

WEST SECTION OF FRONT ELEVATION VIEW



EAST SECTION OF FRONT ELEVATION VIEW



OVERALL VIEW



WMK.20 LLC

ARCHITECTURE, DESIGN
BUILDING CONSULTANTS



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WATERFALL PLAZA

PROJECT ADDRESS: 8752 W 159th St
Orland Park, IL 60462

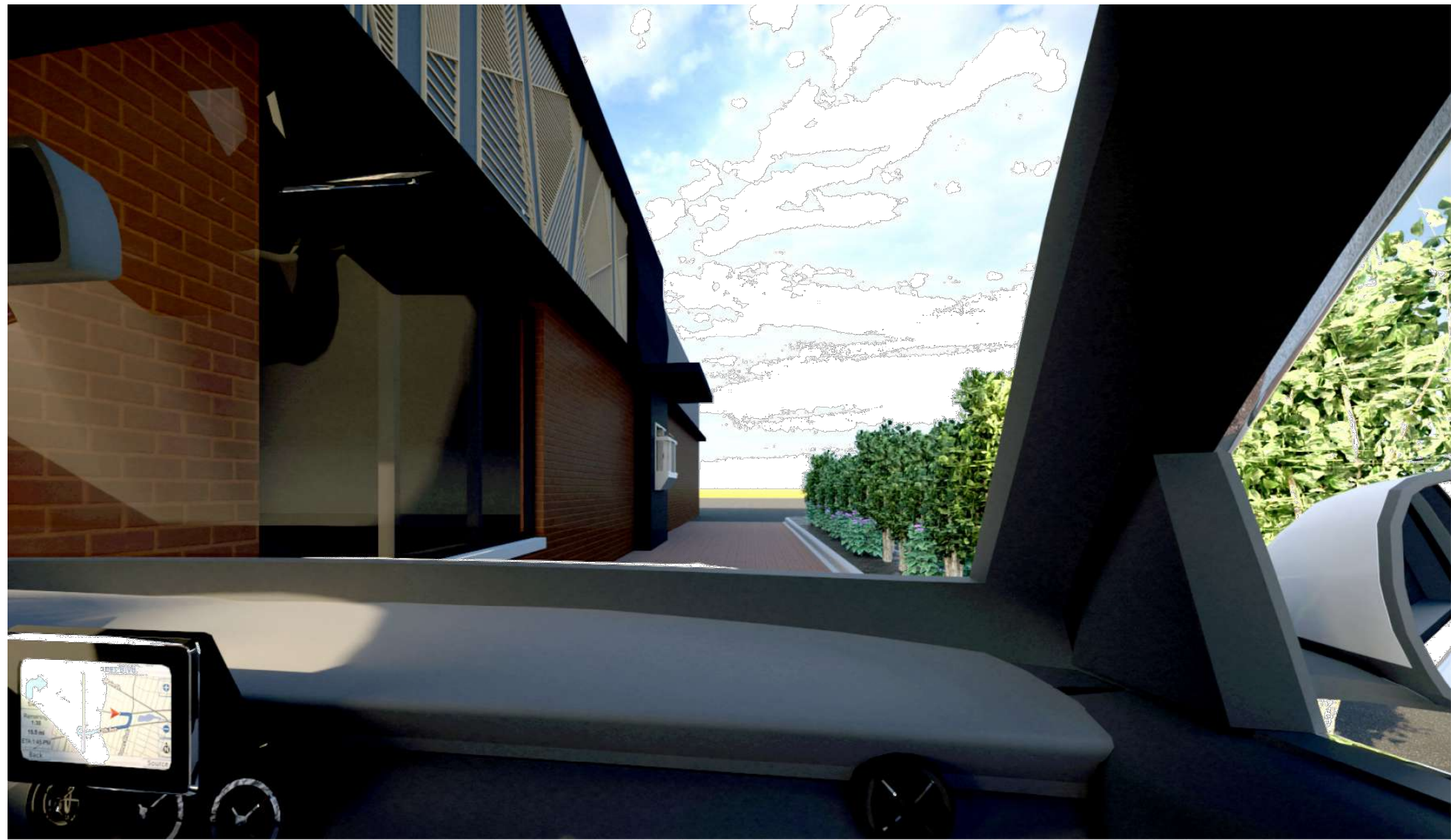
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R1:	03/05/2025		
R2:	05/30/2025		
R3:	08/04/2025		

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R1.0

WEST CORNER @ PATIO VIEW



APPROACHING DRIVE-THRU WINDOW VIEW



EAST SIDE OF PATIO VIEW

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WATERFALL PLAZA

DRAWING INDEX

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- SHEET R1.1: RENDERING
- SHEET EX: EXISTING/ DEMO SITE PLAN & SURVEY
- SHEET SP1.0: OVERALL SITE PLAN KEY, PARKING DATA REQUIREMENTS & LOT COVERAGE CALCULATIONS (COORDINATE WITH CIVIL DRAWINGS)
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SITE DATA

ZONING DISTRICT: BIZ

ZONING USE: GENERAL BUSINESS DISTRICT

TYPE OF CONSTRUCTION: II-B EXISTING (EXISTING; NOT IN CONTRACT)

LOT AREA: 1.98 ACRES = ±86,249 SQFT

EXISTING BUILDING AREA (MULTI-TENANT 1 STORY BUILDING): REFER TO PARKING BREAKDOWN

BUILDING SETBACKS: EXISTING. NO CHANGE

NOTE: REFER/ COORDINATE WITH CIVIL & LANDSCAPE PLANS (BY OTHERS)

REQUIRED PARKING SCHEDULE				
UNIT #	BUSINESS TYPE	AREA (SQFT)	PARKING RATIO	REQUIRED PARKING STALL
1	CHA CHA POPCORN	675 SQFT	1 PER 100	7
2	VACANT	2,250 SQFT	1 PER 250	9
3-4	DOORS & MILLWORK	1,400 SQFT	1 PER 250	6
5	VACANT	1,000 SQFT	1 PER 250	4
6-8	UNIVERSAL DENTAL	3,000 SQFT	1 PER 200	15
9	GRAVITY SALON	1,340 SQFT	1 PER 200	7
10	PREVAIL JIUJITSU	3,150 SQFT	1 PER 200	16
11	VACANT	3,973 SQFT	1 PER 250	16
12	MIRAJ COFFEE	2,480 SQFT	1 PER 100	25 + 7 STACKING SPACES
SUMMARY				
PARKING REQUIRED =		105		
PARKING PROPOSED =		95	90.48% OF REQUIRED PARKING WITHIN 20% THRESHOLD	
BICYCLE PARKING REQUIRED =		1 PER 10 PARKING STALLS = 11 REQUIRED		
BICYCLE PARKING PROVIDED =		12 PROPOSED - REFER TO SITE PLAN		

LOT COVERAGE (PROPOSED)

	PROPOSED	REQUIREMENT
- LOT AREA:	86,305 SQFT	
-- PAVED AREA (IMPERVIOUS, INCLUDING BUILDINGS)	54,125SQFT (62.71%)	64,729 (75% MAX.)
-- PERVIOUS AREA	16,151 SQFT (18.71%)	17,261 SQFT (20% REQUIRED)
--- PERVIOUS PAVERS (40% OF TOTAL CONSIDERED PERVIOUS)	19,235 SQFT	±7,694 SQFT CONSIDERED PERVIOUS

