



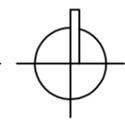
JLA
ARCHITECTS

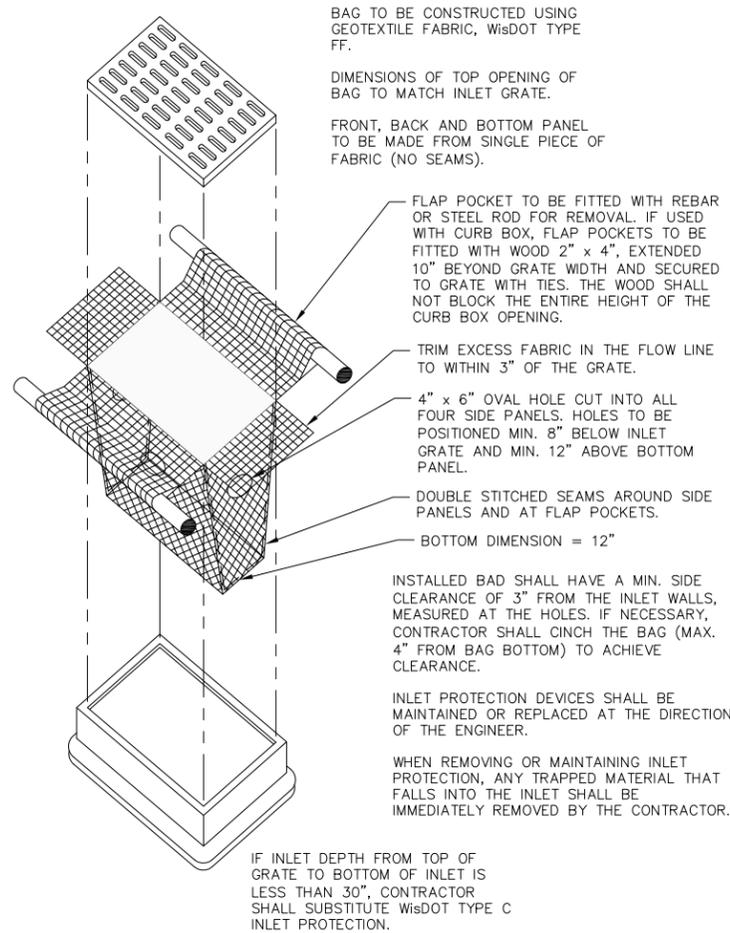
131 FAIR OAKS MIXED-USE REDEVELOPMENT

SITE LOCATOR MAP

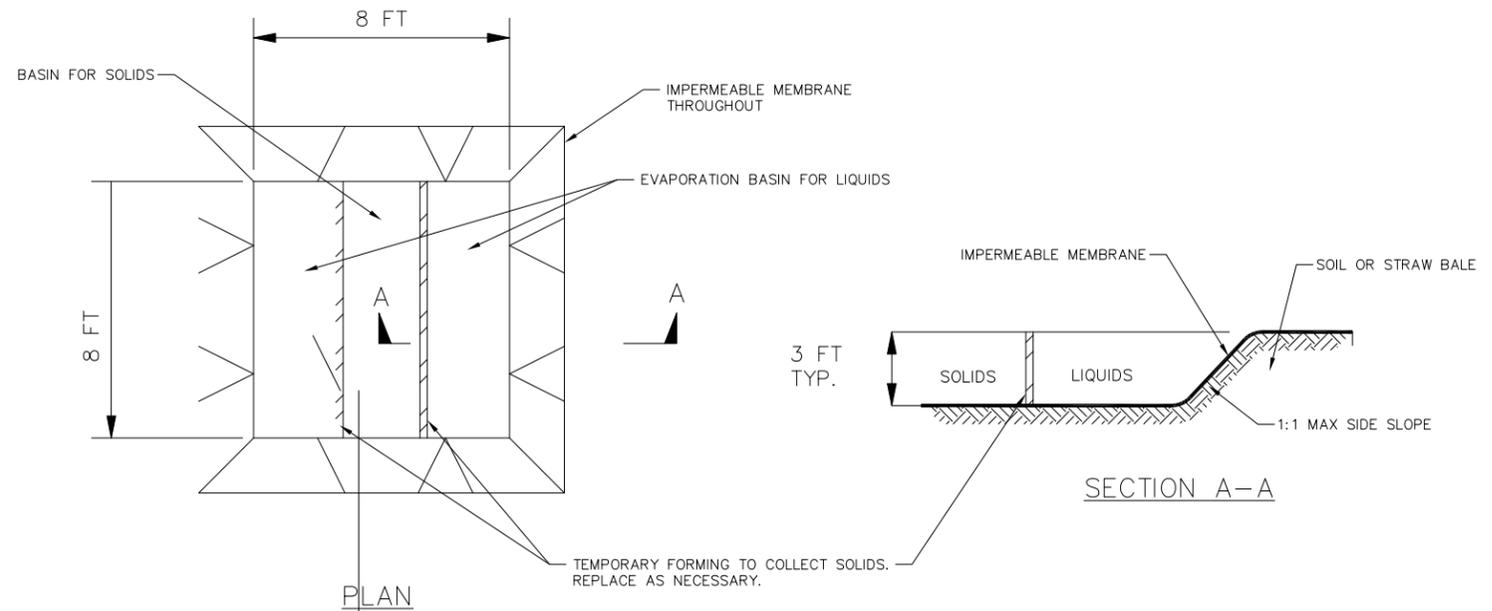


AUGUST 16, 2017
1"=200' @ 11x17





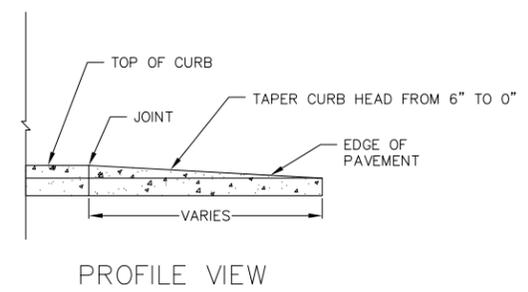
1 INLET PROTECTION TYPE D
1 NOT TO SCALE



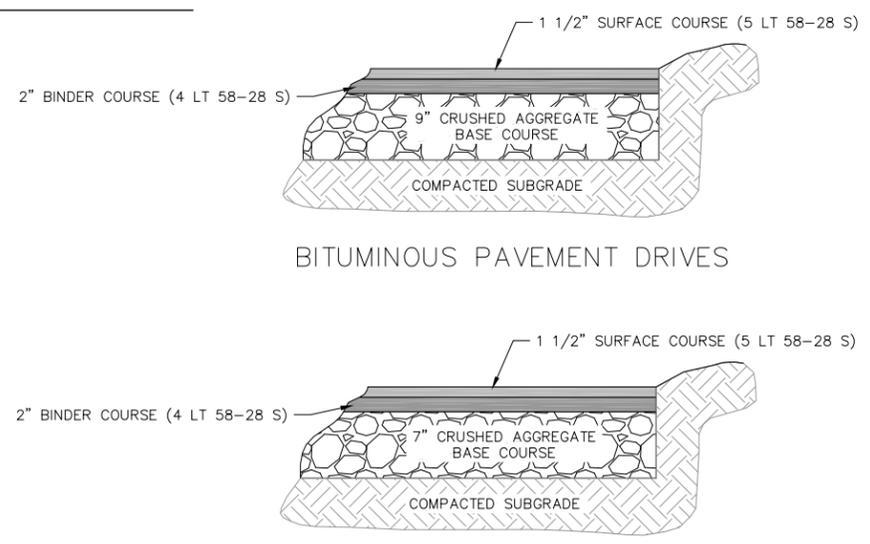
CONSTRUCTION SPECIFICATIONS

1. LOCATE WASHOUT STRUCTURE A MINIMUM OF 50 FEET AWAY FROM OPEN CHANNELS, STORM DRAIN INLETS, SENSITIVE AREAS, WETLANDS, BUFFERS AND WATER COURSES AND AWAY FROM CONSTRUCTION TRAFFIC.
2. PREPARE SOIL BASE FREE OF ROCKS OR OTHER DEBRIS THAT MAY CAUSE TEARS OR HOLES IN THE LINER. FOR LINER, USE 10 MIL OR THICKER UV RESISTANT, IMPERMEABLE SHEETING, FREE OF HOLES AND TEARS OR OTHER DEFECTS THAT COMPROMISE IMPERMEABILITY OF THE MATERIAL.
3. KEEP CONCRETE WASHOUT STRUCTURE WATER TIGHT. REPLACE IMPERMEABLE LINER IF DAMAGED (E.G., RIPPED OR PUNCTURED). EMPTY OR REPLACE WASHOUT STRUCTURE THAT IS 75 PERCENT FULL, AND DISPOSE OF ACCUMULATED MATERIAL PROPERLY. DO NOT REUSE PLASTIC LINER. WET-VACUUM STORED SOLIDS THAT HAVE NOT EVAPORATED AND DISPOSE OF IN AN APPROVED MANNER. REMOVE HARDENED SOLIDS, WHOLE OR BROKEN UP, FOR DISPOSAL OR RECYCLING. MAINTAIN RUNOFF DIVERSION AROUND EXCAVATED WASHOUT STRUCTURE UNTIL STRUCTURE IS REMOVED.

