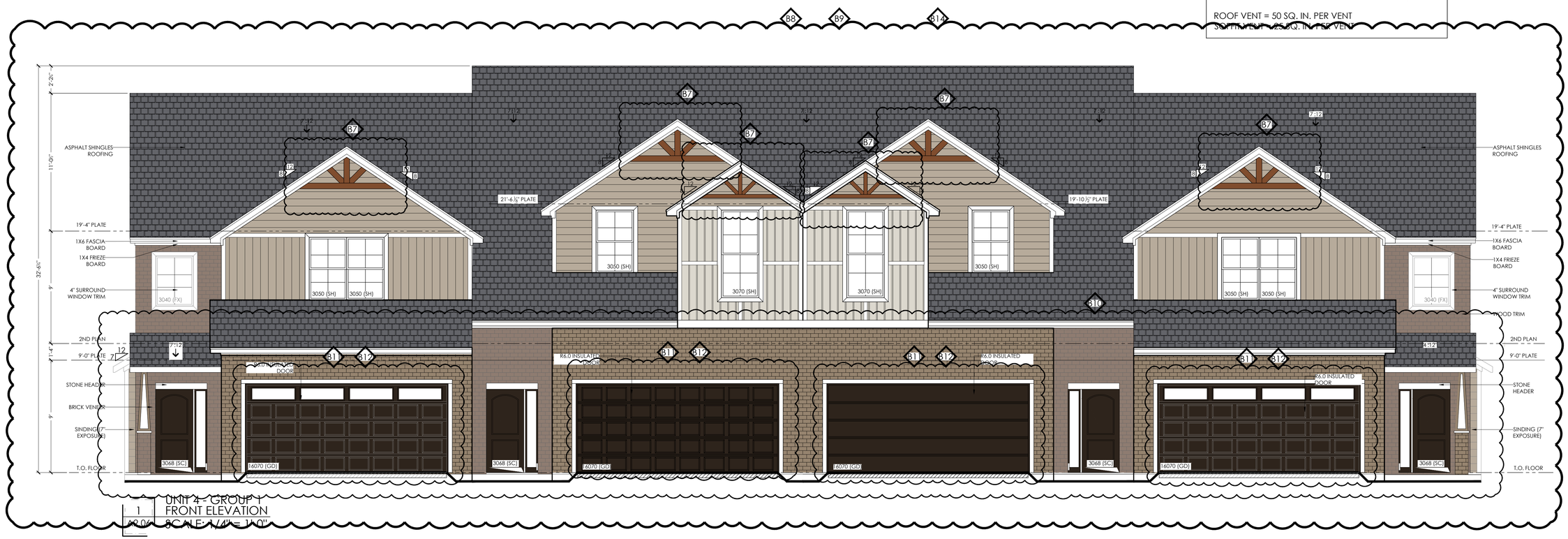


2 A2.06 ROOF PLAN
SCALE: 1/8" = 1'-0"

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

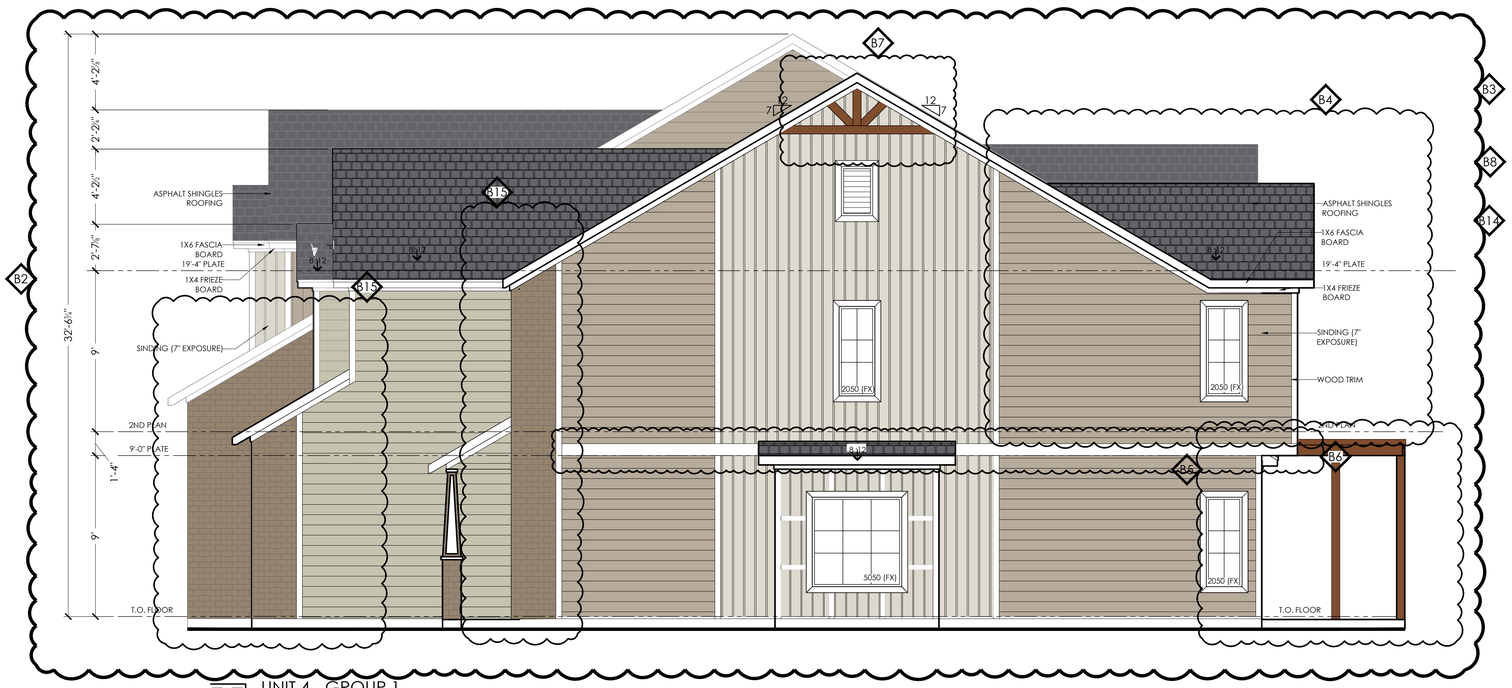
PROPERTY ADDRESS:
THREE OAKS OF CRYSTAL LAKE

PROJECT
JADE ESTATES OF OSWEGO

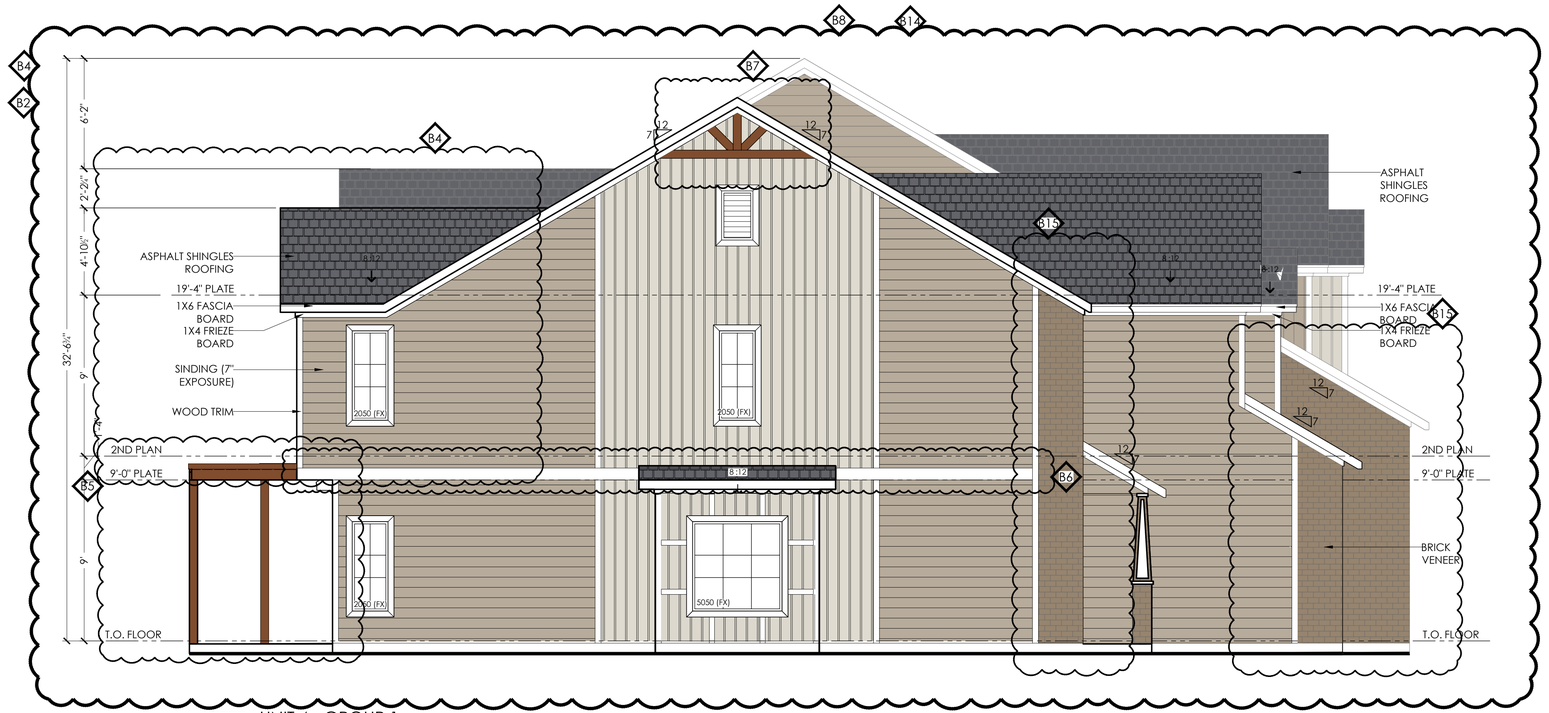
SCALE: 1/4" = 1'-0"

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

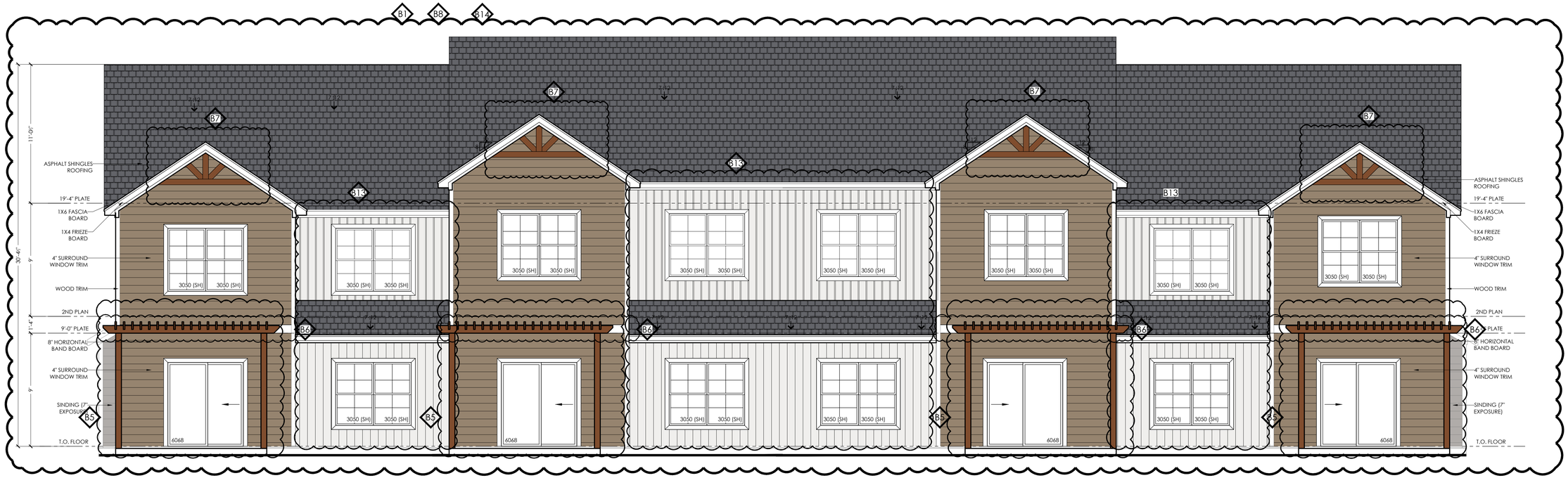
PROPERTY ADDRESS:
THREE OAKS OF CRYSTAL LAKE

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

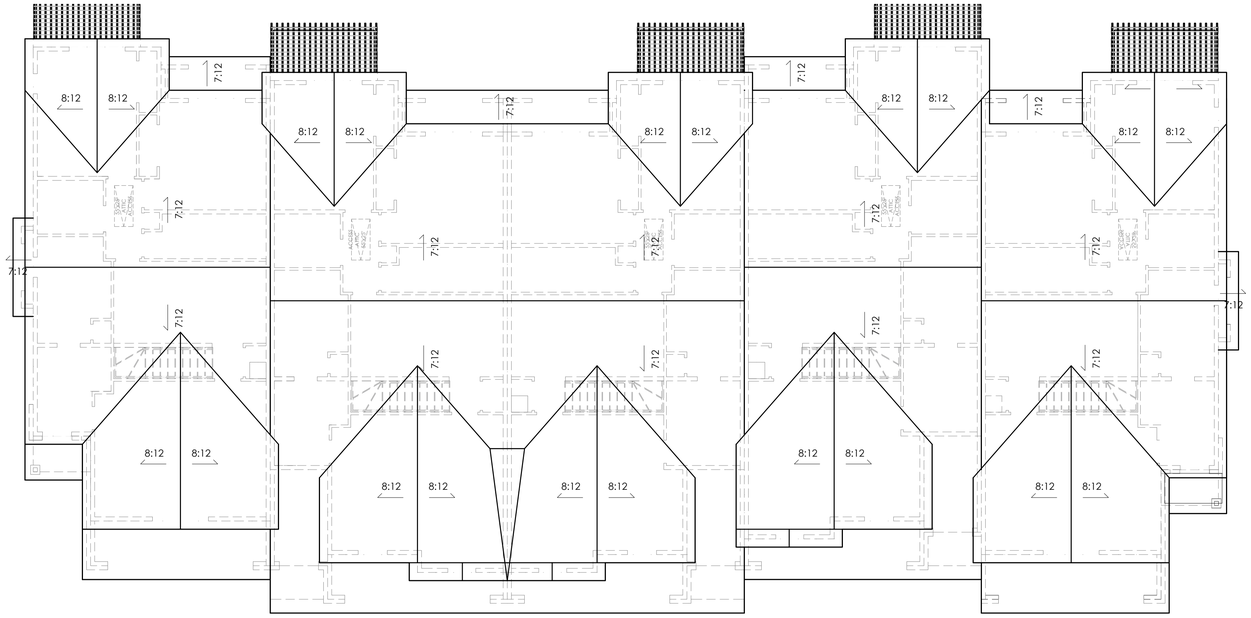
SECOND FLOOR DOOR SCHEDULE						
TAG	SIZE	DESCRIPTION	TYPE DOOR	Nº PANEL	HEADER HEIGHT	QTY.
3068 (HC)	3'-0" X 6'-8"	HC	BIFOLD DOORS	04	@ 6'-8" H.H.	01
2868 (HC)	2'-8" X 6'-8"	HC	SWING DOOR	01	@ 6'-8" H.H.	04
2468 (HC)	2'-4" X 6'-8"	HC	SWING DOOR	01	@ 6'-8" H.H.	03
1668 (HC)	1'-6" X 6'-8"	HC	SWING DOOR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

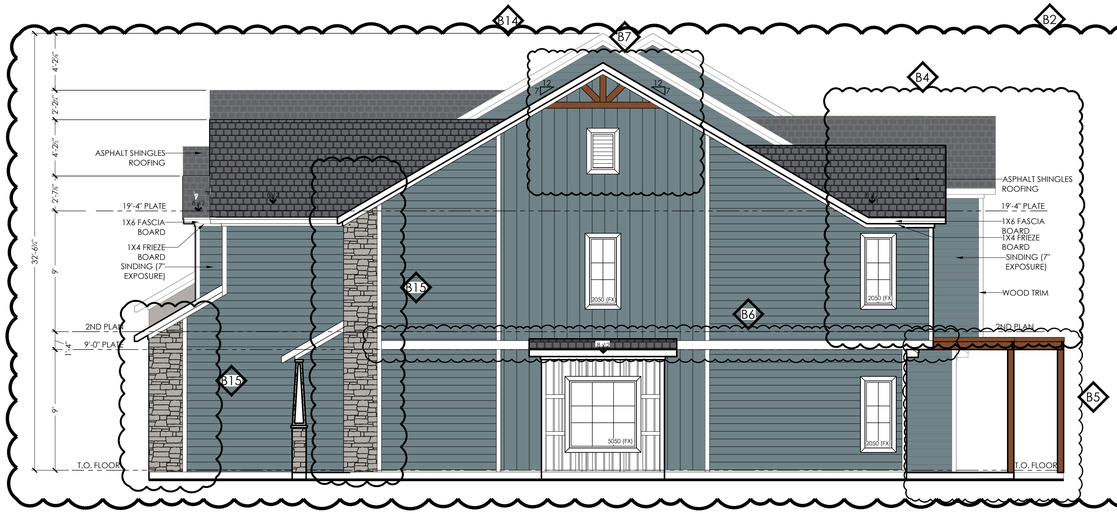
NAME SHEET:
UNIT 5 - FRONT ELEVATION

PROPERTY ADDRESS:
THREE OAKS OF CRYSTAL LAKE

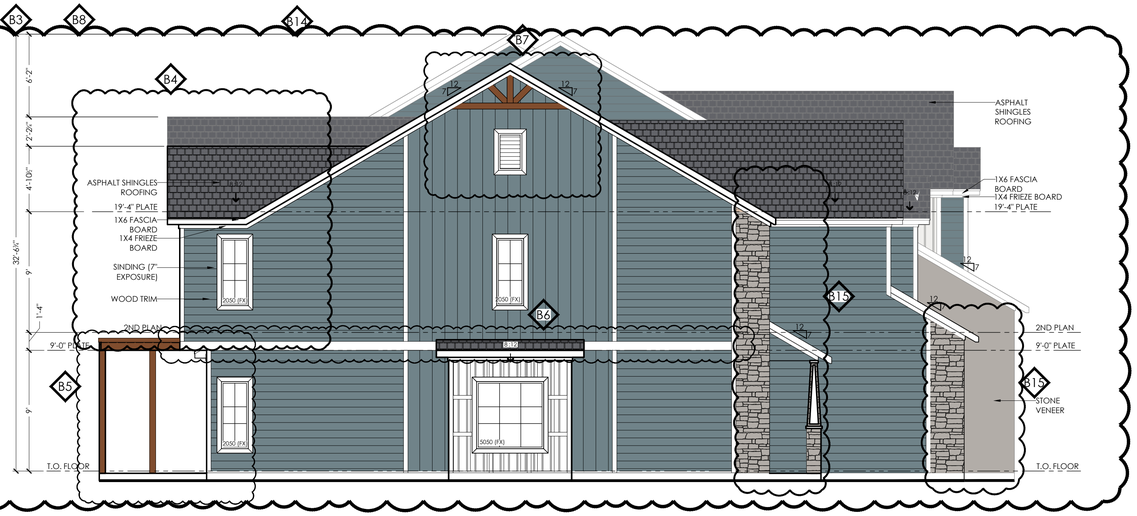
PROJECT
JADE ESTATES OF OSWEGO

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

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 A2.10 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
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: A2.10

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	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

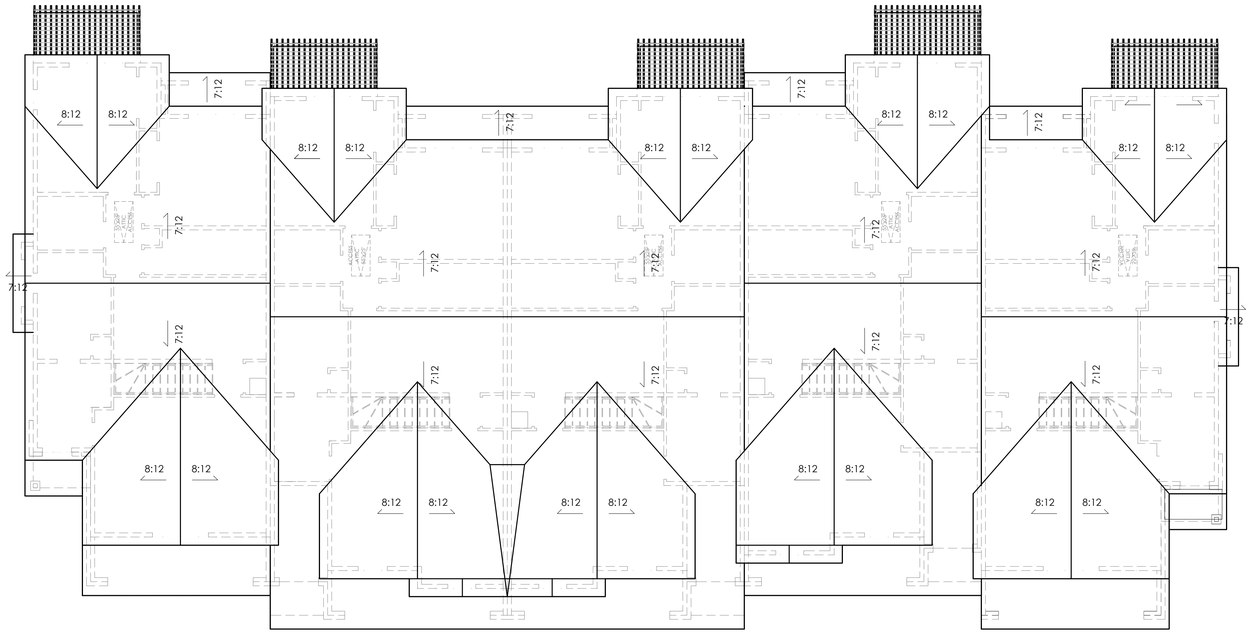
FX: FIXED WINDOWS S.H.G: SINGLE HUNG GLASS

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

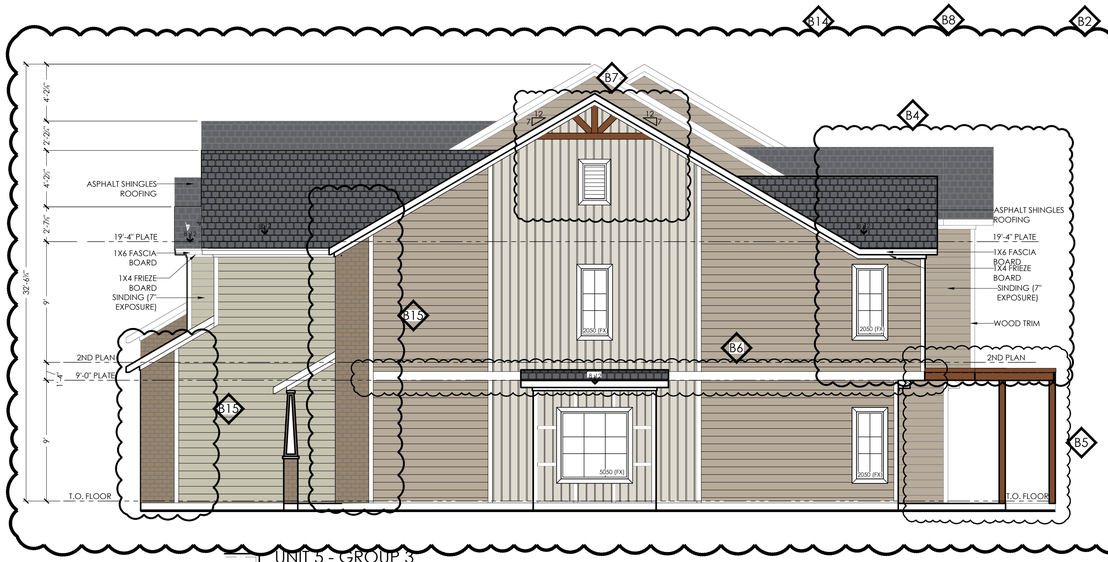
NAME SHEET:
UNIT 5 - FRONT ELEVATION

PROPERTY ADDRESS:
THREE OAKS OF CRYSTAL LAKE

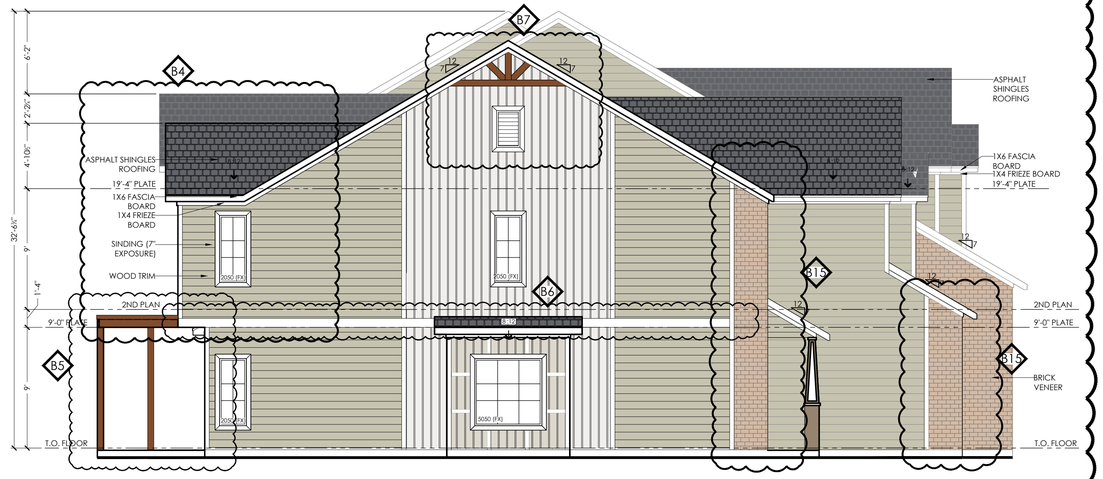
PROJECT
JADE ESTATES OF OSWEGO

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

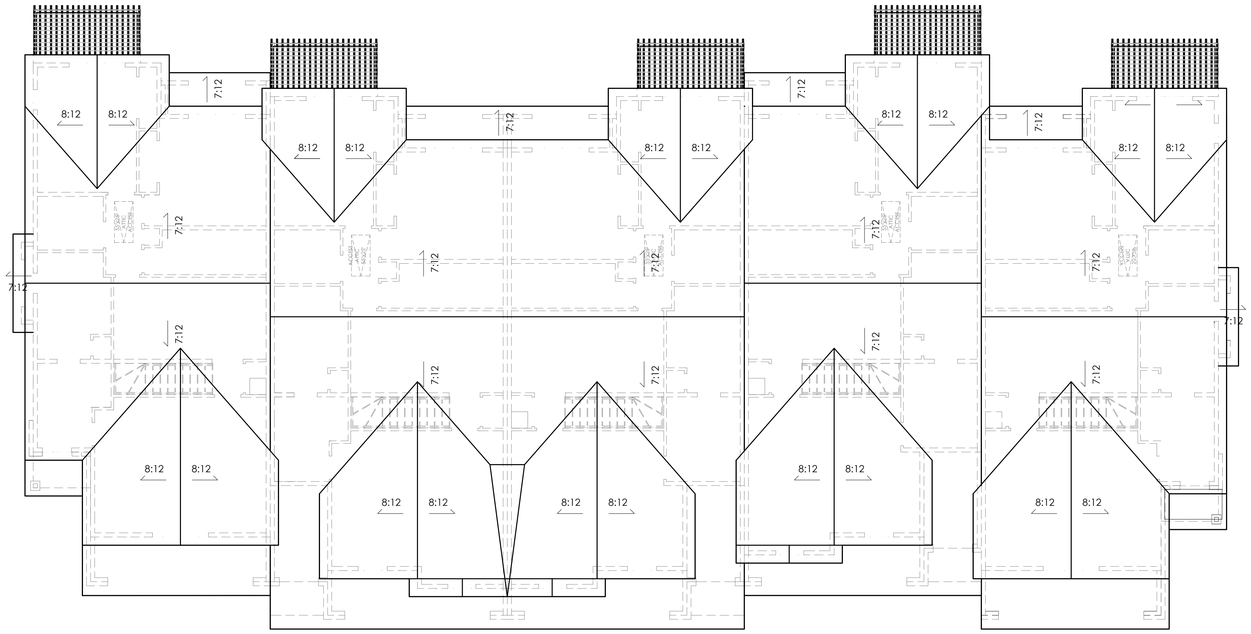
FX: FIXED WINDOWS S.H.G: SINGLE HUNG GLASS

