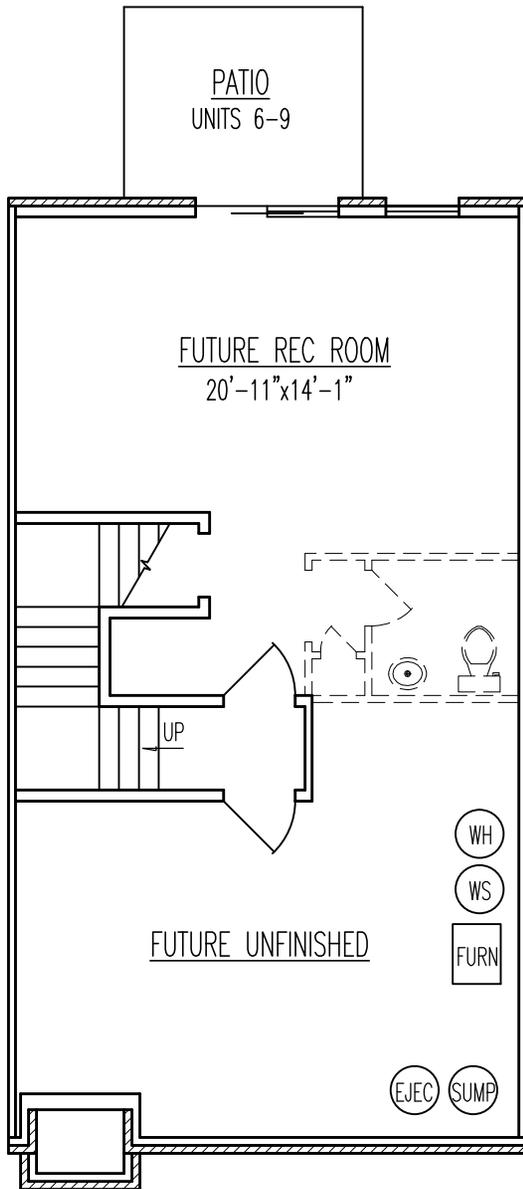


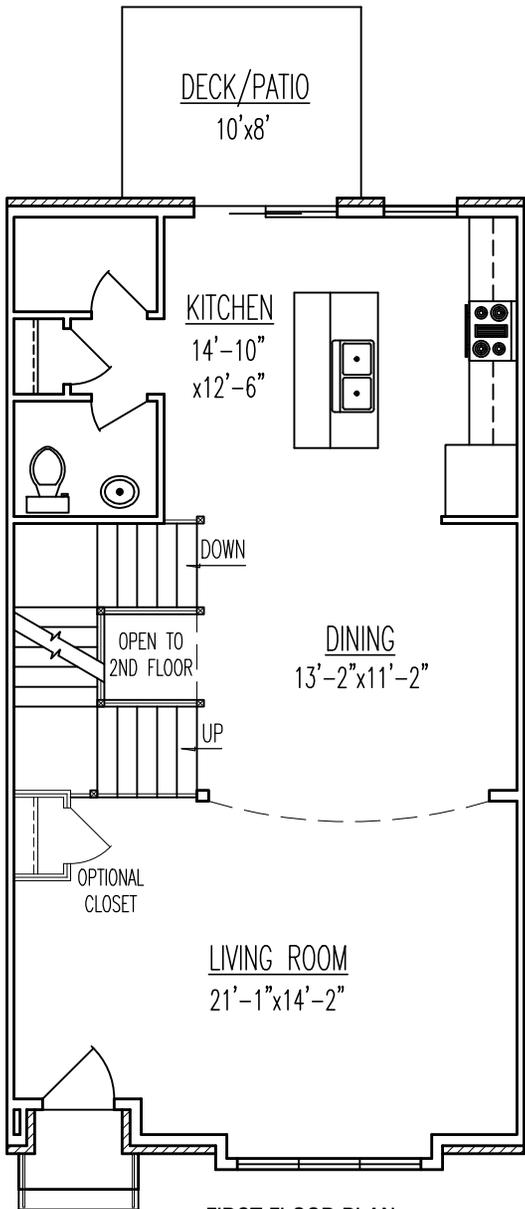
# Attachment A to Ordinance

824 W Moss Avenue

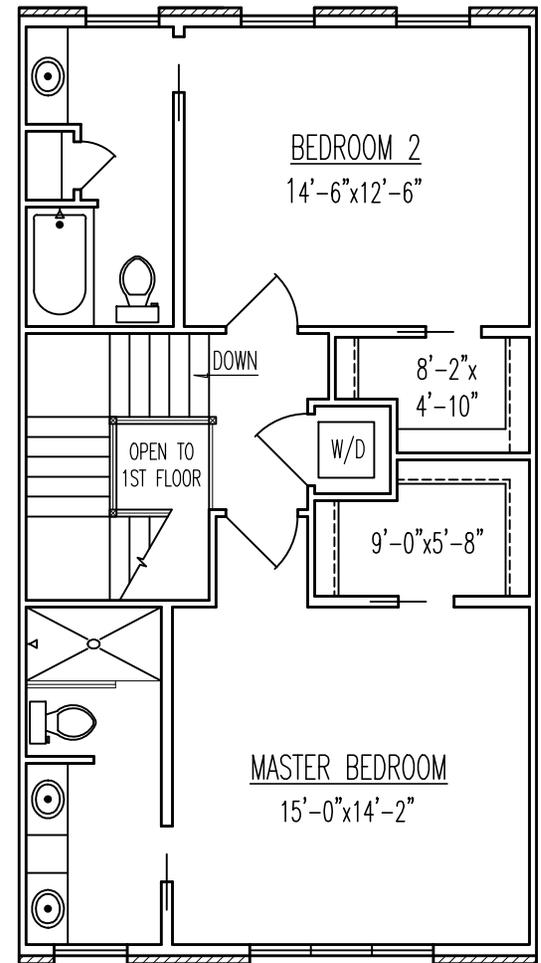




**BASEMENT PLAN**  
9' Ceiling Ht



**FIRST FLOOR PLAN**  
10' Ceiling Ht



**SECOND FLOOR PLAN**  
9' Ceiling Ht

*The*  
**Brownstones on Moss**  
**MODEL 1**  
1630 sq ft



*Scott Lewis Homes, Inc.*  
8305 N. Allen Road, Suite 5  
Peoria, IL 61615  
(309) 689-3410

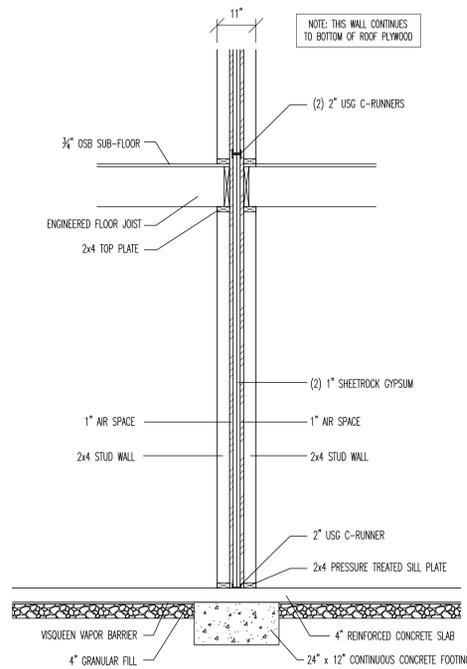


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Residential Design  
Kristi Bruch