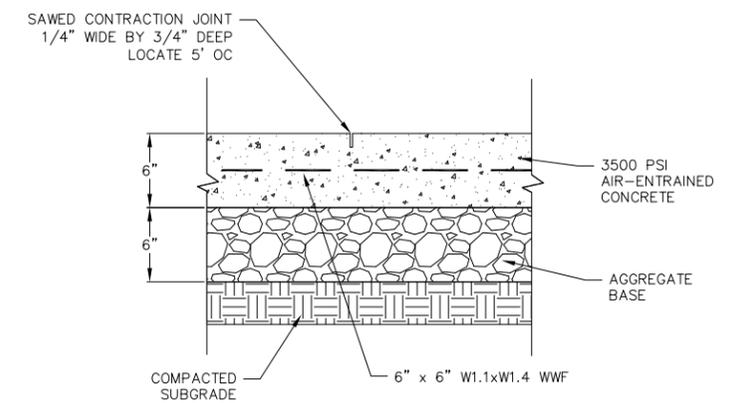
1 TEMPORARY CONCRETE WASHOUT
1 NOT TO SCALE



1 CURB & GUTTER TERMINATION
1 NOT TO SCALE



1 SITE PAVEMENT
1 NOT TO SCALE



1 CONCRETE PAD
1 NOT TO SCALE

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

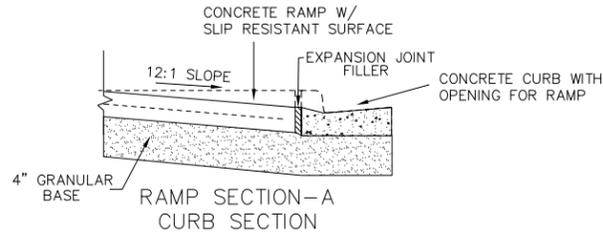
SCALE AS SHOWN

DATE 08/16/2017

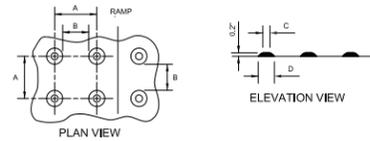
DRAFTER SCHR

CHECKED MSCH

PROJECT NO. 170234

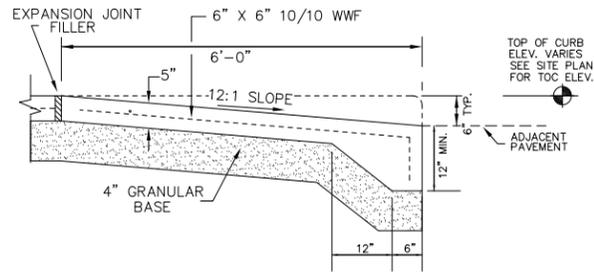


RAMP SECTION-A
CURB SECTION

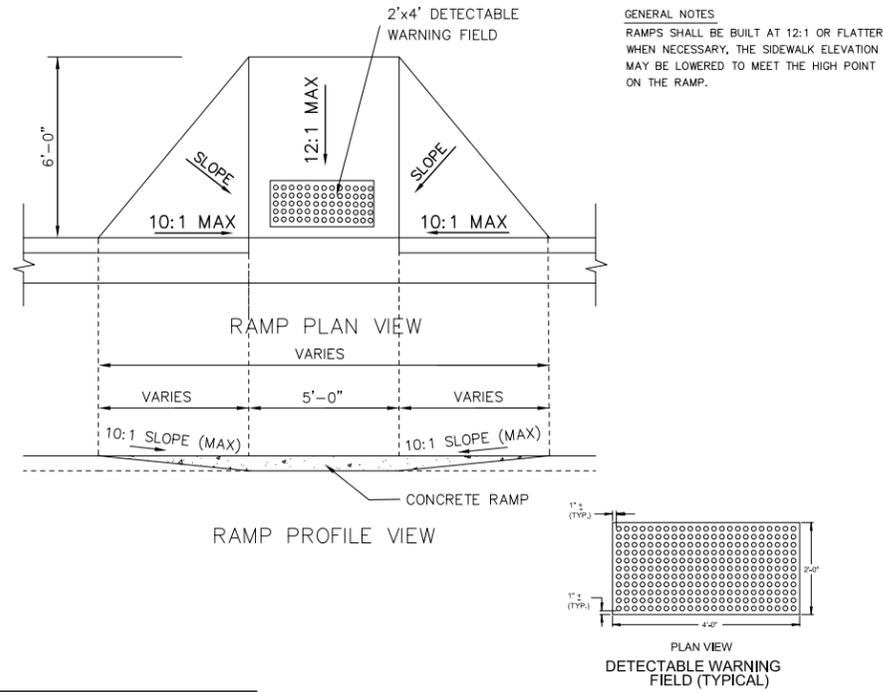


TRUNCATED DOMES
DETECTABLE WARNING
PATTERN DETAIL

NOTE: 1) MATERIALS AND METHOD OF CONSTRUCTION FOR TRUNCATED DOMES SHALL BE SPECIFIED IN SPECIAL PROVISIONS OR AS REQUIRED BY THE VILLAGE ENGINEER
2) COLOR SHALL BE A DISSIMILAR COLOR FROM THE ADJACENT PAVED SURFACE AND APPROVED BY THE OWNER AND ENGINEER

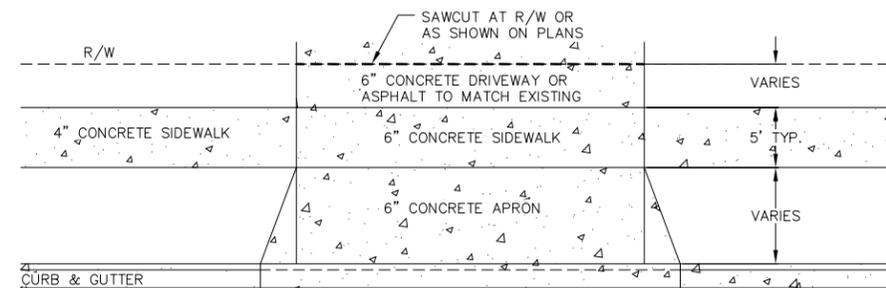
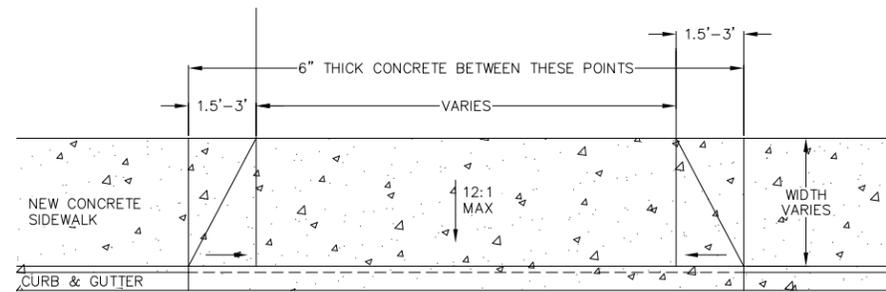


RAMP SECTION-A
SIDEWALK / CURB COMBINATION



GENERAL NOTES
RAMPS SHALL BE BUILT AT 12:1 OR FLATTER.
WHEN NECESSARY, THE SIDEWALK ELEVATION
MAY BE LOWERED TO MEET THE HIGH POINT
ON THE RAMP.

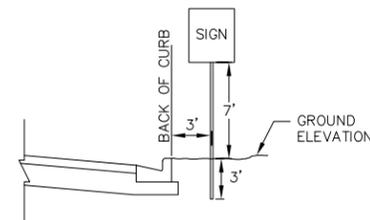
1 CURB RAMP DETAIL
1 NOT TO SCALE



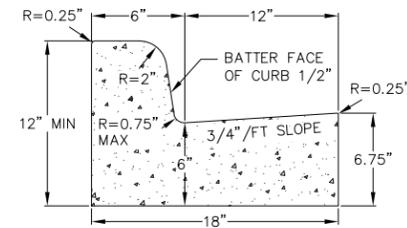
1 DRIVEWAY DETAIL
1 NOT TO SCALE

SIGNAGE NOTES:

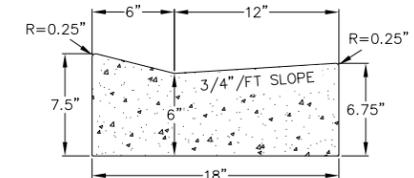
1. ALL SIGNS SHALL BE FABRICATED AND INSTALLED IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
2. SIGNS SHALL BE A DISTANCE OF 7' FROM GROUND LEVEL TO THE BOTTOM OF THE SIGN MOUNTED ON THE POST AND LOCATED 3' BEHIND THE BACK OF CURB.
3. STREET NAME SIGNS SHALL HAVE WHITE LETTERS AND GREEN BACKGROUND.
4. SIGN POSTS SHALL BE 2-3/8" O.D., GALVANIZED 10 FT LONG, 13 GAUGE, AND 0.095 WALL THICKNESS. MOUNT SIGN AT TOP OF THE POST, AND INSTALL POSTS 3' DEEP AND MIX 1/2 BAG OF 80 LB SAKRETE CONCRETE, POURING IT AROUND THE POST BELOW THE GROUND BEFORE COVERING WITH 8" OF TOPSOIL.
5. LOADING ZONE SIGNS SHALL BE 12"x9" R8-3gP.
6. ONE-WAY SIGNS SHALL BE 18"x24" R6-2.



