



**KONTOGIANNIS
& ASSOCIATES**

ARCHITECTURE
PLANNING
DESIGN

400 SOUTH FIFTH ST
SUITE 400
COLUMBUS, OHIO
43215-5492

PHONE: 614-224-2083
FAX: 614-224-4736
E-MAIL: architects@kontogiannis.com

PROJECT:
**PARKWOOD
COMMONS**

1720 N GREAT OAK RD
PEORIA, IL 61604

DRAWING TITLE:
ZONING SITE PLAN

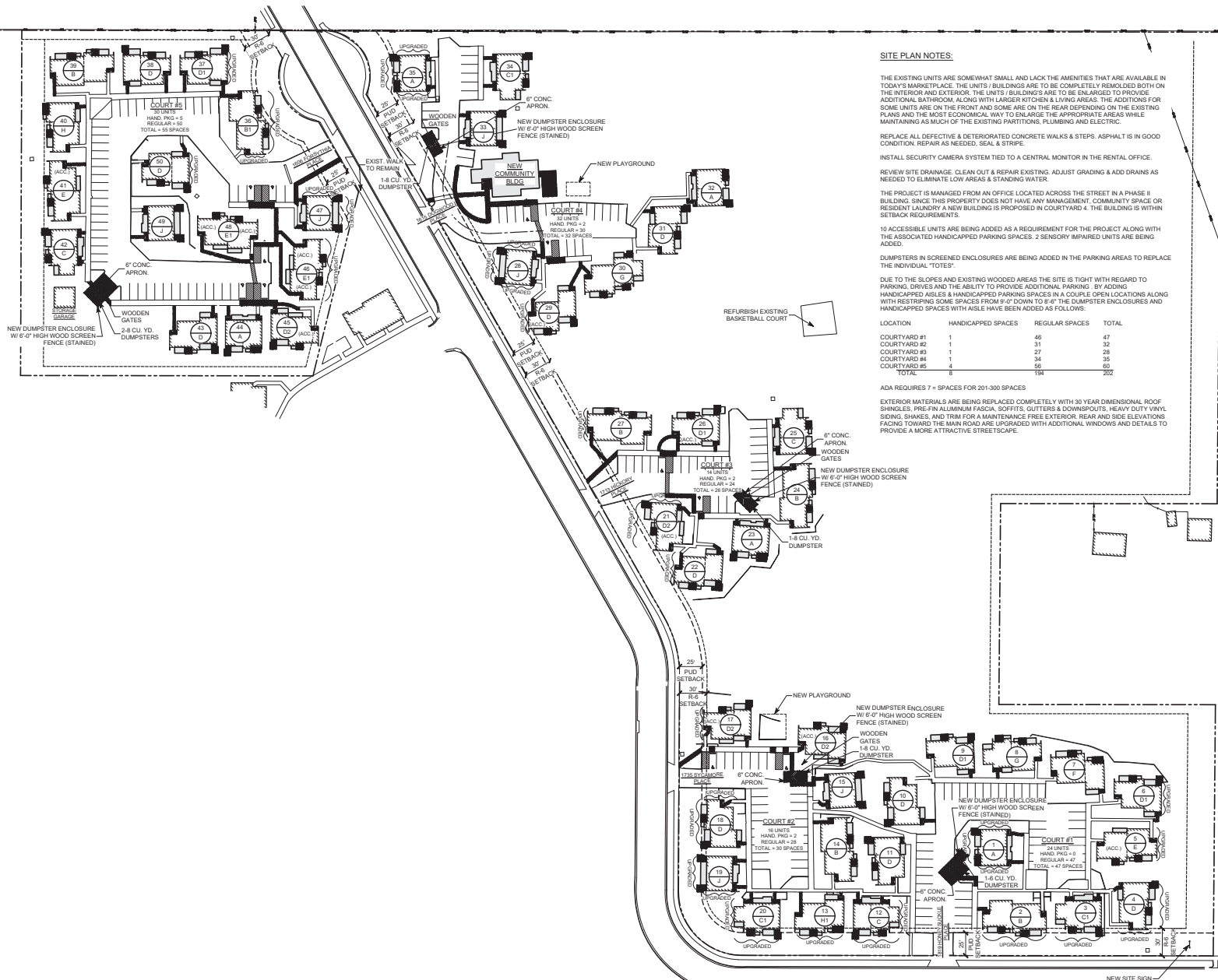
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ZSP-1



SITE PLAN NOTES:

THE EXISTING UNITS ARE SOMEWHAT SMALL AND LACK THE AMENITIES THAT ARE AVAILABLE IN TODAY'S MARKETPLACE. THE UNITS / BUILDINGS ARE TO BE COMPLETELY REMODELED BOTH ON THE INTERIOR AND EXTERIOR. THE UNITS / BUILDINGS ARE TO BE ENLARGED TO PROVIDE ADDITIONAL BATHROOM, ALONG WITH LARGER KITCHEN & LIVING AREAS. THE ADDITIONS FOR SOME UNITS ARE ON THE FRONT AND SOME ARE ON THE REAR DEPENDING ON THE EXISTING PLANS AND THE MOST ECONOMICAL WAY TO ENLARGE THE APPROPRIATE AREAS WHILE MAINTAINING AS MUCH OF THE EXISTING PARTITIONS, PLUMBING AND ELECTRIC.

