

Landscape Plan

BOMAR ESTATES

Plainfield, Indiana

June 21, 2022

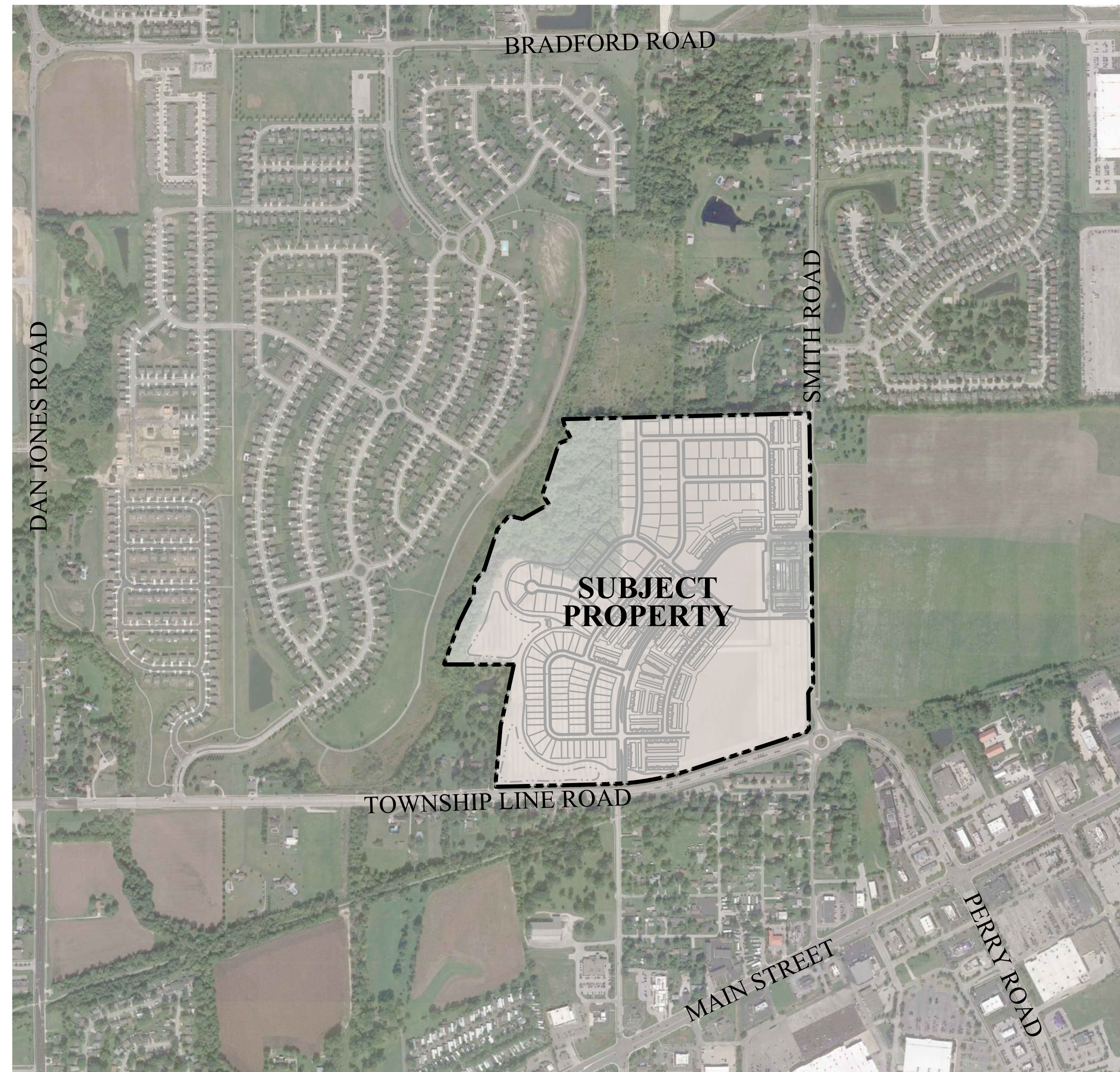
CONSULTANTS:



LANDSCAPE ARCHITECT:
 GARY R. WEBER ASSOCIATES, INC
 402 W. LIBERTY DRIVE
 WHEATON, ILLINOIS 60187



CIVIL ENGINEER:
 BANNING ENGINEERING
 853 COLUMBIA ROAD
 PLAINFIELD, INDIANA 46168



LOCATION MAP

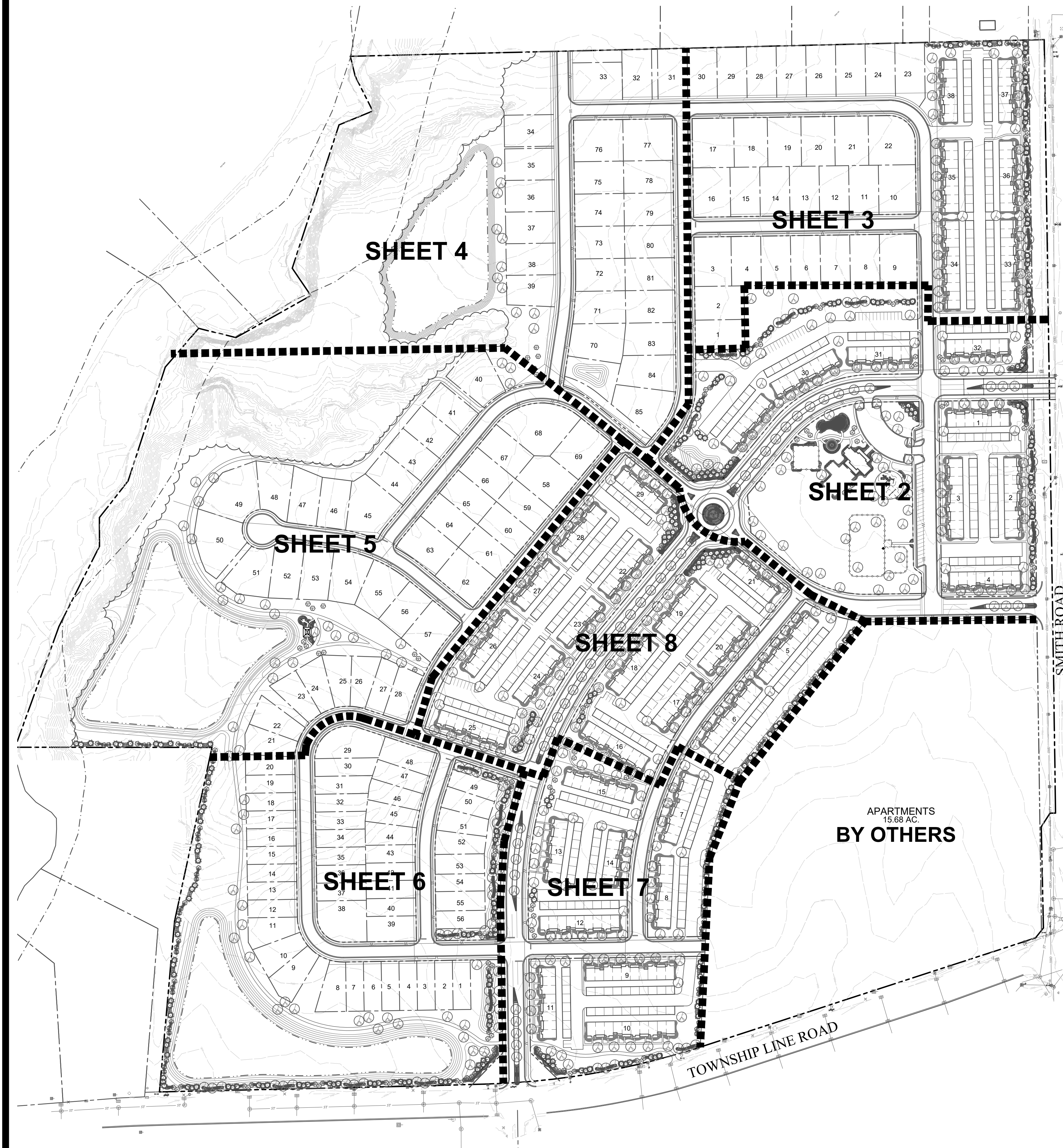
SCALE: 1"=600'

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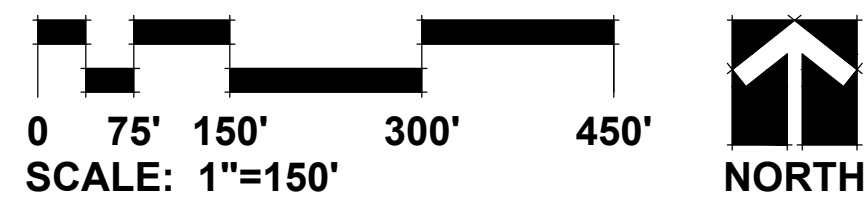


PLANT LIST

Key	Qty	Botanical/Common Name	Size	Remarks	Key	Qty	Botanical/Common Name	Size	Remarks
SHADE TREES									
AA	19	Acer x freemanii 'Jeffers Red'	2 1/2' Cal.		CK	322	ORNAMENTAL GRASSES		
AA4	11	Acer x freemanii 'Jeffers Red'	4" Cal.		PV	192	Calamagrostis x acutiflora 'Karl Foerster'	#1	30" O.C.
AM	19	Acer miyabei 'Morton'	2 1/2' Cal.		SA	174	Panicum virgatum 'Hot Rod'	#1	24" O.C.
AS	47	Acer x saccharum 'Green Mountain'	2 1/2' Cal.		SH	1042	Sesleria autumnalis	#1	24" O.C.
CO	31	Celtis occidentalis	2 1/2' Cal.		ST	142	Sporobolus heterolepis 'Tara'	#1	24" O.C.
CU	1	Carpinus caroliniana 'JFS-KW6'	2 1/2' Cal.				PERENNIALS		
GT	25	Gleditsia triacanthos var. inermis 'Skycoke'	2 1/2' Cal.		AB	704	Allium 'Summer Beauty'	#1	18" O.C.
LT	27	Liriodendron tulipifera	2 1/2' Cal.		AI	27	Armsia x 'Blue Ice'	#1	18" O.C.
PM	42	Platanus x acerifolia 'Morton Circle'	2 1/2' Cal.		BL	8	Baptisia 'Lunar Eclipse'	#1	24" O.C.
QB	23	Quercus bicolor	2 1/2' Cal.		BS	90	Baptisia sphaerocarpa 'Screamin' Yellow'	#1	24" O.C.
GI	31	Quercus imbricaria	2 1/2' Cal.		EC	303	Echinacea 'CBG Cone 3'	#1	18" O.C.
QM	37	Quercus macrocarpa	2 1/2' Cal.		HH	885	Hemerocallis 'Happy Returns'	#1	18" O.C.
QR	44	Quercus rubra	2 1/2' Cal.		HR	524	Hemerocallis 'Rosy Returns'	#1	18" O.C.
TA	14	Tilia americana 'Redmond'	2 1/2' Cal.		NM	1992	Nepeta racemosa 'Walker's Low'	#1	18" O.C.
TC	17	Tilia cordata 'Greenspire'	2 1/2' Cal.		SE	436	Sedum 'Autumn Joy'	#1	18" O.C.
TT	30	Tilia tomentosa 'Sterling'	2 1/2' Cal.				MISC. MATERIALS		
UM	28	Ulmus 'Morton Glassy'	2 1/2' Cal.		636	SHREDDED HARDWOOD MULCH		C.Y.	
UC	14	Ulmus carpinifolia 'New Horizon'	2 1/2' Cal.		XX	SOD		S.Y.	
					XX	TURF SEED # EROSION CONTROL		AC.	
					38	GRANITE BOULDERS		TON	
ORNAMENTAL TREES									
AG	40	Amelanchier x grandiflora	6' Ht.	Multi-Stem					
BP	23	Betula populifolia 'Whitespire'	6' Ht.	Multi-Stem					
BP8	25	Betula populifolia 'Whitespire'	8' Ht.	Multi-Stem					
CC	57	Cercis canadensis	6' Ht.	Multi-Stem					
CT	51	Crataegus crusgalli var. inermis	6' Ht.	Multi-Stem					
MP	50	Malus 'Prairifire'	6' Ht.	Multi-Stem					
EVERGREEN TREES									
AC	23	Abies concolor	6' Ht.						
AC8	16	Abies concolor	8' Ht.						
PA	51	Picea abies	6' Ht.						
PG	83	Picea glauca var. densata	6' Ht.						
PO	51	Picea omorika	6' Ht.						
PS	66	Pinus strobus	6' Ht.						
TO	23	Thuja occidentalis 'Smaragd'	6' Ht.						
DECIDUOUS SHRUBS									
CS	48	Cornus sericea 'Bailey'	36" Tall	5' O.C.					
HA	245	Hydrangea arborescens 'Abetwo'	24" Tall	3' O.C.					
IV	198	Itea virginica 'Little Henry'	24" Tall	3' O.C.					
PD	158	Physocarpus opulifolius 'Donna May'	24" Tall	3' O.C.					
PH	51	Physocarpus opulifolius 'Seward'	30" Tall	4' O.C.					
RA	65	Rhus aromatica 'Gro-low'	24" Wide	3' O.C.					
SM	17	Syringa meyeri 'Palibin'	24" Tall	4' O.C.					
VT	48	Viburnum trilobum 'Redwing'	36" Tall	5' O.C.					
VJ	113	Viburnum x juddii	36" Tall	4' O.C.					
EVERGREEN SHRUBS									
IG	85	Ilex glabra 'Shamrock'	24" Wide	4' O.C.					
JK	321	Juniperus chinensis 'Kallays Compact'	24" Wide	4' O.C.					
JB	30	Juniperus conferta 'Blue Pacific'	24" Wide	4' O.C.					
TE	11	Taxus x media 'Everlow'	24" Wide	4' O.C.					
TM	284	Taxus x media 'Densiflora'	24" Wide	4' O.C.					

GENERAL LANDSCAPE NOTES

- Contractor shall verify underground utility lines and is responsible for any damage.
- Contractor shall verify all existing conditions in the field prior to construction and shall notify landscape architect of any variance.
- Material quantities shown are for contractors convenience only. The Contractor must verify all material and supply sufficient materials to complete the job per plan.
- The landscape architect reserves the right to inspect plant materials either at place of growth or at site before planting, for compliance with requirements of variety, size and quality.
- Work shall conform to American Standard for Nursery Stock, State of Indiana Horticultural Standards, and Local Municipal requirements.
- Contractor shall secure and pay for all permits, fees, and inspections necessary for the proper execution of this work and comply with all codes applicable to this work.
- See General Conditions and Specifications for landscape work for additional requirements.



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BOMAR ESTATES
PLAINFIELD, INDIANA
OVERALL LANDSCAPE PLAN

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DATE: 6.22.2022
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2 OF 16



**NORTH ENTRANCE
LANDSCAPE DETAIL -
SEE SHEET 10**

MATCHLINE - SEE SHEET 4

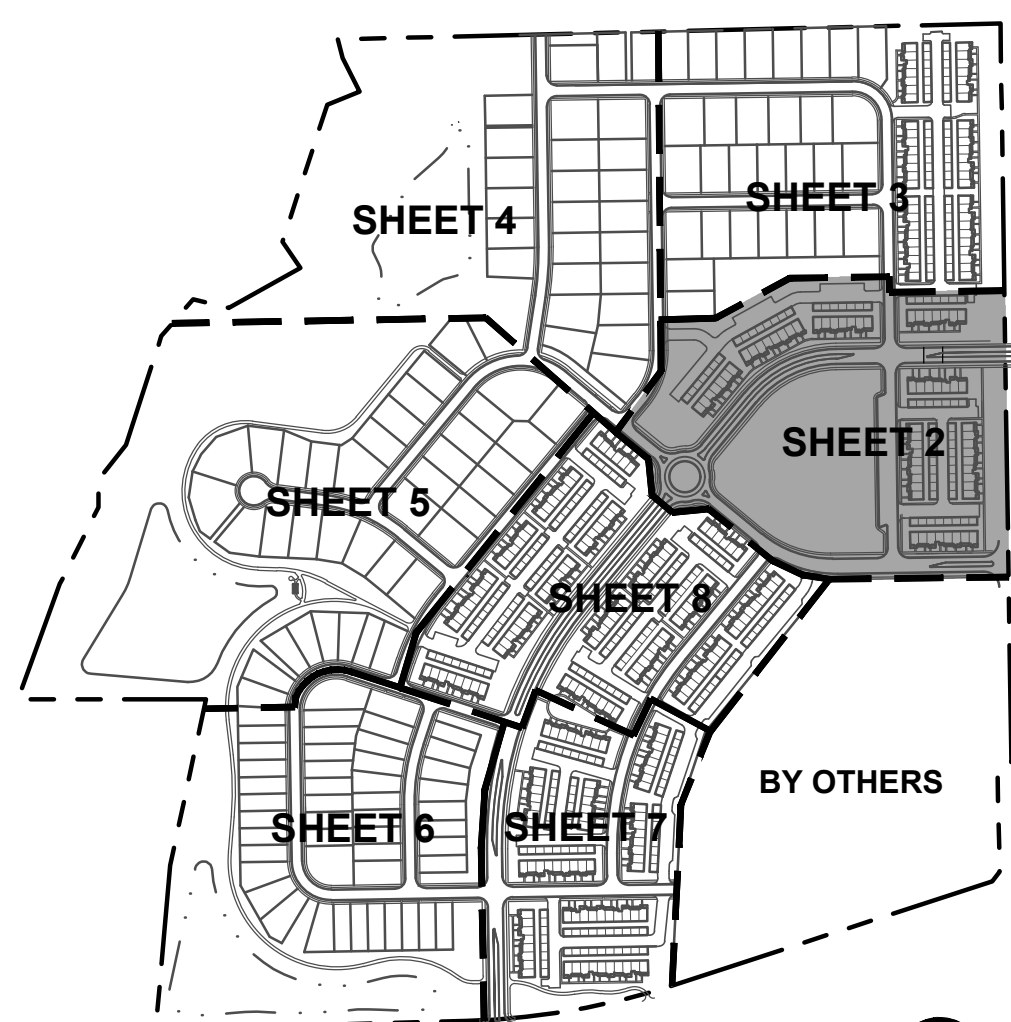
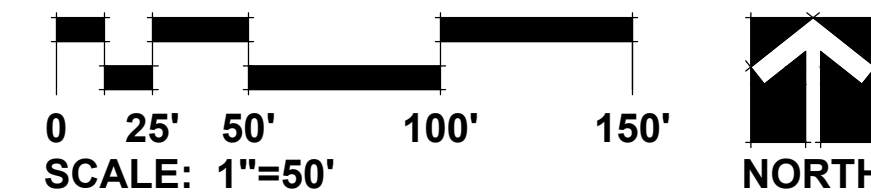
MATCHLINE - SEE SHEET 3

MATCHLINE - SEE SHEET 8

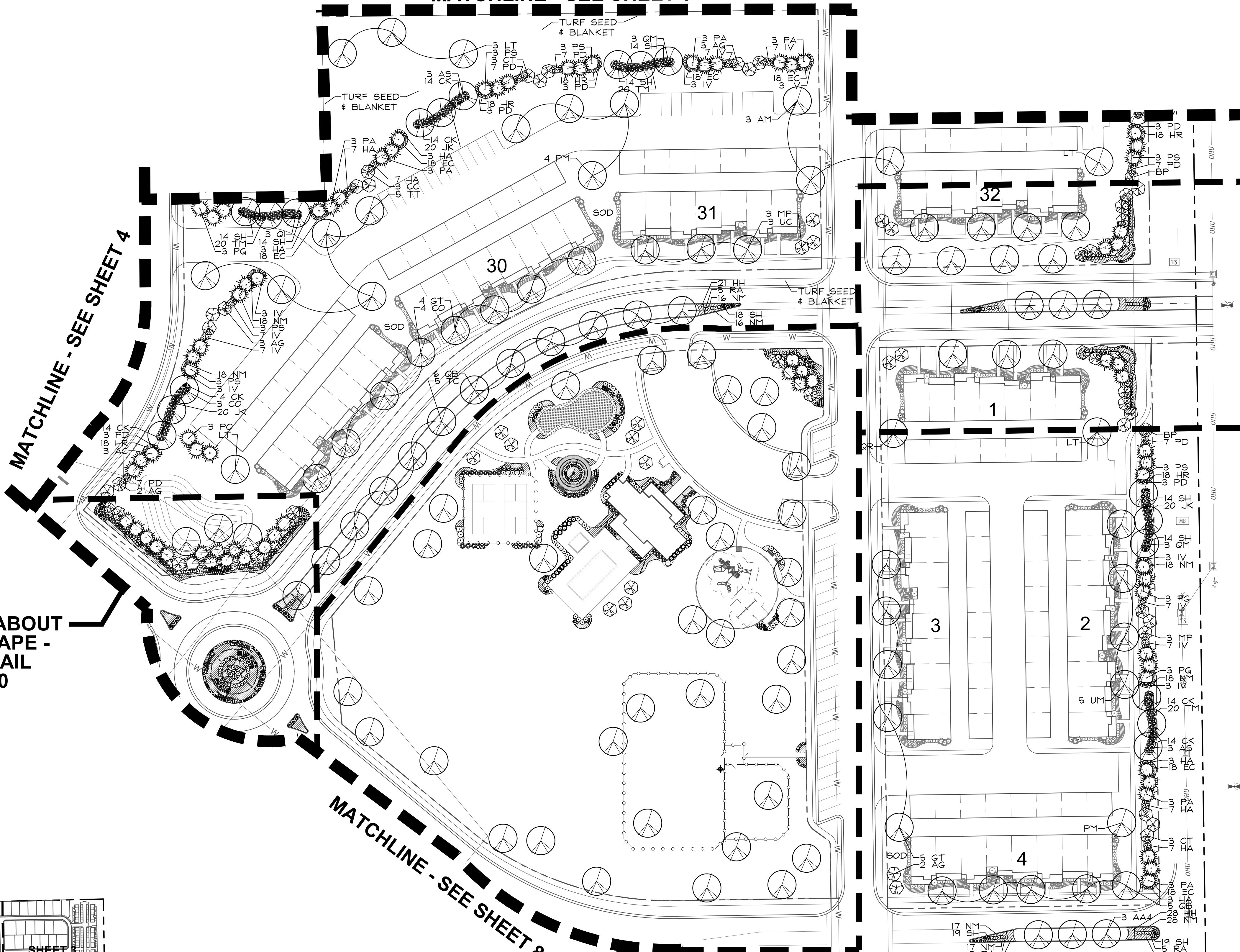
**ROUND ABOUT
LANDSCAPE -
SEE DETAIL
SHEET 10**

