

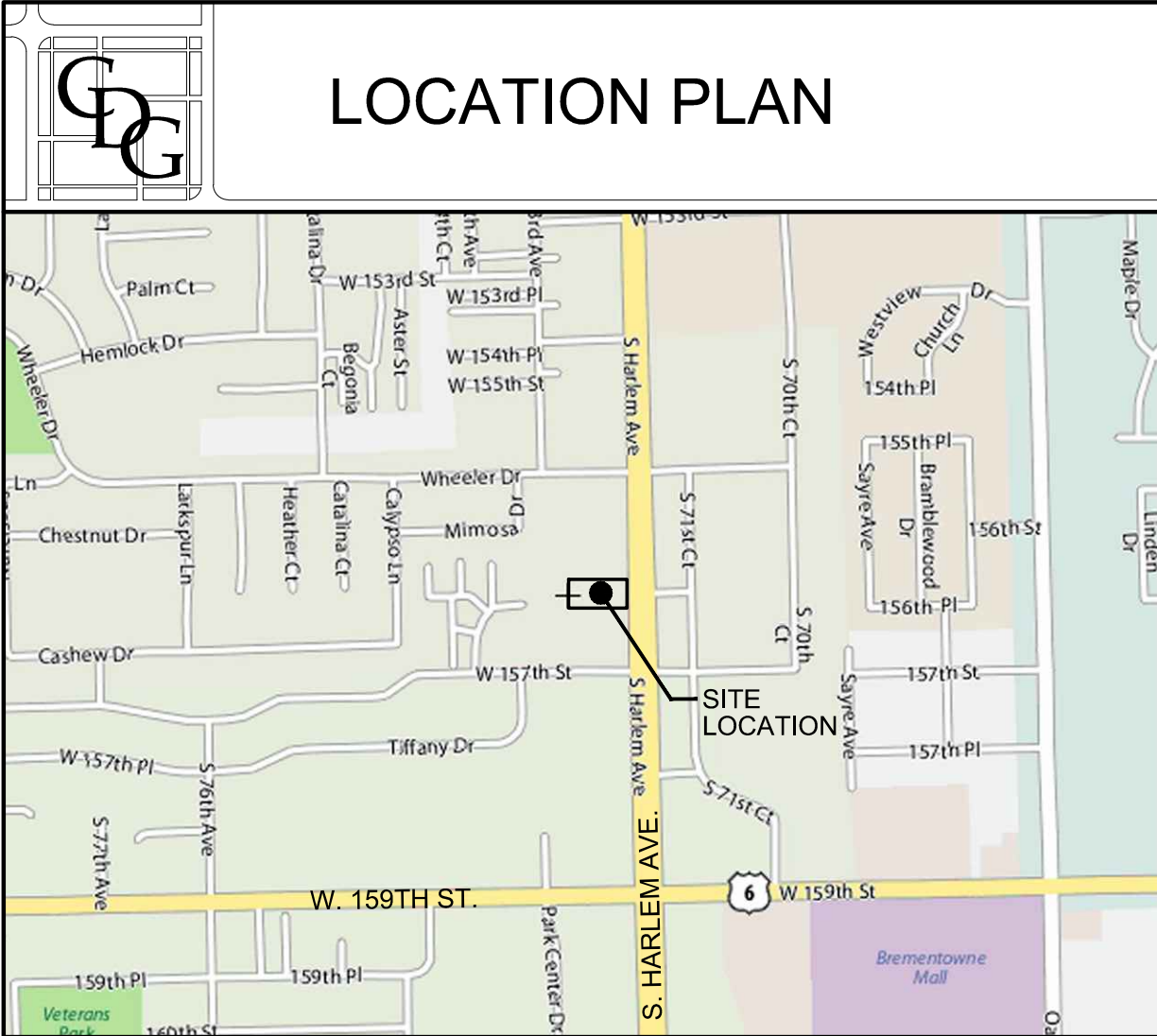
FULLER'S CAR WASH
156th St. & S. Harlem Ave.
Car Wash Renovation & Site Improvements

RE-ISSUE: SITE PLAN REVIEW 4-1-10



INDEX OF DRAWINGS

G001	COVER SHEET
RENDERINGS	
	EXISTING VIEW FROM NORTHEAST
	PROPOSED RENDERED VIEW FROM NORTHEAST
	EXISTING VIEW FROM SOUTHEAST
	PROPOSED RENDERED VIEW FROM SOUTHEAST
	PROPOSED RENDERED BIRDS EYE VIEW OF SITE
G101	SIGNAGE & TRASH ENCLOSURE
080097	PLAT OF SURVEY (2008)
S-1	TOPOGRAPHIC SURVEY (2010)
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A002	CIRCULATION PLAN
A201	BUILDING ELEVATIONS
A203	CANOPY ELEVATIONS
LO-100218	PHOTOMETRICS
L1	LANDSCAPE PLAN



SCOPE OF WORK

THIS IS A REMODEL OF AN EXISTING TUNNEL CAR WASH WITH AN ADDITION OF A TOWER OVER THE STREET SIDE END OF THE BUILDING, ALONG WITH NEW CANOPIES FOR VACUUMS AND THE PAY POINT ON THE SITE.

NOT FOR CONSTRUCTION

CORPORATE DESIGN + DEVELOPMENT GROUP, LLC 2075 PRATMAN AVE HOFFMAN ESTATES, ILLINOIS 60102 WWW.CDDCLLC.COM TEL: 708.333.0996 FAX: 708.333.0996 ILL. PROFESSIONAL DESIGN FIRM NO. 184-000333	NO.	REVISIONS	ISSUED FOR CLIENT REVIEW	DATE	BY
			ISSUED TO ZONING	01-12-10	RT
ORLAND PARK, ILLINOIS 156th St. & S. Harlem Ave. Car Wash Renovation & Site Improvements			ISSUED FOR PLAN REVIEW	02-17-10	RT
FULLER'S \$3 EXPRESS CAR WASH			1 REV. PER 3/22/10 STAFF MTG.	03-25-10	RT
COVER SHEET			RE-ISSUED TO ZONING	04-01-10	RT
DATE: 12-11-09 SCALE: AS SHOWN DRAWN: RT CHECK: CK JOB: D09059 SHEET: G001					