REPLACE ALL DEFECTIVE & DETERIORATED CONCRETE WALKS & STEPS. ASPHALT IS IN GOOD CONDITION. REPAIR AS NEEDED. SEAL & STRIPE.

INSTALL SECURITY CAMERA SYSTEM TIED TO A CENTRAL MONITOR IN THE RENTAL OFFICE.

REVIEW SITE DRAINAGE. CLEAN OUT & REPAIR EXISTING. ADJUST GRADING & ADD DRAINS AS NEEDED TO ELIMINATE LOW AREAS & STANDING WATER.

THE PROJECT IS MANAGED FROM AN OFFICE LOCATED ACROSS THE STREET IN A PHASE II BUILDING. SINCE THIS PROPERTY DOES NOT HAVE ANY MANAGEMENT, COMMUNITY SPACE OR RESIDENT LAUNDRY A NEW BUILDING IS PROPOSED IN COURTYARD 4. THE BUILDING IS WITHIN SETBACK REQUIREMENTS.

10 ACCESSIBLE UNITS ARE BEING ADDED AS A REQUIREMENT FOR THE PROJECT ALONG WITH THE ASSOCIATED HANDICAPPED PARKING SPACES. 2 SENSORY IMPAIRED UNITS ARE BEING ADDED.

DUMPSTERS IN SCREENED ENCLOSURES ARE BEING ADDED IN THE PARKING AREAS TO REPLACE THE INDIVIDUAL "TOTES".

DUE TO THE SLOPES AND EXISTING WOODED AREAS THE SITE IS TIGHT WITH REGARD TO PARKING, DRIVES AND THE ABILITY TO PROVIDE ADDITIONAL PARKING. BY ADDING HANDICAPPED AND HANDICAPPED PARKING SPACES IN A COUPLE OPEN LOCATIONS ALONG WITH RESTRIPING SOME SPACES FROM 9'-0" DOWN TO 8'-6" THE DUMPSTER ENCLOSURES AND HANDICAPPED SPACES WITH AISLE HAVE BEEN ADDED AS FOLLOWS:

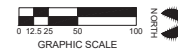
LOCATION	HANDICAPPED SPACES	REGULAR SPACES	TOTAL
COURTYARD #1	1	46	47
COURTYARD #2	1	31	32
COURTYARD #3	1	27	28
COURTYARD #4	1	34	35
COURTYARD #5	4	96	100
TOTAL	8	184	202

ADA REQUIRES 7 = SPACES FOR 201-300 SPACES

EXTERIOR MATERIALS ARE BEING REPLACED COMPLETELY WITH 30 YEAR DIMENSIONAL ROOF SHINGLES, PRE-FIN ALUMINUM FASCIA, SOFFITS, GUTTERS & DOWNSPOUTS, HEAVY DUTY VINYL SIDING, SHAKES, AND TRIM FOR A MAINTENANCE FREE EXTERIOR. REAR AND SIDE ELEVATIONS FACING TOWARD THE MAIN ROAD ARE UPGRADED WITH ADDITIONAL WINDOWS AND DETAILS TO PROVIDE A MORE ATTRACTIVE STREETSCAPE.

ZONING SITE PLAN

SCALE: 1" = 50'



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DRAWING TITLE:
ZONING SITE PLAN
COURT #5

