

PLAN COMMISSION / ZONING BOARD OF APPEALS AGENDA

Thursday, September 22, 2022 6:30 P.M.

Frankfort Village Hall 432 W. Nebraska Street (Board Room)

- 1. Call to Order
- 2. Roll Call
- 3. Approval of Minutes of September 8, 2022
- 4. Public Hearing: 240 Center Road Oltman Residence (Ref #104) Public Hearing Request: Construction of a new single-family home for the property located at 240 Center Road, zoned R-2, requiring 4 variations. (PIN: 19-09-28-227-013-0000)
- 5. Public Hearing: 21800 S. La Grange Road, Suite B Proposed Pickleball (Ref #105) Public Hearing Request: Special Use Permit for an indoor recreation use in the I-2 (General Industrial) zone district. (PIN: 19-09-28-102-002-0000)
- 6. Public Hearing: 8531 W. Lincoln Highway Oasis Assisted Living (Ref #106) Request: Special Use Permit for an assisted living facility. Other requests: Final Plat of Subdivision (PIN: 19-09-23-300-031-0000).
- 7. Public Comments
- 8. Village Board & Committee Updates
- 9. Other Business
- 10. Attendance Confirmation (October 13, 2022)
- 11. Adjournment

All applicants are advised to be present when the meeting is called to order. Agenda items are generally reviewed in the order shown on the agenda, however, the Plan Commission/Zoning Board of Appeals reserves the right to amend the agenda and consider items in a different order. The Commission may adjourn its meeting to another day prior to consideration of all agenda items. All persons interested in providing public testimony are encouraged to do so. If you wish to provide public testimony, please come forward to the podium and state your name for the record and address your comments and questions to the Chairperson.

MINUTES



MEETING OF VILLAGE OF FRANKFORT PLAN COMMISSION / ZONING BOARD OF APPEALS

September 8, 2022–VILLAGE ADMINISTRATION BUILDING

432 W. NEBRASKA STREET

Call to Order:	Chair Rigoni called the meeting to order at 6:31 PM
Commissioners Present:	Chair Maura Rigoni, Brian James, Will Markunas, Nichole Schaefer, Dan Knieriem
Commissioners Absent:	David Hogan, Jessica Jakubowski
Staff Present:	Director of Community and Economic Development Mike Schwarz, Planner Drew Duffin

Elected Officials Present: None

A. Approval of the Minutes from August 25, 2022

Motion (#1): Approval of the minutes, as presented, from August 25, 2022

Motion by: Knieriem Seconded by: Markunas

Approved: (5-0)

Chair Rigoni swore in any members of the public who wished to speak at the meeting.

B. Public Hearing: 25 Carpenter Street – Kerley Residence (Ref #104)

Drew Duffin presented the staff report.

Chair Rigoni invited the applicant to the podium.

The applicant had nothing to add to the staff report.

Chair Rigoni asked if any of the commissioners had any initial questions for staff or the applicant.

Commissioner Knieriem asked the applicant if there was any plan for expansion to the north.

John Kerley responded no.

April Jackson, owner of 21 Carpenter Street approached the podium. She stated that she never received a Certified Letter. She heard about it from her neighbor. She received an email from Chris Gruba with information about the project. She stated that the plans look great but there is a runoff problem in this area. She stated that there is no storm sewer down Carpenter Street.

Chair Rigoni stated that the PC/ZBA does not review engineering and that the engineering would be reviewed as part of the building permit review.

Ms. Jackson stated that 35 Carpenter has basement flooding. She added that there are a lot of water problems in the area. She added that the area where the Village removed homes had a higher elevation than the homes which remain in that area.

Leah Riley of 30 W. Bowen stated that there is one manhole near her driveway. Once that sewer was put in it helped somewhat. She stated that the applicant is proposing a lovely home and it will increase the values of the homes in the neighborhood.

Chair Rigoni asked if there were any other audience members wishing to speak. There was no response.

Motion (#2): Motion to close the public hearing.

Motion by: Schaeffer Seconded by: James

Approved: (5-0)

Commissioner Knieriem asked if there would be a fence.

John Kerley responded yes, some type of picket fence.

Commissioner Knieriem asked if there was an addition going back to the east.

The applicant responded there would be.

Commissioner Schaeffer stated that this is a typical non-conforming lot, and the proposed front addition would line up with the neighboring properties.

Commissioner James thanked staff for the additional information and said that the presentation slides showing the approximate dimensions of the neighboring building setbacks were very helpful.

Commissioner Markunas stated that the commission reviewed this a lot during the workshop and thanked staff for the additional information.

Chair Rigoni asked staff to make sure that the drainage concern is conveyed to the Building Department.

Mike Schwarz responded that this would be done both in the minutes and verbally.

Commissioner Markunas asked the applicant if there would be any other lot improvements.

John Kerley responded no.

Motion (#3): Recommend that the Village Board approve the request for a variation from Article 6, Section B, Part 1 to reduce the required front yard setback from 30 feet to 10.2 feet in the R-2 Single-Family Residential District located at 25 Carpenter Street in accordance with the submitted plans, public testimony, and Findings of Fact.

Motion by: Schaeffer	Seconded by: Markunas
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Approved: (5-0)

Motion (#4): Recommend that the Village Board approve the request for a variation from Article 6, Section B, Part 1 to reduce the required side yard setback from a total of 25 feet with no less than 10 feet on each side to a total of 19.4 feet with no less than 9.1 feet on each side in the R-2 Single-Family Residential District located at 25 Carpenter Street in accordance with the submitted plans, public testimony, and Findings of Fact.

Motion by: Schaeffer Seconded by: James

Approved: (5-0)

Motion (#5): Recommend that the Village Board approve the request for a variation from Article 6, Section B, Part 1 to increase the maximum allowable lot coverage from 20% to 29% in the R-2 Single-Family Residential District located at 25 Carpenter Street in accordance with the submitted plans, public testimony, and Findings of Fact.

Motion by: Markunas Seconded by: James

Approved: (5-0)

Motion (#6): Recommend that the Village Board approve the request for a variation from Article 6, Section B, Part 2(g)(2) of the Village of Frankfort Zoning Ordinance to permit the use of non-masonry siding on the first floor of an existing home in conjunction with a first-floor addition the R-2 Single-Family Residential District located at 25 Carpenter Street in accordance with the submitted plans, public testimony, and Findings of Fact.

Motion by: Schaeffer

Seconded by: James

Approved: (5-0)

Motion (#7): Recommend that the Village Board approve the Plat of Resubdivision, subject to any necessary technical revisions prior to recording.

Motion by: Markunas Seconded by: Schaeffer

Approved: (5-0)

Chair Rigoni stated that this matter would likely be scheduled for the September 19th Village Board meeting, but the applicant and any interested residents should confirm this with staff or check the Village website for the agenda posting.

C. Public Hearing: 20871 S. La Grange Road – Facen4Ward (Ref #105)

Drew Duffin presented the staff report and clarified the correct motion.

Chair Rigoni invited the applicants to the podium.

The applicant, Kristen Facen, approached the podium and stated she had nothing to add to the staff report.

Chair Rigoni asked if any of the commissioners had any initial questions for staff or the applicant.

Chair Rigoni asked the applicant what the applicant expected average attendance would be for each event.

The applicant responded 50 people.

Chair Rigoni asked about the hours, since the staff report suggested that the venue would be closed on Thursdays.

The applicant responded the business would be open from Monday through Thursday from 10:00 a.m. to 9:00 p.m. and from Friday through Sunday from 10:00 a.m. to 10:00 p.m.

Commissioner Knieriem asked the applicant if there would be an attendant at all times.

The applicant responded yes there would be.

Commissioner Knieriem who are the adjacent neighbors.

Drew Duffin responded that Vibe Nutrition to the east was the only adjacent neighbor at the moment, since the other tenant space to the west is currently vacant.

Commissioner James asked staff if they knew the hours for the adjacent businesses.

Drew Duffin responded that he did not know offhand.

Chair Rigoni asked if there were any other questions or comments from the commission. There was no response.

Chair Rigoni asked if there were any audience members wishing to speak. There was no response.

Motion (#8):Motion to close the public hearing.Motion by: JamesSeconded by: Schaeffer

Approved: (5-0)

Commissioner Markunas asked about the bathroom.

The applicant responded that last time there was only one bathroom but this time there will be two.

Commissioner James asked the applicant to describe the games.

The applicant responded they would have video game consoles such as PlayStation, Xbox, etc.

Commissioner Schaeffer thanked the applicant for the information.

Commissioner Knieriem echoed that comment.

Chair Rigoni mentioned that there was recently another small event venue which came to the Plan Commission in the Downtown area. She asked the commissioners to consider any appropriate or necessary conditions.

Commissioner Markunas stated it was important that they remain consistent.

Commissioner Knieriem stated that soundproofing should be installed up to the ceiling of the building to minimize the amount of noise which might spill over into the neighboring businesses. He also stated that there should be no live entertainment.

Chair stated that the applicants were not seeking a liquor license so there was probably no need for any condition on alcohol.

There was some discussion about a condition regarding the hours of operation.

Commissioner Markunas stated that he did not have an issue with the business hours of operation, since they fall within the Village's allowed hours of operation.

There was some discussion about whether there should be a condition based on what was stated in the business plan narrative. Such a condition would mirror the language in the agreement submitted by the applicant.

There was some discussion about whether the contract in the packet should be a condition. The commissioners agreed that such a condition would be too binding should the applicant ever change their client contract.

Motion (#9): Recommend that the Village Board approve a special use for indoor entertainment (event space) at 20871 S. La Grange Road, in accordance with the reviewed plans, public testimony, and Findings of Fact, with the following conditions:

- 1. Soundproofing on the east and west walls shall be installed to the ceiling of the building.
- 2. Loud music must end by 8:00 p.m. from Sunday through Thursday and by 10:00 p.m. on Friday and Saturday.

Motion by: Markunas Seconded by: Schaeffer

Approved: (5-0)

D. Public Hearing: 10235 W. Lincoln Highway – Opa! (Ref #106)

Mike Schwarz presented the staff report.

Chair Rigoni invited the applicant to the podium to provide a summary of the request.

The architect, Steve Francis of Linden Group Architects, gave a summary. He explained that they submitted revised elevations per the comments they received at the workshop. He also clarified that anytime masonry is added on to an existing structure, the technical term is "veneer," hence the label on the submitted plans. The new brick, shingles, and other architectural details would match with the existing building. The applicant also proposed installing openable windows to allow open air in good weather. The previously proposed deck was changed to a patio to match design of existing patio which was to be enclosed. The light fixtures on the existing patio would be repurposed for the new patio. The applicant had already changed their hours of operation to address parking concerns on-site. Parking congestion was worst during lunch hours, so the idea was that opening in the afternoon would improve parking conditions for the other nearby businesses.

Chair Rigoni asked if any of the commissioners had any initial questions for staff or the applicant.

Commissioner Markunas asked if the applicant would use full size brick for the enclosure.

The architect responded that they would.

Commissioner Schaeffer asked staff if parking requirements could be calculated based on the restaurant's available seating rather than using square footage.

Staff responded that the parking regulations were set by the Zoning Ordinance, and that the calculation for a restaurant is based on square footage and the number of employees. In recent cases, the Plan Commission was made aware of the option to either recommend approval of parking variations or grant parking adjustments based on the available shared or joint parking on-site.

Commissioner Knieriem asked staff if there was a shared parking agreement for the Brookside Commons Office Centre PUD, which Opa! is a part of.

Staff responded that they are not aware of any formal or legal documents for shared parking, but the individual property owners may have documentation given that they all share and maintain the parking lot. Staff also stated that the applicant may know otherwise or be able to provide such documentation. The parking lot is already shared by the various property owners. The Zoning Ordinance provides that where multiple businesses share parking, the Plan Commission may grant parking adjustments if sufficient evidence is presented to them.

Commissioner Knieriem asked whether the shared parking was an informal agreement.

Staff responded that they believe that it is unless documentation can be provided to demonstrate otherwise.

Commissioner Schaeffer asked whether the informal shared parking agreement was only for the spaces within the Brookside Commons Office Centre PUD or for the three parking lots for the Brookside Commons Office Centre PUD, the Brookside Commons West PUD, and the Brookside Office Condos PUD.

Staff responded that based on their research, as far as they can tell, there is no formal agreement for shared parking among the three separately approved PUDs (Brookside Commons office Centre, Brookside Commons West, Brookside Office Condos). Staff believes that the different property owners within the Brookside Commons Office Centre PUD, via their owners'/tenants' association, understand that they collectively share their parking lot. However, staff was unaware of any formal agreement between the three PUDs.

Chair Rigoni asked if there were any comments from the public.

Chime Airere, a local tenant, approached the stand. He expressed his thanks to Opa! for changing its hours of operation. He asked whether the change in hours was temporary or permanent. When the applicant spoke about changing his hours, it sounded like a voluntary decision which could be reversed in the future.

Chair Rigoni responded that there was a condition in the recommended motion which would be bound to the property. That would prevent the applicant from changing his hours back without approval. Any future business would be bound to that condition as well unless the Plan Commission approved it.

Chime thanked the Plan Commission for the clarification and commented that he thought the change in hours was positive.

Motion (#10): To close the public hearing.

Motion by: Schaeffer Seconded by: James

Approved: (5-0)

Chair Rigoni asked the commissioners if they had any comments.

Commissioner Markunas noted that the Plan Commission's main concern at the workshop was parking. He thanked the applicant for changing his hours of operation. Since most of the other businesses in the PUD are medical offices, tend to close around 4:00, and are not open over the weekend, it seems that the parking demands for the different uses would face less overlap.

Commissioner James agreed with Commissioner Markunas' comments regarding the changes in hours. He stated that he assumed the tables on the proposed patio area would only be seasonal. One of the concerns he had was with where snow would be stored in the winter. He believed that some parking spaces would be used for snow storage, which would result in a worse parking situation in the winter. If the patio seating was seasonal, his concerns over winter parking availability were addressed.

The architect noted that most snow was stored in or near the detention pond in front of the building, so very few, if any, parking spaces would be filled with snow.

The applicant, George Karuntzos, echoed the architect's comment and stated that snow is removed quickly so they should not lose any of those spots.

Commissioner Schaeffer stated that she liked that the proposed brick would match the existing brick. She had no issue with parking and seasonal seating.

Commissioner Knieriem asked if when the restaurant opened at 3:00 p.m., whether the applicant expected restaurant patrons right at opening or if the dinner rush would not begin until later in the evening.

The applicant responded that staff arrived at 2:30 p.m., but that the restaurant didn't get busy until around 5:00 p.m., or sometimes earlier in the colder months. He noted that he lost a lot of business in recent weeks changing the opening hours to 3:00 p.m. It would not be viable to open later than 3:00 p.m.

Commissioner Knieriem asked if the applicant had experienced any financial loss from opening later.

The applicant stated that changing his hours was a gamble, but it may balance out in the long run. Having the additional patio seating may help make up the difference.

Commissioner Knieriem asked if the applicant's restaurant was full on the weekends for dinner and what are the current wait times?

The applicant responded that they were full lately, with an average 40-minute wait time on the weekends. It was about a 2 hour wait on the weekends over the past winter. The proposed outdoor seating would help meet demand during the weekends during the nonwinter months.

Commissioner Knieriem noted that many downspouts on the restaurant were disconnected, which could cause water damage.

The applicant said he had never seen an issue and that he was unaware of the disconnections.

Commissioner Knieriem stated he was there a few days prior, and he believed water was able flow openly over the property because of the disconnections. There may be some long-term damage the applicant couldn't see.

The applicant noted that the previous owner took bad care, and that he had done a lot of work to clean it up. Returning to hours of operation, the applicant asked if he would be able to open the restaurant earlier for special occasions or events.

Chair Rigoni stated that based on the way the suggested motion was written in the staff report, the condition for hours of operation was for every day of the week. She believed that the condition should be a discussion point since there was room for flexibility on the weekends. She noted that she was puzzled by the design of the PUD, and that it seemed like the properties in question were not initially intended to be used as a restaurant. She appreciated the later opening time but wished that the outdoor seating and the major PUD change could be voted on as separate motions. The Plan Commission had discussions with other applicants in the past who were adamantly told to make no additions to their spaces which would make parking worse. She felt like the proposed outdoor patio seating was pushing the line. She understood where the applicant was coming from, but the Plan Commission needed to be consistent in its recommendations. The enclosure was a different mater, since the seating area already existed, but the inclusion of the additional outdoor seating on the patio was something that she struggled with. She asked the commissioners if they felt they could regulate the later opening hours to only include a limitation on weekdays and allow the applicant flexibility on the weekend.

Commissioner Knieriem noted that the applicant was not asking for it, but that he was willing to make that change.

There was some discussion on the wording of the condition.

Commissioner Knieriem asked whether there was any need to limit the hours on the weekend, or whether they should not mention the weekend in their condition at all.

Chair Rigoni responded that they would give that flexibility to the owner by not mentioning the weekend. She asked if there were any other comments.

There were none.

Chair Rigoni asked staff to verify that the proposed brick was full-sized, and not just a veneer in the sense of a thin layer on top of the main structure.

The project architect confirmed the brick veneer would be full-sized. They asked if the Plan Commission was comfortable with veneer note on plans, knowing that the architect said they intended to use full bricks.

Chair Rigoni stated she was comfortable with that. She asked the other commissioners their opinions.

There was general agreement among the other Commissioners

Chair Rigoni asked if there were any other comments.

There were none.

Motion (#11): Recommend to the Village Board to approve the Major PUD Change to Brookside Commons, in accordance with the reviewed plans and public testimony, conditioned on final engineering approval and that the restaurant shall not open before 3:00 p.m., Monday through Friday.

Motion by: Knieriem Seconded by: Schaeffer

Approved: (4-1, Chair Rigoni voted no)

Chair Rigoni stated that she only voted no because of the proposed patio and additional seating. If the patio was a separate motion from the enclosure, she would have voted in favor of the applicant.

E. Public Comments

There were none.

F. Village Board & Committee Updates

Schwarz noted that the following matters that previously came before the PC/ZBA were approved by the Village Board at its meeting on September 6:

• Little Caesars Special Use Permit for a carry-out restaurant at 20245 S. La Grange Road – the ordinance was approved.

G. Other Business

Chair Rigoni asked why people at the Brookside Commons PUD parked in areas that were not designated as parking spots. She stated that the situation was getting out of hand.

Mike Schwarz noted that he had been in contact with the property owner to the east of Opa! and would bring his application to the Plan Commission as a workshop in the near future. The property owner has been made aware of the problem of people parking on his property illegally and was told to stop it. Staff would remind him of the issue.

H. Attendance Confirmation (September 8th, 2022)

Chair Rigoni asked the Commissioners to notify staff if they will not be in attendance on September 22nd, and to notify staff once they knew they could not attend.

Motion (#12): Adjournment 8:10 P.M.

Motion by: Schaeffer Seconded by: Knieriem

Unanimously approved by voice vote.

Approved September 22nd, 2022

As Presented_____ As Amended_____

_____/s/ Maura Rigoni, Chair

_____/s/ Secretary

Planning Commission / ZBA

FRANKFORT

September 22, 2022

Project:	Oltman Residence
Meeting Type:	Public Hearing
Request:	Four (4) Variances for proposed single-family home
Location:	240 Center Road
Applicant:	Gander Builders
Prop. Owner:	Dustin Oltman
Representative:	Jarrett Lecas

Site Details

Lot Size:	38,350 sq. ft. (0.88 acres)
PIN:	19-09-28-227-013-0000
Existing Zoning:	R-2
Proposed Zoning:	N/A
Buildings / Lots:	1 house w/ attached garage
Proposed house:	3,493 square feet
Building Height:	31' 1 ¼"

Figure 1. Location Map



Adjacent Land Use Summary:

	Land Use	Comp. Plan	Zoning
Subject Property	Residential	Single-Family	R-2
North	Residential	Single-Family	R-2
South	Residential	Single-Family	R-2
East	Residential	Single-Family	R-2
West	Residential	Single-Family	R-2

Project Summary

The applicant, Jarrett Lecas, seeks to construct a 3,493 square-foot house on the vacant property at 240 Center Road for the Oltman family. A house formerly existed on this site but has since been demolished and cleared.

The proposed house would require four (4) variances:

- To permit non-masonry siding that covers less than 100% of the 1st floor. The applicant is proposing a mixture of three primary materials, including 4" Hardie Board lap siding (wood composite), ChamClad (PVC with wood appearance) siding and painted white brick.
- Metal roofs are not permitted on single family homes except as accent features, such as roof areas above bay windows. The applicant is proposing a mix of metal and shingle roof material over the primary structure.
- 3. To permit a driveway serving a side-loaded garage to be located 1' from the side property line, whereas 4' is required.
- 4. To permit a driveway serving a side-loaded garage to have a turning radius of 25', whereas 26' is required.

Attachments

- 1. Location Maps, prepared by staff (VOF GIS) scales 1:2,500 and 1:1,000
- 2. Plat of Survey of existing site, prepared by Studnicka and Associates, Ltd. dated 12/17/15
- 3. Color rendering of front building elevation with primary materials listed, received September 15, 2022
- 4. ChamClad informational brochure from Internet
- 5. Chamclad warranty brochure from Internet
- 6. Email from applicant (website for ChamClad), September 7, 2022
- 7. Variance findings of fact, submitted by applicant
- 8. PC-ZBA meeting minutes excerpt from August 25, 2022 (workshop meeting)
- 9. Photographs of property, taken by staff on August 17, 2022
- 10. Site Plan, received by staff on September 1, 2022
- 11. Elevation drawings, received by staff on September 15, 2022
- 12. Floorplans, received by staff on July 7, 2022

Analysis –

Background:

A workshop was held on this project on August 25th, 2022. At that time, three (3) variances were sought for a side yard setback, 1st floor building materials and a metal roof on the primary structure. At the time, the Plan Commission had concerns regarding the side yard setback and the appearance and longevity of the proposed metal longboard siding. An excerpt of the meeting minutes from the workshop have been included with this report.

In response to the concerns raised during the workshop, the plans were revised, moving the house further back on the lot approximately 19' to allow for the required 10' side yard setback. However, the driveway was shifted to the south, and is now 1' away from the south side property line, whereas 4' is required for driveways that serve side-loaded garages, requiring a variance. The driveway also has an undersized turning radius. Driveways serving side-loaded garages must have a minimum turning radius of at least 26', whereas 25' is provided, requiring another variance.

The original variances for 1st floor building materials and roofing materials have remained. However, the workshop plans illustrated 6" metal longboard siding, which has since been replaced by "ChamClad" siding with a faux wood finish, which is a high-grade PVC siding. The originally requested Hardie Board siding remains unchanged. A copy of the manufacturer specifications for the ChamClad siding have been included with this report. Physical building samples will also be provided at the public hearing.

	R-2 Single-Family Detached Residential District Requirement	Subject Property	Comments
Minimum Lot Size	15,000 SF	38,350 SF	Conforming
Minimum Lot Width	100′	100'	Conforming
Minimum Lot Depth	150'	370.4'	Conforming
Minimum Required Yards (Setbacks)	 30' front Total 25'; min. 10' on either side 30' rear 	 59.6' front 10.1' & 26' sides 245' (+/-) rear 	Complies
Maximum Height	35'	31' 1.25"	Complies
Maximum Lot Coverage	20% (for a two-story house)	4.6% (1,756 SF)	Complies
Maximum Impervious Coverage	40%	>40%	Complies
Maximum Rear Yard	30%	0%	Complies

Table of Dimensional Requirements:

Coverage			
Minimum Gross Floor Area	2,600 SF (for a two- story)	3,493 SF	Complies
Minimum Basement Size	80% of the ground floor	100%	Complies

General comments regarding revised plans:

Staff offers the following points for discussion:

- The R-2 zone district requires a minimum lot size of 15,000 square feet, 100' width and 150' depth. The existing lot is 38,350 square feet in area, 100' wide and approximately 370.4' deep and is therefore conforming regarding lot size and width. The lot does narrow slightly toward the middle of the lot, to 98.3' wide, before flaring out to 110' wide along the rear property line. The house is located near the narrowest point of the lot.
- 2. The Zoning Ordinance requires that all houses in the R-2 zone district provide a 10' minimum side yard setback (total of 25' on both sides). The proposed house would be constructed 10.1' from the north side property line and 25.5' from the south side property line, meeting this requirement.
- 3. The Zoning Ordinance requires that all houses in the R-2 zone district have the 1st floor <u>entirely</u> constructed of masonry (Article 6, Section B, Part 2 (g)(2)). The proposed house would be constructed of three primary materials: ChamClad siding (PVC with faux wood finish), 4" Hardie Board lap siding (wood composite) and painted brick, requiring a variance. The proposed ChamClad siding has a treated surface that closely resembles natural wood. To staff's knowledge, this material has not been used on new construction in Frankfort.
- 4. The Zoning Ordinance prohibits metal roofs on single-family homes except for accent features above bay windows (Article 6, Section B, Part 4 (i)). The proposed house would have both a metal roof and shingled roof over the primary structure, requiring a variance. The metal vs. shingle material is about an even split.
- 5. The Zoning Ordinance requires that all garages *over* 3 cars in size be side-loaded. The proposed 4-car garage is side-loaded to comply with this requirement. The garage itself is 1,134 square feet in area.
- 6. The Zoning Ordinance permits a maximum lot coverage of 20% for two-story homes in the R-2 zone district. The proposed house with attached garage amounts to 1,756 square feet, which is approximately 4.6% of the lot, complying with this requirement. There are two existing accessory structures (a shed and a barn) measuring 257 SF and 496 SF, although these are proposed to be demolished. If these structures remained after the house was constructed, the lot coverage would be approximately 6.5%.
- 7. There would be five (5) trees removed to construct the new house. Of these trees, four (4) are classified as "preservation trees" per the Landscape Ordinance, including three hackberry trees (42", 8", 8" diameters) and one oak tree (6" diameter). Preservation trees must be mitigated on-site at a 1":1" ratio of tree caliper (non-preservation trees can be removed without penalty). Preservation trees must be replaced with one of the "overstory tree" species as listed in Appendix A of the Landscape Ordinance. Replacement trees shall be at least 2.5" caliper size upon planting. In this instance, a total of 64" of tree diameter would be removed and need to be replaced on-site. If the applicant chooses to plant new trees that are 2.5" in diameter, a total of 26 trees would need to be planted on-site. If trees larger than 2.5" caliper were planted, the total number of replacement trees would be less. The site plans do not illustrate the location, type and size of any replacement trees.

Page 11 of the Landscape Ordinance states that "Village staff may vary the number of replacement trees required depending on the desirability of the existing tree". Staff has included site photos of the trees that would be removed. If the Plan Commission is of the opinion that any of the preservation trees do not

need to be replaced, in whole or in part, staff asks that this be noted during the public hearing. For example, the Plan Commission could recommend to staff that only 32" of tree diameter replacement is needed instead of 64" based upon the desirability of the existing trees. In absence of any recommendation from the Plan Commission, staff intends to require the total tree replacement as per the Landscape Ordinance and will request a tree planting plan from the applicant prior to the issuance of a building permit.

Standards for Variations

For reference during the public hearing, Article 3, Section B, Part 3 of the Village of Frankfort Zoning Ordinance lists "findings" or "standards" that the Zoning Board of Appeals must use to evaluate every variation request.

- a. The Zoning Board of Appeals shall not vary the provisions of this Ordinance as authorized in this Article 3, Section B, unless they have made findings based upon the evidence presented to it in the following cases:
- 1. That the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone;
- 2. That the plight of the owner is due to unique circumstances;
- 3. That the variation, if granted, will not alter the essential character of the locality.
- b. For the purpose of supplementing the above standards, the Zoning Board of Appeals, in making this determination, whenever there are practical difficulties or hardships, shall also take into consideration the extent to which the following facts, favorable to the applicant, have been established by the evidence:
- 1. That the particular physical surroundings, shape or topographical conditions of the specific property involved will bring a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations was carried out;
- 2. That the conditions upon which the petition for variation is based would not be applicable, generally, to other property within the same zoning classification;
- 3. That the purpose of the variation is not based exclusively upon a desire to make more money out of the property;
- 4. That the alleged difficulty or hardship has not been created by any person presently having an interest in the property;
- 5. That the granting of the variation will not be detrimental to the public welfare or unduly injurious to other property or improvements in the neighborhood in which the property is located;
- 6. That the exterior architectural appeal and functional plan of any proposed structure will not be so at variance with either the exterior architectural appeal and functional plan of the structures already constructed, or in the course of construction in the immediate neighborhood or the character of the applicable district, as to cause a substantial depreciation in the property values within the neighborhood;
- That the proposed variation will not impair an adequate supply of air to adjacent property, substantially increase the danger of fire, otherwise endanger the public safety or substantially diminish or impair property values within the neighborhood.

Affirmative Motions -

- 1. Recommend the Village Board approve the variance request for first-floor building materials to allow non-masonry siding on the property located at 240 Center Road, in accordance with the reviewed plans, public testimony and Findings of Fact.
- 2. Recommend the Village Board approve a variance from Article 6, Section B, Part 4 (i) to permit a metal roof on a residential structure, in accordance with the reviewed plans, public testimony and Findings of Fact.
- 3. Recommend the Village Board approve a variance from Article 6, Section B, Part 2(i) to permit a driveway serving a side-loaded garage to be 1' from the side property line, whereas 4' is required, in accordance with the reviewed plans, public testimony and Findings of Fact.
- 4. Recommend the Village Board approve a variance from Article 5, Section D, Part 3(b) to permit a driveway serving a side-loaded garage to have a turning radius of 25', whereas 26' is required, in accordance with the reviewed plans, public testimony and Findings of Fact.

240 Center Road - Proposed House (variances)





240 Center Road - Proposed House (variances)



0	50	100	200
			Feet













EXTERIOR & INTERIOR WALLS, SOFFIT, CEILING & TRIM



for more information contact us at **info@chamclad.com**

THE CHAMCLAD WAY

Chamclad exterior and interior walls, soffit and ceiling panels are transforming architectural design and building practices across North America.

Our Canadian made product is designed to be the ideal choice for applications requiring durability, low maintenance and easy installation – with no special tools required. Our films have 35 years proven performance in the EXTERIOR industry and offer the most realistic woodgrains, metallic, and anodized finishes in the market. Additional benefits include superior UV protection and weathering resistance, colour stability, low heat buildup, and scratch and graffiti resistance.



CEILING & INTERIOR WALLS



1 PANEL 2 LOOKS U-CHANNEL, V-GROOVE



6" INTERIOR WALL AND CEILING PANELS 9', 12', 14', 20', 30' LENGTHS



4" INTERIOR WALL & CEILING PANEL 12' & 20' LENGTHS



12" INTERIOR WALL & CEILING PANELS SEAMLESS PROFILE 12' & 20' LENGTHS



2PC INTERIOR CROWN MOLD 10' LENGTHS



INSIDE CORNER TRIM 12' & 20' LENGTHS



2 PC INTERIOR WALL & CEILING FINISH TRIM PANEL 12' & 20' LENGTHS



2PC 1.5" OUTSIDE COR-NER TRIM (SMALL FACE) 12' & 20' LENGTHS



UNIVERSAL J TRIM PVC: 12' & 20' LENGTHS



1.5" 2PC. H TRIM PVC: 12' LENGTHS



F TRIM 12' LENGTHS

EXTERIOR WALL & SOFFIT CLADDING SYSTEM



1 PANEL, 2 LOOKS U-CHANNEL, V-GROOVE



6" EXTERIOR 1/2" WALL PANEL 12', 20', 30' LENGTHS



12" EXTERIOR 3/8" WALL & SOFFIT PANEL SEAMLESS PROFILE 12' & 20' LENGTHS



4" & 6" VENTED SOFFIT 6" AVAILABLE IN 12', 14', 20' 4" AVAILABLE IN 12', 20'



4" SOFFIT PANEL - SOLID 12' & 20' LENGTHS



6" SOFFIT PANEL -SOLID 9', 12', 14', 20', 30' LENGTHS



SOFFIT AND 12" SIDING 2PC FINISH TRIM 3/8" PANEL 12' & 20' LENGTHS



6" SIDING 2PC FINISH TRIM 1/2" PANEL 12' & 20' LENGTHS



45 DEGREE BAY WINDOW EXTERIOR TRIM 12' & 20' LENGTHS



* 6" SIDING 2PC TERMI-

NATION FINISH TRIM 1/2"

PANEL 12' & 20' LENGTHS

2PC 1.5" OUTSIDE COR-NER TRIM (SMALL FACE) 12' & 20' LENGTHS



2PC H TRIM 2.75" FACE 12' & 20' LENGTHS



INSIDE CORNER TRIM 12' & 20' LENGTHS





1.5" 2PC H-TRIM SOFFIT

PVC 12' LENGTHS

2PC 2.5" OUTSIDE CORNER TRIM (LARGE FACE) USE WITH PANEL LENGTHS GREATER THAN 20'



UNIVERSAL J TRIM 12' & 20' LENGTHS



2PC 3.5" EXTERIOR WALL FINISH TRIM 12' LENGTHS



* STARTER STRIP 12' & 20' LENGTHS

* THESE TRIMS AVAILABLE IN ALUMINUM, PVC OR PVC/ALUM COMBINATION IN 12', 20' LENGTHS

CUSTOM LENGTHS AVAILABLE

STOCK COLOURS



CONTACT US FOR MORE AVAILABLE COLOURS



12

Tim

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THE CHAMCLAD ADVANTAGE

TESTING

- ✓ ICCES ESR 4560
- ✓ CCMC 14323-R
- ✓ ASTM D696-16
- ✓ ASTM D635-18
- ✓ CAN/CGSB 41.24.-95
- ✓ CAN/ULC S102-2018

ES

- ✓ ASTM G154-16
- ✓ ASTM D790

✓ ASTM G155

- ✓ ASTM E330/E330-14
- PROCEDURE B Q50<0.85
- ✓ RILEM TC -127-MS
- (ACID RAIN)
- ✓ CAN/ULC S134
- ✓ NFPA 285

✓ NFPA 268

- ✓ LEED Compliant
- ✓ Made in Canada from 100% recycled PVC
- ✓ 50 Year Warranty
- ✓ Canada and US Distribution
- ✓ UV Protected
- ✓ Impervious to Water Absorption, Bacteria and Mold
- ✓ Low Maintenance
- ✓ Easy to Install, No Special Tools Required, Lightweight
- ✓ High Impact Resistance
- ✓ Short Lead Times
- ✓ One Profile Gives Two Looks: V-Groove and U-Channel



10235 184 St NW Edmonton AB T5S 2J4 780-454-4430







May 11, 202





WARRANTY

Exterior and Interior Cladding

info@chamclad.com Chamclad.com 780-456-4430

November 25, 2021



COVERAGE UNDER THIS WARRANTY

Chameleon Wrapping and Lamination Ltd. ("Chameleon") is pleased to offer a 50-Year Limited Warranty on its ChamClad® line of PVC siding, cladding and accessories (the "product"), on the terms and conditions set out herein (the "Warranty").

Chameleon warrants the product will be free from initial manufacturing defects in material or workmanship ("initial defects") for a period of 50 years from the date of purchase. Provided the product has been stored and installed according to ChamClad® installation instructions, the product is warranted for a period of 50 years (as prorated as set out below) against warping, blistering, and peeling ("technical failure"), subject to the limitations contained herein.

The product, like all materials, will experience some degree of discolouration due to age, sun exposure, and other environmental conditions. Provided the product has been stored and installed according to ChamClad® installation instructions, Chameleon further warrants the product against unreasonable discolouration for a period of 15 years from the date of purchase (subject to the limitations contained herein). In the event a claim is brought under the Warranty for unreasonable discolouration, Chameleon, in its sole discretion, will determine whether the degree of discolouration or fading is unreasonable or excessive, having regard to the factors set out below.

In the event of initial defects, technical failure or unreasonable discolouration covered by the Warranty, Chameleon will, at its sole discretion, repair, restore or replace the product in accordance with the claims provisions set out below. Chameleon's responsibility is limited to the product only. Coverage for installation and labour costs will be determined by Chameleon on a case-by-case basis, at Chameleon's sole discretion, and unless otherwise agreed by Chameleon in writing, all labour and installation costs are the sole responsibility of the homeowner. The warranty on the repair or replacement product will be limited to the unexpired term of the Warranty for the product which was repaired or replaced.

The Warranty extends to the original purchaser(s) of the product. The Warranty shall terminate upon the sale of the property or the death of the original purchaser(s)/homeowner(s), unless the Warranty is transferred to a new owner by applying to Chameleon in writing (as more particularly set out herein) within 60 days following the sale. Failure to transfer the Warranty to a new owner in strict compliance herewith shall result in the balance of the Warranty period being forfeited.

The right to transfer the Warranty is limited to individual homeowners only and under no circumstances shall any transfer be deemed to extend or renew the warranty period, which in all cases shall be a maximum of 50 years. In the case of corporations, governmental agencies, trusts, religious organizations, schools, condominiums, or cooperative housing, the Warranty is non-transferable, except by a builder to the home purchaser in the event of a new home build.

Should any of the product be determined by Chameleon to have any manufacturing defects or suffer technical failure, Chameleon, in its sole discretion, shall determine whether to replace, restore, or repair and return said product to the homeowner via the authorized ChamClad® retailer/distributor.

To start a claim, a Warranty Claim Form can be filled out and sent to Chameleon. If there are any questions, please contact Chameleon's customer service at 1 (780) 454 4430 or at info@chamclad.com.

The product is not warranted for suitability of use in all situations. It is the sole responsibility of the purchaser to determine the suitability, effectiveness, and safety of any particular use or application of the product. As building code regulations and conditions vary from area to area, each purchaser should consult local building and safety codes for specific requirements, and qualified exterior contractors to determine the suitability.

EXCLUSIONS AND LIMITATIONS UNDER THIS WARRANTY

Chameleon's obligations and liability under the Warranty are expressly conditional upon and subject to the following:

- 1. The installation, storage, and proper handling of the product must have been completed in accordance with **ChamClad®** installation instructions (please refer to www.chamclad.com for storage, installation and care instructions). Nothing in this Warranty will construe a warranty of workmanship of any installer nor impose any liability of unsatisfactory performance caused by faulty installation, including, but not limited to failing to ensure proper spacing for expansion and contraction. When storing the product prior to installation, it is important that it is not left uninstalled in direct sunlight. Leaving uninstalled product in direct sunlight will void the Warranty.
- 2. The Warranty must have been registered as required herein, and any transferee must have completed and submitted the proper transfer documentation to Chameleon. The claimant must provide Chameleon with all information which it reasonably requires to evaluate the Warranty claim.
- 3. This Warranty does not cover destruction of or damage to the product, or to the product's failure to adhere to any surface, where caused or contributed to by improper installation, improper cleaning (including the use of unapproved cleaning products or any abrasive materials), misuse, neglect, impact from foreign objects, ice, fire, wind (including tornados or other extreme wind events), earthquake, flooding (overland or otherwise), lightning or acts of God.
- 4. This Warranty does not cover abnormal surface weathering or distortion which may be caused or contributed to by air pollution, fumes, vandalism, misuse, harmful chemicals, or close proximity to heat sources such as fireplaces, barbecues, heaters and open flames. This Warranty does not cover damage to the product's finish resulting from foreign substances such as grease, oil, sand, and dirt.

- 5. This Warranty does not cover damage to the product caused or contributed to by the reflection, refraction, or intensification of sunlight from nearby highly-reflective surfaces. Care must be taken when determining whether the product is suitable for its proposed application by determining whether there are any reflections, refraction or intensification of sunlight which may arise from windows, doors, or other highly reflective surfaces, including those on adjacent properties.
- 6. This Warranty does not cover discolouration (whether unreasonable or otherwise) or other damage caused or contributed to by air pollution, harmful chemicals and harsh weather conditions. Normal weathering is to be expected as a result of exposure to ultraviolet radiation, atmosphere and weather that may cause staining, fading or other issues which may vary due to the geographic location of a property, sunlight, air quality, or other factors.
- 7. Coverage under this Warranty for discolouration will be limited to abnormal or unreasonable discolouration, judged against the weathering performance provided by Chameleon's laminate supplier. The standard for unreasonable discolouration in ordinary conditions shall be a colour difference ≥ grey scale 2/3 (ISO 105-A02) for exposure in the US and Canada, and otherwise shall be in the sole discretion of Chameleon. Chameleon may require independent lab testing to evaluate a claim for unreasonable discoloration.
- **8.** In the event the product has been painted or sealed using a varnish or otherwise coated over the original factory finish, this Warranty will be void.
- **9.** The Warranty will be void if the product is not cleaned in accordance with the approved cleaning methods, as more particularly set out below and at <u>www.chamclad.com</u>.
- 10. ChamClad® products are not warranted against movement distortion caused by structural movement or ground settlement. Use of ChamClad® products beyond normal commercial and residential use in an application not recommended by Chameleon or the local building codes will not be covered.
- 11. Chameleon's sole and exclusive liability under this Warranty is limited to the repair, restoration or replacement of the product. Chameleon shall not be liable for any other losses, damages, or expenses, whether direct or indirect, incidental, consequential, punitive, exemplary, or otherwise whatsoever, including without limitation, costs of removal or reinstallation of the product, labour, freight, taxes, loss of goodwill, lost profits and loss of use. Chameleon's total liability whether arising from or based on contract, warranty, negligence, tort, strict liability, or any other cause or basis whatsoever, is strictly limited to the purchase price of the products involved. Chameleon will not be responsible for any loss of any kind arising from a breach of this Warranty, for the sale of the product or from negligence or omissions on the part of Chameleon, its agents or employees. The warranty on any repaired or replacement products will be limited to the unexpired term of the warranty on the original product.

- **12.** If a claim is made for a product that is no longer available, Chameleon reserves the right to supply a siding product that, in its sole discretion, is of equal quality and colour range for the purpose of fulfilling Chameleon's obligations under this Warranty.
- **13.** Any person to whom product is supplied under the terms of the Warranty shall only be entitled to benefits of the unexpired term of the Warranty applicable to the product originally installed.
- **14.** The Warranty coverage against technical failure is pro-rated as per the below pro-ration schedule (starts from the original date of purchase of the product):
 - First 15 years (0 15 years) -100% of the cost of materials will be covered
 - Next 5 years (16 20 years) 75% of the cost of materials will be covered
 - Next 10 years (21 30 years) 50% of the cost of materials will be covered
 - Next 10 years (31 40 years) 25% of the cost of materials will be covered
 - Next 10 years (41 50 years) 10% of the cost of materials will be covered
- **15.** If any of the exclusions, disclaimers or limitations are prohibited by law, such provisions may be severed from the Warranty without otherwise affecting the validity of the balance of the provisions.
- **16.** This warranty is exclusive and in lieu of any and all other warranties, express, implied, and statutory.

CLAIM PROCEDURES UNDER CHAMCLAD® WARRANTY

To make a claim under the Warranty, the original owner or registered transferee must notify Chameleon within thirty (30) days of discovering the defect. Such notice must be in written form using the attached document and shall be sent by certified or registered mail postage prepaid and addressed to: Chameleon, 10235-184 Street, Edmonton, Alberta, T5S 2J4. The claim must include a description of the defect, date of discovery, the property address where the product was installed, and proof of purchase.

With reasonable notice, the owner shall allow our agents and/or distributor to enter the property and building to view the product only when deemed necessary and solely by ChamClad®. When asked, the owner or transferee will be responsible to provide all documentation and defective samples at the owner's expense.

CHAMCLAD® WARRANTY REGISTRATION FORM

Please fill out this form completely and include a copy of your invoice (proof of purchase) and email to: info@chamclad.com

1. CUSTOMER NAME:

2. ADDRESS WHERE PRODUCT IS INSTALLED:

3. DATE PRODUCT WAS INSTALLED:

4. COPY OF INVOICE FROM DISTRIBUTOR (PROOF OF PURCHASE):

5. INSTALLER INFORMATION (NAME AND CONTACT):

CARE AND MAINTENANCE OF CHAMCLAD® PANELS

ChamClad® products are designed to be low maintenance and our Laminate Films have exceptional properties that ensure ease of cleaning and surface longevity. They are highly ultra-violet, pollution and salt air resistant. The film's low surface tension makes it inherently dirt-repellent and therefore easy to clean. ChamClad® panel finish includes antigraffiti properties and in most cases is easily removed with a mild kitchen detergent and warm water. Should you experience removal difficulties, please contact us at info@chamclad.com

In normal or urban environments, where atmosphere is considered to have low-pollutants, we recommend cleaning every 12-18 months. In areas subject to high-pollutants such as industrial or coastal environments, we recommend cleaning more frequently – every 8-12 months.

- Using a soft bristled nylon brush attached to a garden hose, clean the surface with a mild PH neutral soap or non-abrasive kitchen detergent in warm water. DO NOT USE abrasive, erosive, or caustic solvents to clean ChamClad® panels as they can damage the panel finish and could void the warranty. To avoid streaking start at the top of the wall working your way to the bottom.
- Follow with a thorough rinsing of fresh water to ensure that substances such as airborne salts, dirt and pollutants are removed.
- Always remove unintentional paint splashes, stucco spills, etc. immediately to prevent the possibility of permanent staining.
- Do NOT pressure wash as this could damage the protective coating layers of ChamClad® Exterior wall panels and will void the Warranty.

Provided that Regular Care and Maintenance practices are followed, ChamClad® Exterior wall panels will provide long term performance and protect your investment.

From:	Jarrett Lecas
То:	<u>Chris Gruba</u>
Cc:	Steve Lecas
Subject:	Re: 240 Center
Date:	Tuesday, September 6, 2022 2:31:21 PM

Chris, attached is the website tab for Chamclad's manufacturer specs where it details everything you need to know about the material. This includes the 50 yr warranty and all certifications (including hurricane certifications for Florida). Let me know if this suffices thank u!

https://chamclad.com/resources/


Application for Plan Commission / Zoning Board of Appeals Review Standards of Variation

Article 3, Section B, Part 3 of the Village of Frankfort Zoning Ordinance lists "findings" or "standards" that the Zoning Board of Appeals must use to evaluate every variation request. The Zoning Board of Appeals must answer the following three findings favorable to the applicant based upon the evidence provided. To assist the Zoning Board of Appeals in their review of the variation request(s), please provide responses to the following "Standards of Variation." Please attach additional pages as necessary.

- That the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone; Yes as in order to build a house that meets and exceeds what the Village wants in our downtown this lot is only 97 feet wide at the building pad. The village wants sideload garages in the downtown
- 2. That the plight of the owner is due to unique circumstances; and yes because of the lot configuration
- 3. That the variation, if granted, will not alter the essential character of the locality.

This will not alter and will only add more value to the downtown.

For the purpose of supplementing the above standards, the Zoning Board of Appeals also determines if the following seven facts, favorable to the applicant, have been established by the evidence. Please provide responses to the following additional "Standards of Variation."

