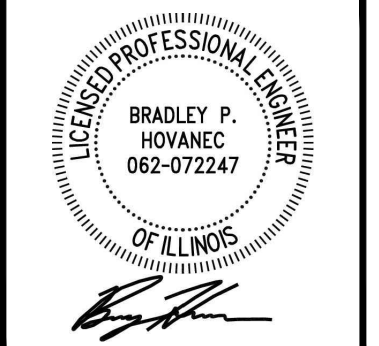


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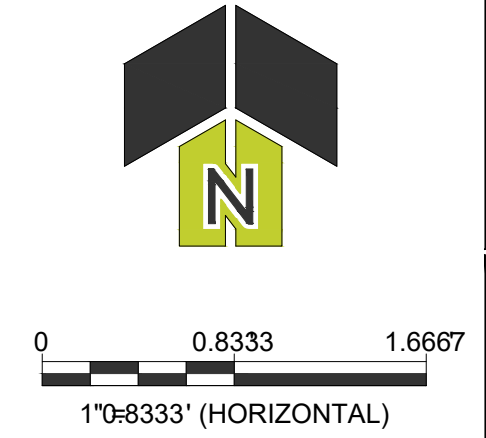
| REVISIONS | DATE | DESCRIPTION |
|-----------|------------|----------------|
| 1 | 08.10.2023 | CITY REVISIONS |
| 2 | 05.22.2023 | CITY REVISIONS |

PRELIMINARY ENGINEERING FOR
SOUTH BOULEVARD SHORES
 510 SOUTH BLVD
 EVANSTON, ILLINOIS

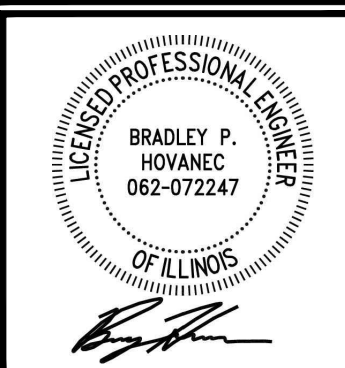
PROJ NO: 220196
 ENG: BPH/CAR/AMG
 DATE: 02/15/2023

SHEET TITLE
EXISTING CONDITIONS PLAN

SHEET NUMBER
C0.1
 2 OF 6



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| 3 | 05.22.2023 | CITY REVISIONS |

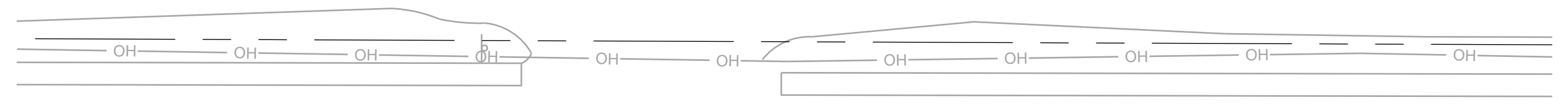
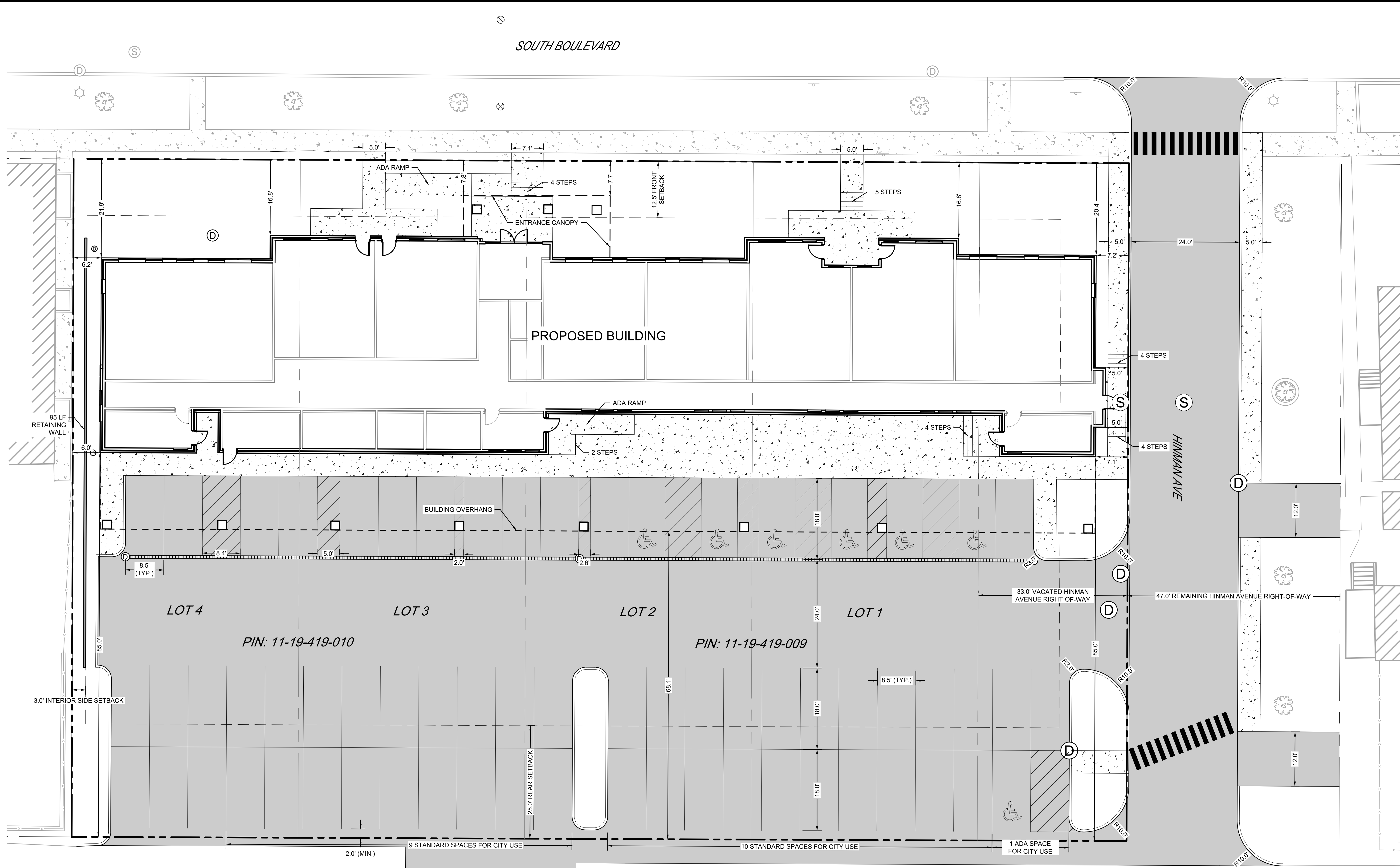
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PRELIMINARY ENGINEERING FOR
SOUTH BOULEVARD SHORES
 510 SOUTH BLVD
 EVANSTON, ILLINOIS

PROJ NO: 220196
 ENG: BPH/CAR/AMG
 DATE: 02/15/2023

SHEET TITLE
SITE LAYOUT PLAN

SHEET NUMBER
C1.0
 3 OF 6



SHEET NOTES

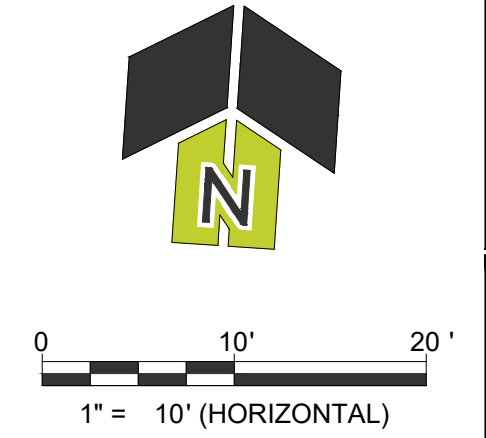
1. LOTS 1-4 AND ASSOCIATED PINS SHOWN ON SITE PLAN ARE FOR REFERENCE ONLY. LOTS ARE PROPOSED TO BE CONSOLIDATED INTO 1 LOT AS PART OF THE SOUTH BOULEVARD SHORES SUBDIVISION, WHICH ALSO PROPOSES TO PARTIALLY VACATE THE HINMAN AVENUE RIGHT-OF-WAY