Classic
CAR WASH

SPRING HAS SPRING
GET A DETAIL JOB

15614

CHASE

CRYSTAL COVE

Office

15614

CAR WASH





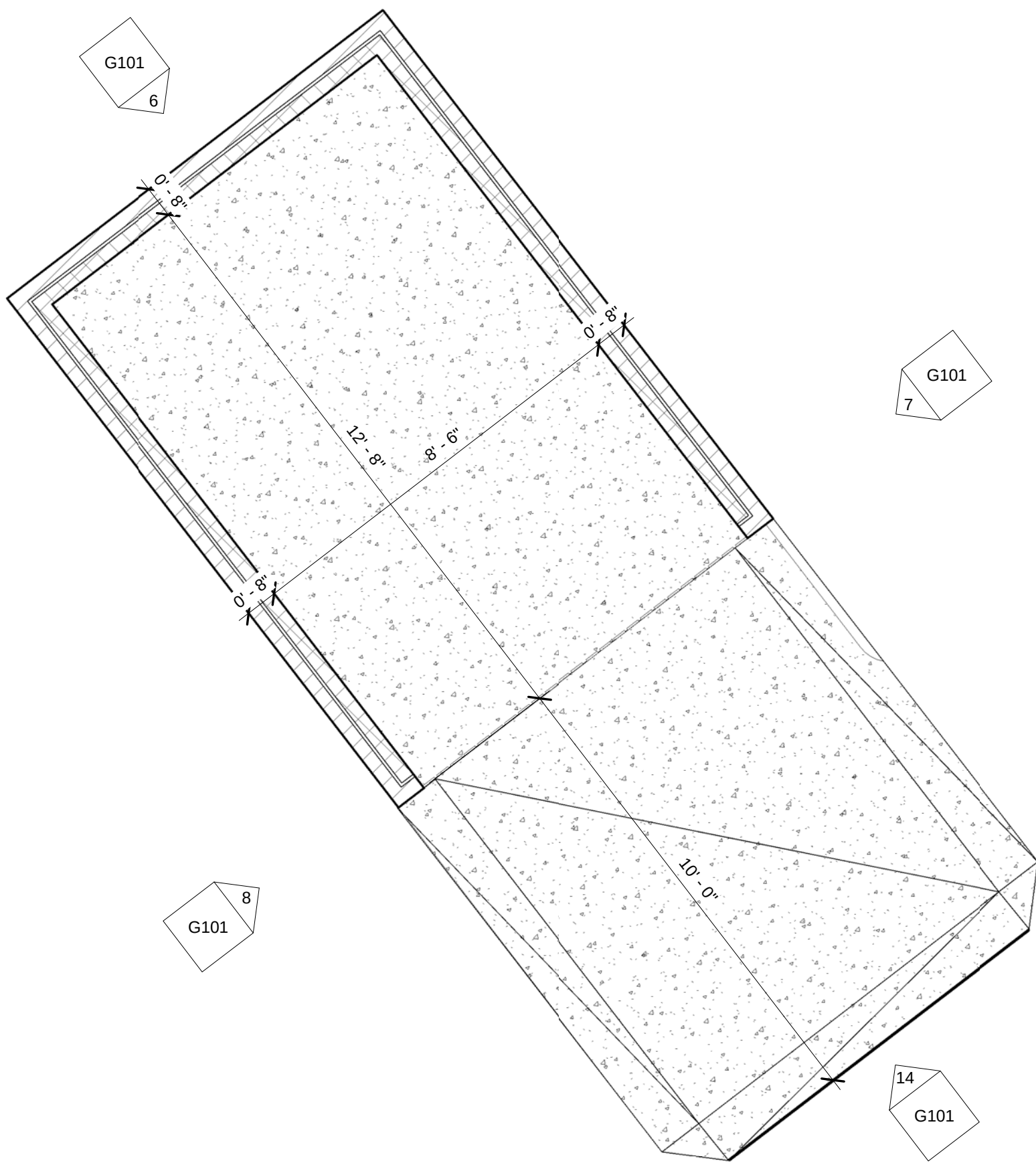
CAR WASH

Classic
CAR WASH
WASH BUY 4 CAR

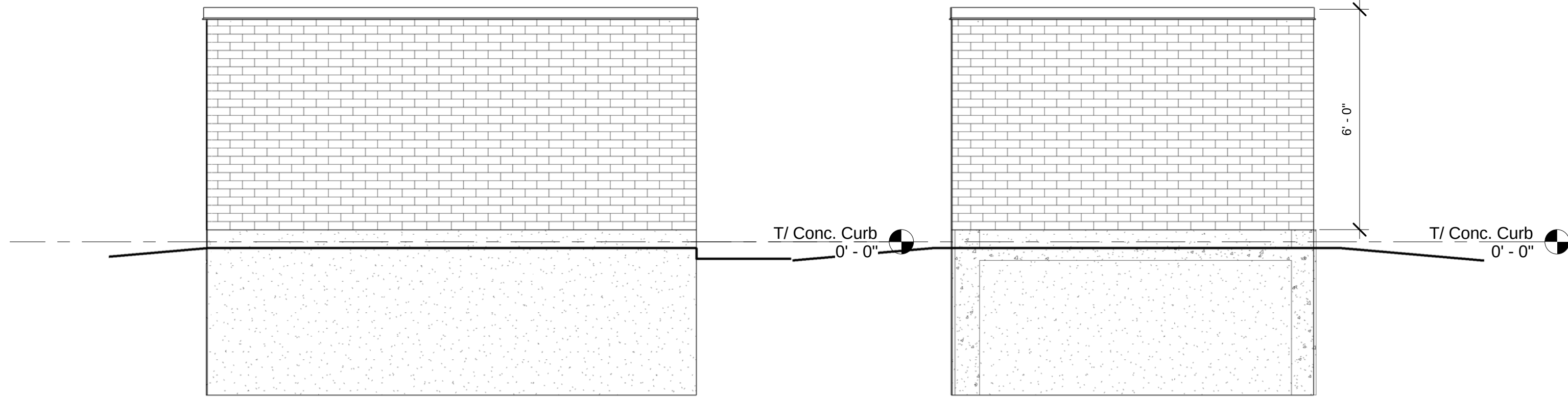




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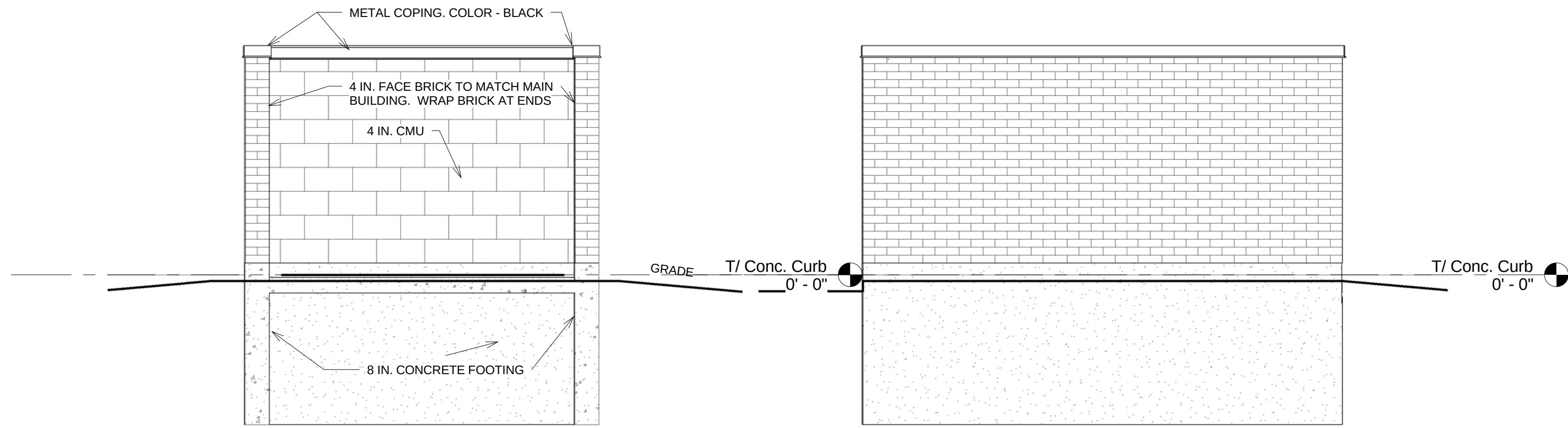