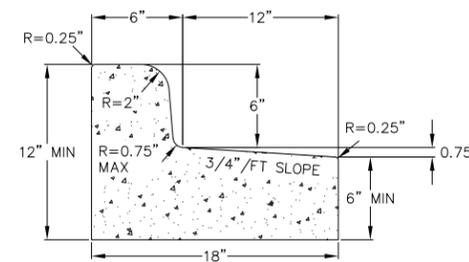
1 STANDARD SIGN
1 NOT TO SCALE



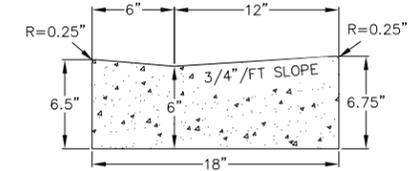
CURB AND GUTTER
CROSS SECTION



DRIVEWAY GUTTER
CROSS SECTION



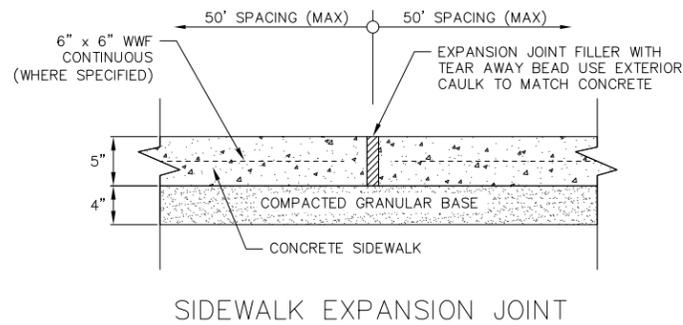
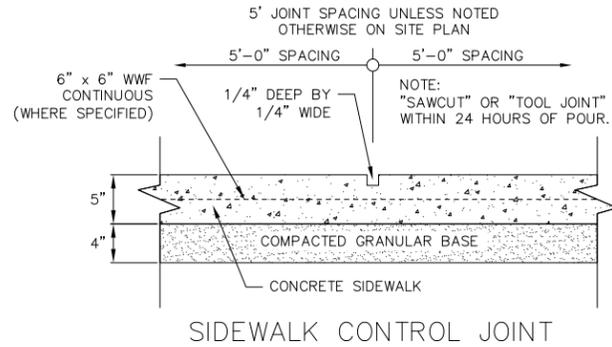
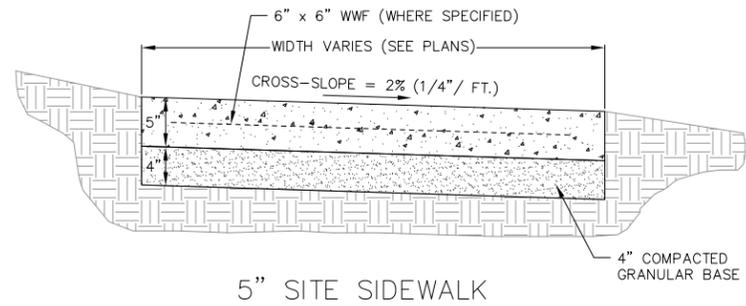
CURB AND GUTTER
REJECT SECTION



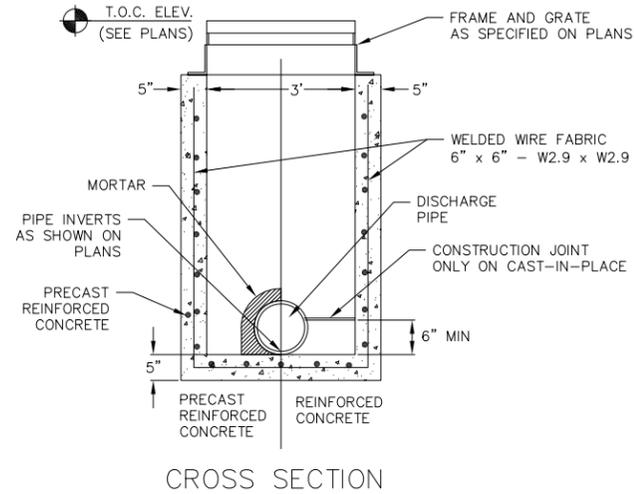
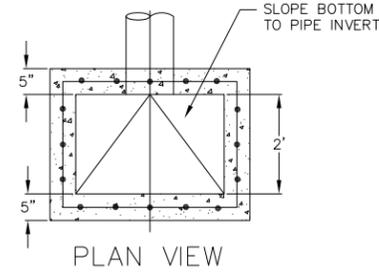
HANDICAP RAMP
GUTTER CROSS SECTION

1 18" CONCRETE CURB AND GUTTER
1 NOT TO SCALE

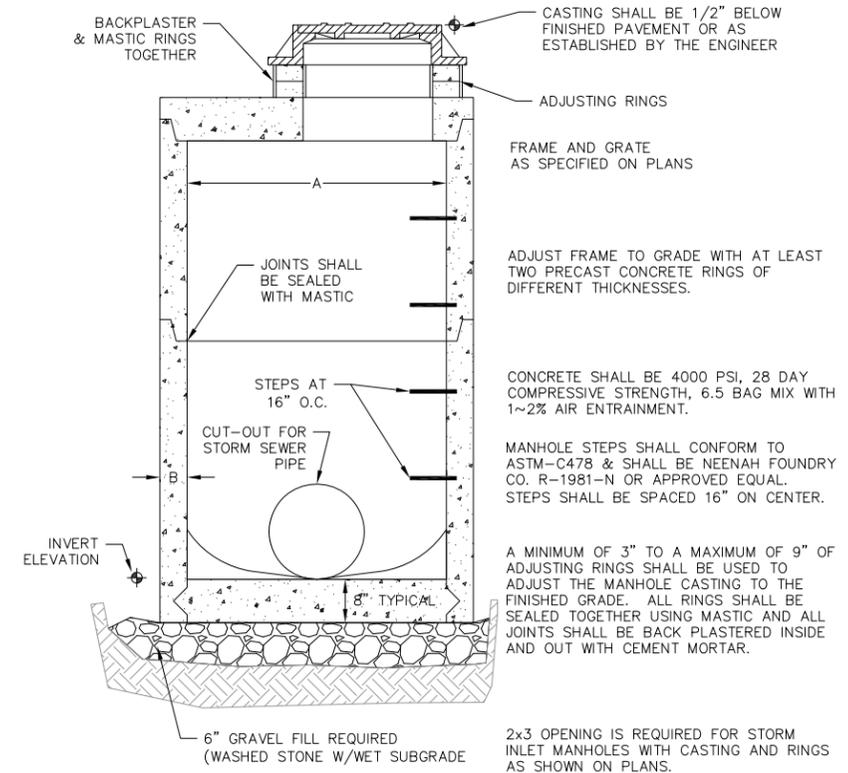
REVISIONS		NO.	DATE	REMARKS



1 5" SIDEWALK
1 NOT TO SCALE



1 CURB INLET - TYPE 3, 2' x 3' BASIN
1 NOT TO SCALE

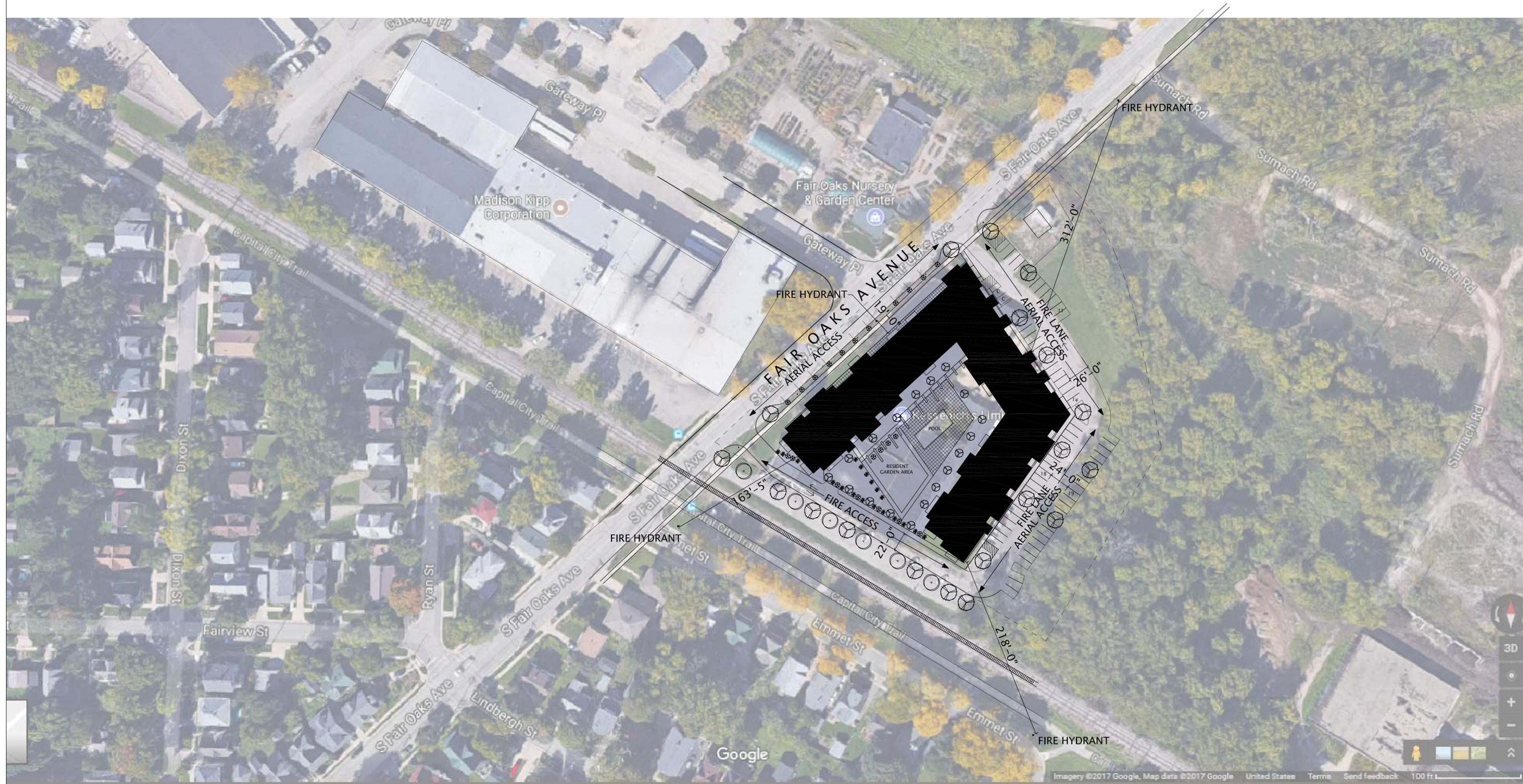


MANHOLE SIZE	DIMENSION	
	A	B (MIN.)
48"	48"	5"
60"	60"	6"
72"	72"	7"
84"	84"	7"
96"	96"	9"