1. That the particular physical surroundings, shape or topographical conditions of the specific property involved will bring a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations was carried out; the pinching of the lot is the hardship

- That the conditions upon which the petition for variation is based would not be applicable, generally, to other property within the same zoning classification; There are many house with much less setbacks that are approved and many driveways that are right on the lot line.
- That the purpose of the variation is not based exclusively upon a desire to make more money out of the property; This is only to achieve the house plan that was custom designed for the homeowner.

- That the alleged difficulty or hardship has not been created by any person presently having an interest in the property; n a
- 5. That the granting of the variation will not be detrimental to the public welfare or unduly injurious to other property or improvements in the neighborhood in which the property is located;

This will not

6. That the exterior architectural appeal and functional plan of any proposed structure will not be so at variance with either the exterior architectural appeal and functional plan of the structures already constructed, or in the course of construction in the immediate neighborhood or the character of the applicable district, as to cause a substantial depreciation in the property values within the neighborhood; or

This house will be an asset to the downtown

 That the proposed variation will not impair an adequate supply of air to adjacent property, substantially increase the danger of fire, otherwise endanger the public safety or substantially diminish or impair property values within the neighborhood. It will not

- c) Subject to staff approval of the Photometric Plan prior to Village Board consideration.
- d) Subject to staff approval of the Building Elevations prior to Village Board consideration.
- e) Subject to staff approval of the Sign Package prior to Village Board consideration.

Motion by: Markunas Seconded by: Jakubowski

Approved: (5-1, Rigoni voted against)

Motion (#7): Recommend that the Village Board approve a Special Use Permit for a Daycare Center/Preschool for the property located at 11031 W. Lincoln Highway (Pending Address Assignment), in accordance with the submitted plans, public testimony, and Findings of Fact, subject to the following condition:

a. Parking lot lights shall be connected to a shutoff timer which automatically turns off the lights no later than 8:00 p.m. each night and on no earlier than 5:30 am and only during days when the daycare/preschool is open for business.

Approved: (6-0)

Motion (#8): Recommend that the Village Board approve a Special Use Permit for extended hours of operation (allowing the Daycare Center/Preschool to open for business at 6:30 a.m.) for the property located at 11031 W. Lincoln Highway (Pending Address Assignment), in accordance with the submitted plans, public testimony, and Findings of Fact.

Motion by: Schaeffer Seconded by: Markunas

Approved: (6-0)

D. Workshop: 240 Center Road – Oltman Residence

Chris Gruba gave the staff report.

Chair Rigoni asked if there were any initial questions from the Commission for the applicant or staff. There was no response.

Chair Rigoni invited the applicant or their representative to the podium.

Steve Lecas of Gander Builders approached the podium. He explained why he started using different exterior building materials on his projects in recent years. He stated that the modern farmhouse look is in right now. For this project he wanted to come up with a modern flair but still be different from all the other modern farmhouses that are being built. He stated that the type of metal siding that he is proposing for this project is very expensive but is far superior to fiber cement board. He added that it looks like real wood. It never fades, bugs can't eat it, and it cannot easily be dented. He stated that this house is going to be spectacular, unique, and tasteful. He is not sure why the Village is only allowing metal roofs as an accent material because they last for more than 100 years. They are very durable. He mentioned that Hackberry Trees are big junk trees and would like to remove these. He stated that he would like to save the existing barn but will use the reclaimed wood on the interior of the new house. He stated that he needs the side yard setback variation due to the side load garage which is required since the owner desires a four-car garage. He stated that he will work with the neighbor to the north on the plan for the landscaping on the north side of the new house. He then distributed a small sample of the proposed metal siding material for review by the Plan Commission / Zoning Board of Appeals members.

Chair Rigoni asked Mr. Lecas where this product is being used.

Mr. Lecas replied that he is currently building a house in New Buffalo Michigan which will have this product. He stated that it is four times the price of Hardie Board®.

Mr. Lecas then distributed a brochure which contained photos of buildings that use the product and stated that it will not look shiny.

Commissioner Jakubowksi asked Mr. Lecas if he is using this due to the lifetime warranty.

Mr. Lecas replied that the warranty is part of the reason but more for the look and durability.

Commissioner James stated that the intent of Hardie Board® is to mimic the look of real wood siding, which this proposed Longboard® product does just that.

Commissioner Jakubowski stated that she agrees and wishes that she had this on her house.

Commissioner Schaeffer stated that she is intrigued by this material. She wondered if a touch-up pen is necessary for scratches.

Steve Lecas replied that he has seen the material become scratched when it brushes up against brick, but it is very durable.

Commissioner Knieriem stated that he has no problem with the product but would like to see a color board.

Steve Lecas distributed a photograph of a house in Asheville, North Carolina that uses this product.

Chair Rigoni stated that everything in the brochure provided by Mr. Lecas is very modern. If he can find more homes that use this product it will be helpful.

Discussion ensued regarding the Village's Residential Design Guidelines which are included within the adopted Comprehensive Plan and how these were intended to allow for architectural variety.

Chair Rigoni stated that when Mr. Lecas mentioned saving the existing barn wood siding, he would use it on the exterior of the new house.

Steve Lecas replied "maintenance, maintenance, maintenance."

Discussion then ensued regarding the proposed metal roofing material.

Chris Gruba stated that metal roofing is approximately 50 percent of the overall roofing material on the new house. Past projects have been permitted to use metal roofing as an accent material over porches, bay windows, etc.

Commissioner Knieriem stated that this looks modern.

Steve Lecas responded "good" this is what he was going for in the design.

Discussion then ensued regarding the windows.

Commissioner Schaeffer stated that the color rendering that was provided looks like an office building.

Steve Lecas responded that the rendering provided by the architect doesn't accurately reflect how the upper windows will have thinner mullions between the glass so as a grouping these will look like one large window.

Discussion then ensued regarding the proposed 5-foot side yard setback on the north side of the new house.

Commissioner Markunas stated that is it hard for him to allow this variation request since it is a vacant lot.

Commissioner Schaeffer stated that she is looking for a solution. She added that she does not like the fact that the new house is so close to the north property line.

Commissioner Knieriem stated that he echoes the other members' comment and that he is concerned with the proposed 5-foot setback.

Commissioner James stated that the north wall of the house is also the tallest part of the house. He added that it is going to be tight.

Commissioner Jakubowksi stated that it is a big lot especially for the Downtown area.

Discussion then ensued about potentially shifting the proposed house further west on the lot, since the lot width becomes slightly wider. This may help the applicant achieve compliance with the required 10-foot side yard setback from the north property line.

Discussion then ensued regarding the applicant asking for the blessing of the Building Department on the proposed Longboard® metal siding product.

Chair Rigoni invited an audience member to the podium. He identified himself as Charles Christensen.

Mr. Christensen stated that his biggest concern was the proposed 5-foot setback from the north property line, which would place the proposed new house closer to his property.

Commissioner Knieriem requested that Mr. Lecas place stakes at the corners of the proposed new house for the benefit of both the Plan Commission/Zoning Board of Appeals as well as for the neighbor.

Mr. Lecas replied that he would in fact provide those stakes to show the location of the proposed new house on the lot.

E. Public Comments

There were none.

F. Village Board & Committee Updates

Schwarz noted that the following matters that previously came before the PC/ZBA were approved by the Village Board at its meeting on August 15:

- Norman Residence side yard setback and basement area variations at 229 N. Locust Street the ordinance was approved.
- Wildflower Hair Salon and Spa special use for personal services at 21195 S. la Grange Road the ordinance was approved.

Schwarz also noted that the Illinois Chapter of the American Planning Association Annual Conference will be held at the Old Post Office in Chicago September 28-30. There is a nominal amount of funding in the budget for a few Plan Commission members to attend one day of the conference for a session which offers Plan Commissioner training. He stated that it is a good opportunity to learn best practices from other



















ELECTRICAL	SYMBOLS:
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- \$ SINGLE POLE TOGGLE SWITCH
- \$³ THREE POLE TOGGLE SWITCH
- DUPLEX RECEPTACLE AT 12" A.F.F. OUNLESS OTHERWISE NOTED.
- DUPLEX RECEPTACLE AT 12" A.F.F. UNLESS OTHERWISE NOTED, ONE SIDE SWITCHED.
- UNDER CABINET FLUORESCENT STRIP LIGHTS TYPE AND STYLE PER DWNER / CONTRACTOR
- CONDUIT RUN CONCEALED ABOVE CEILING
- ^RO- 7" DIA. RECESSED LIGHT FIXTURE PER OWNER/CONT.
- 4" DIA. RECESSED LIGHT FIXTURE PER OWNER/CONT.
- -CEILING LIGHT FIXTURE PER OWNER/CONTRACTOR
- ・ WALL MOUNTED LIGHT FIXTURE PER OWNER/CONTRACTOR
- WALL MOUNTED LIGHT SCONCE FIXTURE PER OWNER/CONT.
- CEILING EXHAUST FAN PER DWNER/CONTRACTOR. VENT DIRECTLY TO OUTSIDE.
- SMOKE DETECTOR, ALL SMOKE DETECTORS TO BE WIRED IN SERIES WITH BATTERY BACKUP
- ELECTRICAL CONTRACTOR NOTE:
- 1. VERIFY WITH OWNER WHICH SWITCHES ARE TO BE ON DIMMERS.
- 2. CABLE AND TELEPHONE JACKS TO BE LOCATED BY OWNER ON SITE

CEILING JOISTS, FLOOR JOISTS AND HEADERS SHALL BE CANADIAN LUMBER

FOR CANADIAN LUMBER USE SPRUCE-PINE-FIR NO.1/NO.2 FOR MEMBERS UP TO 12". FOR MEMBERS 12" AND ABOVE USE HEM-FIR(N).

2nd FLOOR, FLOOR JOISTS - 30lbs LL AND 10lbs DL 12" O.C. 11'-3" 14'-11" 19'-0" 24'-2" 16" O.C. 10'-3" 13'-6" 17'-2" 21'-4"

SPRUCE-PINE-FIR NO.1/NO.2 HEM-FIR(N)

<u>2"x6"</u> <u>2"x8"</u> <u>2"x10"</u> <u>2"x12"</u> <u>14'-9</u>" <u>1B'-9</u>" <u>22'-11"</u> <u>26'-3</u>"

12" O.C. 14'-9" 18'-9" 22'-11" 26'-3" 16"O.C. 12'-10" 16'-3" 19'-10" 22'-8"

12" 0.C. 10'-3" 13'-6" 17'-3" 21'-11' 16" 0.C. 9'-4" 12'-3" 15'-5" 19'-1"

BASED UPON "THE U.S SPAN BOOK FOR MAJOR LUMBER SPECIES"

FRAMING NOTES

ALLOWABLE SPANS ARE AS FOLLOWS:

CEILING JOISTS - 201bs LL AND 1D1bs DL

1st FLOOR, FLOOR JOISTS - 40lbs LL AND 10lbs DL

JOISTS - SPRUCE-PINE-FIR NO.1/NO.2 OR BETTER.

JOISTS, HEADERS AND BEAMS - HEM-FIR(N) NO.1/NO.2 OR BETTER.

POSTS AND TREATED LUMBER - SOUTHERN-PINE NO.2 OR BETTER.

LAMINATED STRUCTURAL WOOD BEAMS (GLU-LAM BEAMS) Fb=2,400p.s.i., Fv=165p.s.i., E=1,900,000p.s.i.

STUDS (10'-0" AND LESS IN HEIGHT) - STUDS GRADE S-P-F OR BETTER.

STUDS GREATER THAN 10'-0" IN HEIGHT - S-P-F NO.1/NO.2 OR BETTER.

Fb(PER NDS TABLES), Fv=90p.s.i., Fc(PER NDS TABLES), E=1,600,000p.s.i.

ALL FRAMING MEMBERS DESIGNATED AS "LVL" SHALL BE 1.8E G-P Lam

JOISTS FRAMING FROM OPPOSITE SIDES OVER A BEARING SUPPORT

SHALL LAP A MIN. OF 3 INCHES AND BE NAILED TOGETHER WITH

LUMBER BASE VALUES

Fb=875p.s.i., Fv=70p.s.i., E=1,400,000p.s.i.

Fb=1000p.s.i., Fv=75p.s.i., E=1,600,000p.s.i.

Fb=675p.s.i., Fc=425p.s.i., e=1,200,000p.s.i.

Fb=875p.s.i., Fc=1,100p.s.i., E=1,400,000p.s.i.

Fb=2,600p.s.i., Fv=285p.s.i., E=1,800,000p.s.i.

BY GEORGIA PACIFIC OR BETTER.

A MIN. THREE 10d FACE NAILS

ALL TRADES MUST CONFORM TO CURRENT EXISTING CODES APPLYING TO THIS PROJECT. CONTRACTORS TO VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE EXECUTING ANY WORK. REPORT ANY DISCREPANCIES AT ONCE. DO NOT SCALE DRAWINGS, USE FIGURED DIMENSIONS ONLY.

- 2. CARPENTER CONTRACTORS TO VERIFY WITH CONTRACTOR IF JOIST SPACING TO CHANGE TO DBLE EVERY OTHER UNDER CERAMIC TILE AREAS.
- IF CONCRETE FLOOR JOISTS AND STEEL FOR FIRST FLOOR IS NOT IN PLACE FOUNDATION WALLS SHALL BE BRACED WITH 2x8 @ 45" TO TOP OF FOUNDATION WALLS 8'0" O.C. AND @ ALL FOUNDATION CORNERS +/- 2'0" FROM WALLS
- 4. ALL FOOTINGS SHALL BE ON UNDISTURBED SOIL OR APPROVED COMPACTED FILL, EITHER OF WHICH MUST HAVE A BEARING CAPACITY OF 3.000 PSF
- 5. DOUBLE JOISTS UNDER ALL PARALLEL WALLS ABOVE. BEARING AND NONBEARING JOISTS MAY BE SPREAD TO EACH SIDE OF WALL TO ALLOW PLUMBING TO PASS THROUGH.
- DENOTES 3-2x4 SPIKED TOGETHER OR 4x4 POST, CONTINUOUS TO FOUNDATION WALL, STEEL BEAM OR WOOD BEAM.
- LOCATION OF ALL MECHANICAL, EQUIPMENT AND FLOOR DRAIN IS APPROXIMATE. ACTUAL PLACEMENT WILL VARY DUE TO JOB CONDITIONS AND CONSTRAINTS. EXACT SIZE AND LOCATION DETERMINED BY APPROPRIATE SUBCONTRACTORS.
- 8. FLOOR DRAIN SEALS SUBJECT TO EVAPORATION SHALL BE OF THE DEEP SEAL TYPE, SHALL BE FED BY MEANS OF A PRIMING DEVICE DESIGNED FOR THAT PURPOSE, OR SHALL BE FILLED WITH VEGETABLE OIL.

AFFIXED AND LADDER RUNGS SHALL HAVE INSIDE WIDTH OF NOT LESS THAN 12 INCHES, AND SHALL NOT PROJECT MORE THAN 3 NOHES FROM THE WALL. THE RUNGS SHALL NOT BE SPACED MORE THAN IS INCHES ON CENTER.

AND I 1/2" WIDE FASTENED TO EACH PLATE. THE STUD SHALL BE REINFORCED WITH A STRUCTURAL SHOE.

WATER HEATING EQUIPMENT.

WATER HEATER AND FURNACE SHALL BE INSTALLED IN ACCORDANCE WITH THEIR LISTINGS, AND THE MANUFACTURER'S INSTALLATION GUIDE ATTACHED TO THE UNIT

PROVIDE COMBUSTION AIR FOR ALL THE FUEL-BURNING APPLIANCE IN THE BASEMENT.

ON OR IN THE ELECTRICAL DISTRIBUTION PANEL. CERTIFICATE SHALL BE COMPLETED BY THE BUILDER, AND SHALL LIST THE PREDOMINANT R-VALUES OF INSULATION INSTALLED IN OR ON CEILING/ROOF, WALLS, FOUNDATION, AND DUCTS OUTSIDE CONDITIONED SPACES

TO UNCONDITIONED SPACES SHALL BE WEATHERSTRIPPED AND INSULATED TO A LEVEL EQUIVALENT TO THE INSULATION ON THE SURROUNDING SURFACES

-WHERE THE PRIMARY HEATING SYSTEM IS A FORCED-AIR FURNACE, AT LEAST ON THERMOSTAT PER DWELLING UNIT SHALL BE CAPABLE OF CONTROLLING THE HEATING AND COOLING SYSTEM ON A DAILY SCHEDULE TO MAINTAIN DIFFERENT TEMPERATURE SET POINTS AT DIFFERENT TIMES OF THE DAY. THIS THERMOSTAT SHALL INCLUDE THE CAPABILITY TO SET BACK OR TEMPORARILY OPERATE THE SYSTEM TO MAINTAIN ZONE

BE PROGRAMMED WITH A HEATING TEMPERATURE SET POINT NO HIGHER THAN 70 D AND A

-SUPPLY DUCTS IN ATTICS SHALL BE

-ALL DUCTS, AIR HANDLERS, FILTER BOXES AND BUILDING CAVITIES USED AS DUCTS SHALL BE SEALED. JOINTS AND SEAMS SHALL COMPLY WITH SECTION M160.4.1 OF IRC



INSTALLATION METHOD FOR INSTALLATION OF THE REQUIRED PASSIVE RADON MITIGATION SYSTEM. PERFORATED PIPING MUST EXTEND OUT A MIN. OF 5 FEET FROM EACH SIDE OF "T"

NOTES: ALL CONCRETE JOINTS MUST BE SEALED WITH POLYURETHANE CAULK OR OTHER ELASTOMERIC SEALANT. CONDENSATE DRAINS SHALL BE TRAPPED OR ROUTED THROUGH NON- PERFORATED PIPE TO

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

SUMP PITS OPEN TO SOIL OR SERVING AS TERMINATION POINT FOR SUB-SLAB OR EXTERIOR DRAIN TILE LOOPS SHALL BE COVERED WITH A GASKETED OR SEALED LID. SUMP PITS SHALL NOT BE USED AS A PRIMARY SUCTION POINT IN A SUB-SLAB DEPRESSURIZATION SYSTEM.

SUMPS USED THE SUCTION POINT IN A SUB-SLAB DEPRESSURIZATION SYSTEM SHALL HAVE A LID DESIGNED TO ACCOMMODATE THE VENT PIPE.

SUMPS USED AS FLOOR DRAIN SHALL HAVE LID EQUIPPED WITH TRAPPED NLET



THE CONTRACTOR MUST CHECK ALL DIMENSIONS, DETAILS AND JOBSITE CONDITIONS AND BE RESPONSIBLE FOR THEM, THIS FIRM SHALL NOT BE HELD RESPONSIBLE FOR CONSTRUCTION METHODS OR MEANS BY THE CONTRACTOR AND OR ANY SUBCONTRACTOR AND THEIR TRADESMEN.

ALL TRADES MUST CONFORM TO CURRENT EXISTING CODES APPLYING TO THIS PROJECT. CONTRACTORS TO VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE EXECUTING ANY WORK. REPORT ANY DISCREPANCIES AT ONCE. DO NOT SCALE DRAWINGS USE FIGURED DIMENSIONS ONLY.

ALL BEDROOMS SHALL HAVE AT LEAST ONE "EGRESS WINDOW" SEE CODE BOOK.

UNIT GLASS AND/OR MULTIPLE UNIT GLASS SHALL BE INSULATED TEMPERED SAFETY GLASS PER ANSI SPECS.

RAILINGS: HANDRAILS HAVING MIN, AND MAX, HEIGHTS OF 34 INCHES AND 38 INCHES, RESPECTIVELY, MEASURED VERTICALLY FROM THE NOSING OF THE TREADS, SHALL BE PROVIDED ON AT LEAST ONE SIDE OF STAIRWAY DF THREE OR MORE RISERS AND SHALL EXTEND 6 INCHES BEYOND THE TOP AND BOTTOM RISERS, ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS.

OPEN SIDES OF STAIRS WITH A TOTAL RISE OF MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDRAILS. HANDRAILS THAT FORM PART OF A GUARDRAIL SHALL BE 34 INCHES MIN. AND 38 INCHES MAX.

THE HAND GRIP PORTION OF THE HANDRAILS SHALL BE NOT MORE THAN 2 5/8" IN CROSS-SECTIONAL DIMENSION, OR THE SHAPE SHALL PROVIDE AND EQUIVALENT GRIPPING SURFACE. THE HAND GRIP PORTION OF HANDRAILS SHALL HAVE A SMOOTH SURFACE WITH NO SHARP CORNERS, HANDRAILS PROJECTING FORM A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1 1/2 INCHES BETWEEN THE WALL AND THE HANDRAIL.

PORCHES, BALCONIES OR RAISED FLOOR SURFACES LOCATED MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDRAILS NOT LESS THAN 36 INCHES IN HEIGHT, HANDRAILS THAT FORM PART OF A GUARDRAIL SHALL BE 36 INCHES MIN, AND 38 INCHES MAX, REQUIRED GUARDRAILS ON OPEN SIDES OF STAIRWAYS, RAISED FLOOR AREAS, BALCONIES AND PORCHES SHALL HAVE INTERMEDIATE RAILS OR ORNAMENTAL CLOSURES WHICH DO NOT ALLOW PASSAGE OF AN OBJECT 4 INCHES OR MORE IN DIAMETER.

ENCLOSED ACCESSIBLE SPACES UNDER STAIRS SHALL HAVE THE WALLS, UNDER STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH A MINIMUM OF 1/2 INCH GYPSUM BOARD.

DOUBLE FRAMING MEMBERS AROUND OPENINGS AND BELOW PARALLEL PARTITIONS.

MAINTAIN MINIMUM OF 2 INCH CLEARANCE BETWEEN FLUES AND FRAMING. FIRE STOP SOFFITS AND STAIR STRINGERS AT TOPS

AND BOTTOMS WITH APPROVED MATERIALS. FILL CAVITIES BETWEEN FLOORS AND BETWEEN OTHER FIRE SEPARATED ZONES WITH APPROVED FIRE

STOPPING MATERIALS.

ALL UNDIMENSIONED WALLS ARE 3 1/2" UNFINISHED (2x4 STUDS) UNLESS OTHERWISE NOTED.

DOUBLE JOISTS UNDER ALL PARALLEL WALLS ABOVE BEARING AND NONBEARING, JOISTS MAY BE SPREAD TO EACH SIDE OF WALL TO ALLOW PLUMBING TO PASS THROUGH.

DENOTES 3-2x4 SPIKED TOGETHER OR 4x4 POST, CONTINUOUS TO FOUNDATION WALL, STEEL BEAM OR WOOD BEAM.

ALL JOIST AND RAFTERS TO BE CANADIAN SPRUCE PINE FIR #1/#2. ARCHITECT IS TO BE NOTIFIED IMMEDIATELY IF SPECIES IS TO BE CHANGED.

DOORS AND TRIM

ALL INTERIOR DOORS ON FIRST FLOOR SHALL BE B'-O" SOLID MASONITE 2 PANEL DOORS ALL BASE BOARD TRIM ON FIRST FLOOR SHALL BE 7 1/4" BASE ALL TRM CASING SHALL BE 4 1/2" CASING

COUNTER TOPS

ALL COUNTER TOPS SHALL BE GRANITE STONE

PELLA WINDOWS WAS USED VERIFY WITH BUILDER ON SIZES BEFORE CONSTRUCTION

NOTE: CEMENT, FIBER CEMENT OR GLASS MAT GYPSUM BACKERS IN COMPLIANCE WITH ASTM C 1288, C 1325 OR C 1178 AND INSTALLED IN ACCORDANCE WITH MANUFACTURE'S RECOMMODATIONS SHALL BE USED AS BACKERS FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL PANELS IN SHOWER AREAS.

WINDOW BACKING PROVIDE SOLID BLOCKING AT EACH WINDOW FOR WINDOW TREATMENTS

FRAMING NOTES				
CEILING JOISTS, FLOOR JOISTS AND HEADE BASED UPON "THE U.S. SPAN BOOK FOR FOR CANADIAN LUMBER USE SPRUCE-PINE TO 12", FOR MEMBERS 12" AND ABOVE U	RS SHALL MAJOR LU E-FIR NO.1 ISE HEM-F	BE CANA MBER SPE I/NO.2 FC IR(N).	dian lumb Ecies")r membef	er Rs up
ALLOWABLE SPANS ARE AS FOLLOWS:	SPRUCE-F	PINE-FIR N	0 1/NO.2 I	HEM-FIR(N)
CEILING JOISTS - 20lbs LL AND 10lbs DL 12" O.C. 16"O.C.	<u>2"x6"</u> 14'-9" 12'-10"	<u>2"x8"</u> 18'-9" 16'-3"	2"x10" 22'-11" 19'-10"	<u>2"x12</u> " 26'-3" 22'-8"
2nd FLOOR. FLOOR JOISTS - 301bs LL AND 12" O.C. 16" O.C.	10lbs DL 11'-3" 10'-3"	14'-11" 13'-6"	19'-0" 17'-2"	24'-2" 21'-4"
1st FLOOR, FLOOR JOISTS - 40lbs LL AND 10lbs DL 12" O.C. 10'-3" 13'-6" 17'-3" 21'-11" 16" O.C. 9'-4" 12'-3" 15'-5" 19'-1"				
	0			

LUMBER BASE VALUES

JOISTS - SPRUCE-PINE-FIR NO.1/NO.2 OR BETTER. Fb=875p.s.i., Fv=70p.s.i., E=1,400,000p.s.i.

JOISTS, HEADERS AND BEAMS - HEM-FIR(N) NO.1/NO.2 OR BETTER.

Fb=1000p.s.i., Fv=75p.s.i., E=1,600,000p.s.i. STUDS (10'-0" AND LESS IN HEIGHT) - STUDS GRADE S-P-F OR BETTER.

-D=6/3p.s.i., FC=423p.s.i., e=1,200,000p.s.i. STUDS GREATER THAN 10'-O" IN HEIGHT - 5-P-F NO.1/NO.2 OR BETTER.

Fb=875p.s.i., Fc=1,100p.s.i., E=1,400,000p.s.i.

POSTS AND TREATED LUMBER - SOUTHERN-PINE NO.2 OR BETTER. Fb(PER NDS TABLES), Fv=90p.s.i., Fc(PER NDS TABLES), E=1,600,000p.s.i.

LAMINATED STRUCTURAL WOOD BEAMS (GLU-LAM BEAMS) Fb=2,400p.s.i., Fv=165p.s.i., E=1,900,000p.s.i.

ALL FRAMING MEMBERS DESIGNATED AS "LVL" SHALL BE 1.8E G-P Lam

BY GEORGIA PACIFIC OR BETTER. Fb=2,600p.s.i., Fv=285p.s.i., E=1,800,000p.s.i.

A MIN. THREE 10d FACE NAILS.

JOISTS FRAMING FROM OPPOSITE SIDES OVER A BEARING SUPPORT SHALL LAP A MIN. OF 3 INCHES AND BE NAILED TOGETHER WITH

STEEL LINTELS FOR MASONRY				
CLEAR SPAN(MAX)	EXTERIOR ANGLES	INTERIOR ANGLES		
4'-0"	L 3 1/2" x 3 1/2" x 5/16"	2 L's 3 1/2" x 3 1/2" x 5/16"		
6'-0"	L 4" x 3 1/2" x 5/16"	2 L's 4" x 3 1/2" x 5/16"		
8'-0"	L 5" x 3 1/2" x 5/16"	2 L's 5" x 3 1/2" x 5/16"		

HOLES & NOTCHES IN WOOD JOIST 1/3 OF SPAN HIGH 4 0 0 01 NOTCHES MAY NOT BE LOCATED IN MIDDLE THIRD OF JOIST SPAN.

ENERGY NOTES:

-A PERMANENT CERTIFICATE SHALL BE POSTED ON OR IN THE ELECTRICAL DISTRIBUTION PANEL. CERTIFICATE SHALL BE COMPLETED BY THE BUILDER. AND SHALL LIST THE PREDOMINANT R-VALUES OF INSULATION INSTALLED IN OR ON CEILING/ROOF, WALLS, FOUNDATION, AND DUCTS OUTSIDE CONDITIONED SPACES

-ACCESS DOORS FROM CONDITIONED SPACES TO UNCONDITIONED SPACES SHALL BE WEATHERSTRIPPED AND INSULATED TO A LEVEL EQUIVALENT TO THE INSULATION ON THE SURROUNDING SURFACES

-NEW WOOD BURNING FIREPLACES SHALL HAVE GASKETED DOORS AND OUTDOOR COMBUSTION AIR

-WHERE THE PRIMARY HEATING SYSTEM IS A FORCED-AIR FURNACE, AT LEAST ON THERMOSTAT PER DWELLING UNIT SHALL BE CAPABLE OF CONTROLLING THE HEATING AND COOLING SYSTEM ON A DAILY SCHEDULE TO MAINTAIN DIFFERENT TEMPERATURE SET POINTS AT DIFFERENT TIMES OF THE DAY. THIS THERMOSTAT SHALL INCLUDE THE CAPABILITY TO SET BACK OR TEMPORARILY OPERATE THE SYSTEM TO MAINTAIN ZONE TEMPERATURES. THE THERMOSTAT SHALL INITIALLY BE PROGRAMMED WITH A HEATING TEMPERATURE SET POINT NO HIGHER THAN 70 D AND A COOLING TEMPERATURE NO LOWER THAN 78

-SUPPLY DUCTS IN ATTICS SHALL BE INSULATED TO A MINIMUM OF R-8

-ALL DUCTS, AIR HANDLERS, FILTER BOXES AND BUILDING CAVITIES USED AS DUCTS SHALL BE SEALED, JOINTS AND SEAMS SHALL COMPLY WITH SECTION M160,4,1 OF IRC

-BUILDING FRAMING CAVITIES SHALL NOT BE USED AS SUPPLY DUCTS



10'-0" CEILING HEIGHT 1897.0 SQ.FT.

1/4"=1'-0"

THE CONTRACTOR MUST CHECK ALL DIMENSIONS, DETAILS AND JOBSITE CONDITIONS AND BE RESPONSIBLE FOR THEM. THIS FIRM SHALL NOT BE HELD RESPONSIBLE FOR CONSTRUCTION METHODS OR MEANS BY THE CONTRACTOR AND OR ANY SUBCONTRACTOR AND THEIR TRADESMEN.

ALL TRADES MUST CONFORM TO CURRENT EXISTING CODES APPLYING TO THIS PROJECT. CONTRACTORS TO VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE EXECUTING ANY WORK. REPORT ANY DISCREPANCIES AT ONCE, DO NOT SCALE DRAWINGS USE FIGURED DIMENSIONS ONLY.

ALL BEDROOMS SHALL HAVE AT LEAST ONE "EGRESS WINDOW" SEE CODE BOOK.

UNIT GLASS AND/OR MULTIPLE UNIT GLASS SHALL BE INSULATED TEMPERED SAFETY GLASS PER ANSI SPECS.

RAILINGS: HANDRAILS HAVING MIN. AND MAX. HEIGHTS OF 34 INCHES AND 38 INCHES, RESPECTIVELY, MEASURED VERTICALLY FROM THE NOSING OF THE TREADS, SHALL BE PROVIDED ON AT LEAST ONE SIDE OF STAIRWAY OF THREE OR MORE RISERS AND SHALL EXTEND 6 INCHES BEYOND THE TOP AND BOTTOM RISERS. ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS.

OPEN SIDES OF STAIRS WITH A TOTAL RISE OF MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDRAILS. HANDRAILS THAT FORM PART OF A GUARDRAIL SHALL BE 34 INCHES MIN. AND 38 INCHES MAX.

THE HAND GRIP PORTION OF THE HANDRAILS SHALL BE NOT MORE THAN 2 5/8" IN CROSS-SECTIONAL DIMENSION, OR THE SHAPE SHALL PROVIDE AND EQUIVALENT GRIPPING SURFACE. THE HAND GRIP PORTION OF HANDRAILS SHALL HAVE A SMOOTH SURFACE WITH NO SHARP CORNERS, HANDRAILS PROJECTING FORM A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1 1/2 INCHES BETWEEN THE WALL AND THE HANDRAIL.

PORCHES, BALCONIES OR RAISED FLOOR SURFACES LOCATED MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDRAILS NOT LESS THAN 36 INCHES IN HEIGHT. HANDRAILS THAT FORM PART OF A GUARDRAIL SHALL BE 36 INCHES MIN. AND 38 INCHES MAX. REQUIRED GUARDRAILS ON OPEN SIDES OF STAIRWAYS, RAISED FLOOR AREAS, BALCONIES AND PORCHES SHALL HAVE INTERMEDIATE RAILS OR ORNAMENTAL CLOSURES WHICH DO NOT ALLOW PASSAGE OF AN OBJECT 4 INCHES OR MORE IN DIAMETER.

ENCLOSED ACCESSIBLE SPACES UNDER STAIRS SHALL HAVE THE WALLS, UNDER STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH A MINIMUM OF 1/2 INCH GYPSUM BOARD.

DOUBLE FRAMING MEMBERS AROUND OPENINGS AND BELOW PARALLEL PARTITIONS. MAINTAIN MINIMUM OF 2 INCH CLEARANCE BETWEEN

FLUES AND FRAMING. FIRE STOP SOFFITS AND STAIR STRINGERS AT TOPS AND BOTTOMS WITH APPROVED MATERIALS.

FILL CAVITIES BETWEEN FLOORS AND BETWEEN OTHER FIRE SEPARATED ZONES WITH APPROVED FIRE STOPPING MATERIALS.

ALL UNDIMENSIONED WALLS ARE 3 1/2" UNFINISHED (2x4 STUDS) UNLESS OTHERWISE NOTED.

DOUBLE JOISTS UNDER ALL PARALLEL WALLS ABOVE BEARING AND NONBEARING, JOISTS MAY BE SPREAD TO EACH SIDE OF WALL TO ALLOW PLUMBING TO PASS THROUGH.

DENOTES 3-2x4 SPIKED TOGETHER OR 4x4 POST, CONTINUOUS TO FOUNDATION WALL, STEEL BEAM OR WOOD BEAM. ALL JOIST AND RAFTERS TO BE CANADIAN SPRUCE

PINE FIR #1/#2. ARCHITECT IS TO BE NOTIFIED IMMEDIATELY IF SPECIES IS TO BE CHANGED.

DOORS AND TRIM

ALL INTERIOR DOORS ON SECOND FLOOR SHALL BE 7'-O" SOLID MASONITE 2 PANEL DOORS ALL BASE BOARD TRIM ON FIRST FLOOR SHALL BE 7 1/4" BASE

ALL TRIM CASING SHALL BE 4 1/2" CASING

COUNTER TOPS ALL COUNTER TOPS SHALL BE GRANITE STONE

PELLA WINDOWS WAS USED VERIFY WITH BUILDER ON BIZES BEFORE CONSTRUCTION



FRAMING NOTES			LIGHT A	ND VE	ENTI	LATI	ON S	CHE	DUL	E		
CEILING JOISTS, FLOOR JOISTS AND HEADE	RS SHALL	BE CANAD	DIAN LUMB	IER	DOOLIC	FLOOR	LIGH	F 8%	VENT 4%		MECH.	
BASED UPON "THE U.S. SPAN BOOK FOR FOR CANADIAN LUMBER USE SPRUCE-PINE	MAJOR LUI F-FIR NO.1	MBER SPE	CIES" R MEMBER	RS UP	ROOMS	AREA	REQ'D	ACTUAL	REQ'D	ACTUAL	REQ'D	ACTUAL
TO 12". FOR MEMBERS 12" AND ABOVE U	JSE HEM-F	IR(N).			GREAT ROOM	320.0	25.6	96.0	12.8	19.5		
ALLOWABLE SPANS ARE AS FOLLOWS:	SPRUCE-F	INE-FIR NO	0.1/NO.2 I	HEM-FIR(N)	SUNROOM	202.0	16.1	126.0	8.0	19.5		
CEILING JOISTS - 201bs LL AND 101bs DL	2"×6"	2"×8"	2"x10"	2"x12"	DINETTE/KITCHEN	461.0	36.8	41.5	18.4	19.5		
12° 0.C.	14'-9"	18'-9"	22'-11"	26'-3"	OFFICE	204.0	16.3	37.8	8.1	24.0		
18 0.0.	12-10	10-3	19-10	22 -0	MASTER SUITE	304.0	24.3	31.2	12 1	19.6		
2nd FLOOR, FLOOR JOISTS - 30lbs LL AND	10lbs DL	14'-11"	19'_0"	24'-7"	BEDROOM 2	143.0	11.4	20.8	5.7	19.6		
16" O.C.	10'-3"	13'-6"	17'-2" 21	21'-4"	BEDROOM 3	143.0	11.4	20.8	5.7	19.6		
1st FLOOR FLOOR JOISTS - 40lbs LL AND	10lbs DI				MASTER BATH	177.0					265.5	275CFM
12" 0.C. 10'-3" 13'-6" 17'-3" 21'-11		21'-11"	BATH 2	71.0					106.5	110CFM		
16 0.0.	94	12 - 3	15 -5	19 – 1	BATH 3	102.0					153.0	175CFM
LUMBER BASE VALUE	S				BASEMENT = 2%	1756.0	35 1	40.0	35 1	40.0		
JOISTS – SPRUCE-PINE-FIR NO 1/NO.2 Fb=875p.s.i., Fv=70p.s.i., E=1,400,000p.s JOISTS, HEADERS AND BEAMS – HEM-FIF Fb=1000p.s.i., Fv=75p.s.i., E=1,600,000p STUDS (10'-0" AND LESS IN HEIGHT) – Fb=675p.s.i. Ec=425p.s.i. e=1,200,000p	OR BETTER s.i. R(N) NO.1/ s.i. STUDS GR	₹. 'ND.2 OR IADE S-P-	BETTER. -F OR BET	ITER.								

TUDS GREATER THAN 10'-0" IN HEIGHT - S-P-F NO.1/NO.2 OR BETTER. Fb=875p.s.i., Fc=1,100p.s.i., E=1,400,000p.s.i.

POSTS AND TREATED LUMBER - SOUTHERN-PINE NO.2 OR BETTER. Fb(PER NDS TABLES), Fv=90p s.i., Fc(PER NDS TABLES), E=1,600,000p.s.i.

LAMINATED STRUCTURAL WOOD BEAMS (GLU-LAM BEAMS) Fb=2,400p.s.i., Fv=165p.s.i., E=1,900,000p.s.i.

ALL FRAMING MEMBERS DESIGNATED AS "LVL" SHALL BE 1.8E G-P Lam

BY GEORGIA PACIFIC OR BETTER Fb=2,600p.s.i., Fv=285p.s.i., E=1,800,000p.s.i.

JOISTS FRAMING FROM OPPOSITE SIDES OVER A BEARING SUPPORT SHALL LAP A MIN. OF 3 INCHES AND BE NAILED TOGETHER WITH A MIN. THREE 10d FACE NAILS.

STEEL LINTELS FOR MASONRY				
CLEAR SPAN(MAX)	EXTERIOR ANGLES	INTERIOR ANGLES		
4'-0"	L 3 1/2" x 3 1/2" x 5/16"	2 L's 3 1/2" x 3 1/2" x 5/16"		
6'-0"	L 4" x 3 1/2" x 5/16"	2 L's 4" x 3 1/2" x 5/16"		
8'-0"	L 5" x 3 1/2" x 5/16"	2 L's 5" x 3 1/2" x 5/16"		







1596.0 SQ.FT.



GENERAL SPECIFICATIONS

1.) GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS WITH ARCHITECTURAL, MECHANICAL AND ELECTRICAL PLANS.

2.) ALL WORK SHALL CONFORM TO ALL GOVERNING BUILDING CODES.

3.) CONTRACTOR SHALL FOLLOW ALL MANUFACTURER STANDARDS AND RECOMMENDATIONS. 4.) CONTRACTOR SHALL VERIFY ALL DIMENSIONS, SQUARE FOOTAGE'S AND CONDITIONS BEFORE PROCEEDING WITH

CONSTRUCTION. 5.) ANY DIBCREPANCY IN PLANS ARE TO BE BROUGHT TO THE ATTENTION OF THE GENERAL CONTRACTOR AND THE ARCHITECT PRIOR TO PROCEEDING WITH PROJECT. INSTALLED WORK SHALL BECOME THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

6.) ALL PARTITION DIMENSIONS ON PLANS ARE NOMINAL DIMENSIONS, NONBEARING PARTITIONS AND WALLS ARE TO BE LAID OUT SO THAT STOCK COMPONENTS WILL FIT EXACTLY WITHIN INDICATED DMENSIONS. DIMENSIONS AT

CRITICAL AREAS SUCH AS BEARING WALLS, CLOSETS, BATHTUBS, ETC., MUST BE HELD. 7.) GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL RESPECTIVE TRADES WITH THE WORK OF OTHERS, WORK OF EACH TRADE SHALL BE DESIGNED SO AS TO PROVIDE CLEARANCE FOR OTHER TRADES.

8.) DO NOT SCALE DRAWINGS CABINET, PLUMBING, HVAC, & ELECTRICAL DRAWINGS ARE SHOWN AS SCHEMATIC LAYOUTS ONLY: EACH CONTRACTOR SHALL LOCATE HIS WORK IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND NATIONAL CODES AND ORDINANCES.

9.) THESE DOCUMENTS CONTAIN SCHEMATICS OF SUGGESTED CONSTRUCTION, ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY VARIATIONS NOT REVIEWED AND APPROVED BY ARCHITECT AND OWNER IN WRITING.

10.) ANY CHANGE ORDERS TO BE SUBMITTED TO ARCHITECT AND OWNER IN WRITING PER A.I.A. SPECIFICATIONS FOR ARCHITECT'S REVIEW AND OWNER'S APPROVAL. IF A CHANGE OF COST IS REQUIRED GENERAL CONTRACTOR MUST OBTAIN OWNER'S APPROVAL PRIOR TO PROCEEDING WITH WORK. 11.) THE ARCHITECT SHALL NOT HAVE CONTROL OVER OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR

CONSTRUCTION MEANS, METHODS, TECHNIQUES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROCIRAMS IN CONNECTION WITH THE WORK, SINCE THESE ARE SOLELY THE CONTRACTORS RESPONSIBILITY. 12.) THERE ARE NO JOB SITE OBSERVATIONS IN THIS CONTRACT UNLESS SPECFIED BY ARCHITECT.

13.) THE ARCHITECT IS NOT RESPONSIBLE FOR EXISTING CONDITIONS. 14.) GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS WITH

MATERIALS AND WORKMANSHIP

ARCHITECTURAL, MECHANICAL AND ELECTRICAL PLANS.

1.) ALL WORK SHALL BE PERFORMED IN A NEAT AND WORKMANLIKE MANNER.

2.) EACH CONTRACTOR SHALL INCLUDE ALL LABOR, MATERIALS, TOOLS, EQUIPMENT, ETC. (INCLUDING MATERIAL AND LABOR NOT SPECIFICALLY LISTED) TO COMPLETE THE CONSTRUCTION OF THE PROJECT AS INDICATED AND SPECIFIED BY THE DRAWINGS, SPECIFICATIONS, AND OWNER'S WRITTEN REQUEST.

3.) MATERIALS AS SPECIFIED ON THE DRAWINGS SHALL BE USED. SUBSTITUTIONS OF MATERIALS WILL NOT BE ALLOWED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT AND OWNER.

4.) EACH SUBCONTRACTOR SHALL AMEND AND MAKE GOOD AT HIS OWN COST AND DEFECTS OR OTHER FAULTS IN HIS WORKMANSHIP AND/OR MATERIALS.

3.) EACH CONTRACTOR OR SUBCONTRACTOR SHALL LEAVE THE WORK SITE CLEAN IN A BROOM SWEPT CONDITION AND READY FOR TRADES TO FOLLOW EACH DAY. EACH CONTRACTOR OR SUBCONTRACTOR SHALL BE RESPONSIBLE, AT HIS OWN COST, FOR REMOVAL OF HIS DEBRIS AND RUBBISH FROM SITE. COST OF CLEANUP AND REMOVAL OF DEBRIS OR RUBBISH WHICH MUST BE DONE BY THE OWNER DUE TO FAILURE TO DO SO BY CONTRACTOR OR SUBCONTRACTOR SHALL BE BILLED TO EACH RESPONSIBLE CONTRACTOR OR SUBCONTRACTOR ON A PRORATED BASIS.

6.) EACH CONTRACTOR OR SUBCONTRACTOR SHALL REPAIR ALL DAMAGE TO BUILDING AND WORK OF OTHER TRADES ON & DAILY BASIS.

7.) GENERAL CONTRACTOR SHALL BE FULLY NOURED AND PROVIDE OWNER WITH PERFORMANCE AND MATERIAL AND LABOR BONDS.

8.) EACH CONTRACTOR SHALL CUARANTEE ALL MATERIALS OR REPAIR WITHOUT COST TO THE OWNER, ANY SUCH DEFECTS WITHIN ON YEAR TO DATE AFTER FNAL ACCEPTANCE OF THE PROJECT BY THE OWNER, UNLESS OTHERWISE NOTED. HE SHALL ALSO GUARANTEE THAT ALL WORKMANSHIP IS OF HIGH QUALITY AND THAT ALL MATERIALS FURNISHED UNDER THIS CONTRACT FULFILLS THE REQUIREMENTS OF THE SPECIFICATIONS.

IDRAILS: L REQUIRED HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS WITH TWO MORE RISERS FROM A POINT DIRECTLY ABOVE THE TOP RISER OF A FLICHT TO A POINT ZECTLY ABOVE THE LOWEST RISER OF THE FLICHT. HANDRAILS SHALL NOT BE PERMITTED TO BE ERRUPTED BY A NEWEL POST OR A TURN. THE USE OF A VALUTE, TURNOUT OR STARTING EASING IALL BE ALLOWED OVER THE LOWEST TREAD. ENDS SHALL BE RETURNED OR SHALL TERMINATE NEWEL POSTS OR SAFETY TERMINAL. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE NOT LESS THAN 1.5 INCHES BETWEEN THE WALL AND THE HANDRAIL. THE HAND GRIP PORTION OF INDRAILS SHALL HAVE A CIRCULAR CROSS SECTION OF 1 1/4" MINIMUM AND 2" MAXIMUM. L HANDRAIL ENDS THALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS ACCORDANCE TO SECTION 315.1 OF THE 2000 INTERNATIONAL RESIDENTIAL CODE OF NOT LE HANDRAILS ALL HANDI

SIZE THAT A SPHERE & INCHES & INCHES CANNOT PASS THROUGH.