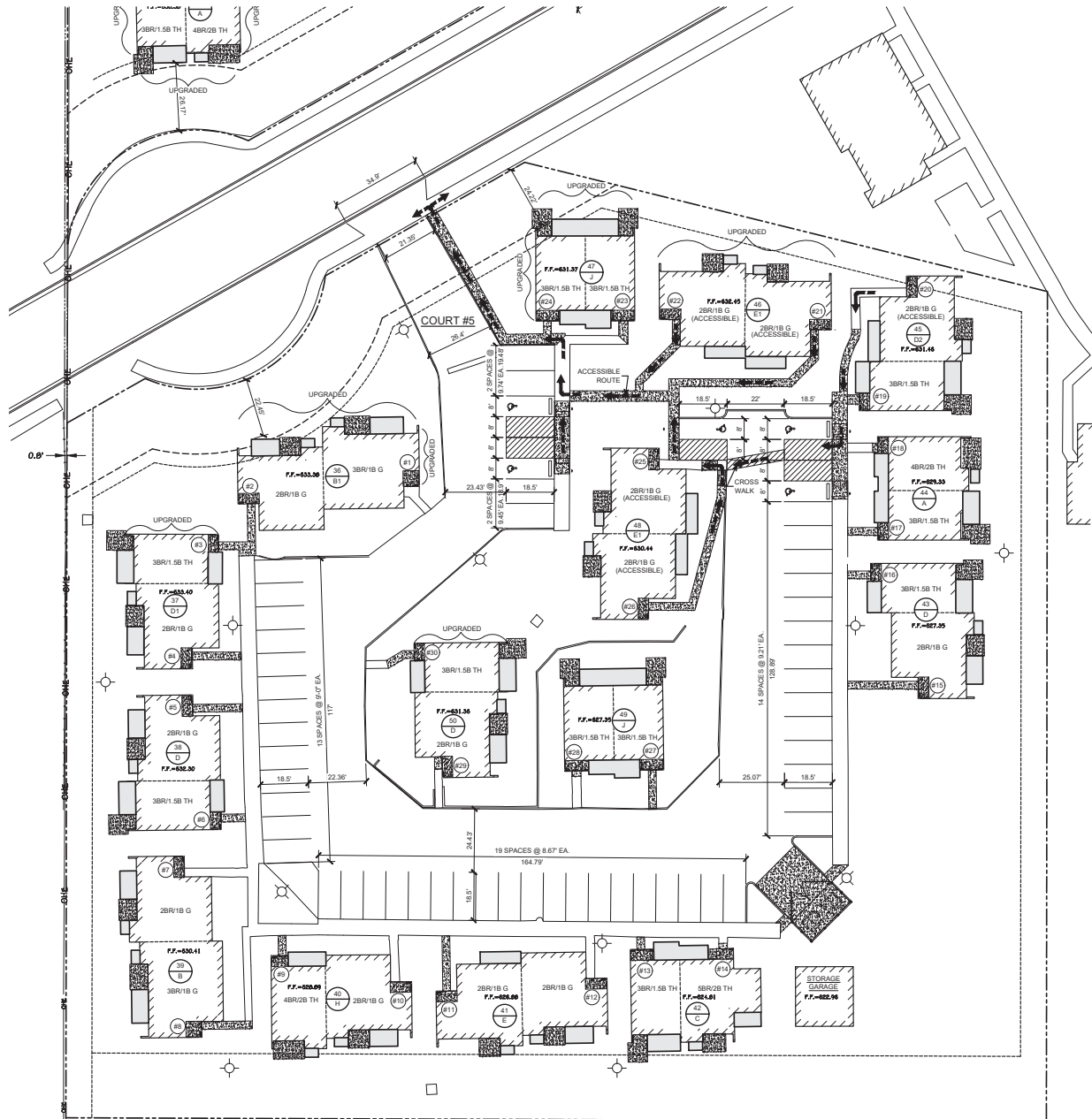
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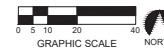
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ZSP-2



ZONING SITE PLAN

SCALE: 1" = 20'



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DRAWING TITLE:
**ZONING SITE PLAN
COURTS #3 & #4**