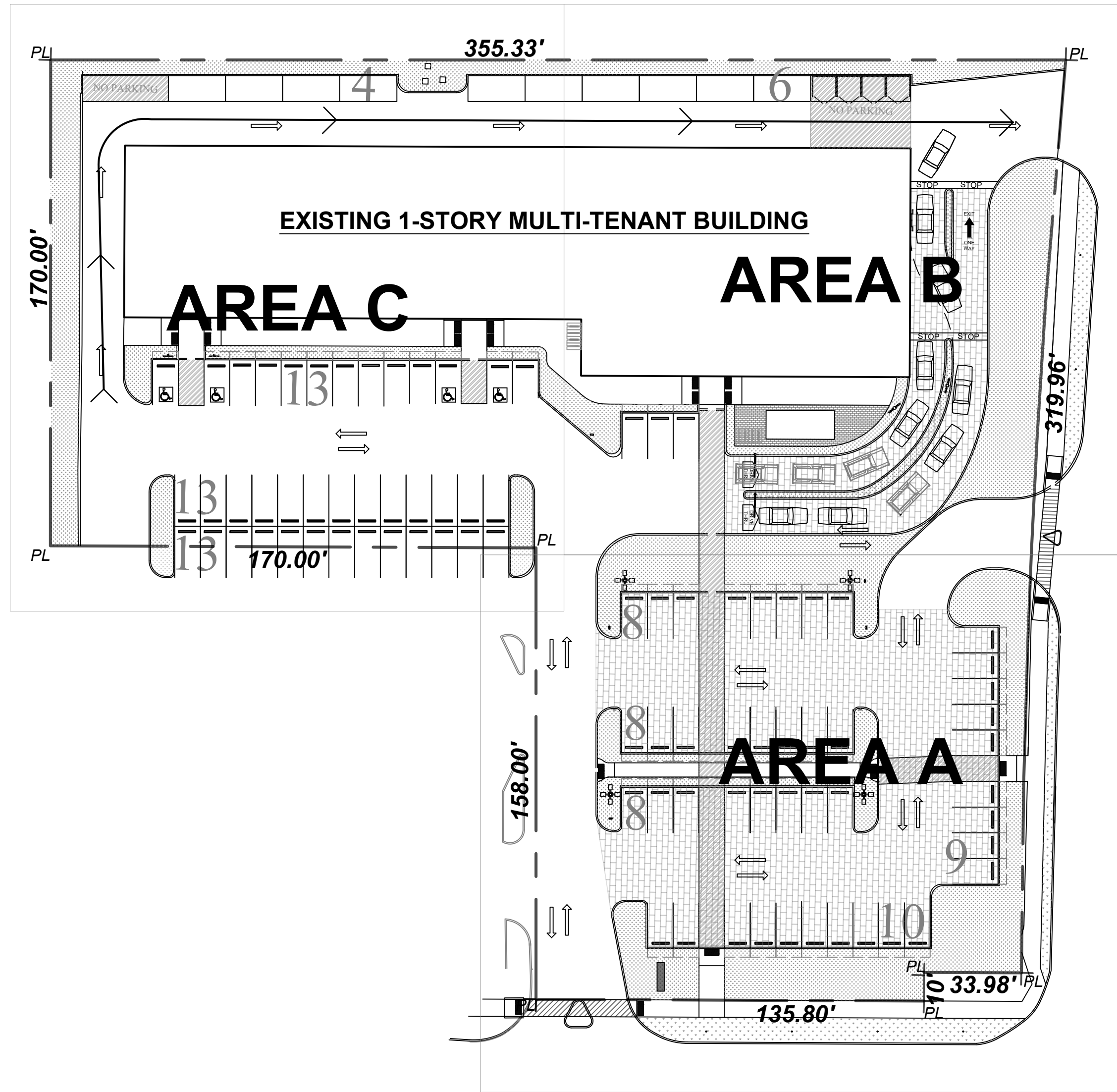
PERVIOUS AREA (16,151 SQFT) + PERVIOUS PAVERS (7,694 SQFT) = 23,845 SQFT (REQUIRED PERVIOUS AREA MET)

Lot Coverage. No more than 75% of the area of the parcel may be covered with building, pavement and storm water storage, leaving at least 25% of total parcel area in green space. (See Section 2-102 Definitions "Green Space"). Impervious coverage will be allowed up to 80% when Best Management Practices (BMP) such as porous pavements and green roofs are used. Up to 40% of the BMPs will be considered pervious, provided that the design standards outlined in the code for BMPs are met. [Ord. 4574, 7-6-2010]

27.63%



3 SITE LOCATION
Scale: N.T.S.



1 PROPOSED SITE PLAN (PLAN KEY)

1/32" = 1'-0"



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PLAN KEY

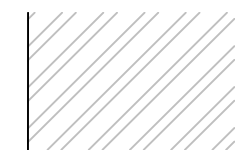


PERVIOUS AREA



PERMEABLE PAVERS

ASPHALT



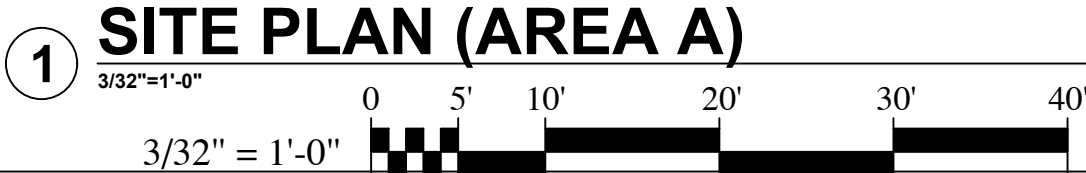
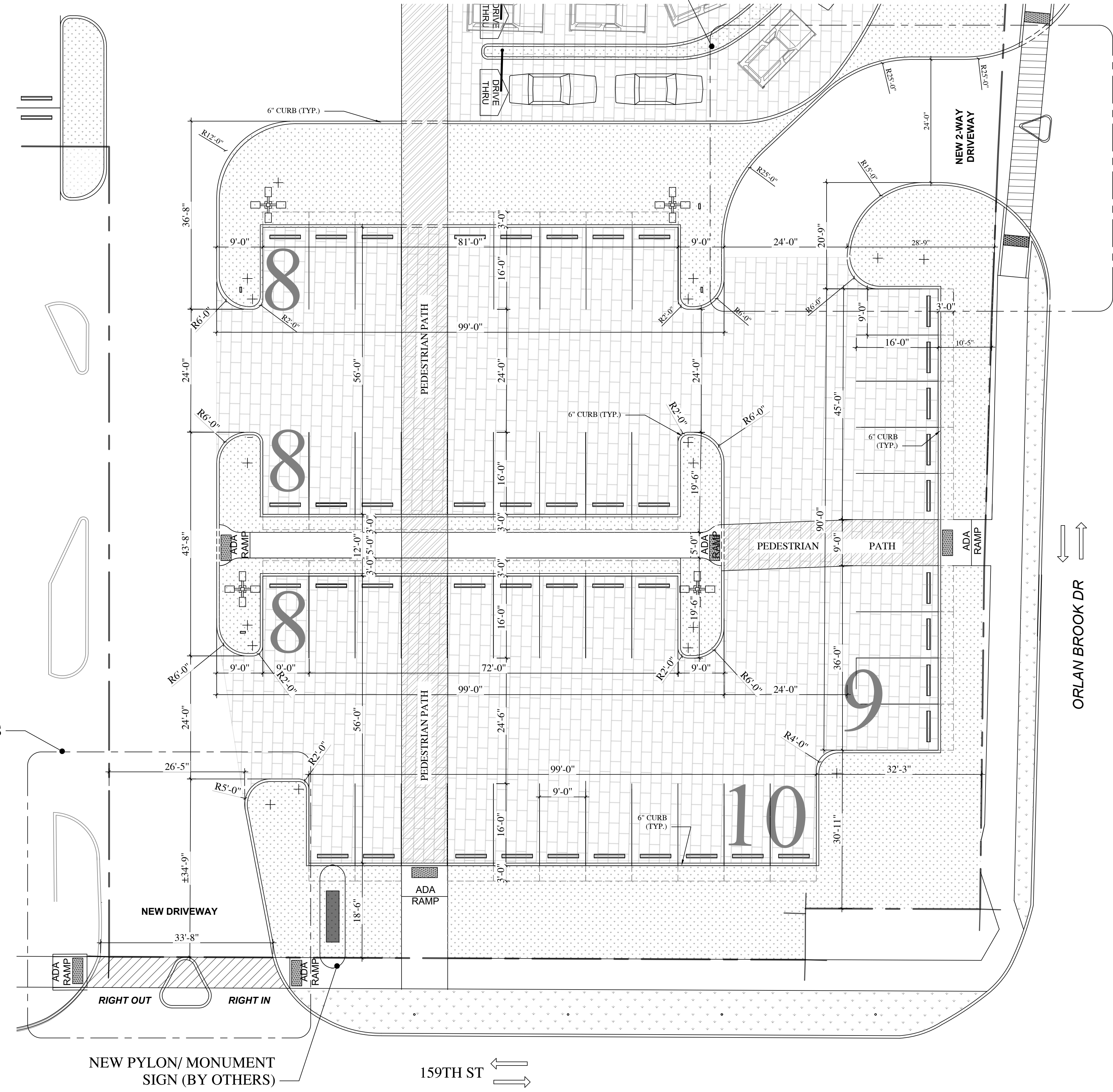
STRIPED CROSSWALK



