



**AGENDA**  
**REGULAR MEETING OF THE**  
**PLAN COMMISSION & ZONING BOARD OF APPEALS**

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**Tuesday, April 4, 2023 at 7:00 P.M**

**Location: Long Grove Village Hall**  
**3110 Old McHenry Road, Long Grove, Illinois 60047**

- 1. CALL TO ORDER**
- 2. ATTENDANCE**
- 3. VISITORS BUSINESS/PUBLIC COMMENTARY**
- 4. APPROVAL OF MINUTES**
  - a. Approval of the August 2, 2022 Meeting Minutes
- 5. OLD BUSINESS**
- 6. NEW BUSINESS**
  - a. PCZBA-01-2023 – Public Hearing - Royal Melbourne – PUD Major Change
- 7. QUESTIONS AND COMMENTS**
- 8. ADJOURNMENT**

**UPCOMING MEETING:** Next regular meeting: April 18, 2023 @ 7:00 PM

The Village of Long Grove is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities, are requested to phone the Long Grove Village Manager at 847-634-9440 or TDD 847-634- 9650 promptly to allow the Village of Long Grove to make reasonable accommodations for those persons.

# Meeting Minutes

PCZBA-01-2023

340-344 Old McHenry Road



## PLAN COMMISSION/ZONING BOARD OF APPEALS STAFF REPORT

To: Chairperson Wilson  
PCZBA Commissioners

From: Taylor Wegrzyn, Planner

Meeting Date: April 4, 2023

Property: 4700 Royal Melbourne Drive

Re: PCZBA-01-2023  
Planned Unit Development – Major Change

Attachments: 1. Location Map  
2. Petitioner's Packet  
3. Royal Melbourne Final PUD Ordinance  
4. Certificate of Publication

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**Status:** Complete petition submitted 03/8/2023  
**Referral by Village Board:** Not required  
**Publication:** Daily Herald on March 20, 2023

**Applicant:** Royal Melbourne LTD P/S  
4700 Royal Melbourne Drive  
Long Grove, IL 60047

### Subject Property

- 4700 Royal Melbourne
- PINs: 15-18-302-032 and 15-18-302-062

### History

The Royal Melbourne subdivision, developed by Landmark Homes, was first approved by the Long Grove Village Board of Trustees as a Preliminary Planned Unit Development on November 17<sup>th</sup>, 1989. The Final Planned Unit Development was subsequently approved on May 25<sup>th</sup>, 1990.

The property went on to be developed over the following decade, centered around a country club which shares the subdivision's name.

### Request

The Petitioner is requesting a major change to the Royal Melbourne Planned Unit Development to accommodate plans for four platform tennis courts, two pickleball courts, and a “tennis lodge” building structure.

**Project Description**

The Petitioner is seeking to construct four platform tennis courts, two pickleball courts, and a tennis lounge building near the existing pool and tennis facilities. The proposed improvements would require the demolition of the existing children’s splash pool and some smaller portions of patio pavement.

The proposed “lodge” would be 1,300 square feet in area and would contain an indoor seating area, banquet area, bar area, lockers, restrooms, and kitchen. A roof overhang and concessions counter would encourage and support additional patio seating. The building would be finished with asphalt shingles and cedar textured siding to match the existing bath house. Total height of the structure would be 21 feet 8.5 inches.

Four platform tennis courts would be sited west of the tennis lodge building. Platform tennis requires the installation of specific court structures which include heated flooring, fencing, and lighting.

Two pickleball courts would be sited immediately northeast of the existing tennis courts. These two courts would combine for an area 60’x60’ in size. The pickleball courts would not be raised or heated like the platform tennis courts.

The Petitioner has previously worked with Village staff to address the tree removal required to accommodate the project. Foundation work has commenced. After consulting with the Village Attorney, Village staff entered into an “at-risk agreement” with the Petitioner. If the approvals for the PUD Major Change are not granted, the Petitioner will not be able to continue and runs the risk of needing to remove the work they have started and restore the area.

**Land Use, Zoning, and Locational Data**

1. Existing Zoning: OS-R and R1 & R2 (PUD)
2. Proposed Zoning: Same
3. Surrounding Land Uses:

Direction	Existing Use	Land Use Plan/Zoning
North	Residential	Single Family Residential/PUD
South	Residential IDOT Right of Way	Single Family Residential/PUD
East	Residential IDOT Right of Way	Single Family Residential/PUD
West	Residential	Single Family Residential/PUD

4. Location of Improvements: 4700 Royal Melbourne Drive, NW of existing clubhouse, west of pool house, all within the Royal Melbourne subdivision

5. Acreage: 66.5 acres (6 acre clubhouse parcel, in addition to 66+ acre golf course parcel)
6. Flood/Wetlands: Lake County GIS, LCWI indicates that there are wetlands on the larger parcel, however, none of these are close enough to the project area to be of concern.
7. Bulk and Yard Regulations: subject to PUD plat of subdivision

R-1 District Standards:

- a). Front Yard: 100 foot
- b). Side Yard: 50 foot
- c). Rear Yard: 50 foot
- d). 40% impervious coverage maximum
- e). 3 acre minimum lot area

While the requested PUD change can accommodate variations from the underlining zoning regulations, the proposed project satisfies the bulk and yard regulations for the R-1 zoning district.

### **Planned Unit Development – Major Change**

The following sections of the Long Grove Municipal Code are those which determined the appropriate process for the Petitioner's request.

Section 5-11-18(J): "(J) *Amendments to Final Plat Following Completion of Development.* After completion of a planned unit development, an approved final plat may be amended, varied, or altered in the same manner and subject to the same limitations, as provided for major adjustments in subsection (I) of this section."

Section 5-11-18(I): "(I) *Major Changes.* Changes which include increases in density, height of buildings, reductions of proposed open space, changes in the development schedule or changes in the final governing agreements, provisions or covenants or other changes which change the concept or intent of the development, may be approved only by submission of a new preliminary plat and supporting data and following the "preliminary approval" steps and subsequent amendment of the final land use and zoning plat."

### **Analysis**

It is staff's opinion that the proposed project can satisfy Village codes and ordinances should the PUD Major Change be approved. The project began as a proposal for the two pickleball courts. The project expanded to the platform tennis courts and tennis lodge. Once the project was expanded Village staff, including members of Building, Zoning, Fire, and Administration, met with the Petitioner in November, February and March to discuss various components of the project. It was through these meetings that the Village Attorney identified the need for the PUD Major Change in addition to the necessary building permits. For this reason, the project has started but still requires the review and approval of the Village Board following a public hearing process.

### Comprehensive Plan

The subject property is not located within any of the Village's subareas. The Comprehensive Plan designates the property in the Future Land Use Plan as being intended for Open Space Active Recreation uses. Country club and sport court uses are consistent with that vision. Specifically, the Plan describes Open Space Active Recreation as:

*"...public and private lands that have been permanently dedicated for recreational open space uses, including land owned or operated by the Long Grove Park District and the Village of Long Grove. Private recreational spaces, such as golf courses or private parks located in residential developments, are also included in this category. The purpose of this category is to preserve and provide for permanent open space used for active and passive recreational purposes."*

#### PUD and Special Use Permit Standards

Section 5-11-18(G) of the Long Grove Municipal Code allows Planned Unit Developments to vary from the standards of the underlining zoning district. This has the effect of allowing a PUD ordinance to replace certain standards of the underlining zoning district as needed and as approved by the Village Board.

In making its determination, the PCZBA should utilize the standards for a Planned Unit Development and a Special Use Permit. The standards for each of these are listed below.

#### **(E) Standards for Special Use Permits.**

1. *General Standards.* No special use permit shall be recommended or granted pursuant to this section unless the owner shall establish that:
  - (a) It is deemed necessary for the public convenience at that location;
  - (b) It is so designed, located and proposed to be operated that the public health, safety and welfare will be protected;
  - (c) It will not cause substantial injury to the value of other lots in the neighborhood in which it is located;
  - (d) It conforms to the applicable regulations of the district in which it is to be located, except as may be recommended by the plan commission and approved by the village board or, except in the case of a planned development; and
  - (e) Owner can demonstrate, to the satisfaction of the village, that it has the capability and capacity, including, without limitation, the technological, personnel, and financial resources, to complete the project as proposed.
2. *Special Standards for Specified Special Uses.* When the district regulations authorizing any special use in a particular district impose special standards to be met by such use in such district, a permit for such use in such district shall not be recommended or granted unless the owner shall establish compliance with such special standards.
3. *Considerations.* in determining whether the owner's evidence establishes that the foregoing standards have been met, the plan commission shall consider:
  - (a) *Public Benefit.* Whether and to what extent the proposed use and development at the particular location requested is necessary or desirable to provide a service or a facility that is in the interest of the public convenience or that will contribute to the general welfare of the neighborhood or community.

- (b) *Alternative Locations.* Whether and to what extent such public goals can be met by the location of the proposed use and development at some other site or in some other area that may be more appropriate than the proposed site.
- (c) *Mitigation of Adverse Impacts.* Whether and to what extent all steps possible have been taken to minimize any adverse effects of the proposed use and development on the immediate vicinity through building design, site design, landscaping, and screening.

**(E) Standards for Planned Unit Developments.**

1. *Special Use Permit Standards.* No special use permit for a planned unit development shall be recommended or granted pursuant to this section unless the owner shall establish that the proposed development will meet each of the standards made applicable to special use permits pursuant to section 5-11-17 of this chapter.
2. *Additional Standards for All Planned Unit Developments.* No special use permit for a planned unit development shall be recommended or granted unless the owner shall establish that the proposed development will meet each of the following additional standards:
  - (a) *Variance From Applicable District Regulations.* The degree to which the development differs in its performance from what would be possible under the normal standards of the district in which it is located. In evaluating this element, the plan commission shall look for the following:
    - (1) *Residential Developments.*
      - A. The proposed development has substantially increased the amount of common open space above what would have been required to preserve and protect conservation areas, but such common open space must be concentrated (as opposed to fragmented) and should provide for either public access or readily accessible public vistas; or
      - B. The proposed development plan has provided a trail system for residents; or
      - C. The amount of landscaping is substantially greater than the minimum required by this title.
    - (2) *Permitted Nonresidential Uses.* When commercial uses are proposed in an area where existing uses are at a much higher intensity than those permitted in the B2 district, the planned unit development is intended to permit development that is superior to that of the surrounding uses, but which may be of a higher intensity than the B2 district would permit as a matter of right. The commercial use shall demonstrate that the signs are fully in keeping with village ordinances, and are substantially better than those on surrounding lots; and
  - (b) *Promotion of Character.* The degree to which the development exhibits extra care and attention to details which enhance the character of the development and promote the rural character of the village that sets the development apart from projects that could be built without the aid of this section. The plan commission shall be looking for the following traits:
    - (1) Roads on the periphery of the development shall be planted with hedgerows to screen views into a development;
    - (2) Buildings in open fields shall be masked by berms and reforested areas;
    - (3) Buildings shall have a low horizontal profile when built in old fields or grasslands;
    - (4) Front yards or rights-of-way should be planted with natural landscaping;
    - (5) Open spaces larger than scenic easements are preferred and should be planted with prairie mixes or reforested.



- (c) *Design Enhancements.* The degree to which any requested increase in density reflects an investment in better design, landscaping, or facilities. The plan commission should have review materials presented by the developer indicating that the credits sought are based in real investments in excess of what is required under the minimum standards of the ordinance.
- (d) *Amenities.* The degree to which the developer has gone to better preserve critical natural environments, restore or mitigate degraded or distressed environments, alleviated off site problems, or provided other improvements that benefit all residents of the community. The plan commission should review both an inventory of natural features on the site and plans demonstrating the developer is taking greater care in preserving resources than is required by the village ordinances.
- (e) *Comprehensive Plan.* A planned unit development must conform with the intent and spirit of the proposals of the comprehensive village plan.
- (f) *Minimum Area.* The site of the planned unit development must be under single ownership and/or unified control and be not less than five acres in area.
- (g) *Compatibility.* The uses permitted in a planned unit development must be of a type and so located so as to exercise no undue detrimental influence upon surrounding properties.
- (h) *Need.* A clear showing of need must be made by means of an economic feasibility, land utilization and marketing study.
- (i) *Space Between Buildings.* The minimum horizontal distance between buildings shall be not less than 20 feet or equal to the height of adjacent freestanding, unattached building, whichever is greater, except that principal or accessory buildings in a planned unit development located within the HR-1 district may have a lesser separation or even be attached provided that such planned unit development is served by a fire suppression system meeting applicable building and fire code standards.
- (j) *Yards.* The required yards along the periphery of the planned unit development shall be at least equal in width or depth to that of the adjacent zoning district; provided, however, the required yards within any lot and along the periphery of a planned unit development approved pursuant to the HR-1 district regulations may be established at a lesser depth, so long as the approved yard depth, together with any proposed or existing landscaping, fencing or other screening or buffering technique, is sufficient to establish a satisfactory buffer between the planned unit development and adjoining properties and/or residential land uses.
- (k) *Parking Requirements.* Adequate parking shall be provided and in no event shall the parking be less than that provided for in other sections of this title.
- (l) *Traffic.* Adequate provision shall be made to provide ingress and egress so designed as to minimize traffic congestion in the public streets.
- (m) *Residential District Density.*
  - (1) *Calculation of Density.* Except as otherwise expressly allowed under subsection (E)2(m)(2) or (E)2(m)(3) of this section, the overall density within a planned unit development shall be consistent with the density allowed in the district in which the planned unit development is located. Except as provided in subsection (E)2(m)(2) of this section, no lot within a planned unit development shall contain less than 33,000 square feet in lot area. The number of lots permitted within a planned unit development will be

based upon the gross area of the planned unit development excluding: a) exterior roads and b) 50 percent of wetlands and conservancy district areas.

- (2) *Exception for Annexed Lots.* Notwithstanding the requirements of subsection (E)2(m)(1) of this section, the village board may, pursuant to an annexation agreement with the owner of property located in unincorporated Lake County and proposed to be annexed to the village, authorize an exception from the 33,000 square foot lot area requirement in subsection (E)2(m)(1) of this section, but only to the extent that the applicable county development regulations would have permitted development on less than 33,000 square feet in lot area.
  - (3) *Density Increase.* The plan commission may recommend, and the village board may approve, an increase in the number of lots of up to 15 percent over what is otherwise allowed in the district in which the planned unit development is located based on the developer's ability to substantially improve the quality of the project in light of the goals and standards in this section and this code. As part of such increase in the number of lots, an appropriate decrease in average lot area within the planned unit development may also be authorized. In no event may the lot area for any individual lot be less than 33,000 square feet, unless as provided in accordance with subsection (E)2(m)(2) of this section.
- (n) *Business District Density and Height.*
- (1) *HR District Density Increase.* The plan commission may recommend, and the village board may approve, an increase in the maximum allowable gross floor area or impervious coverage ratio within any approved planned unit development within the HR district not to exceed 20 percent, and the maximum allowable floor area for any one lot of record within any approved planned unit development in the HR district not to exceed 30 percent.
  - (2) *HR-1 District Density Increase.* The plan commission may recommend, and the village board may approve, an increase in the maximum allowable gross floor area or impervious coverage ratio within any planned unit development approved pursuant to the HR-1 district regulations, so that: a) the maximum floor area within the planned development does not exceed 23 percent of the total area of the planned development (including property within or without the HR-1 district), b) the maximum allowable floor area for any one lot of record within any approved planned unit development in the HR-1 district not to exceed 40 percent of the lot area, and c) the maximum impervious surface coverage within the planned development does not exceed 75 percent of the total area of the planned development (including property within or without the HR-1 district).
  - (3) *Height Increase in the HR-1 District.* Within any planned unit development approved pursuant to the HR-1 district regulations, the plan commission may recommend, and the village board may approve, an increase in the maximum allowable height of architectural features not intended for occupancy of up to 40 feet above the highest ground level point on the property included within the planned unit development (measured based upon the proposed finished grading). In considering a request for such additional height, the plan commission should review whether any such architectural features enhance the architectural character and improve the overall quality of design of the proposed planned unit development, as well as whether such features are designed to minimize potential impacts on nearby properties.
- (o) *Compliance with Subdivision Regulations and Plat Act.* All planned unit developments, whether or not they are by definition subject to the Long Grove subdivision regulations or the Illinois Plat Act, shall comply with all standards, regulations and procedures of the subdivision regulations and the plat act except as is expressly provided otherwise in this

section, or varied by the board of trustees pursuant to subsection (G) of this section or the applicable section of the subdivision regulations.

3. *Additional Standards for Specific Planned Unit Developments.* Where the district regulations authorizing any planned development use in a particular district impose standards to be met by such planned unit development in such district, a special permit for such development shall not be recommended or granted unless the owner shall establish compliance with such special standards.

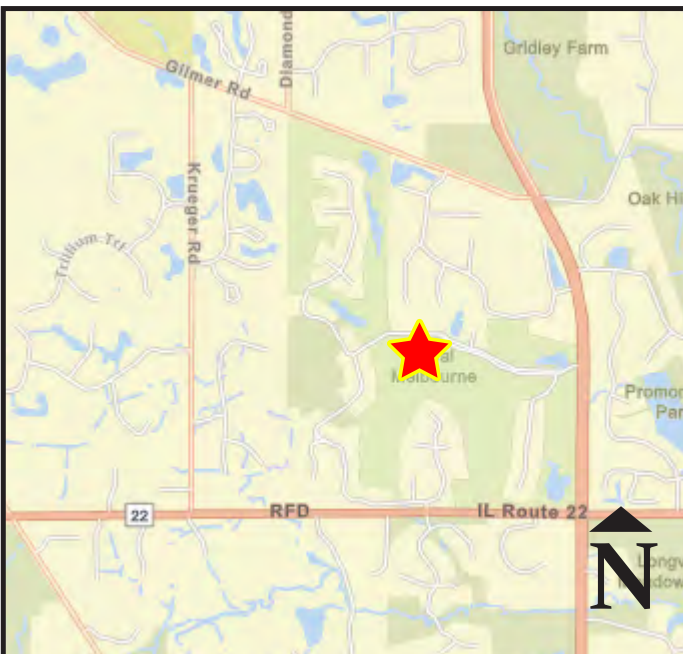
## **Conclusions**

The PCZBA should review this petition in accordance with the criteria identified above and make their findings of fact accordingly. Any standards (or other conditions) which are recommended should also be considered with this petition as applicable.

As a PUD, the Village Board has the authority to vary certain standards from the underlining R-1, R-2 and OS zoning districts and make its determination based on the specific findings and factors related to this petition. The Commission should consider whether the proposed use and improvements are appropriate and consistent with the Village's vision and character, as described in the Comprehensive Plan and other planning documents.

TW/ES

# Location Map: 4700 Royal Melbourne Drive



## Legend

 Project Location





3110 Old McHenry Road • Long Grove, IL 60047-9635  
Phone: 847-634-9440 • Fax: 847-634-9408  
[www.longgroveil.gov](http://www.longgroveil.gov)

## PLAN COMMISSION ZONING BOARD OF APPEALS GENERAL ZONING APPLICATION

### 1.0 General Information (See Subsection 5-11-8(E) of the Long Grove Zoning Code).

1.1 Applicant Name: Royal Melbourne LTD P/S  
Address: 4700 Royal Melbourne Drive Long Grove, IL 60047  
Telephone Number: 847-612-5153 Fax number: \_\_\_\_\_  
E-mail Address: dcunningham@kempersports.com  
Applicant's Interest in Property: Owner

### 1.2 Owner (if different from Applicant).

Name: Same as applicant  
Address: \_\_\_\_\_  
Telephone Number: \_\_\_\_\_ Fax number: \_\_\_\_\_  
E-mail Address: \_\_\_\_\_

### 1.3 Property.

Address of Property: 4700 Royal Melbourne Drive Long Grove, IL 60047  
Legal Description: Please attach Parcel Index Number(s): See Attached  
Present Zoning Classification: R1, OS-R Size of Property (in acres): 161.478 Ac.

Has any zoning reclassification, variation, or special use permit/PUD been granted for the Property?  
Yes:  No:

If yes, please identify the ordinance or other document granting such zoning relief: PUD 90-0-23

Describe the nature of the zoning relief granted: PUD for Royal Melbourne Subdivision

Present use of Property:

Residential  Commercial \_\_\_\_\_ Office \_\_\_\_\_ Open Space \_\_\_\_\_ Vacant \_\_\_\_\_

Other (explain) X (Golf Course & Related Activities)

Present zoning and land use of surrounding properties within 250' of Property:

	Zoning Classification	Land Use
North:	<u>R1, R2, R2-PUD</u>	<u>Residential</u>
South:	<u>R1, R1-PUD, R2-PUD</u>	<u>Residential</u>
East:	<u>R1-PUD, R2-PUD</u>	<u>Residential</u>
West:	<u>R1-PUD, R2-PUD</u>	<u>Residential</u>

**1.4 Trustees Disclosure.**

Is title to the Property in a land trust? Yes \_\_\_\_\_ No

If yes, full disclosure of all trustees, beneficiaries and their legal and equitable interests is required. Attach a copy of all documents showing ownership of the Property and the Applicant's and/ or Owner's control of or interest in the Property.

**1.5 Requested Action (Check as many as are applicable).**

\_\_\_\_\_ Appeal  
\_\_\_\_\_ Variation  
\_\_\_\_\_ Zoning Map Amendment (rezoning)  
 Preliminary PUD Plat  
\_\_\_\_\_ Code Interpretation  
\_\_\_\_\_ Special Use Permit (non-PUD)  
\_\_\_\_\_ Zoning Code Text Amendment  
\_\_\_\_\_ Final PUD Plat

**1.6 Supplemental Information (General):\*\***

Every Application filed shall, in addition to the data and information required above, provide the following general information when applicable to the use or development for which approval is being sought:

- (a) A description or graphic representation of any development or construction that will occur or any use that will be established or maintained if the requested relief is granted.
- (b) A table showing the following, as applicable:
  - the total lot area of the lot, in acres and in square feet; and
  - the total existing and proposed lot area, expressed in acres, in square feet and as a percent of the total development area, devoted to: residential uses, business uses; office uses; college uses; institutional uses; open space; rights-of-way; streets; and off-street parking and loading areas; and
  - the existing and proposed number of dwelling units; and gross and net floor area devoted to residential uses, business uses, office uses, college uses, and institutional uses.
- (c) A table listing all bulk, space, and yard requirements; all parking requirements; and all loading requirements applicable to any proposed development or construction and showing the compliance of such proposed development or construction with each such requirement. When any lack of compliance is shown, the reason therefore shall be stated and an explanation of the village's authority, if any, to approve the Application despite such lack of compliance shall be set forth.
- (d) The certificate of a registered architect or civil engineer licensed by the State of Illinois, or of an owner-designer, that any proposed use, construction, or development complies with all provisions of this code and other village ordinances or complies with such provisions except in the manner and to the extent specifically set forth in said certificate.
- (e) A landscape development plan, including the location, size and species of plant materials.

**1.7 Supplemental Information (per specific request):**

- \_\_\_\_\_ Appeals, Code Interpretations, and Variations: See 5-11-8(E)3, 4, & 5 of the Zoning Code and Form "A"
- \_\_\_\_\_ Special Use Permit (non-PUD): See 5-11-8(E)7 of the Zoning Code and Form "B"
- \_\_\_\_\_ Zoning Map Amendment (rezoning): See 5-11-8(E) 8 of the Zoning Code and Form "C"
- \_\_\_\_\_ Zoning Code Text Amendment: See Form "D"
- X** \_\_\_\_\_ Preliminary PUD Plat: See 5-11-18(D)(2) of the Zoning Code and Form "E"
- \_\_\_\_\_ Final PUD Plat: See 5-11-18(D)(3) of the Zoning Code and Form "F"

\*\* The scope and detail of information shall be appropriate to the subject matter of the Application, with special emphasis on those matters likely to be affected or impacted by the approval being sought in the Application. Information required in the application shall be considered the minimum information required for filing an application. Additional information including but not limited to graphic depictions, environmental impacts, plans for sewer and water service and storm water

management, photometric plans, traffic studies and effects on property values, among others, should also be considered and may be helpful in detailing the Application.

Special Data Requests. In addition to the data and information required pursuant to this Application, every Applicant/Owner shall submit such other additional data, information, or documentation as the building superintendent or any board or commission before which the Application is pending may deem necessary or appropriate to a full and proper consideration and disposition of the particular Application.

**1.8 Consultants.**

Please provide the name, address, and telephone number of each professional or consultant advising Applicant with respect to this Application, including architects, contractors, engineers or attorneys:

Name: Jake McLaughlin - FGM Architects  
Professional: Architect  
Address: 1211 West 22nd Street, Suite 700 Oak Brook, IL 60523  
Telephone: (630) 574-8300  
E-mail: JakeMcLaughlin@fgmarchitects.com

Name: Bill Bennett - Altounian Construction, Inc  
Professional: Contractor  
Address: 13110 Rockland Rd #1 Lake Bluff, IL 60044  
Telephone: (847) 652-4866  
E-mail: bbennett@altounian.com

Name: Josh Terpstra - Haeger Engineering, LLC  
Professional: Civil Engineer  
Address: 100 East State Parkway Schaumburg, IL 60173  
Telephone: (847) 394-6600  
E-mail: josh-t@haegerengineering.com

Name: \_\_\_\_\_  
Professional: \_\_\_\_\_  
Address: \_\_\_\_\_  
Telephone: \_\_\_\_\_  
E-mail: \_\_\_\_\_

**1.9 Village Officials or Employees.**

Does any official or employee of the Village have an interest, either directly or indirectly, in the Property? Yes: \_\_\_\_\_ No: x

If yes, please identify the name of such official or employee and the nature and extent of that interest. (Use a separate sheet of paper if necessary.)



**1.10 Successive Applications (5-11-9).**

Second Applications Without New Grounds Barred. Whenever any Application filed pursuant to this code has been finally denied on its merits, a second Application seeking essentially the same relief, whether or not in the same form or on the same theory, shall not be brought unless in the opinion of the officer, board, or commission before which it is brought there is substantial new evidence available, or a mistake of law or fact significantly affected the prior denial.

New Grounds to Be Stated. Any such second Application shall include a detailed statement of the grounds justifying consideration of such Application.

Summary Denial with or Without Hearing. Any such second Application may be denied by the building superintendent summarily, and without hearing, on a finding that no grounds appear that warrant a new hearing. In any case where such Application is set for hearing, the owner shall be required to establish grounds warranting reconsideration of the merits of its Application prior to being allowed to offer any evidence on the merits. Unless such grounds are established, the Application may be summarily dismissed for such failure.

Exception. Whether or not new grounds are stated, any such second Application filed more than two years after the final denial of a prior Application shall be heard on the merits as though no prior Application had been filed. The Applicant or Owner shall, however, be required to place in the record all evidence available concerning changes of conditions or new facts that have developed since the denial of the first Application. In the absence of such evidence, it shall be presumed that no new facts exist to support the new petition that did not exist at the time of the denial of the first Application.

**2.0 Required Submittals (See Specific Supplemental Information Form for Filing Fees).**

<u>X</u>	Fully completed Application with applicable supplementary information	
<u>X</u>	Non-refundable Filing Fee.	Amount: \$ <u>100.00</u>
<u>X</u>	Planning Filing Fees.	Amount: \$ <u>1,000.00</u>
<u>X</u>	Minimum Professional Fee/deposit Escrow.	Amount: \$ <u>5,000.00</u>

**3.0 Certifications.** The Applicant and Owner certify that this Application is filed with the permission and consent of the Owner of the Property and that the person signing this Application is fully authorized to do so.

**3.1** The Applicant certifies that all information contained in this Application is true and correct to the best of Applicant's knowledge.

**3.2** The Applicant acknowledges that the Village may seek additional information relating to this Application and agrees to provide the Village with such information in a timely manner. Failure to provide such information may be grounds for denying an Application.

- 3.3 The Applicant and Owner agree to reimburse the Village for any and all costs relating to the processing of this Application, including any consultants' fees. By signing this Application, Applicant and Owner agree to be jointly and severally liable for such costs, and Owner further agrees to the filing and foreclosure of a lien against the Property for all such costs plus all expenses relating to collection, if such costs are not paid within 30 days after mailing of a demand for payment.
- 3.4 The Applicant agrees that the Village and its representatives have the right, and are hereby granted permission and a license, to enter upon the Property, and into any structures located there on, for purposes of conducting any inspections that may be necessary in connection with this Application.
- 3.5 **The Owner, Applicant, and/or designated representative is required to be present during the meeting.**

Royal Melbourne LTD P/S  
 \_\_\_\_\_  
 Name of Owner  
  
 \_\_\_\_\_  
 Signature of Owner                      3.7.23                      Date

Royal Melbourne LTD P/S  
 \_\_\_\_\_  
 Name of Applicant  
*DF Cunningham*  
 \_\_\_\_\_  
 Signature of Applicant                      3/7/23                      Date

## LEGAL DESCRIPTION

Note: legal description per ALTA/NSPS Land Title Survey, prepared by AEI Consultants, latest revision date August 19, 2022. See Sheet 1 of 5 of survey for the legal description, which has been reproduced below:

### LEGAL DESCRIPTION

THE LAND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

OUTLETS B, C, AND D IN ROYAL MELBOURNE SUBDIVISION, BEING A SUBDIVISION OF PART OF SECTIONS 7 AND 18, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 22, 1990 AS DOCUMENT 2918076 AND CORRECTED BY CERTIFICATE OF CORRECTION RECORDED AS DOCUMENT 3003001 AND FURTHER CORRECTED BY CERTIFICATE OF CORRECTION RECORDED AS DOCUMENT 3122324, EXCEPT THAT PART OF OUTLOT B MELBOURNE; THENCE NORTH 67 DEGREES, 03 MINUTES, 20 SECONDS WEST ALONG THE NORTHERLY LINE THEREOF, 35.00 FEET TO THE PLACE OF BEGINNING; THENCE CONTINUING NORTHWESTERLY ALONG SAID LINE, A DISTANCE OF 105.00 FEET TO THE WEST LINE OF SAID OUTLOT B; THENCE NORTHEASTERLY 29.92 FEET ALONG SAID LINE, BEING ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 483.00 FEET, CHORD LENGTH OF 29.91 FEET AND BEARS NORTH 24 DEGREES, 47 MINUTES, 23 SECONDS EAST; THENCE NORTHERLY 80.61 FEET ALONG SAID LINE, BEING ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 170.00 FEET, CHORD LENGTH OF 79.86 FEET AND BEARS NORTH 12 DEGREES, 58 MINUTES, 49 SECONDS EAST; THENCE EASTERLY 82.43 FEET ALONG A NORTH LINE OF SAID OUTLOT B, BEING ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 55.00 FEET, CHORD LENGTH OF 74.93 FEET AND BEARS NORTH 89 DEGREES, 11 MINUTES, 24 SECONDS EAST; THENCE SOUTH 08 DEGREES, 12 MINUTES, 48 SECONDS EAST, 41.52 FEET; THENCE SOUTHERLY 83.56 FEET ON A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 70.00 FEET, CHORD LENGTH OF 78.69 FEET AND BEARS SOUTH 17 DEGREES, 48 MINUTES, 36 SECONDS WEST; THENCE SOUTH 16 DEGREES, 23 MINUTES, 12 SECONDS EAST, 32.15 FEET TO THE PLACE OF BEGINNING, SAID EXCEPTION BEING THE PROPERTY CONVEYED BY ROYAL MELBOURNE LIMITED PARTNERSHIP TO GREG ZEMAN AND LORI ZEMAN BY DEED DATED DECEMBER 13, 2001 AND RECORDED JULY 5, 2002 AS DOCUMENT NUMBER 4958346, IN LAKE COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 OVER NORMANDY COURT, WELLINGTON DRIVE, WESTBURY DRIVE, ROYAL MELBOURNE DRIVE, ROYAL DRIVE, DONCASTER COURT, TRENTON COURT, HAMELTON COURT, MELBOURNE DRIVE, AND KETTERLING DRIVE, AS GRANTED BY THE PLAT OF ROYAL MELBOURNE SUBDIVISION, AFORESAID, IN LAKE COUNTY, ILLINOIS.

## PROPERTY IDENTIFICATION NUMBERS (PINs):

Outlot B: 15-18-101-001, 15-18-302-062, 15-18-302-031,

Outlot C: 15-18-404-001

Outlot D: 15-18-302-032



**Village of Long Grove  
Plan Commission Zoning Board of Appeals  
Supplemental Application Information  
(Preliminary PUD Plat)**

**FORM "E"**

**In addition to the information required by the General Zoning Application, the Applicant must provide specific supplemental information as required below for Applications for approval of a Preliminary PUD Plat.**

**Applications for Planned Unit Development Preliminary Plat Approval.** In addition to the information required by the General Zoning Application, every Application filed pursuant to Section 5-11-18 of the Zoning Code for approval of a preliminary planned unit development (PUD) plat shall provide at least ten (10) sets of the following plans and documents:

- (a) Detailed Plan. A drawing of the planned unit development shall be prepared at a scale of not less than one inch equals one hundred feet (1" = 100') and shall show such designations as proposed streets (public and private), all buildings and their use, common open space, recreation facilities, parking areas, service areas and other facilities to indicate the character of the proposed development. The submission may be composed of one or more sheets and drawings and shall include:

\_\_\_\_\_ Boundary Lines. Bearings and distances.

\_\_\_\_\_ Easements. Location, width, and purpose.

\_\_\_\_\_ Streets on and Adjacent to the Tract: Street name, right-of-way width, existing or proposed center line elevations, pavement type, walks, curbs, gutters, culverts, etc.

\_\_\_\_\_ Utilities on and Adjacent to the Tract. Location, size, and invert elevation of sanitary, storm and combined sewers; location and size of water mains; location of gas lines, fire hydrants, electric and telephone lines, and streetlights; direction and distance to and size of nearest water mains and sewers adjacent to the tract showing invert elevation of sewers.

\_\_\_\_\_ Ground Elevations on the Tract. For land that slopes less than one-half of one percent (0.5%), show one foot (1') contours, show spot elevations at all breaks in grades, along all drainage channels or swales and at selected points not more than one hundred feet (100') apart in all directions. For land that slopes more than one-half of one percent (0.5%) show two-foot (2') contours.

- \_\_\_\_\_ Subsurface Conditions on the Tract, if Required by the Plan Commission. Location and results of tests made to ascertain subsurface soil, rock, and ground water conditions; depth to ground water unless test pits are dry at a depth of five feet (5'); location and results of soil percolation tests if individual sewage disposal systems are proposed.
- \_\_\_\_\_ Other Conditions on the Tract. Watercourses, flood plains, marshes, rock outcrop, wooded areas, isolated preservable trees one foot (1') or more in diameter, houses, barns, accessory buildings, and other significant features.
- \_\_\_\_\_ Other Conditions on Adjacent Land. Approximate direction and gradient of ground slope, including any embankments or retaining walls; character and location of buildings, railroads, power lines, towers and other nearby nonresidential land uses or adverse influences; owners of adjacent platted land; for the adjacent platted land refer to subdivision plat by name, recording date and number and show approximate percent built up, typical lot size and dwelling type.
- \_\_\_\_\_ Zoning on and Adjacent to the Tract. Zoning on and adjacent to the tract.
- \_\_\_\_\_ Proposed Public Improvements. Highways or other major improvements planned by public authorities for future construction on or near the tract.
- \_\_\_\_\_ Open Space. All lots intended to be dedicated for public use or reserved for the use of all lot owners with the purpose indicated.
- \_\_\_\_\_ General Location, Purpose and Height. General location, purpose, and height, in feet and stories, of each building other than detached single family dwellings on individually platted lots.
- \_\_\_\_\_ Map Data. Name of development, north point and scale, date of preparation and acreage of site.
- \_\_\_\_\_ Water Facilities. The preliminary plat shall have depicted on its face all lakes, ponds, detention sites, retention sites and dams. This includes existing lakes, ponds, detention sites, retention sites and dams or proposed lakes, ponds, detention sites, retention sites or dams. If the water facility is proposed, the preliminary plat shall be accompanied by preliminary engineering plans, including the depth, capacity, and relation of the water facility to proposed storm drain facilities.
- \_\_\_\_\_ Miscellaneous. Such additional information as may be required by the plan commission.
- \_\_\_\_\_ Character. Explanation of the character of the planned development and the manner in which it has been planned to take advantage of the flexibility of these regulations.

\_\_\_\_\_ Ownership. Statement of present and proposed ownership of all land within the project, including present tract designation according to official records in offices of the County Recorder.

\_\_\_\_\_ Names. The names and addresses of the persons to whom the notice of the hearing to be held by the planning agency are to be sent shall be provided by the subdivider by affidavit and shall include all owners of lots situated within two hundred fifty feet (250') of the lot for which plat approval is sought.

(b) Schedule. Development schedule indicating:

\_\_\_\_\_ Stages in which project will be built with emphasis on area, density, use and public facilities such as open space to be developed with each stage. Overall design of each stage shall be shown on the plat and through supporting graphic material.

\_\_\_\_\_ Approximate dates for beginning and completion of each stage.

\_\_\_\_\_ If different land use types are to be included within the planned unit development, the schedule must include the mix of uses to be built in each stage.

(c) Covenants. Proposed agreements, provisions or covenants which will govern the use, maintenance, and continued protection of the planned development and any of its common open space.

(d) Density. Provide information on the density of residential uses and the number of dwelling units by type.

(e) Nonresidential Uses. Provide information on the type and amount of ancillary and nonresidential uses in a residential development.

(f) Service Facilities. Provide information on all service facilities and off-street parking facilities.

(g) Architectural Plans. Preliminary architectural plans for all primary buildings shall be submitted in sufficient detail to permit an understanding of the style of the development, the design of the building and the number, size and type of dwelling units.

(h) Facilities Plans. Preliminary plans for:

\_\_\_\_\_ Roads including classification, width or right of way, width of pavement and typical construction details.

\_\_\_\_\_ Sanitary sewers.

\_\_\_\_\_ Storm drainage.

\_\_\_\_\_ Water supply system.

\_\_\_\_\_ Lighting program.

(1) Traffic Mitigation.

\_\_\_\_\_ All new developments of one hundred (100) or more dwelling units, or, in the case of nonresidential development, one which will have one hundred (100) or more occupants, shall be required to provide a traffic study, prepared by a qualified traffic engineer, to establish trips generated, necessary road and other improvements, and other reasonably necessary information relating to traffic impact of the development on village, county or state roads.

\_\_\_\_\_ All developments which will have one hundred (100) or more occupants shall be required to provide an employee traffic mitigation plan. The plan will establish specific actions by the owner to limit peak hour vehicular traffic generated by the development. These actions might include staggered work hours, ride sharing, van pools, ride share or transit promotion, transit stop or van service to rail stops, full-service cafeteria, or preferential parking plan.

**Fee Schedule for Planned Unit Development Applications:**

1. Application fee	\$100.00
2. Planning fee	\$1,000.00
3. Professional fee escrow minimum deposit, which may be greater as determined by the village manager commensurate with scope of project	\$5,000.00

**\*\* PROFESSIONAL FEE ESCROWS MUST BE MAINTAINED AT THE MINIMUM \$5000.00 LEVEL.**

**VILLAGE OF LONG GROVE SUPPLEMENTAL APPLICATION INFORMATION**  
**PRELIMINARY PUD PLAT - FORM "E"**

**Item (a): Detailed Plan**

- **Boundary Lines** – See ALTA/NSPS Land Title Survey prepared by AEI Consultants
- **Easements** – See ALTA/NSPS Land Title Survey prepared by AEI Consultants
- **Streets** – See ALTA/NSPS Land Title Survey prepared by AEI Consultants
- **Utilities** – See *“Royal Melbourne Country Club Platform Tennis and Platform Lodge Site Improvements Plans”* prepared by Haeger Engineering, LLC
- **Ground Elevations** – See *“Royal Melbourne Country Club Platform Tennis and Platform Lodge Site Improvements Plans”* prepared by Haeger Engineering, LLC
- **Subsurface Conditions** – See Geotechnical Report & Soil Borings prepared by Construction Testing Services
- **Other Conditions on Tract** - See *“Royal Melbourne Country Club Platform Tennis and Platform Lodge Site Improvements Plans”* prepared by Haeger Engineering, LLC
- **Other Conditions on Adjacent Land** - See *“Royal Melbourne Country Club Platform Tennis and Platform Lodge Site Improvements Plans”* prepared by Haeger Engineering, LLC
- **Zoning on and Adjacent to Tract** - See ALTA/NSPS Land Title Survey prepared by AEI Consultants & General Zoning Application, Item 1.3
- **Proposed Public Improvements** – N/A, none proposed
- **Open Space** – N/A, no public use spaces proposed
- **Location, Purpose, and Height of Buildings** – See *“Royal Melbourne Country Club Platform Tennis and Platform Lodge Site Improvements Plans”* prepared by Haeger Engineering, LLC for locations and descriptions of proposed and existing buildings. See Royal Melbourne Country Club architectural plans prepared by FGM Architects, Inc. for height & additional information
- **Map Data** - See *“Royal Melbourne Country Club Platform Tennis and Platform Lodge Site Improvements Plans”* prepared by Haeger Engineering, LLC
- **Water Facilities** – none proposed. See *“Royal Melbourne Country Club Platform Tennis and Platform Lodge Site Improvements Plans”* prepared by Haeger Engineering, LLC, for existing water features
- **Miscellaneous** – additional information can be provided upon request
- **Character** – The proposed development is the construction of platform tennis courts and a platform tennis lodge adjacent to the existing tennis courts, existing bath house, and existing pool area. The proposed facilities increase the entertainment options for club members and fit in with the recreational character of the existing facilities in the area.
- **Ownership** – the proposed improvements take place on Outlot B and Outlot D of the Royal Melbourne Country Club. The Owner is Royal Melbourne LTD P/S. The Owner is also the Applicant.
- **Adjacent Property Owners** – The Village Planner stated that the adjacent property owners would be notified by the Village Planning Department.

**Item (b): Schedule**

- **Stages** - The intent is to construct the project in one single stage.
- **Approximate Dates** – we would like to begin mass grading as soon as the weather allows and as soon as Village approvals have been issued. Owner is targeting early mid-March to early April to begin. We plan to complete construction by December 2023.
- **Different Land Use Types** – N/A

**Item (c): Covenants** – No changes

**Item (d): Density** – N/A (not a residential development)

**Item (e): Nonresidential Uses** – N/A (not a residential development)



**Item (f): Service Facilities** – N/A (none proposed)

**Item (g): Architectural Plans** – See Royal Melbourne Country Club architectural plans prepared by FGM Architects, Inc.

**Item (h): Facilities Plans**

- **Roads** – N/A (no proposed roads, no changes to existing roads)
- **Sanitary Sewers** - See *“Royal Melbourne Country Club Platform Tennis and Platform Lodge Site Improvements Plans”* prepared by Haeger Engineering, LLC
- **Storm Drainage** - See *“Royal Melbourne Country Club Platform Tennis and Platform Lodge Site Improvements Plans”* prepared by Haeger Engineering, LLC
- **Water Supply** - See *“Royal Melbourne Country Club Platform Tennis and Platform Lodge Site Improvements Plans”* prepared by Haeger Engineering, LLC
- **Lighting Program** – See Platform Court Electrical plans by TEC Electric.

**Item (i): Traffic Mitigation** – No changes

TITLE COMMITMENT INFORMATION

THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN COMMONWEALTH LAND TITLE INSURANCE COMPANY, COMMITMENT FILE NO. CCH12201961AD, WITH A COMMITMENT DATE OF APRIL 20, 2022.

LEGAL DESCRIPTION

THE LAND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

OUTLETS B, C, AND D IN ROYAL MELBOURNE SUBDIVISION, BEING A SUBDIVISION OF PART OF SECTIONS 7 AND 18, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 22, 1990 AS DOCUMENT 2918076 AND CORRECTED BY CERTIFICATE OF CORRECTION RECORDED AS DOCUMENT 3003001 AND FURTHER CORRECTED BY CERTIFICATE OF CORRECTION RECORDED AS DOCUMENT 3122324, EXCEPT THAT PART OF OUTLOT B MELBOURNE, THENCE NORTH 67 DEGREES, 03 MINUTES, 20 SECONDS WEST ALONG THE NORTHERLY LINE THEREOF, 35.00 FEET TO THE PLACE OF BEGINNING, THENCE CONTINUING NORTHWESTERLY ALONG SAID LINE, A DISTANCE OF 105.00 FEET TO THE WEST LINE OF SAID OUTLOT B; THENCE NORTHEASTERLY 29.92 FEET ALONG SAID LINE, BEING ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 483.00 FEET, CHORD LENGTH OF 29.91 FEET AND BEARS NORTH 24 DEGREES, 47 MINUTES, 23 SECONDS EAST; THENCE NORTHERLY 80.61 FEET ALONG SAID LINE, BEING ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 170.00 FEET, CHORD LENGTH OF 79.86 FEET AND BEARS NORTH 12 DEGREES, 58 MINUTES, 49 SECONDS WEST, THENCE EASTERLY 82.43 FEET ALONG A NORTH LINE OF SAID OUTLOT B, BEING ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 55.00 FEET, CHORD LENGTH OF 74.93 FEET AND BEARS NORTH 85 DEGREES, 11 MINUTES, 24 SECONDS EAST; THENCE SOUTH 08 DEGREES, 12 MINUTES, 48 SECONDS EAST, 41.52 FEET; THENCE SOUTHERLY 83.56 FEET ON A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 70.00 FEET, CHORD LENGTH OF 78.69 FEET AND BEARS SOUTH 17 DEGREES, 48 MINUTES, 36 SECONDS WEST; THENCE SOUTH 16 DEGREES, 23 MINUTES, 12 SECONDS EAST, 32.15 FEET TO THE PLACE OF BEGINNING, SAID EXCEPTION BEING THE PROPERTY CONVEYED BY ROYAL MELBOURNE LIMITED PARTNERSHIP TO GREG ZEMAN AND LORI ZEMAN BY DEED DATED DECEMBER 13, 2001 AND RECORDED JULY 5, 2002 AS DOCUMENT NUMBER 4958346, IN LAKE COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 OVER NORMANDY COURT, WELLINGTON DRIVE, WESTBURY DRIVE, ROYAL MELBOURNE DRIVE, ROYAL DRIVE, DONCASTER COURT, TRENTON COURT, HAMELTON COURT, MELBOURNE DRIVE AND KETTERLING DRIVE, AS GRANTED BY THE PLAT OF ROYAL MELBOURNE SUBDIVISION, AFORESAID, IN LAKE COUNTY, ILLINOIS.

NOTES CORRESPONDING TO SCHEDULE B

- NOTE: BY CERTIFICATE OF CORRECTION RECORDED AS DOCUMENT 3122324, A 10.00 FOOT EASEMENT WAS ADDED FOR THE BENEFIT OF THE ILLINOIS BELL TELEPHONE COMPANY AND THE COMMONWEALTH EDISON COMPANY OVER LANDS, UPON AND ABOVE THAT PORTION OF OUTLOT "C" AS SHOWN ON THE SURVEY ATTACHED TO SAID DOCUMENT. (AFFECTS OUTLOT "C") (AFFECTS, PLOTTED AS SHOWN) EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN THE DECLARATION FOR ROYAL MELBOURNE SUBDIVISION OF LONG GROVE, MADE BY LASALLE NATIONAL TRUST, N.A., AS SUCCESS TRUSTS TO LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 8, 1989 AND KNOWN AS TRUST NUMBER 114738, DATED JULY 5, 1990 AND RECORDED JULY 5, 1990 AS DOCUMENT 2922032.

AS AMENDED BY AMENDMENTS RECORDED NOVEMBER 25, 1991 AS DOCUMENT 3087101; OCTOBER 10, 2001 AS DOCUMENT 4777220 AND MARCH 11, 2003 AS DOCUMENT 5147272. (AFFECTS, CONTAINS NO PLOTTABLE EASEMENT ITEMS)

NOTATION ON THE PLAT OF SAID SUBDIVISION, AS FOLLOWS: (1) DIRECT ACCESS TO ILLINOIS ROUTE 83, FROM OUTLOTS "B", "C" AND "E" WILL NOT BE PERMITTED. (2) NO DIRECT ACCESS TO ILLINOIS ROUTE 22 FROM OUTLOT "B" AND FROM OUTLOT "G" EXCEPT WHERE NOTED AS PRIVATE ROAD, DRAINAGE AND UTILITY EASEMENT. (AFFECTS, CONTAINS NO PLOTTABLE EASEMENT ITEMS)

NOTATION ON THE PLAT OF SAID SUBDIVISION, AS FOLLOWS: ALL ROADS SITUATED WITHIN THE SUBDIVISION (UNLESS OTHERWISE SPECIFIED) SHALL REMAIN PRIVATE ROADS. THE RESPONSIBILITY FOR THE MAINTENANCE OF THE ROADS SHALL REST SOLELY UPON THE OUTLOT AND LOT OWNERS WITHIN THE SUBDIVISION IN ACCORDANCE WITH THE COVENANTS AND RESTRICTIONS RECORDED IN CONJUNCTION WITH THE SALE OF THE LOTS AND OUTLOTS BY THE DEVELOPER.

INDICATED LOT AREA EXCLUDING CONSERVANCY DISTRICT, SCENIC CORRIDOR OR DRAINAGE EASEMENT FOR DETENTION AREA. ALL DRAINAGE AND DETENTION EASEMENTS FALLING OUTSIDE OF CONSERVANCY DISTRICTS AS SHOWN HEREON ARE SUBJECT TO THE SAME RESTRICTIONS APPLICABLE TO CONSERVANCY DISTRICTS, EXCEPT THAT MAN MADE IMPROVEMENTS ARE PERMITTED.

THE FIRE PROTECTION DISTRICTS WITHIN WHICH THIS SUBDIVISION IS LOCATED ARE HEREBY GRANTED WITH THE RIGHT OF ACCESS TO THE MANHOLE DRAINAGE STRUCTURES AND THE AUTION DRAINAGE PIPES AND FURTHER GRANTED A PERMANENT LICENSE TO WITHDRAW WATER FROM THE POND'S FOR FIGHTING PURPOSES.

ALL AREAS DESIGNATED CONSERVANCY DISTRICT OR SCENIC CORRIDOR ON THIS PLAT SHALL BE MAINTAINED IN NATURAL UNDISTURBED ORIGINAL CONDITION, AND NO MAN-MADE STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED THEREON, NOR SHALL ANY GRADING BE PERMITTED ON ANY CONSERVANCY DISTRICT OR SCENIC CORRIDOR AREA EXCEPT ACCORDING TO THE REGULATIONS IN THE LONG GROVE CODE THAT APPLY TO THESE AREAS. ALL NATURAL VEGETATION SHALL BE PRESERVED AND MAINTAINED AND SHALL NOT BE MOWED, CULTIVATED, SPRAYED OR IN ANY WAY DISTURBED WITHOUT FOLLOWING THE REQUIRED PROCEDURES OF THE VILLAGE OF LONG GROVE. (AFFECTS, CONTAINS NO PLOTTABLE EASEMENT ITEMS)

NOTATION ON THE PLAT OF SAID SUBDIVISION, AS FOLLOWS: STORM WATER DETENTION AND CONSERVANCY EASEMENT OVER OUTLOT B. DRAINAGE EASEMENTS OVER OUTLOT B AND C. CONSERVANCY EASEMENT OVER OUTLOT B. UTILITY AND DRAINAGE EASEMENT OVER 15 FOOT STRIPS ON OUTLOT B, AS MORE FULLY DELINEATED ON THE PLAT OF SAID SUBDIVISION. STORM WATER DETENTION EASEMENT OVER OUTLOT B. UTILITY EASEMENTS OVER OUTLOT B. SANITARY AND CONSERVANCY EASEMENT OVER A 15 FEET STRIP ALONG THE SOUTHERLY LINE OF OUTLOT B. PRIVATE ROAD, DRAINAGE AND UTILITY EASEMENT OVER PORTIONS OF OUTLOT B, AS MORE FULLY DELINEATED ON THE PLAT OF SAID SUBDIVISION. SCENIC CORRIDOR EASEMENT OVER PORTIONS OF OUTLOT B. WATERMAIN AND SECURITY SYSTEM CABLE EASEMENT OVER A SOUTHERLY PORTION OF OUTLOT B. PRAIRIE CONSERVANCY EASEMENT OVER OUTLOT B. PEDESTRIAN WALKWAY, SANITARY SEWER, SECURITY SYSTEM CABLE AND WATER MAIN EASEMENT OVER OUTLOT B. WATERMAIN EASEMENT OVER PORTIONS OF OUTLOT B AND C. SANITARY SEWER EASEMENT OVER PORTIONS OF OUTLOT B AND C. LANDSCAPE EASEMENT OVER THE SOUTHEAST AND NORTHEAST CORNERS OF OUTLOT B AND OVER THE SOUTHEAST CORNER OF OUTLOT C. 15 FOOT CART PATH EASEMENTS OVER PORTIONS OF OUTLOT B. UTILITY EASEMENT OVER THE NORTHEAST PORTION OF OUTLOT D. WALKWAY EASEMENT OVER A NORTHEAST PORTION OF OUTLOT D. UTILITY EASEMENTS OVER PORTIONS OF OUTLOT B AND C. DETENTION POND EASEMENT OVER PARTS OF OUTLOT B AND C. (AFFECTS, PLOTTED AS SHOWN)

NOTES CORRESPONDING TO SCHEDULE B

- TERMS, PROVISIONS, COVENANT, CONDITIONS AND LIMITATIONS CONTAINED IN THE AGREEMENT BY THE VILLAGE OF LONG GROVE WITH THE ROYAL MELBOURNE HOMEOWNERS ASSOCIATION, A COPY OF WHICH IS ATTACHED TO ORDINANCE NO. 98-0-20, BY THE VILLAGE OF LONG GROVE APPROVING SAID AGREEMENT, RECORDED OCTOBER 28, 1998 AS DOCUMENT 4229906, AND ALSO AGREEMENT FOR CONSTRUCTION OF SEWER IMPROVEMENTS AND CREDITS FOR CONNECTION FEES DATED APRIL 14, 1998 BETWEEN THE ROYAL MELBOURNE PROPERTY ASSOCIATION, INC., DORIS J. HILL, THE WOODLANDS OF LONG GROVE, LLC, AND THE COUNTY OF LAKE, INCORPORATED THEREIN AND ATTACHED THERET. (AFFECTS, CONTAINS NO PLOTTABLE EASEMENT ITEMS) TERMS, PROVISIONS, CONDITIONS AND LIMITATIONS CONTAINED IN ORDINANCE NO. 90-0-23, BY THE VILLAGE OF LONG GROVE, RECORDED JUNE 5, 1990 AS DOCUMENT 2 911710 GRANTING THE FINAL PLANNED UNIT PLAN OF ROYAL MELBOURNE PLANNED UNIT DEVELOPMENT, UNIT 1; AND ORDINANCE NO. 98-0-21 BY THE VILLAGE OF LONG GROVE, RECORDED OCTOBER 28, 1998 AS DOCUMENT 4229905, APPROVING A MINOR CHANGE FOR THE ROYAL MELBOURNE PLANNED UNIT DEVELOPMENT. (AFFECTS, CONTAINS NO PLOTTABLE EASEMENT ITEMS) EASEMENT FOR SANITARY SEWER IN FAVOR OF COUNTY OF LAKE, ILLINOIS, BY GRANT FROM ROYAL MELBOURNE LIMITED PARTNERSHIP, RECORDED SEPTEMBER 22, 2000 AS DOCUMENT 4585017. (AFFECTS PART OF OUTLOT C) (AFFECTS, PLOTTED AND SHOWN) DEDICATION AND GRANT OF EASEMENT FOR SANITARY SEWER FACILITIES CREATED BY GRANT FROM ROYAL MELBOURNE PROPERTY ASSOCIATION, INC., TO COUNTY OF LAKE, DATED AUGUST 28, 2001 AND RECORDED AUGUST 30, 2001 AS DOCUMENT 4758911. REFERENCE IS MADE TO SAID INSTRUMENT FOR EXACT LOCATIONS. (AFFECTS, PLOTTED AND SHOWN) SEWER RECAPTURE AGREEMENT AMONG THE VILLAGE OF LONG GROVE; LASALLE BANK NATIONAL ASSOCIATION, KNOWN AS TRUST NUMBER 26-2470-00 AND LIGHTFOOT INVESTMENTS, LLC, RECORDED NOVEMBER 8, 2004 AS DOCUMENT 5677362. (AFFECTS, CONTAINS NO PLOTTABLE EASEMENT ITEMS)

TERMS, PROVISIONS, COVENANT, CONDITIONS AND LIMITATIONS CONTAINED IN THE AGREEMENT BY THE VILLAGE OF LONG GROVE WITH THE ROYAL MELBOURNE HOMEOWNERS ASSOCIATION, A COPY OF WHICH IS ATTACHED TO ORDINANCE NO. 98-0-20, BY THE VILLAGE OF LONG GROVE APPROVING SAID AGREEMENT, RECORDED OCTOBER 28, 1998 AS DOCUMENT 4229906, AND ALSO AGREEMENT FOR CONSTRUCTION OF SEWER IMPROVEMENTS AND CREDITS FOR CONNECTION FEES DATED APRIL 14, 1998 BETWEEN THE ROYAL MELBOURNE PROPERTY ASSOCIATION, INC., DORIS J. HILL, THE WOODLANDS OF LONG GROVE, LLC, AND THE COUNTY OF LAKE, INCORPORATED THEREIN AND ATTACHED THERET. (AFFECTS, CONTAINS NO PLOTTABLE EASEMENT ITEMS)

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EASEMENT FOR SANITARY SEWER IN FAVOR OF COUNTY OF LAKE, ILLINOIS, BY GRANT FROM ROYAL MELBOURNE LIMITED PARTNERSHIP, RECORDED SEPTEMBER 22, 2000 AS DOCUMENT 4585017. (AFFECTS PART OF OUTLOT C) (AFFECTS, PLOTTED AND SHOWN)

DEDICATION AND GRANT OF EASEMENT FOR SANITARY SEWER FACILITIES CREATED BY GRANT FROM ROYAL MELBOURNE PROPERTY ASSOCIATION, INC., TO COUNTY OF LAKE, DATED AUGUST 28, 2001 AND RECORDED AUGUST 30, 2001 AS DOCUMENT 4758911. REFERENCE IS MADE TO SAID INSTRUMENT FOR EXACT LOCATIONS. (AFFECTS, PLOTTED AND SHOWN)

SEWER RECAPTURE AGREEMENT AMONG THE VILLAGE OF LONG GROVE; LASALLE BANK NATIONAL ASSOCIATION, KNOWN AS TRUST NUMBER 26-2470-00 AND LIGHTFOOT INVESTMENTS, LLC, RECORDED NOVEMBER 8, 2004 AS DOCUMENT 5677362. (AFFECTS, CONTAINS NO PLOTTABLE EASEMENT ITEMS)

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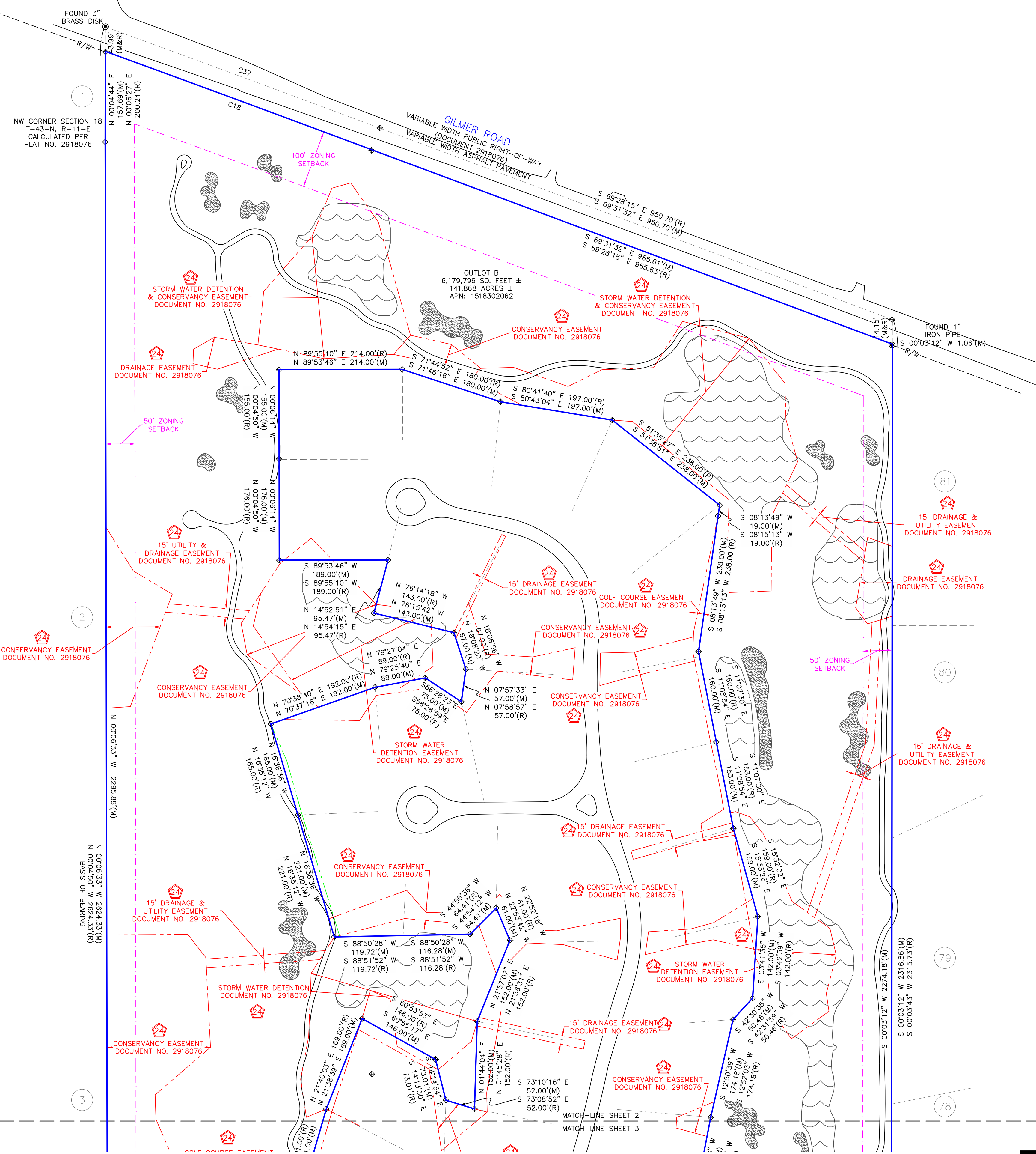
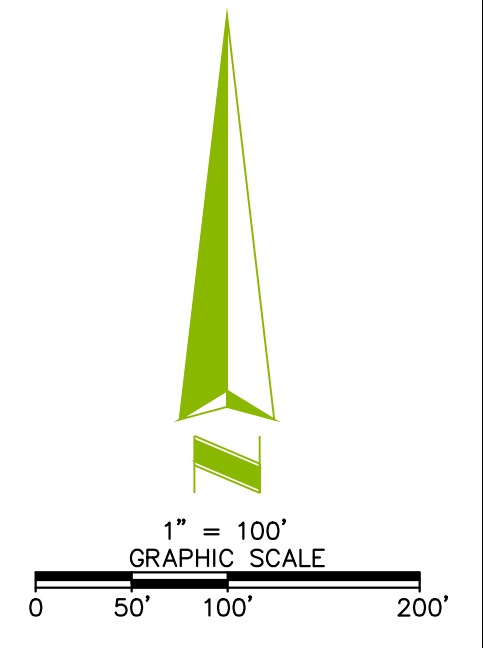
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NOTES CORRESPONDING TO SCHEDULE B

- N/F: FIELDS OF LONG GROVE HOME OWNERS ASSOC ADDRESS: REDWING LN HAWTHORN WOODS, ILLINOIS 60047 APN: 1412401003 2. N/F: FIELDS OF LONG GROVE HOME OWNERS ASSOC ADDRESS: LAKE POINT CIR HAWTHORN WOODS, ILLINOIS 60047 APN: 1413201057 3. N/F: FIELDS OF LONG GROVE HOME OWNERS ASSOC ADDRESS: TWIN LAKES LN HAWTHORN WOODS, ILLINOIS 60047 APN: 1413201031 4. N/F: FIELDS OF LONG GROVE HOME OWNERS ASSOC ADDRESS: FOREST EDGE LN HAWTHORN WOODS, ILLINOIS 60047 APN: 1413201047 5. N/F: FIELDS OF LONG GROVE HOME OWNERS ASSOC ADDRESS: FOREST WAY DR HAWTHORN WOODS, ILLINOIS 60047 APN: 1413201059 6. N/F: JCGGETTS DANNY M & JCGGETTS KAREN N ADDRESS: 4751 WELLINGTON DR HAWTHORN WOODS, ILLINOIS 60047 APN: 1518101019 7. N/F: KENNEY JAMES T & KENNEY SUZANNE M ADDRESS: 4752 WELLINGTON DR HAWTHORN WOODS, ILLINOIS 60047 APN: 1518101036 8. N/F: SHAN XIAOKUI KATIE & ZHANG BO ADDRESS: 4748 WELLINGTON DR HAWTHORN WOODS, ILLINOIS 60047 APN: 1518101037 9. N/F: DEFALCO GREG & DEFALCO MARY LISA ADDRESS: 4747 WELLINGTON DR HAWTHORN WOODS, ILLINOIS 60047 APN: 1518101038 10. N/F: LONG GROVE PARK DISTRICT ADDRESS: WELLINGTON DR HAWTHORN WOODS, ILLINOIS 60047 APN: 1518301001 11. N/F: SCHEUFLE R C & MACIAS P CALLEGOS ADDRESS: 4746 WELLINGTON DR HAWTHORN WOODS, ILLINOIS 60047 APN: 1518302002 12. N/F: SWANSON DALE ADDRESS: 4745 WELLINGTON DR HAWTHORN WOODS, ILLINOIS 60047 APN: 1518302005 13. N/F: ALSTEEN ROBERT M & ALSTEEN JANET L ADDRESS: 4744 WELLINGTON DR HAWTHORN WOODS, ILLINOIS 60047 APN: 1518302014 14. N/F: L007-067 TRUST ADDRESS: 4742 WELLINGTON DR HAWTHORN WOODS, ILLINOIS 60047 APN: 1518302015 15. N/F: L007-067 TRUST ADDRESS: 4740 WELLINGTON DR HAWTHORN WOODS, ILLINOIS 60047 APN: 1518302016 16. N/F: SEVOK RANDALL & SEVOK BRIDGET ADDRESS: 4738 WELLINGTON DR HAWTHORN WOODS, ILLINOIS 60047 APN: 1518302017 17. N/F: CORNELL KIMBERLY ADDRESS: 4736 WELLINGTON DR HAWTHORN WOODS, ILLINOIS 60047 APN: 1518302018 18. N/F: UREMOWICH JOSEPH J ADDRESS: 4734 WELLINGTON DR HAWTHORN WOODS, ILLINOIS 60047 APN: 1518302019 19. N/F: LONG GROVE PARK DISTRICT ADDRESS: WELLINGTON DR HAWTHORN WOODS, ILLINOIS 60047 APN: 1518301006 20. N/F: NUGENT ARTHUR & TRAN KHANH ADDRESS: 4722 WELLINGTON DR HAWTHORN WOODS, ILLINOIS 60047 APN: 1518302022 21. N/F: POSADAS TRACEY L & POSADAS ROBERT A ADDRESS: 4720 WELLINGTON DR HAWTHORN WOODS, ILLINOIS 60047 APN: 1518302025 22. N/F: SMART BRIAN & SMART JESSICA ADDRESS: 4719 WELLINGTON DR HAWTHORN WOODS, ILLINOIS 60047 APN: 1518302024 23. N/F: SETHUMADHAVAN BIJU & CO-TRUSTEES ROSHNI RAJ ADDRESS: 4718 WELLINGTON DR HAWTHORN WOODS, ILLINOIS 60047 APN: 1518302025 24. N/F: MILLIONSHIK ALEX & KEMEL MARINA ADDRESS: 4717 WELLINGTON DR HAWTHORN WOODS, ILLINOIS 60047 APN: 1518302026 25. N/F: WANG DEXIN & ZHOU XIANGDONG ADDRESS: 4716 WELLINGTON DR HAWTHORN WOODS, ILLINOIS 60047 APN: 1518302027 26. N/F: LICHTENSTEIN MITCHELL K & LICHTENSTEIN JUDY F ADDRESS: 4715 WELLINGTON DR HAWTHORN WOODS, ILLINOIS 60047 APN: 1518302028 27. N/F: CHRISTIE MAC MILLIN & LISA ADDRESS: 4714 WELLINGTON DR HAWTHORN WOODS, ILLINOIS 60047 APN: 1518302029 28. N/F: SAINTE-ROSE STEVENS ADDRESS: 4713 WELLINGTON DR HAWTHORN WOODS, ILLINOIS 60047 APN: 1518302030 29. N/F: ROYAL MELBOURNE HOMEOWNER'S ASSOCIATION ADDRESS: 4712 WELLINGTON DR HAWTHORN WOODS, ILLINOIS 60047 APN: 1518303001 30. N/F: HUGENER CARL & HUGENER ROSA ADDRESS: 4493 HAMELTON CT HAWTHORN WOODS, ILLINOIS 60047 APN: 1518302044 31. N/F: EDWARD GROSSMAN TEE UTD 5-5-15 ADDRESS: 4495 HAMELTON CT HAWTHORN WOODS, ILLINOIS 60047 APN: 1518302043 32. N/F: TERRY BRIAN J ADDRESS: 4497 HAMELTON CT HAWTHORN WOODS, ILLINOIS 60047 APN: 1518302042 33. N/F: DOSHI DIPAK & DOSHI GINNI ADDRESS: 4481 NORMANDY CT HAWTHORN WOODS, ILLINOIS 60047 APN: 1518302059 34. N/F: YUE XIAOHU ADDRESS: 4483 NORMANDY CT HAWTHORN WOODS, ILLINOIS 60047 APN: 1518302038 35. N/F: TAUBE KENNETH P & TAUBE LESLIE A ADDRESS: 4489 WELLINGTON DR HAWTHORN WOODS, ILLINOIS 60047 APN: 1518302035 36. N/F: CORNELL BRIAN ADDRESS: 4491 WELLINGTON DR HAWTHORN WOODS, ILLINOIS 60047 APN: 1518302034 37. N/F: RODA MICHAEL ADDRESS: 4492 WELLINGTON DR HAWTHORN WOODS, ILLINOIS 60047 APN: 1518302033 38. N/F: KRUYSYWYK M ADDRESS: 4490 WELLINGTON DR HAWTHORN WOODS, ILLINOIS 60047 APN: 1518302051 39. N/F: LAUTER MICHELLE TRUSTEE ADDRESS: 4488 WELLINGTON DR HAWTHORN WOODS, ILLINOIS 60047 APN: 1518302052 40. N/F: HUMBERTO MARTINEZ TEE U/T/D 02/15/2022 ADDRESS: 4484 WELLINGTON DR HAWTHORN WOODS, ILLINOIS 60047 APN: 1518302054 41. N/F: WANG LIMING & SHUAI LI ADDRESS: 4482 NORMANDY CT HAWTHORN WOODS, ILLINOIS 60047 APN: 1518302057 42. N/F: MIN JAMES & MIN HELEN ADDRESS: 4476 NORMANDY CT HAWTHORN WOODS, ILLINOIS 60047 APN: 1518302058 43. N/F: CHA SONY Y & CHA LINA ADDRESS: 4474 WELLINGTON DR HAWTHORN WOODS, ILLINOIS 60047 APN: 1518302059 44. N/F: NERI NICHOLAS & NERI MARIE R ADDRESS: 4473 WELLINGTON DR HAWTHORN WOODS, ILLINOIS 60047 APN: 1518302069 45. N/F: H CUI J LIU ADDRESS: 4458 KETTERING DR HAWTHORN WOODS, ILLINOIS 60047 APN: 1518303001 46. N/F: ROYAL MELBOURNE HOMEOWNERS ASSOCIATION ADDRESS: WELLINGTON DR HAWTHORN WOODS, ILLINOIS 60047 APN: 1518303001 47. N/F: NELSON RICHARD J & NELSON GAIL C TRUSTEES ADDRESS: 4454 KETTERING DR HAWTHORN WOODS, ILLINOIS 60047 APN: 1518405001 48. N/F: TTEE STANLEY DZONWAREK ADDRESS: 4456 KETTERING DR HAWTHORN WOODS, ILLINOIS 60047 APN: 1518405002 49. N/F: BACHER DAVID & SUSAN ADDRESS: 4458 KETTERING DR HAWTHORN WOODS, ILLINOIS 60047 APN: 1518405003 50. N/F: ANDRES PATRICK J & L ABIGAIL ADDRESS: 4460 KETTERING DR HAWTHORN WOODS, ILLINOIS 60047 APN: 1518405004 51. N/F: HONG GONG G & HONG RACHEL M ADDRESS: 4453 KETTERING DR HAWTHORN WOODS, ILLINOIS 60047 APN: 1518405005 52. N/F: 8002356054 TRUST NUMBER ADDRESS: 4464 KETTERING DR HAWTHORN WOODS, ILLINOIS 60047 APN: 1518405006 53. N/F: HALL C D & HALL SUSAN L ADDRESS: 4466 KETTERING DR HAWTHORN WOODS, ILLINOIS 60047 APN: 1518302043 54. N/F: LAKSHMANAN NATESH BABU & NATESH SUAJATHA ADDRESS: 4468 KETTERING DR HAWTHORN WOODS, ILLINOIS 60047 APN: 1518405008 55. N/F: SABATH JAMES & SEITZ STEPHEN ADDRESS: 4470 KETTERING DR HAWTHORN WOODS, ILLINOIS 60047 APN: 1518405009 56. N/F: ALTON JAMES & ALTON SUSAN ADDRESS: 4469 KETTERING DR HAWTHORN WOODS, ILLINOIS 60047 APN: 1518405018 57. N/F: CONNOLLY MICHAEL J & CONNOLLY MIA G ADDRESS: 4467 KETTERING DR HAWTHORN WOODS, ILLINOIS 60047 APN: 1518405017 58. N/F: HUGHES JAMES & HUGHES KERRY ADDRESS: 4465 KETTERING DR HAWTHORN WOODS, ILLINOIS 60047 APN: 1518405016 59. N/F: CHEN MS. YING TRUSTEE ADDRESS: 4463 KETTERING DR HAWTHORN WOODS, ILLINOIS 60047 APN: 1518405015 60. N/F: JAIN ANKUR & RICHA ADDRESS: 4461 KETTERING DR HAWTHORN WOODS, ILLINOIS 60047 APN: 1518405014 61. N/F: KIRBY ROBERT F ADDRESS: 4459 KETTERING DR HAWTHORN WOODS, ILLINOIS 60047 APN: 1518405013 62. N/F: STEINBERG WENDY A TRUSTEE ADDRESS: 4457 KETTERING DR HAWTHORN WOODS, ILLINOIS 60047 APN: 1518405012 63. N/F: PETE ANDREWS TEE UTD 5/18/21 ADDRESS: 4451 WELLINGTON DR HAWTHORN WOODS, ILLINOIS 60047 APN: 1518405011 64. N/F: DENT RICHARD ADDRESS: 4453 KETTERING DR HAWTHORN WOODS, ILLINOIS 60047 APN: 1518405010 65. N/F: BAKER MICHAEL & BAKER JULIE ADDRESS: 4706 CANTEBURY CT HAWTHORN WOODS, ILLINOIS 60047 APN: 1518302011 66. N/F: REILLY CHRISTOPHER D & REILLY CHRISTINA L ADDRESS: 4709 CANTEBURY CT HAWTHORN WOODS, ILLINOIS 60047 APN: 1518302012 67. N/F: MOON JUNG & MOON WOO ADDRESS: 4708 CANTEBURY CT HAWTHORN WOODS, ILLINOIS 60047 APN: 1518302009 68. N/F: COHEN ALAN & COHEN ROBIN B ADDRESS: 4712 CANTEBURY CT HAWTHORN WOODS, ILLINOIS 60047 APN: 1518302007 69. N/F: ROUMANIDAKIS-WOLF RENEE ADDRESS: 4710 CANTEBURY CT HAWTHORN WOODS, ILLINOIS 60047 APN: 1518302006 70. N/F: PARTNERSHIP SHANNON GENERAL ADDRESS: 4711 CANTEBURY CT HAWTHORN WOODS, ILLINOIS 60047 APN: 1518302005 71. N/F: PAREKH ARCHANA & PAREKH JAYESH ADDRESS: 4704 CANTEBURY CT HAWTHORN WOODS, ILLINOIS 60047 APN: 1518302004 72. N/F: NORTMAN SUSAN ADDRESS: 4839 WILDERNESS CT HAWTHORN WOODS, ILLINOIS 60047 APN: 1518103019 73. N/F: LANDAU RITA & LANDAU ALLEN ADDRESS: 4842 WILDERNESS CT HAWTHORN WOODS, ILLINOIS 60047 APN: 1518103017 74. N/F: HOSSAIN AKROM & HOSSAIN SHAOGFA & HARLOW TERRI A ADDRESS: 4841 WILDERNESS CT HAWTHORN WOODS, ILLINOIS 60047 APN: 1518103015 75. N/F: CARRIS TOM F & CARRIS DANA S ADDRESS: 4840 WILDERNESS CT HAWTHORN WOODS, ILLINOIS 60047 APN: 1518103016 76. N/F: BECK BRENNAN & ALLISON ADDRESS: 4838 WILDERNESS CT HAWTHORN WOODS, ILLINOIS 60047 APN: 1518103015 77. N/F: DWANI MOIZ & YASMIN ADDRESS: 4833 WILDERNESS CT HAWTHORN WOODS, ILLINOIS 60047 APN: 1518103014 78. N/F: ORLOWSKI ADRIAN ADDRESS: 4834 WILDERNESS CT HAWTHORN WOODS, ILLINOIS 60047 APN: 1518103013 79. N/F: THE PRESERVE AT LONG GROVE PROPERTY ASSO ADDRESS: PRESERVE PKWY HAWTHORN WOODS, ILLINOIS 60047 APN: 1518103008 80. N/F: NICOLE COHEN CO-TRUSTEES ADDRESS: 4867 POND VIEW CT HAWTHORN WOODS, ILLINOIS 60047 APN: 1518103004 81. N/F: THE PRESERVE AT LONG GROVE PROPERTY ASSO ADDRESS: POND VIEW CT HAWTHORN WOODS, ILLINOIS 60047 APN: 1518103005 82. N/F: SACHS FRANCES L ADDRESS



LINE & CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1(M)	65.00'	96.68'	88.01'	S 85°41'06" W	85°13'10"
C2(M)	382.00'	168.40'	167.04'	N 64°18'30" W	25°15'28"
C3(M)	651.00'	248.79'	247.28'	N 66°00'46" W	21°53'48"
C4(M)	771.00'	470.11'	462.86'	N 72°31'55" W	34°56'08"
C5(M)	558.00'	95.31'	95.19'	N 85°06'23" W	9°47'10"
C6(M)	405.00'	93.41'	93.20'	N 86°49'15" W	13°12'52"
C7(M)	400.00'	188.24'	186.51'	S 72°59'18" W	26°57'49"
C8(M)	278.00'	138.61'	137.18'	S 73°56'38" W	28°49'40"
C9(M)	25.00'	38.95'	35.13'	N 43°56'13" E	89°15'41"
C10(M)	483.00'	29.91'	29.91'	N 24°45'58" E	3°32'55"
C11(M)	170.00'	80.61'	79.86'	N 12°57'24" E	27°10'10"
C12(M)	95.00'	93.26'	82.48'	N 82°44'42" E	97°08'57"
C13(M)	138.00'	68.87'	68.15'	N 87°59'59" E	28°35'27"
C14(M)	230.00'	74.67'	74.34'	S 87°02'18" E	18°36'02"
C15(M)	300.00'	10.44'	10.44'	S 71°15'44" W	1°59'38"
C16(M)	162.00'	13.72'	13.72'	S 69°49'59" W	4°51'09"
C17(M)	225.00'	45.17'	45.10'	S 26°16'33" W	11°30'13"
C18(M)	57255.80'	493.08'	493.08'	S 69°44'26" E	0°29'36"
C19(M)	225.00'	73.93'	73.59'	S 84°24'53" E	18°49'30"
C20(M)	310.00'	55.35'	55.27'	S 80°06'58" E	10°13'46"
C21(M)	70.00'	25.13'	25.00'	S 53°01'21" W	20°34'09"
C22(M)	75.00'	88.36'	83.34'	S 53°10'41" E	67°30'15"
C23(M)	459.00'	75.17'	75.09'	S 88°22'47" W	9°23'02"
C24(M)	410.00'	92.99'	92.79'	N 89°48'54" W	12°59'41"
C25(M)	310.00'	77.70'	77.50'	N 89°30'06" E	14°21'41"
C26(M)	310.00'	67.35'	67.22'	S 88°32'41" W	12°26'55"
C27(M)	643.00'	109.83'	109.70'	N 85°06'23" W	9°47'12"
C28(M)	686.00'	418.28'	411.83'	N 72°30'30" W	34°56'07"
C29(M)	1736.00'	127.95'	127.78'	N 60°02'40" W	9°57'37"
C30(M)	358.00'	181.38'	179.45'	S 73°55'13" W	29°01'44"
C31(M)	320.00'	225.33'	220.71'	S 79°49'19" W	40°20'45"
C32(M)	133.00'	94.70'	92.71'	S 25°05'26" W	40°47'47"
C33(M)	440.00'	113.91'	113.59'	S 38°04'20" W	14°49'59"
C34(M)	122.00'	20.19'	20.17'	S 35°23'47" W	9°28'54"
C35(M)	155.00'	127.94'	124.34'	S 52°25'26" W	47°17'35"
C36(M)	122.00'	76.51'	75.26'	N 58°06'10" E	35°55'56"
C37(M)	57295.80'	507.92'	507.92'	S 69°44'53" E	0°30'29"
C38(M)	195.00'	27.77'	27.75'	S 66°59'23" W	8°09'35"

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1(M)	N 04°41'18" E	5.05'	L1(R)	N 04°42'43" E	5.05'
L2(M)	N 04°41'20" E	11.34'	L2(R)	N 04°42'43" E	11.34'
L3(M)	S 51°42'11" E	43.00'	L3(R)	S 51°40'46" E	43.00'
L4(M)	S 51°42'11" E	5.02'	L4(R)	S 51°40'46" E	5.02'
L5(M)	S 22°17'30" E	70.00'	L5(R)	S 22°16'54" E	70.00'

**LEGEND**

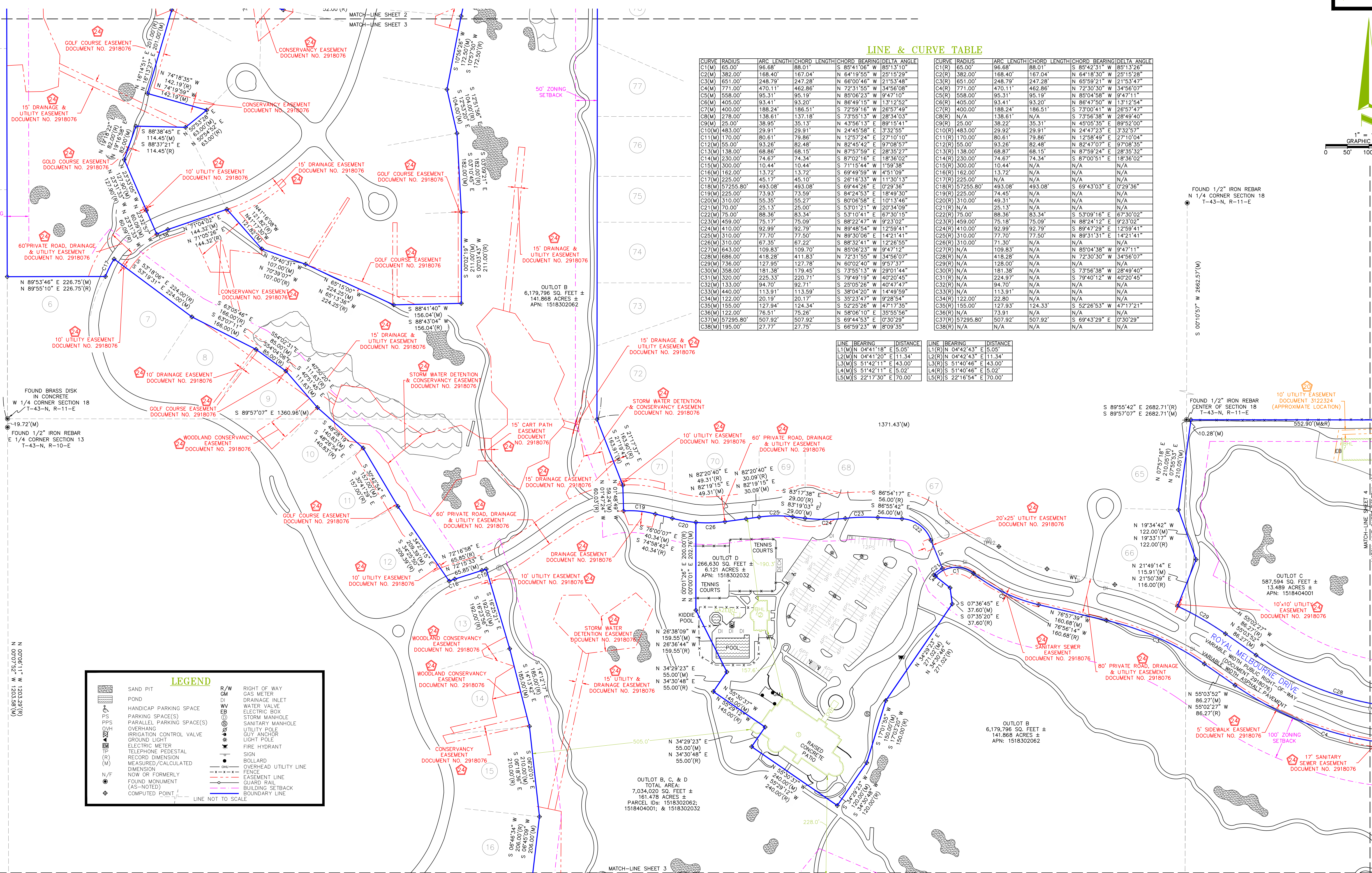
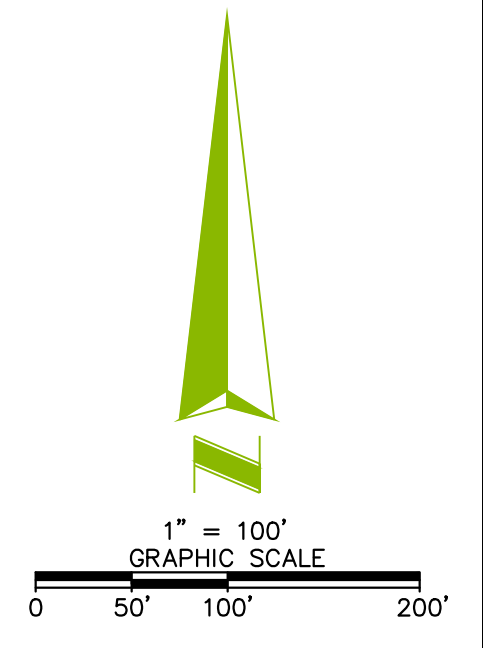
	SAND PIT		R/W	RIGHT OF WAY
	POND		GM	GAS METER
	HANDICAP PARKING SPACE		DI	DRAINAGE INLET
	PARKING SPACE(S)		WV	WATER VALVE
	PARALLEL PARKING SPACE(S)		EB	ELECTRIC BOX
	OVERLAPPED PARKING SPACE(S)		SM	STORM MANHOLE
	IRRIGATION CONTROL VALVE		SMH	SANITARY MANHOLE
	GROUND LIGHT		UP	UTILITY POLE
	ELECTRIC METER		GA	GULLY ANCHOR
	TELEPHONE PEDESTAL		LP	LIGHT POLE
	RECORD DIMENSION		FH	FIRE HYDRANT
	MEASURED/CALCULATED DIMENSION		SI	SIGN
	NOW OR FORMERLY BOUNDARY LINE		B	BOLLARD
	FOUND MONUMENT		OU	OVERHEAD UTILITY LINE
	COMPUTED POINT		F	FENCE
	LINE NOT TO SCALE		E	EASEMENT LINE
			GR	GUARD RAIL
			BS	BUILDING SETBACK
			B	BOUNDARY LINE

SURVEYED BY:  
BLEW & ASSOCIATES, P.A.  
3825 N. SHILOH DRIVE  
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COORDINATED BY:  
**AEI Consultants**  
TELEPHONE: 925.746.6000  
EMAIL: SURVEYS@AEICONSULTANTS.COM

**ALTA/NSPS LAND TITLE SURVEY**  
AEI JOB #462776  
ROYAL MELBOURNE COUNTRY CLUB  
4700 ROYAL MELBOURNE DRIVE  
LAKE COUNTY HAWTHORN WOODS, ILLINOIS

DATE	REVISION HISTORY	BY	SURVEYOR JOB NUMBER:
07/26/22	ZONING REPORT	AC	22-4497
08/01/22	CLIENT COMMENTS	AC	SCALE: 1" = 100'
08/19/22	CLIENT COMMENTS	DCO	DRAWN BY: AC
			APPROVED BY: RB



### LINE & CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1(M)	65.00'	96.68'	88.01'	S 85°41'06" W	85°13'10"
C2(M)	382.00'	168.40'	167.04'	N 64°19'55" W	25°15'29"
C3(M)	651.00'	248.79'	247.28'	N 66°00'46" W	21°53'48"
C4(M)	771.00'	470.11'	462.86'	N 72°31'55" W	34°56'08"
C5(M)	558.00'	95.31'	95.19'	N 85°06'23" W	9°47'10"
C6(M)	405.00'	93.41'	93.20'	N 86°49'15" W	13°12'52"
C7(M)	400.00'	188.24'	186.51'	S 72°59'16" W	26°57'49"
C8(M)	278.00'	138.61'	137.18'	S 73°55'13" W	28°34'03"
C9(M)	25.00'	38.95'	35.13'	N 43°56'13" E	89°15'41"
C10(M)	483.00'	29.91'	29.91'	N 24°45'58" E	3°32'55"
C11(M)	170.00'	80.61'	79.86'	N 12°57'24" E	27°10'10"
C12(M)	55.00'	93.26'	82.48'	N 82°45'42" E	97°08'57"
C13(M)	138.00'	68.86'	68.15'	N 87°57'59" E	28°35'27"
C14(M)	230.00'	74.67'	74.34'	S 87°02'16" E	18°36'02"
C15(M)	300.00'	10.44'	10.44'	S 71°15'44" W	1°59'38"
C16(M)	162.00'	13.72'	13.72'	S 69°49'59" W	4°51'09"
C17(M)	225.00'	45.17'	45.10'	S 26°16'33" W	11°30'13"
C18(M)	57255.80'	493.08'	493.08'	S 69°44'26" E	0°29'36"
C19(M)	225.00'	74.45'	N/A	N/A	N/A
C20(R)	310.00'	55.35'	55.27'	S 80°06'58" E	10°13'46"
C21(R)	70.00'	25.33'	25.00'	S 53°01'21" W	20°34'09"
C22(M)	75.00'	88.36'	83.34'	S 53°10'41" E	67°30'15"
C23(M)	459.00'	75.17'	75.09'	S 88°22'47" W	9°23'02"
C24(M)	410.00'	92.99'	92.79'	N 89°48'54" W	12°59'41"
C25(M)	310.00'	77.70'	77.50'	N 89°30'06" E	14°21'41"
C26(M)	310.00'	67.35'	67.22'	S 88°32'41" W	12°26'55"
C27(M)	63.00'	109.83'	109.70'	N 85°06'23" W	9°47'10"
C28(M)	685.00'	418.28'	418.33'	N 52°25'28" W	34°56'07"
C29(M)	736.00'	127.95'	127.78'	N 60°02'40" W	9°57'37"
C30(M)	358.00'	181.38'	179.45'	S 73°55'13" W	29°01'44"
C31(M)	320.00'	225.33'	220.71'	S 79°49'19" W	40°20'45"
C32(M)	133.00'	94.70'	92.71'	S 25°05'26" W	40°47'47"
C33(M)	440.00'	113.91'	113.59'	S 38°04'20" W	14°49'59"
C34(M)	122.00'	20.19'	20.17'	S 35°23'47" W	9°28'54"
C35(M)	155.00'	121.94'	124.34'	S 52°25'28" W	34°56'07"
C36(M)	122.00'	76.51'	75.26'	N 58°06'10" E	35°55'56"
C37(M)	57295.80'	507.92'	507.92'	S 69°44'53" E	0°30'29"
C38(M)	195.00'	27.77'	27.75'	S 66°59'23" W	8°09'35"

LINE	BEARING	DISTANCE
L1(M)	N 04°41'18" E	5.05'
L2(M)	N 04°41'20" E	11.34'
L3(M)	S 51°42'11" E	43.00'
L4(M)	S 51°42'11" E	5.02'
L5(M)	S 22°17'30" E	70.00'

### LEGEND

	SAND PIT		RIGHT OF WAY
	POND		GAS METER
	HANDICAP PARKING SPACE		DRAINAGE INLET
	PARKING SPACE(S)		ELECTRIC BOX
	PARALLEL PARKING SPACE(S)		SANITARY MANHOLE
	OVERHANG		UTILITY POLE
	IRRIGATION CONTROL VALVE		GUARD ANCHOR
	GROUND LIGHT		LIGHT POLE
	ELECTRIC METER		FIRE HYDRANT
	TELEPHONE PEDESTAL		SIGN
	RECORD DIMENSION		OVERHEAD UTILITY LINE
	MEASURED/CALCULATED DIMENSION		FENCE
	NOW OR FORMERLY FOUND MONUMENT (AS-NOTED)		EASEMENT RAIL
	COMPUTED POINT		BUILDING SETBACK
			BOUNDARY LINE
			LINE NOT TO SCALE

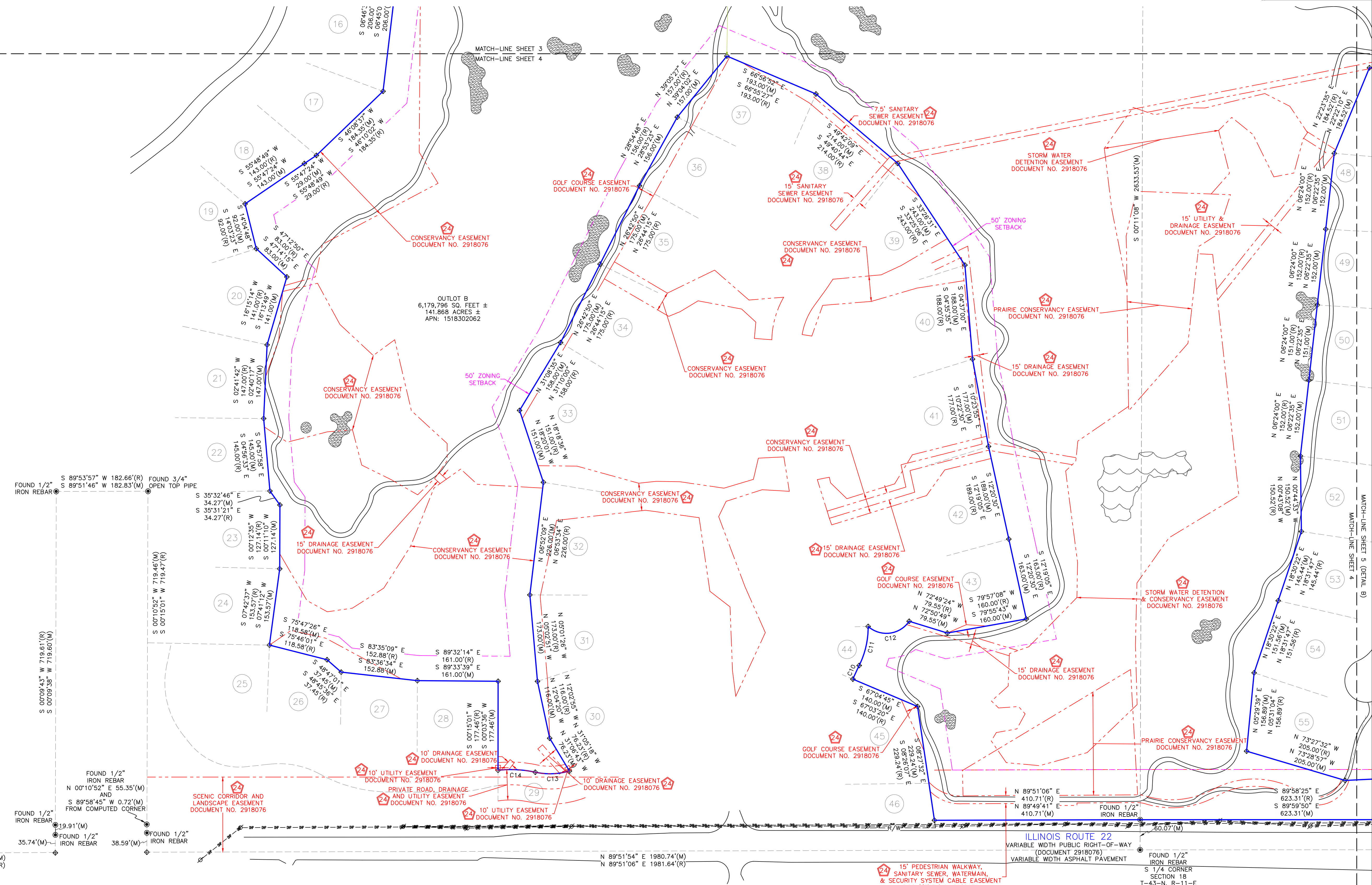
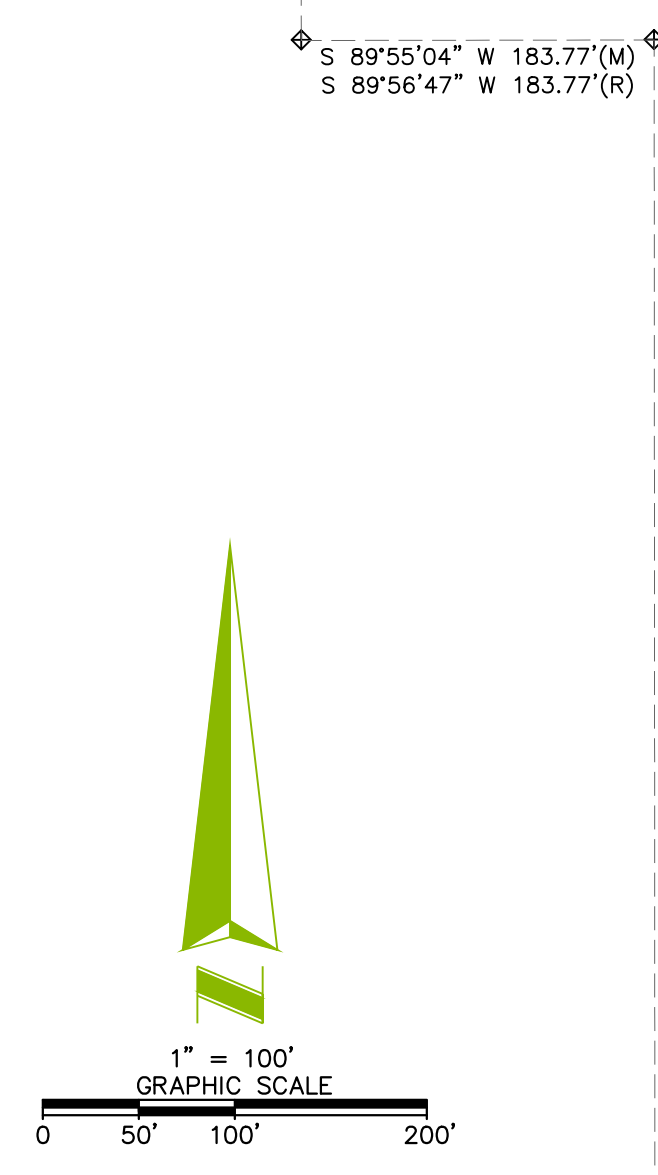
OUTLOT B, C, & D  
TOTAL AREA  
7,034.000 SQ. FEET ±  
161.478 ACRES ±  
PARCEL IDS: 1518302062;  
1518404001; & 1518302032

SURVEYED BY:  
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COORDINATED BY:  
**AEI Consultants**  
TELEPHONE: 925.746.6000  
EMAIL: SURVEYS@AEICONSULTANTS.COM

**ALTA/NSPS LAND TITLE SURVEY**  
AEI JOB #462776  
ROYAL MELBOURNE COUNTRY CLUB  
4700 ROYAL MELBOURNE DRIVE  
LAKE COUNTY HAWTHORN WOODS, ILLINOIS

DATE	REVISION HISTORY	BY	SURVEYOR JOB NUMBER
07/26/22	ZONING REPORT	AC	22-4497
08/01/22	CLIENT COMMENTS	AC	SCALE: 1" = 100'
08/19/22	CLIENT COMMENTS	DCO	DRAWN BY: AC
			APPROVED BY: RB



LEGEND	
	SAND PIT
	POND
	HANDICAP PARKING SPACE
	PARKING SPACE(S)
	PARALLEL PARKING SPACE(S)
	OVERHANG
	IRRIGATION CONTROL VALVE
	GROUND LIGHT
	ELECTRIC METER
	TELEPHONE PEDESTAL
	RECORD DIMENSION
	MEASURED/CALCULATED DIMENSION
	NOW OR FORMERLY FOUND MONUMENT (AS-NOTED)
	COMPUTED POINT
	RIGHT OF WAY
	GAS METER
	DRAINAGE INLET
	WATER VALVE
	ELECTRIC BOX
	STORM MANHOLE
	SANITARY MANHOLE
	UTILITY POLE
	GUY ANCHOR
	LIGHT POLE
	FIRE HYDRANT
	SIGN
	BOLLARD
	OVERHEAD UTILITY LINE
	FENCE
	EASEMENT LINE
	GUARD RAIL
	BUILDING SETBACK
	BOUNDARY LINE
	LINE NOT TO SCALE

SURVEYED BY:  
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FAYETTEVILLE, AR 72703.  
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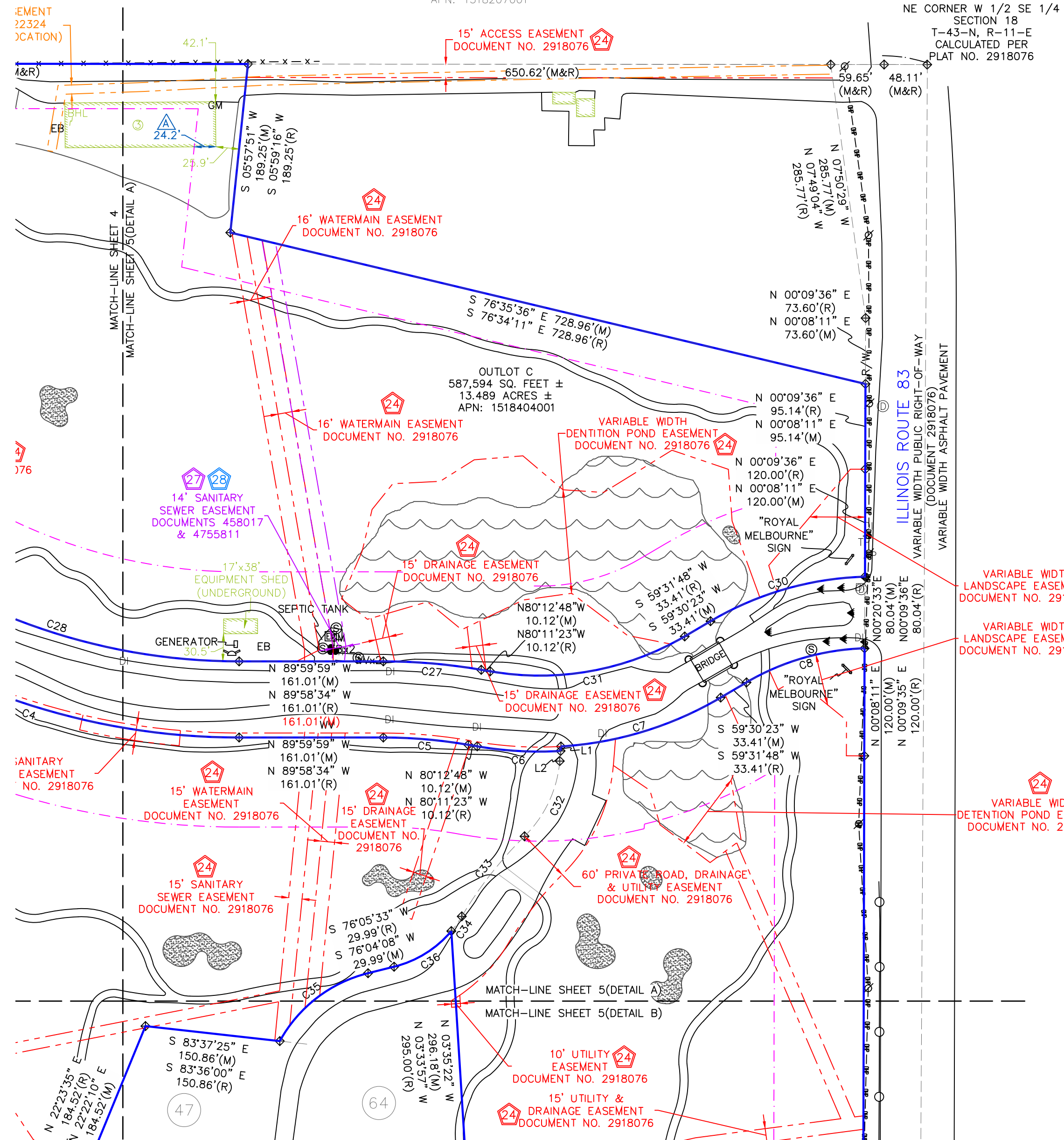
**ALTA/NSPS LAND TITLE SURVEY**  
AEI JOB #462776  
ROYAL MELBOURNE COUNTRY CLUB  
4700 ROYAL MELBOURNE DRIVE  
LAKE COUNTY HAWTHORN WOODS, ILLINOIS