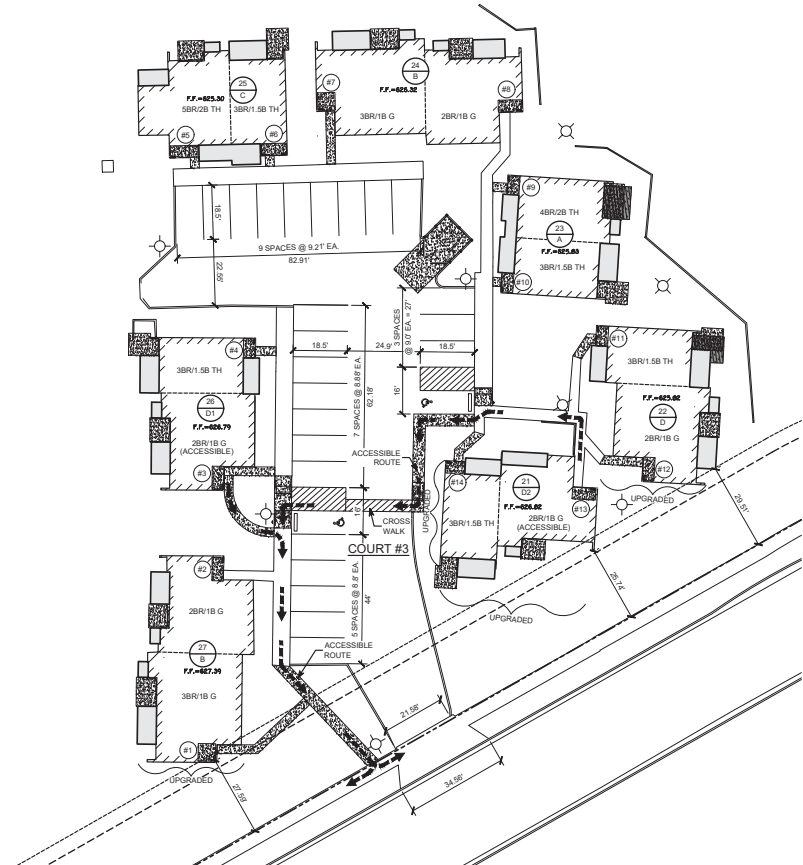
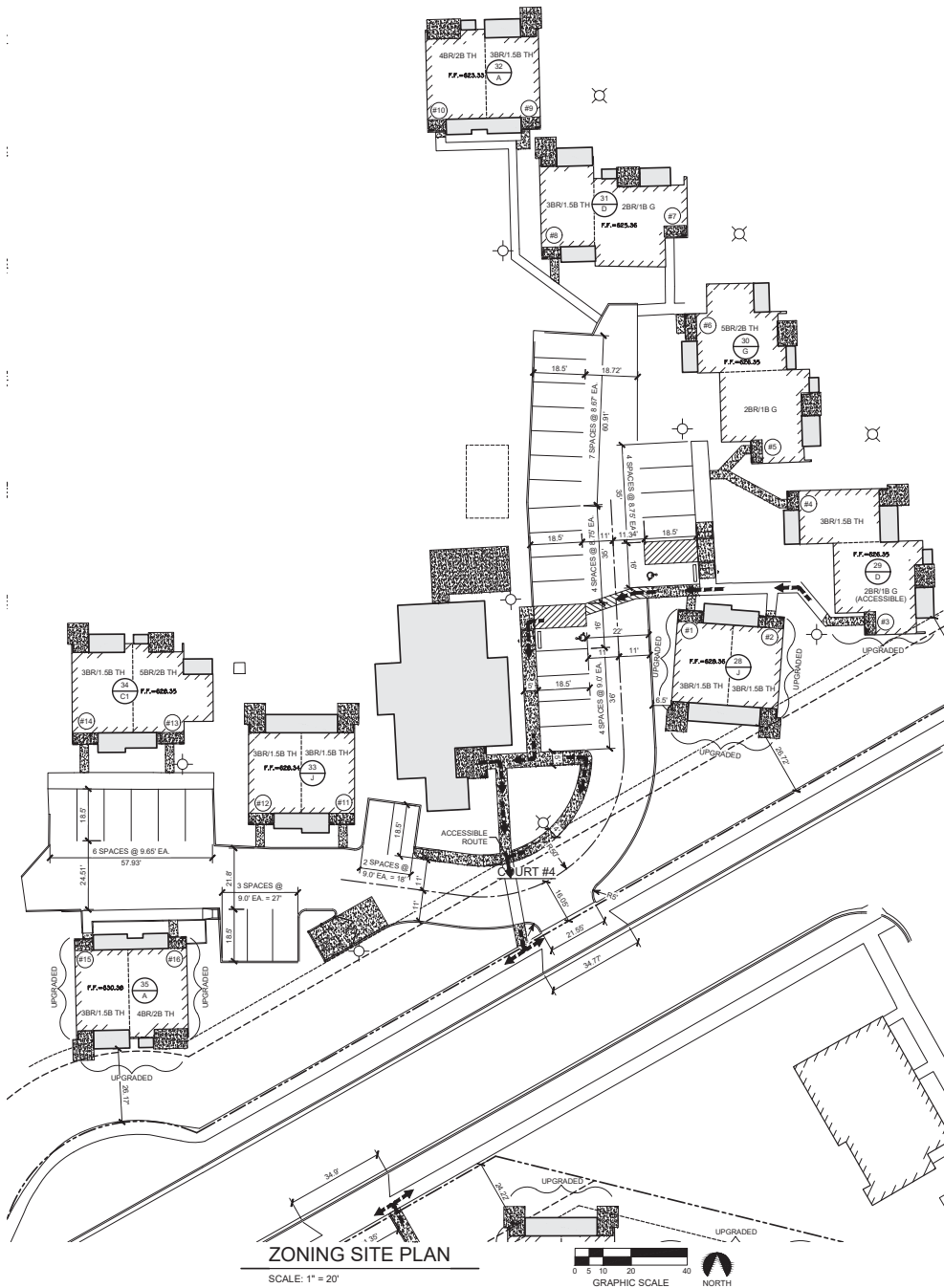
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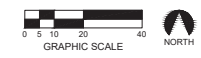
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ZONING SITE PLAN
SCALE: 1" = 20'



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DRAWING TITLE:
**ZONING SITE PLAN
COURTS #1 & #2**