SEE RAFTER ANCHORAGE DETAIL













EXCAVATION AND SITE WORK

1) EXCAVATION CONTRACTOR SHALL STRIP AND RELOCATE TOP SOIL ON SITE FOR REUSE, AS PER THE GENERAL CONTRACTOR'S INSTRUCTIONS, FROM THE AREA OF THE CONSTRUCTION SITE. 2.) BUILDING EXCAVATIONS SHALL OVER DIG A MINIMUM TO PROVIDE ACCESS TO FORM WORK. STEP FOOTINGS

WHERE SHOWN ON DRAWINGS. 3.) GENERAL CONTRACTOR TO VERFY F SOIL STRENGTH AT DESIGN DEPTHS OF EXCAVATION IS 3000 P.S.F. 4.) PROVIDE STRUCTURAL BACKFILL UNDER ALL CONCRETE FLOOR SLABS, SIDEWALKS AND DRIVES. PROVIDE

GRANULAR BACKFILL COMPACTED TO REDUCE SETTLEMENT, 6" BELOW AND 1'G" ABOVE FOOTING TILES AND N TRENCHES FOR WATER, SEWER, GAS, ELECTRIC, ETC. BACKFILL REMAINING WITH COMPACTED SOIL. MAXMUM LIFT SHALL BE G" LOOSE [HICKNESS AND COMPACTED TO MINIMUM OF 95% FOR MAXIMUM DRY DENSITY IN ACCORDANCE WITH ASTM D 1537-70 MODIFIED PROCTOR

5.) DO NOT EXCAVATE CLOSER THAN 14 SLOPE BELOW FOOTING.

6.) ALL FOOTING DEPTHS SHOWN ARE MINIMUM DEPTHS, AND SHALL NOT BE LESS THAN 3' 6" BELOW FINISH GRADE 7.) MACHINE EXCAVATE DOWN TO LAST 3 INCHES FOR FOOTINGS, HAND EXCAVATE REMAINING SUBSTRATE TO PROVIDE SMOOTH, FLAT BEARING SURFACE.

8.) THE EXCAVATING CONTRACTOR SHALL PROVIDE PUMPING AS NECESSARY TO PERFORM HIS WORK. 9.) EXCAVATING CONTRACTOR SHALL BACKFILL FOUNDATION AFTER FIRST FLOOR FRAMING IS INSTALLED OR AFTER FOUNDATION WALLS HAVE BEEN PROPERLY BRACED BY GENERAL CONTRACTOR.

10.) EXCAVATING CONTRACTOR SHALL ROUGH GRADE SITE AND REPLACE TOP SOIL IN ALL LANDSCAPE AREAS AFTER INSTALLATION OF DRIVES AND WALKS.

IL) FINISH GRADE FOR TOPSOIL IS 8" BELOW TOP OF FOUNDATION. ALL EXCESS DIRT IS TO BE HAULED AWAY TO A LOCATION DESIGNATED BY THE GENERAL CONTRACTOR OR AS WRITTEN OTHERWISE. FINAL GRADE SHALL CONFORM TO GOVERNING CODES FOR PROPER SURFACE WATER DRAINAGE CONTROL.

2.) TREE REMOVAL WILL BE PROVIDED BY THE GENERAL CONTRACTOR UNLESS OTHERWISE STATED. 13.) ALL EXCESS FILL AFTER COMPLETION OF BACKFILL SHALL BE HAULED TO A SITE DESIGNATED BY THE GENERAL

CONTRACTOR OR AS WRITTEN OTHERWISE. 14.) ALL LOT STAKING AND BENCH MARKS OF THE BUILDING WILL BE PROVIDED BY THE GENERAL CONTRACTOR, AND SHALL BE INSTALLED BY A LICENSED LAND SURVEYOR.

15.) PROVIDE SOIL SEPARATOR BETWEEN SOIL AND GRANULAR FILL ABOVE FOOTING TILES.

CONCRETE ALL CONCRETE SHALL BE 6 BAG MIX.

L) UPON COMPLETION OF EXCAVATION, THE CONCRETE CONTRACTOR SHALL BE RESPONSIBLE FOR PUMPING AS NECESSARY TO PERFORM HIS WORK.

2.) ALL FOOTINGS SHALL BEAR ON ORIGINAL UNDISTURBED SOIL OR APPROVED COMPACTED FILL, EITHER OF WHICH MUST HAVE A MINIMUM BEARING CAPACITY OF 3000 P.S.F. 3.) ALL FOOTINGS SHALL EXTEND A MINIMUM OF 4'-O" BELOW TOP OF FINISH GRADE OR AS SHOWN ON THE

DRAWINGS 4.) ALL CONCRETE CONSTRUCTION SHALL COMPLY WITH THE ACI 318-83. "BUILDING CODE REQUIREMENTS FOR

REINFORCED CONCRETE" AND ACI 302, IR-80, "GUIDE FOR CONCRETE FLOOR AND SLAB CONSTRUCTION. 5.) FORM WORK FOR CONCRETE SHALL BE PLYWOOD, METAL OR OTHER ACCEPTABLE PANEL. TYPE MATERIALS TO PROVIDE CONTINUOUS, STRAIGHT, SMOOTH EXPOSED SURFACES. PROVIDE FORM MATERIAL WITH SUFFICIENT THICKNESS TO WITHSTAND PRESSURE OF NEWLY-PLACED CONCRETE WITHOUT BOW OR DEFLECTION. PROVIDE FORM-COATING COMPOUNDS THAT WILL NOT BOND WITH. STAIN NOR ADVERSELY AFFECT CONCRETE SURFACES, AND WILL NOT IMPAIR

SUBSEQUENT TREATMENTS OF CONCRETE SURFACES. 6.) THE CONCRETE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH THE GENERAL CONTRACTOR FOR THE PLACING OF ALL SLEEVES IN CONCRETE WALLS FOR TELEPHONE, PLUMBING, ELECTRICAL AND MECHANICAL TRADES.

7.) PROVIDE BLOCK OUTS FOR BEAM POCKETS AND GROUT FULLY AFTER STEEL IS SET.

8.) THE CONCRETE CONTRACTOR SHALL PROVIDE AND INSTALL FOUNDATION REINFORCING STEEL, ANCHOR BOLTS. ETC. IN CONFORMANCE WITH SIZES AND SHAPES INDICATED ON THE DRAWINGS AND AS MAY BE REQUIRED BY THE NATURE OF THE WORK. REINFORCING BARS SHALL BE DEFORMED BARS CONFORMING TO ASTM AGIS-BI GRADE GO, MINMUM SIZE #5 AND WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185. MINMUM SIZE & X & - 1.4X 1.4. AND BASEMENTS SHALL BE W2.IXW2.I FOR GARAGE SLAB. PROVIDE SUPPORTS FOR REINFORCING TO LOCATE PROPERLY IN WORK.

9.) MINIMUM THICKNESS OF PLACED CONCRETE SHALL BE

FOUNDATION WALL	
FROST WALLS	
BASEMENT SLABS	
GARAGE SLABS	
dents is some den manamente	

CRAWL SPACE TOPPING PROVIDE REINFORCING AND STONE BASE AS INDICATED ON THE DRAWINGS.

10.) POUR ALL CONCRETE WING WALLS MONOLITHIC WITH FOUNDATION WALLS. PROVIDE ONE NUMBER 5 BAR TOP IN ALL WING WALLS ANCHORED IN CROSS WALL THE CONCRETE CONTRACTOR SHALL PROVIDE CONCRETE PADS FOR ALL MECHANICAL AND ELECTRICAL EQUIPMENT AS REQUIRED.

11.) ALL WALL TIES SHALL BE BROKEN OFF OF FOUNDATION WALLS AND FILLED WITH MASTIC PRIOR TO WATERPROOFING .

12.) ALL INTERIOR CONCRETE FLAT WORK SHALL RECEIVE A MINIMUM OF 2 OPERATION STEEL TROWEL FINISH. COAT SLABS WITH A CURING AGENT-SEALER WITHIN 24 HOURS OF POURING. 13.) DRIVEWAY REQUIREMENTS: CONCRETE 5" THICK WITH G X G -1.4 X 1.4 WELDED WIRE MESH WITH G" STONE BASE.

ASPHALT 2" (TYPE B-4 OR B-5) WITH 6" STONE BASE.

14.) ALL CITY WALKS TO BE 5" THICK WITH 4" THICK STONE BASE.

15.) THE CONCRETE CONTRACTOR SHALL PROVIDE HEATERS WHERE REQUIRED TO MAINTAIN PROPER CURING

TEMPERATURE FOR WORK POURED WHEN TEMPERATURES REACH 40 DEGREES OR BELOW OR USE ACCELERATING ADMIXTURE N CONCRETE SLABS AT TEMPERATURES BELOW 50 DEGREES. 16.) CONCRETE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OF ALL CRACKS WHICH LEAK GROUND WATER.

17.) CONCRETE MATERIALS SHALL BE PORTLAND CEMENT ANSI/ASTM C 150 TYPE I NORMAL WEIGHT AGGREGATES AGTM C33 FROM A SINGLE SOURCE, POTABLE WATER, AIR-ENTRAINING ADMIXTURE ANGI/AGTM C260 MAXIMUM 6% FOR EXTERIOR FLAT WORK), WATER REDUCING ADMIXTURE ANSI/ASTM C494 TYPE A WITH MAXIMUM IN CHLORIDE IONS, WATER REDUCING ACCELERATOR ADMIXTURE ASTM C494 TYPE C OR E. CALCIUM CHLORIDE SHALL NOT BE PERMITTED.

18.) USE ADMIXTURES FOR WATER-REDUCING AND SET-CONTROL IN STRICT COMPLIANCE WITH MANUFACTURER'S DIRECTIONS.

19.) PROTECT FRESHLY PLACED CONCRETE FROM PREMATURE DRYING AND EXCESSIVE COLD OR HOT TEMPERATURE. PROVIDE 7 DAY INITIAL CURING AND 7 DAY FINAL CURING. PERFORM CURING OF CONCRETE BY MOIST CURING OR BY MOISTURE RETAINING COVER CURING.

20.) PROVIDE 6" GAS CURB BETWEEN GARAGE AND BUILDING. 21.) SLOPE CONCRETE FLOOR 2" DOWN TO OVERHEAD DOORS.

22.) ANCHOR BOLTS MINIMUM 8" EMBEDMENT @ 6'0", FIRST BOLT 12" MAXIMUM FROM CORNER, MINIMUM 2 BOLTS PER PLATE.

23.) ALL CONCRETE WALLS AND FLOOR SLABS TO BE AIR ENTRAINED.

24.) BASEMENT WALLS, FOUNDATION, INTERIOR FLOOR SLABS AND OTHER NON-EXPOSED CONCRETE TO HAVE 3000 PSI STRENGTH. BASEMENT WALLS, FOUNDATION WALL, EXTERIOR WALLS AND OTHER VERTICAL CONCRETE EXPOSED IS TO HAVE 3000 PSI STRENGTH. PORCHES, CARPORT SLABS, STEPS EXPOSED TO THE WEATHER AND GARAGE FLOOR SLABS TO HAVE 3500 PSI STRENGTH.

25.) CONCRETE WALLS SHALL BE DAMPROOFED BY APPLYING ONE OF THE FOLLOWING MATERIALS

-BITUMINOUS COATING -THREE POUNDS PER SQUARE YARD OF ACRYLIC MODFIED CEMENT

-TWO-PLY HOT-MOPPED FELTS

-55 POUND ROLL ROOFING

-G-MIL POLYVNYL CHLORIDE OR POLYETHYLENE

-40-MIL POLYMER-MODIFIED ASPHALT

26.) JOINTS IN MEMBRANES SHALL BE LAPPED AND SEALED AND THE DAMP PROOFING SHALL EXTEND FROM THE TOP OF THE FOOTING TO FINISHED GRADE

27.) SEE DRAINAGE NOTE IN MISCELLANEOUS

THERMAL AND MOISTURE

L) ALL EXPOSED INSULATION MUST HAVE A FLAME SPREAD OF 25 OR LESS. EXPOSED KRAFT PAPER IS NOT PERMITTED

2.) ALL PLUMBING PIPES (WATER & TRAPS) ON EXTERIOR WALLS TO BE WRAPPED. 3.) NO EXPOSED RIGID FOAM SHEATHING IS PERMITTED ON INSIDE OF ANY ATTIC AREA.

4.) ALL CONCEALED FLASHING TO BE MINIMUM OF NO. 26 GAUGE SHEET METAL. PROVIDE BABY TINS AND VALLEY Flashing as required. Base and sill flashing to be equal to 6 mil visqueen polyethylene film or "NERVASTRAL" FLASHING OR EQUAL.

5.) PROVIDE FLASHING AT ALL WALL AND ROOF INTERSECTIONS, WHEREVER THERE IS A CHANGE IN ROOF SLOPE OR DIRECTION, AND AROUND ROOF OPENINGS.

G.) ROOF COUNTER FLASHING MUST BE BENT AND CUT INTO MORTAR JOINTS

7.) WATER AND KE SHELD MUST BE MINIMUM OF 24" INSIDE THE EXTERIOR WALL LINE, IN ALL VALLEYS AND 36" UP ROOF AT ALL GUTTER LINES. 8.) PROVIDE ICE BARRIER CONSISTING OF AT LEAST 2 LAYERS OF UNDERLAYMENT CEMENTED TOGETHER OR OF A

SELF-ADHERING POLYMER MODIFIED BITUMEN SHEET, THAT EXTENDS FROM THE EAVES EDGES TO A POINT AT LEAST 24" NSIDE THE EXTERIOR WALL LINE OF THE BUILDING. 9.) BASE AND CAP FLASHING WILL BE PROVIDED IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION

INSTRUCTIONS.

10.) PROVIDE ALUMINUM DRIP CAPS OVER ALL DOOR AND WINDOW HEADS INCLUDING GARAGE DOOR AND PATIO DOORS. USE 4 MIL POLYETHYLENE FLASHING AT ALL WINDOW AND DOOR JAMBS. 11.) ALL EXTERIOR PERMETER CAULKING SHALL BE WATER AND WEATHERTIGHT. PLASTIC CAULKING COMPOUND SHALL BE NON-STAINING POLYSULPHIDE, ACRYLIC OR BUTYL

THERMAL AND MOISTURE (CONT.)

12.) ROOF SHINGLES SHALL BE 230 LBS./SQUARE MINIMUM WITH "SEAL TAB" EDGES WIDE FELT AT ALL EAVES (OPTIONAL)

DEPTH THAN OUT END OF THE RAFTERS. 35.) A MINIMUM 2" NOMINAL THICK VALLEY OR HIP RAFTER IS REQUIRED AT ALL VALLEYS AND HIPS, NOT LESS THAN A) MEMBRANE ROOFING WHERE REQUIRED SHALL BE 4-PLY HOT MOPPED TAR AND GRAVEL ROOF SURFACE. THE DEPTH OF THE CUT END OF THE RAFTER, AND SUPPORTED AT THE RIDGE BY A BRACE TO A BEARING POINT. GRAVEL TO BE APPLIED AT A RATE OF 300 LB6./SQUARE. 36.) WALLS TO BE BRACED IN ACCORDANCE W' SECTION RE02.10.3 OF THE INTERNATIONAL RESIDENTIAL CODE. HOLD B.) LOW SLOPE ROOFS (LESS THAN 2 1/2 OR MORE THAN 1/2 SLOPE) TO RECEIVE I LAYER OF 90 DOWN ANCHORS DESIGNED WITH AN UPLIFT CAPACITY OF 1800 POUNDS CAN BE USED FOR WALLS NOT LESS THAN LBS./SQUARE MINERAL SURFACED ROLL ROOFING ON 2 LAYERS OF 15 LBS./SQUARE FEET. 2'8" IN LENGTH. WALLS LESS THAN 2'8" SHALL HAVE HOLD DOWN ANCHORS DESKINED WITH AN UPLIFT CAPACITY OF 13.) PROVIDE A VAPOR RETARDOR ON THE WARM-IN-WINTER SIDE OF ALL UNVENTILATED FRAMED WALL, FLOORS AND 1800 POUNDS, AND CONTINUOUS 1/2" PLYWOOD SHEATHING.

ROOF/CEILINGS. 14.) ALL VAPOR BARRIERS SHALL BE ON WARM SIDE OF WALLS OR CEILINGS. 15.) PROVIDE MIN. 1" AIR SPACE IN ALL ROOFS OVER INSULATION UNLESS RAFTER SPACE IS FILLED SOLID. IG.) FOUNDATION WALLS AT CRAWL SPACE I" X 2'O" RIGID INSULATION. 17.) NO EXPOSED RIGID INSULATION ON INSIDE OF BUILDING

IS.) ALL BOX SILLS OF FLOOR JOIST TO BE INSTALLED WITH R-30 BATT WITH KRAFT FACING OR APPROVED EQUAL 19.) SLOPED CEILINGS, SOFFITS BELOW LIVING SPACE AND CEILINGS OF GARAGE UNDER LIVING SPACES SHALL BE NSULATED WITH R-30 BATT LIMITED TO 20% OF THE TOTAL CEILING AREA OR 300 S.F. WHICH EVER IS LESS NSULATION SHALL EXTEND OVER THE TOP WALL PLATE AND NOT BE COMPRESSED.

STRUCTURAL STEEL

L) ALL STRUCTURAL STEEL SHALL CONFORM TO AISC SPECIFICATIONS FOR ASTM A-36 Fy 36,000 PSI STEEL AND SHALL BE SHOP COATED WITH RUST NHIBITIVE PRIMER. 2.) STEEL FLITCH PLATES SHALL BE SHOP DRILLED FOR BOLT. REFER TO DRAWINGS FOR SIZES. 3.) ALL FIELD CONNECTIONS SHALL BE BOLTED WITH 3/4" CONFORMING TO ASTM A-325 HIGH STRENGTH BOLTED IN FRICTION TYPE CONNECTIONS. SHOP CONNECTIONS SHALL BE WELDED USING E 70XX ELECTRODES. 4.) CARPENTER CONTRACTOR SHALL SET, LEVEL AND PLUMB ALL STRUCTURAL STEEL BEAMS AND COLUMNS AS PER PLAN. A CRANE WILL BE PROVIDED BY THE GENERAL CONTRACTOR IF NECESSARY. 3.) PROVIDE STEEL LINTELS FOR MASONRY WORK ACCORDING TO SPECIFICATIONS. DIMENSIONS AND SIZES MENTIONED ON THE FOLLOWING CHART: M-14 6.) ONLY STEEL SHIMS WILL BE ALLOWED.

7.) ALL STRUCTURAL STEEL BEAMS HAVING SILL PLATES BEARING ON THEM SHALL HAVE 3" HOLES ON THE APPROPRIATE FLANCE (60" O.C. MIN.) TO SECURE MAXMUM STRUCTURALLY BEARING CONCRETE. SIZE BEARING PLATES TO SUPPORT MAXIMUM CAPACITY OF SUPPORTED MEMBER. 8.) ALL STRUCTURAL STEEL BEARING ON COLUMN TOP PLATES OR BEARING PLATES ON STRUCTURALLY BEARING CONCRETE. SIZE BEARING PLATES TO SUPPORT MAXIMUM CAPACITY OF SUPPORTED MEMBER. 9.) DMENSIONS OF STRUCTURAL STEEL SHALL BE VERIFIED IN FIELD PRIOR TO FABRICATION. 10.) All steel columns must be secured to foundation or floor to prevent lateral movement.

FRAMING AND CARPENTRY L) PROVIDE AND INSTALL ALL WOOD FRAMING PER CITY, LOCAL AND NATIONAL FOREST PRODUCTS ASSOCIATION SPECIFICATIONS.

2.) PROVIDE FOR INSTALLATION OF STRUCTURAL STEEL AS PER PLAN 3.) VERIFY WITH SPAN TABLE WOOD SPECIES FOR FLOOR AND ROOF FRAMING 4.) ALL SILL PLATES ON TOP OF FOUNDATION WALLS WITHIN THE LIVING AREA TO HAVE " FIBERGLASS SILL

SEALER APPLIED BETWEEN PLATE AND FOUNDATION WALL AND TREATED WOOD PLATES. 5.) ALL WOOD IN PERMANENT CONTACT WITH CONCRETE TO BE PRESSURE TREATED WITH A WATERBORNE PRESERVATIVE I.S. SILL PLATES AND PORCH POSTS. MUST COMPLY WITH AWPA CI.C2.C3.C4.C9, CI. OR SPECIES AND GRADE NDICATED ON PLAN.

7.) INSTALL NECESSARY WASHERS AND NUTS TO ANCHOR BOLTS ON FOUNDATION SILL PLATES AND/OR 1/4" CARRIAGE BOLTS FOR STEEL BEAM SILL PLATES (6" O.C. MIN.). 8.) ALL WALL FRAMING SHALL BE A MINIMUM OF SPRUCE-PINE-FIR, GRADE STUD +3 LUMBER SIZES AND GRADES INDICATED ON PLANS,

2.) ALL INTERIOR NON-BEARING PARTITIONS SHALL HAVE STUDS AT 16" O.C. WITH DOUBLE 2 X 4 TOP PLATES WITH A NIMNUM OVER LAP OF 48" AND SINGLE 2 X 4 SOLE PLATE. 10.) FOR ALL JOISTS, BEAMS AND GIRDERS THE ENDS SHALL BEAR A MINIMUM OF 1-1/2" ON WOOD OR METAL AND 3" ON MASONRY OR CONCRETE EXCEPT WHERE SUPPORTED ON A 1" X 4" RIBBON STRIP AND NAILED TO THE ADJACENT STUD OR BY THE USE OF APPROVED JOIST HANGERS. JOIST FRAMING FROM OPPOSITE SIDES OVER A BEARING SUPPORT SHALL LAP A MINIMUM 3" AND BE NAILED TOGETHER WITH A MINIMUM THREE IOD FACE NAILS. JOIST FRAMING INTO THE SIDE OF A WOOD GIRDER SHALL BE SUPPORTED BY APPROVED FRAMING ANCHORS OR ON LEDGER STRIPS NOT LESS THAN NOMINAL 2" X 2". 11.) ALL CORNER POSTS SHALL BE NOT LESS THAN (3) 2 X 4 STUDS. 12.) POUBLE JOISTS UNDER ALL BEARING PARTITIONS AND NON-BEARING PARTITIONS WHEN PARALLEL TO JOIST. (ALSO, WHERE PIPING AND DUCTWORK OCCUR AND UNDER BATHTUBS.)

13.) PROVIDE WOOD BLOCKING OR WOOD "X" BRIDGING OR METAL BRIDGING BETWEEN ALL JOISTS AND RAFTERS WITH MAXMUM SPACING AT 8' O" O.C. OR EQUAL 14.) USE METAL FRAMING HANGARS/ANCHORS FOR CONNECTING JOISTS TO FLUSH HEADERS AND WHERE SHOWN ON FRAMING DRAWINGS.

13.) DOUBLE ALL FRAMING MEMBERS AROUND OPENINGS IN FLOORS, CEILINGS AND RAFTERS. EX: STAIRWAYS, SKYLIGHTS, SCUTTLE HOLES, DOORWAYS, ETC. 16.) ALL TOP PLATES AND SOLE PLATES TO BE SPF-KD GRADE.

17.) ALL EXTERIOR WALLS TO HAVE B" COX PLYWOOD INSTALLED CONTINUOUS FROM SILL PLATE TO UPPER MOST DOUBLE PLATE. 18.) ALL WALL OPENINGS SHALL BE FRAMED WITH (2) 2 X 12 WITH ½" PLYWOOD SPACERS EXCEPT WHERE OTHERWISE

NOTED. 19.) ALL GARAGE HEADERS SHALL BE (2) 2 X 12 WITH 1/2" PLYWOOD FLITCH PLATE BETWEEN, UNLESS OTHERWISE

NOTED ON PLAN.

20.) EXTERIOR WALL SHEATHING FOR LIVING AREA TO BE K" RIGHD SHEATHING. WALL SHEATHING FOR GARAGE AND ATTIC AREAS TO BE 1/2" MPREGNATED FIBROUS SHEETS, UNLESS OTHERWISE NOTED ON PLAN. ALL HOLES IN SHEATHING TO BE PATCHED THE ABOVE APPLICATION MAY BE SUBSTITUTED WITH AN APPROVED EQUAL APPLICATION.

21.) STRUCTURAL PLYWOOD:

A: FLOORING SHALL CONSIST OF 2 LAYERS WITH A TOTAL THICKNESS OF 1-1/4" PROVIDE EITHER2 LAYERS OF 5/8" PLYWOOD OR I LAYER OF 3/4" AND I LAYER OF 1/2" PLYWOOD OGB, PARTICLE BRD OR CHIP BRD ARE NOT ALLOWED 3/4" HARDWOOD FLOORING MAY BE SUBSTITUTED FOR THE SECOND LAYER OR 1/2" PLYOOD WHEN 3/4" SUBFLOOR IS USED. DUROCK AND TILE MAY BE SUBSTITUTED FOR THE SECOND LAYER OF 1/2" PLYWOOD WHEN 3/4" SUBFLOORING IS USED.

B: ROOF SHEATHING 5/8" CDX PLYWOOD NAILED AS PER SPECIFICATION OF AMERICAN

PLYWOOD ASSOCIATION.

AMERICAN PLYWOOD ASSOCIATION.

22.) ALL WALLS TO HAVE 2" SOLID WOOD FIRE STOPPING AND ALL HEATING, ELECTRICAL AND PLUMBING LINES THROUGH FLOORS ARE TO HAVE SPACES SEALED OFF WITH PARTITIONS AND STUD WALLS AT BOTH FLOOR AND CEILING OF EACH FLOOR LEVEL AND AT JUNCTURE OF ROOF RAFTERS AND WALL. 23.) PROVIDE FIRE STOPPING TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL, LOSOFFITS, TRAY CEILINGS, SPACE BETWEEN STAR STRINGERS, PENETRATIONS, ETC. AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES

24.) PROVIDE 30" X 30" ATTIC ACCESS AND FINISHED CEILING PANEL TO ATTIC. PANEL TO BE INSULATED WITH I" 3.) 1 1/2" SOLID CORE WOOD DOOR FLUGH PANEL OR APPROVED EQUIVALENT BETWEEN GARAGE AND HOUSE WITH 1 1/4" SOLID RIGID FOAM (ATTIC ACCESS IS NOT TO BE LOCATED IN CLOSETS EXCEPT FOR WALK-IN CLOSETS.) HEIGHT WOOD RABBETED JAMB WITH SELF CLOSING DEVICE AND NON-COMBUSTIBLE SILL AND STEP. CLEARANCE AT OPENING OF ATTIC ACCESS MUST BE AT LEAST 48" FROM TOP OF CEILING JOIST TO BOTTOM OF 4.) WINDOWS AND DOORS TO BE GLAZED WITH NGULATING GLASS IN SIZES DESIGNATED ON ELEVATION AND PLAN. RAFTER. ACCESS PANEL MUST HAVE A LAYER OF GYP BRD. 5.) ALL SOLID CORE EXTERIOR DOORS SHALL RECEIVE 3-3 1/8" BUTT HINGES WITH BEARINGS. 25.) CRAWL SPACE ACCESS PANELS TO BE MINIMUM 30" X 30" 6.) ALL GOLID CORE NTERIOR DOORS SHALL RECEIVE 3-3 1/2" BUTT HINGES. 26.) THE HEATING CONTRACTOR IS RESPONSIBLE FOR CUTTING ALL NECESSARY HOLES FOR THEIR DUCTWORK AND 7.) WINDOWS AND DOORS IN EXCESS OF 9 SQUARE FEET WITH LOWEST EDGE LESS THAN 18" ABOVE FINISHED FLOOR SHALL HAVE APPROVED SAFETY GLAZING.

27.) ALL NOTCHING AND DRILLING OF STUDS AND JOISTS SHALL BE LOCATED, CUT AND/OR BORED WITHIN THE 8.) WINDOWS IN SHOWERS OR TUBS SHALL HAVE APPROVED SAFETY GLAZING. GUIDELINES OF THE NOTCHING DIAGRAM. NOTCHING AND CUTTING SHALL NOT BE PERMITTED IN HEADERS. 9.) WINDOWS WITHIN 24" OF THE ARC OF A DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 30" 28.) WHEN A STUD IS CUT OR BORED IN EXCESS OF 1/3 ITS DEPTH IT SHALL BE REINFORCED TO BE EQUAL IN ABOVE THE FLOOR SHALL HAVE APPROVED SAFETY GLAZING. CARRYING CAPACITY OF A STUD NOTCHED NOT MORE THAN 1/3 ITS DEPTH. 10.) ALL WINDOW DESIGNATIONS ARE OF NOMINAL GLASS SIZES UNLESS OTHERWISE NOTED. 29.) IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO SET ALL APPLIANCES. 11.) ESCAPE WINDOW WELL IN BASEMENT TO BE MINIMUM 36" × 48". SILL 36" AFF MAX. HORIZONTAL DIMENSIONS TO PROVIDE 30.) GENERAL CONTRACTOR SHALL SUPPLY ALL ROUGH OPENING SIZES FOR WINDOW, DOORS, SKYLIGHTS, MEDICINE MINIMUM NET CLEAR AREA OF 9 sq.ft. CABINETS, IRONING BOARD, SCUTTLE HOLES, ETC. 12.) EACH EMERGENCY ESCAPE AND RESCUE WINDOW SHALL HAVE A MINIMUM NET CLEAR OPENING OF 3.7 SQUARE FEET. THE 31.) GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL ALL DOORS, HARDWARE, TRIM INCLUDING BASE AND SHOE, NET CLEAR OPENING SHALL BE AT LEAST 24 INCHES IN HEIGHT AND AT LEAST 20 INCHES IN WIDTH. THE WINDOWS SHALL SHELVING, COUNTER TOPS, MILLWORK, BASEMENT STARS, WINDOWS, CABINETRY, ETC. HAVE THE BOTTOM OF THE CLEAR OPENING NOT MORE THAN 44 INCHES ABOVE THE FLOOR. 32.) HURRICANE STRAPS ARE REQUIRED AT 4'-O" FOR ALL RAFTERS AND 4'-O" FROM EACH CORNER AND 25'0.C. boors to mechanical rooms shall be a min. of 1-3/8" solid core wood door with closer 33.) ALL FASTENERS FOR PRESSURE TREATED OR FIRE TREATED WOOD MUST BE OF HOT DIPPED GALVANIZED 1-3/8" HOLLOW NOULATED METAL DOOR WITH CLOSER OR 30 MN. RATED DOOR WITH CLOSER

STEEL, STAINLESS STEEL, SILICON BRONZE, OR COPPER. 34.) RAFTERS SHALL BE FRAMED TO EACH OTHER WITH GUBSET PLATE, OR TO A 1" MIN. RIDGE BOARD NOT LESS IN

DESIGN LOADS

ROOF	30 PSF	LIVE LOAD
WIND LOAD	15 POF	
OVER 30' TO 49'	20 PSF	
BALCONIES AND DECKS	60 P5F	
GARAGES	50 PST	
ATTIC	20 PSF	
ATTIC (NO STORAGE	n and a stranger	
WITH ROOF SLOPE		
NOT STEEPER		
THAN 3/2)	10 PSF	
FLOOR	40 PSF	LIVE LOAD
CEILING	20 PSF	LIVE LOAD
FLOOR (SLEEPING)	40 PST	LIVE LOAD
STAIRS	40 PST	LIVE LOAD

STAIRWAYS

1.) WINDER STAIR TREADS (IF ALLOWED BY CITY/VILLAGE CODE) SHALL HAVE A NARROW END OF NOT LESS THAN 6" AND NOT LESS THAN 10" AT A POINT 12" FROM NARROW END OF TREAD.

2.) HANDRAILS ON GARAGE STARS ARE NEEDED IF MORE THAN TWO RISERS IN HEIGHT.

- 3.) REQUIRED MINMUM HEADROOM ON STAIRS SHALL BE G'IO" 4.) NONCOMBUSTIBLE STAIR FROM GARAGE.

DRYWALL

1.) PARTITIONS SEPARATING HOUSE AND GARAGE TO BE MINIMUM %" ULA TYPE X GYPSUM BOARD ON BOTH SIDES AND CEILINGS. 2.) PROVIDE %" FIRE CODE TYPE X DRYWALL ON GARAGE SIDE OF ALL COMMON WALLS AND CEILINGS BETWEEN

GARAGE/STORAGE AREAS AND LIVING AREAS. IF NO LIVING SPACE OCCURS ABOVE GARAGE, DRYWALL TO BE CONTINUOUS TO UNDERSIDE OF ROOF-DECK. 3.) ALL DRYWALL ON CEILINGS TO HAVE FOIL BACKING TO SERVE AS A VAPOR BARRIER OR OTHER VAPOR

BARRIER

4.) TUB AND SHOWER RECESS TO HAVE 1/2" CEMENT BOARD WALLS.

5.) PROVIDE MOISTURE RESISTANT GYPSUM OR EQUIVALENT WALL BOARD IN ALL AREAS SUBJECT TO MOISTURE. 6.) FINISH AND INSTALL U.S. GYPSUM OR EQUAL S.H. SYSTEM TAPERED WALLBOARD WITH METAL CORNER BEADS. (DUR-O BOARD OR EQUAL): MACHINE TAPE ALL JOINTS WITH "PERFATAPE" JOINT SYSTEM OR APPROVED EQUAL: PATCH SCREW HEADS; AND OTHERWISE PREPARE SURFACE FOR PANTING.

WARRANTY

1.) EACH CONTRACTOR SHALL GUARANTEE ALL MATERIALS, OR REPAIR WITHOUT COST TO THE OWNER, ANY SUCH DEFECTS WITHIN ONE YEAR TO DATE AFTER FINAL ACCEPTANCE OF THE PROJECT BY THE OWNER, UNLESS OTHERWISE NOTED. HE SHALL ALSO GUARANTEE THAT ALL WORKMANSHIP IS OF HIGH QUALITY AND THAT ALL MATERIALS FURNISHED UNDER THIS CONTRACT FULFILLS THE REQUIREMENTS OF THE SPECIFICATIONS.

1.) ADDRESS NUMBERS TO BE 4" MINIMUM HEIGHT WITH PROPORTIONATE WIDTH. THE NUMBERS MUST CONTRAST WITH BACKGROUND AND BE EASILY SEEN FROM THE STREET.

2.) ANY STEP DOWN FROM AN EXTERIOR DOOR CANNOT EXCEED 7 3/4". 3.) PROVIDE A LANDING AT THE INSIDE /OUTSIDE OF ANY EXTERIOR DOOR, AT LEAST AS WIDE AS THE DOOR AND

AND COVERED WITH NOT LESS THAN 6" OF THE SAME MATERIAL.

MINIMUM 36" WIDE IN PATH OF EGRESS. 4.) DRANS SHALL BE PROVIDED AROUND ALL CONCRETE OR MASONRY FOUNDATIONS THAT RETAIN EARTH AND ENCLOSE HABITABLE OR USABLE SPACES LOCATED BELOW GRADE. DRAINAGE TILES, GRAVEL OR CRUSHED STONE DRAINS, PERFORATED PIPE OR OTHER APPROVED SYSTEMS OR MATERIALS SHALL BE INSTALLED AT OR BELOW THE AREA TO BE PROTECTED AND SHALL DISCHARGED BY GRAVITY OR MECHANICAL MEANS INTO AN APPROVED DRAINAGE SYSTEM. GRAVEL OR CRUSHED STONE DRAINS SHALL EXTEND AT LEAST 1'-O" BEYOND THE OUTSIDE EDGE OF THE FOOTING AND 6" ABOVE THE TOP OF THE FOOTING AND BE COVERED WITH AN APPROVED FILTER MEMBRANE MATERIAL. THE TOP OF OPEN JOINTS OF DRAIN TILES SHALL BE PROTECTED WITH STRIPS OF BUILDING PAPER, AND THE DRAINAGE TILES OR PERFORATED PIPE SHALL BE PLACED ON A MINIMUM OF 2" OF WASHED GRAVEL OR CRUSHED ROCK AT LEAST ONE SIEVE SIZE LARGER THAN THE TILE JOINT OPENING OR PERFORATION

VENTILATION

1.) PROVIDE 4" X 10" VENTS ON EXTERIOR SOFFITS EVERY 4' O.C. WITH BUG SCREEN. 2.) PROVIDE VENT CHUTES (INSULATION BAFFLES) IN ATTIC AREA PRIOR TO INSULATION AT LOCATIONS OF EXTERIOR SOFFIT

VENTS. 3.) PROVIDE ATTIC VENTILATION AT A MINIMUM RATIO OF 1:50 AT BOTH RIDGE AND SOFFIT. MINIMUM NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1:50 OF THE AREA OF THE SPACE VENTILATED EXCEPT THAT THE TOTAL AREA IS PERMITTED TO BE REDUCED TO 1:300, PROVIDED AT LEAST 50% AND NOT MORE THAN 80% OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET

ABOVE EAVE OR CORNICE VENTS WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS, OR A VAPOR BARRIER HAVING MAXMUM I PERM TRANSMISSION RATE IS INSTALLED ON THE WARM SIDE OF THE CEILING. VENTILATING OPENINGS SHALL BE PROVIDED WITH CORROGION-RESISTANT WIRE MESH WITH 1/2" 4" OPENINGS 4.) VAULTED CEILINGS REQUIRE VENT CHUTES IN EACH RAFTER SPACE AT EXTERIOR WALL AND I" MINIMUM AIR SPACE ABOVE

NEULATION 5.) ROOF VENTS ARE IMPLIED ON ELEVATION DRAWING. PROVIDE 1 VENT/300 SQUARE FEET. 8" X 8" METAL ROOF VENT OR RIDGE VENT OR APPROVED EQUAL.

6.) CRAWL SPACE VENT AREA - I SQUARE FOOT/1500 SQUARE FEET OF AREA. OPENING SHALL BE PLACED TO PROVIDE CROSS VENTILATION AND BE COVERED WITH AN APPROVED BARRIER. 7.) MECHANICAL VENTILATION BYSTEM CAPABLE OF PRODUCING A CHANGE OF AIR EVERY 12 MINUTES ARE APPROVED FOR

BATHROOMS WHICH DO NOT HAVE THE NECESSARY SQUARE FOOT OF NATURAL VENT AREA. B.) EXHAUST FANS, RANGE HOOD, CLOTHES DRYER TO VENT DIRECTLY TO OUTSIDE IN RIGID METAL DUCT (GALVANIZED STEEL, STAINLESS STEEL OR COPPER). DETAILS OF EXHAUST DUCT CONSTRUCTION TO COMPLY WITH MIBOLS AND MISO2 AND DETAILS TO BE PROVIDED BY OWNER DRYER DUCTS SHALL NOT EXCEED 25 FT TO OUTSIDE (MAX REDUCE 25 FT PER

45DEGREE BEND/3FT FOR 90 BEND). RANGE HOOD DISCHARGE THROUGH SINGLE WALL DUCT WITH BACK DRAFT DAMPER. 9.) PROVIDE NMINUM I BOFT. OF RELIEF OPENING IN GARAGE FOR EACH CAR. IO.) ALL MECHANICAL EQUIPMENT SHALL HAVE THE MANUFACTURER'S SPECIFICATIONS AND INSTALLATION GUIDE ATTACHED TO

THE UNIT AT THE TME OF INSPECTION. IL) APPLIANCES SHALL NOT OBTAIN COMBUSTION AIR FROM ANY SLEEPING ROOM, BATHROOM OR TOILET ROOM. PROVIDE COMBUSTION AIR FOR ALL FUEL-BURNING APPLIANCES IN ACCORDANCE WITH MITOS OR MITO3.

WINDOWS AND DOORS WINDOW U FACTOR . 0.30 OR BETTER

1.) PROVIDE AND INSTALL WINDOWS AND DOORS PER MANUFACTURER'S, CITY AND LOCAL CODES AND SPECIFICATIONS.

2.) FLASHING (METAL OR PLASTIC) OVER ALL EXTERIOR DOORS AND WINDOWS.

MISCELLANEOUS

CIB/C2/C23/C24/C28/PI/P2 AND P3 OR DECAY-REGISTANT HEARTWOOD OF REDWOOD, BLACK LOCUST OR CEDARG. G.) ALL WOOD FLOOR FRAMING, CEILING FRAMING, AND RAFTER FRAMING SHALL BE S.P.F. CONSTRUCTION GRADE #2

C: SOFFITS %" ACX OR APPROVED EQUAL AND NAILED AS PER SPECIFICATIONS OF

		-	0.0		
MAGONEY EIPERIACE AND CHIMNEY	ΒY	RB			
1.) ALL BRICK SHALL CONFORM TO ASTM SPECIFICATIONS C 216/C 62 GRADE MW. 2.) ALL MASONRY REINFORCEMENT AND/OR WALL THE SHALL BE ZINC COATED. CONTINUOUS HORIZONTAL MASONRY JOINTS REINFORCEMENT SHALL BE PLACED IN WALL 8" OR WIDER, 16" O.C. VERTICALLY. PROVIDE CORRUGATED METAL THES TO ANCHOR BRICK VENEER TO WOOD FRAME STRUCTURE. THES TO BE AT 16" O.C. HORIZONTAL AND 16" OC VERTICAL MAXIMUM MASONRY VENEER THES MAX NOT SUPPORT MORE THAN 267 SO FT.	S	age			US: 00000
 3.) MAGON CONTRACTOR SHALL PROVIDE AND INSTALL ALL FLASHING AS INDICATED ON DRAWINGS OR AS MAYBE NECESSARY TO PROVIDE A WATER TIGHT CONSTRUCTION. THRU WALL FLASHING SHALL HAVE WEEPS AT 2' O" O.C. MAXIMUM. 4.) MORTAR SHALL CONFORM TO ASTM C 270 TYPE M. 5.) ALL CONCRETE BLOCK SHALL CONFORM TO ASTM C 90-70, GRADE N-1 	REVISION	Revised Ga			PREVIC
6.) MAKE JOINTS IN BRICK WORK UNIFORM. FACE JOINTS EXPOSED SHALL BE FINISHED WITH A METAL TOOL TO FORM A CONCAVE JOINT AND CLOSE ALL AIR CRACKS AND CREVICES. TOOL JOINTS ONLY WHEN MORTAR STARTS TO RESIST THUMB PRESSURE. 7.) NEAR COMPLETION OF WORK REMOVE ALL DISFICUREMENTS. FILL ALL HOLES AND JOINTS. REMOVE LOOSE MORTAR, PULL OUT DEFECTIVE JOINTS, AND REPAINT WHERE NECESSARY.					
8.) ALL MASONRY WORK TO BE ACID WASHED AND ALL LOOSE MORTAR REMOVED. 9.) MASON CONTRACTOR SHALL BUILD IN ALL DUCTS, PIPES, ETC. PROVIDED BY OTHERS AS MAY BE NECESSARY TO COMPLETE BUILDING. 10.) FIREPLACE CHIMNEY FLUES SHALL BE 3' O" MINIMUM ABOVE ANY ROOF PORTION WITHIN 10'0" HORIZONTALLY.	DATE	09.12.22			N BY:RB
 11.) TOPS OF ALL CHIMNEY FLUES MUST BE FITTED WITH CHIMNEY CAPS. (SPARK ARRESTOR). WITH A MINIMUM OF 3'-O" ABOVE THE ROOF. 12.) ALL FIREPLACES TO HAVE A NON-COMBUSTIBLE HEARTH EXTENDING A MINIMUM 20" IN ALL DIRECTIONS. 13.) MASON CONTRACTOR SHALL INSTALL ALL LINTELS WHICH ARE NECESSARY FOR HIS CONSTRUCTION AS PROVIDED 	ÖN				DRAW
BY OTHERS. 14.) LINTEL SIZES FOR MASONRY BUILDINGS. OPENINGS SIZES		ERTY OF L BE	SED	JCE OVER LL VERIFY OB, BULIN TF ANY	IDITIONS
$ \begin{array}{cccccccccccccccccccccccccccccccccccc$		THE PROP	E EXPRES	PRECEDEN CTOR SHAL ON THE J	AND CON
8°0" 5 ×3½×¾ 9°0" 5 ×3½×¾ 10°0" G ×3½×¾ INGTALL ALL ANGLES WITH LONG LEGE VERTICAL.		REMAIN 7	тноит тн	ULL HAVE CONTRAC	MENSIONS VGS.
B.) PROVIDE MINIMUM DOUBLE LINED 8" DIAMETER UL LABELED FLUE FOR ALL PREFAB FIREPLACES PENETRATING COMBUSTIBLE CONSTRUCTION WITH MINIMUM 2" AIR SPACE. PROVIDE TIGHT FITTING DAMPERS AND A 12 INCH SMOKE SHELF.		RE AND SHALL	ANY FORM W	MENSIONS SHA MENSIONS, THE SIONS AND COI SIONS AND COI	THESE DRAMP
PLUMBING 1.) COMPLY WITH ALL LOCAL CODES AND ORDINANCES. 2.) ALL WATER SUPPLY LINES TO BE "K" COPPER ABOVE GRADE-SUB MAY SUBSTITUTE F USED BY LOCAL CODES. 3.) 4.) 24" AIR CHAMBER AT EACH FIXTURE		DETAILS AF	REUSED IN WRITTEN P	SCALED DII SCALED DII ALL DIMEN	SHOWN BY
 5.) 24" AIR CHAMBER AT EACH RIGER 6.) SHUT OFF VALVE AT EACH FIXTURE 7.) SERVICE WEIGHT CAST IRON BELOW GRADE 8.) PVC WASTE TO BE SCHEDULE 40 9.) PROVIDE A THERMOSTATIC, PRESSURE BALANCE, OR COMBINATION CONTROLLED AUTO MIXING 					
DEVICE FOR SHOWER/TUB VALVES-ANTI SCALDING (MAXIMUM SETTING IIS degrees) 10.) USE ONLY WATER SAVER FLUGH TOILETS 11.) ALL FLOOR DRAINS TO BE VENTED 12.) P.V.C. CONNECTIONS MUST USE SOLVENT CEMENTING, ELASTOMERIC GASKETS 13.) ALL PIPING TO BE PROPERLY SUBPENDED AND BRACED 14.) PROTECT WATER PIPES IN WALLS WITH NAIL GUARDS					SEAL
15.) PROVIDE VACUUM BREAKERS AT ALL HOSE BIBBS AND LAUNDRY TUBS 16.) WATER SUPPLY DISTRIBUTION: INSTALLATION OF THE POTABLE WATER SUPPLY AND ITS COMPONENTS SHALL BE DONE IN COMPLIANCE WITH THE ILLINOIS STATE PLUMBING CODE AS WELL AS CHAPTER OF IRC. 17.) PROVIDE MIN. 4" BETWEEN LAVATORY AND WALL/LAVATORY/WATER CLOSET, 2" BETWEEN LAVATORY AND BATHUTB, 15" BETWEEN WATER CLOSET AND WALL/BATHTUB, 21" IN FRONT OF LAVATORY/WATER CLOSET, AND 24" IN FRONT OF SHOWER		nc.		9039	
18.) ALL HOSE BIBBS SHALL BE FROST FREE WITH VACUUM BREAKER 19.) WHIRLPOOL TUBS TO BE UL/VILLAGE OF DOWNERS GROVE APPROVED AND HAVE COPPER PIPING 20.) INSTALL CLEAN OUT AT BASE OF EACH PLUMBING STACK (PER VILLAGE)		IS, LI	ality	d, IIIIn(5.577	E
ELECTRICAL 1.) COMPLY WITH ALL GOVERNING CODES AND REGULATIONS 2.) COMPLY WITH THE LATEST EDITION OF THE "NATIONAL ELECTRICAL CODE"			le Re	intielo IX: 81	ail.co
 3.7 USE COPPER WIRE UNLT 4.7 SERVICE SHALL BE INSTALLED UNDERGROUND 5.7 SERVICE SHALL BE MINIMUM 200 AMPS 6.7 PROVIDE GFI (GROUND FAULT INTERRUPTER) PROTECTION FOR ALL BATH ROOMS, BASEMENT AREAS, GARAGES, ATTIC SPACES, GRAWL SPACES AND ALL OTHER DAMP AREAS, EXCEPT FOR APPLIANCE REQUIRED OUTLETS 7.7 OUTDOOR OUTLETS TO BE WATERPROOF AND GFI WITH IN USE BUBBLE COVERS. 	Ģ	P e	becom	/e, ria Fa	@Gm
 a.) COUNTER TOP OUTLETS MUST BE GRI PROTECTED AND 4'-O" O.C. WITH NO POINT ALONG THE COUNTER MORE THAN 2 FT. FROM AN OUTLET. a.) ALL WHIRLPOOL TUB/SPAS TO BE SEPARATE GRI CIRCUITS i.) ALL SWITCHES, LIGHTS, OUTLETS AND FANS IN BATHROOMS TO BE GRI PROTECTED ON SEPARATE BRANCH CIRCUIT THAN GRI 			sams	ידטר: 757	stom
PROTECTED OUTLET. 11.) ALL OUTLETS WITHN GO" OF ANY SINK MUST BE GFI PROTECTED 12.) RACEWAY WILL BE PROVIDED FOR REMOTE WATER METER READER CONDUCTORS 13.) CLOSET LIGHTING WILL BE RECESSED INCANDESCENT OR FLUORESCENT W/ CLOSED LENS		ISI	g Dre	G1 1	nCu
14.) OUTLETS WILL BE PROVIDED IN ALL HABITABLE ROOMS MAX. 120" APART, WITHIN GO" OF ANT DOOR 15.) ALL CEILING FANG REQUIRE A FAN RATED CEILING BOX 16.) DUAL VOLTAGE, WIRED IN A SERIES SMOKE DETECTORS MUST BE INSTALLED IN BASEMENT, 1st, AND 2nd FLOORS, ALL SLEEPING AREAS, FURNACE ROOMS 17.) NOTALL CO. DETECTORS AS FURNACE ROOMS	5	5	lakin	rbor 15.8	Buli
18.) ALL WHIRLPOOL TUBE/SPAG TO BE ON SEPARATE OF CIRCUITS 19.) A MINIMUM WORKING SPACE OF THIRTY (30) INCHES BY THREE (3) FEET SHALL BE PROVIDED IN FRONT OF THE ELECTRICAL PANEL AND A/C ELECTRICAL DISCONNECT EXTENDING FROM THE FLOOP TO THE TOP OF THE EQUIPMENT	;		Z	/U5 A 1e: 8	2
	f	Z	i 	Phor	
GENERAL ASSUMPTIONS FOR MICROLLAM LVL * LATERAL SUPPORT REQUIRED AT BEARING AND 24" ON CENTER MAX.	(n	e	0	
 BEARING LENGTHS ARE BASED ON MICROLLAM LVL'S BEARING STRESS OF 750 psi NO CAMBER ALL MEMBERS 7 1/4" AND LESS IN DEPTH ARE 			denc	Roa	inois
RESTRICTED TO A MAXIMUM DEFLECTION OF 5/16" * TABLES ON PAGES 4-7 INCLUDE REDUCTIONS APPLIED IN ACCORDANCE WITH CODE * 16", 18", AND 20" BEAMS REQUIRE MULTIPLE PLIES		ם	Resi	nter	ort, III
MICROLLAM LVL ALLOWABLE DESIGN STRESSES			nan	0 Ce	rankf
FLEXURAL STRESS F=2,600 ps1 TENSION STRESS F=1,555 ps1 COMPRESSION PERPENDICULAR TO GRAIN F=750 ps1 COMPRESSION PARALLEL TO GRAIN F=250 ps1 HORIZONTAL SHEAR PARALLEL TO GRAIN F=265 ps1	Ċ	פ	Oltr	24(LL.
(1) FOR 12" DEPTH. FOR OTHERS, MULTIPLY BY 1/4 21/2000 (2) F. HAS BEEN REDUCED TO REFLECT THE VOLUME EFFECTS OF LENGTH, WIDTH AND THICKNESS (3) E. SHALL NOT BE. INCREASED FOR DURATION OF LOAD	DA	TE	09).12	.22
DESKN DEPTH PROPERTY 5 1/2" 7 1/4" 9 1/2" 11 7/6" 14" 16" 18" 20"	SH	¤ # EET	20	21.0)45
MOMENT(FT-LB6) 2,125 3,555 5,600 5,885 8,070 8,925 12,130 15,555 19,375 12,580 GHEAR(LB6) 1,830 2,410 3,075 3,160 3,740 3,950 4,655 5,320 5,985 6,650 MOMENT OF INERTIA(N.) 4 24 56 115 125 208 244 400 597 851 1,167 WEIGHT((PLF) 2.8 3.7 4.7 4.8 5.7 6.1 7.1 8.2 9.2 10.2		A	-۱	7	



I. THE DUCT SYSTEM JOINTS AND SEAMS SHALL BE MADE SUBSTANTIALLY AIR TIGHT BY MEANS OF TAPE OR OTHER APPROVED METHODS AND SHALL BE SUPPORTED A MAXIMUM OF TEN FOOT INTERVALG 2. ALL EQUIPMENT AND APPLIANCES, INCLUDING THE AIR CONDITIONER, WATER HEATER AND FURNACE, SHALL BE INSTALLED IN ACCORDANCE WITH THEIR LISTINGS AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. A COPY OF THE MANUFACTURER'S INGTALLATION INGTRUCTIONS MUGT BE PROVIDED ON SITE AT THE TIME OF INGPECTION 3. PROVIDE COMBUSTION AIR FOR ALL FUEL GAS APPLIANCES IN COMPLIANCE WITH SECTION G2407. THE INSTALLATION OF A FULL-LOUVERED DOOR OR TWO AIR TRANSFER GRILLS(MINMUM 100 SQ. IN. OF FREE AREA EACH AND LOCATED WITHN 12" OF THE FLOOR

AND CEILING) ARE CODE COMPLIANT. 4. ALL BATHROOM EXHAUST FANS SHALL VENT DIRECTLY TO THE EXTERIOR.