1 STORM SEWER MANHOLE
1 NOT TO SCALE

REVISIONS	
NO.	DATE

SCALE	AS SHOWN
DATE	08/16/2017
DRAFTER	SCHR
CHECKED	MSCH
PROJECT NO.	170234



JLA
ARCHITECTS

131 FAIR OAKS MIXED-USE REDEVELOPMENT

FIRE ACCESS PLAN



AUGUST 16, 2017
1"=50' (on 24x36)



FA-001

BUILDING DATA

	STUDIOUNITS							
	Unit A1 - Studio		Unit A2 - Studio		0 S.F.		S.F.	
	Qty.	Area	Qty.	Area	Qty.	Area	Qty.	Area
Floor 5	4	2,160	3	1,320	-	-	-	-
Floor 4	4	2,160	3	1,320	-	-	-	-
Floor 3	4	2,160	3	1,320	-	-	-	-
Floor 2	4	2,160	3	1,320	-	-	-	-
Floor 1 - Parking	-	-	-	-	-	-	-	-
Totals	16	8,640	12	5,280	-	-	-	-
Unit Breakdown	28	7.5%		0.0%		0.0%		
Total Studios: 28 17.4% Average Studio Size (sf): 497								

1-BEDROOM UNITS

Unit B1		Unit B2		Unit B3		Unit B4		Unit B5		Unit B6	
794 S.F.		685 S.F.		735 S.F.		820 S.F.		743 S.F.		690 S.F.	
Qty.	Area	Qty.	Area	Qty.	Area	Qty.	Area	Qty.	Area	Qty.	Area
6	4,764	5	3,425	5	3,675	1	820	1	743	1	690
6	4,764	5	3,425	5	3,675	1	820	1	743	1	690
7	5,558	5	3,425	5	3,675	1	820	1	743	1	690
7	5,558	5	3,425	5	3,675	1	820	1	743	1	690
26	20,644	20	13,700	20	14,700	4	3,280	4	2,972	4	2,760
16.1%		12.4%		12.4%		2.5%		2.5%		0.0%	
Total 1BRs: 78 48.4% Average 1BR Size (sf): 744											

1-BEDROOM + DEN

Unit C1		Unit C2		Unit C3		Unit C4	
854 S.F.		870 S.F.		850 S.F.		868 S.F.	
Qty.	Area	Qty.	Area	Qty.	Area	Qty.	Area
1	854	1	870	2	1,700	3	2,604
1	854	1	870	2	1,700	3	2,604
1	854	1	870	2	1,700	3	2,604
1	854	1	870	2	1,700	3	2,604
4	3,416	4	3,480	8	6,800	12	10,416
2.5%		2.5%		0.3%			
Total 1BR+: 28 17.4% Avg. Size: 861							

2-BEDROOM UNITS

Unit D1		Unit D2		Unit D3		Unit D4		Unit D5		Unit D6		Unit D7	
1137 S.F.		1182 S.F.		1202 S.F.		1205 S.F.		1261 S.F.		1100 S.F.		1288 S.F.	
Qty.	Area	Qty.	Area	Qty.	Area	Qty.	Area	Qty.	Area	Qty.	Area	Qty.	Area
-	-	1	1,182	1	1,202	1	1,205	1	1,261	1	1,100	1	1,288
-	-	1	1,182	1	1,202	1	1,205	1	1,261	1	1,100	1	1,288
1	1,137	1	1,182	1	1,202	1	1,205	-	-	-	-	-	-
1	1,137	1	1,182	-	-	1	1,205	-	-	-	-	-	-
2	2,274	4	4,728	3	3,606	4	4,820	2	2,522	2	2,200	2	2,576
1.2%		2.5%		1.9%		2.5%		1.2%		1.2%		1.2%	
Total 2BRs: 19 11.8% Average 2BR Size (sf): 1196													

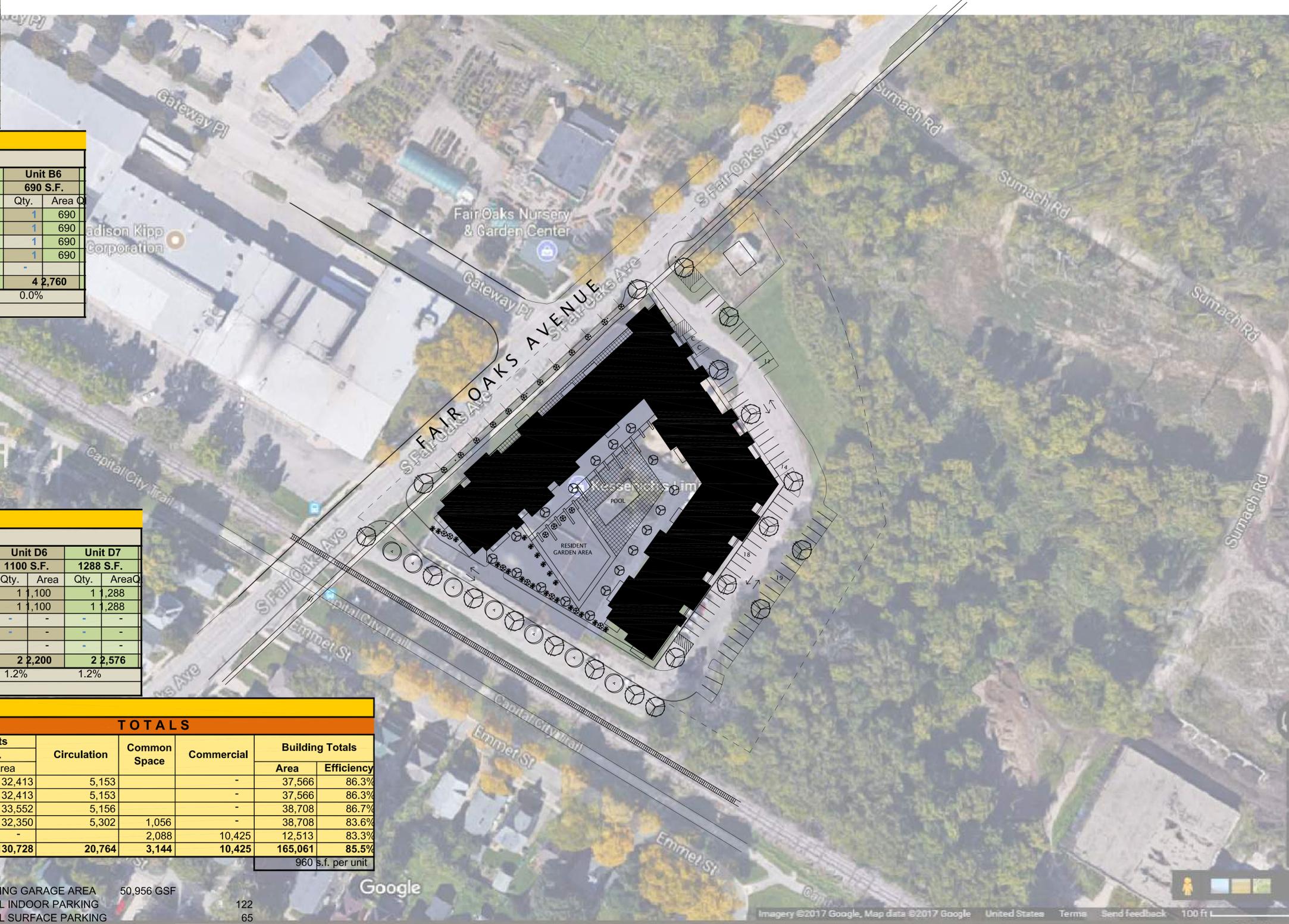
3-BEDROOM UNITS

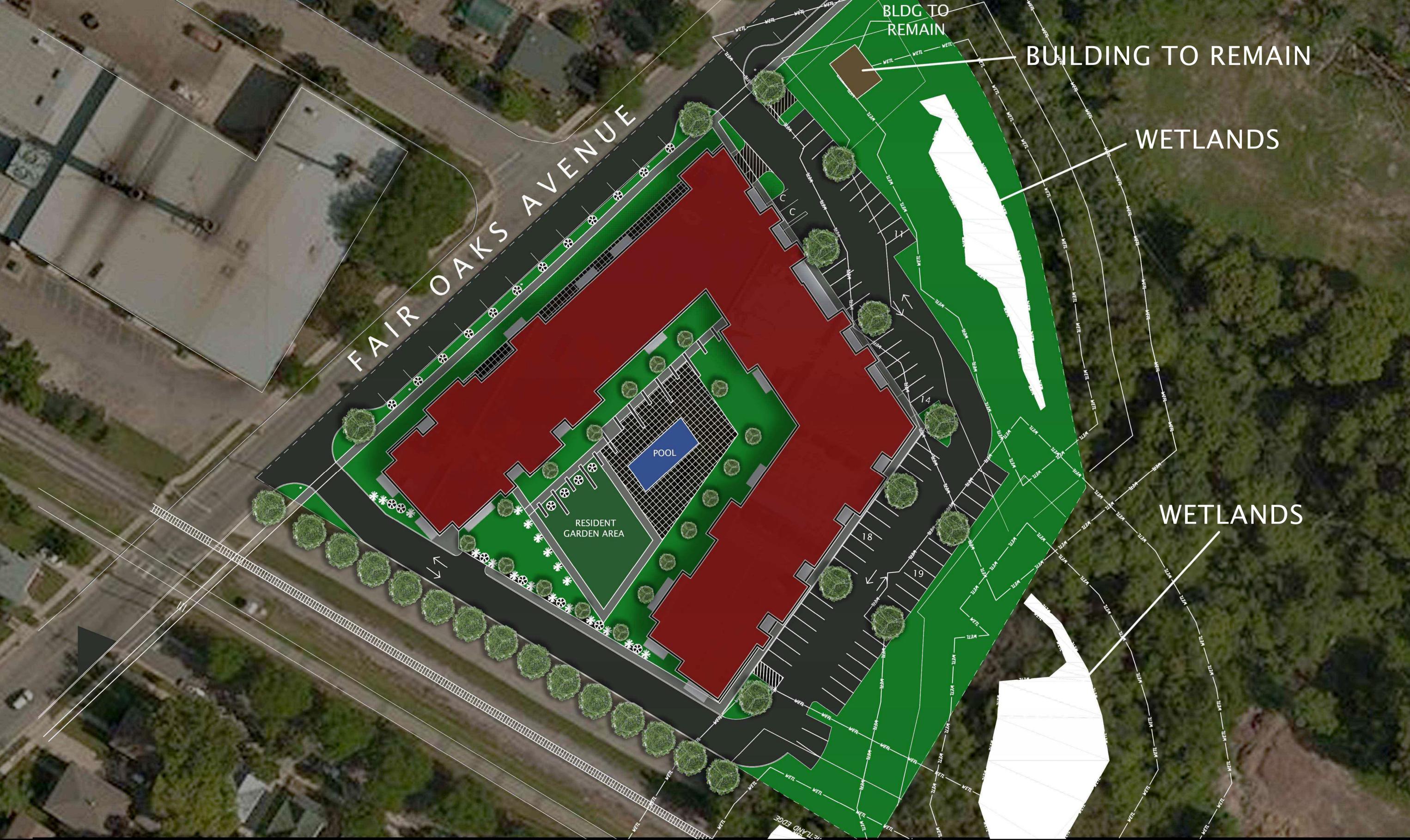
Unit E1		Unit E2		Unit E3		S.F.	
1484 S.F.		1439 S.F.		1550 S.F.		S.F.	
Qty.	Area	Qty.	Area	Qty.	Area	Qty.	Area
-	-	-	-	1	1,550	-	-
-	-	-	-	1	1,550	-	-
2	2,968	1	1,439	-	-	-	-
2	2,968	1	1,439	-	-	-	-
4	5,936	2	2,878	2	3,100	#	-
2.5%		1.2%		1.2%		##	
Total 3BRs: 8 5.0% Average 3BR Size (sf): 1489							