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%

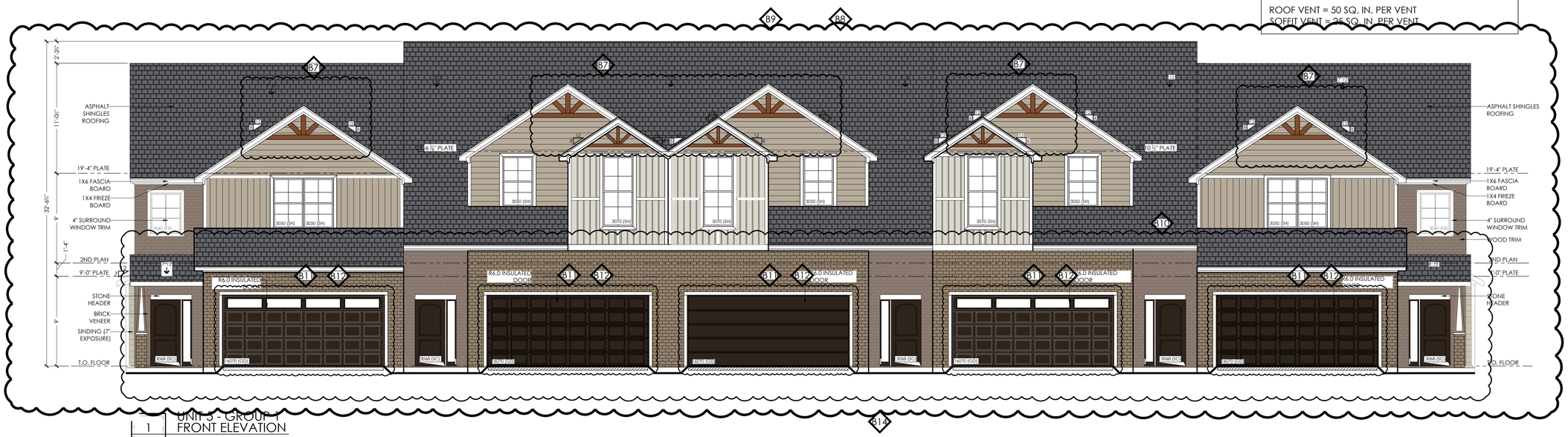


2 A2.13 UNIT 5 - ROOF PLAN
SCALE: 1/8" = 1'-0"

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

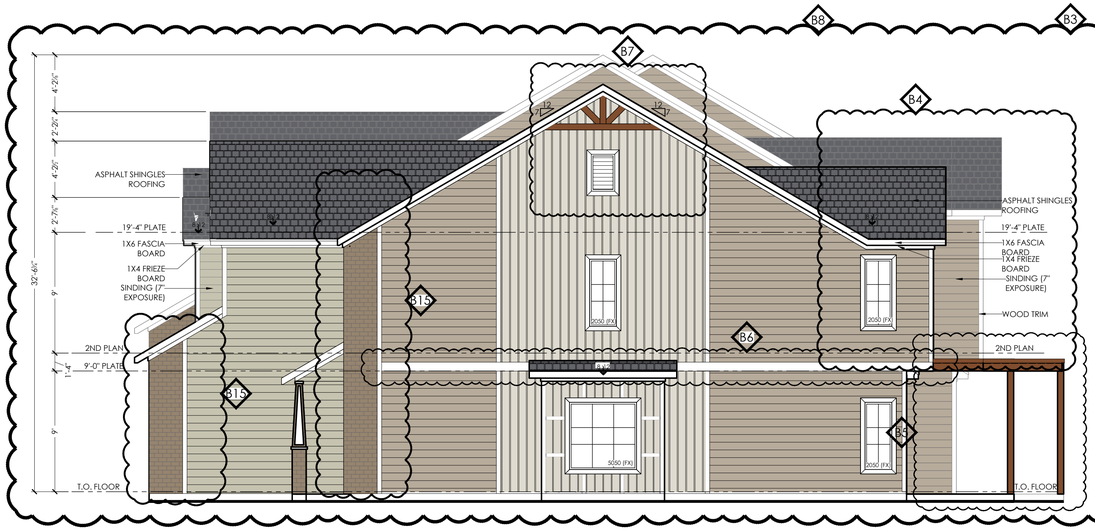
PROPERTY ADDRESS:
THREE OAKS OF CRYSTAL LAKE

PROJECT
JADE ESTATES OF OSWEGO

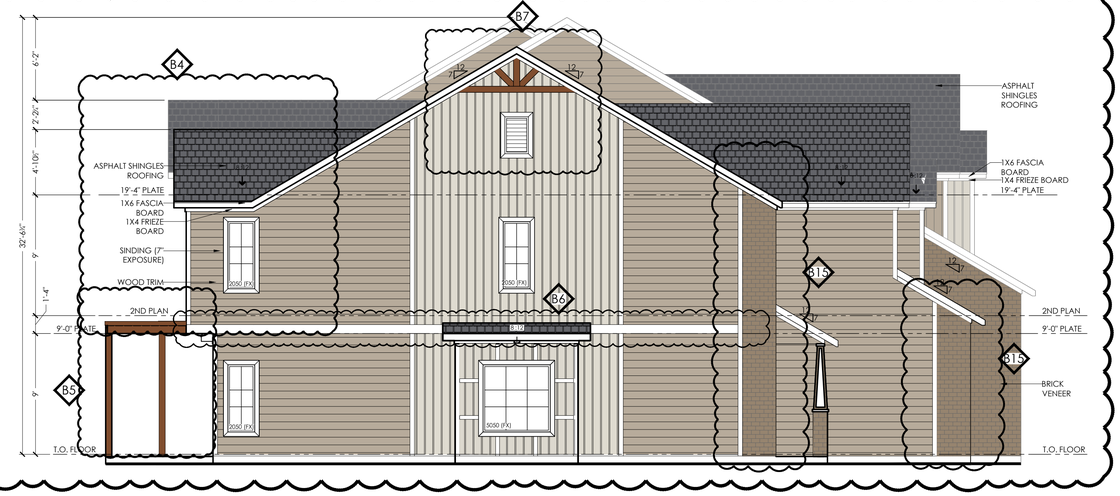
SCALE: 3/16" = 1'-0"

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

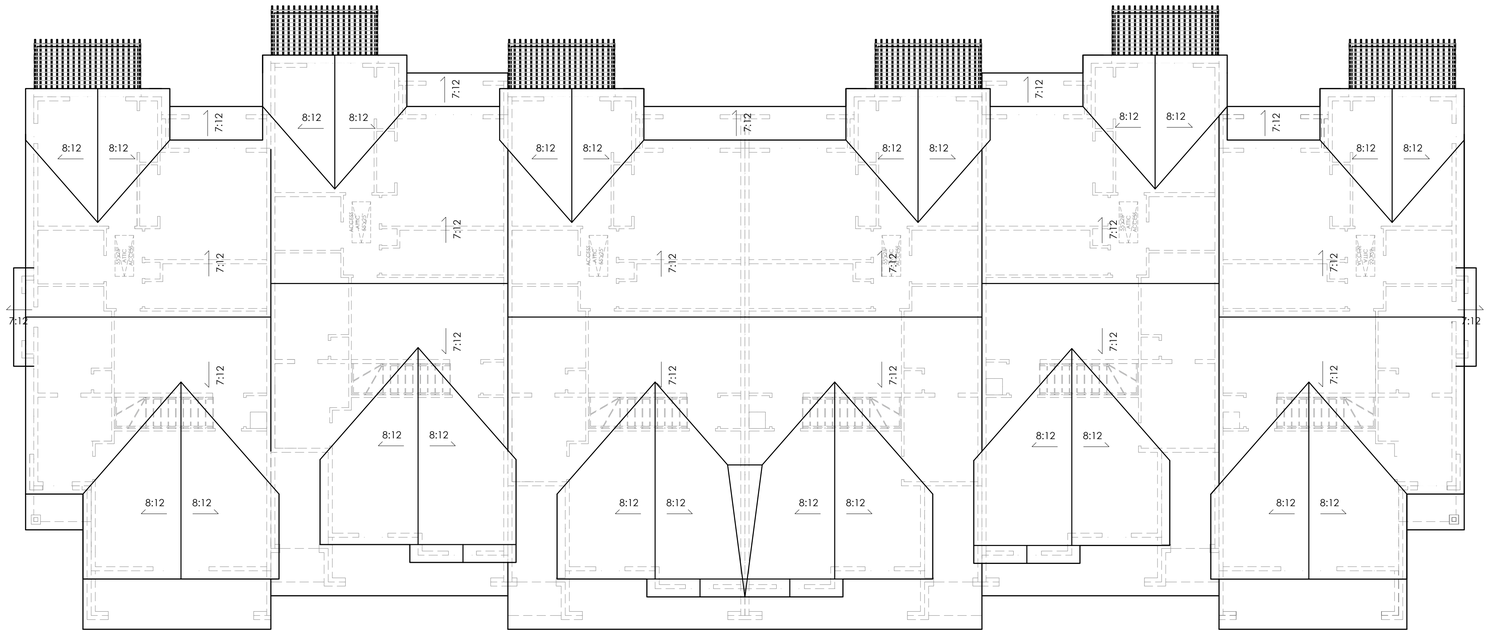
FX: FIXED WINDOWS S.H.G: SINGLE HUNG GLASS

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%

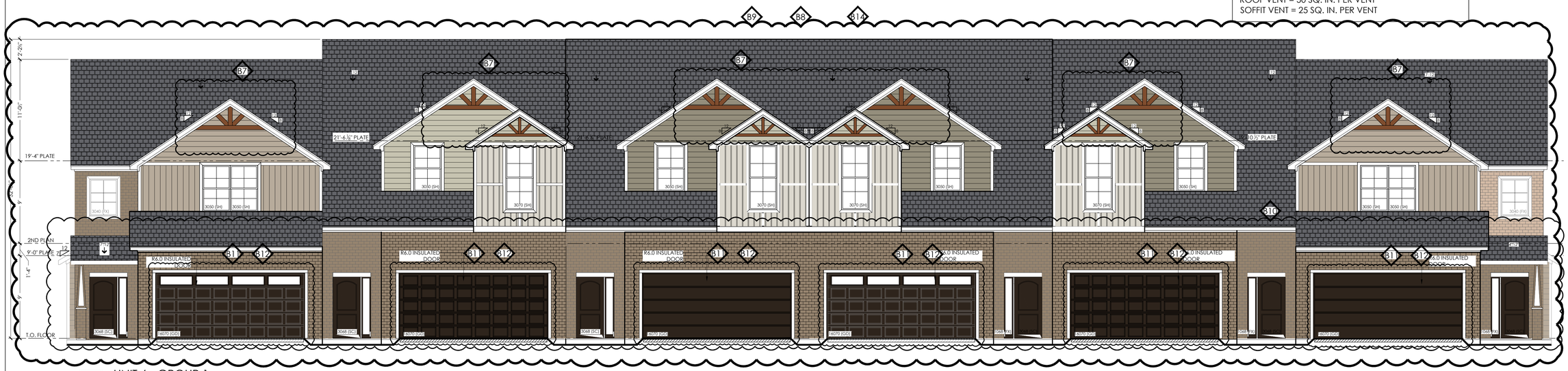


2 A2.15 UNIT 6 - ROOF PLAN
SCALE: 1/8" = 1'-0"

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

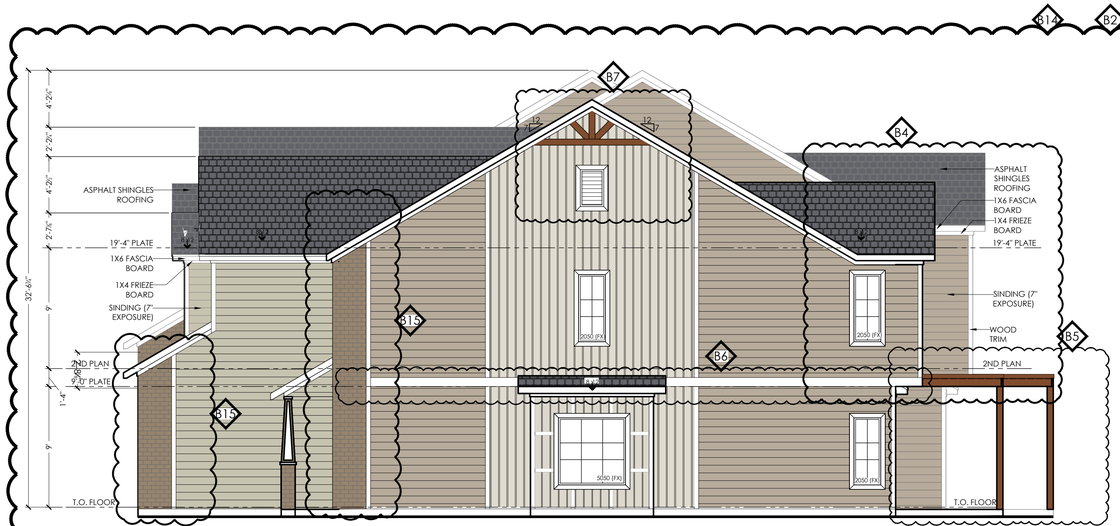
PROPERTY ADDRESS:
THREE OAKS OF CRYSTAL LAKE

PROJECT
JADE ESTATES OF OSWEGO

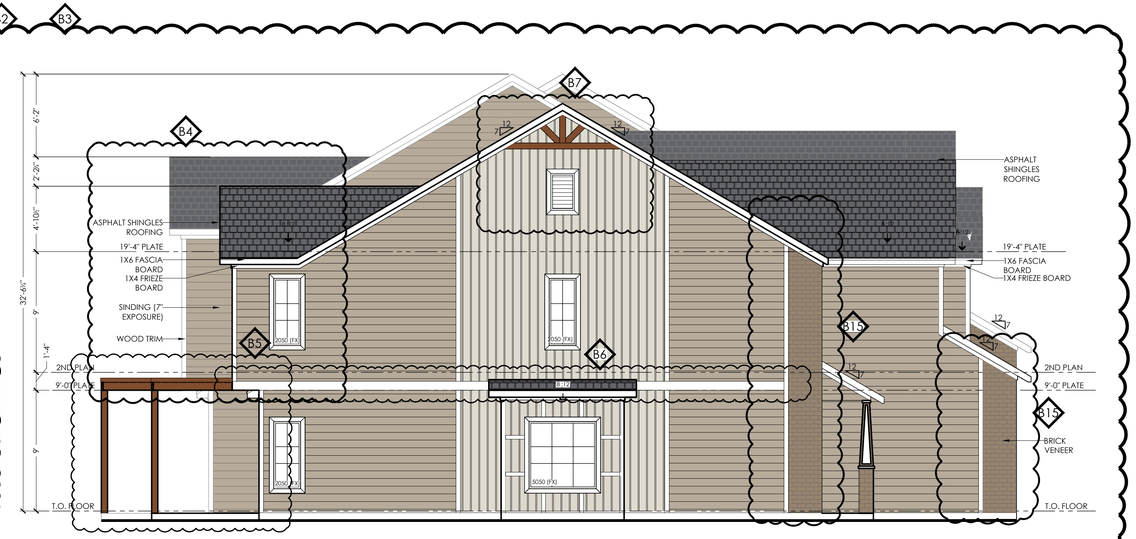
SCALE: 3/16" = 1'-0"

SHEET: A2.15

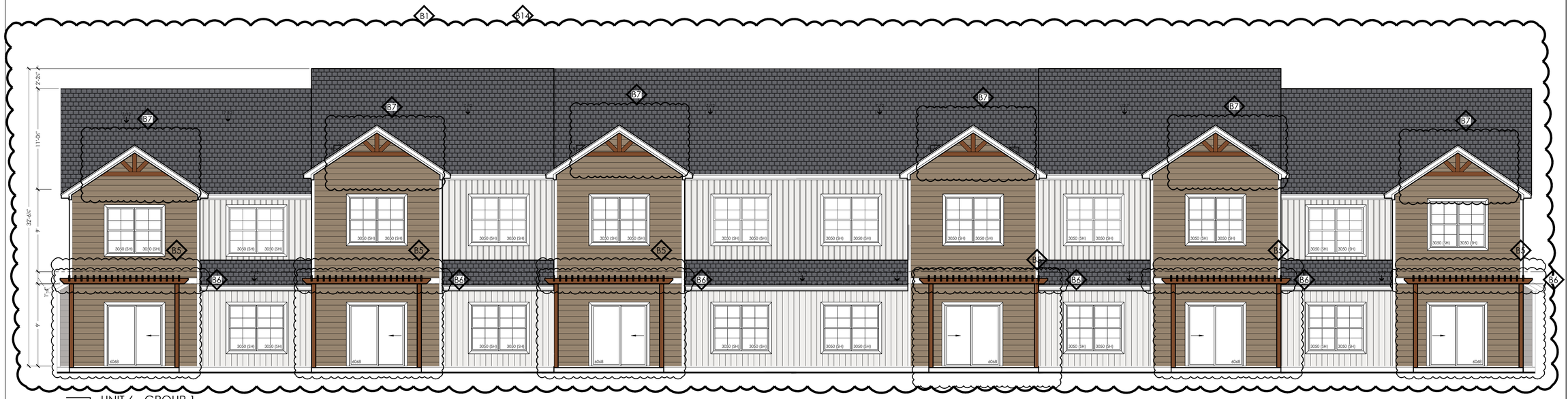
THESE PLANS ARE INDENTED TO PROVIDE BASIC CONSTRUCTION INFORMATION NECESSARY TO SUBSTANTIALLY BUILD THIS BUILDING PROJECT. IF THIS SHEET THE LICENSED STAMP IS NOT PROVIDED, THESE PLANS MUST BE VERIFIED AND CHECKED BY THE BUILDER. BUILDER SHOULD OBTAIN COMPLETE ENGINEERING SERVICES, HVAC, AND STRUCTURAL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

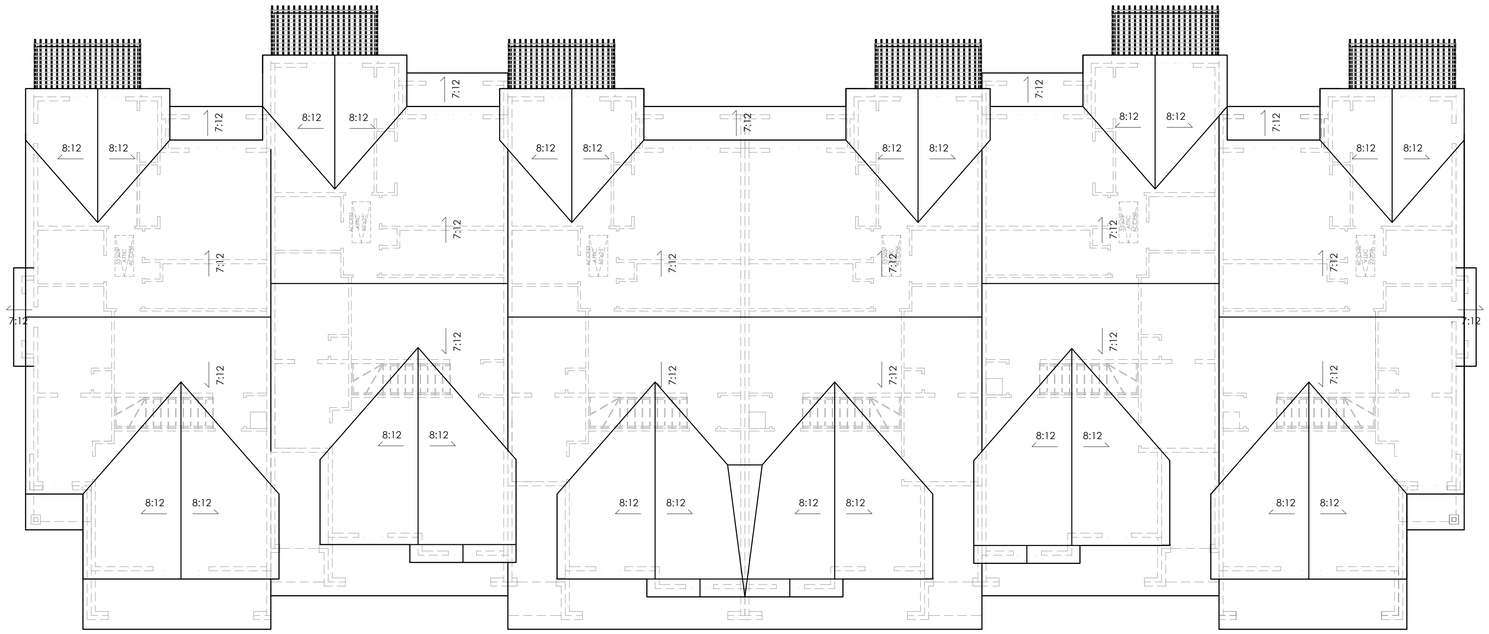
FX: FIXED WINDOWS S.H.G: SINGLE HUNG GLASS

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%

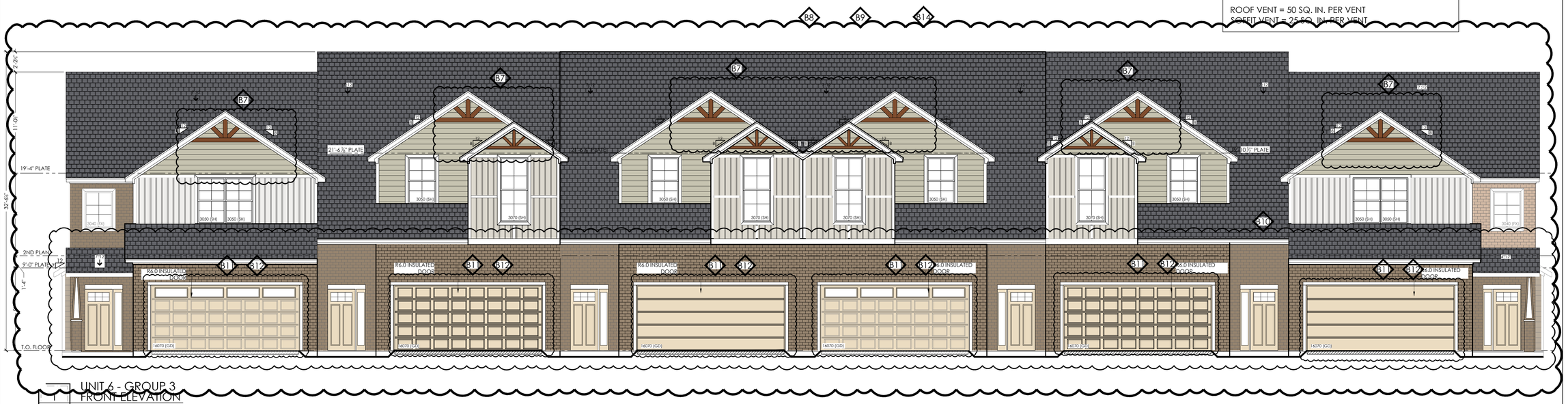


2 A2.17 UNIT 6 - ROOF PLAN
SCALE: 1/8" = 1'-0"

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

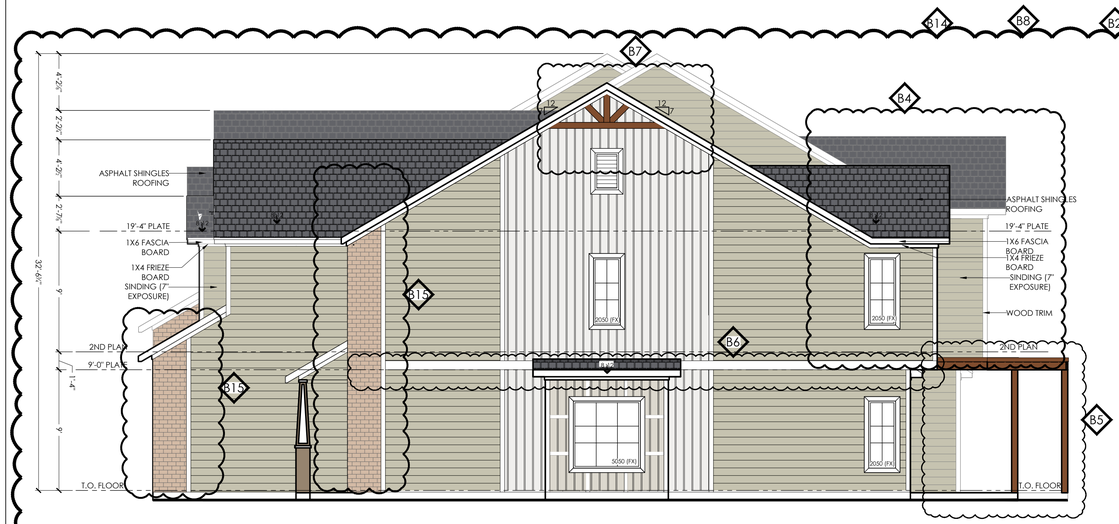
PROPERTY ADDRESS:
THREE OAKS OF CRYSTAL LAKE

PROJECT
JADE ESTATES OF OSWEGO

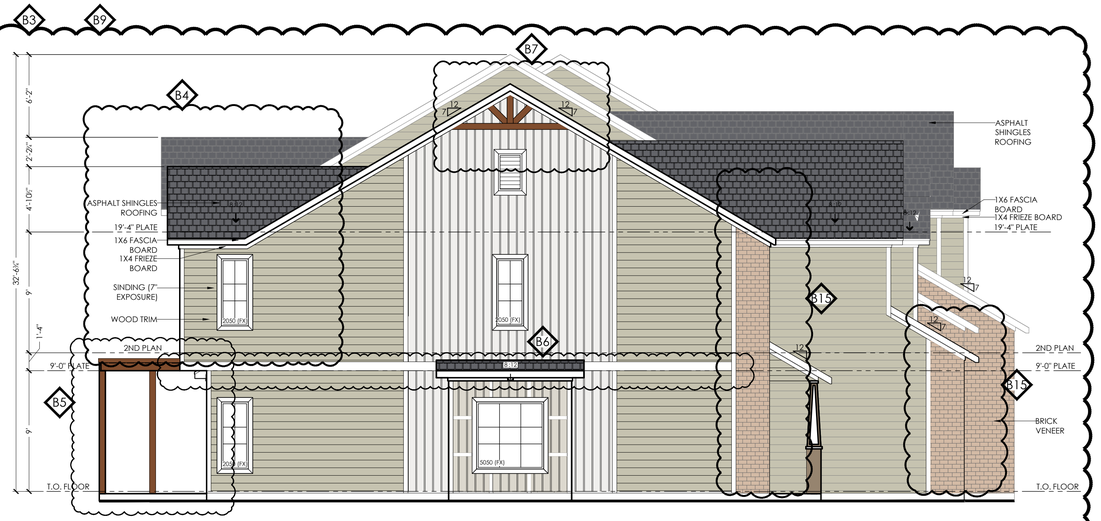
SCALE: 3/16" = 1'-0"

