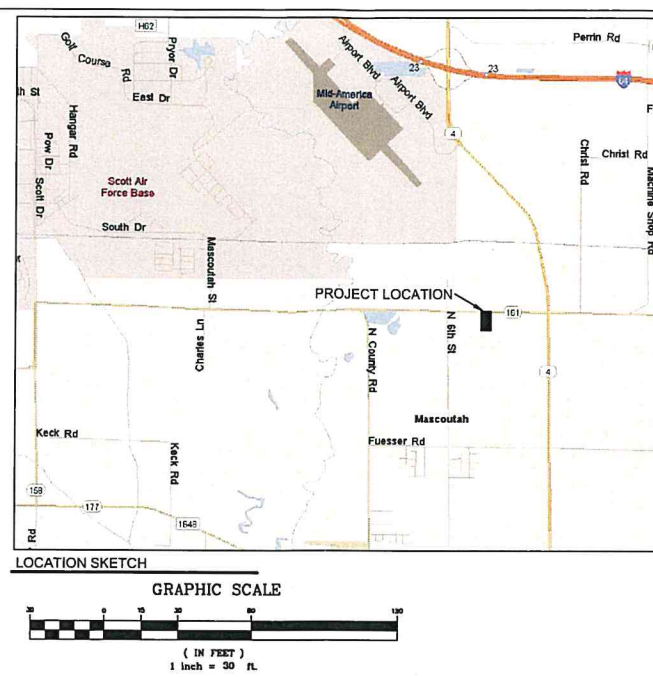
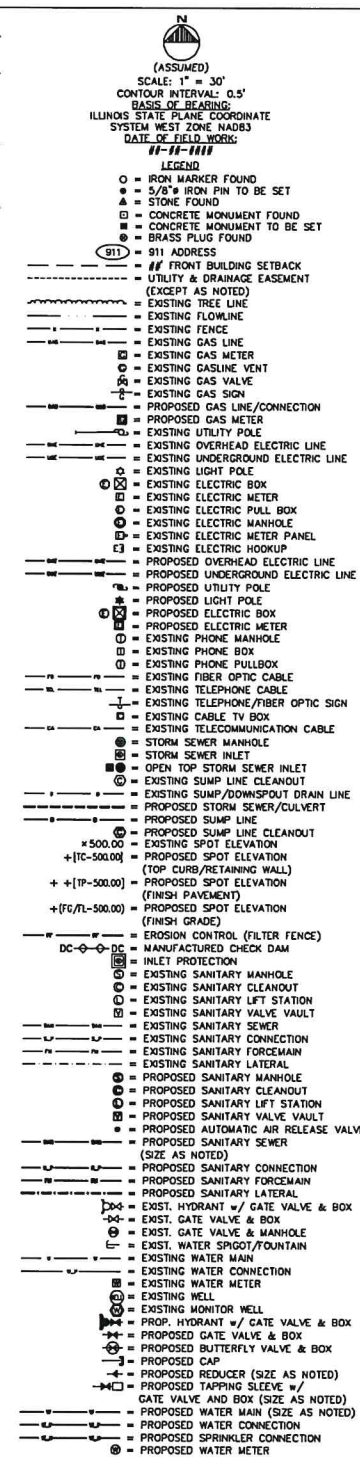