TOTALS

Total Units		Circulation	Common Space	Commercial	Building Totals	
Qty.	Area				Area	Efficiency
40	32,413	5,153	-	-	37,566	86.3%
40	32,413	5,153	-	-	37,566	86.3%
41	33,552	5,156	-	-	38,708	86.7%
40	32,350	5,302	1,056	-	38,708	83.6%
-	-	-	2,088	10,425	12,513	83.3%
161	130,728	20,764	3,144	10,425	165,061	85.5%
100%		960 s.f. per unit				

PARKING GARAGE AREA	50,956 GSF
TOTAL INDOOR PARKING	122
TOTAL SURFACE PARKING	65
	187



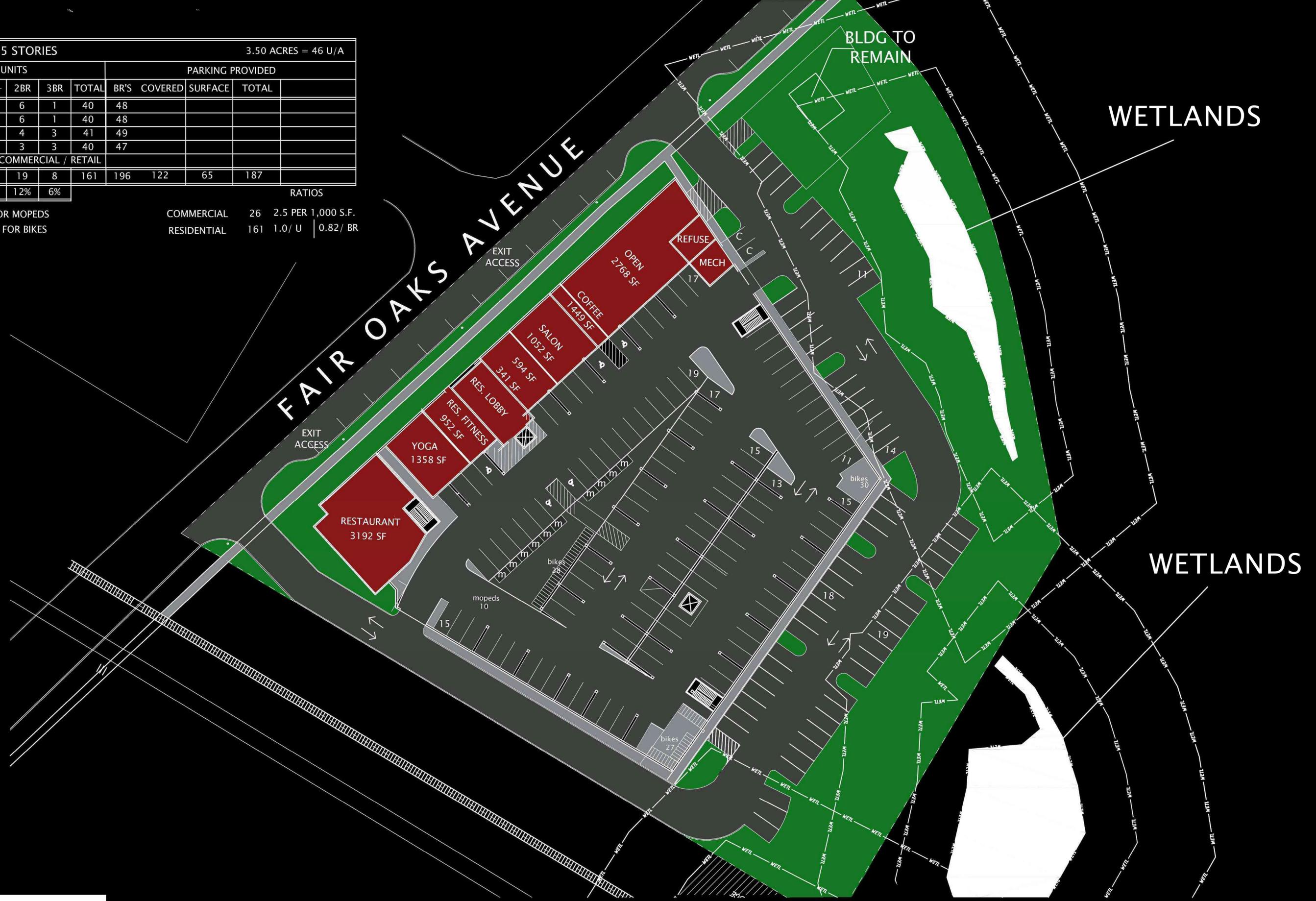


PROJECT DATA - 5 STORIES							3.50 ACRES = 46 U/A					
FLR.	UNITS						PARKING PROVIDED					
	ST.	1BR	1BR+	2BR	3BR	TOTAL	BR'S	COVERED	SURFACE	TOTAL		
5	7	19	7	6	1	40	48					
4	7	19	7	6	1	40	48					
3	7	20	7	4	3	41	49					
2	7	20	7	3	3	40	47					
1	10,425 S.F. COMMERCIAL / RETAIL											
T.	28	78	28	19	8	161	196	122	65	187		
	17%	48%	17%	12%	6%							

RATIOS

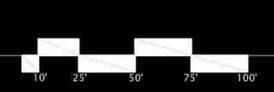
10 SPOTS FOR MOPEDS
83 SPOTS FOR BIKES

COMMERCIAL 26 2.5 PER 1,000 S.F.
RESIDENTIAL 161 1.0 / U | 0.82 / BR



131 FAIR OAKS MIXED-USE REDEVELOPMENT

FIRST FLOOR PLAN WITH SITE CONTEXT



AUGUST 16, 2017
1" = 25' (on 24x36)



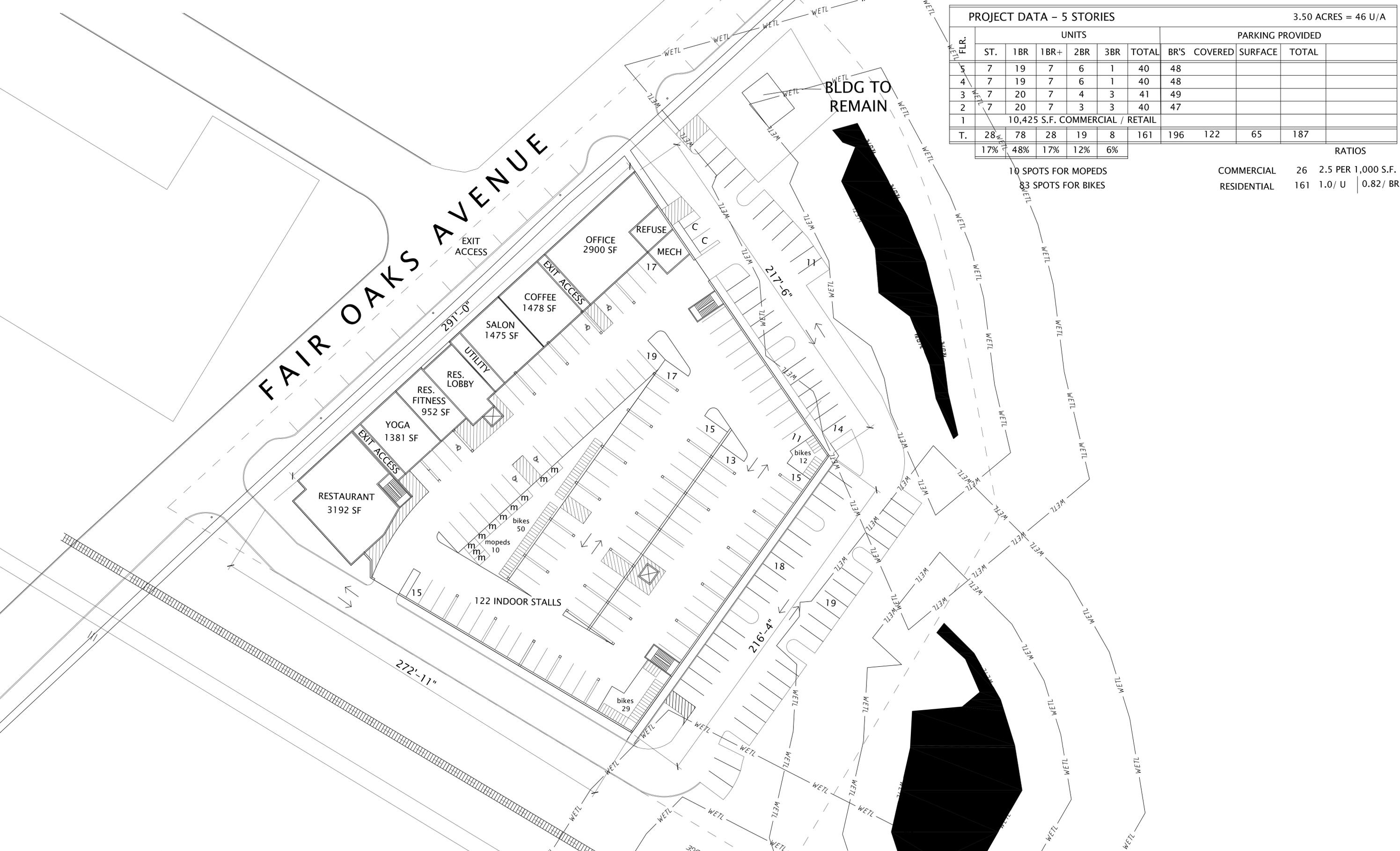
PROJECT DATA - 5 STORIES							3.50 ACRES = 46 U/A				
FLR.	UNITS						PARKING PROVIDED				
	ST.	1BR	1BR+	2BR	3BR	TOTAL	BR'S	COVERED	SURFACE	TOTAL	
5	7	19	7	6	1	40	48				
4	7	19	7	6	1	40	48				
3	7	20	7	4	3	41	49				
2	7	20	7	3	3	40	47				
1	10,425 S.F. COMMERCIAL / RETAIL										
T.	28	78	28	19	8	161	196	122	65	187	
	17%	48%	17%	12%	6%		RATIOS				