5 Trash Enclosure Plan
3/8" = 1'-0"



7 Trash Enclosure - East Elevation
3/8" = 1'-0"

6 Trash Enclosure - North Elevation
3/8" = 1'-0"

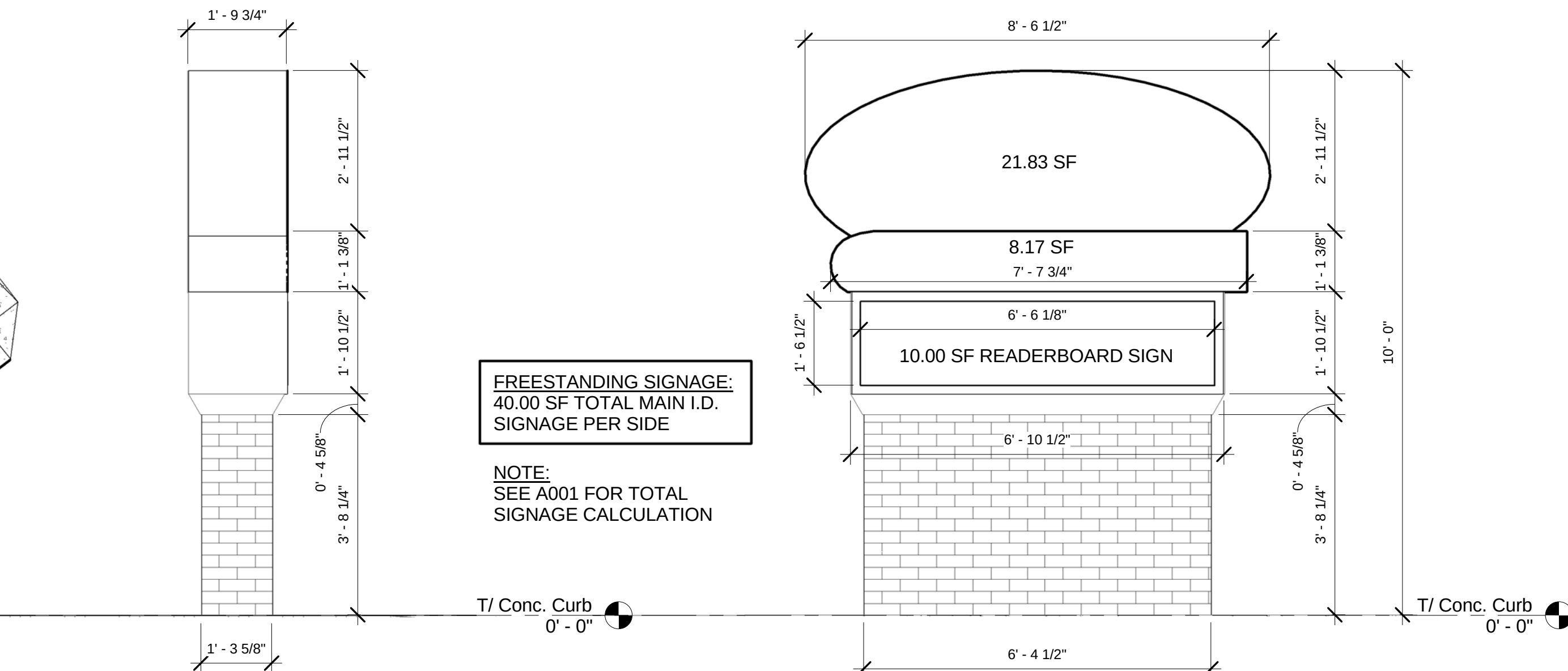


14 Trash Enclosure - South Elevation
3/8" = 1'-0"

8 Trash Enclosure - West Elevation
3/8" = 1'-0"



1 Trash Enclosure
12" = 1'-0"



4 Main I.D. Sign Side Elevation
1/2" = 1'-0"

3 Main I.D. Sign Elevation
1/2" = 1'-0"

FREESTANDING SIGNAGE:
40.00 SF TOTAL MAIN I.D.
SIGNAGE PER SIDE

NOTE:
SEE A001 FOR TOTAL
SIGNAGE CALCULATION



2 Main I.D. Sign - Copper Swish
12" = 1'-0"

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NO.	REVISIONS	DATE	BY
1	ISSUED FOR CLIENT REV.	1-12-10	RT
2	ISSUED TO ZONING	1-26-10	RT
3	ISSUED FOR PLAN REV.	2-17-10	RT
4	REV PER 3/22/10 STAFF MTG	3-25-10	RT
5	RE-ISSUE PLAN REVIEW	4-1-10	RT

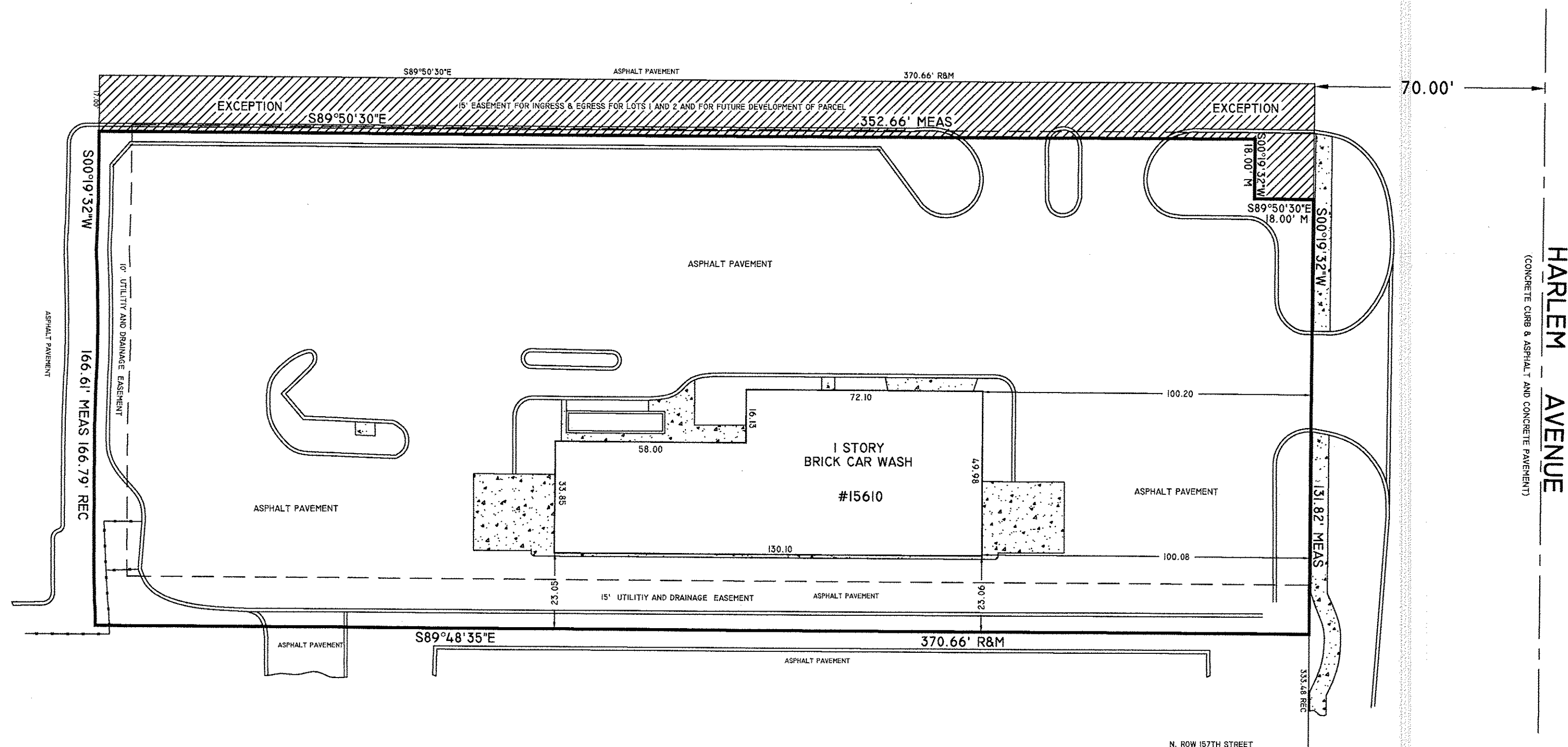
CORPORATE DESIGN + DEVELOPMENT GROUP, LLC 3475 BRYANT AVE. NORTHMAN ESTATES, IL 60062-6912 PH: 224-293-1660 WWW.CDGDLLC.COM IL PROFESSIONAL DESIGN FIRM NO. 184-000113	ORLAND PARK, ILLINOIS 156th ST. & S. Harlem Ave. Car Wash Renovation & Site Improvements	FULLER CAR WASH	Signage & Trash Enclosure
---	--	--------------------	------------------------------