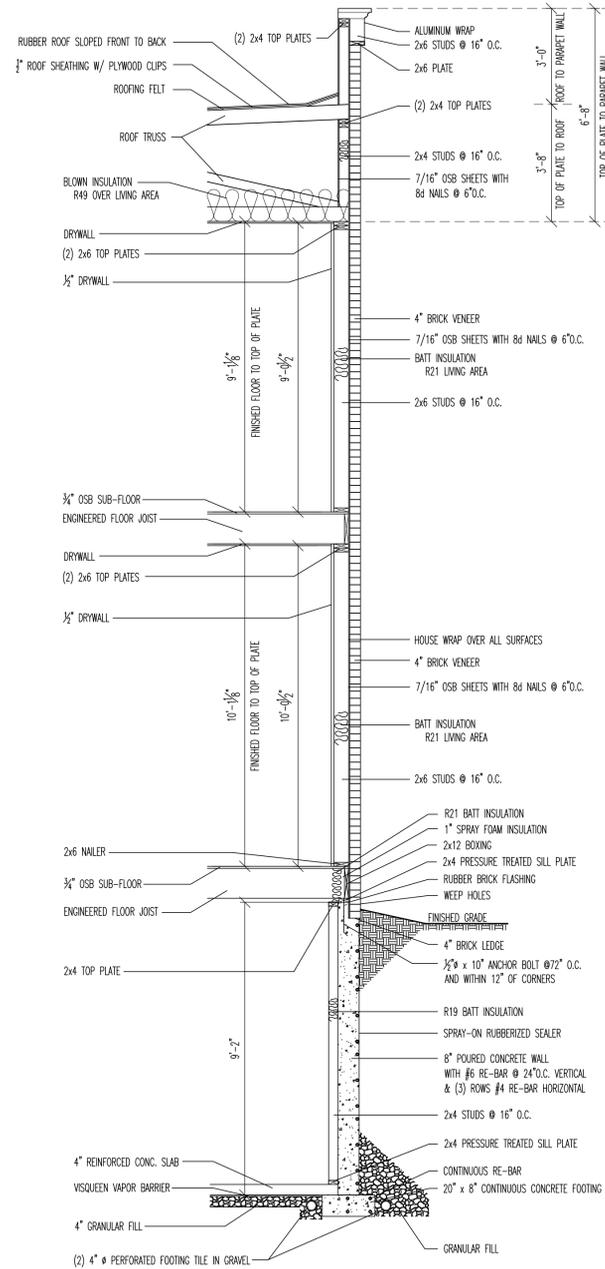
**GENERAL NOTES:**

1. ALL ELECTRICAL WORK, EQUIPMENT, INSTALLATIONS AND SYSTEMS SHALL BE FURNISHED, INSTALLED AND COMPLETED IN STRICT ACCORDANCE WITH ALL PROVISIONS SET FORTH IN THE NATIONAL ELECTRICAL CODE, CURRENT EDITION, AS PUBLISHED BY THE NATIONAL FIRE PROTECTION ASSOCIATION.
2. ALL PLUMBING FIXTURES, WORK, EQUIPMENT, MATERIALS, INSTALLATIONS AND SYSTEMS SHALL BE FURNISHED, INSTALLED AND COMPLETED IN STRICT ACCORDANCE WITH CURRENT PLUMBING RULES AND REGULATIONS SET UP BY STATE AND LOCAL BUILDING CODES.
3. ALL HEATING/AIR CONDITIONING WORK, EQUIPMENT, MATERIALS, INSTALLATIONS AND SYSTEMS SHALL BE FURNISHED, INSTALLED AND COMPLETED IN STRICT ACCORDANCE WITH CURRENT HEATING, VENTILATING AND AIR CONDITIONING RULES AND REGULATIONS SET UP BY STATE AND LOCAL BUILDING CODES.
4. ALL MATERIALS SHALL BE FURNISHED, ALL SYSTEMS INSTALLED, AND ALL WORK COMPLETED IN STRICT ACCORDANCE WITH ALL PROVISIONS SET FORTH IN THE NFPA 101 LIFE SAFETY CODE, CURRENT EDITION, AS PUBLISHED BY THE NATIONAL FIRE PROTECTION ASSOCIATION, AND WITH OTHER STATE AND LOCAL CODES WHICH MAY PREVAIL.
5. WRITTEN DIMENSIONS OF THESE DRAWINGS TAKE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS ON THE JOB.
