

PRELIMINARY ENGINEERING PLANS
FOR
SENIOR LIVING COMMUNITY
RIVER FOREST, ILLINOIS

PROJECT TEAM
<u>DEVELOPER</u> Kaufman Jacobs 30 W. Monroe Street, Suite 1700 Chicago, Illinois 60603 312 357 6465 Contact: Lee Winter
<u>ENGINEER</u> V3 Companies, Ltd. 7325 Janes Avenue Woodridge, Illinois 60517 630 724 9200 Project Manager: Bradley Prischman, P.E. bprischman@v3co.com Project Engineer: Ethan Frisch efrisch@v3co.com
<u>ARCHITECT</u> OKW Architects 600 W. Jackson, Suite 250 Chicago, Illinois 60661 312 798 7700 Contact: Melissa Toops



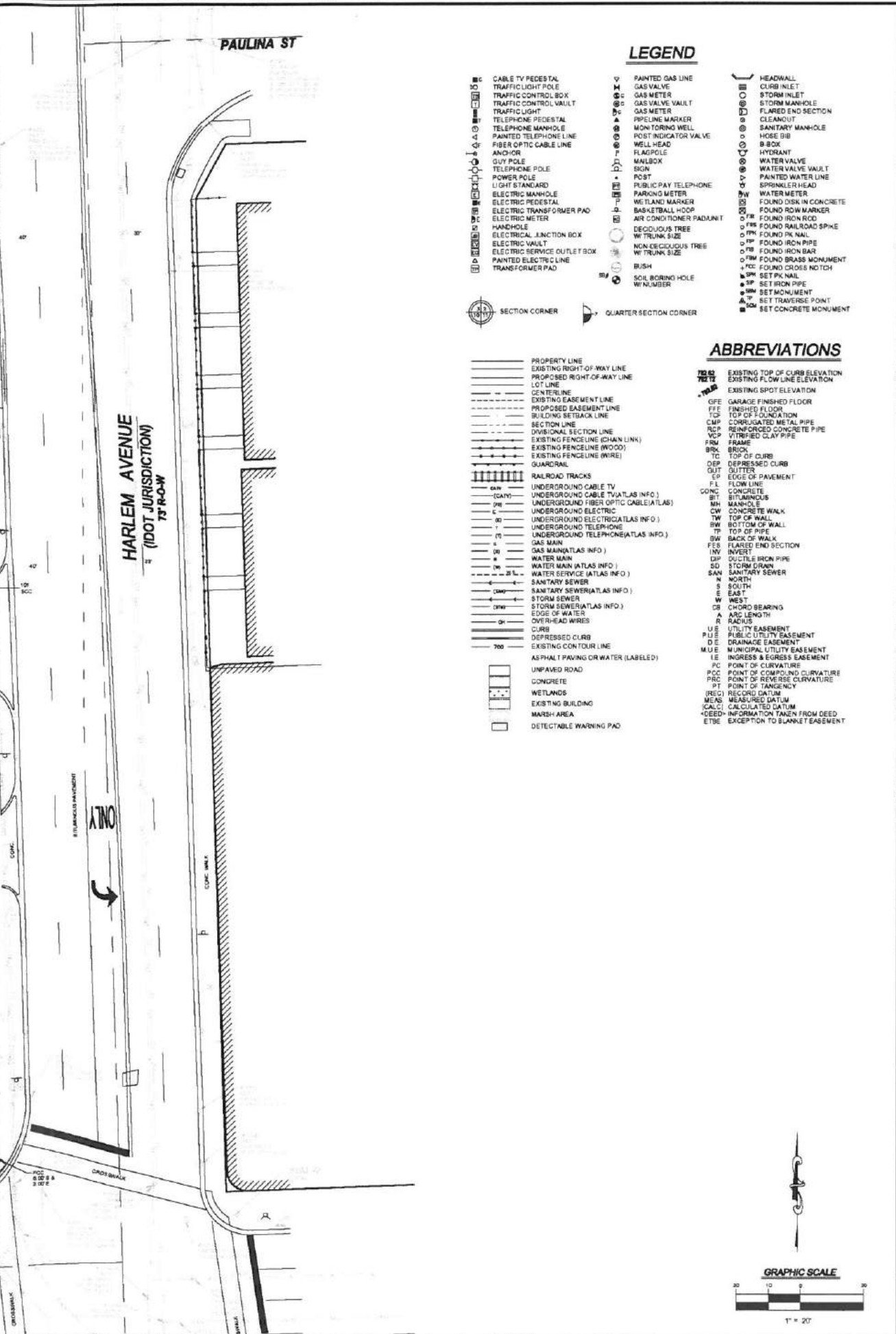
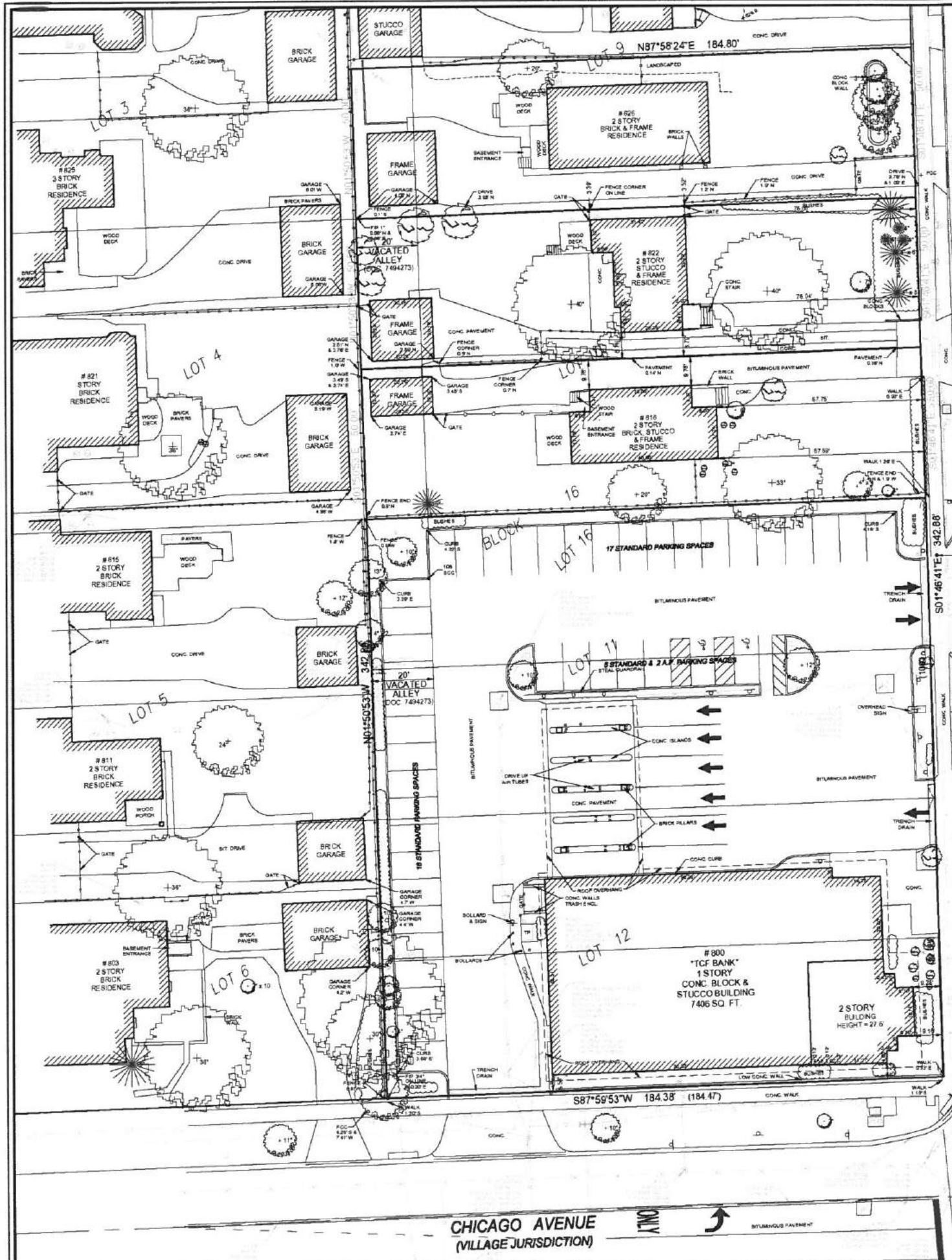
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BENCHMARKS
SOURCE: BENCHMARKS ESTABLISH VIA TRIMBLE VRS NETWORK DATUM IS NAVD88
SITE: STATION DESIGNATION: SBM #1 ESTABLISHED BY: V3 DATE: 05-01-18 ELEVATION: 630.09 (MEASURED) DATUM: NAVD88 DESCRIPTION: SOUTHWEST BOLT ON FIRE HYDRANT AT NORTHEAST CORNER OF N HARLEM AVE AND PAULINA ST.
STATION DESIGNATION: SBM #2 ESTABLISHED BY: V3 DATE: 05-01-18 ELEVATION: 630.00 (MEASURED) DATUM: NAVD88 DESCRIPTION: NORTHWEST BOLT ON BASE OF LIGHT AT NORTHEAST CORNER OF N HARLEM AVE AND W

Call Before You Dig
JULIE
800.892.0123
Call 48 hours before you dig

Joint Utility Locating Information for Excavators

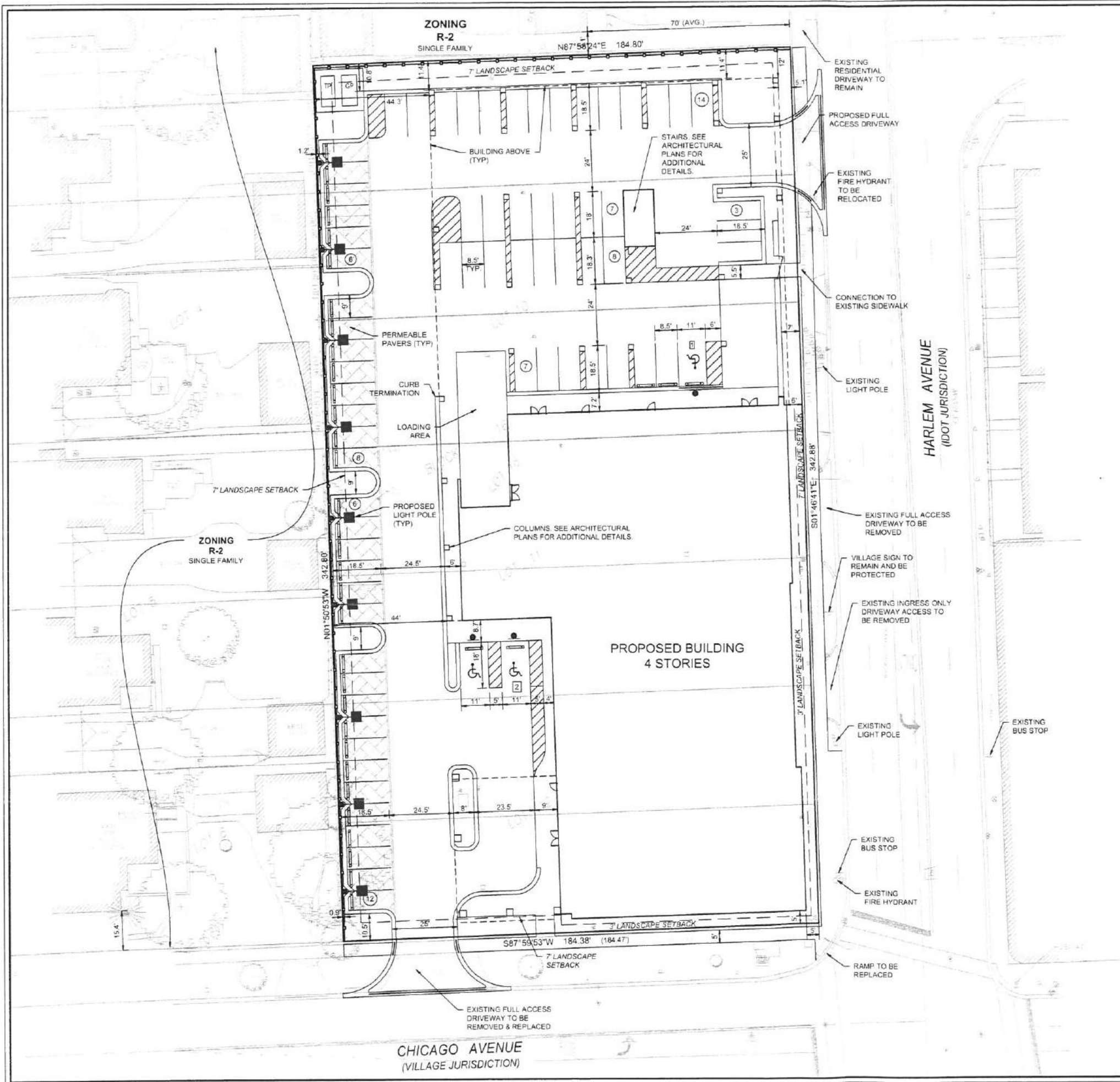
TITLE SHEET SENIOR LIVING COMMUNITY RIVER FOREST PRELIMINARY	ILLINOIS
PROJECT NO.: 16028.003 PROJECT MANAGER: BRP DESIGNED BY: EF DRAWN BY: DB	
ORIGINAL ISSUE DATE: 05-25-18 NO. DATE DESCRIPTION 1 06/06/18 DRB STAFF COMMENTS 2 07/24/18 ISSUED FOR DRB REVIEW	
DRAWING NO. C0.0	



- ### LEGEND
- | | | |
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| <ul style="list-style-type: none"> ☐ CABLE TV PEDESTAL ☐ TRAFFIC LIGHT POLE ☐ TRAFFIC CONTROL BOX ☐ TRAFFIC CONTROL VAULT ☐ TRAFFIC LIGHT ☐ TELEPHONE PEDESTAL ☐ TELEPHONE MANHOLE ☐ PAINTED TELEPHONE LINE ☐ FIBER OPTIC CABLE LINE ☐ ANCHOR ☐ GUY POLE ☐ TELEPHONE POLE ☐ POWER POLE ☐ LIGHT STANDARD ☐ ELECTRIC MANHOLE ☐ ELECTRIC PEDESTAL ☐ ELECTRIC TRANSFORMER PAD ☐ ELECTRIC METER ☐ HANGHOLE ☐ ELECTRICAL JUNCTION BOX ☐ ELECTRIC VAULT ☐ ELECTRIC SERVICE OUTLET BOX ☐ PAINTED ELECTRIC LINE ☐ TRANSFORMER PAD | <ul style="list-style-type: none"> ☐ PAINTED GAS LINE ☐ GAS VALVE ☐ GAS METER ☐ GAS VALVE VAULT ☐ GAS METER ☐ FLAGPOLE ☐ MAILBOX ☐ SIGN ☐ PUBLIC PAY TELEPHONE ☐ PARKING METER ☐ WEILAND MARKER ☐ BASKETBALL HOOP ☐ AIR CONDITIONER PADUNIT ☐ HANDHOLE ☐ ELECTRICAL JUNCTION BOX ☐ ELECTRIC VAULT ☐ ELECTRIC SERVICE OUTLET BOX ☐ PAINTED ELECTRIC LINE ☐ TRANSFORMER PAD | <ul style="list-style-type: none"> ☐ HEADWALL ☐ CURB INLET ☐ STORM INLET ☐ STORM MANHOLE ☐ FLARED END SECTION ☐ CLEANOUT ☐ SANITARY MANHOLE ☐ HOSE BIB ☐ B BOX ☐ HYDRANT ☐ WATER VALVE ☐ WATER VALVE VAULT ☐ PAINTED WATER LINE ☐ SPRINKLER HEAD ☐ WATER METER ☐ FOUND DISK IN CONCRETE ☐ FOUND ROD W MARKER ☐ FOUND IRON ROD ☐ FOUND RAILROAD SPIKE ☐ FOUND PK NAIL ☐ FOUND IRON PIPE ☐ FOUND IRON BAR ☐ FOUND BRASS MONUMENT ☐ FOUND CROSS NOTCH ☐ SET PK NAIL ☐ SET IRON PIPE ☐ SET MONUMENT ☐ SET TOWERS POINT ☐ SET CONCRETE MONUMENT |
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- ### ABBREVIATIONS
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| <ul style="list-style-type: none"> — PROPERTY LINE — EXISTING RIGHT-OF-WAY LINE — PROPOSED RIGHT-OF-WAY LINE — LOT LINE — CENTERLINE — EXISTING EASEMENT LINE — PROPOSED EASEMENT LINE — BUILDING SETBACK LINE — SECTION LINE — DIVISIONAL SECTION LINE — EXISTING FENCELINE (CHAIN LINK) — EXISTING FENCELINE (WOOD) — EXISTING FENCELINE (WIRE) — GUARDRAIL — RAILROAD TRACKS — UNDERGROUND CABLE TV (ATLAS INFO.) — UNDERGROUND FIBER OPTIC CABLE (ATLAS) — UNDERGROUND ELECTRIC — UNDERGROUND ELECTRICAL (ATLAS INFO.) — UNDERGROUND TELEPHONE — UNDERGROUND TELEPHONE (ATLAS INFO.) — GAS MAIN (ATLAS INFO.) — WATER MAIN (ATLAS INFO.) — WATER MAIN (ATLAS INFO.) — WATER SERVICE (ATLAS INFO.) — SANITARY SEWER — SANITARY SEWER (ATLAS INFO.) — STORM SEWER — STORM SEWER (ATLAS INFO.) — EDGE OF WATER — OVERHEAD WIRES — CURB — DEPRESSED CURB — EXISTING CONTOUR LINE — ASPHALT PAVING OR WATER (LABELED) — UNPAVED ROAD — CONCRETE — WETLANDS — EXISTING BUILDING — MARSH AREA — DETECTABLE WARNING PAD | <ul style="list-style-type: none"> 782.0 EXISTING TOP OF CURB ELEVATION 782.1 EXISTING FLOW LINE ELEVATION 782.2 EXISTING SPOT ELEVATION GFE GARAGE FINISHED FLOOR FFF FINISHED FLOOR TOP TOP OF FOUNDATION CMP CORRUGATED METAL PIPE RCR REINFORCED CONCRETE PIPE VCP VITRIFIED CLAY PIPE FRM FRAME BRK BRICK TC TOP OF CURB DCP DEPRESSED CURB GUT GUTTER EP EDGE OF PAVEMENT FL FLOW LINE CONC CONCRETE ST BITUMINOUS MH MANHOLE CW CONCRETE WALK TW TOP OF WALK BW BOTTOM OF WALK TP TOP OF PIPE BW BACK OF WALK FES FLARED END SECTION INV INVERT DIP DUCTILE IRON PIPE SD STORM DRAIN SAN SANITARY SEWER N NORTH S SOUTH E EAST W WEST CB CHORD BEARING A ARC LENGTH R RADIUS USE UTILITY EASEMENT PUE PUBLIC UTILITY EASEMENT DIE DRAINAGE EASEMENT MUE MUNICIPAL UTILITY EASEMENT IE INGERS & EGGERS EASEMENT PC POINT OF CURVATURE PCC POINT OF COMPOUND CURVATURE PRC POINT OF REVERSE CURVATURE PT POINT OF TANGENCY REC RECORD DATUM MEAS MEASURED DATUM CALC CALCULATED DATUM CEED CEED INFORMATION TAKEN FROM CEED ETBE EXCEPTION TO BLANKET EASEMENT |
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EXISTING CONDITIONS PLAN SENIOR LIVING COMMUNITY RIVER FOREST PRELIMINARY ILLINOIS										
PROJECT NO.: 16028.003 PROJECT MANAGER: BRP DESIGNED BY: EF DRAWN BY: DB	ORIGINAL ISSUE DATE: 05-23-18 REVISIONS: <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>06-06-18</td> <td>DRB STAFF COMMENTS</td> </tr> <tr> <td>2</td> <td>07-24-18</td> <td>ISSUED FOR DRB REVIEW</td> </tr> </tbody> </table>	NO.	DATE	DESCRIPTION	1	06-06-18	DRB STAFF COMMENTS	2	07-24-18	ISSUED FOR DRB REVIEW
NO.	DATE	DESCRIPTION								
1	06-06-18	DRB STAFF COMMENTS								
2	07-24-18	ISSUED FOR DRB REVIEW								
7325 Jans Avenue Woodridge, IL 60517 830.724.9200 phone www.v3co.com										
DRAWING NO.: C1.0										