DATE:	12-16-09
SCALE:	As indicated
DRAWN:	Author
CHECK:	Checker
JOB:	D09059
SHEET:	G101

PLAT OF SURVEY

LOT 1, EXCEPT THE NORTH 17.00 FEET THEREOF AND ALSO EXCEPT THE SOUTH 18.00 FEET OF THE NORTH 35 FEET OF THE EAST 18.00 FEET THEREOF, IN MITIDIERO'S SUBDIVISION, BEING A SUBDIVISION OF LOT 1 IN CLEARVIEW GARDENS, A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PIN # 27-13-401-039-0000



SCALE: 1"=30'
BASES OF BEARING IS ASSUMED

WINEMILLER & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
ILLINOIS & INDIANA

3340 WEST 194TH STREET, HOMEWOOD, ILLINOIS 60430
PHONE (708)799-1098 FAX (708) 799-1698

CLIENT:JOHN DOERINGER
ATTORNEY AT LAW
JOB NO. 080101 DESCRIPTION: PLAT OF SURVEY 15610 HARLEM
C:\LAND PROJECTS 31080097\DWG\080097.DWG 6/20/2008 9:02:01 AM CST

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I SAMUEL R. WINEMILLER, CERTIFY THAT I HAVE SURVEYED THE PROPERTY DESCRIBED HEREON AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY. ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

HOMewood, ILLINOIS, JULY 7, 2008.

LICENSE EXPIRES 11/30/08
PROFESSIONAL LAND SURVEYOR NO. 035-03233

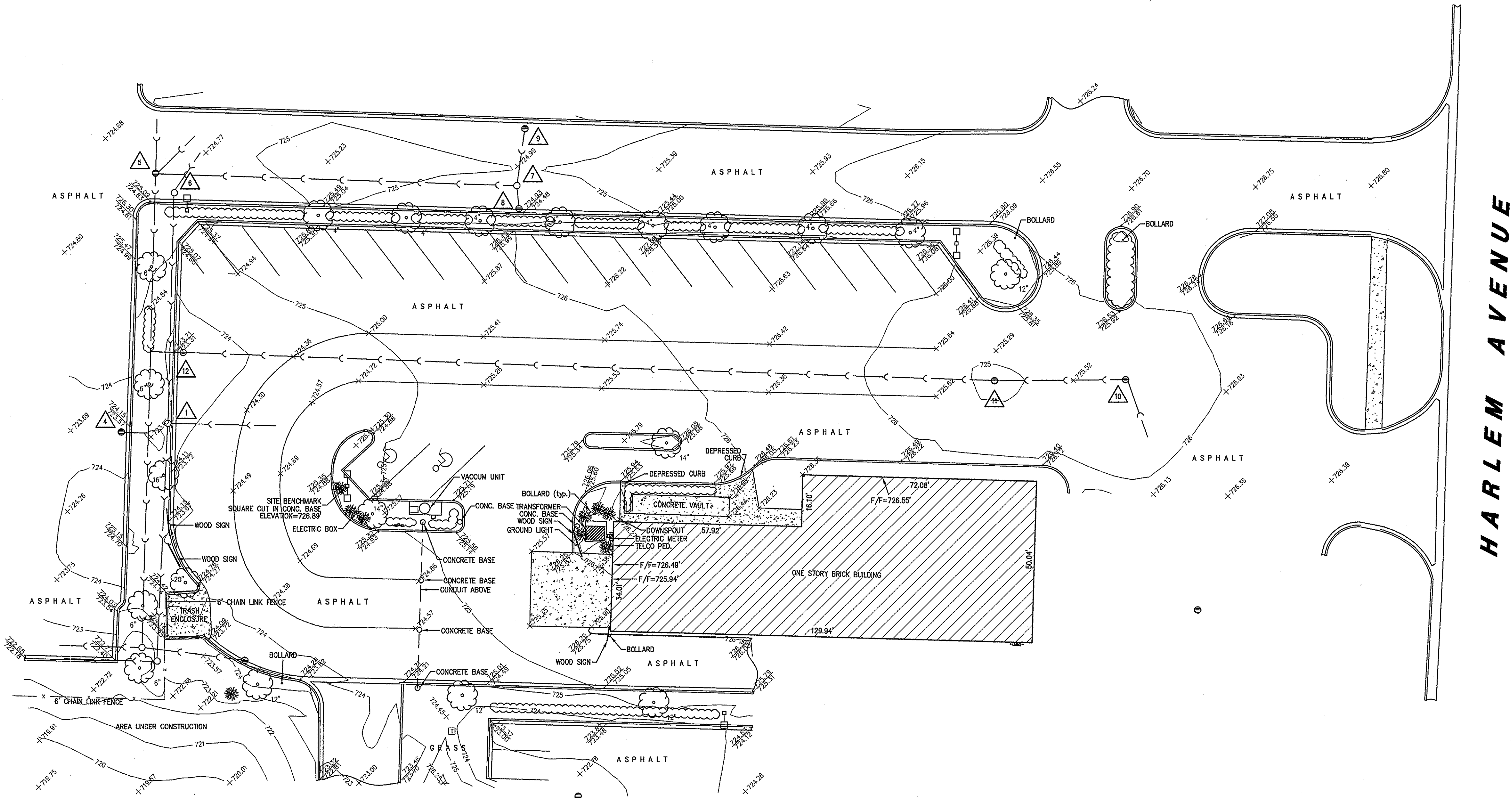
COMPARE ALL POINTS BEFORE BUILDING AND REPORT ANY DIFFERENCES AT ONCE. FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR DEED, CONTRACT, TITLE POLICY, ZONING ORDINANCE, ETC.