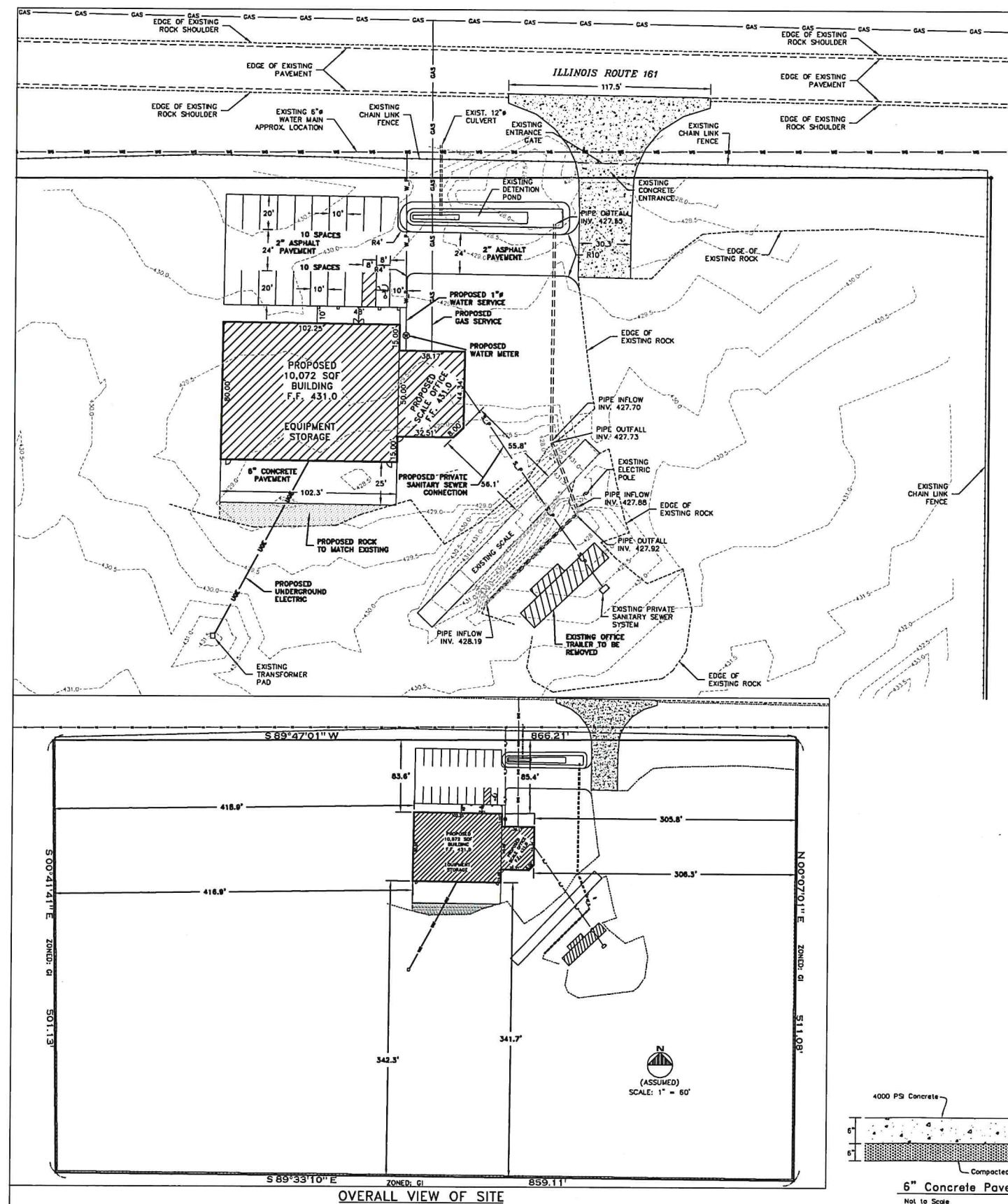