CONCRETE

PER CIVIL DRAWINGS

PER CIVIL DRAWINGS



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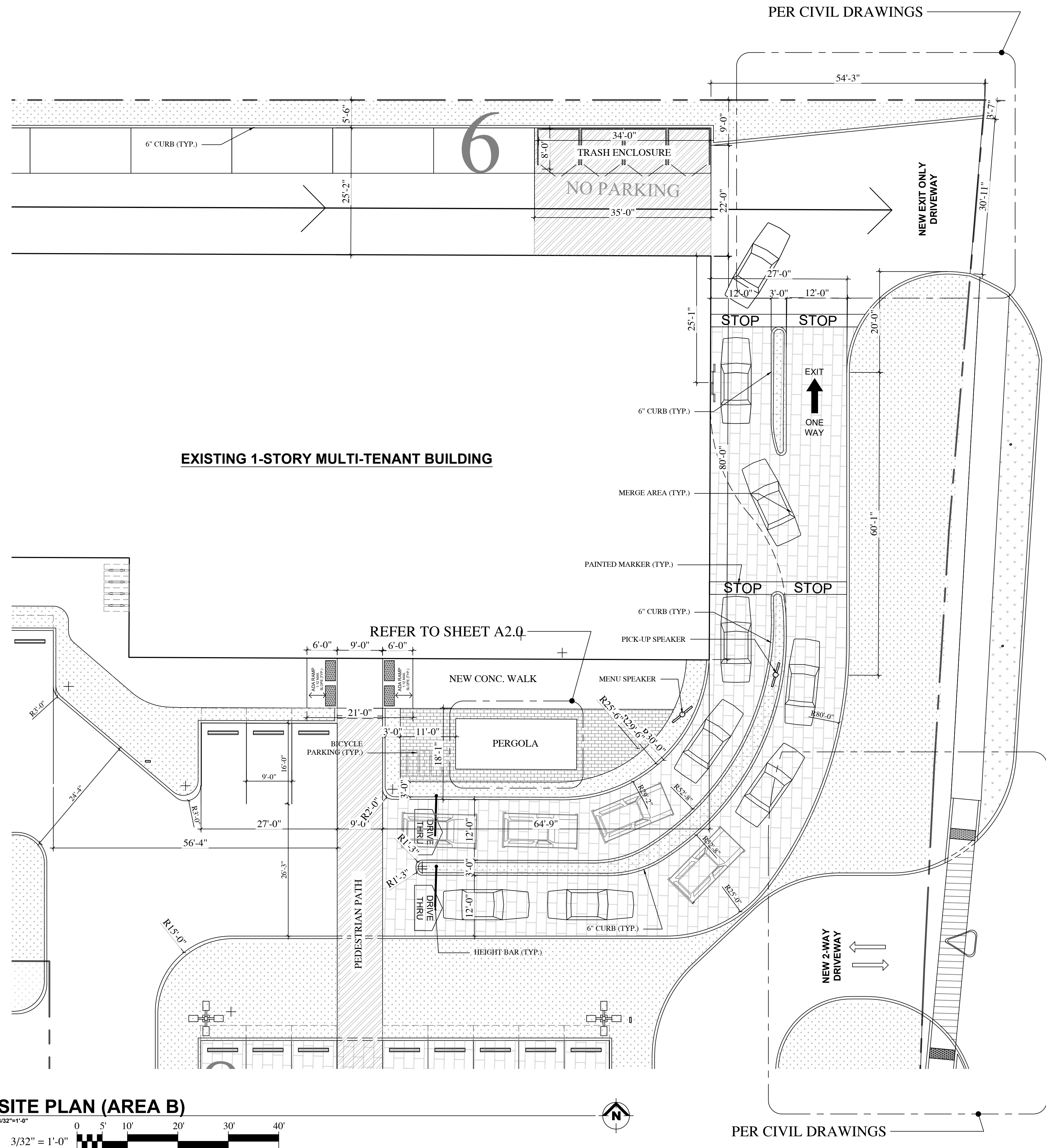
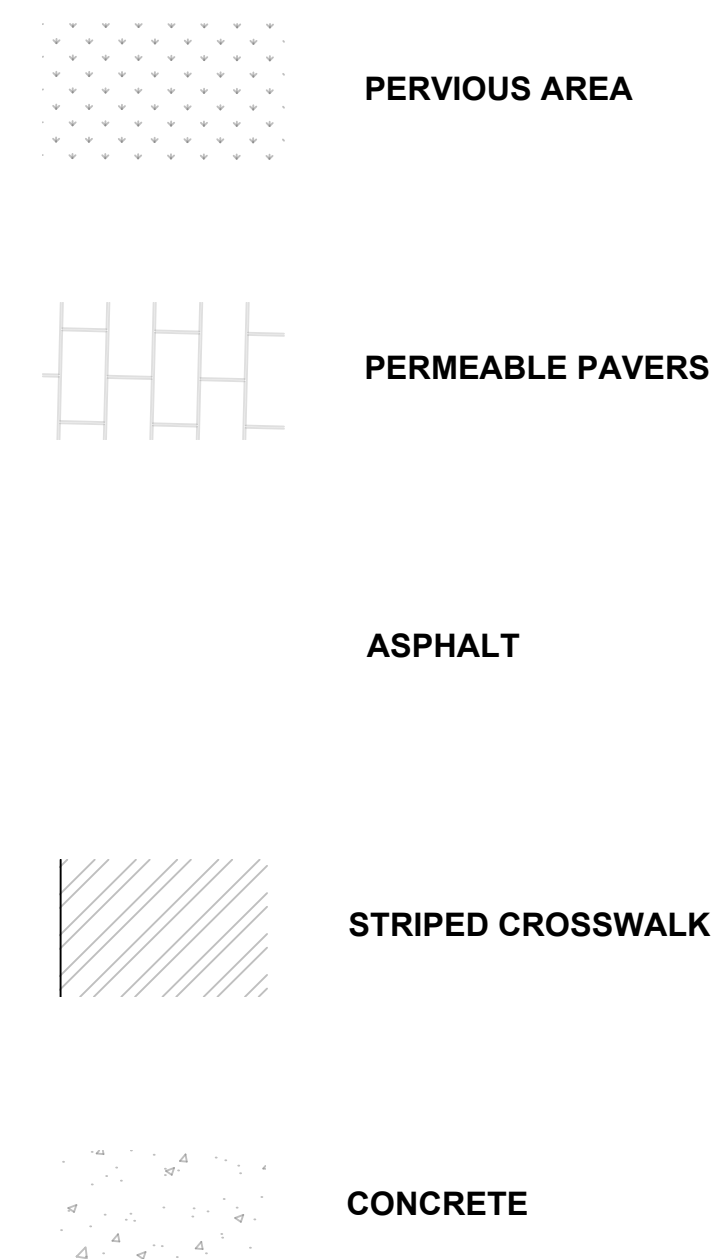
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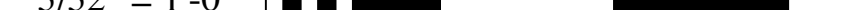
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SP1.1

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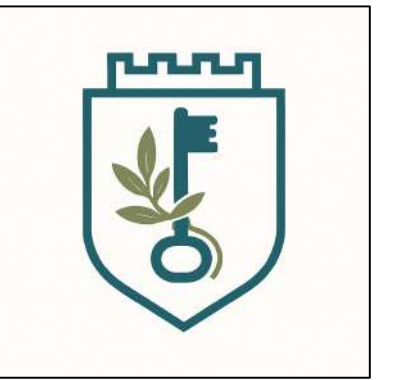


PER CIVIL DRAWINGS

PER CIVIL DRAWINGS

ORLAN BROOK DR

WMK.20 LLC
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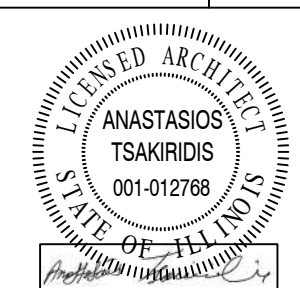
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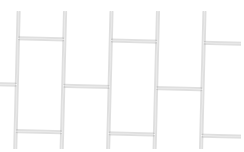
SP1.2 SCALE IF PLOT

