

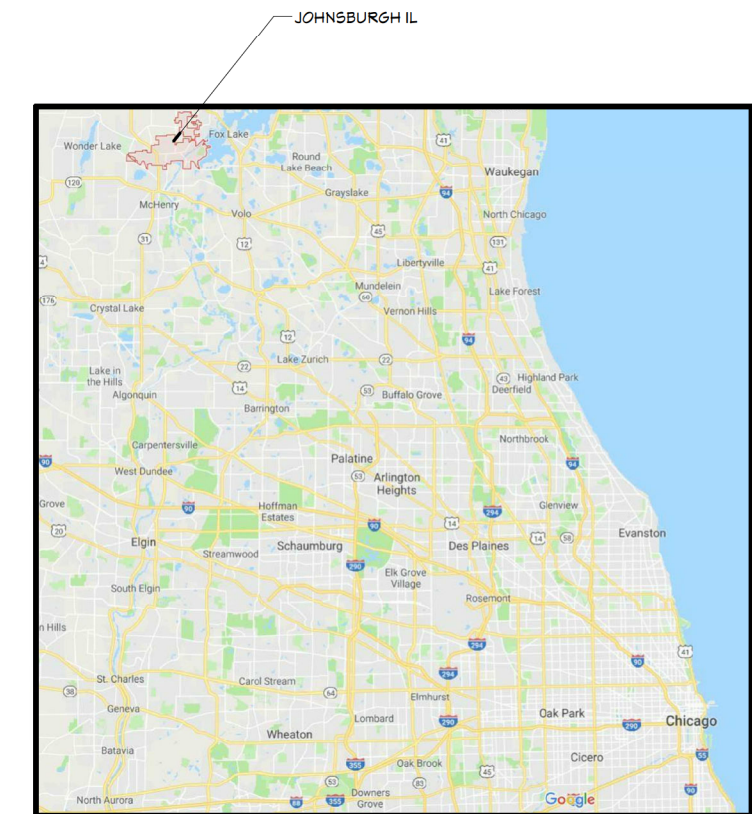
BERKSHIRE - JOHNSBURG

SHEET INDEX				
SHEET #	SHEET NAME	DESIGN REVIEW	CURRENT ISSUANCE DATE	CURRENT ISSUANCE DESCRIPTION
PR0.0	SITE PLAN	X	2018.12.05	DESIGN REVIEW
PR0.1	CONCEPTUAL LANDSCAPE PLAN	X	2018.12.05	DESIGN REVIEW
CIVIL				
1 OF 1	OVERALL UTILITY PLAN EXHIBIT	X	2018.12.05	DESIGN REVIEW
1 OF 4	EXISTING CONDITIONS	X	2018.12.05	DESIGN REVIEW
2 OF 4	PRELIMINARY SITE DIMENSIONAL AND PAVING PLAN	X	2018.12.05	DESIGN REVIEW
3 OF 4	PRELIMINARY GRADING PLAN	X	2018.12.05	DESIGN REVIEW
4 OF 4	PRELIMINARY UTILITY PLAN	X	2018.12.05	DESIGN REVIEW
ARCHITECTURE				
1-1	PHOTOMETRIC PLAN	X	2018.12.05	DESIGN REVIEW
PR0.3	BUILDING FLOOR PLANS	X	2018.12.05	DESIGN REVIEW
PR1.0	ENTRY PERSPECTIVE	X	2018.12.05	DESIGN REVIEW
PR1.1	EXTERIOR ELEVATION	X	2018.12.05	DESIGN REVIEW





PROJECT INFORMATION	
■	EXISTING 1-STORY (RENOVATION)
■	EXISTING 2-STORY GYM (RENOVATION)
■	PROPOSED TWO STORY ADDITION ABOVE EXISTING 1 STORY (3 STORIES TOTAL)
■	PROPOSED SECOND LEVEL CONNECTOR
■	15 (1) BEDROOM UNITS
■	ZONED: R1 ONE FAMILY DISTRICT
■	PROPOSED REZONING: R4 MULTI-FAMILY
■	PARKING SPACES REQUIRED: 2 PARKING SPACES PER UNIT
■	PROVIDED: 150 PARKING SPACES





