SHEET LIST

PD 00	PUD	COVER SHEET
PD 01	PUD	ZONING MAP AND CHART
PD 02	PUD	VIEW FROM NORTHEAST - NIGHT
PD 3A	PUD	VIEW FROM NORTHEAST
PD 4A	PUD	VIEW FROM NORTHWEST
PD 5A	PUD	VIEW FROM SOUTHEAST
PD 6A	PUD	VIEW FROM EAST
PD 7A	PUD	VIEW FROM SOUTHWEST
PD 08	PUD	LOWER LEVEL
PD 09	PUD	FIRST FLOOR PLAN
PD 10	PUD	SECOND FLOOR PLAN
PD 11	PUD	THIRD FLOOR PLAN
PD 12	PUD	FOURTH FLOOR PLAN
PD 13	PUD	FIFTH FLOOR PLAN
PD 14	PUD	SIXTH FLOOR PLAN
PD 15	PUD	SEVENTH FLOOR PLAN
PD 16	PUD	ROOF PLAN
PD 17A	PUD	EXTERIOR ELEVATIONS
PD 18A	PUD	EXTERIOR ELEVATIONS
PD 19	PUD	STREETSCAPE ELEVATIONS
PD 20	PUD	STREETSCAPE ELEVATIONS
PD 21	PUD	SHADOW STUDY
PD 22	PUD	SHADOW STUDY
PD 23	PUD	SECTION STUDY

PLAN DEVELOPMENT SUBMITTAL
1.13.2019

REDICO

OAK PARK SENIOR LIVING

711 MADISON ST, OAK PARK

PD 00
COVER SHEET

01.13.20

MYEFSKI ARCHITECTS

©2019 MYEFSKI ARCHITECTS,INC

Special Use - Residential Care Facility/Multi-Family

Density:
- Multi-Family = 750sf/du
- Proposed = 36,590sf/174du = 210sf/du

Unit Mix:
65 - Assisted Living
33 - Memory Care
76 - Independant Living
174 Total

Building Height:
- Zoning Max Height 50'-0"
- Proposed Height of 79'-0" (Top of Roof)

Street Setback:
- 0-5 feet required
- 0 provided

Interior Side Setback:
- none required
- 15 feet provided (Utility Easement)

Rear Setback:
- 25' from property line of lot to the rear, inclusive of alley.
- Proposed setback of 16' from property line of lot to the rear, inclusive of alley.

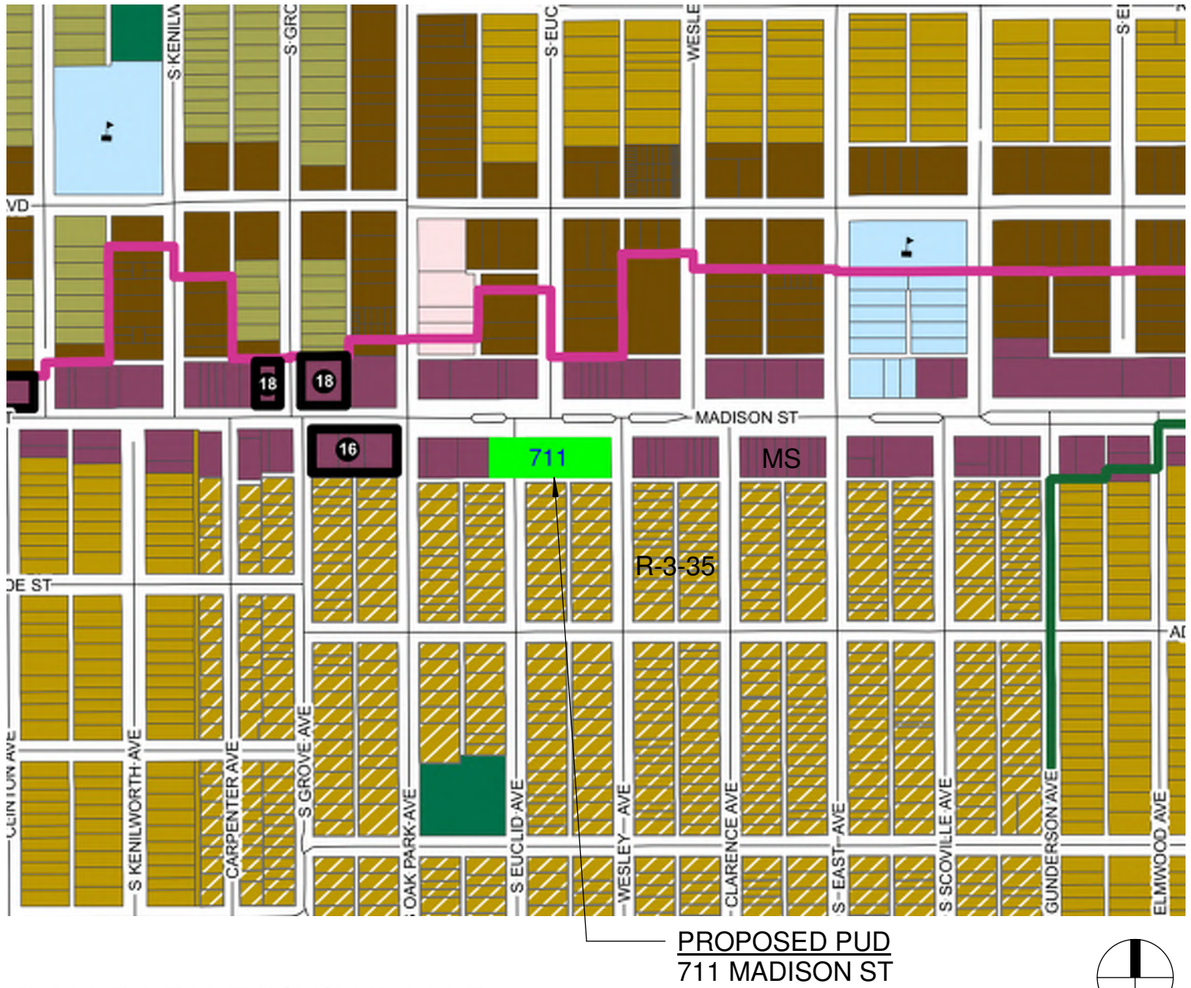
Parking:
Multi Family = 1 per du = 76 spaces
Residential Care = 117 beds = 1 per 5 beds = 24 spaces
- Required Parking Spaces = 100 spaces
- Proposed Space = 125 spaces

Bicycle Spaces:
Multi Family = 1 per 4 du (76du) = 19 bike spaces required
Residential Care = no requirements
- 1 per 4 du (76du) = 19 bike spaces required
- Proposed 20 spaces (16 interior / 4 street)

Loading Dock:
- Required 10x25 area - Provided

Site Lighting:
- Requirement – maximum allowed is 1 footcandle at lot line.
- Proposed - Lighting includes illumination of sidewalk, utility easement, alley for community and residence safety which exceeds the allowable zoning limit.
  See photometric plan for levels and locations.
  Cut offs and shields will be used to limit illumination onto any adjacent residential property.

ZONING ORDINANCE RELIEF



OAK PARK ZOINING MAP

REDICO

OAK PARK SENIOR LIVING

711 MADISON ST, OAK PARK

PD 01
ZONING MAP AND CHART
12" = 1'-0"

01.13.20

MYEFSKI ARCHITECTS
©2019 MYEFSKI ARCHITECTS, INC

REDICO

OAK PARK SENIOR LIVING

711 MADISON ST, OAK PARK

PD 02

VIEW FROM NORTHEAST - NIGHT

01.13.20

MYEFSKI ARCHITECTS

©2019 MYEFSKI ARCHITECTS,INC

REDICO

OAK PARK SENIOR LIVING

711 MADISON ST, OAK PARK

PD 3A

HEIGHT REDUCTION OPTION - VIEW FROM NORTHEAST

0 15' 30' 60'

01.13.20

MYEFSKI ARCHITECTS

©2019 MYEFSKI ARCHITECTS,INC

REDICO

OAK PARK SENIOR LIVING

711 MADISON ST, OAK PARK

HEIGHT REDUCTION OPTION -

PD 4A

VIEW FROM NORTHWEST

0 15' 30' 60'

01.13.20

MYEFSKI ARCHITECTS

©2019 MYEFSKI ARCHITECTS,INC

REDICO

OAK PARK SENIOR LIVING

711 MADISON ST, OAK PARK

PD 5A

HEIGHT REDUCTION OPTION - VIEW FROM SOUTHEAST

0 15' 30' 60'

01.13.20

MYEFSKI ARCHITECTS

©2019 MYEFSKI ARCHITECTS,INC

REDICO

OAK PARK SENIOR LIVING

711 MADISON ST, OAK PARK

PD 6A

HEIGHT REDUCTION OPTION - VIEW FROM EAST

0 15' 30' 60'

01.13.20

MYEFSKI ARCHITECTS

©2019 MYEFSKI ARCHITECTS,INC

REDICO

OAK PARK SENIOR LIVING

711 MADISON ST, OAK PARK

PD 7A

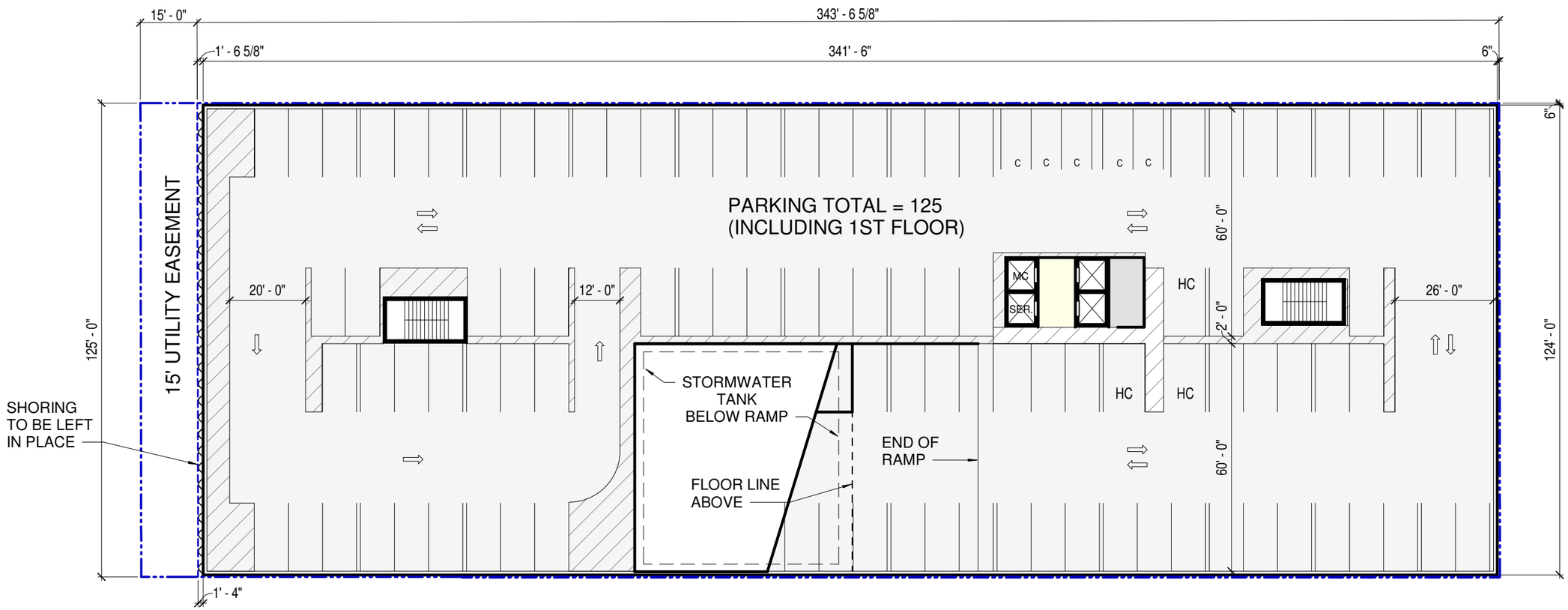
HEIGHT REDUCTION OPTION - VIEW FROM SOUTHWEST

0 15' 30' 60'