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PLAN KEY

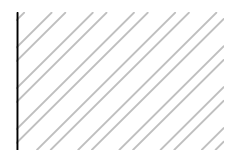


PERVIOUS AREA



PERMEABLE PAVERS

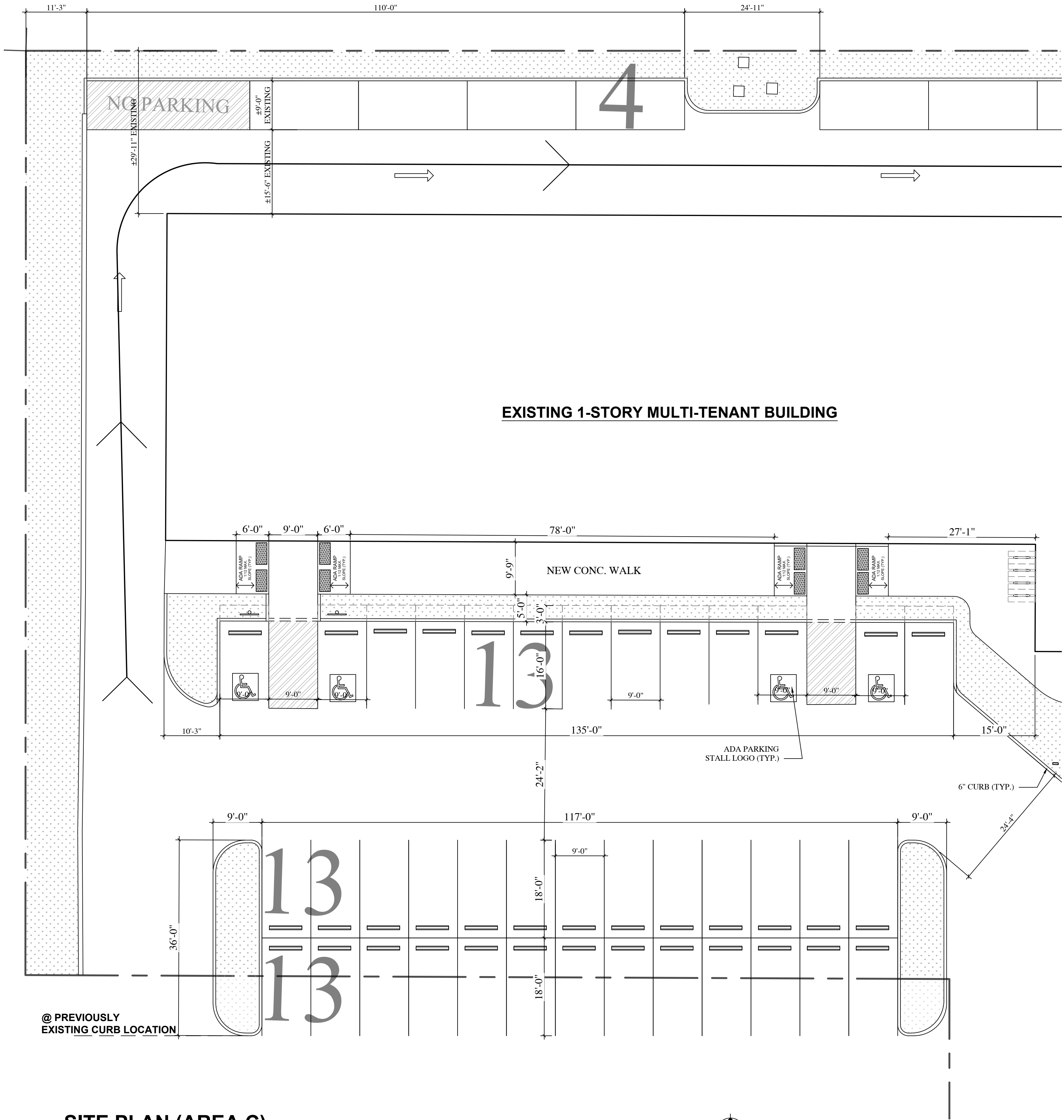
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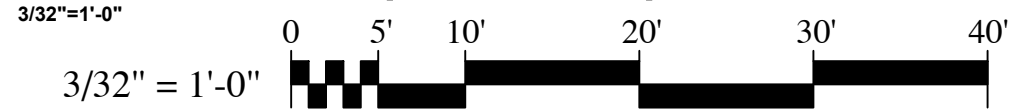
STRIPED CROSSWALK



CONCRETE



1 SITE PLAN (AREA C)



WMK.20 LLC

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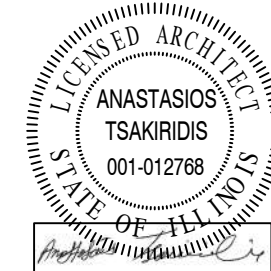