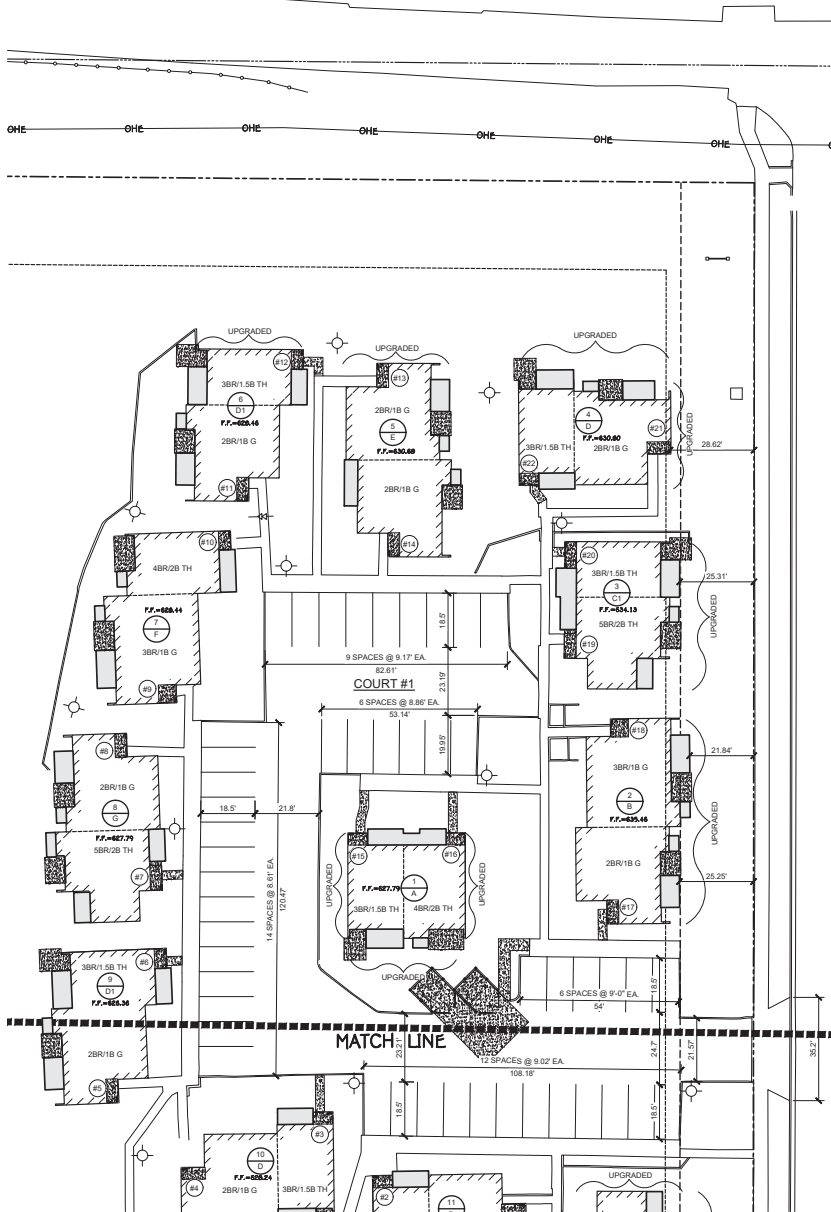
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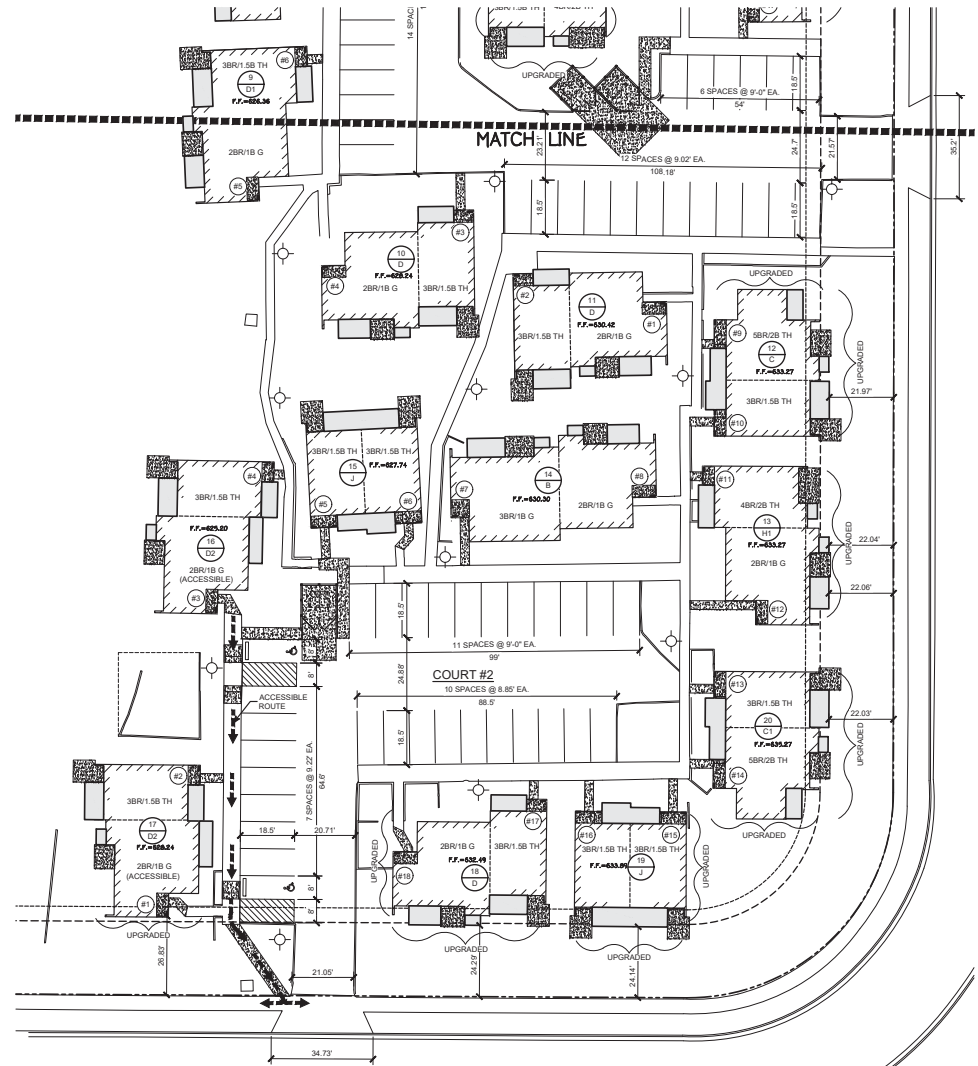
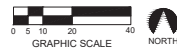
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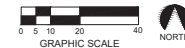
ZSP-4