01.13.20

MYEFSKI ARCHITECTS

©2019 MYEFSKI ARCHITECTS,INC



REDICO

OAK PARK SENIOR LIVING

711 MADISON ST, OAK PARK

PD 08

LOWER LEVEL

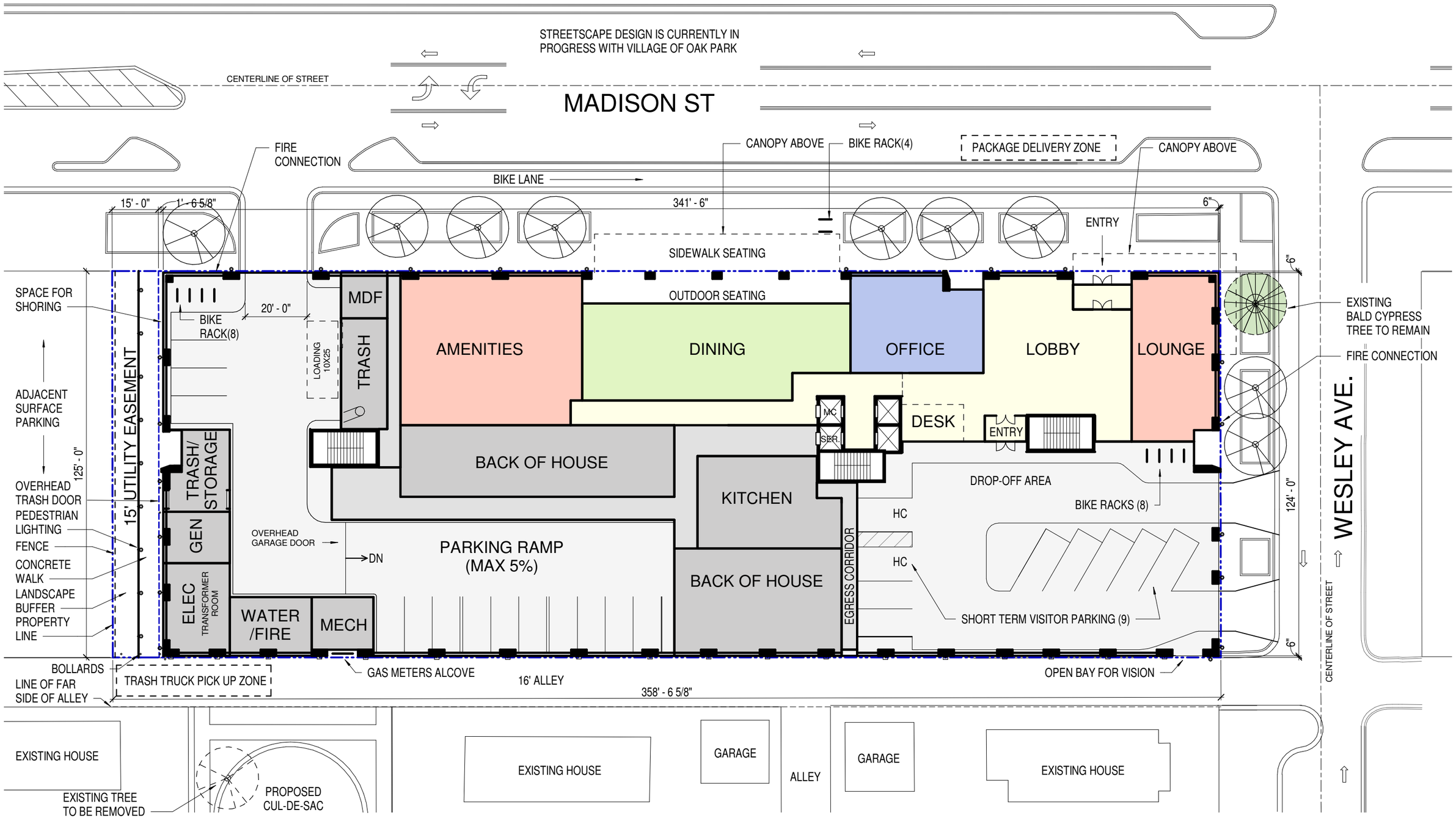
1" = 30'-0"

0 15' 30' 60'

01.13.20

MYEFSKI ARCHITECTS

©2019 MYEFSKI ARCHITECTS,INC



REDICO

OAK PARK SENIOR LIVING

711 MADISON ST, OAK PARK

PD 09

FIRST FLOOR PLAN

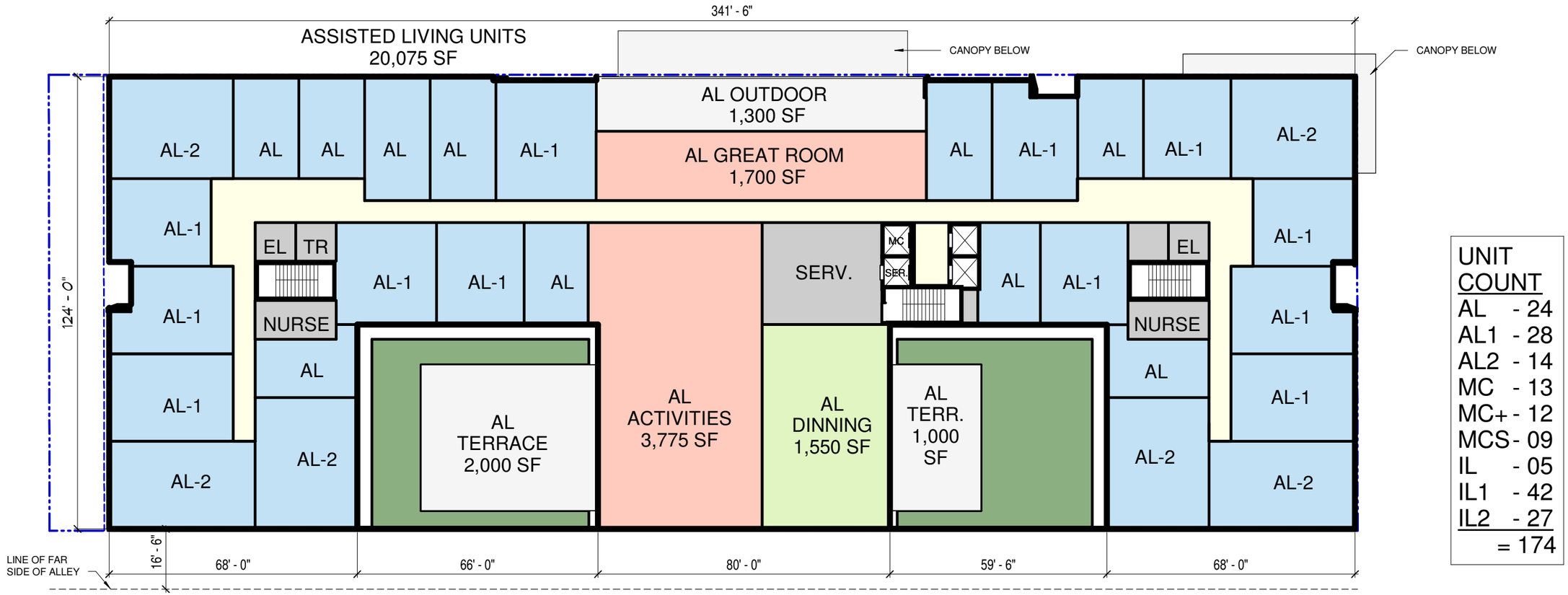
1" = 30'-0"

0 15' 30' 60'

01.13.20

MYEFSKI ARCHITECTS

©2019 MYEFSKI ARCHITECTS,INC



UNIT COUNT

AL	- 24
AL1	- 28
AL2	- 14
MC	- 13
MC+	- 12
MCS	- 09
IL	- 05
IL1	- 42
IL2	- 27
	= 174

REDICO

OAK PARK SENIOR LIVING

711 MADISON ST, OAK PARK

PD 10

SECOND FLOOR PLAN

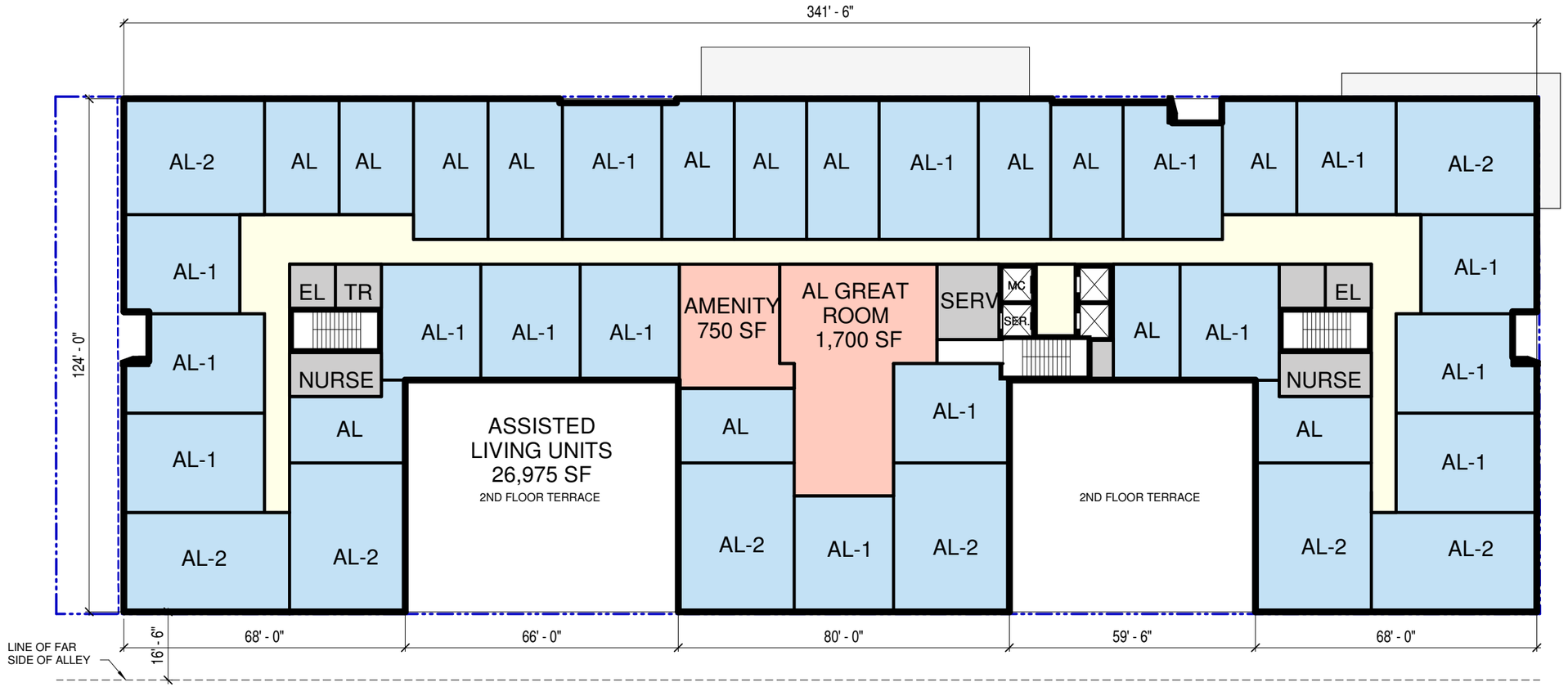
1" = 30'-0"

0 15' 30' 60'

01.13.20

MYEFSKI ARCHITECTS

©2019 MYEFSKI ARCHITECTS,INC



UNIT COUNT	
AL	- 24
AL1	- 28
AL2	- 14
MC	- 13
MC+	- 12
MCS	- 09
IL	- 05
IL1	- 42
IL2	- 27
	= 174

REDICO

OAK PARK SENIOR LIVING

711 MADISON ST, OAK PARK

PD 11

THIRD FLOOR PLAN

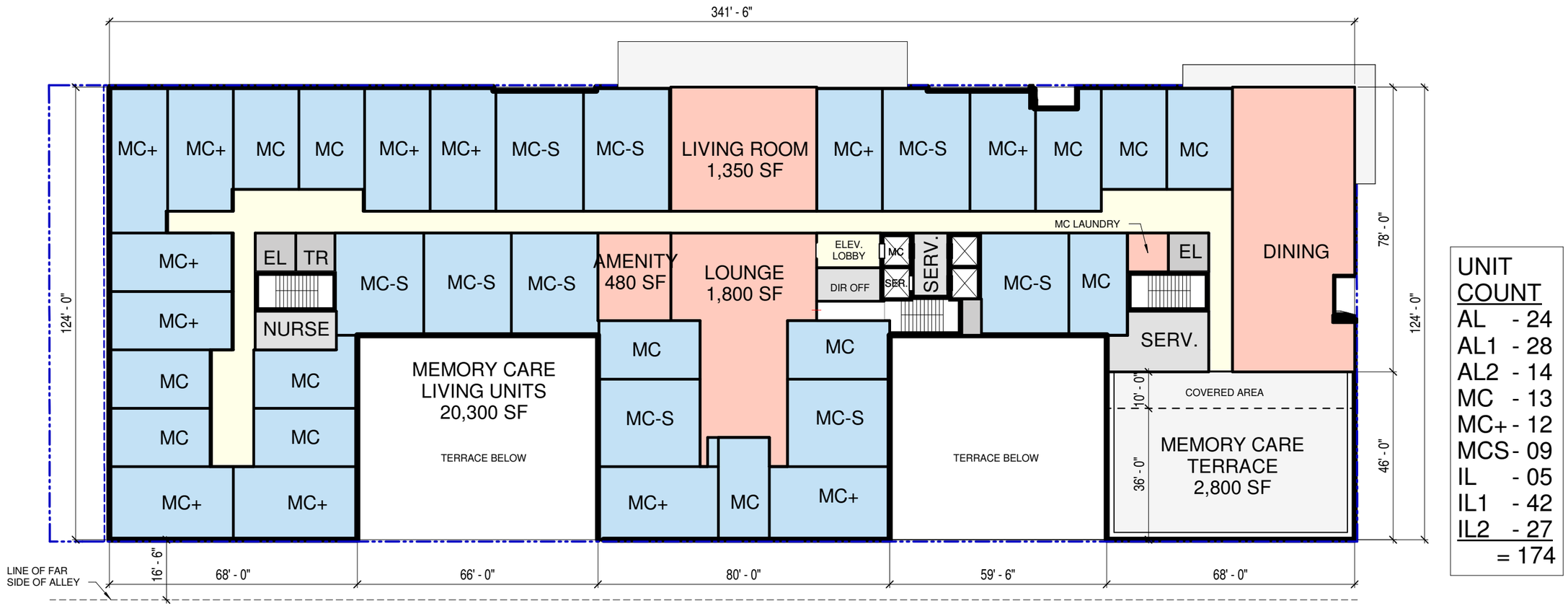
1" = 30'-0"