10 SPOTS FOR MOPEDS
83 SPOTS FOR BIKES

COMMERCIAL 26 2.5 PER 1,000 S.F.
RESIDENTIAL 161 1.0/ U | 0.82/ BR

FAIR OAKS AVENUE

BLDG TO REMAIN



131 FAIR OAKS MIXED-USE REDEVELOPMENT
1ST FLOOR PLAN

PROJECT DATA - 5 STORIES							3.50 ACRES = 46 U/A				
FLR.	UNITS						PARKING PROVIDED				
	ST.	1BR	1BR+	2BR	3BR	TOTAL	BR'S	COVERED	SURFACE	TOTAL	
5	7	19	7	6	1	40	48				
4	7	19	7	6	1	40	48				
3	7	20	7	4	3	41	49				
2	7	20	7	3	3	40	47				
1	10,425 S.F. COMMERCIAL / RETAIL										
T.	28	78	28	19	8	161	196	122	65	187	
	17%	48%	17%	12%	6%		RATIOS				

10 SPOTS FOR MOPEDS
83 SPOTS FOR BIKES

COMMERCIAL 26 2.5 PER 1,000 S.F.
RESIDENTIAL 161 1.0/ U | 0.82/ BR



SECOND FLOOR

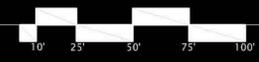


THIRD FLOOR



131 FAIR OAKS MIXED-USE REDEVELOPMENT

SECOND AND THIRD FLOOR PLANS - 40 UNITS SECOND, 41 UNITS THIRD



AUGUST 16, 2017
1" = 25' (on 24x36)



PROJECT DATA - 5 STORIES							3.50 ACRES = 46 U/A				
FLR.	UNITS						PARKING PROVIDED				
	ST.	1BR	1BR+	2BR	3BR	TOTAL	BR'S	COVERED	SURFACE	TOTAL	
5	7	19	7	6	1	40	48				
4	7	19	7	6	1	40	48				
3	7	20	7	4	3	41	49				
2	7	20	7	3	3	40	47				
1	10,425 S.F. COMMERCIAL / RETAIL										
T.	28	78	28	19	8	161	196	122	65	187	
	17%	48%	17%	12%	6%		RATIOS				

10 SPOTS FOR MOPEDS
83 SPOTS FOR BIKES

COMMERCIAL 26 2.5 PER 1,000 S.F.
RESIDENTIAL 161 1.0/ U | 0.82/ BR



131 FAIR OAKS MIXED-USE REDEVELOPMENT

2ND FLOOR PLAN - 40 UNITS



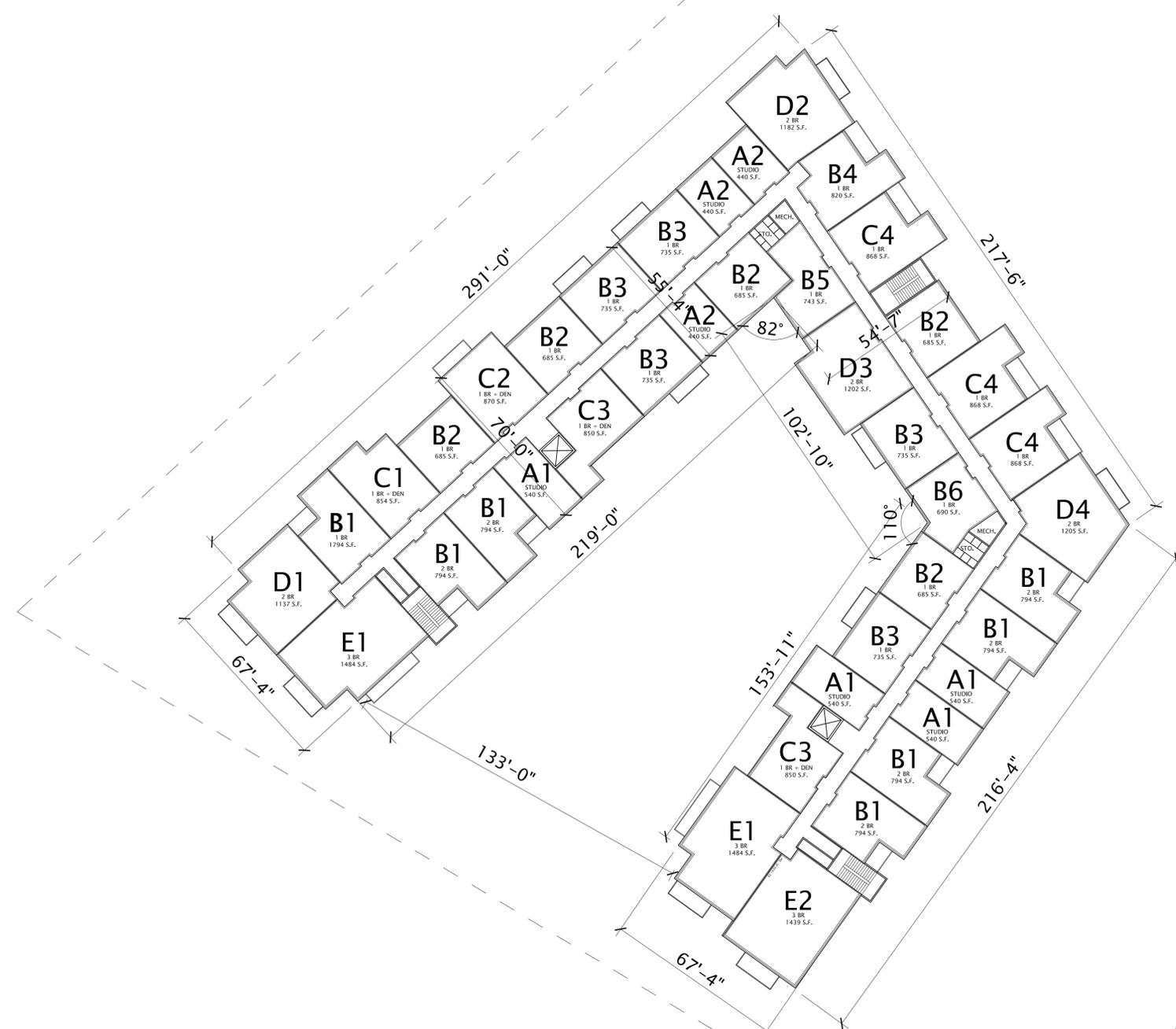
AUGUST 16, 2017

A-101a

PROJECT DATA - 5 STORIES							3.50 ACRES = 46 U/A				
FLR.	UNITS						PARKING PROVIDED				
	ST.	1BR	1BR+	2BR	3BR	TOTAL	BR'S	COVERED	SURFACE	TOTAL	
5	7	19	7	6	1	40	48				
4	7	19	7	6	1	40	48				
3	7	20	7	4	3	41	49				
2	7	20	7	3	3	40	47				
1	10,425 S.F. COMMERCIAL / RETAIL										
T.	28	78	28	19	8	161	196	122	65	187	
	17%	48%	17%	12%	6%		RATIOS				

10 SPOTS FOR MOPEDS
83 SPOTS FOR BIKES

COMMERCIAL 26 2.5 PER 1,000 S.F.
RESIDENTIAL 161 1.0/ U | 0.82/ BR



131 FAIR OAKS MIXED-USE REDEVELOPMENT

3RD FLOOR PLAN - 41 UNITS



AUGUST 16, 2017

1"=25' (on 24x36)

A-101b

PROJECT DATA - 5 STORIES							3.50 ACRES = 46 U/A				
FLR.	UNITS						PARKING PROVIDED				
	ST.	1BR	1BR+	2BR	3BR	TOTAL	BR'S	COVERED	SURFACE	TOTAL	
5	7	19	7	6	1	40	48				
4	7	19	7	6	1	40	48				
3	7	20	7	4	3	41	49				
2	7	20	7	3	3	40	47				
1	10,425 S.F. COMMERCIAL / RETAIL										
T.	28	78	28	19	8	161	196	122	65	187	
	17%	48%	17%	12%	6%		RATIOS				

