AGENDA FOR REGULAR MEETING
VILLAGE OF TINLEY PARK
PLAN COMMISSION

May 21, 2026 – 7:00 P.M.
Council Chambers
Village Hall – 16250 Oak Park Avenue

Regular Meeting Called to Order
Pledge of Allegiance
Roll Call Taken
Communications
Approval of Minutes: Minutes of the April 16, 2026 Regular Meeting

ITEM #1 **PUBLIC HEARING – ALAN SCHWARTZ AND JESSICA LUTCHEN – 17824 WOBURN ROAD – SWIMMING POOL AND DECK VARIATION**

Consider recommending that the Village Board grant Alan Schwartz and Jessica Lutchen Variations from Section III.H.1. of the Tinley Park Zoning Ordinance regarding setback requirements for a swimming pool and for a deck at 17824 Woburn Road in the R-3 Single-Family Residential Zoning District.

ITEM #2 **PUBLIC MEETING – CROWN CASTLE – 18301 RIDGELAND AVENUE – SITE PLAN/ARCHITECTURAL APPROVAL**

Consider approving expansion of telecommunications ground equipment enclosure at 18301 Ridgeland Avenue in the R-1 (Single-Family Residential) zoning district.

ITEM #3 **PUBLIC HEARING – PAUL SPASS – 6812 AND 6806 180TH COURT – MINIMUM LOT SIZE AND FLOOR AREA RATIO VARIATIONS**

Consider recommending that the Village Board grant Paul Spass Variations to Section V.B. Schedule II of the Zoning Ordinance for a Variation in reduction of minimum lot size from 7,500 sq. ft. to 6,049 square feet, and for a Variation to allow construction of a home on each lot exceeding the maximum allowable Floor Area Ratio of 0.5, on the properties 6812 180th Court and 6806 180th Court in the R-5 (Single-Family Residential) Zoning District.

ITEM #4 **PUBLIC HEARING – GAS N WASH – 7201 191ST STREET – SPECIAL USE FOR A SUBSTANTIAL DEVIATION TO BROOKSIDE CREEK RETAIL CENTER PLANNED UNIT DEVELOPMENT; FINAL PLAT OF SUBDIVISION; SITE PLAN & ARCHITECTURAL APPROVAL**

Consider recommending that the Village Board grant Leonard McEnery of Gas N Wash a Special Use for a Substantial Deviation from the Brookside Creek Retail Center Planned Unit Development (PUD) to develop an automobile service station with carwash in the B-3 (General Business and Commercial) Zoning District at 7201 191st Street. Site Plan and Plat approvals will also be discussed at the meeting.

Receive Comments from the Public
Good of the Order
Adjourn Meeting

MINUTES OF THE REGULAR MEETING OF THE PLAN COMMISSION, VILLAGE OF TINLEY PARK, COOK AND WILL COUNTIES, ILLINOIS

April 16, 2026

The meeting of the Plan Commission, Village of Tinley Park, Illinois, was held in the Council Chambers located in the Village Hall of Tinley Park, 16250 Oak Park Avenue, Tinley Park, IL on April 16, 2026.

CALL TO ORDER –CHAIRMAN GRAY called to order the regularly scheduled meeting of the Plan Commission on April 16, 2026, at 7:08 p.m.

Present Plan Commissioners:	Chairman Garrett Gray Angela Gatto Terry Hamilton Eduardo Mani Edgar Montalvo Steve Sepessy
Absent Plan Commissioners:	James Gaskill Andrae Marak Amanda Martinez
Village Staff:	Mark Herman, Planning Manager Lori Kosmatka, Senior Planner
Petitioners:	Mohamad Ghaddar (item 1) Izzet Frenkel, N&M Landscaping (item 2) Michael Villapiano, N&M Landscaping (item 2) Harriet Basiorka, Mars2 Realty (item 2) Joe Rueck, Volt Home Pros (item 3)
Members of the Public:	None

COMMUNICATIONS – Mark Herman, Planning Manager, noted there were no communications.

APPROVAL OF THE MINUTES – Minutes of the March 19, 2026 Plan Commission meeting were presented for approval. CHAIRMAN GRAY requested a motion to approve the minutes. COMMISSIONER GATTO made a motion to approve the minutes of the March 19, 2026 Plan Commission meeting. COMMISSIONER MANI seconded the motion. All were in favor. Motion carried.

DRAFT

TO: **VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES**

FROM: **VILLAGE OF TINLEY PARK PLAN COMMISSION**

SUBJECT: **MINUTES OF THE APRIL 16, 2026 REGULAR MEETING**

ITEM 1: **PUBLIC HEARING – MOHAMAD GHADDAR – 9343 SUTTON PLACE – CORNER FENCE VARIATION**

Consider recommending that the Village Board grant Mohamad Ghaddar a Variation from Section III.H.1. (and Section III.J.) of the Tinley Park Zoning Ordinance at 9343 Sutton Place in the R-3 Single-Family Residential Zoning District. The request is to allow for the construction of a 6' privacy fence in the Secondary Front Yard.

Present Plan Commissioners:	Chairman Garrett Gray Angela Gatto Terry Hamilton Eduardo Mani Edgar Montalvo Steve Sepessy
Absent Plan Commissioners:	James Gaskill Andrae Marak Amanda Martinez
Village Staff:	Mark Herman, Planning Manager Lori Kosmatka, Senior Planner
Petitioners:	Mohamad Ghaddar
Members of the Public:	None

CHAIRMAN GRAY introduced item #1.

CHAIRMAN GRAY requested a motion to open the public hearing. COMMISSIONER SEPESSY made a motion to open the public hearing, seconded by COMMISSIONER MANI. CHAIRMAN GRAY requested a voice vote; all were in favor. Motion carried.

CHAIRMAN GRAY noted the proof of publication.

Lori Kosmatka, Senior Planner, presented the staff report.

CHAIRMAN GRAY invited the Petitioner to speak. Mohamad Ghaddar was sworn in.

Mr. Ghaddar said that he was making the request to extend a fence into the secondary front yard due to the property's location on a high-traffic, high-speed roadway. He noted that he spoke with

several neighbors and revised his proposal to address their concerns which were centered on maintaining visibility at the intersection of 94th Avenue at Sutton Place. He noted that his proposed fence location is similar to other properties in the area which have also been granted Variations for fences along 94th Avenue property lines.

COMMISSIONER MANI said he supported allowing a fence in the proposed location to maximize backyard space.

COMMISSIONER SEPESSY noted that he often observes speeding along 94th Avenue.

CHAIRMAN GRAY thanked Mr. Ghaddar for his thorough presentation and for including all the supporting materials provided with the application.

CHAIRMAN GRAY asked if there were any questions from the public. Hearing none, he requested a motion to close the public hearing.

COMMISSIONER SEPESSY made a motion to **close** the public hearing. Seconded by COMMISSIONER HAMILTON. Voice vote. All in favor. Motion carried.

Lori Kosmatka presented the standards for approval.

CHAIRMAN GRAY requested a motion for the Variation.

COMMISSIONER GATTO made a motion to recommend that the Village Board grant a Variation to the Petitioner Mohamad Ghaddar, from Section III.J. (Fence Regulations) of the Tinley Park Zoning Ordinance to allow for the construction of a six-foot privacy fence in the Secondary Front Yard for the Property located at 9343 Sutton Place in the R-3 Single-Family Residential Zoning District, consistent with the plans submitted and adopt the Findings of Fact as proposed in the April 16, 2026 Staff Report. COMMISSIONER MONTALVO seconded. Roll call vote. All in favor. Motion carried.

CHAIRMAN GRAY noted the item would be heard at the May 5, 2026 Village Board meeting.

DRAFT

TO: **VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES**

FROM: **VILLAGE OF TINLEY PARK PLAN COMMISSION**

SUBJECT: **MINUTES OF THE APRIL 16, 2026 REGULAR MEETING**

ITEM 2: **PUBLIC HEARING – N&M LANDSCAPING, LLC – 8201 183RD STREET SUITE K – SPECIAL USE FOR A CONTRACTOR'S OFFICE**

Consider recommending that the Village Board grant Izzet Frenkel and Michael Villapiano of N&M Landscaping, LLC a Special Use for a Substantial Deviation from the Tinley Crossings Corporate Center PUD to allow for the operation of a contractor's office at 8201 183rd Street, Suite K, in the M-1 PD (General Manufacturing; Tinley Crossings Corporate Center PUD) Zoning District.

Present Plan Commissioners:	Chairman Garrett Gray Angela Gatto Terry Hamilton Eduardo Mani Edgar Montalvo Steve Sepessy
Absent Plan Commissioners:	James Gaskill Andrae Marak Amanda Martinez
Village Staff:	Mark Herman, Planning Manager Lori Kosmatka, Senior Planner
Petitioners:	Izzet Frenkel, N&M Landscaping Michael Villapiano, N&M Landscaping Harriet Basiorka, Mars2 Realty
Members of the Public:	None

CHAIRMAN GRAY introduced item #2.

CHAIRMAN GRAY requested a motion to open the public hearing. COMMISSIONER GATTO made a motion to open the public hearing, seconded by COMMISSIONER MANI. CHAIRMAN GRAY requested a voice vote; all were in favor. Motion carried.

CHAIRMAN GRAY noted the proof of publication.

Lori Kosmatka, Senior Planner, presented the staff report.

CHAIRMAN GRAY invited the Petitioners to speak. The Petitioners declined.

DRAFT

CHAIRMAN GRAY asked if there were any questions from the public. Hearing none, he requested a motion to close the public hearing.

COMMISSIONER MANI made a motion to close the public hearing. Seconded by COMMISSIONER SEPESSY. Voice vote. All in favor. Motion carried.

Lori Kosmatka presented the standards for approval.

CHAIRMAN GRAY requested a motion for the Special Use.

COMMISSIONER GATTO made a motion to recommend that the Village Board grant a Special Use for a Contractor's Office and Shop in the Tinley Crossings Corporate Center PUD to the Petitioners, Izzet "Nick" Frenkel and Michael Villapiano of N&M Landscaping, LLC, at 8201 183rd Street, Suite K in the M-1 PD (General Manufacturing, Tinley Crossings Corporate Center PUD) Zoning District, subject to the condition that the Special Use granted to Katarzyna Orzechowski of DT Group, LLC (Ord. No. 2026-O-012) is maintained or the Petitioners take full occupancy of Suite K. COMMISSIONER MONTALVO seconded. Roll call vote. All in favor. Motion carried.

CHAIRMAN GRAY noted the item would be heard at the May 5, 2026 Village Board meeting.

DRAFT

TO: **VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES**

FROM: **VILLAGE OF TINLEY PARK PLAN COMMISSION**

SUBJECT: **MINUTES OF THE APRIL 16, 2026 REGULAR MEETING**

ITEM 3: **PUBLIC HEARING – VOLT HOME PROS, LLC – 18521 SPRING CREEK DRIVE, SUITE D – SPECIAL USE FOR A CONTRACTOR'S OFFICE**

Consider recommending that the Village Board grant Joe Rueck of Volt Home Pros, LLC a Special Use for a Substantial Deviation from the North Creek Business Park PUD to allow for the operation of a contractor's office at 18521 Spring Creek Drive, Suite D, in the ORI PD (Office and Restricted Industrial, North Creek Business Park PUD) Zoning District.

Present Plan Commissioners:	Chairman Garrett Gray Angela Gatto Terry Hamilton Eduardo Mani Edgar Montalvo Steve Sepessy
Absent Plan Commissioners:	James Gaskill Andrae Marak Amanda Martinez
Village Staff:	Mark Herman, Planning Manager Lori Kosmatka, Senior Planner
Petitioners:	Joe Rueck, Volt Home Pros
Members of the Public:	None

CHAIRMAN GRAY introduced item #3.

CHAIRMAN GRAY requested a motion to open the public hearing. COMMISSIONER MANI made a motion to open the public hearing, seconded by COMMISSIONER SEPESSY. CHAIRMAN GRAY requested a voice vote; all were in favor. Motion carried.

CHAIRMAN GRAY noted the proof of publication.

Mark Herman, Planning Manager, presented the staff report.

CHAIRMAN GRAY invited the Petitioner to speak. The Petitioner declined.

CHAIRMAN GRAY asked if there were any questions from the public. Hearing none, he requested a motion to close the public hearing.

DRAFT

COMMISSIONER SEPESSY made a motion to close the public hearing. Seconded by COMMISSIONER HAMILTON. Voice vote. All in favor. Motion carried.

Mark Herman presented the standards for approval.

CHAIRMAN GRAY requested a motion for the Special Use.

COMMISSIONER MONTALVO made a motion to recommend that the Village Board grant a Special Use for a Contractor's Office and Shop in the North Creek Business Center PUD to the Petitioner, Joe Rueck of Volt LLC (dba Volt Home Pros), at 18521 Spring Creek Drive Suite D in the ORI PD (Office and Restricted Industrial, North Creek Business Center PUD) Zoning District. COMMISSIONER MANI seconded. Roll call vote. All in favor. Motion carried.

CHAIRMAN GRAY noted the item would be heard at the May 5, 2026 Village Board meeting.

DRAFT

Receive Comments from the Public

There were no comments from the public.

Good of the Order

Mark Herman, Planning Manager, requested that each Commissioner complete their Statement of Economic Interest before the May 1, 2026 deadline.

He noted that the issues 7 Brew was experiencing with IDOT were resolved.

Adjournment

CHAIRMAN GRAY requested a motion to adjourn the meeting.

COMMISSIONER MONTALVO made a motion to adjourn the meeting. COMMISSIONER HAMILTON seconded the motion. Voice vote. All were in favor. The meeting adjourned at 7:49 p.m.

DRAFT

PLAN COMMISSION STAFF REPORT

May 21, 2026 – Public Hearing

Schwartz & Lutchen Side Yard Encroachments Variation

17824 Woburn Road



Petitioner
Alan Schwartz & Jessica Lutchen

Property Location
17824 Woburn Road

PIN
27-34-215-038-0000

Zoning
R-3 PD (Single-Family Residential; Radcliffe Place PUD)

Approvals Sought
Variation

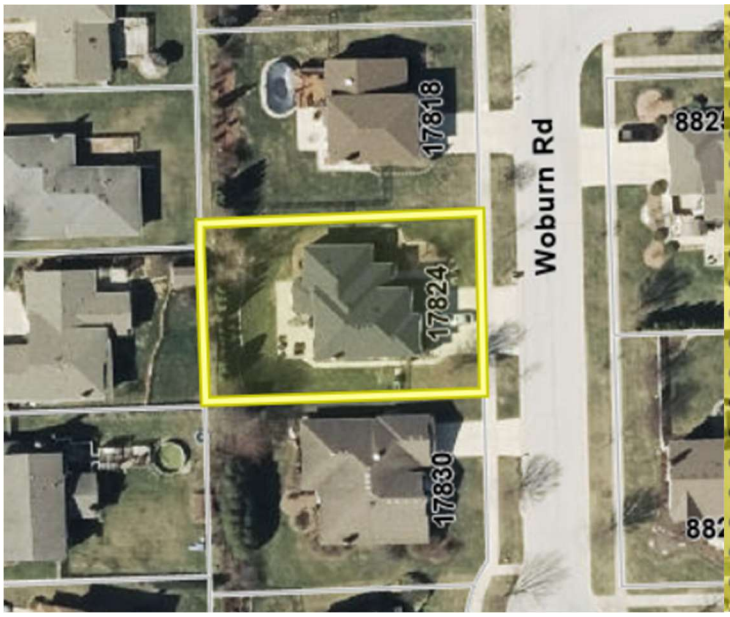
Project Planner
Michael O. Whalen, AICP
Associate Planner

EXECUTIVE SUMMARY

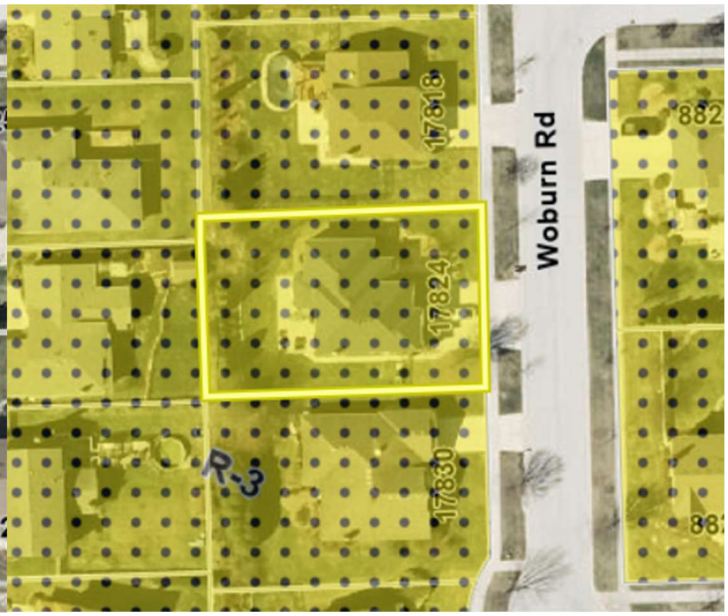
The Petitioners are requesting a Variation from Section III.H.1. to allow an encroaching above-ground swimming pool and deck within the required side yard. The property is encumbered by an unusually large Public Utility and Drainage Easement ("P.U.D.E."), which consumes 91.7% of the required rear yard. The P.U.D.E. is situated in this manner because the rear of the property slopes significantly downward towards the interior of the lot, and the Village's storm sewer is present at the bottom of this slope.

The Petitioners' proposal would place a 21-foot-by-12-foot above-ground swimming pool within the seven-foot required side yard—two feet from the south property line. The proposal includes a 12-foot-by-10-foot deck on the east side of the pool to access the pool. The Petitioners are proposing a lattice screen for privacy on the deck.

The property owner of 17830 Woburn Road (the property immediately to the south) provided a statement of support for the proposal, which the Petitioners included with their application.



Location Map



Zoning Map

EXISTING SITE & HISTORY

The subject property is an 11,360 square foot interior lot in the Radcliffe Place subdivision. The subdivision was annexed into the Village on April 17, 1995, by Ord. No. 1995-O-011. Upon annexation, the subdivision was zoned R-3, and a Planned Unit Development ("PUD") was established by Ord. No. 1995-O-012. The Developer of Radcliffe Place, Gallagher & Henry, built a house on the subject property in 2004.

The PUD adjusted lot dimensional standards for R-3 properties. At the time the PUD was adopted, the Zoning Ordinance required that R-3 lots have a minimum lot area of 9,000 square feet and a minimum lot width of 75 feet. The required side setback was 10% of lot width on each side. The PUD modified these regulations to require a minimum 10,000-square-foot lot area, 85-foot lot width, and 7-foot side setbacks.

The Zoning Ordinance, as amended, requires R-3 lots have a minimum lot area of 10,000 square feet, and minimum width of 75 feet, and 8-foot side setbacks.

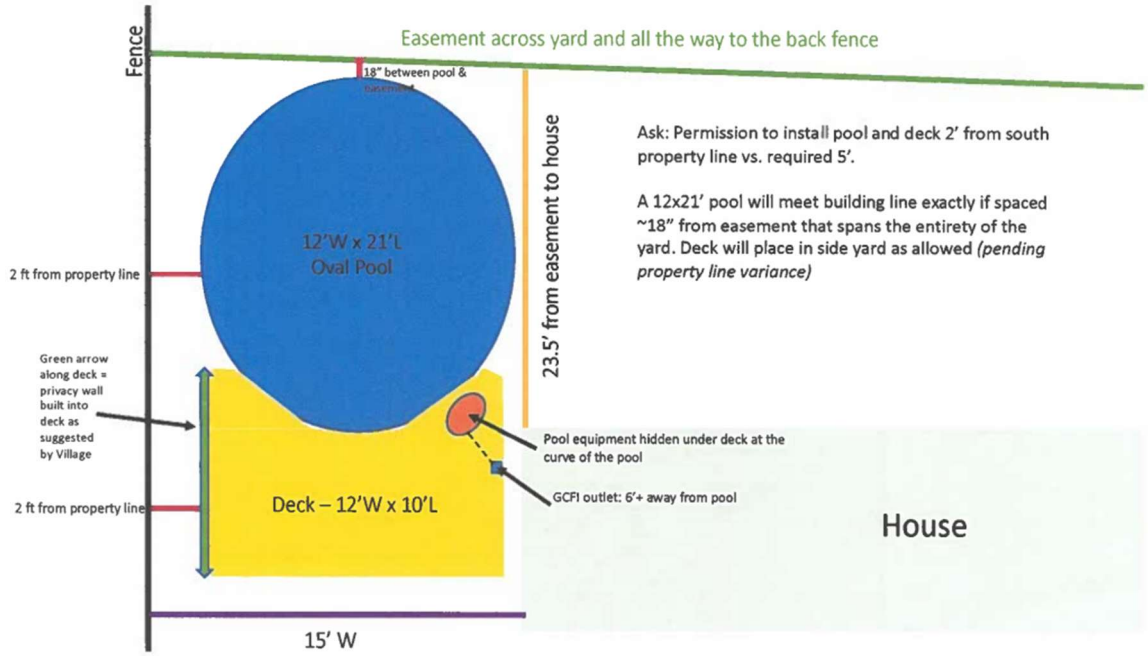
An unusually large P.U.D.E. was recorded across the rear of the property to accommodate a storm sewer 25-30 feet from the rear lot line. The easement (covering 91.7% of the rear yard) and sewer were situated in this manner because of the steep slope along the rear of the property. The elevation increases by seven feet over a distance of 27 feet.

ZONING & NEARBY LAND USES

The subject property is located within the **R-3 Single-Family Residential** Zoning District. The subject property is also located within the **Radcliffe Place PUD**. The table below indicates the surrounding zoning and land uses in the area:

Direction	Zoning	Land Use
North	R-3 PD Single-Family Residential Radcliffe Place PUD	*detached house*
East	R-3 PD Single-Family Residential Radcliffe Place PUD	*detached house*
South	R-3 PD Single-Family Residential Radcliffe Place PUD	*detached house*
West	R-3 PD Single-Family Residential Timbers Edge PUD	*detached house*

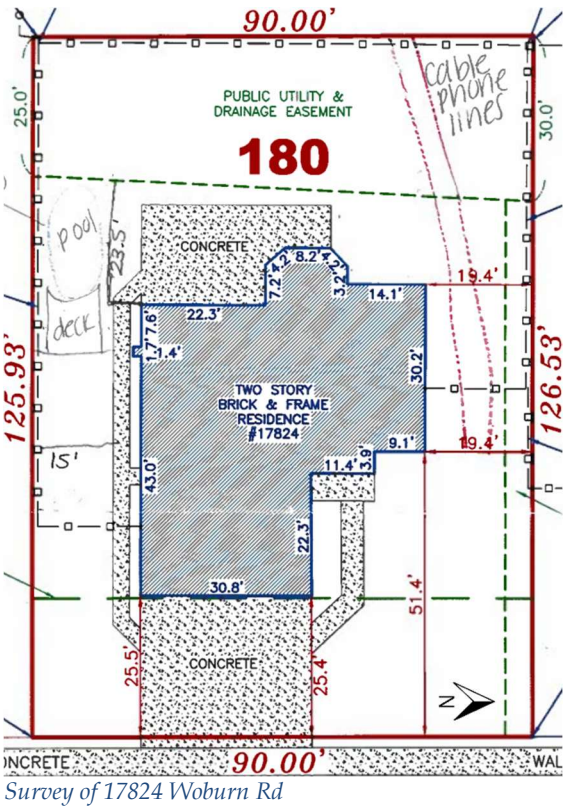
VARIATION REQUEST



Sketch provided by Petitioners (not to scale)

The Petitioners provided the above sketch to illustrate the Variation request. They are proposing to install an above-ground swimming pool with a free-standing deck within the required side yard, two feet from the south property line.

The south wall of the house is situated 19.3 feet from the south property line. A walkway is present along the side of the house. An open-style iron fence is present on the subject property, approximately three inches in from the southern property line. A concrete patio is present along the back of the house. The proposed pool would be in the backyard (the area between the rear wall of the house and the rear lot line).



Survey of 17824 Woburn Rd

Because of the presence of the P.U.D.E. and underground utilities near the northwest corner of the house, the subject property is very limited in available areas for a swimming pool. The Village does not allow permanent structures within easements and strongly advises against permanent structures where certain underground utilities (like the cable and phone lines present) are buried.

Section III.H.1. of the Zoning Ordinance regulates accessory structures and uses which encroach into residential required yards (setbacks). This section stipulates that decks are permitted to encroach into side and/or rear setbacks but must be situated at least five feet from the property line. This section also stipulates that swimming pools must be situated in rear yards no less than five feet from property lines. (Note: the Zoning Administrator has consistently interpreted "rear yard" in this context to mean the area between the rear wall of the principal building and the rear lot line, rather than as the *required* rear yard or setback.)

The Variation would reduce the minimum setback distance from property lines from five feet to two feet for the pool and deck. This Variation would allow the Petitioners to install a 21-foot-by-12-foot above-ground swimming pool and a 12-foot-by-10-foot deck with a lattice privacy screen to access the pool.

STANDARDS FOR A VARIATION

Section X.G.4. of the Zoning Ordinance states the Plan Commission shall not recommend a Variation of the regulations of the Zoning Ordinance unless it shall have made Findings of Fact, based upon the evidence presented for each of the Standards for Variations listed below. The Plan Commission must provide findings for the first three standards; the remaining standards are provided to help the Plan Commission further analyze the request. Staff draft Findings of Fact are provided below for the Commission's review and approval.

1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located.
   The unusually large P.U.D.E. present on the subject property reduces the usable backyard space significantly compared to other similarly situated properties that typically have much smaller P.U.D.E.s.

2. The plight of the owner is due to unique circumstances.
   The subject property is encumbered by an unusually large P.U.D.E. and relatively steep positive grade in the backyard, which limits the use of the property for typical accessory uses and structures.

3. The Variation, if granted, will not alter the essential character of the locality.
   The Variation requested will not alter the character of the area.

4. Additionally, the Plan Commission shall also, in making its determination whether there are practical difficulties or particular hardships, take into consideration the extent to which the following facts favorable to the Petitioner have been established by the evidence:

   a. The particular physical surroundings, shape, or topographical condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out;

   b. The conditions upon which the petition for a Variation is based would not be applicable, generally, to other property within the same zoning classification;

   c. The purpose of the Variation is not based exclusively upon a desire to make more money out of the property;

   d. The alleged difficulty or hardship has not been created by the owner of the property, or by a previous owner;

   e. The granting of the Variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; and

   f. The proposed Variation will not impair an adequate supply of light and air to an adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.

MOTION TO CONSIDER

If the Plan Commission wishes to take action, an appropriate wording of the motions would read:

"...make a motion to recommend that the Village Board grant the Petitioners, Alan Schwartz and Jessica Lutchen, a Variation from Section III.H.1. of the Zoning Ordinance to reduce the minimum setback of a swimming pool and deck along the south side property line from five feet to two feet for the property at 17824 Woburn Road in the R-3 PD (Single-Family Residential, Radcliffe Place PUD) Zoning District, in accordance with the plans submitted and adopt the Findings of Fact as proposed in the May 7, 2026 Staff Report."

LIST OF REVIEWED PLANS

	Submitted Sheet Name	Prepared By	Date On Sheet
1	Application	Petitioner	4/10/2026
2	Variation Addendum	Petitioner	4/10/2026
3	Narrative	Petitioner	4/10/2026
4	Plat of Survey	JNT Surveying	12/2/2024
5	Concept Sketch	Petitioner	4/10/2026
6	Neighbor Statement	Lucy Lamargo	4/9/2026

Village of Tinley Park
Community Development Dept.
16250 S. Oak Park Ave.
Tinley Park, IL 60477
708-444-5100

VILLAGE OF TINLEY PARK, ILLINOIS
PLANNING AND ZONING GENERAL APPLICATION

REQUEST INFORMATION

*Additional Information is Required for Specific Requests as Outlined In Specific Addendums

- ☐ Special Use for: _____
- ☐ Planned Unit Development (PUD) ☐ Concept ☐ Preliminary ☐ Final ☐ Deviation
- ☒ Variation ☒ Residential ☐ Commercial for pool & deck to be closer to property line
- ☐ Annexation
- ☐ Rezoning (Map Amendment) From _____ to _____
- ☐ Plat (Subdivision, Consolidation, Public Easement) ☐ Preliminary ☐ Final
- ☐ Site Plan
- ☐ Landscape Change Approval
- ☐ Other: _____

PROJECT & PROPERTY INFORMATION

Project Name: Pool & Deck

Project Description: above ground pool & respective deck, requesting to be within approximately 2.5ft of property line

Project Address: 17824 Woburn Road

Property Index No. (PIN):

Zoning District:

Lot Dimensions & Area: 90'x125'

Estimated Project Cost: $ 30,000

OWNER OF RECORD INFORMATION

Please supply proper documentation of ownership and/or designated representative for any corporation.

Name of Owner: Alan Schwartz & Jessica Lutchen

Company:

Street Address: [redacted]

City, State & Zip: [redacted]

E-Mail Address: [redacted]

Phone Number: [redacted]

APPLICANT INFORMATION

☒ Same as Owner of Record

All correspondence and invoices will be sent to the applicant. If applicant is different than owner, "Authorized Representative Consent" section must be completed.

Name of Applicant:

Company:

Relation To Project:

Street Address:

City, State & Zip:

E-Mail Address:

Phone Number:

Village of Tinley Park
Community Development Dept.
16250 S. Oak Park Ave.
Tinley Park, IL 60477
708-444-5100

VILLAGE OF TINLEY PARK, ILLINOIS
PLANNING AND ZONING GENERAL APPLICATION

Authorized Representative Consent

It is required that the property owner or his designated representative be present at all requests made to the Plan Commission and Zoning Board of Appeals. During the course of a meeting, questions may arise regarding the overall project, the property, property improvements, special conditions attached to recommendations among other aspects of any formal request. The representative present must have knowledge of the property and all aspects of the project. They must have the authority to make commitments related to the project and property. Failure to have the property owner or designated representative present at the public meeting can lead to substantial delays to the project approval. If the owner cannot be present or does not wish to speak at the public meeting, the following statement must be signed by the owner for an authorized repetitive.

I hereby authorize _____ (print clearly) to act on my behalf and advise that they have full authority to act as my/our representative in regards to the subject property and project, including modifying any project or request. I agree to be bound by all terms and agreements made by the designated representative.

Property Owner Signature: _____

Property Owner Name (Print): _____

Acknowledgements

- Applicant acknowledges, understands and agrees that under Illinois law, the Village President (Mayor), Village Trustees, Village Manager, Corporation Counsel and/or any employee or agent of the Village or any Planning and Zoning Commission member or Chair, does not have the authority to bind or obligate the Village in any way and therefore cannot bind or obligate the Village. Further, Applicant acknowledges, understands and agrees that only formal action (including, but not limited to, motions, resolutions, and ordinances) by the Board of Trustees, properly voting in an open meeting, can obligate the Village or confer any rights or entitlement on the applicant, legal, equitable, or otherwise.
- Members of the Plan Commission, Zoning Board of Appeals, Village Board as well as Village Staff may conduct inspections of subject site(s) as part of the pre-hearing and fact finding review of requests. These individuals are given permission to inspect the property in regards to the request being made.
- Required public notice signs will be obtained and installed by the Petitioner on their property for a minimum of 10 days prior to the public hearing. These may be provided by the Village or may need to be produced by the petitioner.
- The request is accompanied by all addendums and required additional information and all applicable fees are paid before scheduling any public meetings or hearings.
- Applicant verifies that all outstanding fees and monies owed to the Village of Tinley Park have been paid.
- Any applicable recapture, impact, engineering, contracted review or other required fees and donations shall be paid prior to issuance of any building permits, occupancy permits, or business licenses.
- The Owner and Applicant by signing this application certify that the above information and all supporting addendums and documentation is true and correct to the best of their knowledge.

Property Owner Signature: [redacted] DocuSigned by: [redacted]

Property Owner Name (Print): Jessica Lutchen Al Schwartz

Applicant Signature:
(If other than Owner) _____

Applicant's Name (Print): _____

Date: 4/9/2026

Village of Tinley Park
Community Development Dept.
16250 S. Oak Park Ave.
Tinley Park, IL 60477
708-444-5100

VILLAGE OF TINLEY PARK, ILLINOIS
VARIATION ADDENDUM

APPLICATION & SUBMITTAL REQUIREMENTS

A complete application consists of the following items submitted in a comprehensive package. If materials are submitted separately or are incomplete they will not be accepted and may delay the review and hearing dates until a complete application package is received. The following information is being provided in order to assist applicants with the process of requesting a **Variation** from the terms of the Zoning Ordinance. This information is a summary of the application submittal requirements and may be modified based upon the particular nature and scope of the specific request.

Depending upon meeting schedules, legal notification requirements, and the specific type and scope of the request, this process generally takes between 45 to 60 days from the date of submission of a complete application package. Please schedule a pre-application meeting with Planning Department staff to review the feasibility of the proposal, discuss applicable Ordinance requirements, discuss submittal requirements and receive preliminary feedback on any concept ideas or plans prior to making a submittal.

☒ General Application form is complete and is signed by the property owner(s) and applicant (if applicable).

☒ Ownership documentation is submitted indicating proper ownership through a title report or title policy. If a corporation or partnership, documentation of the authorized agent must be supplied as well. All beneficiaries of a property must be disclosed.

☒ A written project narrative detailing the specific variation(s) from code requirements that are being requested, the reasoning for requiring the variation, the general nature and specific aspects of the proposal being requested. Any additional requests such as a Special Use or Site Plan approval should be indicated in the narrative as well.

☐ A Plat of Survey of the property that is prepared by a register land surveyor and has all up-to-date structures and property improvements indicated. All proposed improvements shall be indicated on the survey and be appropriately scaled with all setbacks and dimensions clearly indicated. Walter SMARA picked up a copy of this from us on 9/2

☒ Any applicable site plan, engineering/grading plans, exterior elevations or interior layout plans that indicate the full scope of the project and the Standards for a Variation.

☒ Responses to all Standards for a Variation on the following page (can be submitted separately along with the narrative, but all standards must be covered).

☒ Residential Variation Hearing Fee - $250 + $75 per additional Variation
✓ Commercial Variation Hearing Fee - $500 + $75 per additional Variation

STANDARDS AND CRITERIA FOR A VARIATION

Section X.G.1 of the Village of Tinley Park Zoning Ordinance requires that the Zoning Board of Appeals determine compliance with the following standards and criteria. In order for a variance to be approved, the Petitioner must respond to all the following statements and questions related to the Standards with factual evidence and information to support the requested Variation. If additional space is required, you may provide the responses on a separate document or page.

A. **Describe the difficulty that you have in conforming with the current regulations and restrictions relating to your property, and describe how this hardship is not caused by any persons presently having an interest in the property. (Please note that a mere inconvenience is insufficient to grant a Variation). For example, does the shape or size of the lot, slope, or the neighboring surroundings cause a severe problem in completing the project in conformance with the applicable Ordinance requirement?**

Our lot has unique characteristics that make strict compliance with the setback regulations unusually difficult. The significant easements, shape of the property, elevation across the length of the yard and the placement of permanent structures (home) leave no reasonable alternative location for the pool and deck.

B. **Describe any difficulties or hardships that current zoning regulations and restrictions would have in decreasing your property value compared to neighboring properties.**

Four houses within a 250 ft radius have an above ground pool and deck. If we all were to go up for sale at the same time, our house would be at a disadvantage as the others due to amenities offered.

C. **Describe how the above difficulty or hardship was created.**

Most of our backyard is unable to accomodate the improvements due extraordinary easements and the entire length of our backyard is at an elevaton due to aforementioned easements.

D. **Describe the reasons this Variance request is unique to this property only and is not applicable, in general, to other properties within the same Zoning District.**

The lot's significant easements and layout and create practical limitations that make it difficult to accommodate a pool and deck within the standard setback requirements. Unlike neighboring properties, the usable yard space is constrained in a way that necessitates a modest encroachment to allow for reasonable residential use.

E. **Explain how this Variance would not be regarded as an attempt at financial gain, but only because of personal necessity. For example, the intent of the Variance is to accommodate related living for an elderly relative as opposed to adding an additional income source.**

The pool and deck are solely for normal residential use and enjoyment, consistent with what is typical for single-family homes in the area. The variance is necessary due to the specific constraints of the property, and without it, we are not able to reasonably utilize the yard for customary outdoor living improvements.

F. **Describe how granting this Variance request will not be detrimental to the public welfare or injurious to other properties or improvements in the neighborhood in which the property is located.**

The proposed improvement is consistent with the character of the neighborhood, where similar outdoor amenities are common, and it will not create excessive noise, traffic, or visual impact. Proper landscaping and screening will further minimize any potential impact on adjacent properties, consistent with the family-friendly and well-maintained neighborhood we live in.

G. **Explain how granting this Variance will not alter the essential charter of the neighborhood or locality.**

Additionally, the design of the pool and deck will be in keeping with the existing home and surrounding properties, using materials and landscaping that blend with the neighborhood's appearance. The placement and materials used will not be visually intrusive and will be appropriately screened for additional sound barriers and privacy where necessary.

[redacted]

H. Describe how the requested Variance will not:

1. Impair an adequate supply of light and air to adjacent properties.

Neighboring properties will continue to receive the same access to light and air as they do currently.

2. Substantially increase the congestion of the public streets.

The improvements will be used by the homeowners in a manner typical of any single-family residence. There will be no change to parking demand, street usage, or traffic patterns in the area.

3. Increase the danger of fire.

The proposed variation will allow us to maintain a safe and clear path to enter and exit the backyard through a locked fence.

4. Impair natural drainage or create drainage problems on adjacent property.

The proposed improvements will maintain current drainage conditions and will not cause water accumulation, runoff, or flooding on adjacent properties.

5. Endanger the public safety.

The pool will include all required safety features, such as compliant fencing, self-latching gates, and any other mandated barriers to prevent unauthorized access. The location of the pool and deck will not interfere with emergency access, utilities, or visibility, and will not create any hazardous conditions for neighboring properties or passersby. The improvements are typical residential features that do not pose a risk to public health or safety.

6. Substantially diminish or impair property values within the neighborhood.

Suggested improvements will offer no bearing on property values in our neighborhood.

Variance Request - 17824 Woburn Road

We are kindly asking for a variance to allow a pool and deck to be within approximately two feet from the property line instead of the five feet per village ordinance given the significant easements in our backyard. Due to significant easements and elevation due to easements, most of our yard is unsuitable for recommended property improvements.

We have taken great efforts to size the pool to perfectly fit from the back property line easement to the back of the building line to maintain the pool location in the backyard per ordinance, and have sized a deck to fit and match the pool in the side yard per ordinance, and the requested variance represents the minimum adjustment necessary to allow normal residential use consistent with similar homes in the village and immediate neighboring properties.

We are committed to installing the pool and deck in a way that maintains neighborhood character (hence aligning the deck with the pool width to maintain a visually appealing and safer set-up), protect privacy with a privacy wall on the deck, and minimize any impact on adjacent properties. Granting this variance will allow us to make reasonable use of our property while ensuring the installation remains safe, attractive, and compliant with all other applicable codes.

Additionally, we have the full support of our neighbor who lives on the south side of the property line - Ms. Lucy Lamargo.

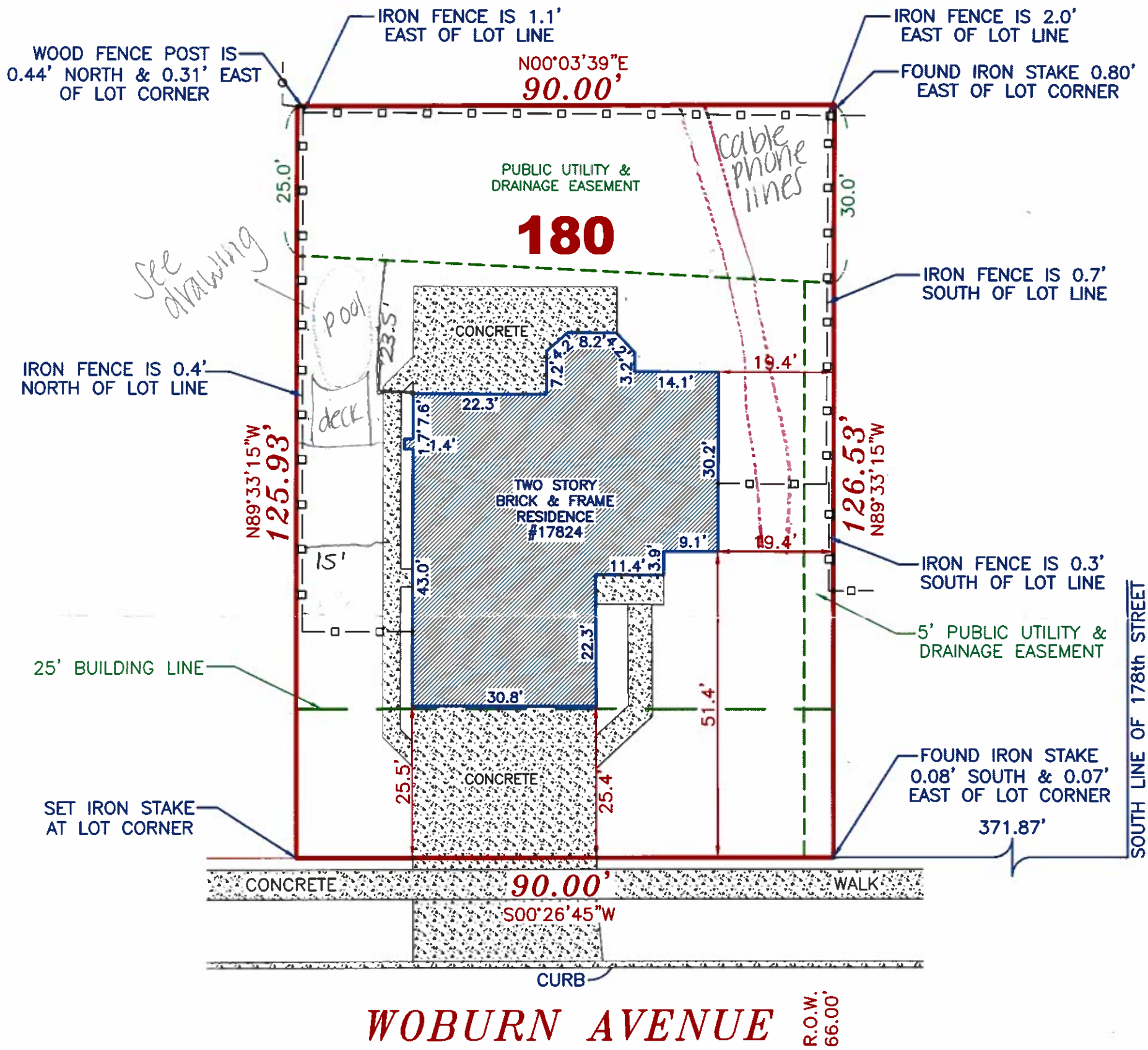
PLAT OF SURVEY

OF

LOT 180 IN GALLAGHER & HENRY'S RADCLIFFE PLACE UNIT 3, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 34, AND PART OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 10, 1998 AS DOCUMENT NO. 98189868, IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 17824 WOBURN ROAD

RECEIVED
MAR 27 2026
VILLAGE OF TINLEY PARK



AREA OF SURVEY = 11,360 SQ.FT.
BASIS OF BEARINGS: RECORD SUBDIVISION PLAT

W
S N
E

1" = 20'
SCALE

CLIENT: LETTY ELWOOD

JNT LAND SURVEYING SERVICES INC.

15935 S. BELL ROAD (708) 645-1136
HOMER GLEN, IL. 60491 FAX (708) 645-1138
WWW.JNTLANDSURVEY.COM

STEVEN J. NAGEL
035-3354
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
HOMERGLEN ILLINOIS

PROFESSIONAL DESIGN FIRM
LAND SURVEYOR CORPORATION
LICENSE NO.
184.004450
EXPIRES 4/30/25

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
LICENSE EXPIRES 11/30/26

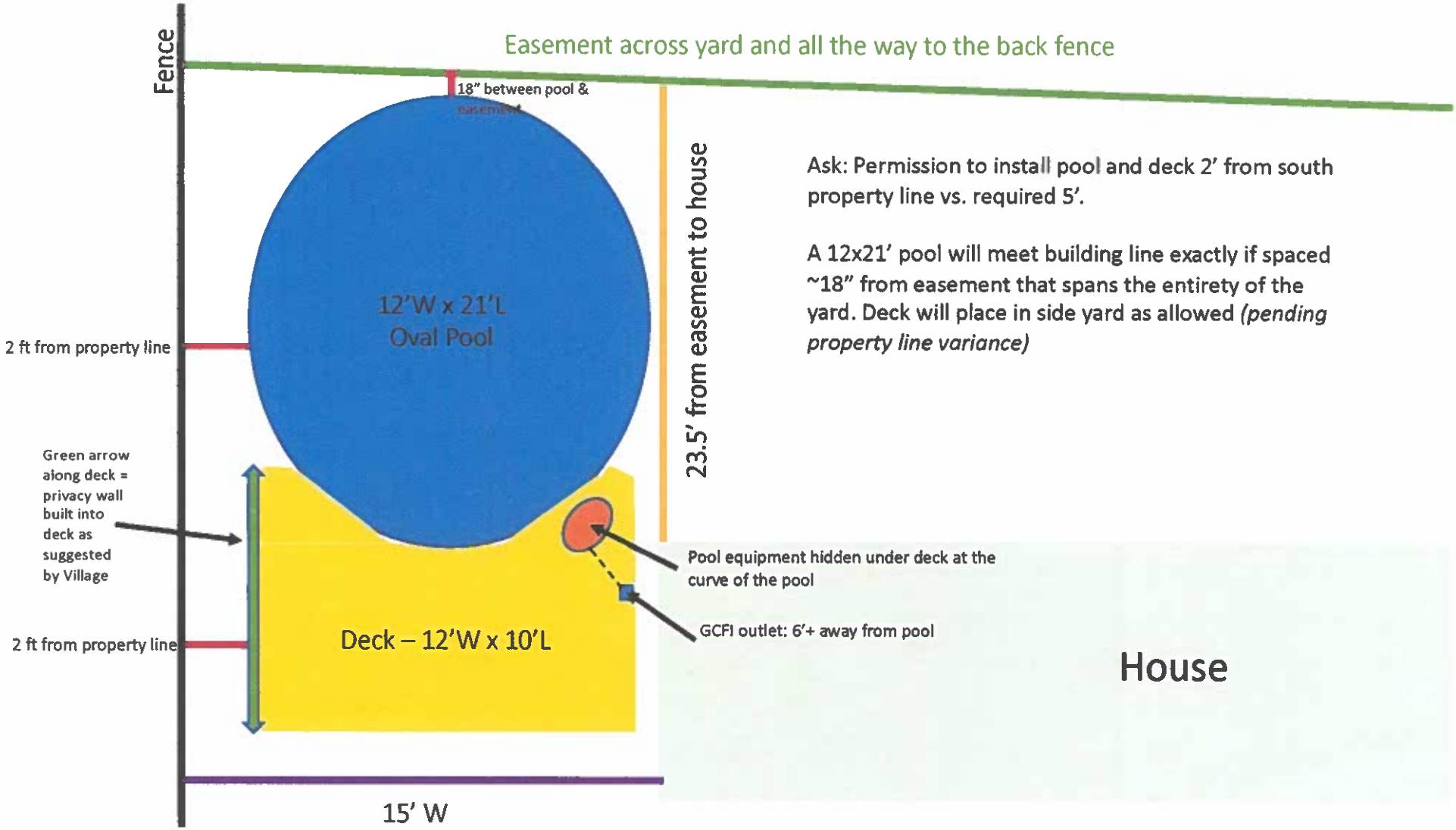
STATE OF ILLINOIS } S. S.
COUNTY OF WILL }

FIELD WORK COMPLETED ON 25th DAY OF NOVEMBER, 2024.

JNT LAND SURVEYING SERVICES INCORPORATED HEREBY CERTIFIES THAT IT HAS SURVEYED THE TRACT OF LAND ABOVE DESCRIBED, AND THAT THE HEREON DRAWN PLAT IS A CORRECT REPRESENTATION THEREOF.

Dated this 2nd Day of DECEMBER, 2024.

Steven Nagel



Ask: Permission to install pool and deck 2' from south property line vs. required 5'.

A 12x21' pool will meet building line exactly if spaced ~18" from easement that spans the entirety of the yard. Deck will place in side yard as allowed *(pending property line variance)*

April 9, 2026

To Whom It May Concern:

I am writing to express my support for my neighbors at 17824 Woburn Road and their request to allow the construction of a pool and deck closer to the property line than currently permitted.

I believe they have thoughtfully planned this with great consideration and I fully support this variance request and respectfully ask that it be approved.

Sincerely,

[redacted]

Lucy Lamargo

Owner of 17830 Woburn Road

PLAN COMMISSION STAFF REPORT

May 21, 2026 – Public Meeting

Petitioner
David Caburnay (Scout Services) on behalf of Crown Castle

Property Location
18301 Ridgeland Avenue

PIN
31-01-100-015-0000
31-05-100-022-0000

Zoning
R-1 Single-Family Residential District

Approvals Sought
Site Plan/Architectural Approval

Project Planner
Mark Herman, MPA, AICP
Planning Manager

Crown Castle Expansion of Ground Equipment Enclosure – Site Plan Approval

18301 Ridgeland Avenue



EXECUTIVE SUMMARY

The Petitioner, David Caburnay (Scout Services) on behalf of Crown Castle, is requesting Site Plan / Architectural approval for a 250 square foot expansion of an existing telecommunications ground equipment enclosure with associated masonry wall and landscaping.

The Village's wireless services facilities regulations require Site Plan Approval for changes to ground equipment that would "alter the existing footprint of the existing ground equipment enclosure" (Zoning Ordinance Section III.W.4.(5).i.).

The subject property is zoned R-1 Single-Family Residential Zoning district and commonly known as 18301-18308 Ridgeland Avenue.



Site location map and aerial

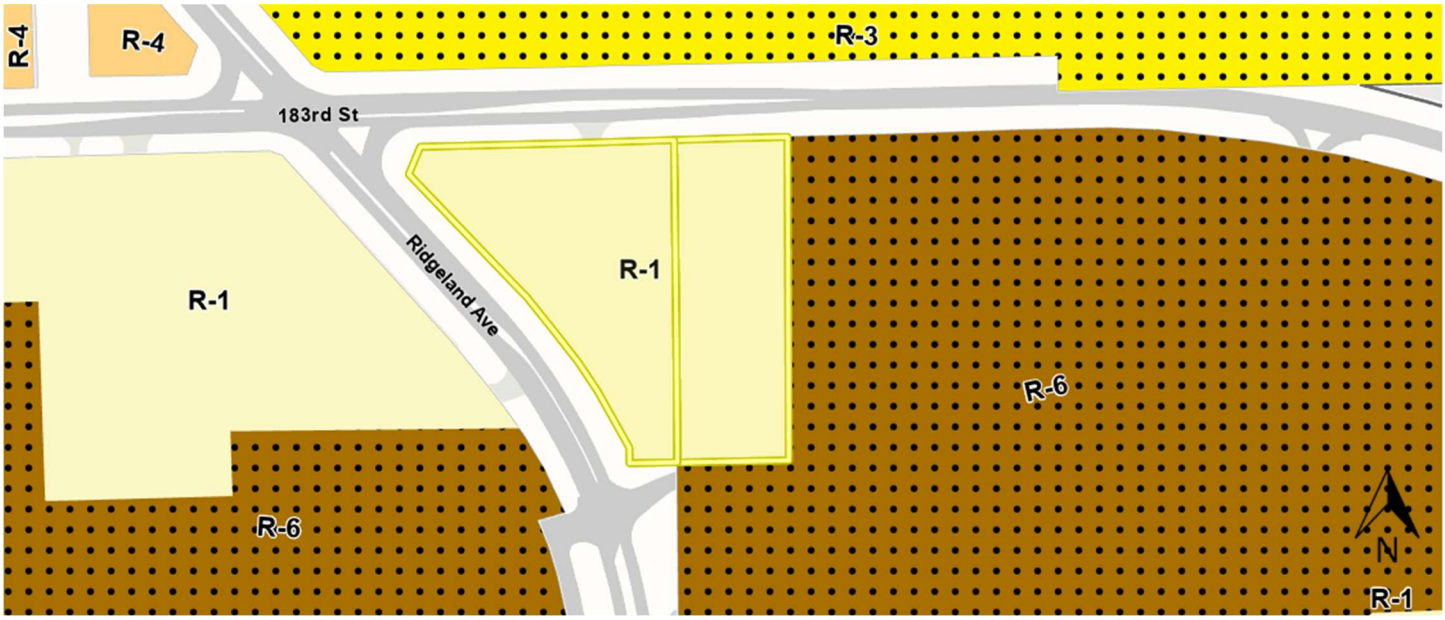
EXISTING SITE & HISTORY

The subject property consists of two parcels totaling approximately 3.5 acres. The property is owned by the Village of Tinley Park and is primarily used for a pump house and water tanks for the Village water system. The site also contains a 110-foot monopole with telecommunications equipment and associated ground equipment.

ZONING & NEARBY LAND USES

The subject property is located within the **R-1 Single-Family Residential** zoning district. The table below indicates the surrounding zoning and land uses in the area:

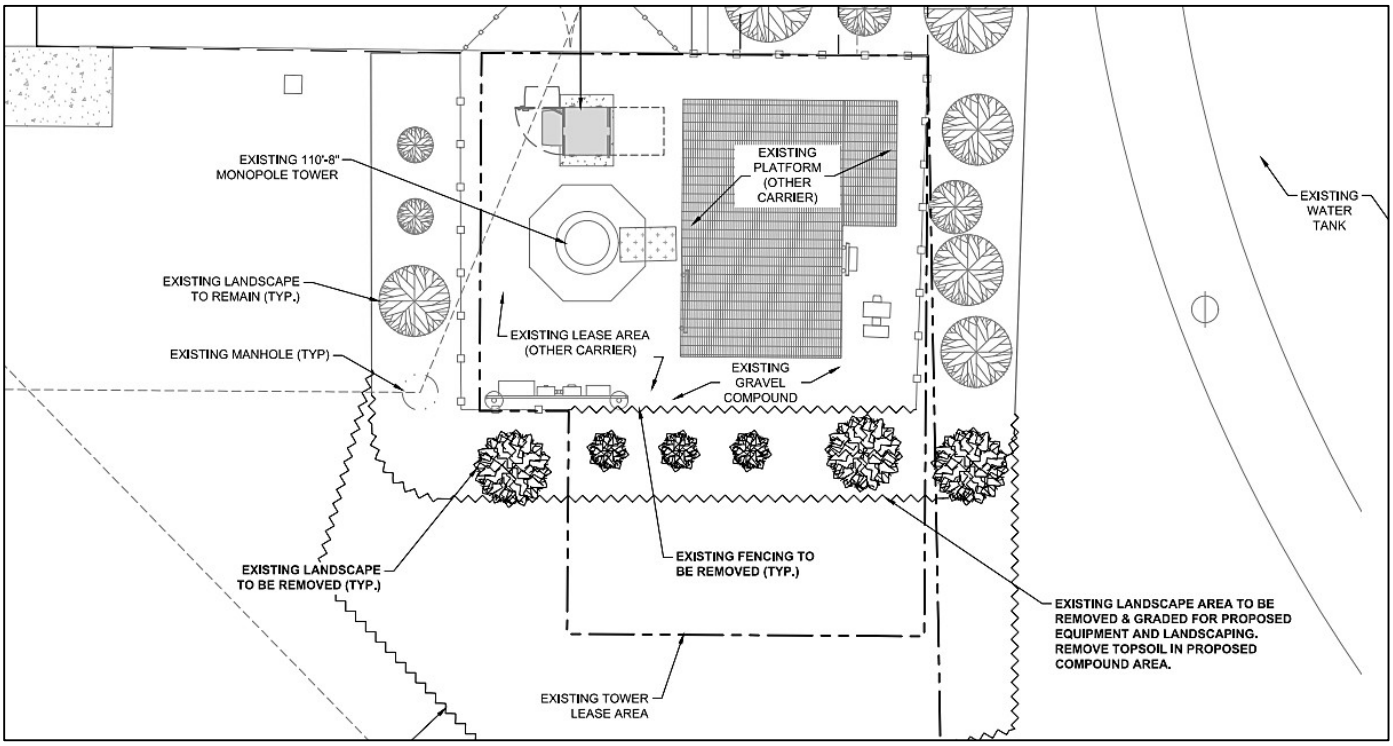
Direction	Zoning	Land Use
North	R-3 Single-Family Residential (PUD)	Forest Preserve
East	R-6 Medium Density Residential	Single-family attached residential
South	R-6 Medium Density Residential	Single-family attached residential
West	R-1 Single-Family Residential	Religious institution



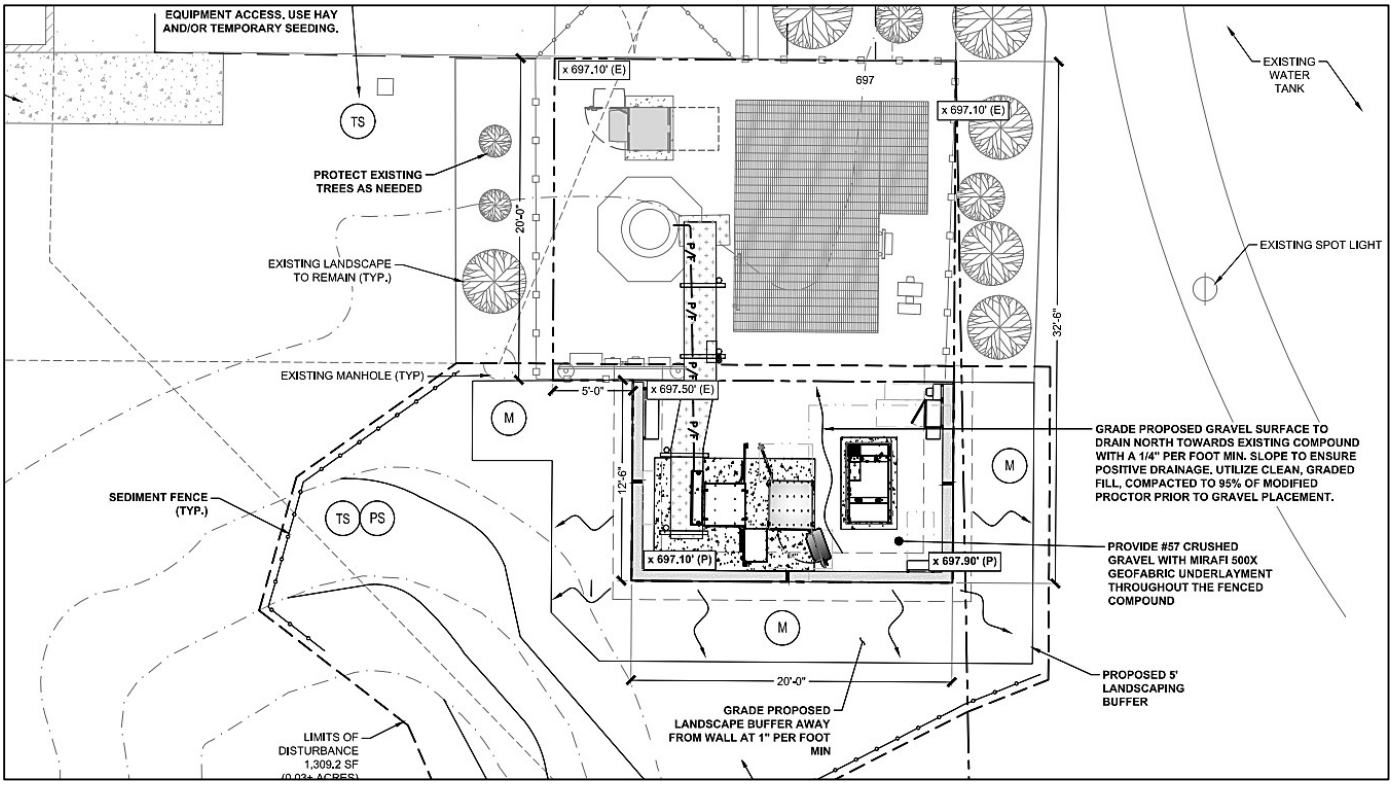
Zoning map

SITE PLAN

The subject property consists of a single building (pump station) and water storage tanks. In between the building and the tanks is a freestanding monopole cellular tower, with ground equipment. The applicant is proposing to expand the cell tower equipment area to the south to allow for the installation of additional equipment. This 250 square foot expanded area (12.5' x 20') is allowed by the Village per a 2022 lease agreement. Additional equipment is being installed on the monopole, but it does not change the overall height of the existing tower.



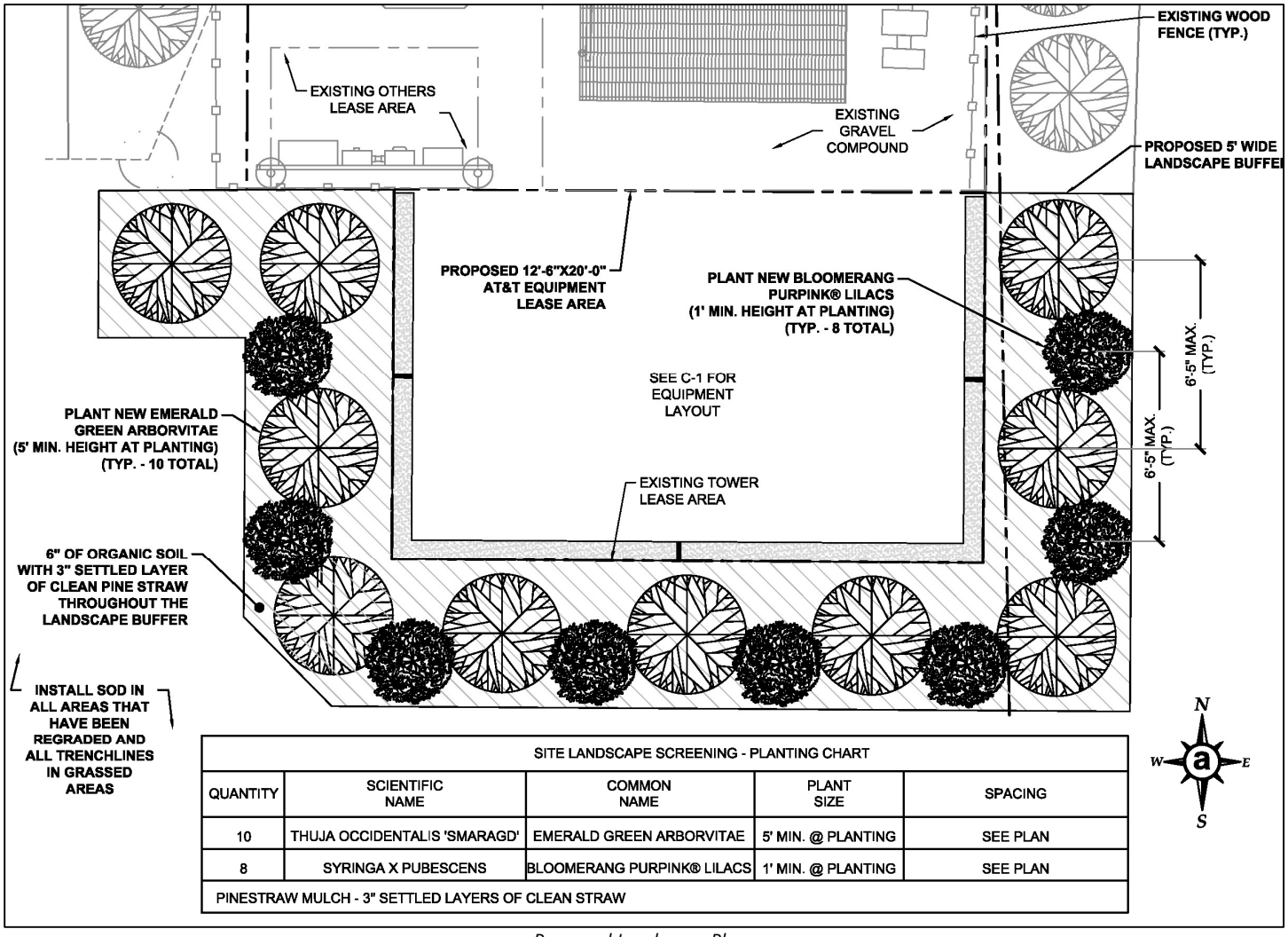
Existing Site Plan



Proposed Site Plan

LANDSCAPING AND SCREENING

The existing equipment enclosure is enclosed by a solid wood fence. Section III.W.4.d.(5).ii of the Zoning Ordinance regulates the screening for freestanding cell towers and associated ground equipment. This section of the Zoning Ordinance requires masonry "shelter" for ground equipment screening. The existing wood fence is therefore legally nonconforming, and the expanded area would require a masonry wall between 6' and 8' in height. The proposed CMU block wall is proposed to match the height of the existing eight-foot-tall fence. Landscaping is also required (per Section III.W.4.d.(5).iii) around the equipment enclosure. The applicant is proposing to maintain the landscaping on the east and west sides of the existing enclosure and install 10 arborvitae and 8 lilacs around the perimeter of the new enclosure.



SITE LANDSCAPE SCREENING - PLANTING CHART

QUANTITY	SCIENTIFIC NAME	COMMON NAME	PLANT SIZE	SPACING
10	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN ARBORVITAE	5' MIN. @ PLANTING	SEE PLAN
8	SYRINGA X PUBESCENS	BLOOMERANG PURPINK® LILACS	1' MIN. @ PLANTING	SEE PLAN
PINESTRAW MULCH - 3" SETTLED LAYERS OF CLEAN STRAW				

Proposed Landscape Plan

SITE PLAN STANDARDS ANALYSIS

Many of the Village standards for Site Plan and Architectural approval are not directly applicable to the project. There is no new building proposed, so standards regarding building materials, building design, roof, entry and articulation are not applicable. The ground mounted telecommunications equipment could be considered mechanical equipment. The standards for site plan approval would require screening of mechanical equipment from public view; which the proposed plan provides with the masonry wall. There is an existing access easement allowing access from 183rd Street to the ground equipment area. There would be room on site for parking in the event a contractor needed to access the site for maintenance. Plans do not show any installation of new lighting.

STANDARDS FOR SITE PLAN AND ARCHITECTURAL APPROVAL

Section III.T.2. of the Zoning Ordinance requires that the conditions listed below must be met and reviewed for Site Plan approval. Specific findings are not required but all standards shall be considered to have been met upon review from the Plan Commission.

Architecture

a. Building Materials: The size of the structure will dictate the required building materials (Section V.C. Supplementary District Regulations). Where tilt-up or pre-cast masonry walls (with face or thin brick inlay) are allowed vertical articulation, features are encouraged to mask the joint lines. Concrete panels must incorporate architectural finishes that comply with "Building Articulation" (Section III.U.5.h.) standards. Cast in place concrete may be used as an accent alternate building material (no greater than 15% per façade) provided there is sufficient articulation and detail to diminish it's the appearance if used on large, blank walls.
b. Cohesive Building Design: Buildings must be built with approved materials and provide architectural interest on all sides of the structure. Whatever an architectural style is chosen, a consistent style of architectural composition and building materials are to be applied on all building facades.
c. Compatible Architecture: All construction, whether it be new or part of an addition or renovation of an existing structure, must be compatible with the character of the site, adjacent structures and streetscape. Avoid architecture or building materials that significantly diverge from adjacent architecture. Maintain the rhythm of the block in terms of scale, massing and setback. Where a development includes outlots they shall be designed with compatible consistent architecture with the primary building(s). Site lighting, landscaping and architecture shall reflect a consistent design statement throughout the development.
d. Color: Color choices shall consider the context of the surrounding area and shall not be used for purposes of "attention getting" or branding of the proposed use. Color choices shall be harmonious with the surrounding buildings; excessively bright or brilliant colors are to be avoided except to be used on a minor scale for accents.
e. Sustainable architectural design: The overall design must meet the needs of the current use without compromising the ability of future uses. Do not let the current use dictate an architecture so unique that it limits its potential for other uses (i.e. Medieval Times).
f. Defined Entry: Entrance shall be readily identifiable from public right-of-way or parking fields. The entry can be clearly defined by using unique architecture, a canopy, overhang or some other type of weather protection, some form of roof element or enhanced landscaping.
g. Roof: For buildings 10,000 sf or less a pitched roof is required or a parapet that extends the full exterior of the building. For buildings with a continuous roof line of 100 feet of more, a change of at least five feet in height must be made for every 75 feet.
h. Building Articulation: Large expanses of walls void of color, material or texture variation are to be avoided. The use of material and color changes, articulation of details around doors, windows, plate lines, the provision of architectural details such as "belly-bands" (decorative cladding that runs horizontally around the building), the use of recessed design elements, exposed expansion joints, reveals, change in texture, or other methods of visual relief are encouraged as a means to minimize the oppressiveness of large expanses of walls and break down the overall scale of the building into intermediate scaled parts. On commercial buildings, facades greater than 100 feet must include some form of articulation of the façade through the use of recesses or projections of at least 6 inches for at least 20% of the length of the façade. For industrial buildings efforts to break up the long façade shall be accomplished through a change in building material, color or vertical breaks of three feet or more every 250 feet.
i. Screen Mechanicals: All mechanical devices shall be screened from all public views.
j. Trash Enclosures: Trash enclosures must be screened on three sides by a masonry wall consistent with the architecture and building material of the building it serves. Gates must be kept closed at all times and constructed of a durable material such as wood or steel. They shall not be located in the front or corner side yard and shall be set behind the front building façade.

Site Design

a. Building/parking location: Buildings shall be located in a position of prominence with parking located to the rear or side of the main structure when possible. Parking areas shall be designed so as to provide continuous circulation avoiding dead-end parking aisles. Drive-through facilities shall be located to the rear or side of the structure and not dominate the aesthetics of the building. Architecture for canopies of drive-through areas shall be consistent with the architecture of the main structure.
b. Loading Areas: Loading docks shall be located at the rear or side of buildings whenever possible and screened from view from public rights-of-way.
c. Outdoor Storage: Outdoor storage areas shall be located at the rear of the site in accordance with Section III.O.1. (Open Storage). No open storage is allowed in front or corner side yards and are not permitted to occupy areas designated for parking, driveways or walkways.
d. Interior Circulation: Shared parking and cross access easements are encouraged with adjacent properties of similar use. Where possible visitor/employee traffic shall be separate from truck or equipment traffic.
e. Pedestrian Access: Public and interior sidewalks shall be provided to encourage pedestrian traffic. Bicycle use shall be encouraged by providing dedicated bikeways and parking. Where pedestrians or bicycles must cross vehicle pathways a cross walk shall be provided that is distinguished by a different pavement material or color.

MOTION TO CONSIDER

If the Plan Commission wishes to take action, an appropriate wording of the motions would read:

"…make a motion to grant the Petitioner Site Plan Approval for the expansion of telecommunications ground equipment area with masonry enclosure and landscaping at 18301 Ridgeland Avenue in accordance with the plans submitted and adopt the Findings of Fact as proposed in the May 7, 2026 staff report."

LIST OF REVIEWED PLANS

	Submitted Sheet Name	Prepared By	Date On Sheet
1.	Planning & Zoning General Application (Redacted)	Petitioner	4/22/2026
2.	Civil Plans (includes site plan and landscape plan)	Amentum	Rev. 4/08/2026

Village of Tinley Park
Community Development Dept.
16250 S. Oak Park Ave.
Tinley Park, IL 60477
708-444-5100

VILLAGE OF TINLEY PARK, ILLINOIS

PLANNING AND ZONING GENERAL APPLICATION

REQUEST INFORMATION

*Additional Information is Required for Specific Requests as Outlined in Specific Addendums

- ☐ **Special Use for:** _____
- ☐ **Planned Unit Development (PUD)** ☐ **Concept** ☐ **Preliminary** ☐ **Final** ☐ **Deviation**
- ☐ **Variation** ☐ ***Residential*** ☐ ***Commercial*** **for** _____
- ☐ **Annexation**
- ☐ **Rezoning (Map Amendment) From** _____ **to** _____
- ☐ **Plat (Subdivision, Consolidation, Public Easement)** ☐ ***Preliminary*** ☐ ***Final***
- ☑ **Site Plan**
- ☐ **Landscape Change Approval**
- ☐ **Other:** _____

PROJECT & PROPERTY INFORMATION

Project Name: AT&T NSB Collocation installation on Crown Tower

Project Description: Install 9 antennas, 9 RRHs, 2 DC9s, 3 Sector mounts on the tower and install a new 12'6"

Project Address: 18301 Ridgeland Ave **Property Index No. (PIN):** 31-01-100-015-0000

Zoning District: Tinley Park **Lot Dimensions & Area:** _____

Estimated Project Cost: $ _____

OWNER OF RECORD INFORMATION

Please supply proper documentation of ownership and/or designated representative for any corporation.

Name of Owner: Raul Montenegro **Company:** Crown Castle

Street Address: [redacted] **City, State & Zip:** [redacted]

E-Mail Address: _____ **Phone Number:** [redacted]

APPLICANT INFORMATION

☐ **Same as Owner of Record**

All correspondence and invoices will be sent to the applicant. If applicant is different than owner, "Authorized Representative Consent" section must be completed.

Name of Applicant: David Caburnay **Company:** Scout Services

Relation To Project: _____

Street Address: [redacted] **City, State & Zip:** [redacted]

E-Mail Address: **Phone Number:**

Docusign Envelope ID: 8BF27885-F9F2-4791-9CCA-0E6BCB62A0F1

Village of Tinley Park
Community Development Dept.
16250 S. Oak Park Ave.
Tinley Park, IL 60477
708-444-5100

VILLAGE OF TINLEY PARK, ILLINOIS

PLANNING AND ZONING GENERAL APPLICATION

Authorized Representative Consent

It is required that the property owner or his designated representative be present at all requests made to the Plan Commission and Zoning Board of Appeals. During the course of a meeting, questions may arise regarding the overall project, the property, property improvements, special conditions attached to recommendations among other aspects of any formal request. The representative present must have knowledge of the property and all aspects of the project. They must have the authority to make commitments related to the project and property. Failure to have the property owner or designated representative present at the public meeting can lead to substantial delays to the project approval. If the owner cannot be present or does not wish to speak at the public meeting, the following statement must be signed by the owner for an authorized repetitive.

I hereby authorize David Caburnay *(print clearly) to act on my behalf and advise that they have full authority to act as my/our representative in regards to the subject property and project, including modifying any project or request. I agree to be bound by all terms and agreements made by the designated representative.*

Property Owner Signature: [redacted] 4/21/2026 | 12:48:28 PM EDT

Property Owner Name (Print): Raul Montenegro, Real Estate Specialist for Crown Castle, Crown Castle Owned Equipment

Acknowledgements

- Applicant acknowledges, understands and agrees that under Illinois law, the Village President (Mayor), Village Trustees, Village Manager, Corporation Counsel and/or any employee or agent of the Village or any Planning and Zoning Commission member or Chair, does not have the authority to bind or obligate the Village in any way and therefore cannot bind or obligate the Village. Further, Applicant acknowledges, understands and agrees that only formal action (including, but not limited to, motions, resolutions, and ordinances) by the Board of Trustees, properly voting in an open meeting, can obligate the Village or confer any rights or entitlement on the applicant, legal, equitable, or otherwise.
- Members of the Plan Commission, Zoning Board of Appeals, Village Board as well as Village Staff may conduct inspections of subject site(s) as part of the pre-hearing and fact finding review of requests. These individuals are given permission to inspect the property in regards to the request being made.
- Required public notice signs will be obtained and installed by the Petitioner on their property for a minimum of 10 days prior to the public hearing. These may be provided by the Village or may need to be produced by the petitioner.
- The request is accompanied by all addendums and required additional information and all applicable fees are paid before scheduling any public meetings or hearings.
- Applicant verifies that all outstanding fees and monies owed to the Village of Tinley Park have been paid.
- Any applicable recapture, impact, engineering, contracted review or other required fees and donations shall be paid prior to issuance of any building permits, occupancy permits, or business licenses.
- The Owner and Applicant by signing this application certify that the above information and all supporting addendums and documentation is true and correct to the best of their knowledge.

Property Owner Signature: [redacted]

Property Owner Name (Print): [redacted] Crown Castle, Crown Castle Owned Equipment

Applicant Signature:
(If other than Owner) [redacted]

Applicant's Name (Print): DAVID CABURNAY

Date: 4-22-26

Village of Tinley Park
Community Development Dept.
16250 S. Oak Park Ave.
Tinley Park, IL 60477
708-444-5100

VILLAGE OF TINLEY PARK, ILLINOIS

SITE PLAN ADDENDUM

APPLICATION & SUBMITTAL REQUIREMENTS

A complete application consists of the following items submitted in a comprehensive package. If materials are submitted separately or are incomplete they may not be accepted and may delay the review or meeting dates until a complete application package is received. The following information is being provided in order to assist applicants with the process of requesting **Site Plan** approval. This information is a summary of the application submittal requirements and may be modified based upon the particular nature and scope of the specific request.

Depending upon meeting schedules, legal notification requirements, and the specific type and scope of the request, this process generally takes between 45 to 60 days from the date of submission of a complete application package. Please schedule a pre-application meeting with Planning Department staff to review the feasibility of the proposal, discuss applicable Ordinance requirements, discuss submittal requirements, and receive some preliminary feedback.

■ General Application form is complete and is signed by the property owner(s) and applicant (if applicable).

☐ Ownership documentation is submitted indicating proper ownership through a title report or title policy. If a corporation or partnership, documentation of the authorized agent must be supplied. All beneficiaries of a property must be disclosed.

☐ A written project narrative detailing the general nature and specific aspects of the proposal being requested. Details on existing conditions, any parking requirements, property changes, landscaping, building design, proposed uses/tenants, public improvements or any other site design details should be described. Any additional requests such as a Special Use or Variation should be indicated in the narrative as well.

☐ A Plat of Survey of the property that is prepared by a register land surveyor and has all up-to-date structures and property improvements indicated.

☐ Plans and Surveys including all details listed on the Site Plan checklist (next page).

☐ Submit all applications, plans and documents stated above electronically via email/USB drive/ShareFile upload to Community Development Staff (Note: Village email attachment size is limited to 10MB. Please utilize ShareFile if your submission exceeds 10MB). Staff may also request up to three (3) paper copy of full-size Arch D (24" x 36") plans.

■ Site Plan Fee: Site Plan Review (Non-Residential & Multi-Family) - $500 New/First Approval, $300 Amendment

☐ Engineering Review Fees: Administrative Fee - $250 (0-5 acres), $50 (5.01-40 acres), $2,000 + $20/acre over 40 acres. (40.01+ acres) and Concept/Preliminary Review Fee - $300 (0-2 acres), $600 (2.01-4acres), $900 (4.01-9acres), $1,500(9.01acres+)

Required Plan Submittal Items	Applicant Submitted	Village Received
1. Site Plan Approval Application	☐ X	☐
2. Complete list and contact information for all project staff and design professionals (Architect, Engineer, Landscape Architect, etc.)	X ☐	☐
3. Plat of Survey, including: a. Existing conditions and dimensions; b. Legal Description; c. Surveyor information; and d. Date of completion.	☐	☐
4. Site Plan, including: a. Fully-dimensioned property boundaries; b. All building elements and physical improvements; c. Setbacks from all property lines; d. Identification as to whether all elements are "Existing" or "Proposed"; e. Dimensioned parking spaces and drive aisles per Section VIII of the Zoning Ordinance; f. Dimensioned sidewalks (within rights-of-way and interior to the site); g. Trash enclosure location and screening/gate materials; h. Loading spaces as required by Section VIII of the Zoning Ordinance; i. Fire hydrant locations as required by the Village Fire Prevention Bureau; j. Lighting standard locations; and k. Ground signs with setbacks noted.	X ☐	☐
5. Zoning Analysis Table a. Showing existing, proposed, and required zoning conditions for all Lot and Bulk Regulations of the Zoning Ordinance, including but not limited to: i. Land area in acres and square feet (exclusive of rights-of-way); ii. Building area in square feet (including a breakdown by use for parking calculation); iii. Setbacks; iv. Floor Area Ratio (FAR); v. Lot coverage; vi. Height of all buildings and structures (see definition of height in Zoning Ordinance); vii. Percentage of greenspace; and viii. Parking spaces (with calculations).	X ☐	☐
6. Landscape Plan, including: a. Bufferyards (please include a table indicating required and proposed plant units); b. Parking lot landscape islands; c. Screening/fencing locations; d. Berms (if proposed); e. Plant lists, including: i. Latin and common names ii. Number of each planting material to be provided iii. Size at planting	☐	☐
7. Photometric Plan, including: a. Location of light fixtures; b. A cut sheet of light fixtures with indication of cut-offs or shielding; and c. Indicating lighting levels in foot-candles at the following locations: i. Interior of the subject property; ii. At the property lines (contact staff about maximum light levels); and iii. Ten (10) feet beyond the property lines.	☐	☐

8. Floor Plans, including: a. Preliminary floor plan layout of all buildings; b. Labels for the type of use of the area; and c. Labels for square footage of the area and types of uses.	☐ X	☐
9. Preliminary Engineering Plans, including but not limited to: a. Drainage and water flow patterns or routes; b. On-site detention; c. Existing and proposed roadway configurations (adjacent public streets and interior roadways/driveways); d. Utility connections and locations; e. Future roadway or access connections (if necessary); and f. Cross access easement(s).	☐	☐
10. Signage Plans, including: a. Dimensioned color elevations of ground, wall and directional signage b. A diagram showing the location of the proposed signage with setbacks from property lines and internal drive aisles or parking lots; and c. Include description of sign materials and method of illumination.	☐	☐
11. Elevations and Renderings a. Building elevations showing all four sides of all buildings. i. Elevations should be fully-dimensioned including height, width, and depth of all major building elements and components, and identify all building materials; and b. Color renderings or 3D model of site. c. Elevation of trash enclosure area with building materials identified (if applicable).	☐ X	☐
12. Building Material Samples *(may be submitted after initial Staff Review, but prior to placement on a Plan Commission agenda)* a. Samples of proposed materials including, but not limited to: i. Wall materials such as bricks, stone, and siding; ii. Roofing; iii. Light fixtures; and iv. Windows, moldings, shutters, and awnings. b. Provide final information on all building materials with vendor, color, and sizes, where relevant, in a table format.	☐	☐
13. Preliminary Plat(s) *(if applicable)*	☐	☐

The above information is intended as an outline of the Submission Requirements for Site Plan Approval and is neither mutually exclusive nor inclusive. The Village's Zoning Ordinance, Landscape Ordinance, Building Codes, and Subdivision Regulations can be found online at the Village website at http://www.tinleypark.org. Questions about Site Plan Approval and other Planning processes may be directed to the Planning Department at:

Village of Tinley Park
Planning Department
16250 S. Oak Park Avenue
Tinley Park, IL 60477
Phone: (708) 444-5100
Email: planning@tinleypark.org

AT&T

SITE NAME:
ILL04385
SITE ID: ILL04385

FA NUMBER: 15814376 **USID:** 329917
IWM JOB NUMBER: WSCHI0050716

18301 RIDGELAND AVENUE
TINLEY PARK, IL 60477
COOK COUNTY

EXISTING 110'-8" MONOPOLE

ERICSSON NETWORK MODERNIZATION

SCAN FOR DRIVING DIRECTIONS

SITE INFORMATION

PARCEL OWNER:	TINLEY PARK
ADDRESS:	-
PARCEL ID:	31-05-100-015-0000
ZONING CLASSIFICATION:	R-1
POWER COMPANY:	COMMONWEALTH EDISON CO.
CONTACT:	[redacted]
TELEPHONE COMPANY:	AT&T
CONTACT:	[redacted]

PROJECT SUMMARY

TOWER OWNER:	CROWN CASTLE
ADDRESS:	200 CORPORATE DRIVE CANONSBURG, PA 15317
CONTACT:	KIMBERLY HERRICK
PHONE:	[redacted]
SITE ADDRESS:	18301 RIDGELAND AVENUE TINLEY PARK, IL 60477
CUSTOMER/APPLICANT:	AT&T WIRELESS 95 W. ALGONQUIN ROAD ARLINGTON HEIGHTS, IL 60005

NAD83

LATITUDE:	41° 33' 29.70" N (41.558250°)
LONGITUDE:	87° 46' 16.90" W (-87.771361°)
JURISDICTION:	COOK COUNTY
COUNTY:	COOK
GROUND ELEVATION:	698'± AMSL
OCCUPANCY TYPE:	UNMANNED
A.D.A. COMPLIANCE:	FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION
CONSTRUCTION TYPE:	IIB
GROUP:	U

CODE COMPLIANCE

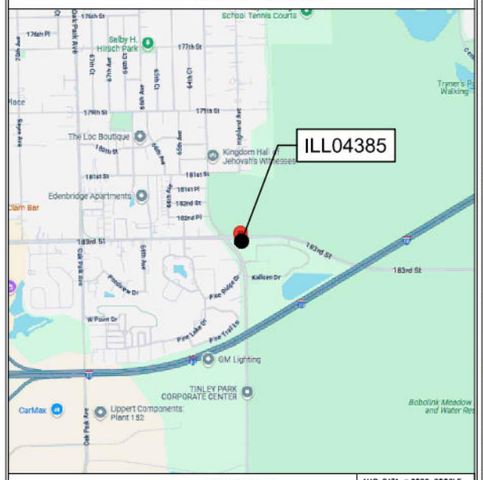
ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES:

CODE TYPE (IL)	CODE
BUILDING/DWELLING	IBC 2021 AS ADOPTED
STRUCTURAL	IBC 2021 AS ADOPTED
MECHANICAL	IBC 2021 AS ADOPTED
ELECTRICAL	NEC 2023 AS ADOPTED

CONTACT INFO.

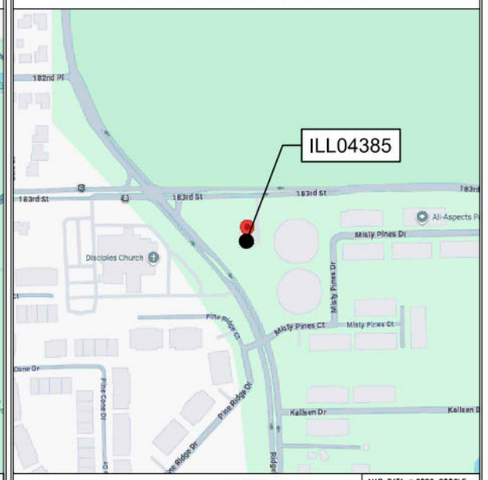
A&E FIRM:	AMENTUM DIGITAL INFRASTRUCTURE, INC. 2929 ARCH STREET, STE 1500 PHILADELPHIA, PA 19104	AT&T CONSTRUCTION MANAGER: 95 W ALGONQUIN, ARLINGTON HEIGHTS, IL
CONTACT:	MICHAEL STREET	GWYN NOBLE
PHONE:	[redacted]	[redacted]

AREA MAP



NO SCALE

LOCATION MAP



NO SCALE

PROJECT DESCRIPTION

INSTALL
- INSTALL (1) NEW RAYCAP 38 EQUIPMENT CABINET
- INSTALL (1) 30KW GENERATOR
- INSTALL (1) NEW DC50
- INSTALL (1) NEW OMNI-ON -58V POWER PLANT
- INSTALL (6) NEW RECTIFIERS
- INSTALL (6) NEW -58V CONVERTERS
- INSTALL (2) NEW 190AH BATTERIES
- INSTALL ALL PROPOSED ERICSSON BBUS
- INSTALL PROPOSED MASONRY WALL
- INSTALL PROPOSED LANDSCAPE BUFFER
- INSTALL (3) NEW SECTOR MOUNTS
- INSTALL (1) NEW COLLAR RING MOUNT
- INSTALL (3) NEW AIR 6472 B77G B77M ANTENNAS
- INSTALL (9) NEW 10' ANTENNA MAST PIPE
- INSTALL (6) NEW NNH4-65B-R6H4 ANTENNAS
- INSTALL (6) NEW RRH BACK TO BACK BRACKETS
- INSTALL (6) NEW 10' RRHS MAST
- INSTALL (3) NEW 4494 B14/B29 RRHS
- INSTALL (3) NEW 4490 B5/B12 RRHS
- INSTALL (3) NEW 4890 B25/B66 RRHS
- INSTALL (2) NEW DC9
- INSTALL (4) NEW 606 DC TRUNKS
- INSTALL (2) NEW 24 PAIR FIBER

DRAWING INDEX

SHEET #	SHEET DESCRIPTION	REV. #
T-1	TITLE SHEET	10
T-2	GENERAL NOTES	10
T-3	SIGNAGE	10
C-1	SITE EXHIBIT	10
C-1.1	DEMOLITION PLAN	10
C-1.2	GRADING NOTES AND SYMBOLS	10
C-1.3	GRADING PLAN	10
C-2	SITE PLAN	10
C-3	EQUIPMENT LAYOUT	10
C-4	TOWER ELEVATION PLAN	10
C-4.1	ANTENNA AZIMUTH PLAN	10
C-5 TO C-8	EQUIPMENT DETAILS	10
L-1	LANDSCAPE PLAN	10
S-1	WALL DETAILS	10
S-2	WALL DETAILS	10
E-0.1	OVERALL ELECTRICAL SITE PLAN	10
E-1	ELECTRICAL SITE PLAN	10
E-2	ONE LINE DIAGRAM AND PANEL SCHEDULE	10
E-3	ELECTRICAL DETAILS	10
G-1	GROUNDING PLAN	10
G-2 TO G-4	GROUNDING DETAILS & NOTES	10
RF-1	ANTENNA INFORMATION CHART	10

A/E DOCUMENT REVIEW STATUS

TITLE	SIGNATURE	DATE
AT&T CONSTRUCTION MGR:		
AMENTUM PM:		
RF ENGINEER:		
ZONING APPROVAL:		
SITE ACQUISITION:		
PROPERTY OWNER:		

STATUS CODE:

1		ACCEPTED: WITH OR NO COMMENTS, CONSTRUCTION MAY PROCEED
2		NOT ACCEPTED: RESOLVE COMMENTS AND RESUBMIT

ACCEPTANCE DOES NOT CONSTITUTE APPROVAL OF DESIGN, CALCULATIONS, ANALYSIS, TEST METHODS OF MATERIALS DEVELOPED OR SELECTED BY THE SUBCONTRACTOR AND DOES NOT RELIEVE SUBCONTRACTOR FROM FULL COMPLIANCE WITH CONTRACTUAL OBLIGATIONS.

NEW JULIE, INC. CALL
(800) 892-0123
CALL J.U.L.I.E. 48 HOURS
BEFORE YOU DIG

JULIE

amentum
2929 ARCH STREET, STE 1500
PHILADELPHIA, PA 19104

AT&T

USID: 329917
FA: 15814376
ILL04385
18301 RIDGELAND AVENUE
TINLEY PARK, IL 60477
EXISTING MONOPOLE

PROJECT NO: EP5TRFIL
CHECKED BY: W.W.

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION
6	01/15/26	AJM	FOR CONSTRUCTION
7	03/10/26	AJM	FOR REVIEW
8	03/23/26	AJM	FOR CONSTRUCTION
9	03/24/26	AJM	UPDATED REBAR
10	04/08/26	AJM	LANDSCAPE UPDATE

LICENSED PROFESSIONAL ENGINEER
KARL R. KRATINA
062-070130
OF ILLINOIS
04/08/26

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

SHEET NUMBER: T-1
REVISION: 10

GENERAL NOTES:

1. ALL SITE WORK SHALL BE AS INDICATED ON THE DRAWINGS.
2. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES, ORDINANCES, LAWS AND REGULATIONS OF ALL MUNICIPALITIES, UTILITIES COMPANY OR OTHER PUBLIC. AUTHORITIES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS THAT MAY BE REQUIRED BY ANY FEDERAL, STATE, COUNTY OR MUNICIPAL AUTHORITIES.
4. THE CONTRACTOR SHALL NOTIFY THE AT&T CONSTRUCTION MANAGER, IN WRITING, OF ANY CONFLICTS, ERRORS OR OMISSIONS PRIOR TO THE SUBMISSION OF BIDS OR PERFORMANCE OF WORK. MINOR OMISSIONS OR ERRORS IN THE BID DOCUMENTS SHALL NOT RELIEVE THE CONTRACTOR FROM RESPONSIBILITY FOR THE OVERALL INTENT OF THESE DRAWINGS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING SITE IMPROVEMENTS PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL REPAIR ANY DAMAGE CAUSED AS A RESULT OF CONSTRUCTION OF THIS FACILITY.
6. THE SCOPE OF WORK FOR THIS PROJECT SHALL INCLUDE PROVIDING ALL MATERIALS, EQUIPMENT AND LABOR REQUIRED TO COMPLETE THIS PROJECT. ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
7. THE CONTRACTOR SHALL VISIT THE PROJECT SITE PRIOR TO SUBMITTING A BID TO VERIFY THAT THE PROJECT CAN BE CONSTRUCTED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
8. CONTRACTOR SHALL MAKE A UTILITY "ONE CALL" TO LOCATE ALL UTILITIES AND NOTIFY UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION PRIOR TO EXCAVATION AT SITE.
9. ANY UNDERGROUND UTILITIES OR STRUCTURES THAT EXIST BENEATH THE PROJECT AREA, CONTRACTOR MUST LOCATE IT AND CONTACT THE APPLICANT & THE OWNER'S REPRESENTATIVE.
10. NO SIGNIFICANT NOISE, SMOKE, DUST, OR ODOR WILL RESULT FROM THIS FACILITY.
11. THE FACILITY IS UNMANNED AND NOT INTENDED FOR HUMAN HABITATION (NO HANDICAP ACCESS REQUIRED).
12. THE FACILITY IS UNMANNED AND DOES NOT REQUIRE POTABLE WATER OR SANITARY SERVICE.
13. POWER TO THE FACILITY WILL BE MONITORED BY A SEPARATE METER.
14. THERE ARE NO COMMERCIAL SIGNS PROPOSED FOR THIS INSTALLATION.
15. NO FILL OR EMBANKMENT MATERIAL SHALL BE PLACED ON FROZEN GROUND. FROZEN MATERIALS, SNOW OR ICE SHALL NOT BE PLACED IN ANY FILL OR EMBANKMENT.
16. THE SUBGRADE SHALL BE COMPACTED AND BROUGHT TO A SMOOTH UNIFORM GRADE PRIOR TO FINISHED SURFACE APPLICATION.
    MAXIMUM SOIL LIFTS:
    JUMPING JACK - 3"
    CROWS FOOT TRENCH ROLLER - 6"
    HOE OPERATED VIBRATORY PLATE - 8"
    WHEELED VIBRATORY SOIL COMPACTOR - 12"
    *LIFT HEIGHTS MAY NEED TO BE ADJUSTED DEPENDING ON SOIL TYPES AND MOISTURE CONTENT.
17. ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES WHERE ENCOUNTERED IN THE WORK, SHALL BE PROTECTED AT ALL TIMES, AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE RELOCATED AS DIRECTED BY UTILITY OWNER. EXTREME CAUTION SHOULD BE USED BY THE CONTRACTOR WHEN EXCAVATING OR PIER DRILLING AROUND OR NEAR UTILITIES.
18. THE AREAS DISTURBED DUE TO CONSTRUCTION ACTIVITY SHALL BE GRADED AND RESTORED PER CODE/LANDLORD REQUIREMENTS (REFER TO GRADING PLAN, IF REQUIRED)
19. CONTRACTOR SHALL MINIMIZE DISTURBANCE TO EXISTING SITE DURING CONSTRUCTION. EROSION CONTROL MEASURES SHALL BE IN CONFORMANCE WITH THE LOCAL GUIDELINES FOR EROSION AND SEDIMENT CONTROL, AND COORDINATED WITH THE MUNICIPALITY.
20. UTILITY WARNING TAPE SHALL BE PLACED ABOVE ALL NEW CONDUITS AT MAX. 18" DEPTH BELOW GRADE.
21. AT&T CONTRACTOR RESPONSIBILITIES:
    21.a. ALL WORK IN THE AT&T LEASED AREA EXCEPT POWER AND TELCO CONDUIT FROM MULTI-GANG METER RACK AND TELCO DEMARC WHICH SHALL BE INSTALLED BY BUILD-TO-SUIT VENDOR.
    21.b. INSTALLATION OF WAVEGUIDE SUPPORT FROM AT&T LEASED AREA TO TOWER BASE.
    21.c. POWER AND FIBER LINES FROM AT&T GROUND EQUIPMENT TO ANTENNA MOUNT LOCATION ON TOWER.
    21.d. AT&T ANTENNAS, RRUS AND APPURTENANT AT&T EQUIPMENT ON ANTENNA MOUNTING PLATFORM AT RAD CENTER IN ACCORDANCE WITH AT&T RFDS.
22. EXISTING FEATURES SHOWN ARE BASED ON FIELD SITE AUDIT BY AMENTUM DIGITAL INFRASTRUCTURE, INC. AND IS LIMITED TO FEATURES OF INTEREST.
23. THIS PLAN IS NOT A BOUNDARY SURVEY. PROPERTY BOUNDARY INFORMATION SHOWN IS FOR REFERENCE ONLY. AMENTUM DIGITAL INFRASTRUCTURE, INC. DID NOT VERIFY BOUNDARY AS PART OF THIS SITE AUDIT.
24. VERTICAL DATUM IS NAVD88 BASED ON GPS OBSERVATIONS REFERENCED TO THE NGS CORS NETWORK.
25. HORIZONTAL DATUM IS NAD 83, STATE PLANE COORDINATES OF STATE AND ESTABLISHED GPS OBSERVATIONS REFERENCED TO THE NGS CORS NETWORK.
26. NO WETLANDS INVESTIGATION WAS PERFORMED AS PART OF THIS SITE AUDIT.
27. UTILITIES SHOWN PER FIELD LOCATIONS FROM ABOVE GROUND INSPECTION OF THE SITE AND UTILITY MARK-OUTS IN THE FIELD. UTILITIES THAT EXIST MAY NOT BE SHOWN.
28. THE CONTRACTOR SHALL VISIT THE SITE BEFORE BIDDING ON THE WORK CONTAINED WITHIN THIS DESIGN PACKAGE. DISCREPANCIES AND OMISSIONS SHALL BE BROUGHT TO THE ENGINEERS ATTENTION PRIOR TO BIDDING.
29. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM PROPOSED SHELTER/EQUIPMENT AT A MINIMUM OF 0.1% TO A MAXIMUM OF 1% GRADE (UNLESS NOTED OTHERWISE). GRADE AWAY FROM FENCED COMPOUND AT A MINIMUM 1.5% AND MAXIMUM 5% GRADE.
30. THE CONTRACTOR SHALL PERFORM ALL EXCAVATION AND DIGGING WITHIN THE FENCED COMPOUND BY HAND. MECHANICAL EXCAVATION AND DIGGING IS PROHIBITED WITHIN FENCED COMPOUND.
31. THE CONTRACTOR SHALL VERIFY LOCATION OF EXISTING UNDERGROUND CONDUITS AND GROUND PRIOR TO CONSTRUCTION.

amentum
2929 ARCH STREET, STE 1500
PHILADELPHIA, PA 19104

AT&T

USID: 329917
FA: 15814376
ILL04385
18301 RIDGELAND AVENUE
TINLEY PARK, IL 60477
EXISTING MONOPOLE

PROJECT NO:	EP5TRFIL
CHECKED BY:	W.W.

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION
6	01/15/26	AJM	FOR CONSTRUCTION
7	03/10/26	AJM	FOR REVIEW
8	03/23/26	AJM	FOR CONSTRUCTION
9	03/24/26	AJM	UPDATED REBAR
10	04/08/26	AJM	LANDSCAPE UPDATE

LICENSED PROFESSIONAL ENGINEER
KARL R. KRATINA
062-070130
OF ILLINOIS
04/08/26

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

SHEET NUMBER: T-2
REVISION: 10

GENERAL NOTES

SCALE: NTS

AT&T

This Site Operated by:

AT&T MOBILITY

95 W. ALGONQUIN ROAD
#ARLINGTON HEIGHTS, IL 60005
IN CASE OF FIRE AND THE NEED FOR SHUTDOWN
TO DEACTIVATE ANTENNAS CALL THE
FOLLOWING NUMBER:
For 24 Hour Emergency Contact and Access Please Call:
[redacted]

Reference Site#: 329917

Site Address: 18301 RIDGELAND AVENUE, TINLEY PARK, IL 60477

FENCED COMPOUND SIGNAGE 1

DANGER

NO TRESPASSING

Property of AT&T

Authorized Personnel Only

No Trespassing
Violators will be Prosecuted

In case of emergency, or prior to performing maintenance on this site, call [redacted] and reference cell site number 329917

FENCED COMPOUND 2 | GATE SIGNAGE 3

NOTICE

AUTHORIZED PERSONNEL ONLY

Property of AT&T

Authorized Personnel Only

In case of emergency, or prior to performing maintenance on this site, call [redacted] and reference cell site number

DOOR/EQUIP. SIGN 5 | SHELTER/CAB. DOORS 6



NFPA HAZARD SIGN 7

10. RF SAFETY SIGNS AT LCL MACRO CELLS

RF SAFETY SIGNS AND BARRIERS ARE THE PRINCIPAL MEANS OF RESTRICTING ACCESS TO AREAS IN WHICH EXPOSURE LEVELS EXCEED, OR POTENTIALLY EXCEED, THE APPLICABLE MPE LIMITS. RF SAFETY SIGNS USE VERBIAGE, SYMBOLS, AND COLORS TO MAKE PERSONS AWARE OF THE PRESENCE OF AREAS WHERE EXPOSURES EXCEEDING THE MPE LIMITS EXIST AND
PROVIDE THEM WITH GUIDANCE FOR REMAINING SAFE FROM EXPOSURES THAT EXCEED OR POTENTIALLY EXCEED THE APPLICABLE MPE LIMITS.

THIS SECTION DESCRIBES, IN GENERAL, THE TYPES OF RF SAFETY SIGNS USED BY AT&T, WHEN RF SAFETY SIGNS SHOULD BE DEPLOYED, AND HOW RF SAFETY SIGNS ARE TO BE DEPLOYED. FOR SOME DEPLOYMENTS, SUCH AS CRAN SMALL CELLS AND HETNET CELLS, DETAILED INSTRUCTIONS ARE PROVIDED IN EARLIER SECTIONS (ERROR! REFERENCE SOURCE NOT FOUND., 9). MANY OTHER DEPLOYMENT TYPES EXIST AMONG AT&T'S POPULATION OF MACRO CELL SITES AND NOT ALL POSSIBLE SCENARIOS CAN BE ANTICIPATED; WHEN UNCERTAINTIES IN THE APPLICATION OF THE BASIC GUIDELINES ARISE, BRING THEM TO THE ATTENTION OF HQ RAN.

10.1 RF SAFETY SIGNS - GENERAL

AT&T'S RF SAFETY SIGNS EXIST IN A VARIETY OF FORMATS, BUT ALL CONTAIN THE ESSENTIAL INFORMATION PRESCRIBED BY THE FCC:

- APPROPRIATE SIGNAL WORD AND ASSOCIATED COLOR (I.E., "DANGER" (RED), "WARNING" (ORANGE), "CAUTION" (YELLOW), AND "NOTICE" (BLUE)) IN ACCORDANCE WITH IEEE STD C95.2-2018, "IEEE STANDARD FOR RADIO-FREQUENCY ENERGY AND CURRENT-FLOW SYMBOLS," COPYRIGHT 2018 BY THE INSTITUTE OF ELECTRICAL AND ELECTRONICS ENGINEERS, INC., NEW YORK, NEW YORK 10016-5997;

- THE RF ENERGY ADVISORY SYMBOL.
- AN EXPLANATION OF THE RF SOURCE.
- BEHAVIOR NECESSARY TO COMPLY WITH THE EXPOSURE LIMITS.
- CONTACT INFORMATION.

RF SAFETY SIGNS MUST BE POSTED AT APPROPRIATE AND CONSPICUOUS LOCATIONS WHERE THE SIGNS WILL BE READILY VISIBLE TO PERSONS APPROACHING AREAS WHERE THE EXPOSURE LEVELS EXCEED THE APPLICABLE MPE LIMITS AND MAKE THOSE PERSONS AWARE OF THE POTENTIAL RISKS PRIOR TO ENTERING THOSE AREAS. FOR EACH SITE, PLACEMENT OF SIGNAGE AND BARRIERS DEPENDS ON THE RESULTS OF THE EXPOSURE SURVEY PERFORMED AND THE COMPLIANCE PLAN DEVELOPED FROM THAT SURVEY. AT&T USES THREE TYPES OF RF SAFETY SIGNS:

- ALERTING SIGNS.
- ROOFTOP EXPOSURE MAPS.
- COMBINATION ALERTING AND INFORMATION SIGNS

AUTHORIZED EARLIER VERSIONS OF RF SAFETY SIGNS, OR EQUIVALENT SIGNS USED ON ACQUIRED SITES, MAY REMAIN POSTED UNTIL THEY BECOME FADED, ILLEGIBLE, MISSING, DAMAGED, OR INSTRUCTIONS ARE GIVEN TO REPLACE THEM. REPLACEMENT SIGNS MUST BE SELECTED FROM AMONG THE SIGNS DESCRIBED IN THIS SECTION; HQ MAY APPROVE LIMITED EXCEPTIONS. FIND MACRO SITES SIGNAGES, AT RF SAFETY COMPLIANCE SHAREPOINT. THIS POLICY INCLUDES A REVISED COLLECTION OF RF SAFETY SIGNS DESIGNED TO MEET THE NEEDS OF NEW TYPES OF DEPLOYMENTS SUCH AS SMALL CELLS AND HETNET CELLS.

WHEN BARRIERS ARE USED, RF SAFETY SIGNS MUST BE POSTED ON OR NEAR THE BARRIERS SUCH THAT WARNING OF THE RISK OF EXPOSURE IS CLEARLY VISIBLE FROM ANY DIRECTION OF APPROACH TO THE AFFECTED AREA. ANY OBSTACLES TO IMPLEMENTATION OF THIS POLICY ARE TO BE BROUGHT TO THE ATTENTION OF THE M-RFSE.

10.2 ALERTING SIGNS-GENERAL

AT&T USES THREE TYPES OF RF SAFETY ALERTING SIGNS, NOTICE, CAUTION, AND WARNING, ASSOCIATED WITH EXPOSURE RISKS RELATIVE TO THE GP MPE LIMITS, THE OCCUPATIONAL MPE LIMITS, AND 10 TIMES THE OCCUPATIONAL MPE LIMITS, RESPECTIVELY. ALERTING SIGNS ANNOUNCE THE EXISTENCE OF POTENTIAL RF EXPOSURE HAZARDS WITHIN THE AREAS
THEY DEMARCATE AND PROVIDE INFORMATION PERTINENT TO THE RF SAFETY OF PERSONS INTENDING TO ENTER THE DEMARCATED AREAS.

IN THE FOLLOWING PARAGRAPHS, THE PHRASE "FOR WHICH AT&T IS RESPONSIBLE" IS USED TO DISTINGUISH AREAS OF EXPOSURE FOR WHICH AT&T HOLDS SOLE RESPONSIBILITY OR SHARES RESPONSIBILITY WITH CO-LOCATORS FROM THOSE FOR WHICH OTHER OPERATORS HOLD SOLE RESPONSIBILITY.

- AT&T IS SOLELY RESPONSIBLE FOR COMPLIANCE IN AREAS WHERE ITS EXPOSURE LEVELS EXCEED THE APPLICABLE MPE
LIMITS, AND NO OTHER LICENSEES CONTRIBUTE MORE THAN 5% OF THEIR APPLICABLE MPE LIMITS IN THOSE AREAS.
- AT&T SHARES RESPONSIBILITY FOR COMPLIANCE IN AREAS WHERE THE COMPOSITE MPE LIMITS ARE EXCEEDED AND BOTH AT&T'S AND ONE OR MORE OTHER LICENSEES' CONTRIBUTIONS TO THE AREA EXCEED 5% OF THEIR RESPECTIVE APPLICABLE MPE LIMITS.

10.2.1 NOTICE SIGNS

10.2.1.1 GENERAL

NOTICE SIGNS ALERT PERSONS OF AN AREA WHERE RF EXPOSURE LEVELS FOR WHICH AT&T IS RESPONSIBLE MAY EXCEED THE GENERAL POPULATION/UNCONTROLLED MPE LIMITS.

NOTICE SIGNS ARE NOT TO BE AUTOMATICALLY POSTED AT THE ENTRANCES TO SITES, INCLUDING, FOR INSTANCE, THE ENTRANCES TO ROOFTOP SITES, UNLESS EXPOSURE LEVELS THAT MAY EXCEED THE GENERAL POPULATION/UNCONTROLLED MPE LIMITS EXIST IN THE AREAS IMMEDIATELY BEYOND THE ENTRANCES.

NOTICE SIGNS MUST BE POSTED IN CONJUNCTION WITH ANY MITIGATION (E.G., BARRIERS, STRIPING) AROUND THE PERIPHERY OF AREAS WHERE RF EXPOSURE SURVEYS INDICATE THAT EXPOSURE LEVELS MAY EXCEED THE GENERAL POPULATION/UNCONTROLLED MPE LIMITS. THE POSITIONING OF THE SIGNS MUST BE SUCH THAT ANYONE APPROACHING THE AREAS FROM ANY DIRECTION WILL HAVE SUFFICIENT WARNING AND INFORMATION TO AVOID THE AREAS. WHERE
POSSIBLE, THE SIGNS SHOULD BE POSTED ON ASSOCIATED BARRIERS.

10.2.2 CAUTION SIGNS

10.2.2.1 GENERAL

CAUTION SIGNS ALERT PERSONS OF AN AREA WHERE RF EXPOSURE LEVELS FOR WHICH AT&T IS RESPONSIBLE MAY EXCEED THE OCCUPATIONAL/CONTROLLED MPE LIMITS.

CAUTION SIGNS ARE NOT TO BE AUTOMATICALLY POSTED AT THE ENTRANCES TO SITES, INCLUDING, FOR INSTANCE, THE ENTRANCES TO ROOFTOP SITES, UNLESS EXPOSURE LEVELS THAT MAY EXCEED THE MPE LIMITS FOR THE OCCUPATIONAL/CONTROLLED CATEGORY EXIST IN THE AREAS IMMEDIATELY BEYOND THE ENTRANCES.

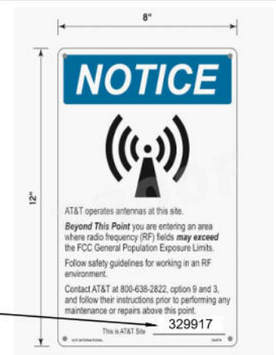
CAUTION SIGNS MUST BE POSTED IN CONJUNCTION WITH ANY REQUIRED MITIGATION (E.G., BARRIERS, STRIPING) AROUND THE PERIPHERY OF AREAS WHERE RF EXPOSURE SURVEYS INDICATE THAT EXPOSURE LEVELS MAY EXCEED THE OCCUPATIONAL/UNCONTROLLED MPE LIMITS. THE POSITIONING OF THE SIGNS MUST BE SUCH THAT ANYONE APPROACHING THE AREAS FROM ANY DIRECTION WILL HAVE SUFFICIENT ADVANCE WARNING REGARDING THE RF EXPOSURE LEVELS. WHERE POSSIBLE, THE SIGNS SHOULD BE POSTED ON THE ASSOCIATED BARRIERS.

10.2.3 WARNING SIGNS

10.2.3.1 GENERAL

- WARNING SIGNS ALERT PERSONS OF AN AREA WHERE THE RF EXPOSURE MAY EXCEED THE OCCUPATIONAL/CONTROLLED MPE LIMITS BY A FACTOR OF 10 OR GREATER.
- WARNING SIGNS ARE NOT TO BE AUTOMATICALLY POSTED AT THE ENTRANCES TO SITES, INCLUDING, FOR INSTANCE, ENTRANCES TO ROOFTOP SITES, UNLESS EXPOSURE LEVELS THAT MAY EXCEED THE OCCUPATIONAL/CONTROLLED MPE LIMITS BY A FACTOR OF 10 EXIST IN THE AREAS IMMEDIATELY BEYOND THE ENTRANCES.
- WARNING SIGNS MUST BE POSTED IN CONJUNCTION WITH ANY MITIGATION (E.G., BARRIERS, STRIPING) AROUND THE PERIPHERY OF AREAS WHERE RF EXPOSURE SURVEYS INDICATE THAT EXPOSURE LEVELS MAY EXCEED THE OCCUPATIONAL/CONTROLLED MPE LIMITS BY A FACTOR OF 10. THE POSITIONING OF THE SIGNS MUST BE SUCH THAT ANYONE APPROACHING THE AREAS FROM ANY DIRECTION WILL HAVE SUFFICIENT ADVANCE WARNING REGARDING THE HAZARDOUS RF EXPOSURE LEVELS. WHERE POSSIBLE, THE SIGNS SHOULD BE POSTED ON THE ASSOCIATED BARRIERS.

GENERAL NOTES 4

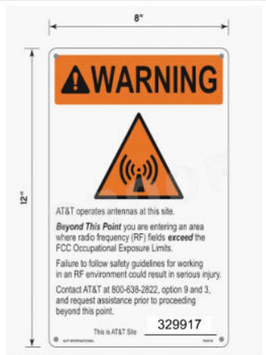


USID MUST BE POPULATED WITH A MARKER OR STICKERS AT BOTTOM OF SIGN.

Notice Sign 2
(S812NOTICE2-BTP-POLY)
(8"x12")



Caution Sign 2
(S812CAUTION2-BTP-POLY)
(8"x12")



S812WARNING1B-BTP-POLY
Warning Sign 1B -Shall be used when barriers are present or will be deployed around AT&T antennas



Caution Sign 2B Tower
S812CAUTION2B-OTT-POLY
(8"x12")

NOTE:
1. CONTRACTOR SHALL INSTALL ALL INFORMATION SIGNAGE IN ACCORDANCE w/ AT&T WIRELESS DOCUMENT ND-00059, RF EXPOSURE POLICY RESPONSIBILITIES, PROCEDURES & GUIDELINES, LATEST EDITION.
2. ONLY POLYETHELENE SHALL BE USED. ONLY USE PLASTIC TIES TO SECURE SIGNS, NO METAL STRAPS, ETC.
3. ACP INTERNATIONAL IS THE ONLY APPROVED VENDOR FOR AT&T SIGNAGE.
4. CONTRACTOR SHALL CONTACT AT&T R-RFSC FOR INFORMATION ON MPE LEVELS AND INSTRUCTIONS ON LEVEL AND LOCATION OF SIGNAGE.

NOTICE, CAUTION, AND WARNING SIGNS 8

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FA: 15814376
ILL04385
18301 RIDGELAND AVENUE
TINLEY PARK, IL 60477
EXISTING MONOPOLE

PROJECT NO:	EP5TRFIL
CHECKED BY:	W.W.

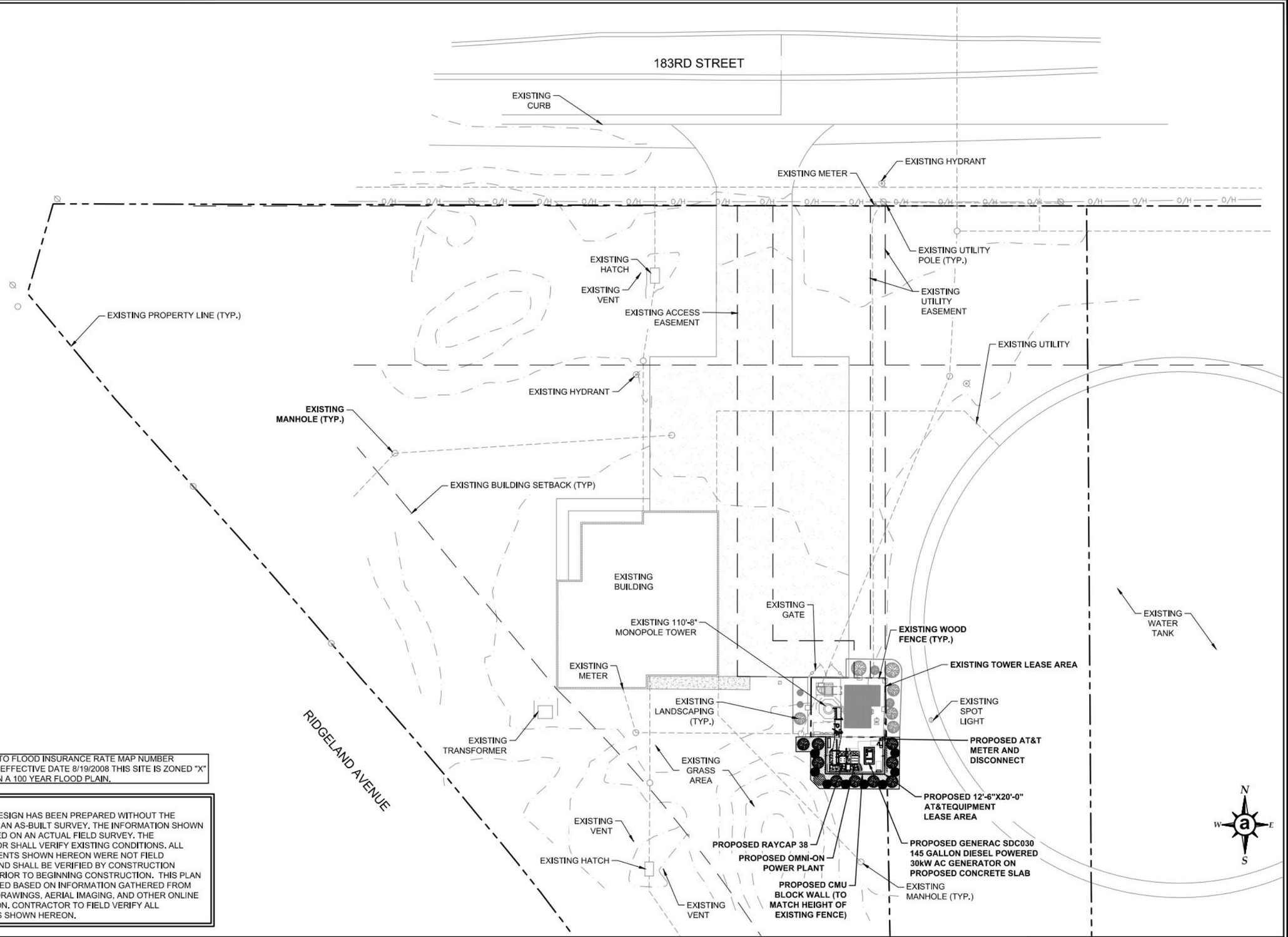
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9	03/24/26	AJM	UPDATED REBAR
10	04/08/26	AJM	LANDSCAPE UPDATE

LICENSED PROFESSIONAL ENGINEER
KARL R. KRATINA
062-070130
OF ILLINOIS
04/08/26

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SHEET NUMBER:	REVISION:
T-3	10



ACCORDING TO FLOOD INSURANCE RATE MAP NUMBER 17031C0717J, EFFECTIVE DATE 8/19/2008 THIS SITE IS ZONED "X" AND IS NOT IN A 100 YEAR FLOOD PLAIN.

NOTE:
THIS SITE DESIGN HAS BEEN PREPARED WITHOUT THE BENEFIT OF AN AS-BUILT SURVEY. THE INFORMATION SHOWN IS NOT BASED ON AN ACTUAL FIELD SURVEY. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS. ALL MEASUREMENTS SHOWN HEREON WERE NOT FIELD VERIFIED, AND SHALL BE VERIFIED BY CONSTRUCTION MANAGER PRIOR TO BEGINNING CONSTRUCTION. THIS PLAN WAS CREATED BASED ON INFORMATION GATHERED FROM PREVIOUS DRAWINGS, AERIAL IMAGING, AND OTHER ONLINE INFORMATION. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS SHOWN HEREON.

SITE EXHIBIT

SCALE: NTS

1

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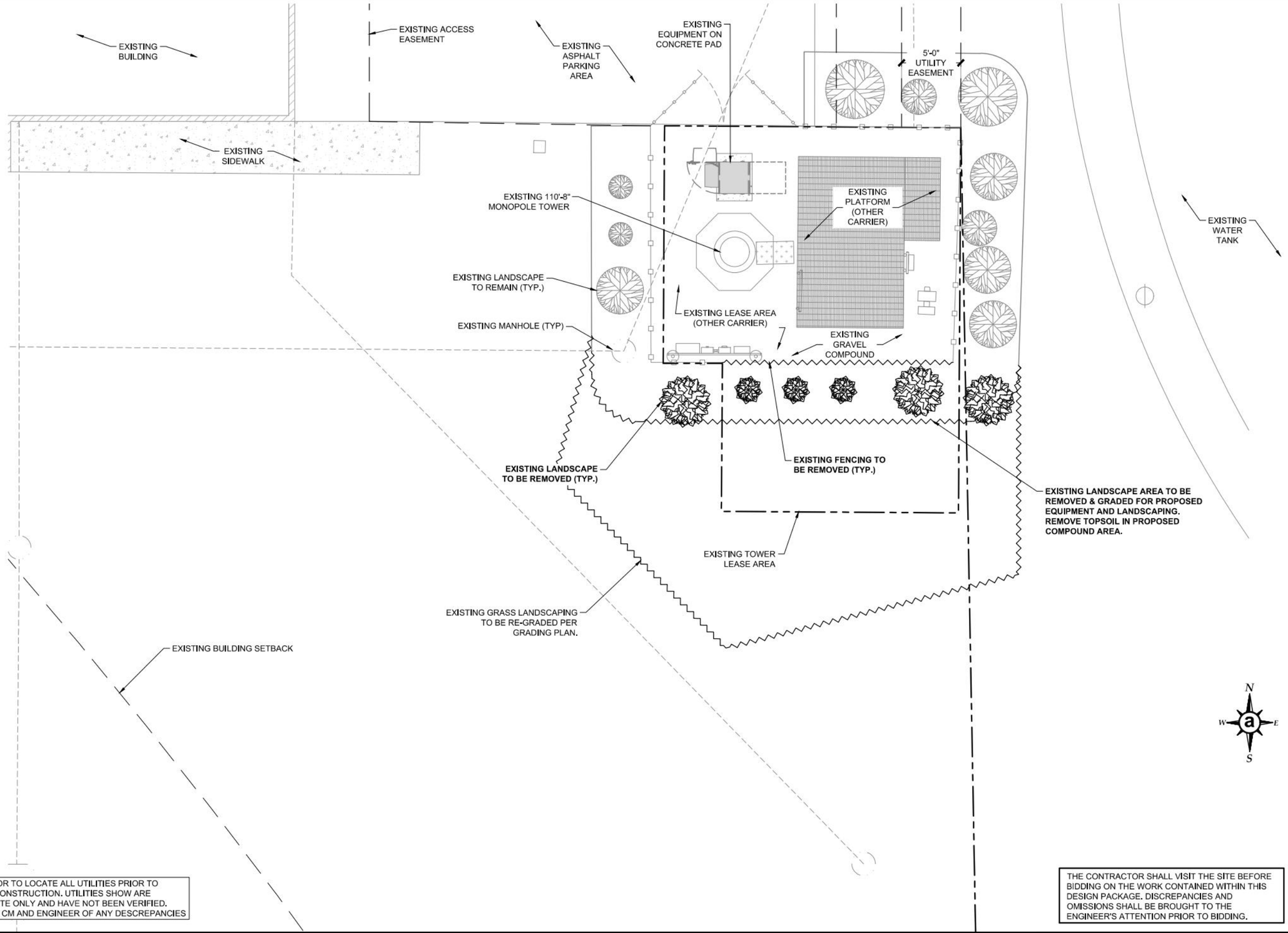
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SHEET NUMBER: C-1

REVISION: 10



CONTRACTOR TO LOCATE ALL UTILITIES PRIOR TO START OF CONSTRUCTION. UTILITIES SHOW ARE APPROXIMATE ONLY AND HAVE NOT BEEN VERIFIED. NOTIFY THE CM AND ENGINEER OF ANY DESCREPANCIES

THE CONTRACTOR SHALL VISIT THE SITE BEFORE BIDDING ON THE WORK CONTAINED WITHIN THIS DESIGN PACKAGE. DISCREPANCIES AND OMISSIONS SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO BIDDING.

DEMOLITION PLAN

SCALE: NTS | 1

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LICENSED PROFESSIONAL ENGINEER
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OF ILLINOIS
04/08/26

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SHEET NUMBER: C-1.1
REVISION: 10

GRADING NOTES:

1. THIS PLAN WAS PREPARED FOR THE EXCLUSIVE USE OF T-MOBILE, AND EXCLUSIVELY FOR THE TRANSFERAL OF THE LEASEHOLD AND THE RIGHT OF EASEMENT SHOWN HEREON AND SHALL NOT BE USED AS AN EXHIBIT OR EVIDENCE IN THE TRANSFERAL OF THE SUBJECT PROPERTY NOR ANY PORTION OR PORTIONS THEREOF.
2. THE CONTOURS SHOWN ON THIS PLAT ARE BASED ON USGS DATUM AND HAVE A VERTICAL ACCURACY OF ±2'. CONTOURS OUTSIDE THE IMMEDIATE SITE AREA ARE APPROXIMATE.
3. THE UTILITIES SHOWN HEREIN ARE BASED UPON AN ABOVE-GROUND FIELD SURVEY. THE ACTUAL UTILITY LOCATIONS SHOULD BE FIELD VERIFIED BY THE CONTRACTOR BEFORE ANY CONSTRUCTION BEGINS.
4. THERE ARE NO WETLANDS WITHIN THE PROPOSED LIMITS OF CONSTRUCTION FOR THIS PROJECT.
5. THE CONTRACTOR SHALL REMOVE ANY ROCK AND/OR UNSUITABLE MATERIAL TO A DEPTH OF TWO (2) FEET BELOW THE FINISHED GRADE OR AS DIRECTED BY THE SOILS ENGINEER OR THE DEVELOPER.

EROSION CONTROL NOTES:

1. PRIOR TO LAND-DISTURBING CONSTRUCTION, THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE AREA EROSION CONTROL / SITE DEVELOPMENT INSPECTOR.
2. THE ESCAPE FO SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES.
3. EROSION CONTROL DEVICES SHALL BE INSTALLED, INSPECTED, AND FULLY OPERATIONAL PRIOR TO CLEARING AND SHALL BE MAINTAINED DAILY THROUGHOUT CONSTRUCTION AND UNTIL PERMANENT GROUND COVER IS ESTABLISHED.
4. ALL EROSION CONTROL MEASURES SHALL CONFORM TO LOCAL, STATE AND COUNTY STANDARDS.
5. EROSION CONTROL MEASURES INDICATED ON THESE PLANS MEET THE MINIMUM REQUIREMENTS. ADDITIONAL REQUIREMENTS MAY BE NECESSARY AS DETERMINED BY FIELD CONDITIONS OR BY THE INSPECTOR. CHANGES AND REINFORCEMENT MAY BE REQUIRED WHEN FAILURE OF THE EROSION CONTROL MEASURES PERSISTS.
6. CONTRACTOR SHALL PROVIDE DUST CONTROL AND SHALL PROTECT ADJACENT STREETS FROM ACCUMULATION OF SOIL.
7. CONTRACTOR IS RESPONSIBLE FOR MONITORING DOWNSTREAM CONDITIONS THROUGHOUT THE CONSTRUCTION PERIOD AND CLEARING ANY DEBRIS AND/OR SEDIMENT CAUSED BY CONSTRUCTION.
8. CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES AT ALL TIMES. CONTRACTOR SHALL INSPECT AND REPAIR ALL EROSION CONTROL MEASURES AT THE END OF EACH DAY AND AFTER EACH RAIN EVENT.
9. CONTRACTOR SHALL CLEAN OUT ALL EROSION CONTROL MEASURES BEFORE THEY ARE TWO-THIRDS FULL OR AS SPECIFIED BY THE INSPECTOR OR ENGINEER.
10. CONTRACTOR IS RESPONSIBLE FOR REMOVING ANY DIRT OR MUD FROM THE TIRES OF ANY CONSTRUCTION VEHICLES PRIOR TO THEIR LEAVING THE SITE.

SEDIMENT FENCE
A TEMPORARY SEDIMENT CONTROL MEASURE CONSISTING OF FABRIC BURIED AT THE BOTTOM, STRETCHED, AND SUPPORTED BY POSTS.

TS — TEMPORARY SEEEDING
PLANTING RAPID-GROWING ANNUAL GRASSES, SMALL GRAINS, OR LEGUMES TO PROVIDE INITIAL, TEMPORARY COVER FOR EROSION CONTROL ON DISTURBED AREAS.

PS — PERMANENT SEEEDING
CONTROLLING RUNOFF AND EROSION ON DISTURBED AREAS BY ESTABLISHING PERENNIAL VEGETATIVE COVER WITH SEED.

GC — TREES, SHRUBS, VINES & GROUND COVERS
STABILIZING DISTURBED AREAS BY ESTABLISHING A VEGETATIVE COVER OF TREES, SHRUBS, VINES, OR GROUND COVERS.

M — MULCHING
APPLICATION OF A PROTECTIVE BLANKET OF STRAW OR OTHER PLANT RESIDUE, GRAVEL, OR SYNTHETIC MATERIAL TO THE SOIL SURFACE.

RR — RIPRAP
A LAYER OF STONE DESIGNED TO PROTECT AND STABILIZE AREAS SUBJECT TO EROSION.

DC — DUST CONTROL
FOR AREAS NOT SUBJECT TO TRAFFIC, VEGETATION PROVIDES THE MOST PRACTICAL AND EFFECTIVE MEANS OF DUST CONTROL. FOR OTHER AREAS, CONTROL MEASURES INCLUDE MULCHING, SPRINKLING, SPRAYING ADHESIVE OR CALCIUM CHLORIDE, WIND BARRIERS, AND SURFACE ROUGHENING BY TILLAGE.

TEMPORARY BLOCK AND GRAVEL INLET PROTECTION
A SMALL, STURDY BARRIER TO TRAP SEDIMENT AT THE ENTRANCE TO A STORM DRAIN CAN BE FORMED FOR STANDARD CONCRETE BLOCK AND GRAVEL. PREVENTING SEDIMENT FROM ENTERING THE DRAIN ALLOWS IT TO BE USED FOR STORMWATER DISPOSAL EARLY IN PROJECT DEVELOPMENT.

LAND GRADING
RESHAPING THE GROUND SURFACE TO PLANNED GRADES AS DETERMINED BY ENGINEERING SURVEY EVALUATION AND LAYOUT.

TREE PRESERVATION & PROTECTION
PRACTICES TO PRESERVE AND PROTECT DESIRABLE TREES FROM DAMAGE DURING PROJECT DEVELOPMENT.

TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT
A GRAVELED AREA OR PAD LOCATED AT POINTS WHERE VEHICLES ENTER AND LEAVE A CONSTRUCTION SITE.

TD — TEMPORARY DIVERSIONS
A TEMPORARY RIDGE OR EXCAVATED CHANNEL OR COMBINATION RIDGE AND CHANNEL CONSTRUCTED ACROSS SLOPING LAND ON A PREDETERMINED GRADE.

PD — PERMANENT DIVERSIONS
A PERMANENT RIDGE OR CHANNEL OR COMBINATION RIDGE AND CHANNEL CONSTRUCTED ON A DESIGNED GRADE ACROSS SLOPING LAND.

D — DIVERSION DIKE (PERIMETER)
A DIKE OR DIKE AND CHANNEL CONSTRUCTED ALONG THE PERIMETER OF A DISTURBED CONSTRUCTION AREA.

WB — RIGHT-OF-WAY DIVERSIONS
A RIDGE OR RIDGE AND CHANNEL CONSTRUCTED DIAGONALLY ACROSS A SLOPING ROAD OR UTILITY RIGHT-OF-WAY THAT IS SUBJECT TO EROSION.

OUTLET STABILIZATION STRUCTURE
A STRUCTURE DESIGNED TO CONTROL EROSION AT THE OUTLET OF A CHANNEL OR CONDUIT.

697.90' (P) PROPOSED ELEVATION

697.10' (E) EXISTING ELEVATION

PROPOSED CONTOUR

EXISTING CONTOUR

GRADING NOTES AND SYMBOLS

SCALE: NTS

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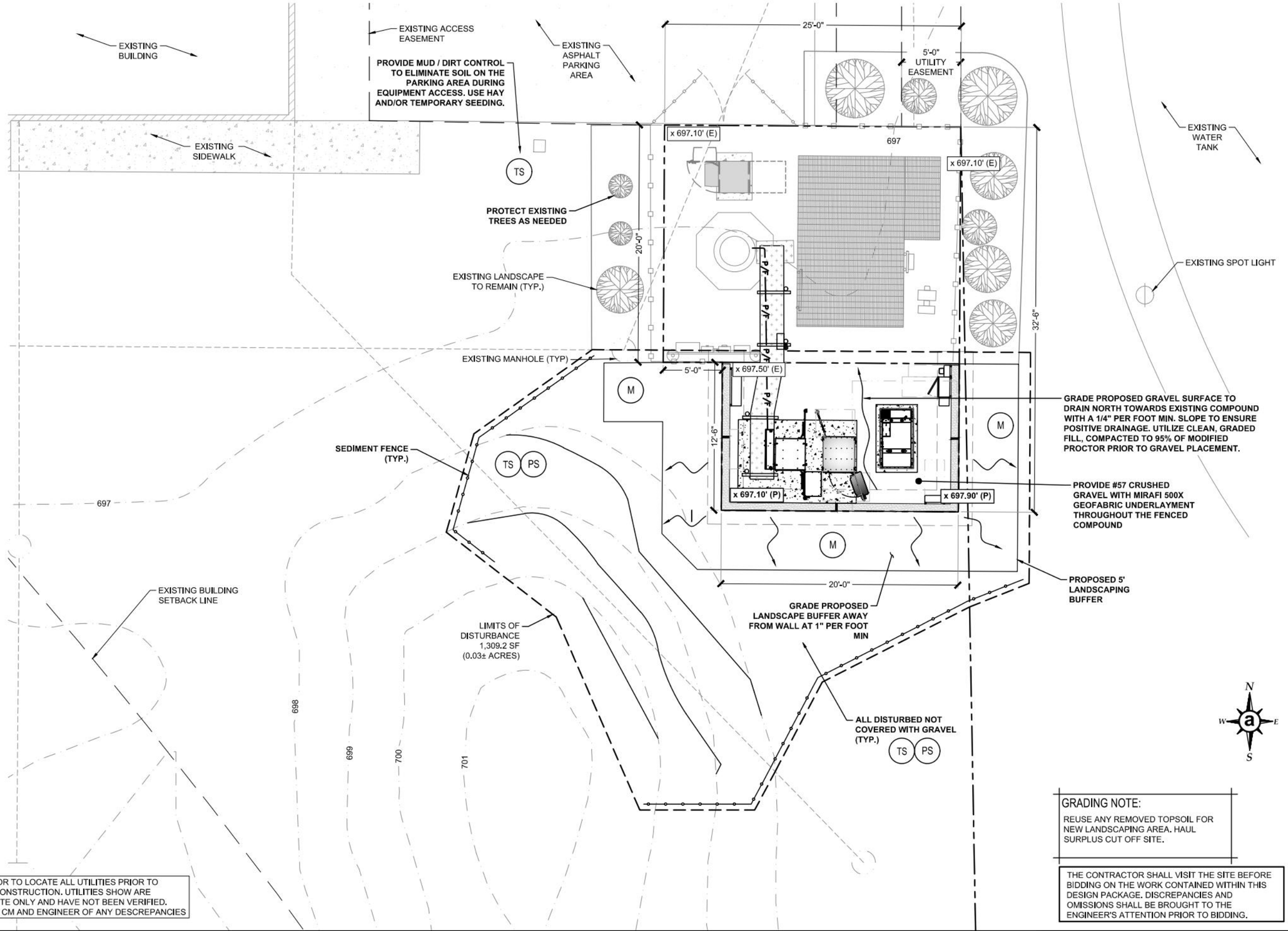
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SHEET NUMBER: C-1.2
REVISION: 10



GRADING NOTE:

REUSE ANY REMOVED TOPSOIL FOR NEW LANDSCAPING AREA. HAUL SURPLUS CUT OFF SITE.

THE CONTRACTOR SHALL VISIT THE SITE BEFORE BIDDING ON THE WORK CONTAINED WITHIN THIS DESIGN PACKAGE. DISCREPANCIES AND OMISSIONS SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO BIDDING.

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GRADING PLAN | SCALE: NTS | 1

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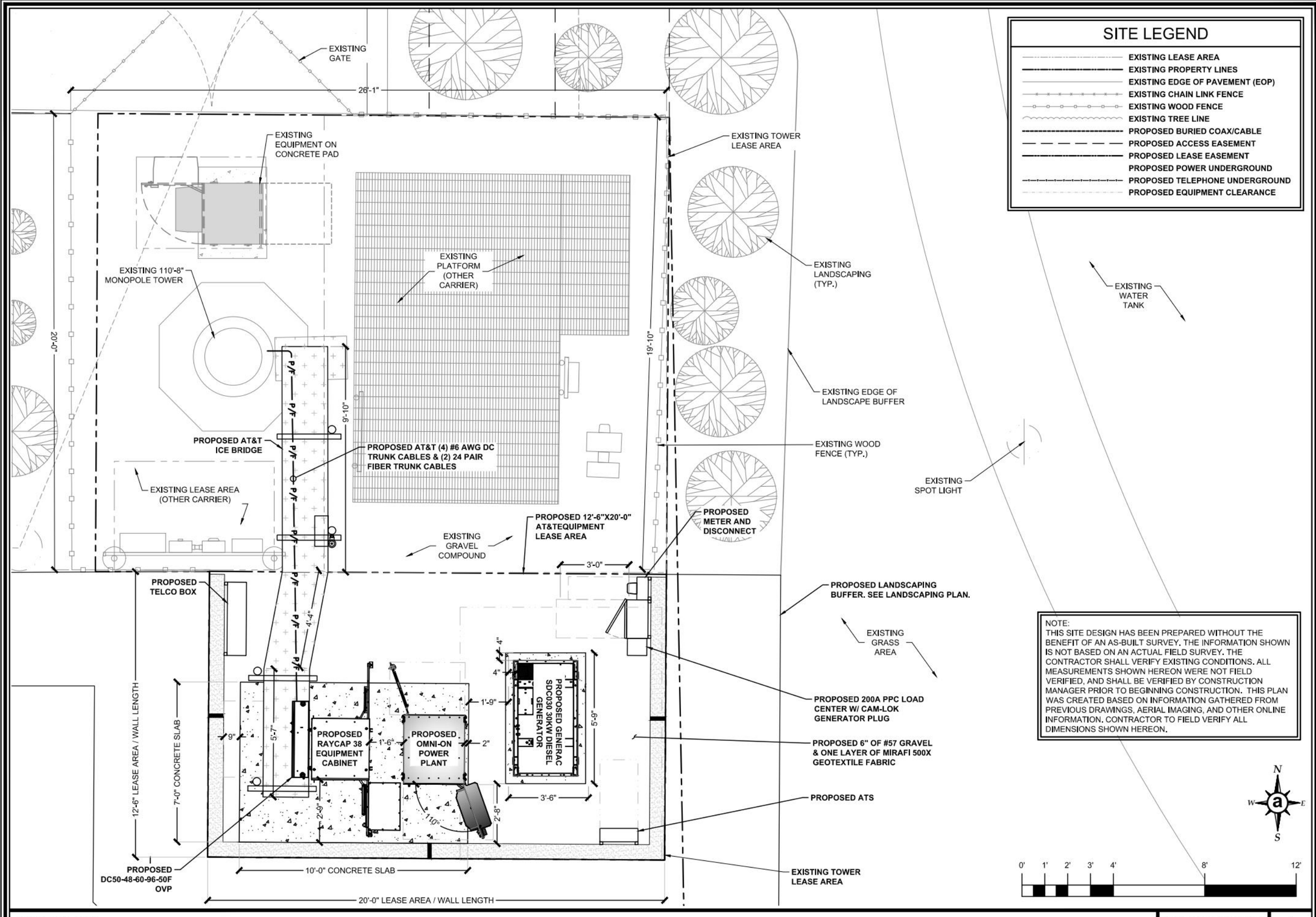
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SHEET NUMBER: C-1.3
REVISION: 10



SITE LEGEND

- EXISTING LEASE AREA
- EXISTING PROPERTY LINES
- EXISTING EDGE OF PAVEMENT (EOP)
- EXISTING CHAIN LINK FENCE
- EXISTING WOOD FENCE
- EXISTING TREE LINE
- PROPOSED BURIED COAX/CABLE
- PROPOSED ACCESS EASEMENT
- PROPOSED LEASE EASEMENT
- PROPOSED POWER UNDERGROUND
- PROPOSED TELEPHONE UNDERGROUND
- PROPOSED EQUIPMENT CLEARANCE

NOTE:
THIS SITE DESIGN HAS BEEN PREPARED WITHOUT THE BENEFIT OF AN AS-BUILT SURVEY. THE INFORMATION SHOWN IS NOT BASED ON AN ACTUAL FIELD SURVEY. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS. ALL MEASUREMENTS SHOWN HEREON WERE NOT FIELD VERIFIED, AND SHALL BE VERIFIED BY CONSTRUCTION MANAGER PRIOR TO BEGINNING CONSTRUCTION. THIS PLAN WAS CREATED BASED ON INFORMATION GATHERED FROM PREVIOUS DRAWINGS, AERIAL IMAGING, AND OTHER ONLINE INFORMATION. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS SHOWN HEREON.