[illegible]

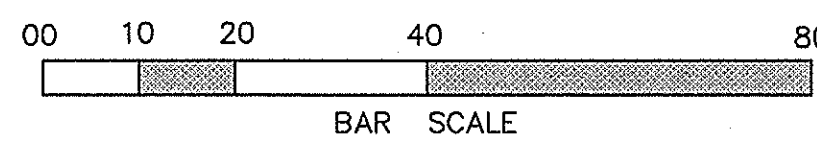
TOPOGRAPHIC SURVEY

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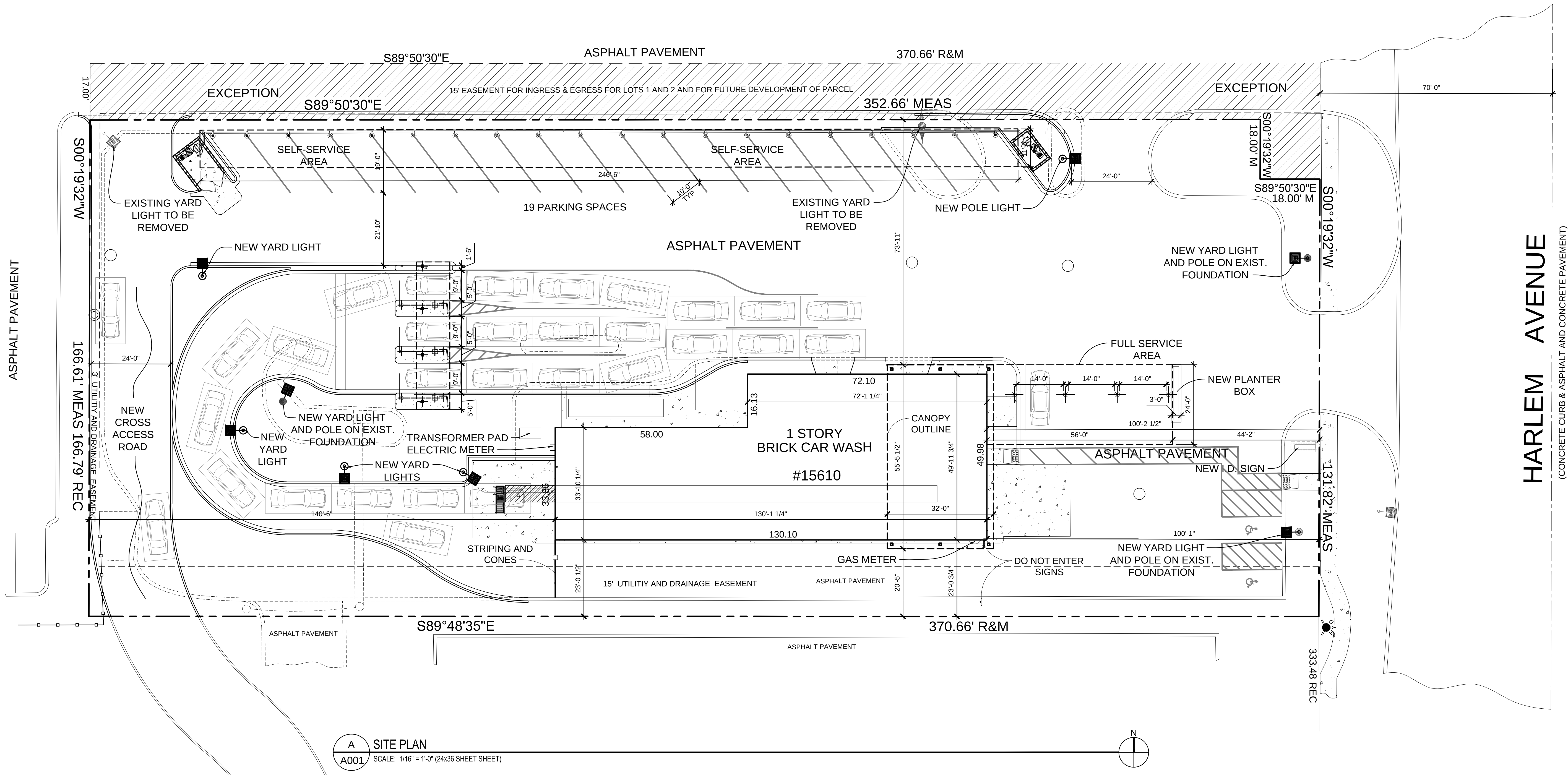


	PROPERTY LINE		TYPICAL SIGN		TELEPHONE VAULT
	CENTER LINE		FLARED END SECTION		GUARDRAIL
	EASEMENT LINE		OPEN GRATE MANHOLE		GUY WIRE ANCHOR
	BUILDING SETBACK		BEEHIVE GRATE MANHOLE		CONTOUR LINE
	MEASURED DATA		GUTTER FRAME		TREE LINE / HEDGE LINE
	RECORD DATA		VALVE VAULT		EDGE GRAVEL/STONE
	CALCULATED DATA		FIRE HYDRANT		FENCE LINE
	TOP OF (SURVEILLANT, ETC.)		B-X-B / SERVICE VALVE		STORM SEWER
	SPOT (GRADE)		POST LIGHT/GROUND LIGHT		SANITARY SEWER
	BOTTOM OF (POLE, ANTENNA, ETC.)		AREA LIGHT		COMBO SEWER
	CONCRETE		STREET LIGHT		WATER SERVICE LINE
	EVERGREEN/DECIDUOUS		TRAFFIC SIGNAL		WATERMAIN
	SHRUB		MAST ARM SIGNAL		OVERHEAD LINE
	MONITOR WELL		HANDHOLE (electric/traffic)		FIBER OPTIC LINE
	GAS VALVE		GAS METER		GAS LINE
			ELECTRIC METER		U.G. TELECO LINE
			PEDESTAL (teleco, elec, cable)		U.G. ELECTRIC LINE
			UTILITY POLE		UTILITY MARKING (WATER, GAS, ELEC., ETC.)

1. BENCHMARK – SQUARE CUT ON CONCRETE BASE OF LIGHT POLE LOCATED IN A PARKING LOT ISLAND WEST OF THE EXISTING BUILDING. ELEVATION=726.89" (NAV88)
2. THE LOCATION OF UNDERGROUND UTILITIES WAS DETERMINED BY FIELD OBSERVATION AND VISIBLE MARKINGS ONLY.
3. FIELD WORK COMPLETED: 1-29-10
4. SURVEY PREPARED FOR: CORPORATE DESIGN + DEVELOPMENT GROUP
5. ANY DISCREPANCIES FOUND WITHIN THIS DOCUMENT NEED TO BE REPORTED TO THE SURVEYOR AS SOON AS POSSIBLE.



FRANJO I. MATIĆ - PLS #035-003556 EXPIRES 11/30/2010
ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 187-004387



A SITE PLAN
A001 SCALE: 1/16" = 1'-0" (24x36 SHEET SHEET)

ZONING INFORMATION			
SITE ZONING (SECT. 6-207)	MUNICIPALITY: EXISTING ZONING: REQUIRED ZONING:	VILLAGE OF ORLAND PARK, IL BIZ GENERAL BUSINESS DISTRICT BIZ GENERAL BUSINESS DISTRICT	
SITE AREA (SECT. 6-207-D & E)	LOT AREA: FAR RATIO: EXISTING PERVIOUS: PROPOSED PERVIOUS:	REQUIRED 10,000 SF MIN. 1.0 MAX. 0.10 6,599.86 SF 11.96% 9,156.79 SF 16.60%	EXISTING 55,170 SF 0.10 6,599.86 SF 11.96% 9,156.79 SF 16.60%
BUILDING HEIGHT (SECT. 6-207-H)	MAIN BUILDING:	REQUIRED 4 STORIES MAX. 50'-0" MAX	PROPOSED 1 STORY ~30'-0" TOWER HT.
BUILDING SETBACKS (SECT. 6-207-F)	FRONT YARD: SIDE YARD(NORTH): SIDE YARD(SOUTH): REAR YARD:	REQUIRED 25'-0" 15'-0" 15'-0" 30'-0"	PROPOSED 44'-2" 73'-11" 20'-5" 140'-6"