HYDRO MASSAGE BATHTUB EQUIPMENT SHALL BE ACCESSIBLE WITHOUT ASSOCIATE ELECTRICAL COMPONENTS SHALL BE ON AN INDIVIDUAL

DETECTOR PER FLOOR AND WITH A MINIMUM OF 15' FROM ANY BEDROOM. PROVIDE A SMOKE DETECTOR IN EACH

4 INSTALL C.O. DETECTOR AS REQUIRED BY LOCAL CODES 5. ALL KITCHEN, LAUNDRY, BEDROOM, FAMILY ROOM, DINING ROOM, LIVING ROOM, PARLOR, LIBRARY, DEN, SUNROOM, RECREATION ROOM, CLOSET, HALLMAY OR SIMILAR AREA RECEPTACLE AND LIGHTING CIRCUITS SHALL BE ARC-FALL 6. ELECTRICAL PANEL TO HAVE MINIMUM 4'-O" CLEARANCE IN FRONT AND 3'-O" CLEARANCE ON SIDES FROM ANY

IO. MAINTAIN A MIN. 3" CLEARANCE FROM RECESSED LIGHT FROM COMBUSTIBLE INSULATION.

12. PROVIDE A SINGLE RECEPTACLE FOR THE ELECTOR AND SUMP PUMPS 13 ALL BATHROOM SWITCHES SHALL BE A MIN 5' AWAY FROM ANY TUB OR SHOWER UNLESS LOCATED OUTSIDE OF THE

15 PROVIDE ELECTRICAL JUMPER CABLE AROUND WATER METER AND BETWEEN HOT AND COLD WATER PIPES SERVING

A RECESSED LIGHTS WITH 6" CLEARANCE BETWEEN FIXTURE AND NEAREST POINT OF STORAGE SPACE. B. FLUORESCENT LIGHTS WITH 6" CLEARANCE BETWEEN FIXTURE AND NEAREST POINT OF STORAGE SPACE. C. INCANDESCENT LIGHTS WITH 12" CLEARANCE BETWEEN FIXTURE AND NEAREST POINT OF STORAGE SPACE.

20 ALL METAL PIPING SYSTEMS, METAL PARTS OF ELECTRICAL EQUIPMENT, AND PUMP MOTORS ASSOCIATED WITH THE WHIRLPOOL TUB SHALL BE BONDED TOGETHER USING A COPPER BONDING JUMPER NO SMALLER THAN A #8 SOLID.

24. SMOKE DETECTORS SHALL NOT BE LOCATED WITHIN 36" OF SUPPLY AIR VENTS OR CEILING FAN BLADES 25. ELECTRIC SERVICE PANEL SHALL HAVE A COPPER BUS(ALUMINUM BUS IS NOT PERMITTED) 26. ELECTRIC SERVICE DISCONNECT SHALL EITHER BE LOCATED WITHIN 5 FEET OF WHERE THE CONDUIT ENTERS THE BUILDING OR THERE SHALL BE AN EXTERIOR DISCONNECT. 27. ALL BEDROOM, FAMILY ROOM, DINING ROOM, LIVING ROOM, PARLOR, LIBRARY, DEN, SUNROOM

SPACING OF ELECTRICAL OUTLETS A. GENERAL. OUTLETS SHALL BE INSTALLED SO THAT NO POINT ALONG THE FLOOR LINE IN ANY WALL SPACE IS MORE THAN & FEET FROM AN OUTLETIN THAT SPACE, INCLUDING ANY WALL SPACE 2 FEET OR MOREIN WIDTH AND THE WALL SPACE OCCUPIED

B. KITCHEN COUNTER TOPS: RECEPTACLE OUTLETS SHALL BE INSTALLED AT EACH COUNTER SPACE 12" OR WIDER. RECEPTACLES SHALL BE INSTALLED SO THAT NO POINT ALONG THE WALL LINE IS MORE THAN 24" FROM A RECEPTACLE OUTLET IN THAT SPACE. ISLAND AND PENINGULAR COUNTER TOPS 12" OR WIDER SHALL HAVE AT LEAST ONE RECEPTACLE FOR EACH FOUR FEET OF COUNTER TOP. COUNTERTOP SPACES SEPARATED BY RANGE TOPS, REFRIGERATORS, OR SINKS SHALL BE CONSIDERED AS SEPARATE

ALL 125-VOLT, SINGLE PHASE, 15 & 20 AMP. BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN FAMILY RM, DINING RM, KITCHENS, LIVING RM, PARLORS, LIBRARIES, DENS, BEDRMS, SUNRMS, REC RMS, "COMBINATION TYPE" INSTALLED TO PROVIDE PROTECTION OF THE

REINFORCING IN THE FOOTING/FOUNDATION SHALL COMPLY WITH THE REQUIREMENTS FOR A CONCRETE ENCASED ELECTRODE.





GARAGE REQUIRE ONE OUTLET PER BAY-TYP.



SECOND FLOOR ELECTRICAL PLAN

ADDITIONAL MECHANICAL NOTES

THE DUCT SYSTEM JOINTS AND SEAMS SHALL BE MADE SUBSTANTIALLY AIR TICHT BY MEANS OF TAPE OR OTHER APPROVED METHODS AND SHALL BE SUPPORTED A MAXMUM OF TEN FOOT NTERVALS ALL EQUIPMENT AND APPLIANCES, INCLUDING THE AIR CONDITIONER, WATER HEATER AND FURNACE, SHALL BE INSTALLED IN ACCORDANCE WITH THEIR LISTINGS AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. A COPY OF THE MANUFACTURER'S INSTALLATION INSTRUCTIONS MUST BE PROVIDED ON SITE AT THE TIME OF INSPECTION. 3. PROVIDE COMBUSTION AIR FOR ALL FUEL GAS APPLIANCES IN COMPLIANCE WITH

	TREE INVENTORY T	ABLE
TAG #	COMMON NAME	DBH
60	HACKBERRY	42"
61	PIN OAK	6"
63	HACKBERRY	8"
64	HACKBERRY	8"
65	OAK	6"
67	HACKBERRY	18"
74	HACKBERRY	18"
75	undetermined	6"
76	HACKBERRY	34"
NOTE		

LEG	END
+ 730.00 -	EXISTING SPOT ELEVATION
	EX. GROUND CONTOUR (PRE-SUBDIVISIO
(EXISTING STORM SEWER EXISTING SANITARY SEWER
· - · · · · · · · · · · · · · · · · · ·	EXISTING STORM CATCH BASIN EXISTING SANITARY MANHOLE
← -	PROPOSED FLOW DIRECTION ARROW
PXXX.X x - TCXXX.XX x -	PROPOSED SPOT ELEVATIONS
FGF-XXX.XX-	SUGGESTED FINISHED GARAGE FLOOR E
T/F-XXX.XX - FBF-XXX.XX -	SUGGESTED TOP OF FOUNDATION ELEVA

<u>NOTE:</u> TREE INFORMATION PROVIDED BY OTHERS.





RECEIVED 9.1.22

DUE TO THE UNCERTAINTY OF SEASONAL GROUND WATER TABLES AND THE GEOPHYSICAL CONDITIONS AFFECTING GROUND WATER MOVEMENT, M. GINGERICH, GEREAUX & ASSOCIATES TAKES NO RESPONSIBILITY FOR THE MANAGEMENT OF GROUND WATER ASSOCIATED WITH SUB-GRADE CONSTRUCTION. BASEMENTS OR OTHER LIKE FACILITIES CONSTRUCTED BELOW THE FINISHED SURFACE GRADE OF THE PROPERTY ARE AT THE RISK OF THE BUILDER/OWNER

(WATER & SEWER SERVICES TO BE CONSTRUCTED PER LOCAL REQUIREMENTS. FIELD VERIFY EX. SERVICE LOCATIONS & SIZING PRIOR TO CONSTRUCTION)

> ABBREVIATIONS P.U. or P.U.E. - PUBLIC UTILITY EASEMENT **B.S.L. - BUILDING SETBACK LINE** D.E. - DRAINAGE EASEMENT PCC - PORTLAND CEMENT CONCRETE

GE FLOOR ELEVATION DATION ELEVATION MENT FLOOR ELEVATION

NOTES:

- 1. Building setback line (BSL) and all easements shown taken from recorded plat of subdivision. No title search or survey.
- 2. Proposed grades taken from approved Neighborhood Drainage Plan. FGF Finished Garage Floor) elevation and T/F (Top of Foundation) elevation taken from elevations indicated on Neighborhood Drainage Plan.
- prior to construction.
- 4. Building location should be established by measuring from surveyed property lines and checked by measuring distances to opposing property lines. Building setback line should be staked in the field to verify footprint location on the lot.
- 5. Benchmark taken from previous plan/work completed in subdivision and should be verified for tying into grades indicated, such as spot checking top of curb elevations, adjacent foundation elevation, etc. prior to construction.
- 6. No topographic survey of current ground grades or existing improvements in place has been completed and shall be the responsibility of the Owner to verify locations prior to starting construction.
- 7. Any and all off-site disturbed areas are to be restored to existing conditions or better, if necessary.
- 8. Prior to Excavation call Joint Utilities Location Information for Excavations "J.U.L.I.E." 1-800-892-0123
- 9. All proposed top of window wells shall be set at T/F 0.30', unless noted otherwise.
- 10. Side slopes shall be 5:1 or flatter.

× 767.89

LAND DESCRIPTION

LOT 3 IN PROPRIETOR'S SUBDIVISION OF A PART OF THE NORTHEAST FRACTION AL QUARTER OF SECTION 28, NORTH AND SOUTH OF THE INDIAN BOUNDARY LINE IN TOWNSHIP NORTH AND IN RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 12, 1966 AS DOCUMENT NO. R66-18426, IN WILL COUNTY, ILLINOIS

3. Building footprint provided by others, and should be checked











GENERAL SPECIFICATIONS

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IIn Custom Designs, Inc. Making Dreams become Reality 03 Arbor Gate Drive, Plainfield, Illinois e: 815.861.1757 Fax: 815.577.9039 BulinCustom@Gmail.com

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Oltman Residence 240 Center Road Frankfort, Illinois

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Planning Commission / ZBA

FRANKFORT

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Project:Pic & Plā – Indoor PickleballMeeting Type:Public HearingRequests:Special Use for Indoor RecreationLocation:21800 S. La Grange Road, Unit BApplicant:Anthony VillaProp. Owner:MTC Investment Properties (Mary Cernauskas)Representative:Anthony Villa

Site Details

Lot Size:	201,683 sq. ft. (4.63 acres)
PIN(s):	19-09-28-102-002-0000
Existing Zoning:	I-2
Proposed Zoning:	N/A
Future Land Use:	General Commercial
Buildings:	1 building, 3 units
Total Sq. Ft.:	9,820 sq. ft. (Unit B area)

Adjacent Land Use Summary:

	Land Use	Comp. Plan	Zoning I-2	
Subject Property	Light Industrial	General Commercial		
North	RV sales/storage	General Commercial	I-1, I-2	
South	Public utility/ Commercial	General Commercial/ Public Utility	I-2, B-2, E-R	
East	Religious Assembly	Public Institutional	E-R	
West	Public utility/ Commercial	General Commercial/ Public Utility	I-2, B-2	



Figure 1. Location Map

Project Summary -

The applicant is proposing to renovate Unit B of the existing building located at 21800 S. La Grange Road for use as an indoor pickleball recreation facility. Indoor recreation uses require a Special Use Permit in the I-2 (General Industrial) zone district. A Special Use Permit had been approved by the Village Board for this use for a proposed new building located at 9093 W. Fey Drive on June 6, 2022. However, due to the rising costs of building materials, the applicant is putting that project on hold and would like to renovate the interior space within the existing building at 21800 S. La Grange Road instead.

Attachments

- 1. Aerial images (1:4,000 scale and 1:1,500 scale) VOF GIS
- 2. Plat of Highways, illustrating vacated streets on subject property and current property line boundary, prepared by RT&A, revised 7/11/06.
- 3. Interior space sketch, received by staff on 8.1.22
- 4. Floorplan sketch, based upon Frankfort Township Assessor, received by staff on 8.11.22
- 5. Special Use Permit Findings of Fact, applicant responses
- 6. Description of use, prepared by the applicant
- 7. Photographs of building interior and exterior, taken by staff on 8.10.22 and 8.11.22

September 22, 2022

Analysis

Description of use:

The applicant intends to occupy a 9,820 sq. ft. tenant space within the existing building at 21800 S. La Grange to use for indoor pickleball. The use would be located in Unit B, located between Unit A (Avanti furniture warehouse storage) and Unit C (Sunbelt Supply Company, manual and automatic valve experts). The applicant is proposing 4 pickleball courts, which was the same amount of courts as when the use was proposed and approved for the undeveloped property at 9093 W. Fey Drive. As before, the business would be open daily from 7 am - 9 pm; normal business hours within the Village are 7 am - 11 pm. Reservations to play would be made via a mobile app.

Zoning

1. The subject property is currently zoned I-2, General Industrial. Indoor recreation facilities require a special use permit in the I-2 district.

Site Design

- 1. No exterior changes to the building are proposed, other than what may be needed for compliance with the Fire Code, such as fire exits or new exterior stairs at the back entrance.
- 2. The applicant has informed staff that there will not be any air-conditioning for the building and therefore no exterior mechanical units will be needed. Should air-conditioning units or any other mechanical units be installed outside of the building in the future, they must be screened with landscaping or walls per Article 7, Section A, Part 3 (c) of the Zoning Ordinance. This has been included as a condition of approval.

Parking & Loading

1. The existing site has a paved parking lot in the front yard containing 52 spaces, including two ADA accessible spaces. The side and rear yards are gravel and used for storing semi-trucks and trailers. Staff has created a parking analysis table below based upon the existing uses.

Parking Analysis							
Tenant	Gross Floor Area	Employees	Hours	Requirement	Spaces required		
Unit A (Avanti Furniture, warehouse use)	9,820	2	8am- 5pm	1 space per 5,000 SF + 1 ea. employee	4		
Unit B (proposed pickleball, indoor recreation use)	9,820	2	7am- 9pm	1 space per 4 people max occupancy + 1 ea. employee	Max occupancy has not been determined		
Unit C (Sunbelt Supply, light industrial use)	9,220	3	8am- 5pm	1 space for every 500 SF	19		
Total parking required (without pickleball use)					23		
Parking provided					52		
Parking surplus available for pickleball use					29		

- 2. The Building Department noted that maximum occupancy is calculated at a rate of 50 square feet per person for indoor recreation uses (pickleball). Unit B is 9,820 square feet, allowing for 196 people, requiring 49 parking spaces. However, the actual maximum occupancy is expected to be significantly lower once a scaled floorplan is provided by an architect or engineer, as the area dedicated for restrooms, storage areas, office areas and other rooms are not included in the calculation for maximum occupancy. For comparison, the formerly approved pickleball building at 9093 W. Fey Drive was 12,160 square feet and designed for a maximum occupancy of 50 people, requiring 15 parking spaces (including employee requirements). The proposed tenant space in Unit B is smaller than the formerly approved building by 2,340 square feet.
- 3. The applicant noted that if all four (4) indoor courts are being used at once, there may be up to 16 people playing at any one time. Other people may arrive early and wait to play.
- 4. The Zoning Ordinance notes that the Plan Commission can adjust the parking requirements for any use in a business or industrial district on a case-by-case basis. Should the Plan Commission recommend approval of the Special Use Permit, staff recommends that the number of required parking spaces be determined at this time to ensure that the proposed has adequate parking. In other words, the amount of parking required for this use would be enshrined in the approval of the special use permit and forever connected to the approved plans and public testimony. As noted in the above parking analysis table, there is a remainder of 29 unused parking spaces per code that could be assigned in whole or in part to the proposed pickleball use. The advantage of determining the parking requirement now would be to avoid a potential deficiency of parking per code once the maximum occupancy is determined after receiving a scaled floorplan from an architect. If the future architectural floorplan reveals a parking deficiency, a parking adjustment will be required from the Plan Commission.

Article 7, Section B, Part 5(b) of the Zoning Ordinance refers to adjustments to required parking. It states in part:

Adjustments. In all business and industrial districts, the minimum number of required parking spaces may be adjusted by the Plan Commission on a case-by-case basis. The petitioner for such an adjustment shall show to the satisfaction of the Plan Commission that adequate parking will be provided for customers, clients, visitors, and employees. The following provisions and factors shall be used as a basis to adjust parking requirements:

1. Evidence That Actual Parking Demands will be Less Than Ordinance Requirements. The petitioner shall submit written documentation and data to the satisfaction of the Plan Commission that the operation will require less parking than the Ordinance requires.

2. Availability of Joint, Shared or Off-Site Parking. The petitioner shall submit written documentation to the satisfaction of the Plan Commission that joint, shared or offsite parking spaces are available to satisfy the parking demand.

- Agreements shall be provided which demonstrate evidence that either parking lots are large enough to accommodate multiple users (joint parking) or that parking spaces will be shared at specific times of the day (shared parking, where one activity uses the spaces during daytime hours and another activity uses the spaces during evening hours.)
- b) Off-site parking lots may account for not more than 50-percent of the required parking and shall be located not more than three hundred (300) feet from the principal use that it is intended to serve.

Conversely, the Plan Commission could table the special use permit request until staff receives a scaled floorplan prepared by an architect, which would allow staff to calculate the amount of required parking per code.

5. There are loading docks with roll up doors at the rear of the building. 1 door is currently used by Avanti Furniture, 2 doors are available for Unit B and 3 doors are currently used for Sunbelt Supply Company. The proposed pickleball use is not anticipated to require loading from semi-trucks, but if deliveries do occur, they could be accommodated by the existing rear loading dock and 2 roll up doors.

International Building Code and International Fire Code:

- A preliminary inspection of the tenant space was conducted by the Frankfort Fire District on August 11, 2022. At that time, the Fire District noted that several building upgrades would be required because the use would be changing from a warehouse use to an indoor recreation use. Staff has not been provided with a complete list of required Fire Code upgrades, but changes may include adding an exterior stairway to the rear loading dock.
- The applicant has opted to not upgrade the building to meet the Fire Code requirements for a recreational use until after the Special Use Permit has been approved by the Village Board. A business license or occupancy permit would not be issued for the use until the necessary Fire Code improvements are made.
- 3. Unit B currently has two restrooms, with one toilet in each. Although not marked, one restroom could be assigned for men and one for women. Per the Building Department, the proposed use would require an additional toilet for the women's restroom and an additional urinal for the men's restroom. The applicant is aware of this requirement, which would involve reconfiguring and/or expanding the existing restrooms. This requirement has been added as a condition of approval (1 (b)).

<u>Other</u>

- 1. There will be no bleacher-type seating provided within the building.
- 2. There will be no indoor food concessions inside the building.
- 3. There are no locker rooms illustrated on the floorplan and no mention of any has been made to staff.
- 4. Unit A, now used for Avanti Furniture, was granted a Special Use Permit for Indoor Recreation for Frankfort Mixed Martial Arts on June 23, 2014 (Ord-2909). The use has since been discontinued.

Special Use Request

The following findings of fact are used to judge the merit of a special use permit request. The applicant has provided responses to these findings of fact in a separate attachment.

Findings of Fact:

No special use shall be recommended by the Plan Commission, unless such Commission shall find:

a. That the establishment, maintenance or operation of the special use will not be detrimental to, or endanger, the public health, safety, morals, comfort or general welfare.

b. That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.
c. That the establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

d. That the exterior architectural appeal and functional plan of any proposed structure will not be so at variance with either the exterior architectural appeal and functional plan of the structures already constructed, or in the course of construction in the immediate neighborhood or the character of the applicable district, as to cause a substantial depreciation in the property values within the neighborhood.

e. That the adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided.

f. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

g. That the special use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified by the Village Board, pursuant to the recommendations of the Plan Commission.

Affirmative Motions

- 1. Approve an adjustment to the total Zoning Ordinance-required parking for the subject property based on the availability of both joint parking and shared parking for the proposed indoor recreation use and the current building tenants.
- 2. Recommend to the Village Board to approve the Special Use Permit for an indoor recreation facility for the property located at 21800 S. La Grange Road, Unit B, in accordance with the reviewed plans, findings of fact, public testimony and conditioned upon the following:
 - a. If any mechanical units are added to the roof or site, they shall be screened per the requirements of the Zoning Ordinance.
 - b. The project shall obtain compliance with all applicable codes, including the Fire Code and International Building Code.
 - c. There shall be no indoor bleachers installed and no tournaments held at this location.

21800 S. La Grange, Unit B - Proposed Pickleball (Special Use Permit)



350 Feet 0 87.5 175

21800 S. La Grange, Unit B - Proposed Pickleball (Special Use Permit)



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Notes:

- Pickleball Court dimensions are 20x44
- 5' on end of each baseline so wall is not an issue and walkway for players
- 3.5' on each sideline between support poles
- · Support poles are at center court where nets would go and little likelihood of impairing play.



FRANKFORT

Application for Plan Commission / Zoning Board of Appeals Review Special Use Permit Findings of Fact

Article 3, Section E, Part 6 of the Village of Frankfort Zoning Ordinance lists "findings" or "standards" that the Plan Commission must use to evaluate every special use permit request. The Plan Commission must make the following seven findings based upon the evidence provided. To assist the Plan Commission in their review of the special use permit request(s), please provide responses to the following "Findings of Fact." Please attach additional pages as necessary.

- That the establishment, maintenance or operation of the special use will not be detrimental to, or endanger, the public health, safety, morals, comfort or general welfare.
 The conversion to indoor pickleball use will not be detrimental to, or endanger, the publich health, safety, moral, comfort or general welfare.
- 2. That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.

The conversion to indoor pickleball use will not be injurious to the use and enjoyment of other property in the immediate vicinity.

- That the establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district. The conversion to indoor pickleball use will not impete the normal and orderly development of the property and its current uses.
- 4. That the exterior architectural appeal and functional plan of any proposed structure will not be so at variance with either the exterior architectural appeal and functional plan of the structures already constructed, or in the course of construction in the immediate neighborhood or the character of the applicable district, as to cause a substantial depreciation in the property values within the neighborhood.

No changes to the exterior are required.

5. That the adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided.

All are being provided and have been operational previously.

- That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets. No change to ingress or egress required.
- That the special use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified by the Village Board, pursuant to the recommendations of the Plan Commission. Understood and agreed.



Pic & Plā

Indoor Pickleball

Pick a court & play!



What is it?

- A for profit business that enables individuals to reserve 1 to 4 indoor courts to play pickleball.
- <u>Pickleball</u> is a paddle sport that combines elements of badminton, table tennis and tennis. Two or four players use a paddle that's ~ 2x the size of a ping pong paddle to hit a wiffle ball over a 36" net on a 20'x44' court.

The goal is to hit the ball over the net, within the boundaries of the court and in a manner that prevents your opponent from returning the ball back over the net. Games are generally played to 11 points.



Why?

- ~5M people in the US now play pickleball. It is the country's fastest growing sport.
- Frankfort has 3 dedicated <u>outdoor</u> pickleball courts at Commissioner's Park. Mokena, New Lenox, and Frankfort Square have another ~20 <u>outdoor</u> courts. When the weather is nice (no rain, snow, cold temps or high wind – ~6 months out of the year), these courts are often filled with long wait times between games.
- There are 0 dedicated indoor pickleball courts within a 20-mile radius of Frankfort.



How?

- There will be 4 indoor courts that can be reserved via an app.
- Reservations will be in two-hour increments from 7am to 9pm.
- When all 4 courts are being utilized for dedicated pickleball play, ~ 8-16 people will be in the facility.





- Lot 13 East Point Park
- In the same complex as Roma Sports (indoor softball, soccer & basketball)



When?

- Goal is to break ground in May
- Estimated construction time of 8 months
- Target opening in January 2023



FAQs

- What are the hours of operation? M-Sunday, 7am 9pm.
- Will this be membership based? No, pay per use.
- Will there be bleacher type seating? No.
- What is the estimated total capacity at any one time? 25.
- Will there be a concessions stand onsite? No.
- How many employees will there be? 1. The owner plans to be onsite most days.
- Will there be anything stored outside the building? No.



















Planning Commission / ZBA

FRANKFORT

September 22, 2022

Project:	Oasis Assisted Living
Meeting Type:	Public Hearing
Requests:	Special Use for Assisted Living Facility, Final Plat
Location:	8531 W. Lincoln Highway
Applicant:	Oasis Senior Living, Inc.
Prop. Owner:	MT Leasing Inc.
Representative:	Tahir Khan

Site Details

	202.001 er ft (4.00 errse)
Lot Size:	203,861 sq. ft. (4.68 acres)
PIN(s):	19-09-23-300-031-0000
Existing Zoning:	B-2
Proposed Zoning:	N/A
Future Land Use:	General Commercial
Buildings:	1
Total Sq. Ft.:	75,074 sq. ft. (bldg.)

Adjacent Land Use Summary:

	Land Use	Comp. Plan	Zoning
Subject Property	Undeveloped	General Comm.	B-2
North	Undeveloped	Mixed Use	E-R
South	Townhomes	Single Fam. Attached Res.	R-5
East	Undeveloped	General Comm.	B-2
West	Com. & SFR	General Comm.	B-2





Project Summary -

The applicant, Oasis Senior Living, Inc., is proposing to construct an 82-unit assisted living facility at the southwest corner of Route 30 and Windy Hill Drive. Assisted living facilities are permitted in the B-2 zone district with the issuance of a Special Use Permit. The project will also require approval of a Final Plat of Subdivision to create a lot of record, as the property is unsubdivided. A Final Plat would also grant new easements (storm/detention, water, sanitary, etc.). As currently proposed, the project will not require any variances (setbacks, lot coverage, building height, etc.). The site is currently disused, with two abandoned structures that would be removed as part of the development. The site contains a moderate number of existing trees, some of which are preservation trees.

Attachments

- 1. Aerial Photographs (VOF GIS)
- 2. Color renderings and materials, received September 1, 2022
- 3. Special Use Permit Findings of Fact, applicant responses, received March 2, 2022
- 4. Stormwater Management Report, Geotech Inc., received April 14, 2022
- 5. Storm Sewer Analysis, Geotech Inc., received June 8, 2022
- 6. Stormwater atlas map of the site (Village of Frankfort)
- 7. NPDES Permit from IL EPA, received September 6, 2022
- 8. National Wetlands Inventory Map of subject property
- 9. Retaining wall photo example (Chase Bank), provided by applicant, received September 1, 2022
- 10. Retaining wall block detail, provided by applicant, received September 1, 2022

- 11. Photographs of site, taken by staff on May 13, 2022
- 12. March 10, 2022, PC-ZBA meeting minutes excerpt (workshop)
- 13. Plat of Survey, received October 21, 2021
- 14. Site Plan, Geotech Inc., received August 17, 2022
- 15. Final Plat, Geotech Inc., received August 10, 2022
- 16. Improvement Plans, received September 14, 2022
- 17. Existing Tree Plan (tree survey), received February 16, 2022
- 18. Preliminary Landscape Plan, received August 17, 2022
- 19. Auto-Turn Plan (truck turning radius), received August 9, 2022
- 20. Building Elevation drawings, received August 15, 2022
- 21. Floorplan, received September 14, 2022
- 22. Photometric Plan, received June 8, 2022
- 23. Trash Enclosure Detail, received August 15, 2022

History —

PC-ZBA Workshop, March 10th:

This project was heard before the Plan Commission as a workshop on March 10, 2022. An excerpt of the meeting minutes from that date have been attached to this report. Below is a summary of the comments provided during the workshop. These comments were made by one or several commissioners and may not reflect the opinion of every commissioner. Staff has provided updates to these comments in italics.

- 1. The proposed assisted living building should blend with the architecture of the adjacent Windy Hill Farm Condos subdivision. *No changes made to elevation plans. The applicant had stated that the intent of the proposed masonry and cement board siding was to provide a residential appearance.*
- 2. The landscape buffer along the south side of the property should be increased from the proposed 14' width to provide a better visual and acoustic buffer between the proposed assisted living facility and the existing townhomes to the south, especially if delivery trucks would be loading and unloading in the south drive aisle. If possible, this landscape buffer should be at least 25' wide. The landscape buffer was increased from 14' to 33.45', with additional landscaping material added.
- 3. The tree removal will be significant, and the applicant should try to preserve some of the existing mature trees. None of the existing trees on site will be preserved, although most of the existing trees within the rights-of-way of Route 30 and Windy Hill Drive will be preserved.
- 4. The proposed trash enclosure should be moved further away from the existing townhomes to the south. The trash enclosure was moved from along the south property line to the west property line (still within the southwest corner of the site). The distance from the south property line was increased from approximately 7' to 44.7'.
- 5. The building elevation facing Route 30 should include more brick. The original building materials included cultured stone and cement board siding; no brick was ever proposed. The building elevations have not been changed since the workshop meeting, although the renderings were revised to reflect the actual proposed color of the building.
- 6. Color building elevations should be provided prior to the public hearing. *Non-scaled revised color renderings have been provided to illustrate the four primary materials and true colors.*
- 7. Decorative fencing should be provided similar to what is existing near the entrance of Windy Hill to create a more unified look. The Landscape Plan illustrates decorative fencing on either side of both access drives along Windy Hill Drive to match the existing fencing at the northeast corner of the property. The proposed fencing would match the existing fencing in terms of materials, height, design, and color.
- 8. The applicant should plant physical stakes along the south property line for the Commission to visualize the setback from the townhomes. *Stakes were installed along the south property line on June 9th, 2022 and the Plan Commission was notified.*

Neighborhood Meeting, August 23rd:

On August 23rd, the applicant hosted a neighborhood meeting at the Frankfort Public Library. The intent of the meeting was to explain the project, including changes to the plans since the workshop meeting and answer any questions from the public. The meeting was attended by approximately 30 people, mostly residents of the Windy Hills Farm Condos, located south of the subject property. The meeting lasted approximately 1 hour. Residents were encouraged to attend the future public hearing for the project.

During the meeting, residents had several concerns and questions. Summarized, they included:

- 1. The proposed assisted living facility is too close to other assisted living facilities in the area, saturating the market.
- 2. Delivery trucks would be noisy.
- 3. The assisted living facility should not be located on a major thoroughfare (Route 30), because it is extremely noisy and would be disruptive for residents.
- 4. The assisted living facility will be ugly to look at from the existing townhomes, especially the trash enclosure.
- 5. It seems that one dumpster is not enough to serve 82 units.
- 6. The assisted living facility would be better suited for the undeveloped property on the east side of Windy Hill Drive (approximately 3.5 acres).
- 7. The intersection of Windy Hill Drive and Route 30 needs a traffic light.
- 8. It was asked if the facility could still be profitable if there were significantly less than 82 units.

Some of the applicant's responses included:

- 1. The only regular trucks on-site would be food trucks, smaller box trucks and garbage trucks. Food deliveries take place at 7 am.
- 2. The dumpster would be equipped with an enclosure to screen it from view, as well as heavy landscaping along the south property line. Both the trash enclosure and the building would be partially screened from view by the proposed landscaping.
- 3. The assisted living facility is only 1 floor because most residents want to live on the 1st floor.
- 4. The single dumpster would be emptied once a week, which they believe is adequate for their needs.
- 5. To qualify, a potential resident only needs to be age 55 or older. They can move in while they are completely independent.
- 6. The units are not bought; they are leased. The leasing can be month-to-month. There is no down payment (\$30,000 is sometimes typical). Oasis' units are typically slightly more affordable than other assisted living facilities in the area.
- 7. Oasis currently has facilities in five or six other US states, including Michigan.
- 8. The facility would be licensed by the State of Illinois.
- 9. Oasis does not take in residents that are "mentally challenged" but do accept people with dementia.
- 10. The facility is secured at every door and pass keys are required to enter and exit. The facility is not easy to enter illegally or trespass. Residents would be free to enter and exit as they wish, except for the memory care patients.
- 11. There would be no doctors or nurses employed at the building, but they will be allowed to come to the building for house calls.
- 12. Under the rare instances when residents become combative, the most likely reason is that they are on the wrong medication. Correcting the medication usually corrects behavior. Oasis has never had to remove a resident because of misbehavior at any of their locations.

- 13. Oasis would maintain the entire property, including the grounds.
- 14. Oasis expects to have the building 80% occupied within 6 months after opening.
- 15. The applicants chose Frankfort for their assisted living facility because of Frankfort's reputation as a desirable community.
- 16. The facility's location on a major thoroughfare is desirable because it allows easy access to the and from the building, such as when children might pick up their parents and take them out to dinner. They believe that the traffic noise from Route 30 would not be an issue due to building insulation.
- 17. Building signage location has not yet been determined, but they do intend to install a ground sign.
- 18. For residents who are able to drive, staff offers to clean off cars and warm them up in the wintertime for residents.
- 19. The undeveloped 3.5-acre parcel to the east is too small for the proposed assisted living facility, which is why they pursued the 4.68-acre subject property.
- 20. The applicant has purchased the property.
- 21. A traffic light at the intersection of Route 30 and Windy Hill Drive is not proposed. Route 30 is under the jurisdiction of IDOT, which determines when a traffic light is merited.
- 22. The facility would not reserve a certain number of units for people on Medicaid, because they are not required to, nor do they wish to do so.
- 23. The units would be leased for approximately \$4,500 per month.
- 24. Per the applicant's market research, the Frankfort area is deficient by 450 assisted living units and therefore the demand exists.
- 25. Each unit has a kitchen setup, containing a microwave, toaster, Keurig machine and sink. However, there is no stove because meals are prepared by staff. Meals and snacks can be delivered door to door if the resident desires. The meals are 99% homemade.
- 26. Each resident does not have a designated parking space because most residents don't drive. Most residents live in the building because they need assistance.

Summary of changes:

Staff has noted the following changes to the plans since the workshop on March 10th and the neighborhood meeting on August 23rd:

- The building has been shifted north slightly, to allow for a wider landscape setback along the south property line. There were formerly two rows of parking along the front of the building facing Route 30. The rows have now been split up, with one row of parking along Route 30 and one row of parking along the west side of the building.
- 2. The landscape buffer along the south property line has been increased from 14' to 33.45' and more vegetation has been added in this area.
- 3. The northern driveway was shifted further north when the building was moved further north.
- 4. The apron on the northern driveway has been widened (flared out) at the request of Village staff to make it easier for southbound traffic on Windy Hill Drive to navigate around any vehicles turning into the assisted living facility.
- 5. The unit count was increased from 78 to 82. There are now more studio units and less 1-bedroom units.
- A retaining wall was added to the northwest corner of the site, measuring approximately 300' long and 7' tall at the highest in the middle. The retaining wall tapers to meet grade at either end of the wall.
- 7. The trash enclosure has been moved from along the south property line to the west property line (still in the same vicinity, but further away from the existing townhomes). The setback from the trash enclosure to the south property line has been increased from 7' to 44.7'.

8. Decorative fencing was added on both sides of both access drives along Windy Hill Drive to match the existing fencing at the northeast corner of the property. The proposed fencing would match the existing fencing in terms of materials, height, design, and color.

Analysis ——

2019 Comprehensive Plan

The Village's 2019 Comprehensive Plan illustrates the subject property as "General Commercial". The "General Commercial" designation roughly translates to a zone district of B-1, B-2, B-3 or B-4. The subject property is currently zoned B-2 (Community Business). The Village's Comprehensive Plan is largely silent regarding senior housing or assisted living/memory care facilities, although the plan does encourage providing "a mix of housing options to meet community needs" as part of Goal 7.1.

<u>Zoning</u>

The subject property is currently zoned B-2, Community Business, which allows for assisted living facilities contingent upon issuance of a Special Use Permit. Assisted living facilities also require a Special Use Permit in the R-4 (Attached Single-Family Residential) and the H-1 (Historic) zone districts. They are permitted by-right only within the B-3 zone district. Rezoning of the subject property is not required or recommended. It should be noted that the project was designed without the need for any variances, nor was this project designed as a PUD in which "exceptions" to the regulations in the Zoning Ordinance could be requested.

	Required	Proposed	Notes
Minimum Lot Size	20,000 sq. ft.	4.68 acres	Existing parcel unchanged
Minimum Lot Width	100 ft.	631 ft. (approx.)	Measured along Route 30
Front Setback (north)	150 ft.	150 ft.	Measured to Centerline of Route 30
Landscaped front yard			
(north)	25 ft.	30.76 ft.	
Corner Side Setback (east)	50 ft.	80.54 ft.	
Side Setback (west)	50 ft.	70.49 ft.	15' required when <i>not</i> adjacent to res.
Rear Setback (south)	50 ft.	64.15 ft.	30' required when <i>not</i> adjacent to res.
Building Height	35 ft.	24 ft. 4 in.	(35' 4" to top of decorative cupola)
Lot Coverage	No Max	36.80%	
Impervious Lot Coverage	75%	58.30%	

Dimensional Table

Parking & Loading

- Assisted living facilities require 0.5 parking spaces for each dwelling unit, plus one for each employee during the largest working shift. There are 82 dwelling units, and the applicant has noted that there would be up to 12 employees at any one time, requiring a total of 53 parking spaces. The site plan illustrates 55 parking spaces, 3 of which are ADA accessible, meeting this code requirement.
- 2. For the plans presented at the workshop meeting, all parking was located in the front yard between the building and Route 30. The parking field has now been split up, with one row of parking in the front yard and one row along the side yard to the west. The row of parking along the west side property line will be less visible from Route 30, being screened from view by the building and a row of evergreen landscaping along the west property line.

- 3. The Zoning Ordinance requires a minimum drive aisle width of 20' when serving one row of parking. The drive aisles adjacent to parking stalls range from 20' 24' wide, meeting this requirement. A 20' wide drive aisle is the minimum width required by the Fire District.
- 4. All parking spaces measure 9'x18', meeting the minimum code requirement.
- 5. The Zoning Ordinance is silent regarding off-street *loading* requirements for assisted living facilities, although in general loading areas may not be located in a front yard. It is typical for assisted living facilities to receive deliveries by smaller "box trucks". The site plan illustrates four pedestrian entrances along the south building façade, with sidewalks leading to the southern access drive. At the workshop meeting on March 10, 2022, the applicant noted that deliveries would be made in the drive aisle along the south property line, completely screened from Route 30 and mostly screened from Windy Hill Drive.
- 6. Concrete curbs are required for all paved areas and have been provided.

Access and Circulation

- 1. Per the Village's 2007 Master Transportation Plan, Route 30 is classified as a "Regional Arterial" and Windy Hill Drive is classified as a "Neighborhood Collector". Route 30 is under the jurisdiction of IDOT, while Windy Hill Drive is operated and maintained by the Village. Two access points (driveways) are proposed along Windy Hill Drive, which have been reviewed by both the Public Works Department and the Village's Engineering consultant. The existing driveway access to Route 30 would be closed. Driveways were proposed along Windy Hill Drive instead of Route 30 due to the slow permit review process for roads under IDOT jurisdiction and because IDOT was unlikely to grant a driveway permit within proximity to the existing intersection.
- 2. On all business lots with over 200' of frontage, two points of ingress/egress may be permitted, measuring at least 20' wide. The site plan illustrates two points of ingress/egress to Windy Hill Drive, measuring 24' wide and 20' wide, meeting this requirement.
- 3. A traffic study may be requested by the Village but is not required. Typically, residents of assisted living facilities do not drive to and from the building and the applicant noted the same during the workshop meeting. A traffic study was not requested during the PC-ZBA workshop meeting.
- 4. Sidewalks currently exist within the rights-of-way along both Route 30 and Windy Hill Drive and would remain. If the existing sidewalks are damaged during construction, those damaged portions must be replaced. This requirement has been added as a condition of approval.
- 5. A 6' wide sidewalk has been provided connecting the front entrance of the building to the existing sidewalk along Windy Hill Drive, meeting code.
- 6. Although not required by code, the Village requested that the northern driveway apron be flared into a partial turn lane, or tapered turn. This flared driveway is intended to provide more space for vehicles to enter the site from Windy Hill Drive, being cognizant of the small, landscaped median within Windy Hill Drive closer to Route 30.