SITE PLAN

11"x17" SCALE: 1/4" = 1'-0"
22"x34" SCALE: 1/2" = 1'-0"

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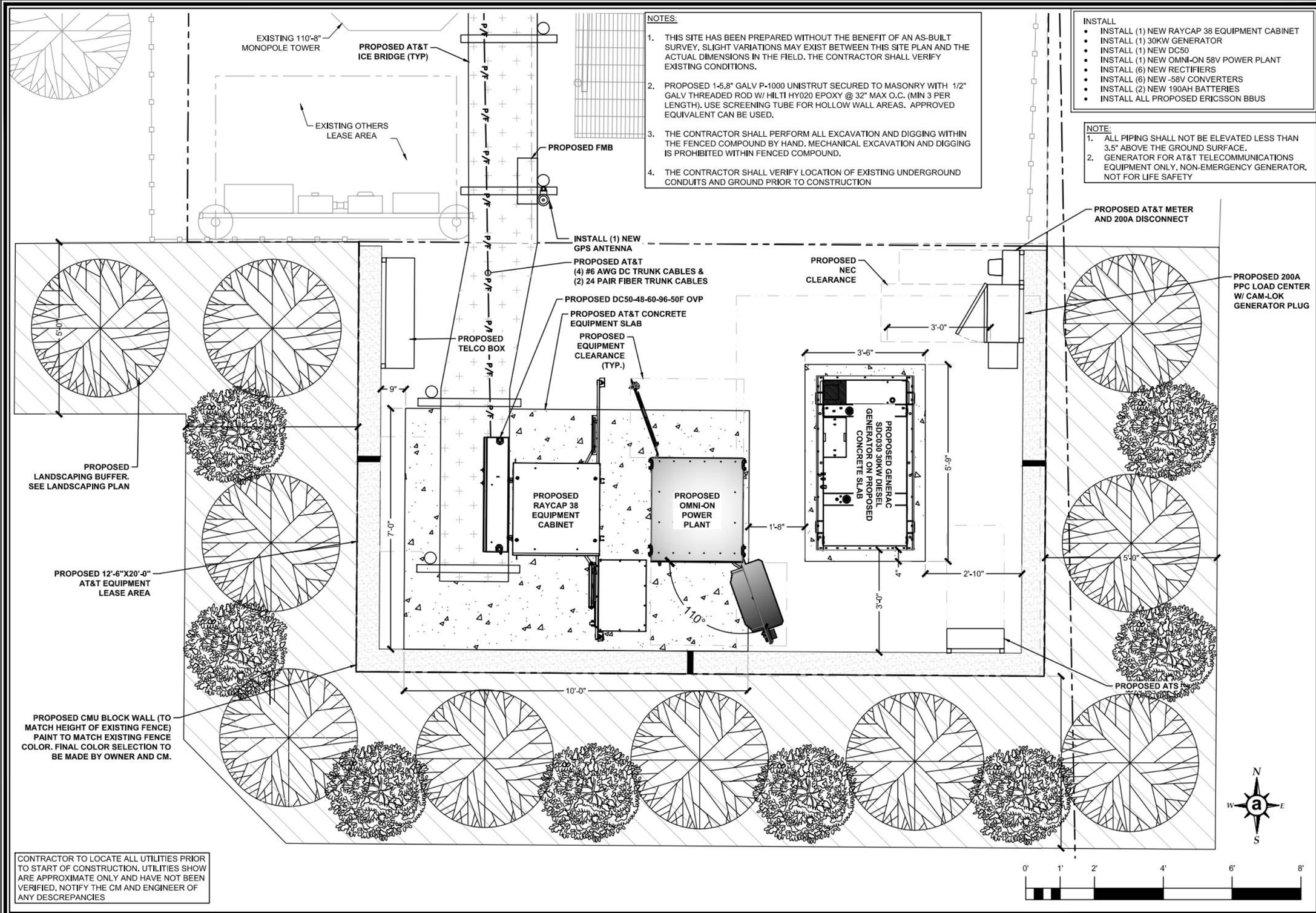
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SHEET NUMBER:	REVISION:
C-2	10



NOTES:

1. THIS SITE HAS BEEN PREPARED WITHOUT THE BENEFIT OF AN AS-BUILT SURVEY. SLIGHT VARIATIONS MAY EXIST BETWEEN THIS SITE PLAN AND THE ACTUAL DIMENSIONS IN THE FIELD. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS.
2. PROPOSED 1-5.8" GALV P-1000 UNISTRUT SECURED TO MASONRY WITH 1/2" GALV THREADED ROD W/ HILTI HY020 EPOXY @ 32" MAX O.C. (MIN 3 PER LENGTH). USE SCREENING TUBE FOR HOLLOW WALL AREAS. APPROVED EQUIVALENT CAN BE USED.
3. THE CONTRACTOR SHALL PERFORM ALL EXCAVATION AND DIGGING WITHIN THE FENCED COMPOUND BY HAND. MECHANICAL EXCAVATION AND DIGGING IS PROHIBITED WITHIN FENCED COMPOUND.
4. THE CONTRACTOR SHALL VERIFY LOCATION OF EXISTING UNDERGROUND CONDUITS AND GROUND PRIOR TO CONSTRUCTION

INSTALL

- INSTALL (1) NEW RAYCAP 38 EQUIPMENT CABINET
- INSTALL (1) 30KW GENERATOR
- INSTALL (1) NEW DC50
- INSTALL (1) NEW OMNI-ON 58V POWER PLANT
- INSTALL (6) NEW RECTIFIERS
- INSTALL (6) NEW -58V CONVERTERS
- INSTALL (2) NEW 190AH BATTERIES
- INSTALL ALL PROPOSED ERICSSON BBUS

NOTE:

1. ALL PIPING SHALL NOT BE ELEVATED LESS THAN 3.5" ABOVE THE GROUND SURFACE.
2. GENERATOR FOR AT&T TELECOMMUNICATIONS EQUIPMENT ONLY. NON-EMERGENCY GENERATOR. NOT FOR LIFE SAFETY

CONTRACTOR TO LOCATE ALL UTILITIES PRIOR TO START OF CONSTRUCTION. UTILITIES SHOW ARE APPROXIMATE ONLY AND HAVE NOT BEEN VERIFIED. NOTIFY THE CM AND ENGINEER OF ANY DESCREPANCIES

EQUIPMENT LAYOUT

11"x17" SCALE: 3/8" = 1'-0"
22"x34" SCALE: 3/4" = 1'-0"

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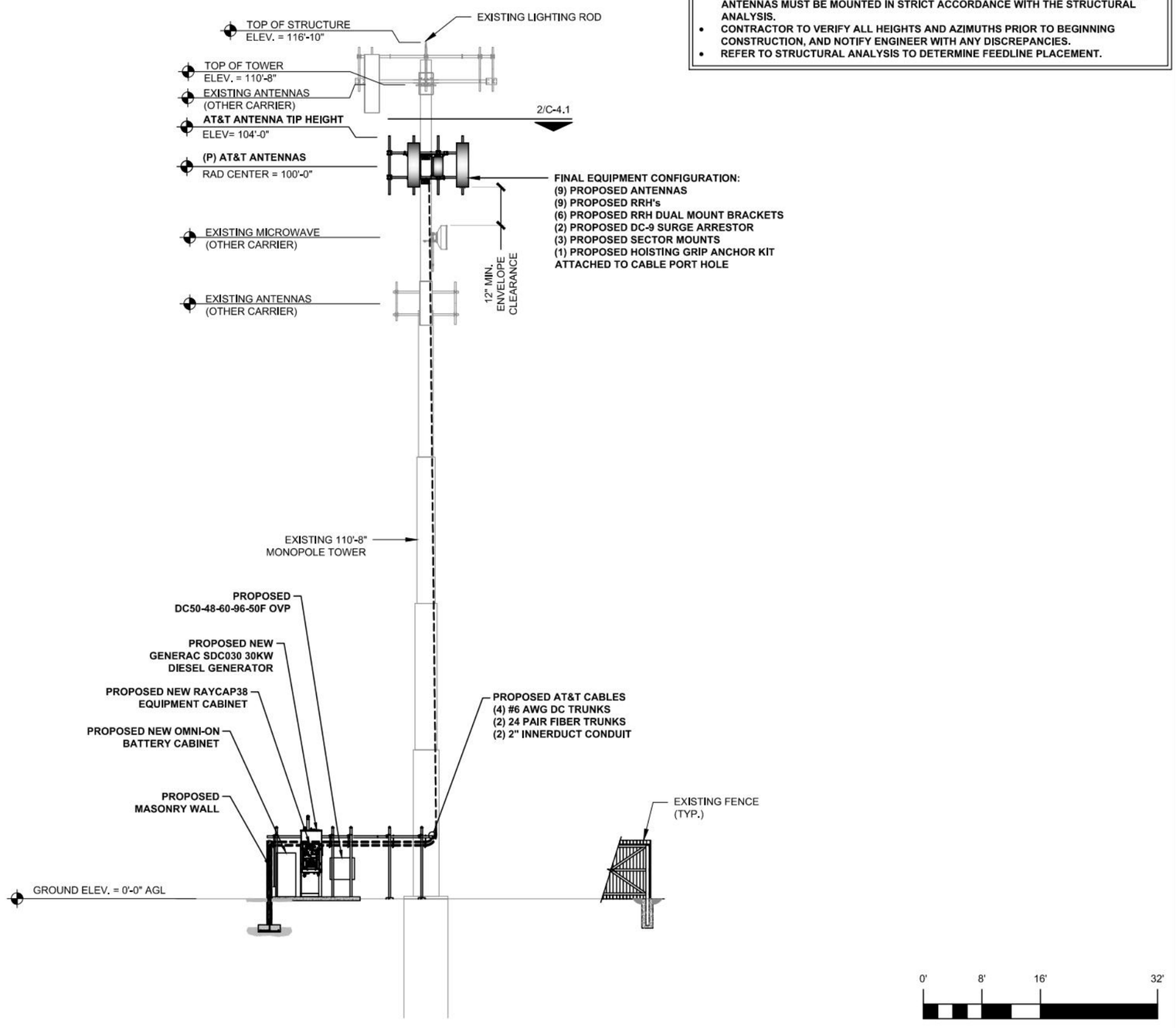
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C-3	10

1. CONTRACTOR TO FIELD COORDINATE EXACT LOCATION OF PROPOSED EQUIPMENT WITH EXISTING CONDITIONS ON SITE.
2. PROPOSED EQUIPMENT SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS. ALL HARDWARE FASTENERS SHALL BE HIGH STRENGTH (A325, A36).
3. DRILLING OF EXISTING STEEL MEMBERS IS NOT PERMITTED.
4. BOND PROPOSED EQUIPMENT TO EXISTING SECTOR GROUND BAR PER MANUFACTURER'S SPECIFICATIONS. PROVIDE ADDITIONAL SECTOR GROUND BARS AS REQUIRED.
5. ALL ANTENNAS, CABLES, AND MOUNTS SHALL BE INSTALLED IN ACCORDANCE WITH THE ENGINEER'S RECOMMENDATIONS IN A MANNER CONSISTENT WITH THE STRUCTURAL ANALYSIS REPORT.
6. THIS ANTENNA ORIENTATION PLAN IS SCHEMATIC. THE CONTRACTOR SHALL VERIFY TOWER ORIENTATION AND FIELD COORDINATE REQUIRED ADJUSTMENTS TO ACHIEVE THE DESIRED ANTENNA AZIMUTHS.
7. CONTRACTOR TO CONTACT CARRIER FOR UP-TO-DATE RF DESIGN DATA. NOTIFY ENGINEER IF CONFLICT EXISTS.
8. RAYCAP(S) AND RAYCAP MOUNTING HARDWARE TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS OR PER CM's DIRECTION. NO MODIFICATION OF TOWER OR ANTENNA MOUNTING IS ALLOWED UNLESS SPECIFIED BY STRUCTURAL ENGINEER.
9. TOWER STRUCTURAL ANALYSIS PERFORMED BY OTHERS.
10. REFER TO STRUCTURAL ANALYSIS TO DETERMINE FEEDLINE PLACEMENT.
11. THESE DRAWINGS ARE NOT INTENDED TO REFLECT THE STRUCTURAL INTEGRITY OF THE TOWER. THE PROPOSED ANTENNAS AND TRANSMISSION LINES SHOWN ARE REPRESENTATIVE IN NATURE AND DO NOT REFLECT THE ACTUAL CONFIGURATIONS REQUIRED. THE CONTRACTOR SHALL REFER TO THE STRUCTURAL ANALYSIS OF THIS TOWER SITE FOR THE APPROVED LOCATION AND CONFIGURATION OF ALL ANTENNAS AND TRANSMISSION LINES. ALL ANTENNAS MUST BE MOUNTED AND THE TRANSMISSION LINES CONFIGURED IN STRICT ACCORDANCE WITH THE STRUCTURAL ANALYSIS.
12. ANY TOWER MODIFICATIONS, IF REQUIRED BY STRUCTURAL ANALYSIS, SHALL BE COMPLETED BEFORE MOUNT AND EQUIPMENT INSTALLATION. REFER TO STRUCTURAL ANALYSIS REPORT.

THE (4) PROPOSED DC TRUNK CABLES MUST BE INSTALLED IN 2" INNERDUCT IF INSTALLED INSIDE THE MONOPOLE.

- **THESE DRAWINGS DO NOT REPRESENT THE STRUCTURAL INTEGRITY OF THE TOWER. THE ANTENNAS SHOWN ARE SCHEMATIC AND DO NOT REFLECT THE ACTUAL CONFIGURATIONS REQUIRED. AMENTUM HAS NOT PERFORMED A STRUCTURAL ANALYSIS OF THE TOWER. CONTRACTOR TO REFER TO ANALYSIS BY OTHERS. ANY MODIFICATIONS TO THE TOWER OR FOUNDATION NEEDED SHALL BE PERFORMED PRIOR TO THE INSTALLATION OF EQUIPMENT SHOWN ON THESE DRAWINGS.**
- **THE CONTRACTOR SHALL REFER TO THE STRUCTURAL ANALYSIS OF THIS TOWER SITE FOR THE APPROVED LOCATION AND CONFIGURATION OF ALL ANTENNAS. ALL ANTENNAS MUST BE MOUNTED IN STRICT ACCORDANCE WITH THE STRUCTURAL ANALYSIS.**
- **CONTRACTOR TO VERIFY ALL HEIGHTS AND AZIMUTHS PRIOR TO BEGINNING CONSTRUCTION, AND NOTIFY ENGINEER WITH ANY DISCREPANCIES.**
- **REFER TO STRUCTURAL ANALYSIS TO DETERMINE FEEDLINE PLACEMENT.**



TOWER ELEVATION

11"x17" SCALE: 1/16" = 1'-0"
22"x34" SCALE: 1/8" = 1'-0"

1

amentum
2929 ARCH STREET, STE 1500
PHILADELPHIA, PA 19104

AT&T

USID: 329917
FA: 15814376
ILL04385
18301 RIDGELAND AVENUE
TINLEY PARK, IL 60477
EXISTING MONOPOLE

PROJECT NO:	EP5TRFIL
CHECKED BY:	W.W.

ISSUED FOR:

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7	03/10/26	AJM	FOR REVIEW
8	03/23/26	AJM	FOR CONSTRUCTION
9	03/24/26	AJM	UPDATED REBAR
10	04/08/26	AJM	LANDSCAPE UPDATE

LICENSED PROFESSIONAL ENGINEER
KARL R. KRATINA
062-070130
OF ILLINOIS
04/08/26

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SHEET NUMBER: C-4
REVISION: 10

NOTE:
INSTALL PROPOSED WALL PER COMPOUND MASONRY WALL / ENCLOSURE CALCULATION PACKAGE BY AMENTUM DIGITAL INFRASTRUCTURE, INC. DATED 04/07/25. REFER TO REPORT FOR ADDITIONAL REQUIREMENTS.

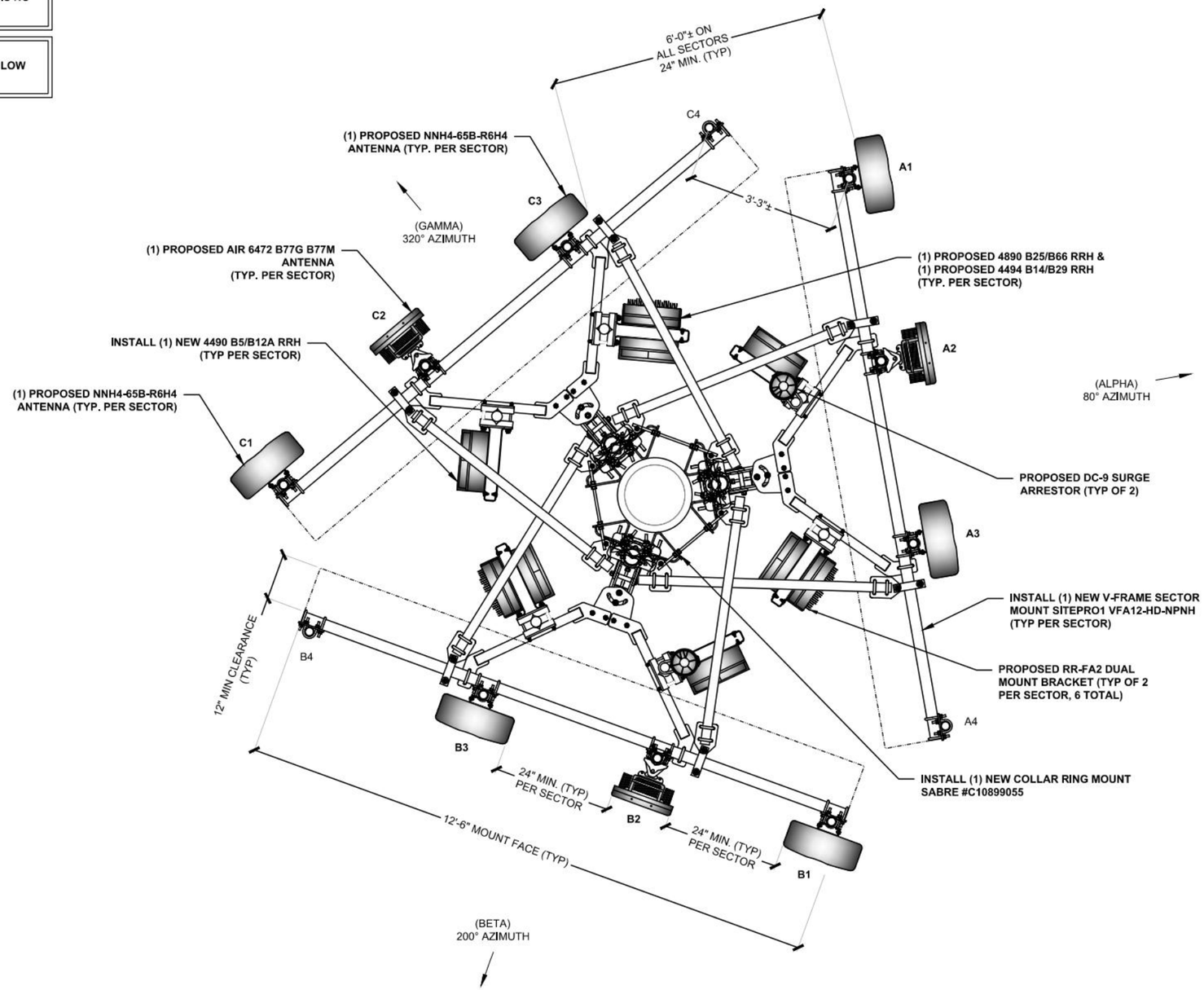
NOTES:
ALL STRUCTURAL WORK IS TO BE COMPLETED PRIOR TO RF WORK STARTING.

CONTRACTOR TO ENSURE THAT THERE IS NO ANTENNA SKEW.

NOTE:
ALL TOWERTOP SUPPORTS MUST MEET LOW PIM STANDARDS

NOTE:
FOR THE INSTALLATION OF THE RRHS, INSTALL NEW 2.0 STD (2.375" OD) x 120" LONG RRH PIPES WITH 1/2"Ø U-BOLTS FOR CONNECTIONS FOR INSTALLATION. MOUNTED ON NEW COMMSCOPE RR-FA2 RRH MOUNTING BRACKET OR APPROVED EQUIVALENT. DO NOT EXCEED MOUNTING MORE THAN 2 RRH's PER PIPE.

NOTE:
FOR THE INSTALLATION OF THE ANTENNA, INSTALL NEW 2.5 STD (2.875" OD) x 120" LONG RRH PIPES W/ CROSSOVER BRACKETS (SITE PRO PART# SCX23-K, OR APPROVED EQUIVALENT).





0' 1' 2' 4'

PROPOSED ANTENNA AZIMUTH PLAN

11"x17" SCALE: 3/8" = 1'-0"
22"x34" SCALE: 3/4" = 1'-0"

1

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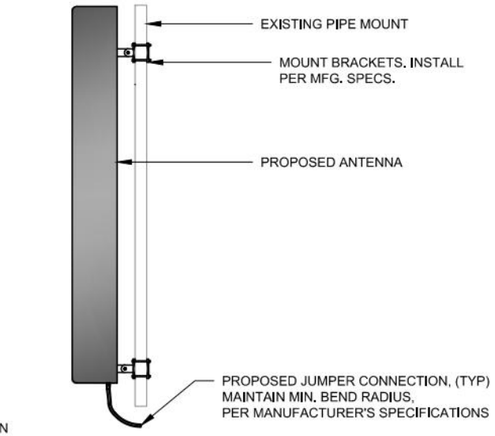
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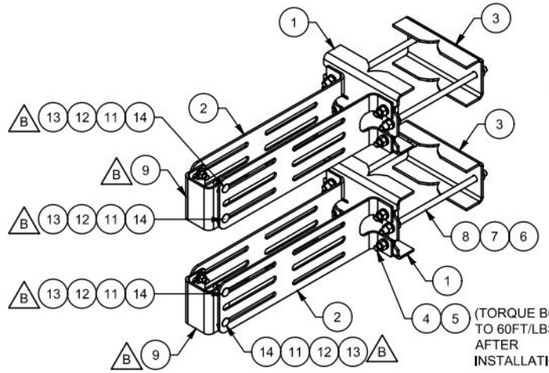
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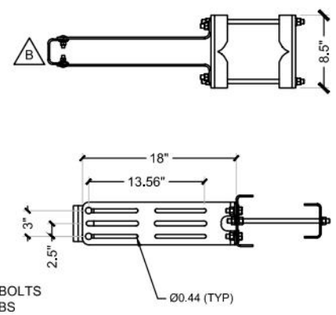
SHEET NUMBER: C-4.1
REVISION: 10



MOUNT ANTENNA IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDED PROCEDURE DETAIL FOR MOUNTING PURPOSES ONLY. NOT ALL MEMBERS SHOWN

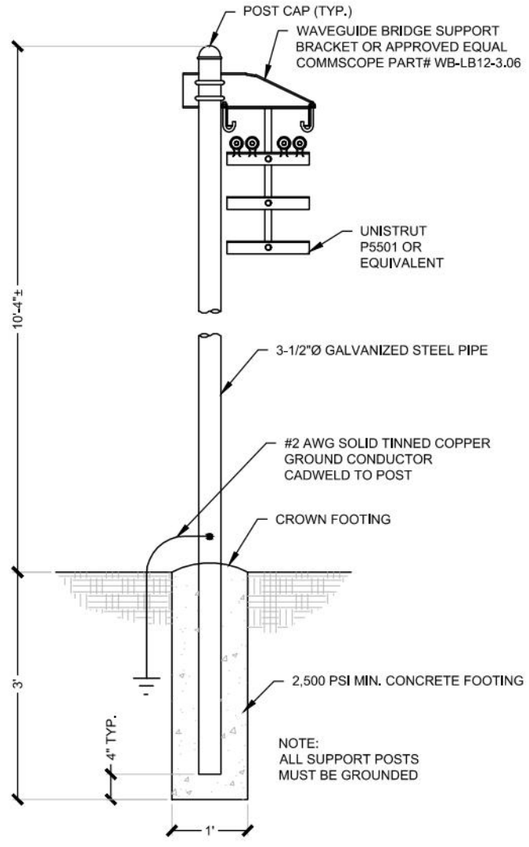
ANTENNA MOUNTING DETAIL | SCALE: NTS | 1





RRH DUAL MOUNT BRACKET			
ITEM	PART NO.	DESCRIPTION	QTY.
1	MTC378912	WELDED FRONT BRACKET	2
2	MTC378909	RRU HANGER	4
3	MTC378903	REAR BRACKET	2
4	GWF-04	1/2" GALV FLAT WASHER	8
5	GB-04145	1/2" X 1-1/2" GALV BOLT KIT	8
6	GWL-04	1/2" GALV LOCK WASHER	12
7	GN-04	1/2" GALV HEX NUT	12
8	MT-379	1/2" X 12" GALV THREADED ROD	4
9	RRFA-0001-00	BRACKET, RRU MOUNT SMALL STABILIZER	2
10	RRFA-0002-00	BRACKET, RRU MOUNT LARGE STABILIZER	2
11	GWF-03	3/8" GALV FLAT WASHER	8
12	GWL-03	3/8" GALV LOCK WASHER	8
13	GN-03	3/8" GALV HEX NUT	8
14	MTC8196	3/8 X 1-1/4" Carriage Bolt	8

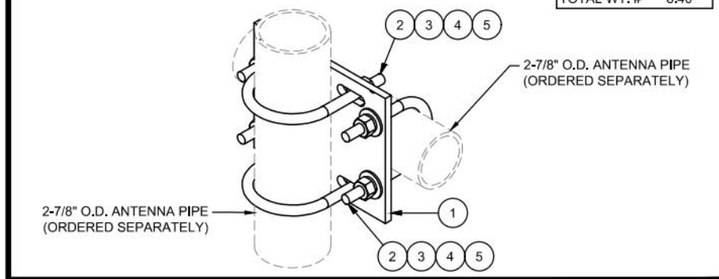
COMMSCOPE RR-FA2 | SCALE: NTS | 2



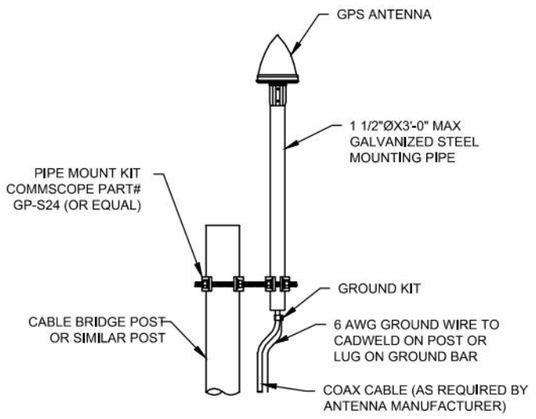
CABLE BRIDGE DETAIL | SCALE: NTS | 3

NOT USED | SCALE: NTS | 4

PARTS LIST						
ITEM	QTY	PART NO.	PART DESCRIPTION	LENGTH	UNIT WT.	NET WT.
1	1	SCX2	CROSSOVER PLATE	7 in	4.80	4.80
2	4	X-UB1300	1/2" X 3" X 5" X 2" U-BOLT (HDG.)		0.73	2.93
3	8	G12FW	1/2" HDG USS FLATWASHER		0.03	0.27
4	8	G12LW	1/2" HDG LOCKWASHER		0.01	0.11
5	8	G12NUT	1/2" HDG HEAVY 2H HEX NUT		0.07	0.57
					TOTAL WT. #	8.40



SITEPRO1 SCX23-K | SCALE: NTS | 5



GPS MOUNTING DETAIL | SCALE: NTS | 6

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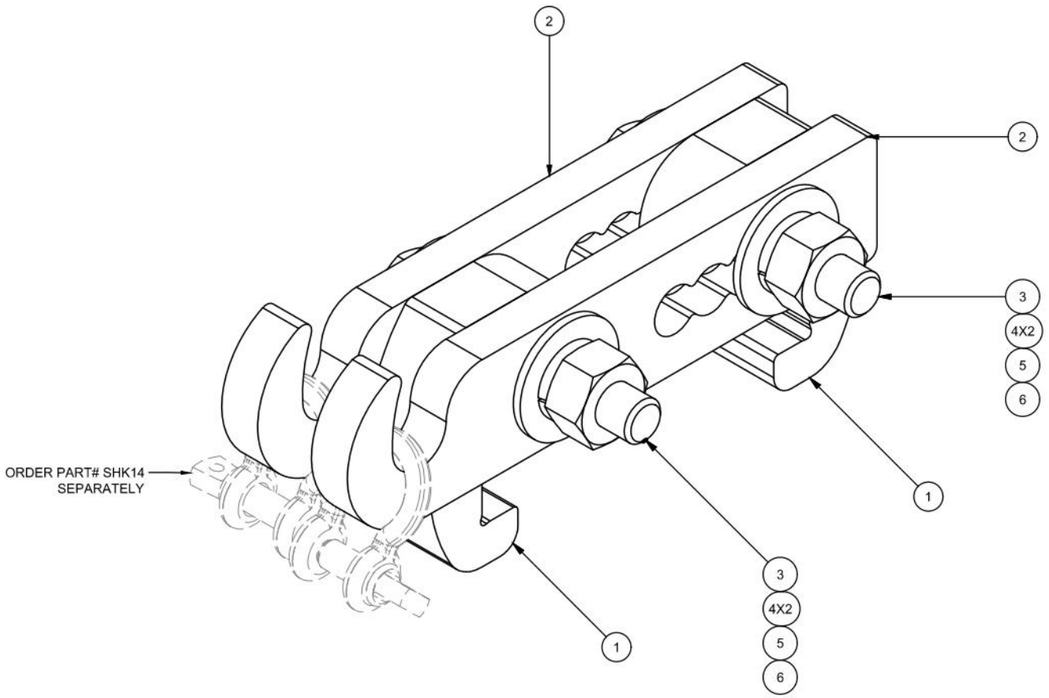
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SHEET NUMBER: C-5
REVISION: 10

SITEPRO1 PART #PHH-AL PORT HOLE HANGER KIT PARTS LIST						
ITEM	QTY	PART NO.	PART DESCRIPTION	LENGTH	UNIT WT.	NET WT.
1	2	X-HHR-HANGH	1" MILL PLATE (A572 GR50)	12 in	1.14	2.29
2	2	X-HHR-HANGL	1" MILL PLATE (A572 GR.50)	12 in	1.34	2.68
3	2	G1203	1/2" X 3" HDG HEX BOLT GR5 FULL THREAD	3 in	0.22	0.43
4	4	G12FW	1/2" HDG USS FLATWASHER	3/32 in	0.03	0.14
5	2	G12LW	1/2" HDG LOCKWASHER	1/8 in	0.01	0.03
6	2	G12NUT	1/2" HDG HEAVY 2H HEX NUT		0.07	0.14
					TOTAL WT. #	5.71

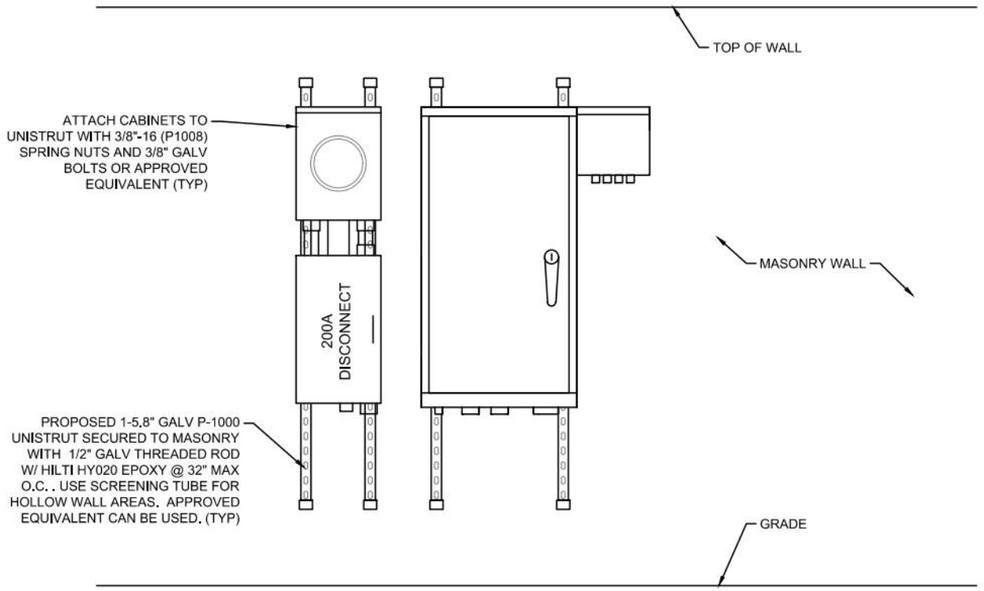


PROPRIETARY NOTES:

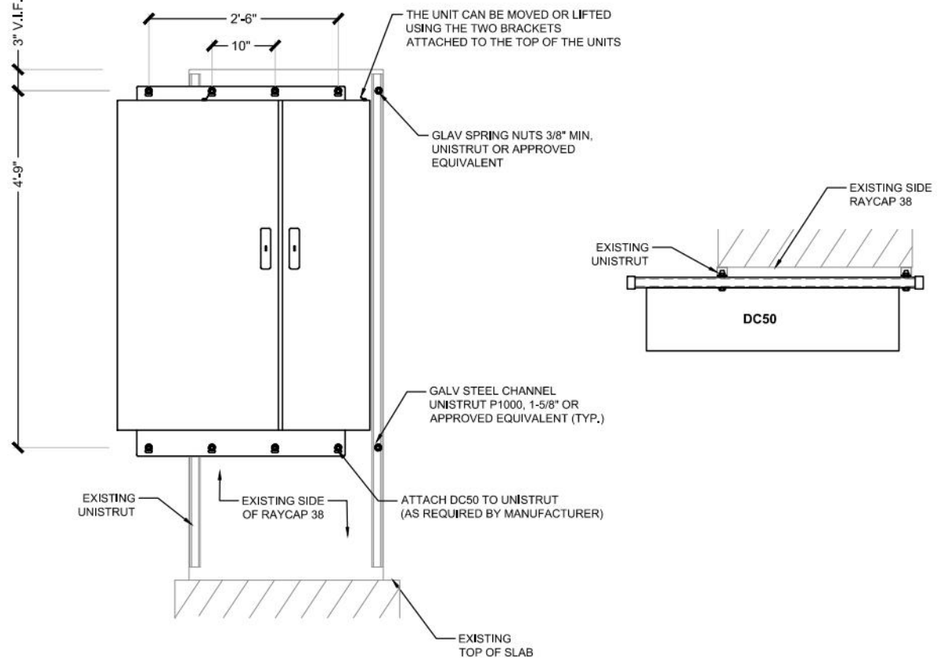
THE DATA AND TECHNOLOGIES IN THIS DRAWING ARE PROPRIETARY INFORMATION OF VALMONT INDUSTRIES AND CONSIDERED A TRADE SECRET. ANY USE OR DISCLOSURE WITHOUT THE CONSENT OF VALMONT INDUSTRIES IS STRICTLY PROHIBITED.

FINISH:
HOT DIP GALVANIZED

HOISTING GRIP ANCHOR KIT DETAIL | SCALE: NTS | 1



TYPICAL EQUIPMENT MOUNTING ON MASONRY WALL | SCALE: NTS | 2



DC50 MOUNTING TO RAYCAP 38 | SCALE: NTS | 3

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SHEET NUMBER: C-6
REVISION: 10

GROUT

1. CONCRETE WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE ACI BUILDING CODE (ACI 318), THE ACI DETAILING MANUAL (ACI 315), AND THE SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS (ACI 301).

2. GROUT SHALL BE NON-METALLIC, NON-SHRINK, 5000 PSI GROUT CONFORMING TO ASTM C 1107.

CAST-IN-PLACE CONCRETE

1. CONCRETE WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE ACI BUILDING CODE (ACI 318), THE ACI DETAILING MANUAL (ACI 315), AND THE SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS (ACI 301).

2. CONCRETE SHALL BE READY MIX IN COMPLIANCE WITH ASTM C 94 WITH A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS. MANUFACTURER SHALL BE CERTIFIED ACCORDING TO THE NATIONAL READY MIXED CONCRETE ASSOCIATION'S CERTIFICATION.

3. CONCRETE CONTRACTOR SHALL FOLLOW ACI RECOMMENDATIONS FOR PLACEMENT OF CONCRETE IN COLD WEATHER PER ACI 306.1 AND/OR HOT WEATHER PER ACI 305R.

4. CONCRETE MIX MATERIALS SHALL MEET THE FOLLOWING:
   CEMENT: PORTLAND TYPE I/II ASTM C 150
   BLENDED HYDRAULIC CEMENT PER ASTM C595 IS PROHIBITED.
   FLY ASH: ASTM C 618 CLASS C OR F (25% MAX)
   NORMAL WEIGHT AGGREGATE: 3/4 INCH ASTM C 33 (UNIFORMLY GRADED) CLASS 3S
   [LIGHTWEIGHT AGGREGATE: 3/4 INCH ASTM C 330]
   WATER: POTABLE COMPLYING WITH ASTM C 94
   ADMIXTURES:
   AIR ENTRAINING: ASTM C260
   WATER REDUCING: ASTM C494 TYPE A
   HIGH RANGE WATER REDUCING: ASTM C494 TYPE F
   WATER REDUCING AND ACCELERATING: ASTM C494 TYPE E
   WATER REDUCING AND RETARDING: ASTM C494 TYPE D
   CORROSION-INHIBITING: ASTM C494 TYPE C (WHERE INDICATED)
   DCI MANUFACTURED BY W.R. GRACE & CO. (OR APPROVED EQUIVALENT)
   WATER CEMENT RATIO: [0.42]
   SLUMP: 3 INCHES MAX
   SLUMP WITH SUPER PLASTICIZER: 8 INCHES MAX
   AIR CONTENT: 3% MAX (SLAB-ON-GRADE)
   AIR CONTENT: 6% MAX WITH AIR ENTRAINING ADMIXTURE (EXTERIOR CONCRETE)
   UNIT WEIGHT: 150 PCF MAX (NORMAL WEIGHT)

5. CONCRETE EXPOSED TO FREEZE-THAW CYCLES (WEATHER) SHALL CONTAIN AN AIR-ENTRAINING ADMIXTURE TO PRODUCE AN AIR-ENTRAINMENT OF 6 PERCENT (MAX). OMIT AIR-ENTRAINMENT FOR CONCRETE TO RECEIVE A TROWELED FINISH.

6. CONCRETE MIX DESIGNS AND ASSOCIATED PRODUCT DATA, IN ACCORDANCE WITH ACI 301, ACI 211.1, AND ACI 211.2, SHALL BE SUBMITTED FOR RECORD PRIOR TO PLACEMENT. SUBMITTAL SHALL INCLUDE COMPRESSIVE STRENGTH TEST RESULTS, MIX PROPORTIONS, AND PRODUCT DATA. PRODUCT DATA SHALL INCLUDE CEMENT MILL TEST CERTIFICATE, AGGREGATE GRADATION RESULTS, AND ADMIXTURE MANUFACTURER DATA SHEETS AND COMPATIBILITY LETTER. ADMIXTURES SHALL BE FROM A SINGLE SOURCE MANUFACTURER.

7. REINFORCING STEEL SHALL BE PLACED WITHIN TOLERANCES IN ACCORDANCE WITH ACI 117 AND SHALL HAVE CLEAR COVER PER ACI 318.

8. REINFORCING STEEL SHALL BE MANUFACTURED FROM HIGH STRENGTH BILLET STEEL CONFORMING TO ASTM A615, GRADE 60. WELDED WIRE FABRIC (FLAT SHEETS) SHALL COMPLY WITH ASTM A185.

9. LAP BARS A MINIMUM 48 DIAMETERS. LAP WELDED WIRE FABRIC A MINIMUM OF 6 INCHES.

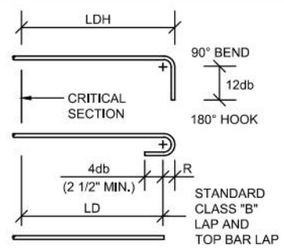
10. CONCRETE SHALL BE MOIST CURED FOR SEVEN DAYS. PROVIDE MOISTURE RETAINING COVERS WITH EDGES LAPPED 12 INCHES AND SEALED WITH WATERPROOF TAPE OR ADHESIVE. CONCRETE CONTRACTOR SHALL COORDINATE CONCRETE FINISHES WITH ARCHITECTURAL DRAWINGS AND FINISH SCHEDULE.

11. GROUT SHALL BE NON-METALLIC, NON-SHRINK, 5000 PSI GROUT CONFORMING TO
ASTM C 1107.

REBAR SPLICE AND HOOK SCHEDULE

REBAR SPLICE AND HOOK DIMENSIONS FOR REINFORCED CONCRETE
F'c = 4,000 PSI

ASTM BAR SIZE	LD	CLASS B LAP	TOP BAR LAP	LDH
3	12"	12"	16"	7 1/2"
4	12"	15"	20"	9 1/2"
5	15"	19"	24"	12"
6	18"	23"	29"	14 1/2"
7	25"	33"	43"	17"
8	29"	37"	49"	19"



NOTES:

TOP BAR - DEFINED AS A BAR LOCATED SUCH THAT 12", OR MORE, OF FRESH CONCRETE IS CAST INT HE MEMBER BELOW THE SPLICE.

MINIMUM OUTSIDE RADIUS OF BEND, R, SHALL BE 4db

LD - STD. DEVELOPMENT LENGTH OF BAR
LDH - STD. DEVELOPMENT LENGTH OF HOOK
F'c - SPECIFIED COMPRESSIVE STRENGTH OF CONCRETE
db - BAR DIAMETER AS PER ASTM

CONCRETE NOTES | SCALE: N/A | 1

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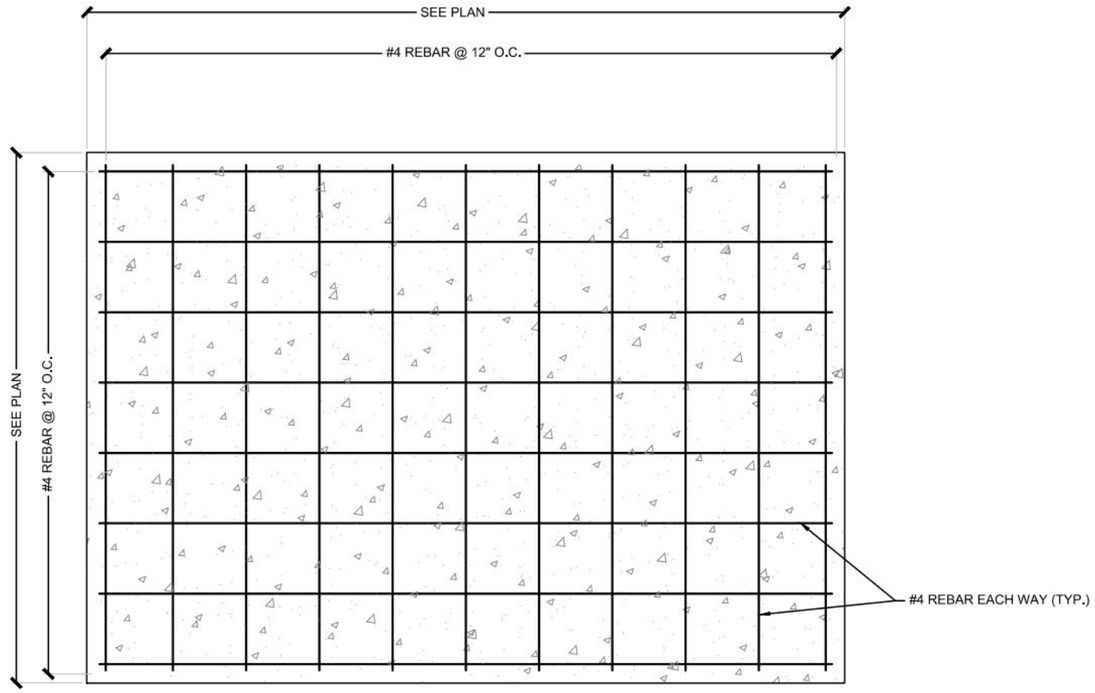
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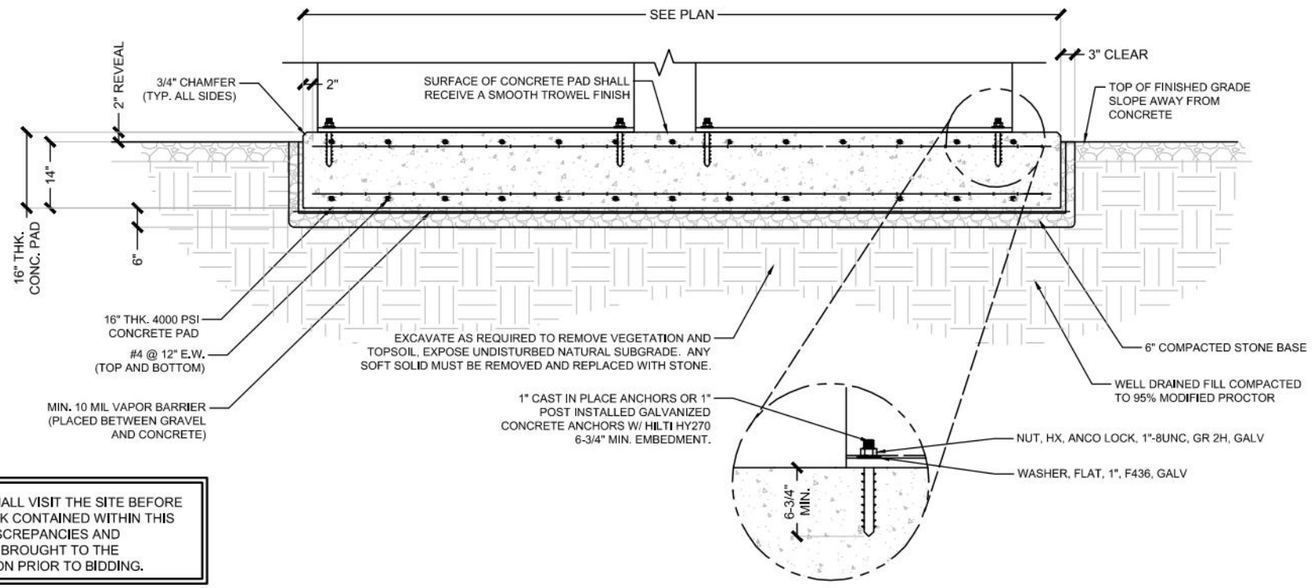
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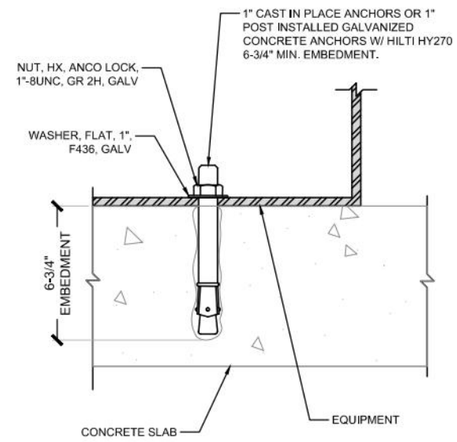




THE CONTRACTOR SHALL VISIT THE SITE BEFORE BIDDING ON THE WORK CONTAINED WITHIN THIS DESIGN PACKAGE. DISCREPANCIES AND OMISSIONS SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO BIDDING.

CONCRETE PAD SECTION AND CONNECTIONS | SCALE: NTS | 1

NOT USED | SCALE: NTS | 2



ANCHOR DETAIL | SCALE: NTS | 3

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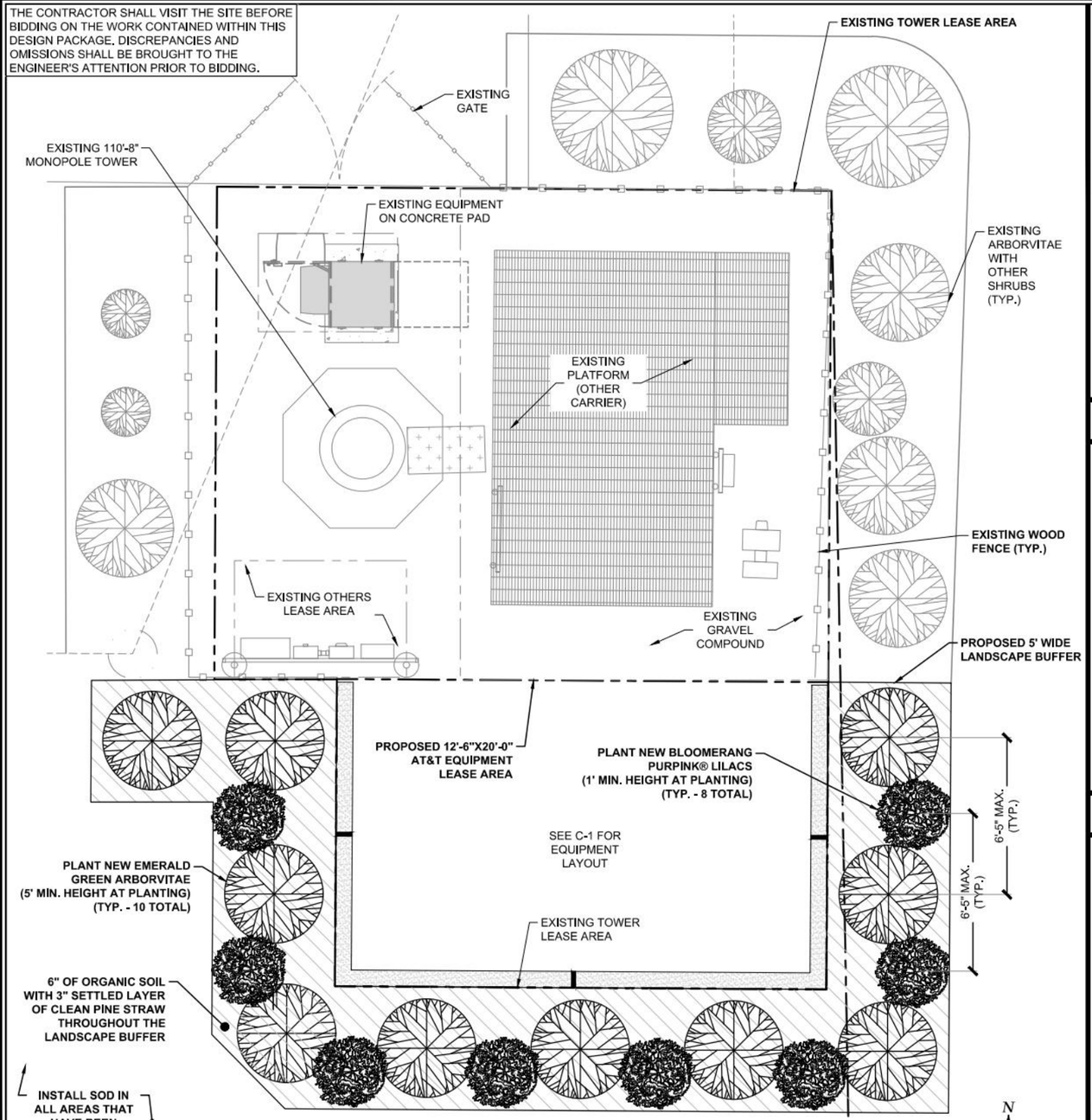
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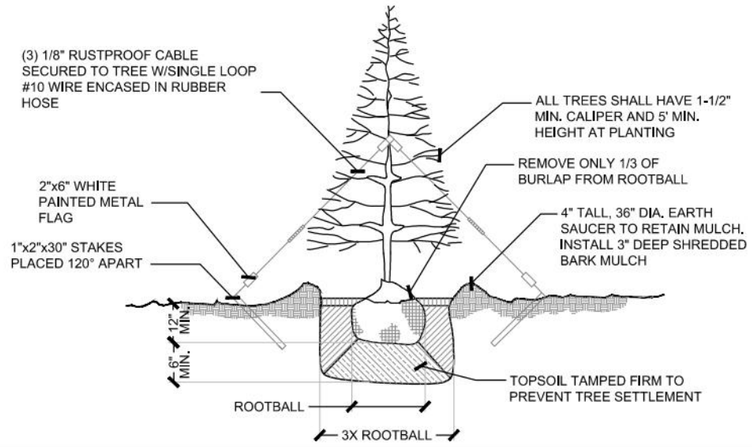
SHEET NUMBER: C-8 | REVISION: 10

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SITE LANDSCAPE SCREENING - PLANTING CHART				
QUANTITY	SCIENTIFIC NAME	COMMON NAME	PLANT SIZE	SPACING
10	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN ARBORVITAE	5' MIN. @ PLANTING	SEE PLAN
8	SYRINGA X PUBESCENS	BLOOMERANG PURPINK® LILACS	1' MIN. @ PLANTING	SEE PLAN
PINESTRAW MULCH - 3" SETTLED LAYERS OF CLEAN STRAW				

LANDSCAPE PLAN | 11"x17" SCALE: 3/16" = 1'-0" 22"x34" SCALE: 3/8" = 1'-0" | 1



TREE PLANTING DETAIL | SCALE: NTS | 2

NOT USED | SCALE: NTS | 3

PLANTING NOTES:

1. ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PEST AND DISEASE.
2. ALL PLANTS MUST BE CONTAINER-GROWN OR BALLED AND BURLAPPED AS SPECIFIED.
3. ALL TREES MUST BE STRAIGHT TRUNKED, FULL HEADED AND MEET ALL REQUIREMENTS SPECIFIED.
4. ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE OWNER'S REPRESENTATIVE BEFORE, DURING, AND AFTER INSTALLATION.
5. ALL TREES MUST BE GUYED OR STAKED.
6. ALL PLANTS AND PLANTING AREAS MUST COMPLETELY MULCHED AS SPECIFIED.
7. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING COURSE OF WORK. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ALL DAMAGE TO UTILITIES.
8. THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING AREAS (INCLUDING, BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZATION, ETC.) UNTIL THE WORK IS FULLY ACCEPTED.
9. THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF (1) ONE YEAR BEGINNING AT THE DATE OF TOTAL ACCEPTANCE. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEE PERIOD.
10. THE OWNER'S REPRESENTATIVE WILL APPROVE THE STAKED LOCATION OF ALL PLANT MATERIAL PRIOR TO INSTALLATION.
11. AFTER BEING DUG AT THE NURSERY SOURCE, ALL TREES IN LEAF SHALL BE ACCUMULATED FOR TWO (2) WEEKS UNDER A MIST SYSTEM PRIOR TO INSTALLATION.
12. ANY PLANT MATERIAL THAT DIES, TURNS BROWN OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, SIZE AND MEETING ALL SPECIFICATIONS.
13. STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK", LATEST EDITION, REPRESENTS GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
14. ALL REQUIRED TREE PROTECTION MEASURES SHALL BE INSTALLED PRIOR TO GRADING OR EXCAVATING.
15. UNDISTURBED BUFFERS SHALL BE REPLANTED TO BUFFER STANDARDS WHERE SPARSELY VEGETATED OR WHERE DISTURBED AT APPROVED UTILITY CROSSINGS. REPLANTING IS SUBJECT TO COUNTY ARBORIST APPROVAL.
16. TREES TO BE A MINIMUM OF 5' IN HEIGHT AT TIME OF PLANTING.
17. PROVISIONS FOR TREE PROTECTION ON THE SITE SHALL BE, AS A MINIMUM, IN CONFORMANCE WITH THE REQUIREMENTS OF THE LATEST EDITION OF THE COUNTY TREE PRESERVATION ORDINANCE AND ADMINISTRATIVE GUIDELINES PERTAINING TO TREE PROTECTION.
18. IF THE LANDSCAPE DESIGN AND PLANT MATERIAL ARE CHANGED FROM THE COUNTY PERMITTED PLAN, YOU SHALL SUBMIT THREE (3) SETS OF REVISED PLANS TO THE COUNTY ARBORIST'S OFFICE FOR APPROVAL, PRIOR TO ANY LANDSCAPE INSTALLATION.
19. UNDISTURBED BUFFERS SHALL BE PLANTED TO BUFFER STANDARDS WHERE SPARSELY VEGETATED OR WHERE DISTURBED DUE TO APPROVED UTILITY CROSSING. REPLANTING IS SUBJECT TO COUNTY ARBORIST APPROVAL. (DO NOT PLANT TREES WITHIN THE SANITARY SEWER EASEMENT).

amentum
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PHILADELPHIA, PA 19104

AT&T

USID: 329917
FA: 15814376
ILL04385
18301 RIDGELAND AVENUE
TINLEY PARK, IL 60477
EXISTING MONOPOLE

PROJECT NO:	EP5TRFIL
CHECKED BY:	W.W.

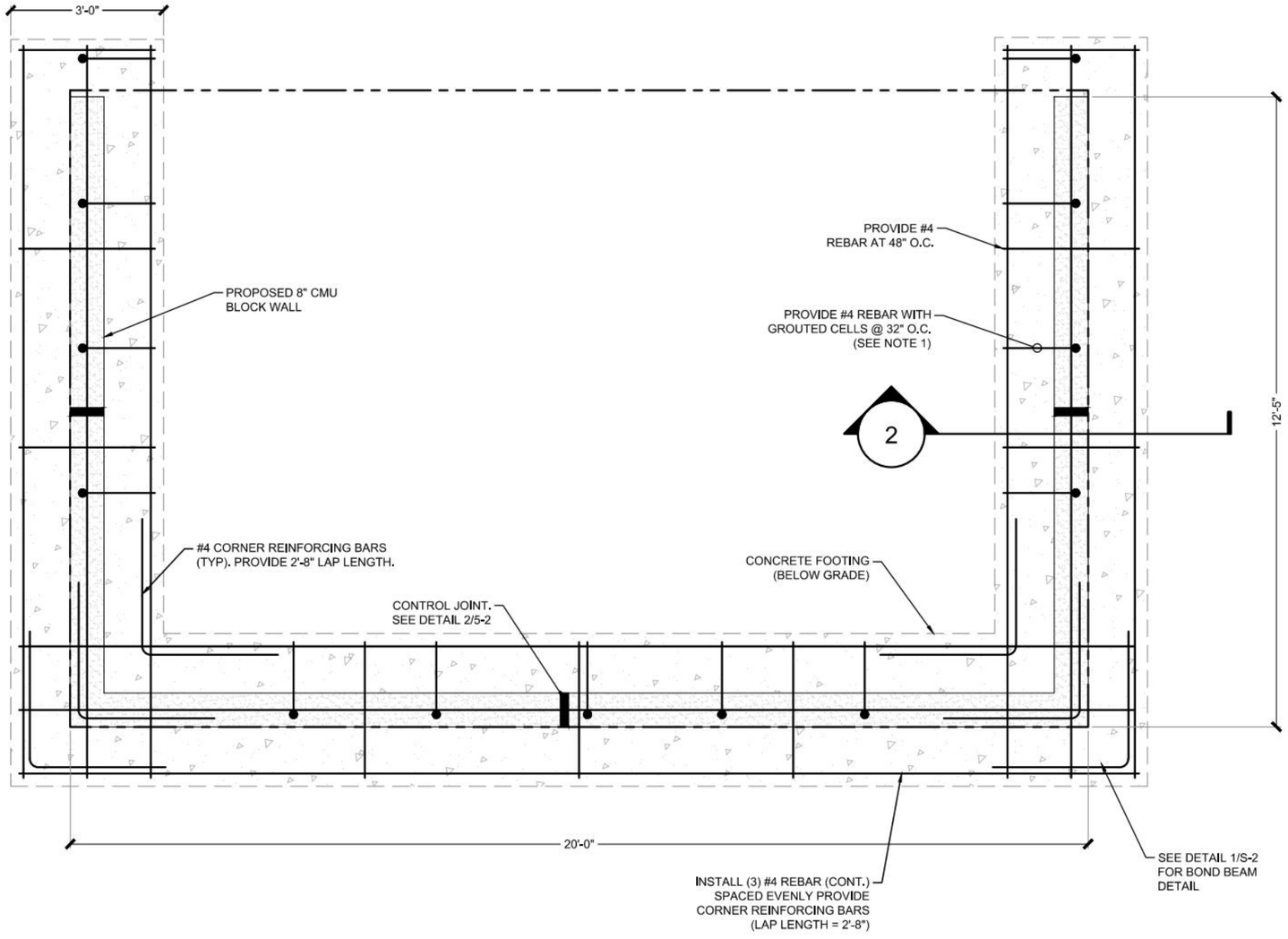
ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION
6	01/15/26	AJM	FOR CONSTRUCTION
7	03/10/26	AJM	FOR REVIEW
8	03/23/26	AJM	FOR CONSTRUCTION
9	03/24/26	AJM	UPDATED REBAR
10	04/08/26	AJM	LANDSCAPE UPDATE

LICENSED PROFESSIONAL ENGINEER
KARL R. KRATINA
062-070130
OF ILLINOIS
04/08/26

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SHEET NUMBER:	REVISION:
L-1	10



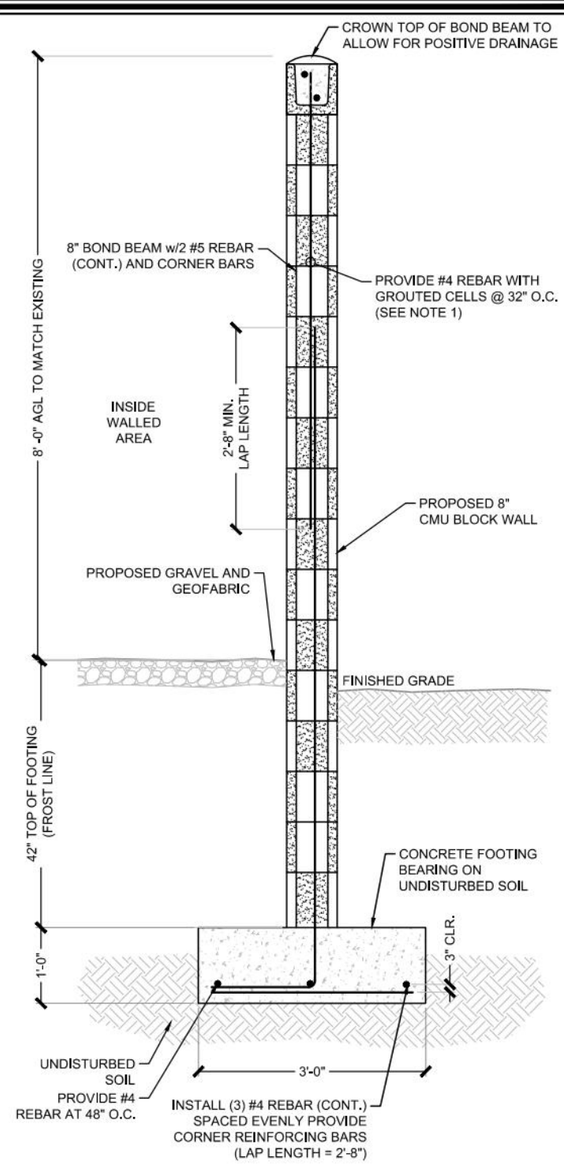
NOTES:

1. INSTALL CONTROL JOINTS IN ACCORDANCE w/ASTM C1063.
2. ALL JOINTS SEALANTS SHALL CONFORM TO ASTM C-920 SPECIFICATIONS.

THE CONTRACTOR SHALL VISIT THE SITE BEFORE BIDDING ON THE WORK CONTAINED WITHIN THIS DESIGN PACKAGE. DISCREPANCIES AND OMISSIONS SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO BIDDING.

NOTE:
INSTALL PROPOSED WALL PER COMPOUND MASONRY WALL / ENCLOSURE CALCULATION PACKAGE BY AMENTUM DIGITAL INFRASTRUCTURE, INC. DATED 03/26/26. REFER TO REPORT FOR ADDITIONAL REQUIREMENTS.

FOOTING DETAIL & WALL LAYOUT PLAN | SCALE: NTS | 1



NOTES:

1. GROUT SHALL BE IN ACCORDANCE w/ASTM C-270, TYPE 'M', 2500 PSI CONCRETE USING PEA GRAVEL FOR COURSE AGGREGATE (3/8" MAX.)
2. MORTAR SHALL BE TYPE 'M' OR 'S' IN ACCORDANCE w/ASTM C-270, 2500 PSI.
3. ALL JOINTS SEALANTS SHALL CONFORM TO ASTM C-920 SPECIFICATIONS.
4. COMPACT SUBGRADE BEFORE POURING FOOTER.
5. SEE REBAR AND CONCRETE SPECIFICATIONS ON C-7.

WALL SECTION | SCALE: NTS | 2

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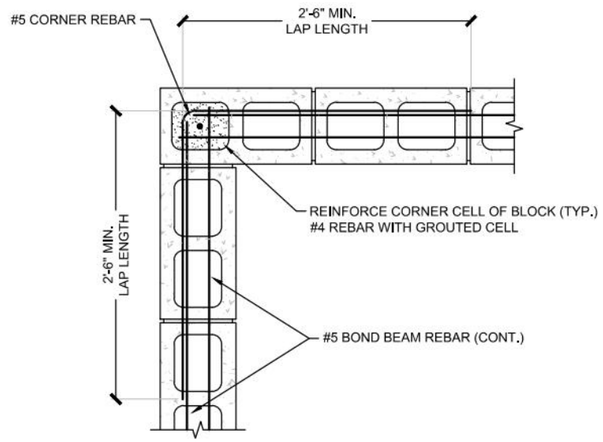
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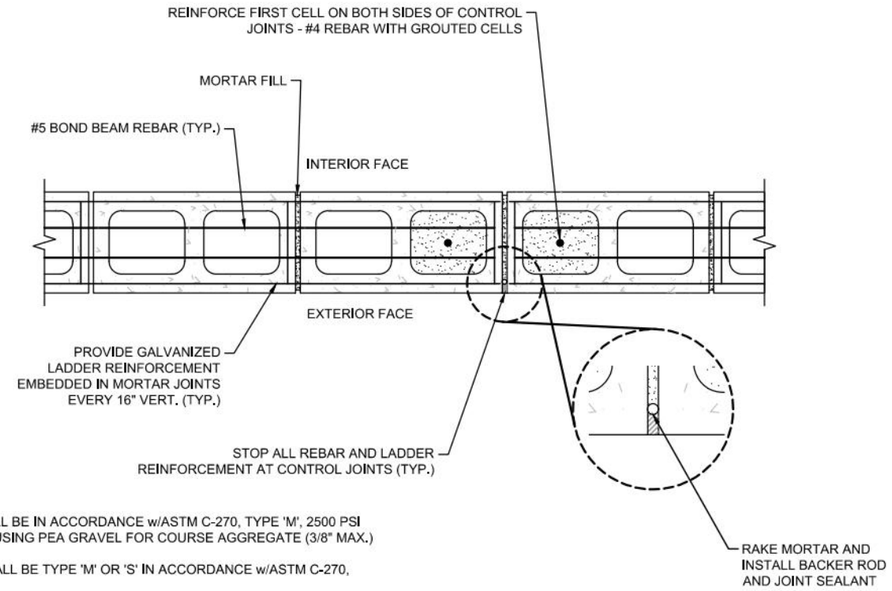
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SHEET NUMBER: S-1
REVISION: 10



WALL CORNER REINFORCEMENT DETAIL | NTS | 1



NOTES:

1. GROUT SHALL BE IN ACCORDANCE w/ASTM C-270, TYPE 'M', 2500 PSI CONCRETE USING PEA GRAVEL FOR COURSE AGGREGATE (3/8" MAX.)
2. MORTAR SHALL BE TYPE 'M' OR 'S' IN ACCORDANCE w/ASTM C-270, 2500 PSI.
3. ALL JOINTS SEALANTS SHALL CONFORM TO ASTM C-920 SPECIFICATIONS.
4. COMPACT SUBGRADE BEFORE POURING FOOTER.
5. SEE REBAR AND CONCRETE SPECIFICATIONS ON C-7.

CONTROL JOINT DETAIL | SCALE: NTS | 2

NOT USED | SCALE: NTS | 3

NOT USED | SCALE: NTS | 4

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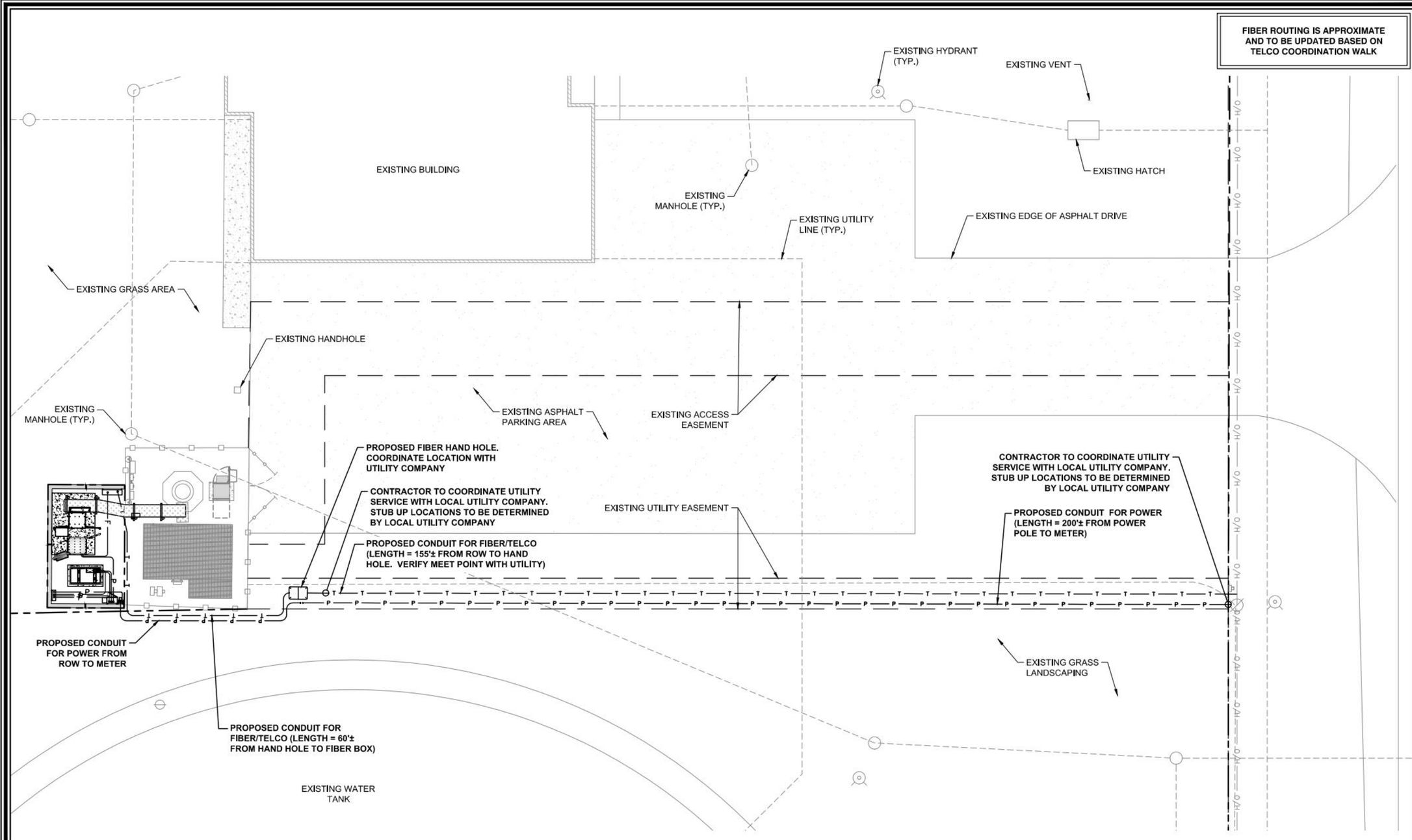
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SHEET NUMBER:	REVISION:
S-2	10



NOTE: ALL UNDERGROUND UTILITIES WILL BE INSTALLED IN TRENCHES. SEE DETAIL 1 &2, SHEET E-3.

CONTRACTOR TO LOCATE ALL UTILITIES PRIOR TO START OF CONSTRUCTION. UTILITIES SHOW ARE APPROXIMATE ONLY AND HAVE NOT BEEN VERIFIED. NOTIFY THE CM AND ENGINEER OF ANY DESCREPANCIES

OVERALL ELECTRICAL SITE PLAN

11"x17" SCALE: 1/16" = 1'-0"
22"x34" SCALE: 1/8" = 1'-0"

1

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EXISTING MONOPOLE

PROJECT NO:	EP5TRFIL
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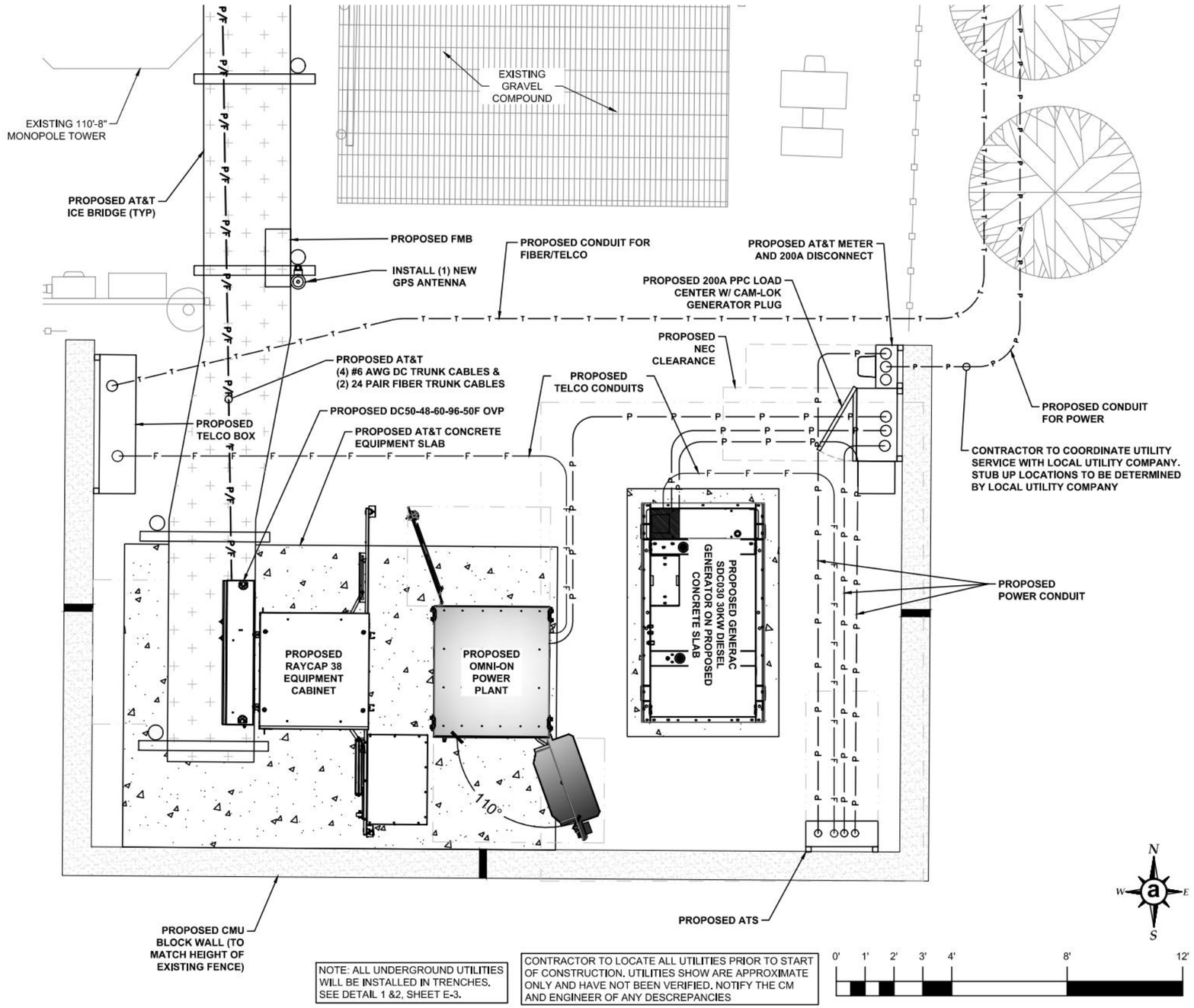
SHEET NUMBER: E-0.1
REVISION: 10

ELECTRICAL NOTES:

1. SUBMITTAL OF BID INDICATES THAT THE CONTRACTOR IS COGNIZANT OF ALL JOB SITE CONDITIONS AND WORK TO BE PERFORMED UNDER THIS CONTRACT.
2. CONTRACTOR SHALL PERFORM ALL VERIFICATIONS, OBSERVATION TESTS, AND EXAMINATION WORK PRIOR TO ORDERING OF ANY EQUIPMENT AND THE ACTUAL CONSTRUCTION. CONTRACTOR SHALL ISSUE A WRITTEN NOTICE OF ALL FINDINGS TO THE PROJECT MANAGER LISTING ALL MALFUNCTIONS, FAULTY EQUIPMENT AND DISCREPANCIES.
3. VERIFY HEIGHTS WITH PROJECT MANAGER PRIOR TO INSTALLATION.
4. THESE PLANS ARE DIAGRAMMATIC ONLY, FOLLOW AS CLOSELY AS POSSIBLE.
5. CONTRACTOR SHALL COORDINATE ALL WORK BETWEEN TRADES AND ALL OTHER SCHEDULING AND PROVISIONARY CIRCUMSTANCES SURROUNDING THE PROJECT.
6. CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, INSURANCE, EQUIPMENT, INSTALLATION, CONSTRUCTION TOOLS, TRANSPORTATION, ETC., FOR COMPLETE AND FUNCTIONALLY OPERATING SYSTEMS ENERGIZED AND READY FOR USE THROUGHOUT AS INDICATED ON DRAWINGS, AS SPECIFIED HEREIN AND/OR AS OTHERWISE REQUIRED.
7. ALL MATERIALS AND EQUIPMENT SHALL BE NEW AND IN PERFECT CONDITION WHEN INSTALLED AND SHALL BE OF THE BEST GRADE AND OF THE SAME MANUFACTURER THROUGHOUT FOR EACH CLASS OR GROUP OF EQUIPMENT. ELECTRICAL MATERIALS SHALL BE LISTED AND APPROVED BY UNDERWRITER'S LABORATORIES AND SHALL BEAR THE INSPECTION LABEL "J" WHERE SUBJECT TO SUCH APPROVAL. MATERIALS SHALL MEET WITH APPROVAL OF ALL GOVERNING BODIES HAVING JURISDICTION OVER THE CONSTRUCTION. MATERIALS SHALL BE MANUFACTURED IN ACCORDANCE WITH ALL CURRENT APPLICABLE STANDARDS ESTABLISHED BY ANSI, NEMA AND NBFU. ALL MATERIALS AND EQUIPMENT SHALL BE APPROVED FOR THEIR INTENDED USE AND LOCATION.
8. ALL WORK SHALL COMPLY WITH ALL APPLICABLE GOVERNING STATE, COUNTY AND CITY CODES AND OSHA, NFPA, NEC AND ASHRAE REQUIREMENTS.
9. ENTIRE JOB SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR AFTER THE DATE OF JOB ACCEPTANCE. ALL WORK, MATERIAL AND EQUIPMENT FOUND TO BE FAULTY DURING THAT PERIOD SHALL BE CORRECTED AT ONCE, UPON WRITTEN NOTIFICATION, AT THE EXPENSE OF THE CONTRACTOR.
10. PROPERLY SEAL ALL PENETRATIONS. PROVIDE UL LISTED FIRE-STOPS WHERE PENETRATIONS ARE MADE THROUGH FIRE-RATED ASSEMBLIES. WATER-TIGHT USING SILICONE SEALANT.
11. DELIVER ALL BROCHURES, OPERATING MANUALS, CATALOGS AND SHOP DRAWINGS TO THE PROJECT MANAGER AT JOB COMPLETION. PROVIDE MAINTENANCE MANUALS FOR MECHANICAL EQUIPMENT. AFFIX MAINTENANCE LABELS TO MECHANICAL EQUIPMENT.
12. ALL CONDUCTORS SHALL BE COPPER. MINIMUM CONDUCTOR SIZE SHALL BE #12 AWG., UNLESS OTHERWISE NOTED. CONDUCTORS SHALL BE TYPE THHW, RATED IN ACCORDANCE WITH NEC 110-14(C).
13. ALL CIRCUIT BREAKERS, FUSES AND ELECTRICAL EQUIPMENT SHALL HAVE AN INTERRUPTING RATING NOT LESS THAN THE MAXIMUM INTERRUPTING CURRENT TO WHICH THEY MAY BE SUBJECTED.
14. THE ENTIRE ELECTRICAL INSTALLATION SHALL BE GROUNDED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE; ARTICLES 250 AND 810 AND THE UTILITY COMPANY STANDARDS.
15. CONDUIT:
    - 15.A. RIGID CONDUIT SHALL BE U.L. LABEL GALVANIZED ZINC COATED WITH ZINC INTERIOR AND SHALL BE USED WHEN INSTALLED IN OR UNDER CONCRETE SLABS, IN CONTACT WITH THE EARTH, UNDER PUBLIC ROADWAYS, IN MASONRY WALLS OR EXPOSED ON BUILDING EXTERIOR. RIGID CONDUIT IN CONTACT WITH EARTH SHALL BE 1/2 LAPPED WRAPPED WITH HUNTS WRAP PROCESS NO. 3.
    - 15.B. ELECTRICAL METALLIC TUBING SHALL HAVE U.L. LABEL, FITTINGS SHALL BE GLAND RING COMPRESSION TYPE. EMT SHALL BE USED ONLY FOR INTERIOR RUNS.
    - 15.C. LIQUID-TIGHT FLEXIBLE METAL CONDUIT SHALL BE U.L. LISTED AND SHALL BE USED AT FINAL CONNECTIONS TO MECHANICAL EQUIPMENT AND RECTIFIERS AND WHERE PERMITTED BY CODE. ALL CONDUIT IN EXCESS OF SIX FEET IN LENGTH SHALL CONTAIN A FULL-SIZE GROUND CONDUCTOR.
    - 15.D. CONDUIT RUNS SHALL BE SURFACE MOUNTED ON CEILINGS OR WALLS UNLESS NOTED OTHERWISE. ALL CONDUIT SHALL RUN PARALLEL OR PERPENDICULAR TO WALLS, FLOOR, CEILING OR BEAMS. VERIFY EXACT ROUTING OF ALL EXPOSED CONDUIT WITH THE PROJECT MANAGER PRIOR TO INSTALLING.
    - 15.E. PVC CONDUIT MAY BE PROVIDED ONLY WHERE SHOWN, OR IN UNDERGROUND INSTALLATIONS. PROVIDE UV-RESISTANT CONDUIT WHERE EXPOSED TO THE ATMOSPHERE. PROVIDE GROUND CONDUCTOR IN ALL PVC RUNS; EXCEPT WHERE PERMITTED BY CODE TO OMIT.
16. ALL ELECTRICAL EQUIPMENT SHALL BE LABELED WITH PERMANENT ENGRAVED PLASTIC LABELS. BACKGROUND SHALL BE BLACK WITH WHITE LETTERS; EXCEPT AS REQUIRED BY CODE TO FOLLOW A DIFFERENT SCHEME.
17. UPON COMPLETION OF WORK, CONDUCT CONTINUITY, SHORT CIRCUIT, AND FALL OF POTENTIAL GROUNDING TESTS FOR APPROVAL. SUBMIT TEST REPORTS TO PROJECT MANAGER. GROUNDING SYSTEM RESISTANCE SHALL NOT EXCEED 5 OHMS. IF THE RESISTANCE VALUE IS EXCEEDED, NOTIFY THE PROJECT MANAGER FOR FURTHER INSTRUCTION ON METHODS FOR REDUCING THE RESISTANCE VALUE.
18. CLEAN PREMISES OF ALL DEBRIS RESULTING FROM WORK AND LEAVE WORK IN A COMPLETE AND UNDAMAGED CONDITION. LEGALLY DISPOSE OF ALL REMOVED, UNUSED AND EXCESS MATERIAL GENERATED BY THE WORK OF THIS CONTRACT. DELIVER ITEMS INDICATED ON THE DRAWINGS TO THE OWNER IN GOOD CONDITION. OBTAIN SIGNED RECEIPT UPON DELIVERY.
19. COORDINATE WITH UTILITY COMPANY FOR CONNECTION OF TEMPORARY AND PERMANENT POWER TO THE SITE. THE TEMPORARY POWER AND ALL HOOKUP COSTS SHALL BE PAID BY THE CONTRACTOR.
20. VERIFY ALL EXISTING CIRCUITRY PRIOR TO REMOVAL AND NEW WORK. MAINTAIN POWER TO ALL OTHER AREAS AND CIRCUITS NOT SCHEDULED FOR REMOVAL.
21. RED LINED AS-BUILT PLANS SHALL BE PROVIDED TO THE CONSTRUCTION MANAGER.

SEE MANUFACTURER CUT SHEET FOR WUC CONDUIT ENTRY LOCATIONS

FIBER ROUTING IS APPROXIMATE AND TO BE UPDATED BASED ON TELCO COORDINATION WALK



NOTE: ALL UNDERGROUND UTILITIES WILL BE INSTALLED IN TRENCHES. SEE DETAIL 1 &2, SHEET E-3.

CONTRACTOR TO LOCATE ALL UTILITIES PRIOR TO START OF CONSTRUCTION. UTILITIES SHOW ARE APPROXIMATE ONLY AND HAVE NOT BEEN VERIFIED. NOTIFY THE CM AND ENGINEER OF ANY DESCREPANCIES

ELECTRICAL SITE PLAN

11"x17" SCALE: 1/4" = 1'-0"
22"x34" SCALE: 1/2" = 1'-0"

1

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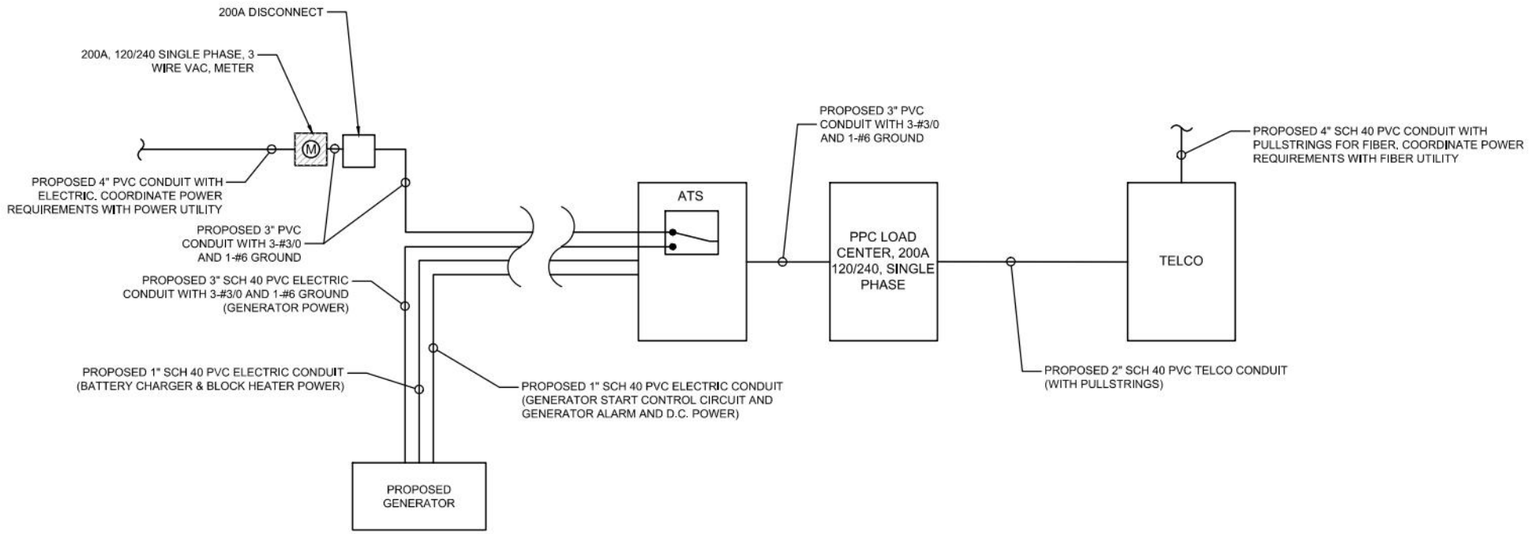
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SHEET NUMBER: E-1
REVISION: 10



ONE-LINE DIAGRAM | SCALE: NTS | 1

INTEGRATED LOAD CENTER

LOAD DESCRIPTION		QTY.	UNIT V.A.	LOAD PER PHASE (VA) PHASE A	PHASE B	WIRE COLOR	LOAD CONTINUOUS	LOADS NON-CONTINUOUS	LOADS SUB-PANEL	WIRE SIZE	GROUNDING WIRE SIZE	TRIP	TRIP	GROUNDING WIRE SIZE	WIRE SIZE	LOADS SUB-PANEL	LOADS NON-CONTINUOUS	LOAD CONTINUOUS	WIRE COLOR	LOAD PER PHASE (VA) PHASE A	PHASE B	UNIT V.A.	QTY.	LOAD DESCRIPTION	
1	OMNI CABINET	1	8745	8745		BLK				3/0	(6)	100												-	2
3		1	8745		8745	RED																			4
5	-																							-	6
7																									8
9	-																							-	10
11																									12
13	-																							-	14
15																									16
17	-																							-	18
19																									20
21	GFCI RECEPTACLE	1	180	180						12	(12)	20												-	22
23	OPTIONAL FIBER BOX RECEPTACLE	1	180		180					12	(12)	20													24
25	BATTERY CHARGER	1	240	240			X			12	(12)	20												-	26
27	BLOCK HEATER	1	1500		1500		X			12	(12)	20													28
29	OIL HEATER	1	180	180						12	(12)	20													30
		SUBTOTAL CONTINUOUS		240	1,500															-	-	SUBTOTAL CONTINUOUS		TOTAL KVA CONTINUOUS X 1.25	1,740
		SUBTOTAL NON-CONTINUOUS		9,105	8,925															-	-	SUBTOTAL NON-CONTINUOUS		TOTAL KVA NON-CONTINUOUS	18,030
		SUBTOTAL SUB-PANEL		-	-															-	-	SUBTOTAL SUB-PANEL		TOTAL KVA SUB-PANEL	-

PANEL DESIGNATION: ELECTRICAL PANEL (ITEM 2)

MAIN LUGS: N/A | MAIN BREAKER: 200 AMP | BRANCH BREAKER TYPE: SIEMENS - BL

VOLTAGE: 120/240 | CYCLE: 60 | PHASE: 1 | WIRES: 3 | MAIN COPPER BUS: 200 AMPS | NEUTRAL: 200 AMPS | TOTAL AMPS: 82.4 | TOTAL KVA: 19,770

PANEL SCHEDULE | SCALE: NTS | 2

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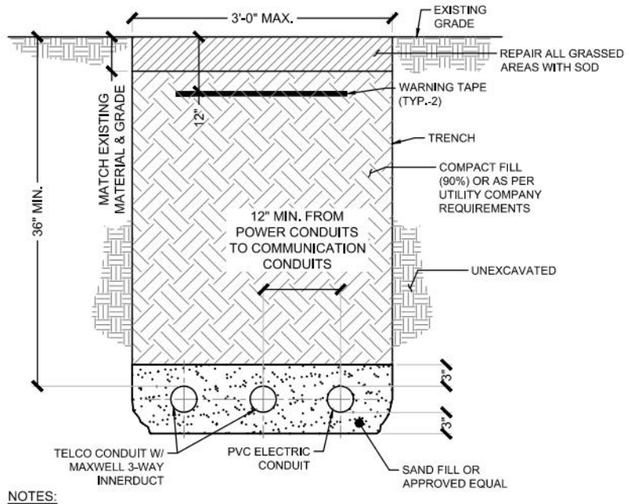
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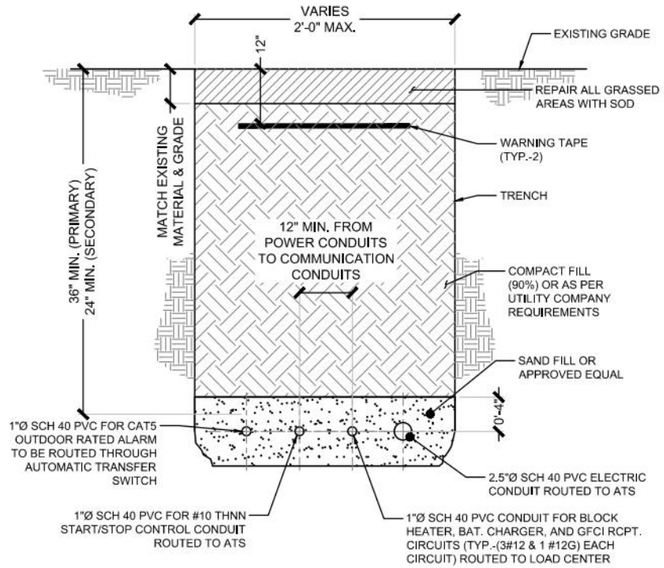
SHEET NUMBER: E-2 | REVISION: 10



NOTES:

1. IF FREE OF ORGANIC OR OTHER DELETERIOUS MATERIAL, EXCAVATED MATERIAL MAY BE USED FOR BACKFILL.
2. SAND BACKFILL SHALL BE CLEAN, WASHED AND FREE OF DEBRIS, ROCKS LARGER THAN 1/8", PEASTONE, OR MASONRY SAND.
3. IF NOT, PROVIDE CLEAN, COMPACTIBLE MATERIAL. COMPACT IN 8" LIFTS. REMOVE ANY LARGE ROCKS PRIOR TO BACKFILLING. CONTRACTOR TO VERIFY LOCATION OF EXISTING U/G UTILITIES PRIOR TO DIGGING.
4. IF CURRENT AS-BUILT DRAWINGS ARE NOT AVAILABLE SUBCONTRACTOR SHALL HAND DIG U/G TRENCHING.
5. INSTALLATION PER THE NEC.
6. DETECTION WIRE SHALL BE BURIED DIRECTLY ABOVE NON-METALLIC PIPING AS INDICATED IN THE CONSTRUCTION DOCUMENTS AND AS DIRECTED BY THE CONSTRUCTION MANAGER.

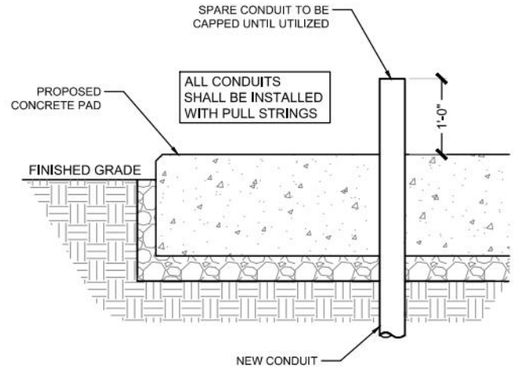
JOINT SERVICE TRENCH | SCALE: NTS | 1



NOTES:

1. IF FREE OF ORGANIC OR OTHER DELETERIOUS MATERIAL, EXCAVATED MATERIAL MAY BE USED FOR BACKFILL.
2. IF NOT, PROVIDE CLEAN, COMPACTIBLE MATERIAL. COMPACT IN 8" LIFTS. REMOVE ANY LARGE ROCKS PRIOR TO BACKFILLING. CONTRACTOR TO VERIFY LOCATION OF EXISTING U/G UTILITIES PRIOR TO DIGGING.
3. IF CURRENT AS-BUILT DRAWINGS ARE NOT AVAILABLE SUBCONTRACTOR SHALL HAND DIG U/G TRENCHING.
4. DETECTION WIRE SHALL BE BURIED DIRECTLY ABOVE NON-METALLIC PIPING AS INDICATED IN THE CONSTRUCTION DOCUMENTS AND AS DIRECTED BY THE CONSTRUCTION MANAGER.

GENERATOR SERVICE TRENCH | SCALE: NTS | 2



CONDUIT PENETRATION | SCALE: NTS | 3

NOT USED | SCALE: NTS | 4

NOT USED | SCALE: NTS | 5

NOT USED | SCALE: NTS | 6

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EXISTING MONOPOLE

PROJECT NO:	EP5TRFIL
CHECKED BY:	W.W.

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION
6	01/15/26	AJM	FOR CONSTRUCTION
7	03/10/26	AJM	FOR REVIEW
8	03/23/26	AJM	FOR CONSTRUCTION
9	03/24/26	AJM	UPDATED REBAR
10	04/08/26	AJM	LANDSCAPE UPDATE

LICENSED PROFESSIONAL ENGINEER
KARL R. KRATINA
062-070130
OF ILLINOIS
04/08/26

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SHEET NUMBER: E-3
REVISION: 10

GROUNDING NOTES:

1. GROUNDING SYSTEM RESISTANCE SHALL NOT EXCEED 5 OHMS, PRE MEG AND POST MEG REQUIRED. IF THE RESISTANCE VALUE IS EXCEEDED, NOTIFY THE OWNER FOR FURTHER INSTRUCTION ON METHODS FOR REDUCING THE RESISTANCE VALUE. CONTRACTOR SHALL SUBMIT TO THE PROJECT MANAGER ALL TEST REPORTS AND ONE COMPLETE SET OF PRINTS SHOWING "INSTALLED WORK". AT&T CONSTRUCTION MANAGER MUST BE NOTIFIED OF COMPLETION OF GROUNDING SYSTEM INSTALLATION, PRIOR TO COVERING, TO SCHEDULE INSPECTION OF INSTALLATION (24 HOUR MINIMUM NOTICE MUST BE GIVEN TO CONSTRUCTION MANAGER FOR SCHEDULING).
2. UPON COMPLETION OF WORK, CONDUCT CONTINUITY, AND FALL POTENTIAL GROUNDING TESTS FOR APPROVAL. SUBMIT TEST REPORTS TO PROJECT MANAGER. CLEAN PREMISES OF ALL DEBRIS RESULTING FROM WORK AND LEAVE WORK IN A COMPLETE AND UNDAMAGED CONDITION.
3. ALL EXPOSED GROUND WIRES ROUTED ALONG THE SIDE OF EQUIPMENT CABINETS OR ROUTED OVER CONCRETE FOUNDATIONS OR OTHER EXISTING STRUCTURES SHALL BE INSTALLED IN PROPERLY ANCHORED 1/2"Ø (MIN.) SILICONE FILLED SEAL TIGHT CONDUIT.
4. CONTRACTOR SHALL NOT DISTURB EXISTING GROUNDING SYSTEM. ANY DAMAGE SHALL BE REPAIRED IMMEDIATELY AT NO ADDITIONAL COST.
5. ALL ELEMENTS OF ICE BRIDGE AND AT&T UTILITY BACKBOARD MUST BE BONDED AND JUMPERED TO GROUNDED COMPONENTS OF THESE SYSTEMS.
6. ALL INTERIOR CABLES AND WIRING SHALL BE NEATLY ROUTED IN OVERHEAD LADDER RACK AND FASTENED TO LADDER RACK WITH WAX COATED STRING PER LUCENT TECHNOLOGIES INSTALLATION STANDARDS. PLASTIC CABLE TIES SHALL NOT BE USED.
7. ALL GROUNDING CONDUCTORS SHALL BE ROUTED DOWNWARDS FROM POINT OF ORIGIN TO TERMINATION POINT (GROUND BAR, GROUND RING, ETC.). CONNECTIONS TO OVERHEAD HALO GROUND SHALL BE THE ONLY EXCEPTION.
8. GROUNDING CONDUCTORS SHALL NOT REVERSE DIRECTION (EXCEPT HALO AND BURIED GROUND RINGS). OTHER EXCEPTIONS NEED TO BE APPROVED BY AT&T PROJECT MANAGER PRIOR TO INSTALLATION.
9. USE OF 90° BENDS IS PROHIBITED, MAXIMUM ALLOWED BENDING RADIUS OF PROTECTION GROUNDING CONDUCTORS IS 45°.
10. ANY FENCE POST WITHIN 7' OF ANY AT&T EQUIPMENT (EQUIPMENT CABINETS, GENERATOR, FUEL TANK, ICE BRIDGE, ETC.) SHALL BE BONDED TO THE AT&T EQUIPMENT CABINETS GROUND RING OR COMPOUND GROUND RING.
11. AT&T EQUIPMENT CABINETS GROUND RING SHALL BE BONDED TO TOWER AND COMPOUND GROUND RINGS IN 2 PLACES EACH.
12. IN ACCORDANCE WITH NEC REQUIREMENTS, ALL GROUNDING ELECTRODES PRESENT ON SITE SHALL BE BONDED TOGETHER (REFERENCE NEC ARTICLE 250.50)

NOTES:

1. BOND ANTENNA GROUNDING KIT CABLE TO GROUND BAR (GND BAR).
2. HALO GROUND DESIGNED AND INSTALLED BY SHELTER MANUFACTURER. TIE INTO EGR IN 6 LOCATIONS.
3. ALL CELL EQUIPMENT (BTS, BATTERY FRAME, POWER CABINETS, MISC. EQUIPMENT FRAMES, ETC.) SHALL BE GROUNDED IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS AND INSTALLED BY WIC VENDOR.
4. GROUND BAR AT BASE OF TOWER ONLY REQUIRED WHEN COAX IS USED.
5. GROUND METER PER N.E.C. STANDARDS.
6. GROUND ALL EQUIPMENT PER AT&T SPECIFICATIONS AND NEC.
7. GROUND EXISTING FENCE POSTS WITHIN 7' OF PROPOSED EQUIPMENT.

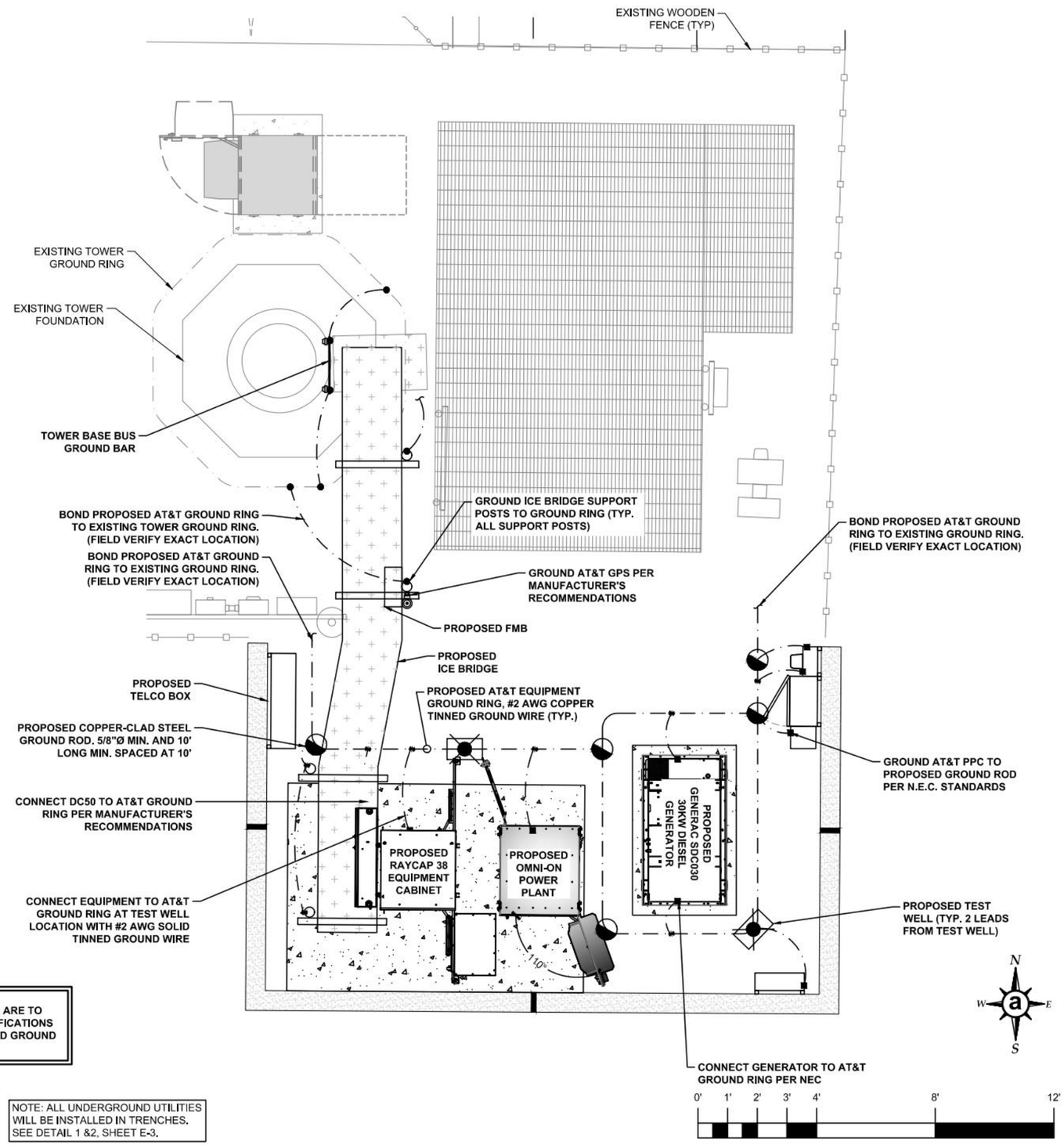
GROUNDING LEGEND

- GROUND BAR
- GROUND COPPER WIRE, SIZE AS NOTED
- MECHANICAL GROUND CONNECTION
- EXOTHERMIC (CADWELD) CONNECTION
- PROPOSED GROUND RING
- 5/8"X10' COPPER CLAD STEEL GROUND ROD
- TEST WELL WITH GROUND ROD

NOTE:
LOCATION OF GROUNDING COMPONENTS ARE TO BE DETERMINE IN FIELD PER AT&T SPECIFICATIONS AND NEC STANDARDS. LOCATE PROPOSED GROUND RING 2 FT MIN FROM SLAB.

PROPOSED GENERATOR TO BE GROUNDED PER NEC AND MANUFACTURERS STANDARDS

NOTE: ALL UNDERGROUND UTILITIES WILL BE INSTALLED IN TRENCHES. SEE DETAIL 1 &2, SHEET E-3.



GROUNDING SITE PLAN

11"x17" SCALE: 1/4" = 1'-0"
22"x34" SCALE: 1/2" = 1'-0"

1

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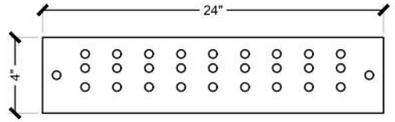
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SHEET NUMBER: G-1
REVISION: 10

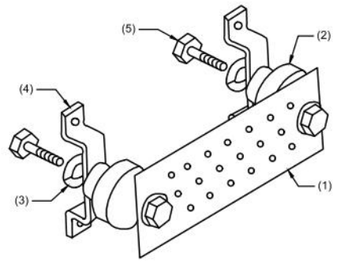


THE GROUND BAR IS 1/4" THICK, 4" WIDE, 24" LONG. IT HAS A UNIVERSAL HOLE PATTERN.

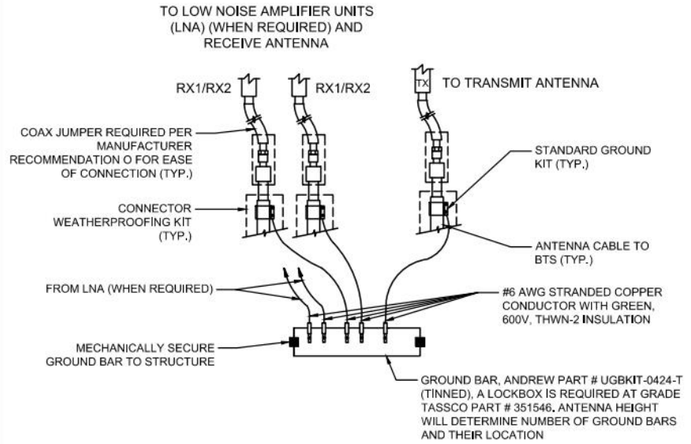
NOTE:
ALL HOLES ARE 7/16" UNLESS SPECIFIED DIFFERENTLY.

LEGEND

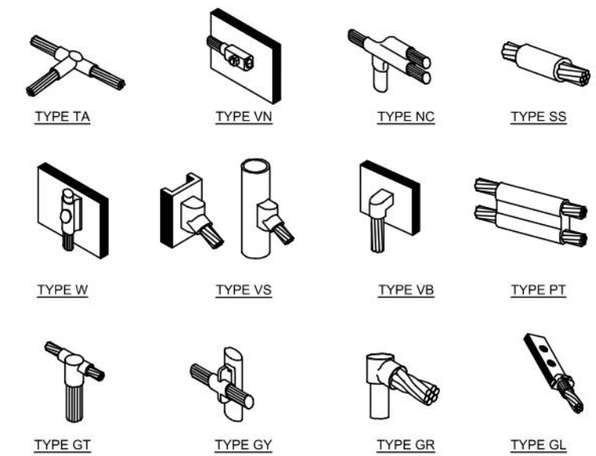
1. GALVANIZED GROUND BAR, 1/4"x4"x24", SITE PRO P/N HDG42463-K. HOLE CENTERS TO MATCH NEMA DOUBLE LUG CONFIGURATION.
2. STANDOFF INSULATORS (INCLUDED IN KIT).
3. GALVANIZED WASHER.
4. STAINLESS STEEL MOUNTING BRACKET (INCLUDED IN KIT).
5. TAMPER RESISTANT SS BOLT FOR GROUND BARS, SITE PRO P/N TRHK.



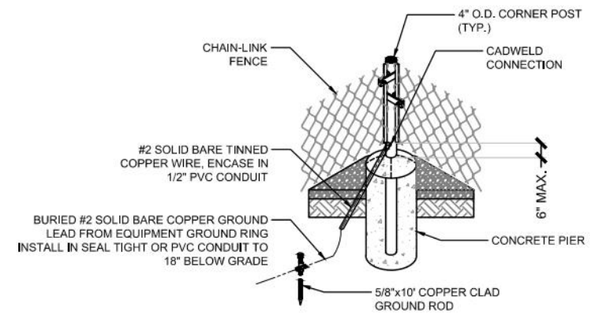
GROUND BAR DETAIL | SCALE: NTS | 1



ANTENNA GROUND BAR DETAIL | SCALE: NTS | 2



CADWELD DETAILS | SCALE: NTS | 3

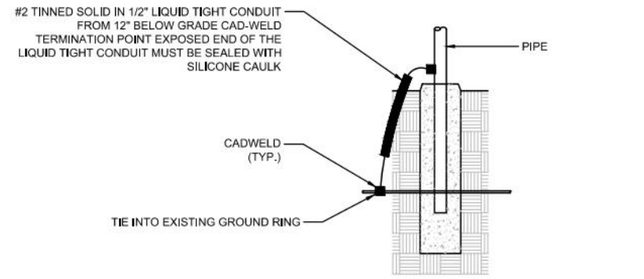


NOTES:

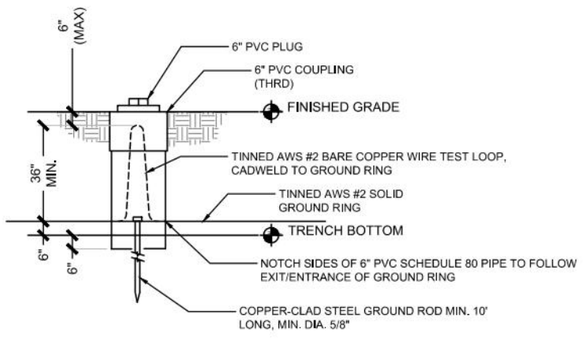
1. THE #2 AWG, BCW, FROM THE RING GROUND SHALL BE CADWELDED TO THE POST ABOVE GRADE.
2. BOND EACH HORIZONTAL POLE/BRACE TO EACH OTHER AND TO EACH VERTICAL POLE BONDED TO THE EXTERIOR GROUND RING.

FENCE GROUNDING DETAIL | SCALE: NTS | 4

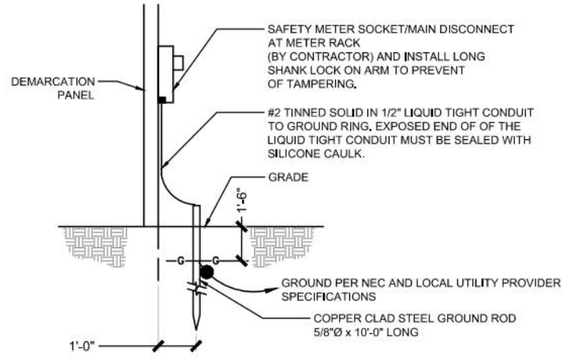
NOT USED | SCALE: NTS | 5



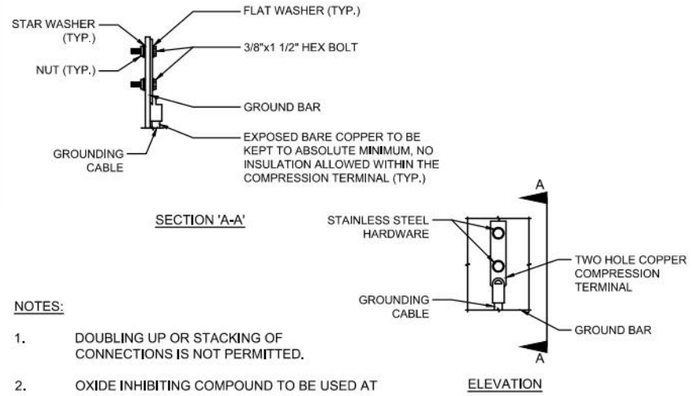
ICE BRIDGE GROUND DETAIL | SCALE: NTS | 6



GROUND SYSTEM TESTING WELL | SCALE: NTS | 7



METER SOCKET GROUNDING | SCALE: NTS | 8



NOTES:

1. DOUBLING UP OR STACKING OF CONNECTIONS IS NOT PERMITTED.
2. OXIDE INHIBITING COMPOUND TO BE USED AT ALL LOCATIONS.

GROUND BAR MECH. CONN. DETAIL | SCALE: NTS | 9

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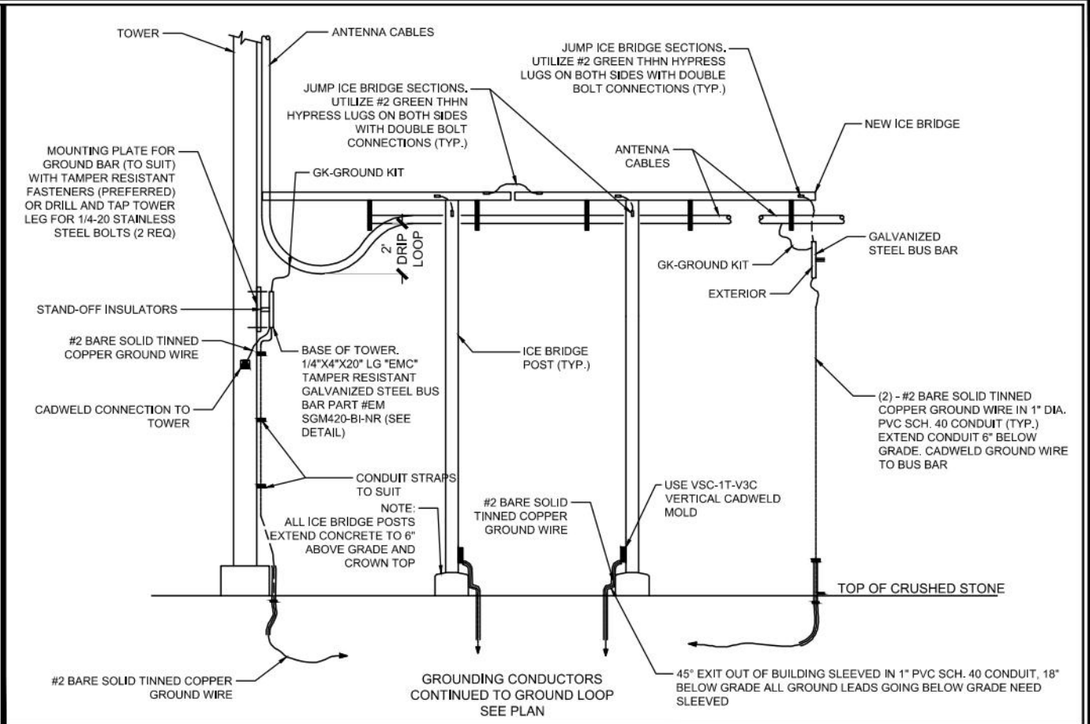
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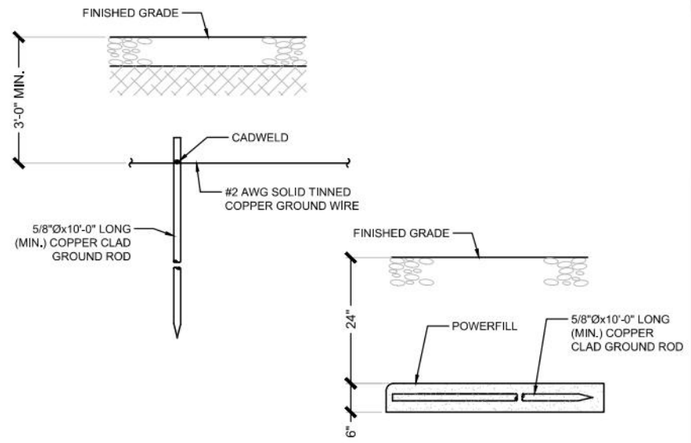
SHEET NUMBER: G-2
REVISION: 10

NOT USED

SCALE: NTS | 1



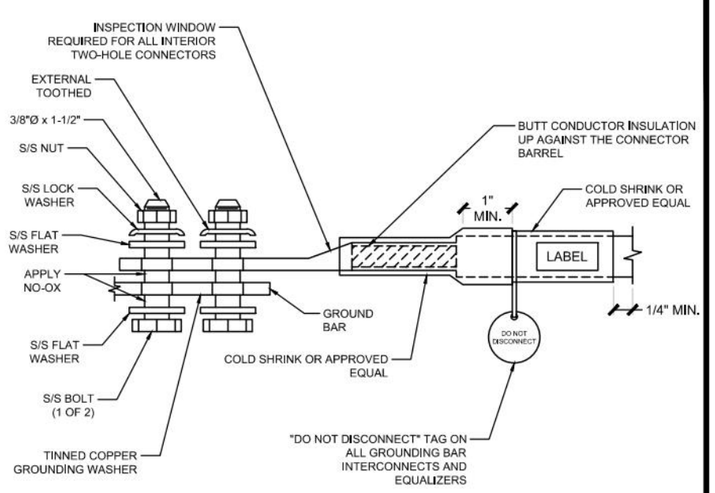
GROUNDING AT ICE BRIDGE | SCALE: NTS | 2



NOTES:

1. DIMENSION SHALL BE BELOW THE FROST LINE OR 24" MINIMUM.
2. HORIZONTAL GROUND RODS ARE USED WHEN SOIL CONDITIONS ARE NOT FAVORABLE FOR VERTICAL GROUND RODS. IF IN DOUBT OF SOIL CONDITIONS, HORIZONTAL GROUNDING MAY BE ADDED TO VERTICAL.
3. POWERFILL SHOULD BE MIXED WITH WATER PRIOR TO INSTALLATION.
4. GROUND RODS ARE LAID END TO END IN GROUNDING TRENCH #2 SOLID RING (BEND UP TO 1' AND CADWELD TO #2 SOLID.
5. CADWELD TO GROUND RING AFTER GROUND ROD HAS BEEN DRIVEN INTO PLACE.

GROUND ROD | SCALE: NTS | 3



NOTES:

1. ALL HARDWARE 18-8 STAINLESS STEEL INCLUDING BELLEVILLES. COAT ALL SURFACES WITH ANTI-OXIDATION COMPOUND BEFORE MATING.
2. FOR GROUND BOND TO STEEL ONLY; INSERT A DRAGON TOOTH WASHER BETWEEN LUG AND STEEL, COAT ALL SURFACES WITH ANTI-OXIDATION COMPOUND.
3. COAT ALL BARRELS WITH ANTI-OXIDATION COMPOUND BEFORE CRIMPING.

EXTERIOR 2-HOLE LUG DETAIL | SCALE: NTS | 4

NOT USED | SCALE: NTS | 5

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SHEET NUMBER: G-3
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GROUNDING NOTES:

1. GROUNDING SHALL COMPLY WITH ARTICLE 250 OF THE NATIONAL ELECTRICAL CODE.
2. ALL GROUNDING DEVICES SHALL BE U.L. APPROVED FOR THEIR INTENDED USE.
3. ALL WIRES SHALL BE AWG THHN/THWN COPPER UNLESS NOTED OTHERWISE.
4. GROUNDING CONNECTIONS TO GROUND RODS, GROUND RING WIRE, TOWER BASE AND FENCE POSTS SHALL BE EXOTHERMIC ("CADWELDS") UNLESS NOTED OTHERWISE. CLEAN SURFACES TO SHINY METAL. WHERE GROUND WIRES ARE CADWELDED TO GALVANIZED SURFACES, SPRAY CADWELD WITH GALVANIZING PAINT.
5. GROUNDING CONNECTIONS TO GROUND BARS ARE TO BE TWO-HOLE BRASS MECHANICAL CONNECTORS WITH STAINLESS STEEL HARDWARE (INCLUDING SCREW SET) CLEAN GROUND BAR TO SHINY METAL. AFTER MECHANICAL CONNECTION. TREAT WITH PROTECTIVE ANTIOXIDANT COATING.
6. GROUND COAXIAL CABLE SHIELDS AT BOTH ENDS WITH MANUFACTURER'S GROUNDING KITS.
7. ROUTE GROUNDING CONDUCTORS THE SHORTEST AND STRAIGHTEST PATH POSSIBLE. BEND GROUNDING LEADS WITH A MINIMUM 12" RADIUS.
8. INSTALL #2 AWG GREEN-INSULATED STRANDED WIRE FOR ABOVE GRADE GROUNDING AND #2 BARE TINNED COPPER WIRE FOR BELOW GRADE GROUNDING UNLESS OTHERWISE NOTED.
9. REFER TO GROUNDING PLAN FOR GROUND BAR LOCATIONS. GROUNDING CONNECTIONS SHALL BE EXOTHERMIC TYPE ("CADWELDS") TO ANTENNA MOUNTS AND GROUND RING. REMAINING GROUNDING CONNECTIONS SHALL BE COMPRESSION FITTINGS. CONNECTIONS TO GROUND BARS SHALL BE MADE WITH TWO-HOLE LUGS.
10. THE GROUND ELECTRODE SYSTEM SHALL CONSIST OF DRIVEN GROUND RODS POSITION ACCORDING TO GROUNDING PLAN. THE GROUND RODS SHALL BE 5/8"X10'-0" COPPER CLAD STEEL INTERCONNECTED WITH #2 BARE TINNED COPPER WIRE BURIED 36" BELOW GRADE. BURY GROUND RODS A MAXIMUM OF 15' APART, AND A MINIMUM OF 8' APART.
11. IF ROCK IS ENCOUNTERED GROUND RODS SHALL BE PLACED AT AN OBLIQUE ANGLE NOT TO EXCEED 45°.
12. EXOTHERMIC WELDS SHALL BE MADE IN ACCORDANCE WITH ERICO PRODUCTS BULLETIN A-AT.
13. CONSTRUCTION OF GROUND RING AND CONNECTIONS TO EXISTING GROUND RING SYSTEM SHALL BE DOCUMENTED WITH PHOTOGRAPHS PRIOR TO BACKFILLING SITE. PROVIDE PHOTOS TO THE AT&T WIRELESS CONSTRUCTION MANAGER.
14. ALL GROUND LEADS EXCEPT THOSE TO THE EQUIPMENT ARE TO BE #2 BARE TINNED COPPER WIRE. ALL EXTERIOR GROUND BARS TINNED COPPER.
15. PRIOR TO INSTALLING LUGS ON GROUND WIRES, APPLY THOMAS & BETTS KOPR-SHIELD (TM OF JET LUBE INC.). PRIOR TO BOLTING GROUND WIRE LUGS TO GROUND BARS, APPLY KOPR-SHIELD OR EQUAL.
16. ENGAGE AN INDEPENDENT ELECTRICAL TESTING FIRM TO TEST AND VERIFY THAT IMPEDANCE DOES NOT EXCEED FIVE OHMS TO GROUND BY MEANS OF "FALL OF POTENTIAL TEST". TEST SHALL BE WITNESSED BY AN AT&T REPRESENTATIVE, AND RECORDED ON THE "GROUND RESISTANCE TEST" FORM.
17. WHERE BARE COPPER GROUND WIRES ARE ROUTED FROM ANY CONNECTION ABOVE GRADE TO GROUND RING. INSTALL WIRE IN 3/4" PVC SLEEVE, FROM 1" BELOW GRADE AND SEAL TOP WITH SILICONE MATERIAL.
18. PREPARE ALL BONDING SURFACES FOR GROUNDING CONNECTIONS BY REMOVING ALL PAINT AND CORROSION DOWN TO SHINY METAL. FOLLOWING CONNECTION, APPLY APPROPRIATE ANTI-OXIDATION PAINT.
19. ANY SITE WHERE THE EQUIPMENT (BTS, CABLE BRIDGE, PPC, GENERATOR, ETC.) IS LOCATED WITHIN 6' OF METAL FENCING, THE GROUND RING SHALL BE BONDED TO THE NEAREST FENCE POST USING (3) RUNS OF #2 BARE TINNED COPPER WIRE.

CABLE COLOR CODING NOTES:

1. SECTOR ORIENTATION/AZIMUTH WILL VARY FROM REGION AND IS SITE SPECIFIC. REFER TO RF REPORT FOR EACH SITE TO DETERMINE THE ANTENNA LOCATION AND FUNCTION OF EACH TOWER SECTOR FACE.
2. THE ANTENNA SYSTEM CABLES SHALL BE LABELED WITH VINYL TAPE EXCEPT IN LOCATIONS WHERE ENVIRONMENTAL CONDITIONS CAUSE PHYSICAL DAMAGE, THEN PHYSICAL TAGS ARE PREFERRED.
3. THE STANDARD IS BASED ON EIGHT COLORED TAPES - RED, BLUE, GREEN, YELLOW, ORANGE, BROWN, WHITE, & VIOLET. THESE TAPES MUST BE 3/4" WIDE & UV RESISTANT SUCH AS SCOTCH 35 VINYL ELECTRICAL COLOR CODING TAPE AND SHOULD BE READILY AVAILABLE TO THE ELECTRICIAN OR SUBCONTRACTOR ON SITE.
4. USING COLOR BANDS ON THE CABLES, MARK ALL RF CABLES BY SECTOR AND NUMBER AS SHOWN ON "CABLE MARKING COLOR CONVENTION TABLE".
5. WHEN AN EXISTING COAXIAL LINE THAT IS INTENDED TO BE A SHARED LINE BETWEEN GSM/3G AND IS-136 TDMA IS ENCOUNTERED, THE SUBCONTRACTOR SHALL REMOVE THE EXISTING COLOR CODING SCHEME AND REPLACE IT WITH THE COLOR CODING AND TAGGING STANDARD THAT IS OUTLINED IN THE CURRENT VERSION OF ND-00027. IN THE ABSENCE OF AN EXISTING COLOR CODING TAGGING SCHEME, OR WHEN INSTALLING PROPOSED COAXIAL CABLES, THIS GUIDELINE SHALL BE IMPLEMENTED AT THAT SITE REGARDLESS OF TECHNOLOGY.
6. ALL COLOR CODE TAPE SHALL BE 3M-35 AND SHALL BE A MINIMUM OR (3) WRAPS OF TAPE AND SHALL BE NEATLY TRIMMED AND SMOOTHED OUT SO AS TO AVOID UNRAVELING.
7. ALL COLOR BANDS INSTALLED AT THE TOP OF TOWER SHALL BE A MINIMUM OF 3" WIDE AND SHALL HAVE A MINIMUM OF 3/4" OF SPACE IN BETWEEN EACH COLOR.
8. ALL COLOR CODES SHALL BE INSTALLED AS TO ALIGN NEATLY WIT HONE ANOTHER FROM SIDE TO SIDE.
9. IF EXISTING CABLES AT THE SITE ALREADY HAVE A COLOR CODING SCHEME AND THEY ARE NOT INTENDED TO BE REUSED OR SHARED WITH THE GSM TECHNOLOGY, THE EXISTING COLOR CODING SCHEME SHALL REMAIN UNTOUCHED.

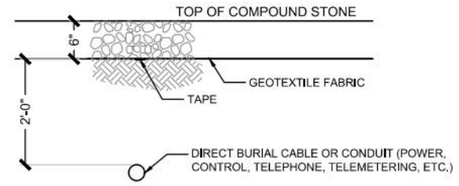
CABLE MARKING TAGS:

WHEN USING THE ALTERNATIVE LABEL METHOD, EACH RF CABLE SHALL BE IDENTIFIED WITH A METAL ID TAG MADE OF STAINLESS STEEL OR BRASS. THE TAG SHALL BE 1-1/2" IN DIAMETER WITH 1/4" STAMPED LETTERS AND NUMBERS INDICATING THE SECTOR, ANTENNA POSITION AND CABLE NUMBER. ID MARKING LOCATIONS SHOULD BE AS PER "CABLE MARKING LOCATIONS TABLE". THE TAG SHOULD BE ATTACHED WITH CORROSION PROOF WIRE AROUND THE CABLE AT THE SAME LOCATION AS DEFINED ABOVE. THE TAG SHOULD BE LABELED AS SHOWN ON THE "GSM AND UMTS LINE TAG" DETAIL.

CABLE MARKING LOCATIONS TABLE

NO.	LOCATIONS
1	EACH JUMPER SHALL BE COLOR CODED WITH (1) SET OF 3" WIDE BANDS.
2	EACH MAIN COAX SHALL BE COLOR CODED WITH (1) SET OF 3" WIDE BANDS AT THE TOP JUMPER CONNECTION AND WITH (1) SET OF 3/4" WIDE COLOR BANDS PRIOR TO ENTERING THE BTS OR SHELTER.
3	CABLE ENTRY PORT ON THE INTERIOR OF THE SHELTER.
4	ALL BOTTOM JUMPERS SHALL BE COLOR CODED WITH (1) SET OF 3/4" WIDE BANDS ON EACH END OF THE BOTTOM JUMPER.
5	ALL BOTTOM JUMPERS SHALL BE COLOR CODED WITH (1) SET OF 3/4" WIDE BANDS ON EACH END OF THE BOTTOM JUMPER.

GROUNDING NOTES | SCALE: NTS | 2

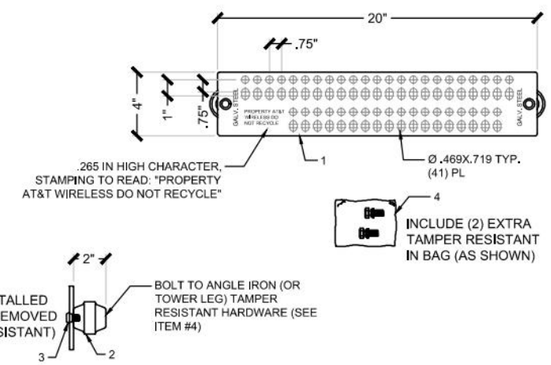


INSTALLATION

1. THE TAPE SHALL BE LAID DIRECTLY ABOVE THE CABLE OR CONDUIT UNDER RIGID TYPE AND OIL MAT PAVEMENTS, AND DIRECTLY ON TOP OF THE COMPACTED EARTH SUBGRADE IMMEDIATELY BEFORE RESTORING THE PAVEMENT.
2. IN OPEN AREAS, THE TAPE SHALL BE LAID DURING THE BACKFILLING OPERATION ON SMOOTH, COMPACTED BACKFILL AT A DISTANCE OF 8" BELOW THE SURFACE OF THE AREA.
3. THE ENDS OF THE TAPE SHALL BE LAPPED APPROXIMATELY SIX (6) INCHES.
4. TAPE SHALL BE THE COLOR AS INDICATED AND HAVE THE FOLLOWING MARKINGS:

RED	CAUTION BURIED ELECTRIC LINE BELOW	CAUTION	CAUTION
ORANGE	CAUTION BURIED TELEPHONE LINE BELOW	CAUTION	CAUTION

STANDARD MARKER TAPE DETAIL | SCALE: NTS | 1



ITEM	PART NO.	PART DESCRIPTION	REQ
1	02-009-0672-000	20" GROUND BAR; STEEL; GALVANIZED	1
2	03-009-0118-000	2"X2" INSULATOR; FIBERGLASS	2
3	02-009-0633-000	3/8-16-5/8" TORQUE SHEAR HEAD BOLT (NON-REMOVABLE) WITH VIBRSEAL; STAINLESS STEEL (303)	3
4	02-009-0663-000 (SUB ASSEMBLY)	3/8-16X5/8" TORQUE SHEAR HEAD BOLT IN A STANDARD 4X6 BAG INCLUDES: (2) 3/8 16X5/8" TORQUE SHEAR HEAD BOLT (NON-REMOVABLE) WITH VIBRSEAL; STAINLESS STEEL (303) P/N 02-009-0603-000 (1) STANDARD 4"X6" BAG (P/N 03-009-0209-00)	1

ELECTRIC MOTION CO., INC.
110 GROPPO DR. / BOX 626
WINSTED, CT 06098
PART #EM SGM420-BI-NR

TOWER LEG BUS BAR DETAIL | SCALE: NTS | 3

amentum
2929 ARCH STREET, STE 1500
PHILADELPHIA, PA 19104

AT&T

USID: 329917
FA: 15814376
ILL04385
18301 RIDGELAND AVENUE
TINLEY PARK, IL 60477
EXISTING MONOPOLE

PROJECT NO:	EP5TRFIL
CHECKED BY:	W.W.

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION
6	01/15/26	AJM	FOR CONSTRUCTION
7	03/10/26	AJM	FOR REVIEW
8	03/23/26	AJM	FOR CONSTRUCTION
9	03/24/26	AJM	UPDATED REBAR
10	04/08/26	AJM	LANDSCAPE UPDATE

LICENSED PROFESSIONAL ENGINEER
KARL R. KRATINA
062-070130
OF ILLINOIS
04/08/26

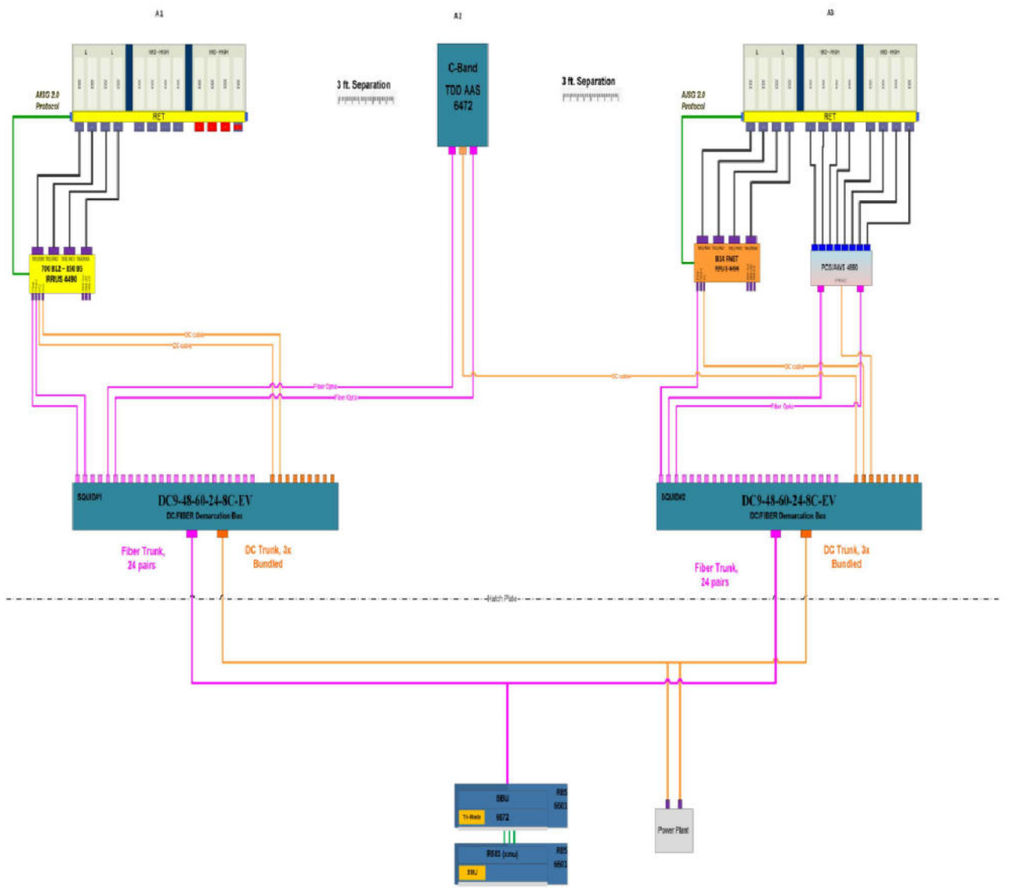
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

SHEET NUMBER: G-4
REVISION: 10

ANTENNA NUMBER	ANTENNA MODEL	ANTENNA VENDOR	AZIMUTH	ANTENNA CENTERLINE FROM GROUND	TMAS, RRHS & DIPLEXERS	SURGE ARRESTOR	COAXIAL FEEDER	
					MODEL		QTY./SIZE/TYPE	LENGTH
A1	NNH4-65B-R6H4 (71.97"x19.6"x7.76") (83.3 LBS)	COMMSCOPE	80°	100'-0"	(1) 4490 B5/B12A	(2) RAYCAP DC9-48-60-24-8C-EV	(4) #6 AWG DC TRUNK (2) 24-PAIR FIBER TRUNK	140'
A2	AIR 6472 B77G B77M (36.4"x16.14"x7.5") (92.61 LBS)	ERICSSON	80°	100'-0"	INTEGRATED			
A3	NNH4-65B-R6H4 (71.97"x19.6"x7.76") (83.3 LBS)	COMMSCOPE	80°	100'-0"	(1) 4494 B14/B29 (1) 4890 B25/B66			
A4	-		-	-	-			
B1	NNH4-65B-R6H4 (71.97"x19.6"x7.76") (83.3 LBS)	COMMSCOPE	200°	100'-0"	(1) 4490 B5/B12A			
B2	AIR 6472 B77G B77M (36.4"x16.14"x7.5") (92.61 LBS)	ERICSSON	200°	100'-0"	INTEGRATED			
B3	NNH4-65B-R6H4 (71.97"x19.6"x7.76") (83.3 LBS)	COMMSCOPE	200°	100'-0"	(1) 4494 B14/B29 (1) 4890 B25/B66			
B4	-	-	-	-	-			
G1	NNH4-65B-R6H4 (71.97"x19.6"x7.76") (83.3 LBS)	COMMSCOPE	320°	100'-0"	(1) 4490 B5/B12A			
G2	AIR 6472 B77G B77M (36.4"x16.14"x7.5") (92.61 LBS)	ERICSSON	320°	100'-0"	INTEGRATED			
G3	NNH4-65B-R6H4 (71.97"x19.6"x7.76") (83.3 LBS)	COMMSCOPE	320°	100'-0"	(1) 4494 B14/B29 (1) 4890 B25/B66			
G4	-	-	-	-	-			

NOTES:
1. VERIFY ANTENNA DIMENSIONS WITH MANUFACTURER.
2. VERIFY FINAL ANTENNA MODEL WITH CURRENT VERSION OF THE AT&T RFDS.

ANTENNA INFORMATION CHART | SCALE: NTS | 1



NOT USED | SCALE: NTS | 2

amentum
2929 ARCH STREET, STE 1500
PHILADELPHIA, PA 19104

AT&T

USID: 329917
FA: 15814376
ILL04385
18301 RIDGELAND AVENUE
TINLEY PARK, IL 60477
EXISTING MONOPOLE

PROJECT NO:	EP5TRFIL
CHECKED BY:	W.W.

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION
6	01/15/26	AJM	FOR CONSTRUCTION
7	03/10/26	AJM	FOR REVIEW
8	03/23/26	AJM	FOR CONSTRUCTION
9	03/24/26	AJM	UPDATED REBAR
10	04/08/26	AJM	LANDSCAPE UPDATE

LICENSED PROFESSIONAL ENGINEER
KARL R. KRATINA
062-070130
OF ILLINOIS
04/08/26

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SHEET NUMBER: RF-1
REVISION: 10

PLAN COMMISSION STAFF REPORT

May 21, 2026 –Public Hearing

Petitioner
Paul Spass

Property Location
6806 180th Court & 6812 180th Court

PIN
28-31-301-072-0000
28-31-301-071-0000

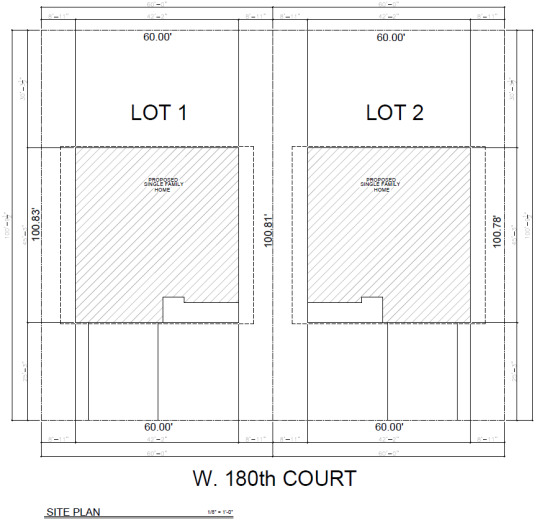
Zoning
R-5 (Low Density Residential)

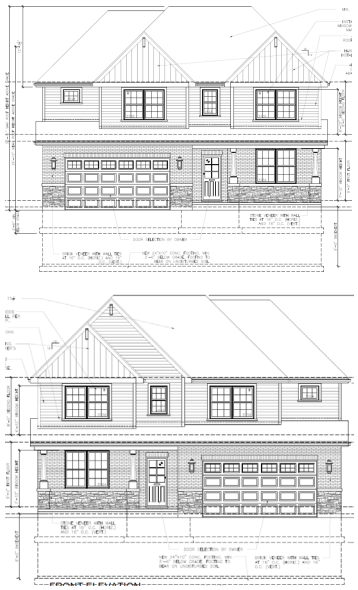
Approvals Sought
Variations

Project Planner
Lori Kosmatka, AICP
Senior Planner

Spass – Lot Size and Floor Area Ratio Variations

6806 180th Court and 6812 180th Court





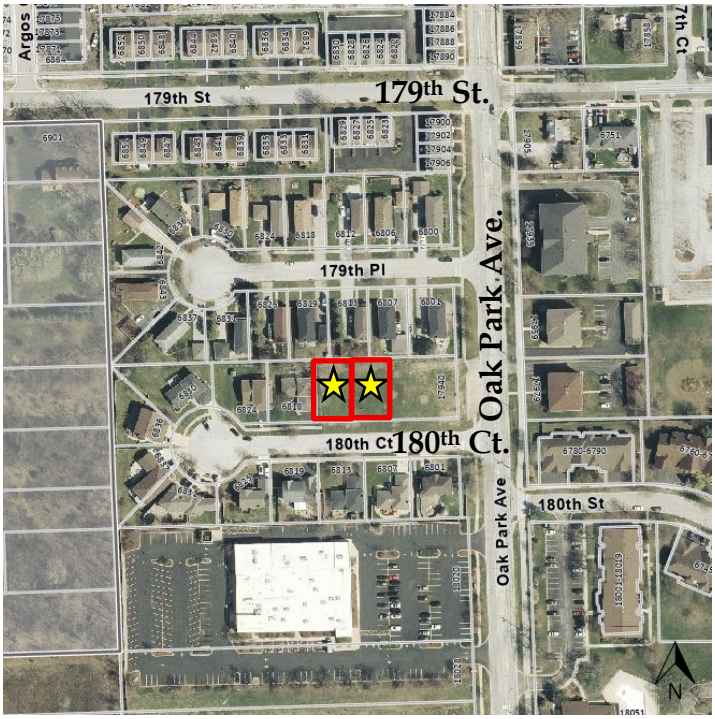
EXECUTIVE SUMMARY

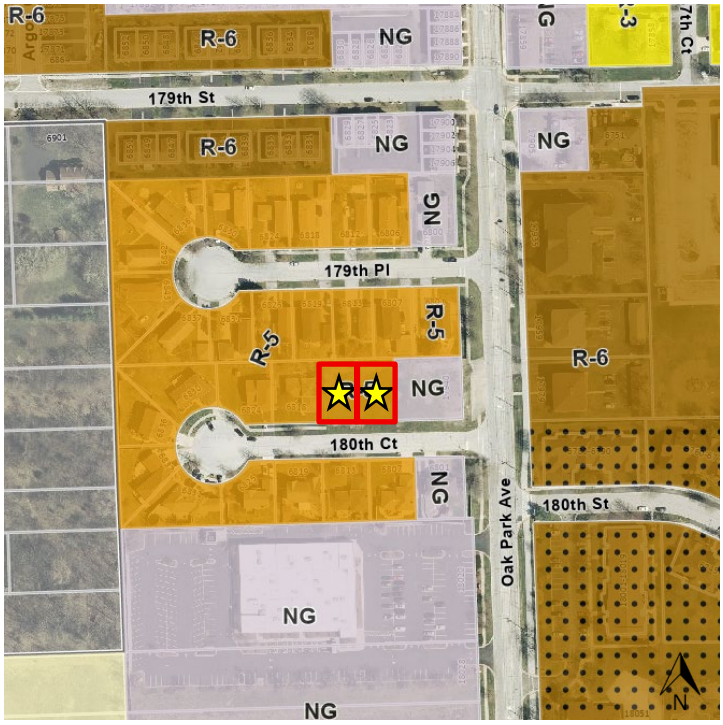
The Petitioner Paul Spass is requesting Variations from Section V.B. Schedule II of the Zoning Ordinance to allow a reduced minimum lot size from 7,500 sq. ft. to 6,049 square feet, and for a Variation to allow construction of a home on each lot exceeding the maximum allowable Floor Area Ratio ("FAR") of 0.5, on the properties 6812 180th Court and 6806 180th Court in the R-5 (Single-Family Residential) Zoning District. The subject properties consist of two interior, abutting vacant lots, each 6,049 sq. ft. (60' x 100.81')

The Petitioner proposes to develop two two-story homes with basements, one on each of the existing 6,049 sq. ft. lots: one home totaling 4,336 sq. ft. gross floor area ("GFA") with a 0.72 FAR, the other 4,309 sq. ft. GFA with a 0.71 FAR.