ZONING SITE PLAN
SCALE: 1" = 20'



ZONING SITE PLAN
SCALE: 1" = 20'





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PARKWOOD COMMONS

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DRAWING TITLE:
ZONING SITE
ELECTRICAL PLAN

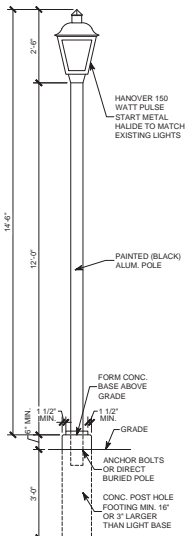
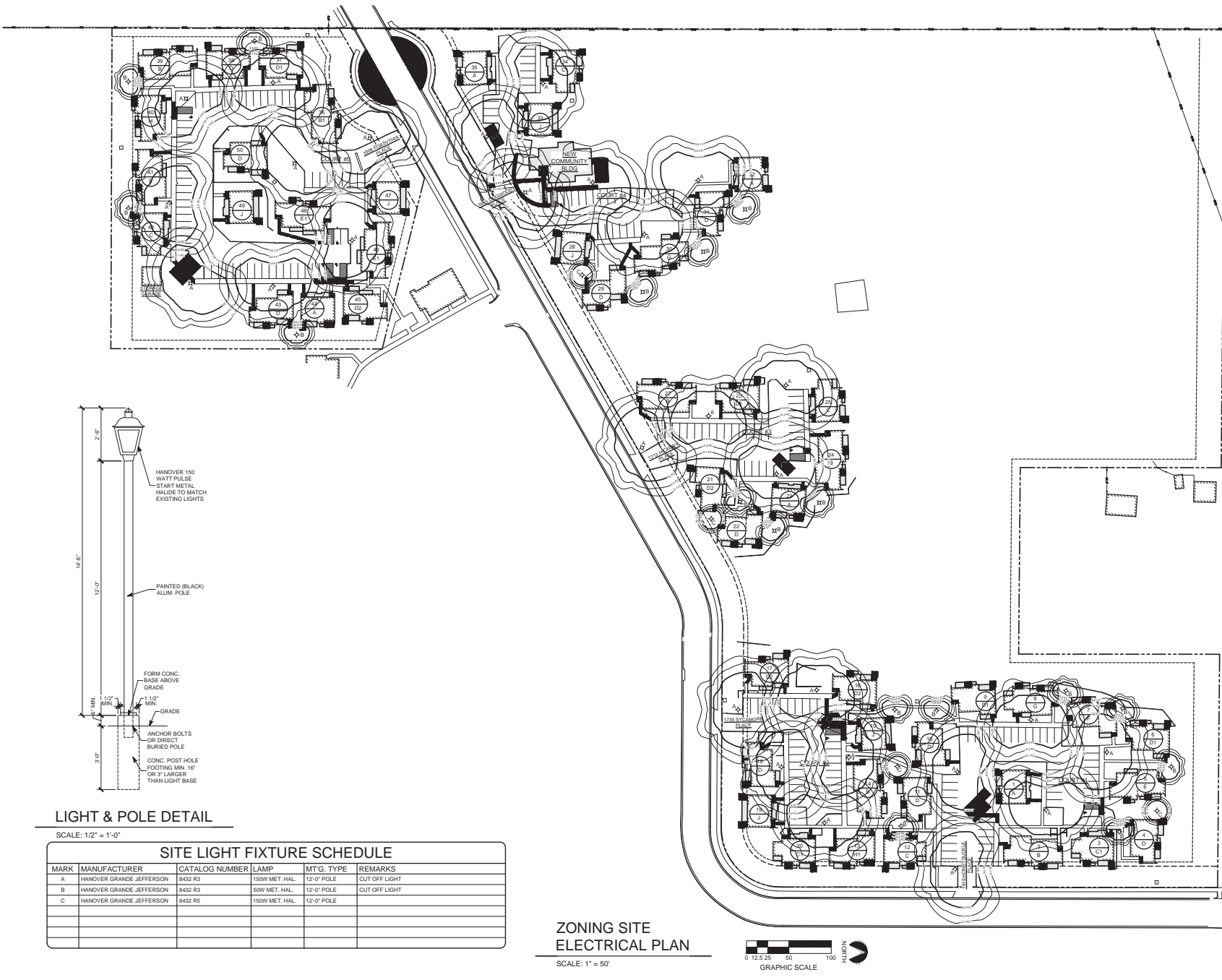
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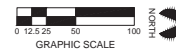
LIGHT & POLE DETAIL