**CENTRAL PARK -
SEE DETAIL
SHEET 9**

BY OTHERS



SHEET KEY
SCALE: 1"=500'
NORTH





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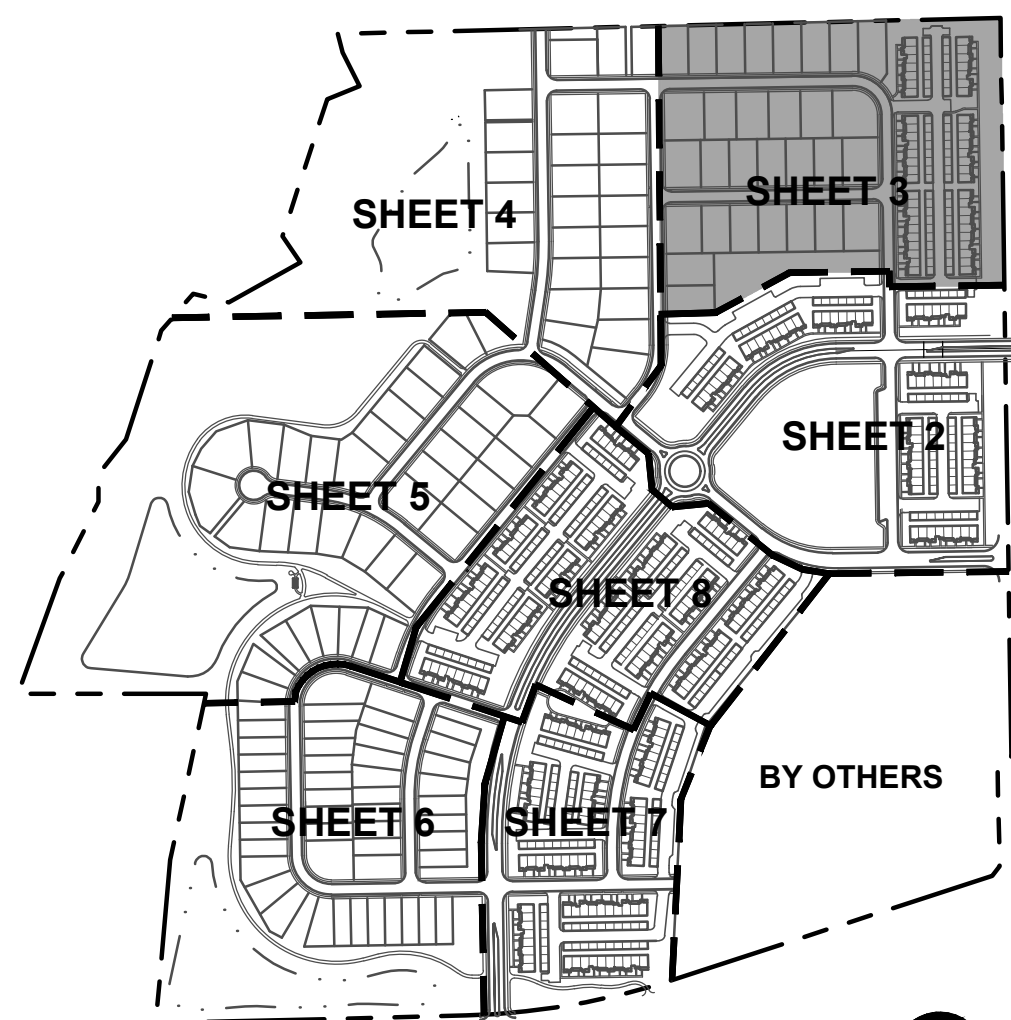
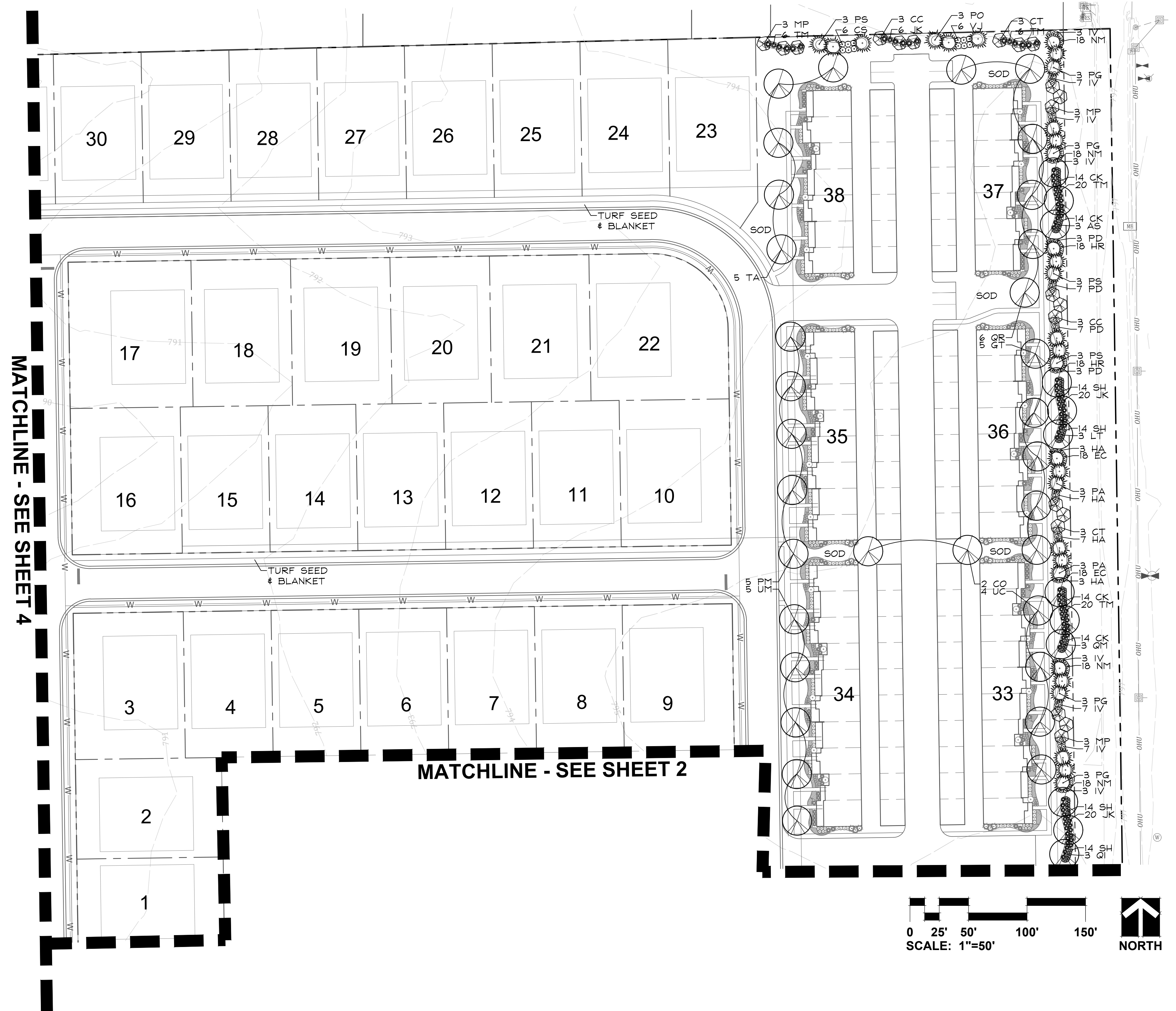
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3 OF 16



SHEET KEY
SCALE: 1"=500'



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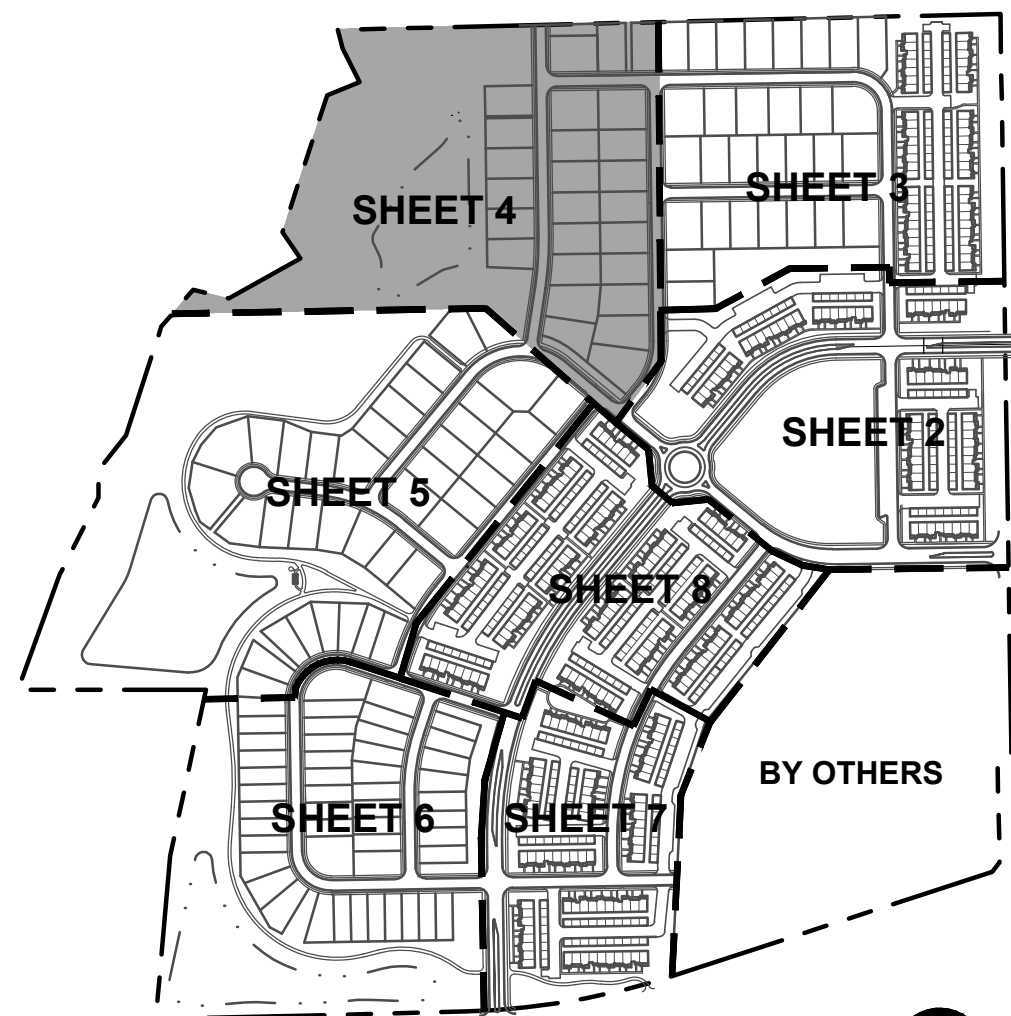
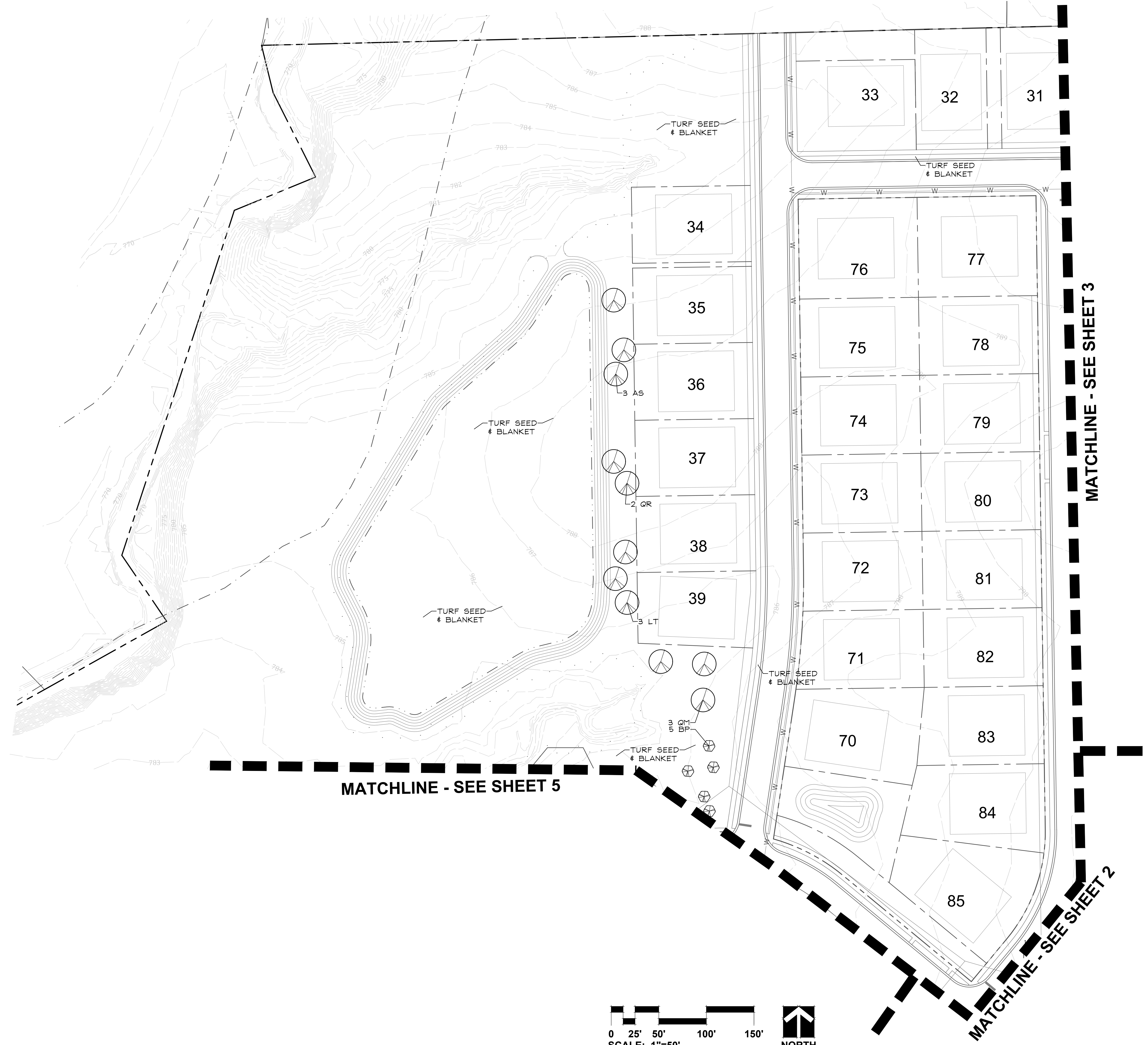
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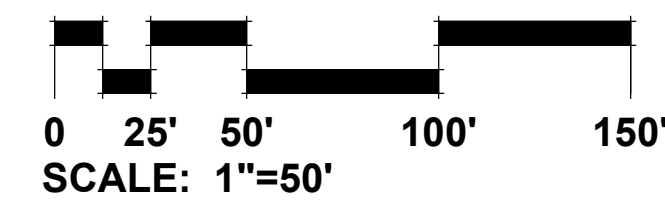
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SHEET KEY
SCALE: 1"=500'



811
How many before you dig?
Call before you dig.

MATCHLINE - SEE SHEET 4



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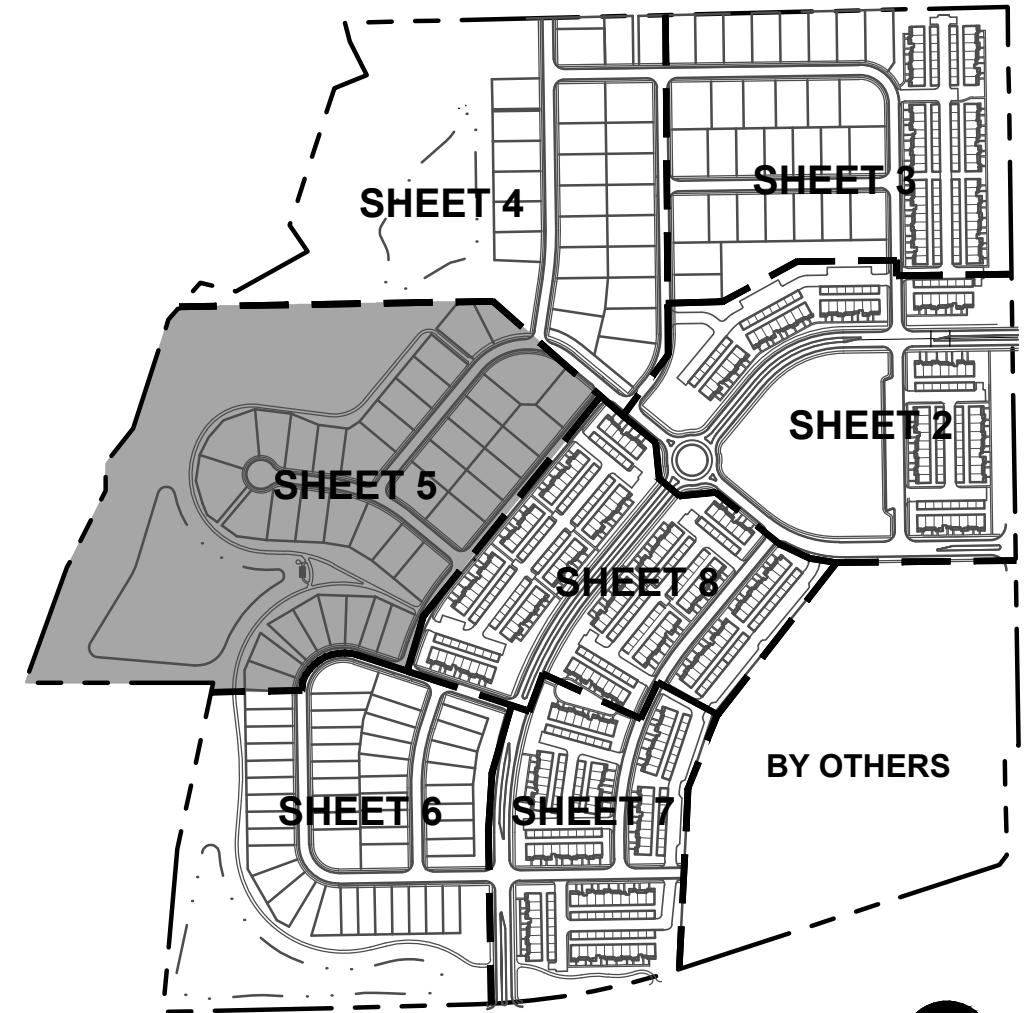
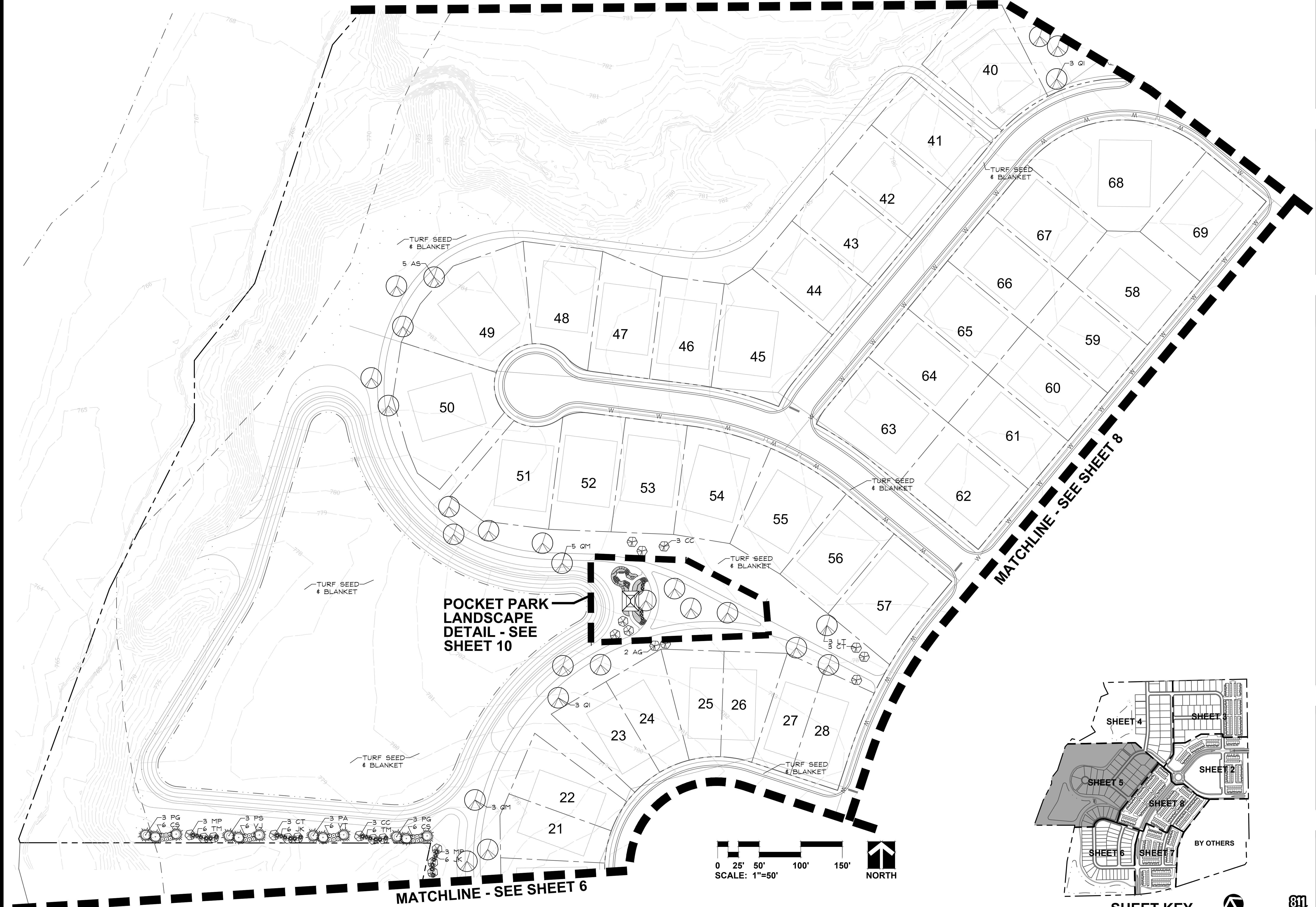
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BOMAR ESTATES PLAINFIELD, INDIANA LANDSCAPE PLAN

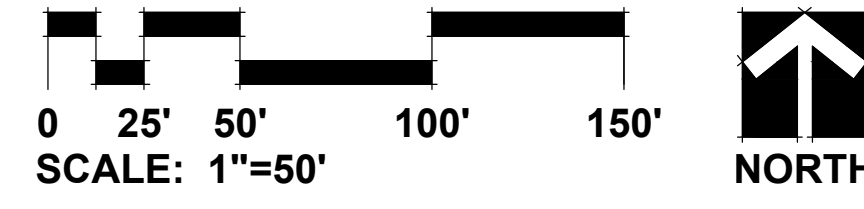
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5 OF 16



SHEET KEY SCALE: 1"=500'



MATCHLINE - SEE SHEET 6

MATCHLINE - SEE SHEET 8

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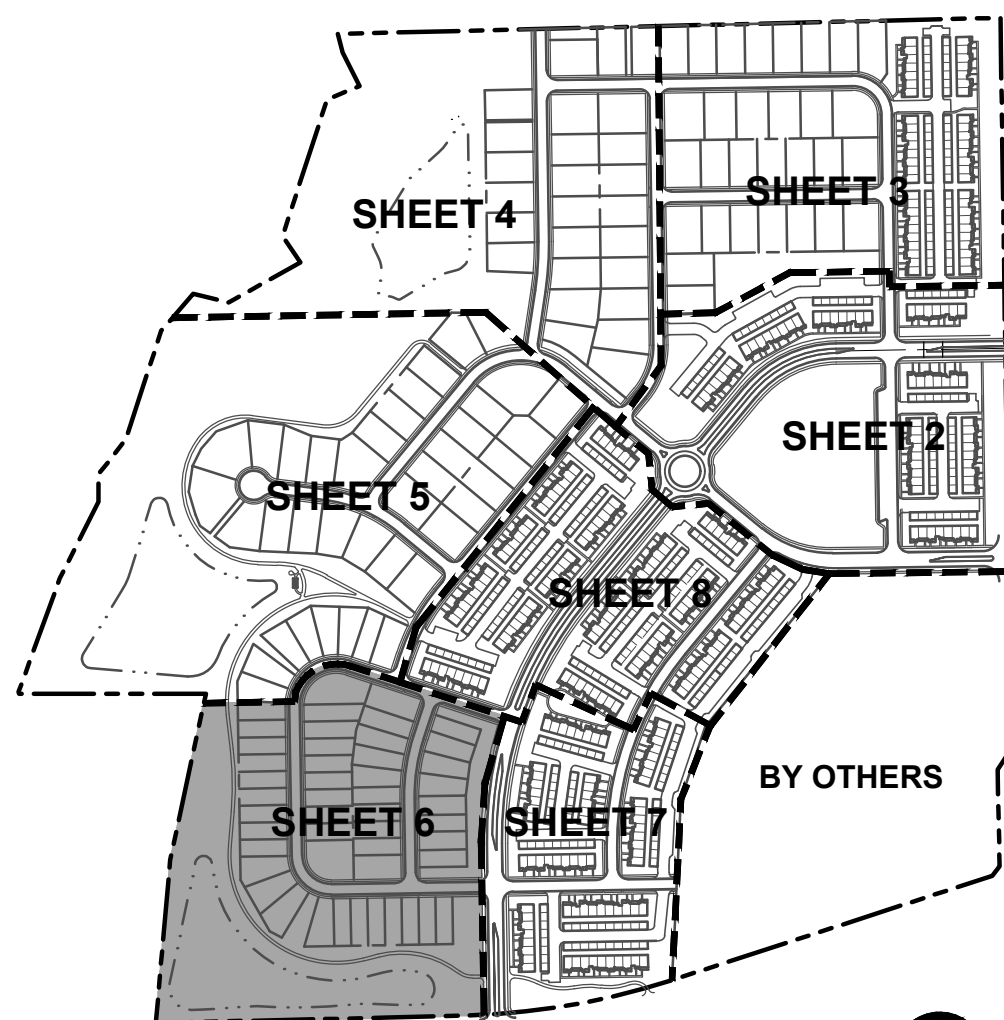
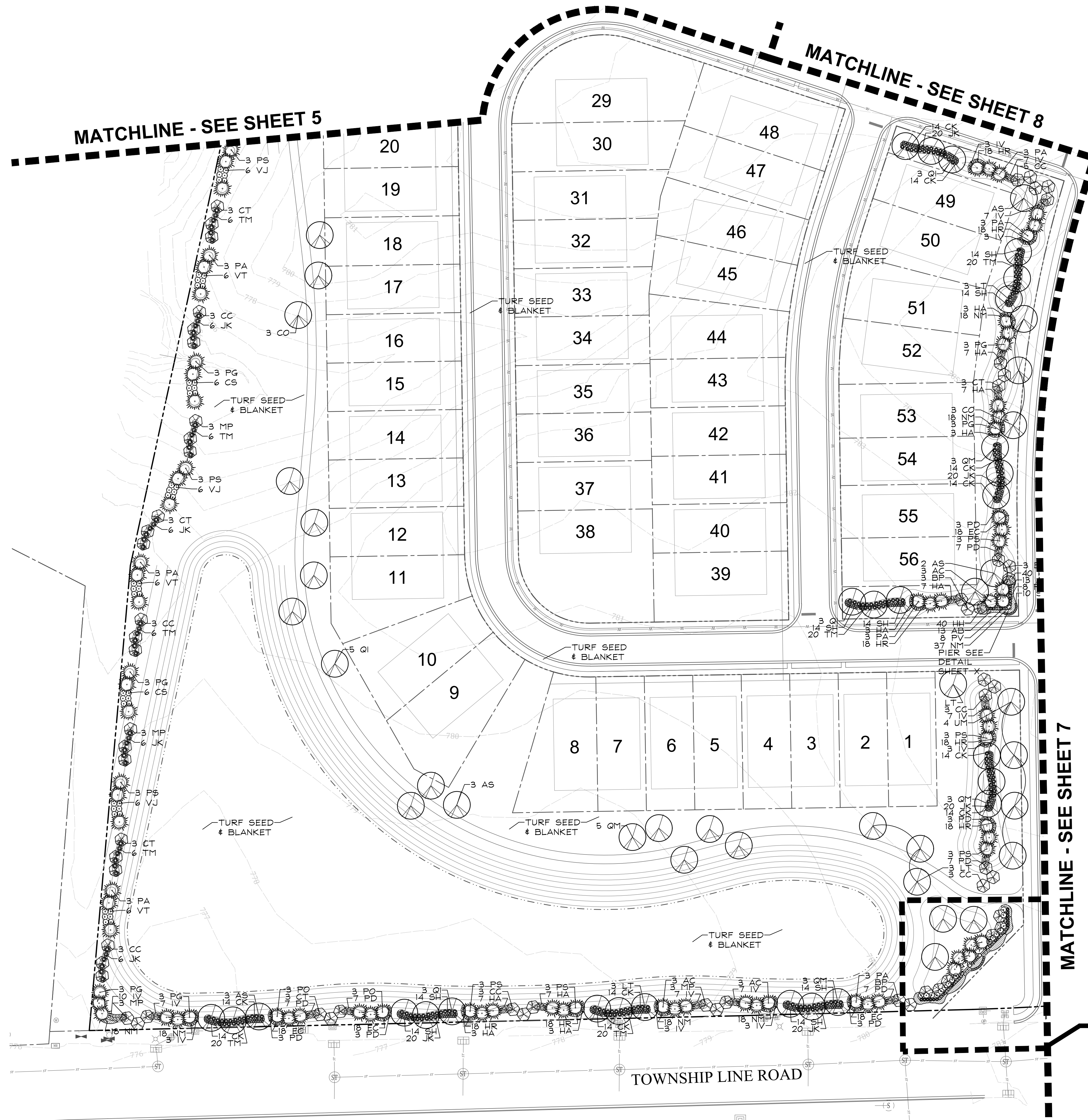
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LANDSCAPE PLAN