DATE	REVISION HISTORY	BY	SURVEYOR JOB NUMBER
07/26/22	ZONING REPORT	AC	22-4497
08/01/22	CLIENT COMMENTS	AC	
08/19/22	CLIENT COMMENTS	DCO	

SCALE: 1" = 100'  
DRAWN BY: AC  
APPROVED BY: RB

DETAIL A

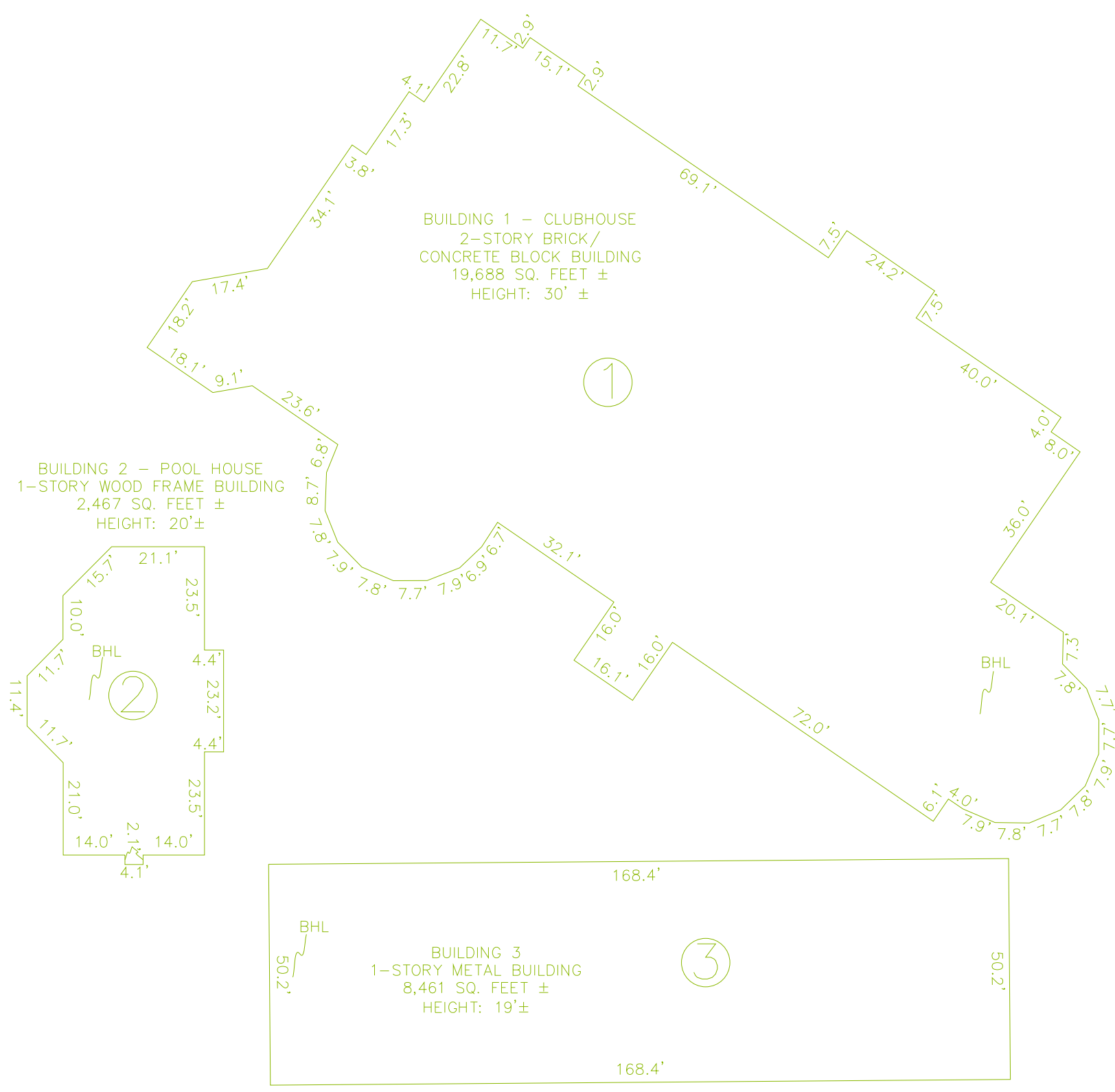
N/F: THE PRESERVE AT LONG GROVE PROPERTY ASSO  
ADDRESS: PRESERVE PKWY  
HAWTHORN WOODS, ILLINOIS 60047  
APN: 1518207001



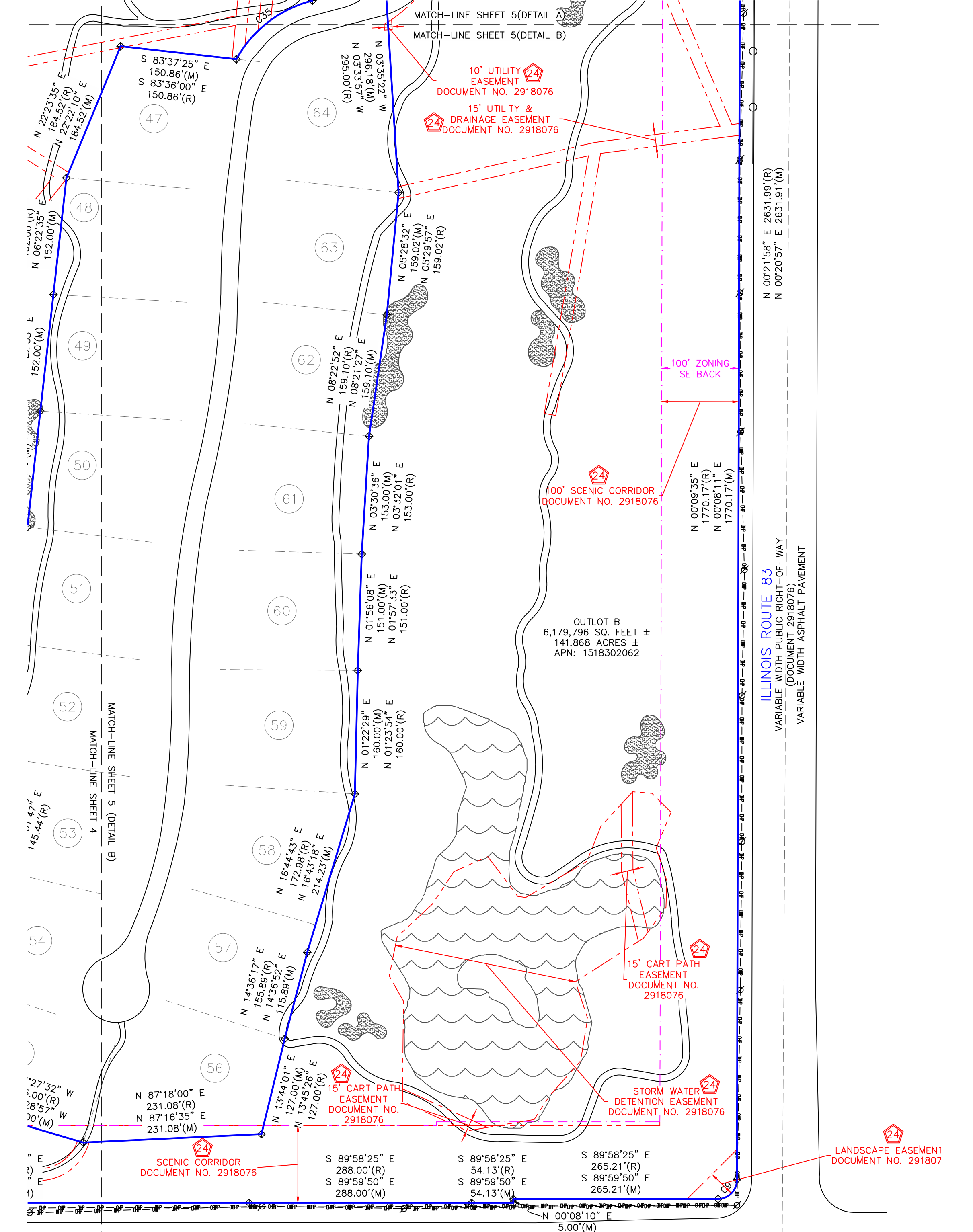
**LEGEND**

	SAND PIT		R/W RIGHT OF WAY GAS METER
	POND		DI DRAINAGE INLET
	HANDICAP PARKING SPACE		WV WATER VALVE
	PARKING SPACE(S)		EB ELECTRIC BOX
	PARALLEL PARKING SPACE(S)		SM STORM MANHOLE
	OVERHANG		SM SANITARY MANHOLE
	IRRIGATION CONTROL VALVE		UP UTILITY POLE
	GROUND LIGHT		GA GUY ANCHOR
	ELECTRIC METER		LP LIGHT POLE
	TELEPHONE PEDESTAL		FH FIRE HYDRANT
	RECORD DIMENSION		SI SIGN
	NOW OR FORMERLY EASEMENT LINE		BOL BOLLARD
	FOUND MONUMENT (AS-NOTED)		OU OVERHEAD UTILITY LINE
	COMPUTED POINT		FE FENCE
			EL EASEMENT LINE
			BS BUILDING SETBACK
			BL BOUNDARY LINE
			LN LINE NOT TO SCALE

BUILDING DETAIL  
NOT TO SCALE



DETAIL B



LINE & CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1(M)	65.00'	96.68'	88.01'	S 85°41'06" W	85°13'10"
C2(M)	382.00'	168.40'	167.04'	S 64°19'55" W	25°15'29"
C3(M)	651.00'	248.79'	247.28'	N 66°00'46" W	21°53'48"
C4(M)	771.00'	470.11'	462.86'	N 72°31'55" W	34°56'07"
C5(M)	558.00'	95.31'	95.19'	N 85°06'23" W	9°47'10"
C6(M)	405.00'	93.41'	93.20'	N 86°47'50" W	1°31'25"
C7(M)	400.00'	188.24'	186.51'	S 73°00'41" W	26°57'47"
C8(M)	278.00'	138.61'	137.18'	S 73°56'38" W	28°49'40"
C9(M)	25.00'	38.95'	35.13'	N 45°05'35" E	89°52'00"
C10(M)	483.00'	29.91'	29.91'	N 24°47'23" E	3°32'57"
C11(M)	170.00'	80.61'	79.86'	N 12°57'24" E	27°10'04"
C12(M)	55.00'	93.26'	82.48'	N 82°45'42" E	9°08'35"
C13(M)	138.00'	68.87'	68.15'	N 87°59'24" E	28°35'32"
C14(M)	230.00'	74.67'	74.34'	S 87°02'16" E	18°36'02"
C15(M)	300.00'	10.44'	10.44'	S 71°15'44" W	1°59'38"
C16(M)	162.00'	13.72'	13.72'	S 69°49'59" W	4°51'09"
C17(M)	225.00'	45.17'	45.10'	S 26°16'33" W	11°30'13"
C18(M)	57295.80'	493.08'	493.08'	S 69°43'03" E	0°29'36"
C19(M)	225.00'	73.93'	73.59'	S 84°24'53" E	1°49'59"
C20(M)	310.00'	55.35'	55.27'	S 80°06'58" E	10°13'46"
C21(M)	70.00'	25.13'	25.00'	S 53°01'21" W	20°34'09"
C22(M)	75.00'	88.36'	83.34'	S 53°09'16" E	67°30'02"
C23(M)	459.00'	75.17'	75.09'	S 88°22'47" W	9°23'02"
C24(M)	410.00'	92.99'	92.79'	N 89°48'54" W	12°59'41"
C25(M)	310.00'	77.70'	77.50'	N 89°31'31" E	14°21'41"
C26(M)	310.00'	67.35'	67.22'	S 88°32'41" W	12°28'55"
C27(M)	643.00'	109.83'	109.70'	N 85°06'23" W	9°47'10"
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C33(M)	440.00'	113.91'	113.59'	S 38°04'20" W	14°49'59"
C34(M)	122.00'	20.19'	20.17'	S 35°23'47" W	9°28'54"
C35(M)	155.00'	127.94'	124.34'	S 52°25'26" W	47°17'35"
C36(M)	122.00'	76.51'	75.26'	N 58°06'10" E	35°55'56"
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C38(M)	195.00'	27.77'	27.75'	S 66°59'23" W	8°09'35"

LINE	BEARING	DISTANCE
L1(M)	N 04°41'18" E	5.05'
L2(M)	N 04°41'20" E	11.34'
L3(M)	S 51°42'11" E	43.00'
L4(M)	S 51°42'11" E	5.02'
L5(M)	S 22°17'30" E	70.00'

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COORDINATED BY:  
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ALTA/NSPS LAND TITLE SURVEY  
AEI JOB #462776  
ROYAL MELBOURNE COUNTRY CLUB  
4700 ROYAL MELBOURNE DRIVE  
LAKE COUNTY HAWTHORN WOODS, ILLINOIS

DATE	REVISION HISTORY	BY	SURVEYOR JOB NUMBER
07/26/22	ZONING REPORT	AC	22-4497
08/01/22	CLIENT COMMENTS	AC	
08/19/22	CLIENT COMMENTS	DCO	

SCALE: 1" = 100'  
DRAWN BY: AC  
APPROVED BY: RB

PROJECT:

# ROYAL MELBOURNE COUNTRY CLUB - PLATFORM TENNIS AND PLATFORM LODGE

4700 ROYAL MELBOURNE DR, LONG GROVE, IL 60047

OWNER:

# ROYAL MELBOURNE

4700 ROYAL MELBOURNE DR, LONG GROVE, IL 60047

ISSUANCE:

## Issued for Permit - February 24, 2023

FGMARCHITECTS

### ARCHITECT

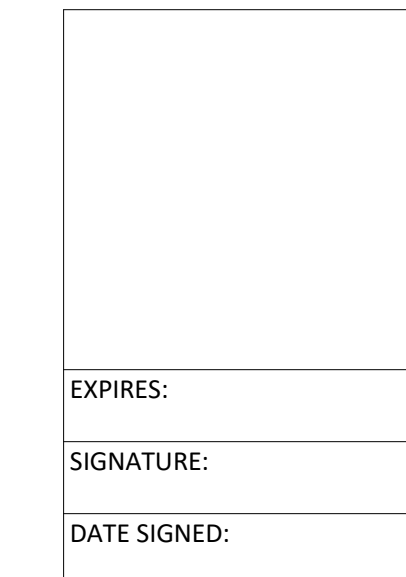
FGM ARCHITECTS INC.  
11 W 22nd St, Suite 700  
Oak Brook, IL 60523  
Phone: 630.574.8300  
Fax: 630.574.7070  
www.fgmarchitects.com



**HAEGER ENGINEERING**  
consulting engineers • land surveyors

### CIVIL

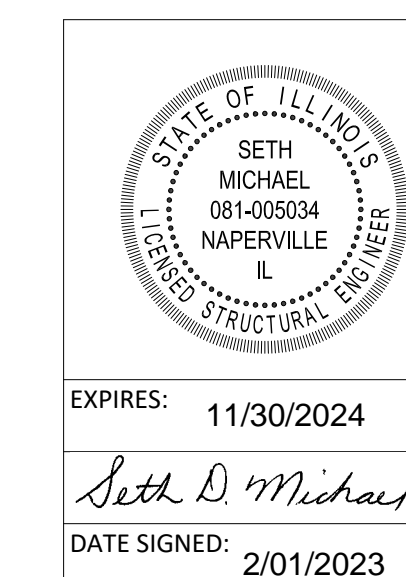
HAEGER ENGINEERING  
100 East State Parkway  
Schaumburg, IL 60173  
Phone: 874.394.6600



**mec**  
STRUCTURAL ENGINEERS

### STRUCTURAL

MCCLUSKEY ENGINEERING  
1887 High Grove Lane  
Naperville, IL 60540  
Phone: 630.717.5399  
Fax: 630.717.5397  
Design Firm Registration #: 184.001538



FGM Architects Inc.  
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630.574.8300 OFFICE  
630.574.7070 FAX  
ILLINOIS PROFESSIONAL DESIGN  
FIRM #184-000550

CIVIL  
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ILLINOIS PROFESSIONAL DESIGN  
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STRUCTURAL  
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Naperville, IL 60540  
Phone: 630.717.5399  
Fax: 630.717.5397  
ILLINOIS PROFESSIONAL DESIGN  
FIRM #184-001538

#### ISSUANCE

NO	DATE	DESCRIPTION
	02.24.2023	ISSUED FOR PERMIT

#### DRAWING INDEX

INDEX OF DRAWINGS	
SHEET NUMBER	SHEET NAME
GENERAL	
G0.0	COVER SHEET
G0.1	ARCHITECTURAL SYMBOLS, ABBREVIATIONS & GENERAL NOTES
G1.1	CODE COMPLIANCE PLAN - PLATFORM LODGE
G1.2	CODE COMPLIANCE PLAN - POOL ENCLOSURE
G2.0	COMCHECK
CIVIL	
CIVIL SERIES HAS BEEN ISSUED TO THE VILLAGE - DATED FEBRUARY 9TH, 2023	
C1.0	TITLE SHEET
C2.0	GENERAL NOTES & SPECIFICATIONS
C2.1	GENERAL NOTES & SPECIFICATIONS
C3.0	EXISTING CONDITIONS & DEMOLITION PLAN
C3.1	EXISTING CONDITIONS & DEMOLITION PLAN - NORTH
C4.0	GEOMETRY & PAVING PLAN
C4.1	GEOMETRY & PAVING PLAN - NORTH
C5.0	GRADING PLAN
C5.1	GRADING PLAN - NORTH
C6.0	UTILITY PLAN
C6.1	UTILITY PLAN - NORTH
C7.0	EROSION CONTROL PLAN
C7.1	EROSION CONTROL PLAN - NORTH
C8.0	POOL PLAN - DEMOLITION
C8.1	POOL PLAN - ENGINEERING
C9.0	TYPICAL DETAILS
C9.1	TYPICAL DETAILS
ARCHITECTURAL DEMO	
A0.1	DEMOLITION SITE PLAN
ARCHITECTURAL	
A0.1	ARCHITECTURAL SITE PLAN
A1.1	FLOOR PLAN
A1.2	REFLECTED CEILING PLAN
A1.3	ROOF PLAN
A2.0	EXTERIOR ELEVATIONS AND SECTIONS
A3.1	WALL SECTIONS AND DETAILS
A3.2	EXTERIOR DETAILS
A3.3	ENLARGED PLANS & INTERIOR DETAILS
A3.4	ROOF DETAILS
A3.0	DOOR SCHEDULE, DOOR DETAILS, AND STOREFRONT TYPES
STRUCTURAL	
S0.0	GENERAL STRUCTURAL NOTES
S1.1	FOUNDATION PLAN
S1.2	ROOF FRAMING PLAN
S2.0	FOUNDATION SECTIONS AND DETAILS
S3.0	TYPICAL ROOF FRAMING SECTIONS AND DETAILS
S4.0	SCHEDULES AND DETAILS

INDEX OF DRAWINGS	
SHEET NUMBER	SHEET NAME
MECHANICAL	
M100	CLUB HOUSE FLOOR PLAN - HVAC
M101	CLUB HOUSE ROOF PLAN - HVAC
M102	PLATFORM PLAN - NATURAL GAS LAYOUT AND DETAILS
M200	HVAC SCHEDULES AND NOTES
PLUMBING	
P1.0	UNDERGROUND PLUMBING LAYOUT
P1.1	FIRST FLOOR DWV LAYOUT
P1.2	FIRST FLOOR DOMESTIC WATER LAYOUT
P2.0	DWV ISOMETRIC
P2.1	DOMESTIC WATER ISOMETRIC
P3.0	SCHEDULES AND NOTES
ELECTRICAL	
E0.1	ELECTRICAL SITE PLAN
E1.1	FLOOR, CEILING AND ROOF PLANS
E2.1	ELECTRICAL RISER DIAGRAM NO. 1
E2.2	LODGE RISER, PANEL SCHEDULES AND SPEC
FIRE ALARM	
FA-1	GROUND LEVEL
FA-2	RISER ONE LINE
KITCHEN EQUIPMENT	
QF001	FOODSERVICE GENERAL NOTES, LEGENDS, SHEET INDEX
QF002	FOODSERVICE GENERAL NOTES, LEGENDS, SHEET INDEX
QF101	FOODSERVICE EQUIPMENT PLAN
QF201	FOODSERVICE PLUMBING IN-SLAB ROUGH-IN PLAN
QF202	FOODSERVICE PLUMBING ABOVE SLAB ROUGH-IN PLAN
QF301	FOODSERVICE ELECTRICAL ROUGH-IN PLAN
QF401	FOODSERVICE SPECIAL CONDITIONS PLAN
QF402	FOODSERVICE BEVERAGE CONDUIT PLAN
QF403	FOODSERVICE MECHANICAL CONNECTION PLAN
QF404	FOODSERVICE CRITICAL DIMENSION PLAN
PLATFORM TENNIS COURTS	
CT-001	GENERAL STRUCTURAL NOTES, PLANS AND DETAILS
CT-002	WALKWAY FRAMING PLANS
CT-003	CONCRETE PIER LAYOUT PLAN

ROYAL MELBOURNE COUNTRY CLUB -  
PLATFORM TENNIS AND PLATFORM LODGE  
ROYAL MELBOURNE  
4700 ROYAL MELBOURNE DR, LONG GROVE, IL 60047

ISSUED FOR PERMIT

COVER SHEET

SHEET NO.

# G0.0

JOB NO. 23-3625.01  
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**VILLAGE OF LONG GROVE APPLICABLE CODES**  
(Effective 6/1/2015) Code amendments and local ordinances are available online at [www.longgroveil.gov](http://www.longgroveil.gov) or at the Village office.

- 2015 International Building Code
- 2015 Int'l Residential Code
- 2015 Int'l Mechanical Code
- 2014 National Electrical Code
- 2014 Illinois State Plumbing Code
- 2015 Int'l Fire Code
- 2015 Int'l Fuel Gas Code
- 2015 Int'l Existing Building Code
- Illinois Accessibility Code (New: 10/23/18)
- 2015 Int'l Property Maintenance Code
- 2015 Int'l Wildland - Urban Interface Code
- 2015 Int'l Swimming Pool and Spa Code
- 2018 Int'l Energy Conservation Code (per IL 7/1/19)

**BUILDING AREAS:**  
TOTAL OCCUPABLE AREA: 1,348 SF

**CODE COMPLIANCE NOTES:**

1. BUILDING USES: ASSEMBLY GROUP A-2  
BUILDING TYPES: 3B (TABLE 601)
2. HEIGHT CALCULATIONS (TABLE 504.4)

USE GROUP	ALLOWABLE HEIGHT = # STORIES / HEIGHT (FT)	A-2
INCREASE FOR AUTOMATIC SPRINKLER (504.2)	1 STORY / 28FT	
ADJUSTED ALLOWED HEIGHT = # STORIES / HEIGHT (FT)	4 STORIES / 95FT	
ACTUAL HEIGHT = # STORIES / HEIGHT (FT)	1 STORIES / 22FT	

3. OCCUPANCY LEGEND

**ROOM TAGS**

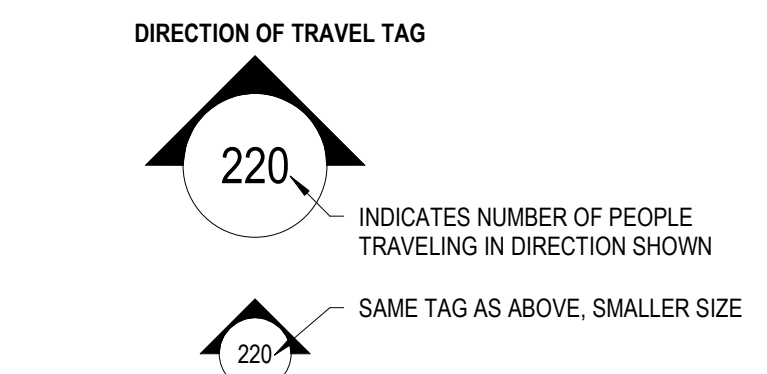
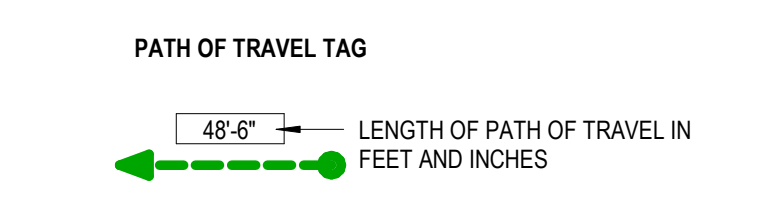
ROOM	ROOM NAME
A100	ROOM NUMBER
150 SF	ROOM OCCUPABLE SQUARE FOOTAGE
10	ROOM OCCUPANCY LOAD

**DOOR TAG**

ROOM	ROOM NAME
A100	ROOM NUMBER
150 SF	ROOM OCCUPABLE SQUARE FOOTAGE
10	ROOM OCCUPANCY LOAD - CALCULATED
10	ROOM OCCUPANCY LOAD - ACTUAL

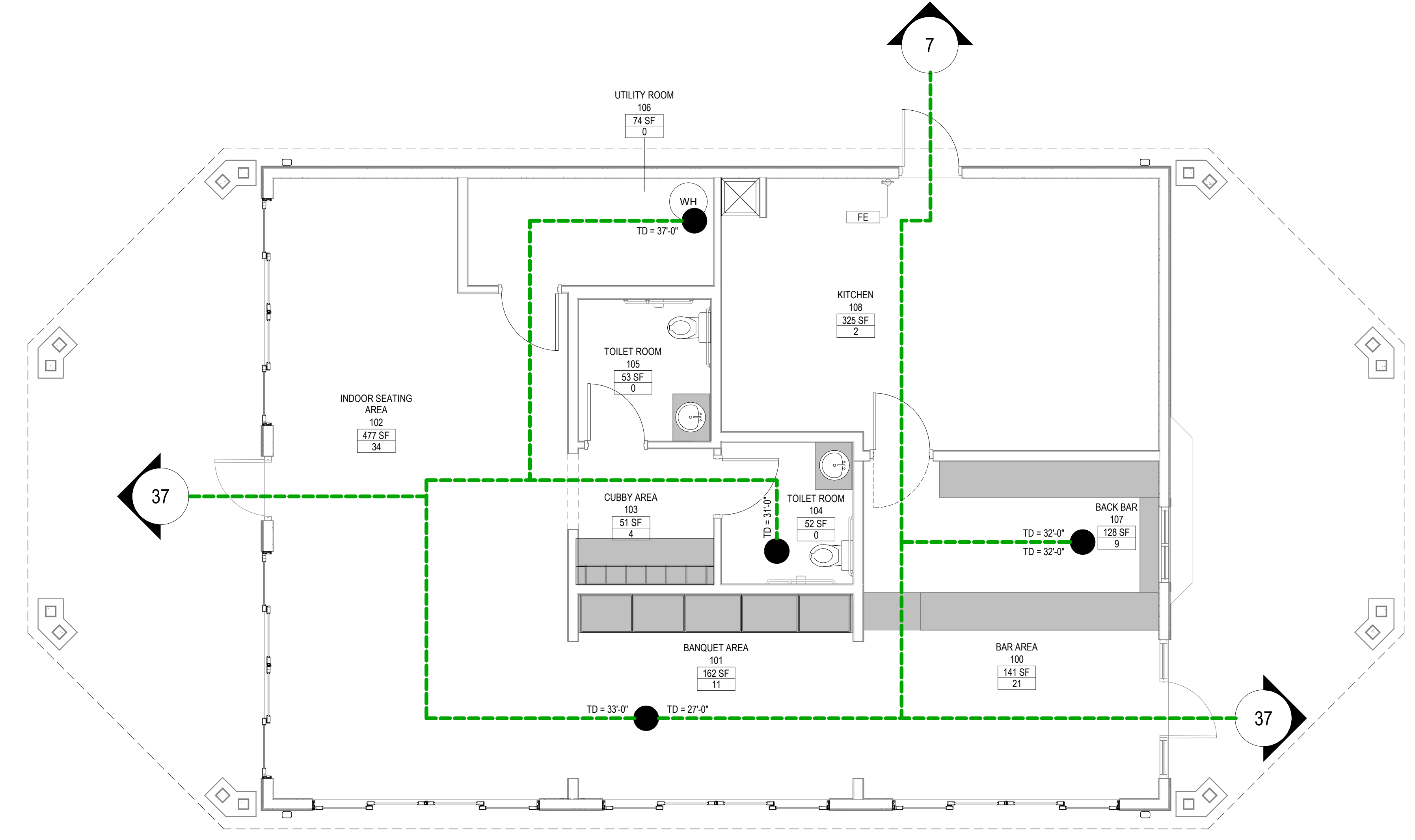
**PATH OF TRAVEL TAG**

A100	EXIT CAPACITY PROVIDED
227   34"	EXITING CLEAR WIDTH PROVIDED (INCHES)
120   18"	EXITING WIDTH REQUIRED (INCHES)
	EXIT CAPACITY REQUIRED

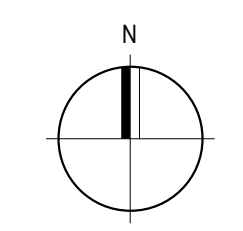


**GENERAL CODE COMPLIANCE NOTES**

1. PROVIDE FIRE WALLS, FIRE AND SMOKE PARTITIONS AT LOCATIONS INDICATED ON THESE G-Series DRAWINGS. PROVIDE CONSTRUCTION IN ACCORDANCE WITH UL-TEST NUMBERS FOR RATINGS INDICATED.  
UNLESS OTHERWISE NOTED PROVIDE THE FOLLOWING UL-TEST DESIGNS:  
1HR RATED GYPSUM BOARD, UL-U419; UL-U446;
2. FIRE RATED WALLS AND PARTITIONS SHALL BE CONTINUOUS, WITHOUT GAPS IN HORIZONTAL AND VERTICAL DIRECTIONS. SEAL ALL PENETRATIONS ACCORDING TO SPECIFIED OR SELECTED UL TESTS.
3. IN ADDITION TO SIGNS REQUIRED BY THE SPECIFICATIONS FOR EACH PENETRATION, PROVIDE STENCILLED SIGNS AT ALL ACCESSIBLE CONCEALED FLOOR, CEILING OR ATTIC SPACE WHICH INCORPORATES THE WORDS: "FIRE AND/OR SMOKE BARRIER - PROTECT ALL OPENINGS". PROVIDE AT LEAST ONE OR MORE SIGNS ON BOTH SIDES OF EACH WALL SEGMENT SPACED AT LEAST 15' APART. LETTERING SHALL BE AT LEAST 2" IN HEIGHT.
4. STRUCTURAL FRAME SUPPORTING FIRE RATED WALLS: ALL STRUCTURAL COMPONENTS, INCLUDING COLUMNS, GIRDERS, BEAMS, JOISTS AND DECKS, SUPPORTING FIRE RATED SHAFT CONSTRUCTION SHALL BE FIRE RATED TO THE SAME LEVEL OF PROTECTION OF THE SHAFT. PROTECTION OF INDIVIDUAL BEAMS SHALL EXTEND TO THE ENTIRE SPAN OF THE STRUCTURE AND TO COLUMNS ALL THE WAY DOWN TO THE GROUND.



**1 CODE COMPLIANCE PLAN**  
1/4" = 1'-0"



OCCUPANCY SCHEDULE_VERSION 1						
ROOM NO.	ROOM NAME	ROOM NET AREA (S.F.)	ROOM OCCUPANCY		SF PER PERSON	ROOM OCCUPANT LOAD (ACTUAL)
			OCCUPANCY TYPE	SF TYPE		
GRADE						
100	BAR AREA	141 SF	ASSEMBLY - WITHOUT FIXED SEATING - CONCENTRATED (CHAIRS ONLY)	NET	7	21
101	BANQUET AREA	162 SF	ASSEMBLY - WITHOUT FIXED SEATING - UNCONCENTRATED (TABLES & CHAIRS)	NET	15	11
102	INDOOR SEATING AREA	477 SF	ASSEMBLY - WITHOUT FIXED SEATING - UNCONCENTRATED (TABLES & CHAIRS)	NET	15	34
103	CUBBY AREA	51 SF	ASSEMBLY - WITHOUT FIXED SEATING - UNCONCENTRATED (TABLES & CHAIRS)	NET	5	4
104	TOILET ROOM	52 SF	UNOCCUPIED SPACES	GROSS	0	0
105	TOILET ROOM	53 SF	UNOCCUPIED SPACES	GROSS	0	0
106	UTILITY ROOM	74 SF	UNOCCUPIED SPACES	GROSS	0	0
107	BACK BAR	128 SF	ASSEMBLY - WITHOUT FIXED SEATING - UNCONCENTRATED (TABLES & CHAIRS)	NET	15	9
108	KITCHEN	325 SF	KITCHENS, COMMERCIAL	GROSS	200	2
NUMBER OF ROOMS: 9						81

**ROYAL MELBOURNE COUNTRY CLUB -  
PLATFORM TENNIS AND PLATFORM LODGE**  
ROYAL MELBOURNE  
4700 ROYAL MELBOURNE DR, LONG GROVE, IL 60047

ISSUED FOR PERMIT

**CODE COMPLIANCE PLAN -  
PLATFORM LODGE**

SHEET NO.  
**G1.1**

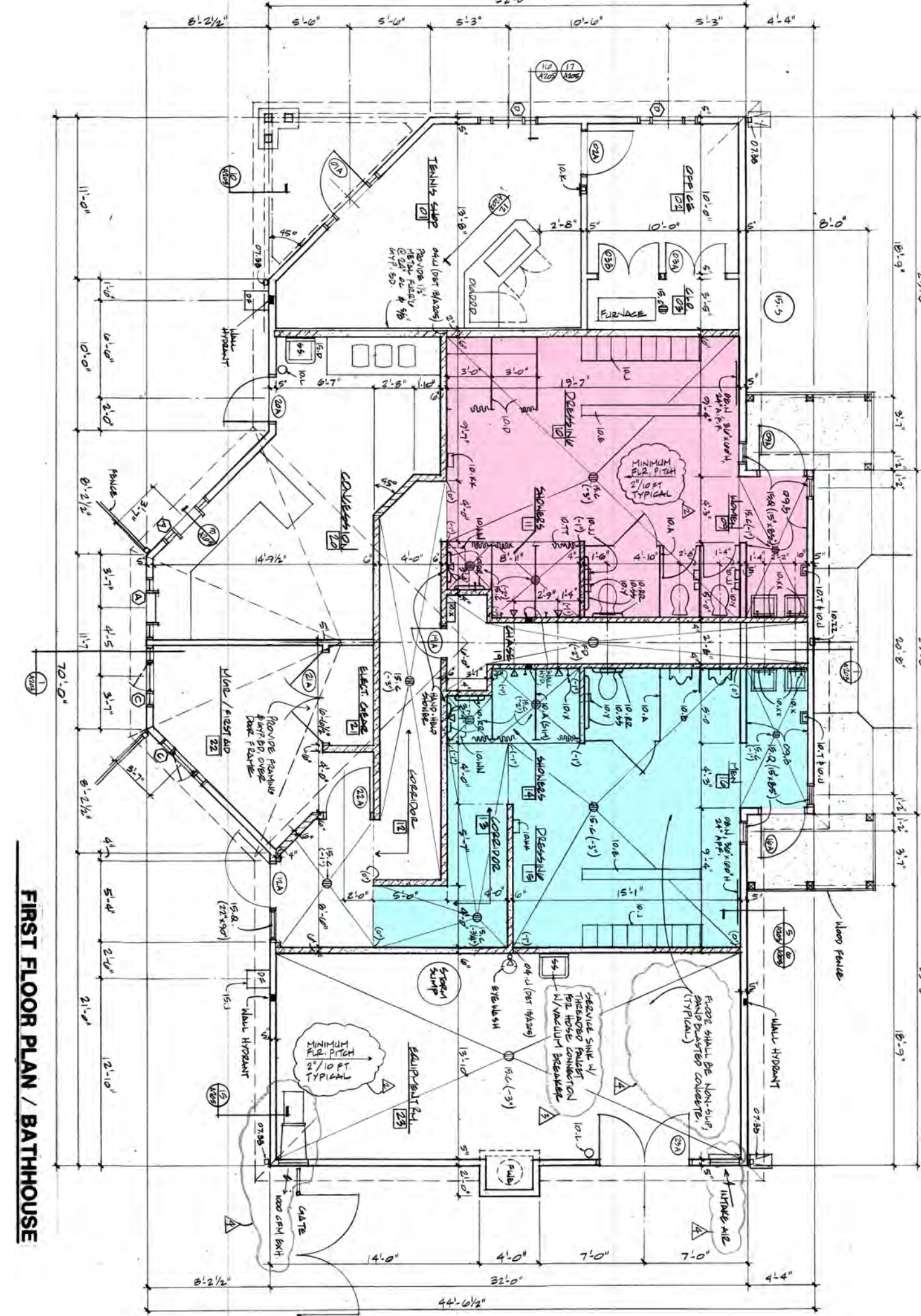
JOB NO. 23-3625.01  
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ISSUANCE		
NO	DATE	DESCRIPTION
	02.24.2023	ISSUED FOR PERMIT

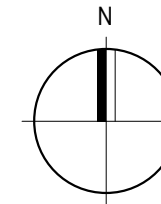
ROYAL MELBOURNE COUNTRY CLUB -  
PLATFORM TENNIS AND PLATFORM LODGE  
ROYAL MELBOURNE  
4700 ROYAL MELBOURNE DR, LONG GROVE, IL 60047  
ISSUED FOR PERMIT

CODE COMPLIANCE PLAN -  
POOL ENCLOSURE

SHEET NO.  
**G1.2**



1 EXISTING BATHHOUSE PLAN  
1/8" = 1'-0"



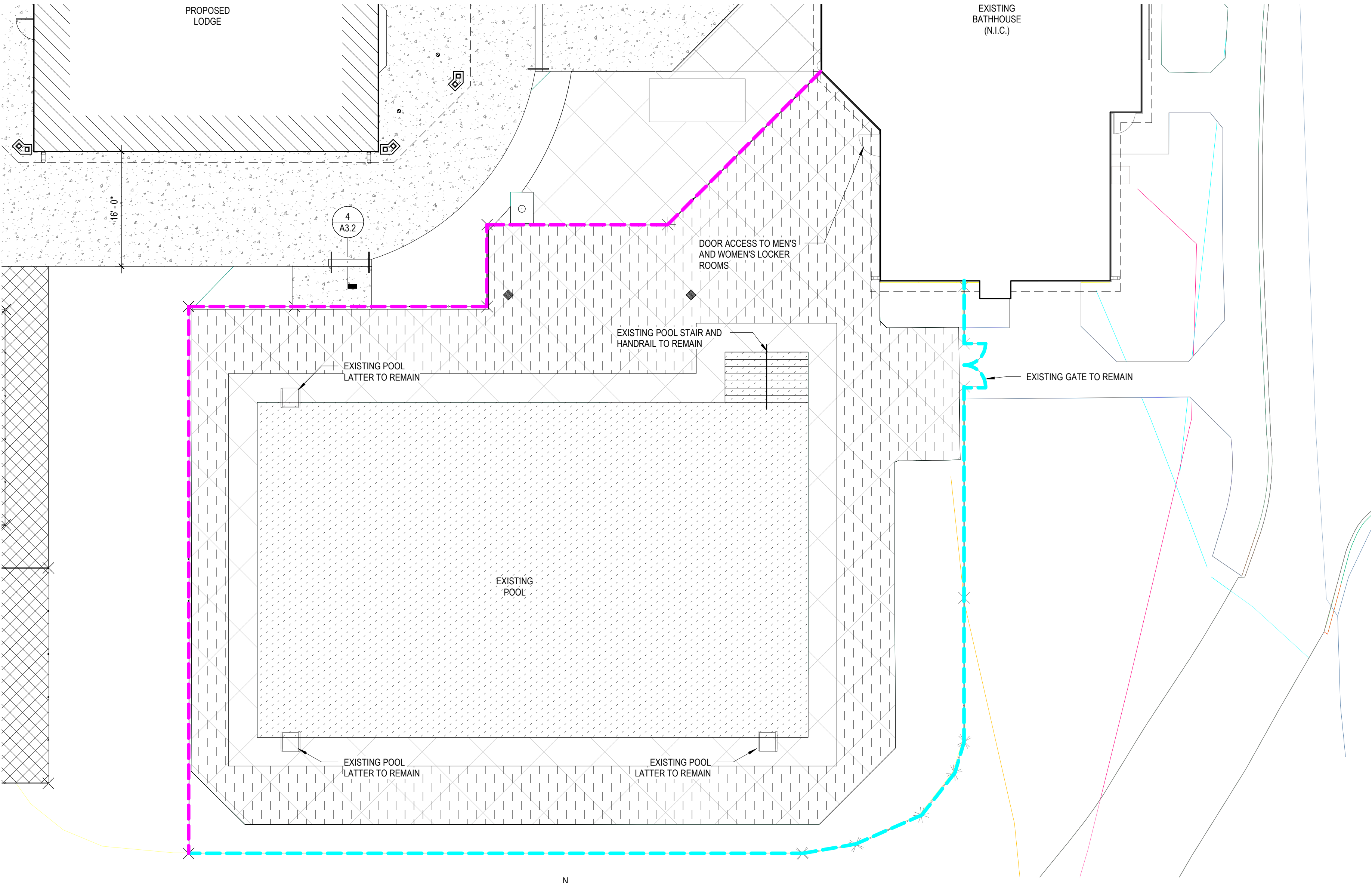
EXISTING FIXTURE REQUIREMENTS BASED ON NEW BATHER COUNT  
(PER IDPH SECTION 820:TABLE E - SHOWER, LAVATORY, AND TOILET FIXTURES REQUIRED PER BATHER LOAD)

BATHER LOAD 323/ 2 M/F (162 EACH SEX)	FIXTURES REQUIRED			
	TOILET	URINALS	LAVATORIES	SHOWERS
FIXTURES REQ'D MALE	2	2	2	4
EXISTING FIXTURES PROVIDED MALE	1	2	2	3
FIXTURES REQ'D FEMALE	4	-	2	4
EXISTING FIXTURES PROVIDED FEMALE	3	-	2	2

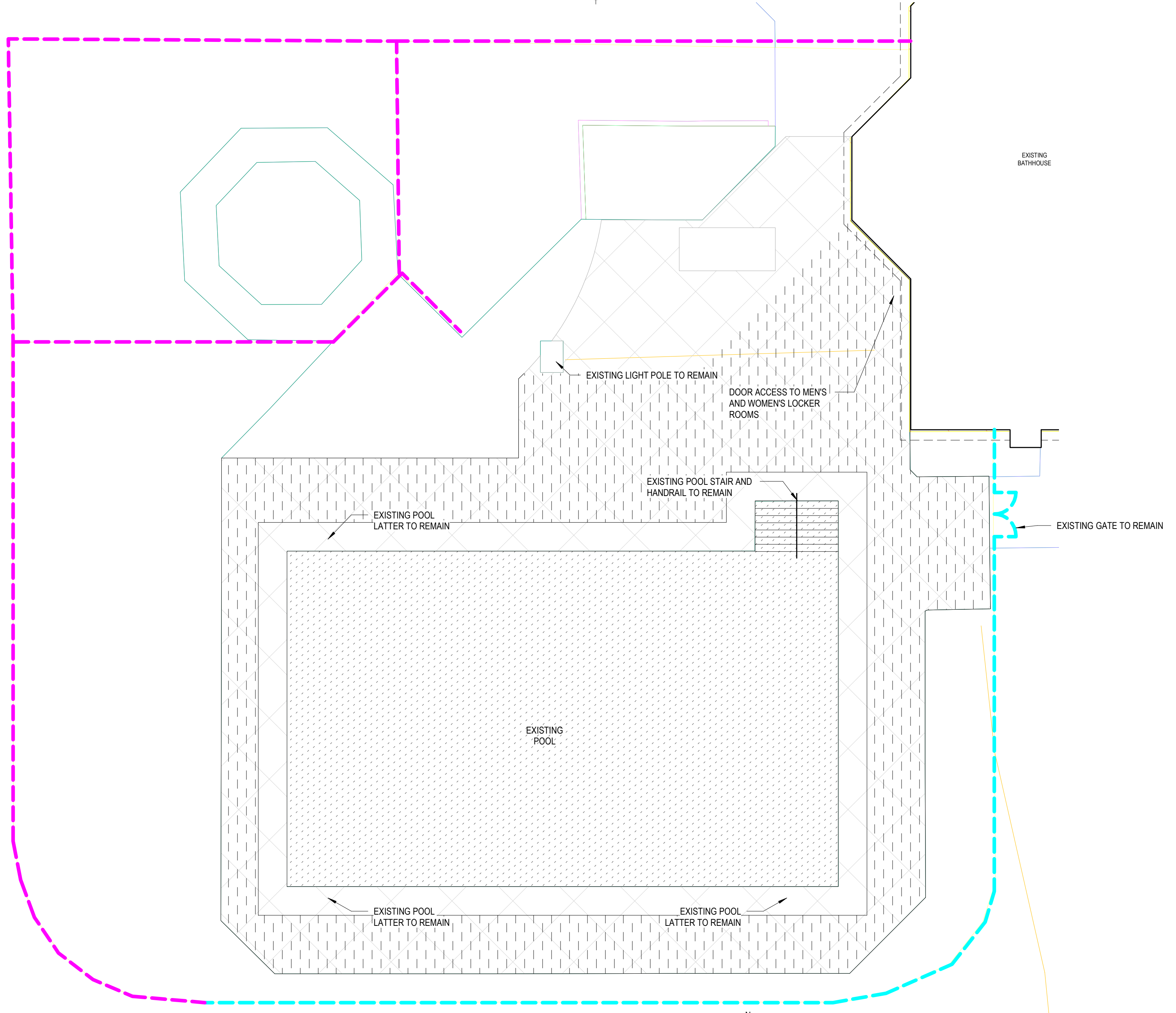
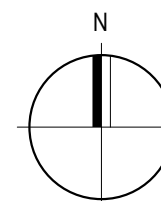
BATHER LOAD TABLE	GROSS AREA	SQ. FT AREA/ PERSON	BATHER LOAD	ANTICIPATED BATHER LOAD
<b>BATHERS ON DECKS</b>				
ENCLOSED POOL DECK	3,354 SF	50 SF	68	68
<b>BATHERS IN POOLS</b>				
LAP POOL (SHALLOW)	3,430 SF	15 SF	229	229
<b>TOTAL</b>			<b>391</b>	<b>391</b>

- POOL (SHALLOW)
- ENCLOSED POOL DECK
- EXISTING BUILDING
- EXISTING FENCE TO REMAIN DURING SUMMER 2022 POOL SEASON
- TEMPORARY CONSTRUCTION FENCING DURING SUMMER 2023 POOL SEASON  
MINIMUM REQUIREMENTS 6'-0" HIGH CHAIN LINK WITH VISION SCREEN. NO OPENINGS GREATER THAN 3"

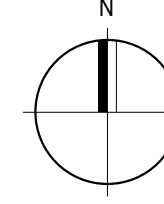
POOL FIXTURE BATHER COUNT - SUMMER 2023  
1/8" = 1'-0"



2 SITE PLAN CODE COMPLIANCE -SUMMER 2023  
1" = 10'-0"



3 SITE PLAN CODE COMPLIANCE - EXISTING POOL ENCLOSURE  
1" = 10'-0"



COMcheck Software Version COMcheckWeb  
Interior Lighting Compliance Certificate

Project Information

Energy Code: 2018 IECC  
Project Title: Royal Melbourne  
Project Type: New Construction

Construction Site: 4700 Royal Melbourne Drive, Long Grove, Illinois 60047  
Owner/Agent: Royal Melbourne Country Club, 4700 Royal Melbourne Drive, Long Grove, Illinois 60047  
Designer/Contractor: Ron Gryzik, System's Design Group Int., Inc., 6765 Revere Court, Gurnee, Illinois 60031, 8475257850, rygzk@comcast.net

Additional Efficiency Package(s)

Credits: 1.0 Required, 0.0 Proposed

Allowed Interior Lighting Power

A Area Category	B Floor Area (ft <sup>2</sup> )	C Allowed Watts / ft <sup>2</sup>	D Allowed Watts
1-Dining: Bar Lounge/Leisure	1537	0.90	1383
Total Allowed Watts =			1383

Proposed Interior Lighting Power

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixture	D Watt. (C X D)	E (C X D)
1-Dining: Bar Lounge/Leisure				
LED: A: LED RECESSED CAN: LED Other Fixture Unit 13W:	1	24	13	312
LED: C: DX2 RECESSED PANEL: LED Panel 40W:	1	9	39	351
LED: D: 1X4 LINEAR SURFACE: LED Other Fixture Unit 40W:	1	1	38	38
Total Proposed Watts =			701	

Interior Lighting PASSES: Design 49% better than code

Interior Lighting Compliance Statement

Compliance Statement: The proposed interior lighting design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed interior lighting systems have been designed to meet the 2018 IECC requirements in COMcheck Version COMcheckWeb and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Electrical Engineer: Ron Gryzik, Date: 2-28-23

Project Title: Royal Melbourne  
Data filename: C:\Users\jyoung\Documents\COMcheck\Royal Melbourne.cck  
Report date: 02/28/23  
Page: 1 of 7

COMcheck Software Version 4.1.5.5  
Mechanical Compliance Certificate

Project Information

Energy Code: 2018 IECC  
Project Title: Royal Melbourne Country Club - Platform Tennis Lodge  
Location: Long Grove, Illinois  
Climate Zone: SA  
Project Type: New Construction

Construction Site: 4700 Royal Melbourne Dr., Long Grove, IL 60047  
Owner/Agent: Royal Melbourne Country Club, 4700 Royal Melbourne Dr., Long Grove, IL 60047  
Designer/Contractor: Jeremy Wianckowski, Martin Peterson Company, Inc., 9800 55th Street, Kenosha, WI 53144, 262-458-1126, jwianckowski@mpcmecch.com

Additional Efficiency Package(s)

Credits: 1.0 Required, 0.0 Proposed

Mechanical Systems List

Quantity	System Type & Description
1	RTU-1 (Single Zone): Heating: 1 each - Central Furnace, Gas, Capacity = 88 kBtu/h Proposed Efficiency = 80.00% EI, Required Efficiency: 80.00% EI or 80% AFUE Cooling: 1 each - Single Package DX Unit, Capacity = 46 kBtu/h, Air-Cooled Condenser, Air Economizer Proposed Efficiency = 14.00 SEER, Required Efficiency: 14.00 SEER Fan System: RTU-1 - Compliance (Brake HP method) - Passes
1	RTU-2 (Single Zone): Heating: 1 each - Central Furnace, Gas, Capacity = 88 kBtu/h Proposed Efficiency = 80.00% EI, Required Efficiency: 80.00% EI or 80% AFUE Cooling: 1 each - Single Package DX Unit, Capacity = 46 kBtu/h, Air-Cooled Condenser, Air Economizer Proposed Efficiency = 14.00 SEER, Required Efficiency: 14.00 SEER Fan System: RTU-2 - Compliance (Brake HP method) - Passes
1	Water Heater 1: Gas Storage Water Heater, Capacity: 60 gallons, Input Rating: 100 kBtu/h w/ Circulation Pump Proposed Efficiency: 95.00% EI, Required Efficiency: 80.00% EI

Mechanical Compliance Statement

Compliance Statement: The proposed mechanical design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed mechanical systems have been designed to meet the 2018 IECC requirements in COMcheck Version 4.1.5.5 and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Jacob Wianckowski - ENGINEER, Date: 02-15-23

Project Title: Royal Melbourne Country Club - Platform Tennis Lodge  
Data filename: C:\Users\jyoung\Documents\COMcheck\Royal Melbourne.cck  
Report date: 02/15/23  
Page: 1 of 12

COMcheck Software Version 4.1.5.3  
Envelope Compliance Certificate

Project Information

Energy Code: 2018 IECC  
Project Title: Royal Melbourne Country Club - Platform Tennis Lodge  
Location: Long Grove, Illinois  
Climate Zone: SA  
Project Type: New Construction  
Vertical Glazing / Wall Area: 51%

Construction Site: 4700 Royal Melbourne Dr., Long Grove, IL 60047  
Owner/Agent: Royal Melbourne Country Club, 4700 Royal Melbourne Dr., Long Grove, IL 60047  
Designer/Contractor: FGM Architects, 1211 West 22nd St., Suite 700, Oak Brook, IL 60523

Additional Efficiency Package(s)

Credits: 1.0 Required, 1.0 Proposed  
Reduced Air Infiltration, 1.0 credit

Building Area

Building Area	Floor Area
1-Dining: Bar Lounge/Leisure - Nonresidential	1632

Envelope Assemblies

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Proposed U-Factor	Budget U-Factor
Floor 1: Slab-On-Grade Unheated, Horizontal with vertical 4 R, [Bldg Use 1 - Dining: Bar Lounge/Leisure] (c)	164	---	15.0	0.630	0.640
Roof 1: Attic Roof with Wood Joists, [Bldg Use 1 - Dining: Bar Lounge/Leisure]	1632	39.0	15.0	0.019	0.027
<b>NORTH</b>					
North Exterior Wall: Wood-Framed, 16" o.c., [Bldg Use 1 - Dining: Bar Lounge/Leisure]	430	27.0	15.0	0.028	0.064
Window 1: Wood Frame Operable, Perf. Specs., Product ID PEL-N-250-02840-00001, SHGC 0.22, PF 0.13, [Bldg Use 1 - Dining: Bar Lounge/Leisure] (b)	96	---	---	0.320	0.450
Door 1: Insulated Metal, Swinging, [Bldg Use 1 - Dining: Bar Lounge/Leisure]	21	---	---	0.700	0.370
<b>EAST</b>					
East Exterior Wall: Wood-Framed, 16" o.c., [Bldg Use 1 - Dining: Bar Lounge/Leisure]	306	27.0	15.0	0.028	0.064
Window 1: Wood Frame Operable, Perf. Specs., Product ID PEL-N-250-02840-00001, SHGC 0.22, PF 1.00, [Bldg Use 1 - Dining: Bar Lounge/Leisure] (b)	60	---	---	0.320	0.450
Window 1 copy 8: Wood Frame Operable, Perf. Specs., Product ID PEL-N-250-02840-00001, SHGC 0.22, PF 1.00, [Bldg Use 1 - Dining: Bar Lounge/Leisure] (b)	90	---	---	0.320	0.450
<b>SOUTH</b>					
South Exterior Wall: Wood-Framed, 16" o.c., [Bldg Use 1 - Dining: Bar Lounge/Leisure]	430	27.0	15.0	0.028	0.064

Project Title: Royal Melbourne Country Club - Platform Tennis Lodge  
Data filename: S:\jobs\2023\23-3625.011.0 PM1.11 Code Study\RMCC - ComCheck\_option1.cck  
Report date: 02/01/23  
Page: 1 of 10

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Proposed U-Factor	Budget U-Factor
Window 1 copy 1: Wood Frame Operable, Perf. Specs., Product ID PEL-N-250-02840-00001, SHGC 0.22, PF 0.13, [Bldg Use 1 - Dining: Bar Lounge/Leisure] (b)	96	---	---	0.320	0.450
Window 1 copy 2: Wood Frame Operable, Perf. Specs., Product ID PEL-N-250-02840-00001, SHGC 0.22, PF 0.12, [Bldg Use 1 - Dining: Bar Lounge/Leisure] (b)	96	---	---	0.320	0.450
Window 1 copy 3: Wood Frame Operable, Perf. Specs., Product ID PEL-N-250-02840-00001, SHGC 0.22, PF 0.12, [Bldg Use 1 - Dining: Bar Lounge/Leisure] (b)	96	---	---	0.320	0.450
<b>WEST</b>					
West Exterior Wall: Wood-Framed, 16" o.c., [Bldg Use 1 - Dining: Bar Lounge/Leisure]	306	27.0	15.0	0.028	0.064
Window 1 copy 4: Wood Frame Operable, Perf. Specs., Product ID PEL-N-250-02840-00001, SHGC 0.22, PF 1.00, [Bldg Use 1 - Dining: Bar Lounge/Leisure] (b)	96	---	---	0.320	0.450
Window 1 copy 5: Wood Frame Operable, Perf. Specs., Product ID PEL-N-250-02840-00001, SHGC 0.22, PF 1.00, [Bldg Use 1 - Dining: Bar Lounge/Leisure] (b)	96	---	---	0.320	0.450

(a) Budget U-factors are used for software baseline calculations ONLY, and are not code requirements.  
(b) Fenestration product performance must be certified in accordance with NFRC and requires supporting documentation.  
(c) Slab-On-Grade proposed and budget U-factors shown in table are F-factors.

Envelope PASSES: Design 0.1% better than code

Envelope Compliance Statement

Compliance Statement: The proposed envelope design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed envelope systems have been designed to meet the 2018 IECC requirements in COMcheck Version 4.1.5.3 and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Jacob McLaughlin - Project Manager, Date: 2-01-2023

Project Title: Royal Melbourne Country Club - Platform Tennis Lodge  
Data filename: S:\jobs\2023\23-3625.011.0 PM1.11 Code Study\RMCC - ComCheck\_option1.cck  
Report date: 02/01/23  
Page: 2 of 10



FGM Architects Inc.  
1211 W 22nd St, Suite 700  
Oak Brook, Illinois 60523  
630.574.8300 OFFICE  
630.574.7070 FAX  
ILLINOIS PROFESSIONAL DESIGN  
FIRM #184-000550

CIVIL  
HAEGER ENGINEERING  
100 East Oak Parkway  
Schaumburg, IL 60173  
815.396.0001  
IL STATE CERTIFICATE OF AUTHORITY  
NO. XXXXXXXXXX

STRUCTURAL  
MCCLUSKEY ENGINEERING  
1887 High Grove Lane  
NAPERVILLE, IL 60563  
630.717.3399 (O) 630.717.3397 (F)  
IL STATE CERTIFICATE OF AUTHORITY  
NO. XXXXXXXXXX

ISSUANCE

NO	DATE	DESCRIPTION
	02.24.2023	ISSUED FOR PERMIT

ROYAL MELBOURNE COUNTRY CLUB -  
PLATFORM TENNIS AND PLATFORM LODGE  
ROYAL MELBOURNE  
4700 ROYAL MELBOURNE DR, LONG GROVE, IL 60047  
ISSUED FOR PERMIT

COMCHECK

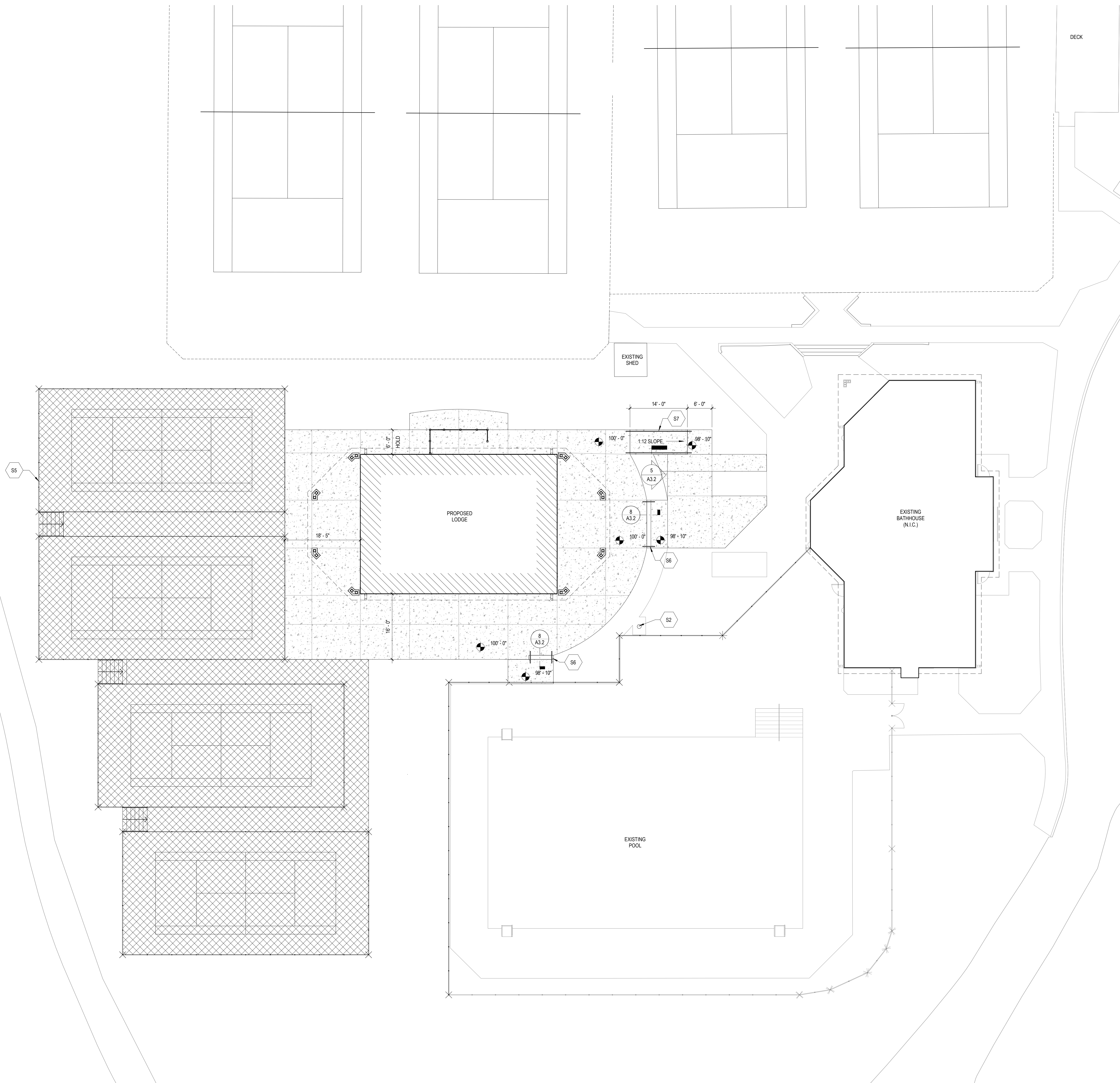
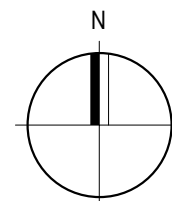
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**1** | **SITE PLAN**  
 1" = 10'-0"



SITE PLAN KEYED NOTES	
TAG	DESCRIPTION
S1	VIF LOCATION OF EXISTING FENCE. NEW CONCRETE POOL DECK IS TO MAINTAIN A MIN. 6' DISTANCE FROM EXISTING FENCE.
S2	EXISTING LIGHT POLE TO REMAIN
S5	HATCHED AREA INDICATES PLATFORM TENNIS COURT SCOPE. DESIGN CONCEPT AS SHOWN GRAPHICALLY. SEE CIVIL SERIES FOR ADDITIONAL SITE INFORMATION. PLATFORM TENNIS MANUFACTURER IS RESPONSIBLE FOR COORDINATING WITH CONTRACTOR AND OWNER FOR PRODUCT SPECIFICS
S6	SEE SHEET A3.2 FOR TYPICAL HANDRAIL DETAIL
S7	SEE SHEET A3.2 FOR TYPICAL RAMP HANDRAIL DETAIL

- NEW SITE CONCRETE, TYPICAL  
SEE CIVIL AND STRUCTURAL SERIES FOR ADDITIONAL INFORMATION
- NEW CONCRETE POOL DECK  
POOL DECK WITH ANTI-SLIP LIGHT BROOM FINISH AND SLOPED TO DRAIN AT A MINIMUM 1 INCH PER 10 FEET (WITH A MAXIMUM 15 FOOT LENGTH)
- NEW BUILDING

**LEGEND - SITE PLAN**  
 1/2" = 1'-0"

**fgma**  
**FGM Architects Inc.**  
 1211 W 22nd St, Suite 700  
 Oak Brook, Illinois 60523  
 630.574.8300 OFFICE  
 630.574.7070 FAX  
 ILLINOIS PROFESSIONAL DESIGN  
 FIRM #184-000350

**CIVIL ENGINEERING**  
 100 East Loop Parkway  
 Schaumburg, IL 60173  
 #184000000 (0)  
 IL STATE CERTIFICATE OF AUTHORITY  
 NO. XXXXXXXXX

**STRUCTURAL  
 MCLUSKEY ENGINEERING**  
 1887 High Grove Lane  
 Naperville, IL 60563  
 630.717.3399 (0) 630.717.3397 (0)  
 IL STATE CERTIFICATE OF AUTHORITY  
 NO. XXXXXXXXX

ISSUANCE		
NO	DATE	DESCRIPTION
	02.24.2023	ISSUED FOR PERMIT

**ROYAL MELBOURNE COUNTRY CLUB -  
 PLATFORM TENNIS AND PLATFORM LODGE**  
 ROYAL MELBOURNE  
 4700 ROYAL MELBOURNE DR, LONG GROVE, IL 60047

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CEILING PLAN KEYED NOTES	
TAG	DESCRIPTION
C1	BEAD BOARD BATTEN STRIP TO COVER EDGE
C2	RANGE HOOD. SEE KITCHEN EQUIPMENT SERIES FOR ADDITIONAL INFORMATION

**CEILING TAG LEGEND**

CEILING TYPE - SEE LEGEND BELOW

GB | PT.1  
8'-0"

PT.2  
8'-0"

EXP

APPLIED FINISH (WHERE APPLICABLE)  
CEILING HEIGHT AFF

APPLIED FINISH TO EXPOSED STRUCTURE,  
CONDUITS, DUCTWORK, PIPING, ETC.

EXPOSED CEILING

EXPOSED CEILING  
FOR TAGS WITH NO FINISH INDICATED,  
REFER TO GENERAL RCP NOTES FOR  
TYPICAL APPLIED FINISH TO STRUCTURE,  
CONDUITS, DUCTWORK, PIPING, ETC.

**CEILING TYPES LEGEND**

INDICATES TYPE PER TAG ON RCP

GB  
SUSPENDED GYPSUM BOARD CEILING:  
5/8" GYPSUM BOARD ON 7/8" MTL. FURRING AT  
24" O.C. ON 1 1/2" CHANNELS W/ HANGERS AT  
4'-0" O.C. MAX UNO. SEE DETAILS.

ACT.1  
ACOUSTICAL CEILING PANEL: 2x2

BBC.1  
6" BEAD BOARD CEILING MOUNTED TO 2X  
WOOD FRAME  
COLOR: WHITE

EXP  
EXPOSED CEILING. PAINT ALL  
EXPOSED STRUCTURE, CONDUITS,  
DUCTWORK, PIPING, ETC. U.N.O.

**CEILING FIXTURES LEGEND**

2x2 CEILING MOUNTED FIXTURE

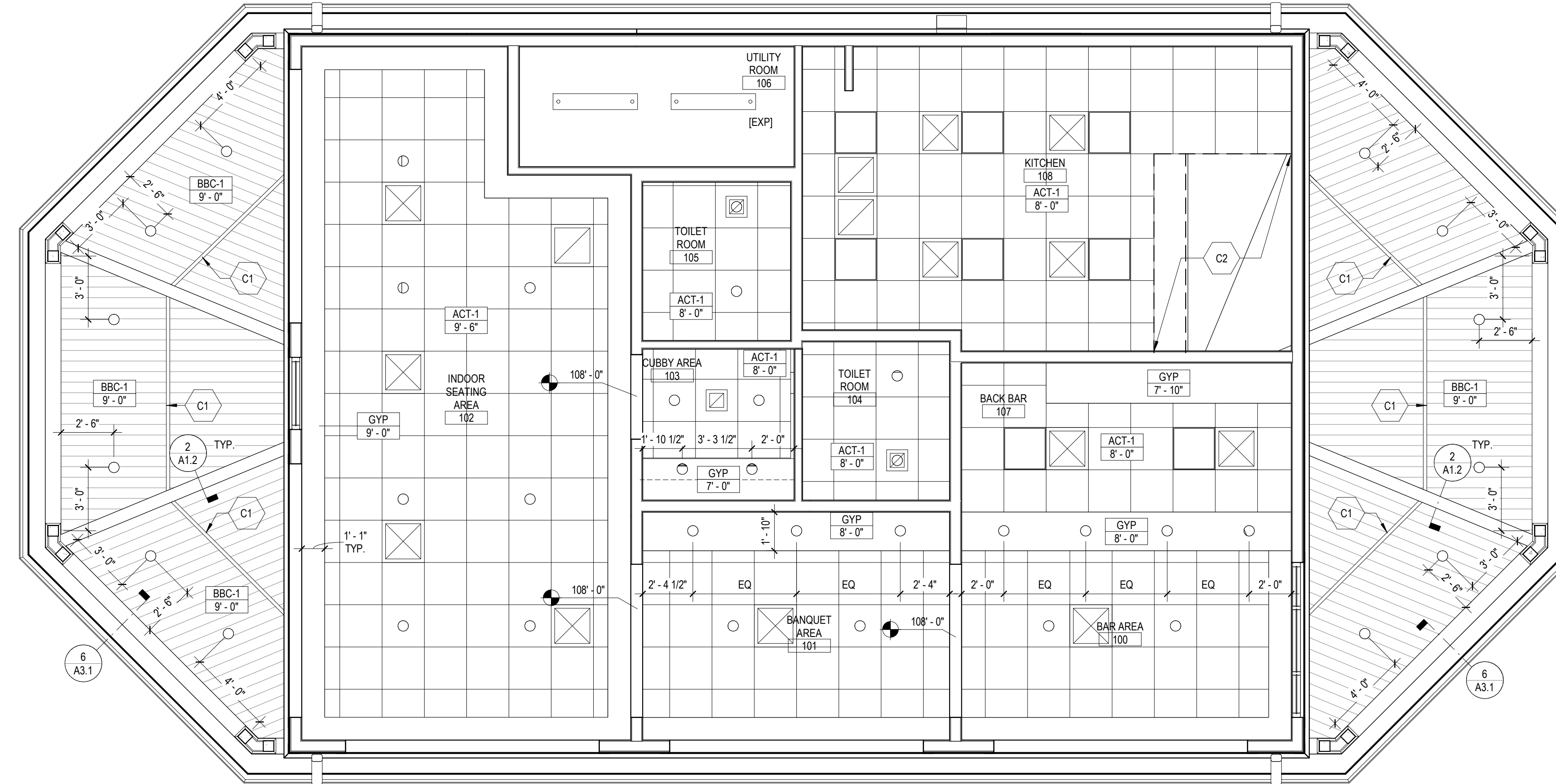
6" RECESSED DIRECTIONAL CAN LIGHT

AIR DIFFUSER

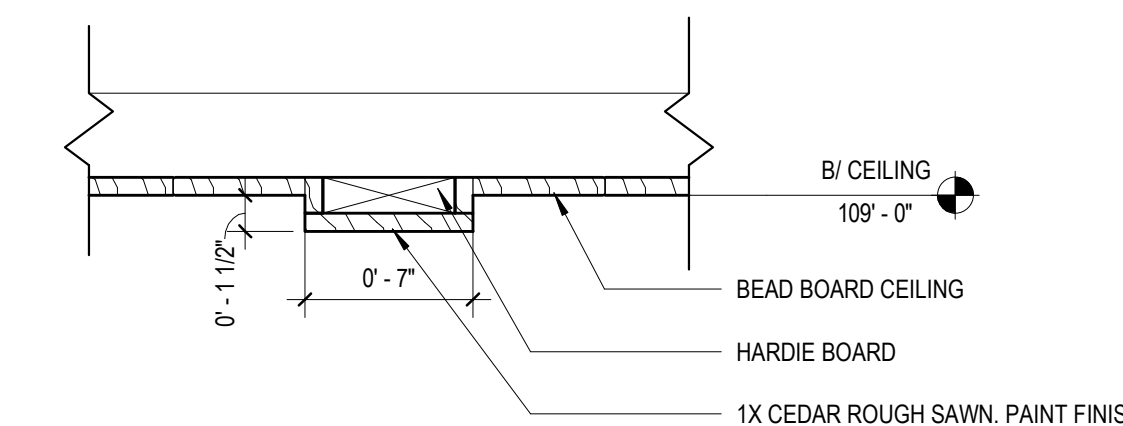
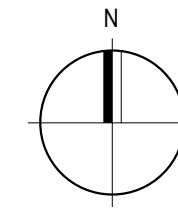
RETURN AIR GRILLE

EXHAUST FAN WITH LIGHT

**R.C.P. LEGEND**  
1/8" = 1'-0"



**1 REFLECTED CEILING PLAN**  
1/4" = 1'-0"

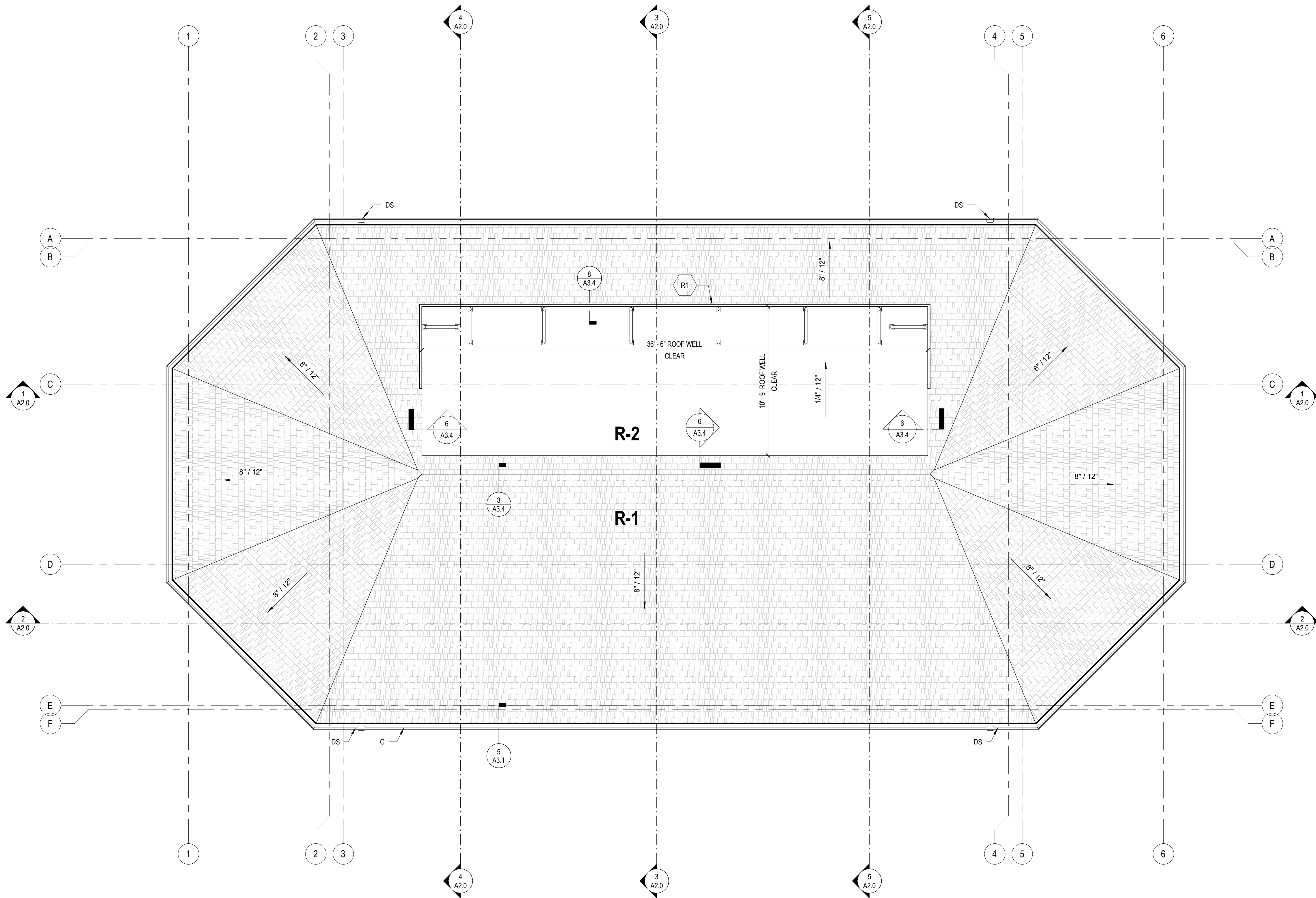


**2 CEILING DETAIL**  
1 1/2" = 1'-0"

**GENERAL REFLECTED CEILING PLAN NOTES**

- FOR FLOOR PLAN DIMENSIONS, SEE FLOOR PLANS.
- REFER TO G-SERIES SHEETS FOR TYPICAL ABBREVIATIONS, SYMBOLS & TAGS.
- REFLECTED CEILING PLANS AND MEP DRAWINGS ARE COMPLEMENTARY. GENERALLY SEE REFLECTED CEILING PLAN FOR LOCATION AND ARRANGEMENT OF FIXTURES AND DEVICES. SEE MEP DRAWINGS FOR MEP REQUIREMENTS. PROVIDE COORDINATED DRAWINGS FOR REVIEW PRIOR TO CONSTRUCTION.
- SPRINKLER HEADS HAVE NOT BEEN SHOWN. COORDINATE SPRINKLER HEAD LOCATIONS WITH OTHER CEILING MOUNTED ITEMS. LOCATE SPRINKLER HEADS AS REQUIRED BY CODE TO PROVIDE SPECIFIED COVERAGE. LOCATE SPRINKLER HEADS WITHIN THE CENTERLINE OF TILES OR QUARTER POINTS UNLESS OTHERWISE APPROVED.
- CONTRACTOR IS TO LOCATE MECHANICAL ITEMS AROUND LIGHTING LAYOUT AND IN THE APPROXIMATE LOCATION OF THE MECHANICAL DRAWINGS.
- DO NOT ATTACH CEILING HANGERS TO ROOF DECKS. ATTACH CEILING HANGERS TO STRUCTURAL BEAMS AND JOISTS ONLY. ATTACH CEILING HANGERS TO FLOOR DECKS USING SPECIFIED INSERTS ONLY.
- SUPPORT CONDUIT, BOXES AND OTHER EQUIPMENT WITH UNISTRUT HANGERS ATTACHED TO STRUCTURAL ELEMENTS.
- START POINT FOR CEILING GRIDS TO BE CENTER OF ROOM UNLESS NOTED BY A START POINT.
- PROVIDE NON-SAG TYPE GYPSUM BOARD PANELS AT CEILING OF ALL WET AREAS SUCH AS TOILET ROOMS AND LOCKER ROOMS, UNLESS NOTED OTHERWISE.
- REFER TO INTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION REGARDING SOFFIT HEIGHTS AND LOCATIONS.
- COORDINATE LOCATION OF EXIT SIGNS WITH CODE COMPLIANCE PLANS AND ELECTRICAL DRAWINGS.
- ROUTE ALL CONDUITS ON EXPOSED CEILINGS SQUARE TO BUILDING WALLS AND GROUP TOGETHER.
- ALL PARTITION AND SOFFIT FRAMING SHALL EXTEND TO UNDERSIDE OF STRUCTURE, UNLESS NOTED OTHERWISE.
- PROVIDE RADUS FITTED CEILING TRACK ACCESSORY AT ALL BULLNOSED WALL CORNERS.

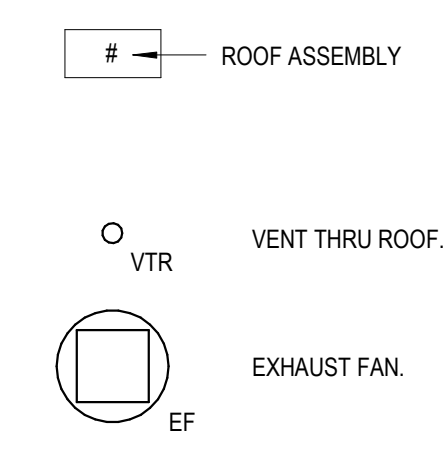
**GENERAL REFLECTED CEILING PLAN NOTES**  
12" = 1'-0"



**1 ROOF PLAN**  
1/4" = 1'-0"

ROOF PLAN KEYED NOTES	
TAG	DESCRIPTION
R1	MECHANICAL SCREEN 8" MIN. CURB WITH 48" MIN HEIGHT SCREEN

**ROOF PLAN LEGEND**



**WALL TYPES LEGEND**

- W-1 WALL CONSTRUCTION**
- 0-7 1/4" WOOD STUD WALL (BASIS-OF-DESIGN: HARDIE BOARD) (R-0.00)
  - AIR BARRIER (R-0.00)
  - 1/2" PLYWOOD SHEATHING (R-0.63)
  - 2x6 WOOD FRAMING W/ 4" MIN CLOSED CELL SPRAY INSULATION (R-25.00)
  - 5/8" GYPSUM BOARD (R-0.56)
- OUTSIDE AIR FILM (0.17)  
INSIDE AIR FILM (0.68)  
**TOTAL R-VALUE = 27.04**

**ROOF TYPES LEGEND**

- R-1 ROOF CONSTRUCTION**
- ASPHALT SHINGLES (CONTRACTOR TO MATCH ADJACENT BATH HOUSE SHINGLES)
  - (3'-0" FROM EXTERIOR WALL SURFACE) ICE AND WATER SHIELD AT ROOF PERIMETER
  - 30 LB FELT
  - 3/4" PLYWOOD SHEATHING
  - WOOD TRUSS (SEE STRUCTURAL SERIES)
  - 6" MIN CLOSED CELL SPRAY INSULATION (R-39.00)
- TOTAL R-VALUE = 39.00**
- R-2 ROOF CONSTRUCTION**
- PVC ROOFING MEMBRANE
  - 1/2" COVER BOARD
  - WOOD TRUSS (SEE STRUCTURAL SERIES)
  - 6" MIN CLOSED CELL SPRAY INSULATION (39.00)
- TOTAL R-VALUE = 39.00**

**GENERAL ROOF NOTES**

- REFER TO O-SERIES SHEETS FOR TYPICAL ABBREVIATIONS, SYMBOLS & TAGS.
- COORDINATE ROOF PENETRATIONS WITH STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL CONTRACTORS.
- ALL ROOF SADDLES/CRICKETS SHALL HAVE A MINIMUM OF 1/2" PER FOOT SLOPE, UNLESS NOTED OTHERWISE.
- PROVIDE CRICKETS/ROOF CURBS FOR ALL EQUIPMENT SCHEDULED TO BE ON THE ROOF OR OPENINGS. COORDINATE SIZE AND LOCATION.
- DIMENSIONS AND LOCATIONS OF EQUIPMENT ON THE ROOF ARE APPROXIMATE. DO NOT SCALE THE DRAWINGS.
- PROVIDE TAPERED INSULATION AS REQUIRED TO ACHIEVE 1/4" PER FOOT MINIMUM SLOPE. COORDINATE WITH STRUCTURAL DRAWINGS, UNLESS NOTED OTHERWISE.



**FGM Architects Inc.**  
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1887 High Grove Lane  
MONTGOMERY, IL 60040  
630.737.3399 (O) 630.737.3397 (F)  
IL STATE CERTIFICATE OF AUTHORITY NO. XXXXXXXXX

**ISSUANCE**

NO	DATE	DESCRIPTION
	02.24.2023	ISSUED FOR PERMIT

**ROYAL MELBOURNE COUNTRY CLUB - PLATFORM TENNIS AND PLATFORM LODGE**  
ROYAL MELBOURNE  
4700 ROYAL MELBOURNE DR, LONG GROVE, IL 60047

ISSUED FOR PERMIT

**ROOF PLAN**

SHEET NO. **A1.3**

JOB NO. 23-3625.01  
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ISSUANCE

NO	DATE	DESCRIPTION
02.24.2023	ISSUED FOR PERMIT	

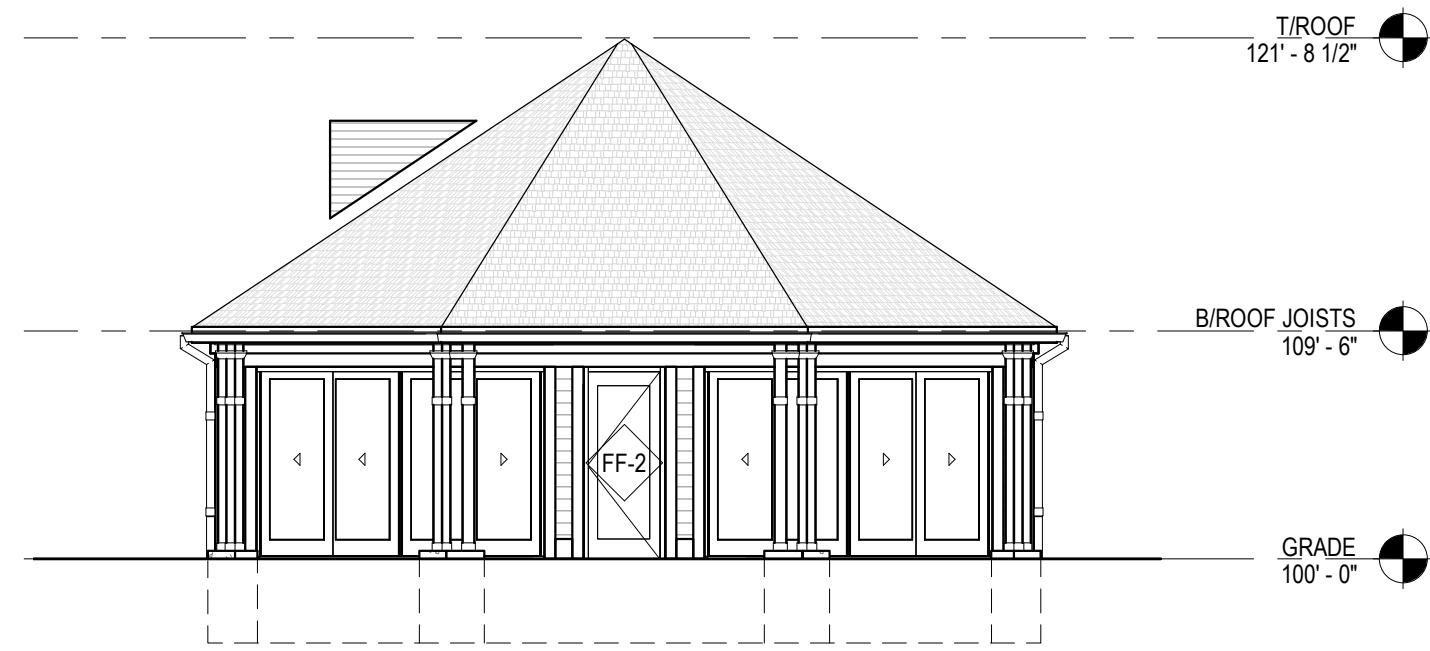
ROYAL MELBOURNE COUNTRY CLUB -  
PLATFORM TENNIS AND PLATFORM LODGE  
ROYAL MELBOURNE  
4700 ROYAL MELBOURNE DR, LONG GROVE, IL 60047

EXTERIOR ELEVATIONS AND SECTIONS

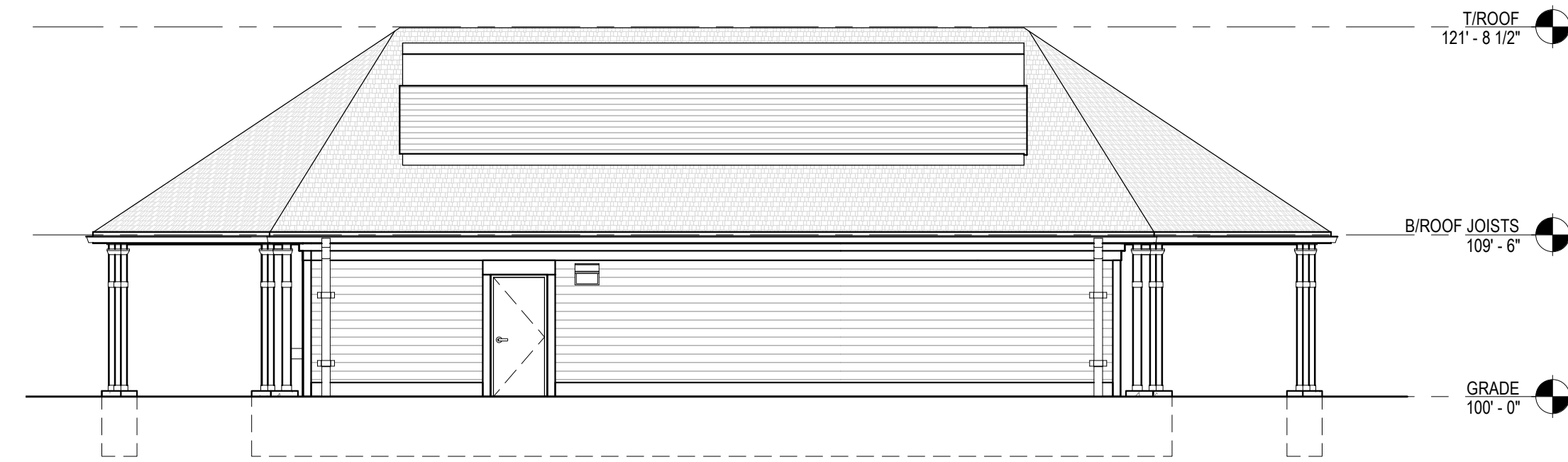
SHEET NO.  
**A2.0**

JOB NO. 23-3625.01  
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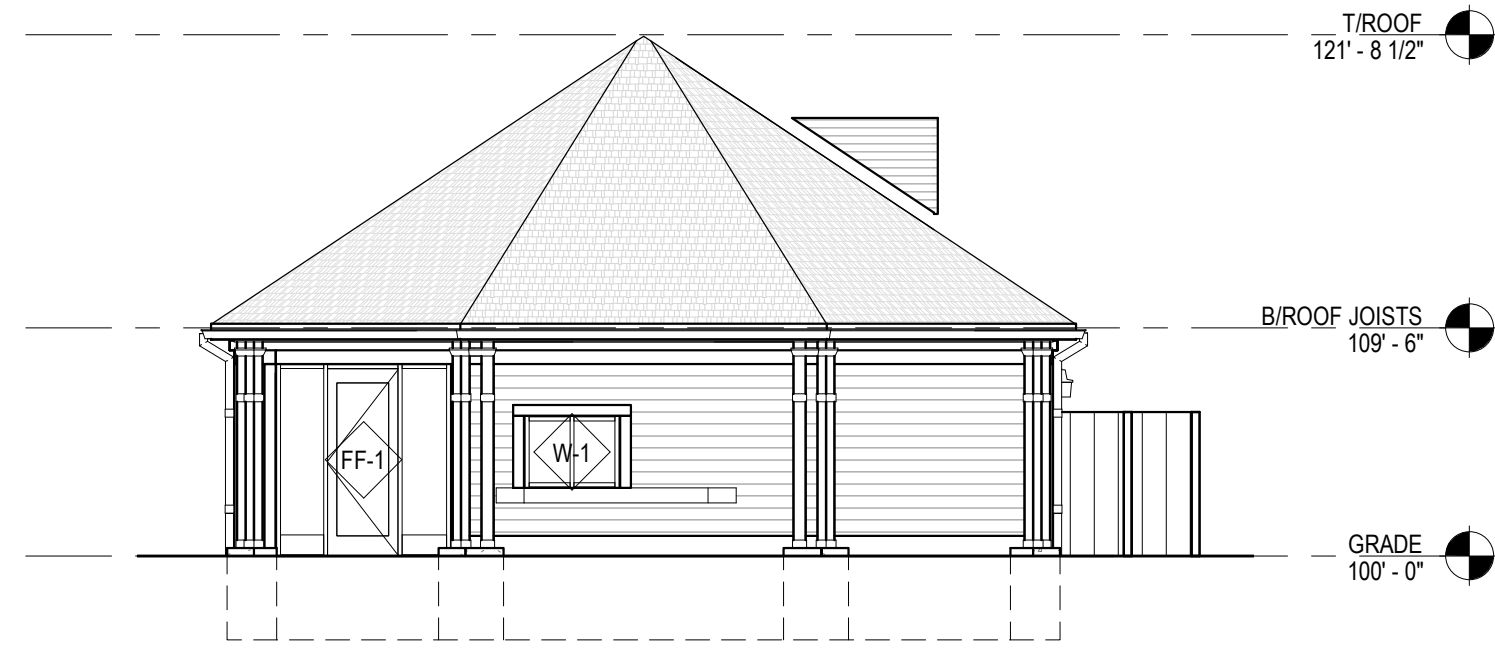
EXTERIOR ELEVATIONS KEYED NOTES	
TAG	DESCRIPTION
L1	PLAN NOTE #1



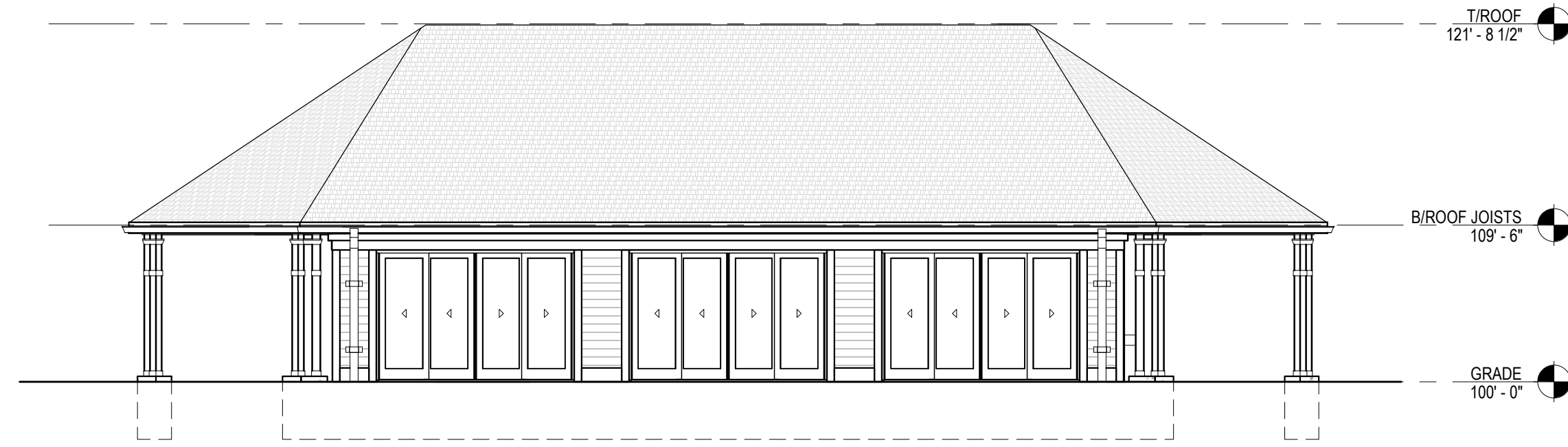
**9 WEST ELEVATION**  
1/8" = 1'-0"



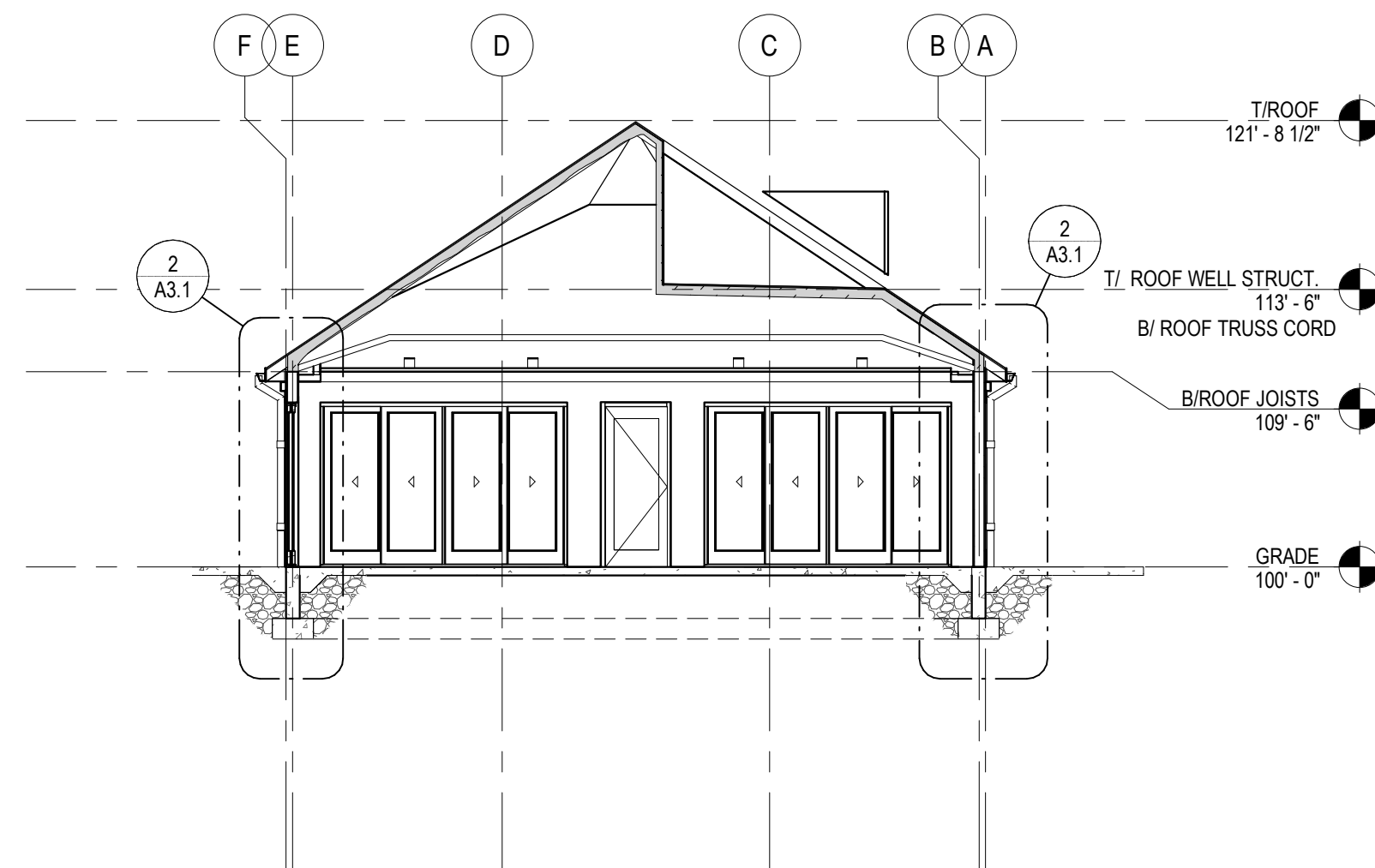
**7 NORTH ELEVATION**  
1/8" = 1'-0"



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



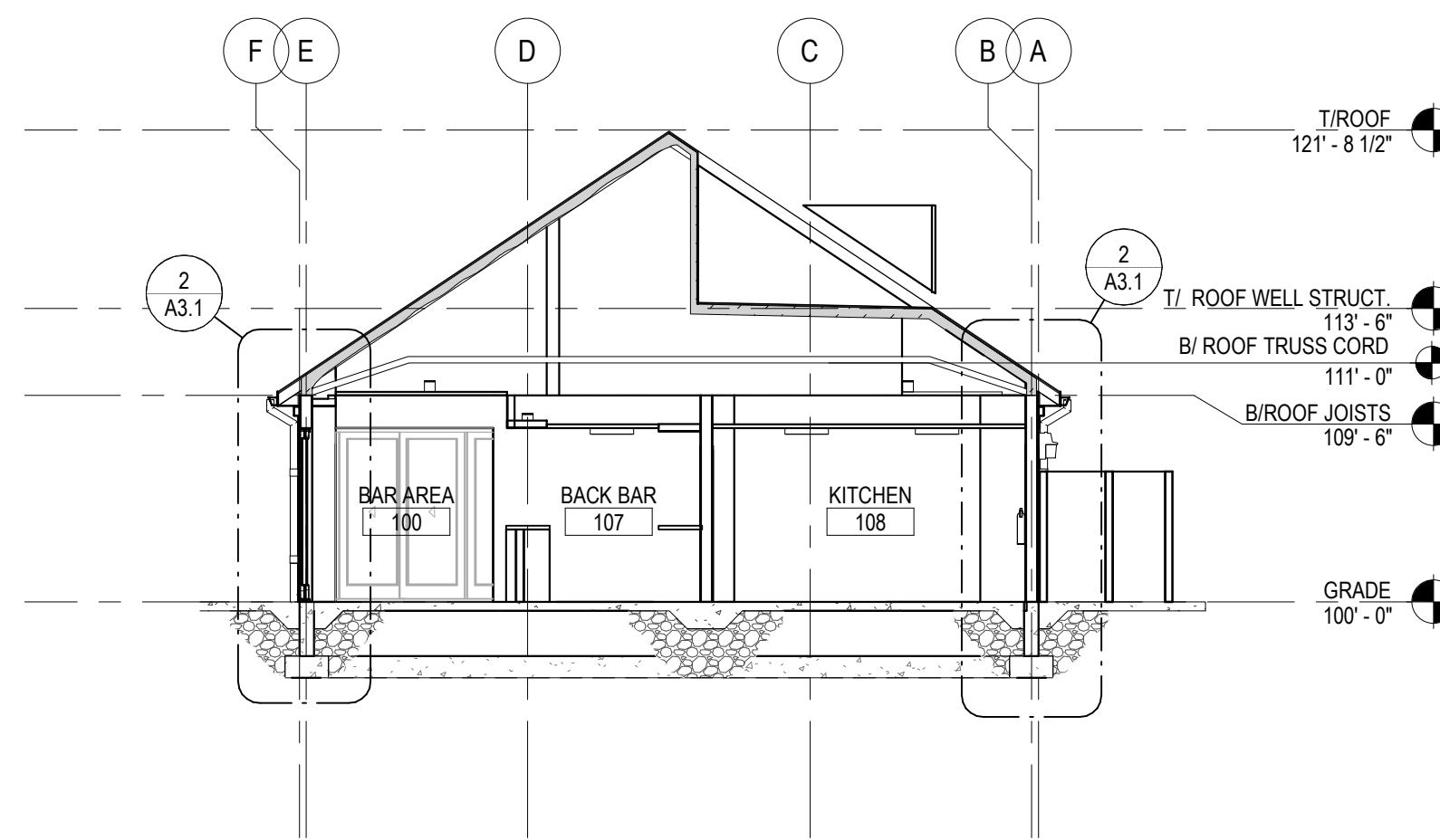
**6 SOUTH ELEVATION**  
1/8" = 1'-0"