10 SPOTS FOR MOPEDS
83 SPOTS FOR BIKES

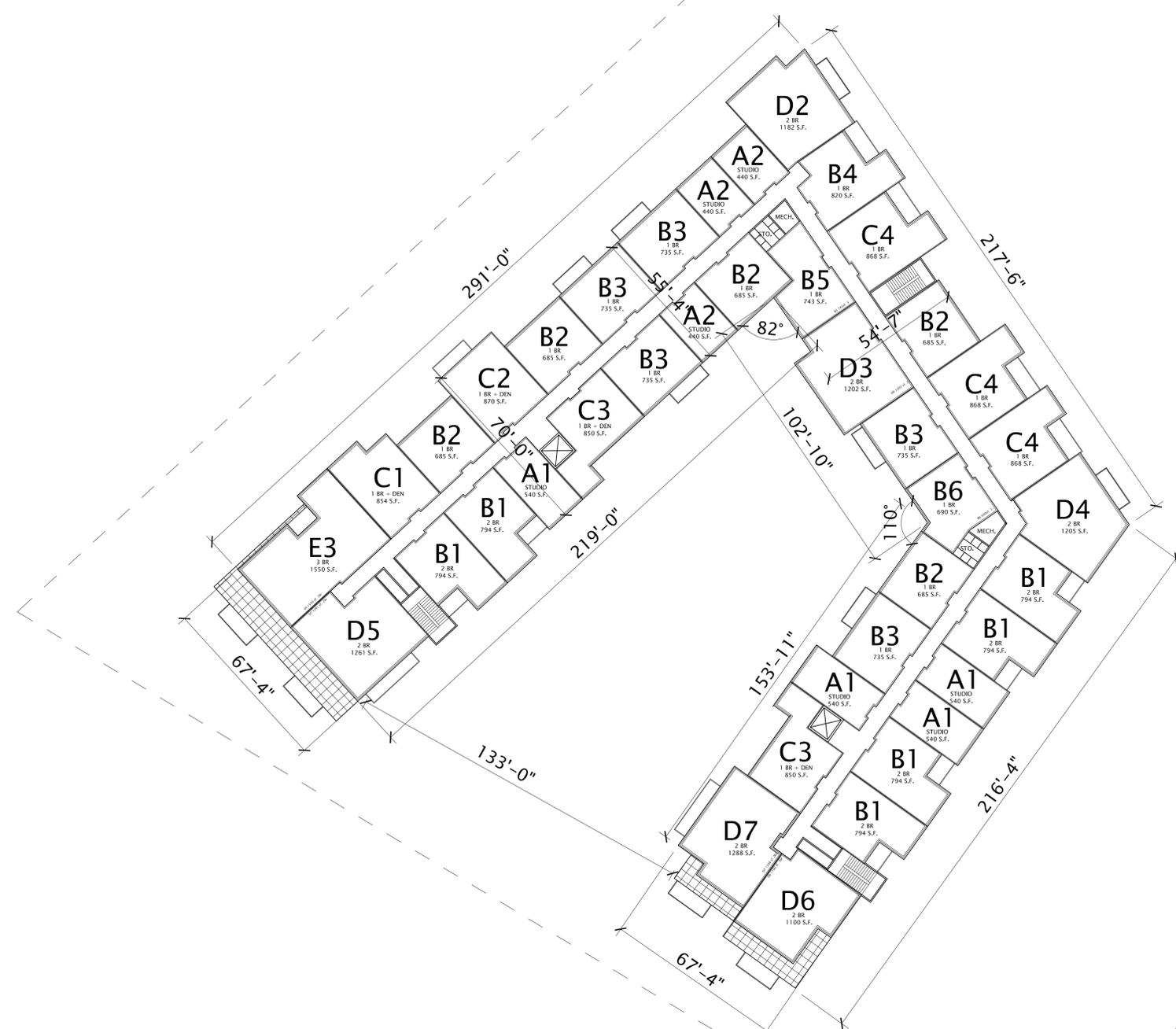
COMMERCIAL 26 2.5 PER 1,000 S.F.
RESIDENTIAL 161 1.0 / U | 0.82 / BR



PROJECT DATA - 5 STORIES							3.50 ACRES = 46 U/A				
FLR.	UNITS						PARKING PROVIDED				
	ST.	1BR	1BR+	2BR	3BR	TOTAL	BR'S	COVERED	SURFACE	TOTAL	
5	7	19	7	6	1	40	48				
4	7	19	7	6	1	40	48				
3	7	20	7	4	3	41	49				
2	7	20	7	3	3	40	47				
1	10,425 S.F. COMMERCIAL / RETAIL										
T.	28	78	28	19	8	161	196	122	65	187	
	17%	48%	17%	12%	6%		RATIOS				

10 SPOTS FOR MOPEDS
83 SPOTS FOR BIKES

COMMERCIAL 26 2.5 PER 1,000 S.F.
RESIDENTIAL 161 1.0/ U | 0.82/ BR



131 FAIR OAKS MIXED-USE REDEVELOPMENT

4TH FLOOR PLAN - 40 UNITS



AUGUST 16, 2017

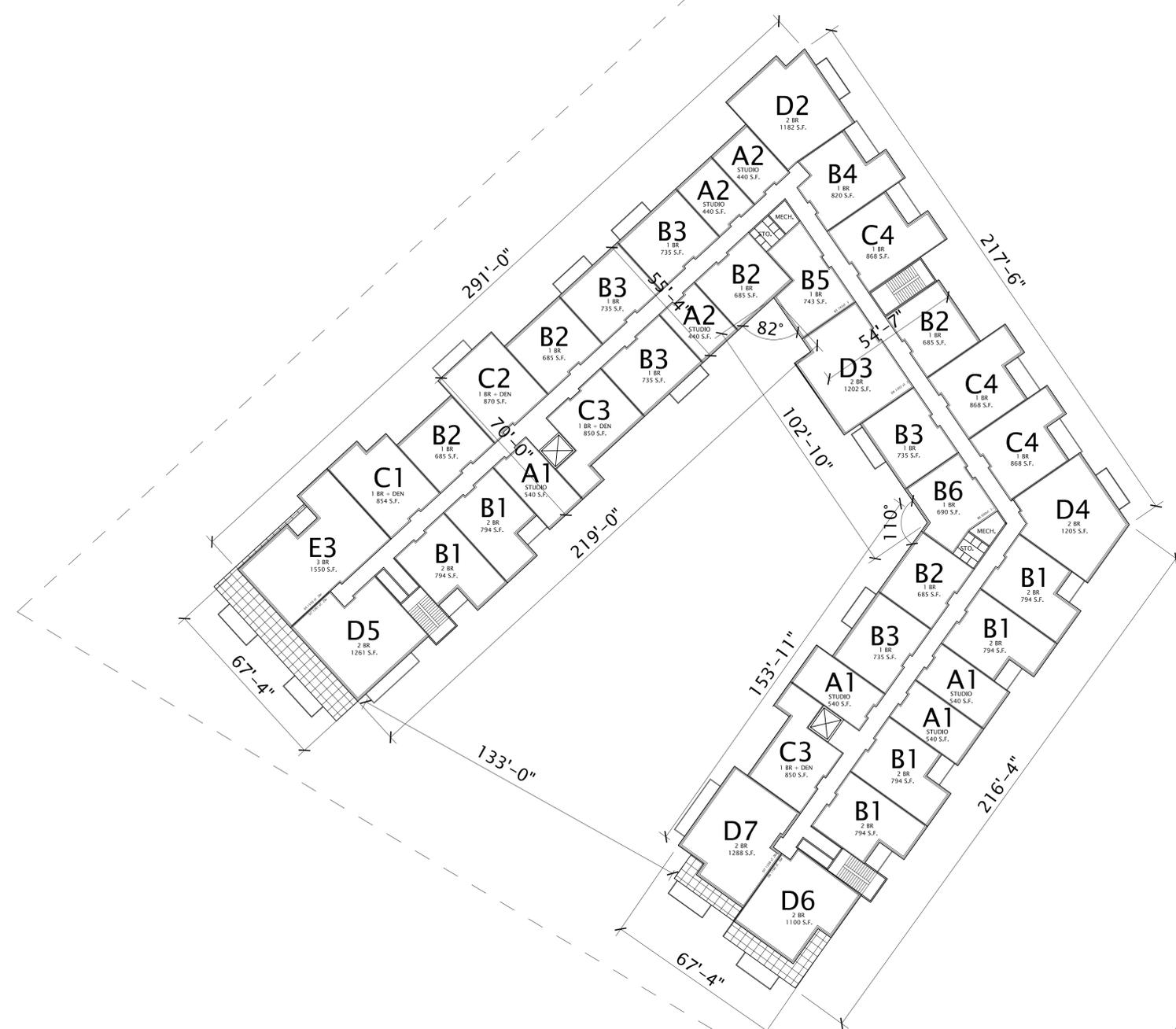
1"=25' (on 24x36)

A-102a

PROJECT DATA - 5 STORIES							3.50 ACRES = 46 U/A				
FLR.	UNITS						PARKING PROVIDED				
	ST.	1BR	1BR+	2BR	3BR	TOTAL	BR'S	COVERED	SURFACE	TOTAL	
5	7	19	7	6	1	40	48				
4	7	19	7	6	1	40	48				
3	7	20	7	4	3	41	49				
2	7	20	7	3	3	40	47				
1	10,425 S.F. COMMERCIAL / RETAIL										
T.	28	78	28	19	8	161	196	122	65	187	
	17%	48%	17%	12%	6%		RATIOS				

10 SPOTS FOR MOPEDS
83 SPOTS FOR BIKES

COMMERCIAL 26 2.5 PER 1,000 S.F.
RESIDENTIAL 161 1.0/ U | 0.82/ BR



131 FAIR OAKS MIXED-USE REDEVELOPMENT

5TH FLOOR PLAN - 40 UNITS



AUGUST 16, 2017

1"=25' (on 24x36)