0 15' 30' 60'

01.13.20

MYEFSKI ARCHITECTS

©2019 MYEFSKI ARCHITECTS,INC



UNIT COUNT

AL	- 24
AL1	- 28
AL2	- 14
MC	- 13
MC+	- 12
MCS	- 09
IL	- 05
IL1	- 42
IL2	- 27
	= 174

REDICO

OAK PARK SENIOR LIVING

711 MADISON ST, OAK PARK

PD 12

FOURTH FLOOR PLAN

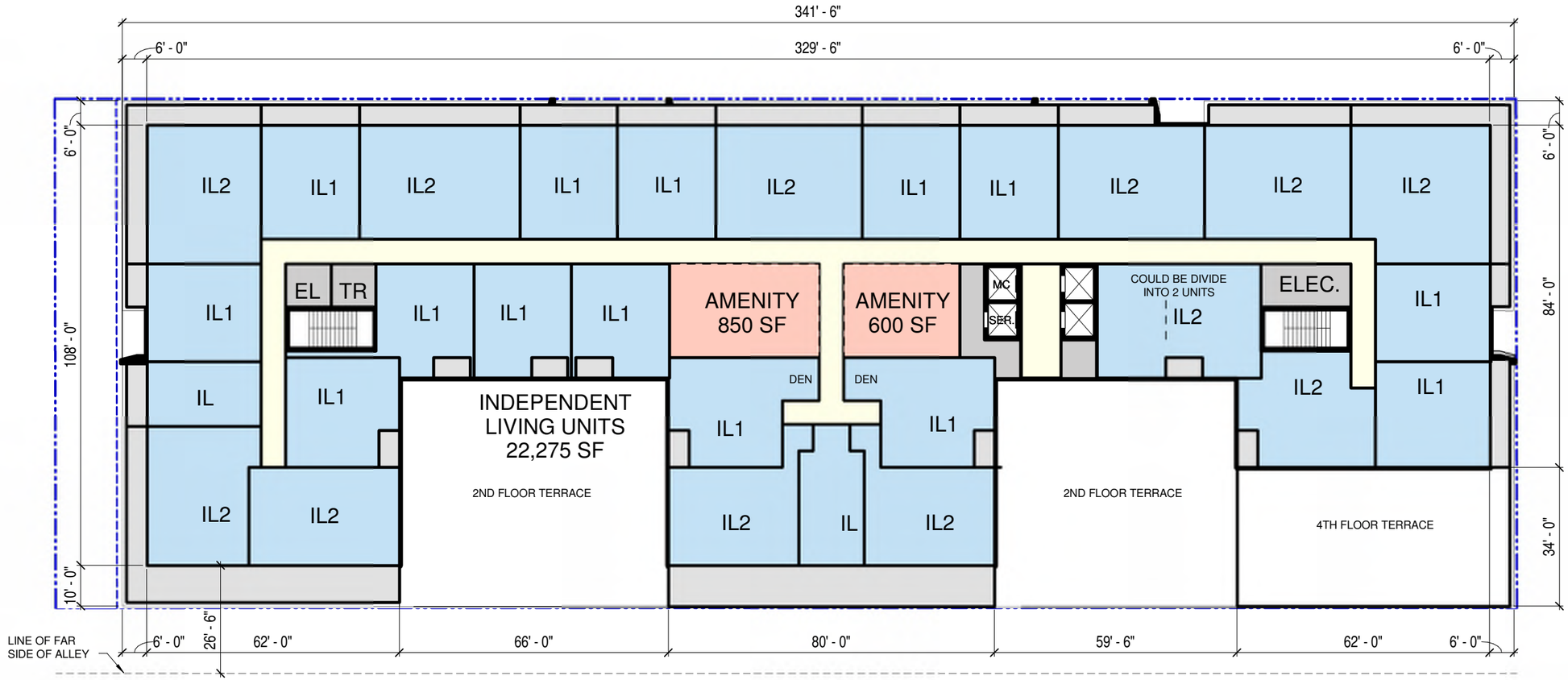
1" = 30'-0"

0 15' 30' 60'

01.13.20

MYEFSKI ARCHITECTS

©2019 MYEFSKI ARCHITECTS,INC



UNIT COUNT

AL	- 24
AL1	- 28
AL2	- 14
MC	- 13
MC+	- 12
MCS	- 09
IL	- 05
IL1	- 42
IL2	- 27
	= 174

REDICO

OAK PARK SENIOR LIVING

711 MADISON ST, OAK PARK

PD 13

FIFTH FLOOR PLAN

1" = 30'-0"

0 15' 30' 60'

01.13.20

MYEFSKI ARCHITECTS

©2019 MYEFSKI ARCHITECTS,INC

UNIT COUNT

AL	- 24
AL1	- 28
AL2	- 14
MC	- 13
MC+	- 12
MCS	- 09
IL	- 05
IL1	- 42
IL2	- 27
	= 174

REDICO

OAK PARK SENIOR LIVING

711 MADISON ST, OAK PARK

PD 14

SIXTH FLOOR PLAN

1" = 30'-0"

0 15' 30' 60'

01.13.20

MYEFSKI ARCHITECTS

©2019 MYEFSKI ARCHITECTS,INC

UNIT COUNT

AL	- 24
AL1	- 28
AL2	- 14
MC	- 13
MC+	- 12
MCS	- 09
IL	- 05
IL1	- 42
IL2	- 27
	= 174

REDICO

OAK PARK SENIOR LIVING

711 MADISON ST, OAK PARK

PD 15

SEVENTH FLOOR PLAN

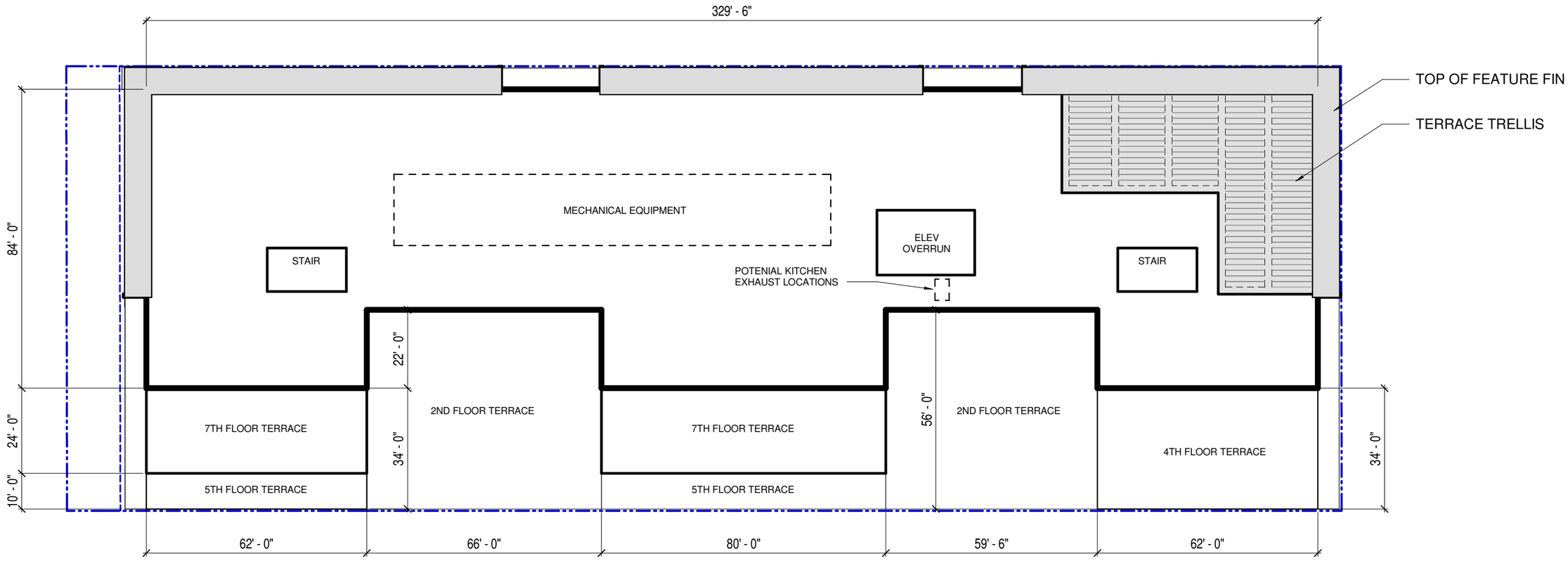
1" = 30'-0"

0 15' 30' 60'

01.13.20

MYEFSKI ARCHITECTS

©2019 MYEFSKI ARCHITECTS,INC



REDICO

OAK PARK SENIOR LIVING

711 MADISON ST, OAK PARK

PD 16

ROOF PLAN

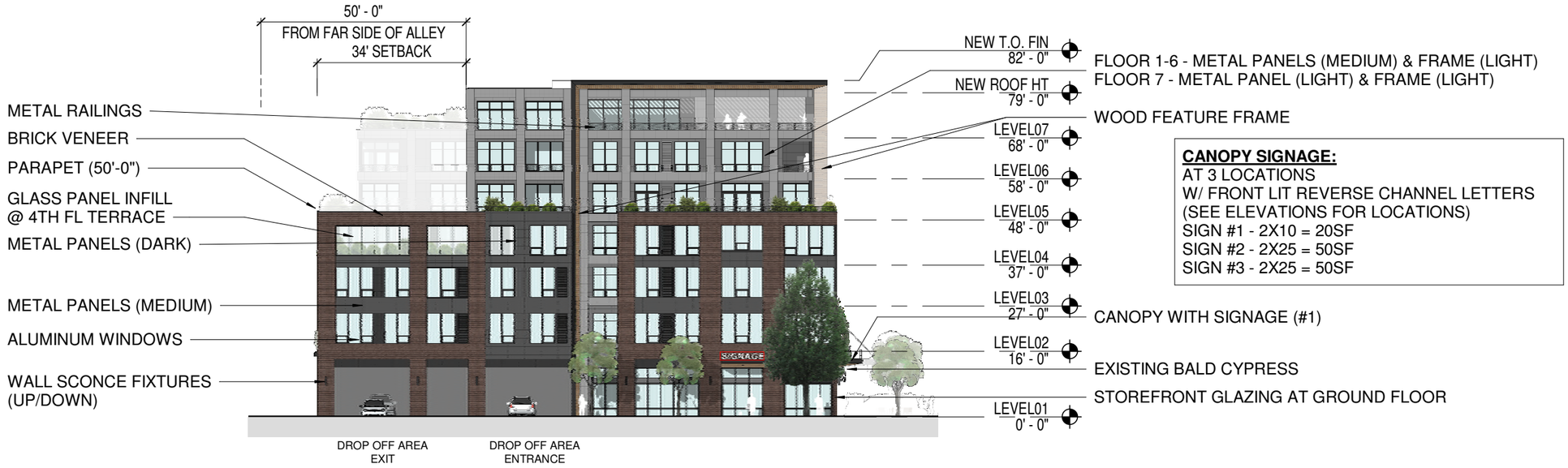
1" = 30'-0"

0 15' 30' 60'

01.13.20

MYEFSKI ARCHITECTS

©2019 MYEFSKI ARCHITECTS,INC



CANOPY SIGNAGE:
AT 3 LOCATIONS
W/ FRONT LIT REVERSE CHANNEL LETTERS
(SEE ELEVATIONS FOR LOCATIONS)
SIGN #1 - 2X10 = 20SF
SIGN #2 - 2X25 = 50SF
SIGN #3 - 2X25 = 50SF

EAST EXTERIOR ELEVATION

SCALE: 1" = 30'-0"

NORTH EXTERIOR ELEVATION

SCALE: 1" = 30'-0"