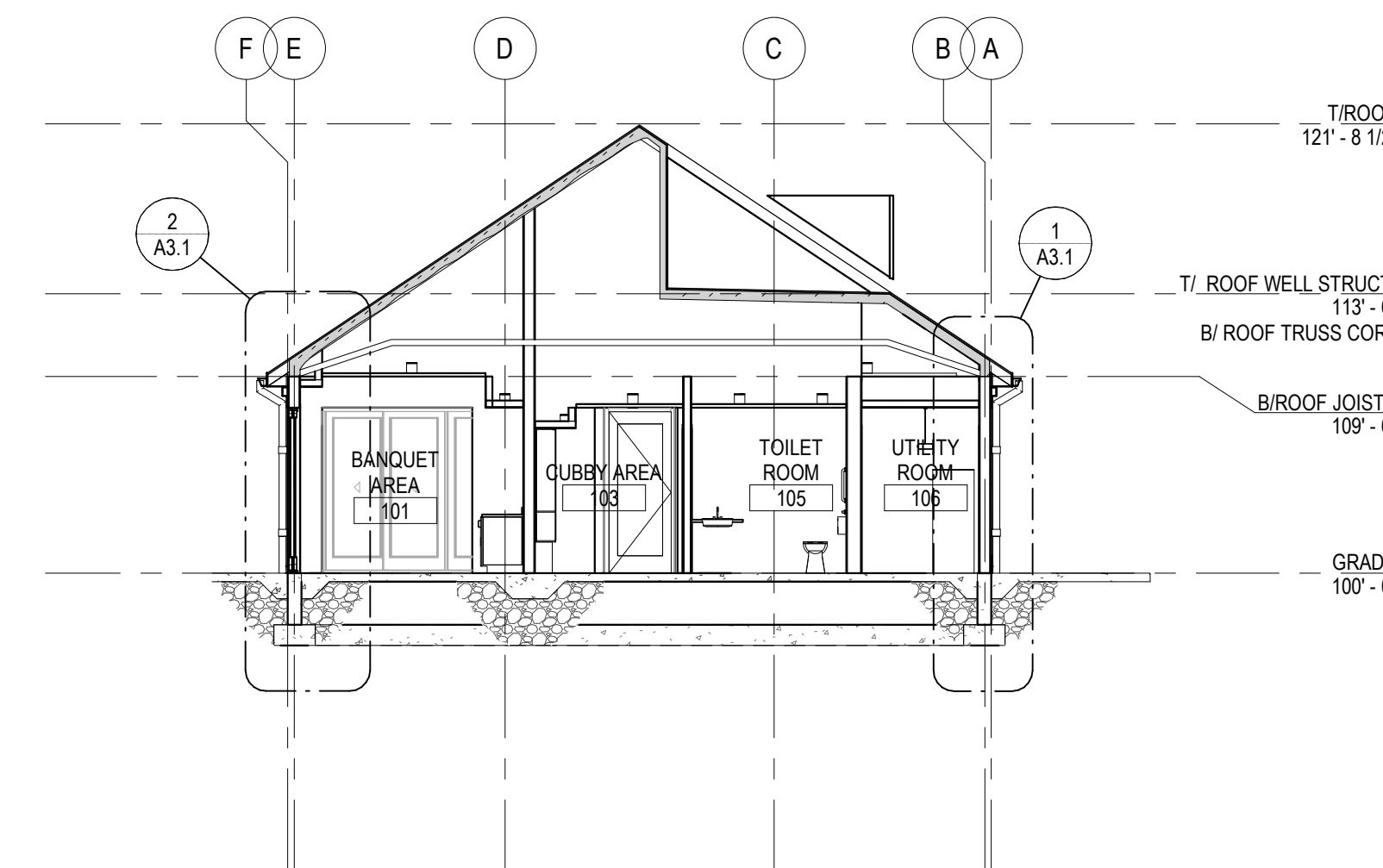
**4 N/S SECTION**  
1/8" = 1'-0"



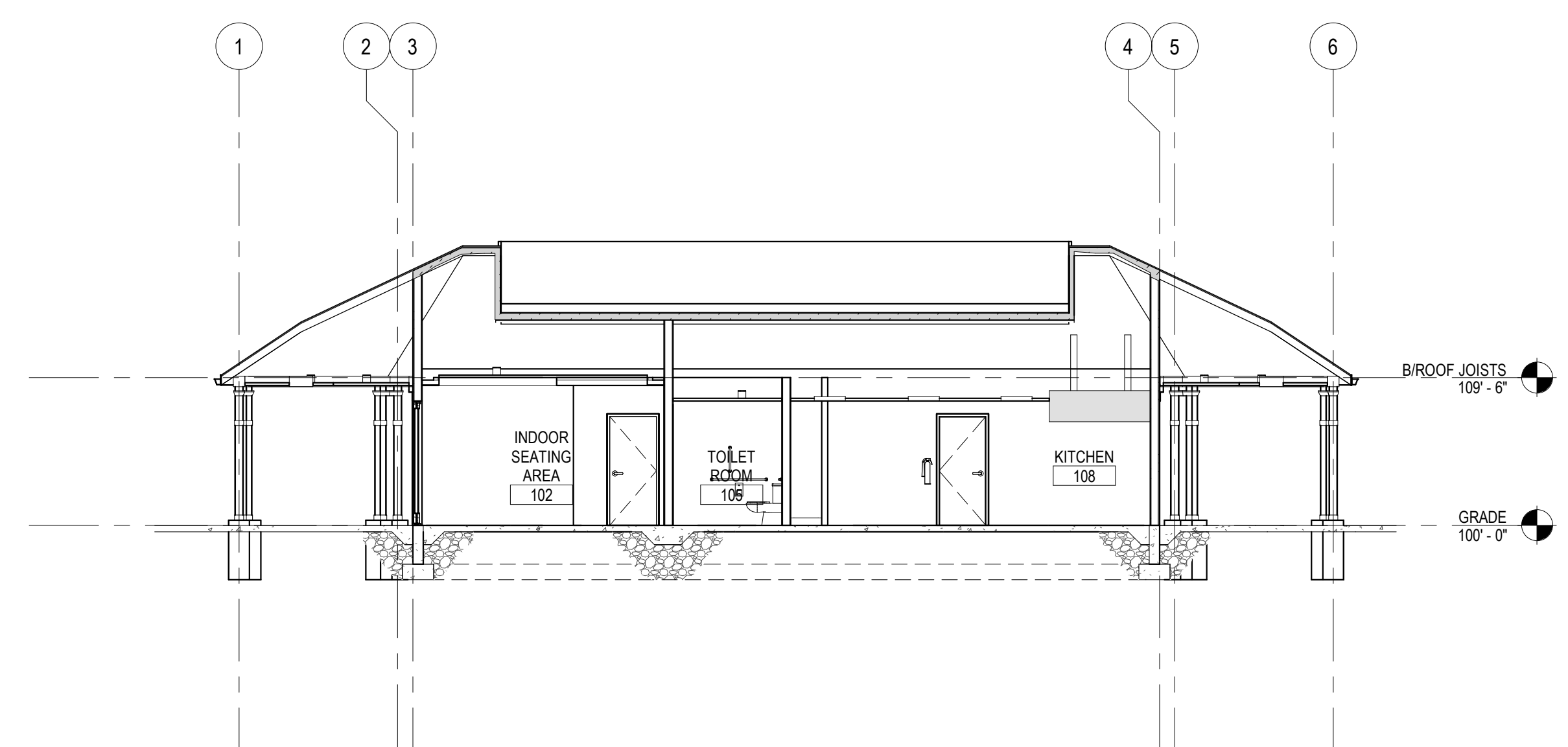
**2 E/W SECTION**  
1/8" = 1'-0"



**5 N/S SECTION**  
1/8" = 1'-0"



**3 N/S SECTION**  
1/8" = 1'-0"



**1 E/W SECTION**  
1/8" = 1'-0"

### WALL TYPES LEGEND

**W-1** WALL CONSTRUCTION  
0-7 1/4" WOOD STUD WALL  
- CEDAR TEXTURED SIDING - COLOR TO MATCH ADJACENT BATH HOUSE (BASIS-OF-DESIGN: HARDIE BOARD) (R-0.00)  
- AIR BARRIER (R-0.00)  
- 1/2" PLYWOOD SHEATHING (R-0.03)  
- 2x6 WOOD FRAMING W/ 4" MIN CLOSED CELL SPRAY INSULATION (R-25.00)  
- 5/8" GYPSUM BOARD (R-0.56)  
  
OUTSIDE AIR FILM (0.17)  
INSIDE AIR FILM (0.68)  
**TOTAL R-VALUE = 27.04**

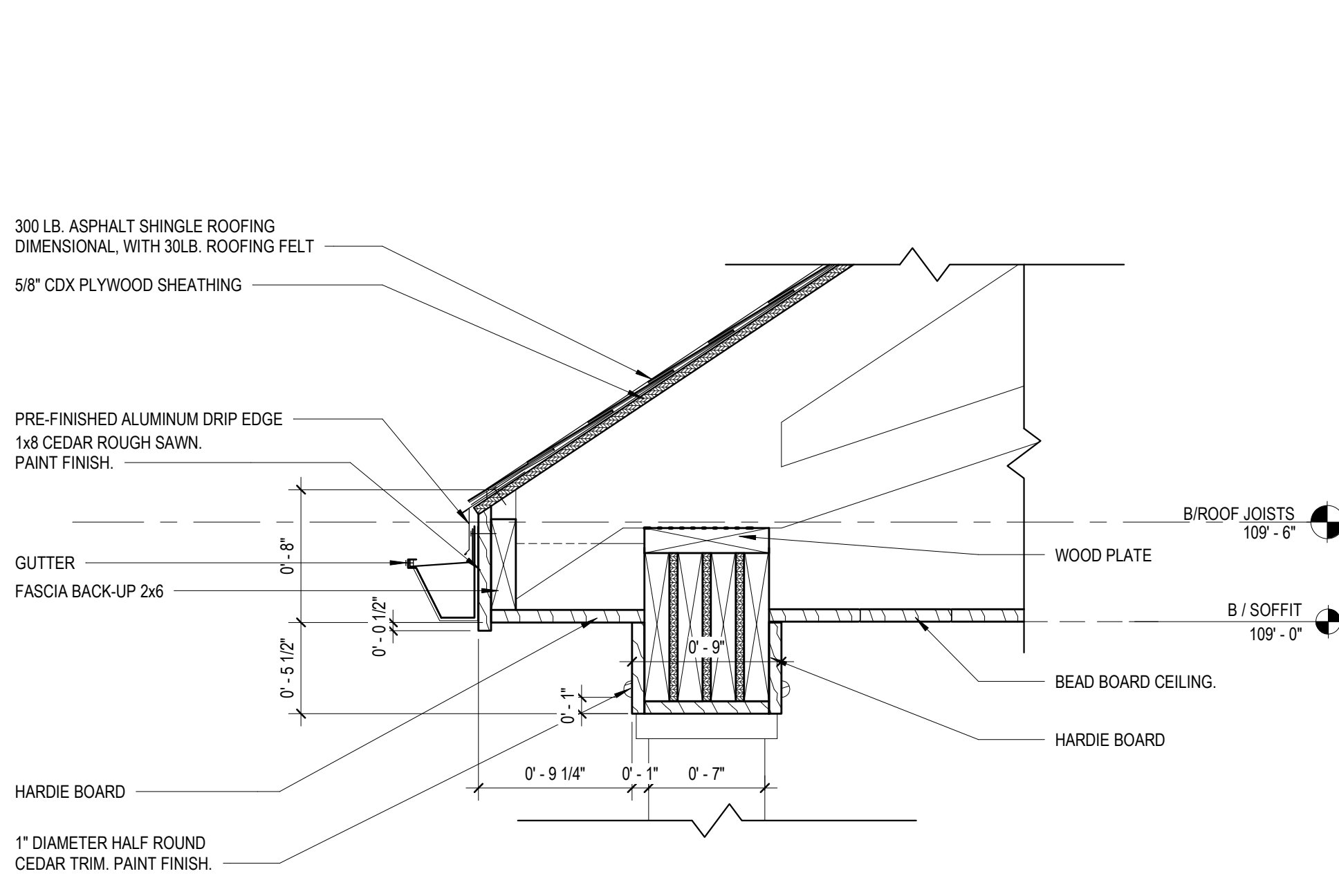
### ROOF TYPES LEGEND

**R-1** ROOF CONSTRUCTION  
- ASPHALT SHINGLES (CONTRACTOR TO MATCH ADJACENT BATH HOUSE ROOF SHINGLES)  
- (3'-0" FROM EXTERIOR WALL SURFACE) ICE AND WATER SHIELD AT ROOF PERIMETER  
- 30 LB FELT  
- 3/4" PLYWOOD SHEATHING  
- WOOD TRUSS (SEE STRUCTURAL SERIES)  
- 6" MIN CLOSED CELL SPRAY INSULATION (R-39.00)  
**TOTAL R-VALUE = 39.00**

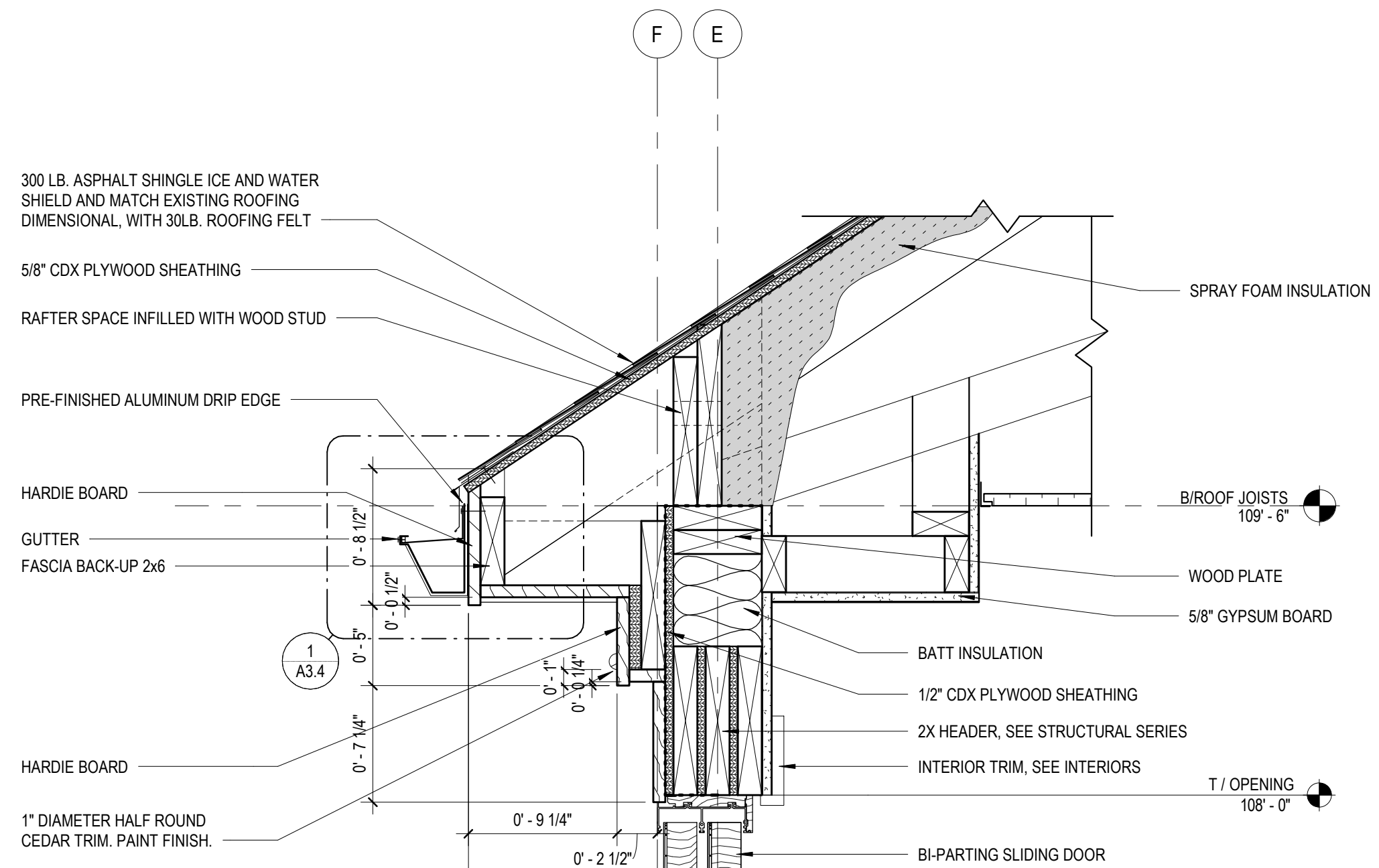
**R-2** ROOF CONSTRUCTION  
- PVC ROOFING MEMBRANE  
- 1/2" COVER BOARD  
- WOOD TRUSS (SEE STRUCTURAL SERIES)  
- 6" MIN CLOSED CELL SPRAY INSULATION (R-39.00)  
**TOTAL R-VALUE = 39.00**

### GENERAL WALL DETAIL NOTES

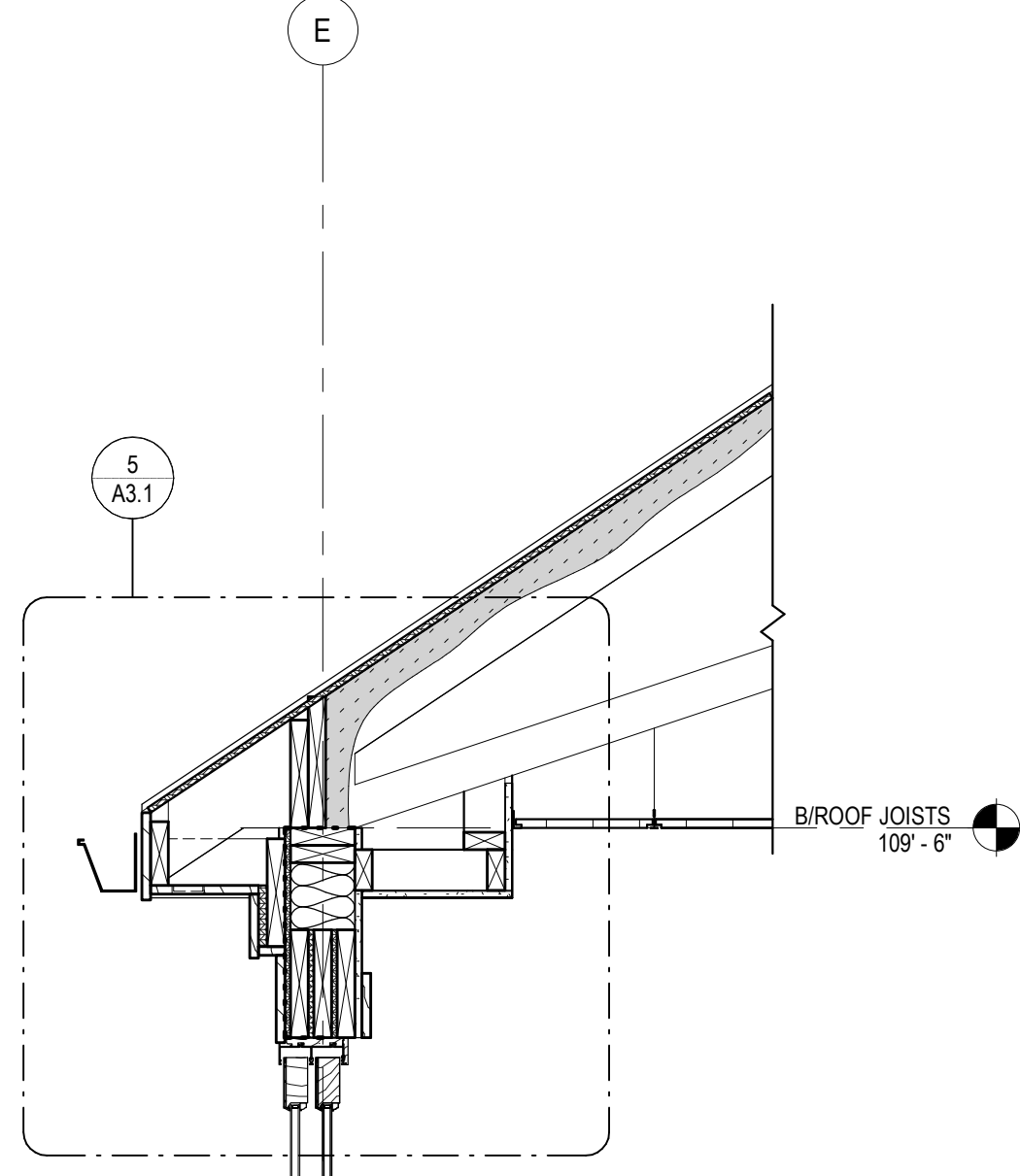
1. FOR WALL FINISHES SEE INTERIOR SERIES.
2. REFER TO ROOF PLAN FOR LOCATIONS AND SPECIFICATIONS FOR DESCRIPTION OF INSULATION AND ROOF ASSEMBLY.
3. ALL PARTITIONS EXTEND TO UNDERSIDE OF DECK, UNLESS NOTED OTHERWISE.
4. SEE CODE COMPLIANCE PLANS A-G SERIES DRAWINGS FOR LOCATION OF RATED PARTITIONS. PROVIDE UL DESIGN TO ACHIEVE RATINGS INDICATED.



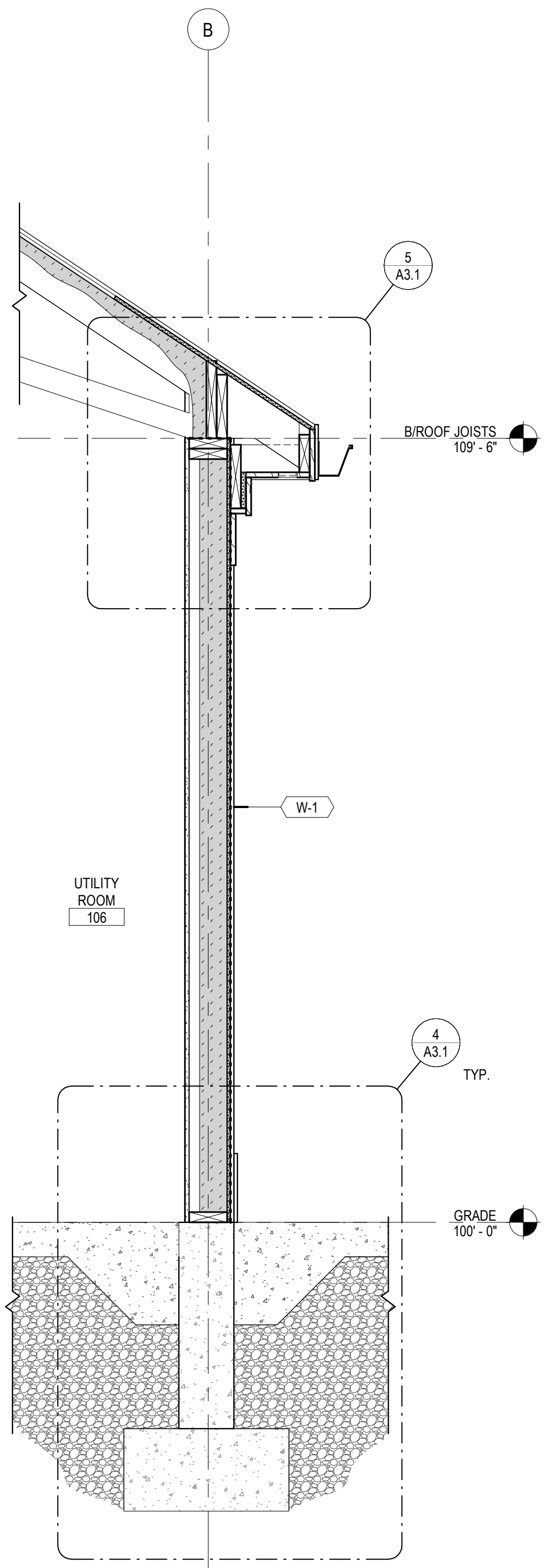
**6 | EXTERIOR CEILING DETAIL**  
1 1/2" = 1'-0"



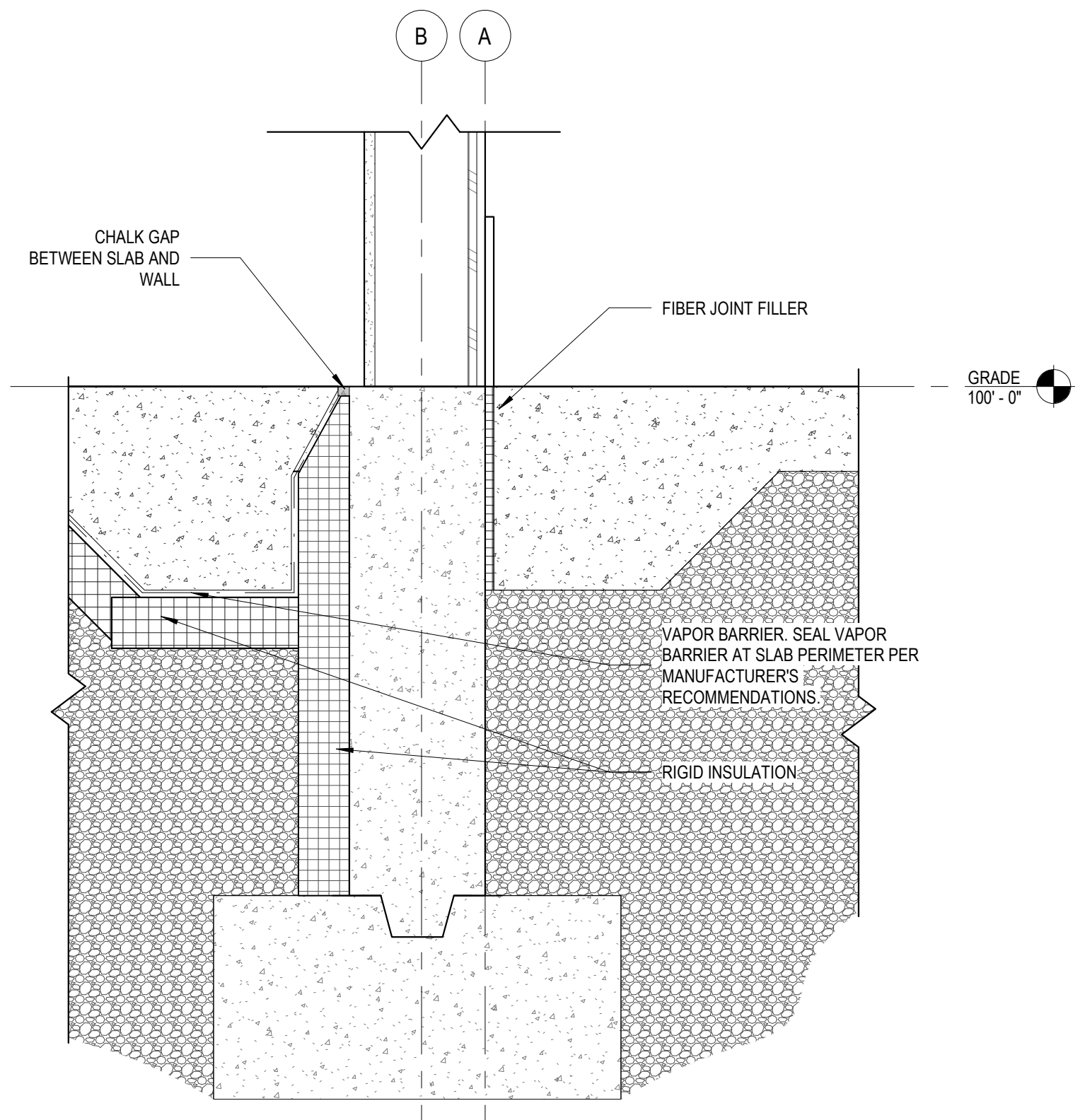
**5 | TYPICAL ROOF EAVE DETAIL**  
1 1/2" = 1'-0"



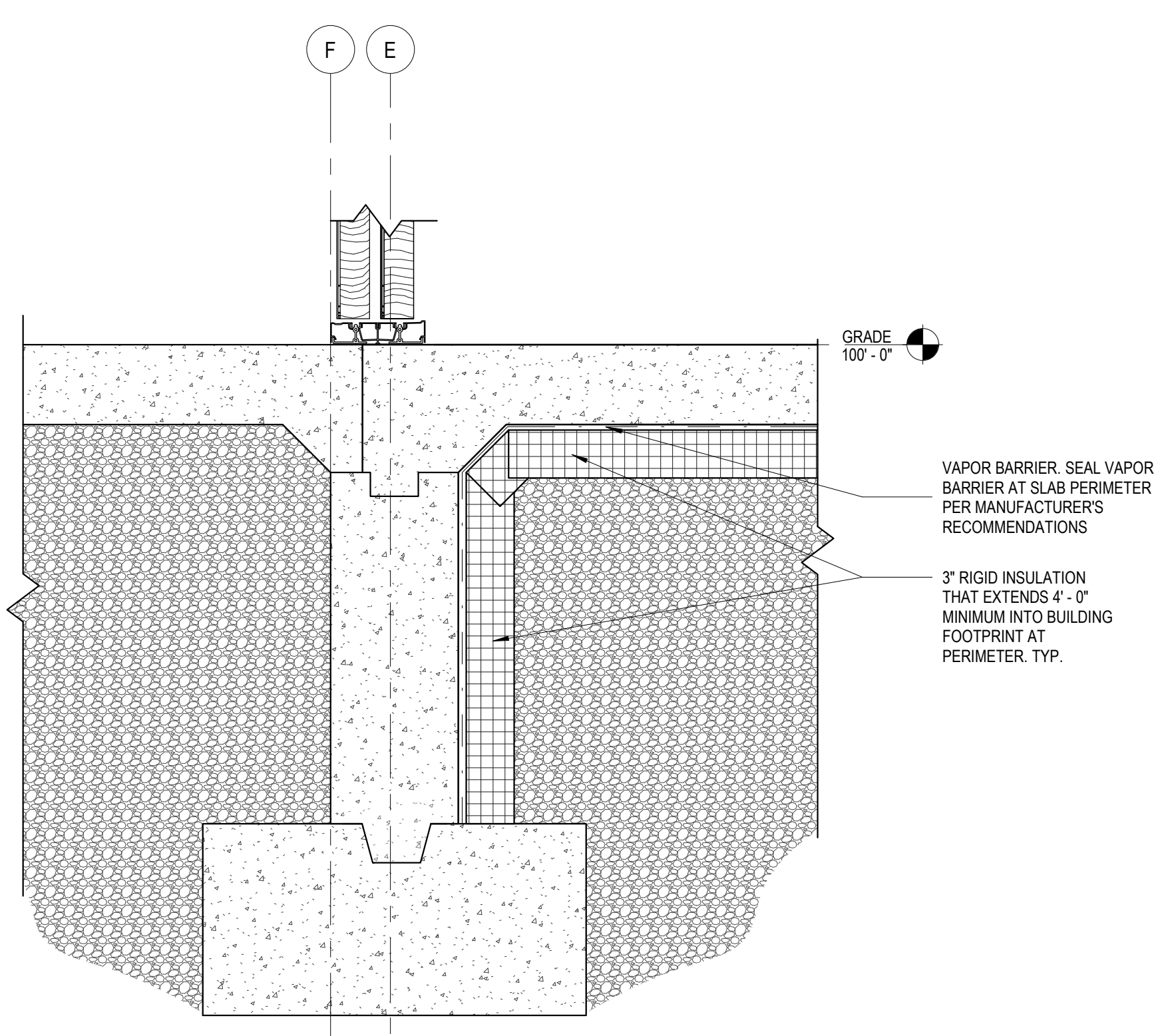
**2 | WALL SECTION**  
3/4" = 1'-0"



**1 | WALL SECTION**  
3/4" = 1'-0"



**4 | TYPICAL FOOTING DETAIL**  
1 1/2" = 1'-0"



**3 | TYPICAL FOOTING DETAIL**  
1 1/2" = 1'-0"

ISSUANCE	
NO	DESCRIPTION
02.24.2023	ISSUED FOR PERMIT

**ROYAL MELBOURNE COUNTRY CLUB - PLATFORM TENNIS AND PLATFORM LODGE**  
ROYAL MELBOURNE  
4700 ROYAL MELBOURNE DR, LONG GROVE, IL 60047

### WALL SECTIONS AND DETAILS

SHEET NO. **A3.1**

ISSUANCE

NO	DATE	DESCRIPTION
02.24.2023	ISSUED FOR PERMIT	

ROYAL MELBOURNE COUNTRY CLUB -  
PLATFORM TENNIS AND PLATFORM LODGE  
ROYAL MELBOURNE  
4700 ROYAL MELBOURNE DR, LONG GROVE, IL 60047

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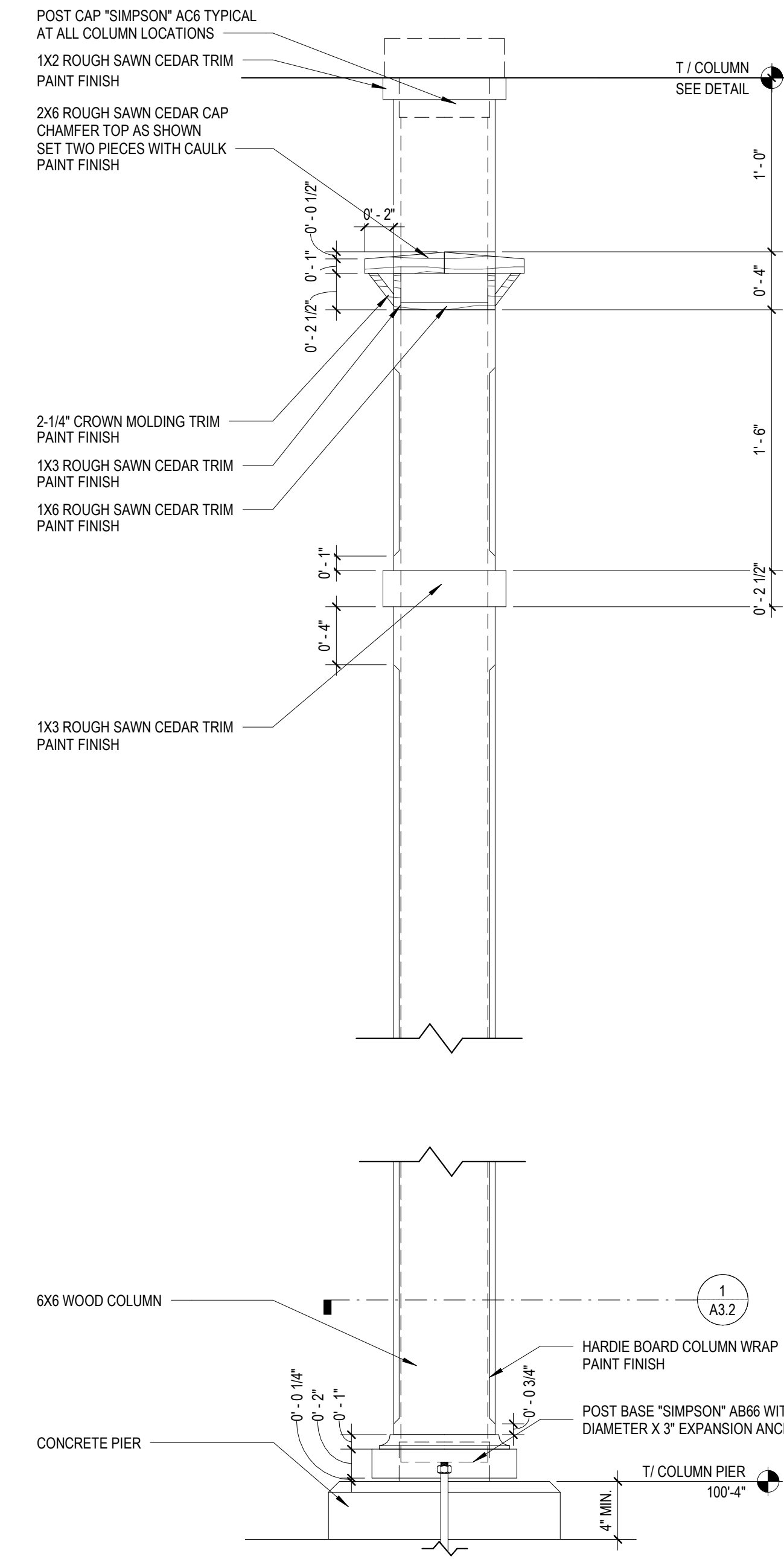
EXTERIOR DETAILS

SHEET NO.

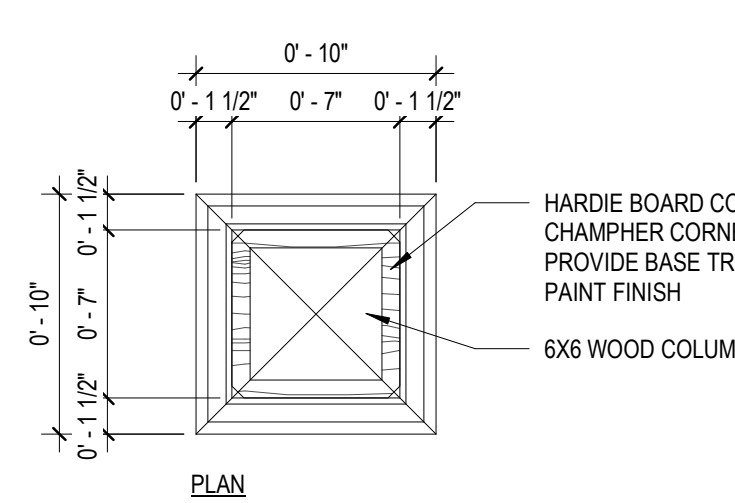
A3.2



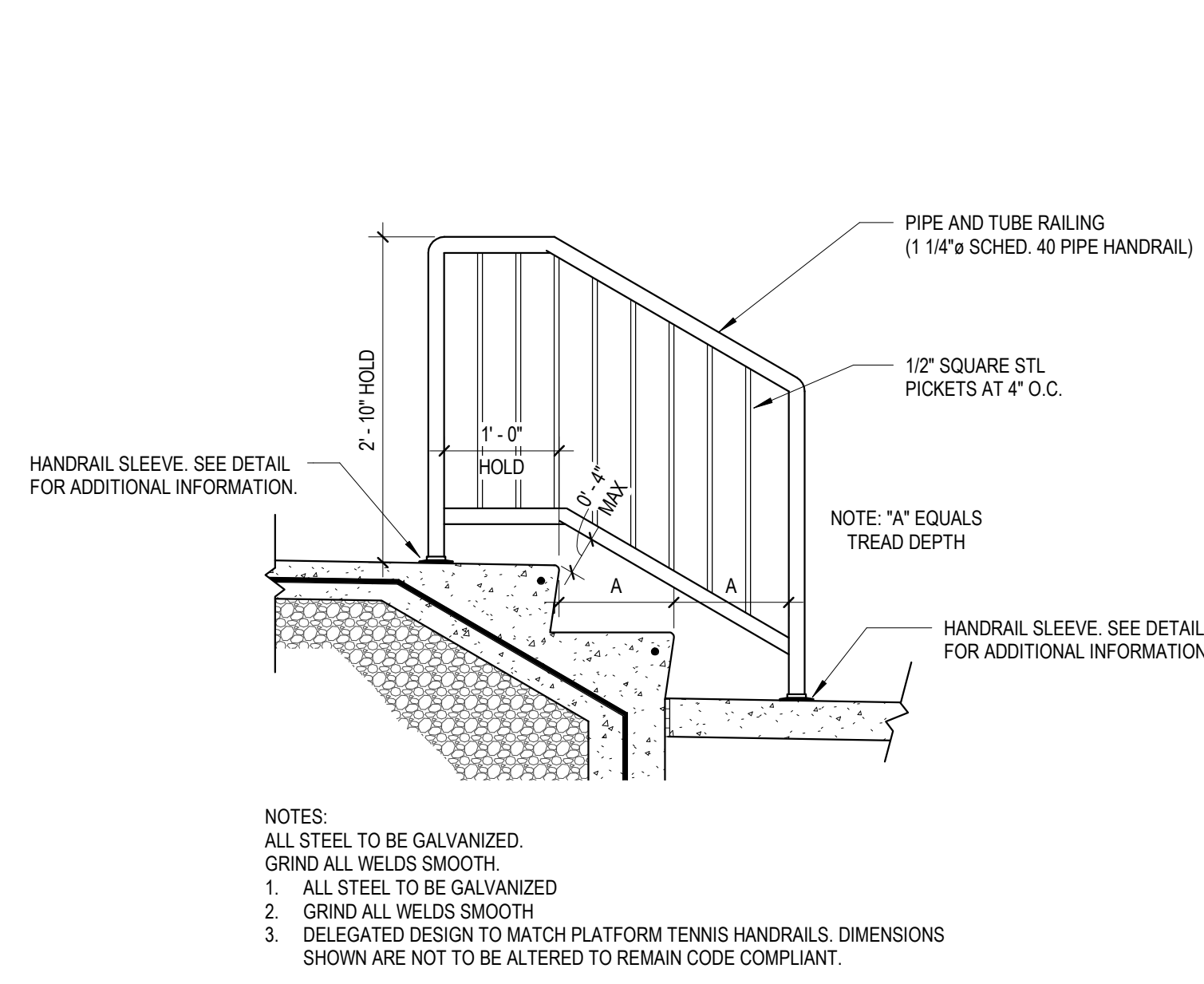
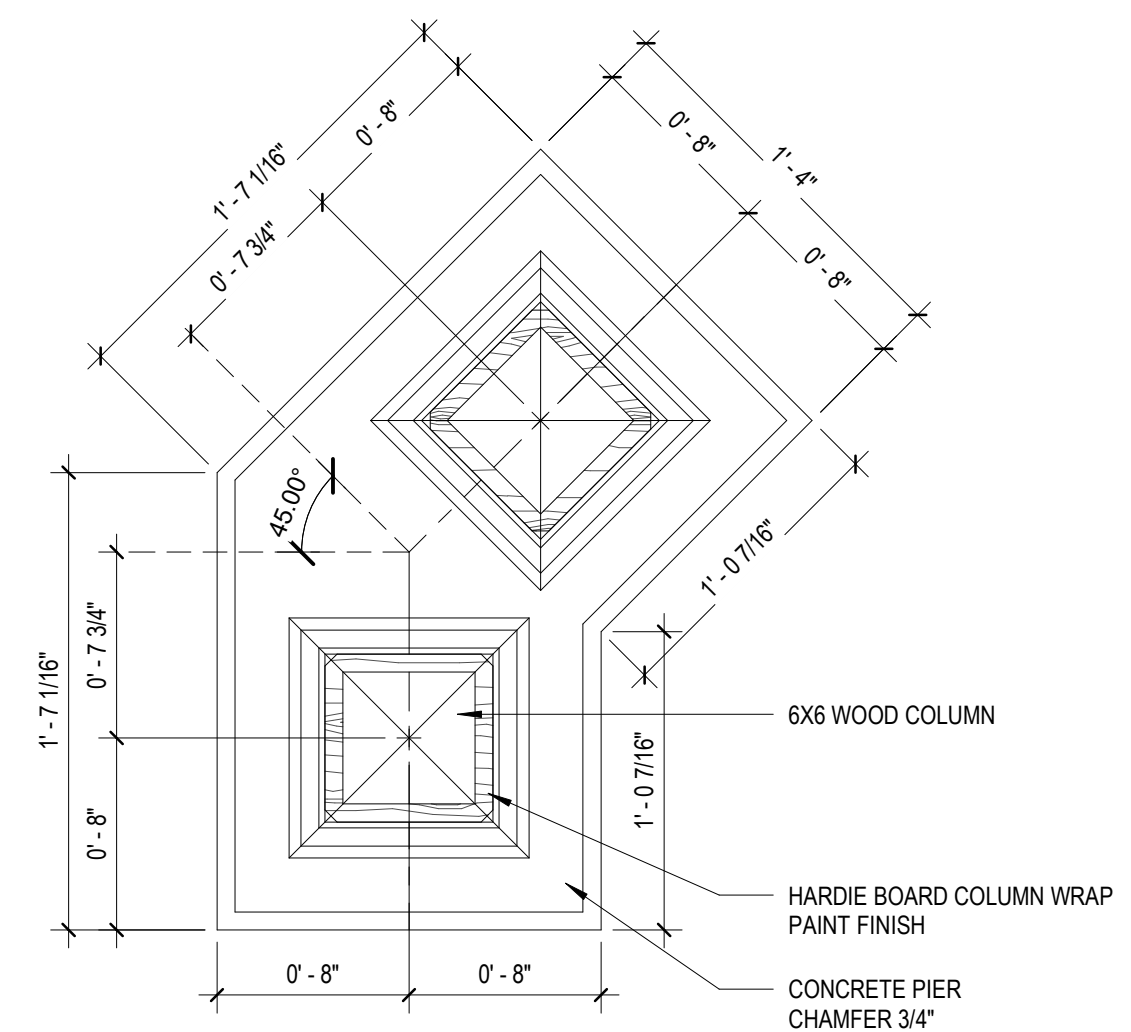
2 REFERENCE PHOTO  
1 1/2" = 1'-0"



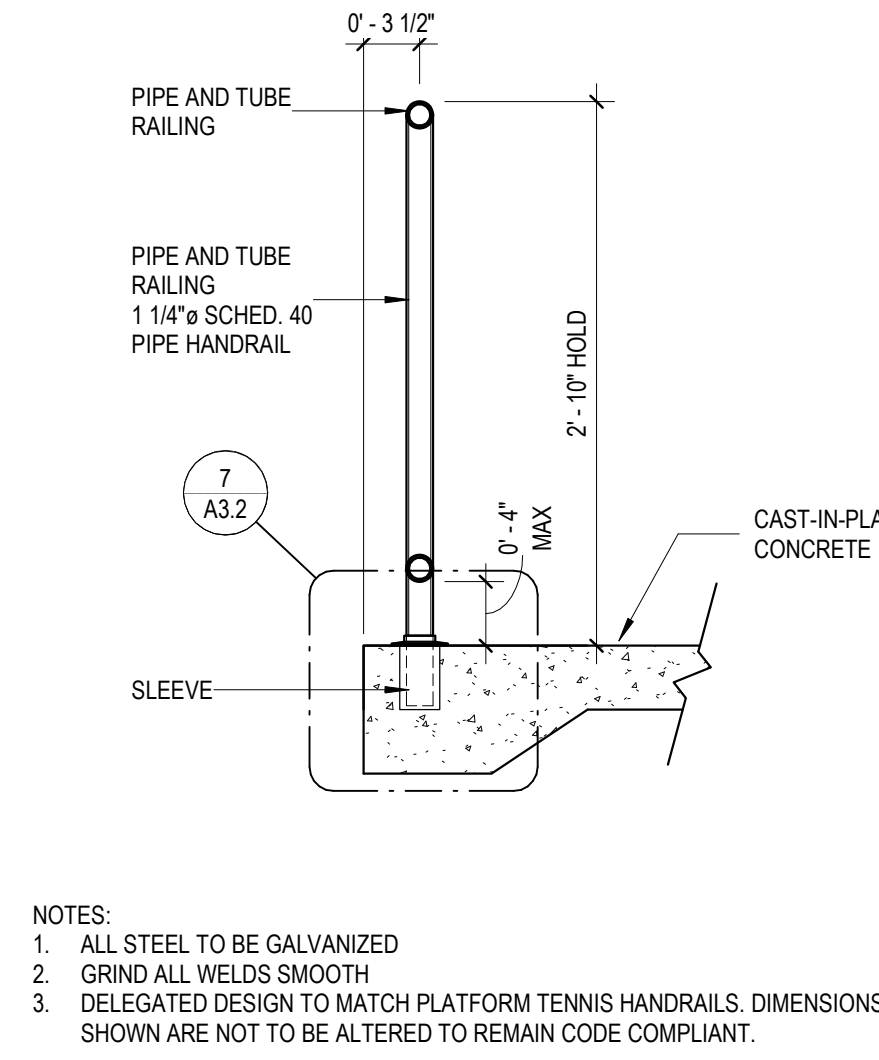
3 COLUMN DETAIL  
1 1/2" = 1'-0"



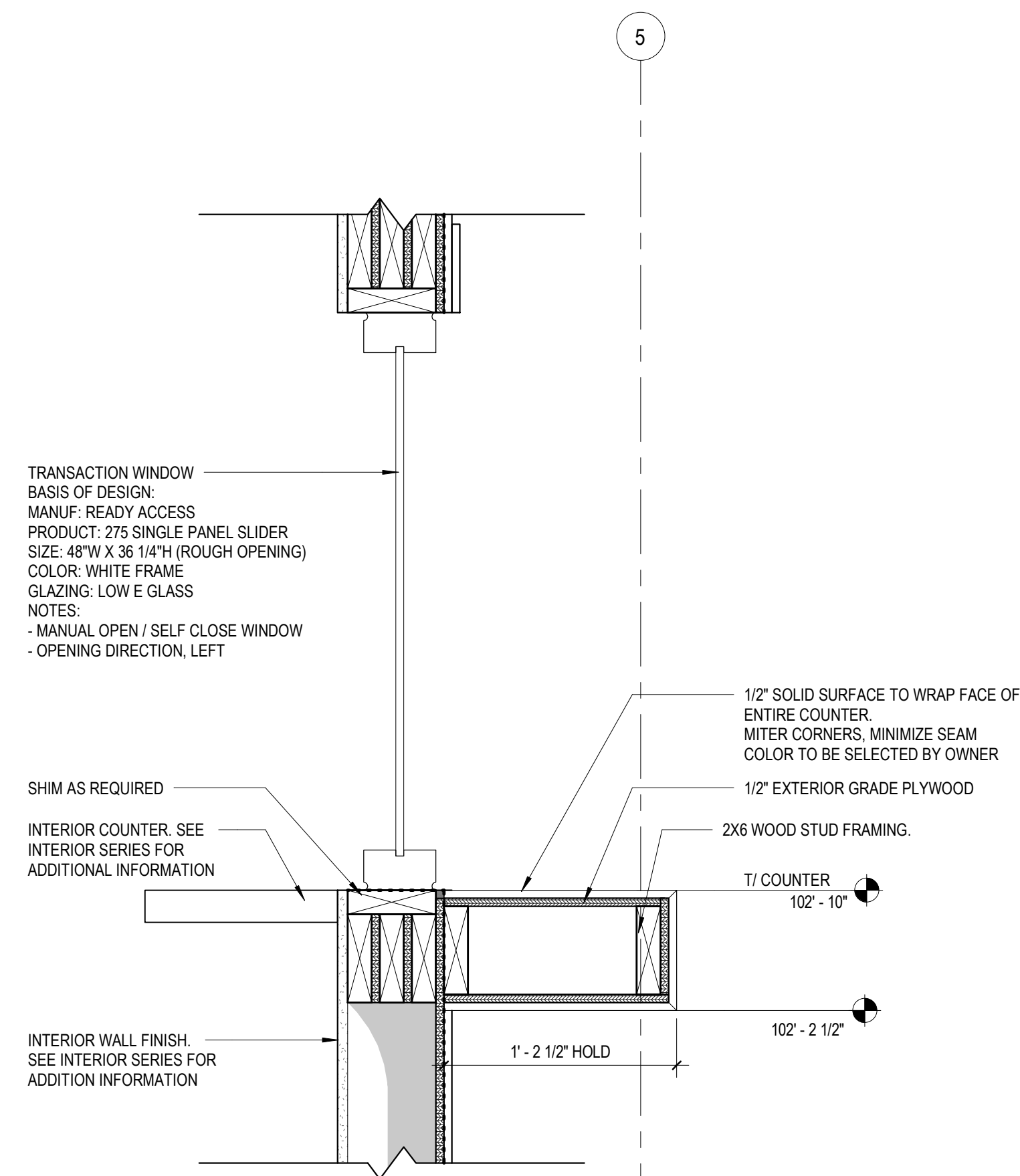
1 COLUMN DETAIL  
1 1/2" = 1'-0"



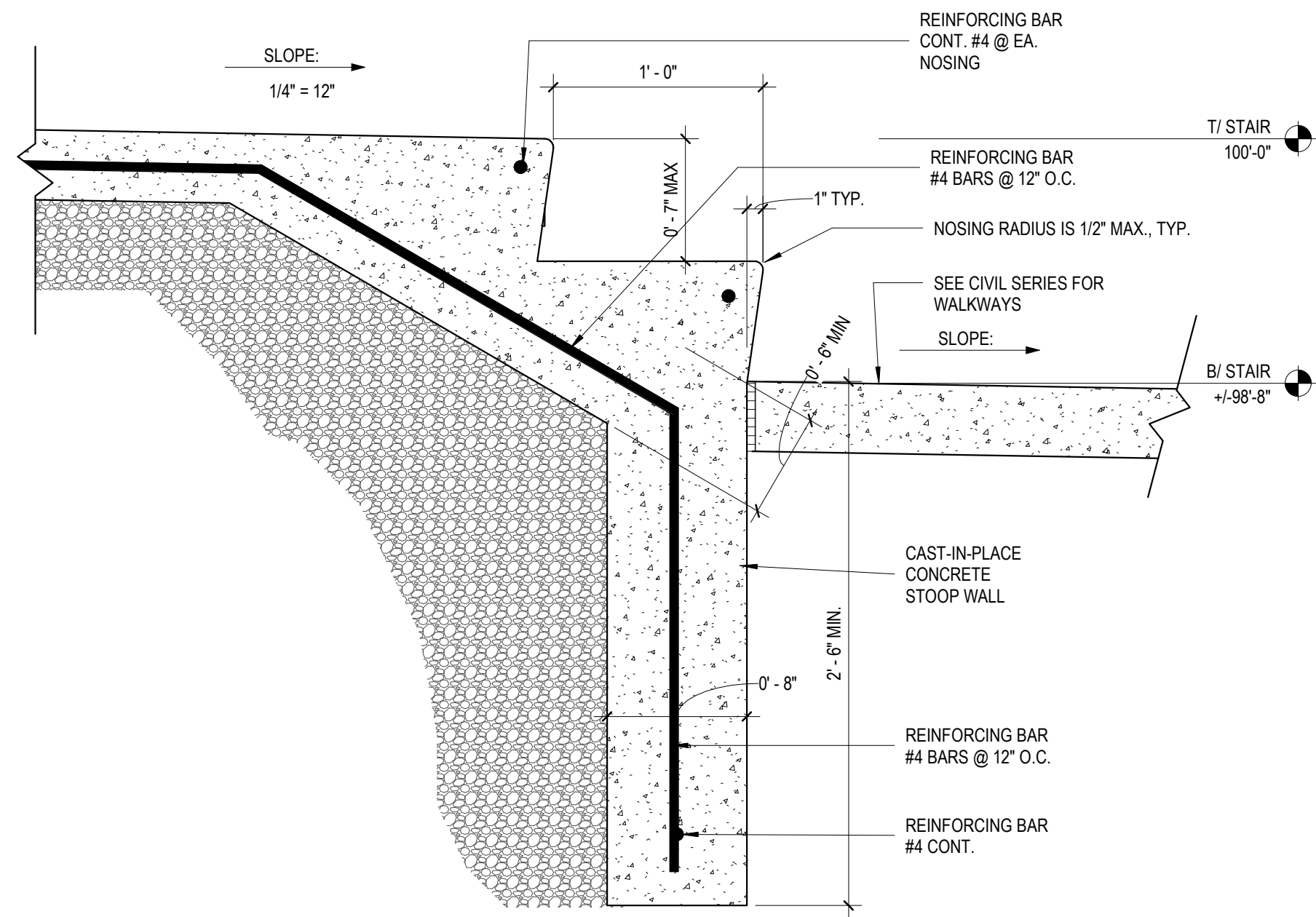
4 TYP. STAIR HANDRAIL DETAIL  
3/4" = 1'-0"



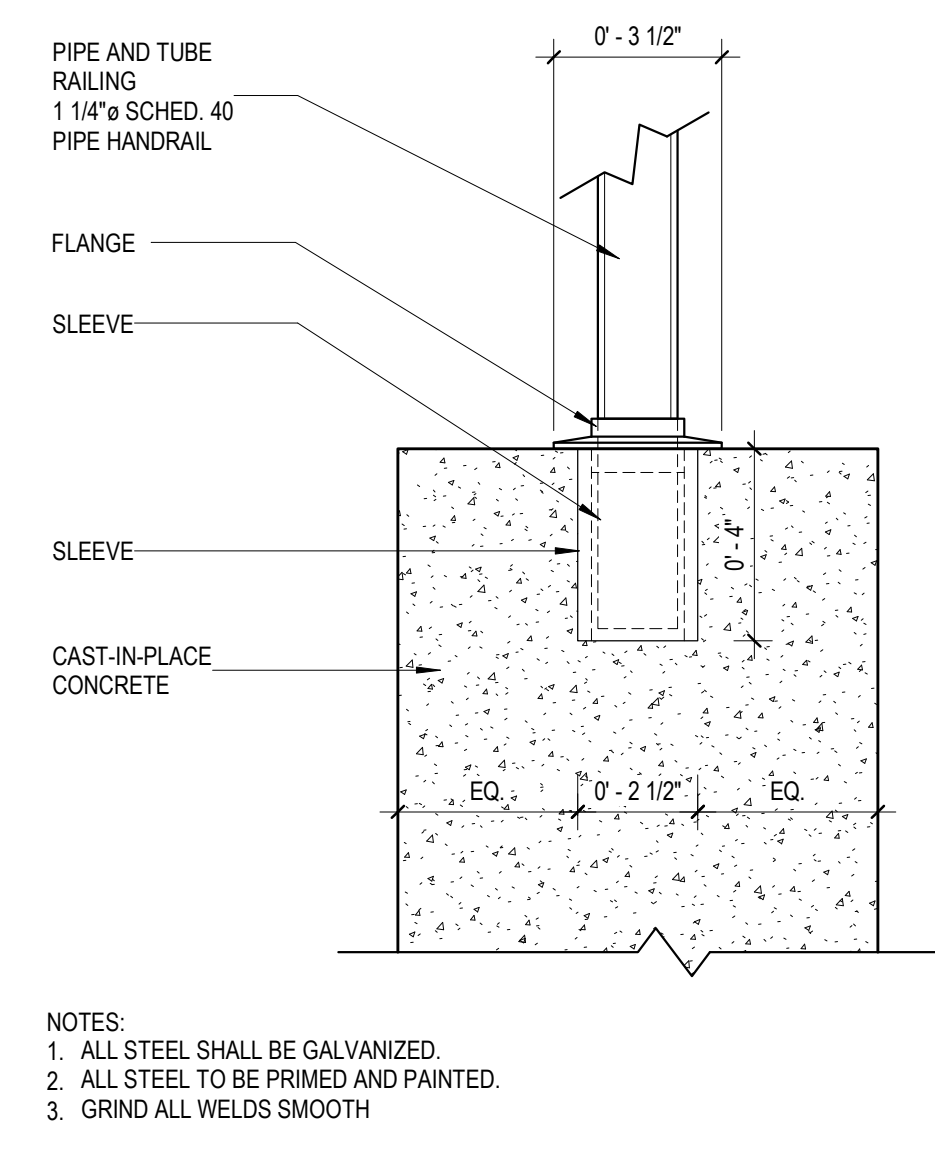
5 TYPICAL RAMP HANDRAIL SECTION  
1" = 1'-0"



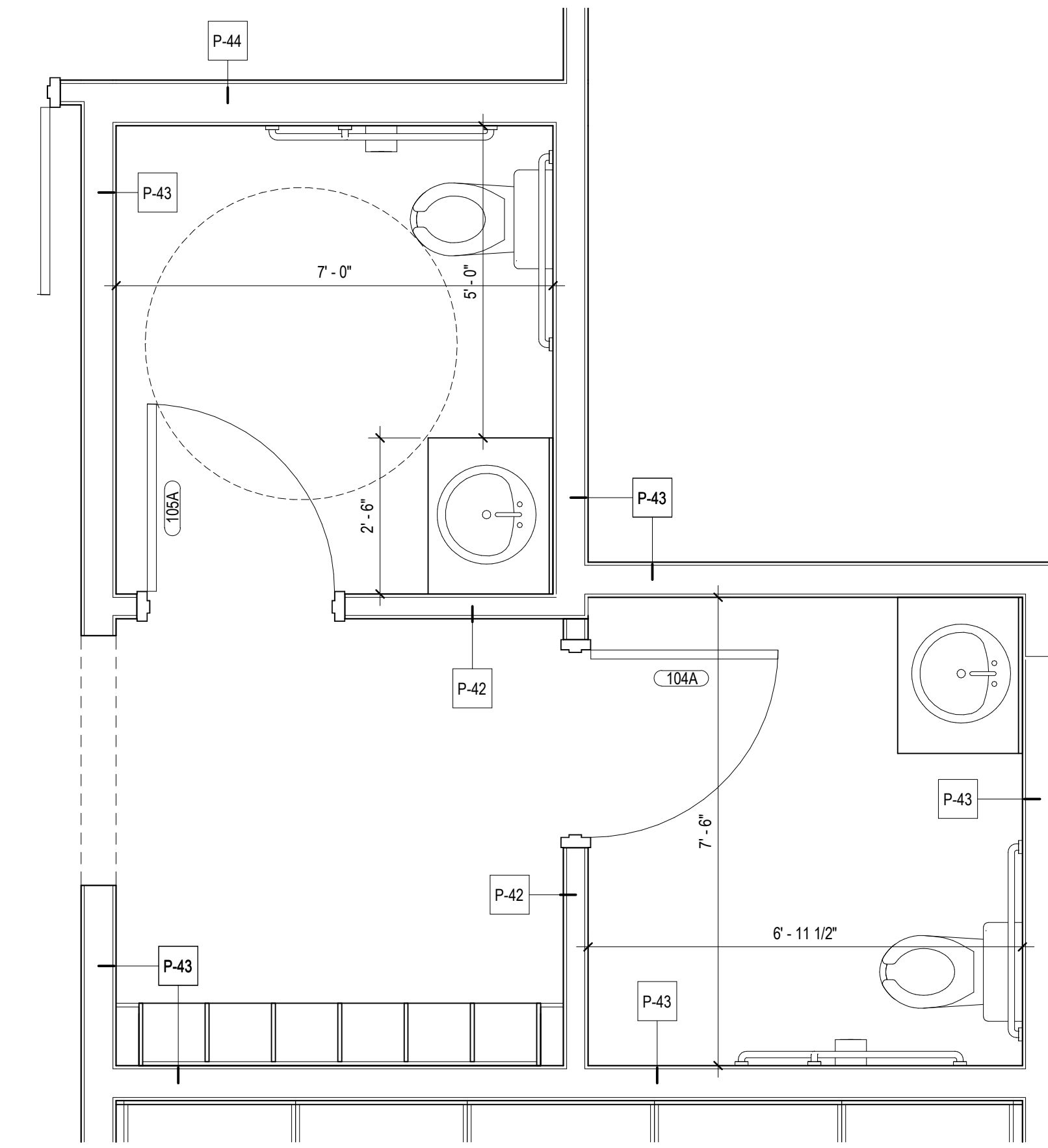
6 TRANSACTION COUNTER DETAIL  
1 1/2" = 1'-0"



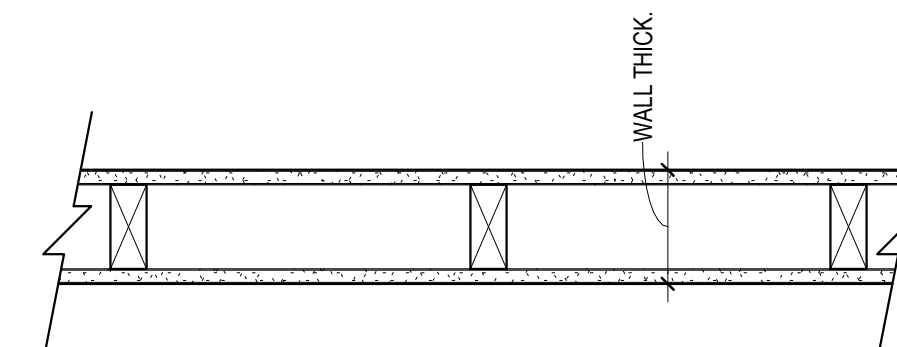
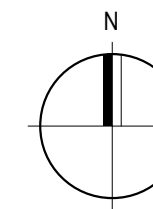
8 CONCRETE STAIR DETAIL  
1 1/2" = 1'-0"



7 TYPICAL HANDRAIL DETAIL  
3" = 1'-0"



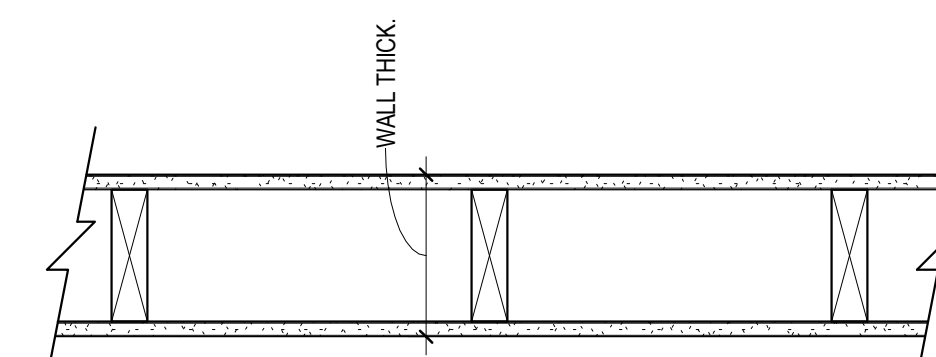
**5 | ENLARGED FLOOR PLAN - TOILET**  
 1/2" = 1'-0"



NOMINAL WALL THICKNESS: 4-3/4"  
 STUD SIZE: 2x4  
 STUD SPACING: @ 16" O.C.  
 GYPSUM BOARD: 5/8" THICKNESS - SEE BELOW FOR TYPES  
 DETAIL @ HEAD: SEE SHEET A2.2.10 (USE TYPICAL DETAIL FOR CONDITION)  
 DETAIL @ BASE: SEE SHEET A2.2.11 (USE TYPICAL DETAIL FOR CONDITION)

**GYPSUM BOARD TYPES:**  
 P42 (1) LAYER 5/8" GYPSUM BOARD EACH SIDE

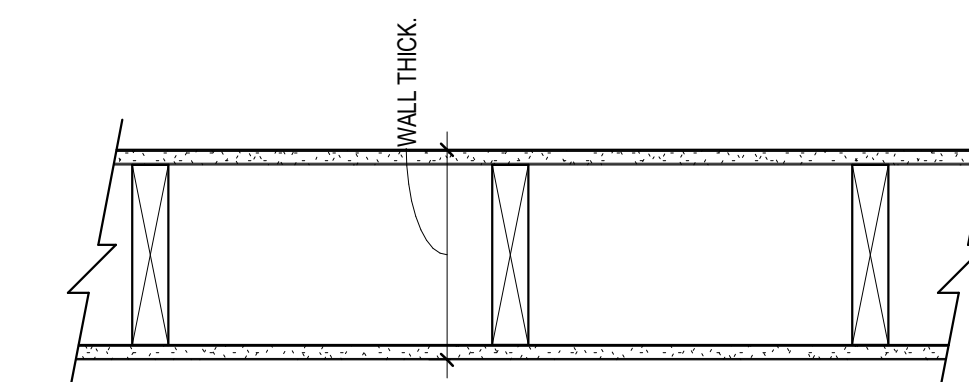
**P-42 | PARTITION TYPE**  
 1 1/2" = 1'-0"



NOMINAL WALL THICKNESS: 6-3/4"  
 STUD SIZE: 2x6  
 STUD SPACING: @ 16" O.C.  
 GYPSUM BOARD: 5/8" THICKNESS  
 DETAIL @ HEAD: SEE SHEET A2.2.10 (USE TYPICAL DETAIL FOR CONDITION)  
 DETAIL @ BASE: SEE SHEET A2.2.11 (USE TYPICAL DETAIL FOR CONDITION)

**GYPSUM BOARD TYPES:**  
 P43 (1) LAYER 5/8" GYPSUM BOARD EACH SIDE

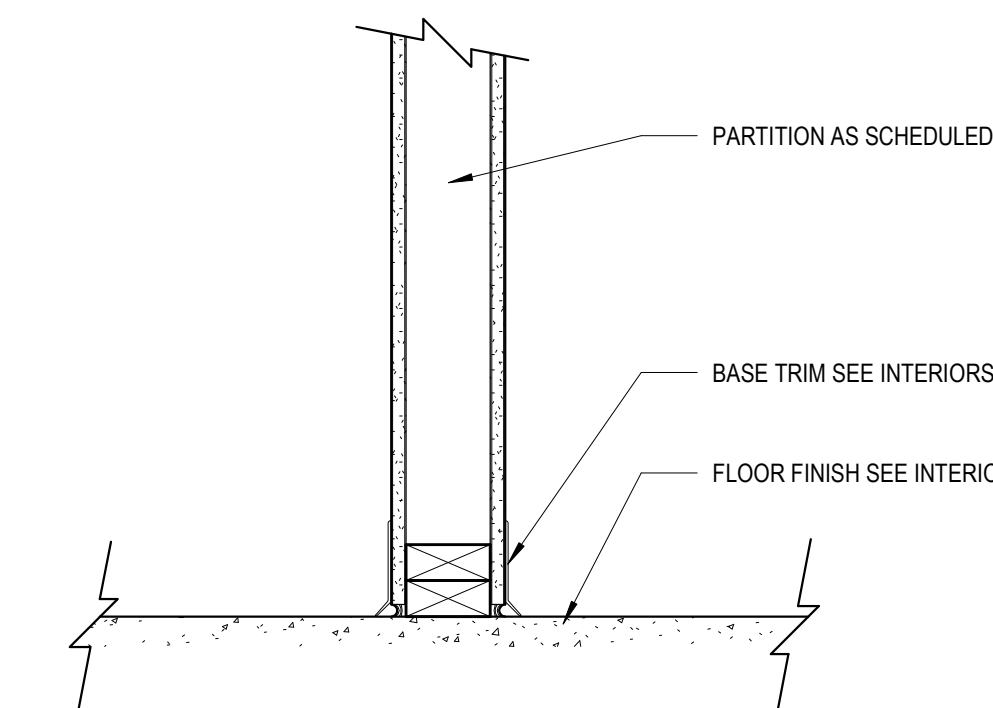
**P-43 | PARTITION TYPE**  
 1 1/2" = 1'-0"



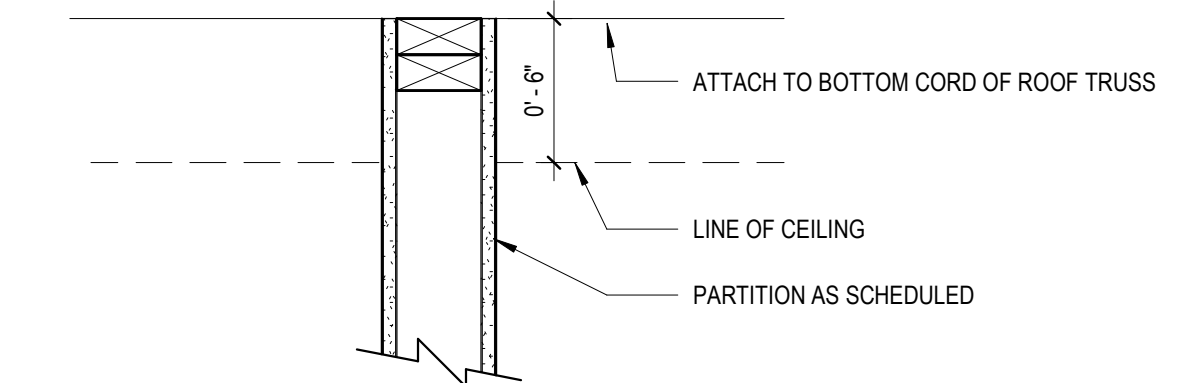
NOMINAL WALL THICKNESS: 6-3/4"  
 STUD SIZE: 2x8  
 STUD SPACING: @ 16" O.C.  
 GYPSUM BOARD: 5/8" THICKNESS  
 DETAIL @ HEAD: SEE SHEET A2.2.10 (USE TYPICAL DETAIL FOR CONDITION)  
 DETAIL @ BASE: SEE SHEET A2.2.11 (USE TYPICAL DETAIL FOR CONDITION)

**GYPSUM BOARD TYPES:**  
 P44 (1) LAYER 5/8" GYPSUM BOARD EACH SIDE

**P-44 | PARTITION TYPE**  
 1 1/2" = 1'-0"



**1 | PARTITION BASE**  
 1 1/2" = 1'-0"



FIRE RATING: NONE  
 UL FIRE TEST: NA  
 HEAD @ NON-INSULATED  
 GYPSUM BOARD PARTITION

**2 | HEAD DETAIL**  
 1 1/2" = 1'-0"

ROYAL MELBOURNE COUNTRY CLUB -  
 PLATFORM TENNIS AND PLATFORM LODGE  
 ROYAL MELBOURNE  
 4700 ROYAL MELBOURNE DR, LONG GROVE, IL 60047

ISSUED FOR PERMIT

ENLARGED PLANS &  
 INTERIOR DETAILS

SHEET NO.

**A3.3**

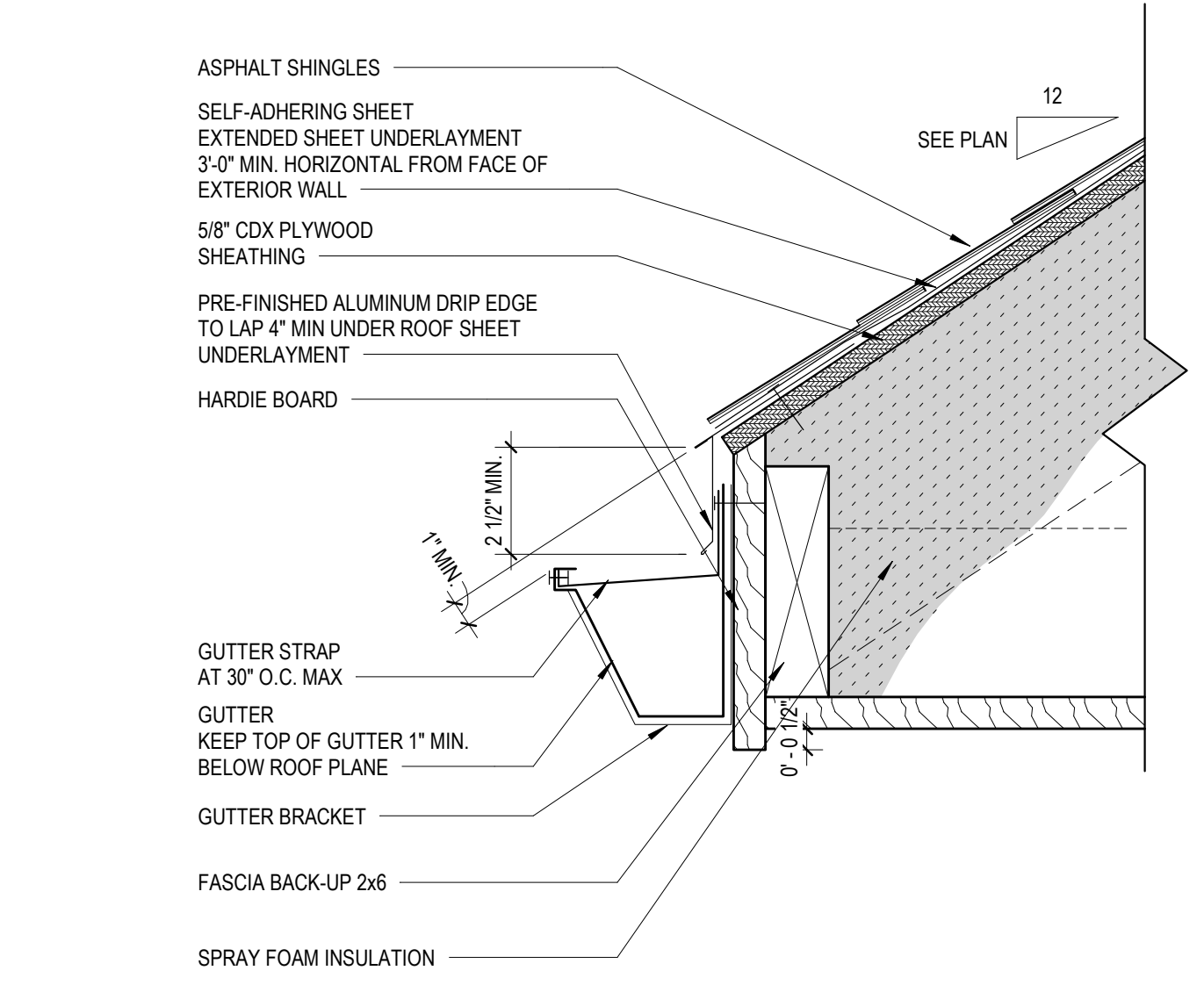
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ISSUANCE table with columns NO, DATE, DESCRIPTION, and ISSUED FOR PERMIT.

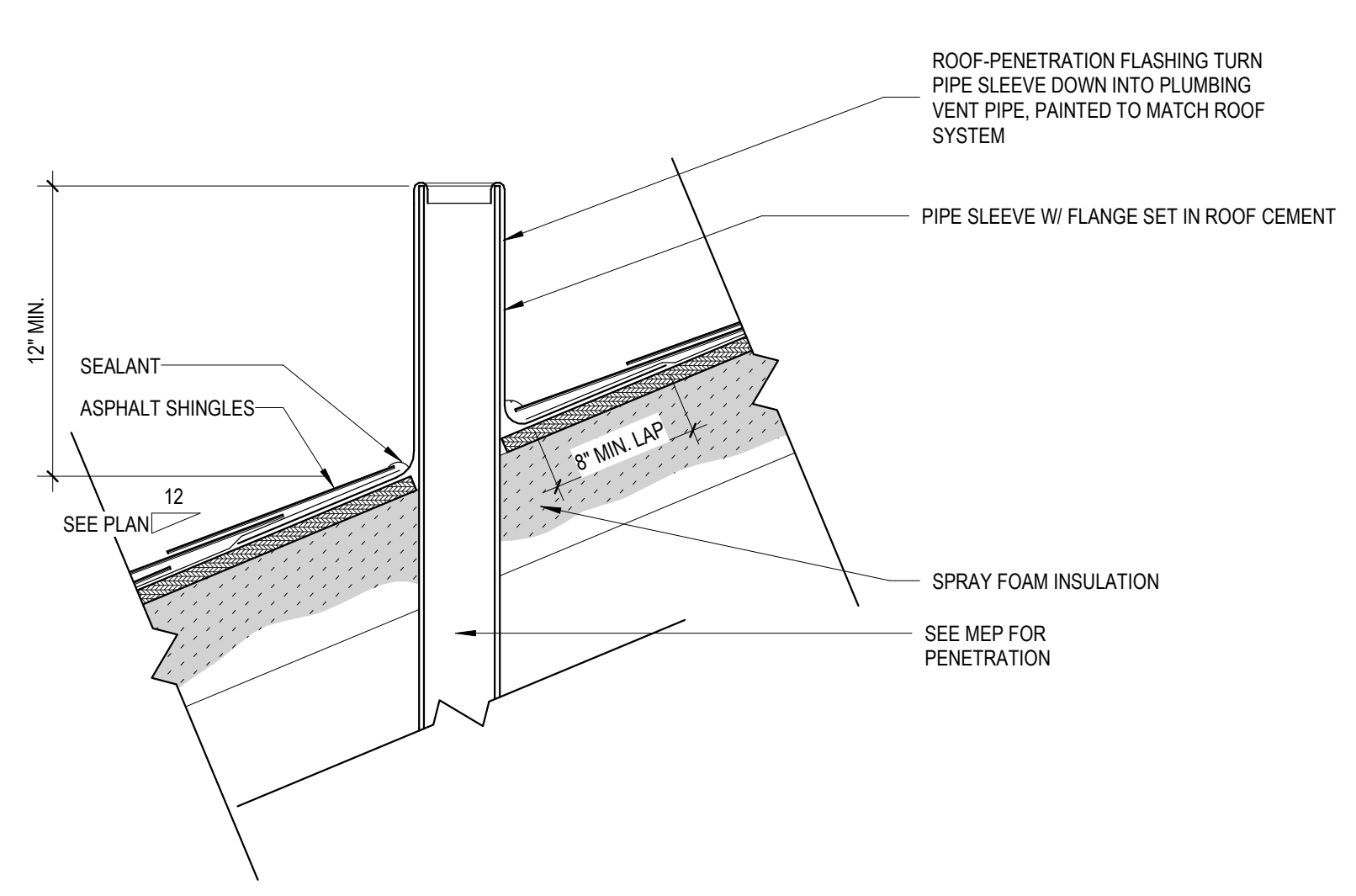
ROYAL MELBOURNE COUNTRY CLUB - PLATFORM TENNIS AND PLATFORM LODGE ROYAL MELBOURNE 4700 ROYAL MELBOURNE DR, LONG GROVE, IL 60047 ISSUED FOR PERMIT

ROOF DETAILS

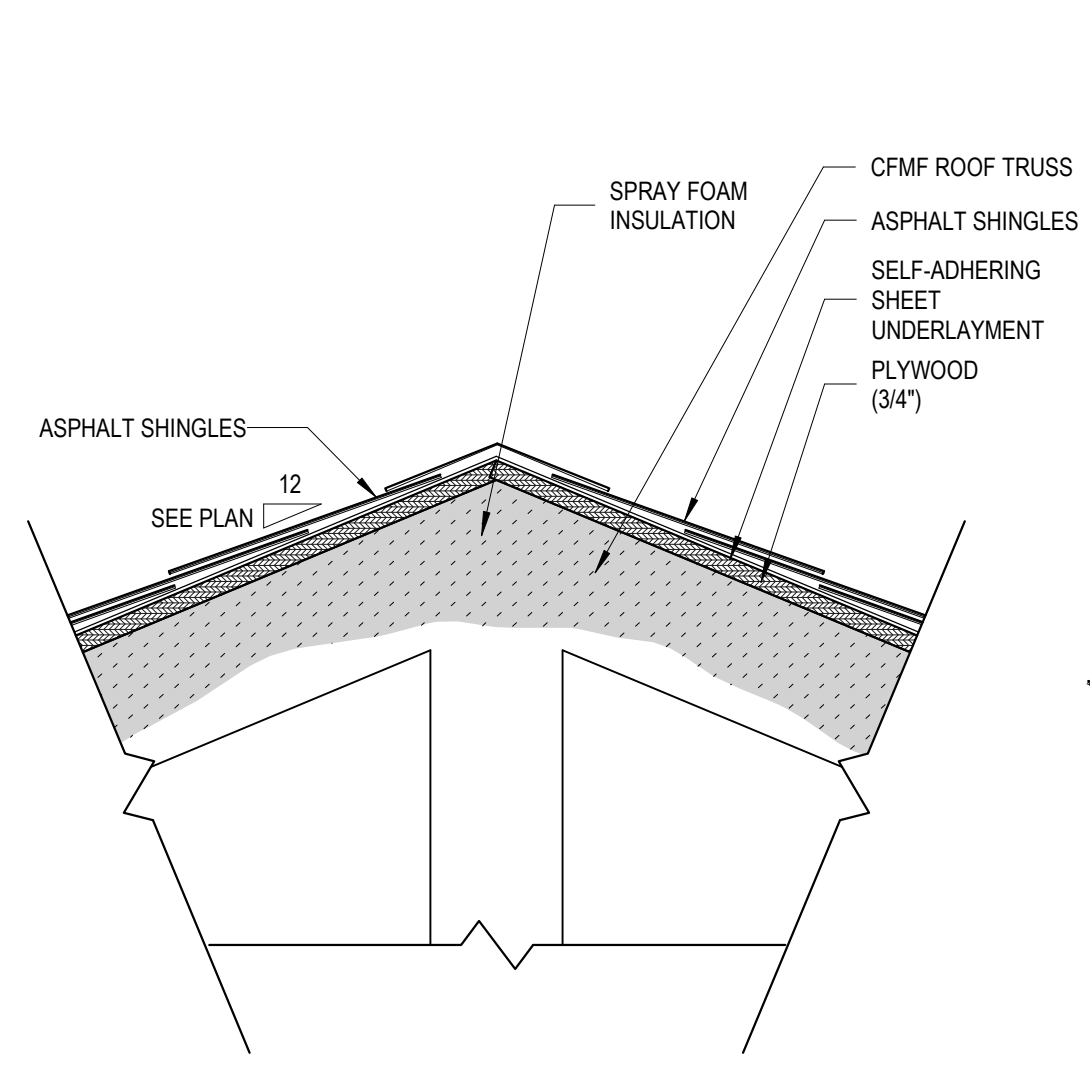
SHEET NO. A3.4



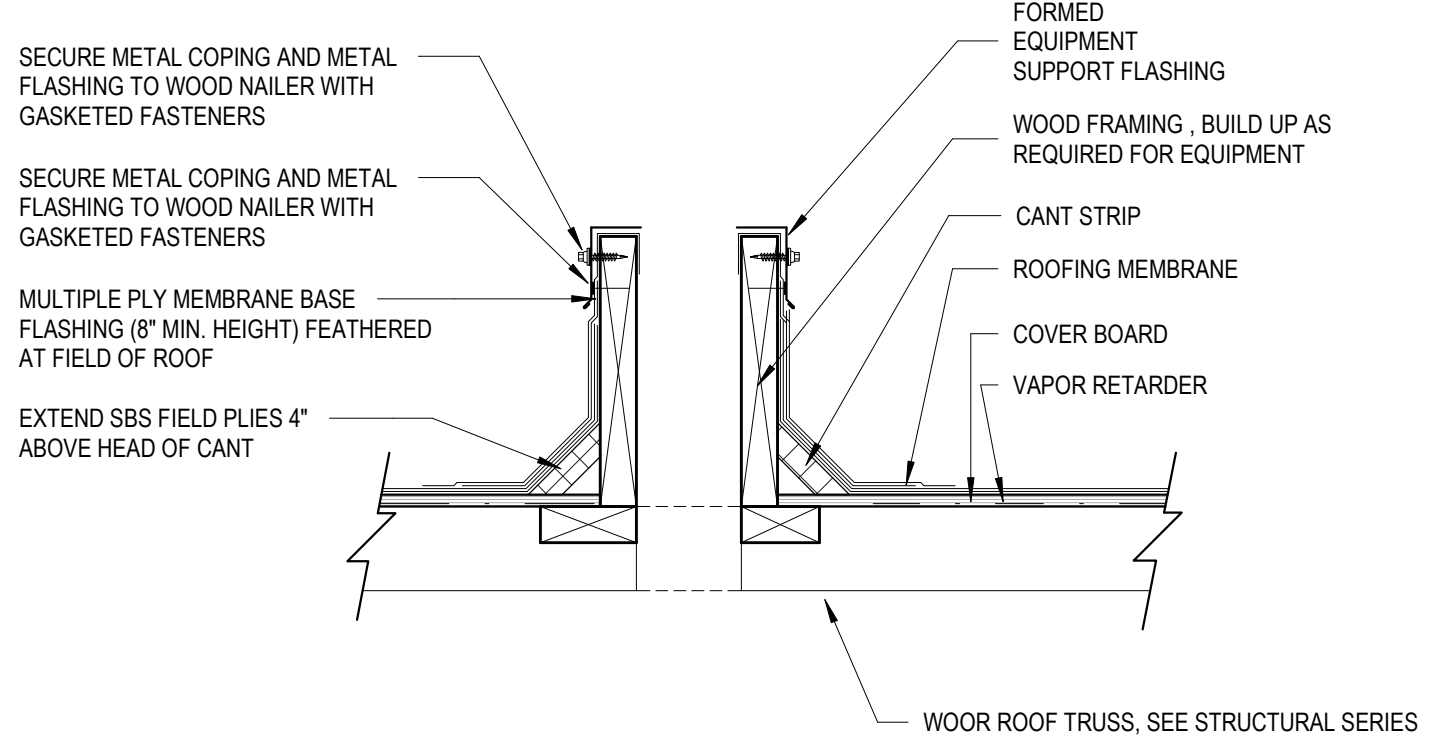
1 GUTTER EDGE 3" = 1'-0"



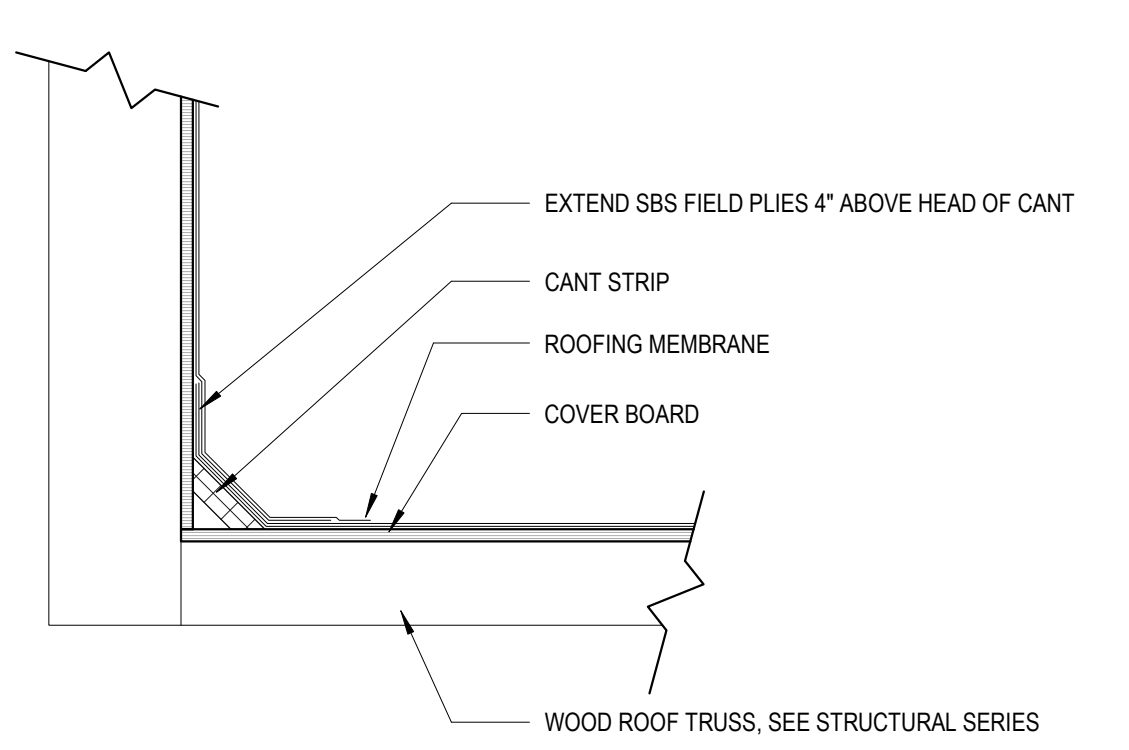
2 PENETRATION DETAIL 1 1/2" = 1'-0"



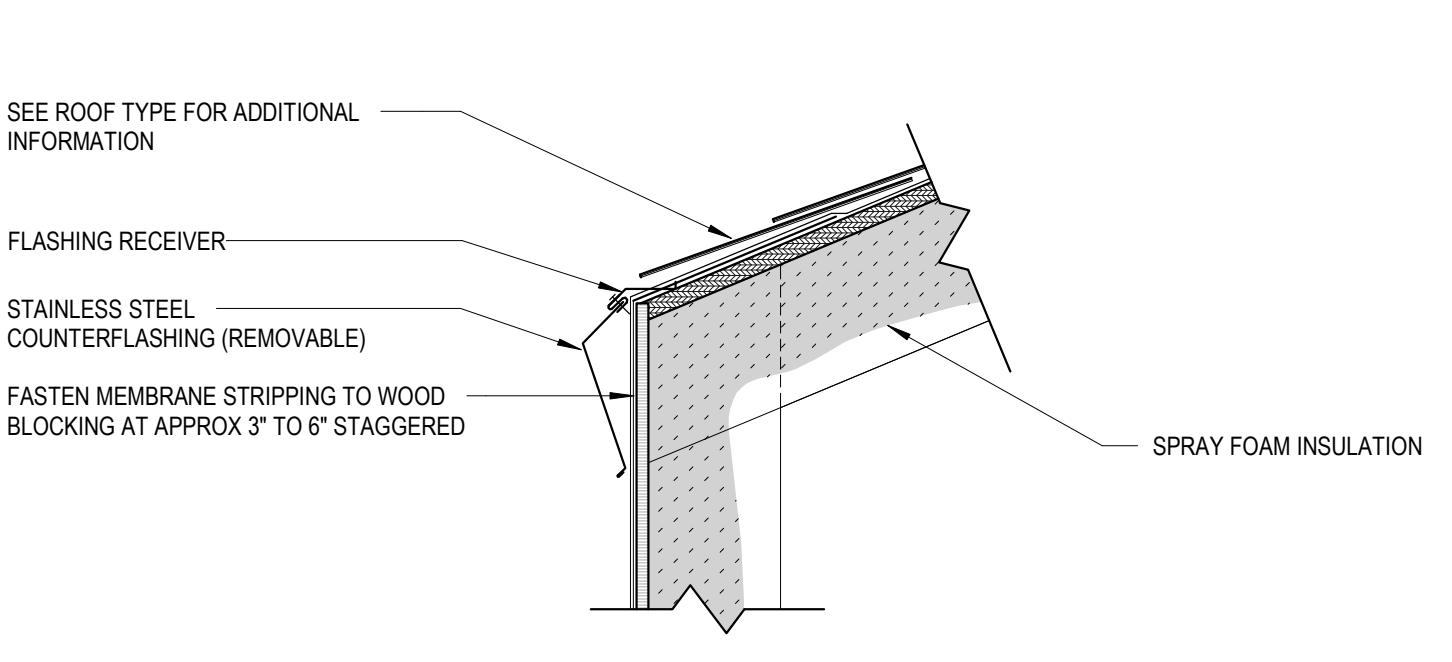
3 RIDGE DETAIL 1 1/2" = 1'-0"



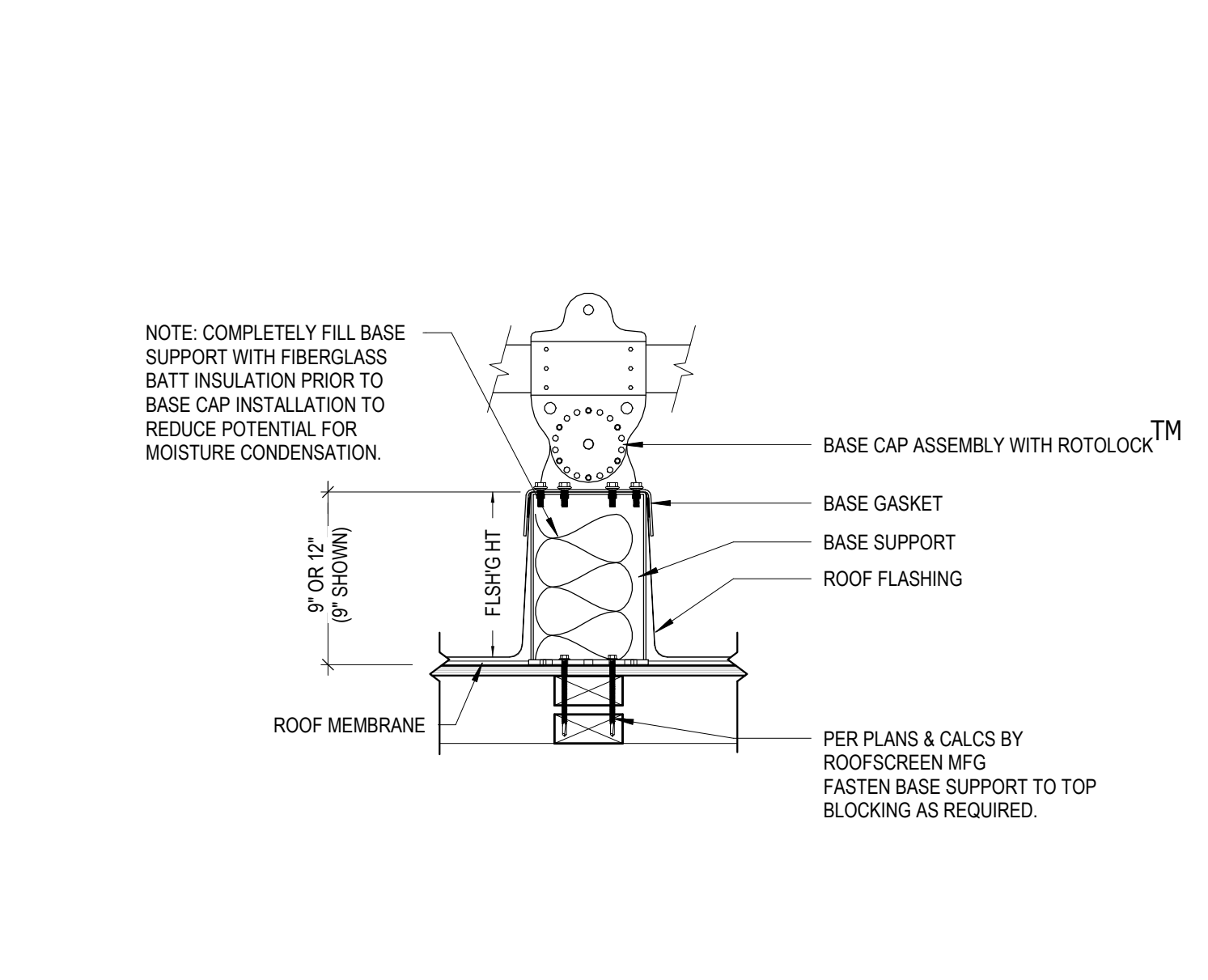
4 JOB BUILT WOOD CURB DETAIL 1 1/2" = 1'-0"



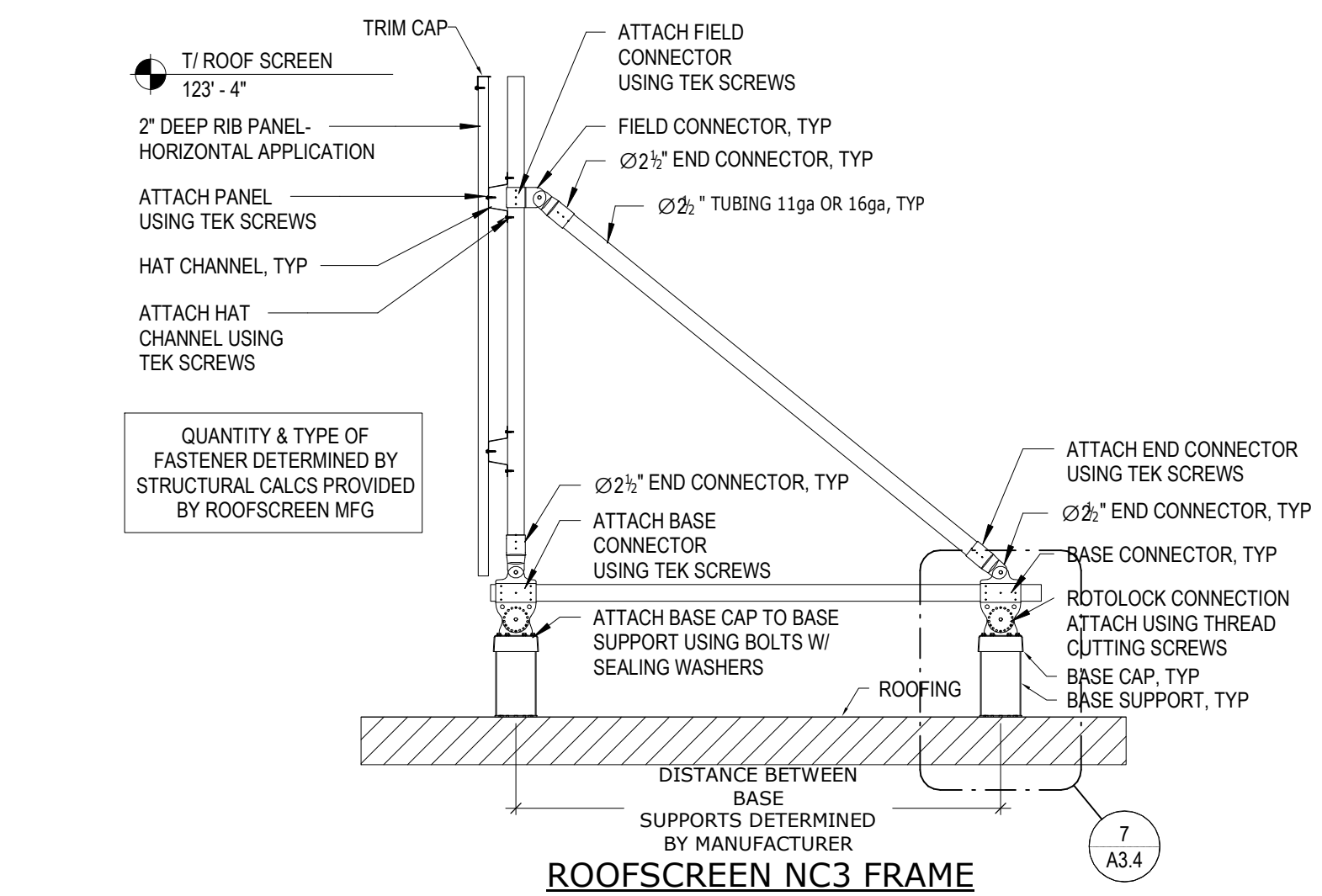
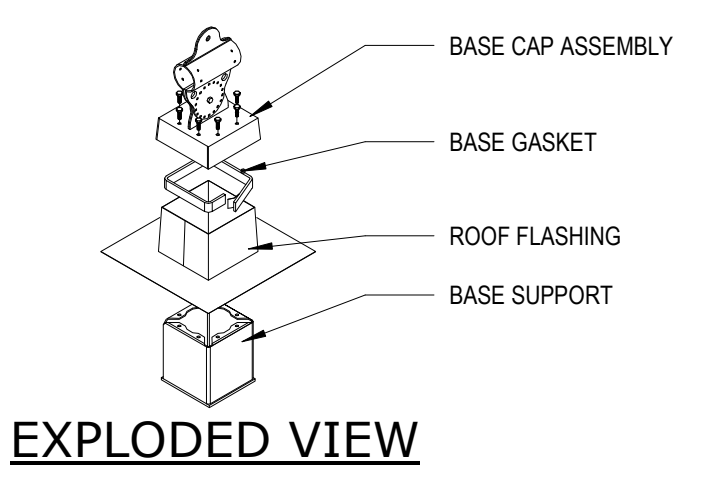
5 TYP. MECH WELL CORNER DETAIL 1 1/2" = 1'-0"



6 TYP. MECH. WELL COUNTER FLASHING DETAIL 1 1/2" = 1'-0"



7 TYP. BASE SUPPORT 1 1/2" = 1'-0"

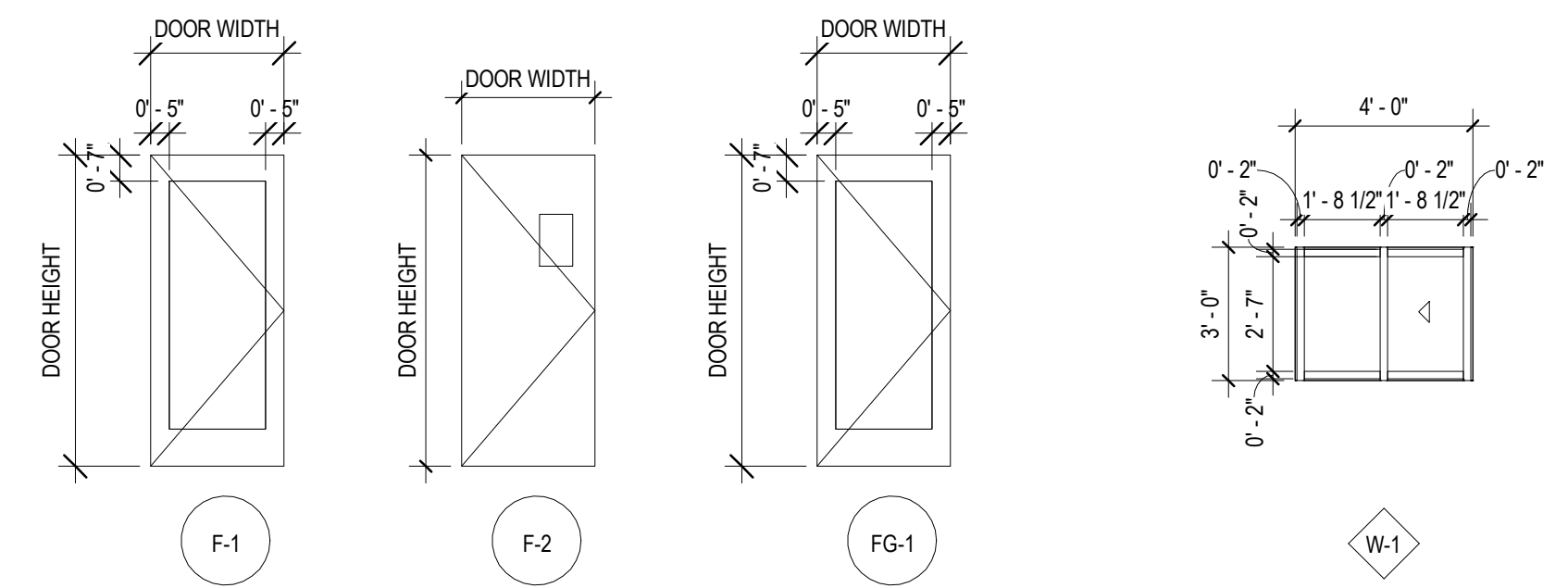


8 TYP. ROOFSCREEN 1 1/2" = 1'-0"

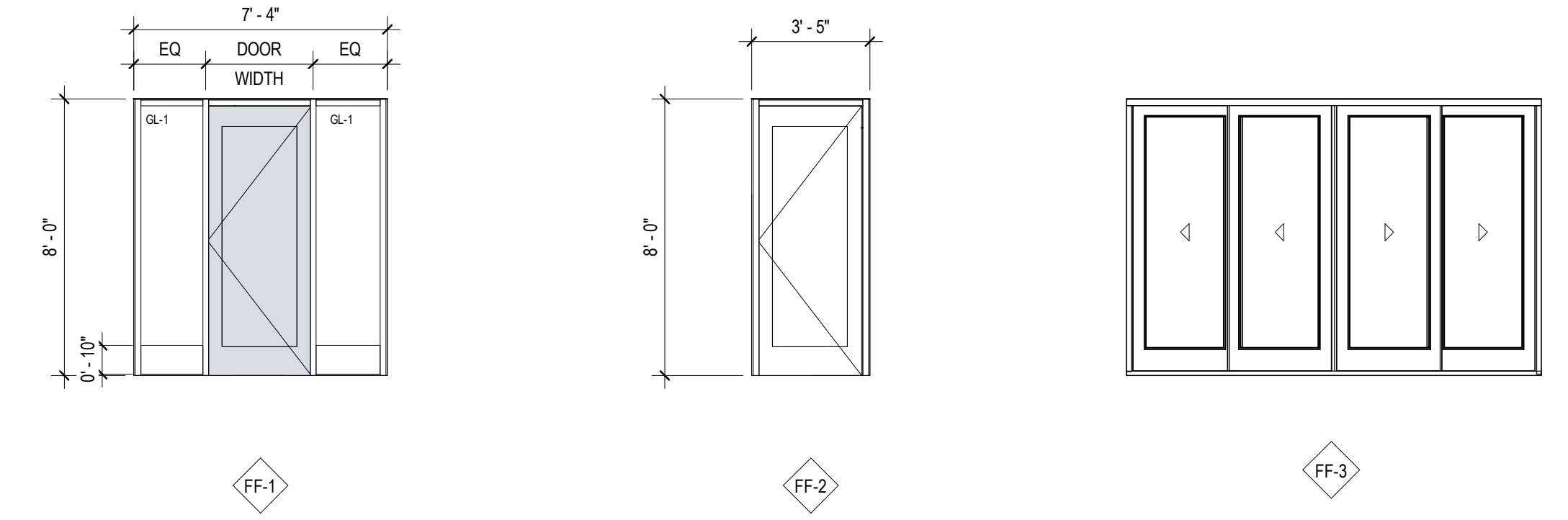
NOTES ABOUT THIS DETAIL: USE APPROPRIATE COMBINATION OF BASE SUPPORTS AND EXTENSIONS TO ACHIEVE DESIRED FLASHING HEIGHT ABOVE FINISHED ROOF. 8" FLASHING HEIGHT IS REQUIRED TO COMPLY WITH MOST ROOFING MANUFACTURERS WARRANTY REQUIREMENTS. PLEASE NOTE THAT NOT ALL COMBINATIONS OF BASE SUPPORTS AND EXTENSION HEIGHTS ARE INCLUDED IN THE DYNAMIC BLOCKS.