SCALE: 1/2" = 1'-0"

SITE LIGHT FIXTURE SCHEDULE					
MARK	MANUFACTURER	CATALOG NUMBER	LAMP	MT.G. TYPE	REMARKS
A	HANOVER GRANDE JEFFERSON	8432 R3	150W MET. HAL.	12'-0" POLE	CUT OFF LIGHT
B	HANOVER GRANDE JEFFERSON	8432 R3	50W MET. HAL.	12'-0" POLE	CUT OFF LIGHT
C	HANOVER GRANDE JEFFERSON	8432 R5	150W MET. HAL.	12'-0" POLE	

ZONING SITE ELECTRICAL PLAN

SCALE: 1" = 50'



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**ZONING SITE
LANDSCAPING PLAN**

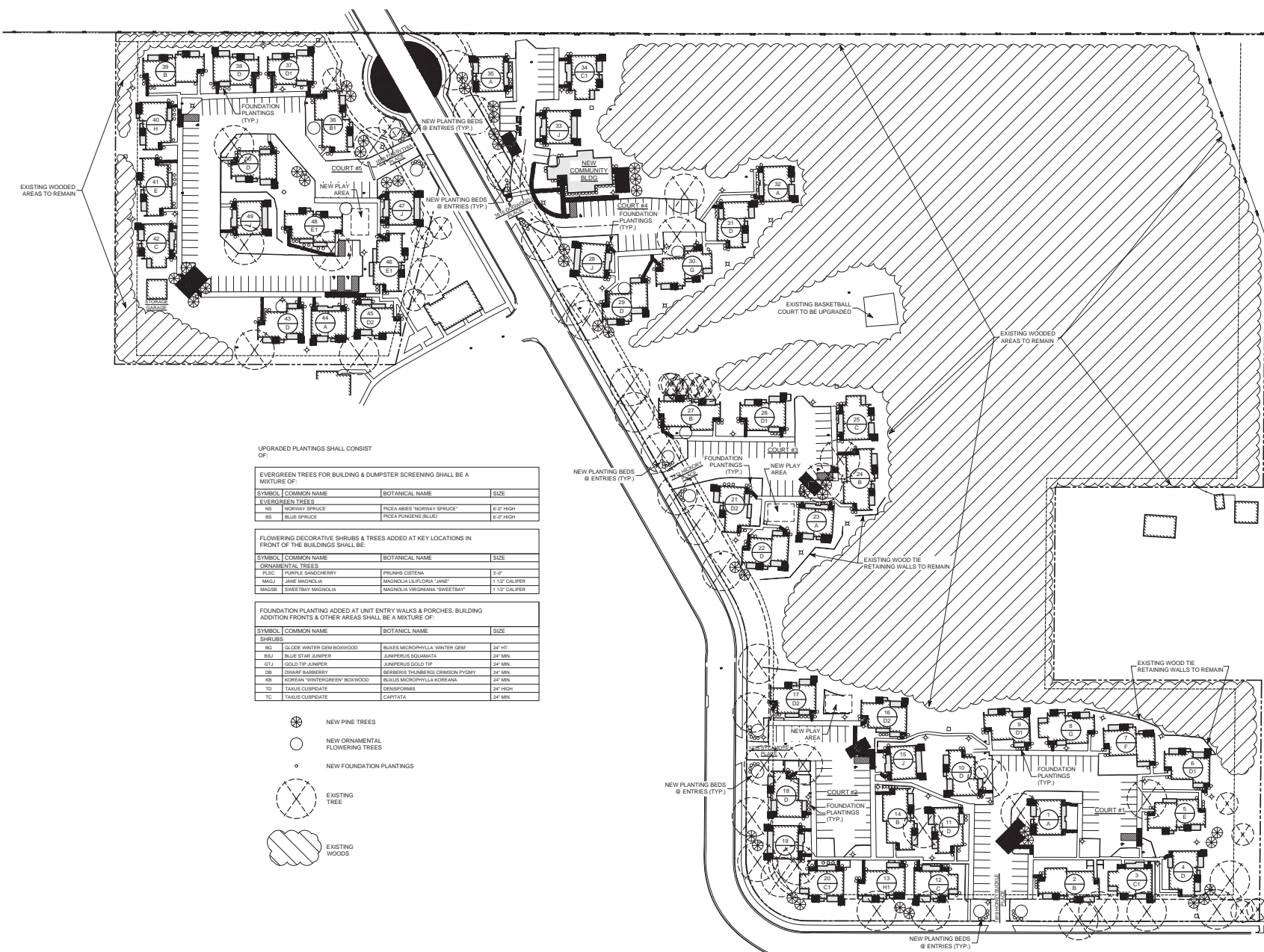
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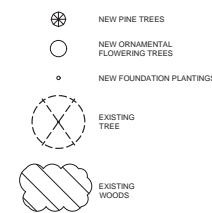
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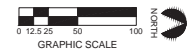