The Zoning Ordinance requires that the GFA used to calculate the maximum FAR include basements. The majority of the requested FAR relief is due to the basement. The proposal otherwise meets other lot, area, and bulk regulations including lot width, maximum height, minimum yard setbacks, lot coverage as well as elevation façade regulations on masonry and anti-monotony.

The neighborhood character is a mix of two-story and split-level single-family detached homes. The proposed building footprint of 1,622 sq. ft. appears to be less than all but one of the existing 11 approximate building footprints on the block, averaged as 2,128 sq. ft. (not accounting for multiple levels). The lot size appears compatible with the neighborhood and suitable for development: as it is similar in character to the block's single-family detached R-5 homes while transitionally respecting the adjacent Legacy zoning district. The lot is slightly undersized to allow for development, but the lot frontage complies with code and the lot depth is consistently aligned with the rest of the block.

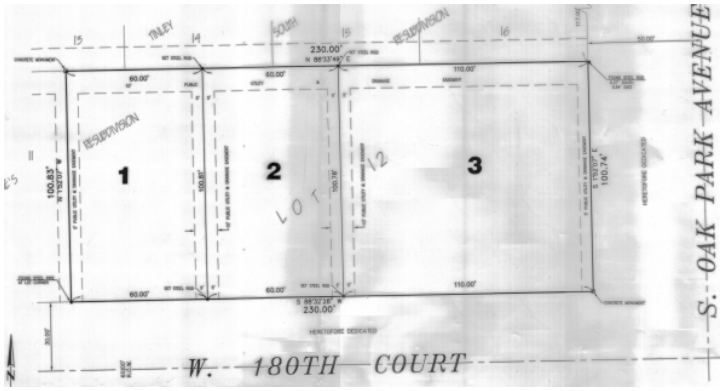




Location Map (left), Zoning Map (right)

EXISTING SITE & HISTORY

The subject properties are located at 6806 and 6812 180th Court, situated one property west of Oak Park Avenue. The subject properties consist of two interior, abutting vacant lots, each 6,049 sq. ft. (60' x 100.81').



Recorded Plat Brailynn Pointe Subdivision

These properties, along with the corner lot to the east, were resubdivided as Brailynn Pointe Subdivision (approved in 2024 as Res. 2024-R-109, recorded in 2026) from one large 23,000 sq. ft. lot to three lots. The two subject properties became Lots 1 & 2, while the corner property became Lot 3. The Petitioner has provided the updated Plats of Survey for the two lots.

Lots 1 & 2 were also rezoned (Ord. 2024-O-045). In the 2024 request, the Petitioner envisioned single-family detached homes on Lots 1 & 2, and a future townhome development on Lot 3. All of the lots were originally Legacy NG (Neighborhood General). The Petitioner had rezoned Lots 1 & 2 to allow larger lot widths more compatible with the other existing properties along the block, which otherwise with the Legacy NG zoning would require a maximum lot width cap (40') and restrictive front yard range (5'-15') both considerably smaller scales that the adjacent R-5 allowances (60' minimum lot width, and 25' minimum front yard). While the resubdivision review accounted for lot width and other yard and bulk regulations as well as surrounding R-5 neighborhood context, it erroneously omitted the R-5 minimum lot area requirement as by-right. The approved lot areas were 6,048 sq. ft., whereas code minimum is 7,500 sq. ft. Architectural plans, though not required for resubdivision requests, were not included during that zoning entitlement submittal so as to check for other requirements such as maximum floor area ratio ("FAR").

ZONING & NEARBY LAND USES

The subject property is located within the **R-5 Low Density Residential** Zoning District. The table below indicates the surrounding zoning and land uses in the area:

Direction	Zoning	Land Use
North	R-5 Low Density Residential	*Two-Family Detached Dwelling*
East	Legacy District – NG (Neighborhood General)	*Vacant Land*
South	R-5 Low Density Residential	*Single-Family Detached Dwelling*
West	R-5 Low Density Residential	*Single-Family Detached Dwelling*

Excluding the subject properties and future Lot 3 townhome lot, there are 11 properties along the block of 180th Court. They are a mix of two-story and split-level single-family detached homes.

At least one of the homes, at 6831 180th Court, has very large square footage. The county records list that parcel as 9,627 sq. ft., and the building footprint as approximately measured on aerial imagery by Staff, appears to be about ~2,700 sq. ft. The house is at least two stories, which, not accounting for a possible basement, would be ~5,400 sq. ft. thus likely exceeding the maximum F.A.R. of 0.5 (in this case, 4,813 sq ft.) by at least 587 sq. ft., not accounting for any basement/lower level areas.



Detail of the 180th Court (block level)

<u>FAR Code Requirements & Definition:</u>
The maximum FAR in the R-5 zoning district is 0.5, thus for a 6,049 sq. ft. lot, up to 3,024.5 sq. ft. would be the maximum gross floor area allowed by code. As a comparison, if the lot were 7,500 sq. ft., then at the maximum FAR of 0.5, up to 3,750 sq. ft. would be the maximum gross floor area allowed by code.

FAR is the numerical value obtained by dividing the gross floor area of the building(s) by the area of such lot. Note, the zoning code's calculation for FAR is "gross", not "usable".

Gross Floor Area is defined as "*the sum of the gross horizontal areas of the floors within outside walls of a building <u>including basements</u>, elevator shafts, and stairwells at each story; floor space used for mechanical equipment, penthouse, half story, and mezzanine or interior balcony, and the gross floor area of any and all accessory buildings*".

<u>Approximate Data of Existing Homes On 180th Court</u>

Address	Approximate Frontage (Width)	Approximate Parcel Area	Approximate Building Footprint *
6818 180th Ct.	78'	7,785 SF	2,208 SF
6824 180th Ct.	97' (curve)	8,059 SF	1,962 SF
6830 180th Ct.	74' (curve)	10,223 SF	2,160 SF
6836 180th Ct.	28' (curve)	7,902 SF	2,012 SF
6837 180th Ct.	36' (curve)	8,526 SF	2,561 SF
6831 180th Ct.	76' (curve)	9,627 SF	2,698 SF
6825 180th Ct.	102' (curve)	7,883 SF	1,728 SF
6819 180th Ct.	78'	8,022 SF	2,277 SF
6813 180th Ct.	75'	7,652 SF	2,273 SF
6807180th Ct.	74'	7,525 SF	2,025 SF
6801180th Ct.	79'	7,934 SF	1,509 SF
Averages	**72'**	**8,285 SF**	**2,128 SF**

* = does not account for multiple levels; <u>approximate per</u> measurement tool distance and area calculations on GIS aerial imagery

Approximate Data of Existing Homes on 180th Ct.

VARIATIONS REQUEST

The Petitioner still intends to develop Lots 1 & 2 as single-family detached homes, and conceptually anticipates a townhome development for Lot 3. Upon receiving an initial building permit review for architectural plans, the lot area omission was discovered by Staff, thus triggering a Variation request for lot area. Staff worked with the Petitioner to provide a proposal that would otherwise meet zoning code as much as possible with minimal Variations. The Petitioner revised plans to meet all minimum yard / setback requirements, however, the plans the Petitioner has worked out will exceed the maximum allowable Floor Area Ratio (FAR).

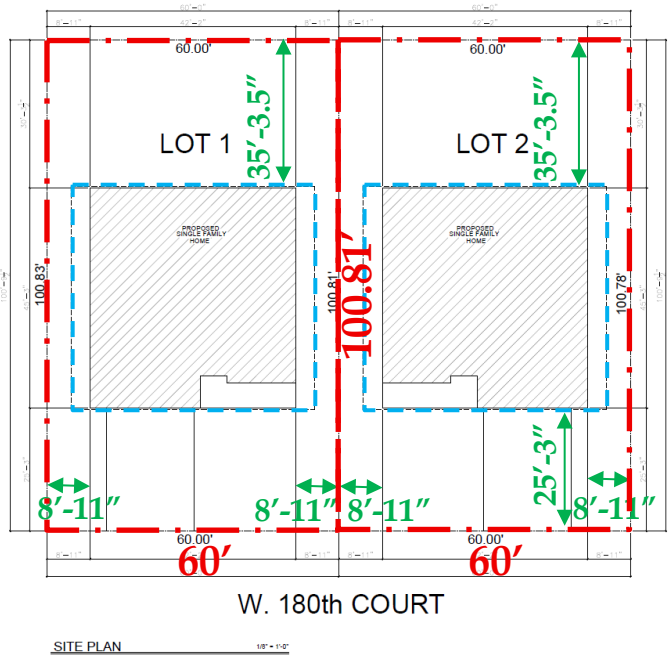
The Petitioner's request is for two Variations: firstly for a reduced minimum lot size proposed as 6,049 sq. ft. (per code minimum 7,500 sq. ft., relief of 1,451 sq. ft.); secondly, for exceeding the maximum allowable Floor Area Ratio proposed as 0.72 and 0.71 (per code maximum 0.5; relief of House 1 FAR by 0.22 with 1,312 sq. ft. excess and House 2 FAR by 0.21 with 1,285 sq. ft. excess).

Proposed Area and FAR Calculations						
Property	2nd Floor *	1st Floor *	Basement *	Total, with basement *	F.A.R. per 6,049 SF	Exceeding Code per FAR of 0.5, allowing 3,024 SF
House 1	1,544 SF	1,622 SF	1,170 SF	4,336 SF	0.72	Over FAR by 0.22; 1,312 SF
House 2	1,517 SF	1,622 SF	1,170 SF	4,309 SF	0.71	Over FAR by 0.21; 1,285 SF
* = Provided by Petitioner's architect						

The Petitioner proposes two two-story homes with basements, one on each of the existing 6,049 sq. ft lots: one home totaling 4,336 sq. ft. gross floor area with an FAR of 0.72, the other totaling 4,309 sq. ft. gross floor area with an FAR of 0.71. The two homes are largely the same in floor plan except for a subtle difference in the second floor layout. Both homes are equipped with basements as that has become a typical market amenity to allow space for storage for a single family.

The current zoning code's FAR definition means that the basement, which is partly or wholly below finished grade level, is included in the calculation. Staff believes that such conditions would likely only minimally contribute, if at all, to the visible bulk. In other words, the amount of bulk from a basement would not be seen much from grade, since the majority of its height would be below grade. This would likely not significantly affect the built environment and neighborhood character. Other land use controls are already in place to regulate the visual impact of a building on the built environment in this zoning district, such as maximum building height (35'), minimum yard setbacks (25' front, 5' side, 30' rear), and maximum lot coverage percentage (35%).

The above proposed calculations include basements per current code requirements. The majority of the requested FAR relief is due to the basement. *If the code were to be amended and <u>not</u> include basements in the gross floor area calculation, as regulated in some other communities, then the level of FAR relief would be reduced significantly: House 1 would total 3,166 sq. ft. at 0.52 FAR (relief FAR by only 0.02 with 142 sq. ft. excess); House 2 would total 3,139 sq. ft. at 0.52 FAR (relief FAR by only 0.02 with 115 sq. ft. excess).*



SITE PLAN

It should also be noted that the proposed building footprint of 1,622 sq. ft. appears to be less than all but one of the existing 11 approximate building footprints on the block, averaged as 2,128 sq. ft. (not accounting for multiple levels), as roughly calculated from aerial imagery.

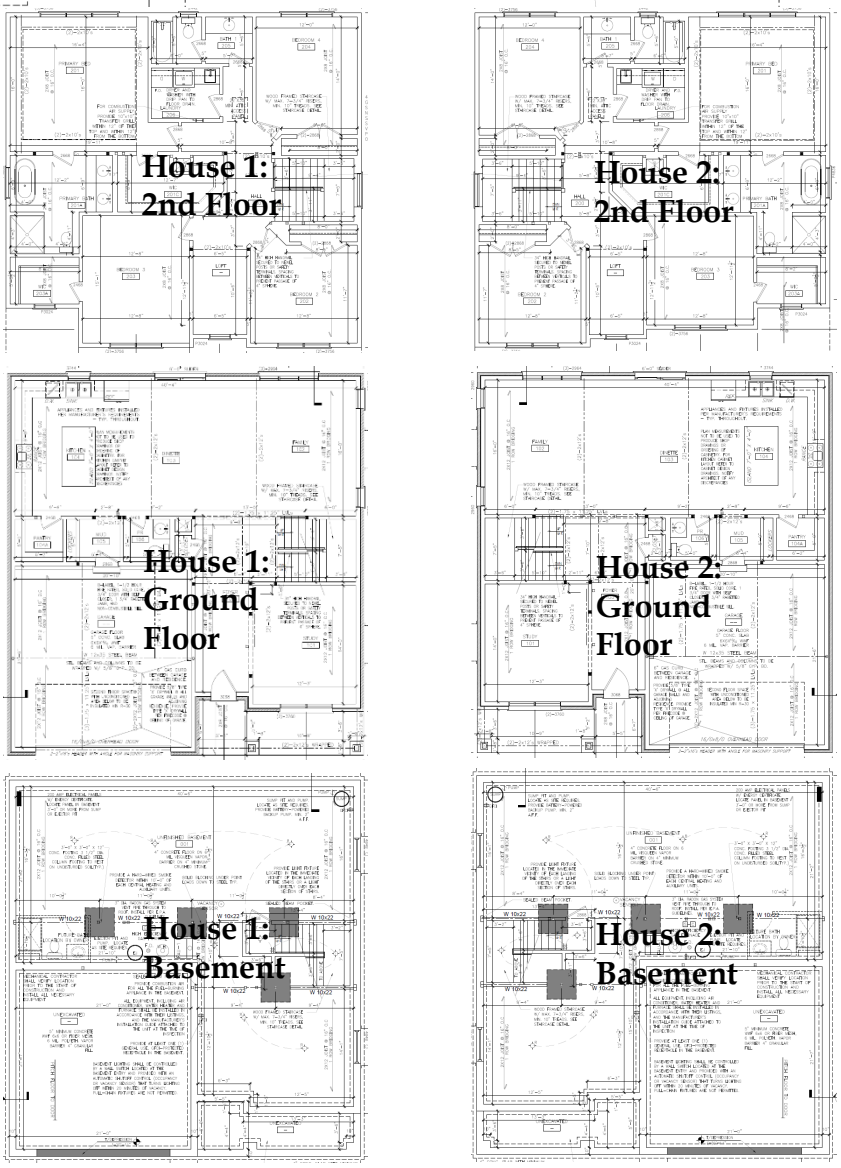
The Petitioner has provided a site plan and architectural plans with floor plans and elevations for all facades (*see attachment*).



Front Elevations of House 1 and House 2

The proposal meets other code requirements including height (30'-11"), yard setbacks (25'-3" front, 8'-11" side, 30'-3.5" rear), and lot coverage (27%). The proposal also meets the code requirements for elevation facades (Sec. V.C.4.) including the first floor masonry requirement and the anti-monotony regulation which requires a substantial difference in roof line, type, and location of windows, and/or kind and arrangement of materials. The plans demonstrate different gable detail, a mirrored garage orientation, some difference in siding orientation, and the Petitioner has identified that the color of both brick and siding will differ. Staff finds meets code, and will confirm when plans are submitted for building permit.

As for the lot size Variation, the lot is slightly undersized to allow for development, but it should be noted that the lot width (60') meets code, and the depth of the lots (rear lot line location) is consistently aligned with the rest of the block going west. If the lots were not rezoned to R-5 and instead remained as Legacy NG, then the maximum lot width would be only 40', and maximum front yard only 15', which would not be in character with the existing homes on the block.



Floor Plans of House 1 & House 2

Staff notes the size appears compatible with the neighborhood and suitable for development: as it is similar in character to the the block's single-family detached R-5 homes while transitionally respecting the adjacent Legacy zoning district.

STANDARDS FOR A VARIATION

Section X.G.4. of the Zoning Ordinance states the Plan Commission shall not recommend a Variation of the regulations of the Zoning Ordinance unless it shall have made Findings of Fact, based upon the evidence presented for each of the Standards for Variations listed below. The Plan Commission must provide findings for the first three standards; the remaining standards are provided to help the Plan Commission further analyze the request. Staff draft Findings of Fact are provided below for the Commission's review and approval.

1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located.
   The lot is slightly undersized to allow for development, but the lot frontage complies with code and the lot depth is consistently aligned with the rest of the block. The floor area ratio and two-story bulk of the proposed homes are consistent with the block, as the existing homes are a mix of two-story and split-level single-family detached homes, and the proposed homes appear to be less than all but one of the existing 11 approximate building footprints on the block. The majority of the requested floor area ratio relief is due to the basement. Both homes are equipped with basements as that has become a typical market amenity to allow space for storage for a single family.
2. The plight of the owner is due to unique circumstances.
   The majority of the requested floor area ratio relief is due to the basement. The lot is slightly undersized to allow for development, but the lot frontage complies with code and the lot depth is consistently aligned with the rest of the block.
3. The Variation, if granted, will not alter the essential character of the locality.
   The floor area ratio and lot size appear compatible with the neighborhood and suitable for development as they are similar in character to the block's single-family detached R-5 homes while transitionally respecting the adjacent Legacy zoning district. The lot frontage complies with code and the lot depth is consistently aligned with the rest of the block. The floor area ratio and two-story bulk of the proposed homes are consistent with the block, as the existing homes are a mix of two-story and split-level single-family detached homes, and the proposed homes appear to be less than all but one of the existing 11 approximate building footprints on the block.
4. Additionally, the Plan Commission shall also, in making its determination whether there are practical difficulties or particular hardships, take into consideration the extent to which the following facts favorable to the Petitioner have been established by the evidence:

   a. The particular physical surroundings, shape, or topographical condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out;

   b. The conditions upon which the petition for a Variation is based would not be applicable, generally, to other property within the same zoning classification;

   c. The purpose of the Variation is not based exclusively upon a desire to make more money out of the property;

   d. The alleged difficulty or hardship has not been created by the owner of the property, or by a previous owner;

   e. The granting of the Variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; and

   f. The proposed Variation will not impair an adequate supply of light and air to an adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or

endanger the public safety, or substantially diminish or impair property values within the neighborhood.

MOTION TO CONSIDER

If the Plan Commission wishes to take action, an appropriate wording of the motions would read:

Variation:

"...make a motion to recommend that the Village Board grant Variations to the Petitioner Paul Spass, from Section V.B. Schedule II of the Zoning Ordinance to allow a reduced minimum lot size from 7,500 sq. ft. to 6,049 square feet and to allow a home on each lot with respective Floor Area Ratios of 0.72 and 0.71, exceeding the maximum allowable Floor Area Ratio of 0.5, on the properties located at 6812 180th Court and 6806 180th Court in the R-5 (Single-Family Residential) Zoning District, consistent with the plans submitted and adopt the Findings of Fact as proposed in the May 21st, 2026 Staff Report.

LIST OF REVIEWED PLANS

	Submitted Sheet Name	Prepared By	Date On Sheet
1	Planning & Zoning General Application	Petitioner	4/13/2026
2	Response to Standards	Petitioner	4/13/2026
3	Narratives	Petitioner & IJM	4/13/2026
4	Recorded Plat of Subdivision – Brailynn Pointe	Landmark	8/19/2024
5	Plats of Survey	Landmark	4/14/2023
6	Proposed Site Plan	IJM	4/23/2026
7	Proposed Architectural Plans	IJM	4/29/2026

*IJM = IJM Architects
*Landmark = Landmark Engineering LLC

Village of Tinley Park
Community Development Dept.
16250 S. Oak Park Ave.
Tinley Park, IL 60477
708-444-5100

VILLAGE OF TINLEY PARK, ILLINOIS

PLANNING AND ZONING GENERAL APPLICATION

REQUEST INFORMATION

*Additional Information is Required for Specific Requests as Outlined in Specific Addendums

- ☐ Special Use for: _____
- ☐ Planned Unit Development (PUD) ☐ Concept ☐ Preliminary ☐ Final ☐ Deviation
- ☒ Variation ☒ Residential ☐ Commercial for _____
- ☐ Annexation
- ☐ Rezoning (Map Amendment) From _____ to _____
- ☐ Plat (Subdivision, Consolidation, Public Easement) ☐ Preliminary ☐ Final
- ☐ Site Plan
- ☐ Landscape Change Approval
- ☐ Other: _____

PROJECT & PROPERTY INFORMATION

Project Name: 6806 - 6812

Project Description: New Lot Development

Project Address: 6806 - 6812 w 180th Ct

Property Index No. (PIN): 28-31-301-071- 28-31-301-072

Zoning District: R-5

Lot Dimensions & Area: 60 x 100

Estimated Project Cost: $ 225,000

OWNER OF RECORD INFORMATION

Please supply proper documentation of ownership and/or designated representative for any corporation.

Name of Owner: PAUL SPASS

Company: N/A

Street Address: 6806 - 6812 180th Ct

City, State & Zip: _____

E-Mail Address: [redacted]

Phone Number: _____

APPLICANT INFORMATION

☒ Same as Owner of Record

All correspondence and invoices will be sent to the applicant. If applicant is different than owner, "Authorized Representative Consent" section must be completed.

Name of Applicant: _____

Company: _____

Relation To Project: _____

Street Address: _____

City, State & Zip: _____

E-Mail Address: _____

Phone Number: _____

Village of Tinley Park
Community Development Dept.
16250 S. Oak Park Ave.
Tinley Park, IL 60477
708-444-5100

VILLAGE OF TINLEY PARK, ILLINOIS

PLANNING AND ZONING GENERAL APPLICATION

Authorized Representative Consent

It is required that the property owner or his designated representative be present at all requests made to the Plan Commission and Zoning Board of Appeals. During the course of a meeting, questions may arise regarding the overall project, the property, property improvements, special conditions attached to recommendations among other aspects of any formal request. The representative present must have knowledge of the property and all aspects of the project. They must have the authority to make commitments related to the project and property. Failure to have the property owner or designated representative present at the public meeting can lead to substantial delays to the project approval. If the owner cannot be present or does not wish to speak at the public meeting, the following statement must be signed by the owner for an authorized repetitive.

I hereby authorize PAUL SPASS [redacted] *(print clearly) to act on my behalf and advise that they have full authority to act as my/our representative in regard to the project, including modifying any project or request. I agree to be bound by all terms and conditions which may be imposed by the Plan Commission and Zoning Board of Appeals.*

Property Owner Signature: [redacted]

Property Owner Name (Print): PAUL SPASS

Acknowledgements

- Applicant acknowledges, understands and agrees that under Illinois law, the Village President (Mayor), Village Trustees, Village Manager, Corporation Counsel and/or any employee or agent of the Village or any Planning and Zoning Commission member or Chair, does not have the authority to bind or obligate the Village in any way and therefore cannot bind or obligate the Village. Further, Applicant acknowledges, understands and agrees that only formal action (including, but not limited to, motions, resolutions, and ordinances) by the Board of Trustees, properly voting in an open meeting, can obligate the Village or confer any rights or entitlement on the applicant, legal, equitable, or otherwise.
- Members of the Plan Commission, Zoning Board of Appeals, Village Board as well as Village Staff may conduct inspections of subject site(s) as part of the pre-hearing and fact finding review of requests. These individuals are given permission to inspect the property in regards to the request being made.
- Required public notice signs will be obtained and installed by the Petitioner on their property for a minimum of 10 days prior to the public hearing. These may be provided by the Village or may need to be produced by the petitioner.
- The request is accompanied by all addendums and required additional information and all applicable fees are paid before scheduling any public meetings or hearings.
- Applicant verifies that all outstanding fees and monies owed to the Village of Tinley Park have been paid.
- Any applicable recapture, impact, engineering, contracted review or other required fees and donations shall be paid prior to issuance of any building permits, occupancy permits, or business licenses.
- The Owner and Applica[redacted]bove information and all supporting addendums and documentation [redacted]

Property Owner Signatu[redacted]

Property Owner Name (Print): PAUL SPASS

Applicant Signature:
(If other than Owner)

Applicant's Name (Print):

Date: 11/13/26

Village of Tinley Park
Community Development Dept.
16250 S. Oak Park Ave.
Tinley Park, IL 60477
708-444-5100

VILLAGE OF TINLEY PARK, ILLINOIS

VARIATION ADDENDUM

APPLICATION & SUBMITTAL REQUIREMENTS

A complete application consists of the following items submitted in a comprehensive package. If materials are submitted separately or are incomplete they will not be accepted and may delay the review and hearing dates until a complete application package is received. The following information is being provided in order to assist applicants with the process of requesting a **Variation** from the terms of the Zoning Ordinance. This information is a summary of the application submittal requirements and may be modified based upon the particular nature and scope of the specific request.

Depending upon meeting schedules, legal notification requirements, and the specific type and scope of the request, this process generally takes between 45 to 60 days from the date of submission of a complete application package. Please schedule a pre-application meeting with Planning Department staff to review the feasibility of the proposal, discuss applicable Ordinance requirements, discuss submittal requirements and receive preliminary feedback on any concept ideas or plans prior to making a submittal.

- [x] General Application form is complete and is signed by the property owner(s) and applicant (if applicable).
- [x] Ownership documentation is submitted indicating proper ownership through a title report or title policy. If a corporation or partnership, documentation of the authorized agent must be supplied as well. All beneficiaries of a property must be disclosed.
- [x] A written project narrative detailing the specific variation(s) from code requirements that are being requested, the reasoning for requiring the variation, the general nature and specific aspects of the proposal being requested. Any additional requests such as a Special Use or Site Plan approval should be indicated in the narrative as well.
- [x] A Plat of Survey of the property that is prepared by a register land surveyor and has all up-to-date structures and property improvements indicated. All proposed improvements shall be indicated on the survey and be appropriately scaled with all setbacks and dimensions clearly indicated.
- [x] Any applicable site plan, engineering/grading plans, exterior elevations or interior layout plans that indicate the full scope of the project and the Standards for a Variation.
- [x] Responses to all Standards for a Variation on the following page (can be submitted separately along with the narrative, but all standards must be covered).
- [ ] Residential Variation Hearing Fee - $250 + $75 per additional Variation
  Commercial Variation Hearing Fee - $500 + $75 per additional Variation

STANDARDS AND CRITERIA FOR A VARIATION

Section X.G.1 of the Village of Tinley Park Zoning Ordinance requires that the Zoning Board of Appeals determine compliance with the following standards and criteria. In order for a variance to be approved, the Petitioner must respond to all the following statements and questions related to the Standards with factual evidence and information to support the requested Variation. If additional space is required, you may provide the responses on a separate document or page.

A. **Describe the difficulty that you have in conforming with the current regulations and restrictions relating to your property, and describe how this hardship is not caused by any persons presently having an interest in the property. (Please note that a mere inconvenience is insufficient to grant a Variation). For example, does the shape or size of the lot, slope, or the neighboring surroundings cause a severe problem in completing the project in conformance with the applicable Ordinance requirement?**

Lot is slighty under-sized For Home But same Size AS Neighborhood or similar

B. **Describe any difficulties or hardships that current zoning regulations and restrictions would have in decreasing your property value compared to neighboring properties.**

N/A

C. **Describe how the above difficulty or hardship was created.**

n/a

D. **Describe the reasons this Variance request is unique to this property only and is not applicable, in general, to other properties within the same Zoning District.**

we meet the current setBACK For ~~R-3~~ Short for the purpose home lot is slightly

E. **Explain how this Variance would not be regarded as an attempt at financial gain, but only because of personal necessity. For example, the intent of the Variance is to accommodate related living for an elderly relative as opposed to adding an additional income source.**

The intent For this property IS to Build two new homes And provide new tAX to Community

F. **Describe how granting this Variance request will not be detrimental to the public welfare or injurious to other properties or improvements in the neighborhood in which the property is located.**

There IS No detrimental Risk with this Request

G. **Explain how granting this Variance will not alter the essential charter of the neighborhood or locality.**

we will Be SAme AS Neighbor AS FAr AS SetSACKS. and will not effect Community

H. **Describe how the requested Variance will not:**

1. **Impair an adequate supply of light and air to adjacent properties.**

Not At All we Are within (current R-5 Set Back) Requirem

2. **Substantially increase the congestion of the public streets.**

will Not It) A DEAD END St.

3. **Increase the danger of fire.**

N/A

4. **Impair natural drainage or create drainage problems on adjacent property.**

will Be IN compliance with local Codes

5. **Endanger the public safety.**

N/A

6. **Substantially diminish or impair property values within the neighborhood.**

N/A

From: [redacted]
To:
Subject: Narrative for 6806 and 6812
Date: Monday, April 13, 2026 4:59:48 PM

External Message Disclaimer

CAUTION: This email originated from outside of Tinley Park. DO NOT click links, open attachments or forward unless you recognize the sender and know the content is safe. Please delete or report suspicious emails to the helpdesk at x5087.

Dear village of Tinley park

I am writing to you as the property owner of 6806 and 6812 W. 180th Court in Tinley Park. Since purchasing the property a couple of years ago, I have subdivided it into three lots. Following the Village's vision and the Legacy Code, this includes two residential lots along 180th Court and a row house project on the Oak Park Avenue side.

While working diligently with your team to design these new homes, it has been noted that the two residential lots are slightly smaller than the minimum requirements for the R-5 zoning district. However, the proposed home designs meet all current setback requirements.

I am formally requesting a variation for the slightly smaller lot sizes, as well as a variation for the Floor Area Ratio (FAR) to exceed the current 3,000 square foot requirement. These homes have been designed in collaboration with the Village to ensure they enhance the community and provide high-quality housing for two additional families in Tinley Park.

Thank you for your time and for considering this request. I look forward to your response.

Best regards,

Paul Spass
Owner - Managing Partner
[redacted]

Paul Spass | [redacted]
Owner - Managing Partner
[redacted]

From:	Ian McDonnell
To:	Lori Kosmatka
Cc:	Paul Spass; Paul Spass; [redacted]; Mark Herman; Michael Coleman
Subject:	Re: Braflynn Pointe Single Family Homes [was: RE: Basement Tinley]
Date:	Wednesday, May 6, 2026 5:08:31 PM
Attachments:	image001.png image002.png image003.png image004.png image005.png

---

External Message Disclaimer

CAUTION: This email originated from outside of Tinley Park. DO NOT click links, open attachments or forward unless you recognize the sender and know the content is safe. Please delete or report suspicious emails to the helpdesk at x5087.

hello,

I did not include the garage, the garage would add 448 sq. ft. to the first floor

take care,

On Wed, May 6, 2026 at 5:06 PM Lori Kosmatka [redacted] wrote:

> Paul,
>
> Yes. We just need your architect to clarify why/how he has a smaller square footage on the 1st floor and provide correct calculations per my email below.
>
> Thanks.
>
> Best Regards,
>
> **Lori Kosmatka, AICP**
>
> **Senior Planner**
>
> [redacted]
>
> Village of Tinley Park ILLINOIS

From: Paul Spass [redacted]
Sent: Wednesday, May 6, 2026 5:03 PM
To: Lori Kosmatka <[redacted]
Cc: Ian McDonnell <[redacted] Paul Spass <[redacted]>; [redacted];
Mark Herman [redacted]; Michael Coleman [redacted]
Subject: Re: Brailynn Pointe Single Family Homes [was: RE: Basement Tinley]

External Message Disclaimer

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Yeah obviously there's a garage on the first floor footprint ….

Paul Spass | [redacted]

Owner - Managing Partner

[redacted]

On Wed, May 6, 2026 at 5:00 PM Lori Kosmatka [redacted] wrote:

> Ian,
>
> Your square footage calculations for each lot here appear to indicate the second floor is bigger than the first floor. Did you transpose the numbers? Or were you excluding some kind of area(s) in the first floor (like garage?)?
>
> If the former, please clarify/confirm. If the latter, please provide gross floor area square footage calculations, as identified in the Village's definition. This needs to **include** areas like garage.

FLOOR AREA, GROSS: The Gross Floor Area is the sum of the gross horizontal areas of the floors within outside walls of a building including basements, elevator shafts, and stairwells at each story; floor space used for mechanical equipment, penthouse, half story, and mezzanine or interior balcony, and the gross floor area of any and all accessory buildings.

FLOOR AREA RATIO (F.A.R.): The Floor Area Ratio of a building or buildings on a zoning lot is the numerical value obtained by dividing the gross floor area of the buildings by the area of such lot, or in the case of Planned Unit Developments, by the net site area.

Best Regards,

Lori Kosmatka, AICP

Senior Planner

[redacted]

Village of Tinley Park ILLINOIS

From: Ian McDonnell [redacted]
Sent: Monday, May 4, 2026 5:43 PM
To: Lori Kosmatka [redacted]
Cc: Paul Spass [redacted] Paul Spass <[redacted]>; [redacted]
Mark Herman <[redacted]>; Michael Coleman <[redacted]>
Subject: Re: Brailynn Pointe Single Family Homes [was: RE: Basement Tinley]

External Message Disclaimer

CAUTION: This email originated from outside of Tinley Park. DO NOT click links, open attachments or forward unless you recognize the sender and know the content is safe. Please delete or report suspicious emails to the helpdesk at x5087.

Hello,

For Lot 1

First floor is 1174

second floor is 1544

basement is 1170

total = 3888

For Lot 2

First floor is 1174

second floor 1517

basement is 1170

total = 3861

this is taken from the inside of the exterior walls

Take care,

On Wed, Apr 29, 2026 at 5:34 PM Lori Kosmatka <[redacted]> wrote:

Ian,

Are you accounting for everything within the exterior/outside walls (including basement, garage, stairwells, interior walls, mechanical areas, etc. as per the Gross FAR definition below)? We want to target that measurement per code definition.

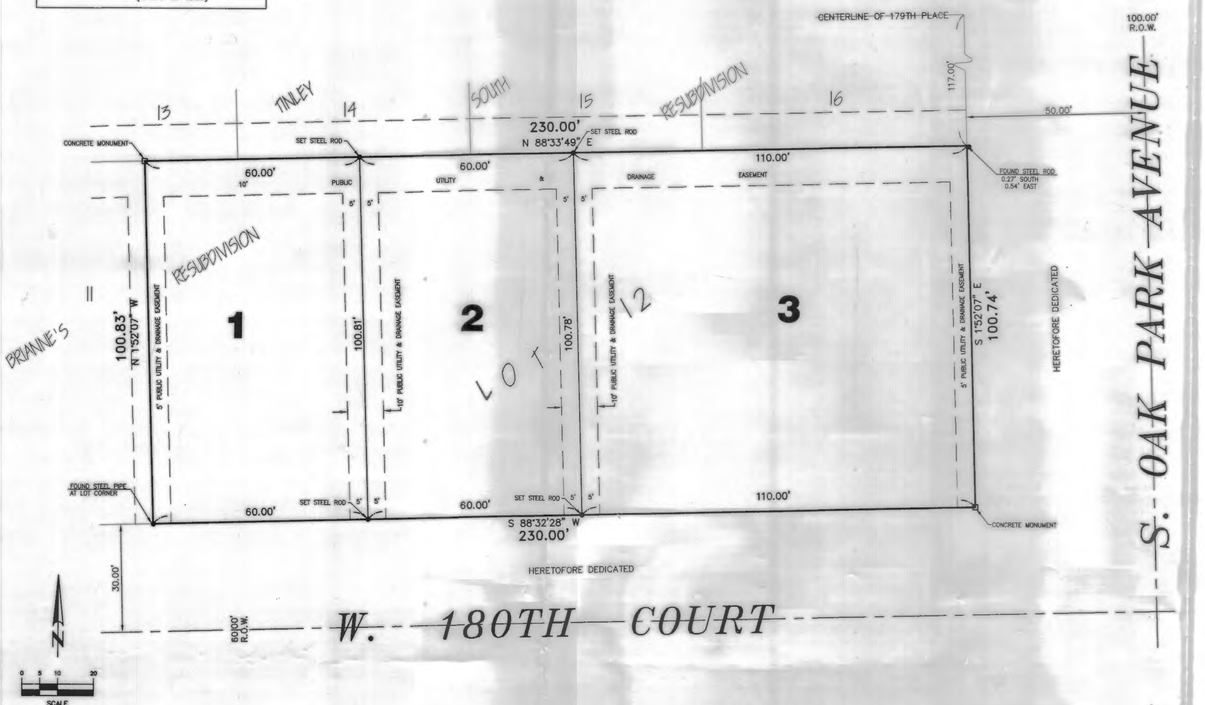
Using dimensions shown on the plans I was getting much larger numbers. Here's my initial approximation just for Lot 2:

- I tried to exclude exterior walls assuming 10" thickness,
- I worked out general rectangular area measurements, so since the house layout is a little more complex there are some areas to add or subtract (see below); looks like more area to add than subtract
- Coming to at least 3937.28 SF, broken down per floor as:

BRAILYNN POINTE

BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AREAS		
LOT 1	6,049 SQ. FT.	0.139 AC.
LOT 2	6,048 SQ. FT.	0.139 AC.
LOT 3	11,083 SQ. FT.	0.254 AC.
TOTAL	23,180 SQ. FT. (more or less)	0.532 AC.



OWNER CERTIFICATE

THIS IS TO CERTIFY THAT YVONNE MEIRON IS PART OWNER OF THE PROPERTY DESCRIBED HEREON AND THAT, AS SUCH OWNER, SHE HAS CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED, AND PLATTED AS SHOWN ON THE PLAT HEREON DRAWN FOR THE USES AND PURPOSES THEREIN SET FORTH AS ALLOWED AND PROVIDED BY STATUTE AND, AS SUCH OWNER, HEREBY ACKNOWLEDGES AND ADOPTS THE SAME UNDER THE STYLE AND TITLE AFORESAID, AND ALSO, TO THE BEST OF HER KNOWLEDGE AND BELIEF, THE SUBDIVISION LIES IN COMMUNITY CONSOLIDATED SCHOOL DISTRICT 146, BREMEN COMMUNITY HIGH SCHOOL DISTRICT 228 AND SOUTH SUBURBAN COLLEGE DISTRICT 510.

DATED THIS 26 DAY OF October, A.D. 20 24

BY: Yvonne Meiron
YVONNE MEIRON

NOTARY CERTIFICATE

STATE OF ILLINOIS } ss
COUNTY OF COOK }

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT YVONNE MEIRON, WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT AS PART OWNER, APPEARED BEFORE ME THIS DAY IN PERSON AND SEVERALLY ACKNOWLEDGED THAT SHE SIGNED AND DELIVERED THE SAID INSTRUMENT AS HER OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL

THIS 26 DAY OF October, A.D. 20 24

Theresa Syarto
NOTARY PUBLIC SIGNATURE

OFFICIAL SEAL
THERESA SYARTO
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 05/29/2027

MY COMMISSION EXPIRES ON May 29, 20 27

PREPARED FOR:

PAUL SPASS
12908 S. MASON AVENUE
PALOS HEIGHTS, IL 60463
Phone (708) 372-7541

PREPARED BY & RETURN TO:

LANDMARK
ENGINEERING LLC
DESIGN FIRM REGISTRATION NO. 184-005577
7808 WEST 103RD STREET
PALOS HILLS, ILLINOIS 60465-1529
Phone (708) 599-3737

SURVEY No. 23-03-061-SUB-R2

OWNER CERTIFICATE

THIS IS TO CERTIFY THAT LAURA BREESE IS PART OWNER OF THE PROPERTY DESCRIBED HEREON AND THAT, AS SUCH OWNER, SHE HAS CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED, AND PLATTED AS SHOWN ON THE PLAT HEREON DRAWN FOR THE USES AND PURPOSES THEREIN SET FORTH AS ALLOWED AND PROVIDED BY STATUTE AND, AS SUCH OWNER, HEREBY ACKNOWLEDGES AND ADOPTS THE SAME UNDER THE STYLE AND TITLE AFORESAID, AND ALSO, TO THE BEST OF HER KNOWLEDGE AND BELIEF, THE SUBDIVISION LIES IN COMMUNITY CONSOLIDATED SCHOOL DISTRICT 146, BREMEN COMMUNITY HIGH SCHOOL DISTRICT 228 AND SOUTH SUBURBAN COLLEGE DISTRICT 510.

DATED THIS 1 DAY OF November, A.D. 20 24

BY: Laura Breese
LAURA BREESE

NOTARY CERTIFICATE

STATE OF ILLINOIS } ss
COUNTY OF COOK }

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT LAURA BREESE, WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT AS PART OWNER, APPEARED BEFORE ME THIS DAY IN PERSON AND SEVERALLY ACKNOWLEDGED THAT SHE SIGNED AND DELIVERED THE SAID INSTRUMENT AS HER OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL

THIS 1 DAY OF November, A.D. 20 24

Theresa Syarto
NOTARY PUBLIC SIGNATURE

OFFICIAL SEAL
THERESA SYARTO
Notary Public, State of Illinois
Commission No. 0898332
My Commission Expires
May 29, 2027

MY COMMISSION EXPIRES ON May 29, 20 27

I DO NOT FIND ANY DELINQUENT GENERAL TAXES UNPAID CURRENT GENERAL TAXES DELINQUENT SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS AGAINST THE TRACT OF LAND IN THE ABOVE PLAT

Monica Gordon
COUNTY CLERK

DATE 11-13-25

Subdivision – Additional Fee:$6.00
Monica Gordon
Cook County Clerk's Office
Date: 11/13/2025 12:01 PM

PLANNING AND ZONING COMMISSION CERTIFICATE

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE VILLAGE OF TINLEY PARK.

ON THE 20th DAY OF June, A.D. 20 25

BY: Garrett J. Gray, CHAIRMAN ATTEST: Lynn J. Walsh, SECRETARY

VILLAGE ENGINEER'S CERTIFICATE

STATE OF ILLINOIS } ss
COUNTY OF COOK }

APPROVED BY THE ENGINEER OF THE VILLAGE OF TINLEY PARK, COOK COUNTY, ILLINOIS.

THIS 16th DAY OF June, A.D. 20 25

VILLAGE ENGINEER-TINLEY PARK, ILLINOIS

VILLAGE TREASURER'S CERTIFICATE

I FOUND NO DEFERRED INSTALLMENTS OF UNPAID SPECIAL ASSESSMENTS DUE AGAINST THE LAND DESCRIBED HEREON ON

THE 17th DAY OF June, A.D. 20 25

BY:
VILLAGE TREASURER - TINLEY PARK, ILLINOIS

VILLAGE BOARD CERTIFICATE

APPROVED BY THE VILLAGE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF TINLEY PARK, COOK COUNTY, ILLINOIS.

THIS 17 DAY OF June, A.D. 20 25

BY: Michael W. Glotz, VILLAGE PRESIDENT ATTEST: Nancy M. O'Connor, VILLAGE CLERK

Village of Tinley Park Seal 1892 Cook & Will Counties, IL

SURFACE WATER DRAINAGE CERTIFICATE

STATE OF ILLINOIS } ss
COUNTY OF COOK }

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 THE COLLECTION AND DISCHARGE OF SURFACE WATERS INTO PUBLIC OR PRIVATE AREAS AND/OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF SUBSTANTIVE DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS 25 DAY OF July, A.D. 20 25

BY: ENGINEER BY: OWNER OR ATTORNEY

OWNER CERTIFICATE

THIS IS TO CERTIFY THAT PAUL SPASS IS PART OWNER OF THE PROPERTY DESCRIBED HEREON AND THAT, AS SUCH OWNER, HE HAS CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED, AND PLATTED AS SHOWN ON THE PLAT HEREON DRAWN FOR THE USES AND PURPOSES THEREIN SET FORTH AS ALLOWED AND PROVIDED BY STATUTE AND, AS SUCH OWNER, HEREBY ACKNOWLEDGES AND ADOPTS THE SAME UNDER THE STYLE AND TITLE AFORESAID, AND ALSO, TO THE BEST OF HIS KNOWLEDGE AND BELIEF, THE SUBDIVISION LIES IN COMMUNITY CONSOLIDATED SCHOOL DISTRICT 146, BREMEN COMMUNITY HIGH SCHOOL DISTRICT 228 AND SOUTH SUBURBAN COLLEGE DISTRICT 510.

DATED THIS 5 DAY OF June, A.D. 20 25

BY:
PAUL SPASS

NOTARY CERTIFICATE

STATE OF ILLINOIS } ss
COUNTY OF COOK }

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT PAUL SPASS, WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT AS PART OWNER, APPEARED BEFORE ME THIS DAY IN PERSON AND SEVERALLY ACKNOWLEDGED THAT HE SIGNED AND DELIVERED THE SAID INSTRUMENT AS HER OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL

THIS 5 DAY OF June, A.D. 20 25

Diane Sharon Hultsch
NOTARY PUBLIC SIGNATURE

OFFICIAL SEAL
DIANE SHARON HULTSCH
Notary Public, State of Illinois
Commission No. 994912
My Commission Expires August 7, 2028

MY COMMISSION EXPIRES ON August 7, 20 28

RECORDING FEE 139 -
DATE 11-13-25 COPIES 4x
OK BY RVISTO

MARK H. LANDSTROM 2625 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS PALOS HILLS, ILLINOIS

AFFECTS COOK COUNTY PROPERTY INDEX NUMBERS (P.I.N.s)

28-31-301-071-0000
28-31-301-072-0000
28-31-301-073-0000
28-31-301-048-0000
6800 W. 180TH COURT
TINLEY PARK, IL

FUTURE TAX BILLS TO BE SENT TO:

LAURA BREESE
19622 GLENNELL AVENUE
MOKENA, IL 60448

2531707025

Doc# 2531707025 Fee $133.00
ILRMSP FEE:$10.00 RPRF FEE:$1.00
Monica Gordon
Cook County Clerk's Office
Date: 11/13/2025 12:01 PM
PAGE: 1 of 1

COOK COUNTY RECORDER

#2531707025 1 OF 1

PUBLIC UTILITY & DRAINAGE EASEMENT PROVISIONS

A NON-EXCLUSIVE PERPETUAL EASEMENT IS HEREBY RESERVED AND GRANTED TO THE VILLAGE OF TINLEY PARK, AND THEIR SUCCESSORS AND ASSIGNS OVER ALL AREAS DESIGNATED "PUBLIC UTILITY AND DRAINAGE EASEMENT AND THOSE AREAS DESIGNATED "P.U.& D.E." ON THE PLAT, TO CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN AND OPERATE VARIOUS TRANSMISSIONS, DISTRIBUTION, AND COLLECTION SYSTEMS, INCLUDING BUT NOT LIMITED TO WATER LINES, SANITARY SEWERS AND STORM SEWERS, TOGETHER WITH ANY AND ALL NECESSARY VALVE VAULTS FIRE HYDRANTS, MANHOLES, CATCH BASINS, CONNECTIONS, APPLIANCES AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID VILLAGE, OVER, UPON, ALONG, UNDER AND THROUGH THE SURFACE OF THE PROPERTY SHOWN ON THE PLAT, TOGETHER WITH THE RIGHT OF ACCESS FOR NECESSARY LABOR, MATERIALS AND EQUIPMENT TO DO ANY OF THE ABOVE WORK.

THE RIGHT IS ALSO GRANTED TO CUT DOWN, TRIM OR REMOVE, WITHOUT OBLIGATION TO RESTORE OR REPLACE ANY OBSTRUCTION, INCLUDING BUT NOT LIMITED TO TREES, SHRUBS, OTHER PLANTS, STRUCTURES OR IMPROVEMENTS ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF SUCH LINES AND SEWERS. NO PERMANENT BUILDINGS OR STRUCTURES SHALL BE PLACED ON SAID EASEMENT, BUT SAME MY USED FOR GARDENS, LANDSCAPE AREAS, AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS. WHERE AN EASEMENT IS USED FOR BOTH SEWER AND OTHER UTILITIES, THE OTHER UTILITY INSTALLATION SHALL BE SUBJECT TO THE ORDINANCE OF THE VILLAGE OF TINLEY PARK AND TO VILLAGE APPROVAL AS TO DESIGN AND LOCATION.

PERPETUAL EASEMENTS ARE HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF TINLEY PARK AND OTHER GOVERNMENTAL AUTHORITIES HAVING JURISDICTION OF THE LAND, OVER THE ENTIRE EASEMENT AREA FOR INGRESS, EGRESS, AND THE PERFORMANCE OF MUNICIPAL AND OTHER GOVERNMENTAL SERVICES INCLUDING WATER, STORM AND SANITARY SEWER SERVICE AND MAINTENANCE AND EMERGENCY AND ROUTINE POLICE, FIRE,, AND OTHER PUBLIC SAFETY RELATED SERVICES.

EASEMENT AREAS ARE OWNED AND MAINTAINED BY THE PROPERTY OWNER; THE VILLAGE RETAINS THE RIGHT, BUT NOT THE RESPONSIBILITY TO INSPECT, MAINTAIN OR REPAIR ANY INFRASTRUCTURE OR LAND WITHIN THESE AREAS.

COMMONWEALTH EDISON COMPANY & AT&T EASEMENT PROVISIONS

AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATION SERVICE IS HEREBY RESERVED FOR AND GRANTED TO COMED COMPANY AND AT & T CORPORATION, THEIR RESPECTIVE LICENSEES, SUCCESSORS, AND ASSIGNS, JOINTLY AND SEVERALLY, TO CONSTRUCT, OPERATE, REPAIR, MAINTAIN, MODIFY, RECONSTRUCT, REPLACE, SUPPLEMENT, RELOCATE AND REMOVE, FROM TIME TO TIME, POLES, GUYS, ANCHORS, WIRES, CABLES, CONDUITS, MANHOLES, TRANSFORMERS, PEDESTALS, EQUIPMENT CABINETS OR OTHER FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, COMMUNICATIONS, SOUNDS AND SIGNALS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) ON THE PLAT AND MARKED PUBLIC UTILITY & DRAINAGE EASEMENT, OR P.U.& D.E." DESIGNATION), THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS", AND THE PROPERTY DESIGNATED ON THE PLAT AS "COMMON AREA OR AREAS", AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHTS TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES, ROOTS AN SAPLINGS AND TO CLEAR OBSTRUCTIONS FROM THE SURFACE AND SUBSURFACE AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "P.U.E.", (OR SIMILAR DESIGNATION) WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

THE TERM "COMMON ELEMENTS" SHALL HAVE THE MEANING SET FORTH FOR SUCH TERM IN THE "CONDOMINIUM PROPERTY ACT", CHAPTER 765 ILCS 605/2, AS AMENDED FROM TIME TO TIME.

THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY, THE BENEFICIAL USE AN ENJOYMENT OF WHICH IS RESERVED IN WHOLE OR AS AN APPURTENANCE TO THE SEPARATELY OWNED LOTS, PARCELS OR AREAS WITHIN THE PLANNED DEVELOPMENT, EVEN THOUGH SUCH BE OTHERWISE DESIGNATED ON THE PLAT BY TERMS SUCH AS "OUTLOTS", "COMMON ELEMENTS", "OPEN SPACE", "OPEN AREA", "COMMON GROUND", "PARKING" AND "COMMON AREA". THE TERM "COMMON AREA OR AREAS", AND "COMMON ELEMENTS" INCLUDE REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, BUT EXCLUDES REAL PROPERTY PHYSICALLY OCCUPIED BY A BUILDING, SERVICE BUSINESS DISTRICT OR STRUCTURES SUCH AS A POOL, RETENTION POND OR MECHANICAL EQUIPMENT. RELOCATION OF FACILITIES WILL BE DONE BY GRANTEES AT COST OF THE GRANTOR/LOT OWNER, UPON WRITTEN REQUEST.

NICOR GAS COMPANY EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO NICOR GAS COMPANY OF ILLINOIS, ITS SUCCESSORS AND ASSIGNS, IN ALL PLATTED "EASEMENT" AREAS, STREETS, ALLEYS, OTHER PUBLIC WAYS AND PLACES SHOWN ON THIS PLAT, SAID EASEMENT TO BE FOR THE INSTALLATION, MAINTENANCE, RELOCATIONS, RENEWAL AND REMOVAL OF GAS MAINS AND APPURTENANCES FOR THE PURPOSE OF SERVING ALL AREAS SHOWN ON THIS PLAT AS WELL AS OTHER PROPERTY, WHETHER OR NOT CONTIGUOUS THERETO. NO BUILDINGS OR OTHER STRUCTURES SHALL BE CONSTRUCTED OR ERECTED IN ANY SUCH "EASEMENT" AREAS, STREETS, ALLEYS, OR OTHER PUBLIC WAYS OR PLACES NOR SHALL ANY OTHER USE BE MADE THEREOF WHICH WILL INTERFERE WITH THE EASEMENTS RESERVED AND GRANTED HEREBY.

COMCAST COMMUNICATIONS EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED AND GRANTED TO COMCAST COMMUNICATIONS CORPORATION, OPERATING WITHIN THE VILLAGE OF TINLEY PARK, IT'S SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY, FOR THE INSTALLATION, MAINTENANCE, RELOCATION, RENEWAL AND REMOVAL OF COMMUNICATION END BROADCAST SIGNAL SYSTEMS IN, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN ON THE PLAT AND DESIGNATED AS "PUBLIC UTILITY AND DRAINAGE EASEMENT" OR "P.U. & D.E." AND THE PROPERTY DESIGNATED ON THE PLOT FOR STREETS AND ALLEYS AS REQUIRED TO PROVIDE THE PLANNED UNIT DEVELOPMENT AND OTHER PROPERTY, WHETHER OR NOT CONTIGUOUS THERETO, WITH COMMUNICATION AND BROADCAST TV SERVICES, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS FOR EACH LOT. NO BUILDINGS OR OTHER OBSTRUCTIONS SHALL BE CONSTRUCTED OR ERECTED IN ANY SUCH "PUBLIC UTILITY AND DRAINAGE EASEMENT" OR "P.U. & D.E." AREAS, WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES. NOR SHALL ANY OTHER USE BE MADE THEREOF WHICH WILL INTERFERE WITH THE EASEMENTS RESERVED AND GRANTED HEREBY.

LAND SURVEYOR CERTIFICATE

STATE OF ILLINOIS } ss
COUNTY OF COOK }

I, MARK H. LANDSTROM, ILLINOIS PROFESSIONAL LAND SURVEYOR No. 2625, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 12 IN BRIANNE'S RESUBDIVISION OF LOTS 5 AND 6 IN BLOCK 5, AND ALSO THAT PART OF WEST 180TH STREET LYING SOUTH OF THE SOUTH LINE OF LOT 6 IN BLOCK 5, NORTH OF THE NORTH LINE OF LOT 1 IN BLOCK 6, EAST OF THE WEST LINE OF SAID LOT 6 IN BLOCK 5, EXTENDED SOUTH AND WEST OF THE EAST LINE OF SAID LOT 6 IN BLOCK 5, EXTENDED SOUTH, ALL IN ELMORE'S HARLEM AVENUE ESTATES, BEING A SUBDIVISION IN THE WEST HALF OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 3, 1984, AS DOCUMENT 84494734, IN COOK COUNTY, ILLINOIS.

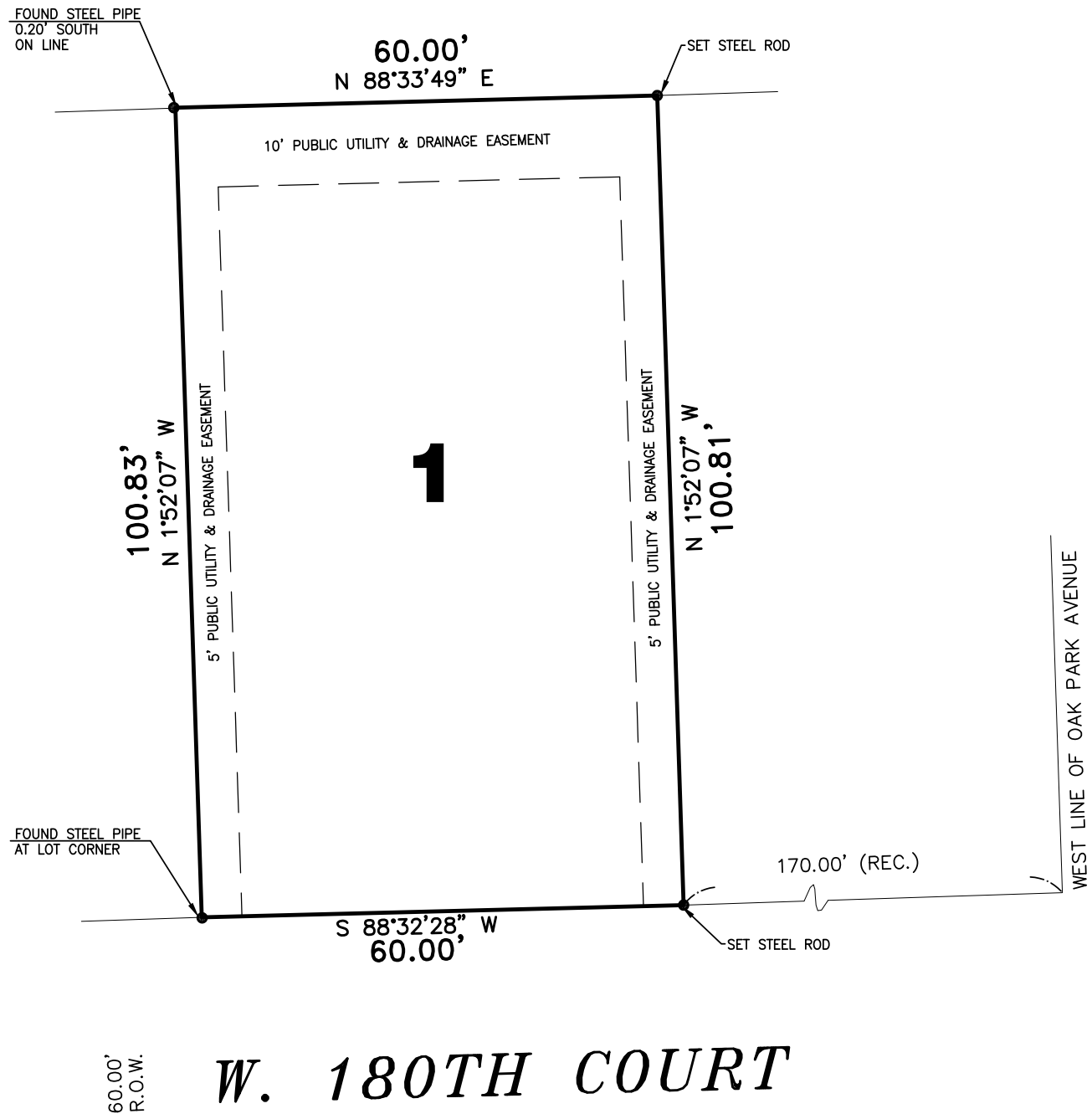
AS SHOWN BY THE HEREON DRAWN PLAT, WHICH IS A TRUE AND CORRECT REPRESENTATION THEREOF. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF AND BEARINGS ARE BASED ON THE NAD83 ILLINOIS EAST STATE PLANE COORDINATE ZONE 1201, AS DETERMINED BY GPS MEASUREMENTS. I FURTHER CERTIFY THAT THIS PROPERTY FALLS WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF TINLEY PARK, COOK COUNTY, ILLINOIS AND THAT NO PORTION OF THE PROPERTY IS LOCATED WITHIN A FLOOD HAZARD ZONE, AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 17031C708J, HAVING A REVISED DATE OF AUGUST 19, 2008. I HEREBY DESIGNATE THE VILLAGE OF TINLEY PARK TO RECORD THIS PLAT OF SUBDIVISION.

GIVEN UNDER MY HAND AND SEAL AT PALOS HILLS, ILLINOIS, THIS 19th DAY OF AUGUST, A.D. 2024.

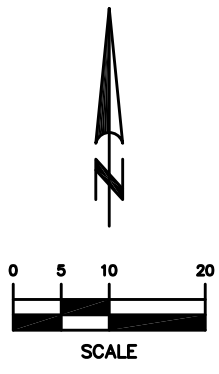
MARK H. LANDSTROM
IPLS No. 2625
LICENSE RENEWAL DATE: 11/30/2024

PLAT OF SURVEY

LOT 1 IN BRAILYNN POINTE SUBDIVISION IN ELMORE'S HARLEM AVENUE ESTATES, BEING A SUBDIVISION IN THE WEST HALF OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



SUBJECT PROPERTY AREA
6049 SQ. FT. (more or less)



PREPARED FOR: PAUL SPASS

LANDMARK
ENGINEERING LLC
DESIGN FIRM REGISTRATION NO. 184-005577-0010
7808 W. 103RD STREET
PALOS HILLS, ILLINOIS 60465-1529
Phone (708) 599-3737

BEARINGS SHOWN HEREON ARE BASED ON IL. S.P.C. EAST ZONE, NAD83. NO IMPROVEMENTS SHOULD BE CONSTRUCTED ON THE BASIS OF THIS PLAT ALONE AND NO DIMENSIONS, LENGTHS OR WIDTHS SHOULD BE ASSUMED FROM SCALING. FIELD MONUMENTATION OF CRITICAL POINTS SHOULD BE ESTABLISHED PRIOR TO COMMENCEMENT OF CONSTRUCTION.

FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON, REFER TO DEEDS, ABSTRACTS, TITLE POLICIES, SEARCHES OR COMMITMENTS, DOCUMENTS, CONTRACTS AND LOCAL BUILDING AND ZONING ORDINANCES.



FIELD WORK COMPLETED: 4/14/2023

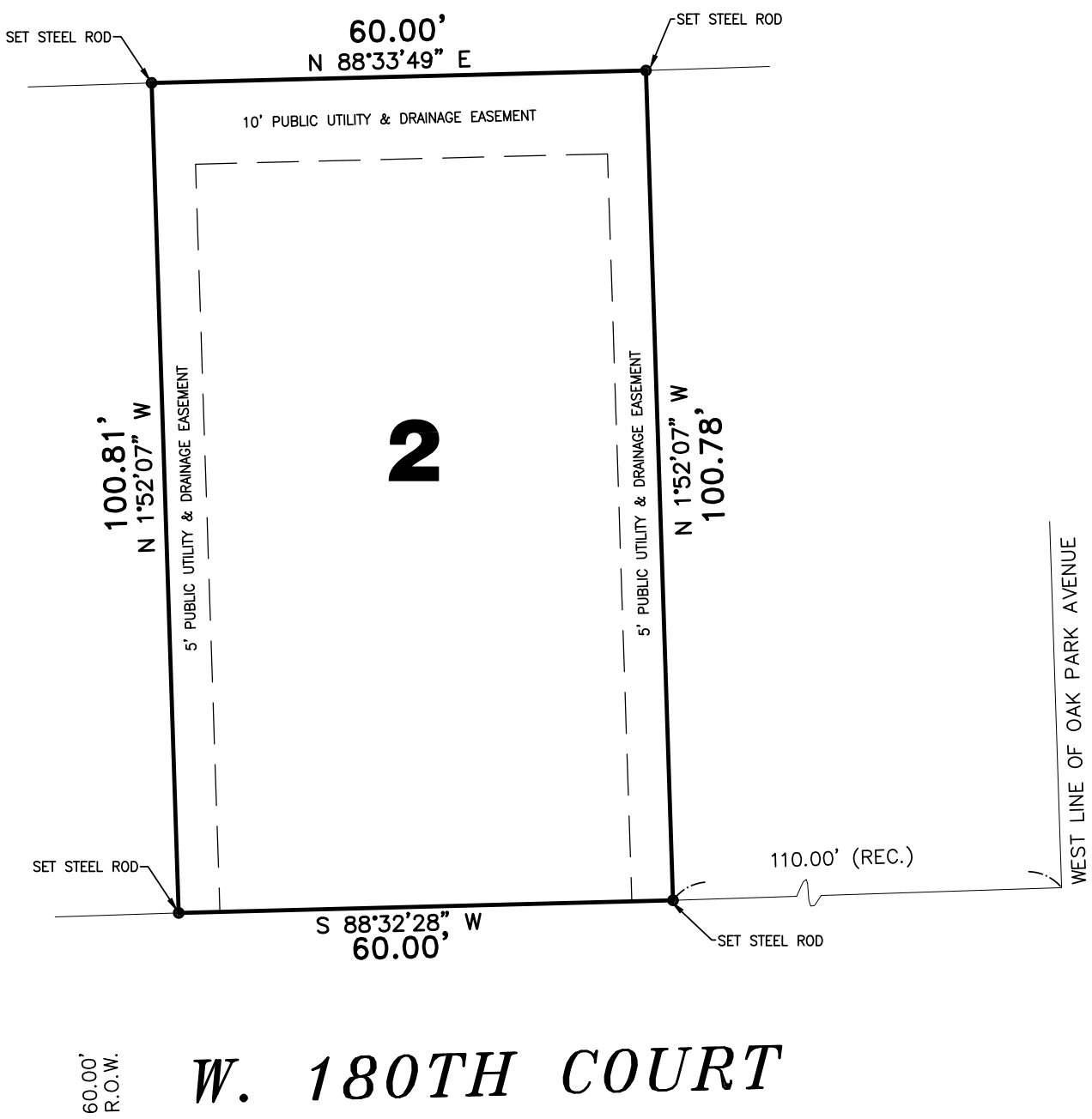
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS STANDARDS FOR A BOUNDARY SURVEY.

DATED: 8/6/2024

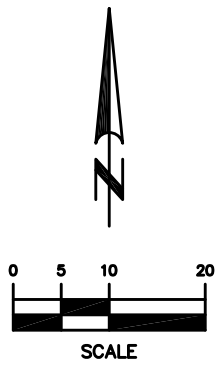
MARK H. LANDSTROM I.P.L.S. No. 2625
LICENSE RENEWAL DATE: NOVEMBER 30, 2024
SURVEY No. 23-03-061-1

PLAT OF SURVEY

LOT 2 IN BRAILYNN POINTE SUBDIVISION IN ELMORE'S HARLEM AVENUE ESTATES, BEING A SUBDIVISION IN THE WEST HALF OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



SUBJECT PROPERTY AREA
6048 SQ. FT. (more or less)

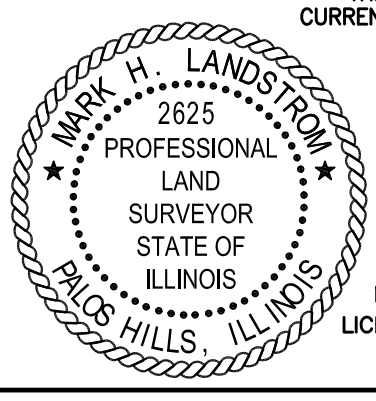


PREPARED FOR: PAUL SPASS

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FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON, REFER TO DEEDS, ABSTRACTS, TITLE POLICIES, SEARCHES OR COMMITMENTS, DOCUMENTS, CONTRACTS AND LOCAL BUILDING AND ZONING ORDINANCES.

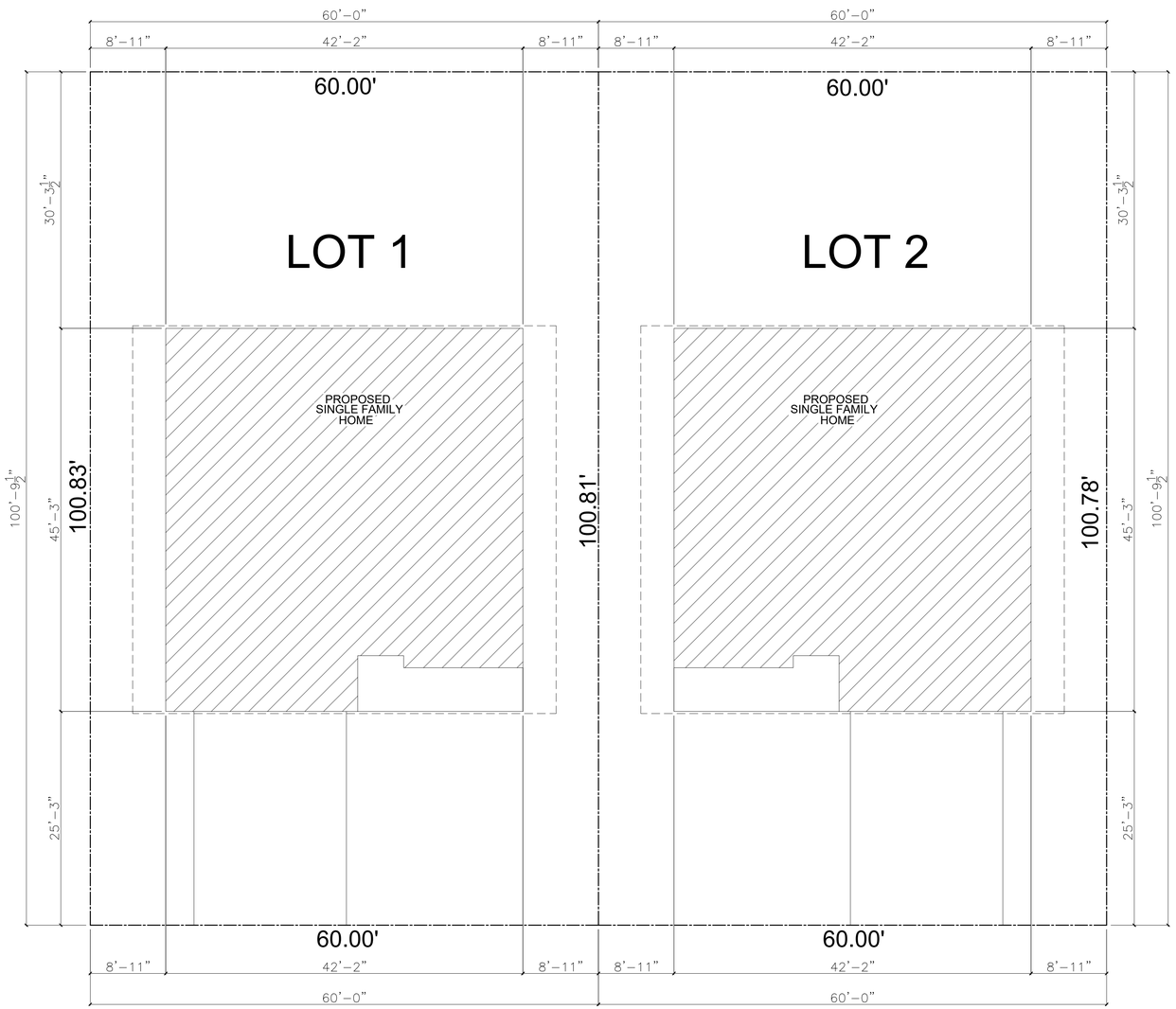


FIELD WORK COMPLETED: 4/14/2023

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

DATED: 8/6/2024

MARK H. LANDSTROM I.P.L.S. No. 2625
LICENSE RENEWAL DATE: NOVEMBER 30, 2024
SURVEY No. 23-03-061-2



W. 180th COURT

SITE PLAN 1/8" = 1'-0"

IJM ARCHITECTS

14315 West ave.
Orland Park IL. 60462

o:
708-469-7674
p:
708-404-4451

PROJECT

A-1.0	EXTERIOR ELEVATIONS
A-1.1	EXTERIOR ELEVATIONS
A-2.0	FOUNDATION PLAN
A-2.1	FIRST FLOOR PLAN
A-2.2	SECOND FLOOR PLAN
A-3.0	SECTIONS + DIAGRAMS
E-1.0	ELECTRICAL PLANS

SINGLE FAMILY HOME
BRAILYNN POINTE
LOT 2
TINLEY PARK IL.

SEAL:

LICENSED ARCHITECT
IAN JAMES
Mc DONNELL
001-020866
STATE OF ILLINOIS

EXP DATE:

ISSUE

DATE
4.23.2026

JOB #
2026-133

SHEET
A-0.0

GENERAL NOTES

1. INCLUDED AS PART OF THESE DOCUMENTS IS THE "GENERAL CONDITIONS FOR CONSTRUCTION", AIA DOCUMENT A-201, ARTICLE 1 THRU 14 INCLUSIVE.
2. GENERAL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH ALL CITY, STATE AND NATIONAL CODES AND ORDINANCES.
3. MAINTAIN THROUGHOUT THE CONSTRUCTION PERIOD, A CERTIFICATE OF INSURANCE FOR ALL LIABILITIES, WITH A HOLD HARMLESS CLAUSE, PROTECTING THE OWNER AND ARCHITECT.
4. ALL WORK SHALL COMPLY WITH THE REQUIREMENTS, POLICIES AND PROCEDURES OF THE OWNER.
5. ALL WORK SHALL BE OF THE HIGHEST QUALITY FOLLOWING THE CONTRACT DOCUMENTS, PROJECT SPECIFICATIONS AND RECOMMENDATIONS, AND THE BEST ACCEPTED TRADE PRACTICES AND STANDARDS.
6. THESE DRAWINGS INDICATE THE GENERAL SCOPE OF THE PROJECT IN TERMS OF THE ARCHITECTURAL DESIGN CONCEPT, DIMENSIONS, MAJOR ELEMENTS AND MATERIALS. THESE DRAWINGS DO NOT NECESSARILY INDICATE OR DESCRIBE ALL WORK REQUIRED FOR THE FULL COMPLETION OF THE PROJECT. THE GENERAL CONTRACTOR AND HIS SUBCONTRACTOR SHALL FURNISH ALL OF THOSE ITEMS AND LABOR REQUIRED FOR THE FULL COMPLETION OF THIS PROJECT. ACCEPTANCE BY THE OWNER SHALL BE CONDITIONS OF THE CONTRACT.
7. THE CONTRACTOR SHALL INVESTIGATE, VERIFY AND BE RESPONDISIBLE FOR ALL REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY CONDITIONS CONTRARY TO THE CONSTRUCTION DOCUMENTS THAT REQUIRE MODIFICATION BEFORE PROCEEDING WITH THE WORK.
8. THE CONTRACTOR SHALL PROTECT ALL EXISTING SITE ELEMENTS FROM DAMAGE DUE TO THE CONSTRUCTION OPERATION, AND REPAIR OR REPLACE ANY ELEMENTS DAMAGED DURING THE PROJECT.
9. DRAWINGS AND SPECIFICATIONS ARE TO BE ISSUED TO THE SUBCONTRACTORS IN COMPLETE SETS SO THAT THE FULL EXTENT OF WORK IS SHOWN AND COORDINATION OF WORK IS MADE POSSIBLE.
10. THE CONTRACTOR SHALL DEFEND, INDEMNIFY, KEEP AND SAVE HARMLESS THE BUILDING OWNER AND ARCHITECT AND THEIR REPRESENTATIVES, AGENTS AND EMPLOYEES IN BOTH INDIVIDUAL AND OFFICIAL CAPACITIES, AGAINST ALL SUITS, CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING ATTORNEY'S FEES, CAUSED BY, GROWING OUT OF OR INCIDENTAL TO THE PERFORMANCE OF THE WORK UNDER THE CONTRACT BY THE CONTRACTOR OR ITS SUBCONTRACTORS TO THE FULL EXTENT AS ALLOWED BY THE STATE OF ILLINOIS AND NOT BEYOND ANY EXTENT WHICH WOULD RENDER THESE PROVISIONS VOID OR UNENFORCEABLE.

11. THE CONTRACTOR MUST CHECK ALL DIMENSIONS, DETAILS, AND JOBSITE CONDITIONS AND BE RESPONSIBLE FOR THEM. THIS ARCHITECTURAL FIRM SHALL NOT BE HELD RESPONSIBLE FOR CONSTRUCTION METHODS OR MEANS BY THE CONTRACTOR AND OR ANY SUBCONTRACTOR AND THEIR TRADESMAN.
12. 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 IMMEDIATELY. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY.
13. THE ARCHITECT WILL NOT SUPERVISE CONSTRUCTION. ANY DISCREPANCIES OR QUESTIONS ABOUT THE PLANS SHALL BE WRITTEN IN WRITING TO THE ARCHITECT. THE ARCHITECT SHALL BE NOTIFIED IN WRITING OF ANY FIELD CHANGES. THE ARCHITECT HAS NO STOP WORK AUTHORITY. ANY SITE VISITS DO NOT CONSTITUTE WORK SUPERVISION.

DIMENSIONS
1. DO NOT SCALE DRAWINGS, WRITTEN DIMENSIONS SHALL GOVERN. THESE DRAWINGS MAY HAVE BEEN REPRODUCED AT A SIZE DIFFERENT THAN ORIGINALLY DRAWN. DO NOT SCALE DRAWINGS.
2. THE GENERAL CONTRACTOR AND SUB-CONTRACTORS SHALL VERIFY ALL PARTITION LAYOUTS AND SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT IN WRITING BEFORE PROCEEDING WITH ANY FRAMING.
3. THE GENERAL CONTRACTOR AND SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF ALL DIMENSIONS AND CONDITIONS BEFORE EXECUTION OF ANY WORK AND SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT IN WRITING.

COORDINATION
1. REFER TO SITE SURVEY FOR SITE INFORMATION. CONTRACTOR TO VERIFY ALL INFORMATION.
2. THE GENERAL CONTRACTOR SHALL COORDINATE ADDITIONAL SUPPORT OR CONCEALED BLOCKING FOR INSTALLATION OF HANDRAILS, MILLWORK, WALL PANELS, WINDOW TREATMENTS, GRAB BARS AND ALL OTHER SURFACE MOUNTED COMPONENTS.
3. THE GENERAL CONTRACTOR'S SUBCONTRACTORS SHALL COMPLETELY HOOK-UP AND CONNECT ALL EQUIPMENT AND FURNISH ALL NECESSARY APPENDAGES. THE COMPLETED SYSTEMS SHALL BE FULLY OPERATIONAL.
4. THE PREMISES SHALL BE KEPT IN A BROOM SWEPT FINISH CONDITION DURING ALL PHASES OF THE CONSTRUCTION. ALL CONTRACTORS AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR CLEANING UP AND DISPOSING OF THEIR LITTER AND LEFT OVER MATERIALS ON A REGULAR BASIS AND LEAVE THE PROJECT IN A BROOM FINISH CONDITION UPON COMPLETION OF THEIR PORTION OF THIS PROJECT.
5. ALL WORK SHALL BE COORDINATED WITH ALL OTHER TRADES IN ORDER TO AVOID INTERFERENCES, PRESERVE MAXIMUM HEAD ROOM AND AVOID OMISSIONS.
6. THE GENERAL CONTRACTOR SHALL PROVIDE TEMPORARY FENCING AND BARRICADES AROUND THE ENTIRE SITE AS REQUIRED BY THE CITY TO BE PROTECTED AND AT ANY OPENINGS THAT MIGHT PRESENT A HAZARD.
7. THE GENERAL CONTRACTOR AND SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR THE COORDINATION OF ALL INCOMING UTILITIES.

APPROVED BUILDING IDENTIFICATION SHALL BE PLACED IN A POSITION THAT IS CLEARLY VISIBLE AND LEGIBLE FROM THE STREET/ ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND AND SHALL BE MINIMUM FOUR INCHES (4") HIGH AND MINIMUM ONE-HALF INCH (1/2") WIDE.

MECHANICAL VENTILATION SYSTEMS SHALL BE TESTED AND VERIFIED TO PROVIDE THE MINIMUM VENTILATION FLOW RATES. TESTING SHALL BE PERFORMED ACCORDING TO THE VENTILATION EQUIPMENT MANUFACTURER'S INSTRUCTIONS, OR BY USING A FLOW HOOD OR BOX, FLOW GRID, OR OTHER AIRFLOW MEASURING DEVICE AT THE FAN'S INLET TERMINALS OR GRILLES, OUTLET TERMINALS OR GRILLES, ON IN THE CONNECTED VENTILATION DUCTS. A WRITTEN REPORT OF THE RESULTS OF THE TEST BY AN APPROVED THIRD PARTY CONDUCTING THE TEST SHALL BE SIGNED AND PROVIDED TO THE LOCAL BUILDING OFFICIAL.

ENERGY AND INFILTRATION NOTES

1. 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. THE CERTIFICATE SHALL INCLUDE THE U-FACTORS AND SHGC OF FENESTRATION, THE RESULTS FROM ANY REQUIRED DUCT SYSTEM OR BUILDING ENVELOPE TESTING PERFORMED, THE TYPES, SIZES, AND EFFICIENCIES OF HEATING, COOLING, AND SERVICE WATER HEATING EQUIPMENT, THE IECC COMPLIANCE PATH, AND THE EDITION OF THE CODE UNDER WHICH THE BUILDING WAS PERMITTED
2. THE INSULATION INSTALLER SHALL SIGN, DATE, AND POST THE CERTIFICATE LISTING THE PREDOMINANT INSULATION VALUE IN A CONSPICUOUS LOCATION IN THE ATTIC. BLOWN OR SPRAYED ROOF/CEILING INSULATION THICKNESS SHALL BE IDENTIFIED IN WRITTEN INCHES, AFFIXED TO THE TRUSS OR JOIST EVERY 300' FOR INSPECTION.
3. ALL DOORS AND WINDOWS TO HAVE A MAX. U-VALUE OF 0.28. SKYLIGHTS TO HAVE A MAX U-VALUE OF 0.50. (R402.1.2)
4. 2024 INTERNATIONAL ENERGY CONSERVATION CODE PRESCRIPTIVE INSULATION VALUES:
 4.1. R-49 CEILINGS PER ILLINOIS ENERGY CODE AMENDMENT R402.1.3
 4.2. R-30, R-20+5CI, R-13+10CI, OR R-20CI WALLS
 4.3. R-30, R-19+7.5CI, OR R-20CI FLOORS
 4.4. R-15CI, R-19, OR R-13+5CI BASEMENT WALLS
 4.5. R-10CI UNHEATED SLAB PERIMETER, 3' DEPTH
 4.6. R-10CI HEATED SLAB PERIMETER, 3' DEPTH, AND R-5 FULL SLAB
 4.7. R-15CI, R-19, OR R-13+5CI CRAWL SPACE WALLS
5. INSTALLING R-49 OVER 100% OF THE CEILING AREA REQUIRING INSULATION SHALL SATISFY THE REQUIREMENT OF R-60 INSULATION WHEREVER THE FULL HEIGHT OF UNCOMPRESSED INSULATION EXTENDS OVER THE TOP PLATE AT THE EAVES
6. WHERE SECTION R402.1.3 REQUIRES INSULATION OF R-VALUES GREATER THAN R-30 IN THE INTERSTITIAL SPACE ABOVE A CEILING AND BELOW THE STRUCTURAL ROOF DECK, AND THE DESIGN OF THE ROOF/CEILING ASSEMBLY DOES NOT ALLOW SUFFICIENT SPACE FOR THE REQUIRES INSULATION, THE MINIMUM REQUIRED INSULATION R-VALUE FOR SUCH ROOF/CEILING SHALL BE R-30. INSULATION SHALL EXTEND OVER THE TOP OF THE WALL PLATE TO THE OUTER EDGE OF SUCH PLATE AND SHALL NOT BE COMPRESSED. THIS REDUCTION OF INSULATION FROM THE REQUIREMENTS OF SECTION R402.1.3 SHALL BE LIMITED TO 500SF OR 20% OF THE TOTAL INSULATED CEILING AREA, WHICHEVER IS LESS. (R402.2.2)
7. WOOD ATTIC KNEEWALL ASSEMBLIES THAT SEPARATE CONDITIONED SPACE FROM UNCONDITIONED SPACES SHALL COMPLY WITH TABLE 402.1.3 VALUES FOR WOOD-FRAMED WALLS. SUCH KNEEWALLS SHALL HAVE AN AIR BARRIER BETWEEN CONDITIONED AND UNCONDITIONED SPACES
8. WOOD VERTICAL TRUSS FRAMING MEMBER ASSEMBLIES THAT SEPARATE CONDITIONED SPACE FROM UNCONDITIONED SPACES SHALL COMPLY WITH TABLE 402.1.3 VALUES FOR WOOD-FRAMED WALLS.
9. IN VENTED ATTICS A BAFFLE SHALL BE INSTALLED ADJACENT TO SOFFIT AND EAVE VENTS. BAFFLES SHALL MAINTIAN A NET FREE OPENING EQUAL OR GREATER THAN THE SIZE OF THE VENT, EXTENDING OVER THE TOP OF THE ATTIC INSULATION. WHERE SOFFIT VENTING IS NOT CONTINUOUS, BAFFLES SHALL BE INSTALLED CONTINUOUSLY TO PREVENT VENTILATION AIR IN THE EAVE SOFFIT FROM BYPASSING THE BAFFLE
10. FLOOR FRAMING MEMBERS THAT ARE PART OF THE BUILDING THERMAL ENVELOPE SHALL BE AIR SEALED TO MAINTAIN A CONTINUOUS AIR BARRIER AND SHALL BE INSULATED IN COMPLIANCE WITH R402.2.8
11. WHERE BASEMENT WALLS ARE INSULATED, THE INSULATION SHALL BE INSTALLED FROM THE TOP OF THE BASEMENT WALL DOWN TO 10' BELOW GRADE OR TO WITHIN 6" OF THE BASEMENT FLOOR, WHICHEVER IS LESS (R402.2.9.1)
12. WHERE CRAWLSPACE WALLS ARE INSULATED ON THEIR INTERIOR SIDE AND THE CRAWLSPACE FLOOR IS MORE THAN 24" BELOW GRADE, THE CRAWL SPACE INSULATION SHALL EXTEND DOWNWARD FROM THE SILL PLATE AT THE TOP OF THE FOUNDATION WALL TO NOT LESS THAN THE INTERIOR FLOOR.
13. EXPOSED EARTH IN CRAWL SPACES SHALL BE COVERED WITH CONTINUOUS CLASS 1 VAPOR RETARDERS. JOINTS SHALL OVERLAP BY MIN 6" AND BE SEALED OR TAPED. EDGES OF THE VAPOR RETARDER SHALL EXTEND NOT LESS THAN 6" UP THE STEM WALLS AND BE ATTACHED TO THE STEM WALLS (R402.2.11.1)
14. AIR BARRIERS SHALL BE INSTALLED PER AIR BARRIER CRITERIA R402.5.1.1
 14.1. A CONTINUOUS AIR BARRIER SHALL BE INSTALLED IN THE BUILDING THERMAL ENVELOPE.
 14.2. BREAKS OR JOINTS IN THE AIR BARRIER SHALL BE SEALED
 14.3. THE JUNCTION OF THE FOUNDATION AND SILL PLATE SHALL BE SEALED
 14.4. THE JUNCTION OF THE TOP PLATE AND THE TOP OF EXTERIOR WALLS SHALL BE SEALED
 14.5. KNEE WALLS SHALL BE SEALED WITH AN AIR BARRIER BETWEEN CONDITIONED AND UNCONDITIONED SPACE
 14.6. THE ROUGH OPENING GAP BETWEEN FRAMING AND THE FRAMES OF SKYLIGHTS, WINDOWS, AND DOORS SHALL BE SEALED IN ACCORDANCE WITH FENESTRATION MANUFACTURER'S INSTRUCTIONS
 14.7. FLOOR FRAMING MEMBERS THAT ARE PART OF THE BUILDING THERMAL ENVELOPE SHALL BE AIR SEALED TO MAINTAIN THE CONTINUOUS AIR BARRIER. ALL AIR PERMEABLE FLOOR CAVITY INSULATION SHALL BE ENCLOSED
 14.8. EXPOSED EARTH IN UNVENTED CRAWLSPACES SHALL BE COVERED WITH A CLASS I VAPOR RETARDER/AIR BARRIER IN ACCORDANCE WITH R402.2.10
 14.9. THE AIR BARRIER SHALL BE INSTALLED AT ANY EXPOSED EDGE OF INSULATION
 14.10. AIR SEALING SHALL BE PROVIDE BETWEEN THE GARAGE AND CONDITIONED PSACES
 14.11. EXTERIOR WALLS ADJACENT TO SHOWERS AND TUBS SHALL BE INSULATED AND THE AIR BARRIER INSTALLED SEPARATING THEM FROM THE SHOWERS AND TUBS.
15. PROVIDE AIR SEALED ELECTRICAL AND COMMUNICATION BOXES COMPLIANT WITH NEMA OS 4 AT ALL WALL, FLOOR, AND CEILING PARTITIONS IN THE THERMAL BARRIER
16. ELECTRICAL BOXES, HOUSING, AND ENCLOSURES SHALL BE BURRIED IN OR SURROUNDED BY INSULATION
17. CORNERS AND HEADERS SHALL BE INSULATED BY COMPLETELY FILLING THE CAVITY WITH A MATERIAL HAVING A R-VALUE OF NOT LASS THAN R-3 PER INCH
18. RECESSED LIGHTING INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACES. RECESSED LIGHTING SHALL BE BURIED OR SURROUDNED WITH INSULATION. ALL RECESSED LUMINAIRES SHALL BE IC-RATED AND LABELED AS HAVING AN AIR LEAKAGE RATE NOT MORE THAN 2.0 CFM WHEN TESTED IN ACCORDANCE WITH ASTM E 283 AT A 1.57 PSF PRESSURE DIFFERENTIAL. ALL RECESSED LIGHTING SHALL BE GASKET OR CAULKED BETWEEN THE HOUSING AND THE INTERIOR WALL OR CEILING COVER
19. INSULATION ABOVE UNCONDITIONED SPACE SHALL BE INSTALLED TO MAINTAIN PERMANENT CONTACT WITH UNDERSIDE OF SUBFLOOR DECKING OR THE INSULATION SHALL EXTEND FROM THE TOP TO BOTTOM OF ALL PERIMETER FRAMING MEMBERS AND ALL FRAMING MEMBERS SHALL BE AIR SEALED. (R402.2.7)
20. ALL COMMON WALLS BETWEEN GARAGE AND LIVING AREAS SHALL BE CONSTRUCTED WITH THE SAME INSULATION STANDARDS AS WALLS BETWEEN THE EXTERIOR AND LIVING AREAS.
21. BATT INSULATION SHALL BE CUT NEATLY TO FIT AROUND WIRING AND PLUMBING IN EXTERIOR WALLS OR INSULATION THAT ON INSTALLATION READILY CONFORMS TO AVAILABLE SPACE SHALL EXTEND BEHIND PIPING AND WIRING, UNLESS THE REQUIRED R-VALUE CAN BE MET B INSTALLING INSULATION AND AIR BARRIER SYSTEMS COMPLETELY TO THE EXTERIOR SIDE OF THE OBSTRUCTIONS
22. ENVELOPE MUST BE DURABLY SEALED TO CREATE AN AIR BARRIER TO LIMIT AIR INFILTRATION. THE BUILDING MUST BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RAT OF NOT EXCEEDING 3 AIR CHANGES PER HOUR OR 0.28cfm/sf. TESTING SHALL BE CONDUCTED WITH A BLOWER DOOR AT A PRESSURE OF .2 INCHES (50 PASCALS) AND DONE BY AN APPROVED THIRD PARTY. A WRITTEN REPORT OF THE RESULTS OF THE REST SHALL BE SIGNED BY THE PARTY CONDUCTION THE TEST AND PROVIDED TO CODE OFFICIAL (R402.4.1.2)
 22.1. WHEN TESTING INDIVIDUAL DWELLING UNITS, AND AIR LEAKAGE RATE NOT EXCEEDING .03cfm/sf SHALL BE ACCEPTED FOR ATTACHED SINGLE FAMILY DWELLING UNITS AND BUILDINGS OR DWELLING UNITS EQUAL TO 1,500sf OR SMALLER. TESTING SHALL BE CONDUCTED WITH A BLOWER DOOR AT A PRESSURE OF .2 INCHES (50 PASCALS)
 22.2. WHEN COMPLYING WITH SECTION R401.2.1 THE BUILDING SHALL HAVE AN AIR LEAKAGE RATE NOT EXCEEDING 3.0 AIR CHANGES PER HOUR WHEN TESTED IN ACCORDANCE WITH SECTION 402.4.1.2
23. ACCESS DOORS FROM CONDITIONED SPACES TO UNCONDITIONED SPACES SHALL BE WEATHERSTRIPPED AND INSULATED TO A LEVEL EQUIVALENT TO THE INSULATION ON THE SURROUNDING SURFACES. WHERE LOOSE-FILL INSULATION IS INSTALLED, A BAFFLE OR RETAINER SHALL BE SINTALLED TO PREVENT THE SPILL OF LOOSE-FILL INSULATION AND PROVIDE A PERMANENT MEANS OF MAINTAINING THE INSTALLED R-VALUE OF THE INSUALTION (R402.2.4.1)
24. 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 (R403.1.1)
25. DUCT SYSTEMS SHALL BE DESIGNED AND SIZED IN ACCORDANCE WITH ANSI/ACCA MANUAL D
26. DUCTWORK SHALL BE SEALED AND INSULATED APPROPRIATELY BASED IN ITS LOCATION AS PER IECC 403.3.
27. ALL DUCT WORK AND AIR HANDLERS INSTALLED WITHIN NON-CONDITIONED SPACE MUST BE TESTED FOR LEAKAGE IN ACCORDANCE WITH SECTION R403.3.7 OF THE 2024 IECC.
28. PROVIDE DUCT SEALANT(WELDS AND/OR SPRAY FOAM). COMPLYING WITH THE 2024 IMC AND IRC
29. DUCTS OUTSIDE CONDITIONED SPACES SHALL BE INSULATED PER R403.3.3. PROVIDE NOT LESS THAN R-8 FOR DUCTS 3" IN DIAMETER OR LARGER
30. DUCTS BURIED IN CEILING INSULATION SHALL HAVE THE SUM OF CEILING INSULATION AGAINST, ABOVE, AND BELOW THE DUCT NOT LESS THAN R-19 EXCLUDING THE VALUE OF THE DUCT INSULATION
31. ALL DUCTS, AIR HANDLERS, FILTER BOXES SHALL BE SEALED. JOINTS AND SEAMS SHALL COMPLY WITH SECTION M1601.4.1 OF IRC
32. BUILDING SHALL BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE LESS THAN OR EQUAL TO 4.0cfm PER 100sf OF CONDITIONED FLOOR AREA WHERE THE AIR HANDLER IS INSTALLED AT THE TIME OF THE TEST AND 3.0cfm PER 100sf OF CONDITIONED FLOOR AREA WHERE NOT INSTALLED AT TIME OF TEST (R403.3.6)
33. BUILDING FRAMING CAVITIES SHALL NOT BE USED AS SUPPLY DUCTS (R403.3.7)
34. PROVIDE CONFIRMATION THAT OUTDOOR AIR INTAKES AND EXHAUSTS SHALL HAVE AUTOMATIC OR GRAVITY DAMPERS THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT WORKING. (R403.6)
35. WHOLE HOUSE VENTILATION SYSTEM MUST BE INSTALLED IN COMPLIANCE WITH THE REQUIREMENTS OF 2024 IECC SECTION R403.6.2
36. INSULATION FOR HOT WATER PIPE WITH A MINIMUM THERMAL RESISTANCE OF R-3 SHALL BE APPLIED TO THE FOLLOWING
 36.1. PIPING LARGER THAN $\frac{3}{4}$" LOCATED INSIDE THE CONDITIONED SPACE
 36.2. PIPING SERVING MORE THAN ONE DWELLING UNIT
 36.3. PIPING LOCATED OUTSIDE THE CONDITIONED SPACE
 36.4. PIPING FROM THE WATER HEATER TO A DISTRIBUTION MANIFOLD
 36.5. PIPING LOCATED UNDER A FLOOR SLAB
 36.6. BURIED PIPING
 36.7. SUPPLY AND RETURN PIPING IN RECIRCULATING SYSTEMS
 36.8. PIPING FROM THE WATER HEATER TO KITCHEN OUTLETS
 36.9. PIPING WITH RUN LENGTHS GREATER THAN THE MAXIMUM RUN LENGTHS FOR THE NOMINAL PIPE GIVEN: $\frac{3}{8}$" = 30', $\frac{1}{2}$" = 20', $\frac{3}{4}$" = 10', >$\frac{3}{4}$" = 5'
37. HEATING AND COOLING EQUIPMENT SHALL BE SIZED IN ACCORDANCE WITH ACCA MANUAL 'S' AS CALCULATED IN ACCORDANCE WITH ACCA MANUAL 'J'. (R403.7)
38. ALL PERMANENTLY INSTALLED LIGHTING FIXTURES, EXCLUDING KITCHEN APPLIANCE LIGHTING FIXTURES, SHALL CONTAIN HIGH-EFFICACY LIGHTING SOURCES (R404.1)
39. NEW WOOD-BURNING FIREPLACES SHALL HAVE TIGHT-FITTING FLUE DAMPERS OR DOORS, AND OUTDOOR COMBUSTION AIR. WHERE USING TIGHT-FITTING DOORS ON FACTORY-BUILT FIREPLACES LISTED AND LABELED IN ACCORDANCE WITH UL 127, THE DOORS SHALL BE TESTED AND LISTED FOR THE FIREPLACE. WHERE USING TIGHT-FITTING DOORS ON MASONRY FIREPLACES, THE DOORS SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 907.
40. GAS FIREPLACE SYSTEMS SHALL NOT BE EQUIPPED WITH A CONTINUOUS PILOT LIGHTUNLESS INSTALLED WITHIN A LISTED COMBUSTION SAFETY DEVICE
41. GAS FIREPLACE HEATERS SHALL HAVE A FIREPLACE EFFICIENCY OF NOT LESS THAN 50% AS DETERMINED IN ACCORDANCE WITH CSA P.4.1 AND SHALL BE LISTED AND LABELLED IN ACCORDANCE WITH CSA/ANSI Z21.88
42. PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE CONTROLLED WITH EITHER A DIMMER, OCCUPANT SENSOR CONTROL, OR OTHER CONTROL THAT IS INSTALLED OR BUILT INTO THE FIXTURE. EXCEPTION:
 42.1. BATHROOMS
 42.2. HALLWAYS
 42.3. EXTERIOR LIGHTING FIXTURES
 42.4. LIGHTING DESIGNED FOR SAFETY OR SECURITY
43. PERMANENTLY INSTALLED EXTERIOR LIGHTING TOTALING MORE THAN 30WATTS IS INSTALLED, FIXTURES SHALL HAVE AUTOMATIC SHUTOFFS WHEN DAYLIGHT IS PRESENT.
44. ONE ADDITIONAL EFFICIENCY PACKAGE OPTION SHALL BE PROVIDED PER R401.2.1
45. ALL BATH, SHOWER ROOMS, AND AREAS OF MOISTURE NOTED ON PLAN SHALL BE PROVIDED WITH WATER RESISTIVE DRYWALL.
46. SIMULATED PERFORMANCE ALTERNATIVES ARE ACCEPTABLE, REVIEW SECTION R406 AND SUBMIT NECESSARY INFORMATION.

BUILDING THERMAL ENVELOPE COMPONENTS SHALL MEET THE MINIMUM REQUIREMENTS OF TABLE R405.2 OF THE 2024 IECC.

GROSS FLOOR AREA
TAKEN FROM THE INTERIOR OF EXTERIOR WALLS = 2718 SQ. FT.

LOT AREA = 6049

F.A.R. = $\frac{2718}{6049}$ = .44

CERTIFICATION

I HEREBY CERTIFY THAT THESE DRAWINGS WERE PREPARED UNDER MY DIRECT SUPERVISION, AND THAT THEY, TO THE BEST OF MY KNOWLEDGE, COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES OF THE GOVERNING BODY HAVING JURISDICTION.

Ian James McDonnell

IAN MCDONNELL – ILLINOIS REGISTRATION NO. 001-020866

LICENSE EXPIRES: 11.30.2026 DATE SIGNED: 4.29.2026



EXP. 04.30.2027

ENERGY EFFICIENCY COMPLIANCE

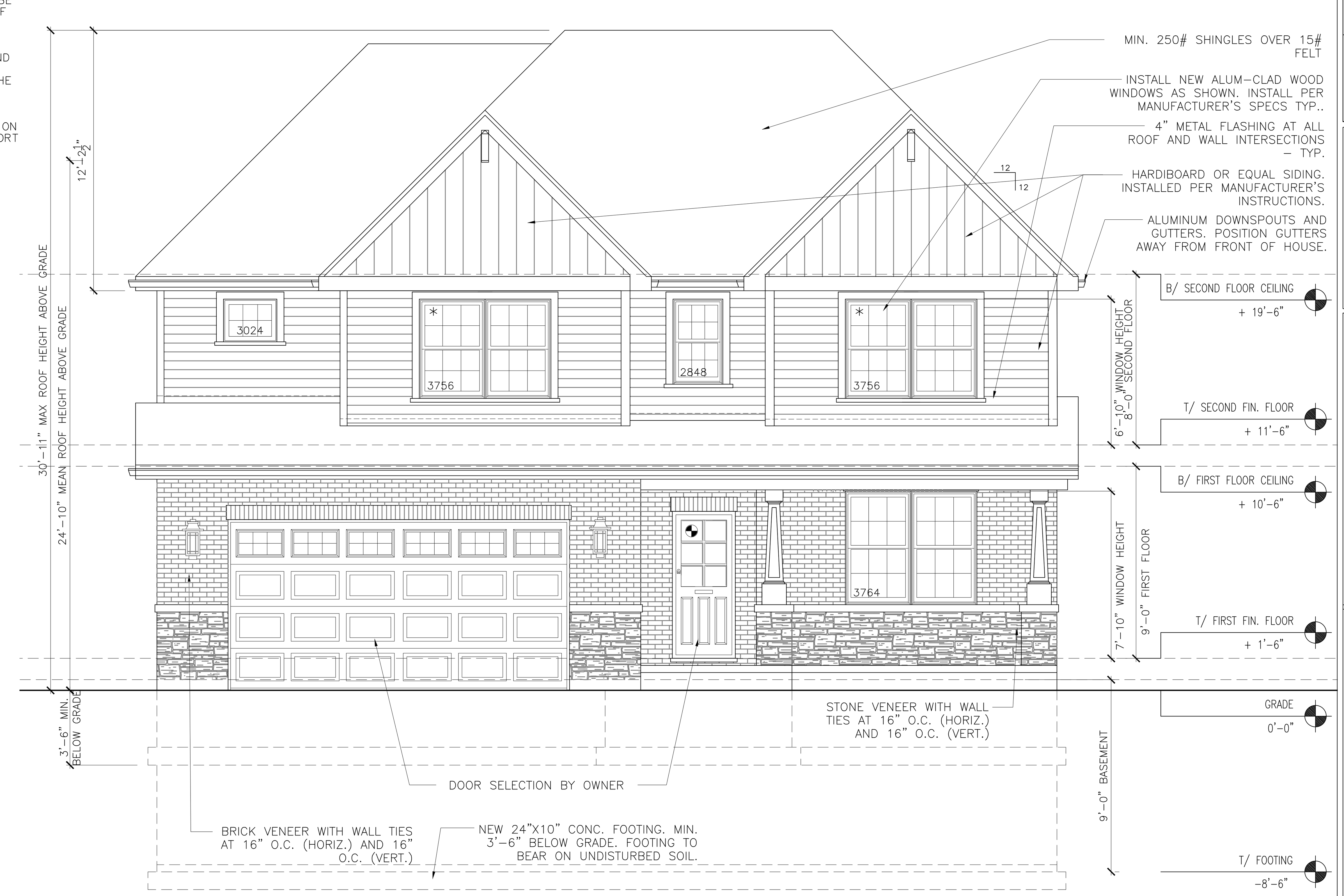
THIS PROJECT COMPLIES WITH THE ILLINOIS ENERGY CONSERVATION CODE (2024 IECC) USING THE SIMULATED BUILDING PERFORMANCE ALTERNATIVE PER IECC SECTION R405.

AN ENERGY COMPLIANCE REPORT PREPARED USING APPROVED SIMULATION SOFTWARE HAS BEEN SUBMITTED DEMONSTRATING THAT THE PROPOSED BUILDING PERFORMS EQUAL TO OR BETTER THAN THE STANDARD REFERENCE DESIGN.

ALL BUILDING ENVELOPE INSULATION VALUES, FENESTRATION U-FACTORS AND SHGC VALUES, MECHANICAL EQUIPMENT EFFICIENCIES, AND LIGHTING EFFICIENCIES USED IN THE ENERGY MODEL SHALL BE INSTALLED IN THE FIELD AND SHALL MATCH OR EXCEED THOSE INDICATED IN THE SUBMITTED ENERGY COMPLIANCE REPORT. NOTIFY ARCHITECT OF ANY DISCREPANCIES.

CODE COMPLIANCE NOTES

1. COMPLY WITH 2021 INTERNATIONAL BUILDING CODE W/ VILLAGE AMENDMENTS
2. COMPLY WITH 2021 INTERNATIONAL RESIDENTIAL CODE W/ VILLAGE AMENDMENTS
3. COMPLY WITH 2014 ILLINOIS STATE PLUMBING CODE (CURRENT EDITION)
4. COMPLY WITH 2021 INTERNATIONAL MECHANICAL CODE W/ VILLAGE AMENDMENTS
5. COMPLY WITH 2024 ILLINOIS ENERGY CONSERVATION CODE
6. COMPLY WITH 2021 INTERNATIONAL FIRE CODE W/ VILLAGE AMENDMENTS
7. COMPLY WITH 2021 PROPERTY MAINTENANCE CODE W/ VILLAGE AMENDMENTS
8. COMPLY WITH 2021 INTERNATIONAL FUEL GAS CODE W/ VILLAGE AMENDMENTS
9. COMPLY WITH 2020 NATIONAL ELECTRICAL CODE (NFPA 70) W/ VILLAGE AMENDMENTS



FRONT ELEVATION

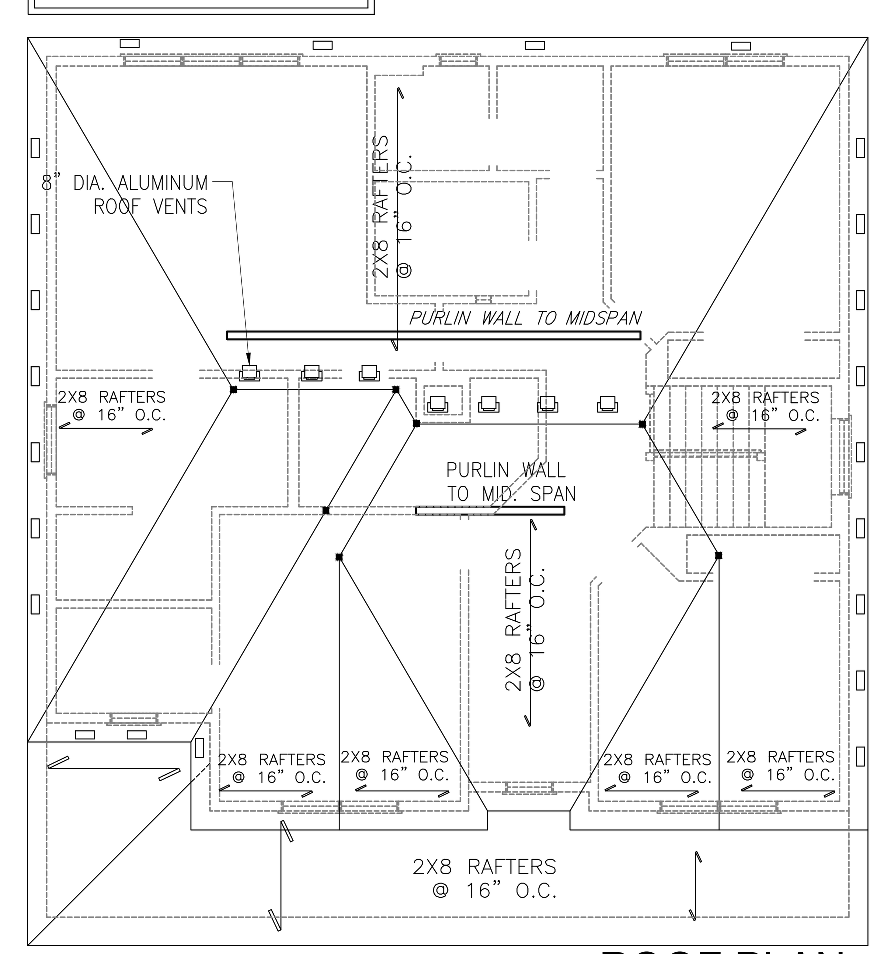
1/4" = 1'-0"

◐ SAFETY GLAZED
∗ EGRESS WINDOW

PROVIDE ICE DAM PROTECTION OF 'ICE AND WATER SHIELD' OR EQUAL FOR A MIN. OF 24" IN FROM INTERIOR FACE OF EXTERIOR WALL.

PROVIDE DRIP EDGE BELOW ICE AND WATER SHIELD AT EAVES AND ABOVE UNDERLAYMENT AT RAKES

ROOF VENTS TO BE LOCATED ON BACK SLOPE OF ROOF, NUMBER & LOCATION SHALL BE BASED ON TOTAL AREA OF VENTS REQUIRED EQUAL TO 1/300th OFF ROOF AREA



PROVIDE ROOF SADDLES AS REQUIRED FOR PROPER DRAINAGE. MAINTAIN MIN. PITCH OF 4-12.

ROOF PLAN

1/8" = 1'-0"

ALL SPANS OVER 15'-1" TO BE SUPPORTED BY A PURLIN KNEE WALL FROM MID RAFTER SPAN TO BEARING WALL

ROOF NOTES

1. USE CANADIAN SPRUCE-PINE FIR NO.1/NO.2 FOR ROOF RAFTERS THRU 2X10'S. 2X12'S ROOF RAFTERS SHALL BE HEM-FIR(N) PER "THE U.S. SPAN BOOK FOR MAJOR LUMBER SPECIES" 2008 EDITION. SNOW REGION, MEDIUM ROOF COVERING, NO CEILING: 30 PSF LIVE, 15 PSF DEAD:

SPAN TABLES FOR SPRUCE-PINE-FIR NO.1/NO.2 FOR NORTHERN LUMBER:
2X6 @ 16" O.C. = 11'-3" 2X8 @ 16" O.C. = 14'-3" 2X10 @ 16" O.C. = 17'-5"
2X6 @ 12" O.C. = 13'-0" 2X8 @ 12" O.C. = 16'-5" 2X10 @ 12" O.C. = 20'-1"

SPAN TABLES FOR HEM-FIR(N) NO.1/NO.2 FOR NORTHERN LUMBER:
2X12 @ 16" O.C. = 21'-7"
2X12 @ 12" O.C. = 24'-11"

CARPENTER CONTRACTOR NOTE: THE SPAN TABLES ARE TO BE USED FOR REFERENCE FOR MAXIMUM ROOF RAFTER SPAN. IF SUBCONTRACTOR IS ABLE TO SHORTEN THE SPAN BY USE OF PURLINS OR OTHER METHODS, HE IS ALLOWED TO DO SO AS LONG AS HE DOES NOT EXCEED RAFTER SPANS ALLOWED BY CODE. FURTHERMORE, IF RAFTER SPAN IN A ROOF AREA CHANGES FROM MAXIMUM SPAN TO A LESSOR SPAN, THE CONTRACTOR MAY MAKE THAT ADJUSTMENT (I.E. 2X10'S TO 2X8'S) BY ADJUSTMENT IN THE BIRD MOUTH CUT.

2. HIP OR VALLEY RAFTERS EXCEEDING 24'-0" IN LENGTH SHALL BE 1 3/4" WIDE GANG LAM MEMBERS X RAFTER DEPTH PLUS 2" DEEP.
3. ALL HIP VALLEY CRIPPLE JACKS SHALL BE INSTALLED AND SHALL BE EQUAL IN DEPTH AND SPACING TO MAIN RAFTER FRAMING INTO HIP OR VALLEY RAFTER.
4. VERTICAL RIDGE SUPPORT USED FOR START OF FRAMING AS MARKED BY SHALL BE LEFT IN PLACE AND SHALL BE MADE UP OF 2-2X6'S IN T-FRAME MODE. IT SHALL BEAR ON FLAT 2X8'S EXTENDED OVER BEARING WALL OR OVER 6 CEILING JOISTS.
5. PROVIDE COLLAR TIES FOR ROOF RAFTERS @ 48" O.C. COLLAR TIES SHALL BE INSTALLED PER LOCAL GOVERNING BUILDING CODES.
6. WHERE HIP RAFTERS FRAME PERPENDICULAR TO CEILING JOISTS PROVIDE SOLID BLOCKING AT 8'-0" O.C. BETWEEN JOISTS FOR A DISTANCE OF 10'-0' FROM EXTERIOR WALL.
7. ALL FLASHING SHALL COMPLY WITH SMACNA RECOMMENDATIONS FOR FLASHING
8. CONTRACTOR SHALL LOCATE AND INSTALL GUTTERS AND DOWNSPOUTS AS REQUIRED
9. CONTRACTOR TO PROVIDE FLASHING AT ALL ROOF VALLEYS
10. ANY RAFTER SPANS OVER 15' SHALL BE 2x10'S OR PURLIN WALL SHALL BE BUILT TO SUPPORT RAFTERS
11. VENTILATION OPENING SHALL BE PROVIDED WITH CORROSION-RESISTANT WIRE MESH, WITH $\frac{1}{8}$" MIN. TO $\frac{1}{4}$" MAX OPENINGS.
12. GUTTERS AND DOWNSPOUTS MUST DISCHARGE A MINIMUM OF FIVE FEET(5') AWAY FROM THE BUILDING IN ACCORDANCE WITH THE APPROVED GRADING PLANS OR TO AN APPROVED DRAINAGE SYSTEM
13. PROVIDE ICE BARRIER THAT CONSISTS OF AT LEAST TWO LAYERS OF UNDERLAYEMENT CEMENTED TOGETHER OR OF A SELF-ADHERING POLYMER MODIFIED BITUMEN SHEET, THAT EXTENDS FROM THE EAVES EDGES TO A POINT AT LEAST 24 INCHES INSIDE THE EXTERIOR WALL LINE OF THE BUILDING.
14. ALL ROOF COUNTER FLASHING MUST BE BENT AND CUT INTO BRICK MORTAR JOINTS.

15. PROVIDE ROOF RAFTER AREA, CATHEDRAL & VAULTED CEILINGS, AND SKYLIGHTS WITH ADEQUATE AIR CIRCULATION.
16. PROVIDE MIN. 26 GA. G.I. FLASHING IN THE LISTED LOCATIONS OR AS SPECIFIED BY PRODUCT MANUFACTURERS:
 A. AT ALL EXT. DOOR AND WINDOW SILLS AND HEADS
 B. AT ALL THROUGH WALL OPENINGS
 C. AT ALL WALL – ROOF INTERSECTIONS
 D. AT ALL ROOF VALLEYS
 E. AT ALL ROOF PENETRATIONS

ROOF SNOW LOAD	WIND SPEED	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM				WINTER DESIGN TEMP	DECAY AREA
			WEATHERING	FROST LINE DEPTH	TERMITES			
34lbs	115mph	B	SEVERE	42"	MODERATE TO HEAVY		-5F	SLIGHT TO MODERATE

ROOF SPACE	ATTIC AREA (S.F)	REQD. VENT (S.F.)	ACTUAL @ RIDGE	ACTUAL @ SOFFIT
ENTIRE ROOF	1727 S.F.	5.76 S.F. @ RIDGE & SOFFIT	2.8 S.F. @ RIDGE	3.52 S.F. @ SOFFIT

IJM
ARCHITECTS

14315 West ave.
Orland Park IL. 60462

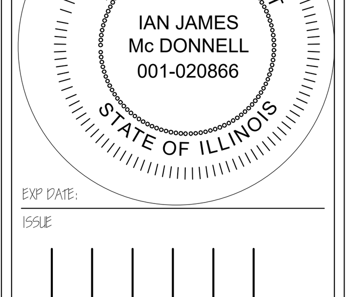
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p: 708-404-4451

PROJECT:

A-1.0	EXTERIOR ELEVATIONS
A-1.1	EXTERIOR ELEVATIONS
A-2.0	FOUNDATION PLAN
A-2.1	FIRST FLOOR PLAN
A-2.2	SECOND FLOOR PLAN
A-3.0	SECTIONS + DIAGRAMS
E-1.0	ELECTRICAL PLANS

SINGLE FAMILY HOME
BRAILYNN POINTE
LOT 1
TINLEY PARK IL.

SEAL:



EXP DATE:

ISSUE

DATE
4.29.2026

JOB#
2026-57

SHEET
A-1.0

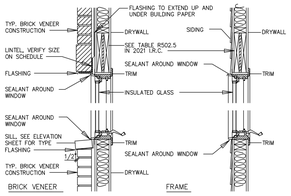
FENESTRATION NOTES

1. SEE PLANS & ELEVATIONS FOR DIRECTION OF OPERABLE DOORS & WINDOWS
2. IT IS THE RESPONSIBILITY OF BOTH THE GENERAL CONTRACTOR (OR OWNER IF ACTING AS GENERAL CONTRACTOR) AND THE DOOR / WINDOW SUPPLIER TO VERIFY THAT ALL ROUGH / MASONRY OPENINGS AND DIMENSIONS ARE CORRECT AND ADEQUATE FOR THE PROPER INSTALLATION OF ALL DOORS / WINDOWS SUPPLIED.
3. ANY ADDITIONAL WORK REQUIRED, INCLUDING CAULKING, PANNING, BUCKING, AND ADDITIONAL MASONRY OR CARPENTRY WORK TO PROVIDE A COMPLETELY FINISHED DOOR / WINDOW INSTALLATION IS THE RESPONSIBILITY OF THE SUPPLIER UNLESS THE ARCHITECT IS SPECIFICALLY NOTIFIED, IN WRITING, OF ALTERNATE ARRANGEMENTS.
4. NO ALTERATION TO THE DOORS OR WINDOWS THAT ALTER THE AMOUNT OF LIGHT OR VENTILATION PROVIDED ARE ALLOWED UNLESS APPROVED, IN WRITING, BY THE ARCHITECT. IT IS THE WINDOW SUPPLIERS RESPONSIBILITY TO PROVIDE LIGHT AND VENTILATION INFORMATION FOR ALL WINDOWS UPON SUBMISSION FOR PROPOSAL.
5. PROVIDE AND INSTALL BLOCKING AND PANNING AT ALL DOOR AND WINDOW HEADS. BLOCKING TO BE PRESERVATIVE TREATED TYP.
6. EXTERIOR WINDOWS AND GLASS DOORS SHALL BE TESTED BY AN APPROVED INDEPENDENT LABORATORY AND BEAR A LABEL IDENTIFYING MANUFACTURER, PERFORMANCE CHARACTERISTICS AND APPROVED INSPECTION AGENCY TO INDICATE COMPLIANCE WITH ANSI/AAMA/NWWDA. IT SHALL BE DESIGNED TO A MINIMUM DESIGNED PRESSURE OF 30 LBS./FT.
7. ALL EGRESS OR RESCUE WINDOWS FROM SLEEPING ROOMS MUST HAVE A NET CLEAR OPENING OF 5.7 SQUARE FEET AND THE SILL HEIGHT SHALL NOT BE MORE THAN 44" ABOVE FINISHED FLOOR. MINIMUM OPENING HEIGHT IS 24" AND MINIMUM OPENING WIDTH IS 20".
8. UNIT GLASS AND/OR MULTIPLE UNIT GLASS SHALL BE INSULATED TEMPERED SAFETY GLASS PER ANSI SPECS.
9. ALL DOORS USED IN CONNECTION WITH EXITS SHALL BE SO ARRANGED AS TO BE READILY OPENED WITHOUT USE OF A KEY FROM THE SIDE FROM WHICH EGRESS IS MADE.
10. ALL EXTERIOR DOORS AND WINDOWS OPENINGS IN THE MASONRY VENEER TO BE PROPERLY FLASHED (METAL OR PLASTIC) WITH WEEP HOLES ABOVE.
11. ALL DOORS AND WINDOWS TO HAVE A MAX. U-VALUE OF .30.
12. GLAZING SHALL BE MADE OF SAFETY GLAZING MATERIAL FOR THE BELOW LISTED LOCATIONS:
    A. ALL GLAZED DOORS INCLUDING: SLIDING GLASS DOORS, STORM DOORS, SHOWER DOORS, AND BATHTUB ENCLOSURES.
    B. ANY GLAZED PANEL MORE THAN 18" IN WIDTH, IMMEDIATELY ADJACENT TO ANY DOOR WHEREIN THE SILL OF THE GLAZED PANEL IS LESS THAN 24" ABOVE THE FLOOR.
    C. GLAZING IN ENCLOSURES FOR OR WALLS FACING HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES (1524 MM) MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE..
    D. GLAZING ADJACENT TO STAIRWAYS, LANDINGS AND RAMPS WITHIN 36 INCHES (914 MM) HORIZONTALLY OF A WALKING SURFACE WHEN THE EXPOSED SURFACE OF THE GLAZING IS LESS THAN 60 INCHES (1524 MM) ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE.
13. WINDOW NOTATION IN INCHES:
    3068 = 30"X68" WINDOW SIZE
    C = CASEMENT
    DH = DOUBLE HUNG
    SH = SINGLE HUNG
    P = PICTURE
    T = TRANSOM
    A = AWNING

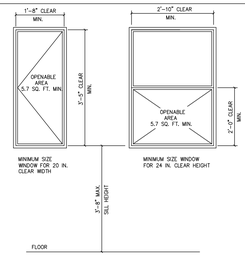
    DOOR NOTATION IN FEET-INCHES:
    3068 = 3'-0"X6'-8" DOOR SIZE
    D = DOOR
    SL = SIDELITE
14. PROVIDE MIN. OF ONE CODE-SIZED (30"X36" MIN.) BASEMENT EGRESS WINDOW WITH LADDER TO GRADE.
15. ALL EXTERIOR DOORS SHALL BE IDENTICALLY KEYED
16. ALL EXTERIOR DOORS TO HAVE DEADBOLT WITH MIN. 1" THROW.
17. ALL EXTERIOR SLIDING DOORS TO HAVE SLIDING MEMBER LOCATED ON INTERIOR TRACK WITH AUXILIARY BAR PROVIDED.
18. ALL DOORS BETWEEN GARAGE AND LIVING AREAS SHALL BE 'B' LABEL (1-1/2 HOURS OF FIRE PROTECTION) OR BETTER WITH SELF CLOSERS.
19. WINDOW AND DOOR FLASHING SHALL BE A MULTILAYER COMPOSITE EMPLOYING POLYETHYLENE AND FIBERGLASS WITH AN INTEGRAL ADHESIVE STRIP THAT PRODUCES A PERM RATING OF LESS THAN .3 PERMS AND COMPLYING WITH ASTM E331. INFILTRATION BARRIER JOINT TAPE IS NOT ACCEPTABLE
20. WINDOWS AND DOORS TO BE INSTALLED IN ACCORDANCE WITH THE AMERICAN ARCHITECTURAL MANUFACTURERS ASSOCIATION (AAMA) GUIDELINES.

MASONRY NOTES

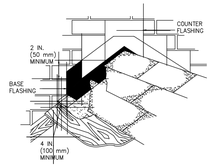
1. ALL MASONRY CONSTRUCTION PER ACI 530.
2. BRICK SHALL BE AS APPROVED BY THE OWNER & ARCHITECT.
3. FACE BRICK SHALL CONFORM TO "ASTM" C-216 GRADE SW AND HAVE A MINIMUM COMPRESSIVE STRENGTH OF 6,000 P.S.I.
4. BUILDING (FACE) BRICK SHALL CONFORM TO "ASTM" C-62 AND HAVE A COMPRESSIVE STRENGTH OF 3,000 P.S.I. OVER ALL GROSS AREA.
5. CONCRETE MASONRY UNITS (CMU) SHALL BE AS INDICATED ON THE PROJECT DRAWINGS. LOAD BEARING HOLLOW CMU SHALL CONFORM TO "ASTM" C-90 GRADE N-1 AND HAVE A MINIMUM COMPRESSIVE STRENGTH OF 1,900 P.S.I. ON NET AREA.
6. ANCHOR STRAP SHALL BE 'HECKMANN' # 315-D (12 GA. X 3/4"W. X 9" LONG) WITH #316 TRIANGLE TIE (3/16" DIA. X 4" LONG). ANCHOR STRAP AND TIE TO BE HOT-DIPPED GALVANIZED AND SHALL MEET "ASTM" A-525, CLASS G-60. BRICK WORK SHALL BE REINFORCED WITH CORROSION RESISTANT TIES, SPACED AT 16" VERTICAL CENTERS AND 24" HORIZONTAL CENTERS.
7. JOINT REINFORCING SHALL BE PREFABRICATED LADDER-TYPE, SIMILAR TO "DUR-O-WALL" AND SHALL MEET "ASTM" A-153, CLASS B-2.
8. MORTAR SHALL CONSIST OF PORTLAND CEMENT, HYDRATED LIME AND SAND IN ACCORDANCE WITH "ASTM" C-270 FOR TYPE "N" MORTAR. ALL MORTAR TO HAVE "WATER-PROOF AGENT." MORTAR COLOR TO BE DETERMINED BY ARCHITECT.
9. EXPANSION AND CONTROL JOINT FILLERS SHALL BE PRE-FORMED RUBBER. THE EXTENT AND LOCATION SHALL BE AS INDICATED ON THE PLANS / ELEVATIONS (MAXIMUM 20'-0" O.C. TYPICAL).
10. WEEPS SHALL BE COTTON SASH CHORD, INSTALLED IN EXTERIOR WALLS AND LINTELS AT (24) TWENTY FOUR INCH CENTERS (MAX) SPACING AND VERTICALLY UP THE WALL 12" MINIMUM. MASON TO CLEAN CAVITY TYPICAL FOR PROPER DRAINAGE AND TO MINIMIZE BRIDGING. USE MORTAR NET ON ALL CAVITY WALLS.
11. PROTECT ALL MASONRY MATERIAL AGAINST MOISTURE. DO NOT USE REINFORCING OR TIES HAVING LOOSE RUST OR OTHER COATING WHICH AFFECT BONDING.
12. LAY UP WALLS PLUMB AND TRUE WITH COURSES LEVEL. ACCURATELY SPACED AND COORDINATED WITH OTHER WORK. ALL HORIZONTAL JOINTS SHALL BE LEVEL AND ALL VERTICAL JOINTS SHALL BE PLUMB, WITH A TOLERANCE OF PLUS OR MINUS ONE QUARTER (1/4") INCH FOR THE HEIGHT (TOP TO BOTTOM) OF THE WALL.
13. EXPOSED JOINTS SHALL BE TOOLED AND BRUSHED.
14. BUTTER ENDS OF MASONRY UNITS WITH SUFFICIENT MORTAR TO FILL HEAD JOINTS. DO NOT FURROW BED JOINTS.
15. CLEAN ALL MASONRY WORK INCLUDED IN THIS SECTION. PROTECT ADJOINING WORK FROM DAMAGE FROM ALL CLEANING OPERATIONS.
16. GROUT ALL VOIDS AT JAMBS, HEADERS, FOUNDATIONS AND SILLS. POINT JOINTS AS NECESSARY INCLUDING POCKETS AND VOIDS.
17. PROTECT ALL WORK FROM FREEZING DURING CONSTRUCTION & UP TO 48 HOURS AFTER LAYING.
18. SET STEEL LINTELS AND MISC. STEEL IN MASONRY AS INDICATED ON PLANS. PROVIDE 6" MINIMUM BEARING AT EACH END OF BEARING.
19. ACCELERATORS AND ANTIFREEZES IN MORTAR IS NOT PERMITTED.
20. MASONRY SHALL BE LAID UP IN ACCORDANCE WITH THE BRICK INSTITUTE OF AMERICA GUIDELINES FOR COLD WEATHER MASONRY CONSTRUCTION, TECHNICAL NOTES ON BRICK CONSTRUCTION #1 REVISED, MARCH 1992. MORTAR, WATER AND MASONRY UNITS SHALL BE MAINTAINED AT A TEMPERATURE OF NOT LESS THAN 40 DEGREES FAHRENHEIT DURING LAYING.
21. NO FROZEN MATERIALS SHALL BE BUILT UPON OR MATERIALS CONTAINING ICE SHALL BE USED IN MASONRY.
22. PROVIDE 40MIL COMPOSITE P.V.C. RUBERIZED ASPHALT FLASHING, SUCH AS IPCO FLASHING, UNDER ALL DOOR SILLS, WINDOW SILL, ALL LINTEL AND BASE LOCATIONS AS INDICATED ON THE DRAWINGS. AT ALL SILLS START 1/2" FROM OUTSIDE FACE OF WALL AND TURN UP ON THE INSIDE TO THE HEIGHT OF THE ROWLOCK SILL INSIDE. TURN FLASHING UP AT SIDES TO FORM A PAN. ALL CORNERS SHALL BE FOLDED – NOT CUT. INSTALL WEEPS AT 24" O.C. HORIZONTALLY, TYPICAL. ALL BASE AND LINTEL FLASHING TO EXTEND UP 16" MINIMUM. IPCO PREFORMED END DAMS ARE PREFERRED.
23. ALL SILL HORIZONTAL MASONRY JOINTS SHALL BE RAKED AND CAULKED WITH ELASTOMERIC SEALANT.
24. BRACE WALLS @ 25 PSF UNTIL PERMANENT SUPPORT IS IN PLACE.
25. ALL MASONRY WALLS OR WYTHES TO ACHIEVE A MINIMUM STRENGTH f'm=1350 PSI
26. EACH STRUCTURE TO WHICH A STREET NUMBER HAS BEEN ASSIGNED SHALL HAVE SUCH NUMBER DISPLAYED IN A POSITION EASILY OBSERVED AND READABLE FROM THE PUBLIC WAY. ALL NUMBERS SHALL BE IN ARABIC NUMERALS AT LEAST 4" HIGH 1/2" STROKE.



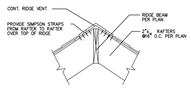
WINDOW DETAIL



EMERGENCY ESCAPE WINDOWS



FLASHING DETAIL

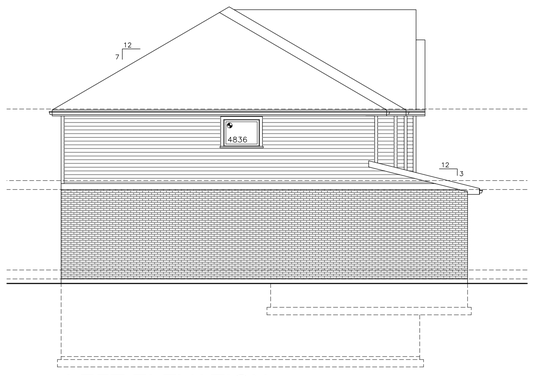


RIDGE BEAM DETAIL



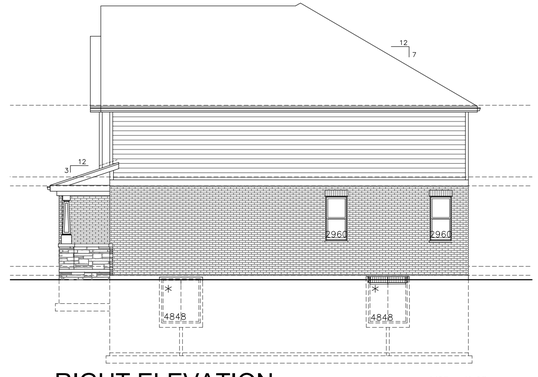
REAR ELEVATION 1/4" = 1'-0"

SAFETY GLAZED
EGRESS WINDOW



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

SAFETY GLAZED
EGRESS WINDOW



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

SAFETY GLAZED
EGRESS WINDOW

IJM ARCHITECTS

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PROJECT

A-1.0	EXTERIOR ELEVATIONS
A-1.1	EXTERIOR ELEVATIONS
A-2.0	FOUNDATION PLAN
A-2.1	FIRST FLOOR PLAN
A-2.2	SECOND FLOOR PLAN
A-3.0	SECTIONS + DIAGRAMS
E-1.0	ELECTRICAL PLANS

SINGLE FAMILY HOME
BRAILYNN POINTE
LOT 1
TINLEY PARK IL.

SEAL

LICENSED ARCHITECT
IAN JAMES
Mc DONNELL
001-020866
STATE OF ILLINOIS

EXP DATE:

SCALE

DATE
4.29.2026

JOB #
2026-57

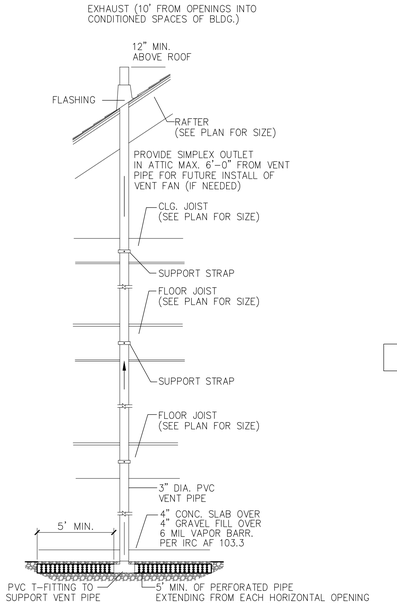
SHEET
A-1.1

CONCRETE NOTES

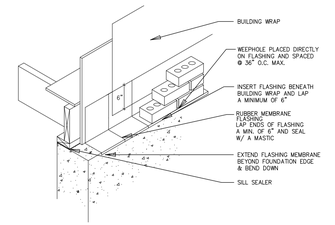
1. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE "AMERICAN CONCRETE INSTITUTE BUILDING CODE" (ACI 318) AND WITH "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDING" (ACI 301) LATEST EDITIONS.
2. NO CALCIUM CHLORIDE SHALL BE USED IN ANY CONCRETE OR MORTAR.
3. TEST CYLINDERS SHALL BE MADE AND TESTED AS OUTLINED IN CHAPTER OF ACI-301 SPECIFICATION AND/OR SPECIFIED BY GENERAL CONTRACTOR.
4. COLD WEATHER CONCRETING SHALL BE DONE IN ACCORDANCE WITH ACI-306.
HOT WEATHER CONCRETING SHALL BE DONE IN ACCORDANCE WITH ACI-305.
5. WELDING OF REINFORCING BARS WILL ONLY BE ALLOWED WHEN SHOWN ON THE STRUCTURAL DRAWINGS.
6. REINFORCING BARS SHALL BE DEFORMED BARS OF NEW BILLET STEEL CONFORMING TO ASTM SPECIFICATION A-615, GRADE 60. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185. ALL REINFORCING AND ACCESSORIES SHALL BE DETAILED AND PLACED IN ACCORDANCE WITH ACI STANDARDS 315-80
AND 315R-80.
7. PROVIDE ALL ACCESSORIES NECESSARY TO SUPPORT REINFORCEMENT AT POSITIONS SHOWN ON THE PLANS AND DETAILS. PLASTIC COATED ACCESSORIES SHALL BE USED IN ALL EXPOSED CONCRETE WORK.
8. FOUNDATION WALLS AND GRADE BEAMS SHALL HAVE A MINIMUM OF TWO- #5 BARS TOP AND BOTTOM CONTINUOUS, UNLESS OTHERWISE SHOWN OR NOTED.
9. CONTROL JOINTS FOR SLABS-ON-GRADE SHALL BE IN A SQUARE PATTERN AND BE NOT MORE THAN 20FT. ON CENTER, UNLESS NOTED OTHERWISE ON PLAN.
10. CONCRETE CONTRACTOR SHALL CHECK WITH ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS AND CONTRACTORS FOR OPENINGS, SLEEVES, ANCHORS, HANGERS, INSERTS, SLAB DEPRESSIONS AND OTHER ITEMS RELATED TO THE CONCRETE WORK, AND SHALL ASSUME FULL RESPONSIBILITY FOR THEIR PROPER LOCATION BEFORE PLACING CONCRETE.
11. PITCH CONCRETE SLABS AS REQUIRED TO ALL FLOOR DRAINS.
12. NO ALUMINUM OF ANY TYPE SHALL BE ALLOWED IN THE CONCRETE WORK, UNLESS COATED TO PREVENT ALUMINUM-CONCRETE REACTION. THIS INCLUDES PUMPING THROUGH ALUMINUM PIPE.
13. ELECTRICAL CONDUIT MUST BE PLACED ABOVE THE BOTTOM REINFORCEMENT AND BELOW THE TOP REINFORCEMENT. ELECTRICAL CONDUIT EMBEDDED IN SLABS SHALL NOT BE LARGER THAN 1/3 OF THE SLAB THICKNESS AND SHALL NOT BE SPACED CLOSER THAN THREE CONDUIT DIAMETERS.
14. WHERE AND WHEN CALLED FOR ALL CLEAN GRANULAR FILL MATERIAL SHALL BE COMPACTED TO A MINIMUM OF 95% OF "ASTM" D-1557-70 (MODIFIED PROCTOR)
DENSITY.
15. CONTRACTOR SHALL PROTECT FOUNDATION AGAINST LATERAL DISPLACEMENT, AND HEAT OR FREEZING CONDITIONS.
16. ALL WELDED WIRE MESH SHALL BE LAPPED TWO FULL MESH PANELS AND TIED SECURELY. WELDED WIRE MESH SHALL CONFORM TO "ASTM" A-185 SPEC.
17. ALL CONSTRUCTION JOINTS SHALL BE THOROUGHLY CLEANED OF LAITANCE WITH A WIRE BRUSH AND WATER IMMEDIATELY PRIOR TO POURING OF SUBSEQUENT OR NEW CONCRETE.
18. ALL NORMAL WEIGHT CONCRETE (145 PCF) SHALL OBTAIN A MINIMUM 28-DAY COMPRESSIVE STRENGTH AS FOLLOWS:
SPREAD FOOTINGS 3000 PSI
FOUNDATION WALLS 3000 PSI
SLABS-ON-GRADE 3000 PSI
19. PROVIDE (2) #5 REBARS ABOVE & BELOW BASEMENT WINDOW OPENING. REBAR SHALL EXTEND 30" PAST THE OPENING WIDTH ON BOTH SIDES (TYP.).
20. FOR RENOVATIONS AND ADDITIONS, CONTRACTOR TO FIELD VERIFY SIZE OF EXISTING FOUNDATION FOOTINGS AND LOAD BEARING SLABS PRIOR TO CONSTRUCTION.
21. G.C. TO FIELD VERIFY EXISTING CONDITIONS AND REPORT TO DESIGNER AND ARCHITECT ANY DISCREPANCIES BETWEEN DRAWINGS AND FIELD CONDITIONS OF EXISTING STRUCTURE.
22. ALL FOOTINGS SHALL BEAR ON UNDISTURBED SOIL OR COMPACTED FILL HAVING A MINIMUM ASSUMED ALLOWABLE BEARING CAPACITY OF 1500 PSF T
23. ALL COMPACTED FILL SHALL BE PLACED IN LAYERS NOT EXCEEDING 12", AND COMPACTED TO A MINIMUM DENSITY OF 95% UNDER FOOTINGS, 90% UNDER SLABS AND PAVEMENTS, OBTAINED IN ACCORDANCE WITH ASTM D-1557-78 (COHESIVE SOILS).
24. ALL SLAB-ON-GRADE AREAS SHALL BE PROOF ROLLED. ALL SOFT SPOTS ENCOUNTERED SHALL BE REMOVED AND REPLACED TO FINISHED GRADE WITH APPROVED FILL MATERIAL. FILL MATERIAL FOR ALL SLAB AREAS SHALL BE PLACED IN LAYERS NOT EXCEEDING 9", AND COMPACTED TO A MINIMUM DENSITY OF 90%, OBTAINED IN ACCORDANCE WITH ASTM D-1557-78 (COHESIVE SOILS).
25. ALL WOOD MEMBERS BEARING ON OR FIXED TO EXTERIOR FOUNDATION WALLS OR CONCRETE FLOOR SLABS TO BE PRESSURE TREATED.
26. CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS OF FOUNDATION PLAN WITH FIRST FLOOR PLAN BEFORE EXECUTING ANY WORK. REPORT ANY DISCREPANCIES IMMEDIATELY. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY.