SITE DATA TABLE

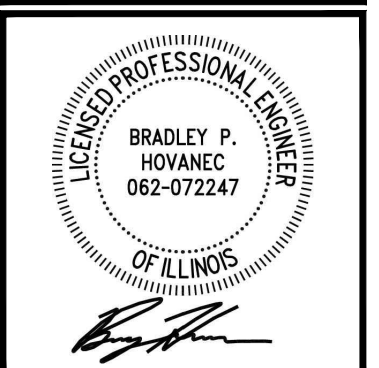
| | |
|-----------------------------------|----------|
| PROPOSED ZONING CLASS | R-5 |
| SITE AREA | 0.803 AC |
| PROPOSED PARKING SPACES | |
| STANDARD SPACES (FOR PRIVATE USE) | 39 |
| STANDARD SPACES (FOR CITY USE) | 19 |
| ADA SPACES (FOR PRIVATE USE) | 6 |
| ADA SPACES (FOR CITY USE) | 1 |
| TOTAL | 65 |
| IMPERVIOUS SURFACE COVERAGE | |
| IMPERVIOUS AREA = 0.683 AC = 85% | |

PAVING LEGEND

| | |
|--|-----------------------|
| | STANDARD DUTY ASPHALT |
| | PCC SIDEWALK |



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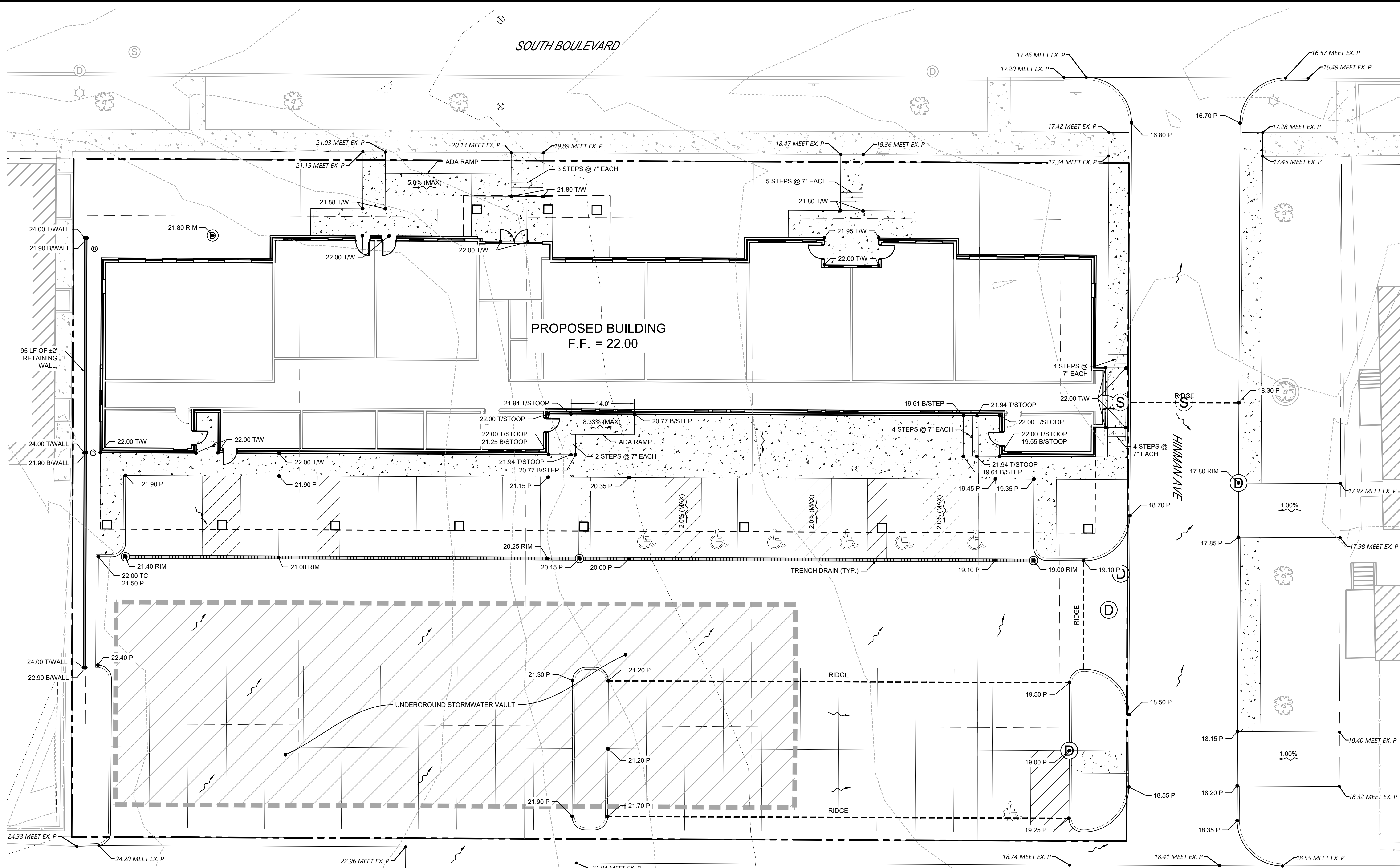
| NO. | DATE | DESCRIPTION |
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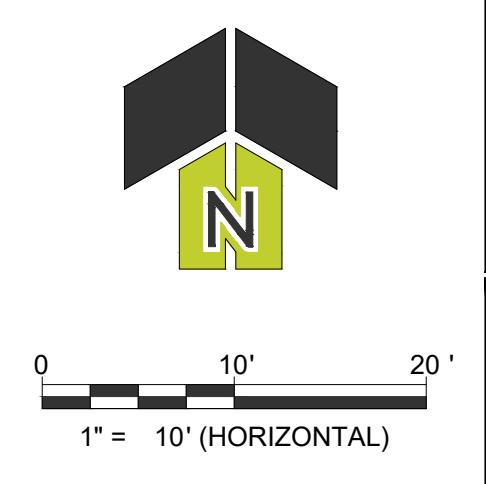
PRELIMINARY ENGINEERING FOR
SOUTH BOULEVARD SHORES
 510 SOUTH BLVD
 EVANSTON, ILLINOIS

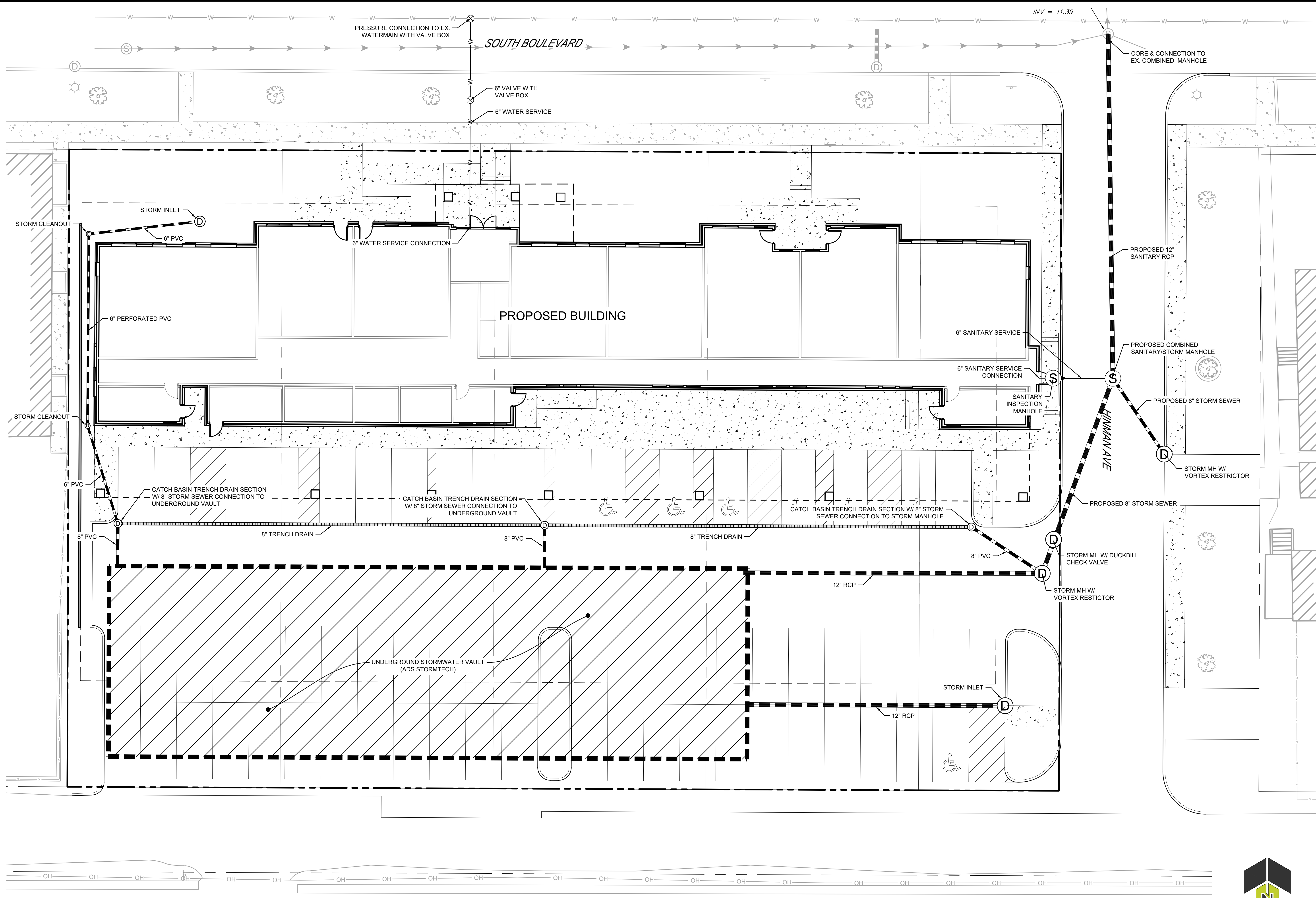
PROJ NO: 220196
 ENG: BPH/CAR/AMG
 DATE: 02/15/2023