<u>Floorplan</u>

The current floorplan illustrates 82 residential units, whereas 78 units were originally proposed during the workshop meeting. The breakdown of unit types is as follows:

Current 82-unit floorplan:

- a. Memory care units: 26
- b. Studio units: 31
- c. One-bedroom units: 21
- d. Two-bedroom units: 4

Former 78-unit floorplan:

- a. Memory care units: 26
- b. Studio units: 20
- c. One-bedroom units: 28
- d. Two-bedroom units: 4

Architectural Style and Building Materials

- 1. The Zoning Ordinance requires that new construction within the B-2 zone district shall:
 - a) *Have an original and unique design.* The building exterior would be constructed of cultured stone and cement board siding. The roof would be constructed of asphalt shingles, although metal roof accent panels would be used over the bay windows.
 - b) Shall be consistent with the architectural design, height, massing, and materials of adjacent properties. The building architecture and materials convey a more residential design to blend in with the adjacent townhomes. The adjacent townhomes to the south have a masonry (river rock) wainscot with board & batten siding. Both the assisted living facility and the existing townhomes would have pitched roofs with asphalt shingles.
 - c) EIFS should only be used for accent features. No EIFS is proposed for the assisted living facility.
 - d) Brick or masonry materials shall be used on all sides of non-residential development. All sides of the proposed building contain some cultured stone veneer, either rising to the height of wainscot or sometimes extending to the eave of the roof.
 - e) *Flat and mansard roofs are discouraged.* A hipped roof is proposed for the assisted living facility, which is common for residential structures.
 - f) Colors schemes should consider the character of other structures in the area. Excessively bright colors should be used only as accent features. The proposed building will have mostly neutral colors (see attached colored renderings with proposed building materials).

<u>Grading</u>

1. There is a noticeable existing slope on the subject property. The site is highest at the northwest corner near Route 30 and lowest along the frontage of Windy Hill Drive. Cut and fill will be required to level out the property.

2. A single retaining wall is proposed at the northwest corner of the site. The proposed wall would vary in height, tapering at either end of the wall. The wall would be highest in the middle where it bends, measuring approximately 7' tall max. A detail of this retaining wall is included on Sheet 3 and the applicant has also provided a copy of the manufacturer specifications (attached). The proposed retaining wall would be most visible from the proposed building, not Route 30, since the grade drops down from Route 30. As such, the parking spaces near this retaining wall will appear recessed when viewed from Route 30 or the property to the west, visually screening those parking spaces. The Design Standards note that walls taller than 2.5' or longer than 50' require review and approval by the Plan Commission (the retaining wall meets both criteria). Approval of such walls by the Plan Commission is an acknowledgement, not a variance.

Stormwater & Drainage

An extensive amount of preliminary engineering work was conducted after the workshop meeting but before the public hearing. After thorough review by Robinson Engineering, it was determined that the site may utilize existing and proposed infrastructure and drain into the existing detention pond on the east side of Windy Hill Drive. This pond then empties into Hickory Creek further east. There is no on-site stormwater detention required or provided.

Floodplains and wetlands

There are no existing floodplains on the subject property. A 51-page wetland report submitted to the Village on July 8th concluded the presence of a small "potentially jurisdictional wetland area totaling 0.03 acres" and a "potentially jurisdictional stream measuring 373 linear feet". The term "jurisdictional" refers to the jurisdiction of the U.S. Army Corps of Engineers (USACE). Based on discussions with Robinson Engineering, it's staff's understanding that both the wetland and the stream would be permitted to be filled in due to their relatively small sizes, regardless of whether they are under the jurisdiction of USACE, although if they are, a permit would be required from either the USACE, Illinois Department of Natural Resources or the Illinois Environmental Protection Agency.

Tree Removal & Landscaping

 <u>Tree Survey</u>: A tree survey was submitted illustrating 108 existing trees on subject property and within the adjacent rights-of-way. Of these trees, 96 are located on the subject property and all will be removed. The remaining 12 trees to be preserved are located within the right-of-way of either Route 30 or Windy Hill Drive.

Of the 96 trees that will be removed, 24 are classified as "preservation trees" per the Landscape Ordinance and must be mitigated on-site. The other 72 non-preservation trees may be removed without mitigation, although the Landscape Ordinance does require other forms of landscaping (street trees, buffers, parking lot landscaping) as part of the proposed new development. Of the 24 "preservation trees", 5 of these are evergreen trees and 19 are deciduous trees.

Preservation Trees: The 5 evergreen preservation trees must be mitigated on-site at a 1:1 ratio for tree <u>height</u>. The 19 deciduous preservation trees must be mitigated on-site at a 1:1 ratio for tree caliper (trunk diameter). A total of 144' height of evergreen trees must be mitigated on-site, with 438' provided, exceeding this requirement (3 times as much). A total of 283 deciduous tree caliper must be mitigated on-site, with 96 caliper inches being provided, falling short of this requirement (3 times as little). Page 11 of the Landscape Ordinance contains a provision that can allow relief specifically from the preservation

tree mitigation requirements: "Relief from any portion or all of the on-site tree replacement requirement may be granted by the code official". As such, staff seeks input from the Plan Commission as to whether an oversupply of evergreen trees would offset the undersupply of deciduous trees. In this instance, it may make more practical sense to provide more evergreen trees and less deciduous trees to provide a year-round visual screen between the subject property and adjacent properties. Conversely, the "code official" may require that all tree mitigation be met as specifically required by code.

3. <u>Parkway Trees (Street Trees)</u>: The Landscape Ordinance requires one 2.5" caliper *overstory* tree for every 35 lineal feet where no overhead power lines exist. The applicant intends to meet this requirement using a combination of existing and proposed overstory trees.

	Required Street Trees	Proposed Street Trees
Route 30	13	13
Windy Hill Drive	14	16 (10 of which in ROW)

- 4. <u>Buffer Landscaping:</u> When a business *use* is adjacent to a residential *zone*, such use shall be screened from view (Article 6, Section C, Part 2, j). As such, landscaping is required along the south property line shared with the existing Windy Hill townhome development. This landscaping should offer year-round screening as much as possible, using mostly evergreen trees and shrubs. This landscaping requirement is located in the Zoning Ordinance, not the Landscape Ordinance. As such, it does not specify a specific amount of landscaping required, only that landscaping shall exist to provide screening. Much of the preservation tree mitigation has been added along the west and south property lines to provide a visual screening. The applicant is proposing more evergreens than is required but less overstory (canopy) trees than is required.
- 5. <u>Parking Lot Landscaping</u>: Landscaping is required to screen the parking spaces as well as provide landscaping within parking lot islands and fingers. A minimum 10' wide landscape screen is required along the parking lot perimeter, consisting of 150 plant units for every 100 lineal feet. At least 75% of this landscaping must be evergreen. Each parking lot island and finger must contain one overstory tree. The proposed landscaping meets these requirements.
- 6. <u>Mechanical unit screening</u>: All mechanical units will be ground-mounted and located at various points on all sides of the building. These units will be screened with 30" yews.

<u>Lighting</u>

- Lighting for the property will be provided in the form of light poles and building-mounted lights. The photometric plan illustrates 7 light poles and 7 building-mounted lights. The light poles would be distributed on the site with four (4) light poles adjacent to the front row of parking along Route 30, two (2) light poles adjacent to the west row of parking along the west property line and one (1) light pole near the trash enclosure near the south property line. The building-mounted lights would be distributed on the site with four (4) being placed on the south side of the building and three (3) on the west side of the building.
- 2. The light poles measure 20' tall and are fitted with non-cutoff fixtures. Light poles would be 20' tall, whereas 20' is the maximum height permitted, complying with the Ordinance. Building-mounted lights would be positioned 10' above grade and have cut-off fixtures. Details of the proposed light fixtures are illustrated on the Improvement Plans on Sheet 9.

- 3. Light levels shall not exceed 0.5 foot-candles along any property line. The photometric plan illustrates that this requirement has been met.
- 4. Certain zone districts, including the B-2 zone, require that new light poles be equipped with "decorative" bases. Sheet 9 of the Improvement Plans illustrates a "bell-shaped", decorative metal base for the light poles.

<u>Other</u>

- 1. The Fire District has reviewed the proposed site plan and does not have any additional comments at this time.
- 2. Basements are not required for this type of development per the Zoning Ordinance or the International Building Code.
- 3. Overhead powerlines exist within the road right-of-way of Route 30. Since these lines exist within the right-of-way, they are not anticipated to affect the required street tree landscaping, which will be placed on private property.
- 4. The project does not contain any accessory structures, other than a trash enclosure, located near the southwest corner of the property in the rear yard.
- 5. Dumpster enclosure visibility must be minimized by locating them away from public rights-of-way and building entrances, using enclosure screening materials similar to the main structure and through the use of landscaping. The proposed dumpster would be located near the southwest corner of the property, away from both public rights-of-way and is surrounded by trees and landscaping. The dumpster detail illustrates a cultured stone wainscot with board and batten siding above it, matching the building. The dumpster enclosure would measure 6' tall. All aspects of the dumpster enclosure (setbacks, materials, height) comply with the Zoning Ordinance.
- 6. Mechanical units will be ground-mounted only and distributed on all sides of the building. The landscape plan illustrates that they will all be screened with evergreen shrubs.

Special Use Request _____

The following findings of fact are used to judge the merit of a special use permit request.

Findings of Fact:

No special use shall be recommended by the Plan Commission, unless such Commission shall find:

a. That the establishment, maintenance or operation of the special use will not be detrimental to, or endanger, the public health, safety, morals, comfort or general welfare.

b. That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.

c. That the establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

d. That the exterior architectural appeal and functional plan of any proposed structure will not be so at variance with either the exterior architectural appeal and functional plan of the structures already constructed, or in the course of construction in the immediate neighborhood or the character of the applicable district, as to cause a substantial depreciation in the property values within the neighborhood.

e. That the adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided.

f. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

g. That the special use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified by the Village Board, pursuant to the recommendations of the Plan Commission.

Affirmative Motions _

- 1. Recommend to the Village Board to approve the Special Use Permit for an assisted living facility, in accordance with the reviewed plans, findings of fact, and public testimony, conditioned on final engineering approval, the replacement of any damaged sections of public sidewalk, and the base of any future ground sign shall be consistent with the materials of the wainscot on the building.
- 2. Recommend the Village Board approve the Final Plat of Subdivision for Oasis Senior Living, in accordance with the reviewed plans and public testimony, subject to any technical revisions prior to recording and conditioned on final engineering approval.

8531 W. Lincoln Highway



1,000 Feet 500
8531 W. Lincoln Highway



0 125 250 500 Feet





ARCHITECTS

McCarthy Metal Roofing Click Lock standing seam Vermont Slate (or approved equal)



stacked stone

Silver Lining (or approved equal)

N.C.





Woodtone Color Select Panel cement board siding Stone Blue (or approved equal)

ARCHITECTS

McCarthy Metal Roofing Click Lock standing seam Vermont Slate (or approved equal)



Eldorado Stone stacked stone Silver Lining (or approved equal)

Certainteed Landmark asphalt shingles Heather Blend (or approved equal)



VILLAGE OF FRANKFORT

Application for Plan Commission / Zoning Board of Appeals Review Special Use Permit Findings of Fact

Article 3, Section E, Part 6 of the Village of Frankfort Zoning Ordinance lists "findings" or "standards" that the Plan Commission must use to evaluate every special use permit request. The Plan Commission must make the following seven findings based upon the evidence provided. To assist the Plan Commission in their review of the special use permit request(s), please provide responses to the following "Findings of Fact." Please attach additional pages as necessary.

1. That the establishment, maintenance or operation of the special use will not be detrimental to, or endanger, the public health, safety, morals, comfort or general welfare.

The facility will provide a residential living experience for seniors and will not adversely impact the surrounding areas or general welfare.

2. That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.

Senior living facilities are generally self-contained operations with very little outside activities that would impact adjacent properties.

3. That the establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

The development of the parcel will not have a negative impact on future development of adjacent parcels.

4. That the exterior architectural appeal and functional plan of any proposed structure will not be so at variance with either the exterior architectural appeal and functional plan of the structures already constructed, or in the course of construction in the immediate neighborhood or the character of the applicable district, as to cause a substantial depreciation in the property values within the neighborhood.

The building will be a single story structure consisting of cultured stone and board and batten style composite siding. The style is intended to be more of a residential feel and will not be in contrast with the existing residential subdivision to the south.

5. That the adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided.

Village water main and sanitary sewer is adjacent to the as is a publicly dedicated roadway. Storm sewer has been provided to the parcel and will convey drainage to an existing detention basin in the Windy Hill Farm Subdivision.

6. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

Access to the site will be provided from Windy Hill Drive, a publicly dedicated street. The residents of the facility typically do not drive, so traffic volume will generally be limited to employees and visitors sporadically throughout the day. Traffic will be fairly light compared to other residential or commercial uses.

7. That the special use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified by the Village Board, pursuant to the recommendations of the Plan Commission.

The request does not include any variations from applicable Village codes.



STORMWATER MANAGEMENT REPORT

For:

Oasis Senior Living 8531 W. Lincoln Highway Frankfort, IL PIN 09-23-300-031 Geotech Project No. 21074

Revised: April 11, 2022

Thomas Carroll, P.E. Illinois Registered Professional Enginee No. 062-052783



Background

The proposed development will disturb approximately 4.68 acres and will consist of an approximately 75,000 square foot assisted living and memory care facility with paved parking areas. Storm water management will be provided in accordance with the requirements of the Will County Storm Water Management Ordinance and the appropriate local ordinances. All calculations utilize updated rainfall data from the Illinois State Water Survey Bulletin 75 (March 2020).

Existing Conditions

Copies of the applicable floodplain map, wetland map, soils map, and County GIS map for the property are provided in Appendix 1. Based on the available data, the property does contain some wetlands at the very southwest corner of the property.

Detention Analysis

Storm water detention has been provided off-site as part of the detention basins constructed with the Windy Hill Farm Subdivision. The basin provides storage for the site up to an impervious level of 85 percent. The proposed impervious level for the site, see below, is approximately 59%; therefore, additional storm water detention is not required for the site.

Total Site Area:	4.68 acres
Impervious Area: Building Paving/Walks Total:	1.72 acres <u>1.02 acres</u> 2.74 acres (58.6%)

Storm Sewer

Storm sewer will be provided to convey the runoff from the proposed improvements to the storm water detention facility for a 10-year rainfall event. Calculations may be seen in Appendix 2.

Overland Flood Routes

An overland flood route has been provided through the site to convey the 100-year flow to the proposed detention facilities. Calculations for weirs along the path are provided in Appendix 3 to demonstrate 1 foot of freeboard is provided for adjacent structures. Per the Will County Ordinance, the design flow at each weir will be 1 cfs per tributary acre.

Off-Site Tributary Area

An analysis was performed to determine the off-site flow tributary to our site. There are approximately 3.86 acres west of our site that are tributary to the Oasis site. A GIS contour map showing the tributary area can be found in Appendix 4 and a calculation of the tributary flow is shown below.

Q = CiA; Q=0.3 x 7.44 (10 year) x 3.86; Q = 8.61 cfs

Conclusion

The proposed improvements will not adversely impact surface runoff on or adjacent to the site and proposed drainage facilities have been designed in accordance with the appropriate Ordinances. Appendix 1 Maps

National Flood Hazard Layer FIRMette

87°49'45"W 41°30'34"N

250

n

500

1,000

1,500



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT Without Base Flood Elevation (BFE) Zone A, V, A99 With BFE or Depth Zone AE, AO, AH, VE, AR SPECIAL FLOOD HAZARD AREAS **Regulatory Floodway** 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X Future Conditions 1% Annual Chance Flood Hazard Zone X Area with Reduced Flood Risk due to Levee. See Notes. Zone X OTHER AREAS OF FLOOD HAZARD Area with Flood Risk due to Levee Zone D NO SCREEN Area of Minimal Flood Hazard Zone X Effective LOMRs OTHER AREAS Area of Undetermined Flood Hazard Zone D - - - - Channel, Culvert, or Storm Sewer GENERAL STRUCTURES LIIII Levee, Dike, or Floodwall Zone AE 20.2 Cross Sections with 1% Annual Chance 17.5 Water Surface Elevation **Coastal Transect** Base Flood Elevation Line (BFE) Limit of Study Jurisdiction Boundary **Coastal Transect Baseline** Zone AE OTHER **Profile Baseline** FEATURES Hydrographic Feature FLOODWAY 687:2 FEET **Digital Data Available** No Digital Data Available MAP PANELS Unmapped The pin displayed on the map is an approximate 688 FEE point selected by the user and does not represent an authoritative property location. This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap

accuracy standards The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 8/26/2021 at 3:01 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



Feet 1:6,000

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

87°49'7"W 41°30'7"N







Disclaimer of Warranties and Accuracy of Data: Although the data developed by Will County for its maps, websites, and Geographic Information System has been produced and processed from sources believed to be reliable, no warranty, expressed or implied, is made regarding accuracy, adequacy, completeness, legality, reliability or usefulness of any information. This disclaimer applies to both isolated and aggregate uses of the information. The County and elected officials provide this information on an "as is" basis. All warranties of any kind, express or implied, including but not limited to the implied warranties of merchantability, fitness for a particular purpose, freedom from contamination by computer viruses or hackers and non-infringement of proprietary rights are disclaimed. Changes may be periodically made to the information herein; these changes may or may not be incorporated in any new version of the publication. If you have obtained information from any of the County web pages from a source other than the County pages, be aware that electronic data can be altered subsequent to original distribution. Data can also quickly become out of date. It is recommended that careful attention be paid to the contents of any data, and that the originator of the data or information be contacted with any questions regarding appropriate use. Please direct any questions or issues via email to gis@willcountyillinois.com.



Natural Resources TOAL **Conservation Service**

P

Web Soil Survey National Cooperative Soil Survey

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
149A	Brenton silt loam, 0 to 2 percent slopes	0.2	5.0%
232A	Ashkum silty clay loam, 0 to 2 percent slopes	0.2	4.7%
241D3	Chatsworth silty clay, 6 to 12 percent slopes, severely eroded	0.1	2.7%
320C2	Frankfort silty clay loam, 4 to 6 percent slopes, eroded	3.8	87.7%
Totals for Area of Interest	•	4.3	100.0%

Map Unit Legend





U.S. Fish and Wildlife Service **National Wetlands Inventory**

Wetland Map



Estuarine and Marine Deepwater

- Estuarine and Marine Wetland
- **Freshwater Pond**

Freshwater Forested/Shrub Wetland

Lake Other Riverine be used in accordance with the layer metadata found on the Wetlands Mapper web site.

> National Wetlands Inventory (NWI) This page was produced by the NWI mapper

Appendix 2

Storm Sewer Calculations

Proposed Site - 10 Year Event





NOTES:

- 1. UNLESS OTHERWISE NOTED, ALL PROPOSED ELEVATIONS ARE EITHER FINISHED PAVEMENT ELEVATIONS OR FINISHED LANDSCAPE ELEVATIONS.
- ALL PROPOSED GRADES SHALL MATCH EXISTING GRADES AT PROPERTY LINES, EDGE OF PAVEMENT, CURB, OR SIDEWALKS.
- RIM ELEVATIONS FOR STORM STRUCTURES LOCATED ALONG CURB AND GUTTER ARE EDGE OF PAVEMENT. RIM ELEVATIONS FOR ALL OTHER STRUCTURES ARE FINISHED LANDSCAPE OR PAVEMENT ELEVATION.
- 4. ALL NON-PAVED AREAS TO BE RE-SPREAD WITH 6" TOPSOIL AND STABILIZED WITH
- A.D.A. ACCESSIBLE PARKING STALLS SHALL NOT EXCEED A 2.0% SLOPE IN ANY DIRECTION AND ALL A.D.A ACCESSIBLE ROUTES SHALL NOT EXCEED A 2% CROSS SLOPE AND 5% LONGITUDINAL SLOPE.
- 6. FINISHED LANDSCAPE ELEVATION ADJACENT TO PROPOSED BUILDINGS SHALL BE 6-INCHES BELOW FINISHED FLOOR ELEVATION OR TOP OF FOUNDATION.

CONSTRUCTION NOTES:

VEGETATIVE COVER.

- 1. XXX
- 2. XXX

ADA GRADES<u>:</u>

- 1. EP=700.6 ; TDC=700.6 ; BW=700.7
- 2. EP=700.2 ; TDC=700.2 ; BW=700.3

-(3)

S/W INV=686.90 (30" RCP)

GRADING LEGEND:



TC – TOP OF CURB DC – TOP OF DEPRESSED CURB EP – EDGE OF PAVEMENT TW – TOP OF SIDEWALK R – STRUCTURE RIM GR – FIRE HYDRANT GRADE RING I – INVERT

100 YEAR FLOOD ROUTE

 $\times^{100.0}$ SPOT ELEVATION

	4-11-22 4 PER VILLAGE 2-15-22 3 PER VILLAGE 1-20-22 2 PER VILLAGE 12-15-21 1 PRELIM REV SUB DATE REV REVISION
EWER DIVIDES	JOB: 21074 DATE: 12/14/21
STORM SE	DRAWN BY: NW CHECKED BY: TC
DASIS SFNIDE LIVING	FRANKFORT, ILLINOIS
U	VEYORS /730-1010



Statio	n	Len	Drng A	rea	Rnoff	Area x	С	Тс		Rain	Total	Cap	Vel	Pipe		Invert Ele	ev	HGL Ele	ev .	Grnd / Ri	m Elev	Line ID
Line	To		Incr	Total	coen	Incr	Total	Inlet	Syst	(1)	now	TUII		Size	Slope	Dn	Up	Dn	Up	Dn	Up	-
	Line	(ft)	(ac)	(ac)	(C)			(min)	(min)	(in/hr)	(cfs)	(cfs)	(ft/s)	(in)	(%)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	
				_																		
6	1	86.386	0.41	0.41	0.80	0.33	0.33	5.0	5.0	7.2	2.37	5.14	3.70	12	2.08	697.50	699.30	698.46	699.96	702.00	702.00	I1.6-MH1.5
5	3	43.144	0.00	0.00	0.00	0.00	0.00	5.0	5.0	0.0	8.61	9.23	10.96	12	6.72	698.90	701.80	701.01	703.53	702.30	704.50	I1.2-MH1.3
4	3	153.048	0.41	0.41	0.80	0.33	0.33	5.0	5.0	7.2	2.37	2.41	3.02	12	0.46	698.50	699.20	701.01	701.69	702.30	702.00	I1.1-MH1.3
3	2	105.516	0.23	0.64	0.80	0.18	0.51	5.0	5.8	7.0	12.19	12.90	6.07	21	0.66	697.80	698.50	699.19	699.84	702.00	702.30	MH1.3-MH1.4
2	1	102.285	0.32	0.96	0.80	0.26	0.77	5.0	6.2	6.9	13.91	14.86	6.49	21	0.88	696.90	697.80	698.46	699.19	702.00	702.00	MH1.4-MH1.5
1	End	30.319	0.42	1.79	0.80	0.34	1.43	5.0	6.5	6.8	18.39	20.34	8.13	21	1.65	696.40	696.90	697.96	698.46	0.00	702.00	MH1.5-OUTFALL
Proje	ect File:	Storm ?	1 Calcs -	- Revise	d.stm											Number	of lines: 6	5		Run Da	te: 4/8/202	22
NOT	ES:Inte	nsity = 8	38.24 / (I	nlet time	e + 15.50) ^ 0.83;	Return	period =	Yrs. 10	; c = cir	e = ellip	b = bo	x									

Statio	n	Len	Drng A	rea	Rnoff	Area x	С	Тс		Rain	Total	Cap	Vel	Pipe		Invert El	ev	HGL Ele	v	Grnd / Ri	m Elev	Line ID
Line	To		Incr	Total	LOEI	Incr	Total	Inlet	Syst		now			Size	Slope	Dn	Up	Dn	Up	Dn	Up	
	Line	(ft)	(ac)	(ac)	(C)			(min)	(min)	(in/hr)	(cfs)	(cfs)	(ft/s)	(in)	(%)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	
								5.0					4.50									
6	1	24.959	0.21	0.21	0.30	0.06	0.06	5.0	5.0	7.2	0.46	11.04	1.56	12	9.61	690.60	693.00	691.58	693.28	694.00	694.25	FES2.5-CB2.6
5	4	99.941	0.66	0.66	0.60	0.40	0.40	5.0	5.0	7.2	2.87	2.98	4.12	12	0.70	699.10	699.80	700.00	700.58	702.50	702.50	12.1-MH2.2
4	3	94.740	0.46	1.12	0.80	0.37	0.76	5.0	5.5	7.1	5.43	5.55	5.07	15	0.74	698.10	698.80	699.16	699.78	702.50	702.50	MH2.2-MH2.3
3	2	73.250	0.30	1.42	0.80	0.24	1.00	5.0	5.8	7.0	7.04	12.40	6.16	15	3.69	695.40	698.10	696.54	699.16	699.00	702.50	MH2.3-MH2.4
2	1	70.951	0.27	1.69	0.90	0.24	1.25	5.0	6.0	7.0	8.67	17.14	7.30	15	7.05	690.40	695.40	691.58	696.54	694.00	699.00	MH2.4-CB2.6
1	End	154.244	0.04	1.94	0.90	0.04	1.35	5.0	6.2	6.9	9.29	11.66	6.24	18	1.23	688.50	690.40	689.68	691.58	0.00	694.00	CB2.6-OUTFALL
3 2 73.250 0.30 1.42 0.80 0.24 1.00 5.0 2 1 70.951 0.27 1.69 0.90 0.24 1.25 5.0 1 End 154.244 0.04 1.94 0.90 0.04 1.35 5.0 1 End 154.244 0.04 1.94 0.90 0.04 1.35 5.0																						
Proje	ct File:	Storm 2	2 Calcs -	Revise	d.stm			1								Numbe	r of lines: 6	i		Run Da	te: 4/8/202	22
NOT	ES:Inte	nsity = 8	38.24 / (I	nlet time	e + 15.50) ^ 0.83;	Return	period =	Yrs. 10	; c = cir	e = ellip	o b = bo	x			1				1		

Statio	Station Len Drng Area Rnoff Area x C						С	Тс		Rain	Total flow	Cap	Vel	Pipe		Invert Ele	ev	HGL Ele	ev.	Grnd / Ri	m Elev	Line ID
Line	To]	Incr	Total		Incr	Total	Inlet	Syst		now	lun		Size	Slope	Dn	Up	Dn	Up	Dn	Up	
	Line	(ft)	(ac)	(ac)	(C)			(min)	(min)	(in/hr)	(cfs)	(cfs)	(ft/s)	(in)	(%)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	
		15.000										7.00						005.04	007.05			
2	1	45.000	0.12	0.12	0.80	0.10	0.10	5.0	5.0	7.2	0.69	7.32	4.36	12	4.22	695.60	697.50	695.81	697.85	699.00	700.20	13.1-CB3.2
1	End	169.036	0.09	0.21	0.60	0.05	0.15	5.0	5.8	7.0	1.05	6.98	3.25	12	3.85	688.50	695.00	688.93	695.43	0.00	699.00	CB3.2-OUTFALL
	2 1 45.000 0.12 0.12 0.80 0.10 0.10 5.0 5.0 7.2 0.69 7.32 4.36 1 End 169.036 0.09 0.21 0.60 0.05 0.15 5.0 5.8 7.0 1.05 6.98 3.25																					
Proie	ect File:	Storm 3	l 3 Calcs.s	Lstm												Number	l of lines: 2	<u></u>		Run Da	L te: 4/8/202	22
NOT	$VOTES$: Intensity = 88.24 / (Inlet time + 15.50) \wedge 0.83; Return period = Yrs. 10 \cdot c = cir.e. = ellip.h = box																					
	OTES:Intensity = 88.24 / (Inlet time + 15.50) ^ 0.83; Return period =Yrs. 10 ; c = cir e = ellip b = box																					

Appendix 3

Overland Flood Route Calculations





NOTES:

- 1. UNLESS OTHERWISE NOTED, ALL PROPOSED ELEVATIONS ARE EITHER FINISHED PAVEMENT ELEVATIONS OR FINISHED LANDSCAPE ELEVATIONS.
- ALL PROPOSED GRADES SHALL MATCH EXISTING GRADES AT PROPERTY LINES, EDGE OF PAVEMENT, CURB, OR SIDEWALKS.
- RIM ELEVATIONS FOR STORM STRUCTURES LOCATED ALONG CURB AND GUTTER ARE EDGE OF PAVEMENT. RIM ELEVATIONS FOR ALL OTHER STRUCTURES ARE FINISHED LANDSCAPE OR PAVEMENT ELEVATION.
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CONSTRUCTION NOTES:

VEGETATIVE COVER.

- 1. XXX
- 2. XXX

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100 YEAR FLOOD ROUTE

 $\times^{100.0}$ SPOT ELEVATION

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EWER DIVIDES	JOB: 21074 DATE: 12/14/21
STORM SE	DRAWN BY: NW CHECKED BY: TC
DASIS SFNIDE LIVING	FRANKFORT, ILLINOIS
U	VEYORS /730-1010



Weir Capacity

Weir Capacity, Q (ft³/sec):

2.6*L*H^{1.5}

					Water	Weir	Lowest	
	Trib. Area	Design Flow	Weir	Weir	Height	Capacity	Adjacent	Freeboard
Weir Location	(acre)	(1 cfs/acre)	Length (ft)	Elevation	Over Weir	(cfs)	Finished Floor	(ft)
Weir 1	0.66	0.66	10	703.00	0.1	0.82	704.5	1.40
Weir 2	0.46	0.46	10	703.00	0.1	0.82	704.5	1.40
Weir 3	0.3	0.30	10	703.00	0.1	0.82	704.5	1.40
Weir 4	0.41	0.41	10	702.60	0.1	0.82	704.5	1.80
Weir 5	0.23	0.23	10	702.70	0.1	0.82	704.5	1.70
Weir 6	0.32	0.32	10	702.70	0.1	0.82	704.5	1.70
Weir 7	0.42	0.42	10	702.70	0.1	0.82	704.5	1.70
Weir 8	0.41	0.41	10	702.70	0.1	0.82	704.5	1.70
Weir 9	0.12	0.12	10	701.20	0.1	0.82	704.5	3.20
Weir 10	0.09	0.09	10	699.90	0.1	0.82	704.5	4.50





Memorandum

To: Christopher Gruba

From: Nicholas Whitmore

Re: Oasis Senior Living Facility

Per Robinson's latest review letter for the Oasis Senior Living Facility, we performed an analysis of the existing storm sewer for the 100-year storm. The storm sewer information was based on the as-built plans for the overall subdivision. The following documents are enclosed: original tributary area map from original subdivision design, master utility plan for original subdivision design, and storm sewer calculations for existing storm sewer in the 100-year storm condition. In addition, a summary of the percentage of the 100-year storm that each run has the capacity for is provided below:

ST9-1 to ST9-2:	79.2%
ST9-2 to ST9-3:	79.1%
ST9-3 to ST9-4:	73.2%
ST9-4 to ST9-9:	61.5%
ST9-9 to ST9-10:	121.0%
ST9-10 to ST9-11:	74.7%
ST9-11 to FES9-1:	62.4%
ST9-6 to ST9-7:	122.3%
ST9-7 to ST9-8:	122.3%
ST9-8 to ST9-8B:	70.6%
ST9-8B to ST9-11:	90.4%

In summary, there are three (3) out of the eleven (11) existing storm sewer runs that have adequate capacity to handle the 100-year storm. Of the eight (8) runs that do not have adequate capacity, on average, they can handle 73.9% of the 100-year storm. Finally, this is all assuming full flow conditions and does not take any head pressure into account.

Thank you





DESCRIPTION	PROJ. NO.: 98246	ENG. BY: HEA	WINDY		EADN	
	FILE NAME: EXHIBIT3	DRAWN BY: CWC				
	DATE: 02-03-00	CHECKED BY: TEF	FRANKFORT	en e		ILLINOIS
n ge gjog sante so dom so de se						



U.S. Fish and Wildlife Service **National Wetlands Inventory**

8531 W. Lincoln - National Wetland Invento



April 27, 2022

Wetlands

- Estuarine and Marine Wetland

Estuarine and Marine Deepwater

- Freshwater Pond

Freshwater Emergent Wetland

Freshwater Forested/Shrub Wetland

Lake Other Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

Statio	n	Len	Drng A	rea	Rnoff	Area x	С	Tc		Rain	Total	Cap	Vel	Pipe		Invert El	ev	HGL Ele	v	Grnd / Ri	m Elev	Line ID
Line	To	1	Incr	Total	coen	Incr	Total	Inlet	Syst		now	lun		Size	Slope	Dn	Up	Dn	Up	Dn	Up	
	Line	(ft)	(ac)	(ac)	(C)			(min)	(min)	(in/hr)	(cfs)	(cfs)	(ft/s)	(in)	(%)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	
11	10	28.800	4.41	4.41	0.60	2.65	2.65	5.0	5.0	12.3	32.68	39.98	10.40	24	3.13	688.22	689.12	694.74	695.34	692.42	692.87	9.6 - 9.7
10	9	28.700	0.44	4.85	0.60	0.26	2.91	5.0	5.0	12.3	35.87	43.87	11.42	24	3.76	687.09	688.17	693.71	694.43	692.36	692.42	9.7 - 9.8
9	8	8.800	0.45	5.30	0.60	0.27	3.18	5.0	5.1	12.3	39.13	27.64	7.97	30	0.45	687.20	687.24	693.48	693.56	692.94	692.36	9.8 - 9.8B
8	1	213.800	0.00	5.30	0.60	0.00	3.18	5.0	5.1	12.3	39.11	35.37	7.97	30	0.74	685.60	687.19	690.55	692.50	699.80	692.94	9.8B - 9.11
7	6	53.900	1.17	1.17	0.60	0.70	0.70	5.0	5.0	12.3	8.67	6.87	7.06	15	1.13	704.23	704.84	711.63	712.60	708.33	708.44	9.1 - 9.2
6	5	95.900	0.12	1.29	0.60	0.07	0.77	5.0	5.1	12.3	9.51	7.52	7.75	15	1.36	702.88	704.18	709.40	711.49	706.88	708.33	9.2 - 9.3
5	4	204.200	0.15	1.44	0.60	0.09	0.86	5.0	5.3	12.2	10.53	7.71	8.58	15	1.43	697.92	700.83	703.80	709.23	701.87	706.88	9.3 - 9.4
4	3	254.200	2.28	3.72	0.60	1.37	2.23	5.0	5.7	12.0	26.79	16.48	11.14	21	1.08	693.62	696.37	696.22	703.49	700.82	701.87	9.4 - 9.9
3	2	28.600	0.90	4.62	0.60	0.54	2.77	5.0	6.1	11.8	32.78	39.67	10.43	24	3.08	692.74	693.62	695.36	695.96	700.99	700.82	9.9 - 9.10
2	1	33.000	0.31	4.93	0.60	0.19	2.96	5.0	6.2	11.8	34.91	27.56	11.11	24	1.48	692.25	692.74	694.25	695.04	699.80	700.99	9.10 -9.11
1	End	80.800	0.00	10.23	0.60	0.00	6.14	5.0	6.2	11.8	72.30	45.13	10.53	36	0.46	685.18	685.55	687.87	688.96	686.43	699.80	9.11 - fes
Proje	ct File:	ex stm	100 yr.s	tm		1	1				I		1	1		Number of lines: 11 Run Date: 5/31/2022)22	
NOTES:Intensity = 247.60 / (Inlet time + 19.10) ^ 0.94; Return period =Yrs. 100						0 ; c =	cir e = e	ellip b =	box			1				1						



RECEIVED By Christopher Gruba at 9:26 am, Sep 06, 2022



ILLINOIS ENVIRONMENTAL PROTECTION AGENCY

1021 NORTH GRAND AVENUE EAST, P.O. BOX 19276, SPRINGFIELD, ILLINOIS 62794-9276 · (217) 782-3397 JB PRITZKER, GOVERNOR JOHN J. KIM, DIRECTOR

Project/Site: Oasis Senior Living - Frankfort, Frankfort, IL, Will County NPDES Permit No: ILR10ZBVG

09/02/2022

We have reviewed your application requesting coverage for Oasis Senior Living - Frankfort located at 8531 West Lincoln Highway, Frankfort, IL 60423, and determined that storm water discharges associated with industrial activity from construction sites are appropriately covered by the <u>General NPDES Permit</u> issued by the Agency. Your discharge is covered by this permit effective as of the date of this letter. A copy of the NOI submission can be downloaded at this link: <u>https://npdes-ereporting.epa.gov/net-cgp/api/public/v1/form/1542774/attachment/zip.</u>

The Permit includes special conditions regarding the application, Storm Water Pollution Prevention Plan and reporting requirements. Failure to meet any portion of the Permit could result in civil and/or criminal penalties. The Agency is ready and willing to assist you in interpreting any of the conditions of the Permit as they relate specifically to your discharge.

As a Permit Holder, it is your responsibility to:

- 1. Submit a modified Notice of Intent of any substantial modification to the project such as address changes, new contractors, area coverage, or additional discharges to Waters of the United States within 30 days.
- 2. Submit a Notice of Termination once the site has completed final stabilization and all storm water discharges from construction activities that are authorized by this Permit are eliminated.

Please reference your permit number ILR10ZBVG in all future correspondence. Should you have any questions concerning the Permit, please contact the Permit Section at (217) 782-0610.

Sincerely,

Darin E. LeCrone Manager, Permit Section Division of Water Pollution Control

Link to: General NPDES Permit No. ILR10

cc:

2125 S. First Street, Champaign, IL 61820 (217) 278-5800 2009 Mall Street Collinsville, IL 62234 (618) 346-5120 9511 Harrison Street, Des Plaines, IL 60016 (847) 294-4000 595 S. State Street, Elgin, IL 60123 (847) 608-3131 2309 W. Main Street, Suite 116, Marlon, IL 62959 (618) 993-7200 412 SW Washington Street, Suite D, Peoria, IL 61602 (309) 671-3022 4302 N. Main Street, Rockford, IL 61103 (815) 987-7760

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APPLICATIONS

denti Jatabi

CROSS SECTIONS

Cross Sections are available on Unilock's Contractor web site under Products: contractor.unilock.com

APPEARANCE

Edge Detail - n/a Surface Texture - Split & Standard (coping) Joint Spacing - n/a Void - n/a

TECHNOLOGIES

CLASSIC[™] Budget-friendly traditional product mix

TECHNICAL INFORMATION

Conforms to ASTM C 1372 Eligible for LEED v4.1 credits





GRANITE

Single Unis

NEVADA



CORNER



SIERRA

software is also available free of charge at www.unilock.com. Walls greater than 4' in height require professional engineering. All measurements are nominal. Contact Unilock for more information.

COPING

Notes: * XL WALL UNITS ARE SINGLE UNITS AND ARE SOLD IN FULL BUNDLES ONLY and are produced and sold on a required, refundable skid. Corner Units are produced and sold on a required, refundable skid. 12" Coping bundle has 16 units of closed-end coping (8 left and 8 right). Closed-end 12" coping not sold separately. Maximum height - 36" (under optimum conditions). Higher walls can be achieved using geogrid reinforcement. The set back on Pisa wall is 3/" every a courses or 11/2" every 2 courses. Retaining wall engineering



XL UNIT

200 x 150 x 300mm	 300 x 75 x 300mm	and the second second	400 x 150 x 300mm	
7 ½ x 5 ½ x 11 ½"	11 7⁄8 x 3 x 11 7⁄8"		15 ¾x 5 ⅔ x 11 ⅔"	
18 units/Bundle	42 units/Bundle		32 units/Bundle	
1.67 Fc.Ft./Stone	.48 Fc.Ft./Stone		.67 Fc.Ft./Stone	
* 32 Corner Units/Bundle				

CORNER DOUBLE XL TAPERED SPLIT COPING

CLASSIC

SINGLE

150MM

CHICAGO

FCFT PER	Bundle	30.01	21.33	20.34
	Layer	10.00	5.33	2.91
	Stone	1.67	0.67	0.48
PER BUNDLE	Layers	3.00	4.00	7.00
	Sections	6.00	-	2.00
LNFT PER	Bundle	-	42.67	82.95
	Unit	-	1.33	1.97
				1
UNITS PER	SqFt	0.60	1.50	2.06
	Section	3.00	-	21.00
	Bundle	18.00	32.00	42.00
			·	
LBS PER	Layer	547	629	411
	Section	274	-	1,437
	Bundle	1,641	2,514	2,875
COLORS		Stock	Stock	Stock
Granite	SR.n/a SRI n/a	1	1	1
Nevada	SR.n/a SRI n/a	1	1	1
Sierra	SR.n/a SRI n/a	1	1	1

SPLIT CLASSIC

Bundle Type Plant Produced

Thickness (mm)

DOUBLE

CHICAGO

150MM

CLASSIC

CLASSIC

DOUBLE

CHICAGO

75MM

PSA AUR Stocked at Aurora, Elkhorn & Tonganoxie








Jack Johnson asked if there will be a path in the middle of the townhomes to the school property.

Chair Rigoni stated she would not support that. There was consensus from the other members not to have such a connection.

There was some discussion about whether or not street signs could be added to state "local traffic only".

Chris Gruba responded this would be a question for the Department of Public Works.

Jack Johnson commented that this project seems to be needing numerous exceptions and that is not the intent of the PUD regulations.

Knieriem asked Mr. Johnson if he was interested in being on the PC/ZBA since he brought up some very valid points.

Rita Starkey, a nearby resident, approached the podium and stated her concern about the location of the proposed dog park. She will have more comments on the next agenda item.

Chair Rigoni summarized the issues to be considered:

- Landscape Plan
- Architecture
- Dog Park location

Commissioner Knieriem asked Mr. Flaherty what his timeframe is for the project.

Mr. Flaherty responded that he hoped to break ground yet this year.

Mike Schwarz stated that when this matter is presented for the public hearing and staff provides suggested motions, it would be appropriate for the first motion to be a recommendation from the PC/ZBA to the Village Board to amend the Comprehensive Plan as there seems to be consensus to do so, and this would be consistent with past practice for such deviations.

Workshop: 8531 W. Lincoln Highway – Special Use Permit for an assisted living facility (Oasis Senior Living)

Chris Gruba presented the staff report.

Chair Rigoni asked the applicant to come forward.

Tom Carrol of Geotech Inc., on behalf of Oasis Senior Living, stated that he did not have anything to add to the staff report, as it was very thorough.

Commissioner Knieriem asked Mr. Carrol if the driveway around the building was required by the Fire Department.

Tom Carrol responded yes.

Commissioner Knieriem asked if there would be any fencing along Route 30.

Tom Carrol responded no.

Commissioner Knieriem asked if fellow commissioners agreed.

Chair Rigoni asked if the applicant could explain who the residents are and to explain their needs.

Tanir Knan, the applicant, responded that the residents don't generally go outside nor do they drive. They would have two caregivers for every 15 residents, a chef, etc. He stated that the west wing is all memory care.

Commissioner Knieriem asked if there will be a turn lane off of Route 30.

Tom Carrol stated no. They would need to go to IDOT for such approval.

Commissioner Markunas stated that it would be a good idea to make the building and site appear to blend with the residential area of Windy Hill.

Commissioner Markunas asked how many trees will be removed and have many do they need to provide.

Chair Rigoni restated that question.

Chris Gruba responded by stating the requirement in the staff report.

Commissioner Markunas asked why the building is set back so far from Route 30.

Tom Carroll responded that there is a 130-foot setback requirement from Route 30.

Chair Rigoni stated that she feels that there should be a 25-foot setback for the delivery area from the residential because it is an incompatible use.

There was some discussion about the rear elevation of the proposed building and whether it would have windows facing south.

Commissioner Schaeffer asked if the storm sewer exists.

Chris Gruba showed the sewer atlas and confirmed that it does exist.

Commissioner Schaeffer asked where the deliveries would occur.

Tom Carrol responded that they would occur in the back at the south doors.

Commissioner Schaeffer asked what door the deliveries go to.

Tanir Knan responded into the middle door on the south side of the building.

Commissioner Hogan asked how many residents there would be (78) in order to compare to the deliveries of a typical restaurant.

Chair Rigioni stated that she would like a better understanding of the tree removal as it provides significant screening. She wishes that there could be a more creative site design to preserve more of the trees.

Commissioner Knieriem stated that he sees some trees along the property line that might be looked at to be saved.

Tom Carrol responded that they will take a closer look at these but site grading may require their removal.

Commissioner Hogan stated that the existing trees provide a benefit to both the existing residents and the new residents of the facility.

Commissioner Guevara echoes the comments about tree preservation and new landscaping to see how these offset each other.

Commissioner Guevara asked where the trash enclosure is located.

Tom Carrol stated it is at the southwest corner of the building.

Chair Rigoni asked if there is a reason it is there any not on the west side to be away from the residents.

Tom Carrol stated that they can look at relocating the trash enclosure further from the adjacent residences.

Chair Rigoni asked for comments on the architecture.

Commissioner Guevara stated that the elevation facing Route 30 should be prominent with more brick.

Tom Carrol stated that the applicant was going for a residential look.

Chair Rigoni asked staff to provide a color rendering of the building in the packet for the public hearing. She added that she would like to have more brick on the large wall expanse on Sheet 8.1. She stated that they should either differentiate from the architecture of Windy Hill or go closer to it, but not be somewhere in the middle.

Commissioner Hogan asked staff what the parking requirement is.

Chris Gruba responded.

Chair Rigoni asked the applicant how many visitor cars visit on average.

Tanir Knan responded that typically there are only about 10 visitor cars per day.

Rita Starkey, a nearby resident, approached the podium and stated that she conducted a

demographic study of the area and there are 27 assisted living facilities. She asked what will happen in the future when this facility is no longer needed. She stated that this will not be a quiet little place. She does not want brick. Everything should be stone like Windy Hill. He windows face this site and the lights will destroy her view. She doesn't want to see this vacant building in 15 years. She doesn't know if this is the right plan for the area. The loss of trees is a concern. Only a few buildings in Windy Hill face this property. She is not against assisted living, but do the demographics. She stated it should be aesthetically pleasing.

Terry Colins, President of the Windy Hill Homeowners Association, asked staff who owns the land.

Chris Gruba responded that he does not know but can find out.

Terry Colins stated that the same owner owns the other side of the street as well. Maybe they could buy that parcel. He stated that he is just making a suggestion. Leave the trees along the edge so people don't see the building.

Chair Rigoni summarized the issues:

- It would be helpful to know more about the Windy Hill architecture.
- Need for decorative fencing similar to what exists in Windy Hill today.

Chris Gruba asked the Commission if they would prefer another workshop.

There was consensus to have another workshop.

Chair Rigoni asked Tom Carroll if they could stake the property so that the Commission and residents could visualize how close the property line is to the townhomes.

Tom Carrol responded that they can do this and then will let staff know when it has been staked.

E. Workshop: 22660 S. Harlem Avenue – Zoning Map Amendment (Rezoning) and Special Use Permit for a PUD (Gracepoint Ministries)

Mike Schwarz presented the staff report.