RADON REQUIREMENTS

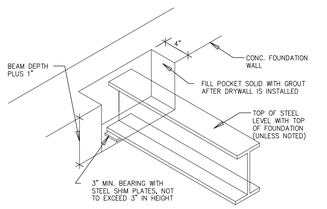
RADON REQUIREMENTS:
1. SUB FLOOR PREP: A LAYER OF GAS PERMEABLE MATERIAL UNDER CONCRETE SLAB (CONTACT GROUND AND WITHIN CONDITIONED SPACE) UNIFORM LAYER OF CLEAN AGGREGATE, A MINIMUM 4" THICK. THE AGGREGATE SHALL CONSIST OF MATERIAL THAT WILL PASS THROUGH A 2" SIEVE AND BE RETAINED BY A ¾" SIEVE.
2. SOIL-GAS-RETARDER: A MINIMUM 6 MIL. POLYETHYLENE SHALL BE PLACED ON TOP OF THE GAS PERMEABLE LAYER PRIOR TO PLACING THE FLOOR
3. SHEETING COVERS: ENTIRE FLOOR AREA WITH SEPARATE SECTIONS OF SHEETING LAPPED AT LEAST 12". ALL PUNCTURES OR TEARS IN THE MATERIAL SHALL BE SEALED OR COVERED WITH ADDITIONAL SHEETING. OPENING AROUND TUBS, SHOWERS, WATER CLOSETS, PIPES, WIRES OR OTHER FLOOR ASSEMBLY SHALL BE FILLED WITH POLYURETHANE CAULK OR EQUIVALENT.
4. CONCRETE JOINTS: ALL CONTROL JOINTS, CONSTRUCTION JOINTS OR ANY JOINTS IN CONCRETE SLAV OR BETWEEN THE SLAVE AND FOUNDATION WALLS SHALL BE SEALED WITH CAULK OR SEALANT.
5. CONDENSATE DRAINS: SHALL BE TRAPPED OR ROUTED THROUGH NON-PERFORATED PIPE TO DAYLIGHT.
6. SUMP PITS: 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.
7. SUMPS: USED AS THE SUCTION POINT IN A SUB-SLAB DEPRESSURIZATION SYSTEM SHALL HAVE A LID DESIGNED TO ACCOMMODATE THE VENT PIPE.
8. SUMPS: USED AS A FLOOR DRAIN SHALL HAVE A LID EQUIPPED WITH A TRAPPED INLET.
9. PASSIVE SUBSLAB DEPRESSURIZATIONS SYSTEM BASEMENT: VENT PIPE A MINIMUM 3" DIAMETER ABS, PVC EMBEDDED VERTICALLY INTO THE SUB-SLAB AGGREGATE OR OTHER PERMEABLE MATERIAL BEFORE THE SLAB IS PLACED
10. "T" FITTING METHOD SHALL BE USED TO ENSURE PIPE OPENINGS REMAIN WITHIN SUB-SLAB PERMEABLE MATERIAL
11. VENT PIPE SHOULD EXTEND UP THROUGH THE BUILDING FLOORS AND TERMINATE AT LEAST 12" ABOVE THE ROOF IN A LOCATION AT LEAST TEN FEET AWAY FROM ANY WINDOW OR OTHER OPENING INTO THE CONDITIONED SPACES OF THE BUILDING THAT IS LESS THAN 2' FEET BELOW THE EXHAUST POINT AND TEN FEET AWAY FROM ANY OPENINGS IN ADJACENT OR ADJOINING BUILDINGS
12. VENT PIPE ACCESSIBILITY: RADON VENT PIPES SHALL BE ACCESSIBLE FOR FUTURE FAN INSTALLATION THROUGH AN ATTIC OR OTHER AREA OUTSIDE THE HABITABLE SPACE
13. VENT PIPE IDENTIFICATION: ALL EXPOSED AND VISIBLE INTERIOR RADON VENT PIPES SHALL BE IDENTIFIED WITH AT LEAST ONE LABEL ON EAC FLOOR AND IN ACCESSIBLE ATTICS. LABEL READS: "RADON REDUCTION SYSTEM"
14. POWER SOURCE: PROVIDE FOR FUTURE INSTALLATION OF AN ACTIVE SUB-MEMBRANE OR SUB SLAB DEPRESSURIZATION SYSTEM, AN ELECTRICAL CIRCUIT TERMINATED TO A SINGLE OUTLET IN AN APPROVED BOX SHALL BE INSTALLED DURING CONSTRUCTION IN THE ATTIC IN THE ANTICIPATED LOCATION OF VENT PIPE FANS



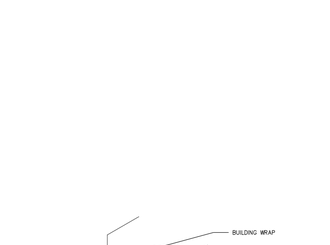
RADON MITIGATION DETAIL



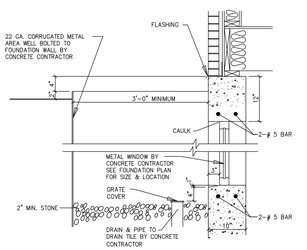
FLASHING AT BRICK WALL



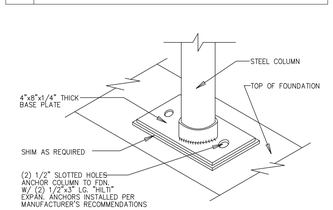
BEAM POCKET



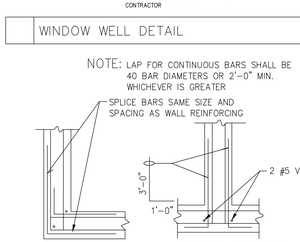
STEEL COLUMN FOOTING DETAIL



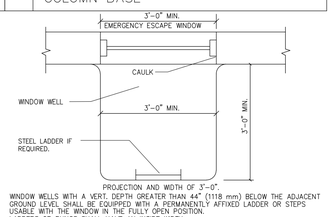
WINDOW WELL DETAIL



COLUMN BASE



FOUNDATION DETAIL



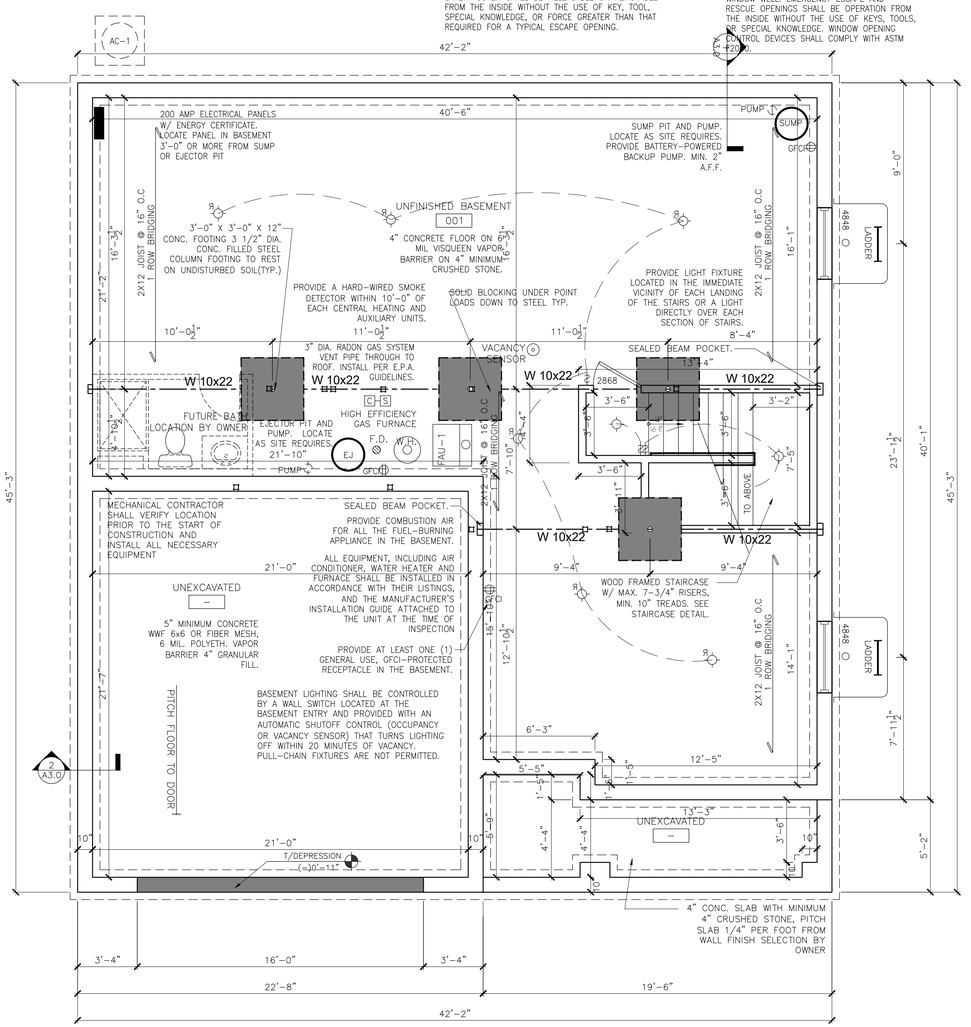
WINDOW WELLS WITH A VERT. DEPTH GREATER THAN 44" (1118 mm) BELOW THE ADJACENT GROUND LEVEL SHALL BE EQUIPPED WITH A PERMANENTLY AFFIXED LADDER OR STEPS USABLE WITH THE WINDOW IN THE FULLY OPEN POSITION. LADDERS OR RUNGS SHALL HAVE AN INSIDE WIDTH OF AT LEAST 12 INCHES (305 mm). SHALL PROJECT AT LEAST 3 INCHES (76 mm) FROM THE WALL AND SHALL BE SPACED NOT MORE THAN 18 INCHES (457 mm) ON CENTER VERTICALLY FOR THE FULL HEIGHT OF THE WINDOW WELL.

ESCAPE WINDOW

WINDOW WELLS WITH A VERTICAL DEPTH GREATER THAN 44" SHALL BE EQUIPPED WITH A PERMANENTLY AFFIXED LADDER USABLE WITH THE WINDOW IN THE FULLY OPEN POSITION. LADDERS OR RUNGS SHALL HAVE AN INSIDE WIDTH OF NOT LESS THAN 12", SHALL NOT PROJECT MORE THAN 3" FROM THE WALL, AND SHALL BE SPACED NOT MORE THAN 18" ON CENTER VERTICALLY FOR THE FULL HEIGHT OF THE WINDOW WELL

WINDOW WELL TO BE PROVIDED WITH SAFETY COVER. THE SAFETY COVER SHALL BE RELEASABLE OR REMOVABLE FROM THE INSIDE WITHOUT THE USE OF KEY, TOOL, SPECIAL KNOWLEDGE, OR FORCE GREATER THAN THAT REQUIRED FOR A TYPICAL ESCAPE OPENING.

MIN. ONE EMERGENCY ESCAPE (EGRESS) WINDOW WELL. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE OPERATION FROM THE INSIDE WITHOUT THE USE OF KEYS, TOOLS, OR SPECIAL KNOWLEDGE. WINDOW OPENING CONTROL DEVICES SHALL COMPLY WITH ASTM F2090.



BASEMENT FLOOR PLAN

1/4" = 1'-0"

NOTE:
1. FOR ROOF FRAMING, REFER TO TO ROOF PLAN
2. PROVIDE A MIN. OF (2) 2x12's WITH 1/2" PLYWOOD FLITCH PLATE HEADERS AT ALL 2x4 FRAMED OPENINGS UNLESS OTHERWISE NOTED
3. PROVIDE LATERAL BLOCKING IN ALL BEARING AND EXTERIOR WALLS UNLESS NOTED OTHERWISE
4. ALL MATERIAL SELECTIONS AND FINISHES SHALL BE SELECTED BY OWNER
5. ALL FOOTINGS SHALL BEAR ON UNDISTURBED SOIL OR COMPACTED FILL HAVING A MINIMUM ASSUMED ALLOWABLE BEARING CAPACITY OF 1500 PSF
6. ALL COMPACTED FILL SHALL BE PLACED IN LAYERS NOT EXCEEDING 12", AND COMPACTED TO A MINIMUM DENSITY OF 95% UNDER FOOTINGS, 90% UNDER SLABS AND PAVEMENTS, OBTAINED IN ACCORDANCE WITH ASTM D-1557-78 (COHESIVE SOILS).
7. ALL SLAB-ON-GRADE AREAS SHALL BE PROOF ROLLED. ALL SOFT SPOTS ENCOUNTERED SHALL BE REMOVED AND REPLACED TO FINISHED GRADE WITH APPROVED FILL MATERIAL. FILL MATERIAL FOR ALL SLAB AREAS SHALL BE PLACED IN LAYERS NOT EXCEEDING 9", AND COMPACTED TO A MINIMUM DENSITY OF 90%, OBTAINED IN ACCORDANCE WITH ASTM D-1557-78 (COHESIVE SOILS).

■ B.P. = BEARING POINT
□ B.P.A. = BEARING POINT ABV.

NOTE:
DOUBLE ALL JOISTS BENEATH PARALLEL PARTITIONS, TUBS, AND ISLANDS

NOTE:
COORDINATE LOCATIONS OF FOUNDATION DROPS AND TOP OF FOUNDATION WITH CIVIL ENGINEER. NOTIFY ARCHITECTS OF ANY DISCREPANCIES.

NOTE:
UNLESS OTHERWISE SPECIFIED, ALL HEADERS TO BE SUPPORTED BY (3)2x4's SPIKED TOGETHER. 2 KING STUDS AND 1 JACK STUD

NOTE:
UNLESS OTHERWISE SPECIFIED, ALL HEADERS TO BE (2)2x12'S w/ ½" PLYWOOD FLITCH PLATE

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PROJECT
A-1.0 EXTERIOR ELEVATIONS
A-1.1 EXTERIOR ELEVATIONS
A-2.0 FOUNDATION PLAN
A-2.1 FIRST FLOOR PLAN
A-2.2 SECOND FLOOR PLAN
A-3.0 SECTIONS + DIAGRAMS
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SINGLE FAMILY HOME
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SHEET
A-2.0

FRAMING NOTES

1. NOTED DIMENSIONS SHALL GOVERN. CONSULT ARCHITECT AT ANY DISCREPANCY.
2. DOUBLE FRAMING MEMBERS AROUND OPENINGS AND BELOW PARRALLEL PARTITIONS.
3. MAINTAIN MINIMUM OF 2 INCH CLEARANCE BETWEEN FLUES AND FRAMING.
4. ALL UNDIMENSIONED WALLS ARE 4 1/2" FINISHED (2X4 STUDS WITH GYPSUM BOARD EACH SIDE) UNLESS OTHERWISE NOTED.
5. DOUBLE JOISTS UNDER ALL PARRALLEL WALLS ABOVE.
6. BEARING AND NONBEARING JOISTS MAY BE SPREAD TO EACH SIDE OF WALL TO ALLOW PLUMBING TO PASS THROUGH.
7. ■ = DENOTED 3-2X4 SPIKED TOGETHER OR 4X4 POST, CONTINUOUS TO FOUNDATION WALL, STEEL BEAM, OR WOOD BEAM.
8. ALL JOIST AND RAFTERS TO BE CANADIAN SPRUCE PINE FIR #1/#2. ARCHITECT IS TO BE NOTIFIED IMMEDIATELY IF SPECIES IS TO BE CHANGED.
9. FOR ROOF FRAMING, REFER TO TO ROOF PLAN.
10. PROVIDE A MIN. OF (2) 2x12's WITH 1/2" PLYWOOD FLITCH PLATE HEADERS AT ALL 2x4. FRAMED OPENINGS UNLESS OTHERWISE NOTED.
11. PROVIDE LATERAL BLOCKING IN ALL BEARING AND EXTERIOR WALLS UNLESS NOTED OTHERWISE.
12. ALL FRAMING LUMBER SHALL BE #2 HEM-FIR OR BETTER (MIN. Fb = 1150 PSI). ALL FRAMING MEMBERS AROUND OPENINGS IN RAFTERS, FLOORS, AND CEILINGS SHALL BE DOUBLED AROUND SUCH OPENINGS - UNLESS NOTED OTHERWISE ON PLANS.
13. ALL RIDGE BEAMS, HIPS, AND VALLEYS SHALL BE ONE SIZE LARGER THAN ADJACENT RAFTERS UNLESS NOTED OTHERWISE ON PLAN.
14. CROSS BRIDGING MEMBERS @ FLOOR JOISTS SHALL BE 1"X3" WOOD CROSS MEMBERS (OR SOLID BRIDGING) EVERY 8'-0" O.C. MAX.
15. ALL WALLS ARE 2X4 STUD FRAME UNLESS NOTED OR DIMENSIONED OTHERWISE. 2X6 @ EXTERIOR WALLS.
16. PROVIDE 2X6 STUD FRAME WALLS AT ALL PLUMBING LOCATIONS UNLESS NOTED OR DIMENSIONED OTHERWISE.
17. PROVIDE SOLID WOOD POST UNDER ALL WOOD BEAM BEARING POINTS. MINIMUM SIZE EQUAL TO WIDTH OF WOOD BEAM.
18. PROVIDE SOLID BLOCKING BETWEEN JOISTS @ ALL LOAD BEARING POINTS AND POSTS.
19. PROVIDE METAL JOIST HANGARS AT STAIR MEMBERS.
20. G.C. TO FIELD VERIFY EXISTING CONDITIONS AND REPORT TO DESIGNER AND ARCHITECT ANY DISCREPANCIES BETWEEN DRAWINGS AND FIELD CONDITIONS OF EXISTING STRUCTURE.
21. ALL WOOD MEMBERS BEARING ON OR FIXED TO EXTERIOR FOUNDATION WALLS OR CONCRETE FLOOR SLABS TO BE PRESSURE TREATED.

■ B.P. = BEARING POINT
■ B.P.A. = BEARING POINT ABV.

FIRESTOPPING NOTES

1. FLOORS: WHEN THE FLOOR FINISH IS NOT LAID DIRECTLY ON THE FLOOR SLAB OR BASE, THE SPACE BETWEEN THE FLOOR FINISH AND THE SLAB OR BASE SHALL BE FIRESTOPPED IN SUCH A MANNER THAT THERE WILL BE NO OPEN SPACES UNDER THE FLOOR FINSH WHICH WILL EXCEED 100 SQ. FT. IN AREA. FLOORS CONSTRUCTED OF COMBUSTIBLE MATERIALS SHALL BE FIRESTOPPED AT WALLS AND PARTITIONS. ALL FLOORS SHALL BE FIRESTOPPED WHERE OPENINGS THROUGH THE FLOOR OCCUR. WHEN JOISTS RUN PARALLEL TO THE WALL, THE JOIST NEAREST THE WALL SHALL BE TIGHT AGAINST THE WALL.
2. WAINSCOTTING: FIRESTOPPING SHALL BE PROVIDED IN ALL WALLS AND PARTITIONS TO CUT OFF ALL CONCEALED DRAFT OPENINGS BOTH HORIZONTAL AND VERTICAL; AND TO PROVIDE AN EFFECTIVE FIRE BARRIER BETWEEN STORIES AND BETWEEN THE UPPER STORY AND ROOF SPACE.
3. WALLS: IN BUILDINGS OF CONSTRUCTION TYPES IV, AND V, ALL STUD PARTITIONS AND WALLS SHALL BE FIRESTOPPED AT THE FLOOR AND CEILING AND AT INTERMEDIAL POINTS AS MAY BE REQUIRED TO LIMIT ANY ENCLOSED VERTICAL SPACE TO EIGHT (8) FEET IN HEIGHT. IN BUILDINGS OF CONSTRUCTION TYPES IV, AND V, WHERE WALLS ARE FURRED, THE SPACE BETWEEN THE INSIDE OF THE FURRING AND THE FACE OF THE WALL SHALL BE FIRESTOPPED FOR THE FULL DEPTH OF THE COMBUSTIBLE FLOOR OR ROOF JOISTS.
4. ATTIC SPACES: IN BUILDINGS OF CONSTRUCTION TYPES IV AND V, ATTIC SPACES SHALL BE SUBDIVIDED INTO AREAS NOT EXCEEDING 3,000 SQ. FT. BY MEANS OF PARTITIONS OF NOT LESS THAN ONE-HALF (1/2) HOUR FIRE RESISTIVE CONSTRUCTION. TIGHTLY FITTED AROUND DUCTS OR OTHER ASSEMBLIES PIERCING SUCH SUCH PARTITIONS. ANY DOORS IN SUCH PARTITIONS SHALL BE OF INCOMBUSTIBLE CONSTRUCTION OF AFFORD PROTECTION TO THE ASSEMBLY IN WHICH THEY EXIST; SUCH DOORS SHALL BE TIGHT FITTING.
5. STAIRS: WHEN STAIRS ARE OF COMBUSTIBLE CONSTRUCTION, THE SPACE BETWEEN STAIR STRINGERS SHALL BE FIRESTOPPED AT TOP AND BOTTOM AND AT LEAST ONCE IN THE MIDDLE OF EACH RUN, AND FIRESTOPPING SHALL ALSO BE PROVIDED BETWEEN STUDS OF ADJOINING STUD PARTITIONS ALONG AND IN LINE WITH THE RUN OF THE STAIRWAY.
OPENINGS IN FLOORS WALLS AND ROOFS
ALL VERTICAL OPENINGS THROUGH FLOORS AND CEILINGS NOT SPECIFICALLY MENTIONED ABOVE SUCH AS SPACES AROUND PIPES CONDUITS. POWER SHAFTING OR DUCTS SHALL BE FIRE-STOPPED. OPENINGS FOR BELTS AND CONVEYORS SHALL BE PROVIDED WITH INCOMBUSTIBLE SLOTTED DOORS OR BE OTHERWISE CLOSED OFF.
6. CHIMNEYS AND MANTELS: ALL SPACES BETWEEN CHIMNEYS AND WOOD JOISTS, BEAMS, OR HEADERS SHALL BE FIRE STOPPED BY PLACING INCOMBUSTIBLE MATERIAL TO A DEPTH OF ONE INCH AT THE BOTTOM OF SPACES. ALL SPACES BACK OF COMBUSTIBLE MANTELS SHALL BE FILLED WITH INCOMBUSTIBLE MATERIAL.
7. INTERIOR FINISHES SHALL NOT EXCEED CLASS 1, 0-25 FLAMESPREAD, 200 SMOKE.
8. ALL OPENINGS, IN FIRE RATED, FLOORS AND WALLS INCLUDING SPACES BETWEEN DUCTS, PIPES, CONDUIT, ETC. SHALL BE CLOSED OFF BY AN APPROVED FIRE SAFE MATERIAL TO MAINTAIN FIRE RATING CONTINUITY OF THE FIRE RATED FLOOR AND WALL CONSTRUCTION. ALL OPENINGS AND PENETRATIONS SHALL BE SEALED TO PREVENT THE PASSAGE OF SMOKE AND FLAMES IN FIRE RATED ASSEMBLIES.
9. PROVIDE 1" MIN. CLEARANCE BETWEEN 'B' LABEL FLUES AND ANY COMBUSTIBLE MAT'L PROVIDED THAT THE FIRST 3'-0" ABOVE THE FURNACE HAS 3" CLEARANCE.
10. LOW TEMPERATURE CHIMNEYS SHALL EXTEND TO A HEIGHT NOT LESS THAN 3'-0" ABOVE THE ROOF AT THE POINT OF INTERSECTION AND NOT LESS THAN 2'-0" ABOVE ANY ROOF WITHIN 10'-0" OF SUCH CHIMNEY EXCEPT CHIMNEYS ON A ROOF SLOPED MORE THAN 15 DEGREES MAY EXTEND NOT LESS THAN 2'-0" ABOVE THE RIDGE.
11. FILL CAVITIES BETWEEN FLOORS AND BETWEEN OTHER FIRE SEPARATED ZONES WITH APPROVED FIRE STOPPING MATERIALS.
12. FIRE STOP SOFFITS, INTERSTITIAL FLOOR PENETRATIONS STAIR STRINGERS AT TOPS AND BOTTOMS WITH APPROVED MATERIALS.
13. 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.

14. EXPOSED CRAFT PAPER SHALL HAVE A FLAME SPREAD RATING OF 25 OF LESS.
15. ALL DOORS BETWEEN GARAGE AND LIVING AREAS SHALL BE 'B' LABEL (1-1/2 HOURS OF FIRE PROTECTION) OR BETTER WITH SELF CLOSERS.
16. ALL COMMON WALLS AND FLOORS BETWEEN GARAGE AND LIVING AREAS SHALL BE CONSTRUCTED TO A MIN. OF 1 HR. FIRE RATING.
17. PROVIDE 20" MINIMUM NON-COMBUSTIBLE HEARTH AT FIREPLACE.

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

STUDS 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.

SPAN TABLES

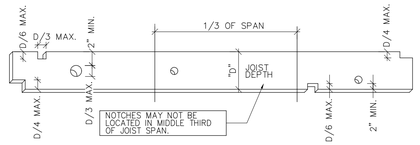
TABLE R502.3.1 (2)

JOIST SPACING	SPECIES/ GRADE	DEAD LOAD = 10 PSF			DEAD LOAD = 20 PSF		
		2X8	2X10	2X12	2X8	2X10	2X12
RESIDENTIAL LIVING AREAS		MAX FLOOR JOIST SPAN					
12 O.C.	HEM FIR #2	13-2	16-10	20-4	13-1	16-0	18-6
	SPF #2	13-6	17-3	20-7	13-3	16-3	18-10
16 O.C.	HEM FIR #2	12-0	15-2	17-7	11-4	13-10	16-1
	SPF #2	12-3	15-5	17-10	11-6	14'-1	16'-3
RESIDENTIAL SLEEP AREAS		DEAD LOAD = 10 PSF			DEAD LOAD = 20 PSF		
12 O.C.	HEM FIR #2	14-6	18-6	22-6	14-4	17-6	20-4
	SPF #2	14-11	19-0	23-0	14-7	17-9	20-7
16 O.C.	HEM FIR #2	13-2	16-10	19-8	12-5	15-2	17-7
	SPF #2	13-6	17-2	19-11	12-7	15-5	17-10

DESIGN VALUES

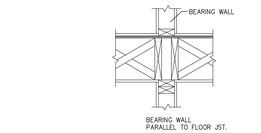
1. ROOF LIVE LOAD =	30 PSF
2. HORIZONTAL WIND LOAD (90 MPH 3-SEC GUST)	
LESS THAN 30' =	15 PSF
30' TO 49' =	20 PSF
3. BALCONIES AND DECKS (EXTERIOR) =	60 PSF
4. GARAGES (PASSENGER CARS ONLY) =	50 PSF
5. ATTICS (NO STORAGE WITH ROOF SLOPE NOT STEEPER THAN 3/12) =	10 PSF
6. ATTICS (LIMITED ATTIC STORAGE) =	20 PSF
7. DWELLING UNITS (EXCEPT SLEEPING ROOMS) =	40 PSF
8. SLEEPING ROOMS =	40 PSF
9. STAIRS =	40 PSF
10. PARTITIONS OR WALLS (INTERIOR), HORIZONTALLY =	5 PSF
11. SEISMIC DESIGN CATEGORY =	B
12. FROST LINE DEPTH =	42"
13. WINTER DESIGN TEMPERATURE =	10° F

WOOD JOIST HOLE & NOTCH DIAGRAM

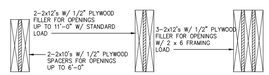


LINTEL SIZES FOR BRICK VENEER

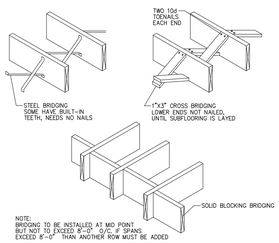
OPENING	SIZES
4'-0"	L 3 1/2" X 3 1/2" X 5/16"
5'-0"	L 3 1/2" X 3 1/2" X 5/16"
6'-0"	L 4" X 3 1/2" X 5/16"
7'-0"	L 4" X 3 1/2" X 5/16"
8'-0"	L 5" X 3 1/2" X 5/16"
9'-0"	L 5" X 3 1/2" X 3/8"
10'-0"	L 6" X 3 1/2" X 3/8"
16'-0"	L 6" X 3 1/2" X 1/2" LAGGED 18" O.C.



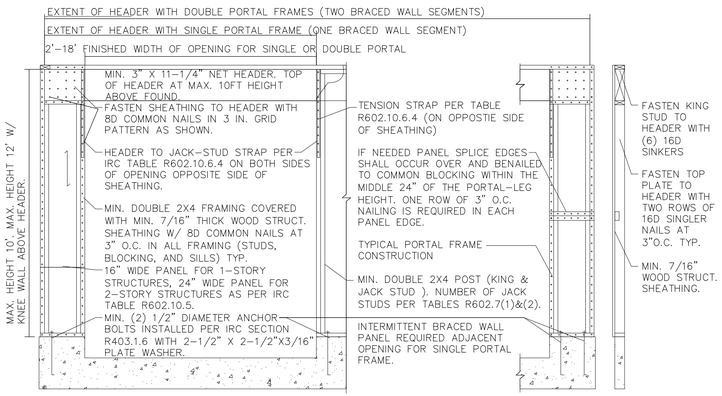
DETAIL @ BEARING WALL



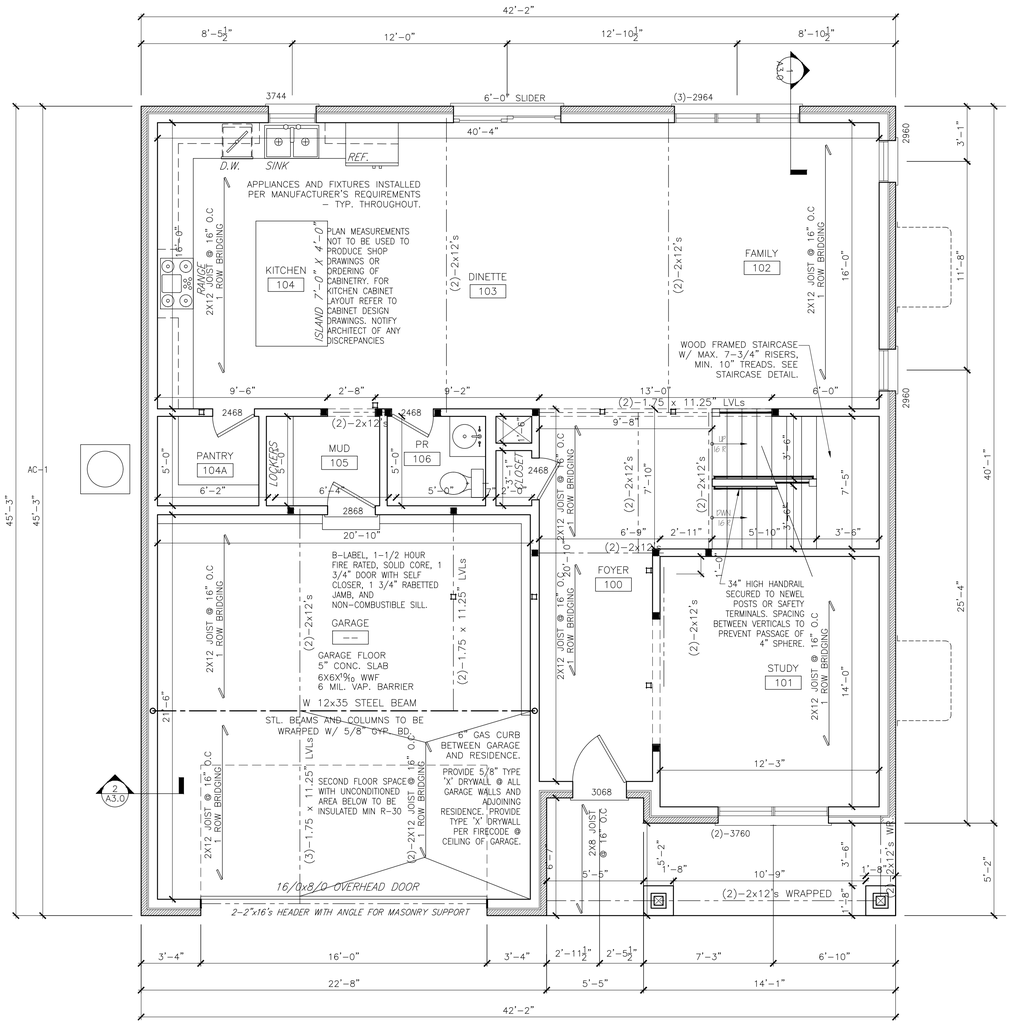
HEADER DETAIL



BRIDGING DETAIL



GARAGE WALL SHEAR BRACING



FIRST FLOOR PLAN

1/4"=1'-0"

NOTE:
1. FOR ROOF FRAMING, REFER TO TO ROOF PLAN
2. PROVIDE A MIN. OF (2) 2x12's WITH 1/2" PLYWOOD FLITCH PLATE HEADERS AT ALL 2x4 FRAMED OPENINGS UNLESS OTHERWISE NOTED
3. PROVIDE LATERAL BLOCKING IN ALL BEARING AND EXTERIOR WALLS UNLESS NOTED OTHERWISE
4. ALL MATERIAL SELECTIONS AND FINISHES SHALL BE SELECTED BY OWNER
5. THE REGISTERED DESIGN PROFESSIONAL OR CONTRACTOR SHALL PROIDE A WHOLE-HOUSE AIR LEAKAGE TEST RESULTING IN A LEAKAGE RATE LESS THAN 3 AIR CHANGES PER HOUR. THE WRITTEN TEST REPORT SHALL BE SIGNED AND SUBMITTED PRIOR TO OCCUPANCY APPROVAL
6. PROVIDE CONFIRMATION THAT OUTDOOR AIR INTAKES AND EXHAUSTS SHALL HAVE AUTOMATIC OR GRAVITY DAMPERS THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT WORKING
7. AN APPROVED PARTY, INDEPENDENT FROM THE INSTALLER OF THE INSULATION SHALL INSPECT THE AIR BARRIER AND INSULATION. THE DOCUMENT SHALL PROVIDE A DUCT AIR LEAKEAGE TEST RESULTING IN A LEAKAGE RATE LESS THAN 4cfm PER 100sf. THE WRITTEN TEST REPORT SHALL BE SIGNED AND SUBMITTED PRIOR TO OCCUPANCY APPROVAL
8. PROVIDE DUCT SEALANT(WELDS AND/OR SPRAY FOAM)
9. THE INSULATION INSTALLER SHALL SIGN, DATE, AND POST THE CERTIFICATE LISTING THE PREDOMINANT ISULATION VALUE IN A CONSCPICUOUS LOCATION IN THE ATTIC. BLOWN OR SPRAYED ROOF/CEILING INSULATION THICKNESS SHALL BE IDENTIFIED IN WRITTEN INCHES, AFFIXED TO THE TRUSS OR JOIST EVERY 300' FOR INSPECTION
10. SIMULATED PERFORMANCE ALTERNATIVES ARE ACCEPTABLE, REVIEW SECTION R405 AND SUBMIT NECESSARY INFORMATION

■ B.P. = BEARING POINT
⌑ B.P.A. = BEARING POINT ABV.

NOTE:
DOUBLE ALL JOISTS BENEATH PARALLEL PARTITIONS, TUBS, AND ISLANDS

NOTE:
UNLESS OTHERWISE SPECIFIED, ALL HEADERS TO BE SUPPORTED BY (3)2x4's SPIKED TOGETHER. 2 KING STUDS AND 1 JACK STUD

NOTE:
UNLESS OTHERWISE SPECIFIED, ALL HEADERS TO BE (2)2x12's w/ ½" PLYWOOD FLITCH PLATE

IJM ARCHITECTS

14315 West ave.
Orland Park IL. 60462

o:
708-469-7674
p:
708-404-4451

PROJECT

A-1.0	EXTERIOR ELEVATIONS
A-1.1	EXTERIOR ELEVATIONS
A-2.0	FOUNDATION PLAN
A-2.1	FIRST FLOOR PLAN
A-2.2	SECOND FLOOR PLAN
A-3.0	SECTIONS + DIAGRAMS
E-1.0	ELECTRICAL PLANS

SINGLE FAMILY HOME
BRAILYNN POINTE
LOT 1
TINLEY PARK IL.

SEAL:
LICENSED ARCHITECT
IAN JAMES
Mc DONNELL
001-020866
STATE OF ILLINOIS

EXP DATE:

ISSUE

DATE
4.29.2026

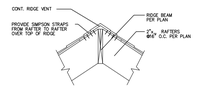
JOB #
2026-57

SHEET
A-2.1

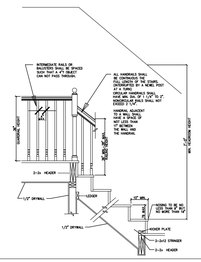
STAIR AND RAILING NOTES

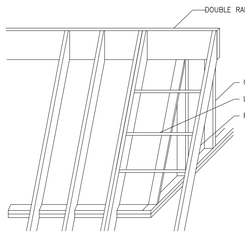
SUBURBS 19.01.08
FLOOR PLANS

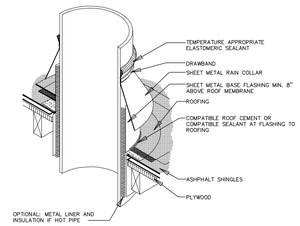
1. RAILINGS: HANDRAILS HAVING MIN. AND MAX. HEIGHTS OF 34 INCHES AND 38 INCHES, RESPECTIVELY, MEASURED VERTICALLY FROM THE NOSING OF THE TREADS, SHALL BE PROVIDED ON AT LEAST ONE SIDE OF STAIRWAY OF THREE OR MORE RISERS AND SHALL EXTEND 6 INCHES BEYOND THE TOP AND BOTTOM RISERS. END SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS.
2. 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 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.
3. 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.
4. THE HAND GRIP PORTION OF THE HANDRAILS SHALL HAVE AN OUTSIDE DIAMETER OF NOT LESS THAN $1\frac{1}{4}$" AND NOT GREATER THE 2". NON-CIRCULAR HANDRAILS SHALL HAVE A CROSS SECTION OF NOT MORE THAN 2". THE HAND GRIP PORTION OF HANDRAILS SHALL HAVE A SMOOTH SURFACE WITH NO SHARP CORNERS. THE HAND GRIP PORTION OF HANDRAILS SHALL HAVE A SMOOTH SURFACE WITH NO SHARP CORNERS.
5. HANDRAILS PROJECTING FROM A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1 1/2 INCHES BETWEEN THE WALL AND THE HANDRAIL.
6. 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.
7. HANDRAILS AND GUARDRAILS SHALL BE DESIGNED SO AS TO RESIST A #200 HORIZONTAL LOAD ACROSS THEIR SPAN



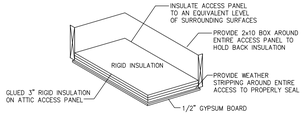
RIDGE BEAM DETAIL

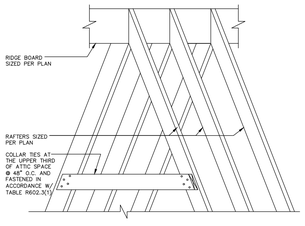


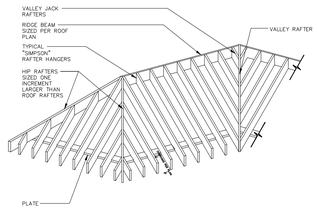




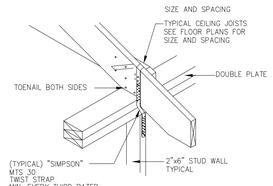
STAIR DETAIL | EAVE DETAIL | STACK FLASHING DETAIL

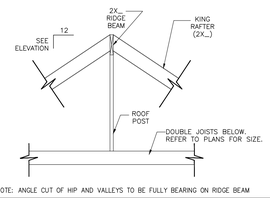




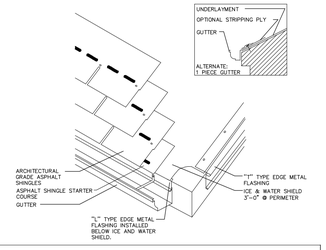


ATTIC ACCESS INSULATION DETAIL | COLLAR TIES DETAIL | HIP ROOF DETAIL

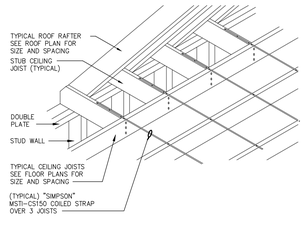


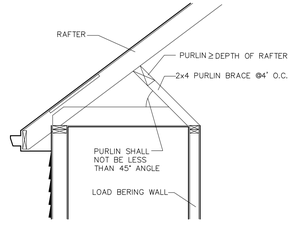


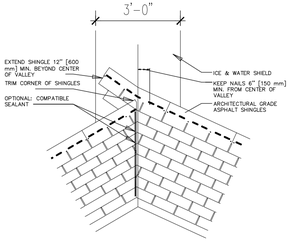
NOTE: ANGLE CUT OF HIP AND VALLEYS TO BE FULLY BEARING ON RIDGE BEAM

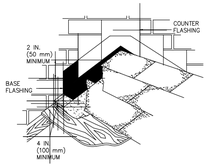


RAFTER ANCHORAGE DETAIL | RIDGE BEAM & KING RAFTERS DETAIL | EAVE & RAKE FLASHING DETAIL

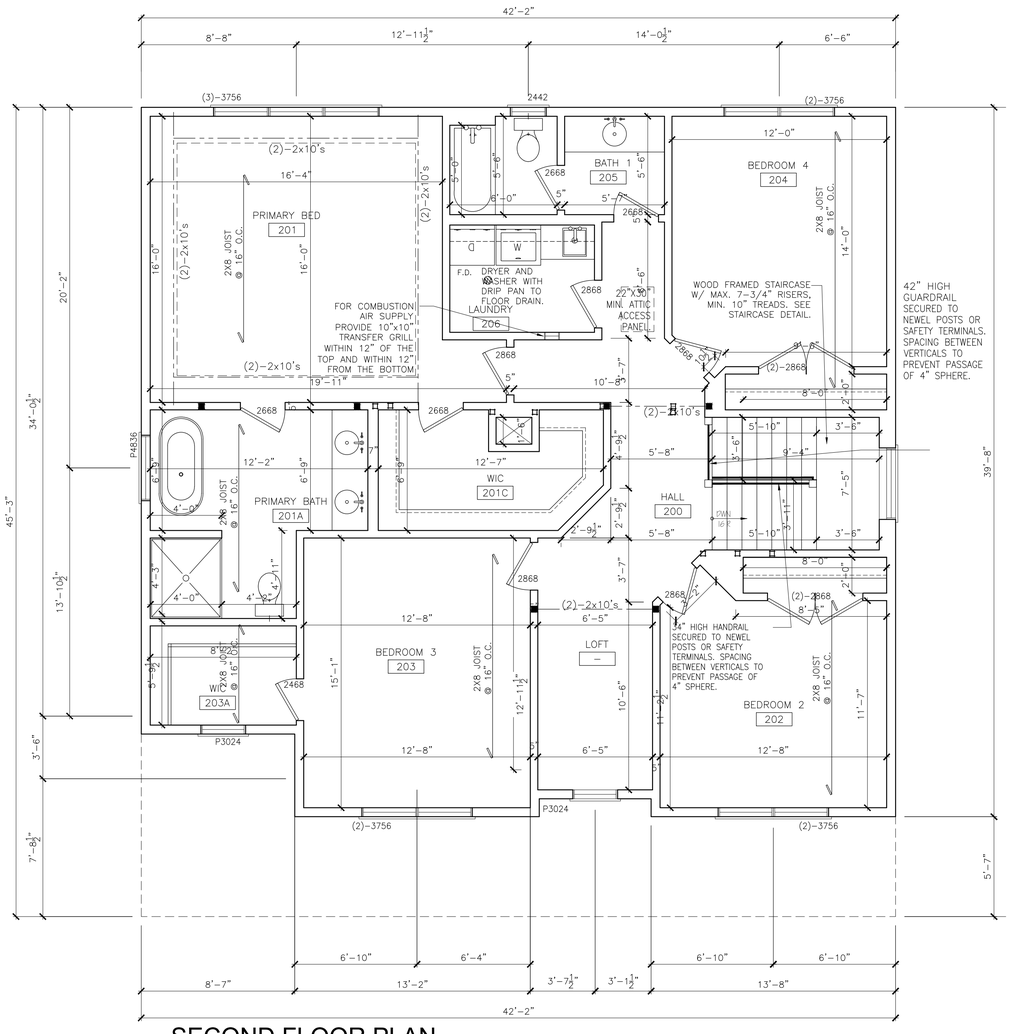








CEILING JOIST ANCHORAGE | PURLIN WALL DETAIL | CUT VALLEY DETAIL | FLASHING DETAIL



SECOND FLOOR PLAN

1/4"=1'-0"

NOTE:
1. FOR ROOF FRAMING, REFER TO TO ROOF PLAN
2. PROVIDE A MIN. OF (2) 2x12's WITH 1/2" PLYWOOD FLITCH PLATE HEADERS AT ALL 2x4 FRAMED OPENINGS UNLESS OTHERWISE NOTED
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DOUBLE ALL JOISTS BENEATH PARALLEL PARTITIONS, TUBS, AND ISLANDS

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UNLESS OTHERWISE SPECIFIED, ALL HEADERS TO BE SUPPORTED BY (3)2x4's SPIKED TOGETHER. 2 KING STUDS AND 1 JACK STUD

NOTE:
UNLESS OTHERWISE SPECIFIED, ALL HEADERS TO BE (2)2x12'S w/ ½" PLYWOOD FLITCH PLATE

IJM ARCHITECTS

14315 West ave.
Orland Park IL. 60462

o:
708-469-7674
p:
708-404-4451

PROJECT

A-1.0	EXTERIOR ELEVATIONS
A-1.1	EXTERIOR ELEVATIONS
A-2.0	FOUNDATION PLAN
A-2.1	FIRST FLOOR PLAN
A-2.2	SECOND FLOOR PLAN
A-3.0	SECTIONS + DIAGRAMS
E-1.0	ELECTRICAL PLANS

SINGLE FAMILY HOME
BRAILYNN POINTE
LOT 1
TINLEY PARK IL.

SEAL:

LICENSED ARCHITECT
IAN JAMES
Mc DONNELL
001-020866
STATE OF ILLINOIS

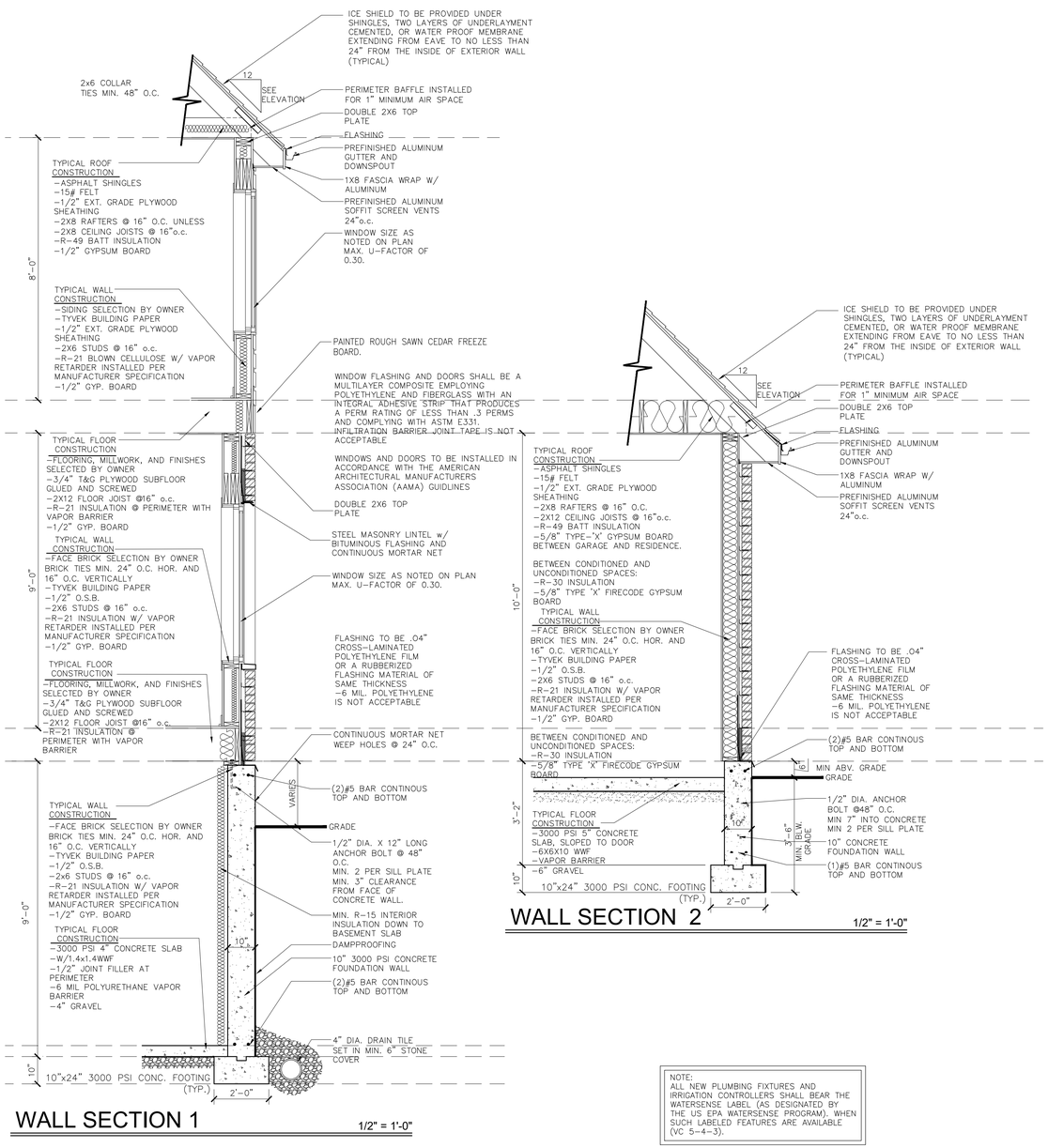
EXP DATE:

ISSUE

DATE
4.29.2026

JOB#
2026-57

SHEET
A-2.2



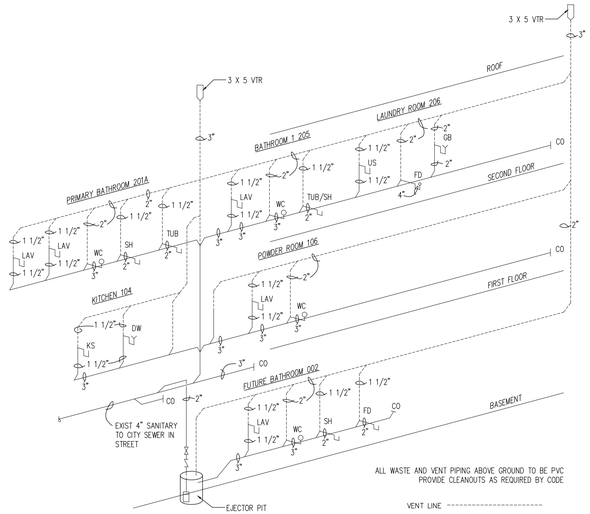
WALL SECTION 1

1/2" = 1'-0"

WALL SECTION 2

1/2" = 1'-0"

NOTE:
ALL NEW PLUMBING FIXTURES AND IRRIGATION CONTROLLERS SHALL BEAR THE WATERSENSE LABEL (AS DESIGNATED BY THE US EPA WATERSENSE PROGRAM). WHEN SUCH LABELED FEATURES ARE AVAILABLE (VC 5-4-3).



WASTE & VENT DIAGRAM

NO SCALE

NATURAL GAS DISTRIBUTION PIPING SHALL BE COMPOSED OF SCHEDULE 40 BLACK PIPE WITH 150# MALLEABLE IRON FITTINGS. ALL NEW GAS LINES SHALL BE TESTED TO ENSURE THAT THEY ARE GAS TIGHT BEFORE THEY ARE PUT INTO SERVICE OR CONCEALED. TESTING, INSPECTION, AND PURGING OF THE PIPING SYSTEM SHALL COMPLY WITH IFGC SECTION 406.

PLUMBING FIXTURE COUNT

TYPE OF FIXTURES	NO.	W.S.F.U.s EACH	TOTAL W.S.F.U.S
WATER CLOSET	4	3	12
LAVATORY	5	1	5
BATH TUB	2	2	4
SHOWER STALL	2	2	4
KITCHEN SINK	1	2	2
LAUNDRY TRAYS	1	3	3
DISHWASHER	1	1	2
LAUNDRY MACHINE	1	2	2
		TOTAL	34

TOTAL W.S.F.U.	PIPE SIZE	WITH	METER SIZE
2-6	1/2"		5/8"
8-9	3/4"		5/8"
10-19	3/4"		3/4"
20-29	1"		3/4"
30-34	1"		1"
35-59	1 1/4"		1"
60-99	1 1/2"		1 1/2"
100-119	1 1/2"		2"
99+	2"		2"

WATER SUPPLY DIAGRAM

NO SCALE

NOTE:
1. PROVIDE A BACK FLOW PREVENTER IN WATER SYSTEM PER MANUFACTURERS RECOMMENDATIONS
2. PROVIDE A THERMAL EXPANSION DEVICE IN WATER SYSTEM PER MANUFACTURERS RECOMMENDATIONS
3. ALL WATER SUPPLY LINES TO BE "M" COPPER ABOVE GRADE
4. ALL WATER SUPPLY LINES TO BE "K" COPPER BELOW GRADE
5. 12" AIR CHAMBER AT EACH FIXTURE
6. 24" AIR CHAMBER AT EACH RISER
7. SHUT OFF VALVE AT EACH FIXTURE

FULL SIZE CLEANOUT SHALL BE LOCATED WITHIN FIVE (5) FEET OF THE BUILDING FOUNDATION, INSIDE OR OUTSIDE, IN DIRECT LINE WITH THE BUILDING DRAIN AND SEWER

ALL HAND-HELD SHOWER SPRAY UNITS SHALL HAVE AN AUTOMTIC VACUUM BREAKER INSTALLED ON THE HOSE SUPPLY FITTING CONFORMING TO ASSE 1014

ALL HAND-HELD SHOWER SPRAY UNITS SHALL HAVE AN AUTOMTIC VACUUM BREAKER INSTALLED ON THE HOSE SUPPLY FITTING CONFORMING TO ASSE 1014

A SHUTOFF VALVE AND CHECK VALVE SHALL BE INSTALLED ON THE 2" EJECTOR DISCHARGE PIPE
STORM SUMP BASIN SHALL BE INSTALLED WITH ITS TOP EDGE AT LEAST TWO (2") INCHES ABOVE FINISHED FLOOR

DRAINAGE AND VENT SYSTEM SHALL BE PRESSURE TESTED WITH WATER OR AIR.

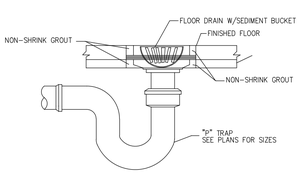
ALL SHOWER COMPARTMENTS AND SHOWER-BATH COMBINATIONS SHALL BE PROVIDED WITH AN AUTOMATIC SAFETY WATER MIXING DEVICE AND SHALL COMPLY WITH ANSI/ASSE 1016-1996 AND BE DESIGNED WITH A MAXIMUM HANDLE ROTATION LIMIT/STOP,OR COMPLY WITH ASSE 1017-1998. THE SAFETY WATER MIXING DEVICE SHALL BE ADJUSTED TO A MAXIMUM SETTING OF 115 DEG FAHRENHEIT AT THE TIME OF INSTALLATION.

THE WATER SERVICE AND BUILDING DRAIN OR BUILDING SEWER SHALL BE INSTALLED IN SEPARATE TRENCHES WITH A MINIMUM OF TEN FEET HORIZONTAL SEPARATION. WATER SERVICE LINE SHALL BE A MINIMUM OF FIVE (5') FEET IN DEPTH BELOW GRADE.

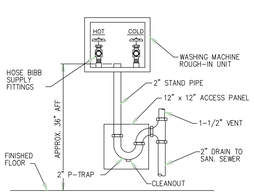
ALL EXPOSED HOT WATER PIPING SHALL BE INSULATED FROM THE WATER HEATER TO THE FIXTURES WITH A MINIMUM THERMAL RESISTANCE (R-VALUE) OF R-3 INSULATION

ALL EXPOSED HOT WATER PIPING SHALL BE INSULATED FROM THE WATER HEATER TO THE FIXTURES WITH A MINIMUM THERMAL RESISTANCE (R-VALUE) OF R-3 INSULATION

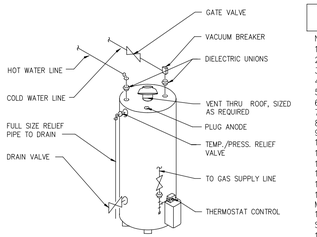
PLUMBING INSPECTOR SHALL FIELD VERIFY THE DRAIN,WASTE,VENT AND WATER DISTRIBUTION SYSTEM SHALL BE PROPERLY SIZED IN ACCORDANCE WITH THE APPROPRIATE TABLES FOUND IN 890. APPENDIX A



FLOOR DRAIN DETAIL



WASHING MACHINE HOOK-UP DETAIL



WATER HEATER DETAIL

PLUMBING NOTES

NOTE:
1. PROVIDE A BACK FLOW PREVENTER IN WATER SYSTEM PER MANUFACTURER'S RECOMMENDATIONS.
2. PROVIDE A THERMAL EXPANSION DEVICE IN WATER SYSTEM PER MANUFACTURER'S RECOMMENDATIONS.
3. ALL WATER SUPPLY LINES TO BE "M" COPPER ABOVE GRADE.
4. ALL WATER SUPPLY LINES TO BE "K" COPPER BELOW GRADE.
5. 12" AIR CHAMBER AT EACH FIXTURE.
6. 24" AIR CHAMBER AT EACH RISER.
7. SHUT OFF VALVE AT EACH FIXTURE.
8. FULL SIZE CLEANOUT SHALL BE LOCATED WITHIN FIVE (5) FEET OF THE BUILDING FOUNDATION, INSIDE OR OUTSIDE, IN DIRECT LINE WITH THE BUILDING DRAIN AND SEWER.
9. ALL HAND-HELD SHOWER SPRAY UNITS SHALL HAVE AN AUTOMATIC VACUUM BREAKER INSTALLED ON THE HOSE SUPPLY FITTING CONFORMING TO ASSE 1014.
10. ALL HAND-HELD SHOWER SPRAY UNITS SHALL HAVE AN AUTOMATIC VACUUM BREAKER INSTALLED ON THE HOSE SUPPLY FITTING CONFORMING TO ASSE 1014.
11. A SHUTOFF VALVE AND CHECK VALVE SHALL BE INSTALLED ON THE 2" EJECTOR DISCHARGE PIPE.
12. STORM SUMP BASIN SHALL BE INSTALLED WITH ITS TOP EDGE AT LEAST TWO (2") INCHES ABOVE FINISHED FLOOR.
13. DRAINAGE AND VENT SYSTEM SHALL BE PRESSURE TESTED WITH WATER OR AIR.
14. ALL SHOWER COMPARTMENTS AND SHOWER-BATH COMBINATIONS SHALL BE PROVIDED WITH AN AUTOMATIC SAFETY WATER MIXING DEVICE AND SHALL COMPLY WITH ANSI/ASSE 1016-1996 AND BE DESIGNED WITH A MAXIMUM HANDLE ROTATION LIMIT/STOP,OR COMPLY WITH ASSE 1017-1998. THE SAFETY WATER MIXING DEVICE SHALL BE ADJUSTED TO A MAXIMUM SETTING OF 115 DEG FAHRENHEIT AT THE TIME OF INSTALLATION.
15. THE WATER SERVICE AND BUILDING DRAIN OR BUILDING SEWER SHALL BE INSTALLED IN SEPARATE TRENCHES WITH A MINIMUM OF TEN FEET HORIZONTAL SEPARATION. WATER SERVICE LINE SHALL BE A MINIMUM OF FIVE (5') FEET IN DEPTH BELOW GRADE.
16. ALL EXPOSED HOT WATER PIPING SHALL BE INSULATED FROM THE WATER HEATER TO THE FIXTURES WITH A MINIMUM THERMAL RESISTANCE (R-VALUE) OF R-3 INSULATION.
17. ALL EXPOSED HOT WATER PIPING SHALL BE INSULATED FROM THE WATER HEATER TO THE FIXTURES WITH A MINIMUM THERMAL RESISTANCE (R-VALUE) OF R-3 INSULATION.
18. PLUMBING INSPECTOR SHALL FIELD VERIFY THE DRAIN,WASTE,VENT AND WATER DISTRIBUTION SYSTEM SHALL BE PROPERLY SIZED IN ACCORDANCE WITH THE APPROPRIATE TABLES FOUND IN 890. APPENDIX A.

MOISTURE AND AIR SEALING NOTES

1. FIBER-CEMENT OR GLASS MAT GYPSUM BACKERS BE INSTALLED AS BACKERS FOR WALL TILE APPLIED IN TUB / SHOWER AREAS AND WALL PANELS IN SHOWER AREAS WHICH ARE IN DIRECT CONTACT WITH WATER OR HIGH HUMIDITY.

ADVANCED AIR SEALING OPTIONAL
1. BOTTOM PLATES CAULKED OR GASKETED TO SUBFLOOR
2. RIM JOISTS CAULKED TO PLATES AND SUBFLOOR
3. JOINTS BETWEEN RIMJOIST AND MEMBERS TO ALSO BE CAULKED
4. DRYWALL CAULKED OR GLUED TO TOP AND BOTTOM PLATES ON EXTERIOR WALLS
5. DRYWALL CAULKED TO CORNERS OR GLUED TO INTERIOR PARTITION STUDS ON EXTERIOR WALLS
6. FOAM/SEAL ALL PENETRATIONS IN EXTERIOR WALLS, FLOORS, AND CEILINGS TO GARAGES AND CRAWL SPACES
7. SEAL ALL PENETRATIONS IN FLOOR AND PLATE AREAS FROM PLUMBING, HEATING, AND ELECTRICAL WORK
8. SEAL ALL ATTIC BYPASSES PRIOR TO ATTIC INSULATION. BYPASSES SHOULD BE SEALED WITH FOAM OR CAULK. ATTIC BYPASSES INCLUDED OPENINGS AROUND CHIMNEYS, FLUES, AND SOIL STACKS. OTHER BYPASSES INCLUDE JOINTS AROUND FAN HOUSINGS, CONDUIT PENETRATIONS, AND JUNCTION BOXED. INSULATE AND AIR SEAL ATTIC HATCHES

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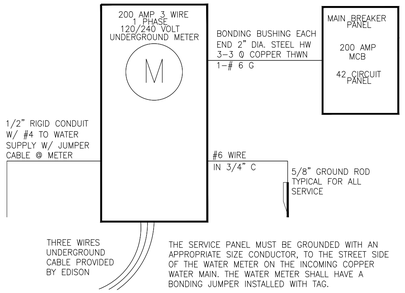
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ELECTRICAL NOTES

1. ALL WORK SHALL COMPLY WITH APPLICABLE LOCAL ELECTRICAL, BUILDING AND FIRE CODES, APPLICABLE FEDERAL AND STATE REGULATIONS.
2. COMPLY WITH THE GOVERNING EDITION OF THE 'NATIONAL ELECTRICAL CODE'.
3. LAYOUT IS DIAGRAMMATIC AND CONTRACTOR SHALL INSTALL EQUIPMENT TO MEET THE FIELD CONDITIONS
4. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND INSPECTION FEES AS REQUIRED FOR HIS PORTION OF THE WORK
5. CONTRACTOR SHALL GUARANTEE ALL WORK FOR A PERIOD OF ONE YEAR FROM DATE OF FINAL COMPLETION.
6. CONTRACTOR SHALL COORDINATE ALL WORK WITH THE RESPECTIVE TRADES AND VERIFY LOCATIONS FROM THE ARCHITECTURAL DRAWINGS, FIELD MEASUREMENTS AND SUPPLIER SHOP DRAWINGS.
7. CONTRACTOR SHALL VISIT SITE TO DETERMINE THE FULL EXTENT OF THE WORK AND FACILITY LOCATIONS AND VERIFY WITH THE LOCAL GOVERNING BODIES.
8. CONTRACTOR SHALL FURNISH SHOP DRAWINGS ON ALL EQUIPMENT AND FIXTURES TO ENGINEER FOR REVIEW; QUALITY AS PER GENERAL PROVISIONS.
9. CONTRACTOR SHALL CHECK ALL DRAWINGS AND SPECIFICATIONS OF OTHER TRADES AND INCLUDE IN HIS BID ANY ADDITIONAL WORK REQUIRED BY THIS TRADE.
10. ALL EXISTING CONDITIONS MUST BE VERIFIED AT THE PROJECT SITE BY THE CONTRACTOR. THE CONTRACTOR IS REQUIRED TO MAKE ANY AND ALL PROVISIONS NECESSARY TO ADAPT THE NEW WORK TO EXISTING CONDITIONS. ALL SUCH ADAPTATION MUST BE REVIEWED BY THE ENGINEER AND MUST BE MADE AT NO ADDITIONAL COST TO THE OWNER.
11. THE CONTRACTOR SHALL AVOID ALL STRUCTURAL SUPPORT MEMBERS. RELOCATE EQUIPMENT AS NECESSITATED BY FIELD CONDITIONS, FROM WHERE SHOWN DRAWINGS. CUTTING SHALL ONLY BE DONE AFTER OBTAINING ARCHITECT'S REVIEW.
12. CIRCUIT NUMBERS GIVEN ON DRAWINGS ARE FOR CIRCUIT IDENTIFICATION ONLY. THE CONTRACTOR SHALL INSTALL CIRCUITRY AS GOVERNED BY FIELD CONDITIONS. HE SHALL KEEP A TYPED RECORD CORRELATING GIVEN AND ACTUAL CIRCUIT NUMBERS AND RECORD THIS INFORMATION ON THE PANEL DIRECTORIES.
13. THE CONTRACTOR SHALL COORDINATE HIS WORK WITH THAT OF THE OTHER CONTRACTORS AND WITH THE EXISTING JOB SITE CONDITIONS. HE SHALL RELOCATE EQUIPMENT AS REQUIRED TO AVOID CONFLICT WITH OTHER TRADES. ALL DEVIATIONS SHALL BE APPROVED BY THE ENGINEER BEFORE EXECUTION OF WORK.
14. USE COPPER WIRE ONLY.
15. CONDUCTORS SHALL BE COPPER, MINIMUM #14 A.W.G. WITH TYPE THWN INSULATION.
16. NO LIVE SERVICE ENTRANCE CONDUCTOR SHALL EXTEND OVER FIVE FEET WITHIN BUILDING WITHOUT A MAIN DISCONNECT AT METER.
17. ALL LOW VOLTAGE IS REQUIRED TO BE IN AN APPROVED RACEWAY.
18. RACEWAY FITTINGS SHALL BE GALVANIZED STEEL, CODE APPROVED TYPE.
19. ALL WIRING SHALL BE INSTALLED IN RIGID METALLIC TUBING.
20. MIN. SIZE OF CONDUCTORS FOR FEEDERS AND BRANCH CIRCUIT SHALL BE NO. 14 COPPER. ALL CONDUCTORS USED FOR FEEDERS AND BRANCH CIRCUITS MUST BE COPPER.
21. ALL BRANCH CIRCUITS SHALL BE GROUPED INTO PHASE BALANCED MULTIPLE CIRCUITS HOMERUNS. A MAXIMUM OF 6 CIRCUITS PER SINGLE HOMERUN.
22. THE ELECTRICAL CONTRACTOR SHALL PROVIDE A COMPLETE CONDUCTOR AND RACEWAY SYSTEM FOR ALL CIRCUIT DEVICES INDICATED ON THE PLANS EVEN THOUGH NOT DELINEATED.
23. WIRES FOR BRANCH CIRCUITS THAT EXCEED 75' IN LENGTH FROM PANEL TO CENTER OF LOAD SHALL NOT BE SMALLER THAN #10 AWG.
24. INSTALLATION OF ALL LIGHTING FIXTURES SHALL INCLUDE ALL NECESSARY CONDUIT (SOLID OR FLEXIBLE), WIRING, JUNCTION BOXED, ETC., FOR CIRCUIT DEVICES.
25. ALL CIRCUITRY TO BE RUN CONCEALED UNLESS OTHERWISE INDICATED.
26. MATERIAL AND EQUIPMENT SHALL MATCH BUILDING STANDARD UNLESS NOTED OTHERWISE.
27. ALL BRANCH CIRCUITRY EXTENDING FROM ONE WALL OUTLET JUNCTION BOX TO ANOTHER SHALL NOT BE ROUTED HORIZONTALLY IN THE WALL CAVITY. THE BRANCH CIRCUITRY SHALL BE ROUTED VERTICALLY DOWN INTO THE UNCTION BOX, VERTICALLY OUT OF THE UNCTION BOX AND THEN RUN HORIZONTALLY THROUGH THE CEILING CAVITY AT A MINIMUM OF 3" ABOVE THE PARTITION CONSTRUCTION TO THE NEXT WALL OUTLET LOCATION, SEE BELOW.
28. ALL BRANCH CIRCUITS THAT SUPPLY 125-VOLT, SINGLE PHASE, 15- AND 20-AMPERE RECEPTACLE OUTLETS INSTALLED IN DWELLING UNIT BEDROOMS SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER(S).
29. ALL SUBCONTRACTORS SHALL PROVIDE FIRE-STOPPING EQUAL IN RATING TO THE FLOOR/CEILING AND WALL ASSEMBLIES THROUGH WHICH PENETRATIONS ARE MADE. THE GENERAL CONTRACTOR SHALL ENSURE FIRE-STOPPING IS INCLUDED IN ALL SUBCONTRACTOR'S SCOPE OF WORK.
30. BOXES IN CEILINGS SHALL BE CAPABLE OF SUPPORTING FANS IN ACCORDANCE WITH 314.27 (A) AND (D) AND 422.18.
31. INSTALL SEPARATE 20AMP BRANCH CIRCUITS FOR THE LAUNDRY AND BATHROOM OUTLET LOADS.
32. ALL RESIDENTIAL UNITS TO BE EQUIPPED WITH A CARBON MONOXIDE DETECTOR WITHIN THEN FEET OF EVERY ROOM USED FOR SLEEPING. THE CARBON MONOXIDE DETECTOR SHALL BE HARDWIRED WITH BATTERY BACK-UP.
33. INSTALL SEPARATE 20AMP BRANCH CIRCUITS FOR THE SMALL APPLIANCE.
34. ALL RECEPTACLES TO BE TAMPER-RESISTANT RECEPTACLES.
35. ALL RECEPTACLES INSTALLED WITHIN 6 FEET OF THE OUTSIDE EDGE OF THE SINK MUST BE GFCI
36. ANY RECEPTACLES FOR GARAGE DOOR OPENERS SHALL BE INSTALLED WITH GROUND-FAULT CIRCUIT-INTERRUPTER PROTECTION
37. PROVIDE 'GFI' (GROUND FAULT INTERRUPTER) PROTECTION FOR ALL BATHROOMS AND ALL OTHER DAMP AREAS.
31. SWITCHES WITHIN 5' OF EDGE OF TUB OR SHOWERS ARE REQUIRED TO BE GFCI PROTECTED.
32. ALL SWITCHES IN BATHROOMS TO BE ON 'GFI' PROTECTED CIRCUITS.
33. IF THE MASTER BATH TUB IS A WHIRLPOOL TUB, ALL METAL PIPING SYSTEMS, METAL PARTS OF THE ELEC. EQUIP., AND PUMP MOTORS ASSOC. WITH THE WHIRLPOOL TUB SHALL BE BONDED TOGETHER USING A COPPER BONDING JUMPER NO SMALLER THAN A NO.8 SOLID CONDUCTOR.
34. THE WHIRLPOOL TUB AND ITS ELECTRICAL COMPONENTS SHALL BE GFCI PROTECTED. ALL WHIRLPOOL TUB/SPAS TO BE ON SEPARATE 'GFI' PROTECTED CIRCUITS.
35. ELECTRICAL OUTLETS IN BASEMENT TO BE 'GFI' PROTECTED.
36. 110 V. INTERCONNECTED SMOKE DETECTORS MUST BE INSTALLED IN BASEMENT, FIRST, SECOND FLOORS AND IN ALL SLEEPING ROOMS. THE SMOKE DETECTOR SHALL BE HARDWIRED WITH BATTERY BACK-UP.
37. INSTALL 'C.O.' AS REQUIRED BY LOCAL CODES.
38. ALL RECEPTACLES INSTALLED IN SLEEPING ROOMS TO BE PROTECTED BY AN 'ARC FAULT' INTERRUPTER.
39. THE FOLLOWING ADDITIONAL SEPARATE BRANCH CIRCUITS SHALL BE REQUIRED AS NEEDED:
A. CENTRAL AIR CONDITIONING SYSTEM.
B. ELECTRIC RANGE.
C. BUILT-IN MICROWAVE OVEN.
D. THROUGH WALL AIR CONDITIONERS & HEATING UNITS.
E. MOTORS OF 1/2 HORSEPOWER OR LARGER.
F. ELECTRIC WATER HEATERS.
G. ELECTRIC DRYERS - 240 VOLT, MIN. NO. 10 WIRE WITH 'L' SHAPED RECTANGLE.
H. SUMP PUMP.
I. SANITARY EJECTOR PUMP.
J. CENTRAL VACUUM SYSTEM.
48. ALL EXTERIOR GFCI OUTLETS SHALL HAVE IN-USE COVERS AND BE G.F.I.
49. MIN. ONE EXTERIOR OUTLET TO BE WITHIN 6'-0" OF GRADE.
50. EJECTOR PIT TO BE ON DEDICATED CIRCUIT.
51. ALL 120-VOLT, SINGLE PHASE, 15 AND 20 AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNITS: FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER COMBINATION-TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT.
52. INTERMITTENT EXHAUST SYSTEMS IN BATHROOMS AND TOILET ROOMS SHALL COMPLY WITH R403.6.2(3.210.6.3) CONTROLS SHALL INCLUDE ONE OF THE FOLLOWING
52.1. A TIMER CONTROL WITH DELAY SETPOINTS THAT AUTOMATICALLY TURN OFF THE EXHAUST WHEN THE SELECTED SETPOINT IS REACHED. NO FEWER THAN ONE DELAY-OFF SETPOINT SHALL BE 30 MINUTES OR LESS
52.2. AN OCCUPANT SENSOR CONTROL WITH DELAY SETPOINTS THAT AUTOMATICALLY TURN OFF THE EXHAUST WHEN THE SELECTED SETPOINT IS REACHED. NO FEWER THAN ONE DELAY-OFF SETPOINT SHALL BE 30 MINUTES OR LESS
52.3. A HUMIDITY CONTROL WITH AN ADJUSTABLE SEPOINT BETWEEN 50% OR MROE AND 80% OR LESS RELATIVE HUMIDITY THAT AUTOMATICALLY TURNS OFF EXHAUST FANS WHEN THE SELECTED SETPOINT IS REACHED
52.4. A CONTAMINANT CONTROL THE RESPONDS TO A PARTICLE OR GASEOUS CONCENTRATION AND AUTOMATICALLY TURNS OFF EXHAUST FANS WHEN A DESIGN SETPOINT IS REACHED
53. ALL PERMANENTLY INSTALLED LIGHTING FIXTURES, EXCLUDING KITCHEN APPLIANCE LIGHTING FIXTURES, SHALL CONTAIN HIGH-EFFICACY LIGHTING SOURCES WITH AN EFFICACY OF NOT LESS THAN 45 LUMENS PER WATT OR SHALL CONTAIN LAMPS CAPABLE OF OPERATION WITH AN EFFICACY OF NOT LESS THAN 65 LUMENS PER WATT (R404.1)
54. PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE CONTROLLED WITH EITHER A MANUAL DIMMER, OCCUPANT SENSOR CONTROL, OR OTHER CONTROL THAT IS INSTALLED OR BUILT INTO THE FIXTURE THAT AUTOMATICALLY TURNS OFF THE LIGHT WITHIN 20 MINUTES AFTER ALL OCCUPANTS HAVE LEFT THE SPACE AND SHALL INCORPORATE A MANUAL CONTROL TO ALLOW OCCUPANTS TO TURN THE LIGHTS ON AND OFF.
55. WHERE PERMANENTLY INSTALLED EXTERIOR LIGHTING TOTALING MORE THAN 30WATTS IS INSTALLED, FIXTURES SHALL HAVE AUTOMATIC SHUTOFFS WHEN DAYLIGHT IS PRESENT.
56. ALL CLOSET LIGHTS SHALL BE:
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.
56. A MINIMUM OF ONE THERMOSTAT SHALL BE PROVIDED FOR EACH SEPARATE HEATING AND COOLING SYSTEM. PROGRAMMABLE THERMOSTAT.
57. WHERE THE PRIMARY HEATING IS FORCED-AIR FURNACE, AT LEAST ONE PROGRAMMABLE THERMOSTAT IS REQUIRED TO MAINTAIN ZONE TEMPERATURES DOWN TO 55 F OR UP TO 85 F. THE THERMOSTAT SHALL INITIALLY BE PROGRAMMED WITH A HEATING TEMPERATURE SET POINT NO HIGHER THAN 70 F AND A COOLING TEMPERATURE SET POINT NO LOWER THAN 78 F.
58. ALL CAN LIGHTS TO BE: IC-RATED AND LABELED AS ASTM E 283 WHEN TESTED AT 1.57 PSF PRESSURE DIFFERENTIAL WITH NO MORE THAN 2.0 CFM OF AIR MOVEMENT FROM THE CONDITIONED SPACE TO THE CEILING CAVITY SEALED WITH A GASKET OR CAULKED BETWEEN THE HOUSING AND THE INTERIOR WALL OR CEILING COVERING.
59. GROUND FAULT CIRCUIT INTERRUPTER PROTECTION FOR RECEPTACLES IN THE FOLLOWING LOCATIONS: BATHROOMS, GARAGE, EXTERIOR, BASEMENT, KITCHEN COUNTERTOP RECEPTACLES WITHIN 6 FEET OF THE OUTSIDE EDGE OF A WET BAR SINK
60. RECESSED LIGHTS IN CEILING ARE NOT TO PENETRATE ATTIC SPACE (TYP.). PROVIDE AIR-TIGHT TRIM KIT ABOVE SHOWERS AND TUBS.
61. ELECTRICAL RECEPTACLES SHALL BE LOCATED EVERY 12'-0" ALONG A CONTINUOUS WALL AND NO MORE THAN 6'-0" FROM A WALL'S TERMINUS.
62. GFI RECEPTACLE SHALL BE INSTALLED IN THE KITCHEN SO THAT NO POINT ALONG THE WALL COUNTER IS MORE THAN 24" HORIZONTALLY FROM A RECEPTACLE OUTLET.
63. TAMPER-PROOF RECEPTACLES REQUIRED IN ALL LOCATIONS BENEATH 5FT A.F.F. OR AS PER NEC 406.
68. COMBUSTIBLE INSULATION SHALL BE SEPARATED NOT LESS THAN THREE INCH (3") FROM RECESSED LUMINARIES, FAN MOTORS AND OTHER HEAT-PRODUCING DEVICES.
69. ALL KITCHENS TO BE PROVIDED WITH MIN 100 CFM INTERMITTENT OR 25CFM CONTINUOUS LOCAL EXHAUST
70. ALL BATHROOMS/TOILET ROOMS TO BE PROVIDED WITH 50CFM OR 20CFM CONTINUOUS LOCAL EXHAUST
71. ALL EXTERIOR LIGHTING SHALL COMPLY WITH 2024 IECC SECTION 404.1 MAXIMUM LIGHTING ALLOWANCES

ELECTRICAL PANEL DIAGRAM - 200 AMP

ELECTRICAL SERVICE MUST ENTER BUILDING ON THE REAR ELEVATION. TRENCHING OF ELECTRICAL SERVICES UNDERGROUND SHALL BE ALONG THE LOT LINES.



THE SERVICE PANEL MUST BE GROUNDED WITH AN APPROPRIATE SIZE CONDUCTOR, TO THE STREET SIDE OF THE WATER METER ON THE INCOMING COPPER WATER MAIN. THE WATER METER SHALL HAVE A BONDING JUMPER INSTALLED WITH TAG.

ELECTRICAL SYMBOLS

- SINGLE POLE TOGGLE SWITCH
- THREE POLE TOGGLE SWITCH
- DUPLEX RECEPTACLE AT 12" A.F.F. UNLESS OTHERWISE NOTED.
- DUPLEX RECEPTACLE AT 12" A.F.F. UNLESS OTHERWISE NOTED, ONE SIDE SWITCHED.
- DIMMER SWITCH
- CONDUIT RUN CONCEALED ABOVE CEILING
- R RECESSED LIGHT FIXTURE
- EB 4" DIA. EYE-BALL RECESSED LIGHT FIXTURE
- CEILING LIGHT FIXTURE
- WALL MOUNTED LIGHT FIXTURE
- WALL MOUNTED LIGHT SCONCE FIXTURE
- P/C FLUORESCENT LIGHT FIXTURE ON P/C OR SWITCH
- CEILING EXHAUST FAN PER OWNER/ CONTRACTOR. VENT DIRECTLY TO OUTSIDE. PROVIDE A MIN. OF R5 VALUE INSULATED DUCT WORK FOR EXHAUST FANS IN UNHEATED ATTIC SPACE
- MOTOR
- S SMOKE DETECTOR, ALL SMOKE DETECTORS TO BE WIRED IN SERIES WITH BATTERY BACKUP
- S|C SMOKE DETECTOR/CARBON MONOXIDE DETECTOR COMBINATION SMOKE ALARMS AND CARBON MONOXIDE DETECTORS ARE NOT PERMITTED
- J CEILING FAN JUNCTION BOX CAPPED
- DC DOOR CHIME
- T THERMOSTAT
- PHONE
- TELEVISION

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.
3. PROVIDE ARC. FAULT PROTECTION IN ALL BEDROOMS PER N.E.C. CURRENT
4. ALL CEILING OUTLET ELEC. BOXES SHALL BE CAPABLE OF SUPPORTING CEILING FANS
5. 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 NO. 8 SOLID

INTERIOR LIGHTING CONTROLS SHALL COMPLY WITH IECC R404.2. PERMANENTLY INSTALLED LUMINARES IN HABITABLE SPACES SHALL BE CONTROLLED BY MANUAL DIMMERS OR AUTOMATIC SHUTOFF CONTROLS. LIGHTING IN GARAGES, UNFINISHED BASEMENTS, LAUNDRY ROOMS, AND UTILITY ROOMS SHALL BE CONTROLLED BY OCCUPANCY SENSORS, VACANCY SENSORS, OR TIMERS WITH AUTOMATIC SHUTOFF WITHIN 20 MINUTES.

FOR THE BATHROOMS AND TOILET ROOMS, INTERMITTENT CONTROLS FOR THE EXHAUST FANS SHALL BE PROVIDED. MANUAL CONTROLS SHALL NOT BE PERMITTED. THESE CONTROLS CAN UTILIZE TIMERS, OCCUPANCY SENSORS, HUMIDITY CONTROLS, OR CONTAMINANT CONTROLS. FOR THE TIMERS AND OCCUPANCY CONTROLS, A DESIGNATED DELAY-OFF SETPOINT SHALL BE PROVIDED THAT SHALL SHUT OFF THE EXHAUST FANS WITHIN THIRTY MINUTES (30 MIN.)

LIGHT & VENTILATION SCHEDULE

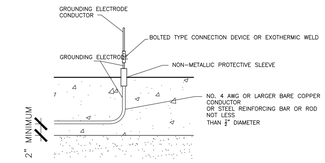
ROOM NO.	ROOM NAME	FLOOR AREA	REQUIREMENTS NATURAL LIGHT & VENT (SF) SEE WINDOW SHEDULE: LIGHT AREA	REQUIREMENTS NATURAL LIGHT & VENT (SF) SEE WINDOW SHEDULE: VENT AREA	ACTUAL PROVIDED NATURAL LIGHT & VENT (SF): LIGHT AREA	ACTUAL PROVIDED NATURAL LIGHT & VENT (SF): VENT AREA	(RO) RELIEF OPENINGS REQ'M'TS: AREA OF DUCT (SF)	(RO) RELIEF OPENINGS REQ'M'TS: FREE AREA OF GRILLE (SF)	EQUIPMENT: TAG OF EQUIPMENT SUPPLYING AIR TO THE ROOM	EQUIPMENT: TAG OF EQUIPMENT EXHAUSTING AIR TO THE ROOM
101	LIVING	149	11.9	6.0	23.81	26.27	NA	NA	FAU-1	NA
102	FAMILY	226	18.1	9.0	46.35	52.26	NA	NA	FAU-1	NA
103	DINETTE	171	13.7	6.8	35.92	35.92	NA	NA	FAU-1	NA
104	KITCHEN	217	17.4	8.7	26.37	27.34	NA	NA	FAU-1	NA
201	MASTER BEDROOM	257	20.6	10.3	33.09	36.59	NA	NA	FAU-1	NA
202	BEDROOM 2	155	12.4	6.2	22.06	24.39	NA	NA	FAU-1	NA
203	BEDROOM 3	170	13.6	6.8	22.06	24.39	NA	NA	FAU-1	NA
204	BEDROOM 4	166	13.3	6.6	22.06	24.39	NA	NA	FAU-1	NA
001	BASEMENT	1067	21.3	21.3	32.00	32.00	NA	NA	FAU-1	NA

WHOLE-HOUSE VENTILATION

DWELLING UNIT FLOOR AREA	NUMBER OF BEDROOMS 0 - 1	2 - 3	4 - 5	6 - 7	>7
	AIRFLOW IN CFM				
< 1,500 S.F.	30	45	60	75	90
1,501 - 3,000 S.F.	45	60	75	90	105
3,001 - 4,500 S.F.	60	75	90	105	120
4,501 - 6,000 S.F.	75	90	105	120	135
6,001 - 7,500 S.F.	90	105	120	135	150
> 7,500 S.F.	105	120	135	150	165

RUN-TIME PERCENT IN EACH 4-HOUR SEGMENT	25%	33%	50%	66%	75%	100%
FACTOR	4	3	2	1.5	1.3	1

A. FOR VENTILATION SYSTEM RUN-TIME VALUES BETWEEN THOSE GIVEN, THE FACTORS ARE PERMITTED TO BE DETERMINED BY INTERPOLATION
B. EXTRAPOLATION BEYOND THE TABLE IS PROHIBITED



GROUNDING ELECTRODE
DESIGN PER NEC SECTION 250.52
SCALE: N.T.S.

AN ELECTRODE ENCASED BY AT LEAST 50MM (2") OF CONCRETE, LOCATED WITHIN AND NEAR THE BOTTOM OF A CONCRETE FOUNDATION OR FOOTING THAT IS IN DIRECT CONTACT WITH THE EARTH, CONSISTING OF AT LEAST 6.0 M (20') OF ONE OR MORE BARE OR ZINC GALVANIZED OR OTHER ELECTRICALLY CONDUCTIVE COATED STEEL REINFORCING BARS OR RODS OF FOUR OR MORE TURNS NOT LESS THAN 0.5 M DIAMETER, OR

CONCRETE ENCASED BARE COPPER CONDUCTOR NOT SMALLER THAN 4 AWG SOLID OR STRANDED OR EQUIVALENT SIZE OF OTHER APPROVED ELECTRODES SHALL BE PERMITTED TO BE BONDED TOGETHER BY AT LEAST ONE CONDUCTOR OF THE GROUNDING ELECTRODE SYSTEM.

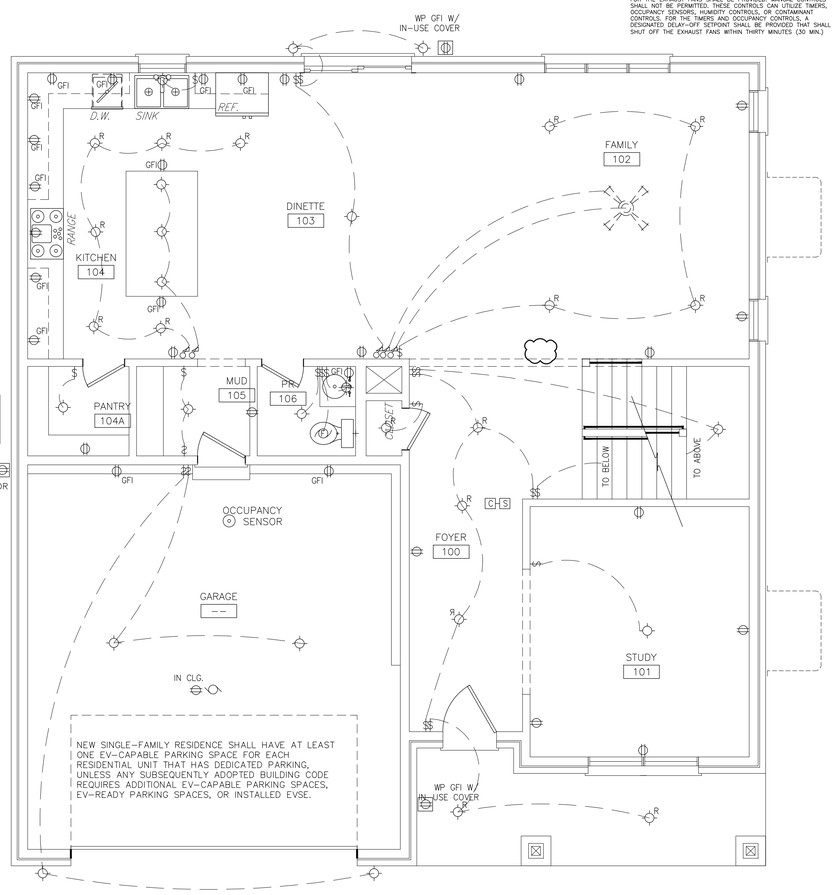
GALVANIZED STEEL OR EQUIVALENT CORROSION RESISTANCE WITH DIAMETER OF NOT LESS THAN 16 MM (5/8") OR EQUIVALENT STEEL TIE WIRES OR OTHER EFFECTIVE MEANS.

STEEL REINFORCING BARS SHALL BE PERMITTED TO BE BONDED TOGETHER BY THE USE OF TIE WIRES OR OTHER EFFECTIVE MEANS.

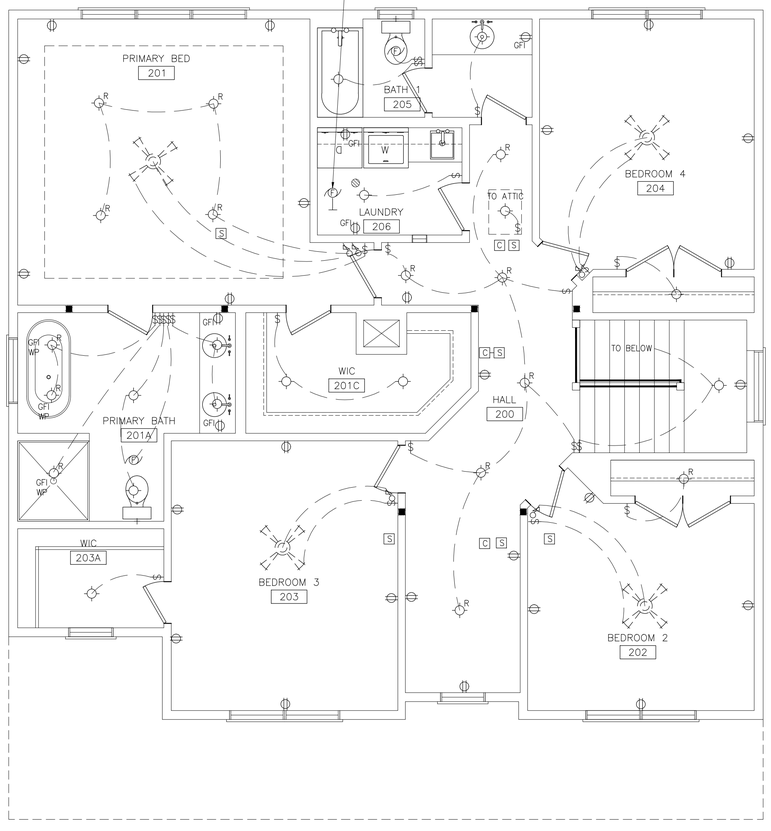
CONTINUOUS PANASONIC WHISPERGREEN SELECT FV-0511VQ1 DUCTED FAN RATED AT 50-80-110 CFM OR SIMILAR WITH EASY 50 SETTING, SONE RATING OF NOT GREATER THAN 0.5 INSTALLED ABOVE DRYWALL CEILING. FAN SHALL BE TESTED AND DOCUMENTED BY A QUALIFIED AGENCY WITH 1ST AND ELECTRICAL SERVICE PROVIDE LABEL LISTING AIRFLOW RATE. MINIMUM #4 COPPER WIRE

INSPECTION SHALL FIELD VERIFY SMOKE DETECTOR IN PRIMARY BEDROOM IS AT LEAST 3 FEET (914 MM) FROM THE DUCTED FAN HOUSE FAN IS ACTIVATED.

PROVIDE ONE (1) WEATHERPROOF GFCI-PROTECTED 125V RECEPTACLE WITHIN 25 FEET OF THE EXTERIOR AIR-CONDITIONING UNIT IN ACCORDANCE WITH NEC 210.63.



FIRST FLOOR ELECTRIC PLAN 1/4"=1'-0"



SECOND FLOOR ELECTRIC PLAN 1/4"=1'-0"

IJM ARCHITECTS
14315 West ave.
Orland Park IL. 60462
o: 708-469-7674
p: 708-404-4451

SINGLE FAMILY HOME
BRAILYNN POINTE
LOT 1
TINLEY PARK IL.

PROJECT

A-1.0	EXTERIOR ELEVATIONS
A-1.1	EXTERIOR ELEVATIONS
A-2.0	FOUNDATION PLAN
A-2.1	FIRST FLOOR PLAN
A-2.2	SECOND FLOOR PLAN
A-3.0	SECTIONS + DIAGRAMS
E-1.0	ELECTRICAL PLANS

SEAL:
LICENSED ARCHITECT
IAN JAMES
Mc DONNELL
001-020866
STATE OF ILLINOIS

EXP DATE:
ISSUE

DATE
4.29.2026

JOB#
2026-57

SHEET
E-1.0

GENERAL NOTES

1. INCLUDED AS PART OF THESE DOCUMENTS IS THE "GENERAL CONDITIONS FOR CONSTRUCTION", AIA DOCUMENT A–201, ARTICLE 1 THRU 14 INCLUSIVE.
2. GENERAL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH ALL CITY, STATE AND NATIONAL CODES AND ORDINANCES.
3. MAINTAIN THROUGHOUT THE CONSTRUCTION PERIOD, A CERTIFICATE OF INSURANCE FOR ALL LIABILITIES, WITH A HOLD HARMLESS CLAUSE, PROTECTING THE OWNER AND ARCHITECT.
4. ALL WORK SHALL COMPLY WITH THE REQUIREMENTS, POLICIES AND PROCEDURES OF THE OWNER.
5. ALL WORK SHALL BE OF THE HIGHEST QUALITY FOLLOWING THE CONTRACT DOCUMENTS, PROJECT SPECIFICATIONS AND RECOMMENDATIONS, AND THE BEST ACCEPTED TRADE PRACTICES AND STANDARDS.
6. THESE DRAWINGS INDICATE THE GENERAL SCOPE OF THE PROJECT IN TERMS OF THE ARCHITECTURAL DESIGN CONCEPT, DIMENSIONS, MAJOR ELEMENTS AND MATERIALS. THESE DRAWINGS DO NOT NECESSARILY INDICATE OR DESCRIBE ALL WORK REQUIRED FOR THE FULL COMPLETION OF THE PROJECT. THE GENERAL CONTRACTOR AND HIS SUBCONTRACTOR SHALL FURNISH ALL OF THOSE ITEMS AND LABOR REQUIRED FOR THE FULL COMPLETION OF THIS PROJECT. ACCEPTANCE BY THE OWNER SHALL BE CONDITIONS OF THE CONTRACT.
7. THE CONTRACTOR SHALL INVESTIGATE, VERIFY AND BE RESPONDISIBLE FOR ALL REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY CONDITIONS CONTRARY TO THE CONSTRUCTION DOCUMENTS THAT REQUIRE MODIFICATION BEFORE PROCEEDING WITH THE WORK.
8. THE CONTRACTOR SHALL PROTECT ALL EXISTING SITE ELEMENTS FROM DAMAGE DUE TO THE CONSTRUCTION OPERATION, AND REPAIR OR REPLACE ANY ELEMENTS DAMAGED DURING THE PROJECT.
9. DRAWINGS AND SPECIFICATIONS ARE TO BE ISSUED TO THE SUBCONTRACTORS IN COMPLETE SETS SO THAT THE FULL EXTENT OF WORK IS SHOWN AND COORDINATION OF WORK IS MADE POSSIBLE.
10. THE CONTRACTOR SHALL DEFEND, INDEMNIFY, KEEP AND SAVE HARMLESS THE BUILDING OWNER AND ARCHITECT AND THEIR REPRESENTATIVES, AGENTS AND EMPLOYEES IN BOTH INDIVIDUAL AND OFFICIAL CAPACITIES, AGAINST ALL SUITS, CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING ATTORNEY'S FEES, CAUSED BY, GROWING OUT OF OR INCIDENTAL TO THE PERFORMANCE OF THE WORK UNDER THE CONTRACT BY THE CONTRACTOR OR ITS SUBCONTRACTORS TO THE FULL EXTENT AS ALLOWED BY THE STATE OF ILLINOIS AND NOT BEYOND ANY EXTENT WHICH WOULD RENDER THESE PROVISIONS VOID OR UNENFORCEABLE.

11. THE CONTRACTOR MUST CHECK ALL DIMENSIONS, DETAILS, AND JOBSITE CONDITIONS AND BE RESPONSIBLE FOR THEM. THIS ARCHITECTURAL FIRM SHALL NOT BE HELD RESPONSIBLE FOR CONSTRUCTION METHODS OR MEANS BY THE CONTRACTOR AND OR ANY SUBCONTRACTOR AND THEIR TRADESMAN.
12. 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 IMMEDIATELY. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY.
13. THE ARCHITECT WILL NOT SUPERVISE CONSTRUCTION. ANY DISCREPANCIES OR QUESTIONS ABOUT THE PLANS SHALL BE WRITTEN IN WRITING TO THE ARCHITECT. THE ARCHITECT SHALL BE NOTIFIED IN WRITING OF ANY FIELD CHANGES. THE ARCHITECT HAS NO STOP WORK AUTHORITY. ANY SITE VISITS DO NOT CONSTITUTE WORK SUPERVISION.

DIMENSIONS
1. DO NOT SCALE DRAWINGS, WRITTEN DIMENSIONS SHALL GOVERN. THESE DRAWINGS MAY HAVE BEEN REPRODUCED AT A SIZE DIFFERENT THAN ORIGINALLY DRAWN. DO NOT SCALE DRAWINGS.
2. THE GENERAL CONTRACTOR AND SUB–CONTRACTORS SHALL VERIFY ALL PARTITION LAYOUTS AND SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT IN WRITING BEFORE PROCEEDING WITH ANY FRAMING.
3. THE GENERAL CONTRACTOR AND SUB–CONTRACTORS SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF ALL DIMENSIONS AND CONDITIONS BEFORE EXECUTION OF ANY WORK AND SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT IN WRITING.

COORDINATION
1. REFER TO SITE SURVEY FOR SITE INFORMATION. CONTRACTOR TO VERIFY ALL INFORMATION.
2. THE GENERAL CONTRACTOR SHALL COORDINATE ADDITIONAL SUPPORT OR CONCEALED BLOCKING FOR INSTALLATION OF HANDRAILS, MILLWORK, WALL PANELS, WINDOW TREATMENTS, GRAB BARS AND ALL OTHER SURFACE MOUNTED COMPONENTS.
3. THE GENERAL CONTRACTOR'S SUBCONTRACTORS SHALL COMPLETELY HOOK–UP AND CONNECT ALL EQUIPMENT AND FURNISH ALL NECESSARY APPENDAGES. THE COMPLETED SYSTEMS SHALL BE FULLY OPERATIONAL.
4. THE PREMISES SHALL BE KEPT IN A BROOM SWEPT FINISH CONDITION DURING ALL PHASES OF THE CONSTRUCTION. ALL CONTRACTORS AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR CLEANING UP AND DISPOSING OF THEIR LITTER AND LEFT OVER MATERIALS ON A REGULAR BASIS AND LEAVE THE PROJECT IN A BROOM FINISH CONDITION UPON COMPLETION OF THEIR PORTION OF THIS PROJECT.
5. ALL WORK SHALL BE COORDINATED WITH ALL OTHER TRADES IN ORDER TO AVOID INTERFERENCES, PRESERVE MAXIMUM HEAD ROOM AND AVOID OMISSIONS.
6. THE GENERAL CONTRACTOR SHALL PROVIDE TEMPORARY FENCING AND BARRICADES AROUND THE ENTIRE SITE AS REQUIRED BY THE CITY TO BE PROTECTED AND AT ANY OPENINGS THAT MIGHT PRESENT A HAZARD.
7. THE GENERAL CONTRACTOR AND SUB–CONTRACTORS SHALL BE RESPONSIBLE FOR THE COORDINATION OF ALL INCOMING UTILITIES.

APPROVED BUILDING IDENTIFICATION SHALL BE PLACED IN A POSITION THAT IS CLEARLY VISIBLE AND LEGIBLE FROM THE STREET/ ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND AND SHALL BE MINIMUM FOUR INCHES (4") HIGH AND MINIMUM ONE–HALF INCH (1/2") WIDE.

MECHANICAL VENTILATION SYSTEMS SHALL BE TESTED AND VERIFIED TO PROVIDE THE MINIMUM VENTILATION FLOW RATES. TESTING SHALL BE PERFORMED ACCORDING TO THE VENTILATION EQUIPMENT MANUFACTURER'S INSTRUCTIONS, OR BY USING A FLOW HOOD OR BOX, FLOW GRID, OR OTHER AIRFLOW MEASURING DEVICE AT THE FAN'S INLET TERMINALS OR GRILLES, OUTLET TERMINALS OR GRILLES, ON IN THE CONNECTED VENTILATION DUCTS. A WRITTEN REPORT OF THE RESULTS OF THE TEST BY AN APPROVED THIRD PARTY CONDUCTING THE TEST SHALL BE SIGNED AND PROVIDED TO THE LOCAL BUILDING OFFICIAL.

ENERGY AND INFILTRATION NOTES

1. 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. THE CERTIFICATE SHALL INCLUDE THE U–FACTORS AND SHGC OF FENESTRATION, THE RESULTS FROM ANY REQUIRED DUCT SYSTEM OR BUILDING ENVELOPE TESTING PERFORMED, THE TYPES, SIZES, AND EFFICIENCIES OF HEATING, COOLING, AND SERVICE WATER HEATING EQUIPMENT, THE IECC COMPLIANCE PATH, AND THE EDITION OF THE CODE UNDER WHICH THE BUILDING WAS PERMITTED
2. THE INSULATION INSTALLER SHALL SIGN, DATE, AND POST THE CERTIFICATE LISTING THE PREDOMINANT INSULATION VALUE IN A CONSPICUOUS LOCATION IN THE ATTIC. BLOWN OR SPRAYED ROOF/CEILING INSULATION THICKNESS SHALL BE IDENTIFIED IN WRITTEN INCHES, AFFIXED TO THE TRUSS OR JOIST EVERY 300' FOR INSPECTION.
3. ALL DOORS AND WINDOWS TO HAVE A MAX. U–VALUE OF 0.28. SKYLIGHTS TO HAVE A MAX U–VALUE OF 0.50. (R402.1.2)
4. 2024 INTERNATIONAL ENERGY CONSERVATION CODE PRESCRIPTIVE INSULATION VALUES:
 4.1. R–49 CEILINGS PER ILLINOIS ENERGY CODE AMENDMENT R402.1.3
 4.2. R–30, R–20+5CI, R–13+10CI, OR R–20CI WALLS
 4.3. R–30, R–19+7.5CI, OR R–20CI FLOORS
 4.4. R–15CI, R–19, OR R–13+5CI BASEMENT WALLS
 4.5. R–10CI UNHEATED SLAB PERIMETER, 3' DEPTH
 4.6. R–10CI HEATED SLAB PERIMETER, 3' DEPTH, AND R–5 FULL SLAB
 4.7. R–15CI, R–19, OR R–13+5CI CRAWL SPACE WALLS
5. INSTALLING R–49 OVER 100% OF THE CEILING AREA REQUIRING INSULATION SHALL SATISFY THE REQUIREMENT OF R–60 INSULATION WHEREVER THE FULL HEIGHT OF UNCOMPRESSED INSULATION EXTENDS OVER THE TOP PLATE AT THE EAVES
6. WHERE SECTION R402.1.3 REQUIRES INSULATION OF R–VALUES GREATER THAN R–30 IN THE INTERSTITIAL SPACE ABOVE A CEILING AND BELOW THE STRUCTURAL ROOF DECK, AND THE DESIGN OF THE ROOF/CEILING ASSEMBLY DOES NOT ALLOW SUFFICIENT SPACE FOR THE REQUIRES INSULATION, THE MINIMUM REQUIRED INSULATION R–VALUE FOR SUCH ROOF/CEILING SHALL BE R–30. INSULATION SHALL EXTEND OVER THE TOP OF THE WALL PLATE TO THE OUTER EDGE OF SUCH PLATE AND SHALL NOT BE COMPRESSED. THIS REDUCTION OF INSULATION FROM THE REQUIREMENTS OF SECTION R402.1.3 SHALL BE LIMITED TO 500SF OR 20% OF THE TOTAL INSULATED CEILING AREA, WHICHEVER IS LESS. (R402.2.2)
7. WOOD ATTIC KNEEWALL ASSEMBLIES THAT SEPARATE CONDITIONED SPACE FROM UNCONDITIONED SPACES SHALL COMPLY WITH TABLE 402.1.3 VALUES FOR WOOD–FRAMED WALLS. SUCH KNEEWALLS SHALL HAVE AN AIR BARRIER BETWEEN CONDITIONED AND UNCONDITIONED SPACES
8. WOOD VERTICAL TRUSS FRAMING MEMBER ASSEMBLIES THAT SEPARATE CONDITIONED SPACE FROM UNCONDITIONED SPACES SHALL COMPLY WITH TABLE 402.1.3 VALUES FOR WOOD–FRAMED WALLS.
9. IN VENTED ATTICS A BAFFLE SHALL BE INSTALLED ADJACENT TO SOFFIT AND EAVE VENTS. BAFFLES SHALL MAINTIAN A NET FREE OPENING EQUAL OR GREATER THAN THE SIZE OF THE VENT, EXTENDING OVER THE TOP OF THE ATTIC INSULATION. WHERE SOFFIT VENTING IS NOT CONTINUOUS, BAFFLES SHALL BE INSTALLED CONTINUOUSLY TO PREVENT VENTILATION AIR IN THE EAVE SOFFIT FROM BYPASSING THE BAFFLE
10. FLOOR FRAMING MEMBERS THAT ARE PART OF THE BUILDING THERMAL ENVELOPE SHALL BE AIR SEALED TO MAINTAIN A CONTINUOUS AIR BARRIER AND SHALL BE INSULATED IN COMPLIANCE WITH R402.2.8
11. WHERE BASEMENT WALLS ARE INSULATED, THE INSULATION SHALL BE INSTALLED FROM THE TOP OF THE BASEMENT WALL DOWN TO 10' BELOW GRADE OR TO WITHIN 6" OF THE BASEMENT FLOOR, WHICHEVER IS LESS (R402.2.9.1)
12. WHERE CRAWLSPACE WALLS ARE INSULATED ON THEIR INTERIOR SIDE AND THE CRAWLSPACE FLOOR IS MORE THAN 24" BELOW GRADE, THE CRAWL SPACE INSULATION SHALL EXTEND DOWNWARD FROM THE SILL PLATE AT THE TOP OF THE FOUNDATION WALL TO NOT LESS THAN THE INTERIOR FLOOR.
13. EXPOSED EARTH IN CRAWL SPACES SHALL BE COVERED WITH CONTINUOUS CLASS 1 VAPOR RETARDERS. JOINTS SHALL OVERLAP BY MIN 6" AND BE SEALED OR TAPED. EDGES OF THE VAPOR RETARDER SHALL EXTEND NOT LESS THAN 6" UP THE STEM WALLS AND BE ATTACHED TO THE STEM WALLS (R402.2.11.1)
14. AIR BARRIERS SHALL BE INSTALLED PER AIR BARRIER CRITERIA R402.5.1.1
 14.1. A CONTINUOUS AIR BARRIER SHALL BE INSTALLED IN THE BUILDING THERMAL ENVELOPE.
 14.2. BREAKS OR JOINTS IN THE AIR BARRIER SHALL BE SEALED
 14.3. THE JUNCTION OF THE FOUNDATION AND SILL PLATE SHALL BE SEALED
 14.4. THE JUNCTION OF THE TOP PLATE AND THE TOP OF EXTERIOR WALLS SHALL BE SEALED
 14.5. KNEE WALLS SHALL BE SEALED WITH AN AIR BARRIER BETWEEN CONDITIONED AND UNCONDITIONED SPACE
 14.6. THE ROUGH OPENING GAP BETWEEN FRAMING AND THE FRAMES OF SKYLIGHTS, WINDOWS, AND DOORS SHALL BE SEALED IN ACCORDANCE WITH FENESTRATION MANUFACTURER'S INSTRUCTIONS
 14.7. FLOOR FRAMING MEMBERS THAT ARE PART OF THE BUILDING THERMAL ENVELOPE SHALL BE AIR SEALED TO MAINTAIN THE CONTINUOUS AIR BARRIER. ALL AIR PERMEABLE FLOOR CAVITY INSULATION SHALL BE ENCLOSED
 14.8. EXPOSED EARTH IN UNVENTED CRAWLSPACES SHALL BE COVERED WITH A CLASS I VAPOR RETARDER/AIR BARRIER IN ACCORDANCE WITH R402.2.10
 14.9. THE AIR BARRIER SHALL BE INSTALLED AT ANY EXPOSED EDGE OF INSULATION
 14.10. AIR SEALING SHALL BE PROVIDE BETWEEN THE GARAGE AND CONDITIONED PSACES
 14.11. EXTERIOR WALLS ADJACENT TO SHOWERS AND TUBS SHALL BE INSULATED AND THE AIR BARRIER INSTALLED SEPARATING THEM FROM THE SHOWERS AND TUBS.
15. PROVIDE AIR SEALED ELECTRICAL AND COMMUNICATION BOXES COMPLIANT WITH NEMA OS 4 AT ALL WALL, FLOOR, AND CEILING PARTITIONS IN THE THERMAL BARRIER
16. ELECTRICAL BOXES, HOUSING, AND ENCLOSURES SHALL BE BURRIED IN OR SURROUNDED BY INSULATION
17. CORNERS AND HEADERS SHALL BE INSULATED BY COMPLETELY FILLING THE CAVITY WITH A MATERIAL HAVING A R–VALUE OF NOT LASS THAN R–3 PER INCH
18. RECESSED LIGHTING INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACES. RECESSED LIGHTING SHALL BE BURIED OR SURROUDNED WITH INSULATION. ALL RECESSED LUMINAIRES SHALL BE IC–RATED AND LABELED AS HAVING AN AIR LEAKAGE RATE NOT MORE THAN 2.0 CFM WHEN TESTED IN ACCORDANCE WITH ASTM E 283 AT A 1.57 PSF PRESSURE DIFFERENTIAL. ALL RECESSED LIGHTING SHALL BE GASKET OR CAULKED BETWEEN THE HOUSING AND THE INTERIOR WALL OR CEILING COVER
19. INSULATION ABOVE UNCONDITIONED SPACE SHALL BE INSTALLED TO MAINTAIN PERMANENT CONTACT WITH UNDERSIDE OF SUBFLOOR DECKING OR THE INSULATION SHALL EXTEND FROM THE TOP TO BOTTOM OF ALL PERIMETER FRAMING MEMBERS AND ALL FRAMING MEMBERS SHALL BE AIR SEALED. (R402.2.7)
20. ALL COMMON WALLS BETWEEN GARAGE AND LIVING AREAS SHALL BE CONSTRUCTED WITH THE SAME INSULATION STANDARDS AS WALLS BETWEEN THE EXTERIOR AND LIVING AREAS.
21. BATT INSULATION SHALL BE CUT NEATLY TO FIT AROUND WIRING AND PLUMBING IN EXTERIOR WALLS OR INSULATION THAT ON INSTALLATION READILY CONFORMS TO AVAILABLE SPACE SHALL EXTEND BEHIND PIPING AND WIRING, UNLESS THE REQUIRED R–VALUE CAN BE MET B INSTALLING INSULATION AND AIR BARRIER SYSTEMS COMPLETELY TO THE EXTERIOR SIDE OF THE OBSTRUCTIONS
22. ENVELOPE MUST BE DURABLY SEALED TO CREATE AN AIR BARRIER TO LIMIT AIR INFILTRATION. THE BUILDING MUST BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RAT OF NOT EXCEEDING 3 AIR CHANGES PER HOUR OR 0.28cfm/sf. TESTING SHALL BE CONDUCTED WITH A BLOWER DOOR AT A PRESSURE OF .2 INCHES (50 PASCALS) AND DONE BY AN APPROVED THIRD PARTY. A WRITTEN REPORT OF THE RESULTS OF THE REST SHALL BE SIGNED BY THE PARTY CONDUCTION THE TEST AND PROVIDED TO CODE OFFICIAL (R402.4.1.2)
 22.1. WHEN TESTING INDIVIDUAL DWELLING UNITS, AND AIR LEAKAGE RATE NOT EXCEEDING .03cfm/sf SHALL BE ACCEPTED FOR ATTACHED SINGLE FAMILY DWELLING UNITS AND BUILDINGS OR DWELLING UNITS EQUAL TO 1,500sf OR SMALLER. TESTING SHALL BE CONDUCTED WITH A BLOWER DOOR AT A PRESSURE OF .2 INCHES (50 PASCALS)
 22.2. WHEN COMPLYING WITH SECTION R401.2.1 THE BUILDING SHALL HAVE AN AIR LEAKAGE RATE NOT EXCEEDING 3.0 AIR CHANGES PER HOUR WHEN TESTED IN ACCORDANCE WITH SECTION 402.4.1.2
23. ACCESS DOORS FROM CONDITIONED SPACES TO UNCONDITIONED SPACES SHALL BE WEATHERSTRIPPED AND INSULATED TO A LEVEL EQUIVALENT TO THE INSULATION ON THE SURROUNDING SURFACES. WHERE LOOSE–FILL INSULATION IS INSTALLED, A BAFFLE OR RETAINER SHALL BE SINTALLED TO PREVENT THE SPILL OF LOOSE–FILL INSULATION AND PROVIDE A PERMANENT MEANS OF MAINTAINING THE INSTALLED R–VALUE OF THE INSUALTION (R402.2.4.1)
24. 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 (R403.1.1)
25. DUCT SYSTEMS SHALL BE DESIGNED AND SIZED IN ACCORDANCE WITH ANSI/ACCA MANUAL D
26. DUCTWORK SHALL BE SEALED AND INSULATED APPROPRIATELY BASED IN ITS LOCATION AS PER IECC 403.3.
27. ALL DUCT WORK AND AIR HANDLERS INSTALLED WITHIN NON–CONDITIONED SPACE MUST BE TESTED FOR LEAKAGE IN ACCORDANCE WITH SECTION R403.3.7 OF THE 2024 IECC.
28. PROVIDE DUCT SEALANT(WELDS AND/OR SPRAY FOAM). COMPLYING WITH THE 2024 IMC AND IRC
29. DUCTS OUTSIDE CONDITIONED SPACES SHALL BE INSULATED PER R403.3.3. PROVIDE NOT LESS THAN R–8 FOR DUCTS 3" IN DIAMETER OR LARGER
30. DUCTS BURIED IN CEILING INSULATION SHALL HAVE THE SUM OF CEILING INSULATION AGAINST, ABOVE, AND BELOW THE DUCT NOT LESS THAN R–19 EXCLUDING THE VALUE OF THE DUCT INSULATION
31. ALL DUCTS, AIR HANDLERS, FILTER BOXES SHALL BE SEALED. JOINTS AND SEAMS SHALL COMPLY WITH SECTION M1601.4.1 OF IRC
32. BUILDING SHALL BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE LESS THAN OR EQUAL TO 4.0cfm PER 100sf OF CONDITIONED FLOOR AREA WHERE THE AIR HANDLER IS INSTALLED AT THE TIME OF THE TEST AND 3.0cfm PER 100sf OF CONDITIONED FLOOR AREA WHERE NOT INSTALLED AT TIME OF TEST (R403.3.6)
33. BUILDING FRAMING CAVITIES SHALL NOT BE USED AS SUPPLY DUCTS (R403.3.7)
34. PROVIDE CONFIRMATION THAT OUTDOOR AIR INTAKES AND EXHAUSTS SHALL HAVE AUTOMATIC OR GRAVITY DAMPERS THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT WORKING. (R403.6)
35. WHOLE HOUSE VENTILATION SYSTEM MUST BE INSTALLED IN COMPLIANCE WITH THE REQUIREMENTS OF 2024 IECC SECTION R403.6.2
36. INSULATION FOR HOT WATER PIPE WITH A MINIMUM THERMAL RESISTANCE OF R–3 SHALL BE APPLIED TO THE FOLLOWING
 36.1. PIPING LARGER THAN $\frac{3}{4}$" LOCATED INSIDE THE CONDITIONED SPACE
 36.2. PIPING SERVING MORE THAN ONE DWELLING UNIT
 36.3. PIPING LOCATED OUTSIDE THE CONDITIONED SPACE
 36.4. PIPING FROM THE WATER HEATER TO A DISTRIBUTION MANIFOLD
 36.5. PIPING LOCATED UNDER A FLOOR SLAB
 36.6. BURIED PIPING
 36.7. SUPPLY AND RETURN PIPING IN RECIRCULATING SYSTEMS
 36.8. PIPING FROM THE WATER HEATER TO KITCHEN OUTLETS
 36.9. PIPING WITH RUN LENGTHS GREATER THAN THE MAXIMUM RUN LENGTHS FOR THE NOMINAL PIPE GIVEN: $\frac{3}{8}$" = 30', $\frac{1}{2}$" = 20', $\frac{3}{4}$" = 10', >$\frac{3}{4}$" = 5'
37. HEATING AND COOLING EQUIPMENT SHALL BE SIZED IN ACCORDANCE WITH ACCA MANUAL 'S' AS CALCULATED IN ACCORDANCE WITH ACCA MANUAL 'J'. (R403.7)
38. ALL PERMANENTLY INSTALLED LIGHTING FIXTURES, EXCLUDING KITCHEN APPLIANCE LIGHTING FIXTURES, SHALL CONTAIN HIGH–EFFICACY LIGHTING SOURCES (R404.1)
39. NEW WOOD–BURNING FIREPLACES SHALL HAVE TIGHT–FITTING FLUE DAMPERS OR DOORS, AND OUTDOOR COMBUSTION AIR. WHERE USING TIGHT–FITTING DOORS ON FACTORY–BUILT FIREPLACES LISTED AND LABELED IN ACCORDANCE WITH UL 127, THE DOORS SHALL BE TESTED AND LISTED FOR THE FIREPLACE. WHERE USING TIGHT–FITTING DOORS ON MASONRY FIREPLACES, THE DOORS SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 907.
40. GAS FIREPLACE SYSTEMS SHALL NOT BE EQUIPPED WITH A CONTINUOUS PILOT LIGHTUNLESS INSTALLED WITHIN A LISTED COMBUSTION SAFETY DEVICE
41. GAS FIREPLACE HEATERS SHALL HAVE A FIREPLACE EFFICIENCY OF NOT LESS THAN 50% AS DETERMINED IN ACCORDANCE WITH CSA P.4.1 AND SHALL BE LISTED AND LABELLED IN ACCORDANCE WITH CSA/ANSI Z21.88
42. PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE CONTROLLED WITH EITHER A DIMMER, OCCUPANT SENSOR CONTROL, OR OTHER CONTROL THAT IS INSTALLED OR BUILT INTO THE FIXTURE. EXCEPTION:
 42.1. BATHROOMS
 42.2. HALLWAYS
 42.3. EXTERIOR LIGHTING FIXTURES
 42.4. LIGHTING DESIGNED FOR SAFETY OR SECURITY
43. PERMANENTLY INSTALLED EXTERIOR LIGHTING TOTALING MORE THAN 30WATTS IS INSTALLED, FIXTURES SHALL HAVE AUTOMATIC SHUTOFFS WHEN DAYLIGHT IS PRESENT.
44. ONE ADDITIONAL EFFICIENCY PACKAGE OPTION SHALL BE PROVIDED PER R401.2.1
45. ALL BATH, SHOWER ROOMS, AND AREAS OF MOISTURE NOTED ON PLAN SHALL BE PROVIDED WITH WATER RESISTIVE DRYWALL.
46. SIMULATED PERFORMANCE ALTERNATIVES ARE ACCEPTABLE, REVIEW SECTION R406 AND SUBMIT NECESSARY INFORMATION.

BUILDING THERMAL ENVELOPE COMPONENTS SHALL MEET THE MINIMUM REQUIREMENTS OF TABLE R405.2 OF THE 2024 IECC.

GROSS FLOOR AREA
TAKEN FROM THE INTERIOR OF EXTERIOR WALLS = 2688 SQ. FT.

LOT AREA = 6049

F.A.R. = $\frac{2718}{6049}$ = .44

CERTIFICATION

I HEREBY CERTIFY THAT THESE DRAWINGS WERE PREPARED UNDER MY DIRECT SUPERVISION, AND THAT THEY, TO THE BEST OF MY KNOWLEDGE, COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES OF THE GOVERNING BODY HAVING JURISDICTION.

Ian James McDonnell

IAN MCDONNELL – ILLINOIS REGISTRATION NO. 001–020866

LICENSE EXPIRES: 11.30.2026 DATE SIGNED: 4.29.2026

I.J.M. GROUP, INC.
PROFESSIONAL DESIGN FIRM
LICENSE NO.
184.006262
STATE OF ILLINOIS

EXP. 04.30.2027

ENERGY EFFICIENCY COMPLIANCE

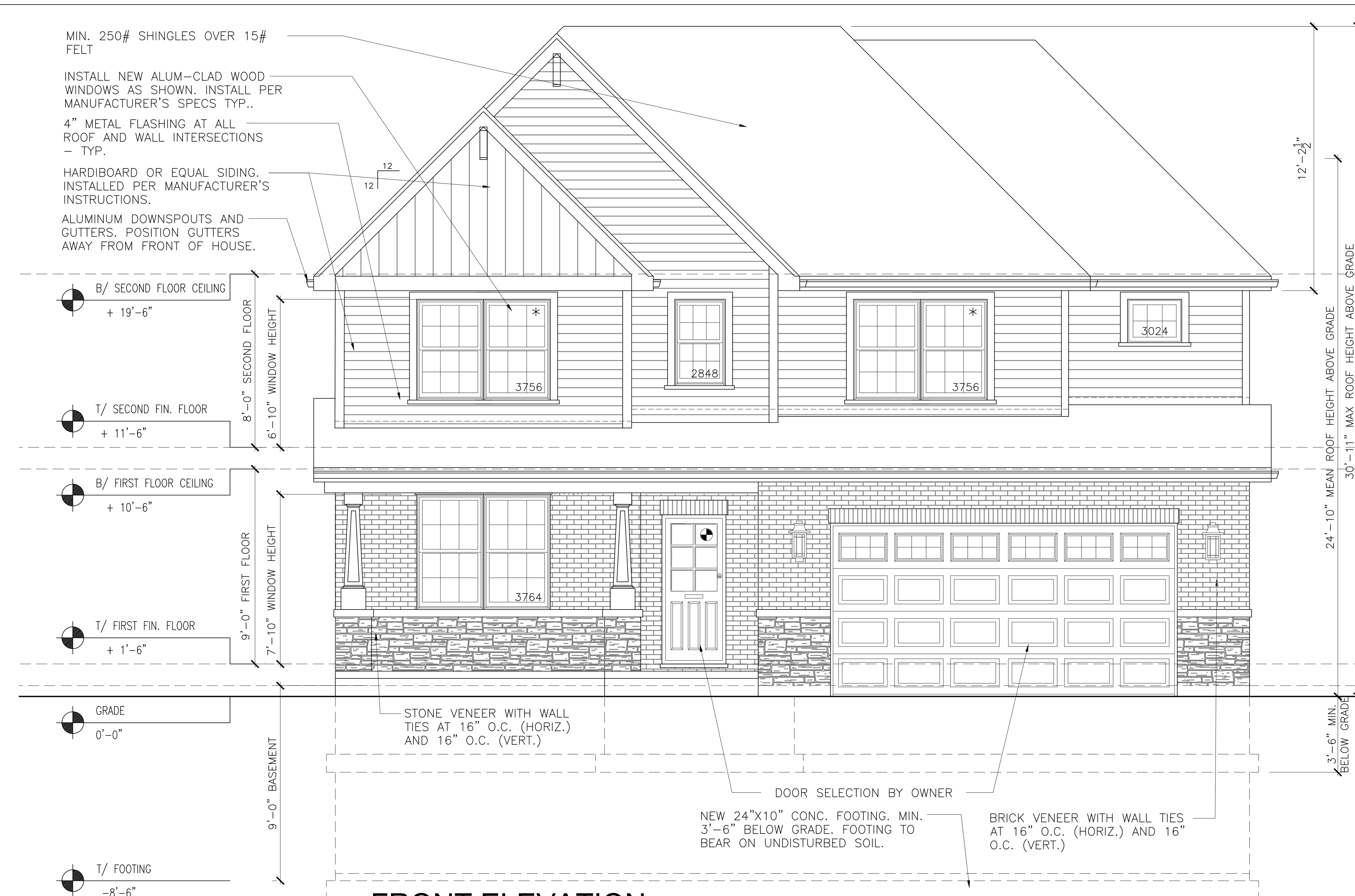
THIS PROJECT COMPLIES WITH THE ILLINOIS ENERGY CONSERVATION CODE (2024 IECC) USING THE SIMULATED BUILDING PERFORMANCE ALTERNATIVE PER IECC SECTION R405.

AN ENERGY COMPLIANCE REPORT PREPARED USING APPROVED SIMULATION SOFTWARE HAS BEEN SUBMITTED DEMONSTRATING THAT THE PROPOSED BUILDING PERFORMS EQUAL TO OR BETTER THAN THE STANDARD REFERENCE DESIGN.

ALL BUILDING ENVELOPE INSULATION VALUES, FENESTRATION U–FACTORS AND SHGC VALUES, MECHANICAL EQUIPMENT EFFICIENCIES, AND LIGHTING EFFICIENCIES USED IN THE ENERGY MODEL SHALL BE INSTALLED IN THE FIELD AND SHALL MATCH OR EXCEED THOSE INDICATED IN THE SUBMITTED ENERGY COMPLIANCE REPORT. NOTIFY ARCHITECT OF ANY DISCREPANCIES.

CODE COMPLIANCE NOTES

1. COMPLY WITH 2021 INTERNATIONAL BUILDING CODE W/ VILLAGE AMENDMENTS
2. COMPLY WITH 2021 INTERNATIONAL RESIDENTIAL CODE W/ VILLAGE AMENDMENTS
3. COMPLY WITH 2014 ILLINOIS STATE PLUMBING CODE (CURRENT EDITION)
4. COMPLY WITH 2021 INTERNATIONAL MECHANICAL CODE W/ VILLAGE AMENDMENTS
5. COMPLY WITH 2024 ILLINOIS ENERGY CONSERVATION CODE
6. COMPLY WITH 2021 INTERNATIONAL FIRE CODE W/ VILLAGE AMENDMENTS
7. COMPLY WITH 2021 PROPERTY MAINTENANCE CODE W/ VILLAGE AMENDMENTS
8. COMPLY WITH 2021 INTERNATIONAL FUEL GAS CODE W/ VILLAGE AMENDMENTS
9. COMPLY WITH 2020 NATIONAL ELECTRICAL CODE (NFPA 70) W/ VILLAGE AMENDMENTS



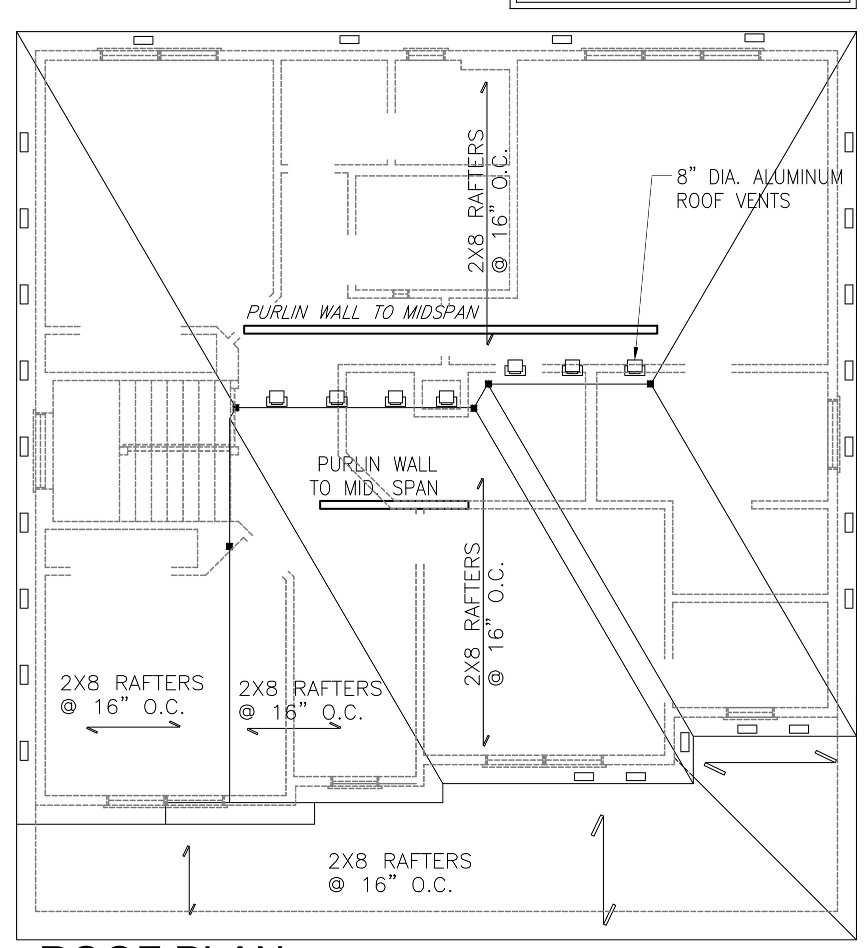
FRONT ELEVATION
1/4" = 1'-0"

SAFETY GLAZED
* EGRESS WINDOW

ROOF VENTS TO BE LOCATED ON BACK SLOPE OF ROOF, NUMBER & LOCATION SHALL BE BASED ON TOTAL AREA OF VENTS REQUIRED EQUAL TO 1/300th OFF ROOF AREA

PROVIDE ICE DAM PROTECTION OF 'ICE AND WATER SHIELD' OR EQUAL FOR A MIN. OF 24" IN FROM INTERIOR FACE OF EXTERIOR WALL.

PROVIDE DRIP EDGE BELOW ICE AND WATER SHIELD AT EAVES AND ABOVE UNDERLAYMENT AT RAKES



PROVIDE ROOF SADDLES AS REQUIRED FOR PROPER DRAINAGE. MAINTAIN MIN. PITCH OF 4–12.

ROOF PLAN
1/8" = 1'-0"

ALL SPANS OVER 15'–1" TO BE SUPPORTED BY A PURLIN KNEE WALL FROM MID RAFTER SPAN TO BEARING WALL

ROOF NOTES

1. USE CANADIAN SPRUCE–PINE FIR NO.1/NO.2 FOR ROOF RAFTERS THRU 2X10'S. 2X12'S ROOF RAFTERS SHALL BE HEM–FIR(N) PER "THE U.S. SPAN BOOK FOR MAJOR LUMBER SPECIES" 2008 EDITION. SNOW REGION, MEDIUM ROOF COVERING, NO CEILING: 30 PSF LIVE, 15 PSF DEAD:

 SPAN TABLES FOR SPRUCE–PINE–FIR NO.1/NO.2 FOR NORTHERN LUMBER:
 2X6 @ 16" O.C. = 11'–3" 2X8 @ 16" O.C. = 14'–3" 2X10 @ 16" O.C. = 17'–5"
 2X6 @ 12" O.C. = 13'–0" 2X8 @ 12" O.C. = 16'–5" 2X10 @ 12" O.C. = 20'–1"

 SPAN TABLES FOR HEM–FIR(N) NO.1/NO.2 FOR NORTHERN LUMBER:
 2X12 @ 16" O.C. = 21'–7"
 2X12 @ 12" O.C. = 24'–11"

CARPENTER CONTRACTOR NOTE: THE SPAN TABLES ARE TO BE USED FOR REFERENCE FOR MAXIMUM ROOF RAFTER SPAN. IF SUBCONTRACTOR IS ABLE TO SHORTEN THE SPAN BY USE OF PURLINS OR OTHER METHODS, HE IS ALLOWED TO DO SO AS LONG AS HE DOES NOT EXCEED RAFTER SPANS ALLOWED BY CODE. FURTHERMORE, IF RAFTER SPAN IN A ROOF AREA CHANGES FROM MAXIMUM SPAN TO A LESSOR SPAN, THE CONTRACTOR MAY MAKE THAT ADJUSTMENT (I.E. 2X10'S TO 2X8'S) BY ADJUSTMENT IN THE BIRD MOUTH CUT.

2. HIP OR VALLEY RAFTERS EXCEEDING 24'–0" IN LENGTH SHALL BE 1 3/4" WIDE GANG LAM MEMBERS X RAFTER DEPTH PLUS 2" DEEP.
3. ALL HIP VALLEY CRIPPLE JACKS SHALL BE INSTALLED AND SHALL BE EQUAL IN DEPTH AND SPACING TO MAIN RAFTER FRAMING INTO HIP OR VALLEY RAFTER.
4. VERTICAL RIDGE SUPPORT USED FOR START OF FRAMING AS MARKED BY SHALL BE LEFT IN PLACE AND SHALL BE MADE UP OF 2–2X6'S IN T–FRAME MODE. IT SHALL BEAR ON FLAT 2X8'S EXTENDED OVER BEARING WALL OR OVER 6 CEILING JOISTS.
5. PROVIDE COLLAR TIES FOR ROOF RAFTERS @ 48" O.C. COLLAR TIES SHALL BE INSTALLED PER LOCAL GOVERNING BUILDING CODES.
6. WHERE HIP RAFTERS FRAME PERPENDICULAR TO CEILING JOISTS PROVIDE SOLID BLOCKING AT 8'–0" O.C. BETWEEN JOISTS FOR A DISTANCE OF 10'–0' FROM EXTERIOR WALL.
7. ALL FLASHING SHALL COMPLY WITH SMACNA RECOMMENDATIONS FOR FLASHING
8. CONTRACTOR SHALL LOCATE AND INSTALL GUTTERS AND DOWNSPOUTS AS REQUIRED
9. CONTRACTOR TO PROVIDE FLASHING AT ALL ROOF VALLEYS
10. ANY RAFTER SPANS OVER 15' SHALL BE 2x10'S OR PURLIN WALL SHALL BE BUILT TO SUPPORT RAFTERS
11. VENTILATION OPENING SHALL BE PROVIDED WITH CORROSION–RESISTANT WIRE MESH, WITH $\frac{1}{8}$" MIN. TO $\frac{1}{4}$" MAX OPENINGS.
12. GUTTERS AND DOWNSPOUTS MUST DISCHARGE A MINIMUM OF FIVE FEET(5') AWAY FROM THE BUILDING IN ACCORDANCE WITH THE APPROVED GRADING PLANS OR TO AN APPROVED DRAINAGE SYSTEM
13. PROVIDE ICE BARRIER THAT CONSISTS OF AT LEAST TWO LAYERS OF UNDERLAYEMENT CEMENTED TOGETHER OR OF A SELF–ADHERING POLYMER MODIFIED BITUMEN SHEET, THAT EXTENDS FROM THE EAVES EDGES TO A POINT AT LEAST 24 INCHES INSIDE THE EXTERIOR WALL LINE OF THE BUILDING.
14. ALL ROOF COUNTER FLASHING MUST BE BENT AND CUT INTO BRICK MORTAR JOINTS.

15. PROVIDE ROOF RAFTER AREA, CATHEDRAL & VAULTED CEILINGS, AND SKYLIGHTS WITH ADEQUATE AIR CIRCULATION.
16. PROVIDE MIN. 26 GA. G.I. FLASHING IN THE LISTED LOCATIONS OR AS SPECIFIED BY PRODUCT MANUFACTURERS:
 A. AT ALL EXT. DOOR AND WINDOW SILLS AND HEADS
 B. AT ALL THROUGH WALL OPENINGS
 C. AT ALL WALL – ROOF INTERSECTIONS
 D. AT ALL ROOF VALLEYS
 E. AT ALL ROOF PENETRATIONS

			SUBJECT TO DAMAGE FROM				
ROOF SNOW LOAD	WIND SPEED	SEISMIC DESIGN CATEGORY	WEATHERING	FROST LINE DEPTH	TERMITES	WINTER DESIGN TEMP	DECAY AREA
34lbs	115mph	B	SEVERE	42"	MODERATE TO HEAVY	–5F	SLIGHT TO MODERATE

ROOF SPACE	ATTIC AREA (S.F)	REQD. VENT (S.F.)	ACTUAL @ RIDGE	ACTUAL @ SOFFIT
ENTIRE ROOF	1727 S.F.	5.76 S.F. @ RIDGE & SOFFIT	2.8 S.F. @ RIDGE	3.52 S.F. @ SOFFIT

IJM ARCHITECTS

14315 West ave.
Orland Park IL. 60462

o:
708-469-7674
p:
708-404-4451

PROJECT:

A-1.0	EXTERIOR ELEVATIONS
A-1.1	EXTERIOR ELEVATIONS
A-2.0	FOUNDATION PLAN
A-2.1	FIRST FLOOR PLAN
A-2.2	SECOND FLOOR PLAN
A-3.0	SECTIONS + DIAGRAMS
E-1.0	ELECTRICAL PLANS

SINGLE FAMILY HOME
BRAILYNN POINTE
LOT 2
TINLEY PARK IL.

SEAL:
LICENSED ARCHITECT
IAN JAMES
Mc DONNELL
001-020866
STATE OF ILLINOIS

EXP DATE:

ISSUE

DATE
4.29.2026

JOB #
2026-133

SHEET
A-1.0

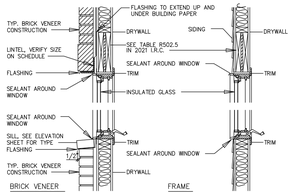
FENESTRATION NOTES

1. SEE PLANS & ELEVATIONS FOR DIRECTION OF OPERABLE DOORS & WINDOWS
2. IT IS THE RESPONSIBILITY OF BOTH THE GENERAL CONTRACTOR (OR OWNER IF ACTING AS GENERAL CONTRACTOR) AND THE DOOR / WINDOW SUPPLIER TO VERIFY THAT ALL ROUGH / MASONRY OPENINGS AND DIMENSIONS ARE CORRECT AND ADEQUATE FOR THE PROPER INSTALLATION OF ALL DOORS / WINDOWS SUPPLIED.
3. ANY ADDITIONAL WORK REQUIRED, INCLUDING CAULKING, PANNING, BUCKING, AND ADDITIONAL MASONRY OR CARPENTRY WORK TO PROVIDE A COMPLETELY FINISHED DOOR / WINDOW INSTALLATION IS THE RESPONSIBILITY OF THE SUPPLIER UNLESS THE ARCHITECT IS SPECIFICALLY NOTIFIED, IN WRITING, OF ALTERNATE ARRANGEMENTS.
4. NO ALTERATION TO THE DOORS OR WINDOWS THAT ALTER THE AMOUNT OF LIGHT OR VENTILATION PROVIDED ARE ALLOWED UNLESS APPROVED, IN WRITING, BY THE ARCHITECT. IT IS THE WINDOW SUPPLIERS RESPONSIBILITY TO PROVIDE LIGHT AND VENTILATION INFORMATION FOR ALL WINDOWS UPON SUBMISSION FOR PROPOSAL.
5. PROVIDE AND INSTALL BLOCKING AND PANNING AT ALL DOOR AND WINDOW HEADS. BLOCKING TO BE PRESERVATIVE TREATED TYP.
6. EXTERIOR WINDOWS AND GLASS DOORS SHALL BE TESTED BY AN APPROVED INDEPENDENT LABORATORY AND BEAR A LABEL IDENTIFYING MANUFACTURER, PERFORMANCE CHARACTERISTICS AND APPROVED INSPECTION AGENCY TO INDICATE COMPLIANCE WITH ANSI/AAMA/NWWDA. IT SHALL BE DESIGNED TO A MINIMUM DESIGNED PRESSURE OF 30 LBS/FT.
7. ALL EGRESS OR RESCUE WINDOWS FROM SLEEPING ROOMS MUST HAVE A NET CLEAR OPENING OF 5.7 SQUARE FEET AND THE SILL HEIGHT SHALL NOT BE MORE THAN 44" ABOVE FINISHED FLOOR. MINIMUM OPENING HEIGHT IS 24" AND MINIMUM OPENING WIDTH IS 20".
8. UNIT GLASS AND/OR MULTIPLE UNIT GLASS SHALL BE INSULATED TEMPERED SAFETY GLASS PER ANSI SPECS.
9. ALL DOORS USED IN CONNECTION WITH EXITS SHALL BE SO ARRANGED AS TO BE READILY OPENED WITHOUT USE OF A KEY FROM THE SIDE FROM WHICH EGRESS IS MADE.
10. ALL EXTERIOR DOORS AND WINDOWS OPENINGS IN THE MASONRY VENEER TO BE PROPERLY FLASHED (METAL OR PLASTIC) WITH WEEP HOLES ABOVE.
11. ALL DOORS AND WINDOWS TO HAVE A MAX. U-VALUE OF .30.
12. GLAZING SHALL BE MADE OF SAFETY GLAZING MATERIAL FOR THE BELOW LISTED LOCATIONS:
    A. ALL GLAZED DOORS INCLUDING: SLIDING GLASS DOORS, STORM DOORS, SHOWER DOORS, AND BATHTUB ENCLOSURES.
    B. ANY GLAZED PANEL MORE THAN 18" IN WIDTH, IMMEDIATELY ADJACENT TO ANY DOOR WHEREIN THE SILL OF THE GLAZED PANEL IS LESS THAN 24" ABOVE THE FLOOR.
    C. GLAZING IN ENCLOSURES FOR OR WALLS FACING HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES (1524 MM) MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE.
    D. GLAZING ADJACENT TO STAIRWAYS, LANDINGS AND RAMPS WITHIN 36 INCHES (914 MM) HORIZONTALLY OF A WALKING SURFACE WHEN THE EXPOSED SURFACE OF THE GLAZING IS LESS THAN 60 INCHES (1524 MM) ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE.
13. WINDOW NOTATION IN INCHES:
    3068 = 30"X68" WINDOW SIZE
    C = CASEMENT
    DH = DOUBLE HUNG
    SH = SINGLE HUNG
    P = PICTURE
    T = TRANSOM
    A = AWNING

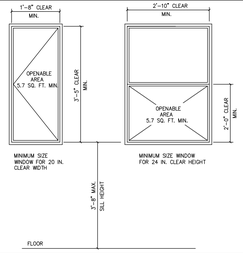
    DOOR NOTATION IN FEET-INCHES:
    3068 = 3'-0"X6'-8" DOOR SIZE
    D = DOOR
    SL = SIDELITE
14. PROVIDE MIN. OF ONE CODE-SIZED (30"X36" MIN.) BASEMENT EGRESS WINDOW WITH LADDER TO GRADE.
15. ALL EXTERIOR DOORS SHALL BE IDENTICALLY KEYED
16. ALL EXTERIOR DOORS TO HAVE DEADBOLT WITH MIN. 1" THROW.
17. ALL EXTERIOR SLIDING DOORS TO HAVE SLIDING MEMBER LOCATED ON INTERIOR TRACK WITH AUXILIARY BAR PROVIDED.
18. ALL DOORS BETWEEN GARAGE AND LIVING AREAS SHALL BE 'B' LABEL (1-1/2 HOURS OF FIRE PROTECTION) OR BETTER WITH SELF CLOSERS.
19. WINDOW AND DOOR FLASHING SHALL BE A MULTILAYER COMPOSITE EMPLOYING POLYETHYLENE AND FIBERGLASS WITH AN INTEGRAL ADHESIVE STRIP THAT PRODUCES A PERM RATING OF LESS THAN .3 PERMS AND COMPLYING WITH ASTM E331. INFILTRATION BARRIER JOINT TAPE IS NOT ACCEPTABLE.
20. WINDOWS AND DOORS TO BE INSTALLED IN ACCORDANCE WITH THE AMERICAN ARCHITECTURAL MANUFACTURERS ASSOCIATION (AAMA) GUIDELINES.

MASONRY NOTES

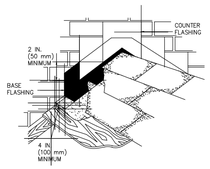
1. ALL MASONRY CONSTRUCTION PER ACI 530.
2. BRICK SHALL BE AS APPROVED BY THE OWNER & ARCHITECT.
3. FACE BRICK SHALL CONFORM TO "ASTM" C-216 GRADE SW AND HAVE A MINIMUM COMPRESSIVE STRENGTH OF 6,000 P.S.I.
4. BUILDING (FACE) BRICK SHALL CONFORM TO "ASTM" C-62 AND HAVE A COMPRESSIVE STRENGTH OF 3,000 P.S.I. OVER ALL GROSS AREA.
5. CONCRETE MASONRY UNITS (CMU) SHALL BE AS INDICATED ON THE PROJECT DRAWINGS. LOAD BEARING HOLLOW CMU SHALL CONFORM TO "ASTM" C-90 GRADE N-1 AND HAVE A MINIMUM COMPRESSIVE STRENGTH OF 1,900 P.S.I. ON NET AREA.
6. ANCHOR STRAP SHALL BE 'HEOKMANN' # 315-D (12 GA. X 3/4"W. X 9" LONG) WITH #316 TRIANGLE TIE (3/16" DIA. X 4" LONG). ANCHOR STRAP AND TIE TO BE HOT-DIPPED GALVANIZED AND SHALL MEET "ASTM" A-525, CLASS 6-60. BRICK WORK SHALL BE REINFORCED WITH CORROSION RESISTANT TIES, SPACED AT 16" VERTICAL CENTERS AND 24" HORIZONTAL CENTERS.
7. JOINT REINFORCING SHALL BE PREFABRICATED LADDER-TYPE, SIMILAR TO "DUR-O-WALL" AND SHALL MEET "ASTM" A-153, CLASS B-2.
8. MORTAR SHALL CONSIST OF PORTLAND CEMENT, HYDRATED LIME AND SAND IN ACCORDANCE WITH "ASTM" C-270 FOR TYPE "N" MORTAR. ALL MORTAR TO HAVE "WATER-PROOF AGENT." MORTAR COLOR TO BE DETERMINED BY ARCHITECT.
9. EXPANSION AND CONTROL JOINT FILLERS SHALL BE PRE-FORMED RUBBER. THE EXTENT AND LOCATION SHALL BE AS INDICATED ON THE PLANS / ELEVATIONS (MAXIMUM 20'-0" O.C. TYPICAL).
10. WEEPS SHALL BE COTTON SASH CHORD, INSTALLED IN EXTERIOR WALLS AND LINTELS AT (24) TWENTY FOUR INCH CENTERS (MAX) SPACING AND VERTICALLY UP THE WALL 12" MINIMUM. MASON TO CLEAN CAVITY TYPICAL FOR PROPER DRAINAGE AND TO MINIMIZE BRIDGING. USE MORTAR NET ON ALL CAVITY WALLS.
11. PROTECT ALL MASONRY MATERIAL AGAINST MOISTURE. DO NOT USE REINFORCING OR TIES HAVING LOOSE RUST OR OTHER COATING WHICH AFFECT BONDING.
12. LAY UP WALLS PLUMB AND TRUE WITH COURSES LEVEL. ACCURATELY SPACED AND COORDINATED WITH OTHER WORK. ALL HORIZONTAL JOINTS SHALL BE LEVEL AND ALL VERTICAL JOINTS SHALL BE PLUMB, WITH A TOLERANCE OF PLUS OR MINUS ONE QUARTER (1/4") INCH FOR THE HEIGHT (TOP TO BOTTOM) OF THE WALL.
13. EXPOSED JOINTS SHALL BE TOOLED AND BRUSHED.
14. BUTTER ENDS OF MASONRY UNITS WITH SUFFICIENT MORTAR TO FILL HEAD JOINTS. DO NOT FURROW BED JOINTS.
15. CLEAN ALL MASONRY WORK INCLUDED IN THIS SECTION. PROTECT ADJOINING WORK FROM DAMAGE FROM ALL CLEANING OPERATIONS.
16. GROUT ALL VOIDS AT JAMBS, HEADERS, FOUNDATIONS AND SILLS. POINT JOINTS AS NECESSARY INCLUDING POCKETS AND VOIDS.
17. PROTECT ALL WORK FROM FREEZING DURING CONSTRUCTION & UP TO 48 HOURS AFTER LAYING.
18. SET STEEL LINTELS AND MISC. STEEL IN MASONRY AS INDICATED ON PLANS. PROVIDE 6" MINIMUM BEARING AT EACH END OF BEARING.
19. ACCELERATORS AND ANTIFREEZES IN MORTAR IS NOT PERMITTED.
20. MASONRY SHALL BE LAID UP IN ACCORDANCE WITH THE BRICK INSTITUTE OF AMERICA GUIDELINES FOR COLD WEATHER MASONRY CONSTRUCTION, TECHNICAL NOTES ON BRICK CONSTRUCTION #1 REVISED, MARCH 1992. MORTAR, WATER AND MASONRY UNITS SHALL BE MAINTAINED AT A TEMPERATURE OF NOT LESS THAN 40 DEGREES FAHRENHEIT DURING LAYING.
21. NO FROZEN MATERIALS SHALL BE BUILT UPON OR MATERIALS CONTAINING ICE SHALL BE USED IN MASONRY.
22. PROVIDE 40MIL COMPOSITE P.V.C. RUBERIZED ASPHALT FLASHING, SUCH AS IPCO FLASHING, UNDER ALL DOOR SILLS, WINDOW SILL, ALL LINTEL AND BASE LOCATIONS AS INDICATED ON THE DRAWINGS. AT ALL SILLS START 1/2" FROM OUTSIDE FACE OF WALL AND TURN UP ON ON THE INSIDE TO THE HEIGHT OF THE ROWLOCK SILL INSIDE. TURN FLASHING UP AT SIDES TO FORM A PAN. ALL CORNERS SHALL BE FOLDED - NOT CUT. INSTALL WEEPS AT 24" O.C. HORIZONTALLY. TYPICAL. ALL BASE AND LINTEL FLASHING TO EXTEND UP 16" MINIMUM. IPCO PREFORMED END DAMS ARE PREFERRED.
23. ALL SILL HORIZONTAL MASONRY JOINTS SHALL BE RAKED AND CAULKED WITH ELASTOMERIC SEALANT.
24. BRACE WALLS @ 25 PSF UNTIL PERMANENT SUPPORT IS IN PLACE.
25. ALL MASONRY WALLS OR WYTHES TO ACHIEVE A MINIMUM STRENGTH f'm=1350 PSI
26. EACH STRUCTURE TO WHICH A STREET NUMBER HAS BEEN ASSIGNED SHALL HAVE SUCH NUMBER DISPLAYED IN A POSITION EASILY OBSEREVED AND READABLE FROM THE PUBLIC WAY. ALL NUMBERS SHALL BE IN ARABIC NUMERALS AT LEAST 4" HIGH 1/2" STROKE.