REDICO

OAK PARK SENIOR LIVING

711 MADISON ST, OAK PARK

PD 17A

HEIGHT REDUCTION OPTION - EXTERIOR ELEVATIONS

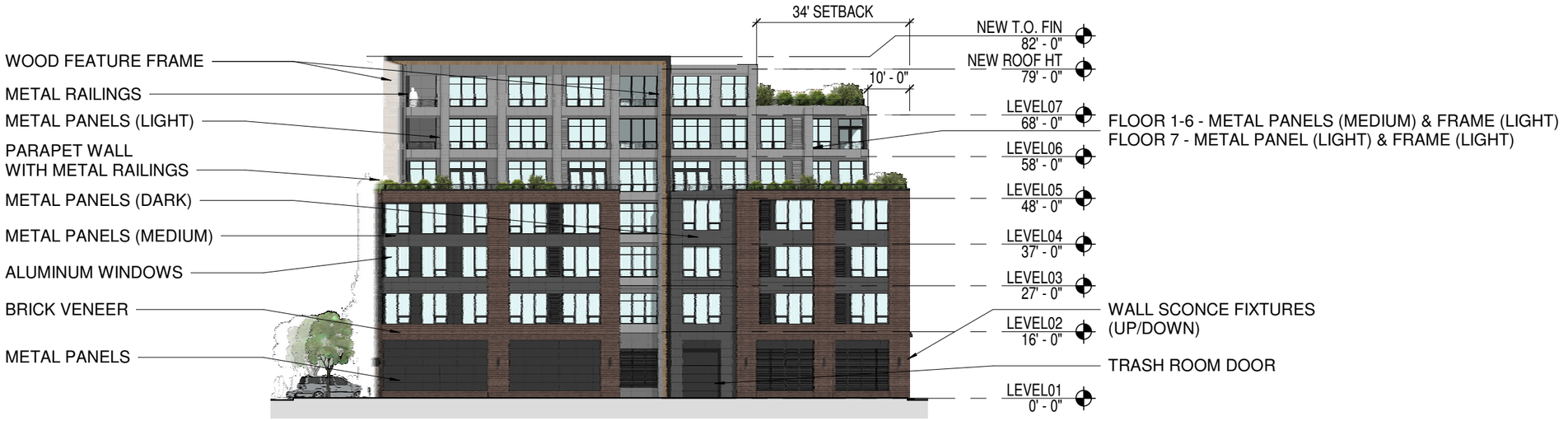
1" = 30'-0"

0 15' 30' 60'

01.13.20

MYEFSKI ARCHITECTS

©2019 MYEFSKI ARCHITECTS,INC



WEST EXTERIOR ELEVATION

SCALE: 1" = 30'-0"

SOUTH EXTERIOR ELEVATION

SCALE: 1" = 30'-0"

REDICO

OAK PARK SENIOR LIVING

711 MADISON ST, OAK PARK

PD 18A

HEIGHT REDUCTION OPTION - EXTERIOR ELEVATIONS

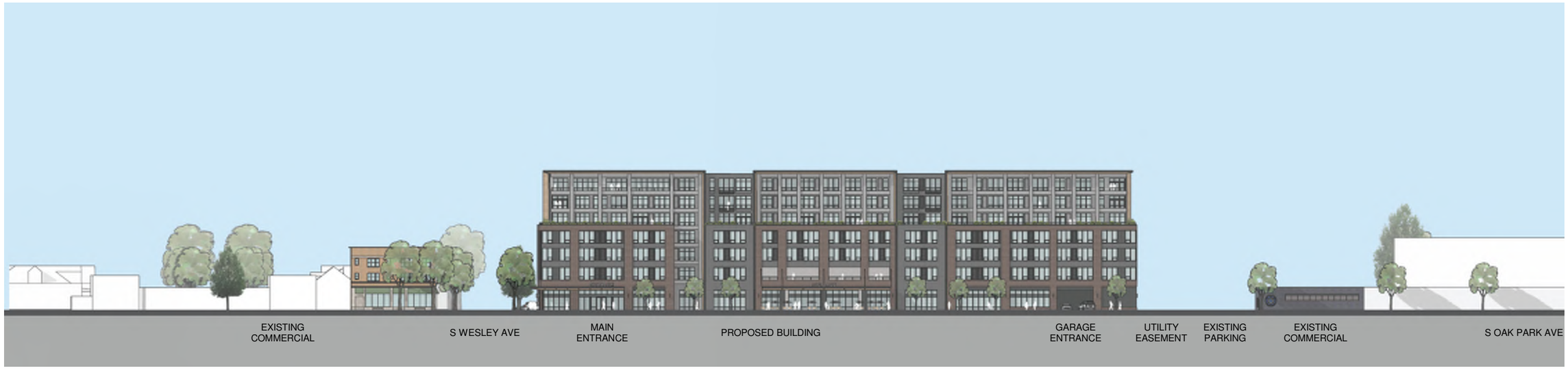
1" = 30'-0"

0 15' 30' 60'

01.13.20

MYEFSKI ARCHITECTS

©2019 MYEFSKI ARCHITECTS,INC



NORTH ELEVATION (MADISON ST)

SOUTH ELEVATION (ALLEY)

REDICO

OAK PARK SENIOR LIVING

711 MADISON ST, OAK PARK

PD 19

STREETSCAPE ELEVATIONS

01.13.20

MYEFSKI ARCHITECTS

©2019 MYEFSKI ARCHITECTS,INC

EAST ELEVATION

WEST ELEVATION

REDICO

OAK PARK SENIOR LIVING

711 MADISON ST, OAK PARK

PD 20

STREETSCAPE ELEVATIONS

01.13.20

MYEFSKI ARCHITECTS

©2019 MYEFSKI ARCHITECTS,INC

3/20 9:00AM

6/21 9:00AM

3/20 3:00PM

6/21 3:00PM

REDICO

OAK PARK SENIOR LIVING

711 MADISON ST, OAK PARK

PD 21
SHADOW STUDY

01.13.20

MYEFSKI ARCHITECTS

©2019 MYEFSKI ARCHITECTS,INC

9/22 9:00AM

12/21 9:00AM

9/22 3:00PM

12/21 3:00PM

REDICO

OAK PARK SENIOR LIVING

711 MADISON ST, OAK PARK

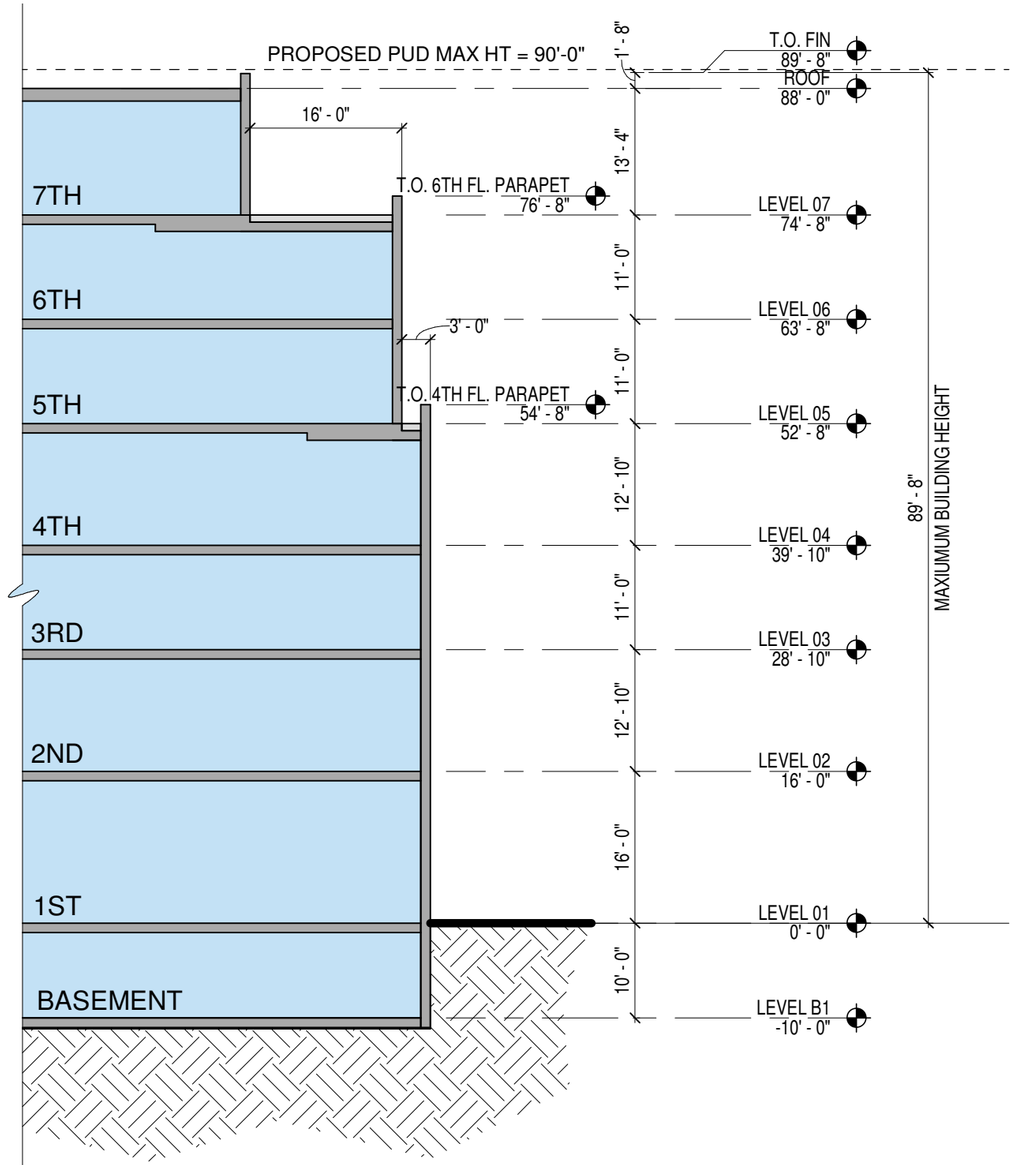
PD 22

SHADOW STUDY

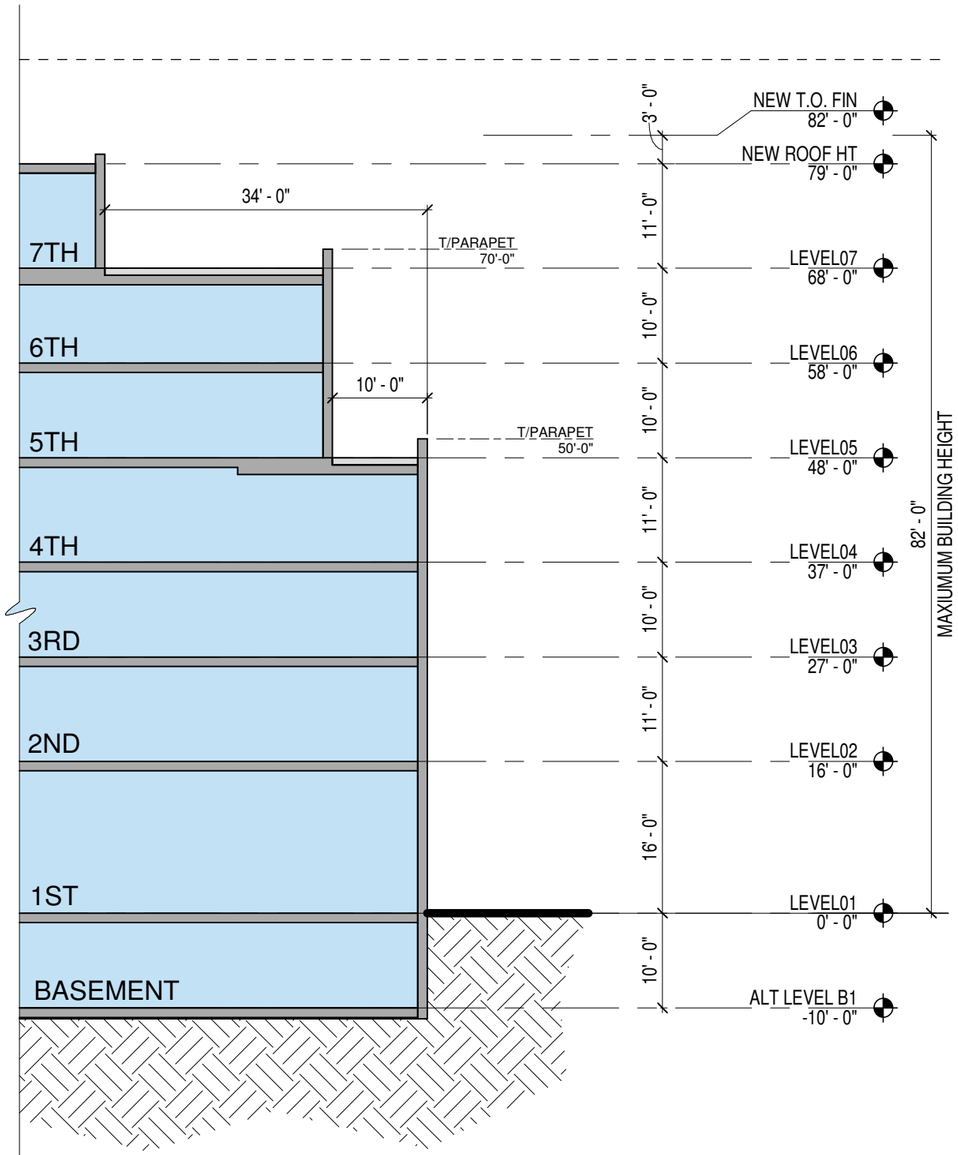
01.13.20

MYEFSKI ARCHITECTS

©2019 MYEFSKI ARCHITECTS,INC



INITIAL SUBMITAL



REDUCED HEIGHT PROPOSAL

REDICO

OAK PARK SENIOR LIVING

711 MADISON ST, OAK PARK

PD 23

SECTION STUDY

1/16" = 1'-0"