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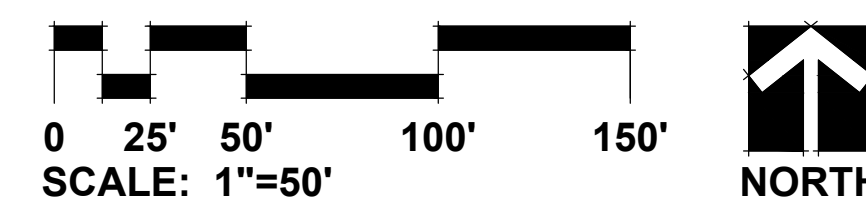
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6 OF 16



SHEET KEY
SCALE: 1"=50'



**SOUTH ENTRANCE
LANDSCAPE DETAIL -
SEE SHEET 10**





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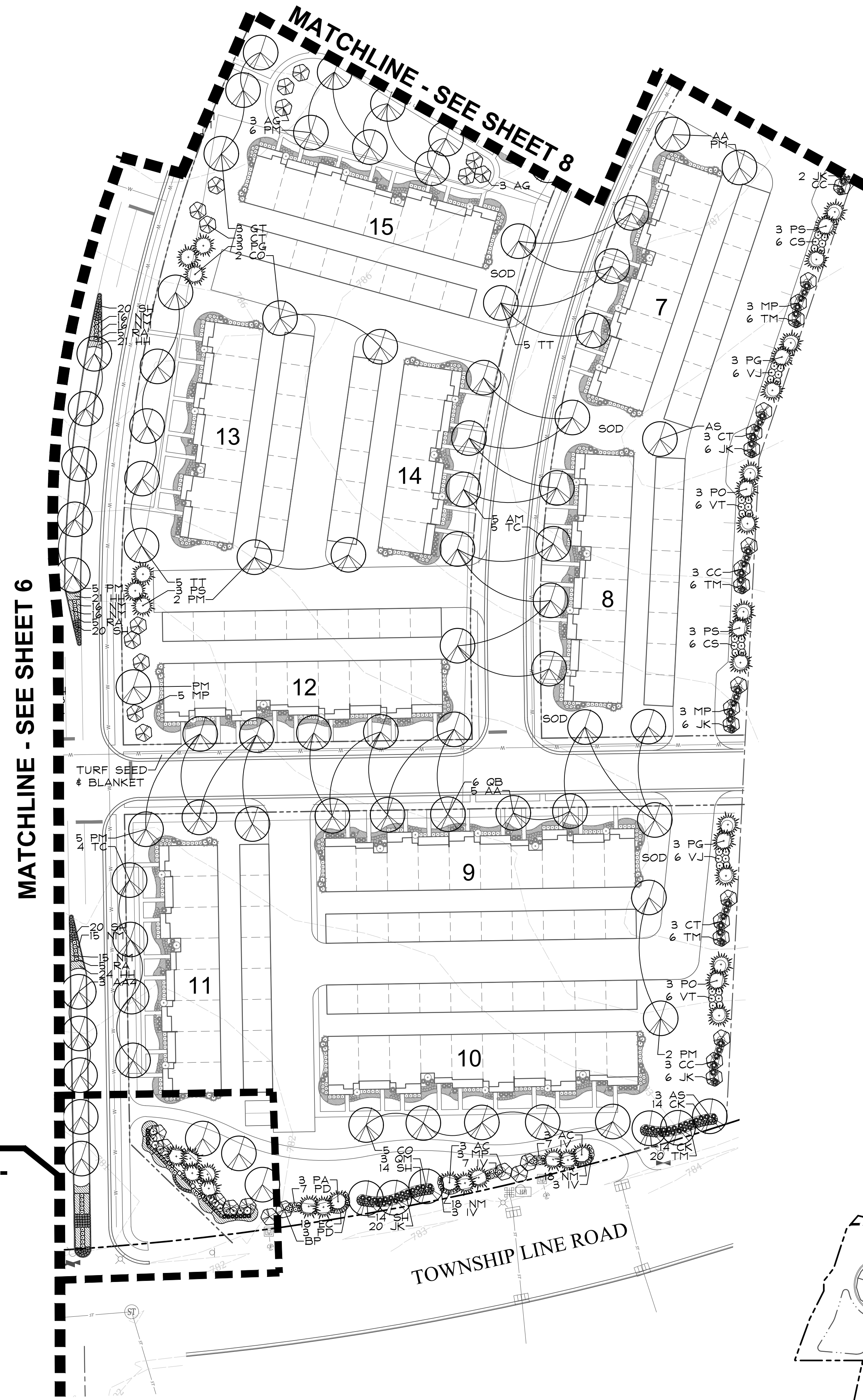
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LANDSCAPE PLAN

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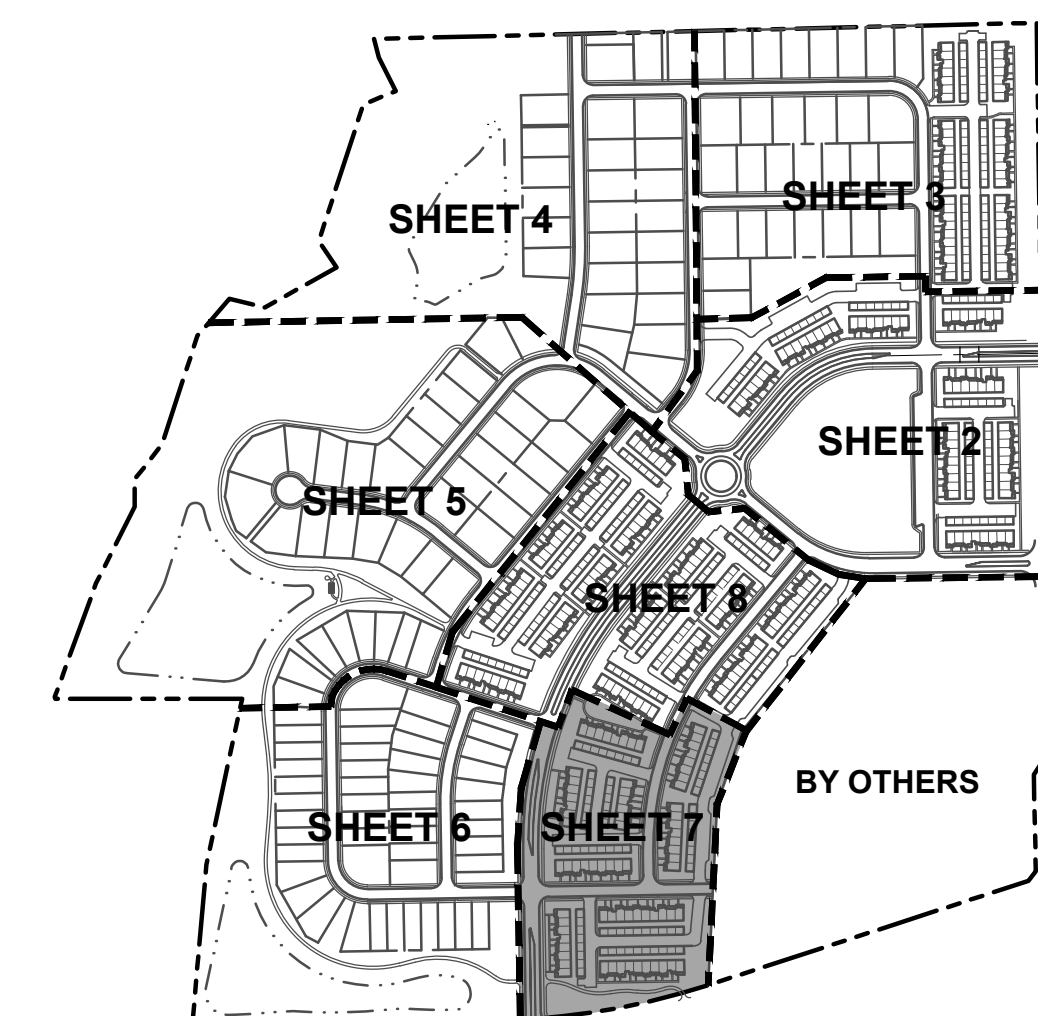
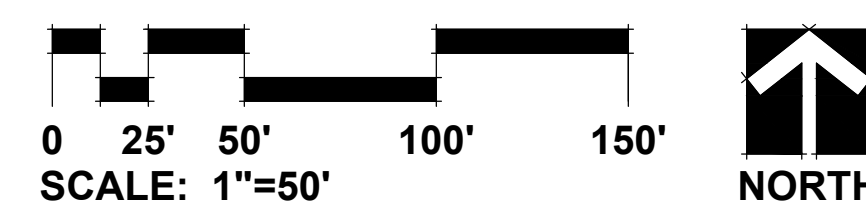
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SOUTH ENTRANCE
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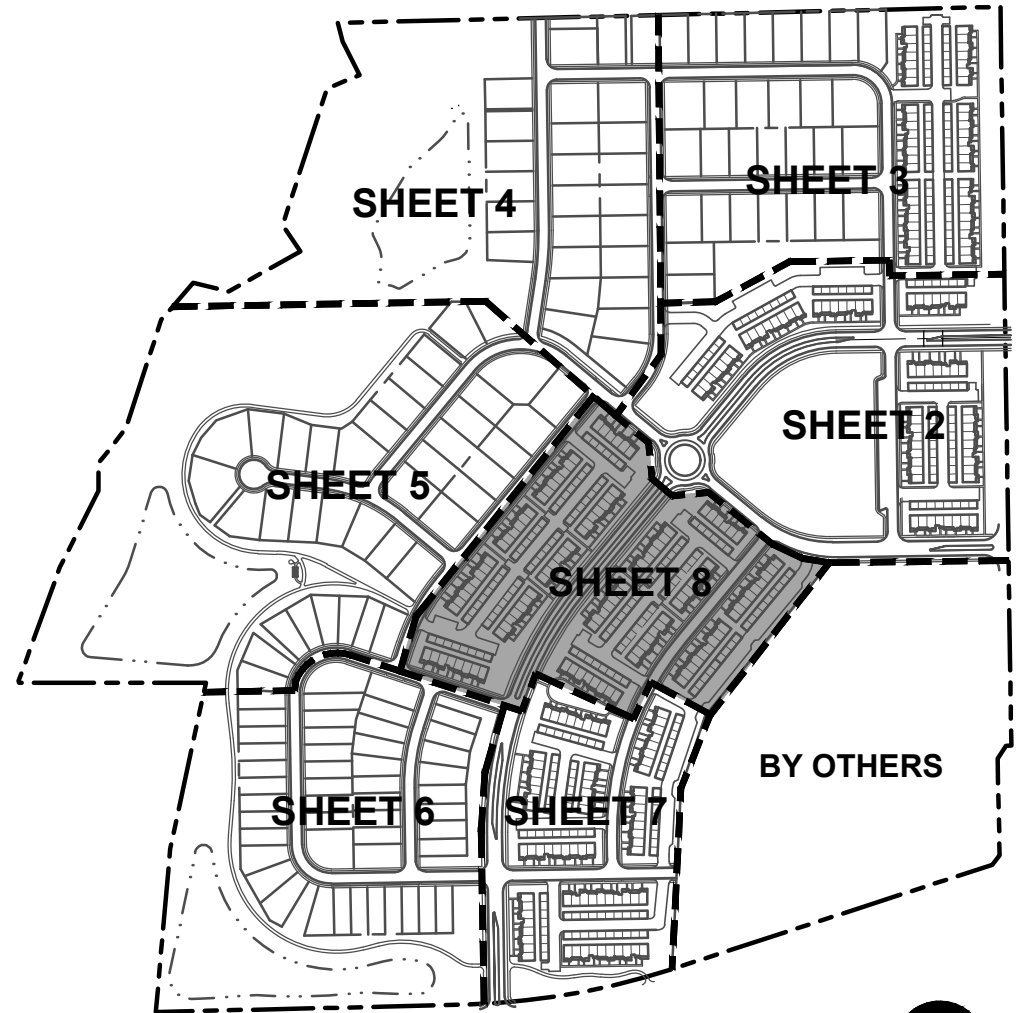
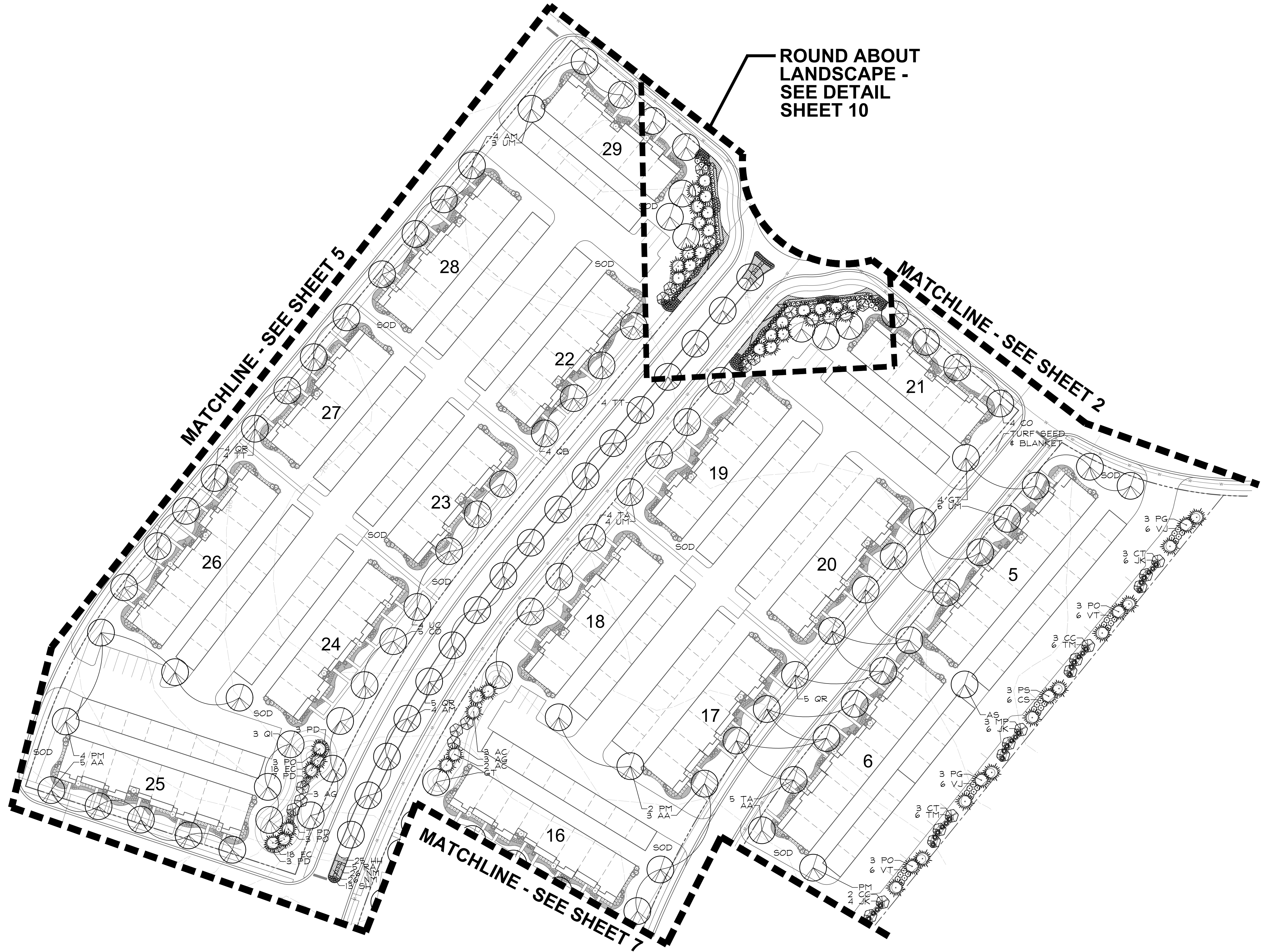
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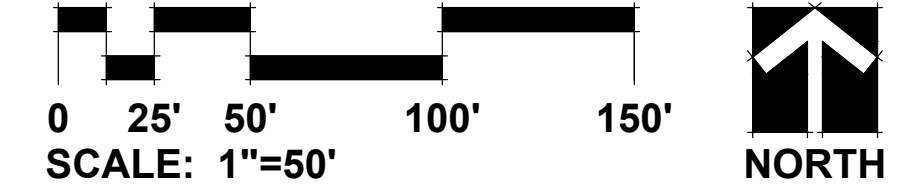
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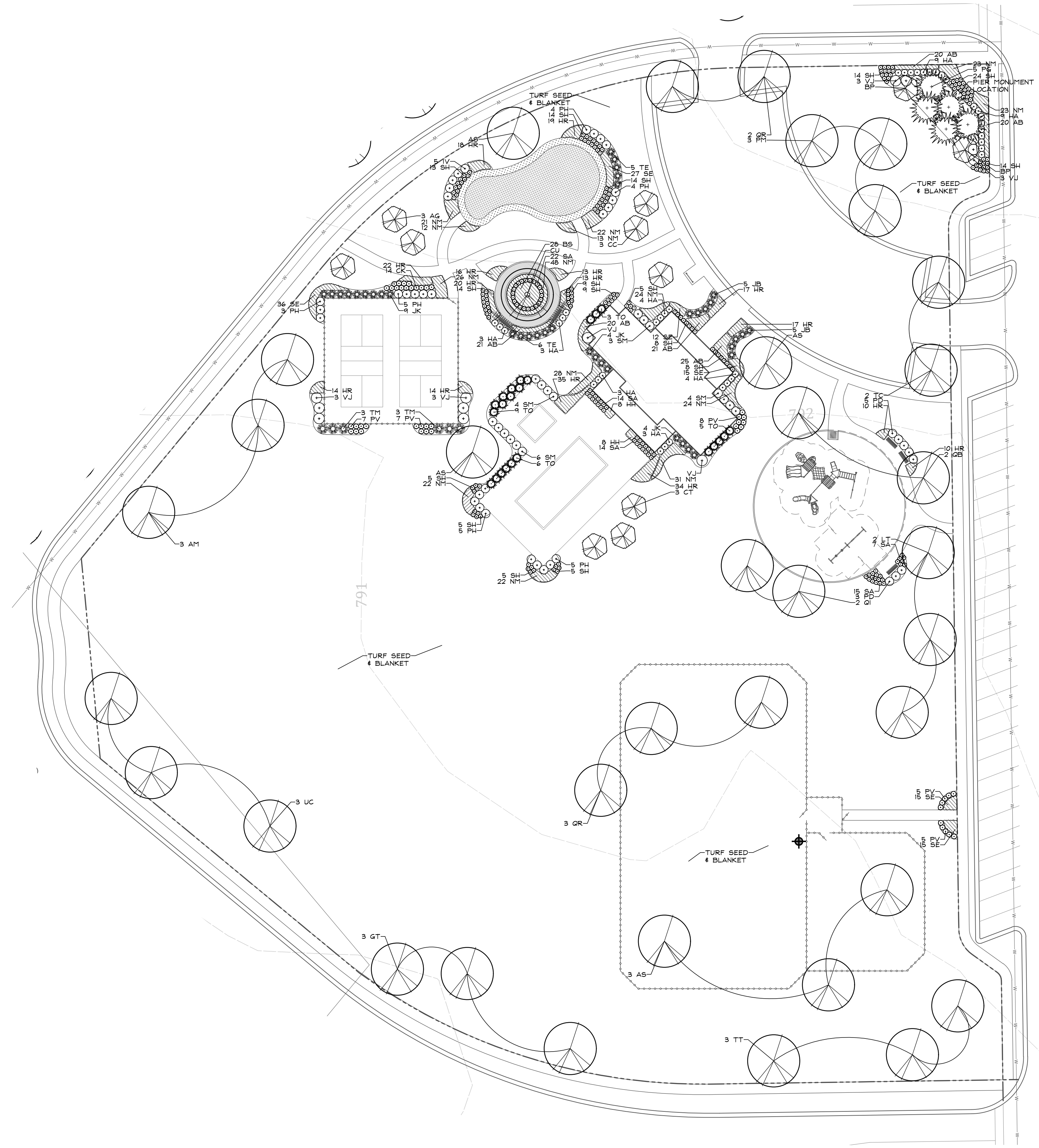
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CENTRAL PARK LANDSCAPE DETAIL



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LANDSCAPE DETAILS

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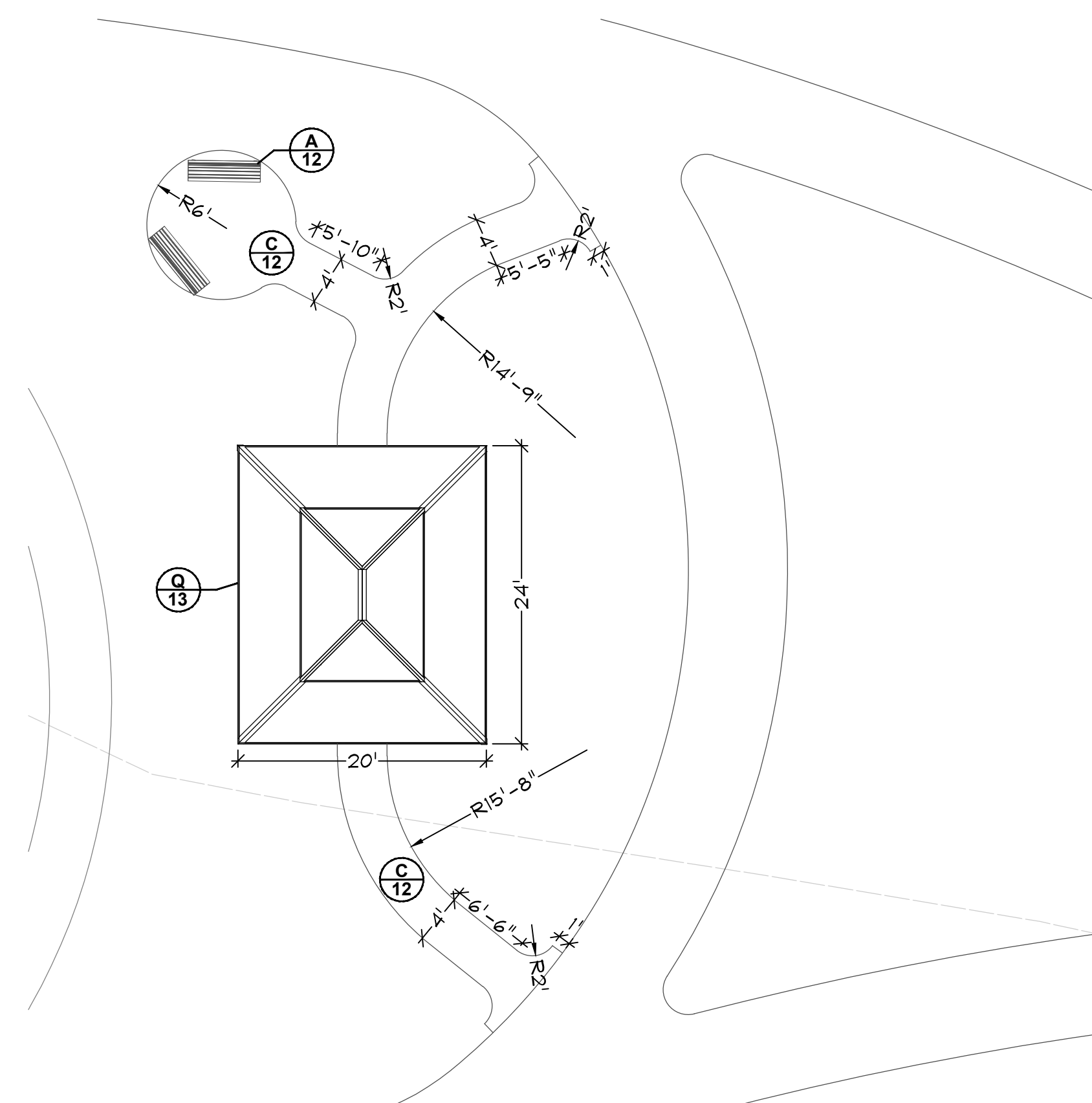
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LAYOUT DETAILS