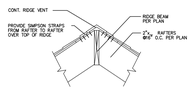
WINDOW DETAIL



EMERGENCY ESCAPE WINDOWS



FLASHING DETAIL

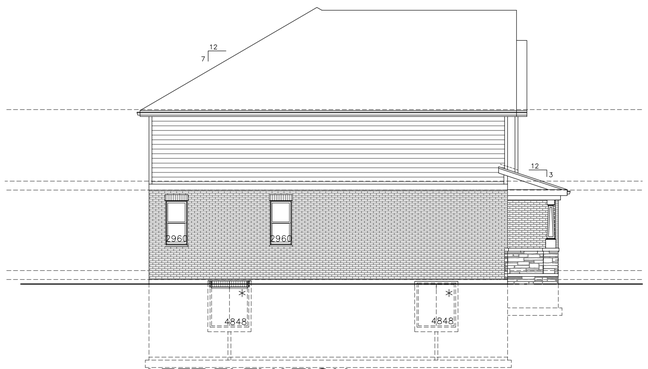


RIDGE BEAM DETAIL



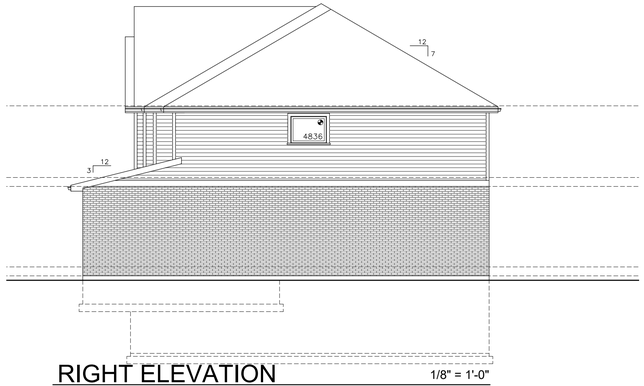
REAR ELEVATION 1/4" = 1'-0"

◔ SAFETY GLAZED
* EGRESS WINDOW



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

◔ SAFETY GLAZED
* EGRESS WINDOW



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

◔ SAFETY GLAZED
* EGRESS WINDOW

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PROJECT

A-1.0	EXTERIOR ELEVATIONS
A-1.1	EXTERIOR ELEVATIONS
A-2.0	FOUNDATION PLAN
A-2.1	FIRST FLOOR PLAN
A-2.2	SECOND FLOOR PLAN
A-3.0	SECTIONS + DIAGRAMS
E-1.0	ELECTRICAL PLANS

SINGLE FAMILY HOME
BRAILYNN POINTE
LOT 2
TINLEY PARK IL.

SEAL:

LICENSED ARCHITECT
IAN JAMES
Mc DONNELL
001-020866
STATE OF ILLINOIS

EXP DATE:

ISSUE

DATE
4.29.2026

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2026-133

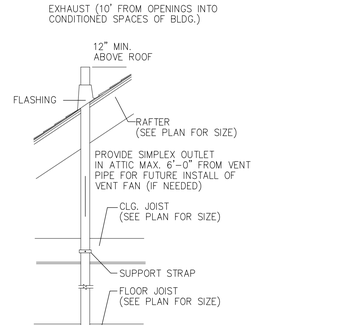
SHEET
A-1.1

CONCRETE NOTES

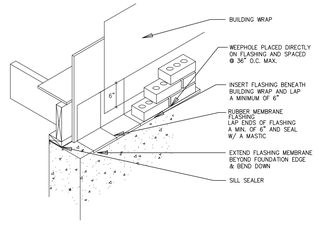
1. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE "AMERICAN CONCRETE INSTITUTE BUILDING CODE" (ACI 318) AND WITH "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDING" (ACI 301) LATEST EDITIONS.
2. NO CALCIUM CHLORIDE SHALL BE USED IN ANY CONCRETE OR MORTAR.
3. TEST CYLINDERS SHALL BE MADE AND TESTED AS OUTLINED IN CHAPTER OF ACI-301 SPECIFICATION AND/OR SPECIFIED BY GENERAL CONTRACTOR.
4. COLD WEATHER CONCRETING SHALL BE DONE IN ACCORDANCE WITH ACI-306.
HOT WEATHER CONCRETING SHALL BE DONE IN ACCORDANCE WITH ACI-305.
5. WELDING OF REINFORCING BARS WILL ONLY BE ALLOWED WHEN SHOWN ON THE STRUCTURAL DRAWINGS.
6. REINFORCING BARS SHALL BE DEFORMED BARS OF NEW BILLET STEEL CONFORMING TO ASTM SPECIFICATION A-615, GRADE 60. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185. ALL REINFORCING AND ACCESSORIES SHALL BE DETAILED AND PLACED IN ACCORDANCE WITH ACI STANDARDS 315-80
AND 315R-80.
7. PROVIDE ALL ACCESSORIES NECESSARY TO SUPPORT REINFORCEMENT AT POSITIONS SHOWN ON THE PLANS AND DETAILS. PLASTIC COATED ACCESSORIES SHALL BE USED IN ALL EXPOSED CONCRETE WORK.
8. FOUNDATION WALLS AND GRADE BEAMS SHALL HAVE A MINIMUM OF TWO- #5 BARS TOP AND BOTTOM CONTINUOUS, UNLESS OTHERWISE SHOWN OR NOTED.
9. CONTROL JOINTS FOR SLABS-ON-GRADE SHALL BE IN A SQUARE PATTERN AND BE NOT MORE THAN 20FT. ON CENTER, UNLESS NOTED OTHERWISE ON PLAN.
10. CONCRETE CONTRACTOR SHALL CHECK WITH ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS AND CONTRACTORS FOR OPENINGS, SLEEVES, ANCHORS, HANGERS, INSERTS, SLAB DEPRESSIONS AND OTHER ITEMS RELATED TO THE CONCRETE WORK, AND SHALL ASSUME FULL RESPONSIBILITY FOR THEIR PROPER LOCATION BEFORE PLACING CONCRETE.
11. PITCH CONCRETE SLABS AS REQUIRED TO ALL FLOOR DRAINS.
12. NO ALUMINUM OF ANY TYPE SHALL BE ALLOWED IN THE CONCRETE WORK, UNLESS COATED TO PREVENT ALUMINUM-CONCRETE REACTION. THIS INCLUDES PUMPING THROUGH ALUMINUM PIPE.
13. ELECTRICAL CONDUIT MUST BE PLACED ABOVE THE BOTTOM REINFORCEMENT AND BELOW THE TOP REINFORCEMENT. ELECTRICAL CONDUIT EMBEDDED IN SLABS SHALL NOT BE LARGER THAN 1/3 OF THE SLAB THICKNESS AND SHALL NOT BE SPACED CLOSER THAN THREE CONDUIT DIAMETERS.
14. WHERE AND WHEN CALLED FOR ALL CLEAN GRANULAR FILL MATERIAL SHALL BE COMPACTED TO A MINIMUM OF 95% OF "ASTM" D-1557-70 (MODIFIED PROCTOR)
DENSITY.
15. CONTRACTOR SHALL PROTECT FOUNDATION AGAINST LATERAL DISPLACEMENT, AND HEAT OR FREEZING CONDITIONS.
16. ALL WELDED WIRE MESH SHALL BE LAPPED TWO FULL MESH PANELS AND TIED SECURELY. WELDED WIRE MESH SHALL CONFORM TO "ASTM" A-185 SPEC.
17. ALL CONSTRUCTION JOINTS SHALL BE THOROUGHLY CLEANED OF LAITANCE WITH A WIRE BRUSH AND WATER IMMEDIATELY PRIOR TO POURING OF SUBSEQUENT OR NEW CONCRETE.
18. ALL NORMAL WEIGHT CONCRETE (145 PCF) SHALL OBTAIN A MINIMUM 28-DAY COMPRESSIVE STRENGTH AS FOLLOWS:
SPREAD FOOTINGS 3000 PSI
FOUNDATION WALLS 3000 PSI
SLABS-ON-GRADE 3000 PSI
19. PROVIDE (2) #5 REBARS ABOVE & BELOW BASEMENT WINDOW OPENING. REBAR SHALL EXTEND 30" PAST THE OPENING WIDTH ON BOTH SIDES (TYP.).
20. FOR RENOVATIONS AND ADDITIONS, CONTRACTOR TO FIELD VERIFY SIZE OF EXISTING FOUNDATION FOOTINGS AND LOAD BEARING SLABS PRIOR TO CONSTRUCTION.
21. G.C. TO FIELD VERIFY EXISTING CONDITIONS AND REPORT TO DESIGNER AND ARCHITECT ANY DISCREPANCIES BETWEEN DRAWINGS AND FIELD CONDITIONS OF EXISTING STRUCTURE.
22. ALL FOOTINGS SHALL BEAR ON UNDISTURBED SOIL OR COMPACTED FILL HAVING A MINIMUM ASSUMED ALLOWABLE BEARING CAPACITY OF 1500 PSF T
23. ALL COMPACTED FILL SHALL BE PLACED IN LAYERS NOT EXCEEDING 12", AND COMPACTED TO A MINIMUM DENSITY OF 95% UNDER FOOTINGS, 90% UNDER SLABS AND PAVEMENTS, OBTAINED IN ACCORDANCE WITH ASTM D-1557-78 (COHESIVE SOILS).
24. ALL SLAB-ON-GRADE AREAS SHALL BE PROOF ROLLED. ALL SOFT SPOTS ENCOUNTERED SHALL BE REMOVED AND REPLACED TO FINISHED GRADE WITH APPROVED FILL MATERIAL. FILL MATERIAL FOR ALL SLAB AREAS SHALL BE PLACED IN LAYERS NOT EXCEEDING 9", AND COMPACTED TO A MINIMUM DENSITY OF 90%, OBTAINED IN ACCORDANCE WITH ASTM D-1557-78 (COHESIVE SOILS).
25. ALL WOOD MEMBERS BEARING ON OR FIXED TO EXTERIOR FOUNDATION WALLS OR CONCRETE FLOOR SLABS TO BE PRESSURE TREATED.
26. CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS OF FOUNDATION PLAN WITH FIRST FLOOR PLAN BEFORE EXECUTING ANY WORK. REPORT ANY DISCREPANCIES IMMEDIATELY. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY.

RADON REQUIREMENTS

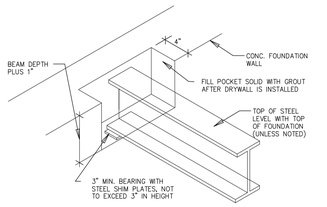
RADON REQUIREMENTS:
1. SUB FLOOR PREP: A LAYER OF GAS PERMEABLE MATERIAL UNDER CONCRETE SLAB (CONTACT GROUND AND WITHIN CONDITIONED SPACE) UNIFORM LAYER OF CLEAN AGGREGATE, A MINIMUM 4" THICK. THE AGGREGATE SHALL CONSIST OF MATERIAL THAT WILL PASS THROUGH A 2" SIEVE AND BE RETAINED BY A ¾" SIEVE.
2. SOIL-GAS-RETARDER: A MINIMUM 6 MIL. POLYETHYLENE SHALL BE PLACED ON TOP OF THE GAS PERMEABLE LAYER PRIOR TO PLACING THE FLOOR
3. SHEETING COVERS: ENTIRE FLOOR AREA WITH SEPARATE SECTIONS OF SHEETING LAPPED AT LEAST 12", ALL PUNCTURES OR TEARS IN THE MATERIAL SHALL BE SEALED OR COVERED WITH ADDITIONAL SHEETING. OPENING AROUND TUBS, SHOWERS, WATER CLOSETS, PIPES, WIRES OR OTHER FLOOR ASSEMBLY SHALL BE FILLED WITH POLYURETHANE CAULK OR EQUIVALENT.
4. CONCRETE JOINTS: ALL CONTROL JOINTS, CONSTRUCTION JOINTS OR ANY JOINTS IN CONCRETE SLAV OR BETWEEN THE SLAVE AND FOUNDATION WALLS SHALL BE SEALED WITH CAULK OR SEALANT.
5. CONDENSATE DRAINS: SHALL BE TRAPPED OR ROUTED THROUGH NON-PERFORATED PIPE TO DAYLIGHT.
6. SUMP PITS: 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.
7. SUMPS: USED AS THE SUCTION POINT IN A SUB-SLAB DEPRESSURIZATION SYSTEM SHALL HAVE A LID DESIGNED TO ACCOMMODATE THE VENT PIPE.
8. SUMPS: USED AS A FLOOR DRAIN SHALL HAVE A LID EQUIPPED WITH A TRAPPED INLET
9. PASSIVE SUBSLAB DEPRESSURIZATIONS SYSTEM BASEMENT: VENT PIPE A MINIMUM 3" DIAMETER ABS, PVC EMBEDDED VERTICALLY INTO THE SUB-SLAB AGGREGATE OR OTHER PERMEABLE MATERIAL BEFORE THE SLAB IS PLACED
10. "T" FITTING METHOD SHALL BE USED TO ENSURE PIPE OPENINGS REMAIN WITHIN SUB-SLAB PERMEABLE MATERIAL
11. VENT PIPE SHOULD EXTEND UP THROUGH THE BUILDING FLOORS AND TERMINATE AT LEAST 12" ABOVE THE ROOF IN A LOCATION AT LEAST TEN FEET AWAY FROM ANY WINDOW OR OTHER OPENING INTO THE CONDITIONED SPACES OF THE BUILDING THAT IS LESS THAN 2' FEET BELOW THE EXHAUST POINT AND TEN FEET AWAY FROM ANY OPENINGS IN ADJACENT OR ADJOINING BUILDINGS
12. VENT PIPE ACCESSIBILITY: RADON VENT PIPES SHALL BE ACCESSIBLE FOR FUTURE FAN INSTALLATION THROUGH AN ATTIC OR OTHER AREA OUTSIDE THE HABITABLE SPACE
13. VENT PIPE IDENTIFICATION: ALL EXPOSED AND VISIBLE INTERIOR RADON VENT PIPES SHALL BE IDENTIFIED WITH AT LEAST ONE LABEL ON EAC FLOOR AND IN ACCESSIBLE ATTICS. LABEL READE: "RADON REDUCTION SYSTEM"
14. POWER SOURCE: PROVIDE FOR FUTURE INSTALLATION OF AN ACTIVE SUB-MEMBRANE OR SUB SLAB DEPRESSURIZATION SYSTEM, AN ELECTRICAL CIRCUIT TERMINATED TO A SINGLE OUTLET IN AN APPROVED BOX SHALL BE INSTALLED DURING CONSTRUCTION IN THE ATTIC IN THE ANTICIPATED LOCATION OF VENT PIPE FANS



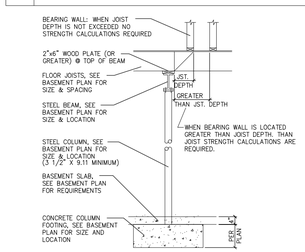
RADON MITIGATION DETAIL



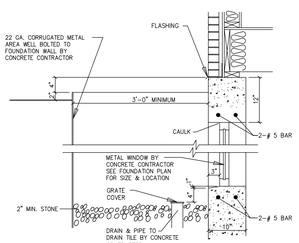
FLASHING AT BRICK WALL



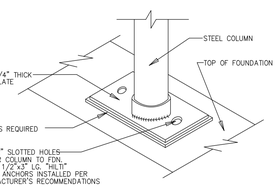
BEAM POCKET



STEEL COLUMN FOOTING DETAIL

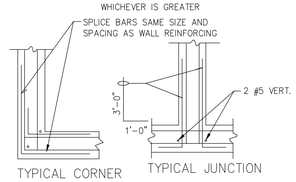


WINDOW WELL DETAIL

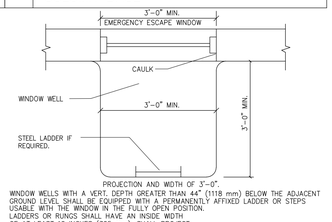


COLUMN BASE

NOTE: LAP FOR CONTINUOUS BARS SHALL BE 40 BAR DIAMETERS OR 2'-0" MIN. WHICHEVER IS GREATER



FOUNDATION DETAIL



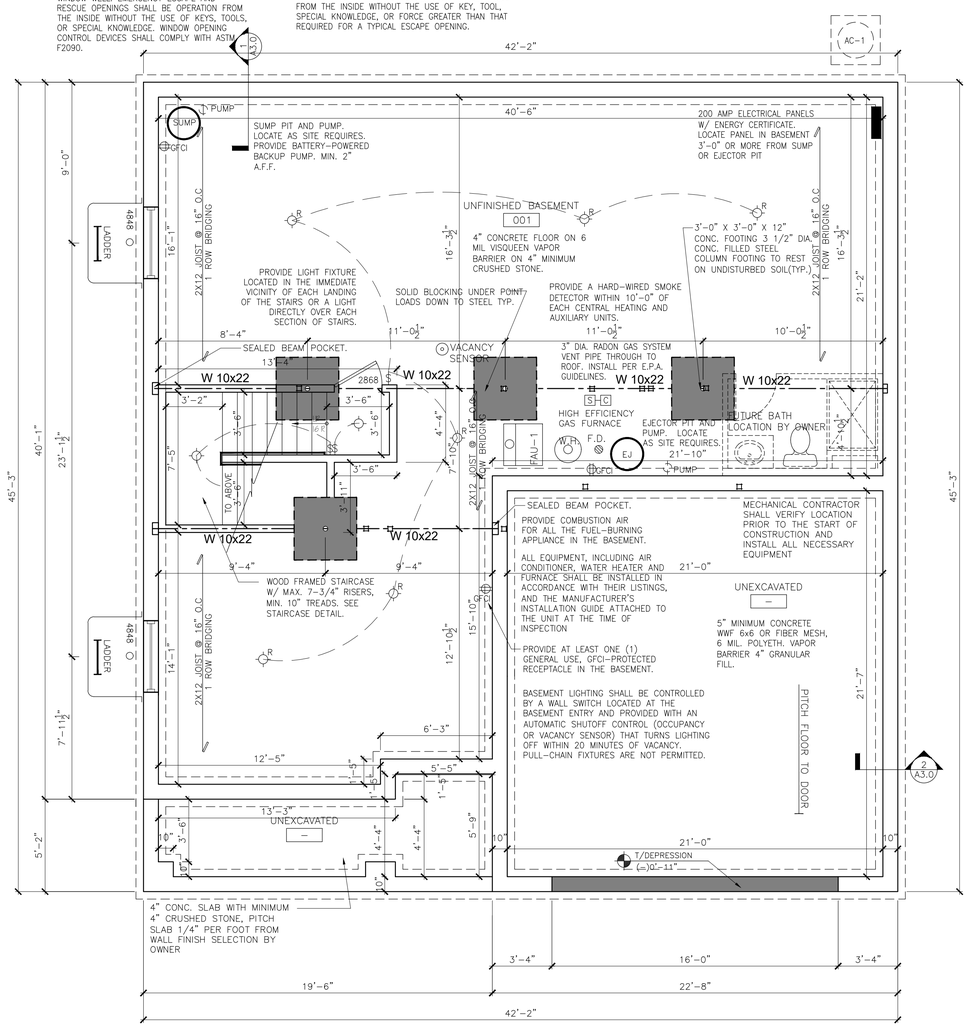
WINDOW WELLS WITH A VERT. DEPTH GREATER THAN 44" (1118 mm) BELOW THE ADJACENT GROUND LEVEL SHALL BE EQUIPPED WITH A PERMANENTLY AFFIXED LADDER OR STEPS USABLE WITH THE WINDOW IN THE FULLY OPEN POSITION. LADDERS OR RUNGS SHALL HAVE AN INSIDE WIDTH OF AT LEAST 12 INCHES (305 mm), SHALL PROJECT AT LEAST 3 INCHES (76 mm) FROM THE WALL AND SHALL BE SPACED NOT MORE THAN 18 INCHES (457 mm) ON CENTER VERTICALLY FOR THE FULL HEIGHT OF THE WINDOW WELL.

ESCAPE WINDOW

WINDOW WELLS WITH A VERTICAL DEPTH GREATER THAN 44" SHALL BE EQUIPPED WITH A PERMANENTLY AFFIXED LADDER USABLE WITH THE WINDOW IN THE FULLY OPEN POSITION. LADDERS OR RUNGS SHALL HAVE AN INSIDE WIDTH OF NOT LESS THAN 12", SHALL NOT PROJECT MORE THAN 3" FROM THE WALL, AND SHALL BE SPACED NOT MORE THAN 18" ON CENTER VERTICALLY FOR THE FULL HEIGHT OF THE WINDOW WELL

MIN. ONE EMERGENCY ESCAPE (EGRESS) WINDOW WELL. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE OPERATION FROM THE INSIDE WITHOUT THE USE OF KEYS, TOOLS, OR SPECIAL KNOWLEDGE. WINDOW OPENING CONTROL DEVICES SHALL COMPLY WITH ASTM F2090.

WINDOW WELL TO BE PROVIDED WITH SAFETY COVER. THE SAFETY COVER SHALL BE RELEASABLE OR REMOVABLE FROM THE INSIDE WITHOUT THE USE OF KEY, TOOL, SPECIAL KNOWLEDGE, OR FORCE GREATER THAN THAT REQUIRED FOR A TYPICAL ESCAPE OPENING.



BASEMENT FLOOR PLAN

1/4" = 1'-0"

NOTE:
1. FOR ROOF FRAMING, REFER TO TO ROOF PLAN
2. PROVIDE A MIN. OF (2) 2x12's WITH 1/2" PLYWOOD FLITCH PLATE HEADERS AT ALL 2x4 FRAMED OPENINGS UNLESS OTHERWISE NOTED
3. PROVIDE LATERAL BLOCKING IN ALL BEARING AND EXTERIOR WALLS UNLESS NOTED OTHERWISE
4. ALL MATERIAL SELECTIONS AND FINISHES SHALL BE SELECTED BY OWNER
5. ALL FOOTINGS SHALL BEAR ON UNDISTURBED SOIL OR COMPACTED FILL HAVING A MINIMUM ASSUMED ALLOWABLE BEARING CAPACITY OF 1500 PSF
6. ALL COMPACTED FILL SHALL BE PLACED IN LAYERS NOT EXCEEDING 12", AND COMPACTED TO A MINIMUM DENSITY OF 95% UNDER FOOTINGS, 90% UNDER SLABS AND PAVEMENTS, OBTAINED IN ACCORDANCE WITH ASTM D-1557-78 (COHESIVE SOILS).
7. ALL SLAB-ON-GRADE AREAS SHALL BE PROOF ROLLED. ALL SOFT SPOTS ENCOUNTERED SHALL BE REMOVED AND REPLACED TO FINISHED GRADE WITH APPROVED FILL MATERIAL. FILL MATERIAL FOR ALL SLAB AREAS SHALL BE PLACED IN LAYERS NOT EXCEEDING 9", AND COMPACTED TO A MINIMUM DENSITY OF 90%, OBTAINED IN ACCORDANCE WITH ASTM D-1557-78 (COHESIVE SOILS).

■ B.P. = BEARING POINT
□ B.P.A. = BEARING POINT ABV.

NOTE:
DOUBLE ALL JOISTS BENEATH PARALLEL PARTITIONS, TUBS, AND ISLANDS

NOTE:
COORDINATE LOCATIONS OF FOUNDATION DROPS AND TOP OF FOUNDATION WITH CIVIL ENGINEER. NOTIFY ARCHITECTS OF ANY DISCREPANCIES.

NOTE:
UNLESS OTHERWISE SPECIFIED, ALL HEADERS TO BE SUPPORTED BY (3)2x4's SPIKED TOGETHER. 2 KING STUDS AND 1 JACK STUD

NOTE:
UNLESS OTHERWISE SPECIFIED, ALL HEADERS TO BE (2)2x12's w/ ½" PLYWOOD FLITCH PLATE

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SHEET
A-2.0

FRAMING NOTES

1. NOTED DIMENSIONS SHALL GOVERN. CONSULT ARCHITECT AT ANY DISCREPANCY.
2. DOUBLE FRAMING MEMBERS AROUND OPENINGS AND BELOW PARRALLEL PARTITIONS.
3. MAINTAIN MINIMUM OF 2 INCH CLEARANCE BETWEEN FLUES AND FRAMING.
4. ALL UNDIMENSIONED WALLS ARE 4 1/2" FINISHED (2X4 STUDS WITH GYPSUM BOARD EACH SIDE) UNLESS OTHERWISE NOTED.
5. DOUBLE JOISTS UNDER ALL PARRALLEL WALLS ABOVE.
6. BEARING AND NONBEARING JOISTS MAY BE SPREAD TO EACH SIDE OF WALL TO ALLOW PLUMBING TO PASS THROUGH.
7. ■ = DENOTED 3-2X4 SPIKED TOGETHER OR 4X4 POST, CONTINUOUS TO FOUNDATION WALL, STEEL BEAM, OR WOOD BEAM.
8. ALL JOIST AND RAFTERS TO BE CANADIAN SPRUCE PINE FIR #1/#2. ARCHITECT IS TO BE NOTIFIED IMMEDIATELY IF SPECIES IS TO BE CHANGED.
9. FOR ROOF FRAMING, REFER TO TO ROOF PLAN.
10. PROVIDE A MIN. OF (2) 2x12's WITH 1/2" PLYWOOD FLITCH PLATE HEADERS AT ALL 2x4. FRAMED OPENINGS UNLESS OTHERWISE NOTED.
11. PROVIDE LATERAL BLOCKING IN ALL BEARING AND EXTERIOR WALLS UNLESS NOTED OTHERWISE.
12. ALL FRAMING LUMBER SHALL BE #2 HEM-FIR OR BETTER (MIN. Fb = 1150 PSI). ALL FRAMING MEMBERS AROUND OPENINGS IN RAFTERS, FLOORS, AND CEILINGS SHALL BE DOUBLED AROUND SUCH OPENINGS - UNLESS NOTED OTHERWISE ON PLANS.
13. ALL RIDGE BEAMS, HIPS, AND VALLEYS SHALL BE ONE SIZE LARGER THAN ADJACENT RAFTERS UNLESS NOTED OTHERWISE ON PLAN.
14. CROSS BRIDGING MEMBERS @ FLOOR JOISTS SHALL BE 1"X3" WOOD CROSS MEMBERS (OR SOLID BRIDGING) EVERY 8'-0" O.C. MAX.
15. ALL WALLS ARE 2X4 STUD FRAME UNLESS NOTED OR DIMENSIONED OTHERWISE. 2X6 @ EXTERIOR WALLS.
16. PROVIDE 2X6 STUD FRAME WALLS AT ALL PLUMBING LOCATIONS UNLESS NOTED OR DIMENSIONED OTHERWISE.
17. PROVIDE SOLID WOOD POST UNDER ALL WOOD BEAM BEARING POINTS. MINIMUM SIZE EQUAL TO WIDTH OF WOOD BEAM.
18. PROVIDE SOLID BLOCKING BETWEEN JOISTS @ ALL LOAD BEARING POINTS AND POSTS.
19. PROVIDE METAL JOIST HANGARS AT STAIR MEMBERS.
20. G.C. TO FIELD VERIFY EXISTING CONDITIONS AND REPORT TO DESIGNER AND ARCHITECT ANY DISCREPANCIES BETWEEN DRAWINGS AND FIELD CONDITIONS OF EXISTING STRUCTURE.
21. ALL WOOD MEMBERS BEARING ON OR FIXED TO EXTERIOR FOUNDATION WALLS OR CONCRETE FLOOR SLABS TO BE PRESSURE TREATED.

■ B.P. = BEARING POINT
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FIRESTOPPING NOTES

1. FLOORS: WHEN THE FLOOR FINISH IS NOT LAID DIRECTLY ON THE FLOOR SLAB OR BASE, THE SPACE BETWEEN THE FLOOR FINISH AND THE SLAB OR BASE SHALL BE FIRESTOPPED IN SUCH A MANNER THAT THERE WILL BE NO OPEN SPACES UNDER THE FLOOR FINSH WHICH WILL EXCEED 100 SQ. FT. IN AREA. FLOORS CONSTRUCTED OF COMBUSTIBLE MATERIALS SHALL BE FIRESTOPPED AT WALLS AND PARTITIONS. ALL FLOORS SHALL BE FIRESTOPPED WHERE OPENINGS THROUGH THE FLOOR OCCUR. WHEN JOISTS RUN PARALLEL TO THE WALL, THE JOIST NEAREST THE WALL SHALL BE TIGHT AGAINST THE WALL.
2. WAINSCOTTING: FIRESTOPPING SHALL BE PROVIDED IN ALL WALLS AND PARTITIONS TO CUT OFF ALL CONCEALED DRAFT OPENINGS BOTH HORIZONTAL AND VERTICAL; AND TO PROVIDE AN EFFECTIVE FIRE BARRIER BETWEEN STORIES AND BETWEEN THE UPPER STORY AND ROOF SPACE.
3. WALLS: IN BUILDINGS OF CONSTRUCTION TYPES IV, AND V, ALL STUD PARTITIONS AND WALLS SHALL BE FIRESTOPPED AT THE FLOOR AND CEILING AND AT INTERMEDIAL POINTS AS MAY BE REQUIRED TO LIMIT ANY ENCLOSED VERTICAL SPACE TO EIGHT (8) FEET IN HEIGHT. IN BUILDINGS OF CONSTRUCTION TYPES IV, AND V, WHERE WALLS ARE FURRED, THE SPACE BETWEEN THE INSIDE OF THE FURRING AND THE FACE OF THE WALL SHALL BE FIRESTOPPED FOR THE FULL DEPTH OF THE COMBUSTIBLE FLOOR OR ROOF JOISTS.
4. ATTIC SPACES: IN BUILDINGS OF CONSTRUCTION TYPES IV AND V, ATTIC SPACES SHALL BE SUBDIVIDED INTO AREAS NOT EXCEEDING 3,000 SQ. FT. BY MEANS OF PARTITIONS OF NOT LESS THAN ONE-HALF (1/2) HOUR FIRE RESISTIVE CONSTRUCTION. TIGHTLY FITTED AROUND DUCTS OR OTHER ASSEMBLIES PIERCING SUCH SUCH PARTITIONS. ANY DOORS IN SUCH PARTITIONS SHALL BE OF INCOMBUSTIBLE CONSTRUCTION OF AFFORD PROTECTION EQUAL TO THAT ASSEMBLY IN WHICH THEY EXIST; SUCH DOORS SHALL BE TIGHT FITTING.
5. STAIRS: WHEN STAIRS ARE OF COMBUSTIBLE CONSTRUCTION, THE SPACE BETWEEN STAIR STRINGERS SHALL BE FIRESTOPPED AT TOP AND BOTTOM AND AT LEAST ONCE IN THE MIDDLE OF EACH RUN, AND FIRESTOPPING SHALL ALSO BE PROVIDED BETWEEN STUDS OF ADJOINING STUD PARTITIONS ALONG AND IN LINE WITH THE RUN OF THE STAIRWAY.
OPENINGS IN FLOORS WALLS AND ROOFS
ALL VERTICAL OPENINGS THROUGH FLOORS AND CEILINGS NOT SPECIFICALLY MENTIONED ABOVE SUCH AS SPACES AROUND PIPES CONDUITS. POWER SHAFTING OR DUCTS SHALL BE FIRE-STOPPED. OPENINGS FOR BELTS AND CONVEYORS SHALL BE PROVIDED WITH INCOMBUSTIBLE SLOTTED DOORS OR BE OTHERWISE CLOSED OFF.
6. CHIMNEYS AND MANTELS: ALL SPACES BETWEEN CHIMNEYS AND WOOD JOISTS, BEAMS, OR HEADERS SHALL BE FIRE STOPPED BY PLACING INCOMBUSTIBLE MATERIAL TO A DEPTH OF ONE INCH AT THE BOTTOM OF SPACES. ALL SPACES BACK OF COMBUSTIBLE MANTELS SHALL BE FILLED WITH INCOMBUSTIBLE MATERIAL.
7. INTERIOR FINISHES SHALL NOT EXCEED CLASS 1, 0-25 FLAMESPREAD, 200 SMOKE.
8. ALL OPENINGS, IN FIRE RATED, FLOORS AND WALLS INCLUDING SPACES BETWEEN DUCTS, PIPES, CONDUIT, ETC. SHALL BE CLOSED OFF BY AN APPROVED FIRE SAFE MATERIAL TO MAINTAIN FIRE RATING CONTINUITY OF THE FIRE RATED FLOOR AND WALL CONSTRUCTION. ALL OPENINGS AND PENETRATIONS SHALL BE SEALED TO PREVENT THE PASSAGE OF SMOKE AND FLAMES IN FIRE RATED ASSEMBLIES.
9. PROVIDE 1" MIN. CLEARANCE BETWEEN 'B' LABEL FLUES AND ANY COMBUSTIBLE MAT'L PROVIDED THAT THE FIRST 3'-0" ABOVE THE FURNACE HAS 3" CLEARANCE.
10. LOW TEMPERATURE CHIMNEYS SHALL EXTEND TO A HEIGHT NOT LESS THAN 3'-0" ABOVE THE ROOF AT THE POINT OF INTERSECTION AND NOT LESS THAN 2'-0" ABOVE ANY ROOF WITHIN 10'-0" OF SUCH CHIMNEY EXCEPT CHIMNEYS ON A ROOF SLOPED MORE THAN 15 DEGREES MAY EXTEND NOT LESS THAN 2'-0" ABOVE THE RIDGE.
11. FILL CAVITIES BETWEEN FLOORS AND BETWEEN OTHER FIRE SEPARATED ZONES WITH APPROVED FIRE STOPPING MATERIALS.
12. FIRE STOP SOFFITS, INTERSTITIIAL FLOOR PENETRATIONS STAIR STRINGERS AT TOPS AND BOTTOMS WITH APPROVED MATERIALS.
13. 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.

14. EXPOSED CRAFT PAPER SHALL HAVE A FLAME SPREAD RATING OF 25 OF LESS.
15. ALL DOORS BETWEEN GARAGE AND LIVING AREAS SHALL BE 'B' LABEL (1-1/2 HOURS OF FIRE PROTECTION) OR BETTER WITH SELF CLOSERS.
16. ALL COMMON WALLS AND FLOORS BETWEEN GARAGE AND LIVING AREAS SHALL BE CONSTRUCTED TO A MIN. OF 1 HR. FIRE RATING.
17. PROVIDE 20" MINIMUM NON-COMBUSTIBLE HEARTH AT FIREPLACE.

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

STUDS 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.

SPAN TABLES

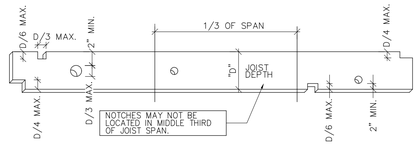
TABLE R502.3.1 (2)

JOIST SPACING	SPECIES/ GRADE	DEAD LOAD = 10 PSF			DEAD LOAD = 20 PSF		
		2X8	2X10	2X12	2X8	2X10	2X12
		MAX FLOOR JOIST SPAN					
RESIDENTIAL LIVING AREAS							
12 O.C.	HEM FIR #2	13-2	16-10	20-4	13-1	16-0	18-6
	SPF #2	13-6	17-3	20-7	13-3	16-3	18-10
16 O.C.	HEM FIR #2	12-0	15-2	17-7	11-4	13-10	16-1
	SPF #2	12-3	15-5	17-10	11-6	14'-1	16'-3
RESIDENTIAL SLEEP AREAS		DEAD LOAD = 10 PSF			DEAD LOAD = 20 PSF		
12 O.C.	HEM FIR #2	14-6	18-6	22-6	14-4	17-6	20-4
	SPF #2	14-11	19-0	23-0	14-7	17-9	20-7
16 O.C.	HEM FIR #2	13-2	16-10	19-8	12-5	15-2	17-7
	SPF #2	13-6	17-2	19-11	12-7	15-5	17-10

DESIGN VALUES

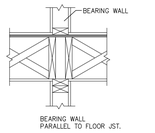
1. ROOF LIVE LOAD =	30 PSF
2. HORIZONTAL WIND LOAD (90 MPH 3-SEC GUST)	
LESS THAN 30' =	15 PSF
30' TO 49' =	20 PSF
3. BALCONIES AND DECKS (EXTERIOR) =	60 PSF
4. GARAGES (PASSENGER CARS ONLY) =	50 PSF
5. ATTICS (NO STORAGE WITH ROOF SLOPE NOT STEEPER THAN 3/12) =	10 PSF
6. ATTICS (LIMITED ATTIC STORAGE) =	20 PSF
7. DWELLING UNITS (EXCEPT SLEEPING ROOMS) =	40 PSF
8. SLEEPING ROOMS =	40 PSF
9. STAIRS =	40 PSF
10. PARTITIONS OR WALLS (INTERIOR), HORIZONTALLY =	5 PSF
11. SEISMIC DESIGN CATEGORY =	B
12. FROST LINE DEPTH =	42"
13. WINTER DESIGN TEMPERATURE =	10° F

WOOD JOIST HOLE & NOTCH DIAGRAM

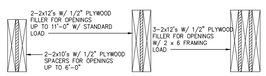


LINTEL SIZES FOR BRICK VENEER

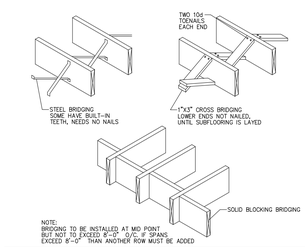
OPENING	SIZES
4'-0"	L 3 1/2" X 3 1/2" X 5/16"
5'-0"	L 3 1/2" X 3 1/2" X 5/16"
6'-0"	L 4" X 3 1/2" X 5/16"
7'-0"	L 4" X 3 1/2" X 5/16"
8'-0"	L 5" X 3 1/2" X 5/16"
9'-0"	L 5" X 3 1/2" X 3/8"
10'-0"	L 6" X 3 1/2" X 3/8"
16'-0"	L 6" X 3 1/2" X 1/2" LAGGED 18" O.C.



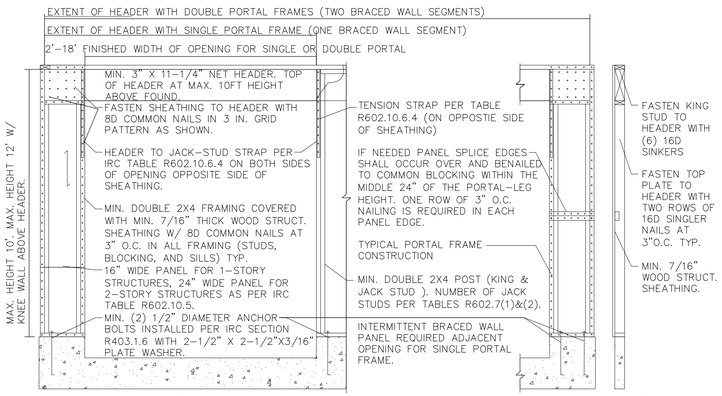
DETAIL @ BEARING WALL



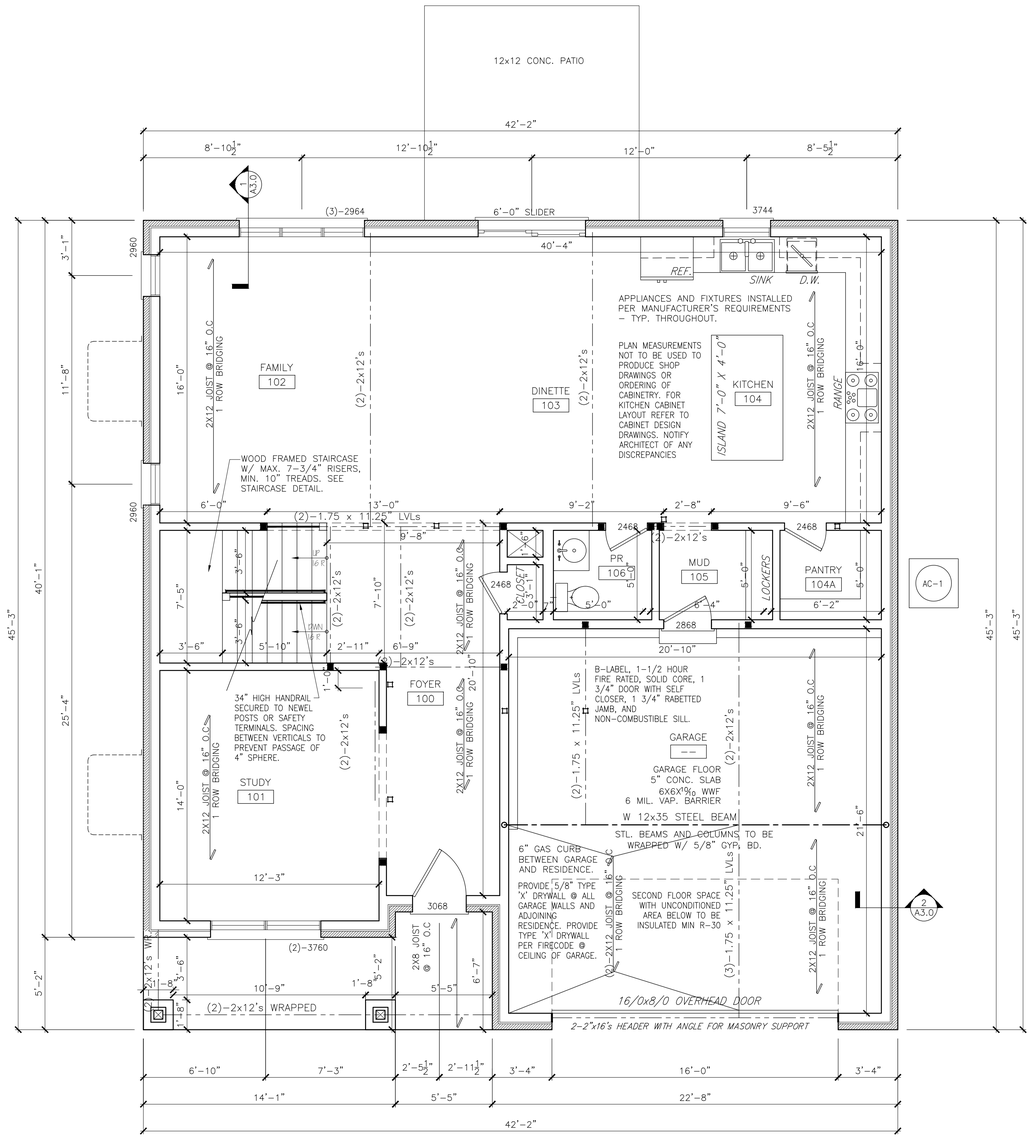
HEADER DETAIL



BRIDGING DETAIL



GARAGE WALL SHEAR BRACING



FIRST FLOOR PLAN

1/4"=1'-0"

NOTE:
1. FOR ROOF FRAMING, REFER TO TO ROOF PLAN
2. PROVIDE A MIN. OF (2) 2x12's WITH 1/2" PLYWOOD FLITCH PLATE HEADERS AT ALL 2x4 FRAMED OPENINGS UNLESS OTHERWISE NOTED
3. PROVIDE LATERAL BLOCKING IN ALL BEARING AND EXTERIOR WALLS UNLESS NOTED OTHERWISE
4. ALL MATERIAL SELECTIONS AND FINISHES SHALL BE SELECTED BY OWNER
5. THE REGISTERED DESIGN PROFESSIONAL OR CONTRACTOR SHALL PROIDE A WHOLE-HOUSE AIR LEAKAGE TEST RESULTING IN A LEAKAGE RATE LESS THAN 3 AIR CHANGES PER HOUR. THE WRITTEN TEST REPORT SHALL BE SIGNED AND SUBMITTED PRIOR TO OCCUPANCY APPROVAL
6. PROVIDE CONFIRMATION THAT OUTDOOR AIR INTAKES AND EXHAUSTS SHALL HAVE AUTOMATIC OR GRAVITY DAMPERS THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT WORKING
7. AN APPROVED PARTY, INDEPENDENT FROM THE INSTALLER OF THE INSULATION SHALL INSPECT THE AIR BARRIER AND INSULATION. THE DOCUMENT SHALL PROVIDE A DUCT AIR LEAKEAGE TEST RESULTING IN A LEAKAGE RATE LESS THAN 4cfm PER 100sf. THE WRITTEN TEST REPORT SHALL BE SIGNED AND SUBMITTED PRIOR TO OCCUPANCY APPROVAL
8. PROVIDE DUCT SEALANT(WELDS AND/OR SPRAY FOAM)
9. THE INSULATION INSTALLER SHALL SIGN, DATE, AND POST THE CERTIFICATE LISTING THE PREDOMINANT ISULATION VALUE IN A CONSCPICUOUS LOCATION IN THE ATTIC. BLOWN OR SPRAYED ROOF/CEILING INSULATION THICKNESS SHALL BE IDENTIFIED IN WRITTEN INCHES, AFFIXED TO THE TRUSS OR JOIST EVERY 300' FOR INSPECTION
10. SIMULATED PERFORMANCE ALTERNATIVES ARE ACCEPTABLE, REVIEW SECTION R405 AND SUBMIT NECESSARY INFORMATION

■ B.P. = BEARING POINT
□ B.P.A. = BEARING POINT ABV.

NOTE:
DOUBLE ALL JOISTS BENEATH PARALLEL PARTITIONS, TUBS, AND ISLANDS

NOTE:
UNLESS OTHERWISE SPECIFIED, ALL HEADERS TO BE SUPPORTED BY (3)2x4's SPIKED TOGETHER. 2 KING STUDS AND 1 JACK STUD

NOTE:
UNLESS OTHERWISE SPECIFIED, ALL HEADERS TO BE (2)2x12'S w/ 1/2" PLYWOOD FLITCH PLATE

IJM ARCHITECTS

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PROJECT

A-1.0	EXTERIOR ELEVATIONS
A-1.1	EXTERIOR ELEVATIONS
A-2.0	FOUNDATION PLAN
A-2.1	FIRST FLOOR PLAN
A-2.2	SECOND FLOOR PLAN
A-3.0	SECTIONS + DIAGRAMS
E-1.0	ELECTRICAL PLANS

SINGLE FAMILY HOME
BRAILYNN POINTE
LOT 2
TINLEY PARK IL.

SEAL:
LICENSED ARCHITECT
IAN JAMES
Mc DONNELL
001-020866
STATE OF ILLINOIS

EXP DATE:

ISSUE

DATE
4.29.2026

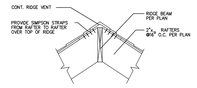
JOB#
2026-133

SHEET
A-2.1

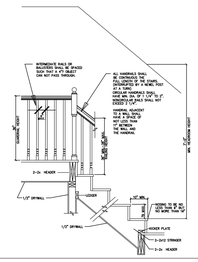
STAIR AND RAILING NOTES

SUBURBS 19.01.08
FLOOR PLANS

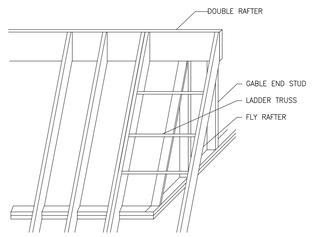
1. RAILINGS: HANDRAILS HAVING MIN. AND MAX. HEIGHTS OF 34 INCHES AND 38 INCHES, RESPECTIVELY, MEASURED VERTICALLY FROM THE NOSING OF THE TREADS, SHALL BE PROVIDED ON AT LEAST ONE SIDE OF STAIRWAY OF THREE OR MORE RISERS AND SHALL EXTEND 6 INCHES BEYOND THE TOP AND BOTTOM RISERS. END SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS.
2. 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 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.
3. 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.
4. THE HAND GRIP PORTION OF THE HANDRAILS SHALL HAVE AN OUTSIDE DIAMETER OF NOT LESS THAN 1¼" AND NOT GREATER THE 2". NON-CIRCULAR HANDRAILS SHALL HAVE A CROSS SECTION OF NOT MORE THAN 2¼". THE HAND GRIP PORTION OF HANDRAILS SHALL HAVE A SMOOTH SURFACE WITH NO SHARP CORNERS. THE HAND GRIP PORTION OF HANDRAILS SHALL HAVE A SMOOTH SURFACE WITH NO SHARP CORNERS.
5. HANDRAILS PROJECTING FROM A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1 1/2 INCHES BETWEEN THE WALL AND THE HANDRAIL.
6. 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.
7. HANDRAILS AND GUARDRAILS SHALL BE DESIGNED SO AS TO RESIST A #200 HORIZONTAL LOAD ACROSS THEIR SPAN



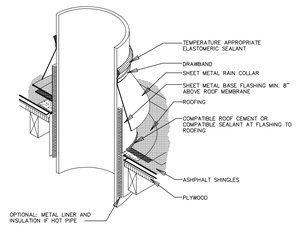
RIDGE BEAM DETAIL



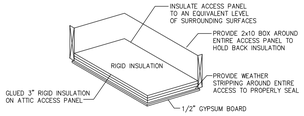
STAIR DETAIL



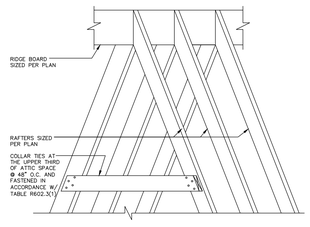
EAVE DETAIL



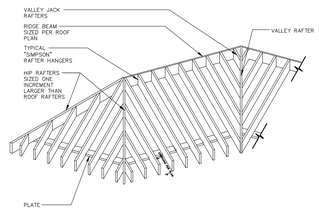
STACK FLASHING DETAIL



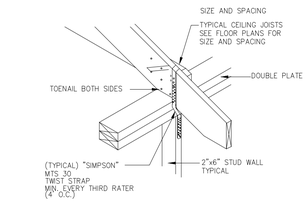
ATTIC ACCESS INSULATION DETAIL



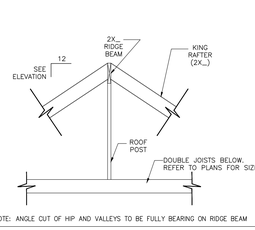
COLLAR TIES DETAIL



HIP ROOF DETAIL

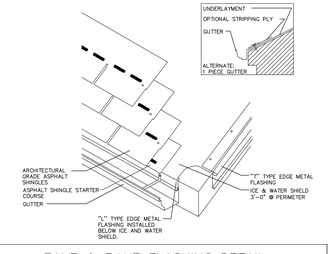


RAFTER ANCHORAGE DETAIL

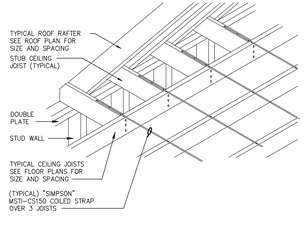


NOTE: ANGLE CUT OF HIP AND VALLEYS TO BE FULLY BEARING ON RIDGE BEAM

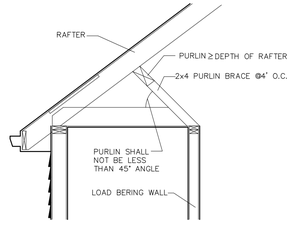
RIDGE BEAM & KING RAFTERS DETAIL



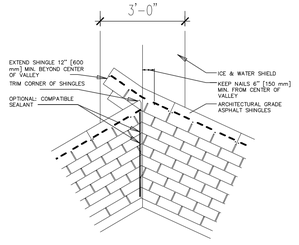
EAVE & RAKE FLASHING DETAIL



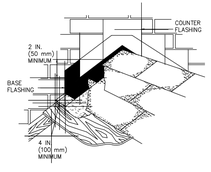
CEILING JOIST ANCHORAGE



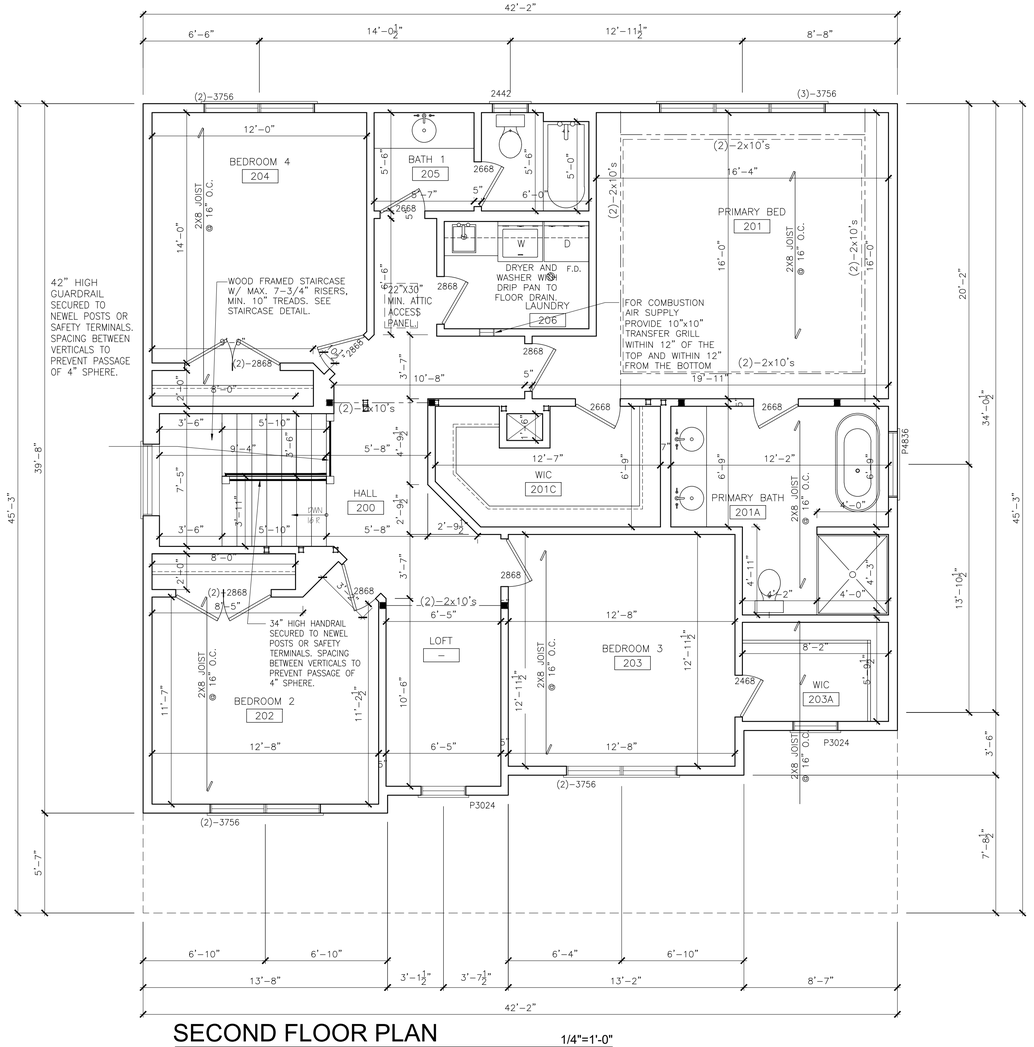
PURLIN WALL DETAIL



CUT VALLEY DETAIL



FLASHING DETAIL



SECOND FLOOR PLAN

1/4"=1'-0"

NOTE:
1. FOR ROOF FRAMING, REFER TO TO ROOF PLAN
2. PROVIDE A MIN. OF (2) 2x12's WITH 1/2" PLYWOOD FLITCH PLATE HEADERS AT ALL 2x4 FRAMED OPENINGS UNLESS OTHERWISE NOTED
3. PROVIDE LATERAL BLOCKING IN ALL BEARING AND EXTERIOR WALLS UNLESS NOTED OTHERWISE
4. ALL MATERIAL SELECTIONS AND FINISHES SHALL BE SELECTED BY OWNER
5. THE REGISTERED DESIGN PROFESSIONAL OR CONTRACTOR SHALL PROIDE A WHOLE-HOUSE AIR LEAKAGE TEST RESULTING IN A LEAKAGE RATE LESS THAN 3 AIR CHANGES PER HOUR. THE WRITTEN TEST REPORT SHALL BE SIGNED AND SUBMITTED PRIOR TO OCCUPANCY APPROVAL
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8. PROVIDE DUCT SEALANT(WELDS AND/OR SPRAY FOAM)
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■ B.P. = BEARING POINT
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NOTE:
DOUBLE ALL JOISTS BENEATH PARALLEL PARTITIONS, TUBS, AND ISLANDS

NOTE:
UNLESS OTHERWISE SPECIFIED, ALL HEADERS TO BE SUPPORTED BY (3)2x4's SPIKED TOGETHER. 2 KING STUDS AND 1 JACK STUD

NOTE:
UNLESS OTHERWISE SPECIFIED, ALL HEADERS TO BE (2)2x12'S w/ ½" PLYWOOD FLITCH PLATE

IJM ARCHITECTS

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p:
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PROJECT

A-1.0	EXTERIOR ELEVATIONS
A-1.1	EXTERIOR ELEVATIONS
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A-2.2	SECOND FLOOR PLAN
A-3.0	SECTIONS + DIAGRAMS
E-1.0	ELECTRICAL PLANS

SINGLE FAMILY HOME
BRAILYNN POINTE
LOT 2
TINLEY PARK IL.

SEAL:

LICENSED ARCHITECT
IAN JAMES
Mc DONNELL
001-020866
STATE OF ILLINOIS

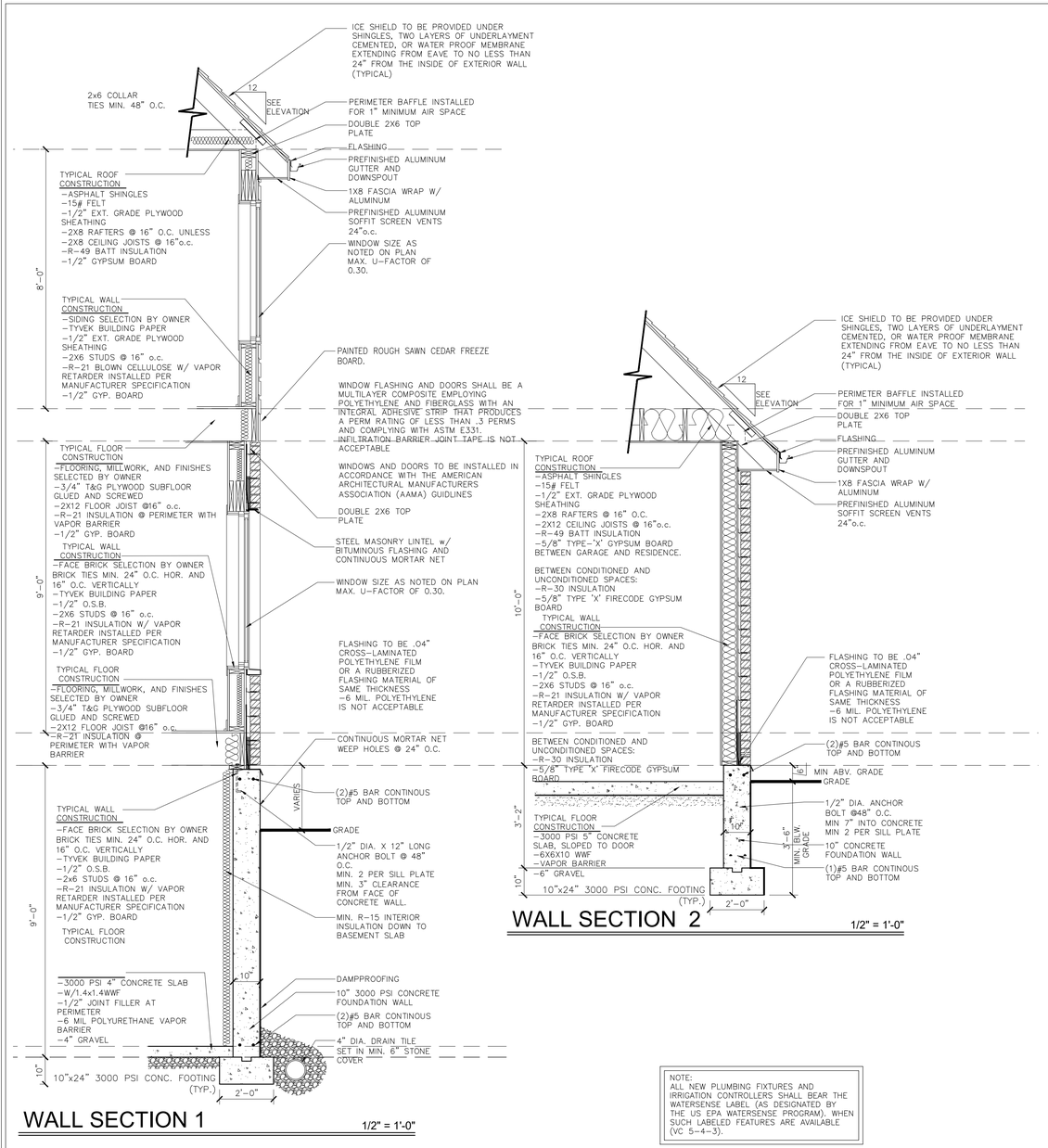
EXP DATE:

ISSUE

DATE
4.29.2026

JOB #
2026-133

SHEET
A-2.2



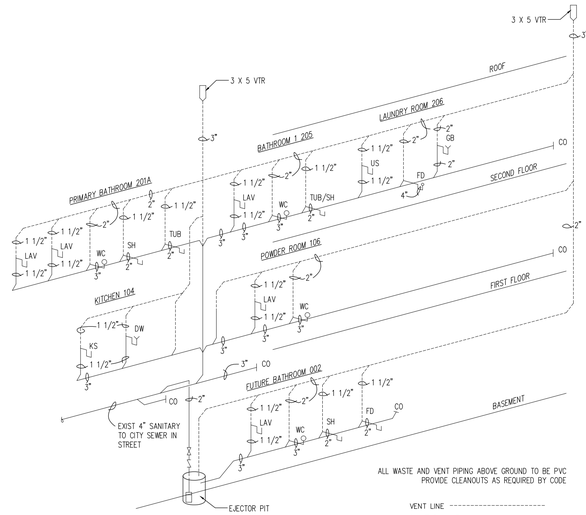
WALL SECTION 1

1/2" = 1'-0"

WALL SECTION 2

1/2" = 1'-0"

NOTE:
ALL NEW PLUMBING FIXTURES AND IRRIGATION CONTROLLERS SHALL BEAR THE WATERSENSE LABEL (AS DESIGNATED BY THE US EPA WATERSENSE PROGRAM). WHEN SUCH LABELED FEATURES ARE AVAILABLE (VC 5-4-3).



WASTE & VENT DIAGRAM

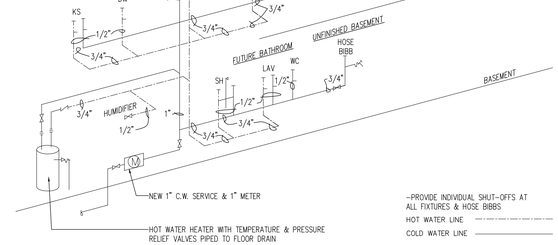
NO SCALE

NATURAL GAS DISTRIBUTION PIPING SHALL BE COMPOSED OF SCHEDULE 40 BLACK PIPE WITH 150# MALLEABLE IRON FITTINGS. ALL NEW GAS LINES SHALL BE TESTED TO ENSURE THAT THEY ARE GAS TIGHT BEFORE THEY ARE PUT INTO SERVICE OR CONCEALED. TESTING, INSPECTION, AND PURGING OF THE PIPING SYSTEM SHALL COMPLY WITH IFGC SECTION 406.

PLUMBING FIXTURE COUNT

TYPE OF FIXTURES	NO.	W.S.F.U.s EACH	TOTAL W.S.F.U.S
WATER CLOSET	4	3	12
LAVATORY	5	1	5
BATH TUB	2	2	4
SHOWER STALL	2	2	4
KITCHEN SINK	1	2	2
LAUNDRY TRAYS	1	3	3
DISHWASHER	1	1	2
LAUNDRY MACHINE	1	2	2
		TOTAL	34

TOTAL W.S.F.U.	PIPE SIZE	WITH	METER SIZE
2-6	1/2"		5/8"
8-9	3/4"		5/8"
10-19	3/4"		3/4"
20-29	1"		3/4"
30-34	1"		1"
35-59	1 1/4"		1"
60-99	1 1/2"		1 1/2"
100-119	1 1/2"		2"
99+	2"		2"



WATER SUPPLY DIAGRAM

NO SCALE

NOTE:
1. PROVIDE A BACK FLOW PREVENTER IN WATER SYSTEM PER MANUFACTURERS RECOMMENDATIONS
2. PROVIDE A THERMAL EXPANSION DEVICE IN WATER SYSTEM PER MANUFACTURERS RECOMMENDATIONS
3. ALL WATER SUPPLY LINES TO BE "M" COPPER ABOVE GRADE
4. ALL WATER SUPPLY LINES TO BE "K" COPPER BELOW GRADE
5. 12" AIR CHAMBER AT EACH FIXTURE
6. 24" AIR CHAMBER AT EACH RISER
7. SHUT OFF VALVE AT EACH FIXTURE

FULL SIZE CLEANOUT SHALL BE LOCATED WITHIN FIVE (5) FEET OF THE BUILDING FOUNDATION, INSIDE OR OUTSIDE, IN DIRECT LINE WITH THE BUILDING DRAIN AND SEWER

ALL HAND-HELD SHOWER SPRAY UNITS SHALL HAVE AN AUTOMTIC VACUUM BREAKER INSTALLED ON THE HOSE SUPPLY FITTING CONFORMING TO ASSE 1014

ALL HAND-HELD SHOWER SPRAY UNITS SHALL HAVE AN AUTOMTIC VACUUM BREAKER INSTALLED ON THE HOSE SUPPLY FITTING CONFORMING TO ASSE 1014

A SHUTOFF VALVE AND CHECK VALVE SHALL BE INSTALLED ON THE 2" EJECTOR DISCHARGE PIPE
STORM SUMP BASIN SHALL BE INSTALLED WITH ITS TOP EDGE AT LEAST TWO (2") INCHES ABOVE FINISHED FLOOR

DRAINAGE AND VENT SYSTEM SHALL BE PRESSURE TESTED WITH WATER OR AIR.

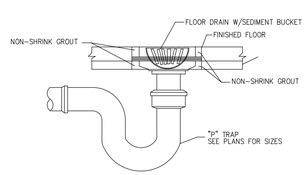
ALL SHOWER COMPARTMENTS AND SHOWER-BATH COMBINATIONS SHALL BE PROVIDED WITH AN AUTOMATIC SAFETY WATER MIXING DEVICE AND SHALL COMPLY WITH ANSI/ASSE 1016-1996 AND BE DESIGNED WITH A MAXIMUM HANDLE ROTATION LIMIT/STOP,OR COMPLY WITH ASSE 1017-1998. THE SAFETY WATER MIXING DEVICE SHALL BE ADJUSTED TO A MAXIMUM SETTING OF 115 DEG FAHRENHEIT AT THE TIME OF INSTALLATION.

THE WATER SERVICE AND BUILDING DRAIN OR BUILDING SEWER SHALL BE INSTALLED IN SEPARATE TRENCHES WITH A MINIMUM OF TEN FEET HORIZONTAL SEPARATION. WATER SERVICE LINE SHALL BE A MINIMUM OF FIVE (5') FEET IN DEPTH BELOW GRADE.

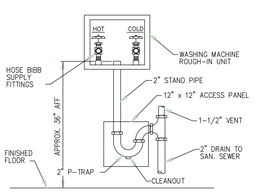
ALL EXPOSED HOT WATER PIPING SHALL BE INSULATED FROM THE WATER HEATER TO THE FIXTURES WITH A MINIMUM THERMAL RESISTANCE (R-VALUE) OF R-3 INSULATION

ALL EXPOSED HOT WATER PIPING SHALL BE INSULATED FROM THE WATER HEATER TO THE FIXTURES WITH A MINIMUM THERMAL RESISTANCE (R-VALUE) OF R-3 INSULATION

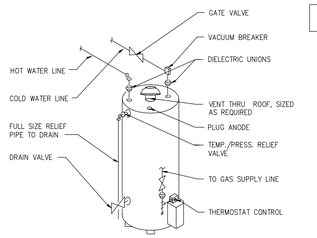
PLUMBING INSPECTOR SHALL FIELD VERIFY THE DRAIN,WASTE,VENT AND WATER DISTRIBUTION SYSTEM SHALL BE PROPERLY SIZED IN ACCORDANCE WITH THE APPROPRIATE TABLES FOUND IN 890. APPENDIX A



FLOOR DRAIN DETAIL



WASHING MACHINE HOOK-UP DETAIL



WATER HEATER DETAIL

PLUMBING NOTES

NOTE:
1. PROVIDE A BACK FLOW PREVENTER IN WATER SYSTEM PER MANUFACTURER'S RECOMMENDATIONS.
2. PROVIDE A THERMAL EXPANSION DEVICE IN WATER SYSTEM PER MANUFACTURER'S RECOMMENDATIONS.
3. ALL WATER SUPPLY LINES TO BE 'M' COPPER ABOVE GRADE.
4. ALL WATER SUPPLY LINES TO BE 'K' COPPER BELOW GRADE.
5. 12" AIR CHAMBER AT EACH FIXTURE.
6. 24" AIR CHAMBER AT EACH RISER.
7. SHUT OFF VALVE AT EACH FIXTURE.
8. FULL SIZE CLEANOUT SHALL BE LOCATED WITHIN FIVE (5) FEET OF THE BUILDING FOUNDATION, INSIDE OR OUTSIDE, IN DIRECT LINE WITH THE BUILDING DRAIN AND SEWER.
9. ALL HAND-HELD SHOWER SPRAY UNITS SHALL HAVE AN AUTOMATIC VACUUM BREAKER INSTALLED ON THE HOSE SUPPLY FITTING CONFORMING TO ASSE 1014.
10. ALL HAND-HELD SHOWER SPRAY UNITS SHALL HAVE AN AUTOMATIC VACUUM BREAKER INSTALLED ON THE HOSE SUPPLY FITTING CONFORMING TO ASSE 1014.
11. A SHUTOFF VALVE AND CHECK VALVE SHALL BE INSTALLED ON THE 2" EJECTOR DISCHARGE PIPE.
12. STORM SUMP BASIN SHALL BE INSTALLED WITH ITS TOP EDGE AT LEAST TWO (2") INCHES ABOVE FINISHED FLOOR.
13. DRAINAGE AND VENT SYSTEM SHALL BE PRESSURE TESTED WITH WATER OR AIR.
14. ALL SHOWER COMPARTMENTS AND SHOWER-BATH COMBINATIONS SHALL BE PROVIDED WITH AN AUTOMATIC SAFETY WATER MIXING DEVICE AND SHALL COMPLY WITH ANSI/ASSE 1016-1996 AND BE DESIGNED WITH A MAXIMUM HANDLE ROTATION LIMIT/STOP,OR COMPLY WITH ASSE 1017-1998. THE SAFETY WATER MIXING DEVICE SHALL BE ADJUSTED TO A MAXIMUM SETTING OF 115 DEG FAHRENHEIT AT THE TIME OF INSTALLATION.
15. THE WATER SERVICE AND BUILDING DRAIN OR BUILDING SEWER SHALL BE INSTALLED IN SEPARATE TRENCHES WITH A MINIMUM OF TEN FEET HORIZONTAL SEPARATION. WATER SERVICE LINE SHALL BE A MINIMUM OF FIVE (5') FEET IN DEPTH BELOW GRADE.
16. ALL EXPOSED HOT WATER PIPING SHALL BE INSULATED FROM THE WATER HEATER TO THE FIXTURES WITH A MINIMUM THERMAL RESISTANCE (R-VALUE) OF R-3 INSULATION.
17. ALL EXPOSED HOT WATER PIPING SHALL BE INSULATED FROM THE WATER HEATER TO THE FIXTURES WITH A MINIMUM THERMAL RESISTANCE (R-VALUE) OF R-3 INSULATION.
18. PLUMBING INSPECTOR SHALL FIELD VERIFY THE DRAIN,WASTE,VENT AND WATER DISTRIBUTION SYSTEM SHALL BE PROPERLY SIZED IN ACCORDANCE WITH THE APPROPRIATE TABLES FOUND IN 890. APPENDIX A.

MOISTURE AND AIR SEALING NOTES

1. FIBER-CEMENT OR GLASS MAT GYPSUM BACKERS BE INSTALLED AS BACKERS FOR WALL TILE APPLIED IN TUB / SHOWER AREAS AND WALL PANELS IN SHOWER AREAS WHICH ARE IN DIRECT CONTACT WITH WATER OR HIGH HUMIDITY.

ADVANCED AIR SEALING OPTIONAL
1. BOTTOM PLATES CAULKED OR GASKETED TO SUBFLOOR
2. RIM JOISTS CAULKED TO PLATES AND SUBFLOOR
3. JOINTS BETWEEN RIMJOIST AND MEMBERS TO ALSO BE CAULKED
4. DRYWALL CAULKED OR GLUED TO TOP AND BOTTOM PLATES ON EXTERIOR WALLS
5. DRYWALL CAULKED TO CORNERS OR GLUED TO INTERIOR PARTITION STUDS ON EXTERIOR WALLS
6. FOAM/SEAL ALL PENETRATIONS IN EXTERIOR WALLS, FLOORS, AND CEILINGS TO GARAGES AND CRAWL SPACES
7. SEAL ALL PENETRATIONS IN FLOOR AND PLATE AREAS FROM PLUMBING. HEATING, AND ELECTRICAL WORK
8. SEAL ALL ATTIC BYPASSES PRIOR TO ATTIC INSULATION. BYPASSES SHOULD BE SEALED WITH FOAM OR CAULK. ATTIC BYPASSES INCLUDED OPENINGS AROUND CHIMNEYS, FLUES, AND SOIL STACKS. OTHER BYPASSES INCLUDE JOINTS AROUND FAN HOUSINGS, CONDUIT PENETRATIONS, AND JUNCTION BOXED. INSULATE AND AIR SEAL ATTIC HATCHES

IJM ARCHITECTS
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Orland Park IL. 60462
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PROJECT

A-1.0	EXTERIOR ELEVATIONS
A-1.1	EXTERIOR ELEVATIONS
A-2.0	FOUNDATION PLAN
A-2.1	FIRST FLOOR PLAN
A-2.2	SECOND FLOOR PLAN
A-3.0	SECTIONS + DIAGRAMS
E-1.0	ELECTRICAL PLANS

SINGLE FAMILY HOME
BRAILYNN POINTE
LOT 2
TINLEY PARK IL.

SEAL:
LICENSED ARCHITECT
IAN JAMES Mc DONNELL
001-020866
STATE OF ILLINOIS

EXP DATE:

ISSUE

DATE
4.29.2026

JOB #
2026-133

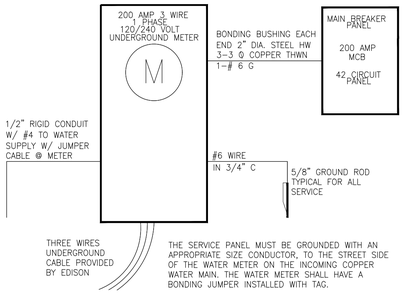
SHEET
A-3.0

ELECTRICAL NOTES

1. ALL WORK SHALL COMPLY WITH APPLICABLE LOCAL ELECTRICAL, BUILDING AND FIRE CODES, APPLICABLE FEDERAL AND STATE REGULATIONS.
2. COMPLY WITH THE GOVERNING EDITION OF THE 'NATIONAL ELECTRICAL CODE'.
3. LAYOUT IS DIAGRAMMATIC AND CONTRACTOR SHALL INSTALL EQUIPMENT TO MEET THE FIELD CONDITIONS
4. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND INSPECTION FEES AS REQUIRED FOR HIS PORTION OF THE WORK
5. CONTRACTOR SHALL GUARANTEE ALL WORK FOR A PERIOD OF ONE YEAR FROM DATE OF FINAL COMPLETION.
6. CONTRACTOR SHALL COORDINATE ALL WORK WITH THE RESPECTIVE TRADES AND VERIFY LOCATIONS FROM THE ARCHITECTURAL DRAWINGS, FIELD MEASUREMENTS AND SUPPLIER SHOP DRAWINGS.
7. CONTRACTOR SHALL VISIT SITE TO DETERMINE THE FULL EXTENT OF THE WORK AND FACILITY LOCATIONS AND VERIFY WITH THE LOCAL GOVERNING BODIES.
8. CONTRACTOR SHALL FURNISH SHOP DRAWINGS ON ALL EQUIPMENT AND FIXTURES TO ENGINEER FOR REVIEW; QUALITY AS PER GENERAL PROVISIONS.
9. CONTRACTOR SHALL CHECK ALL DRAWINGS AND SPECIFICATIONS OF OTHER TRADES AND INCLUDE IN HIS BID ANY ADDITIONAL WORK REQUIRED BY THIS TRADE.
10. ALL EXISTING CONDITIONS MUST BE VERIFIED AT THE PROJECT SITE BY THE CONTRACTOR. THE CONTRACTOR IS REQUIRED TO MAKE ANY AND ALL PROVISIONS NECESSARY TO ADAPT THE NEW WORK TO EXISTING CONDITIONS. ALL SUCH ADAPTATION MUST BE REVIEWED BY THE ENGINEER AND MUST BE MADE AT NO ADDITIONAL COST TO THE OWNER.
11. THE CONTRACTOR SHALL AVOID ALL STRUCTURAL SUPPORT MEMBERS. RELOCATE EQUIPMENT AS NECESSITATED BY FIELD CONDITIONS, FROM WHERE SHOWN DRAWINGS. CUTTING SHALL ONLY BE DONE AFTER OBTAINING ARCHITECT'S REVIEW.
12. CIRCUIT NUMBERS GIVEN ON DRAWINGS ARE FOR CIRCUIT IDENTIFICATION ONLY. THE CONTRACTOR SHALL INSTALL CIRCUITRY AS GOVERNED BY FIELD CONDITIONS. HE SHALL KEEP A TYPED RECORD CORRELATING GIVEN AND ACTUAL CIRCUIT NUMBERS AND RECORD THIS INFORMATION ON THE PANEL DIRECTORIES.
13. THE CONTRACTOR SHALL COORDINATE HIS WORK WITH THAT OF THE OTHER CONTRACTORS AND WITH THE EXISTING JOB SITE CONDITIONS. HE SHALL RELOCATE EQUIPMENT AS REQUIRED TO AVOID CONFLICT WITH OTHER TRADES. ALL DEVIATIONS SHALL BE APPROVED BY THE ENGINEER BEFORE EXECUTION OF WORK.
14. USE COPPER WIRE ONLY.
15. CONDUCTORS SHALL BE COPPER, MINIMUM #14 A.W.G. WITH TYPE THWN INSULATION.
16. NO LIVE SERVICE ENTRANCE CONDUCTOR SHALL EXTEND OVER FIVE FEET WITHIN BUILDING WITHOUT A MAIN DISCONNECT AT METER.
17. ALL LOW VOLTAGE IS REQUIRED TO BE IN AN APPROVED RACEWAY.
18. RACEWAY FITTINGS SHALL BE GALVANIZED STEEL, CODE APPROVED TYPE.
19. ALL WIRING SHALL BE INSTALLED IN RIGID METALLIC TUBING.
20 MIN. SIZE OF CONDUCTORS FOR FEEDERS AND BRANCH CIRCUIT SHALL BE NO. 14 COPPER. ALL CONDUCTORS USED FOR FEEDERS AND BRANCH CIRCUITS MUST BE COPPER.
21. ALL BRANCH CIRCUITS SHALL BE GROUPED INTO PHASE BALANCED MULTIPLE CIRCUITS HOMERUNS. A MAXIMUM OF 6 CIRCUITS PER SINGLE HOMERUN.
22. THE ELECTRICAL CONTRACTOR SHALL PROVIDE A COMPLETE CONDUCTOR AND RACEWAY SYSTEM FOR ALL CIRCUIT DEVICES INDICATED ON THE PLANS EVEN THOUGH NOT DELINEATED.
23. WIRES FOR BRANCH CIRCUITS THAT EXCEED 75' IN LENGTH FROM PANEL TO CENTER OF LOAD SHALL NOT BE SMALLER THAN #10 AWG.
24. INSTALLATION OF ALL LIGHTING FIXTURES SHALL INCLUDE ALL NECESSARY CONDUIT (SOLID OR FLEXIBLE), WIRING, JUNCTION BOXED, ETC., FOR CIRCUIT DEVICES.
25. ALL CIRCUITRY TO BE RUN CONCEALED UNLESS OTHERWISE INDICATED.
26. MATERIAL AND EQUIPMENT SHALL MATCH BUILDING STANDARD UNLESS NOTED OTHERWISE.
27. ALL BRANCH CIRCUITRY EXTENDING FROM ONE WALL OUTLET JUNCTION BOX TO ANOTHER SHALL NOT BE ROUTED HORIZONTALLY IN THE WALL CAVITY. THE BRANCH CIRCUITRY SHALL BE ROUTED VERTICALLY DOWN INTO THE UNCTION BOX, VERTICALLY OUT OF THE UNCTION BOX AND THEN RUN HORIZONTALLY THROUGH THE CEILING CAVITY AT A MINIMUM OF 3" ABOVE THE PARTITION CONSTRUCTION TO THE NEXT WALL OUTLET LOCATION. SEE BELOW.
28. ALL BRANCH CIRCUITS THAT SUPPLY 125-VOLT, SINGLE PHASE, 15- AND 20-AMPERE RECEPTACLE OUTLETS INSTALLED IN DWELLING UNIT BEDROOMS SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER(S).
29. ALL SUBCONTRACTORS SHALL PROVIDE FIRE-STOPPING EQUAL IN RATING TO THE FLOOR/CEILING AND WALL ASSEMBLIES THROUGH WHICH PENETRATIONS ARE MADE. THE GENERAL CONTRACTOR SHALL ENSURE FIRE-STOPPING IS INCLUDED IN ALL SUBCONTRACTOR'S SCOPE OF WORK.
30. BOXES IN CEILINGS SHALL BE CAPABLE OF SUPPORTING FANS IN ACCORDANCE WITH 314.27 (A) AND (D) AND 422.18.
31. INSTALL SEPARATE 20AMP BRANCH CIRCUITS FOR THE LAUNDRY AND BATHROOM OUTLET LOADS.
32. ALL RESIDENTIAL UNITS TO BE EQUIPPED WITH A CARBON MONOXIDE DETECTOR WITHIN THEN FEET OF EVERY ROOM USED FOR SLEEPING. THE CARBON MONOXIDE DETECTOR SHALL BE HARDWIRED WITH BATTERY BACK-UP.
33. INSTALL SEPARATE 20AMP BRANCH CIRCUITS FOR THE SMALL APPLIANCE.
34. ALL RECEPTACLES TO BE TAMPER-RESISTANT RECEPTACLES.
35. ALL RECEPTACLES INSTALLED WITHIN 6 FEET OF THE OUTSIDE EDGE OF THE SINK MUST BE GFCI
36. ANY RECEPTACLES FOR GARAGE DOOR OPENERS SHALL BE INSTALLED WITH GROUND-FAULT CIRCUIT-INTERRUPTER PROTECTION
37. PROVIDE 'GFI' (GROUND FAULT INTERRUPTER) PROTECTION FOR ALL BATHROOMS AND ALL OTHER DAMP AREAS.
31. SWITCHES WITHIN 5' OF EDGE OF TUB OR SHOWERS ARE REQUIRED TO BE GFCI PROTECTED.
32. ALL SWITCHES IN BATHROOMS TO BE ON 'GFI' PROTECTED CIRCUITS.
33. IF THE MASTER BATH TUB IS A WHIRLPOOL TUB, ALL METAL PIPING SYSTEMS, METAL PARTS OF THE ELEC. EQUIP., AND PUMP MOTORS ASSOC. WITH THE WHIRLPOOL TUB SHALL BE BONDED TOGETHER USING A COPPER BONDING JUMPER NO SMALLER THAN A NO.8 SOLID CONDUCTOR.
34. THE WHIRLPOOL TUB AND ITS ELECTRICAL COMPONENTS SHALL BE GFCI PROTECTED. ALL WHIRLPOOL TUB/SPAS TO BE ON SEPARATE 'GFI' PROTECTED CIRCUITS.
35. ELECTRICAL OUTLETS IN BASEMENT TO BE 'GFI' PROTECTED.
36. 110 V. INTERCONNECTED SMOKE DETECTORS MUST BE INSTALLED IN BASEMENT, FIRST, SECOND FLOORS AND IN ALL SLEEPING ROOMS. THE SMOKE DETECTOR SHALL BE HARDWIRED WITH BATTERY BACK-UP.
37. INSTALL 'C.O.' AS REQUIRED BY LOCAL CODES.
38. ALL RECEPTACLES INSTALLED IN SLEEPING ROOMS TO BE PROTECTED BY AN 'ARC FAULT' INTERRUPTER.
39. THE FOLLOWING ADDITIONAL SEPARATE BRANCH CIRCUITS SHALL BE REQUIRED AS NEEDED:
A. CENTRAL AIR CONDITIONING SYSTEM.
B. ELECTRIC RANGE.
C. BUILT-IN MICROWAVE OVEN.
D. THROUGH WALL AIR CONDITIONERS & HEATING UNITS.
E. MOTORS OF 1/2 HORSEPOWER OR LARGER.
F. ELECTRIC WATER HEATERS.
G. ELECTRIC DRYERS – 240 VOLT. MIN. NO. 10 WIRE WITH 'L' SHAPED RECTANGLE.
H. SUMP PUMP.
I. SANITARY EJECTOR PUMP.
J. CENTRAL VACUUM SYSTEM.
48. ALL EXTERIOR GFCI OUTLETS SHALL HAVE IN-USE COVERS AND BE G.F.I.
49. MIN. ONE EXTERIOR OUTLET TO BE WITHIN 6'-0" OF GRADE.
50. EJECTOR PIT TO BE ON DEDICATED CIRCUIT.
51. ALL 120-VOLT, SINGLE PHASE, 15 AND 20 AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNITS: FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER COMBINATION-TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT.
52. INTERMITTENT EXHAUST SYSTEMS IN BATHROOMS AND TOILET ROOMS SHALL COMPLY WITH R403.6.5 CONTROLS SHALL INCLUDE ONE OF THE FOLLOWING
52.1. A TIMER CONTROL WITH DELAY SETPOINTS THAT AUTOMATICALLY TURN OFF THE EXHAUST WHEN THE SELECTED SETPOINT IS REACHED. NO FEWER THAN ONE DELAY-OFF SETPOINT SHALL BE 30 MINUTES OR LESS
52.2. AN OCCUPANT SENSOR CONTROL WITH DELAY SETPOINTS THAT AUTOMATICALLY TURN OFF THE EXHAUST WHEN THE SELECTED SETPOINT IS REACHED. NO FEWER THAN ONE DELAY-OFF SETPOINT SHALL BE 30 MINUTES OR LESS
52.3. A HUMIDITY CONTROL WITH AN ADJUSTABLE SEPOINT BETWEEN 50% OR MROE AND 80% OR LESS RELATIVE HUMIDITY THAT AUTOMATICALLY TURNS OFF EXHAUST FANS WHEN THE SELECTED SETPOINT IS REACHED
52.4. A CONTAMINANT CONTROL THE RESPONDS TO A PARTICLE OR GASEOUS CONCENTRATION AND AUTOMATICALLY TURNS OFF EXHAUST FANS WHEN A DESIGN SETPOINT IS REACHED
53. ALL PERMANENTLY INSTALLED LIGHTING FIXTURES, EXCLUDING KITCHEN APPLIANCE LIGHTING FIXTURES, SHALL CONTAIN HIGH-EFFICACY LIGHTING SOURCES WITH AN EFFICACY OF NOT LESS THAN 45 LUMENS PER WATT OR SHALL CONTAIN LAMPS CAPABLE OF OPERATION WITH AN EFFICACY OF NOT LESS THAN 65 LUMENS PER WATT (R404.1)
54. PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE CONTROLLED WITH EITHER A MANUAL DIMMER, OCCUPANT SENSOR CONTROL, OR OTHER CONTROL THAT IS INSTALLED OR BUILT INTO THE FIXTURE THAT AUTOMATICALLY TURNS OFF THE LIGHT WITHIN 20 MINUTES AFTER ALL OCCUPANTS HAVE LEFT THE SPACE AND SHALL INCORPORATE A MANUAL CONTROL TO ALLOW OCCUPANTS TO TURN THE LIGHTS ON AND OFF.
55. WHERE PERMANENTLY INSTALLED EXTERIOR LIGHTING TOTALING MORE THAN 30WATTS IS INSTALLED, FIXTURES SHALL HAVE AUTOMATIC SHUTOFFS WHEN DAYLIGHT IS PRESENT.
56. ALL CLOSET LIGHTS SHALL BE:
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.
56. A MINIMUM OF ONE THERMOSTAT SHALL BE PROVIDED FOR EACH SEPARATE HEATING AND COOLING SYSTEM. PROGRAMMABLE THERMOSTAT.
57. WHERE THE PRIMARY HEATING IS FORCED-AIR FURNACE, AT LEAST ONE PROGRAMMABLE THERMOSTAT IS REQUIRED TO MAINTAIN ZONE TEMPERATURES DOWN TO 55 F OR UP TO 85 F. THE THERMOSTAT SHALL INITIALLY BE PROGRAMMED WITH A HEATING TEMPERATURE SET POINT NO HIGHER THAN 70 F AND A COOLING TEMPERATURE SET POINT NO LOWER THAN 78 F.
58. ALL CAN LIGHTS TO BE: IC-RATED AND LABELED AS ASTM E 283 WHEN TESTED AT 1.57 PSF PRESSURE DIFFERENTIAL WITH NO MORE THAN 2.0 CFM OF AIR MOVEMENT FROM THE CONDITIONED SPACE TO THE CEILING CAVITY SEALED WITH A GASKET OR CAULKED BETWEEN THE HOUSING AND THE INTERIOR WALL OR CEILING COVERING.
59. GROUND FAULT CIRCUIT INTERRUPTER PROTECTION FOR RECEPTACLES IN THE FOLLOWING LOCATIONS: BATHROOMS, GARAGE, EXTERIOR, BASEMENT, KITCHEN COUNTERTOP RECEPTACLES WITHIN 6 FEET OF THE OUTSIDE EDGE OF A WET BAR SINK
60. RECESSED LIGHTS IN CEILING ARE NOT TO PENETRATE ATTIC SPACE (TYP.). PROVIDE AIR-TIGHT TRIM KIT ABOVE SHOWERS AND TUBS.
61. ELECTRICAL RECEPTACLES SHALL BE LOCATED EVERY 12'-0" ALONG A CONTINUOUS WALL AND NO MORE THAN 6'-0" FROM A WALL'S TERMINUS.
62. GFI RECEPTACLE SHALL BE INSTALLED IN THE KITCHEN SO THAT NO POINT ALONG THE WALL COUNTER IS MORE THAN 24" HORIZONTALLY FROM A RECEPTACLE OUTLET.
63. TAMPER-PROOF RECEPTACLES REQUIRED IN ALL LOCATIONS BENEATH 5FT A.F.F. OR AS PER NEC 406.
68. COMBUSTIBLE INSULATION SHALL BE SEPARATED NOT LESS THAN THREE INCH (3") FROM RECESSED LUMINARIES, FAN MOTORS AND OTHER HEAT-PRODUCING DEVICES.
69. ALL KITCHENS TO BE PROVIDED WITH MIN 100 CFM INTERMITTENT OR 25CFM CONTINUOUS LOCAL EXHAUST
70. ALL BATHROOMS/TOILET ROOMS TO BE PROVIDED WITH 50CFM OR 20CFM CONTINUOUS LOCAL EXHAUST
71. ALL EXTERIOR LIGHTING SHALL COMPLY WITH 2024 IECC SECTION 404.1 MAXIMUM LIGHTING ALLOWANCES

ELECTRICAL PANEL DIAGRAM - 200 AMP

ELECTRICAL SERVICE MUST ENTER BUILDING ON THE REAR ELEVATION. TRENCHING OF ELECTRICAL SERVICES UNDERGROUND SHALL BE ALONG THE LOT LINES.



THE SERVICE PANEL MUST BE GROUNDED WITH AN APPROPRIATE SIZE CONDUCTOR, TO THE STREET SIDE OF THE WATER METER ON THE INCOMING COPPER WATER MAIN. THE WATER METER SHALL HAVE A BONDING JUMPER INSTALLED WITH TAG.

ELECTRICAL SYMBOLS

- SINGLE POLE TOGGLE SWITCH
- ^{3} THREE POLE TOGGLE SWITCH
- DUPLEX RECEPTACLE AT 12" A.F.F. UNLESS OTHERWISE NOTED.
- DUPLEX RECEPTACLE AT 12" A.F.F. UNLESS OTHERWISE NOTED, ONE SIDE SWITCHED.
- DIMMER SWITCH
- CONDUIT RUN CONCEALED ABOVE CEILING
- R RECESSED LIGHT FIXTURE
- EB 4" DIA. EYE-BALL RECESSED LIGHT FIXTURE
- CEILING LIGHT FIXTURE
- WALL MOUNTED LIGHT FIXTURE
- WALL MOUNTED LIGHT SCONCE FIXTURE
- P/C FLUORESCENT LIGHT FIXTURE ON P/C OR SWITCH
- CEILING EXHAUST FAN PER OWNER/ CONTRACTOR. VENT DIRECTLY TO OUTSIDE. PROVIDE A MIN. OF R5 VALUE INSULATED DUCT WORK FOR EXHAUST FANS IN UNHEATED ATTIC SPACE
- MOTOR
- S SMOKE DETECTOR, ALL SMOKE DETECTORS TO BE WIRED IN SERIES WITH BATTERY BACKUP
- S|C SMOKE DETECTOR/CARBON MONOXIDE DETECTOR COMBINATION SMOKE ALARMS AND CARBON MONOXIDE DETECTORS ARE NOT PERMITTED
- J CEILING FAN JUNCTION BOX CAPPED
- DC DOOR CHIME
- T THERMOSTAT
- PHONE
- TELEVISION

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.
3. PROVIDE ARC. FAULT PROTECTION IN ALL BEDROOMS PER N.E.C. CURRENT
4. ALL CEILING OUTLET ELEC. BOXES SHALL BE CAPABLE OF SUPPORTING CEILING FANS
5. 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 NO. 8 SOLID

INTERIOR LIGHTING CONTROLS SHALL COMPLY WITH IECC R404.2. PERMANENTLY INSTALLED LUMINARES IN HABITABLE SPACES SHALL BE CONTROLLED BY MANUAL DIMMERS OR AUTOMATIC SHUTOFF CONTROLS. LIGHTING IN GARAGES, UNFINISHED BASEMENTS, LAUNDRY ROOMS, AND UTILITY ROOMS SHALL BE CONTROLLED BY OCCUPANCY SENSORS, VACANCY SENSORS, OR TIMERS WITH AUTOMATIC SHUTOFF WITHIN 20 MINUTES.

FOR THE BATHROOMS AND TOILET ROOMS, INTERMITTENT CONTROLS FOR THE EXHAUST FANS, SHALL BE PROVIDED. MANUAL CONTROLS SHALL NOT BE PERMITTED. THESE CONTROLS CAN UTILIZE TIMERS, OCCUPANCY SENSORS, HUMIDITY CONTROLS, OR CONTAMINANT CONTROLS. FOR THE TIMERS AND OCCUPANCY CONTROLS, A DESIGNATED DELAY-OFF SETPOINT SHALL BE PROVIDED THAT SHALL SHUT OFF THE EXHAUST FANS WITHIN THIRTY MINUTES (30 MIN.)

LIGHT & VENTILATION SCHEDULE

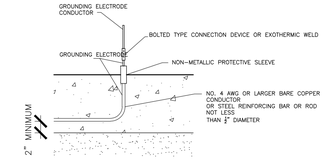
ROOM NO.	ROOM NAME	FLOOR AREA	REQUIREMENTS NATURAL LIGHT & VENT (SF) SEE WINDOW SHEDULE: LIGHT AREA	REQUIREMENTS NATURAL LIGHT & VENT (SF) SEE WINDOW SHEDULE: VENT AREA	ACTUAL PROVIDED NATURAL LIGHT & VENT (SF): LIGHT AREA	ACTUAL PROVIDED NATURAL LIGHT & VENT (SF): VENT AREA	ACTUAL PROVIDED (RO) RELIEF OPENINGS REQ'MT'S: AREA OF DUCT (SF)	ACTUAL PROVIDED (RO) RELIEF OPENINGS REQ'MT'S: FREE AREA OF GRILLE (SF)	EQUIPMENT: TAG OF EQUIPMENT SUPPLYING AIR TO THE ROOM	EQUIPMENT: TAG OF EQUIPMENT EXHAUSTING AIR TO THE ROOM
101	LIVING	149	11.9	6.0	23.81	26.27	NA	NA	FAU-1	NA
102	FAMILY	226	18.1	9.0	46.35	52.26	NA	NA	FAU-1	NA
103	DINETTE	171	13.7	6.8	35.92	35.92	NA	NA	FAU-1	NA
104	KITCHEN	217	17.4	8.7	26.37	27.34	NA	NA	FAU-1	NA
201	MASTER BEDROOM	257	20.6	10.3	33.09	36.59	NA	NA	FAU-1	NA
202	BEDROOM 2	155	12.4	6.2	22.06	24.39	NA	NA	FAU-1	NA
203	BEDROOM 3	170	13.6	6.8	22.06	24.39	NA	NA	FAU-1	NA
204	BEDROOM 4	166	13.3	6.6	22.06	24.39	NA	NA	FAU-1	NA
001	BASEMENT	1067	21.3	21.3	32.00	32.00	NA	NA	FAU-1	NA

WHOLE-HOUSE VENTILATION

DWELLING UNIT FLOOR AREA	NUMBER OF BEDROOMS 0 - 1	2 - 3	4 - 5	6 - 7	>7
	AIRFLOW IN CFM				
< 1,500 S.F.	30	45	60	75	90
1,501 - 3,000 S.F.	45	60	75	90	105
3,001 - 4,500 S.F.	60	75	90	105	120
4,501 - 6,000 S.F.	75	90	105	120	135
6,001 - 7,500 S.F.	90	105	120	135	150
> 7,500 S.F.	105	120	135	150	165

RUN-TIME PERCENT IN EACH 4-HOUR SEGMENT	25%	33%	50%	66%	75%	100%
FACTOR	4	3	2	1.5	1.3	1

A. FOR VENTILATION SYSTEM RUN-TIME VALUES BETWEEN THOSE GIVEN, THE FACTORS ARE PERMITTED TO BE DETERMINED BY INTERPOLATION
B. EXTRAPOLATION BEYOND THE TABLE IS PROHIBITED



GROUNDING ELECTRODE
DESIGN PER NEC SECTION 250.52
SCALE: N.T.S.

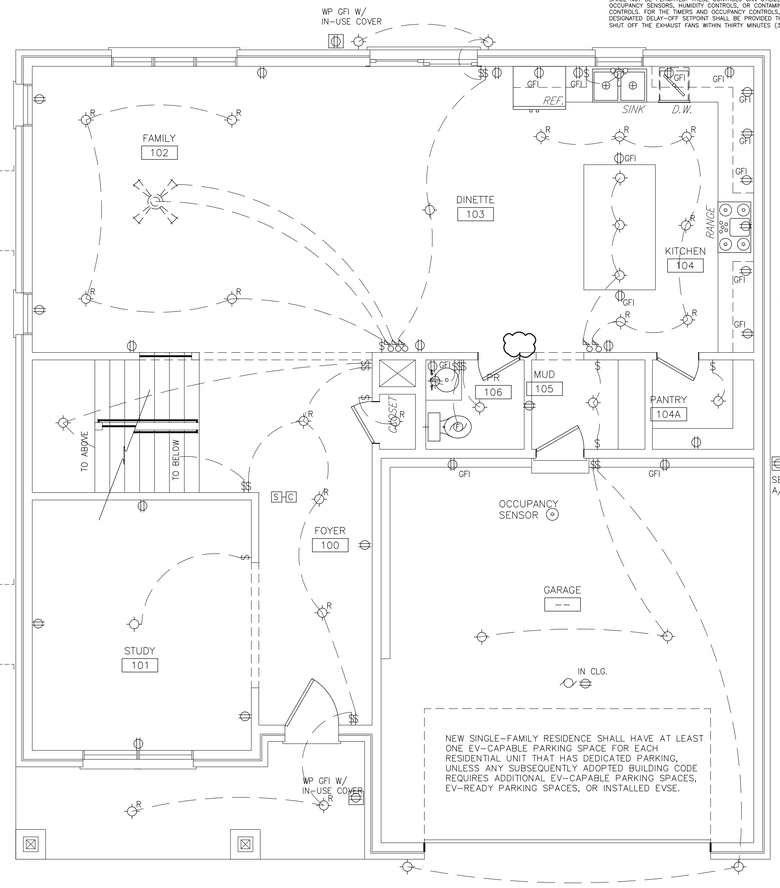
AN ELECTRODE ENCASED BY AT LEAST 50MM (2") OF CONCRETE, LOCATED WITHIN AND NEAR THE BOTTOM OF A CONCRETE FOUNDATION OR FOOTING THAT IS IN DIRECT CONTACT WITH THE EARTH, CONSISTING OF AT LEAST 6.0 M (20') OF ONE OR MORE BARE OR ZINC GALBANIZED OR OTHER ELECTRICALLY CONDUCTIVE COATED STEEL REINFORCING BARS OR RODS OF NOT LESS THAN 13MM (5/) IN DIAMETER, OR CONSISTING OF AT LEAST 6.0 M (20') OF BARE COPPER CONDUCTOR NOT SMALLER THAN 4 AWG. REINFORCING BARS SHALL BE PERMITTED TO BE BONDED TOGETHER BY THE
USUAL STEEL TIE WIRES OR OTHER EFFECTIVE MEANS.
STEEL REINFORCEMENT (MINIMUM #4 REBAR 20 FT IN LENGTH)
IN FOOTING REQUIRES THE ATTACHMENT OF A LIFFER TO THE ELECTRICAL SERVICE DISCONNECT WITH A MINIMUM #4 COPPER WIRE

INSPECTOR SHALL FIELD VERIFY SMOKE DETECTOR IN PRIMARY BEDROOM IS AT LEAST THREE FEET (3') AWAY FROM CEILING FAN.

CONTINUOUS PANASONIC FV-0511VK2 WHISPERGREEN SELECT FAN 50-80-110 CFM OR SIMILAR WHOLE-HOUSE FAN W/ MANUAL OVERRIDE. INSTALLED ABOVE DIRECT VENT THROUGH ROOF

FAN SHALL BE TESTED AND LISTED IN ACCORDANCE WITH HV916. PROVIDE LABEL LISTING AIRFLOW RATE.

PROVIDE MOTORIZED DAMPER TO ACTIVATE WHEN WHOLE HOUSE FAN IS ACTIVATED.

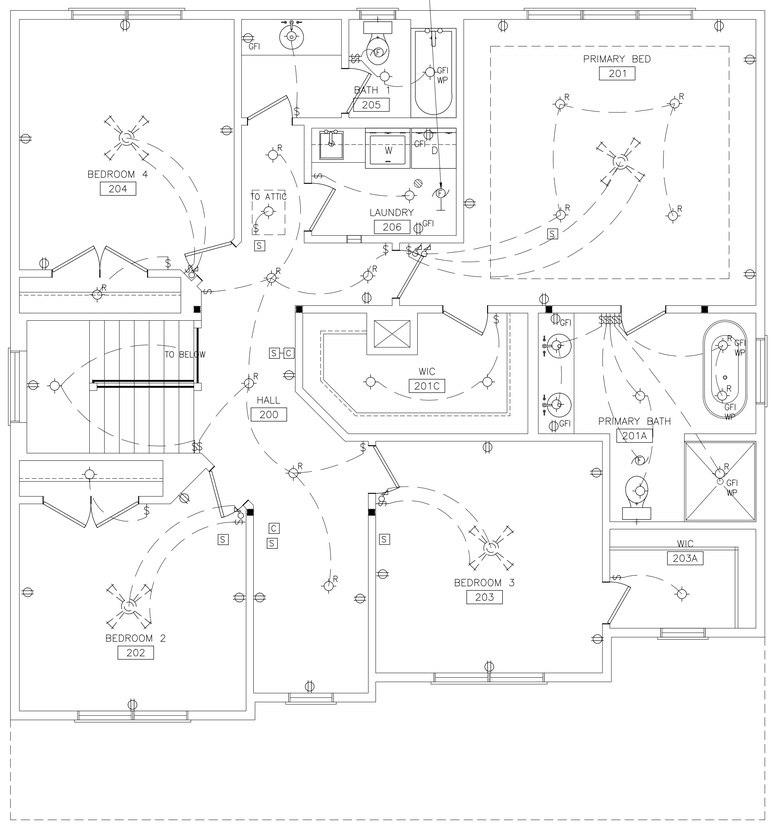


MECHANICAL CONTRACTOR SHALL VERIFY LOCATION PRIOR TO THE START OF CONSTRUCTION AND INSTALL ALL NECESSARY EQUIPMENT

AC-1

SERVICE OUTLET FOR A/C (NEC 210.63)

PROVIDE ONE (1) WEATHERPROOF GFCI-PROTECTED 125V RECEPTACLE WITHIN 25 FEET OF THE EXTERIOR AIR-CONDITIONING UNIT IN ACCORDANCE WITH NEC 210.63.



FIRST FLOOR ELECTRIC PLAN 1/4"=1'-0"

SECOND FLOOR ELECTRIC PLAN 1/4"=1'-0"

IJM ARCHITECTS
14315 West ave.
Orland Park IL. 60462
o: 708-469-7674
p: 708-404-4451

SINGLE FAMILY HOME
BRAILYNN POINTE
LOT 2
TINLEY PARK IL.

PROJECT

A-1.0	EXTERIOR ELEVATIONS
A-1.1	EXTERIOR ELEVATIONS
A-2.0	FOUNDATION PLAN
A-2.1	FIRST FLOOR PLAN
A-2.2	SECOND FLOOR PLAN
A-3.0	SECTIONS + DIAGRAMS
E-1.0	ELECTRICAL PLANS

SEAL:
LICENSED ARCHITECT
IAN JAMES
Mc DONNELL
001-020866
STATE OF ILLINOIS

EXP DATE:
ISSUE

DATE
4.29.2026

JOB #
2026-133

SHEET
E-1.0

PLAN COMMISSION STAFF REPORT

May 21, 2026 –Public Hearing

Gas N Wash 191st – Special Use for Sub. Dev. From PUD

7201 191st Street



Rendering from sign package

Petitioner
Leonard McEnery of Gas N Wash

Property Location
7201 191st Street

PIN
19-09-12-200-011-0020 (portion of);
19-09-12-200-012-0000

Zoning
B-3 (General Business and Commercial);
B-3 PD (General Business and Commercial, Brookside Creek Retail Center PUD)

Approval Sought
- Special Use for Substantial Deviation
- Final Plat
- Site Plan/Architectural Approval

Project Planner
Michael O. Whalen, AICP
Associate Planner

EXECUTIVE SUMMARY

Leonard McEnery of Gas N Wash ("the Petitioner") is requesting a Special Use for a Substantial Deviation from the Brookside Creek Retail Center Planned Unit Development ("PUD") to construct a gas station and carwash. The request will modify the PUD to include an additional parcel within the PUD boundary and approve the proposed gas station and carwash. The Petitioner is also requesting Site Plan/Architectural approval and approval of a final plat of consolidation.

The proposal includes 18 fueling stations; a 10,049 square foot convenience store building with two drive-thru tenants and a 1,939 square foot in-line retail space; and a carwash tunnel with indoor vacuum stalls.

This would be the fourth Gas N Wash location in the Village, with locations at 183rd Street & 76th Avenue, 183rd Street & La Grange Road, and 194th Street & Harlem Avenue. The existing location on Harlem is approximately ½ mile south from the proposed location.

The Village Board adopted the Brookside Creek Retail Center PUD by Ordinance 2025-O-065, specifically listing a gas station as an allowable use on Lot 1 of the subdivision. The Board adopted a revision to the PUD (Ordinance 2026-O-001) to move the gas station allowance to Lot 4, which comprises most of the proposed site.

EXISTING SITE & HISTORY



Location Map



Zoning Map

The subject property is located at the southwest corner of 191st Street and Harlem Avenue. The subject property is comprised of Lot 4 in the Brookside Creek Retail Center Subdivision, as well as an additional 1.88 acre parcel at the intersection. The overall site is 7.42 acres.

On December 5, 2024, the Plan Commission recommended approval of rezoning the land within the PUD to B-3, establishing the PUD, and subdividing the land. At this meeting, the Plan Commission also approved the site plan, which indicated developable lots, stormwater management areas, and an access drive through the development.

The Brookside Creek Retail Center PUD was approved by the Village Board on January 21, 2025 by Ordinance No. 2025-O-065. The Village Board also approved an annexation for a portion of the master development, a rezoning, a plat of subdivision, and a development agreement at this meeting. The Board subsequently amended the PUD (Ordinance 2026-O-001) to relocate the gas station allowance from Lot 1 to Lot 4.

ZONING & NEARBY LAND USES

The subject property is located within the **B-3 PD (General Business and Commercial, Brookside Creek Retail Center PUD) Zoning District**. The table below indicates the surrounding zoning and land uses in the area:

Direction	Zoning	Land Use
North	B-3 General Business and Commercial District Brookside Marketplace PUD	Brookside Marketplace (commercial)
East	B-3 PD General Business and Commercial District Odyssey Entertainment District PUD	undeveloped land
South	B-3 PD General Business and Commercial District Brookside Creek Retail Center PUD	undeveloped land; stormwater management
West	B-3 PD General Business and Commercial District Brookside Creek Retail Center PUD	undeveloped land; stormwater management

The B-3 Zoning District is designed to accommodate a wide range of specialized commercial uses, including highway-oriented services and commercial types of establishments to serve the needs of motorists.

Residential properties in Brookside Glen are adjacent to stormwater management areas in the Brookside Creek Retail Center PUD. The subject property is approximately 1,000 feet from the nearest residential property.

REQUESTS

The Petitioner is requesting a Special Use for a Substantial Deviation from the Brookside Creek Retail Center PUD to enable the development of a gas station and carwash. The request will amend the PUD to add the previously excluded parcel at the southwest corner of 191st Street and Harlem Avenue to the PUD. As part of this request, the Petitioner will consolidate Lot 4 of the PUD with this parcel into one lot, requiring final plat approval. Finally, the Petitioner is requesting Site Plan and Architectural Approval for the project.

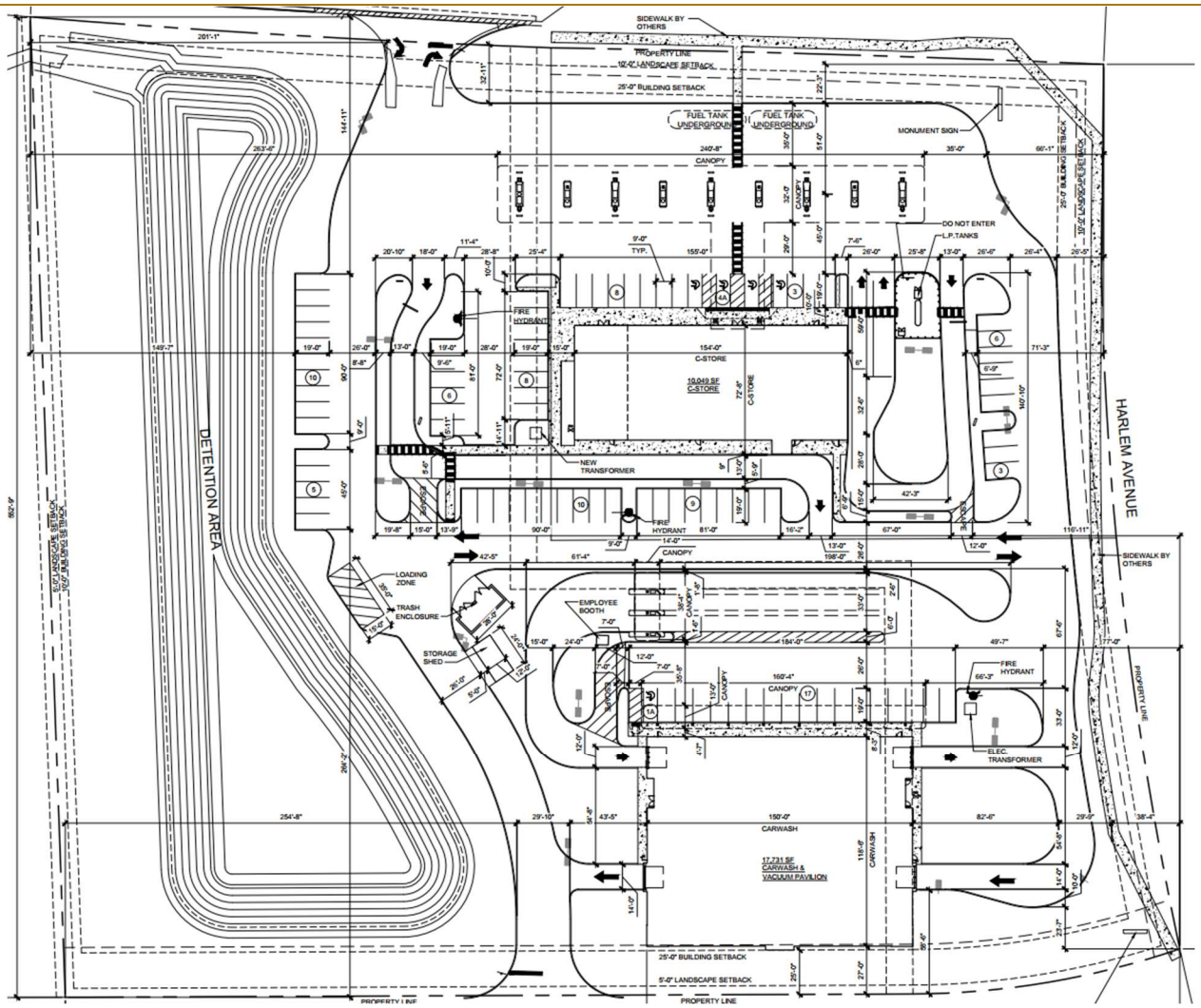
PROPOSED USES

The proposal includes several different land uses as components of the project. The proposal includes a gas station with 18 fueling stations; a 10,049 square foot convenience store building with two drive-thru tenants and a 1,939 square foot in-line retail space; and a carwash tunnel with indoor vacuum stalls. Each of these uses is allowed on Lot 4 within the PUD.

The convenience store is designed to accommodate two food/beverage vendors, each with an accessory drive-thru. Each of these food/beverage uses will have counter service and share a small dining area. The Petitioner's application materials state that one drive-thru user is anticipated as a coffee shop and the other drive-thru user is anticipated as a quick service restaurant. The signage plans include specific signage for Dunkin Donuts, though the quick service user is not identified in the materials submitted.

The proposed carwash building includes a typical automatic carwash tunnel and also contains a large space in the building for indoor vacuums.

SITE PLAN



Proposed Site Plan

The site is oriented with the "front" of the development along the 191st Street frontage, with the convenience store building located approximately 145 feet from the property line. The carwash building is located in the "rear" of the development. A long and relatively narrow stormwater facility is proposed along the west side of the property.

PEDESTRIAN ACCESS AND CIRCULATION

The proposal includes public sidewalks along the 191st Street and Harlem Avenue frontages. Due to the presence of drainage swales in the Harlem Avenue right-of-way, the public sidewalk is proposed on the private side of the property line. The Petitioner will grant a public access easement for this sidewalk. A marked walkway will connect the convenience store building to the sidewalk on 191st Street. Walkways will be provided to connect parking areas to the convenience store.

No walkway is proposed to connect to the sidewalk along the south side of the master development access drive.

VEHICLE ACCESS AND CIRCULATION

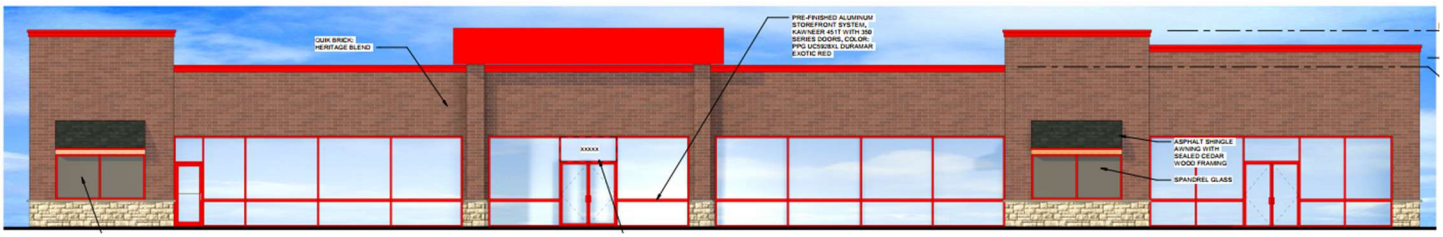
The site is accessed via two driveways: one right-in-right-out driveway from 191st Street and a full access onto the access drive of the master development, which connects Harlem Avenue to other lots in the PUD. As a result of the traffic study submitted with the plans for the master development, modifications to both 191st Street and Harlem Avenue will be made to accommodate the increase in vehicle traffic. Specific to the proposed Gas N Wash project, a deceleration lane will be added at the driveway on 191st Street to reduce motorist delay from turning vehicles.

According to the traffic report submitted by the Petitioner, the drive-thrus provide sufficient vehicle stacking space for the anticipated users. The drive-thru lane on the south side of the building has space for 13 queueing vehicles. The drive-thru lane on the east side of the building has space for 11 queueing vehicles. Finally, the carwash has space for 18 queueing vehicles before entering through the pay stations. Each vehicle queueing area is relatively far from the public access points to the site; backups onto public roads will be exceedingly unlikely.

The Petitioner's proposal includes 90 parking stalls, inclusive of the 18 fueling stations which are customarily used as parking while customers make purchases in the convenience store before or after fueling. Per the Petitioner's calculations, the Zoning Ordinance requires 74 parking stalls. Calculating the required parking for this proposal is complicated, with several different prescribed parking ratios applying to different components of the project. For example, Section VIII.A.10. of the Zoning Ordinance stipulates one parking stall is required per 150 square feet of retail floor area, one parking stall per three seats in restaurants, five spaces per carryout restaurant, etc. The parking requirement calculation provided by the Petitioner seems appropriate, and the number of stalls provided is 16 greater than this calculated minimum.

ARCHITECTURE

The two buildings on the site follow a consistent design language and utilize extensive masonry and stone cladding. Building heights; floor-area-ratios; and façade and roofline articulation are all consistent with the requirements in the Zoning Ordinance. The entrance to the convenience store is conspicuous to both pedestrians and motorists, and large windows are proposed along this primary façade. Architectural details and material colors are consistent throughout the site, with Gas N Wash's red branding color used throughout. An accessory storage shed and the trash enclosure are clad in the same materials as the convenience store and carwash buildings.



Convenience Store primary façade along 191st Street



Carwash primary façade along Harlem Avenue

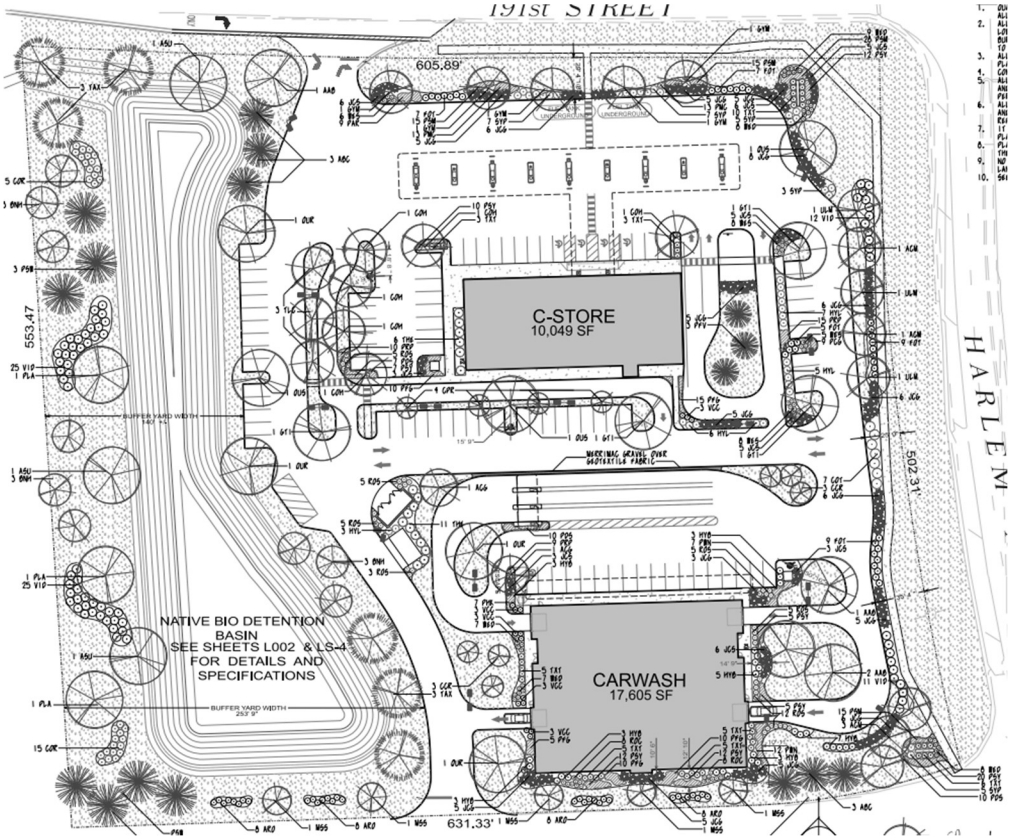
Explicit façade composition percentages were not provided; however, each façade far exceeds the minimum masonry percentage required by the Zoning Ordinance.

LIGHTING

The Petitioner's photometric plan conforms to the standards prescribed in the Zoning Ordinance. Given the nature of the development, the site will be brightly lit, however the design of the site will minimize any lighting impacts to residents. All fixtures are downlit and spillage is below the foot-candle maximums at the property lines. The convenience store building and car wash building will block the visual impact of lighting for residential properties to the south, and a heavily landscaped area along the pond will reduce the visual impact of lighting for residential properties to the west.

LANDSCAPING

The Petitioner's landscape plan is deficient in required plantings due to the nature of the development and constraints along the property lines. Overall, the site is heavily landscaped and generally meets the intent of the Landscape Ordinance as it relates to providing shade and native plantings, adding visual interest, and softening the visual impact of the development.



Proposed Landscape Plan

A Type C bufferyard is required along each property line. Only the west bufferyard conforms to the requirements of a Type C bufferyard. The north and east bufferyards require at least 22 and 18 canopy trees, respectively; the Petitioner is proposing 9 and 6 canopy trees, respectively. The Petitioner states that meeting the requirements of the Type C bufferyard in these locations is impractical due to site constraints, such as easements, overhead utilities and drainage swales. The Petitioner's landscape architect noted that providing all required plant materials within the buffer, but clustered to avoid these constraints would overcrowd the plantings and reduce their likelihood of surviving to maturity. The south bufferyard is also deficient in required plantings; however, the proposal aligns with the landscape plan approved by the PUD for the master development.

Building perimeter landscaping is required on the north and east sides of the convenience store building and the south and east sides of the carwash building. The Petitioner's proposal does not include any building perimeter landscaping in the required locations along the convenience store building, which is due to the configuration of the site with a walkway along the north façade and a drive-thru lane along the east façade. The carwash building includes the required building perimeter plantings in the correct locations.

Based on the square footage of the subject property, 33 interior lot landscaping trees are required; 33 are proposed. Based on the square footage of parking, driveways, etc., 18,430 square feet of planting beds are required; 23,052 square feet of planting beds are proposed.

Finally, the Landscape Ordinance requires that vehicle areas be screened with a continuous three-foot wall of evergreen shrubs. The Petitioner is instead proposing to line most parking areas with planting beds with a variety of plantings. The Petitioner's landscape architect stated that lining vehicle areas with evergreen shrubs would create logistical issues with snow removal and that the salt used to melt ice would damage evergreen shrubs if planted as required by the Landscape Ordinance.

Each of the two proposed ground signs are surrounded by landscape beds as required.

SIGNAGE

The Petitioner's proposal includes 27 signs. The signage plan submitted by the Petitioner includes six requests for relief from the Zoning Ordinance.

1. Increase the number of allowed wall signs from five to eight. (60% increase above code)
2. Increase the allowable height of the gas station monument sign from ten feet to eleven feet two inches. (12% increase above code)
3. Increase the maximum allowable size of the electronic message center on the carwash ground sign from 20% of the sign face area to 30% of the sign face area. (50% increase above code)
4. Increase the maximum wall sign area on the east façade of the convenience store from 72.7 square feet to 89.5 square feet. (23% increase above code)
5. Increase the maximum fueling canopy sign area (east and west sides) from 16 square feet to 28 square feet. (75% increase above code)
6. Add signage on the carwash payment area canopy (35.7 square feet) and vacuum area canopy (84.6 square feet) where none is allowed.

Each of these requests for relief is consistent with the Variations that were approved by the Village Board for the location on 183rd and La Grange Road in 2023.

All signage not specified above otherwise will comply with the signage regulations in Chapter IX of the Zoning Ordinance.





PLAT OF CONSOLIDATION

The Petitioner's proposal will combine Lot 4 of the Brookside Creek Retail Center subdivision with the property on the southwest corner of 191st and Harlem. The resulting lot conforms to the Village's Zoning and Subdivision Ordinances.

STANDARDS FOR A SPECIAL USE

Section X.J.5. of the Zoning Ordinance lists standards that need to be considered by the Plan Commission. The Plan Commission is encouraged to consider these standards (listed below) when analyzing a Special Use request. Staff has prepared draft responses for these Standards below. The standards can be modified, or changes as the Plan Commission deems fit based on their findings from the public hearing.

X.J.5. Standards: No Special Use shall be recommended by the Plan Commission unless said 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;
The proposed Special Use will not be detrimental to the Village, its residents, and its visitors.

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;
The proposed Special Use will not be injurious to the use and enjoyment of other properties.

c. That the establishment of the Special Use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;
The Brookside Creek Retail Center PUD is a masted planned commercial development and the proposed gas station was an intended component of the overall development.

d. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided;
The proposed development will provide all necessary facilities not already provided by the master development.

e. 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; and
All vehicle access points are designed to minimize traffic backups onto public roadways. Sidewalks will be provided.

f. 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 recommendation of the Plan Commission. The Village Board shall impose such conditions and restrictions upon the premises benefited by a Special Use Permit as may be necessary to ensure compliance with the above standards, to reduce or minimize the effect of such permit upon other properties in the neighborhood, and to better carry out the general intent of this Ordinance. Failure to comply with such conditions or restrictions shall constitute a violation of this Ordinance.
All requirements will be met.

g. The extent to which the Special Use contributes directly or indirectly to the economic development of the community as a whole.
The proposed development will activate a long-vacant parcel in the Village, providing property tax and sales tax revenue to the Village.

It is also important to recognize that a Special Use Permit does not run with the land and instead the Special Use Permit is tied to the Petitioner. This is different from a process such as a variance, since a variance will forever apply to the property to which it is granted. Staff encourages the Plan Commission to refer to Section X.J.6. to examine the conditions where a Special Use Permit will expire.

STANDARDS FOR SITE PLAN AND ARCHITECTURAL APPROVAL

Section III.T.2. of the Zoning Ordinance requires that the conditions listed below must be met and reviewed for Site Plan approval. Specific findings are not required but all standards shall be considered to have been met upon review from the Plan Commission.

Architecture.

a. Building Materials: The size of the structure will dictate the required building materials (Section V.C. Supplementary District Regulations). Where tilt-up or pre-cast masonry walls (with face or thin brick inlay) are allowed vertical articulation, features are encouraged to mask the joint lines. Concrete panels must incorporate architectural finishes that comply with "Building Articulation" (Section III.U.5.h.) standards. Cast in place concrete may be used as an accent alternate building material (no greater than 15% per façade) provided there is sufficient articulation and detail to diminish it's the appearance if used on large, blank walls.
b. Cohesive Building Design: Buildings must be built with approved materials and provide architectural interest on all sides of the structure. Whatever an architectural style is chosen, a consistent style of architectural composition and building materials are to be applied on all building facades.
c. Compatible Architecture: All construction, whether it be new or part of an addition or renovation of an existing structure, must be compatible with the character of the site, adjacent structures and streetscape. Avoid architecture or building materials that significantly diverge from adjacent architecture. Maintain the rhythm of the block in terms of scale, massing and setback. Where a development includes outlots they shall be designed with compatible consistent architecture with the primary building(s). Site lighting, landscaping and architecture shall reflect a consistent design statement throughout the development.
d. Color: Color choices shall consider the context of the surrounding area and shall not be used for purposes of "attention getting" or branding of the proposed use. Color choices shall be harmonious with the surrounding buildings; excessively bright or brilliant colors are to be avoided except to be used on a minor scale for accents.
e. Sustainable architectural design: The overall design must meet the needs of the current use without compromising the ability of future uses. Do not let the current use dictate an architecture so unique that it limits its potential for other uses (i.e. Medieval Times).
f. Defined Entry: Entrance shall be readily identifiable from public right-of-way or parking fields. The entry can be clearly defined by using unique architecture, a canopy, overhang or some other type of weather protection, some form of roof element or enhanced landscaping.
g. Roof: For buildings 10,000 sf or less a pitched roof is required or a parapet that extends the full exterior of the building. For buildings with a continuous roof line of 100 feet of more, a change of at least five feet in height must be made for every 75 feet.
h. Building Articulation: Large expanses of walls void of color, material or texture variation are to be avoided. The use of material and color changes, articulation of details around doors, windows, plate lines, the provision of architectural details such as "belly-bands" (decorative cladding that runs horizontally around the building), the use of recessed design elements, exposed expansion joints, reveals, change in texture, or other methods of visual relief are encouraged as a means to minimize the oppressiveness of large expanses of walls and break down the overall scale of the building into intermediate scaled parts. On commercial buildings, facades greater than 100 feet must include some form of articulation of the façade through the use of recesses or projections of at least 6 inches for at least 20% of the length of the façade. For industrial buildings efforts to break up the long façade shall be accomplished through a change in building material, color or vertical breaks of three feet or more every 250 feet.
i. Screen Mechanicals: All mechanical devices shall be screened from all public views.
j. Trash Enclosures: Trash enclosures must be screened on three sides by a masonry wall consistent with the architecture and building material of the building it serves. Gates must be kept closed at all times and constructed of a durable material such as wood or steel. They shall not be located in the front or corner side yard and shall be set behind the front building façade.

Site Design.

a. Building/parking location: Buildings shall be located in a position of prominence with parking located to the rear or side of the main structure when possible. Parking areas shall be designed so as to provide continuous circulation avoiding dead-end parking aisles. Drive-through facilities shall be located to the rear or side of the structure and not dominate the aesthetics of the building. Architecture for canopies of drive-through areas shall be consistent with the architecture of the main structure.
b. Loading Areas: Loading docks shall be located at the rear or side of buildings whenever possible and screened from view from public rights-of-way.
c. Outdoor Storage: Outdoor storage areas shall be located at the rear of the site in accordance with Section III.O.1. (Open Storage). No open storage is allowed in front or corner side yards and are not permitted to occupy areas designated for parking, driveways or walkways.
d. Interior Circulation: Shared parking and cross access easements are encouraged with adjacent properties of similar use. Where possible visitor/employee traffic shall be separate from truck or equipment traffic.
e. Pedestrian Access: Public and interior sidewalks shall be provided to encourage pedestrian traffic. Bicycle use shall be encouraged by providing dedicated bikeways and parking. Where pedestrians or bicycles must cross vehicle pathways a cross walk shall be provided that is distinguished by a different pavement material or color.

MOTIONS TO CONSIDER

If the Plan Commission wishes to take action, an appropriate wording of the motions would read:

Motion 1 (Special Use for a Substantial Deviation from the Brookside Creek Retail Center PUD):
"...make a motion to recommend that the Village Board grant a Special Use for a Substantial Deviation from the Brookside Creek Retail Center PUD to the Petitioner, Leonard McEnery of Gas N Wash, to construct a gas station with a convenience store and carwash at 7201 191st Street in the B-3 PD (General Business and Commercial, Brookside Creek Retail Center PUD) Zoning District in accordance with the plans submitted and adopt the Findings of Fact as proposed in the May 21, 2026 staff report, subject to final engineering review and approval.

Motion 2 (Final Plat)
"...make a motion to recommend that the Village Board approve the final plat of consolidation titled "GAS N WASH BROOKSIDE CREEK" submitted by the Petitioner, Leonard McEnery of Gas N Wash, and dated May 4, 2026, subject to final review and approval by the Village Engineer and Village Attorney."

Motion 3 (Site Plan/Architectural Approval)
"...make a motion to grant Site Plan/Architectural Approval to the Petitioner, Leonard McEnery of Gas N Wash, for the development of a gas station with convenience store and car wash at 7201 191st Street in accordance with the plans submitted and adopt the Findings of Fact as proposed in the May 21, 2026 staff report, subject to final review and approval by the Village Engineer."

LIST OF REVIEWED PLANS

	Submitted Sheet Name	Prepared By	Date On Sheet
1	Planning & Zoning General Application	Petitioner	Rec'd 3/11/2026
2	Response to Standards	Petitioner	Rec'd 3/11/2026
3	Zoning Submittal	WT Group	5/12/2026
4	Photometric Lighting Plan	LSI Industries Inc.	2/5/2026
5	Preliminary Site Improvement / Engineering Plans	MGA	5/4/2026
6	Turning Exhibit	MGA	5/4/2026
7	Final Plat of Subdivision	MGA	5/4/2026
8	Preliminary Traffic Impact Statement	KLOA	5/5/2026

* MGA = M Gingerich Gereaux & Associates

* KLOA = Kenig, Lindgren, O'Hara, Aboona, Inc.

Tinley Park ILLINOIS
Life Amplified

Village of Tinley Park
Community Development Dept
16250 S. Oak Park Ave.
Tinley Park, IL 60477
708-444-5100

VILLAGE OF TINLEY PARK, ILLINOIS

PLANNING AND ZONING GENERAL APPLICATION

REQUEST INFORMATION

*Additional Information is Required for Specific Requests as Outlined in Specific Addendums

- [x] **Special Use for:** Gas Station, Car wash
- [ ] **Planned Unit Development (PUD)** [ ] **Concept** [ ] **Preliminary** [ ] **Final** [ ] **Deviation**
- [ ] **Variation** [ ] ***Residential*** [ ] ***Commercial*** **for** _____
- [ ] **Annexation**
- [ ] **Rezoning (Map Amendment) From** _____ **to** _____
- [ ] **Plat (Subdivision, Consolidation, Public Easement)** [ ] ***Preliminary*** [ ] ***Final***
- [x] **Site Plan**
- [ ] **Landscape Change Approval**
- [ ] **Other:** _____

PROJECT & PROPERTY INFORMATION

Project Name: _____

Project Description: Retail Petroleum Facility with Gas Station, Car wash

Project Address: _____ **Property Index No. (PIN):** _____

Zoning District: _____ **Lot Dimensions & Area:** _____

Estimated Project Cost: $ _____

OWNER OF RECORD INFORMATION

Please supply proper documentation of ownership and/or designated representative for any corporation.

Name of Owner: Lawrence Debb **Company:** Tinley Park Land Development LLC

Street Address: [redacted] **City, State & Zip:** [redacted]

E-Mail Address: [redacted] **Phone Number:** [redacted]

APPLICANT INFORMATION

- [ ] **Same as Owner of Record**

All correspondence and invoices will be sent to the applicant. If applicant is different than owner, "Authorized Representative Consent" section must be completed.

Name of Applicant: Len Mcenery **Company:** Gas N Wash

Relation To Project: Owner, Managing Partner

Street Address: [redacted] **City, State & Zip:** [redacted]

E-Mail Address: [redacted] **Phone Number:** [redacted]

Village of Tinley Park
Community Development Dept.
16250 S. Oak Park Ave.
Tinley Park, IL 60477
708-444-5100

VILLAGE OF TINLEY PARK, ILLINOIS

PLANNING AND ZONING GENERAL APPLICATION

Authorized Representative Consent

It is required that the property owner or his designated representative be present at all requests made to the Plan Comm ssion and Zoning Board of Appeals. During the course of a meeting, questions may arise regarding the overall project, the property property improvements, special conditions attached to recommendations among other aspects of any formal request. The representative present must have knowledge of the property and all aspects of the project. They must have the authority to make commitments related to the project and property. Failure to have the property owner or designated representative present at the public meeting can lead to substantial delays to the project approval. If the owner cannot be present or does not wish to speak at the public meeting, the following statement must be signed by the owner for an authorized repetitive.

I hereby authorize Len Mcenery *(print clearly) to act on my behalf and advise that they have full authority to act as my/our representative in regards to the subject property and project, including modifying any project or request. I agree to be bound by all terms and agreements made by the designated representative.*

Property Owner Signature: [redacted]

Property Owner Name (Print): Lawrence Debb

Acknowledgements

- Applicant acknowledges, understands and agrees that under Illinois law, the Village President (Mayor), Village Trustees, Village Manager, Corporation Counsel and/or any employee or agent of the Village or any Planning and Zoning Commission member or Chair, does not have the authority to bind or obligate the Village in any way and therefore cannot bind or obligate the Village. Further, Applicant acknowledges, understands and agrees that only formal action (including, but not limited to, motions, resolutions, and ordinances) by the Board of Trustees, properly voting in an open meeting, can obligate the Village or confer any rights or entitlement on the applicant, legal, equitable, or otherwise.
- Members of the Plan Commission, Zoning Board of Appeals, Village Board as well as Village Staff may conduct inspections of subject site(s) as part of the pre-hearing and fact finding review of requests. These individuals are given permission to inspect the property in regards to the request being made.
- Required public notice signs will be obtained and installed by the Petitioner on their property for a minimum of 10 days prior to the public hearing. These may be provided by the Village or may need to be produced by the petitioner.
- The request is accompanied by all addendums and required additional information and all applicable fees are paid before scheduling any public meetings or hearings.
- Applicant verifies that all outstanding fees and monies owed to the Village of Tinley Park have been paid.
- Any applicable recapture, impact, engineering, contracted review or other required fees and donations shall be paid prior to issuance of any building permits, occupancy permits, or business licenses.
- The Owner and Applicant by signing this application certify that the above information and all supporting addendums and documentation is true and correct to the best of their knowledge.

Property Owner Signature: [redacted]

Property Owner Name (Print): Lawrence Debb

Applicant Signature:
(If other than Owner) [redacted]

Applicant's Name (Print): Len Mcenery

Date:

Village of Tinley Park
Community Development Dept.
16250 S. Oak Park Ave.
Tinley Park, IL 60477
708-444-5100

VILLAGE OF TINLEY PARK, ILLINOIS

SPECIAL USE ADDENDUM

APPLICATION & SUBMITTAL REQUIREMENTS

A complete application consists of the following items submitted in a comprehensive package. If materials are submitted separately or are incomplete they may not be accepted and may delay the review and hearing dates until a complete application package is received. The following information is being provided in order to assist applicants with the process of requesting a **Special Use** permit from the terms of the Zoning Ordinance (Section 5-B). This information is a summary of the application submittal requirements and may be modified based upon the particular nature and scope of the specific request.

Depending upon meeting schedules, legal notification requirements, and the specific type and scope of the request, this process generally takes between 45 to 60 days from the date of submission of a complete application package. Please schedule a pre-application meeting with Planning Department staff to review the feasibility of the proposal, discuss applicable Ordinance requirements, discuss submittal requirements, and receive some preliminary feedback on any concept plans prior to making a submittal.

☑ General Application form is complete and is signed by the property owner(s) and applicant (if applicable).

☑ Ownership documentation is submitted indicating proper ownership through a title report or title policy. If a corporation or partnership, documentation of the authorized agent must be supplied as well. All beneficiaries of a property must be disclosed.

☑ A written project narrative detailing the general nature and specific aspects of the proposal being requested. Details on any employee numbers, parking requirements, property changes, existing uses/tenants, hours of operation or any other business operations should be indicated. Any additional requests such as Site Plan approval or a Variation should be indicated in the narrative as well.

☐ A Plat of Survey of the property that is prepared by a register land surveyor and has all up-to-date structures and property improvements indicated.

☑ Site Plan and/or Interior layout plans that indicate how the property and site will be utilized.

☑ Responses to all Standards for a Special Use on the following page (can be submitted separately along with the narrative, but all standards must be addressed).

☑ $400 Special Use hearing fee.

STANDARDS AND CRITERIA FOR A SPECIAL USE

Section X.J. of the Village of Tinley Park Zoning Ordinance requires that no Special Use be recommended by the Plan Commission unless the Commission finds that all of the following statements, A-G listed below, are true and supported by facts. Petitioners must respond to and confirm each and every one of the following findings by providing the facts supporting such findings. The statements made on this sheet will be made part of the official public record, will be discussed in detail during the public meetings and will be provided to any interested party requesting a copy. Please provide factual evidence that the proposed Special Use meets the statements below. If additional space is required, you may provide the responses on a separate document or page.