SHEET: A2.17

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 A2.18 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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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: A2.18

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

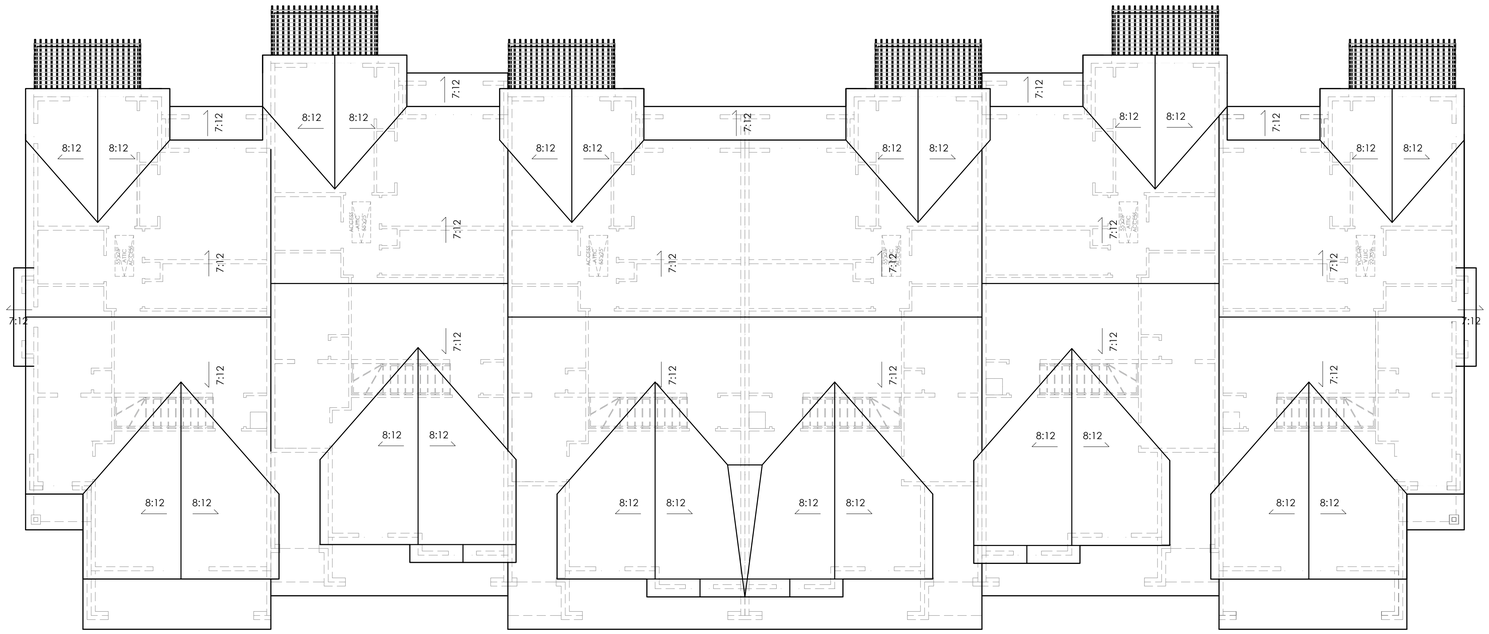
SECOND FLOOR DOOR SCHEDULE						
TAG	SIZE	DESCRIPTION	TYPE DOOR	Nº PANEL	HEADER HEIGHT	QTY.
3068 (HC)	3'-0" X 6'-8"	HC	BIFOLD DOORS	04	@ 6'-8" H.H.	01
2868 (HC)	2'-8" X 6'-8"	HC	SWING DOOR	01	@ 6'-8" H.H.	04
2468 (HC)	2'-4" X 6'-8"	HC	SWING DOOR	01	@ 6'-8" H.H.	03
1668 (HC)	1'-6" X 6'-8"	HC	SWING DOOR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

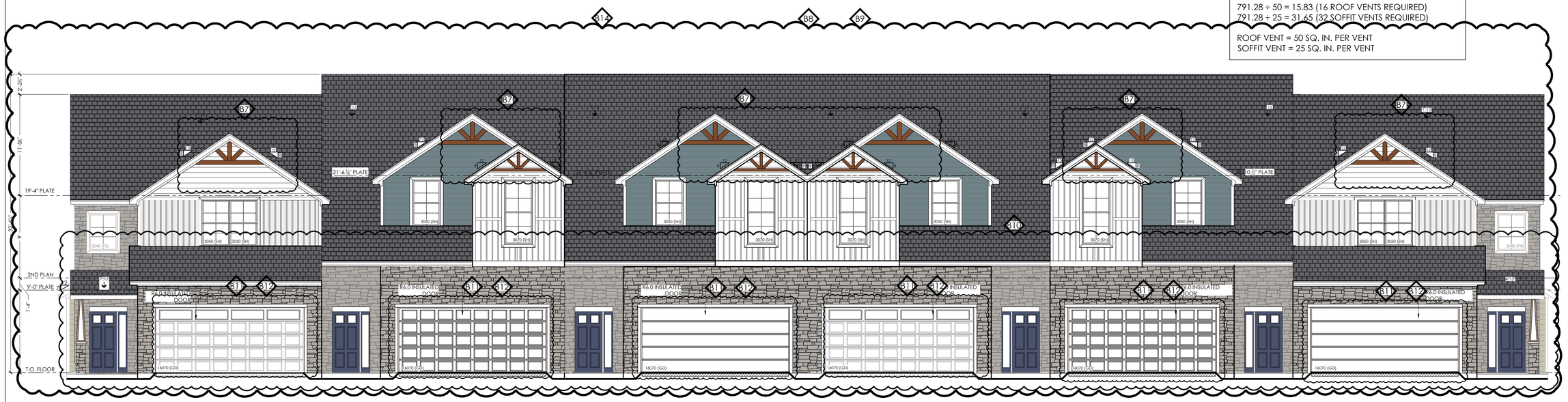


2 / A2.19 UNIT 6 - ROOF PLAN
SCALE: 1/8" = 1'-0"

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
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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 6 - FRONT ELEVATION

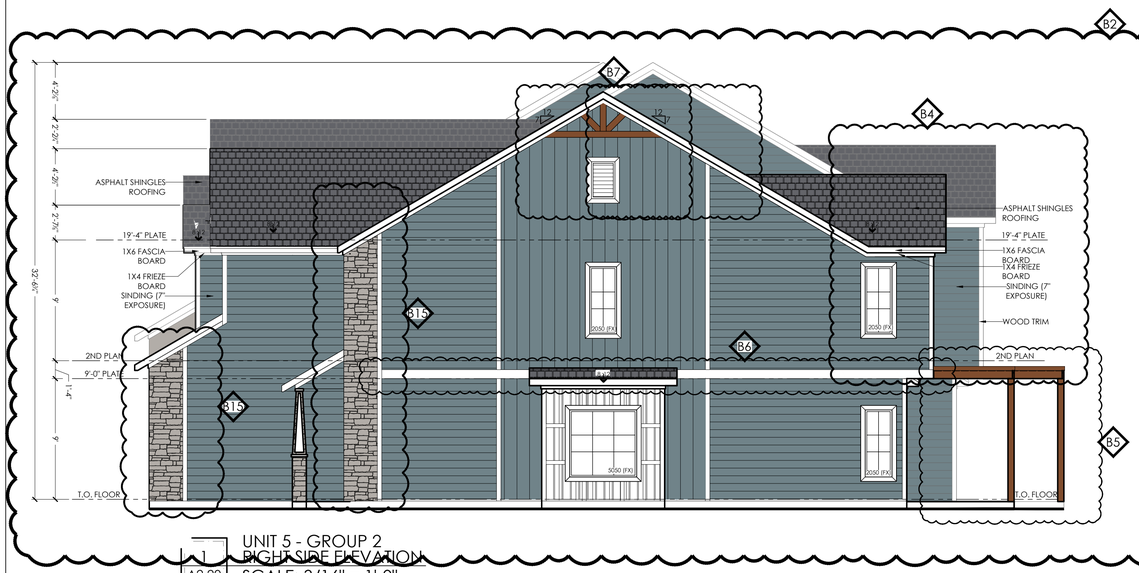
PROPERTY ADDRESS:
THREE OAKS OF CRYSTAL LAKE

PROJECT
JADE ESTATES OF OSWEGO

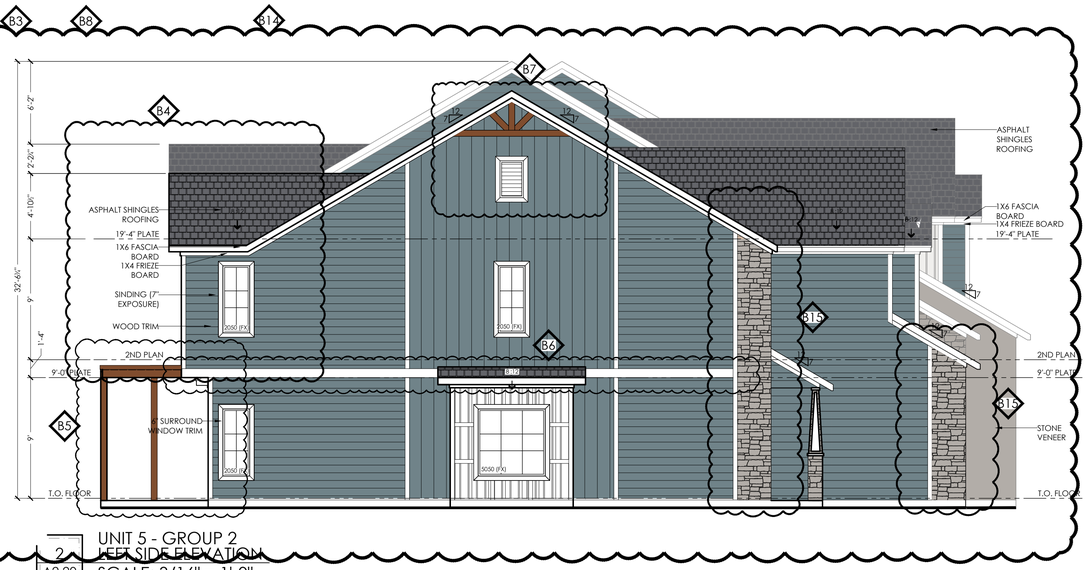
SCALE: 3/16" = 1'-0"

SHEET: A2.19

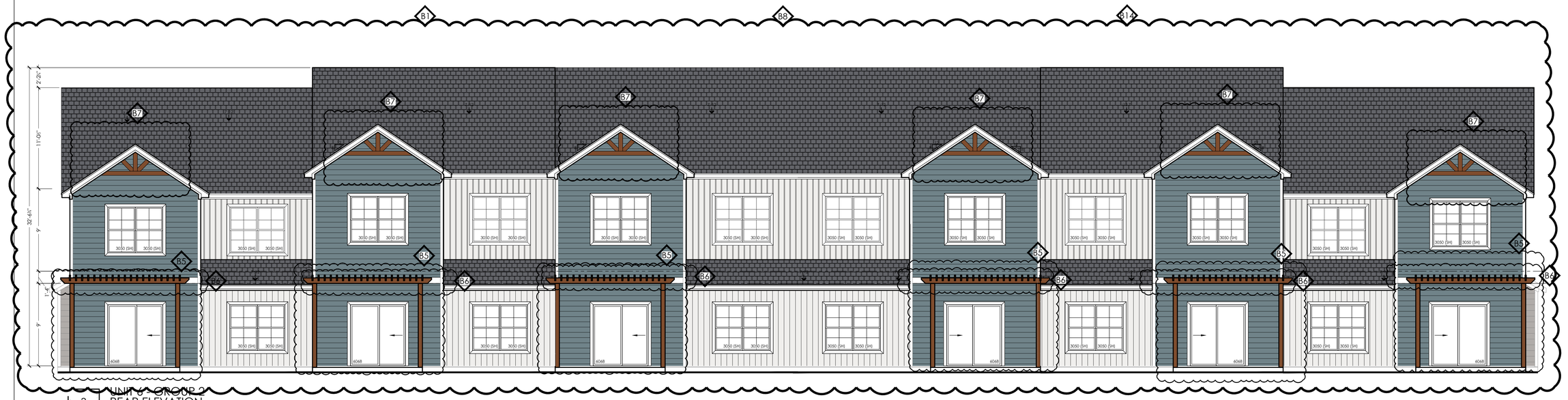
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1 A2.20 UNIT 5 - GROUP 2
RIGHT SIDE ELEVATION
SCALE: 3/16" = 1'-0"



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
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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

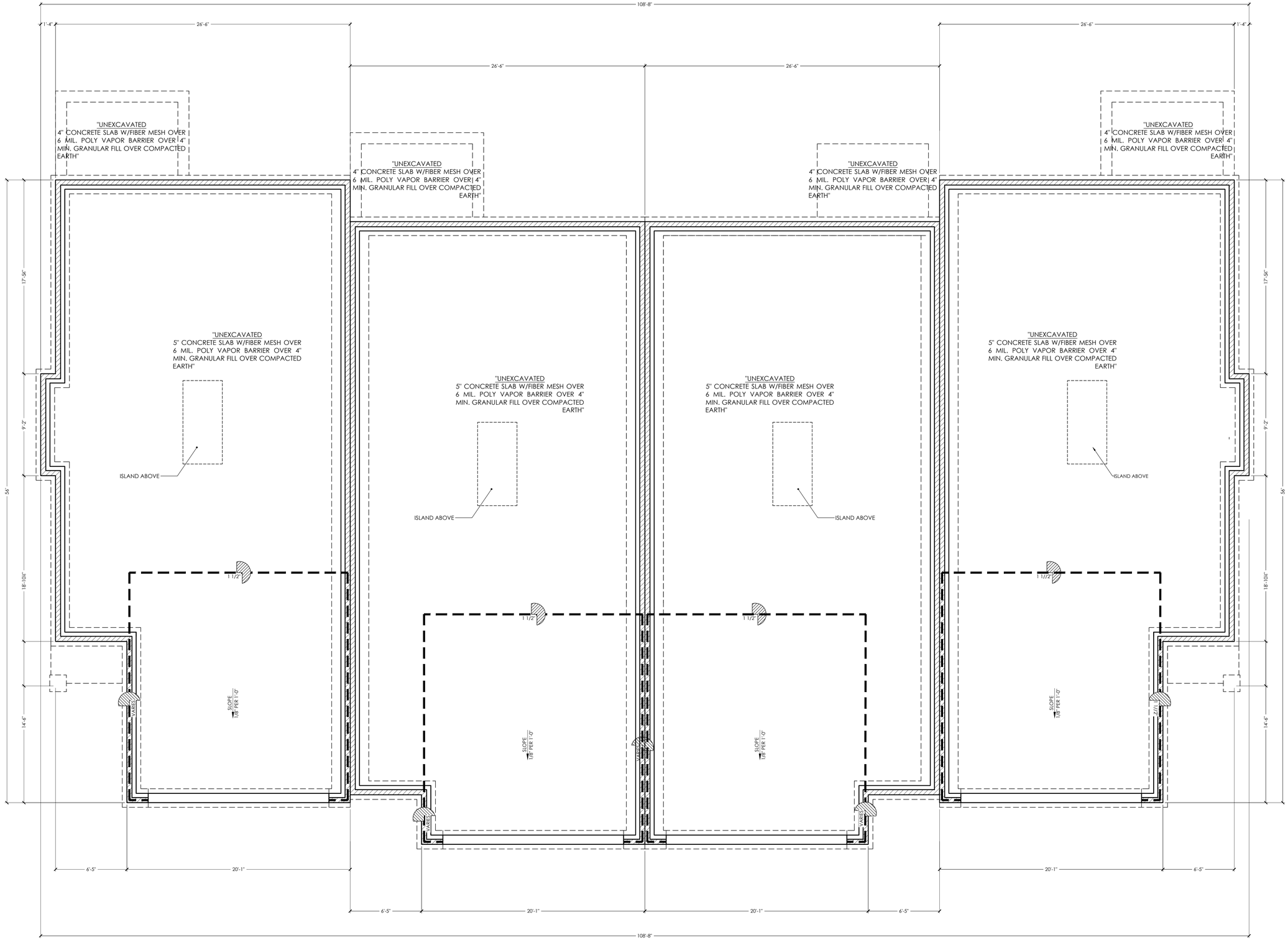
PROPERTY ADDRESS:
THREE OAKS OF CRYSTAL LAKE

PROJECT
JADE ESTATES OF OSWEGO

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

SHEET: A2.20

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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

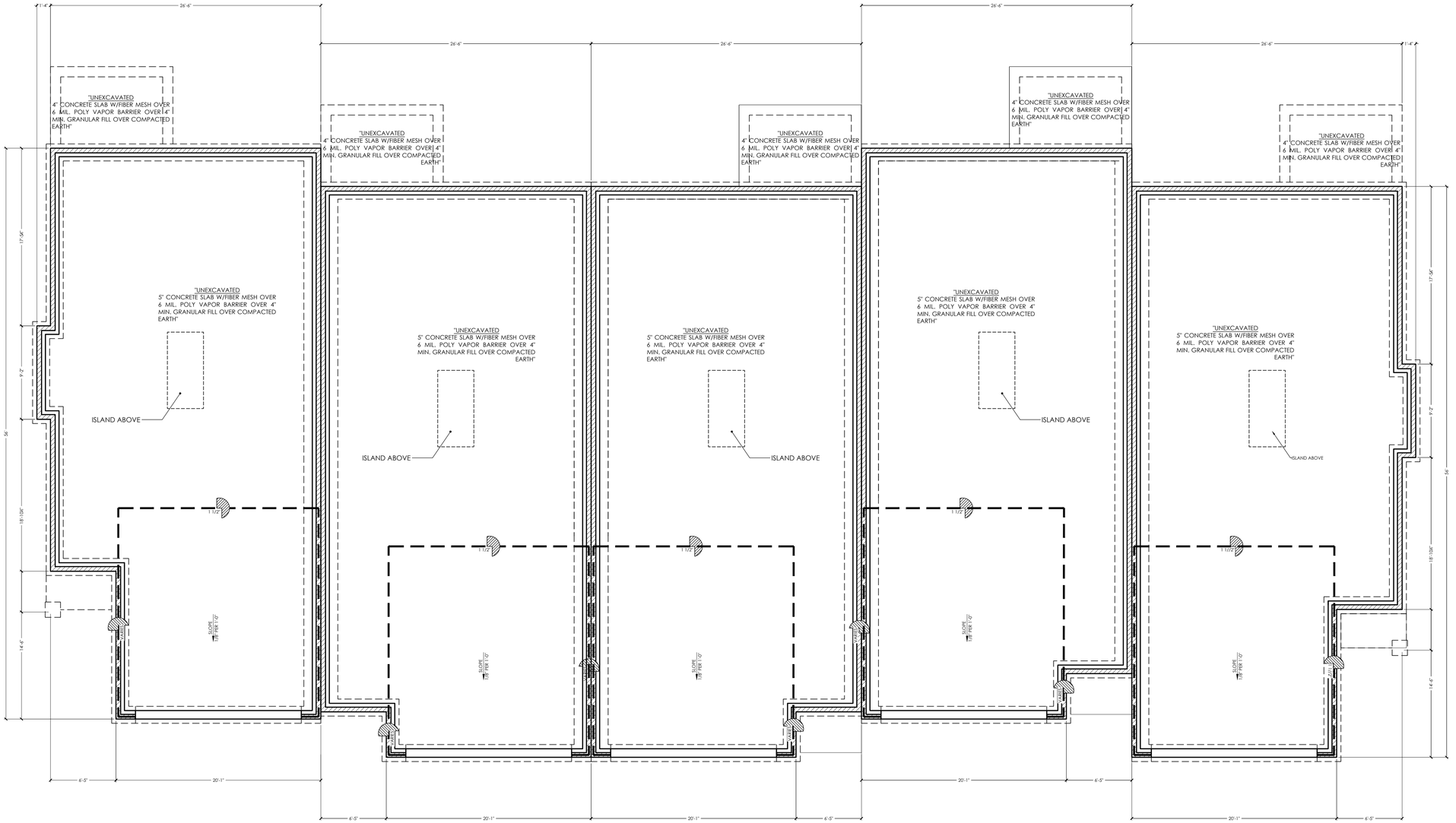
PROPERTY ADDRESS:
THREE OAKS OF CRYSTAL LAKE

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

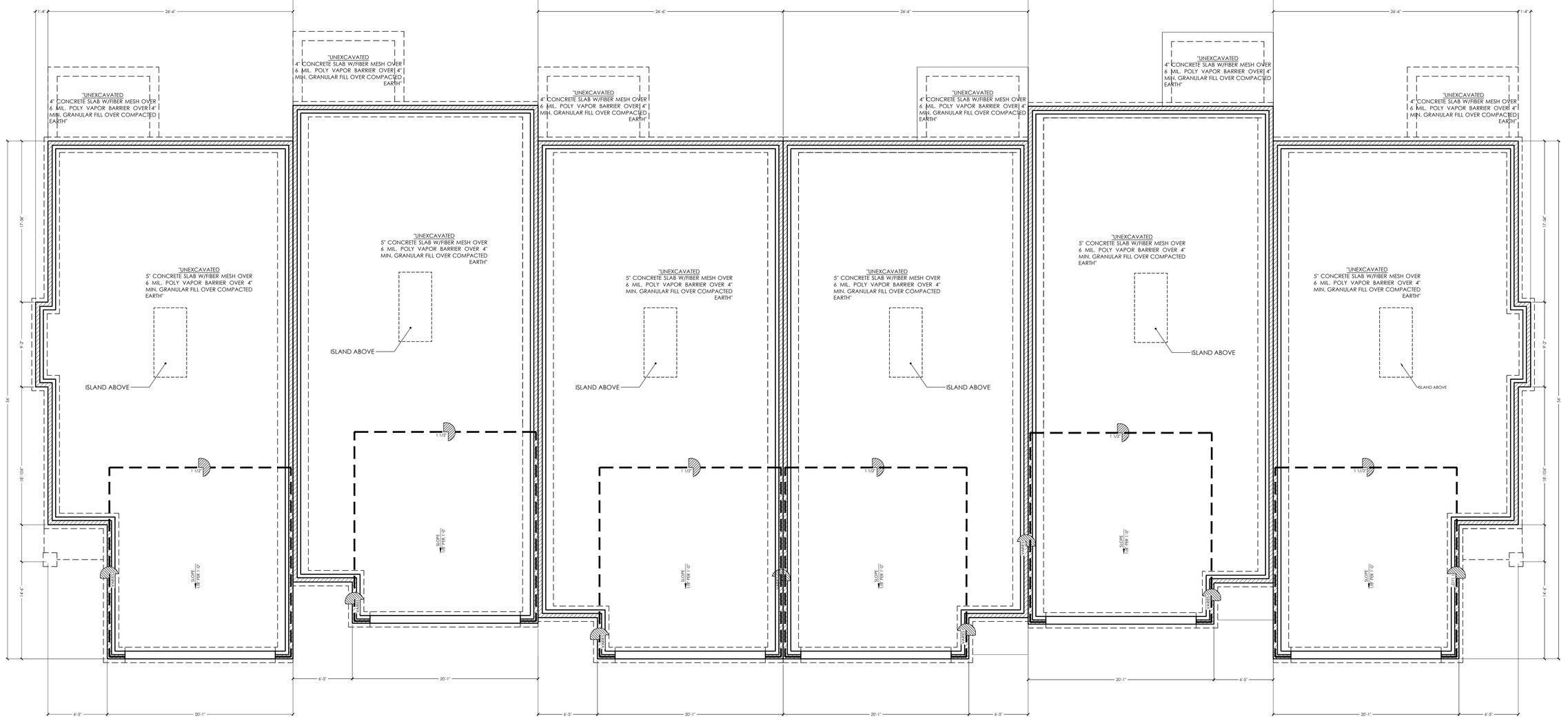
PROPERTY ADDRESS:
THREE OAKS OF CRYSTAL LAKE

PROJECT
JADE ESTATES OF OSWEGO

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

SHEET: S1.01

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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

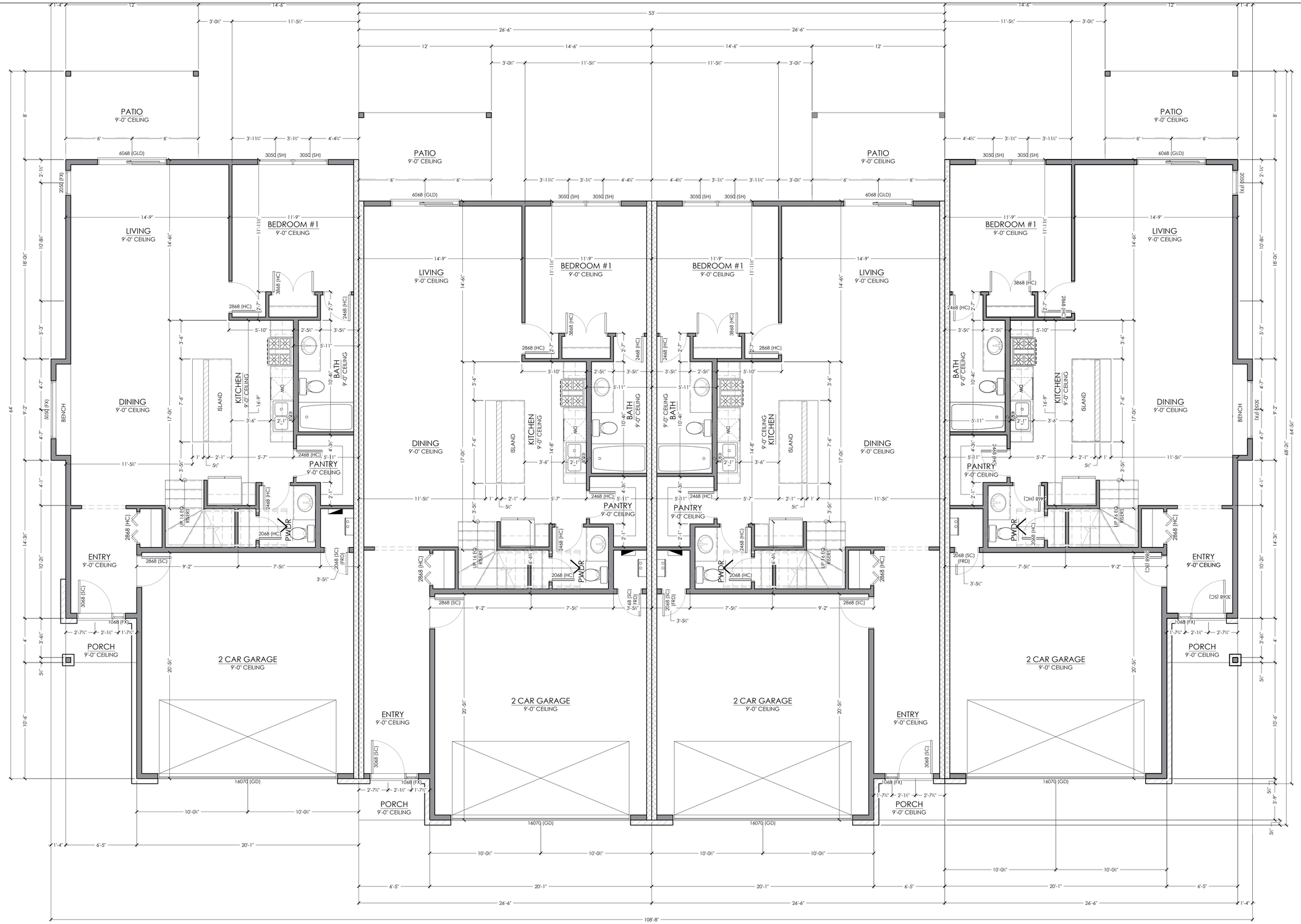
PROPERTY ADDRESS:
THREE OAKS OF CRYSTAL LAKE