NOTES:

1. ALL DIMENSIONS SHOWN ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
2. ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED YELLOW UNLESS OTHERWISE NOTED.
3. BUILDING DIMENSIONS ARE TO OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
4. ALL CURB AND GUTTER SHALL BE B6.12 UNLESS OTHERWISE NOTED.

LEGEND		
EXISTING	PROPOSED	DESCRIPTION
---	---	RIGHT-OF-WAY LINE
---	---	PROPERTY LINE (EXTERIOR)
---	---	LOT LINE (INTERIOR)
---	---	EASEMENT LINE
---	-x-x-	FENCE LINE
---	---	CENTERLINE
---	---	PROPERTY CORNER
---	---	CONTOUR
---	---	CURB & GUTTER
---	---	DEPRESSED CURB & GUTTER
---	---	REVERSE PITCHED CURB

SITE DATA

EXISTING ZONING: PD#2537 + R-2 ZONING
 PROPOSED ZONING: PLANNED DEVELOPMENT (PD) WITH C-2 UNDERLYING ZONING

LOT AREA: 1.45 AC. (63,285 SF)
 LOT AREA COVERAGE: 0.655 (65.5%)

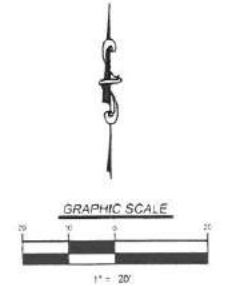
BUILDING HEIGHT: 68.5' MAX (4 STORIES)

REQUIRED BUILDING SETBACKS (C-2)
 FRONT (EAST): 15.4' (BASED ON RESIDENTIAL TO WEST)
 CORNER (SOUTH): 15.4' (BASED ON RESIDENTIAL TO WEST)
 REAR (WEST): 20' (BASED ON C-2 ZONING)
 SIDE (NORTH): 5'

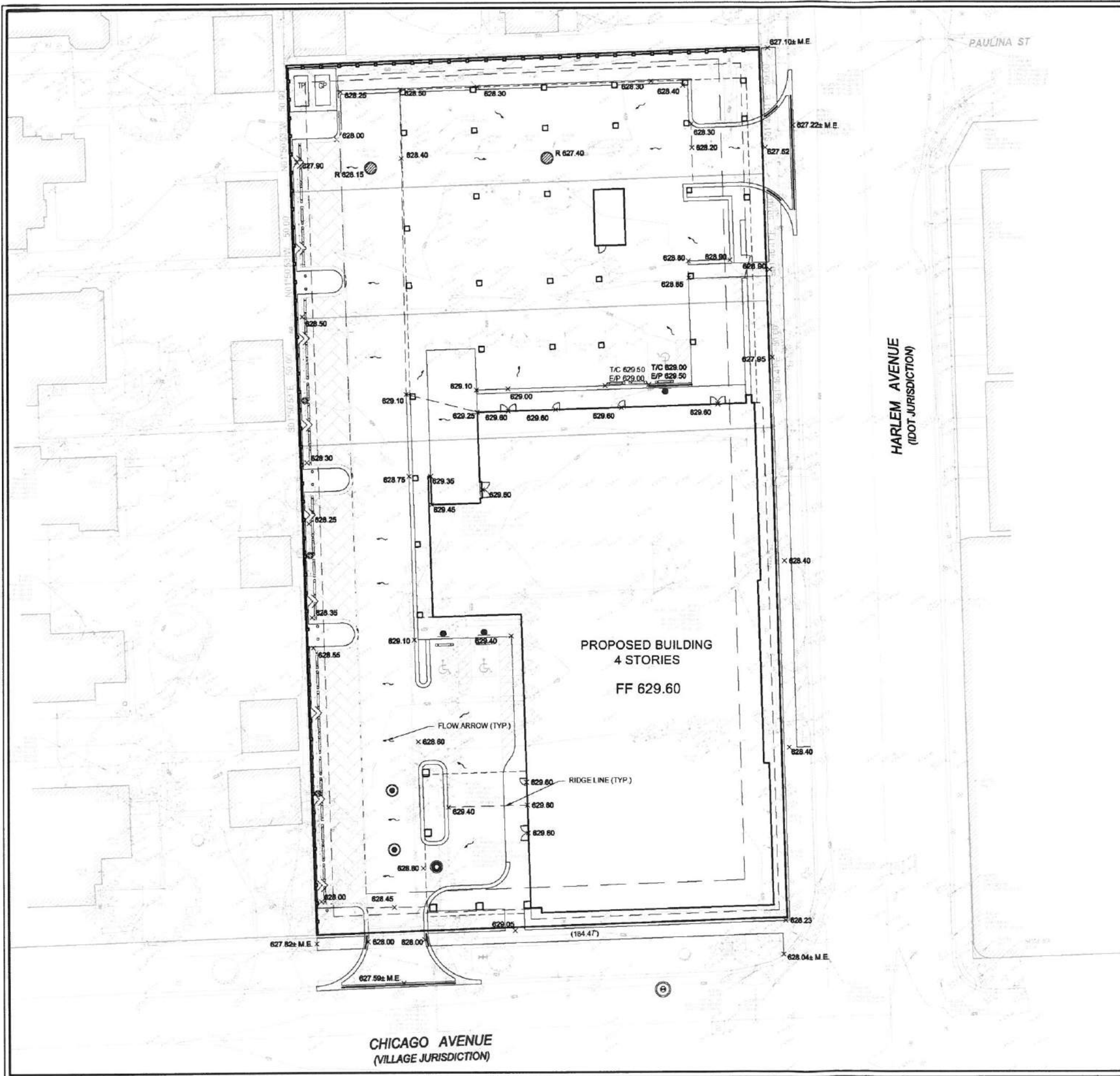
REQUIRED LANDSCAPE SETBACKS (C-2)
 FRONT (EAST BUILDING): 3'
 FRONT (EAST PARKING): 7'
 CORNER (SOUTH BUILDING): 3'
 CORNER (SOUTH PARKING): 7'
 REAR (WEST): 7'
 SIDE (NORTH): 7'

PARKING SPACES
 STANDARD = 71
 ACCESSIBLE = 3
 TOTAL = 74

REQUIRED PARKING SPACES
 0.56 PER UNIT (OPERATOR STDS) = 70



PRELIMINARY SITE PLAN SENIOR LIVING COMMUNITY RIVER FOREST PRELIMINARY ILLINOIS	PROJECT NO: 18228-003 PROJECT MANAGER: BRP DESIGNED BY: EF DRAWN BY: DB	ORIGINAL ISSUE DATE: 05-22-18 NO. DATE DESCRIPTION 1 06-06-18 DRP STAFF COMMENTS 2 07-24-18 ISSUED FOR DRP REVIEW 3 08-02-18 REVISED PER VILLAGE REVIEW
	7325 James Avenue Woodridge, IL 60517 630.724.8200 phone www.v2co.com	
	DRAWING NO: C2.0	



GRADING NOTES:

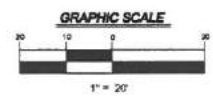
1. ALL PAVEMENT SPOT GRADE ELEVATIONS AND RIM ELEVATIONS WITHIN OR ALONG CURB AND GUTTER REFER TO EDGE OF PAVEMENT ELEVATIONS UNLESS OTHERWISE NOTED.
2. ALL ELEVATIONS SHOWN DEPICT FINISHED GRADE UNLESS OTHERWISE NOTED. SUBTRACT TOPSOIL THICKNESS OR PAVEMENT SECTION TO ESTABLISH SUBGRADE ELEVATIONS.
3. PROVIDE 1.50% CROSS SLOPE AND 4.00% MAXIMUM LONGITUDINAL SLOPE ON ALL SIDEWALKS AND PEDESTRIAN PATHS UNLESS OTHERWISE INDICATED. PLEASE NOTE THAT THE ILLINOIS ACCESSIBILITY CODE REQUIRES A MAXIMUM CONSTRUCTED CROSS SLOPE OF 2.00% AND LONGITUDINAL SLOPE OF 5.00%.

DRAINAGE NOTES:

1. CONTRACTOR TO FIELD VERIFY LOCATION, INVERT, AND SIZE OF ALL EXISTING UTILITIES PRIOR TO ORDERING MATERIALS OR BEGINNING UTILITY WORK. CONTRACTOR TO NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY.
2. UNLESS INDICATED OTHERWISE, FRAME AND OPEN LID STORM STRUCTURES IN PAVEMENT SHALL BE NEENAH R-2502 WITH TYPE D LID OR APPROVED EQUAL. AND FRAME AND CLOSED LID STORM STRUCTURES IN PAVEMENT SHALL BE NEENAH R-1772 OR APPROVED EQUAL. FRAME AND OPEN LID STORM STRUCTURES IN OPEN SPACE SHALL BE R-4340-B OR APPROVED EQUAL. ALL FRAME AND GRATES SHALL CONFORM TO LOCAL MUNICIPALITY REQUIREMENTS. FRAME AND CLOSED LID STORM STRUCTURES LOCATED WITHIN AN ACCESSIBLE ROUTE SHALL BE NEENAH R-1772 WITH TYPE C LID (OR EQUIVALENT) WITH PERMA-GRIP SURFACE. DRILL 1 - 1" DIAMETER LIFT HOLE INSTEAD OF A STANDARD PICK HOLE.

LEGEND

- 706.0 SPOT ELEVATION
- 722.02 TOP OF CURB ELEVATION
- 722.12 EDGE OF PAVEMENT ELEVATION
- UTILITY STUB
- SANITARY SEWER
- SANITARY FORCE MAIN
- STORM SEWER
- WATER MAIN
- GAS MAIN
- UNDERGROUND TELEPHONE & ELECTRIC DUCT BANK
- BURIED CABLE-ELECTRIC
- BURIED CABLE-TELEPHONE
- ATLAS LOCATED UTILITY
- UTILITY STRUCTURE WITH CLOSED LID
- CURB INLET
- DRAINAGE STRUCTURE WITH OPEN LID
- FIRE HYDRANT
- VALVE IN VALVE BOX
- GATE VALVE IN VALVE VAULT
- POST INDICATOR VALVE
- THRUST BLOCK
- TREE
- TREE LINE
- CONCRETE HEADWALL
- SUBMERGED HEADWALL
- FLARED END SECTION (F.E.S.)
- GUY WIRES
- FLOOD LIGHT
- UTILITY POLE
- LIGHT STANDARD
- TRAFFIC SIGNAL POLE
- HAND HOLE
- SOIL BORING
- IRRIGATION HEADS
- SIGN
- TELEPHONE MANHOLE
- MONITORING WELL
- TELEPHONE PEDESTAL
- TRANSFORMER PAD
- UTILITY TO BE ABANDONED
- FEATURE TO BE REMOVED
- STORMWATER FLOW DIRECTION
- STORMWATER OVERFLOW ROUTE



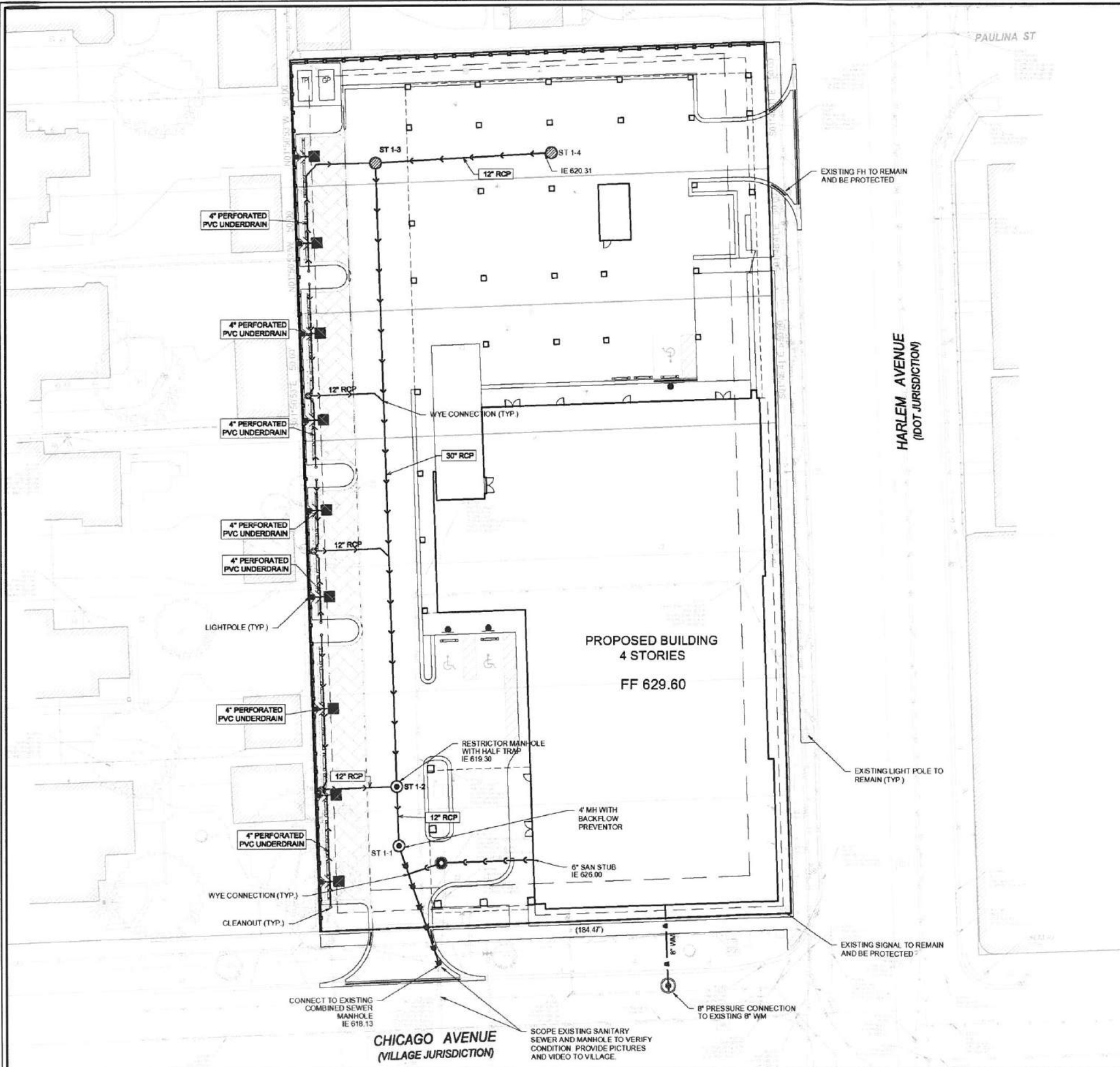
NO.	DATE	DESCRIPTION
1	06/06/18	DRB STATE COMMENTS
2	07/24/18	ISSUED FOR DRB REVIEW