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.

See attached

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.

See attached

C. That the establishment of the Special Use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.

See attached

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

See attached

E. 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.

See attached

F. 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 recommendation of the Plan Commission.

See attached

G. The extent to which the Special Use contributes directly or indirectly to the economic development of the community as a whole.

See attached

Standards and Criteria for Special Use.

a. The automobile service station and automobile car wash is a complementary use to the development and is an integral part of the business plan. The addition of the Vacuum building to the carwash will act as a transitional buffer between the carwash tunnel and residential area. Gas N Wash has an outstanding maintenance record and operation at all of their existing facilities, the request of special use for the automobile service station and automobile car wash at this property will continue to provide a clean, safe, respectful relationship with the public.
b. The high-quality material, i.e. Mason bearing building, showroom glazing and high architectural detail will enhance the area and the aesthetics of the property. Market value studies done at other Gas N Wash locations have shown an improved impact in surrounding neighborhood areas. Gas N Wash has received letters of support from village mayors stating that "Gas N Wash" has been a great business for the community.
c. The proposed establishment will not impede the normal and orderly development and improvements of the surrounding properties. The development will allow the surrounding properties and public to benefit, with additional services such as fueling, food products and car washes that add to the convenience of service.
d. The proposed establishment will provide adequate access to patrons via existing roads. We have provided adequate access to the facility that will allow for proper circulation. Civil engineering has adequately provided proper drainage and utilities for the proposed development.
e. The circulation as designed allows cars and trucks to safely maneuver withing the facility. We will have directional signage aid for the patrons and the public to safely enter and exit the facility. We have provided adequate measures to provide a functional and safe ingress, egress to minimize traffic and congestion to public roadways.
f. This request for special us for the automobile service station and automobile car wash shall confirm the applicable regulations set forth in the district and will comply to the conditions set forth by the plan commission.
g. The automobile service station and automobile car wash use in today's high pace living society contributes to the economic development of the community in such that our proposal provides high quality service and assist in providing a needed service to the community that saves time and natural resources.

RETAIL PETROLEUM FACILITY

SWC OF 191ST & HARLEM AVE.
TINLEY PARK, IL

05/12/2026 ZONING SUBMISSION



DRAWING INDEX

G001	COVER SHEET
1 OF 2	PLAT
C-3	PRELIMINARY SITE PAVING & GEOMETRY
1 OF 1	VEHICLE TURNING EXHIBIT
A001	SITE PLAN
A002	TRASH ENCLOSURE DETAILS
A003	SIGN DETAILS
A004	SITE DETAILS
A005	SHED BUILDING PLAN AND ELEVATIONS
A006	CANOPY ELEVATIONS
A007	SIGNAGE PLAN
A008	LIQUID PROPANE FUEL DETAILS
24-146.1C	SIGN LOCATION PLAT
24-146.1C2	DRIVE THRU DIRECTIONAL
24-146.1C3	DRIVE THRU DIRECTIONAL
24-146.2C	ID PRICE SIGN
24-146.2CS	MONUMENT SIGN STRUCTURE
24-146.3C	CAR WASH MONUMENT SIGN W/ EMC
24-146.3CS	CAR WASH MONUMENT FOUNDATION
24-146.4C	CAR WASH CANOPY SIGNAGE
24-146.4C LED	INDIRECT COVE LIGHTING
24-146.5C	C-STORE SIGNAGE NORTH & EAST
24-146.5C2	C-STORE SIGNAGE SOUTH & WEST
24-146.6C	CAR WASH / DETAIL BUILDING SOUTH
24-146.7C	CAR WASH / DETAIL BUILDING - NORTH
24-146.8C	CAR WASH / DETAIL BUILDING EAST
24-146.9C	CAR WASH / DETAIL BUILDING WEST
24-146.9C	CAR WASH PAY CANOPY
24-146.10C	CAR WASH VACUUM CANOPY
L001	LANDSCAPE PLAN
L002	LANDSCAPE PLAN
LS-1	SPECIFICATIONS
LS-2	SPECIFICATIONS
LS-3	SPECIFICATIONS
LS-4	SPECIFICATIONS
L160746-3	LIGHTING PROPOSAL
A101	C-STORE FLOOR PLAN
A201	C-STORE COLORED ELEVATIONS
A102	CARWASH FLOOR PLAN
A202	CAR WASH COLORED ELEVATIONS
A203	CAR WASH COLORED ELEVATIONS

VICINITY MAP



SCOPE OF WORK

THIS IS A 10,049 SQUARE FOOT GAS AND WASH CONVENIENCE STORE WITH 2 DRIVE THRU WINDOWS, 7 DISPENSER AUTO CANOPY, AND SINGLE 17,605 SQUARE FOOT TUNNEL CAR WASH AND VACUUM PAVILION.

AQUATIC \ CIVIL \ MECHANICAL \ ELECTRICAL \ PLUMBING \ TELECOMMUNICATION \ STRUCTURAL \ ACCESSIBILITY CONSULTING \ DESIGN & PROGRAM MANAGEMENT \ LAND SURVEYING

WT GROUP
Engineering with Precision, Place and Passion.
2200 Center Dr, Suite B41 | Hoffman Estates, IL 60192
T 224.293.5547 | F 224.293.5544
wtengineering.com
IL License No: 184.007570-0015 Expires: 04.30.2027

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WT Group
Engineering • Design • Consulting

RETAIL PETROLEUM FACILITY
SWC CORNER OF 191ST & HARLEM AVE.
TINLEY PARK, IL 60487

GAS N WASH

ISSUE

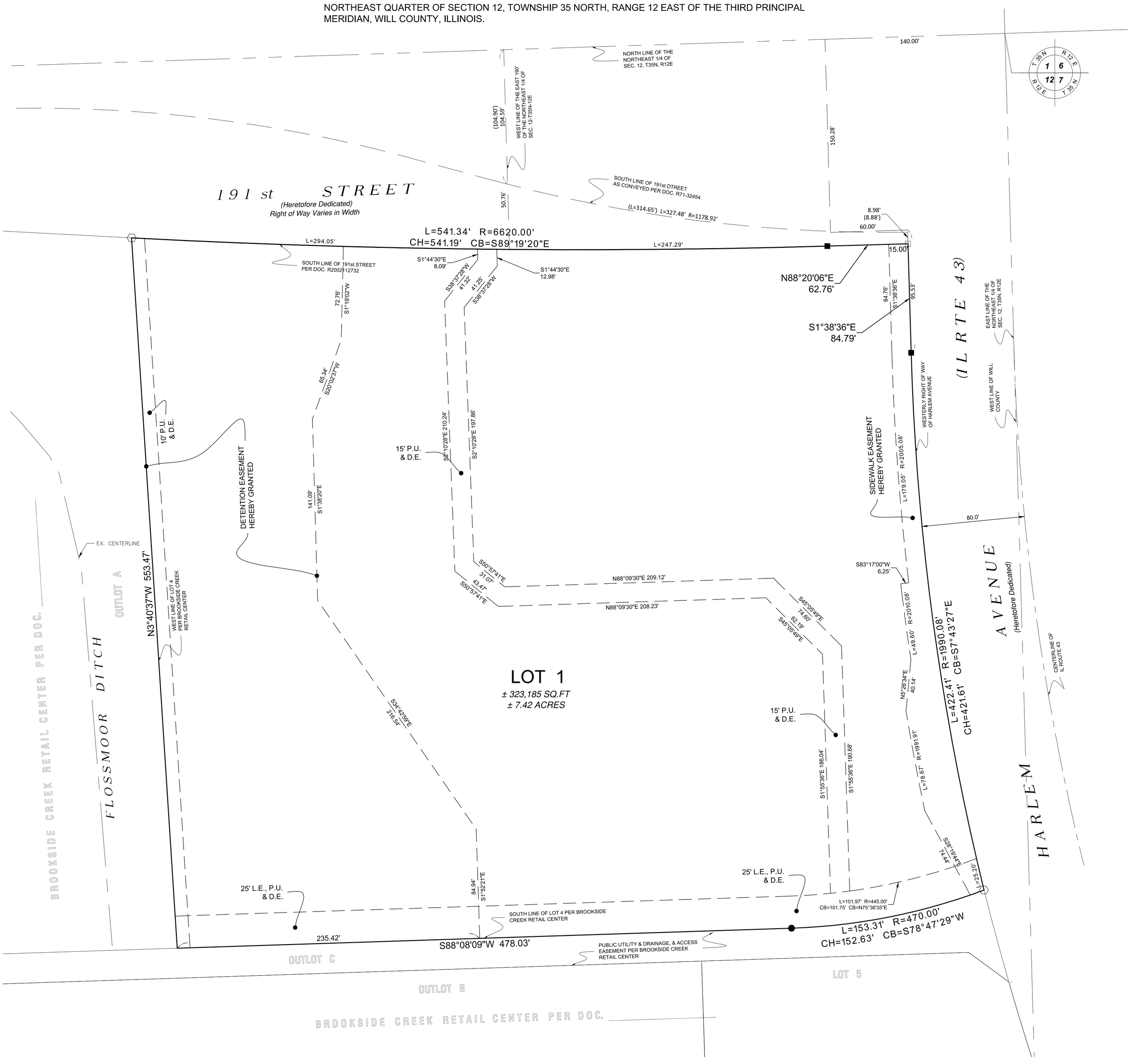
TO	DATE
ZONING	02/06/26
CLIENT	04/01/26
CLIENT	04/30/26
ZONING	05/12/26

CHECK:CP
DRAWN:KV/AN
JOB:D2600095

G001
COVER SHEET

GAS N WASH BROOKSIDE CREEK

BEING A SUBDIVISION OF LOT 4 OF BROOKSIDE CREEK RETAIL CENTER SUBDIVISION AND PART OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, WILL COUNTY, ILLINOIS.



SURVEYORS CERTIFICATION

STATE OF ILLINOIS)
COUNTY OF KANKAKEE) SS

THIS IS TO CERTIFY THAT I, JONATHAN C. CROSS, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE SURVEYED AND SUBDIVIDED THE BELOW DESCRIBED PROPERTY:

LOT 4 IN BROOKSIDE CREEK RETAIL CENTER SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.
ALSO:
THAT PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12, IN TOWNSHIP 35 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
COMMENCING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12, AFORESAID WITH A LINE 140.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 12; THENCE SOUTH ALONG SAID PARALLEL LINE 150.28 FEET; THENCE EAST PARALLEL WITH SAID NORTH LINE 60 FEET; THENCE SOUTH PARALLEL WITH SAID EAST LINE 95.53 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF CIRCLE OF 1990.08 FEET RADIUS, CONVEX TO THE SOUTHWEST AND TANGENT TO THE LAST DESCRIBED PARALLEL LINE TO THE POINT OF INTERSECTION WITH A LINE 433 FEET SOUTH OF AND PARALLEL WITH SAID NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12, AFORESAID; THENCE WEST ALONG SAID PARALLEL LINE TO THE POINT OF INTERSECTION WITH A LINE 390.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12, AFORESAID; THENCE NORTH ALONG SAID PARALLEL LINE TO A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12, AFORESAID; THENCE EAST ALONG SAID NORTH LINE TO THE POINT OF BEGINNING, EXCEPT THAT PART CONVEYED TO THE COUNTY OF WILL FOR HIGHWAY PURPOSES BY DEED DATED AUGUST 5, 1971 AS DOCUMENT NUMBER R71-32454, ALL IN WILL COUNTY, ILLINOIS.
ALSO EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY:
THAT PART OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 35 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE, ON AN ASSUMED BEARING OF SOUTH 89 DEGREES 38 MINUTES 55 SECONDS WEST, A DISTANCE OF 390.00 FEET TO THE WEST LINE OF THE EAST 390.00 FEET OF SAID NORTHEAST QUARTER; THENCE SOUTH 00 DEGREES 08 MINUTES 25 SECONDS EAST ALONG SAID WEST LINE A DISTANCE OF 104.56 FEET (104.90 FEET PER DOCUMENT R71-32454) TO THE SOUTHERLY LINE OF DEDICATION AS SHOWN IN DOCUMENT R71-32454 AND THE POINT OF BEGINNING; THENCE THE FOLLOWING COURSE ALONG SAID SOUTHERLY LINE OF DEDICATION; SOUTHEASTERLY ALONG A NON-TANGENT ARC HAVING A RADIUS OF 1178.916 FEET, AN ARC LENGTH OF 314.39 FEET (314.65 FEET PER DOCUMENT R71-32454) AND A CHORD BEARING OF SOUTH 81 DEGREES 37 MINUTES 14 SECONDS EAST TO THE WEST LINE OF THE EAST 80.00 FEET OF SAID NORTHEAST QUARTER; THENCE SOUTH 00 DEGREES 08 MINUTES 25 SECONDS EAST, ALONG SAID WEST LINE, A DISTANCE OF 8.88 FEET; THENCE SOUTH 89 DEGREES 50 MINUTES 52 SECONDS WEST, A DISTANCE OF 62.77 FEET TO A TANGENT ARC; THENCE WESTERLY ALONG AN ARC HAVING A RADIUS OF 6620.00 FEET, AN ARC LENGTH OF 247.29 FEET, AND A CHORD BEARING OF NORTH 89 DEGREES 04 MINUTES 56 SECONDS WEST, TO THE WEST LINE OF THE EAST 390.00 FEET OF SAID NORTHEAST QUARTER; THENCE NORTH 00 DEGREES 08 MINUTES 25 SECONDS WEST ALONG SAID WEST LINE, A DISTANCE OF 50.76 FEET TO THE POINT OF BEGINNING, IN WILL COUNTY, ILLINOIS.

I DO FURTHER CERTIFY THAT:

1. PART OF THIS SUBDIVISION IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FIRM MAP NUMBER 17197C216G, EFFECTIVE DATE FEBRUARY 15, 2019.
2. THE ACCOMPANIED PLAT IS TRUE AND CORRECT REPRESENTATION OF SAID SURVEY.
3. ALL LOTS CORNERS WILL BE STAKED WITH 5/8 INCH BY 30 INCH REBAR WITH ORANGE CAPS STAMPED "MG2A 3880" OR MONUMENTED ACCORDING TO THE PLAT ACT AS AMENDED.
4. DISTANCES ARE IN FEET AND DECIMAL PARTS THEREOF.
5. THIS SUBDIVISION CONTAINS 7.42 ACRES.
6. THE PROPERTY LIES WITHIN CORPORATE LIMITS OF THE VILLAGE OF TINLEY PARK

Dated this _____ day of _____, 20____.

FOR REVIEW PURPOSES ONLY

Jonathan C. Cross
Illinois Professional Land Surveyor #035.003880
License Expires November 30, 2026

PROFESSIONAL LAND SURVEYOR
JONATHAN C. CROSS
035.003880
BRADLEY ILLINOIS
STATE OF ILLINOIS

SURVEYOR PERMISSION CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF WILL)SS

I, _____, A PROFESSIONAL LAND SURVEYOR HAVE PREPARED
THE FINAL PLAT OF SUBDIVISION NAMED GAS N WASH BROOKSIDE CREEK
AND DO HEREBY GRANT PERMISSION TO THE VILLAGE OF TINLEY PARK TO RECORD SAID FINAL PLAT OF SUBDIVISION AT THE OFFICE OF THE WILL COUNTY RECORDER OF DEEDS.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, A.D. 20_____.

_____
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035.003880
LICENSE EXPIRES November 30, 2026
PROFESSIONAL DESIGN FIRM LICENSE NO. 184.005003
PROFESSIONAL DESIGN FIRM LICENSE EXPIRES April 30, 2027

PROFESSIONAL LAND SURVEYOR
JONATHAN C. CROSS
035.003880
BRADLEY ILLINOIS
STATE OF ILLINOIS

ACCESS NOTE

1. There shall be no direct accesses from Lot 1 to Illinois Route 43 (Harlem Avenue) as depicted hereon.
2. All other access shall be via internal circulation.

GENERAL NOTES

1. BASIS OF BEARING IS REFERENCED FROM ILLINOIS EAST STATE PLANE COORDINATES ON N.A.D.83 (2011 ADJUSTMENT). ALL MEASUREMENTS SHOWN HEREON ARE EXPRESS IN FEET AND DECIMAL PARTS THEREOF.
2. MONUMENTS FOUND REPRESENTING THE PROPERTY CORNERS WERE HELD AT THE SURVEYED CORNER UNLESS OTHERWISE NOTED.
3. ANY, EASEMENTS, DEDICATIONS, UNDERLYING RESTRICTIONS OR MATTERS OF RECORD AFFECTING SUBJECT PROPERTY NOT BEING SHOWN HEREON. IS REFERENCED FROM TITLE COMMITMENT PREPARED BY CHICAGO TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF DECEMBER 8, 2025 AS FILE NO. CHI2506561LD.

N

0 40' 80'

SCALE: 1" = 40'

LEGEND

P.U.E. - PUBLIC UTILITY EASEMENT (HEREBY GRANTED)
D.E. - DRAINAGE EASEMENT (HEREBY GRANTED)
B.S.L. - BUILDING SETBACK LINE
L.E. - LANDSCAPE EASEMENT (HEREBY GRANTED)
⬡ - CONCRETE MONUMENT
⊡ - FOUND IRON ROD
■ - SET 5/8" IRON ROD WITH ORANGE CAP STAMPED "MG2A 3880"

PINS: 19-09-12-200-012
19-09-12-200-011

PREPARED BY & MAIL TO:

REVISIONS		
DATE	BY	DESCRIPTION
05/04/26	BPH	ISSUED FOR REVIEW
05/12/26	BPH	ZONING

CIVIL ENGINEERING
LAND SURVEYING
M GINGERICH GEREAUX & ASSOCIATES
MG2A WEST
Professional Design Firm License # 184.005003
P. 815-478-9680 www.mg2a.com F. 815-478-9685
25620 S. GOUGAR RD | MANHATTAN, IL. 60442

ORDERED BY: GAS N WASH
SITE ADDRESS: SWC of 191st & HARLEM AVE, TINLEY PARK
DRAFTED BY:NIB
FIELDED BY: RPT
PG:1 of 2
JOB NUMBER: 24-037

X:\Projects\2024\24-037 - 191st & Harlem Ave Tinley Park - Gas N Wash\DWG\3-Final\24-037 FINAL PLAT.dwg, Page 1, 5/5/2026 2:32:50 PM

GAS N WASH BROOKSIDE CREEK

BEING A SUBDIVISION OF LOT 4 OF BROOKSIDE CREEK RETAIL CENTER SUBDIVISION AND PART OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, WILL COUNTY, ILLINOIS.

OWNERSHIP CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF _____)SS

_____ IS THE OWNER OF THE LAND DESCRIBED IN THE ATTACHED PLAT AND HAS CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED AND PLATTED AS SHOWN BY THE PLAT FOR USES AND PURPOSES AS INDICATED THEREON, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

DATED THIS _____ DAY OF _____, A.D. _____.

BY _____
(OWNER)

OWNER:
LENNY'S GAS N WASH BROOKSIDE, LLC
8200 185TH ST. - UNIT K
TINLEY PARK, IL 60487

NOTARY CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF _____)SS

I,_____, A NOTARY PUBLIC IN AND FOR THE STATE AND COUNTY AFORESAID, DO HEREBY CERTIFY THAT _____ _____ ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY PERSON AND ACKNOWLEDGE THE EXECUTION OF THE ANNEXED PLAT AND ACCOMPANYING INSTRUMENTS FOR THE USES AND PURPOSES THEREIN SET FORTH AS HIS OR THEIR FREE AND VOLUNTARY ACT.

GIVEN UNDER MY HAND AND NOTORIAL SEAL

THIS _____ DAY OF _____, A.D. _____.

_____
(NOTARY PUBLIC)

MY COMMISSION EXPIRES _____

SCHOOL DISTRICT CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF _____)SS

THE UNDERSIGNED, BEING DULY SWORN, UPON HIS/HER OATH DEPOSES AND STATES AS FOLLOWS:
1. _____IS THE OWNER OF THE PROPERTY LEGALLY DESCRIBED ON THIS PLAT OF SUBDIVISION, WHICH HAS BEEN SUBMITTED TO THE VILLAGE OF TINLEY PARK FOR APPROVAL, WHICH LEGAL DESCRIPTION IS INCORPORATED HEREIN BY REFERENCE; AND

2. TO THE BEST OF THE OWNER'S KNOWLEDGE THE SCHOOL DISTRICT IN WHICH TRACT, PARCEL, LOT OR BLOCK OF THE PROPOSED SUBDIVISION LIES IS:
SCHOOL DISTRICT SUMMIT HILL SCHOOL DISTRICT 161, LINCOLN WAY COMMUNITY HIGH SCHOOL DISTRICT 210 AND JOLIET JUNIOR COMMUNITY COLLEGE DISTRICT 525

OWNER NAME: _____

BY: _____ ATTEST: _____
BZ:
ITS: _____ ITS: _____

SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY OF _____ A.D. 20_____

_____
NOTARY PUBLIC

TAX MAPPING CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF WILL)SS

I, _____, DIRECTOR OF THE TAX MAPPING AND PLATTING OFFICE OF WILL COUNTY, DO HEREBY CERTIFY THAT I HAVE CHECKED THE PROPERTY DESCRIPTION OF THE PLAT AGAINST AVAILABLE COUNTY RECORDS AND FIND SAID DESCRIPTION TO BE TRUE AND CORRECT. THE PROPERTY HEREIN DESCRIBED IS LOCATED ON TAX MAP #____09-12B-E_____ AND IDENTIFIED AS PERMANENT REAL ESTATE TAX INDEX NUMBER (PIN)s: PART OF 19-09-12-200-011 & 19-09-12-200-012

DATED THIS _____ DAY OF _____, A.D. _____.

_____
DIRECTOR

COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF WILL)SS

THIS PLAT NO. _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF WILL COUNTY, ILLINOIS ON THE _____ DAY OF _____ A.D. 20_____ AT ___ O'CLOCK ____M. AND WAS RECORDED IN BOOK _____ OF PLATS ON PAGE _____.

_____
WILL COUNTY RECORDER OF DEEDS

VILLAGE ENGINEER CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF WILL)SS
I, _____, VILLAGE ENGINEER OF THE VILLAGE OF TINLEY PARK, ILLINOIS HEREBY CERTIFY THAT THE LAND IMPROVEMENTS DESCRIBED THIS PLAT AND THE PLANS AND SPECIFICATIONS THEREFORE MEET THE MINIMUM REQUIREMENTS OF THE VILLAGE AND HAVE BEEN APPROVED BY ALL PUBLIC AUTHORITIES HAVING JURISDICTION THEREOF.

DATED AT THE VILLAGE OF TINLEY PARK, WILL COUNTY, ILLINOIS, THIS _____ DAY OF _____ _____ A.D. 20_____

_____
TINLEY PARK VILLAGE ENGINEER

_____
REGISTRATION NUMBER

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF WILL)SS

I, _____, COUNTY CLERK OF WILL COUNTY, ILLINOIS DO HEREBY CERTIFY THAT I FIND NO DELINQUENT OR UNPAID CURRENT TAXES AGAINST ANY OF THE REAL ESTATE DESCRIBED IN THE FOREGOING CERTIFICATES. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY OF WILL THIS _____ DAY OF _____ _____, A.D. 20_____.

_____
WILL COUNTY CLERK

COUNTY 9-1-1 EMERGENCY TELEPHONE SYSTEM APPROVAL CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF WILL)SS

THIS PLAT HAS BEEN CHECKED FOR CONFORMANCE TO ALL WILL COUNTY 9-1-1 EMERGENCY TELEPHONE SYSTEM REQUIREMENTS.

DATED _____ DAY OF _____, A.D., 20____.

_____
CHIEF ADMINISTRATOR

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF WILL)SS

I _____, CHAIRPERSON OF THE PLANNING COMMISSION OF THE VILLAGE OF TINLEY PARK, COUNTY OF WILL, STATE OF ILLINOIS HEREBY CERTIFY THAT THE SAID COMMISSION HAS DULY APPROVED THE FINAL PLAT OF ___GAS N WASH TINLEY PARK____SUBDIVISION.

THIS _____ DAY OF _____, 20___.

_____
CHAIRPERSON

_____
SECRETARY

BOARD OF TRUSTEE'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF WILL)SS

THE PRESIDENT AND THE BOARD OF TRUSTEES OF THE VILLAGE OF TINLEY PARK, COUNTY OF WILL, STATE OF ILLINOIS, HEREBY CERTIFY THAT THE SAID BOARD HAS DULY APPROVED THIS FINAL PLAT OF ___GAS N WASH BROOKSIDE CREEK___ SUBDIVISION AND ACKNOWLEDGED SAID SUBDIVISION

THIS _____ DAY OF _____, 20___.

_____
PRESIDENT OF BOARD

_____
VILLAGE CLERK

VILLAGE COLLECTOR CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF WILL)SS

I, _____, HEREBY CERTIFY THAT I FIND NO DEFERRED INSTALLMENTS OF OUTSTANDING UNPAID SPECIAL ASSESSMENTS DUE AGAINST THE PROPERTY DESCRIBED IN THE PLAT HEREON DRAWN. THE VILLAGE OF TINLEY PARK, WILL COUNTY, ILLINOIS AT A MEETING HELD THIS _____ DAY OF _____ A.D. 20_____

_____
TINLEY PARK VILLAGE COLLECTOR

SURFACE WATER STATEMENT

STATE OF ILLINOIS)
COUNTY OF WILL)SS

THE UNDERSIGNED HEREBY CERTIFIES THAT, TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THIS SUBDIVISION OR THAT, IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION WILL BE MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS OR DRAINS THAT THE OWNER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THIS SUBDIVISION.

DATED THIS _____ DAY OF _____, 20_____.

_____ _____ _____
ENGINEER ILLINOIS LICENSE #

COUNTY HIGHWAY CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF WILL)SS

APPROVED THIS _____ DAY OF _____, AD 20__, AS TO ROADWAY ACCESS TO

COUNTY HIGHWAY ___84___, ALSO KNOWN AS_____191st STREET_____.

_____
WILL COUNTY ENGINEER

ILLINOIS DEPARTMENT OF TRANSPORTATION CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK)SS

THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS PURSUANT TO PARAGRAPH 2 OF "AN ACT TO REVISE THE LAW IN RELATION TO PLATS," AS AMENDED. A PLAN THAT MEETS THE REQUIREMENTS CONTAINED IN THE DEPARTMENT'S "POLICY ON PERMITS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS" WILL BE REQUIRED BY THE DEPARTMENT.

APPROVED THIS _____DAY OF _____, A.D. 20_____.

_____
JOSE RIOS, P.E.
REGION ONE ENGINEER

PUBLIC UTILITIES AND DRAINAGE EASEMENT PROVISIONS

EASEMENTS ARE HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF TINLEY PARK, ILLINOIS AND TO THOSE PUBLIC UTILITY COMPANIES OPERATING UNDER FRANCHISE FROM THE VILLAGE OF TINLEY PARK, INCLUDING, BUT NOT LIMITED TO AMERITECH, NORTHERN ILLINOIS GAS COMPANY, AND THEIR SUCCESSORS AND ASSIGNS, OVER ALL THE AREAS MARKED "PUBLIC UTILITIES AND DRAINAGE EASEMENTS" OR P.U. & D.E. ON THE PLAT FOR THE PURPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO SURVEY, CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN AND OPERATE VARIOUS UTILITY TRANSMISSION AND DISTRIBUTION SYSTEMS, COMMUNITY ANTENNA TELEVISION SYSTEMS AND INCLUDING STORM AND/OR SANITARY SEWERS, TOGETHER WITH ANY AND ALL NECESSARY MANHOLES CATCH BASINS, CONNECTIONS, APPLIANCES AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID VILLAGE, OVER, UPON, UNDER AND THROUGH SAID INDICATED EASEMENTS, TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE GRANTORS PROPERTY FOR NECESSARY MEN AND EQUIPMENT TO DO ANY OF THE ABOVE WORK.

THE RIGHT IS ALSO GRANTED TO TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS ON THE EASEMENTS THAT INTERFERE WITH THE OPERATION OF THE SEWERS OR OTHER UTILITIES. NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENTS, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS. WHERE AN EASEMENT IS USED BOTH FOR SEWERS AND OTHER UTILITIES, THE OTHER UTILITY INSTALLATION SHALL BE SUBJECT TO THE ORDINANCES OF THE VILLAGE OF TINLEY PARK.

EASEMENTS ARE HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF TINLEY PARK AND OTHER GOVERNMENTAL AUTHORITIES HAVING JURISDICTION OF THE LAND SUBDIVIDED HEREBY, OVER THE ENTIRE EASEMENT AREA FOR INGRESS, EGRESS AND THE PERFORMANCE OF MUNICIPAL AND OTHER GOVERNMENTAL SERVICES, INCLUDING WATER, STORM AND SANITARY SEWER SERVICE AND MAINTENANCE.

ACCESS EASEMENT PROVISIONS

A NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF TINLEY PARK AND TO THE PUBLIC IN GENERAL, TO PROVIDE ACCESS, INGRESS AND EGRESS TO AND FROM HARLEM AVENUE AND 191ST STREET OVER AND ACROSS ALL OF OUTLOT C SHOWN AS ACCESS EASEMENT" ON THE PLAT HEREON. THE EASEMENT AREA SHALL REMAIN OPEN AND UNOBSTRUCTED AT ALL TIMES AND ACCESS SHALL NOT BE RESTRICTED, EXCEPT THAT IN THE EVENT THAT REPAIRS AND/OR CONSTRUCTION ACTIVITIES ARE BEING COMPLETED ON THE EASEMENT PROPERTY OR ON THE ADJACENT PROPERTIES SAID REPAIRS AND/OR CONSTRUCTION ACTIVITIES SHALL BE COMPLETED IN SUCH A MANNER, TO THE EXTENT REASONABLY POSSIBLE, TO MINIMIZE LIMITATIONS TO ACCESS OVER AND ACROSS THE EASEMENT AREA.

EASEMENT PROVISIONS

An easement for serving the subdivision and other property with electric and communication service is hereby reserved for and granted to:

Commonwealth Edison Company, Ameritech Illinois a.k.a. Illinois Bell Telephone Company, Grantees,

Their respective licensees, successors, and assigns, jointly and severally, to construct, operate, repair, maintain, modify, reconstruct, replace, supplement, relocate and remove, from time to time, poles, guys, anchors, wires, cables, conduits, manholes, transformers, pedestals, equipment cabinets or other facilities used in connection with overhead and underground transmission and distribution of electricity, communications, sounds and signals in, over, under, across, along and upon the surface of the property shown within the dashed or dotted lines (or similar designation) on the plat and marked "Easement", "Utility Easement", "Public Utility Easement", "P.U.E." (or similar designation), the property designated in the Declaration of Condominium and/or on this plat as "Common Elements", and the property designated on the plat as "common area or areas", and the property designated on the plat for streets and alleys, whether public or private, together with the rights to install required service connections over or under the surface of each lot and common area or areas, to serve improvements thereon, or on adjacent lots, and common area or areas, the right to cut, trim or remove trees, bushes, roots and saplings and to clear obstructions from the surface and subsurface as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. Obstructions shall not be placed over Grantees' facilities or in, upon or over the property within the dashed or dotted lines (or similar designation) marked "Easement", "Utility Easement", "Public Utility Easement", "P.U.E." (or similar designation) without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof. Further, any utility company at fault of creating or causing damage to existing field tile drainage systems, damage or disruption of other neighboring utilities, etc. shall be responsible for returning and performing repair or replacement work, at the sole expense of the utility company at fault. No expense or compensation will be provided by the developer for damage or repairs caused by the installation or maintenance of said utilities.

An easement is hereby reserved for and granted to NORTHERN ILLINOIS GAS COMPANY, its successors and assigns, in all platted "easement" areas, streets, alleys, other public ways and places shown on this plat, said easement to be for the installation, maintenance, relocation, renewal and removal of gas mains and appurtenances for the purpose of serving all areas shown on this plat as well as other property, whether or not contiguous thereto. No buildings or other structures shall be constructed or erected in any such "easement" areas, streets, alleys, or other public ways or places nor shall any other use be made thereof which will interfere with the easements reserved and granted hereby.

An easement for serving the subdivision and other property with cable television is hereby reserved for and granted to an approved cable company, their respective successors and assigns, to install, operate, maintain, and remove, from time to time, facilities used in connection with overhead and underground transmissions and distribution of cable tv signals in all platted easement areas, streets, alleys, other public ways and places shown on this plat, together with the right to install required service connection over or under each lot to serve improvements thereon. No building or other structures shall be constructed or erected in any easement area without the prior written consent of grantee.

STORM WATER MANAGEMENT EASEMENT PROVISIONS

ALL EASEMENTS INDICATED AS "EASEMENT FOR DETENTION PURPOSES" ON THIS PLAT ARE RESERVED FOR AND GRANTED TO THE VILLAGE OF TINLEY PARK AND TO ITS SUCCESSORS AND ASSIGNS. NO BUILDINGS SHALL BE PLACED ON SAID DETENTION EASEMENT AREAS, BUT THE SAME MAY BE USED FOR OTHER PURPOSES THAT DO NOT ADVERSELY AFFECT THE STORAGE/FREE FLOW OF STORM WATER. EACH OWNER OR SUBSEQUENT PURCHASER SHALL BE EQUALLY RESPONSIBLE FOR MAINTAINING THE DETENTION EASEMENT AREAS AND SHALL NOT DESTROY OR MODIFY GRADES OR SLOPES WITHOUT HAVING FIRST RECEIVED PRIOR WRITTEN APPROVAL OF THE VILLAGE OF TINLEY PARK.

IN THE EVENT ANY OWNER OR SUBSEQUENT PURCHASER FAILS TO PROPERLY MAINTAIN THE EASEMENT AREAS, THE VILLAGE OF TINLEY PARK, ILLINOIS, OR ANY OTHER UNIT OF LOCAL GOVERNMENT HAVING JURISDICTION OVER DRAINAGE, SHALL UPON TEN (10) DAYS PRIOR WRITTEN NOTICE, RESERVE THE RIGHT TO PERFORM, OR HAVE PERFORMED ON ITS BEHALF, ANY MAINTENANCE WORK TO OR UPON THE WATER DETENTION AREA REASONABLY NECESSARY TO INSURE ADEQUATE STORM WATER STORAGE AND FREE FLOW OF STORM WATER THROUGH THE DETENTION EASEMENT AREAS.

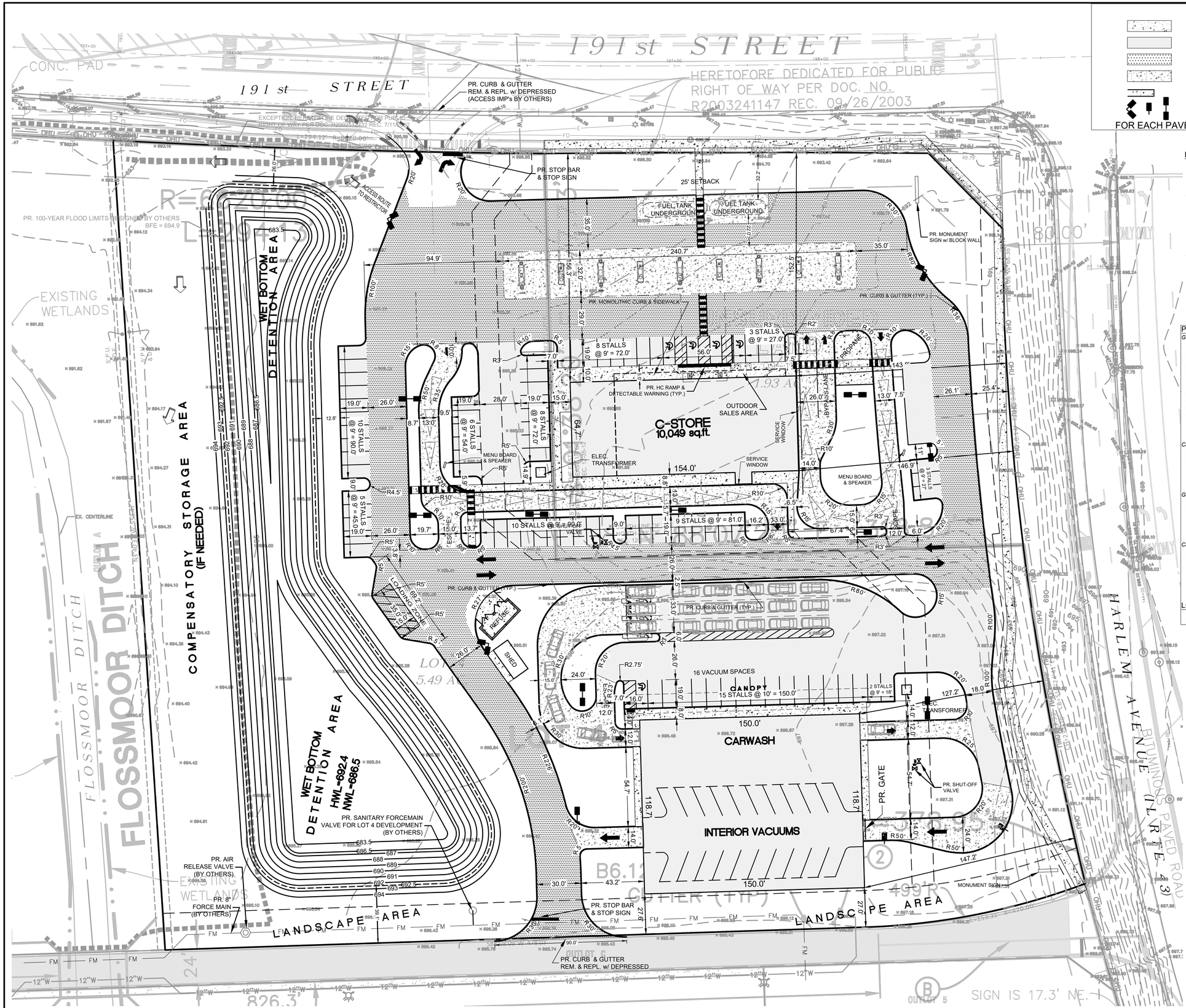
PREPARED BY & MAIL TO:

REVISIONS		
DATE	BY	DESCRIPTION
05/04/26	BPH	ISSUED FOR REVIEW
05/12/26	BPH	ZONING

CIVIL ENGINEERING
LAND SURVEYING
M GINGERICH GEREAUX & ASSOCIATES
MG2A WEST
Professional Design Firm License # 184.005003
P. 815-478-9680 www.mg2a.com F. 815-478-9685
25620 S. GOUGAR RD | MANHATTAN, IL. 60442

ORDERED BY: GAS N WASH
SITE ADDRESS: SWC of 191st & HARLEM AVE, TINLEY PARK
DRAFTED BY:NIB
FIELDED BY: RPT
PG 2 of 2
JOB NUMBER: 24-037

X:\Projects\2024\24-037 - 191st & Harlem Ave Tinley Park - Gas N Wash\DWG\3-Final\24-037 FINAL PLAT.dwg, Page 2, 5/5/2026 2:32:51 PM



LEGEND

- PCC SIDEWALK
- STANDARD DUTY HMA PAVEMENT
- HEAVY DUTY HMA PAVEMENT
- PCC PAVEMENT
- SIDEWALK
- LIGHT POLE (UNDER SERPARATE COVER)

FOR EACH PAVEMENT STRUCTURE SEE DETAILS SHEET

DIMENSIONS NOTE:
ALL DIMENSIONS SHOWN ARE TO FACE OF CURB, UNLESS NOTED OTHERWISE.

SIDEWALK NOTE:
SIDEWALKS SHALL BE 5-INCH PCC CONCRETE TYPICAL, EXCEPT ALL SIDEWALK/CROSSWALKS AT ROAD CROSSINGS SHALL BE 6-INCH TO 8-INCH (8-INCH IN HEAVY DUTY PAVEMENT AREAS AND 6-INCH IN STANDARD DUTY PAVEMENT AREAS)

SITE PAVEMENT MARKINGS & SIGNS NOTES:
- ALL PAVEMENT MARKING SHALL BE REFLECTIVE TRAFFIC TYPE PAINT - YELLOW (2 COATS).
- ALL SIGNS TO BE MOUNTED ON TELESCOPING STEEL SIGN SUPPORTS

PARKING SPACES DATA SUMMARY

Gas Station/C-Store			
Total Building:	20,049	sf	
Drive Thru Restaurant:	2,168	sf	
C-Store:	5,229	sf	
Eating Area:	464	sf	
Building Mechanical	249	sf	
Separate Retail:	1,939	sf	
Required:			
C-Store Retail Space @ 5,229 s.f.	35		(1 spaces/ 150 sf)
Fast Food, Carry Out @ 14 employees	19		(Min 5 spaces + 1 per employee)
Sit Down Eating @ 21 Seats (Max)	7		(1 space / 3 seats)
Separate Retail @ 1,939 s.f.	13		(1 spaces/ 150 sf)
SubTotal Required	74		
Car Wash			
Required:			
Employee @ 3 Employees	3		(1 space / employee)
SubTotal Required	3		
Total Parking Required on Property:	**77**		
Gas Station/C-Store			
Provided:			
Number of Parking Stalls Provided:			
C-Store Stalls	72		
Auto Fueling Stations	18		(customer enters store after fueling)
SubTotal Provided	90		
Car Wash			
Provided:			
Employee Stalls	3		
Outdoor Vac Stalls & HC Stall	16		
SubTotal Provided	19		
Total Parking Provided on Property:	**109**		

LOADING SPACE SUMMARY

C-Store Required / Provided:
1 Space @ 15' x 35'

PLAN EDITION MILESTONES			
DATE	BY	DESCRIPTION	
12/6/2024	BPH	FOR SUBMITTAL	
3/4/2025	BPH	PER VILLAGE REVIEW	
5/12/2025	BPH	ZONING	

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25620 S. GOUGAR RD. | MANHATTAN, IL. 60442
www.mg2a.com

DESIGN: STAFF
DRAWING: JWP
CHECKED: ---
APPROVED: BPH

GAS N WASH

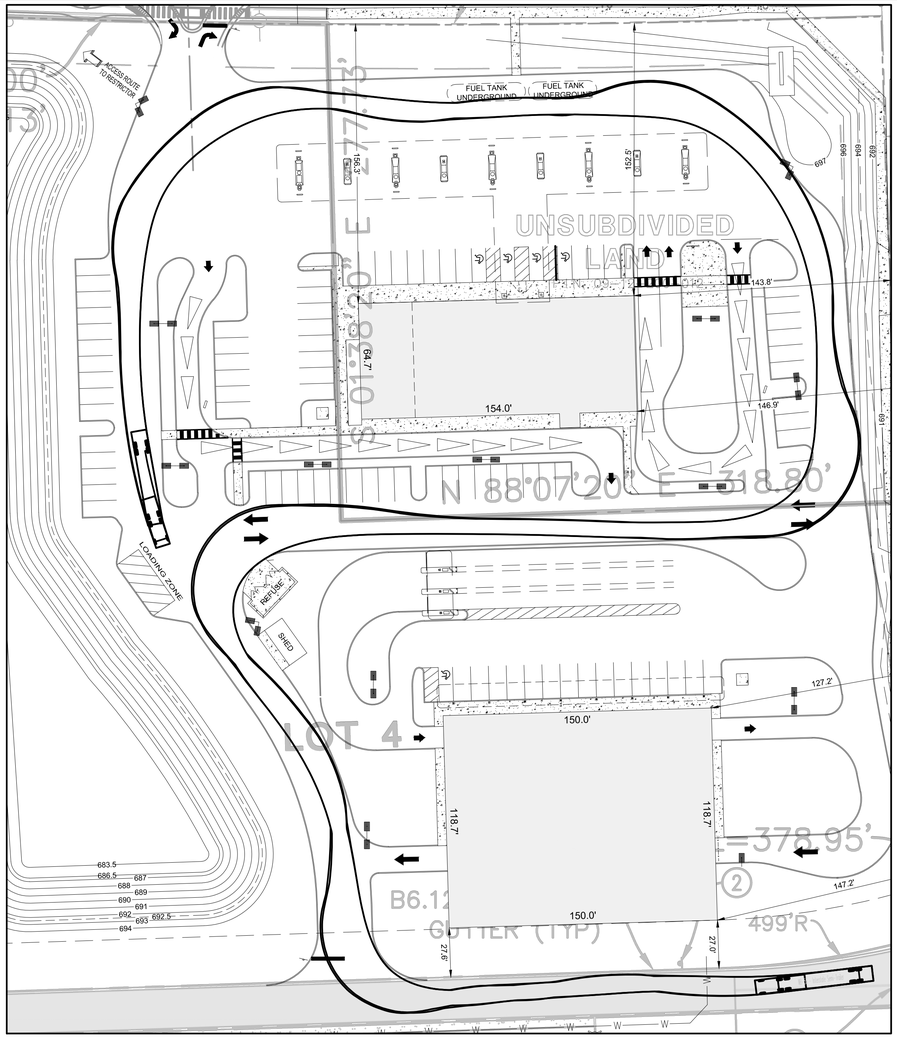
PRELIMINARY SITE IMPROVEMENT PLANS FOR
LOT 4 BROOKSIDE CREEK - SWC 191ST & HARLEM AVE
TINLEY PARK, WILL COUNTY, IL

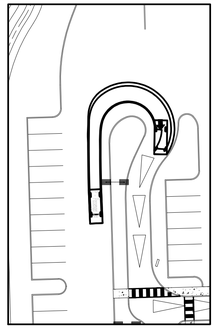
PRELIMINARY SITE PAVING & GEOMETRY

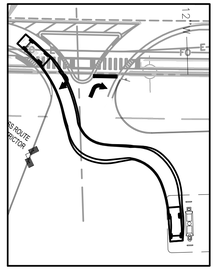
SHEET NO.
C3 OF C5

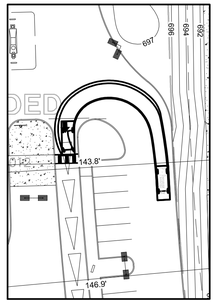
JOB NO. 24-037

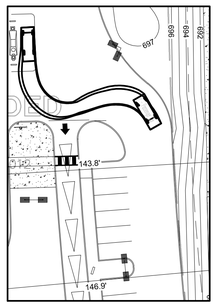
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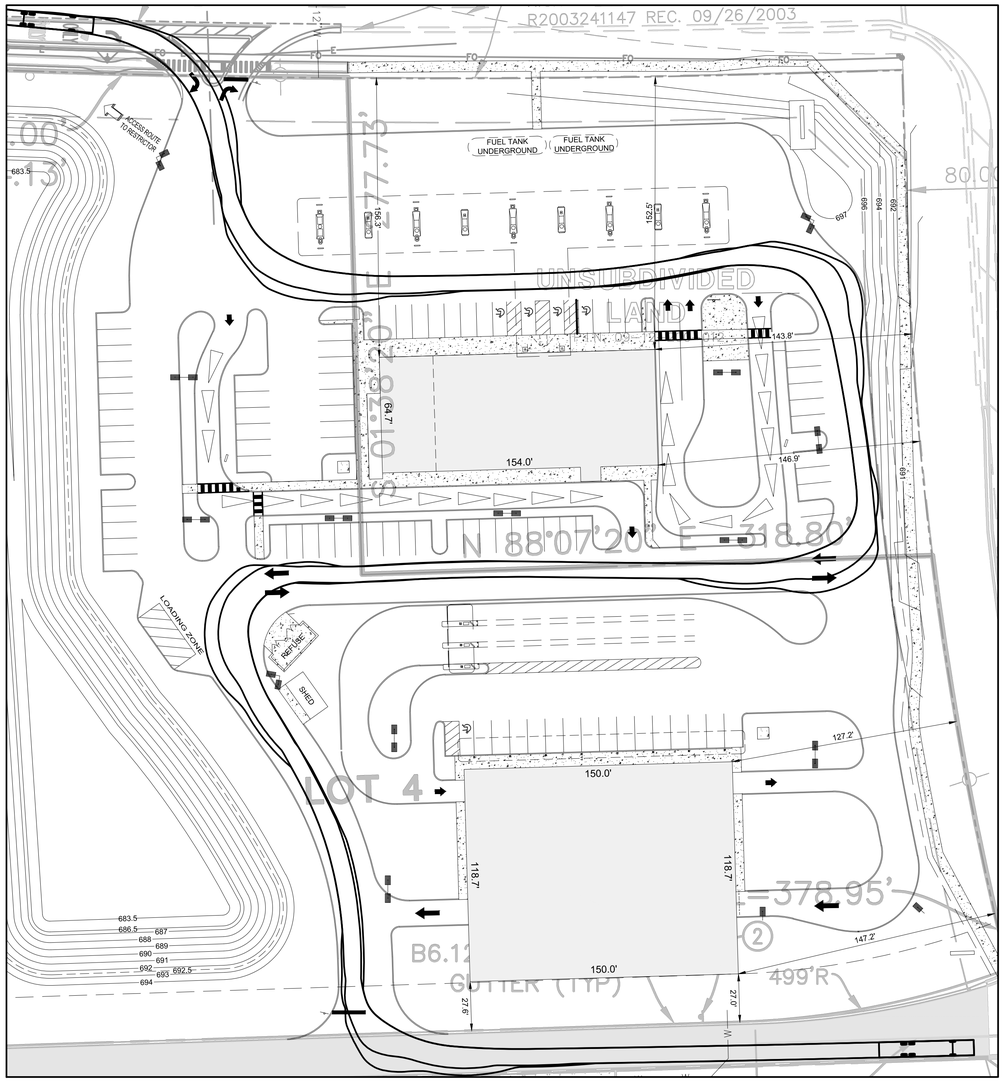






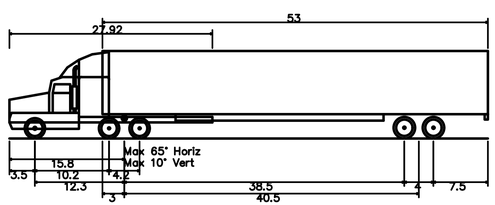


TANKER DELIVERY TRUCK TURNING EXHIBIT (ENTERING FROM WEST AND EXITING EAST ON SOUTH ACCESS ROAD)



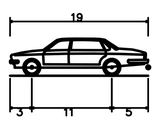
FIRE TRUCK TURNING EXHIBIT (ENTERING FROM WEST IN RIGHT-IN AND EXITING TO EAST ONTO SOUTH ACCESS ROAD)

CAR TO DRIVE THRU & FUELING AREA (ENTERING FROM THE MOST DIFFICULT TURNING DIRECTION)



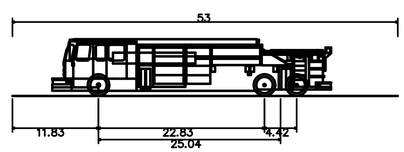
WB–55 – Interstate Semi–Trailer

Overall Length	65.800ft
Overall Width	8.500ft
Overall Body Height	12.052ft
Min Body Ground Clearance	1.334ft
Max Track Width	8.500ft
Lock–to–lock time	6.00s
Curb to Curb Turning Radius	45.000ft



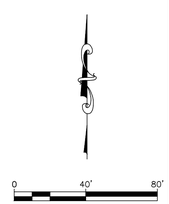
P – Passenger Car

Overall Length	19.000ft
Overall Width	7.000ft
Overall Body Height	5.101ft
Min Body Ground Clearance	1.116ft
Track Width	6.000ft
Lock–to–lock time	4.00s
Curb to Curb Turning Radius	24.000ft



Fire Truck

Overall Length	53.000ft
Overall Width	8.500ft
Overall Body Height	7.803ft
Min Body Ground Clearance	0.714ft
Track Width	8.500ft
Lock–to–lock time	5.00s
Wall to Wall Turning Radius	46.420ft



PLAN EDITION MILESTONES		
DATE	BY	DESCRIPTION
2/17/2026	BPH	PER VILLAGE REVIEW
5/4/2026	BPH	ZONING
5/12/2026	BPH	

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www.mg2a.com

DESIGN: BPH
DRAWING: BPH
CHECKED: ---
APPROVED: ---

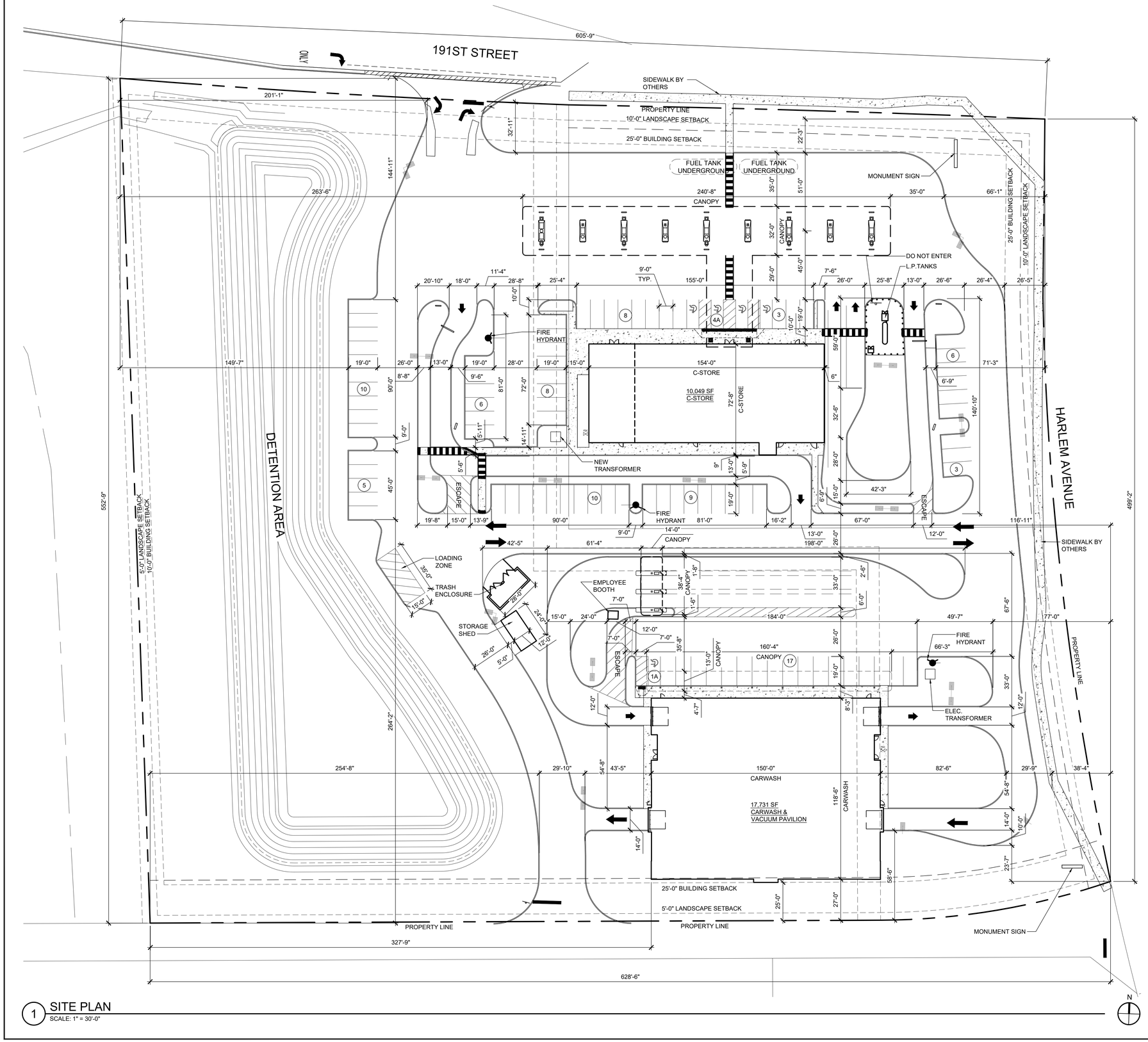
GAS N WASH
7455 191st STREET
TINLEY PARK, ILLINOIS

VEHICLE TURNING EXHIBIT

SHEET NO. 1 OF 1

JOB NO. 24–037

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1 SITE PLAN
SCALE: 1" = 30'-0"

ZONING INFORMATION

SITE ZONING SECTION V SCHEDULE I	ZONING: B-3 GENERAL BUSINESS AND COMMERCIAL SPECIAL USES: PLANNED UNIT DEVELOPMENT WITH SPECIAL USE FOR AUTOMOBILE SERVICE STATION PLANNED UNIT DEVELOPMENT WITH SPECIAL USE FOR AUTOMOBILE CAR WASH		
SITE AREA SECTION V SCHEDULE II		REQUIRED	PROPOSED
	LOT AREA:	7,500	324,390 SF 7.4 ACRES
	FAR (FLOOR AREA RATIO):	1.0	0.085
BUILDING SETBACK SECTION V SCHEDULE II		REQUIRED	PROPOSED
	FRONT YARD: (191ST)	25'-0"	140'-0" MIN.
	EAST YARD (HARLEM):	25'-0"	140'-0" MIN.
	WEST SIDE YARD:	10'-0"	300'-0" MIN.
	SOUTH REAR YARD:	25'-0"	25'-0" MIN.
BUILDING HEIGHT SECTION V SCHEDULE II		REQUIRED	PROPOSED
	MAIN BUILDING (C-STORE & CARWASH)	35'-0" MAX.	33'-6"
LANDSCAPE SETBACK CHAPTER 158 TABLE 1		REQUIRED	PROPOSED
	FRONT YARD (191ST):	10'-0"	25'-5" MIN.
	EAST YARD (HARLEM):	10'-0"	24'-0" MIN.
	WEST SIDE YARD:	5'-0"	140'-0" MIN.
	SOUTH REAR YARD:	5'-0"	28'-0" MIN.
PARKING SECTION VIII 10 INCLUDING TABLE		REQUIRED	PROPOSED
	LOADING SPACE	1 REQUIRED 15'-0" X 35'-0"	1 PROVIDED 15'-0" X 35'-0"
	PARKING SPACE SIZE	9'-0" x 18'-6"	9'-0" X 19'-0" 10'-0" X 19'-0" VAC SPACE
	C-STORE: AREA BREAKDOWN: TOTAL BUILDING: 10,049 S.F. DRIVE THRU RESTAURANT: 2,168 S.F. C-STORE: 5,229 S.F. EATING AREA: 464 S.F. BUILDING MECHANICAL: 249 S.F. EATING ESTABLISHMENT: 1939 S.F.		
	C-STORE RETAIL SPACE: (1) SPACE / 150 SF 5,229 SF / 150 =	35	35
	FAST FOOD, CARRY OUT : MIN. 5 SPACES + 1 PER EMPLOYEE (10 EMPLOYEES)=	15	19
	EATING ESTABLISHMENT: 1 PER 3 SEATS:	5	7
	SEPARATE EATING ESTABLISHMENT: 1 PER 3 SEATS + 4 EMPLOYEES:	10	11
	CAR WASH:1 PER EMPLOYEE (3 EMPLOYEES)	3	18
	TOTAL PARKING:	68	90 PROVIDED

LANDSACPE INFORMATION

LANDSCAPING §158	LANDSCAPE SURFACE RATION: LSR = 167,134 / 324,390 (LANDSCAPE AREA / LOT AREA) LSR = 0.52 PERVIOUS SURFACE AREA: 167,134 S.F. IMPERVIOUS SURFACE AREA: 157,256 S.F.

AQUATIC \ CIVIL \ MECHANICAL \ ELECTRICAL \ PLUMBING \ TELECOMMUNICATION \ STRUCTURAL \ ACCESSIBILITY CONSULTING \ DESIGN & PROGRAM MANAGEMENT \ LAND SURVEYING

WT GROUP
Engineering with Precision, Pace and Passion.
2200 Center Dr, Suite B41 | Hoffman Estates, IL 60192
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RETAIL PETROLEUM FACILITY
SWC CORNER OF 191ST & HARLEM AVE.
TINLEY PARK, IL 60487

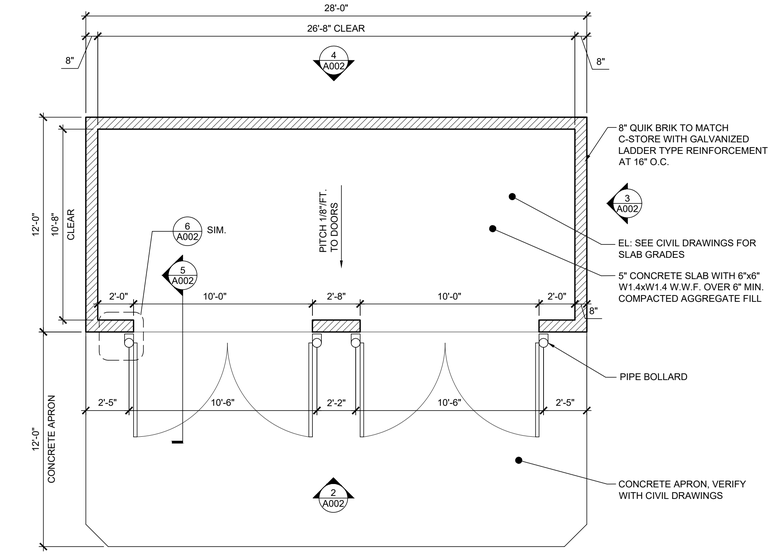
GAS N WASH

ISSUE

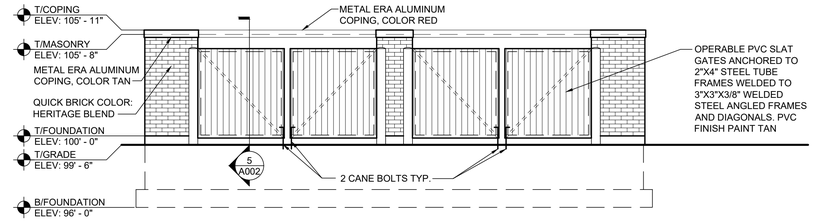
TO	DATE
ZONING	02/06/26
CLIENT	04/01/26
CLIENT	04/30/26
ZONING	05/12/26

CHECK:CP
DRAWN:KV/AN
JOB:D2600095

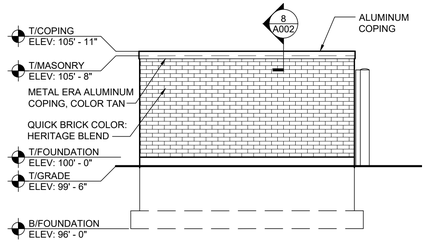
A001
SITE PLAN



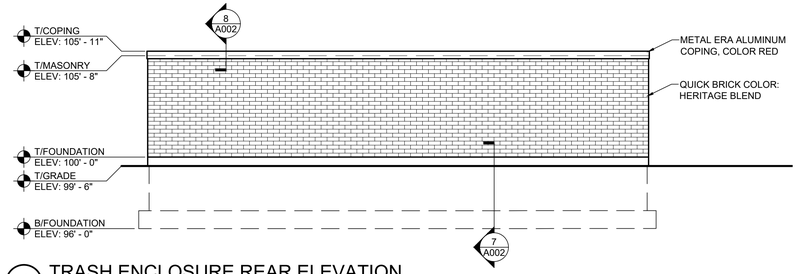
1 TRASH ENCLOSURE PLAN
SCALE: 1/4" = 1'-0"



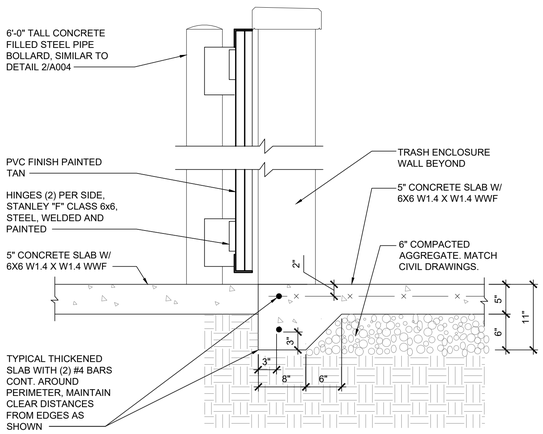
2 TRASH ENCLOSURE FRONT ELEVATION
SCALE: 1/4" = 1'-0"



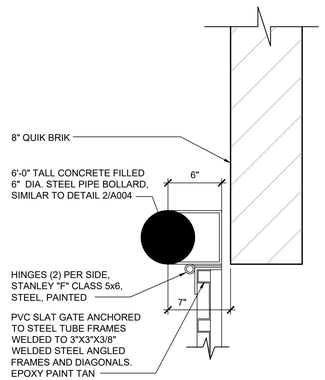
3 TRASH ENCLOSURE SIDE ELEVATION
SCALE: 1/4" = 1'-0"



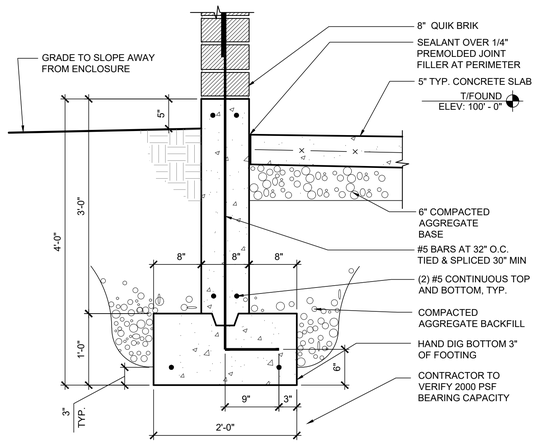
4 TRASH ENCLOSURE REAR ELEVATION
SCALE: 1/4" = 1'-0"



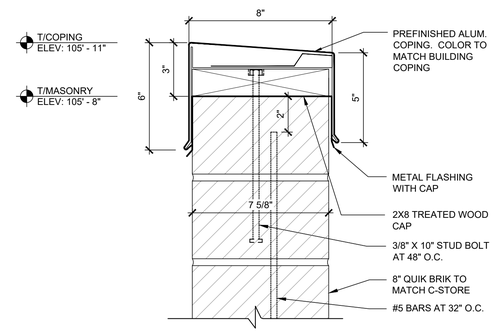
5 ENCLOSURE SLAB DETAIL
SCALE: 1" = 1'-0"



6 ENCLOSURE CORNER DETAIL
SCALE: 1 1/2" = 1'-0"



7 ENCLOSURE FOUNDATION DETAIL
SCALE: 1" = 1'-0"



8 ENCLOSURE COPING DETAIL
SCALE: 3" = 1'-0"

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GAS N WASH

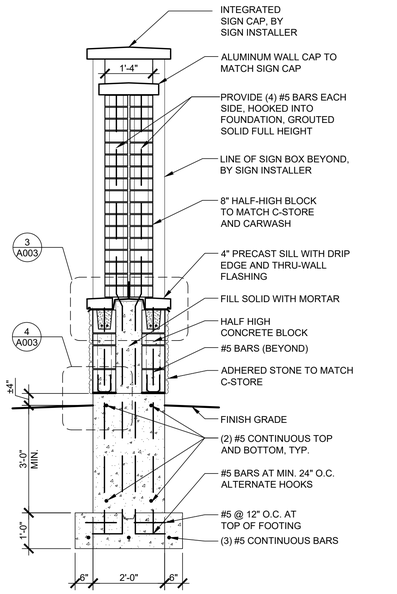
GAS N WASH

ISSUE

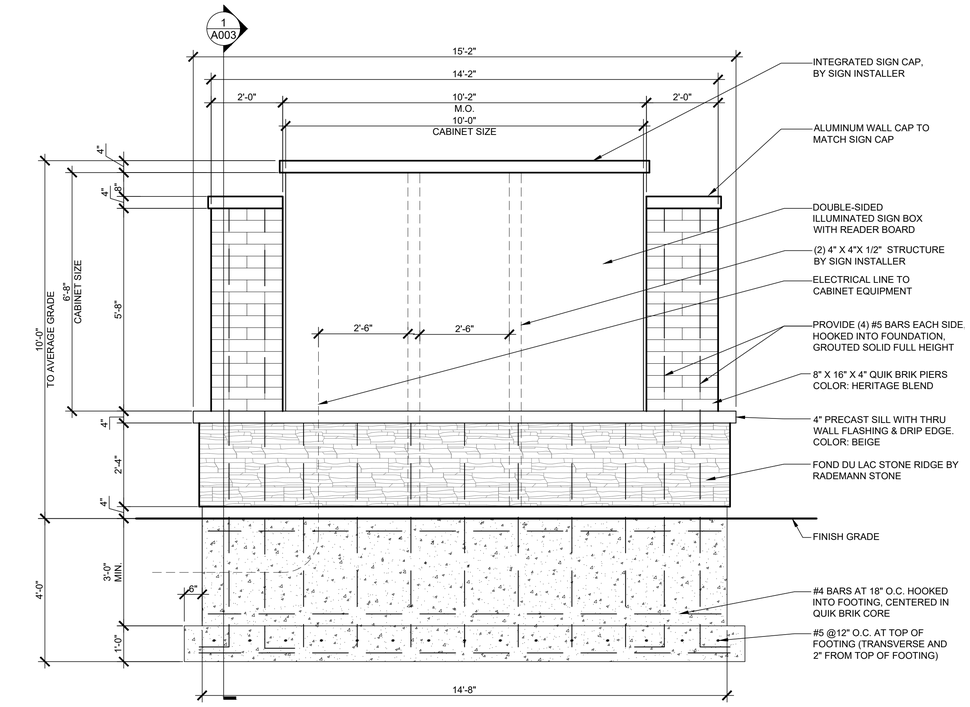
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ZONING	02/06/26
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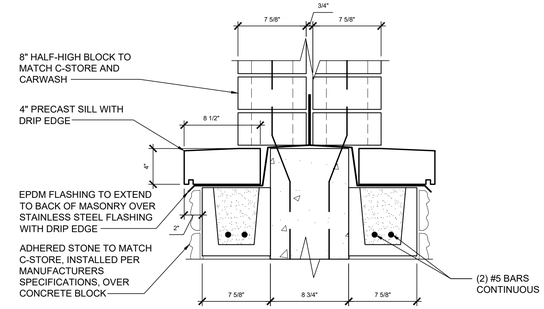
A002
TRASH ENCLOSURE DETAILS



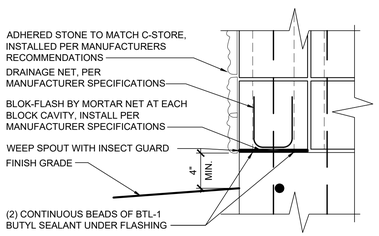
1 CARWASH MARQUEE SIGN, SECTION
SCALE: 1/2" = 1'-0"



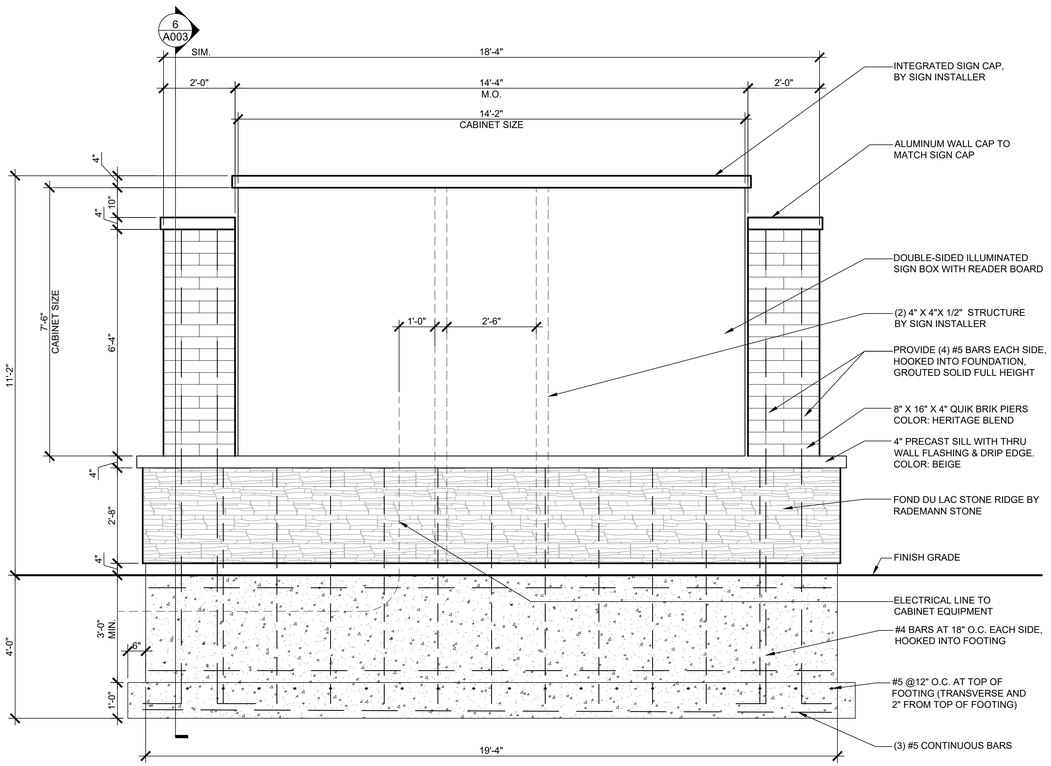
2 CARWASH MARQUEE SIGN, FRONT ELEVATION
SCALE: 1/2" = 1'-0"



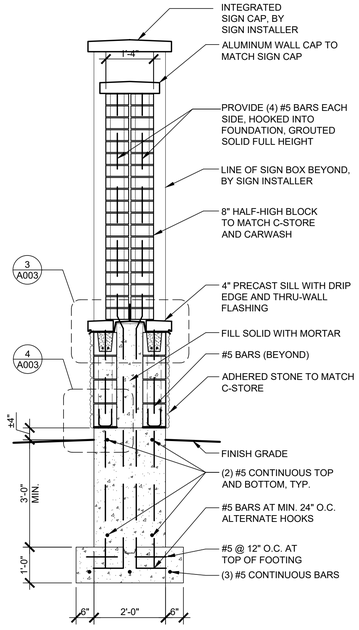
3 SILL FLASHING
SCALE: 1 1/2" = 1'-0"



4 BASE FLASHING
SCALE: 1 1/2" = 1'-0"



5 C-STORE MARQUEE SIGN, FRONT ELEVATION
SCALE: 1/2" = 1'-0"



6 C-STORE MARQUEE SIGN, SECTION
SCALE: 1/2" = 1'-0"

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GAS N WASH

GAS N WASH

ISSUE

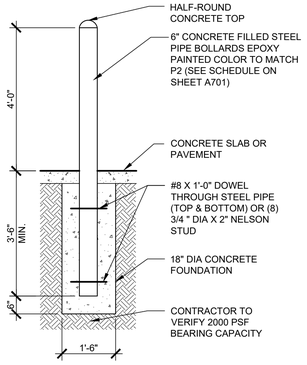
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A003
SIGN DETAILS

1 NOT USED
SCALE: 1/4" = 1'-0"

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

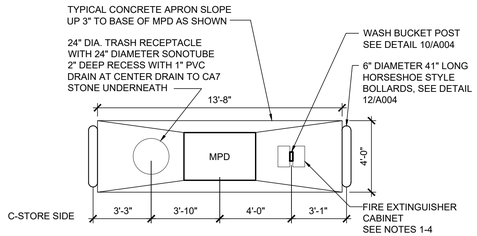


3 FUEL PUMP ISLANDS
SCALE: N.T.S.

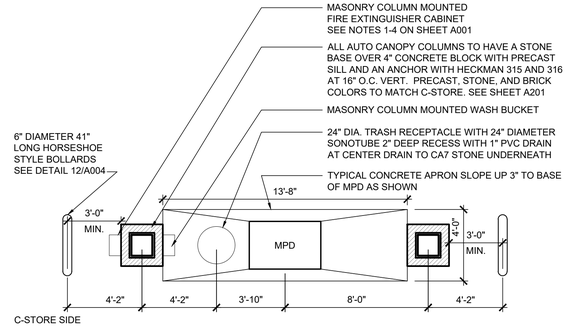


4 NOT USED
SCALE: 1/4" = 1'-0"

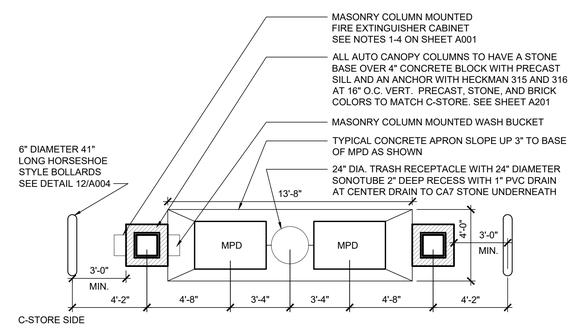
5 AUTO ISLAND WITHOUT COLUMNS
SCALE: 1/4" = 1'-0"



6 AUTO ISLAND WITH COLUMNS
SCALE: 1/4" = 1'-0"



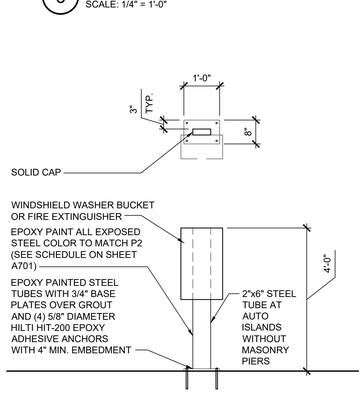
7 AUTO ISLAND WITH COLUMNS AT OUTER SIDES
SCALE: 1/4 = 1'-0"



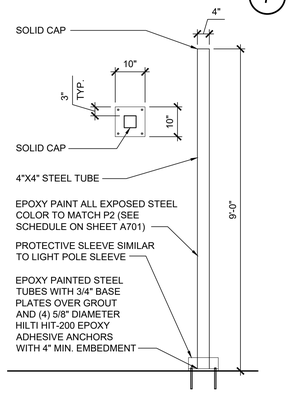
8 NOT USED
SCALE: 1/2" = 1'-0"

9 NOT USED
SCALE: 1/2" = 1'-0"

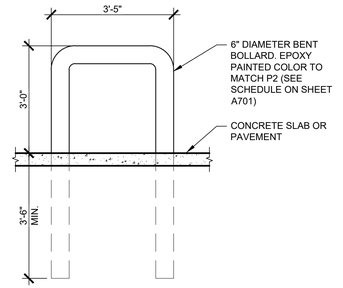
10 WINDSHIELD WASHER POST
SCALE: 1/2" = 1'-0"



11 VACUUM POST
SCALE: 1/2" = 1'-0"



12 HORSESHOE BOLLARD DETAIL
SCALE: 1/2" = 1'-0"



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GAS N WASH

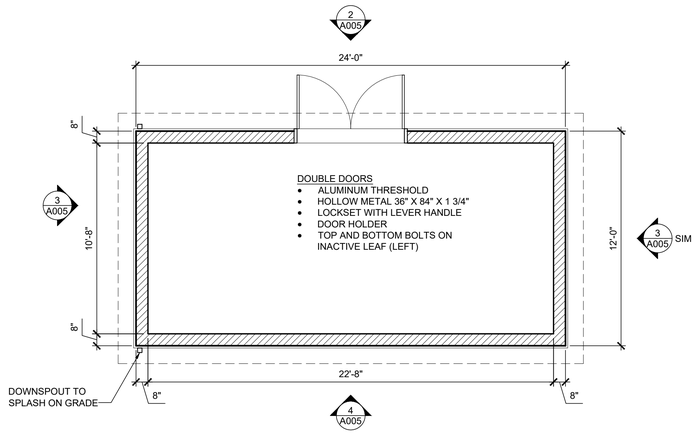
GAS N WASH

ISSUE

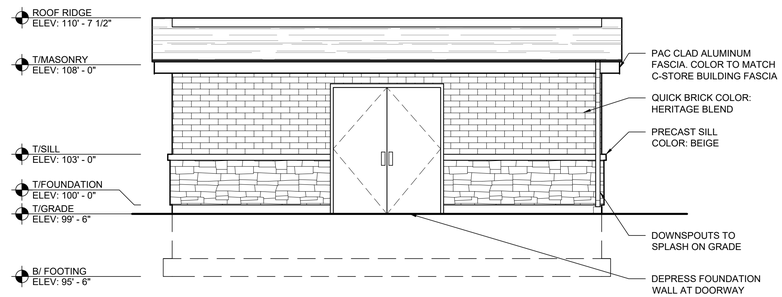
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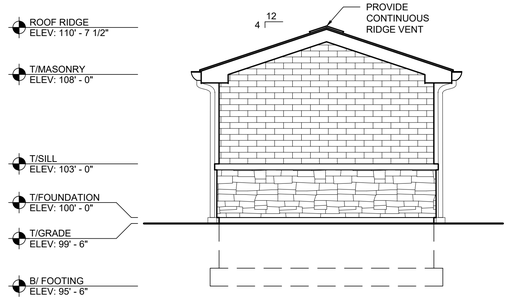
A004
SITE DETAILS



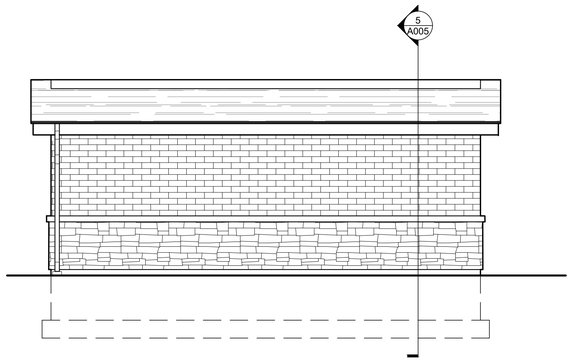
1 SHED BUILDING PLAN
SCALE: 1/4" = 1'-0"



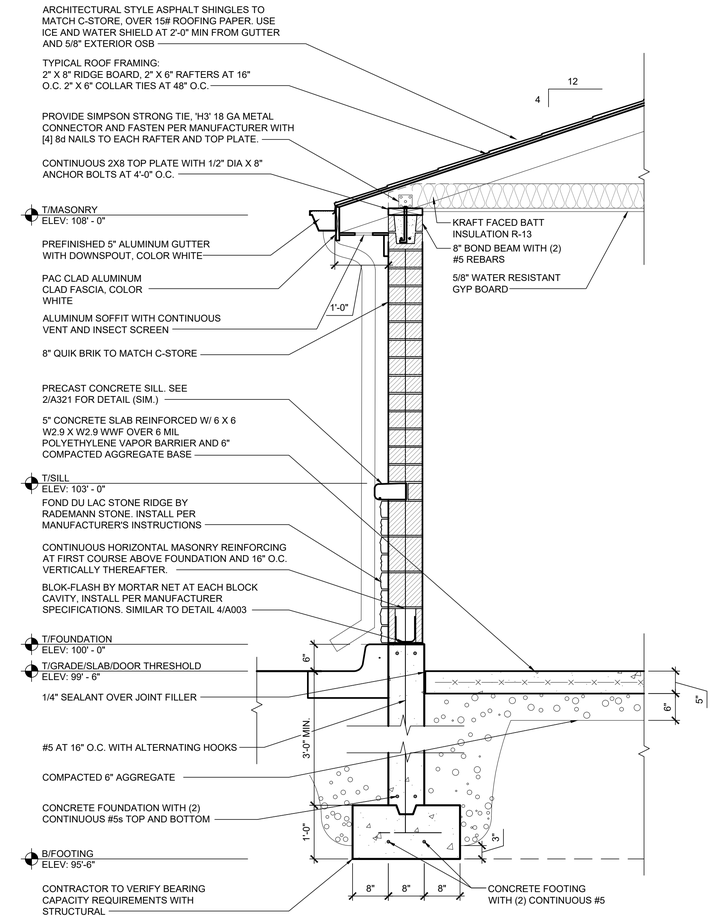
2 SHED BUILDING WEST ELEVATION
SCALE: 2



3 SHED BUILDING NORTH/SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



4 SHED BUILDING EAST ELEVATION
SCALE: 1/4" = 1'-0"



5 STORAGE BUILDING WALL SECTION
SCALE: 3/4" = 1'-0"

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GAS N WASH

GAS N WASH

ISSUE

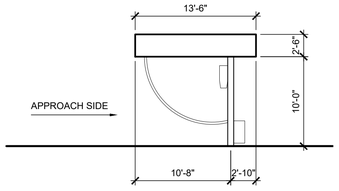
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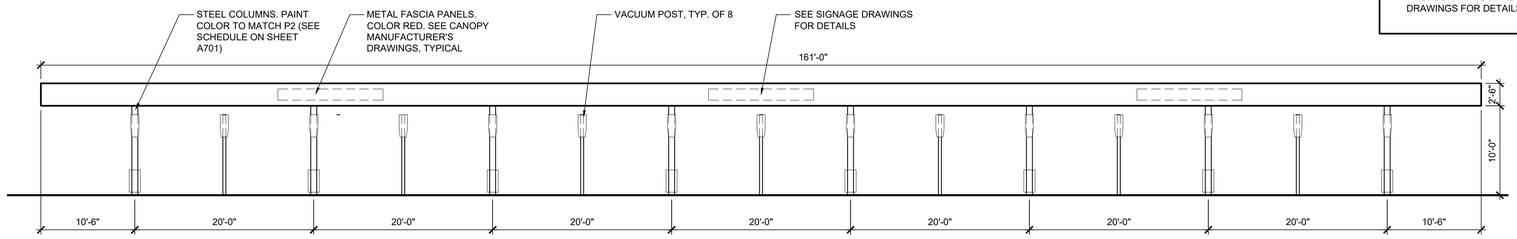
A005
STORAGE BUILDING
PLAN AND ELEVATIONS

CANOPY GENERAL NOTES

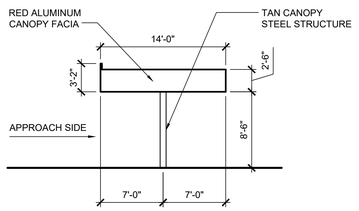
THESE DRAWINGS ARE DESIGN INTENT ONLY, SEE CANOPY MANUFACTURER DRAWINGS FOR DETAILS



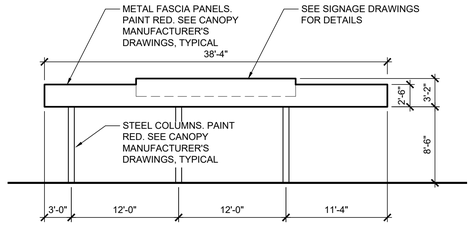
1 VACUUM CANOPY SIDE ELEVATION
SCALE: 1/8" = 1'-0"



2 VACUUM CANOPY FRONT ELEVATION
SCALE: 1/8" = 1'-0"



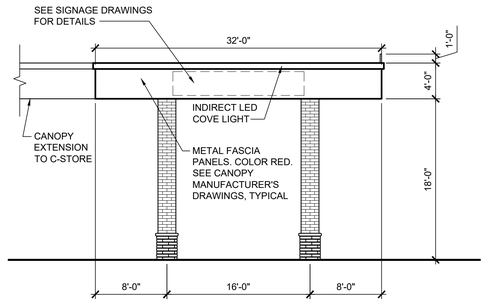
3 PAY STATION SIDE ELEVATION
SCALE: 1/8" = 1'-0"



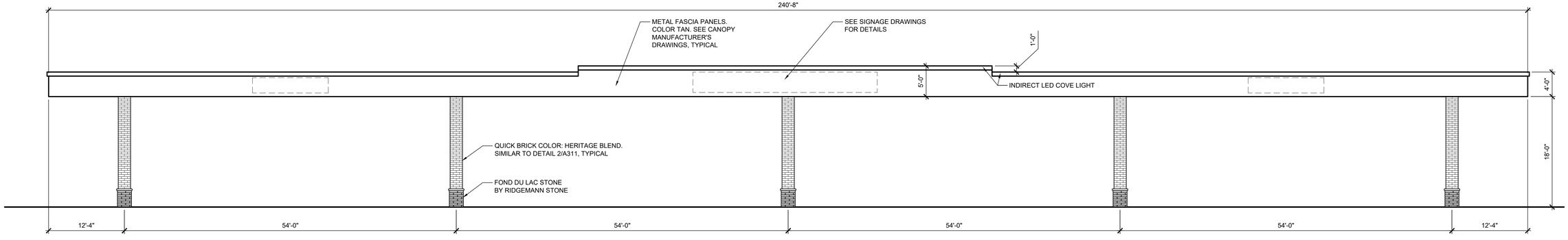
4 PAY CANOPY FRONT ELEVATION
SCALE: 1/8" = 1'-0"

5 NOT USED
SCALE: 1/8" = 1'-0"

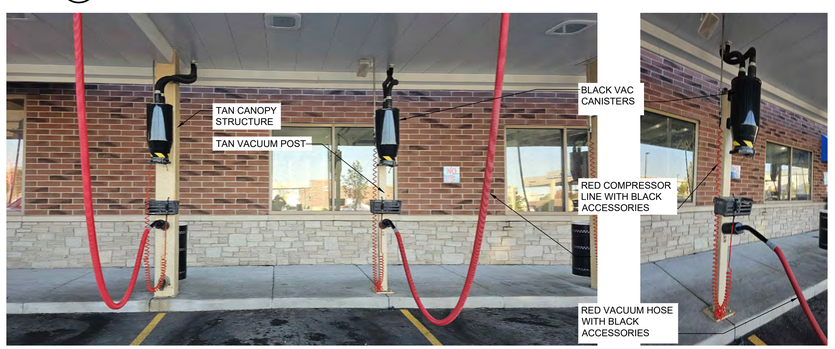
6 NOT USED
SCALE: 1/8" = 1'-0"



7 AUTO CANOPY SIDE ELEVATION
SCALE: 1/8" = 1'-0"



8 AUTO CANOPY FRONT ELEVATION
SCALE: 1/8" = 1'-0"





9 CARWASH VAC EQUPMENT EXAMPLE IMAGES
SCALE: N.T.S.





10 CARWASH PAY CANOPY EXAMPLE IMAGES
SCALE: N.T.S.

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GAS N WASH

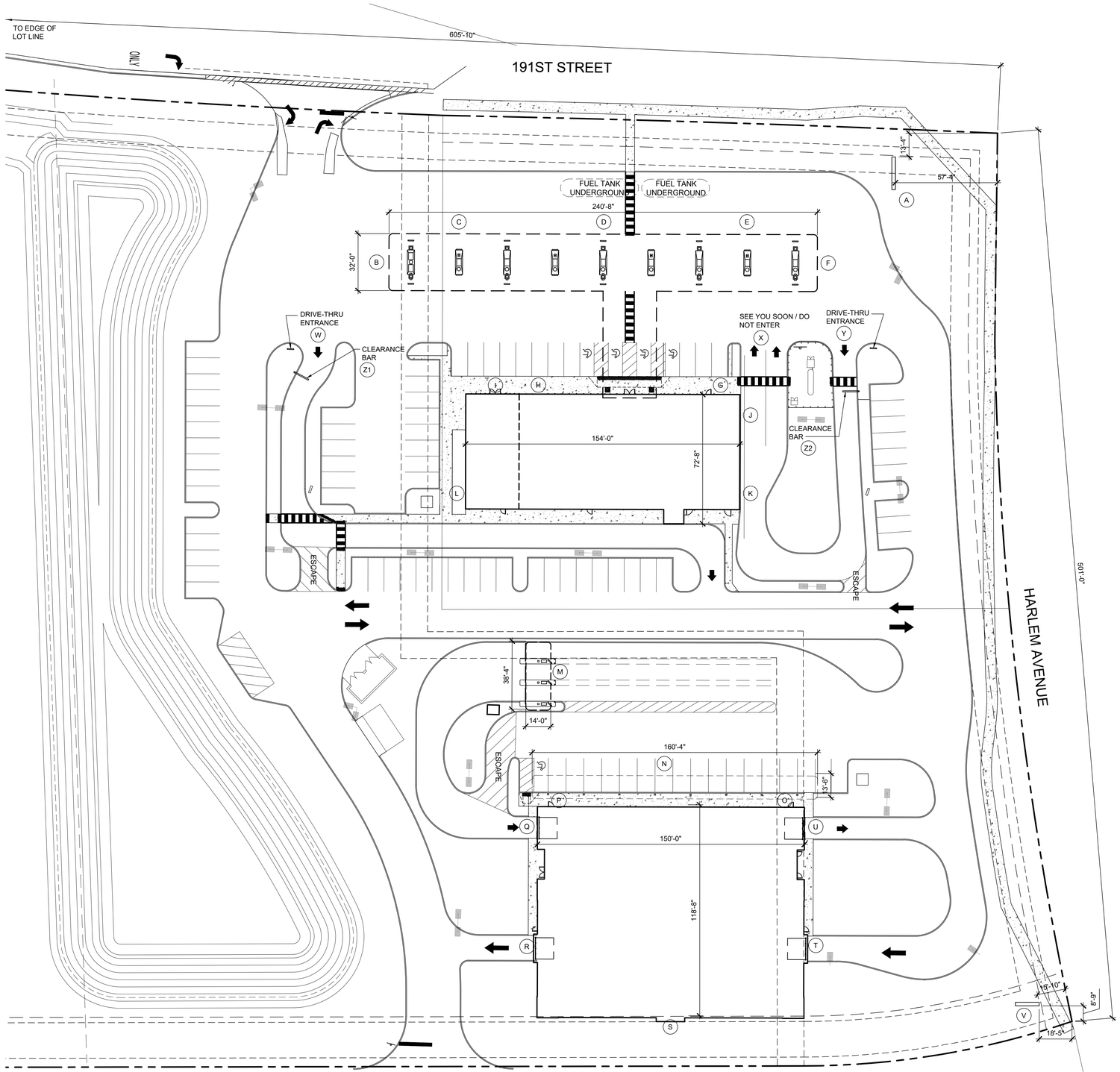
GAS N WASH

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A006
CANOPY ELEVATIONS



1 SIGNAGE PLAN
SCALE: 1" = 30'-0"

SIGNAGE KEY

A	"GAS N WASH" GROUND SIGN: INTERNALLY ILLUMINATED SIGN WITH ELECTRONIC MESSAGE, MASONRY BASE, 53.5 SF SIGN AND 53.5 SF ELECTRONIC PRICER (107 SF TOTAL SIGNAGE), SEE VAN BRUGGEN SIGN DRAWING 24-146.2C
B	"GAS N WASH" CANOPY SIGN: ILLUMINATED CHANNEL LETTERS WITH BLACK CONTOUR OUTLINE BACKER, 28 SF, SEE VAN BRUGGEN SIGN DRAWING 24-146.4C
C	"FOOD VENDOR" CANOPY SIGN: ILLUMINATED CHANNEL LETTERS WITH WHITE BACKER, 23 SF, SEE VAN BRUGGEN SIGN DRAWING 24-146.4C
D	"GAS N WASH" CANOPY SIGN: ILLUMINATED CHANNEL LETTERS WITH BLACK CONTOUR OUTLINE BACKER, 57.5 SF, SEE VAN BRUGGEN SIGN DRAWING 24-146.4C
E	" DUNKIN' " CANOPY SIGN: ILLUMINATED CHANNEL LETTERS WITH WHITE BACKER, 23 SF, SEE VAN BRUGGEN SIGN DRAWING 24-146.4C
F	"GAS N WASH" CANOPY SIGN: ILLUMINATED CHANNEL LETTERS WITH BLACK CONTOUR OUTLINE BACKER, 28 SF, SEE VAN BRUGGEN SIGN DRAWING 24-146.4C
G	" DUNKIN' " ILLUMINATED WALL SIGN: CHANNEL LETTERS WITH WHITE BACKER, 31 SF, SEE VAN BRUGGEN SIGN DRAWING 24-146.5C
H	"FOOD VENDOR" ILLUMINATED WALL SIGN: CHANNEL LETTERS WITH WHITE BACKER, 31 SF, SEE VAN BRUGGEN SIGN DRAWING 24-146.5C
I	"24 HOUR VIDEO GAMING" WALL SIGN: ILLUMINATED CHANNEL LETTERS WITH WHITE BACKER, 31 SF, SEE VAN BRUGGEN SIGN DRAWING 24-146.5C
J	"FOOD VENDOR" ILLUMINATED WALL SIGN: CHANNEL LETTERS WITH WHITE BACKER, 31 SF, SEE VAN BRUGGEN SIGN DRAWING 24-146.5C
K	"DUNKIN' DRIVE THRU" ILLUMINATED WALL SIGN: CHANNEL LETTERS WITH WHITE BACKER, 58.5 SF, SEE VAN BRUGGEN SIGN DRAWING 24-146.5C
L	"24 HOUR VIDEO GAMING" WALL SIGN: ILLUMINATED CHANNEL LETTERS WITH WHITE BACKER, 31 SF, SEE VAN BRUGGEN SIGN DRAWING 24-146.5C2
M	"CAR WASH ENTRANCE" CANOPY SIGN: ILLUMINATED, 35.7 SF, SEE VAN BRUGGEN SIGN DRAWING 24-146.9C
N	"FREE VACUUMS" CANOPY DECAL: CANOPY DECAL, 9.4 SF , 3 TOTAL (28.2 SF TOTAL) SEE VAN BRUGGEN SIGN DRAWING 24-146.10C
O	"CAR WASH" WALL SIGN (NORTH): ILLUMINATED CHANNEL LETTERS, 32.3 SF, SEE VAN BRUGGEN SIGN DRAWING 24-146.7C
P	"CAR WASH" WALL SIGN (NORTH): ILLUMINATED CHANNEL LETTERS, 32.3 SF, SEE VAN BRUGGEN SIGN DRAWING 24-146.7C
Q	"CAR WASH" WALL SIGN (WEST): ILLUMINATED CHANNEL LETTERS, 32.3 SF, SEE VAN BRUGGEN SIGN DRAWING 24-146.9C
R	"WASH CLUB" WALL SIGN (WEST): ILLUMINATED CHANNEL LETTERS, 47.5 SF, SEE VAN BRUGGEN SIGN DRAWING 24-146.9C
S	"WASH CLUB" WALL SIGN (SOUTH): ILLUMINATED CHANNEL LETTERS, 47.5 SF, SEE VAN BRUGGEN SIGN DRAWING 24-146.6C
T	"WASH CLUB" WALL SIGN (EAST): ILLUMINATED CHANNEL LETTERS, 47.5 SF, SEE VAN BRUGGEN SIGN DRAWING 24-146.8C
U	"CAR WASH" WALL SIGN (NORTH): ILLUMINATED CHANNEL LETTERS, 32.3 SF, SEE VAN BRUGGEN SIGN DRAWING 24-146.7C
V	"CARWASH" GROUND SIGN: INTERNALLY ILLUMINATED SIGN WITH ELECTRONIC MESSAGE, MASONRY BASE, 46 SF SIGN AND 21 SF ELECTRONIC MESSAGE BOARD (67 SF TOTAL SIGNAGE), SEE VAN BRUGGEN SIGN DRAWING 24-146.3C
W	"DRIVE-THRU" DIRECTIONAL SIGN: ILLUMINATED SIGN, 2.7 SF, SEE VAN BRUGGEN SIGN DRAWING 24-146.1C2
X	"DRIVE-THRU" DIRECTIONAL SIGN: ILLUMINATED SIGN, 2.7 SF, SEE VAN BRUGGEN SIGN DRAWING 24-146.1C2
Y	"DRIVE-THRU" DIRECTIONAL SIGN: ILLUMINATED SIGN, 2.7 SF, SEE VAN BRUGGEN SIGN DRAWING 24-146.1C2
Z1	CLEARANCE BAR: SEE VAN BRUGGEN SIGN DRAWING 24-146.1C2
Z2	CLEARANCE BAR: SEE VAN BRUGGEN SIGN DRAWING 24-146.1C2

SIGNAGE INFORMATION

SIGN TYPE / QUANTITY SECTION IX, F, 2	FREESTANDING SIGNS:	2 PER DIRECTLY ADJACENT PUBLIC FOOTAGE MIN. 300' APART	2 PROPOSED
FREESTANDING SIGN SIZE SECTION IX, F, 2 + SECTION IX, J, 4		ALLOWED	PROPOSED
	SIGN AREA:		
	C-STORE:	120 SF MAX	107 SF
	CAR WASH:	120 SF MAX	67 SF
	SIGN HEIGHT:		
	C-STORE:	10'-0" MAX	11'-2"
	CAR WASH:	10'-0" MAX	10'-0"
	ELECTRONIC MSG		
	C-STORE:	20% TOTAL SIGN	N/A
	CAR WASH:	20% TOTAL SIGN = 24 SF	31.3% OF SIGN 21 SF
	TOTAL: 1,049 LF /2.5 = 420 SF	360 SF *	177 SF
	* TOTAL FREESTANDING SIGN CAN NOT EXCEED 120 SF PER SIGN		
FREESTANDING SIGN SETBACK SECTION IX, F, 2		REQUIRED	PROPOSED
	SETBACK:	N/A	VERIFY ON SITE PLAN
	VISION TRIANGLE:	N/A	N/A
ACCESSORY SIGN SECTION IX, L, 2	GASOLINE SALES SIGN:	20 SF MAX.	20 SF
	GAS CANOPY SIGNS:	1 SF PER 2 LF	
WALL SIGNS SECTION IX, F, 1	NUMBER ALLOWED: 1 PER TENANT FRONTAGE	ALLOWED 5	PROPOSED 9
		ALLOWED	PROPOSED
	SIGNAGE FACING NORTH:		
	- C-STORE	154 SF MAX	93 SF
	- AUTO CANOPY:	120.3 SF MAX	103.5 SF
	- CAR WASH:	150 SF MAX	64.6 SF
	- CW PAY CANOPY:	NONE	N/A
	- CW VAC CANOPY:	NONE	84.6 SF
	TOTAL:	424.3 SF	345.7 SF
	SIGNAGE FACING EAST:		
	- C-STORE	72.7 SF MAX	89.5 SF
	- AUTO CANOPY:	16 SF MAX	28 SF
	- CAR WASH:	118.7 SF MAX	79.8 SF
	- CW PAY CANOPY:	NONE	35.7 SF
	- CW VAC CANOPY:	NONE	N/A
	TOTAL:	207.4 SF	233 SF
		ALLOWED	PROPOSED
	SIGNAGE FACING SOUTH:		
	- C-STORE:	154 SF MAX	N/A
	- AUTO CANOPY:	N/A	N/A
	- CAR WASH:	150 SF MAX	47.5 SF
	- CARWASH PAY CANOPY:	NONE	N/A
	- CARWASH VAC CANOPY:	NONE	N/A
	TOTAL:	304 SF	47.5 SF
	SIGNAGE FACING WEST:		
	- C-STORE	72.7 SF MAX	31 SF
	- AUTO CANOPY:	16 SF MAX	28 SF
	- CAR WASH:	118.7 SF MAX	79.8 SF
	- CARWASH PAY CANOPY:	NONE	N/A
	- CARWASH VAC CANOPY:	NONE	N/A
	TOTAL:	207.4 SF	138.8 SF
	OVERALL TOTAL:	1,143.1 SF	765 SF

VARIANCE REQUEST

1. REQUESTING A VARIANCE OF 8 WALL SIGNS FROM THE ALLOWED 5. C-STORE WILL HAVE 6, AND THE CARWASH WILL HAVE 7.
2. REQUESTING A VARIANCE OF 1'-2" ON THE MONUMENT SIGN HEIGHT FROM THE 10'-0" MAX HEIGHT FOR THE C-STORE MONUMENT SIGN.
3. REQUESTING A VARIANCE OF 10% ON THE ELECTRONIC MESSAGE CENTER FOR THE CARWASH SIGN FROM 20% OF SIGN MAX.
4. REQUESTING A VARIANCE OF 16.8 SF ON THE EAST SIDE OF THE C-STORE FROM THE 72.7 SF MAX.
5. REQUESTING A VARIANCE OF 12 SF ON THE EAST AND WEST AUTO CANOPY SIGN FROM THE 16 SF MAX.
6. REQUESTING A VARIANCE TO ALLOW SIGNAGE ON THE CARWASH PAY AND VAC CANOPY. 84.6 SF ON THE VAC CANOPY, 35.7 SF ON THE PAY CANOPY.

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TINLEY PARK, IL 60487

GAS N WASH

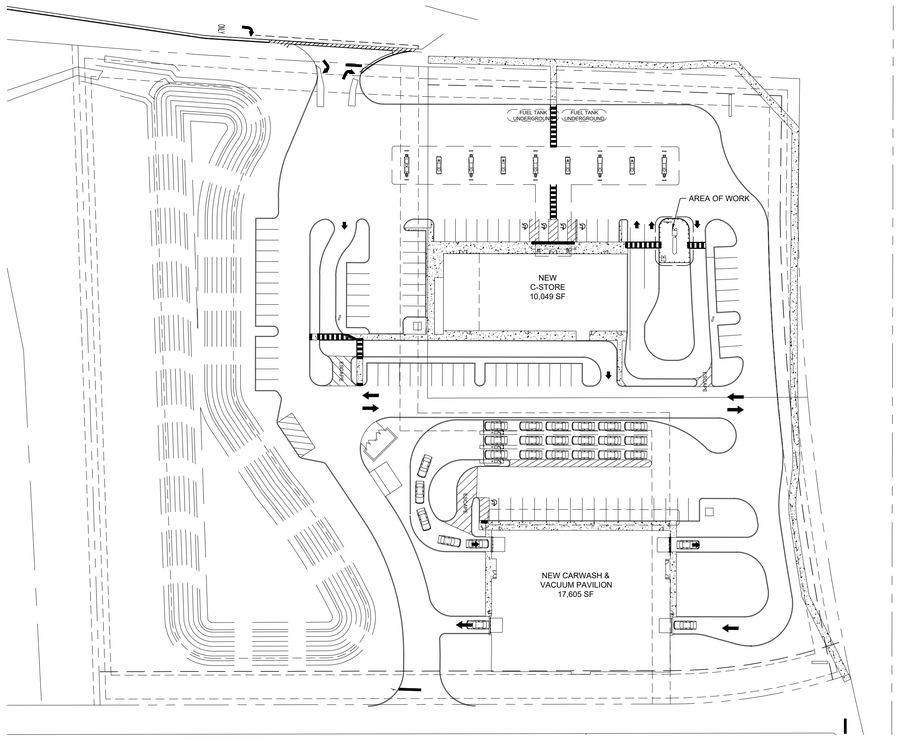
GAS N WASH

ISSUE

TO	DATE
ZONING	02/06/26
CLIENT	04/01/26
CLIENT	04/30/26
ZONING	05/12/26

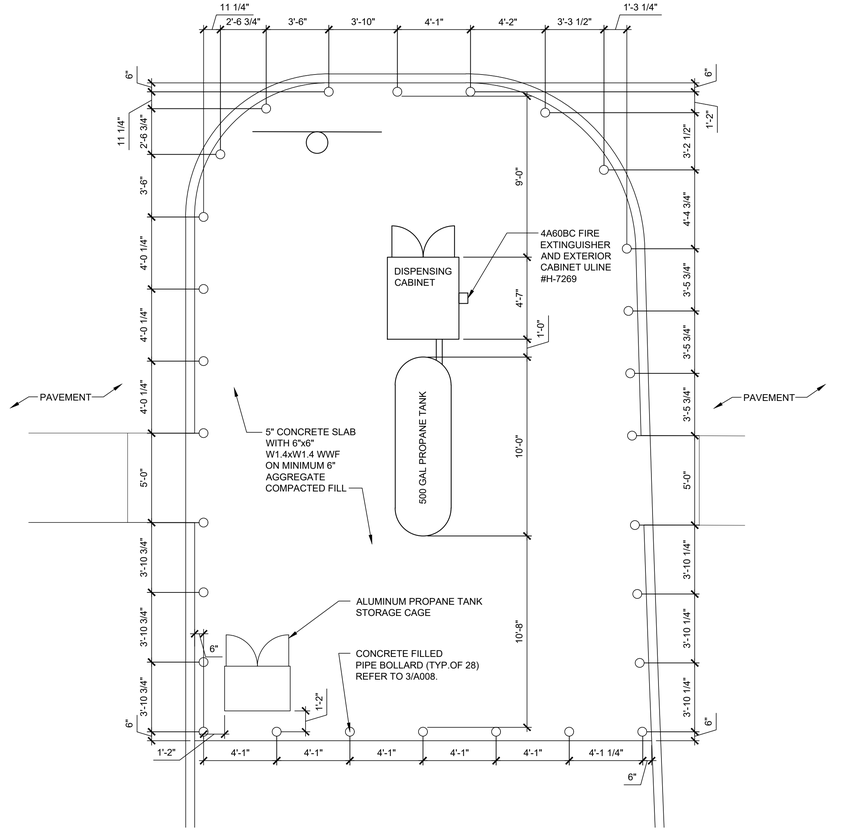
CHECK:CP
DRAWN:KV/AN
JOB:D2600095

A007
SIGNAGE PLAN



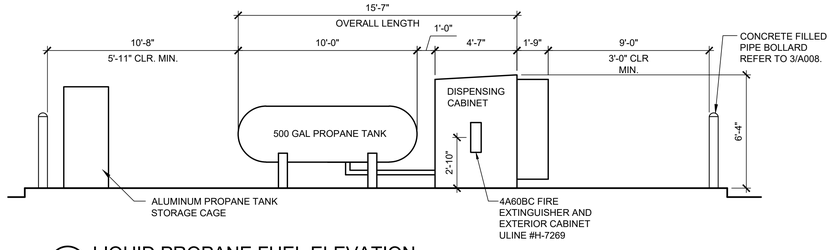
KEY MAP
SCALE: 1" = 60'-0"

N

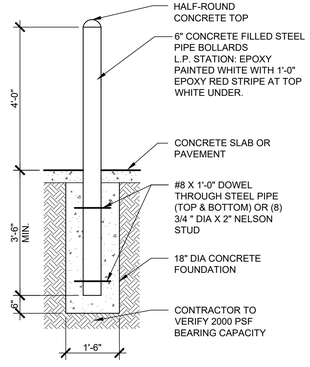


1 LIQUID PROPANE FUEL STATION
SCALE: 1/4" = 1'-0"

N



2 LIQUID PROPANE FUEL ELEVATION
SCALE: 1/4" = 1'-0"



3 BOLLARD DETAIL
SCALE: 1/2" = 1'-0"



4 PROPANE FUEL EAMPLE
SCALE: N.T.S.

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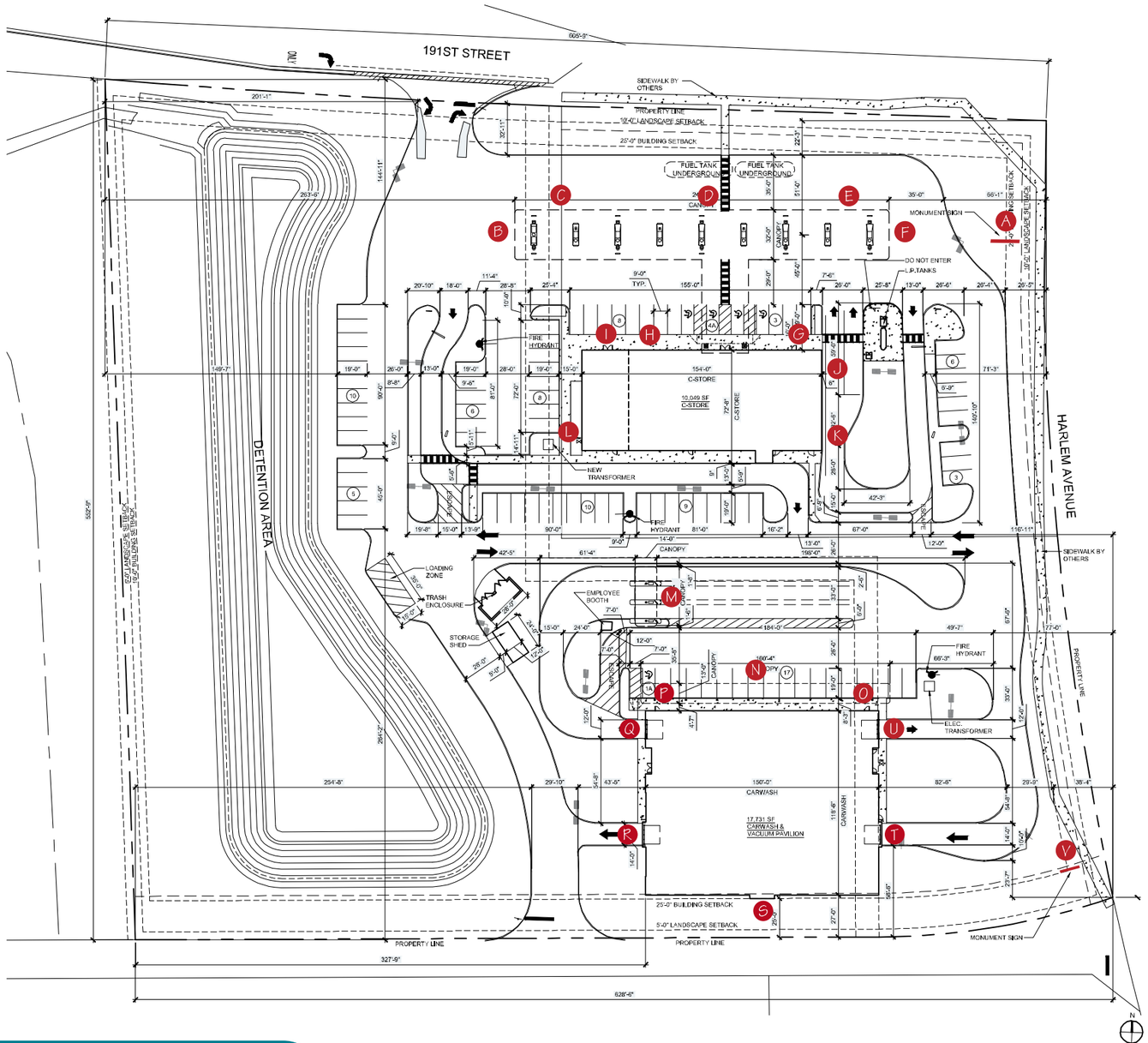
GAS N WASH

ISSUE

TO	DATE
ZONING	02/06/26
CLIENT	04/01/26
CLIENT	04/30/26
ZONING	05/12/26

CHECK:CP
DRAWN:KV/AN
JOB:D2600095

A008
LIQUID PROPANE FUEL DETAILS



A	D/F ILLUMINATED ID MONUMENT SIGN W/ PRICES
B	ILLUMINATED GAS N WASH LOGO
C	ILLUMINATED QUICK SERVE RESTAURANT LOGO
D	ILLUMINATED GAS N WASH LOGO
E	ILLUMINATED DUNKIN' LOGO
F	ILLUMINATED GAS N WASH LOGO
G	ILLUMINATED DUNKIN' LOGO
H	ILLUMINATED QUICK SERVE RESTUARANT LOGO
I	ILLUMINATED GAMING LETTERS ON BUILDING
J	ILLUMINATED DUNKIN' DRIVE THRU SIGN
K	ILLUMINATED QUICK SERVE RESTUARANT LOGO
L	ILLUMINATED GAMING LETTERS ON BUILDING
M	ILLUMINATED BOX SIGN ABOVE PAY CANOPY
N	NON-ILLUMINATED VACUUM COPY
O	ILLUMINATED CAR WASH LETTERS ON BUILDING
P	ILLUMINATED CAR WASH LETTERS ON BUILDING
Q	ILLUMINATED CAR WASH LETTERS ON BUILDING
R	ILLUMINATED CLUB DETAIL LETTERS ON BUILDING
S	ILLUMINATED CLUB DETAIL LETTERS ON BUILDING
T	ILLUMINATED CLUB DETAIL LETTERS ON BUILDING
U	ILLUMINATED CAR WASH LETTERS ON BUILDING
V	D/F ILLUMINATED CAR WASH MONUMENT WITH EMC

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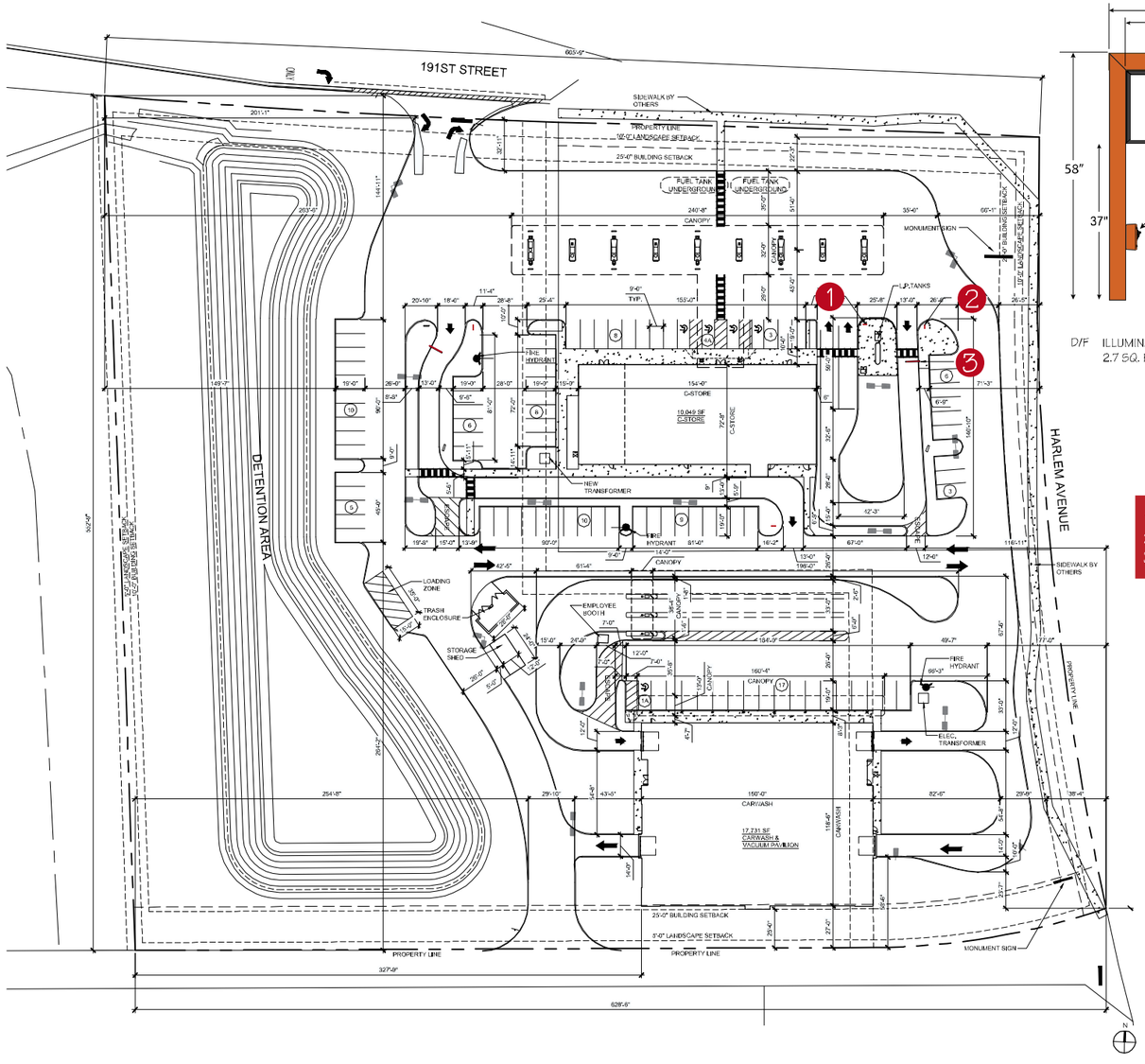
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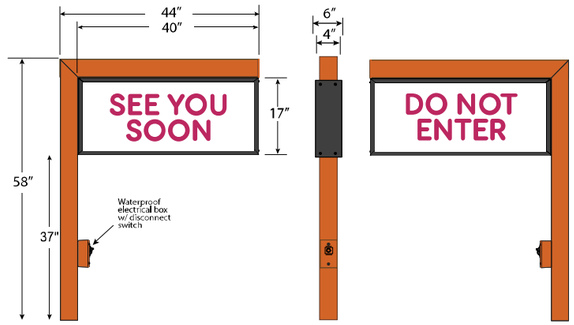
Approved

Date

Scale	NTS	Title	GAS N WASH - TINLEY 191ST					
Date	7-31-24	Description	SIGN LOCATION PLAT					
Drawn By	ED	Revisions By	ED	ED	ED	ED		Drawing No. 24-146.1C
		Date	10-17-24	8-11-25	2-5-26	5-13-26		

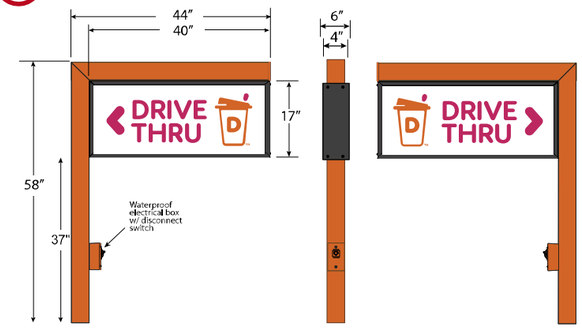


1



D/F ILLUMINATED DIRECTIONAL SIGN FOR DRIVE THRU
2.7 SQ. FT.

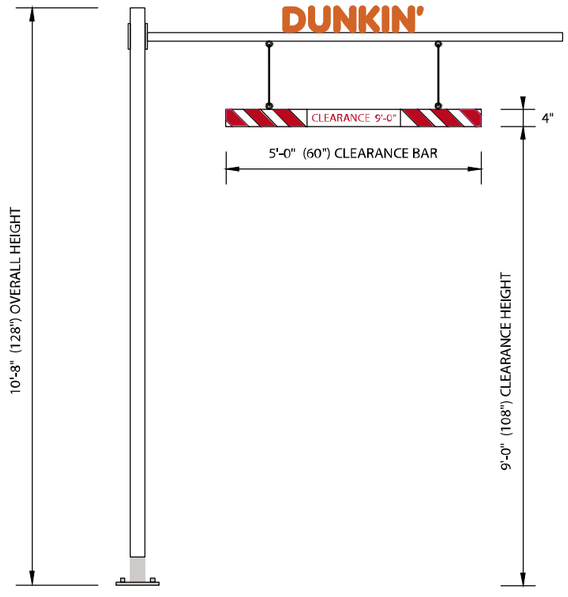
2



D/F ILLUMINATED DIRECTIONAL SIGN FOR DRIVE THRU
2.7 SQ. FT.

1	D/F ILLUMINATED DUNKIN DRIVE THRU EXIT SIGN
2	D/F ILLUMINATED DUNKIN DRIVE THRU ENTRANCE SIGN
3	CLEARANCE BAR DUNKIN

3



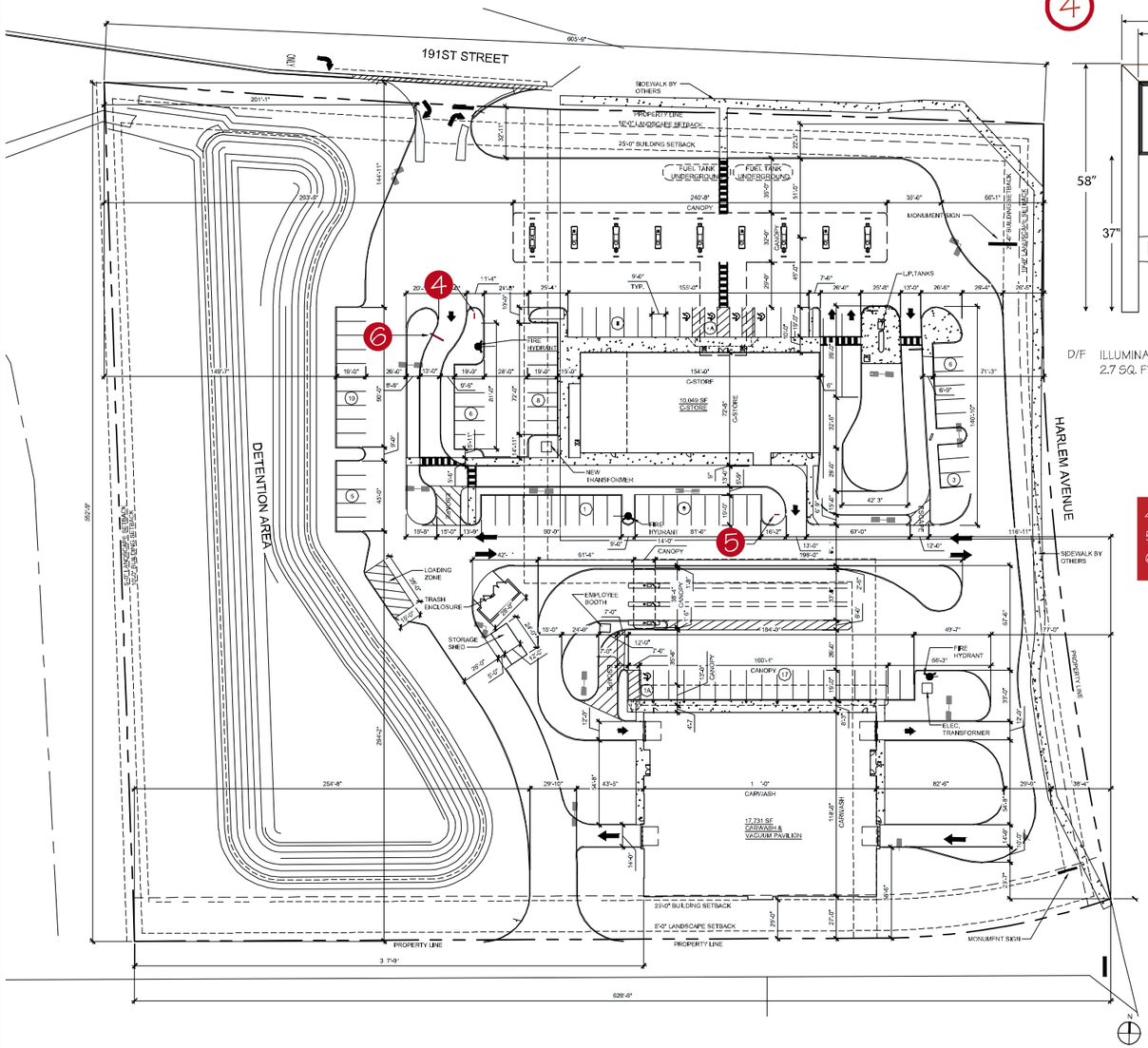
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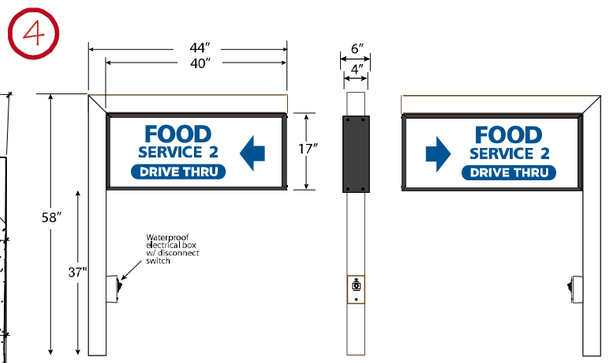
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Approved	
Date	

Scale	NTS	Title	GAS N WASH - TINLEY 191ST				
Date	10-17-24	Description	DRIVE THRU DIRECTIONAL				
Drawn By	ED	Revisions By	ED	ED	ED		
		Date	8-11-25	2-5-26	5-13-26		
		Drawing No.	24-146.1C2				

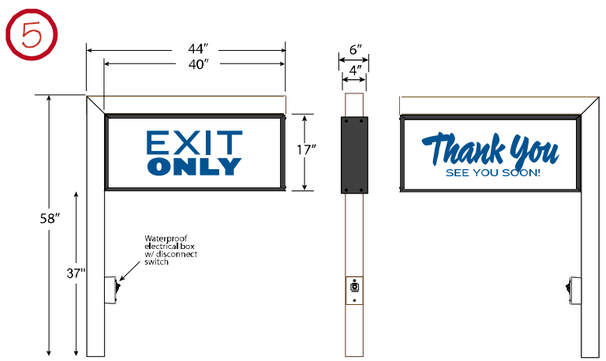


4



D/F ILLUMINATED DIRECTIONAL SIGN FOR DRIVE THRU
2.7 SQ. FT.

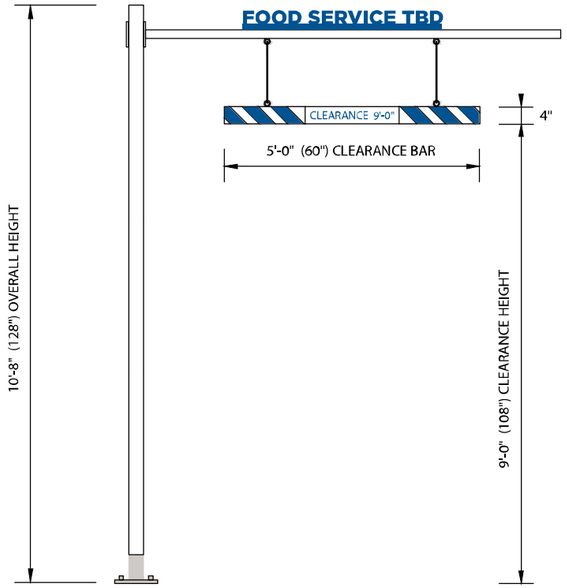
5



D/F ILLUMINATED DIRECTIONAL SIGN FOR DRIVE THRU
2.7 SQ. FT.

4	D/F ILLUMINATED QSR DRIVE THRU ENTRANCE SIGN
5	D/F ILLUMINATED QSR DRIVE THRU EXIT SIGN
6	CLEARANCE BAR QUICK SERVICE RESTAURANT

6



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Approved

Date

Scale	NTS	Title	GAS N WASH - TINLEY 191ST
Date	10-17-24	Description	DRIVE THRU DIRECTIONAL
Drawn By	ED	Revisions By	ED / ED / ED
		Date	8-11-25 / 2-5-26 / 5-13-26
		Drawing No.	24-146.1C3

"GAS N WASH" UPPER PANEL: TRANSLUCENT 3M RED 230-33 BACKGROUND
WITH ILLUMINATED DECORATED GRAPHICS

TENANT LOWER PANEL: TRANSLUCENT 3M RED 230-33 BACKGROUND WITH TRANSLUCENT
WHITE TENANT PANELS WITH ILLUMINATED DECORATED GRAPHICS

A

ELECTRICAL REQUIREMENTS

(1) 20A/120V SWITCHED - SIGN LIGHTING
(1) 20A/120V HOT 24/7 - LED PRICES



107 TOTAL SQ FT SIGN SIZE
20 TOTAL SQ FT OF DIGITAL SIGNAGE

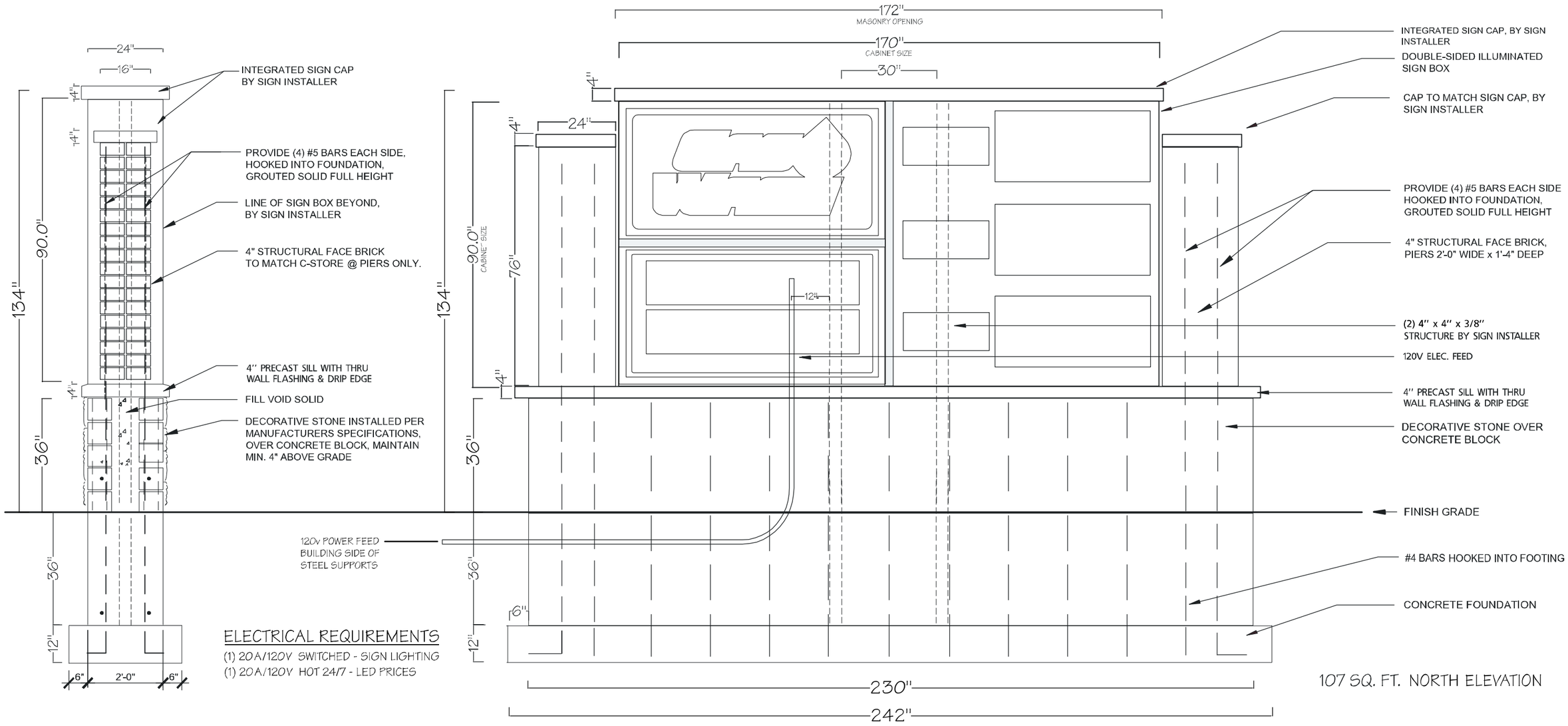
3X GAS PRICERS
20" H X 47" W
20 SQ FT TOTAL

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Approved		Scale 1/2"	Title GAS N WASH - TINLEY 191ST
Date		Date 7-31-24	Description ID PRICE SIGN
		Drawn By ED	Revisions By ED Date 2-5-26
			Drawing No. 24-146.2C



107 SQ. FT. NORTH ELEVATION

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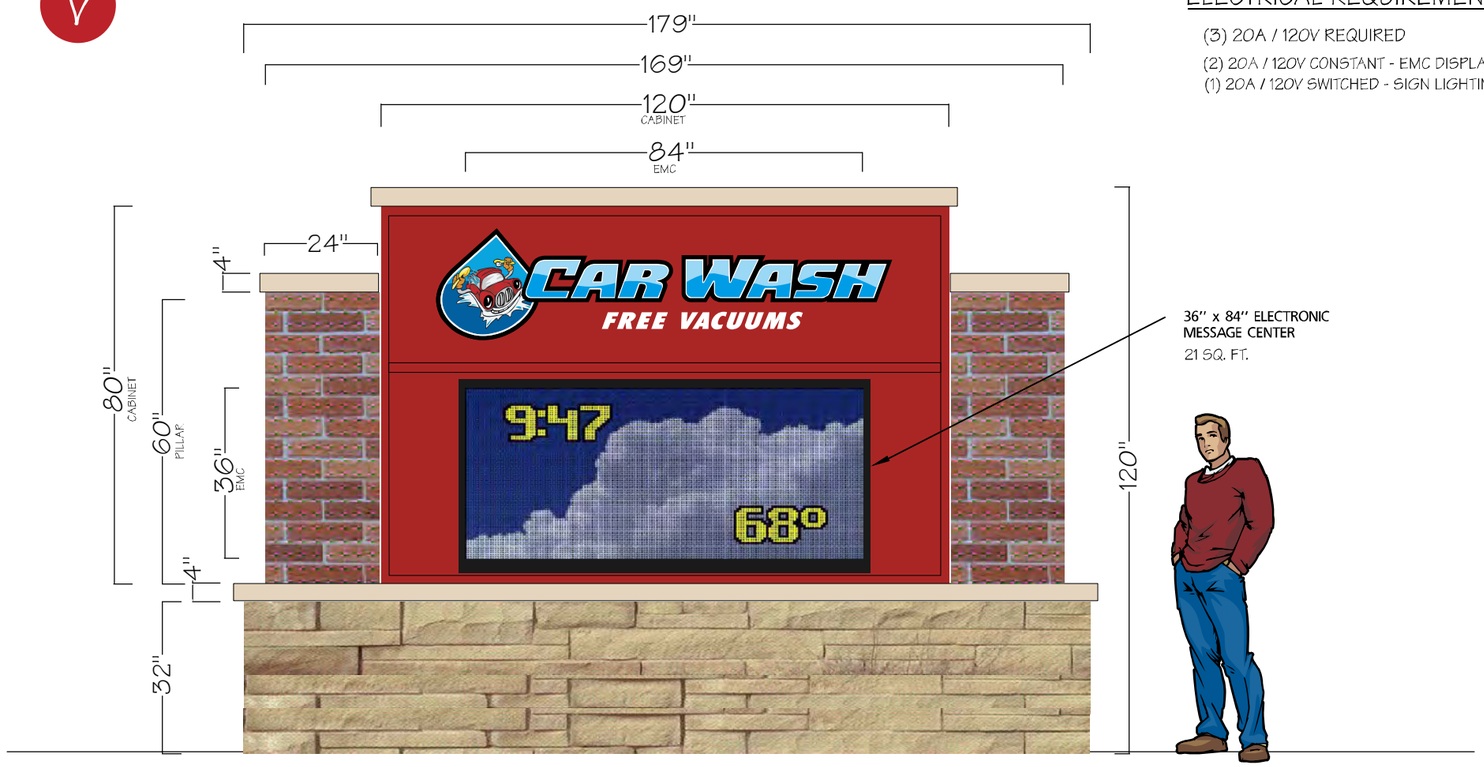
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Approved	
Date	
Scale	3/8"
Date	7-31-24
Drawn By	ED
Title	GAS N WASH - TINLEY 191ST
Description	MONUMENT SIGN STRUCTURE
Revisions By	ED
Date	2-5-26
Drawing No.	24-146.2CS

V

S/F "GAS N WASH" UPPER PANEL: TRANSLUCENT 3M RED 230-33 BACKGROUND WITH ILLUMINATED DECORATED GRAPHICS

EMC DIGITAL DISPLAY AREA: 36" X 84" = 21 SQ FT



ELECTRICAL REQUIREMENTS

(3) 20A / 120V REQUIRED

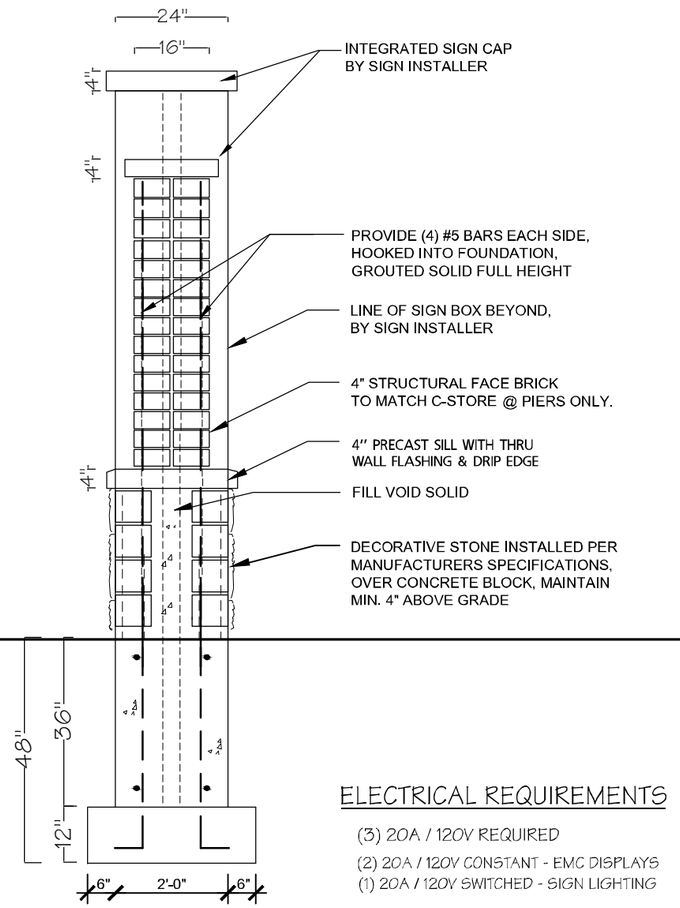
(2) 20A / 120V CONSTANT - EMC DISPLAYS
(1) 20A / 120V SWITCHED - SIGN LIGHTING

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Approved	
Date	
Scale	1/2"
Date	7-31-24
Drawn By	ED
Title	GAS N WASH - TINLEY 191ST
Description	CAR WASH MONUMENT SIGN W/ EMC
Revisions By	ED
Date	2-5-26
Drawing No.	24-146.3C

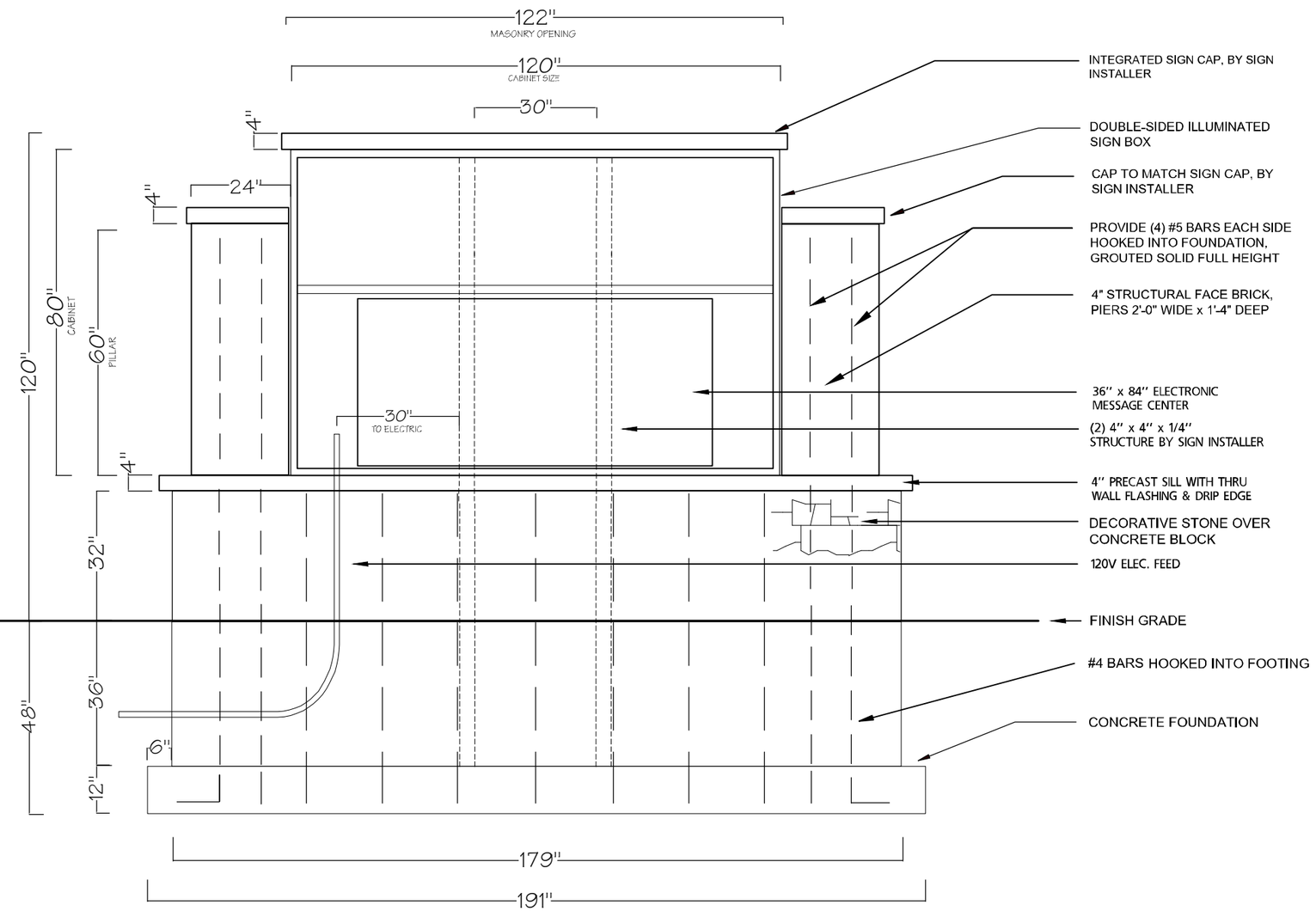


ELECTRICAL REQUIREMENTS

(3) 20A / 120V REQUIRED

(2) 20A / 120V CONSTANT - EMC DISPLAYS

(1) 20A / 120V SWITCHED - SIGN LIGHTING



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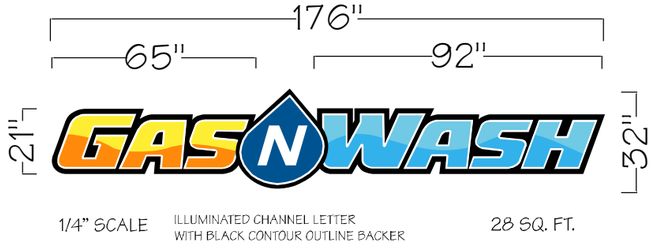
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Approved	
Date	

Scale	3/8"	Title	GAS N WASH - TINLEY 191ST					
Date	7-31-24	Description	CAR WASH MONUMENT FOUNDATION					
Drawn By	ED	Revisions By	ED					Drawing No. 24-146.3CS
		Date	2-5-26					

B

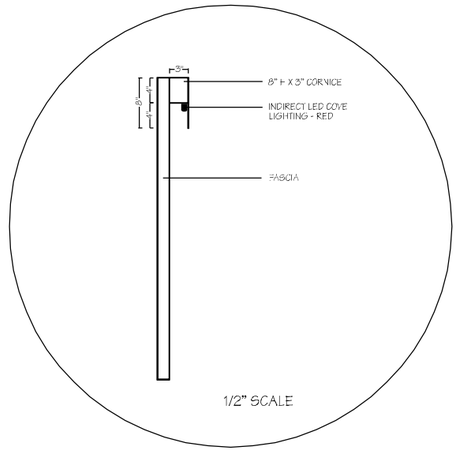


1/4" SCALE ILLUMINATED CHANNEL LETTER WITH BLACK CONTOUR OUTLINE BACKER 28 SQ. FT.