DOOR SCHEDULE																							
DOOR NUMBER	EXT.	INT.	DOOR				FRAME				DETAIL				HARDWARE					REMARKS			
			LEAF	WIDTH	HEIGHT	TYPE	MATL.	FINISH	GLASS	TYPE	MATL.	FINISH	GLASS	HEAD	JAMB 1	JAMB 2	THRESH OLD	RATING (MINUTES)	SIGNAGE		H/WARE SET	ACCESS CONT'L	PANIC H/WARE
GRADE																							
104A			(1)	3'-0"	7'-0"	F-1	WD	SV	-	S-1	WD	SV	-	H2	J2	J2	-						
105A			(1)	3'-0"	7'-0"	F-1	WD	SV	-	S-1	WD	SV	-	H2	J2	J2	-						
106A			(1)	3'-0"	7'-0"	F-1	HM	SV	-	S-1	WD	SV	-	H2	J2	J2	-						
107A			(1)	3'-0"	7'-0"	F-2	HM	PT	-	S-1	HM	PT	-	H2	J2	J2	-						1
108A			(1)	3'-0"	7'-0"	F-1	HM	PT	-	S-1	HM	PT	-	H3	J3	J3	T1						

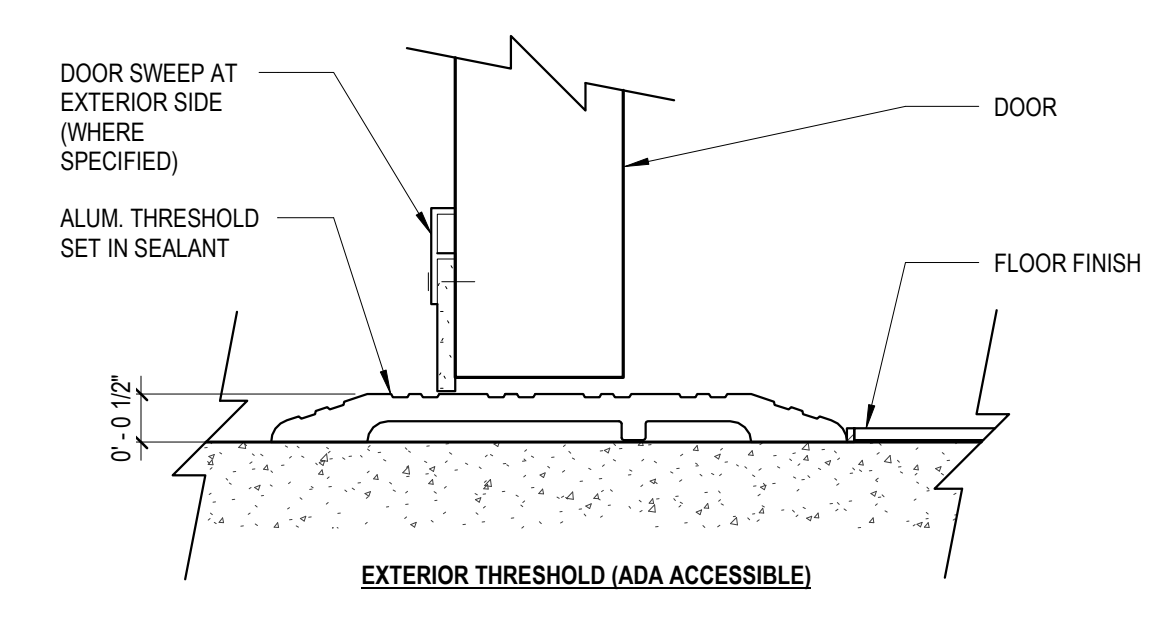
DOOR SCHEDULE - FIBERGLASS SYSTEM																							
DOOR NUMBER	EXT.	INT.	DOOR				CW / SF FRAME				DETAIL				HARDWARE					REMARKS			
			LEAF	WIDTH	HEIGHT	TYPE	MATL.	FINISH	GLASS	TYPE	MATL.	FINISH	GLASS	HEAD	JAMB 1	JAMB 2	THRESH OLD	RATING (MINUTES)	SIGNAGE		H/WARE SET	ACCESS CONT'L	PANIC H/WARE
GRADE																							
F100-B			(4)	12'-0"	8'-0"	SD-1	WD	FF	GL-1	FF-3	WD	FF	GL-1	H1	J1	J1	-						2
F100-A			(1)	3'-0"	7'-10"	FG	WD	FF	GL-1	FF-1	AL	FF	GL-1	H3	J3	J3	T1						3
F100-C				1'-0"	1'-0"																		
F100-F				1'-0"	1'-0"																		
F100-G				1'-0"	1'-0"																		
F101-A			(4)	12'-0"	8'-0"	SD-1	WD	FF	GL-1	FF-3	WD	FF	GL-1	H1	J1	J1	-						2
F102-A			(4)	12'-0"	8'-0"	SD-1	WD	FF	GL-1	FF-3	WD	FF	GL-1	H1	J1	J1	-						2
F102-B			(4)	12'-0"	8'-0"	SD-1	WD	FF	GL-1	FF-3	WD	FF	GL-1	H1	J1	J1	-						2
F102-C			(1)	3'-0.34"	7'-10"	FG	WD	FF	GL-1	FF-2	WD	FF	-	H1	J1	J1	-						3
F102-D			(4)	12'-0"	8'-0"	SD-1	WD	FF	GL-1	FF-3	WD	FF	GL-1	H1	J1	J1	-						2



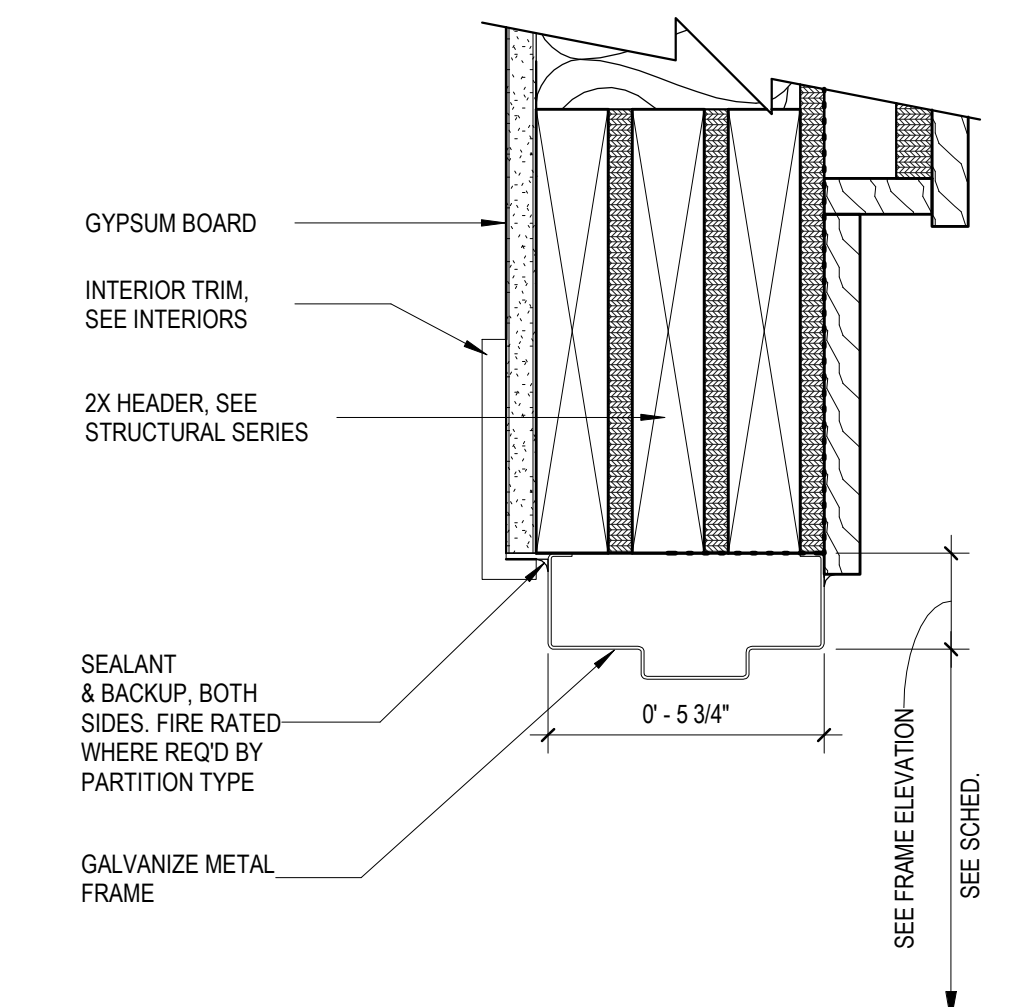
**DOOR TYPE LEGEND**  
1/4" = 1'-0"



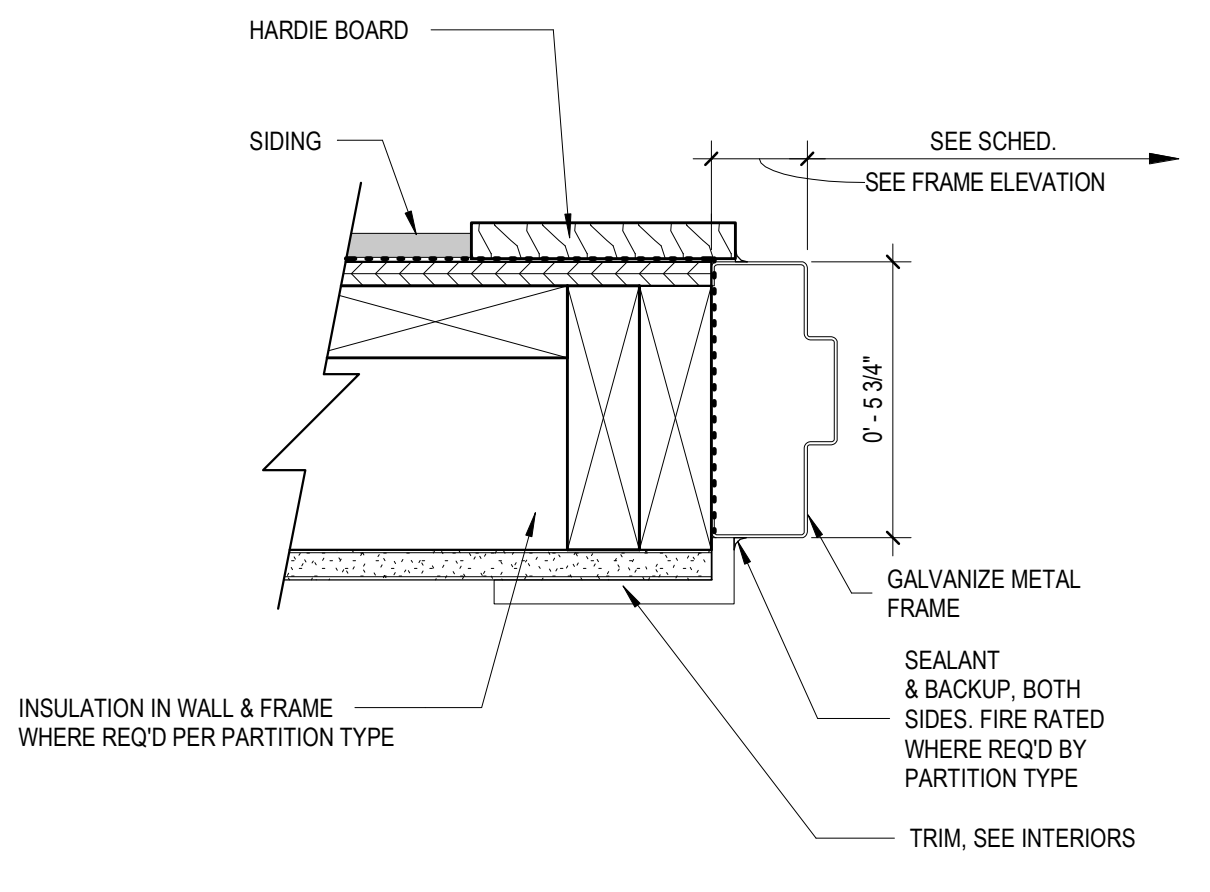
**FIBERGLASS FRAME TYPES**  
1/4" = 1'-0"



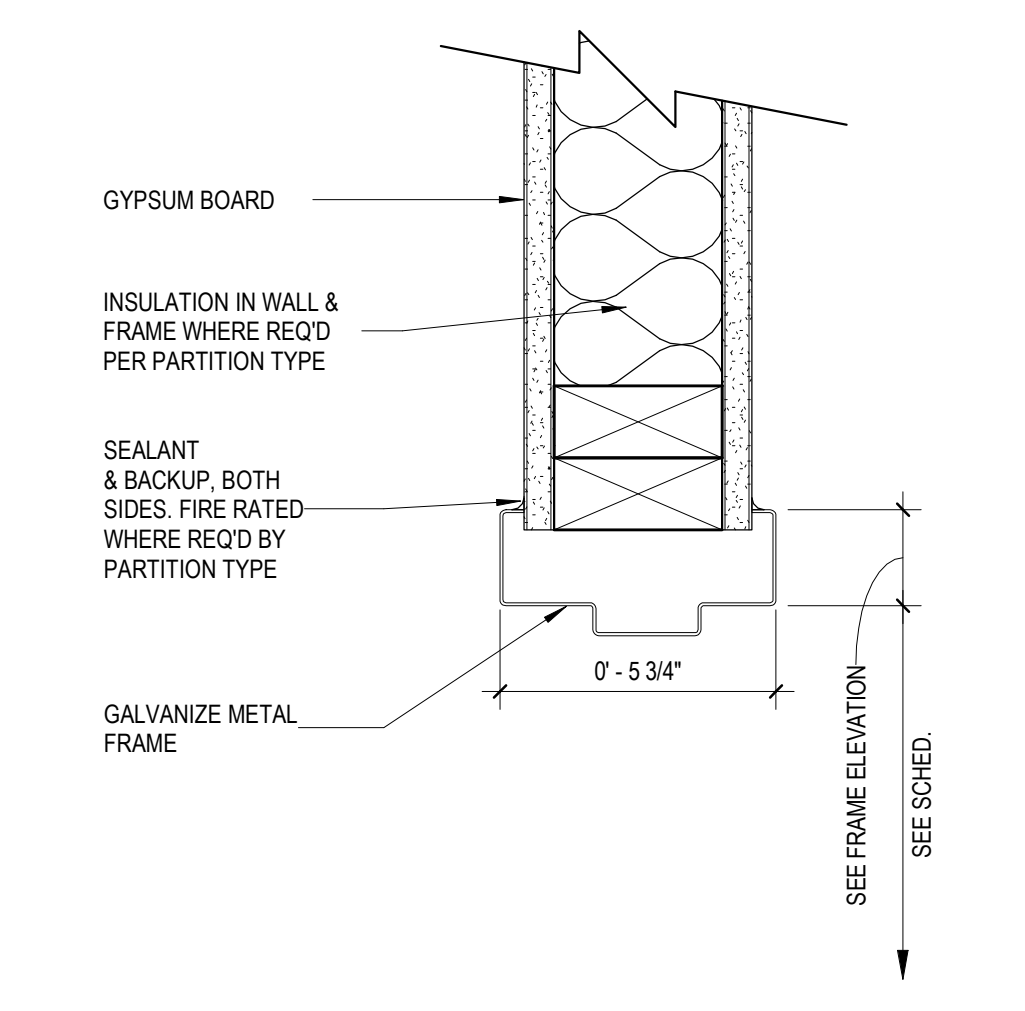
**DOOR THRESHOLD DETAILS**  
6" = 1'-0"



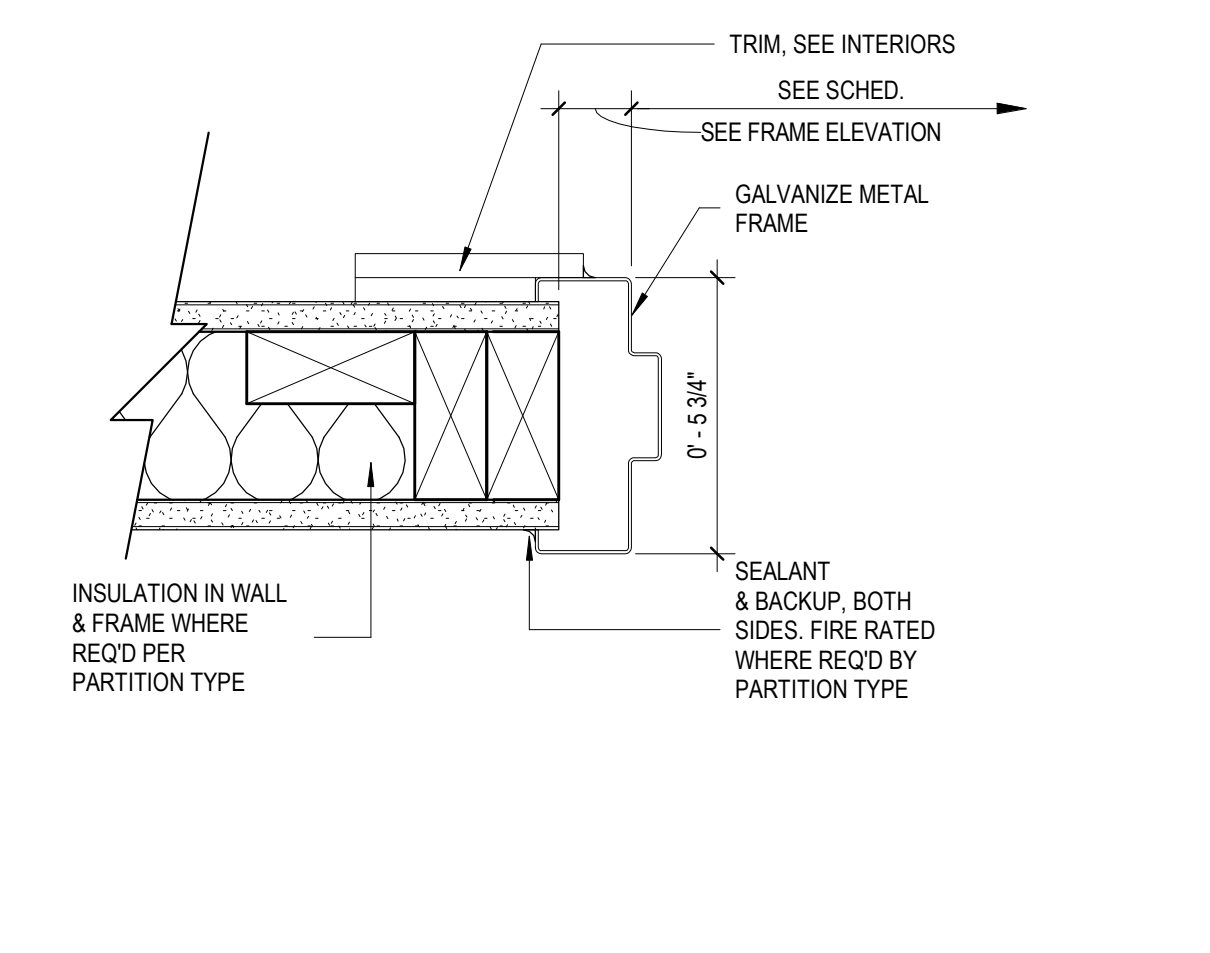
**H3 HEAD DETAIL**  
3" = 1'-0"



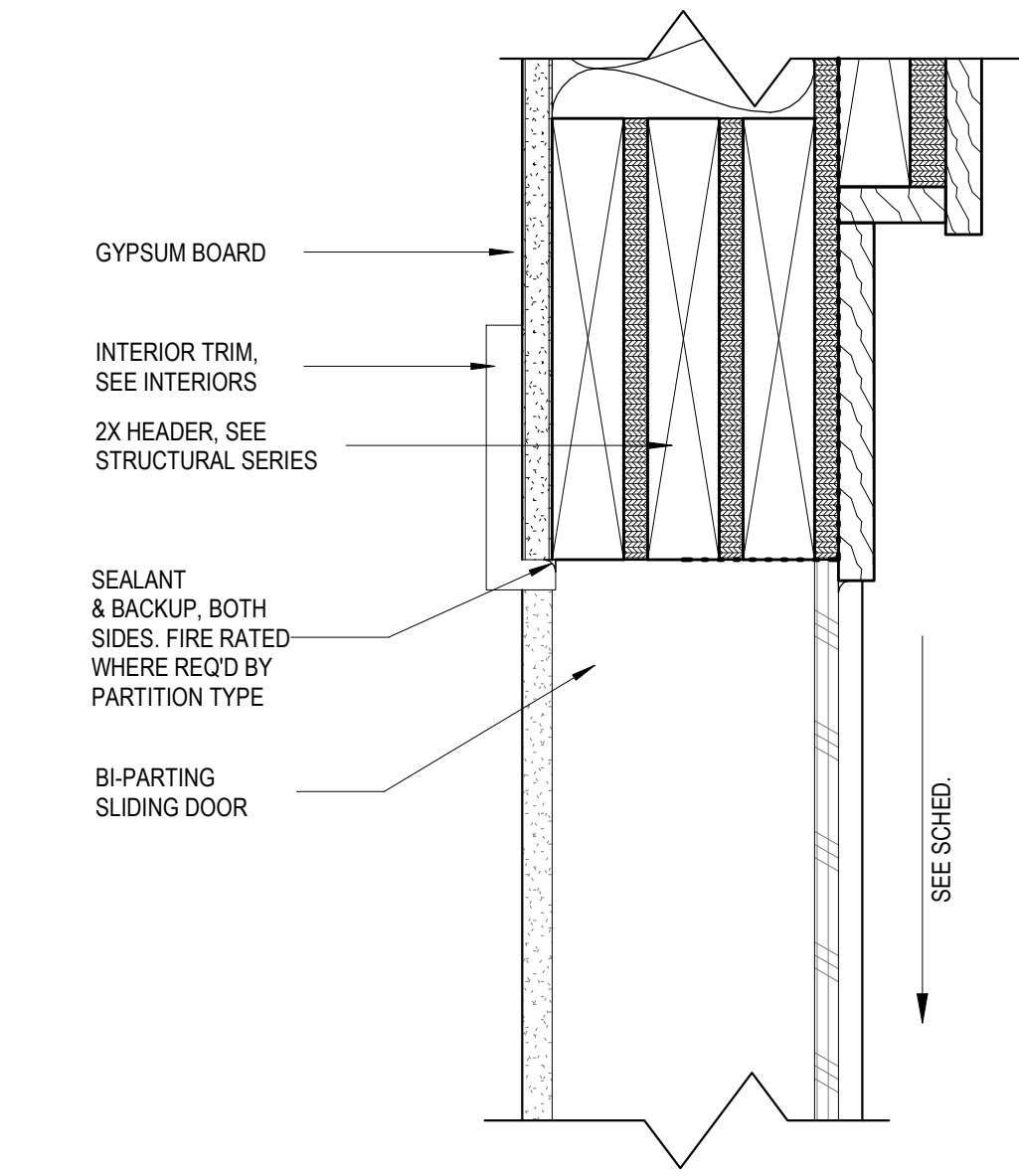
**J3 JAMB DETAIL**  
3" = 1'-0"



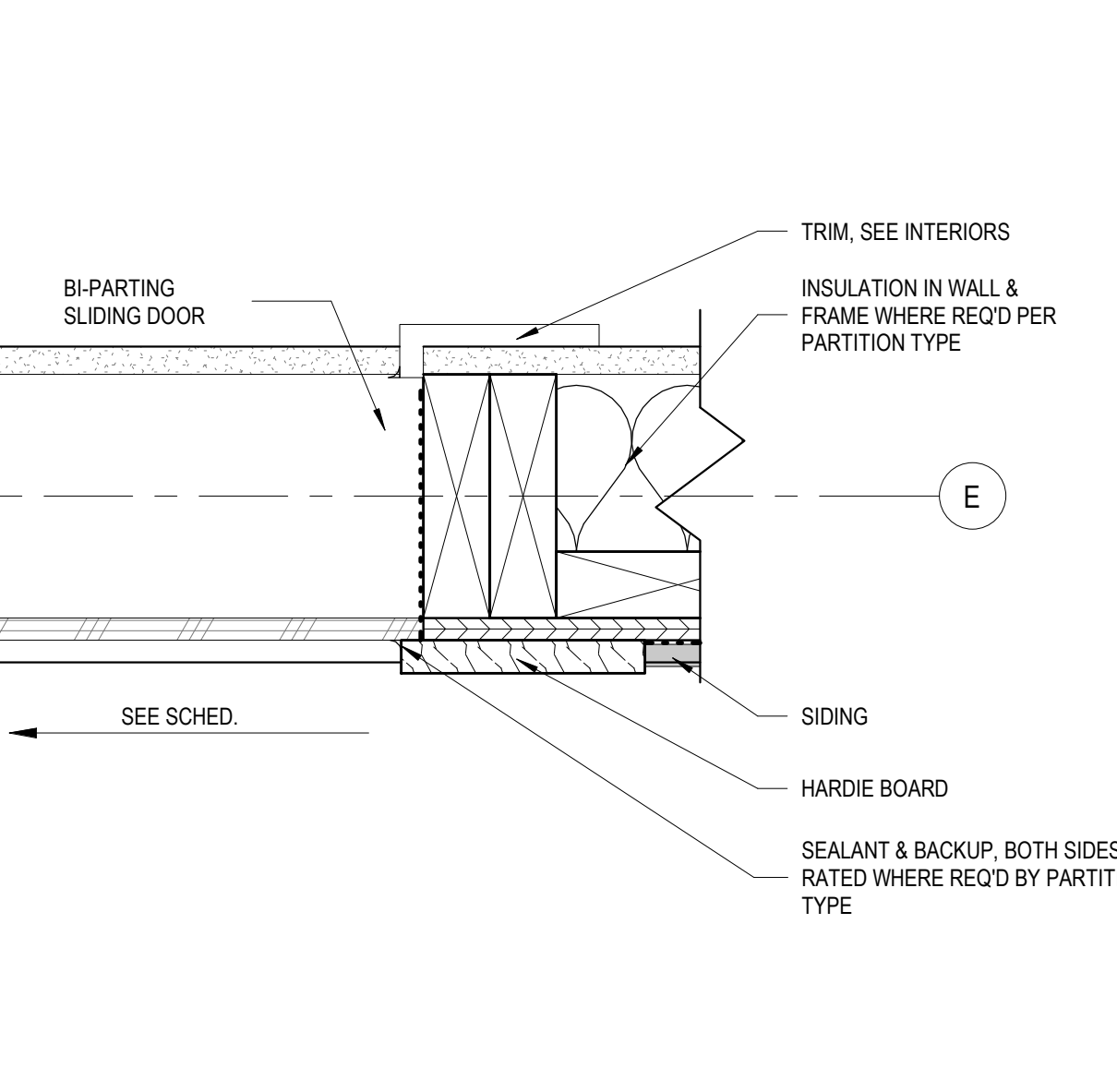
**H2 HEAD DETAIL**  
3" = 1'-0"



**J2 JAMB DETAIL**  
3" = 1'-0"



**H1 HEAD DETAIL**  
3" = 1'-0"



**J1 JAMB DETAIL**  
3" = 1'-0"

- DOOR SCHEDULE NOTES**
- ALL DOORS SHALL BE 1 3/4" THICK UNLESS NOTED OTHERWISE.
  - SEE HEAD, JAMB AND THRESHOLD DETAILS FOR ADDITIONAL INFORMATION.
  - HEAD, JAMB AND THRESHOLD DETAILS ARE NUMBERED AS H-#, J-# AND T-#. IN A RUNNING FASHION, WITHOUT REGARD FOR LOCATION ON WHAT SHEET THEY ARE PLACED.
  - FOR HARDWARE SCHEDULE INFORMATION SEE DIV. 8 SPECIFICATION SECTION.
  - ALL DOORS SHALL HAVE A 3/4" MAXIMUM UNDERCUT UNLESS NOTED OTHERWISE.
  - PROVIDE INSULATED GLASS WHERE GLASS IS INDICATED FOR EXTERIOR DOOR LOCATIONS.
  - SEE PARTITION DRAWINGS FOR WALL THICKNESS.
  - PROVIDE BLOCKING AS REQUIRED FOR INSTALLATION OF JAMBS.
  - VERIFY THICKNESSES OF EXISTING PARTITIONS SCHEDULED TO RECEIVE NEW HOLLOW METAL FRAMES PRIOR TO ORDERING FRAMES.

**DOOR SCHEDULE LEGEND**

DOOR LEGEND	FRAME LEGEND	MATERIAL LEGEND
F-# FLUSH	S-# SINGLE	HM HOLLOW METAL
V-# VIEW	SL-# SINGLE WITH SIDELIGHT	AL ALUMINUM
N-# NARROW LITE	D-# DOUBLE	WSC WOOD SOLID CORE
G-# GLASS	T-# TRANSOM	PT PAINT
FG-# FULL GLASS	BL-# BORROWED LIGHT	AN ANODIZED
E-# EXISTING	CW-# CURTAIN WALL	SS STAINLESS STEEL
L-# LOUVER	SF-# STOREFRONT	BSS BRUSHED STAINLESS STEEL
BF-# BI-FOLD		STL STEEL
OD-# OVERHEAD		FF FACTORY FINISH
RS-# ROLLING SHUTTER		TG TEMPERED GLASS
SD-# SLIDING		IT INSULATED TEMPERED GLASS
S-# SINGLE		
SL-# SINGLE W/SLIDELIGHT		
D-# DOUBLE		
T-# TRANSOM		
BL-# BORROW LIGHT		

**GLASS TYPES LEGEND**

GL-1	LOW-E INSULATING GLASS
GL-2	UNCOATED CLEAR FULLY TEMPERED FLOAT GLASS

**DOOR HARDWARE SET LEGEND**

- STORAGE ROOM LOCK
- COORDINATE KEYING WITH OWNER
- CONTINUOUS HINGE
- PERIMETER SEAL
- SELF-CLOSING DEVICE
- OCCUPANCY INDICATOR WITH THUMB TURN LOCK
- DOUBLE ACTION SWING DOOR
- 3-HINGE
- WALL STOP
- SWEEPERS
- PUSH BAR

**DOOR SCHEDULE REMARKS**

- BASIS-OF-DESIGN: ELIASON DSP-3 SERIES - STAINLESS STEEL TRAFFIC DOOR  
MATERIAL: STAINLESS STEEL  
FINISH: 16 GAUGE STAINLESS STEEL (BOTH SIDES)  
HARDWARE: ELIASON EASY SWING HINGE SYSTEM  
COMBINATION: STACKING (CONFIRM DIRECTION WITH ARCHITECT)
- BASIS-OF-DESIGN: PELLA ARCHITECT SERIES - TRADITIONAL MULTI-SLIDE PATIO DOOR  
MATERIAL: PINE CORE, FIBERGLASS EXTERIOR  
FINISH: WHITE (FACTORY-PREFINISHED)  
GLASS: ADVANCED COMFORT LOW-E IG  
HARDWARE: BALDWIN CLASSIC - SATIN NICKEL  
CONFIGURATION: 4-PANEL BI-PART
- BASIS-OF-DESIGN: PELLA ENTRY DOORS  
MATERIAL: PINE CORE, FIBERGLASS EXTERIOR  
FINISH: WHITE (FACTORY-PREFINISHED)  
GLASS: ADVANCED COMFORT LOW-E IG  
HARDWARE: BALDWIN CLASSIC - SATIN NICKEL  
DOOR SLAB: FULL LIGHT

**fgma**  
FGM Architects Inc.  
1211 W 22nd St, Suite 700  
Oak Brook, Illinois 60523  
630.574.8300 OFFICE  
630.574.7070 FAX  
ILLINOIS PROFESSIONAL DESIGN FIRM #184-000350

**CIVIL**  
HAEGER ENGINEERING  
1001 East 15th Street  
SCHAUMBURG, IL 60173  
(815) 399-0101  
ILL. STATE CERTIFICATE OF AUTHORITY NO. 000000000

**STRUCTURAL**  
MCCLUSKEY ENGINEERING  
1887 High Grove Lane  
NAPERVILLE, IL 60563  
(630) 717-2399 (630) 630-717 (337970)  
ILL. STATE CERTIFICATE OF AUTHORITY NO. 000000000

ISSUANCE		
NO.	DATE	DESCRIPTION
	02.24.2023	ISSUED FOR PERMIT

**ROYAL MELBOURNE COUNTRY CLUB - PLATFORM TENNIS AND PLATFORM LODGE**  
ROYAL MELBOURNE  
4700 ROYAL MELBOURNE DR, LONG GROVE, IL 60047  
ISSUED FOR PERMIT

DOOR SCHEDULE, DOOR DETAILS, AND STOREFRONT TYPES

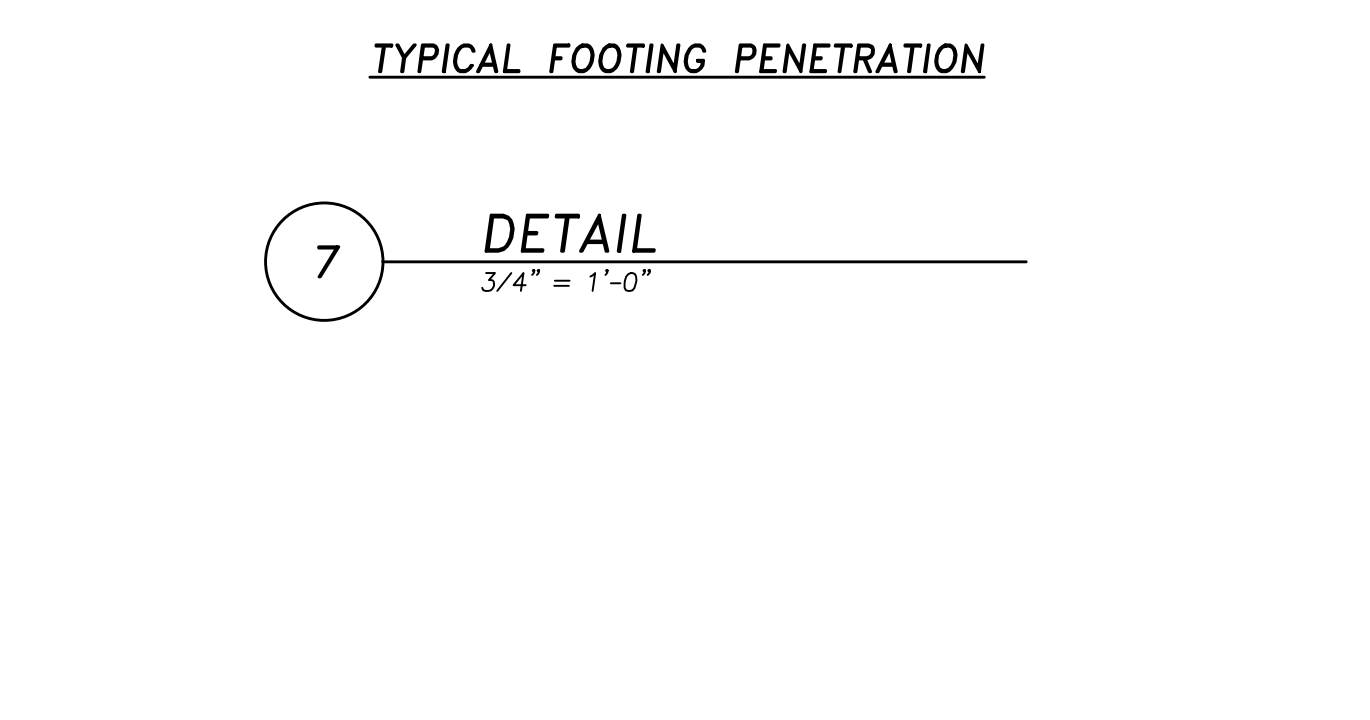
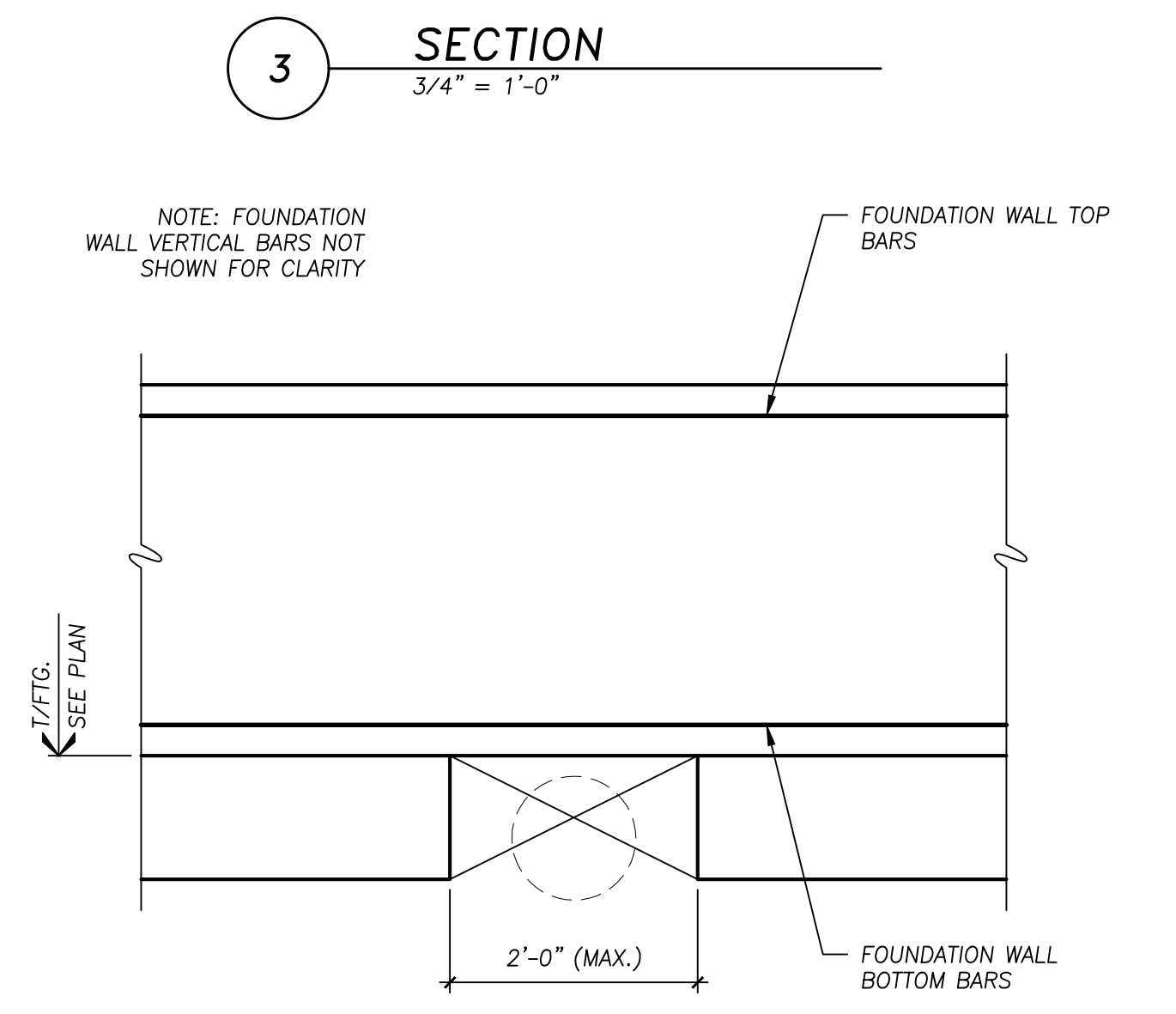
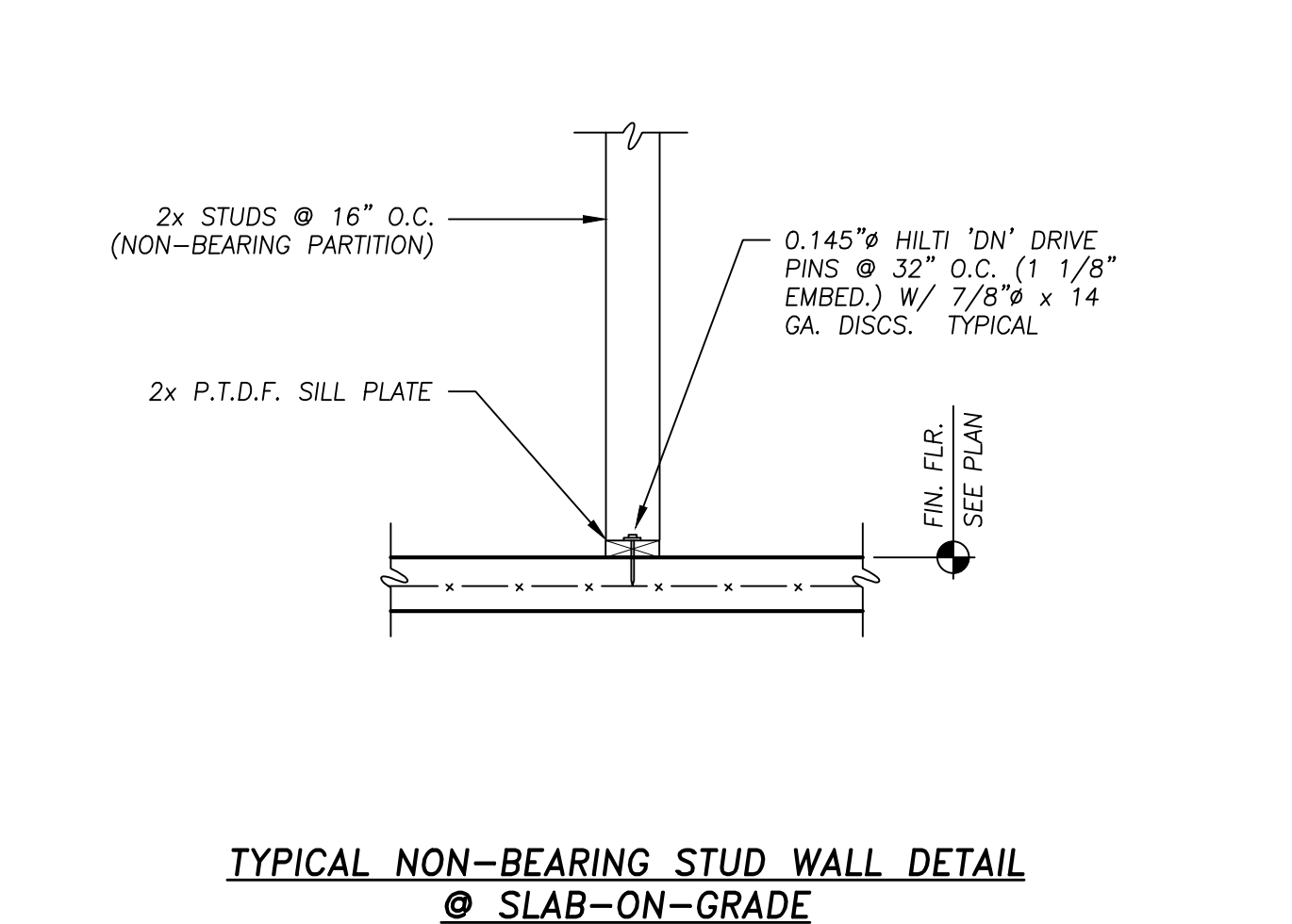
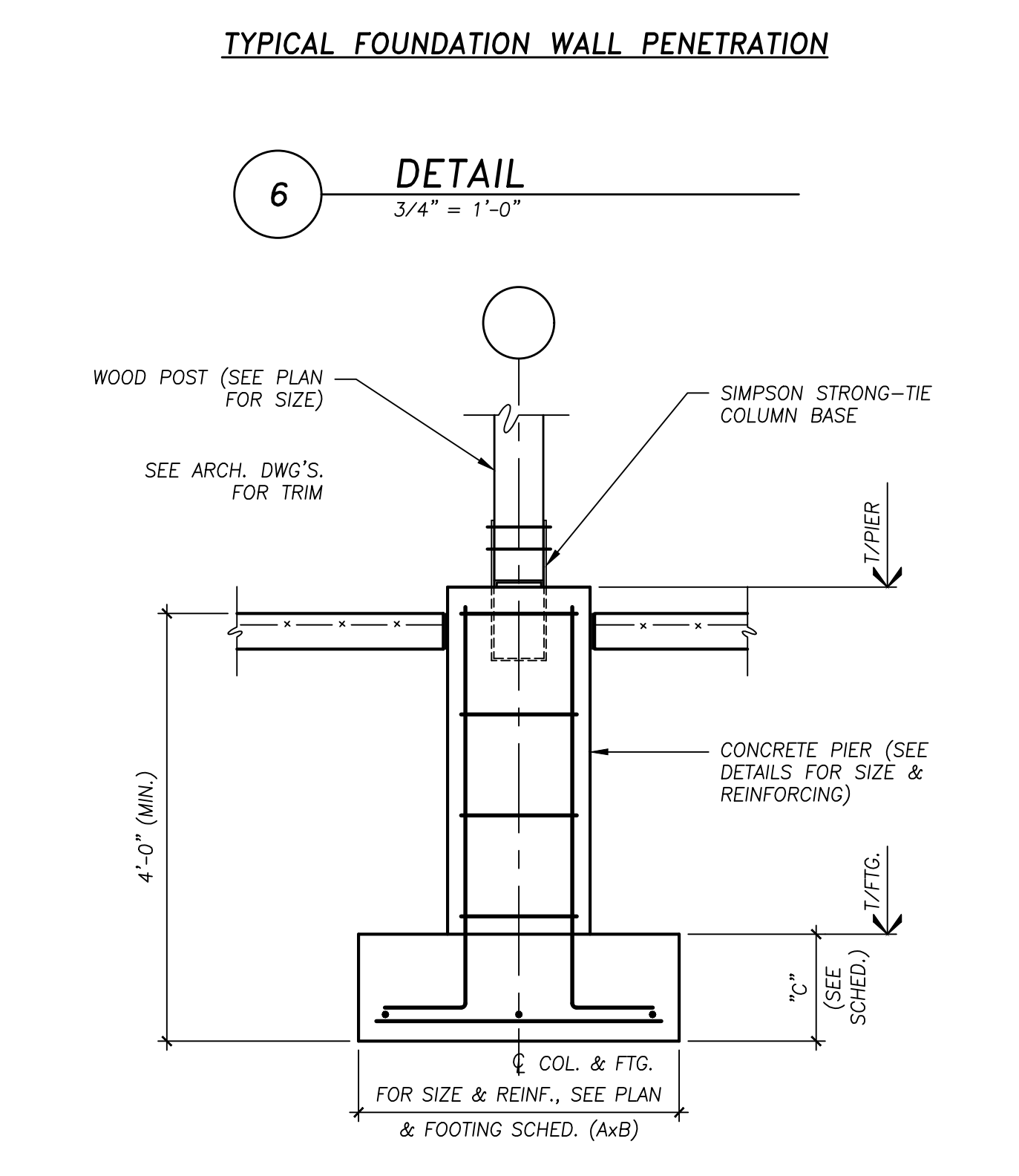
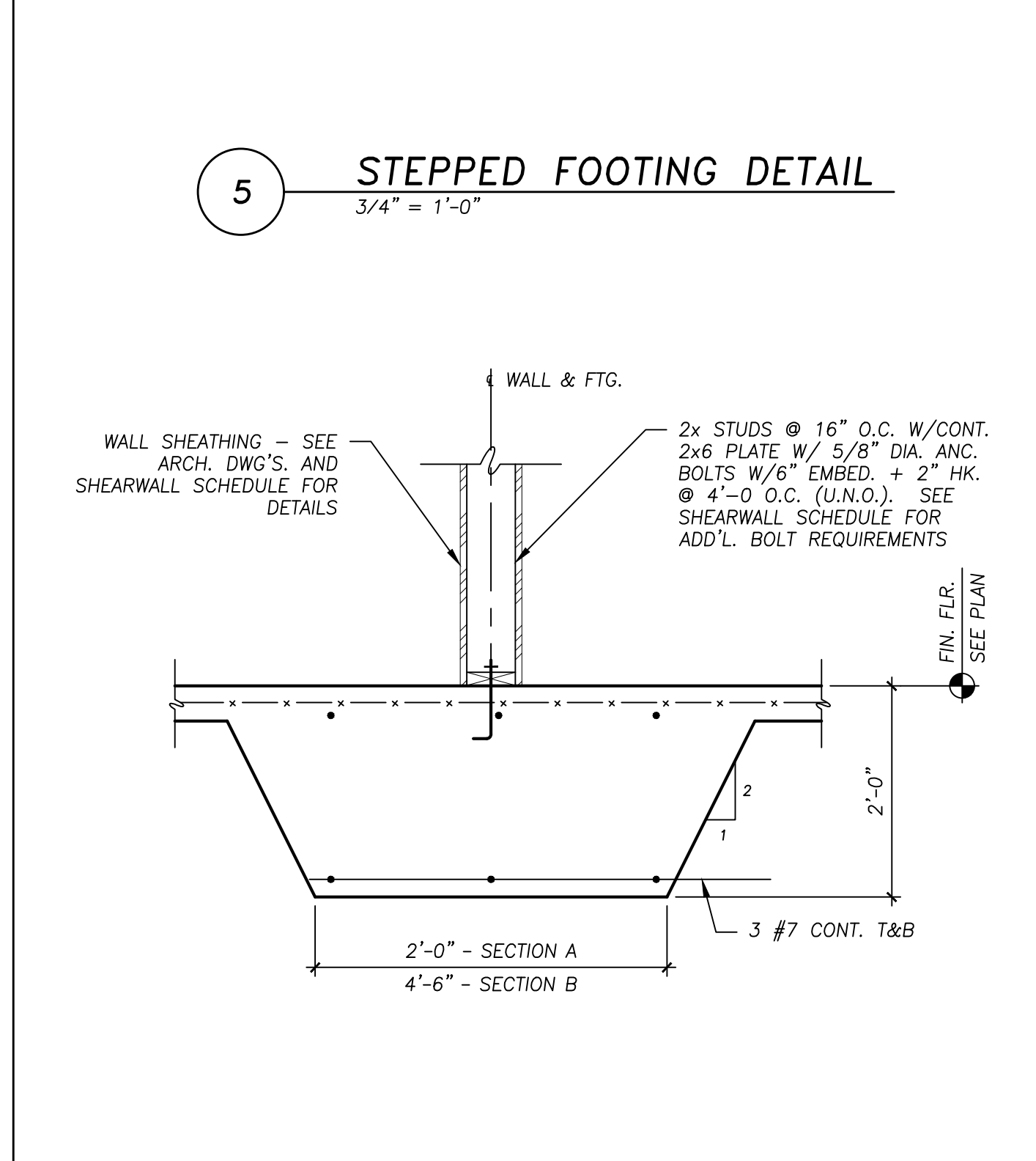
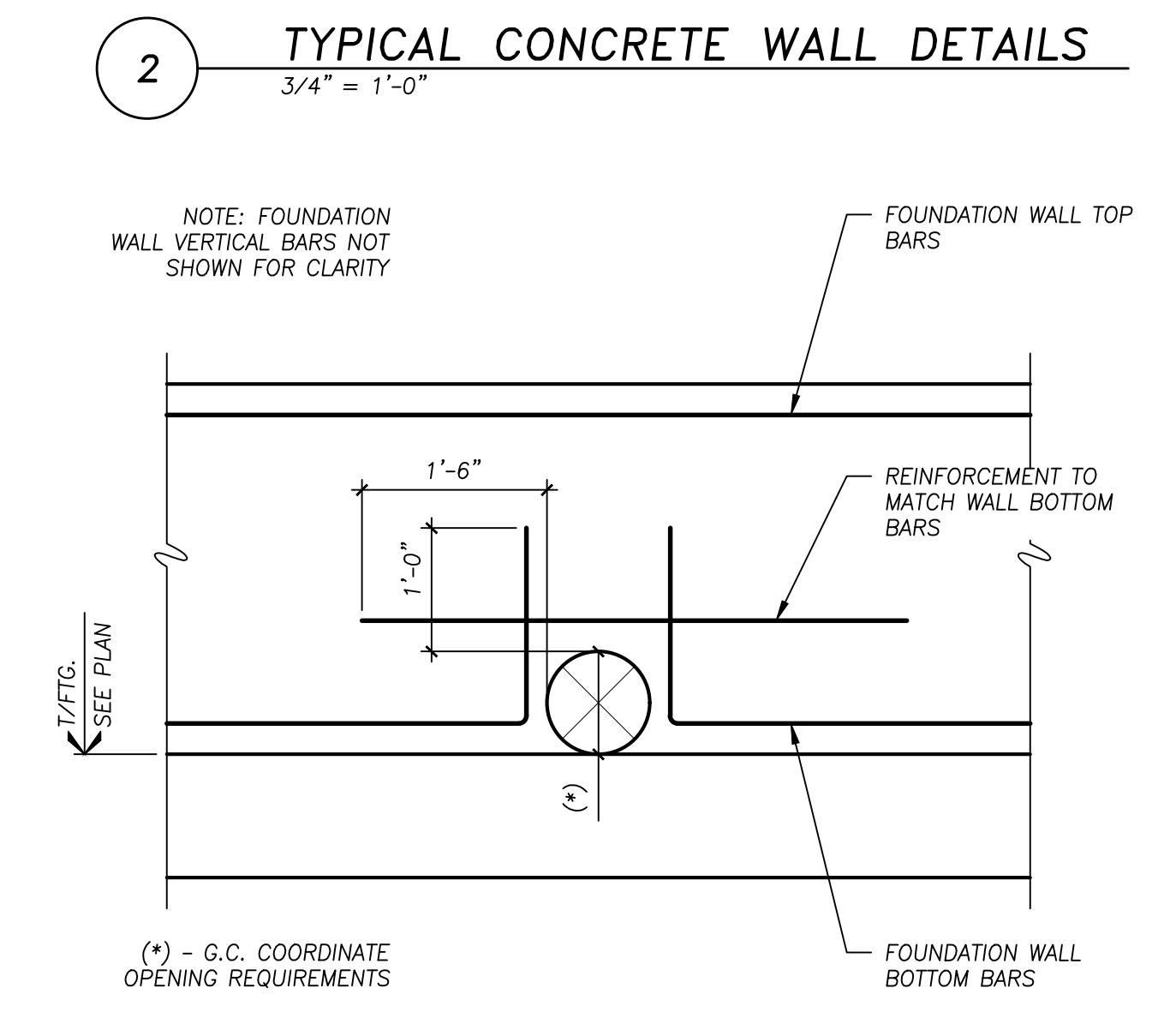
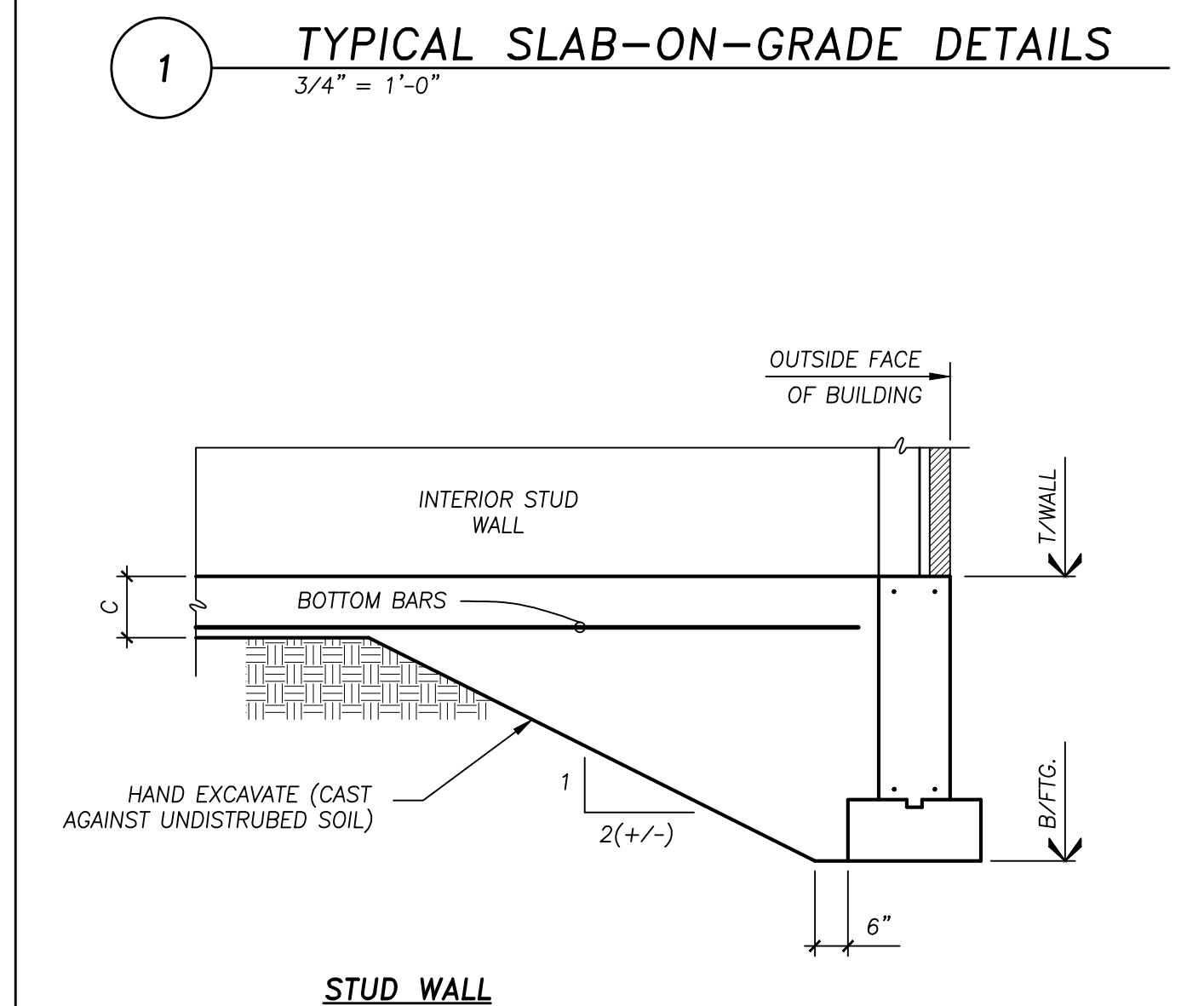
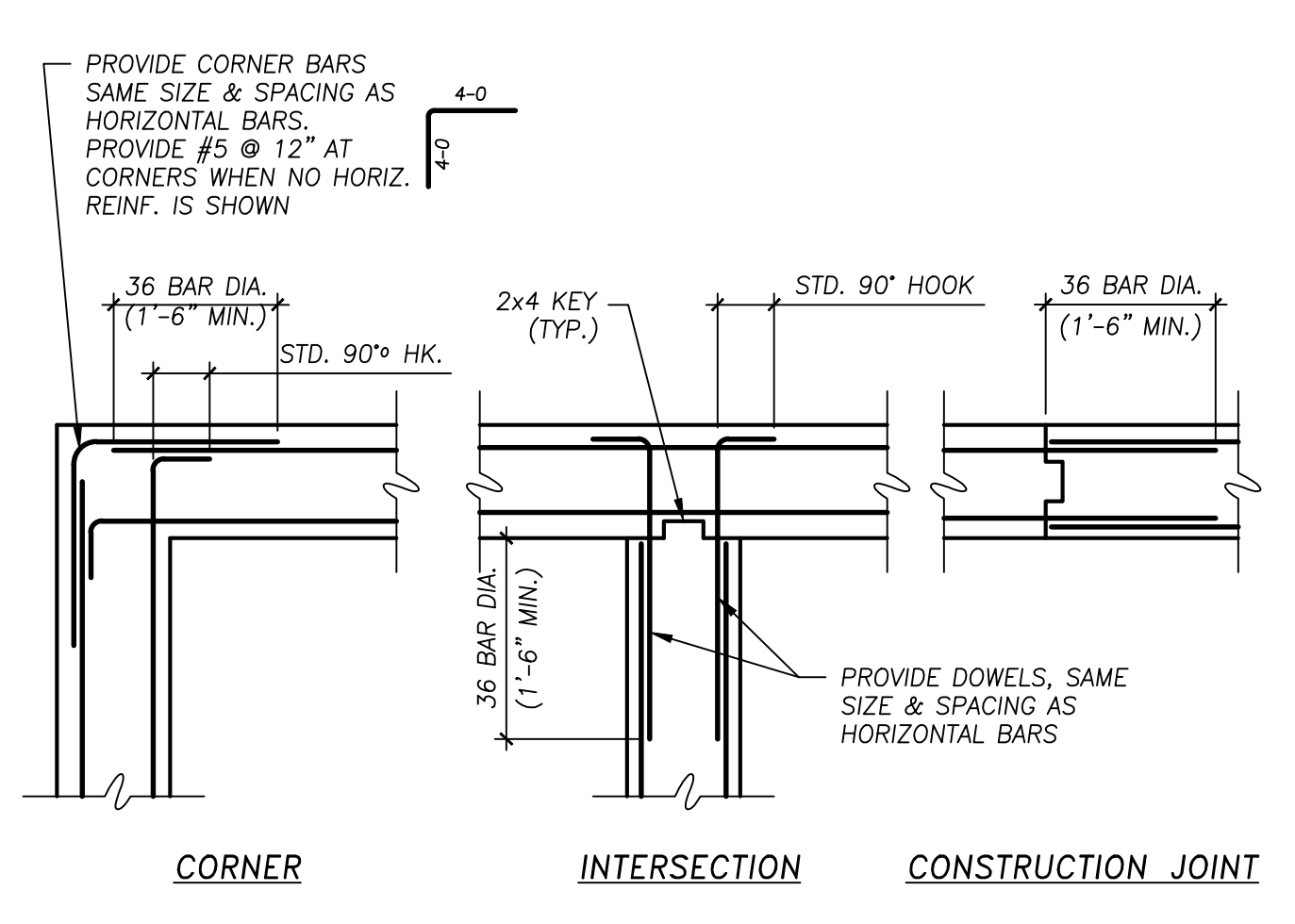
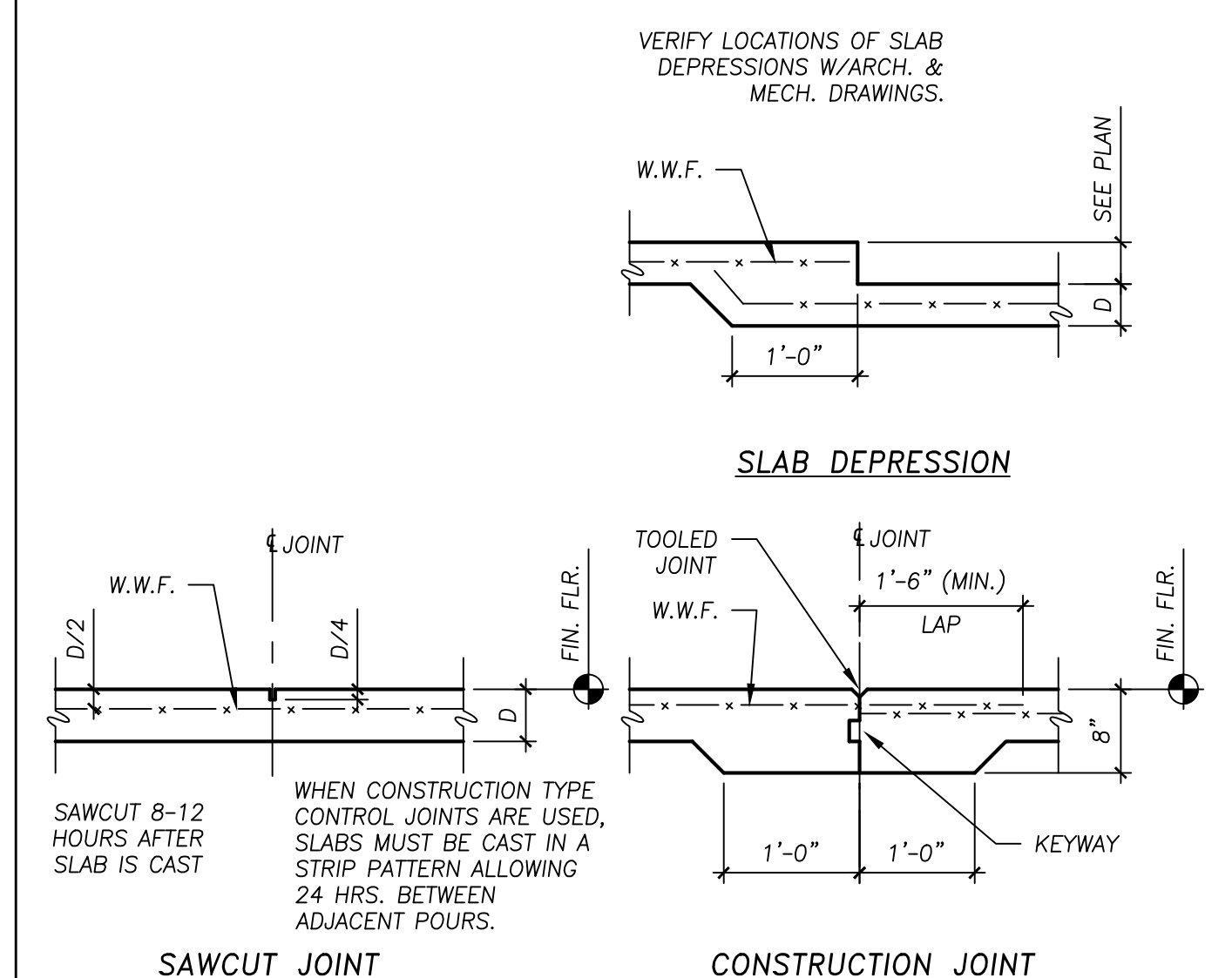
SHEET NO. **A5.0**





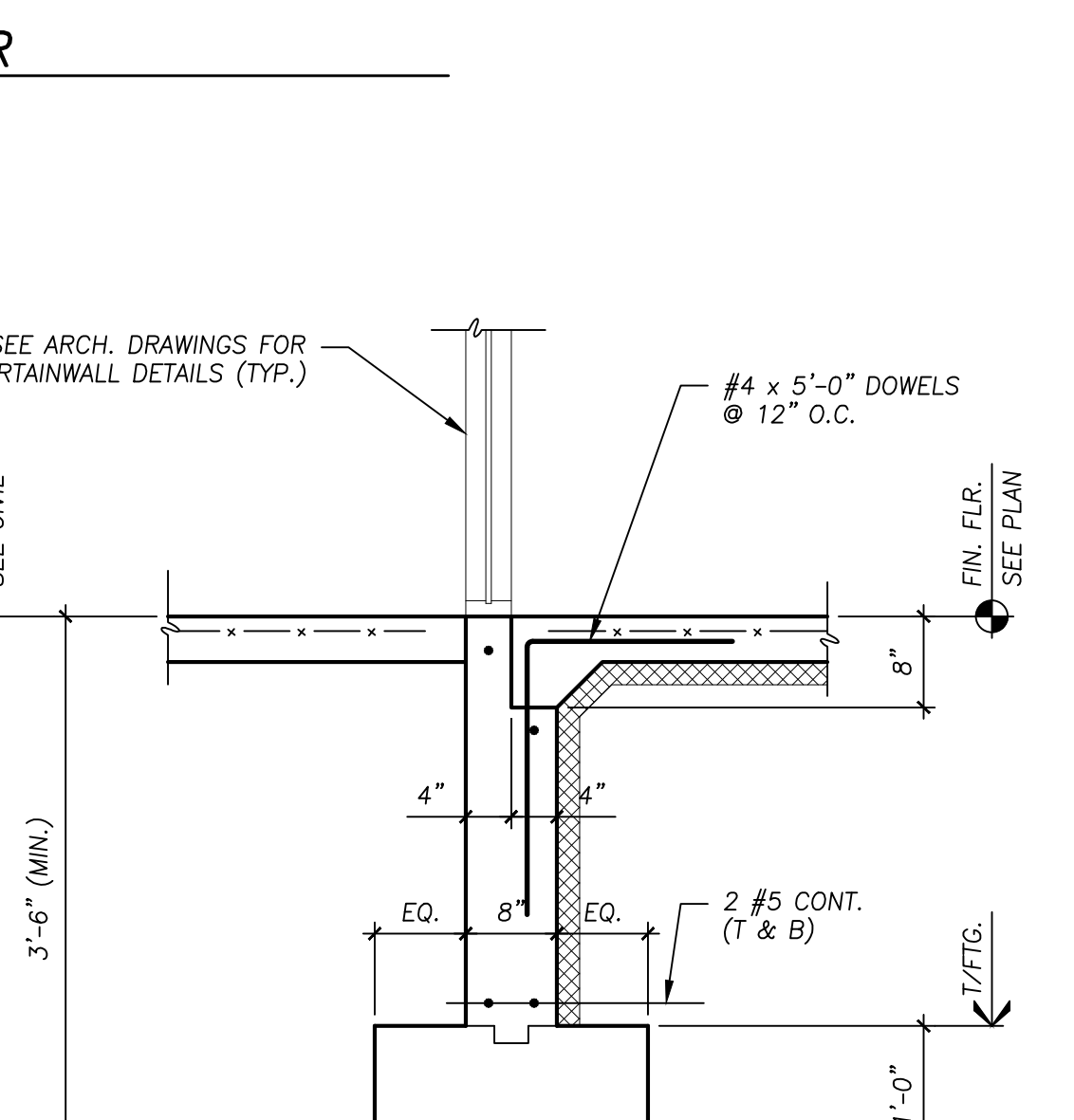
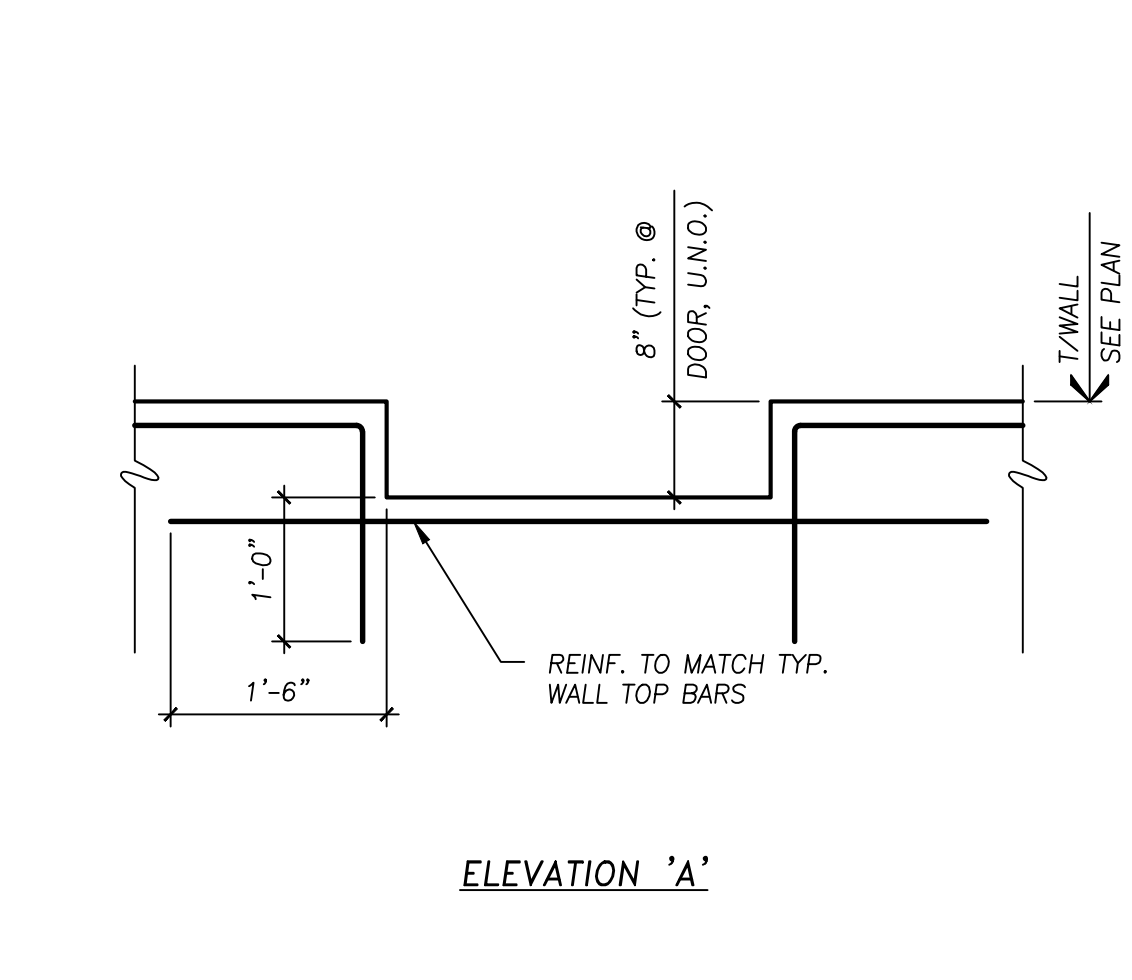
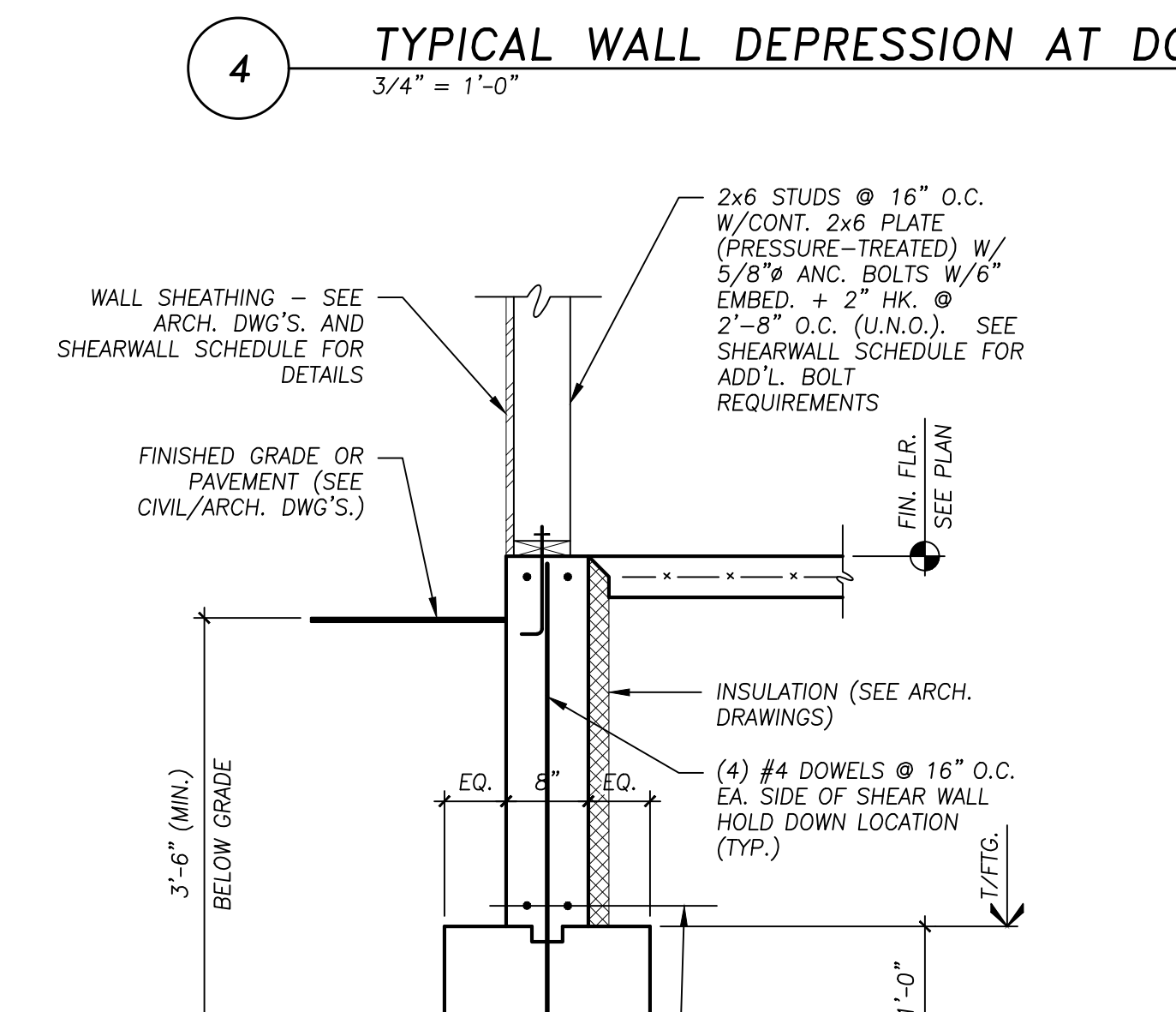
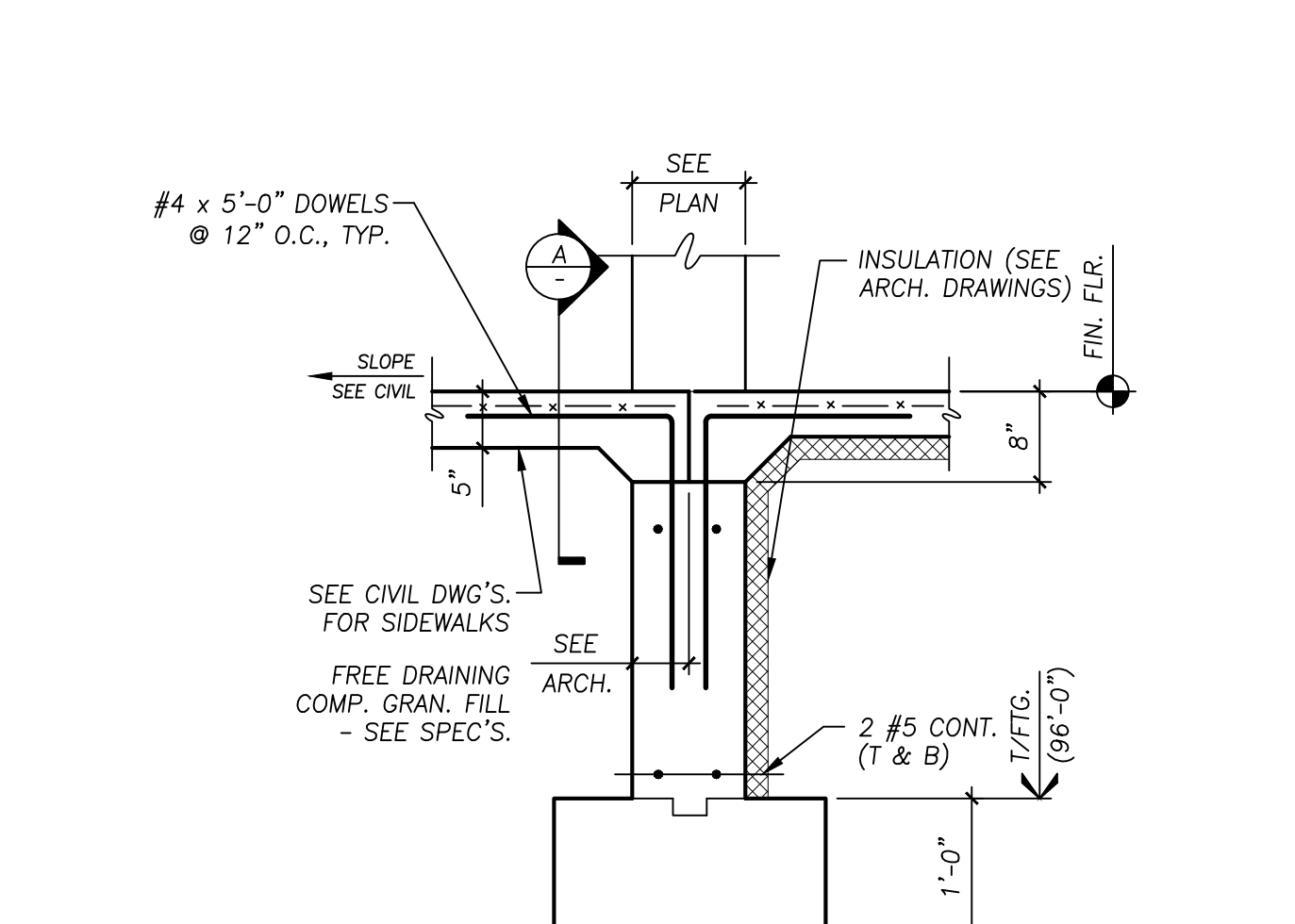






**FOOTING SCHEDULE** (DESIGN BEARING PRESSURE = 3000 PSF)

MARK	DESCRIPTION (A x B x C)	REINFORCING (EACH WAY)	REMARKS
F1	4'-0" x 4'-0" x 1'-0"	5 # 4 (T & B)	DETAIL 11/S2.0



ISSUANCE	
NO	DESCRIPTION
02.24.23	ISSUED FOR PERMIT







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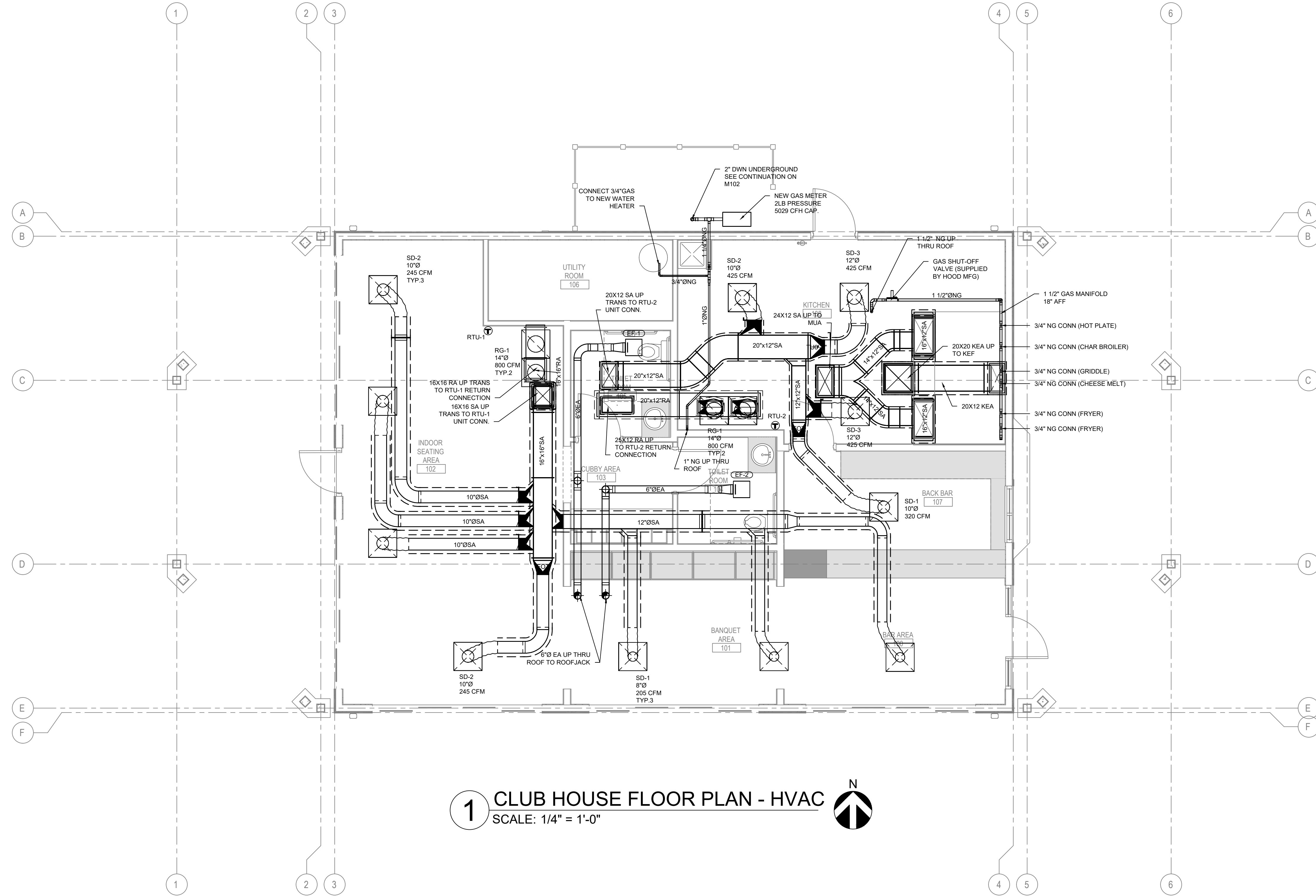
8800 55th Street

Kenosha, WI 53144

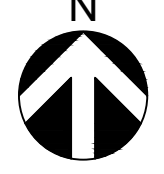
P: 262.658.1326 | F: 262.658.1048

www.mpcmech.com

MARTIN PETERSEN COMPANY, INC.



**1 CLUB HOUSE FLOOR PLAN - HVAC**  
 SCALE: 1/4" = 1'-0"



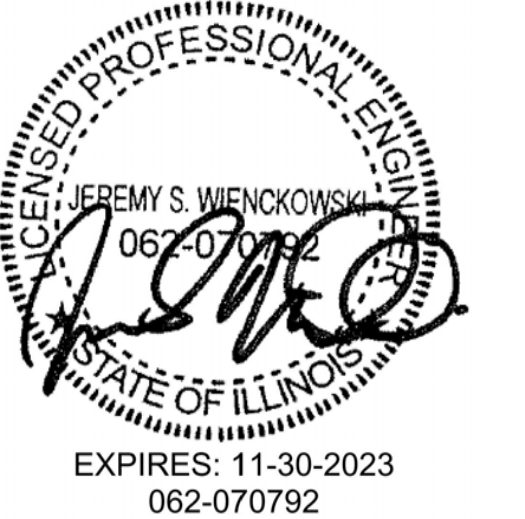
PROJECT NAME

Royal Melbourne Country Club - Platform Tennis and Platform Lodge

LOCATION

4700 Royal Melbourne Dr. Long Grove IL 60047

ISSUE RECORD		
ISSUE #	DATE	DESCRIPTION
1	2-24-2023	ISSUED FOR PERMIT



SHEET TITLE

CLUB HOUSE FLOOR PLAN - HVAC

SHEET NUMBER

M100

DRAWN BY: MPC CHECKED BY: MPC

JOB NO.: C23026 DATE: 2-24-2023



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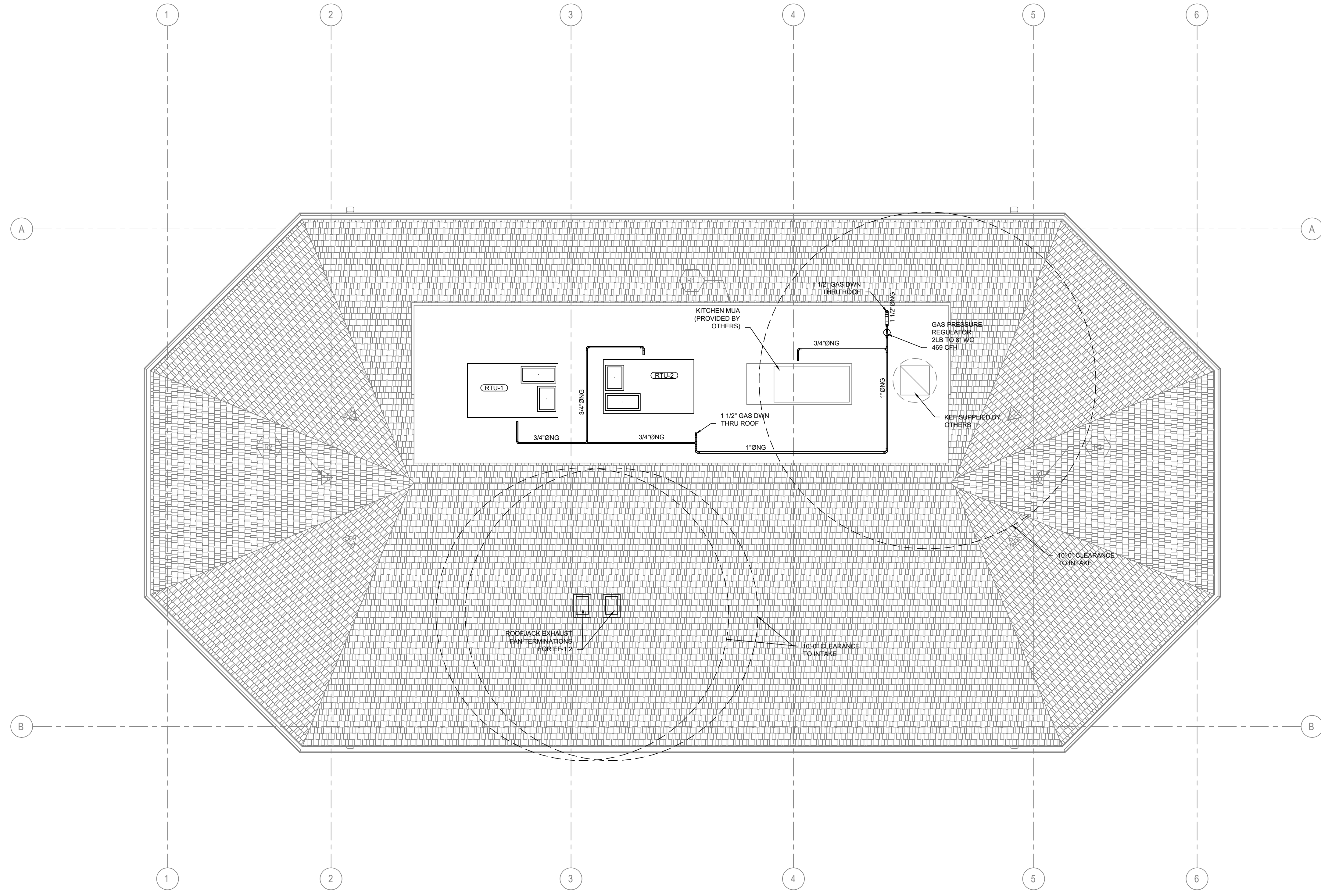
9800 55th Street

Kenosha, WI 53144

P: 262.658.1326 | F: 262.658.1048

www.mpcmech.com

MARTIN PETERSEN COMPANY, INC.



1 ROOF PLAN HVAC  
SCALE: 1/4" = 1'-0"



PROJECT NAME

Royal Melbourne Country Club - Platform Tennis and Platform Lodge

LOCATION

4700 Royal Melbourne Dr.  
Long Grove IL 60047

ISSUE RECORD

ISSUE #	DATE	DESCRIPTION
1	2-24-2023	ISSUED FOR PERMIT



SHEET TITLE

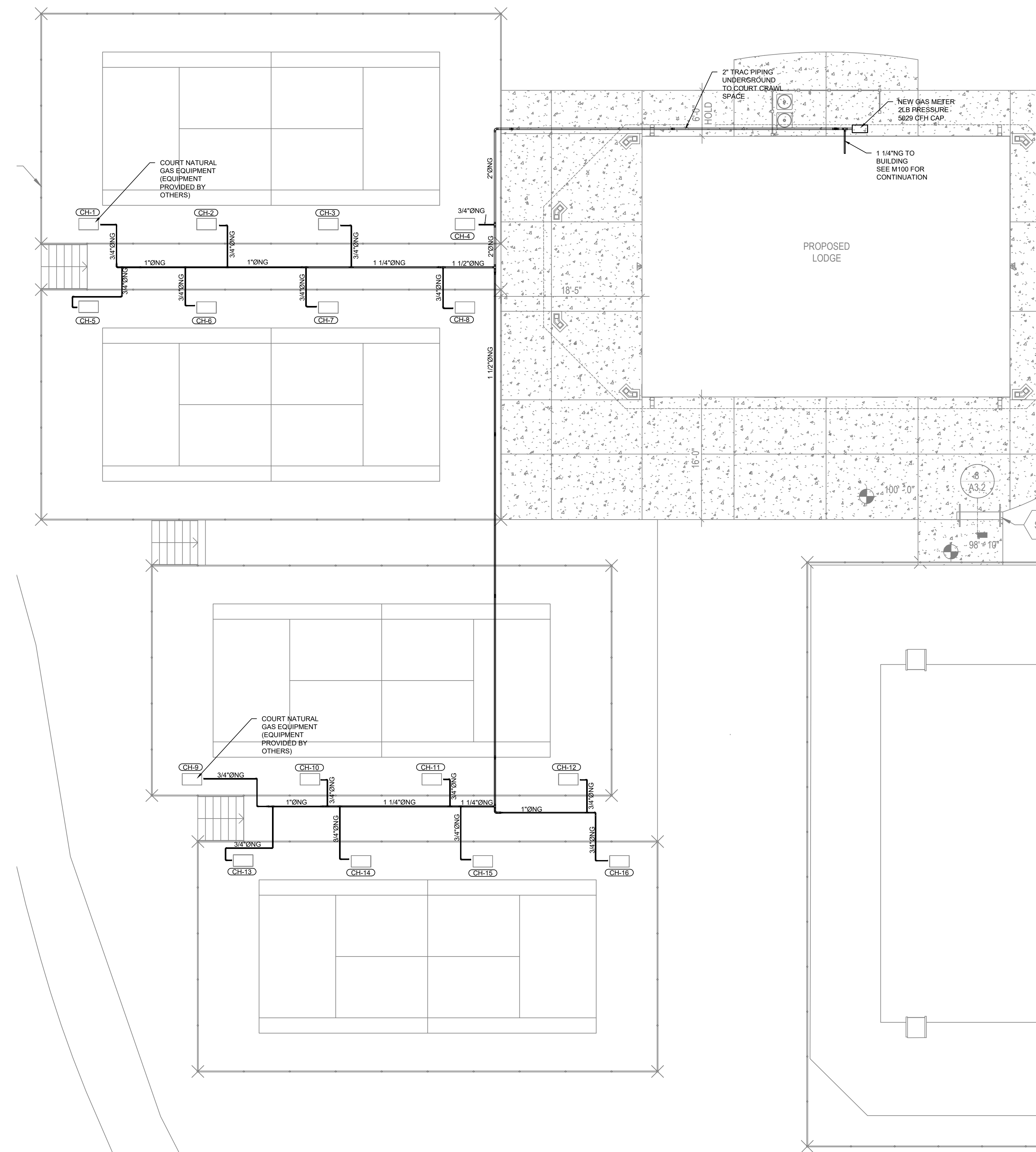
CLUB HOUSE ROOF PLAN - HVAC

SHEET NUMBER

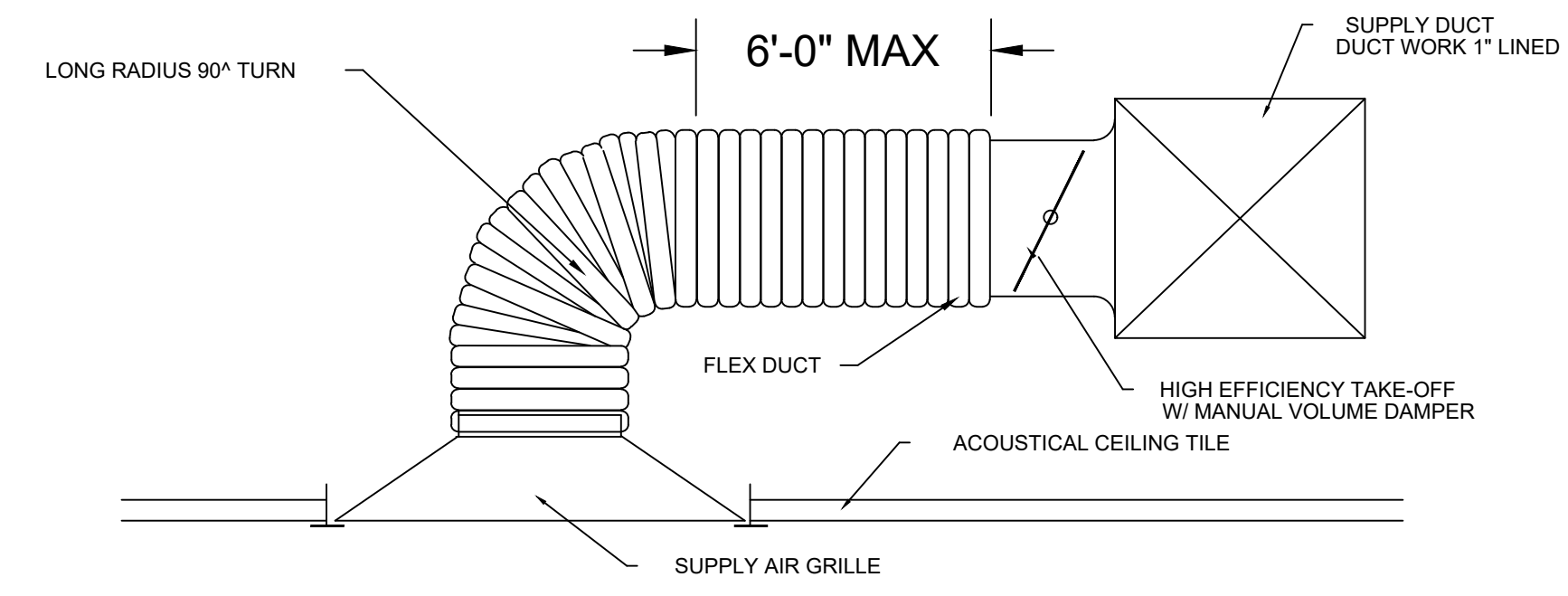
M101

DRAWN BY: MPC  
CHECKED BY: MPC

JOB NO.: C23026  
DATE: 2-24-2023

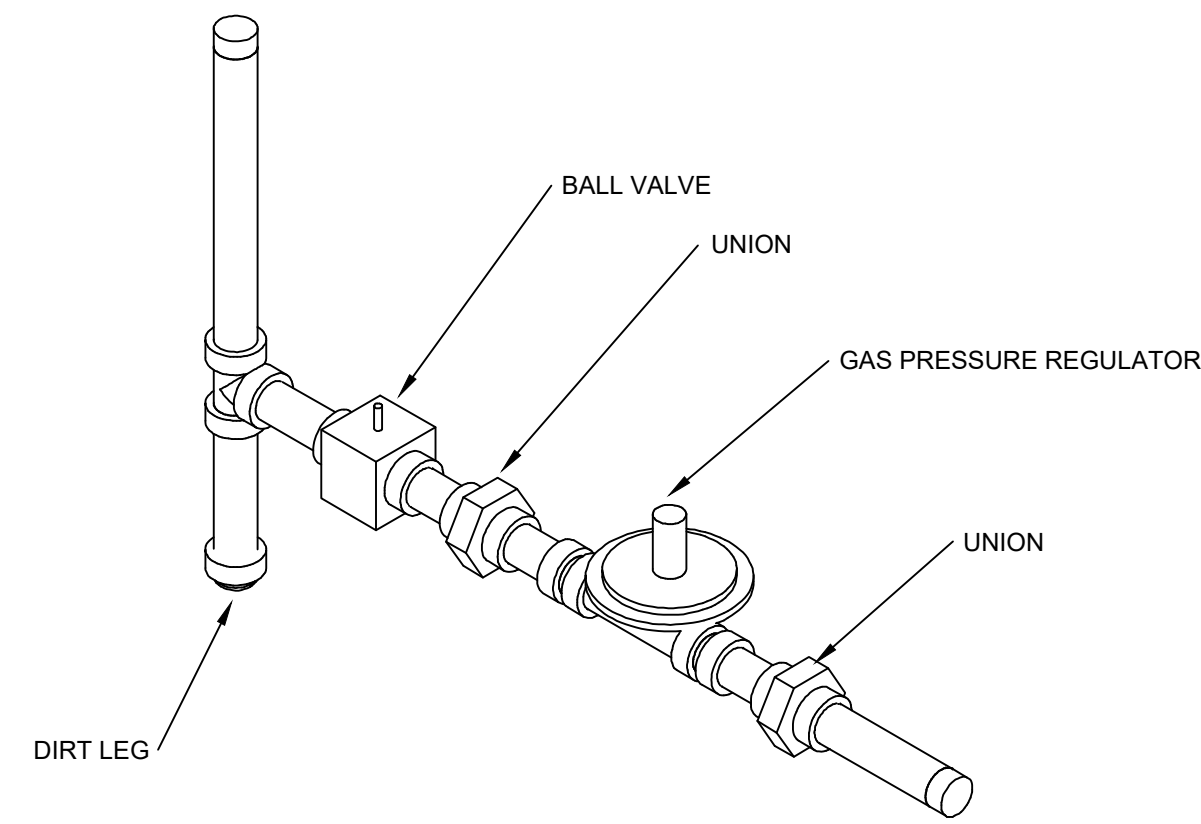


**1** SITE PLAN - NATURAL GAS LAYOUT  
 SCALE: 1/8"=1'-0"



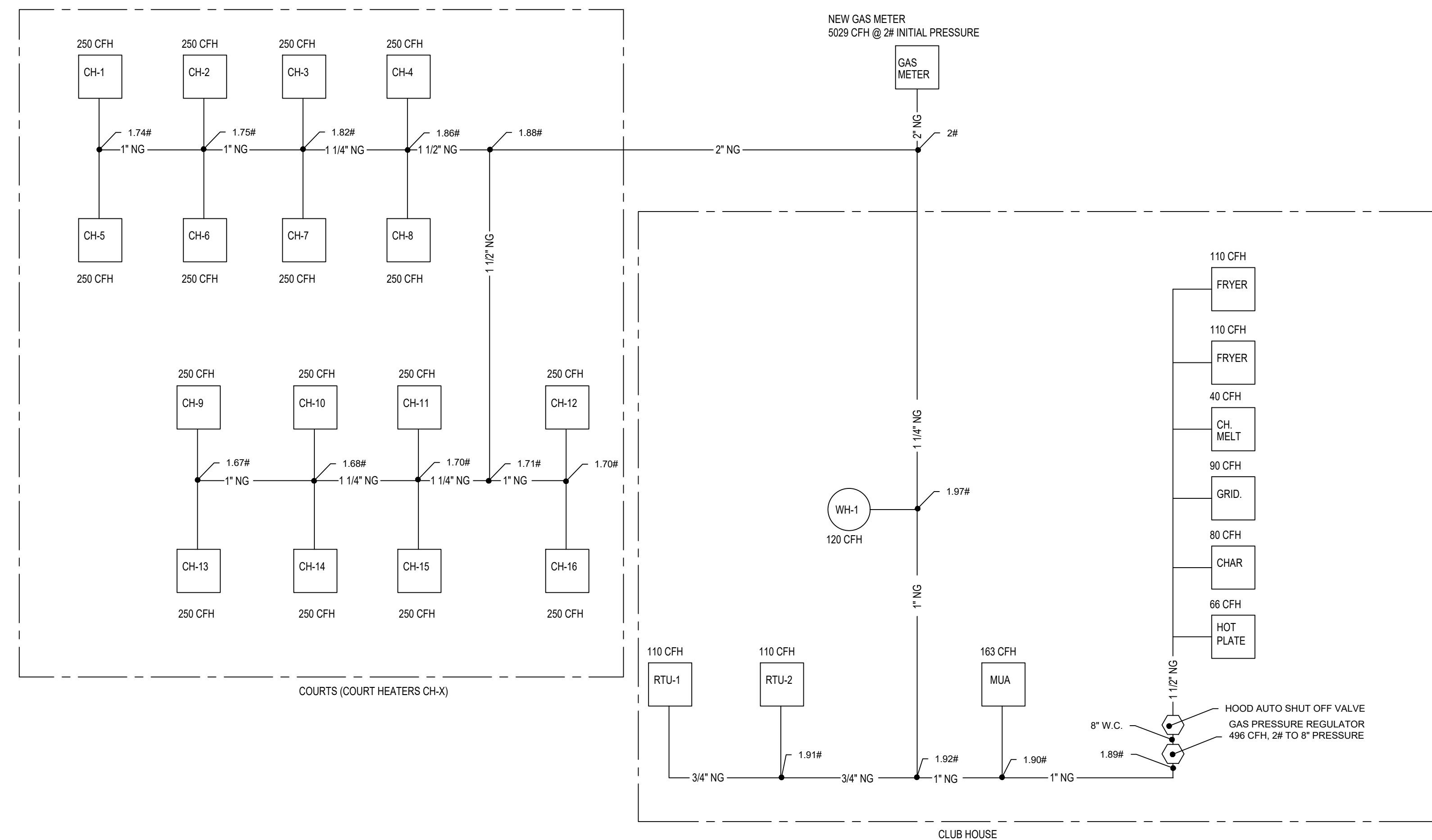
TYP. SUPPLY TO GRILLE FLEX CONNECTION

NOT TO SCALE



NATURAL GAS CONNECTION DETAIL

NOT TO SCALE



**2** NATURAL GAS DIAGRAM

SCALE: NTS

PROJECT NAME

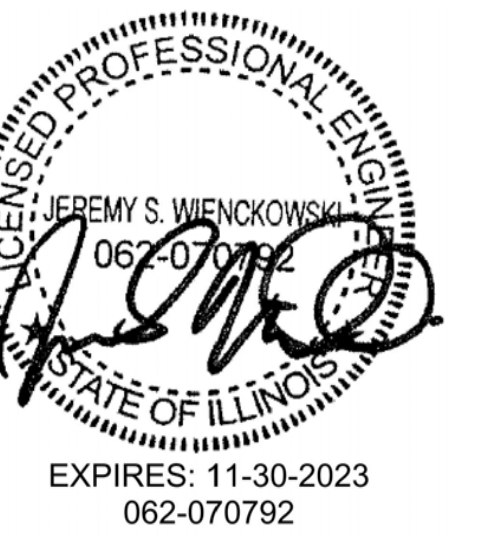
Royal Melbourne Country Club - Platform Tennis and Platform Lodge

LOCATION

4700 Royal Melbourne Dr.  
 Long Grove IL 60047

ISSUE RECORD

ISSUE #	DATE	DESCRIPTION
1	2-24-2023	ISSUED FOR PERMIT



SHEET TITLE

PLATFORM PLAN - NATURAL GAS LAYOUT AND DETAILS

SHEET NUMBER

M102

DRAWN BY: MPC  
 CHECKED BY: MPC

JOB NO.: C23026  
 DATE: 2-24-2023



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**PACKAGED ROOFTOP UNITS**

TAG	MANUFACTURER	MODEL	CFM		E.S.P. (\" WG)	COOLING		COND E.A.T. (\"F)	COOLING CAPACITY		HEATING		GAS HEATING CAPACITY		ELECTRICAL			APPROXIMATE WEIGHT (LBS)	OPTIONS	
			TOTAL	O.A.		E.A.T. DB/WB (\"F)	L.A.T. DB/WB (\"F)		TOTAL (MBH)	SENSIBLE (MBH)	E.A.T (\"F)	L.A.T. (\"F)	INPUT (MBH)	OUTPUT (MBH)	V/PHz	MCA (A)	MOCp (A)			SEER
RTU-1	CARRIER	48FCEA05AZA5	1600	265	.75\"	77/65	59.5/56.1	95.0	46.18	32.59	57.0	108.0	110	88	208/3/60	26	30	14	600	1,2,3,4,5,6
RTU-2	CARRIER	48FCEA05AZA5	1600	310	.75\"	78/65	59.6/56.1	95.0	46.18	34.10	55.0	106.0	110	88	208/3/60	26	30	14	600	1,2,3,4,5,6

- OPTIONS:  
 1. STAGED GAS HEAT  
 2. ECONOMIZER W/ BAROMETRIC RELIEF  
 3. MERV-8 FILTERS  
 4. ROOF CURB  
 5. VERTICAL DISCHARGE UNIT  
 6. 5 YEAR COMPRESSOR PARTS WARRANTY

**EXHAUST FAN SCHEDULE**

TAG	MANUFACTURER	MODEL	CFM	E.S.P. (\" WG)	TYPE	MOTOR (HP)	RPM	V/phHz	OPTIONS
EF-1	GREENHECK	SP-A70	50	0.25	CEILING	12W	834	120	1,2,3,4
EF-2	GREENHECK	SP-A70	50	0.25	CEILING	12W	834	120	1,2,3,4

- OPTIONS:  
 1. HANGER ISOLATORS  
 2. SPEED CONTROLLER  
 3. DISCONNECT  
 4. ROOF JACK TERMINATION

**SUPPLY, RETURN AND EXHAUST GRILLE SCHEDULE**

TAG	MANUFACTURER	MODEL	SIZE	NECK SIZE	MOUNT	TYPE	MATERIAL	OPTIONS
SD-1	PRICE	SPD	24X24	8.00	LAY-IN	SUPPLY	STEEL	
SD-2	PRICE	SPD	24X24	10.00	LAY-IN	SUPPLY	STEEL	
SD-3	PRICE	PDDR	24X24	12.00	LAY-IN	SUPPLY	STEEL	1
RG-1	PRICE	530	24X24	14.00	LAY-IN	RETURN	STEEL	2

- OPTIONS:  
 1. NO DEFLECTOR PLATES  
 2. PROVIDE PLENUM WITH NECK SIZE SHOWN

**DUCTWORK CONSTRUCTION AND INSULATION SPECIFICATION**

DUCTWORK SYSTEM	DUCTWORK CONSTRUCTION	DUCTWORK INSULATION SPECIFICATION
CV SUPPLY DUCTWORK - CONCEALED	2\" SMACNA STANDARDS	(R-6) WRAPPED WITH 2\" FIBERGLASS DUCT WRAP
CV RETURN DUCTWORK - CONCEALED	2\" SMACNA STANDARDS	NO INSULATION
CV EXHAUST DUCTWORK	2\" SMACNA STANDARDS	NO INSULATION
TYPE 1 KITCHEN HOOD EXHAUST DUCTWORK	16 GA BLACK IRON WELDED	3M 15A 2HR FIRE RATED DUCT WRAP

**PIPE SPECIFICATION AND INSULATION SCHEDULE**

DESCRIPTION	PIPE SPECIFICATION	PIPE INSULATION SPECIFICATION
NATURAL UNDERGROUND	TRAC PIPE	NO INSULATION
NATURAL GAS 2\" AND SMALLER	MEGA PRESS G	NO INSULATION

**2015 INTERNATIONAL MECHANICAL CODE VENTILATION SCHEDULE**

ROOM NUMBER	ROOM NAME	OCCUPANCY CLASSIFICATION	PEOPLE OUTDOOR	AREA OUTDOOR	OCCUPANTS	OCCUPIABLE	Dedicated	Dedicated	BREATHING ZONE	ZONE AIR DISTRIBUTION	ZONE OUTDOOR	UNIT SERVED BY	Notes
			1	AIRFLOW RATE		FLOOR AREA	Exhaust Rate	Exhaust	OUTDOOR AIRFLOW	EFFECTIVENESS	AIRFLOW		
			Rp	Ra	Pz	Az	CFm/sqft or	Exhaust	Vbz	Ez	Voz		
			CFM/PERSON	CFM/FT2	PERSON	FT2	As Shown	CFM	*	CFM	Unit Tag		
100-102	Indoor seating, Bar, Banquet	Multi purpose	5	0.06	32	823			209	0.8	262	RTU-1	
103	Cubby Area	Storage	0	0.06		55			3	0.8	4	RTU-1	
104	Toilet Room	Tiolet Room	0	0		55	50 CFM/TF	50	0			EF-2	
105	Toilet Room	Tiolet Room	0	0		55	50 CFM/TF	50	0			EF-1	
106	Utility Room	Utility Room	0	0		38			0			--	
107	Back Bar	Bar	7.5	0.18	2	140			40	0.8	50	RTU-2	
108	Kitchen	Kitchen	0	0	5	324	0.7	226	0			RTU-2	
Totals					39			326			316		

**MECHANICAL NOTES**

1. ALL WORK TO BE COMPLETED PER LOCAL & STATE CODES.  
 2. MOUNT ALL THERMOSTATS, ETC PER ADA REQUIREMENTS  
 3. SYSTEM SHALL BE TESTED AND BALANCED BY A CERTIFIED BALANCING CONTRACTOR. SUBMIT BALANCING REPORTS TO THE ENGINEER.  
 4. FRESH AIR INTAKES MUST BE A MINIMUM OF 10' FROM ANY EXHAUST, VENT, ETC.