PROJECT NO. 16028.003	ORIGINAL ISSUE DATE: 06-22-18
PROJECT MANAGER: BRP	DESIGNED BY: EF
DRAWN BY: DB	

PRELIMINARY GRADING AND DRAINAGE PLAN
 SENIOR LIVING COMMUNITY
 RIVER FOREST PRELIMINARY ILLINOIS

7325 Jones Avenue
 Woodridge, IL 60517
 830.724.9200 phone
 www.v360.com

DRAWING NO. C3.0



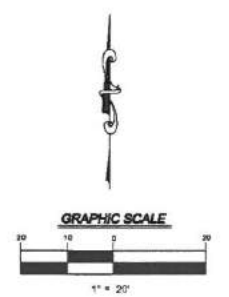
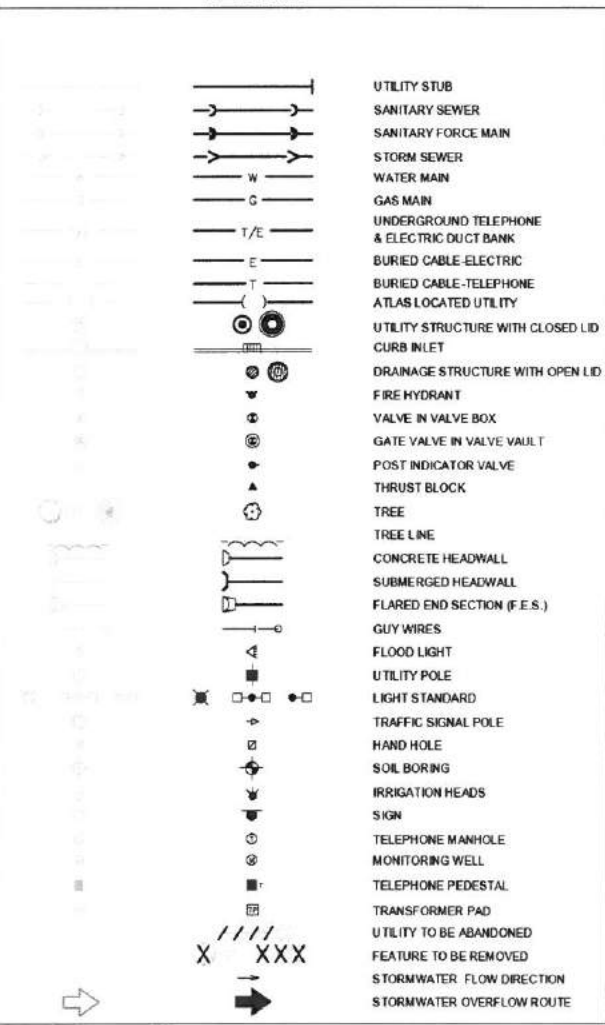
NOTES:

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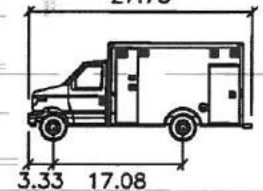
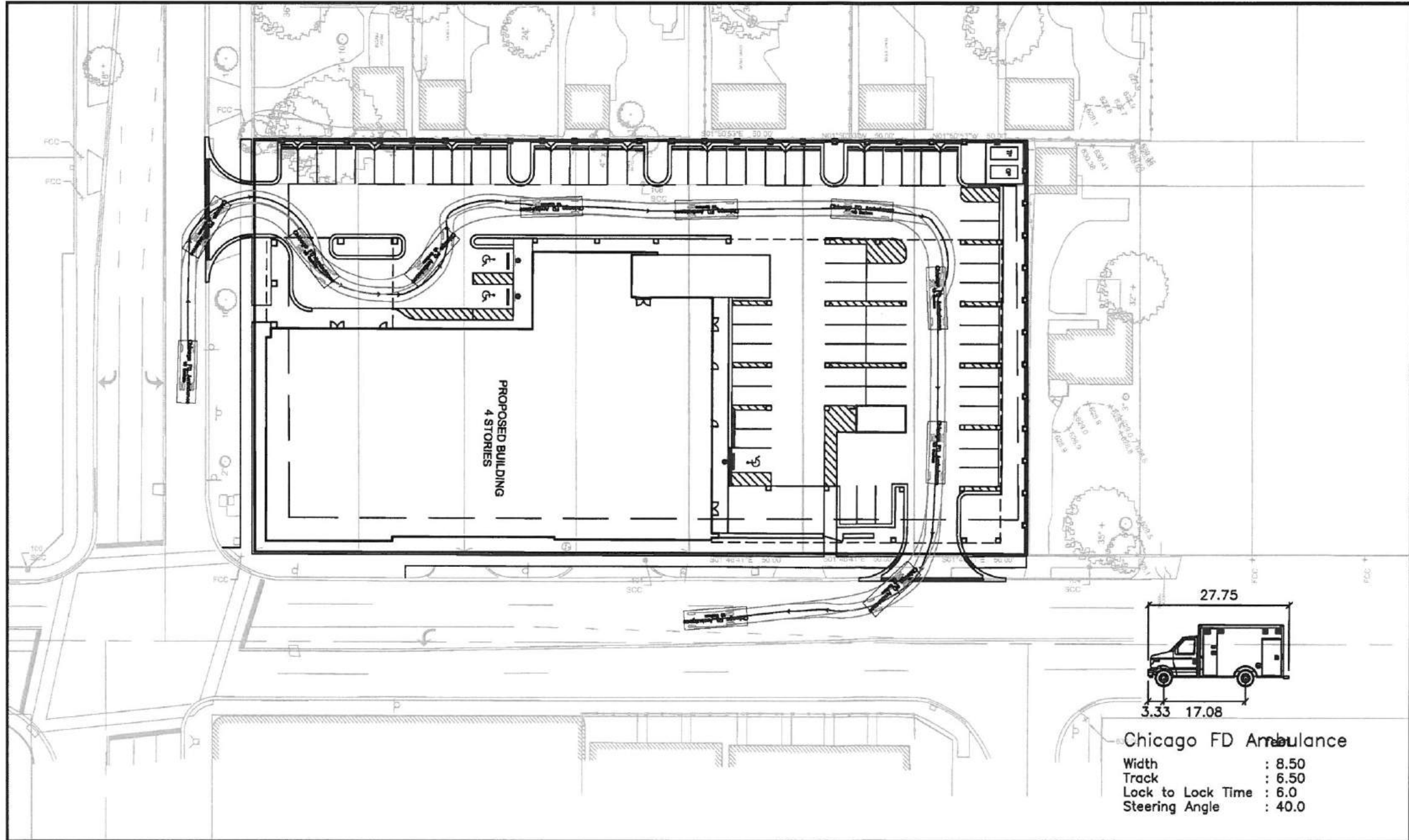
PRELIMINARY STORMWATER SUMMARY

- VOLUME CONTROL (REQUIRED PER MWRD)**
 PROVIDED IN PERMEABLE PAVER SECTION ALONG WEST PROPERTY LINE AND GREEN ROOF.
- RATE CONTROL/STORMWATER AND DETENTION (REQUIRED PER VILLAGE PER 50-YEAR STORM)**
 PROVIDED IN OVERSIZED 30" STORM SEWER PIPES WITH RESTRICTOR.

LEGEND



PROJECT NO. 16028.003		ORIGINAL ISSUE DATE: 05-25-18	REVISIONS
PROJECT MANAGER: BRP	DESIGNED BY: EF	DRAWN BY: DB	NO. DATE
PRELIMINARY UTILITY PLAN		PRELIMINARY	DESCRIPTION
SENIOR LIVING COMMUNITY		ILLINOIS	
RIVER FOREST			
7325 Jones Avenue Woodridge, IL 60517 830.724.9200 phone www.v360.com		DRAWING NO. C4.0	



Chicago FD Ambulance
 Width : 8.50
 Track : 6.50
 Lock to Lock Time : 6.0
 Steering Angle : 40.0



7325 Janea Avenue
 Woodridge, IL 60517
 830.724.9200 phone
 www.v3co.com

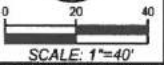
SENIOR LIVING COMMUNITY

RIVER FOREST

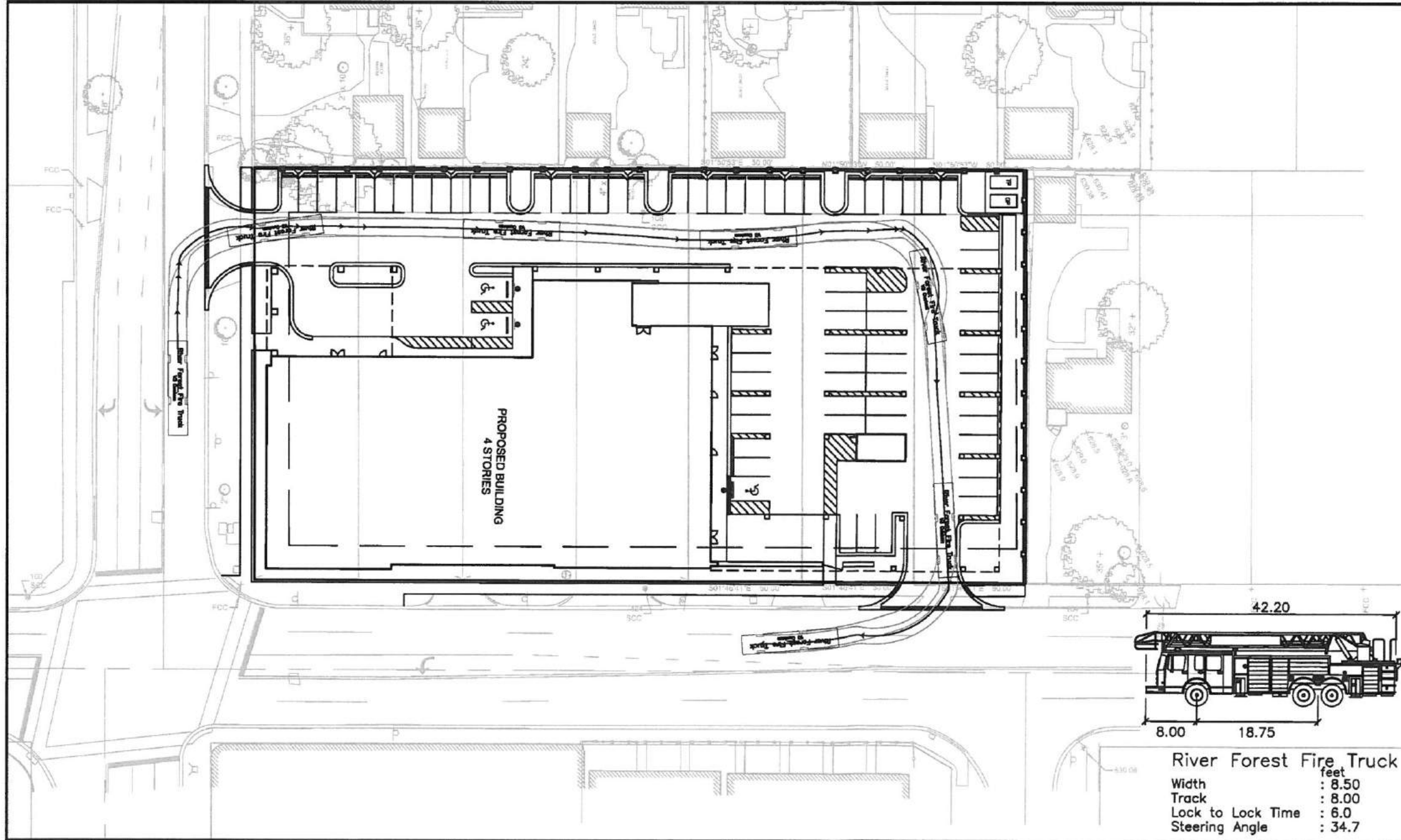
ILLINOIS

AMBULANCE EXHIBIT

DATE: 07-24-18



SCALE: 1"=40'



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Woodridge, IL 60517
830.724.9200 phone
www.v3co.com

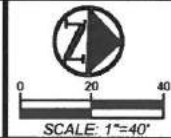
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RIVER FOREST

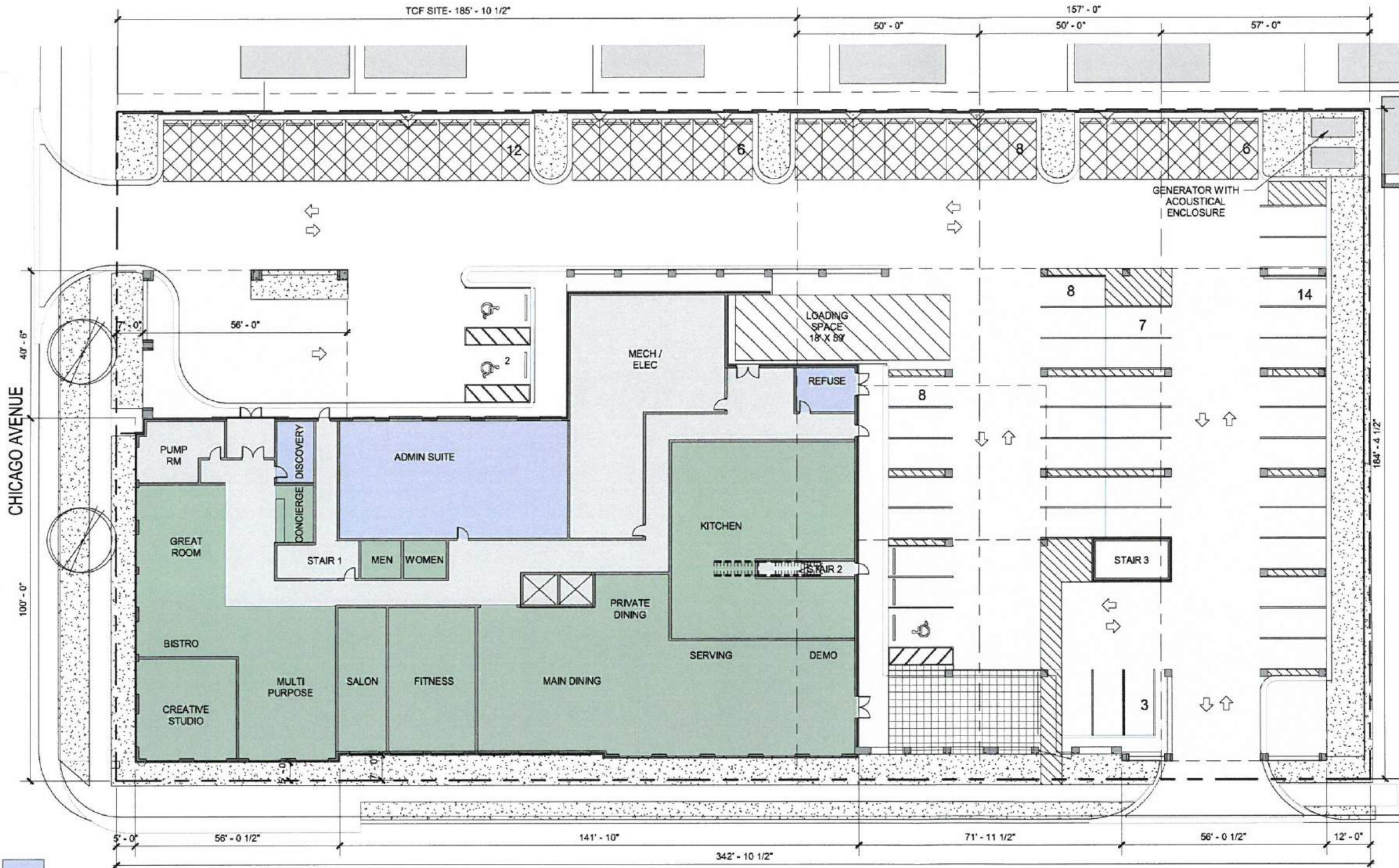
ILLINOIS

FIRE TRUCK EXHIBIT

DATE: 07-24-18



SCALE: 1"=40'



DEVELOPMENT SUMMARY:

PARKING PROVIDED: 72 (8.5' X 18')

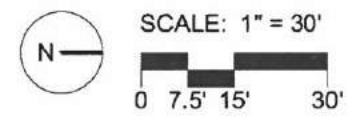
PROJECT AREAS:

FLOOR 1 (ENTRY / AMENITY):	20,840 GSF
FLOOR 2 (MS/AL):	36,840 GSF
FLOOR 3 (ASSISTED LIVING):	35,080 GSF
FLOOR 4 (ASSISTED LIVING):	24,080 GSF
TOTAL SQ.FT.:	116,840 GSF

TOTAL UNITS:	UNITS	BEDS
MEMORY SUPPORT:	33	37
STUDIO: 29 UNITS, 29 BEDS		
SHARED: 4 UNITS, 8 BEDS		
ASSISTED LIVING:	92	99
STUDIO: 16 UNITS, 16 BEDS		
1BED: 69 UNITS, 69 BEDS		
2 BED: 7 UNITS, 14 BEDS		
TOTAL:	125	136
		934.72 GSF/UNIT

- ADMIN
- AMENITY
- CIRCULATION

1 GROUND FLOOR PLAN / SITE PLAN/PARKING PLAN
1" = 30'-0"



KAUFMAN JACOBS / SENIOR LIFESTYLE

RIVER FOREST ASSISTED LIVING FACILITY
CHICAGO AVE & N HARLEM AVE

DRB-1

July 24, 2018 Project #: 17094M

OKW Architects
OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661



KEY

- ASSISTED LIVING
- CIRCULATION
- SUPPORT

35,080 GSF

TOTALS: (3RD FLOOR)
ASSISTED LIVING:
 STUDIO: 8 UNITS, 8 BEDS
 1BED: 34 UNITS, 34 BEDS
 2 BED: 4 UNITS, 8 BEDS

1 3RD FLOOR - ASSISTED LIVING
 1" = 30'-0"