C

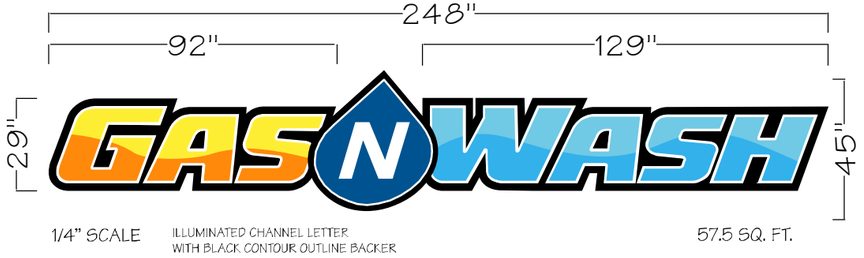


1/4" SCALE ILLUMINATED CHANNEL LETTER WITH WHITE BACKER 23 SQ. FT.



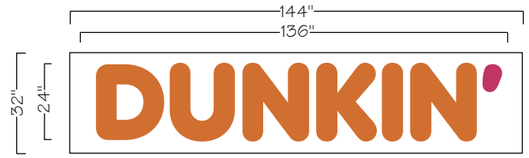
1/2" SCALE

D



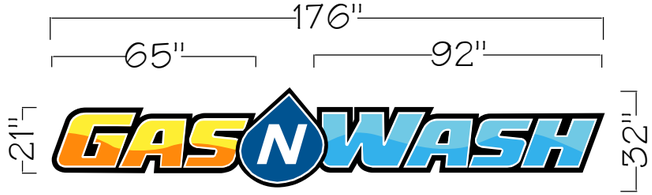
1/4" SCALE ILLUMINATED CHANNEL LETTER WITH BLACK CONTOUR OUTLINE BACKER 57.5 SQ. FT.

E

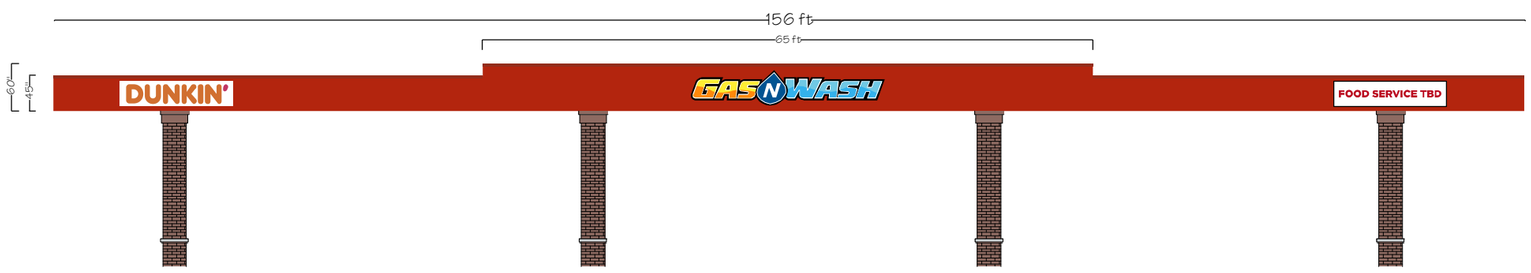


1/4" SCALE ILLUMINATED CHANNEL LETTER WITH WHITE BACKER 23 SQ. FT.

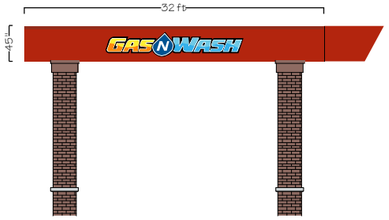
F



1/4" SCALE ILLUMINATED CHANNEL LETTER WITH BLACK CONTOUR OUTLINE BACKER 28 SQ. FT.



NORTH ELEVATION 1/16" SCALE



WEST ELEVATION 1/16" SCALE



EAST ELEVATION 1/16" SCALE

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Approved	
Date	

Scale	NOTED	Title	GAS N WASH - TINLEY 191ST					
Date	7-31-24	Description	CAR WASH CANOPY SIGNAGE					
Drawn By	ED	Revisions By	ED					Drawing No. 24-146.4C
		Date	2-5-26					



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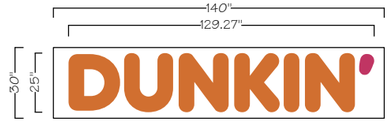
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Date	

Scale	NOTED	Title	GAS N WASH - TINLEY 191ST
Date	7-31-24	Description	INDIRECT COVE LIGHTING
Drawn By	ED	Revisions By / Date	
		Drawing No.	24-146.4C LED

G



ILLUMINATED CHANNEL LETTERS
WITH WHITE BACKER

31 SQ. FT.
3/16" SCALE

H



ILLUMINATED CHANNEL LETTERS
WITH WHITE BACKER

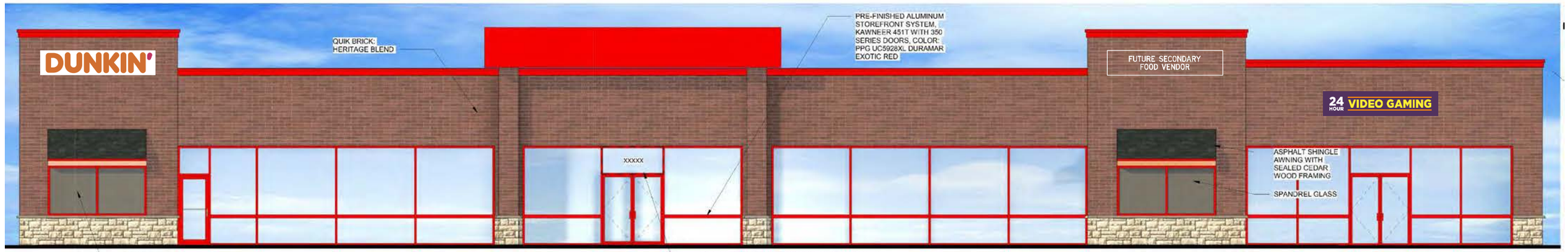
31 SQ. FT.
3/16" SCALE

I



ILLUMINATED CHANNEL LETTERS
WITH PURPLE BACKER

31 SQ. FT.
3/16" SCALE

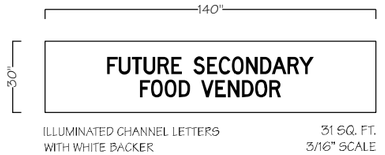


NORTH ELEVATION
3/32" SCALE



EAST ELEVATION
3/32" SCALE

J



ILLUMINATED CHANNEL LETTERS
WITH WHITE BACKER

31 SQ. FT.
3/16" SCALE

K



ILLUMINATED CHANNEL LETTERS
WITH WHITE BACKER

58.5 SQ. FT.
3/16" SCALE

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Date	

Scale	NOTED	*Title*	GAS N WASH - TINLEY 191ST				
Date	7-31-24	*Description*	C-STORE SIGNAGE NORTH & EAST				
Drawn By	ED	*Revisions By*	ED	ED	ED		*Drawing No.* 24-146.5C
		Date	10-21-24	8-18-25	2-5-26		



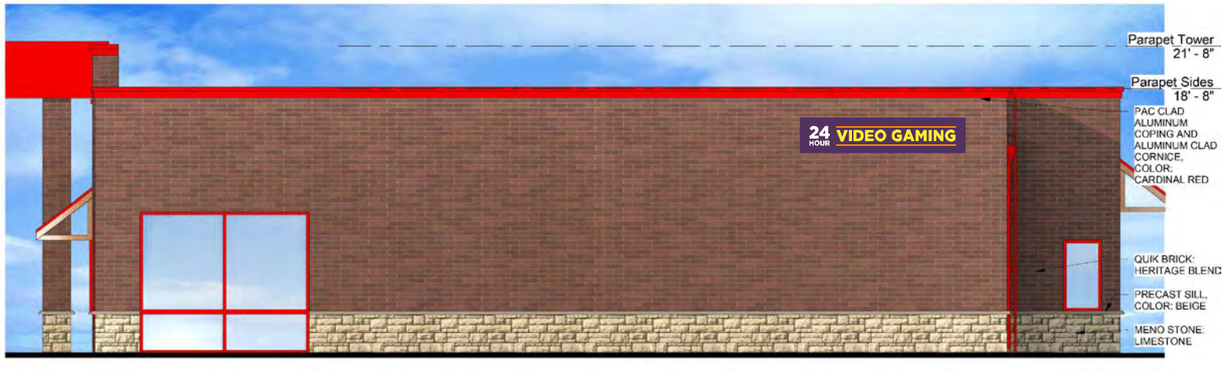
SOUTH ELEVATION
3/32" SCALE

L



ILLUMINATED CHANNEL LETTERS
WITH PURPLE BACKER

31 SQ. FT.
3/16" SCALE



WEST ELEVATION
3/32" SCALE

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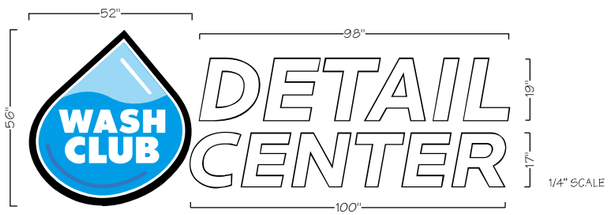
Approved	
Date	

Scale	NOTED	Title	GAS N WASH - TINLEY 191ST
Date	2-5-26	Description	C-STORE SIGNAGE SOUTH & WEST
Drawn By	ED	Revisions By / Date	
		Drawing No.	24-146.5C2



1 SOUTH ELEVATION
3/32" SCALE

S



1/4" SCALE

"WASH CLUB" DRIP 56" X 52" = 20.2 SQ FT
"DETAIL" 19" X 98" = 13 SQ FT
"CENTER" 12" X 100" = 14.3 SQ FT

47.5 SQ FT TOTAL

ILLUMINATED CHANNEL LETTER
WITH ILLUMINATED DRIP ELEMENT
4" ALUMINUM RETURNS

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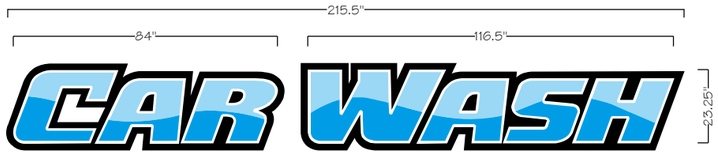
Date

Scale	NOTED	Title	GAS N WASH - TINLEY 191ST				
Date	7-31-24	Description	CAR WASH / DETAIL BUILDING SOUTH				
Drawn By	ED	Revisions By	ED	ED	ED		
		Date	10-17-24	8-18-25	2-5-26		
		Drawing No.	24-146.6C				



1 NORTH ELEVATION
3/32" SCALE

O



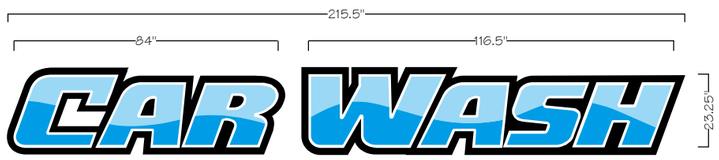
"CAR" 23.25" X 84" = 13.5 SQ FT
"WASH" 23.25" X 116.5" = 18.8 SQ FT

TOTAL = 32.3 SQ FT

ILLUMINATED CHANNEL LETTER
WITH BLACK CONTOUR OUTLINE BACKER
"COPY": 4" ALUMINUM RETURNS

1/4" SCALE

P



"CAR" 23.25" X 84" = 13.5 SQ FT
"WASH" 23.25" X 116.5" = 18.8 SQ FT

TOTAL = 32.3 SQ FT

ILLUMINATED CHANNEL LETTER
WITH BLACK CONTOUR OUTLINE BACKER
"COPY": 4" ALUMINUM RETURNS

1/4" SCALE

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Date	

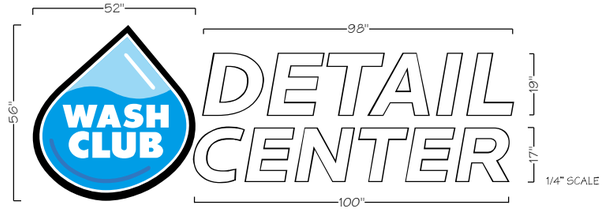
Scale	NOTED	Title	GAS N WASH - TINLEY PARK 191ST				
Date	7-31-24	Description	CAR WASH / DETAIL BUILDING - NORTH				
Drawn By	ED	Revisions By	ED	ED	ED		
		Date	10-17-24	8-15-25	2-5-26		
		Drawing No.	24-146.7C				



2 EAST ELEVATION

3/32" SCALE

T



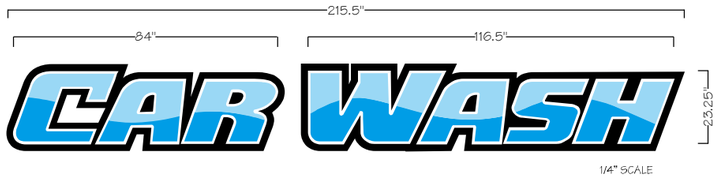
1/4" SCALE

"WASH CLUB" DRIP 56" X 52" = 20.2 SQ FT
"DETAIL" 19" X 98" = 13 SQ FT
"CENTER" 12" X 100" = 14.3 SQ FT

47.5 SQ FT TOTAL

ILLUMINATED CHANNEL LETTER
WITH ILLUMINATED DRIP ELEMENT
4" ALUMINUM RETURNS

U



1/4" SCALE

"CAR" 23.25" X 84" = 13.5 SQ FT
"WASH" 23.25" X 116.5" = 18.8 SQ FT

TOTAL = 32.3 SQ FT

ILLUMINATED CHANNEL LETTER
WITH BLACK CONTOUR OUTLINE BACKER
"COPY": 4" ALUMINUM RETURNS

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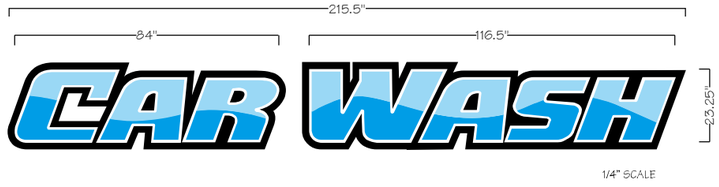
Approved	
Date	

Scale	NOTED	Title	GAS N WASH - TINLEY 191ST				
Date	7-31-24	Description	CAR WASH / DETAIL BUILDING EAST				
Drawn By	ED	Revisions By	ED	ED	ED		
		Date	10-17-24	8-18-25	2-5-26		
		Drawing No.	24-146.8C				



2 WEST ELEVATION
3/32" SCALE

Q



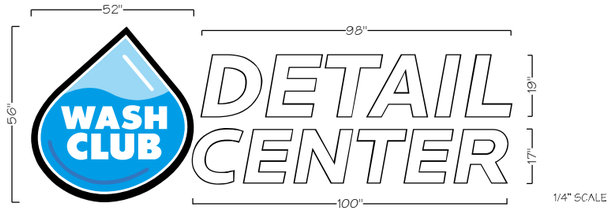
1/4" SCALE

"CAR" 23.25" X 84" = 13.5 SQ FT
"WASH" 23.25" X 116.5" = 18.8 SQ FT

TOTAL = 32.3 SQ FT

ILLUMINATED CHANNEL LETTER
WITH BLACK CONTOUR OUTLINE BACKER
"COPY": 4" ALUMINUM RETURNS

R



1/4" SCALE

"WASH CLUB" DRIP 56" X 52" = 20.2 SQ FT
"DETAIL" 19" X 98" = 13 SQ FT
"CENTER" 12" X 100" = 14.3 SQ FT

47.5 SQ FT TOTAL

ILLUMINATED CHANNEL LETTER
WITH ILLUMINATED DRIP ELEMENT
4" ALUMINUM RETURNS

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Date	

Scale	NOTED	Title	GAS N WASH - TINLEY 191ST				
Date	7-31-24	Description	CAR WASH / DETAIL BUILDING WEST				
Drawn By	ED	Revisions By	ED	ED	ED		
		Date	10-17-24	8-18-25	2-5-26		
		Drawing No.	24-146.9C				

M

460"

214"

24"

30"

8'-6"

CAR WASH Entrance

X X X

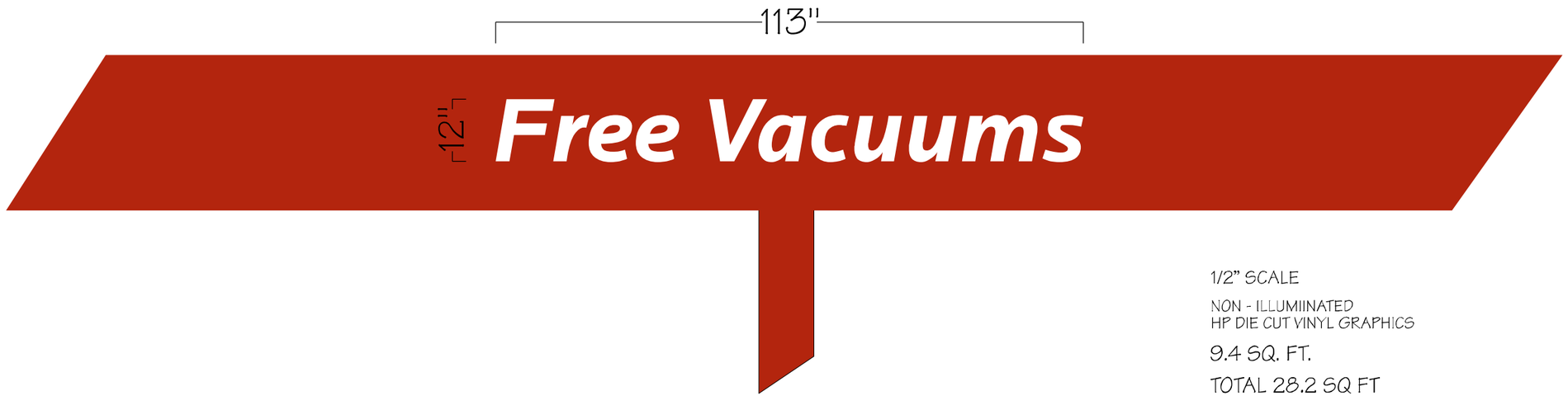
SINGLE FACE ILLUMINATED CANOPY SIGN
35.7 SQ. FT.

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Approved	
Date	
Scale	NOTED
Date	7-31-24
Drawn By	ED
Title	GAS N WASH - TINLEY 191ST
Description	CAR WASH PAY CANOPY
Revisions By	ED
Date	2-5-26
Drawing No.	24-146.9C



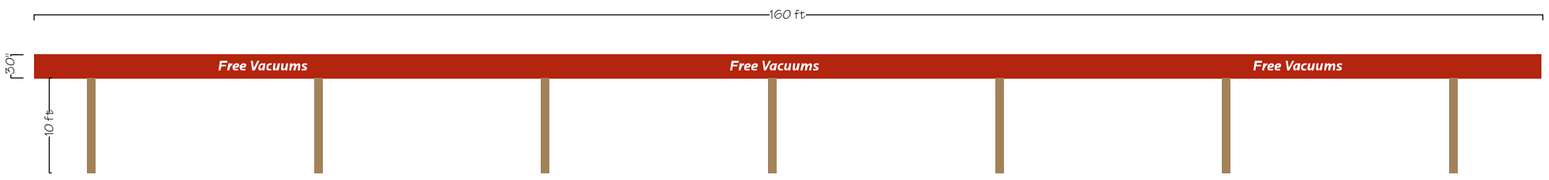
1/2" SCALE

NON - ILLUMIINATED
HP DIE CUT VINYL GRAPHICS

9.4 SQ. FT.

TOTAL 28.2 SQ FT

N



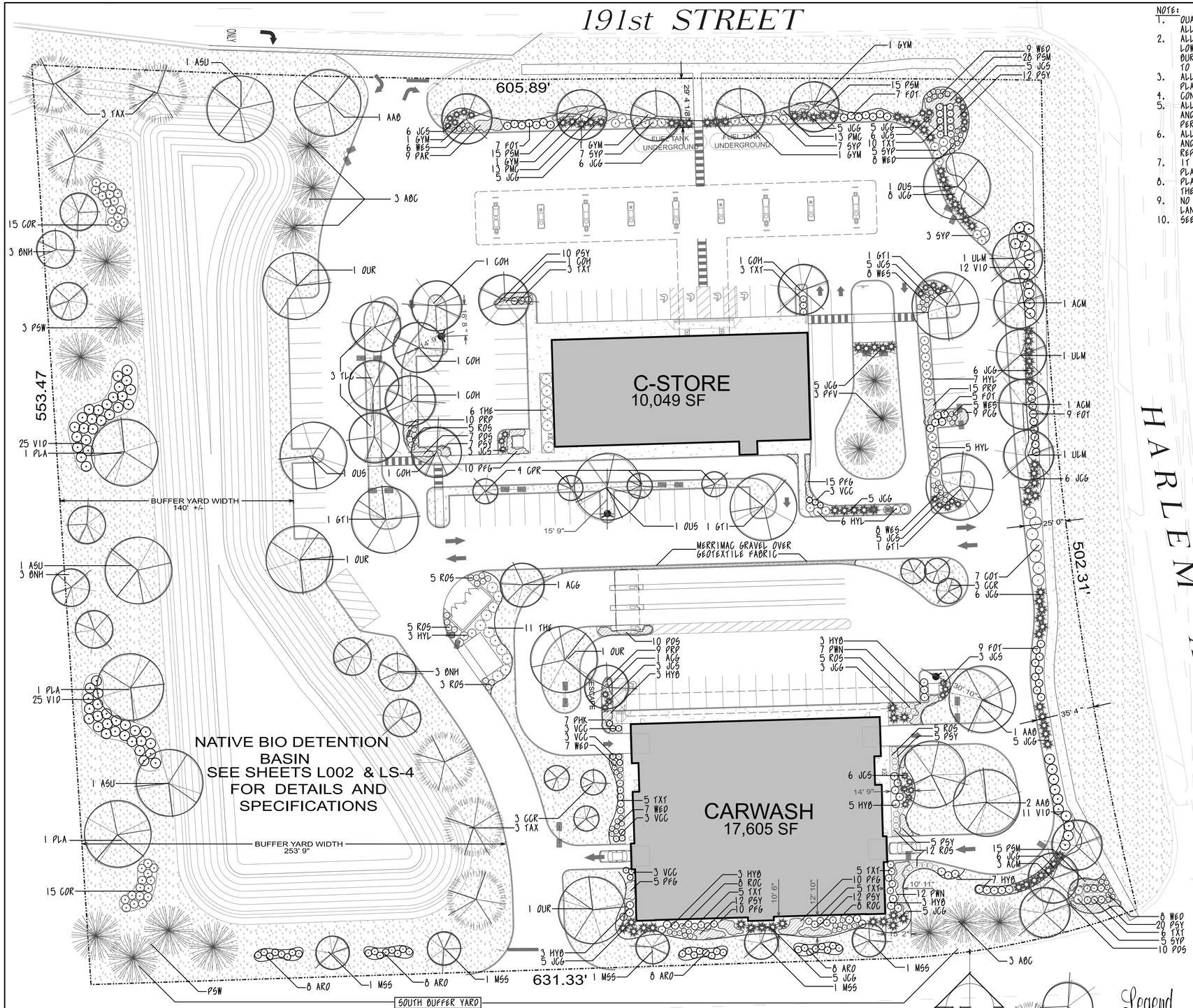
VACUUM CANOPY - WEST ELEVATION 1/16" SCALE

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Approved		Scale	NOTED	Title	GAS N WASH - TINLEY 191ST			
Date		Date	7-31-24	Description	CAR WASH VACUUM CANOPY			
		Drawn By	ED	Revisions By	ED			Drawing No. 24-146.10C
				Date	2-5-26			



NOTE:

1. QUANTITY LISTS ARE SUPPLIED AS A CONVENIENCE. CONTRACTOR SHALL VERIFY ALL MATERIALS QUANTITIES ON SITE.
2. ALL PLANT MATERIAL TO BE LOCALLY GROWN. ALL PLANT MATERIAL WITH THE EXCEPTION OF LOW TYPE JUNIPER, GROUNDCOVERS, PERENNIALS, SHRUBS UNDER 36" SIZE, BE BALLED AND BURLAPPED 'B & B' UNLESS OTHERWISE SPECIFIED. PLANT MATERIAL TO BE GROWN IN ACCORDANCE TO STANDARDS SET BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION. "A.N.L.A."
3. ALL PLANTINGS SHALL BE WATERED THOROUGHLY IN THE FIRST 24 HOURS AFTER PLANTING.ENSURE ALL AIR POCKETS ARE REMOVED AROUND ROOT BALL.
4. CONTRACTOR TO GUARANTEE PLANT MATERIAL FOR ONE YEAR FROM TIME OF PLANTING.
5. ALL PLANT BED AREAS TO BE MULCHED WITH PREMIUM SHREDDED HARDWOOD MULCH 3" DEEP AND SHALL BE SEPARATED FROM LAWN AREAS WITH A SPADED EDGING. APPLY TREFLAN HERBICIDE PER MANUFACTURER SPECIFICATIONS TO ALL PLANT BED AREAS.
6. ALL NEW LAWN AREAS TO BE A BLENDED BLUEGRASS SOD OR SEED WITH EROSION BLANKET AS PER OWNER AND SEASONAL TIMING. CONTRACTOR TO MAINTAIN LAWNS UNTIL APPROVAL AND ACCEPTANCE BY OWNERS REPRESENTITIVE. RESTORE ALL OTHER DAMAGED LAWN AREAS DUE TO CONSTRUCTION "V.I.F.".
7. IT IS CONTRACTORS OPTION TO STAKE TREES, BUT HIS RESPONSIBILITY TO ASSURE PLANTS REMAIN PLUMB UNTIL THE END OF GUARANTEE PERIOD.
8. PLANT SIZES LISTED ARE THE MINIMUM SIZE REQUIRED. PLANTS THAT DO NOT MEET THESE MINIMUM SIZES SHALL BE REJECTED AT CONTRACTORS EXPENSE.
9. NO PLANT SPECIES OR SIZES SHALL BE SUBSTITUTED WITHOUT PRIOR APPROVAL FROM LANDSCAPE ARCHITECT OR OWNERS REPRESENTITIVE.
10. SEE SHEETS LS-1, LS-2, LS-3, LS-4 FOR ADDITIONAL SPECIFICATIONS AND PLANTING DETAILS.

LANDSCAPE INFORMATION

LANDSCAPING §158	LANDSCAPE SURFACE RATION: LSR = 167,134 / 324,390 (LANDSCAPE AREA / LOT AREA) LSR = 0.52 PERVIOUS SURFACE AREA: 167,134 S.F. IMPERVIOUS SURFACE AREA: 157,256 S.F.

SITE DATA

		REQUIRED	PROPOSED
SITE AREA	LOT AREA:	7,500	324,390 SF
SECTION V			7.4 ACRES
SCHEDULE II	FAR (FLOOR AREA RATIO):	1.0	0.085
		REQUIRED	PROPOSED
BUILDING	FRONT YARD: (191ST)	25'-0"	140'-0" MIN.
SETBACK	EAST YARD (HARLEM):	25'-0"	140'-0" MIN.
SECTION V	WEST SIDE YARD:	10'-0"	300'-0" MIN.
SCHEDULE II	SOUTH REAR YARD:	25'-0"	25'-0" MIN.
		REQUIRED	PROPOSED
LANDSCAPE	FRONT YARD (191ST):	10'-0"	25'-5" MIN.
SETBACK	EAST YARD (HARLEM):	10'-0"	24'-0" MIN.
CHAPTER 158	WEST SIDE YARD:	5'-0"	140'-0" MIN.
TABLE 1	SOUTH REAR YARD:	5'-0"	28'-0" MIN.

PLANT LIST

QTY	CODE	PLANT NAME		SIZE
4	GTI	GLEDITSIA TRIACANTHOS	SKYLINE HONEYLOCUST	2.5" CAL
4	AAB	ACER FREEMANI	AUTUMN BLAZE MAPLE	2.5" CAL
3	ASU	ACER SACCHARUM	SUGAR MAPLE	2.5" CAL
5	ACM	ACER MIYABEI MORTON	STATE STREET MAPLE	2.5" CAL
2	AGG	ACER GRISEUM	PAPERBARK MAPLE	2.5" CAL
4	CRP	CARPINUS BETULUS	EUROPEAN HORNBEAM	2.5" CAL
3	PLA	PLANTANUS ACERIFOLIA	MORTON LONDON PLANETREE	2.5" CAL
4	OUR	QUERCUS RUBRA	RED OAK	2.5" CAL
3	QUS	QUERCUS BICOLOR	SWAMP WHITE OAK	2.5" CAL
3	ULM	ULMUS SPECIES	FRONTIER HYBRID ELM	2.5" CAL
6	TAX	TAXODIUM DISTICHUM	BALD CYPRESS	2.5" CAL
5	GYM	GYMNOCLADUS SPECIES	KENTUCKY COFFEE TREE	2.5" CAL
6	COH	CELTIS OCCIDENTALIS	HACKBERRY	2.5" CAL
3	TLC	TILIA CORDATA	LITTLE LEAF LINDEN	2.5" CAL
7	PSW	PINUS STROBUS	WHITE PINE	8' HT
3	PFV	PINUS FLEXILIS	VANDERWOLF LIMBER PINE	8' HT
6	ABC	ABIES CONCOLOR	CONCOLOR FIR	8' HT
6	CCR	CERSIS CANADENSIS	EASTERN REDBUD	8-9' HT
9	BNH	BETULA NIGRA	HERITAGE RIVER BIRCH	8-9' HT
5	MSS	MALUS SPRING SNOW	SPRING SNOW CRABAPPLE	2.5" CAL
17	THE	THUJA OCCIDENTALIS	EMERALD GREEN ARBORVITAE	5'HT
42	TXT	TAXUS TAUTONI	TAUTON YEW	24"
39	JCS	JUNIPERUS CHINENSIS	SARGENT JUNIPER	18-24"
86	JCG	JUNIPERUS CHINENSIS	SEA GREEN JUNIPER	18-24"
15	VCC	VIBURNUM CARLESI	SPICE BABY VIBURNUM	24"
72	VID	VIBURNUM DENTATUM	ARROWWOOD VIBURNUM	36"
7	COT	COTINUS COGGYGRIA	WINECRAFT BLK. SMOKEBUSH	30"
25	SYP	SYRINGA PALIBINIANA	DWARF KOREAN LILAC	30"
30	COR	CORNUS SERICEA	ARCTIC FIRE RED DOGWOOD	30"
22	WES	WEIGELA SPECIES	SPILLED WINE WEIGELA	18"
39	WED	WEIGELA SPECIES	DARK HORSE WEIGELA	18"
40	ROS	ROSA SPECIES	KNOCKOUT SHRUB ROSE	18"
16	ROC	ROSA SPECIES	CORAL CARPET ROSE	18"
32	ARO	ARONIA MELANOCARPA MORTON	IRIQUOIS BEAUTY ARONIA	24"
37	FOT	FOTHERGILLA GARDENII	BLUE SHADOW FOTHERGILLA	30"
27	HYD	HYDRANGEA MACROPHYLLA	BLOOMSTRUCK HYDRANGEA	30"
21	HYL	HYDRANGEA SPECIES	LIMELIGHT PRIME HYDRANGEA	30"
26	PMG	COREOPSIS VERTICILLATA	ZAGREB COREOPSIS	1 GAL
63	PSY	HEMEROCALLIS SPECIES	GOING BANANAS DAYLILY	1 GAL
34	PRP	HEUCHERA MICRANTHA	GEORGIA PEACH CORALBELL	1 GAL
73	PSM	SALVIA NEMOROSA	ROSENWEIN SALVIA	1 GAL
19	PWN	NEPETA RACEMOSA	WALKERS LOW CATMINT	1 GAL
9	PGG	GERANIUM SPECIES	MAX FREI GERANIUM	1 GAL
7	PHK	HAKONECHLOA MACRA	JAPANESE FOREST GRASS	1 GAL
9	PAR	PANICUM VIRGATUM	CHEYENNE SKY SWITCH GRASS	1 GAL
40	PFG	PENNISETUM SPECIES	FOUNTAIN GRASS	1 GAL
17	PDS	SPOROBOLUS SPECIES	PRAIRIE DROPSEED	1 GAL

EAST & NORTH BUFFER YARDS
CANNOT COMPLY DUE TO DRAINAGE SWALES, OVERHEAD UTILITIES, COUNTY R.O.W, EASEMENTS, AND SEVERE PLANT OVERCROWDING

WEST BUFFERYARD 'C' REQUIREMENTS
WIDTH VARIES FROM 140' - 250'

	REQUIRED	PROVIDED
CANOPY	20	20
UNDERSTORY	8	9
SHRUBS	76	80

PARKING LOT LANDSCAPING
18,930 SQ' INTERIOR BED AREAS REQUIRED
23,052 SQ' INTERIOR BED AREAS PROVIDED

SOUTH BUFFER YARD
ACCESS ROAD PLANTING AS PER BROOKSIDE CREEK RETAIL CENTER MASTER PLAN REQUIREMENTS
8 EVERGREEN OR CANOPY TREES
5 UNDERSTORY TREES
32 SHRUBS

INTERIOR TREES
33 INTERIOR TREES REQUIRED
33 INTERIOR TREES PROVIDED

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

Note: Call 811 at least 48 hours, excluding weekends and holidays, before you dig.

Landscape Plan

Scale 1"= 30'-0"

0 10 20 30 60 90 120 150

Legend

- NEW DECIDUOUS AND EVERGREEN TREES
- NEW DECIDUOUS AND EVERGREEN SHRUBS
- PERENNIAL FLOWERS / ORNAMENTAL GRASSES
- BLENDED BLUEGRASS SOD OR SEED & EROSION BLANKET APPROX. 172,100 SQ' 3.95 AC. SEE SHEET LS-3

Landscape Plans Prepared By:

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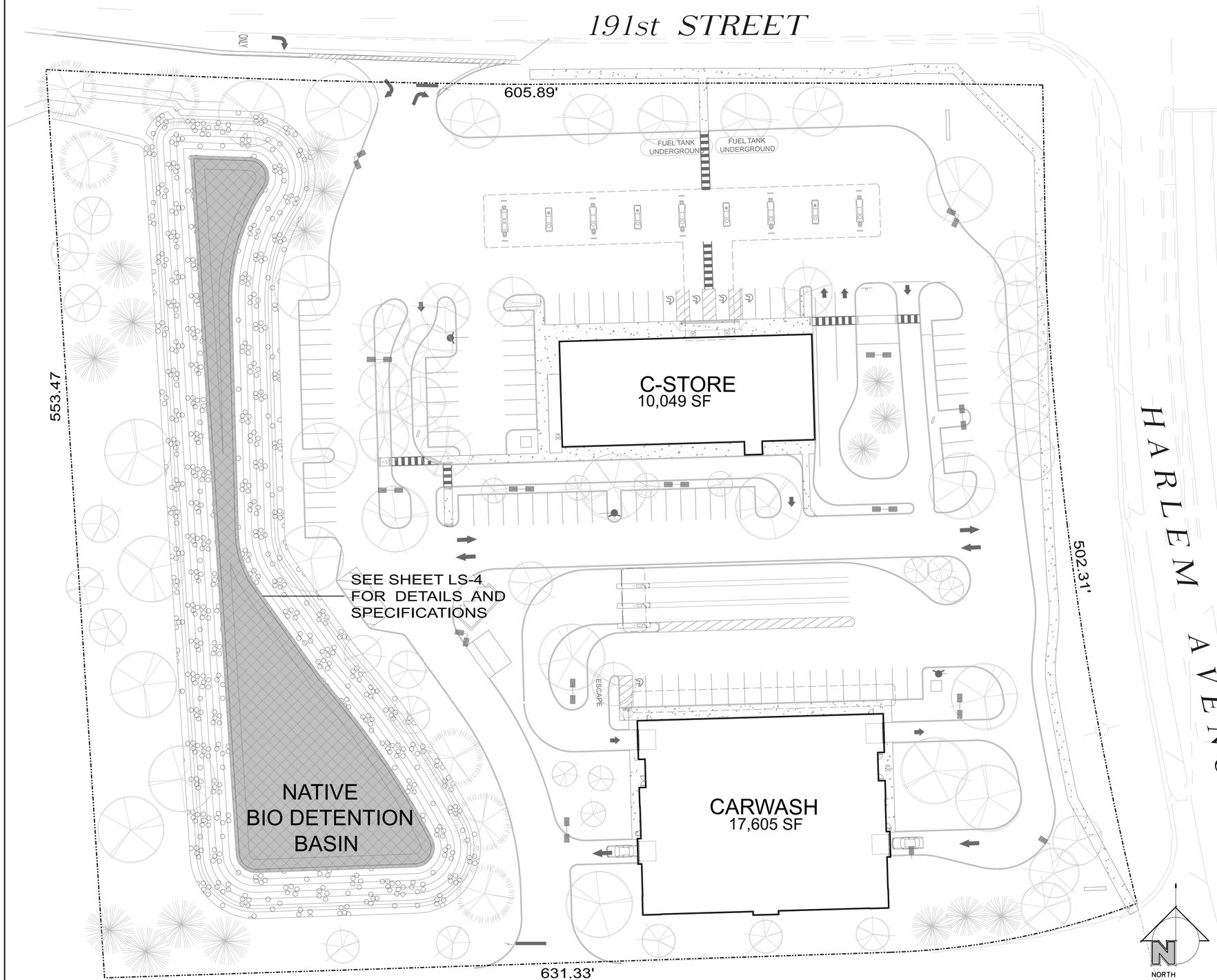
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ISSUE

TO	DATE
REVIEW	08/15/25
REVIEW	02/11/26
REVIEW	05/13/26

CHECK: CK
DRAWN: PAC
JOB:2400230D

L001
LANDSCAPE PLAN



SEE CIVIL DRAWINGS FOR DIMENSIONS & VOLUME CALCULATIONS

Landscape Plan

DETENTION AREA - NATIVE ECOSYSTEM

Scale 1"=30'-0"

0 10 20 30 60 90 120 150

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

Note: Call 811 at least 48 hours, excluding weekends and holidays, before you dig.

BASIN BOTTOMS - IDOT CLASS 4B WETLAND GRASS & SEDGE MIXTURE

COMMON NAME	AMOUNT / ACRE
PERMANENT MATRIX	SEED
44.64 % ANNUAL RYEGRASS	25 LBS.
44.64 % SPRING OATES	25 LBS.
10.72 % WETLAND GRASSES(@BELOW)	6 LBS
	56 LBS. / ACRE
12 % BLUE JOINT GRASS	
6 % LAKE-BANK SEDGE	
6 % AWL-FRUITED SEDGE	
6 % TUSSOCK SEDGE	
6 % FOX SEDGE	
3 % NEEDLE SPIKE RUSH	
3 % BLUNT SPIKE RUSH	
14 % FOWL MANNA GRASS	
6 % COMMON RUSH	
6 % SLENDER RUSH	
6 % TORREY'S RUSH	
10 % RICE CUT GRASS	
3 % HARD-STEMMED BULRUSH	
3 % DARK GREEN RUSH	
3 % RIVER BULRUSH	
3 % SOFTSTEM BULRUSH	
4 % CORD GRASS	

BASIN BOTTOM =
19,260 SQ' AREA
25 LBS. SEED MIX REQUIRED

LOWER SLOPES OF BASINS N.W.L. TO H.W.L. REVISED IDOT CLASS 4A LOW PROFILE NATIVE GRASS MIX

COMMON NAME	SCIENTIFIC NAME	AMOUNT / ACRE
PERMANENT MATRIX		SEED
LITTLE BLUESTEM GRASS	ANDROPOGON SCOPARIUS	5 LBS.
SIDE-OATES GRAMA	BOUTELOUA CURTIPENDULA	5 LBS.
PRAIRIE DROPSEED	SPOROBOLUS HETEROLPIS	.5 LBS.
WILD RYE GRASS	ELYMUS CANADENSIS	1 LBS.
ANNUAL RYE GRASS	SECALE CEREALE	25 LBS.
SPRING OATES	AVENA SATIVA	25 LBS.
PERENNIAL RYE GRASS		15 LBS.
		76.5 LBS. / ACRE

NORTH BASIN SLOPES =
32,320 SQ' AREA
60 LBS. SEED MIX REQUIRED

FOR SEED MIX, NATIVE MIX, EROSION BLANKETS, SOIL AMENDMENTS

NATIONAL SEED / CONSERV FS
4720 YENDER AVENUE, LISLE, ILLINOIS 60532

CONTACT: MARK BREIER
GRASS SEED MANAGER / SALES
Office: (630) 963-8787 Mobil: (630) 417-9057
Email : mark.breier@natseed.com

Landscape Plans Prepared By:

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L002
LANDSCAPE PLAN

LANDSCAPE SPECIFICATIONS

SECTION 0001

LANDSCAPE WORK

PART 1 GENERAL

1.01 DESCRIPTION

THESE GENERAL REQUIREMENTS APPLY TO ALL LANDSCAPE OPERATIONS. REFER TO SPECIFICATION SECTIONS FOR SPECIFIC GENERAL, PRODUCT, AND EXECUTION REQUIREMENTS.

1.02 QUALITY ASSURANCE

A. COMPLY WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REQUIREMENTS REGARDING MATERIALS, METHODS OF WORK, AND DISPOSAL OF EXCESS AND WASTE MATERIALS.
B. OBTAIN AND PAY FOR ALL REQUIRED INSPECTIONS, PERMITS, AND FEES. PROVIDE NOTICES REQUIRED BY GOVERNMENTAL AUTHORITIES.
C. OWNER SHALL APPOINT A QUALIFIED REPRESENTATIVE TO OVERSEE THE WORK AND ASSURE ITS ADHERENCE TO THE PLANS AND THESE SPECIFICATIONS. HENCEFORTH, THIS PERSON SHALL BE DESIGNATED AS OWNERS REPRESENTATIVE.
D. CONTRACTOR TO HAVE AN EXPERIENCED ENGLISH SPEAKING SUPERVISOR / FOREMAN ONSITE AT ALL TIMES THAT CAN ADEQUATELY COMMUNICATE WITH OWNERS REPRESENTATIVE WHEN NECESSARY, AND HAVE EXPERIENCED INSTALLERS WHO HAVE COMPLETED LANDSCAPING WORK SIMILAR IN MATERIAL, DESIGN, AND EXTENT AS TO THAT INDICATED FOR THIS PROJECT WITH A RECORD OF SUCCESSFUL LANDSCAPE ESTABLISHMENT.
E. CONTRACTORS WORKFORCE SHALL BE KNOWLEDGEABLE AND OR MAKE THEMSELVES KNOWLEDGEABLE OF ALL SAFETY REGULATIONS AND REQUIREMENTS PERTAINING TO THIS PROJECT INCLUDING WEARING ALL PROTECTIVE GEAR NEEDED TO COMPLY WITH THESE REQUIREMENTS. WORKMAN NOT IN COMPLIANCE CAN AND WILL BE DENIED ACCESS TO THE JOBSITE BY THE GENERAL CONTRACTOR . A SAFETY CLASS FOR WORKERS MAY BE REQUIRED BY THE GENERAL CONTRACTOR.

1.03 PROJECT CONDITIONS

A. LOCATE AND IDENTIFY EXISTING UNDERGROUND AND OVERHEAD SERVICES AND UTILITIES WITHIN CONTRACT LIMIT WORK AREAS. CONTACT UTILITY LOCATE AT 811. PROVIDE ADEQUATE MEANS OF PROTECTION OF UTILITIES AND SERVICES DESIGNATED TO REMAIN. REPAIR UTILITIES DAMAGED DURING SITE WORK OPERATIONS AT CONTRACTORS EXPENSE.
B. WHEN UNCHARTED OR INCORRECTLY CHARTED UNDERGROUND PIPING OR OTHER UTILITIES AND SERVICES ARE ENCOUNTERED DURING SITE WORK OPERATIONS, NOTIFY THE APPLICABLE UTILITY COMPANY IMMEDIATELY TO OBTAIN PROCEDURE DIRECTIONS. COOPERATE WITH THE APPLICABLE UTILITY COMPANY IN MAINTAINING ACTIVE SERVICES IN OPERATION.
C. LOCATE, PROTECT, AND MAINTAIN BENCHMARKS, MONUMENTS, CONTROL POINTS AND PROJECT ENGINEERING REFERENCE POINTS. RE-ESTABLISH DISTURBED OR DESTROYED ITEMS AT CONTRACTORS EXPENSE.
D. OBTAIN GOVERNING AUTHORITIES WRITTEN PERMISSION WHEN REQUIRED TO CLOSE OR OBSTRUCT STREET, WALKS AND ADJACENT FACILITIES. PROVIDE ALTERNATE ROUTES AROUND CLOSED OR OBSTRUCTED TRAFFIC WAYS WHEN REQUIRED BY GOVERNING AUTHORITIES.
E. CONTROL DUST CAUSED BY THE WORK. DAMPEN SURFACES AS REQUIRED. COMPLY WITH POLLUTION CONTROL REGULATIONS OF GOVERNING AUTHORITIES.
F. PROTECT EXISTING BUILDINGS, PAVING, AND OTHER SERVICES OR FACILITIES ON SITE AND ADJACENT TO THE SITE FROM DAMAGE CAUSED BY WORK OPERATIONS. COST OF REPAIR AND RESTORATION OF DAMAGED ITEMS AT CONTRACTORS EXPENSE.
G. PROTECT AND MAINTAIN STREETLIGHTS, UTILITY POLES AND SERVICES, TRAFFIC SIGNAL CONTROL BOXES, CURB BOXES, VALVES AND OTHER SERVICES, EXCEPT ITEMS DESIGNATED FOR REMOVAL. REMOVE OR COORDINATE THE REMOVAL OF TRAFFIC SIGNS, PARKING METERS AND POSTAL MAILBOXES WITH THE APPLICABLE GOVERNMENTAL AGENCY.
H. AT THE CONCLUSION OF EACH WORK DAY, THE CONTRACTOR IS RESPONSIBLE FOR LEAVING THE SITE IN A CLEAN AND SAFE CONDITION.

PART 2 PRODUCTS

2.01 MATERIALS AND EQUIPMENT

A. MATERIALS AND EQUIPMENT: AS SELECTED BY CONTRACTOR, EXCEPT AS INDICATED.
B. EQUIPMENT: IDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
C. MATERIALS: IDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION

PART 3 EXECUTION

3.01 PREPARATION

A. EXAMINE THE AREAS AND CONDITIONS UNDER WHICH WORK IS TO BE PERFORMED. DO NOT PROCEED WITH THE WORK UNTIL UNSATISFACTORY CONDITIONS ARE CORRECTED.
B. CONSULT THE AVAILABLE RECORDS AND DRAWINGS OF ADJACENT WORK AND OF EXISTING SERVICES AND UTILITIES WHICH MAY AFFECT WORK OPERATIONS, AS PROVIDED BY OWNER.

END OF SECTION 0001

SECTION 0002

TREE AND SHRUB PLANTING

PART 1 GENERAL

1.01 DESCRIPTION

A. PROVIDE TREES AND SHRUBS AS SHOWN AND SPECIFIED. THE WORK INCLUDES:
1. SOIL PREPARATION.
2. TREES, SHRUBS.
3. PLANTING MIXES.
4. MULCH AND PLANTING ACCESSORIES.
5. EXISTING PLANT RELOCATION.
B. RELATED WORK:
1. SECTION 00000: EARTHWORK.
2. SECTION 00004: SEEDING.
3. SECTION 00005: SODDING.
4. SECTION 00003: PERENNIAL , ORNAMENTAL GRASS, GROUNDCOVER PLANTING.

1.02 QUALITY ASSURANCE

A. COMPLY WITH SECTION 00001 REQUIREMENTS.
B. COMPLY WITH SECTION 00003 REQUIREMENTS WHEN APPLICABLE .
C. PROVIDE STOCK TRUE TO BOTANICAL NAME. DO NOT SUBSTITUTE WITHOUT PERMISSION OF OWNER OR OWNERS REPRESENTATIVE. NONCONFORMING PLANTS WILL BE REJECTED AT CONTRACTORS EXPENSE.
D. COMPLY WITH SIZING AND GRADING STANDARDS OF THE LATEST EDITION OF 'AMERICAN STANDARD FOR NURSERY STOCK'. A PLANT SHALL BE DIMENSIONED AS IT STANDS IN ITS NATURAL POSITION. NONCONFORMING PLANTS WILL BE REJECTED AT CONTRACTORS EXPENSE.
E. ALL PLANTS SHALL BE LOCALLY GROWN UNDER CLIMATIC AND SOIL CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT.
F. STOCK FURNISHED SHALL BE AT LEAST THE MINIMUM SIZE INDICATED. LARGER STOCK IS ACCEPTABLE WITHIN REASON, AT NO ADDITIONAL COST TO OWNER. ROOT SYSTEMS MUST MEET ANLA STANDARDS AS SPECIFIED. PLANTS SHOULD NOT BE ALTERED BY PRUNING OR OTHER MEANS TO MEET SPECIFICATIONS.
G. PROVIDE 'SPECIMEN' PLANTS WITH A SPECIAL HEIGHT, SHAPE OR CHARACTER OF GROWTH. SPECIMEN TREES OR SHRUBS MAY BE TAGGED AT THE SOURCE OF SUPPLY. THE OWNER'S REPRESENTATIVE MAY CHOOSE TO INSPECT SPECIMEN SELECTIONS AT THE SOURCE OF SUPPLY FOR SUITABILITY AND ADAPTABILITY TO SELECTED LOCATION. WHEN SPECIMEN PLANTS CANNOT BE PURCHASED LOCALLY, PROVIDE SUFFICIENT PHOTOGRAPHS OF THE PROPOSED SPECIMEN PLANTS FOR APPROVAL IF SO REQUESTED. NO 'PARK GRADE' MATERIAL WILL BE ACCEPTED.
H. PLANTS MAY BE INSPECTED AND APPROVED AT THE PLACE OF GROWTH, FOR COMPLIANCE WITH SPECIFICATION REQUIREMENTS FOR QUALITY, SIZE AND VARIETY.

CONTINUE SECTION 0002 TREE AND SHRUB PLANTING

1.03 SUBMITTALS

A. SUBMIT THE FOLLOWING MATERIAL SAMPLES, IF REQUESTED:
1. MULCH -BULK OR BAGGED.
2. DECORATIVE STONE OR GRAVEL -BAG OR BULK
B. SUBMIT THE FOLLOWING MATERIALS CERTIFICATION, IF REQUESTED:
1. TOPSOIL SOURCE AND PH VALUE.
2. PEAT MOSS, COMPOST, OR OTHER ORGANIC SOIL AMENDMENTS
3. PLANT FERTILIZER.

1.04 DELIVERY, STORAGE, AND HANDLING

A. DELIVER FERTILIZER MATERIALS IN ORIGINAL, UNOPENED AND UNDAMAGED CONTAINERS SHOWING WEIGHT, ANALYSIS, AND NAME OF MANUFACTURER. STORE IN MANNER TO PREVENT WETTING AND DETERIORATION.
B. TAKE ALL PRECAUTIONS CUSTOMARY IN GOOD NURSERY PRACTICE TO PREPARE PLANTS FOR TRANSPORT. WORKMANSHIP, WHICH FAILS TO MEET THE HIGHEST STANDARDS, WILL BE REJECTED. SPRAY DECIDUOUS PLANTS IN FOLIAGE WITH AN APPROVED ANTI- DESICCANT IMMEDIATELY BEFORE DIGGING TO PREVENT DEHYDRATION WHEN IN LEAF. DIG, PACK, TRANSPORT, AND HANDLE PLANTS WITH CARE TO ENSURE PROTECTION AGAINST INJURY.
C. COVER PLANTS TRANSPORTED ON OPEN VEHICLES WITH A PROTECTIVE COVERING TO PREVENT WINDBURN.
D. MOISTEN ALL BURLAP ROOT BALL BEFORE TRANSPORTING. PREVENT SURFACE FROM DRYING DURING TRANSPORTING

1.05 PROJECT CONDITIONS

A. WORK NOTIFICATION: NOTIFY OWNERS REPRESENTATIVE AT LEAST TWO (2) WORKING DAYS PRIOR TO INSTALLATION OF PLANT MATERIAL.
B. PROTECT EXISTING UTILITIES, PAVING, AND OTHER FACILITIES FROM DAMAGE CAUSED BY LANDSCAPING OPERATIONS. CALL 811 TO MARK UNDERGROUND UTILITIES A MINIMUM OF 48 HOURS BEFORE DIGGING.
C. A COMPLETE LIST OF PLANTS, INCLUDING A SCHEDULE OF SIZES, QUANTITIES, AND OTHER REQUIREMENTS IS SHOWN ON THE DRAWINGS. IN THE EVENT THAT QUANTITY DISCREPANCIES OR MATERIAL OMISSIONS OCCUR IN THE PLANT MATERIALS LIST, THE PLANTING PLANS SHALL GOVERN. PAYMENT SHALL BE BASED ON ACTUAL INSTALLED PLANT COUNT.

1.06 WARRANTY

A. WARRANT PLANT MATERIAL TO REMAIN ALIVE AND BE IN A HEALTHY, VIGOROUS CONDITION FOR A PERIOD OF ONE (1) YEAR AFTER ACCEPTANCE, PROVIDED PLANTS ARE GIVEN PROPER CARE BY OWNER DURING THIS PERIOD.
1. CONTRACTOR TO CALL FOR FINAL INSPECTION OF PLANTS.
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INSPECT THE WATERING, CULTIVATION AND OTHER MAINTENANCE OPERATIONS PERFORMED BY THE OWNER DURING THE WARRANTY PERIOD.
3. ANY METHODS OR PRACTICES, WHICH THE CONTRACTOR CONSIDERS UNSATISFACTORY AND NOT IN ACCORD WITH STANDARD HORTICULTURAL PRACTICES SHALL BE REPORTED TO THE OWNER IN WRITING.
B. REMOVE AND IMMEDIATELY REPLACE ALL PLANTS, AS DETERMINED BY THE OWNERS REPRESENTATIVE, TO BE UNSATISFACTORY DURING THE INITIAL PLANTING INSTALLATION.
C. REPLACE ONCE, IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS, ALL PLANTS THAT ARE DEAD OR, AS DETERMINED BY OWNER'S REPRESENTATIVE, ARE IN A SEVERELY UNHEALTHY CONDITION WITHIN WARRANTY PERIOD. REPLACEMENTS TO BE INSTALLED AT NEXT BEST PLANTING SEASON.
D. WARRANTY SHALL NOT INCLUDE DAMAGE OR LOSS OF TREES, PLANTS, OR GROUND COVERS CAUSED BY FIRES, FLOODS, DROUGHT, FREEZING RAINS, LIGHTNING STORMS, OR WINDS OVER 75 MILES PER HOUR, WINTER KILL CAUSED BY EXTREME COLD AND SEVERE WINTER CONDITIONS NOT TYPICAL OF PLANTING AREAS; ACTS OF VANDALISM, ANIMAL DESTRUCTION OR NEGLIGENCE ON THE PART OF THE OWNER. ANY REPLACEMENT ATTRIBUTED TO THESE CAUSES MUST BE IN ADDITION TO THE CONTRACT AMOUNT.

PART 2 PRODUCTS

2.01 MATERIALS

A. PLANTS: PROVIDE PLANTS TYPICAL OF THEIR SPECIES OR VARIETY; WITH NORMALLY DEVELOPED BRANCHES AND VIGOROUS ROOT SYSTEMS. PROVIDE ONLY SOUND, HEALTHY, VIGOROUS PLANTS FREE FROM DEFECTS, DISFIGURING KNOTS, SUNSCALD INJURIES, FROST CRACKS, ABRASIONS OF THE BARK, PLANT DISEASES, INSECT EGGS, BORERS, AND ALL FORMS OF INFESTATION.
1. DIG BALLED AND BURLAPPED PLANTS WITH FIRM, NATURAL BALLS OF EARTH OF SUFFICIENT DIAMETER AND DEPTH AS NECESSARY FOR FULL RECOVERY OF THE PLANT. PROVIDE BALL SIZES COMPLYING WITH THE LATEST EDITION OF THE 'AMERICAN STANDARD FOR NURSERY STOCK'. CRACKED OR MUSHROOMED BALLS ARE NOT ACCEPTABLE.
2. CONTAINER-GROWN STOCK SHALL HAVE GROWN IN A CONTAINER FOR SUFFICIENT LENGTH OF TIME FOR THE ROOT SYSTEM TO HAVE DEVELOPED TO HOLD ITS SOIL TOGETHER, FIRM AND WHOLE.
A. NO PLANTS SHALL BE LOOSE IN THE CONTAINER.
B. CONTAINER STOCK SHALL NOT BE POT BOUND.
3. IF THE USE OF LARGER THAN SPECIFIED PLANTS IS ACCEPTABLE, INCREASE THE SPREAD OF ROOTS OR ROOT BALL IN PROPORTION TO THE SIZE OF THE PLANT.
4. THE HEIGHT OF THE TREES, MEASURED FROM THE CROWN OF THE ROOTS TO THE TOP OF THE TOP BRANCH, SHALL NOT LESS THAN THE MINIMUM SIZE AND VARIETY DESIGNATED IN THE PLANT LIST AND ACCORDING TO THE ANLA STANDARDS FOR NURSERY STOCK.
5. SHRUBS AND SMALL PLANTS SHALL MEET THE REQUIREMENTS FOR SPREAD AND/OR HEIGHT INDICATED IN THE PLANT LIST AND BE IN ACCORDANCE WITH ANLA STANDARDS.

2.02 ACCESSORIES

A. TOPSOIL FOR PLANTING BEDS: FERTILE, FRIABLE, NATURAL TOPSOIL WITHOUT ADMIXTURE OF SUBSOIL MATERIAL, OBTAINED FROM A WELL-DRAINED ARABLE SITE, REASONABLY FREE FROM CLAY, LUMPS, COARSE SANDS, STONES, PLANTS, ROOTS, STICKS, AND OTHER FOREIGN MATERIALS, WITH ACIDITY RANGE OF BETWEEN PH 5.5 TO 6.0 AND BE TYPICAL OF THE AREA.
1. IDENTIFY SOURCE LOCATION OF TOPSOIL PROPOSED FOR USE ON THE PROJECT.
2. PROVIDE TOPSOIL FREE OF SUBSTANCES HARMFUL TO THE PLANTS WHICH WILL BE GROWN IN THE SOIL.
B. PEAT MOSS: BROWN TO BLACK IN COLOR, WEED AND SEED FREE GRANULATED RAW PEAT OR BALED PEAT, CONTAINING NOT MORE THAN 9% MINERAL ON A DRY BASIS.
C. ORGANIC MATTER: ORGANIC MATTER CAN BE FROM PEAT MOSS, COMPOST, OR LOCALLY AVAILABLE ORGANIC WASTE. ORGANIC MATTER SHOULD BE WELL COMPOSTED, FREE FROM DEBRIS, WEED SEEDS, AND INSECTS OR DISEASES WHICH MAY BE HARMFUL TO THE INTENDED PLANTING.
D. MULCH: DARK PREMIUM GRADE , DOUBLE PROCESSED SHREDDED HARDWOOD UNLESS OTHERWISE APPROVED BY OWNERS REPRESENTATIVE.
E. FERTILIZER:
1. PLANT FERTILIZER: COMMERCIAL TYPE APPROVED BY THE OWNERS REPRESENTATIVE, CONTAINING 10% NITROGEN, 10% PHOSPHORIC ACID AND 10% POTASH BY WEIGHT OR EQUIVALENT IN A SLOW RELEASED GRANULAR FORM.
F. PRE EMERGENT HERBICIDE: TREFLAN, RONSTAR-G OR APPROVED EQUIVALENT APPLIED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS TO ALL PLANT BED AREAS UNLESS OTHERWISE INDICATED.
G. ANTI-DESICCANT: PROTECTIVE FILM EMULSION PROVIDING A PROTECTIVE FILM OVER PLANT SURFACES; PERMEABLE TO PERMIT TRANSPIRATION. MIXED AND APPLIED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
H. WATER: HOSES OR OTHER METHODS OF TRANSPORTATION TO BE FURNISHED BY CONTRACTOR. WATER TO BE PROVIDED BY THE OWNER AT THE SITE.
I. STAKES FOR STAKING: HARDWOOD, 2" X 2" 6-8' LONG 2X4 PINE IS PERMISSIBLE.
J. STAKES FOR GUYING: HARDWOOD, 2" X 2" X 24" LONG OR 'DUCKBILL' OR 'SPEED STAKE' EARTH ANCHORS.
K. GUYING/STAKING WIRE: 12- OR 14-GAUGE GALVANIZED WIRE.
1. TURNBUCKLES: GALVANIZED STEEL OF SIZE AND GAUGE REQUIRED TO PROVIDE TENSILE STRENGTH EQUAL TO THAT OF THE WIRE. TURNBUCKLE OPENINGS SHALL BE AT LEAST 3".
L. STAKING AND GUYING HOSE: TWO-PLY, REINFORCED GARDEN HOSE NOT LESS THAN 1/2" INSIDE DIAMETER. SHALL BE UNIFORM IN COLOR.
M. PLASTIC GUY MATERIAL NO LESS THAN 1/4". SHALL BE UNIFORM IN COLOR AND LEVEL AS APPLIED.
N. TWINE: TWO-PLY JUTE MATERIAL.
O. WEED CONTROL BARRIER: 'IF INDICATED' ROT RESISTANT POLYPROPYLENE FABRIC OR EQUIVALENT, WATER AND AIR PERMEABLE.

PART 3 EXECUTION

3.01 INSPECTION

A. EXAMINE PROPOSED PLANTING AREAS AND CONDITIONS BEFORE INSTALLATION. DO NOT START PLANTING WORK UNTIL UNSATISFACTORY CONDITIONS ARE CORRECTED.

3.02 PREPARATION

A. COORDINATION AND SCHEDULING - TIME OF PLANTING
COORDINATE INSTALLATION OF PLANTING MATERIALS DURING NORMAL PLANTING SEASONS FOR EACH TYPE OF PLANT MATERIAL REQUIRED. NORMAL SEASONS FOR THE INSTALLATION OF PLANT MATERIAL SHALL BE AS FOLLOWS:
1. SPRING PLANTING: PERFORM FROM TIME SOIL BECOMES WORKABLE TO JUNE 15. INSTALL EVERGREEN TREES PRIOR TO NEW GROWTH BEGINNING IN THE SPRING.
2. FALL PLANTING: PERFORM FROM SEPTEMBER 1 TO NOVEMBER 15. PERENNIALS AND GROUND COVERS SHALL BE COMPLETED BY OCTOBER 15.
3. SUMMER PLANTING: PLANTING PERFORMED BETWEEN JUNE 15 AND AUGUST 31, SHALL BE CONSIDERED UNSEASONABLE AND WILL REQUIRE OWNER'S APPROVAL.

B. PLANTING SHALL BE PERFORMED ONLY BY EXPERIENCED WORKMEN FAMILIAR WITH PLANTING PROCEDURES UNDER THE SUPERVISION OF A QUALIFIED SUPERVISOR.

C. LOCATE PLANTS AS INDICATED ON DRAWINGS. IF OBSTRUCTIONS ARE ENCOUNTERED THAT ARE NOT SHOWN ON THE DRAWINGS, DO NOT PROCEED WITH PLANTING OPERATIONS UNTIL OWNER'S REPRESENTATIVE HAS SELECTED ALTERNATE PLANT LOCATIONS.

D. EXCAVATE CIRCULAR PLANT PITS WITH VERTICAL SIDES, EXCEPT FOR PLANTS SPECIFICALLY INDICATED TO BE PLANTED IN BEDS. PROVIDE SHRUB PITS AT LEAST TWICE AS WIDE AS THE ROOT SYSTEM AND 24" GREATER FOR TREES. DEPTH OF PIT SHALL BE NO GREATER THAN THE ROOT BALL DEPTH. SCARIFY BOTTOM OF THE PIT. REMOVE EXCESS EXCAVATED MATERIALS FROM THE SITE.

E. PLANTING MIXTURE FOR USE AROUND THE BALLS AND ROOTS OF TREES AND SHRUBS SHALL CONSIST OF FIVE (5) PARTS EXISTING SOIL TO ONE (1) PART PEAT MOSS AND LB. PLANT FERTILIZER FOR EACH CUBIC YARD OF MIXTURE OR EQUIVALENT. BAGGED BARK PROFESSIONAL MIXES ARE AN EQUIVALENT SUBSTITUTE FOR PEAT MOSS.

3.03 INSTALLATION

A. SET PLANT MATERIAL IN THE PLANTING PIT TO PROPER GRADE AND ALIGNMENT. SET PLANTS UPRIGHT, PLUM AND FACED TO GIVE THE BEST APPEARANCE OR RELATIONSHIP TO EACH OTHER OR ADJACENT STRUCTURE. SET PLANT MATERIAL NO LOWER THAN THE FINISH GRADE OR 2"-3" ABOVE FINISHED GRADE. NO FILLING WILL BE PERMITTED AROUND TRUNKS OR STEMS. BACK FILL THE PIT WITH EXISTING SOIL OR APPROVED TOP SOIL OR MIX. FORM A RING OF SOIL AROUND THE EDGE OF EACH PLANTING PIT TO RETAIN WATER.

B. AFTER PLANTS ARE SET, MUDDLE PLANTING SOIL MIXTURE AROUND BASES OF BALLS AND FILL ALL VOIDS.
1. REMOVE ALL SYNTHETIC BURLAP AND ROPES, AND WIRES FROM THE COLLAR OF BALLS.

C. SPACE PLANTS IN ACCORDANCE WITH SCALED DRAWINGS.

D. WATERING: WATER PLANTING THOROUGHLY TO FILL SOILS AGAINST ROOT BALL AND SETTLE AIR POCKETS. ADDITIONAL SOIL MAY BE NEEDED, WATER AGAIN TO ENSURE COMPLETE COMPACTION.

E. MULCHING: TREES AND SHRUBS SHALL HAVE MULCH APPLIED IMMEDIATELY AFTER PLANTING. AFTER WATERING, RAKE MULCH TO PROVIDE A UNIFORM FINISHED SURFACE.
1. MULCH TREES AND SHRUBS WITH REQUIRED MULCHING MATERIAL 3-4"
2. MULCH PERENNIAL BEDS 2- 3" DEEP
3. MULCH GROUND COVER BEDS TO A DEPTH OF 1-2" (NO MORE THAN 2") BEFORE INSTALLING GROUNDCOVER PLANTS. BRUSH MULCH OFF OF FOLIAGE.

F. WRAPPING, GUYING, STAKING: IT IS THE CONTRACTORS TO OPTION TO STAKE TREES, BUT HIS RESPONSIBILITY TO ASSURE PLANTS REMAIN PLUMB UNTIL END OF THE GUARANTEE PERIOD.
1. WRAPPING SHOULD BE DONE ONLY ON AN AS NEED BASIS.
2. STAKING/GUYING (IF NEEDED)
A. STAKE/GUY SHOULD ONLY BE USED WHEN TREES ARE LOOSE OR WEAK STEMMED.
SEE STAKING DETAILS ON THE DRAWINGS

G. PRUNING:
1. REMOVE OR CUT BACK BROKEN, DAMAGED AND ASYMMETRICAL GROWTH OF NEW WOOD.
2. UNLESS OTHERWISE DIRECTED, PRUNE EVERGREENS ONLY TO REMOVE BROKEN OR DAMAGED BRANCHES.

H. EXISTING PLANT RELOCATION:
1. TRANSPLANT TREES AND SHRUBS DESIGNATED FOR RELOCATION TO LOCATIONS SHOWN ON THE DRAWINGS. PRUNE, DIG, BALL AND BURLAP, MOVE AND PLANT IN ACCORDANCE WITH SPECIFIED TREE PLANTING REQUIREMENTS.
2. PRUNE, DIG, BALL AND BURLAP, AND MOVE DESIGNATED TREES FOR RELOCATION TO THE DESIGNATED PLANT STORAGE AREA FOR HEELING-IN OF MATERIALS UNTIL FINAL PLANTING AREAS ARE PREPARED, IF REQUIRED.
A. MAINTAIN PLANTS IN STORAGE AREAS BY BRACING PLANTS IN VERTICAL POSITION AND SETTING BALLS IN AN ENCLOSED BERM OF TOPSOIL OR BARK. WATER AS REQUIRED TO MAINTAIN ADEQUATE ROOT MOISTURE.
B. RE-BURLAP PLANT BALLS IF REQUIRED BEFORE FINAL TRANSPLANTING OPERATIONS.
C. MOVE TO FINAL LOCATIONS SHOWN ON THE DRAWINGS AND PLANT IN ACCORDANCE WITH SPECIFIED TREE PLANTING REQUIREMENTS.
3. TRANSPLANTS ARE NOT UNDER WARRANTY UNLESS INDICATED.

3.04 MAINTENANCE

A. MAINTENANCE OF INSTALLED AND ACCEPTED PLANTINGS WILL BE PERFORMED BY THE OWNER.
B. CONTRACTOR'S MAINTENANCE SHALL INCLUDE PRUNING, CULTIVATING, WEEDING, WATERING, AND APPLICATION OF APPROPRIATE INSECTICIDES AND FUNGICIDES NECESSARY TO MAINTAIN PLANTS FREE OF INSECTS AND DISEASE UNTIL ACCEPTANCE.
1. RE-SET SETTLED PLANTS TO PROPER GRADE AND POSITION. RESTORE PLANTING SAUCER AND ADJACENT MATERIAL AND REMOVE DEAD MATERIAL.
2. TIGHTEN AND REPAIR GUY WIRES AND STAKES AS REQUIRED, ONLY IF ORIGINALLY NEEDED.
3. CORRECT DEFECTIVE WORK AS SOON AS POSSIBLE AFTER DEFICIENCIES BECOME APPARENT AND WEATHER AND SEASON PERMIT.
4. WATER ALL PLANT MATERIAL AS NECESSARY .

3.05 ACCEPTANCE

A. PLANTED AREAS WILL BE INSPECTED AT COMPLETION OF INSTALLATION AND ACCEPTED SUBJECT TO COMPLIANCE WITH SPECIFIED MATERIALS AND INSTALLATION REQUIREMENTS.
B. INSPECTION UPON CONTRACTORS REQUEST TO DETERMINE ACCEPTANCE OF PLANTED AREAS WILL BE MADE BY THE OWNER'S REPRESENTATIVE.
1. PLANTED AREAS WILL BE ACCEPTED PROVIDED ALL REQUIREMENTS HAVE BEEN COMPLIED WITH AND PLANT MATERIALS ARE ALIVE AND IN A HEALTHY, VIGOROUS CONDITION.
C. SECTIONS OF THE WORK MAY BE ACCEPTED WHEN COMPLETE UPON AGREEMENT OF THE OWNER'S REPRESENTATIVE AND THE CONTRACTOR.
D. UPON ACCEPTANCE, THE OWNER WILL ASSUME PLANT MAINTENANCE.

3.06 CLEANING

A. PERFORM CLEANING DURING INSTALLATION AND UPON COMPLETION OF THE WORK. REMOVE FROM SITE ALL EXCESS MATERIALS, SOIL, DEBRIS, AND EQUIPMENT. REPAIR DAMAGE RESULTING FROM PLANTING OPERATIONS.

END OF SECTION 0002

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LS-1
SPECIFICATIONS

LANDSCAPE SPECIFICATIONS

SECTION 0003

PERENNIALS - ORNAMENTAL GRASSES - GROUNDCOVER PLANTING

PART 1 GENERAL

1.01 DESCRIPTION

A. PROVIDE PERENNIALS, ORNAMENTAL GRASSES AND GROUND COVERS AS SHOWN AND SPECIFIED. THE WORK INCLUDES:
   1. SOIL PREPARATION.
   2. PERENNIAL, ORNAMENTAL GRASSES AND GROUNDCOVERS.
   3. PLANTING MIXES.
   4. MULCH AND PLANTING ACCESSORIES.

B. RELATED WORK:
   1. SECTION 00000: EARTHWORK.
   2. SECTION 00004: SEEDING.
   3. SECTION 00005: SODDING.
   4. SECTION 00002: TREE AND SHRUB PLANTING.

1.02 QUALITY ASSURANCE

A. COMPLY WITH SECTION 00001 REQUIREMENTS.
   COMPLY WITH SECTION 00002 WHEN APPLICABLE.
B. LANDSCAPE CONTRACTORS SHALL PROVIDE STOCK TRUE TO BOTANICAL NAME AND LEGIBLY TAGGED. DO NOT SUBSTITUTE WITHOUT PERMISSION OF LANDSCAPE ARCHITECT.
C. COMPLY WITH SIZING AND GRADING STANDARDS OF THE LATEST EDITION OF 'AMERICAN STANDARD FOR NURSERY STOCK'. A PLANT SHALL BE DIMENSIONED AS IT STANDS IN ITS NATURAL POSITION.
   1. SPECIFIED POT SIZES AND PLANT GRADES SHOULD COMPLY WITH THE STANDARDS ACCEPTED BY THE ANLA. THESE STANDARDS LIST MINIMUM DIMENSIONS FOR CONTAINERS IN VARIOUS CLASSES AND DEFINE MINIMUM STANDARDS FOR BARE ROOT LINERS, DIVISIONS, AND FIELD CLUMPS.
D. ALL PLANTS SHALL BE LOCALLY GROWN UNDER CLIMATIC AND SOIL CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT.
E. STOCK FURNISHED SHALL BE AT LEAST THE MINIMUM SIZE INDICATED. LARGER STOCK IS ACCEPTABLE WITHIN REASON, AT NO ADDITIONAL COST TO OWNER. ROOT SYSTEMS MUST MEET ANLA STANDARDS AS SPECIFIED. PLANTS SHOULD NOT BE ALTERED BY PRUNING OR OTHER MEANS TO MEET SPECIFICATIONS.
F. PLANTS MAY BE INSPECTED AND APPROVED AT THE PLACE OF GROWTH, FOR COMPLIANCE WITH SPECIFICATION REQUIREMENTS FOR QUALITY, SIZE AND VARIETY.

1.03 SUBMITTALS

A. AFTER PREPARATION, A SAMPLE OF THE PLANTING SOIL SHALL BE SUBMITTED TO THE LANDSCAPE IF REQUESTED, PRIOR TO INSTALLATION OF THE PLANTS. ADDITIONAL ORGANIC MATTER AND PREPARATION MAY BE REQUIRED BASED ON THE PHYSICAL PROPERTIES OF THE SAMPLE SUBMITTED. A SEPARATE SAMPLE FROM EACH PLANTING BED SHALL BE SUBMITTED IF REQUESTED.
B. A SAMPLE OF THE ORGANIC MATTER SPECIFIED SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO USE. A LABORATORY ANALYSIS MAY BE REQUESTED IF DEEMED NECESSARY.
C. PRIOR TO USE, LABELS OF ALL SOIL AMENDMENTS SHALL BE INSPECTED BY THE LANDSCAPE ARCHITECT TO VERIFY COMPLIANCE WITH THE DESIGN SPECIFICATIONS. SAMPLES MAY BE REQUESTED FOR LABORATORY ANALYSIS.
D. EACH SEPARATELY CONTAINERIZED PLANT BROUGHT TO THE SITE SHALL BE LABELED WITHIN REASON. FLATS OF THE SAME PLANTS MAY HAVE ONE LABEL PER FLAT. EACH BUNDLE OF BARE ROOT PLANTS SHALL BE LABELED. THESE LABELS MUST SHOW THE BOTANICAL NAME OF THE PLANT. THE LANDSCAPE ARCHITECT SHALL INSPECT THE LABELS, CONTAINER SIZES, AND DIVISION SIZES OF BARE ROOT PLANTS FOR COMPLIANCE TO THE DESIGN SPECIFICATIONS PRIOR TO PLANTING. THE LANDSCAPE ARCHITECT SHALL ALSO VERIFY THAT THE PLANTS DELIVERED TO THE SITE ARE LABELED TRUE TO NAME. UPON ACCEPTANCE OF THE PLANTS BY THE OWNER, THE LANDSCAPE CONTRACTOR SHALL PROVIDE WRITTEN MAINTENANCE PROCEDURES FOR MAINTENANCE OF THE PLANTS.
E. FOLLOWING THE INSTALLATION, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE LANDSCAPE ARCHITECT WITH A COPY OF THE ORIGINAL PLAN NOTING ANY SITE ADJUSTMENTS TO THAT ORIGINAL PLAN

PART 2 PRODUCTS

2.01 MATERIALS

A. PLANTS: PROVIDE PLANTS TYPICAL OF THEIR SPECIES OR VARIETY; WITH NORMALLY DEVELOPED HABIT AND VIGOROUS ROOT SYSTEMS. PROVIDE ONLY SOUND, HEALTHY, VIGOROUS PLANTS FREE FROM DEFECTS, SUNSCALD INJURIES, PLANT DISEASES, INSECT EGGS, AND ALL FORMS OF INFESTATION.
   1. CONTAINER-GROWN STOCK SHALL HAVE GROWN IN A CONTAINER FOR SUFFICIENT LENGTH OF TIME FOR THE ROOT SYSTEM TO HAVE DEVELOPED TO HOLD ITS SOIL TOGETHER, FIRM AND WHOLE.
      A. NO PLANTS SHALL BE LOOSE IN THE CONTAINER.
      B. CONTAINER STOCK SHALL NOT BE POT BOUND.
   2. IF THE USE OF LARGER THAN SPECIFIED PLANTS IS ACCEPTABLE, INCREASE THE SPREAD OF ROOTS OR CONTAINER SIZE IN PROPORTION TO THE SIZE OF THE PLANT.
   3. PLANTS SHALL MEET THE REQUIREMENTS FOR SPREAD AND/OR HEIGHT INDICATED IN THE PLANT LIST AND BE IN ACCORDANCE WITH ANLA STANDARDS.

2.02 PLANT SPECIFICATIONS

A. PERENNIAL AND GROUNDCOVER PLANTS ARE SPECIFIED FOR DESIGN BY THE CONTAINER CLASS AND SIZE (I.E. 2" SQUARE CONTAINER OR 1 QUART CONTAINER, ETC.) OR, IF BARE ROOT, BY GRADE AS ACCEPTED BY ANLA STANDARDS FOR NURSERY STOCK AND THE PRODUCTION TRADE (I.E. 1-EYE DIVISION, 2-3 EYE DIVISION, FIELD CLUMP, ETC.).
B. PERENNIALS ARE SPECIFIED BY TYPE:
   1. CONTAINER-GROWN - GROWN TO A SPECIFIED SIZE IN A CONTAINER.
   2. BARE ROOT - PURCHASED FREE OF ANY GROWING MEDIUM REGARDLESS OF GROWING METHOD.
   3. FIELD-POTTED - FIELD-GROWN PLANTS WHICH ARE POTTED FOR DELIVERY AS THEY ARE DUG FROM THE FIELD.

2.03 SOIL REQUIREMENTS

DEPENDING ON EXISTING CONDITIONS OF TOPSOIL ONSITE, REQUIRED SOIL MIX MAY BE PREPARED ONSITE THROUGH MANUAL AND MECHANICAL MEANS, OR IN THE EVENT EXISTING SOIL IS IN UNACCEPTABLE CONDITION AND MAKEUP , NEW TOPSOIL OR A COMPLETE MIX TO BE INSTALLED AFTER EXISTING SOIL IS EXCAVATED TO PROPER DEPTH AND REMOVED / DISPOSED OFFSITE.
FINAL SOIL COMPOSITION IN PERENNIAL , ORNAMENTAL GRASS AND GROUNDCOVER BEDS TO BE
40% TOPSOIL , 30% ORGANIC MATTER, 30% COARSE SAND, PLUS 1 LB. FERTILIZER PER CUBIC YARD OF SOIL MIX

A. SOIL FOR PERENNIAL BEDS SHOULD BE ROTOTILLED 8 INCHES DEEP MINIMUM. GROUNDCOVER BEDS AT 6" MINIMUM UNLESS OTHERWISE NOTED. TOP SOIL SHOULD BE DRY, LOOSE, AND FREE OF DEBRIS. WHERE HARDPAN EXISTS BENEATH THE PREPARED BED, DEEPER PREPARATION MAY BE SPECIFIED. ADDITIONALLY, THE LANDSCAPE CONTRACTOR SHOULD IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT IF ANY BEDS DO NOT DRAIN PROPERLY.
BAGGED BARK PROFESSIONAL MIXES ARE AN EQUIVALENT SUBSTITUTE FOR PEAT MOSS.

2.04 AMENDMENTS

A. TOPSOIL: TOPSOIL FOR PLANTING BEDS: FERTILE, FRIABLE, NATURAL TOPSOIL WITHOUT ADMIXTURE OF SUBSOIL MATERIAL, OBTAINED FROM A WELL-DRAINED ARABLE SITE, REASONABLY FREE FROM CLAY, LUMPS, COARSE SANDS, STONES, PLANTS, ROOTS, STICKS, AND OTHER FOREIGN MATERIALS, WITH ACIDITY RANGE OF BETWEEN PH 5.5 TO 6.0 AND BE TYPICAL OF THE AREA.
   1.IDENTIFY SOURCE LOCATION OF TOPSOIL PROPOSED FOR USE ON THE PROJECT.
   2.PROVIDE TOPSOIL FREE OF SUBSTANCES HARMFUL TO THE PLANTS WHICH WILL BE GROWN IN THE SOIL.

B. ORGANIC MATTER: ORGANIC MATTER CAN BE FROM PEAT MOSS, COMPOST, OR LOCALLY AVAILABLE ORGANIC WASTE. ORGANIC MATTER SHOULD BE WELL COMPOSTED, FREE FROM DEBRIS, WEED SEEDS, AND INSECTS OR DISEASES WHICH MAY BE HARMFUL TO THE INTENDED PLANTING

C. FERTILIZERS: TO BE DELIVERED TO THE JOB SITE IN THEIR ORIGINAL PACKAGING WITH LEGIBLE, INTACT LABELS INDICATING NUTRIENT CONTENT AND SOURCE. LABELS SHOULD BE CHECKED PRIOR TO USE AND A SAMPLE MAY BE REQUESTED FOR LABORATORY ANALYSIS.
   1. COMMERCIAL TYPE APPROVED BY THE OWNER'S REPRESENTATIVE, CONTAINING 10% NITROGEN, 10% PHOSPHORIC ACID AND 10% POTASH BY WEIGHT OR EQUIVALENT IN A SLOW RELEASED GRANULAR FORM.

D. COARSE SAND: GRADATION FA-2

PART 3 EXECUTION

3.01 PRE-PLANTING AND POST-PLANTING INSTRUCTIONS

A. PRE-PLANTING.
1. PLANTS SHALL BE BROUGHT TO THE SITE THE DAY THEY ARE TO BE INSTALLED, IF POSSIBLE. IF SITUATIONS ARISE WHERE EARLIER DELIVERY CANNOT BE AVOIDED OR IF PLANTING IS DELAYED AFTER THE PLANTS HAVE BEEN DELIVERED, THEY SHALL BE STORED WHERE THEY CAN BE PROPERLY WATERED, SHELTERED FROM DIRECT SUNLIGHT, AND PROTECTED FROM MECHANICAL DAMAGE BY CONSTRUCTION EQUIPMENT, ANIMALS, ETC. IF STORAGE NEEDS TO BE MORE THAN TWO DAYS, THE PLANTS SHALL BE SEPARATED FAR ENOUGH FROM EACH OTHER TO PROVIDE GOOD AIR CIRCULATION TO THEIR TOPS, REDUCING THE RISK OF FUNGUS. BARE ROOT PLANTS WHICH MUST BE HELD SHALL BE HEALED-IN WHERE THEY CAN BE WATERED AS NEEDED.
2. ALL PLANTS SHALL BE WATERED THOROUGHLY AND ALLOWED TO DRAIN PRIOR TO PLANTING.
3. WHILE PLANTING, BARE ROOT PLANTS MUST BE PROTECTED FROM HOT SUN AND DRYING WIND BY SHADING THEM WITH BURLAP, LANDSCAPE FABRIC, STRAW OR OTHER BREATHABLE MATERIAL. PLASTIC IS UNACCEPTABLE. CONTAINERIZED PLANTS MUST BE LEFT IN THEIR CONTAINERS UNTIL EACH IS PLANTED. THEY SHALL NOT BE REMOVED FROM THE CONTAINERS TO BE LAID OUT ON THE BED WHERE SUN AND WIND WILL DAMAGE THE ROOTS PRIOR TO PLANTING.
4. ANY DEAD OR DAMAGED PLANT PARTS SHALL BE REMOVED FROM THE PLANTS UPON PLANTING.
5. SPACING: SPACE GROUNDCOVERS AND PERENNIALS IN ACCORDANCE WITH DESIGNATED AREAS ON DRAWINGS. IN CASE OF AREA SIZE DISCREPANCIES , A TIGHTER SPACING IS PREFERRED .

B. POST-PLANTING
   1. MULCH: WHERE MULCHING IS SPECIFIED, THE MULCH MUST BE PULLED AWAY FROM THE STEMS AND CROWNS OF PERENNIALS AND GROUNDCOVERS TO REDUCE THE OCCURRENCE OF ROT OR RODENT DAMAGE. MULCH THICKNESS IN BED AREAS SHOULD BE 2-3" FOR PERENNIALS AND 1-2" FOR GROUNDCOVERS.
   2. PERENNIAL AND GROUNDCOVER BED AREAS TO BE THOROUGHLY WATERED IMMEDIATELY AFTER INSTALLATION AND CLEANUP.

3.02 MAINTENANCE

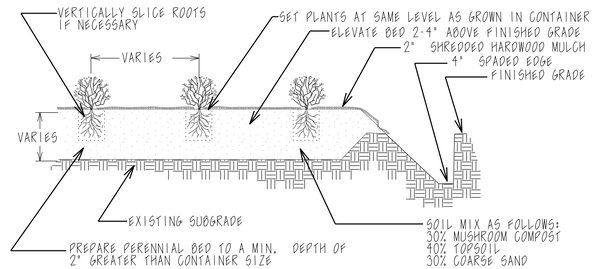
A. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE OF THE PERENNIALS FROM THE TIME THEY ARE BROUGHT ONTO THE JOB SITE UNTIL THEY ARE PLANTED AND ACCEPTED BY THE LANDSCAPE ARCHITECT .
1. PLANTS SHALL BE WATERED OFTEN ENOUGH TO PREVENT WILTING PRIOR TO PLANTING. AFTER PLANTING, THEY SHALL BE WATERED INITIALLY TO SETTLE THE SOIL, THEN TO PREVENT WILTING AND TO ALLOW THEM TO BECOME ESTABLISHED ON THE SITE.
2. THE BEDS SHALL BE FREE OF WEEDS AT PLANTING TIME AND SHALL BE MAINTAINED WEED FREE BY THE CONTRACTOR UNTIL THE PLANTING IS ACCEPTED BY THE CLIENT.
3. SHOULD INSECTS OR DISEASES ATTACK THE PLANTS AFTER INSTALLATION AND PRIOR TO ACCEPTANCE OF THE PLANTING, APPROPRIATE PESTICIDES SHALL BE PROPERLY APPLIED TO CORRECT THE SITUATION.
4. THE BEDS SHOULD BE CHECKED REGULARLY FOR SOIL SETTLING WHICH MAY EXPOSE THE ROOT BALLS OR OTHERWISE ENDANGER THE HEALTH OF THE PLANTING. SHOULD THIS OCCUR, THE CONTRACTOR SHALL CORRECT THE SETTLING PROBLEMS.
5. NEWLY PLANTED PERENNIALS AND GROUNDCOVERS MAY BE HEAVED OUT OF THE GROUND BY ALTERNATE FREEZES AND THAWS. SHOULD THIS OCCUR PRIOR TO ACCEPTANCE OF THE PLANTING, THE CONTRACTOR SHALL RE-SET THOSE AFFECTED PLANTS.
6. ANY NOTED DEFECTS, SUCH AS REVERSIONS, ERRANT GROWTH OR COLOR NOT TYPICAL FOR THE SPECIES OR CULTIVAR, SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. THE RECOMMENDATIONS OF THE LANDSCAPE ARCHITECT SHALL BE FOLLOWED TO CORRECT THE SITUATION. RECOMMENDATIONS MAY INCLUDE REMOVAL OF THE ENTIRE PLANT.

B. THE CLIENT OR THE CLIENT'S ASSIGNED AGENT BECOMES RESPONSIBLE FOR THE MAINTENANCE OF THE PLANTS AFTER THE PLANTING HAS BEEN ACCEPTED BY THE LANDSCAPE ARCHITECT. FAILURE TO PROPERLY MAINTAIN THE PLANTING SHALL VOID ANY WARRANTY.
1. THE CLIENT SHALL WATER THE PLANTS TO PREVENT WILTING. THE SCHEDULE WILL VARY WITH THE GROWTH OF THE PLANTS AND PREVAILING CLIMATE. GENERALLY, NEW PLANTINGS WILL NEED TO RECEIVE 1 INCH OF WATER PER WEEK. A RAIN GAUGE SHOULD BE PLACED IN THE PLANTING TO CATCH BOTH RAINFALL AND IRRIGATION WATER TO VERIFY THE AMOUNT OF APPLICATION.
2. THE CLIENT SHALL PROPERLY PINCH, PRUNE, AND DEADHEAD THE HERBACEOUS PERENNIALS AS NEEDED AND AS REQUIRED TO MEET THE AESTHETIC GOAL OF THE PLANTING.
3. THE CLIENT SHALL MAINTAIN THE PLANTING FREE FROM COMPETING WEEDS.
4. THE CLIENT SHALL REGULARLY INSPECT THE PLANTING FOR INSECTS AND DISEASES, NOTIFYING THE LANDSCAPE ARCHITECT OF ANY NOTED OCCURRENCES. IF PESTICIDES ARE DEEMED NECESSARY, THEY SHALL BE APPLIED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.
5. AFTER THE ACCEPTANCE OF THE PLANTING, THE CLIENT IS RESPONSIBLE FOR CORRECTING ANY SETTLING OF THE PLANTING BEDS.
6. AFTER ACCEPTANCE, THE CLIENT IS RESPONSIBLE FOR SETTING ANY PLANTS WHICH ARE HEAVED OUT OF THE GROUND IN WHOLE OR IN PART BY CLIMATE CHANGES.
7. UNSATISFACTORY PERFORMANCE OF THE PERENNIALS AND GROUNDCOVERS NOTED BY THE CLIENT AFTER ACCEPTANCE OF THE PLANTING SHOULD IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.

3.03 WARRANTY

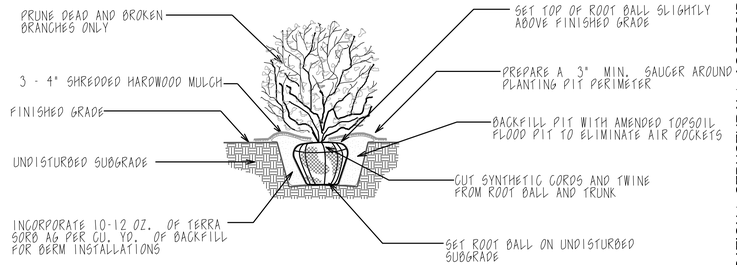
ALL PLANTS WILL BE GUARANTEED TO BE TRUE TO NAME AS LABELED AND FREE FROM INSECTS, DISEASES, AND MECHANICAL DAMAGES WHEN DELIVERED TO THE SITE. ALL PLANTS WILL BE GUARANTEED TO RESUME ACTIVE GROWTH IN THE APPROPRIATE SEASON AND TO SURVIVE FOR A MINIMUM OF ONE YEAR AFTER ACCEPTANCE BY THE CLIENT, PROVIDED THE RECOMMENDED MAINTENANCE PROCEDURES ARE FOLLOWED BY THE CLIENT. MAINTENANCE INCLUDES, BUT IS NOT LIMITED TO WATERING, FERTILIZING, MULCHING, PRUNING, PROTECTING FROM UNSEASONABLE WEATHER AND ALL OTHER NORMAL CULTURAL PRACTICES.

END OF SECTION 0003



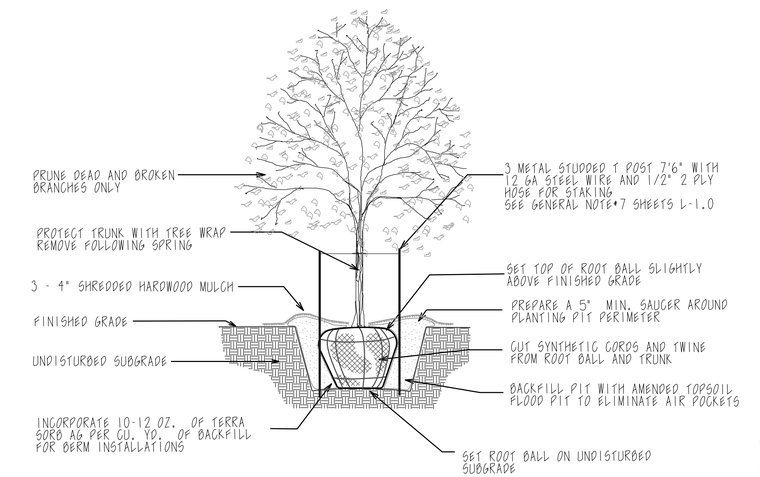
PERENNIAL PLANTING DETAIL

NOT TO SCALE USE ONLY LOCALLY GROWN NURSERY STOCK



SHRUB PLANTING DETAIL

NOT TO SCALE USE ONLY LOCALLY GROWN NURSERY STOCK



TREE PLANTING DETAIL

NOT TO SCALE USE ONLY LOCALLY GROWN NURSERY STOCK

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LS-2
SPECIFICATIONS

LANDSCAPE SPECIFICATIONS

SECTION 00004

SEEDING

PART 1 GENERAL

1.01 DESCRIPTION

A. PROVIDE SEEDED LAWNS AS SHOWN AND SPECIFIED. THE WORK INCLUDES:
   1. SOIL PREPARATION.
   2. SEEDING LAWNS, AND OTHER INDICATED AREAS.
   3. MULCHING.
   4. RECONDITIONING EXISTING LAWNS.

B. RELATED WORK:
   1. SECTION 00000: EARTHWORK.
   2. SECTION 00004: SODDING.
   3. SECTION 00002: TREES AND SHRUB PLANTING,
   4. SECTION 00003: PERENNIAL, ORNAMENTAL GRASS, GROUNDCOVER PLANTING

1.02 QUALITY ASSURANCE

A. COMPLY WITH SECTION 00001 REQUIREMENTS.
B. COMPLY WITH ALL ILLINOIS STATE CERTIFICATION SEED STANDARDS.

1.03 DELIVERY, STORAGE, AND HANDLING

A. DELIVER SEED AND FERTILIZER MATERIALS IN ORIGINAL UNOPENED CONTAINERS SHOWING WEIGHT, ANALYSIS, AND NAME OF MANUFACTURER. STORE IN SUCH A MANNER TO PREVENT WETTING AND DETERIORATION.

1.04 PROJECT CONDITIONS

A. WORK NOTIFICATION: NOTIFY OWNER'S REPRESENTATIVE AT LEAST FIVE (5) WORKING DAYS PRIOR TO START OF SEEDING OPERATIONS.
B. PROTECT EXISTING UTILITIES, PAVING, AND OTHER FACILITIES FROM DAMAGE CAUSED BY SEEDING OPERATIONS.
C. PERFORM SEEDING WORK ONLY AFTER PLANTING AND OTHER WORK AFFECTING GROUND SURFACE HAS BEEN COMPLETED.
D. THE OWNER IS RESPONSIBLE FOR RESTRICTING TRAFFIC FROM LAWN AREAS UPON NOTIFICATION OF COMPLETION OF WORK.
E. PROVIDE HOSE AND LAWN WATERING EQUIPMENT AS REQUIRED. OWNER TO PROVIDE WATER ON SITE.

WARRANTY

A. THE CONTRACTOR WARRANTIES ALL SEEDED AREAS TO BE INSTALLED ACCORDING TO SPECIFICATIONS, UNTIL ACCEPTED BY OWNER'S REPRESENTATIVE.

B. DISCLAIMER - ACTS OF GOD AND OTHER CONDITIONS BEYOND THE LANDSCAPE CONTRACTOR'S CONTROL SUCH AS VANDALISM SHALL NOT BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR. ANY OVER-SEEDING OR RE-GRADING CONTRIBUTED TO THIS MUST BE IN ADDITION TO THE CONTRACT AMOUNT.

PART 2 PRODUCTS

MATERIALS

A. LAWN SEED: RECOMMENDATION OF SEED MIX FROM LOCAL EXTENSION SERVICE FOR THAT AREA. FRESH, CLEAN, AND NEW CROP SEED MIXTURE.

B. SEED TYPE: AS SPECIFIED ON DRAWINGS OR RECOMMENDED FROM LOCAL EXTENSION SERVICE.

C. FERTILIZER:
   1. GRANULAR, NON-BURNING PRODUCT COMPOSED OF NOT LESS THAN 50% ORGANIC, SLOW ACTING, GUARANTEED ANALYSIS PROFESSIONAL FERTILIZER.
   2. STARTER FERTILIZER CONTAINING 5% NITROGEN, 20% PHOSPHORIC ACID, AND 20% POTASH BY WEIGHT, OR SIMILAR APPROVED COMPOSITION.

D. MULCH: TYPE / METHOD SPECIFIED ON DRAWING
   1. STRAW: CLEAN OAT OR WHEAT STRAW, WELL SEASONED BEFORE BALING, FREE FROM MATURE SEED-BEARING STALKS OR ROOTS OF PROHIBITED OR NOXIOUS WEEDS. SHOULD BE FREE OF ROT AND MILDEW.
   2. HYDRO-SEED :CELLION FIBER MULCH OR EQUAL.
   3. EROSION BLANKET: NORTH AMERICAN GREEN SC150, CURLEX, OR APPROVED EQUAL. TYPICAL ROLL 6'X90')72090'

E. WATER: FREE OF SUBSTANCE HARMFUL TO SEED GROWTH. HOSES OR OTHER METHODS OF TRANSPORTATION FURNISHED BY CONTRACTOR. WATER PROVIDED BY OWNER ON SITE.

PART 3 EXECUTION

3.01 INSPECTION

A. EXAMINE FINISH SURFACES, GRADES, TOPSOIL QUALITY, AND DEPTH. DO NOT START SEEDING WORK UNTIL UNSATISFACTORY CONDITIONS ARE CORRECTED.

3.02 PREPARATION

A. LIMIT PREPARATION TO AREAS WHICH WILL BE IMMEDIATELY SEEDED.

B. LOOSEN TOPSOIL OF LAWN AREAS TO MINIMUM DEPTH OF 3", IF COMPACTED. REMOVE STONES OVER 1" IN ANY DIMENSION, STICKS, ROOTS, RUBBISH, AND EXTRANEOUS MATTER.

C. APPLY FERTILIZER TO INDICATED TURF AREAS AT A RATE EQUAL TO 1.0 LB. OF ACTUAL NITROGEN PER 1,000 SQ. FT.(220 LBS./ACRE.)

D. GRADE LAWN AREAS TO A SMOOTH, FREE-DRAINING, EVEN SURFACE WITH A LOOSE, MODERATELY COARSE TEXTURE.

E. RESTORE PREPARED AREAS TO SPECIFIED CONDITION IF ERODED, SETTLED, OR OTHERWISE DISTURBED AFTER FINE GRADING AND PRIOR TO SEEDING.

3.03 INSTALLATION

A. SEEDING:
   1. SEED IMMEDIATELY AFTER PREPARATION OF BED. SPRING SEEDING BETWEEN APRIL 1 AND JUNE 15 AND FALL SEEDING BETWEEN AUGUST 15 AND OCTOBER 15, OR AT SUCH OTHER TIMES ACCEPTABLE TO THE OWNER'S REPRESENTATIVE.
   2. SEED INDICATED AREAS WITHIN CONTRACT LIMITS. AREAS OUTSIDE CONTRACT LIMITS DISTURBED AS A RESULT OF CONSTRUCTION OPERATIONS WILL BE CHARGED ACCORDING TO AREA AND IN ADDITION TO CONTRACT.
   3. APPLY SEED WITH A ROTARY OR DROP TYPE DISTRIBUTOR. INSTALL SEED EVENLY BY SOWING EQUAL QUANTITIES IN TWO(2) DIRECTIONS, AT RIGHT ANGLES TO EACH OTHER.
   4. SOW GRASS SEED AT A RATE RECOMMENDED BY TYPE OF SEED USED. TYPICAL BLUEGRASS BLEND -5 LB. PER 1000 SQ'
   5. INCORPORATE SEED INTO TOP 1/8" OF SOIL AND ROLL.

B. MULCHING:
   1. PLACE STRAW ,FIBER MULCH , OR EROSION BLANKET ON SEEDED AREAS WITHIN 24 HOURS AFTER SEEDING.
   2. (A.) PLACE STRAW MULCH UNIFORMLY IN CONTINUOUS BLANKET AT THE RATE OF 2.5 TONS PER ACRE, OR 2 BALES PER 1,000 SQ. FT. OF AREA. A MECHANICAL BLOWER MAY BE USED FOR STRAW MULCH APPLICATION WHEN ACCEPTABLE TO THE OWNER'S REPRESENTATIVE.
      (B.) A CELLULOSE FIBER OR APPROVED EQUAL MAY BE USED IN AQUEOUS MIXTURE AT THE RATE OF 1500 LBS./ACRE.
   3. SECURE STRAW TO SOIL BY APPROVED METHODS.
   4. SECURE EROSION BLANKET TO SOIL AS PER MANUFACTURERS SPECIFICATION.

3.04 RECONDITIONING EXISTING LAWNS

A. ANALYZE THE CONDITION OF EXISTING TURF AREAS TO REMAIN, AND DETERMINE THE EXTENT OF NECESSARY RECONDITIONING. PROVIDE UNIT COST AND ESTIMATE OF WORK. OBTAIN OWNER'S APPROVAL PRIOR TO COMMENCEMENT OF WORK.
B. RECONDITION EXISTING LAWN AREAS DAMAGED BY CONTRACTOR'S OPERATIONS, INCLUDING STORAGE OF MATERIALS OR EQUIPMENT AND MOVEMENT OF CONSTRUCTION VEHICLES, AND EXISTING LAWN AREAS AS INDICATED.
C. PROVIDE FERTILIZER, SEED AND SOIL AMENDMENTS AS SPECIFIED FOR NEW LAWNS AND AS REQUIRED TO PROVIDE A SATISFACTORILY RECONDITIONED LAWN. PROVIDE TOPSOIL AS REQUIRED TO FILL LOW AREAS AND MEET NEW FINISHED GRADES.
D. CULTIVATE BARE AND COMPACTED AREAS THOROUGHLY.
E. REMOVE DISEASED OR UNSATISFACTORY LAWN AREAS. DO NOT BURY INTO SOIL. REMOVE TOPSOIL CONTAINING FOREIGN MATERIALS RESULTING FROM CONTRACTOR'S OPERATIONS, INCLUDING OIL DRIPPINGS, STONE, GRAVEL, AND OTHER CONSTRUCTION MATERIALS.
F. WHERE SUBSTANTIAL BUT THIN LAWN REMAINS, RAKE, AERATE IF COMPACTED, OR CULTIVATE SOIL; FERTILIZE AND SEED.

3.05 MAINTENANCE

A. MAINTENANCE OF INSTALLED AND ACCEPTED SEEDED LAWNS WILL BE PERFORMED BY THE OWNER.

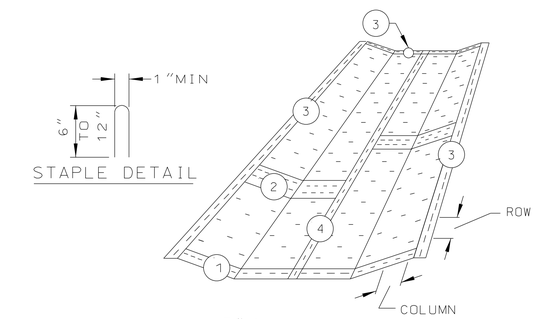
3.06 ACCEPTANCE

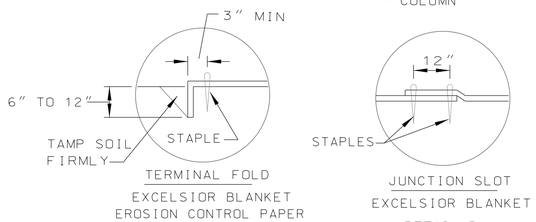
A. SEEDED AREAS WILL BE INSPECTED AT COMPLETION OF INSTALLATION AND ACCEPTED SUBJECT TO COMPLIANCE WITH SPECIFIED MATERIALS AND INSTALLATION REQUIREMENTS.
B. SECTIONS OF THE WORK MAY BE ACCEPTED WHEN COMPLETE UPON AGREEMENT OF THE OWNER'S REPRESENTATIVE AND THE CONTRACTOR.
C. UPON ACCEPTANCE, THE OWNER WILL ASSUME LAWN MAINTENANCE.

3.07 CLEANING

A. PERFORM CLEANING DURING INSTALLATION OF THE WORK AND UPON COMPLETION OF THE WORK. REMOVE FROM SITE ALL EXCESS MATERIALS, DEBRIS, AND EQUIPMENT. REPAIR DAMAGE RESULTING FROM SEEDING OPERATIONS.

END OF SECTION 00004





NOTES:

1. STAPLES ARE TO BE PLACED ALTERNATELY. IN COLUMNS APPROXIMATELY 2' APART AND IN ROWS APPROXIMATELY 3' APART. APPROXIMATELY 175 STAPLES ARE REQUIRED PER 4'X 225' ROLL OF MATERIAL AND 125 STAPLES ARE REQUIRED PER 4'X 150' ROLL OF MATERIAL.
2. EROSION CONTROL MATERIAL SHALL BE PLACED LOOSELY OVER GROUND SURFACE. DO NOT STRETCH.
3. ALL TERMINAL ENDS AND TRANSVERSE LAPS SHALL BE STAPLED AT APPROXIMATELY 12" INTERVALS.

EROSION BLANKET PLAN

NRCS IL-530

Natural Resources Conservation Service

SECTION 00005

SODDING

PART 1 GENERAL

1.01 DESCRIPTION

A. PROVIDE SODDED LAWNS AS SHOWN AND SPECIFIED. THE WORK INCLUDES:
   1. SOIL PREPARATION.
   2. SODDING LAWNS.

B. RELATED WORK:
   1. SECTION 02200: EARTHWORK.
   2. SECTION 00004: SEEDING.
   3. SECTION 00002: TREES AND SHRUB PLANTING,
   4. SECTION 00003: PERENNIAL, ORNAMENTAL GRASS, GROUNDCOVER PLANTING

1.02 QUALITY ASSURANCE

A. COMPLY WITH SECTION 00001 REQUIREMENTS.
B. SOD: COMPLY WITH AMERICAN SOD PRODUCERS ASSOCIATION (ASPA) CLASSES OF SOD MATERIALS.

1.03 SUBMITTALS

A. SUBMIT SOD GROWER'S CERTIFICATION OF GRASS SPECIES. IDENTIFY SOURCE LOCATION.

1.04 DELIVERY, STORAGE, AND HANDLING

A. CUT, DELIVER AND INSTALL SOD WITHIN A 24-HOUR PERIOD.
   1. DO NOT HARVEST OR TRANSPORT SOD WHEN MOISTURE CONTENT MAY ADVERSELY AFFECT SOD SURVIVAL.
   2. PROTECT SOD FROM DEHYDRATION PRIOR TO INSTALLATION.

1.05 PROJECT CONDITIONS

A. WORK NOTIFICATION: NOTIFY OWNER'S REPRESENTATIVE AT LEAST FIVE (5) WORKING DAYS PRIOR TO START OF SODDING OPERATIONS.
B. PROTECT EXISTING UTILITIES, PAVING, AND OTHER FACILITIES FROM DAMAGE CAUSED BY SODDING OPERATIONS.
C. PROVIDE HOSE AND LAWN WATERING EQUIPMENT AS REQUIRED. OWNER TO PROVIDE WATER ON SITE.

1.06 WARRANTY

A. DISCLAIMER - ACTS OF GOD AND OTHER CONDITIONS BEYOND THE LANDSCAPE CONTRACTOR•S CONTROL SUCH AS VANDALISM SHALL NOT BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR. ANY RE-SODDING OR RE-GRADING CONTRIBUTED TO THIS MUST BE AN ADDITION TO THE CONTRACT AMOUNT.

PART 2 PRODUCTS

2.01 MATERIALS

A. SOD: TO BE HARVESTED FROM LOCAL SOD NURSERY AND UNLESS OTHERWISE INDICATED TO BE A(5) FIVE WAY MINIMUM BLUEGRASS BLEND. (FIVE VARIETIES OF BLUEGRASS)
B. PROVIDE WELL-ROOTED, HEALTHY SOD. PROVIDE SOD UNIFORM IN COLOR, LEAF TEXTURE, DENSITY AND DEVELOPMENT WHEN PLANTED.
   1. FURNISH SOD UNIFORMLY MACHINE-STRIPPED FROM 3/4" - 1 1/2" THICK WITH CLEAN CUT EDGES.
C. FERTILIZER:
   1. GRANULAR, NON-BURNING PRODUCT COMPOSED OF NOT LESS THAN 50% ORGANIC SLOW ACTING, GUARANTEED ANALYSIS PROFESSIONAL FERTILIZER.
   2. STARTER FERTILIZER CONTAINING 5% NITROGEN, 10% PHOSPHORIC ACID AND 10% POTASH BY WEIGHT, OR ACCORDING TO SPECIAL PROVISIONS.
D. WATER: FREE OF SUBSTANCE HARMFUL TO SOD GROWTH. HOSES OR OTHER METHODS OF TRANSPORTATION FURNISHED BY CONTRACTOR. WATER WILL BE PROVIDED BY THE OWNER ON SITE.

PART 3 EXECUTION

3.01 INSPECTION

A. EXAMINE FINISH SURFACES, GRADES, TOPSOIL QUALITY, AND DEPTH. DO NOT START SODDING WORK UNTIL UNSATISFACTORY CONDITIONS ARE CORRECTED.

3.02 PREPARATION

A. LIMIT PREPARATION TO AREAS WHICH WILL BE IMMEDIATELY SODDED.
B. ROTOTILL TOPSOIL OF LAWN AREAS TO MINIMUM DEPTH OF 3", IF COMPACTED. REMOVE STONES OVER 1" IN ANY DIMENSION, STICKS, ROOTS, RUBBISH, AND EXTRANEOUS MATTER.
D. APPLY FERTILIZER AT THE RATE EQUAL TO 1.0 LB. OF ACTUAL NITROGEN PER 1,000 SQ. FT. (220 LBS./ACRE). APPLY FERTILIZER BY MECHANICAL ROTARY OR DROP TYPE DISTRIBUTOR: THOROUGHLY AND EVENLY INCORPORATE IT INTO THE SOIL TO A DEPTH OF 3" BY DISKING OR OTHER APPROVED METHODS. FERTILIZE AREAS INACCESSIBLE TO POWER EQUIPMENT WITH HAND TOOLS AND INCORPORATE IT INTO SOIL.
E. GRADE LAWN AREAS TO SMOOTH, FREE-DRAINING AND EVEN SURFACE WITH A LOOSE, UNIFORMLY FINE TEXTURE.
F. RESTORE PREPARED AREAS TO SPECIFIED CONDITION IF BRODED, SETTLED, OR OTHER WISE DISTURBED AFTER FINE GRADING AND PRIOR TO SODDING.

3.03 INSTALLATION

A. TIME OF INSTALLATION: THE ACCEPTABLE TIME TO INSTALL SOD AND BE CONSIDERED 'IN SEASON' ARE AS FOLLOWS.
   1. SPRING - FROM THE TIME THE SOIL IS WORKABLE AND SOD IS BEING HARVESTED, UNTIL JUNE 15TH.
   2. FALL - FROM AUGUST 15TH TO NOVEMBER 1ST.

   ALL OTHER TIMES ARE CONSIDERED 'OUT OF SEASON' AND ARE NOT ACCEPTABLE TO INSTALL SOD AT THIS TIME WITHOUT APPROVAL OF LANDSCAPE ARCHITECT (LA) AND WITH THE ADDITIONAL CONDITIONS AS FOLLOWS:
   1. JUNE 16TH TO AUGUST 14TH
      A. SOD TO BE IRRIGATED BY AUTOMATIC SPRINKLER SYSTEM OR
      B. SOD TO BE IRRIGATED BY MANUAL MEANS WITH SUFFICIENT QUANTITIES OF HOSE AND SPRINKLER HEADS SO AS TO KEEP SOD LUSH AND HEALTHY UNTIL TIME OF KNITTING AND MOWING MAINTENANCE HAS BEGUN. WATERING TO BE MONITORED DAILEY.
   2. AFTER NOVEMBER 1ST. SOD MAY ONLY BE INSTALLED WITH (LA) APPROVAL AND MILD TEMPERATURES / CONDITIONS EXIST. SOD MAY NOT BE INSTALLED ON FROZEN GROUND AND UNTIL FINAL (FINE) GRADING AND GROUND PREPARATION HAS BEEN APPROVED FOR SOD INSTALLATION BY LANDSCAPE ARCHITECT.

B. SODDING:
1. LAY SOD TO FORM A SOLID MASS WITH TIGHTLY-FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS. DO NOT OVERLAY EDGES. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES. REMOVE EXCESS SOD TO AVOID SMOTHERING OF ADJACENT GRASS. PROVIDE SOD PAD TOP FLUSH WITH ADJACENT CURBS, SIDEWALKS, DRAINS, AND SEEDED AREAS.
2. INSTALL INITIAL ROW OF SOD IN A STRAIGHT LINE, BEGINNING AT BOTTOM OF SLOPES, PERPENDICULAR TO DIRECTION OF THE SLOPED AREA. PLACE SUBSEQUENT ROWS PARALLEL TO AND LIGHTLY AGAINST PREVIOUSLY INSTALLED ROW.
3. TAMP OR ROLL WITH ROLLER TO ENSURE CONTACT WITH SUB- GRADE SOIL.
4. WATER SOD THOROUGHLY IMMEDIATELY AFTER LAYING.
5. STAKE SOD ON SLOPES OVER 2:1 TO ANCHOR.
C. SOD INDICATED AREAS WITHIN CONTRACT LIMITS. AREAS OUTSIDE CONTRACT LIMITS DISTURBED AS A RESULT OF CONSTRUCTION OPERATIONS ARE TO BE CHARGED ACCORDING TO SIZE OF AREA.

3.04 MAINTENANCE

A. MAINTENANCE OF INSTALLED AND ACCEPTED SODDED LAWNS WILL BE PERFORMED BY THE OWNER.

3.05 ACCEPTANCE

A. SODDED AREAS WILL BE INSPECTED AT COMPLETION OF INSTALLATION AND ACCEPTED SUBJECT TO COMPLIANCE WITH SPECIFIED MATERIALS AND INSTALLATION REQUIREMENTS.
B. INSPECTION TO DETERMINE ACCEPTANCE OF SODDED LAWNS WILL BE MADE BY THE OWNER'S REPRESENTATIVE, UPON CONTRACTOR'S REQUEST.
   1. SODDED AREAS WILL BE ACCEPTABLE PROVIDED ALL REQUIREMENTS HAVE BEEN COMPLIED WITH, AND A HEALTHY, EVEN-COLORED VIABLE LAWN IS PROVIDED.
C. SECTIONS OF THE WORK MAY BE ACCEPTED WHEN COMPLETE UPON AGREEMENT OF THE OWNER•S REPRESENTATIVE AND THE CONTRACTOR.
D. UPON ACCEPTANCE, THE OWNER WILL ASSUME LAWN MAINTENANCE.

3.06 CLEANING

A. PERFORM CLEANING DURING INSTALLATION OF THE WORK AND UPON COMPLETION OF THE WORK. REMOVE FROM SITE ALL EXCESS MATERIALS, DEBRIS, AND EQUIPMENT. REPAIR DAMAGE RESULTING FROM SODDING OPERATIONS.

END OF SECTION 00005

END

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TO	DATE
REVIEW	08/15/25
REVIEW	02/11/26
REVIEW	05/13/26

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LS-3
SPECIFICATIONS

SPECIFICATIONS

DETENTION AREA - NATIVE ECOSYSTEM

SPECIFICATIONS / MAINTENANCE

SPECIAL PROVISIONS

ALL APPLICABLE PROVISIONS OF THE ILLINOIS DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, ADOPTED JANUARY 1, 2002, HEREIN REFERRED TO AS THE STANDARD SPECIFICATIONS, SHALL GOVERN THE WORK EXCEPT AS AMENDED BY THESE SPECIAL PROVISIONS. IF A CONFLICT EXISTS BETWEEN THE SPECIAL PROVISIONS AND THE STANDARD SPECIFICATIONS, THEN THESE SPECIAL PROVISIONS SHALL GOVERN. THE WORDS 'WETLAND CONSULTANT' SHALL REFER TO THE OWNER OR HIS DESIGNATED REPRESENTATIVE.

EXISTING UTILITIES

EXISTING UTILITIES ARE SHOWN ON THE PLANS ACCORDING TO INFORMATION OBTAINED FROM UTILITY COMPANIES, MUNICIPALITIES AND SURVEYS. HAMILTON PARTNERS AND THEIR CONSULTANTS DO NOT GUARANTEE THE ACCURACY OR COMPLETENESS OF THIS INFORMATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ESTABLISH THE EXISTENCE AND VERIFY THE LOCATION OF ALL UTILITIES. UTILITIES DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED TO THE COUNTY'S SATISFACTION AT NO ADDITIONAL COST TO THE CONTRACT. NOTIFY JULIE 48 HOURS PRIOR TO COMMENCING THE WORK.

TOPSOIL / SPREADING

TOPSOIL TO BE LOCAL VIRGIN TOPSOIL «BLACK» APPROVED BY WETLAND CONSULTANT.

THE WORK SHALL CONFORM TO SECTION 211 OF THE STANDARD SPECIFICATIONS EXCEPT THAT THE MINIMUM LIFT FOR PLACEMENT SHALL BE 12" FOR TOPSOIL SPREADING. TOPSOIL SHALL BE PLACED WHERE REQUIRED IN AREAS OF EXCAVATION. EXCAVATED AREAS SHALL BE EXCAVATED TO 12" BELOW GRADE PRIOR TO TOPSOIL PLACEMENT. TOPSOIL PLACEMENT SHALL CONFORM TO FINAL GRADE AS INDICATED ON THE PLANS. TOPSOIL SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 8" UPON COMPLETION OF THE WORK. THE MATERIAL SHALL THEN BE "GIL"-RAKED AND ALL STONES SHALL BE REMOVED FROM THE SITE.

TOPSOIL SHALL MEET THE REQUIREMENTS OF SECTION 1081.05 OF THE STANDARD SPECIFICATIONS. THE CONTRACTOR MAY OBTAIN TOPSOIL FROM THE AREA OF DISTURBANCE AND FROM OTHER STOCKPILES SUBJECT TO COORDINATION WITH THE WETLAND CONSULTANT.

TOPSOIL PLACEMENT SHALL BE IN ACCORDANCE WITH SECTION 211.03, 211.04, 211.05 AND 211.06 OF THE STANDARD SPECIFICATIONS AS MODIFIED HEREIN. THE CONTRACTOR SHALL PLACE THE TOPSOIL IN SUCH A MANNER AS TO MINIMIZE COMPACTION OF TOPSOIL. TOPSOIL SHALL BE PLACED A MINIMUM OF 12" THICK. ONCE THE TOPSOIL HAS BEEN PLACED, NO VEHICLES, EXCEPT A SCARIFIER AND SEED INSTALLATION EQUIPMENT, WILL BE PERMITTED ON THE TOPSOIL. ALL TOPSOIL SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 8" UPON COMPLETION OF THE WORK. UPON COMPLETION OF THE SCARIFICATION, A 150 TO 200 POUND PERSON SHOULD SINK 1" TO 2" IN THE MATERIAL WHEN WALKING ACROSS THE TOP. TOPSOIL SPREADING MAY DEVIATE FROM THE LINES AND GRADES SHOWN ON THE PLANS BY +0.25 TO -0.20 FEET.

SEED BED PREPARATION

PRIOR TO SEEDING OPERATIONS IN AREAS WHERE TOPSOIL HAS NOT BEEN PLACED, THE CONTRACTOR WILL BE REQUIRED TO DISC OR TILL WHERE THE SURFACE HAS BECOME HARDENED OR CAKED AND TO TILL UNDER ANY EXISTING TEMPORARY SEEDING. IN ADDITION, THE CONTRACTOR WILL BE REQUIRED TO REPAIR ANY AREAS OF ERODED SOILS BY RAKING AND REWORKING THE SLOPE, SALVAGING EXISTING TOPSOIL FROM THE BOTTOM OF THE SLOPE WHERE NECESSARY.

THE BUFFER SEED BED SHALL BE SCARIFIED TO A DEPTH OF 6 INCHES. THE SURFACE OF THE SEED BED SHOULD BE PREPARED SO THAT NO CLODS OVER 1.5 INCHES IN DIAMETER, WEEDS, STICKS, CRUSTING OR GULLYING IS PRESENT. UPON COMPLETION OF THE SEED BED SCARIFICATION, A NORMAL WEIGHT «150-200 LB.» PERSON SHOULD SINK 1 TO 2 INCHES IN TO THE SEED BED.

SEEDING

THE WORK SHALL CONSIST OF PREPARING THE SEED BED AND PLACING THE SEED AND OTHER MATERIALS IN THE SEED BED.

THE AREA TO BE SEEDED MAY NEED PRESCRIBED BURNING PRIOR TO PLANTING.

THE AREA TO BE SEEDED SHALL BE WORKED TO A MINIMUM DEPTH OF 3 INCHES WITH A DISK TILLER OR OTHER EQUIPMENT APPROVED BY THE WETLAND CONSULTANT, REDUCING ALL SOIL PARTICLES TO A SIZE NOT LARGER THAN 1.5 INCHES IN THE LARGEST DIMENSION. THE PREPARED SURFACE SHALL BE RELATIVELY FREE FROM WEEDS, CLODS, STONES, RIVULETS, GULLIES, CRUSTING AND CAKING.

NO SEED SHALL BE SOWN DURING HIGH WINDS OR WHEN THE GROUND IS NOT IN PROPER CONDITION FOR SEEDING, NOR SHALL ANY SEED BE SOWN UNTIL THE PURITY TESTING HAS BEEN COMPLETE FOR THE SEEDS TO BE USED, AND SHOWS THE SEED MEETS THE NOXIOUS WEED REQUIREMENTS.

SEEDING SHALL OCCUR PRIOR TO ANY PLANTING. SEEDING SHALL BE ACCOMPLISHED BY UTILIZING A "NO TILL" ATTACHMENT MEETING THE SPECIFICATIONS OF THE WETLAND CONSULTANT OR A RANGELAND TYPE GRASS DRILL MEETING THE SPECIFICATIONS OF THE STANDARD SPECIFICATION 1101.06&6. GRASSES AND FORB MIXTURES WILL BE SEEDED SEPARATELY. THE MACHINE USED TO SEED SHOULD BE RESET TO DRILL THE FORBS AT A DEPTH RECOMMENDED BY THE SEED SUPPLIER OR WETLAND CONSULTANT. GRASS AND FORB MIXTURES SHALL BE AS NOTED ON THE PLANS.

HYDRAULIC SEEDING OR HAND BROADCAST SEEDING WILL BE ALLOWED AS APPROVED BY THE WETLAND CONSULTANT AND ONLY FOR INACCESSIBLE AREAS WHERE THE USE OF THE EQUIPMENT SPECIFIED IS PHYSICALLY IMPOSSIBLE.

THE SEEDING SHALL BE COMPLETED BEFORE JUNE 15 OR AFTER NOVEMBER 1. PRIOR TO STARTING WORK SEEDERS SHALL BE CALIBRATED AND ADJUSTED TO SOW SEEDS AT THE REQUIRED SEEDING RATE AND TO THE PROPER DEPTH. EQUIPMENT SHALL BE OPERATED IN A MANNER TO ENSURE COMPLETE COVERAGE OF THE ENTIRE AREA TO BE SEEDED. THE WETLAND CONSULTANT SHALL BE NOTIFIED 48 HOURS PRIOR TO BEGINNING THE SEEDING OPERATION SO THAT THE WETLAND SPECIALIST MAY DETERMINE BY TRIAL RUNS THAT THE SEEDER WILL PROVIDE UNIFORM DISTRIBUTION.

SEEDING - CONTINUED

THE CLASSES OF SEED MIXTURES AND COMBINATIONS OF MIXTURES ARE DESIGNATED ON THE PLANS. SEED MIXTURES SPECIFIED TO BE INSTALLED IN THE SAME SEASON SHALL BE SEEDED WITHIN 3 DAYS OF EACH OTHER. VARIATIONS IN SEED MIXTURE MUST BE APPROVED IN WRITING BY THE WETLAND CONSULTANT.

SEED QUALITY MUST MEET THE APPLICABLE STANDARDS SET FORTH IN STANDARD SPECIFICATION 1081.04.

PERIOD OF ESTABLISHMENT. THE PERIOD OF ESTABLISHMENT SHALL BE 90 DAYS FOLLOWING SEEDING. NINETY PERCENT AERIAL COVER SHALL BE EVIDENT AT THE END OF THE 90 DAY PERIOD OF ESTABLISHMENT. THE WETLAND CONSULTANT SHALL MAKE THE COVER DETERMINATION.

THE OWNER MAY RETAIN 10% OF THE TOTAL INVOICE TO BE RELEASED UPON FULFILLMENT OF THE PERIOD OF ESTABLISHMENT.

PLANTING

NURSERY STOCK. THE CONTRACTOR SHALL FURNISH A SHIPPING TICKET OR LABEL DOCUMENTING PROVENENCE OF PLANT MATERIALS TO WETLAND SPECIALIST PRIOR TO INSTALLATION.

REPAIRS

CONTRACTOR SHALL BEAR ALL COSTS FOR REPAIRING ANY DAMAGES TO THE SITE SUCH AS EXISTING TURF AREAS, BRIDGES, TRAILS AND/OR ANY OTHER EXISTING SITE FEATURES.

MAINTENANCE

THE WORK MAY CONSISTS OF HAND WEEDING, HERBICIDING, CUTTING OR MOWING, PRUNING AND WATERING THE PLANTED AND AREAS. THE CONTRACTOR IS TO CONTINUOUSLY MAINTAIN THE LANDSCAPE AND EROSION CONTROL FEATURES AFTER INSTALLATION, DURING THE PROGRESS OF THE WORK, AND FOR A PERIOD OF 1 YEAR FROM INSTALLATION COMPLETION UNTIL FINAL ACCEPTANCE.

SUPPLEMENTAL WATERING. SUPPLEMENTAL WATERING SHALL BE CARRIED OUT IF RAINFALL IS LESS THAN 1" PER TWO WEEKS EXCEPT FOR THE SODDED AREAS WHICH REQUIRE DAILY WATERING.

WEED MANAGEMENT. WEED MANAGEMENT IS THE CONTROL OF PLANTS DEEMED TO BE UNDESIRABLE BY THE ENGINEER. SPOT TREATMENT WITH HERBICIDES WILL BE REQUIRED, PARTICULARLY FOR PURPLE LOOSESTRIFE, CATTAILS AND REED CANARY GRASS.

MOWING. MOWING OF ALL NATIVE UPLAND AREAS SHALL BE COMPLETED THREE TIMES DURING THE FIRST GROWING SEASON. MOWING SHALL BE DONE AT A HEIGHT BETWEEN 5 AND 8-INCHES.

PREDATOR GUARDS. ALL GOOSE GUARDS INSTALLED SHALL BE CONSCIENTIOUSLY MAINTAINED UNTIL THE PERFORMANCE CRITERIA ARE MET AT THE FINAL ACCEPTANCE. SHOULD THE CONTRACTOR FAIL TO MONITOR AND MAINTAIN THE GOOSE GUARD, THE OWNER SHALL HAVE THE RIGHT TO PERFORM THE WORK AND RECOVER ALL COSTS.

WETLAND MAINTENANCE SHALL BE DONE IN ACCORDANCE OF SECTION 253.15 EXCEPT THAT THE PERIOD OF ESTABLISHMENT SHALL BE 90 DAYS.

EROSION BLANKET TYPE II

THIS WORK SHALL CONSIST OF FURNISHING ALL LABOR, MATERIALS, TOOLS AND EQUIPMENT NECESSARY TO PLACE EROSION BLANKET IN ALL AREAS ABOVE NORMAL WATER TO TOP OF BERM IN DETENTION AREA, AND DRAINAGE SWALE PLANTED AND SEEDED AREAS OR AS DIRECTED BY THE ENGINEER.

EROSION BLANKET TYPE II «SPECIAL» SHALL BE NAG S75BN BLANKET ON UP-SLOPE NATIVE SEEDED AREAS INDICATED ON PLAN . MANUFACTURED BY NORTH AMERICAN GREEN OR AN APPROVED EQUAL.

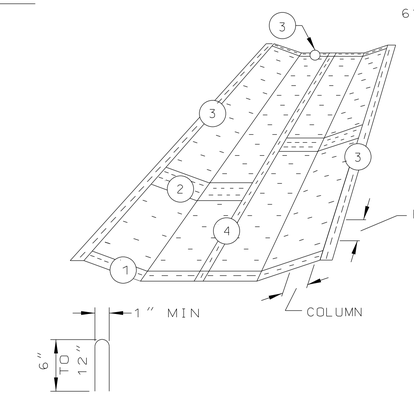
EROSION BLANKET TYPE II «SPECIAL» SHALL BE NAG SC-150 BLANKET IN DESIGNATED BIOFILTRATION SWAIL INDICATED ON PLAN. MANUFACTURED BY NORTH AMERICAN GREEN OR AN APPROVED EQUAL.

EROSION BLANKET TYPE II «SPECIAL» SHALL CONTAIN 100% STRAW AT 0.5 LBS./SQ.YD. OVERLAIN ON ONE SIDE BY A 100% BIODEGRADABLE MESH, AND SEWN WITH A BIODEGRADABLE THREAD.

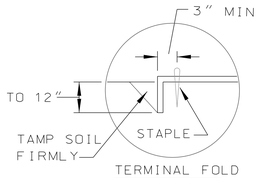
THE BLANKET SHALL BE PROVIDED IN ROLLS 6.67 FT. WIDE BY 108 FT. LONG. THE WEIGHT SHALL BE .58 LBS PER SQUARE YARD.

THE BLANKET SHALL BE PLACED WITHIN 24 HOURS AFTER SEEDING OPERATIONS HAVE BEEN COMPLETED ON THE AREAS SPECIFIED. PRIOR TO PLACING THE BLANKET, THE AREAS TO BE COVERED SHALL BE RELATIVELY FREE OF ALL ROCKS OR CLODS OVER 40 MM 1.5 INCH IN DIAMETER, AND ALL STICKS OR OTHER FOREIGN MATERIAL WHICH WILL PREVENT THE CLOSE CONTACT OF THE BLANKET WITH THE SEED BED. IF, AS A RESULT OF RAIN, THE PREPARED SEED BED BECOMES CRUSTED OR ERODED, OR IF ERODED PLACES, RUTS OR DEPRESSIONS EXIST FOR ANY REASON, THE CONTRACTOR WILL BE REQUIRED TO REWORK THE SOIL UNTIL IT IS SMOOTH AND TO RESEED SUCH AREAS WHICH ARE REWORKED. AFTER THE AREA HAS BEEN PROPERLY SHAPED AND SEEDED, THE BLANKET SHALL BE LAID OUT FLAT, EVENLY AND SMOOTHLY, WITHOUT STRETCHING THE MATERIAL. THE BLANKET SHALL BE PLACED HORIZONTAL TO THE SLOPE WITH THE NETTING ON TOP AND THE FIBERS IN CONTACT WITH THE SOIL OVER THE ENTIRE AREA. BUTT ENDS AND SIDES AND THEN STAPLE.

STAPLES SHALL BE PLACED AT A RATE OF 3.5 STAPLES PER SQUARE YARD. THE BLANKET SHALL OVERLAP BETWEEN 3" AND 4" WITH ADJACENT BLANKET.

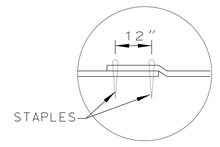


STAPLE DETAIL



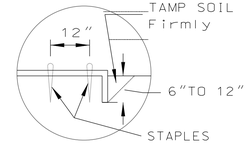
TERMINAL FOLD
EXCELSIOR BLANKET
EROSION CONTROL PAPER

DETAIL 1



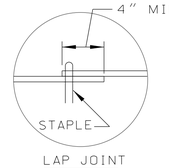
JUNCTION SLOT
EXCELSIOR BLANKET

DETAIL 2



ANCHOR SLOT
JUTE MESH
EXCELSIOR BLANKET
EROSION CONTROL PAPER

DETAIL 3



LAP JOINT
Jute Mesh
EROSION CONTROL PAPER
EXCELSIOR BLANKET SHALL
BE BUTTED TOGETHER.

DETAIL 4

NOTES:

1. STAPLES ARE TO BE PLACED ALTERNATELY. IN COLUMNS APPROXIMATELY 2' APART AND IN ROWS APPROXIMATELY 3' APART. APPROXIMATELY 175 STAPLES ARE REQUIRED PER 4'X 225' ROLL OF MATERIAL AND 125 STAPLES ARE REQUIRED PER 4'X 150' ROLL OF MATERIAL.
2. EROSION CONTROL MATERIAL SHALL BE PLACED LOOSELY OVER GROUND SURFACE. DO NOT STRETCH.
3. ALL TERMINAL ENDS AND TRANSVERSE LAPS SHALL BE STAPLED AT APPROXIMATELY 12" INTERVALS.

EROSION BLANKET PLAN

NRCS IL-530

Natural Resources Conservation Service

BASIN BOTTOMS - IDOT CLASS 40
WETLAND GRASS & SEDGE MIXTURE

COMMON NAME	AMOUNT / ACRE
PERMANENT MATRIX	SEED
44.64 % ANNUAL RYEGRASS	25 LBS.
44.64 % SPRING OATES	25 LBS.
10.72 % WETLAND GRASSES (BELOW)	6 LBS.
	56 LBS. / ACRE
12 % BLUE JOINT GRASS	
6 % LAKE-BANK SEDGE	
6 % AWL-FRUITED SEDGE	
6 % TUSSOCK SEDGE	
6 % FOX SEDGE	
3 % NEEDLE SPIKE RUSH	
3 % BLUNT SPIKE RUSH	
14 % FOWL MANNA GRASS	
6 % COMMON RUSH	
6 % SLENDER RUSH	
6 % TORREY'S RUSH	
10 % RICE CUT GRASS	
3 % HARD-STEMMED BULRUSH	
3 % DARK GREEN RUSH	
3 % RIVER BULRUSH	
3 % SOFTSTEM BULRUSH	
4 % CORD GRASS	

BASIN BOTTOM =
19,260 SQ' AREA
25 LBS. SEED MIX REQUIRED

LOWER SLOPES OF BASINS N.W.L. TO H.W.L.
REVISED IDOT CLASS 4A
LOW PROFILE NATIVE GRASS MIX

COMMON NAME	SCIENTIFIC NAME	AMOUNT / ACRE
PERMANENT MATRIX		SEED
LITTLE BLUESTEM GRASS	ANDROPOGON SCOPARIUS	5 LBS.
SIDE-OATES GRAMA	BOUTELOUA CURTIPENDULA	5 LBS.
PRARIE DROPSEED	SPOROBOLUS HETEROLPIS	.5 LBS.
WILD RYE GRASS	ELYMUS CANADENSIS	1 LBS.
ANNUAL RYE GRASS	SECALE CEREALE	25 LBS.
SPRING OATES	AVENA SATIVA	25 LBS.
PERENNIAL RYE GRASS		15 LBS.
		76.5 LBS. / ACRE

NORTH BASIN SLOPES =
32,320 SQ' AREA
60 LBS. SEED MIX REQUIRED

PERFORMANCE STANDARDS

NATIVE PLANTING AREA PERFORMANCE CRITERIA FOR STORMWATER BMP'S

1ST FULL GROWING SEASON: WITHIN THREE MONTHS OF SEED INSTALLATION «OR THREE MONTHS AFTER THE START OF THE GROWING SEASON FOLLOWING DORMANT SEEDING», AT LEAST 90 PERCENT OF THE SEEDED AREA, AS MEASURED BY AERIAL COVER, WILL BE VEGETATED OR OTHERWISE STABILIZED AGAINST EROSION. THE COVER CROP MAY BE INCLUDED IN THIS MEASUREMENT.

2 ND FULL GROWING SEASON: BY THE END OF THE SECOND GROWING SEASON, THE PLANTED AREAS SHALL HAVE A MINIMUM OF 50 PERCENT GROUND COVER BY SPECIES IN THE APPROVED PLANT LIST AND/OR NATIVE SPECIES WITH NATIVE COEFFICIENT OF CONSERVATION «C-» VALUES OF 2 OR GREATER «PER SWINK AND WILHELM 1994 OR MORE CURRENT VERSION». NATURALIZED LANDSCAPES SHALL NOT HAVE MORE THAN ONE SQUARE-METER DEVOID OF VEGETATION, AS MEASURED BY AERIAL COVERAGE.

3 RD FULL GROWING SEASON: BY THE END OF THE THIRD GROWING SEASON, THE PLANTED AREAS «E.G. WETLAND, PRAIRIE» SHALL HAVE A MINIMUM OF 75 PERCENT GROUND COVER AND EMERGENT AREAS SHALL HAVE MINIMUM OF 35 PERCENT GROUND COVER «BY SPECIES IN THE APPROVED PLANT LIST AND/OR NATIVE SPECIES WITH NATIVE COEFFICIENT OF CONSERVATION «C-» VALUES OF 2 OR GREATER. THE CUMULATIVE PLANT LIST, ACROSS ALL VEGETATIVE COMMUNITIES SHALL HAVE A MINIMUM NATIVE FLORISTIC QUALITY INDEX «FQI» OF 20 AND A «C-» VALUE OF 3.5 OR GREATER. NATURALIZED LANDSCAPES SHALL NOT HAVE MORE THAN ONE SQUARE-METER DEVOID OF VEGETATION, AS MEASURED BY AERIAL COVERAGE.

ADDITIONAL YEARLY STANDARDS: SEEDED/PLANTED AREAS «EXCLUDING EMERGENT ZONE» SHALL HAVE NO RILLS OR GULLIES GREATER THAN FOUR INCHES WIDE BY FOUR INCHES DEEP. AREAS SEEDED TO TURFGRASS OR LOW-MAINTENANCE TURF SHALL HAVE 95 PERCENT GROUND COVER. INSTALLED WOODY MATERIALS WITHIN THE NATURALIZED LANDSCAPE AREA SHALL BE ALIVE, IN HEALTHY CONDITION, AND REPRESENTATIVE OF THE SPECIES.

FOR SEED MIX, NATIVE MIX, EROSION BLANKETS, SOIL AMENDMENTS

NATIONAL SEED / CONSERV FS
4720 YENDER AVENUE, LISLE, ILLINOIS 60532

CONTACT: MARK BREIER
GRASS SEED MANAGER / SALES
Office: (630) 963-8787 Mobil: (630) 417-9057
Email : mark.breier@natseed.com

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TINLEY PARK, ILLINOIS 60477

GAS N WASH

GAS N WASH

ISSUE

TO	DATE
REVIEW	08/15/25
REVIEW	02/11/26
REVIEW	05/13/26

CHECK: CK
DRAWN: PAC
JOB: 24-0230

LS-4
SPECIFICATIONS

FLOOR PLAN GENERAL NOTES

A. ALL WORK TO BE DONE IN ACCORDANCE WITH ALL GOVERNING STATE AND LOCAL CODES, ORDINANCES, AND AMENDMENTS.

B. WATER RESISTANT GYPSUM BOARD OR CEMENT BOARD SHALL BE USED AT ALL WALLS IN TOILET ROOM, BEHIND ALL PLUMBING FIXTURES, AND ANY WET LOCATIONS - SEE PARTITION SCHEDULE FOR MORE INFORMATION.

C. PROVIDE ALL REQUIRED IN WALL BLOCKING FOR ALL WALL MOUNTED EQUIPMENT, MILLWORK, SHELVING, AND ACCESSORIES.

D. MOUNT ALL FIXTURES & ACCESSORIES AT HEIGHTS CONFORMING WITH ALL GOVERNING CODES & ACCESSIBILTY REQUIREMENTS.

E. ALL WOOD BLOCKING AND PLYWOOD TO BE FIRE TREATED.

F. FIRE EXTINGUISHERS ARE SUPPLIED AND INSTALLED BY THE G.C. QUANTITIES AND LOCATIONS TO BE COORDINATED W/ THE LOCAL FIRE DEPARTMENT.

G. COORDINATE SIZE AND LOCATION OF ALL DUCT SHAFT OPENINGS IN WALLS AND FLOORS. SEE MECHANICAL AND ELECTRICAL DRAWINGS.

H. ALL DIMENSIONS ARE NOMINAL & ARE FROM FACE OF GYPSUM BOARD, SHEATHING, OR SUBSTRATE.

I. REFER TO THE EQUIPMENT PLAN AND EQUIPMENT SCHEDULE FOR MORE INFORMATION ON THE EQUIPMENT. EQUIPMENT SHOWN ON THIS PLAN IS FOR REFERENCE ONLY.

J. PROVIDE CONTINUOUS BEAD OF CLEAR SILICONE SEALANT AT INTERIOR SIDE OF ALL WALL TRANSITIONS. SEAL ALL NEW AND EXISTING OPENINGS IN FLOORS, STRUCTURAL DECK AND EXTERIOR WALLS IN ORDER TO PROVIDE A WEATHER TIGHT SEAL.