**CONTROL NOTES**

RTU-1,2  
 Provide 7-day programmable thermostats in locations shown.  
 EF-1,2  
 Interlock operation of EF-1,2 to occupied mode of RTU-1

MUA-1  
 - Controls for MUA are by others

KEF  
 - Controls for KEF by others

**PROJECT NAME**

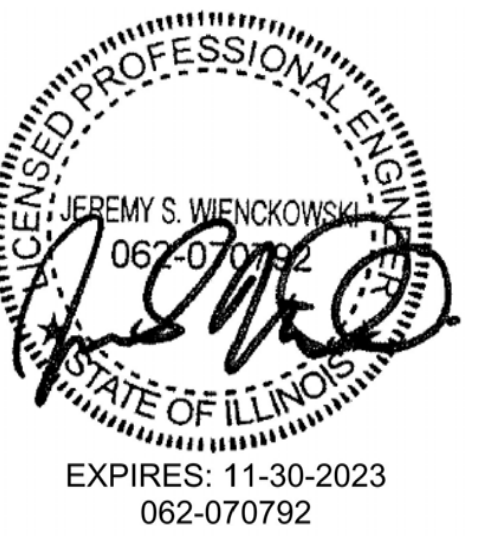
Royal Melbourne Country Club - Platform Tennis and Platform Lodge

**LOCATION**

4700 Royal Melbourne Dr.  
 Long Grove IL 60047

**ISSUE RECORD**

ISSUE #	DATE	DESCRIPTION
1	2-24-2023	ISSUED FOR PERMIT



**SHEET TITLE**

HVAC SCHEDULES AND NOTES

**SHEET NUMBER**

M200

DRAWN BY: MPC  
 CHECKED BY: MPC

JOB NO.: C23026  
 DATE: 2-24-2023







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HVAC | Plumbing | Service | Fabrication | Engineering

Martin Petersen Company, Inc.  
9800 55th Street  
Kenosha, WI 53144  
P: 262.658.1326 | F: 262.658.1048  
www.mpcmech.com

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OWNER/ARCHITECT

OWNER/ARCHITECT

OWNER/ARCHITECT

PROJECT NAME

ROYAL MELBOURNE  
COUNTRY CLUB -  
PLATFORM TENNIS AND  
PLATFORM LODGE

LOCATION

4700 ROYAL  
MELBOURNE DR.  
LONG GROVE, IL 60047

ISSUE RECORD

ISSUE #	DATE	DESCRIPTION
1	02.24.2023	ISSUED FOR PERMIT



EXPIRES: 11-30-2023  
062-070792

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SHEET TITLE

FIRST FLOOR DWV LAYOUT

SHEET NUMBER

P1.1

DRAWN BY  
JSW

CHECKED BY  
JJW/JJKH

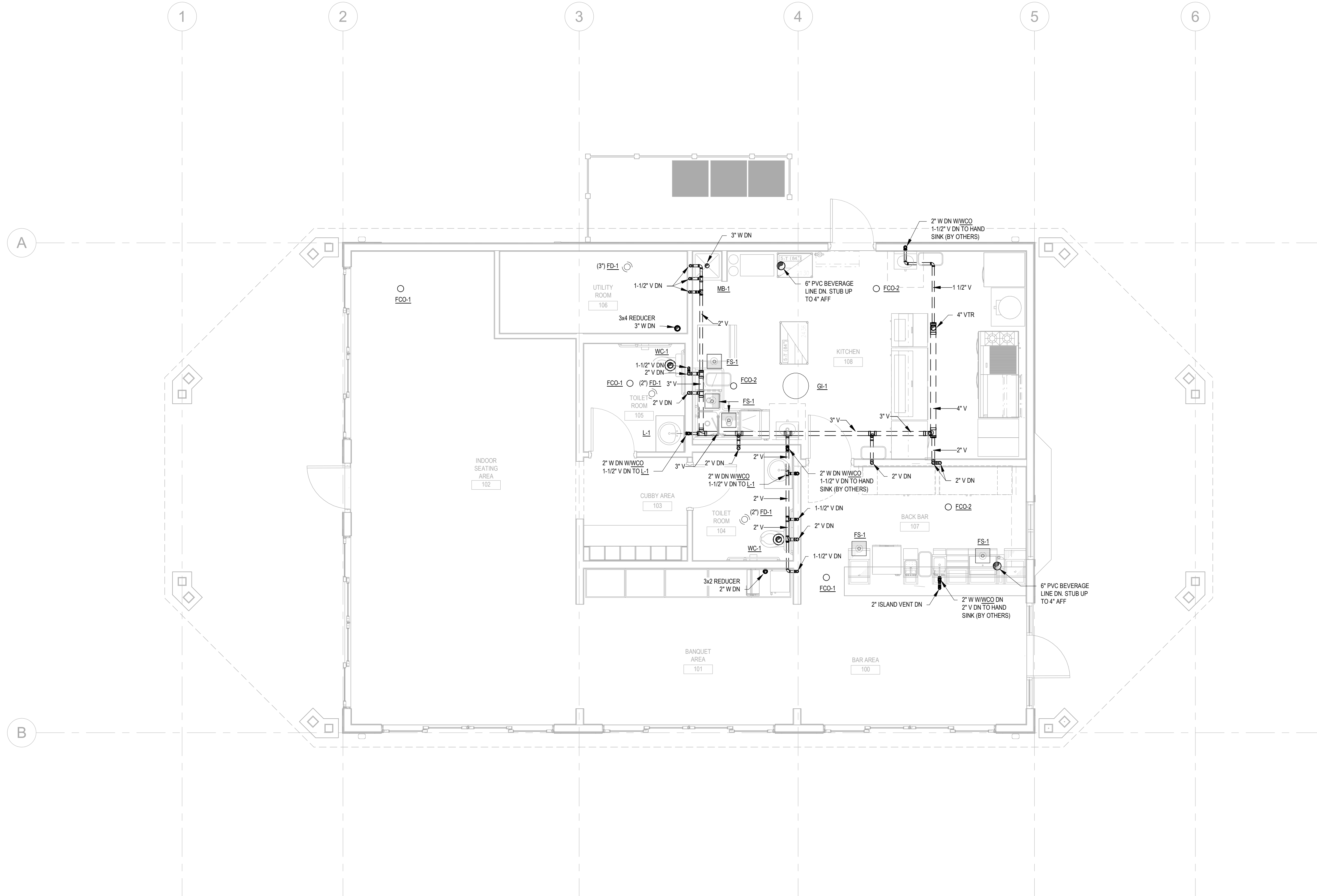
JOB NO.  
P23010

DATE  
02/24/2023

0 1' REFERENCE SCALE

NOTES:

1. INFORMATION ON THIS DRAWING EXTENDS FROM FINISHED FLOOR TO DECK ABOVE.
2. SANITARY PIPING TO BE PITCHED AT 1/8"/FT FOR 4" & LARGER, & 1/4"/FT FOR 3" & SMALLER, UNLESS NOTED OTHERWISE.
3. GREASE WASTE, SANITARY, & VENT PIPING TO BE PVC DWV PIPE & FITTINGS WITH SOLVENT JOINTS.
4. WATER PIPING TO BE TYPE K COPPER WITH SWEAT FITTINGS FOR UNDERGROUND PIPING.
5. WATER PIPING TO BE TYPE L COPPER WITH PROPRESS OR SWEAT FITTINGS FOR ABOVE GROUND PIPING.
6. PROVIDE PROPER TRANSITION FITTINGS WHEN CONNECTING DISSIMILAR PIPING MATERIALS.
7. FLOOR DRAINS AND SINKS TO BE SET LEVEL WITH TOP OF CONCRETE. FLOORING/CONCRETE INSTALLERS TO PITCH FLOORS TO DRAINS.
8. PROVIDE TEST TEE FOR CLEANOUT AT BASE OF EACH SANITARY RISER.
9. ALL COLD WATER PIPING TO HAVE 1" FIBERGLASS INSULATION.
10. ALL HOT WATER & HOT WATER RETURN PIPING 1 1/2" & SMALLER TO HAVE 1" FIBERGLASS INSULATION.
11. VALVE HANDLES TO BE LOCATED ON SIDE OF PIPING AND WHEN OPEN, HANDLE TO POINT IN DIRECTION OF FLOW.
12. ELEVATIONS REFLECT BOTTOM OF INSULATION ON INSULATED PIPING SYSTEMS. NON-INSULATED PIPING SYSTEMS ARE BOTTOM OF PIPE.
13. SEE KITCHEN EQUIPMENT DRAWINGS FOR KITCHEN EQUIPMENT BY OTHERS. PROVIDE MIXING VALVES ON ALL EQUIPMENT REQUIRING HOT WATER DUE TO 140 DEGREE SUPPLY TEMPERATURE.



1 FIRST FLOOR DWV LAYOUT  
1/4" = 1'-0"





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OWNER/ARCHITECT

OWNER/ARCHITECT

OWNER/ARCHITECT

PROJECT NAME

ROYAL MELBOURNE  
COUNTRY CLUB -  
PLATFORM TENNIS AND  
PLATFORM LODGE

LOCATION

4700 ROYAL  
MELBOURNE DR.  
LONG GROVE, IL 60047

ISSUE RECORD

ISSUE #	DATE	DESCRIPTION
1	02.24.2023	ISSUED FOR PERMIT



EXPIRES: 11-30-2023  
062-070792

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SHEET TITLE

DWV ISOMETRIC

SHEET NUMBER

P2.0

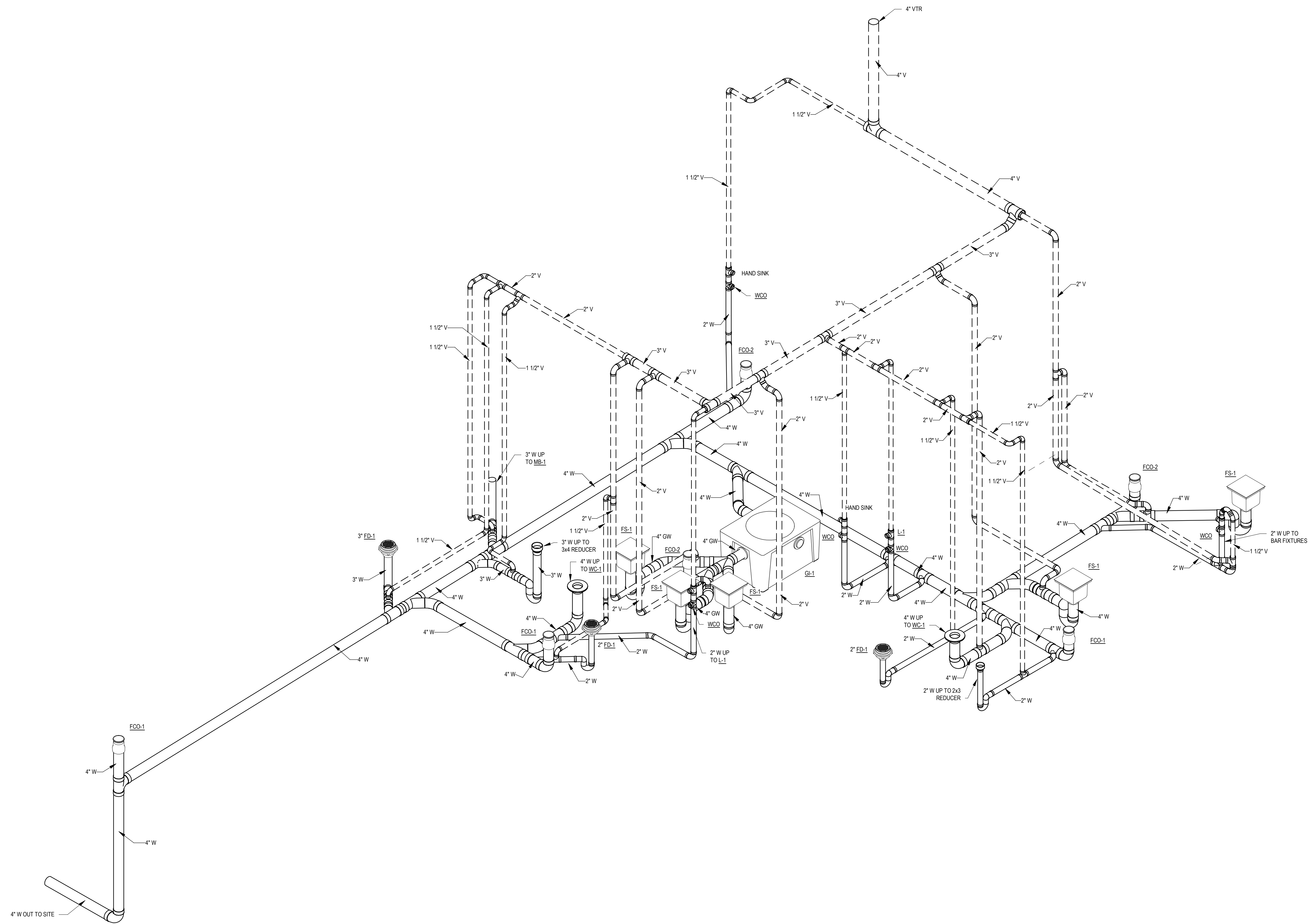
DRAWN BY  
JSW

CHECKED BY  
JJW/JJKH

JOB NO.  
P23010

DATE  
02/24/2023

0' 1"  
REFERENCE SCALE

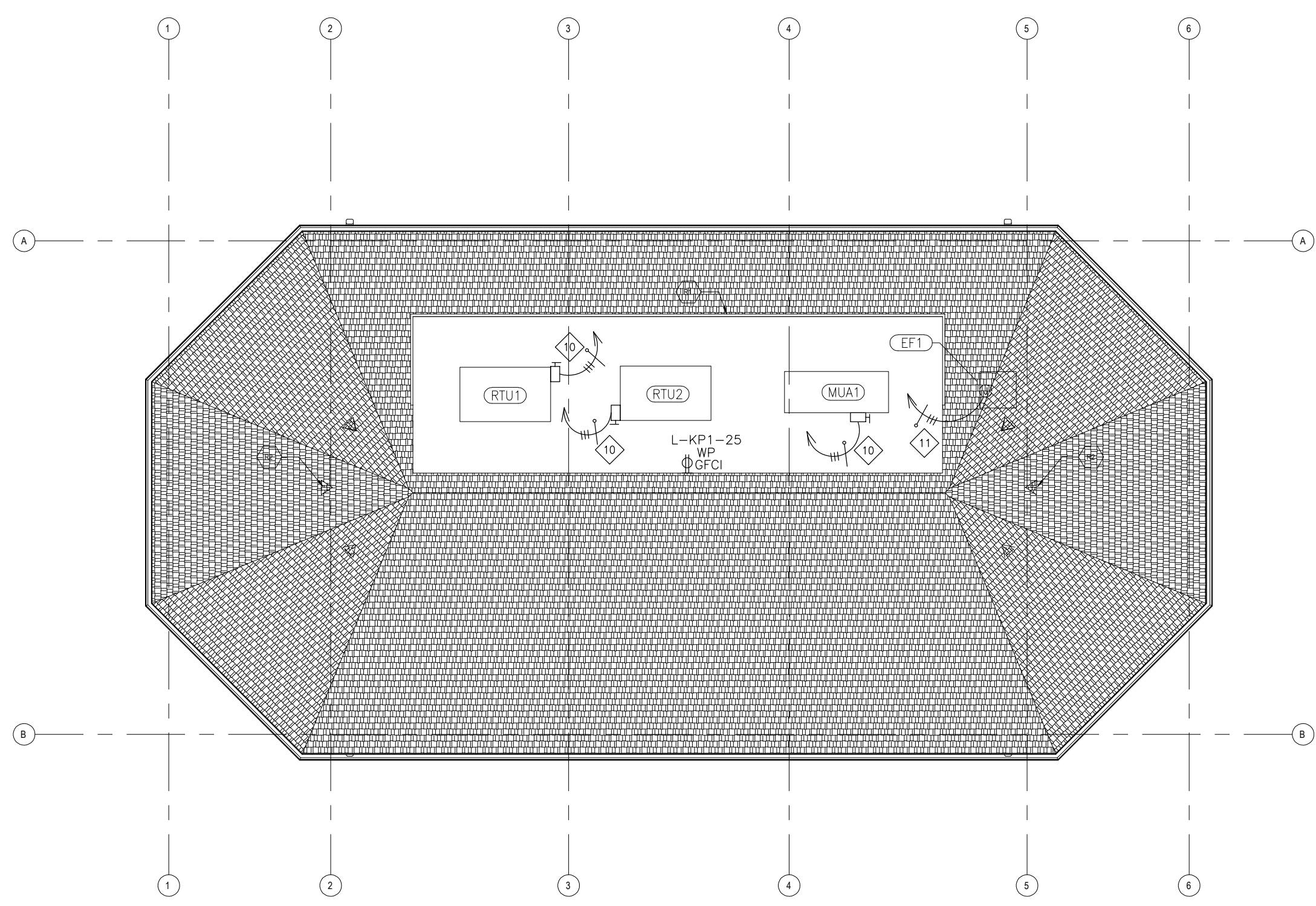


1 DWV ISOMETRIC



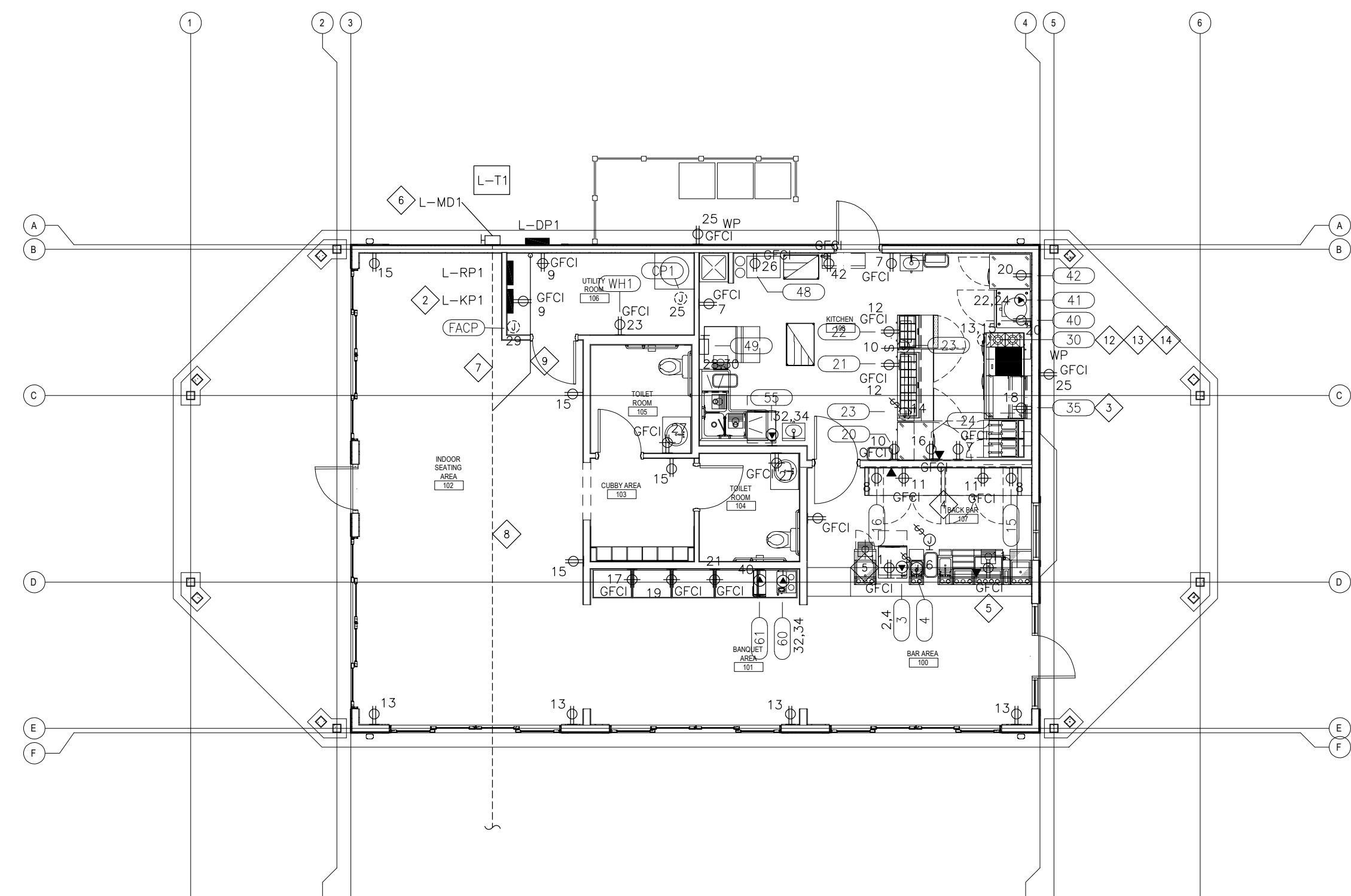






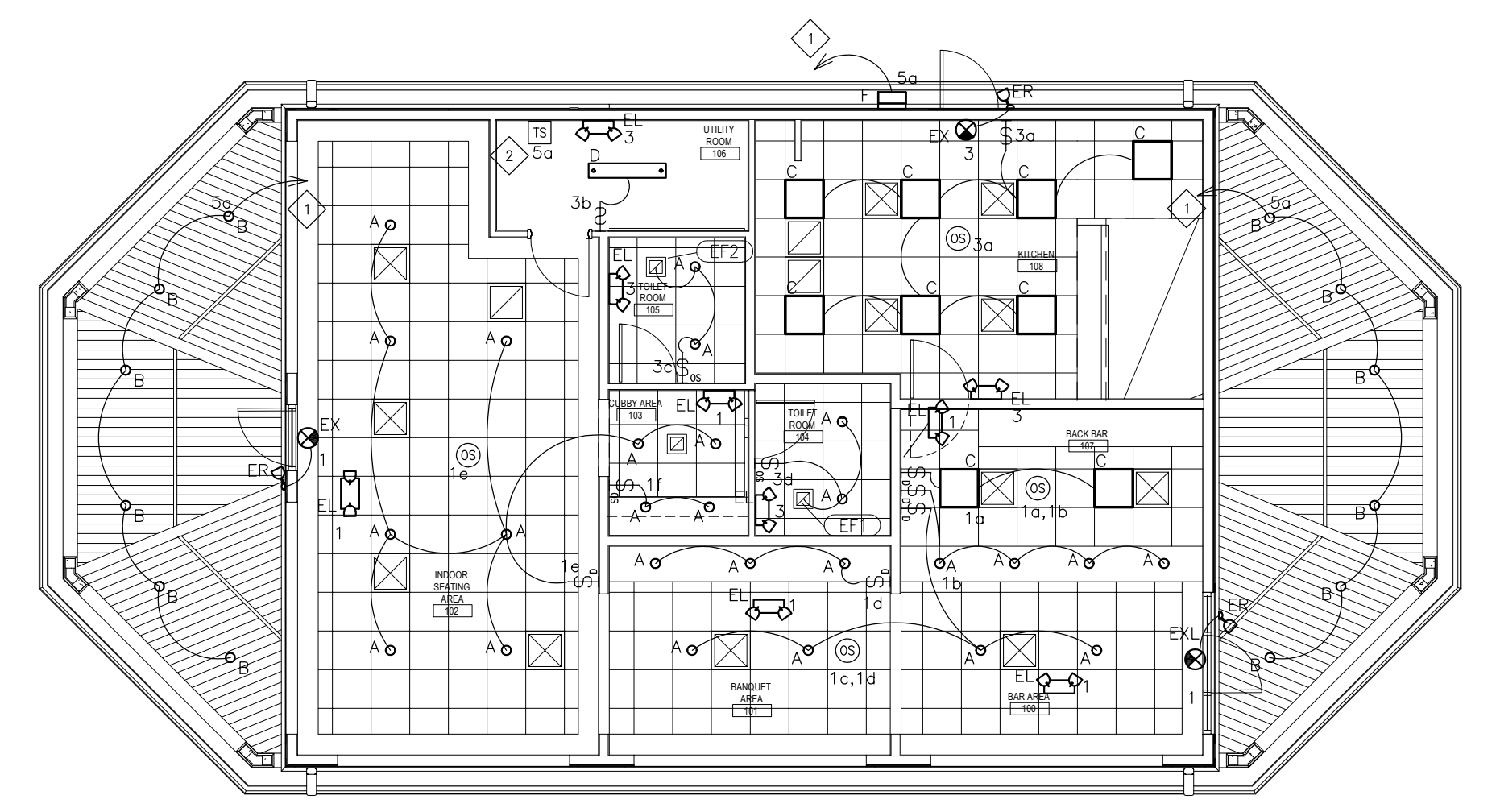
ROOF PLAN  
1/4"=1'-0"

WIRE ALL CIRCUITS SHOWN ON THIS PLAN TO  
PANEL NO. L-RP1 - UNLESS NOTED OTHERWISE



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

WIRE ALL CIRCUITS SHOWN ON THIS PLAN TO  
PANEL NO. L-KP1 - UNLESS NOTED OTHERWISE



CEILING PLAN  
1/4"=1'-0"

WIRE ALL CIRCUITS SHOWN ON THIS PLAN TO  
PANEL NO. L-KP1 - UNLESS NOTED OTHERWISE

- NOTES:
- 1 WIRE VIA TIME SWITCH TS-1
  - 2 TIME SWITCH NO TS-1 (LOCATED NEAR PANEL)
  - 3 GFCI BREAKER IN PANEL WIRE CKT VIA CONTACTOR NO C-1. SHUNT LOAD UPON FIRE SUPPRESSION TRIP.
  - 4 CONVENIENCE RECEPTACLES, MOUNTED IN WALL ABOVE BACK BAR.
  - 5 CONVENIENCE RECEPTACLES, MOUNTED IN WALL BELOW BAR TOP.
  - 6 BUILDING MAIN DISCONNECT SWITCH NEMA-3R.
  - 7 TRENCHED - LODGE BUILDING 480V FEEDER.
  - 8 TRENCHED - LODGE BUILDING 480V FEEDER AND 2" COMMUNICATIONS CONDUIT.
  - 9 TRENCHED - LODGE BUILDING 2" COMMUNICATIONS CONDUIT TO MECH ROOM.
  - 10 30A-3P NO FUSE DISCONNECT SWITCH W/ 3#12, 1#12G. IN 1/2" C. TO L-RP1.
  - 11 30A-3P NO FUSE DISCONNECT SWITCH W/ 3#12, 1#12G. IN 1/2" C. TO L-RP1. WIRE VIA HOOD CONTROL PANEL.
  - 12 CKTS FOR HOOD CONTROLS POWER AND LIGHTS.
  - 13 WIRE CONTACTOR NO C-1 INPUT TO HOOD CONTROLS SHUNT TRIP OUTPUT.
  - 14 WIRE ANSUL SYSTEM TRIP OUTPUT CONTACT TO HOOD CONTROLS - TO TRIP ELEC LOADS UNDER HOOD.

EQUIPMENT WIRING SCHEDULE

TAG	DESCRIPTION	VOLT	PHASE	HP	KW	FLA	MCA	SIZE	POLE	PANEL	CKT.	SETS	NO.	SIZE	GND.	CONDUIT	SEE NOTE
3	GLASSWASHER	208	1	-	-	30.5	-	40	2	L-KP1	2.4	1	3	8	10	3/4"	14-50P RECEPT
4	BLENDER STATION	120	1	-	-	15	-	20	1	L-KP1	8	1	2	12	12	1/2"	5-20P RECEPT
15	2-DR REFRIGERATOR	120	1	1/6	-	3.5	-	20	1	L-KP1	8	1	2	12	12	1/2"	5-20P RECEPT
16	2-DR REFRIGERATOR	120	1	1/6	-	3.5	-	20	1	L-KP1	8	1	2	12	12	1/2"	5-20P RECEPT
20	1-DR FREEZER	120	1	1/3	-	5.6	-	20	1	L-KP1	10	1	2	12	12	1/2"	5-20P RECEPT
21	SANDWICH REFRIGERATOR	120	1	1/3	-	5.7	-	20	1	L-KP1	12	1	2	12	12	1/2"	5-20P RECEPT
22	SANDWICH REFRIGERATOR	120	1	-	-	2.46	-	20	1	L-KP1	12	1	2	12	12	1/2"	5-20P RECEPT
23	HEAT LAMP	120	1	-	-	13.3	-	20	1	L-KP1	14	1	2	12	12	1/2"	5-20P RECEPT
23	HEAT LAMP	120	1	-	-	4.2	-	20	1	L-KP1	16	1	2	12	12	1/2"	5-20P RECEPT
24	POS	120	1	-	-	180	-	20	1	L-KP1	18	1	2	12	12	1/2"	5-20P RECEPT
30	EXH HOOD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
31	FIRE SYSTEM	120	1	-	-	400	-	20	1	L-KP1	-	-	-	-	-	-	J-BOX
31	EXHAUST FAN	208	3	1 1/2	-	6.6	-	15	3	L-RP1	-	-	-	-	-	-	30A-3P DISC SWITCH (NEMA-3R)
32	MUA UNIT	208	3	1 1/2	-	8.9	-	15	3	L-RP1	-	-	-	-	-	-	30A-3P DISC SWITCH (NEMA-3R)
32	EXHAUST FAN	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
33	MUA UNIT	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
35	REFRIGERATOR	120	1	1/4	-	4.2	-	20	1	L-KP1	31.33	1	2	12	12	1/2"	5-20P RECEPT
40	1-DR FREEZER	120	1	1/3	-	5.6	-	20	1	L-KP1	20	1	2	12	12	1/2"	5-20P RECEPT
41	RAPID COOK OVEN	208	1	-	-	17.5	-	30	2	L-KP1	22.24	1	2	10	10	1/2"	6-30P RECEPT
42	1-DR FREEZER	120	1	1/4	-	5.9	-	20	1	L-KP1	20	1	2	12	12	1/2"	5-20P RECEPT
46	AIR CURTAIN	120	1	-	-	4.9	-	20	1	L-KP1	42	1	2	12	12	1/2"	J-BOX
48	BIB RACK	120	1	-	-	10	-	20	1	L-KP1	26	1	2	12	12	1/2"	5-20P RECEPT
49	ICE MAKER	208	1	-	-	14.2	-	20	2	L-KP1	25.30	1	2	12	12	1/2"	30A-3P DISC SWITCH
55	GLASSWASHER	208	1	-	-	30.5	-	40	2	L-KP1	32.34	1	3	8	10	3/4"	14-50P RECEPT
60	COFFEE	208	1	-	-	30	-	40	2	L-KP1	36.38	1	2	8	10	3/4"	VERIFY
61	TEA	120	1	-	-	30	-	40	1	L-KP1	40	1	2	8	10	3/4"	VERIFY
RTU1	ROOFTOP UNIT	208	3	-	-	26	26.0	30	3	L-RP1	2.4.6	1	3	10	10	3/4"	30A-3P DISC SWITCH (NEMA-3R)
RTU2	ROOFTOP UNIT	208	3	-	-	26	26.0	30	3	L-RP1	8.10.12	1	3	10	10	3/4"	30A-3P DISC SWITCH (NEMA-3R)
WH-1	WATER HEATER	120	1	-	-	1100	-	20	1	L-KP1	20	1	2	12	12	1/2"	5-20P RECEPT

- LIGHT FIXTURES:
- TYPE A - HALO H4571ATED10, EL406940, TL411WB - 4" RECESSED CAN LIGHT WITH 13W LED DRIVER/LAMP, 4000CRI, WHITE BAFFLE, LENSED AND WET LABEL.
  - TYPE B - SAME AS TYPE "A".
  - TYPE C - METALUX 22FP4240C - 2'X2' RECESSED GRID TROFFER WITH 39W LED DRIVER/LAMP, 4000CRI, WHITE, LENSED.
  - TYPE D - METALUX 4NLW4040C - 4" SURFACE WRAPAROUND 38W FIXTURE WITH LED DRIVER/LAMP, 4000CRI, LENSED.
  - TYPE F - LUMARK LDMF-FC-66-ED-7040 - FULL CUTOFF, WALL MOUNT LED 46W 4000CRI
  - TYPE EX - SURELITES LPKR5SD UNIT BATTERY EXIT SIGN WITH 5W REMOTE HEAD CAPACITY, RED EXIT LETTERS, AND MINIMUM 90 MINUTE BATTERY CAPACITY AT FULL LOAD.
  - TYPE EL - SURELITES SEL50R7SD - LED TWIN HEAD, UNIT BATTERY EMERGENCY LIGHT FIXTURE, WITH 30" THROW AND MINIMUM 90 MINUTE BATTERY CAPACITY.
  - TYPE ER - SURELITES SRM500WH - REMOTE (4.8-12VDC), TWIN HEAD, LED, WET LABEL FIXTURE DESIGNED FOR USE WITH THE EX OR EL TYPE UNITS.
- TIME SWITCH NO TS-1: SEVEN DAY PROGRAMMABLE UNIT WITH ASTRONOMICAL CLOCK, HOLIDAY SETTINGS, AND BATTERY BACKUP PER GOVERNING ENERGY CODE. PROGRAM WITH OWNER INPUT. PROVIDE PHOTOCELL OVERRIDE TO CONTROL. LOCATED ON NORTH SIDE OF BUILDING WALL.

**SDGI**  
Systems Design Group, Int.  
Design Firm# 184.008218-0002  
6765 Revere Court  
Gurnee, IL 60031

847.525.7850  
gryzik@comcast.net

**TEC**

TEC Electric  
2123 Foster Ave.  
Wheeling, IL 60047

847.296-5400 tel  
tcarlin@tecelc.com

ROYAL MELBOURNE COUNTRY CLUB  
LODGE AND PADDLE COURTS  
4700 ROYAL MELBOURNE DR. LONG GROVE, IL. 60047



02.28.23	FOR PERMIT
NO.	DATE DESCRIPTION

FLOOR, CEILING  
AND ROOF PLANS

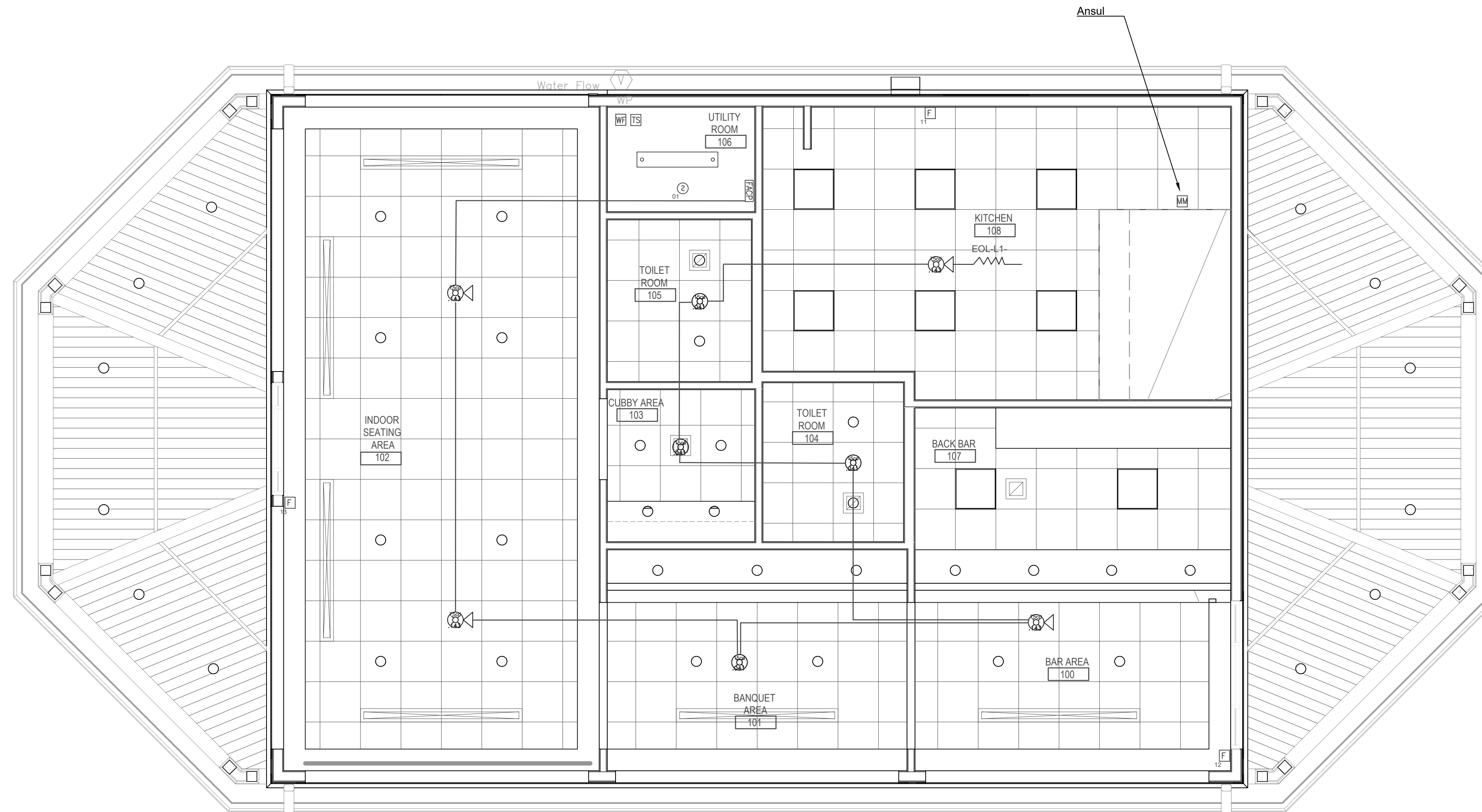
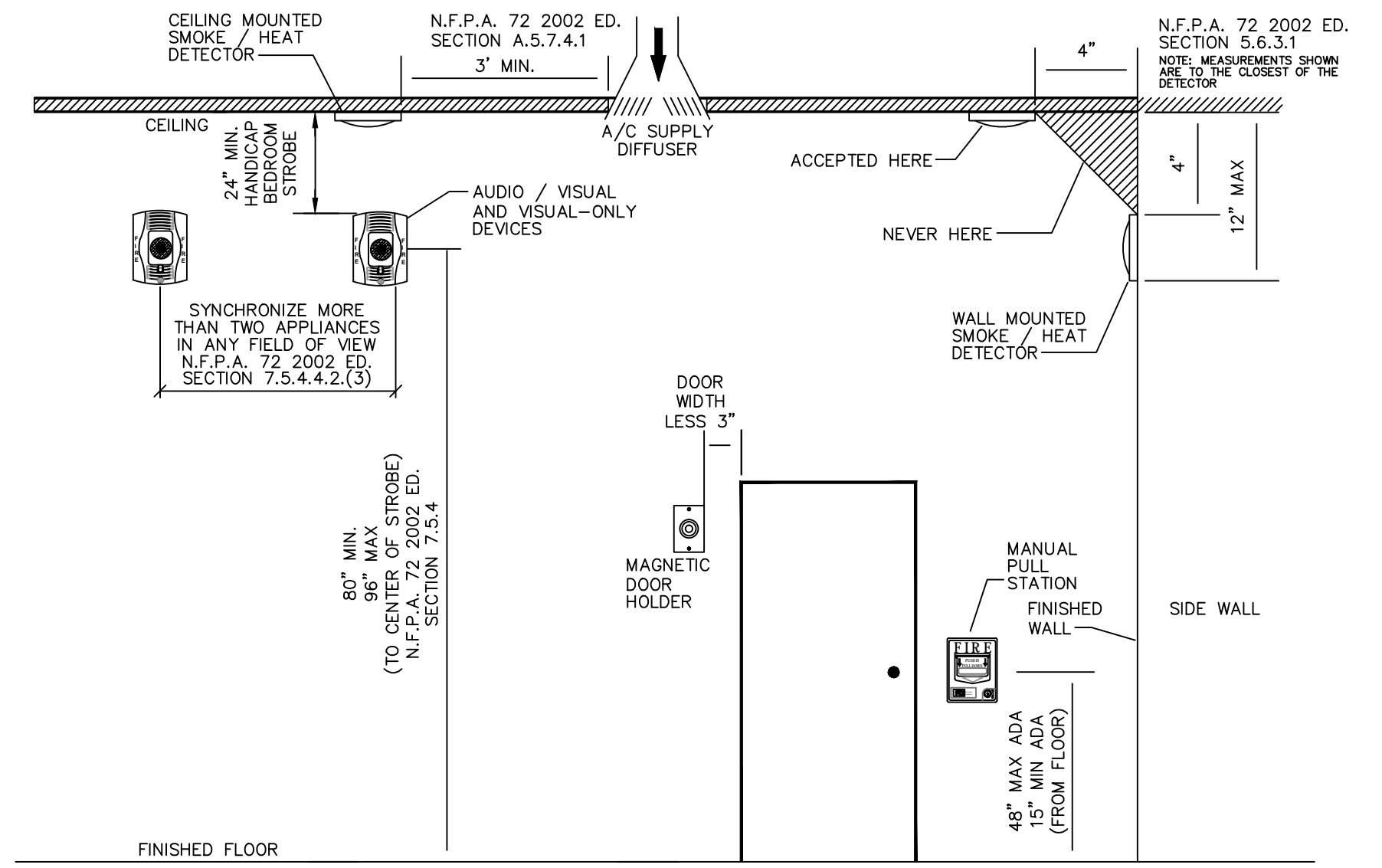
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Drawn By: RRG  
Project Number: E1.1  
2023-5



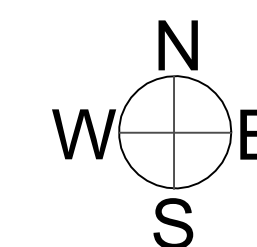




# A.D.A. MOUNTING REQUIREMENTS



Ground Level



TEC Electric Inc.

2123 Foster Ave. Wheeling, IL 60090  
TECELC.COM

**Royal Melbourne CC**  
4700 Royal Melbourne Dr.  
Long Grove, IL 60047

**Contractor/Contact Info**

Contractor: TEC Electric Inc.  
Address: 2123 Foster Ave.  
Wheeling, IL 60090  
Contact's Name: Tim Carlin  
Phone Number: 847-296-5400  
Email: tcarlin@tecelc.com

**ISSUED / REVISED**

1. - 2-24-23 For Permit

DRAWING TYPE:  
 PER ENGINEER  
 DESIGN BUILD

FULLY SPRINKLED:  
 YES  
 NO

Permit #

Job Number: 20369

JURISDICTION:  
City of Long Grove  
FILE LOCATION:  
S:\Customer\Alarm\Royal Melbourne Pool and Paddle addition 1-2-23\Fire Alarm

Technician/Helper:

DRAWN BY: TCarlin

Sales: Sales2

COPYRIGHT: TEC Electric Inc.

JOB TYPE:

SCALE: 1/8" = 1'-0"

CAD FILE: TEC Fire alarm RMPP

CREATED: 2/23/2023

PLOTTED: 2/24/2023

DRAWING NO.

**FA-1**

TEC Electric Inc.

**FOR ELECTRICAL CONTRACTOR**

**MOUNTING LOCATION & HEIGHTS FOR AUDIBLE VISUAL DEVICES**

The following equipment and materials shall be supplied and installed by the Electrical Contractor:  
Stub ups for all wall mounted fire alarm devices shall be 3/4" conduit with 6" above the ceiling and terminate with protective nylon bushing.

Provide dedicated 20-amp, 120vac 2 wire, plus green grounding conductor circuit to fire alarm control panel (emergency power if available). The circuit breaker shall be red in color with breaker lock and designated as "FIRE ALARM CIRCUIT CONTROL".

On all manual pull stations use 4 square 1900 boxes, with speaker and speaker strobes use deep well 4 square 1900 box with extension ring.

All ceiling smoke detectors shall be mounted on a 4" octagon box, with 1" bar bracket

Audible and Visual Notification Devices: On walls, install not less than 84" inches above the finished floor to center, nor less than 6 inches below the ceiling, whichever is lower. On ceilings, install as close as possible to center of the room or area.

Special Note: Strobes shall be located within 15' of any exit. Install first strobe in each corridor no more than 15 feet from the end of the corridor. Any office area where two or more people reside requires an ADA strobe. Any storage room over 20sq feet, requires a strobe. Interruptions to the concentrated viewing path of eye-to-strobe caused by doors, elevation changes, or other obstructions shall constitute the end of a corridor (NFPA 72, 6-4.4.2.2). Strobes located in sleeping area must be 110 candlea and located within 10 feet of the bed.

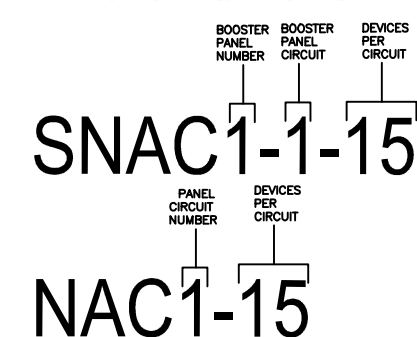
Under the International Building Code all fire alarm systems must be monitored 2000 IBC - 901.6.2.

**FIRE ALARM CABLE**

MULTICONDUCTOR, UNSHIELDED, FPLP						
NO OF COND	AWG	STRAND	NOM THK	INS THK	NOM O.D.	PKG WGT. LBS/1000'
2	14	SOLID	.010"	.015"	.172"	27

**NOTIFICATION CIRCUIT DESCRIPTION**

THE FOLLOWING IS A DESCRIPTION SHOWING HOW THE FIRE ALARM AND BOOSTER PANEL NOTIFICATION CIRCUITS ARE LABELED. THE BOOSTER PANEL CIRCUIT MAY OR MAY NOT BE USED DEPENDING IF A NOTIFICATION BOOSTER IS USED ON THE PROJECT.



**FIRE ALARM INPUT-OUTPUT MATRIX**

	ACTIVATED COMMON ALARM SIGNAL	ACTIVATED ANOTHER ALARM SIGNAL	ACTIVATED COMMON TROUBLE SIGNAL	ACTIVATED COMMON TROUBLE SIGNAL	TROUBLE ALARM SIGNAL TO MONITORING STATION	TROUBLE ALARM SIGNAL TO MONITORING STATION
Smoke Detectors	●	●	●	●	●	●
Heat Detectors	●	●	●	●	●	●
Duct Detectors	●	●	●	●	●	●
Manual Fire Alarm Boxes	●	●	●	●	●	●
Waterflow Switch	●	●	●	●	●	●
Fire Alarm System Low Battery	●	●	●	●	●	●
Open Circuit	●	●	●	●	●	●
Ground Fault	●	●	●	●	●	●
Notification Appliance Circuit Short	●	●	●	●	●	●

FA-1 Ground Level  
FA-2 Riser one line  
Total SFT. 1,600

NEW	EXIST	QTY	Part #	Symbol	Manufacturer/Description
0	1	00	ES-50X	[EACP]	FIRE ALARM CONTROL PANEL
0	00	00	LCD-80F	[EAPP]	FIRE ALARM ANNUNCIATOR
0	00	00	24FCPS6	[SNBP]	FIRE ALARM BOOSTER PANEL
3	00	00	BG12LX	[F]	FIRE ALARM MANUAL PULL STATION MOUNT CENTER @ 48" A.F.F.
1	00	00	SD365 IV	[H]	CEILING MOUNTED SMOKE DETECTOR.
0	00	00	HD365 IV	[H]	CEILING MOUNTED HEAT DETECTOR.
4	00	00	SCWL	[H]	FIRE ALARM VISUAL STROBE. CEILING MOUNT
4	00	00	PC2WL	[H]	FIRE ALARM HORN/STROBE. CEILING MOUNT
00	00	00	SWL	[H]	FIRE ALARM VISUAL STROBE.WALL MOUNT CENTER @ 84" A.F.F.
0	00	00	P2WL	[H]	FIRE ALARM HORN/STROBE.WALL MOUNT CENTER @ 84" A.F.F.
1	00	00	MM-300	[TS]	FIRE ALARM SPRINKLER TAMPER SWITCH
1	00	00	MM-300	[WT]	FIRE ALARM SPRINKLER WATERFLOW SWITCH
1	00	00	RTS 15T	[MM]	Monitor Module
0	00	00	D355PL	[D]	Duct Detector
0	00	00	CRF300	[R]	RELAY
0	00	00	CM-6	[C]	Co2 Detector
1	00	00	SA-WBB	[W]	Weather proof Visual

Royal Melbourne CC  
4700 Royal Melbourne Dr.  
Long Grove, IL 60047

Contractor/Contact Info

Contractor: TEC Electric Inc.  
Address: 2123 Foster Ave. Wheeling, IL 60090  
Contact's Name: Tim Carlin  
Phone Number: 847-296-5400  
Email: tcarlin@tecelc.com

ISSUED / REVISED

1.	-	2-24-23 For Permit
----	---	--------------------

DRAWING TYPE:  
 PER ENGINEER  
 DESIGN BUILD

FULLY SPRINKLED:  
 YES  
 NO

Permit #

Job Number 20369

JURISDICTION:  
City of Long Grove

FILE LOCATION:  
S:\4-Customers\Alarm\Royal Melbourne Pool and Paddle addition 1-2-23\Fire Alarm

Technician/Helper:

DRAWN BY: TCarlin

Sales: Sales2

COPYRIGHT: TEC Electric Inc.

JOB TYPE:

SCALE: 1/8" = 1'0"

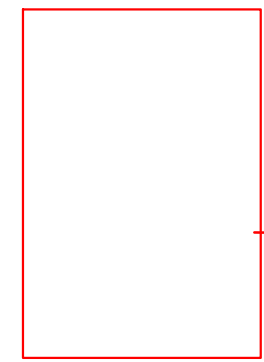
CAD FILE: TEC Fire alarm RMPP

CREATED: 2/19/2023

PLOTTED: 2/24/2023

DRAWING NO. FA-2

AES Radio Existing



FACP ES-50X

SLC

Utility Rm.106 Indoor seating Rm.102 Kitchen Rm.108 Bar.100 Utility Rm.106 Utility Rm.106 Kitchen hood Rm.108



SCL Circuit wiring to be #18 solid FPLP installed in conduit/free air

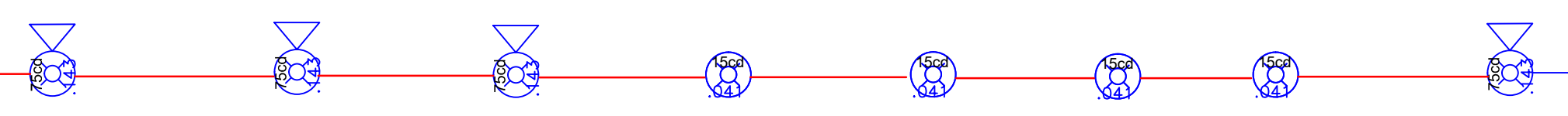
NAC # 1

New loads

NAC # 2

N/A

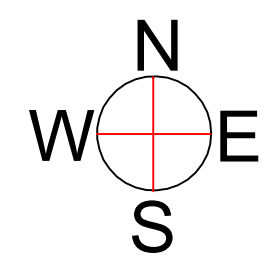
Indoor seating Rm.102 Indoor seating Rm.102 Bar Rm.100 Banquet Rm.101 Toilet Rm.104 Locker Rm.103 Toilet Rm.105 Kitchen Rm.108



NAC circuit wiring to be # 14 solid FPLP cable installed in conduit/ free air

The power circuit to the FACP and to the fire alarm power supplies shall be on dedicated 120-volt 20-amp branch circuit breakers, and shall have red marking. Lock -on provision and shall be identified as "Fire alarm circuit control". The location of the circuit disconnect means (circuit breaker) shall be permanently identified at the FACP.

Riser one line



FOR ELECTRICAL CONTRACTOR

The following equipment and materials shall be supplied and installed by the Electrical Contractor:  
Stub ups for all wall mounted fire alarm devices shall be 3/4" conduit with 6" above the ceiling and terminate with protective nylon bushing.  
Provide dedicated 20-amp, 120vac 2 wire, plus green grounding conductor circuit to fire alarm control panel (emergency power if available). The circuit breaker shall be red in color with breaker lock and designated as "FIRE ALARM CIRCUIT CONTROL".  
On all manual pull stations use 4 square 1900 boxes, with speaker and speaker strobes use deep well 4 square 1900 box with extension ring.  
All ceiling smoke detectors shall be mounted on a 4" octagon box, with "T" bar bracket

MOUNTING LOCATION & HEIGHTS FOR AUDIBLE VISUAL DEVICES

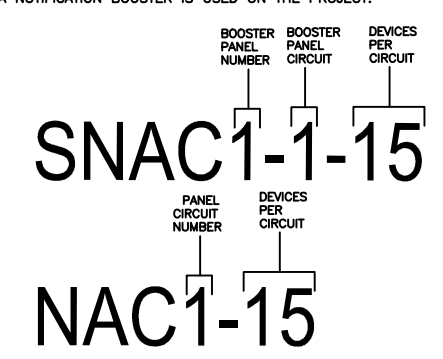
Audible and Visual Notification Devices: On walls, install not less than 84" inches above the finished floor to center, nor less than 6 inches below the ceiling, whichever is lower. On ceilings, install as close as possible to center of the room or area.  
Special Note: Strobes shall be located within 15' of any exit. Install first strobe in each corridor no more than 15 feet from the end of the corridor. Any office area where two or more people reside requires an ADA strobe. Any storage room over 20sq feet, requires a strobe. Interruptions to the concentrated viewing path of eye-to-strobe caused by doors, elevation changes, or other obstructions shall constitute the end of a corridor (NFPA 72, 6-4.4.2.2). Strobes located in sleeping area must be 110 candela and located within 10 feet of the bed.  
Under the International Building Code all fire alarm systems must be monitored 2000 IBC - 901.6.2.

FIRE ALARM CABLE

NO. OF COND	AWG	STRAND	NOM. IN.	NOM. THK.	NOM. O.D.	PKG. WT. LBS/1000'
2	14	SOLID	.010"	.015"	.172"	27

NOTIFICATION CIRCUIT DESCRIPTION

THE FOLLOWING IS A DESCRIPTION SHOWING HOW THE FIRE ALARM AND BOOSTER PANEL NOTIFICATION CIRCUITS ARE LABELED. THE BOOSTER PANEL CIRCUIT MAY OR MAY NOT BE USED DEPENDING IF A NOTIFICATION BOOSTER IS USED ON THE PROJECT.



FIRE ALARM INPUT-OUTPUT MATRIX

	Activated Common Alarm Signal	Activated Audible Alarm Signal	Activated Visual Alarm Signal	Activated Common Trouble Signal	Activated Common Alarm Indicator	Activated Common Alarm Indicator	Transmit Alarm Signal to Monitoring Station	Transmit Trouble Signal to Monitoring Station
Smoke Detectors	●	●	●	●	●	●	●	●
Heat Detectors	●	●	●	●	●	●	●	●
Duct Detectors	●	●	●	●	●	●	●	●
Manual Fire Alarm Boxes	●	●	●	●	●	●	●	●
Waterflow Switch	●	●	●	●	●	●	●	●
Fire Alarm System Low Battery	●	●	●	●	●	●	●	●
Open Circuit	●	●	●	●	●	●	●	●
Ground Fault	●	●	●	●	●	●	●	●
Notification Appliance Circuit Short	●	●	●	●	●	●	●	●

FA-1 Ground Level  
FA-2 Riser one line  
Total SFT. 1,600

Quantity	NEW EXIST	Part #	Symbol	Specification/Description
0	1	00	ES-50X	FACP FIRE ALARM CONTROL PANEL
0	00	00	LCD-80F	FIRE ALARM ANNUNCIATOR
0	00	00	24FCPS6	FIRE ALARM BOOSTER PANEL
3	00	00	BG12LX	FIRE ALARM MANUAL PULL STATION MOUNT CENTER @ 46" A.F.F.
1	00	00	SD365 IV	CEILING MOUNTED SMOKE DETECTOR, CEILING MOUNT
0	00	00	HD365 IV	CEILING MOUNTED HEAT DETECTOR, CEILING MOUNT
4	00	00	SCWL	FIRE ALARM VISUAL STROBE, CEILING MOUNT
4	00	00	PC2WL	FIRE ALARM HORN/STROBE, CEILING MOUNT
00	00	00	SWL	FIRE ALARM VISUAL STROBE, WALL MOUNT CENTER @ 84" A.F.F.
0	00	00	P2WL	FIRE ALARM HORN/STROBE, WALL MOUNT CENTER @ 84" A.F.F.
1	00	00	MM-300	FIRE ALARM SPRINKLER TAMPER SWITCH
1	00	00	RTS 151	FIRE ALARM SPRINKLER WATERFLOW SWITCH
1	00	00	RTS 151	Monitor Module
0	00	00	D355PL	Duct Detector
0	00	00	CRF300	RELAY
0	00	00	CM-6	Co2 Detector
1	00	00	SA-WBB	Weather proof Visual



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REVISIONS

Table with columns: DATE, NO., DESCRIPTION

ROYAL MELBOURNE

4700 ROYAL MELBOURNE DR  
LONG GROVE, IL 60047

PROJECT NUMBER:

DATE: 1/17/2023

SCALE: NTS

DRAWN BY: MW APPROVED BY: RR

SHEET TITLE:

FOODSERVICE GENERAL NOTES, LEGENDS, SHEET INDEX

SHEET NUMBER:

QF001

THIS DOCUMENT WAS ORIGINALLY PRINTED ON A 24" x 36" SIZE SHEET

GENERAL FOODSERVICE AND HEALTH CODE REQUIREMENTS

- 1. FOODSERVICE EQUIPMENT AND INSTALLATION SHALL COMPLY WITH THE CURRENT EDITION OF CODES, RULES, AND REGULATIONS OF THE GOVERNING HEALTH DEPARTMENT...
2. CEILING AND WALL SURFACES ADJACENT TO OR ABOVE ANY FOODSERVICE AREA, RESTROOM, AND ANTE-ROOM SHALL BE SMOOTH, NON-ABSORBENT, EASILY CLEANABLE, AND LIGHT IN COLOR...
3. FLOORING IN ANY FOODSERVICE AREA, RESTROOM, AND ANTE-ROOM SHALL BE SMOOTH, NON-ABSORBENT, AND EASILY CLEANABLE WITH MINIMUM 3/8" COVER BASE EXTENDING UPWARD MINIMUM 6" AT WALLS OR AS DIRECTED BY THE GOVERNING HEALTH DEPARTMENT...

REFRIGERATION GENERAL REQUIREMENTS

- 1. GENERAL CONTRACTOR AND/OR SUBDIVISIONS SHALL PROVIDE FLOOR REQUIREMENTS AND/OR SLAB RECESS(ES) AT WALK-IN COOLERS AND FREEZERS AS SPECIFIED.
2. EVAPORATOR CONDENSATE DRAIN LINE(S) SHALL BE REFRIGERATION GRADE HARD COPPER USING 1" STANDOFFS.
3. KEC (SECTION 114000) SHALL FURNISH AND INSTALL METAL CLOSURE PANELS & TRIM TO MATCH WALK-IN FACING WHERE WALK-IN ABUTS BUILDING WALLS AND CEILINGS.
4. BUILDING FLOOR UNDER WALK-IN MUST BE SMOOTH AND LEVEL WITHIN PLUS OR MINUS 1/8".

PLUMBING GENERAL REQUIREMENTS (DIVISION 22)

- 1. FOODSERVICE DRAWINGS INDICATE PLUMBING ROUGH-IN/CONNECTION POINTS ONLY FOR EQUIPMENT SPECIFIED UNDER THE KITCHEN EQUIPMENT (SECTION 114000) CONTRACT.
2. DIMENSIONS ARE SHOWN FROM FINISHED FLOORS, FINISHED WALLS, AND/OR COLUMN CENTERLINES TO CENTER OF ROUGH-IN.
3. DIRECT AND INDIRECT WASTES ARE INDICATED IN FOODSERVICE AREAS. ADDITIONAL DRAINS MAY BE REQUIRED UNDER DIVISION 22.
4. FLOOR AND WALL PENETRATIONS MUST BE SEALED WATER-TIGHT AND VERMIN PROOF.

ELECTRICAL GENERAL REQUIREMENTS (DIVISION 26)

- 1. FOODSERVICE DRAWINGS INDICATE ELECTRICAL ROUGH-IN/CONNECTION POINTS ONLY FOR EQUIPMENT SPECIFIED UNDER THE KITCHEN EQUIPMENT (SECTION 114000) CONTRACT.
2. ROUGH-INS, INTERWIRING, AND FINAL CONNECTIONS TO ALL FOODSERVICE EQUIPMENT SHALL BE COMPLETED BY ELECTRICAL CONTRACTOR (DIVISION 26).
3. FURNISH AND INSTALL ALL NECESSARY COMPONENTS TO MAKE FINAL CONNECTIONS, INCLUDING THE INSTALLATION OF COMPONENTS NOT SHOWN OR SHIPPED LOOSE.

FOODSERVICE SHEET LIST

Table with columns: NO., SHEET NAME. Includes entries for QF001 (FOODSERVICE GENERAL NOTES, SHEET INDEX), QF002 (FOODSERVICE GENERAL NOTES), QF101 (FOODSERVICE EQUIPMENT PLAN), QF201 (FOODSERVICE PLUMBING IN-SLAB ROUGH-IN PLAN), QF202 (FOODSERVICE PLUMBING ABOVE SLAB ROUGH-IN PLAN), QF301 (FOODSERVICE ELECTRICAL ROUGH-IN PLAN), QF401 (FOODSERVICE SPECIAL CONDITIONS PLAN), QF402 (FOODSERVICE BEVERAGE CONDUIT PLAN), QF403 (FOODSERVICE MECHANICAL CONNECTION PLAN), QF404 (FOODSERVICE CRITICAL DIMENSION PLAN).

GENERAL CONTRACTOR REQUIREMENTS (DIVISION 3, 6, 7, & 9)

- 1. GENERAL CONTRACTOR, ARCHITECT, ENGINEER(S), AND/OR OWNER SHALL NOTIFY THE KEC (SECTION 114000) OF ALL ADDENDUMS, BULLETINS, AND CHANGES TO THE BUILDING SPACE WITHIN AND AROUND ANY FOODSERVICE AREA(S) PRIOR TO CONSTRUCTION.
2. GENERAL CONTRACTOR AND/OR SUBDIVISIONS SHALL NOTIFY THE KEC (SECTION 114000) OF ANY DISCREPANCY BETWEEN DRAWINGS, CONSTRUCTION, AND CODE REQUIREMENTS WITH POTENTIAL IMPACT TO THE INSTALLATION OR FABRICATION OF FOODSERVICE EQUIPMENT.
3. GENERAL CONTRACTOR AND/OR SUBDIVISIONS SHALL PROVIDE ACCESS AND PATH OF DELIVERY FOR FOODSERVICE EQUIPMENT TO FINAL LOCATION. COORDINATE REQUIREMENTS WITH KEC (SECTION 114000).

CUSTOM FABRICATION GENERAL REQUIREMENTS

- 1. THESE NOTES APPLY TO ITEMS LISTED AS "CUSTOM" FABRICATION AND DO NOT APPLY TO STAINLESS STEEL BUY-OUT ITEMS WITH A MANUFACTURER/BRAND AND MODEL NUMBER.
2. STAINLESS STEEL SHALL BE 18-8, TYPE 304 UNLESS NOTED OTHERWISE.
3. COUNTERTOPS AND SINKS SHALL BE 14 GAUGE UNLESS NOTED OTHERWISE.
4. UNDERSHELVES AND OVERSHELVES SHALL BE 18 GAUGE UNLESS NOTED OTHERWISE.

VENTILATION GENERAL REQUIREMENTS

- 1. MECHANICAL EXHAUST SYSTEMS SHALL BE PROVIDED ABOVE ALL COOKING EQUIPMENT AND DISHWASHERS AS DIRECTED BY THE AUTHORITIES HAVING JURISDICTION.
2. EXHAUST HOODS SHALL BE CONSTRUCTED IN ACCORDANCE WITH LOCAL BUILDING CODES AND MEET NSF, UL, AND NFPA-96 STANDARDS. HOODS ARE TO BEAR UL CLASSIFIED LABEL WITHOUT DAMPERS IN EXHAUST VENT COLLARS. HOODS SHALL BE DESIGNED WITH A MINIMUM 6 INCH OVERHANG AT ALL EXPOSED COOKING AREAS.
3. MAKE-UP AIR MUST BE PROVIDED FOR MECHANICAL EXHAUST SYSTEMS AS REQ'D BY THE AUTHORITIES HAVING JURISDICTION. MAKE-UP AIR SHALL NOT CAUSE UNDUE TURBULENCE IN WORKING AREAS.

VENTILATION REQUIREMENTS

- 1. KEC (SECTION 114000) SHALL FURNISH AND INSTALL EXHAUST HOODS. HVAC/MECHANICAL CONTRACTOR (DIVISION 23) SHALL INSTALL KEC (SECTION 114000) FURNISHED EXHAUST/MAKE-UP AIR FAN(S), AND CURBS. HVAC/MECHANICAL CONTRACTOR (DIVISION 23) SHALL FURNISH AND INSTALL DUCTWORK BETWEEN EXHAUST HOOD COLLARS AND FAN(S). FINAL CONNECTION BY HVAC/MECHANICAL CONTRACTOR (DIVISION 23).
2. FIRE SUPPRESSION SYSTEM FOR EXHAUST HOODS SHALL BE FURNISHED AND INSTALLED BY KEC (SECTION 114000).
3. ALL EXHAUST AND MAKE-UP AIR SYSTEMS FOR EXHAUST HOODS TO BE TESTED AND BALANCED BY THE HVAC/MECHANICAL CONTRACTOR (DIVISION 23).

BEVERAGE SYSTEM GENERAL REQUIREMENTS (DIVISION 26)

- 1. PROVIDE ELECTRICAL METALLIC TUBING (EMT) OR PVC SCHEDULE 40 ELECTRICAL CONDUIT UNLESS DIRECTED OTHERWISE BY CODE.
2. CONDUIT IS TO BE SMOOTH AND WATER TIGHT.
3. ALL CONDUIT BENDS ARE TO BE WIDE SWEEPS WITH 24" MIN. RADIUS. NO 90° OR 45° ANGLES. VERIFY REQUIREMENTS WITH BEVERAGE CONDUIT DETAILS.
4. PROVIDE PULL-BOX FOR OVERHEAD CONDUIT RUNS EVERY 3 BENDS OR 75' - 0".
5. CAP CONDUITS DURING CONSTRUCTION.

**FOODSERVICE ABBREVIATIONS  
(SECTION 114000)**

AFF	ABOVE FINISHED FLOOR	INST	INSTALL(ATION)
ALT	ALTERNATE	INSUL	INSULATE(ION)
AMP	AMPERE	INT	INTERIOR
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE	IW	INDIRECT WASTE
BLDG	BUILDING	JB	JUNCTION BOX - CEILING/FLOOR MOUNTED
BTU	BRITISH THERMAL UNIT	JBW	JUNCTION BOX - WALL MOUNTED
C&P	CORD AND PLUG	KEC	KITCHEN EQUIPMENT CONTRACTOR
CFM	CUBIC FEET PER MINUTE	KW	KILOWATT HOUR
CL	CENTER LINE	LAM	LAMINATE
CLG	CEILING	LBS	POUNDS
CLR	COOLER	LT	LIGHT
CMU	CONCRETE MASONRY UNIT	MBTU	1000 BTU/HOUR
CO	CONVENIENCE OUTLET	MECH	MECHANICAL
COL	COLUMN	MTD	MOUNTED
CW	COLD WATER	MTP	MALE PIPE THREAD
DC	DROP CORD	N/A	NOT APPLICABLE
DFA	DOWN FROM ABOVE	NIC	NOT IN CONTRACT
DIA	DIAMETER	NTS	NOT TO SCALE
DIM	DIMENSION	OC	ON CENTER
DIV	DIVISION	OD	OUTSIDE DIAMETER
DR	DUPLEX RECEPTACLE	PC	PLUMBING CONTRACTOR
DW	DIRECT WASTE	PERF	PERFORATE(D)
DWG	DRAWING	PH	PHASE
EA	EACH	PLAM	PLASTIC LAMINATE
EC	ELECTRICAL CONTRACTOR	PLYWD	PLYWOOD
EQ	EQUAL	PSI	POUNDS PER SQUARE INCH
EQUIP	EQUIPMENT	QR	QUAD RECEPTACLE
EXT	EXTERIOR	QT	QUARRY TILE
FD	FLOOR DRAIN	QTY	QUANTITY
FF	FINISHED FLOOR	RAD	RADIUS
FIN	FINISH(ED)	RCP	REFLECTED CEILING PLAN
FLR	FLOOR	REQD	REQUIRED
FLUOR	FLUORESCENT	RFG	REFRIGERATOR
FPT	FEMALE PIPE THREAD	RI	ROUGH-IN
FRZ	FREEZER	RM	ROOM
FW	FILTERED WATER	SP	SPECIAL RECEPTACLE
GA	GAUGE	SPEC	SPECIFICATION
GAL	GALLON	SR	SINGLE RECEPTACLE
GALV	GALVANIZED	SS	STAINLESS STEEL
GC	GENERAL CONTRACTOR	STD	STANDARD
GFCI	GROUND FAULT CIRCUIT INTERRUPTER	STP	STATIC PRESSURE
GPM	GALLONS PER MINUTE	TYP	TYPICAL
HGT	HEIGHT	UDS	UTILITY DISTRIBUTION SYSTEM
HORZ	HORIZONTAL	VAC	VACUUM
HP	HORSEPOWER	VERT	VERTICAL
HVAC	HEATING, VENTILATING, AIR CONDITIONING	WH	WATER HEATER
HW	HOT WATER	WL	WALL
ID	INSIDE DIAMETER	WP	WEATHER PROOF
IN	INCH		
INCL	INCLUDE		

**FLOOR CURB AND DEPRESSION GENERAL REQUIREMENTS (DIVISION 3, 6, 7, & 9)**

- GENERAL CONTRACTOR AND/OR SUBDIVISIONS SHALL PROVIDE FLOOR RECESS(ES) AND RAISED CONCRETE CURB(S) AS SPECIFIED.
- FLOOR SLAB RECESS(ES) AND RAISED CONCRETE CURB(S) MUST BE SMOOTH AND LEVEL WITHIN PLUS OR MINUS 1/8".
- DIMENSIONS ARE SHOWN FROM FINISHED FLOORS, FINISHED WALLS, AND/OR COLUMN CENTERLINES TO FINISHED EDGE OF RAISED CURB AND/OR FLOOR RECESS. HEIGHTS ARE SHOWN FROM FINISHED FLOOR TO FINISHED SURFACE OF RAISED CURB AND/OR FLOOR RECESS.
- OFFSET CURB 3" MINIMUM AROUND PERIMETER OF FLOOR SINKS WHEN SHOWN WITHIN RAISED CURB(S).
- GENERAL CONTRACTOR AND/OR SUBDIVISIONS SHALL BACKFILL FLOOR RECESS(ES) AND EXPOSED OPENINGS IN CONCRETE CURBS UPON INSTALLATION OF FOODSERVICE EQUIPMENT.
- KEC (SECTION 114000) SHALL CONFIRM RAISED CURB FRAMING PRIOR TO POURING OF CONCRETE BY GENERAL CONTRACTOR AND/OR SUBDIVISIONS.
- GENERAL CONTRACTOR AND/OR SUBDIVISIONS TO FURNISH AND INSTALL INTEGRAL COVE BASE ON RAISED CONCRETE CURB(S) PRIOR TO INSTALLATION OF FOODSERVICE EQUIPMENT.
- KEC (SECTION 114000) TO PROVIDE MINIMUM 1/2" BORIC ACID IN ENCLOSED CURBS OF FRAME CONSTRUCTION FOR VERMIN CONTROL OR AS ACCEPTABLE BY THE AUTHORITIES HAVING JURISDICTION.



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**REVISIONS**

DATE	NO.	DESCRIPTION

**ROYAL MELBOURNE**

4700 ROYAL MELBOURNE DR  
LONG GROVE, IL 60047

PROJECT NUMBER:

--

DATE:

1/17/2023

SCALE:

NTS

DRAWN BY:

MW

APPROVED BY:

RR

SHEET TITLE:

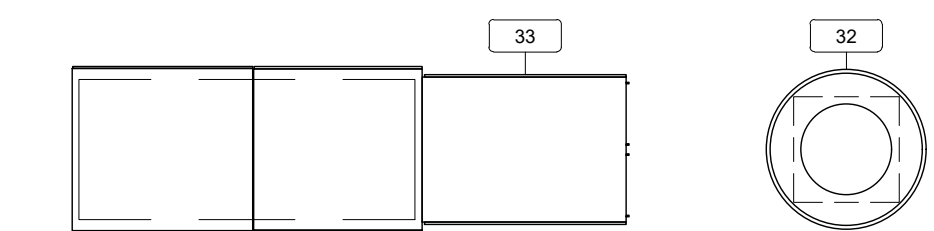
FOODSERVICE GENERAL NOTES,  
LEGENDS, SHEET INDEX

SHEET NUMBER:

**QF002**

**EXHAUST/SUPPLY FAN SCHEDULE**

FANS LOCATED ABOVE FINISHED CEILING. SEE ARCHITECTURAL DRAWING SHEETS FOR EXACT LOCATIONS.



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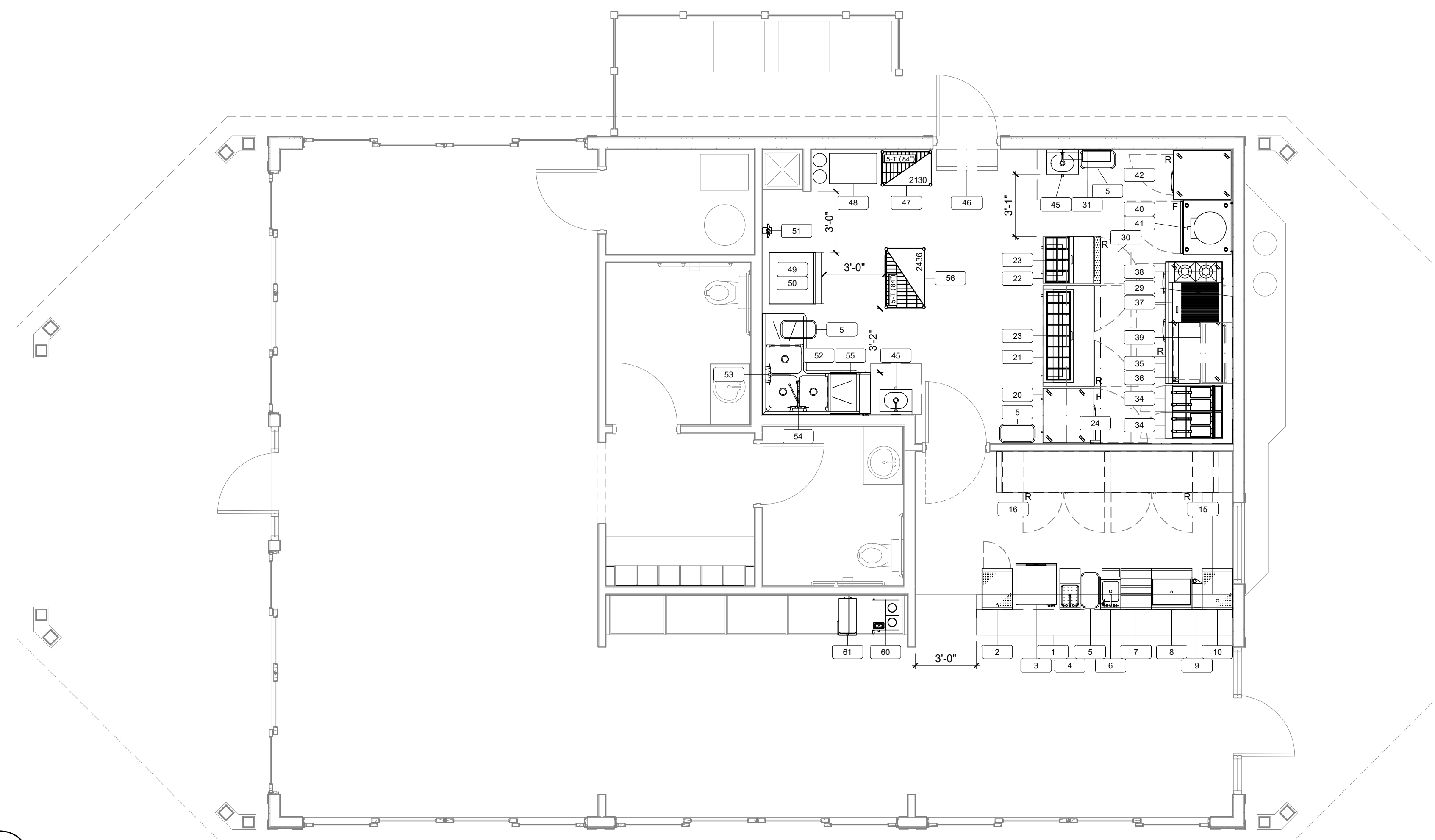
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**REVISIONS**

DATE	NO.	DESCRIPTION



**1** EQUIPMENT PLAN  
SCALE: 1/4" = 1'-0"

**ISSUES PENDING**

- ARCHITECT
- CEILING HEIGHT? 8'-0"
  - NOTE ADJUSTED MILLWORK IN BAR
  - NOTE ADJUSTED LOCATION OF BACK DOOR.
  - PLEASE PROVIDE UPDATED BASE FILE.
  - MILLWORK DETAIL OF FRONT COUNTER.
- OWNER
- SPEC OF VENDOR SUPPLIED EQUIPMENT
  - CONVENIENCE OUTLETS?

**FOODSERVICE EQUIPMENT SCHEDULE**

ITEM NO.	QTY.	DESCRIPTION	REMARKS
1	1	BAR MILLWORK	BY MILLWORK
2	1	UNDERBAR STORAGE CABINET W/DB TOP	
3	1	GLASSWASHER	
4	1	UNDERBAR BLENDER STATION	
5	4	TRASH CAN	BY OWNER
6	1	UNDERBAR HAND SINK	
7	1	UNDERBAR LIQUOR STEP	
8	1	UNDERBAR ICE BIN	
9	1	UNDERBAR SODA GUN MODULE	
10	1	UNDERBAR GLASS RACK CABINET W/DB TOP	
11-14	-	SPARE NUMBER	
15	1	2 SECTION REFRIGERATED BACKBAR CABINET	
16	1	2 SECTION REFRIGERATED BACKBAR CABINET	
17-19	-	SPARE NUMBER	
20	1	1 DOOR WORKTOP FREEZER W/2-TIER OVERSHELF	
21	1	SANDWICH PREP REF W/2 TIER OVERSHELF	
22	1	SANDWICH PREP REF W/2 TIER OVERSHELF	
23	2	HEAT LAMP	
24	1	WALL MOUNT POS UNIT	BY OWNER
25-28	-	SPARE NUMBER	
29	1	S/S WALL PANELING	
30	1	EXHAUST HOOD	
31	1	FIRE SUPPRESSION SYSTEM	
32	1	EXHAUST FAN	
33	1	MUA FAN	
34	2	FRYER	
35	1	REFRIGERATED EQUIPMENT STAND	
36	1	COUNTERTOP GRIDDLE	
37	1	COUNTERTOP CHARBROILER	
38	1	COUNTERTOP HOT PLATE (2-BURNER)	
39	1	WALL MOUNTED CHEESEMELTER	
40	1	1 DOOR WORKTOP FREEZER	
41	1	COUNTERTOP RAPID COOK OVEN	
42	1	1 DOOR UPRIGHT REFRIGERATOR	
43-44	-	SPARE NUMBER	
45	2	WALL MOUNTED HAND SINK	
46	1	AIR CURTAIN	
47	1	DRY STORAGE SHELVING	
48	1	BIB RACK	BY VENDOR
49	1	ICE MAKER	
50	1	ICE BIN	
51	1	WATER FILTER	
52	1	CORNER 3 COMPARTMENT SINK	
53	1	SPLASH MOUNT FAUCET	
54	1	PRE-RINSE FAUCET W/ADD-ON FAUCET	
55	1	GLASSWASHER	
56	1	DISH SHELVING	
57-59	-	SPARE NUMBER	
60	1	COFFEE BREWER	BY VENDOR
61	1	TEA BREWER	BY VENDOR

**ROYAL MELBOURNE**  
4700 ROYAL MELBOURNE DR  
LONG GROVE, IL 60047

PROJECT NUMBER: -

DATE: 1/17/2023

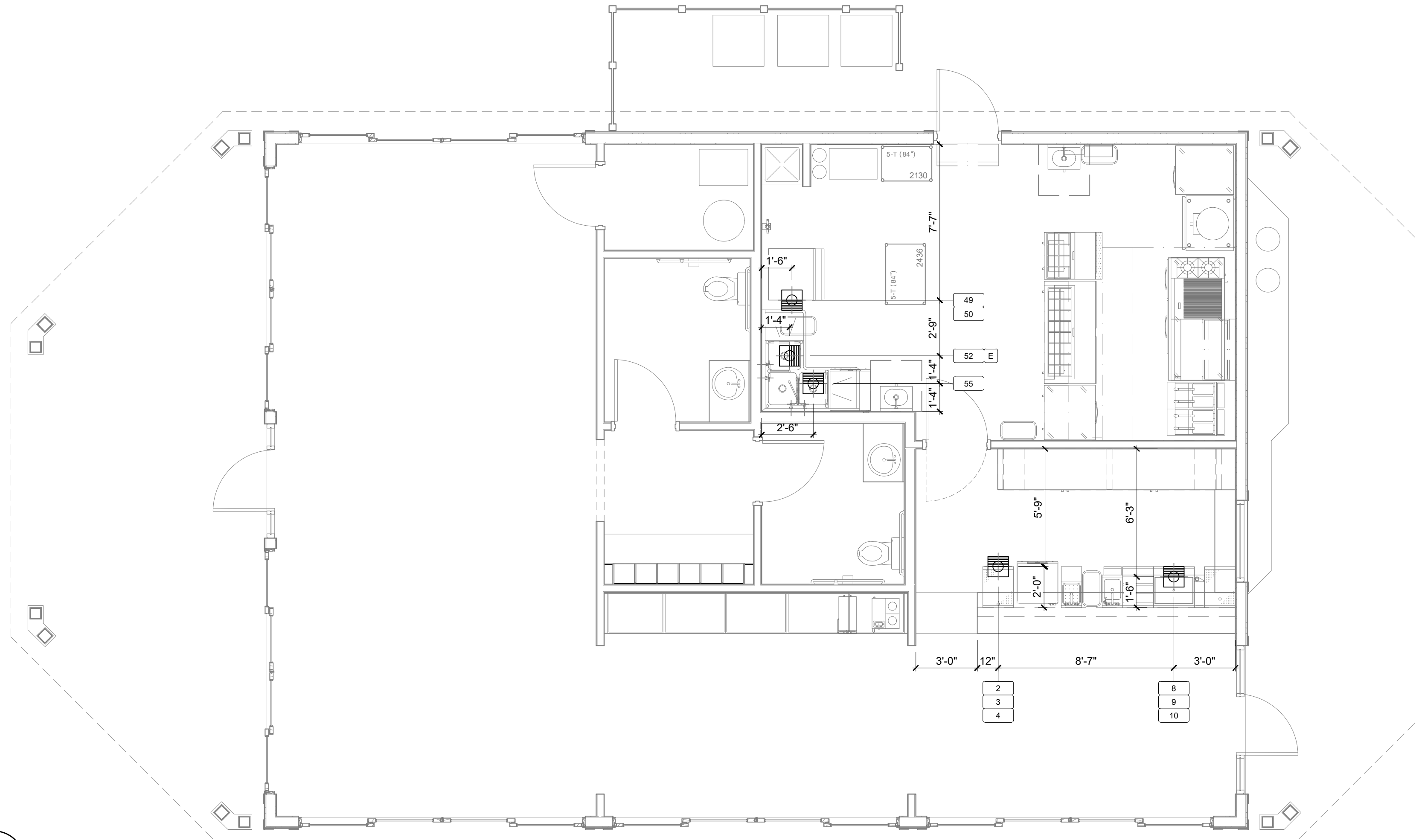
SCALE: 1/4" = 1'-0"

DRAWN BY: MW      APPROVED BY: RR

SHEET TITLE:  
FOODSERVICE EQUIPMENT PLAN

SHEET NUMBER:  
**QF101**

THIS DOCUMENT WAS ORIGINALLY PRINTED ON A 24" x 36" SIZE SHEET



**1** EQUIPMENT PLAN  
SCALE: 1/4" = 1'-0"

**EXHAUST/SUPPLY FAN SCHEDULE**

FANS LOCATED ABOVE FINISHED CEILING. SEE ARCHITECTURAL DRAWING SHEETS FOR EXACT LOCATIONS.

**PLUMBING LEGEND**

- ⊕ HW HOT WATER
- ⊕ S HW HOT WATER - SOFTENED
- ⊖ C COLD WATER
- ⊖ S C COLD WATER - SOFTENED
- ⊖ F FILTERED WATER
- DIRECT WASTE
- ⊕ FLOOR SINK - THREE-QUARTER GRATE
- ⊕ FLOOR SINK - HALF GRATE
- ⊕ FLOOR SINK - NO GRATE
- ⊕ FLOOR DRAIN
- ⊕ FUNNEL FLOOR DRAIN
- ⊕ HUB FLOOR DRAIN
- ⊕ AREA FLOOR DRAIN - SLOPED PER CODE
- ⊕ GAS DROP FROM MANIFOLD
- ⊕ FIRE SUPPRESSION GAS SHUT-OFF VALVE
- ⊕ CS CHILLED WATER
- ⊕ CR CHILLED WATER RETURN
- ⊕ SS STEAM SUPPLY
- ⊕ CR CONDENSATE RETURN

**PLUMBING NOTES (DIVISION 22)**

- A. INSTALL KEC (SECTION 114000) FURNISHED FLOOR TROUGH(S).
- B. INSTALL KEC (SECTION 114000) FURNISH MOP SINK(S).
- C. INSTALL KEC (SECTION 114000) FURNISHED FIRE SUPPRESSION SYSTEM GAS SHUT OFF VALVE. MUST BE ACCESSIBLE AND NOT CONCEALED IN WALL OR CEILING.
- D. INSTALL KEC (SECTION 114000) FURNISHED DRAIN LINE TEMPERING KIT PER MANUFACTURER'S RECOMMENDATIONS.
- E. MANIFOLD DRAINS TO SINGLE CONNECTION.
- F. FURNISH AND INSTALL BALL VALVE IN DRAIN LINE. VALVE TO BE IN EASILY ACCESSIBLE LOCATION.
- G. PIPING FROM WATER FILTER OUTLET TO POINTS OF USE SHALL BE CONCEALED WITHIN WALLS AND CEILINGS. EXTEND DRAIN(S) TO FLOOR SINK/FLOOR DRAIN, IF REQUIRED.
- H. CONNECT MIN. 110°F HOT WATER SUPPLY TO BUILT-IN OR EXTERNAL (70° RISE) BOOSTER HEATER. WHEN EXTERNAL, INSTALL TEMPERATURE/PRESSURE GAUGE(S) AS REQ'D AND EXTEND TO DISHWASHER INLET.
- I. CONNECT DRAIN(S) WITH REFRIGERATION GRADE HARD COPPER USING 1" STANDOFFS. "P" TRAP DRAIN OUTSIDE WALK-IN COMPARTMENT(S). PROVIDE AND INSTALL SLEEVES THRU WALK-IN AND BUILDING WALLS FOR DRAIN LINE(S). FOAM & CAULK AROUND SLEEVES AND DRAIN LINES. WRAP WITH DRAIN LINE HEATER AND INSULATION WHERE SUBJECT TO FREEZING TEMPERATURES.
- J. PROVIDE GRAY WATER AND SLURRY PIPING TO AND FROM KEC (SECTION 114000) FURNISHED PULPER, TROUGH, AND WATER EXTRACTOR. INSTALL KEC (SECTION 114000) FURNISHED TROUGH INLET NOZZLES AND PROVIDE SHUT OFF VALVE AT EACH NOZZLE.
- K. PROVIDE "TEE" IN HOT WATER LINE AND CAP FOR FUTURE INSTALLATION OF CHEMICAL DISPENSING SYSTEM BY OTHERS.
- L. PROVIDE CHROME PLATED PIPE AND FITTINGS WHERE EXPOSED.
- M. PROVIDE AND INSTALL 3" MIN. DRAIN LINE TO 12"X12"X10" DEEP FLOOR SINK.
- N. VERIFY EXACT LOCATION AND QUANTITY OF AREA FLOOR DRAIN(S) WITH THE PLUMBING ENGINEER.

FOODSERVICE PLUMBING SCHEDULE															
ITEM NO.	QTY.	DESCRIPTION	HW SIZE	HW AFF	CW SIZE	CW AFF	FW SIZE	FW AFF	DW SIZE	DW AFF	IW SIZE	GAS SIZE	GAS AFF	GAS MBTU	PLUMBING REMARKS
2	1	UNDERBAR STORAGE CABINET W/DB TOP									1-1/2"				
3	1	GLASSWASHER			3/4"	12"					5/8"				WDWT KIT
4	1	UNDERBAR BLENDER STATION	1/2"	12"	1/2"	12"					1-1/2"				
6	1	UNDERBAR HAND SINK	1/2"	12"	1/2"	12"			1-1/2"	10"					
8	1	UNDERBAR ICE BIN									1/2"				
9	1	UNDERBAR SODA GUN MODULE									1/2"				
10	1	UNDERBAR GLASS RACK CABINET W/DB TOP									1-1/2"				
31	1	FIRE SUPPRESSION SYSTEM													REF SHOP DRAWINGS FOR DETAILS
33	1	MUA FAN										3/4"	CEILING	162.1	PC TO DIRECT PIPE GAS CONNECTION ARCH TO VERIFY EXACT LOCATION OF CONNECTIONS
34	2	FRYER										3/4"	18"	110 EA	
36	1	COUNTERTOP GRIDDLE										3/4"	18"	90	
37	1	COUNTERTOP CHARBROILER										3/4"	18"	80	
38	1	COUNTERTOP HOT PLATE (2-BURNER)										3/4"	18"	66	
39	1	WALL MOUNTED CHEESEMELTER										3/4"	48"	40	PC TO DIRECT PIPE GAS CONNECTION
45	2	WALL MOUNTED HAND SINK	1/2"	22"	1/2"	22"			1-1/2"	20"					
48	1	BIB RACK (BY VENDOR)			1/2"	24"									BY OTHERS; VERIFY REQUIREMENTS
49	1	ICE MAKER					3/8"	54"			1/2"				PC TO CONNECT FILTERED WATER FROM #51
50	1	ICE BIN									3/4"				
51	1	WATER FILTER			1/2"	84"									PC TO CONNECT FILTERED WATER TO #49
52	1	CORNER 3 COMPARTMENT SINK									(3) 1-1/2"				
53	1	SPLASH MOUNT FAUCET	1/2"	15"	1/2"	15"									
54	1	PRE-RINSE FAUCET W/ADD-ON FAUCET	1/2"	15"	1/2"	15"									
55	1	GLASSWASHER			3/4"	12"					5/8"				
60	1	COFFEE BREWER (BY VENDOR)													BY OTHERS; VERIFY REQUIREMENTS
61	1	TEA BREWER (BY VENDOR)													BY OTHERS; VERIFY REQUIREMENTS



Midwest : Marlinn  
6100 W. 73rd Street, Suite 1  
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**REVISIONS**

DATE	NO.	DESCRIPTION

**ROYAL MELBOURNE**  
4700 ROYAL MELBOURNE DR  
LONG GROVE, IL 60047

PROJECT NUMBER:

DATE: 1/17/2023

SCALE: 1/4" = 1'-0"

DRAWN BY: MW APPROVED BY: RR

SHEET TITLE:

FOODSERVICE PLUMBING  
IN-SLAB ROUGH-IN PLAN

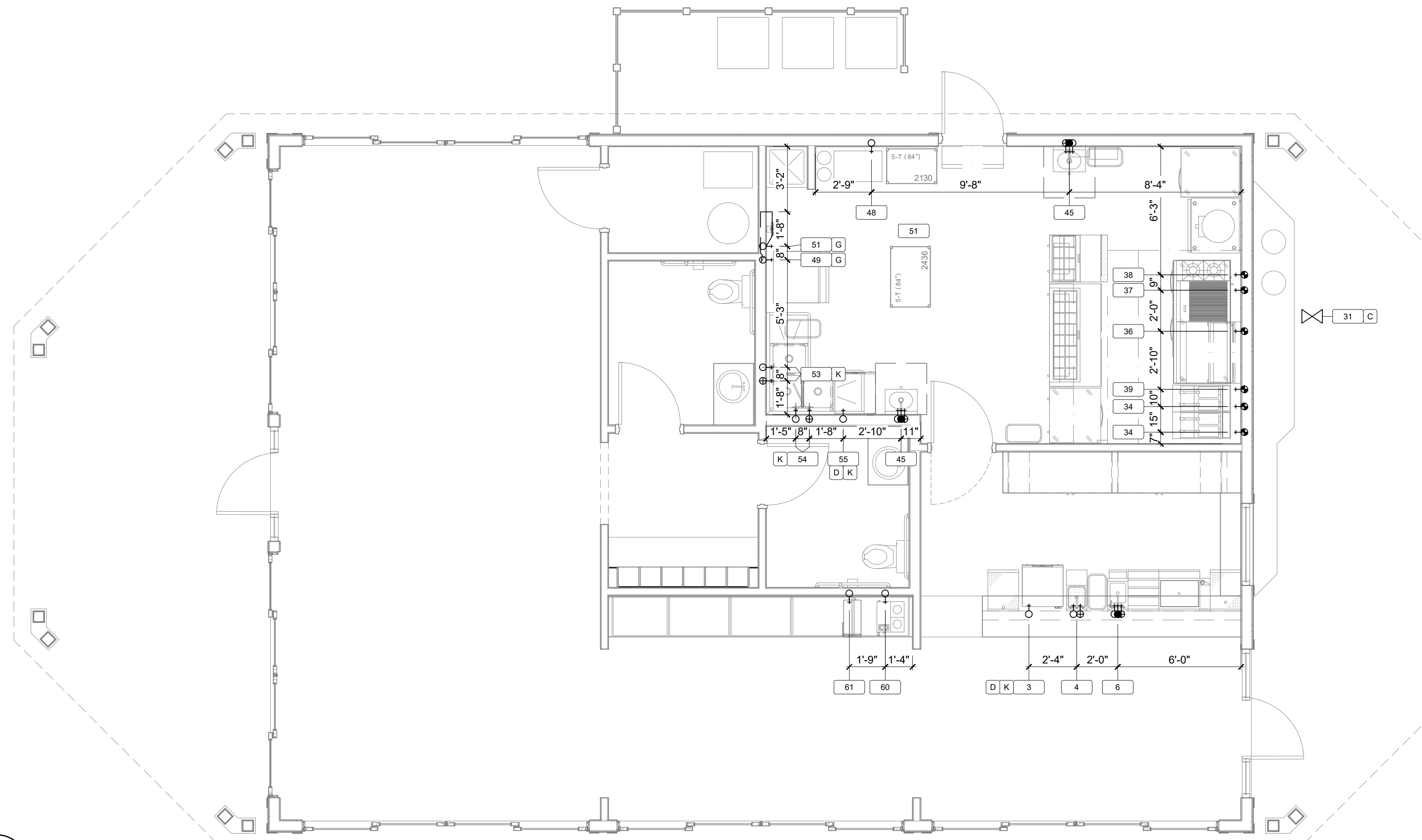
SHEET NUMBER:

**QF201**

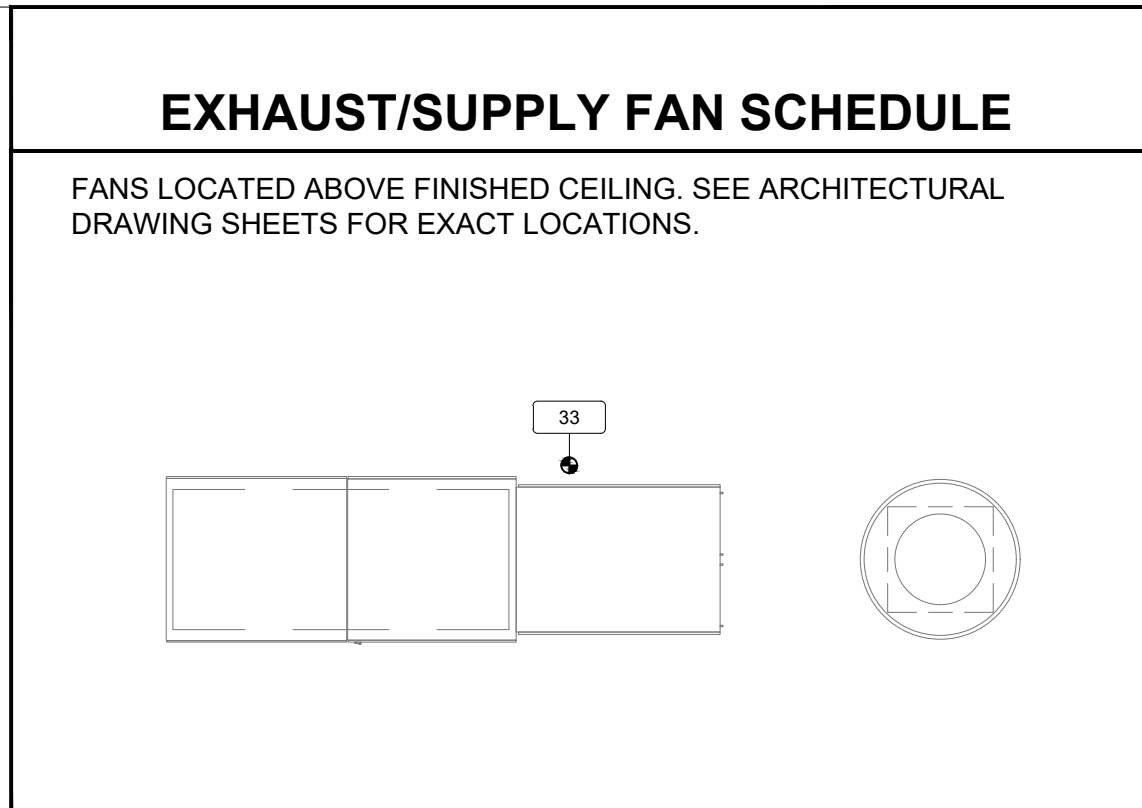
FOODSERVICE DRAWINGS INDICATE PLUMBING ROUGH-IN/CONNECTION POINTS ONLY FOR EQUIPMENT SPECIFIED UNDER THE KITCHEN EQUIPMENT (SECTION 114000) CONTRACT. ANY ADDITIONAL PLUMBING REQUIREMENTS ARE NOT INDICATED ON FOODSERVICE DRAWINGS. THE PLUMBING CONTRACTOR (DIVISION 22) SHALL FURNISH AND INSTALL PRESSURE REDUCING VALVES, FLOW CONTROLS, BACK FLOW PREVENTION, RPZ (REDUCED PRESSURE ZONE) VALVES, WATER HAMMER ARRESTOR, GATE VALVES, FOR WATER CONNECTIONS AS REQUIRED PER LOCAL CODES.