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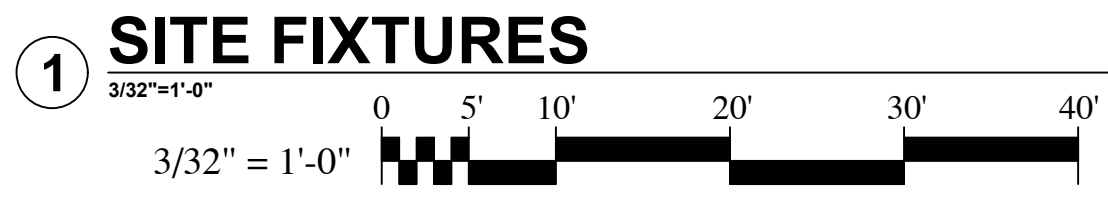
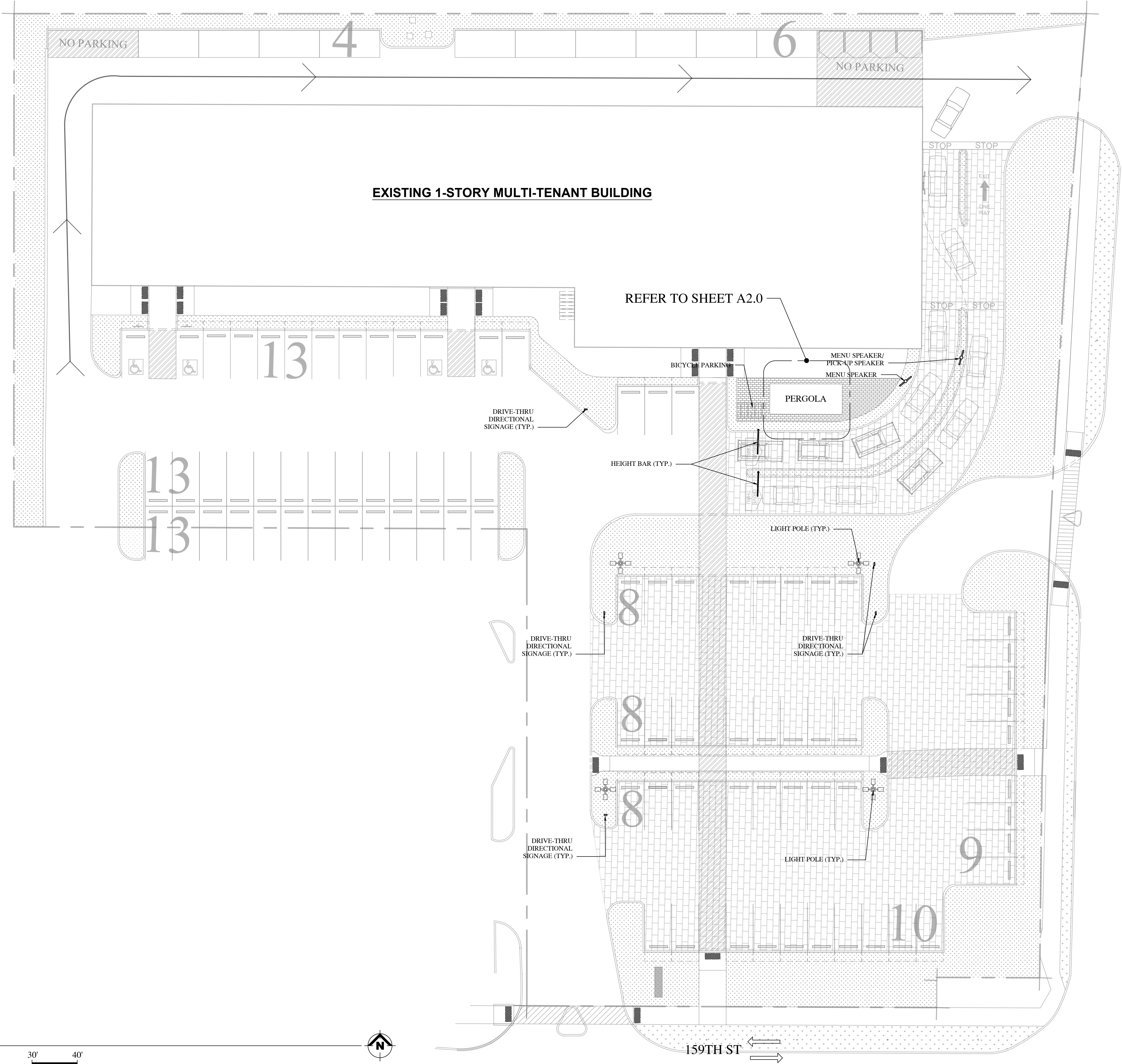
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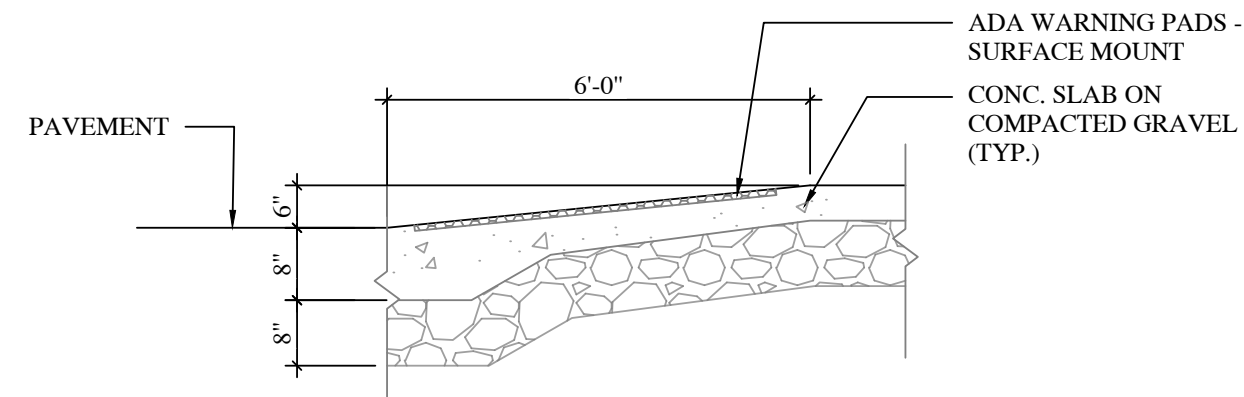
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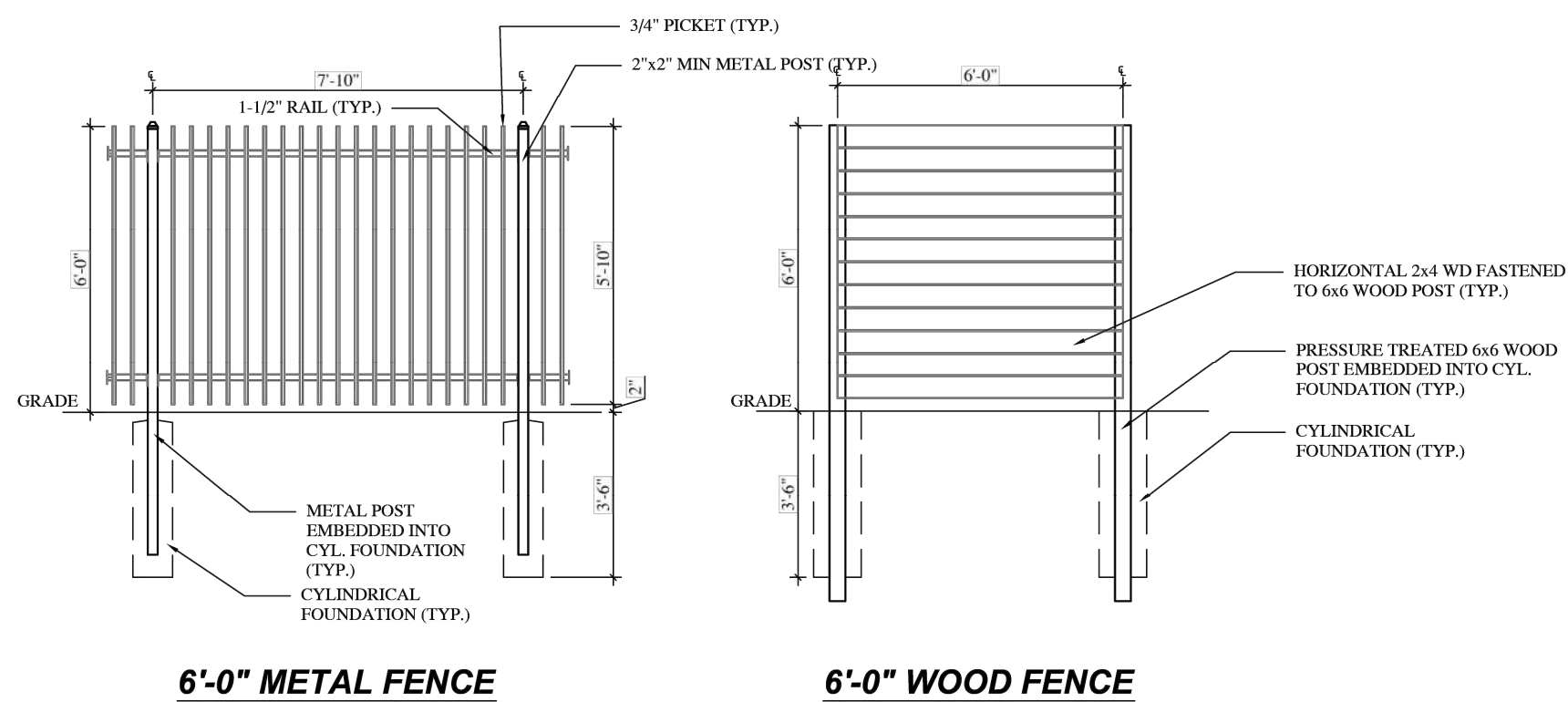
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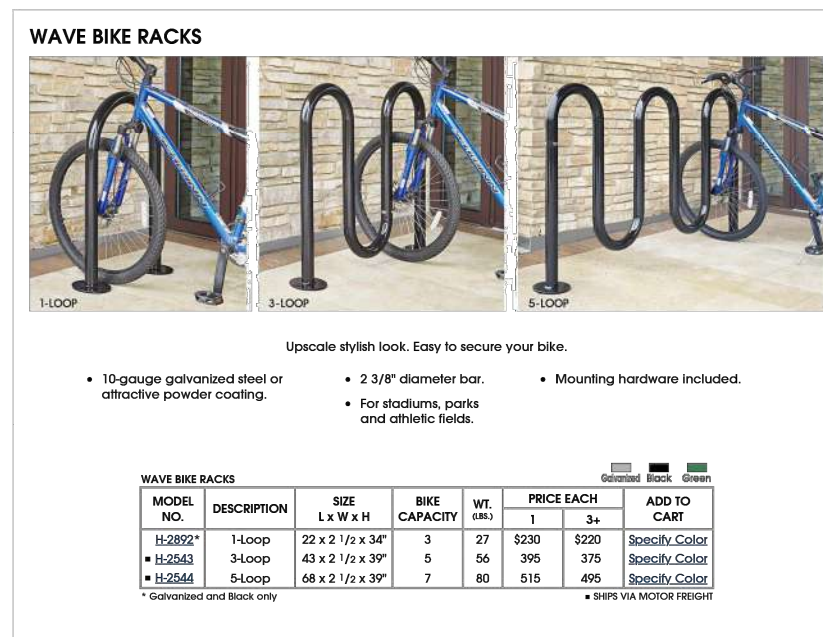
9 TYP. ADA RAMP DETAIL
N.T.S.



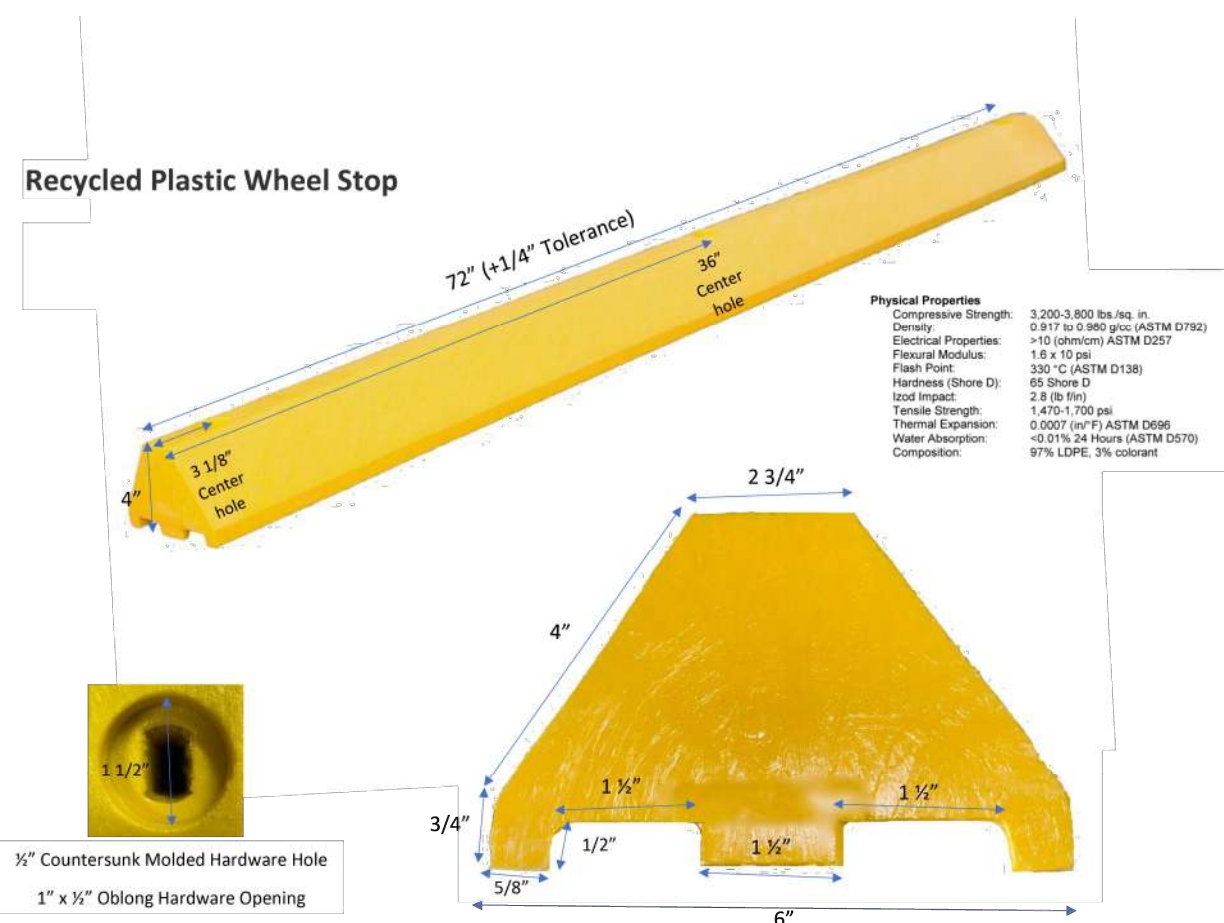
8 FENCE ELEVATION
N.T.S.