PROJECT
JADE ESTATES OF OSWEGO

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

SHEET: S1.02

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 A1.00 — 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

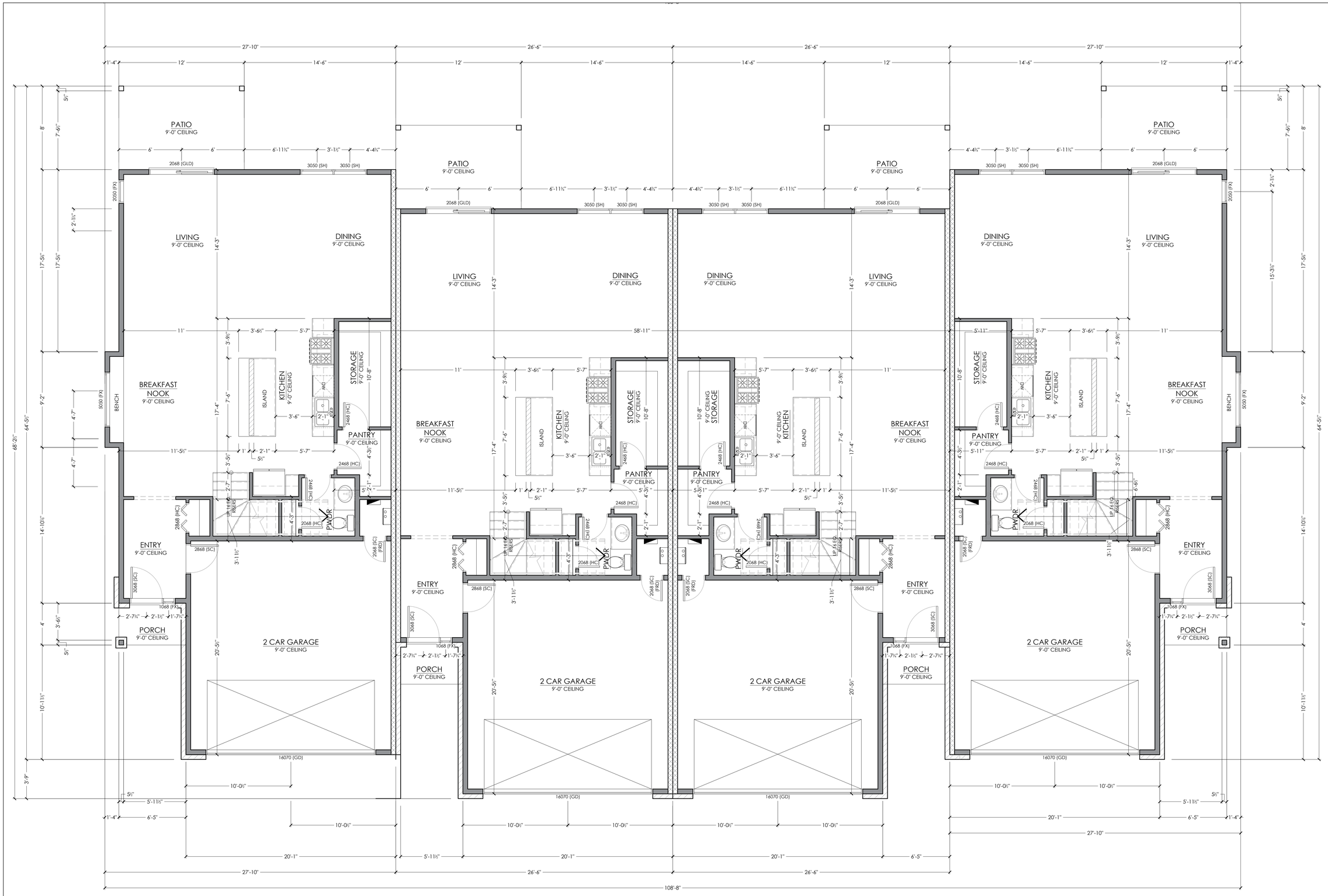
PROPERTY ADDRESS:
THREE OAKS OF CRYSTAL LAKE

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)

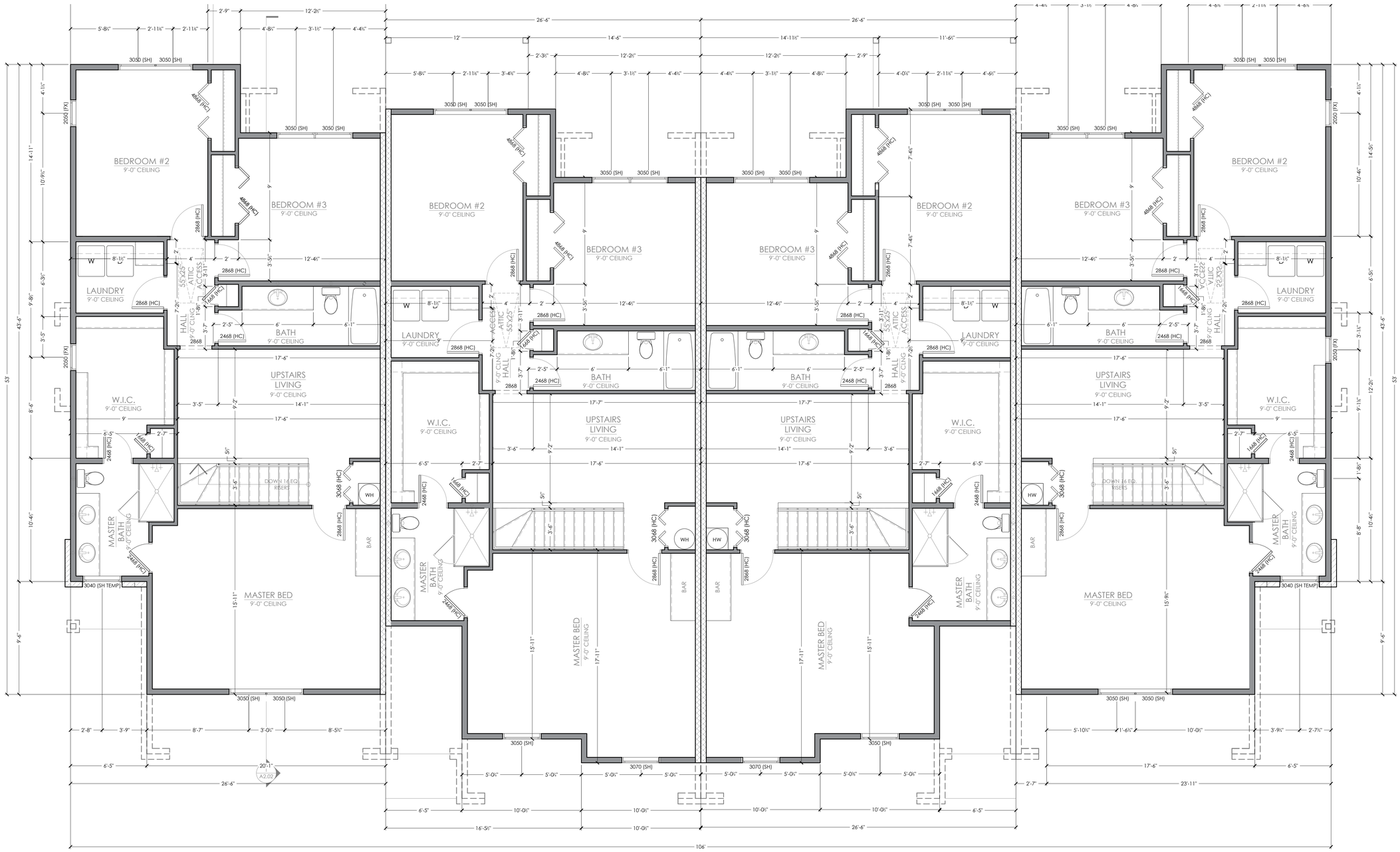
PROPERTY ADDRESS:
THREE OAKS OF CRYSTAL LAKE

PROJECT
JADE ESTATES OF OSWEGO

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

SHEET: A1.01

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 A1.02 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

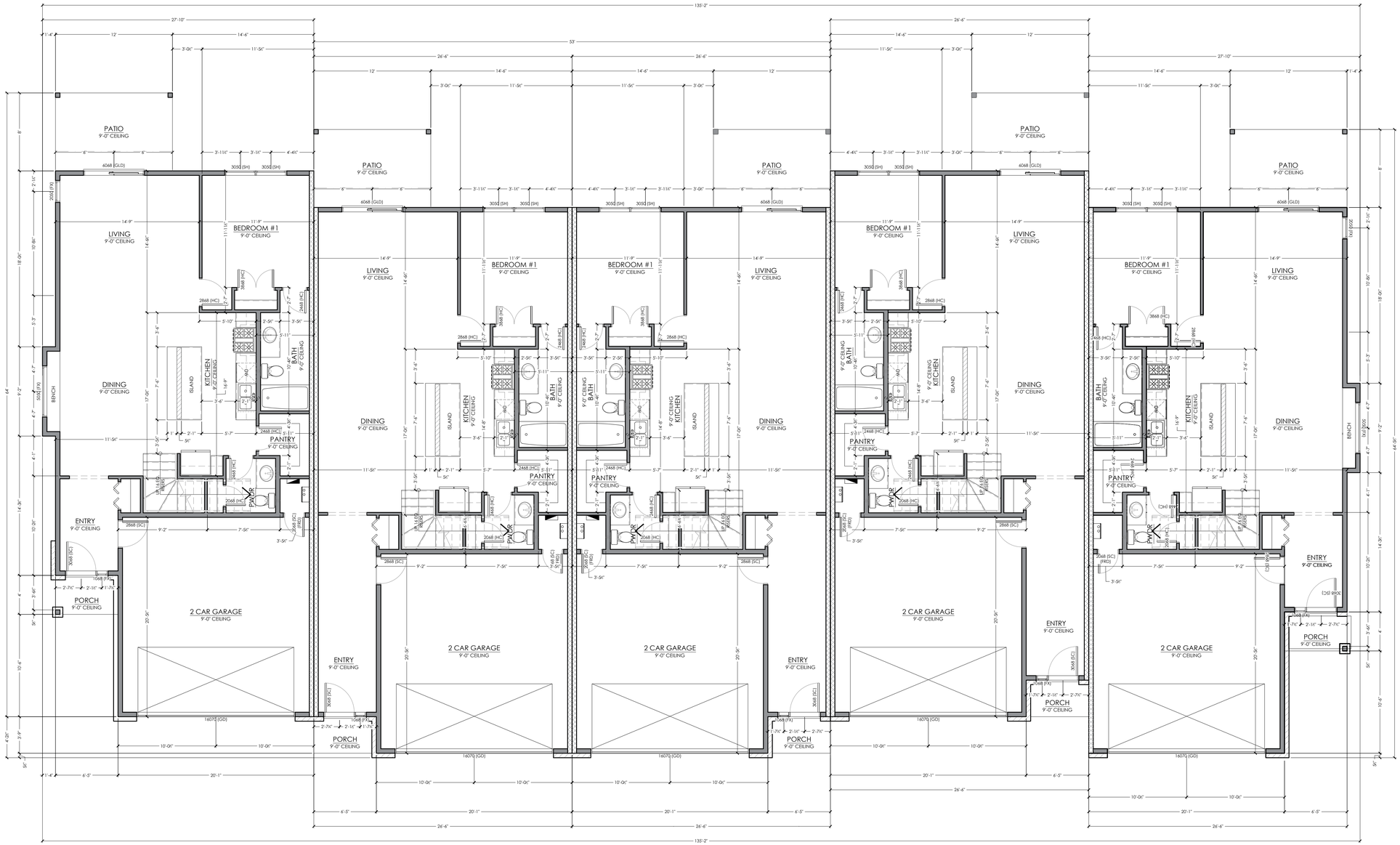
PROPERTY ADDRESS:
THREE OAKS OF CRYSTAL LAKE

PROJECT
JADE ESTATES OF OSWEGO

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

SHEET: A1.02

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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

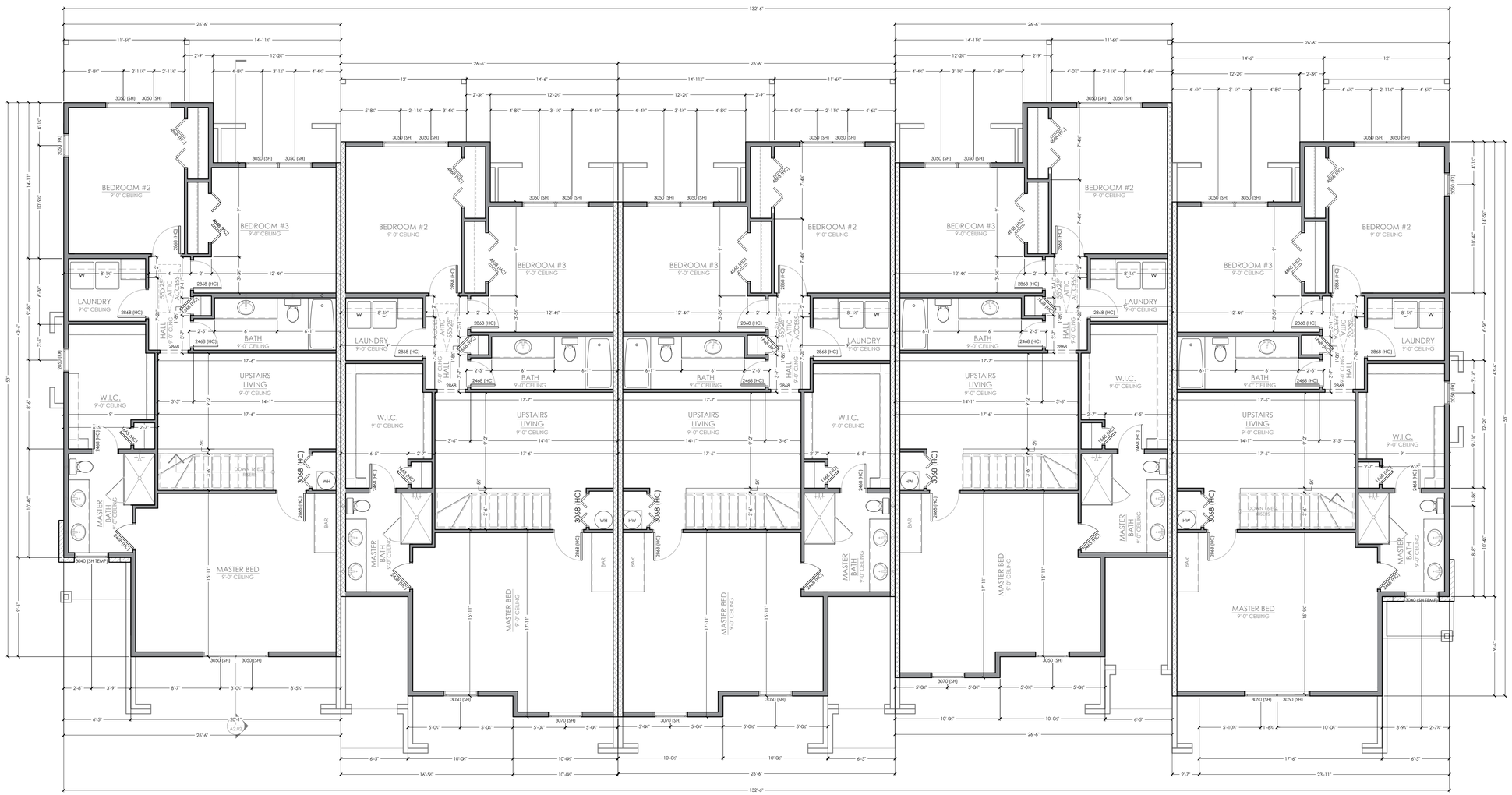
PROPERTY ADDRESS:
THREE OAKS OF CRYSTAL LAKE

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

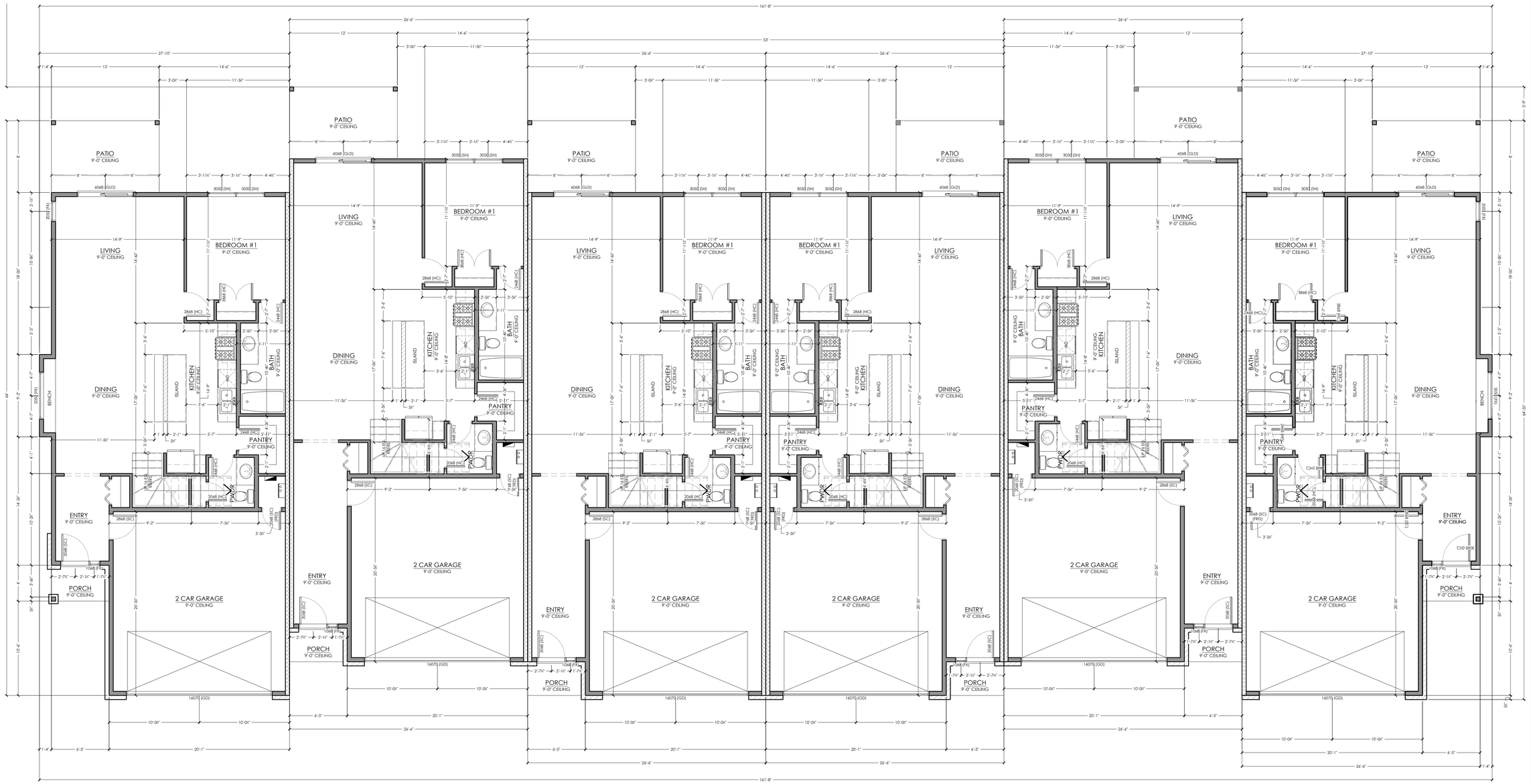
PROPERTY ADDRESS:
THREE OAKS OF CRYSTAL LAKE

PROJECT
JADE ESTATES OF OSWEGO

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

SHEET: A1.06

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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

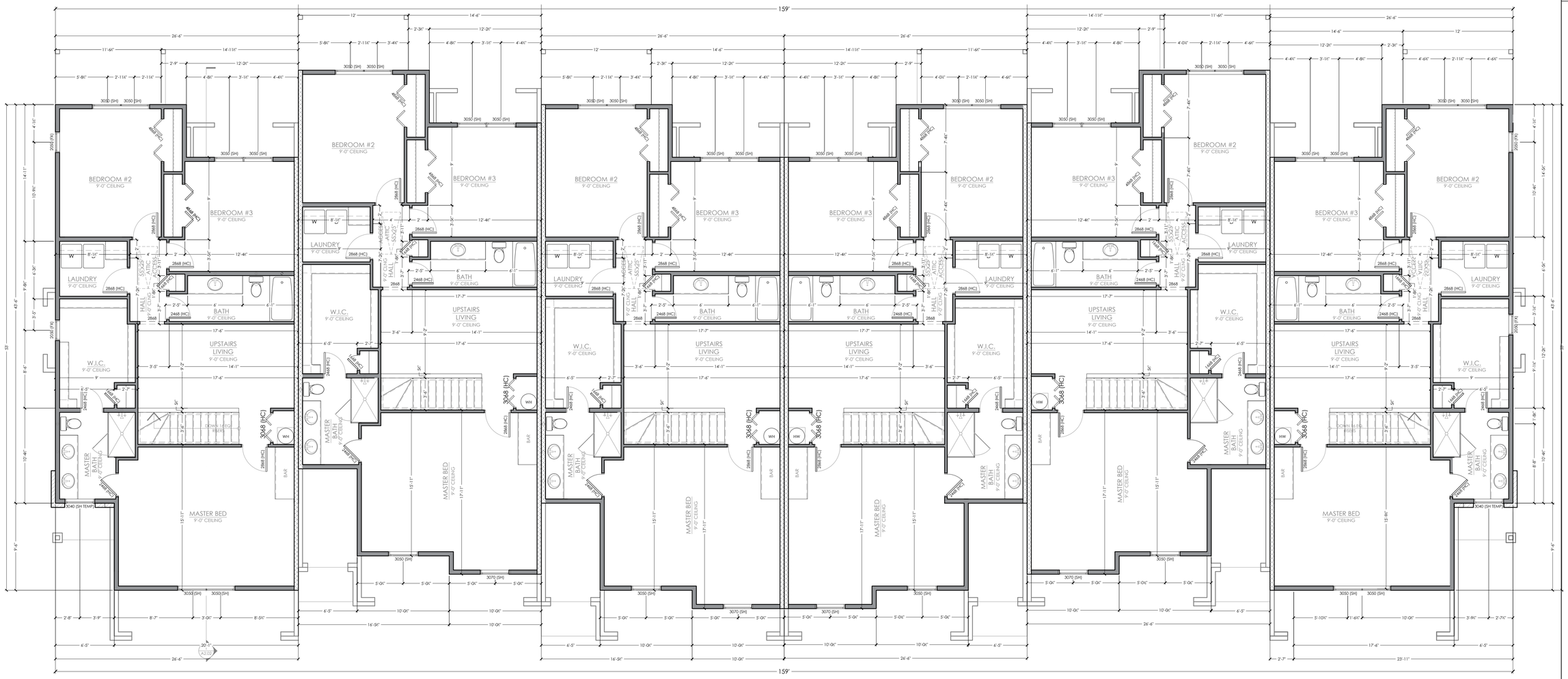
PROPERTY ADDRESS:
THREE OAKS OF CRYSTAL LAKE

PROJECT
JADE ESTATES OF OSWEGO

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

SHEET: A1.07

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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

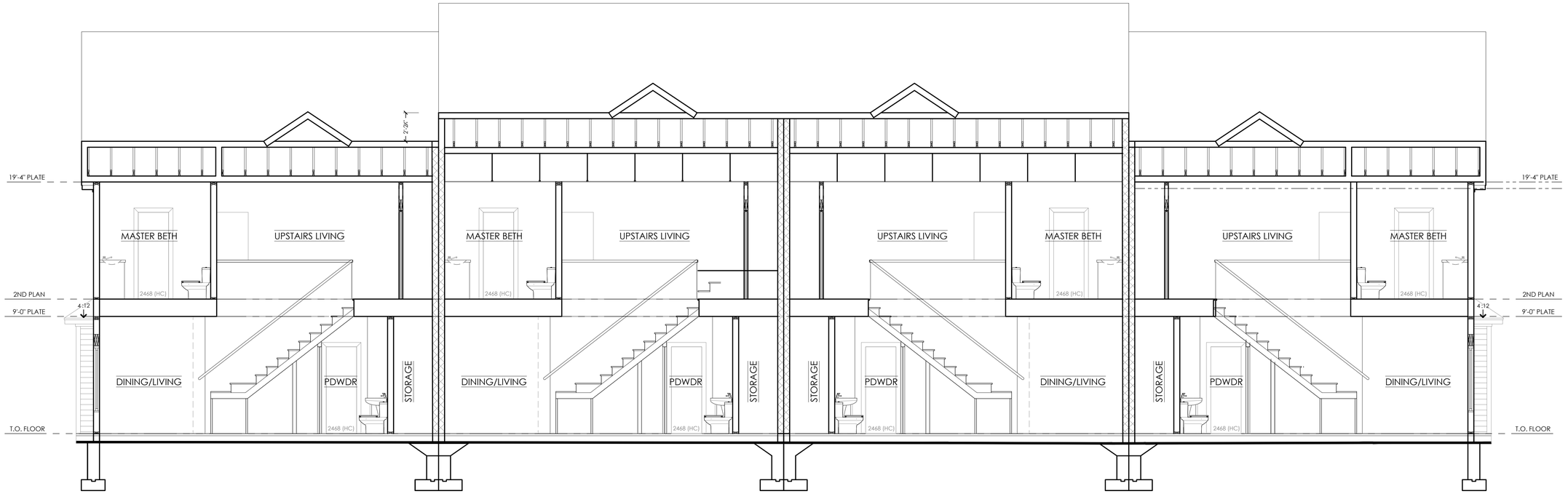
PROPERTY ADDRESS:
THREE OAKS OF CRYSTAL LAKE

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

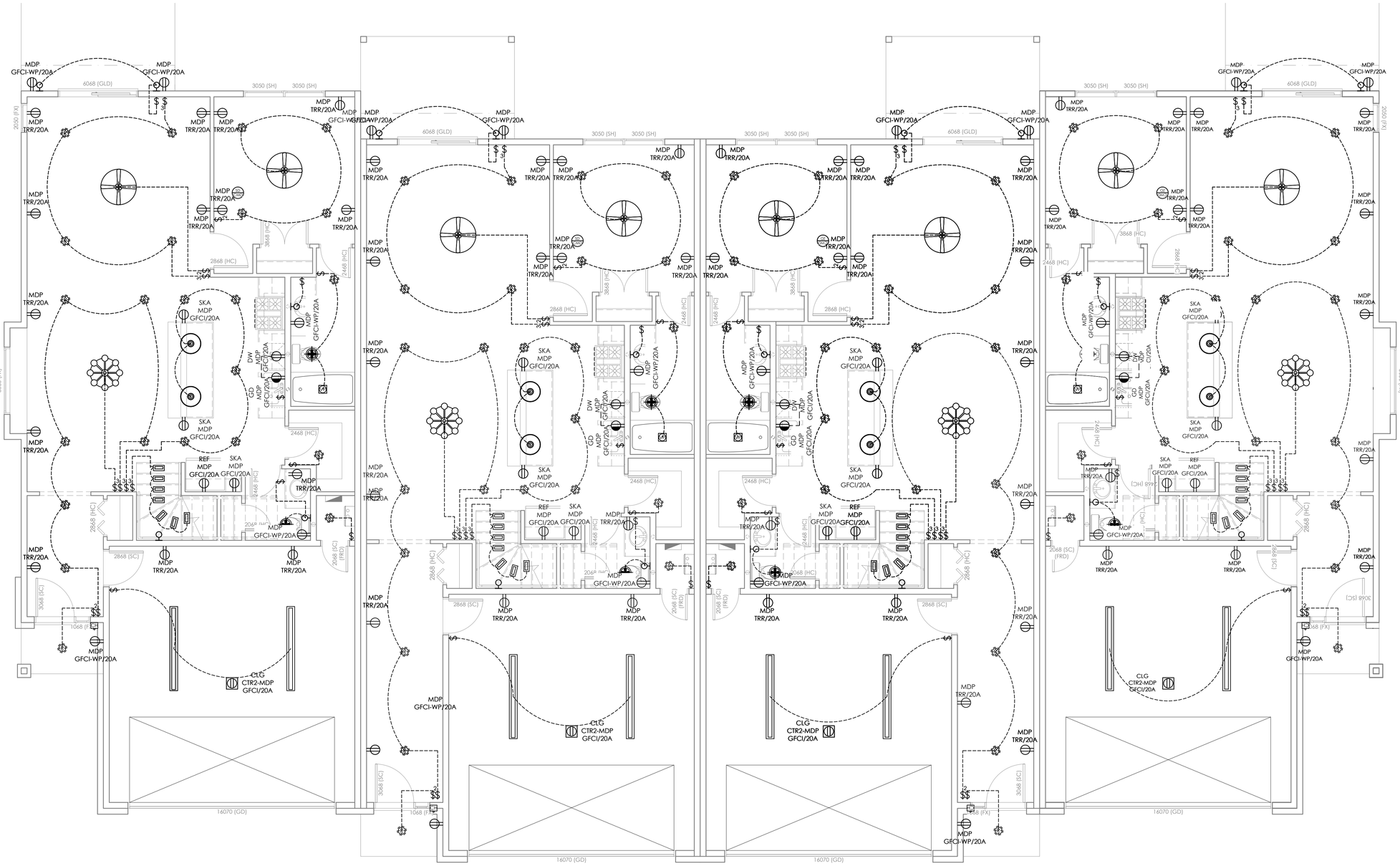
PROPERTY ADDRESS:
THREE OAKS OF CRYSTAL LAKE