Common Name	Botanical Name	Size	Comments
Canopy Trees			
AUTUMN BLAZE MAPLE	<i>Acer freemanii</i> 'Autumn Blaze'	2.5' BB	
COMMON HACKBERRY	<i>Celtis occidentalis</i>	2.5' BB	
SKYLINE HONEYLOCUST	<i>Gleditsia triacanthos inermis</i> 'Skyline'	2.5' BB	
CALLERY PEAR	<i>Pyrus calleryana</i>	2.5' BB	
SWAMP WHITE OAK	<i>Quercus bicolor</i>	2.5' BB	
RED OAK	<i>Quercus robur</i>	2.5' BB	
AMERICAN LINDEN	<i>Tilia americana</i>	2.5' BB	
Understory/Ornamental Trees			
APPLE SERVICEBERRY	<i>Amelanchier x grandiflora</i>	6' BB	Multi-stem
RIVER BIRCH	<i>Betula nigra</i>	6' BB	Multi-stem
THORNLESS COCKSPUR HAWTHORN	<i>Crataegus crus-galli</i> var. <i>inermis</i>	6' BB	Multi-stem
PRAIRIEFIRE CRABAPPLE	<i>Malus 'Prairiefire'</i>	6' BB	Multi-stem
JAPANESE TREE LILAC	<i>Syringa reticulata</i>	6' BB	Multi-stem
Evergreen Shrubs			
KALLAY COMPACT JUNIPER	<i>Juniperus chinensis</i> 'Kallay'	#5	
SEA GREEN JUNIPER	<i>Juniperus chinensis</i> 'Sea Green'	#5	
EVERLOW YEW	<i>Taxus x media</i> 'Everlow'	#5	
TECHNY ARBORVITAE	<i>Thuja occidentalis</i> 'Mission'	6' BB	

Common Name	Botanical Name	Size	Comments
Deciduous Shrubs			
SUGAR SHACK BUTTONBUSH	<i>Cephalanthus occidentalis</i> 'SMCOSS'	#5	
PEKING COTONEASTER	<i>Cotoneaster acutifolius</i>	#5	
RED TWIG DOGWOOD	<i>Cornus sericea</i> 'Isant'	#5	
DWARF BURNING BUSH	<i>Euonymus alatus</i> 'Compacta'	#5	
LITTLE LIME HYDRANGEA	<i>Hydrangea</i> 'Little Lime'	#5	
LITTLE HENRY VIRGINIA SWEETSPIRE	<i>Itea virginica</i> 'Sprich'	#5	
FALSE SPIREA	<i>Sorbaria sorbifolia</i> 'Sem'	#5	
MISS KIM LILAC	<i>Syringa patula</i> 'Miss Kim'	#5	
ARROWWOOD VIBURNUM	<i>Viburnum dentatum</i>	#5	
WINE AND ROSES WEIGELA	<i>Weigela florida</i> 'Wine and Roses'	#5	
Ornamental Grasses			
KARL FORERSTER REED GRASS	<i>Calamagrostis acutiflora</i> 'Karl Forerster'	#5	
DWARF FOUNTAIN GRASS	<i>Pennisetum alopecuroides</i> 'Hameln'	#5	
Perennials			
ROZANNE GERANIUM	<i>Geranium</i> 'Rozanne'	#1	
HAPPY RETURNS DAYLILY	<i>Hemerocallis</i> 'Happy Returns'	#1	
ROYAL STANDARD HOSTA	<i>Hosta</i> 'Royal Standard'	#1	
FOREVER PINK HYBRID PHLOX	<i>Phlox x glaberrima</i> 'Forever Pink'	#1	
MAY NIGHT SALVIA	<i>Salvia nemorosa</i> 'May Night'	#1	

Village of Johnsburg Required Landscaping

STREET TREE REQUIREMENT

Requirement: One (1) Canopy A or Two (2) Canopy B trees per 40 feet of street frontage, in the parkway on each side of each public street.