UPGRADED PLANTINGS SHALL CONSIST OF:

SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE
EVERGREEN TREES			
NS	NORWAY SPRUCE	PICEA ABIES 'NORWAY SPRUCE'	8' 0" HIGH
BS	BLUE SPRUCE	PICEA PUNGENS (BLUE)	8' 0" HIGH
FLOWERING DECORATIVE SHRUBS & TREES ADDED AT KEY LOCATIONS IN FRONT OF THE BUILDINGS SHALL BE:			
SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE
ORNAMENTAL TREES			
PLCJ	PURPLE MAHONIA	PRUNUS COSTINA	7' 0"
MAGJ	JANE MAGNOLIA	MAGNOLIA LILIFLORA 'JANE'	1 1/2" CALIPER
MAGSB	SWEETBAY MAGNOLIA	MAGNOLIA VIRGINIANA 'SWEETBAY'	1 1/2" CALIPER
FOUNDATION PLANTINGS ADDED AT UNIT ENTRY WALKS & PORCHES, BUILDING ADDITION FRONTS & OTHER AREAS SHALL BE A MIXTURE OF:			
SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE
SHRUBS			
BG	GLOVE WINTER GEM BOXWOOD	BUXES MICROPHYLLA WINTER GEM	24" HT.
RSJ	BLUE STAR JUNIPER	JUNIPERUS SPANATA	24" MIN.
GTJ	GOLD TIP JUNIPER	JUNIPERUS GOLD TIP	24" MIN.
DB	DWARF BARBERY	BERBERIS THUNBERGII ORIMSON PYRAM	24" MIN.
NS	NORWAY WINTERGEM BOXWOOD	BUXUS MICROPHYLLA KOREANA	24" MIN.
TD	TAXUS CURPIDATE	SEMPERPARVA	24" HIGH
TC	TAXUS CURPIDATE	CAPTATA	24" MIN.



**ZONING SITE
LANDSCAPING PLAN**
SCALE: 1" = 50'



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4BR/2B TH

3BR/1.5 TH

BLDG TYPE "A"
FRONT ELEVATION



5BR/1.5B TH

3BR/1.5B TH

BLDG TYPE "C"
FRONT ELEVATION



3BR/1B GD

2BR/1B GD

BLDG TYPE "B"
FRONT ELEVATION



3BR/1.5B TH

2BR/1B GD

BLDG TYPE "D"
FRONT ELEVATION

PARKWOOD COMMONS - PEORIA, ILLINOIS



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4BR/2B TH

3BR/1.5B TH

FRONT ELEVATION BUILDING TYPE A
(COLOR SCHEME 1)

SCALE: 3/16" = 1'-0"

PARKWOOD COMMONS - PEORIA, ILLINOIS



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3BR/1B G

2BR/1B G

FRONT ELEVATION BUILDING TYPE B
(COLOR SCHEME 2)

SCALE: 3/16" = 1'-0"

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5BR/1.5B TH

3BR/1.5B TH

FRONT ELEVATION BUILDING TYPE C
(COLOR SCHEME 3)

SCALE: 3/16" = 1'-0"

PARKWOOD COMMONS - PEORIA, ILLINOIS



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3BR/1.5B G

2BR/1B G

FRONT ELEVATION BUILDING TYPE D
(COLOR SCHEME 4)

SCALE: 3/16" = 1'-0"

PARKWOOD COMMONS - PEORIA, ILLINOIS

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3BR/1.5 TH 4BR/2B TH

BLDG TYPE "A"
REAR ELEVATION FACING GREAT OAK RD.



3BR/1.5B TH 5BR/1.5B TH

BLDG TYPE "C"
REAR ELEVATION FACING GREAT OAK RD.



2BR/1B GD 3BR/1B GD

BLDG TYPE "B"
REAR ELEVATION FACING GREAT OAK RD.



2BR/1B GD
BLDG TYPE "D"
SIDE ELEVATION FACING GREAT OAK RD.

PARKWOOD COMMONS - PEORIA, ILLINOIS



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3BR/1.5B TH

4BR/2B TH

REAR ELEVATION BUILDING TYPE A
(COLOR SCHEME 1) (UPGRADED REAR)

SCALE: 3/16" = 1'-0"

PARKWOOD COMMONS - PEORIA, ILLINOIS



2BR/1B G

3BR/1B G

REAR ELEVATION BUILDING TYPE B
(COLOR SCHEME 2) (UPGRADED REAR)

SCALE: 3/16" = 1'-0"

PARKWOOD COMMONS - PEORIA, ILLINOIS



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3BR/1.5B TH

5BR/1.5B TH

REAR ELEVATION BUILDING TYPE C
(COLOR SCHEME 3) (UPGRADED REAR)

SCALE: 3/16" = 1'-0"

PARKWOOD COMMONS - PEORIA, ILLINOIS



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2BR/1B G

SIDE ELEVATION BUILDING TYPE D
(COLOR SCHEME 4) (UPGRADED END)

SCALE: 3/16" = 1'-0"

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