PROJECT
JADE ESTATES OF OSWEGO

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

SHEET: A2.21

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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

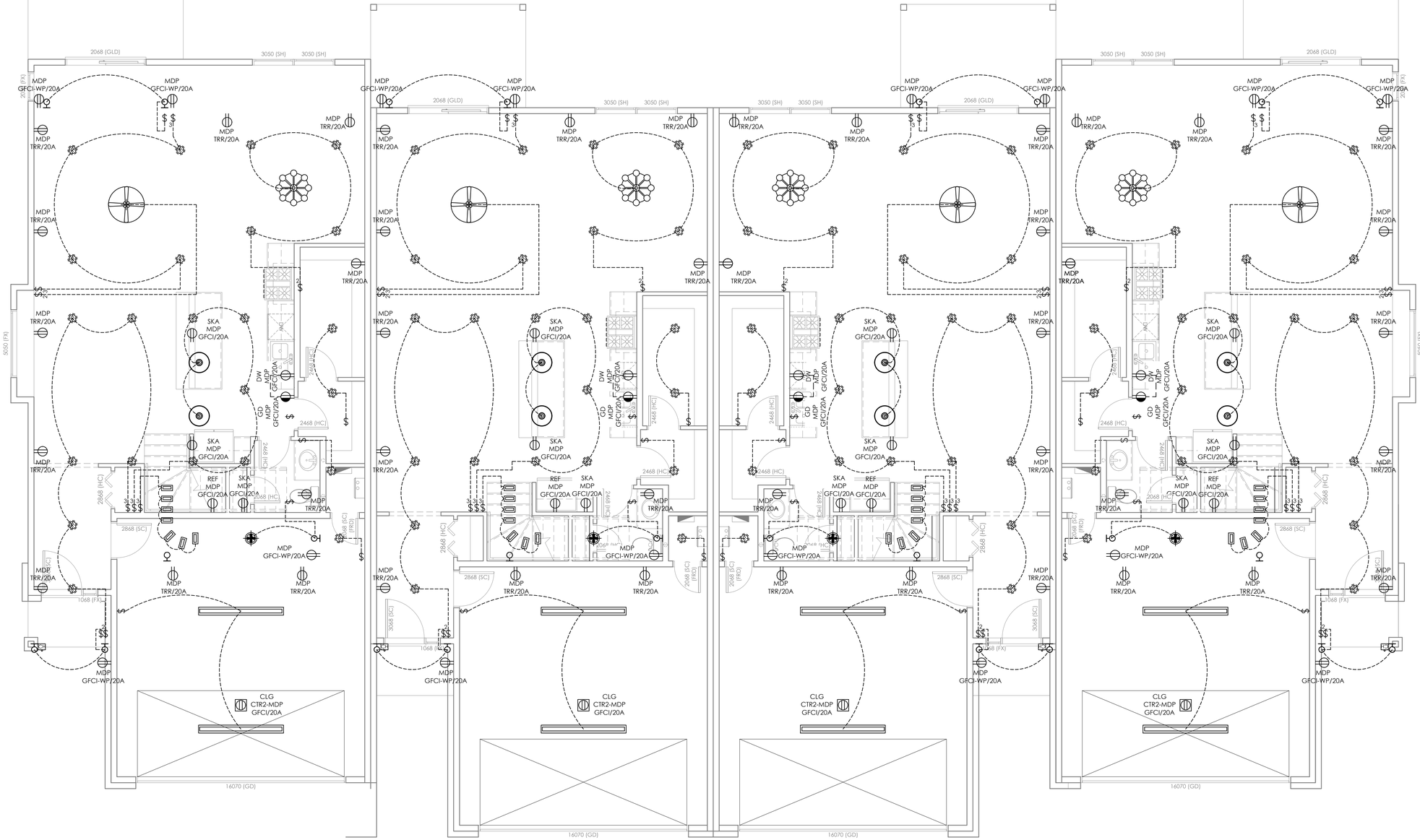
PROPERTY ADDRESS:
THREE OAKS OF CRYSTAL LAKE

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:
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:
OP #2 FIRST FLOOR ELECTRICAL PLAN

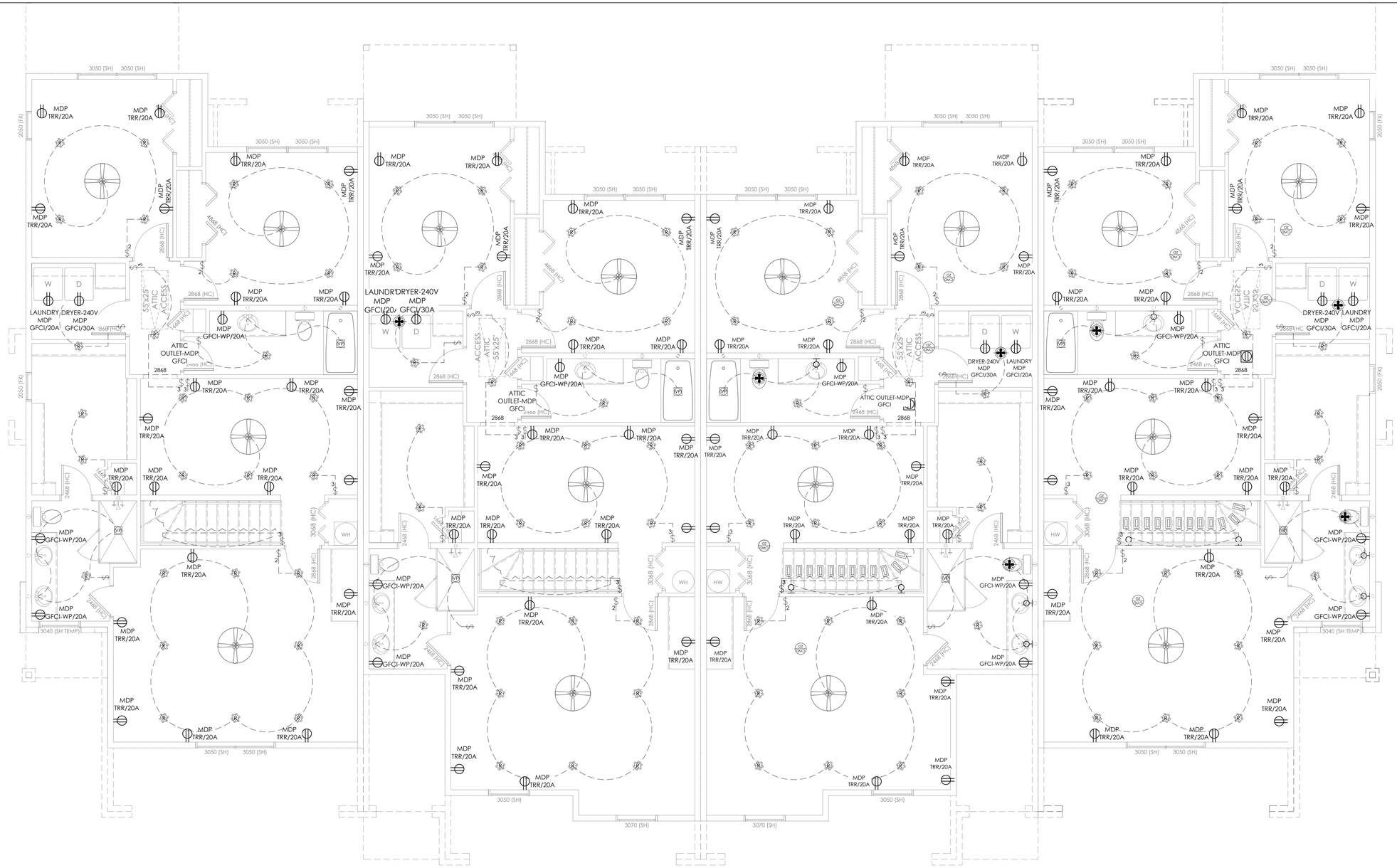
PROPERTY ADDRESS:
THREE OAKS OF CRYSTAL LAKE

PROJECT
JADE ESTATES OF OSWEGO

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

SHEET: E1.01

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 E1.02 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:
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 - SECOND FLOOR ELECTRICAL PLAN

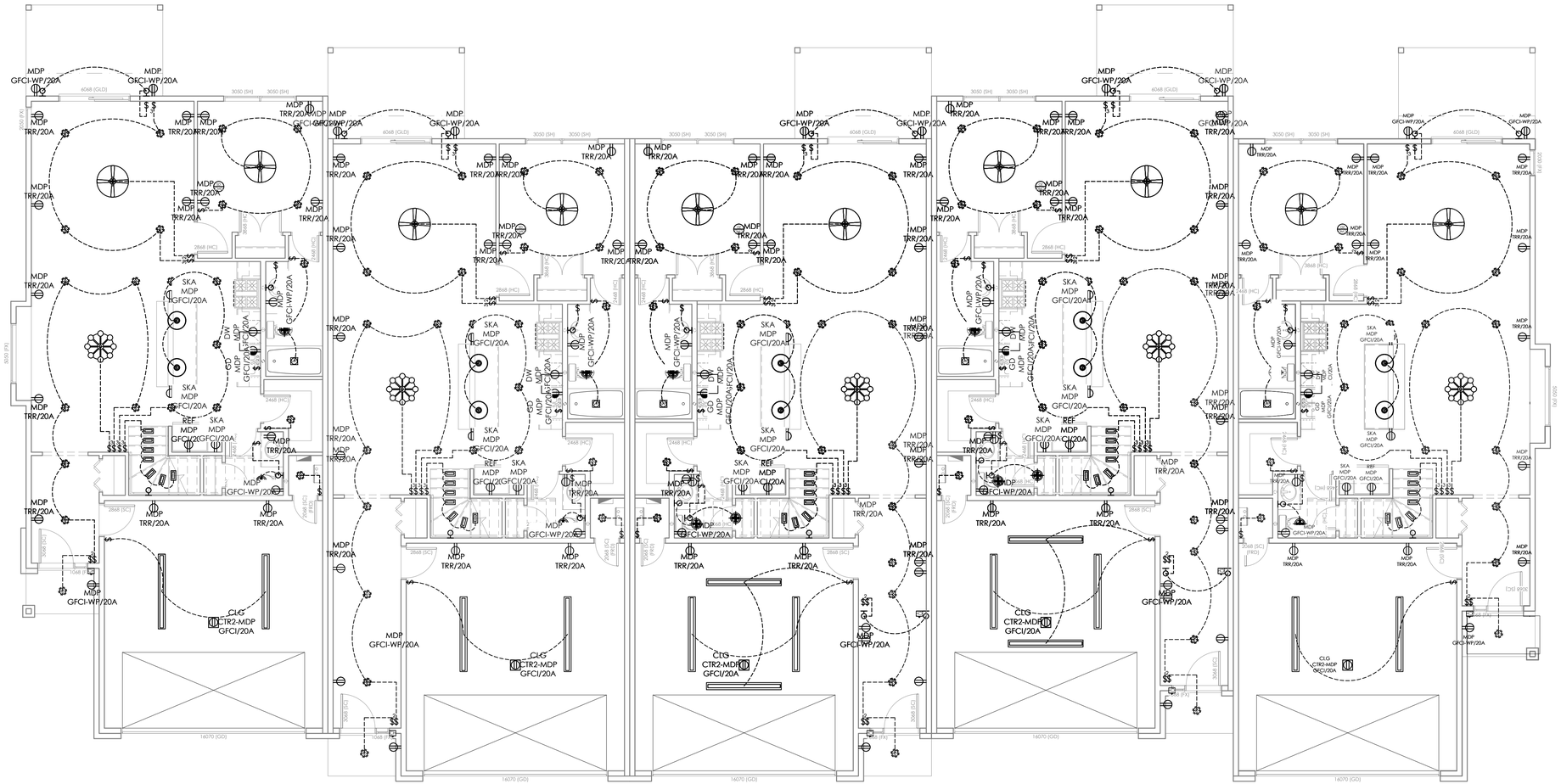
PROPERTY ADDRESS:
THREE OAKS OF CRYSTAL LAKE

PROJECT
JADE ESTATES OF OSWEGO

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

SHEET: E1.02

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 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:
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

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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:

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PROJADES

CLIENT ADDRESS:
18 EXECUTIVE CT SOUTH
BARRINGTON IL 60010

REVISION

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NAME SHEET:
UNIT 5 - FIRST FLOOR ELECTRICAL PLAN

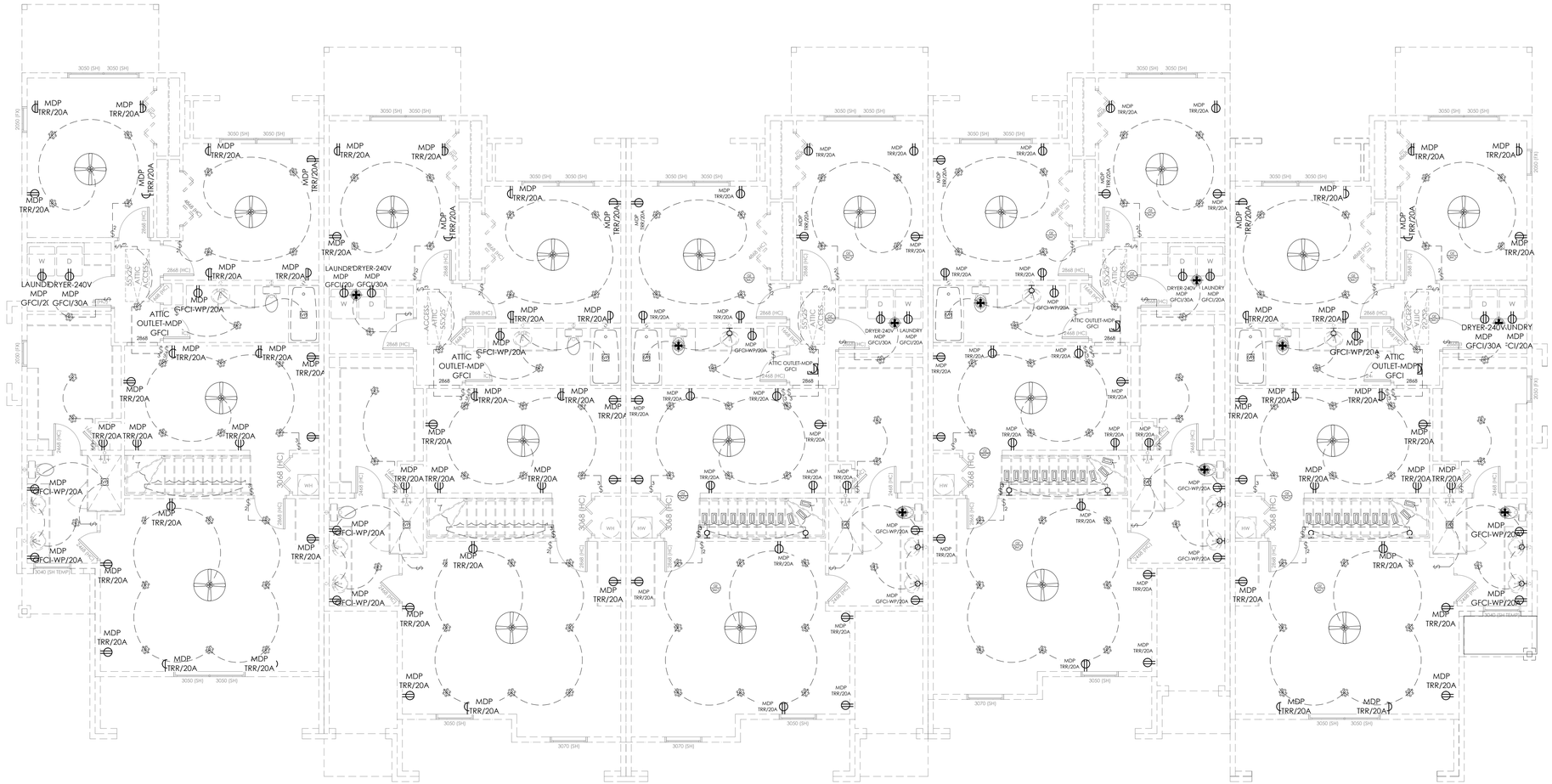
PROPERTY ADDRESS:
THREE OAKS OF CRYSTAL LAKE

PROJECT
JADE ESTATES OF OSWEGO

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

SHEET: E1.03

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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		

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

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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.

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18 EXECUTIVE CT SOUTH
BARRINGTON IL 60010

REVISION

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UNIT 5 - SECOND FLOOR ELECTRICAL PLAN

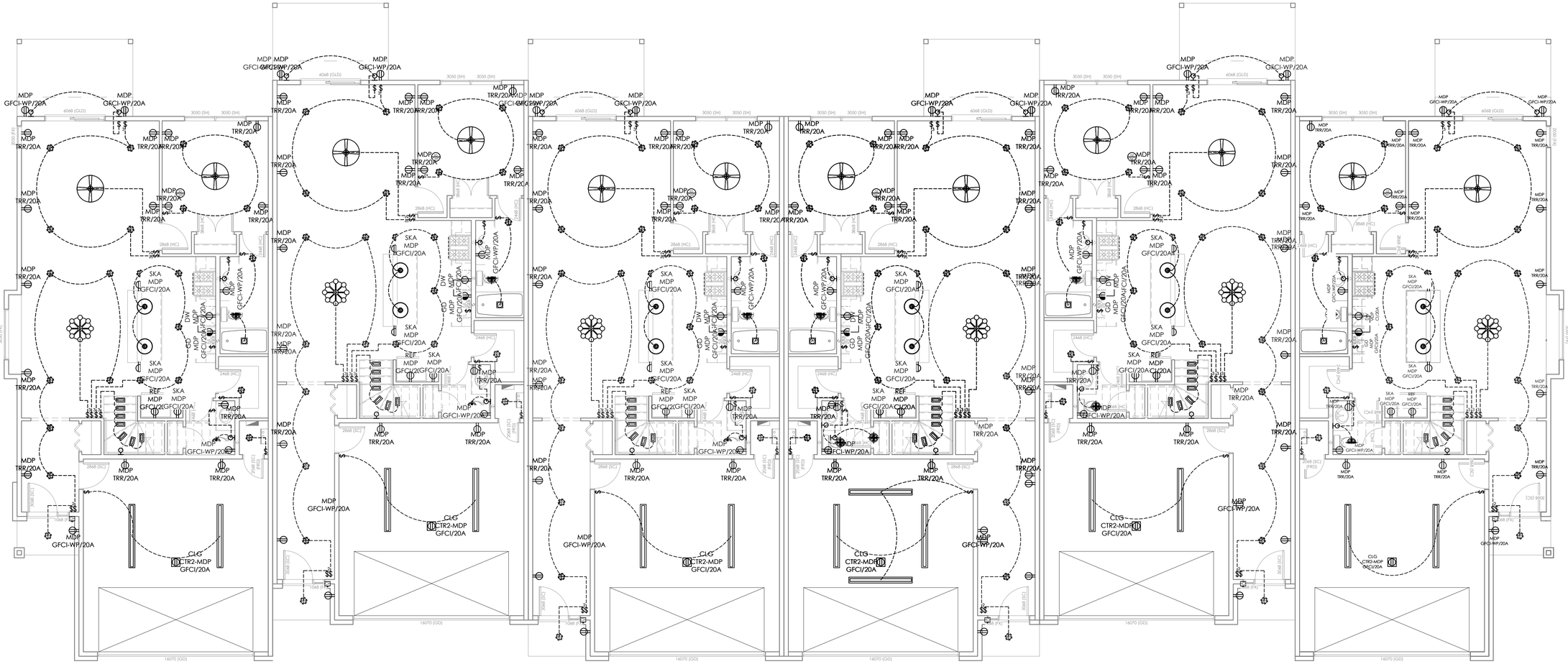
PROPERTY ADDRESS:
THREE OAKS OF CRYSTAL LAKE

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		

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		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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ALL CLOSET LIGHT FIXTURES TO FOLLOW NEC#410-8

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NOTE:
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1-HR FIRE SEPARATION WALL PER IRC R302.2(1)
(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

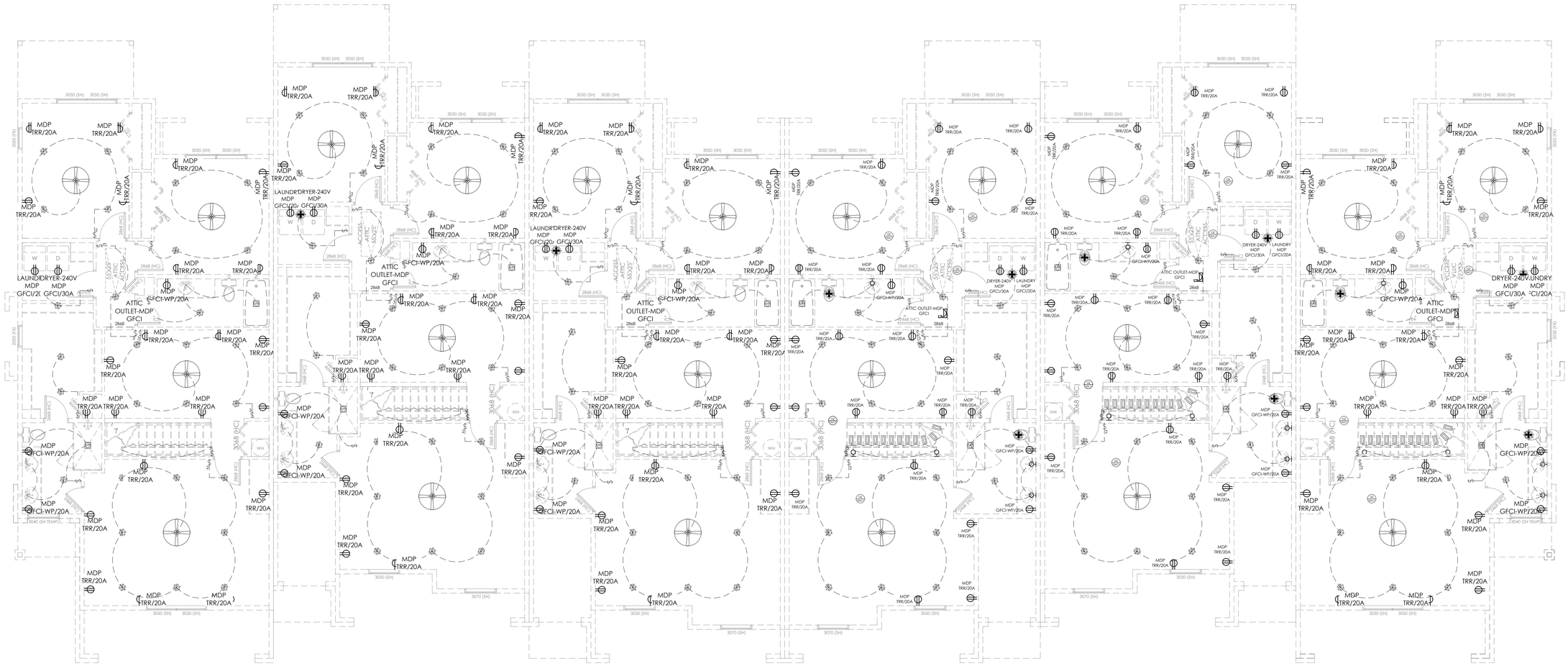
PROPERTY ADDRESS:
THREE OAKS OF CRYSTAL LAKE

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		

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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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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 6 - SECOND FLOOR ELECTRICAL PLAN

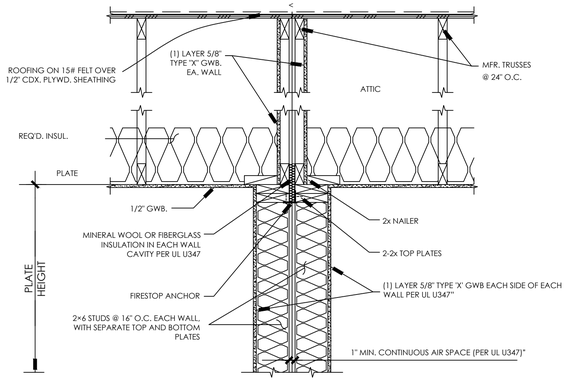
PROPERTY ADDRESS:
THREE OAKS OF CRYSTAL LAKE

PROJECT
JADE ESTATES OF OSWEGO

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

SHEET: E1.06

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



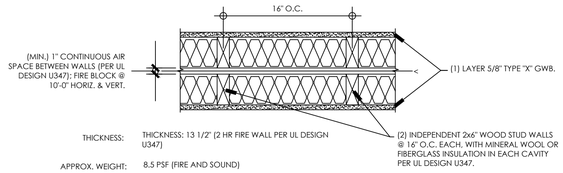
1 D1.00 TYPICAL DWELLING UNIT SEPARATION ASSEMBLY (2 HR RATED FIRE PARTITION - UL DESIGN No. U347)
SCALE: NTS

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)



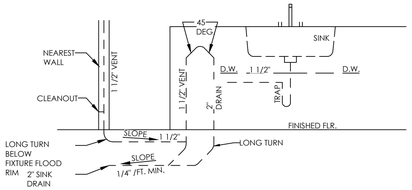
THICKNESS: THICKNESS: 13 1/2" (2 HR FIRE WALL PER UL DESIGN U347)

APPROX. WEIGHT: 8.5 PSF (FIRE AND SOUND)

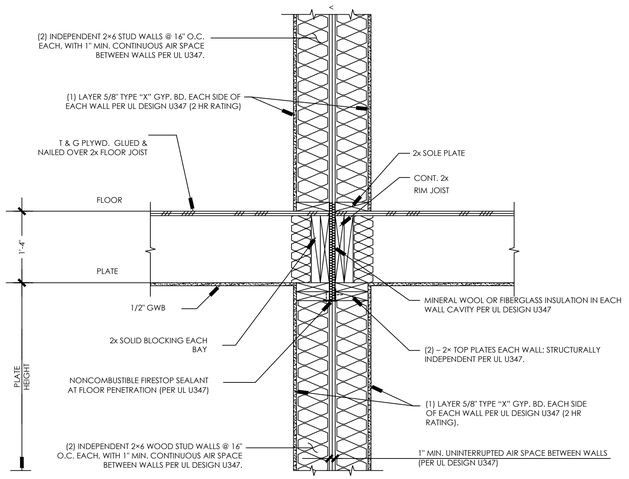
FIRE TEST: UL DESIGN No. U347 (WOOD STUDS, 2 HR RATING)