SHEET TITLE
GRADING & SWM PLAN
 SHEET NUMBER
C2.0
 4 OF 6

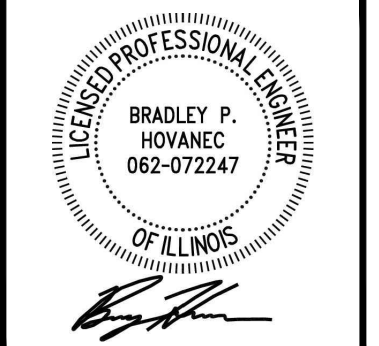


| STORMWATER MANAGEMENT SUMMARY | |
|---|---|
| TOTAL SITE AREA | 0.80 AC |
| IMPERVIOUS AREA | 0.68 AC (90 RUNOFF COEFF.) |
| PERVIOUS AREA | 0.12 AC (30 RUNOFF COEFF.) |
| RUNOFF COEFFICIENT | 0.81 |
| MWRD REQUIREMENTS | |
| REQ. VOLUME CONTROL | IMPERVIOUS AREA / 12 0.68 AC / 12 0.057 AC-FT |
| PROV. VOLUME CONTROL (WITHIN STORMTECH SYSTEM) | 0.057 AC-FT |
| <i>MWRD DETENTION REQUIREMENTS ARE NOT REQUIRED FOR PROPERTY HOLDINGS < 3.0 AC</i> | |
| CITY OF EVANSTON REQUIREMENTS | |
| REQ. RELEASE RATE | 0.15 CFS |
| ANTICIPATED INFILTRATION RATE | 1.63 IN/HR |
| PROVIDED INFILTRATION RATE (STORMTECH OPEN BOTTOM) | 0.19 CFS |
| PROVIDED RELEASE RATE (THROUGH VORTEX RESTRICTOR) | 0.15 CFS |
| TOTAL PROVIDED RELEASE RATE (INFILTRATION + VORTEX) | 0.34 CFS |
| REQUIRED VOLUME (PER MRM BULLETIN 75) | 0.210 AC-FT |
| PROVIDED VOLUME | 0.234 AC-FT |





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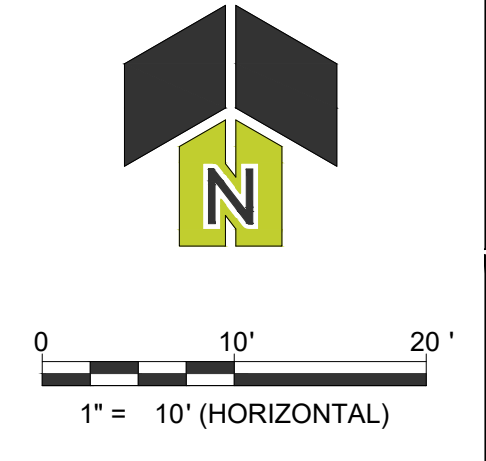
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PRELIMINARY ENGINEERING FOR
SOUTH BOULEVARD SHORES
 510 SOUTH BLVD
 EVANSTON, ILLINOIS

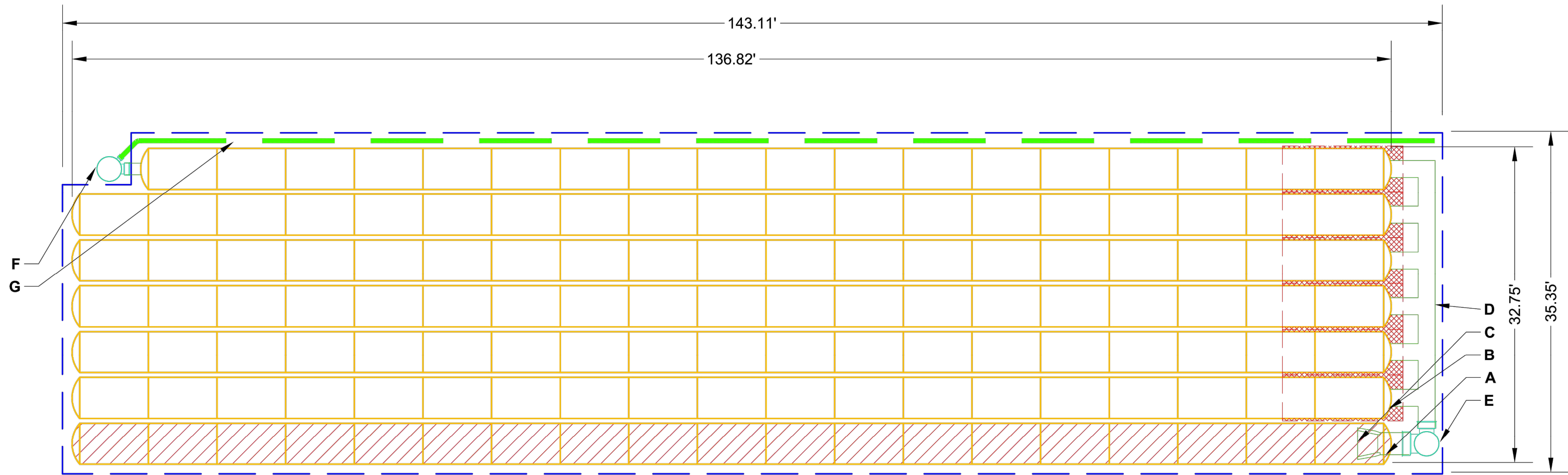
PROJ NO: 220196
 ENG: BPH/CAR/AMG
 DATE: 02/15/2023

SHEET TITLE
UTILITY PLAN


SHEET NUMBER
C3.0
 5 OF 6




| PROPOSED LAYOUT | | PROPOSED ELEVATIONS | | *INVERT ABOVE BASE OF CHAMBER | | | |
|-----------------|------------------------------|---|-----------|-------------------------------|-------------|--------|-------------|
| ITEM NO. | DESCRIPTION | ELEVATION | PART TYPE | ITEM ON LAYOUT | DESCRIPTION | INVERT | MAX FLOW |
| 132 | STORMTECH SC-740 CHAMBERS | MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED): | 26.50 | | | | |
| 14 | STORMTECH SC-740 END CAPS | MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC): | 20.50 | | | | |
| 6 | STONE ABOVE (in) | MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC): | 20.00 | | | | |
| 6 | STONE BELOW (in) | MINIMUM ALLOWABLE GRADE (TOP OF RIGID CONCRETE PAVEMENT): | 20.00 | | | | |
| 36 | STONE VOID | MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT): | 20.00 | | | | |
| | INSTALLED SYSTEM VOLUME (CF) | TOP OF STONE: | 19.00 | | | | |
| 10208 | (PERIMETER STONE INCLUDED) | TOP OF SC-740 CHAMBER: | 18.50 | | | | |
| | (COVER STONE INCLUDED) | 18" x 18" TOP MANIFOLD INVERT: | 16.42 | | | | |
| | (BASE STONE INCLUDED) | 12" BOTTOM CONNECTION INVERT: | 16.10 | | | | 14.4 CFS IN |
| 5021 | SYSTEM AREA (SF) | 24" ISOLATOR ROW PLUS INVERT: | 16.01 | | | | 2.0 CFS OUT |
| 356.9 | SYSTEM PERIMETER (ft) | BOTTOM OF SC-740 CHAMBER: | 16.00 | | | | |
| | | UNDERDRAIN INVERT: | 15.50 | | | | |
| | | BOTTOM OF STONE: | 15.50 | | | | |