PARKING / STACKING (SECT.6-306)	STALL NUMBER: STALL SIZE: ACCESSIBLE: STACKING:	REQUIRED 1 PER EMP. = 3 9' x 18'-6" 2 3 PER BAY	PROPOSED 21 STALLS 9' x 18'-6" 2 27 STACKING
	20 CUSTOMER VACUUMS (23 TOTAL VACUUM STALLS)		
SIGNAGE	ID SIGN AREA: ID SIGN HEIGHT:	ALLOWED 40 SF 10' MAX	PROPOSED 40.00 SF 10'-0"
	WALL (HARLEM): WALL (NORTH ACCESS RD): WALL (SOUTH PROP LINE): TOTAL WALL SIGNS:	7.5%* = 75 SF 7.5%* = 175.61 SF 1 SIGN** 250.61 SF	74.78 SF 32.17 SF 32.17 SF 139.12 SF
* PERCENT OF WALL AREA OF THAT FACADE.			
** THE WALL SIGN ON THE SOUTH PROPERTY LINE MUST BORROW SQUARE FOOTAGE FROM THE ALLOWABLE AMOUNTS ON THE OTHER TWO FACADES.			

NOT FOR CONSTRUCTION

ORLAND PARK, ILLINOIS

156th St. & S. Harlem Ave.

Car Wash Renovation & Site Improvements

FULLER'S \$3

EXPRESS

CAR WASH

PROPOSED

SITE PLAN

DATE: 12-11-09

SCALE: AS SHOWN

DRAWN: RT

CHECK: CK

JOB: D09059

SHEET: A001

CORPORATE DESIGN + DEVELOPMENT GROUP, LLC

2075 PRATUM AVE

HOFMAN ESTATES, ILLINOIS 60132

WWW.CDGILL.COM

TEL: 708.333.6966

ILL. PROFESSIONAL DESIGN FIRM NO. 184-000333

GC

BY

DATE

REVISIONS

NO.

ISSUED FOR CLIENT REVIEW

ISSUED TO ZONING

ISSUED FOR PLAN REVIEW

1 REV. PER 3/22/10 STAFF MTG.

RE-ISSUE PLAN REVIEW

01-12-10

01-26-10

02-17-10

03-25-10

04-01-10

RT

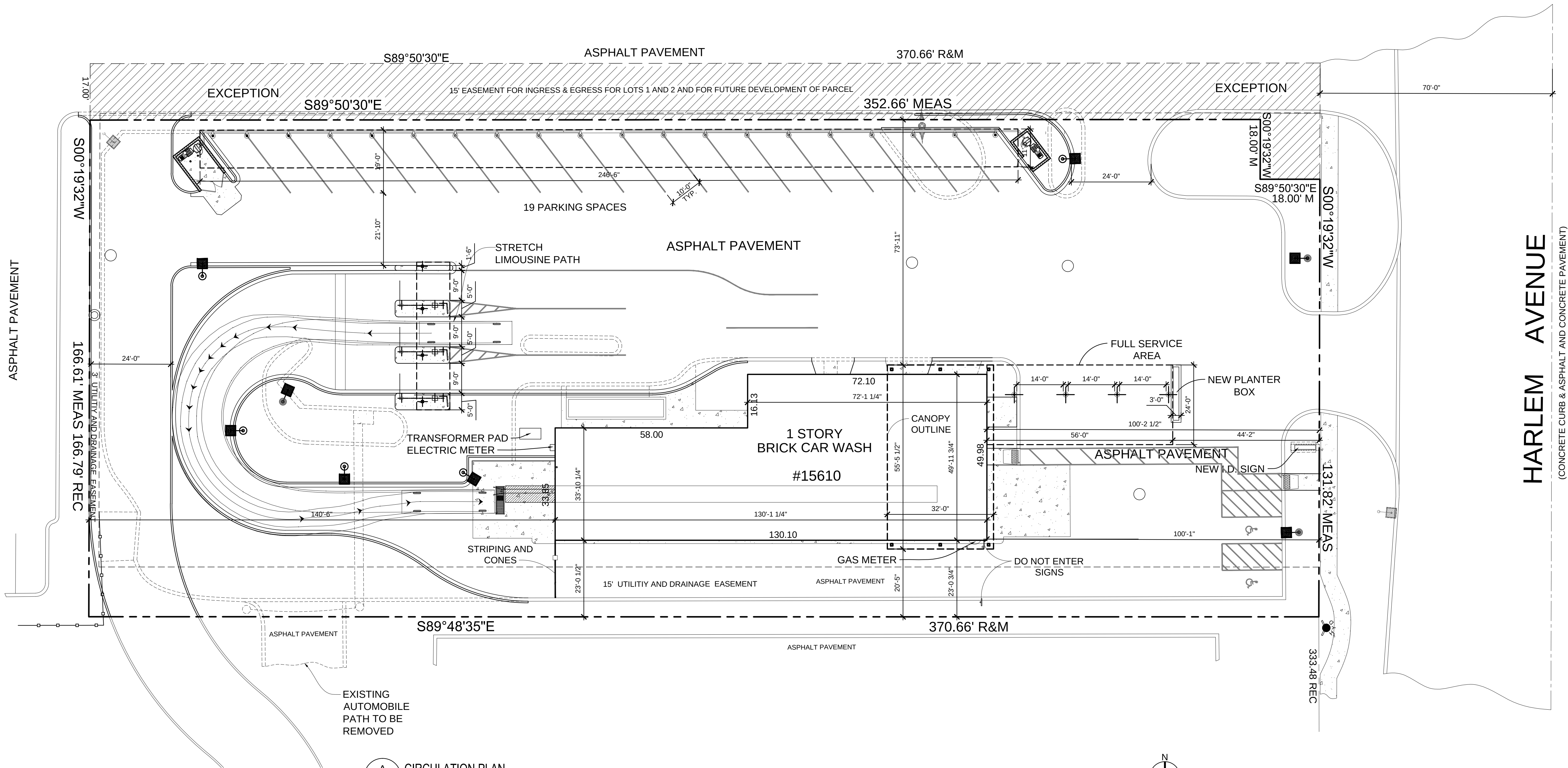
RT

RT

RT

RT

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A CIRCULATION PLAN
A002 SCALE: 1/16" = 1'-0" (24x36 SHEET SHEET)

NOT FOR CONSTRUCTION

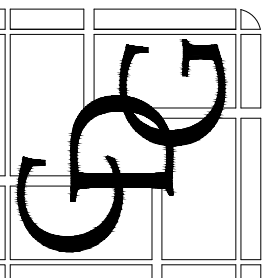
DATE:	12-11-09
SCALE:	AS SHOWN
DRAWN:	RT
CHECK:	CK
JOB:	D09059
SHEET	