6. ALL STRUCTURAL DETAILS AND MATERIALS AS SHOWN ARE TO SERVE AS AN AID TO THE CONTRACTOR. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL STRUCTURAL DETAILS AND MATERIALS.
7. THE BEAM, COLUMN AND FOOTING LOCATIONS AS SHOWN MAY VARY FROM THE ACTUAL LOCATIONS AS SPECIFIED BY THE JOIST MANUFACTURER. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR THE SIZE AND LOCATIONS OF ALL BEAMS, COLUMNS AND FOOTINGS ON THE JOB SITE.
8. ALL FEDERAL, STATE AND LOCAL CODES, ORDINANCES, REGULATIONS, ETC. SHALL BE CONSIDERED AS PART OF THE SPECIFICATIONS FOR THIS BUILDING AND SHALL TAKE PRECEDENCE OVER ANYTHING SHOWN, DESCRIBED OR IMPLIED WHERE SAME ARE AT VARIANCE.
9. GENERAL CONTRACTOR, WINDOW MANUFACTURER AND DOOR MANUFACTURER TO CONFIRM ROUGH OPENINGS, EGRESS REQUIREMENTS, AND TEMPERING REQUIREMENTS AS SET FORTH BY STATE AND LOCAL BUILDING CODES AND THE STATE FIRE MARSHALL'S OFFICE.
10. THIS PLAN, AND ALL DRAWINGS AND SPECIFICATIONS RELATED THERETO, IS LIMITED TO A SPECIFIC PROJECT OF THE PURCHASER AND FOR THE CONSTRUCTION OF ONE BUILDING. ANY REUSE OF SAID PLANS IS STRICTLY PROHIBITED WITHOUT SPECIFIC WRITTEN CONSENT OF Benchmark Residential Design.

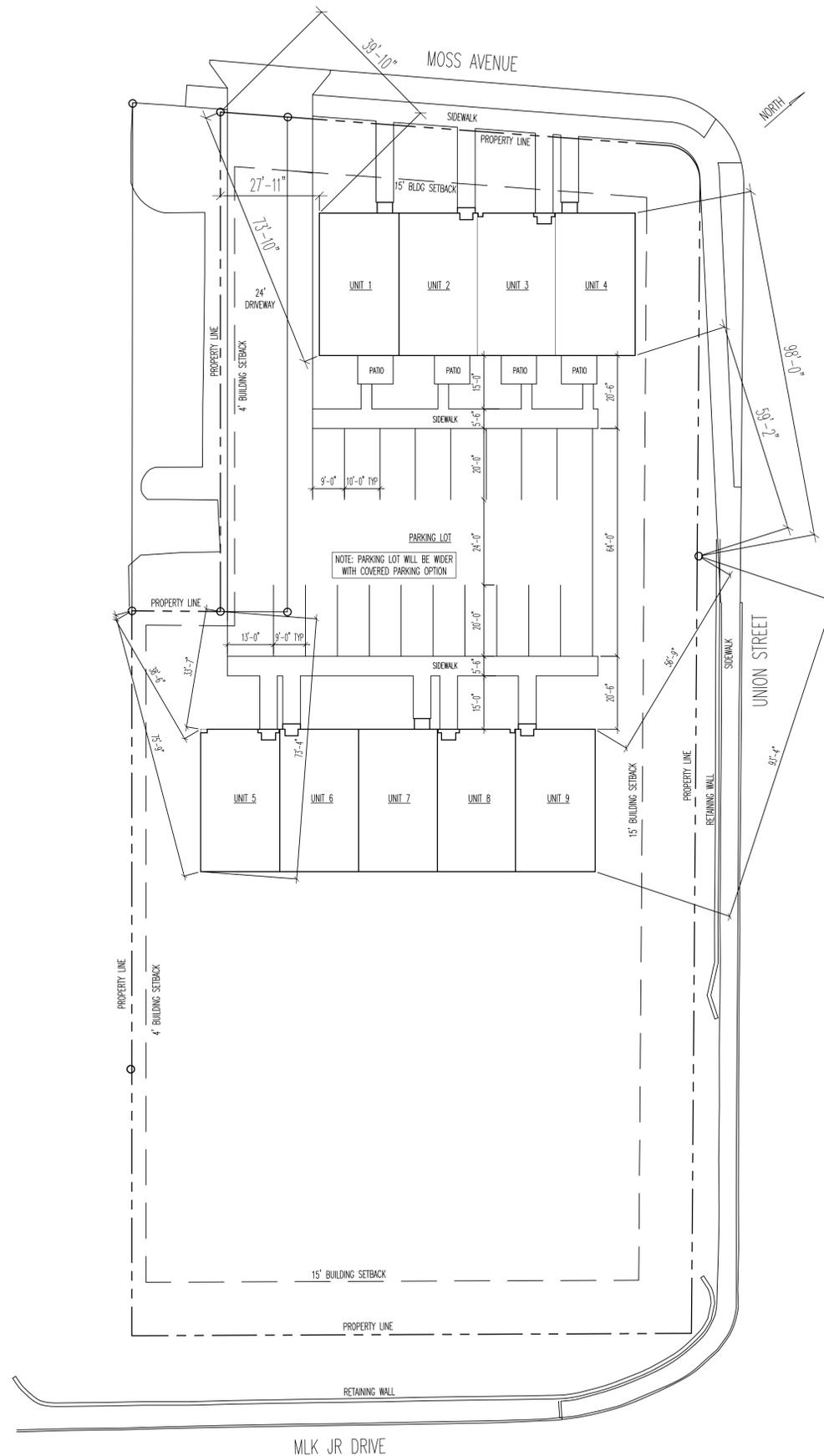
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**INTERIOR WALL SECTION**  
SCALE: 1/2" = 1'-0"