01.13.20

MYEFSKI ARCHITECTS

©2019 MYEFSKI ARCHITECTS,INC

PRELIMINARY ENGINEERING PLANS

FOR

OAK PARK SENIOR LIVING

711 - 725 MADISON STREET
OAK PARK, ILLINOIS

PROJECT TEAM

OWNER/DEVELOPER

REDICO
One Towne Square, Suite 1600
Southfield, MI 48076
248 827 1700
Contact: Alan Coy

ARCHITECT

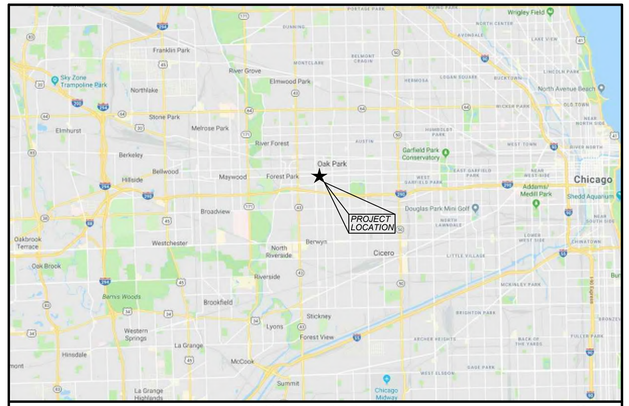
Myefski Architects, Inc.
400 North Michigan Ave, Suite 400
Chicago, Illinois 60611
312 763 2400
Contact: Jeremiah Diamond

ENGINEER

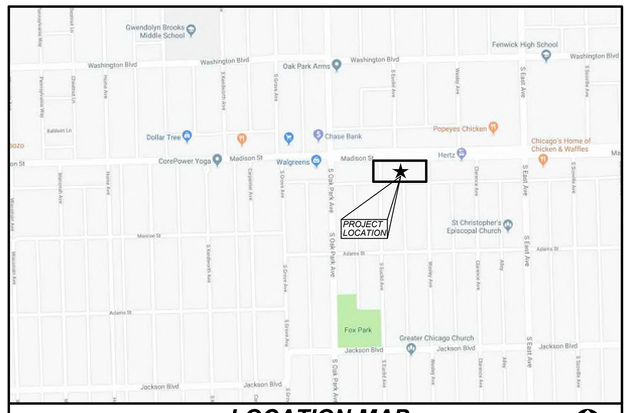
V3 Companies, Ltd.
7325 Janes Avenue
Woodridge, Illinois 60517
630 724 9200
Project Manager: Andrew Uttan, P.E., LEED AP
auttan@v3co.com
Project Engineer: Jared Bowen, E.I.T.
jbowen@v3co.com

LANDSCAPE ARCHITECT

Daniel Weinbach & Partners, Ltd.
53 West Jackson Boulevard, Suite 250
Chicago, IL 60604
312 427 2888
Contact: Wendy Schulenberg



VICINITY MAP
NO SCALE



LOCATION MAP
NO SCALE

INDEX

CIVIL ENGINEERING PLANS

C0.0	TITLE SHEET
C1.0	EXISTING CONDITIONS AND DEMO PLAN
C2.0	PRELIMINARY LAYOUT AND PAVING PLAN
C3.0	PRELIMINARY GRADING PLAN
C4.0	PRELIMINARY UTILITY PLAN

SUPPORTING DOCUMENTS

	ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY
L1.0	LANDSCAPE PLAN
P1.0	PHOTOMETRIC / ELECTRIC PLAN

BENCHMARKS

BM PER VILLAGE OF OAK PARK BM SHEET

STATION DESIGNATION: BM#1
ESTABLISHED BY: VILLAGE OF OAK PARK
DATE: N/A

ELEVATION: 41.20 (PUBLISHED AND HELD)
DATUM: CCD
DESCRIPTION: HYDRANT (NE BOLT-TAGGED) AT THE NE CORNER OF MADISON ST AND OAK PARK AVE.

STATION DESIGNATION: BM#2
ESTABLISHED BY: VILLAGE OF OAK PARK
DATE: N/A

ELEVATION: 41.36 (PUBLISHED AND HELD)
DATUM: CCD
DESCRIPTION: HYDRANT (1ST BOLT PAST ARROW) AT THE NE CORNER OF WASHINGTON AND OAK PARK AVE.

Call Before You Dig
JULIE
800.892.0123
Joint Utility Locating Information for Excavators
Call 48 hours before you dig

REVISIONS

NO.	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: 08-01-19

PROJECT NO.: 19040
PROJECT MANAGER: AU
DESIGNED BY: JB
DRAWN BY: BD

TITLE SHEET

OAK PARK SENIOR LIVING

OAK PARK ILLINOIS

PRELIMINARY

7325 Janes Avenue
Woodridge IL 60517
630.724.9200 phone
www.v3co.com

DRAWING NO.
C0.0

N:\2019\19040\19040\Drawings\ACAD\LD\S03\Sheet Drawings\C0.0 Tsht19040.dwg 1/13/2020

DEMOLITION LEGEND

- ASPHALT PAVEMENT REMOVAL (FULL DEPTH)
- CONCRETE PAVEMENT OR SIDEWALK REMOVAL (FULL-DEPTH)
- BUILDING TO BE REMOVED
- CONC. CURB/GUTTER OR UTILITY LINE TO BE REMOVED
- STRUCTURE/TREE TO BE REMOVED
- SAWCUT LINE

CROSSWALK TO REMOVED
EXISTING FIRE HYDRANT TO BE RELOCATED
EXISTING WATER SERVICE AND STRUCTURE TO BE REMOVED.
MANHOLE TO BE REMOVED
DEMOLITION WITHIN MADISON STREET PUBLIC RIGHT-OF-WAY TO BE COORDINATED WITH VILLAGE OF OAK PARK.
EXISTING TREE TO REMAIN
EXISTING 2 STORY BRICK BUILDING TO BE DEMOLISHED
EXISTING BRICK PAVERS TO BE REMOVED
EXISTING BILLBOARD SIGN AND FOUNDATION TO BE REMOVED
STAIRS TO BE REMOVED
LIGHT POLE TO BE REMOVED
EXISTING OVERHEAD WIRE TO BE REMOVED
EXISTING GAS METER AND GAS SERVICE TO BE REMOVED
EXISTING GARAGE TO BE DEMOLISHED
EXISTING AT&T FACILITIES TO BE REMOVED
EXISTING UTILITY POLE TO REMAIN AND BE PROTECTED
EXISTING STREET LIGHT TO BE RELOCATED
EXISTING 12" COMBINED SEWER TO BE REMOVED & RELOCATED.
EXISTING TREES TO BE REMOVED

DEMOLITION PLAN

1. THE EXTENT OF DEMOLITION WORK IS AS GENERALLY SHOWN ON THE CONSTRUCTION DOCUMENTS. SPECIFIC DEMOLITION PROCESSES OR PROCEDURES FOR DEMOLITION AND STRUCTURAL CONSIDERATIONS ARE THE RESPONSIBILITY OF OTHERS. DEMOLITION INCLUDES, BUT IS NOT LIMITED TO, REMOVAL AND DISPOSAL OFFSITE OF THE FOLLOWING ITEMS:
   - SIDEWALK AND ON-SITE PAVEMENT
   - BUILDINGS, FOUNDATIONS, AND SUPPORTING WALLS AND SLABS
   - UTILITIES
   - CONSTRUCTION DEBRIS
2. ALL PAVEMENT TO BE REMOVED ADJACENT TO PAVEMENT THAT IS TO REMAIN SHALL BE SAWCUT FULL DEPTH AT THE EDGES PRIOR TO REMOVAL TO OBTAIN A "CLEAN" JOINT WHERE IT ABUTS NEW CURB OR PAVEMENT.
3. CONTRACTOR MUST RECEIVE APPROVAL FROM CIVIL ENGINEER AND GEOTECHNICAL ENGINEER FOR THE MATERIAL TYPE AND USE IF CONTRACTOR DESIRES TO REUSE DEMOLISHED SITE PAVEMENT AS STRUCTURAL FILL.
4. STRUCTURES TO BE DEMOLISHED SHALL BE VACATED AND DISCONTINUED FROM USE PRIOR TO START OF WORK. OWNER ASSUMES NO RESPONSIBILITY FOR ACTUAL CONDITION OF STRUCTURES TO BE DEMOLISHED. CONDITIONS EXISTING AT TIME OF INSPECTION FOR BIDDING PURPOSES WILL BE MAINTAINED BY OWNER IN SO FAR AS PRACTICABLE. HOWEVER, VARIATIONS WITHIN THE STRUCTURES MAY OCCUR BY OWNER'S REMOVAL AND SALVAGE OPERATIONS PRIOR TO START OF DEMOLITION WORK.
5. ITEMS OF SALVAGEABLE VALUE TO CONTRACTOR MAY BE REMOVED AS WORK PROGRESSES AND AS APPROVED BY THE OWNER. SALVAGED ITEMS MUST BE TRANSPORTED FROM THE SITE AS THEY ARE REMOVED. STORAGE OR SALE OF REMOVED ITEMS ON SITE WILL NOT BE PERMITTED.
6. CONDUCT DEMOLITION OPERATIONS AND REMOVAL OF DEBRIS IN SUCH A MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS AND OTHER ADJACENT FACILITIES.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF BUILDINGS, PAVEMENTS AND UTILITIES TO REMAIN FROM ANY DAMAGE AND SHALL BE RESPONSIBLE FOR REPAIRING THE SAME.
8. EXISTING UTILITIES, WHICH DO NOT SOLELY SERVICE STRUCTURES BEING DEMOLISHED, ARE TO BE KEPT IN SERVICE AND PROTECTED AGAINST DAMAGE DURING DEMOLITION OPERATIONS. CONTRACTOR SHALL ARRANGE FOR SHUT-OFF OF UTILITIES SERVING STRUCTURES TO BE DEMOLISHED. CONTRACTOR IS RESPONSIBLE FOR TURNING OFF, DISCONNECTING, AND SEALING INDICATED UTILITIES BEFORE STARTING DEMOLITION OPERATIONS.
9. EXISTING UTILITIES TO BE ABANDONED ARE TO BE CAPPED AT BOTH ENDS AND FILLED WITH FA-1 OR APPROVED EQUAL. ALL UNDERGROUND UTILITIES TO BE REMOVED ARE TO HAVE THEIR TRENCHES BACKFILLED WITH ENGINEERED FILL OR SELECT EXCAVATED MATERIAL, AS APPROVED BY THE GEOTECHNICAL ENGINEER, TO 95% OF MODIFIED PROCTOR DENSITY.
10. ALL PRIVATE UTILITIES (ELECTRIC, CABLE, TELEPHONE, FIBER OPTIC, GAS) SHALL BE REMOVED AND RELOCATED PER THE UTILITY OWNER AND THE LOCAL MUNICIPALITY'S REQUIREMENTS.
11. CONTRACTOR SHALL LOCATE AND PROTECT EXISTING UNDERGROUND AND OVERHEAD UTILITIES DURING CONSTRUCTION. UTILITY PROTECTION SHALL BE COORDINATED WITH THE RESPECTIVE UTILITY OWNER AND THE GOVERNING MUNICIPALITY. DAMAGED CABLES/CONDUITS SHALL BE REPLACED IMMEDIATELY. ALL EXISTING STRUCTURES TO REMAIN SHALL BE PROTECTED THROUGHOUT THE CONSTRUCTION PROCESS. ALL DAMAGED STRUCTURES SHALL BE REPLACED IN-KIND AND THEIR REPLACEMENT COST SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.
12. REMOVAL, ABANDOMENT, AND RELOCATION OF EXISTING UTILITIES SHALL BE COMPLETED AS GENERALLY DEPICTED ON THESE PLANS. CONTRACTOR TO COORDINATE RELOCATIONS WITH THE UTILITY OWNER. CONTRACTOR SHALL MINIMIZE DISRUPTION OF SERVICE AND SHALL WORK WITH UTILITY OWNER TO MAINTAIN AN ACCEPTABLE LEVEL OF SERVICE.
13. USE WATER SPRINKLING, TEMPORARY ENCLOSURES, AND OTHER SUITABLE METHODS TO MINIMIZE DUST AND DIRT FROM RISING AND SCATTERING IN THE AIR. COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
14. DEMOLITION DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LEGAL MANNER.
15. COMPLETELY FILL BELOW-GRADE AREAS AND VOIDS RESULTING FROM DEMOLITION TO THE FINAL LINES AND GRADES SHOWN ON THE CONTRACT DOCUMENTS. BACKFILL MATERIAL SHALL BE IDOT APPROVED AGGREGATE (CA-6) OR APPROVED EQUAL.
16. SEE LANDSCAPE PLANS FOR INFORMATION ON LANDSCAPE AND TREE PROTECTION, PRESERVATION, AND REMOVAL.
17. THESE DRAWINGS DO NOT INCLUDE THE REMOVAL OF UNDERGROUND STORAGE TANKS. SHOULD UNDERGROUND STORAGE TANKS BE ENCOUNTERED, CONTRACTOR TO CONTACT OWNER AND ENGINEER TO DETERMINE RESPONSIBILITY FOR ANY ENVIRONMENTAL REMEDIATION OR REMOVAL WORK AS NECESSARY. ANY REMOVAL OF UNDERGROUND STORAGE TANKS MUST BE IN CONFORMANCE WITH LOCAL AND STATE STANDARDS.