A002

CIRCULATION
EXHIBIT

FULLER'S \$3
EXPRESS
CAR WASH

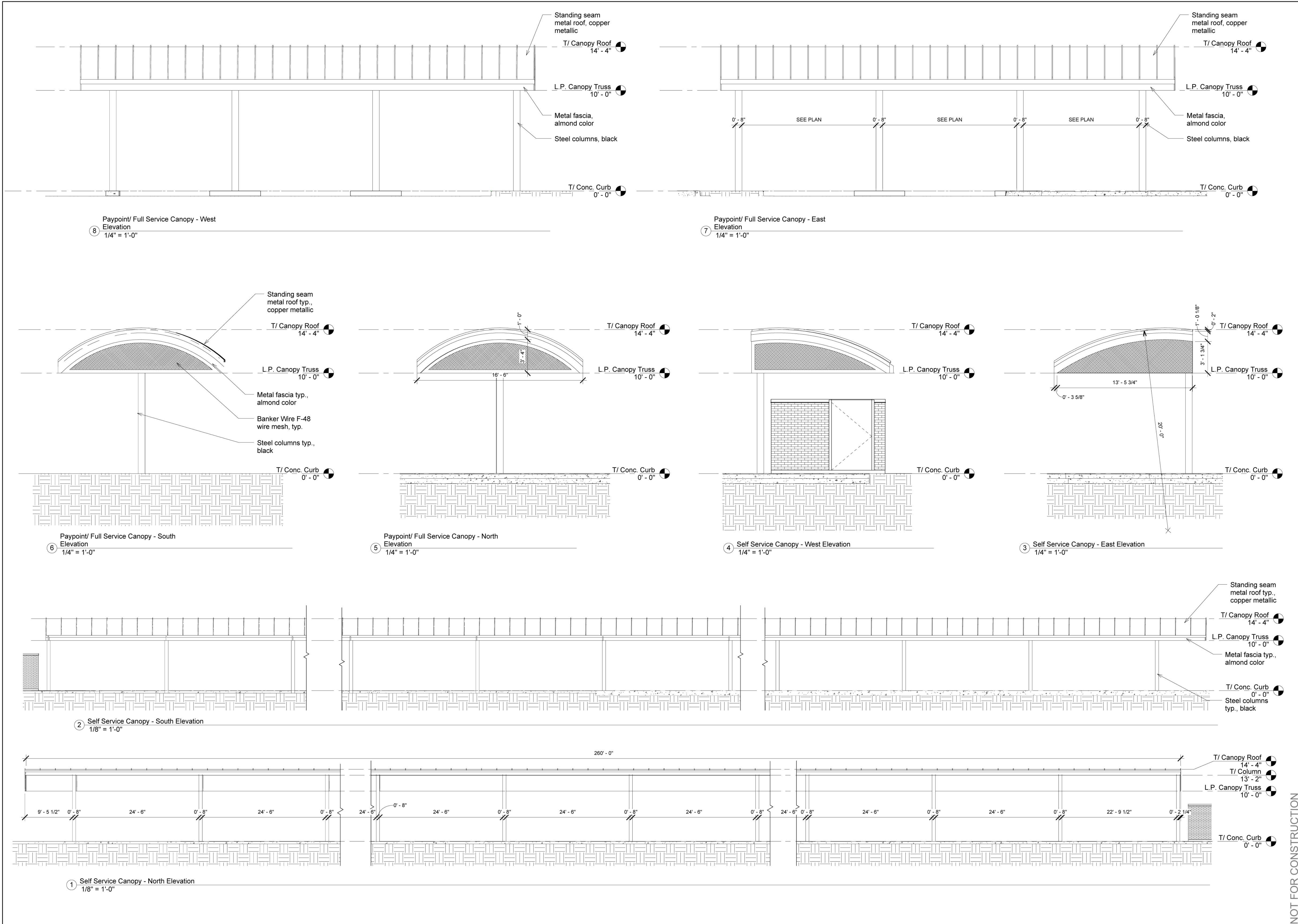
ORLAND PARK, ILLINOIS
156th St. & S. Harlem Ave.
Car Wash Renovation & Site Improvements



CORPORATE
DESIGN + DEVELOPMENT
GROUP, LLC
2075 PRATIM AVE
HOFMAN ESTATES, ILLINOIS 60132
WWW.CDDG.LLC.COM
TEL: 708.333.6966
ILL. PROFESSIONAL DESIGN FIRM NO. 184-000333

NO.	REVISIONS	DATE	BY
-	ISSUED FOR CLIENT REVIEW	01-12-10	RT
-	ISSUED TO ZONING	01-26-10	RT
-	ISSUED FOR PLAN REVIEW	02-17-10	RT
1	REV. PER 3/22/10 STAFF MTG.	03-25-10	RT
-	RE-ISSUE PLAN REVIEW	04-01-10	RT

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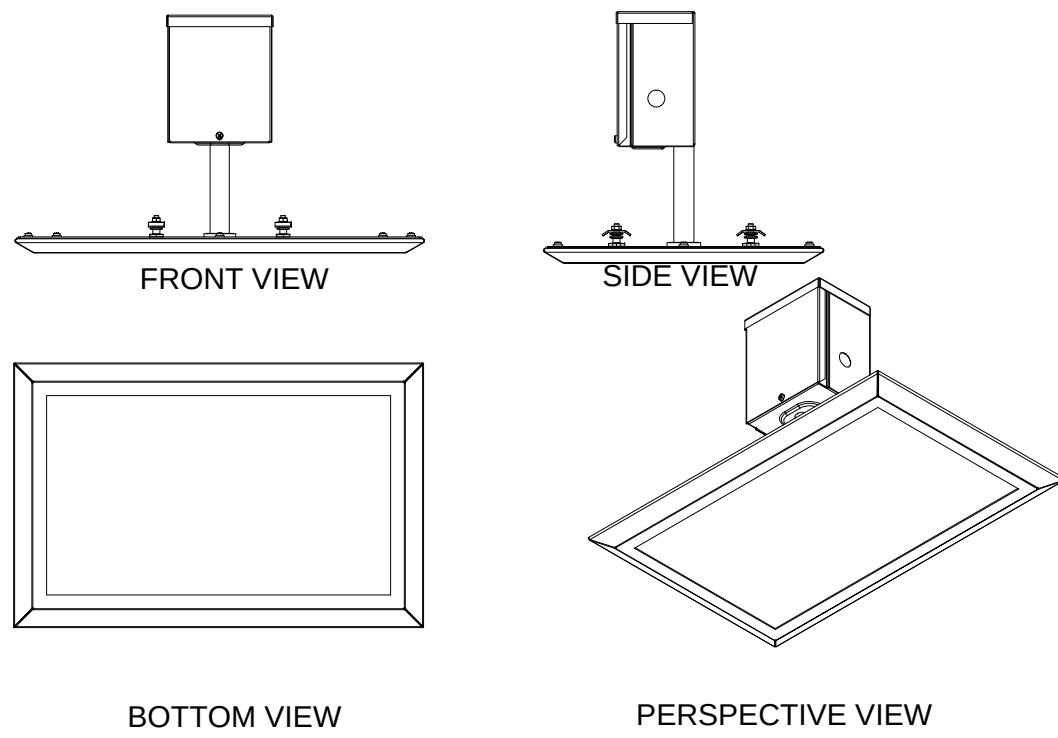
NO.	REVISIONS	DATE	BY
-	ISSUED FOR CLIENT REVIEW	01-12-10	RT
-	ISSUED TO ZONING	01-26-10	RT
-	ISSUED FOR PLAN REVIEW	02-17-10	RT
1	REV. PER 3/22/10 STAFF MTG.	03-25-10	RT
-	RE-ISSUE PLAN REVIEW	04-01-10	RT