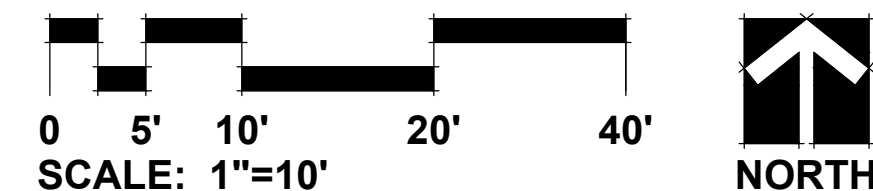
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POCKET PARK LAYOUT DETAIL



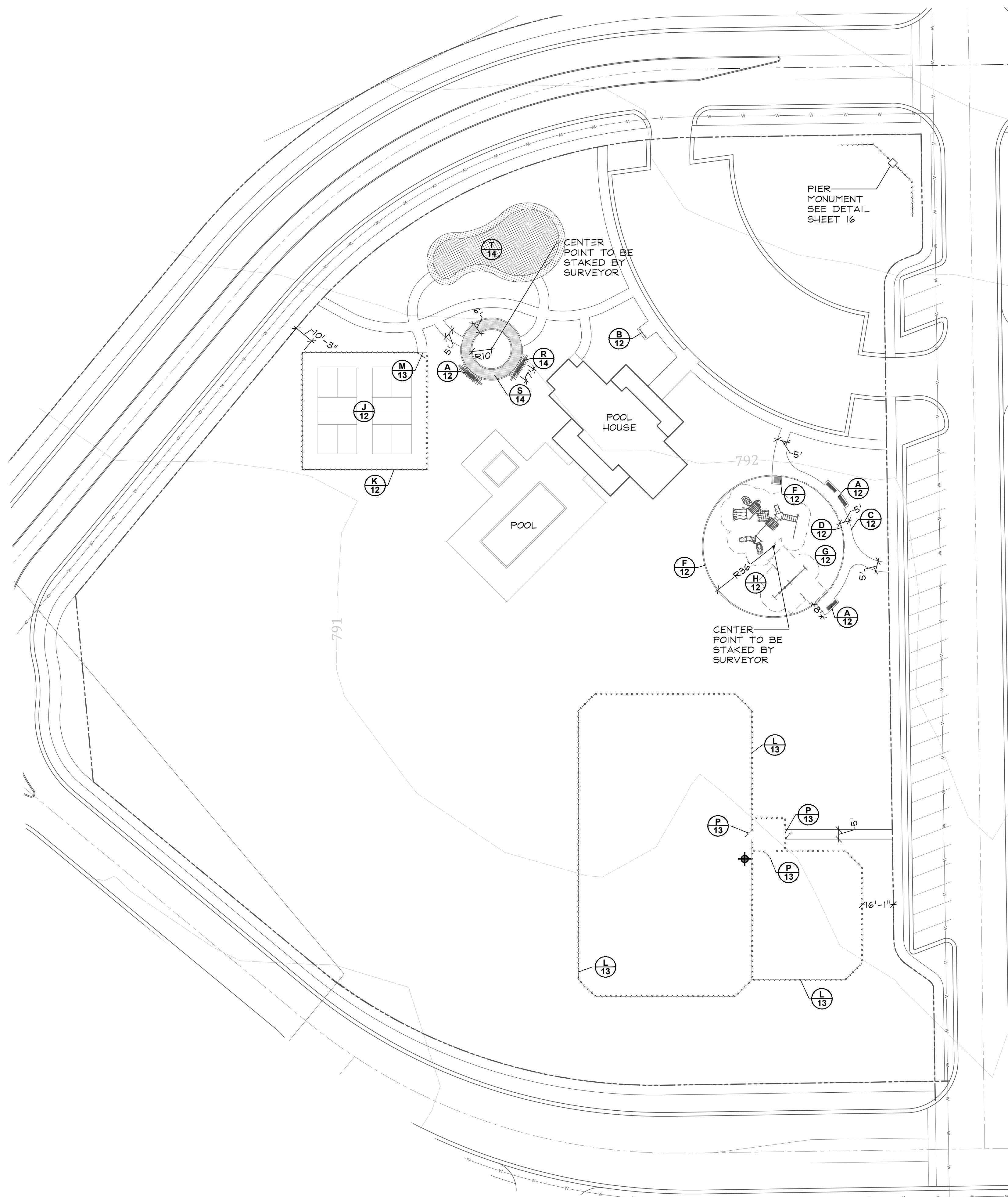
SITE FURNISHINGS SCHEDULE

ITEM	MANUFACTURER	MODEL	QUANTITY	COMMENTS
A-12 BENCH	DUMOR	HARTFORD WITH BACK	7	COLOR: BLACK
B-12 BIKE RACK	DUMOR	HORIZONS	1	COLOR: BLACK
C-12 CONCRETE WALK/BENCH PADS			X S.F.	
D-12 THICKENED EDGE			92 L.F.	
E-12 CONCRETE CURB			281 L.F.	
F-12 CONCRETE RAMP			1	
G-12 ENGINEERED WOOD FIBER SURFACING			4,051 S.F.	
H-12 DRAIN			1	
I-12 PICKLEBALL COURT	SPORTMASTER		2	ASPHALT PAD WITH PAINTED COATING COURT COLOR: LIGHT GREEN BORDER COLOR: LIGHT BLUE NON-VOLLEY ZONE COLOR: RED
J-12 PICKLEBALL POSTS & NET	WILSON			INSTALL WITH 24" PVC SLEEVES PER MANUFACTURER'S SPECIFICATIONS
K-12 8' CHAIN LINK FENCE			XX L.F.	VINYL COATED CHAIN LINK COLOR: BLACK
L-13 4' CHAIN LINK FENCE			XX L.F.	VINYL COATED CHAIN LINK COLOR: BLACK
M-13 8' CHAIN LINK FENCE GATE			1	VINYL COATED CHAIN LINK COLOR: BLACK
N-13 DOG WASTE STATION			1	
O-13 4' ALUMINUM FENCE	AMERISTAR		XX L.F.	VINYL COATED CHAIN LINK COLOR: BLACK
P-13 4' ALUMINUM FENCE GATE	AMERISTAR		XX L.F.	VINYL COATED CHAIN LINK COLOR: BLACK
Q-13 SHELTER			1	VINYL COATED CHAIN LINK COLOR: BLACK
R-14 PERGOLA			2	VINYL COATED CHAIN LINK COLOR: BLACK
S-14 PAVERS	BELGARD	HOLLAND STONE	409 S.F.	COLOR: COTSWOLD MIST
T-14 PUTTING TURF	GROTURF		2,002 S.F.	

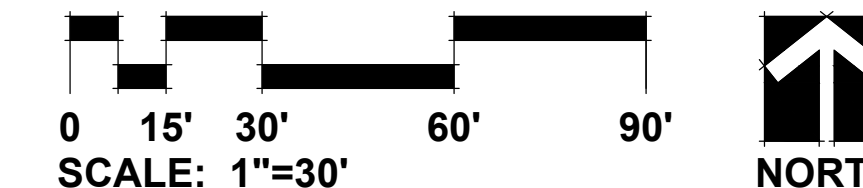
PLAY LOT APPARATUS SCHEDULE

NOTE: INSTALL PER MANUFACTURER'S SPECIFICATION.

ITEM	MANUFACTURER	COMMENTS
U 2 - 12 YRS PLAY STRUCTURE	TO BE DETERMINED	
V SWING SET	TO BE DETERMINED	

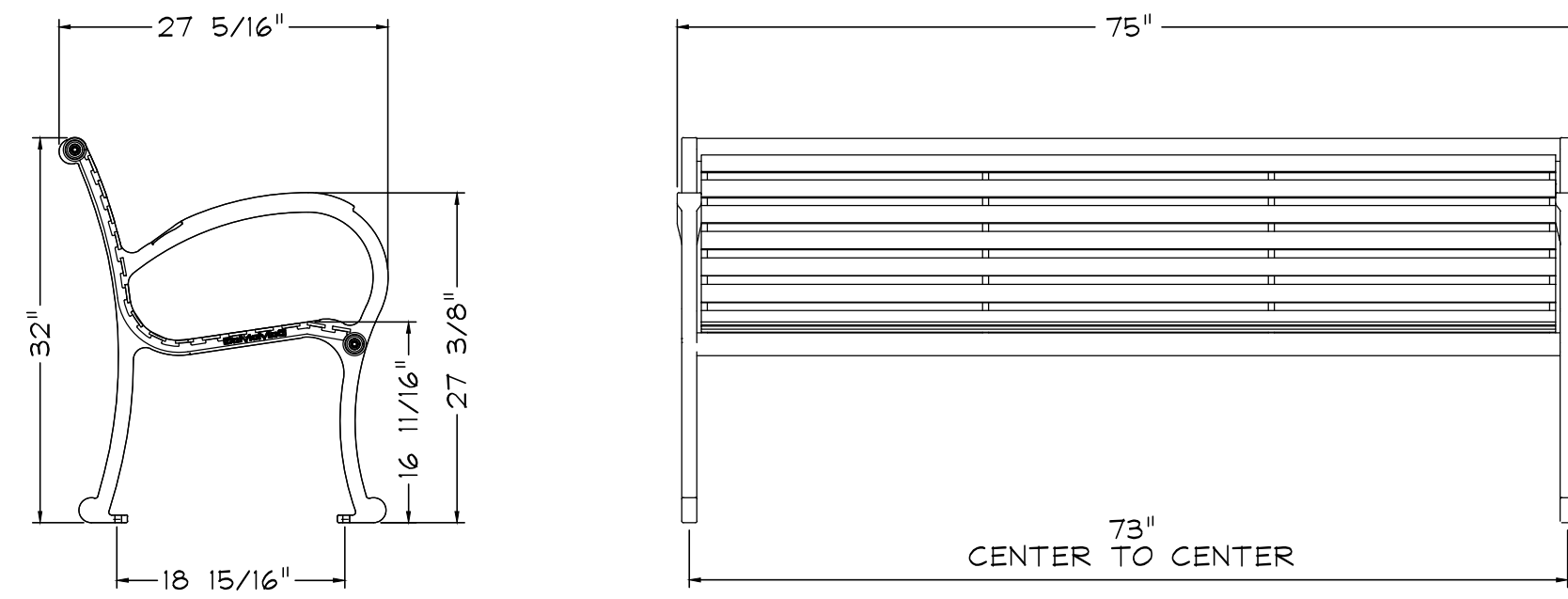
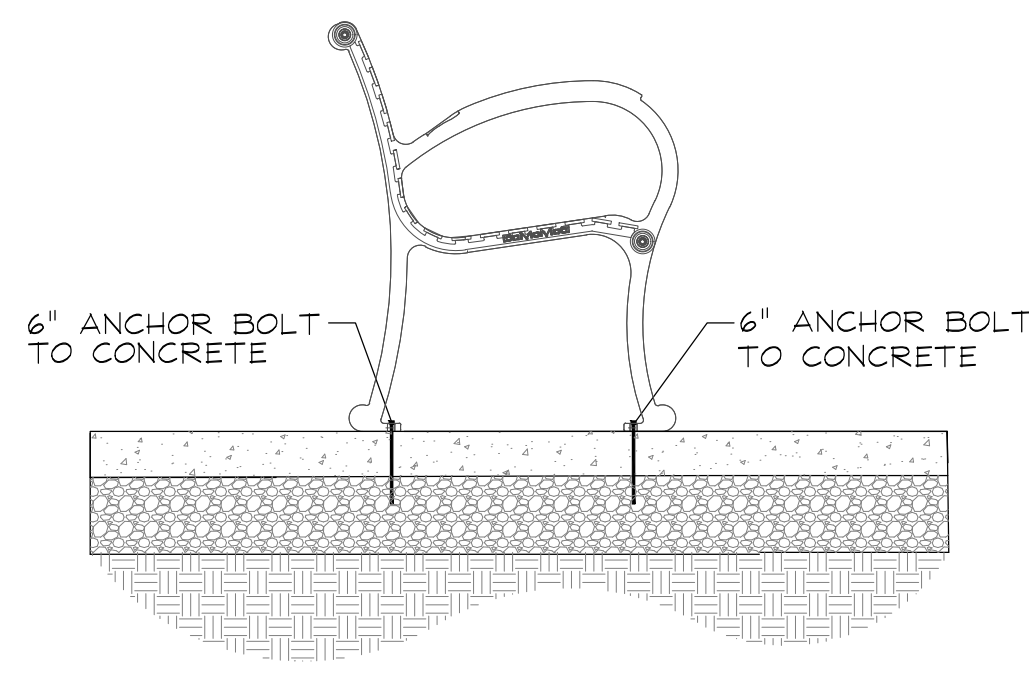


CENTRAL PARK LAYOUT DETAIL

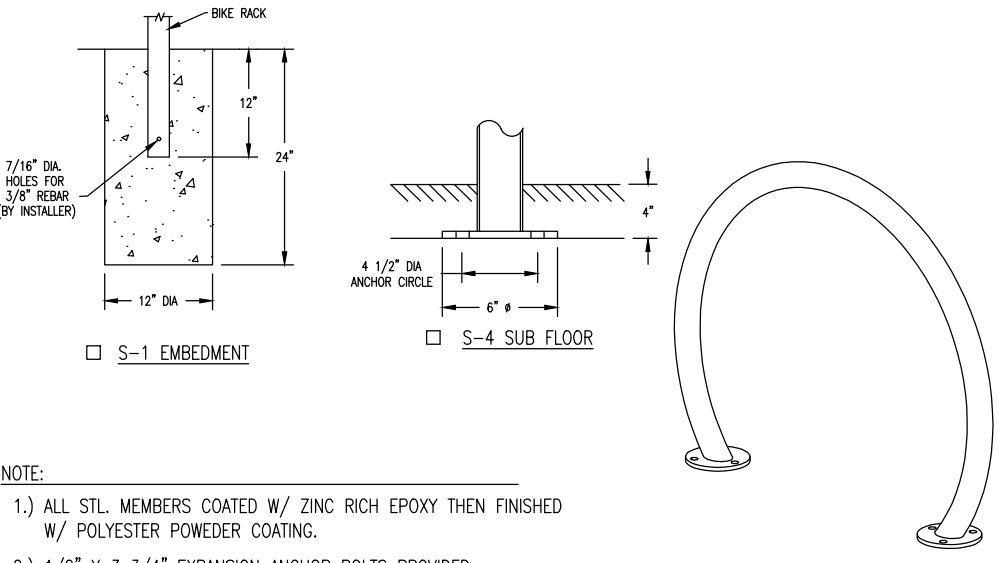
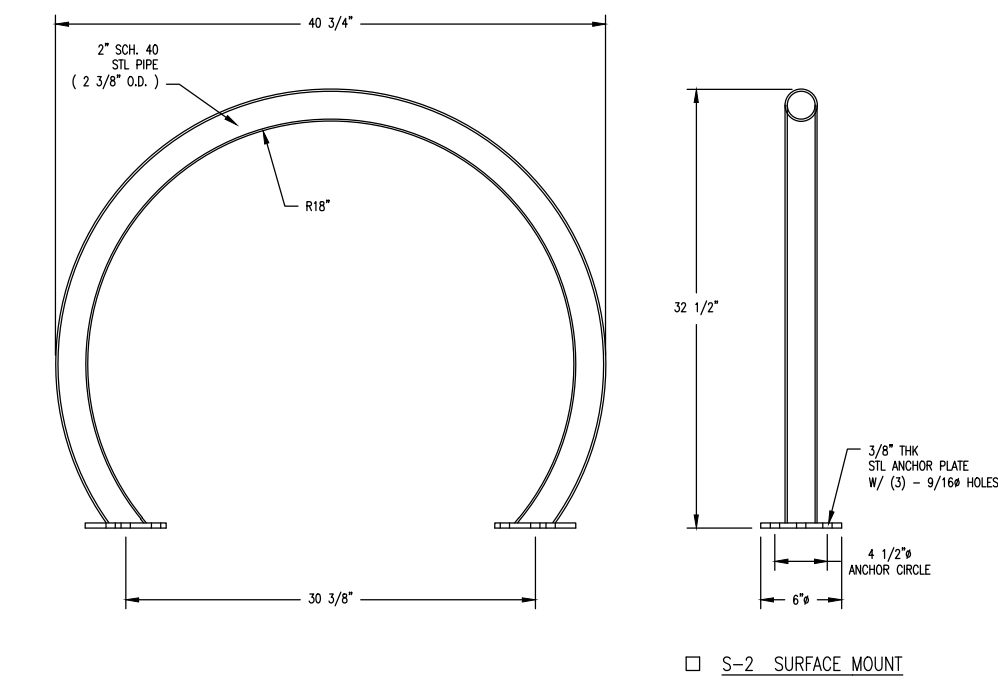


How many calls. Call before you dig.

DUMOR SITE FURNISHINGS 6' BENCH
 MODEL: 165
 COLOR: BLACK
 SLATS: DOUGLAS FIR
 MOUNTING: SURFACE
 INSTALL PER MANUFACTURER'S SPECIFICATIONS

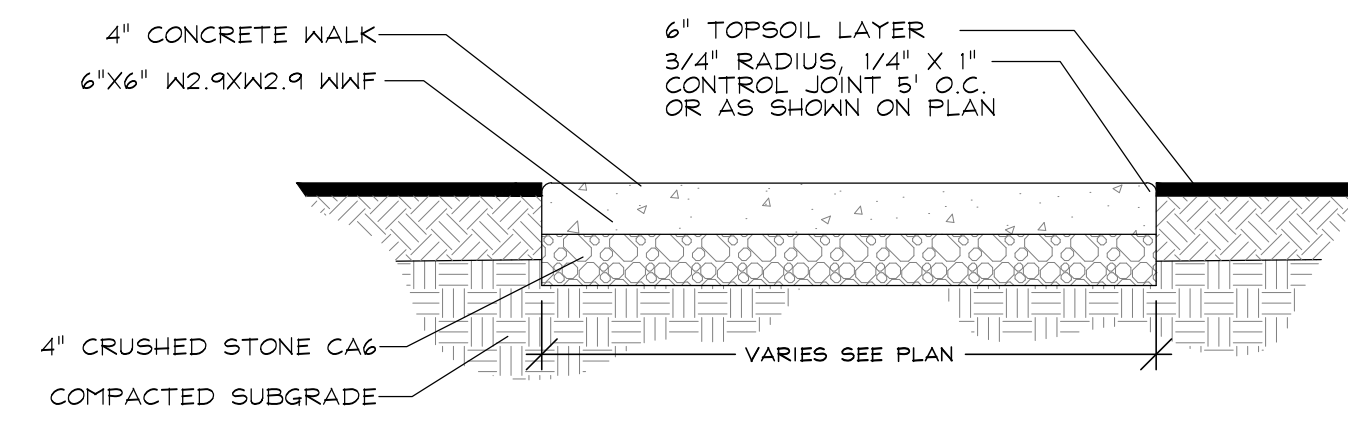


A
12 BENCH

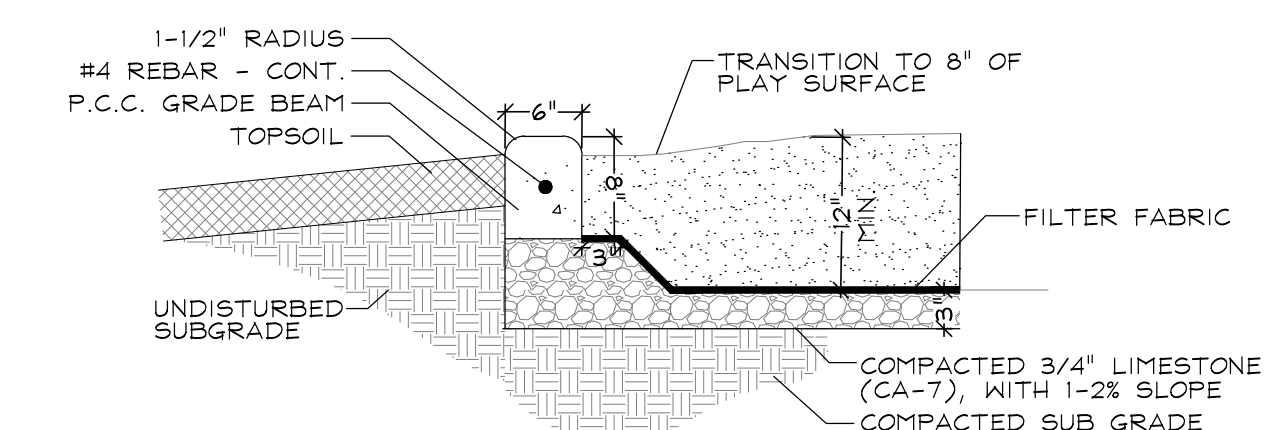


NOTE:
 1.) ALL STL. MEMBERS COATED W/ ZINC RICH EPOXY THEN FINISHED W/ POLYESTER POWDER COATING.
 2.) 1/2" X 3 3/4" EXPANSION ANCHOR BOLTS PROVIDED FOR OPTIONS S-2 & S-4.