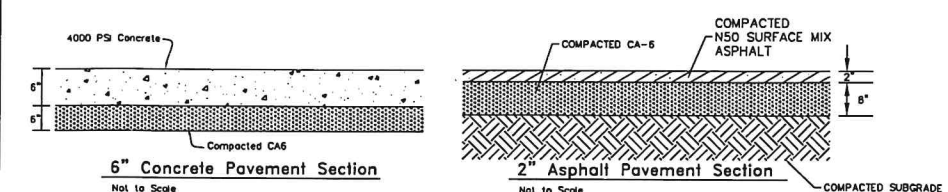


EXISTING ZONING:
G1, GENERAL INDUSTRIAL

BUILDING SETBACKS:
FRONT: 30'
SIDE: 5'
REAR: 10'

NOTES:

1. NO SHRUBS TO BE INSTALLED ALONG THE INDUSTRIAL FRONTAGE OF IL SR 161. TREES WILL IMPEDE VISION OF DRIVERS ENTERING/EXITING SR161.
2. DUMPSTERS WILL BE PLACED / MOVED THROUGHOUT THE RECYCLE YARD TO ACCOMMODATE OPERATIONS. NO STATIC DUMPSTER ENCLOSURE WILL BE UTILIZED.
3. NO SIGNS ARE ANTICIPATED AT THIS TIME.
4. PERMITTED BUILDING MATERIALS. INDUSTRIAL AND MAJOR RECREATIONAL BUILDINGS SHALL HAVE EXTERIOR MATERIAL OF BRICK, STUCCO, TEXTURED MASONITE, STONE MASONRY, TILT-UP CONCRETE, PRE-PAINTED STEEL SINGING, CONCRETE BRICK, PERMASTONE, OR GLASS. OTHER METAL MATERIALS MAY BE APPROVED BY THE ARCHITECTURAL REVIEW BOARD PROVIDED THAT OTHER MATERIALS ARE USED FOR PART OF THE BUILDING. GLASS BLOCK MAY BE USED AS AN ACCENT MATERIAL. OTHER SIMILAR BUILDING MATERIALS MAY BE APPROVED BY THE ARCHITECTURAL REVIEW BOARD.
5. PROHIBITED BUILDING MATERIALS. NO NEW INDUSTRIAL OR MAJOR RECREATIONAL BUILDING AND NO REMODELED, ENLARGED OR DIMINISHED INDUSTRIAL OR MAJOR RECREATIONAL BUILDING SHALL HAVE AN EXTERIOR MATERIAL OF SMOOTH MASONITE, CONCRETE CINDER BLOCK, VINYL OR WOOD.
6. BUILDING COLORS. BUILDING COLORS, EXCEPT FOR TRIM COLORS, SHALL BE EARTH TONES, WHITE OR SIMILAR SUITABLE COLORS
7. MECHANICAL EQUIPMENT. ALL MECHANICAL EQUIPMENT ON INDUSTRIAL AND MAJOR RECREATIONAL BUILDINGS (SUCH AS AIR CONDITIONING UNITS) SHALL BE COMPLETELY SCREENED FROM VIEW. ALL BUILDINGS SHALL BE ARCHITECTURALLY DESIGNED SO THAT ROOF-MOUNTED EQUIPMENT IS HIDDEN FROM ALL SIDES OF THE BUILDING WHEN THE BUILDING IS FULLY OCCUPIED. IN ADDITION, ANY MECHANICAL EQUIPMENT SHALL BE HIDDEN SO THAT IT IS NOT VISIBLE FROM THE PROPERTY LINE OF THE BUSINESS OR INDUSTRIAL PARK OR SUBDIVISION IN WHICH THE BUILDING IS LOCATED OR FROM ANY RESIDENTIAL PROPERTY.



NETEMEYER ENGINEERING ASSOCIATES, INC.

101 South Page Street
Avon, IL 62216
PHONE: (618) 228-7816
FAX: (618) 228-7900

THIS DOCUMENT IS THE PROPERTY OF NETEMEYER ENGINEERING ASSOCIATES, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM NETEMEYER ENGINEERING ASSOCIATES, INC.

MASCOUTAH TRUCK SITE

PART OF THE NORTHEAST QUARTER OF SECTION 19,
TOWNSHIP 1 NORTH, RANGE 6 WEST OF THE THIRD PRINCIPAL MERIDIAN,
CITY OF MASCOUTAH, ST. CLAIR COUNTY, ILLINOIS

OWNER/DEVELOPER:

SURMEIER & SURMEIER
339 S 6TH ST. MASCOUTAH, IL 62258
PHONE: (618) 566-4506

REVISIONS	
NO.	DATE
1	2022-3-30
2	2022-3-31

INTENDED USE:

**PLANNING & PERMITTING
NOT FOR CONSTRUCTION**

RPE 052-031441
EXP. DATE: 2/28/2022

PATRICK D. NETEMEYER
PROJECT NO: 2020-444
DRL SURVEY-DESIGN-PLAN-PE-RI-BUILD SR
DRAWN BY: CGH
CHECKED BY: PRN
ISSUE DATE: 2022-1-19

SITE PLAN

SHEET NO:

1

1

Attachment
F

NOTES:

ALL WINDOW AND DOOR STYLES AND LOCATIONS ARE SHOWN HEREIN FOR CLARIFICATION PURPOSES AND MAY BE VARIED BY THE OWNER AND/OR CONTRACTOR AS APPROVED BY THE ENGINEER.

ALL INTERIOR WALLS ARE ASSUMED TO BE 3/4" WIDE UNLESS OTHERWISE NOTED.

ALL EXTERIOR WALLS ARE ASSUMED TO BE 8" WIDE (2-2x8 COLUMN / 2x4 CRT) OR 6" WIDE (2x8 STUD / 1/2" SHEATHING), UNLESS OTHERWISE NOTED.

ALL WALK-THRU DOORS ARE ASSUMED TO BE 36" WIDE (36" UNLESS OTHERWISE NOTED).

NO ROUGH FRAME DOOR JAMB SHALL BE LESS THAN 4" WIDE AT PERPENDICULAR WALLS TO ACCOMMODATE DOOR JAMB FINISH TRIM.

LAVATORIES SHALL BE MOUNTED WITH THE RIM OR COUNTER SURFACE NO HIGHER THAN 34" ABOVE THE FINISH FLOOR. PROVIDE A CLEARANCE OF AT LEAST 28" ABOVE THE FINISH FLOOR TO THE BOTTOM OF THE APRON.

ALL WALK DOOR THRESHOLDS TO BE "9 PROFILE" - HANDICAP ACCESSIBLE.

DISTANCE TO NEAREST OPENING < 200 FEET.

ALL SERVICE COUNTERS SHALL HAVE A 36" WIDE SECTION AT OR BELOW 34" ABOVE FINISH FLOOR FOR HANDICAP ACCESS.