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**1** EQUIPMENT PLAN  
SCALE: 1/4" = 1'-0"



**PLUMBING LEGEND**

- ⊕ HW HOT WATER
- ⊕ S HW HOT WATER - SOFTENED
- ⊖ C COLD WATER
- ⊖ S C COLD WATER - SOFTENED
- ⊖ F FILTERED WATER
- DIRECT WASTE
- ⊕ FLOOR SINK - THREE-QUARTER GRATE
- ⊕ FLOOR SINK - HALF GRATE
- ⊕ FLOOR SINK - NO GRATE
- ⊕ FLOOR DRAIN
- ⊕ FUNNEL FLOOR DRAIN
- ⊕ HUB FLOOR DRAIN
- ⊕ AREA FLOOR DRAIN - SLOPED PER CODE
- ⊕ GAS DROP FROM MANIFOLD
- ⊕ FIRE SUPPRESSION GAS SHUT-OFF VALVE
- ⊕ CS CHILLED WATER
- ⊕ CR CHILLED WATER RETURN
- ⊕ SS STEAM SUPPLY
- ⊕ CR CONDENSATE RETURN

**PLUMBING NOTES (DIVISION 22)**

- A. INSTALL KEC (SECTION 114000) FURNISHED FLOOR TROUGH(S).
- B. INSTALL KEC (SECTION 114000) FURNISH MOP SINK(S).
- C. INSTALL KEC (SECTION 114000) FURNISHED FIRE SUPPRESSION SYSTEM GAS SHUT OFF VALVE. MUST BE ACCESSIBLE AND NOT CONCEALED IN WALL OR CEILING.
- D. INSTALL KEC (SECTION 114000) FURNISHED DRAIN LINE TEMPERING KIT PER MANUFACTURER'S RECOMMENDATIONS.
- E. MANIFOLD DRAINS TO SINGLE CONNECTION.
- F. FURNISH AND INSTALL BALL VALVE IN DRAIN LINE. VALVE TO BE IN EASILY ACCESSIBLE LOCATION.
- G. PIPING FROM WATER FILTER OUTLET TO POINTS OF USE SHALL BE CONCEALED WITHIN WALLS AND CEILINGS. EXTEND DRAIN(S) TO FLOOR SINK/FLOOR DRAIN, IF REQUIRED.
- H. CONNECT MIN. 110°F HOT WATER SUPPLY TO BUILT-IN OR EXTERNAL (70° RISE) BOOSTER HEATER. WHEN EXTERNAL, INSTALL TEMPERATURE/PRESSURE GAUGE(S) AS REQ'D AND EXTEND TO DISHWASHER INLET.
- I. CONNECT DRAIN(S) WITH REFRIGERATION GRADE HARD COPPER USING 1" STANDOFFS. "P" TRAP DRAIN OUTSIDE WALK-IN COMPARTMENT(S). PROVIDE AND INSTALL SLEEVES THRU WALK-IN AND BUILDING WALLS FOR DRAIN LINE(S). FOAM & CAULK AROUND SLEEVES AND DRAIN LINES. WRAP WITH DRAIN LINE HEATER AND INSULATION WHERE SUBJECT TO FREEZING TEMPERATURES.
- J. PROVIDE GRAY WATER AND SLURRY PIPING TO AND FROM KEC (SECTION 114000) FURNISHED PULPER, TROUGH, AND WATER EXTRACTOR. INSTALL KEC (SECTION 114000) FURNISHED TROUGH INLET NOZZLES AND PROVIDE SHUT OFF VALVE AT EACH NOZZLE.
- K. PROVIDE "TEE" IN HOT WATER LINE AND CAP FOR FUTURE INSTALLATION OF CHEMICAL DISPENSING SYSTEM BY OTHERS.
- L. PROVIDE CHROME PLATED PIPE AND FITTINGS WHERE EXPOSED.
- M. PROVIDE AND INSTALL 3" MIN. DRAIN LINE TO 12"X12"X10" DEEP FLOOR SINK.
- N. VERIFY EXACT LOCATION AND QUANTITY OF AREA FLOOR DRAIN(S) WITH THE PLUMBING ENGINEER.

FOODSERVICE PLUMBING SCHEDULE															
ITEM NO.	QTY.	DESCRIPTION	HW SIZE	HW AFF	CW SIZE	CW AFF	FW SIZE	FW AFF	DW SIZE	DW AFF	IW SIZE	GAS SIZE	GAS AFF	GAS MBTU	PLUMBING REMARKS
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3	1	GLASSWASHER			3/4"	12"					5/8"				WDWT KIT
4	1	UNDERBAR BLENDER STATION	1/2"	12"	1/2"	12"					1-1/2"				
6	1	UNDERBAR HAND SINK	1/2"	12"	1/2"	12"			1-1/2"	10"					
8	1	UNDERBAR ICE BIN									1/2"				
9	1	UNDERBAR SODA GUN MODULE									1/2"				
10	1	UNDERBAR GLASS RACK CABINET W/DB TOP									1-1/2"				
31	1	FIRE SUPPRESSION SYSTEM													REF SHOP DRAWINGS FOR DETAILS
33	1	MUA FAN										3/4"	CEILING	162.1	PC TO DIRECT PIPE GAS CONNECTION ARCH TO VERIFY EXACT LOCATION OF CONNECTIONS
34	2	FRYER										3/4"	18"	110 EA	
36	1	COUNTERTOP GRIDDLE										3/4"	18"	90	
37	1	COUNTERTOP CHARBROILER										3/4"	18"	80	
38	1	COUNTERTOP HOT PLATE (2-BURNER)										3/4"	18"	66	
39	1	WALL MOUNTED CHEESEMELTER										3/4"	48"	40	PC TO DIRECT PIPE GAS CONNECTION
45	2	WALL MOUNTED HAND SINK	1/2"	22"	1/2"	22"			1-1/2"	20"					
48	1	BIB RACK (BY VENDOR)			1/2"	24"									BY OTHERS; VERIFY REQUIREMENTS
49	1	ICE MAKER					3/8"	54"			1/2"				PC TO CONNECT FILTERED WATER FROM #51
50	1	ICE BIN									3/4"				
51	1	WATER FILTER			1/2"	84"									PC TO CONNECT FILTERED WATER TO #49
52	1	CORNER 3 COMPARTMENT SINK									(3) 1-1/2"				
53	1	SPLASH MOUNT FAUCET	1/2"	15"	1/2"	15"									
54	1	PRE-RINSE FAUCET W/ADD-ON FAUCET	1/2"	15"	1/2"	15"									
55	1	GLASSWASHER			3/4"	12"					5/8"				
60	1	COFFEE BREWER (BY VENDOR)													BY OTHERS; VERIFY REQUIREMENTS
61	1	TEA BREWER (BY VENDOR)													BY OTHERS; VERIFY REQUIREMENTS



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**REVISIONS**

DATE	NO.	DESCRIPTION

**ROYAL MELBOURNE**  
4700 ROYAL MELBOURNE DR  
LONG GROVE, IL 60047

PROJECT NUMBER:  
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DATE:  
1/17/2023

SCALE:  
1/4" = 1'-0"

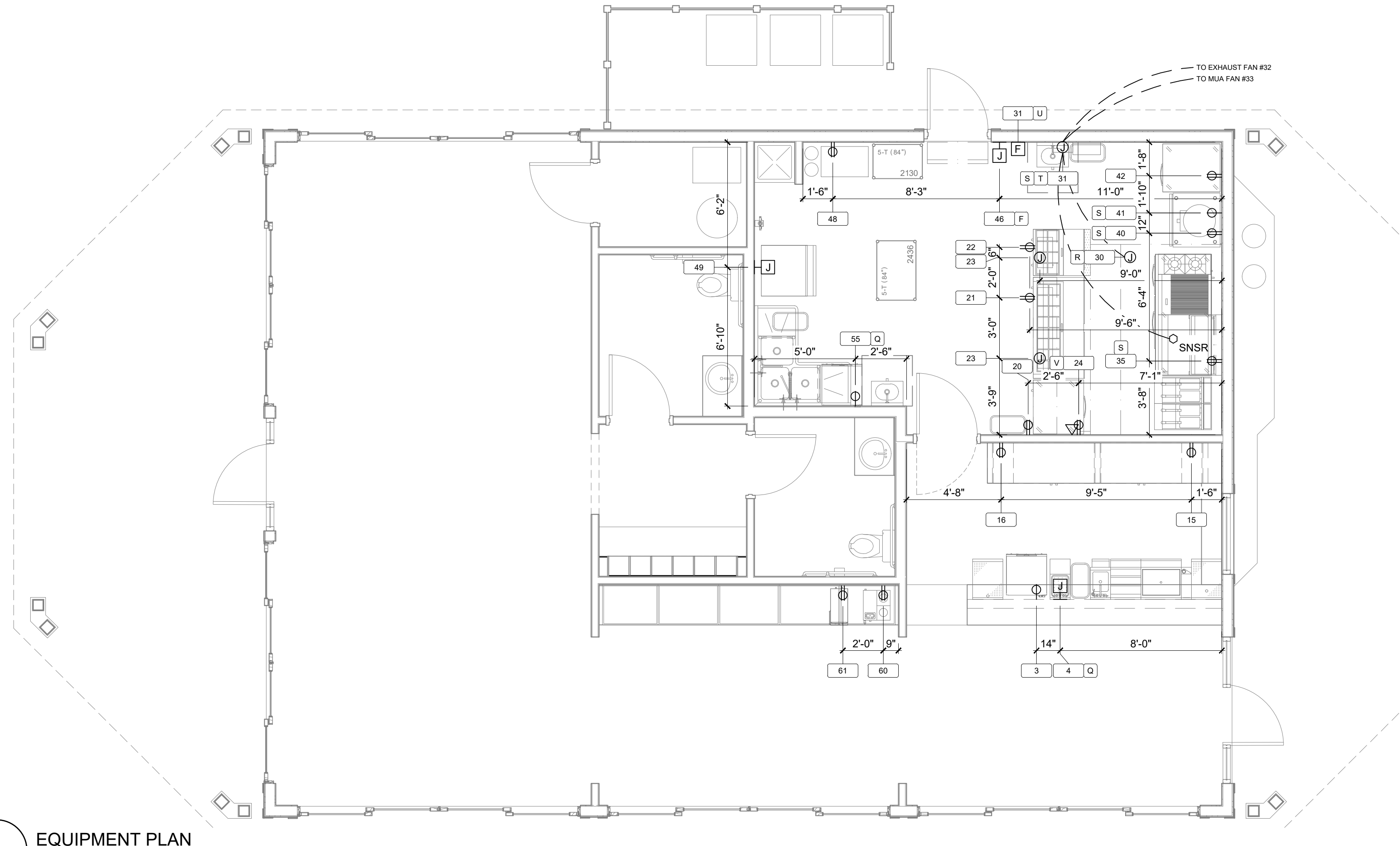
DRAWN BY: MW APPROVED BY: RR

SHEET TITLE:  
FOODSERVICE PLUMBING ABOVE SLAB ROUGH-IN PLAN

SHEET NUMBER:  
**QF202**

FOODSERVICE DRAWINGS INDICATE PLUMBING ROUGH-IN/CONNECTION POINTS ONLY FOR EQUIPMENT SPECIFIED UNDER THE KITCHEN EQUIPMENT (SECTION 114000) CONTRACT. ANY ADDITIONAL PLUMBING REQUIREMENTS ARE NOT INDICATED ON FOODSERVICE DRAWINGS. THE PLUMBING CONTRACTOR (DIVISION 22) SHALL FURNISH AND INSTALL PRESSURE REDUCING VALVES, FLOW CONTROLS, BACK FLOW PREVENTION, RPZ (REDUCED PRESSURE ZONE) VALVES, WATER HAMMER ARRESTOR, GATE VALVES, FOR WATER CONNECTIONS AS REQUIRED PER LOCAL CODES.

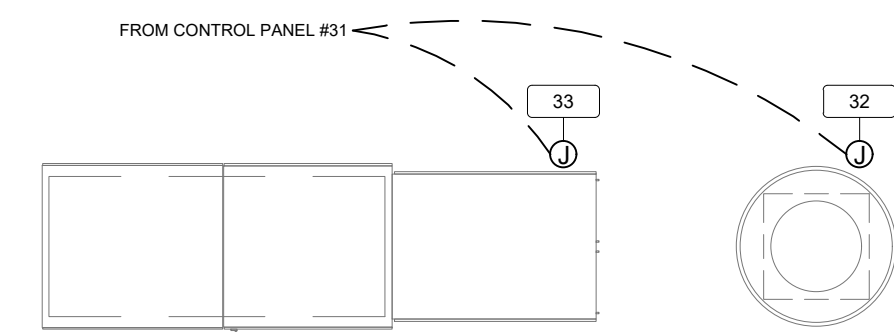
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1 EQUIPMENT PLAN  
SCALE: 1/4" = 1'-0"

**EXHAUST/SUPPLY FAN SCHEDULE**

FANS LOCATED ABOVE FINISHED CEILING. SEE ARCHITECTURAL DRAWING SHEETS FOR EXACT LOCATIONS.



**ELECTRICAL LEGEND**

- ⊕ DUPLEX RECEPTACLE
- ⊕ WP WEATHERPROOF RECEPTACLE
- ⊕ SINGLE RECEPTACLE
- ⊕ SPECIAL PURPOSE RECEPTACLE
- ⊕ QUAD RECEPTACLE
- ⊕ FLUSH FLOOR MOUNT RECEPTACLE
- ⊕ JUNCTION BOX - FLOOR/CLG MOUNTED
- ⊕ JUNCTION BOX - WALL MOUNTED
- ⊕ SWITCH
- ⊕ DATA CONNECTION
- ⊕ F MANUAL FIRE PULL STATION
- ⊕ CLG DROP CORD MOUNTED FROM CEILING
- ⊕ CONDUIT STUB LOCATION
- ⊕ T DEFROST TIME CLOCK
- ⊕ DISCONNECT
- ⊕ LIGHT - RECTANGULAR
- ⊕ LIGHT - ROUND
- ⊕ MOTOR
- ⊕ SNSR EXHAUST HOOD SENSOR
- ⊕ TEMP TEMPERATURE SENSOR
- ⊕ PLUG MOLD

**ELECTRIC NOTES (DIVISION 26)**

- A. FURNISH AND INSTALL CORD AND PLUG SET(S).
- B. FURNISH AND INSTALL DEVICE & COVER IN KEC (SECTION 114000) FURNISHED JUNCTION BOX.
- C. FURNISH AND INSTALL JUNCTION BOX(S), DEVICE(S), AND COVER(S) IN KEC (SECTION 114000) FURNISHED EQUIPMENT.
- D. CONNECT THRU DISPOSER CONTROL TO SOLENOID VALVE AND MOTOR.
- E. CONNECT FROM KEC (SECTION 114000) FURNISHED ICE MACHINE TO REMOTE CONDENSER AS REQ'D.
- F. CONNECT THRU KEC (SECTION 114000) FURNISHED AIR CURTAIN TO DOOR ACTIVATED MICROSWITCH.
- G. CONNECT THRU KEC (SECTION 114000) FURNISHED REMOTE CONTROL SWITCH(ES).
- H. FURNISH AND INSTALL SWITCH. CONNECT TO LIGHTS FURNISHED BY KEC (SECTION 114000).
- I. CONNECT POWER SUPPLY TO KEC (SECTION 114000) FURNISHED LOAD CENTER. COUNTER SHALL BE PREWIRED AND SHIPPED IN SECTIONS. CONNECT BETWEEN SECTIONS.
- J. CONNECT TO KEC (SECTION 114000) FURNISHED JUNCTION BOX AT WALK-IN DOOR ASSEMBLY. LIGHT FIXTURE AT DOOR IS PREWIRED TO FACTORY MOUNTED LIGHT SWITCH. MOUNT ADDITIONAL KEC (SECTION 114000) FURNISHED LIGHTS WHERE INDICATED AND CONNECT TO SWITCH. CONDUIT SHALL BE INSTALLED ABOVE WALK-IN AND NOT EXPOSED ON INTERIOR UNLESS REQ'D. CONDUIT PENETRATING WALK-IN SHALL BE NON-METALLIC OR PVC.
- K. CONNECT KEC (SECTION 114000) FURNISHED TEMPERATURE ALARM SYSTEM. COORDINATE WITH BUILDING SYSTEM(S).
- L. INSTALL KEC (SECTION 114000) FURNISHED DEFROST TIMER. CONNECT THRU TIMER TO EVAPORATOR COIL.
- M. CONNECT FROM KEC (SECTION 114000) FURNISHED CONDENSING UNIT, THRU DEFROST TIMER, TO EVAPORATOR COIL.
- N. FURNISH AND INSTALL NEMA RECEPTACLE WITH WEATHER COVER BEHIND FREEZER EVAPORATOR COIL FOR DRAIN LINE HEATER.
- O. CONNECT EXHAUST FAN THRU FAN CONTROL CONTACTS IN DISHWASHER.
- P. CONNECT TABLE LIMIT SWITCH TO DRY CONTACT ON KEC (SECTION 11400) FURNISHED DISH MACHINE.
- Q. CONNECT DRAIN WATER TEMPERING DEVICE PER MANUFACTURER'S RECOMMENDATIONS.
- R. CONNECT TO EXHAUST HOOD LIGHT(S), CONTROL(S), AND EXHAUST FAN(S)/MAKE-UP AIR UNIT(S) AS REQ'D. INTERWIRE HOOD SECTIONS, MOTOR STARTER(S)/DRIVES, AND OVERLOAD PROTECTION AS REQ'D. INSTALL COMPONENTS AND SENSORS SHIPPED LOOSE. REFER TO SYSTEM SHOP DRAWING(S) FOR ADDITIONAL SCHEMATICS.
- S. CONNECT 120 VOLT FROM KEC (SECTION 114000) FURNISHED MICRO SWITCH IN FIRE SUPPRESSION SYSTEM CONTROL PANEL TO SHUNT TRIP BREAKER(S) FOR SHUT DOWN OF POWER TO ALL ELECTRICAL DEVICES UNDER HOOD(S) AND 18" OUTSIDE PERIMETER OF HOOD(S). CONNECT FROM MICRO SWITCH TO DIVISION 26 FURNISHED RELAY(S) OR SWITCHES FOR SHUT DOWN/CONTROL OF HOOD LIGHTS, MAKE-UP AIR FAN, AND FIRE ALARM SYSTEM.
- T. CONNECT 120 VOLT FROM KEC (SECTION 114000) FURNISHED MICRO SWITCH IN FIRE SUPPRESSION SYSTEM CONTROL PANEL THRU MANUAL RESET RELAY TO ELECTRIC GAS VALVE. PROVIDE CONTROL/INTERWIRING BETWEEN THE FIRE SUPPRESSION SYSTEM AND ASSOCIATED ELECTRICAL GAS SOLENOID VALVES, RESET RELAYS, AND PULL STATIONS AS REQ'D.
- U. FURNISH AND INSTALL CONCEALED CONDUIT AND RECESSED OCTAGONAL JUNCTION BOX IN WALL AT 42"-48" AFF FOR REMOTE MANUAL PULL STATION(S). COORDINATE LOCATION(S) WITH FIRE SUPPRESSION SYSTEM CONTRACTOR AND AUTHORITIES HAVING JURISDICTION PRIOR TO ROUGH-IN.
- V. PROVIDE 3/4" EMPTY CONDUIT AND JUNCTION BOX FOR DATA CONNECTION. VERIFY EXACT REQS AND TERMINATION POINTS PRIOR TO ROUGH-IN.

**FOODSERVICE ELECTRICAL SCHEDULE**

ITEM NO.	QTY.	DESCRIPTION	VOLTS	CYCLE	PHASE	KW	HP	AMPS	TYPE	NEMA	TYPE AFF	ELECTRICAL REMARKS
3	1	GLASSWASHER	120/208	60	1			30.50	SR	14-50P	24"	
4	1	UNDERBAR BLENDER STATION	120	60	1			15.00	JBW	5-15P	15"	EC TO WHIP TO AND INSTALL OUTLET MOUNTED ON KEC SUPPLIED BLENDER STATION.
15	1	2 SECTION REFRIGERATED BACKBAR CABINET	120	60	1		1/6	3.50	DR	5-15P	24"	
16	1	2 SECTION REFRIGERATED BACKBAR CABINET	120	60	1		1/6	3.50	DR	5-15P	24"	
20	1	1 DOOR WORKTOP FREEZER	120	60	1		1/3	5.60	DR	5-15P	24"	
21	1	SANDWICH PREP REF W/2 TIER OVERSHELF	120	60	1		1/3	5.70	DR	5-15P	STUB-UP	
22	1	SANDWICH PREP REF W/2 TIER OVERSHELF	120	60	1		1/5	2.46	DR	5-15P	STUB-UP	
23	1	HEAT LAMP	120	60	1			13.30	JBH		DFA	
	1	HEAT LAMP	120	60	1			4.20	JBH		DFA	
24	1	WALL MOUNT POS UNIT (BY OWNER)	120	60	1			20.00	DR / JBW	5-15P	48"	BY OTHERS; VERIFY REQUIREMENTS
30	1	EXHAUST HOOD							NOTE		NOTE	POWER SUPPLIED FROM ITEM #31
31	1	FIRE SUPPRESSION SYSTEM	120	60	1			15.00	JBH		DFA	
	1	EXHAUST FAN (#32)	208	60	3		1-1/2	6.60	JBH		DFA	CONNECT TO FANS ABOVE CEILING
	1	MUA FAN (#33)	208	60	3		1-1/2	8.90	JBH		DFA	15A CIRCUIT REQ. CONNECT TO FANS ABOVE CEILING.
32	1	EXHAUST FAN							NOTE		NOTE	CONNECT FROM CONTROL PANEL
33	1	MUA FAN							NOTE		NOTE	ARCH TO VERIFY EXACT LOCATION OF CONNECTIONS
35	1	REFRIGERATED EQUIPMENT STAND	120	60	1		1/4	4.20	DR	5-15P	24"	
40	1	1 DOOR WORKTOP FREEZER	120	60	1		1/3	5.60	DR	5-15P	24"	
41	1	COUNTERTOP RAPID COOK OVEN	208	60	1			17.50	SR	6-30P	48"	
42	1	1 DOOR UPRIGHT REFRIGERATOR	120	60	1		1/4	5.90	DR	5-15P	48"	
46	1	AIR CURTAIN	208	60	1			49.80	JBW		84"	60A CIRCUIT REQUIRED
48	1	BIB RACK (BY VENDOR)	120	60	1			20.00	DR	5-20P	48"	BY OTHERS; VERIFY REQUIREMENTS
49	1	ICE MAKER	208	60	1			14.20	JBW		78"	20A CIRCUIT REQUIRED
55	1	GLASSWASHER	120/208	60	1			30.50	SR	14-50P	24"	
60	1	COFFEE BREWER (BY VENDOR)	-	60	-			-	-	-	54"	BY OTHERS; VERIFY REQUIREMENTS
61	1	TEA BREWER (BY VENDOR)	-	60	-			-	-	-	54"	BY OTHERS; VERIFY REQUIREMENTS

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**REVISIONS**

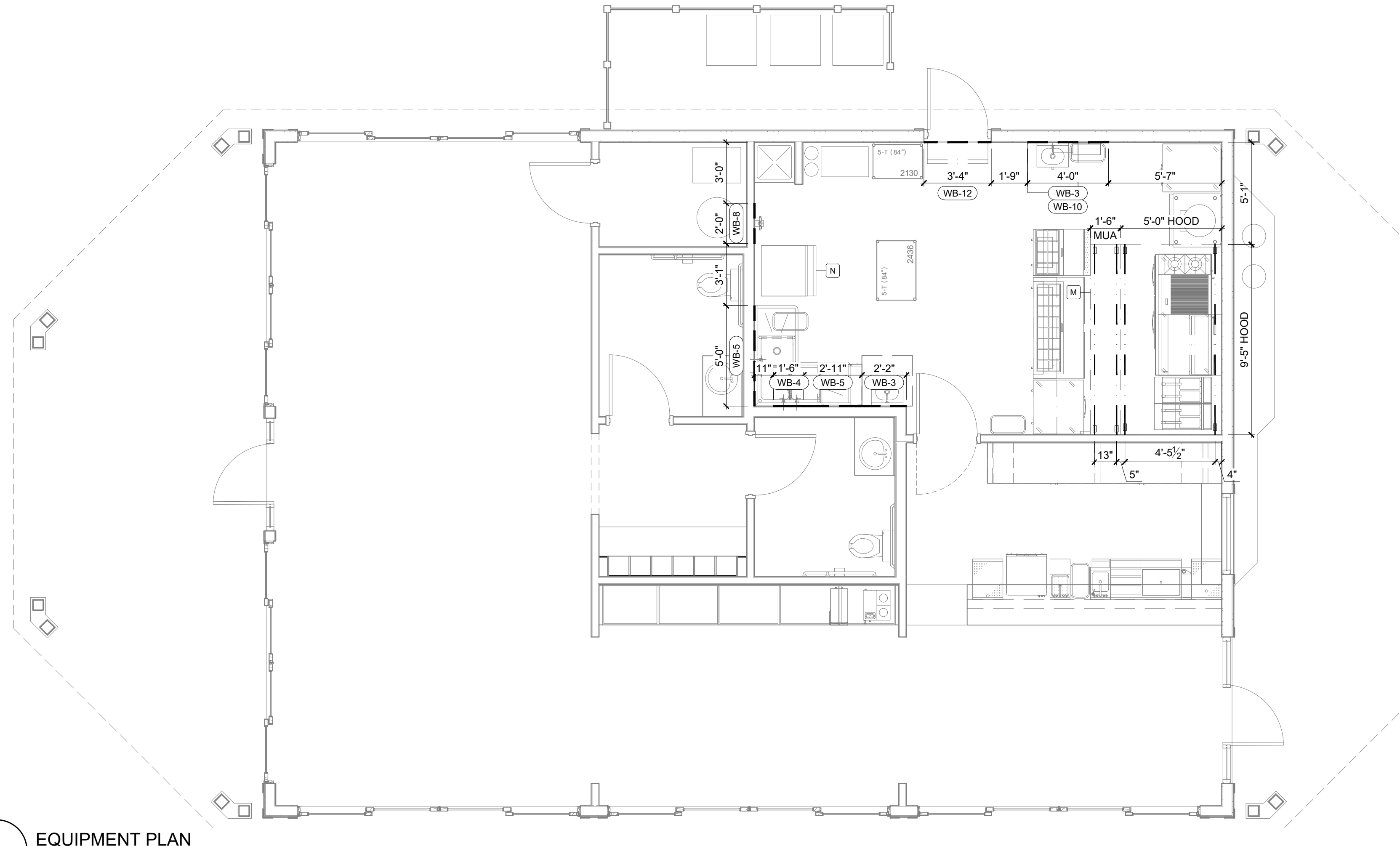
DATE	NO.	DESCRIPTION

**ROYAL MELBOURNE**  
4700 ROYAL MELBOURNE DR  
LONG GROVE, IL 60047

PROJECT NUMBER:	--
DATE:	1/17/2023
SCALE:	1/4" = 1'-0"
DRAWN BY:	MW
APPROVED BY:	RR

SHEET TITLE:  
FOODSERVICE ELECTRICAL  
ROUGH-IN PLAN

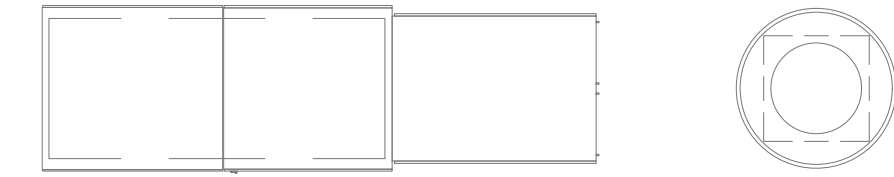
SHEET NUMBER:  
**QF301**



**1** EQUIPMENT PLAN  
SCALE: 1/4" = 1'-0"

**EXHAUST/SUPPLY FAN SCHEDULE**

FANS LOCATED ABOVE FINISHED CEILING. SEE ARCHITECTURAL DRAWING SHEETS FOR EXACT LOCATIONS.



**SPECIAL CONDITIONS LEGEND**

- Ⓟ BEVERAGE CONDUIT STUB UP
- R — REFRIGERATION LINE SET
- - - WALL BLOCKING
- - - ENGINEERED STRUCTURAL SUPPORT
- ▬ NON-COMBUSTIBLE WALL CONSTRUCTION

**SPECIAL CONDITIONS NOTES**

- A. BUILDING FLOOR BENEATH WALK-IN MUST BE LEVEL WITHIN PLUS OR MINUS 1/8".
- B. GENERAL CONTRACTOR AND/OR SUBDIVISIONS SHALL PROVIDE X" DEEP FLOOR DEPRESSION FROM TOP OF FINISHED FLOOR FOR WALK-IN.
- C. GENERAL CONTRACTOR AND/OR SUBDIVISIONS SHALL PROVIDE PRESSURE TREATED WOOD THERMAL BARRIER CENTERED BENEATH WALK-IN WALLS.
- D. GENERAL CONTRACTOR AND/OR SUBDIVISIONS SHALL PROVIDE INSULATED FLOOR SLAB BENEATH WALK-IN.
- E. GENERAL CONTRACTOR AND/OR SUBDIVISIONS SHALL PROVIDE X" DEEP FLOOR DEPRESSION FROM FINISHED FLOOR FOR INSTALLATION OF FLOOR TROUGH BY PLUMBING CONTRACTOR (DIVISION 26). GENERAL CONTRACTOR TO BACK-FILL WITH GROUT.
- F. GENERAL CONTRACTOR AND/OR SUBDIVISIONS SHALL FURNISH AND INSTALL ROOF PAD FOR KEC (SECTION 114000) FURNISHED REFRIGERATION RACK.
- G. GENERAL CONTRACTOR AND/OR SUBDIVISIONS SHALL FURNISH AND INSTALL CONCRETE PAD FOR KEC (SECTION 114000) FURNISHED REFRIGERATION RACK/CONDENSING UNITS.
- H. REFRIGERATION CONTRACTOR SHALL FURNISH AND COORDINATE LOCATION OF EQUIPMENT RAILS AND PIPE CURBS FOR ROOFTOP CONDENSING UNIT(S).
- I. HVAC/MECHANICAL CONTRACTOR (DIVISION 23) SHALL INSTALL KEC (SECTION 114000) FURNISHED RAILS & ROOF CURBS FOR EXHAUST FAN(S) AND MAKE-UP AIR UNIT(S).
- J. KEC (SECTION 114000) SHALL FURNISH AND INSTALL RAILS AND ROOF CURBS FOR EXHAUST FAN(S) AND MAKE-UP AIR UNIT(S). GENERAL CONTRACTOR AND/OR SUBDIVISIONS SHALL FLASH-IN RAILS AND ROOF CURBS.
- K. GENERAL CONTRACTOR AND/OR SUBDIVISIONS SHALL PROVIDE STRUCTURAL REINFORCEMENT ABOVE CEILING AS REQ'D FOR KEC (SECTION 114000) FURNISHED EQUIPMENT.
- L. GENERAL CONTRACTOR AND/OR SUBDIVISIONS SHALL PROVIDE MINIMUM VERTICAL CLEARANCE OF X'-X" AT WALK-IN.
- M. GENERAL CONTRACTOR AND/OR SUBDIVISIONS SHALL PROVIDE MINIMUM VERTICAL CLEARANCE OF 10'-0" AT EXHAUST HOOD.
- N. GENERAL CONTRACTOR AND/OR SUBDIVISIONS SHALL PROVIDE MINIMUM VERTICAL CLEARANCE OF 6'-8" AT ICE MAKER.

**WALL BLOCKING NOTES (DIVISION 6)**

- WB-1 12" AFF TO 24" AFF FOR RESTRAINING DEVICE
  - WB-2 18" AFF TO 30" AFF FOR WATER FILTER
  - WB-3 30" AFF TO 54" AFF FOR HAND SINK
  - WB-4 48" AFF TO 60" AFF FOR WALL SHELF/MOP RACK/POT FILLER
  - WB-5 48" AFF TO 78" AFF FOR 2-TIER WALL SHELVES
  - WB-6 48" AFF TO 84" AFF FOR RACK SHELF
  - WB-7 54" AFF TO 90" AFF FOR WALL CABINET/SALAMANDER
  - WB-8 60" AFF TO 78" AFF FOR WATER FILTER
  - WB-9 66" AFF TO 84" AFF FOR POT RACK
  - WB-10 72" AFF TO CEILING FOR FIRE SUPPRESSION/HOOD CONTROL
  - WB-11 78" AFF TO 114" AFF FOR EXHAUST HOOD
  - WB-12 84" AFF TO 102" AFF FOR WATER FILTER/AIR CURTAIN
  - WB-13 102" AFF TO 114" AFF FOR CLG MOUNT AIR CURTAIN
  - WB-14 VERIFY WITH ARCHITECT FOR BACK BAR SUPERSTRUCTURE
- NOTE: ALL WALL BLOCKING TO BE 5/8" FIRE RATED/TREATED PLYWOOD MINIMUM OR 18 GAUGE METAL WHERE REQUIRED.



Midwest : Marlinn  
6100 W. 73rd Street, Suite 1  
Bedford Park, IL 60638  
p. 708-496-1700

trimarkusa.com

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**REVISIONS**

DATE	NO.	DESCRIPTION

**ROYAL MELBOURNE**  
4700 ROYAL MELBOURNE DR  
LONG GROVE, IL 60047

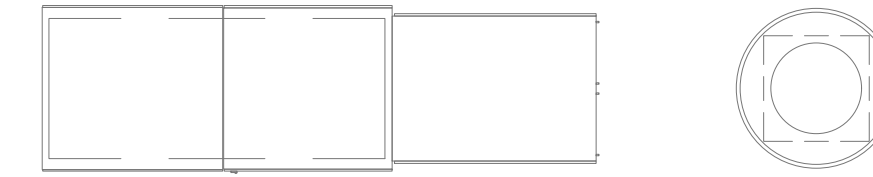
PROJECT NUMBER:	
DATE:	1/17/2023
SCALE:	1/4" = 1'-0"
DRAWN BY:	MW
APPROVED BY:	RR

SHEET TITLE:  
FOODSERVICE SPECIAL CONDITIONS PLAN

SHEET NUMBER:  
**QF401**

**EXHAUST/SUPPLY FAN SCHEDULE**

FANS LOCATED ABOVE FINISHED CEILING. SEE ARCHITECTURAL DRAWING SHEETS FOR EXACT LOCATIONS.

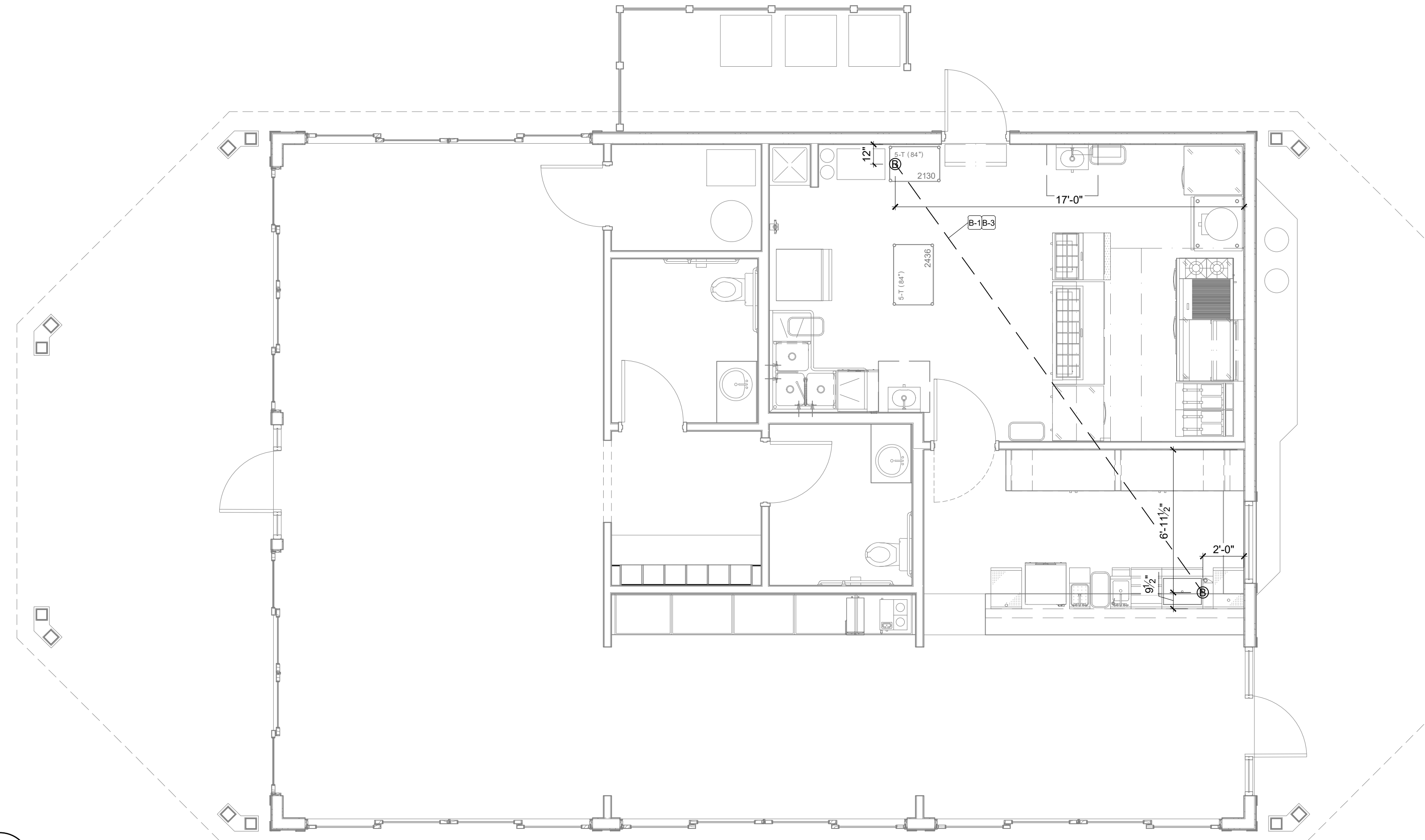


**SPECIAL CONDITIONS LEGEND**

- Ⓟ BEVERAGE CONDUIT STUB UP
- R — REFRIGERATION LINE SET
- - - WALL BLOCKING
- - - ENGINEERED STRUCTURAL SUPPORT
- ▬ NON-COMBUSTIBLE WALL CONSTRUCTION

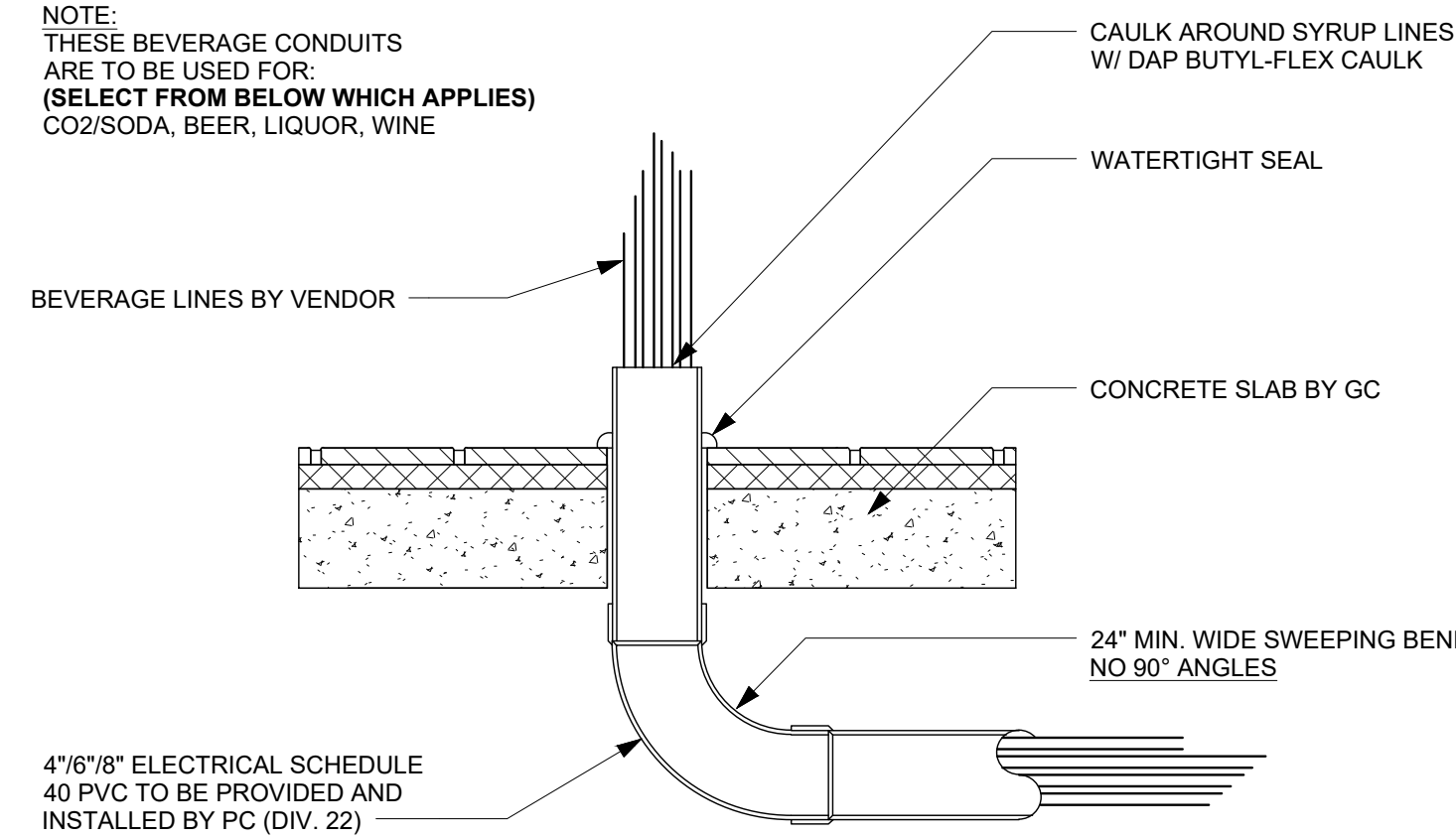
**BEVERAGE SYSTEM NOTES (DIVISION 26)**

- B-1 PROVIDE 6" ID CONDUIT.
- B-2 PROVIDE 8" ID CONDUIT.
- B-3 ROUTE CONDUIT BENEATH FLOOR AND STUB UP TO 4" AFF. REFER TO DETAIL #2/QF402.
- B-4 ROUTE CONDUIT ABOVE FINISHED CEILING AND DOWN THRU WALL/CHASE.
- B-5 ROUTE CONDUIT THRU WALL/CHASE AND STUB OUT AT 12" AFF.



**1 EQUIPMENT PLAN**  
SCALE: 1/4" = 1'-0"

NOTE:  
THESE BEVERAGE CONDUITS  
ARE TO BE USED FOR:  
(SELECT FROM BELOW WHICH APPLIES)  
CO2/SODA, BEER, LIQUOR, WINE



**2 DETAIL**  
SCALE: N.T.S.

**REVISIONS**

DATE	NO.	DESCRIPTION

**ROYAL MELBOURNE**  
4700 ROYAL MELBOURNE DR  
LONG GROVE, IL 60047

PROJECT NUMBER:  
--

DATE:  
1/17/2023

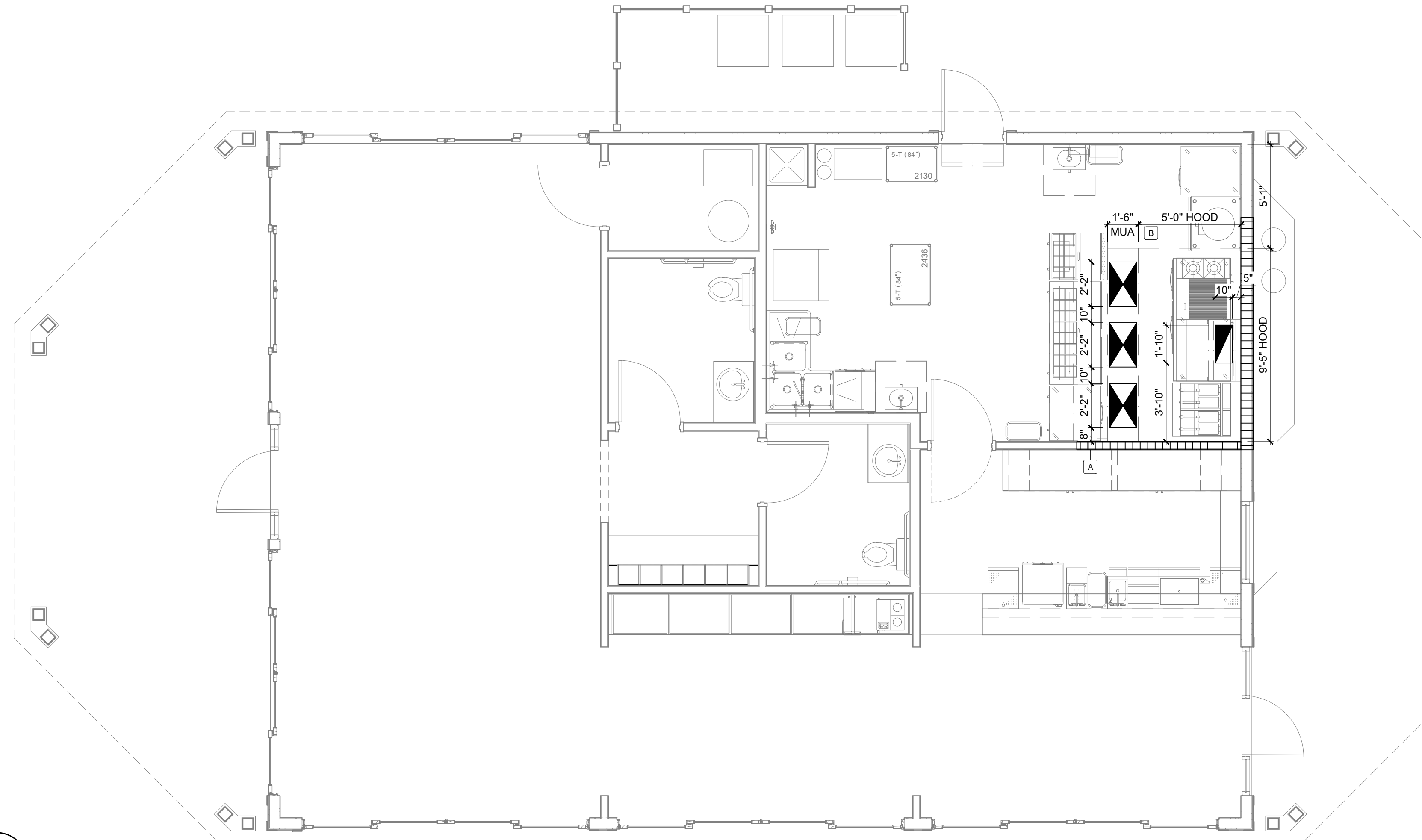
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1/4" = 1'-0"

DRAWN BY:  
MW

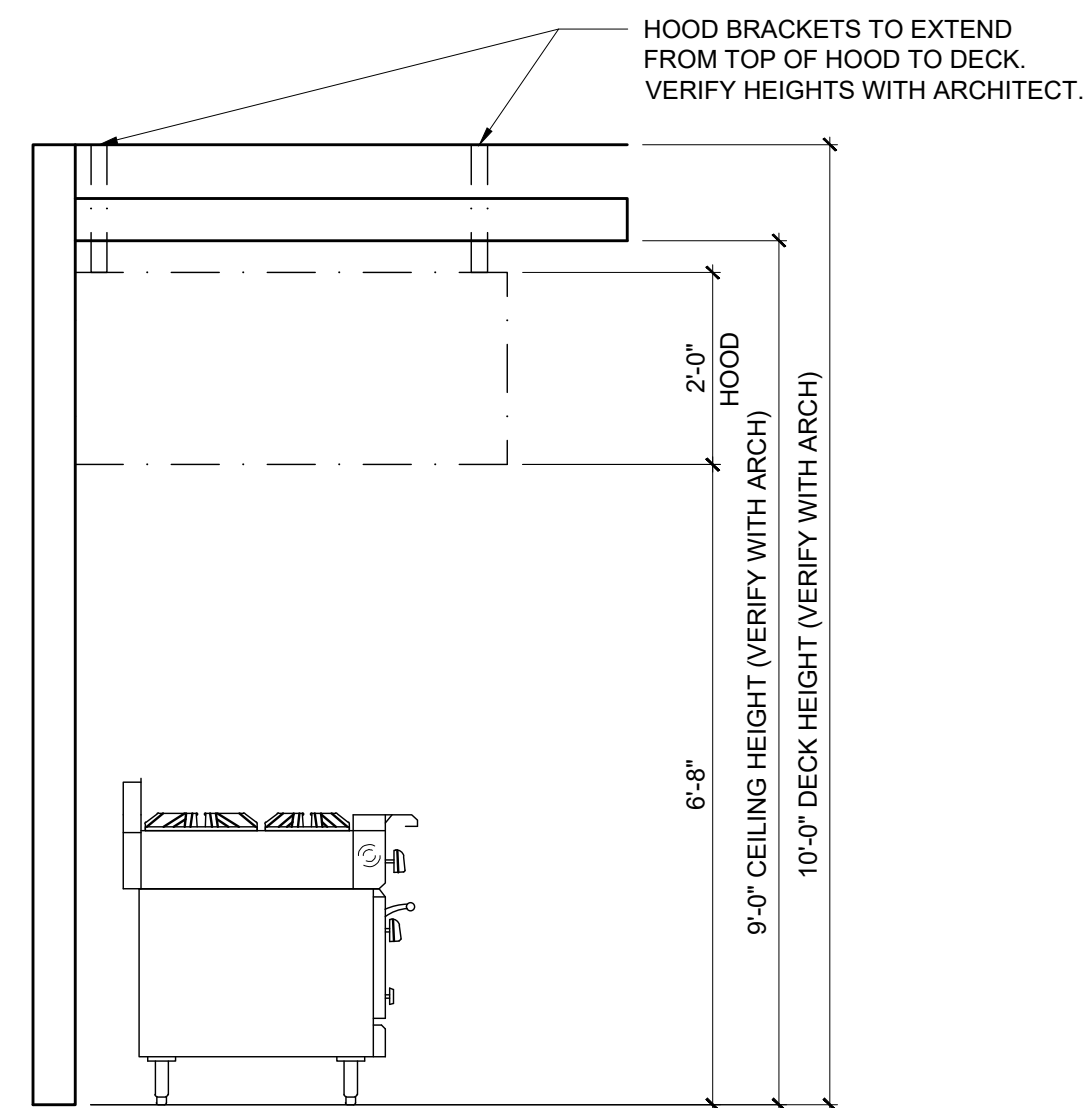
APPROVED BY:  
RR

SHEET TITLE:  
FOODSERVICE BEVERAGE  
CONDUIT PLAN

SHEET NUMBER:  
**QF402**



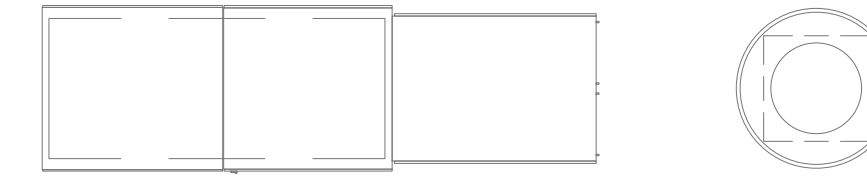
**1 EQUIPMENT PLAN**  
SCALE: 1/4" = 1'-0"



**2 DETAIL**  
SCALE: N.T.S.

**EXHAUST/SUPPLY FAN SCHEDULE**

FANS LOCATED ABOVE FINISHED CEILING. SEE ARCHITECTURAL DRAWING SHEETS FOR EXACT LOCATIONS.



**VENTILATION LEGEND**

- EXHAUST DUCT
- ROUND EXHAUST DUCT
- SOLID FUEL EXHAUST DUCT
- SOLID FUEL ROUND EXHAUST DUCT
- SUPPLY DUCT
- ROUND SUPPLY DUCT

**VENTILATION NOTES**

A. GENERAL CONTRACTOR AND/OR SUBDIVISIONS SHALL PROVIDE NON-COMBUSTIBLE WALL CONSTRUCTION AT EXHAUST HOOD LOCATIONS.  
 B. GENERAL CONTRACTOR AND/OR SUBDIVISIONS SHALL PROVIDE STRUCTURALLY ENGINEERED BRACING FOR HANGING HOODS FROM STRUCTURE. VERIFY REQUIREMENTS. REFER TO DETAIL #2/QF403.

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**REVISIONS**

DATE	NO.	DESCRIPTION

**ROYAL MELBOURNE**

4700 ROYAL MELBOURNE DR  
LONG GROVE, IL 60047

PROJECT NUMBER:

DATE: 1/17/2023

SCALE: 1/4" = 1'-0"

DRAWN BY: MW

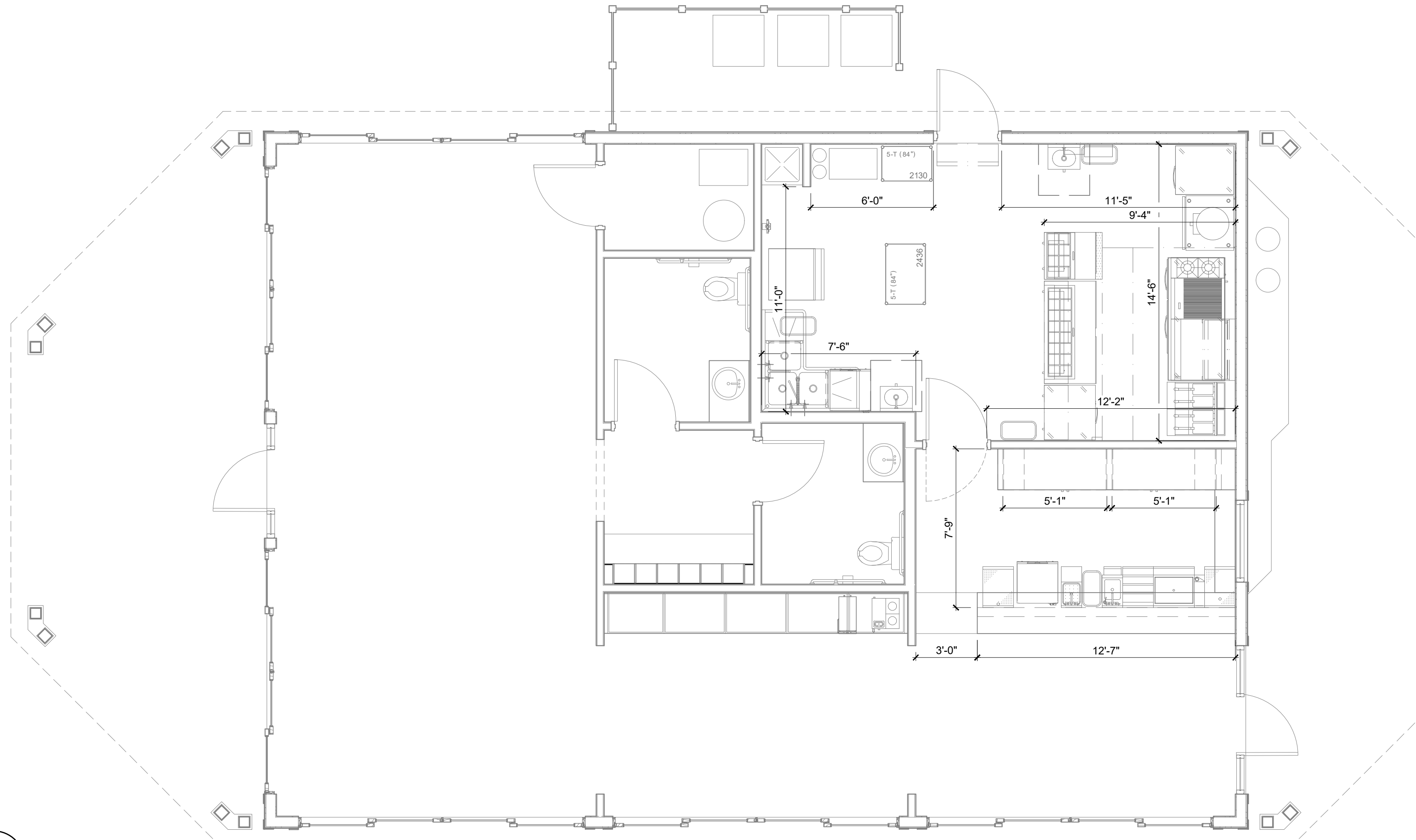
APPROVED BY: RR

SHEET TITLE:

FOODSERVICE MECHANICAL CONNECTION PLAN

SHEET NUMBER:

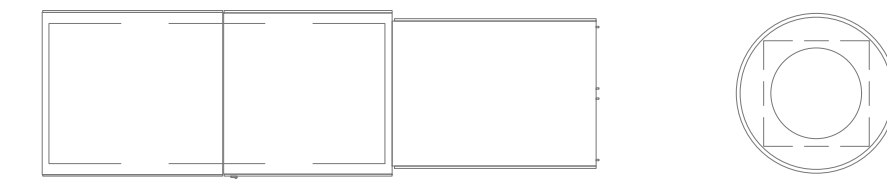
**QF403**



1 **EQUIPMENT PLAN**  
SCALE: 1/4" = 1'-0"

**EXHAUST/SUPPLY FAN SCHEDULE**

FANS LOCATED ABOVE FINISHED CEILING. SEE ARCHITECTURAL DRAWING SHEETS FOR EXACT LOCATIONS.



**SPECIAL CONDITIONS LEGEND**

- Ⓢ BEVERAGE CONDUIT STUB UP
- R — REFRIGERATION LINE SET
- - - WALL BLOCKING
- - - ENGINEERED STRUCTURAL SUPPORT
- ▬ NON-COMBUSTIBLE WALL CONSTRUCTION

**SPECIAL CONDITIONS NOTES**

- A. BUILDING FLOOR BENEATH WALK-IN MUST BE LEVEL WITH PLUS OR MINUS 1/8".
- B. GENERAL CONTRACTOR AND/OR SUBDIVISIONS SHALL PROVIDE X" DEEP FLOOR DEPRESSION FROM TOP OF FINISHED FLOOR FOR WALK-IN.
- C. GENERAL CONTRACTOR AND/OR SUBDIVISIONS SHALL PROVIDE PRESSURE TREATED WOOD THERMAL BARRIER CENTERED BENEATH WALK-IN WALLS.
- D. GENERAL CONTRACTOR AND/OR SUBDIVISIONS SHALL PROVIDE INSULATED FLOOR SLAB BENEATH WALK-IN.
- E. GENERAL CONTRACTOR AND/OR SUBDIVISIONS SHALL PROVIDE X" DEEP FLOOR DEPRESSION FROM FINISHED FLOOR FOR INSTALLATION OF FLOOR TROUGH BY PLUMBING CONTRACTOR (DIVISION 26). GENERAL CONTRACTOR TO BACK-FILL WITH GROUT.
- F. GENERAL CONTRACTOR AND/OR SUBDIVISIONS SHALL FURNISH AND INSTALL ROOF PAD FOR KEC (SECTION 114000) FURNISHED REFRIGERATION RACK.
- G. GENERAL CONTRACTOR AND/OR SUBDIVISIONS SHALL FURNISH AND INSTALL CONCRETE PAD FOR KEC (SECTION 114000) FURNISHED REFRIGERATION RACK/CONDENSING UNITS.
- H. REFRIGERATION CONTRACTOR SHALL FURNISH AND COORDINATE LOCATION OF EQUIPMENT RAILS AND PIPE CURBS FOR ROOFTOP CONDENSING UNIT(S).
- I. HVAC/MECHANICAL CONTRACTOR (DIVISION 23) SHALL INSTALL KEC (SECTION 114000) FURNISHED RAILS & ROOF CURBS FOR EXHAUST FAN(S) AND MAKE-UP AIR UNIT(S).
- J. KEC (SECTION 114000) SHALL FURNISH AND INSTALL RAILS AND ROOF CURBS FOR EXHAUST FAN(S) AND MAKE-UP AIR UNIT(S). GENERAL CONTRACTOR AND/OR SUBDIVISIONS SHALL FLASH-IN RAILS AND ROOF CURBS.
- K. GENERAL CONTRACTOR AND/OR SUBDIVISIONS SHALL PROVIDE STRUCTURAL REINFORCEMENT ABOVE CEILING AS REQ'D FOR KEC (SECTION 114000) FURNISHED EQUIPMENT.
- L. GENERAL CONTRACTOR AND/OR SUBDIVISIONS SHALL PROVIDE MINIMUM VERTICAL CLEARANCE OF X'-X" AT WALK-IN.
- M. GENERAL CONTRACTOR AND/OR SUBDIVISIONS SHALL PROVIDE MINIMUM VERTICAL CLEARANCE OF 10'-0" AT EXHAUST HOOD.
- N. GENERAL CONTRACTOR AND/OR SUBDIVISIONS SHALL PROVIDE MINIMUM VERTICAL CLEARANCE OF 6'-8" AT ICE MAKER.



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**REVISIONS**

DATE	NO.	DESCRIPTION

**ROYAL MELBOURNE**

4700 ROYAL MELBOURNE DR  
LONG GROVE, IL 60047

PROJECT NUMBER:

DATE: 1/17/2023

SCALE: 1/4" = 1'-0"

DRAWN BY: MW

APPROVED BY: RR

SHEET TITLE:

FOODSERVICE CRITICAL DIMENSION PLAN

SHEET NUMBER:

**QF404**

**DESIGN CRITERIA**

- BUILDING CODE: 2015 INTERNATIONAL BUILDING CODE
- DESIGN LIVE LOADS:  
COURT LIVE LOAD: 40 PSF  
WALKWAY & DECK LIVE LOAD: 100 PSF
- WIND LOADS:  
MAIN WIND FORCE RESISTING SYSTEM: 20 PSF  
COMPONENTS & CLADDING: 30 PSF  
NET UPLIFT ON FLOOR JOISTS: 20 PSF

**GENERAL REQUIREMENTS**

- DRAWINGS ARE NOT TO BE SCALED IN THE FIELD. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWN DIMENSIONS. VERIFY ALL DISCREPANCIES, ERRORS OR OMISSIONS BEFORE PROCEEDING WITH WORK.
- VERIFY SITE SURVEY AND DIMENSIONS WITH ACTUAL CONDITIONS IN FIELD. VERIFY ANY DISCREPANCIES, CONFLICTING CONDITIONS OR DIMENSIONS.
- PADDELE COURT CONTRACTOR AND ALL SUBCONTRACTORS SHALL BE FAMILIAR WITH ALL DRAWINGS FOR THE PROJECT.
- PADDELE COURT CONTRACTOR IS RESPONSIBLE FOR REVIEWING ALL PLANS, VERIFYING ALL EXISTING CONDITIONS PRIOR TO PROCEEDING WITH CONSTRUCTION.
- PADDELE COURT CONTRACTOR TO ASSUME FULL RESPONSIBILITY FOR THE FOLLOWING:
  - COMPLIANCE WITH CONTRACT DOCUMENTS.
  - DIMENSIONS TO BE CONFIRMED AND CORRELATED ON THE JOB SITE BETWEEN INDIVIDUAL DRAWINGS OR SETS OF DRAWINGS.
  - FABRICATION PROCESS AND CONSTRUCTION TECHNIQUES (INCLUDING EXCAVATION, SHORING, SCAFFOLDING, BRACING, ERECTION, FORM WORK, ETC.).
  - WORK OF THE CONTRACTOR AND THE VARIOUS TRADES.
  - SAFE CONDITIONS AT THE JOB SITE.
- ALL MATERIAL DESIGN AND CONSTRUCTION MUST CONFORM TO ALL STATE AND LOCAL BUILDING CODES AND REGULATIONS.
- SECTIONS, DETAILS AND NOTES ARE INTENDED TO APPLY TO SIMILAR SITUATIONS/ CONDITIONS ELSEWHERE.
- PROVIDE TEMPORARY SHORING AND SUPPORT AS REQUIRED TO MAINTAIN STRUCTURAL INTEGRITY DURING EXECUTION OF THE WORK.
- THE PADDELE COURT CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES.
- DESIGN, PROVIDE, INSTALL AND MAINTAIN ALL UNDERPINNING, SHORING, BRACING, ETC. AS MAY BE REQUIRED FOR THE SUPPORT AND PROTECTION OF SURROUNDING EXISTING PROPERTY, BUILDINGS, UTILITIES, UTILITY EQUIPMENT, ETC. THE COST OF THIS WORK IS INCIDENTAL TO THE CONTRACT.

**EXCAVATION & FOUNDATION**

- USE APPROVED METHODS TO EFFECTIVELY MAINTAIN THE CONSTRUCTION AREA IN A DEWATERED STATE.
- ALL EXCAVATIONS ARE TO BE CARRIED OUT IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL GOVERNING GUIDELINES.
- THE PADDELE COURT CONTRACTOR IS TO PROTECT NEW AND EXISTING UTILITIES FROM DAMAGE. METHODS OF PROTECTION ARE TO BE APPROVED BY THE UTILITY. THE PADDELE COURT CONTRACTOR IS TO BRACE AND SUPPORT THE UTILITIES TO PREVENT SETTLEMENT, DISPLACEMENT, OR DISTURBANCE TO THE UTILITIES. THE COST OF THIS WORK WILL BE CONSIDERED INCIDENTAL TO THE CONTRACT.
- THE PADDELE COURT CONTRACTOR IS TO USE CARE IN GRADING AND EXCAVATING NEAR EXISTING ITEMS TO REMAIN. DAMAGE TO EXISTING ITEMS BY THE CONTRACTOR'S OPERATIONS IS TO BE REPAIRED BY THE PADDELE COURT CONTRACTOR AT THE PADDELE COURT CONTRACTOR'S EXPENSE.
- FOUNDATION DESIGN WAS BASED ON AN ASSUMED MINIMUM ALLOWABLE BEARING CAPACITY OF 3,000 SOIL BEARING CAPACITY MUST BE VERIFIED BY A QUALIFIED TESTING AGENCY, RETAINED BY THE OWNER, PRIOR TO CONSTRUCTION.
- WHERE SUITABLE BEARING SOILS ARE SOME DISTANCE BELOW THE PROPOSED BOTTOM OF FOOTING ELEVATION, THE UNSUITABLE SOIL MAY BE EXCAVATED AND REPLACED WITH A WELL-GRADED, ENGINEERED FILL. THE FILL IS TO BE PLACED AND COMPACTED AS RECOMMEND BY THE GEOTECHNICAL ENGINEER. ALTERNATIVELY, THE FOOTING MAY BE PLACED AT THE ELEVATION OF THE SUITABLE SOILS.
- ALL EXTERIOR FOOTINGS ARE TO EXTEND BELOW THE MAXIMUM ANTICIPATED DEPTH OF FROST. (3'-6" BELOW ADJACENT FINISH GRADE, IF NOT SHOWN).
- GENERAL MACHINE EXCAVATION IS TO STOP NOT LESS THAN 4" ABOVE ELEVATION OF BOTTOM OF FOOTINGS. FINAL EXCAVATION TO UNDISTURBED SOIL, AT REQUIRED FOOTING ELEVATION, IS TO BE DONE BY HAND NOT MORE THAN 12 HOURS BEFORE FOOTING IS PLACED.
- ALL FOUNDATION EXCAVATIONS ARE TO BE CLEAN AND DRY PRIOR TO PLACING CONCRETE. BOTTOMS ARE TO BE INSPECTED AND DESIGN BEARING CAPACITY CONFIRMED BEFORE PLACING FOOTINGS.
- DO NOT PLACE FOOTINGS ONTO OR AGAINST SUBGRADES CONTAINING FREE WATER, FROST OR ICE. SHOULD WATER, FROST OR ICE ENTER AN AREA, AFTER SUB-GRADE APPROVAL, THE SUBGRADE IS TO BE REINSPECTED AFTER REMOVAL OF WATER, FROST OR ICE.

**CONCRETE**

- ALL CONCRETE WORK IS TO CONFORM TO THE LATEST EDITION OF THE AMERICAN INSTITUTE PUBLICATIONS: ACI 301, ACI 304, ACI 311, ACI 315, ACI 318, ACI 347.
- ALL CAST-IN-PLACE CONCRETE IS TO BE OF THE TYPES AND HAVING MINIMUM 28 DAY COMPRESSIVE STRENGTHS AS INDICATED BELOW:
 

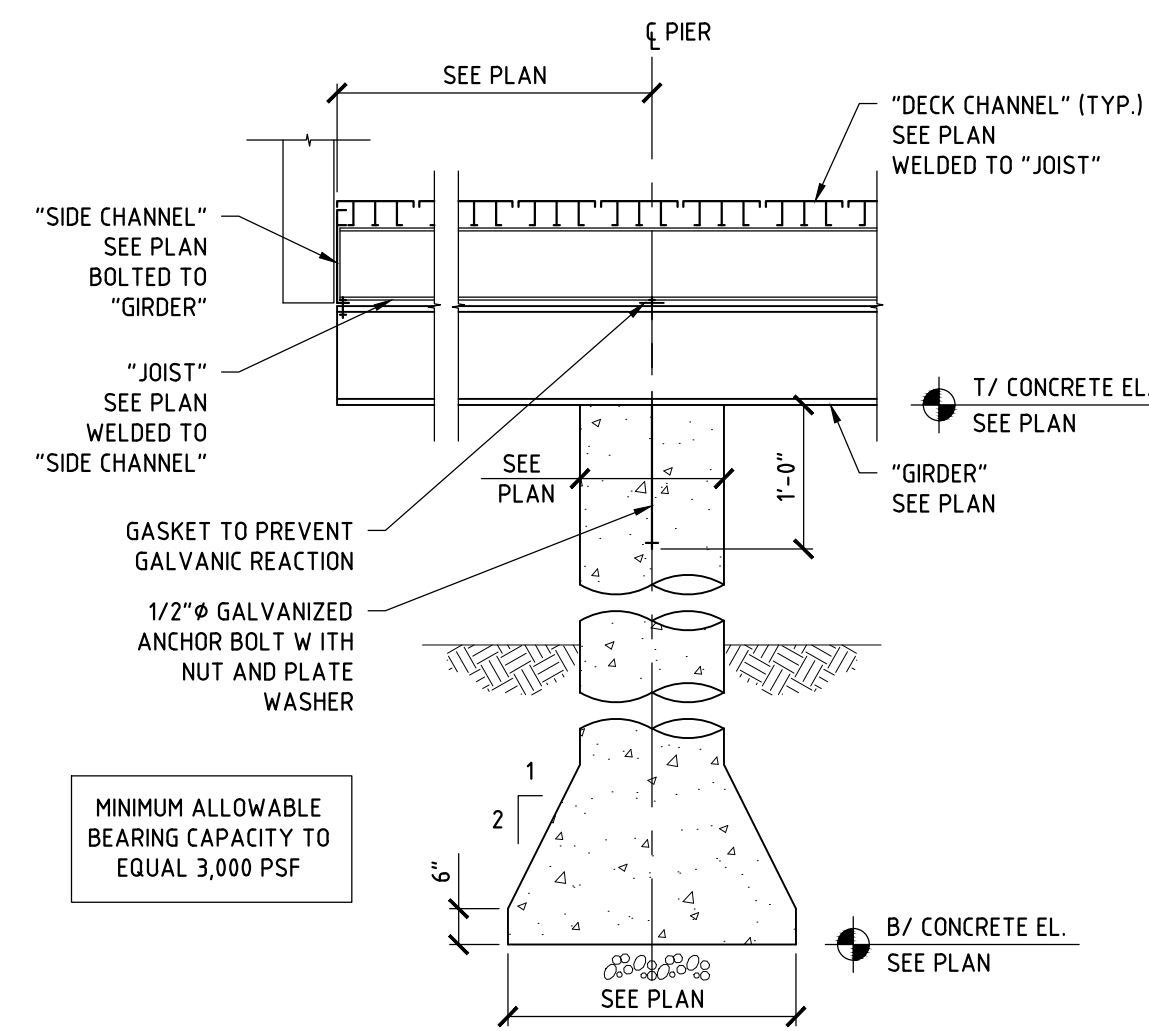
STRUCTURAL ELEMENT	28 DAY COMP. STR.	WEIGHT	REMARKS
FOOTINGS AND	4000 PSI	145 PCF	AIR-ENTRAINED
- CONCRETE PROTECTION FOR REINFORCING BARS IS TO BE AS FOLLOWS:
  - SURFACES NOT FORMED: 3"
  - FORMED SURFACES IN CONTACT WITH SOIL OR WATER, OR EXPOSED TO WEATHER: 2"
- DO NOT USE CALCIUM CHLORIDE IN ANY CONCRETE.
- THOROUGHLY CONSOLIDATE ALL STRUCTURAL CONCRETE WITH MECHANICAL VIBRATORS.

**STRUCTURAL STEEL**

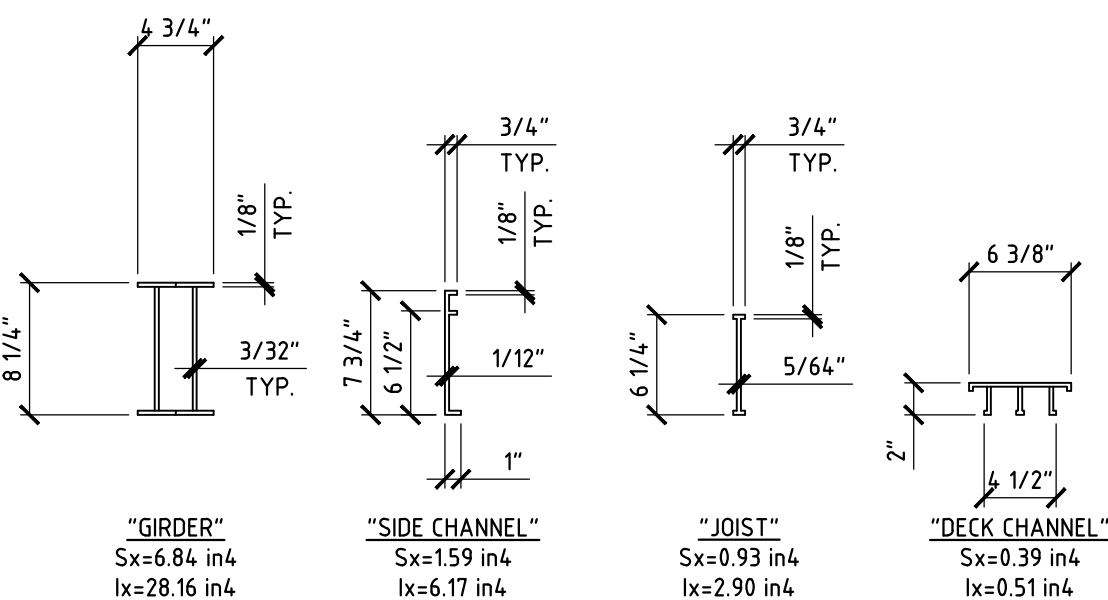
- ALL DETAILING, FABRICATION AND ERECTION OF STRUCTURAL STEEL IS TO CONFORM TO AISC SPECIFICATIONS AND CODES.
- PROVIDE STRUCTURAL STEEL AS FOLLOWS: ANCHOR BOLTS: ASTM A307 (U.N.O.)
- ALL BOLTS, NUTS AND WASHERS ARE TO CONFORM WITH THE REQUIREMENTS OF ASTM A325 OR A490.

**ALUMINUM**

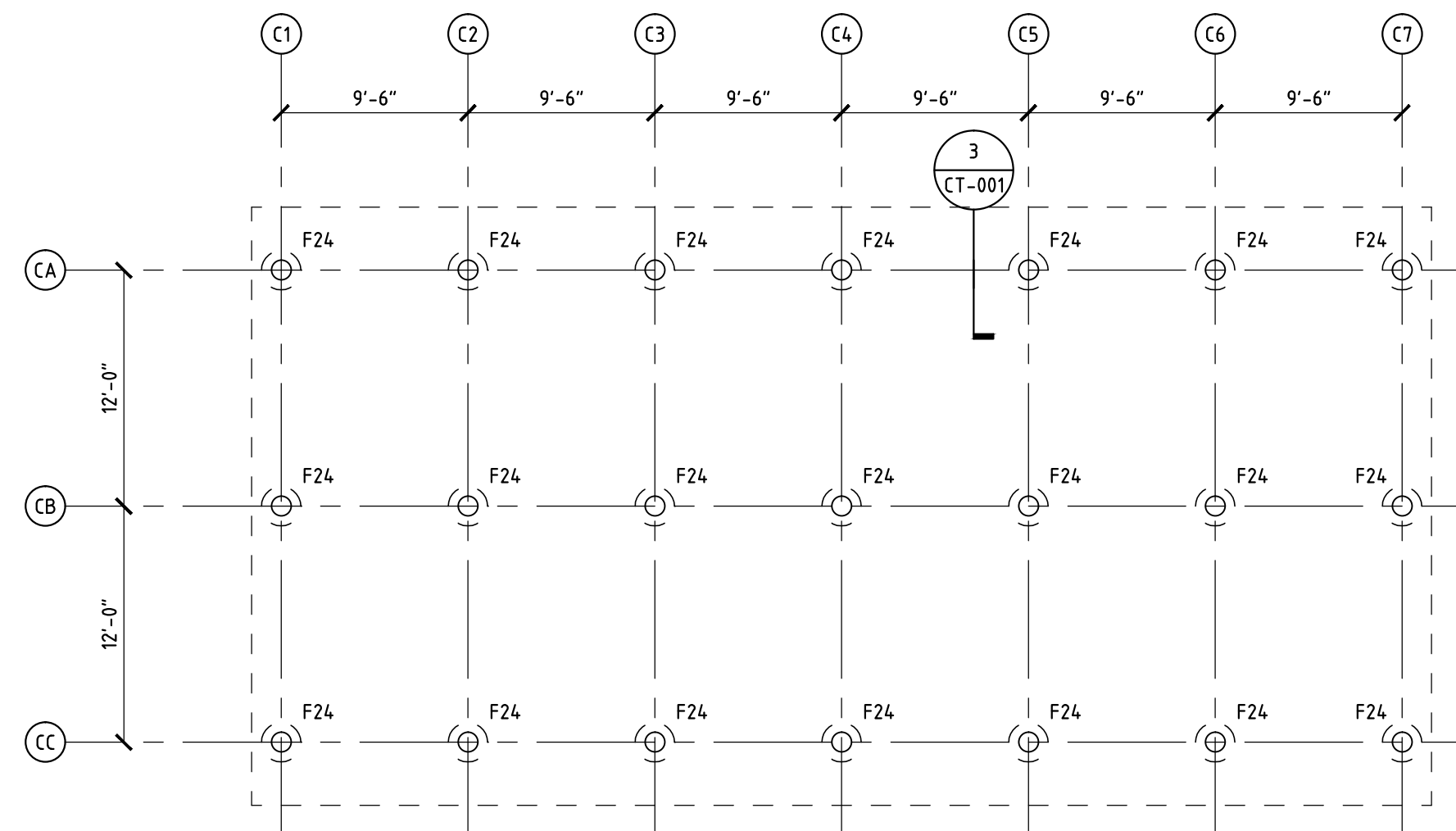
- ALL DETAILING, FABRICATION AND ERECTION OF ALUMINUM IS TO CONFORM TO THE LATEST EDITION OF THE ALUMINUM ASSOCIATION SPECIFICATION AND CODE.
- MATERIAL PROPERTIES: ALL SECTIONS: 6063-T6 ALLOY AND TEMPER
- ALL ALUMINUM MEMBERS ARE TO BE STRAIGHT AND FREE OF TWIST.
- ALL WELDING ELECTRODES ARE TO BE E4043.
- ALL WELDING WORK IS TO CONFORM TO THE AWS D11 STRUCTURAL WELDING CODE, LATEST EDITION, AND IS TO BE PERFORMED BY AWS CERTIFIED WELDERS.
- ALL BEAMS ARE TO BE FABRICATED WITH THE NATURAL CAMBER UP.
- THE CONTRACTOR IS RESPONSIBLE FOR THE CONTROL OF ALL ERECTION PROCEDURES AND SEQUENCES, ESPECIALLY WITH RELATION TO TEMPERATURE DIFFERENTIAL AND ERECTION TOLERANCES.
- THERE IS TO BE NO FIELD CUTTING OF ALUMINUM MEMBERS, FOR THE WORK OF OTHER TRADES, WITHOUT THE PRIOR APPROVAL OF THE ENGINEER OF RECORD.



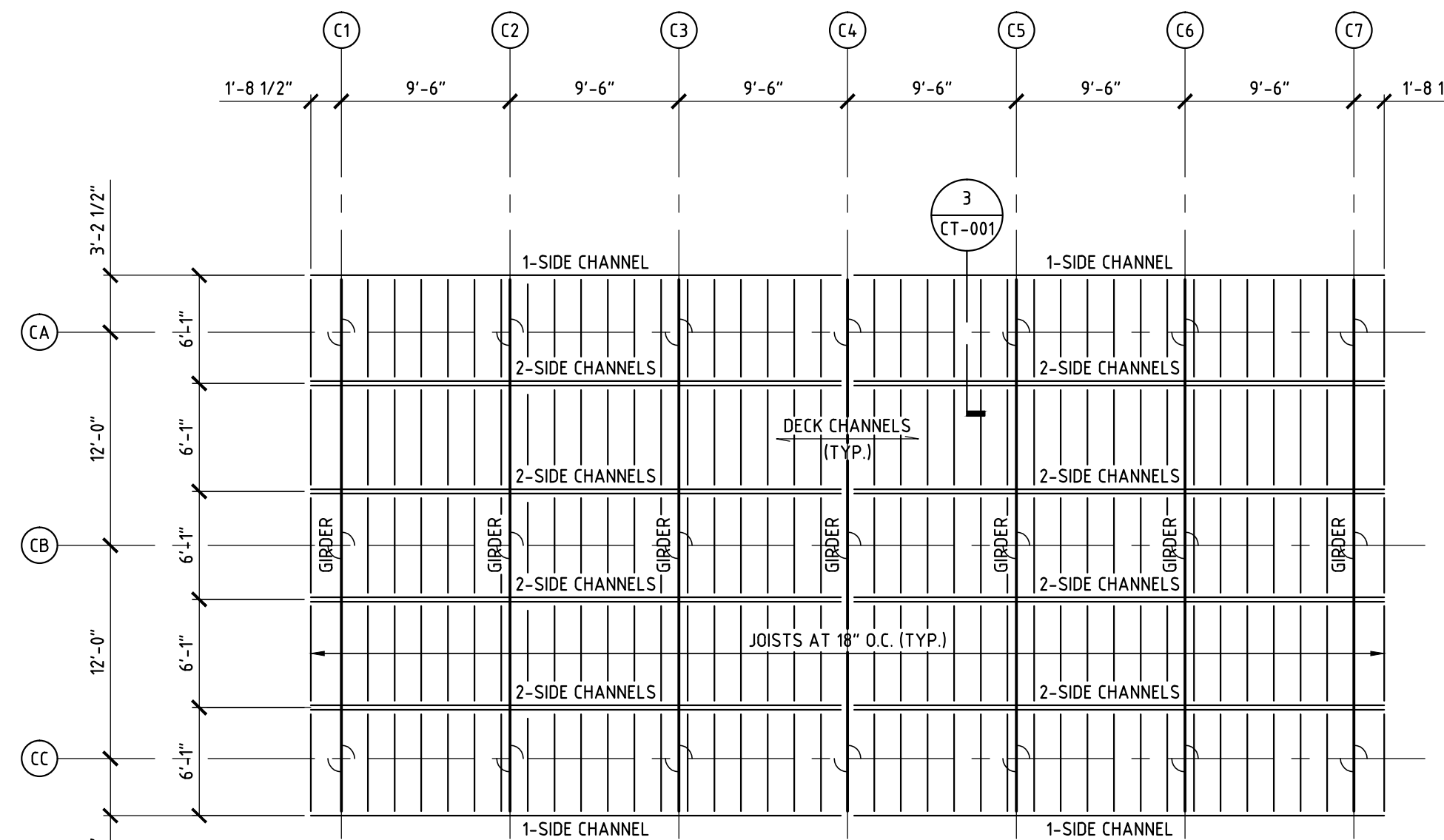
**3 GIRDER BEARING AT CONCRETE PIER**  
SCALE: 3/4"=1'-0"  
RE: 1/CT-001, 2/CT-001, 1/CT-002, 2/CT-002



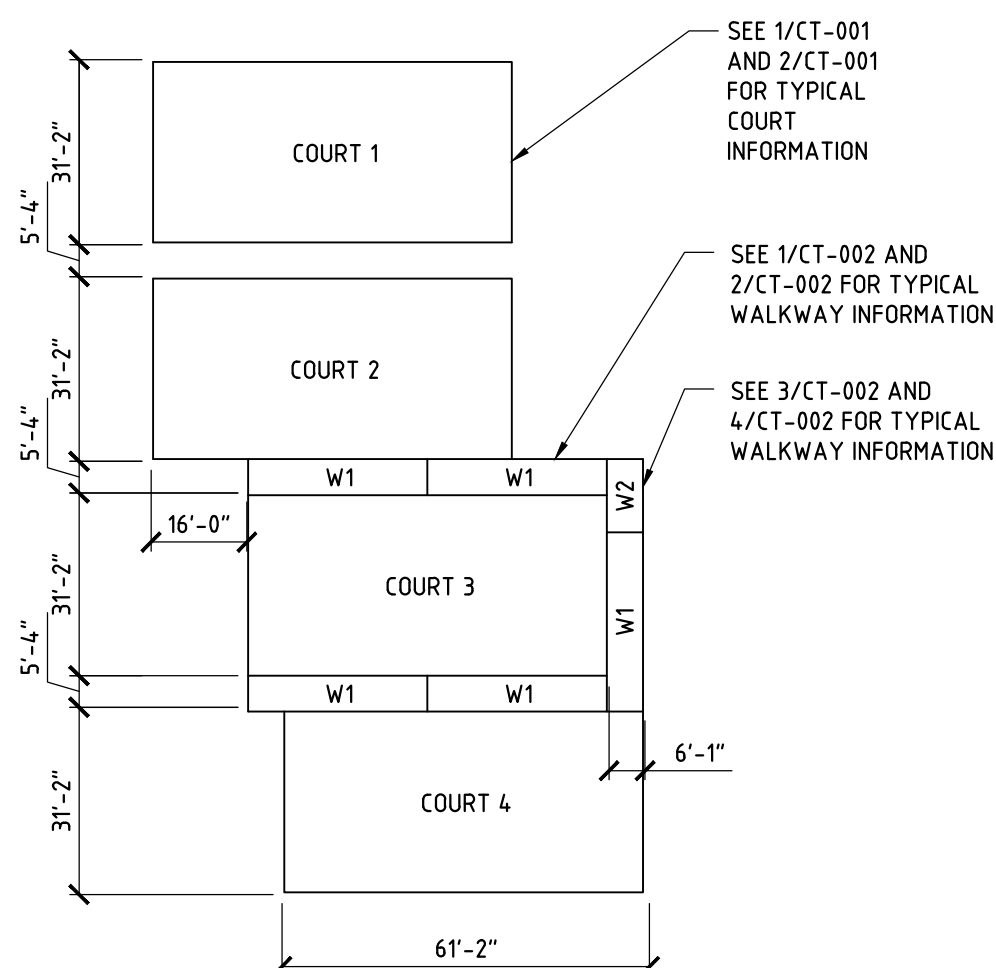
**4 TYPICAL STRUCTURAL MEMBER SECTIONS**  
SCALE: 1"=1'-0"



**1 TYPICAL COURT FOUNDATION PLAN**  
SCALE: 1/8"=1'-0"  
NOTES:  
1. F24 INDICATES 12"Ø CONCRETE PIER WITH 24"Ø BASE. T/FTG. EL. = -1'-4 1/2" U.N.O. B/FTG. EL. = 4'-0" MIN. BELOW GRADE.



**2 TYPICAL COURT FRAMING PLAN**  
SCALE: 1/8"=1'-0"  
NOTES:  
1. SEE 4/CT-001 FOR TYPICAL STRUCTURAL MEMBER SECTIONS.



**5 KEY PLAN**  
SCALE: 1"=1'-0"  
SCHEMATIC

**RPTC LLC**  
Reilly Green Mountain Platform Tennis  
300 Boston Post Road  
Orange, Connecticut  
203.795.5696

**LOUIS SHELL STRUCTURES**

Structural Engineers  
106 W Calendar Ave #210  
LaGrange, IL 60525  
phone: 708.352.0359  
www.louisshell.com

DESIGN FIRM: 184-004600



DATE	REVISION #	REMARKS
02/13/2023		ISSUED FOR PERMIT

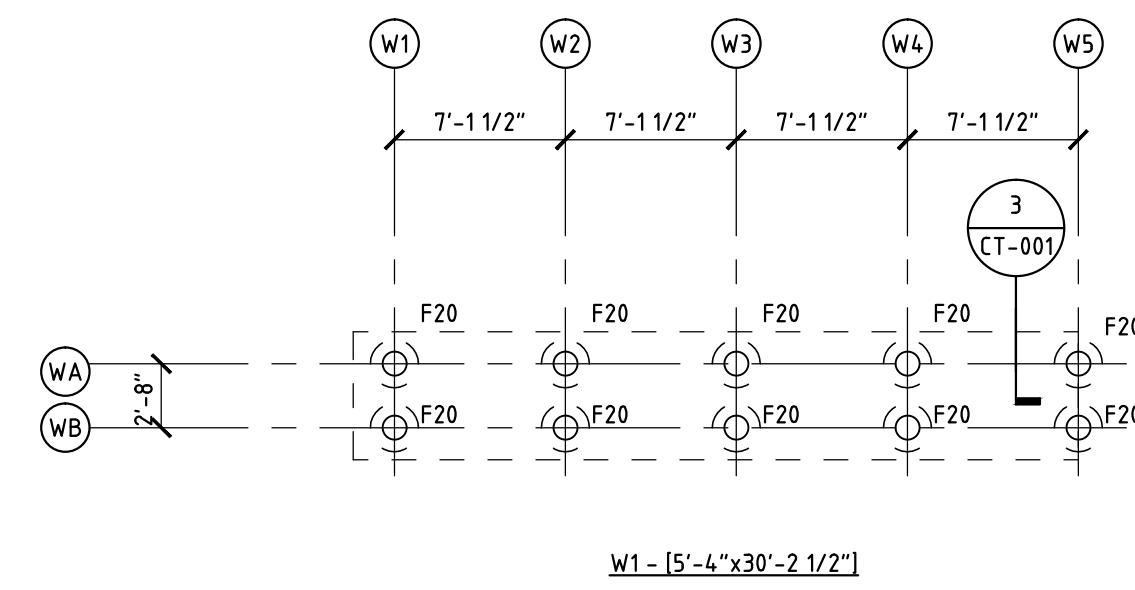
PROJECT  
**REILLY GREEN MOUNTAIN PLATFORM TENNIS COURTS**  
**ROYAL MELBOURNE CNTRY CLB**  
4700 ROYAL MELBOURNE DR.  
LONG GROVE, IL

DRAWING TITLE  
**GENERAL STRUCTURAL NOTES, PLANS AND DETAILS**

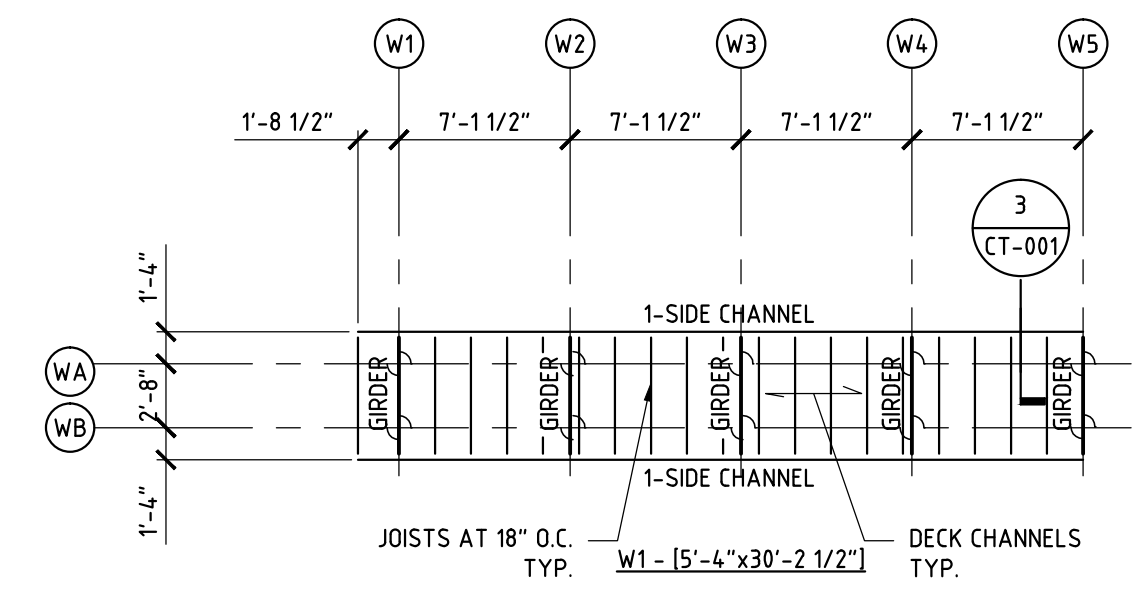
PROJECT #	RG2302
SCALE	AS NOTED
DATE	02.13.2023
DRAWN	KO
CHECKED	LS
SHEET NUMBER	CT-001
CAD FILE:	
X-REF:	



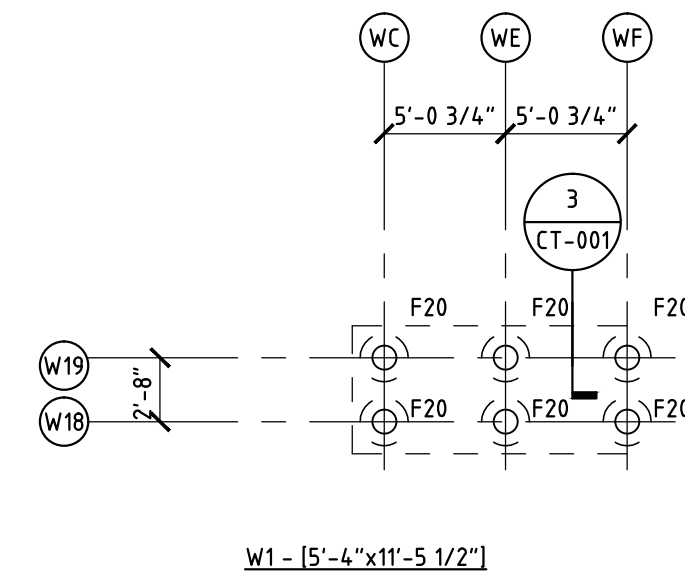
02/13/2023



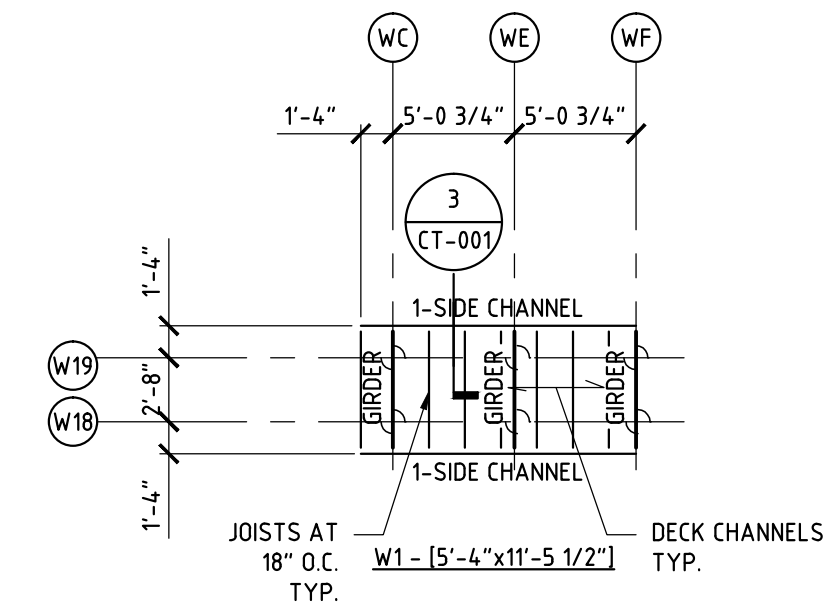
**1 WALKWAY FOUNDATION PLAN**  
 SCALE: 1/8"=1'-0"  
 NOTES:  
 1. F20 INDICATES 12"Ø CONCRETE PIER WITH 20"Ø BASE. T/FTG. EL. = -1'-4 1/2" U.N.O. B/FTG. EL. = 4'-0" MIN. BELOW GRADE.



**2 WALKWAY FRAMING PLAN**  
 SCALE: 1/8"=1'-0"  
 NOTES:  
 1. SEE 4/CT-001 FOR TYPICAL STRUCTURAL MEMBER SECTIONS.



**3 WALKWAY FOUNDATION PLAN**  
 SCALE: 1/8"=1'-0"  
 NOTES:  
 1. F20 INDICATES 12"Ø CONCRETE PIER WITH 20"Ø BASE. T/FTG. EL. = -1'-4 1/2" U.N.O. B/FTG. EL. = 4'-0" MIN. BELOW GRADE.



**4 WALKWAY FRAMING PLAN**  
 SCALE: 1/8"=1'-0"  
 NOTES:  
 1. SEE 4/CT-001 FOR TYPICAL STRUCTURAL MEMBER SECTIONS.

DATE	REVISION #	REMARKS
02/13/2023		ISSUED FOR PERMIT

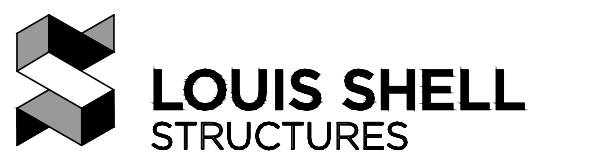
PROJECT  
**REILLY GREEN MOUNTAIN  
 PLATFORM TENNIS COURTS**  
 ROYAL MELBOURNE CNTRY CLB  
 4700 ROYAL MELBOURNE DR.  
 LONG GROVE, IL

DRAWING TITLE  
**WALKWAY  
 FRAMING PLANS**

PROJECT #	RG2302
SCALE	AS NOTED
DATE	02.13.2023
DRAWN	KO
CHECKED	LS
SHEET NUMBER	<b>CT-002</b>



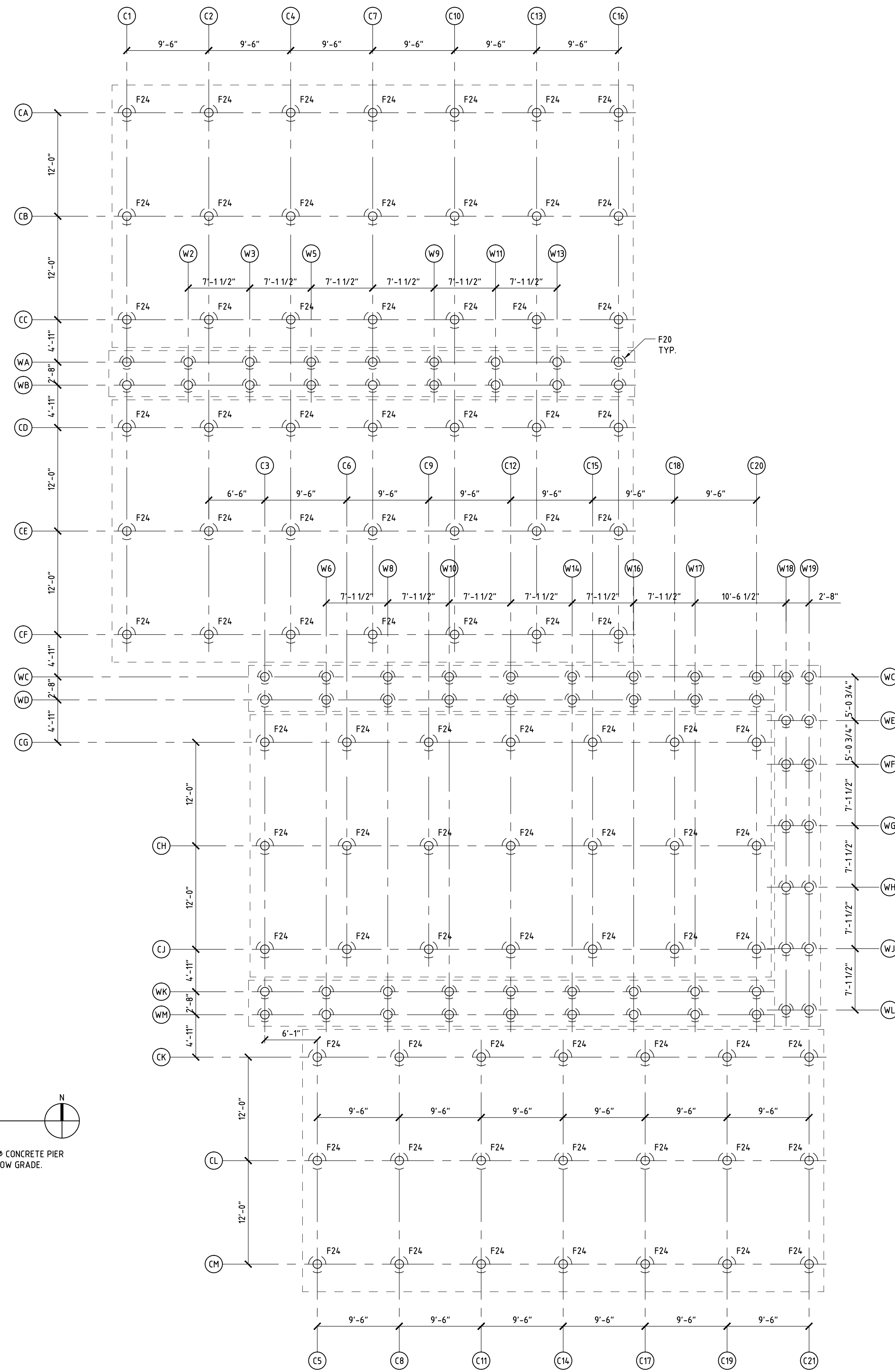
RPTC LLC  
 Reilly Green Mountain Platform Tennis  
 300 Boston Post Road  
 Orange, Connecticut  
 203.795.5696



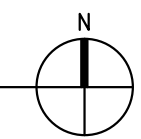
Structural Engineers  
 106 W Calendar Ave #210  
 LaGrange, IL 60525  
 phone: 708.352.0359  
 www.louisshell.com  
 DESIGN FIRM: 184-004600



Exp. 11/31/24  
 02/13/2023



**1 CONCRETE PIER LAYOUT PLAN**  
 CT-003 SCALE: 1/8"=1'-0"  
 NOTES:  
 1. F20 INDICATES 12" Ø CONCRETE PIER WITH 20" Ø BASE. F24 INDICATES 12" Ø CONCRETE PIER WITH 24" Ø BASE. 1/FTG. EL. = -1'-4 1/2" U.N.O. 2/FTG. EL. = 4'-0" MIN. BELOW GRADE.