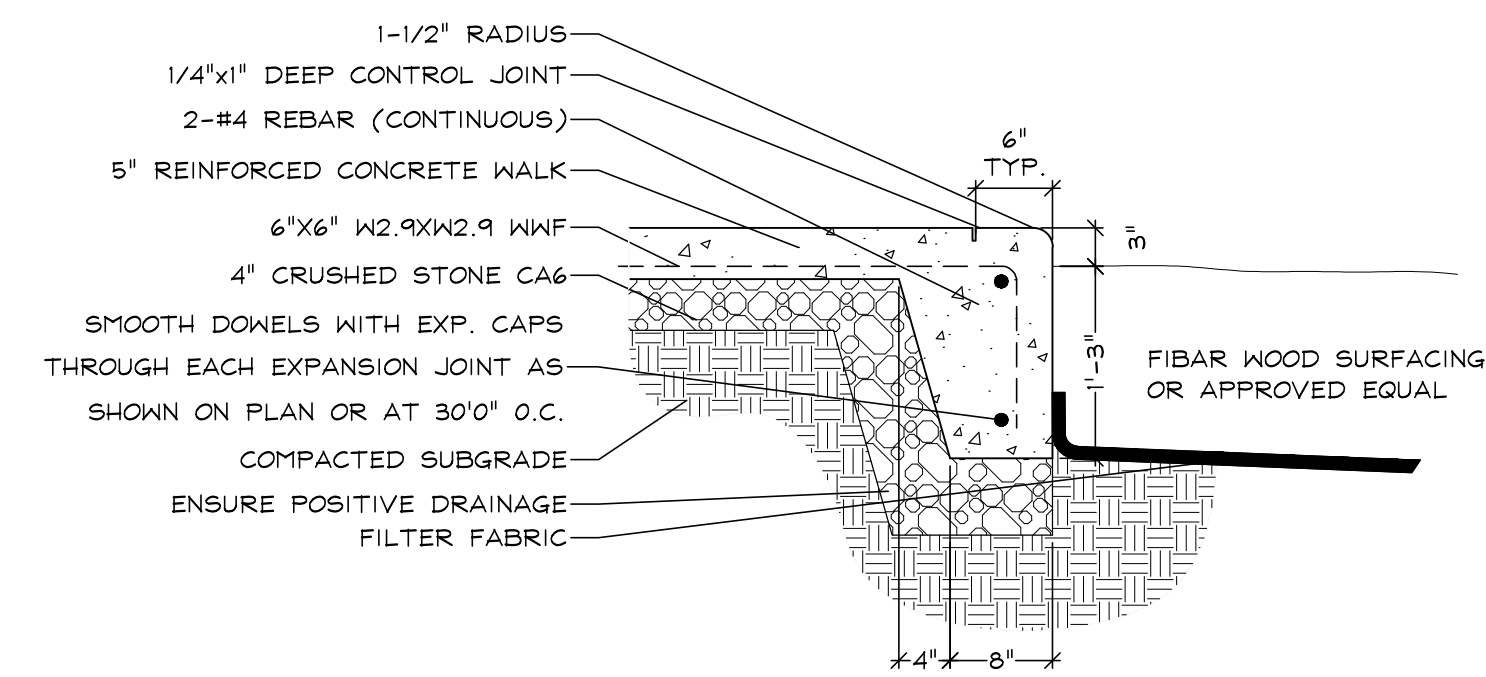
B
12 BIKE RACK



C
12 CONCRETE WALK

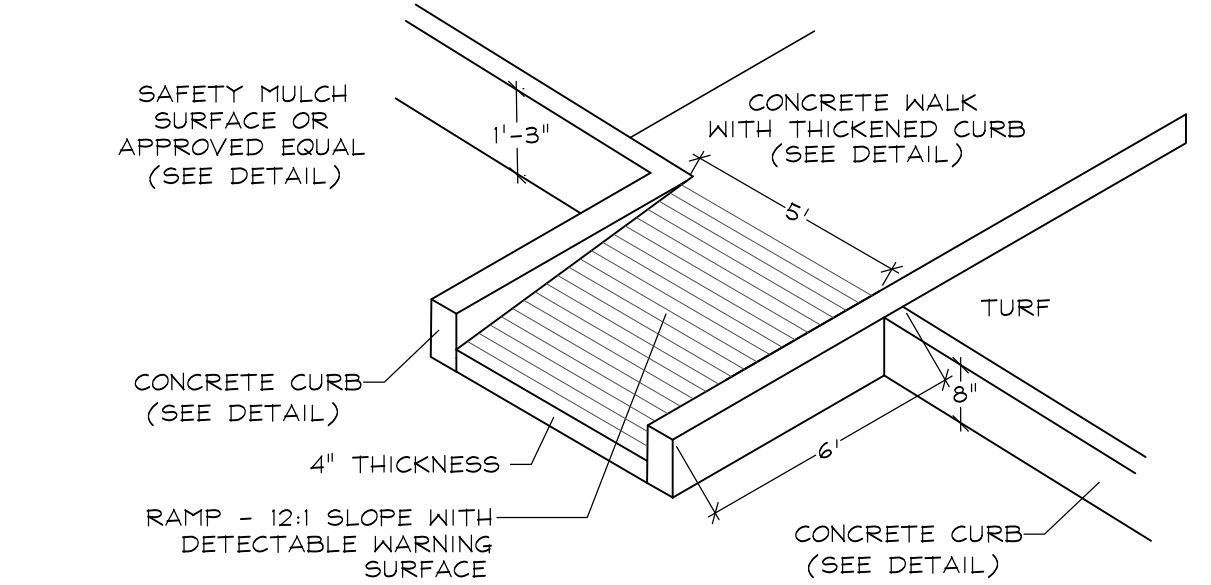


E
12 CONCRETE CURB DETAIL

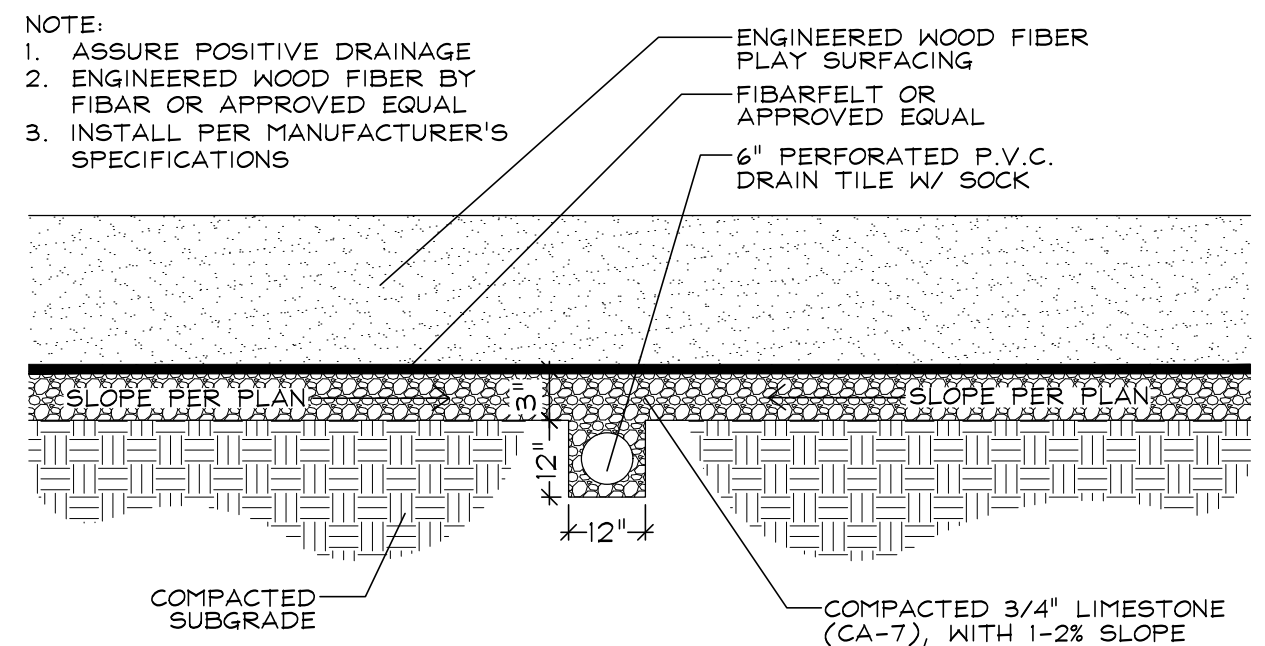


NOTE: THICKENED EDGE TO BE USED ADJACENT TO ALL PLAY AREAS

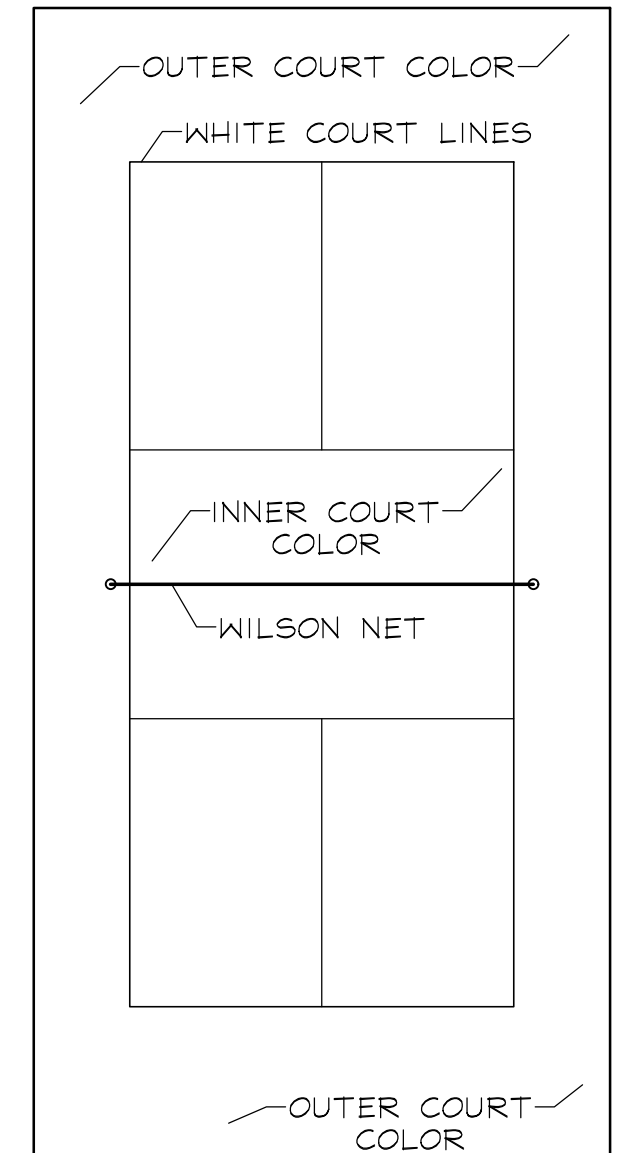
D
12 THICKENED EDGE



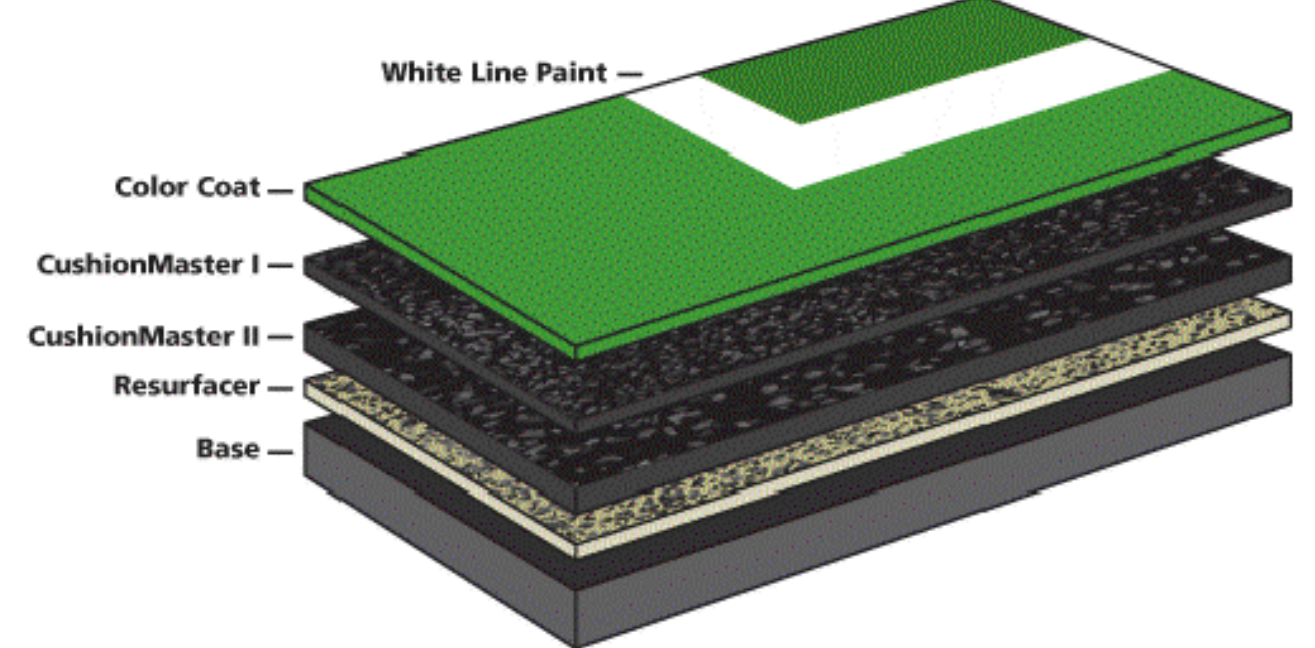
F
12 RAMP DETAIL



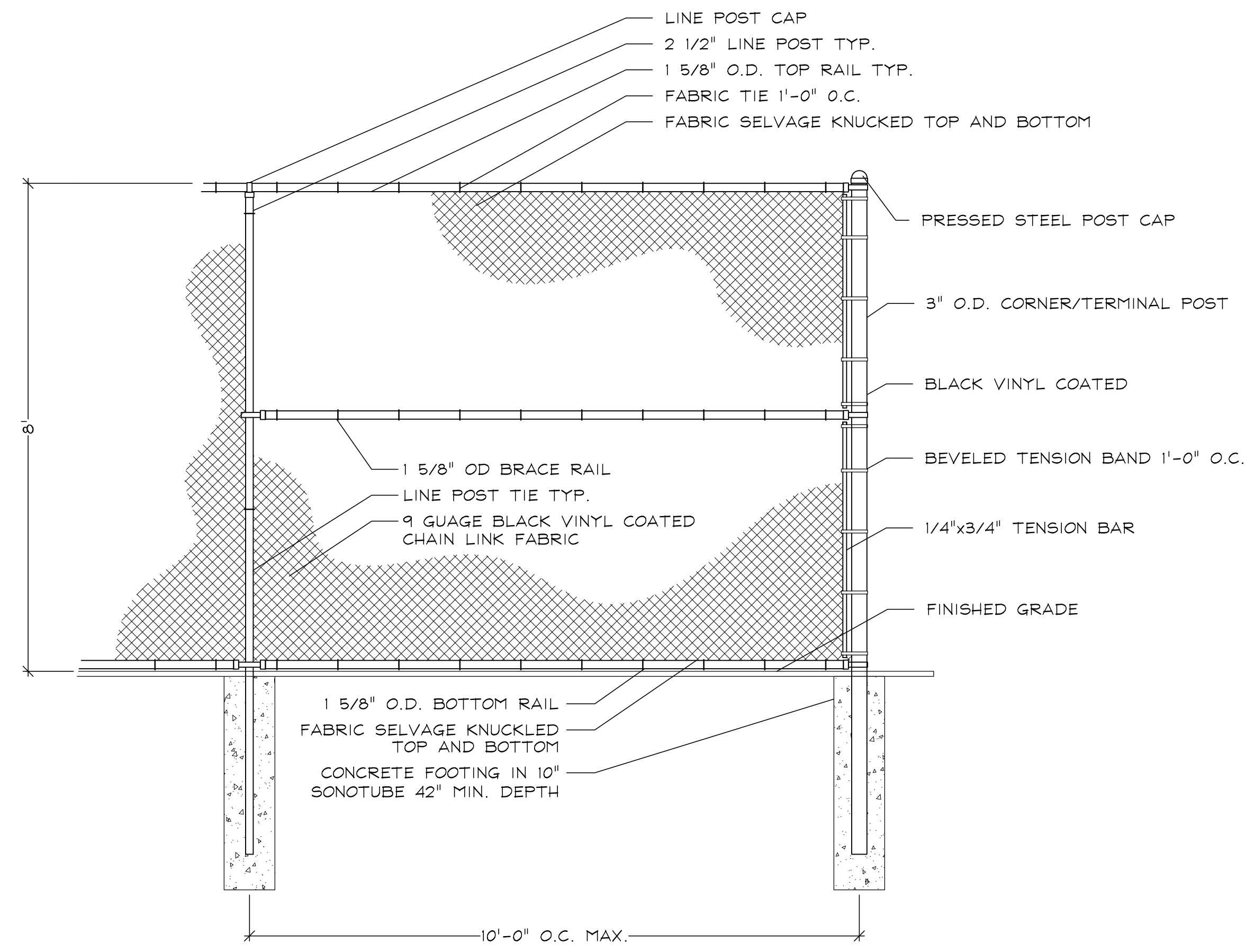
G
12 **H**
12 ENGINEERED WOOD FIBAR AND DRAIN



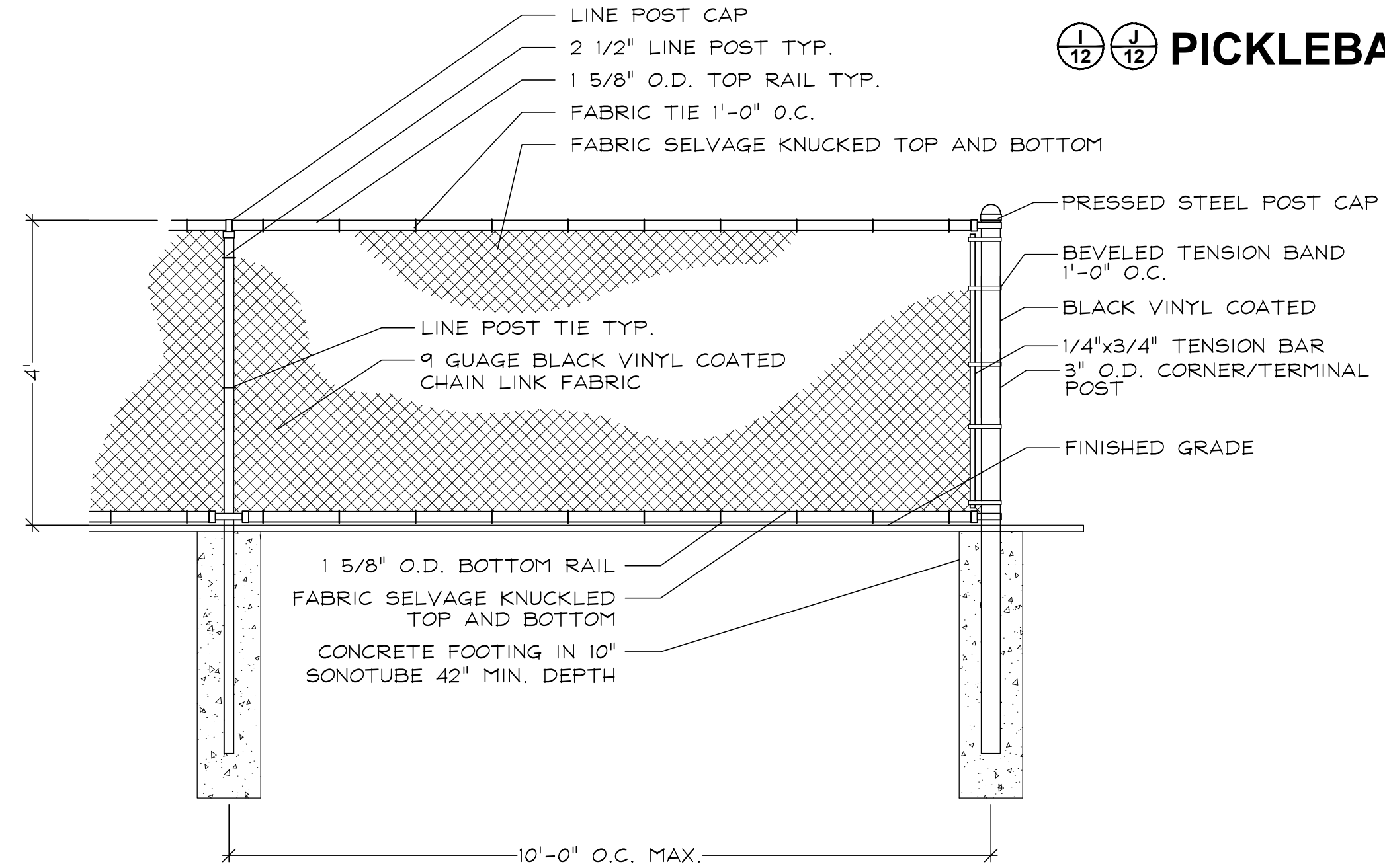
SPORTMASTER SPORT SURFACES
 STYLE: CUSHIONED
 INNER COURT COLOR: BLUE
 OUTER COURT COLOR: DARK GREEN
 BASE: 4" REINFORCED CONCRETE
 INSTALL PER MANUFACTURER'S SPECIFICATIONS