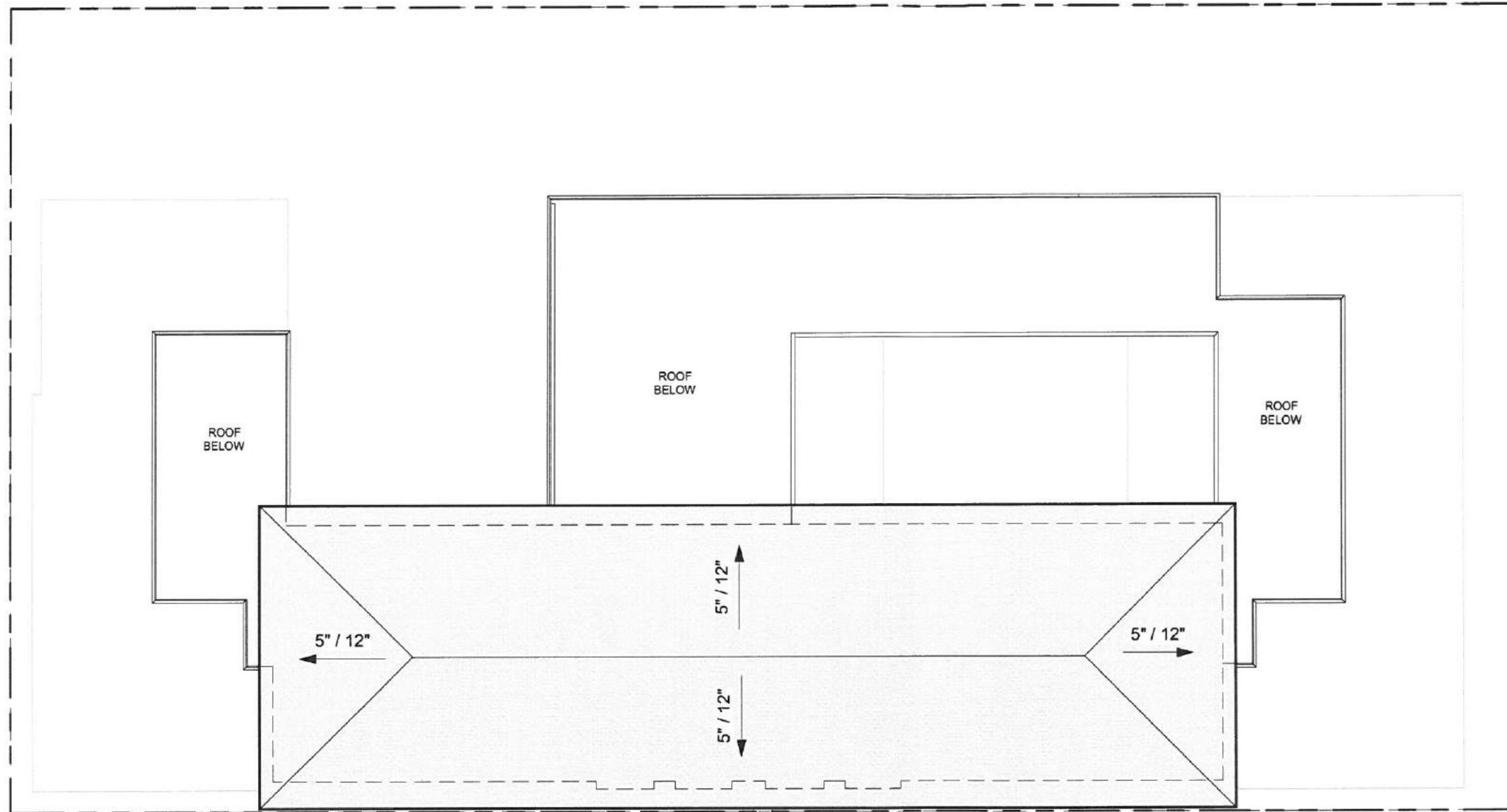
KEY

- AMENITY
- ASSISTED LIVING
- CIRCULATION
- SUPPORT

24,080 GSF

TOTALS: (4TH FLOOR)
ASSISTED LIVING:
 STUDIO: 8 UNITS, 8 BEDS
 1BED: 21 UNITS, 21 BEDS
 2 BED: 0 UNITS, 0 BEDS

1 4TH FLOOR - ASSISTED LIVING
 1" = 30'-0"



1 ROOF LEVEL
1" = 30'-0"



OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661



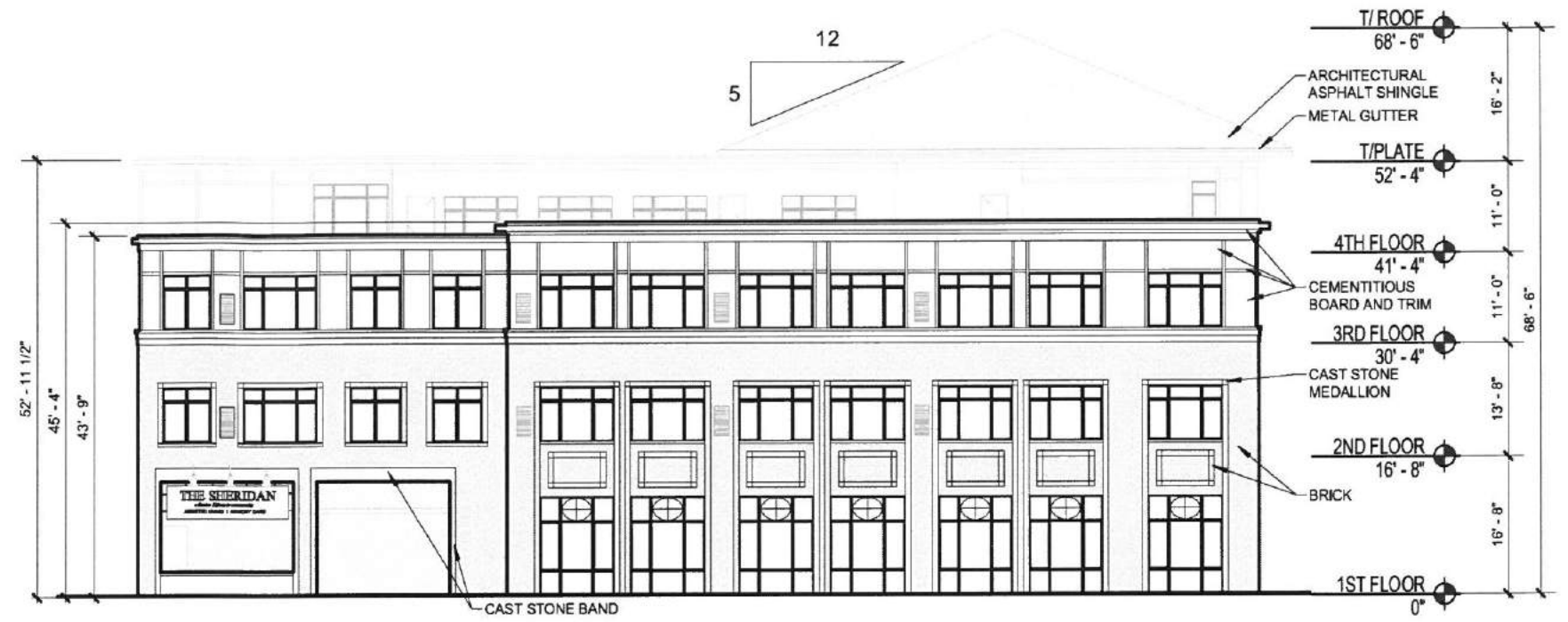
SCALE: 1" = 30'
0 7.5' 15' 30'

KAUFMAN JACOBS /
SENIOR LIFESTYLE

RIVER FOREST ASSISTED LIVING FACILITY
CHICAGO AVE & N HARLEM AVE

July 17, 2018 Project #: 17094M

DRB-5



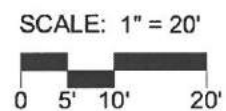
2 SOUTH (CHICAGO AVE) ELEVATION
1" = 20'-0"



1 EAST (HARLEM AVE) ELEVATION
1" = 20'-0"



OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661

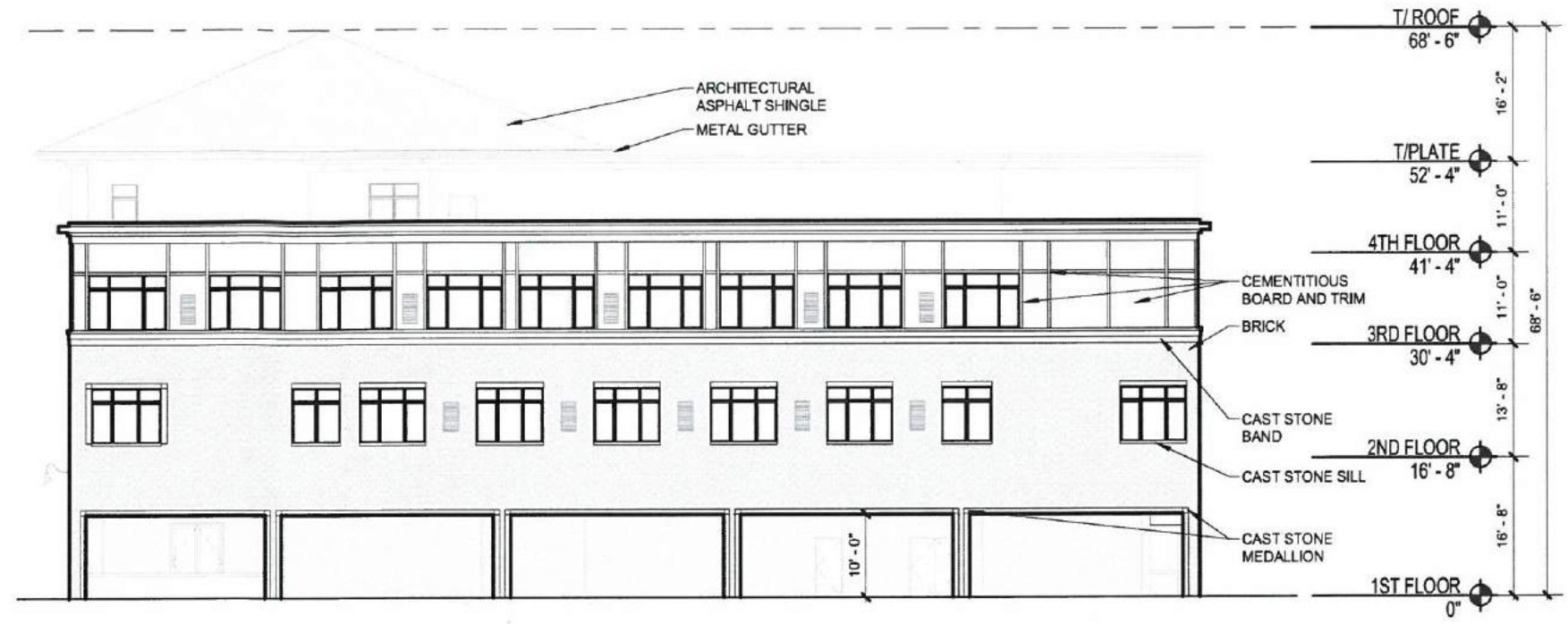


KAUFMAN JACOBS /
SENIOR LIFESTYLE

RIVER FOREST ASSISTED LIVING FACILITY
CHICAGO AVE & N HARLEM AVE

July 17, 2018 Project #: 17094M

DRB-6

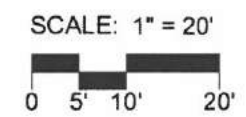


2 NORTH ELEVATION
1" = 20'-0"



1 WEST ELEVATION
1" = 20'-0"

OKW Architects
 OKW ARCHITECTS
 600 W. Jackson, Suite 250
 Chicago, IL 60661



KAUFMAN JACOBS /
 SENIOR LIFESTYLE

RIVER FOREST ASSISTED LIVING FACILITY
 CHICAGO AVE & N HARLEM AVE

July 17, 2018 Project #: 17094M

DRB-7



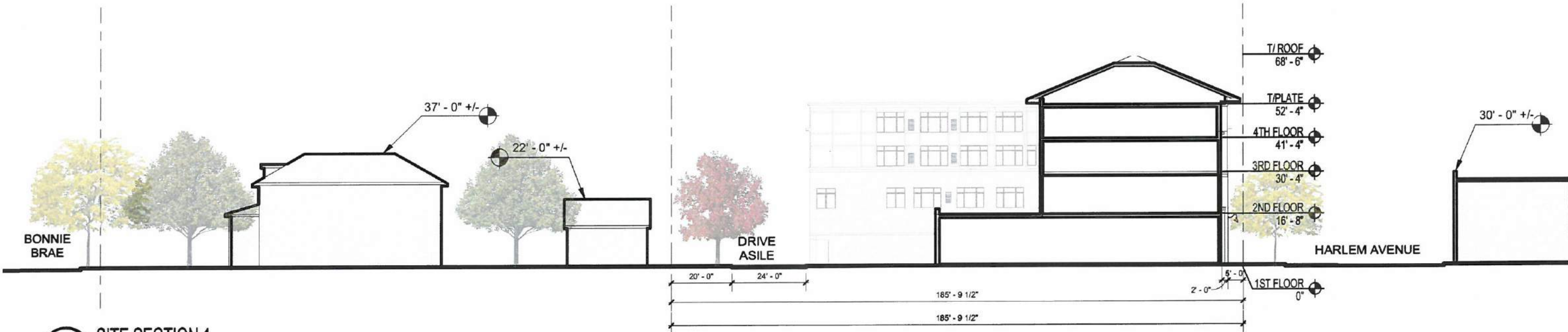
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LIFESTYLE

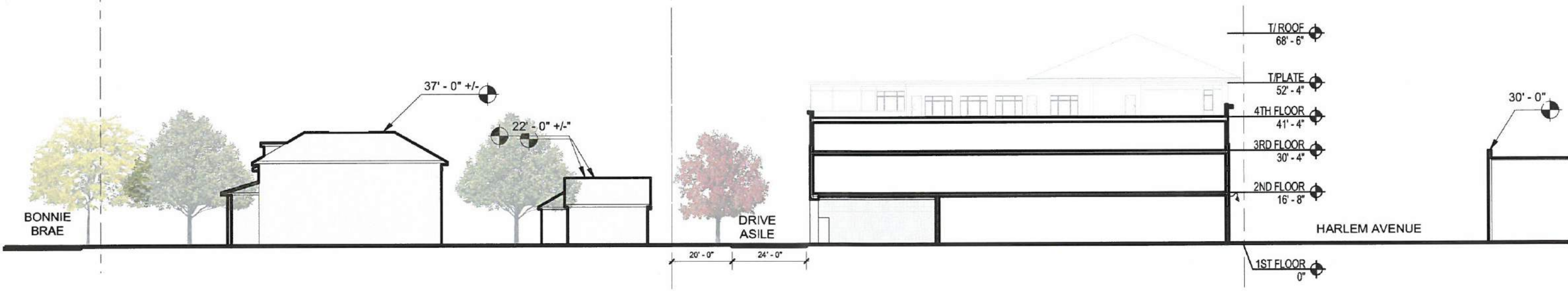
RIVER FOREST ASSISTED LIVING FACILITY

CHICAGO AVE & N HARLEM AVE

July 17, 2018 Project #: 17094M



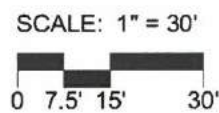
1 SITE SECTION 1
1" = 30'-0"



2 SITE SECTION 2
1" = 30'-0"



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RIVER FOREST ASSISTED LIVING FACILITY
CHICAGO AVE & N HARLEM AVE

July 17, 2018 Project #: 17094M

DRB-8



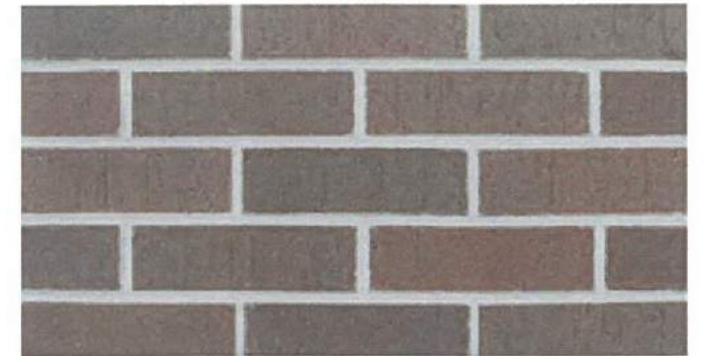
**COBBLESTONE SMOOTH
CEMENTITIOUS BOARD AND TRIM AT
4TH FLOOR AND BAY PROJECTION**



**CAST STONE SILL, BANDING &
MEDALLION**



**WEATHERED WOOD ARCHITECTURAL
ASPHALT SHINGLE**



BRICK AT 1ST-3RD FLOORS



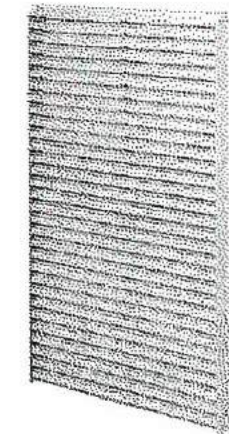
**DARK BRONZE WINDOWS
DOORS AND STOREFRONT**