**EXTERIOR WALL SECTION**  
SCALE: 3/8" = 1'-0"



**SITE PLAN**  
SCALE: 1" = 20'

STRUCTURE MUST MEET ALL LOCAL AND STATE BUILDING CODES.  
STRUCTURAL INTEGRITY IS THE RESPONSIBILITY OF THE CONTRACTOR. IF QUESTIONS ARISE, IT MAY BE NECESSARY TO CONSULT AN ARCHITECT OR A STRUCTURAL ENGINEER.  
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REVISION DATES
02Oct2018

SHEET <b>6</b> OF 6	SCALE AS INDICATED	PROJECT 17-011
	DATE 08Feb2018	DRAWN BY Kristi Bruch



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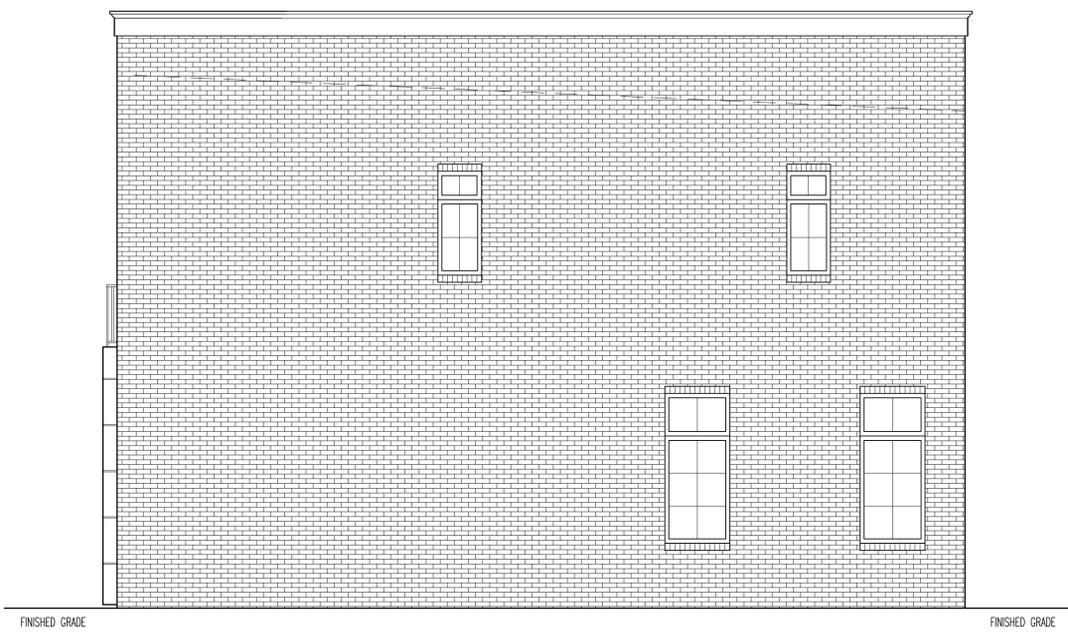
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McCordsville, IN 46055  
(317) 335-3307