 ISOLATOR ROW PLUS (SEE DETAIL)

 PLACE MINIMUM 12.50' OF ADSPLUS125 WOVEN GEOTEXTILE OVER BEDDING STONE AND UNDERNEATH CHAMBER FEET FOR SCOUR PROTECTION AT ALL CHAMBER INLET ROWS

 BED LIMITS

NOTES

- MANIFOLD SIZE TO BE DETERMINED BY SITE DESIGN ENGINEER. SEE TECH NOTE #6.32 FOR MANIFOLD SIZING GUIDANCE.
- DUE TO THE ADAPTATION OF THIS CHAMBER SYSTEM TO SPECIFIC SITE AND DESIGN CONSTRAINTS, IT MAY BE NECESSARY TO CUT AND COUPLE ADDITIONAL PIPE TO STANDARD MANIFOLD COMPONENTS IN THE FIELD.
- THE SITE DESIGN ENGINEER MUST REVIEW ELEVATIONS AND IF NECESSARY ADJUST GRADING TO ENSURE THE CHAMBER COVER REQUIREMENTS ARE MET.
- THIS CHAMBER SYSTEM WAS DESIGNED WITHOUT SITE-SPECIFIC INFORMATION ON SOIL CONDITIONS OR BEARING CAPACITY. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR DETERMINING THE SUITABILITY OF THE SOIL AND PROVIDING THE BEARING CAPACITY OF THE INSITU SOILS. THE BASE STONE DEPTH MAY BE INCREASED OR DECREASED ONCE THIS INFORMATION IS PROVIDED.
- **NOT FOR CONSTRUCTION:** THIS LAYOUT IS FOR DIMENSIONAL PURPOSES ONLY TO PROVE CONCEPT & THE REQUIRED STORAGE VOLUME CAN BE ACHIEVED ON SITE.

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0 15 30

SHEET
2 OF 6

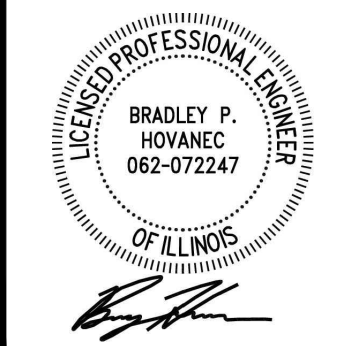
SOUTH BLVD SHORES
EVANSTON, IL, USA

DATE: _____ DRAWN: BH
PROJECT #: _____ CHECKED: N/A

| DATE | DRW | CHK | DESCRIPTION |
|------|-----|-----|-------------|
| | | | |
| | | | |

THIS DRAWING HAS BEEN PREPARED BASED ON INFORMATION PROVIDED TO ADS UNDER THE DIRECTION OF THE SITE DESIGN ENGINEER OR OTHER PROJECT REPRESENTATIVE. THE SITE DESIGN ENGINEER SHALL REVIEW THIS DRAWING PRIOR TO CONSTRUCTION. IT IS THE ULTIMATE RESPONSIBILITY OF THE SITE DESIGN ENGINEER TO ENSURE THAT THE PRODUCT(S) DEPICTED AND ALL ASSOCIATED DETAILS MEET ALL APPLICABLE LAWS, REGULATIONS, AND PROJECT REQUIREMENTS.

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PRELIMINARY ENGINEERING FOR
SOUTH BOULEVARD SHORES
510 SOUTH BLVD
EVANSTON, ILLINOIS

PROJ NO: 220196
ENG: BPH/CAR/AMG
DATE: 02/15/2023

SHEET TITLE
CONSTRUCTION DETAILS

SHEET NUMBER
C4.0
6 OF 6

PROJECT MATRIX / AREAS

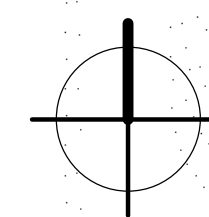
| | 1 BR-1 | 1 BR-2 TYPE A/ ADAPTABLE | 2 BR-1 | 2 BR-2 TYPE A/ ADAPTABLE | 3 BR-1 | 3 BR-2 | 3 BR-3 | 3 BR-4 TYPE A/ ADAPTABLE | 3 BR-5 2 STORY TOWNHOUSE | TOTAL | RESIDENTIAL | GROSS AREA |
|--------------|-----------------|--------------------------------|-----------------|--------------------------------|-----------------|--------|--------|--------------------------------|--------------------------------|-------|-------------|------------|
| FIRST FLOOR | 2 | 1 | 0 | 1 | 1 | 0 | 0 | 0 | 2 | 7 | 6,409 SF | 8,872 SF |
| SECOND FLOOR | 6 | 1 | 2 | 1 | 1 | 2 | 0 | 0 | 0 | 13 | 9,939 SF | 13,895 SF |
| THIRD FLOOR | 6 | 1 | 3 | 0 | 0 | 2 | 1 | 1 | 0 | 14 | 11,158 SF | 13,610 SF |
| FOURTH FLOOR | 5 | 2 | 2 | 1 | 0 | 2 | 1 | 1 | 0 | 14 | 11,158 SF | 13,610 SF |
| FIFTH FLOOR | 5 | 1 | 2 | 0 | 0 | 2 | 1 | 1 | 0 | 12 | 9,694 SF | 12,758 SF |
| TOTAL | 24 | 6 | 9 | 3 | 2 | 8 | 3 | 3 | 2 | 60 | 48,358 SF | 62,745 SF |
| | 30 - TOTAL 1 BR | | 12 - TOTAL 2 BR | | 18 - TOTAL 3 BR | | | | | | | |



FIRST FLOOR PLAN
1/8" = 1'-0"

PROJECT MATRIX / AREAS

| | 1 BR-1 | 1 BR-2 TYPE A/ ADAPTABLE | 2 BR-1 | 2 BR-2 TYPE A/ ADAPTABLE | 3 BR-1 | 3 BR-2 | 3 BR-3 | 3 BR-4 TYPE A/ ADAPTABLE | 3 BR-5 2 STORY TOWNHOUSE | TOTAL | RESIDENTIAL | GROSS AREA |
|---|--------|--------------------------------|--------|--------------------------------|--------|--------|--------|--------------------------------|--------------------------------|-------|-------------|------------|
| FIRST FLOOR | 2 | 1 | 0 | 1 | 1 | 0 | 0 | 0 | 2 | 7 | 6,409 SF | 8,872 SF |
| SECOND FLOOR | 6 | 1 | 2 | 1 | 1 | 2 | 0 | 0 | 0 | 13 | 9,939 SF | 13,895 SF |
| THIRD FLOOR | 6 | 1 | 3 | 0 | 0 | 2 | 1 | 1 | 0 | 14 | 11,158 SF | 13,610 SF |
| FOURTH FLOOR | 5 | 2 | 2 | 1 | 0 | 2 | 1 | 1 | 0 | 14 | 11,158 SF | 13,610 SF |
| FIFTH FLOOR | 5 | 1 | 2 | 0 | 0 | 2 | 1 | 1 | 0 | 12 | 9,694 SF | 12,758 SF |
| TOTAL | 24 | 6 | 9 | 3 | 2 | 8 | 3 | 3 | 2 | 60 | 48,358 SF | 62,745 SF |
| 30 - TOTAL 1 BR 12 - TOTAL 2 BR 18 - TOTAL 3 BR | | | | | | | | | | | | |

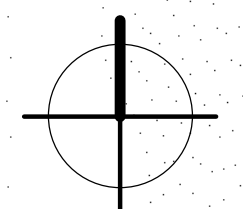


SECOND FLOOR PLAN

1/8" = 1'-0"