**DARK BRONZE GUTTERS AND
DOWNSPOUTS**



LIGHTING



**VTAC LOUVERS FINISH
TO MATCH ADJACENT
WALL COLOR**



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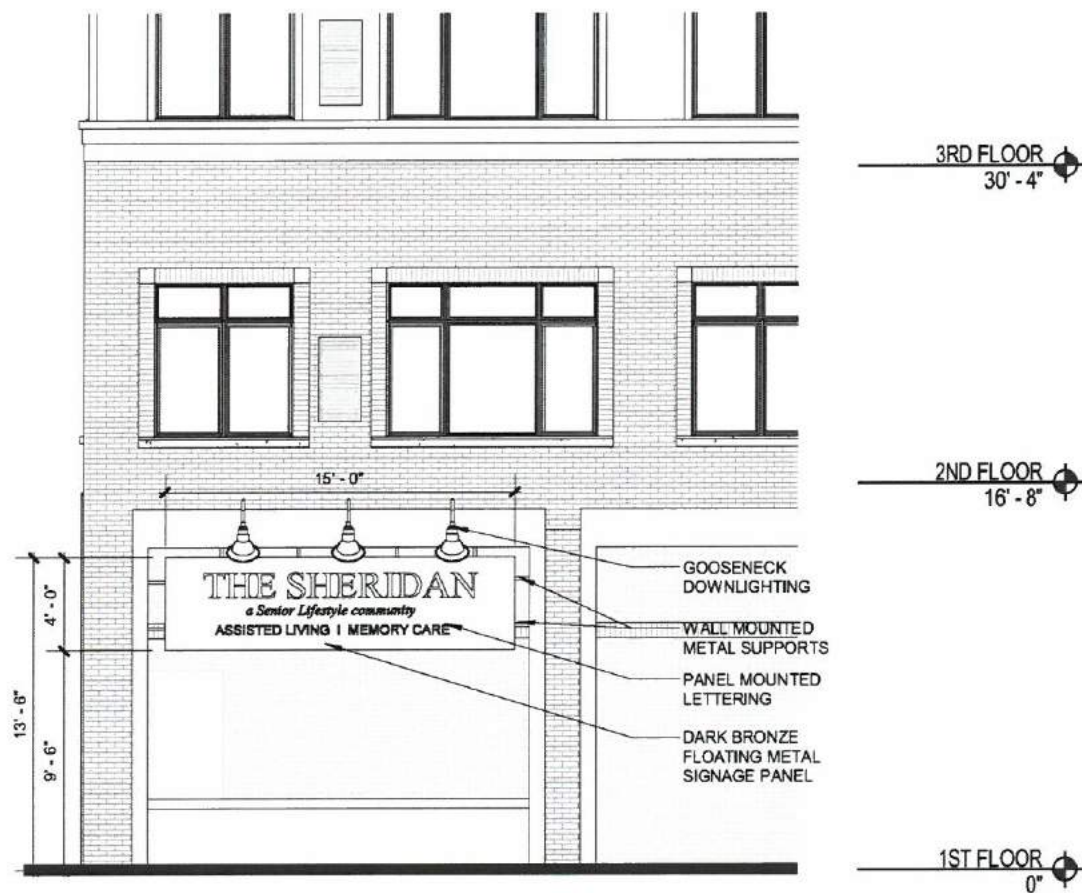
**KAUFMAN JACOBS /
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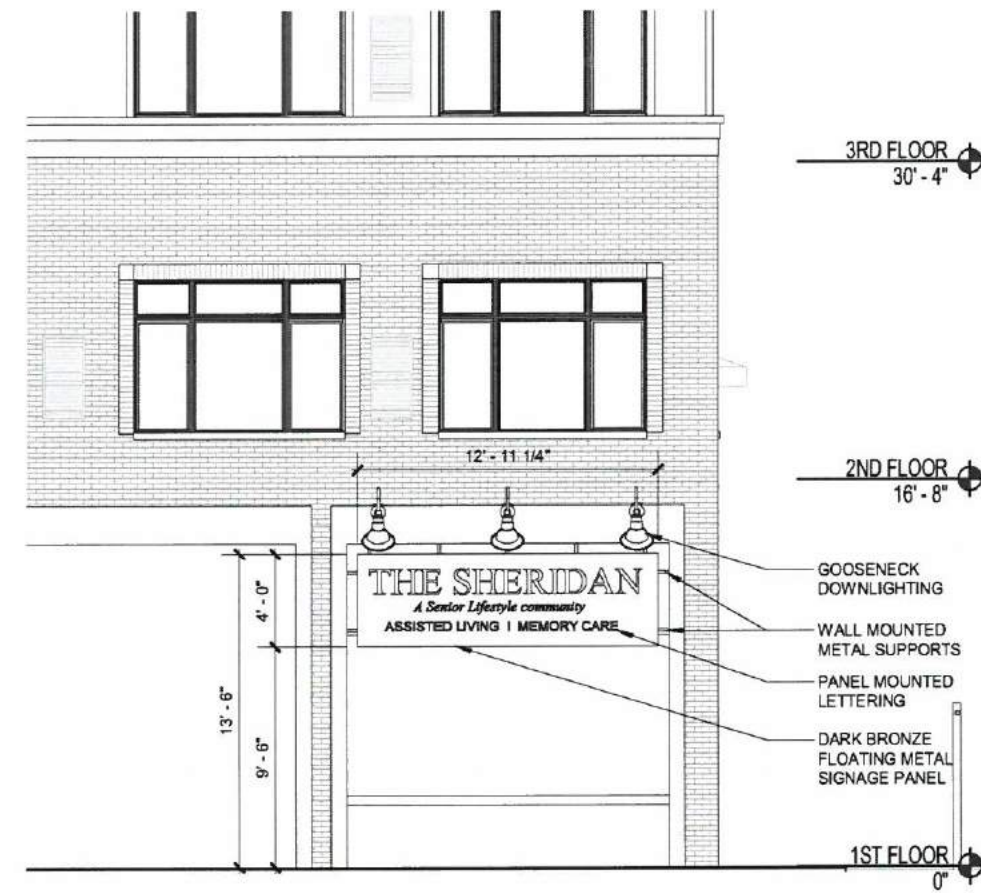
CHICAGO AVE & N HARLEM AVE

July 17, 2018 Project #: 17094M

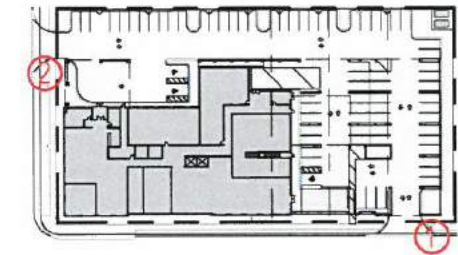
DRB-10



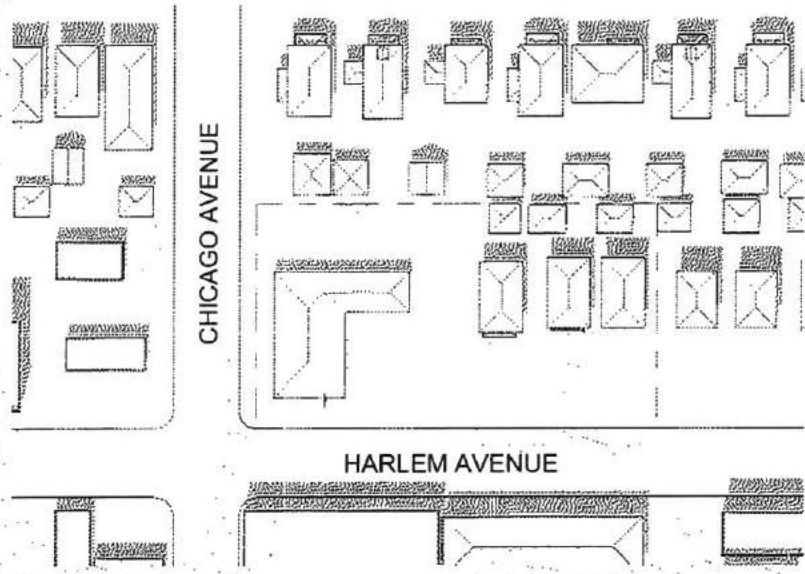
2 SOUTH ELEVATION - SIGNAGE
1/8" = 1'-0"



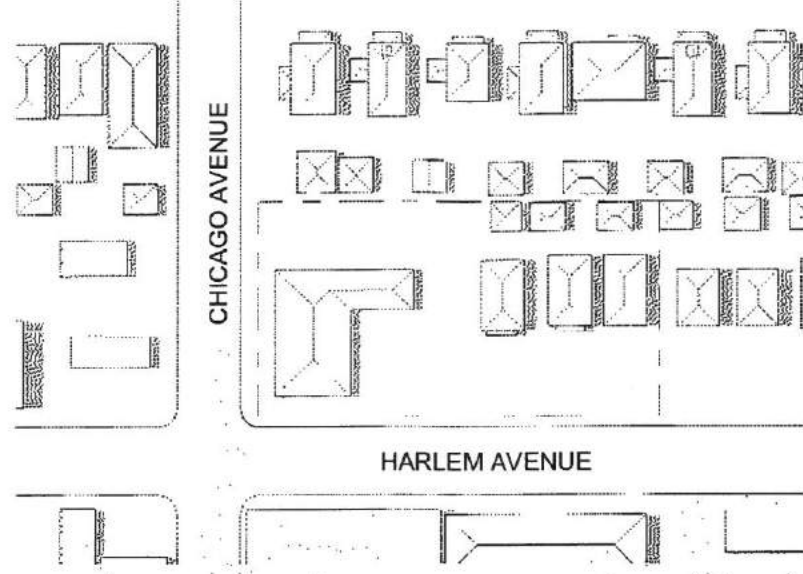
1 EAST ELEVATION - SIGNAGE
1/8" = 1'-0"



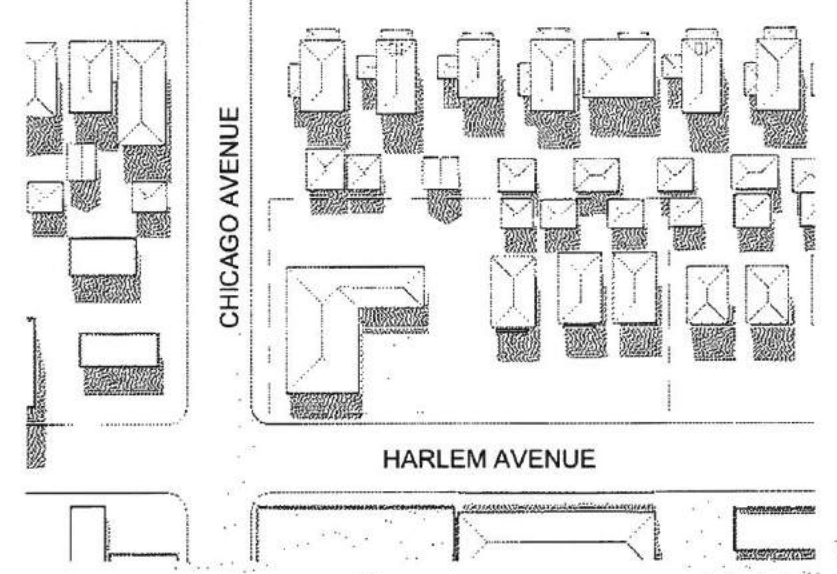
SIGNAGE LOCATION PLAN



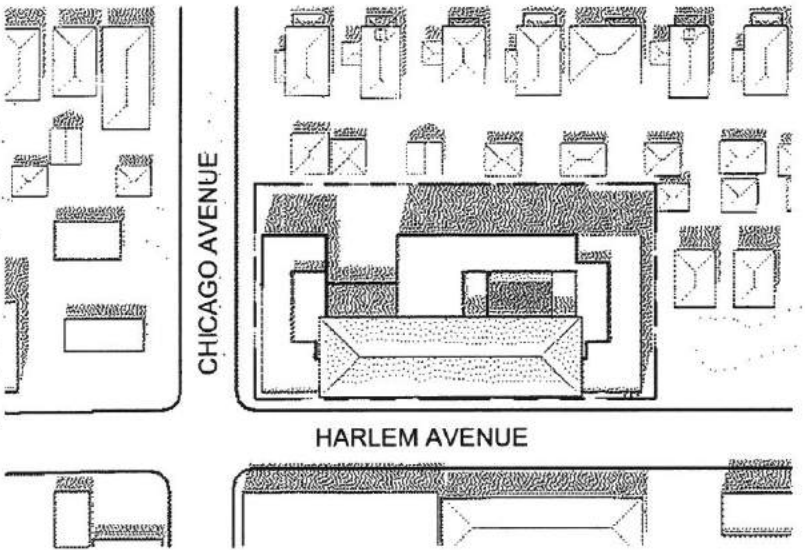
1 SHADOW STUDY - EXISTING - SUMMER SOLSTICE 9AM
(JUNE 21)



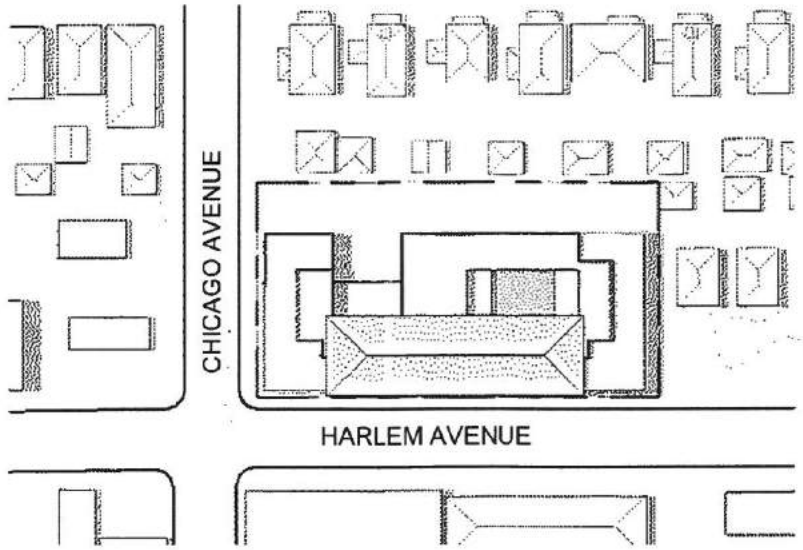
2 SHADOW STUDY - EXISTING - SUMMER SOLSTICE 12 PM



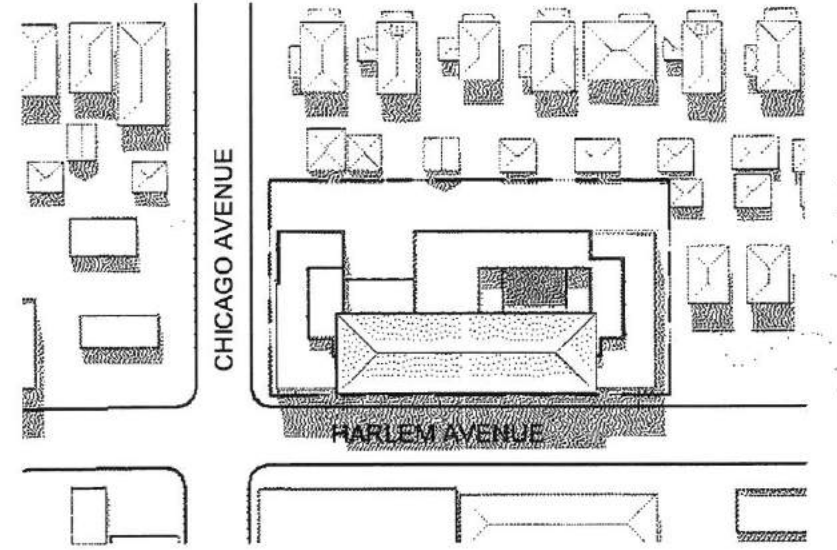
3 SHADOW STUDY - EXISTING - SUMMER SOLSTICE 3 PM