GRAPHIC SCALE
20 10 0 20
1" = 20'

REVISIONS

NO.	DATE	DESCRIPTION
ORIGINAL ISSUE DATE:	08-01-19	

PROJECT NO.: 19040
PROJECT MANAGER: AU
DESIGNED BY: JB
DRAWN BY: BD

EXISTING CONDITIONS AND DEMO PLAN

OAK PARK SENIOR LIVING

OAK PARK, ILLINOIS

PRELIMINARY

7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

DRAWING NO.
C1.0

N:\2019\19040\19040\Drawings\ACAD\LD\S03\Sheet Drawings\C1.0 Demo19040.dwg 1/13/2020

CURB LEGEND

- B6.12 REGULAR PITCH CURB AND GUTTER
- B6.12 DEPRESSED CURB AND GUTTER

PAVING LEGEND

HEAVY DUTY HMA PAVEMENT

2" HMA SURFACE COURSE, MIX D N50
3" HMA BINDER COURSE, IL9, N50
12" AGGREGATE BASE COURSE - CA6 W/ TRIAXIAL GEOGRID

CONCRETE PAVEMENT (ALLEY)

8" P.C. CONCRETE PAVEMENT
6" AGGREGATE BASE COURSE - CA6 W/ GEOTEXTILE FABRIC

CONCRETE PAVEMENT (DRIVE APRON)

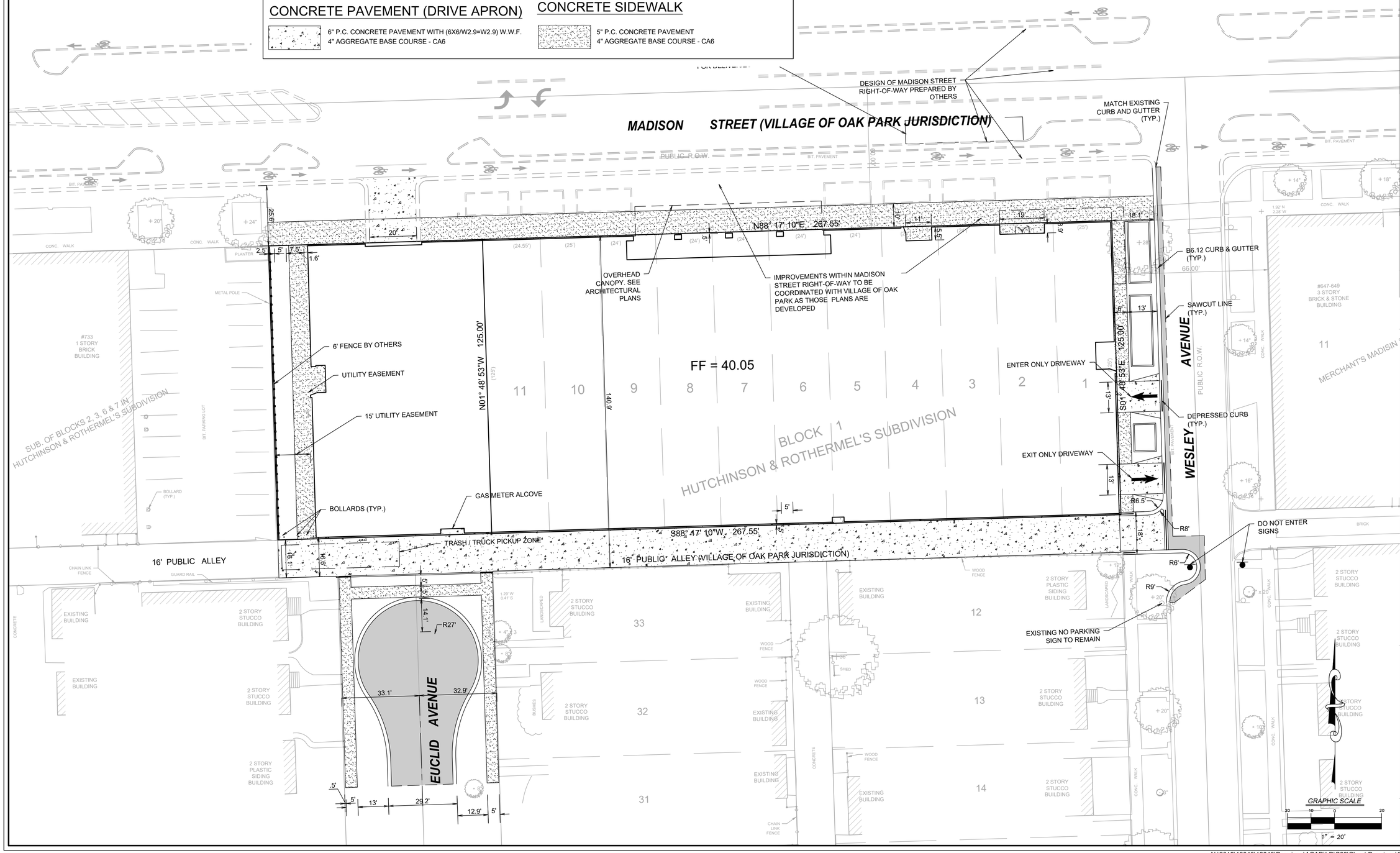
6" P.C. CONCRETE PAVEMENT WITH (6X6/W2.9=W2.9) W.W.F.
4" AGGREGATE BASE COURSE - CA6

CONCRETE SIDEWALK

5" P.C. CONCRETE PAVEMENT
4" AGGREGATE BASE COURSE - CA6

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.



NO.	DATE	REVISIONS DESCRIPTION

ORIGINAL ISSUE DATE: 08-01-19 DESCRIPTION

PROJECT NO: 19040
PROJECT MANAGER: AU
DESIGNED BY: JB
DRAWN BY: BD

PRELIMINARY LAYOUT AND PAVING PLAN

OAK PARK SENIOR LIVING

OAK PARK ILLINOIS

PRELIMINARY

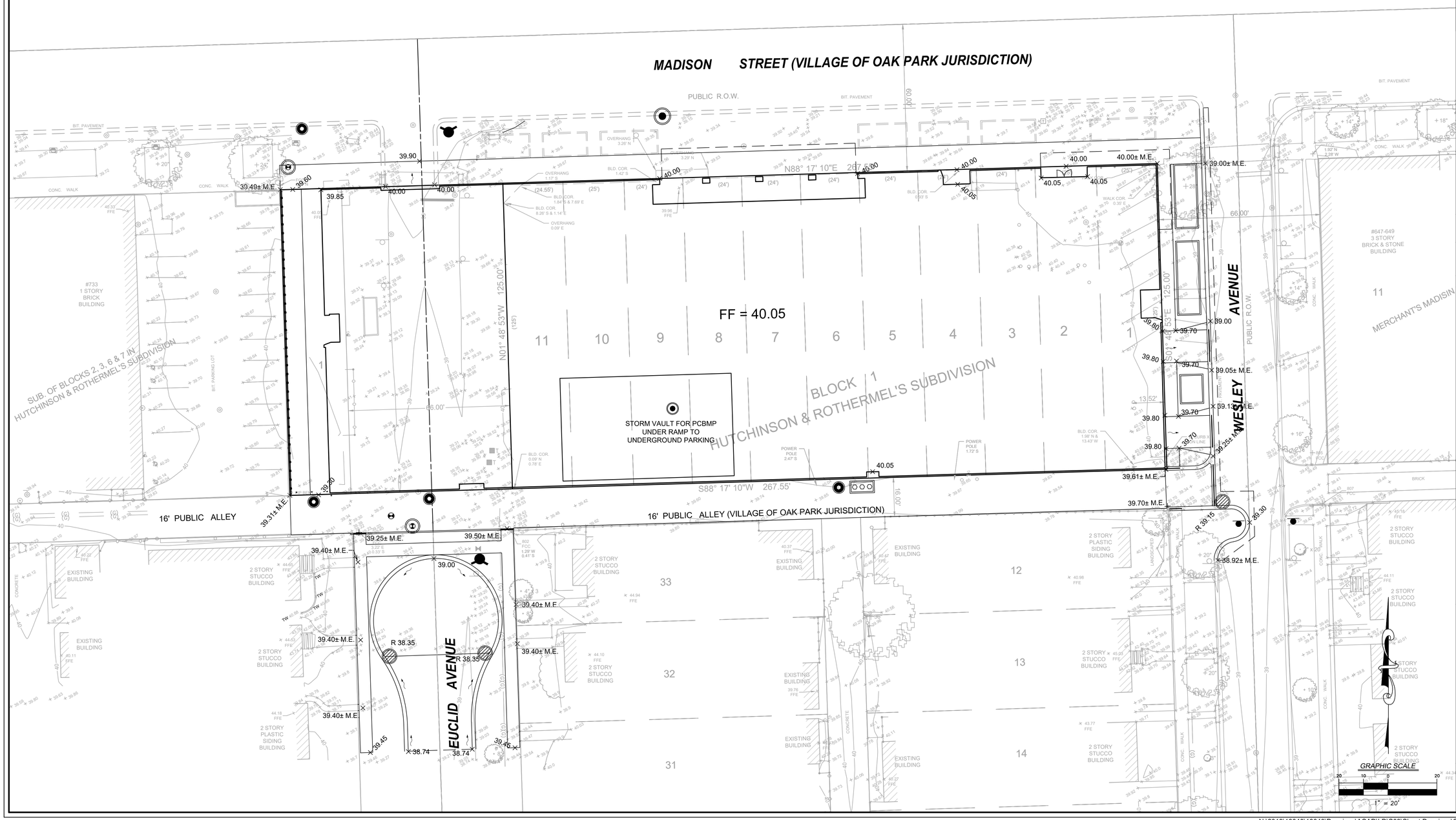
7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

DRAWING NO.

C2.0

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%.



REVISIONS			
NO.	DATE	DESCRIPTION	
NO.	DATE	DESCRIPTION	
ORIGINAL ISSUE DATE: 08-01-19			

PROJECT NO.: 19040
PROJECT MANAGER: AU
DESIGNED BY: JB
DRAWN BY: BD

PRELIMINARY GRADING PLAN

OAK PARK SENIOR LIVING

OAK PARK ILLINOIS

PRELIMINARY

7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

DRAWING NO.

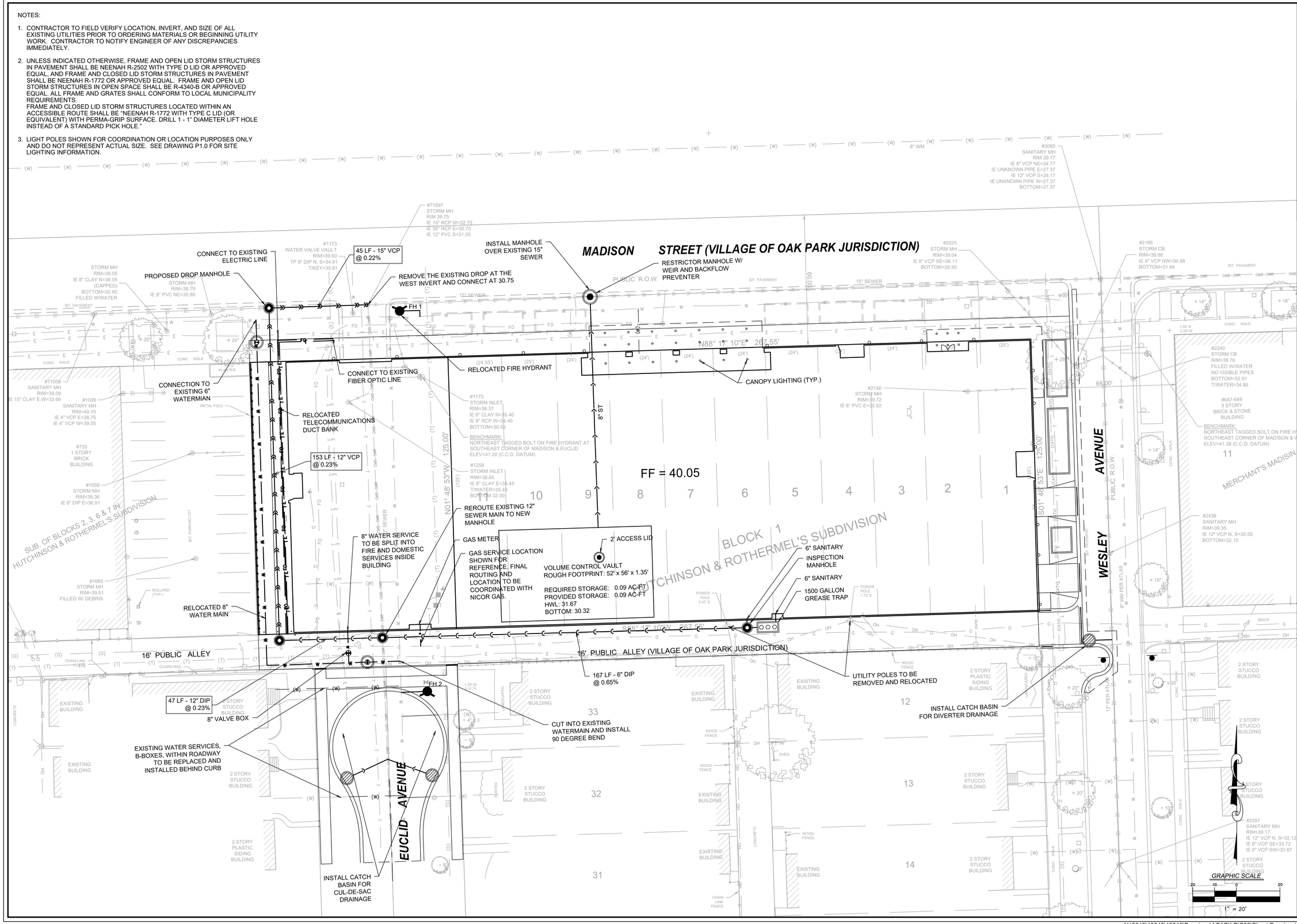
C3.0

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."