K. ALL WALLS ARE AT 90° UNLESS NOTED OTHERWISE.

L. PROPERLY PREPARE & CLEAN SUBSTRATES & SURFACES AS REQUIRED TO ACCEPT FINISHES, MATERIALS, TREATMENTS, ETC.

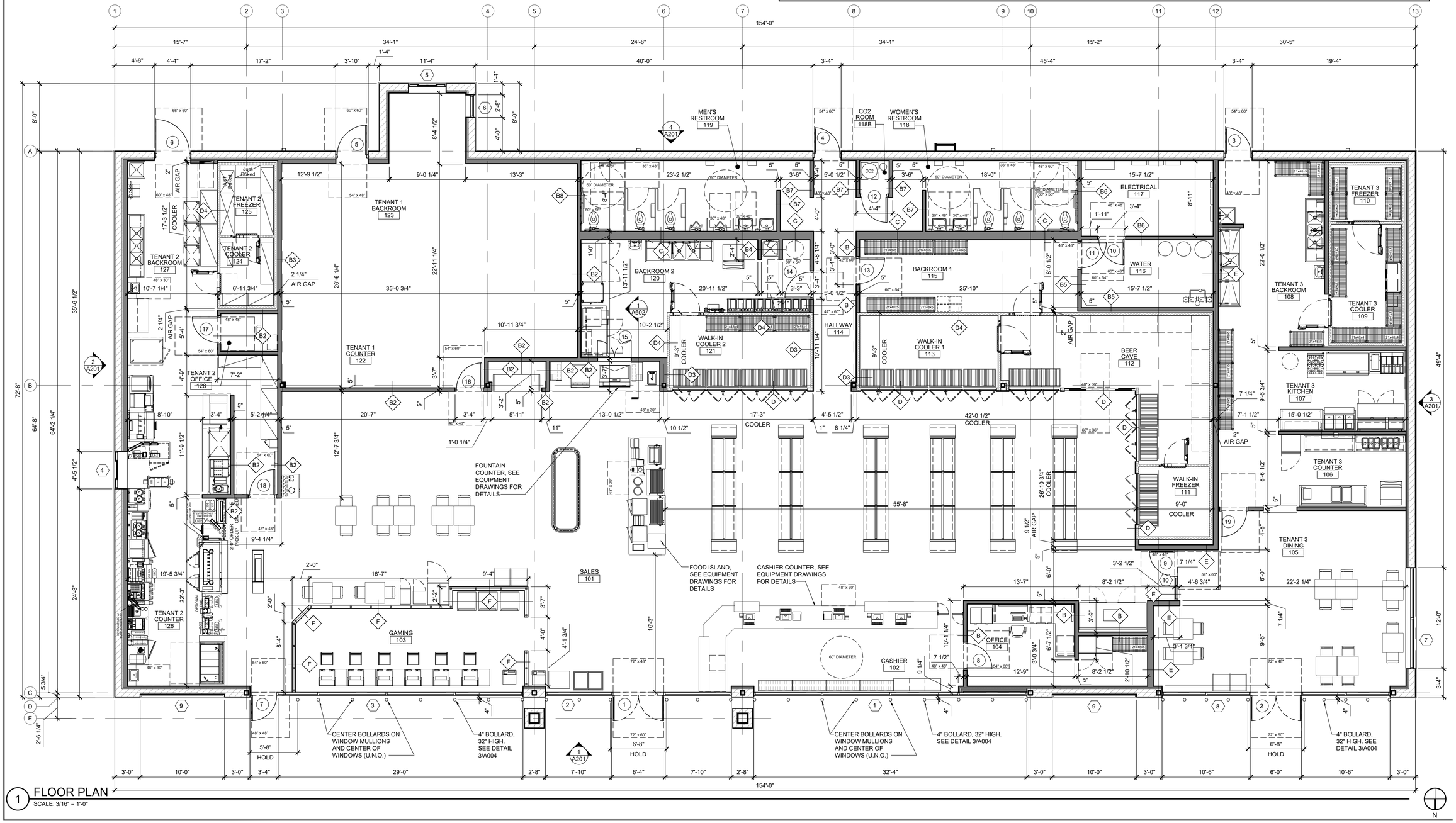
M. G.C. SHALL PROVIDE FINAL CLEANING OF STORE AT END OF CONSTRUCTION.

FLOOR PLAN LEGEND

- PARTIAL HEIGHT WALL CONSTRUCTION
- STUD WALL CONSTRUCTION
- MASONRY WALL CONSTRUCTION
- WALK-IN COOLER / FREEZER BOX PANEL
- XX" x XX" — CLEAR FLOOR AREA PER ACCESSIBILITY CODES
- X — PARTITION TAG, SEE PARTITION TYPES BELOW AND DETAILS ON SHEET A601
- X — DOOR TAG, SEE DOOR SCHEDULE ON SHEET A702
- X — WINDOW TAG, SEE WINDOW SCHEDULE ON SHEET A703

PARTITION TYPES

- A — 6" STUD WALL, STAINLESS STEEL SHEET METAL OVER 5/8" CEMENT BOARD TO BOTTOM OF DECK ON HOOD SIDE, 5/8" PLYWOOD WITH FRP ON TENANT SIDE, SEE SHEET A601.
- B — 3 5/8" STUD WALL WITH 5/8" GYPSUM BOARD EACH SIDE, TO 6" ABOVE CEILING ON SIDES THAT HAVE CEILINGS AND TO DECK ON OPEN TO STRUCTURE SIDES, SEE SHEET A601.
- B2 — 3 5/8" STUD WALL, FRP OVER 5/8" PLYWOOD ON TENANT SIDE TO 6" ABOVE CEILING, 5/8" GYPSUM BOARD ON SALES SIDE TO BOTTOM OF DECK, SEE SHEET A601.
- B3 — 3 5/8" STUD WALL, FRP OVER 5/8" PLYWOOD BOTH SIDES TO 6" ABOVE CEILING, SEE SHEET A601.
- B4 — 3 5/8" STUD WALL, 5/8" CEMENT BOARD ON MOP SINK SIDE TO 6" ABOVE CEILING, FRP OVER 5/8" PLYWOOD ON OPPOSITE SIDE TO 6" ABOVE CEILING, SEE SHEET A601.
- B5 — 3 5/8" STUD WALL, 5/8" MOISTURE RESISTANT GYPSUM BOARD ON WATER SIDE TO BOTTOM OF DECK, 5/8" GYPSUM BOARD ON OPPOSITE SIDE TO 6" ABOVE CEILING, SEE SHEET A601.
- B6 — 3 5/8" STUD WALL, 5/8" PLYWOOD PAINTED ON ELECTRICAL SIDE TO BOTTOM OF DECK WITH SOUND ATTENUATION BATT INSULATION, 5/8" MOISTURE RESISTANT GYPSUM BOARD ON OPPOSITE SIDE TO BOTTOM OF DECK, SEE SHEET A601.
- B7 — 3 5/8" STUD WALL WITH 5/8" MOISTURE RESISTANT GYPSUM BOARD EACH SIDE, TO 6" ABOVE CEILING, SEE SHEET A601.
- B8 — 3 5/8" STUD WALL WITH 5/8" MOISTURE RESISTANT GYPSUM BOARD ON RESTROOM SIDE TO UNDERSIDE OF DECK WITH SOUND ATTENUATION BATT INSULATION, FRP OVER 5/8" PLYWOOD BOTH SIDES TO 6" ABOVE CEILING, SEE SHEET A601.
- C — (2) 3 5/8" STUD WALL WITH 3 1/2" CHASE IN CENTER WITH SOUND ATTENUATION BATT INSULATION, 5/8" MOISTURE RESISTANT GYPSUM BOARD ON RESTROOM SIDE AND 5/8" GYPSUM BOARD ON OPPOSITE SIDE, TO UNDERSIDE OF JOIST, SEE SHEET A601.
- D — 1/2" DUROROCK APPLIED TO FACE OF COOLER. 3 5/8" STUD WALL ABOVE TO HAVE 5/8" DUROROCK ON ONE SIDE TO UNDERSIDE OF JOIST, SEE SHEET A601.
- D2 — 3 5/8" STUD WALL WITH 5/8" GYPSUM BOARD ON HALL SIDE TO 6" ABOVE CEILING INFILL TO WALKIN COOLER WALL, SEE SHEET A601.
- D3 — 1/2" GYPSUM BOARD APPLIED TO FACE OF COOLER. 3 5/8" STUD WALL ABOVE TO HAVE 5/8" GYPSUM BOARD ON ONE SIDE TO 6" ABOVE CEILING, SEE SHEET A601
- D4 — 3 5/8" STUD TO 6" ABOVE CEILING WITH FRP OVER 5/8" PLYWOOD ON BACKROOM SIDE, SEE SHEET A601
- E — 3-5/8" STUD WALL WITH FIBERGLASS INSULATION, 1/2" RESILIENT CHANNEL, 5/8" FIRE-RESISTANT GYPSUM BOTH SIDES TO TO 6" ABOVE CEILING, SEE SHEET A601
- F — PARTIAL HEIGHT 3 5/8" STUD WALL, 5/8" GYPSUM BOARD EACH SIDE, 2"X2"X1/8" STEEL TUBE- @ EACH END OF WALL, EACH END AND AT 4'-0" O.C. MAX TO 4'-0" A.F.F., SEE SHEET A601.



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

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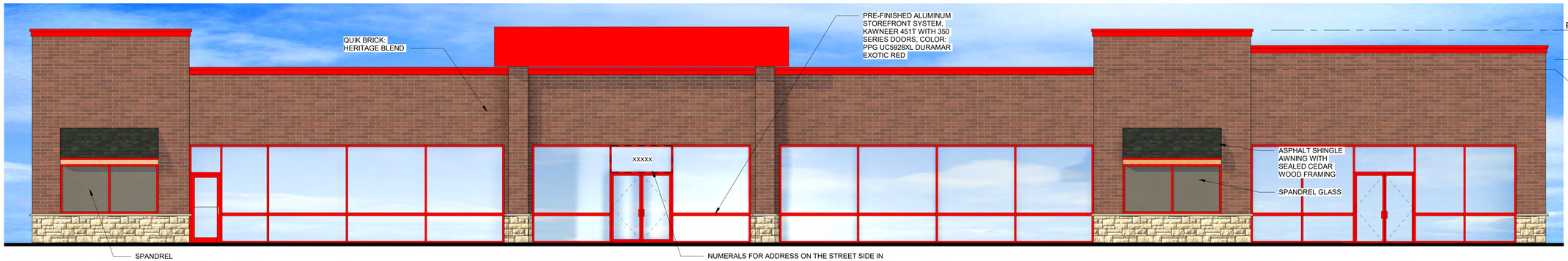
GAS N WASH

ISSUE

TO	DATE
ZONING	02/06/26
CLIENT	04/01/26
CLIENT	04/30/26
ZONING	05/12/26

CHECK:CP
DRAWN:KV/AN
JOB:D2600095

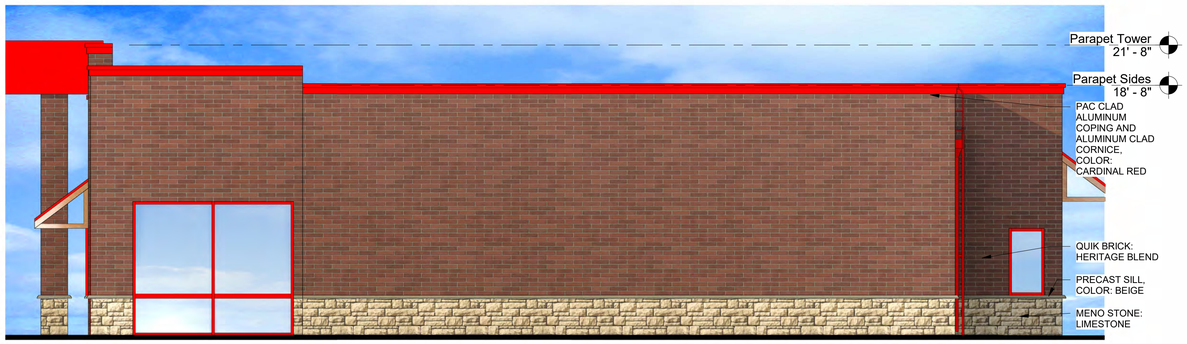
A101
FLOOR PLAN



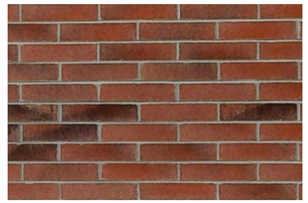
1 NORTH ELEVATION
3/16" = 1'-0"



2 EAST ELEVATION
3/16" = 1'-0"



3 WEST ELEVATION
3/16" = 1'-0"



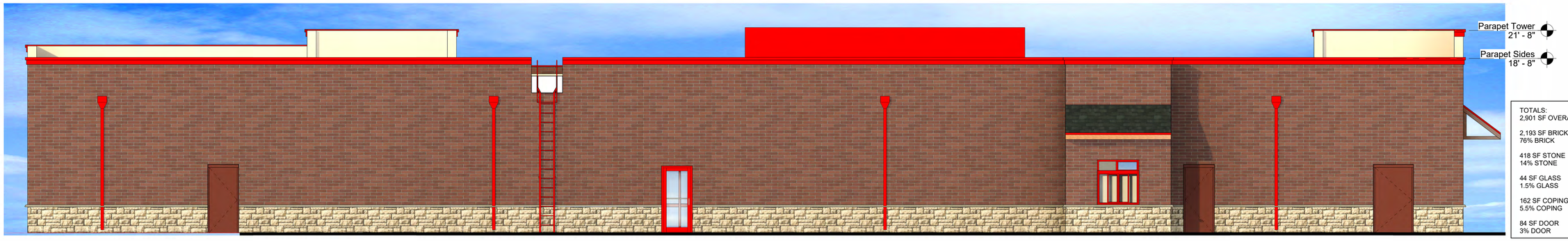
5 BRICK SAMPLE
N.T.S.



6 STONE SAMPLE
N.T.S.



7 AWNINGS/GLAZING/RED METAL
N.T.S.



4 SOUTH ELEVATION
3/16" = 1'-0"

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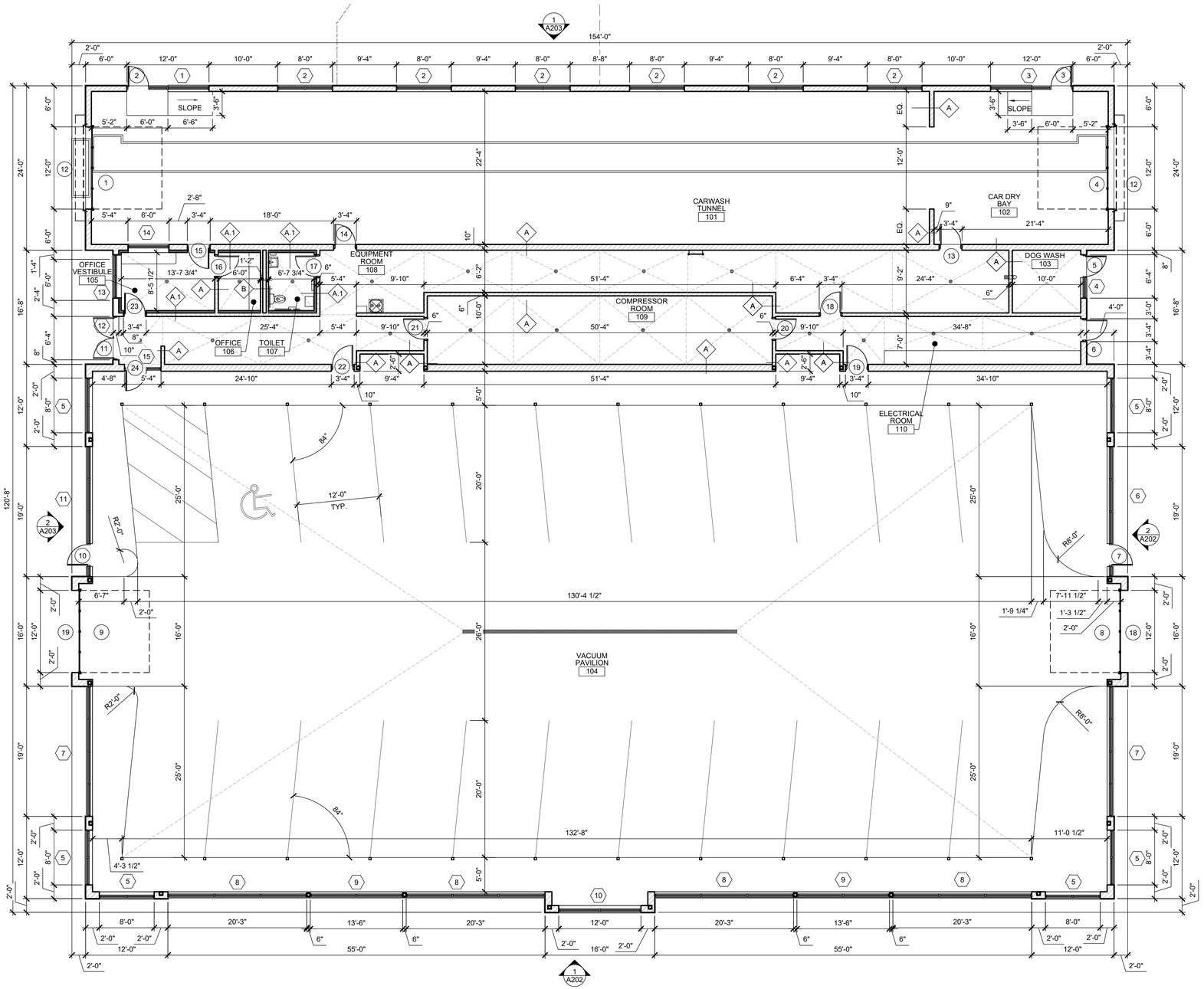
GAS N WASH

ISSUE

TO	DATE
ZONING	02/06/26
ZONING	05/12/26

CHECK:CP
DRAWN:KV
JOB:D2600095

A201
COLORED C-STORE ELEVATIONS



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

N

FLOOR PLAN GENERAL NOTES

A. CONTRACTOR TO VERIFY WITH CAR WASH EQUIPMENT SUPPLIER LOCATION OF PIPES, CONVEYOR TRENCH, ETC.
B. ALL WORK TO BE DONE IN ACCORDANCE WITH ALL GOVERNING STATE AND LOCAL CODES, ORDINANCES, AND AMENDMENTS.
C. WATER RESISTANT GYPSUM BOARD OR CEMENT BOARD SHALL BE USED AT ALL WALLS IN TOILET ROOM, BEHIND ALL PLUMBING FIXTURES, AND ANY WET LOCATIONS - SEE PARTITION SCHEDULE FOR MORE INFORMATION.
D. PROVIDE ALL REQUIRED IN WALL BLOCKING FOR ALL WALL MOUNTED EQUIPMENT, MILLWORK, SHELVING, AND ACCESSORIES.
E. MOUNT ALL FIXTURES & ACCESSORIES AT HEIGHTS CONFORMING WITH ALL GOVERNING CODES & ACCESSIBILITY REQUIREMENTS.
F. ALL WOOD BLOCKING AND PLYWOOD TO BE FIRE TREATED.
G. FIRE EXTINGUISHERS ARE SUPPLIED AND INSTALLED BY THE G.C. QUANTITIES AND LOCATIONS TO BE COORDINATED W/ THE LOCAL FIRE DEPARTMENT.
H. COORDINATE SIZE AND LOCATION OF ALL DUCT SHAFT OPENINGS IN WALLS AND FLOORS. SEE MECHANICAL AND ELECTRICAL DRAWINGS.
I. ALL DIMENSIONS ARE NOMINAL & ARE FROM FACE OF GYPSUM BOARD, SHEATHING, OR SUBSTRATE.
J. REFER TO THE EQUIPMENT PLAN AND EQUIPMENT SCHEDULE FOR MORE INFORMATION ON THE EQUIPMENT. EQUIPMENT SHOWN ON THIS PLAN IS FOR REFERENCE ONLY.
K. PROVIDE CONTINUOUS BEAD OF CLEAR SILICONE SEALANT AT INTERIOR SIDE OF ALL WALL TRANSITIONS. SEAL ALL NEW AND EXISTING OPENINGS IN FLOORS, STRUCTURAL DECK AND EXTERIOR WALLS IN ORDER TO PROVIDE A WEATHER TIGHT SEAL.
L. ALL WALLS ARE AT 90° UNLESS NOTED OTHERWISE.
M. PROPERLY PREPARE & CLEAN SUBSTRATES & SURFACES AS REQUIRED TO ACCEPT FINISHES, MATERIALS, TREATMENTS, ETC.
N. G.C. SHALL PROVIDE FINAL CLEANING OF STORE AT END OF CONSTRUCTION.
O. WALL AND PARTITION DIMENSIONS SHOWN ON PLANS ARE NOMINAL DIMENSIONS.
P. POST BUILDING ADDRESS ON BUILDING / SITE AT ALL TIMES DURING CONSTRUCTION. NUMBERS TO BE VISIBLE FROM STREET.

PARTITION TYPES

A — NON LOAD-BEARING 8" CONCRETE BLOCK WALL - SEE STRUCTURAL DRAWINGS.

A.1 — 8" CONCRETE BLOCK WALL WITH 2" CONTINUOUS INSULATION, 1-5/8" METAL STUD FURRING (TO BE ANCHORED TO CMU THROUGH INSULATION), 5/8" WATER RESISTANT GYPSUM BOARD TO BOTTOM OF DECK. - SEE STRUCTURAL DRAWINGS.

B — PLUMBING WALL: 6" SPACE WITH 4" CONCRETE BLOCK WALL ON BOTH SIDES TO EXTEND TO UNDERSIDE OF PRECAST PLANKS - SEE STRUCTURAL DRAWINGS.

FIRE EXTINGUISHER NOTES

1. FIRE EXTINGUISHERS TO BE MIN. CLASS 3A (3A40BC) SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 10 STANDARD FOR PORTABLE FIRE EXTINGUISHERS (IFC-906.2 & NFPA 101-9.7.4.1) AND PER LOCAL FIRE CODE.
   A. ALL FIRE EXTINGUISHERS SHALL BE PROPERLY TAGGED AND MOUNTED. (IFC-906.9 & NFPA 10-D.2.3.1)
   B. ALL FIRE EXTINGUISHERS SHALL REMAIN IN CLEAR VIEW AND SHALL NOT BE OBSTRUCTED AT ANY TIME (IFC-906.6 & NFPA 10-1.5.10)
   C. ALL FIRE EXTINGUISHERS SHALL BE INSTALLED NO HIGHER THAN 5'-0" (AT HANDLE) AND NO LESS THAN 4" ABOVE THE FINISHED FLOOR (IFC-906.9 & NFPA 10-1.5.10)

FLOOR PLAN LEGEND

- PARTIAL HEIGHT WALL CONSTRUCTION
- STUD WALL CONSTRUCTION
- MASONRY WALL CONSTRUCTION
- XX" x XX" — CLEAR FLOOR AREA PER ACCESSIBILITY CODES
- X — PARTITION TAG, SEE PARTITION TYPES, THIS PAGE
- X — DOOR TAG, SEE DOOR SCHEDULE
- X — WINDOW TAG, SEE WINDOW SCHEDULE

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GAS N WASH

GAS N WASH

ISSUE

TO	DATE
ZONING	08/14/24
ZONING	10/21/24
ZONING	12/04/24
ZONING	08/15/25
KICKOFF	04/30/26
ZONING	05/12/26

CHECK:CP
DRAWN:KV/AN
JOB:D2600095

A102
CAR WASH FLOOR PLAN



2 EAST ELEVATION
3/16" = 1'-0"

TOTALS:
2,760 SF OVERALL

1,208 SF BRICK
44% BRICK

257 SF STONE
9% STONE

668 SF GLASS
24% GLASS

111 SF COPING
4% COPING

262 SF DOOR
10% DOOR

254 SF ARTISAN BOARD
9% ARTISAN BOARD

TOTALS:
3,472 SF OVERALL

687 SF BRICK
20% BRICK

463 SF STONE
13% STONE

1,466 SF GLASS
42% GLASS

119 SF COPING
3.5% COPING

737 SF ARTISAN BOARD
21.5% ARTISAN BOARD



1 SOUTH ELEVATION
3/16" = 1'-0"

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CARWASH
SWC CORNER OF 191ST & HARLEM AVE
TINLEY PARK, IL 60487

GAS N WASH

ISSUE

TO	DATE
ZONING	02/06/26
ZONING	05/12/26

CHECK:CP
DRAWN:KV
JOB:D2600095

A202
EXTERIOR
ELEVATIONS



2 WEST ELEVATION
3/16" = 1'-0"

TOTALS:
2,760 SF OVERALL

1,208 SF BRICK
44% BRICK

257 SF STONE
9% STONE

668 SF GLASS
24% GLASS

111 SF COPING
4% COPING

262 SF DOOR
10% DOOR

254 SF ARTISAN BOARD
9% ARTISAN BOARD

TOTALS:
3,114 SF OVERALL

1,924 SF BRICK
62% BRICK

415 SF STONE
13% STONE

638 SF GLASS
20% GLASS

137 SF COPING
5% COPING



1 NORTH ELEVATION
3/16" = 1'-0"

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WT Group
Engineering • Design • Consulting

CARWASH
SWC CORNER OF 191ST & HARLEM AVE
TINLEY PARK, IL 60487

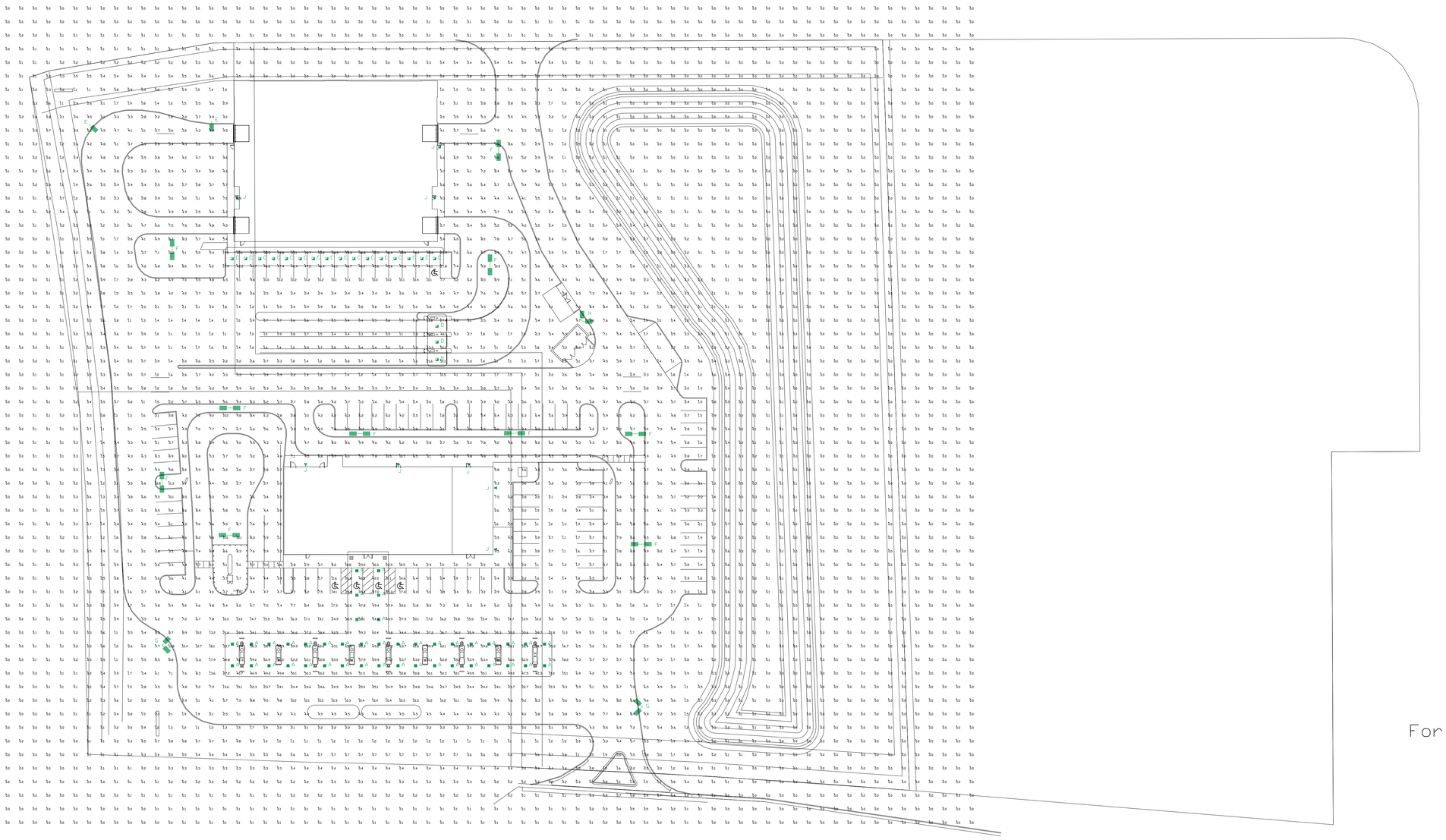
GAS N WASH

ISSUE

TO	DATE
ZONING	02/06/26
ZONING	05/12/26

CHECK:CP
DRAWN:KV
JOB:D2600095

A203
EXTERIOR
ELEVATIONS









For quotes, please contact
WALSH, LONG & CO
quotes@walshlong.com

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Grid Z
ALL CALC POINTS	Illuminance	Fc	3.62	69.2	0.0	N.A.	N.A.	0
GAS CANOPY	Illuminance	Fc	52.39	69.2	22.5	2.33	3.08	
INSIDE CURB	Illuminance	Fc	5.75	50.9	0.3	19.17	169.67	
PAY CANOPY	Illuminance	Fc	32.33	51.1	13.8	2.34	3.70	
VACUUM	Illuminance	Fc	41.29	47.5	23.9	1.73	1.99	

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Description	Mounting Height	LLF	Arr. Lum. Lumens	Arr. Watts	BUG Rating
	42	A	SINGLE	CRUS-SC-HO-50-WHT	18' GAS	1.000	19071	125	B4-U0-G2
	16	C	SINGLE	CRUS-SC-LW-50-WHT	10' VACUUM	1.000	11148	73	B3-U0-G1
	3	D	SINGLE	CRUS-SC-LW-50-WHT	8'-6" PAY	1.000	11148	73	B3-U0-G1
	2	E	SINGLE	SLM-LED-18L-SIL-FT-50-70CRI-SINGLE-BRZ	20'POLE+2'BASE	1.000	18904	135	B3-U0-G3
	10	F	D180°	SLM-LED-18L-SIL-FT-50-70CRI-D180-BRZ	20'POLE+2'BASE	1.000	37808	270	B3-U0-G3
	2	G	2 @ 90°	SLM-LED-18L-SIL-FT-50-70CRI-DN90-BRZ	20'POLE+2'BASE	1.000	37808	270	B3-U0-G3
	1	H	2 @ 90°	SLM-LED-18L-SIL-FT-50-70CRI-D90-BRZ	20'POLE+2'BASE	1.000	37808	270	B3-U0-G3
	8	J	Single	XWS-LED-05L-SIL-FT-50-70CRI-BRZ	9'	1.000	5072	35	B1-U0-G2

PHOTOMETRIC EVALUATION
NOT FOR CONSTRUCTION

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine the applicability of the layout to existing or future field conditions.

This lighting plan represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with The Illuminating Engineering Society (IES) approved methods. Actual performance of any manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in lamps/LED's and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping, or any other architectural elements unless noted. Fixture nomenclature noted does not include mounting hardware or poles. This drawing is for photometric evaluation purposes only and should not be used as a construction document or as a final document for ordering product.

The IES no longer uses the Cutoff Classification Systen for LED fixtures. The IES classifies LED fixtures with the BUG rating which refers to the Backlight-Uplight-Glare system. An Uplight of 'U0' most closely matches the old Full Cutoff rating.

Dimensions of drawings that have been scaled or converted from PDF files or scanned /submitted images are approximate.

Total Project Watts
Total Watts = 10697

10000 ALLIANCE RD. CINCINNATI, OHIO 45242 USA
(513) 793-3200 • FAX (513) 793-6023

LIGHTING PROPOSAL LO-160746-3

GAS N WSH
191st ST & HARLEM AVE
TINLEY PARK,IL

BY:MWE	DATE:07-30-24	REV:02-05-26	SHEET 1 OF 1

SCALE:1"=40' ARCH D 0 40

GAS N WASH

PRELIMINARY SITE IMPROVEMENT PLANS FOR LOT 4 BROOKSIDE CREEK - SWC 191ST & HARLEM AVE TINLEY PARK, WILL COUNTY, IL

GENERAL NOTES

THE FOLLOWING STANDARD SPECIFICATIONS AND NOTES AND THE NOTES, DRAWINGS, AND DETAILS FOUND THROUGHOUT THESE PLAN SHEETS (FINAL PLANS AND SPECIFICATIONS) ARE MEANT TO ASSIST IN THE CONSTRUCTION OF VARIOUS IMPROVEMENTS. THESE FINAL PLANS AND SPECIFICATIONS ARE NOT MEANT TO DEFINE A CONTRACTUAL RELATIONSHIP BETWEEN THE OWNER, M. GINGERICH GEREAUX AND ASSOCIATES (MG2A), OR A CONTRACTOR. THE RELATIONSHIP BETWEEN THE OWNER AND MG2A IS TYPICALLY DEFINED IN A PROFESSIONAL SERVICES AGREEMENT. MG2A HAS NO CONTRACTUAL RELATIONSHIP WITH THE CONTRACTOR(S). **MG2A RECOMMENDS THE OWNER AND ANY CONTRACTOR(S) USING THESE FINAL PLANS AND SPECIFICATIONS ENTER IN TO AN AGREEMENT TO CLEARLY DEFINE THE OWNER'S AND CONTRACTOR'S EXPECTATIONS REGARDING, THE OWNERS RESPONSIBILITIES, THE CONTRACTORS RESPONSIBILITIES AND SCOPE OF WORK, PERFORMANCE SCHEDULE, COMPENSATION, AND OTHER GENERAL TERMS AND CONDITIONS.**

STANDARD SPECIFICATIONS

1. THE **ENGINEER** IS M. GINGERICH, GEREAUX AND ASSOCIATES, 25620 SOUTH GOUGAR ROAD, MANHATTAN, ILLINOIS 60442; email: bhertz@mg2a.com; ph:815-478-9680.
2. THE **OWNER** CONTACT IS LENNY'S GAS N WASH 191ST AND HARLEM, LLC c/o LEONARD McENERY, 8200 W. 185th St., Unit K, TINLEY PARK, IL 60487; email: lenmcenery@aol.com; ph: 708-805-225.
3. THE **CONTRACTOR(S)** ARE ALL THOSE UTILIZING THESE PLANS IN ANY WAY TO CONSTRUCT THE IMPROVEMENTS SHOWN.

STANDARD SPECIFICATIONS

CONSTRUCTION SHALL BE PERFORMED ACCORDING TO THE FOLLOWING COMMONLY REFERENCED STANDARD SPECIFICATIONS. IN CASE OF ANY CONFLICT BETWEEN THESE STANDARD SPECIFICATIONS AND THE NOTES, DRAWINGS, AND DETAILS FOUND THROUGHOUT THESE PLAN SHEETS SHALL TAKE PRECEDENCE.

1. ALL APPLICABLE **ROAD IMPROVEMENTS, DRAINAGE FEATURES, LANDSCAPING, RESTORATION, WORK ZONE TRAFFIC CONTROL AND OTHER CONSTRUCTION ACTIVITIES** SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ILLINOIS DEPARTMENT OF TRANSPORTATION'S "IDOT STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION", CURRENT EDITION AND APPLICABLE STANDARDS. ***(IDOT SPECIFICATIONS)***, AND VILLAGE OF TINLEY PARK SUBDIVISION REGULATIONS.
2. ALL APPLICABLE **SOIL EROSION CONTROL MEASURES** SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE "ILLINOIS URBAN MANUAL", CURRENT EDITION.
3. **WATER MAIN, SANITARY SEWERS AND STORM SEWERS** SHALL BE CONSTRUCTED IN ACCORDANCE WITH "STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN ILLINOIS," BY ILLINOIS SOCIETY OF PROFESSIONAL ENGINEERS, CURRENT EDITION. ***(ISPE SPECIFICATIONS)***, *IEPA REGULATIONS, AND VILLAGE OF TINLEY PARK REQUIREMENTS.*

GENERAL NOTES

1. MG2A HAS NOT BEEN RETAINED OR COMPENSATED TO PROVIDE DESIGN AND CONSTRUCTION REVIEW SERVICES RELATING TO THE CONTRACTORS SAFETY PRECAUTIONS OR TO MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED FOR THE CONTRACTOR TO PERFORM HIS WORK.
2. CONTRACTOR(S) SHALL COMPLY WITH ALL LOCAL AND STATE SAFETY LAWS, REGULATIONS AND ORDINANCES; AND FEDERAL SAFETY REGULATIONS AS OUTLINED IN THE LATEST REVISIONS OF THE FEDERAL CONSTRUCTION SAFETY STANDARDS AND WITH ALL PROVISIONS AND REGULATIONS OF THE OSHA STANDARDS. EACH CONTRACTOR IS RESPONSIBLE FOR PROVIDING A SAFE WORKING PLACE FOR HIS EMPLOYEES. **CONTRACTOR(S) ARE RESPONSIBLE FOR THE SUPERVISION, DIRECTION AND CONDUCT OF THEIR EMPLOYEES, AGENTS, MATERIAL SUPPLIERS AND VENDORS.**
3. TRAFFIC CONTROL SHALL BE USED WHEN APPROPRIATE AND SHALL BE IN ACCORDANCE WITH THE ILLINOIS DEPARTMENT OF TRANSPORTATION STANDARDS. SUCH TRAFFIC CONTROL SHALL BE CONSIDERED INCIDENTAL TO THE WORK UNLESS OTHERWISE SPECIFIED IN AN AGREEMENT BETWEEN THE OWNER AND CONTRACTOR.
4. THE DRAWINGS, SPECIFICATIONS, IDEAS, DESIGNS AND ARRANGEMENTS PRESENTED ON THESE DRAWINGS ARE AND SHALL REMAIN THE PROPERTY OF MG2A, AND NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY WORK OR PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF MG2A.
5. ANY CONTRACTOR(S) USING THESE DRAWINGS SHALL OBTAIN AND THEREAFTER KEEP IN FORCE THROUGH THE DURATION OF THAT USE CUSTOMARY AND APPROPRIATE INSURANCE COVERAGE, WHICH SHALL INCLUDE WORKERS COMPENSATION AND EMPLOYERS LIABILITY, COMMERCIAL GENERAL LIABILITY, COMMERCIAL AUTOMOBILE LIABILITY, AND UMBRELLA LIABILITY. **CERTIFICATE(S) OF INSURANCE BY THE INSURER(S) ISSUING THE POLICIES SHALL BE FILED WITH MG2A AND THE OWNER PRIOR TO COMMENCEMENT OF WORK DESCRIBED ON THESE DRAWINGS.**
6. ANY CONTRACTOR(S) USING THESE DRAWINGS, BY SAID USE, SHALL BE SUBJECT TO THE INDEMNIFICATION PROVISIONS OF THE "LEGAL REGULATIONS AND RESPONSIBILITY TO PUBLIC" SECTION OF THE **IDOT SPECIFICATIONS**, WHERE, THE OWNER, MG2A SHALL BE SUBSTITUTED FOR THE WORD "DEPARTMENT" IN THESE PROVISIONS.
7. EQUALS SHALL BE DETERMINED BY MG2A AND OWNER ONLY AND MAY REQUIRE THE APPROVAL OF VARIOUS AGENCIES PERMITTING THE WORK.
8. MG2A, THE OWNER, AND GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE WORK ARE TO BE NOTIFIED PRIOR TO THE CONSTRUCTION OF ANY IMPROVEMENTS NOT DESCRIBED ON THESE DRAWINGS OR CONSTRUCTING IMPROVEMENTS DIFFERENTLY THAN AS DESCRIBED ON THESE DRAWINGS (FIELD CHANGES). **GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THIS WORK INCLUDE: VILLAGE OF TINLEY PARK, WILL COUNTY DOT (191ST) AND ILLINOIS DOT (HARLEM AVE).**
9. **ALL PROPOSED ELEVATIONS SHOWN ON THE PLANS ARE FINISHED SURFACE ELEVATIONS UNLESS OTHERWISE SPECIFIED.**
10. PERMITS SHALL BE OBTAINED FROM ALL GOVERNMENTAL AGENCIES HAVING JURISDICTION PRIOR TO THE INITIATION OF CONSTRUCTION ACTIVITY. MG2A HAS NOT OBTAINED PERMITS FOR THE WORK. THE OWNER OR CONTRACTOR SHALL OBTAIN ALL PERMITS.
11. MG2A, THE OWNER, AND GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE WORK ARE TO BE NOTIFIED BY THE CONTRACTOR A MINIMUM OF 2 WORKING DAYS PRIOR TO COVERING ANY EXPOSED SUBGRADE, PLACING ANY FILL, BACKFILLING SANITARY, WATER, OR STORM LINES, PLACING BASE COURSE STONE, PLACING CONCRETE, OR PLACING ASPHALT.

EXISTING FIELD TILES, UTILITIES AND CONFLICTS NOTES

1. ANY FIELD TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE REPAIRED AND RETURNED TO ITS ORIGINAL INTEGRITY, ROUTE, AND FUNCTION, AND SHALL NOT BE CONNECTED TO PROPOSED STORM SEWER SYSTEM(S), EXCEPT AS SPECIFIED OTHERWISE ON THE PLANS.
2. THE CONTRACTOR SHALL CALL JULIE # 1-800-892-0123 PRIOR TO ANY EXCAVATION TO ASSURE ALL UTILITIES ARE LOCATED PROPERLY. DAMAGE TO UTILITIES SHALL BE PROMPTLY REPORTED TO THE UTILITY OWNER AND REPAIRED AT THE CONTRACTORS EXPENSE.
3. EXISTING STORM SEWERS, SANITARY SEWERS, WATER MAINS, AND OTHER UTILITIES MAY EXIST BUT MAY NOT HAVE BEEN MARKED BY JULIE. THESE UTILITIES MAY NOT APPEAR ON THE FINAL PLANS AND SPECIFICATIONS.
4. THE CONTRACTOR SHALL CONTACT MUNICIPAL, COUNTY, AND STATE GOVERNMENTAL AGENCIES THAT MAY REASONABLY BE EXPECTED TO HAVE UTILITIES ON OR NEAR AREAS TO BE EXCAVATED IN ORDER TO HAVE THE UTILITIES LOCATED PROPERLY.
5. THE LOCATION OF AN UNDERGROUND UTILITY IS OFTEN NOT KNOWN. THE ACTUAL DEPTH AND ALIGNMENT OF UTILITIES HAVE NOT BEEN MEASURED BY MG2A. THE LOCATION OF ALL UNDERGROUND UTILITIES SHALL BE FIELD VERIFIED BY THE CONTRACTOR AT HIS OWN EXPENSE PRIOR TO CONSTRUCTION.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING MG2A AND THE UTILITY OWNER TO RESOLVE ANY UTILITY OR OTHER CONFLICTS NOT INDICATED WITHIN THE PLANS PRIOR TO INSTITUTING ANY CHANGES.
7. EXPENSE IN CONNECTING PROPOSED UTILITIES TO EXISTING UTILITIES SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT, UNLESS OTHERWISE INDICATED.

PAVEMENT & CURB NOTES

1. TRENCH BACKFILL SHALL BE USED IN ALL TRENCHES UNDER AND WITHIN 2 FEET OF PAVED OR GRAVEL AREAS AND IN ACCORDANCE WITH THE APPLICABLE ARTICLES OF THE IDOT SPECIFICATIONS AND ISPE SPECIFICATIONS AND VILLAGE REQUIREMENTS.

EARTHWORK

1. **THE EXISTING TOPOGRAPHIC INFORMATION SHOWN ON THESE PLANS SHALL BE CONSIDERED AGREED TO BY THE CONTRACTOR(S).** THE CONTRACTOR(S) MAY, AT THEIR OWN COST, COLLECT ADDITIONAL TOPOGRAPHIC INFORMATION PRIOR TO COMMENCING WITH WORK DESCRIBED ON THESE PLANS. ANY DISCREPANCIES BETWEEN TOPOGRAPHIC DATA COLLECTED BY THE CONTRACTOR(S) AND THE EXISTING TOPOGRAPHIC INFORMATION SHOWN ON THESE PLANS SHALL BE REPORTED TO MG2A AND THE OWNER PRIOR TO COMMENCEMENT OF WORK.
2. WHENEVER DURING CONSTRUCTION OPERATIONS ANY LOOSE MATERIAL IS DEPOSITED IN THE FLOW LINE OF GUTTERS, DRAINAGE STRUCTURES, OR DITCHES SUCH THAT THE NATURAL FLOW LINE OF WATER IS OBSTRUCTED, THIS LOOSE MATERIAL SHALL BE REMOVED AT THE CLOSE OF EACH WORKING DAY. AT THE CONCLUSION OF CONSTRUCTION OPERATIONS, ALL DRAINAGE STRUCTURES AND FLOW LINES SHALL BE FREE FROM DIRT AND DEBRIS. THIS WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.
3. SURPLUS EXCAVATED SOIL MATERIALS SHALL BE TRANSPORTED TO LOCATIONS ON THE PROPERTY DESIGNATED BY THE OWNER, OR AS IDENTIFIED OTHERWISE IN PROJECT SPECIFICATIONS, DOCUMENTS, OR SPECIAL PROVISIONS. SURPLUS MATERIALS CANNOT BE STOCKPILED WITHIN FLOODPLAIN, WETLAND AND WETLAND BUFFER AREAS OR OVERLAND FLOW ROUTES.
4. THE CONTRACTOR SHALL PROVIDE ALL EARTH MATERIAL REQUIRED TO ACHIEVE THE WORK DESCRIBED IN THESE FINAL PLANS AND SPECIFICATIONS. THIS INCLUDES PROVIDING AND HAULING SUITABLE FILL TO THE SITE AS MAY BE NECESSARY.
5. ALL FILLS SHALL BE COMPACTED LIFTS WITH A MAXIMUM THICKNESS OF 6 INCHES OR AS OTHERWISE SPECIFIED BY THE OWNER OR OWNERS REPRESENTATIVE.
6. PRIOR TO COMMENCING ANY FILL OPERATIONS IN STRUCTURAL BUILDING, PAVEMENT, GRAVEL, OR SIDEWALK AREAS, ALL TOPSOIL IS TO BE REMOVED.
7. UPON STRIPPING OF TOPSOIL FROM STRUCTURAL, PAVEMENT, GRAVEL, AND/OR UTILITY AREAS AND PRIOR TO PLACEMENT OF FILL OF ANY TYPE, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND/OR THE OWNER.
8. IN-SITU SOILS AND EARTH FILL PLACED IN STRUCTURAL AND PAVEMENT AREAS IN SHALL BE EVALUATED USING A FULLY LOADED EXCAVATION HAULING TRUCK (PROOF ROLLED) PRIOR TO COMMENCEMENT OF FURTHER WORK UNLESS OTHERWISE SPECIFIED BY THE OWNERS REPRESENTATIVE.
9. THE CONTRACTOR SHALL CONTACT THE OWNER PRIOR TO COMMENCING CONSTRUCTION TO DETERMINE IF ANY SOIL STUDIES HAVE BEEN COMPLETED OR ANY RECOMMENDATIONS HAVE BEEN REPORTED REGARDING EARTHWORK.
10. THE CONTRACTOR SHALL CONTACT THE OWNER PRIOR TO COMMENCING CONSTRUCTION TO DETERMINE IF ANY PARTICULAR TESTING OF SOIL SURFACES OR FILL SOILS IS REQUIRED.
11. FINAL TOPSOIL THICKNESS IN LANDSCAPE AREAS SHALL BE A MINIMUM OF 4" UNLESS OTHERWISE SPECIFIED BY THE OWNERS REPRESENTATIVE.
12. UNLESS OTHERWISE AGREED TO BY THE OWNER AND CONTRACTOR, EARTHWORK INCLUDES ALL CLEARING, GRUBBING, TREE REMOVAL, EXCAVATION, FILL, OVERHAUL, FINISHED GRADING, AND PLACEMENT OF TOPSOIL TO ACHIEVE THE WORK DESCRIBED IN THESE FINAL PLANS AND SPECIFICATIONS.

SANITARY SEWER NOTES

1. ALL SANITARY SEWER GRAVITY PIPE AND FITTINGS LESS THAN 15-FT COVER SHALL BE POLYVINYL CHLORIDE (PVC) SDR 26 AND SHALL BE IN ACCORDANCE WITH ASTM D-3034, UNLESS OTHERWISE NOTED. JOINT MATERIAL TO CONFORM TO ASTM D-3212 & F-477, UNLESS OTHERWISE NOTED ON THE PLANS.
2. SANITARY SEWER SHALL BE CONSTRUCTED ON A MINIMUM BEDDING OF 4" AND THE PIPE BACKFILLED WITH A MINIMUM 12" OF BEDDING MATERIAL COVERING THE PIPE. BEDDING MATERIAL SHALL BE CLASS 1 (CA-7) IN COMPLIANCE WITH ASTM D-2321.
3. ALL SANITARY MANHOLES SHALL BE TYPE A, PRECAST CONCRETE 48" INSIDE DIAMETER WITH A MINIMUM 4" CONCRETE ADJUSTING RING, NOT TO EXCEED 12" OF TOTAL ADJUSTMENT.
4. MAXIMUM ALLOWABLE INFILTRATION FOR GRAVITY SEWER SHALL BE **200 GAL PER INCH DIA PER MILE PER DAY**.
5. ALL SANITARY SEWER MAINS SHALL BE AIR TESTED CONFORMING TO **ISPE SPECIFICATIONS** SECTION 31-1.13C.
6. ALL SANITARY SEWER SHALL BE TESTED FOR DEFLECTION IN ACCORDANCE WITH SECTIONS 31-1.13D OF THE **ISPE SPECIFICATIONS**.
7. ALL SANITARY MANHOLES SHALL BE LEAKAGE TESTED IN ACCORDANCE WITH EITHER ASTM C969 OR C1244.
8. ALL SANITARY SEWER SHALL BE TELEVISED PER VILLAGE REQUIREMENTS.

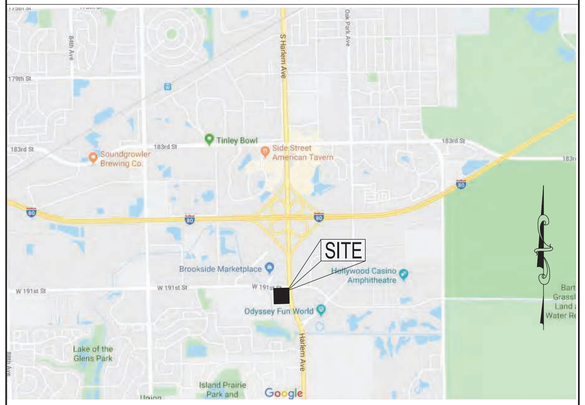
WATER MAIN AND/OR SERVICE NOTES

1. WATER MAIN SHALL BE DUCTILE IRON PIPE CLASS 52 WITH MECHANICAL OR PUSH-ON JOINTS AND SHALL CONFORM TO ANSI/AWWA/C151/A21.51, A21.50 AND C111/A21.11. PIPE AND FITTINGS SHALL BE CEMENT LINED PER ANSI A21.4/C104. JOINTS SHALL BE RESTRAINED WITH MEGALUGS. WATER MAIN SHALL BE WRAPPED WITH 8-MIL POLYETHYLENE PER ANSI A21.5.
2. WATER SERVICES LESS THAN 4" DIAMETER SHALL BE TYPE K COPPER AND SHALL SHALL HAVE NO FLARED FITTINGS - ONLY COMPRESSION FITTINGS (1) FORD Q STYLE GRIP JOINT (2) MCDONALD "T" COMPRESSION JOINT. THE NON-VILLAGE (PRIVATE) RESPONSIBILITY FOR MAINTENANCE AND REPAIR OF THE WATER SERVICE STARTS AT THE TAP ON THE MAIN, WHICH INCLUDES THE SADDLE AND CORPORATION STOP.
3. ALL SERVICE TAPS LESS THAN 4" DIAMETER SHALL BE SUPPORTED BY A SADDLE. SERVICE TAPES OVER ONE-INCH (1") SHALL BE EPOXY-COATED AND SUPPOSED BY STAINLESS STEEL STRAPS. THE USE OF A C-CLAMP IS ALSO ACCEPTABLE. SERVICES LARGER THAN TWO-INCHES (2") SHALL BE MADE WITH A STAINLESS STEEL TAPPING TEE (SPUT TEE) WITH EPOXY-COATED, STAINLESS STEEL BANDS (1-1/2" OR 2") TO CONNECT TO VILLAGE WATER MAIN OR AS APPROVED BY THE VILLAGE ENGINEER. SHUT OFF VALVES SHALL BE NO FURTHER THAN TWO-FEET (2') FROM THE MAIN.
4. ALL WATER MAIN AND SERVICES MUST BE 5.5 FEET DEEP FROM TOP OF PIPE TO FINISH GRADE.
5. WHENEVER A SEWER CROSSES UNDER A WATER MAIN, THE VERTICAL DISTANCE FROM THE TOP OF THE SEWER TO THE BOTTOM OF THE WATER MAIN SHALL BE 18". FURTHERMORE A MINIMUM DISTANCE OF 10 FEET BETWEEN STORM SEWERS AND WATER MAINS SHALL BE MAINTAINED UNLESS THE SEWER IS LAID IN A SEPARATE TRENCH, KEEPING A MINIMUM 18" VERTICAL SEPARATION; OR THE SEWER IS LAID IN THE SAME TRENCH WITH THE WATER MAIN LOCATED AT THE OPPOSITE SIDE ON A BENCH OF UNDISTURBED EARTH KEEPING A MINIMUM 18" VERTICAL SEPARATION. IF EITHER THE VERTICAL OR THE HORIZONTAL DISTANCES DESCRIBED ABOVE CANNOT BE MAINTAINED, OR THE SEWER CROSSES ABOVE THE WATER MAIN, THEN FOR A MINIMUM DISTANCE OF 10' ON EACH SIDE OF THE CONFLICT THE SEWER SHALL BE CONSTRUCTED OF WATER MAIN QUALITY PIPE ACCORDANCE WITH SECTION 41-2.01 OF THE "STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN ILLINOIS," LATEST EDITION.
6. A 10 FOOT MINIMUM SEPARATION SHALL BE MAINTAINED BETWEEN PARALLEL STORM SEWER AND WATER LINES, AND BETWEEN PARALLEL SANITARY SEWER AND WATER LINES, IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION & SECTION 41-2.01.
7. HYDRANTS SHALL BE OF THE COMPRESSION OR GATE TYPE, AS MANUFACTURED BY EAST JORDAN, OR APPROVED EQUAL, (BY THE DIRECTOR OF PUBLIC WORKS) CONFORMING TO THE LATEST AWWA SPECIFICATION, TESTED TO 300 PSI. HYDRANTS SHALL HAVE A MINIMUM FIVE AND ONE-QUARTER (5-1/4) INCH VALVE OPENING AND BE PROVIDED WITH A FOUR AND ONE-HALF (4-1/2) INCH PUMPER CONNECTION AND TWO (2), TWO AND ONE-HALF (2-1/2) INCH HOSE CONNECTIONS WITH NATIONAL STANDARD THREAD. ALL HYDRANTS SHALL BE PAINTED LEMON YELLOW.
8. VALVES SHALL BE PRATT BUTTERFLY TYPE, WITH EXTENSIONS STEM AND GROUND LEVEL POSITION INDICATOR, OR APPROVED EQUAL (BY THE DIRECTOR OF PUBLIC WORKS), CONFORMING TO AWWA SPECIFICATIONS, TESTED TO 300 PSI PRESSURE FOR 150 PSI WORKING PRESSURE. VALVES SHALL OPEN COUNTER-CLOCKWISE AND CLOSE CLOCKWISE.

STORM SEWER NOTES

1. ALL STORM SEWER PIPE SHALL BE REINFORCED CONCRETE PIPE (RCP) CLASS III, CONFORMING TO ASTM C76 WITH "O" RING JOINTS CONFORMING TO ASTM C443, UNLESS OTHERWISE NOTED ON THE PLANS OR APPROVED BY THE OWNER.
2. ALL STORM SEWER PIPE SHOWN AS POLYVINYL CHLORIDE (PVC) SHALL BE SDR 35 CONFORMING TO ASTM D-3034. ELASTOMERIC SEAL GASKET JOINT MATERIAL CONFORMING TO ASTM D3212.
3. ALL STORM STRUCTURES SHALL BE PRECAST CONCRETE OF THE TYPE AND DIAMETER AS SPECIFIED IN THE PLANS WITH APPROPRIATE FRAME AND LID/GRATE. SOLID LIDS SHALL BE IMPRINTED WITH 'STORM'.
4. ALL STORM SEWER REMOVED FOR THE CONVENIENCE OF THE CONTRACTOR AND IS NOT IDENTIFIED FOR REMOVAL IS INCIDENTAL.

SITE LOCATION MAP



NOT TO SCALE

LEGEND

EXISTING	PROPOSED	
+###.##	+ P###.##	PAVEMENT / GROUND SPOT ELEVATION
+###.##	+ T/C###.##	TOP OF CURB / TOP OF CONCRETE SPOT ELEVATION
###	###	CONTOUR LINE
		STORM MANHOLE
		STORM SEWER
		FLARED END SECTION
		SANITARY MANHOLE
		SANITARY SEWER
W	12"W	WATER MAIN w/ DIAMETER SIZE, IF KNOWN
		FIRE HYDRANT
		LIGHT POLE
		POWER POLE
OHU		OVERHEAD UTILITIES
UGT		UNDERGROUND UTILITIES
UGF		UNDERGROUND FIBER OPTIC UTILITIES
GAS GAS		UNDERGROUND GAS UTILITY
EP		ELECTRIC PEDESTAL
CT		TRANSFORMER
TS		TRAFFIC SIGNAL HANDHOLE
x x x		FENCE
	STD	ASPHALT: STANDARD / HEAVY-DUTY
		CONCRETE
	GAS GAS GAS	NICOR GAS SERVICE (BY NICOR)
	GAS GAS GAS GAS GAS	2" HDPE GAS LINE & 2-3" PVC COM LINES (BY UNDERGROUND CONTRACTOR)
	AIR AIR AIR	1/2" PVC AIR LINE (BY UNDERGROUND CONTRACTOR)
		OVERLAND FLOOD ROUTE
	@#.#%	SURFACE DRAINAGE DIRECTION ARROW W/ SLOPE

BENCHMARK

SITE BENCHMARK:
RAILROAD SPIKE IN WEST FACE OF POWER POLE LOCATED SOUTHEAST OF SITE IN HARLEM R/W JUST SOUTH OF THE ACCESS ROAD
(FROM BROOKSIDE CREEK SUBD PLANS, SITE BENCHMARK #401)

ELEVATION = 693.65 (NAVD88)

INDEX OF SHEETS

Sheet	Title
C1	COVER
C2	EXISTING TOPOGRAPHY
C3	PRELIMINARY SITE PAVING & GEOMETRY
C4	PRELIMINARY UTILITY PLAN
C5	PRELIMINARY SITE GRADING

DRAINAGE CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT TO THE BEST OF HIS KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH IMPROVEMENTS OR ANY PART THEREOF, OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE PROPERTY OWNER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH THE GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE IMPROVEMENTS.

SITE CONDITION NARRATIVE

IN MY OPINION, THERE ARE NO WETLANDS, NO FLOODPLAINS / FLOODWAYS , AND NO RIPARIAN ENVIRONMENTS WITHIN THE PROPOSED AREA OF DEVELOPMENT, OR WITHIN 100 FEET OF THE PROPOSED DEVELOPMENT.

ENGINEER _____ REG. NO. 062-054935

Call Before You Dig JULIE ILLINOIS ONE-CALL SYSTEM

CALL JULIE 1-800-892-0123
WITH THE FOLLOWING: OR 811
COUNTY WILL
CITY-TOWNSHIP VILLAGE- TINLEY PARK
48 HOURS BEFORE YOU DIG.
EXCLUDING SAT., SUN., & HOLIDAYS
Know what's **below.** **Call** before you dig.

PLAN EDITION MILESTONES			
DATE	BY	DESCRIPTION	
10/29/25	BPH	FOR SUBMITTAL	
3/4/2026	BPH	PER VILLAGE REVIEW	

DESIGN: STAFF
DRAWING: JMP
CHECKED: ---
APPROVED: BPH

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BRIAN P. HERTZ 062-054935 REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS
5/5/26
Exp:11/30/27

GAS N WASH
PRELIMINARY SITE IMPROVEMENT PLANS FOR
LOT 4 BROOKSIDE CREEK - SWC 191ST & HARLEM AVE
TINLEY PARK, WILL COUNTY, IL

COVER

SHEET NO.
C1 OF C5

JOB NO. 24-037

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PROPOSED ACCESS
(TO BE COMPLETED BY
BROOKSIDE CREEK RETAIL CENTER)

191 st STREET

HERETOFORE DEDICATED FOR PUBLIC RIGHT OF WAY PER DOC. NO. R2003241147 REC. 09/26/2003

L=294.12' R=6620.00'
CH=294.10' CB=S88°15'09"E

L=261.96' R=12452.04'

R=6620.00'
L=294.13'

PR. 100-YEAR FLOOD LIMITS ASSIGNED BY OTHERS
BFE = 694.9

EXISTING WETLANDS

PARCEL 1
UNSUBDIVIDED LAND
P.I.N. 09-12-200-012
1.93 AC.

S01°38'20" E 277.73'

S44°24'08"E 28.24'

N88°08'09"E 656.36'

N88°08'09"E 318.80'

UNSUBDIVIDED

80.00' ONLY WAY

HARLEM AVENUE (TLR 3)

ILLINOIS PAVED ROAD

FLOSSMOOR DITCH

OUTLOT A

EX. CENTERLINE

N3°40'52"W 553.47'

LOT 4
5.49 AC.

LOT 4

R=1990.08' L=378.95'

CH=378.43' CB=S10°24'44"E

B6.12 CURB AND GUTTER (TYP)

499'R

L=153.31' R=470.00'

S88°08'09"W 478.03'

EXISTING WETLANDS

SUBDIVISION ACCESS ROAD

24'

826.3'

OUTLOT B

OUTLOT 5

SIGN IS 17.3' NE.

BROOKSIDE CREEK RETAIL CENTER SUBDIVISION

0 30' 60'

LAND DESCRIPTION

LOT 4 IN BROOKSIDE CREEK RETAIL CENTER SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS

AND

PARCEL 1:
THAT PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12, IN TOWNSHIP 35 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12, AFORESAID WITH A LINE 140.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 12; THENCE SOUTH ALONG SAID PARALLEL LINE 150.28 FEET; THENCE EAST PARALLEL WITH SAID NORTH LINE 60 FEET; THENCE SOUTH PARALLEL WITH SAID EAST LINE 95.53 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF CIRCLE OF 1990.08 FEET RADIUS, CONVEX TO THE SOUTHWEST AND TANGENT TO THE LAST DESCRIBED PARALLEL LINE TO THE POINT OF INTERSECTION WITH A LINE 433 FEET SOUTH OF AND PARALLEL WITH SAID NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12, AFORESAID; THENCE WEST ALONG SAID PARALLEL LINE TO THE POINT OF INTERSECTION WITH A LINE 390.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12, AFORESAID; THENCE NORTH ALONG SAID PARALLEL LINE TO A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12, AFORESAID; THENCE EAST ALONG SAID NORTH LINE TO THE POINT OF BEGINNING, EXCEPT THAT PART CONVEYED TO THE COUNTY OF WILL FOR HIGHWAY PURPOSES BY DEED DATED AUGUST 5, 1971 AS DOCUMENT NUMBER R71-32454, ALL IN WILL COUNTY, ILLINOIS.

ALSO EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 35 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE, ON AN ASSUMED BEARING OF SOUTH 89 DEGREES 38 MINUTES 55 SECONDS WEST, A DISTANCE OF 390.00 FEET TO THE WEST LINE OF THE EAST 390.00 FEET OF SAID NORTHEAST QUARTER; THENCE SOUTH 00 DEGREES 08 MINUTES 25 SECONDS EAST ALONG SAID WEST LINE A DISTANCE OF 104.56 FEET (104.90 FEET PER DOCUMENT R71-32454) TO THE SOUTHERLY LINE OF DEDICATION AS SHOWN IN DOCUMENT R71-32454 AND THE POINT OF BEGINNING; THENCE THE FOLLOWING COURSE ALONG SAID SOUTHERLY LINE OF DEDICATION; SOUTHEASTERLY ALONG A NON-TANGENT ARC HAVING A RADIUS OF 1178.916 FEET, AN ARC LENGTH OF 314.39 FEET (314.65 FEET PER DOCUMENT R71-32454) AND A CHORD BEARING OF SOUTH 81 DEGREES 37 MINUTES 14 SECONDS EAST TO THE WEST LINE OF THE EAST 80.00 FEET OF SAID NORTHEAST QUARTER; THENCE SOUTH 00 DEGREES 08 MINUTES 25 SECONDS EAST, ALONG SAID WEST LINE, A DISTANCE OF 8.88 FEET; THENCE SOUTH 89 DEGREES 50 MINUTES 52 SECONDS WEST, A DISTANCE OF 62.77 FEET TO A TANGENT ARC; THENCE WESTERLY ALONG AN ARC HAVING A RADIUS OF 6620.00 FEET, AN ARC LENGTH OF 247.29 FEET, AND A CHORD BEARING OF NORTH 89 DEGREES 04 MINUTES 56 SECONDS WEST, TO THE WEST LINE OF THE EAST 390.00 FEET OF SAID NORTHEAST QUARTER; THENCE NORTH 00 DEGREES 08 MINUTES 25 SECONDS WEST ALONG SAID WEST LINE, A DISTANCE OF 50.76 FEET TO THE POINT OF BEGINNING, IN WILL COUNTY, ILLINOIS.

PARCEL 2:
NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR FLOOD WATER STORAGE, STORM WATER DETENTION AND UTILITY LINES AS CREATED BY EASEMENT AGREEMENT DATED FEBRUARY 28, 2007 BETWEEN WEBSTER PROPERTY GROUP, L.L.C. AND FRANKFORT SQUARE PARK DISTRICT AND RECORDED MARCH 5, 2007 AS DOCUMENT NO. R2007-034481, OVER THE PROPERTY DESCRIBED AS FOLLOWS:

THAT PART OF OUTLOT C1 IN BROOKSIDE GLEN P.U.D. UNIT 7 BEING A SUBDIVISION IN THE NORTH HALF OF SECTION 12, TOWNSHIP 35 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN RECORDED SEPTEMBER 26, 2003 AS DOCUMENT R2003-240809 AND BY CERTIFICATE OF CORRECTION RECORDED FEBRUARY 17, 2004 AS DOCUMENT NO. R2004-026642, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID OUTLOT C1; THENCE SOUTH 01 DEGREE 38 MINUTES 20 SECONDS EAST (BEING AN ASSUMED BEARING) ALONG THE EAST LINE OF SAID OUTLOT C1, 467.00 FEET; THENCE NORTH 89 DEGREES 54 MINUTES 41 SECONDS WEST, 80.65 FEET; THENCE NORTH 48 DEGREES 59 MINUTES 17 SECONDS WEST, 140.70 FEET; THENCE NORTH 53 DEGREES 48 MINUTES 54 SECONDS WEST, 597.41 FEET TO A POINT ON THE NORTH LINE OF SAID OUTLOT C1; THENCE NORTH 88 DEGREES 06 MINUTES 33 SECONDS EAST ALONG THE LAST DESCRIBED LINE, 656.00 FEET TO THE POINT OF BEGINNING, IN WILL COUNTY, ILLINOIS.

PLAN EDITION MILESTONES			
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5/4/2026	BPH	PER VILLAGE REVIEW	

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G A S N W A S H

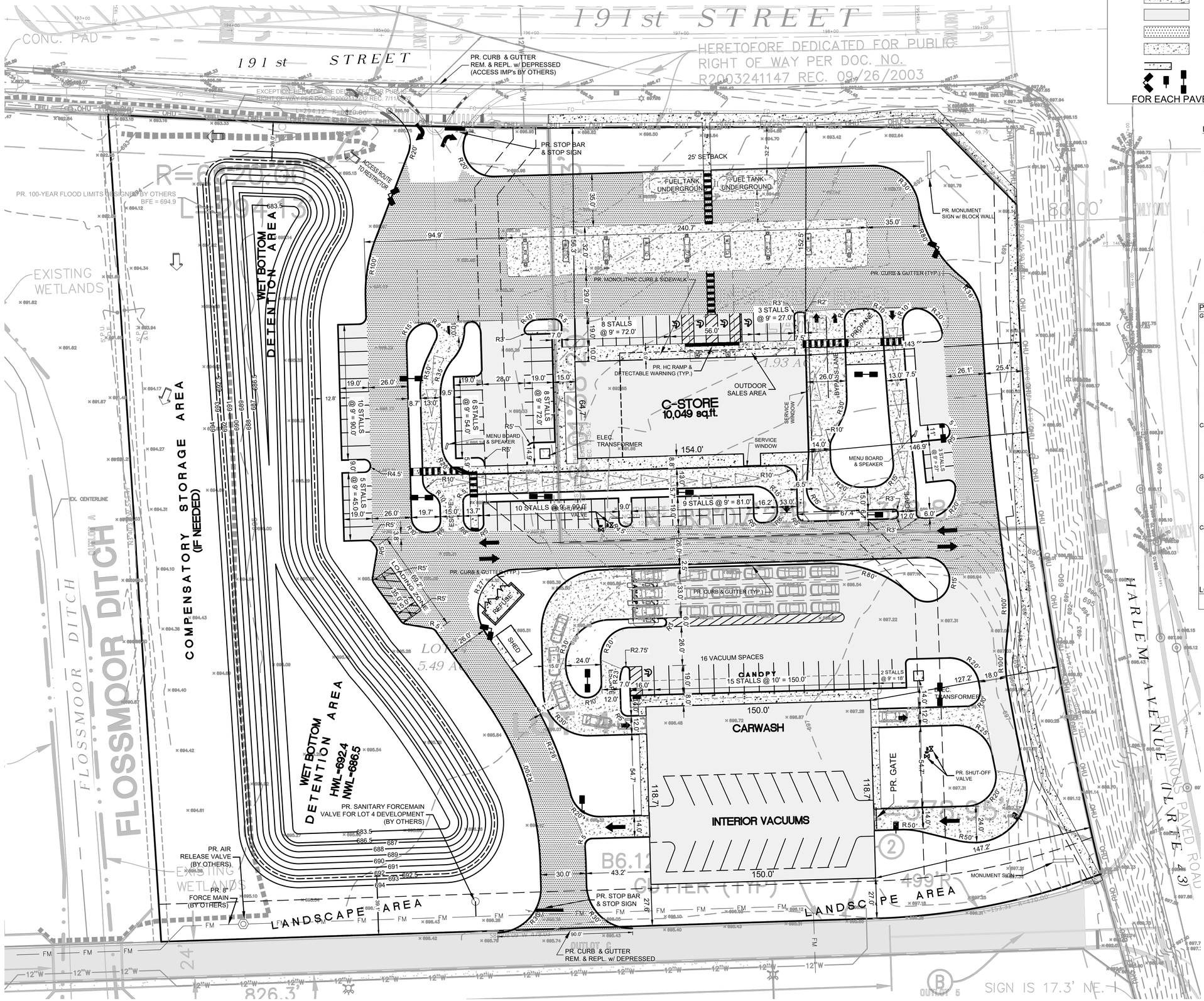
PRELIMINARY SITE IMPROVEMENT PLANS FOR
LOT 4 BROOKSIDE CREEK - SWC 191ST & HARLEM AVE
TINLEY PARK, WILL COUNTY, IL

EXISTING TOPOGRAPHY

SHEET NO.
C2 OF C5

JOB NO. 24-037

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LEGEND

- PCC SIDEWALK
- STANDARD DUTY HMA PAVEMENT
- HEAVY DUTY HMA PAVEMENT
- PCC PAVEMENT
- SIDEWALK
- LIGHT POLE (UNDER SERPARATE COVER)

FOR EACH PAVEMENT STRUCTURE SEE DETAILS SHEET

DIMENSIONS NOTE:
ALL DIMENSIONS SHOWN ARE TO FACE OF CURB, UNLESS NOTED OTHERWISE.

SIDEWALK NOTE:
SIDEWALKS SHALL BE 5-INCH PCC CONCRETE TYPICAL, EXCEPT ALL SIDEWALK/CROSSWALKS AT ROAD CROSSINGS SHALL BE 6-INCH TO 8-INCH (8-INCH IN HEAVY DUTY PAVEMENT AREAS AND 6-INCH IN STANDARD DUTY PAVEMENT AREAS)

SITE PAVEMENT MARKINGS & SIGNS NOTES:
- ALL PAVEMENT MARKING SHALL BE REFLECTIVE TRAFFIC TYPE PAINT - YELLOW (2 COATS).
- ALL SIGNS TO BE MOUNTED ON TELESCOPING STEEL SIGN SUPPORTS

PARKING SPACES DATA SUMMARY

Gas Station/C-Store			
Total Building:	20,049	sf	
Drive Thru Restaurant:	2,168	sf	
C-Store:	5,229	sf	
Eating Area:	464	sf	
Building Mechanical	249	sf	
Separate Retail:	1,939	sf	
Required:			
C-Store Retail Space @ 5,229 s.f.	35		(1 spaces/ 150 sf)
Fast Food, Carry Out @ 14 employees	19		(Min 5 spaces + 1 per employee)
Sit Down Eating @ 21 Seats (Max)	7		(1 space / 3 seats)
Separate Retail @ 1,939 s.f.	13		(1 spaces/ 150 sf)
SubTotal Required	74		
Car Wash			
Required:			
Employee @ 3 Employees	3		(1 space / employee)
SubTotal Required	3		
Total Parking Required on Property:	**77**		
Gas Station/C-Store			
Provided:			
Number of Parking Stalls Provided:			
C-Store Stalls	72		
Auto Fueling Stations	18		(customer enters store after fueling)
SubTotal Provided	90		
Car Wash			
Provided:			
Employee Stalls	3		
Outdoor Vac Stalls & HC Stall	16		
SubTotal Provided	19		
Total Parking Provided on Property:	**109**		

LOADING SPACE SUMMARY

C-Store Required / Provided:
1 Space @ 15' x 35'

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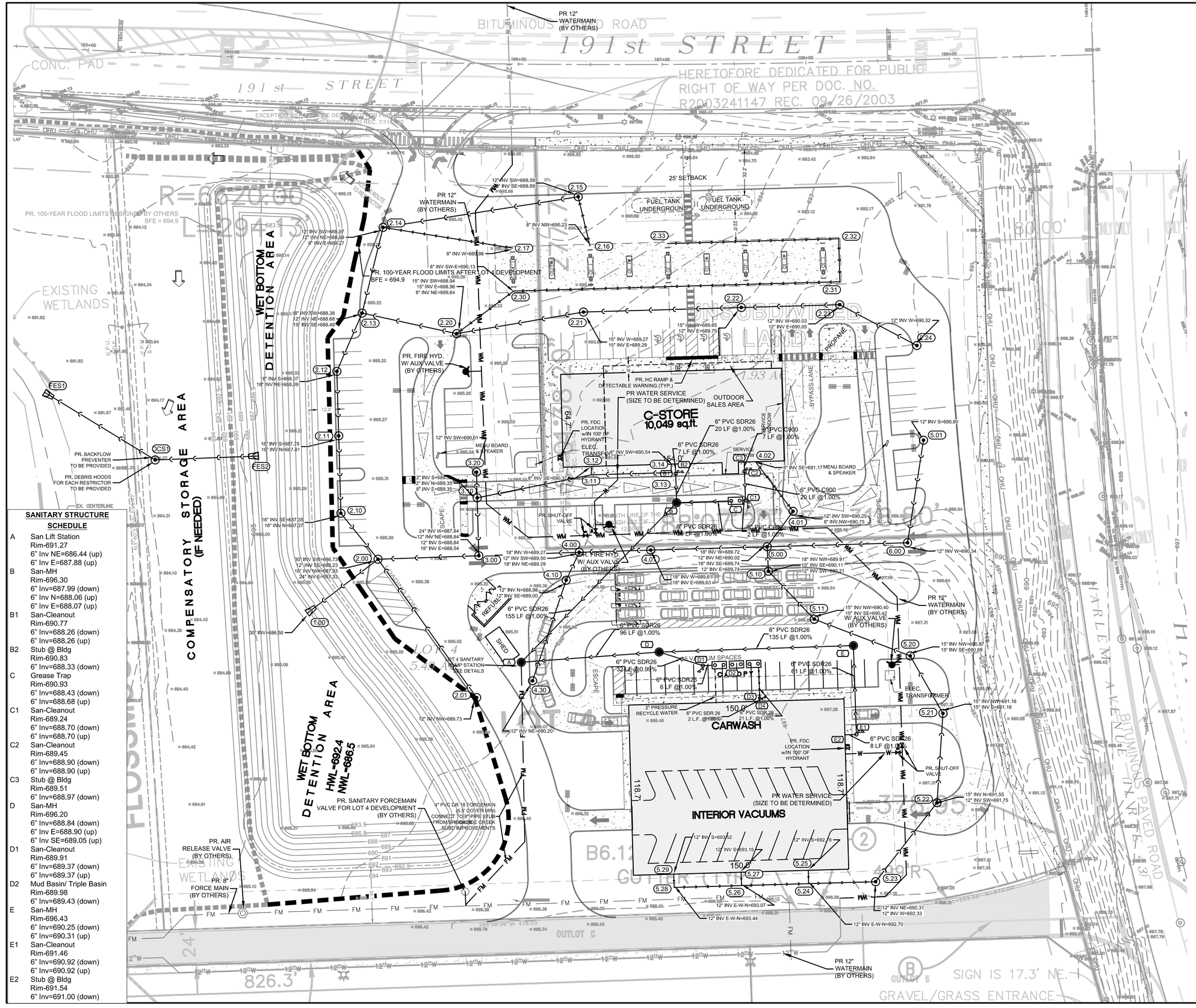
PRELIMINARY SITE IMPROVEMENT PLANS FOR
LOT 4 BROOKSIDE CREEK - SWC 191ST & HARLEM AVE
TINLEY PARK, WILL COUNTY, IL

PRELIMINARY SITE PAVING & GEOMETRY

SHEET NO.
C3 OF C5

JOB NO. 24-037

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STORM SEWER PIPE SCHEDULE

2.00 - 1.00	PR 30" RCP 56 L.F. @ 0.40%
2.01 - 2.00	PR 12" RCP 55 L.F. @ 2.00%
2.02 - 2.01	PR 12" RCP 33 L.F. @ 2.00%
2.10 - 2.00	PR 18" RCP 40 L.F. @ 0.80%
2.11 - 2.10	PR 18" RCP 52 L.F. @ 0.80%
2.12 - 2.11	PR 18" RCP 43 L.F. @ 0.60%
2.13 - 2.12	PR 18" RCP 47 L.F. @ 0.60%
2.14 - 2.13	PR 12" RCP 57 L.F. @ 0.50%
2.15 - 2.14	PR 12" RCP 137 L.F. @ 0.50%
2.16 - 2.15	PR 8" PVC 34 L.F. @ 1.00%
2.17 - 2.14	PR 8" PVC 91 L.F. @ 1.00%
2.20 - 2.13	PR 15" RCP 67 L.F. @ 0.80%
2.21 - 2.20	PR 15" RCP 88 L.F. @ 0.35%
2.22 - 2.21	PR 15" RCP 109 L.F. @ 0.33%
2.23 - 2.22	PR 12" RCP 55 L.F. @ 0.50%
2.24 - 2.23	PR 12" RCP 53 L.F. @ 0.50%
2.30 - 2.20	PR 8" PVC 49 L.F. @ 1.00%
2.31 - 2.30	PR 12" RCP 227 L.F. @ 0.50%
2.32 - 2.31	PR 12" RCP 30 L.F. @ 0.50%
2.33 - 2.32	PR 12" RCP 119 L.F. @ 0.50%
3.00 - 2.00	PR 24" RCP 127 L.F. @ 0.40%
3.01 - 3.00	PR 12" RCP 53 L.F. @ 0.50%
3.02 - 3.01	PR 8" PVC 26 L.F. @ 1.00%
3.03 - 3.01	PR 8" PVC 43 L.F. @ 1.00%
3.10 - 3.00	PR 12" RCP 17 L.F. @ 0.80%
3.11 - 3.10	PR 12" RCP 45 L.F. @ 0.50%
3.12 - 3.11	PR 12" RCP 51 L.F. @ 0.50%
3.13 - 3.12	PR 12" RCP 39 L.F. @ 0.50%
4.00 - 3.00	PR 18" RCP 118 L.F. @ 1.00%
4.01 - 4.00	PR 12" RCP 46 L.F. @ 0.50%
4.02 - 4.01	PR 8" PVC 42 L.F. @ 1.00%
4.10 - 4.00	PR 18" RCP 33 L.F. @ 0.50%
4.11 - 4.10	PR 12" RCP 42 L.F. @ 1.00%
4.20 - 4.10	PR 15" RCP 108 L.F. @ 0.70%
4.21 - 4.20	PR 15" RCP 45 L.F. @ 0.60%
4.22 - 4.21	PR 15" PVC 61 L.F. @ 0.60%
4.23 - 4.22	PR 12" RCP 69 L.F. @ 0.80%
4.24 - 4.23	PR 12" PVC 46 L.F. @ 0.80%
4.25 - 4.24	PR 12" PVC 9 L.F. @ 0.80%
4.26 - 4.24	PR 12" PVC 46 L.F. @ 0.80%
4.27 - 4.26	PR 12" PVC 9 L.F. @ 0.80%
4.28 - 4.26	PR 12" PVC 46 L.F. @ 0.80%
4.29 - 4.28	PR 12" PVC 9 L.F. @ 0.80%
5.00 - 4.00	PR 12" RCP 119 L.F. @ 0.50%

NOTE THAT ALL PIPE DISTANCES ARE BETWEEN STRUCTURES.

RCP - REINFORCED CONCRETE PIPE
PVC - PVC SDR 35 PIPE
C900 - PVC DR-18 AWWA C900 PIPE

WATER SERVICE NOTES

1. THE WATER SERVICE AND METER SHALL BE OF THE SIZE AND MATERIAL SPECIFIED BY THE PLUMBING ENGINEER AND AS REVIEWED.

SANITARY STRUCTURE SCHEDULE

A	San Lift Station Rim-691.27 6" Inv NE=686.44 (up) 6" Inv E=687.88 (up)
B	San-MH Rim-696.30 6" Inv=687.99 (down) 6" Inv N=688.06 (up) 6" Inv E=688.07 (up)
B1	San-Cleanout Rim-690.77 6" Inv=688.26 (down) 6" Inv=688.26 (up)
B2	Stub @ Bldg Rim-690.83 6" Inv=688.33 (down)
C	Grease Trap Rim-690.93 6" Inv=688.43 (down) 6" Inv=688.68 (up)
C1	San-Cleanout Rim-689.24 6" Inv=688.70 (down) 6" Inv=688.70 (up)
C2	San-Cleanout Rim-689.45 6" Inv=688.90 (down) 6" Inv=688.90 (up)
C3	Stub @ Bldg Rim-689.51 6" Inv=688.97 (down)
D	San-MH Rim-696.20 6" Inv=688.84 (down) 6" Inv E=688.90 (up) 6" Inv SE=689.05 (up)
D1	San-Cleanout Rim-689.91 6" Inv=689.37 (down) 6" Inv=689.37 (up)
D2	Mud Basin/ Triple Basin Rim-689.98 6" Inv=689.43 (down)
E	San-MH Rim-696.43 6" Inv=690.25 (down) 6" Inv=690.31 (up)
E1	San-Cleanout Rim-691.46 6" Inv=690.92 (down) 6" Inv=690.92 (up)
E2	Stub @ Bldg Rim-691.54 6" Inv=691.00 (down)

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GAS N WASH

PRELIMINARY SITE IMPROVEMENT PLANS FOR
LOT 4 BROOKSIDE CREEK - SWC 191ST & HARLEM AVE
TINLEY PARK, WILL COUNTY, IL

PRELIMINARY UTILITY PLAN

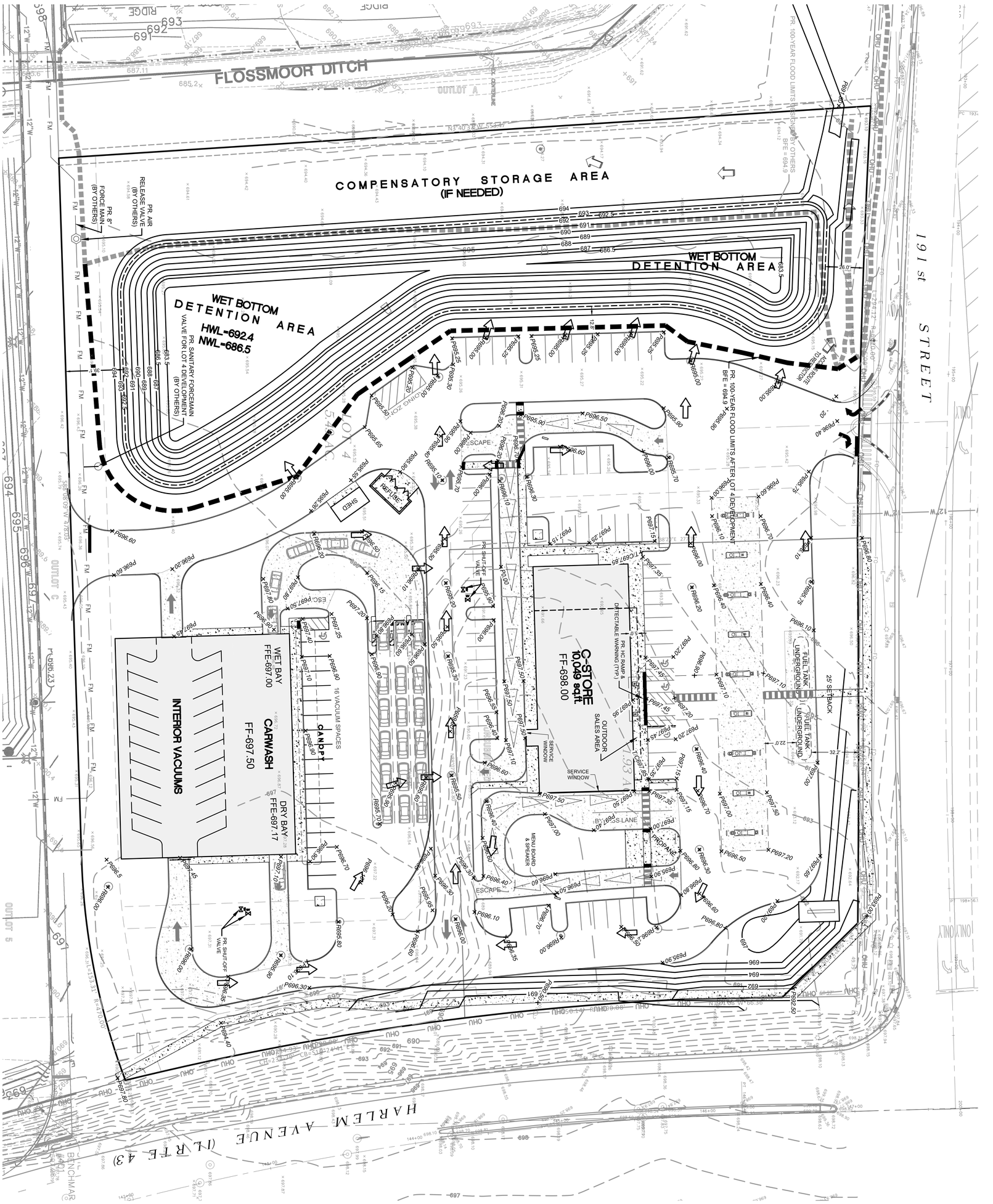
SHEET NO.
C4 OF C5

JOB NO. 24-037

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0 30' 60'

X:\Projects\2024\24-037 - 191st & Harlem Ave Trolley Park - Gas N Wash\DWG\7-Prep\Civil\Site Plan Sheets.dwg, UTILITY, 5/5/2026 3:48:03 PM



0 30' 60'

GAS N WASH

PRELIMINARY SITE IMPROVEMENT PLANS FOR
LOT 4 BROOKSIDE CREEK - SWC 191ST & HARLEM AVE
TINLEY PARK, WILL COUNTY, IL

PRELIMINARY SITE GRADING

DESIGN: STAFF
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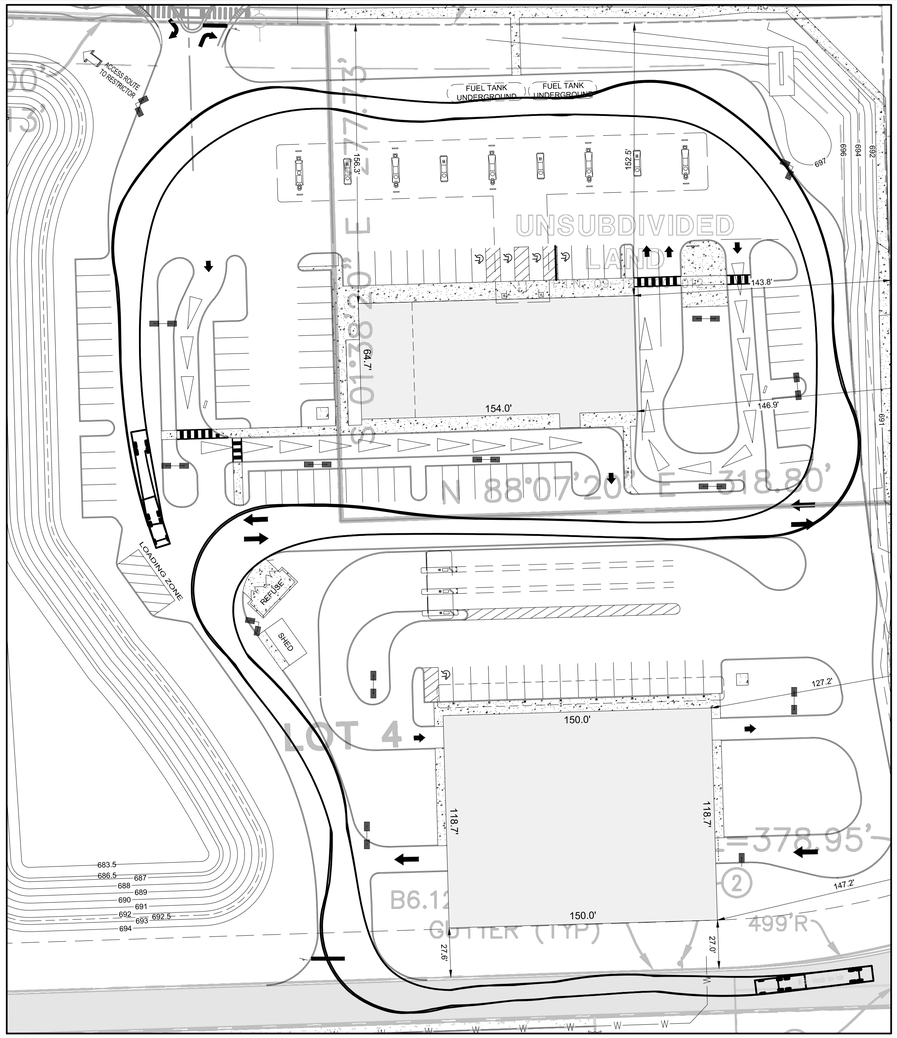
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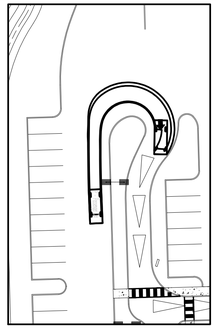
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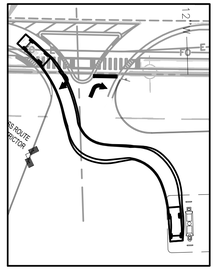
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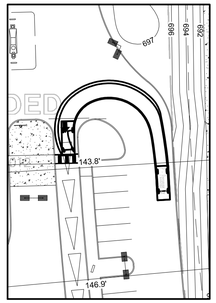
SHEET NO. C5 OF C5

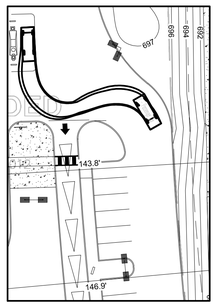
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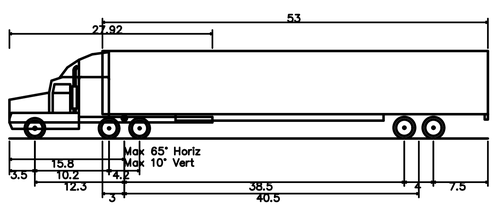






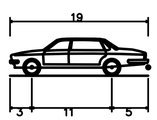


TANKER DELIVERY TRUCK TURNING EXHIBIT (ENTERING FROM WEST AND EXITING EAST ON SOUTH ACCESS ROAD)

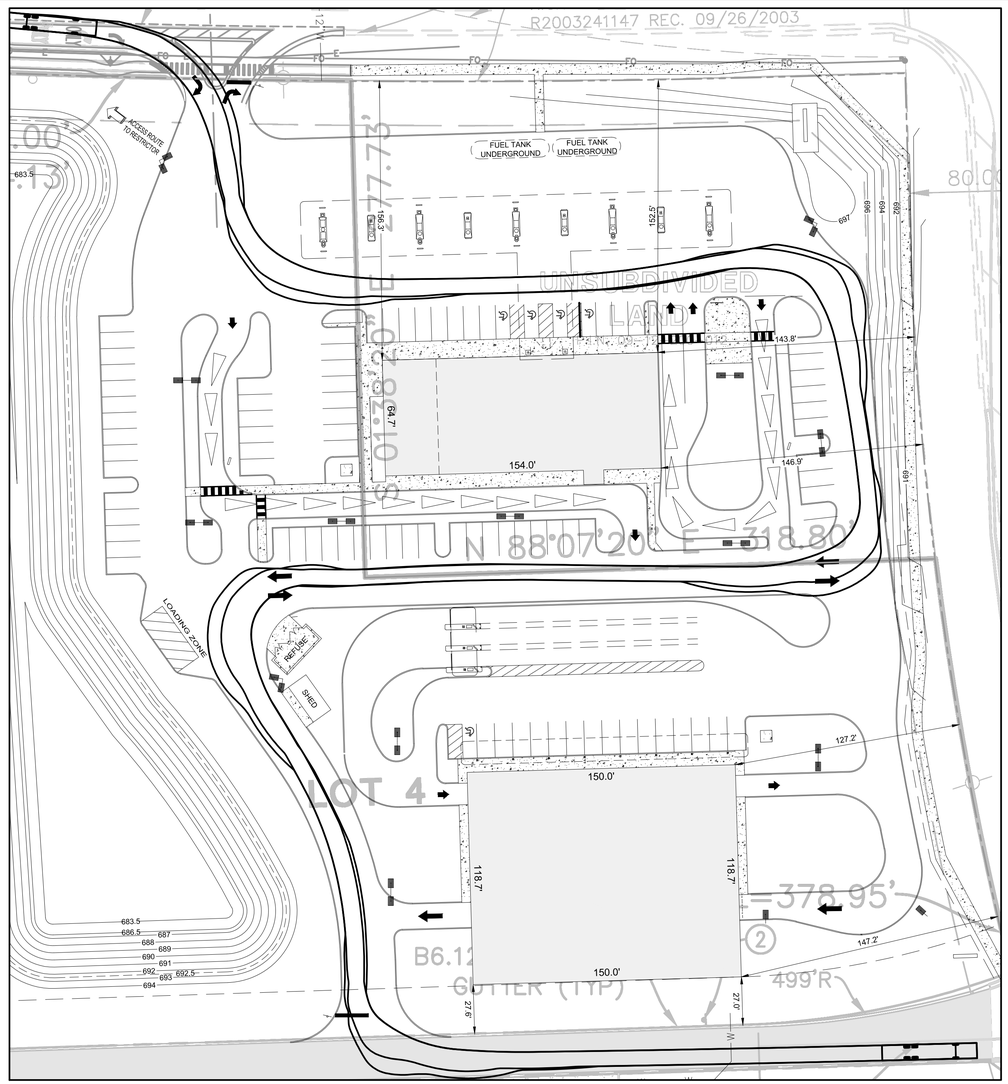


WB–55 – Interstate Semi–Trailer	
Overall Length	65.800ft
Overall Width	8.500ft
Overall Body Height	12.052ft
Min Body Ground Clearance	1.334ft
Max Track Width	8.500ft
Lock–to–lock time	6.00s
Curb to Curb Turning Radius	45.000ft

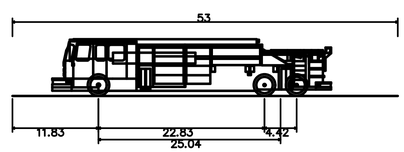
CAR TO DRIVE THRU & FUELING AREA (ENTERING FROM THE MOST DIFFICULT TURNING DIRECTION)



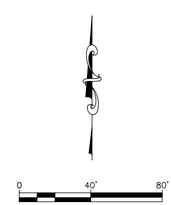
P – Passenger Car	
Overall Length	19.000ft
Overall Width	7.000ft
Overall Body Height	5.101ft
Min Body Ground Clearance	1.116ft
Track Width	6.000ft
Lock–to–lock time	4.00s
Curb to Curb Turning Radius	24.000ft



FIRE TRUCK TURNING EXHIBIT (ENTERING FROM WEST IN RIGHT-IN AND EXITING TO EAST ONTO SOUTH ACCESS ROAD)



Fire Truck	
Overall Length	53.000ft
Overall Width	8.500ft
Overall Body Height	7.803ft
Min Body Ground Clearance	0.714ft
Track Width	8.500ft
Lock–to–lock time	5.00s
Wall to Wall Turning Radius	46.420ft



PLAN EDITION MILESTONES			
DATE	BY	DESCRIPTION	
2/17/2026	BPH	PER VILLAGE REVIEW	
5/4/2026	BPH		

MGA CIVIL ENGINEERING SURVEYING

M GINGERICH GEREAUX & ASSOCIATES
MG2A WEST
Professional Design Firm License # 184.005003
P. 815-478-9680 **F. 815-478-9685**
25620 S. GOUGAR RD. | MANHATTAN, IL. 60442
www.mg2a.com

DESIGN: BPH
DRAWING: BPH
CHECKED: ---
APPROVED: ---

GAS N WASH
7455 191st STREET
TINLEY PARK, ILLINOIS

VEHICLE TURNING EXHIBIT

SHEET NO. 1 OF 1

JOB NO. 24–037

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GAS N WASH BROOKSIDE CREEK

BEING A SUBDIVISION OF LOT 4 OF BROOKSIDE CREEK RETAIL CENTER SUBDIVISION AND PART OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, WILL COUNTY, ILLINOIS.



SURVEYORS CERTIFICATION

STATE OF ILLINOIS)
COUNTY OF KANKAKEE) SS

THIS IS TO CERTIFY THAT I, JONATHAN C. CROSS, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE SURVEYED AND SUBDIVIDED THE BELOW DESCRIBED PROPERTY:

LOT 4 IN BROOKSIDE CREEK RETAIL CENTER SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.
ALSO:
THAT PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12, IN TOWNSHIP 35 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
COMMENCING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12, AFORESAID WITH A LINE 140.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 12; THENCE SOUTH ALONG SAID PARALLEL LINE 150.28 FEET; THENCE EAST PARALLEL WITH SAID NORTH LINE 60 FEET; THENCE SOUTH PARALLEL WITH SAID EAST LINE 95.53 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF CIRCLE OF 1990.08 FEET RADIUS, CONVEX TO THE SOUTHWEST AND TANGENT TO THE LAST DESCRIBED PARALLEL LINE TO THE POINT OF INTERSECTION WITH A LINE 433 FEET SOUTH OF AND PARALLEL WITH SAID NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12, AFORESAID; THENCE WEST ALONG SAID PARALLEL LINE TO THE POINT OF INTERSECTION WITH A LINE 390.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12, AFORESAID; THENCE NORTH ALONG SAID PARALLEL LINE TO A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12, AFORESAID; THENCE EAST ALONG SAID NORTH LINE TO THE POINT OF BEGINNING, EXCEPT THAT PART CONVEYED TO THE COUNTY OF WILL FOR HIGHWAY PURPOSES BY DEED DATED AUGUST 5, 1971 AS DOCUMENT NUMBER R71-32454, ALL IN WILL COUNTY, ILLINOIS.
ALSO EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY:
THAT PART OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 35 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE, ON AN ASSUMED BEARING OF SOUTH 89 DEGREES 38 MINUTES 55 SECONDS WEST, A DISTANCE OF 390.00 FEET TO THE WEST LINE OF THE EAST 390.00 FEET OF SAID NORTHEAST QUARTER; THENCE SOUTH 00 DEGREES 08 MINUTES 25 SECONDS EAST ALONG SAID WEST LINE A DISTANCE OF 104.56 FEET (104.90 FEET PER DOCUMENT R71-32454) TO THE SOUTHERLY LINE OF DEDICATION AS SHOWN IN DOCUMENT R71-32454 AND THE POINT OF BEGINNING; THENCE THE FOLLOWING COURSE ALONG SAID SOUTHERLY LINE OF DEDICATION; SOUTHEASTERLY ALONG A NON-TANGENT ARC HAVING A RADIUS OF 1178.916 FEET, AN ARC LENGTH OF 314.39 FEET (314.65 FEET PER DOCUMENT R71-32454) AND A CHORD BEARING OF SOUTH 81 DEGREES 37 MINUTES 14 SECONDS EAST TO THE WEST LINE OF THE EAST 80.00 FEET OF SAID NORTHEAST QUARTER; THENCE SOUTH 00 DEGREES 08 MINUTES 25 SECONDS EAST, ALONG SAID WEST LINE, A DISTANCE OF 8.88 FEET; THENCE SOUTH 89 DEGREES 50 MINUTES 52 SECONDS WEST, A DISTANCE OF 62.77 FEET TO A TANGENT ARC; THENCE WESTERLY ALONG AN ARC HAVING A RADIUS OF 6620.00 FEET, AN ARC LENGTH OF 247.29 FEET, AND A CHORD BEARING OF NORTH 89 DEGREES 04 MINUTES 56 SECONDS WEST, TO THE WEST LINE OF THE EAST 390.00 FEET OF SAID NORTHEAST QUARTER; THENCE NORTH 00 DEGREES 08 MINUTES 25 SECONDS WEST ALONG SAID WEST LINE, A DISTANCE OF 50.76 FEET TO THE POINT OF BEGINNING, IN WILL COUNTY, ILLINOIS.

I DO FURTHER CERTIFY THAT:

1. PART OF THIS SUBDIVISION IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FIRM MAP NUMBER 17197C216G, EFFECTIVE DATE FEBRUARY 15, 2019.
2. THE ACCOMPANIED PLAT IS TRUE AND CORRECT REPRESENTATION OF SAID SURVEY.
3. ALL LOTS CORNERS WILL BE STAKED WITH 5/8 INCH BY 30 INCH REBAR WITH ORANGE CAPS STAMPED "MG2A 3880" OR MONUMENTED ACCORDING TO THE PLAT ACT AS AMENDED.
4. DISTANCES ARE IN FEET AND DECIMAL PARTS THEREOF.
5. THIS SUBDIVISION CONTAINS 7.42 ACRES.
6. THE PROPERTY LIES WITHIN CORPORATE LIMITS OF THE VILLAGE OF TINLEY PARK

Dated this _____ day of _____, 20____.

FOR REVIEW PURPOSES ONLY

Jonathan C. Cross
Illinois Professional Land Surveyor #035.003880
License Expires November 30, 2026

PROFESSIONAL LAND SURVEYOR
JONATHAN C. CROSS
035.003880
BRADLEY ILLINOIS
STATE OF ILLINOIS

SURVEYOR PERMISSION CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF WILL)SS

I, _____, A PROFESSIONAL LAND SURVEYOR HAVE PREPARED
THE FINAL PLAT OF SUBDIVISION NAMED GAS N WASH BROOKSIDE CREEK
AND DO HEREBY GRANT PERMISSION TO THE VILLAGE OF TINLEY PARK TO RECORD SAID FINAL PLAT OF SUBDIVISION AT THE OFFICE OF THE WILL COUNTY RECORDER OF DEEDS.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, A.D. 20_____.

_____
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035.003880
LICENSE EXPIRES November 30, 2026
PROFESSIONAL DESIGN FIRM LICENSE NO. 184.005003
PROFESSIONAL DESIGN FIRM LICENSE EXPIRES April 30, 2027

PROFESSIONAL LAND SURVEYOR
JONATHAN C. CROSS
035.003880
BRADLEY ILLINOIS
STATE OF ILLINOIS

ACCESS NOTE

1. There shall be no direct accesses from Lot 1 to Illinois Route 43 (Harlem Avenue) as depicted hereon.
2. All other access shall be via internal circulation.

GENERAL NOTES

1. BASIS OF BEARING IS REFERENCED FROM ILLINOIS EAST STATE PLANE COORDINATES ON N.A.D.83 (2011 ADJUSTMENT). ALL MEASUREMENTS SHOWN HEREON ARE EXPRESS IN FEET AND DECIMAL PARTS THEREOF.
2. MONUMENTS FOUND REPRESENTING THE PROPERTY CORNERS WERE HELD AT THE SURVEYED CORNER UNLESS OTHERWISE NOTED.
3. ANY, EASEMENTS, DEDICATIONS, UNDERLYING RESTRICTIONS OR MATTERS OF RECORD AFFECTING SUBJECT PROPERTY NOT BEING SHOWN HEREON. IS REFERENCED FROM TITLE COMMITMENT PREPARED BY CHICAGO TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF DECEMBER 8, 2025 AS FILE NO. CHI2506561LD.

N

0 40' 80'

SCALE: 1" = 40'

LEGEND

P.U.E. - PUBLIC UTILITY EASEMENT (HEREBY GRANTED)
D.E. - DRAINAGE EASEMENT (HEREBY GRANTED)
B.S.L. - BUILDING SETBACK LINE
L.E. - LANDSCAPE EASEMENT (HEREBY GRANTED)
⬡ - CONCRETE MONUMENT
⊡ - FOUND IRON ROD
■ - SET 5/8" IRON ROD WITH ORANGE CAP STAMPED "MG2A 3880"

PINS: 19-09-12-200-012
19-09-12-200-011

PREPARED BY & MAIL TO:

REVISIONS		
DATE	BY	DESCRIPTION
05/04/26	BPH	ISSUED FOR REVIEW

MG2A
CIVIL ENGINEERING
LAND SURVEYING
M GINGERICH GEREAUX & ASSOCIATES
MG2A WEST
Professional Design Firm License # 184.005003
P. 815-478-9680 www.mg2a.com F. 815-478-9685
25620 S. GOUGAR RD | MANHATTAN, IL. 60442

ORDERED BY: GAS N WASH
SITE ADDRESS: SWC of 191st & HARLEM AVE, TINLEY PARK
DRAFTED BY:NIB
FIELDED BY: RPT
PG:1 of 2
JOB NUMBER: 24-037

X:\Projects\2024\24-037 - 191st & Harlem Ave Tinley Park - Gas N Wash\DWG\3-Final\24-037 FINAL PLAT.dwg, Page 1, 5/5/2026 2:32:50 PM

GAS N WASH BROOKSIDE CREEK

BEING A SUBDIVISION OF LOT 4 OF BROOKSIDE CREEK RETAIL CENTER SUBDIVISION AND PART OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, WILL COUNTY, ILLINOIS.

OWNERSHIP CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF _____)SS

_____ IS THE OWNER OF THE LAND DESCRIBED IN THE ATTACHED PLAT AND HAS CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED AND PLATTED AS SHOWN BY THE PLAT FOR USES AND PURPOSES AS INDICATED THEREON, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

DATED THIS _____ DAY OF _____, A.D. _____.

BY _____
(OWNER)

OWNER:
LENNY'S GAS N WASH BROOKSIDE, LLC
8200 185TH ST. - UNIT K
TINLEY PARK, IL 60487

NOTARY CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF _____)SS

I,_____, A NOTARY PUBLIC IN AND FOR THE STATE AND COUNTY AFORESAID, DO HEREBY CERTIFY THAT _____ _____ ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY PERSON AND ACKNOWLEDGE THE EXECUTION OF THE ANNEXED PLAT AND ACCOMPANYING INSTRUMENTS FOR THE USES AND PURPOSES THEREIN SET FORTH AS HIS OR THEIR FREE AND VOLUNTARY ACT.

GIVEN UNDER MY HAND AND NOTORIAL SEAL

THIS _____ DAY OF _____, A.D. _____.

_____
(NOTARY PUBLIC)

MY COMMISSION EXPIRES _____

SCHOOL DISTRICT CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF _____)SS

THE UNDERSIGNED, BEING DULY SWORN, UPON HIS/HER OATH DEPOSES AND STATES AS FOLLOWS:
1. _____IS THE OWNER OF THE PROPERTY LEGALLY DESCRIBED ON THIS PLAT OF SUBDIVISION, WHICH HAS BEEN SUBMITTED TO THE VILLAGE OF TINLEY PARK FOR APPROVAL, WHICH LEGAL DESCRIPTION IS INCORPORATED HEREIN BY REFERENCE; AND

2. TO THE BEST OF THE OWNER'S KNOWLEDGE THE SCHOOL DISTRICT IN WHICH TRACT, PARCEL, LOT OR BLOCK OF THE PROPOSED SUBDIVISION LIES IS:
SCHOOL DISTRICT SUMMIT HILL SCHOOL DISTRICT 161, LINCOLN WAY COMMUNITY HIGH SCHOOL DISTRICT 210 AND JOLIET JUNIOR COMMUNITY COLLEGE DISTRICT 525

OWNER NAME: _____

BY: _____ ATTEST: _____
BZ:
ITS: _____ ITS: _____

SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY OF _____ A.D. 20_____

_____
NOTARY PUBLIC

TAX MAPPING CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF WILL)SS

I, _____, DIRECTOR OF THE TAX MAPPING AND PLATTING OFFICE OF WILL COUNTY, DO HEREBY CERTIFY THAT I HAVE CHECKED THE PROPERTY DESCRIPTION OF THE PLAT AGAINST AVAILABLE COUNTY RECORDS AND FIND SAID DESCRIPTION TO BE TRUE AND CORRECT. THE PROPERTY HEREIN DESCRIBED IS LOCATED ON TAX MAP #____09-12B-E_____ AND IDENTIFIED AS PERMANENT REAL ESTATE TAX INDEX NUMBER (PIN)s: PART OF 19-09-12-200-011 & 19-09-12-200-012

DATED THIS _____ DAY OF _____, A.D. _____.

_____
DIRECTOR

COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF WILL)SS

THIS PLAT NO. _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF WILL COUNTY, ILLINOIS ON THE _____ DAY OF _____ A.D. 20_____ AT ___ O'CLOCK ____M. AND WAS RECORDED IN BOOK _____ OF PLATS ON PAGE _____.

_____
WILL COUNTY RECORDER OF DEEDS

VILLAGE ENGINEER CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF WILL)SS
I, _____, VILLAGE ENGINEER OF THE VILLAGE OF TINLEY PARK, ILLINOIS HEREBY CERTIFY THAT THE LAND IMPROVEMENTS DESCRIBED THIS PLAT AND THE PLANS AND SPECIFICATIONS THEREFORE MEET THE MINIMUM REQUIREMENTS OF THE VILLAGE AND HAVE BEEN APPROVED BY ALL PUBLIC AUTHORITIES HAVING JURISDICTION THEREOF.

DATED AT THE VILLAGE OF TINLEY PARK, WILL COUNTY, ILLINOIS, THIS _____ DAY OF _____ _____ A.D. 20_____

_____
TINLEY PARK VILLAGE ENGINEER

_____
REGISTRATION NUMBER

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF WILL)SS

I, _____, COUNTY CLERK OF WILL COUNTY, ILLINOIS DO HEREBY CERTIFY THAT I FIND NO DELINQUENT OR UNPAID CURRENT TAXES AGAINST ANY OF THE REAL ESTATE DESCRIBED IN THE FOREGOING CERTIFICATES. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY OF WILL THIS _____ DAY OF _____ _____, A.D. 20_____.

_____
WILL COUNTY CLERK

COUNTY 9-1-1 EMERGENCY TELEPHONE SYSTEM APPROVAL CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF WILL)SS

THIS PLAT HAS BEEN CHECKED FOR CONFORMANCE TO ALL WILL COUNTY 9-1-1 EMERGENCY TELEPHONE SYSTEM REQUIREMENTS.

DATED _____ DAY OF _____, A.D., 20____.

_____
CHIEF ADMINISTRATOR

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF WILL)SS

I _____, CHAIRPERSON OF THE PLANNING COMMISSION OF THE VILLAGE OF TINLEY PARK, COUNTY OF WILL, STATE OF ILLINOIS HEREBY CERTIFY THAT THE SAID COMMISSION HAS DULY APPROVED THE FINAL PLAT OF ___GAS N WASH TINLEY PARK____SUBDIVISION.

THIS _____ DAY OF _____, 20___.

_____
CHAIRPERSON

_____
SECRETARY

BOARD OF TRUSTEE'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF WILL)SS

THE PRESIDENT AND THE BOARD OF TRUSTEES OF THE VILLAGE OF TINLEY PARK, COUNTY OF WILL, STATE OF ILLINOIS, HEREBY CERTIFY THAT THE SAID BOARD HAS DULY APPROVED THIS FINAL PLAT OF ___GAS N WASH BROOKSIDE CREEK___ SUBDIVISION AND ACKNOWLEDGED SAID SUBDIVISION

THIS _____ DAY OF _____, 20___.

_____
PRESIDENT OF BOARD

_____
VILLAGE CLERK

VILLAGE COLLECTOR CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF WILL)SS

I, _____, HEREBY CERTIFY THAT I FIND NO DEFERRED INSTALLMENTS OF OUTSTANDING UNPAID SPECIAL ASSESSMENTS DUE AGAINST THE PROPERTY DESCRIBED IN THE PLAT HEREON DRAWN. THE VILLAGE OF TINLEY PARK, WILL COUNTY, ILLINOIS AT A MEETING HELD THIS _____ DAY OF _____ A.D. 20_____

_____
TINLEY PARK VILLAGE COLLECTOR

SURFACE WATER STATEMENT

STATE OF ILLINOIS)
COUNTY OF WILL)SS

THE UNDERSIGNED HEREBY CERTIFIES THAT, TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THIS SUBDIVISION OR THAT, IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION WILL BE MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS OR DRAINS THAT THE OWNER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THIS SUBDIVISION.

DATED THIS _____ DAY OF _____, 20_____.

_____ _____ _____
ENGINEER ILLINOIS LICENSE #

COUNTY HIGHWAY CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF WILL)SS

APPROVED THIS _____ DAY OF _____, AD 20__, AS TO ROADWAY ACCESS TO

COUNTY HIGHWAY ___84___, ALSO KNOWN AS_____191st STREET_____.

_____
WILL COUNTY ENGINEER

ILLINOIS DEPARTMENT OF TRANSPORTATION CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK)SS

THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS PURSUANT TO PARAGRAPH 2 OF "AN ACT TO REVISE THE LAW IN RELATION TO PLATS," AS AMENDED. A PLAN THAT MEETS THE REQUIREMENTS CONTAINED IN THE DEPARTMENT'S "POLICY ON PERMITS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS" WILL BE REQUIRED BY THE DEPARTMENT.

APPROVED THIS _____DAY OF _____, A.D. 20_____.

_____
JOSE RIOS, P.E.
REGION ONE ENGINEER

PUBLIC UTILITIES AND DRAINAGE EASEMENT PROVISIONS

EASEMENTS ARE HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF TINLEY PARK, ILLINOIS AND TO THOSE PUBLIC UTILITY COMPANIES OPERATING UNDER FRANCHISE FROM THE VILLAGE OF TINLEY PARK, INCLUDING, BUT NOT LIMITED TO AMERITECH, NORTHERN ILLINOIS GAS COMPANY, AND THEIR SUCCESSORS AND ASSIGNS, OVER ALL THE AREAS MARKED "PUBLIC UTILITIES AND DRAINAGE EASEMENTS" OR P.U. & D.E. ON THE PLAT FOR THE PURPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO SURVEY, CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN AND OPERATE VARIOUS UTILITY TRANSMISSION AND DISTRIBUTION SYSTEMS, COMMUNITY ANTENNA TELEVISION SYSTEMS AND INCLUDING STORM AND/OR SANITARY SEWERS, TOGETHER WITH ANY AND ALL NECESSARY MANHOLES CATCH BASINS, CONNECTIONS, APPLIANCES AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID VILLAGE, OVER, UPON, UNDER AND THROUGH SAID INDICATED EASEMENTS, TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE GRANTORS PROPERTY FOR NECESSARY MEN AND EQUIPMENT TO DO ANY OF THE ABOVE WORK.

THE RIGHT IS ALSO GRANTED TO TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS ON THE EASEMENTS THAT INTERFERE WITH THE OPERATION OF THE SEWERS OR OTHER UTILITIES. NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENTS, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS. WHERE AN EASEMENT IS USED BOTH FOR SEWERS AND OTHER UTILITIES, THE OTHER UTILITY INSTALLATION SHALL BE SUBJECT TO THE ORDINANCES OF THE VILLAGE OF TINLEY PARK.

EASEMENTS ARE HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF TINLEY PARK AND OTHER GOVERNMENTAL AUTHORITIES HAVING JURISDICTION OF THE LAND SUBDIVIDED HEREBY, OVER THE ENTIRE EASEMENT AREA FOR INGRESS, EGRESS AND THE PERFORMANCE OF MUNICIPAL AND OTHER GOVERNMENTAL SERVICES, INCLUDING WATER, STORM AND SANITARY SEWER SERVICE AND MAINTENANCE.

ACCESS EASEMENT PROVISIONS

A NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF TINLEY PARK AND TO THE PUBLIC IN GENERAL, TO PROVIDE ACCESS, INGRESS AND EGRESS TO AND FROM HARLEM AVENUE AND 191ST STREET OVER AND ACROSS ALL OF OUTLOT C SHOWN AS ACCESS EASEMENT" ON THE PLAT HEREON. THE EASEMENT AREA SHALL REMAIN OPEN AND UNOBSTRUCTED AT ALL TIMES AND ACCESS SHALL NOT BE RESTRICTED, EXCEPT THAT IN THE EVENT THAT REPAIRS AND/OR CONSTRUCTION ACTIVITIES ARE BEING COMPLETED ON THE EASEMENT PROPERTY OR ON THE ADJACENT PROPERTIES SAID REPAIRS AND/OR CONSTRUCTION ACTIVITIES SHALL BE COMPLETED IN SUCH A MANNER, TO THE EXTENT REASONABLY POSSIBLE, TO MINIMIZE LIMITATIONS TO ACCESS OVER AND ACROSS THE EASEMENT AREA.

EASEMENT PROVISIONS

An easement for serving the subdivision and other property with electric and communication service is hereby reserved for and granted to:

Commonwealth Edison Company, Ameritech Illinois a.k.a. Illinois Bell Telephone Company, Grantees,

Their respective licensees, successors, and assigns, jointly and severally, to construct, operate, repair, maintain, modify, reconstruct, replace, supplement, relocate and remove, from time to time, poles, guys, anchors, wires, cables, conduits, manholes, transformers, pedestals, equipment cabinets or other facilities used in connection with overhead and underground transmission and distribution of electricity, communications, sounds and signals in, over, under, across, along and upon the surface of the property shown within the dashed or dotted lines (or similar designation) on the plat and marked "Easement", "Utility Easement", "Public Utility Easement", "P.U.E." (or similar designation), the property designated in the Declaration of Condominium and/or on this plat as "Common Elements", and the property designated on the plat as "common area or areas", and the property designated on the plat for streets and alleys, whether public or private, together with the rights to install required service connections over or under the surface of each lot and common area or areas, to serve improvements thereon, or on adjacent lots, and common area or areas, the right to cut, trim or remove trees, bushes, roots and saplings and to clear obstructions from the surface and subsurface as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. Obstructions shall not be placed over Grantees' facilities or in, upon or over the property within the dashed or dotted lines (or similar designation) marked "Easement", "Utility Easement", "Public Utility Easement", "P.U.E." (or similar designation) without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof. Further, any utility company at fault of creating or causing damage to existing field tile drainage systems, damage or disruption of other neighboring utilities, etc. shall be responsible for returning and performing repair or replacement work, at the sole expense of the utility company at fault. No expense or compensation will be provided by the developer for damage or repairs caused by the installation or maintenance of said utilities.

An easement is hereby reserved for and granted to NORTHERN ILLINOIS GAS COMPANY, its successors and assigns, in all platted "easement" areas, streets, alleys, other public ways and places shown on this plat, said easement to be for the installation, maintenance, relocation, renewal and removal of gas mains and appurtenances for the purpose of serving all areas shown on this plat as well as other property, whether or not contiguous thereto. No buildings or other structures shall be constructed or erected in any such "easement" areas, streets, alleys, or other public ways or places nor shall any other use be made thereof which will interfere with the easements reserved and granted hereby.

An easement for serving the subdivision and other property with cable television is hereby reserved for and granted to an approved cable company, their respective successors and assigns, to install, operate, maintain, and remove, from time to time, facilities used in connection with overhead and underground transmissions and distribution of cable tv signals in all platted easement areas, streets, alleys, other public ways and places shown on this plat, together with the right to install required service connection over or under each lot to serve improvements thereon. No building or other structures shall be constructed or erected in any easement area without the prior written consent of grantee.

STORM WATER MANAGEMENT EASEMENT PROVISIONS

ALL EASEMENTS INDICATED AS “EASEMENT FOR DETENTION PURPOSES” ON THIS PLAT ARE RESERVED FOR AND GRANTED TO THE VILLAGE OF TINLEY PARK AND TO ITS SUCCESSORS AND ASSIGNS. NO BUILDINGS SHALL BE PLACED ON SAID DETENTION EASEMENT AREAS, BUT THE SAME MAY BE USED FOR OTHER PURPOSES THAT DO NOT ADVERSELY AFFECT THE STORAGE/FREE FLOW OF STORM WATER. EACH OWNER OR SUBSEQUENT PURCHASER SHALL BE EQUALLY RESPONSIBLE FOR MAINTAINING THE DETENTION EASEMENT AREAS AND SHALL NOT DESTROY OR MODIFY GRADES OR SLOPES WITHOUT HAVING FIRST RECEIVED PRIOR WRITTEN APPROVAL OF THE VILLAGE OF TINLEY PARK.

IN THE EVENT ANY OWNER OR SUBSEQUENT PURCHASER FAILS TO PROPERLY MAINTAIN THE EASEMENT AREAS, THE VILLAGE OF TINLEY PARK, ILLINOIS, OR ANY OTHER UNIT OF LOCAL GOVERNMENT HAVING JURISDICTION OVER DRAINAGE, SHALL UPON TEN (10) DAYS PRIOR WRITTEN NOTICE, RESERVE THE RIGHT TO PERFORM, OR HAVE PERFORMED ON ITS BEHALF, ANY MAINTENANCE WORK TO OR UPON THE WATER DETENTION AREA REASONABLY NECESSARY TO INSURE ADEQUATE STORM WATER STORAGE AND FREE FLOW OF STORM WATER THROUGH THE DETENTION EASEMENT AREAS.

PREPARED BY & MAIL TO:

REVISIONS		
DATE	BY	DESCRIPTION
05/04/26	BPH	ISSUED FOR REVIEW

CIVIL ENGINEERING
LAND SURVEYING
M GINGERICH GEREAUX & ASSOCIATES
MG2A WEST
Professional Design Firm License # 184.005003
P. 815-478-9680 www.mg2a.com F. 815-478-9685
25620 S. GOUGAR RD | MANHATTAN, IL. 60442

ORDERED BY: GAS N WASH
SITE ADDRESS: *SWC of 191st & HARLEM AVE, TINLEY PARK*
DRAFTED BY:NIB
FIELDED BY: RPT
PG 2 of 2
JOB NUMBER: 24-037

X:\Projects\2024\24-037 - 191st & Harlem Ave Tinley Park - Gas N Wash\DWG\3-Final\24-037 FINAL PLAT.dwg, Page 2, 5/5/2026 2:32:51 PM

Kenig,Lindgren,O'Hara,Aboona,Inc.

9575 West Higgins Road, Suite 400 | Rosemont, Illinois 60018
p: 847-518-9990 | f: 847-518-9987

MEMORANDUM TO: Len McEnery
Gas N Wash

FROM: Kelly Pachowicz, EI
Consultant

Michael A. Werthmann, PE, PTOE
Principal

DATE: May 5, 2026

SUBJECT: Preliminary Traffic Impact Statement
Gas N Wash Fuel Center
Tinley Park, Illinois

This memorandum summarizes the results of a preliminary traffic impact statement conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) in connection with a proposed Gas N Wash fuel center development to be located in Tinley Park, Illinois. The fuel center is to be located in southwest quadrant of the intersection of Harlem Avenue with 191st Street within (1) the parcel in the southwest corner of the intersection and (2) Lot 4 of a larger commercial development that will be located in the southwest quadrant of the Harlem Avenue/191st Street intersection. As proposed, the Gas N Wash is to contain the following uses:

- 18 passenger fueling positions
- A 10,049 square-foot convenience store that is to contain a 1,000 square-foot coffee/donut store with a drive-through facility and a 1,000 square-foot quick-service restaurant with a drive-through facility
- An automatic car wash with one tunnel and indoor and outdoor vacuums

Access to the fuel center will be provided via a right-in/right-out access drive located on the south side of 191st Street and a full-movement access drive located on the north side of the main east-west internal circulation road serving the larger commercial development. **Figure 1** shows an aerial view of the site as well as the larger commercial development.



Aerial View of Site **Figure 1**

Proposed Commercial Development Plan

As proposed, the fuel center is to be located on (1) Lot 4 of the large commercial development to be located in the southwest quadrant of the Harlem Avenue with 191st Street intersection and (2) the vacant parcel in the southwest corner of the same intersection. In addition to the proposed fuel center, the larger commercial development is to contain the following uses:

- An approximately 1,750 square-foot Starbucks coffee shop
- An approximately 85,000 square-foot Pete's grocery store
- An approximately 3,900 square-foot McDonald's restaurant
- An approximately 4,000 square-foot fast food restaurant
- Approximately 103,925 square feet of general retail space

Access to the larger commercial development is to be provided via the following three access drives:

- A right-turn in/right-turn out access drive located on the west side of Harlem Avenue approximately 595 feet south of 191st Street. This access drive will provide one inbound lane and one outbound lane with the outbound movement under stop sign control. Left-turn movements will be restricted via striping, signage, and channelization. A separate southbound right-turn lane will be provided on 191st Street serving this access drive.
- A full-movement access drive located on the south side of 191st Street that will form the fourth (south) leg of the intersection of Market Place Drive with 191st Street. This access drive will provide one inbound lane and three outbound lanes with the outbound lanes striped for a separate left-turn lane, a through lane, and a separate left-turn lane. The outbound movements will be under stop sign control. A separate westbound left-turn lane and a separate eastbound right-turn lane will be provided on 191st Street serving this access drive. A traffic signal will be warranted at this intersection.
- A right-in/right-out access drive located on the south side of 191st Street approximately 500 feet east of Market Place Drive/full access drive. This access drive will provide one inbound lane and one outbound lane with the outbound movement under stop sign control. Left-turn movements will be restricted via striping, signage, and channelization. A separate eastbound right-turn lane will be provided on 191st Street serving this access drive.

Proposed Fuel Center Site Plan

As proposed, fuel center is to contain the following uses:

- 18 passenger fueling positions
- A 10,049 square-foot convenience store that is to contain a 1,000 square-foot coffee/donut shop with a drive-through facility and a 1,000 square-foot quick-service restaurant with a drive-through facility
- An automatic car wash with one tunnel with indoor and outdoor vacuums

Access to the proposed fuel center will be provided via the following two access drives:

- A right-in/right-out access drive located on the south side of 191st Street approximately 390 feet west of Harlem Avenue. This access drive will provide one inbound lane and one outbound lane that will be channelized, signed, and striped to restrict left-turn movements. Outbound movements will be under stop sign control. In addition, a 115-foot eastbound right-turn lane with a 156-foot taper will be provided on 191st Street serving the access drive.
- A full-movement access drive located on the north side of the main east-west internal circulation road serving the larger commercial development approximately 450 feet west of Harlem Avenue. This access drive will provide one inbound lane and one outbound lane with the outbound movements under stop sign control.

A copy of the proposed fuel center site plan is included in the Appendix.

Development Traffic Generation

The number of peak hour trips estimated to be generated by the proposed fuel center was based on the following vehicle trip generation rates contained in *Trip Generation Manual*, 12th Edition, published by the Institute of Transportation Engineers (ITE):

- The "Convenience Store/Gas Station – GFA (5.5-10k)" (Land-Use Code 945) trip rates were used for the passenger vehicle fueling positions and convenience store. It is important to note that surveys conducted by ITE have shown that approximately 60 percent of trips made to fuel centers are diverted from the existing traffic on the roadway system. This is particularly true during the weekday morning and evening peak hours when traffic is diverted from the home-to-work and work-to-home trips. Such diverted trips are referred to as pass-by traffic.

- The "Coffee/Donut Shop with Drive-Through Window" (Land-Use Code 937) trip rates were used for the approximate 1,000 square-foot coffee/donut shop with a drive-through facility to be located within the convenience store. It is important to note that surveys conducted by ITE have shown that approximately 70 percent of trips made to coffee/donut shops with drive-through lanes are diverted from the existing traffic on the roadway system (pass-by traffic).

- The "Fast-Food Restaurant with Drive-Through" (Land-Use Code 934) trip rates were used for the approximate 1,000 square-foot quick service restaurant with a drive-through facility that will be located within the convenience store. Approximately 50 percent of trips made to fast food restaurants are pass-by trips, per ITE surveys.

- The "Automatic Car Wash" (Land-Use Code 948) trip rates were used for the car wash. This land-use code relies on the square footage of the car wash building to generate trips. As this proposed car wash building has indoor vacuums, it was estimated that the car wash tunnel was approximately one-third of the building area which was utilized for the trip generation estimates.

It should be noted that the volume of new traffic to be generated by the fuel center will be reduced due to the interaction (multi-purpose trips) between uses within the fuel center as well as between the uses within the fuel center and the larger commercial development. As such, the number of total trips to be generated by the fast-food restaurant, coffee/donut shop and car wash were reduced by 20 percent to account for the interaction between the uses. **Table 1** summarizes the trips projected to be generated by the proposed fuel center during the peak hours.

Table 1
TRIP GENERATION

ITE Land-Use Code	Type/Size	Weekday Morning Peak Hour			Weekday Evening Peak Hour		
		In	Out	Total	In	Out	Total
934	Fast-Food Restaurant with Drive-Through (1,000 S.F.)	17	16	33	16	16	32
937	Coffee/Donut Shop with Drive-Through Window (1,000 S.F.)	44	41	85	20	19	39
945	Convenience Store/Gas Station – GFA (5.5-10k) (18 Fueling Positions)	209	209	418	190	189	379
948	Automatic Car Wash (5,935 S.F.)	49	39	88	71	74	145
Development Subtotal		***319***	***305***	***624***	***297***	***298***	***595***
Interaction Reduction (20 percent)[1]		-22	-19	-41	-21	-22	-43
Total Development Total Trips		***297***	***286***	***583***	***276***	***276***	***552***
Pass-By Trips[2]							
Fast-Food Restaurant (50 percent)		*-7*	*-7*	*-14*	*-6*	*-6*	*-12*
Coffee/Donut Shop (70 percent)		*-24*	*-24*	*-48*	*-11*	*-11*	*-22*
Convenience Store/Gas Station (60 percent)		*-125*	*-125*	*-250*	*-114*	*-114*	*-228*
Total Pass-By Trips		***-156***	***-156***	***-312***	***-131***	***-131***	***-262***
Total New Trips		**141**	**130**	**271**	**145**	**145**	**290**
Total Pass-By Trips		**156**	**156**	**312**	**131**	**131**	**262**
Total Development Trips		**297**	**286**	**583**	**276**	**276**	**552**

1 – Interaction reduction applied to fast-food restaurant, coffee/donut shop and car wash.
2 – Applied after the interaction reduction.

Access Evaluation

As previously mentioned, access to the fuel center will be provided via a right-turn in/right-turn out access drive on 191st Street and a full access drive on the main east-west circulation system serving the larger commercial development. In addition, the fuel center will have access to all three access drives serving the larger commercial development. As such, the access system will provide flexible and efficient access that will minimize the impact on the larger commercial development and the adjacent roadway system.

Site Circulation and Drive-Through Operations

All drive aisles throughout the fuel center will be two-way drive aisles. The two-way circulation allows for movement throughout the site to access the various uses as well as the multiple access drives.

Coffee/Donut Store Drive-Through Facility

The coffee/donut store drive-through facility is proposed to extend along the west and south sides of the convenience store. Vehicles will enter the drive-through lane at the northwest corner of the convenience store, proceed south to the order board, then east to the pick-up window, and exit at the southeast corner of the convenience store.

The drive-through lane will accommodate approximately 14 vehicles without impacting site circulation. Wayfinding signage will be provided within the fuel center directing vehicles to the entrance of the drive-through facility. Additionally, exiting movements from the drive-through lane should be under stop sign control and "Do Not Enter" signs facing south should be provided at the exit from the drive-through facility.

Previous surveys performed of free-standing coffee/donut stores with drive-through facilities have shown that peak queuing occurs during the morning peak period. The average observed queue at the drive-through facility, including the vehicle at the drive-through window, was approximately seven to eight vehicles with an average maximum queue of ten to eleven vehicles. Therefore, the proposed stacking of 14 vehicles to be provided by the proposed drive-through facility will generally accommodate the average and maximum queues.

Quick Service Restaurant Drive-Through

The quick-service restaurant drive-through facility will be located on the east side of the convenience store. Vehicles will enter the drive-through northeast of the convenience store, proceed southbound to the order board, and then complete a 180-degree turn and travel northbound along the east side of the convenience store to the pick-up window. One vehicle before the pick-up window, the drive-through widens to provide two lanes, one of which will function as a pass-by lane. Vehicles will exit the drive-through at the northeast corner of the convenience store.

The site plan shows that the drive-through lane will accommodate approximately 11 vehicles extending from the pick-up window. Wayfinding signage will be provided within the fuel center directing vehicles to the entrance of the drive-through facility. Additionally, exiting movements from the drive-through lane should be under stop sign control and "Do Not Enter" signs facing north should be provided at the exit from the drive-through facility.

Previous surveys performed at free-standing quick service restaurants with drive-through facilities have shown that the average queue, including the vehicle at the drive-through window, was approximately six to seven vehicles with an average maximum queue of nine to ten vehicles. Therefore, the proposed stacking of 11 vehicles to be provided by the proposed drive-through facility will generally accommodate the average and maximum queues.

Parking Evaluation

The fuel center is proposed to provide a total of 70 parking spaces and 38 parking spaces for the vacuum stations. In addition, 18 vehicles can be accommodated at the 18 fueling positions. As such, the fuel center will provide parking for a total of 126 vehicles including the vehicles that can be accommodated at the fueling positions and at the car wash vacuum stations.

Table 2 illustrates the parking requirements from the Village of Tinley Park's Zoning Ordinance, broken out by proposed land use and total parking. From Table 2, it can be seen that the Village of Tinley Park requires a total of 81 parking spaces. As such, the 126 parking spaces that will be provided by the fuel center will meet the Village parking requirements.

Table 2
VILLAGE OF TINLEY PARK PARKING REQUIREMENTS

Land Use	Size	Parking Requirements	Required Parking Spaces
Retail	8,049 S.F.	1 space per 150 square feet	54
Fast-Food, Carry-Out	1 restaurant	5 spaces minimum plus 1 per space per employee (14 employees)	19
Sit-Down Restaurant	14 seats	1 per 3 seats	5
Car Wash	3 employees	1 space per employee	3
Total			**81**

Conclusion

Based on the proposed plan and the preceding evaluation, the following is concluded:

- The proposed fuel center will be located as an outlot parcel of a larger commercial development to be located in the southwest corner of Harlem Avenue with 191st Street.

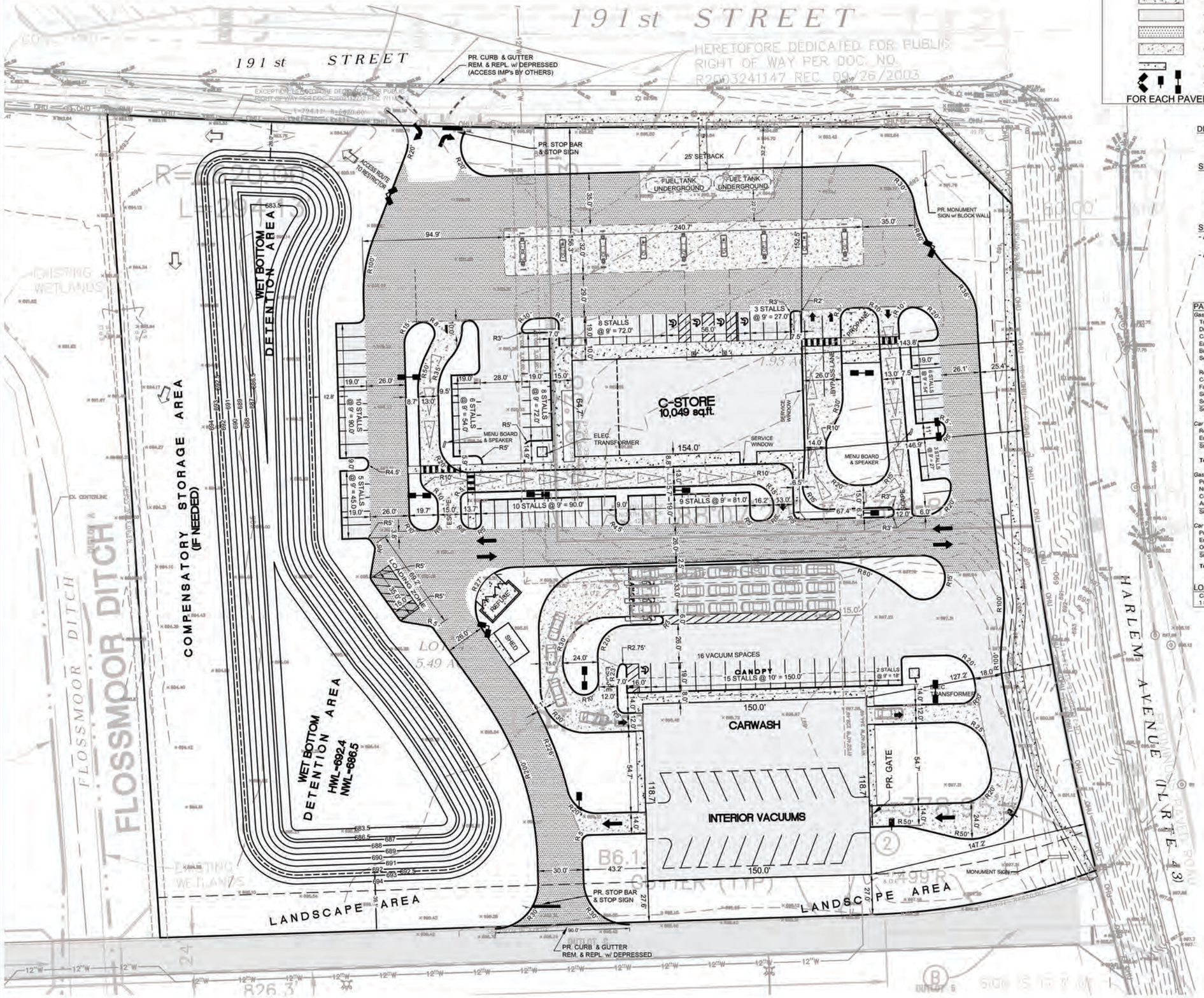
- The **new** traffic estimated to be generated by the proposed fuel center along the external roadway system will be reduced due to the volume of pass-by traffic that will be diverted from the existing traffic on the adjacent roadways as well as interaction (multi-purpose trips) between uses within the fuel center and between the uses in the fuel center and the commercial development.

- Access to the development will be provided via a right-turn in/right-turn out access drive on the south side of 191st Street and a full access drive on the main east-west circulation road serving the larger commercial development.

- The proposed access system will be adequate in accommodating the development-generated traffic and will provide flexible and efficient access to and from the fuel center.

- The proposed parking supply will meet the Village parking requirements.

Appendix



LEGEND

- PCC SIDEWALK
- STANDARD DUTY HMA PAVEMENT
- HEAVY DUTY HMA PAVEMENT
- PCC PAVEMENT
- SIDEWALK
- LIGHT POLE (UNDER SERPARATE COVER)

FOR EACH PAVEMENT STRUCTURE SEE DETAILS SHEET

DIMENSIONS NOTE:
ALL DIMENSIONS SHOWN ARE TO FACE OF CURB, UNLESS NOTED OTHERWISE.

SIDEWALK NOTE:
SIDEWALKS SHALL BE 5-INCH PCC CONCRETE TYPICAL, EXCEPT ALL SIDEWALK/CROSSWALKS AT ROAD CROSSINGS SHALL BE 6-INCH TO 8-INCH (8-INCH IN HEAVY DUTY PAVEMENT AREAS AND 6-INCH IN STANDARD DUTY PAVEMENT AREAS)

SITE PAVEMENT MARKINGS & SIGNS NOTES:
- ALL PAVEMENT MARKING SHALL BE REFLECTIVE TRAFFIC TYPE PAINT - YELLOW (2 COATS).
- ALL SIGNS TO BE MOUNTED ON TELESCOPING STEEL SIGN SUPPORTS

PARKING SPACES DATA SUMMARY

Gas Station/C-Store

Total Building:	20,049	sf
Drive Thru Restaurant:	2,168	sf
C-Store:	5,229	sf
Eating Area:	464	sf
Building Mechanical	249	sf
Separate Retail:	1,939	sf

Required:

C-Store Retail Space @ 5,229 s.f.	35	(1 spaces/ 150 sf)
Fast Food, Carry Out @ 14 employees	19	(Min 5 spaces + 1 per employee)
Sit Down Eating @ 21 Seats (Max)	7	(1 space / 3 seats)
Separate Retail @ 1,939 s.f.	13	(1 spaces/ 150 sf)
SubTotal Required	74	

Car Wash

Required:

Employee @ 3 Employees	3	(1 space / employee)
SubTotal Required	3	

Total Parking Required on Property: 77

Gas Station/C-Store

Provided:
Number of Parking Stalls Provided:

C-Store Stalls	72	
Auto Fueling Stations	18	(customer enters store after fueling)
SubTotal Provided	90	

Car Wash

Provided:

Employee Stalls	3	
Outdoor Vac Stalls & HC Stall	16	
SubTotal Provided	19	

Total Parking Provided on Property: 109

LOADING SPACE SUMMARY

C-Store Required / Provided:
1 Space @ 15' x 35'

PLAN EDITION MILESTONES

DATE	BY	DESCRIPTION
12/6/2025	BPH	FOR SUBMITTAL
3/4/2026	BPH	KDR VILLAGE REVIEW

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GAS N WASH

PRELIMINARY SITE IMPROVEMENT PLANS FOR
LOT 4 BROOKSIDE CREEK - SWC 191ST & HARLEM AVE
TINLEY PARK, WILL COUNTY, IL

PRELIMINARY SITE PAVING & GEOMETRY

SHEET NO.
C3 OF C5

JOB NO. 24-037

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