**Brownstones on Moss**  
Peoria, Illinois



**UNITS 1-4: NORTH ELEVATION (MOSS AVENUE)**  
SCALE: 1/4" = 1'-0"



**UNITS 1-4: WEST ELEVATION**  
SCALE: 1/4" = 1'-0"

FOR ADDITIONAL SPECIFICATIONS, SEE "GENERAL NOTES" ON SHEET 6

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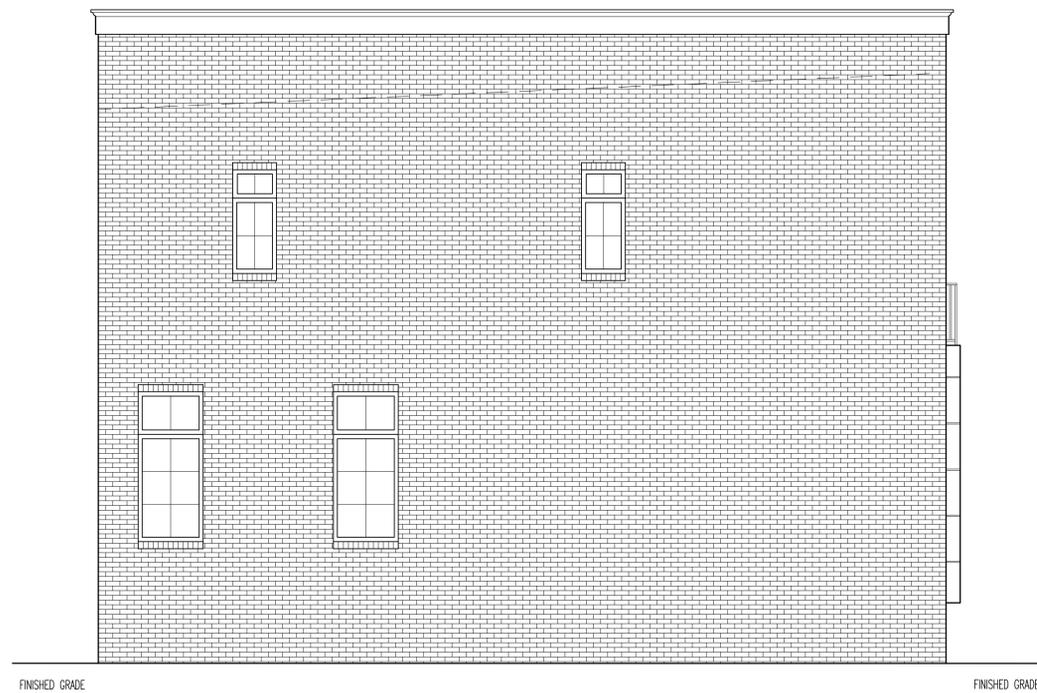
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REVISION DATES	
02Oct2018	

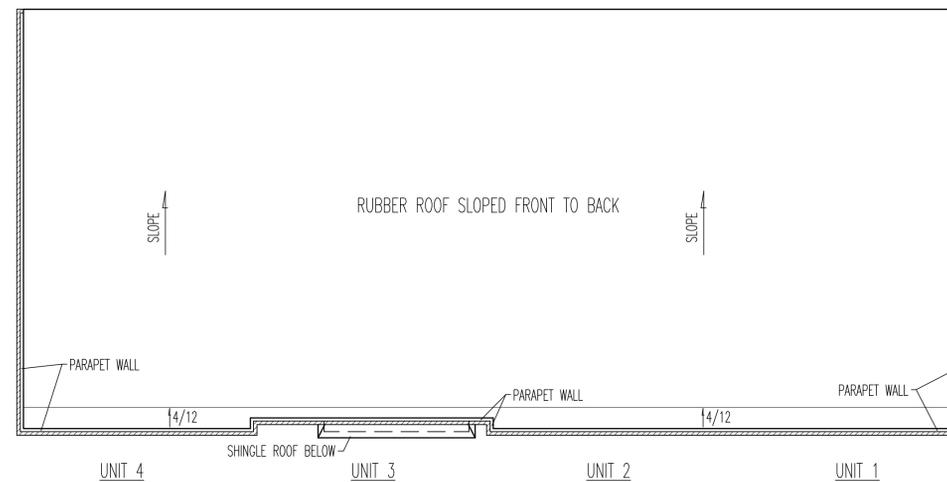
SHEET <b>1</b> OF <b>6</b>	SCALE 1/4" = 1'-0"
	DATE 08Feb2018
PROJECT 17-011	DRAWN BY Kristi Bruch