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

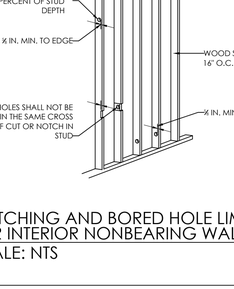
4 D1.00 2 HR FIRE WALL ASSEMBLY - UL DESIGN No. U347 (WOOD STUDS)
SCALE: NTS



7 D1.00 KITCHEN ISLAND VENTING DETAIL
SCALE: NTS

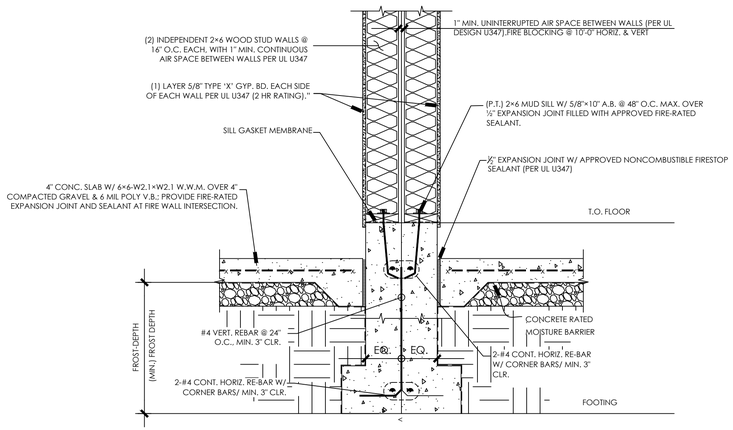


2 D1.00 TYPICAL FIRE WALL ASSEMBLY @ FLOOR LINE - UL DESIGN No. U347 (2 HR RATING)
SCALE: NTS



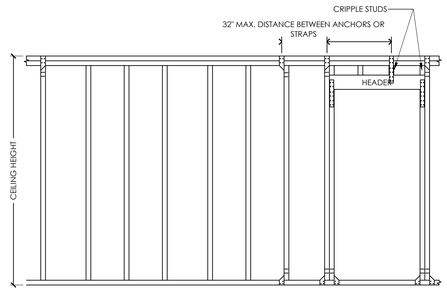
5 D1.00 STAIR DETAIL
SCALE: NTS

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

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NAME SHEET:
DETAILS

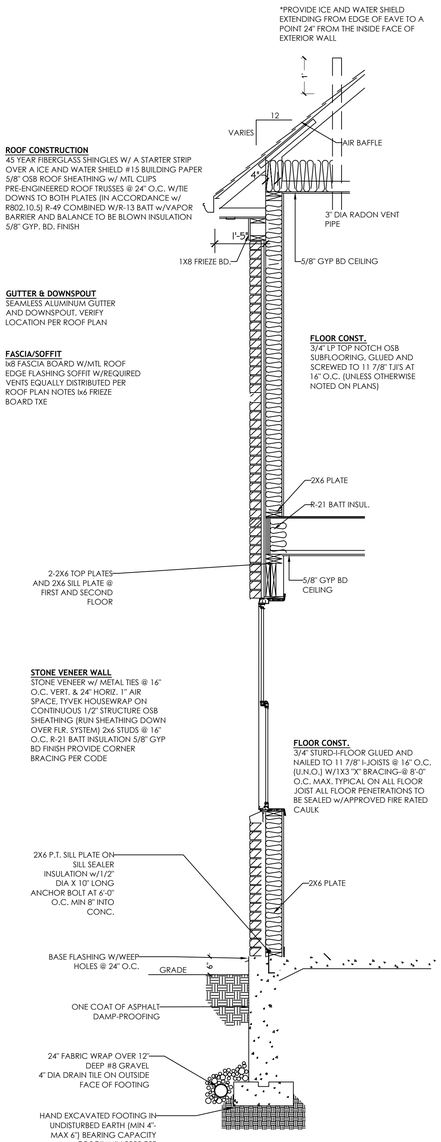
PROPERTY ADDRESS:
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PROJECT
JADE ESTATES OF OSWEGO

SCALE: NTS

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

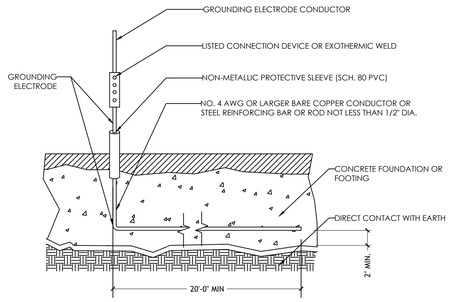
FASCIA/SOFFIT
1x8 FASCIA BOARD W/MTL ROOF EDGE FLASHING SOFFIT W/REQUIRED VENTS EQUALLY DISTRIBUTED PER ROOF PLAN NOTES 1x6 FRIEZE BOARD TXE

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".

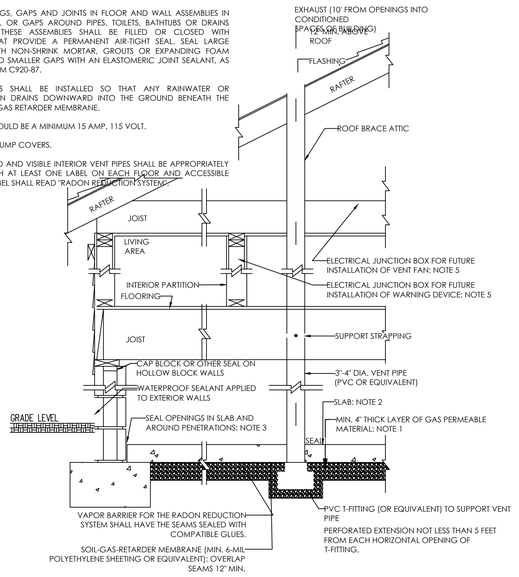
3. ALL OPENINGS, GAPS AND JOINTS IN FLOOR AND WALL ASSEMBLIES IN CONTACT SOIL OR GAPS AROUND PIPES, TOILETS, BATHTUBS OR DRAINS PENETRATING THESE ASSEMBLIES SHALL BE FILLED OR CLOSED WITH MATERIALS THAT PROVIDE A PERMANENT AIR-TIGHT SEAL. SEAL LARGE OPENINGS WITH NON-SHRINK MORTAR, GROUTS OR EXPANDING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

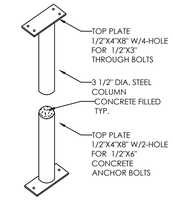
5. CIRCUITS SHOULD BE A MINIMUM 15 AMP, 115 VOLT.

6. SEAL SUMP PUMP COVERS.

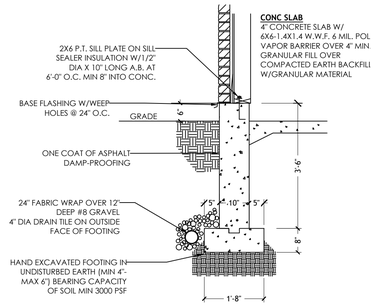
7. ALL EXPOSED AND VISIBLE INTERIOR VENT PIPES SHALL BE APPROPRIATELY IDENTIFIED WITH AT LEAST ONE LABEL ON EACH FLOOR AND ACCESSIBLE ATTICS. THE LABEL SHALL READ "RADON REDUCTION SYSTEM"



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

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 (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.
> MAXIMUM TILE SIZE ON FLOORS IS 13"X13" AND 8"X10" ON THE WALLS.
> LAYOUT TO BE APPROVED BY OWNER AND BUILDER. TILE LAID IN RECTANGULAR PATTERN. NO GROUT IS SEALED.
> INCLUDE TILE WORK FOR LISTELS IN ALL SHOWER/TUB AREAS.

15A - MECHANICAL
> ALL WORK SHALL BE COMPLETED ON A DESIGN/BUILD BASES. DESIGN AND LAYOUT SHALL BE APPROVED BY OWNER PRIOR TO COMMENCEMENT OF ANY WORK.
> MECHANICAL PLANS ARE SCHEMATIC IN NATURE, AND IS THE CONTRACTOR'S RESPONSIBILITY FOR FINAL VERIFICATION OF SIZING, AND COORDINATION WITH EXISTING CONDITIONS, NEW CONDITIONS, AND WORK OF OTHER TRADES.
> ALL ROUTING, TRANSITIONS AND FITTINGS SHALL BE PROVIDED AS REQUIRED. › VERIFICATION. ADDITIONAL DRAWINGS AND CALCULATIONS REQUIRED BY LOCAL JURISDICTION SHALL BE CONSIDERED PART OF THIS SCOPE OF WORK.
> PROVIDE A COMPLETE GAS FIRED FURNACE SYSTEM, INCLUDING BUT NOT LIMITED TO: COMBUSTION TYPE FURNACES, DUCTWORK, REGISTERS, BALANCING DAMPERS, FILTERS, D-X COILS, PLENUMS, REFRIGERANT PIPING, CONDENSING UNITS, CONCRETE PADS, THERMOSTATS AND CONTROLS WITH ALL NECESSARY CONTROL WIRING. PROVIDE TEMPORAY FILTERS, AS REQUIRED DURING CONSTRUCTION, AND PROVIDE (1) ONE HEPA FILTER/ HONEYWELL ELECTRIC AIR CLEANER AFTER ALL CONSTRUCTION WORK IS COMPLETE.
> PROVIDE A PLENUM MOUNTED "APRIL AIR" HUMIDIFIER FOR THE NEW HEATING/AIR CONDITIONING FURNACE COMPLETE WITH WATER CONNECTION, 3/4" DRAIN PIPING TO FLOOR DRAIN, ROOM TYPE HUMIDISTAT & CONTROL WIRING, INTERLOCK HUMIDIFIER TO THE HEATING CYCLE GAS VALVE CONTROL CIRCUIT.
› PROVIDE ALL NECESSARY REFRIGERANT PIPING FROM EACH CONDENSING UNIT TO THE D-X COOLING COIL WITH EXPANSION VALVE & NECESSARY REFRIGERANTS, INSULATE ALL REFRIGERANT SUCTION PIPING, ALL REFRIGERANT PIPING SHALL BE TYPE "K" COPPER.
> REMOVE EXPANSION VALVE DEVICES AND CONNECTIONS FROM AIR STREAM FOR REFRIGERATION SYSTEM, INSTALL PRESSURE RELIEF VALVE ON HIGH PRESSURE SIDE OF SYSTEM, UPSTREAM FROM ANY LIQUID SHUT-OFF VALVES. ALL JOINTS TO BE BRAZED.
> OWNER SHALL APPROVE LOCATIONS OF ALL DIFFUSERS PRIOR TO PLACEMENT.
› COORDINATE ALL DUCTWORK WITH OTHER TRADES.
> ALL DUCTWORK SHALL BE INSTALLED TO MAXIMIZE HEAD CLEARANCE AND MINIMIZE REQUIREMENT FOR SOFFITS OR CHASES, (ALL 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.
>

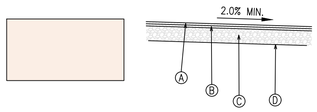
NOT FOR CONSTRUCTION

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.

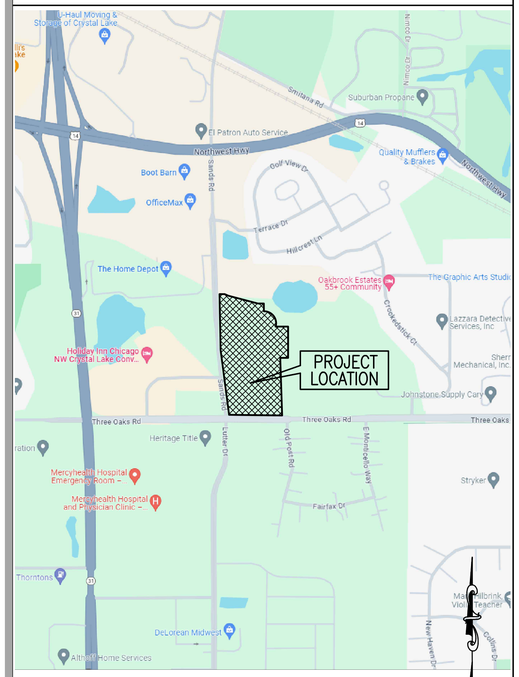
LEGEND

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

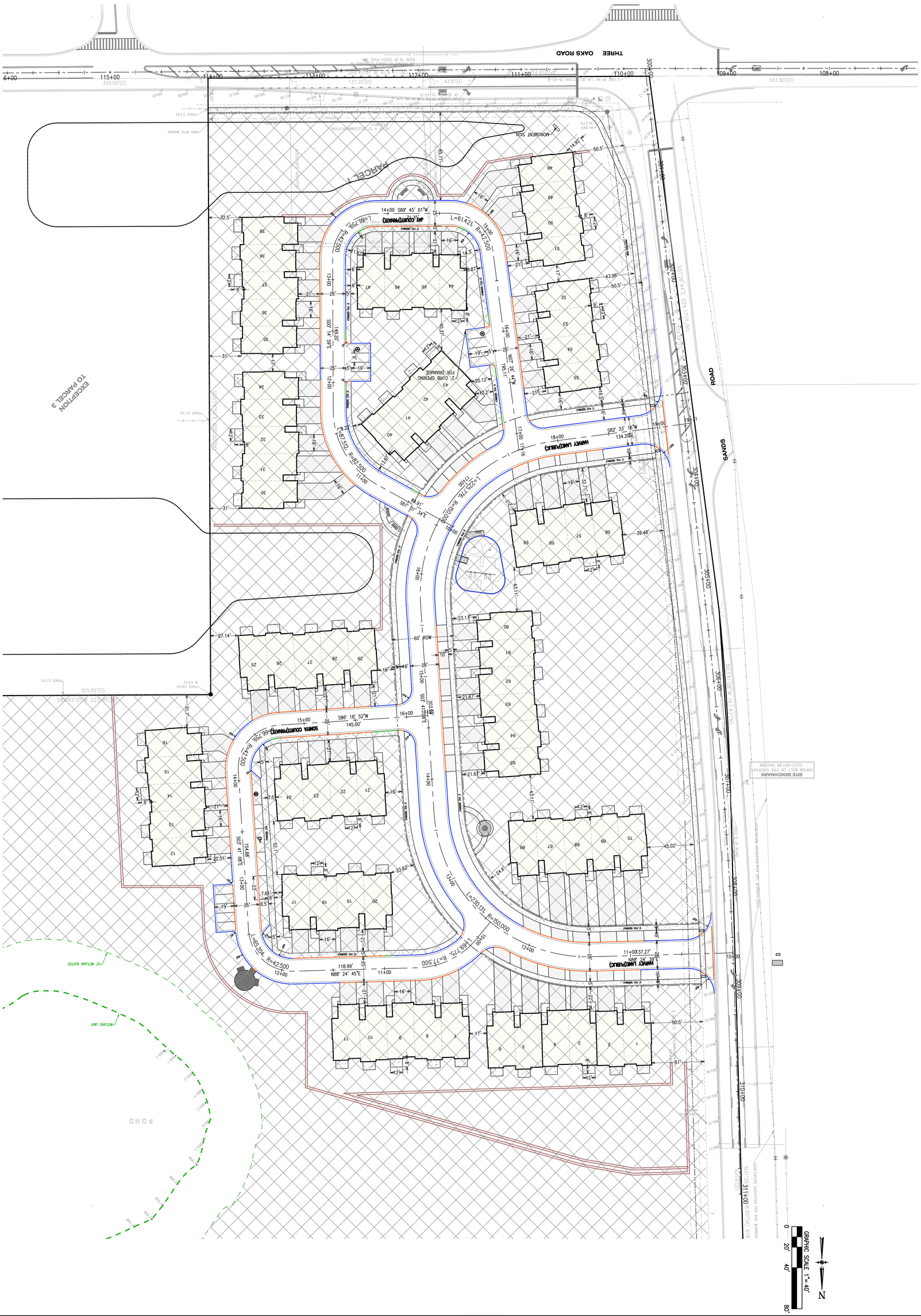
WILLIAM J. ZALESKI
062-46121
REGISTERED
PROFESSIONAL
ENGINEER OF ILLINOIS

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

ADVANTAGE
CONSULTING ENGINEERS
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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

SHEET:
G1
3 OF 7

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.

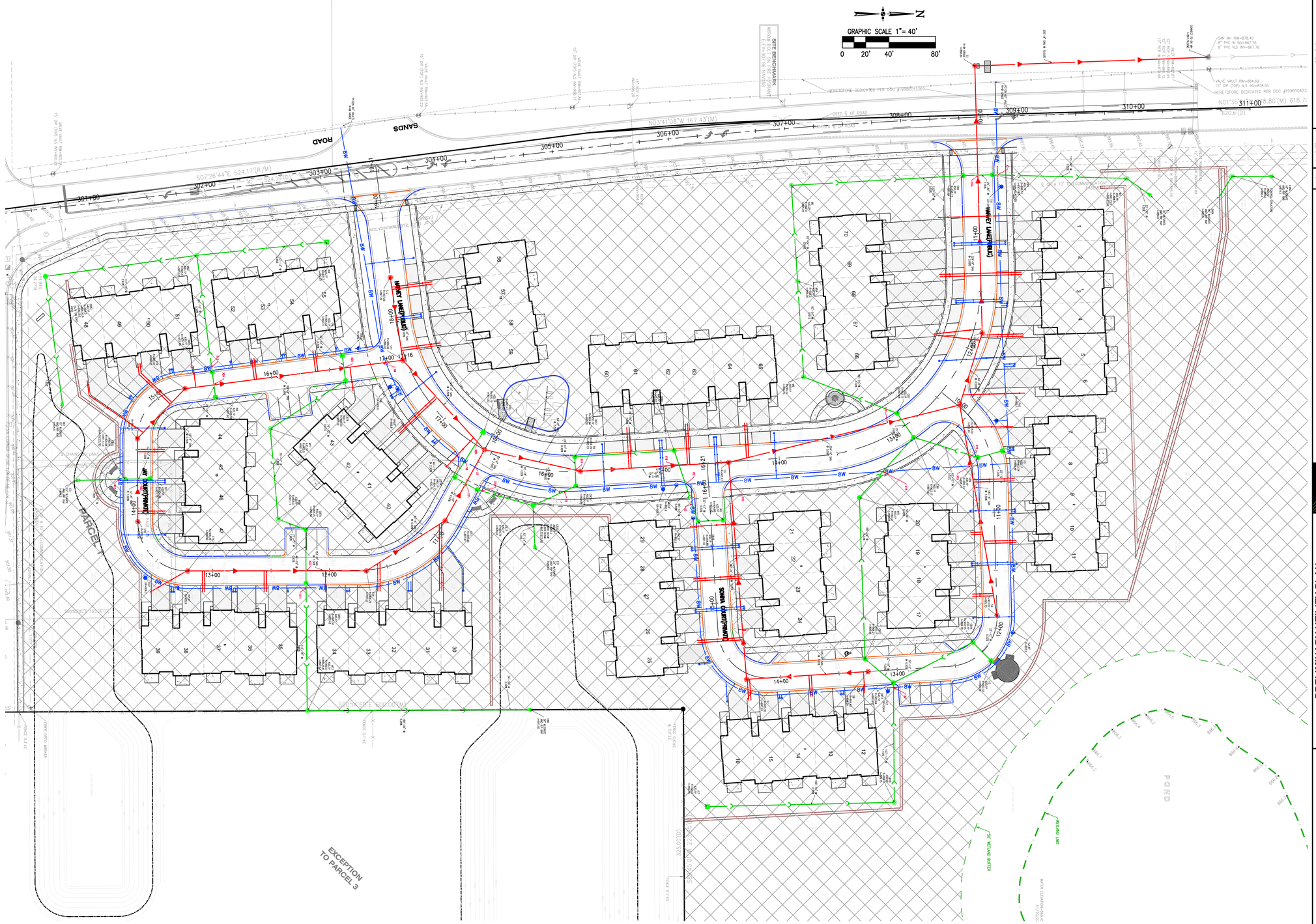
17. THE ENFORCEMENT OFFICER MAY REQUIRE ADDITIONAL OR ALTERNATE SOIL EROSION AND SEDIMENT CONTROL MEASURES, BASED ON DEVELOPMENT-SITE-SPECIFIC CONSIDERATIONS AND THE EFFECTIVENESS OF THE INSTALLED CONTROL MEASURES.

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.



ADVANTAGE
CONSULTING ENGINEERS
1770 RANDALL ROAD, SUITE A #200, GENEVA, ILLINOIS 60134
630-520-2467
WWW.ABCENG.US

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

PRELIMINARY UTILITY PLAN
SANITARY & WATER MAIN PLAN

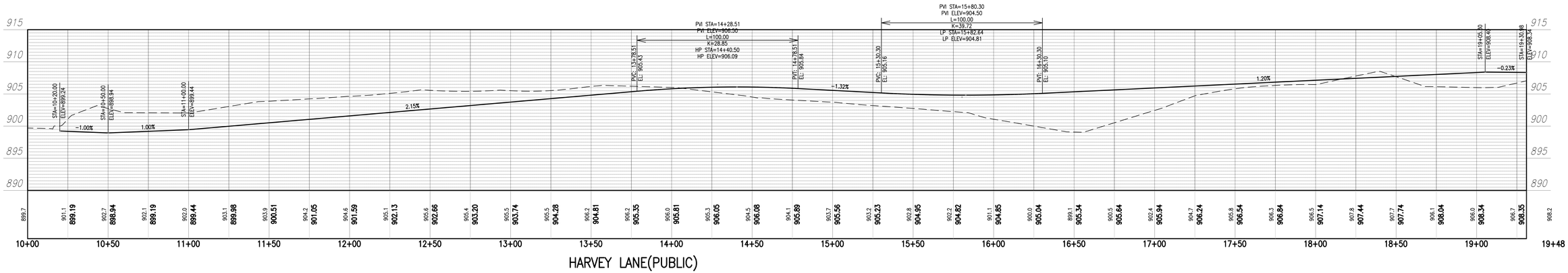
JADE ESTATES OF CRYSTAL LAKE
CRYSTAL LAKE, IL

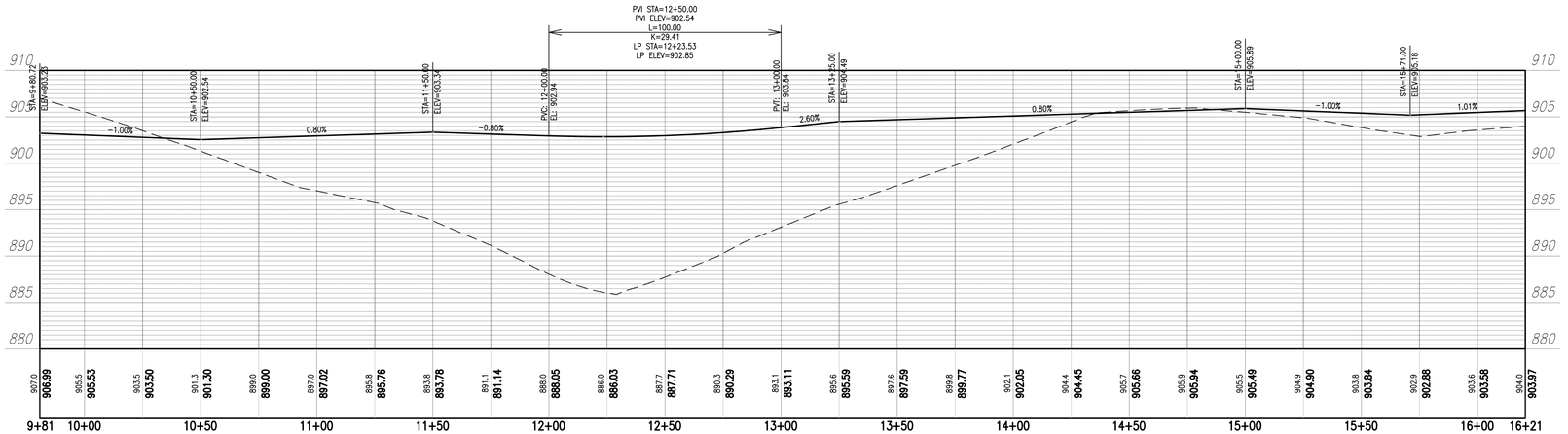
PROJADES
18 EXECUTIVE CT SUITE 2
SOUTH BARRINGTON, IL 60010

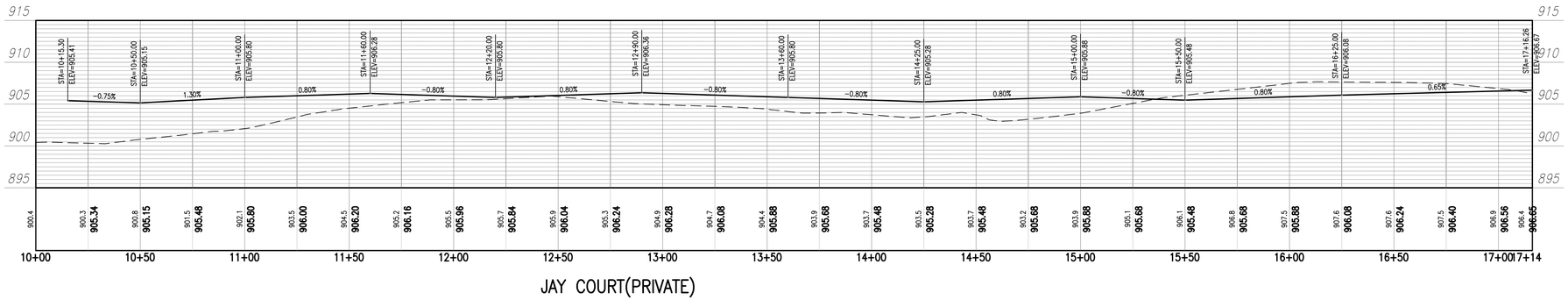
JANUARY 22, 2024
JOB: 23-043

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U1
4 OF 7

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NO.	DATE	REMARKS
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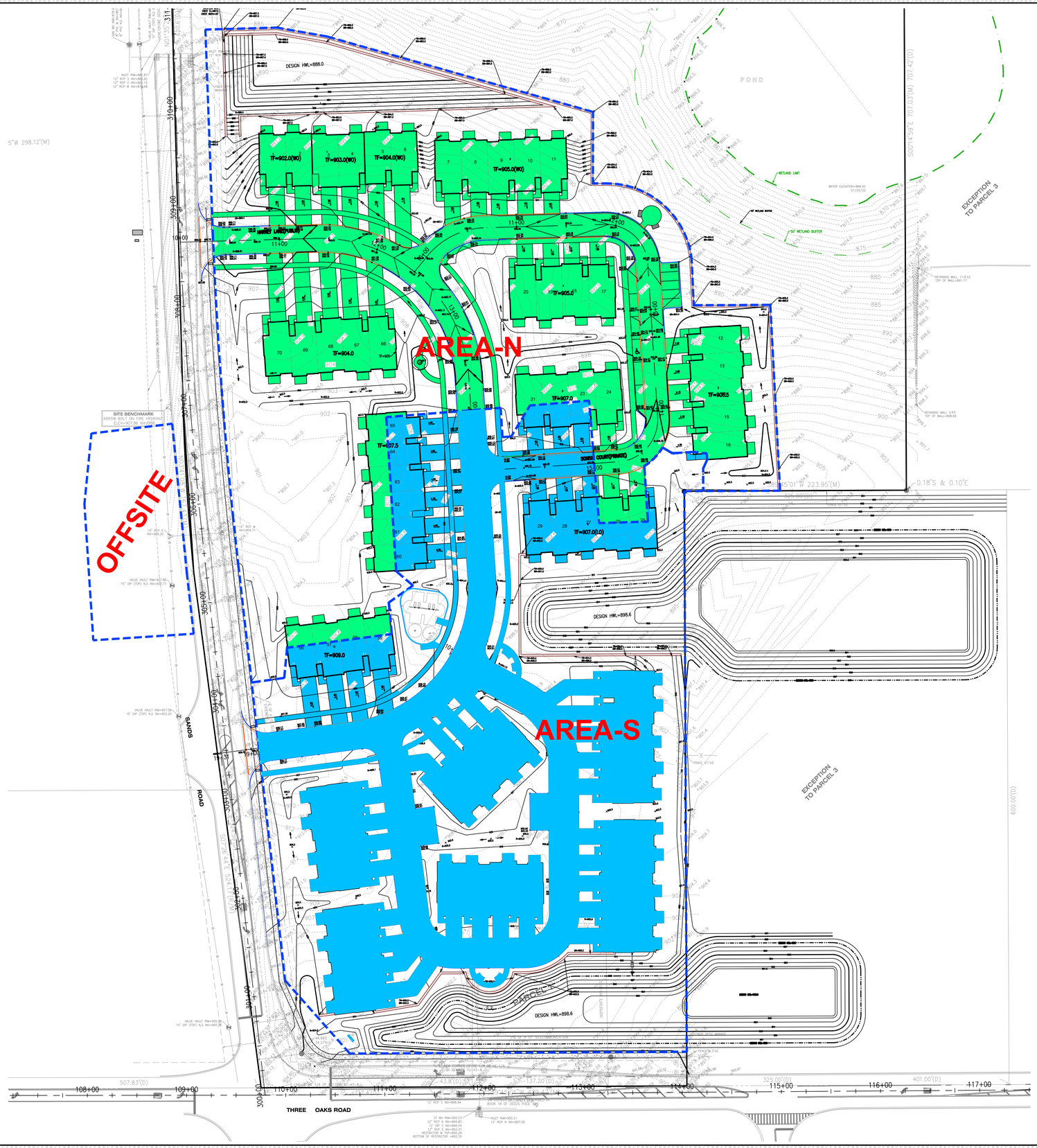
PROFILES - STREETS A, B & C
JADE ESTATES OF CRYSTAL LAKE
CRYSTAL LAKE, IL