He noted that the applicants were seeking to use the existing 22.6-acre property as a religious retreat center, which would require rezoning the property from E-R to R-2 and a special use permit for a PUD. He noted that the existing property is under one tax parcel, but has "split zoning", in which most of the property is zoned E-R with a smaller, southern portion zoned R-2 adjacent to Crystal Brook Subdivision. He noted that the Future Land Use Map within the Comprehensive Plan designates the property as "Single-Family Detached Residential", as well as the areas to the west and south of the subject property. The areas to the north and east of the subject property are Forest Preserve lands and are designated as "Environmental Conservation" on the Future Land Use Map. The driveway entrance to the property is gated. The applicant has



THAT PART OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 23, AND THAT PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 23, TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS,

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF SAID SOUTHWEST 1/4 OF SECTION 23 WITH THE WEST LINE OF THE EAST 699.19 FEET OF SAID SOUTHWEST 1/4 OF SECTION 23; THENCE SOUTH 00 DEGREES 00 MINUTES 01 SECONDS EAST ALONG SAID WEST LINE OF THE EAST 699.19 FEET OF SAID SOUTHWEST 1/4, A DISTANCE OF 429.20 FEET; THENCE NORTH 89 DEGREES 49 MINUTES 31 SECONDS WEST, A DISTANCE OF 310.44 FEET; THENCE NORTH 08 DEGREES 24 MINUTES 10 SECONDS EAST, A DISTANCE OF 115.21 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY ALONG THE ARC OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 633.00 FEET, HAVING A CHORD BEARING OF NORTH 02 DEGREES 32 MINUTES 10 SECONDS WEST, A DISTANCE OF 241.71 FEET TO A POINT OF TANGENCY; THENCE NORTH 13 DEGREES 28 MINUTES 31 SECONDS WEST, A DISTANCE OF 22.64 FEET; THENCE NORTH 07 DEGREES 13 MINUTES 43 SECONDS WEST, A DISTANCE OF 64.33 FEET; THENCE NORTH 13 DEGREES 28 MINUTES 31 SECONDS WEST, A DISTANCE OF 85.09 FEET TO THE SOUTH LINE OF U.S. ROUTE 30 AS CONVEYED TO THE STATE OF ILLINOIS PER DEED DOCUMENT R94-001691; THENCE NORTH 76 DEGREES 31 MINUTES 29 SECONDS EAST ALONG SAID SOUTHERLY LINE OF U.S. ROUTE 30, A DISTANCE OF 117.51 FEET; THENCE CONTINUING ALONG SAID SOUTHERLY LINE OF U.S. ROUTE 30, NORTH 77 DEGREES 57 MINUTES 25 SECONDS EAST, A DISTANCE OF 228.21 FEET TO THE WEST LINE OF THE EAST 699.15 FEET OF THE EAST 1/2 OF SAID NORTHWEST FRACTIONAL QUARTER OF SECTION 23; THENCE SOUTH 00 DEGREES 00 MINUTES 01 SECONDS EAST, A DISTANCE OF 169.31 FEET TO THE SOUTH LINE OF SAID NORTHWEST FRACTIONAL QUARTER; THENCE NORTH 89 DEGREES 42 MINUTES 30 SECONDS WEST, A DISTANCE OF 0.04 FEET TO THE PLACE OF BEGINNING IN WILL COUNTY, ILLINOIS.

STATE OF ILLINOIS COUNTY OF WILL }SS.

GAS MAKER

SOIL BORING

GAS VALVE

----- SIGN

E ELECTRIC METER

TELEPHONE BOX / PAD

(15) REGULAR PARKING SPACE

DECIDUOUS TREE

EVERGREEN

BUSH/HEDGE

PINE TREES

HANDICAP PARKING SPACE

*695.25 EXISTING GROUND ELEVATION

[253.00'] RECORDED DISTANCE

JOSEPH A. SCHUDT AND ASSOCIATES HEREBY CERTIFY THAT THEY HAVE SURVEYED THE PROPERTY DESCRIBED HEREON, AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY. ALL DIMENSIONS IN FEET AND DECIMAL PARTS





PARCEL I

THAT PART OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 23, AND THAT PART OF THE SOUTHWEST 1/4 OF SECTION 23, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE WEST LINE OF SECTION 23, TOWNSHIP 35 NORTH RANGE 12 EAST OF THE

THIRD PRINCIPAL MERIDIAN, WITH THE CENTER LINE OF LINCOLN HIGHWAY, AND RUNNING THENCE EASTERLY ALONG THE CENTER LINE OF SAID LINCOLN HIGHWAY 991.07 FEET TO THE NORTHEAST CORNER OF PARCEL 1, CONVEYED IN DEED RECORDED AS DOCUMENT .NUMBER R91-4623 AND RE-RECORDED AS DOCUMENT NUMBER R91-7702; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SECTION 23 ALONG THE EAST LINE OF PARCEL 1 CONVEYED IN DEED RECORDED AS DOCUMENT NUMBER R91-4623 AND RE-RECORDED AS DOCUMENT NUMBER R91-7702, A DISTANCE OF 443.00 FEET; THENCE EASTERLY A DISTANCE OF 130.00 FEET PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 23 TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 05 MINUTES 44 SECONDS EAST, 425.34 FEET TO THE SOUTH LINE OF U.S. ROUTE 30 AS DEPICTED ON PLAT OF HIGHWAYS DOCUMENT NO. R95-039615 THENCE EASTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE NORTH (BEING THE SAID SOUTHERLY LINE OF U.S. ROUTE 30) HAVING A RADIUS OF 2355.66 FEET, HAVING A CHORD BEARING OF NORTH 79 DEGREES 49 MINUTES 44 SECONDS EAST 271.69 FEET TO A POINT OF TANGENCY; THENCE NORTH 76 DEGREES 31 MINUTES 29 SECONDS EAST CONTINUING ALONG SAID SOUTHERLY LINE OF U.S. ROUTE 30,166.13 FEET; THENCE SOUTH 13 DEGREES 28 MINUTES 31 SECONDS EAST 95.09 FEET; THENCE SOUTH 19 DEGREES 43 MINUTES 19 SECONDS EAST 64.33 FEET; THENCE SOUTH 13 DEGREES 28 MINUTES 31 SECONDS EAST 22.64 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY ALONG THE ARC OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS .OF 567.00 FEET, HAVING A CHORD BEARING SOUTH 02 DEGREES 32 MINUTES 10 SECONDS EAST 216.51 FEET TO A POINT OF TANGENCY; THENCE SOUTH 08 DEGREES 24 MINUTES 10 SECONDS WEST, 124.75 FEET; THENCE NORTH 89 DEGREES 49 MINUTES 31 SECONDS WEST ALONG A LINE PARALLEL WITH THE SOUTH LINE OF THE SAID SOUTHWEST 1/4, 469.97 FEET TO THE POINT OF BEGINNING, IN WILL COUNTY, ILLINOIS.

EXCEPT THAT PORTION OF PARCEL I AND PARCEL II CONVEYED TO THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF ILLINOIS BY ORDER VESTING TITLE DATED DECEMBER 7, 2010 IN CASE NO.1 0ED99 FILED IN THE WILL COUNTY, ILLINOIS CIRCUIT COURT AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PART OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 23, SOUTH OF THE INDIAN BOUNDARY LINE, IN TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS; DESCRIBED AS FOLLOWS

COMMENCING AT THE CENTER OF FRACTIONAL SECTION 23; THENCE ON AN ASSUMED BEARING OF NORTH 89 DEGREES 57 MINUTES 15 SECONDS WEST ALONG THE SOUTH LINE OF SAID NORTHWEST FRACTIONAL QUARTER OF SECTION 23, A DISTANCE OF 699 .20 FEET TO THE WEST LINE OF THE EAST 699.19 FEET OF SAID NORTHWEST FRACTIONAL QUARTER OF SECTION 23; THENCE NORTH 00 DEGREES 18 MINUTES 45 SECONDS WEST ALONG SAID WEST LINE 101.61 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 80 DEGREES 00 MINUTES 17 SECONDS WEST 315.56 FEET; THENCE SOUTH 19 DEGREES 56 MINUTES 42 SECONDS WEST 24.44 FEET TO THE EASTERLY RIGHT OF WAY LINE OF WINDY HILL DRIVE PER WINDY HILL FARM SUBDIVISION PHASE 1 P.U.D RECORDED SEPTEMBER 5, 2000 AS DOCUMENT NUMBER R2000-095341; THENCE NORTH 13 DEGREES 48 MINUTES 54 SECONDS WEST ALONG SAID EASTERLY RIGHT OF WAY LINE 73.58 FEET TO THE EXISTING RIGHT OF WAY LINE OF US ROUTE 30 (LINCOLN HIGHWAY) PER IDOT PLAT OF HIGHWAYS RECORDED JUNE 13, 1995 AS DOCUMENT NUMBER R95-039615; THENCE NORTH 76 DEGREES 10 MINUTES 40 SECONDS EAST ALONG SAID EXISTING RIGHT OF WAY LINE 117.53 FEET, MEASURED (117.51 FEET, RECORDED); THENCE NORTH 77 DEGREES 36 MINUTES 35 SECONDS EAST ALONG SAID EXISTING RIGHT OF WAY LINE 227.46 FEET, MEASURED (228.21 FEET, RECORDED) TO SAID WEST LINE OF THE EAST 699.19 FEET OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 23; THENCE SOUTH 00 DEGREES 18 MINUTES 45 SECONDS EAST ALONG SAID WEST LINE 70.59 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 0.474 ACRES, MORE OR LESS.

ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF ILLINOIS BY ORDER VESTING TITLE DATED DECEMBER 7, 2010 IN CASE NO.1 0ED66 FILED IN THE WILL COUNTY, ILLINOIS CIRCUIT COURT AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PART OF THE SOUTHWEST QUARTER OF FRACTIONAL SECTION 23 AND PART OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 23, SOUTH OF THE INDIAN BOUNDARY LINE, IN TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS; DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID FRACTIONAL SECTION 23; THENCE ON AN ASSUMED BEARING OF SOUTH 89 DEGREES 57 MINUTES 15 SECONDS EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF FRACTIONAL SECTION 23, A DISTANCE OF 1121.01 FEET TO THE EAST LINE OF A QUIT CLAIM DEED RECORDED JANUARY 29, 1991 AS DOCUMENT NUMBER R91 -004623; THENCE SOUTH 00 DEGREES 14 MINUTES 33 SECONDS EAST ALONG SAID EAST LINE 3.90 FEET TO THE NORTHWEST CORNER OF THE PROPERTY DESCRIBED BY A SPECIAL WARRANTY DEED RECORDED JUNE 1, 2007 AS DOCUMENT NUMBER R2007-084184AND TO THE POINT OF BEGINNING, SAID POINT BEING ALSO ON THE EXISTING RIGHT OF WAY LINE OF US ROUTE 30 (LINCOLN HIGHWAY) PER DEDICATION RECORDED MARCH 25, 1922, IN BOOK 570, PAGE 186 AS DOCUMENT NUMBER 342998 AND ON A NONTANGENTIAL CURVE; THENCE NORTHEASTERLY ALONG THE NORTH LINE OF SAID PROPERTY DESCRIBED BY DOCUMENT NUMBER R2007-084184 AND SAID EXISTING RIGHT OF WAY LINE 254.93 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 2,256.77 FEET, THE CHORD OF SAID CURVE BEARS NORTH 79 DEGREES 32 MINUTES 29 SECONDS EAST 254.79 FEET TO A POINT OF TANGENT; THENCE NORTH 76 DEGREES 18 MINUTES 19 SECONDS EAST ALONG SAID NORTH LINE OF THE PROPERTY DESCRIBED BY DOCUMENT NUMBER R2007-084184AND SAID EXISTING RIGHT OF WAY LINE 182.84 FEET TO THE NORTHEAST CORNER OF SAID PROPERTY DESCRIBED BY DOCUMENT NUMBER R2007-084184, SAID POINT BEING ALSO IN THE WESTERLY RIGHT OF WAY LINE OF WINDY HILL DRIVE PER WINDY HILL FARM SUBDIVISION PHASE 1 P.U.D., RECORDED SEPTEMBER 5, 2000 AS DOCUMENT NUMBER R2000-095341; THENCE SOUTH 13 DEGREES 48 MINUTES 54 SECONDS EAST ALONG THE EASTERLY LINE OF SAID PROPERTY DESCRIBED BY DOCUMENT NUMBER R2007-084184 AND SAID WESTERLY RIGHT OF WAY LINE 57, 26 FEET: THENCE SOUTH 79 DEGREES 50 MINUTES 33 SECONDS WEST 292.39 FEET; THENCE SOUTH 88 DEGREES 00 MINUTES 07 SECONDS WEST 154.07 FEET TO THE WEST LINE OF SAID PROPERTY DESCRIBED BY DOCUMENT NUMBER R2007-084184. SAID LINE BEING ALSO SAID EAST LINE OF THE PROPERTY DESCRIBED BY DOCUMENT NUMBER R9 1-004623; THENCE NORTH 00 DEGREES 14 MINUTES 33 SECONDS WEST ALONG SAID WEST LINE 23 .00 FEET TO THE POINT OF BEGINNING

SAID PARCEL CONTAINING 0.433 ACRES, MORE OR LESS.

RECEIVED By Christopher Gruba at 9:47 am, Oct 21, 2021

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ORDERED BY: M.T. LEASING, INC. ADDRESS: 8531 W. Lincoln Highway, Frankfort, IL

ORDER NO.: ____17-007-001





SITE PLAN	V JOB: 21074 DATE: 12/14/21
S	DRAWN BY: NW CHECKED BY: TC

OASIS SENIOR LIVING FRANKFORT, ILLINOIS
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NOTES:

1. MECHANICAL UNITS SHALL BE SCREENED FROM VIEW USING WALLS, FENCING, OR LANDSCAPING.

2. LIGHT POLES SHALL HAVE A "DECORATIVE BASE."

<u>SITE DATA TABLE</u>		
SITE AREA:	4.68	AC
IMPERVIOUS AREA:	2.73	AC (58.3%)
UNITS:		
MEMORY CARE: STUDIO: ONE BED: T <u>WO BED:</u> TOTAL:	26 33 19 <u>4</u> 82	
REQUIRED PARKING (0.5	/UNIT	+ 12 EMPLOYEES): 53
STANDARD PARKING STAL	LS:	51
A.D.A. PARKING STALLS:		3

PAVEMENT LEGEND:



//////

W/6"x6"-W2.9xW2.9 W.W.F. PCC SIDEWALK: 5" PCC, 4,000 PSI 3" AGGREGATE, CA7 · ·

B6.12 CURB & GUTTER

B6.12 CURB & GUTTER (REVERSE PITCH)

6" PCC, (8" ENTRANCE APRONS) 4" AGGREGATE BASE, TYPE B, CA-6

DEPRESSED CURB & GUTTER



, CHRISTOPHER M. PAPESH, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF ILLINOIS, DO HEREBY CERTIFY THAT UNDER THE DIRECTION OF THE OWNERS THEREOF, I HAVE SURVEYED, SUBDMIDED AND PLATTED INTO 1 LOT AND NO STREETS, DESCRIBED AS FOLLOWS:

THAT PART OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 23, AND THAT PART OF THE SOUTHWEST QUARTER OF SECTION 23, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE WEST LINE OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, WITH THE CENTERLINE OF LINCOLN HIGHWAY, AND RUNNING THENCE EASTERLY ALONG THE CENTERLINE OF SAID LINCOLN HIGHWAY, 991.07 FEET TO THE NORTHEAST CORNER OF PARCEL 1, CONVEYED IN DEED RECORDED AS DOCUMENT NUMBER R91-4623 AND RE-RECORDED AS DOCUMENT NUMBER R91-7702; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SECTION 23 ALONG THE EAST LINE OF PARCEL 1 CONVEYED IN DEED RECORDED AS DOCUMENT NUMBER R91-4623 AND RE-RECORDED AS DOCUMENT NUMBER R91-7702, A DISTANCE OF 443.00 FEET; THENCE EASTERLY A DISTANCE OF 130.00 FEET PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 23 TO THE POINT OF BEGINNING; THENCE NORTH OD DEGREES 05 MINUTES 44 SECONDS EAST, 425.34 FEET TO THE SOUTH LINE OF U.S. ROUTE 30 AS DEPICTED ON PLAT OF HIGHWAYS DOCUMENT NO. R95-039615; THENCE EASTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE NORTH (BEING THE SAID PLAT OF HIGHWAYS DOCUMENT NO. R95-039615; THENCE EASTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE NORTH (BEING THE SAID SOUTHERLY LINE OF U.S. ROUTE 30) HAVING A RADIUS OF 2355.66 FEET, HAVING A CHORD BEARING OF NORTH 79 DEGREES 49 MINUTES 44 SECONDS EAST, 271.6 FEET TO A POINT OF TANGENCY; THENCE NORTH 76 DEGREES 31 MINUTES 29 SECONDS EAST CONTINUING ALONG SAID SOUTHERLY LINE OF U.S. ROUTE 30, A DISTANCE OF 166.13 FEET; THENCE SOUTH 13 DEGREES 28 MINUTES 31 SECONDS EAST, 95.09 FEET; THENCE SOUTH 19 DEGREES 43 MINUTES 19 SECONDS EAST 64.33 FEET; THENCE SOUTH 13 DEGREES 28 MINUTES 31 SECONDS EAST 22.64 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY ALONG THE ARC OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 567.0 FEET, HAVING A CHORD BEARING SOUTH 02 DEGREES 32 MINUTES 10 SECONDS EAST, 216.51 FEET TO A POINT OF TANGENCY; THENCE SOUTH 08 DEGREES 24 MINUTES 10 SECONDS WEST, 124.75 FEET; THENCE NORTH 89 DEGREES 49 MINUTES 31 SECONDS WEST ALONG A LINE PARALLEL WITH THE SOUTH LINE OF THE SAID SOUTHWEST QUARTER, 469.97 FEET TO THE POINT OF BEGINNING, IN WILL COUNTY, ILLINOIS.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF ILLINOIS BY ORDER VESTING TITLE DATED DECEMBER 7, 2010 IN CASE NO.10ED66 FILED IN THE WILL COUNTY, ILLINOIS CIRCUIT COURT AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: THAT PART OF THE SOUTHWEST QUARTER OF FRACTIONAL SECTION 23 ILLINOIS CIRCUIT COURT AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: THAT PART OF THE SOUTHWEST QUARTER OF FRACTIONAL SECTION 23 AND PART OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 23, SOUTH OF THE INDIAN BOUNDARY LINE, IN TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS; DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST QUARTER CORNER OF SAID FRACTIONAL SECTION 23; THENCE ON AN ASSUMED BEARING OF SOUTH 89 DEGREES 57 MINUTES 15 SECONDS EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF FRACTIONAL SECTION 23, A DISTANCE OF 1121.01 FEET TO THE EAST LINE OF A QUIT CLAIM DEED RECORDED JANUARY 29, 1991 AS DOCUMENT NUMBER R91–004623; THENCE SOUTH 00 DEGREES 14 MINUTES 33 SECONDS EAST ALONG SAID EAST LINE 3.90 FEET TO THE NORTHWEST CORNER OF THE PROPERTY DESCRIBED BY A SPECIAL WARRANTY DEED RECORDED JUNE 1, 2007 AS DOCUMENT NUMBER P2007, 074174, AND TO THE POINT OF BEINDING SAID POINT PEINC ALSO ON THE EXISTING PEINCH OF MAX LINE OF US AND CUMENT NUMBER R2007-084184 AND TO THE POINT OF BEGINNING, SAID POINT BEING ALSO ON THE EXISTING RIGHT OF WAY LINE OF US ROUTE 30 (LINCOLN HIGHWAY) PER DEDICATION RECORDED MARCH 25, 1922, IN BOOK 570, PAGE 1 DOCUMENT NUMBER 342998 AND ON A NONTANGENTIAL CURVE; THENCE NORTHEASTERLY ALONG THE NORTH LINE OF SAID PROPERTY DESCRIBED BY DOCUMENT NUMBER R2007-084184 AND SAID EXISTING RIGHT OF WAY LINE 254.93 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 2256.77 FEET, THE CHORD OF SAID CURVE BEARS NORTH 79 DEGREES 32 MINUTES 29 SECONDS EAST 254.79 FEET TO A POINT OF TANGENT; THENCE NORTH 76 DEGREES 18 MINUTES 19 SECONDS EAST ALONG SAID NORTH LINE OF THE PROPERTY DESCRIBED BY DOCUMENT NUMBER R2007-084184 AND SAID EXISTING RIGHT OF WAY LINE 182.84 FEET TO THE NORTHEAST CORNER OF SAID PROPERTY DESCRIBED BY DOCUMENT NUMBER R2007-084184, SAID POINT BEING ALSO IN THE WESTERLY RIGHT OF WAY LINE OF WINDY HILL DRIVE PER WINDY HILL FARM SUBDIVISION PHASE 1 P.U.D., RECORDED SEPTEMBER 5, 2000 AS DOCUMENT NUMBER R2000-095341; THENCE SOUTH 13 DEGREES 48 MINUTES 54 SECONDS EAST ALONG THE EASTERLY LINE OF SAID PROPERTY DESCRIBED BY DOCUMENT NUMBER R2007-084184 AND SAID WESTERLY RIGHT OF WAY LINE 57.26 FEET; THENCE SOUTH 79 DEGREES 50 MINUTES 33 SECONDS WEST 292.39 FEET; THENCE SOUTH 88 DEGREES 00 MINUTES 07 SECONDS WEST 154.07 FEET TO THE WEST LINE OF SAID PROPERTY DESCRIBED BY DOCUMENT NUMBER R2007-084184, SAID LINE BEING ALSO SAID EAST LINE OF THE PROPERTY DESCRIBED BY DOCUMENT NUMBER R91-004623; THENCE NORTH OD DEGREES 14 MINUTES 33 SECONDS WEST ALONG SAID WEST LINE 23.00 FEET TO THE POINT OF BEGINNING OF SAID PARCEL, IN WILL COUNTY, ILLINOIS. Containing 4.681 acres more or less.

I DO FURTHER CERTIFY THAT:

1. THE ACCOMPANYING PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION AS MADE BY ME.

2. NO PART OF THE PROPERTY INCLUDED WITHIN THIS SUBDIVISION FALLS WITHIN AN AREA IDENTIFIED AS A SPECIAL FLOOD HAZARD AREA, ACCORDING TO THE FLOOD INSURANCE RATE MAP "FIRM" MAP PANEL NUMBER 17197C0214G, WITH AN EFFECTIVE DATE OF FEBRUARY 15, 2019.

3. THE PROPERTY OR PLAT IS SITUATED WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF FRANKFORT.

4. ALL REGULATIONS ENACTED BY THE SUBDIVISION AND PLAT ORDINANCE OF THE VILLAGE OF FRANKFORT HAVE BEEN COMPLIED WITH IN THE PREPARATION OF THIS PLAT.

5. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.

6. 9/16" × 30" IRON RODS SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED.

	20th	May		
DATED AT CREST HILL,	ILLINOIS THIS DAY OF	,	2022,	A.C

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 NI-Gas' facilities or in, upon or over the property identified on this plat for utility purposes without the prior written consent of NI-Gas. After installation of any such facilities, the grade of the property shall not be altered in a grader as the interfare with the property and mainterparts 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 lats, parcels or areas within the property, even though such areas may be designated on this plat by other terms.

WATER SURFACE STATEMENT

STATE OF ILLINOIS) COUNTY OF WILL) SS

> TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISIONS HAVE BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURVACE 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.

THIS _____, DAY OF _____, 20__

THOMAS CARROLL, P.E. ILLINOIS P.E. #062-052783 LICENSE EXPIRES 11-30-2023 OWNER OR ATTORNEY FOR OWNER

CERTIFICATE OF PLANNING AND ZONING COMMISSION

STATE OF ILLINOIS) COUNTY OF WILL) SS

...____, CHAIRMAN OF THE VILLAGE OF FRANKFORT PLANNING AND ZONING COMMISSION, DO

HEREBY CERTIFY THAT ON THIS _ DAY OF ___, 20____, A.D. THIS PLAT OF SUBDIVISION WAS DULY APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE VILLAGE OF FRANKFORT.

ATTEST: SECRETARY

CHAIR

CERTIFICATE OF CORPORATE AUTHORITIES APPROVAL

STATE OF ILLINOIS) COUNTY OF WILL) SS

APPROVED BY THE PRESIDENT AND THE BOARD OF TRUSTEE'S OF THE VILLAGE OF FRANKFORT, WILL COUNTY, ILLINOIS,

	ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3369 EXPIRATION DATE 11/30/2022 GEOTECH INCORPORATED PROFESSIONAL DESIGN FIRM NUMBER 184–000165	THIS DAY OF, 20, A.D. ATTEST: VILLAGE CLERK	BY: VILLAGE PRESIDENT 432 W. NEBRASKA STREET
STATE OF ILLINOIS) COUNTY OF WILL) SS		CERTIFICATE OF TAX MAPPING AND PLATTING	FRANKFORT, ILLINOIS 60423
THIS IS TO CERTIFY THAT OASIS IL LAND HOLDINGS, LLC, IS THE HOLDER OF RECORD BE SURVEYED AND PLATTED, AS SHOWN BY THIS PLAT FOR THE USES AND PURPOSES HEREIN SE AND ADOPTS THE SAME UNDER THE STYLE AND TITLE HEREON SHOWN.	TITLE TO THE PROPERTY DESCRIBED HEREON, AND HAS CAUSED THE SAME TO F FORTH AND THAT SAID OASIS IL LAND HOLDINGS, LLC, HEREBY ACKNOWLEDGES	STATE OF ILLINOIS) COUNTY OF WILL) SS	
TO THE BEST OF MY KNOWLEDGE THE PROPERTY DESCRIBED ON THIS PLAT, WHICH IS KNOWN AS SUMMIT HILL ELEMENTARY, DISTRICT NUMBER 161, LINCOLN WAY COMMUNITY HIGH SCHOOL, DISTRICT	OASIS FRANKFORT SUBDIVISION IS LOCATED WITHIN THE BOUNDARY LIMITS OF CT NUMBER 210 AND JOLIET JUNIOR COLLEGE DISTRICT 525.	I,, DIRECTOR OF THE T CHECKED THE PROPERTY DESCRIPTION OF THIS PLAT AGAINST AVAILABLE COUNTY RE	AX MAPPING AND PLATTING OFFICE, DO HEREBY CERTIFY THAT I HAVE CORDS AND FIND SAID DESCRIPTION TO BE TRUE AND CORRECT.
DATED THIS DAY OF, 20, A.D.	OASIS IL LAND HOLDINGS, LLC 2575 Mel FON DRIVE SOUTH, SUITE C	The property herein described is located on tax map no. $09-23$	3 CW & 09-23 CE AND IDENTIFIED AS
	SAGINAW, MI 48604	PERMANENT REAL ESTATE TAX INDEX NUMBER (PIN)	23-300-031-0000
STATE OF ILLINOIS)	BY: MANAGING PARTNER	DATED THIS DAY OF, 20, 20	_, A.D.
COUNTY OF WILL) SS			DIRECTOR
I,, A NOTARY PUBLIC IN AND FOR SAID COUN	ITY, IN THE STATE AFORESAID, DO HEREBY	CERTIFICATE OF COUNTY CLERK	
RTIFY THAT, MANAGING PARTNER OF OASIS IL LAND HOLDIN BSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND A THEIR OWN FREE AND VOLUNTARY ACT, AS OFFICERS OF OASIS IL LAND HOLDINGS, LLC FOR T	IGS, LLC PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS CKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE FOREGOING INSTRUMENT HE USES AND PURPOSES SET FORTH.	STATE OF ILLINOIS) COUNTY OF WILL) SS	
VEN UNDER MY HAND AND SEAL THIS DAY OF, 20, 20	, A.D.	I,, COUNTY CLERK OF WILL DELINQUENT GENERAL TAXES OR UNPAID CURRENT GENERAL TAXES AGAINST ANY OF UNDER MY HAND AND SEAL AT JOLIET, ILLINOIS,	L COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO THE ESTATE DESCRIBED IN THE FOREGOING CERTIFICATES. GIVEN
DTARY PUBLIC		THIS, DAY OF, 20, 20	,A.D.
			WILL COUNTY CLERK
RTIFICATE OF IDOT APPROVAL		CERTIFICATE OF COUNTY RECORDER	
UNTY OF WILL) SS		STATE OF ILLINOIS)	
RAGRAPH 2 OF "AN ACT TO REVISE THE LAW IN RELATION TO PLATS", AS AMENDED. A PARTMENT'S <u>"POLICY ON PERMITS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS"</u> WILL	PLAN THAT MEETS THE REQUIREMENTS CONTAINED IN THE BE REQUIRED BY THE DEPARTMENT.	THIS INSTRUMENT NO WAS FILED	FOR RECORD IN THE RECORDER'S OFFICE OF WILL COUNTY,
	JOSE RIOS, P.E. REGION ONE ENGINEER	AFORESAID, ON THIS DAY OF, 2	20, A.D. AT O'CLOCKM.
			WILL COUNT RECORDER
I GEOTECH		FINAL PLAT O	F
CONSULTING ENGINEERS -	LAND SURVEYORS		
1207 CEDARWOOD DRIVE CREST HILL ILLINOIS	60403 815/730-1010	DRAWN BY: MC JOB	# 21074 06.23.2022 CP REVISED PE

BENCHMARKS:

REFERENCE: WILL COUNTY MONUMENT 921, ELEV=712.24 (NAVD88/GEOID18). MONUMENT LOCATED NORTH OF INTERSECTION OF COLÓRADO AVÉ AND BANKVIEW DRIVE.

SITE: BONNET BOLT ON FIRE HYDRANT AT THE NORTHEAST CORNER OF THE PROPERTY, ELEV=695.31 (NAVD88/GEOID18).

PROPERTY INFORMATION:

COUNTY: SECTION: P.I.N.(S):

ADDRESS: 8531 W. LINCOLN HIGHWAY MUNICIPALITY: VILLAGE OF FRANKFORT WILL SEC. 23 T35N R12E 09-23-300-031

CALL BEFORE

YOU DIG

DEPARTMENTS AND BUILDING DEPARTMENT

WORK ON THE PROJECT

SHALL BE NOTIFIED A MINIMUM OF 48 HOURS

PRIOR TO THE START OF OR RESUMPTION OF

VILLAGE OF FRANKFORT PUBLIC WORK & UTILITIES

CA/

WARNING

IMPROVEMENT PLANS FOR **OASIS SENIOR LIVING FACILITY**



LOCATION MAP

EXISTING	LEGEND	PROPOSED
$\longrightarrow \longrightarrow \longrightarrow$	- STORM SEWER	$\longrightarrow \longrightarrow \longrightarrow$
)	SANITARY SEWER))
WM WM	- WATER MAIN	
Q	FIRE HYDRANT	A
\otimes	VALVE VAULT	Θ
\bowtie	VALVE BOX	M
\bigcirc	STORM SEWER MANHOLE	۲
\odot	CATCH BASIN	•
	INLET	
\bigtriangleup	FLARED END SECTION	A
\bigcirc	SANITARY SEWER MANHOLE	۲
X	STREET LIGHT	×

8–15–22 7 PER VILLAGE 6–2–22 6 PER VILLAGE 5–5–22 5 PER VILLAGE	4-11-22 4 PER VILLAGE 2-15-22 3 PER VILLAGE	12-15-21 2 FER VILLAUE 12-15-21 1 PRELIM REV SUB DATE REV REVISION
TITLE SHEET		DRAWN BY: NW JOB: 21074 CHECKED BY: TC DATE: 12/14/21
OASIS SENIOR LIVING	FRANKFORT. ILLINOIS	
GEOTECH INC.	CONSULTING ENGINEERS - LAND SURVEYORS	1207 CEDARWOOD DRIVE CREST HILL, ILLINOIS 60403 815/730-1010
2	1074	_

INDEX OF SHEETS

- . TITLE SHEET . EXISTING CONDITIONS . GEOMETRIC PLAN
- GRADING PLAN
- UTILITY PLAN
- STORMWATER POLLUTION PREVENTION PLAN EROSION CONTROL PLAN
- CONSTRUCTION DETAILS CONSTRUCTION DETAILS 2
- 10. SPECIFICATIONS

OWNER: OASIS IL LAND HOLDINGS LLC TAHIR KHAN 2575 MCLEON DRIVE SOUTH, SUITE C SAGINAW, MI 48604 989-992-4587

DRAINAGE & ENGINEER CERTIFICATE

I, THOMAS CARROLL, A LICENSED PROFESSIONAL ENGINEER OF ILLINOIS, HEREBY AFFIRM THAT THESE DOCUMENTS HAVE BEEN PREPARED BY OR UNDER MY DIRECT SUPERVISION AND CONTROL AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE DOCUMENTS HAVE BEEN PREPARED IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING STANDARDS AND PRACTICES AND COMPLY WITH APPLICABLE LAWS, CODES AND ORDINANCES.

FURTHERMORE, TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THESE IMPROVEMENTS OR ANY PART THEREOF, OR; THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISIONS HAVE BEEN MADE FOR THE COLLECTION AND DISCHARGE OF SURFACE WATERS INTO PUBLIC OR PRIVATE AREAS AND/OR DRAINS WHICH THE DEVELOPER HAS THE 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 IMPROVEMENTS.

DATED THIS 17th DAY OF AUGUST, 2022

Thomas Canal

THOMAS CARROLL, P.E. ILLINOIS P.E. #062-052783 LICENSE EXPIRES 11-30-2023 GEOTECH INCORPORATED PROFESSIONAL DESIGN FIRM NUMBER 184-000165





::\Projects\GJN21074\Engineering\DWG\21074 base.dwg NotDate: 9/14/2022 2:52 PM , Lavout: EXISTING CONDITIONS



5. EXISTING TREES ON PARCEL TO BE REMOVED. SEE LANDSCAPE AND TREE PLANS FOR DETAILS.

21074



\Projects\GJN21074\Engineering\DWG\21074 base. htDate: 9/14/2022 2:52 PM , Lavout: GEOMETRIC P





TC – TOP OF CURB DC – TOP OF DEPRESSED CURB EP – EDGE OF PAVEMENT TW – TOP OF SIDEWALK R – STRUCTURE RIM GR – FIRE HYDRANT GRADE RING I – INVERT

100 YEAR FLOOD ROUTE

 $\times^{100.0}$

21074

SPOT ELEVATION





UNPAVED AREAS/PARKING AREAS: EJIW 1020, TY. M2 GRATE ROLLED CURB & GUTTER: EJIW 7525 B6.12 CURB & GUTTER: EJIW 7210, TY. M1 GRATE & T1 BACK DEPRESSED CURB & GUTTER: EJIW 7210, TY. M3 GRATE

21074

SANITARY: EJIW 1020 TY. A SOLID COVER WATER: EJIW 1020 TY. A SOLID COVER

THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) HAS BEEN PREPARED TO COMPLY WITH THE PROVISIONS OF NPDES ILR10 CONSTRUCTION GENERAL PERMIT ISSUED BY THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY FOR STORMWATER DISCHARGES FROM CONSTRUCTION SITE ACTIVITIES. 1. SITE DECLARATION

- THE FOLLOWING IS A DESCRIPTION OF THE CONSTRUCTION ACTIVITY THAT IS THE SUBJECT OF THIS PLAN
- THE CONSTRUCTION SITE ACTIVITIES FOR THE SITE IMPROVEMENTS WILL INCLUDE, AS NECESSARY: TOPSOIL EXCAVATION AND STOCKPILING, EARTH EXCAVATION AND THE PLACEMENT OF EMBANKMENT MATERIAL. INSTALLATION OF WATER AND SEWER UTILITIES. STORM SEWERS, AND OTHER MUNICIPAL INFRASTRUCTURE SUCH AS TELECOMMUNICATIONS, GAS AND ELECTRIC SERVICES, CURB AND GUTTER, PAVEMENT, RESPREAD OF TOPSOIL OVER ALL DISTURBED PERVIOUS AREAS, STABILIZATION OF PERVIOUS AREAS WITH SEED AND/OR OTHER LANDSCAPING MATERIALS, SOIL EROSION AND SEDIMENTATION MEASURES AND OTHER ACTIVITIES THAT MAY BE NECESSARY TO PROTECT ADJACENT AND DOWNSTREAM WATER COURSE FROM DAMAGE.
- THE EXPECTED SEQUENCE OF ACTIVITIES THAT WILL CAUSE SIGNIFICANT DISTURBANCE AND DISRUPTION ARE В. AS FOLLOWS: SITE CLEARING, TOPSOIL EXCAVATION AND STOCKPILING. EARTH EXCAVATION AND RESTORATION OF DISTURBED AREAS. PRIOR TO THE COMMENCEMENT OF ANY SITE DISTURBANCE ACTIVITY, SILT FENCE, CONSTRUCTION ENTRANCE AND ANY REQUIRED DOWN-SLOPE PROTECTION MUST BE INSTALLED ADDITIONAL SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED, AS NOTED ON THE PLANS, AS CONSTRUCTION ACTIVITY PROGRESS.
- THE ESTIMATED STORMWATER RUNOFF COEFFICIENT ARE CONTAINED IN THE PROJECT DESIGN NARRATIVE ON FILE WITH THE LOCAL AGENCY HAVING JURISDICTION OVER THIS PROJECT. INFORMATION REGARDING SOIL CLASSIFICATIONS, ESTIMATED RUNOFF AND DETAILED COMPUTATIONS FOR THE MANAGEMENT OF STORMWATER RUNOFF ARE CONTAINED IN THE PROJECT DESIGN NARRATIVE, WHICH IS INCORPORATED BY REFERENCE AND MADE A PART OF THIS PLAN.

2. CONTROLS. THE PLAN ADDRESSES VARIOUS CONTROLS THAT MUST BE IMPLEMENTED FOR EACH OF THE MAJOR CONSTRUCTION ACTIVITIES DESCRIBED ABOVE. FOR EACH OF THE CONTROL DEVICES BELOW. THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR ITS IMPLEMENTATION. EACH CONTRACTOR HAS SIGNED THIS PLAN ACKNOWLEDGING RESPONSIBILITY FOR THE IMPLEMENTATION AND ONGOING MAINTENANCE OF THIS PLAN.

- A. SOIL EROSION AND SEDIMENT CONTROLS:
- 1. STABILIZATION PRACTICES: EXISTING VEGETATION SHOULD BE PRESERVED AS LONG AS POSSIBLE. DISTURBED AREAS SHOULD BE STABILIZED AS SOON AS POSSIBLE. STABILIZATION MEASURES SHALL BE IMPLEMENTED AS SOON AS PRACTICAL IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE LONGER THAN 14 DAYS IN AREAS WHERE CONSTRUCTION ACTIVITY WILL NOT RESUME FOR 21 DAYS OR MORE WHERE SNOW COVER PRECILIDES STABILIZATION ACTIVITIES OR OTHER CONDITIONS PREVENT IMPLEMENTATION, STABILIZATION MEASURES SHALL BE IMPLEMENTED AS SOON AS CONDITIONS PERMIT
- THE FOLLOWING INTERIM AND PERMANENT STABILIZATION PRACTICES, AS A MINIMUM, SHALL BE EMPLOYED TO STABILIZE DISTURBED AREAS: PERMANENT SEEDING, VEGETATIVE FILTERS, STABILIZED CONSTRUCTION ENTRANCES, AND BARRIER FILTERS
- STRUCTURAL PRACTICES: THE FOLLOWING STRUCTURAL PRACTICES SHALL BE IMPLEMENTED TO THE EXTENT POSSIBLE TO DIVERT FLOWS FROM EXPOSED SOILS, STORE FLOWS OR OTHERWISE LIMIT RUNOFF AND THE DISCHARGE OF POLLUTANTS FROM THE EXPOSED: STORM SEWER, STORM WATER CONVEYANCE CHANNELS AND PERMANENT SEEDING
- B. STORM WATER MANAGEMENT
- THE FOLLOWING MEASURES WILL BE INSTALLED DURING THE CONSTRUCTION PROCESS TO CONTROL POLLUTANTS IN STORM WATER DISCHARGE THAT MAY OCCUR AFTER CONSTRUCTION OPERATIONS HAVE BEEN COMPLETED. THE INSTALLATION OF SOME OF THESE DEVICES MAY BE JBJECT TO THE PROVISIONS OF SECTION 404 OF THE CLEAN WATER ACT. THE PRACTICES BEING IMPLEMENTED BY THIS PLAN WERE SELECTED ON THE BASIS OF THE TECHNICAL GUIDANCE CONTAINED IN THE IEPA'S STANDARD SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, AS WELL AS OTHER DOCUMENTS AND ORDINANCES LISTED IN THE SPECIFICATIONS.
- THE STORM WATER POLLUTANTS CONTROL MEASURES INCLUDE: SILT FILTER FENCE, BARRIER FILTERS, AND STORM SEWER SYSTEMS.
- . VELOCITY DISSIPATION DEVICES SHALL BE PLACED AT DISCHARGE LOCATIONS AND ALONG THE LENGTH OF ANY OUTFALL CHANNELS, AS NECESSARY, TO ASSURE A NON-EROSIVE VELOCITY FLOW FROM ANY STRUCTURE TO A WATERCOURSE SO THAT THE NATURAL, PHYSICAL, AND BIOLOGICAL CHARACTERISTICS AND FUNCTIONS OF THE WATERCOURSE ARE MAINTAINED AND PROTECTED
- STORM WATER MANAGEMENT CONTROL INCLUDES: RIP-RAP FOR OUTLET PROTECTION AND DITCH/CHANNEL CHECK SYSTEMS.
- OTHER CONTROLS.
- WASTE DISPOSAL. SOLID WASTE MATERIALS INCLUDING TRASH, CONSTRUCTION DEBRIS, EXCESS CONSTRUCTION MATERIALS, MACHINERY, TOOLS AND OTHER ITEMS SHALL BE COLLECTED AND DISPOSED OFF-SITE BY THE CONTRACTOR IN AN APPROVED MANNER. THE CONTRACTOR IS RESPONSIBLE TO ACQUIRE ANY PERMIT REQUIRED FOR SUCH DISPOSAL. BURNING ON THE SITE WILL NOT BE PERMITTED. NO SOLID MATERIALS, INCLUDING BUILDING MATERIALS, SHALL BE DISCHARGED INTO WATERS OF THE STATE, EXCEPT AS AUTHORIZED BY APPROPRIATE PERMITS. THIS PLAN SHALL COMPLY WITH ALL APPLICABLE STATE AND/OR LOCAL WASTE DISPOSAL, SANITARY SEWER AND/OR SEPTIC SYSTEM REGULATIONS.
- 2. SANITARY WASTE SHALL BE COLLECTED FROM PORTABLE UNITS PROVIDED BY THE CONTRACTOR A MINIMUM OF TWO TIMES PER WEEK TO AVOID OVERFLOWING AND MAINTAIN SANITARY CONDITIONS AROUND THE UNIT.
- 3. ALL PETROLEUM PRODUCTS STORED ON-SITE SHALL BE STORED IN APPROVED CONTAINERS. ALL FUELING SOURCES SHALL HAVE SPILL KITS IMMEDIATELY AVAILABLE 4. CONCRETE TRUCKS SHALL NOT BE PERMITTED TO WASH OUT OR DISCHARGE SURPLUS CONCRETE OR DRUM
- WASH WATER ON THE SITE. SPECIFIC AREAS FOR THIS ACTIVITY SHALL BE DESIGNATED BY THE CONTRACTOR AND PROVIDED WITH ADEQUATE FILTRATION BASINS AND OTHER FACILITIES TO ASSURE THAT DISCHARGE IS CONTAINED AND CLEANSED BEFORE ENTERING THE SITE STORM WATER SYSTEM. 5. DE-WATERING OF EXCAVATIONS AND OTHER SPACES, USING PUMPS OR OTHER MEANS, AND ALL DISCHARGES
- OF WATER CONTAMINATED WITH SILT OR SEDIMENT SHALL BE MOVED TO A PORTABLE OR PERMANENT SEDIMENT BASIN TO ASSURE ALL SUSPENDED SOLIDS ARE REMOVED PRIOR TO FLOWS LEAVING THE CONSTRUCTION SITE.
- APPROVED STATE OR LOCAL PLANS.
- THE MANAGEMENT PRACTICES. CONTROLS. AND OTHER PROVISIONS CONTAINED IN THIS PLAN ARE AT LEAST AS PROTECTIVE AS THE REQUIREMENTS CONTAINED IN THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY'S STANDARDS AND SPECIFICATIONS FOR SOIL FROSION AND SEDIMENT CONTROL, CURRENT EDITION, ILLINOIS PROCEDURES AND STANDARDS FOR URBAN SOIL EROSION AND SEDIMENTATION PLAN, AND ANY GOVERNING LOCAL ORDINANCES. REQUIREMENTS SPECIFIED IN SEDIMENT AND EROSION CONTROL SITE PLANS, SITE PERMITS, STORM WATER MANAGEMENT SITE PLANS OR SITE PERMITS APPROVED BY LOCAL OFFICIALS THAT ARE APPLICABLE TO PROTECTING SURFACE WATER RESOURCES ARE, UPON SUBMITTAL OF AN NOI TO BE AUTHORIZED TO DISCHARGE UNDER THIS PERMIT, INCORPORATED BY REFERENCE AND ARE ENFORCEABLE UNDER THIS PERMIT EVEN IF THEY ARE NOT SPECIFICALLY INCLUDED IN THE PLAN.

3. MAINTENANCE:

THE FOLLOWING PROCEDURES SHALL BE USED TO MAINTAIN, IN GOOD CONDITION, VEGETATION, EROSION AND SEDIMENTATION CONTROL MEASURES, AND OTHER PROTECTIVE MEASURES IDENTIFIED IN THIS PLAN AND THE STANDARD SPECIFICATION.

- STABILIZED CONSTRUCTION ENTRANCE: THE ENTRANCE SHALL BE MAINTAINED TO PREVENT TRACKING OF SEDIMENT ONTO PUBLIC STREETS. THIS WILL BE DONE BY TOP DRESSING WITH ADDITIONAL STONES, REMOVE AND REPLACE TOP LAYER OF STONES OR WASHING THE ENTRANCE. ADJACENT PUBLIC STREETS SHALL BE SWEPT FREQUENTLY, IF NOT DAILY, TO ELIMINATE DUST AND SEDIMENTS.
- b. VEGETATIVE EROSION CONTROL MEASURES: THE VEGETATIVE GROWTH OF TEMPORARY AND PERMANENT SEEDING, SODDING, VEGETATIVE CHANNELS, VEGETATIVE FILTER, ETC. SHALL BE MAINTAINED PERIODICALLY AND SUPPLY ADEQUATE WATERING AND FERTILIZER. THE VEGETATIVE COVER SHALL BE REMOVED AND RESEEDED AS NECESSARY.
- INLET FILTERS: THE SEDIMENTS SHALL BE REMOVED WHEN 50 PERCENT OF THE TOTAL ORIGINAL CAPACITY IS OCCUPIED BY THE SEDIMENT.
- d. SILT FILTER FENCE AND STRAW BALE BARRIER FILTERS: ANY DAMAGED AREAS SHALL BE REPAIRED TO MEET THE ORIGINAL DESIGN INTENT OR REMOVED AND REPLACED AS NECESSARY
- RIP-RAP OUTLET PROTECTION: IT SHALL BE INSPECTED AFTER HIGH FLOWS FOR ANY SCOUR BENEATH e. THE RIP-RAP OR FOR STONES THAT HAVE BEEN DISLODGED. IT SHALL BE REPAIRED IMMEDIATELY. 4. INSPECTIONS.