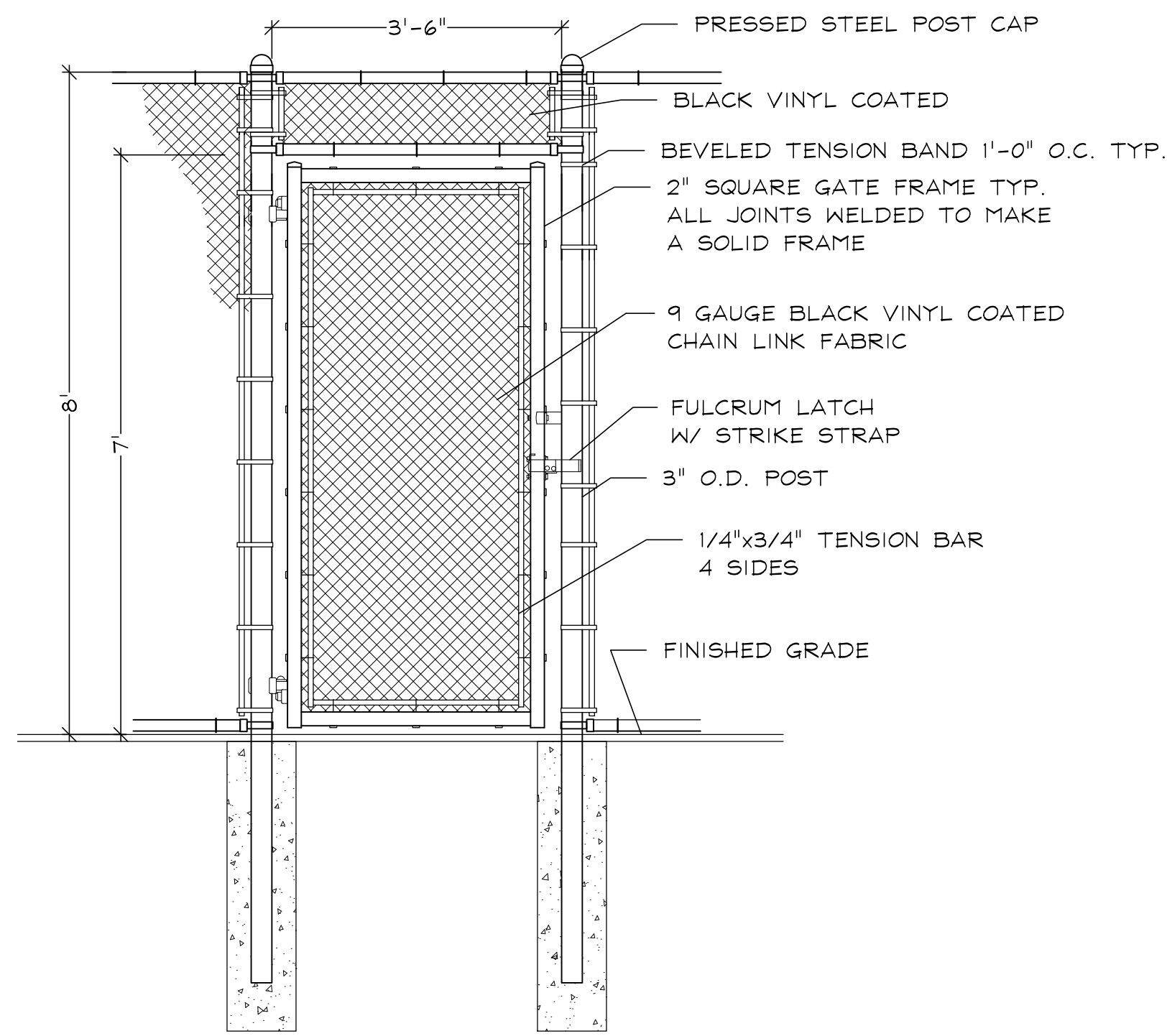
I
12 **J**
12 PICKLEBALL COURT AND NET



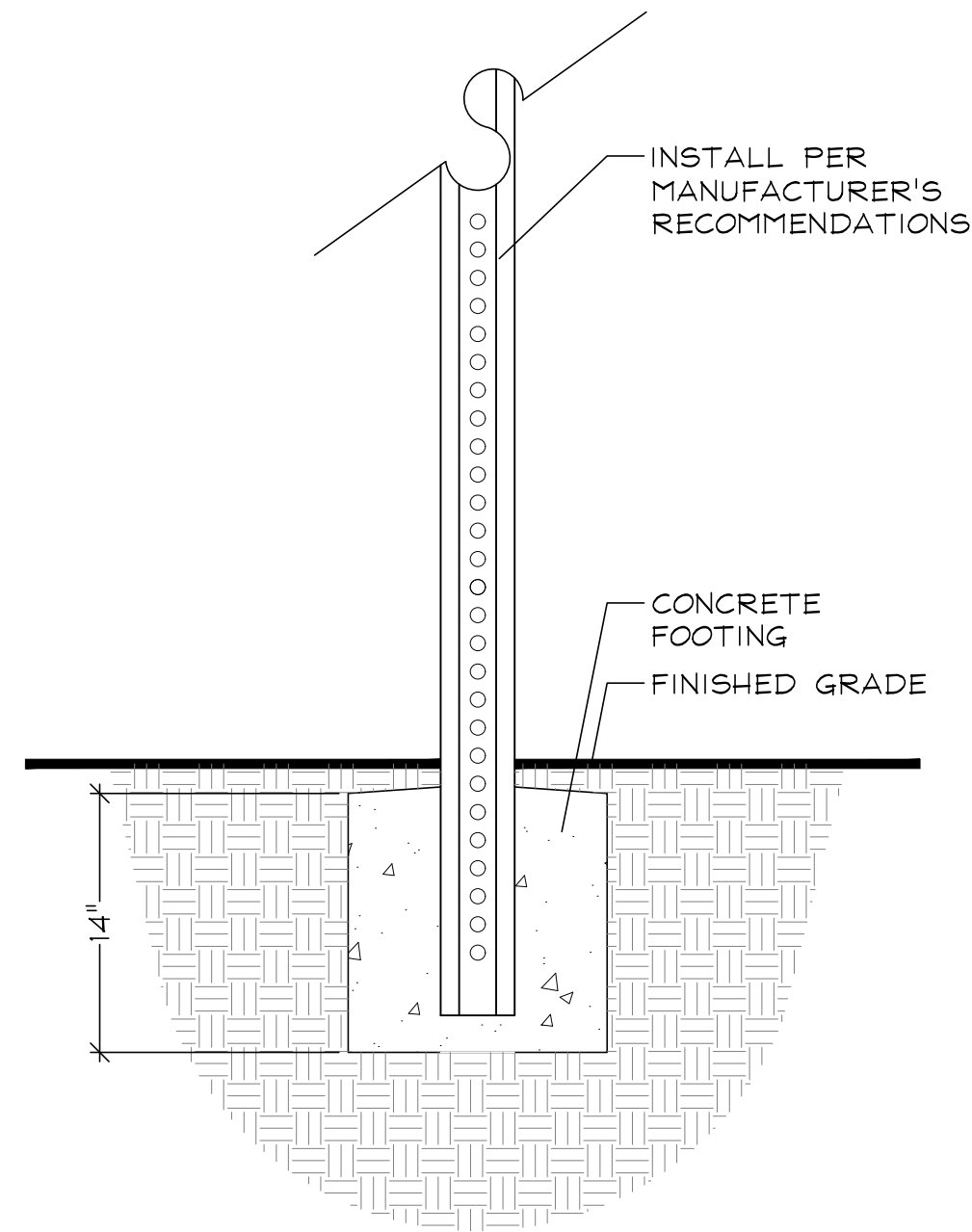
K
12 8' CHAIN LINK FENCE



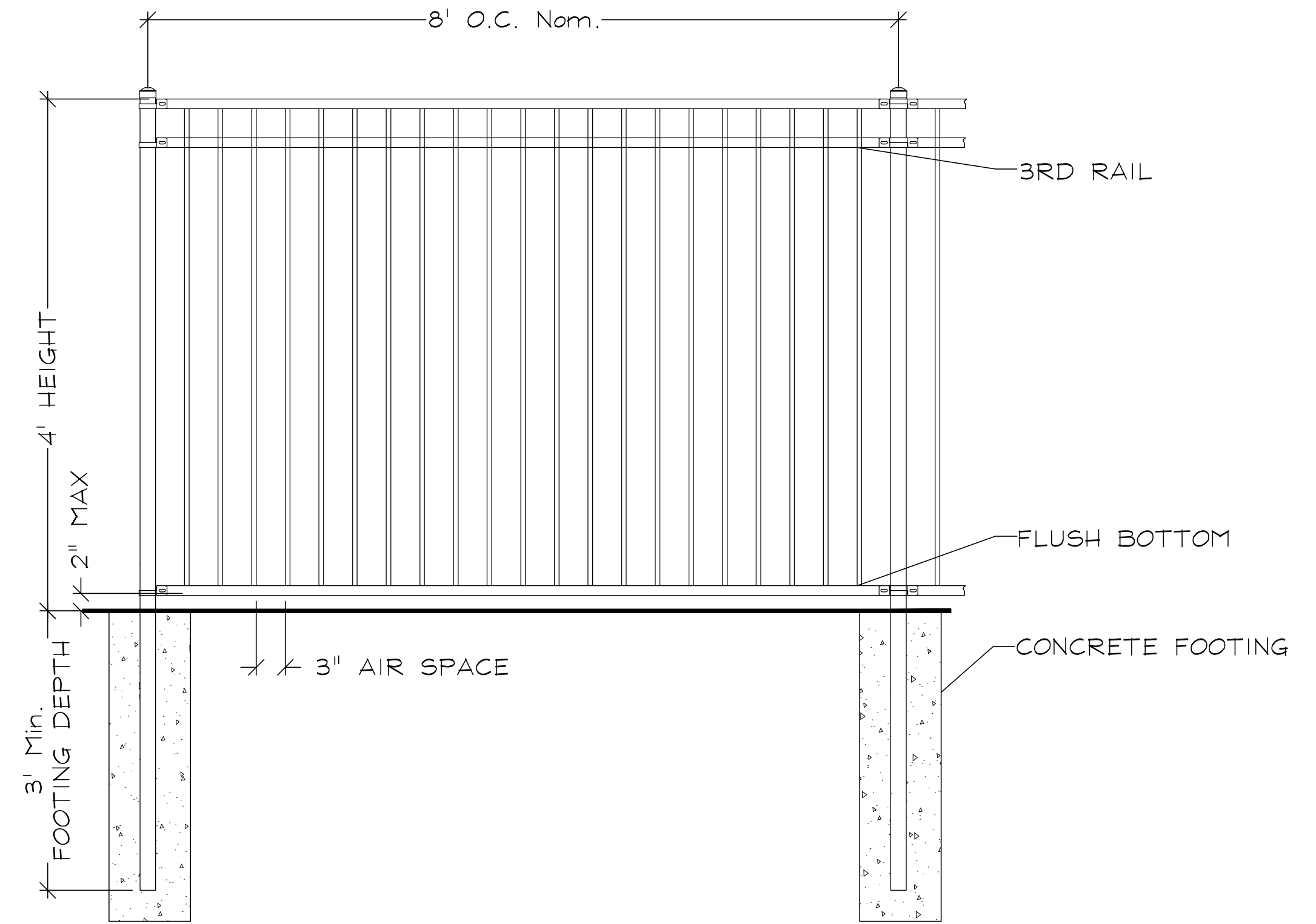
L
12 4' CHAIN LINK FENCE



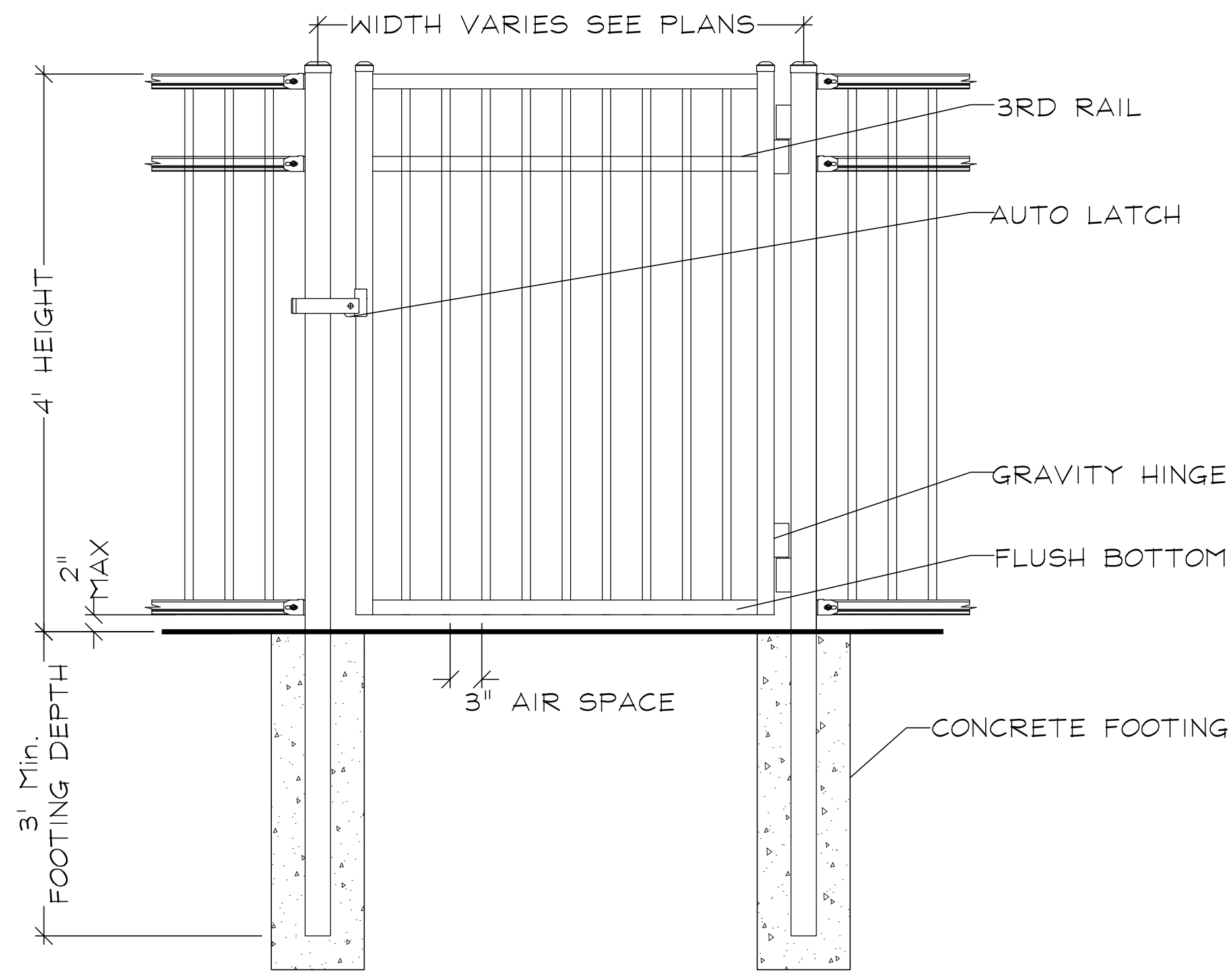
M 13 8' CHAIN LINK FENCE GATE



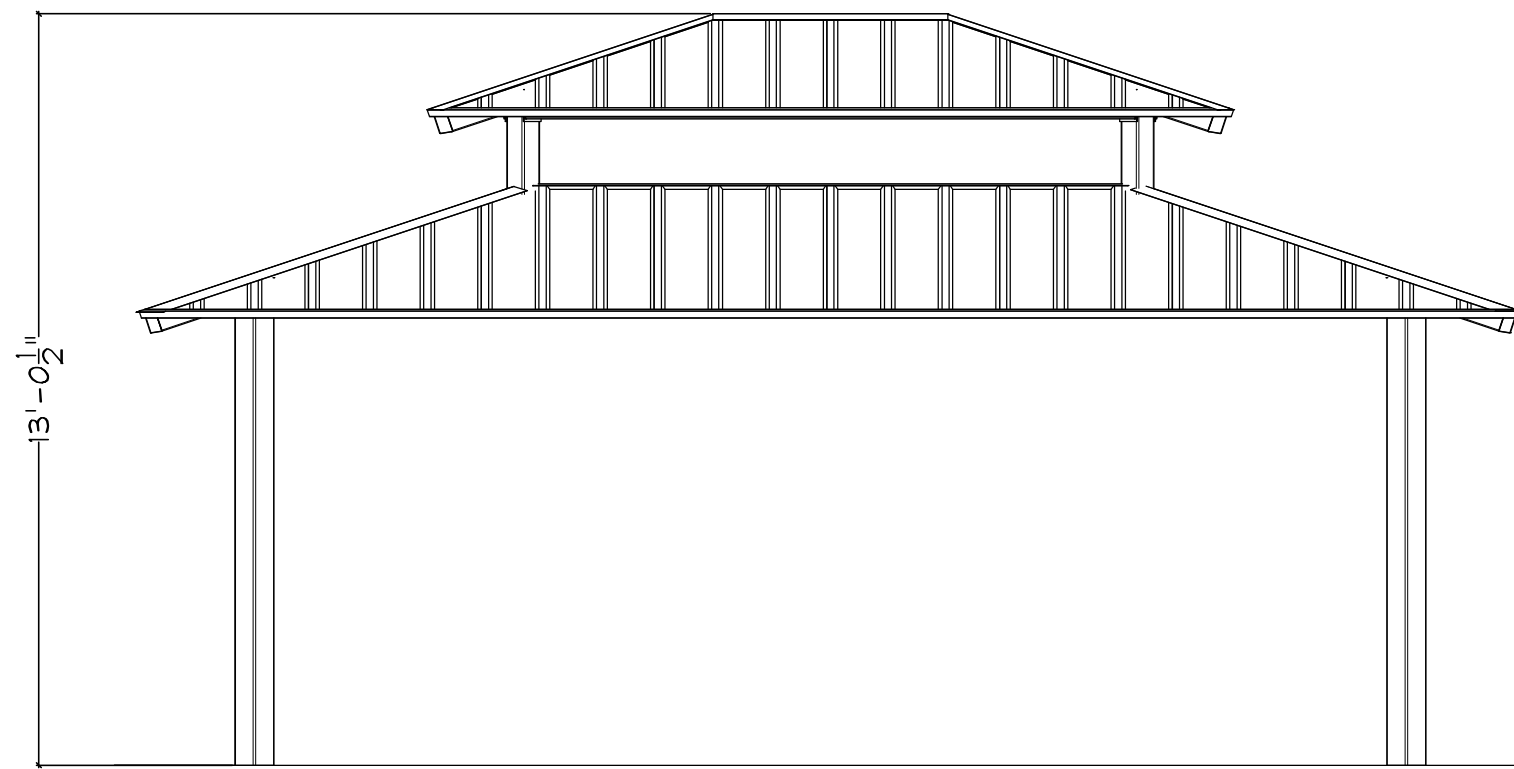
N 13 DOG WASTE STATION



O 13 4' ALUMINUM FENCE

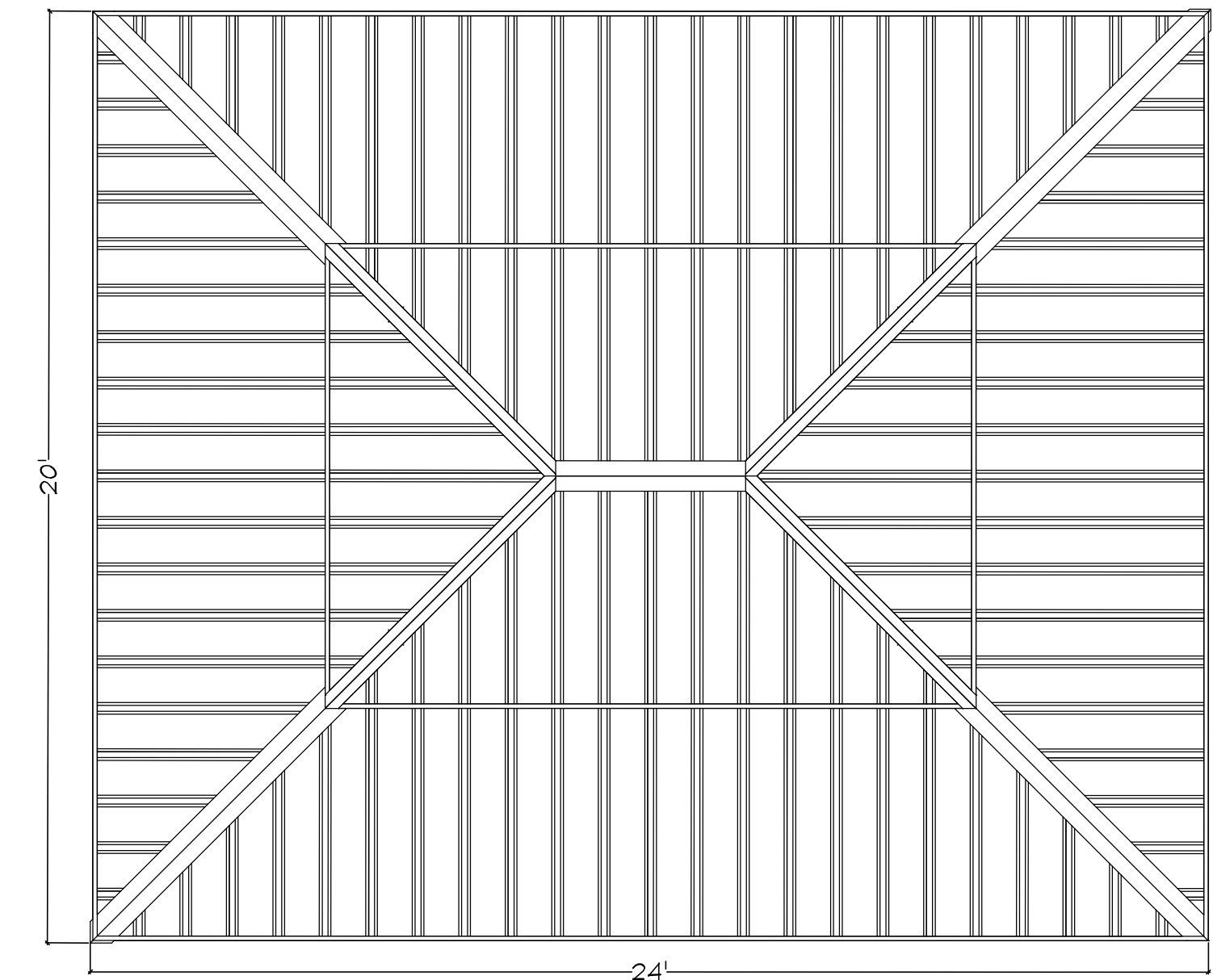


P 13 4' ALUMINUM FENCE GATE



POLYGON SHELTER
 MODEL: MAR 20X24
 ROOF TYPE: MULTI RIB
 MOUNTING: VARIES DEPENDING ON ENGINEERING REQUIREMENTS
 INSTALL PER MANUFACTURER'S SPECIFICATIONS

Q 13 SHELTER



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 WHEATON, ILLINOIS 60187
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CLIENT
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 ST JOHN, INDIANA 46373

ENGINEER
BANNING ENGINEERING
 833 COLUMBIA ROAD
 PLAINFIELD, INDIANA 46168

BOMAR ESTATES
 PLAINFIELD, INDIANA

AMENITY DETAILS

DRAFT
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DATE: 6.22.2022
 PROJECT NO.: OLT2110
 DRAWN: NKF
 CHECKED: GFB
 SHEET NO.

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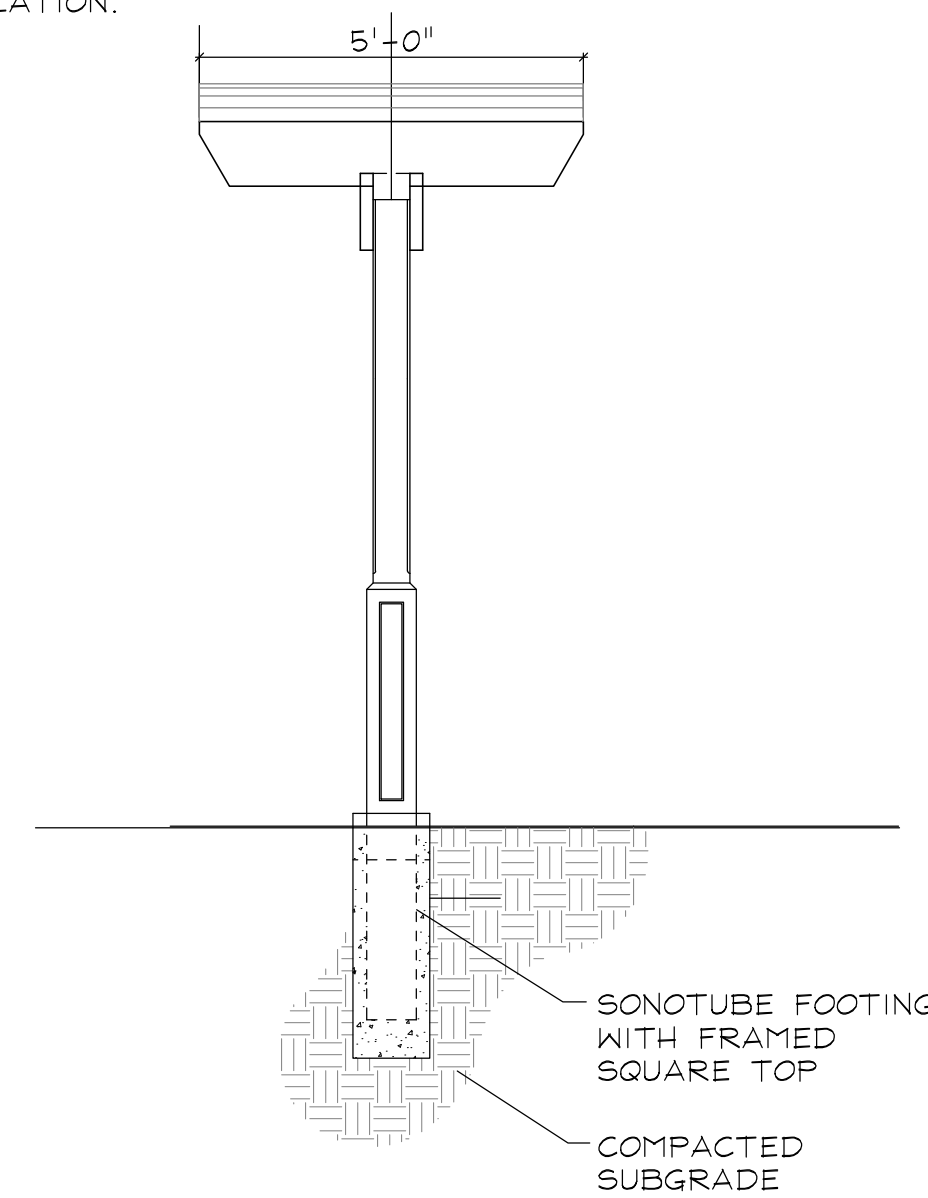
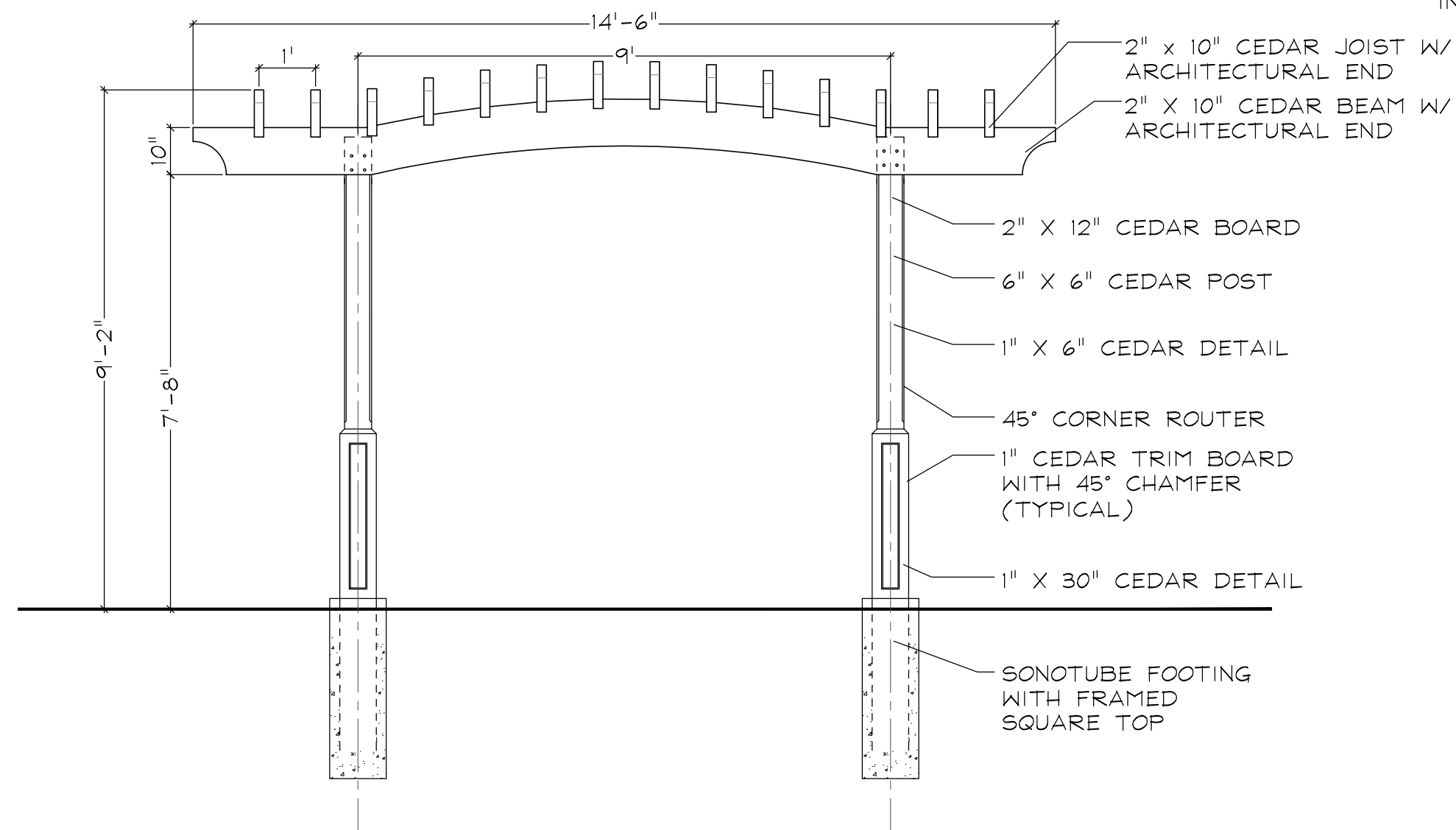