3. LIGHT POLES SHOWN FOR COORDINATION OR LOCATION PURPOSES ONLY AND DO NOT REPRESENT ACTUAL SIZE. SEE DRAWING P1.0 FOR SITE LIGHTING INFORMATION.



REVISIONS			
NO.	DATE	DESCRIPTION	
NO.	DATE	DESCRIPTION	

ORIGINAL ISSUE DATE: 08-01-19

PROJECT NO.: 19040
PROJECT MANAGER: AU
DESIGNED BY: JB
DRAWN BY: BD

PRELIMINARY UTLITY PLAN

OAK PARK SENIOR LIVING

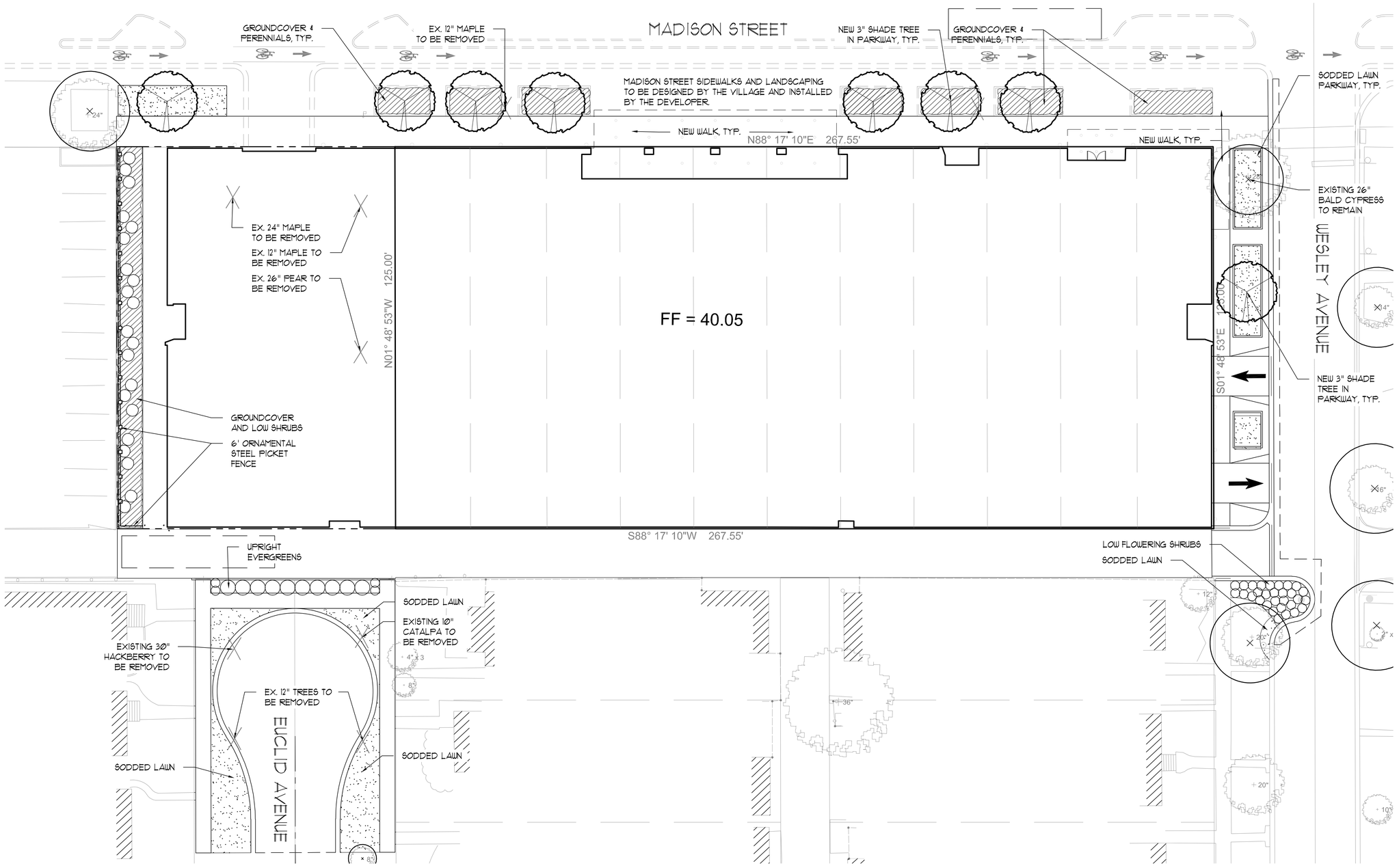
PRELIMINARY

OAK PARK ILLINOIS

7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

DRAWING NO.

C4.0



1 PRELIMINARY LANDSCAPE PLAN
SCALE: 1"=16'-0"

DANIEL WEINBACH & PARTNERS, LTD.
Landscape Architects
53 W. Jackson Blvd.
Suite 250
Chicago, IL 60604
312 427-2888
www.dwpltd.com

Revisions

8.		
7.		
6.		
5.		
4.	SITE REVISIONS	1/10/20
3.	ISSUED FOR VILLAGE SUBMITTAL	12/05/19
2.	ISSUED FOR REVIEW	11/04/19
1.	ISSUED FOR REVIEW	08/27/19

Project

OAK PARK SENIOR LIVING

711-725 MADISON STREET
OAK PARK, ILLINOIS

Sheet Title

PRELIMINARY LANDSCAPE PLAN

Date 08/27/19	Project No. DWP 19-157
Scale 1" = 16'-0"	Sheet No. L-1.0
Drawn By EH	
Approved WS	

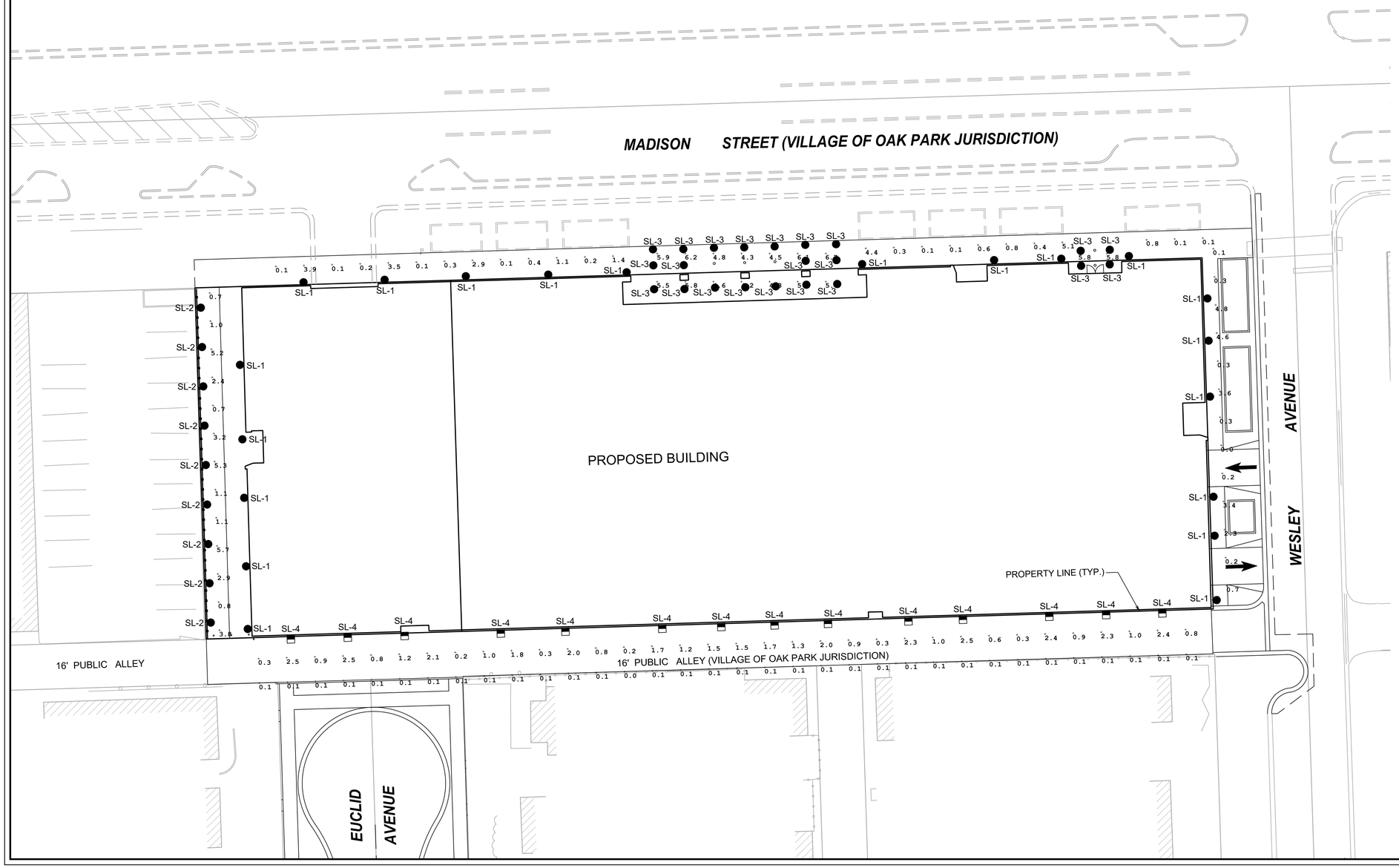
CALCULATED LIGHTING LEVELS (FOOT CANDLES)					
	AVERAGE	MAX	MIN	AVG/MIN	MAX/MIN
NORTH AND EAST SIDEWALK	1.29	5.1	0.0	N/A	N/A
SOUTH ALLEY PAVEMENT	1.33	2.5	0.2	6.65	12.50
SOUTH PROPERTY LINE	0.10	0.1	0.0	N/A	N/A
WEST SIDEWALK	2.61	5.7	0.7	3.73	8.14
CANOPY AREA	5.32	6.7	4.2	1.27	1.60

PROPOSED SITE LIGHTING FIXTURE SCHEDULE							
SYMBOL	DESCRIPTION	QUANTITY	LLF	COLOR	MOUNTING	CONFIG.	CATALOG NO. & NOTES
SL-1 ●	EATON LANTERRA 9004 LED CYLINDRICAL FLOOD LIGHT, UPLIGHT AND DOWNLIGHT, 20W (10W PER LIGHT), 9'-0" MOUNTING HEIGHT	20	0.90	4000K	WALL MOUNTED	1 FIXTURE	9002-W2-RW-LED 4080-W-W-L1-UNV
SL-2 ●	EATON LANTERRA 9004 LED CYLINDRICAL FLOOD LIGHT, UPLIGHT AND DOWNLIGHT, 20W (10W PER LIGHT), 9'-0" MOUNTING HEIGHT	9	0.90	4000K	FENCE MOUNTED	1 FIXTURE	9002-W2-RW-LED 4080-W-W-L1-UNV
SL-3 ●	EATON HALO COMMERCIAL HC6 SERIES LED DOWNLIGHT, MEDIUM DISTRIBUTION, 16'-0" MOUNTING HEIGHT	22	0.90	4000K	CEILING MOUNTED	1 FIXTURE	HC6-10-DO10-HM6-12-940
SL-4 ◓	EATON LUMARK XTOR CROSSTOUR SERIES LED WALL MOUNT LUMINAIRE, 12W, FULL CUTOFF, 8'-0" MOUNTING HEIGHT	14	0.90	4000K	WALL MOUNTED	1 FIXTURE	XTOR1B-W

NOTES:

1. THE LIGHT FIXTURE LOCATIONS ON THIS PLAN SHOW THE RECOMMENDED PLACEMENT. ADJUSTMENTS TO THESE LOCATIONS MAY BE REQUIRED TO ACCOMMODATE SITE CONDITIONS.