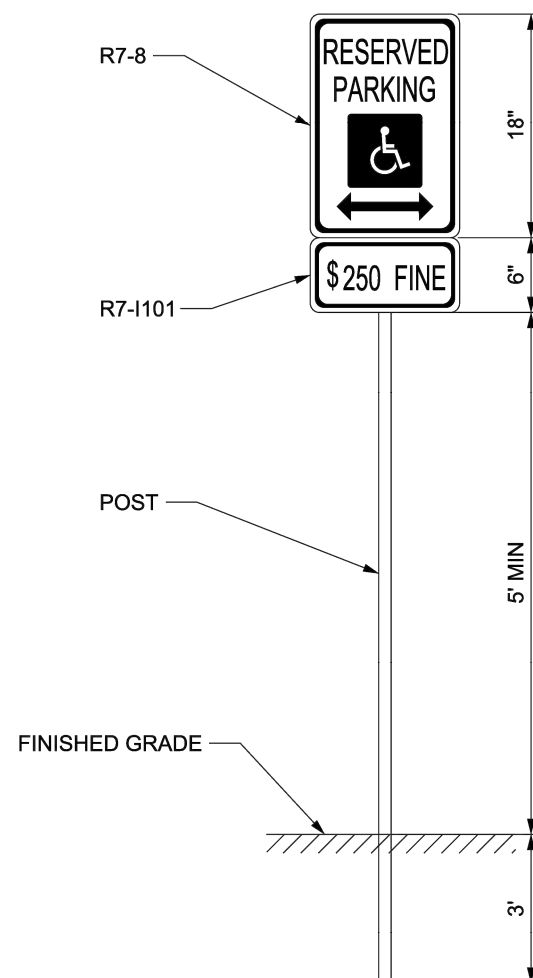
7 DIRECTIONAL SIGNAGE
N.T.S.



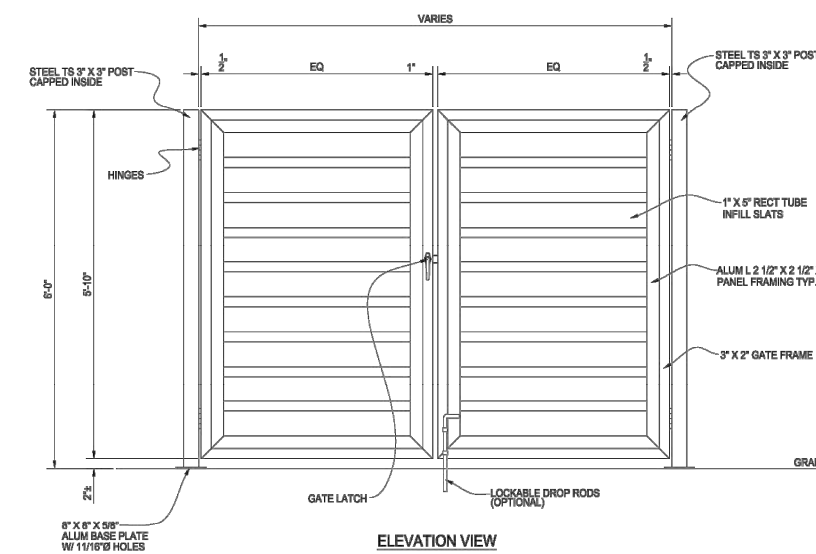
6 BICYCLE SECURE RACK
N.T.S.



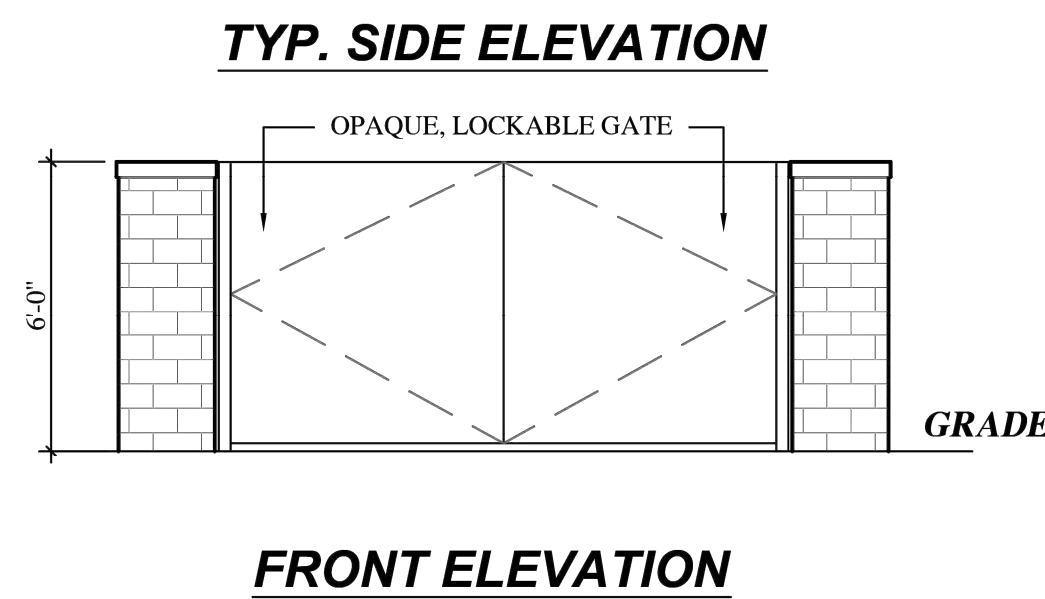
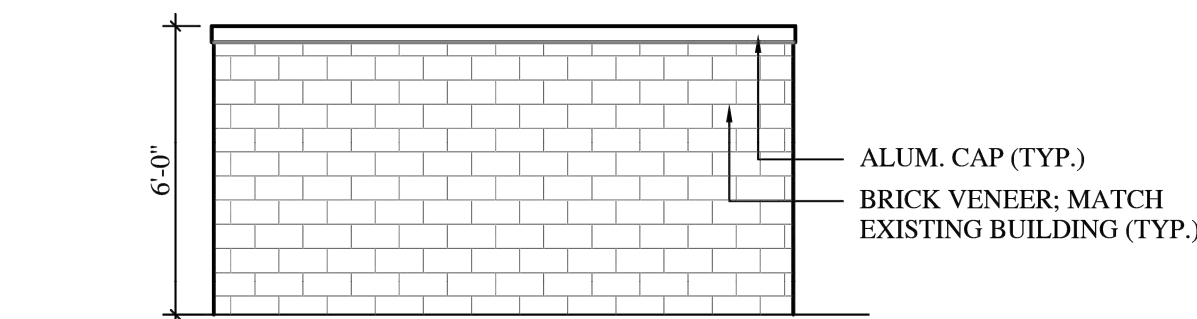
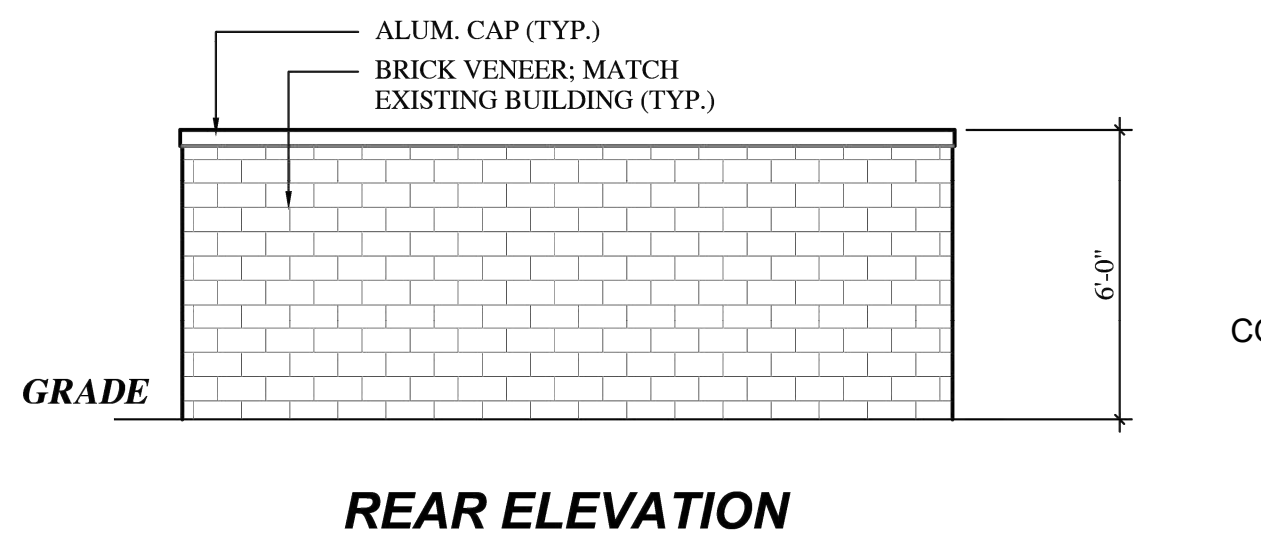
3 CONCRETE WHEEL STOP
N.T.S.