Church Street - 367 lineal feet parkway

367 lineal feet
40 feet = (9.175) = 9 canopy A trees

On Plan: 3 Existing Trees and 4 Proposed Canopy A Trees provided, due to the setbacks from the two existing access drives off of Church Street

Johnsburg Road - 162.28 lineal feet parkway

162.28 lineal feet
50 feet = (4.05) = 4 canopy A trees or 8 canopy B trees

On Plan: 8 Proposed Canopy B Trees provided, due to the existing overhead utility lines located along Johnsburg Road.

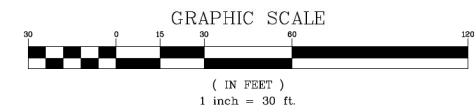
PARKING LOT PERIMETER LANDSCAPING

Required: 3' High Continuous Landscape Screening required adjacent to properties

On Plan: 3' High Continuous Landscaping Screening Provided

LEGEND:

- Existing Shade Tree
- Existing Evergreen Tree
- Existing Understory/Ornamental Tree
- Proposed Shade Tree
- Proposed Understory/Ornamental Tree
- Proposed Large Evergreen Shrubs
- Proposed Small Evergreen Shrubs
- Proposed Large Deciduous Shrubs
- Proposed Small Deciduous Shrubs
- Proposed Ornamental Grasses
- Proposed Perennials
- Native Seed Mix
- Turf

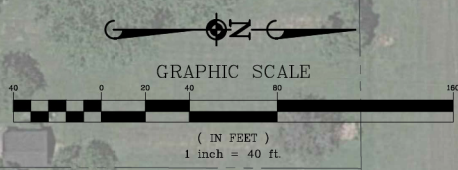
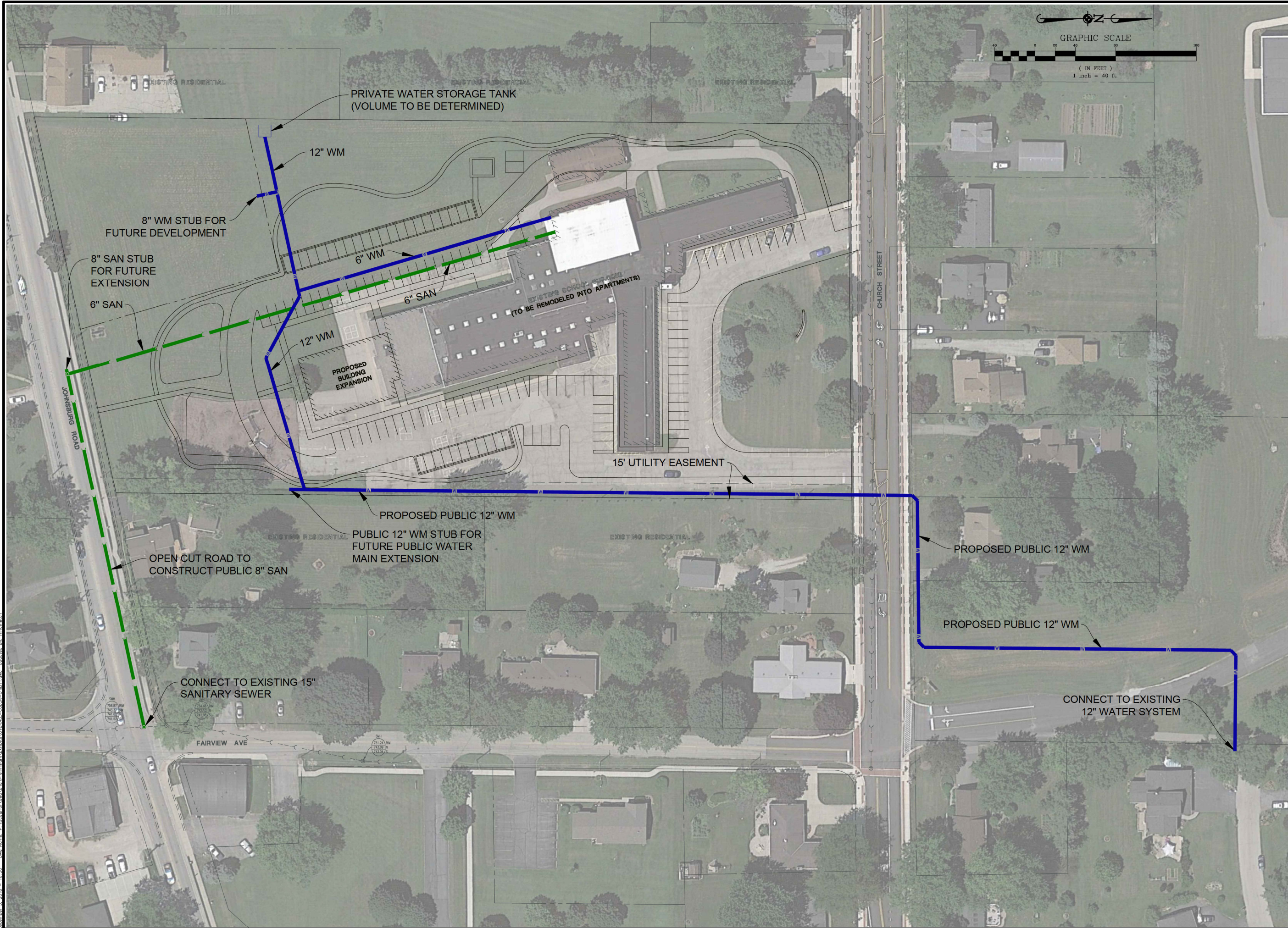