PROJECT MATRIX / AREAS

| | 1 BR-1 | 1 BR-2 TYPE A/ ADAPTABLE | 2 BR-1 | 2 BR-2 TYPE A/ ADAPTABLE | 3 BR-1 | 3 BR-2 | 3 BR-3 | 3 BR-4 TYPE A/ ADAPTABLE | 3 BR-5 2 STORY TOWNHOUSE | TOTAL | RESIDENTIAL | GROSS AREA |
|--------------|-----------------|--------------------------------|-----------------|--------------------------------|-----------------|--------|--------|--------------------------------|--------------------------------|-------|-------------|------------|
| FIRST FLOOR | 2 | 1 | 0 | 1 | 1 | 0 | 0 | 0 | 2 | 7 | 6,409 SF | 8,872 SF |
| SECOND FLOOR | 6 | 1 | 2 | 1 | 1 | 2 | 0 | 0 | 0 | 13 | 9,939 SF | 13,895 SF |
| THIRD FLOOR | 6 | 1 | 3 | 0 | 0 | 2 | 1 | 1 | 0 | 14 | 11,158 SF | 13,610 SF |
| FOURTH FLOOR | 5 | 2 | 2 | 1 | 0 | 2 | 1 | 1 | 0 | 14 | 11,158 SF | 13,610 SF |
| FIFTH FLOOR | 5 | 1 | 2 | 0 | 0 | 2 | 1 | 1 | 0 | 12 | 9,694 SF | 12,758 SF |
| TOTAL | 24 | 6 | 9 | 3 | 2 | 8 | 3 | 3 | 2 | 60 | 48,358 SF | 62,745 SF |
| | 30 - TOTAL 1 BR | | 12 - TOTAL 2 BR | | 18 - TOTAL 3 BR | | | | | | | |



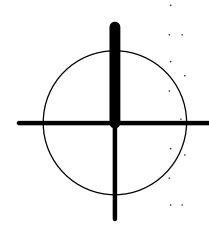
THIRD FLOOR PLAN

1/8" = 1'-0"

PROJECT MATRIX / AREAS

| | 1 BR-1 | 1 BR-2 TYPE A/ ADAPTABLE | 2 BR-1 | 2 BR-2 TYPE A/ ADAPTABLE | 3 BR-1 | 3 BR-2 | 3 BR-3 | 3 BR-4 TYPE A/ ADAPTABLE | 3 BR-5 2 STORY TOWNHOUSE | TOTAL | RESIDENTIAL | GROSS AREA |
|--------------|-----------------|--------------------------------|-----------------|--------------------------------|-----------------|--------|--------|--------------------------------|--------------------------------|-------|-------------|------------|
| FIRST FLOOR | 2 | 1 | 0 | 1 | 1 | 0 | 0 | 0 | 2 | 7 | 6,409 SF | 8,872 SF |
| SECOND FLOOR | 6 | 1 | 2 | 1 | 1 | 2 | 0 | 0 | 0 | 13 | 9,939 SF | 13,895 SF |
| THIRD FLOOR | 6 | 1 | 3 | 0 | 0 | 2 | 1 | 1 | 0 | 14 | 11,158 SF | 13,610 SF |
| FOURTH FLOOR | 5 | 2 | 2 | 1 | 0 | 2 | 1 | 1 | 0 | 14 | 11,158 SF | 13,610 SF |
| FIFTH FLOOR | 5 | 1 | 2 | 0 | 0 | 2 | 1 | 1 | 0 | 12 | 9,694 SF | 12,758 SF |
| TOTAL | 24 | 6 | 9 | 3 | 2 | 8 | 3 | 3 | 2 | 60 | 48,358 SF | 62,745 SF |
| | 30 - TOTAL 1 BR | | 12 - TOTAL 2 BR | | 18 - TOTAL 3 BR | | | | | | | |



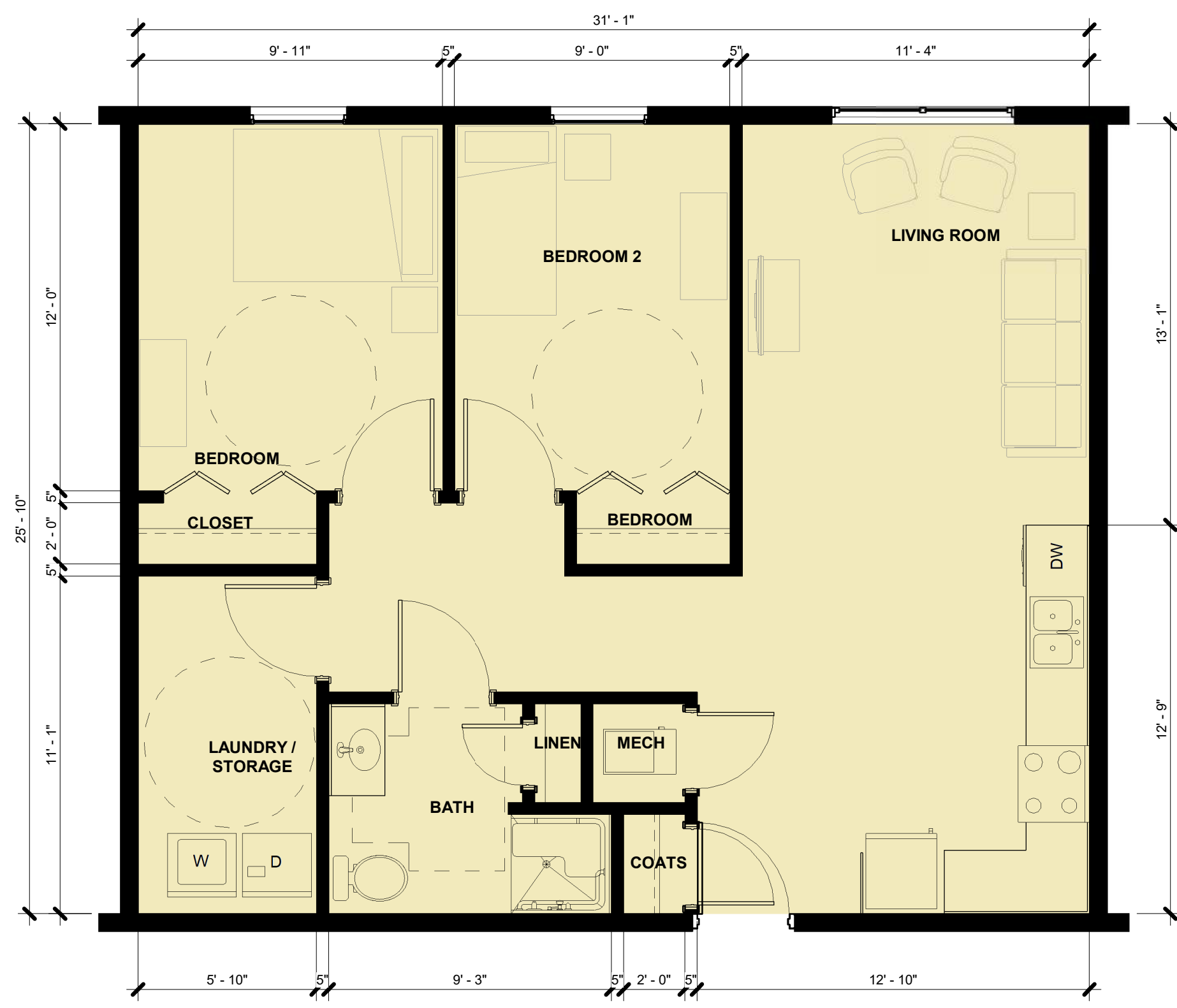

FOURTH FLOOR PLAN
 1/8" = 1'-0"

PROJECT MATRIX / AREAS

| | 1 BR-1 | 1 BR-2 TYPE A/ ADAPTABLE | 2 BR-1 | 2 BR-2 TYPE A/ ADAPTABLE | 3 BR-1 | 3 BR-2 | 3 BR-3 | 3 BR-4 TYPE A/ ADAPTABLE | 3 BR-5 2 STORY TOWNHOUSE | TOTAL | RESIDENTIAL | GROSS AREA |
|--------------|-----------------|--------------------------------|-----------------|--------------------------------|-----------------|--------|--------|--------------------------------|--------------------------------|-------|-------------|------------|
| FIRST FLOOR | 2 | 1 | 0 | 1 | 1 | 0 | 0 | 0 | 2 | 7 | 6,409 SF | 8,872 SF |
| SECOND FLOOR | 6 | 1 | 2 | 1 | 1 | 2 | 0 | 0 | 0 | 13 | 9,939 SF | 13,895 SF |
| THIRD FLOOR | 6 | 1 | 3 | 0 | 0 | 2 | 1 | 1 | 0 | 14 | 11,158 SF | 13,610 SF |
| FOURTH FLOOR | 5 | 2 | 2 | 1 | 0 | 2 | 1 | 1 | 0 | 14 | 11,158 SF | 13,610 SF |
| FIFTH FLOOR | 5 | 1 | 2 | 0 | 0 | 2 | 1 | 1 | 0 | 12 | 9,694 SF | 12,758 SF |
| TOTAL | 24 | 6 | 9 | 3 | 2 | 8 | 3 | 3 | 2 | 60 | 48,358 SF | 62,745 SF |
| | 30 - TOTAL 1 BR | | 12 - TOTAL 2 BR | | 18 - TOTAL 3 BR | | | | | | | |



 **FIFTH FLOOR PLAN**
1/8" = 1'-0"



TYPICAL TWO BR UNIT - 2BR-2 - TYPE A / ADAPT.