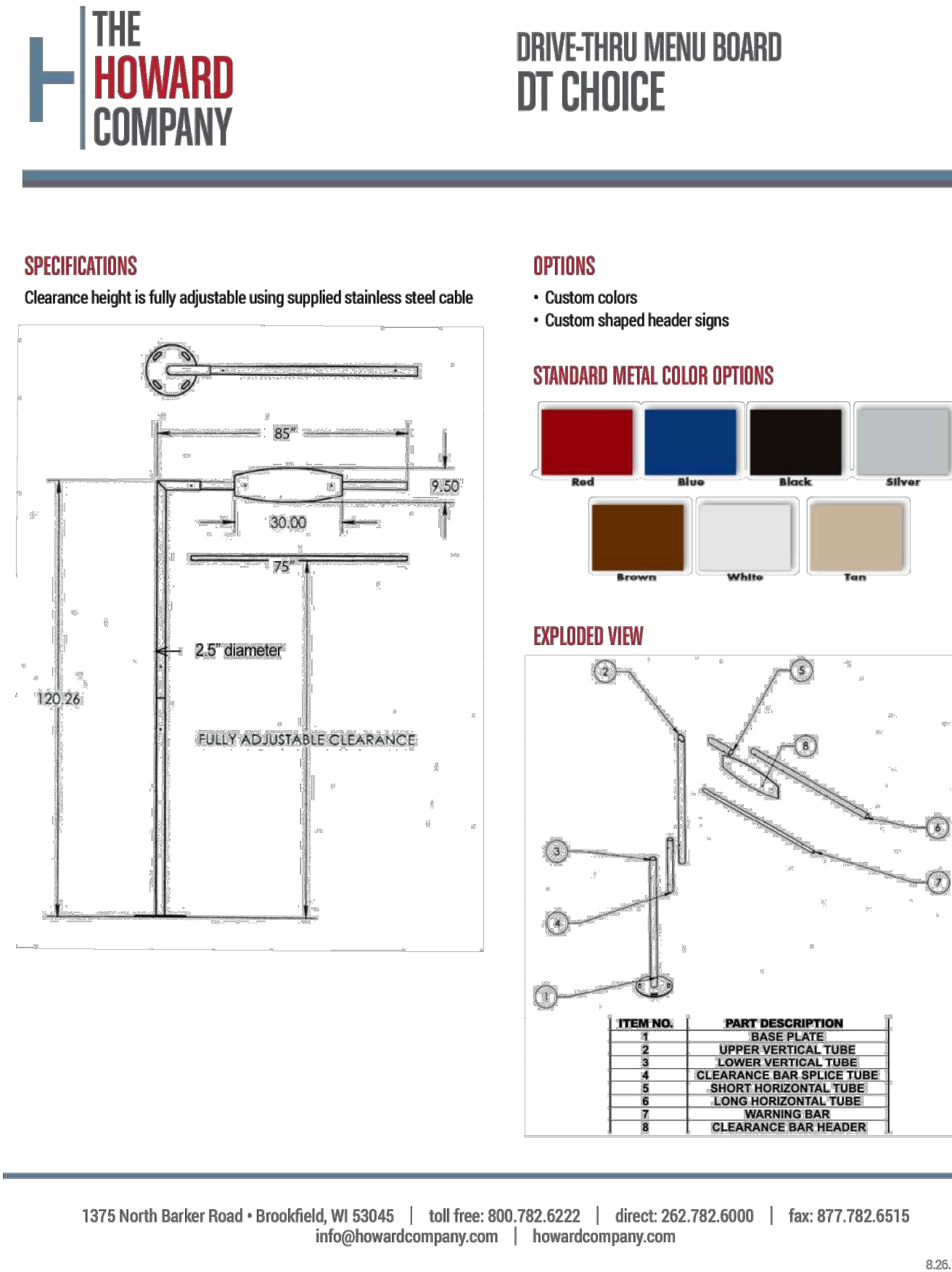
5 TYP. ADA PARKING SIGN
N.T.S.



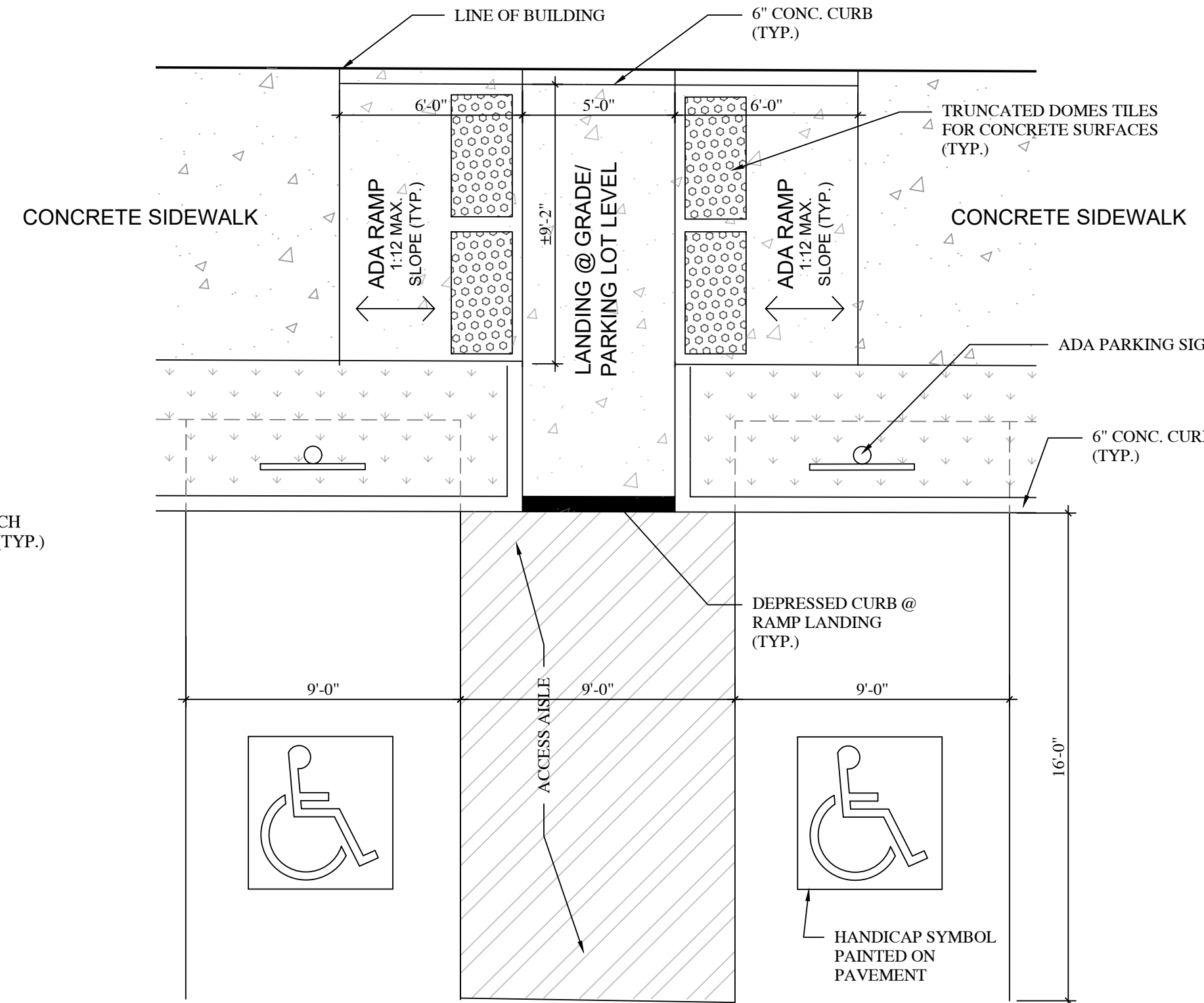
2.1 TASH ENCLOSURE GATE SPEC.
N.T.S.