CONCEPTUAL LANDSCAPE PLAN PR0.1

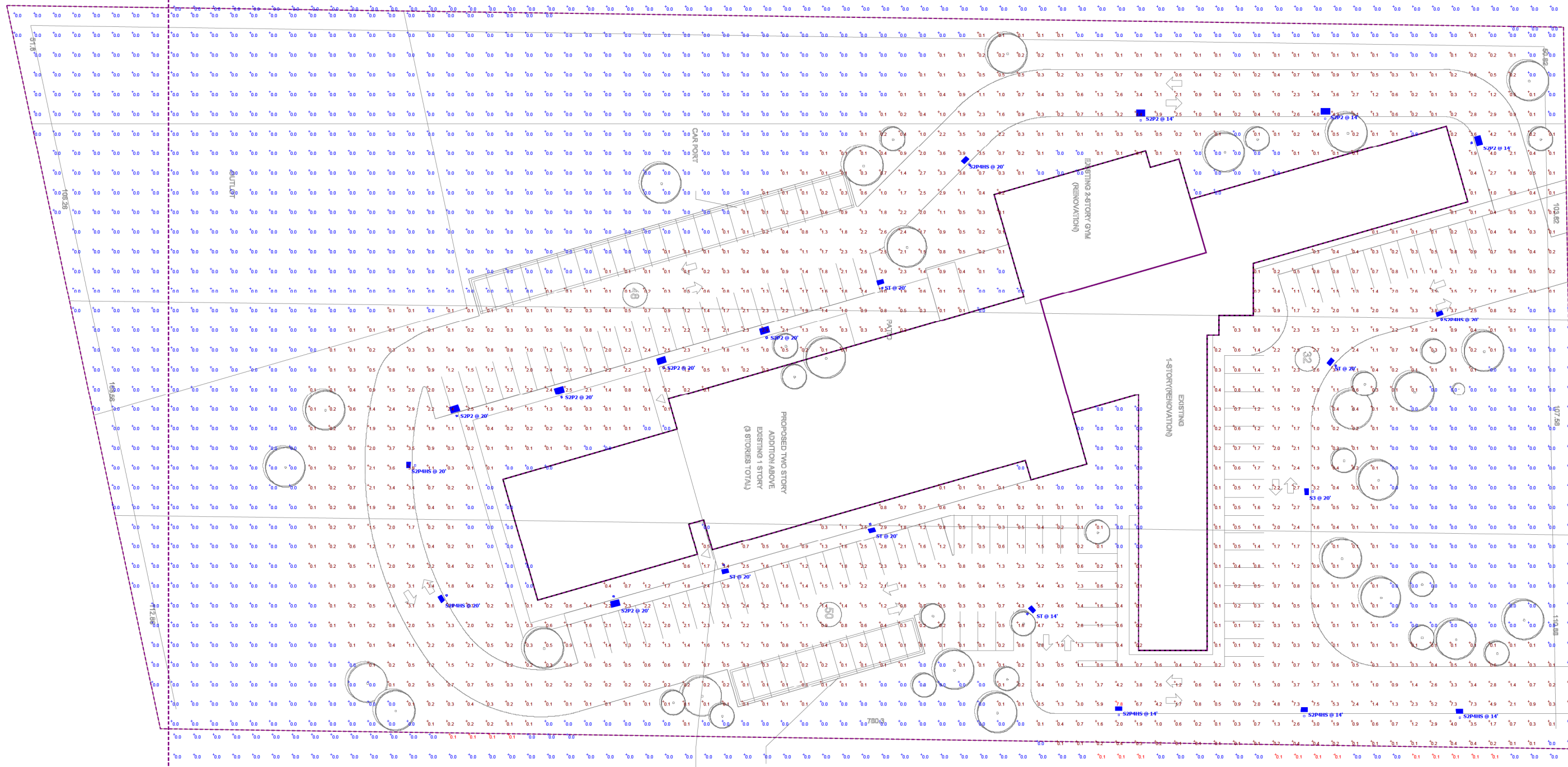
Johnsburg Apartments

2117 W. Church Street, Johnsburg, IL

NOVEMBER 12, 2018



<p>December 5, 2018 -- 16:50 - Draw Name: P:\cgs\BIL01\Jobs\BIL01\Utility\Overall-COOR-UTILITY.dwg - Updated: Bix - submission</p> <p style="font-size: small;">© 2018 MANHARD CONSULTING, LTD. ALL RIGHTS RESERVED.</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;"> <p>Manhard CONSULTING</p> <p style="font-size: x-small;">900 Woodlands Parkway, Vernon Hills, IL 60061 ph:847.634.5559 fc:847.634.0095 manhard.com Civil Engineers Surveyors Water Resource Engineers Water & Waste Water Engineers Construction Managers Environmental Scientists Landscape Architects Planners</p> </td> <td style="width: 50%; text-align: center;"> <p>JOHNSBURG APARTMENTS</p> <p>VILLAGE OF JOHNSBURG, McHENRY COUNTY, ILLINOIS</p> <p>OVERALL UTILITY PLAN EXHIBIT</p> </td> </tr> <tr> <td style="width: 50%;"> <p>PROJ. MGR.: RJS</p> <p>PROJ. ASSOC.: ADJ</p> <p>DRAWN BY: MH</p> <p>DATE: 12-03-18</p> <p>SCALE: 1"=40'</p> </td> <td style="width: 50%;"> <p>SHEET</p> <p style="font-size: 2em; font-weight: bold; text-align: center;">1 OF 1</p> <p style="text-align: center;">GCCJBIL01</p> </td> </tr> </table>	<p>Manhard CONSULTING</p> <p style="font-size: x-small;">900 