DATE	REVISION #	REMARKS
02/13/2023		ISSUED FOR PERMIT

PROJECT  
**REILLY GREEN MOUNTAIN  
 PLATFORM TENNIS COURTS**  
 ROYAL MELBOURNE CNTRY CLB  
 4700 ROYAL MELBOURNE DR.  
 LONG GROVE, IL

DRAWING TITLE  
**CONCRETE PIER  
 LAYOUT PLAN**

PROJECT #	RG2302
SCALE	AS NOTED
DATE	02.13.2023
DRAWN	KO
CHECKED	LS
SHEET NUMBER	<b>CT-003</b>
CAD FILE:	
X-REF:	

Structural Calculations for

**Aluminum Platform Tennis Court  
Royal Melbourne Country Club  
4700 Royal Melbourne Dr.  
Long Grove, Illinois**

RPTC, LLC  
Reilly Green Mountain Platform Tennis  
300 Boston Post Rd.  
Orange, CT 06477

February 13, 2023

LSS Project No. RG2302



*L. Shell*  
02/13/2023



## MEMORANDUM

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TO: Village of Long Grove Building Department

FROM: Louis Shell

DATE: February 13, 2023

RE: Platform Tennis Court Live Load  
Royal Melbourne Country Club  
4700 Royal Melbourne Dr.  
Long Grove, Illinois

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The occupancy or use of a platform tennis court is not indicated in Table 1607.1 of the 2015 International Building Code. The following information is provided in accordance with section 1607.2: "Loads not specified" in order to demonstrate the suitability of using a uniform design load of 40 psf for this use / occupancy.

Platform tennis is a game played by four players: two teams of two. The maximum anticipated occupancy per court would be eight persons, potentially occurring while transitioning between games: four players entering the court as four others exit.

It is anticipated that the density of occupants within the court will be no greater than that which would be experienced within a "one- and two-family dwelling" Residential situation. 2015 IBC Table 1004.1.2 "Maximum Floor Area Allowances per Occupant" indicates a gross floor area of 200 sq. ft. per occupant for a Residential space. When the total court area of 1,845 sq. ft. is divided by 200 sq. ft. / occupants, the resulting maximum occupancy is nine people. This closely matches the actual anticipated occupancy described above.

2015 IBC Table 1607.1 "Minimum Uniformly Distributed Live Loads" indicates a maximum uniform design live load of 40 psf for a "one- and two-family dwelling". Based on this and the information above, it appears appropriate to use a uniform design live load of 40 psf for a platform tennis court.

With the Village of Long Grove Building Department's approval, it is recommended that the occupancy of each court be limited to eight (8) people and that an occupancy load sign indicated such be prominently placed at the entry of each court. It is additionally recommended that the Club Owner / management submit a letter to the Village of Long Grove Building Department indicating that the number of people at each court will be limited eight (8) people.

Project #: RG2302

Project Name: Aluminum Platform Tennis Court  
Royal Melbourne Country Club  
4700 Royal Melbourne Dr.  
Long Grove, Illinois

Client: RPTC, LLC  
Reilly Green Mountain Platform Tennis  
300 Boston Post Rd.  
Orange, CT 06477

Contact: Kim Pereira

Building Code: 2015 International Building Code

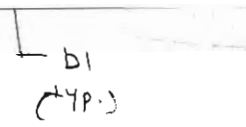
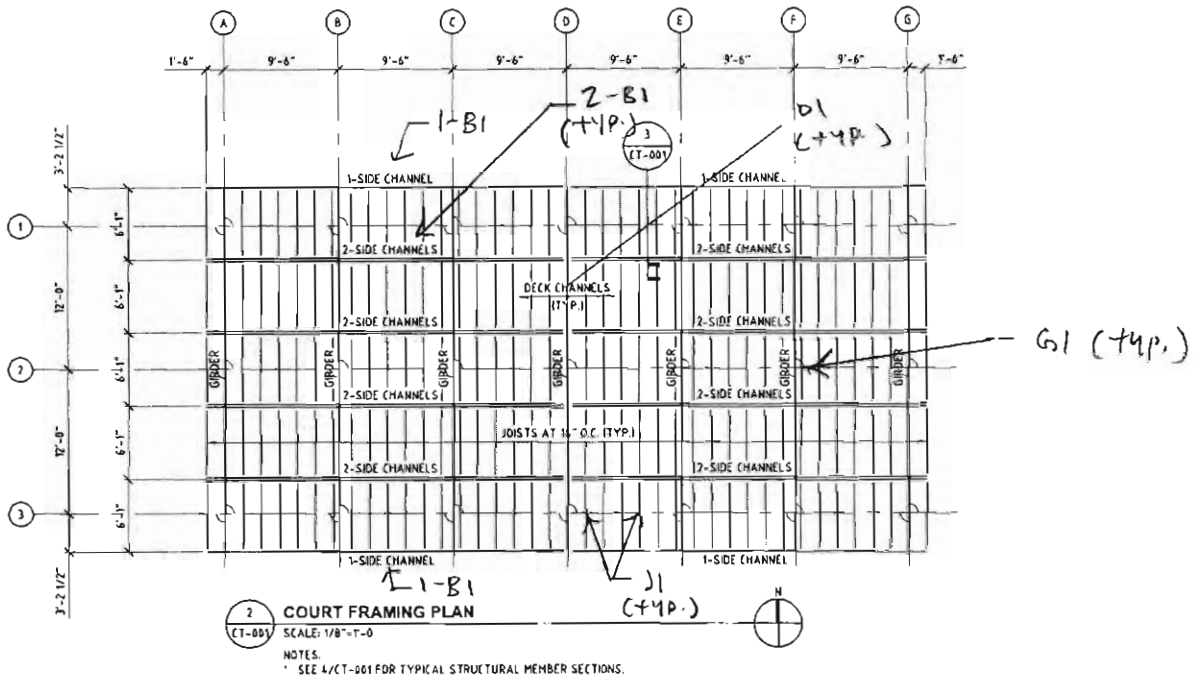
Design Loads:

Court live load	40 psf (see attached memo)
Estimated Dead Load	5 psf

Materials:

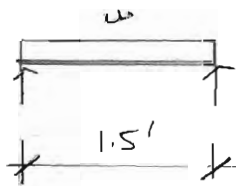
Aluminum	6063-T6 Alloy and Temper
Concrete	3,000 psi compressive strength
Soil Bearing Capacity (assumed)	3,000 psf

PLATFORM FRAMING PLAN



D1 - [SEE ABOVE]      D1E # S36829

$S_x = 0.39 \text{ in.}^3$ ,  $I_x = 0.51 \text{ in.}^4$  [SEE SH+ 2.1]



$$L = (5 \text{ PSF DL} + 40 \text{ PSF LL}) (6.4' / 12")$$

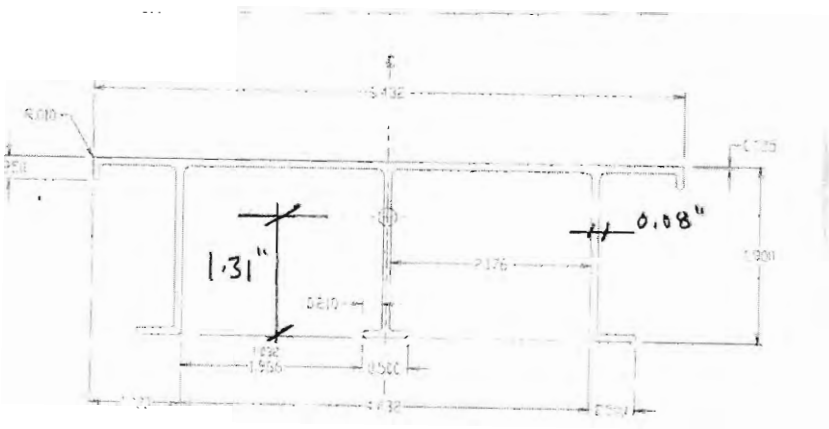
$$= \underline{24 \text{ PLF}}$$

$$M = \frac{wL^2}{8} = (24 \text{ PLF}) (1.5')^2 (1/8) = \underline{6.8 \text{ Ft} \cdot \#}$$

$$f_b = \frac{M}{S} = (6.8)(12) (1/0.39) = \underline{209 \text{ PSI}}$$

REGIONS

Area: 1.08218500  
 Perimeter: 26.78191481  
 Bounding box: X: -3.21596734 -- 3.21603266  
 Y: -1.30792337 -- 0.59207663  
 Centroid: X: 0.00003993  
 Y: 0.00007883  
 Moments of inertia: X: 0.51151500  
 Y: 3.94338634  
 Product of inertia: XY: -0.00000301  
 Radii of gyration: X: 0.68750907  
 Y: 1.90890321  
 Principal moments and X-Y directions about centroid:  
 I: 0.51151499 along [1.00000000 -0.00000088]  
 J: 3.94338634 along [0.00000088 1.00000000]



DIL A 5:0825

$$S_{XB} = \frac{I}{c} = \frac{0.51}{1.31} = \underline{\underline{0.39 \text{ in}^3}}$$

$$\frac{b}{t} = (0.21)(1/0.08) = \underline{2.6} < 7.2$$

$$\therefore F_b = \underline{15 \text{ ksi}} > f_b = 0.21 \text{ ksi} \quad \underline{\text{OK!}}$$

$$f_v = \frac{R}{Aw} = \frac{(24)(1.5)(1/2)}{(3)(0.08)(1.9)} = \underline{39 \text{ psi}}$$

$$\frac{h}{t} = (1.9)(1/0.08) = \underline{23.8} < 39$$

$$\therefore F_v = \underline{8.5 \text{ ksi}} > 0.07 \text{ ksi} \quad \underline{\text{OK!}}$$

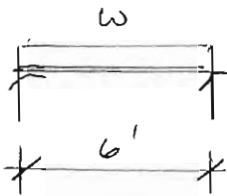
$$\Delta = \frac{5wL^4}{384EI} = \frac{(5)(24)(1.5)^4(1728)}{(384)(10,000,000)(0.51)} = \underline{0.001 \text{ in}} \quad \underline{\text{OK!}}$$

\* DI DIE # S36829 OK!

SI - [SEE SH + H] DIE # S36830

$$S_x = 0.93 \text{ in}^3, \quad I_x = 2.90 \text{ in}^4 \quad [\text{SEE SH + 3.1}]$$

$$w = (5 \text{ PSF} \text{ DL} + 40 \text{ PSF} \text{ LL})(1.5') = \underline{68 \text{ PLF}}$$



$$M = \frac{wL^2}{8} = (68)(6)^2(1/8) = \underline{306 \text{ Ft}\cdot\text{ft}}$$

$$f_b = \frac{M}{S} = \frac{(306)(12)}{(0.93)} = \underline{3.95 \text{ ksi}}$$

$$\frac{b}{t} = (0.37)(1/0.125) = \underline{2.96} < 7.2$$

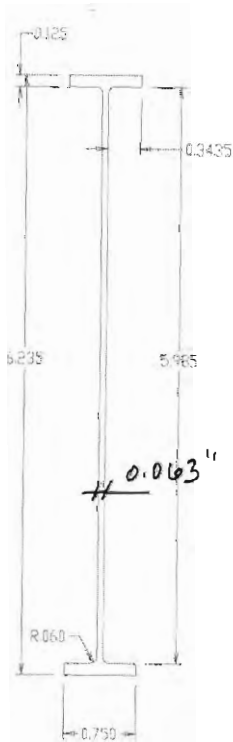
$$\therefore F_b = \underline{15 \text{ ksi}} > f_b = 3.95 \text{ ksi} \quad \underline{\text{OK!}}$$

Untitled

----- REGIONS -----

Area: 0.56742027  
 Perimeter: 15.25341753  
 Bounding box: X: -0.37505778 -- 0.37494222  
 Y: -3.11742777 -- 3.11757223  
 Centroid: X: -0.00006829  
 Y: 0.00007223  
 Moments of inertia: X: 2.90312915  
 Y: 0.00892024  
 Product of inertia: XY: 0.00000000  
 Radii of gyration: X: 2.26193831  
 Y: 0.12538217  
 Principal moments and X-Y directions about centroid:  
 I: 0.00892023 along [0.00000000 1.00000000]  
 J: 2.90312915 along [-1.00000000 0.00000000]

$$S_x = \frac{I}{c} = \frac{2.90}{3.12} = \underline{\underline{0.9314^3}}$$



DIE # S36830



$$f_v = \frac{F}{A_w} = \frac{(68)(6)(1/2)}{(0.063)(6.24)} = \underline{0.52 \text{ ksi}}$$

$$\frac{h}{t} = (6.24) \left( \frac{1}{0.063} \right) = \underline{99} > 39 > 77$$

$$\therefore F_v = 38,700 / (h/t)^2 = 38,700 / (99)^2 = \underline{3.9 \text{ ksi}} > f_v = 0.52 \text{ OK!}$$

$$\Delta = \frac{5wL^4}{384EF} = \frac{(5)(68)(6)^4(1728)}{(384)(10,000,000)(2.90)} = \underline{0.07 \text{ in.}} = \frac{1}{1053} \text{ OK!}$$

\* 1 Die # 536830 OK!

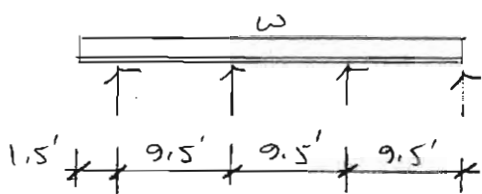
B1 - [SEE SH-2] Die # 536828.

$$S_{x_b} = 1.59 \text{ in.}^3, \quad I_x = 6.17 \text{ in.}^4$$

$$S_{x_t} = 1.60 \text{ in.}^3$$

[SEE SH-1 - 4.1]

$$w = (5 \text{ PSF DL} + 40 \text{ PSF LL})(3') = \underline{135 \text{ PLF}}$$



$$V_{max} = 789 \#$$

$$M_{max} = +1203 \text{ Ft}\#$$

$$-1409 \text{ Ft}\#$$

[SEE SH-1 - 4.2]

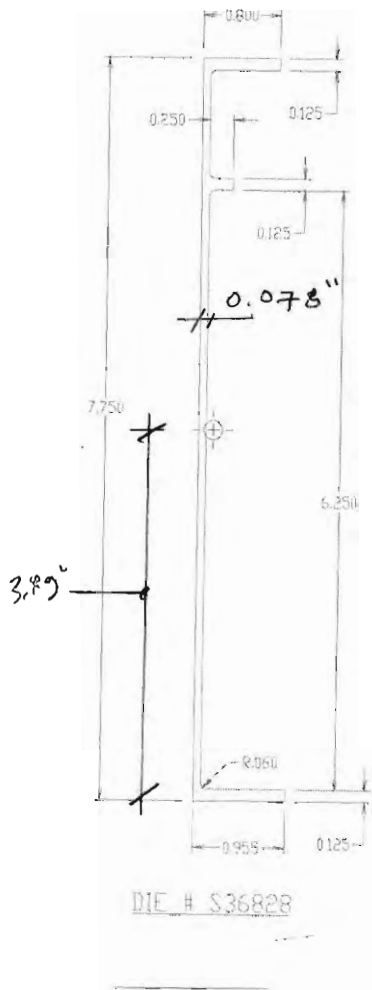
$$f_b = \frac{M}{S} = (1409)(12) \left( \frac{1}{1.60} \right) = \underline{10.6 \text{ ksi}}$$

$$\frac{b}{t} = (0.80) \left( \frac{1}{0.125} \right) = \underline{6.4} < 7.2$$

$$F_b = \underline{15.0 \text{ ksi}} > f_b = 10.6 \text{ ksi} \text{ OK!}$$

REGIONS

Area: 0.83849027  
 Perimeter: 19.26341753  
 Bounding box: X: -0.15070963 -- 0.80429037  
 Y: -3.88647345 -- 3.86352655  
 Centroid: X: 0.00003403  
 Y: -0.00001629  
 Moments of inertia: X: 6.16657065  
 Y: 0.04122462  
 Product of inertia: XY: -0.04976327  
 Radii of gyration: X: 2.71189483  
 Y: 0.22173248  
 Principal moments and X-Y directions about centroid:  
 I: 0.04082036 along [0.00812335 -0.99996701]  
 J: 6.16697491 along [0.99996701 0.00812335]



$$S_{x_b} = \frac{I}{c} = \frac{6.17}{3.89} = \underline{1.59 \text{ in.}^3}$$

$$S_{x_t} = \frac{6.17}{7.75 - 3.89} = \underline{1.60 \text{ in.}^3}$$

B1.wbg  
Critical Results

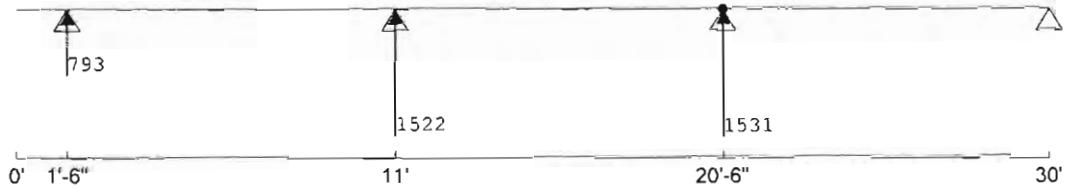
WoodWorks® Sizer 7.0

Apr. 21, 2011 09:02:38

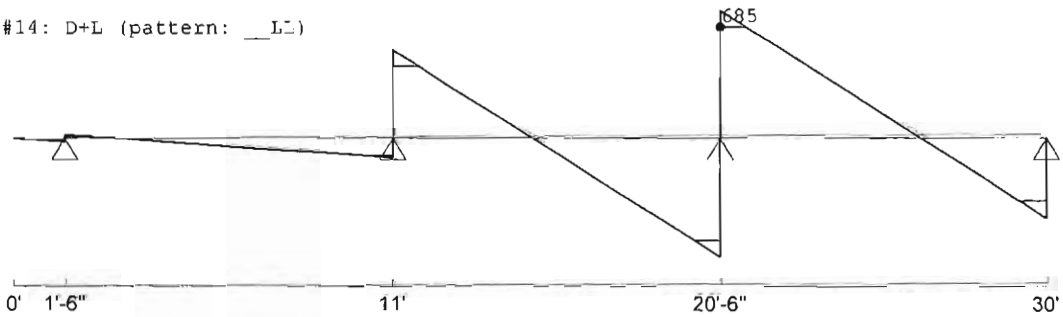
ANALYSIS DIAGRAMS (known section - includes self-weight)

REACTION [lbs]  
Maximum...  
Uplift: -1  
Bearing: 1531

*\* USED FOR  
ANALYSIS ONLY.*

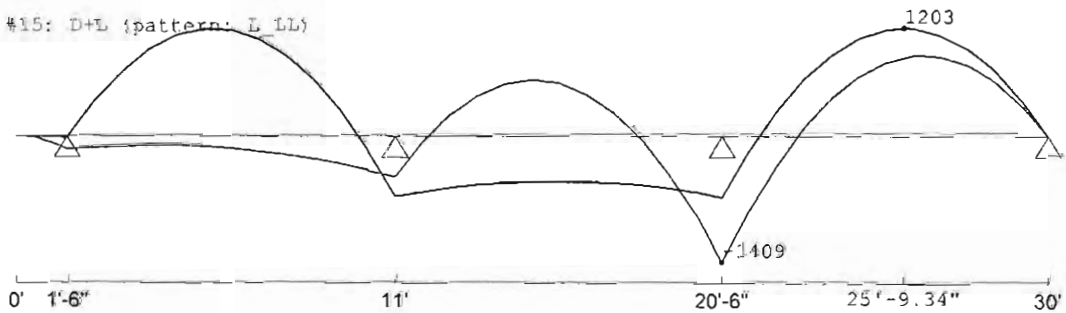


SHEAR [lbs]  
+V max: 789  
-V max: -737  
V design: 685  
Load Combination #14: D+L (pattern: \_\_L)

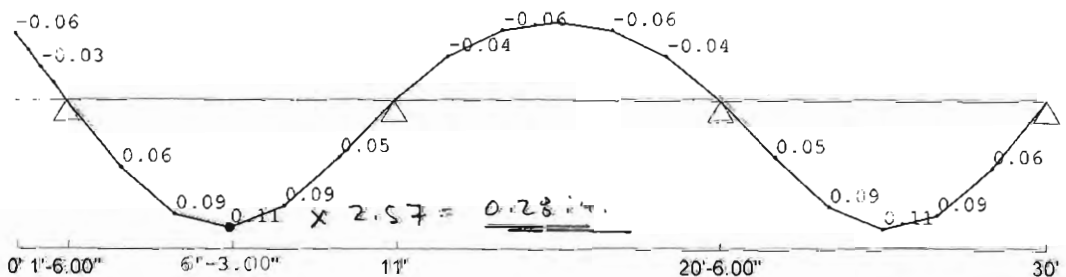


Design shear < maximum due to notching or loads ignored within distance "d" of supports without notches.

BENDING [lbs-ft]  
+M max: 1203  
Load Combination #12: D+L (pattern: \_L\_L)  
-M max: -1409  
Load Combination #15: D+L (pattern: L\_LL)



DEFLECTION [in]  $EI = (1,600,000)(98.9) = 158,240,000$   
 $(10,000,000)(6.17) = 61,700,000$   
 $\div = 2.57$   
 Load Combination #12: D+L (pattern: \_L\_L)



*4.2*

$$f_v = \frac{V_{max}}{A_w} = \frac{(789)}{(7.75)(0.078)} = \underline{1.3 \text{ ksi}}$$

$$\frac{h}{t} = (7.75)(1/0.078) = 99 > 39 > 77$$

$$\therefore F_v = 38,700 / (h/t)^2 = (38,700) / (99)^2 = \underline{3.9 \text{ ksi}} > f_v = 1.3 \text{ k}$$

OK!

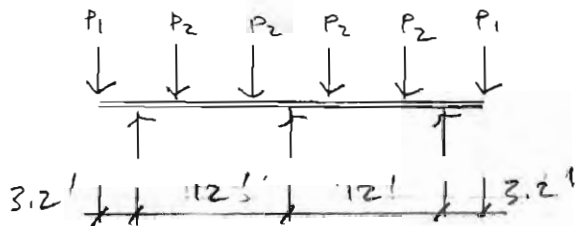
$$\Delta = (0.11 \text{ in.}) \left( \frac{1,600,000 \times 98.9}{10,000,000 \times 6117} \right) = \underline{0.28 \text{ in.}} = \frac{L}{383}$$

\* B1 Die # S3682 OK! OK!

G1 - [SEE SH. 2] Die # S36918. x2

$$S_x = 3.42 \times 2 = \underline{6.84 \text{ in.}^3} \quad [\text{SEE SH. 5.1}]$$

$$I_x = 14.08 \times 2 = \underline{28.16 \text{ in.}^4}$$



$$P_1 = (5 \text{ PSF D} + 40 \text{ PSF L})(3')(9.5') = \underline{143 \# \text{ DL}, 1,140 \# \text{ L}}$$

$$P_2 = 2 \times P_1 = \underline{246 \# \text{ DL}, 2,280 \# \text{ L}}$$

$$V_{max} = 3,332 \#$$

$$M_{max} = +6,715 \text{ Ft} \# - 8,450 \text{ Ft} \# \quad [\text{SEE SH. 5.2}]$$

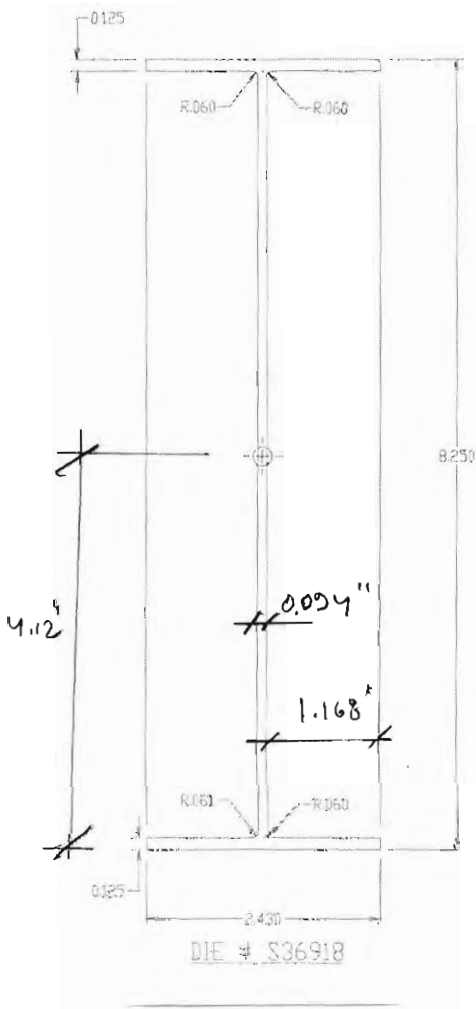
$$f_b = \frac{M}{S} = (8,450)(12) / (6.84) = \underline{14.8 \text{ ksi}}$$

$$\frac{b}{t} = \frac{1.168}{0.125} = \underline{9.3} < 7.2$$

$\therefore F_b = \underline{15 \text{ ksi}} > f_b = 14.8 \text{ ksi}$  OK! IF FULLY BRACED,

REGIONS

Area: 1.36236527  
 Perimeter: 25.94141753  
 Bounding box: X: -1.21495754 -- 1.21504246  
 Y: -4.12433685 -- 4.12566315  
 Centroid: X: -0.00006671  
 Y: 0.00000171  
 Moments of inertia: X: 14.08308501  
 Y: 0.29940263  
 Product of inertia: XY: -0.00059574  
 Radii of gyration: X: 3.21515651  
 Y: 0.46879289  
 Principal moments and X-Y directions about centroid:  
 I: 0.29940259 along [0.00004322 -1.00000000]  
 J: 14.08308503 along [1.00000000 0.00004322]



$$S_x = \frac{I}{c} = \frac{14.08}{4.12} = \underline{\underline{3.42 \text{ in.}^3}}$$

G1.wbg  
Critical Results

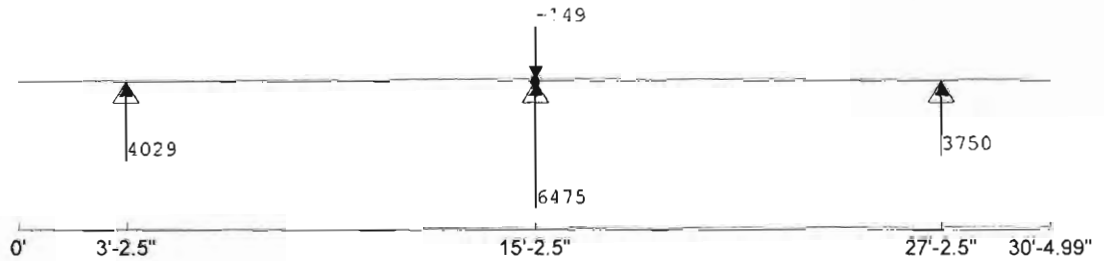
WoodWorks® Sizer 7.0

May 10, 2011 19:49:14

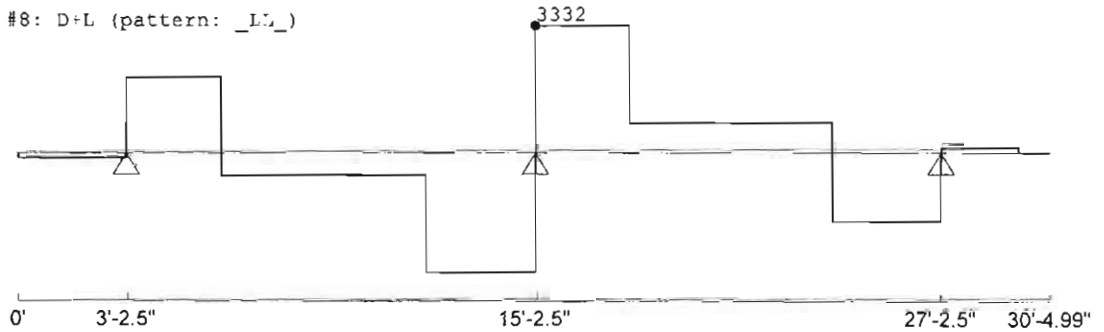
ANALYSIS DIAGRAMS (known section - includes self-weight)

+ USES FIR  
ANALYSIS ONLY.

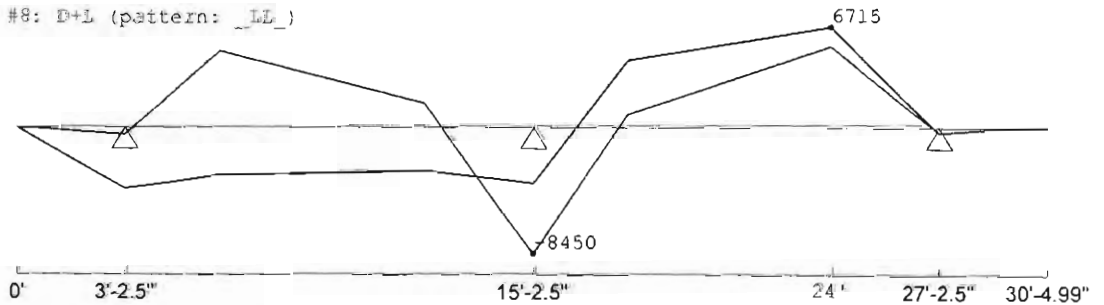
REACTION [lbs]  
Maximum...  
Uplift: -149  
Bearing: 6475



SHEAR [lbs]  
+V max: 3332  
-V max: -3143  
Load Combination #8: D+L (pattern: \_LL\_)

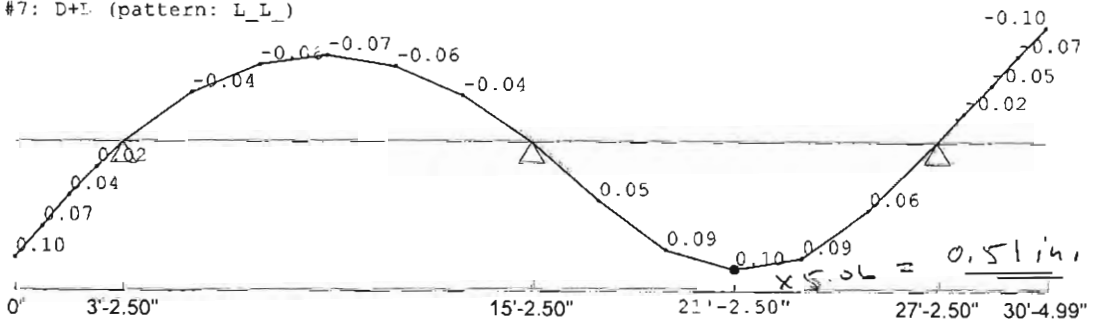


BENDING [lbs-ft]  
+M max: 6715  
-M max: -8450  
Load Combination #7: D+L (pattern: L\_L\_)  
Load Combination #8: D+L (pattern: \_LL\_)



DEFLECTION (in)  
Max Live: 0.10  
Max Total: 0.11  
Load Combination #7: D+L (pattern: L\_L\_)

$$EI = (1,600,000)(178)(5) = 1,424,000,000 \div 5.06 = 281,600,000$$



$$0.10 \times 5.06 = 0.51 \text{ in.}$$

BRACES AT 6.0' o.c. FOR + MOMENT, 12.0' o.c. FOR - MOMENT.

CHECK NEGATIVE -

$$L_b = (12 \times 12) = 144''$$

$$I_y = I_y + A d^2 = 2 \left[ (0.2994) + (1.362)(2.43)^2 \right]$$

$$= 14.68 \text{ in}^4$$

$$r_y = \sqrt{\frac{I_y}{A}} = (14.68 / 1.362)^{1/2} = 3.50 \text{ in.}$$

$$F_{cy} = 25 \text{ ksi}$$

$$B_c = F_{cy} \left[ 1 + \left( \frac{F_{cy}}{2250} \right)^2 \right] = (25) \left[ 1 + \left( \frac{25}{2250} \right)^2 \right] = 27.6 \text{ ksi}$$

$$E = 10,100 \text{ ksi}$$

$$D_c = \frac{B_c}{10} \left( \frac{B_c}{E} \right)^{1/2} = \left( \frac{27.6}{10} \right) \left( \frac{27.6}{10,100} \right)^{1/2} = 0.114''$$

$$C_c = 0.11 / \frac{B_c}{D_c} = 0.11 / \frac{27.6}{0.114} = 80.8$$

$$n_y = 1.65$$

$$C_b = \frac{12.5 M_{max}}{2.5 M_{max} + 3 M_A + 4 M_B + 3 M_C} = \frac{12.5 \times 8.18}{(2.5)(18.8) + (3)(4.98) + (4)(3.27) + (3)(1.53)}$$

$$= 1.92$$

$$S_1 = \frac{1.2 (B_c - F_{cy})}{D_c} = \frac{1.2 (27.6 - 25)}{0.114} = 22.3$$

$$S_2 = 1.2 C_c = (1.2)(80.8) = 97.0$$

$$\frac{L_b}{r_y \sqrt{C_b}} = \frac{144}{3.50 \sqrt{1.92}} = 29.7 > S_1 = 22.3 < S_2 = 97.0$$

$$\therefore F_c = \frac{(B_c - \frac{D_c L_b}{1.2 r_y \sqrt{C_b}})}{n_g}$$

$$= \frac{(27.6 - \frac{0.14 \times 144}{1.2 \times 3.50 \times \sqrt{1.92}})}{1.65} = \underline{14.8 \text{ ksi}} = f_b \quad \underline{\text{OK!}}$$

By inspection  $L_b = 6.1 \xi + \text{Moment}$ , OK!



$$f_v = \frac{V_{max}}{A_w} = \frac{(3,332)}{(8.25)(0.094)(2)} = \underline{2.15 \text{ ksi}}$$

$$\frac{h}{t} = (8.25)(1/0.094) = \underline{88} > 39 > 77.$$

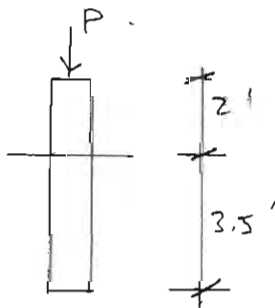
$$\therefore F_v = 38,700 / \left(\frac{h}{t}\right)^2 = (38,700) / (88)^2 = \underline{5.0 \text{ ksi}} > f_v = 2.15$$

OK!

$$\Delta = (0.11) \left( \frac{1,600,000 \times 178 \times 5}{10,000,000 \times 28.16} \right) = \underline{0.51 \text{ in.}} \quad \underline{OK!}$$

\* G1 — DIE # 536918 x 2 OK!

### Footings



$$P_{max} = 6.98 \text{ k} \quad [\text{SEE SH. 5.2}]$$

\* ASSUME 12"  $\phi$  CONC. "SONOTUBE" WITH BELLESEMB.

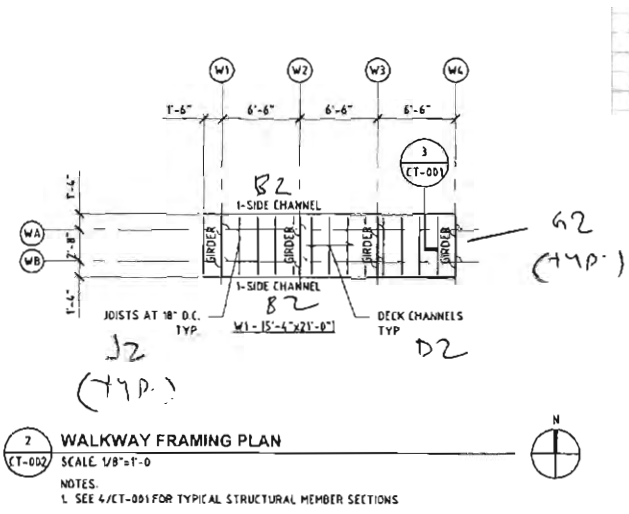
$$W = (\pi)(0.5')^2 [(2')(150) + (3.5)(40)] = \underline{346 \#}$$

$$\text{Ftu. Area Req'd} = (6.98 + 0.35) \div 3.0 = \underline{2.3 \#}$$

\* USE 24"  $\phi$  BELL

$$A = \# \left( \frac{12}{12} \right)^2 = \underline{3.1 \#} > \underline{2.3 \#} \quad \underline{OK!}$$

# WALKWAY FRAMING PLAN



D2 - (SEE ABOVE) D/E # 536 PZ

$$S_x = 0.39 \text{ in}^3, \quad t_x = 0.51 \text{ in} \quad [S_{H+}, 2.1]$$

$$L = 1.5' \quad W = (5 \text{ PSF} \Delta + 100 \text{ PSF} C) \left( \frac{6.4}{12} \right) = 56 \text{ PLF} \approx$$

$$M = \frac{WL^2}{8} = (56)(1.5)^2 \left( \frac{1}{8} \right) = 15.8 \text{ FT} \cdot \text{K}$$

$$f_b = \frac{M}{S} = (15.8)(12) \left( \frac{1}{0.39} \right) = 486 \text{ PSI}$$

$$\frac{b}{t} = (0.21) \left( \frac{1}{0.08} \right) = 2.6 < 7.2$$

$$\therefore F_b = 15 \text{ ksi} > f_b = 0.49 \text{ ksi} \quad \underline{\text{OK!}}$$

$$f_v = \frac{R}{Aw} = \frac{(56)(1.5) \left( \frac{1}{2} \right)}{(3)(0.08)(1.7)} = 97 \text{ PSI}$$

$$\frac{h}{t} = (1.7) \left( \frac{1}{0.08} \right) = 23.8 < 99$$

$$\therefore F_v = 8.5 \text{ ksi} > f_v = 0.09 \text{ ksi} \quad \underline{\text{OK!}}$$

$$\Delta = \frac{5wL^4}{384EI} = \frac{(5)(56)(1.5)^4(1728)}{(384)(29,000)(0.51)} = 0.003 \text{ in. } \underline{\text{OK!}}$$

\* D2 Die # S36829 OK!

J2 - [See Stat. 10] Die # S36830

$$S_x = 0.93 \text{ in.}^3, \quad I_x = 2.90 \text{ in.}^4 \quad [\text{See Stat. 3.1}]$$

$$L = 5.3' \quad w = (5 \text{ PSFD} + 100 \text{ PSFL})(1.5') \\ = \underline{158 \text{ PLF}}$$

$$M = \frac{wL^2}{8} = \frac{(158)(5.3)^2(1/8)}{8} = \underline{555 \text{ Ft}\cdot\text{ft}}$$

$$f_b = \frac{M}{S} = \frac{(555)(12)}{(0.93)} = \underline{7.2 \text{ ksi}}$$

$$\frac{b}{t} = (0.34)(1/0.125) = \underline{2.72} < 7.2$$

$$\therefore F_b = 15 \text{ ksi} > f_b = 7.2 \text{ ksi} \quad \underline{\text{OK!}}$$

$$f_v = \frac{R}{A_w} = \frac{(158)(5.3)(1/2)}{(0.063)(6.24)} = \underline{1.1 \text{ ksi}}$$

$$\frac{h}{t} = (6.24)(1/0.023) = 271 > 37 > 77$$

$$\therefore F_v = 38,700 / \left(\frac{h}{t}\right)^2 = 38,700 / (271)^2 = 3.9 \text{ ksi} > 1.1 \text{ ksi} \\ \underline{\text{OK!}}$$

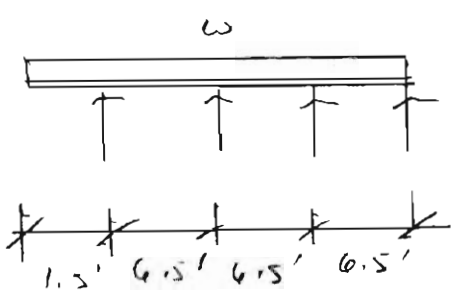
$$\Delta = \frac{5wL^4}{384EI} = \frac{(5)(158)(5.3)^4(1728)}{(384)(10,000,000)(2.90)} = 0.10 \text{ in.} = \frac{L}{636} \underline{\text{OK}}$$

\* J2 Die # S36830 OK!

B2 - [SEE SH. 10]

Die # 536828

$S_{xb} = 1.59 \text{ in}^3$ ,  $S_{xt} = 1.60 \text{ in}^3$ ,  $f_x = 6.17 \text{ in}^4$   
[SEE SH. 411]



$w = (5 \text{ PSFB} + 100 \text{ PSFL})(2.7)$   
 $= \underline{284 \text{ PLF}} \quad \tau$

$V_{max} = 2226 \#$   
 $M_{max} = 1201 \text{ FT}\cdot\#$   
 $- 1086 \text{ FT}\cdot\#$  [SEE SH. 12.11]

$f_b = \frac{M}{S} = (1201)(12) / (1.60) = \underline{9.0 \text{ ksi}}$

$\frac{b}{t} = (0.80) / (0.125) = 6.4 < 7.2$

$\therefore F_b = 15.0 \text{ ksi} > f_b = 9.0 \text{ ksi} \quad \underline{\text{OK!}}$

$f_v = \frac{V_{max}}{A_w} = \frac{2226}{(7.75)(0.078)} = \underline{3.7 \text{ ksi}}$

$\frac{h}{t} = (7.75) / (0.078) = 99 > 37 > 77$

$\therefore F_v = 38,700 / (\frac{h}{t})^2 = (38,700) / (99)^2$   
 $= \underline{3.9 \text{ ksi}} > 3.7 \text{ ksi} \quad \underline{\text{OK!}}$

$\Delta = (0.08) \left( \frac{1,600,000 \times 178}{10,000,000 \times 6.17} \right) = \underline{0.14 \text{ in}}$   
 $= \underline{\frac{L}{557}} \quad \underline{\text{OK!}}$

\* B2 Die # 536828 OK!

B2  
Critical Results

WoodWorks® Sizer 2019 (Update 4)

Jan. 20, 2023 14:49:41

ANALYSIS DIAGRAMS (known section)

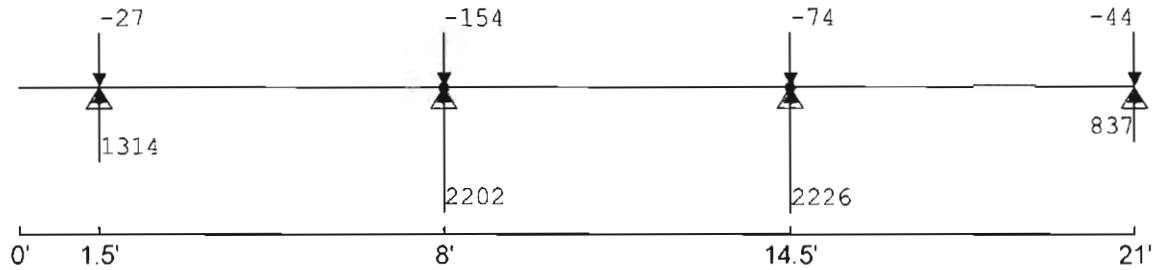
\* FOR ANALYSIS ONLY.

REACTION [lbs]

Maximum...

Uplift: -154 (LC #11)

Bearing: 2226 (LC #15)



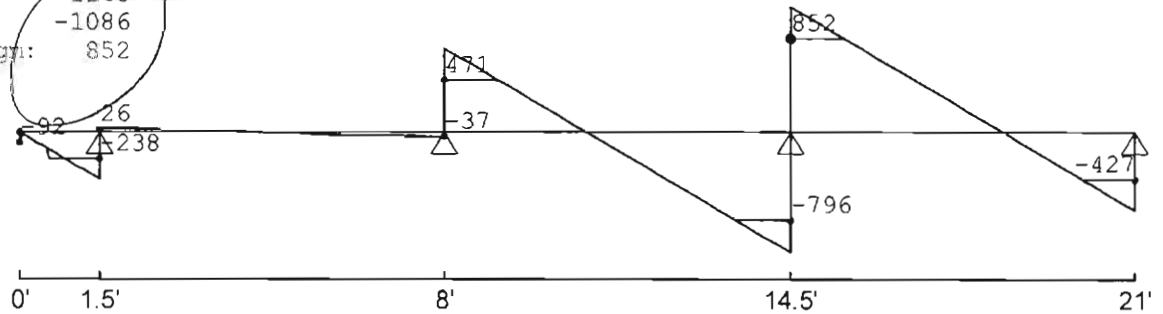
SHFAR [lbs]

Load Combination #15: D + L (pattern: L\_LL)

+V max: 1140

-V max: -1086

V design: 852



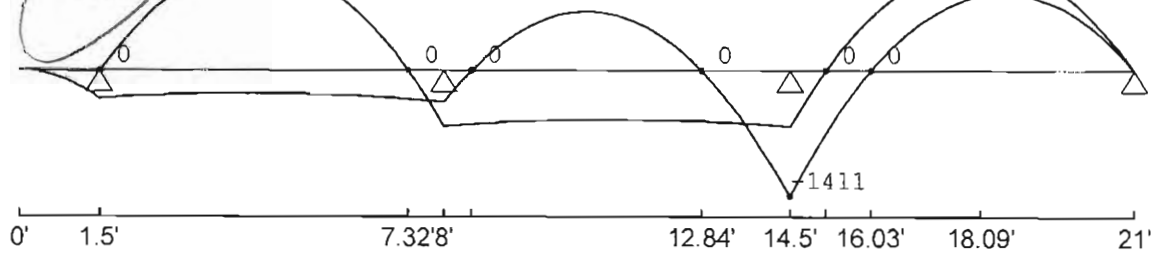
BENDING [lbs-ft]

Load Combination #12: D + L (pattern: L\_L)

+M max: 1201

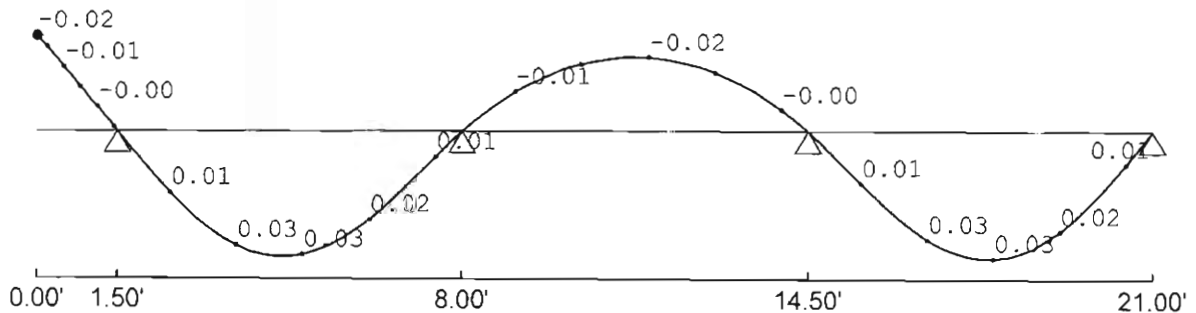
Load Combination #15: D + L (pattern: L\_LL)

-M max: -1411



TOTAL DEFLECTION [in]

Load Combination #12:

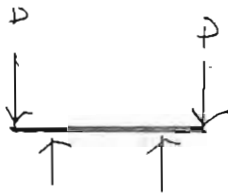


G2 — [SEE SH. 10] D.I.E # 53418 x 2

$$S_x = 3.42 \times 2 = 6.84 \text{ in.}^3$$

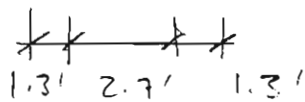
$$F_x = 14.08 \times 2 = 28.16 \text{ in.}^4$$

[SEE SH. 5.1]



$$P_{max} = 2226 \# \quad [B2]$$

(106 # 5, 2120 # L)



$$V_{max} = 2226 \#$$

$$M_{max} = -2967 \text{ Ft.} \cdot \#$$

[SEE SH. 13.1]

\* G2 — D.I.E # 536918 x 2

OK BY INSPECTION [SEE SH. 5-6]

FOOTING —  $P_{max} = 3286 \#$  [SEE SH. 13.1]

\* ASSUME 12"  $\phi$  CONC. "SON-TUBE"  
WITH BELLED ENDS.

$$W = (\#) \left( \frac{6}{12} \right)^2 \left[ (2)(150) + (3.5)(40) \right]$$
$$= \underline{346 \#}$$

$$\text{F.T.G. AREA REQ'D} = (3286 + 346) \div 3000$$
$$= \underline{1.2 \#}$$

\* USE 20"  $\phi$  BEU

$$A = \pi \left( \frac{10}{12} \right)^2 = \underline{2.2 \#} > 1.2 \# \text{ OK!}$$



G2  
Critical Results

WoodWorks® Sizer 2019 (Update 4)

Jan. 20, 2023 15:06:23

\* FOR ANALYSIS

ANALYSIS DIAGRAMS (known section)

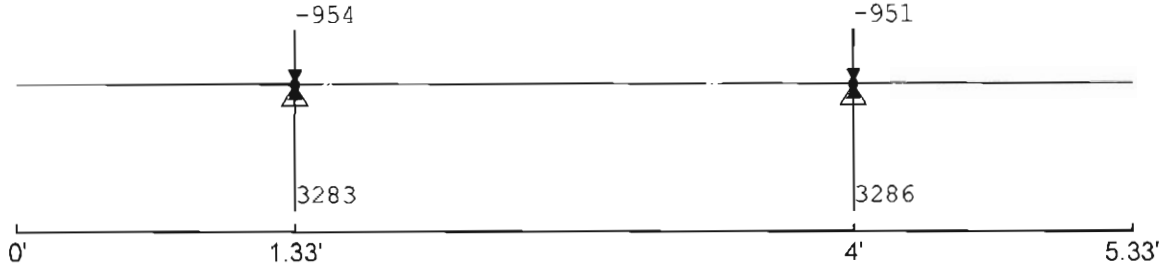
OHG

REACTION [lbs]

Maximum...

Uplift: -954 (LC #6)

Bearing: 3286 (LC #6)



SHEAR [lbs]

Load Combination #2: D + L

+V max: 2226

-V max: -2226



BENDING [lbs-ft]

Load Combination #2: D + L

-M max: -2967



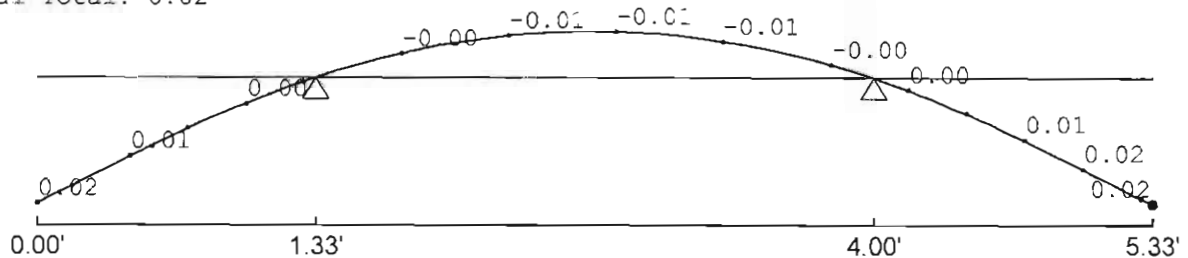
TOTAL DEFLECTION [in]

Load Combination #2: D + L

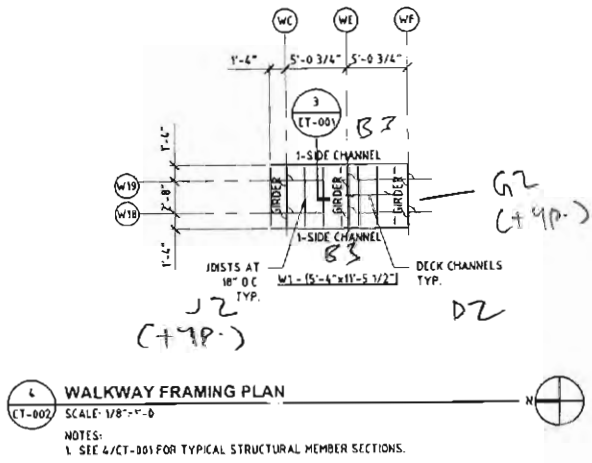
Total = 1.50 x Dead + Live (all others)

Critical Live: 0.02

Critical Total: 0.02

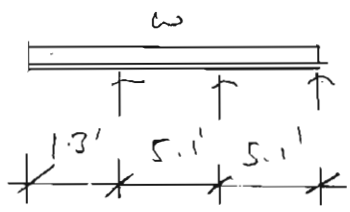


# WALKWAY FRAMING PLAN



P2, J2,

B3 — [SEE ABOVE] DIE # 53682E.  
 $w = 284 \text{ PLFT}$  [SEE 12]



$V_{max} = 1676$   
 $M_{max} = 522 \text{ FT}\cdot\#$   
 $-831 \text{ FT}\cdot\#$  [SEE 14:1]

\* BY INSPECTION DIE # 53682B OK!  
 [SEE SH. 12]

G2 [SEE SH. 13]  
 FOOTING

OK BY INSPECTION



B2  
Critical Results

WoodWorks® Sizer 2019 (Update 4)

Feb. 13, 2023 13:46:41

ANALYSIS DIAGRAMS (known section)

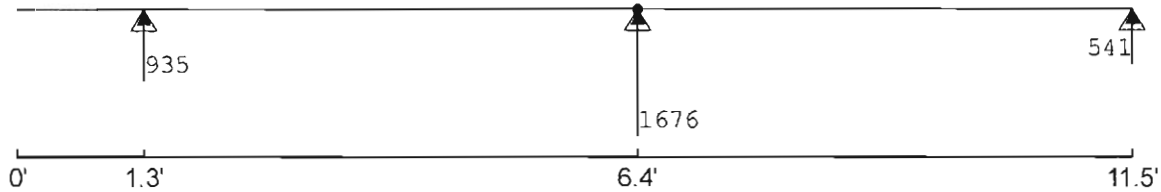
REACTION [lbs]

Maximum...

Uplift: 0 (LC #0)

Bearing: 1676 (LC #2)

\* FOR ANALYSIS ONLY



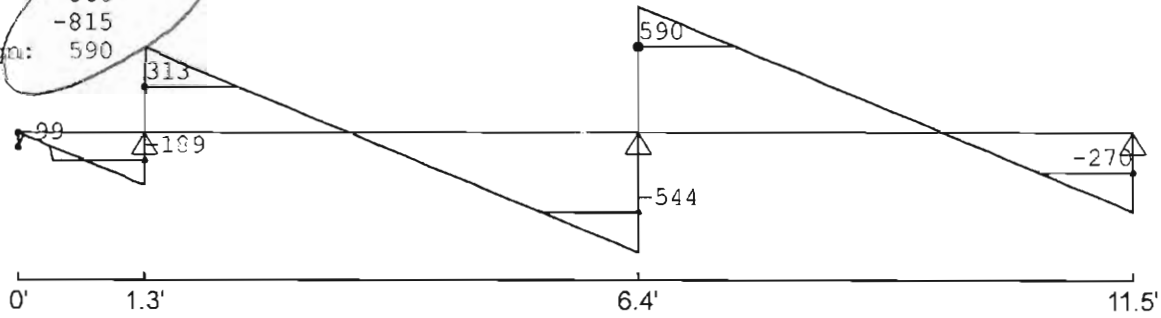
SHEAR [lbs]

Load Combination #2: D + L

+V max: 860

-V max: -815

V design: 590



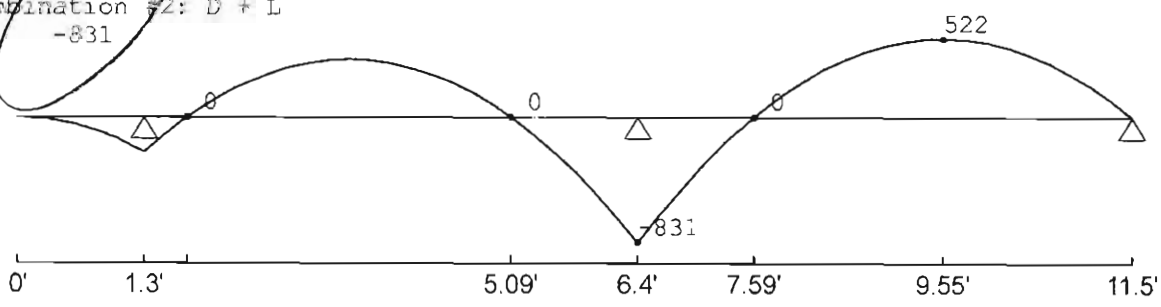
BENDING [lbs-ft]

Load Combination #2: D + L

+M max: 522

Load Combination #2: D + L

-M max: -831

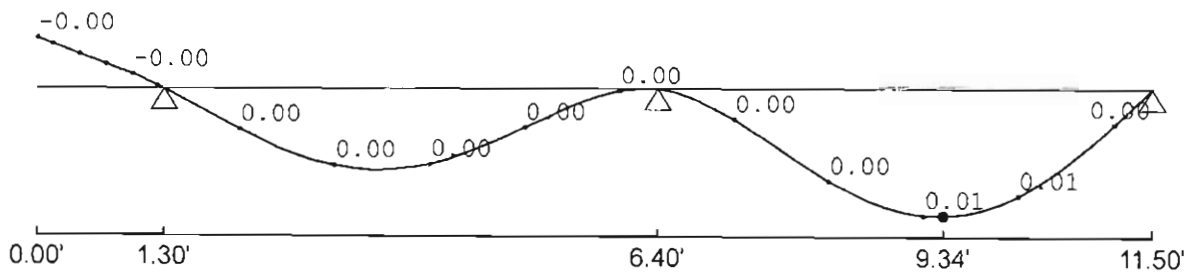


TOTAL DEFLECTION [in]

Load Combination #2: D + L

Total = 1.50 x Dead + Live (all others)

Critical Live: 0.01



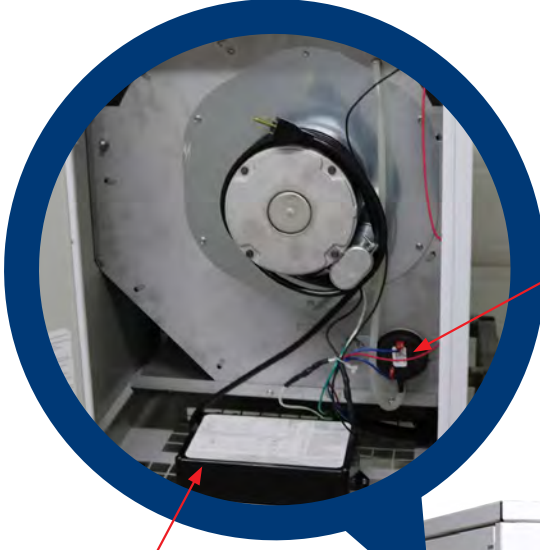


**NEW**

# GUARDIAN<sup>®</sup> 2.0 Forced Air Heaters

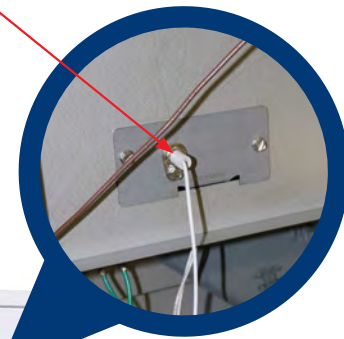
60  
100  
250  
325

The best value in high quality,



New pressure switch reduces opportunities for foreign objects and mishandling

New spark igniter - no separate flame sense and new igniter position for Hot Surface making it easier to work on



Diagnostic light on outside for better visibility

Waterproof control box to protect control board

Improved locks provide a more finished look and better locking capability

Full doors for more protection during power washing

Doors fit internal to wrapper



New agricultural gas valve with additional corrosion resistance

Feet added at base for hardware clearance

No sharp edges



# Guardian<sup>®</sup> 2.0 Forced Air Heater Specifications

Model:	Guardian 60 2.0	Guardian 100 2.0	Guardian 250 2.0	Guardian 325 2.0
Rating:				
Maximum Input (Btuh)	60,000	100,000	250,000	325,000
Minimum Input (Smart Sense)	60,000	50,000 (25,000)	160,000 (65,000)	200,000
Heater Configuration:				
Hot Surface Ignition	AW060	AW100	AW250	AW325
Spark Ignition	AD060	AD100	AD250	-
Pilot Ignition	-	-	AB250	-
Smart Sense <sup>®</sup> (Auto Modulating)	-	Available	Available	-
Fuel Consumption (max.):				
Liquid Propane Gas (lbs./hr.)	2.8	4.6	11.6	15.1
Natural Gas (cu. ft./hr.)	60.0	100	250	325
Heated Air Output (CFM)	240	400	1,050	1,700
Inlet Gas Supply Pressure				
Liquid Propane Gas min. / max. (in. W.C.)	11.0 / 13.5	11.0 / 13.5	11.0 / 13.5	11.0 / 13.5
Natural Gas min. / max. (in. W.C.)	7.0 / 13.5	7.0 / 13.5	7.0 / 13.5	7.0 / 13.5
Electrical Supply (Volts / Hz / Phase):	120/60/1	120/60/1	120/60/1	240/60/1
Amps (Starting / Cont. Oper.)				
Hot Surface Ignition	3.3 / 1.0	4.8 / 1.5	12.2 / 4.0	7.1 / 3.2
Spark Ignition	3.3 / 1.0	4.8 / 1.5	12.2 / 4.0	-
Pilot Ignition	-	-	7.3 / 4.5	-
Cabinet Material	Tri-shield Coating	Tri-shield Coating	Galvanized Steel*	Galvanized Steel
Dimensions (in.):				
Length	22.5	27	30.6	35.0
Width	12.75	14.0	18.0	22.0
Height	18.0	20.0	28.0	30.0
Net Weight (lbs.)	52.0	67.0	105.0	131.0
Shipping Weight (lbs.)	57.0	70.0	126.0	160.0
Accessories:				
Chain Hanging Kit	Optional	Optional	Optional	Optional
Air Diverter	Optional	Optional	Optional	Optional
Second Stage Regulator	Optional	Optional	Optional	Optional
Thermostat	Optional	Optional	Optional	Optional
Sediment Trap	Standard	Standard	Standard	Standard
Gas Hose (10ft.)	Optional	Optional	Optional	Optional
Installation Options:				
Indoor Mount	Yes	Yes	Yes	Yes
Outdoor Mount	Yes	Yes	Yes	Yes
CSA Certified	Yes	Yes	Yes	Yes

\* Exclusive Tri-shield coating available for AD & AW heaters. Tri-shield coating consists of three unique protective layers including: a non-corrosive hot-dipped galvanized steel, an oven-cured epoxy primer and a baked, thermosetting polyester.

- Heaters ship standard to run at 0-2000 feet. To operate at higher altitudes, please note in order process to allow for appropriate deviation.



**Innovative Climate Solutions**

411 Mason Street, Onalaska, WI 54650  
 800 345 7200 (toll free) or 608 783 5691  
 608 783 6115 (fax)  
 info@lbwhite.com | www.lbwhite.com

**Your L.B. White Dealer:**



Cancer and reproductive harm. See  
[www.P65Warnings.ca.gov](http://www.P65Warnings.ca.gov).



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to change without notice.

**200W**

## LED SHOEBOX LIGHT



### PRODUCT FEATURES:

- ❖ Optical design, greatly improved the light utilization and evenness
- ❖ High efficiency LED Driver, the wide range input voltage AC120-277V ;
- ❖ Cast Aluminum design, better cooling, light quality. LED Tj < 85°C.
- ❖ Photocell Control & Motion Sensor (Optional)

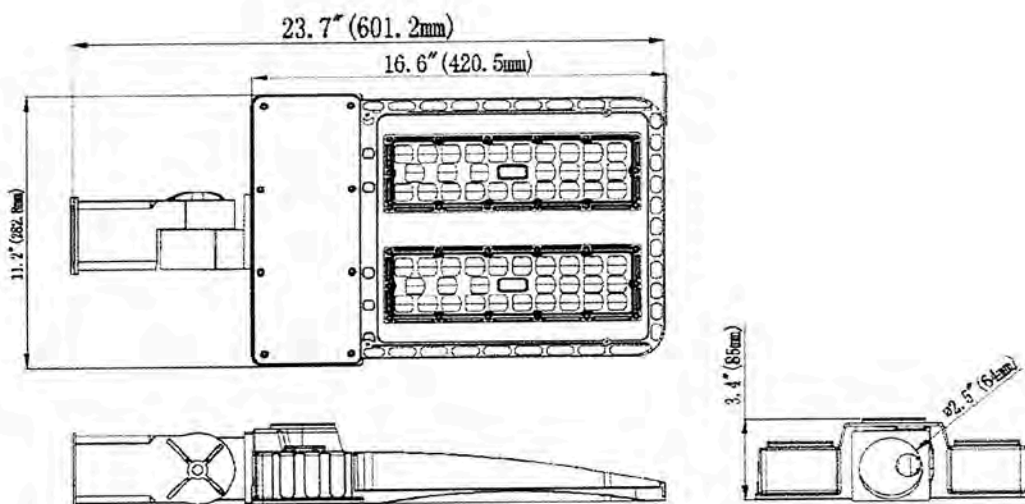
MODEL #	
PROJECT:	
NOTES:	
DATE:	
PREPARED BY:	

### Additional Information:

- Power: 200W
- Input: AC 120-277V
- CCT : 5000K
- Output: 27000 LM
- Light Source: LUMILEDS
- Driver: SOSEN POWER

### Structure Features:

- Shell Material: Magnesium Alloy
- Color: Black
- Weight: 16.6 lbs.



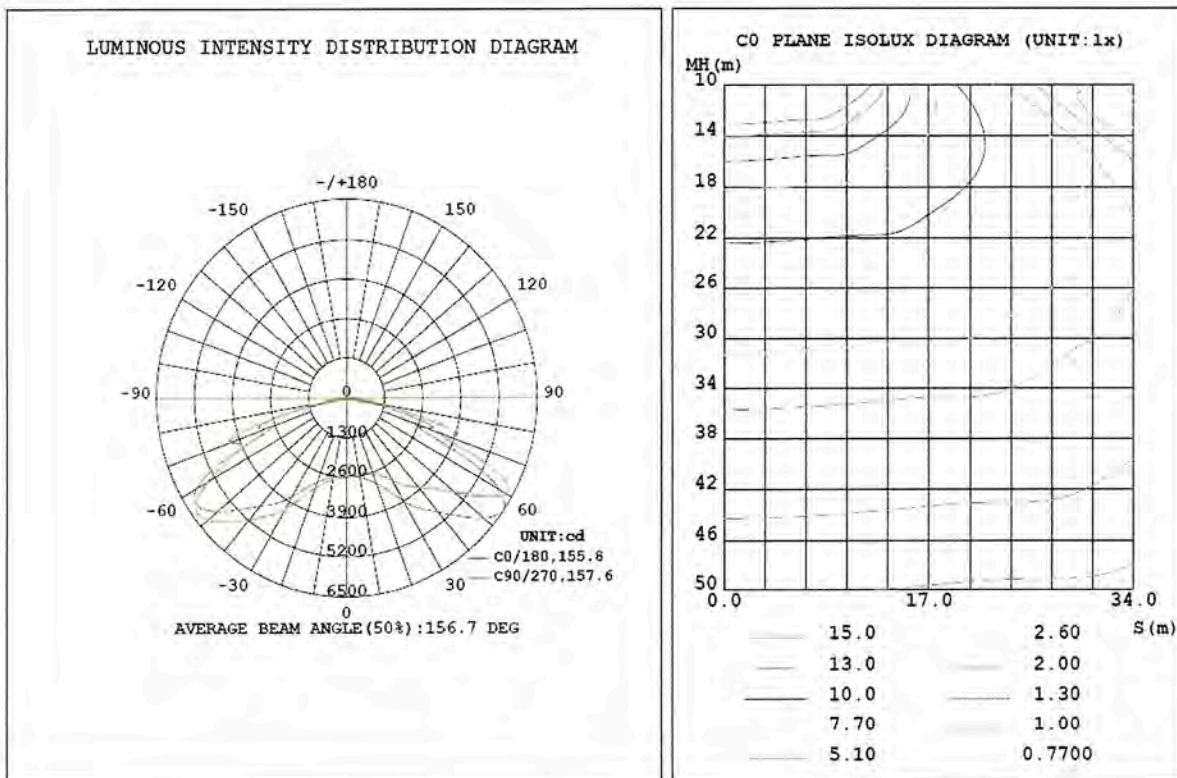
# 200W

## LED SHOEBOX LIGHT

### TECHNICAL PARAMETERS:

Type	1L-SB20W27-XXK-Z - T N - U - Y		
Power	200W	Lighting Angle	Type II, Type III, Type V
Input Voltage	AC120-277V AC200-480V	LED Brightness Decay	<5%/6000 hrs
PF	>0.95	Working Life	>50000 hrs
Driver Efficiency	>90%	Working Temperature	-30 - +45°C
Luminous Flux	27000 Lm	Storage Temperature	-40 - +80°C
Color Temperature	4000K/5000K/5700K	Protection Level	Wet Location/IP65
CRI	Ra>80	Cable	3 core, 18AWG (0.5m)

### IRRADIATION AREA: Photometry & Type V



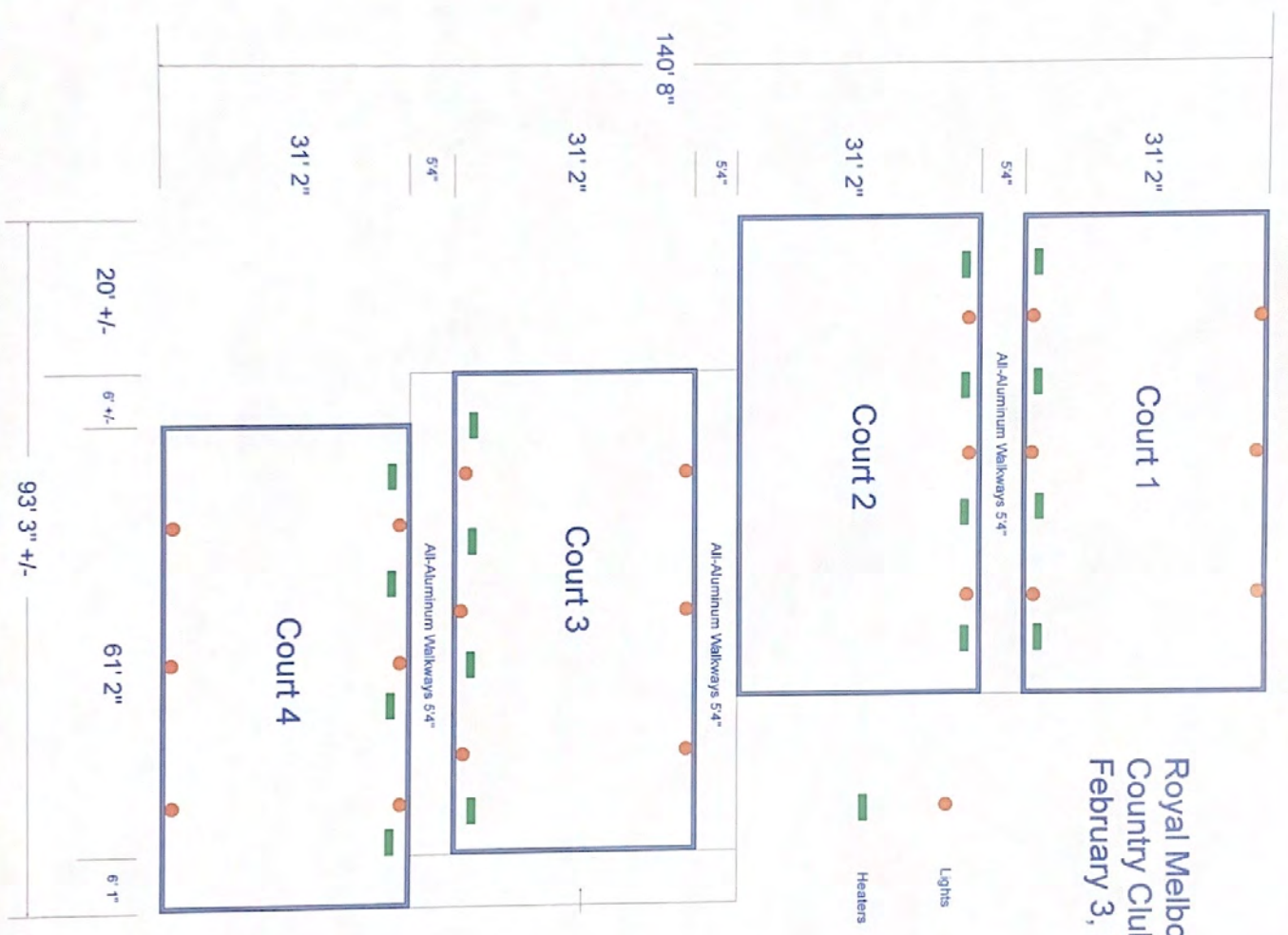
**200W****LED SHOEBOX LIGHT****ORDERING INFORMATION:****EXAMPLE: 1L-SB 20W 27-50K-D-T5-S-P**

<b>1L</b>	<b>SB</b>	<b>20W</b>	<b>27</b>	<b>40K</b>	<b>T5</b>	<b>S</b>	<b>P</b>
	<b>Product</b>	<b>Power</b>	<b>Voltage</b>	<b>ColorTemp</b>	<b>IES</b>	<b>Mount</b>	<b>Control</b>
	<b>SB</b> Shoebox Light	<b>06W</b> (60W) <b>10W</b> (100W) <b>15W</b> (150W) <b>20W</b> (200W) <b>30W</b> (300W)	<b>27</b> AC120-277V <b>48</b> AC200-480V	<b>40K</b> (4000K) <b>50K</b> (5000K) <b>57K</b> (5700K) <b>± 500K</b>	<b>T2</b> Type II <b>T3</b> Type III <b>T5</b> Type V	<b>S</b> Slip Fitter <b>T</b> Trunnion <b>A</b> Arm	<b>P</b> 120-277V Photocell <b>10V</b> Dimming 1-10V <b>P</b> 120-277V

- While "XX" may be any digits represented color temperature;  
 "Z" may be D (Dark Bronze) or W (White) represented color,  
 "N" can be 2, 3 or 5 represented type of lighting distribution;  
 "U" can be S, A or T mounting.  
 "Y" may be "P" or blank represented type of photoelectric Switches  
 "10V" be dimming 1-10V Control  
 "M" be Motion Sensor Control.

**PRODUCT CERTIFICATIONS:**

Royal Melbourne  
Country Club  
February 3, 2023



# STRUCTURAL CALCULATIONS

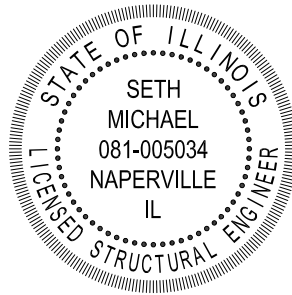
Prepared for:

**FGM Architects  
Oakbrook, Illinois 60523**

Project:

**Royal Melbourne Country Club  
4700 Royal Melbourne Dr., Long Grove, IL 60047**

**MEC Project Number: 22220**



*Seth Michael*

**March 1, 2023**

**License Expires 11/30/2024**



**McCluskey Engineering Corporation**

1887 High Grove Lane  
Naperville, Illinois 60540  
T: 630.717.5335 - F: 630.717.5397

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# McCluskey Engineering Corporation

1887 High Grove Lane – Naperville, Illinois 60540

T: 630.717.5335 - F: 630.717.5397

## Table of Contents

<b><u>Section</u></b>	<b><u>Sheet</u></b>
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Gravity Design - Roof Framing	10 – 17
Lateral Analysis and Design	18 – 35



# McCluskey Engineering Corporation

1887 High Grove Lane – Naperville, Illinois 60540

T: 630.717.5335 - F: 630.717.5397

## Section

---

## Design Code and Criteria

**Company**

Address  
 City, State  
 Phone

JOB TITLE Royal Melbourne Country Club

JOB NO. 22220 SHEET NO. \_\_\_\_\_  
 CALCULATED BY \_\_\_\_\_ DATE \_\_\_\_\_  
 CHECKED BY \_\_\_\_\_ DATE \_\_\_\_\_

www.struware.com

**Code Search**

**Code:** International Building Code 2015

**Occupancy:**

Occupancy Group = B Business

**Risk Category & Importance Factors:**

Risk Category = II  
 Wind factor = 1.00  
 Snow factor = 1.00  
 Seismic factor = 1.00

**Type of Construction:**

Fire Rating:  
 Roof = 0.0 hr  
 Floor = 0.0 hr

**Building Geometry:**

Roof angle ( $\theta$ ) 8.00 / 12 33.7 deg  
 Building length 71.1 ft  
 Least width 34.1 ft  
 Mean Roof Ht (h) 15.0 ft  
 Parapet ht above grd 0.0 ft  
 Minimum parapet ht 0.0 ft

**Live Loads:**

**Roof** 0 to 200 sf: 16 psf  
 200 to 600 sf: 19.2 - 0.016Area, but not less than 12 psf  
 over 600 sf: 12 psf

Roofs used for roof gardens 100 psf

**Floor:**

Typical Floor 50 psf  
 Partitions 15 psf  
 Corridors above first floor 80 psf  
 Lobbies & first floor corridors 100 psf  
 Stairs and exit ways 100 psf

**Company**

Address  
City, State  
Phone

JOB TITLE Royal Melbourne Country Club

JOB NO. 22220 SHEET NO. \_\_\_\_\_  
CALCULATED BY \_\_\_\_\_ DATE \_\_\_\_\_  
CHECKED BY \_\_\_\_\_ DATE \_\_\_\_\_

**Wind Loads :**

ASCE 7- 10

Ultimate Wind Speed 115 mph  
Nominal Wind Speed 89.1 mph  
Risk Category II  
Exposure Category B  
Enclosure Classif. Enclosed Building  
Internal pressure +/-0.18  
Directionality (Kd) 0.85  
Kh case 1 0.701  
Kh case 2 0.575  
Type of roof Hip  
Code doesn't provide data for hip roofs with angles  
≤7 deg or >27 deg. Gable values will be shown.

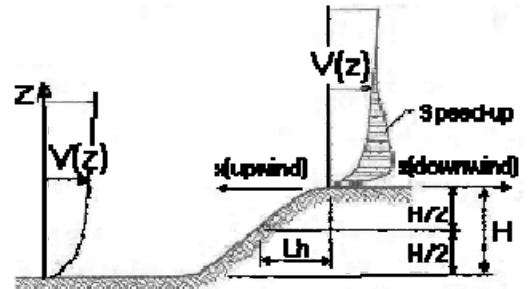
**Topographic Factor (Kzt)**

Topography Flat  
Hill Height (H) 80.0 ft  
Half Hill Length (Lh) 100.0 ft  
Actual H/Lh = 0.80  
Use H/Lh = 0.50  
Modified Lh = 160.0 ft  
From top of crest: x = 50.0 ft  
Bldg up/down wind? downwind

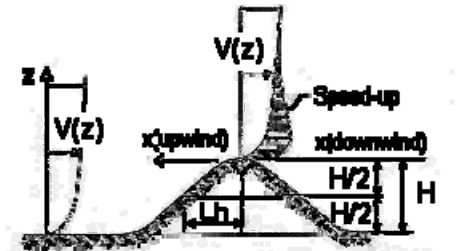
H/Lh = 0.50 K<sub>1</sub> = 0.000  
x/Lh = 0.31 K<sub>2</sub> = 0.792  
z/Lh = 0.09 K<sub>3</sub> = 1.000

At Mean Roof Ht:

$K_{zt} = (1+K_1K_2K_3)^2 = 1.00$



**ESCARPMENT**



**2D RIDGE or 3D AXISYMMETRICAL HILL**

**Gust Effect Factor**

h = 15.0 ft  
B = 34.1 ft  
/z (0.6h) = 30.0 ft

Flexible structure if natural frequency < 1 Hz (T > 1 second).  
If building h/B>4 then may be flexible and should be investigated.  
h/B = 0.44 Rigid structure (low rise bldg)

**G = 0.85** Using rigid structure formula

**Rigid Structure**

$\bar{e} = 0.33$   
 $\ell = 320$  ft  
 $z_{min} = 30$  ft  
c = 0.30  
 $g_Q, g_v = 3.4$   
 $L_z = 310.0$  ft  
Q = 0.91  
 $I_z = 0.30$   
G = **0.87** use G = 0.85

**Flexible or Dynamically Sensitive Structure**

Natural Frequency ( $\eta_1$ ) = 0.0 Hz  
Damping ratio ( $\beta$ ) = 0  
 $f_b = 0.45$   
 $f_\alpha = 0.25$   
 $V_z = 74.1$   
 $N_1 = 0.00$   
 $R_n = 0.000$   
 $R_h = 28.282$   $\eta = 0.000$  h = 15.0 ft  
 $R_B = 28.282$   $\eta = 0.000$   
 $R_L = 28.282$   $\eta = 0.000$   
 $g_R = 0.000$   
R = 0.000  
 $G_f = 0.000$

**Company**

Address  
City, State  
Phone

JOB TITLE Royal Melbourne Country Club

JOB NO. 22220 SHEET NO. \_\_\_\_\_  
CALCULATED BY \_\_\_\_\_ DATE \_\_\_\_\_  
CHECKED BY \_\_\_\_\_ DATE \_\_\_\_\_

**Enclosure Classification**

**Test for Enclosed Building:** A building that does not qualify as open or partially enclosed.

**Test for Open Building:** All walls are at least 80% open.  
 $A_o \geq 0.8A_g$

**Test for Partially Enclosed Building:** Predominately open on one side only

Input		Test	
Ao	500.0 sf	$A_o \geq 1.1A_{oi}$	NO
Ag	600.0 sf	$A_o > 4'$ or $0.01A_g$	YES
Aoi	1000.0 sf	$A_{oi} / A_{gi} \leq 0.20$	YES
Agi	10000.0 sf		

Building is NOT Partially Enclosed

Conditions to qualify as Partially Enclosed Building. Must satisfy all of the following:

- $A_o \geq 1.1A_{oi}$
- $A_o >$  smaller of 4' or 0.01  $A_g$
- $A_{oi} / A_{gi} \leq 0.20$

Where:

- $A_o$  = the total area of openings in a wall that receives positive external pressure.
- $A_g$  = the gross area of that wall in which  $A_o$  is identified.
- $A_{oi}$  = the sum of the areas of openings in the building envelope (walls and roof) not including  $A_o$ .
- $A_{gi}$  = the sum of the gross surface areas of the building envelope (walls and roof) not including  $A_g$ .

**Reduction Factor for large volume partially enclosed buildings (Ri) :**

If the partially enclosed building contains a single room that is unpartitioned , the internal pressure coefficient may be multiplied by the reduction factor Ri.

Total area of all wall & roof openings ( $A_{og}$ ):	0 sf
Unpartitioned internal volume ( $V_i$ ) :	0 cf
Ri =	1.00

**Altitude adjustment to constant 0.00256 (caution - see code) :**

Grd level above sea level =	0.0 ft	Average Air Density =	0.0765 lbm/ft <sup>3</sup>
Constant =	0.00256	Adj Constant =	0.00256

**Company**

Address  
City, State  
Phone

JOB TITLE Royal Melbourne Country Club

JOB NO. 22220 SHEET NO. \_\_\_\_\_  
CALCULATED BY \_\_\_\_\_ DATE \_\_\_\_\_  
CHECKED BY \_\_\_\_\_ DATE \_\_\_\_\_

**Wind Loads - MWFRS  $h \leq 60'$**  (Low-rise Buildings) except for open buildings

$K_z = K_h$  (case 1) = 0.70  
Base pressure (qh) = **20.2 psf**  
GCpi = +/-0.18

Edge Strip (a) = 3.4 ft  
End Zone (2a) = 6.8 ft  
Zone 2 length = 17.0 ft

**Wind Pressure Coefficients**

Surface	CASE A $\theta = 33.7$ deg			CASE B		
	GCpf	w/GCpi	w/+GCpi	GCpf	w/GCpi	w/+GCpi
1	0.56	0.74	0.38	-0.45	-0.27	-0.63
2	0.21	0.39	0.03	-0.69	-0.51	-0.87
3	-0.43	-0.25	-0.61	-0.37	-0.19	-0.55
4	-0.37	-0.19	-0.55	-0.45	-0.27	-0.63
5				0.40	0.58	0.22
6				-0.29	-0.11	-0.47
1E	0.69	0.87	0.51	-0.48	-0.30	-0.66
2E	0.27	0.45	0.09	-1.07	-0.89	-1.25
3E	-0.53	-0.35	-0.71	-0.53	-0.35	-0.71
4E	-0.48	-0.30	-0.66	-0.48	-0.30	-0.66
5E				0.61	0.79	0.43
6E				-0.43	-0.25	-0.61

**Ultimate Wind Surface Pressures (psf)**

1	14.9	7.7	-5.4	-12.7
2	7.9	0.6	-10.3	-17.5
3	-5.0	-12.3	-3.8	-11.1
4	-3.8	-11.1	-5.4	-12.7
5			11.7	4.4
6			-2.2	-9.5
1E	17.5	10.3	-6.0	-13.3
2E	9.1	1.8	-17.9	-25.2
3E	-7.1	-14.3	-7.1	-14.3
4E	-6.0	-13.3	-6.0	-13.3
5E			15.9	8.7
6E			-5.0	-12.3

**Parapet**

Windward parapet = 0.0 psf (GCpn = +1.5)  
Leeward parapet = 0.0 psf (GCpn = -1.0)

Windward roof overhangs = 14.1 psf (upward) add to windward roof pressure

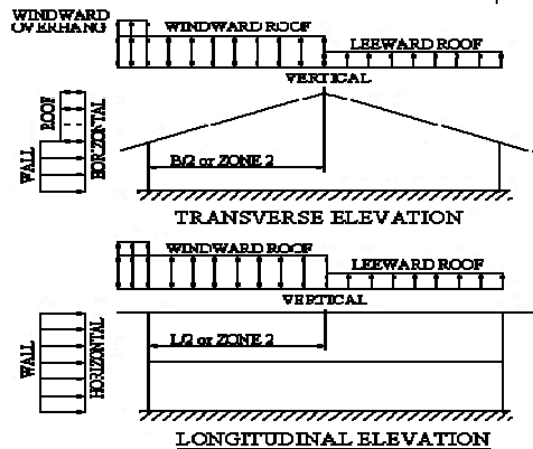
**Horizontal MWFRS Simple Diaphragm Pressures (psf)**

**Transverse direction (normal to L)**

Interior Zone: Wall 18.8 psf  
Roof 12.9 psf  
End Zone: Wall 23.6 psf  
Roof 16.1 psf

**Longitudinal direction (parallel to L)**

Interior Zone: Wall 13.9 psf  
End Zone: Wall 21.0 psf



**Company**Address  
City, State  
PhoneJOB TITLE Royal Melbourne Country ClubJOB NO. 22220

SHEET NO. \_\_\_\_\_

CALCULATED BY \_\_\_\_\_

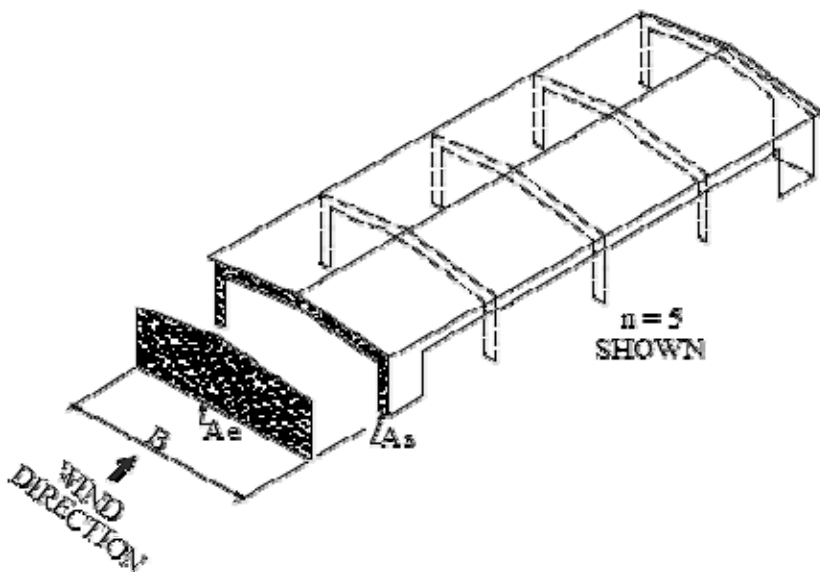
DATE \_\_\_\_\_

CHECKED BY \_\_\_\_\_

DATE \_\_\_\_\_

**Wind Loads - h≤60' Longitudinal Direction MWFRS On Open or Partially****Enclosed Buildings with Transverse Frames and Pitched Roofs**

Base pressure (qh) = **20.2 psf**  
 GCpi = +/-0.18 Enclosed bldg, procdure doesn't apply  
 Roof Angle (θ) = 33.7 deg

**ASCE 7-16 procedure**

B =	34.1 ft
# of frames (n) =	5
Solid area of end wall including fascia (As) =	1,500.0 sf
Roof ridge height =	20.7 ft
Roof eave height =	9.3 ft
Total end wall area if soild (Ae) =	511.2 sf

Longidinal Directional Force (F) = pAe  
 $p = qh [(GCpf)_{windward} - (GCpf)_{leeward}] K_B K_S$   
 Solidarity ratio (Φ) = 2.934  
 n = 5  
 KB = 1.4592  
 KS = 9.424  
 Zones 5 & 6 area = 470 sf  
 5E & 6E area = 41 sf  
 (GCpf) windward - (GCpf) leeward] = 0.718  
 p = 199.2 psf

Total force to be resisted by MWFRS (F) = **101.8 kips** applied at the centroid  
of the end wall area Ae

Note: The longitudinal force acts in combination with roof loads calculated elsewhere for an open or partially enclosed building.

**Company**

Address  
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JOB TITLE Royal Melbourne Country Club

JOB NO. 22220

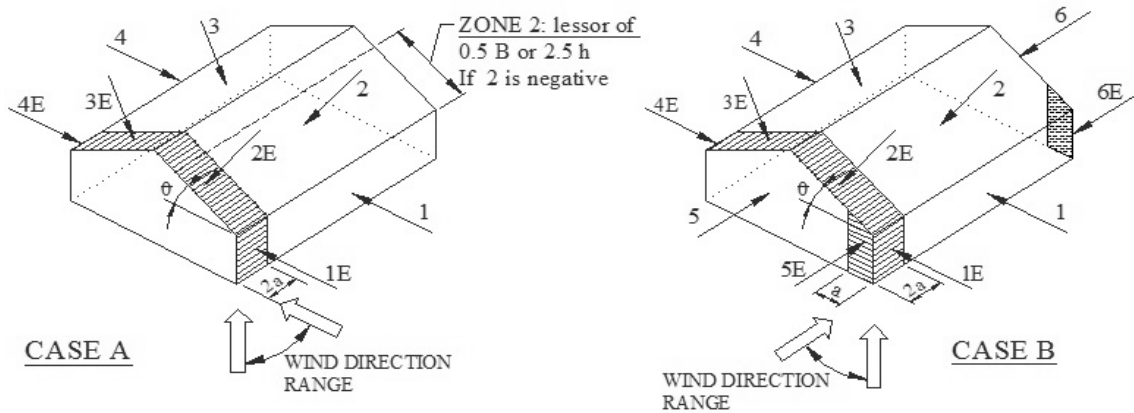
SHEET NO. \_\_\_\_\_

CALCULATED BY \_\_\_\_\_

DATE \_\_\_\_\_

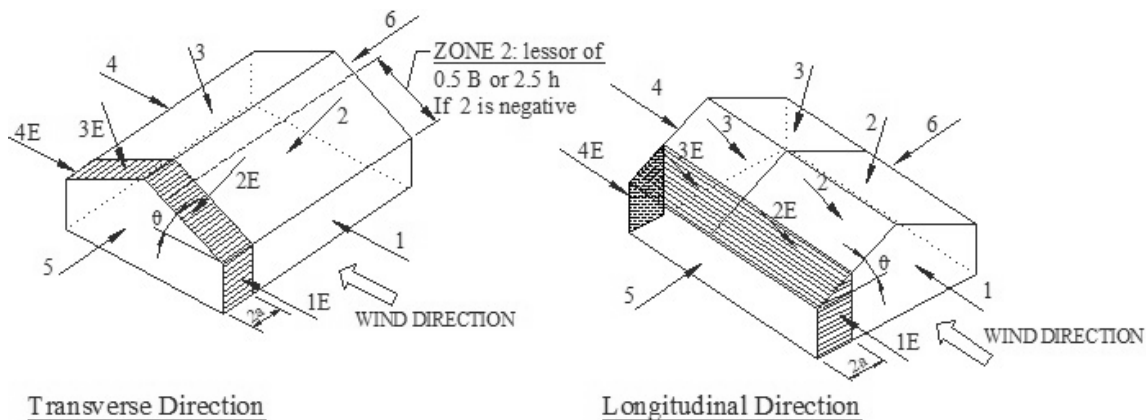
CHECKED BY \_\_\_\_\_

DATE \_\_\_\_\_



NOTE: Torsional loads are 25% of zones 1 - 6. See code for loading diagram.  
 Exception: One story buildings  $h < 30'$  and 1 to 2 story buildings framed with light-frame construction or with flexible diaphragms need not be designed for the torsional load case.

**ASCE 7-98 & ASCE 7-10 (& later) - MWFRS wind pressure zones**



NOTE: Torsional loads are 25% of zones 1 - 4. See code for loading diagram.  
 Exception: One story buildings  $h < 30'$  and 1 to 2 story buildings framed with light-frame construction or with flexible diaphragms need not be designed for the torsional load case.