UNLESS OTHERWISE DIRECTED BY THE OWNER, THE CONTRACTOR, OR CONTRACTOR'S REPRESENTATIVE SHALL PROVIDE QUALIFIED PERSONNEL TO INSPECT DISTURBED AREAS OF THE CONSTRUCTION SITE WHICH HAVE NOT BEEN FINALLY STABILIZED. STRUCTURAL CONTROL MEASURES. AND LOCATION WHERE VEHICLES ENTER OR EXIT THE SITE. SUCH INSPECTIONS SHALL BE CONDUCTED AT LEAST ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS 0.5 INCHES OR GREATER OR EQUIVALENT SNOWFALL.

- DISTURBED AREAS AND AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION SHALL BE INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM. EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN SHALL BE OBSERVED TO ENSURE THAT THEY ARE OPERATING CORRECTLY. WHERE DISCHARGE LOCATIONS OR POINTS ARE ACCESSIBLE, THEY SHALL BE INSPECTED TO ASCERTAIN WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO RECEIVING WATERS AND ADJACENT PROPERTIES. LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE SHALL BE INSPECTED FOR EVIDENCE OF OFF SITE SEDIMENT TRACKING
- BASED ON THE RESULTS OF THE INSPECTION, THE DESCRIPTION OF POTENTIAL POLLUTANT SOURCES IDENTIFIED IN SECTION 1 ABOVE AND POLLUTION PREVENTION MEASURES IDENTIFIED IN SECTION 2 ABOVE SHALL BE REVISED AS APPROPRIATE AS SOON AS PRACTICABLE AFTER SUCH INSPECTION. ANY CHANGES THIS PLAN RESULTING FROM THE REQUIRED INSPECTIONS SHALL BE IMPLEMENTED WITHIN 7 CALENDAR DAYS FOLLOWING THE INSPECTION.
- A REPORT SUMMARIZING THE SCOPE OF THE INSPECTION, NAME(S) AND QUALIFICATIONS OF PERSONNEL MAKING THE INSPECTION, THE DATE(S) OF THE INSPECTION, MAJOR OBSERVATIONS RELATING TO THE IMPLEMENTATION OF THIS PLAN, AND ACTIONS TAKEN IN ACCORDANCE WITH SECTION 4.6 SHALL BE MADE AND RETAINED AS PART OF THE PLAN FOR AT LEAST THREE (3) YEARS AFTER THE DATE OF THE INSPECTION. THE REPORT SHALL BE SIGNED BY THE CONTRACTORS DESIGNATED "QUALIFIED INDIVIDUAL" AND COPIES FORWARDED TO THE ENGINEER AND OWNER.
- IF ANY VIOLATION OF THE PROVISIONS OF THIS PLAN IS IDENTIFIED DURING THE CONDUCT OF THE D. CONSTRUCTION WORK COVERED BY THIS PLAN. THE CONTRACTOR OR CONTRACTOR'S REPRESENTATIVE SHALL COMPLETE AND FILE AN "INCIDENCE OF NONCOMPLIANCE" (ION) REPORT FOR THE IDENTIFIED VIOLATION. THE CONTRACTOR OR CONTRACTOR'S REPRESENTATIVE SHALL USE FORMS PROVIDED BY THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY AND SHALL INCLUDE SPECIFIC INFORMATION ON THE CAUSE OF NONCOMPLIANCE, ACTIONS WHICH WERE TAKEN TO PREVENT ANY FURTHER CAUSES OF NONCOMPLIANCE, AND A STATEMENT DETAILING ANY ENVIRONMENTAL IMPACT WHICH MAY HAVE RESULTED FROM THE NONCOMPLIANCE. ALL REPORTS OF NONCOMPLIANCE SHALL BE SIGNED BY A RESPONSIBLE AUTHORITY IN ACCORDANCE WITH THE GENERAL PERMIT. THE REPORT SHALL BE MAILED TO THE FOLLOWING ADDRESS, WITH COPIES SENT TO THE OWNER AND ENGINEER: IEPA - DIVISION OF WATER POLLUTION CONTROL COMPLIANCE ASSURANCE SECTION

POST OFFICE BOX 19276 SPRINGFIELD, IL 62794-9276 5. NON-STORM WATER DISCHARGES.

EXCEPT FOR FLOWS FROM FIRE-FIGHTING ACTIVITIES, SOURCES OF NON-STORM WATER THAT MAY BE COMBINED WITH STORM WATER DISCHARGES ASSOCIATED WITH THE ACTIVITY ADDRESSED IN THIS PLAN ARE AS FOLLOWS

- WATER MAIN FLUSHING FIRE HYDRANT FLUSHING
- WATERING FOR DUST CONTROL IRRIGATION DRAINAGE FOR VEGETATIVE GROWTH FOR SEEDING. ETC. UNCONTAMINATED GROUNDWATER (FROM DE-WATERING ACTIVITIES)

THE POLLUTION MEASURES SPECIFIED IN THE PLAN SHALL BE IMPLEMENTED FOR NON-STORM WATER COMPONENTS OF THE DISCHARGE EXCEPT THAT EROSION DUE TO IRRIGATION OF SEEDING SHALL BE CONSIDERED MINOR.

- 6. <u>GENERAL NOTES</u> A. ALL ACCESS TO AND FROM THE CONSTRUCTION SITE IS TO BE RESTRICTED TO THE CONSTRUCTION
- ENTRANCE. B. ALL TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROL PRACTICES MUST BE
- MAINTAINED AND REPAIRED AS NEEDED TO ASSURE EFFECTIVE PERFORMANCE OF THEIR INTENDED MAJOR AMENDMENTS OF THE SITE DEVELOPMENT OR EROSION AND SEDIMENTATION CONTROL PLANS
- SHALL BE SUBMITTED TO THE DEPARTMENT OF COMMUNITY DEVELOPMENT TO BE APPROVED IN THE SAME MANNER AS THE ORIGINAL PLANS.
- ANY SEDIMENT REACHING A PUBLIC OR PRIVATE ROAD SHALL BE REMOVED BY SHOVELING OR STREET CLEANING (NOT FLUSHING) BEFORE THE END OF EACH WORKDAY AND TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL E. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DISPOSED OF WITHIN 30
- DAYS AFTER THE FINAL SITE STABILIZATION IS ACHIEVED WITH PERMANENT SOIL STABILIZATION MEASURES.
- F. DISTURBED AREAS SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT MEASURES WITHIN 7 CALENDAR DAYS FOLLOWING THE END OF ACTIVE DISTURBANCE OR REDISTURBANCE. G. IF DEWATERING DEVICES ARE USED, DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION. ALL PUMPED DISCHARGES SHALL BE ROUTED THROUGH APPROPRIATELY DESIGNED SEDIMENT TRAPS
- H. THE CONTRACTOR SHALL TAKE THE NECESSARY STEPS TO CONTROL WASTE SUCH AS BUILDING MATERIALS, CONCRETE TRUCK WASHOUT, CHEMICALS, LITTER AND SANITARY WASTE AT THE CONSTRUCTION SITE THAT MAY CAUSE ADVERSE IMPACTS TO WATER QUALITY.
- ALL STORM SEWER FRAMES AND GRATES/LIDS SHALL BE MARKED WITH "DUMP NO WASTE" AND "DRAINS TO CREEK".
- J. A NOTICE OF INTENT (NOI) MUST BE SUBMITTED TO THE NPDES PERMITTING AUTHORITY AND POSTMARKED AT LEAST 30 DAYS BEFORE COMMENCEMENT OF ANY WORK ON-SITE FOR ALL CONSTRUCTION SITES OVER ONE ACRE. INCLUDED IN THE NOI SHALL BE THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP), WHICH INCLUDES THE APPROPRIATE BMP'S TO MINIMIZE THE DISCHARGE OF POLLUTANTS FROM THE CONSTRUCTION SITE.
- K. AN INCIDENT OF NON-COMPLIANCE (ION) MUST BE COMPLETED AN SUBMITTED TO THE IEPA IF, AT ANY TIME, AN EROSION OR SEDIMENT CONTROL DEVICE FAILS.
- A NOTICE OF TERMINATION (NOT) MUST BE COMPLETED AND SUBMITTED TO THE IEPA WHEN ALL PERMANENT EROSION CONTROL MEASURES ARE IN PLACE WITH A 70% ESTABLISHMENT OF
- DUST CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 107.36 OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. APPROPRIATE MEASURES INCLUDE SPRINKLING/IRRIGATION, VEGETATIVE COVER, OR MULCH.

7. <u>SITE SPECIFIC INFORMATION</u>

OR BASINS.

VEGETATION

SITE AREA = 4.68 ACRES DISTURBED AREA = 4.68 ACRES RECEIVING WATERS = HICKORY CREEK

NL0						
8.	SEQUENCE C	OF EVENTS	AND	ESTIMATED	CONSTRUCTION	SCHEDULE:

<u> </u>		
1.	INSTALL TEMPORARY EROSION CONTROL:	JUNE 1, 2022
2.	EARTH EXCAVATION/ROUGH GRADING:	JUNE 2, 2022
3.	INSTALL CURB AND AGGREGATE BASE	JULY 1, 2022
4.	PAVING	JULY 15, 2022

SEEDING & LANDSCAPING 70% ESTABLISHMENT OF VEGETATION

6. REMOVE TEMPORARY EROSION CONTROL SEPTEMBER 1, 2022 ESTIMATED SCHEDULE SHOWN FOR REFERENCE ONLY. ACTUAL DATES WILL BE DETERMINED BY CONTRACTOR BASED UPON MULTIPLE FACTORS. ESTIMATED THAT CLEARED AREAS MAY BE EXPOSED FOR APPROXIMATELY 45 DAYS.

9. LONG TERM (POST CONSTRUCTION) MAINTENANCE

COMPONENTS OF THE STORMWATER MANAGEMENT FACILITIES, STORMWATER COLLECTION SYSTEM, AND LANDSCAPED/VEGETATED AREAS SHALL BE INSPECTED PERIODICALLY BETWEEN MARCH AND NOVEMBER, AS NECESSARY TO ENSURE PROPER PERFORMANCE AT A MINIMUM THE FOLLOWING MEASURES SHALL BE TAKEN TO ENSURE THE SYSTEMS OPERATE AS DESIGNED AND THE DESIGN VOLUME OF ANY DETENTION FACILITIES ARE MAINTAINED:

AUGUST 1. 2022

SEPTEMBER 1, 2022

- LITTER AND DEBRIS SHALL BE CONTROLLED THROUGHOUT THE SI LANDSCAPE AREAS SHALL BE MAINTAINED WITH REGULAR MOWING AND RESTORED WITH APPROPRIATE SEEDING /VEGETATION AS NECESSARY
- RIPRAP AREAS SHALL BE REPAIRED WITH THE ADDITION OF NEW RIPRAP, AS NECESSARY, OF SIMILAR SIZE AND SHAPE.
- INSPECT ANY SIDE SLOPE/EMBANKMENTS IN DETENTION BASIN OR ALONG FLOW ROUTE FOR SETTLEMENT AND EROSION AND REPAIR AS NECESSARY. ENSURE NO OBSTRUCTIONS ARE BLOCKING THE EMERGENCY OVERFLOW WEIR.
- INSPECT THE RESTRICTOR MANHOLE TO ENSURE SEDIMENT OR DEBRIS IS NOT BLOCKING RESTRICTORS AND OUTLET PIPES INSPECT ALL DETENTION AND VOLUME CONTROL FACILITIES TO ENSURE THE CONSTRUCTED VOLUME
- IS MAINTAINED. NO SEDIMENT, TOPSOIL, OR OTHER DUMPING INTO THE FACILITY SHALL BE ALLOWED. ANY ACCUMULATED SEDIMENT SHALL BE DREDGED AS NECESSARY TO RESTORE THE REQUIRED
- STORAGE VOLUME. INSPECT STORM INLETS/CATCH BASINS/MANHOLES/CULVERTS FOR ACCUMULATED SEDIMENT AND
- REMOVE SEDIMENT AS NECESSARY. REMOVE ACCUMULATED LEAVES AND OTHER DEBRIS FROM STORM SEWER INLET GRATES. AS NECESSARY.
- NATIVE PLANTING AREAS OR STORM WATER SEED MIX AREAS SHALL BE MAINTAINED PER THE APPROVED PLANTING PLAN.

SOIL PROTECTION CHART

stabilization Type	JAN.	FEB.	MAR.	APR.	MAY	JUNE	JULY	AUG.	SEPT.
Permanent Seeding			+ ^A			*	*		
DORMANT	в								
SEEDING									
TEMPORARY			^t c				D		
SEEDING									
CODDING			.E**						
SODDING			+ -						
	F								
MULCHING	·								

A. KENTUCKY BLUEGRASS 90 LBS/ACRE MIXED W/ PERENNIAL RYE GRASS 30 LBS/ACRE

E. SOD F. STRAW MULCH 2 TONS/ACRE

MIXED W/ PERENNIAL RYE GRASS 45 LBS/ACRE + 2 TONS STRAW MULCH/ACRE. C. SPRING OATS 100 LBS/ACRE

B. KENTUCKY BLUEGRASS 135 LBS/ACRE

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

D. WHEAT OR CEREAL RYE 150 LBS/ACRE

	RIP-RAP DIMENSION TABLE						
PIPE DIAMATER D (IN)	IDOT ROCK GRADATIO N	APRON WIDTH, W1(FT) 3D	APRON WIDTH, W2(FT) 3D+L	APRON LENGTH, L(FT)	DEPTH OF RIP RAP Y (IN)		
12	RR3	3.00	13.00	10	15		
15	RR3	3.75	15.75	12	15		
18	RR3	4.50	18.50	14	15		
21	RR3	5.25	20.25	15	15		
24	RR3	6.00	22.00	16	15		
27	RR3	6.75	23.75	17	15		
30	RR3	7.50	25.50	18	15		
36	RR4	9.00	29.00	20	20		
42	RR4	10.50	32.50	22	20		
48	RR4	12.00	36.00	24	20		
54	RR5	13.50	41.50	28	28		
60	RR5	15.00	47.00	32	28		
72	RR6	18.00	58.00	40	32		



NOV.



				0 15	30
	_		LEGEND		
		\bigcirc	INLET PROTECTION		
			STABILIZED CONSTRUCTION ENTRANCE		
			SILT FENCING		
			CULVERT INLET PROTECTION	N – SILT FENCE	
			PIPE OUTLET TO FLAT ARE	Ā	
		RCD	ROCK CHECK DAM - RIPR	AP	
		DCK	DITCH CHECK - COIR LOG		
	,				
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/					
)					
N	NOTE	S:			
[•])	1.	APPROPRIATE EROSIOI THE START OF CONST	n control measures shall be in Iruction.	PLACE PRIOR TO	
	2.	CONTRACTOR SHALL M	MAINTAIN PROPER SITE DRAINAGE DU	RING CONSTRUCTION.	
	3.	CONTRACTOR SHALL E ADJACENT ROADWAYS TIMES	BE RESPONSIBLE FOR DUST CONTROL TO BE CLEAN AND FREE OF DIRT A	_ and maintaining ND debris at all	
30" RCP)	4.	CONTRACTOR IS RESP	ONSIBLE FOR MAINTENANCE, INSPECT	FION, AND REMOVAL	
	5.	REFER TO THE STORM	WATER POLLUTION PREVENTION PLAN	n for details and	
	6.	LOCATION OF TEMPOR DETERMINED BY CONT	ION. ARY CONCRETE WASHOUT FACILITY, II RACTOR PER DETAIL ON STORMWATEI	F NECESSARY, TO BE R POLLUTION	
	7.	LOCATION OF TEMPOR BE DETERMINED BY C	ARY TOPSOIL OR MATERIAL STOCKPIL CONTRACTOR, SILT FENCING TO BE	.E, IF NECESSARY, TO PROVIDED AROUND	
	8.	UNLESS OTHERWISE D OWNER/DEVELOPER R OF THE NPDES PERM	TOCKPILES, SEE DETAIL. NRECTED BY THE CLIENT, CONTRACTO EGARDING INSPECTIONS AND RECORD IT FOR RUNOFF ASSOCIATED WITH CO)R SHALL COORDINATE WITH) KEEPING REQUIRED AS PA ONSTRUCTION ACTIVITIES.	RT
<		S, THE NIDES I LAM			
/ MENT / /					

EROSION CERTIFICATE

Themas Cando

THOMAS CARROLL, P.E. ILLINOIS PE #062-052783 EXPIRES 11-30-2021

12/14/2021

PER VILLAGE PRELIM REV REVISION

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8-15-22 6-2-22 5-5-22 4-11-22 2-15-22 1-20-22 12-15-21 DATE F

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GENERAL SPECIFICATIONS:

- 1. DEFINITION OF TERMS:
- "CLIENT" SHALL MEAN THE PERSON OR ENTITY WITH WHOM GEOTECH INCORPORATED HAS CONTRACTED WITH PREPARE CIVIL ENGINEERING PLANS AND SPECIFICATIONS. "ENGINEER" SHALL MEAN GEOTECH INCORPORATED
- PLANS" SHALL MEAN THE CIVIL ENGINEERING PLANS AND SPECIFICATION PREPARED BY THE ENGINEER. "CONTRACTOR" SHALL MEAN ANY PERSON OR ENTITY PERFORMING ANY WORK DESCRIBED IN THE PLANS.
- JURISDICTIONAL ENTITY" SHALL MEAN ANY MUNICIPAL, COUNTY, STATE, OR FEDERAL UNIT OF GOVERNMENT FROM WHOM AN APPROVAL, PERMIT, AND/OR REVIEW IS REQUIRED FOR ANY ASPECT OF THE PROJECT.
- CONTRACTOR ACKNOWLEDGES AND AGREES THAT THE USE AND RELIANCE OF THE PLANS IS SUFFICIENT CONSIDERATION FOR CONTRACTOR'S COVENANTS STATED HEREIN.
- 3. NO CONSTRUCTION PLAN SHALL BE USED FOR CONSTRUCTION UNLESS SPECIFICALLY MARKED "FOR CONSTRUCTION". PRIOR TO COMMENCEMENT OF CONSTRUCTION THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AFFECTING THE WORK WITH THE ACTUAL CONDITIONS AT THE JOB SITE. IN ADDITION, THE CONTRACTOR MUST VERIFY THE ENGINEER'S LINE AND GRADE STAKES. IF THERE ARE ANY DISCREPANCIES WITH WHAT IS SHOWN ON THE CONSTRUCTION PLANS, THE CONTRACTOR MUST IMMEDIATELY REPORT SAME TO ENGINEER BEFORE DOING ANY WORK, OTHERWISE THE CONTRACTOR ASSUMES FULL RESPONSIBILITY. IN THE EVENT OF DISAGREEMENT BETWEEN THE CONSTRUCTION PLANS, SPECIFICATIONS, AND/OR DETAILS, THE CONTRACTOR SHALL SECURE WRITTEN INSTRUCTION FROM THE ENGINEER PRIOR TO PROCEEDING WITH ANY PART OF THE WORK AFFECTED BY OMISSIONS OR DISCREPANCIES. FAILING TO SECURE SUCH INSTRUCTION, THE CONTRACTOR WILL BE CONSIDERED TO HAVE PROCEEDED AT THEIR OWN RISK AND EXPENSE. IN THE EVENT OF ANY DOUBT OR QUESTIONS ARISING WITH RESPECT TO THE TRUE MEANING OF THE CONSTRUCTION PLANS OR SPECIFICATIONS, THE DECISION OF THE ENGINEER SHALL BE FINAL AND CONCLUSIVE.
- ALL WORK HEREIN PROPOSED SHALL BE COMPLETED IN ACCORDANCE WITH ALL REQUIREMENTS OF ANY JURISDICTIONAL ENTITY, AND ALL SUCH PERTINENT LAWS, DIRECTIVES, ORDINANCES AND THE LIKE SHALL BE CONSIDERED TO BE A PART OF THESE PLANS. IF A DISCREPANCY IS NOTED BETWEEN THE PLANS AND REQUIREMENTS OF ANY JURISDICTIONAL ENTITY, THE CLIENT AND/OR CONTRACTOR SHALL IMMEDIATELY NOTIFY THE FNGINFFR
- 5. CONSTRUCTION OF WORK PROPOSED BY THE PLANS SHALL BE COMPLETED IN ACCORDANCE WITH, AND MATERIALS USED SHALL BE IN COMPLIANCE WITH, THE METHODS AND MATERIALS REQUIRED IN THE APPROPRIATE SECTIONS (THE LATEST EDITIONS OF THE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, DEPARTMENT OF TRANSPORTATION, STATE OF ILLINOIS" AND "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS"
- WHEN THE PLANS INCLUDE INFORMATION PERTAINING TO THE LOCATION OF EXISTING UNDERGROUND FACILITIES AND UTILITIES, SUCH INFORMATION REPRESENTS ONLY THE OPINION OF THE ENGINEER AS TO THE APPROXIMATE LOCATION AND ELEVATION OF SUCH FACILITIES AND UTILITIES. AT THE LOCATIONS WHEREIN DETAILED POSITIONS OF THESE FACILITIES AND UTILITIES BECOME NECESSARY FOR NEW CONSTRUCTION, INCLUDING ALL POINTS OF CONNECTION, THE CONTRACTOR SHALL FURNISH ALL LABOR AND TOOLS TO VERIFY OR DEFINITELY ESTABLISH THE HORIZONTAL LOCATION. ELEVATION. SIZE, AND MATERIAL OF THE FACILITIES AND UTILITIES, CONTRACTOR SHALL NOTIFY THE ENGINEER AT LEAST 48 HOURS PRIOR TO CONSTRUCTION IF ANY DISCREPANCIES IN EXISTING INFORMATION OR CONFLICTS WITH EXISTING UTILITIES EXIST. ENGINEER ASSUMES NO RESPONSIBILITY WHATEVER WITH RESPECT TO THE SUFFICIENCY OR ACCURACY OF THE INFORMATION SHOWN ON THE PLANS RELATIVE TO THE LOCATION OF UNDERGROUND FACILITIES AND UTILITIES, NOR THE MANNER IN WHICH THEY ARE REMOVED OR ADJUSTED. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY PRIOR TO CONSTRUCTION TO NOTIFY ALL UTILITY COMPANIES OF THE INTENT TO BEGIN CONSTRUCTION AND TO VERIFY THE ACTUAL LOCATION OF ALL SUCH FACILITIES AND UTILITIES. THE CONTRACTOR SHALL ALSO OBTAIN FROM THE RESPECTIVE UTILITY COMPANIES THE WORKING SCHEDULE FOR REMOVING OR ADJUSTING THESE FACILITIES.
- 7. THE PLANS HAVE BEEN PREPARED BY THE ENGINEER BASED ON THE ASSUMPTION THAT EXISTING OR MODIFIED SOIL CONDITIONS ARE SUITABLE TO SUPPORT THE PROPOSED IMPROVEMENTS SHOWN. THE CLIENT AND/OR CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER IF ANY OBSTRUCTIONS OR UNSUITABLE MATERIAL ARE DISCOVERED THAT PREVENTS THE INSTALLATION OF THE IMPROVEMENTS AS SHOWN ON THE PLANS. THE CLIENT T THEIR DISCRETION SHALL RETAIN A GEOTECHNICAL ENGINEER, TO ENSURE THE SOIL CONDITIONS ARE SUITABLE TO SUPPORT THE PROPOSED IMPROVEMENTS.
- 8. DUE TO THE UNCERTAINTY OF SEASONAL GROUND WATER TABLES AND THE GEOPHYSICAL CONDITIONS AFFECTING GROUND WATER MOVEMENT, THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE MANAGEMENT OF GROUND WATER ASSOCIATED WITH SUBGRADE CONSTRUCTION. UNDERGROUND UTILITIES, BASEMENTS, OR OTHER SIMILAR FACILITIES CONSTRUCTED BELOW FINISHED GRADE ARE AT THE RISK OF THE CLIENT. CLIENT SHALL COORDINATE WITH CONTRACTOR, ARCHITECT, AND/OR SOILS ENGINEER TO MITIGATE THE POTENTIAL IMPACT OF GROUND WATER ON THE PROPOSED IMPROVEMENTS.
- 9. TREES NOT SCHEDULED TO BE REMOVED SHALL BE PROTECTED FROM DAMAGE. TREES SHALL NOT BE REMOVED UNLESS REQUESTED BY THE CLIENT.
- 10. THE CONTRACTOR SHALL PROVIDE ALL SIGNS, EQUIPMENT, AND PERSONNEL NECESSARY TO PROVIDE FOR SAFE AND EFFICIENT TRAFFIC FLOW IN ALL AREAS WHERE WORK WILL INTERRUPT, INTERFERE OR CAUSE TO CHANGE IN ANY FORM THE CONDITIONS OF TRAFFIC FLOW THAT EXISTED PRIOR TO THE START OF WORK. EMERGENCY VEHICLE ACCESS SHALL BE MAINTAINED AT ALL TIMES.
- 11. THE CONTRACTOR, HIS AGENTS AN EMPLOYEES, AND ALL EQUIPMENT, MACHINERY AND VEHICLES SHALL CONFINE THEIR WORK WITH THE BOUNDARIES OF THE PROJECT OR WORK AREA. THE CONTRACTOR SHALL BE SOLELY LIABLE FOR DAMAGE CAUSED BY THEIR AGENTS, EMPLOYEES, EQUIPMENT, MACHINERY, AND VEHICLES ON ADJACENT PROPERTIES OR AREAS OUTSIDE DESIGNATED WORK AREAS.
- 12. THE CONTRACTOR SHALL BE RESPONSIBLE TO ARRANGE FOR THE RELOCATION OR BRACING OF EXISTING UTILITY POLES THAT MAY BE WITHIN THE WORKING LIMITS OF THE CONTRACT. ALL WORK AND COSTS CONNECTED WITH THE RELOCATION OR MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE CLIENT OR CONTRACTOR.
- 13. RESTORATION OF DAMAGE TO PUBLIC OR PRIVATE PROPERTY OUTSIDE THE LIMITS OF THE PROJECT SHALL BE PERFORMED IMMEDIATELY UPON COMPLETION OF THE WORK. AREAS SHALL BE RESTORED AS NEARLY AS POSSIBLE THEIR ORIGINAL CONDITION OR BETTER AND SHALL INCLUDE BUT NOT LIMITED TO MAINTAINED RIGHT-OF-WAYS, ROADWAYS, DITCHES, SIDEWALKS, PAVEMENTS, LANDSCAPING, TREES, FENCES, MAILBOXES, SEWERS, WATER MAINS, ETC.
- 14. CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR THE CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING THE PERFORMANCE OF THE WORK. THE REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS AND REGULATIONS RELATING TO THE SAFETY OF PERSONS OR PROPERTY. OR TO THE PROTECTION OF PERSONS OR PROPERTY FROM DAMAGE, INJURY, OR LOSS, AND SHALL ERECT AND MAINTAIN ALL NECESSARY SAFEGUARDS FOR SUCH SAFETY AND PROTECTION. THE DUTIES OF THE ENGINEER DO NOT INCLUDE REVIEW OF THE ADEQUACY OF EITHER THE CONTRACTOR'S OR THE GENERAL PUBLIC'S SAFETY IN, ON, OR NEAR THE CONSTRUCTION SITE
- 15. CONTRACTOR SHALL AT ALL TIMES KEEP THE SITE FREE FROM ACCUMULATION OF CONSTRUCTION DEBRIS, WASTE MATERIAL. TRASH. OILS. AND OTHER MISCELLANEOUS ITEMS. ADJACENT ROADWAYS SHALL BE KEPT FREE OF MUD AND DEBRIS AT ALL TIMES. UTILITY STRUCTURES AND CURB FLOW LINES SHALL BE CLEANED OF DEBRIS.
- 16. FOR DISTURBANCES EXCEEDING ONE ACRE, A NOTICE OF INTENT SHALL BE SUBMITTED BY THE ENGINEER TO OBTAIN THE IEPA'S GENERAL NPDES PERMIT FOR STORM WATER DISCHARGE FROM CONSTRUCTION SITE ACTIVITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION CONTROL MEASURES. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR ALL INSPECTIONS AND RECORD KEEPING REQUIRED AS PART OF THE NPDES PERMIT.
- 17. CONTRACTOR SHALL ADJUST ALL STRUCTURES TO EITHER EXISTING OR PROPOSED ELEVATIONS. ADJUSTMENTS SHALL BE CONSIDERED INCIDENTAL. ADJUSTMENTS TO FINISHED GRADE WILL NOT ALLEVIATE THE CONTRACTOR FROM A ANY ADDITIONAL ADJUSTMENTS AS REQUIRED DURING FINAL INSPECTION.
- 18. THE VILLAGE/CITY SHALL BE NOTIFIED WHEN EXISTING FIELD DRAINAGE TILES ARE ENCOUNTERED DURING CONSTRUCTION REGARDLESS OF CONDITION OR FUNCTIONALITY. THE VILLAGE/CITY SHALL HAVE FINAL APPROVAL OF ANY REPAIR, CONNECTION, ABANDONMENT, OR OTHER METHODS' FOR MITIGATING EXISTING DRAINAGE TILES ENCOUNTERED ON SITE. CONTRACTOR SHALL KEEP A RECORD OF ALL SIZES AND LOCATIONS OF ENCOUNTERED FIELD DRAINAGE TILES.
- 19. ALL PROPOSED ELEVATIONS SHOWN ON THE PLANS ARE FINISHED SURFACE ELEVATIONS, UNLESS OTHERWISE SPECIFIED.
- 20. THE CONTRACTOR SHALL PRESERVE ALL CONSTRUCTION STAKES UNTIL THEY ARE NO LONGER NEEDED. ANY STAKES DESTROYED OR DISTURBED BY THE CONTRACTOR PRIOR TO THEIR USE SHALL BE RESET BY THE ENGINEER AT CONTRACTOR'S COST.
- 21. ANY EXISTING SIGNS, LIGHT STANDARDS, AND/OR UTILITY POLES WHICH INTERFERE WITH CONSTRUCTION OPERATIONS AND NOT NOTED FOR DISPOSAL SHALL BE REMOVED AND RESET BY THE CONTRACTOR, WHICH SHALL BE CONSIDERED INCIDENTAL. ANY DAMAGE TO THESE ITEMS SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT THEIR EXPENSE. ANY SIGNS NOT REQUIRED TO BE RESET SHALL BE DELIVERED TO THE RESPECTIVE OWNERS.
- 22. ANY DEWATERING OF SEWER AND WATER TRENCHES AS WELL AS TEMPORARY SHEETING OR BRACING THAT MAY BE REQUIRED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL NOT BE CONSIDERED EXTRA WORK. IN THE EVENT THAT SOFT MATERIALS WITH UNCONFINED COMPRESSIVE STRENGTH LESS THAN 0.5 TSF ARE ENCOUNTERED IN SEWER AND WATER MAIN CONSTRUCTION, THE CONTRACTOR SHALL (UPON APPROVAL OF CLIENT AND/OR ENGINEER) OVER-EXCAVATE TO A DEPTH OF ONE (1) FOOT BELOW THE BOTTOM OF THE PIPE AND BACKFILL WITH COMPACTED CRUSHED STONE, PROPERLY FORMED TO FIT THE BOTTOM OF THE PIPE.
- 23. CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE ENGINEER FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES, INCLUDING ATTORNEY'S FEES ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE CONTRACTOR'S WORK. IN ANY AND ALL CLAIMS AGAINST THE ENGINEER BY ANY EMPLOYEE OF TH CONTRACTOR. OR ANYONE DIRECTLY OR INDIRECTLY EMPLOYED BY THE CONTRACTOR, OR ANYONE WHOSE ACTS THE CONTRACTOR MAY BE LIABLE. THE INDEMNIFICATION OBLIGATION SHALL NOT BE LIMITED IN ANY WAY BY ANY LIMITATION ON THE AMOUNT OF DAMAGES, COMPENSATION OR BENEFITS PAYABLE BY OR FOR THE CONTRACTOR UNDER WORKER'S COMPENSATION ACTS, DISABILITY BENEFIT ACTS OR OTHER EMPLOYEE BENEFIT ACTS.
- CONTRACTOR SHALL MAINTAIN COMPREHENSIVE GENERAL LIABILITY INSURANCE, WORKER'S COMPENSATION AND 24. EMPLOYER'S LIABILITY INSURANCE, AND COMPREHENSIVE AUTOMOBILE LIABILITY INSURANCE TO PROVIDE PROTECTION FROM CLAIMS WHICH MAY ARISE OUT OF OR RESULTING FROM THE PERFORMANCE OF WORK BY ANYONE DIRECTLY OR INDIRECTLY EMPLOYED BY THE CONTRACTOR OR BY ANYONE FOR WHOSE ACTS THE CONTRACTOR MAY BE LIABLE. THE ENGINEER SHALL BE NAMES AS ADDITIONAL INSURED ON THE POLICIES.
- THE ENGINEER SHALL NOT SUPERVISE, DIRECT, OR HAVE CONTROL OVER THE CONTRACTOR'S WORK. NOR SHALL 25. THE ENGINEER HAVE THE AUTHORITY OVER THE RESPONSIBILITY FOR THE MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES SELECTED BY THE CONTRACTOR TO COMPLETE THE WORK. ENGINEER SHALL NOT E RESPONSIBLE FOR THE SAFETY PRECAUTIONS AND PROGRAMS INCIDENTAL TO THE WORK OF THE CONTRACTOR OR FOR ANY FAILURE OF THE CONTRACTOR TO COMPLY WITH THE LAWS, RULES, REGULATIONS, ORDINANCES, CODES, OR ORDERS APPLICABLE TO THE CONTRACTOR FURNISHING AND PERFORMING THEIR WORK.

DEMOLITION:

- MATERIAL, ALL WORK SHALL BE IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL REQUIREMENTS. CONTRACTOR IS RESPONSIBLE FOR DEMOLITION, REMOVAL, AND DISPOSAL OF ALL STRUCTURES, PADS, WALLS FLUMES, FOUNDATIONS, ROAD, PARKING LOTS, DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC. SUCH THAT THE IMPROVÉMENTS SHOWN ON THE PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE RÉMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO THE PROPOSED SUB-GRADE ELEVATION WITH SUITABLE
- COMPACTED MATERIAL ALL EXISTING UTILITY LINES AND CONDUITS LOCATED UNDER PROPOSED BUILDINGS, ROADWAYS, DRIVES, PAVEMENT AREAS, OR SIDEWALKS SHALL BE REMOVED AND PROPERLY BACKFILLED WITH SUITABLE COMPACTED MATERIAL. ALL EXISTING UTILITY LINES UNDER PROPOSED LANDSCAPE AREAS SHALL BE LEFT IN PLACE AND PLUGGED AT ALL STRUCTURES. ALL EXISTING STRUCTURES SHALL BE REMOVED AND BACKFILLED WITH SUITABLE COMPACTED
- CONTRACTOR SHALL COORDINATE WITH JURISDICTIONAL ENTITY AND UTILITY COMPANIES REGARDING THE REMOVAL OF SERVICE LINES. CONTRACTOR IS RESPONSIBLE FOR ALL FEES AND CHARGES ASSOCIATED WITH DISCONNECTION OF EXISTING SERVICES.
- REMOVAL AND/OR ABANDONMENT OF ANY WELLS. SEPTIC TANKS AND/OR FIELDS, AND GREASE TRAPS SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE APPROPRIATE JURISDICTIONAL ENTITY.
- CONTRACTOR SHALL DEVELOP AND MAINTAIN A DUST CONTROL PLAN IN ACCORDANCE WITH JURISDICTIONAL ENTITY REQUIREMENTS.
- MAINTENANCE OF SANITARY AND WATER UTILITIES AS NECESSARY AND PROVIDE STORM WATER CONVEYANCE UNTIL NEW FACILITIES ARE CONSTRUCTED, TESTED, AND PLACED IN OPERATION. EARTHWORK:
- COPIES OF SOIL BORINGS AND REPORTS, IF SUCH BORINGS WERE TAKEN BY THE CLIENT, SHOULD BE MADE AVAILABLE BY THE CLIENT TO THE ENGINEER AND CONTRACTOR. THESE BORINGS ARE PRESENTED FOR WHATEVER PURPOSE THE CONTRACTOR CHOOSES TO MAKE OF THEM. THE ENGINEER MAKES NO REPRESENTATIONS OR WARRANTY REGARDING THE NUMBER, LOCATION, SPACING, OR DEPTH OF BORINGS TAKEN, NOR OF THE ACCURACY OR RELIABILITY OF THE INFORMATION GIVEN IN THE RESULTS THEREOF. FURTHER, THE ENGINEER DOES NOT ASSUME RESPONSIBILITY FOR THE POSSIBILITY THAT DURING CONSTRUCTION, THE SOIL AND GROUNDWATER CONDITIONS MAY BE DIFFERENT THAN INDICATED. NEITHER DOES THE ENGINEER ASSUME RESPONSIBILITY FOR VARIATIONS OF SOIL AND GROUNDWATER AT LOCATIONS BETWEEN BORINGS. THE
- TO DETERMINE SOIL AND GROUND WATER CONDITIONS. 2. THE SITE SHALL BE CLEARED, GRUBBED, AND TREES AND STUMPS REMOVED WHERE DESIGNATED ON THE PLANS OR SPECIFIED BY THE CLIENT. TREES DESIGNATED TO REMAIN SHALL BE PROTECTED FROM DAMAGE.
- UPON COMPLETION OF DEMOLITION AND SITE CLEARING, ALL TOPSOIL, ORGANIC MATERIAL, OR OTHER UNSUITABLE MATERIAL SHALL BE STRIPPED FROM AREAS REQUIRING STRUCTURAL FILL. STRIPPED MATERIAL SHALL BE PLACED IN STOCKPILES IN CLIENT DESIGNATED AREAS FOR FUTURE USE WITHIN AREAS TO BE LANDSCAPED AND FILL IN AREAS NOT REQUIRING STRUCTURAL FILL. EXCESS STRIPPED MATERIAL SHALL BE COMPLETELY REMOVED FROM THE SITE AND DISPOSED OF OFF-SITE BY THE CONTRACTOR.
- 4. ALL SUITABLE EXCAVATED MATERIALS SHALL BE HAULED, PLACED (MOISTURE CONDITIONED IF NECESSARY) AND COMPACTED IN FILL AREAS. CONTRACTOR SHALL INCLUDE ALL DEWATERING, TEMPORARY DITCHES AND CÚLVERTS NECESSARY TO COMPLETE THE EXCAVATION AND FILL WORK.
- EXCAVATION AND PLACEMENT OF SUITABLE FILL MATERIAL SHALL BE WITHIN THE PROJECT LIMITS AND TO THE SUBGRADE ELEVATIONS PROVIDED ON THE PLANS. FILL MATERIAL SHALL BE PLACED IN LOOSE LIFTS NOT EXCEEDING EIGHT (8) INCHES IN THICKNESS AND THE WATER CONTENT SHALL BE ADJUSTED TO ACHIEVE REQUIRED COMPACTION. IN AREAS REQUIRING STRUCTURAL FILL, FILL MATERIAL SHALL NOT BE PLACED OVER TOPSOIL OR OTHER UNSUITABLE MATERIAL.
- PROCTOR DRY DENSITY WITHIN STRUCTURAL FILL AREAS (BUILDING PAD, PAVEMENT, SIDEWALK, ETC.) AND 90% OF
- 7. UNSUITABLE MATERIAL SHALL BE CONSIDERED AS MATERIAL WHICH IS NOT SUITABLE FOR THE SUPPORT OF PAVEMENT AND BUILDING CONSTRUCTION. IF ENCOUNTERED BELOW NORMAL TOPSOIL DEPTHS AND/OR PROPOSED SUBGRADE ELEVATIONS IT SHALL BE REMOVED AND REPLACED WITH MATERIAL APPROVED BY THE SOILS CONSULTANT. THE DECISION TO REMOVE SAID MATERIAL AND TO WHAT EXTENT SHALL BE MADE BY A SOILS CONSULTANT AND THE CLIENT
- THE CLIENT SHALL, AT THEIR DISCRETION, EMPLOY A SOILS CONSULTANT AND TESTING FIRM TO ENSURE THE EXCAVATED AND FILL MATERIALS ARE PROPERLY CONSTRUCTED TO SUPPORT THE PROPOSED IMPROVEMENTS. THE ENGINEER DOES NOT ASSUME ANY RESPONSIBILITY REGARDING THE SUITABILITY OF THE SOIL TO SUPPORT THE PROPOSED IMPROVEMENTS.
- UPON COMPLETION OF EXCAVATION AND SHAPING OF STORM WATER DETENTION AREAS INTENDED TO MAINTAIN A PERMANENT POOL OF WATER, ALL SILT SEAMS AND GRANULAR OR SANDY SOILS SHALL BE REMOVED TO A MINIMUM DEPTH OF THREE FEET BELOW THE SUBGRADE AND REPLACED WITH AN IMPERMEABLE CLAY LINER, INCLUDING ADJACENT TO AND UNDER STORM SEWER INLETS AND OUTLETS. IT IS THE INTENT OF THESE PLAN'S THAT TH CONTRACTOR SHALL PREPARE THE POND BOTTOMS, SIDE SLOPES, AND COMPACTION THEREOF SUCH THAT THE PONDS WILL MAINTAIN THE PROPOSED NORMAL WATER LEVELS.
- 10. THE CONTRACTOR SHALL:
 - MAINTAIN POSITIVE SITE DRAINAGE AT ALL TIMES DURING CONSTRUCTION AND PREVENT STORM WATER FROM RUNNING INTO OR STANDING IN EXCAVATED AREAS.
- C.
- ACHIEVING THE SPECIFIED COMPACTION. BACKFILL THE CURB AND GUTTER AFTER ITS CONSTRUCTION AND PRIOR TO THE PLACEMENT OF BASE
- COURSE MATERIAL. IMPLEMENT AND MAINTAIN SOIL EROSION CONTROL MEASURES PROVIDED ON THE PLANS.
- 11. CONTRACTOR SHALL PROVIDE TESTING AND PROOF-ROLLING AS REQUIRED BY THE CLIENT AND JURISDICTIONAL ENTITY. ANY UNSUITABLE AREAS ENCOUNTERED DURING TESTING SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL APPROVED BY THE SOILS CONSULTANT AND RETESTED.

SEWER AND WATER MAIN GENERAL NOTES:

- ALL SANITARY SEWERS, STORM SEWERS, WATER MAINS AS WELL AS THEIR SERVICES AND OTHER RELATED APPURTENANCES SHALL BE CONSTRUCTED AND TESTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN ILLINOIS" AND "IDOT'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" IN ADDITION TO THE REQUIREMENTS OF THE APPLICABLE JURISDICTIONAL ENTITY.
- SELECT GRANULAR TRENCH BACKFILL (IDOT CA-7) SHALL BE REQUIRED FOR ALL SEWER AND WATER MAIN TRENCHES LYING UNDER EXISTING OR PROPOSED STREETS, DRIVEWAYS, PARKING LOTS, CURB AND GUTTER, SIDEWALKS, AND WITHIN FIVE FEET THEREOF, AND WHERE NOTED ON PLANS.
- IN ACCORDANCE WITH THE APPLICABLE TRENCH SECTION DETAIL AND SHALL BE CONSIDERED INCIDENTAL TO THE COST OF THE PIPE.
- GEOTECHNICAL ENGINEER, ENCOUNTERED DURING TRENCH EXCAVATION SHALL BE REMOVED AND REPLACED WITH GRANULAR COMPACTED BEDDING MATERIAL AS DIRECTED BY THE SOILS/GEOTECHNICAL ENGINEER OR JURISDICATIONAL ENTITY
- UNDERGROUND MAINS AND APPURTENANCES. DEWATERING SHALL BE CONSIDERED INCIDENTAL.
- NON-SHEAR "BAND-SEAL" OR SIMILAR FLEXIBLE TYPE COUPLINGS SHALL BE USED WHEN CONNECTING SEWER PIPES OF DISSIMILAR MATERIAL.
- CONTRACTOR SHALL MARK THE LOCATIONS OF THE ENDS OF SERVICE STUBS WITH 4"x4" WOOD POSTS EXTENDING A MINIMUM OF THREE FEET ABOVE THE GROUND. THE TOP OF THE POSTS SHALL BE PAINTED GREEN FOR SANITARY, WHITE FOR STORM, AND BLUE FOR WATER. CONTRACTOR SHALL KEEP ACCURATE RECORDS OF SERVICE CONNECTION LOCATIONS, INCLUDING DISTANCES FROM DOWNSTREAM MANHOLES FOR SANITARY SERVICES. ALL STUBS SHALL BE PROPERLY PLUGGED.
- ALL STRUCTURES INCLUDING BUT LIMITED TO FRAMES AND GRATES/LIDS, CLEANOUTS, ETC. SHALL BE ADJUSTED) THE FINAL FINISHED GRADE ELEVATIONS. CONCRETE ADJUSTING RINGS, WHERE NECESSARY, SHALL BE LIMITED IO TWO(2) TOTALING NOT MORE THAN EIGHT (8) INCHES IN HEIGHT.
- ALL SANITARY SEWERS, STORM SEWERS, WATER MAIN AS WELL AS THEIR SERVICES AND OTHER RELATED 9. APPURTENANCES SHALL BE THOROUGHLY CLEANED PRIOR TO INSPECTION AND TESTING AND AT THE END OF THE PROJECT
- ENTITY. THE COST OF CLEANING, TESTING, AND TELEVISING SHALL BE CONSIDERED INCIDENTAL.
- 11. ALL DEFICIENCIES AND DEFECTS OBSERVED AS WELL AS ANY NECESSARY CORRECTIVE WORK REQUIRED AS A RESULT OF TESTING OR TELEVISION INSPECTION SHALL BE PERFORMED BY THE CONTRACTOR AT NO ADDITIONAL COST AND WITHOUT DELAY. ALL DIPS, CRACKS, LEAKS, IMPROPERLY SEALED JOINTS AND DEPARTURES FROM THE APPROVED GRADES AND ALIGNMENTS SHALL BE REPAIRED BY REMOVING AND REPLACING THE INVOLVED SECTIONS OF PIPE. UPON COMPLETION THEREOF, THE SEWER SHALL BE RETESTED AND/OR RE-TELEVISED.
- 12. MANHOLE STEPS SHALL BE GREY CAST IRON ASTM A48 OR POLYPROPYLENE COATED STEEL REINFORCING RODS WITH SLIP, LOAD, AND PULLOUT RATES PER OSHA REQUIREMENTS.

CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR THE DEMOLITION WORK AND DISPOSAL OF WASTE

MATERIAL. CONTRACTOR SHALL COORDINATE ACTIVITIES WITH THE APPROPRIATE UTILITY COMPANY.