PROJADES
18 EXECUTIVE CT SUITE 2
SOUTH BARRINGTON, IL 60010

JANUARY 22, 2024
JOB: 23-043

SHEET:
PP1
5 OF 7

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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

NO.	DATE	REMARKS
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ADVANTAGE
CONSULTING ENGINEERS
1770 RANDALL ROAD, SUITE A #200, GENEVA, ILLINOIS 60134
630-520-2467
www.abcllc.us

PROPOSED
DRAINAGE AREA EXHIBIT

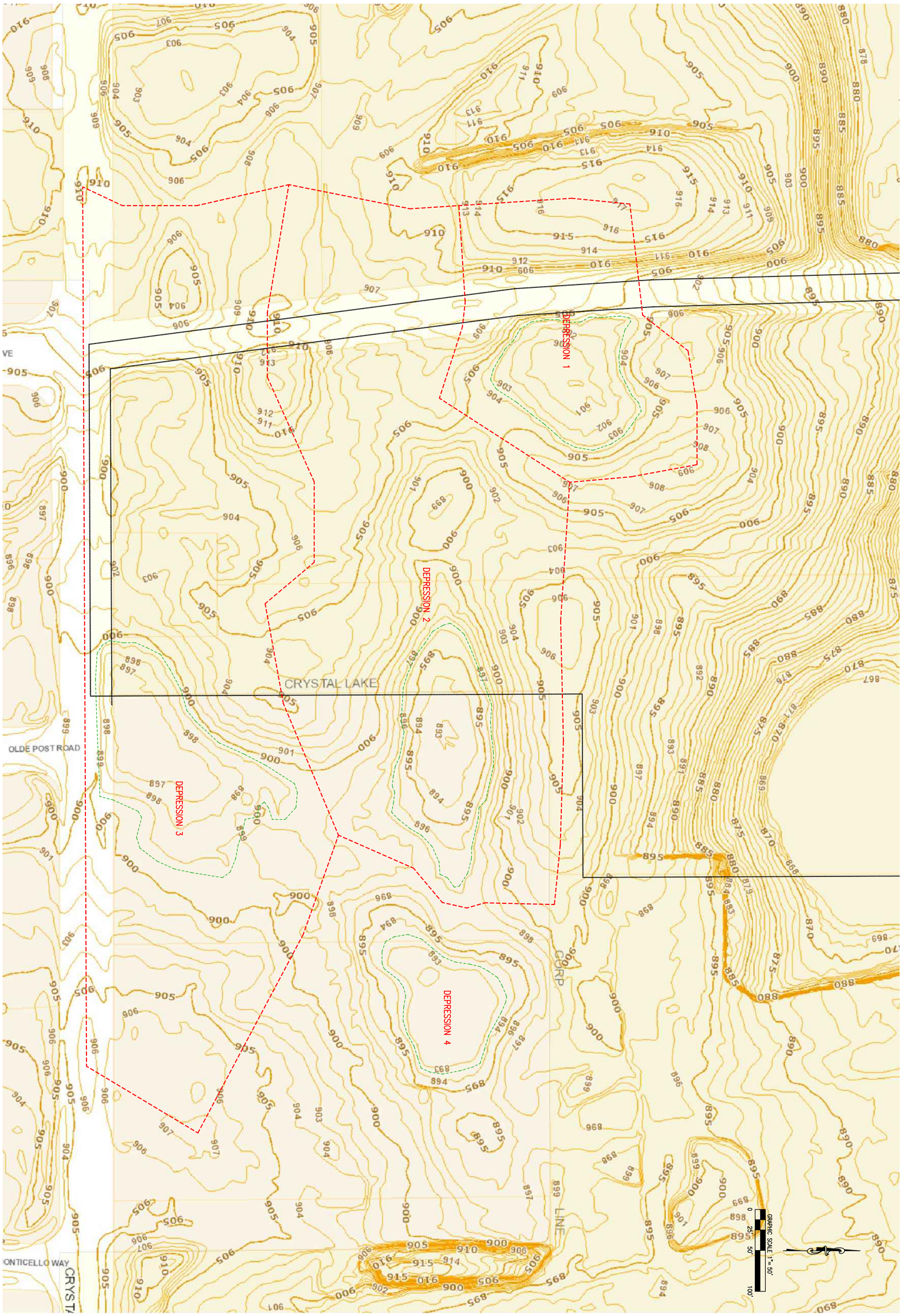
JADE ESTATES OF CRYSTAL LAKE
CRYSTAL LAKE, IL

PROJADES
18 EXECUTIVE CT SUITE 2
SOUTH BARRINGTON, IL 60010

JANUARY 22, 2024
JOB: 23-043

SHEET:
DR1
6 OF 7

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PROJADES
18 EXECUTIVE CT SUITE 2
SOUTH BARRINGTON, IL 60010

JANUARY 22, 2024
JOB: 23-043
SHEET: **DR2**
7 OF 7

EXISTING DRAINAGE AREA EXHIBIT

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

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
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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

Y:\PLATS\2024\0800-0999\240839_V-240839\240839-A-FPS-GRD.dwg-Layout3-1/8/2026 12:13 PM

Agenda Item No: 16

City Council
Agenda Supplement

Meeting Date: August 18, 2026

Item: Proposal Award – Pavement Condition and Assessment Report

Staff Recommendation: Motion to award the proposal for the Pavement Condition and Assessment Report to the most qualified, responsible and responsive proposer, Tiger Eye Engineering, LLC, and adopt a Resolution authorizing the City Manager to execute an agreement with Tiger Eye Engineering, LLC in the amount of $227,560.00 with a 10% contingency for changes in scope and approve warranted completion date extensions

Staff Contact: Matt Farmer, Director of Public Works & Engineering

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Background:
The Public Works and Engineering Division uses multiple tools to assess the condition of infrastructure and plan for appropriate replacement schedules. One of these tools is a pavement condition assessment, conducted by a contractor who scans the roadways using either a laser-based collection tool or Light Detection and Ranging (LiDAR). This process collects data about the state of the roadway, including cracking, potholes, and other condition defects.

The City uses this information to make informed decisions about which roadways need to be resurfaced and what level of funding should be budgeted to maintain an effective roadway resurfacing program. The last time this survey was conducted was in 2021.

Since that time, significant strides have been made in both the quantity and specificity of data that can be collected from a roadway scan, including street sign data, pavement marking locations and condition, utility structure locations such as manholes, and ADA sidewalk ramp locations. In addition, some providers such as Tiger Eye offers sidewalk scanning to provide a condition assessment of walkways in addition to roadways.

Consultant Selection Process:
The Engineering Division followed the City's Purchasing Policy to solicit proposals from consulting engineering firms for pavement condition assessment services for this project. The City received proposals from eight firms: Cyclomedia Technology, Tiger Eye Engineering, Applied Research Associates, Michael Baker International, Applied Pavement Technology, Engineering and Research International, Roadway Management Technologies, and MDS Technologies.

Of these eight proposals, four met the minimum requirements for further evaluation. These firms were Cyclomedia Technology, Tiger Eye Engineering, Applied Research Associates, and Michael Baker International. Following the evaluation of the submitted proposals and a thorough review of each firm's qualifications, it was determined that one firm demonstrated superior expertise and capability to successfully execute the scope of work and employ state of the art LiDAR image capture and analysis.

The results of the ranking process are depicted below:

Pavement and Asset Scanning

Proposal Ranking Excellent = 5 Very Good = 4 Good = 3 Acceptable = 2 Poor = 1 Unacceptable = 0	Committee's Relative Weight of Importance	Tiger Eye Engineering		Cyclomedia Technology		Michael Baker International		Applied Research Associates	
		Rating (0-5)	Weighted Rating	Rating (0-5)	Weighted Rating	Rating (0-5)	Weighted Rating	Rating (0-5)	Weighted Rating
Criteria	(1-10)								
Technical Approach	6	5.0	30.00	4.0	24.00	3.3	20.00	3.3	20.00
Staff Capabilities	7	3.7	25.67	4.7	32.67	3.0	21.00	4.0	28.00
Deliverables Format / Viewer	9	3.0	27.00	5.0	45.00	3.3	30.00	2.3	21.00
Deliverables Quality and Quantity	8	5.0	40.00	3.3	26.67	3.0	24.00	4.7	37.33
Total Weighted Rating	30	122.67		128.33		95.00		106.33	
PROPOSAL RANKING		4.09		4.28		3.17		3.54	
Total Cost		$227,560		$273,814		$268,603		$308,100	
Relative Cost Ranking (Formula) (2.5 = avg. cost, points awarded/deducted for fee compared to avg) Avg. cost = $273,725		2.89		2.46		2.51		2.14	
TOTAL VALUE RANKING =		3.49		3.37		2.84		2.84	

Recommendation:

This contract is being presented pursuant to the request for proposal process. Under this process, the contract is to be awarded to the vendor whose proposal will be the most advantageous to the City. City staff have reviewed the proposals received and determined that the recommended consultant best meets the requirements for the project.

Based on the proposals received, experience, and qualifications noted, it is the recommendation of engineering staff to select Tiger Eye Engineering, LLC, to provide conceptual engineering services for the Pavement Condition and Assessment Report. Funding for this project is included in the 2026 budget.

Votes Required to Pass:

Simple Majority

RESOLUTION

WHEREAS, the City uses scanned pavement condition assessment as a tool to appropriately plan for roadway resurfacing and maintenance; and

WHEREAS, proposals for Pavement Condition and Assessment Report were publicly solicited and reviewed, resulting in a determination that Tiger Eye Engineering, LLC, offered the most advantageous proposal for the City.

NOW THEREFORE BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CRYSTAL LAKE that the foregoing recitals are repeated and incorporated as though fully set forth herein; and

BE IT FURTHER RESOLVED that the City Manager is authorized to execute an agreement between the CITY OF CRYSTAL LAKE and Tiger Eye Engineering, LLC, for Pavement Condition and Assessment Report services in the amount of $227,560.00; and

BE IT FURTHER RESOLVED that the City Manager is authorized to approve change orders for up to 10 percent of the agreement amount and execute warranted contract completion date change orders.

DATED this 18th day of August, 2026.

CITY OF CRYSTAL LAKE, an
Illinois municipal corporation,

By: _____
Haig Haleblian, MAYOR

SEAL:

ATTEST:

_____
Nick Hammonds, CITY CLERK

PASSED: August 18, 2026
APPROVED: August 18, 2026

Draft

TIGER EYE ENGINEERING

COST PROPOSAL

Prepared for:
City of Crystal Lake
ATTN: Paul Walter, Capital Engineering Manager
100 W Woodstock Street
Crystal Lake, IL 60014

From:
Tiger Eye Engineering LLC
1601 S. Providence Rd, 119D
Columbia, MO 65211
217-369-8370 | info@tigereye-eng.com

Date:
8/5/2026

UPDATED: Pavement Condition Assessment and Report - City of Crystal Lake, IL - August 05, 2026

Service	Qty	Unit	Unit Cost	ContractTotal
Project Administration				
Project Initiation, Management, Meetings, and Coordination	1	Fixed	$2,000.00	$2,000.00
Data Collection				
Pavement Condition Data Collection	363.5	Miles (cl)	$104.00	$37,804.00
Data Processing and Analysis				
PCI Rating & Distress Analysis	363.5	Miles (cl)	$25.00	$9,087.50
QA/QC	363.5	Miles (cl)	$5.00	$1,817.50
GIS, Mapping, and Deliverables				
PCI and Pavement Management Planning Database (GIS and PAVER)	1	Fixed	$6,000.00	$6,000.00
Printable PCI Report, Color Coded PCI Map	1	Fixed	$2,000.00	$2,000.00
TEE web-based PCI Visualization Dashboard / Image Viewer				Included
No-install service, includes unlimited licenses for five (5) years of access				

Base Services Total (Lump Sum) **$58,700.00**

Total with all Bid Alt. Services (see below) ~~**$248,390.00**~~

BID ALTERNATES: Pavement Condition Assessment and Report - City of Crystal Lake, IL

Service	Qty	Unit	Unit Cost	ContractTotal	Service Subtotal
A. Signs and Utility Structure Inventory - City Roads					
Sign Inventory and Condition Ratings (incl. Retroreflectivity) - City, County, State	416.5	Miles (cl)	$50.00	$20,825.00	
Custom Utility Structure Inventory and Condition Rating	416.5	Miles (cl)	$40.00	$16,660.00	
Printable Condition/Inventory Report, Color Coded Map	1	Fixed	$2,000.00	$2,000.00	
GIS Deliverables (ESRI-based, PAVER-optimized)	1	Fixed	$2,000.00	$2,000.00	
Integration into TEE Dashboard, Point-Cloud Viewer	1	Fixed	$1,000.00	$1,000.00	
No-install service, includes unlimited licenses for five (5) years of access					
					$42,485.00
B. Pavement Markings - Lines AND Symbols - City Roads					
Inventory and Condition Ratings (incl. Retroreflectivity) - City, County, State Roa	416.5	Miles (cl)	$60.00	$24,990.00	
Printable Condition/Inventory Report, Color Coded Map	1	Fixed	$1,000.00	$1,000.00	
GIS Deliverables (ESRI-based, PAVER-optimized)	1	Fixed	$2,000.00	$2,000.00	
Integration into TEE Dashboard, Point-Cloud Viewer	1	Fixed	$1,000.00	$1,000.00	
No-install service, includes unlimited licenses for five (5) years of access					
					$28,990.00
C. Sidewalk Condition Assessment					
Data Collection and Sidewalk Condition Index (SCI)	364	Miles (cl)	$180.00	$65,520.00	
Includes slope, cross-slope, Tripping Hazards					
Printable SCI Report, Color Coded SCI Map	1	Fixed	$1,000.00	$1,000.00	
SCI and Slope/Trip Hazard Warning GIS Deliverables (ESRI-based)	1	Fixed	$1,000.00	$1,000.00	
Imagery, SCI, and Slope/Trip Hazard Integration into TEE Dashboard, Point-Cloud Viewer	1	Fixed	$1,000.00	$1,000.00	
No-install service, includes unlimited licenses for five (5) years of access					
Enhanced ADA Ramp Dashboard View	364	Miles (cl)	$50.00	$18,200.00	
					$86,720.00
D. LiDAR Data					
LiDAR-based Pavement Attribute Data (Rutting, Surface Geometry)					Included in Base Scope
Printable LiDAR-based Pavement Data Report, Color Coded Map					Included in Base Scope

LiDAR-based Pavement Data GIS Deliverables (ESRI-based, PAVER-optimized)				Included in Base Scope
LiDAR-based Pavement Data Integration into TEE Dashboard				Included with Dashboard
Internation Roughness Index (IRI)	416.5	Miles (cl)	$10.00	$4,165.00
Printable IRI Report, Color Coded IRI Map	1	Fixed	$1,000.00	$1,000.00
IRI Rating GIS Deliverables (ESRI-based, PAVER-optimized)	1	Fixed	$500.00	$500.00
LiDAR Point-Cloud Viewer - User Access				Included in Base Scope
No-install service, includes unlimited licenses for five (5) years of access				Included in Base Scope
LiDAR Point-Cloud Viewer - Data Hosting, 5 Years	5	Years	$1,000.00	$5,000.00
				$10,665.00
E. GIS Additional Services - City Roads				
Surveyed Pavement Edge - Polygon or Shape File Generation - City Roads	416.5	Miles (cl)	$50.00	$20,825.00
Changes to Shapefile / Polygons will be reflected in TEE Dashboard and Point-Cloud Viewer				
				~~$20,825.00~~

General Assumptions: Prices are inclusive of all setup, labor, travel and employee expensives, and all costs associated with the preparation and delivery of the final report, including GIS databases, electronic and hard copies, and data hosting/backup. Pricing includes all actions and items necessary to maintain compliance with all insurance requirements, acquisition of the necessary Business License(s), and any other prerequisites

Agenda Item No: 17

City Council
Agenda Supplement

Meeting Date: August 18, 2026

Item: Sourcewell Purchasing Cooperative Program for Holmatro Extrication Tool Purchase

Staff Recommendation: Motion to adopt a Resolution authorizing the City Manager to approve an agreement with MES Service Company, LLC for the purchase of Holmatro extrication tools in the amount of $179,745.62 through the Sourcewell Purchasing Cooperative Program

Staff Contact: Craig Snyder, Fire Rescue Chief

Background:
The Fire Rescue Department conducted a comparative evaluation of extrication equipment, narrowing the selection down between Holmatro, Hurst, and Amkus battery-powered extrication tools to determine the most effective and reliable equipment for emergency operations. The assessment included operational testing, battery performance, ergonomics, tool balance, and cutting/spreading force capabilities.

The evaluation conducted by the Fire Rescue Department demonstrated that Holmatro provides substantially higher operational performance, greater reliability, and improved ergonomics, making it the better long-term investment for emergency operations. The Amkus tools were not considered as they came in at the highest bid price.

Summary of Findings
• Spreader Force: Holmatro demonstrated a spreading force of 196,708 lbs, exceeding Hurst's 187,940 lbs.
• Performance: Holmatro was able to complete a "no cut" dash lift, while Hurst was unable to perform this task.
• Tool Weight: Holmatro cutter weight: 51.4 lbs vs. Hurst: 55.8 lbs.
• Tool Length: Holmatro cutter length: 35.1 inches vs. Hurst: 39.8 inches.
• Control Design:
    - Holmatro uses a hand-grip control, preferred by the committee for improved stability, especially while wearing gloves.
    - Hurst uses a thumb-press control, which was found to be less favorable under firefighting conditions.
• Handle & Lighting:

- Holmatro: 360-degree handle with an integrated LED light.
- Hurst: 180-degree handle with front-mounted light only.

• Battery Performance: During testing, Holmatro tools required no battery changes, while Hurst required battery replacement.

- Holmatro battery warranty is 5yr vs Hurst 3yr.

• Operational Feel: The committee reported significantly better overall balance, feel, and functionality with Holmatro. Holmatro tools were designed under the guidance of a ergonomics expert. The tools were designed to reduce fatigue and the risk of firefighter injury while using the tools.

• Cutting Performance: While both had similar cutting force ratings, Holmatro made smoother cuts with less tool manipulation than Hurst. Although Hurst may appear more economical ($7,000 cheaper) at initial purchase, Holmatro's proven superior performance, reduced operational interruptions, extended battery warranty, and ergonomic advantages justify selecting Holmatro as the better product for the Department's critical rescue needs. The extended battery warranty negates the price difference between the Holmatro and Hurst tools.

The City has authorized participation in the Sourcewell Cooperative Purchasing Program. SeaWestern partners with Sourcewell to provide discounted contract pricing for firefighting equipment, rescue tools, and accessories to the membership agencies via Sourcewell contract number 020124-SEW. Sourcewell contract 020124-SEW gives access to various to various goods and services, including Holmatro Rescue Tools. MES Service Company, LLC is an approved distributor of Holmatro tools and quoted the City $179,745.62 for Holmatro extrication tools.

The Crystal Lake Rural Fire Protection District will be making up the difference between the $165,000 budgeted by the City in FY 2026 and the $179,745.62 quoted purchase in the amount of $14,745.62.

Recommendation:

It is the staff recommendation to purchase Holmatro extrication tools from MES Service Company, LLC in the amount of $179,745.62 through the Sourcewell Cooperative Purchasing Program.

Votes Required to Pass:

Simple majority

RESOLUTION

BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CRYSTAL LAKE that the City Manager is authorized to execute a contract with MES Service Company, LLC for the purchase of Holmatro extrication tools in the amount of $179,745.62 from the Sourcewell Cooperative Purchasing Program.

Dated this 18th day of August, 2026.

CITY OF CRYSTAL LAKE, an
Illinois Municipal Corporation

By: _____
Haig Haleblian, MAYOR

SEAL

ATTEST:

_____
CITY CLERK

PASSED: August 18, 2026
APPROVED: August 18, 2026

Draft

Contact Us: (425) 821-5858 | Toll Free: (800) 327-5312 | Email: Info@seawestern.com | For Vehicle Sales and Parts Call (509) 453-6527

SeaWestern Fire Fighting Equipment

All categories What are you looking for?

Sourcewell Contract 020124-SEW



SeaWestern is pleased to partner with Sourcewell to provide discounted contract pricing for firefighting equipment, rescue tools & accessories to the membership agencies via Sourcewell contract no. 020124-SEW.

Sourcewell contract 020124-SEW gives access to the following types of goods and services:

- Key Hose Municipal & Wildland Fire Hose
- Elkhart Brass Nozzles, Valves, & Monitors
- Blowhard PPV Fans
- Teledyne FLIR TICs
- Holmatro Rescue Tools
- Blackline Safety Gas Detection
- Solo Rescue Decon Washer
- Circul-Air Extractors & Dryers
- Junkyard Dog Rescue Struts
- Fire Innovations Belts & Harnesses
- Fol-Da-Tank Water Storage
- Fire Hooks Unlimited

- Leatherhead Tools
- Red Head Brass
- Chemguard Foam

For company or contract inquiry please contact:
Troy Enright, Director of Operations
Phone: 360-961-8048
Email: troy@seawestern.com

For quote or product inquiry please contact:
Ryan Muirhead, Product & Pricing Specialist
Phone: 800-327-5312
Email: ryan@seawestern.com

As SeaWestern's mission is to provide Quality Products at a Reasonable Price with Service After the Sale, we look forward to serving you and meeting the needs of your agency!

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SeaWestern Headquarters

12815 NE 124th St

Suite H

Kirkland, WA 98034

SeaWestern History

The SeaWestern family began 40 years ago with the vision of Russell E. Morris and it continues today with Steve Morris running the company.

SeaWestern is a family owned and operated company with over 40 years of experience serving the Pacific Northwest Emergency Services. SeaWestern prides itself on building relationships with the department personnel - like a family, SeaWestern is there when you need us.

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(877) 637-3473

Quote

Quote #	QT2078400
Date	06/04/2026
Expires	09/30/2026
Sales Rep	Huffman, Mike
Shipping Method	FedEx Ground
Customer	CRYSTAL LAKE FIRE RESCUE (IL)
Customer #	C30377

Bill To
CRYSTAL LAKE FIRE RESCUE
Mark Menzel
100 W WOODSTOCK ST
CRYSTAL LAKE IL 60014-4262
United States

Ship To
CRYSTAL LAKE FIRE RESCUE
Mark Menzel
100 W WOODSTOCK ST
CRYSTAL LAKE IL 60014-4262
United States

Item	Alt. Item #	Units	Description	QTY	Unit Price	Amount
159.000.224			Holmatro Next-Gen Series Pentheon Inclined Cutter, PCU50.	6	$10,865.85	$65,195.10
159.000.230			PSP60 Spreader	6	$13,292.24	$79,753.44
159.000.227			Holmatro Next-Gen Series Pentheon Telescopic Ram, PTR50.	1	$9,386.89	$9,386.89
151.000.742			Holmatro Pentheon Series Battery Charger AC; PBCH2	13	$492.61	$6,403.93
151.004.490			BATTERY PBPA288 (IP68).	26	$731.01	$19,006.26

Contact: John Ryan

Subtotal	$179,745.62
Shipping Cost	$0.00
Tax Total	$0.00
Total	$179,745.62

This Quotation is subject to any applicable sales tax and shipping and handling charges that may apply. Tax and shipping charges are considered estimated and will be recalculated at the time of shipment to ensure they take into account the most current information.

All returns must be processed within 30 days of receipt and require a return authorization number and are subject to a restocking fee.

Custom orders are not returnable. Effective tax rate will be applicable at the time of invoice.

QT2078400

Agenda Item No: 18

City Council
Agenda Supplement

Meeting Date: August 18, 2026

Item: 2026 Ambulance Power Load System Purchase

Staff Recommendation: Motion to adopt an Ordinance waiving bidding requirements and authorizing the City Manager to execute an agreement with Stryker Corporation for the purchase of one (1) Stryker Power Load system, one (1) Stryker Power Load Cot, and one (1) Stryker Powered Stair-chair through the Intergovernmental Risk Management Agency's negotiated contract pricing, in the total amount of $101,171.52, with a 5% contingency for unforeseen circumstance

Staff Contact: Craig Snyder, Fire Rescue Chief
Jodie Hartman, Director of Finance

Stryker Power Load System

In 2016, the Fire Rescue Department moved to purchase powered cots and lift systems for our ambulances. It is proposed that the City continue to support this initiative where all new ambulances have installed a Stryker Power Load system along with the associated patient stretcher and powered stair-chair. The Stryker Power Load system effectively eliminates situations where personnel would manually lift a loaded or unloaded stretcher.

The Power Load component is installed in the ambulance and automatically supports the loaded or unloaded stretcher while removing it or loading the stretcher into the ambulance. The Power Load system operates in conjunction with the Stryker Power Pro Stretcher and the system charges the battery for the stretcher while it is loaded in the ambulance. The Stryker Power Load system will only work with the Stryker stretchers. Each of the six (6) City ambulances has a Stryker Power Pro Stretcher. The powered cot and lift systems have a seven-year expected life cycle. This is a request to purchase a replacement cot and powered lifting system to be installed in a newly purchased ambulance. This request will replace a cot and lifting system that was installed in 2016. Replacement of this equipment is warranted due to its age, condition, and necessity for continued safe and efficient emergency medical operations.

The powered stair-chair allows for patient movement up and down staircases without strain on the firefighters. Three (3) of the City ambulances have a powered stair-chair. The new stair-chair will ensure all front-line ambulances have a powered stair-chair.