4 SHADOW STUDY - SUMMER SOLSTICE 9AM
1" = 160'-0" (JUNE 21)



5 SHADOW STUDY - SUMMER SOLSTICE 12 PM
1" = 160'-0"



6 SHADOW STUDY - SUMMER SOLSTICE 3 PM
1" = 160'-0"



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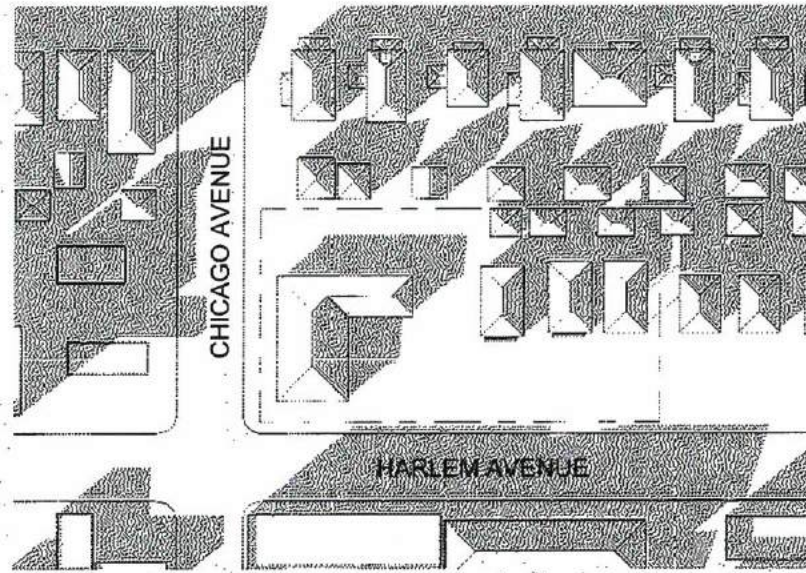
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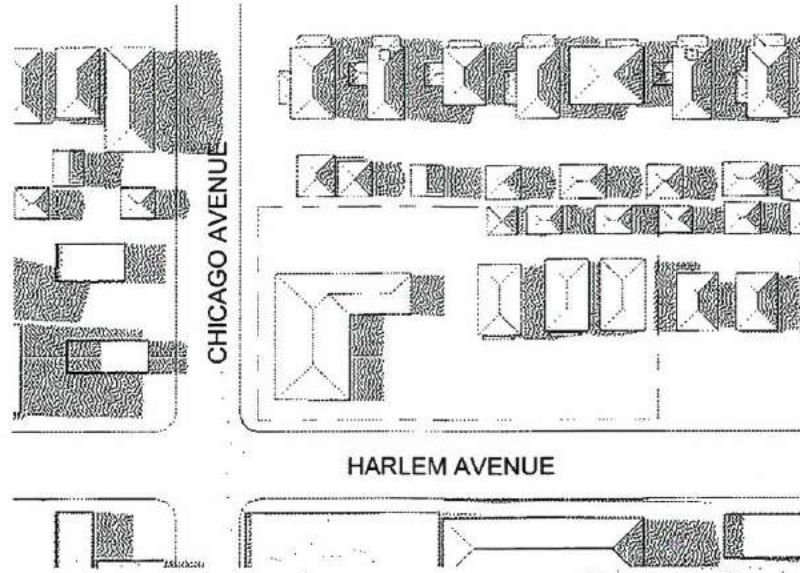
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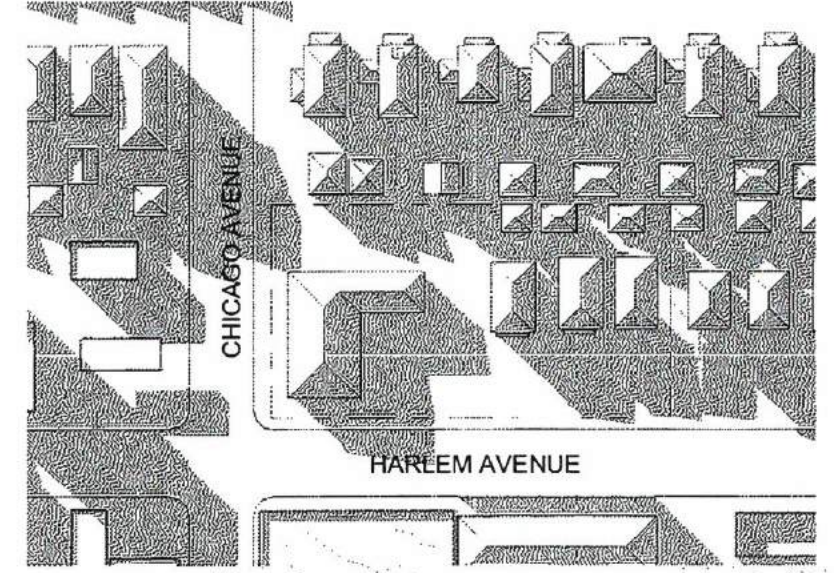
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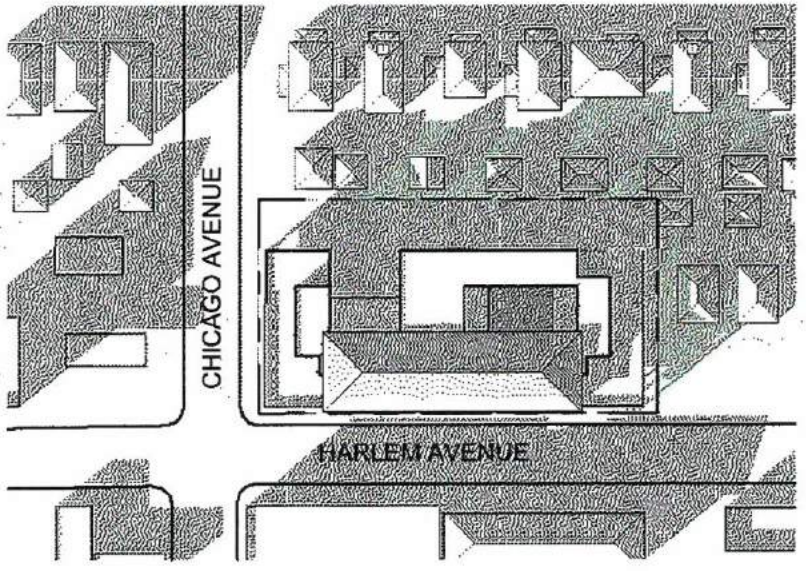
1 SHADOW STUDY - EXISTING - WINTER SOLSTICE 9AM
(DECEMBER 21)



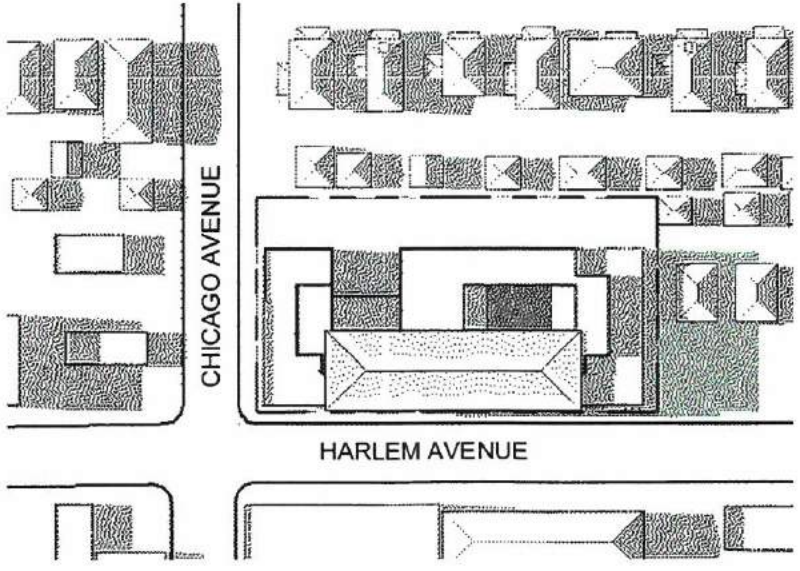
2 SHADOW STUDY - EXISTING - WINTER SOLSTICE 12PM



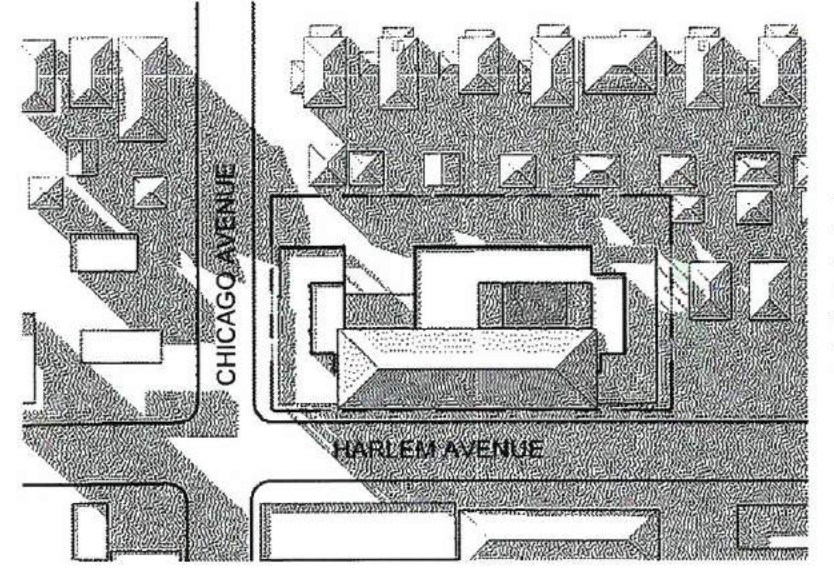
3 SHADOW STUDY - EXISTING - WINTER SOLSTICE 3PM



4 SHADOW STUDY - WINTER SOLSTICE 9 AM
1" = 160'-0" (DECEMBER 21)



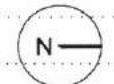
5 SHADOW STUDY - WINTER SOLSTICE 12 PM
1" = 160'-0"



6 SHADOW STUDY - WINTER SOLSTICE 3 PM
1" = 160'-0"



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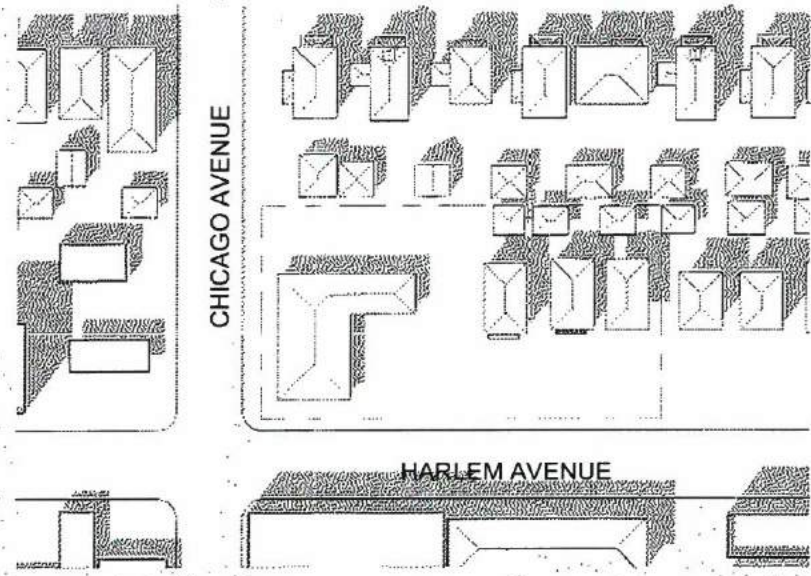


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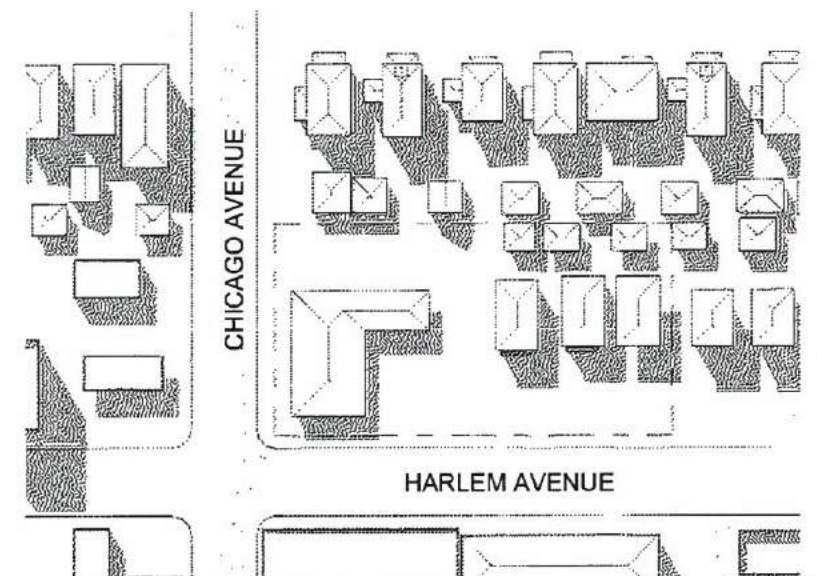
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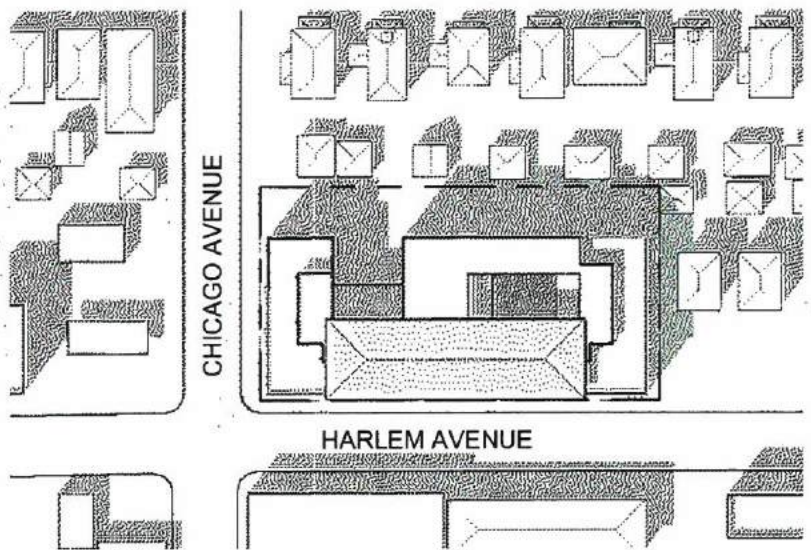
1 SHADOW STUDY - EXISTING - EQUINOX - 9AM
(MARCH 20 / SEPTEMBER 22)



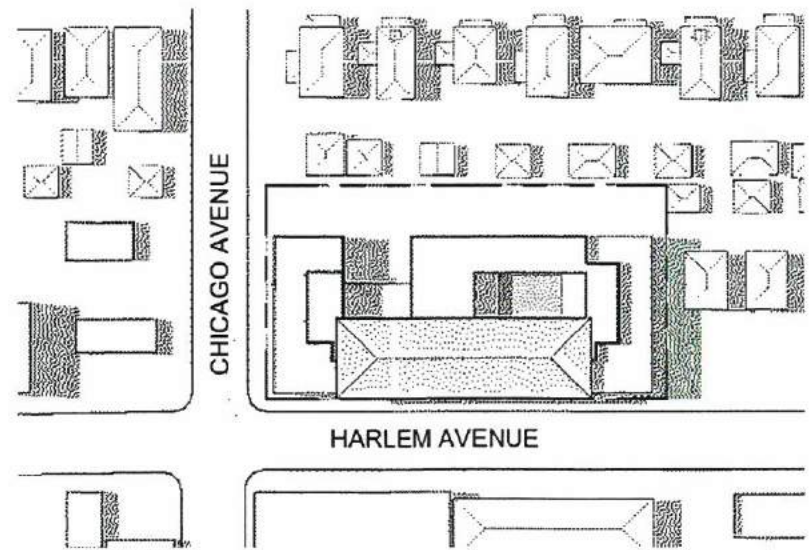
2 SHADOW STUDY - EXISTING - EQUINOX - 12PM



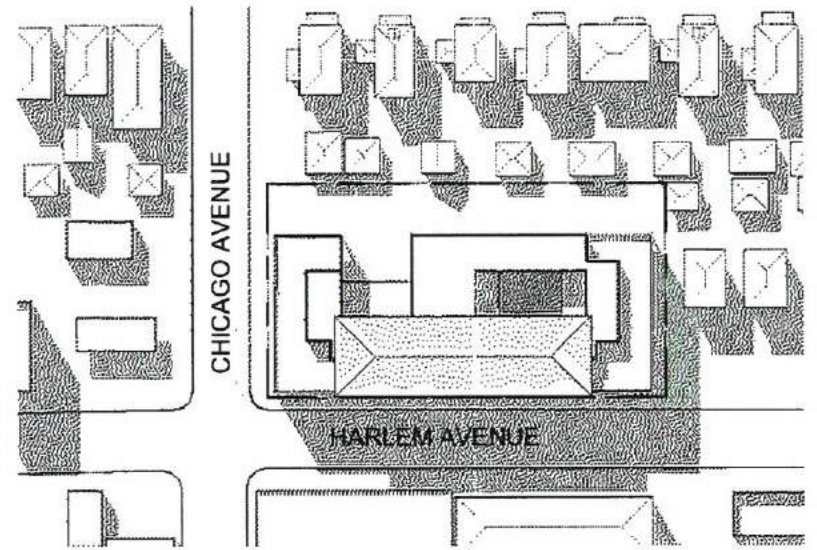
3 SHADOW STUDY - EXISTING - EQUINOX - 3PM



4 SHADOW STUDY - EQUINOX 9AM
1" = 160'-0" (MARCH 20 / SEPTEMBER 22)



5 SHADOW STUDY - EQUINOX 12PM
1" = 160'-0"



6 SHADOW STUDY - EQUINOX 3PM
1" = 160'-0"



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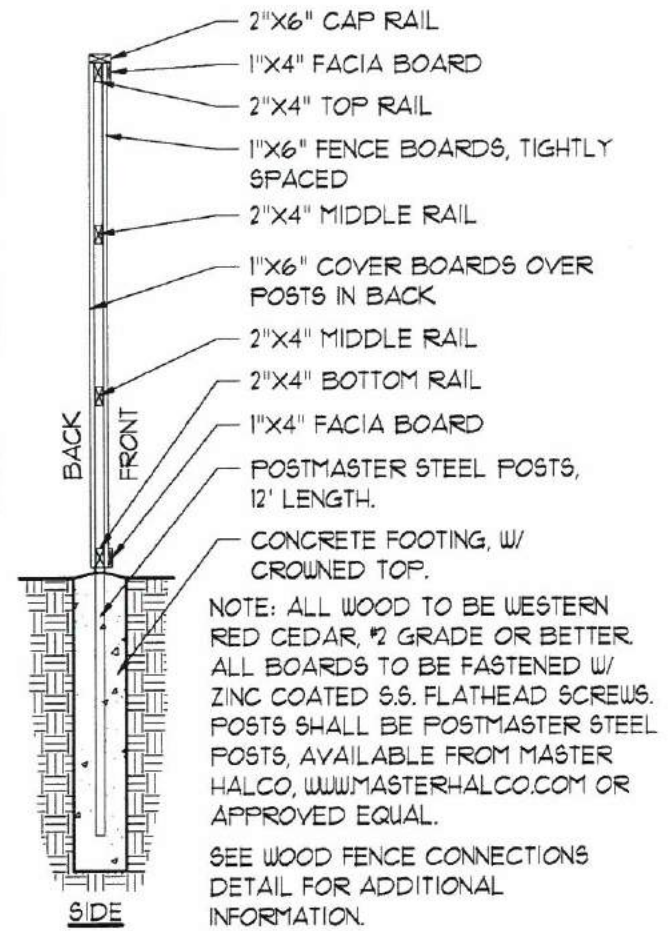
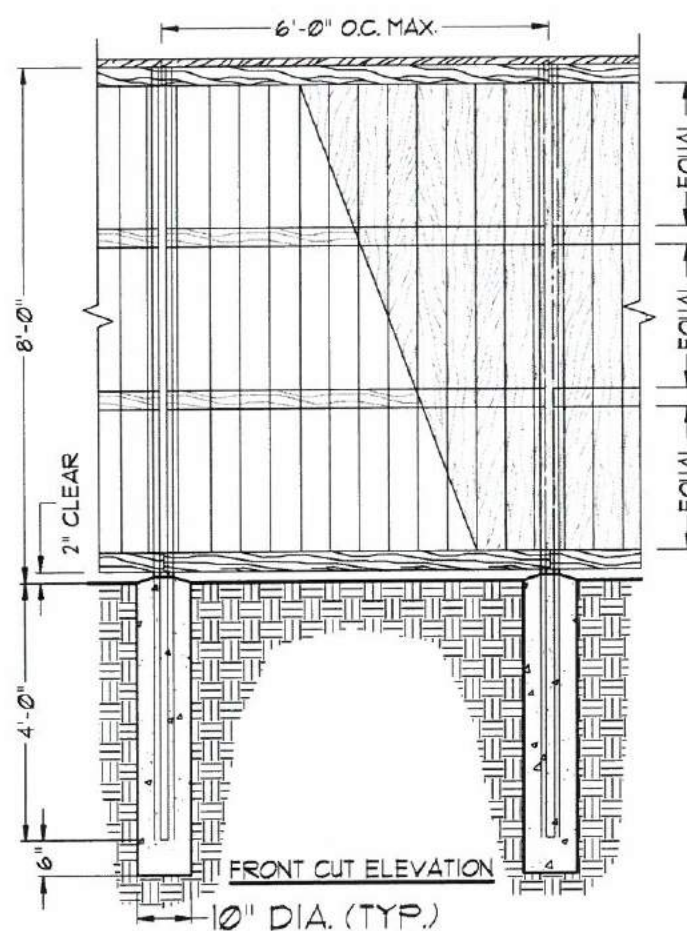
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DRB-11