**ASCE 7-02 and ASCE 7-05 - MWFRS wind pressure zones**





# McCluskey Engineering Corporation

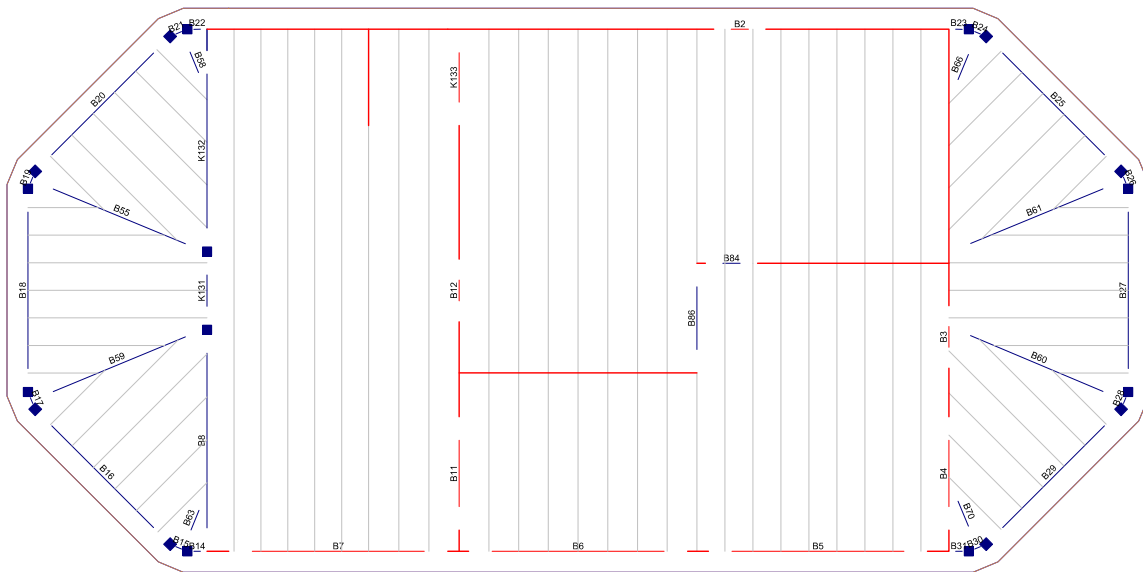
1887 High Grove Lane – Naperville, Illinois 60540

T: 630.717.5335 - F: 630.717.5397

## Section

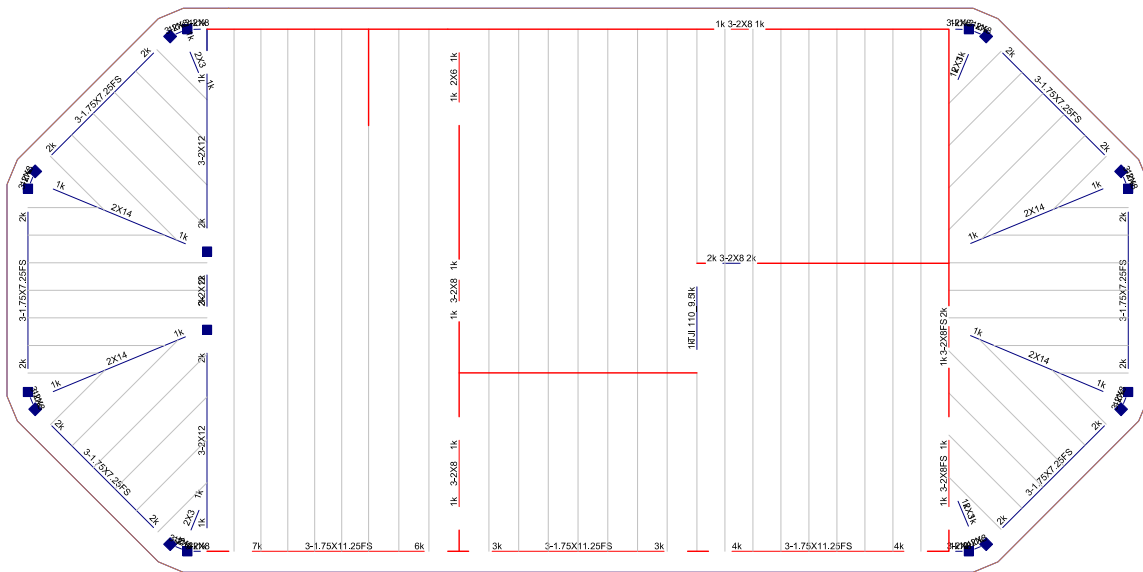
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### Gravity Design - Roof Framing



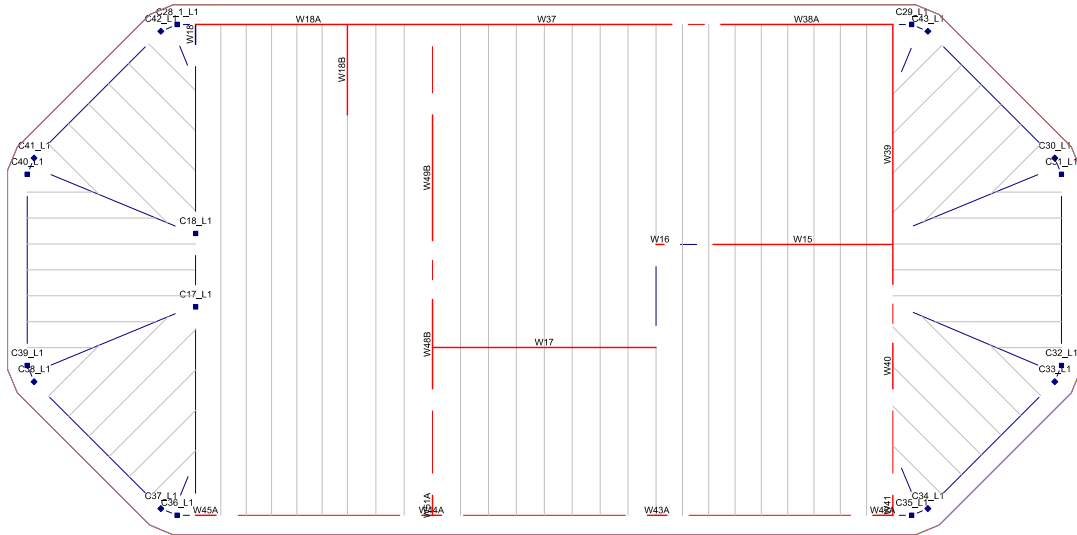
Loads: DL PreComp - PreComposite Dead Load  
 Results for LC 1, Service Dead

MEC	roof	SK - 1
		Mar 1, 2023 at 1:38 PM
22220		22220-Gravity-V3.rfl



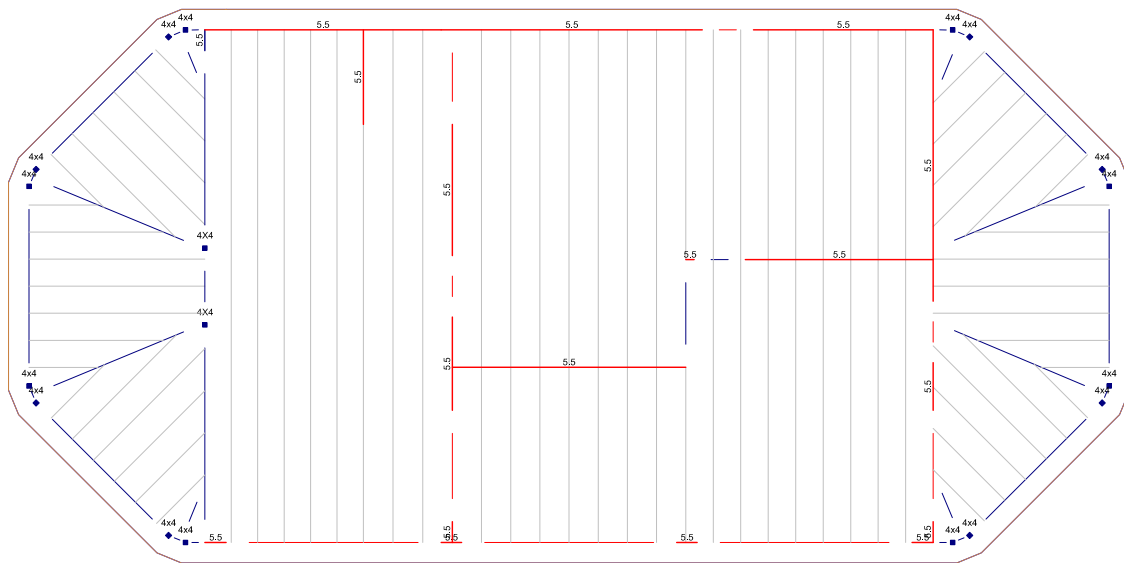
Member Camber and Reactions  
 Loads: Envelope Results

MEC	roof	SK - 3
		Mar 1, 2023 at 1:49 PM
22220		22220-Gravity-V3.rfl



Loads: DL PreComp - PreComposite Dead Load  
Results for LC 1, Service Dead

MEC	roof	SK - 4
		Mar 1, 2023 at 1:50 PM
22220		22220-Gravity-V3.rfl



Loads: DL PreComp - PreComposite Dead Load  
Results for LC 1, Service Dead

MEC	roof	SK - 5
		Mar 1, 2023 at 1:51 PM
22220		22220-Gravity-V3.rfl



Company : MEC  
 Designer :  
 Job Number : 22220  
 Model Name :

Mar 1, 2023  
 1:55 PM  
 Checked By: \_\_\_\_\_

**Beam Bending Results for Wood : roof**

	Label	Size	le-bend T...	le-bend ...	Rb	CL	CP	F'b[ksi]	fb[ksi]	Bendin...	Loc[ft]	LC	Equat...
1	B2	3-2X8	1.79	3.333	2.773	0.999	0.569	1.049	0.175	0.167	1.979	4	3.9-3
2	B3	3-2X8FS	0.549	4	1.21	1	0.575	1.05	0.232	0.221	1.333	4	3.9-3
3	B4	3-2X8FS	2	7.25	2.309	1	0.499	1.05	0.178	0.17	3.852	4	3.9-3
4	B5	3-1.75X11.25FS	1.79	14	2.961	0.999	0.184	2.597	1.34	0.516	7.583	4	3.9-3
5	B6	3-1.75X11.25FS	1.9	14	3.05	0.999	0.184	2.597	0.905	0.348	7	4	3.9-3
6	B7	3-1.75X11.25FS	1.931	14	3.075	0.999	0.184	2.597	2.249	0.866	6.854	4	3.9-3
7	B8	3-2X12	2	14.167	3.651	0.999	0.145	0.874	0.504	0.577	7.231	4	3.9-3
8	B11	3-2X8	2	7.25	2.931	0.999	0.4	1.049	0.188	0.179	3.625	4	3.9-3
9	B12	3-2X8	2	4	2.931	0.999	0.552	1.049	0.057	0.054	2	4	3.9-3
10	B14	3-2X8	1.258	1.258	2.325	1	0.596	1.05	0.005	0.005	0.616	4	3.9-3
11	B15	3-2X8	0.299	1.194	1.133	1	0.596	1.05	0.01	0.01	0.299	4	3.9-3
12	B16	3-1.75X7.25FS	1.94	12.2	2.474	0.999	0.238	2.598	1.25	0.481	6.862	4	3.9-3
13	B17	3-2X8	0.597	1.194	1.602	1	0.596	1.05	0.057	0.055	0.597	4	3.9-3
14	B18	3-1.75X7.25FS	1.763	13	2.359	0.999	0.212	2.598	1.679	0.646	6.5	4	3.9-3
15	B19	3-2X8	0.597	1.194	1.602	1	0.596	1.05	0.057	0.055	0.597	4	3.9-3
16	B20	3-1.75X7.25FS	1.927	12.2	2.466	0.999	0.238	2.598	1.248	0.48	5.337	4	3.9-3
17	B21	3-2X8	0.797	1.195	1.85	1	0.596	1.05	0.012	0.012	0.797	4	3.9-3
18	B22	3-2X8	1.257	1.257	2.324	1	0.596	1.05	0.005	0.005	0.642	4	3.9-3
19	B23	3-2X8	1.276	1.276	2.341	1	0.596	1.05	0.005	0.005	0.638	4	3.9-3
20	B24	3-2X8	0.597	1.195	1.602	1	0.596	1.05	0.015	0.015	0.597	4	3.9-3
21	B25	3-1.75X7.25FS	1.901	12.2	2.449	0.999	0.238	2.598	1.245	0.479	6.99	4	3.9-3
22	B26	3-2X8	0.597	1.194	1.602	1	0.596	1.05	0.058	0.055	0.597	4	3.9-3
23	B27	3-1.75X7.25FS	1.763	13	2.359	0.999	0.212	2.598	1.66	0.639	6.5	4	3.9-3
24	B28	3-2X8	0.597	1.194	1.602	1	0.596	1.05	0.057	0.055	0.597	4	3.9-3
25	B29	3-1.75X7.25FS	1.9	12.199	2.449	0.999	0.238	2.598	1.25	0.481	5.21	4	3.9-3
26	B30	3-2X8	0.598	1.195	1.603	1	0.596	1.05	0.015	0.015	0.598	4	3.9-3
27	B31	3-2X8	1.276	1.276	2.342	1	0.596	1.05	0.005	0.005	0.638	4	3.9-3
28	B55	2X14	0.427	12.14	5.494	0.998	0.043	0.786	0.61	0.776	6.323	4	3.9-3
29	B59	2X14	2	12.14	11.888	0.989	0.043	0.779	0.611	0.784	6.323	4	3.9-3
30	B63	2X3	2	4.065	5.164	0.997	0.279	1.309	0.725	0.554	1.779	4	3.9-3
31	B58	2X3	2	4.252	5.164	0.997	0.257	1.309	0.805	0.615	1.86	4	3.9-3
32	B60	2X14	2	12.194	11.888	0.989	0.042	0.779	0.614	0.788	6.478	4	3.9-3
33	B61	2X14	2	12.152	11.888	0.989	0.043	0.779	0.612	0.785	6.329	4	3.9-3
34	B66	2X3	2	4.735	5.164	0.997	0.21	1.309	1.017	0.777	2.071	4	3.9-3
35	B70	2X3	2	4.729	5.164	0.997	0.211	1.309	1.016	0.776	2.069	4	3.9-3
36	K66	3-2X6	2	11.444	2.553	0.999	0.195	1.307	0.736	0.563	5.722	4	3.9-3
37	B84	3-2X8	1.79	3.333	2.773	0.999	0.569	1.049	0.379	0.361	1.25	4	3.9-3
38	K130	3-1.75X7.25FS	2	14.958	2.513	0.999	0.163	2.702	0.653	0.242	7.479	4	3.9-3
39	K131	3-2X12	1.763	5	3.429	0.999	0.523	0.874	0.147	0.168	2.5	4	3.9-3
40	K132	3-2X12	2	12.854	3.651	0.999	0.173	0.874	0.433	0.496	6.427	4	3.9-3
41	K133	2X6	2	6.156	7.659	0.994	0.124	1.293	0.66	0.511	3.078	4	3.9-3



Company : MEC  
 Designer :  
 Job Number : 22220  
 Model Name :

Mar 1, 2023  
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 Checked By: \_\_\_\_\_

**Wood Column Code Checks**

	Stack	Lift	Shape	Code C...	Elev[ft]	LC	Shear ...	Elev[ft]	Dir	LC	Fc' [ksi]	Ft' [ksi]	Fb1' [ksi]	Fb2' [ksi]	Fv' [ksi]	Eqn
1	C28	1	4x4	0.044	9.375	4	0	12.5	z	14	0.368	0.675	1.313	1.313	0.135	3.6.3
2	C29	1	4x4	0.042	9.375	4	0	12.5	z	14	0.368	0.675	1.313	1.313	0.135	3.6.3
3	C30	1	4x4	0.388	9.375	4	0	12.5	z	14	0.368	0.675	1.313	1.313	0.135	3.6.3
4	C31	1	4x4	0.446	9.375	4	0	12.5	z	14	0.368	0.675	1.313	1.313	0.135	3.6.3
5	C32	1	4x4	0.444	9.375	4	0	12.5	z	14	0.368	0.675	1.313	1.313	0.135	3.6.3
6	C33	1	4x4	0.39	9.375	4	0	12.5	z	14	0.368	0.675	1.313	1.313	0.135	3.6.3
7	C34	1	4x4	0.323	9.375	4	0	12.5	z	14	0.368	0.675	1.313	1.313	0.135	3.6.3
8	C35	1	4x4	0.042	9.375	4	0	12.5	z	14	0.368	0.675	1.313	1.313	0.135	3.6.3
9	C36	1	4x4	0.044	9.375	4	0	12.5	z	14	0.368	0.675	1.313	1.313	0.135	3.6.3
10	C37	1	4x4	0.319	9.375	4	0	12.5	z	14	0.368	0.675	1.313	1.313	0.135	3.6.3
11	C38	1	4x4	0.388	9.375	4	0	12.5	z	14	0.368	0.675	1.313	1.313	0.135	3.6.3
12	C39	1	4x4	0.448	9.375	4	0	12.5	z	14	0.368	0.675	1.313	1.313	0.135	3.6.3
13	C40	1	4x4	0.448	9.375	4	0	12.5	z	14	0.368	0.675	1.313	1.313	0.135	3.6.3
14	C41	1	4x4	0.388	9.375	4	0	12.5	z	14	0.368	0.675	1.313	1.313	0.135	3.6.3
15	C42	1	4x4	0.319	9.375	4	0	12.5	z	14	0.368	0.675	1.313	1.313	0.135	3.6.3
16	C43	1	4x4	0.322	9.375	4	0	12.5	z	14	0.368	0.675	1.313	1.313	0.135	3.6.3
17	C17	1	4X4	0.534	9.5	4	0	9.5	z	14	0.449	1.013	1.5	1.5	0.18	3.6.3
18	C18	1	4X4	0.523	9.5	4	0	9.5	z	14	0.449	1.013	1.5	1.5	0.18	3.6.3



Company : MEC  
 Designer :  
 Job Number : 22220  
 Model Name :

Mar 1, 2023  
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 Checked By: \_\_\_\_\_

**Wall Results, Wood Wall Panel**

	Wall Panel	Region	Stud Size	Stud Spacing[in]	Axial Check	Gov LC
1	W37	R1	2X6	16	0.111	4
2	W38A	R1	2X6	16	0.087	4
3	W39	R1	2X6	16	0.062	4
4	W40	R1	2X6	16	0.102	4
5	W41	R1	2X6	16	0.047	4
6	W42A	R1	2X6	16	0.302	4
7	W43A	R1	2X6	16	0.489	4
8	W44A	R1	2X6	16	0.623	4
9	W45A	R1	2X6	16	0.577	4
10	W48B	R1	2X6	16	0.033	4
11	W49B	R1	2X6	16	0.033	4
12	W51A	R1	2X6	16	0.042	4
13	W15	R1	2X6	16	0.162	4
14	W16	R1	2X6	16	0.306	4
15	W17	R1	2X6	16	0.147	4
16	W18	R1	2X6	16	0.064	4
17	W18A	R2	2X6	16	0.109	4
18		R3	2X6	16	0.001	1
19	W18B	R1	2X6	16	0.039	4





# McCluskey Engineering Corporation

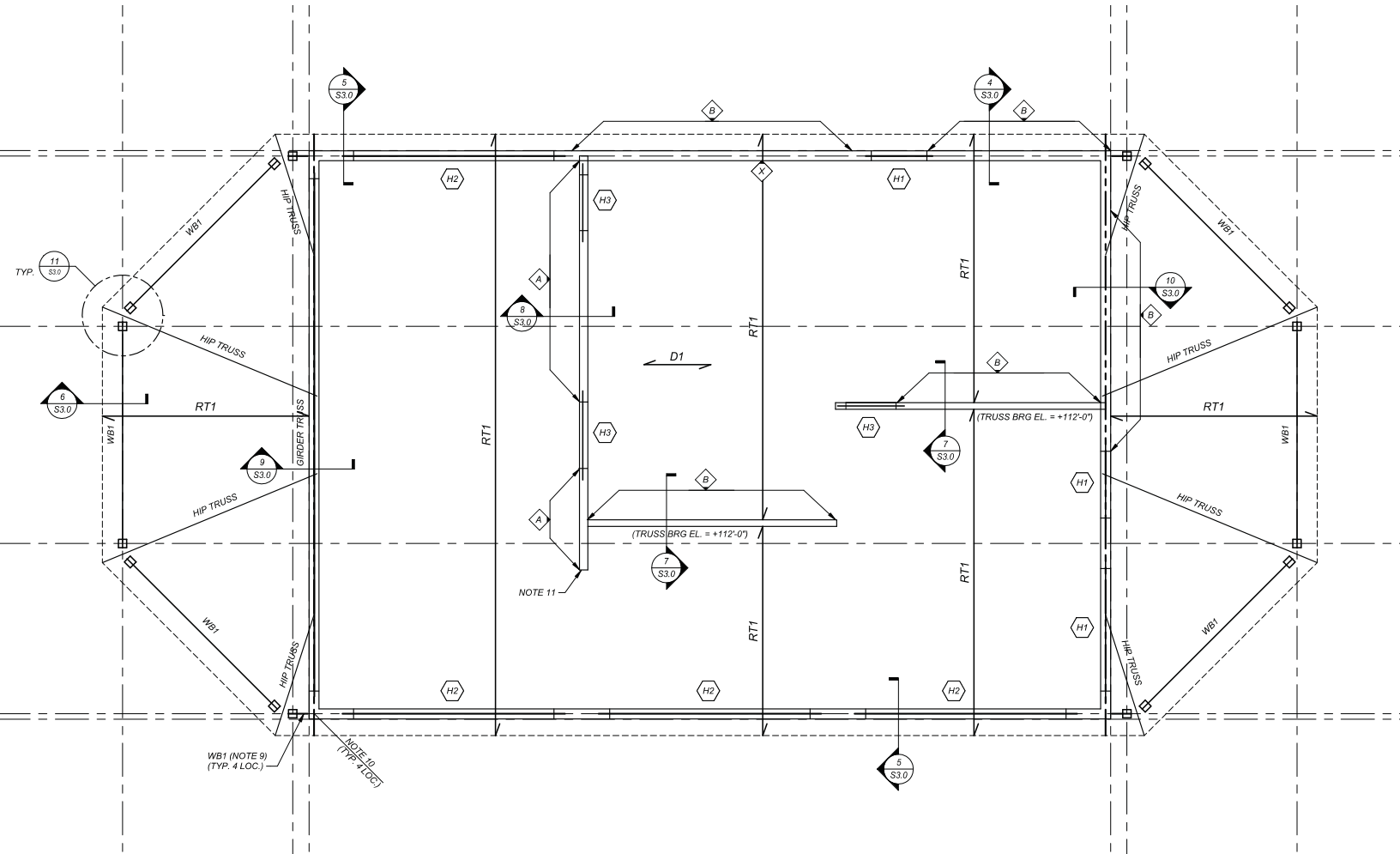
1887 High Grove Lane – Naperville, Illinois 60540

T: 630.717.5335 - F: 630.717.5397

## Section

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## Lateral Analysis and Design



**Company**

Address  
City, State  
Phone

JOB TITLE Royal Melbourne Country Club

JOB NO. 22220 SHEET NO. \_\_\_\_\_  
CALCULATED BY \_\_\_\_\_ DATE \_\_\_\_\_  
CHECKED BY \_\_\_\_\_ DATE \_\_\_\_\_

**Wind Loads - MWFRS  $h \leq 60'$**  (Low-rise Buildings) except for open buildings

$K_z = K_h$  (case 1) = 0.70  
Base pressure (q<sub>h</sub>) = 20.2 psf  
GC<sub>pi</sub> = +/-0.18

Edge Strip (a) = 3.4 ft  
End Zone (2a) = 6.8 ft  
Zone 2 length = 17.0 ft

**Wind Pressure Coefficients**

Surface	CASE A $\theta = 33.7$ deg			CASE B		
	GC <sub>pf</sub>	w/-GC <sub>pi</sub>	w/+GC <sub>pi</sub>	GC <sub>pf</sub>	w/-GC <sub>pi</sub>	w/+GC <sub>pi</sub>
1	0.56	0.74	0.38	-0.45	-0.27	-0.63
2	0.21	0.39	0.03	-0.69	-0.51	-0.87
3	-0.43	-0.25	-0.61	-0.37	-0.19	-0.55
4	-0.37	-0.19	-0.55	-0.45	-0.27	-0.63
5				0.40	0.58	0.22
6				-0.29	-0.11	-0.47
1E	0.69	0.87	0.51	-0.48	-0.30	-0.66
2E	0.27	0.45	0.09	-1.07	-0.89	-1.25
3E	-0.53	-0.35	-0.71	-0.53	-0.35	-0.71
4E	-0.48	-0.30	-0.66	-0.48	-0.30	-0.66
5E				0.61	0.79	0.43
6E				-0.43	-0.25	-0.61

**Ultimate Wind Surface Pressures (psf)**

1	14.9	7.7	-5.4	-12.7
2	7.9	0.6	-10.3	-17.5
3	-5.0	-12.3	-3.8	-11.1
4	-3.8	-11.1	-5.4	-12.7
5			11.7	4.4
6			-2.2	-9.5
1E	17.5	10.3	-6.0	-13.3
2E	9.1	1.8	-17.9	-25.2
3E	-7.1	-14.3	-7.1	-14.3
4E	-6.0	-13.3	-6.0	-13.3
5E			15.9	8.7
6E			-5.0	-12.3

**Parapet**

Windward parapet = 0.0 psf (GC<sub>pn</sub> = +1.5)  
Leeward parapet = 0.0 psf (GC<sub>pn</sub> = -1.0)

Windward roof overhangs = 14.1 psf (upward) add to windward roof pressure

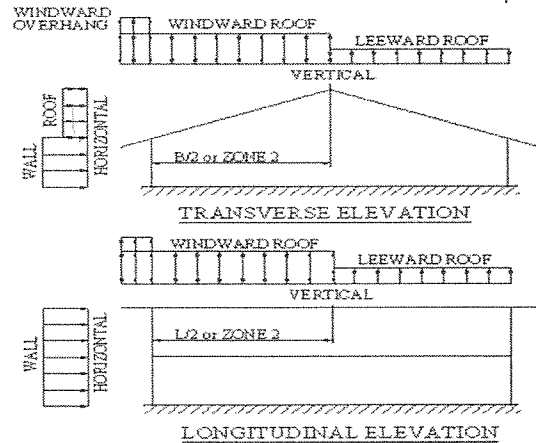
**Horizontal MWFRS Simple Diaphragm Pressures (psf)**

**Transverse direction (normal to L)**

Interior Zone: Wall 18.8 psf  
Roof 12.9 psf  
End Zone: Wall 23.6 psf  
Roof 16.1 psf

**Longitudinal direction (parallel to L)**

Interior Zone: Wall 13.9 psf  
End Zone: Wall 21.0 psf



**Company**

Address

City, State

Phone

JOB TITLE Royal Melbourne Country Club

JOB NO. 22220

SHEET NO. \_\_\_\_\_

CALCULATED BY \_\_\_\_\_

DATE \_\_\_\_\_

CHECKED BY \_\_\_\_\_

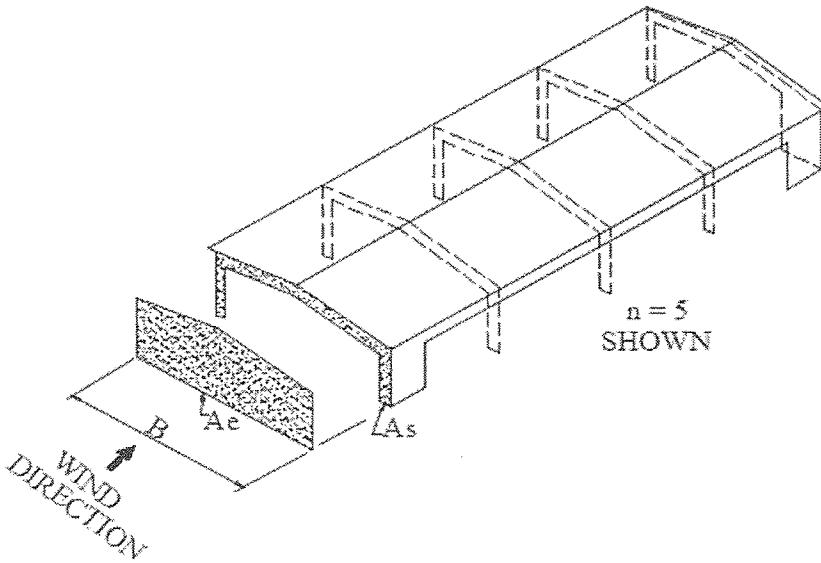
DATE \_\_\_\_\_

**Wind Loads - h≤60' Longitudinal Direction MWFRS On Open or Partially**

**Enclosed Buildings with Transverse Frames and Pitched Roofs**

Base pressure (qh) = 20.2 psf  
 GCpi = +/-0.18 Enclosed bldg, procdure doesn't apply  
 Roof Angle (θ) = 33.7 deg

**ASCE 7-16 procedure**



B= 34.1 ft  
 # of frames (n) = 5  
 Solid are of end wall including fascia (As) = 1,500.0 sf  
 Roof ridge height = 20.7 ft  
 Roof eave height = 9.3 ft  
 Total end wall area if soild (Ae) = 511.2 sf

Longidinal Directional Force (F) =  $\rho Ae$   
 $\rho = qh [(GCpf)_{windward} - (GCpf)_{leeward}] K_B K_S$   
 Solidarity ratio ( $\Phi$ ) = 2.934  
 n = 5  
 KB = 1.4592  
 KS = 9.424  
 Zones 5 & 6 area = 470 sf  
 5E & 6E area = 41 sf  
 (GCpf) windward - (GCpf) leeward] = 0.718  
 $\rho = 199.2$  psf

Total force to be resisted by MWFRS (F) = **101.8 kips** applied at the centroid of the end wall area Ae

Note: The longitudinal force acts in combination with roof loads calculated elsewhere for an open or partially enclosed building.

Company

Address

City, State

Phone

JOB TITLE Royal Melbourne Country Club

JOB NO. 22220

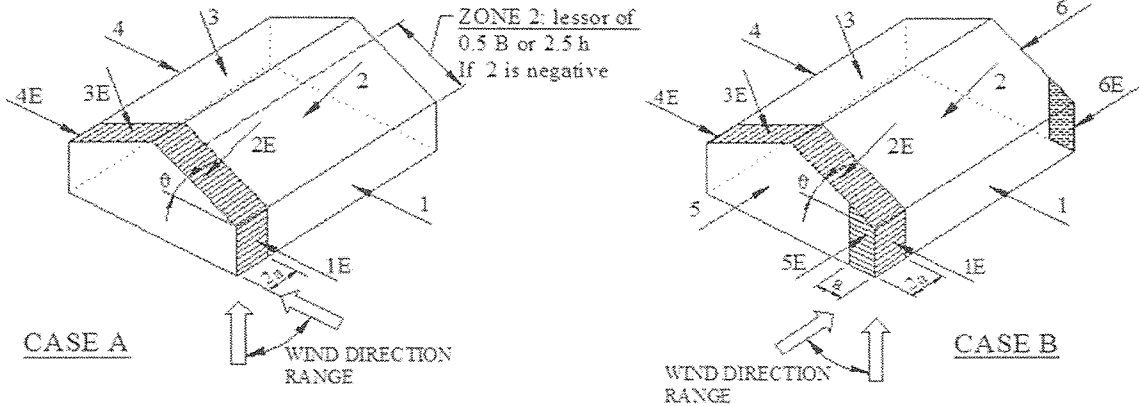
SHEET NO.

CALCULATED BY

DATE

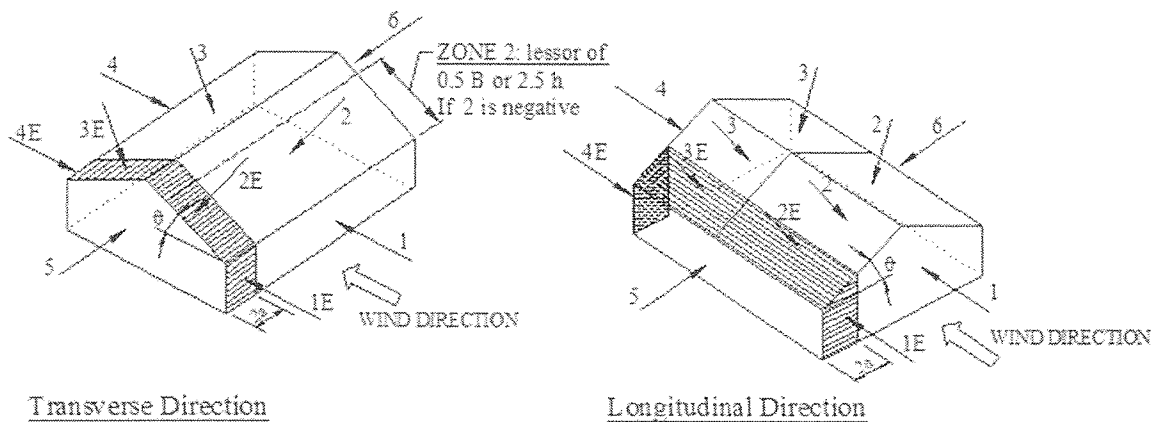
CHECKED BY

DATE



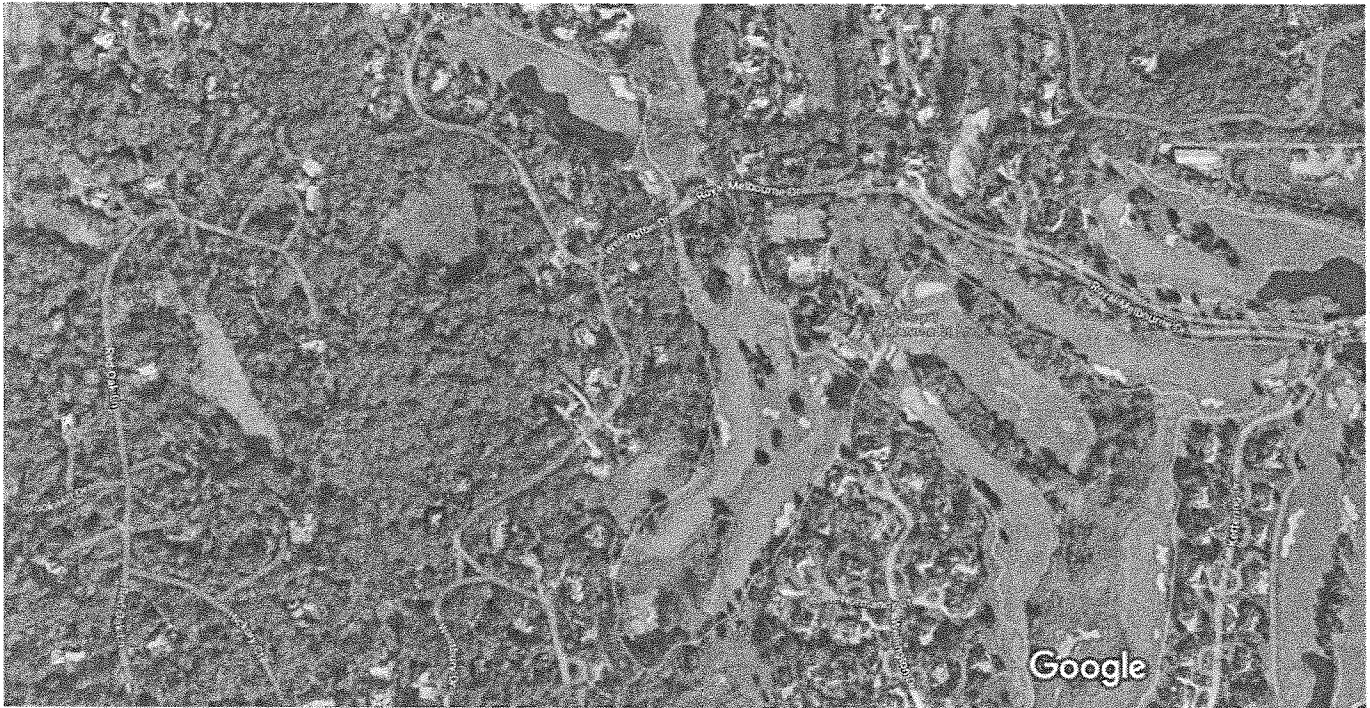
NOTE: Torsional loads are 25% of zones 1 - 6. See code for loading diagram.  
Exception: One story buildings  $h < 30'$  and 1 to 2 story buildings framed with light-frame construction or with flexible diaphragms need not be designed for the torsional load case.

### ASCE 7-98 & ASCE 7-10 (& later) - MWFRS wind pressure zones



NOTE: Torsional loads are 25% of zones 1 - 4. See code for loading diagram.  
Exception: One story buildings  $h < 30'$  and 1 to 2 story buildings framed with light-frame construction or with flexible diaphragms need not be designed for the torsional load case.

### ASCE 7-02 and ASCE 7-05 - MWFRS wind pressure zones



Imagery ©2023 Google, Map data ©2023 200 ft



## 4700 Royal Melbourne Dr

Building



Directions



Save



Nearby



Send to  
phone



Share



4700 Royal Melbourne Dr, Long Grove, IL 60047

At this place

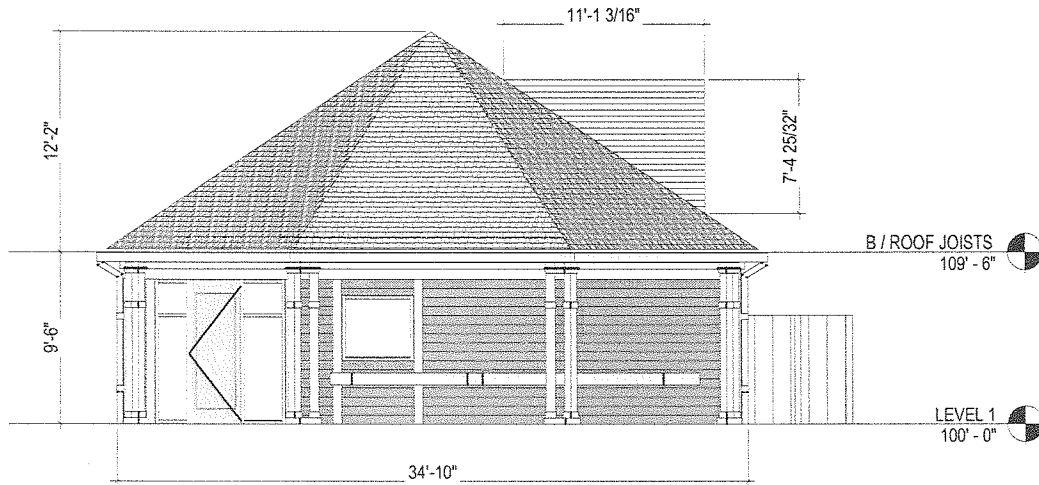
Royal Melbourne Country Club

4.7 (120)

Country club

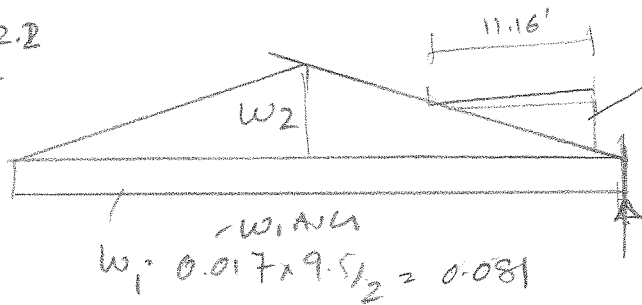
Closed · Opens 11 AM Tue





$$W_2 = 0.013 \times 12.2$$

$$= 0.16 \text{ k/ft}$$



$$W_1 = 0.0236 \times 7.422 = 0.175 \text{ k/ft}$$

$$W_1 = 0.017 \times 9.5/2 = 0.081$$

$$R = 7.6 \text{ kips}$$

$$W_1 \text{ A/C}$$

$$0.021 \times 6.8 \times 2 +$$

$$0.013 \times (34 - 6.8 \times 2)$$

$$= \frac{\quad}{3A}$$

$$= 0.017 \text{ k/ft}$$

$$\frac{7.6 \text{ k}}{(12' \times 15')} = 0.281 \text{ k/ft}$$



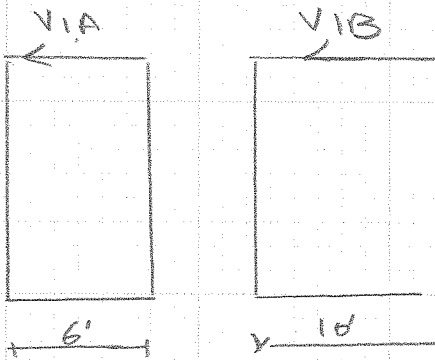


McCLUSKEY ENGINEERING CORPORATION  
 1887 High Grove Lane  
 Naperville, Illinois 60540  
 T: 630.717.5335 F: 630.717.5397

JOB 22220  
 SHEET NO. \_\_\_\_\_ OF \_\_\_\_\_  
 CALCULATED BY UKO DATE \_\_\_\_\_  
 CHECKED BY \_\_\_\_\_ DATE \_\_\_\_\_  
 SCALE \_\_\_\_\_

SHEAR WALL

$V_1 (N-S) = 11k$



$V1A = 11k \times \frac{6}{16} = 4.2k$

$V1B = 11k \times \frac{10}{16} = 6.9k$

CHORD (3) 2x4 OR  
 (2) 2x6

SHEATHING

3/8" PLYWOOD - 8d @ 2" PANEL EDGE  
 @ 6" (C.T.D.)

3/8" WOOD STRUCTURAL PANEL  
 - 8d @ 3" PANEL EDGE  
 @ 6" (C.T.D.)

5'-0" WIDE x 2'-0" THICK  
 TILLENED SLAB  
 W/ (5) #5 @ 12" O.C. ELEV. 1'

HOLD DOWN  
 UPLIFT (-) 3.87k

HDD S-SDS2-S w/ 5/8" @ A/B

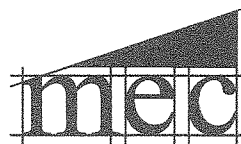
ALLOW TENSION. 4.34k

(MIN) WOOD 3 x 3 1/2

(2) 2x4

$SHEM = \frac{4200 \# \times 0.6}{6'} = 420 \# / FT$

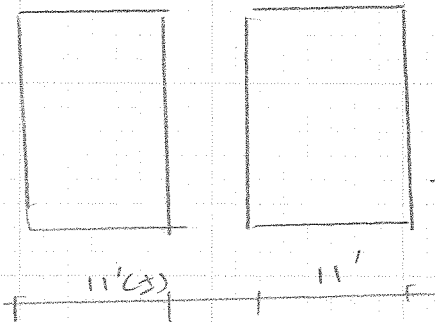
5/8" @ A/B @ 16" O.C.  $V = 560 \# \times 820' =$



McCLUSKEY ENGINEERING CORPORATION  
 1887 High Grove Lane  
 Naperville, Illinois 60540  
 T: 630.717.5335 F: 630.717.5397

JOB 22220  
 SHEET NO. \_\_\_\_\_ OF \_\_\_\_\_  
 CALCULATED BY UWP DATE \_\_\_\_\_  
 CHECKED BY \_\_\_\_\_ DATE \_\_\_\_\_  
 SCALE \_\_\_\_\_

SHEAR WALL



$$V_2 (E-W) = 7.6^k$$

$$\rightarrow V_2 = 7.6^k / 2 = 3.8^k$$

CHORD (2) 2x4  
 (2) 2x6

2'-0" WIDE x 2'-0" THICK  
 (W) # (3) #5 + #4 @ 12" O.C

HOLD DOWN  
 UPLIFT (-) 1.6^k

SHEATHING  
 3/8 PLYWOOD @ 3' PANEL EDGE  
 6' (TOP)

HDSB W/ 5/8" @ A-B (2) 3/4" S1000 BUI

HDU2-SPS25 W/ 5/8" @ A-B

TALLOW - 2.2^k  
 (MIN) WOOD 3x3/2  
 (2) 2x4

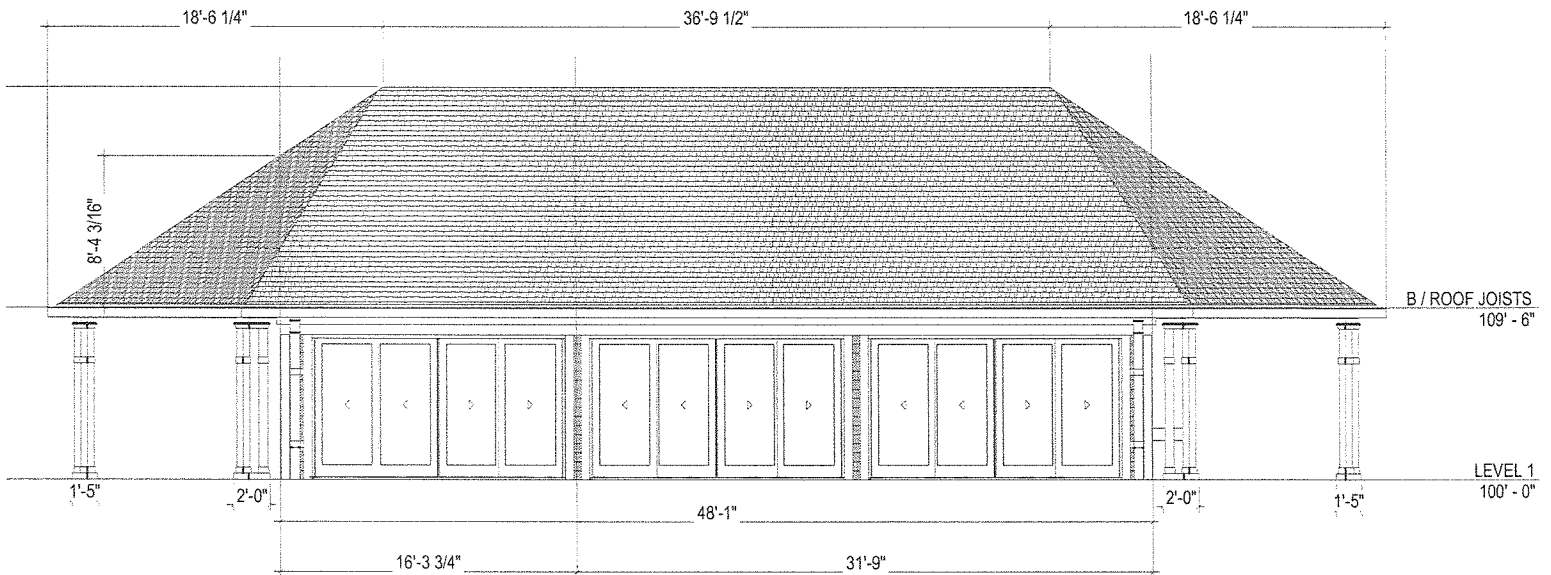
$$\frac{3.8^k}{11} = 0.345 \text{ #11}$$

$$V = \frac{3800^+ \times 0.6}{11} = 207 \text{ #11}$$

$$V @ 32' = \frac{207 \times 32}{12} = 552^+ < 800^+ \text{ OK}$$

5/8" @ A-B @ 2'-9" O.C

WIND (N-S)

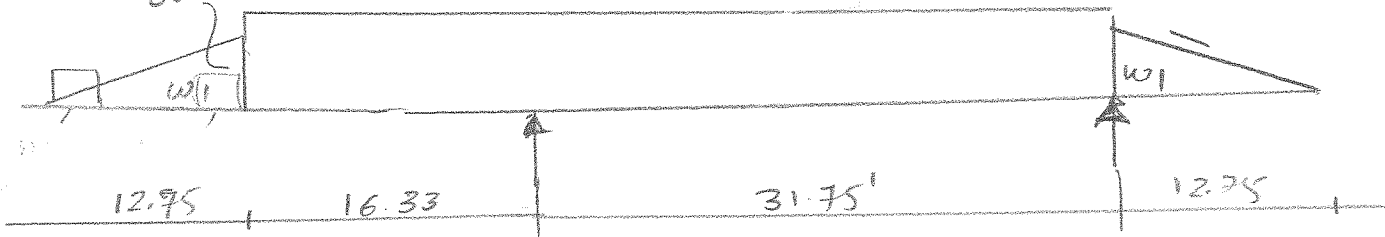


$$W_1 = 0.016 \times 833 = 0.133 \text{ k}$$

$$W_2 = 0.013 \times 12.2 = 0.16$$

$$0.018 \times 9.5/2 = 0.089$$

$$\left. \begin{matrix} 0.16 \\ 0.089 \end{matrix} \right\} 0.25 \text{ k} \cdot 14$$



$$R_L = 11 \text{ k}$$

$$R_R = 3.52 \text{ k}$$

$$W_3 = 0.024 \times 9.5/2 = 0.114$$

$$\left( \frac{11 \text{ k}}{6+10} \right) = 0.688 \text{ #4}$$

$$\frac{3.52 \text{ k}}{17} = 0.207 \text{ #14}$$

Project Title:  
Engineer:  
Project ID:  
Project Descr:

## Building Code Information

Project File: 22220.ec6

LIC# : KW-06013878, Build:20.22.10.25

McCluskey Engineering

(c) ENERCALC INC 1983-2022

Governing Code : IBC 2015, ASCE 7-10, CBC 2016, AISC 360-10, NDS 2015, ACI 318-14, ACI 530-13

City Jurisdiction :

Contact Name :

Alternate Contact :

Building Official :

Address : , ,

Phone :

Fax :

eMail :

Notes :



Project Title:  
 Engineer:  
 Project ID:  
 Project Descr:

## Wood Shear Wall

Project File: 22220.ec6

LIC# : KW-06013878, Build:20.22.10.25

McCluskey Engineering

(c) ENERCALC INC 1983-2022

**DESCRIPTION:** Wall -1a (L=6')

### Shear Panel Summary

Panel ID	Level #	Max Shear (kips)	Load Comb	# Sides		Shear Summary & Attachment			Height/Width Ratio		
				Used	Actual (plf)	Allow	Status	Attachment	Actual	Allow	Notes
P1	1	2.520	+0.60D+0.60W	1	420.0	554.8	OK	Use 4" at panel edges, 12" in field	1.58	2.00	Ratio OK

### Chord Summary

Chord ID	Level #	Dist from Left (ft)	Force (kips)	Load Comb	CHORD DESIGN SUMMARY				
					# Req'd @ Location	Member Size	Stress Ratio	Governs	Status
<b>C1</b>	1	0.00	0.0	+D-0.60W	1	<b>2x6</b>	<b>0.82</b>	<b>Comp</b>	<b>OK</b>
Comp Values :		Max. Down :	4.2 k	Load Comb :+D-0.60W		Max fc =	508 psi	Allow F'c =	619 psi
Tens Values :		Max. Uplift :	3.9 k	Load Comb :+0.60D+0.60W		Max ft =	469 psi	Allow F't =	560 psi
User-specified anchorage device : _____									
<b>C2</b>	1	6.00	0.0	+D+0.60W	1	<b>2x6</b>	<b>0.82</b>	<b>Comp</b>	<b>OK</b>
Comp Values :		Max. Down :	4.2 k	Load Comb :+D+0.60W		Max fc =	508 psi	Allow F'c =	619 psi
Tens Values :		Max. Uplift :	3.9 k	Load Comb :+0.60D-0.60W		Max ft =	469 psi	Allow F't =	560 psi
User-specified anchorage device : _____									

Chord Naming Information : C : Item is a Chord L : Followed by level number # : Followed by chord number from left to right  
 WL : Indicates Chord is on left edge of wall WR : Indicates Chord is on right edge of wall

### Footing Information

#### Footing Dimensions

Dist. Left	1.0 ft	f <sub>c</sub>	3.0 ksi	Rebar Cover	3.0 in
Wall Length	6.0 ft	F <sub>y</sub>	60.0 ksi	Footing Thickness	24.0 in
Dist. Right	1.0 ft			Width	5.0 ft
Total Ftg Length	8.0 ft				

#### Max Factored Soil Pressures

@ Left Side of Footing 432,750 psf  
 .... governing load comb +1.40D  
 @ Right Side of Footing 2,627.69 psf  
 .... governing load comb +1.20D+W

#### Max UNfactored Soil Pressures

@ Left Side of Footing 315,30 psf  
 .... governing load comb +D+S  
 @ Right Side of Footing 5,236.95 psf  
 .... governing load comb +0.60D+0.60W

#### Footing One-Way Shear Check...

vu @ Left End of Footing 0.0 psi  
 vu @ Right End of Footing 0.0 psi  
 vn \* phi : Allowable 93,113 psi

#### Overtuning Stability...

	@ Left End of Ftg	@ Right End of Ftg
Overtuning Moment	28.980 k-ft	28.980 k-ft
Resisting Moment	29.909 k-ft	29.909 k-ft
Stability Ratio	1.032 : 1	1.032 : 1
.... governing load comb	+0.60D+0.60W	+0.60D+0.60W

#### Footing Bending Design...

	@ Left End	@ Right End
Mu	1.082 k-ft	5.603 k-ft
Ru	0.5452 psi	2.823 psi
As % Req'd	0.00180 in^2	0.00180 in^2
As Req'd in Footing Width	2.268 in^2	2.268 in^2

Project Title:  
 Engineer:  
 Project ID:  
 Project Descr:

**Wood Shear Wall**

Project File: 22220.ec6

LIC# : KW-06013878, Build:20.22.10.25

McCluskey Engineering

(c) ENERCALC INC 1983-2022

**DESCRIPTION:** Wall -1b (L=10')

**General Information**

Calculations per NDS 2015, IBC 2015, CBC 2016, ASCE 7-10

Total Wall Length 10.0 ft  
 Number of Stories 1  
 Story #1 Height 9.50 ft

**Framing & Chord Material :**

Wood Species : Spruce-Pine-Fir (South)  
 Wood Grade : No.2  
 Fc - Prll = 1,000.0 psi Ft - Tension 350.0 psi  
 Fc - Perp = 335.0 psi E 1,100.0 ksi  
 Specific Gravity = .3601  
 SDC : Seismic Design Category : B

**Sheathing**

Main Sheathing

SDPWS 2015 Construction Table : 4.3A  
 Plywood Siding, 3/8" Thk, 1-3/8" Min Pen, 8d Fstnrs

Nominal Seismic Shear Capacities (plf) :

6" Spac. 320 3" Spac. 620  
 4" Spac. 480 2" Spac. 820

Nominal Wind Shear Capacities (plf) :

6" Spac. 450 3" Spac. 870  
 4" Spac. 670 2" Spac. 1150

**Chord Data**

Chord Member Size for each level :

See Chord Summary Tables for number of Chords required at each panel end.

Level 1 Chord Size : 2x6 Chord Cf: Comp: 1.0 Tens: 1.0 Max. Allow Stress Ratio : 1.0 : 1  
 Chord Area = 8.250 in^2

All chords treated as unbraced out-of-plane of wall for story height

Opening ID	Dist to Left Edge	Opening Width	Dist to Bottom	Opening Height
				ft
				ft
				ft
				ft
				ft
				ft
				ft
				ft
				ft
				ft
				ft
				ft

Story 1 --->>



Project Title:  
 Engineer:  
 Project ID:  
 Project Descr:

## Wood Shear Wall

Project File: 22220.ec6

LIC# : KW-06013878, Build:20.22.10.25

McCluskey Engineering

(c) ENERCALC INC 1983-2022

**DESCRIPTION:** Wall -1b (L=10')

### Shear Panel Summary

Panel ID	Level #	Max Shear (kips)	Load Comb	# Sides		Shear Summary & Attachment			Height/Width Ratio		
				Used	Actual (plf)	Allow	Status	Attachment	Actual	Allow	Notes
P1	1	4.140	+0.60D+0.60W	1	414.0	494.6	OK	Use 2" at panel edges, 6" in field	0.95	2.00	Ratio OK

### Chord Summary

Chord ID	Level #	Dist from Left (ft)	Force (kips)	Load Comb	CHORD DESIGN SUMMARY					
					# Req'd @ Location	Member Size	Stress Ratio	Governs	Status	
<b>C1</b>	1	0.00	0.0	+D-0.60W	1	<b>2x6</b>	<b>0.83</b>	<b>Comp</b>	<b>OK</b>	
Comp Values :				Max. Down :	4.2 k	Load Comb :+D-0.60W	Max fc =	515 psi	Allow F'c =	619 psi
Tens Values :				Max. Uplift :	3.7 k	Load Comb :+0.60D+0.60W	Max ft =	454 psi	Allow F't =	560 psi
User-specified anchorage device : _____										
<b>C2</b>	1	10.00	0.0	+D+0.60W	1	<b>2x6</b>	<b>0.83</b>	<b>Comp</b>	<b>OK</b>	
Comp Values :				Max. Down :	4.2 k	Load Comb :+D+0.60W	Max fc =	511 psi	Allow F'c =	619 psi
Tens Values :				Max. Uplift :	3.8 k	Load Comb :+0.60D-0.60W	Max ft =	456 psi	Allow F't =	560 psi
User-specified anchorage device : _____										

Chord Naming Information : C : Item is a Chord L : Followed by level number # : Followed by chord number from left to right  
 WL : Indicates Chord is on left edge of wall WR : Indicates Chord is on right edge of wall

### Footing Information

#### Footing Dimensions

Dist. Left	1.0 ft	f <sub>c</sub>	3.0 ksi	Rebar Cover	3.0 in
Wall Length	10.0 ft	F <sub>y</sub>	60.0 ksi	Footing Thickness	24.0 in
Dist. Right	1.0 ft			Width	4.0 ft
Total Ftg Length	12.0 ft				

#### Max Factored Soil Pressures

@ Left Side of Footing 438,875 psf  
 .... governing load comb +1.40D  
 @ Right Side of Footing 11,506.8 psf  
 .... governing load comb +0.90D+W

#### Max UNfactored Soil Pressures

@ Left Side of Footing 323,125 psf  
 .... governing load comb D+S  
 @ Right Side of Footing 1,745.59 psf  
 .... governing load comb +0.60D+0.60W

#### Footing One-Way Shear Check...

vu @ Left End of Footing 0.0 psi  
 vu @ Right End of Footing 0.0 psi  
 vn \* phi : Allowable 93,113 psi

#### Overtuning Stability...

	@ Left End of Ftg	@ Right End of Ftg
Overtuning Moment	47.610 k-ft	47.610 k-ft
Resisting Moment	54.180 k-ft	54.468 k-ft
Stability Ratio	1.138 : 1	1.144 : 1
.... governing load comb	+0.60D+0.60W	+0.60D+0.60W

#### Footing Bending Design...

	@ Left End	@ Right End
Mu	0.8774 k-ft	10.944 k-ft
Ru	0.5526 psi	6.893 psi
As % Req'd	0.00180 in^2	0.00180 in^2
As Req'd in Footing Width	1.814 in^2	1.814 in^2





Project Title:  
 Engineer:  
 Project ID:  
 Project Descr:

## Wood Shear Wall

Project File: 22220.ec6

LIC# : KW-06013878, Build:20.22.10.25

McCluskey Engineering

(c) ENERCALC INC 1983-2022

**DESCRIPTION:** Wall -2a (L=12')

### Shear Panel Summary

Panel ID	Level #	Max Shear (kips)	Load Comb	# Sides		Shear Summary & Attachment			Height/Width Ratio		
				Used	Actual (plf)	Allow	Status	Attachment	Actual	Allow	Notes
P1	1	2.280	+0.60D+0.60W	1	207.3	313.9	OK	Use 6" at panel edges, 12" in field	0.86	2.00	Ratio OK

### Chord Summary

Chord ID	Level #	Dist from Left (ft)	Force (kips)	Load Comb	CHORD DESIGN SUMMARY					
					# Req'd @ Location	Member Size	Stress Ratio	Governs	Status	
<b>C1</b>	1	0.00	0.0	+D-0.60W	1	<b>2x6</b>	<b>0.51</b>	<b>Comp</b>	<b>OK</b>	
Comp Values :		Max. Down :	2.6 k	Load Comb :+D-0.60W		Max fc =	315 psi	Allow F'c =	619 psi	
Tens Values :		Max. Uplift :	1.6 k	Load Comb :+0.60D+0.60W		Max ft =	193 psi	Allow F't =	560 psi	
User-specified anchorage device : _____										
<b>C2</b>	1	11.00	0.0	+D+0.60W	1	<b>2x6</b>	<b>0.51</b>	<b>Comp</b>	<b>OK</b>	
Comp Values :		Max. Down :	2.6 k	Load Comb :+D+0.60W		Max fc =	315 psi	Allow F'c =	619 psi	
Tens Values :		Max. Uplift :	1.6 k	Load Comb :+0.60D-0.60W		Max ft =	193 psi	Allow F't =	560 psi	
User-specified anchorage device : _____										

Chord Naming Information : C : Item is a Chord L : Followed by level number # : Followed by chord number from left to right  
 WL : Indicates Chord is on left edge of wall WR : Indicates Chord is on right edge of wall

### Footing Information

#### Footing Dimensions

Dist. Left	1.0 ft	f <sub>c</sub>	3.0 ksi	Rebar Cover	3.0 in
Wall Length	11.0 ft	F <sub>y</sub>	60.0 ksi	Footing Thickness	24.0 in
Dist. Right	1.0 ft			Width	2.0 ft
Total Ftg Length	13.0 ft				

#### Max Factored Soil Pressures

@ Left Side of Footing 713.58 psf  
 .... governing load comb +1.20D+1.60S  
 @ Right Side of Footing 1,621.05 psf  
 .... governing load comb +0.90D+W

#### Max UNfactored Soil Pressures

@ Left Side of Footing 551.33 psf  
 .... governing load comb +D+S  
 @ Right Side of Footing 979.94 psf  
 .... governing load comb +D+0.750S+0.450W

#### Footing One-Way Shear Check...

vu @ Left End of Footing 0.0 psi  
 vu @ Right End of Footing 0.0 psi  
 vn \* phi : Allowable 93,113 psi

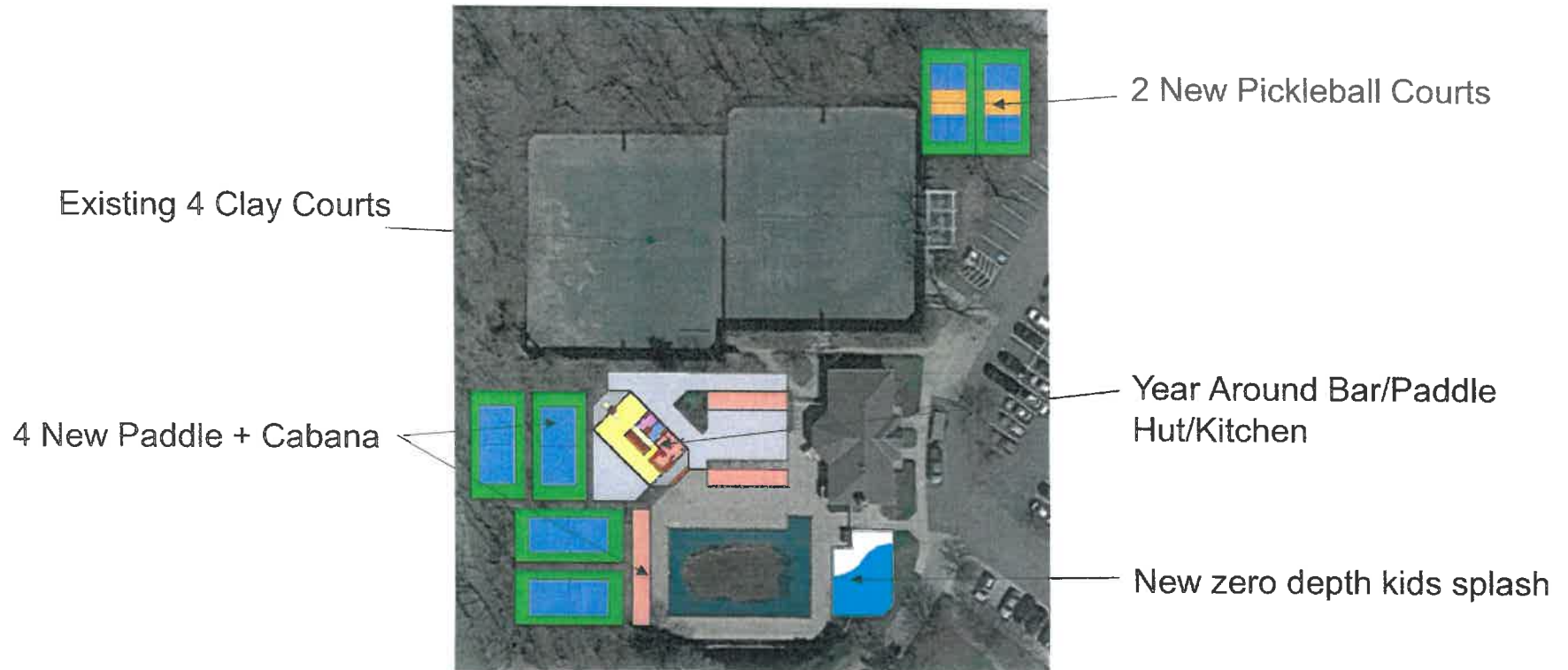
#### Overtuning Stability...

	@ Left End of Ftg	@ Right End of Ftg
Overtuning Moment	26.220 k-ft	26.220 k-ft
Resisting Moment	44.961 k-ft	43.233 k-ft
Stability Ratio	1.715 : 1	1.649 : 1
.... governing load comb	+0.60D+0.60W	+0.60D+0.60W

#### Footing Bending Design...

	@ Left End	@ Right End
Mu	0.7187 k-ft	1.536 k-ft
Ru	0.9053 psi	1.934 psi
As % Req'd	0.00180 in^2	0.00180 in^2
As Req'd in Footing Width	0.9072 in^2	0.9072 in^2

# Renovation of Sports Complex



Draft 5/9/90

**AN ORDINANCE GRANTING FINAL PLANNED UNIT PLAT  
APPROVAL FOR THE ROYAL MELBOURNE PLANNED UNIT DEVELOPMENT UNIT I**

90-0-23

0-23

WHEREAS, the Village of Long Grove heretofore adopted Resolution 89-R-11 on November 14, 1989, granting preliminary approval for the Royal Melbourne Planned Unit Development; and

WHEREAS, the Village has received for its review and approval a final planned unit development plat for the Royal Melbourne Planned Unit Development Unit I which substantially conforms to the preliminary planned unit development plat, which is Group Exhibit C to Resolution 89-R-11; and

WHEREAS, it has been determined that, in order to promote and maintain the orderly growth of the Village, it is in the best interests of the Village to allow the development of the property as a Planned Unit Development under the terms and conditions contained herein; and

LA SALLE NATIONAL TRUST, N.A. *as Successor Tr. &*

WHEREAS, the owner of record is LaSalle National Bank, not individually, but as Trustee under a certain Trust Agreement dated August 8, 1989, and known as Trust No. 114738; and

WHEREAS, the Developer is Landmark Homes, Inc. (hereinafter sometimes referred to as "Residential Developer"); and

WHEREAS, the owner of record and the Developer are hereinafter referred to as "Petitioners";

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Long Grove, Lake County, Illinois, as follows:

SECTION I: The Village Board hereby grants final planned unit development approval for the planned unit development to be known as the Royal Melbourne Planned Unit Development Unit I, as depicted on the final plat, which is on file with the Village Clerk, for the property legally described on Exhibit A, attached hereto and expressly incorporated herein, and a special use permit is hereby granted for the planned unit development, subject to the following terms and conditions:

1. The Petitioners, their heirs, successors, and assigns, shall fully conform to all of the terms and conditions set forth in Resolution 89-R-11 heretofore adopted on November 14, 1989.

2. The Petitioners, their heirs, successors, and assigns, shall fully comply with all ordinances of the Village of Long Grove, except as otherwise set forth herein.

3. The Petitioners shall fully comply with the terms and conditions contained in the letters from Bleck Engineering Company to Cal Doughty dated March 31, 1990 and April 3, 1990, copies of which are affixed hereto and expressly incorporated herein as Exhibits B and C. The final planned unit development plat may not be recorded unless and until the Petitioners secure any required wetland permit from the Army Corp of Engineers. The Petitioners must satisfy any and all conditions of the permit, as issued,

before the planned unit development plat may be recorded.

4. Landscaping shall be installed with reasonable diligence, but in any event, within two (2) years of final planned unit development approval in accordance with the landscape plans prepared by Jen Land Design, Inc. dated August 29, 1989.

5. The final engineering plans for the planned unit development shall comply with all applicable Village Code provisions and Illinois statutes.

6. In consideration of the final approval of the Royal Melbourne Planned Unit Development Unit I, the Petitioners agree on behalf of themselves, their successors, heirs and assigns, that there shall be no further resubdivision or rezoning of any of the property described on Exhibit A.

7. The Petitioners shall submit final engineering drawings for the drainage, utilities, and other required improvements and shall be responsible for the installation thereof, including the private roads. All engineering drawings and specifications shall be submitted to and receive the approval of the Village Engineer, and shall be in full conformity with all applicable Village Code provisions. The Petitioners shall post a letter of credit or other surety acceptable to the Village in the amount of 150% of the estimated cost of construction of the required public or common improvements as approved by and determined by the Village Engineer. The bond or other surety shall be in a form approved by the Village Attorney, and shall generally conform to the requirements of a

subdivision bond, as set forth in Section 6-5-6 of the Village Code. The surety shall be permitted by phase of development and type of improvement, and shall be subject to partial reductions in the face amount as distinct phases of each improvement are completed, and shall be released upon satisfactory completion of each improvement covered. The Village will withhold ten percent (10%) of the improvement cost in the form of a letter of credit, or other acceptable surety, for 12 months after installation and approval by the Village Engineer of all improvements. This 10% will be released after final inspection and approval by the Village Engineer.

8. The owner of record shall promptly record covenants and restrictions in form satisfactory with the Village Attorney, which shall include a procedure for all private roads to be maintained by the lot owners, and in conjunction therewith, the final development plat shall have depicted on its face the following language:

All roads within the planned unit development shall remain private roads and responsibility for the maintenance of the roads shall rest solely upon the lot owners within the planned unit development in accordance with the covenants and restrictions recorded in conjunction with the recording of this plat.

9. All roads within the planned unit development shall be privately owned and maintained. All private roads depicted on the final plat shall be installed in accordance with the plans submitted by the petitioners, as reviewed and approved by the

Village Engineer.

10. The final planned unit development plat shall have clearly depicted on its face all conservancy district, woodland conservancy, and scenic corridor areas, and in conjunction therewith, the final planned unit development plat shall have depicted on its face the following language:

All areas designated conservancy district, woodland conservancy, or scenic corridor easement on this plat shall be maintained in their natural, undisturbed condition, and no man-made structures of any kind shall be constructed hereon, nor shall any grading be permitted on any conservancy district area, woodland conservancy, or scenic corridor area except according to the regulations in the Long Grove Code that apply to these areas. All natural vegetation shall be preserved and maintained and shall not be mowed, cultivated, sprayed or in any way disturbed without following the required procedures of the Village of Long Grove.

11. Outlot A shall be conveyed in fee simple, free and clear of any liens or encumbrances, by Trustee's deed, to the Village within thirty (30) days of final plat approval and recordation. The designated open space areas shall not be altered, changed, or disturbed prior to conveyance to the Village, except for the installation, operation, and maintenance of roads, utilities, or other improvements, within the easement areas designated on the final plat of subdivision, as indicated on the final engineering plans, which have been approved by the Village Engineer.

The Petitioners shall cause a title insurance policy to be issued by Chicago Title Insurance Company with the Village of Long Grove as the insured in the amount of \$200,000.00 for the open



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space conveyance. The policy shall be issued in acceptable form to the Village at the time of conveyance of the open space, or within sixty (60) days thereafter.

The Village of Long Grove, in its sole discretion, may elect to thereafter convey all or a portion of the Outlot A to the Property Association created for this planned unit development. In the event that Long Grove so elects, the Property Association shall accept said dedication, and shall then and thereafter maintain the open space in accordance with the Village Code. The Petitioners and their successors, the Property Association, shall be responsible for any costs incurred in maintaining or preserving the Outlots, or any portions, which are not retained by the Village.

NO BUILDING PERMITS SHALL ISSUE FOR ANY STRUCTURE WITHIN UNIT I UNLESS AND UNTIL THE CONVEYANCE DESCRIBED IN SECTION 11 IS COMPLETED TO THE SATISFACTION OF THE VILLAGE OF LONG GROVE. Notwithstanding the foregoing, the Residential Developer may secure one (1) building permit for a model home prior to the conveyance described in this paragraph 11 having been completed. No occupancy permit shall issue for the model home until the conveyance is completed to the satisfaction of the Village of Long Grove.

12. A conditional use permit is hereby issued to allow for certain existing wetlands to be reconstructed within Unit I, subject to the prior written approval of the Army Corp of Engineers. This paragraph shall only apply to areas designated on

Exhibit D of Resolution 89-R-11.

13. The Village of Long Grove, and its residents, shall have the right of ingress and egress over the private roadways, pedestrian paths, and the observation deck, within the planned unit development for the purpose of access to Outlot A, as well as the south prairie conservancy area depicted on the preliminary plat as part of Outlot B. Long Grove residents may traverse the designated walkways and roadways during daylight hours, and shall be granted access to the development only by the main entrance off of Route 83. The Petitioners may require Long Grove residents to show identification to confirm that they are Long Grove residents.

14. A conditional use permit is hereby issued to allow certain portions of the conservancy district areas, as identified on the Conservancy Soil Mitigation Plan prepared by Jen Land Design dated November 1, 1989 (Exhibit D to Resolution 89-R-11) to be altered, cleared, or maintained in a manicured fashion. The conservancy area shall be mitigated in those areas as shown on the final landscape plan, and Exhibit D to Resolution 89-R-11, and shall be subject to the review and approval of the Plan Commission, and be reconstructed in substantial conformance with the landscape plan dated August 29, 1989, prepared by Jen Land Design, Inc., which is a part of Group Exhibit C and Exhibit D to Resolution 89-R-11.

15. The following specific conditions shall apply to Unit I:

A. The Residential Developer shall install an evergreen hedgerow consisting of evergreen trees and/or shrubs at its location southwest of Lot 59, and on the west side of the road, to create an immediate screening of noise and headlight glare from the residential property adjacent thereto owned by Steven McGuinn. This plan shall be done in coordination with the lot owner, and shall be subject to the review and approval of the Plan Commission. The plantings identified in the approved hedgerow plan shall be installed with reasonable diligence, and as soon as possible after the earth work begins on Unit I.

B. The Residential Developer shall install a private sanitary sewer system (spray irrigation system) for the domestic service of 125 single-family homes within Unit I, and for domestic service of a 50,000 square foot clubhouse and 10,000 square foot accessory buildings for the golf course development. The sanitary sewer system shall be designed and installed in accordance with all applicable IEPA and other governmental regulations, and be subject to the prior review and approval of the Village Engineer.

The maintenance and operation of the sanitation system shall be the responsibility of the Petitioners, their heirs, successors, and assigns. The Petitioners may transfer the onus of operations and maintenance to the Property Association, when it is created for this planned unit development. This obligation shall run with the land.

The Petitioners agree that if, and when the State of Illinois permits ultraviolet treatment within the central wastewater treatment facilities in lieu of chlorination, that the Petitioners shall, at their sole cost and expense, in lieu of the chlorination treatment system, convert the private sanitary sewer system to utilize ultraviolet treatment methodology. The conversion shall be completed and operational within six (6) months of ultraviolet treatment being a permitted methodology within the State of Illinois. The obligation to convert shall be that of the Property Association if ultraviolet treatment first becomes a permitted methodology after the Residential Developer has sold 80% of the lots within the subdivision, or within 4 years of final planned unit development approval, whichever comes first. The obligation to convert shall be dependent upon the ultraviolet system becoming commercially and scientifically feasible, being no longer an experimental process, and the cost of conversion being no greater than \$50,000.00 in 1989 dollars. This maximum amount shall be increased annually commensurate with the rate of inflation from the base year 1989.

As and for protection to the environment, in the event that this spray irrigation system is reasonably determined by the Village Engineer to be unable to satisfactorily treat the waste generated by the development, then, in that event, the Petitioners shall cause the private sewer system to be connected to the existing County sewer facilities in proximity thereto, and directly

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across Route 83, or perform such corrective work as is deemed necessary by the Village. The Petitioners shall deposit with the Village of Long Grove the sum of Ninety Thousand Dollars (\$90,000.00), prior to the issuance of any building permit. These funds shall be used, as necessary, to convert and connect the spray irrigation system to County sewer, if and when determined reasonably necessary by the Village Engineer, as more fully explained in the letter from Bleck Engineering to Cal Doughty dated October 17, 1989. (Exhibit E to Resolution 89-R-11) The Village shall hold the funds in a separate interest bearing account. In the event that the funds are not utilized for this purpose within twenty (20) years of final planned unit development approval, then, in that event, unless otherwise agreed by the Village and the Property Association, the funds and accrued interest shall be released to the Property Association.

The Petitioners, as long as they control the property, and the Property Association, as the successor to the Residential Developer, shall ultimately be responsible for any costs to correct the system, or to connect it to County sewer facilities. In the event that the funds that have been posted are inadequate, or have been previously released to the Property Association, the Petitioners, and the Property Association as successor to the Residential Developer, if it then controls the property, shall be responsible for all costs and deficiencies to either correct the system, or connect it to the County sewage facilities.

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The Village of Long Grove and the County of Lake have previously entered into a sewer subarea agreement. If it is determined by a court of competent jurisdiction that it is required to have this development hooked on to the County of Lake sewer facilities, by virtue of this agreement, or for any other lawful reason, then in that event, the system shall, at the election of the Village of Long Grove, be connected onto the Lake County sewer facilities with all costs thereof being the responsibility of the Petitioners and their successor, the Property Association. The abovedescribed funds, if available, may be used to defray the costs thereof.

C. The Petitioners shall file with the Village a bi-annual report, which outlines the monitoring of the private sanitary sewer system, and shall also promptly inform the Village in writing of any unusual situations that may occur at any time in reference to the operation of the system, including, but not limited to, unexpected sludge buildup, system malfunctions, unexpected maintenance, or any other abnormality.

D. The Residential Developer shall install a private central well system to service the needs of both Units I and II. This system shall utilize at least three deep wells using the Glenwood/St. Peter's Sandstone Aquifer. The system shall be subject to the prior review and approval of the Village Engineer. Water supplied for fire prevention purposes shall be drawn from dry hydrants, which are not connected to the potable water system, to be located

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throughout Units I and II, the design and location of which shall be subject to the review and approval by the Village Engineer. The maintenance and operation of the central well and the dry hydrant systems shall be the responsibility of the Petitioners, their heirs, successors, and assigns. A small well-house building of not more than 1,000 square feet shall be permitted within Outlot I. The Petitioners may elect to install individual wells on one or more of the lots, provided that installation satisfies the specifications and requirements of the Village, Lake County Health Department, and any other applicable governmental regulations.

E. No trees shall be removed except in accordance with these provisions. The following applies to lots 25 through 27, and lots 56 through 89. To minimize the removal or damage to trees, the following criteria shall apply:

1. Buildable Areas

- a. A maximum area of 13,700 square feet shall be allowed for home and driveway construction. Homesites shall be approximately 100' X 100'.
- b. Buildable areas shall be distinguished from the woodland conservancy areas on the site landscape plan dated August 29, 1989. (See Group Exhibit C to Resolution 89-R-11)
- c. Homes shall be located to preserve, to the greatest extent possible, mature and existing trees, that do remain within the buildable areas.

1. A drip-line protection zone shall be established by appropriate fencing to keep construction activity away from the tree root system.
  2. In the event that the drip-line protection zone is not maintained, the affected tree shall be replaced with like kind on the same lot in the nonbuildable area, subject to the review and approval of the Village Planner.
2. Woodland Conservancy Easement Standards
- a. Woodland conservancy areas shall be clearly marked with appropriate fencing to prevent construction activity on or near the root systems or trunks of the existing trees.
  - b. Grading plans, driveway, utility, and road alignments shall not encroach the drip-line of exiting trees within the woodland conservancy area.
  - c. Removal and/or pruning of non-native species, such as buckthorn, shall be permitted provided that the area of removal is promptly restored with indigenous groundcover.
  - d. Existing native tree saplings and seedlings shall be left undisturbed.
  - e. The addition of native tree saplings, shrubs, wildflowers, bulbs, and other indigenous vegetation shall be allowed to enhance the native woodland environment.



Organic mulches, such as wood chips and decaying leaves, shall be added around any new planting within the woodland conservancy area.

f. No sodding or mowing shall be allowed in the conservancy area.

3. Buildable/Conservancy Adjustment Areas

a. Boundary adjustments shall be allowed to the woodland conservancy areas provided that an area of equal size and quality is substituted as conservancy, subject to the review and approval of the Plan Commission or Village Planner.

b. In the event that tree replacement is necessary within the conservancy areas, the trees shall be replaced on the basis of 50% of the total caliper inches of the existing trees that are being replaced. For example, if a 36" caliper tree must be replaced, 3 6" caliper or 2 9" caliper trees may be planted in its stead within the conservancy district area.

c. A public pedestrian pathway may be installed by the Residential Developer, and shall not be deemed to be included in the 13,700 square foot requirement for each individual lot.

d. The woodland conservancy area standards shall apply to any adjusted woodland conservancy area.

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F. Unit I shall consist of 125 single-family lots. The minimum lot size shall be 32,000 square feet, a portion of which may include the woodland conservancy area, conservancy soils, wetland areas, or a portion of the golf course within Unit II, as depicted on the preliminary site plan, Exhibit B to Resolution 89-R-11.

G. The development shall have a security building placed on the Route 83 entrance as depicted on Group Exhibit C to Resolution 89-R-11, which may be staffed with security personnel. The Route 22 entrance shall have a security gate accessed by remote control or a code system, as set forth in Group Exhibit C to Resolution 89-R-11.

H. A maximum of eight model homes and the existing home on the Wilkie estate shall be permitted to be utilized for sales purposes for a period not more than 4 years from the date of certificate of occupancy for the first model, or the completion of the project, whichever occurs first. A maximum of two sales trailers shall be allowed within the property until such time as a model home has been completed, and a certificate of occupancy issued therefor. The sales trailer locations and specifications shall be reviewed and approved by the Village prior to installation.

I. Three construction trailers and six storage trailers shall be permitted for Unit I for a period not to exceed 4 years from final planned unit development approval. These trailers shall be

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located in the maintenance garage area of the golf course, and shall be suitably screened from adjacent property owners. All parking related to the trailers shall be similarly confined to the maintenance garage area, or such other areas as may be approved by the Village. The Petitioners may also use the existing home on the Lawson property located on Route 22 for construction purposes, until such time as the roadways are paved.

J. Two 20 square foot signs or one 40 square foot sign shall be allowed at the Route 83 entrance. One 20 square foot sign shall be allowed at the Route 22 entrance. One 40 square foot sign shall be allowed at the corner of Route 83 and 22, the design and location of which shall be subject to the approval of the Long Grove Architectural Committee.

K. All residential lots with a rear or side lot line adjacent to any open space, including the golf course development, shall be allowed to have a single family residence of no more than 9,000 square feet constructed thereon. All other residential lots shall be allowed to have a single family residence of no more than 7,500 square feet constructed thereon. Square footage shall be defined as habitable space, including garage, and excluding basement and attic space. Homes containing more square feet than permitted herein would be allowed if:

a. The Village has in effect ordinances which regulate the size of residential structures, and

b. The proposed single-family residence would satisfy those Village Code provisions.

L. Four gravel (or asphalt if approved by the Plan Commission) parking spaces shall be constructed at the entrance of the woodland conservancy pathway and two near the entrance off of Route 22 to serve the prairie area pathway. Construction thereof shall be at the sole cost of the Residential Developer. The trail as depicted on Group Exhibit C to Resolution 89-R-11 shall be extended south of the south prairie area to the parking area. The Residential Developer shall install a scenic wooden pier with benches to facilitate viewing of the prairie, subject to the prior review and approval of the Plan Commission. These features shall be installed no later than November 1, 1991.

M. A maintenance building of no more than 10,000 square feet shall be constructed within outlot E of the planned unit development to house both the wastewater supply system and the golf course maintenance equipment and supplies. A well building of no more than 1,000 square feet shall be constructed within Outlot I for the housing of the central well system equipment and supplies.

N. The Petitioners shall be permitted to add suitable fill, subject to the prior review and approval of the Village Engineer, not to exceed three feet (3') from existing grade, in order to fill the following lots: 4 through 7, 53 through 56, 59, 60, 62, 67, 68, 97, 107, 108, 116, 117, and 118 inclusive.

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16. Prior to the issuance of a building permit, each lot owner shall provide a permit from the Property Association to connect to the Royal Melbourne sanitary treatment plant and central water supply system.

SECTION II: The Village President is authorized and directed to execute the final plat subject to compliance with the terms contained herein, and the Village Clerk is authorized and directed to attest to said signature.

SECTION III: Except as otherwise set forth herein, all applicable provisions of the Village of Long Grove Code shall be applicable to this property and the property shall therefore be developed in accordance with all of said Village Code provisions.

SECTION IV: The terms and conditions contained herein shall be binding upon and inure to the benefit of the Petitioners, their heirs, successors, and assigns, and shall constitute covenants running with the land for the benefit of the Village of Long Grove, and specifically enforceable by the Village of Long Grove.

SECTION V: The Petitioners have indicated their consent to the terms and conditions contained herein by affixing their signatures where indicated.

SECTION VI: The Petitioners warrant and represent to the Village of Long Grove that the title holders of the property since the date of application are First National Bank of Des Plaines, not personally, but as Trustee of the Leighton A. Wilkie Trust dated January 5, 1945; Michael Wilkie; John H. and Margaret M. Jung;

RIDER ATTACHED TO AND MADE A PART OF DOCUMENT  
DATED May 18, 1990 UNDER TRUST NO. 114738

This instrument is executed by LA SALLE NATIONAL TRUST, N.A., not personally but solely as Trustee, as aforesaid, in the exercise of the power and authority conferred upon and vested in it as such Trustee. All the terms, provisions, stipulations, covenants and conditions to be performed by LA SALLE NATIONAL TRUST, N.A., are undertaken by it solely as Trustee, as aforesaid, and not individually and all statements herein made are made on information and belief and are to be construed accordingly, and no personal liability shall be asserted or be enforceable against LA SALLE NATIONAL TRUST, N.A., by reason of any of the terms, provisions, stipulations, covenants and/or statements contained in this instrument.

FORM XX 0421

AND MADE A PART HEREOF

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Harris Bank Barrington, N.A., as Trustee under Trust #11-4298, dated September 12, 1989; Western National Bank of Cicero, a National Banking Association, as Trustee under Trust Agreement dated July 21, 1978 and known as Trust Number 7085; and Northern Trust Bank/Lake Forest Trust No. 356-6881769, and as of the date of adoption of this Ordinance is <sup>LA SALLE NATIONAL TRUST, N.A. as Successor to</sup> LaSalle National Bank, not individually, but as Trustee under a certain Trust Agreement dated August 8, 1989, and known as Trust No. 114738.

SECTION VII: It is the intention of the Village Board of Trustees that this Ordinance and every provision thereof shall be considered separable and the invalidity of any section, clause, provision, part, or portion of any section, clause, or provision of this Ordinance shall not affect the validity of any other portion of this Ordinance.

SECTION VIII: The Village Clerk is hereby directed to record a certified copy of this Ordinance, with all attachments, with the Lake County Recorder's office.

SECTION IX: This Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

Passed by the Corporate Authorities this 22nd day of May, 1990, by a roll call vote as follows:

AYES	<u>Trustees Basso, Blake, Cole, McMahon, Ryan, Simmons</u>
NAYS	<u>0</u>
ABSENT	<u>0</u>

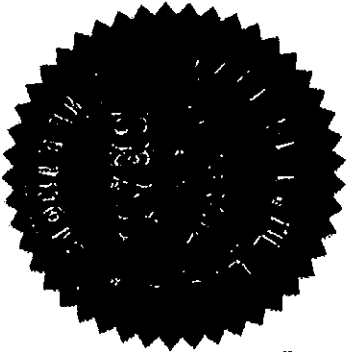
LA SALLE NATIONAL TRUST, N.A. as Successor to

SEE ATTACHED PUBLIC ACCOUNTING RECORDS

Draft 5/9/90

Approved by the Village President this 28th day of

May, 1990.



George G. Dickson  
George G. Dickson  
Village President

Debra J. Anderson  
Debra J. Anderson  
Village Clerk



Draft 5/9/90

OWNER:

LA SALLE NATIONAL TRUST, N.A., *as Successor to*  
LASALLE NATIONAL BANK, not  
individually, but as Trustee  
under a certain Trust Agreement  
dated August 8, 1989, and known  
as Trust No. 114738,

By: *Joseph M. Lang*  
VICE PRESIDENT

ATTEST:

*Rosemary Collins*  
ASSISTANT SECRETARY

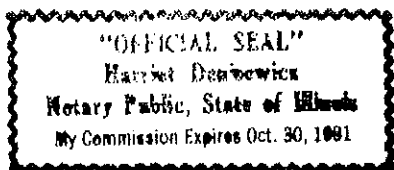
STATE OF ILLINOIS )  
                  ) SS.  
COUNTY OF ~~LAKE~~ <sup>COOK</sup> )

I, HARRIET DENISEWICZ, the undersigned a Notary Public in  
aforesaid County and State aforesaid, do hereby certify that JOSEPH W. LANG *VICE*, President and Rosemary Collins *ASST.*  
Secretary of \*LaSalle National Bank, not individually, but as  
Trustee under a certain Trust Agreement dated August 8, 1989, and  
known as Trust No. 114738, who are personally known to me to be the  
same persons whose names are subscribed in the foregoing  
instrument, appeared before me this day in person and acknowledged  
that they signed and delivered this instrument as their own free  
and voluntary act, for the uses and purposes therein set forth.

GIVEN UNDER my hand and Notarial Seal this 18<sup>th</sup> day of  
May, 1990.

\* LA SALLE NATIONAL TRUST, N.A.  
*as Successor to*


*Harriet Denesewicz*  
Notary Public



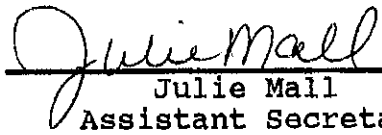
Draft 5/9/90

DEVELOPER - UNIT I:

LANDMARK HOMES, INC., an  
Illinois Corporation, Developer

By:   
Peter J. Bianchini, Jr.  
President

ATTEST:

  
Julie Mall  
Assistant Secretary

## E X H I B I T      A

That part of Section 7 and 18, Township 43 North Range 11 East of the Third Principal Meridian described as follows:

Beginning at the Southwest corner of the Northwest Quarter of said Section 18, thence North 00 degrees 04 minutes 50 seconds West along the west line of the Northwest Quarter of said Section 18, 2,624.33 feet to the Northwest corner of said Section 18; thence North 00 degrees 06 minutes 27 seconds East along the west line of the Southwest Quarter of aforesaid Section 7, 200.24 feet to a point on a 57,295.80 foot radius curve, said point also being the center line of right of way of State Aid Route 26 (Gilmer Road) per dedication recorded March 8, 1938 as Document No. 446967, the center of circle of said curve bears South 20 degrees 01 minutes 17 seconds West from said point; thence Southeasterly along said curve 507.90 feet, central angle 00 degrees 30 minutes 28 seconds; thence South 69 degrees 28 minutes 15 seconds East along tangent 950.70 feet to the east line of the West Half of the Northwest Quarter of aforesaid Section 18; thence South 00 degrees 03 minutes 43 seconds West along said east line 2,315.73 feet to the north line of the South Half of said Section 18; thence South 89 degrees 58 minutes 34 seconds East, 2,682.73 feet along said north line to the east line of the West Half of the Southeast Quarter of said Section 18; thence South 00 degrees 21 minutes 58 seconds West along said east line 2,635.36 feet to the south line of the Southeast Quarter of said Section 18; thence North 89 degrees 58 minutes 25 seconds West along said south line 1,314.26 feet to the Southwest corner of the Southeast Quarter of said Section 18; thence South 89 degrees 51 minutes 06 seconds West along the south line of the Southwest Quarter of said Section 18, 1,981.64 feet to the Southeast corner of Lot 4 in George Hale's Division of Government Lot 2 recorded May 19, 1863 in Book 35 of Deeds, Page 30; thence North 00 degrees 15 minutes 01 seconds East along the east line of Lot 4, 719.47 feet to the north line of the South Half of said Lot 4; thence South 89 degrees 53 minutes 57 seconds West along said north line 182.66 feet to the west line of said Lot 4; thence South 00 degrees 09 minutes 43 seconds West along said west line 719.61 feet to the south line of the Southwest Quarter of said Section 18; thence South 89 degrees 51 minutes 06 seconds West along said south line 363.09 feet to the Southeast corner of Lot 1 in said George Hale's Division of Government Lot 2; thence North 00 degrees 00 minutes 53 seconds West along the east line of said Lot 1, 1,439.81 feet to the Northeast corner of said Lot 1; thence South 89 degrees 56 minutes 47 seconds West along the north line of said Lot 1, 183.77 feet to the west line of the Southwest Quarter of said Section 18; thence North 00 degrees 06 minutes 11 seconds West along said west line 1,203.29 feet to the point of beginning, said parcel containing 315.7035 acres, all in Lake County, Illinois.



# Bleck Engineering Company Inc.

consulting civil engineers

March 31, 1990  
Job Number 220-458

Cal Doughty, Vill. Adm.  
Village of Long Grove  
Box 3440 RFD  
Long Grove, Illinois 60047

Re: Royal Melbourne Subdivision

Dear Cal,

We have reviewed the following documents:

1. Conservancy Soil Areal Definition report and mapping prepared by Material Testing Laboratories, Inc., P. O. Box 205, 238 Mannheim Road, Bellwood, Ill. 60104, 312-547-7542; identified project No. 89G98801; report dated March 23, 1989; drawings dated 8-23-89 consisting of 5 sheets and the report consisting of a bound booklet.
2. Conceptual Development Plan prepared by Planning Resources, 615 West Front Street, Wheaton, Ill. 60187; consisting of 2 sheets, dated 1-18-90.
3. Wetland Determination report prepared by Planning Resources; consisting of 18 pages of determinations and 2 pages of aerial photographs of the site; dated 4-24-89.
4. Wastewater Management System Engineering Report prepared by Sheaffer & Roland, Inc., 805 West Liberty Drive, Wheaton, Ill. 60187; dated September 1989.
5. Wastewater Management System Plans prepared by Sheaffer & Roland, Inc., identified as Project No. 645.80WW consisting of 18 sheets; dated December 1989, latest revision Feb. 1990.
6. Wastewater Management System Specifications prepared by Sheaffer & Roland, Inc., dated January 1990.
7. Irrigation Plans prepared by Chicago Turf & Irrigation, Inc., 1170 W. Ardmore, Itasca, Ill. 60143; 708-773-5555 identified as Job No. 8990 consisting of 2 sheets; dated 3-21-90.
8. Water Supply System Plans prepared by Sheaffer & Roland, Inc. identified as Project No. 645.80WS consisting of 8 sheets dated Feb. 1990.
9. Water Supply System Specifications prepared by Sheaffer & Roland, Inc. dated December 1989.
10. Improvement Plans prepared by Paul A. Spies & Associates, 534 West Campus Drive, Arlington Heights, Ill. 60004; 708-577-8808; identified as File No. 1406 dated Nov. 15, 1989; latest revision date March 29, 1990; consisting of 32 sheets.

civil / municipal / streets / highways / sewers / waterworks  
1375 N. Western Ave./Lake Forest, Illinois/60045 (312) 295-5200

90-0-23

11. Specifications/Contract Documents prepared by Paul A. Spies & Associates dated September 13, 1989; dated, latest revision March 30, 1990.
12. Storm Water Calculations prepared by Paul A. Spies & Associates; dated latest revision March 30, 1990.
13. Sanitary Calculations prepared by Paul A. Spies & Associates dated latest revision March 27, 1990.
14. Engineers Estimate of Cost prepared by Paul A. Spies & Associates consisting of 5 sheets, dated latest revision March 30, 1990.
15. Final Plat prepared by Paul A. Spies & Associates identified as File No. 1406, consisting of 13 sheets; dated February 2, 1990, latest revision date March 27, 1990.

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We comment on these submittals and appurtenant supporting data in the order as they appear above:

**CONSERVANCY SOILS CLASSIFICATIONS:**

The soils classifications are satisfactory and are accepted.

**CONCEPTUAL DEVELOPMENT PLAN:**

The Conceptual Development Plan is accepted. It is understood that this plan is the basis for development of the Golf Course and Subdivision Lots and is the underlying document together with a three page document entitled "Royal Melbourne Preliminary Detention Design", dated January 17, 1990 which form the guide lines, establishing the drainage patterns and lake and wetlands water levels; for a wetland mitigation plan for which application for permit has been made. Where conflicts appear the written document shall govern. The Golf Course and Subdivision Lots are to be designed and maintained within these constraints.

**WETLANDS DETERMINATION:**

The wetland determinations are accepted:

**WASTEWATER MANAGEMENT SYSTEM ENGINEERING REPORT:**

The Wastewater Management System Engineering Report is accepted. The report states, on page 25, that, "the maximum pumping capacity of the irrigation pumping station will be designed with a maximum pumping capacity of 250 GPM. . ." (gallons per minute). The plans provide two pumps each having a capacity of 125 GPM at 195 ft. (84.4 psi) TDH, (Total Dynamic Head) which agrees with the

report. The Golf Course irrigation plan is designed to operate 1600 GPM and 125 psi. The obvious question is; where does this extra water demand and pressure come from? Is there an alternate irrigating water source? How is it to be interconnected with the wastewater system? If water well is supplied and interconnected with the wastewater irrigation system, how is the water well protected from injection of wastewater?

Sheaffer & Roland have stated that the wastewater management system by its self is not able to supply all of the irrigation needs of the golf course.

#### WASTEWATER MANAGEMENT SYSTEM PLANS:

a) The storage lagoon has been reduced in capacity by approximately 2.66 acre-feet, (16%), because of additional dedication of right-of-way not indicated on the improvement plans. We recommend that the reduced capacity be restored and that the plans be revised accordingly and not less than the calculated storage as required by the engineering report be provided. This may impact the size and dimension of Outlot E.

b) We note that the wastewater storage lagoon falls within the Scenic Corridor. Is this a permitted use and if so what minimum setback is to be provided from the highway right-of-way line?

c) We recommend that monitoring wells No's. 3, 5 and 7 be moved inward into the property to better place these wells in line with the ground water movement through the site. The objective being to monitor any impact the wastewater irrigation may have upon the ground water.

d) An operators' manual must be prepared to thoroughly inform the operator of the nature of the facility, its operation and maintenance requirements. A copy of the Manual is to be filed with the Village Engineer.

Application for the I.E.P.A. Permit for the Wastewater treatment facility has been made and a review of the Preliminary Engineering report commented upon by the I. E. P. A. Final approval of the plans cannot be granted until the permits are in hand and all changes and modification known.

#### WASTEWATER MANAGEMENT SYSTEM SPECIFICATIONS:

The specifications are satisfactory and are approved with the following exception

a) Manhole frames and lids shall be Neenah Foundry, Co. R-1015, total weight 540 pounds, concealed pick hole with gasketed lid. (I.D.O.T. Type 1).

#### IRRIGATION PLANS:

The irrigation system plans are not consistent with the wastewater irrigation plans and raise more questions than they resolve. These plans must be resubmitted indicating the system integrated with the wastewater irrigation system and supplemental

supply works. Is the system to be supplemented from water wells or pumped from lakes? If from lakes, which lakes and what impact will be had on the lakes or wetlands?

**WATER SUPPLY SYSTEM PLANS:**

The water supply system has been the subject of indepth review and discussion. The developer's engineer proposes to drill 3 deep wells, each separated by approximately 500 feet, into the St. Peter Sandstone aquifer, a total depth of 950 feet. The total production of these wells is to be 226 GPM with pump settings of 650 feet and water level 600 feet. The selection of the proposed system is justified by an available water supply and cost.

These waters are know to contain natural radioactivity. While the present levels are within the drinking water standards established by the USEPA, heavy pumpage may cause mixing to occur between aquifer units. This could happen from local heavy pumpage or that of other communities lying west of Long Grove relying upon the same aquifer. The underlying aquifer below the St. Peter Sandstone is the Iron-ton-Galesville strata which has significantly higher radioactivity and which exceed the USEPA drinking water standards. The literature suggests intermixing between aquifers can and does occur.

The Cooperative Ground Water Report 10, published by the State of Illinois Department of Energy and Natural Resources 1985, states in its conclusions that: "Dewatering of the Galena-Platteville Unit is occurring at Aurora and Elgin, while at pumping centers at Joliet and in northern Cook County and eastern DuPage-western Cook Counties, all of the Galena-Platteville Unit and the upper part of the Ancell aquifer have been dewatered". This report also concludes that the practical sustained yield of the Midwest Aquigroup, which includes the Galena-Platteville Unit, has been exceeded every year since about 1958.

The Maquoketa shale formation overlays the Galena-Plattville unit and Anoell aquifer (Glenwood - St. Peter Sandstone) and very little vertical seepage occurs into these aquifers from the overlying systems.

At a time when others are rejecting these aquifers and seeking Lake Michigan water is it wise to develope water supply systems which rely entirely upon the deep aquifers? The alternative is to develope a water supply system using shallow dolomite water wells together with treatment facilities and underground storage or individual water wells for each lot.

A permit to drill three deep wells has been issued by the I.E.P.A. The permit is limited to drilling only. Permit Number 0983 - FY 1990.

The water supply plans as submitted are satisfactory provided the Village Board concurs with the philosophical use of the deep aquifer as opposed to developing a water supply from the shallow aquifer.

The following deficiencies must be corrected:

- a) The Anticipated Well Log for Wells No.1, 2 and 3, sheet 7 of 8 appears to be for another location and not Long Grove. It indicates Niagaran Dolomite, Lime and Blue Shale within 22 feet of the ground surface. Other well logs in this area show depths of 150 to 160 feet to Limestone.
- b) Provision must be made in the exterior piping between the water well and the operating building, ahead of the storage tanks, to isolate and flush individual wells through a common flushing hydrant.

**WATER SUPPLY SYSTEM SPECIFICATIONS:**

The following corrections to the specifications are required:

- a) Page 02640-2 Article 2.07 FLUSH HYDRANTS. Flush Hydrants shall be "Waterous Model WB 67".
- b) Page 13411-3 Article 3.02 FACTORY HYDROSTATIC TEST. paragraph A. The Hydropneumatic storage tank shall be subjected to a pressure test of 150 psi. for 60 minutes. A affidavit from the manufacturer certifying to such test shall be filed with the Village.

**IMPROVEMENT PLANS:**

- a) The necessary piping is to added to the plan which will permit flushing of the individual water wells through a single flushing hydrant. Check valves shall be provided to prevent back feeding from one well to another.
- b) The storm sewer between lots 113 and 114 should be increase in size from 12 inch to 15 inch dia. to reduce its likely obstruction during winter by ice lenses. Its short length and being open to the atmosphere at each end will cause it to react like a culvert.
- c) The plan and profile drawings for the entrance onto Route 83 is incomplete.
- d) A copy of the I.D.O.T. highway permit for Ill. Rte 22 and Ill. Rte 83 together with the approved permit drawings must be filed with the Village.
- e) Flushing Hydrants are to be "Waterous Model WB 67".
- f) All Sanitary Sewers are to televised and a copy of the video tape is to be furnished to the Village.
- g) Record drawings, on mylar, of the completed improvements shall be furnished to the Village and are to be certified as correct by the developers design engineer.

**SPECIFICATIONS/CONTRACT DOCUMENTS:**

- a) SPECIAL PROVISIONS II - MATERIALS, I. Storm sewers shall be reinforced concrete pipe conforming to requirements of ASTM C-76. Minimum Class IV.



**STORM SEWER CALCULATIONS:**

The storm sewer calculations are satisfactory and are approved.

**SANITARY CALCULATIONS:**

The sanitary sewage lift station calculation are satisfactory and are approved.

Selection of the pump for the Lift Station at the wastewater facility is not good. Efficiency is very low, below 40%. We suggest that pumps, other than "Metropolitan", be investigated in a search for a better fit with the design requirements. A "Flyght" pump would be an acceptable alternate.

**ENGINEER'S ESTIMATE OF COSTS:**

The Engineer's estimates of cost as corrected and amended are satisfactory. A summary of these costs is as follows:

Wastewater Treatment Facility	\$ 636,126.05
Sanitary Sewers	\$ 798,470.00
Water Supply Works	\$ 639,804.00
Water Mains	\$ 610,500.00
Storm Sewers	\$ 285,770.00
Paving	\$ 548,909.00
Erosion Control	\$ 7,000.00
Earthwork	\$ 413,590.00
Miscellaneous	\$ 100,750.00
Route 22 Road Widening	\$ 58,225.00
Route 83 Road Widening	\$ 60,855.00
	<hr/>
	\$4,159,999.05
Engineering & Construction Staking 5%	207,999.95
	<hr/>
	\$4,367,999.00

150% of \$4,367,999.00 is \$6,551,998.51

We recommend a security deposit in the amount of \$6,550,000.00

**FINAL PLAT:**

Sheet 2 of 3:

- a) The Scenic corridor has been omitted from Sheet 2 of 3.
- b) A drainage easement is needed on Outlot B between the Detention Pond and the outlet at Ill. Rte 83.
- c) A drainage easement is needed for the storm sewer between Royal Melbourne Drive and Kettering Drive across Outlot B.
- d) A drainage easement is needed across Outlot C from the northwest corner of the Detention Pond toward the northwest.
- e) The dimensions of the existing right-of-way and the dedication at the northeast corner of the subdivision are incorrect.

Sheet 4 of 13:

- a) A storm water detention easement and a drainage easement are needed for the facility at the south end of Outlot B,
- b) A drainage easement is needed running parallel with Ill. Route 83 through Outlot B.
- c) A drainage easement is needed between Lots 6 and 7.
- d) A drainage easement is needed across Outlot B from the common corner of Lots 1 and 2 and extending east across Outlot B to the culvert under Ill. Rte 83.
- e) A drainage easement is needed extending north-northwest from the culvert under Ill. Rte 83 to the detention pond.

Sheet 5 of 13:

- a) A drainage easement is needed between lots 17 and 18.
- b) A drainage easement and storm water detention easement are needed extending west in Outlot B from the common corner of Lots 17 and 18.
- c) A drainage easement is needed across Outlot B east of Lot 36.
- d) The word utility should be removed from the easement extending east-southeast from the southerlymost corner of Lot 29.

Sheet 9 of 13:

- a) A drainage easement is needed across Outlot B in the vicinity of the southeast corner of Lot 71 and extending northeasterly.
- b) A drainage easement is needed across Outlot B, west of Lot 27, extending in a northwesterly direction from Royal Melbourne Drive to and within the conservancy easement.
- c) A drainage easement is needed across Outlot B from the conservancy easement west of lot 27 and extending northwesterly to Wellington Drive.

Sheet 10 of 13:

- a) A drainage easement is needed across Outlot B extending southeasterly from Wellington Drive and connecting with the conservancy easement lying southwesterly of Lot 125.
- b) A drainage easement is needed across Outlot B extending northwesterly from Wellington Drive to the conservancy easement west of Lots 96 and 97.
- c) A drainage easement is needed across Outlot B north of Lot 93.

Sheet 11 of 13:

- a) A drainage easement is needed across Outlot B east of Lots 114 through 118.
- b) A drainage easement is needed across Outlot B east of the common corner of Lots 114 & 115 and extending east to the east line of the subdivision.
- c) Remove the word "Utility" from the drainage easement along the north line of Lot 104.

Sheet 12 of 13:

- a) A drainage easement is needed within Outlot B and north of Lots 111, 112 and 113 extending between the conservancy easements.
- b) A drainage easement is needed west of Lots 109 and 110 in Outlot B extending between the conservancy easements.

We cannot recommend approval of the Final Plat with the omission of the drainage easements crossing Outlot B. Our past experience with golf course related drainage problems and no easements, namely Country Club Estates, preclude us from approving anything less than a complete plan.

We recommend approval of the improvement plans subject to the satisfactory resolution of the deficiencies noted in this review.

We estimate that the cost of reviews, reports and inspections will be \$45,000.00.

Respectfully Submitted,  
BLECK ENGINEERING CO. INC.



John H. Bleck, President  
Engineer for the  
Village of Long Grove

cc: John M. Mullen, Vil. Atty.  
Brad Bonnivier, Landmark Homes

DM



# Bleck Engineering Company Inc.

consulting civil engineers

April 3, 1990  
Job Number 220-458

Cal Doughty, Vil. Adm.  
Village of Long Grove  
Box 3110 RFD  
Long Grove, Illinois 60047

**RECEIVED**  
APR 3 1990

Re: Royal Melbourne Subdivision

Village of Long Grove

Dear Cal,

This letter report supplements and supercedes our letter report of March 31, 1990.

We have since met with Landmark Homes representatives and reviewed in detail the deficiencies listed in our previous report. Landmark Homes has filed with this office corrected documents and a letter dated April 3, 1990 which addresses each deficiency noted and the action to be taken by Landmark Homes. Based upon the revised submittals and their letter of commitment we recommend approval of the improvement plans and specifications.

We further recommend approval of the Final Plat subject to the placement of the drainage easements on Outlot "B".

Based upon competitive bids received for work in the project and the downward adjustment of some of the work items listed in the Engineer's estimate of cost where duplications were found; the estimated improvement cost has been determined to be \$3,626,633.23. 150 percent of this amount is \$5,439,949.00. We recommend a security deposit in the amount of \$5,500,000.00.

Respectfully Submitted,

BLECK ENGINEERING CO. INC.

John H. Bleck, President  
Engineer for the  
Village of Long Grove

cc: Brad Bonnivier, Landmark Homes  
John M. Mullen, Vil. Atty.

90-0-23

COPY

STATE OF ILLINOIS )

) SS. 1111 - 5 1888

COUNTY OF LAKE )

C E R T I F I C A T E

DEBRA J. ANDERSON, being first duly sworn on oath deposes and says that she is the Clerk of the Village of Long Grove, Illinois and the keeper of the papers, documents and records of said Village; that the foregoing is a true and correct copy of a certain Ordinance adopted by the President and Board of Trustees of the Village of Long Grove at their regular meeting held at the office of the Village on the 22nd.

day of May, 1990.

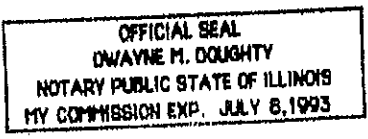
Ordinance No: 90 0-23

Debra J. Anderson

Debra J. Anderson

Subscribed and sworn to before me this 25th day of May, 1990.

Dwayne M. Doughty  
NOTARY PUBLIC



LEGAL NOTICE  
VILLAGE OF LONG GROVE, ILLINOIS  
NOTICE OF PUBLIC HEARING BEFORE THE  
VILLAGE OF LONG GROVE PLAN COMMISSION &  
ZONING BOARD OF APPEALS

PUBLIC NOTICE IS HEREBY GIVEN that on April 4, 2023, at the Long Grove Village Hall, 3110 Old McHenry Road, Long Grove, IL 60047, at the hour of 7:00 p.m., a public hearing will be held during the meeting of the Plan Commission & Zoning Board Appeals (PCZBA) of the Village of Long Grove, Lake County, Illinois (unless otherwise set forth in the agenda to be posted) in connection with an application in connection with a petition by Royal Melbourne LTD P/S for amendments to existing planned unit development (PUD) approvals and/or any other necessary or appropriate zoning relief relating to establishment of pickleball courts, platform tennis courts, and an accessory structure (platform tennis lounge) on the property described below, all in accordance with the application on file with the Village of Long Grove. The property that is the subject of said application is located at 4700 Royal Melbourne Drive, Long Grove, IL 60047, and is legally described as follows:

PARCEL 1: OUTLOTS B, C, AND D IN ROYAL MELBOURNE SUBDIVISION, BEING A SUBDIVISION OF PART OF SECTION 7 AND 18, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 22, 1990 AS DOCUMENT 2918076 AND CORRECTED BY CERTIFICATE OF CORRECTION RECORDED AS DOCUMENT 3003001 AND FURTHER CORRECTED BY CERTIFICATE OF CORRECTION RECORDED AS DOCUMENT 3122324, EXCEPT THAT PART OF OUTLOT B MELBOURNE; THENCE NORTH 67 DEGREES, 03 MINUTES, 20 SECONDS WEST ALONG THE NORTHERLY LINE THEREOF, 35.00 FEET TO THE PLACE OF BEGINNING; THENCE CONTINUING NORTHWESTERLY ALONG SAID LINE, A DISTANCE OF 105.00 FEET TO THE WEST LINE OF SAID OUTLOT B; THENCE NORTHEASTERLY 29.92 FEET ALONG SAID LINE, BEING ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 493.00 FEET, CHORD LENGTH OF 29.91 FEET AND BEARS NORTH 24 DEGREES, 47 MINUTES, 23 SECONDS EAST; THENCE NORTHERLY 80.61 FEET ALONG SAID LINE, BEING ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 170.00 FEET, CHORD LENGTH OF 79.86 FEET AND BEARS NORTH 12 DEGREES, 58 MINUTES, 49 SECONDS EAST; THENCE EASTERLY 82.43 FEET ALONG A NORTH LINE OF SAID OUTLOT, BEING ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 55.00 FEET, CHORD LENGTH OF 74.93 FEET AND BEARS NORTH 89 DEGREES, 11 MINUTES, 24 SECONDS EAST; THENCE SOUTH 08 DEGREES, 12 MINUTES, 48 SECONDS EAST, 41.52 FEET; THENCE SOUTHERLY 83.56 FEET ON A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 70.00 FEET, CHORD LENGTH OF 78.69 FEET AND BEARS SOUTH 17 DEGREES, 48 MINUTES, 36 SECONDS WEST; THENCE SOUTH 16 DEGREES, 23 MINUTES, 12 SECONDS EAST, 32.15 FEET TO THE PLACE OF BEGINNING, SAID EXCEPTION BEING THE PROPERTY CONVEYED BY ROYAL MELBOURNE LIMITED PARTNERSHIP TO GREG ZEMAN AND LORI ZEMAN BY DEED DATED DECEMBER 13, 2001 AND RECORDED JULY 5, 2002 AS DOCUMENT NUMBER 4958346, IN LAKE COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 OVER NORMANDY COURT, WELLINGTON DRIVE, WESTBURY DRIVE, ROYAL MELBOURNE DRIVE, P.I.N. 15-18-302-032, 15-18-101-001, 15-18-302-031, 15-18-404-001, and 15-18-302-062

All persons who attend the hearing shall have the opportunity to make oral comments and ask questions concerning the proposed development and requested zoning relief described in this notice.

Additionally, any person may submit written comments regarding the matters set forth herein by email sent to: [sshlagman@longgroveil.gov](mailto:sshlagman@longgroveil.gov) prior to the public hearing or in-person at the public hearing. Written comments should include the full name and address of the author and include in the subject line "Re: Royal Melbourne." All written comments received prior to the publication of the meeting agenda will be included in the official hearing record, but no such public comment shall be treated as testimony with respect to the subject of this public hearing unless it includes the following statement: "The comments herein provided are true to my best knowledge and belief under penalty of perjury."

The PCZBA may continue the hearing to a later date, time, and place should that become necessary without further public notice, other than notice entered upon the minutes of the public hearing.

Dated at Long Grove, Illinois this 16th day of March 2023  
Helen Wilson  
Chair, Village of Long Grove PCZBA  
Published in Daily Herald March 20, 2023 (4597071)

## CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

### Lake County Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **Lake County DAILY HERALD**. That said **Lake County DAILY HERALD** is a secular newspaper, published in Libertyville, Lake County, State of Illinois, and has been in general circulation daily throughout Lake County, continuously for more than 50 weeks prior to the first Publication of the attached notice, and a newspaper as defined by 715 ILCS 5/5.

I further certify that the **Lake County DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 03/20/2023 in said **Lake County DAILY HERALD**. This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

BY

*Laurel Baltz*

Designee of the Publisher of the Daily Herald

Control # 4597071