**UNITS 1-4: SOUTH ELEVATION (FACING PARKING LOT)**  
SCALE: 1/4" = 1'-0"



**UNITS 1-4: EAST ELEVATION (UNION STREET)**  
SCALE: 1/4" = 1'-0"



**UNITS 1-4: ROOF PLAN**  
SCALE: 1/8" = 1'-0"

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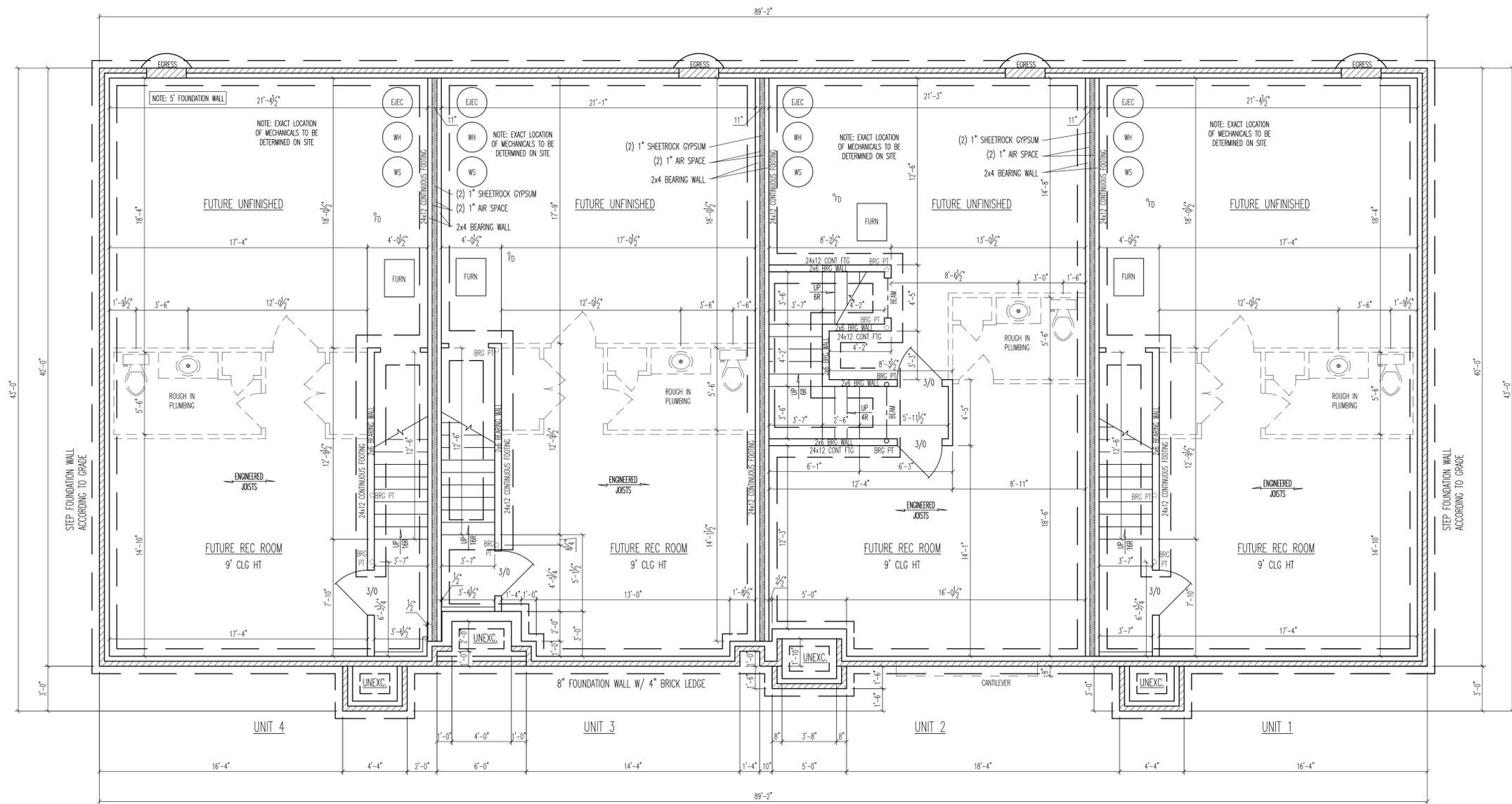
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REVISION DATES

02Oct2018

SHEET  
**2**  
OF 6

SCALE AS INDICATED  
DATE 08Feb2018  
PROJECT 17-011  
DRAWN BY Kristi Bruch



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

- FOUNDATION PLAN NOTES:**
1. ALL DIMENSIONS ARE TO THE FACE OF THE FOUNDATION WALL, UNLESS OTHERWISE NOTED.
  2. ALL FOUNDATION WALLS TO BE 8"W x 9'-0"H POURED CONCRETE, UNLESS OTHERWISE NOTED.
  3. ALL FOOTINGS UNDER FOUNDATION WALLS TO BE 20"W x 8"D, UNLESS OTHERWISE NOTED.
  4. ALL INTERIOR FOOTINGS TO BE 24"W x 12"D.
  5. ALL WINDOWS AT 6'-11" HT. UNLESS OTHERWISE NOTED.
  6. ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED.
  7. CONTRACTOR TO VERIFY EXISTING GRADE, AND STEP FOOTINGS & FOUNDATION WALLS AS REQUIRED.
  8. BEAMS, POSTS & PADS TO BE SIZED BY GENERAL CONTRACTOR.

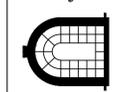
FOR ADDITIONAL SPECIFICATIONS, SEE "GENERAL NOTES" ON SHEET 6

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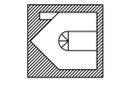
REVISION DATES	
02Oct2018	

SHEET <span style="font-size: 2em;">3</span> OF 6	SCALE 1/4" = 1'-0"
	DATE 08Feb2018
PROJECT 17-011	DRAWN BY Kristi Bruch