1/4" = 1'-0"

805 SF NET / 855 SF GROSS



TYPICAL ONE BR UNIT - 1BR-2 - TYPE A / ADAPT.

1/4" = 1'-0"

568 SF NET / 609 SF GROSS

PROPOSED UNIT FINISHES:

FLOORING:
LVT FOR FLOORING THROUGHOUT UNIT
4" VINYL BASE

WALLS & CEILINGS TO BE PAINTED GYP BD

KITCHEN / VANITY CABINETS TO BE WOOD / PLYWOOD

KITCHEN COUNTERTOPS TO BE PLASTIC LAMINATE

BATHROOM COUNTERTOPS TO BE CULTURED MARBLE
WITH INTEGRAL SINKS



TYPICAL TWO BR UNIT - 2BR-1

1/4" = 1'-0"

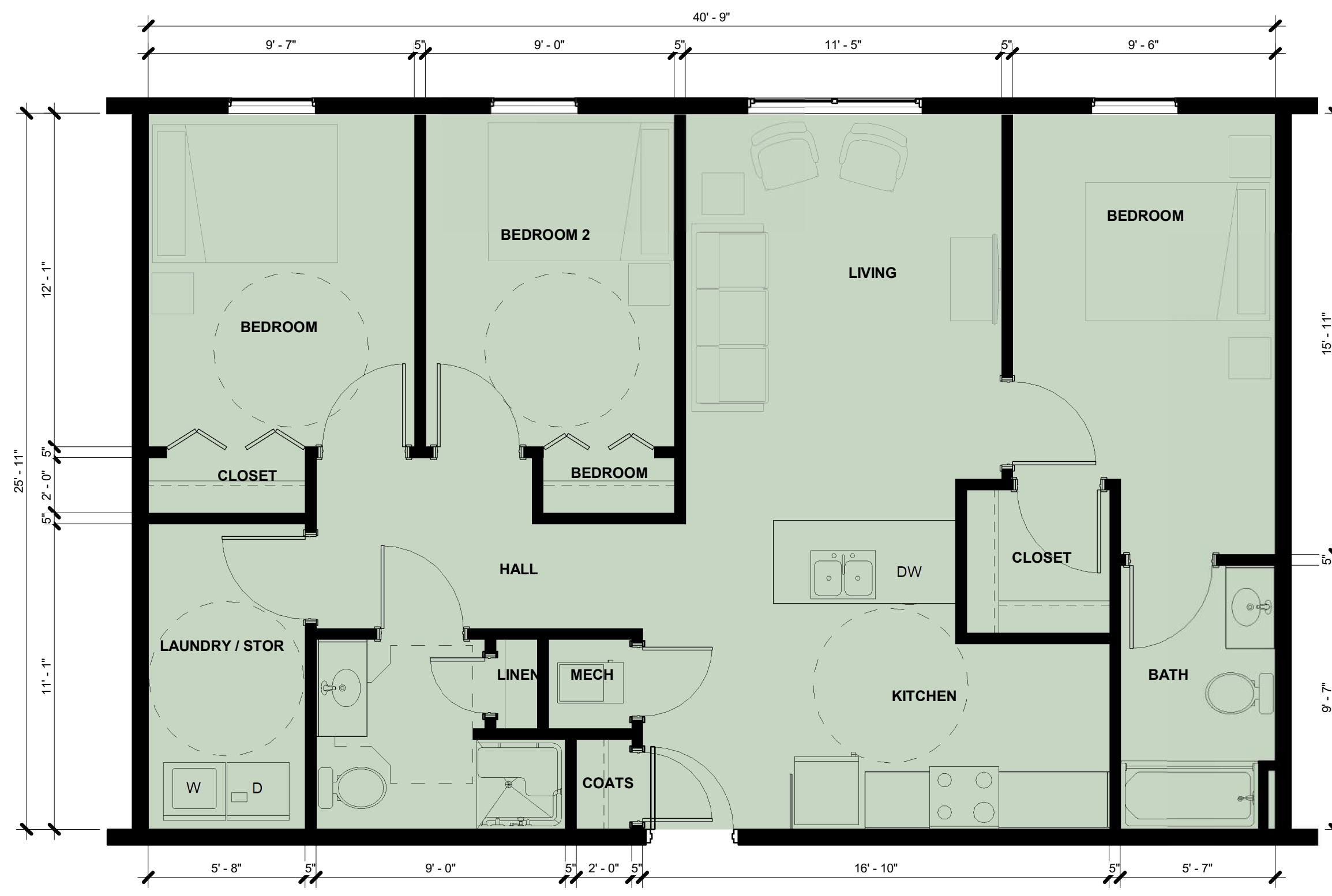
805 SF NET / 855 SF GROSS



TYPICAL ONE BR UNIT - 1BR-1

1/4" = 1'-0"

568 SF NET / 609 SF GROSS



THREE BEDROOM UNIT - 3BR-4 - TYPE A / ADAPT

1/4" = 1'-0"

1052 SF NET / 1115 SF GROSS



THREE BEDROOM UNIT - 3BR-3

1/4" = 1'-0"