A-102b



131 FAIR OAKS MIXED-USE REDEVELOPMENT
 ROOF PLAN



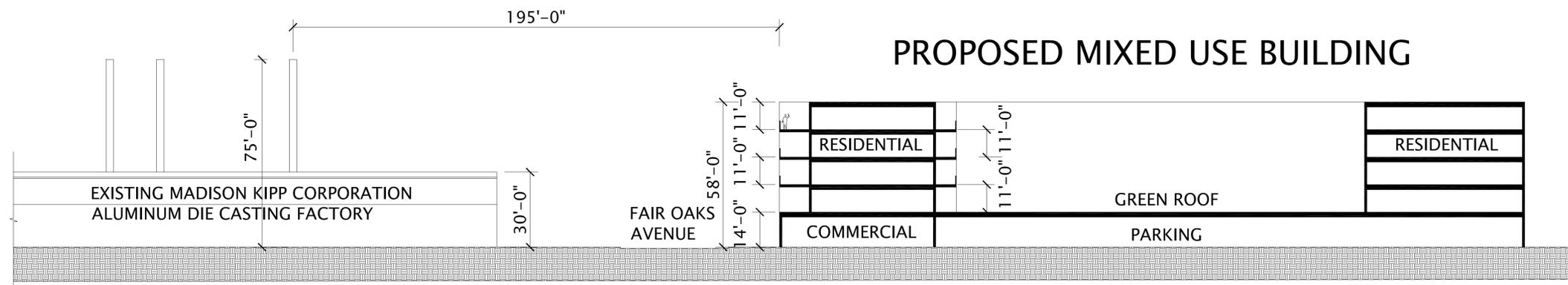
JLA
 ARCHITECTS



AUGUST 16, 2017
 1"=25' (on 24x36)



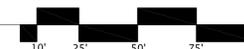
A-120



JLA
ARCHITECTS

131 FAIR OAKS MIXED-USE REDEVELOPMENT

SCHEMATIC SECTION – BUILDING HEIGHTS

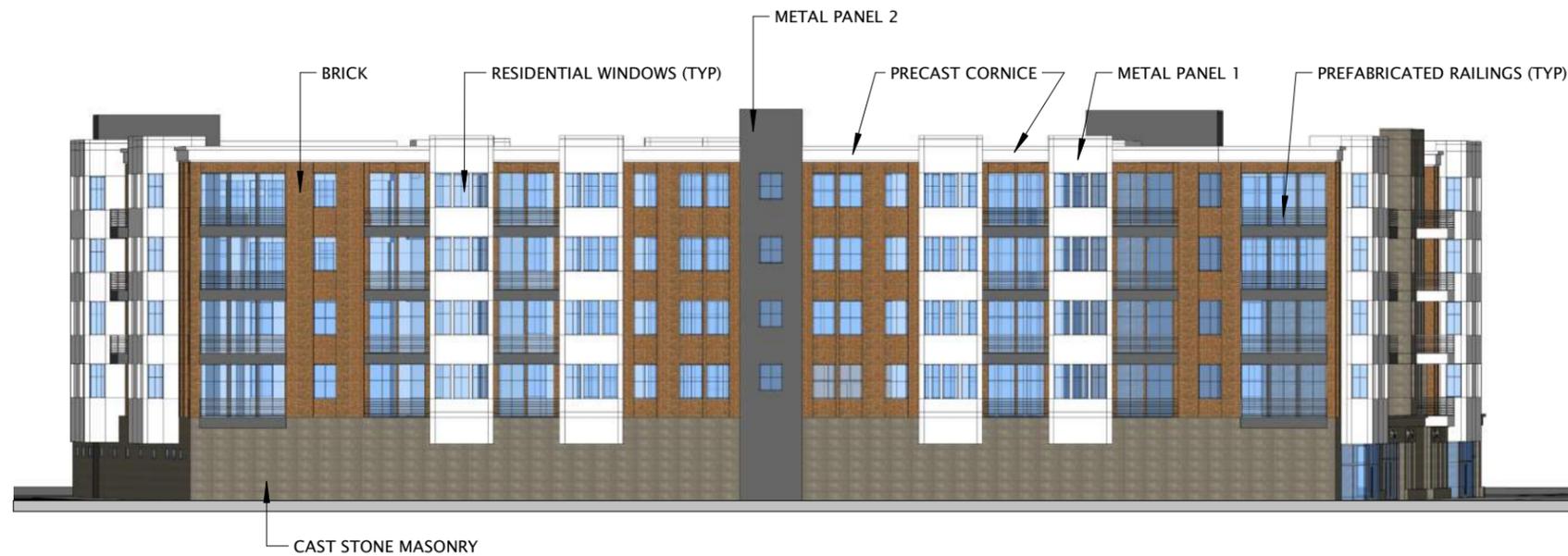


AUGUST 16, 2017
1"=25' (on 24x36)





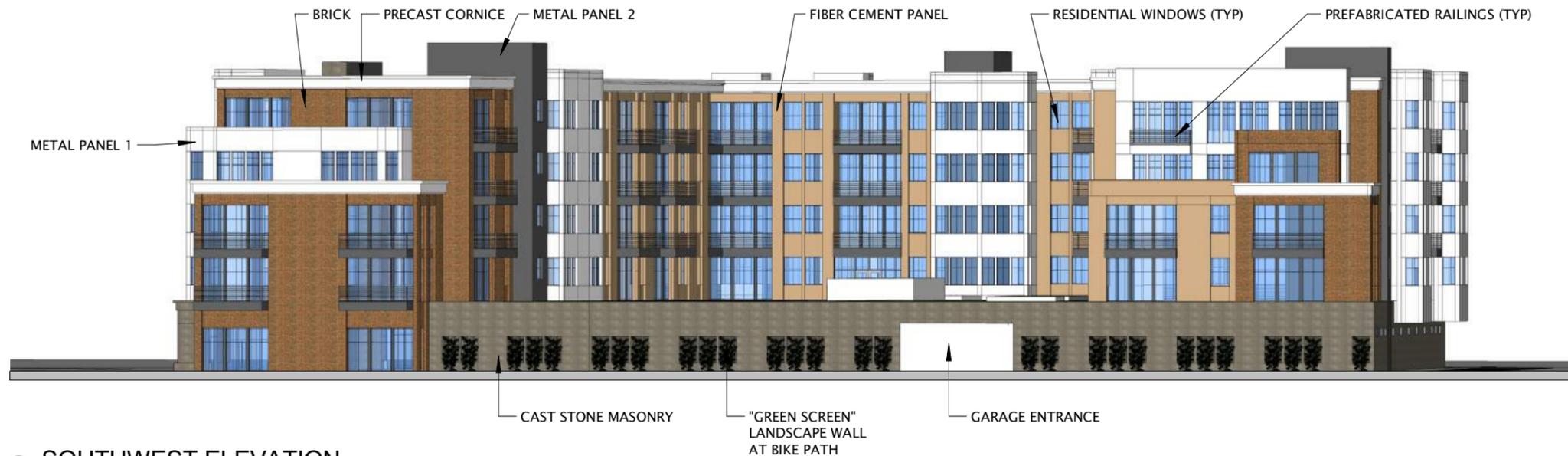
① NORTHWEST ELEVATION
1/32" = 1'-0"



② NORTHEAST ELEVATION
1/32" = 1'-0"



① SOUTHEAST ELEVATION
1/32" = 1'-0"



② SOUTHWEST ELEVATION
1/32" = 1'-0"



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ARCHITECTS

131 FAIR OAKS MIXED-USE REDEVELOPMENT
BUILDING ELEVATIONS

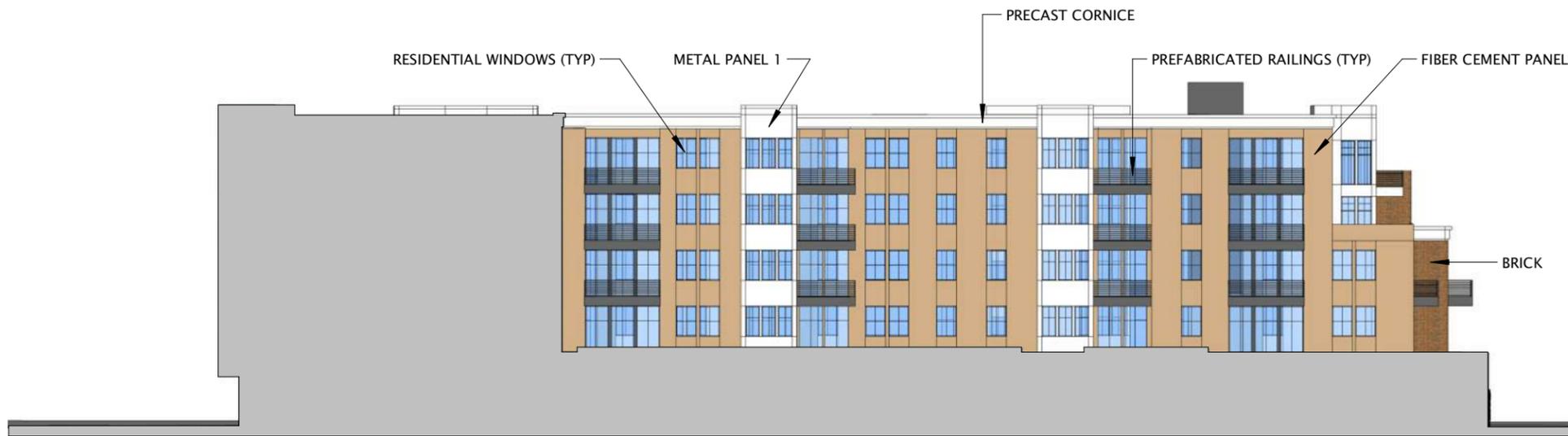


AUGUST 16, 2017
1"=25' (on 24x36)





① NORTH COURTYARD ELEVATION
1/32" = 1'-0"



② SOUTH COURTYARD ELEVATION
1/32" = 1'-0"