PROVIDE HANDICAP SIGNAGE AT RESTROOMS AND OTHER REQUIRED AREAS (IF ANY) PER SEC. 4.3 OF THE A.D.A. HANDBOOK. LOCATE SIGNAGE ADJACENT TO THE LATCH SIDE OF THE DOOR, 80" A.F.F.

ALL RATED DOORS TO HAVE RATED DOOR CLOSERS.

BUILDING INFORMATION

Building Code in Use: I.B.C. - 2012
Use Group Classification: "B" "S-1"
Construction Type: "V-B" (Auto Fire Suppression not Req'd.)
Proposed Building Square Footage: 10164
Proposed Building Height: One Story and 26'
Max. Allowable Square Footage per Fire Area (Table 503) = 9000
Open Perimeter Increase : $(9000 \times 0.75) = 6750 = 15750 \text{sf}$
Maximum Allowable Height: 2 Stories and 30'
Exits Required = 2 Exits Provided = 4
Wind Load: (see Building Data)
Seismic Load: (see Building Data)
Snow Load: (see Building Data)

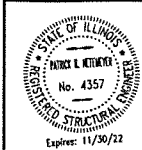
I.D.E.C.
ALL PLUMBING, MECHANICAL, AND ELECTRICAL WORK SHALL BE COMPLETED AS DESIGN / BUILD CONSTRUCTION.
ALL PLANS, CUT SHEETS, AND RELATED MATERIALS TO BE SUBMITTED TO LOCAL AUTHORITY, AS REQUIRED, BY OTHERS.



PROPOSED FLOOR PLAN

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

PROJECT LOCATION :
9942 State Rte. 161

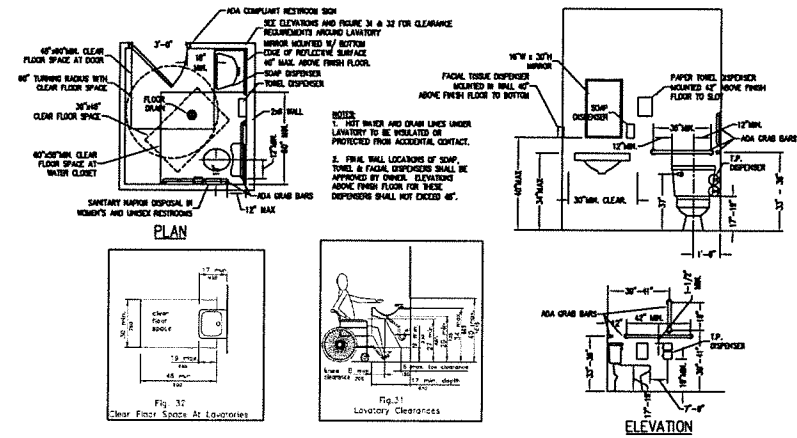


NETEMEYER ENGINEERING
ASSOCIATES, INC.

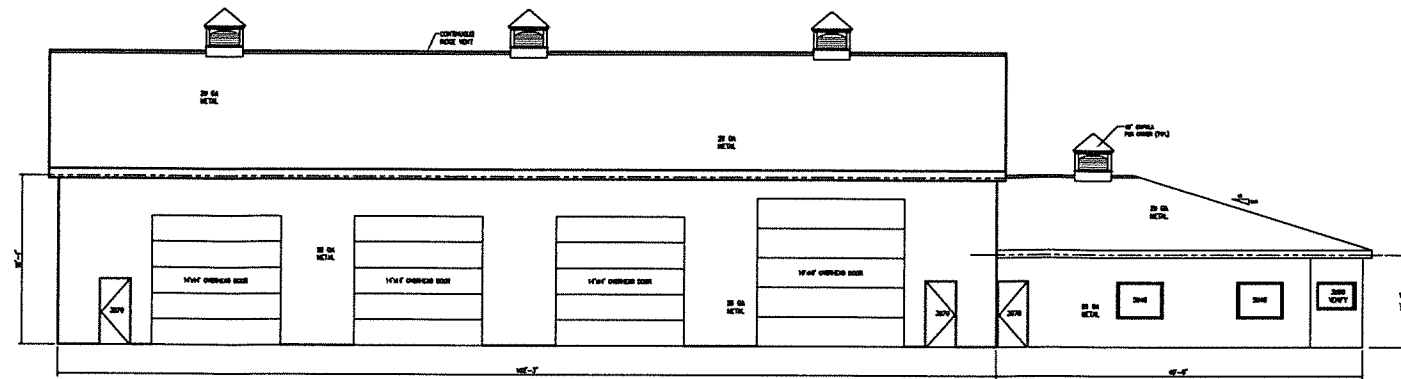
ILL. DESIGN FIRM (PROF. & STRUCT. ENG.) 104-001027
101 SOUTH PAGE STREET
AVISTON, ILLINOIS 62216
PHONE: 618/220-7016 FAX: 618/220-7900
THESE PLANS AND THE TYPICAL OR WRITTEN CONTRACT THEY WERE PREPARED UNDER ARE SUBJECT TO THE STANDARD CONTRACT PROVISIONS AND GENERAL CONSTRUCTION REQUIREMENTS PRESCRIBED IN ILLINOIS COUNTY, ILLINOIS REGISTERED PROFESSIONAL ENGINEER DOCUMENT 2802000000 AS SET FORTH VERBATIM HEREIN.