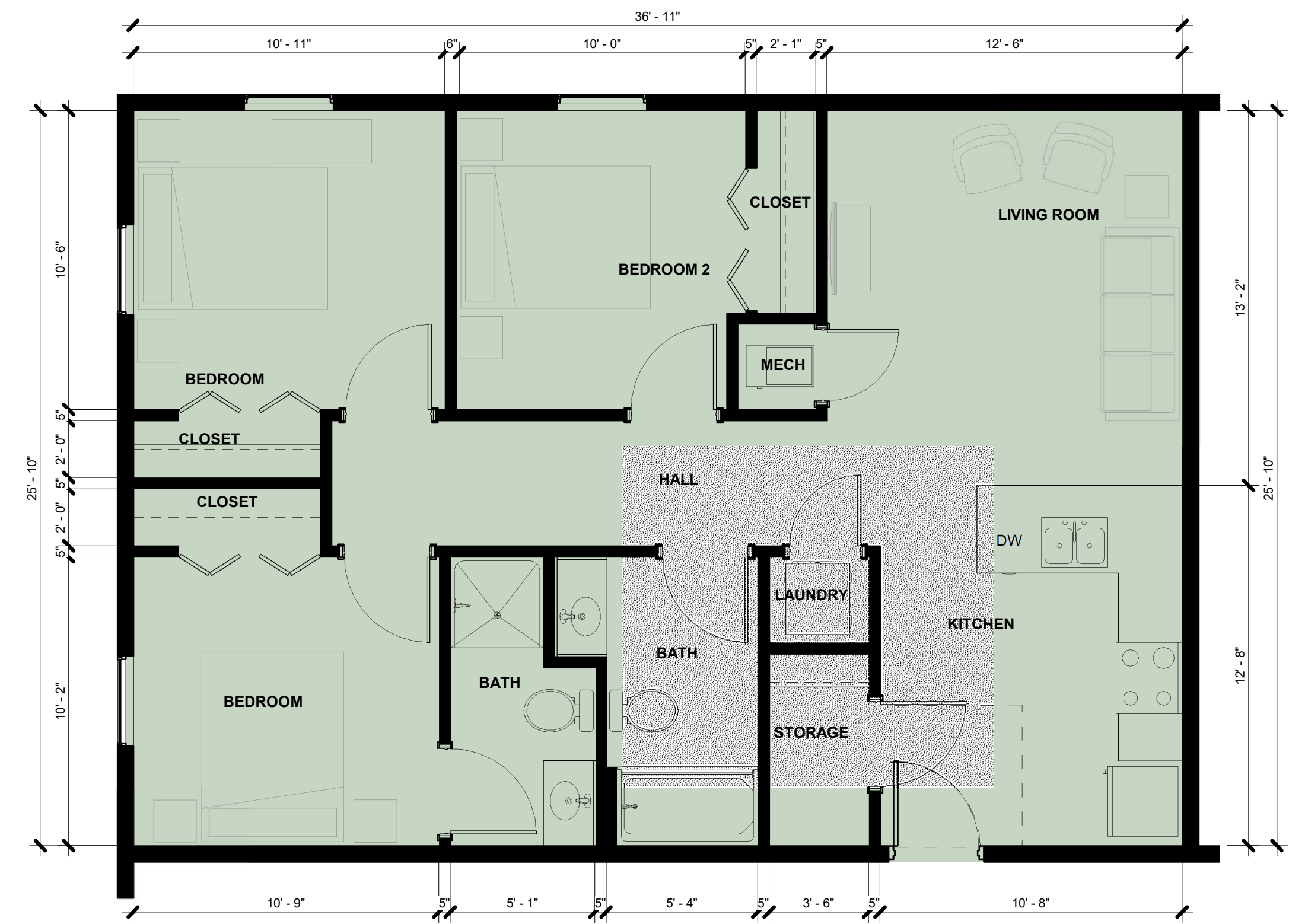
1052 SF NET / 1115 SF GROSS



THREE BEDROOM UNIT - 3 BR-2

1/4" = 1'-0"

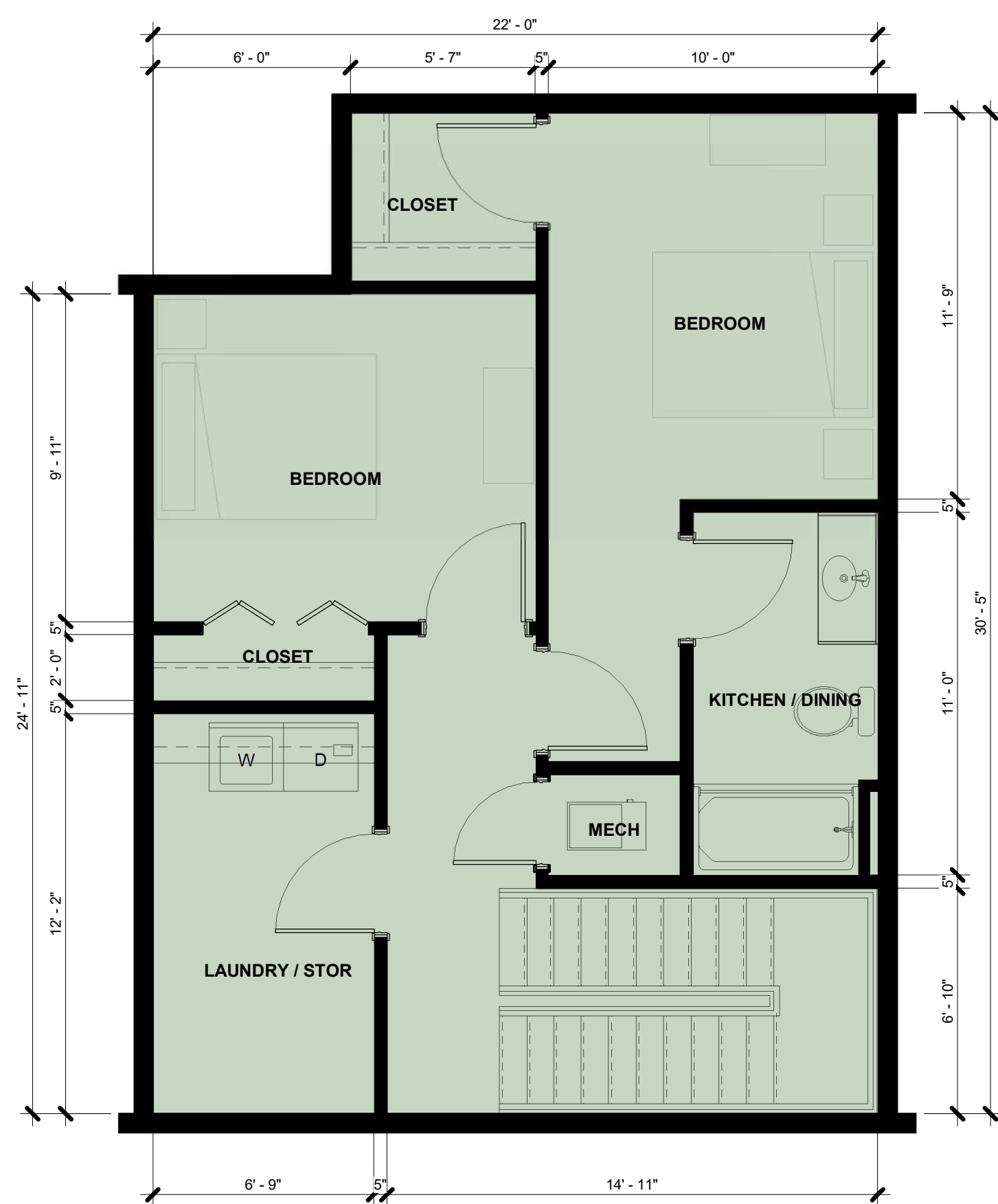
984 SF NET / 1050 SF GROSS



THREE BEDROOM UNIT - 3BR-1

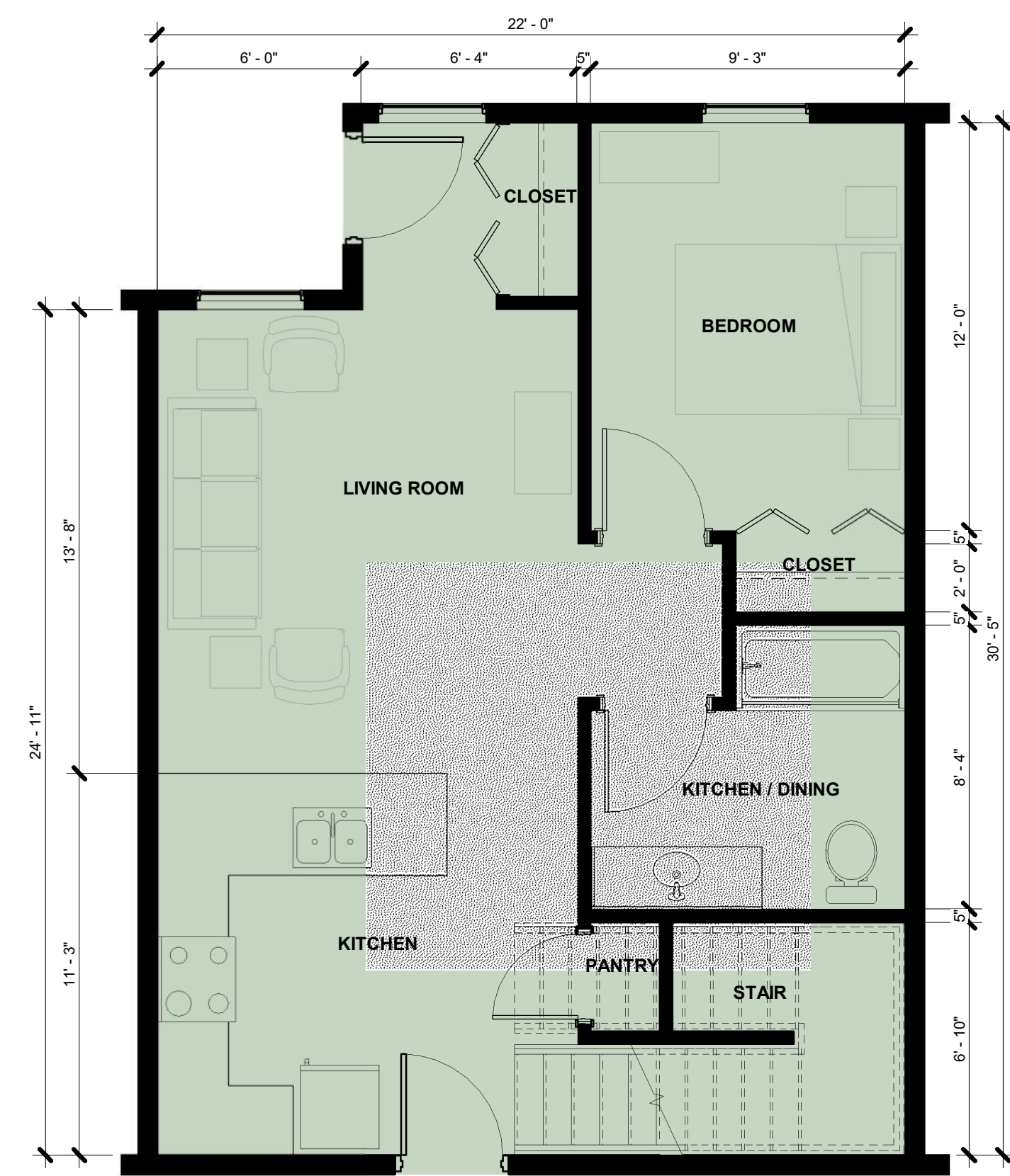
1/4" = 1'-0"