2 TRASH ENCLOSURE
N.T.S.



4 HEIGHT CLEARANCE BAR @ DRIVE-THRU ENTRANCE
N.T.S.



1 TYP. ADA PARKING STALL & RAMP PLAN
1/4" = 1'-0"

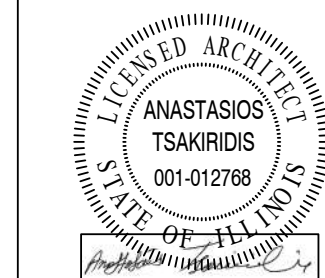
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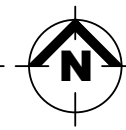
SP1.5

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SOUTH ELEVATION
(PARTIAL 2)

SOUTH ELEVATION
(PARTIAL 1)

1 ELEVATION KEY
N.T.S.

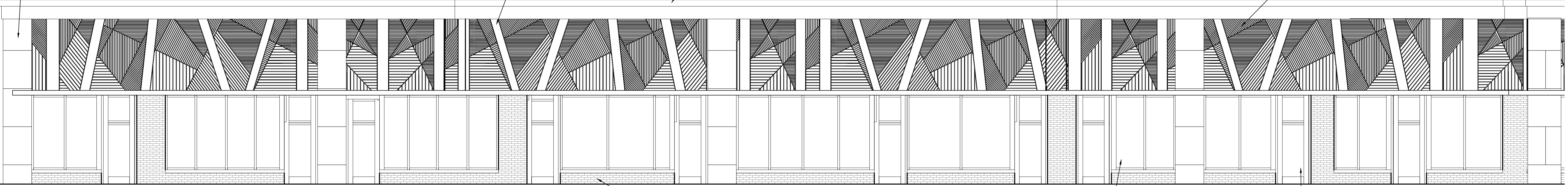


FLAT LOCK METAL PANEL;
REFER TO SPECIFICATION SHEET
(TYP.)

GRAY STUCCO EXTERIOR FINISH
(TYP.)

FLAT LOCK METAL PANEL;
REFER TO SPECIFICATION SHEET
(TYP.)

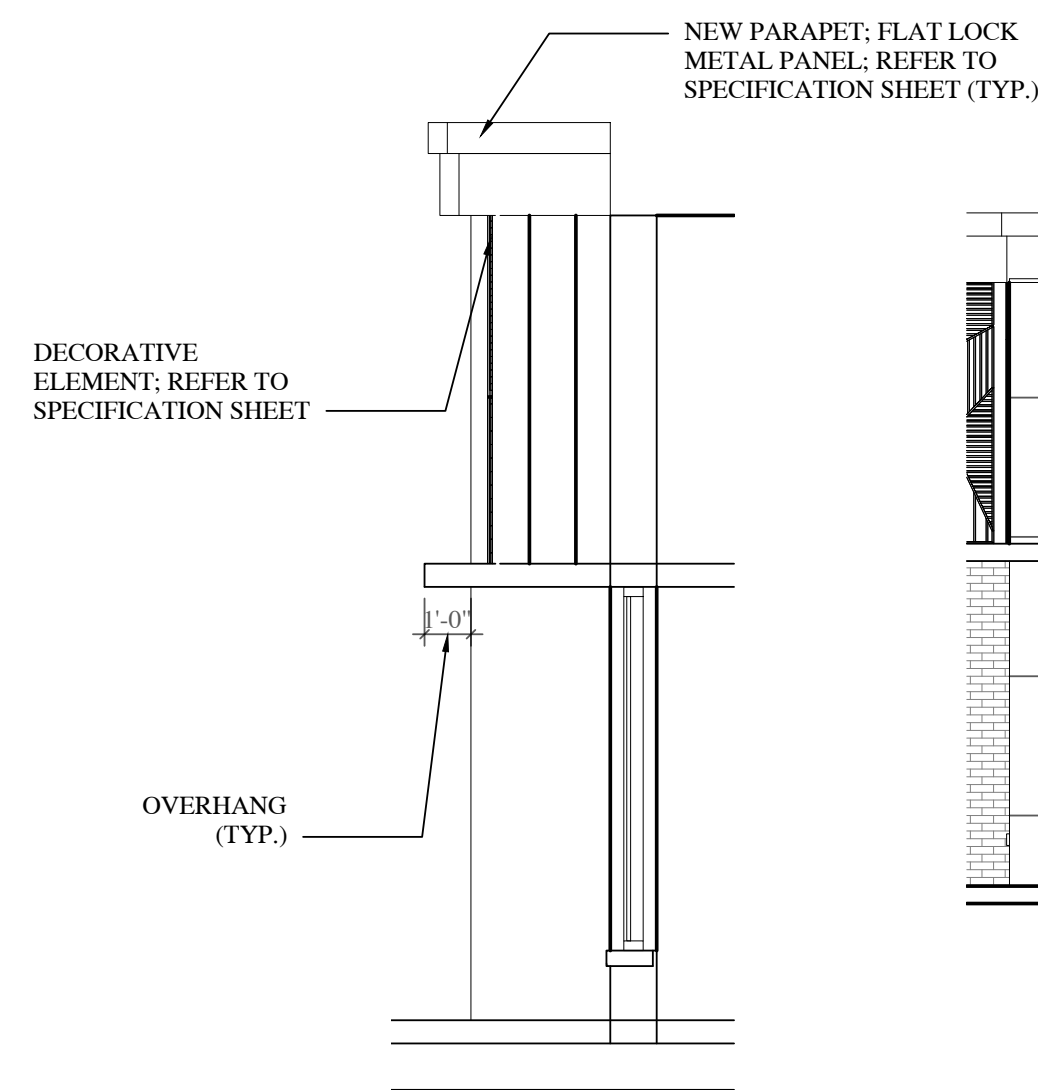
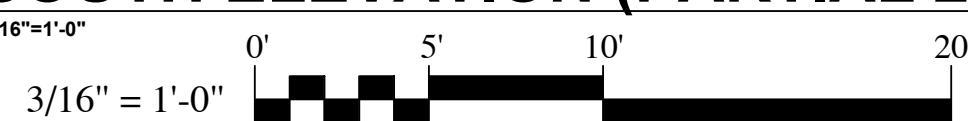
DECORATIVE ELEMENT; OR
EQUAL (BY OTHERS)



EXISTING MASONRY (TYP.)

EXISTING STOREFRONT GLAZING
SYSTEM W/ DOORS; COORDINATE W/
OWNER IF REPLACEMENT IS REQUESTED

2 SOUTH ELEVATION (PARTIAL 2)
3/16"=1'-0"



1 SCHEMATIC SECTION
N.T.S.

GRAY STUCCO EXTERIOR FINISH
(TYP.)

FLAT LOCK METAL PANEL;
REFER TO SPECIFICATION SHEET
(TYP.)

DECORATIVE ELEMENT; OR
EQUAL (BY OTHERS)

T/ PARAPET
19' - 4"

DRIVE-THRU
WINDOW CANOPY
OVERHANG
T/ OF EXISTING
STOREFRONT
9' - 4"

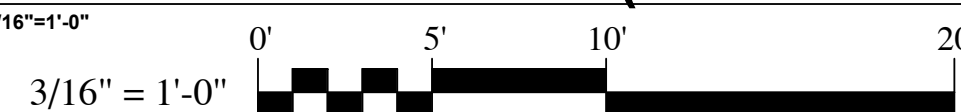
T/ CONC.
SIDEWALK
0' - 0"

EXISTING STOREFRONT GLAZING
SYSTEM W/ DOORS; COORDINATE W/
OWNER IF REPLACEMENT IS REQUESTED

EXISTING MASONRY (TYP.)

FLAT LOCK METAL PANEL;
REFER TO SPECIFICATION SHEET
(TYP.)

1 SOUTH ELEVATION (PARTIAL 1)
3/16"=1'-0"



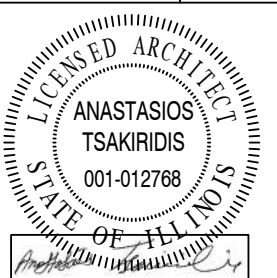
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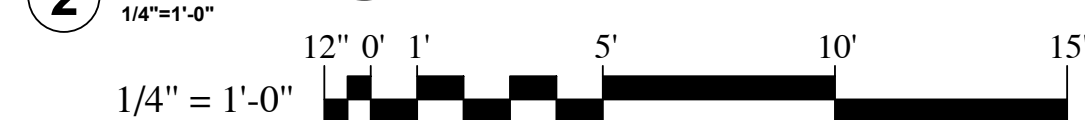
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