Patrick R. Netemeyer, I.R.S.E. No. 4357
Expiration Date : 11/30/22

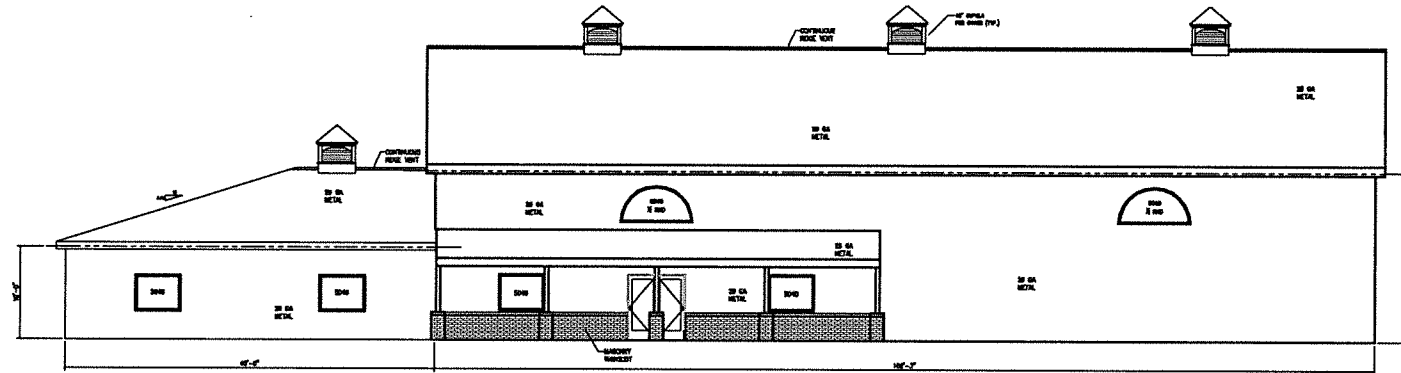
Drawn by : MCS Date : 04/01/22
Job # : 2020-444 Sheet # : 1 OF 5
Job Name : PROPOSED TRUCK SHOP
MASSOULTAH, ILLINOIS
ROCK SURVEY