Woodlands Parkway, Vernon Hills, IL 60061 ph:847.634.5559 fc:847.634.0095 manhard.com Civil Engineers Surveyors Water Resource Engineers Water & Waste Water Engineers Construction Managers Environmental Scientists Landscape Architects Planners</p>	<p>JOHNSBURG APARTMENTS</p> <p>VILLAGE OF JOHNSBURG, McHENRY COUNTY, ILLINOIS</p> <p>OVERALL UTILITY PLAN EXHIBIT</p>	<p>PROJ. MGR.: RJS</p> <p>PROJ. ASSOC.: ADJ</p> <p>DRAWN BY: MH</p> <p>DATE: 12-03-18</p> <p>SCALE: 1"=40'</p>	<p>SHEET</p> <p style="font-size: 2em; font-weight: bold; text-align: center;">1 OF 1</p> <p style="text-align: center;">GCCJBIL01</p>
<p>Manhard CONSULTING</p> <p style="font-size: x-small;">900 Woodlands Parkway, Vernon Hills, IL 60061 ph:847.634.5559 fc:847.634.0095 manhard.com Civil Engineers Surveyors Water Resource Engineers Water & Waste Water Engineers Construction Managers Environmental Scientists Landscape Architects Planners</p>	<p>JOHNSBURG APARTMENTS</p> <p>VILLAGE OF JOHNSBURG, McHENRY COUNTY, ILLINOIS</p> <p>OVERALL UTILITY PLAN EXHIBIT</p>				
<p>PROJ. MGR.: RJS</p> <p>PROJ. ASSOC.: ADJ</p> <p>DRAWN BY: MH</p> <p>DATE: 12-03-18</p> <p>SCALE: 1"=40'</p>	<p>SHEET</p> <p style="font-size: 2em; font-weight: bold; text-align: center;">1 OF 1</p> <p style="text-align: center;">GCCJBIL01</p>				