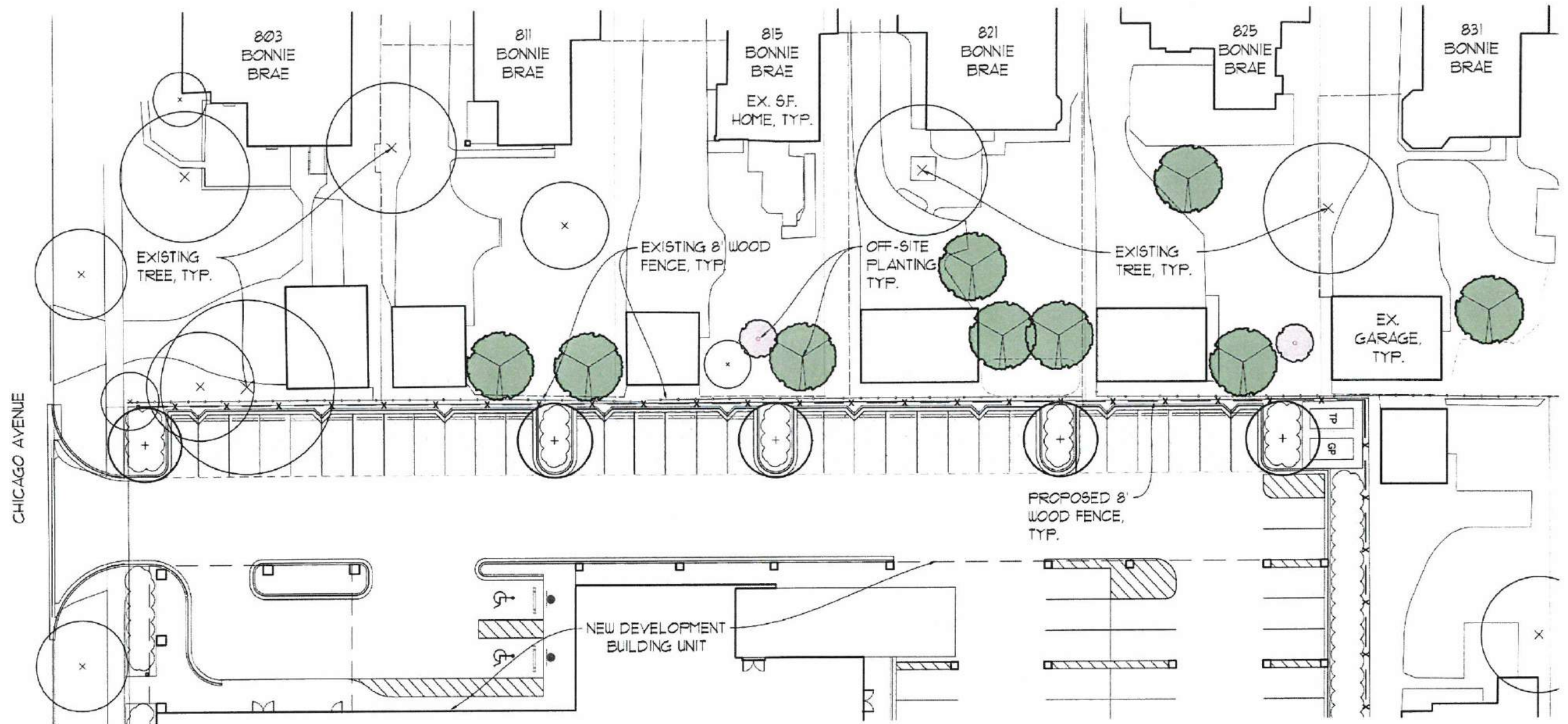


NOTE: ALL WOOD TO BE WESTERN RED CEDAR, #2 GRADE OR BETTER. ALL BOARDS TO BE FASTENED W/ ZINC COATED S.S. FLATHEAD SCREWS. POSTS SHALL BE POSTMASTER STEEL POSTS, AVAILABLE FROM MASTER HALCO, WWW.MASTERHALCO.COM OR APPROVED EQUAL. SEE WOOD FENCE CONNECTIONS DETAIL FOR ADDITIONAL INFORMATION.

1 8' WOOD FENCE WITH POSTMASTER STEEL POSTS
NOT TO SCALE

SITE PLAN PLANT LIST

CODE	BOTANICAL NAME	COMMON NAME	SIZE	QUANT.	ADDITIONAL NOTES
DECIDUOUS TREES - ORNAMENTAL					
AF	ACER x FREEMANII 'JEFFERSRED'	AUTUMN BLAZE MAPLE	4" CALIPER	1	BRANCHED UP 6'
GB	GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD GINKGO	3" CALIPER	3	BRANCHED UP 6'
GT	GLEDITSIA T. VAR. INERMIS 'SKYLINE'	SKYLINE HONEYLOCUST	3" CALIPER	2	BRANCHED UP 6'
CO	CELTIS OCCIDENTALIS	COMMON HACKBERRY	4" CALIPER	2	BRANCHED UP 6'
QR	QUERCUS ROBER 'FASTIGIATA'	UPRIGHT ENGLISH OAK	4" CALIPER	2	BRANCHED UP 5'
UT	ULMUS x 'MORTON GLOSSY'	TRIUMPH ELM	4" CALIPER	2	BRANCHED UP 5'
SP	SYRINGA MEYERI 'PALIBIN'	DWARF KOREAN LILAC	5'-6' HT	4	TREE FORM
DECIDUOUS SHRUBS					
HP	HYDRANGEA PANICULATA 'LITTLE LIME'	LITTLE LIME HYDRANGEA	24" HT x 24" W	8	
HL	HYDRANGEA PANICULATA 'LIMELIGHT'	LIMELIGHT HYDRANGEA	30" HT x 30" W	3	
DS	DIERVILLA SESSILIFOLIA 'BUTTERFLY'	BUSH HONEYSUCKLE	30" HT x 30" W	29	
CA	CLETHRA ALNIFOLIA 'RUBY SPICE'	RUBY SPICE CLETHRA	18" HT x 24" W	22	
RA	RHUS AROMATICA 'GRO-LOW'	GRO-LOW SUMAC	18" HT x 24" W	8	
EVERGREEN SHRUBS					
BM	BUXUS MICROPHYLLA 'GREEN MOUND'	GREEN MOUND BOXWOOD	24" HT x 24" W	52	
PERENNIALS, ORNAMENTAL GRASSES AND GROUNDCOVERS					
CK	CALAMAGROSTIS 'KARL FOERSTER'	FEATHER REED GRASS	1 GALLON	60	SPACED 18" O.C.
PQ	PARTHENOCISSUS QUINQUEFOLIA	VIRGINIA CREEPER	QT POT	14	SPACED 10' O.C.
PT	PACHYSANDRA 'GREEN CARPET'	GREEN CARPET PACHYSANDRA	3" POT	2063	SPACED 8" O.C.
SK	SEDUM 'KAMTSCHATICUM'	KAMTSCHATICUM STONECROP	1 GALLON	56	SPACED 18" O.C.
SS	SEDUM SPECTABILE 'AUTUMN JOY'	AUTUMN JOY STONECROP	1 GALLON	56	SPACED 18" O.C.
NF	NEPETA FAASSENII 'KIT KAT'	KIT KAT CATMINT	1 GALLON	217	SPACED 18" O.C.
HA	HOSTA 'AUREOMARGINATA'	AUREO MARGINATA HOSTA	1 GALLON	21	SPACED 24" O.C.
LS	LIRIOPE SPICATA	LILYTURF	1 QUART	484	SPACED 12" O.C.
HM	HEMEROCALLIS MIX	CHICAGO SUNRISE DAYLILY CHERRY CHEEKS DAYLILY STRAWBERRY CANDY DAYLILY	1 GALLON 1 GALLON 1 GALLON	98 98 98	SPACED 18" O.C. MIXED



1 OFF-SITE LANDSCAPE PLANTING
SCALE: 1" = 30'

PLANT PALETTE:

SHADE TREES

- AUTUMN BLAZE MAPLE
- HONEYLOCUST
- HACKBERRY
- LINDEN
- GINKGO

ORNAMENTAL TREES

- APPLE SERVICEBERRY
- EASTERN REDBUD
- JAPANESE TREE LILAC
- JAPANESE CHERRY

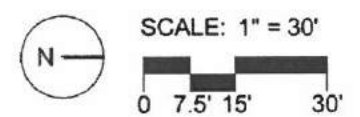
PLANTING KEY

- EX. TREES ON BONNIE BRAE PROPERTIES
- NEW TREES ON DEVELOPMENT PARCEL
- PROPOSED SHADE TREE, 4" CALIPER
- PROPOSED ORNAMENTAL TREE, 8'-10' HT.

OFFSITE PLANTING ON NEIGHBORING SINGLE FAMILY RESIDENTIAL PROPERTIES IS PROPOSED AT THIS TIME. FINAL PLANT SELECTIONS AND LOCATIONS WILL BE AS AGREED UPON WHEN THE NEW STRUCTURE IS BUILT TO ITS FULL HEIGHT.

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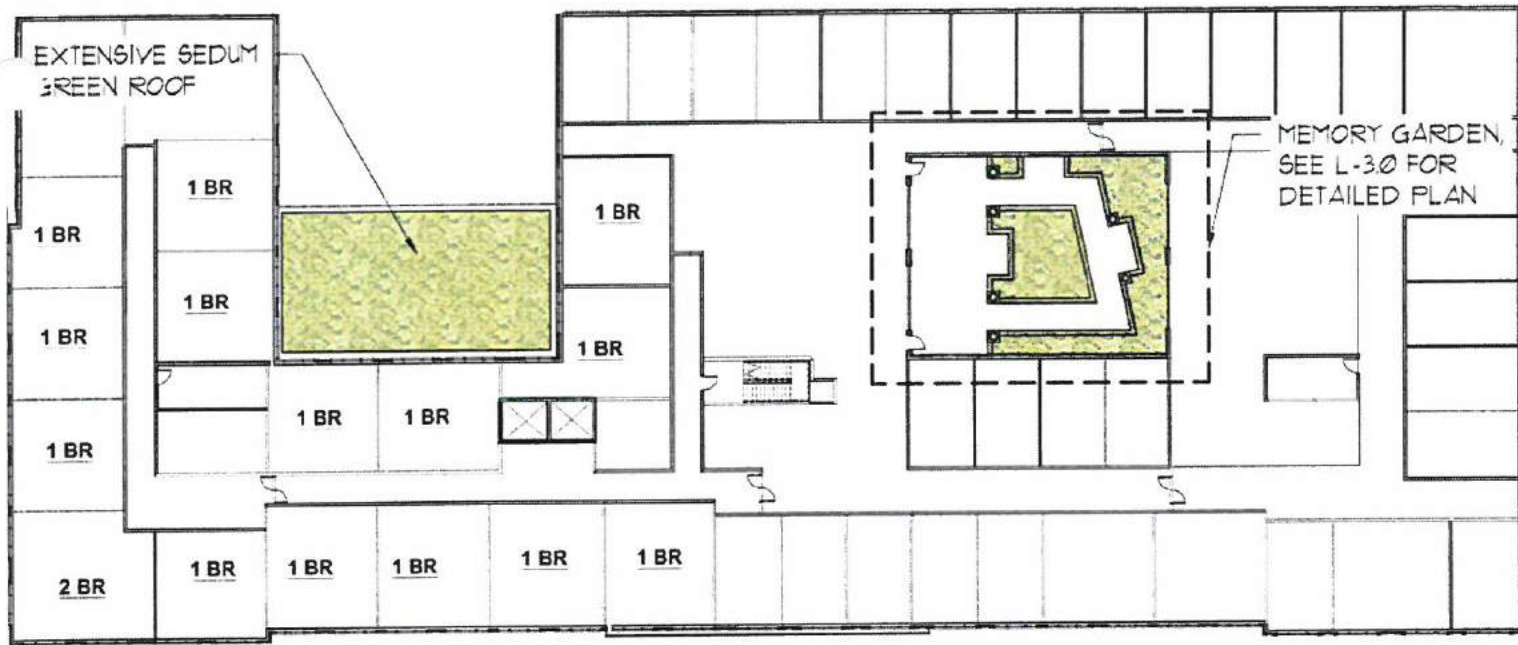


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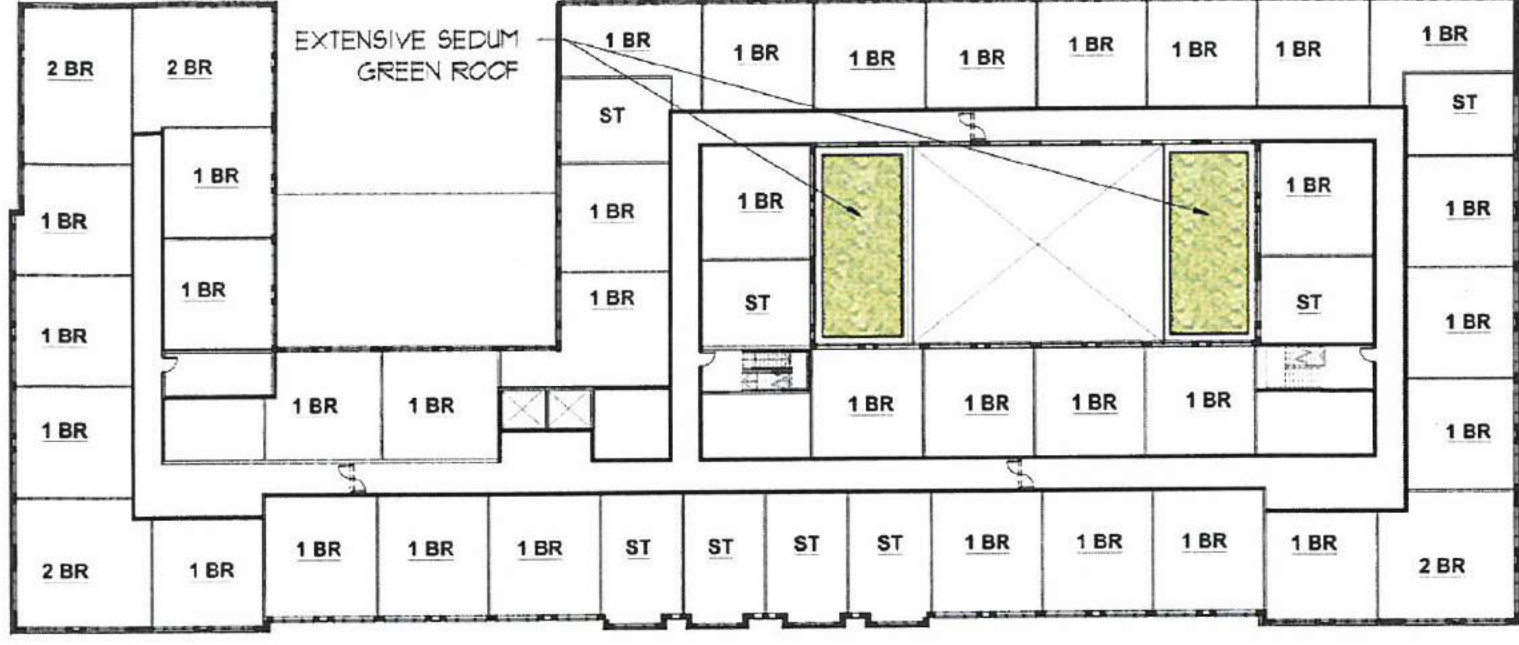
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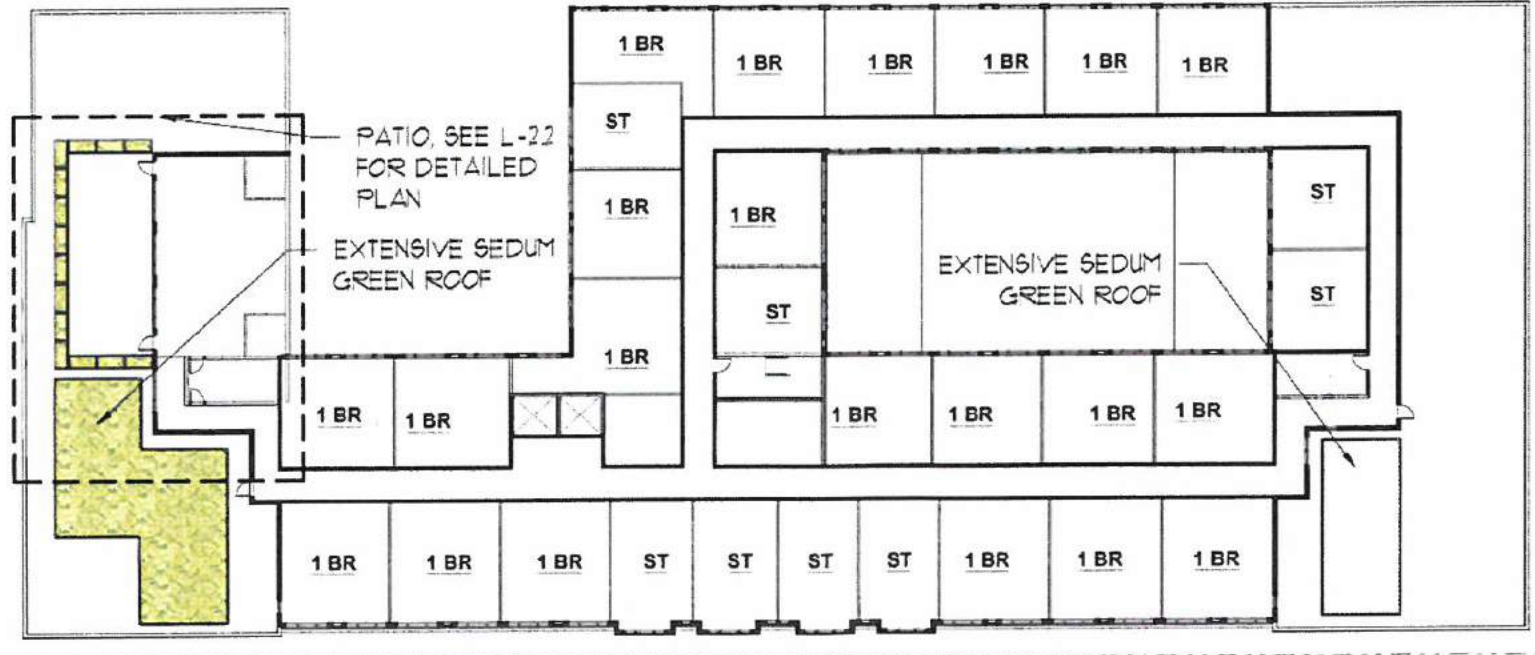
OFF-SITE
LANDSCAPE
PLAN
L-1.2