CONTRACTOR SHALL COORDINATE WITH JURISDICTIONAL ENTITY AND CLIENT TO ENSURE PROTECTION AND

CONTRACTOR MAY AT THEIR DISCRETION AND COST OBTAIN ITS OWN BORINGS, EXPLORATIONS, AND OBSERVATIONS

COMPACTION OF EXCAVATED MATERIAL AND OTHER SUITABLE MATERIAL SHALL BE AT LEAST 95% OF THE STANDARD THE STANDARD PROCTOR DRY DENSITY FOR NON-STRUCTURAL AREAS (GRASS, LANDSCAPE, YARDS, ETC.).

SPREAD AND COMPACT UNIFORMLY ALL EXCESS TRENCH SPOILS AFTER COMPLETION OF THE UNDERGROUND SCARIFY AND COMPACT THE UPPER TWELVE (12) INCHES OF THE SUITABLE SUBGRADE MATERIAL IN ALL AREAS (EXCAVATED AND FILL) THAT MAY BE SOFT DUE TO EXCESS MOISTURE CONTENT. PROVIDE WATER TO ADD TO DRY MATERIAL IN ORDER TO ADJUST MOISTURE CONTENT FOR THE PURPOSE OF LIME STABILIZE THE SUBGRADE MATERIAL IF REQUIRED BY THE SOILS CONSULTANT AND CLIENT.

TRENCH EXCAVATION, BEDDING, HAUNCHING, AND INITIAL BACKFILL (IDOT CA-7) FOR TRENCHES SHALL BE PROVIDED

4. UNSUITABLE SOIL CONDITIONS BELOW THE DEPTH OF THE TRENCH BEDDING, AS DETERMINED BY THE SOILS/

5. CONTRACTOR SHALL BE RESPONSIBLE FOR DEWATERING ANY TRENCH EXCAVATIONS FOR THE INSTALLATION OF

10. CONTRACTOR SHALL COORDINATE INSPECTIONS, TESTING, AND TELEVISING WITH THE APPLICABLE JURISDICTIONAL

WATER MAIN PROTECTION REQUIREMENTS:

WATER MAINS AND WATER SERVICE LINES SHALL BE PROTECTED FROM SANITARY SEWERS, STORM SEWERS, COMBINED SEWERS. HOUSE SEWER CONNECTIONS AND DRAINS IN ACCORDANCE WITH SECTION 41 OF THE STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN ILLINOIS AS FOLLOWS:

VERTICAL SEPARATION:

1. A WATER MAIN SHALL BE SEPARATED FROM A SEWER SO THAT ITS INVERT IS A MINIMUM OF EIGHTEEN (18) INCHES ABOVE THE CROWN OF THE DRAIN OR SEWER WHENEVER WATER MAINS CROSS STORM SEWERS, SANITARY SEWERS OR SEWER SERVICE CONNECTIONS. TI VERTICAL SEPARATION SHALL BE MAINTAINED FOR THAT PORTION OF THE WATER MAIN LOCATED WITHIN TEN (10) FEET HORIZONTALLY OF ANY SEWER OR DRAIN CROSSED. A LENGTH OF WATER MAIN PIPE SHALL BE CENTERED OVER THE SEWER TO BE CROSSED WITH JOINTS EQUIDISTANT FROM THE SEWER OF DRAIN.

2. BOTH THE WATER MAIN AND SEWER SHALL BE CONSTRUCTED OF SLIP-ON OR MECHANICAL JOINT CAST OR DUCTILE IRON PIPE. PRE-STRESSED CONCRETE PIPE, OR PVC PIPE EQUIVALENT TO WATER MAIN STANDARDS OF CONSTRUCTION WHEN:

(A) IT IS IMPOSSIBLE TO OBTAIN THE PROPER VERTICAL SEPERATION AS DESCRIBED IN (1) ABOVE; OR

(B) THE WATER MAIN PASSES UNDER A SEWER OR DRAIN.

NOTES:

- (1) CASING OF EITHER THE WATER MAIN OR SEWER PIPE IS ACCEPTABLE IN LIEU OF PLACING THE SEWER IN WATER MAIN EQUIVALENT PIPE.
- (2) THE STORM SEWER CAN BE CONSTRUCTED WITH REINFORCED CONCRETE PIPE USING FLEXIBLE GASKETS JOINTS, (ASTM C361, C443) INSTEAD OF CONSTRUCTING THE STORM SEWER WITH WATER MAIN EQUIVALENT PIPE OR CASING PIPE

A VERTICAL SEPARATION OF EIGHTEEN (18) INCHES BETWEEN THE INVERT OF THE SEWER OR DRAIN AND THE CROWN OF THE WATER MAIN SHALL BE MAINTAINED WHERE A WATER MAIN CROSSES UNDER A SEWER. SUPPORT THE SEWER OR DRAIN LINES TO PREVENT SETTLING AND BREAKING THE MAIN, AS SHOWN ON THE PLANS OR AS APPROVED BY THE ENGINEER.

4. CONSTRUCTION OF WATER MAIN QUALITY PIPE SHALL EXTEND ON EACH SIDE OF CROSSING UNTIL THE PERPENDICULAR DISTANCE FROM THE WATER MAIN TO THE SEWER OR DRAIN LINE IS AT LEAST TEN (10) FEET. HORIZONTAL SEPARATION:

1. WATER MAINS SHALL BE LOCATED AT LEAST TEN (10) FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED DRAIN, STORM SEWER, SANITARY SEWER, COMBINED SEWER OR SEWER SERVICE CONNECTION.

- 2. WATER MAINS MAY BE LOCATED CLOSER THAN TEN (10) FEET TO A SEWER LINE WHEN:
- (A) LOCAL CONDITIONS PREVENT A LATERAL SEPARATION OF TEN (10) FEET; AND (B) THE WATER MAIN INVERT IS AT LEAST EIGHTEEN (18) INCHES ABOVE THE CROWN OF THE SEWER: AND
- (C) THE WATER MAIN IS EITHER IN A SEPARATE TRENCH OR IN THE SAME TRENCH ON AN UNDISTURBED EARTH SHELF LOCATED TO ONE SIDE OF THE SEWER.

3. WHEN IT IS IMPOSSIBLE TO MEET (1) OR (2) ABOVE, BOTH THE WATER MAIN AND DRAIN OR SEWER SHALL BE CONSTRUCTED OF SLIP-ON OR MECHANICAL JOINT CAST OR DUCTILE IRON PIPE, PRE-STRESSED CONCRETE PIPE, OR PVC PIPE EQUIVALENT TO WATER MAIN STANDARDS OF CONSTRUCTION. THE DRAIN OR SEWER SHALL BE PRESSURE TESTED TO THE MAXIMUM EXPECTED SURCHARGE HEAD BEFORE BACKFILLING.

PAVEMENT, CURB & GUTTER, AND WALKS:

- 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SUBGRADE COMPACTION AND PREPARATION TO THE PROPOSED SUBGRADE ELEVATIONS SHOWN ON THE PLANS.
- CURB AND GUTTER SHALL BE AS SPECIFIED ON THE PLANS AND SHALL BE BACKFILLED AFTER ITS CONSTRUCTION AND PRIOR TO THE PLACEMENT OF THE BASE COURSE. COMPACTED AGGREGATE UNDER THE CURB SHALL BE CONSIDERED INCIDENTAL. DEPRESSIONS FOR DRIVEWAYS AND A.D.A. RAMPS SHALL BE INSTALLED PER PLANS AND IDOT STANDARDS.
- BITUMINOUS BINDER AND SURFACE COURSE SHALL BE HOT-MIX ASPHALT (HMA) OF TYPE AND COMPACTED THICKNESS AS SHOWN ON THE PLANS IN ACCORDANCE WITH SECTION 406 OF THE IDOT SPECIFICATIONS. ALL PAVING MATERIALS AND MIXES SHALL BE IDOT CERTIFIED.
- 4. PORTLAND CEMENT CONCRETE (PCC) PAVEMENT SHALL BE CLASS PV WITH 6x6-W2.9xW2.9 WELDED WIRE FABRIC AND CONSTRUCTED PER SECTION 420 OF THE IDOT STANDARD SPECIFICATIONS. ALL CONCRETE WORK SHALL BE FINISHED WITH A BROOM FINISH.
- 5. CONTRACTOR SHALL SAW-CUT THE EXPOSED EDGES OF ALL EXISTING PAVEMENT ADJACENT TO ANY PROPOSED PAVEMENT. APRON. SIDEWALK. CURB AND GUTTER, OR SIMILAR TO PROVIDE A SMOOTH, CLEAN EDGE THAT IS FREE OF LOOSE MATERIAL. A PROPER TRANSITION BUTT JOINT AND/OR TAPER SHALL BE PROVIDED.
- THE TESTING OF THE SUBGRADE, AGGREGATE BASE COURSE, BITUMINOUS BASE COURSE, BINDER COURSE, SURFACE COURSE, AND CONCRETE WORK SHALL BE REQUIRED AND PERFORMED IN ACCORDANCE WITH THE IDOT STANDARD SPECIFICATIONS AND REQUIREMENTS OF THE JURISDICTIONAL ENTITY.
- PRIOR TO THE COMMENCEMENT OF ANY PAVING ACTIVITIES, A PROOF-ROLL OF THE SUB-GRAD SHALL BE PERFORMED BY THE CONTRACTOR AND APPROVED BY THE APPLICABLE JURISIDICTIONAL ENTITY. ALL AREAS NOT PASSING THE PROOF-ROLL SHALL BE REMEDIATED AS RECOMMENDED BY THE SOILS/GEOTECHNICAL ENGINEER AND APPROVED BY THE OWNER. ANY REMEDIATED AREAS SHALL BE RE-TESTED.
- 8. PRIOR TO THE INSTALLATION OF THE AGGREGATE BASE COURSE THE SUBGRADE SHALL BE PREPARED PER SECTION 301 OF THE IDOT SPECIFICATIONS. SUBGRADE SHALL BE COMPACTED AND PREPARED TO WITHIN 0.1-FT OF THE PROPOSED SUBGRADE ELEVATION. SUBGRADE SHALL BE COMPACTED TO A MINIMUM OF 95% OF THE STANDARD PROCTOR DENSITY PER ASTM D1557.
- 9. PRIOR TO THE INSTALLATION OF THE BINDER COURSE, THE AGGREGATE BASE COURSE SHALL BE PREPARED IN ACCORDANCE WITH SECTION 351 OF THE IDOT SPECIFICATIONS. AGGREGATE SHALL BE CLEAN AND DRY. BITUMINOUS PRIMING MATERIAL SHALL BE APPLIED PER SECTION 403 OF THE IDOT SPECIFICATIONS AT A RATE OF 0.25 GALLONS PER SQUARE YARD.
- 10. PRIOR TO INSTALLATION OF SURFACE COURSE, CONTRACTOR SHALL PATCH AND REPAIR ALL DAMAGED AND FAILED AREAS IN THE BINDER COURSE, CURB AND GUTTER, AND CONCRETE PAVEMENT TO THE SATISFACTION OF THE JURISDICTIONAL ENTITY AND OWNER. STRUCTURES WITHIN THE PAVEMENT SHALL BE ADJUSTED TO FINAL SURFACE GRADE. CONTRACTOR SHALL CLEAN AND PRIME THE BINDER COURSE AT A RATE OF 0.05 GALLONS PER SQUARE
- 11. CONCRETE SIDEWALK SHALL BE CONSTRUCTED TO THE WIDTH AND THICKNESS SHOWN ON THE PLANS. SIDEWALK SHALL BE THICKENED TO A MINIMUM OF 6" AT ALL DRIVEWAYS. ALL SIDEWALKS SHALL BE IDOT CLASS SI CONCRETE ON AN AGGREGATE BASE AS SHOWN ON THE PLANS. SCORED CONTRACTION JOINTS SHALL BE PROVIDED AT FIVE FOOT INTERVALS AND EXPANSION JOINTS (j" PRE-MOLDED FIBER JOINT FILLER) SHALL BE PROVIDED AT MAXIMUM 50 FOOT INTERVALS AND ADJACENT TO CONCRETE CURBS, DRIVES, FOUNDATIONS, RAMPS, ETC. AS WELL AS WHEN MEETING EXISTING WALKS.
- 12. PAVEMENT MARKING SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH SECTION 780 OF THE IDOT STANDARD SPECIFICATIONS AND MUTCD.
- 13. HANDICAP STALLS SHALL BE STRIPED AND SIGNED IN ACCORDANCE WITH THE ILLINOIS ACCESSIBILITY CODE, LATEST EDITION, AND OTHER APPLICABLE ADA GUIDELINES.

LIGHTING:

- 1. ALL WORK SHALL CONFORM WITH THE NATIONAL ELECTRIC CODE, COMMONWEALTH EDISON POLICIES, AND THE APPLICABLE REGULATIONS OF THE JURISDICTIONAL ENTITY.
- 2. PLANS SHOW LOCATION OF LIGHT POLES ONLY. THE DESIGN OF THE ELECTRIC SYSTEM REQUIRED TO POWER THE LIGHTS SHALL BY OTHERS.
- CLIENT SHALL BE RESPONSIBLE FOR ANY AND ALL COSTS ASSOCIATED WITH THE DESIGN, PERMITTING, AND INSTALLATION OF THE COMPLETE LIGHTING SYSTEM (POWER, POLES, LIGHTS, ETC.).
- 4. CLIENT AND/OR CONTRACTOR SHALL COORDINATE WITH COMMONWEALTH EDISON, AS NECESSARY, REGARDING EXISTING OR PROPOSED POWER TO THE SITE. CLIENT WILL BE RESPONSIBLE FOR ANY AND ALL COSTS ASSOCIATED
- WITH COMMONWEALTH EDISON SUPPLYING POWER TO THE SITE. 5. IF LIGHTING SYSTEM IS CONSIDERED A PUBLIC IMPROVEMENT, CLIENT AND/OR CONTRACTOR SHALL COORDINATE WITH COMMONWEALTH EDISON AND THE JURISDICTIONAL ENTITY REGARDING TRANSFER OF STREET LIGHT SYSTEM TO3 JURISDICTIONAL ENTITY.

SEE SHEET 9 FOR VILLAGE OF FRANKFORT SPECIFIC WATER, SANITARY, AND STORM SEWER SPECIFICATIONS

8–15–22 7 PER VILLAGE 6–2–22 6 PER VILLAGE 5–5–22 5 PER VILLAGE	4-11-22 4 PER VILLAGE 2-15-22 3 PER VILLAGE	1-20-22 2 PER VILLAGE 12-15-21 1 PRELIM REV SUB DATE REV REVISION
SPECIFICATIONS		DRAWN BY: NW JOB: 21074 CHECKED BY: TC DATE: 12/14/21
OASIS SFNIOR LIVING	FRANKFORT. ILLINOIS	
GEOTECH INC.	CONSULTING ENGINEERS – LAND SURVEYORS	1207 CEDARWOOD DRIVE CREST HILL, ILLINOIS 60403 815/730-1010
	1074	

EXIST	NG TREE LIST		
TREE #		REMARKS	DESIGNATION
1	SERVICEBERRY - 9'		PRESERVE
2	CRABAPPLE - 4"		PRESERVE
3	CRABAPPLE- 4.5"		PRESERVE
4	CRABAPPLE- 4.5"		PRESERVE
5	CRABAPPLE- 5"		PRESERVE
6	WHITE PINE - 35'		REMOVE
7	WHITE PINE - 35'		REMOVE
8	CALLERY PEAR - 8"/8"	MULTI-STEM	REMOVE
9	CALLERY PEAR - 5"	MULTI-STEM	REMOVE
10	HONEYLOCUST (COMMON) - 8"	THORNY TRUNK	REMOVE
11	WHITE PINE - 35'		REMOVE
12	CRABAPPLE - 8"	OLD	REMOVE
13	CALLERY PEAR - 18"	POOR	REMOVE
14	COTTONWOOD - 11		REMOVE
15	BLACK WALNUT - 8"		REMOVE
16	COTTONWOOD- 16"		REMOVE
17	COTTONEWOOD - 8"/17"	POOR/MULTI-STEM	REMOVE
18	BALD CYPRESS 22" 25'		REMOVE
19	BALD CYPRESS 24" 23'		REMOVE
20	BALD CYPRESS - 20" 25'		REMOVE
20	BALD CYPRESS $\sim 23'$		REMOVE
21	BALD CYPRESS - 24" 23'		REMOVE
22	BALD CYPRESS - 20" 25'		REMOVE
23	RIVER BIRCH - 16"	DEAD	REMOVE
24	RIVER BIRCH - 18"		REMOVE
25	RIVER BIRCH - 21		REMOVE
20	FLM - 20"	POOR	REMOVE
27	WHITE PINE - 35'		REMOVE
20	HACKBERRY - 17"	·	REMOVE
30	HACKBERRY - 17"	· · · · · · · · · · · · · · · · · · ·	REMOVE
31	HACKBERRY - 17"		REMOVE
32	HACKBERRY - 18"		REMOVE
32	HACKBERRY - 13"		REMOVE
34	COTTONWOOD - 27"		REMOVE
25	COTTONWOOD - 27		REMOVE
35	LINDEN - 50"	POOR	REMOVE
27	BLACK CHERRY - 10"	POOR	REMOVE
20	BLACK CHERRY - 13"	1001	REMOVE
30	BLACK CHERRY - 11"		REMOVE
22			

			DE1 401/E
44	BLACK CHERRY - 10"		REMOVE
45	HACKBERRY - 12"/21"	MULTI-STEM	REMOVE
46	BLACK CHERRY - 8"		REMOVE
47	BLACK CHERRY - 14"	POOR	REMOVE
48	BLACK CHERRY - 10"		REMOVE
49	BLACK CHERRY - 10"		REMOVE
50	BLACK CHERRY - 11"	POOR	REMOVE
51	BLACK CHERRY - 9"	POOR	REMOVE
52	HACKBERRY - 21"		REMOVE
53	BLACK CHERRY - 16"		REMOVE
54	HACKBERRY - 19"		REMOVE
55	BLACK CHERRY - 17"		REMOVE
56	BLACK CHERRY - 15"		REMOVE
57	BLACK CHERRY - 12"		REMOVE
58	BLACK CHERRY - 14"		REMOVE
59	BLACK CHERRY - 14"		REMOVE
60	SWAMP WHITE OAK - 20"	LOW BRANCHED	REMOVE
61	DEAD		REMOVE
62	BLACK CHERRY - 27"		REMOVE
63	BLACK CHERRY - 12"/18"		REMOVE
64	HACKBERRY - 24"	· · · · · · · · · · · · · · · · · · ·	REMOVE
65	BLACK CHERRY - 12"/12"	POOR/PARTIALLY DEAD	REMOVE
66	RED MAPLE - 9"		REMOVE
67	BLACK CHERRY - 23"	POOR	REMOVE
68	BLACK CHERRY - 15"		REMOVE
69	BLACK CHERRY - 20"/20"	MULTI-STEM	REMOVE
70	BLACK CHERRY - 16"/18"	MULTI-STEM	REMOVE
71	MULBERRY - 8"-10"	MULTI-STEM	REMOVE
72	HACKBERRY - 8.5"	DEAD	REMOVE
73	BLACK CHERRY - 16"		REMOVE
74	PEAR - 10"		REMOVE
75	ASH - 8"		REMOVE
76	MAPLE - 38"	SLIVER MAPLE	REMOVE
77	ELM - 27"		REMOVE
78	ELM - 21"		REMOVE
79	PEAR - 13"		REMOVE
80	PEAR - 11"		REMOVE
81	SPRUCE - 30'		REMOVE
82	SPRUCE - 30'		REMOVE
83	CALLERY PEAR - 4"-7"	MULTI-STEM	REMOVE
84	CALLERY PEAR - 7"/7"	MUILTI-STEM	REMOVE

EASEMENTS, RETAINING WALLS, ETC.

ME	COMMON NAME	SIZE/ TYPE	SPACING	© 2021 Ives/Ryan Group, Inc. The drawings, specifications, design ideas, and other information contained within as prepared by the Landscape Architect and/or Land Planner for this project are instruments of the Landscape Architect's and/or Land Planner's service, for use solely with respects to this project and, unless otherwise provided, the Landscape Architect and/or Land Planner shall
HADE TREES no' ntalis d. 'Exspresso' d. 'Exspresso' Exclamation' Exclamation' lor lor lor ricaria ricaria nond' ier'	Marmo Freeman Maple Common Hackberry Exspresso Kentucky Coffee Tree Exspresso Kentucky Coffee Tree Exclamation London Planetree Exclamation London Planetree Swamp White Oak Swamp White Oak Shingle Oak Shingle Oak Redmond American linden Frontier Elm	2.5" BB 2.5" BB 3" BB 2.5" BB 3" BB 2.5" BB 3" BB 2.5" BB 3" BB 2.5" BB 3" BB 2.5" BB 3" BB 2.5" BB	As Shown As Shown	REVISIONS Image: Provide the author of these documents and shall retain all common law, statutory, and other rights, including copyright. This drawing is not to be reproduced without the expressed written consent of IVES/RYAN GROUP, INC. REVISIONS Image: Provide the author of the expression of IVES/RYAN GROUP, INC. Image: Provide the expression of IVES/RYAN GROUP,
'Canaertii' 'Glauca' 'Densata' a s meziesii	Canaerti Eastern Cedar Silver Eastern Cedar Norway Spruce Black Hills Spruce Serbian Spruce Eastern White Pine Eastern White Pine	6'BB 6'BB 6'BB 6'BB 6'BB 6'BB 6'BB	As Shown As Shown As Shown As Shown As Shown As Shown As Shown	OASIS SENIOF
<u>HRUBS & SHRUB</u> o. 'Seward' 'Mohican'	<u>ROSES</u> Summer Wine Ninebark Mohican Nannyberry Viburnum	3'BB/Co 3'BB/Co	nt. 4'- 0.C. nt. 4'- 0.C.	FRANKFORT, IL
<u>HRUBS</u> 'Gold Lace' 'Sea Green' cksii'	Gold Lace Juniper Sea Green Juniper Hicks Yew	24" BB/Cor 24" BB 30" BB	nt. 4' - 0.C. 4' - 0.C. 3' - 0.C.	
trol- Straw	DESCRIPTION S75 Straw Erosion Control 10 Month Degradability Available From: North Ame PH: 1-800-772-2040 Kentucky Bluegrass Blend Kentucky Bluegrass Blend Shredded Hardwood Bark	Blanket rican Green (mineral bas (mineral bas	se) se)	
ND US STREET 1	TREE - 2.5"			
US SITE TRE	E - 2.5"			IRG Ives/Rya Group, Ind
	PLACEMENT TREE- 3.0"			Landscape Architecture Park & Recreation Design Site & Community Planning
EN TREE - 6	2.5"/6' cl.			PRELIMINARY LANDSCAPE
EN PRES. RE	EPLACEMENT TREET 6'			PLAIN PROJECT NO.: JOB NO.: L1721 9317
EN SHRUB - ECIDUOUS SI	24"/5 Gal. -IRUB 36" BB/Cont			DATE: <u>12/15/21</u> SCALE: <u>1" = 30'-0"</u> PLANNER: <u>RTP/JM</u> R DRAWN BY: RTP
TREES TO R	CALL JULIE 48 HOURS BEFORE YOU DIG 1-800-892-0123 TOLL FREE Operates 24 Hours Every Day	SCALE 0 15	1" =30'-0" 30 45 60	CHECKED: JMR SHEET

ISIONS City Review 8/12/22 d Fence & Wall 6/2/22 City Review 5/4/22 r City Review 4/14/22 r City Review 2/15/22 r City Review 1/11/22

SIS SENIOR LIVING RANKFORT, IL

GENERAL SITE NOTES:

1. DECIDUOUS AND EVERGREEN TREE SPACING SHALL BE AS SHOWN.

2. SELECTIVE PRUNING SHALL BE PERFORMED ON TREES AND SHRUBS AS NECESSARY.

3. ALL TREES SHALL RECEIVE A 4' MULCH RING FOLLOWING INSTALLATION.

4. ALL LAWN AREAS AND OFF-SITE AREAS DISTURBED BY GRADING SHALL BE SEEDED AND COVERED WITH NORTH AMERICAN GREEN S75 BLANKET OR AN APPROVED EQUAL.

5. PLANT LOCATION MAY VARY PENDING FIELD VERIFICATION OF GRADING AND UTILITIES.

6. SEE ENGINEERING PLANS FOR GRADING, UTILITIES, EASEMENTS, RETAINING WALLS, ETC.

GENERAL NOTES:

Plant material shall be nursery grown and be either balled and bur-lapped or container grown. Sizes and spreads on plant list represent minimum requirements.

The requirements for measurement, branching and ball size shall conform to the latest addition of ANSI Z60.1, AMERICAN STANDARD OF NURSERY STOCK by the American Nursery & Landscape Association.

Any materials with damaged or crooked/disfigured leaders, bark abrasion, sunscald, insect damage, etc. are not acceptable and will be rejected. Trees with multiple leaders will be rejected unless called for in the plant list as multi-stem or clump (cl.).

If any mistakes, omissions, or discrepancies are found to exist with the work product, the Landscape Architect shall be promptly notified so that they have the opportunity to take any steps necessary to resolve the issue. Failure to promptly notify the Landscape Architect and the Owner of such conditions shall absolve them from any responsibility for the consequences of such failure.

Under no circumstances should these plans be used for construction purposes without examining actual locations of utilities on site, and reviewing all related documents mentioned herein, including related documents prepared by the project Civil Engineer and Architect.

Civil Engineering or Architectural base information has been provided by others. The location of various site improvements on this set of drawings is only illustrative and should not be relied upon for construction purposes.

Quantity lists are supplied as a convenience. However, Bidders and the Installing Contractor should verify all quantities. The drawings shall take precedence over the lists. Any discrepancies shall be reported to the Landscape Architect.

Actions taken without the knowledge and consent of the Owner and the Landscape Architect or in contradiction to the Owner and the Landscape Architect's work product or recommendations, shall become the responsibility not of the Owner and the Landscape Architect, but for the parties responsible for the taking of such action.

Refer to Civil Engineering documents for detailed information regarding size, location, depth and type of utilities, as well as locations of other site improvements, other than landscape improvements,

Plant symbols illustrated on this plan are a graphic representation of proposed plant material types and are intended to provide for visual clarity. However, the symbols do not necessarily represent actual plant spread at the time of installation.

All plant species specified are subject to availability. Material shortages in the landscape industry may require substitutions. All substitutions must be approved by the Village, Landscape Architect and Owner.

The Landscape Contractor shall verify location of all underground utilities prior to digging by calling "J.U.L.I.E." (Joint Utility Location for Excavators) 1-800-892-0123 and any other public or private agency necessary for utility location.

All perennial, ornamental grass, groundcover and annual beds shall be top dressed with a minimum of three inches (3") of mushroom compost. The top dressing shall be worked into the soil to a minimum depth of nine inches (9") by the use of a cultivating mechanism. Upon completion perennials & ornamental grasses shall be mulched with an additional two inch (2") layer of shredded wood mulch; Annuals & groundcovers shall be covered with an additional two inch (2") layer of mushroom compost.

All other planting beds and tree saucers shall be mulched with a minimum of three inches (3") of shredded wood mulch.

Planting beds adjacent to building shall be mulched in their entirety to the building foundation. Plant materials shall not be installed under building overhangs and other such areas which do not receive natural rainfall.

All bed lines and tree saucers shall require a hand spaded edge between lawn and mulched areas.

Grading shall provide slopes which are smooth and continuous. Positive drainage shall be provided in all areas.

Sod shall be mineral base only.

Seed mixes shall be applied mechanically so that the seed is incorporated into the top one-half inch (1/2") of the seed bed. The seed shall then be covered with the specified blanket (installed per manufacturer's. specs) or Hydro-mulch.

All plant material shall be guaranteed for one (1) year from the date of acceptance.

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A C H I T E C T S S E I D E L L Denos Denos Denos Montenal Restored TLS Denos Denos Montenal Montenal TLS Denos Denos Montenal Montenal Montenal Only 201402 Montenal Montenal Montenal Montenal	LIVING FACILITY Eta II D E L L MING CENTER SEI I D E L L MING CENTER Mean an and	Matrix Matrix Matrix Matrix Matrix Matrix Matrix Matrix Matrix Matrix Matrix Matrix Matrix Matrix Matrix Matrix Matrix Matrix	
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A R C H I T E C T S MARKAN RESORTAN MOUSTRAN MARK SENTAN MOUSTRAN MARK SENTAN MOUSTRAN	LIVING FACILITY LIVING FACILITY IVING CENTER IVING CENTER	Mont OASIS SENIOR LIVING FACILITY Mont A B E I D E L L A B E I D E L L A B E I T E C T S NEW SENIOR LIVING CENTER Mont A B E I D E L L A B E I T E C T S	State Image:
	LIVING FACILITY	Industrial Participation Provided Facility And Participation Provided Facility NEW SENIOR LIVING FACILITY NEW SENIOR LIVING CENTER	VIIII CALL

Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Number	Lumens Per Lamp	Light Loss Factor	Wattage	Plot
•	SA		3	Lithonia Lighting	DSX1 LED P3 40K T4M MVOLT	DSX1 LED P3 40K T4M MVOLT	1	12308	0.95	102	
•	SB		4	Lithonia Lighting	DSX1 LED P1 40K T4M MVOLT HS	DSX1 LED P1 40K T4M MVOLT with houseside shield	1	5290	0.95	54	
	w		7	Lithonia Lighting	WDGE1 LED P2 40K 80CRI VW	WDGE1 LED WITH P2 - PERFORMANCE PACKAGE, 4001K, 80CRI, VISUAL COMFORT WIDE OPTIC	1	1982	0.95	15.0178	

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone Entire Site	+	0.4 fc	7.7 fc	0.0 fc	N/A	N/A
Calc Zone Property Line		0.1 fc	1.1 fc	0.0 fc	N/A	N/A
Calc Zone Parking Area	Ж	1.1 fc	7.4 fc	0.2 fc	37.0:1	5.5:1

	Luminaire	Location
- 1		

		Loca	ition			
No.	Label	x	Y	МН	Orientation	Tilt
1	SA	76.65	365.45	20.00	180.00	0.00
2	SA	186.15	365.70	20.00	180.00	0.00
3	SA	319.15	365.95	20.00	180.00	0.00
1	SB	428.65	347.70	20.00	180.00	0.00
2	SB	20.66	28.48	20.00	34.11	0.00
3	SB	-4.10	117.20	20.00	90.00	0.00
4	SB	-4.35	254.20	20.00	90.00	0.00
1	w	47.75	300.75	10.00	270.00	0.00
2	w	48.50	241.25	10.00	270.00	0.00
3	w	48.50	179.00	10.00	270.00	0.00
4	w	141.50	53.25	10.00	180.00	0.00
5	w	216.50	51.25	10.00	180.00	0.00
6	w	306.25	51.50	10.00	180.00	0.00
7	w	359.75	53.75	10.00	180.00	0.00

RECEIVED By Christopher Gruba at 9:02 am, Jun 08, 2022

			0.0 0.0 0.0	0.0 0.0 0.0 0.0
			0.1 0.1 0.1 0.0 0.0 0.0	
		0.1 0.1 0.2 0.1).1 0.1 5.	
	0.0 0.0 0.1 0.1 0.2 0.4 0.4 0.4	0.3 0.2 0.1 0.1 0.1 0.1		
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	0.0 0.1 0.1 0.2 0.4 0.6 1.0 0.9	*0.6 *0.4 *0.2 *0.1 *0.2 *0.1 *0.2 *0.4 *0.7 *	0.8 0.9 0.6 0.3 0.2 0.1 0.1 0.1 0.1 0.1	⁺ 0.1 ⁺ 0.2 ⁺ 0.3 ⁺ 0.6 ⁺ 0.9 ⁺ 0.9 ⁺ 0.7 ⁺ 0.4 ⁺ 0.2 ⁺ 0.1 ⁺ 0.1 ⁺ 0.1 ⁺ 0.0
	0.2 0.3 0.6 1.0 1.4 2.1 3.5 3.3 1.5 3.5 3.4 1.5 3.5 3.4 1.5 3.5 3.4 1.5 3.5 3.4 1.5 3.5	$\frac{1}{20}$ $\frac{14}{14}$ $\frac{10}{10}$ $\frac{10}$	36^{+}_{33} $33^{+}_{2.0}$ $1.3^{+}_{1.3}$ $0.9^{+}_{0.7}$ $0.4^{+}_{0.3}$ $0.4^{+}_{1.7}$	$\begin{array}{c} + 0.6 & + 0.9 & + 1.3 & + 2.0 & + 3.2 & + 3.7 & + 2.3 & + 1.5 & + 1.0 & + 0.6 \\ \hline & & & & & & & & & & & & & & & & & &$
	0.3 0.5 0 8 1.2 1.7 2.4 3.5 3.4	* * * * * * * * * * * * * * * * * * *	3.6 3.4 2.3 1.6 1 1.2 08 0.6 0.5 05	* 0.8 1 * 7.8 * 3.8 * * * * * * * * * *
	+ * * * * * * * * * * * * * * * * * * *	*2.3 1.7 1.8 1.0 1.0 1.1 1.4 1.8 2.5 *	2.8 2.7 2.2 1.6 5 6 6 7 7	5 0.8 1.1 1 .0 1 .1 1 .0 1 .0
	* * * * * * * * * * 03 05 08 10 14 18 19 19	* * * * * * * * * * * 18 14 11 10 09 10 12 15 18	19 19 17 13 10 07 06 0 4 1 06	* * * * * * * * * * * * * * * * * * *
	* * * * * * * * * * *	* * * * * * * * * * * * *		* * * * * * * * * * * * * * * * * *
	0.3 0.5 0.7 0.9 1.1 1.2 1.2 1.2	1.2 1.1 0.9 0.8 0.8 0.8 0.9 1.1 1.2		
		19.8 : 0.7 0.7, 0.6, 0.6, 0.6, 0.7, 0.8, 0.7,	0.7 0.7 0.7 0.7 0.6 0.5 0.4 0.4 0.4	.0.5 (.) 0.6 (*0.7.) 0.7. (0.7.) 0.7. (0.7.) 0.7 (<u>0.7.) 0.6 (0.5.) 0.5 (0.5.) 0.5 (0.5.)</u>
	0.4 0.5 1.5 #5.6 0.4 0.4 0.4 0.4	<u>-0.4</u> 0.5 0.4 <u>0.5</u> 0.4 <u>0.5</u> 0.5 0.4 <u>-0.5</u>	0.4 0.4 0.4 0.4 0.4 0.4 0.4 0. 3 0.3 0.3 0 .3 0.3	
	0.5 <u>0.6 1.5</u> .2	0.3 0.2 0.2 0.3 0.3	0.2	0.2 0.2 0.1 0.2
		⁺ 0.0 ⁺ 0.1		⁺ 0.0 ⁺ 0.1
	1.2 1.0 0.8 0.4	+0.0 +0.1		⁺ 0.0 ⁺ 0.0
	1.6 1.2 0.9 0 .4	+0.0 +0.0 +0.0		⁺ 0.0 ⁺ 0.0
		*0.0 *0.0 * 0 .0		*0.0 *0.0
	1.7 <u>1.3 1.6</u> 5.9	+ + + + 0.0 0.0 0.0		*0.0 [*] 0.0
		+ + + + 0.0 0.0 0.0		
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	0.3 <u>0.3 0.3</u> .0.3 * * *	0.0 0.0 0 .0		
	0.2 0.3 0.4 0.6			0.0 0.0
12 13 14 10 <td< td=""><td>0.2 0.2 0.9 4.0</td><td></td><td></td><td>0.0 0.0</td></td<>	0.2 0.2 0.9 4.0			0.0 0.0
	0.2 0.3 1.1 7.4 W-3			⁺ 0.0 ⁺ 0.0
10: 5 - 5 - 6 10: 6 - 6 10: 6 - 6 10:	0.3 0.4 0.6 1.4	0.0 0.0 0.0 0.0		L ⁺ 0.0 ⁺ 0.0
	0.5 0.5 0.4 c d.4	*0.0 *0.0 *q.0		⁺ 0.0 ⁺ 0.0
12 10 0 3 1 4 3 12 10 0 3 1 4 3 13 13 0 1 5 10 10 10 10 10 10 10 10 10 10 10 10 10	0.8 (0.7 0.6 0.3	*0.0 *0.0 *q.0		⁺ 0.0 ⁺ 0.0
$ \begin{bmatrix} 1 & 2 & 0 & 1 & 1 \\ 1 & 3 & 0 & 1 & 1 \\ 1 & 1 & 0 & 1 & 1 \\ 1 & 1 & 0 & 1 & 1 \\ 1 & 1 & 0 & 0 \\ 1 & 1 & 1 & 1 \\ 1 & 1 & 1 & 0 \\ 1 & 1 & 0 & 1 \\ 1 & 0 & 1 & 0 \\ 1 & 0 & 1 & 0 \\ 1 & 0 & 1 & 0 \\ 1 & 0 & 1 & 0 \\ 1 & 0 & 1 & 0 \\ 1 & 0 & 0$	1.2 1.0 0.7 C.3	*0.0 *0.0 * d.0		⁺ 0.0 ⁺ 0.0
13 13 0		+ + + + + d.0		
1.6 1.2 0.4 0.4 0.0 0				
$ \begin{array}{c} 1 \\ 1 \\ 2 \\ 1 \\ 1 \\ 1 \\ 1 \\ 1 \\ 1 \\ 1 \\$				
12 10 0.0				
0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0	1.2 <u>1.0 0.1</u> • 0.4 * **	0.0 0.0 0.0 + + +		0.0 0.0
00 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		0.0 0.0 C.0		0.0 0.0
$ \begin{bmatrix} 1 & 0 & 0 & 0 & 0 & 0 & 0 & 0 & 0 & 0 &$	0.9 0.9 0.6 0.3	0.0 0.0 d.0		0.0 0.0
$\begin{array}{c} \begin{array}{c} \begin{array}{c} \begin{array}{c} \begin{array}{c} \\ \\ \end{array} \end{array} \\ \begin{array}{c} \\ \end{array} \end{array} \\ \begin{array}{c} \begin{array}{c} \\ \end{array} \end{array} \\ \begin{array}{c} \\ \end{array} \end{array} \\ \begin{array}{c} \begin{array}{c} \\ \end{array} \end{array} \\ \begin{array}{c} \\ \end{array} \end{array} \\ \begin{array}{c} \begin{array}{c} \\ \end{array} \end{array} \\ \begin{array}{c} \\ \end{array} \\ \end{array} \\ \begin{array}{c} \end{array} \\ \end{array} \\ \begin{array}{c} \\ \end{array} \\ \end{array} \\ \end{array} \\ \end{array} \\ \end{array} \\ \begin{array}{c} \\ \end{array} \\ \end{array} \\ \end{array} \\ \end{array} \\ \begin{array}{c} \\ \end{array} \\ \end{array} \\ \end{array} \\ \end{array} \\ \end{array} \\ \begin{array}{c} \\ \end{array} \\ \end{array} \\ \end{array} \\ \end{array} \\ \end{array} \\ \end{array} \\ \begin{array}{c} \\ \end{array} \\ \begin{array} \end{array} \\ \end{array} \\$	1.0 (1.0 · · · · · · · · · · · · · · · · · · ·			⁺ 0.0 ⁺ 0.0
$\begin{array}{c} \begin{array}{c} 1.3 & 1.7 & 1.6 & 1.2 & 0.9 & 0.6 & 0.3 & 0.1 & 0.1 & 0.0 & 0.1 & 0.3 & 2.7 & 7.7 & 1.9 & 0.2 & 0.0 & 0.0 & 0.1 & 0.9 & 6.1 & 4.8 & 0.6 & 0.1 & 0.0 & 0.0 & 0.1 & 1.0 & 6.4 & 4.6 & 0.6 & 0.2 & 0.5 & 3.7 & 6.6 & 1.3 & 0.2 & 0.2 & 0.1 & 0.0 & 0.0 & 0.0 & 0.1 & 0.4 & 1.2 & 1.0 & 0.3 & 0.1 & 0.0 & 0.0 & 0.0 & 0.1 & 0.4 & 1.1 & 0.9 & 0.3 & 0.1 & 0.2 & 0.5 & 0.6 & 0.3 & 0.1 & 0.2 & 0.5 & 0.6 & 0.3 & 0.1 & 0.0 & 0.0 & 0.1 & 0.4 & 1.1 & 0.9 & 0.3 & 0.1 & 0.2 & 0.5 & 0.6 & 0.3 & 0.1 & 0.0 & 0.0 & 0.1 & 0.4 & 1.2 & 1.0 & 0.3 & 0.1 & 0.0 & 0.0 & 0.0 & 0.1 & 0.4 & 1.1 & 0.9 & 0.3 & 0.1 & 0.2 & 0.5 & 0.6 & 0.3 & 0.1 & 0.0 & $	1.2 ⁺ 1.2 ⁺ 0.9 ⁺ 0.6 ⁺ 0.3 ⁺ 0.2 ⁺ 0.1 ⁺	*0.0 *0.0 *0.0 *0 .0 *	J	+0.0 +0.0
14 2.0 1.9 1.5 1.0 0.6 0.4 0.2 0.1 0.1 0.1 0.1 0.1 0.1 0.5 0.7 0.4 0.1 0.0 0.0 0.1 0.4 1.2 1.0 0.3 0.1 0.0 0.0 0.0 0.0 0.0 0.1 0.4 1.1 0.9 0.3 0.1 0.2 0.5 0.6 0.3 0.1 0.2 0.5 0.6 0.3 0.1 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0	1.3 1.7 1.6 1.2 0.9 0.6 0.3 0.1	0.1 0.0 0.1 0.3 2.7 7.7 1.9 0.2 0.0	$\begin{array}{cccccccccccccccccccccccccccccccccccc$	0.0 0.1 1.0 6.4 4.6 0.6 0.2 0.5 3.7 6.6 1.3 0.2 0.0
* <u>SB-2* 1.5 * 1.1 * 0.9 * 0.5 * 0.3 * 0.2 * 0.1 * 0.1 * 0.0 * 0.0 * 0.1 * 0.1 * 0.1 * 0.0 * 0.0 * 0.0 * 0.0 * 0.0 * 0.0 * 0.1 * 0.1 * 0.1 * 0.1 * 0.0 </u>	1.4 ⁺ 2.0 ⁺ 1.9 ⁺ 1.5 ⁺ 1.0 ⁺ 0.6 ⁺ 0.4 ⁺ 0.2 ⁺	+0.1 ⁺ 0.1 ⁺ 0.1 ⁺ 0.1 ⁺ 0.5 ⁺ 0.7 ⁺ 0.4 ⁺ 0.1 ⁺ 0.0 ⁺	0.0 + 0.1 + 0.4 + 1.2 + 1.0 + 0.3 + 0.1 + 0.0 + 0.0	+0.0 ⁺ 0.1 ⁺ 0.4 ⁺ 1.1 ⁺ 0.9 ⁺ 0.3 ⁺ 0.1 ⁺ 0.2 ⁺ 0.5 ⁺ 0.6 ⁺ 0.3 ⁺ 0.1 ⁺ 0.0
0.2 ¹ 0.4 ¹ 0.7 ¹ 0.8 ¹ 0.6 ¹ 0.4 ¹ 0.3 ¹ 0.2 ¹ 0.1 ¹ 0.1 ¹ 0.1 ¹ 0.0 ¹ 0.	\$ 5 <u>B-2⁺ + + + + + + + + + + + + + + + + + + </u>	<u>+ + + + + + + + + + + + + + + + + + + </u>	+ + + + + + + + + + + + + + + + + + +	+ + + + + + + + + + + + + + + + + + +
	0.2 0.4 0.7 0.8 0.6 0.4 0.3 0.2 +	+ + + + + + + + + + + + + + + + + + +	0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0	+ + + + + + + + + + + + + + + + + + +
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		<u></u>	0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0	<u> </u>

 $0^{+}0.$ $\begin{array}{c} \begin{array}{c} \begin{array}{c} 0.0 \\ 0.0 \end{array} \end{array}$ $0.2 \quad 0.3 \quad 0.5 \quad 0.4 \quad 0.3 \quad 0.5 \quad 0.4 \quad 0.3 \quad 0.5 \quad 0.1 \quad 0.1 \quad 0.1 \quad 0.0 \quad 0.0 \quad 0.0$ * * * * * * * * * ^{*} ¹¹0.6 ⁺ 0.4 ⁺ 0.2 ⁺ 0.1 ⁺ 0.1 * 1.0 * 1.3 * 1.5 * 1.3 * 1.0 * 0.6 * 0.4 * 0.2 * 0.1 * 0.1 0.8 • 10 10 10 10 0.8 0.5 0.5 0.3 0.2 0.1 0.1 $0.5 \ 0.6 \ 0.6 \ 0.5 \ 0.6 \ 0.5 \ 0.6 \ 0.5 \ 0.2 \ 0.2 \ 0.1 \ 0.1 \ 0.1 \ 0.0 \ 0.5 \ 0.6 \ 0.5 \ 0.2 \ 0.2 \ 0.2 \ 0.2 \ 0.1$ ⁺0.2 ⁺0.2 ⁺0.2 ⁺0.2 ⁺0.2 ⁺0.2 ⁺0.1 ⁺0.1 ⁺0.1 ⁺0.1 ⁺0.0 0 ⁺0.0 ⁰0.0 ⁺0.0 0 ⁺0.0 ⁺0.0 ⁺0.0 ⁺0.0 ⁺0.0 ⁺0.0 ¹0.0 ⁺0.0 ⁺0.0 ⁺0.0 ⁺0.0 0 ⁺0.0 0 ⁺0.0 • ⁺0.0 + 0.0 0 ⁺0.0 • ⁺0.0 0 ⁺0.0 · ⁺0.0 0 ⁺0.0 0 ⁺0.0 · + 0.0 + 0. 0 ⁺0.0 0 ⁺0.0 0 ⁺0.0 +0.0

PER VILLAGE PER VILLAGE REVISION REV 2 6.2.22 1.18.22 DATE JOB: 21074 DATE: 12/14/21 NW TC DRAWN BY: CHECKED BY: OASIS SENIOR LIVING FRANKFORT, ILLINOIS 1010 • v C KOR 815/ — Δ -03 Ι ()S Ш Ш Z \vdash Ċ CRE CRE 0 U Z Ш UL 21074

PREPARED BY: KSA LIGHTING & CONTROLS

FRONT ELEVATION

SIDE ELEVATION

	PROJECT		DRAWN BY T.L.S.	ISSUED DATI	E ISSUED	DATE
21	OASIS SENIOR LIVING FACILITY	ARCHITECTS	снескер Т.L.S.	OWNER REVIEW 06/01/2	7	
-3-			APPROVED BY T.L.S.			
12	NEM SENICK LIVING CENIER	COMMERCIAL RESIDENTIAL INDUSTRIAL 114 N. COURT AVE STE. 201	DATE 09/21/21			
	LINCOLN HIGHWAY FRANKFORT, ILLINO	S POST OFFICE BOX 2189 GAYLORD, MICHIGAN 49734 FAX (989) 731–6932	PRINT DATE			