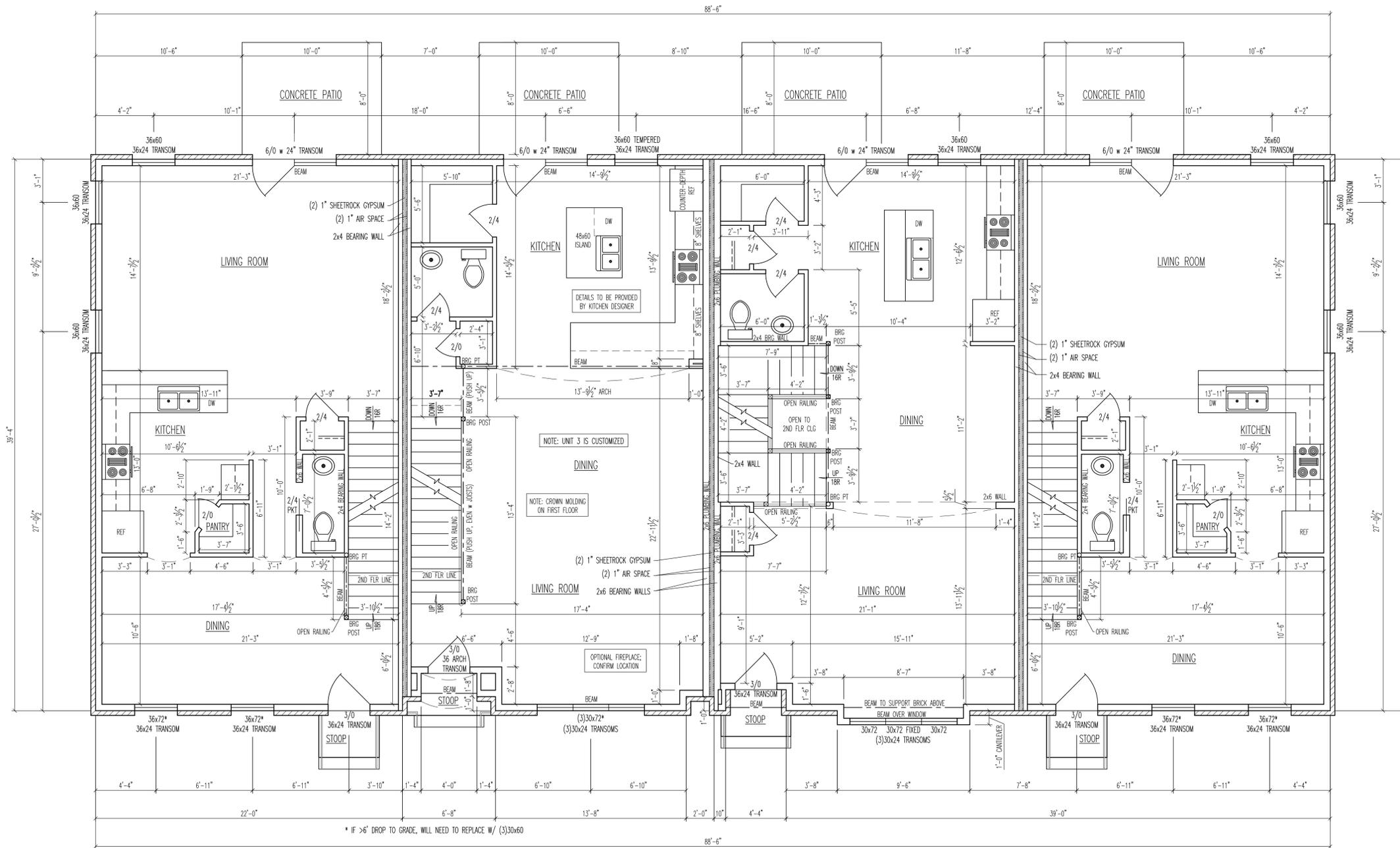
STRUCTURE MUST MEET ALL LOCAL AND STATE BUILDING CODES.  
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\* IF >6" DROP TO GRADE, WILL NEED TO REPLACE W/ (3)30x60

**UNIT 4**  
 FIRST FLOOR LIVING AREA: 866 SQ. FT.  
 SECOND FLOOR LIVING AREA: 823 SQ. FT.  
 TOTAL: 1689 SQ. FT.

**UNIT 3**  
 FIRST FLOOR LIVING AREA: 834 SQ. FT.  
 SECOND FLOOR LIVING AREA: 802 SQ. FT.  
 TOTAL: 1636 SQ. FT.

**UNIT 2**  
 FIRST FLOOR LIVING AREA: 861 SQ. FT.  
 SECOND FLOOR LIVING AREA: 769 SQ. FT.  
 TOTAL: 1630 SQ. FT.

**UNIT 1**  
 FIRST FLOOR LIVING AREA: 866 SQ. FT.  
 SECOND FLOOR LIVING AREA: 823 SQ. FT.  
 TOTAL: 1689 SQ. FT.

**UNITS 1-4: FIRST FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"

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**FIRST FLOOR PLAN NOTES:**

1. ALL EXTERIOR WALLS TO BE 2x6 STUDS (DRAWN 5-1/2" WIDE) UNLESS OTHERWISE NOTED.
2. ALL INTERIOR WALLS TO BE 2x4 STUDS (DRAWN 3-1/2" WIDE) UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS TO FACE OF STUD.
4. ALL WALL HEIGHTS TO BE 10'-1 1/8" UNLESS OTHERWISE NOTED.
5. ALL WINDOW HEIGHTS AT 6'-11" UNLESS OTHERWISE NOTED.
6. ALL INTERIOR DOORS AT 8' HT OR WITH TRANSOMS ABOVE.
7. BEAMS TO BE SIZED BY GENERAL CONTRACTOR.