1 LANDSCAPE PLAN - 2ND FLOOR GREEN ROOF
SCALE: 1" = 40'



2 LANDSCAPE PLAN - 3RD FLOOR GREEN ROOF
SCALE: 1" = 40'



3 LANDSCAPE PLAN - 4TH FLOOR GREEN ROOF
SCALE: 1" = 40'



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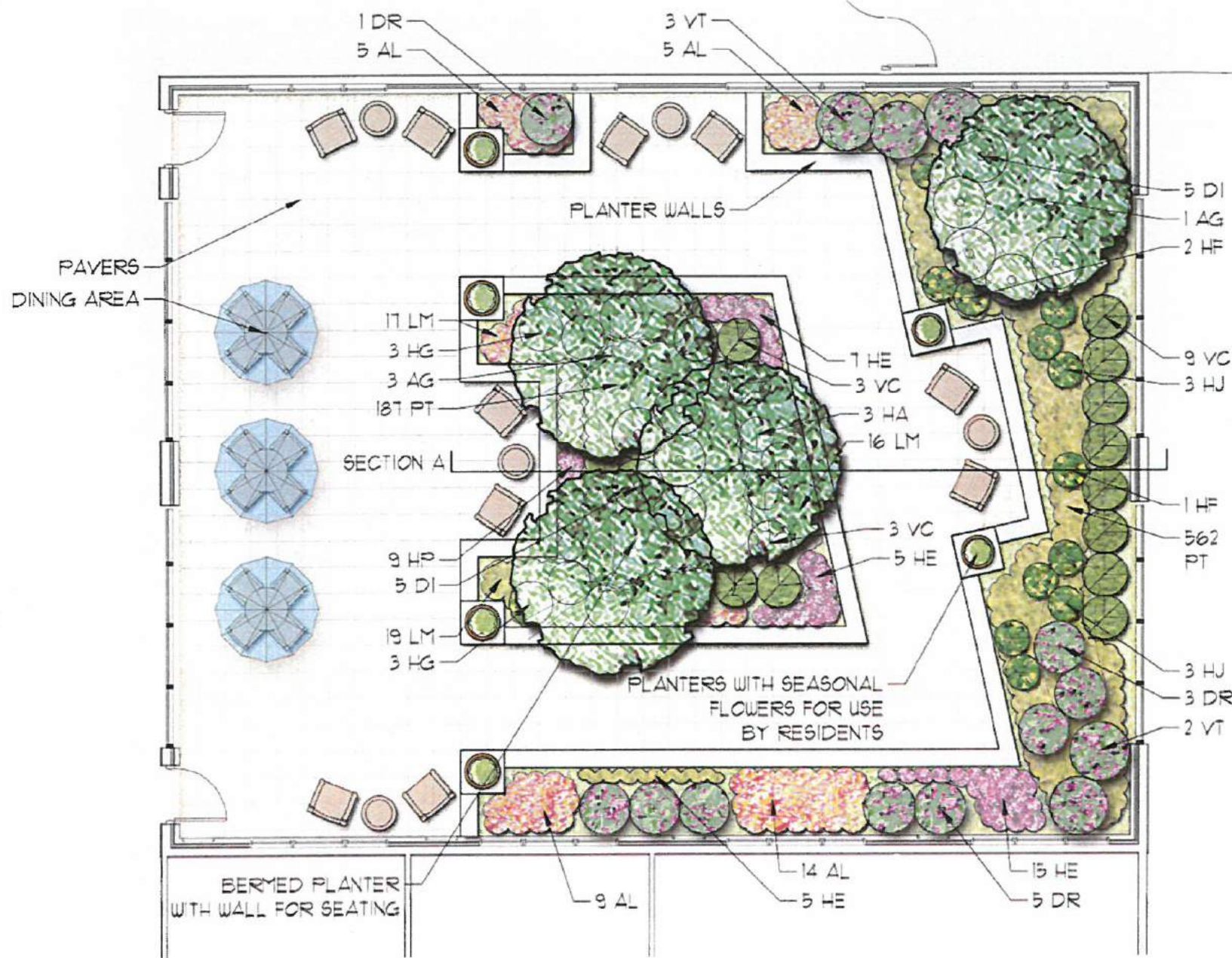
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GREEN ROOFS

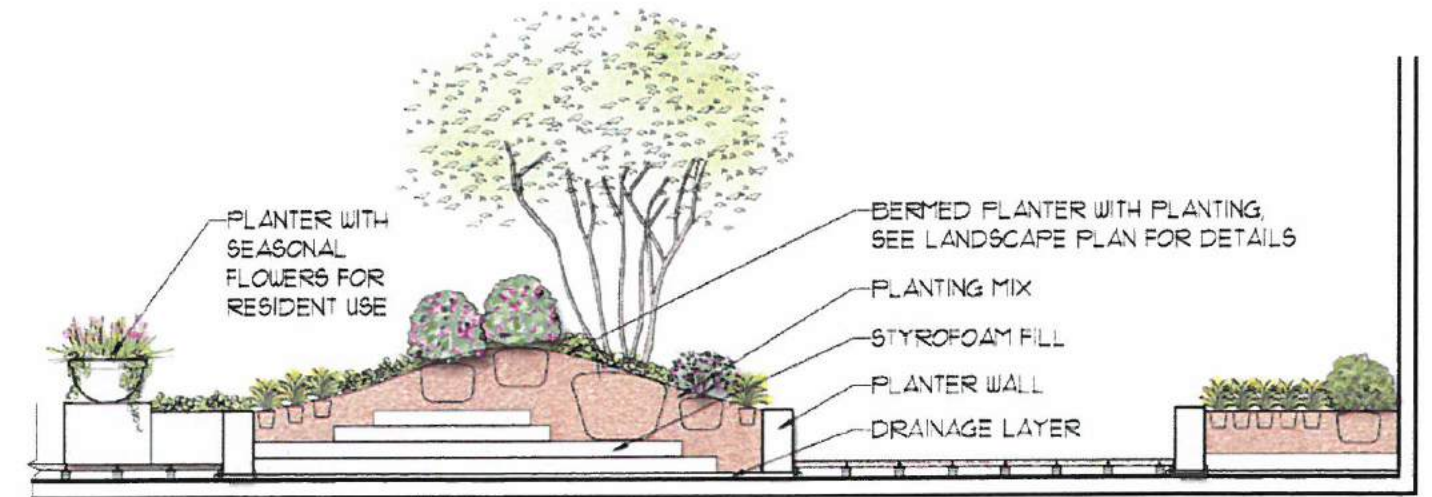
L-2.0

MEMORY GARDEN PLANT LIST

CODE	BOTANICAL NAME	COMMON NAME	SIZE	QUANT.
DECIDUOUS TREES - ORNAMENTAL				
AG	AMELANCHIER x G. 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	1' HT	4
DECIDUOUS SHRUBS				
DI	DIERVILLA IONICERA	BUSH HONEYSUCKLE	5 GALLON	10
DR	DIERVILLA RIVULARIS 'SMNDRSF' PPAF	KODIAK BLACK BUSH HONEYSUCKLE	5 GALLON	9
VC	VIBURNUM CARLESII 'COMPACTUM'	COMPACT KOREANSPICE VIBURNUM	30" HT x 30" W	15
VT	VIBURNUM TRILOBUM 'ALFREDO'	ALFREDO COMPACT AM. KOREANSPICE VIB.	30" HT x 30" W	5
PERENNIALS, ORNAMENTAL GRASSES AND GROUNDCOVERS				
AL	ASTILBE CHINENSIS 'MAGGIE DALEY'	MAGGIE DALEY ASTILBE	1 GALLON	33
HP	HEUCHERA 'PURPLE PALACE'	PURPLE PALACE CORALBELLS	1 GALLON	9
HE	HEUCHERA 'GEORGIA PEACH'	GEORGIA PEACH CORALBELLS	1 GALLON	32
HF	HOSTA 'FRANCEE'	FRANCEE HOSTA	1 GALLON	3
HJ	HOSTA 'JUNE'	JUNE HOSTA	1 GALLON	6
HG	HOSTA 'GUACAMOLE'	GUACAMOLE HOSTA	1 GALLON	6
HA	HOSTA 'AUREOMARGINATA'	AUREOMARGINATA HOSTA	1 GALLON	3
PT	PACHYSANDRA TERMINALIS 'GREEN CARPET'	GREEN CARPET PACHYSANDRA	3" POT	152
LM	LAMIUM MACULATUM 'PURPLE DRAGON'	PURPLE DRAGON DEAD NETTLE	1 GALLON	52



1 LANDSCAPE PLAN - MEMORY COURT / 2ND FLOOR
SCALE: 1/8" = 1'-0"



2 RAISED PLANTER SECTION A
SCALE: NTS

NOTE: IRRIGATION TO BE PROVIDED FOR ALL PLANT BEDS

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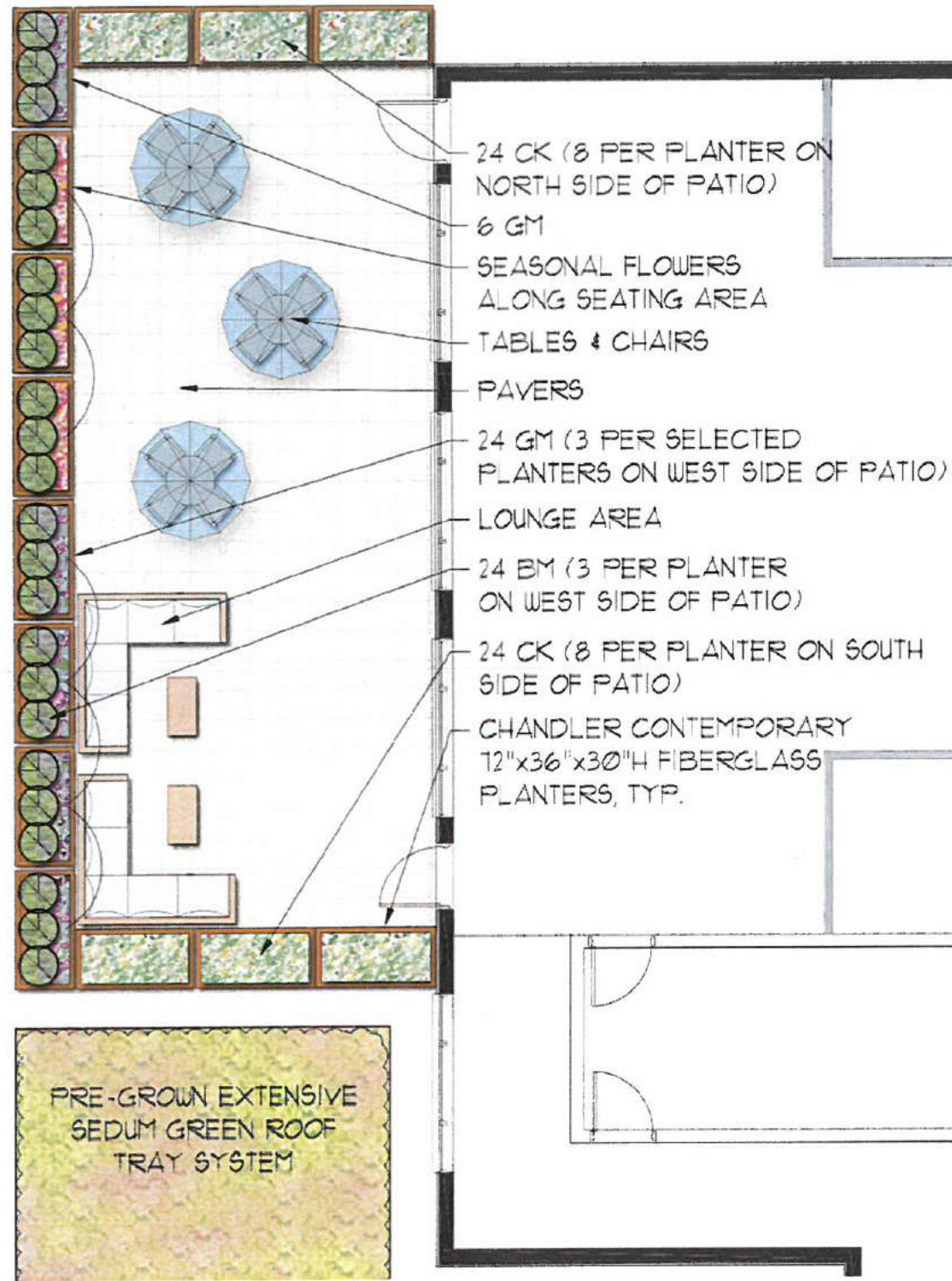
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MEMORY
GARDEN

JULY 27, 2018 Project #: 17094M

L-2.1



4TH FLOOR PATIO PLANT LIST

CODE	BOTANICAL NAME	COMMON NAME	SIZE	QUANT.
EVERGREEN SHRUBS				
BM	BUXUS MICROPHYLLA 'GREEN MOUND'	GREEN MOUND BOXWOOD	18" HT x 18" W	24
PERENNIALS, ORNAMENTAL GRASSES AND GROUNDCOVERS				
CK	CALAMAGROSTIS 'KARL FOERSTER'	FEATHER REED GRASS	1 GALLON	48
GM	GERANIUM SAGINEUM 'MAX FREI'	MAX FREI BLOODY CRANESBILL	1 GALLON	30

NOTE: IRRIGATION TO BE PROVIDED FOR ALL PLANTERS

1 LANDSCAPE PLAN - FOURTH FLOOR PATIO
SCALE: 1/8" = 1'-0"

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SCALE: 1/8" = 1'
0 2' 4' 8'

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FOURTH
FLOOR PATIO

JULY 27, 2018 Project #: 17094M

L-2.2

Site Development Allowances	PROPOSED	REQUIRED/ALLOWED IN C-2		
USE		REQUIRED/ALLOWED	ALLOWANCE REQUESTED	ORDINANCE
	ASSISTED LIVING COMMUNITY		YES	(10-13-1)
BUILDING SETBACKS				
			ALLOWANCE REQUESTED	
Front (Harlem)(East)	5.0' *	15.4'	YES	(10-13-7)
Rear(West)	43.8' *	20.0'	NO	(10-13-7)
Corner (Chicago)(South)	5.0' *	15.4'	YES	(10-13-7)
Side(North)	11.4' *	5.0'	NO	(10-13-7)
LANDSCAPE SETBACKS				
			ALLOWANCE REQUESTED	
Front (Harlem)(East)	5.0' (bldg),5.0' (lot)	3.0' (bldg), 7.0' (lot)	YES	(10-24-4 E)
Rear(West)	0.9'	7.0'	YES	(10-24-4 D)
Corner (Chicago)(South)	5.0' (bldg), 7.0' (lot)	3.0' (bldg), 7.0' (lot)	NO	(10-24-4 D)
Side(North)	10.8'	7.0'	NO	(10-24-4 D)
BUILDING HEIGHT				
	68.5'	30.0'	ALLOWANCE REQUESTED YES	(10-13-6)
PARKING				
	74 SPACES	**	ALLOWANCE REQUESTED **	(10-13-8)
	8.5'x18' parking space with 24' drive aisles	8.5'x18.42' parking space with 25' drive aisles	YES	(10-7-4)
LOADING				
	1 (18'X59')	**	ALLOWANCE REQUESTED **	(10-13-9)
LANDSCAPING				
Parking Lot Landscape Location	varies-see plan	every 8 spaces	YES	(10-24-4 C 1)
Parking Lot Landscape Island size	varies, min 2'x18'	6'x18'	YES	(10-24-4 C 2)
Lot Perimeter Landscaping	varies-see landscape setbacks above	varies-see landscape setbacks above	YES	(10-24-4 E 2 b.(1))
Fence Regulations	8'-0" at north and west, 11'-0" at Generator and Transformer	7.0'	YES	(4-8-4) (4-8-3)
WALL SIGN				
			ALLOWANCE REQUESTED	
Illumination	down lighting per plans	internally illuminated or backlit	YES	(4-5-9 G)
Maximim height	12'- 10"	30'	NO	(4-5-9 E 4)
Area of sign	32 SF	60 SF	NO	(4-5-9 D 2 c)
Number of signs	2	2 (One wall sign per zoning lot frontage)	NO	(4-5-9 C 3)
Minimum elevation	10'-2"	8'-0"	NO	(4-5-4 D)
*Setback dimensioned to face of building, does not include 4'-0" roof overhang projection				
** Ordinance does not define Assisted Living use requirements, provided meets operator standards				
*** Ordinance does not indicate any applicability in a residential district				