952 SF NET / 1011 SF GROSS



SECOND FLOOR - 3 BR TOWNHOUSE UNIT - 3BR-5

1/4" = 1'-0"



FIRST FLOOR - 3 BR TOWNHOUSE UNIT - 3BR-5

1/4" = 1'-0"

1270 SF NET / 1358 SF GROSS





3 SOUTH ELEVATION
PR-4.2 3/32" = 1'-0"



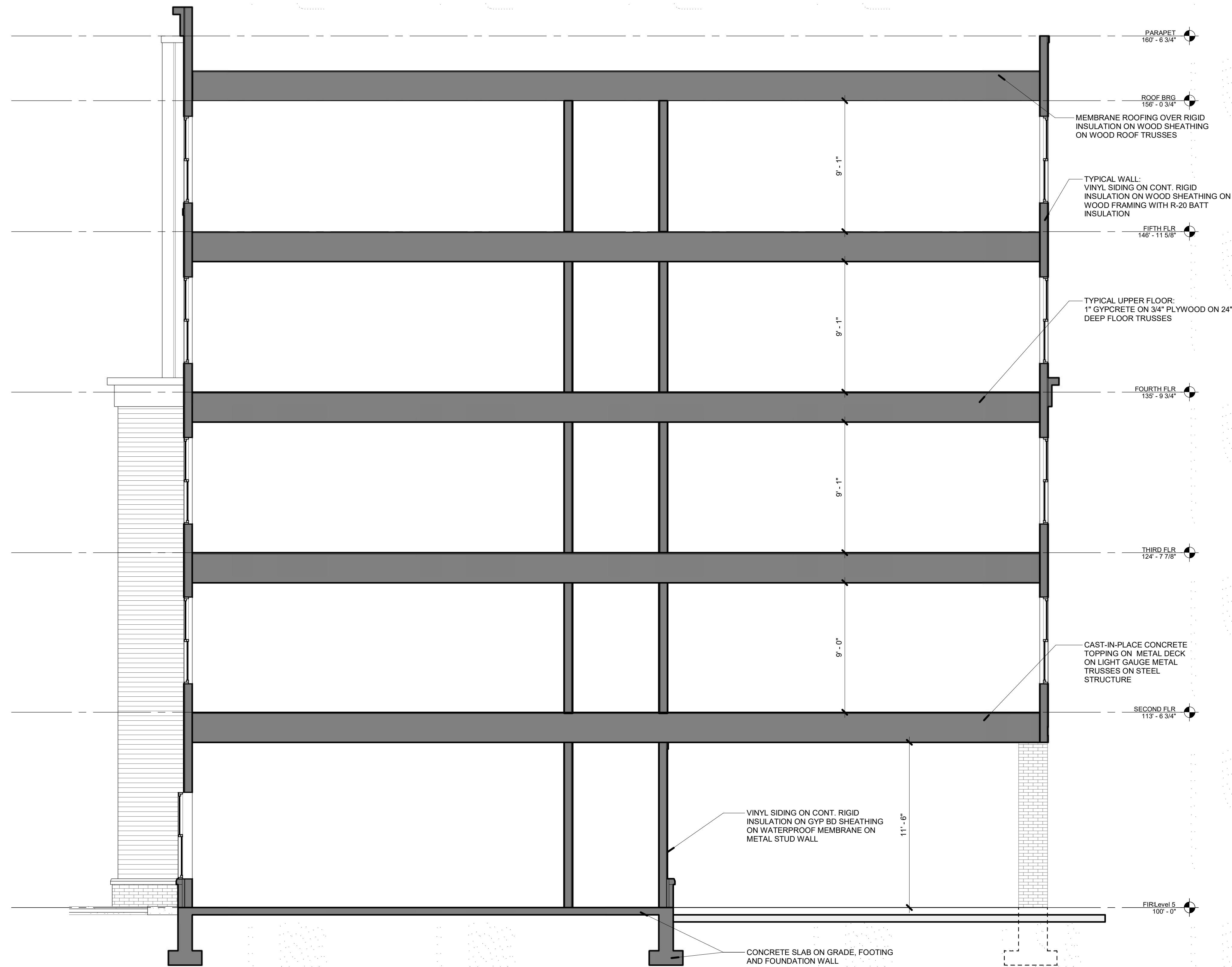
4 WEST ELEVATION
PR-4.2 3/32" = 1'-0"



2 EAST ELEVATION
PR-4.2 3/32" = 1'-0"

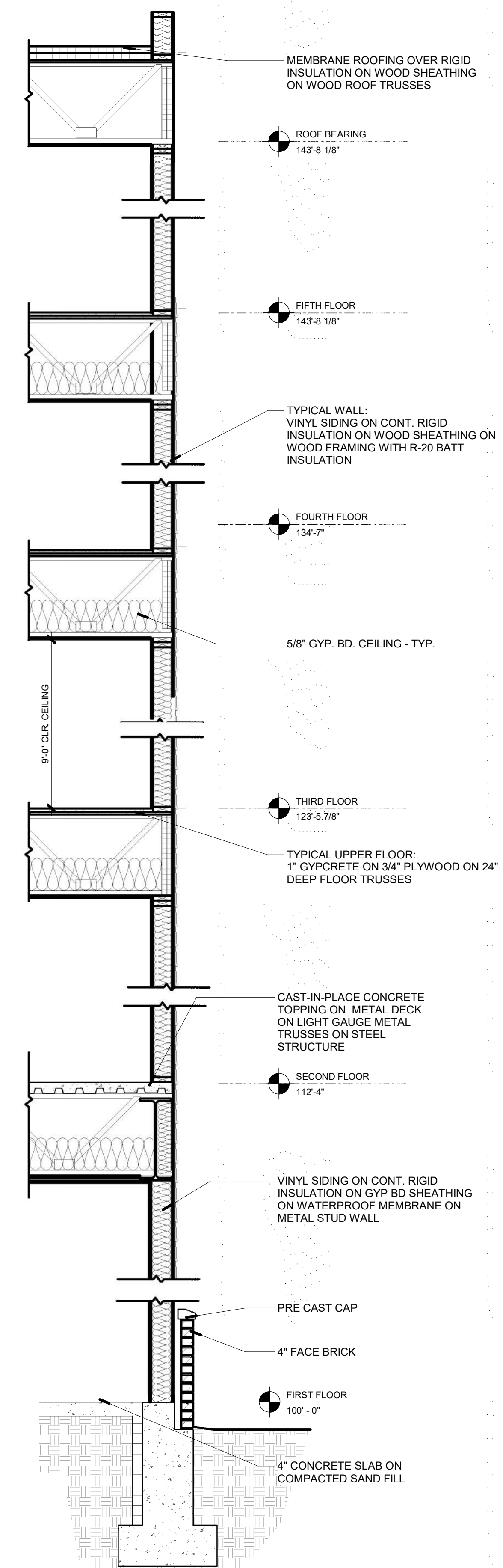


1 NORTH ELEVATION
PR-4.2 3/32" = 1'-0"



TYPICAL BUILDING SECTION

1/4" = 1'-0"



TYPICAL WALL SECTION

1/2" = 1'-0"