The contract pricing also includes a seven-year preventative maintenance and warranty policy. This policy covers maintenance including parts, labor, travel, and battery replacement over the seven-year expected life cycle of the devices.

It is not feasible to procure this item through a bid, since there is only one authorized Stryker dealer in our region and the City must use a Stryker power load system with its existing Stryker stretchers. Even though bidding is not an option, the City is receiving the benefit of discounted pricing through the City's insurance carrier, the Intergovernmental Risk Management Agency (IRMA). Additionally, the City will receive $5,500.00 credit for the trade-in of (1) power load system and (1) powered cot.

Recommendation

It is staff's recommendation to waive bidding requirements and authorize the City Manager to execute an agreement with Stryker Corporation for the purchase of one (1) replacement Stryker Power Load system, one (1) replacement Stryker Power Load Cot, and one (1) new Stryker Powered Stair-chair through IRMA's negotiated contract pricing, in the total amount of $101,171.52 with a 5% contingency for unforeseen circumstances. Capital Funds for fiscal year 2026 have been budgeted for this purchase.

Votes Required to Pass

Two-thirds majority vote of Council members holding office (4 affirmative votes, excluding Mayor).

Ord. No.
File

ORDINANCE APPROVING THE WAIVER OF COMPETITIVE BIDDING FOR THE AMBULANCE POWER LOAD SYSTEM

WHEREAS the City relies on power cots, power load systems, and powered stair-chairs to aid in the safe transfer of our patients into the ambulance. Additionally, this equipment assists with a safe working environment for our firefighter paramedics; and

WHEREAS purchase of this equipment is to be installed in the replacement ambulance which is warranted based on age and condition; and

WHEREAS it is not feasible to procure this item through a bid, since there is only one authorized Stryker dealer in our region and the City must use a Stryker power load system with its existing Stryker stretchers; and

WHEREAS the City utilizes purchasing cooperatives and joint bids to combine purchasing power with other government agencies to reduce costs; and

WHEREAS the City is receiving the benefit of discounted pricing through the City's insurance carrier, the Intergovernmental Risk Management Agency (IRMA), and will receive a $5,500.00 credit for the trade-in of (1) power load system and (1) powered cot.

NOW THEREFORE BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CRYSTAL LAKE THAT:

SECTION ONE. Recitals. The foregoing recitals are repeated and incorporated as though fully set forth herein.

SECTION TWO. Stryker Corporation for a Stryker Power Load System.

The City Manager is authorized to execute a Purchase Agreement between the CITY OF CRYSTAL LAKE and Stryker for the purchase of one (1) replacement Stryker Power Load system, one (1) replacement Stryker Power Load Cot, and one (1) new Stryker Powered Stair-chair through the Intergovernmental Risk Management Agency's negotiated contract pricing, in the total amount of $101,171.52, with a 5% contingency for unforeseen circumstances.

Draft

SECTION THREE. Effective Date. This Ordinance shall be in full force and effect after its passage, approval, and publication in pamphlet form in the manner provided by law.

DATED this 18th day of August, 2026.

CITY OF CRYSTAL LAKE, an
Illinois Municipal Corporation,

By:_____
Haig Haleblian MAYOR

SEAL

ATTEST

_____
CITY CLERK

PASSED: August 18, 2026
APPROVED: August 18, 2026

Draft

stryker

1 POWER-PRO 2 COT + 1 POWER-LOAD SYSTEM + 1 XPEDITION CHAIR + TRADES W 7-YR PM/ WARRANTY INCL BATTERIES - IRMA MEMBER

Quote Number:	11335859		
Version:	1	Division:	Medical
Prepared For:	CRYSTAL LAKE FIRE RESCUE	Rep:	John Fischer
	Attn: MARK MENZEL	Email:	john.fischer@stryker.com
	mmenzel@crystallake.org	Phone Number:	
	815-356-3624	Mobile:	(847) 989-4536
Quote Date:	08/04/2026		
Expiration Date:	09/03/2026		
Contract Start:	08/04/2026		
Contract End:	08/03/2033		

Delivery Address		Sold To - Shipping		Bill To Account	
Name:	CRYSTAL LAKE FIRE RESCUE	Name:	CRYSTAL LAKE FIRE RESCUE	Name:	CRYSTAL LAKE FIRE RESCUE
Account #:	20023466	Account #:	20023466	Account #:	20023466
Address:	100 W WOODSTOCK ST	Address:	100 W WOODSTOCK ST	Address:	100 W WOODSTOCK ST
	CRYSTAL LAKE		CRYSTAL LAKE		CRYSTAL LAKE
	Illinois 60014		Illinois 60014		Illinois 60014
Attn:	CRYSTAL LAKE FIRE RESCUE				

Equipment Products:

#	Product	Description	Qty	Sell Price	Total
1.0	639005550001	MTS POWER LOAD	1	$31,869.29	$31,869.29
2.0	650705550001	6507 POWER PRO 2, HIGH CONFIG	1	$34,635.63	$34,635.63
3.0	625705550004	6257 HIGH CONFIG W/GROOVE TRKS	1	$16,043.01	$16,043.01
4.0	650707000002	KIT, ALVARIUM BATTERY, SERVICE	1	$822.50	$822.50
5.0	650700450301	ASSEMBLY, BATTERY CHARGER	2	$1,176.70	$2,353.40
6.0	650700450031	ASSY, BATTRY CHRGR MOUNT PLATE	2	$52.80	$105.60
7.0	650700450102	ASSEMBLY, POWER CORD, NORTH AM	2	$27.30	$54.60
			Equipment Total:		$85,884.03

Trade In Credit:

Product	Description	Qty	Credit Ea.	Total Credit
TR-SPL-PL	TRADE-IN-STRYKER POWER LOAD TOWARDS PURCHASE OF POWERLOAD	1	-$3,500.00	-$3,500.00
TR-SPCOT-PP2	TR-SYK PCOT TO PP2	1	-$2,000.00	-$2,000.00

ProCare Products:

This is not an Invoice

stryker

1 POWER-PRO 2 COT + 1 POWER-LOAD SYSTEM + 1 XPEDITION CHAIR + TRADES W 7-YR PM/ WARRANTY INCL BATTERIES - IRMA MEMBER

Quote Number: 11335859

Version: 1

Prepared For: CRYSTAL LAKE FIRE RESCUE
Attn: MARK MENZEL
mmenzel@crystallake.org
815-356-3624

Division: Medical

Rep: John Fischer

Email: john.fischer@stryker.com

Phone Number:

Mobile: (847) 989-4536

Quote Date: 08/04/2026

Expiration Date: 09/03/2026

Contract Start: 08/04/2026

Contract End: 08/03/2033

#	Product	Description	Qty	Sell Price	Total
8.1	POWERLOAD-PROCARE	Power Load for MTS POWER LOAD *04/01/2026 - 03/31/2032* √ Parts, Labor, Travel √ Preventative Maintenance √ Batteries Service	1	$9,547.20	$9,547.20
8.2	POWERPRO-PROCARE	Power Pro 2 for 6507 POWER PRO 2, HIGH CONFIG *04/01/2026 - 03/31/2031* √ Parts, Labor, Travel √ Preventative Maintenance √ Batteries Service √ Smart Equip. Management	1	$6,249.75	$6,249.75
8.3	XPEDITION-PROCARE	Xpedition Stair Chair for 6257 HIGH CONFIG W/GROOVE TRKS *04/01/2026 - 03/31/2031* √ Parts, Labor, Travel √ Preventative Maintenance √ Batteries Service	1	$4,030.00	$4,030.00

ProCare Total:	$19,826.95

Price Totals:

Estimated Sales Tax (0.000%):	$0.00
Shipping and Handling:	$960.54
Grand Total:	$101,171.52

Comments:

IRMA MEMBER PRICING REFLECTED. 7-YR PM/ WARRANTY WITH BATTERY COVERAGE INCLUDED! XPEDITION CHAIR INCLUDES UPGRADED GROOVED TRACKS! TRADE IN CREDITS FOR 1 OLDER POWER-PRO XT + POWER-LOAD SYSTEM.

This is not an Invoice

stryker

1 POWER-PRO 2 COT + 1 POWER-LOAD SYSTEM + 1 XPEDITION CHAIR + TRADES W 7-YR PM/ WARRANTY INCL BATTERIES - IRMA MEMBER

Quote Number:	11335859		
Version:	1	Division:	Medical
Prepared For:	CRYSTAL LAKE FIRE RESCUE	Rep:	John Fischer
	Attn: MARK MENZEL	Email:	john.fischer@stryker.com
	mmenzel@crystallake.org	Phone Number:	
	815-356-3624	Mobile:	(847) 989-4536

Quote Date:	08/04/2026
Expiration Date:	09/03/2026
Contract Start:	08/04/2026
Contract End:	08/03/2033

Shipping & Handling Includes:
Standard freight, special packaging, semi rigging cranes, labor & delivery of equipment to final location, removal of all packaging, pre-delivery site check, education/training

Terms and Conditions:
Deal Consummation: This is a quote and not a commitment. This quote is subject to final credit, pricing, and documentation approval. Legal documentation must be signed before your equipment can be delivered. Documentation will be provided upon completion of our review process and your selection of a payment schedule. Confidentiality Notice: Recipient will not disclose to any third party the terms of this quote or any other information, including any pricing or discounts, offered to be provided by Stryker to Recipient in connection with this quote, without Stryker's prior written approval, except as may be requested by law or by lawful order of any applicable government agency. A copy of Stryker Medical's terms and conditions can be found at https://techweb.stryker.com/Terms_Conditions/index.html.

Purchase Order Form

Account Manager : John Fischer

Cell Phone : (847) 989-4536

Purchase Order Date : 08-04-2026 17:18:00 -0500

Expected Delivery Date :

Stryker Quote Number : 11335859

Customer PO Number :

Bill To	Customer # : 20023466
Company Name :	CRYSTAL LAKE FIRE RESCUE
Contact or Department :	
Street Address :	100 W WOODSTOCK ST
Addt'l Address Line :	
City, ST, ZIP :	CRYSTAL LAKE, Illinois, 60014
Phone :	

Authorized Customer Initials _____

Sold To / End User	Customer # : 20023466
Company Name :	CRYSTAL LAKE FIRE RESCUE
Contact or Department :	
Street Address :	100 W WOODSTOCK ST
Addt'l Address Line :	
City, ST, ZIP :	CRYSTAL LAKE, Illinois, 60014
Phone :	

Authorized Customer Initials _____

Deliver To	Customer # : 20023466
Company Name :	CRYSTAL LAKE FIRE RESCUE
Contact or Department :	
Street Address :	100 W WOODSTOCK ST
Addt'l Address Line :	
City, ST, ZIP :	CRYSTAL LAKE, Illinois , 60014
Phone :	

Authorized Customer Initials _____

Description	Total
1 POWER-PRO 2 COT + 1 POWER-LOAD SYSTEM + 1 XPEDITION CHAIR + TRADES W 7-YR PM/ WARRANTY INCL BATTERIES - IRMA MEMBER	$101,171.52

Total : $101,171.52

Attachment: Stryker Quote Number : 11335859

Stryker Terms and Conditions
www.strykeremergencycare.com/terms

Purchase Order Form

Accounts Payable Contact Information

Name :

Email :

Phone :

Authorized Customer Signature

Name :

Title :

Signature : _____

Date : _____

Attachment: Stryker Quote Number : 11335859

Stryker Terms and Conditions
www.strykeremergencycare.com/terms

Agenda Item No: 19

City Council
Agenda Supplement

Meeting Date: August 18, 2026

Item: 2027 Ambulance Power Load System Purchase

Staff Recommendation: Motion to adopt an Ordinance waiving bidding requirements and authorizing the City Manager to execute an agreement with Stryker Corporation for the purchase of one (1) Stryker Power Load system, and one (1) Stryker Power Load Cot through the Intergovernmental Risk Management Agency's negotiated contract pricing, in the total amount of $79,793.55 with a 5% contingency for unforeseen circumstances

Staff Contact: Craig Snyder, Fire Rescue Chief
Jodie Hartman, Director of Finance

Stryker Power Load System

In 2016, the Fire Rescue Department moved to purchase powered cots and lift systems for our ambulances. It is proposed that the City continue to support this initiative where all new ambulances have installed a Stryker Power Load system along with the associated patient stretcher and powered stair-chair. The Stryker Power Load system effectively eliminates situations where personnel would manually lift a loaded or unloaded stretcher.

It is recommended that this order be placed in 2026 but delaying delivery and invoicing until 2027. By ordering now, we will be able to take advantage of 2026 pricing and avoid any future price increases. Payment and delivery would take place in 2027.

The Power Load component is installed in the ambulance and automatically supports the loaded or unloaded stretcher while removing it or loading the stretcher into the ambulance. The Power Load system operates in conjunction with the Stryker Power Pro Stretcher and the system charges the battery for the stretcher while it is loaded in the ambulance. The Stryker Power Load system will only work with the Stryker stretchers. Each of the six (6) City ambulances has a Stryker Power Pro Stretcher. The powered cot and lift systems have a seven-year expected life cycle. This is a request to purchase a replacement cot and powered lifting system to be installed

in a newly purchased ambulance. This request will replace a cot and lifting system that was installed in 2016. Replacement of this equipment is warranted due to its age, condition, and necessity for continued safe and efficient emergency medical operations.

The contract pricing also includes a seven-year preventative maintenance and warranty policy. This policy covers maintenance including parts, labor, travel, and battery replacement over the seven-year expected life cycle of the devices.

It is not feasible to procure this item through a bid, since there is only one authorized Stryker dealer in our region and the City must use a Stryker power load system with its existing Stryker stretchers. Even though bidding is not an option, the City is receiving the benefit of discounted pricing through the City's insurance carrier, the Intergovernmental Risk Management Agency (IRMA). Additionally, the City will receive $5,500.00 credit for the trade-in of (1) power load system and (1) powered cot.

Recommendation

It is staff's recommendation to waive bidding requirements and authorize the City Manager to execute an agreement with Stryker Corporation for the purchase of one (1) replacement Stryker Power Load system, and one (1) replacement Stryker Power Load Cot through IRMA's negotiated contract pricing, in the total amount of $79,793.55. Capital Funds for fiscal year 2027 have been budgeted for this purchase.

Votes Required to Pass

Two-thirds majority vote of Council members holding office (4 affirmative votes, excluding Mayor).

Ord. No.
File

ORDINANCE APPROVING THE WAIVER OF COMPETITIVE BIDDING FOR THE AMBULANCE POWER LOAD SYSTEM

WHEREAS the City relies on power cots, power load systems, and powered stair-chairs to aid in the safe transfer of our patients into the ambulance. Additionally, this equipment assists with a safe working environment for our firefighter paramedics; and

WHEREAS purchase of this equipment is to be installed in the replacement ambulance which is warranted based on age and condition.

WHEREAS it is not feasible to procure this item through a bid, since there is only one authorized Stryker dealer in our region and the City must use a Stryker power load system with its existing Stryker stretchers; and

WHEREAS the City utilizes purchasing cooperatives and joint bids to combine purchasing power with other government agencies to reduce costs; and

WHEREAS the City is receiving the benefit of discounted pricing through the City's insurance carrier, the Intergovernmental Risk Management Agency (IRMA), and will receive a $5,500.00 credit for the trade-in of (1) power load system and (1) powered cot.

NOW THEREFORE BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CRYSTAL LAKE THAT:

SECTION ONE. Recitals. The foregoing recitals are repeated and incorporated as though fully set forth herein.

SECTION TWO. Stryker Corporation for a Stryker Power Load System.

The City Manager is hereby authorized to execute an agreement with Stryker Corporation for the purchase of one (1) replacement Stryker Power Load system, and one (1) replacement

Draft

Stryker Power Load Cot through IRMA's negotiated contract pricing, in the total amount of $79,793.55, with a 5% contingency for unforeseen circumstances.

SECTION THREE. Effective Date. This Ordinance shall be in full force and effect after its passage, approval, and publication in pamphlet form in the manner provided by law.

DATED this 18th day of August, 2026.

CITY OF CRYSTAL LAKE, an
Illinois Municipal Corporation,

By:_____
Haig Haleblian MAYOR

SEAL

ATTEST

_____
CITY CLERK

PASSED: August 18, 2026
APPROVED: August 18, 2026

Draft

stryker

1 POWER-LOAD + POWER-PRO 2 W EXT WARRANTIES + TRADE IN CREDITS - IRMA MEMBER

Quote Number:	11351498	Remit to:	Stryker Sales, LLC 21343 NETWORK PLACE CHICAGO IL 60673-1213 USA
Version:	1	Division:	Medical
Prepared For:	CRYSTAL LAKE FIRE RESCUE	Rep:	John Fischer
	Attn: MARK MENZEL	Email:	john.fischer@stryker.com
	mmenzel@crystallake.org	Phone Number:	
	815-356-3624	Mobile:	(847) 989-4536
Quote Date:	08/04/2026		
Expiration Date:	09/30/2026		

Delivery Address		Sold To - Shipping		Bill To Account	
Name:	CRYSTAL LAKE FIRE RESCUE	Name:	CRYSTAL LAKE FIRE RESCUE	Name:	CRYSTAL LAKE FIRE RESCUE
Account #:	20023466	Account #:	20023466	Account #:	20023466
Address:	100 W WOODSTOCK ST	Address:	100 W WOODSTOCK ST	Address:	100 W WOODSTOCK ST
	CRYSTAL LAKE		CRYSTAL LAKE		CRYSTAL LAKE
	Illinois 60014		Illinois 60014		Illinois 60014

Equipment Products:

#	Product	Description	Qty	Sell Price	Total
1.0	639005550001	MTS POWER LOAD	1	$31,869.29	$31,869.29
2.0	650705550001	6507 POWER PRO 2, HIGH CONFIG	1	$34,635.63	$34,635.63
3.0	650707000002	KIT, ALVARIUM BATTERY, SERVICE	1	$822.50	$822.50
4.0	650700450301	ASSEMBLY, BATTERY CHARGER	1	$1,176.70	$1,176.70
5.0	650700450102	ASSEMBLY, POWER CORD, NORTH AM	1	$27.30	$27.30
6.0	650700450031	ASSY, BATTRY CHRGR MOUNT PLATE	1	$52.80	$52.80
			Equipment Total:		$68,584.22

Trade In Credit:

Product	Description	Qty	Credit Ea.	Total Credit
TR-SPL-PL	TRADE-IN-STRYKER POWER LOAD TOWARDS PURCHASE OF POWERLOAD	1	-$3,500.00	-$3,500.00
TR-SPCOT-PP2	TR-SYK PCOT TO PP2	1	-$2,000.00	-$2,000.00

ProCare Products:

#	Product	Description	Qty	Sell Price	Total
9.1	POWERLOAD-PROCARE	Power Load for MTS POWER LOAD	1	$9,547.20	$9,547.20

This is not an Invoice

stryker

1 POWER-LOAD + POWER-PRO 2 W EXT WARRANTIES + TRADE IN CREDITS - IRMA MEMBER

Quote Number: 11351498

Version: 1

Prepared For: CRYSTAL LAKE FIRE RESCUE
Attn: MARK MENZEL
mmenzel@crystallake.org
815-356-3624

Quote Date: 08/04/2026

Expiration Date: 09/30/2026

Remit to: Stryker Sales, LLC
21343 NETWORK PLACE
CHICAGO IL 60673-1213
USA

Division: Medical

Rep: John Fischer

Email: john.fischer@stryker.com

Phone Number:

Mobile: (847) 989-4536

#	Product	Description	Qty	Sell Price	Total
		07/07/2026 - 07/06/2032 √ Parts, Labor, Travel √ Preventative Maintenance √ Batteries Service			
9.2	POWERPRO-PROCARE	Power Pro 2 for 6507 POWER PRO 2, HIGH CONFIG *07/07/2026 - 07/06/2031* √ Parts, Labor, Travel √ Preventative Maintenance √ Batteries Service √ Smart Equip. Management	1	$6,249.75	$6,249.75

ProCare Total:	$15,796.95

Price Totals:

Estimated Sales Tax (0.000%):	$0.00
Shipping and Handling:	$912.38
Grand Total:	$79,793.55

Comments:

IRMA MEMBER PRICING REFLECTED. TRADE-IN CREDITS APPLIED. VALID THRU 9-30-26. DELAY DELIVERY AND INVOICING UNTIL MID JANUARY 2027.

This is not an Invoice

1 POWER-LOAD + POWER-PRO 2 W EXT WARRANTIES + TRADE IN CREDITS - IRMA MEMBER

Quote Number:	11351498	Remit to:	Stryker Sales, LLC 21343 NETWORK PLACE CHICAGO IL 60673-1213 USA
Version:	1	Division:	Medical
Prepared For:	CRYSTAL LAKE FIRE RESCUE	Rep:	John Fischer
	Attn: MARK MENZEL	Email:	john.fischer@stryker.com
	mmenzel@crystallake.org	Phone Number:	
	815-356-3624	Mobile:	(847) 989-4536
Quote Date:	08/04/2026		
Expiration Date:	09/30/2026		

Shipping & Handling Includes:
Standard freight, special packaging, semi rigging cranes, labor & delivery of equipment to final location, removal of all packaging, pre-delivery site check, education/training

Terms and Conditions:
Deal Consummation: This is a quote and not a commitment. This quote is subject to final credit, pricing, and documentation approval. Legal documentation must be signed before your equipment can be delivered. Documentation will be provided upon completion of our review process and your selection of a payment schedule. Confidentiality Notice: Recipient will not disclose to any third party the terms of this quote or any other information, including any pricing or discounts, offered to be provided by Stryker to Recipient in connection with this quote, without Stryker's prior written approval, except as may be requested by law or by lawful order of any applicable government agency. A copy of Stryker Medical's terms and conditions can be found at https://techweb.stryker.com/Terms_Conditions/index.html.

Purchase Order Form

Account Manager : John Fischer

Cell Phone : (847) 989-4536

Purchase Order Date : 08-04-2026 17:13:00 -0500

Expected Delivery Date : 2nd Week in January 2027

Stryker Quote Number : 11351498

Customer PO Number :

Bill To	Customer # : 20023466
Company Name :	CRYSTAL LAKE FIRE RESCUE
Contact or Department :	
Street Address :	100 W WOODSTOCK ST
Addt'l Address Line :	
City, ST, ZIP :	CRYSTAL LAKE, Illinois, 60014
Phone :	

Authorized Customer Initials _____

Sold To / End User	Customer # : 20023466
Company Name :	CRYSTAL LAKE FIRE RESCUE
Contact or Department :	
Street Address :	100 W WOODSTOCK ST
Addt'l Address Line :	
City, ST, ZIP :	CRYSTAL LAKE, Illinois, 60014
Phone :	

Authorized Customer Initials _____

Deliver To	Customer # : 20023466
Company Name :	CRYSTAL LAKE FIRE RESCUE
Contact or Department :	
Street Address :	100 W WOODSTOCK ST
Addt'l Address Line :	
City, ST, ZIP :	CRYSTAL LAKE, Illinois , 60014
Phone :	

Authorized Customer Initials _____

Description	Total
1 POWER-LOAD + POWER-PRO 2 W EXT WARRANTIES + TRADE IN CREDITS - IRMA MEMBER - DELIVER AND INVOICE MID-JANUARY 2027	$79,793.55

Total : $79,793.55

Attachment: Stryker Quote Number : 11351498

Stryker Terms and Conditions
www.strykeremergencycare.com/terms

Purchase Order Form

Accounts Payable Contact Information

Name :

Email :

Phone :

Authorized Customer Signature

Name :

Title :

Signature : _____

Date : _____

Attachment: Stryker Quote Number : 11351498

Stryker Terms and Conditions
www.strykeremergencycare.com/terms

Agenda Item No: 20

City Council
Agenda Supplement

Meeting Date: August 18, 2026

Item: Dissolution of the Water's Edge Business District and Sales Tax

Staff Recommendation: Adopt an Ordinance dissolving the Water's Edge Business District and 1% sales tax

Staff Contact: Kathryn Cowlin, Director of Community Development

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Background:

At the June 3, 2025 City Council meeting the Water's Edge Business District was established. This Business District was a component of the revelopment agreement (RDA) that was approved for the development.

A Business District is an economic development tool for commercial areas. Business Districts can help finance improvements such as building construction, which is not an eligible reimburseable expense for TIF funds. A Business District captures a sales tax from a defined area and the collected funds can be used to pay for or reimburse eligible expenses within that defined area (Business District).

Following the establishment of the district and adoption of the 1% business district sales tax there has not been a desire to utilize this economic development tool by the City or the developer. The 1% business district sales tax has not been activated or collected. Businesses within the district charge the same sales tax percentage as all other businesses within the community.

Request:

To dissolve the Business District for the commercial area of the Water's Edge development and the termination of a 1% sales tax which was adopted but never implemented.

Votes Required to Pass:

A majority vote of the City Council will be required to adopt the attached ordinance dissolving the Water's Edge Business District and repealing the 1% business district sales tax.

Ord. No. ……
File No. ….

The City of Crystal Lake, Illinois

AN ORDINANCE DISSOLVING THE WATER'S EDGE BUSINESS DISTRICT AND TERMINATING THE WATER'S EDGE BUSINESS DISTRICT RETAILERS' OCCUPATION TAX AND SERVICE OCCUPATION TAX

WHEREAS, the City of Crystal Lake (the "***City***") is an Illinois home-rule municipal corporation; and

WHEREAS, on June 3, 2025, the Mayor and City Council of the City ("***Corporate Authorities***") adopted "An Ordinance Designating the Water's Edge Business District and Approving the Water's Edge Business District Plan Pursuant to the Illinois Business District Development and Redevelopment Act" as Ordinance No. 8134, "An Ordinance Imposing a Retailers' Occupation Tax and Service Occupation Tax in the Water's Edge Business District Pursuant to the Illinois Business District Development and Redevelopment Act" as Ordinance No. 8135, and "An Ordinance Creating the Water's Edge Business District Tax Allocation Fund" as Ordinance No. 8136 (collectively, the "***Water's Edge Business District Ordinances***"); and

WHEREAS, to date the City has not collected any taxes pursuant to the Water's Edge Business District Ordinances; and

WHEREAS, the Corporate Authorities of the City have determined that the circumstances that originally necessitated the creation of the Water's Edge Business District (the

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"***Business District***") and the adoption of the Water's Edge Business District Ordinances have changed and that the need for the Business District no longer exist; and

WHEREAS, the Corporate Authorities now hereby find that it is no longer necessary to maintain the Business District or to collect the sales taxes that had been authorized by Water's Edge Business District Ordinances; and

WHEREAS, the Corporate Authorities hereby determine that the best interests of the properties within the Business District, the City, and its residents will be best served by dissolving the Business District as hereinafter provided;

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of Crystal Lake , McHenry County, Illinois, as follows:

Section 1. Recitals. The above recitals and all exhibits attached to this Ordinance are incorporated herein and made a part hereof.

Section 2. Dissolving the Business District and Repealing the Water's Edge Business District Ordinances. The Water's Edge Business District is hereby dissolved, and the Water's Edge Business District Ordinances are hereby repealed. The City Manager shall cause to be taken all actions necessary to effect the dissolution of the Business District, including notification of the Illinois Department of Revenue ("***IDOR***") that the Business District's sales taxes as imposed by the Water's Edge Business District Ordinances have been repealed and terminated.

Section 3. Application of Sales Tax Revenues. To the extent that any sales taxes have been or are in the future collected pursuant to the Water's Edge Business District Ordinances before the IDOR is notified of their termination, such sales tax revenues shall be applied to offset

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any administrative costs incurred by the City in designating, establishing, and dissolving the Business District.

Section 4. Effective Date. This Ordinance shall be in full force and effect after its passage, approval, and publication in pamphlet form in the manner provided by law.

PASSED this ___ day of _____, 2026.

AYES:

NAYS:

ABSENT:

APPROVED this ___ day of _____, 2026.

_____
Mayor

ATTEST:

_____
City Clerk

4902-0867-7058, v. 1

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