Plan View
Scale - 1" = 25ft

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min Avg/Min	
Calc. Zone #2	+	0.0 fc	0.1 fc	0.0 fc	N/A	N/A
Property	+	0.5 fc	7.8 fc	0.0 fc	N/A	N/A

Schedule				
Symbol	Label	Manufacturer	Catalog Number	Lamp Wattage
□	ST	Lithonia Lighting	DSX0 LED P4 30K TTFM MVOLT HS	92
□	S4	Lithonia Lighting	DSX0 LED P1 40K T4M MVOLT HS	38
□	S3	Lithonia Lighting	DSX0 LED P4 40K T3M MVOLT HS	92
□	S2P4HS	Lithonia Lighting	DSX0 LED P4 40K T2S MVOLT HS	92
□	S2P2	Lithonia Lighting	DSX0 LED P2 40K T2S MVOLT HS	49
□	S2P4	Lithonia Lighting	DSX0 LED P4 40K T2S MVOLT HS	92



Designer

Date

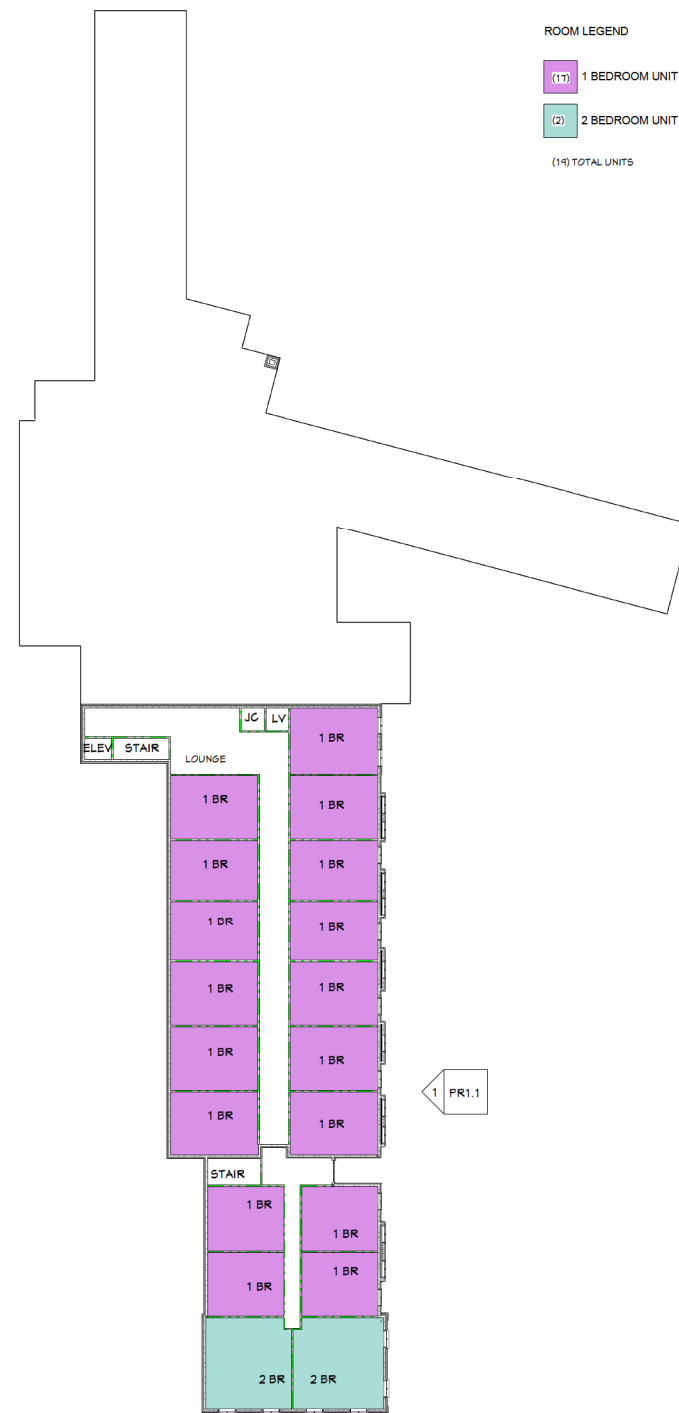
12/4/2018

Scale

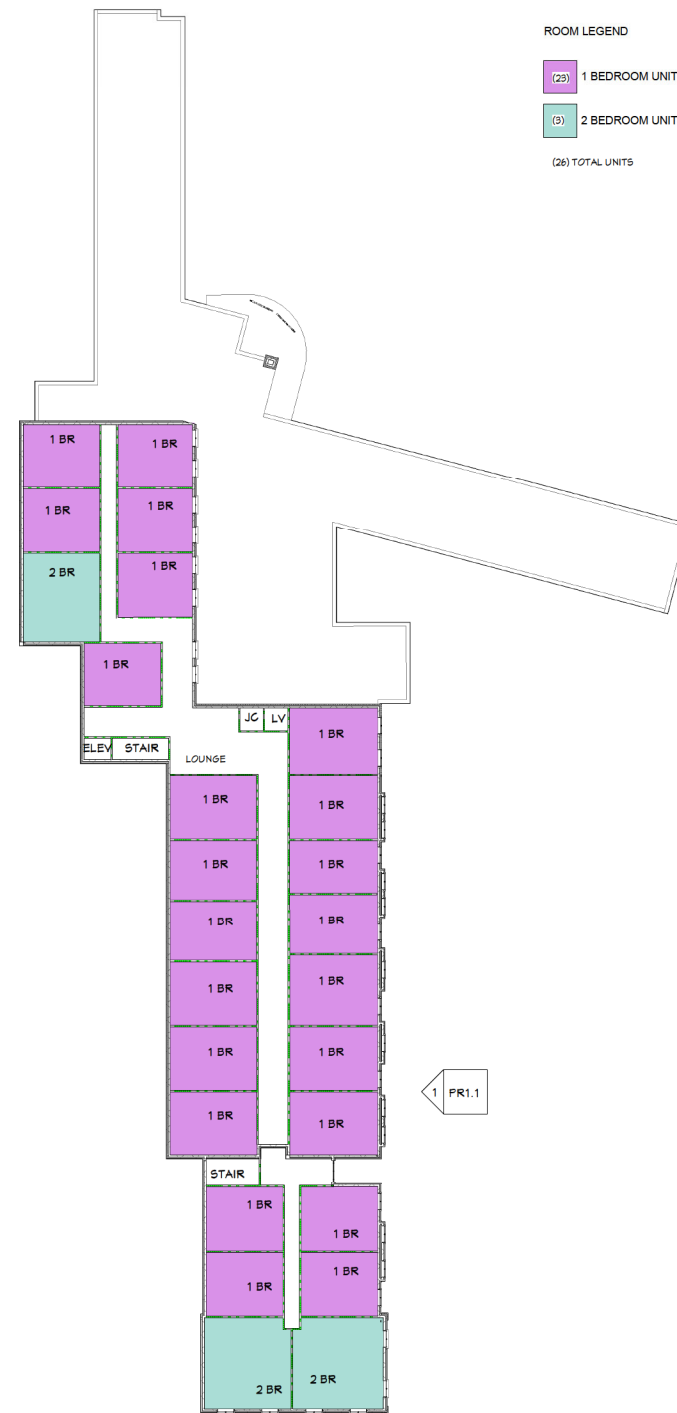
As Shown

Drawing No.

Summary



THIRD FLOOR PLAN
1/32" = 1'-0"



SECOND FLOOR PLAN
1/32" = 1'-0"



FIRST FLOOR PLAN
1/32" = 1'-0"





PROPOSED EXTERIOR PERSPECTIVE



EAST EXTERIOR ELEVATION
1" = 10'-0"

EXTERIOR ELEVATION | PR1.1