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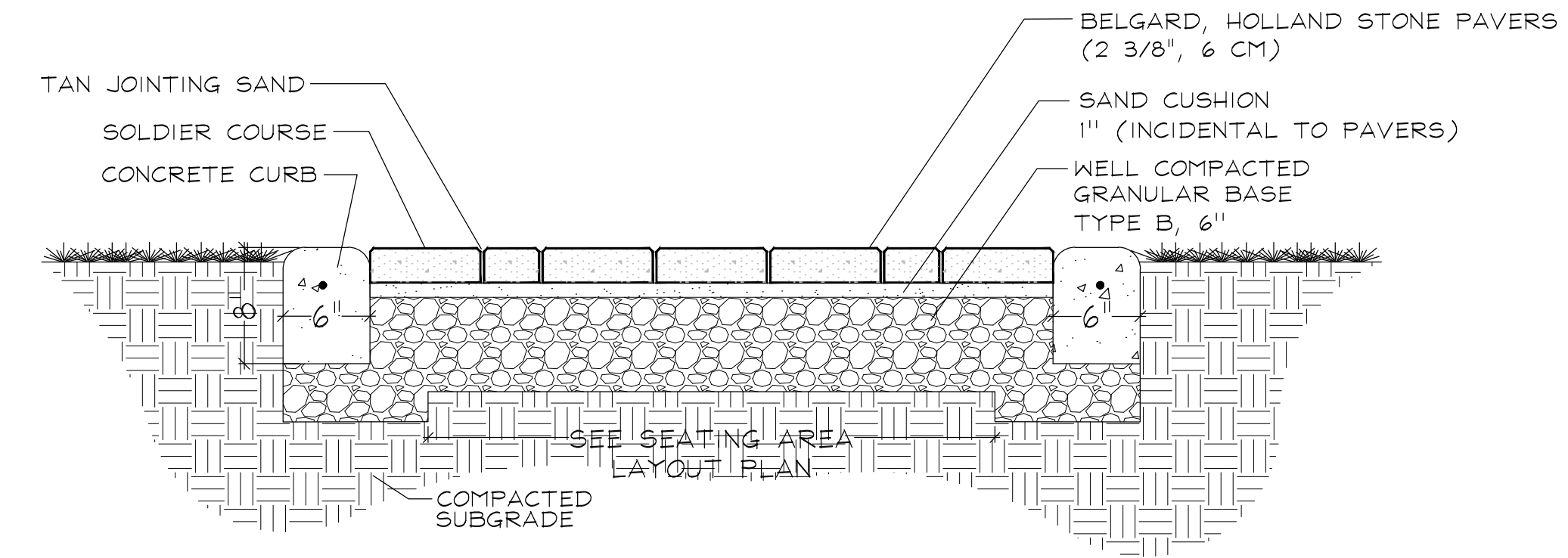
CLIENT
Olthof Homes
8051 WICKER AVENUE
ST JOHN, INDIANA 46373

ENGINEER
BANNING ENGINEERING
853 COLUMBIA ROAD
PLAINFIELD, INDIANA 46168

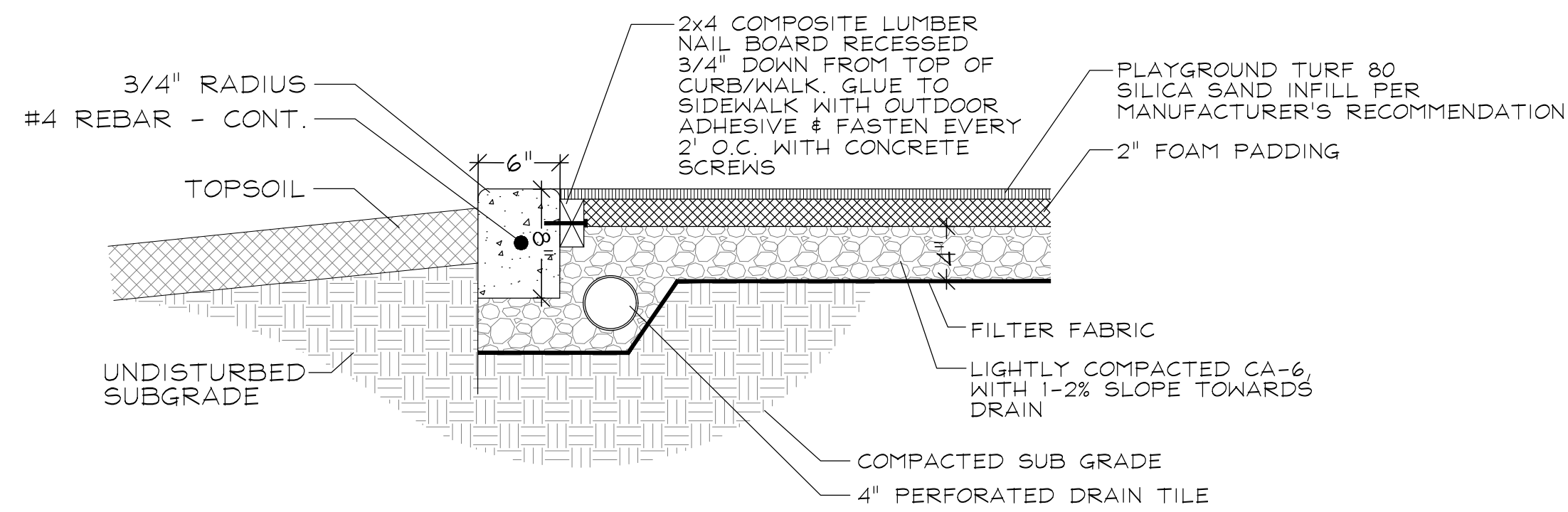
- NOTES:
1. CONTRACTOR SHALL SUBMIT MATERIAL SAMPLES TO LANDSCAPE ARCHITECT AND OWNER FOR REVIEW PRIOR TO CONSTRUCTION.
2. ATTACH STRUCTURE WITH APPROVED GALVANIZED ZINC COATED MOUNTING BRACKETS
3. PERGOLAS TO BE STAINED 1 YEAR FOLLOWING INSTALLATION.



R 14 PERGOLA



S 14 PAVERS

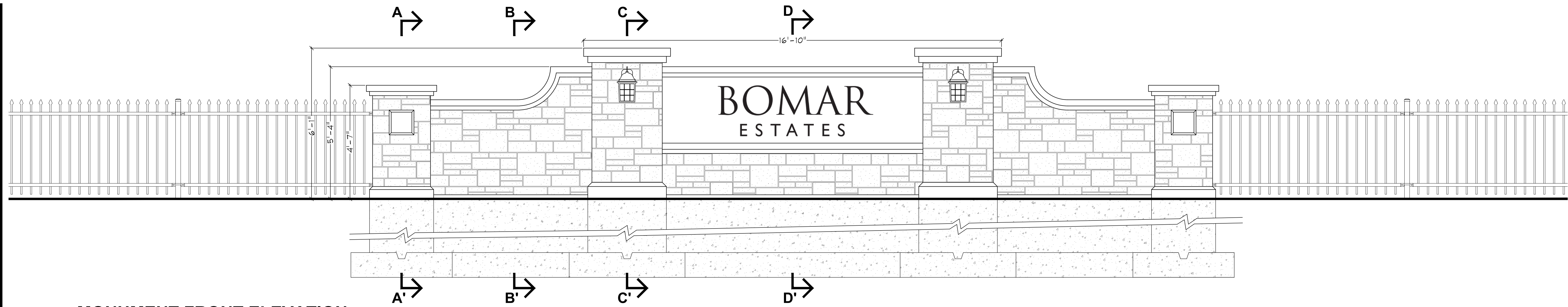


T 14 PUTTING TURF

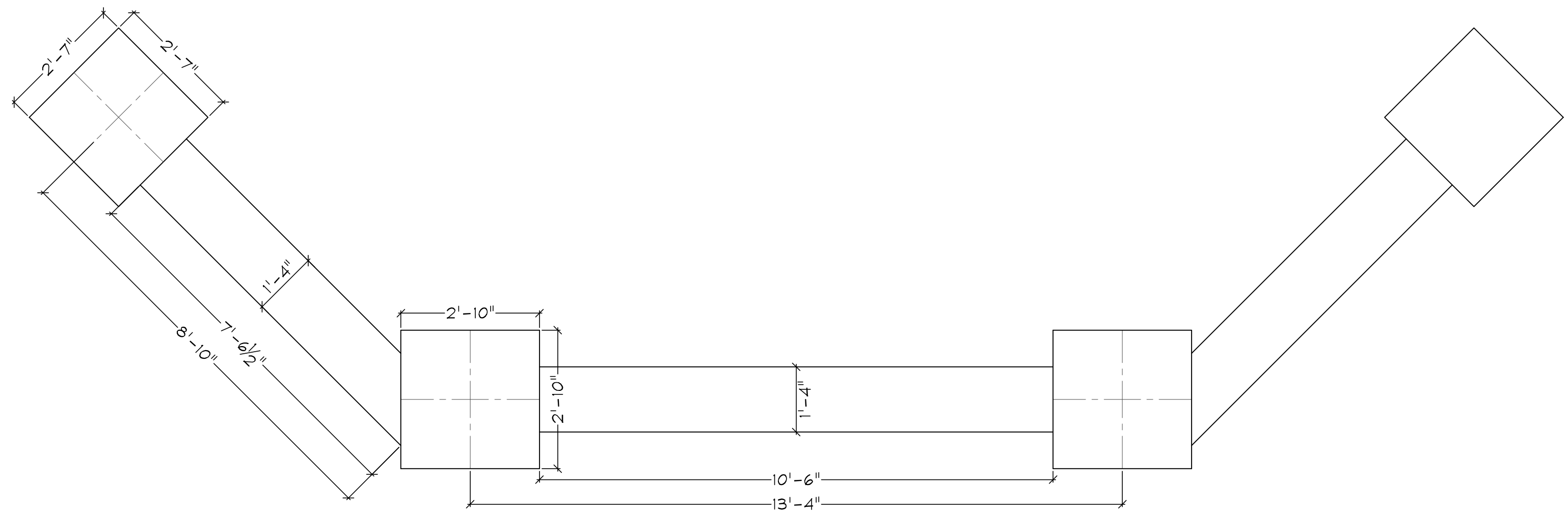
BOMAR ESTATES
PLAINFIELD, INDIANA
AMENITY DETAILS

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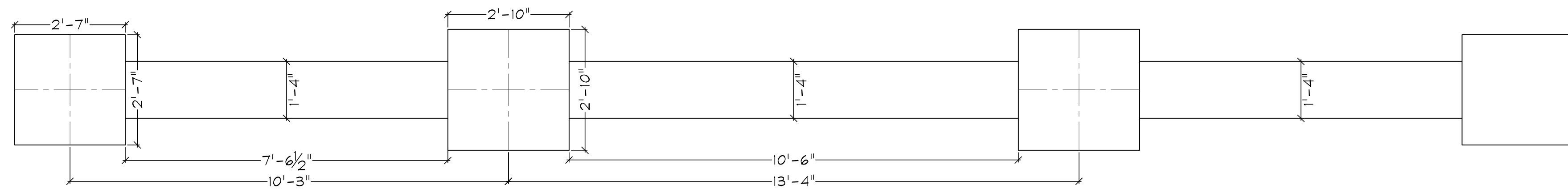
DATE 6.22.2022
PROJECT NO. OLT2110
DRAWN NKF
CHECKED GFB
SHEET NO.



MONUMENT FRONT ELEVATION
SCALE: 1/2"=1'-0"

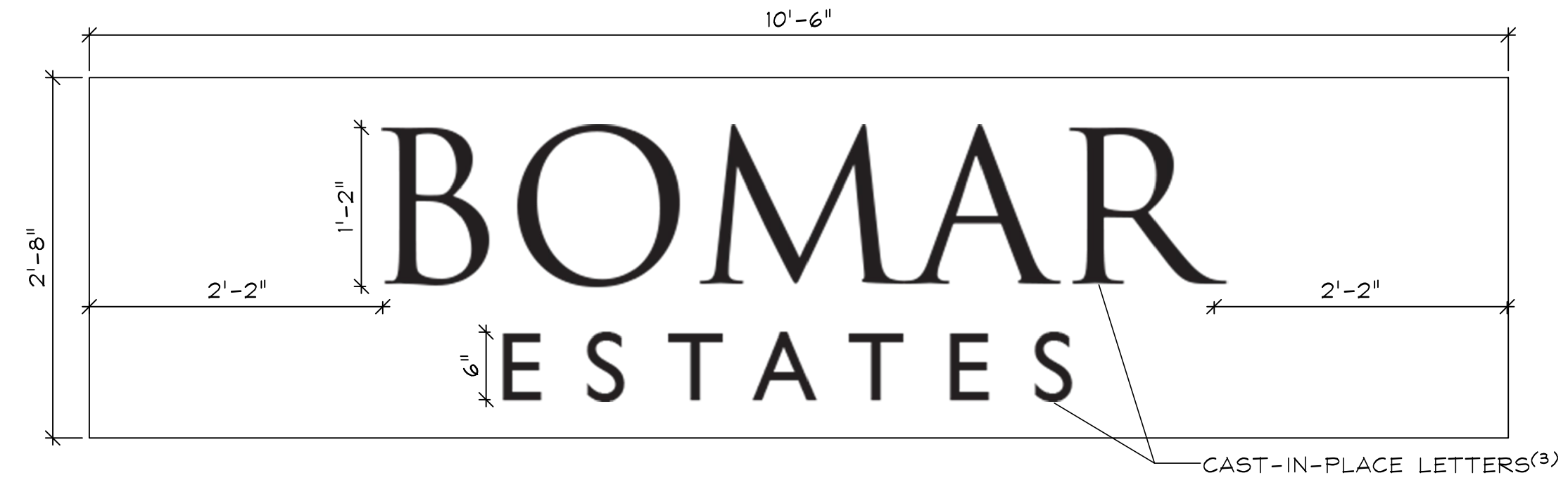


NORTH MONUMENT PLAN VIEW
SCALE: 1/2"=1'-0"

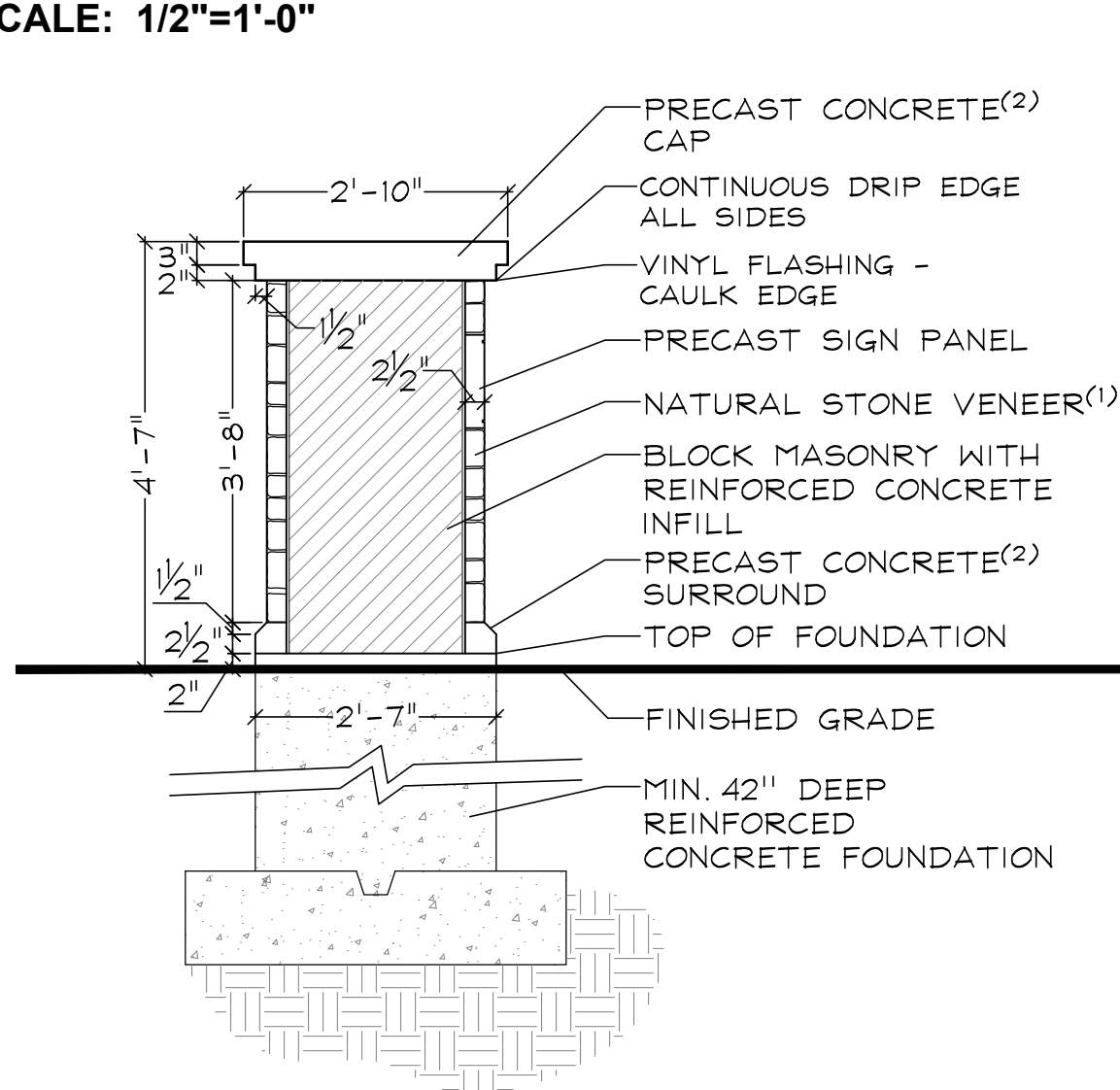


SOUTH MONUMENT PLAN VIEW
SCALE: 1/2"=1'-0"

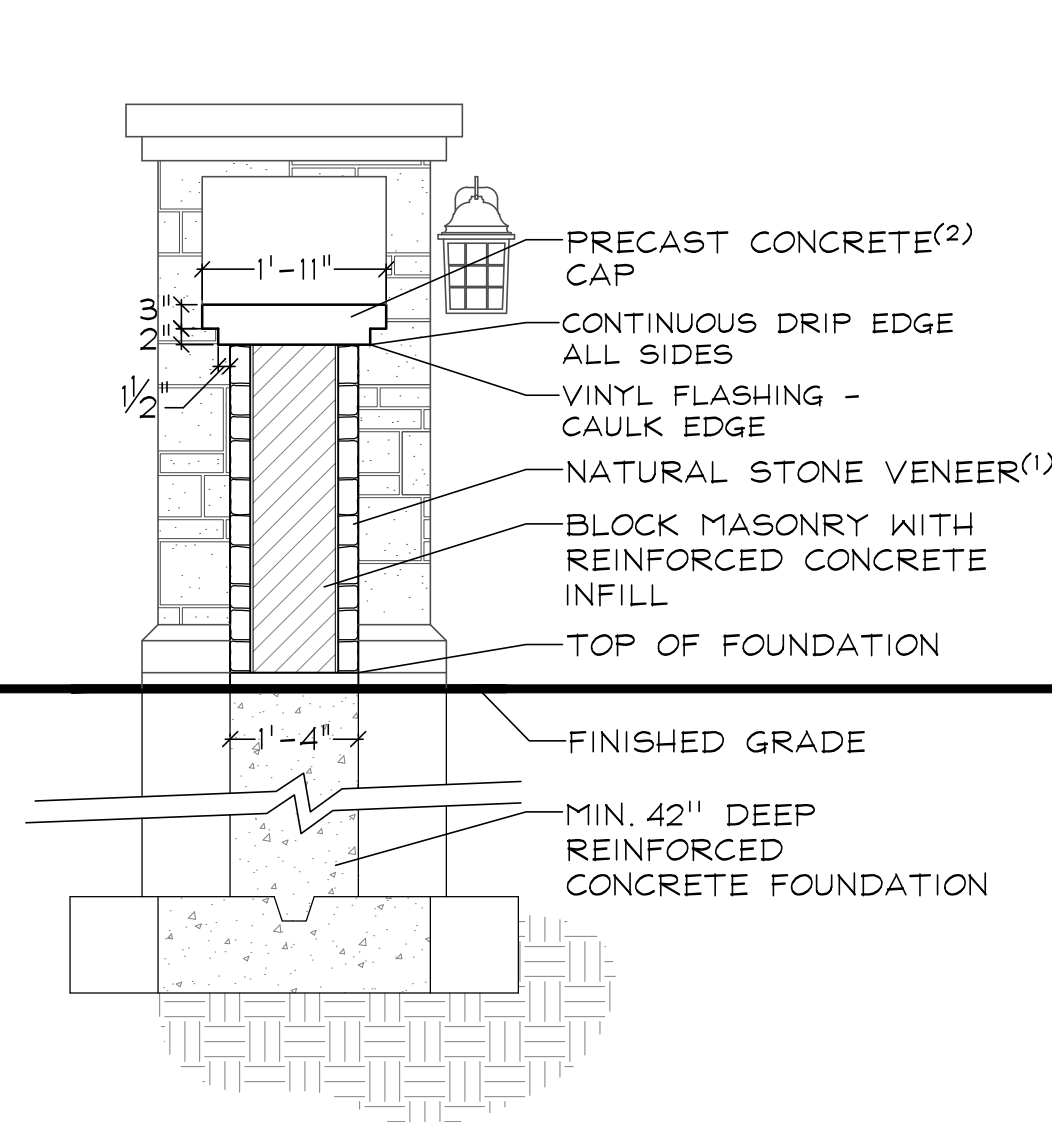
- (1) NATURAL STONE VENEER:
x
SUBMIT SAMPLES TO DEVELOPER FOR APPROVAL
- (2) PRE-CAST CONCRETE COLOR: NATURAL
SUBMIT SAMPLES TO DEVELOPER FOR APPROVAL
- (3) SIGN LETTERING FONT: TRAJAN PRO



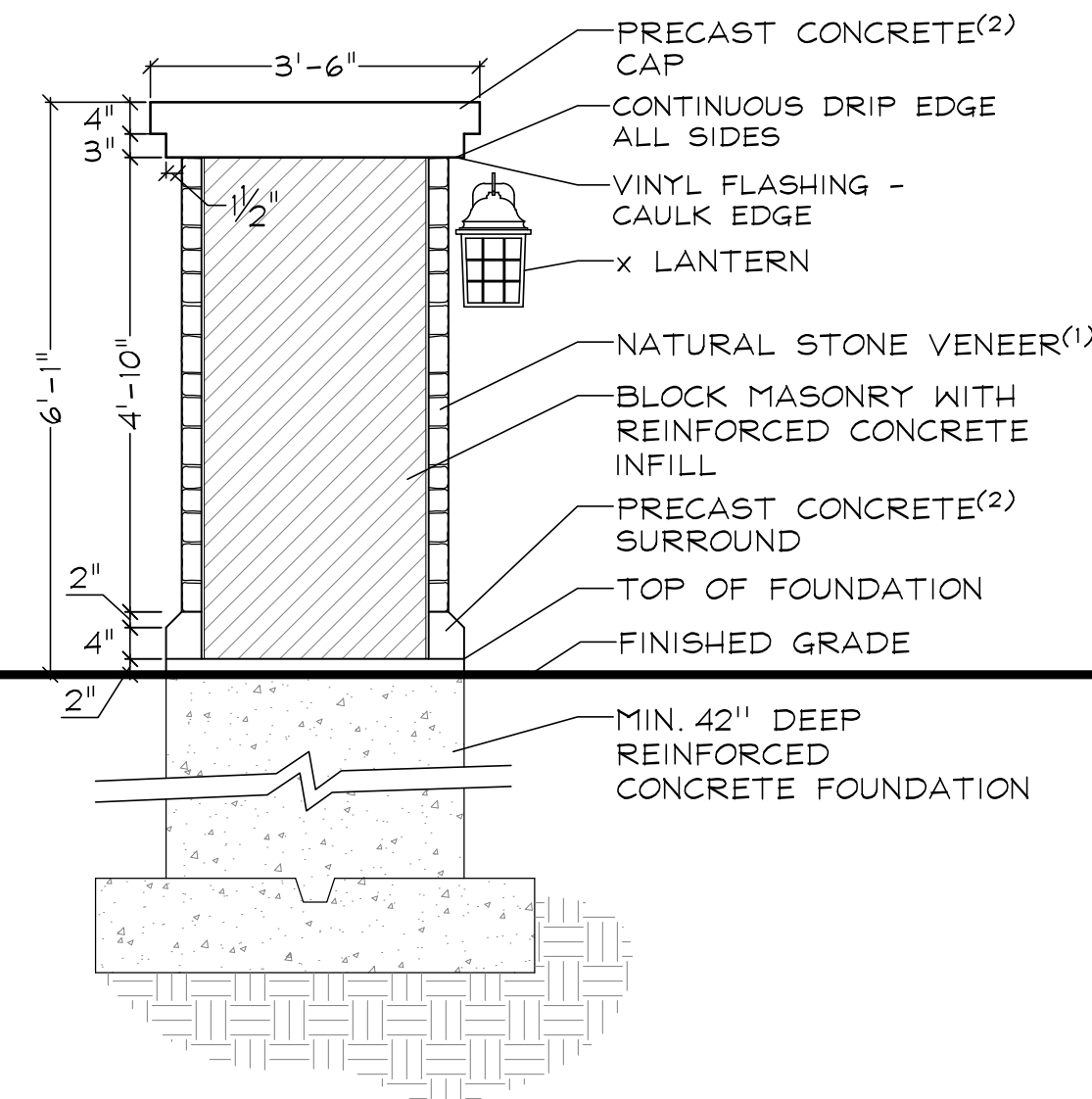
SIGN PANEL DETAILS
SCALE: 1"=1'-0"