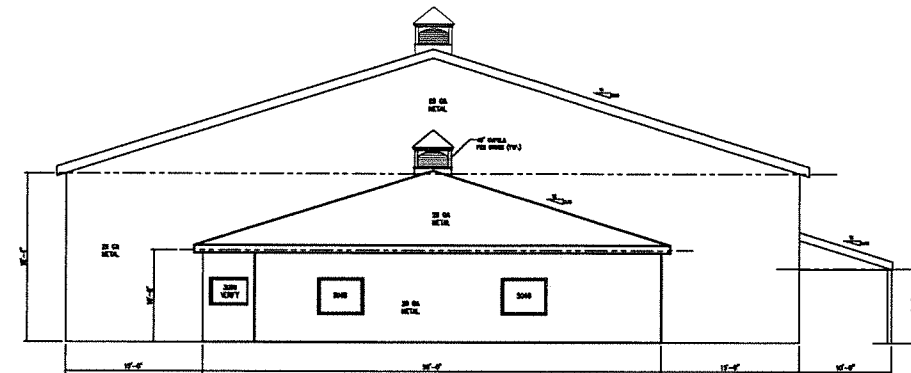
A.D.A. COMPLIANT RESTROOM



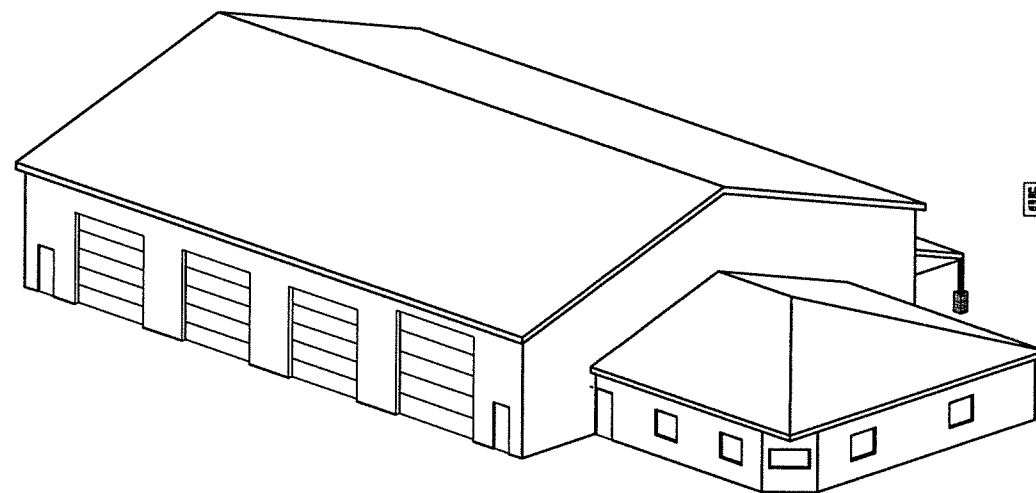
SOUTH ELEVATION
Scale : 1/8" = 1'-0"



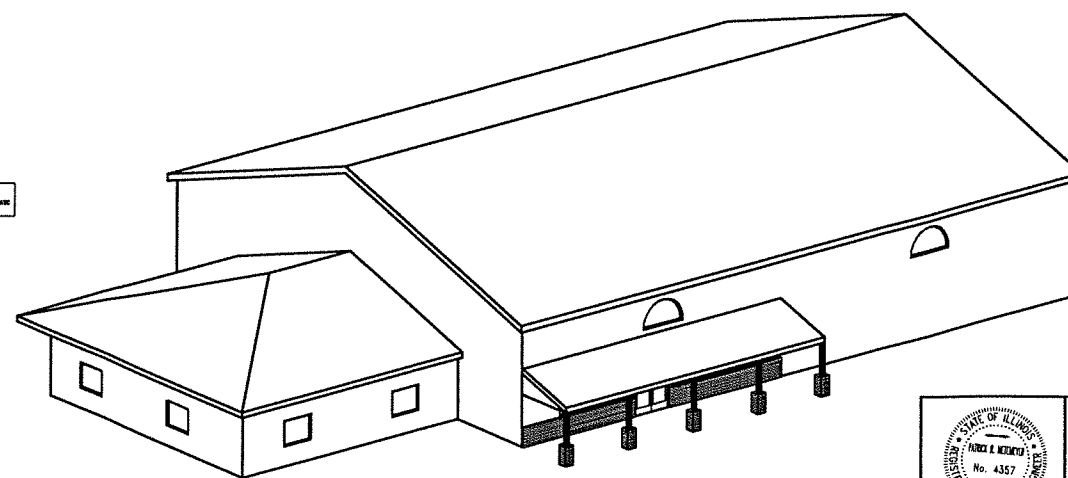
NORTH ELEVATION
Scale : 1/8" = 1'-0"



EAST ELEVATION
Scale : 1/8" = 1'-0"

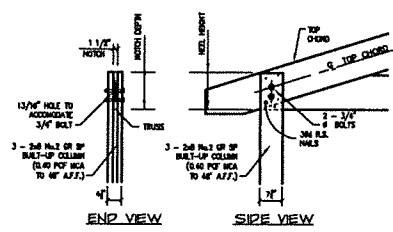


REAR SCHEMATIC

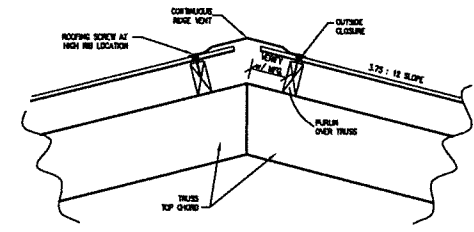


FRONT SCHEMATIC

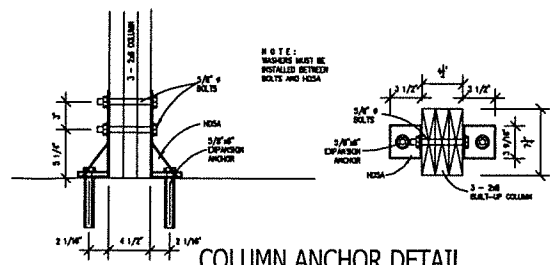
	NETEMEYER ENGINEERING ASSOCIATES, INC. L. DESIGN FIRM (PROF. & STRUCT. ENG.) 164-001027 101 SOUTH PAGE STREET AVONDALE, ILLINOIS 62216 PHONE: 618/220-7016 FAX: 618/220-7400	
	Drawn by: MGS Job #: 2020-444 Patrick R. Netemeyer, L.P.E. No. 4357 Expiration Date: 11/30/22	Date: 04/05/22 Sheet: 3 OF 5 PROPOSED TRUCK SHOP MASSOUDIAN, ILLINOIS DCK, 5/24/22