FOR ADDITIONAL SPECIFICATIONS, SEE "GENERAL NOTES" ON SHEET 6

REVISION DATES
02Oct2018

SHEET <b>4</b> OF 6	SCALE 1/4" = 1'-0"
	DATE 08Feb2018
PROJECT 17-011	DRAWN BY Kristi Bruch



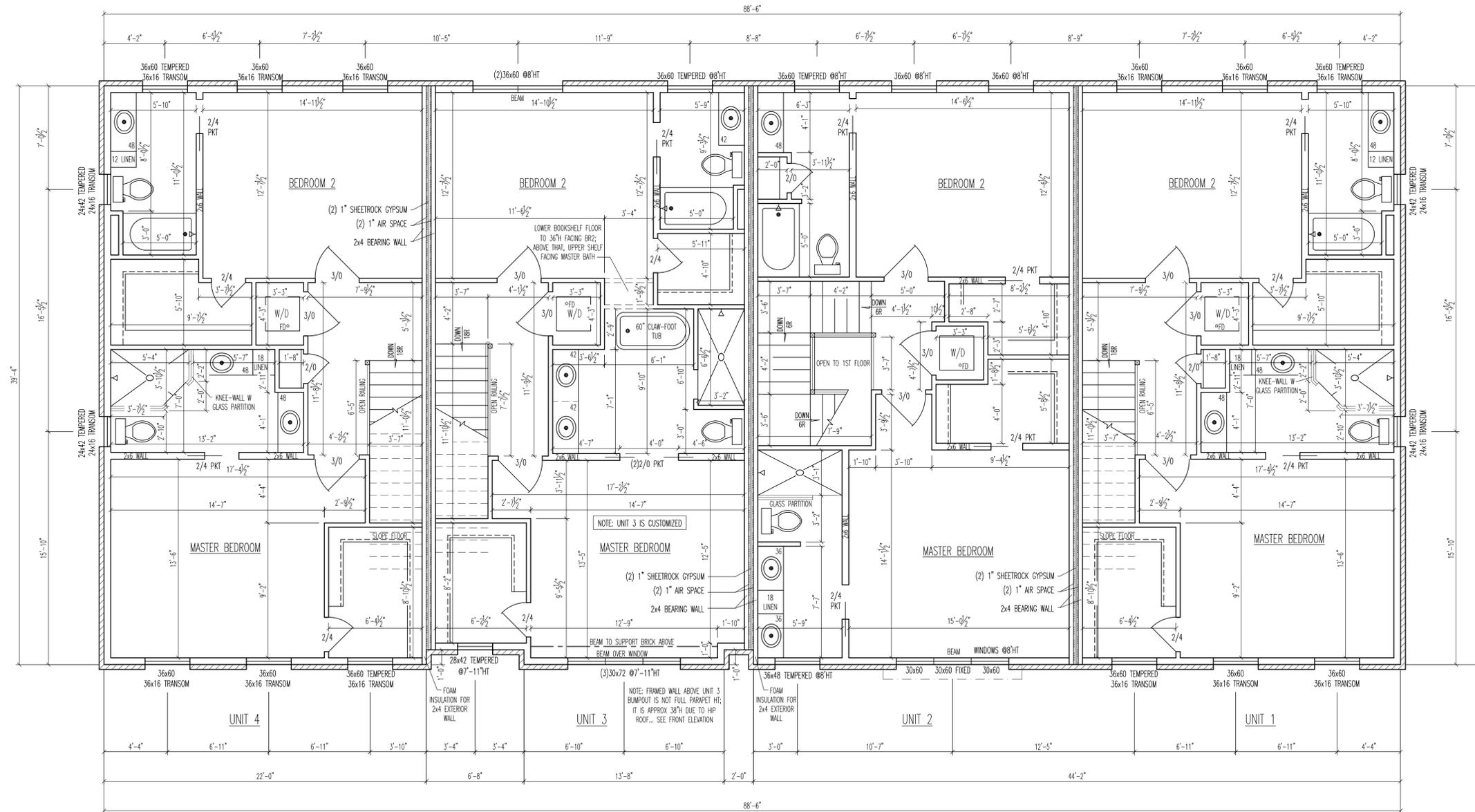
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**UNITS 1-4: SECOND FLOOR PLAN**

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

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**SECOND FLOOR PLAN NOTES:**

1. ALL EXTERIOR WALLS TO BE 2x6 STUDS (DRAWN 5-1/2" WIDE) UNLESS OTHERWISE NOTED.
2. ALL INTERIOR WALLS TO BE 2x4 STUDS (DRAWN 3-1/2" WIDE) UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS TO FACE OF STUD.
4. ALL WALL HEIGHTS TO BE 9'-1 1/8" UNLESS OTHERWISE NOTED.
5. ALL WINDOW HEIGHTS AT 6'-11" UNLESS OTHERWISE NOTED.
6. BEAMS TO BE SIZED BY GENERAL CONTRACTOR.

FOR ADDITIONAL SPECIFICATIONS, SEE "GENERAL NOTES" ON SHEET 6

REVISION DATES

02Oct2018

SHEET 5 OF 6

PROJECT 17-011  
DRAWN BY Kristi Bruch  
SCALE 1/4" = 1'-0"  
DATE 08Feb2018

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