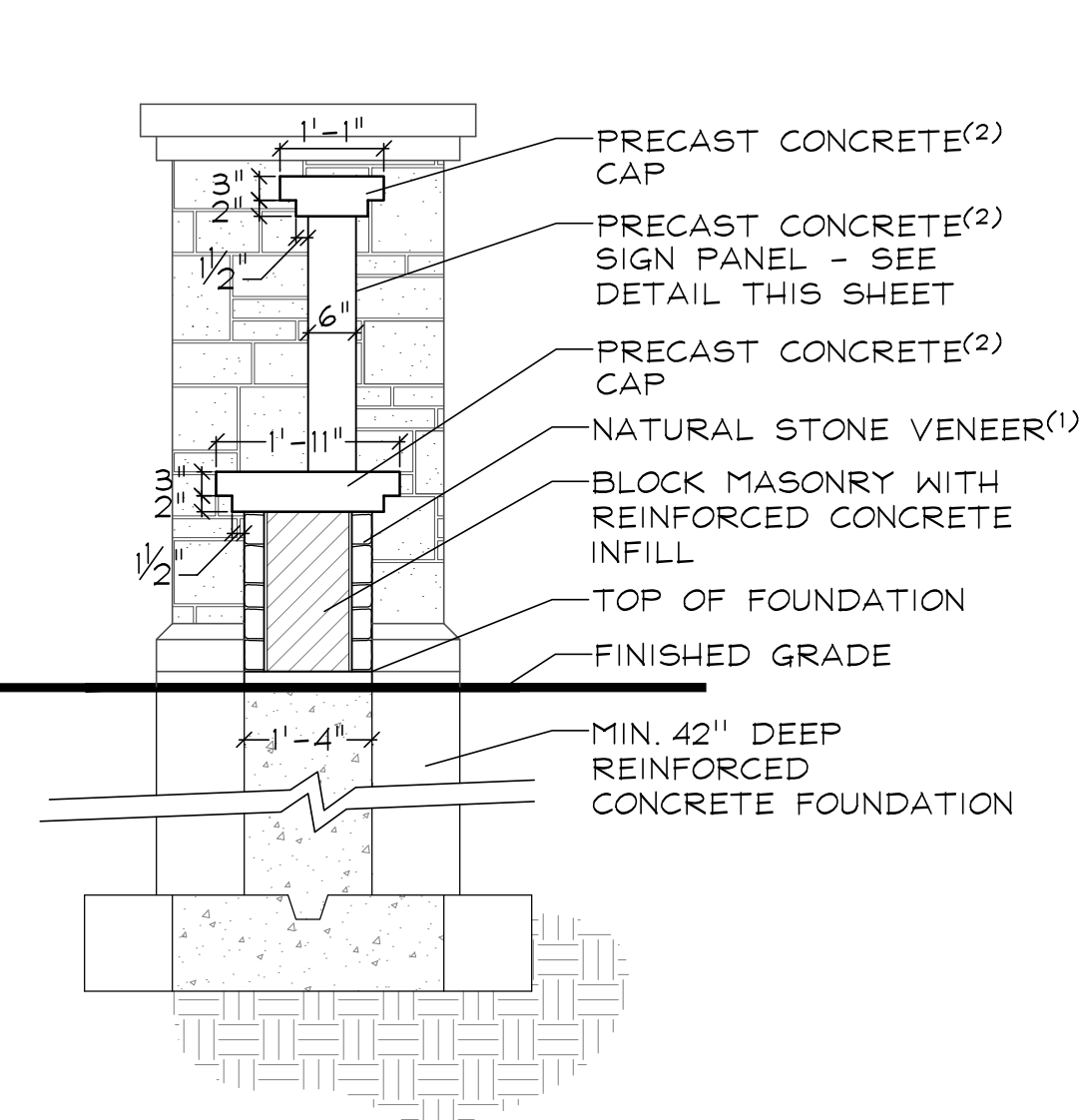
SECTION A-A'
MONUMENT SECTIONS
SCALE: 1/2"=1'-0"



SECTION B-B'



SECTION C-C'



SECTION D-D'



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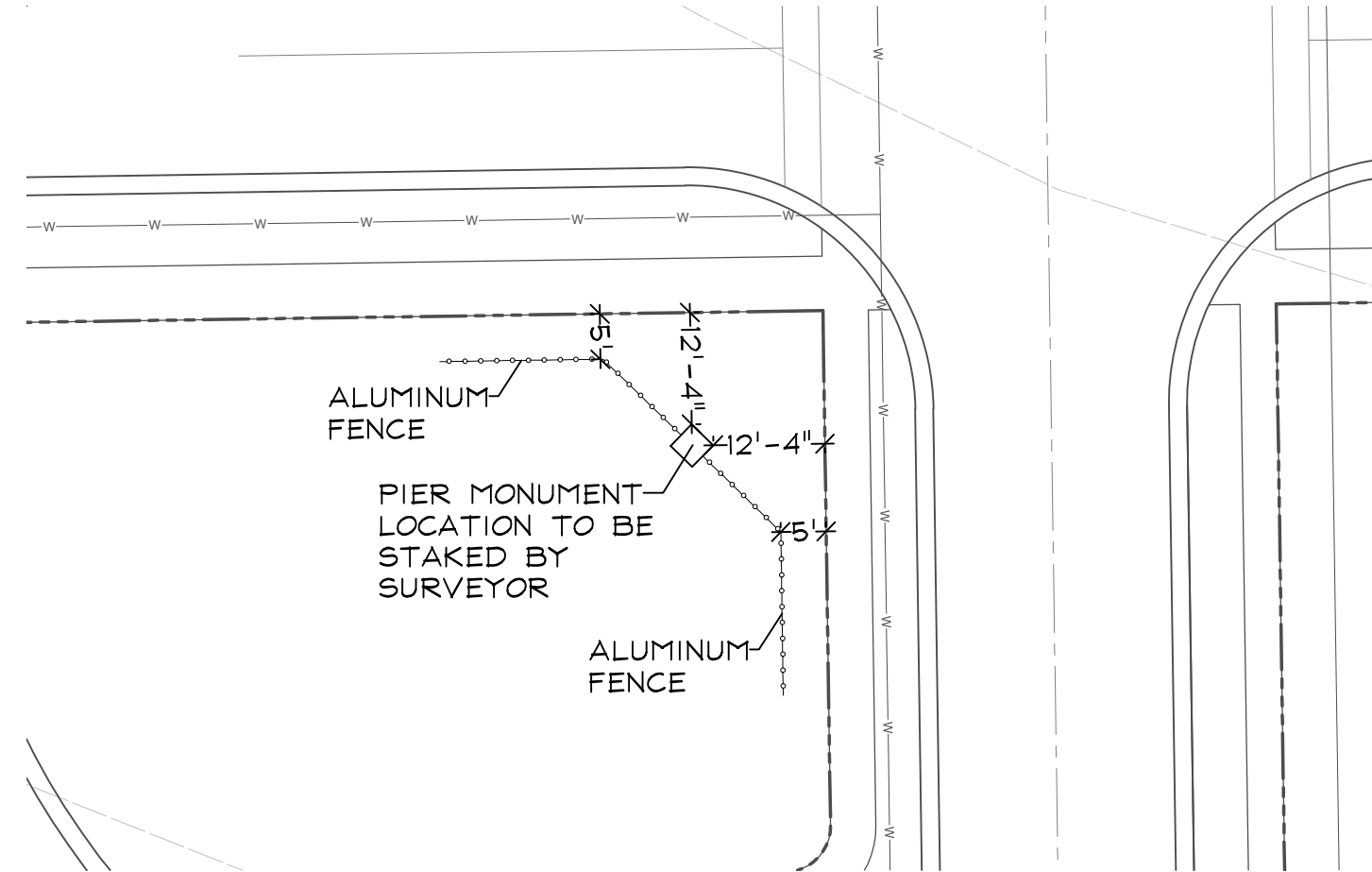
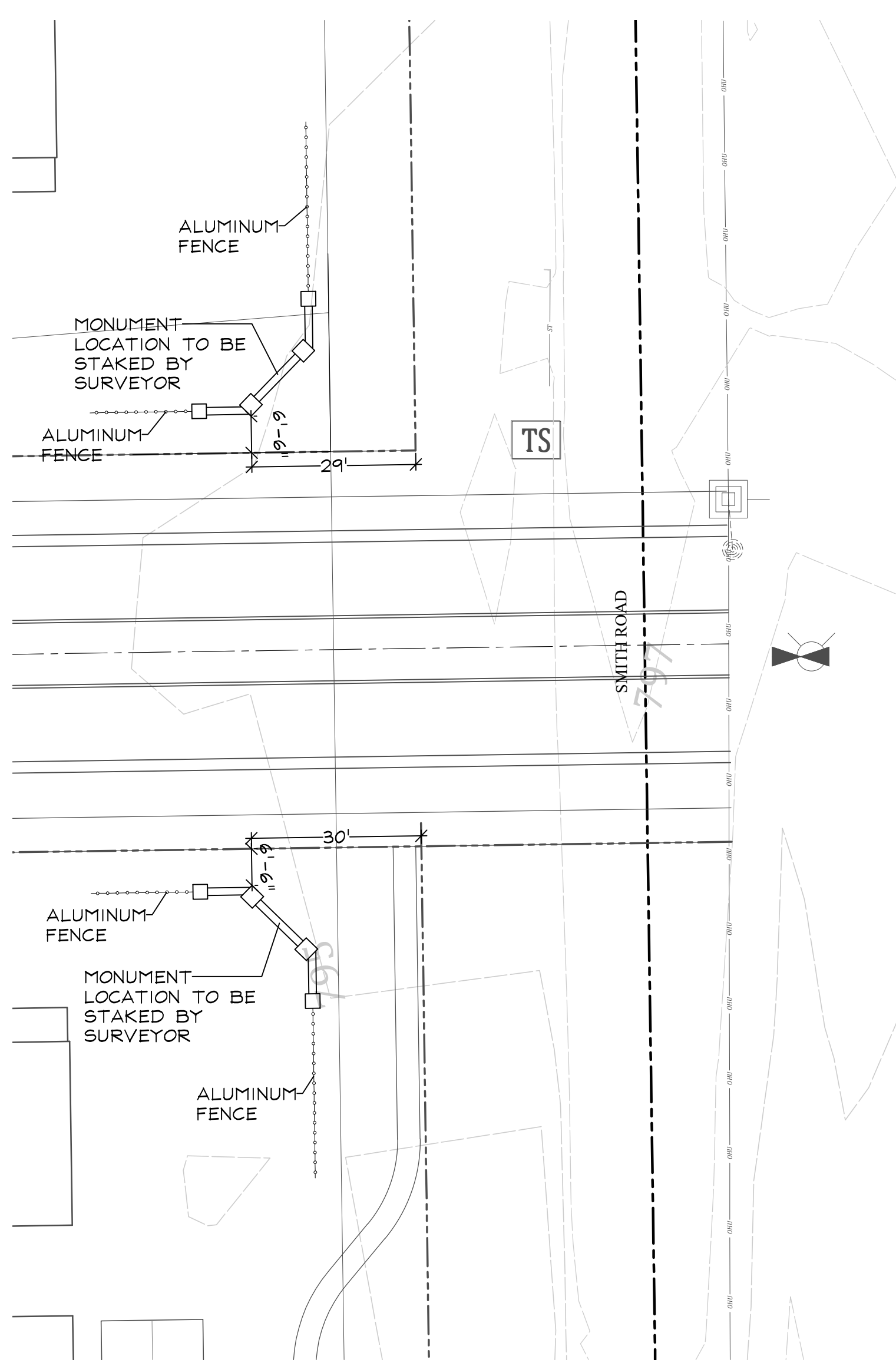
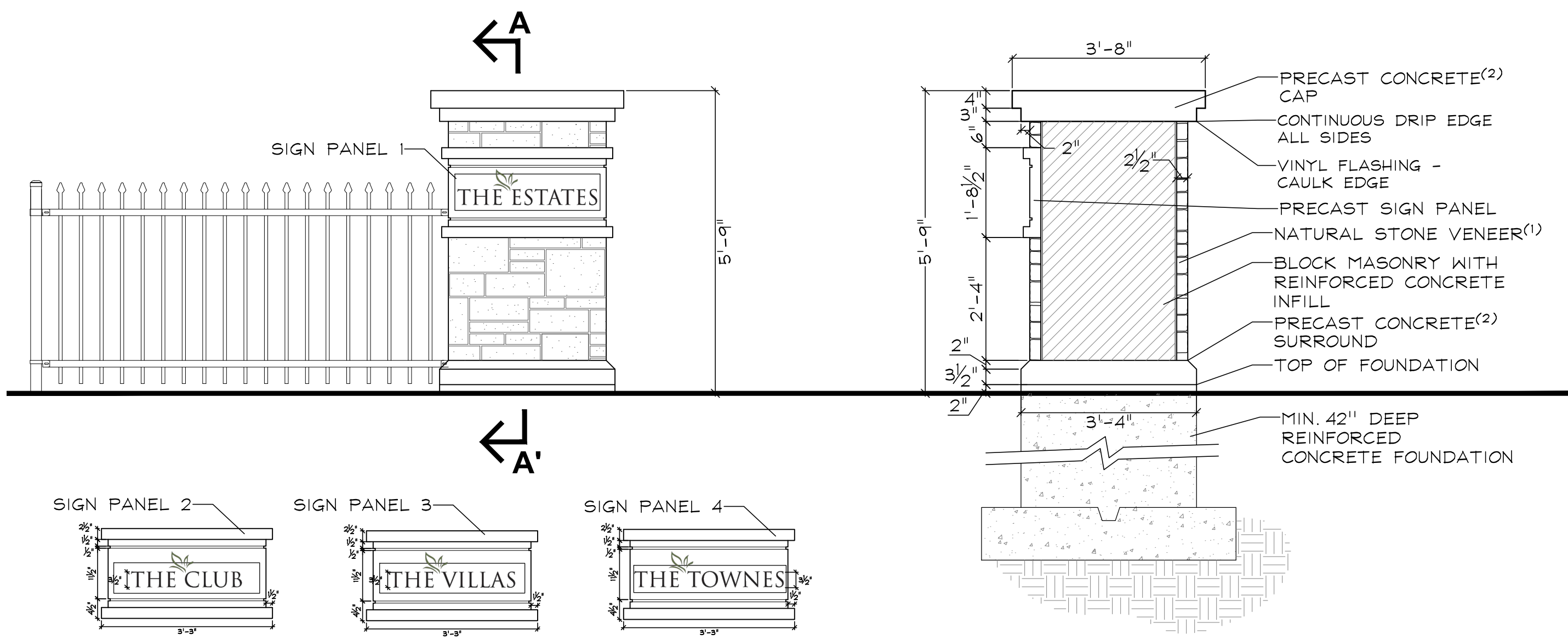
BOMAR ESTATES
PLAINFIELD, INDIANA
MONUMENT DETAILS

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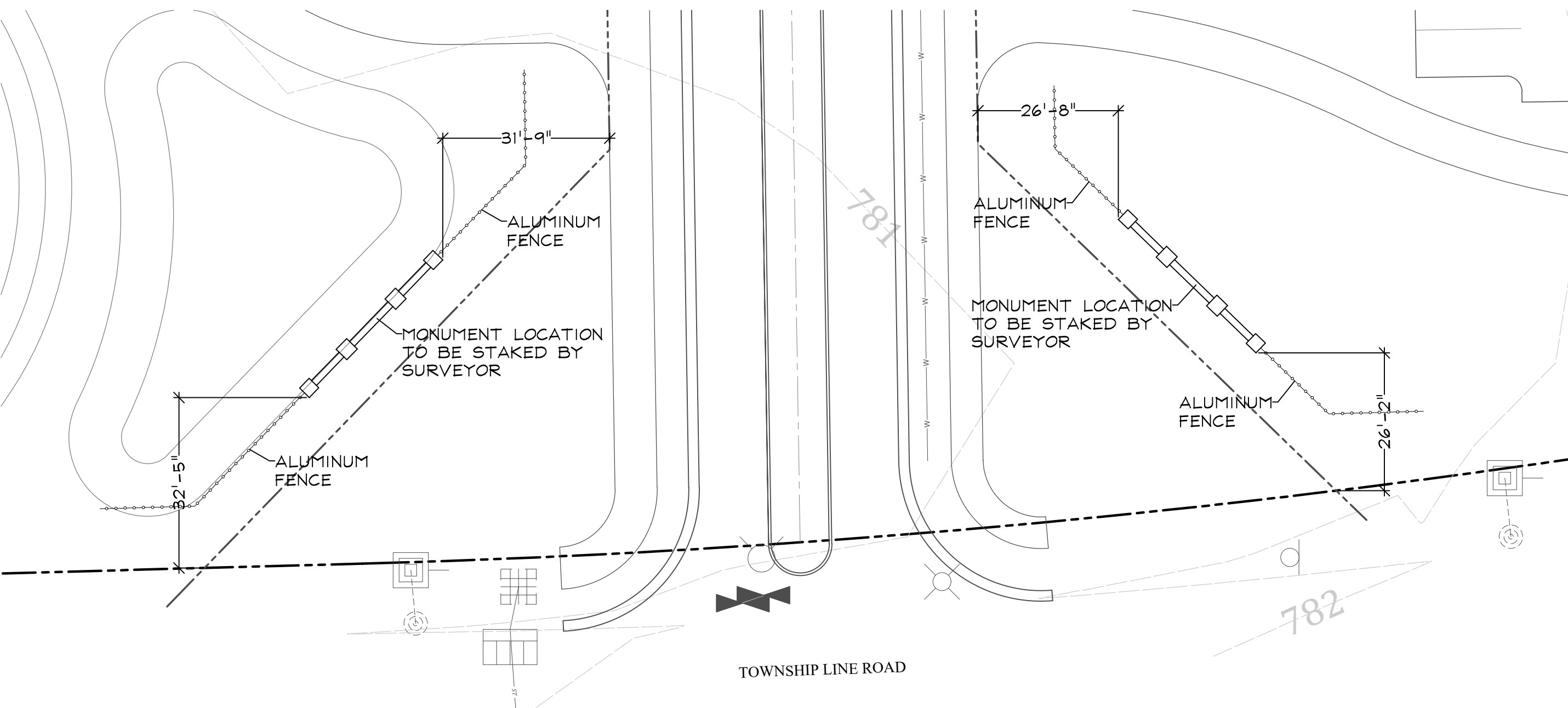


ELEVATION
MONUMENT PIERS
SCALE: 1/2"=1'-0"

SECTION A-A'

NORTH MONUMENT LAYOUT PLAN
SCALE: 1"=20'

TYPICAL MONUMENT PIER LAYOUT PLAN
SCALE: 1"=20'



SOUTH MONUMENT LAYOUT PLAN
SCALE: 1"=20'

ENTRANCE MONUMENT SPECIFICATIONS

- 1.0 DESCRIPTION OF WORK
- The work consists of all labor, materials, work and equipment necessary and required to complete monuments, fence and foundations as shown on drawings or specified herein, including, but not limited to:
 - Submission of color and material samples
 - Submission of shop drawings
 - Submission of construction schedule
 - Verification of existing conditions and underground utilities
 - Secure and pay for all permits, fees, inspections and schedule all inspections related to work, including J.U.L.I.E. locales.
 - Comply with all applicable codes
- 2.0 QUALITY ASSURANCE
- Construction shall conform to @Building Code Requirements for Engineered Brick Masonry," BIA, latest edition.
 - All brick and stone shall be finest architectural grade free of cracks, chips, defects, etc.
 - Installation shall be by a company continuously and regularly employed in the installation of brick and stone monuments for a period of at least 5 consecutive years.
 - No masonry shall be laid when the temperature is expected to fall below 40 degrees F, unless suitable means, submitted in writing to the owner, are provided to heat materials and protect the work. Protect work from cold and frost and insure that mortar will harden without freezing. No additives shall be used, unless approved in writing by the owner.
 - All corners of monuments and piers are to be staked by engineer and verified by the contractor.
- 3.0 JOB CONDITIONS
- Examine and evaluate grades, and soils. Provide soil testing and verify soils structural integrity. Observe the conditions under which work is to be performed and notify the owner of unsatisfactory conditions. Do not proceed with the work until unsatisfactory conditions have been corrected in an acceptable manner.
 - Utilities: Review underground utility location maps and plans; Notify J.U.L.I.E.; demonstrate an awareness of utility locations; and certify acceptance of liability for the protection of utilities during course of work. Contractor shall be responsible for any damage to utilities or property.
 - All streets and curbs must be cleaned at the end of each working day.
 - All OSHA requirements for safety must be adhered to at all times.

- 4.0 GUARANTEES
- Guarantee monuments 1 year from final acceptance on owner's representative on workmanship and materials.
 - Where failures have occurred resulting from the concrete not meeting the specified design strength, or workmanship, it shall be the responsibility of the subcontractors in connection with the supplier to take whatever corrective actions are necessary to eliminate the problem. In addition, it shall be their responsibility to make restitution for their resulting repair work created by the problem.
- 5.0 SUBMITTALS
- Construction Schedule: After award of the Contract, the Contractor shall prepare and submit to the owner or an owner authorized representative an estimated construction progress schedule for the work, including sub-schedules of related activities which are essential to its progress, as well as lead-time for materials.
 - Product Samples: Submit samples of stone, architectural pre-cast, mortars and sealants, slate, light fixtures, tile, and ornamental fencing for the owner's design conformance review prior to delivery to site.
 - Product Data: Submit product data for stone, limestone, architectural pre-cast, mortars and joint sealants, slate, tile, light fixtures, and ornamental fencing.
 - Provide certificate of insurance per the owner's requirements.
 - Provide names and contact information for any subcontractors and suppliers.
 - Shop Drawings:
 - Prepare and submit to the Owner's Representative for design conformance review complete cutting and setting drawings for all masonry work:
 - Submit one (1) set prints with following items in detail:
 - Sizes
 - Sections
 - Dimensions and numbering of stone and brick.
 - Arrangements of joints and bond.
 - Show jointing as indicated on the contract drawings, unless modification is reviewed for design conformance by Owner's Representative prior to preparation of shop drawings.
 - Establish jointing in accordance with industry standards and practices where not indicated on contract drawings.

- 6.0 PRODUCT DELIVERY, STORAGE, AND HANDLING
- Loading and Shipment:
 - Pack carefully for transportation, with exercise of all customary and reasonable precautions against damage in transit, all brick, and limestone to be used for the work.
 - Load and ship all brick and cut stone in a sequence mutually agreed upon by the General Contractor and the material supplier.
 - Unloading and Storage:
 - Receive and unload at site all brick and stone with necessary care in handling to avoid damage or soiling.
 - Store brick and stone clear of ground on non-staining skids. Wood containing tannin, chemical treatment, or excessive amounts of resin shall not be used.
 - Cover brick and stone with waterproof, clean canvas, or polyethylene for protection from construction or natural elements.
- 7.0 INSTALLATION
- Mortar:
 - Cement: white, non-staining masonry cement, conforming to ASTM-C91.
 - Sand: Clean, sharp, and washed, capable of passing a No. 16 sieve, and in conformance with ASTM-C144. Carefully select sand for use in pointing mortar for color to match limestone. For pointing mortar, select a white sand.
 - Lime: Hydrated, conforming to ASTM-C207, Type S.
 - Water: Clear, non-alkaline, potable and free of oils, salts, and other harmful elements.
 - Foundation:
 - Concrete mix air entrainment, compressive strength at twenty-eight (28) days, and slump are to be designed and specified by the contractor's structural engineer.
 - Mortar Beds:
 - Lay brick with full mortar coverage on horizontal and vertical joints in all courses.
 - Provide sufficient mortar on ends of brick to completely fill head joints.
 - Rock closure into place with head joints thruout against two adjacent bricks in place.
 - Mortar Joints: Horizontal and vertical face joints:
 - Nominal thickness: 3/8 inch.
 - Construct uniform joints.
 - Shove vertical joints tight.

- Tool concave joints in exposed surfaces when thumbprint hard.
 - Width, depth, and tooling of all mortar joints shall be consistent and shall not vary more than 1/8".
 - Movement joints: Keep clean of all mortar and debris.
 - Flashing:
 - Install complete and continuous under stone copings and other projections.
 - Lap joints 6". Seal entire contact surface with mastic.
 - Provide a mortar wash at the base of the cavity, underneath the through-wall flashing, pitting out.
 - Cover flashing with mortar.
 - Weepholes:
 - Provide 3/8" cotton rope weeps. Rope weeps shall extend thru the veneer face and inside the cavity, lying on top and along the bottom length of the Flashing. Cut rope flush with wall face.
 - Maximum spacing: rope weeps: 16 inches o.c., at wall base; 16 inches o.c. at lintels above openings.
 - Keep weepholes and area above flashing free of mortar droppings.
- 8.0 CLEAN UP AND PROTECTION
- All material shall be washed with fiber brushes, soap powder, and clean water or Owner reviewed mechanical cleaning process.
 - Sand blasting, wire brushes, or acids shall not be used. Exceptions may be considered if reviewed by the Owner or an Owner authorized representative.
 - During work, store materials and equipment as directed by the owner.
 - Protect work and materials from damage due to operations by other trades and trespassers. Maintain protection during installation.
- 9.0 INSPECTION AND ACCEPTANCE
- The Owner and or the Owner's representative reserves the right to inspect materials and workmanship at the site prior to, during construction, or at the time of inspection for compliance with these specifications.
 - Notify the Owner's representative when completed, for final design conformance review.

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