2. THE PHOTOMETRIC PLAN WAS PREPARED USING ONLY THE PROPOSED FIXTURES IN THE SCHEDULE ON THIS SHEET. NO EXISTING STREET LIGHTS WERE INCLUDED.



Halo Commercial

DESCRIPTION:

Recessed 6-inch LED downlight provides narrow, medium or wide distribution patterns ideal for general area lighting. Lumen options range from 1000 to 4000 lumens in selected models at 2700K, 3000K, 3500K, and 4000K, in 80 or 90CRI. Luminaire is airtight and can be installed in new construction or below the finished ceiling in remodeling applications. Suitable for healthcare, hospitality, office spaces, and institutional applications.

SPECIFICATION FEATURES

Housing Frame
- Die-formed, galvanized steel plaster frame with adjustable depth by accommodates 1/2" to 2" ceiling thickness
- May be installed in new construction; may be installed from below the finished ceiling using existing or remodeling bath/shower trim kits
- Provided with ID slot work remodel clips to secure the frame to the ceiling

Universal Mounting Bracket
- Mounting bracket adjusts 4" vertically from above the ceiling or 2" from below
- Use with the included mounting bars or with 1" EMT
- Allows for flexible installation from below the finished ceiling

Mounting Bars
- Captive mounting bars Eazy Fix™ mounting system is tool less with screwdriver or pliers
- Telescoping design allows for consistent positioning of fixtures

LED Module
- Proprietary phosphors over chip on board (COB) provide a uniform appearance, high efficiency and no pixilation
- Available in 80 or 90 CRI minimum, with R9 value of 50. Full luminous color uniformity
- 90 CRI option: R9=50 (refer to ordering info)
- Correlated color temperature options:
  - 2700K
  - 3000K
  - 3500K
  - 4000K
- Passive thermal management achieves L70 at 50,000 hours in 'C' rated and IC housings
- Integral diffuse lens provides visual shielding
- Field-adjustable trimmer allows quick conversion to housing flex

Lumen Options
- Multiple lumen values:
  - 1000 lm
  - 1500 lm
  - 2000 lm
  - 3000 lm
  - 4000 lm

Reflector
- Specular aluminum reflectors are available in narrow, medium or wide distribution patterns
- Optional specular clear or semi-specular matte white reflector may be used to meet local code for SHR (Spacing Height Ratio)
- Reflector assembly includes rotatable insert assembly with multiple detents to allow for precise alignment of vertical illumination
- Reflector attaches to LED module with (2) spaced springs
- Multiple painted or plated finishes are available

Reflector / Module Retention
- Reflector and LED module are secured captured in the housing with (2) torsion springs

Trim
- Field- replaceable corrosion resistant driver provides low noise operation
- Input voltage: 120VAC 50/60Hz input standard
- 347VAC 50/60Hz input option available
- Continuous, flicker-free 1% dimming with 0-10V analog control
- Optional wireless 0-10V dimmer for use with Eaton's EXUP distributed low voltage power system
- Optional wireless on/off standby

Emergency Option
- Battery backup pack of standby lighting meeting must life safety requirements
- Available with integral or remote charge indicator and test switch

Connected Lighting
- Wireless ready
- Wired (no-4b) mount daylight sensor includes control module, photocell and cable for comprehensive lighting control
- Lumaflex™ by powered by Eaton's xComfort™ motion sensor and control kit

Junction Box
- Die-formed steel junction box
- 20 in³ internal volume excluding wiring barrier
- 35 in³ internal total volume
- Voltage divider for 0-10V dimming wires (accepts (1) ¾" pryout hole)
- Listed for (8) #12 AWG (four in, four out) 90° C conductors and feed-thru wiring only
- (2) ¾" and (2) ¾ " male dia pry-out knockout
- Includes (2) main wire nuts for mains voltage, with 1yard for Soluxe connection

Compliance
- UL 1598 Classified, wet location labeled for covered ceilings
- IP20 – Above finished ceiling; IP44 – Below finished ceiling
- Non-IC rated 20000, 4000 lumen models. Insulation must be kept 3" from the fixture.
- IC rated 1000, 1500, 2000 lumen models, and suitable for direct contact with insulation material
- Not for use in direct contact with spray foam insulation, consult factory
- Airtight per ASTM E283-04
- Suitable for use in clothes closets per NEC 410.16 (A) when used with the HSC 410.16 spacing requirements
- ENERGY STAR® certified, reference ENERGY STAR Values database

Warranty
- Five year limited warranty, consult website for complete details. www.eaton.com/lighting/legal

HC6
Frame

HM6
LED Module

61
61PS
Series Reflectors

6-inch Lens Downlight and Lens Wall Wash

1000/1500/2000/ 3000/4000 Lumen

Catalog #
Project
Comments
Prepared by
Type
Date

T24 Reference Ceiling Required

TD517003EN
June 09, 2016 3:56 PM

Lumark

DESCRIPTION:

The patented Lumark Crosstour® LED Wall Pack Series of luminaries combines an architectural style with super bright, energy efficient LEDs. The low profile, rugged die-cast aluminum construction, universal back box, patented mounting system with easy to install gasketed optical door and integral electrical connector make Crosstour wall luminaires is ideal for wallsurface, inverted mount for façade/accessway illumination, pole/surface, site lighting, floodlight and low level pathway illumination including stairs. Typical applications includes multi-family residential, commercial, institutional buildings, institutions, schools, stairways and loading docks bel.

SPECIFICATION FEATURES

Construction
Slim, low-profile LED design-integrated heat sink cast from aluminum hinged removable door and back box. Matching housing available in 10W, 18W and 26W models in the 28W model. Patented secure lock hinge feature allows door to open and access electrical connections with the supplied push-in connectors. Back box supports both ½" and ¾" threaded conduit entry points. The universal back box supports both surface conduit and direct wire mounts to standard 2-3 /2" to 4" round and octagonal, 4" square, and 4-11/16" square outlet boxes. Key hole gasket allows for adaptation to junction box or direct wire mounting and prevents heat from the fixture surface. One-piece silicone gasket seals door to back box. Back box has slots and pole for site lighting application. Not recommended for car wash applications.

Optical
Silicone sealed optical LED module with high performance engineered mirrored anodized reflector providing high-efficiency and uniform distribution and includes impact-resistant tempered glass and meets IESNA full cutoff and dark sky compliance. Available in seven lumen packages: 5000K, 4000K and 3000K CCT.

Electrical
LEDs are mounted to the housing for optimal heat sinking. LED thermal management maximizes lumen output, contributes and natural convection to transfer heat rapidly away from the LEDs. Suitable for -40°C to 40°C (-40°F to 104°F). High ambient operation (50°C) is available with luminaires maintain greater than 88% of initial light output after 36,000 hours of operation. The 0.5 half-inch NPT threaded conduit entry points allow for thru-branch wiring. Back box is an authorized

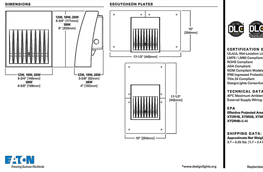
electrical wiring compartment. Integral LED electronic driver. Universal voltage (120-277V, 208-277V 50/60Hz or 347V 50Hz models.

Finish
Crosstour is protected with a Super durable TGIC carbon polyester powder coat finish. Super polyester powder coat paint. Super durable TGIC powder coat paint finishes are tested to withstand 5000 hours of exposure to salt fog in accordance with practice B117 of the ASTM standard. Crosstour is available in a variety of standard colors and optional custom colors.

Warranty
Five-year warranty. Lumark luminaires protect against defects in material and workmanship for five (5) years. Auxiliary components are guaranteed for the original manufacturer's warranty.

XTOR
CROSSTOUR LED

APPLICATIONS
WALL / SURFACE
POST / BOLLARD
RECESSED
FLOOD/SLOT
INVERTED
SITE LIGHTING



DIMENSIONS **EGG'CYSCISION PLATES**

Catalog #
Project
Comments
Prepared by
Type
Date

CERTIFICATION DATA
DLC Premium
ARRA / ABR Compliant
ADHS Compliant
IP65 Rated
ANSI Compliant / Models
IP66 Hazmatch Protection Rated
Title 24 Compliant
Meets Lights Turned Out® SeaWorld

TECHNICAL DATA
Ambient Temperature: 40°C Maximum
Electrical Supply: 50Hz to 60°C Minimum

EPA
Effective Projected Area (Eq. Ft.):
XTOR1B, XTOR2B, XTOR3B:0.34
XTOR4B:0.47

SHIPPING DATA:
Approximate Weight:
9.7 - 9.8 lb (for 3+7 + 4 Pack)

T25164003EN
September 17, 2019 8:02 PM

Lumiere

DESCRIPTION

Lanterra 9004-NY (Up or Down) and 9004-NS (Up and Down) are 4.26" O.D., line voltage cylinder fixtures with dimmable LED. The luminaire comes in various mountings, surface mount with integral driver in the housing, remote mount with driver in a junction box, and pendant mount with integral LED driver, all of which can be mounted over standard 4 inch j-box. The luminaire also comes with various field replaceable optics. It also comes with various finishes and accessories. Lanterra 9004 is designed to be used in a single fixture or arrow to create multiple lighting effects. The fixture may be used indoors or outdoors and carries IP66 rating.

SPECIFICATION FEATURES

Material
Cylinder, head and mounting stem are precision-machined from corrosion resistant billet-stock 6061-T6 aluminum.

Finish
Fixtures constructed from 6061-T6 aluminum alloy and powder coated with an ROHS-compliant dimethyl thio-urethane/alkyl and polyester powder coat finish. Finish is designed to withstand the weather environment in a variety of standard colors are available.

Lens
Round, removable and swappable up to two internal accessories or snoo shield, and optional accessories for creating lighting effects. Resin locks, prevents water and mineral stains from collecting on the lens. Tool-less installation, no lens, fully flush lens design reduces fixture height, minimizes debris collection and prevents water and mineral stains from collecting on the lens.

DIMENSIONS

Gasket
Silicone head and wall gasket with a high temperature silicone O-ring gasket to prevent water intrusion.

Lens
Tempered glass lens, factory sealed with high temperature silicone O-ring to prevent water intrusion and breakage from thermal shock.

Hardware
Stainless steel hardware is standard to provide maximum corrosion resistance.

Electrical
Long life LED systems coupled with electronic driver (120-277VAC/60Hz) to provide consistent performance. Class 2, 0-10V Dimmed (drivers and 0-10V drivers) to deliver optimal performance. Light output ratings based on 25°C ambient temperature (77° F) with warranty to -30°C to 50°C unless noted otherwise.

Listings
Luminaires are wet location listed. 3000K at 80CRI and 4000K at 80CRI and 5000K at 80CRI and 4000K at 90CRI and 5000K at 90CRI and are

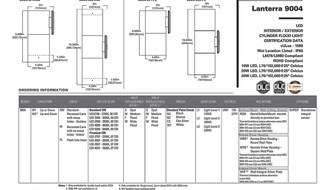
Industry leading high output with 87% lumen maintenance at 60,000hrs.

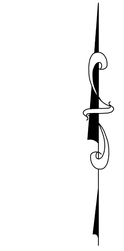
Compliance
Components are UL recognized and luminaires are cULus listed for WET locations. Luminaires meet requirements of FCC 47 CFR Part 15 subpart B ICES-003 compliant. IP66 Rated. Designlights Consortium® Qualified and dlcpremium® Qualified. Refer to DesignLights.org and refer to www.designlights.org for details.

Warranty
Five year warranty for Lanterra series of fixtures against defects in material and workmanship for five (5) years. Auxiliary components are guaranteed for one year by the original manufacturer's warranty.

Lanterra 9004

LED
OUTDOOR / EXTERIOR
CYLINDER FLOOD LIGHT
CERTIFICATION DATA
UL Listed, cULus Listed
Wet Location Listed - IP66
LM79/L6580 Compliant
ORDERING INFORMATION
120 LED, L70=50,000-hr Cobtex
208 LED, L70=50,000-hr Cobtex
240 LED, L70=50,000-hr Cobtex





GRAPHIC SCALE
20 10 0 20
1" = 20'

PROJECT NO:	19040
PROJECT MANAGER:	AU
DESIGNED BY:	MGS
DRAWN BY:	MGS

NO.	DATE	DESCRIPTION
	08-01-19	ORIGINAL ISSUE

REVISIONS

PHOTOMETRIC PLAN

OAK PARK SENIOR LIVING

PRELIMINARY

OAK PARK ILLINOIS

7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

DRAWING NO.

P1.0

N:\2019\19040\19040\Drawings\ACAD\LD\S03\Sheet Drawings\P1.0 Photo19040.dwg 1/13/2020