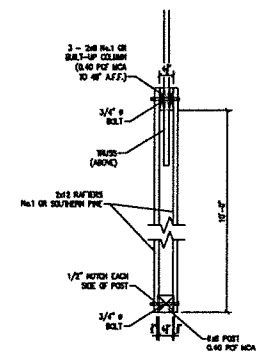
COLUMN / TRUSS DETAIL



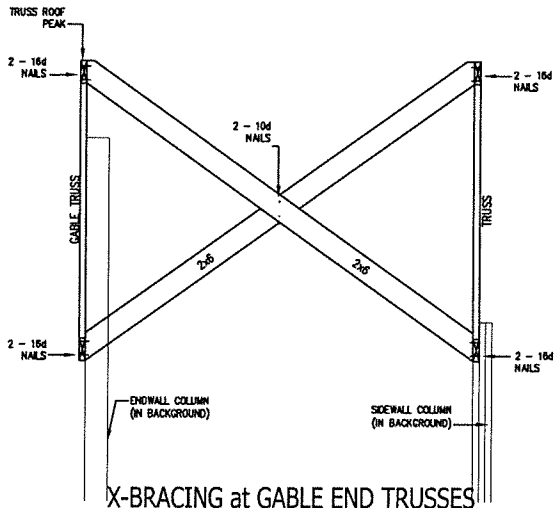
RIDGE CAP DETAIL



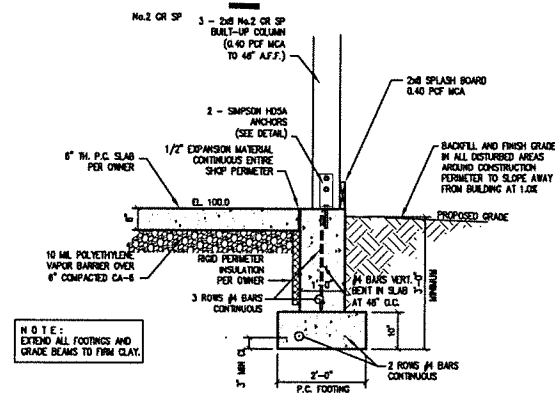
COLUMN ANCHOR DETAIL



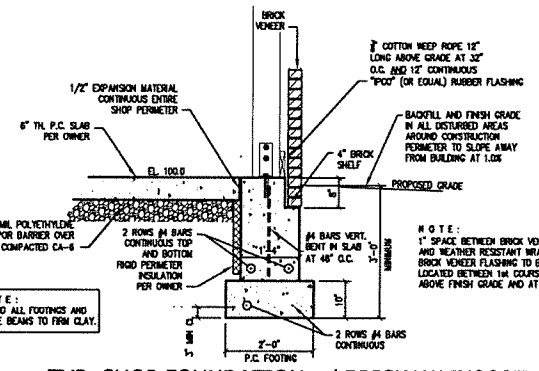
PLAN VIEW at FRONT SIDEWALL PORCH



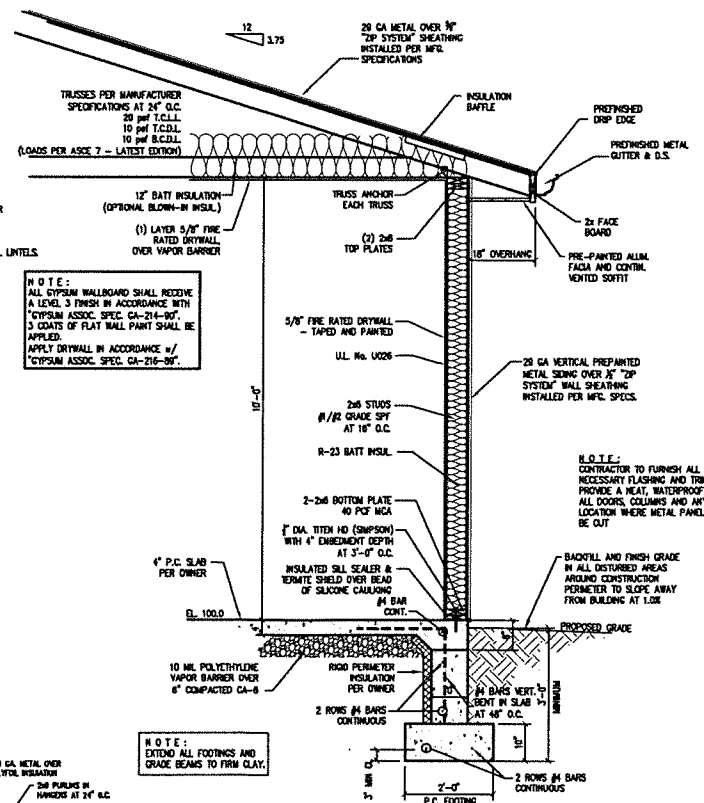
X-BRACING at GABLE END TRUSSES



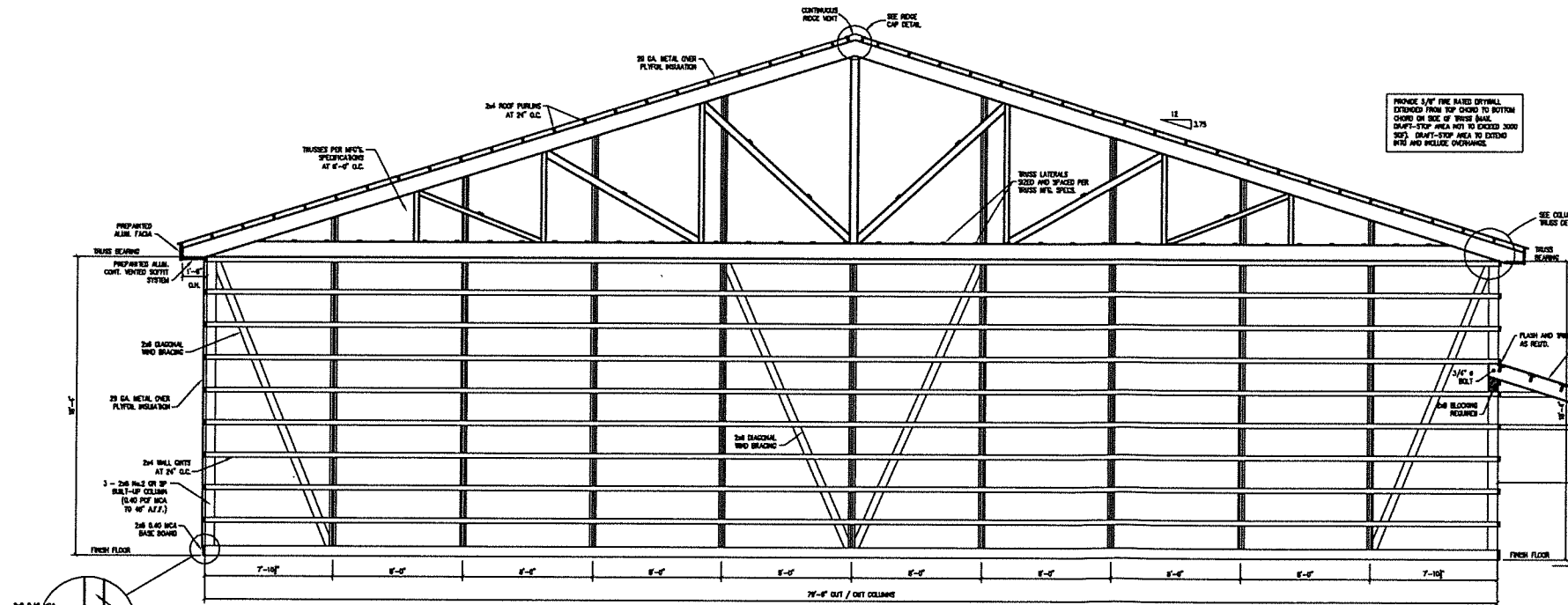
TYP. SHOP FOUNDATION



TYP. SHOP FOUNDATION w/ BRICK WAINSCOT



TYP. WALL SECTION at OFFICE



SECTION at SHOP LEFT ENDWALL

NETEMEYER ENGINEERING ASSOCIATES, INC.
 L. DESIGN (PROF.) & STRUCT. (SEAL) - 001021
 101 SOUTH PAGE STREET
 AMSTON, ILLINOIS 62216
 PHONE: 618/228-1016 FAX: 618/228-1400

Drawn by: MGS Job #: 2020-444 Project: PROPOSED TRUCK SHOP Location: BASCOMPTON, ILLINOIS Revision: 11/30/22	Date: 04/01/22 Sheet: 5 OF 5 Job Name: PROPOSED TRUCK SHOP Location: BASCOMPTON, ILLINOIS Revision: 11/30/22
--	--