CORPORATE DESIGN + DEVELOPMENT GROUP, LLC 3475 BRYAN AVE. NORTHMAN ESTATES, ILLINOIS 60192 PH: 224-293-1660 WWW.CDGLLC.COM IL PROFESSIONAL DESIGN FIRM NO. 184-000413	ORLAND PARK, ILLINOIS 156th ST. & S. Harlem Ave. Car Wash Renovation & Site Improvements	FULLER CAR WASH	Canopy Elevations
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DATE:	12-16-09
SCALE:	As indicated
DRAWN:	RT
CHECK:	CK
JOB:	D09059
SHEET:	A203

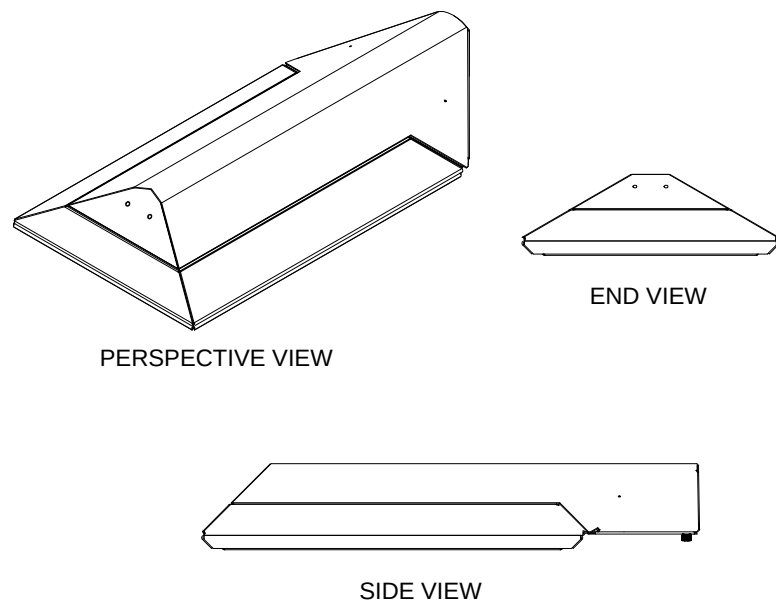
CRO2-S-100

LED Crossover Ambient (Single Deck)

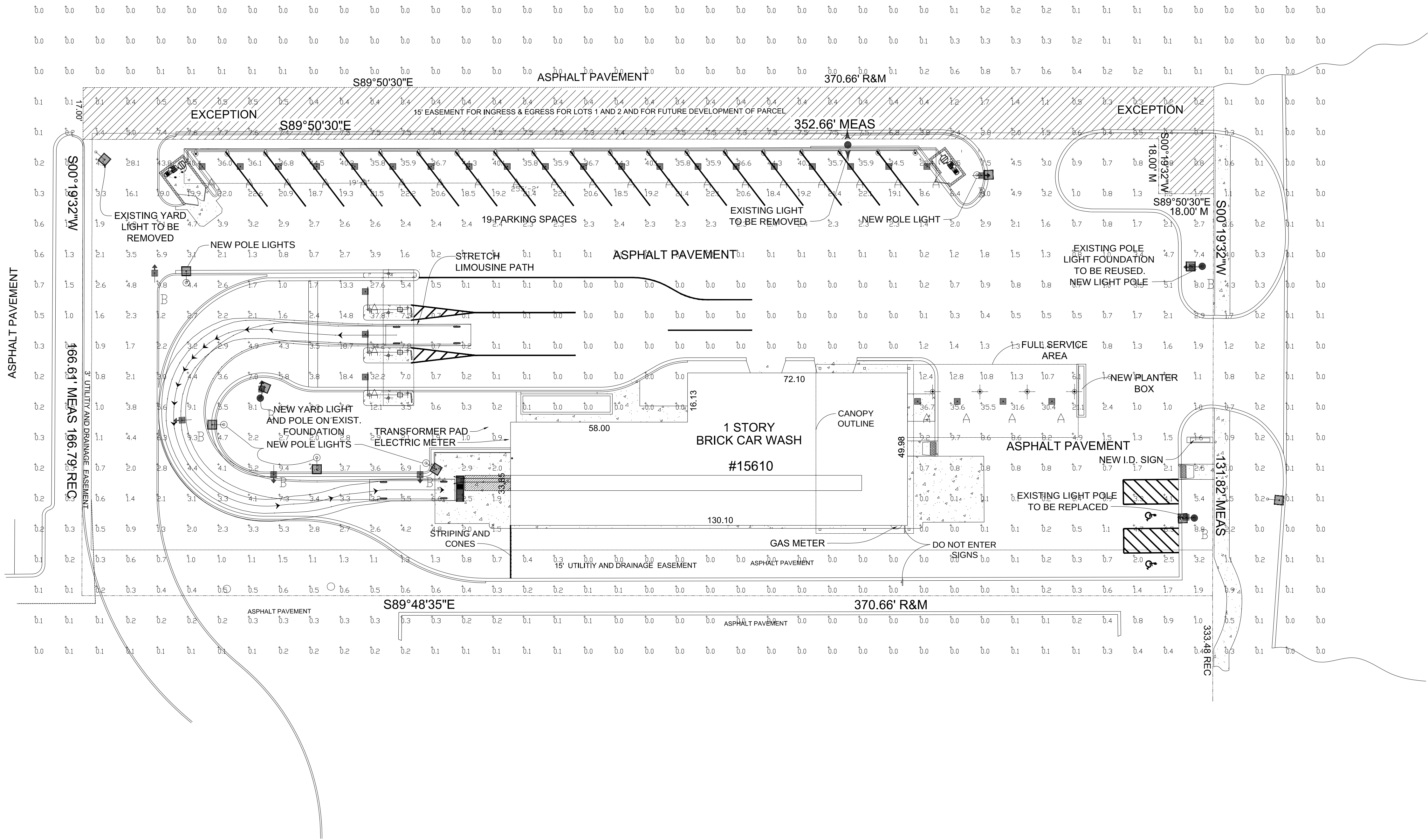


Crossover
SOLID-STATE LIGHTING

XAM
LED Crossover Area Light



Crossover
SOLID-STATE LIGHTING



Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ALL CALC POINTS	Illuminance	Fc	3.50	44.5	0.0	N.A.	N.A.
PARKING CANOPY SUMMARY	Illuminance	Fc	29.45	44.5	18.4	1.60	2.42
VACUUM CANOPY SUMMARY	Illuminance	Fc	16.90	36.7	4.9	3.45	7.49
CARWASH ENTRY CANOPY SUMMARY	Illuminance	Fc	24.63	37.8	13.3	1.85	2.84
PARKING SUMMARY	Illuminance	Fc	1.77	9.4	0.0	N.A.	N.A.

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lumens	LLF	Description
	8	B	SINGLE	9411	0.950	XAM-3-LED-119-CW-UE SINGLE ON 18' POLE
	27	A	SINGLE	9242	0.950	CRO2-S-LED-100-CW-UE

Maintained Footcandle levels.

Total Project Watts
Total Watts = 4316

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine applicability of the layout to existing or future field conditions.

This lighting pattern represents illumination levels calculated from laboratory data taken under controlled conditions utilizing current industry standard lamp ratings in accordance with Illuminating Engineering Society approved methods. Actual performance of any manufacturer's luminaire may vary due to variation in electrical voltage, tolerance in lamps and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping, or any other architectural elements unless noted.

Lei INDUSTRIES™
2000 ALLIANCE RD. CHICAGO, ILL 60641 USA
(708) 793-3000 • FAX (708) 793-6883

LIGHTING PROPOSAL FOR
FULLER CAR WASH
156TH & HARLEM
ORLAND PARK, IL

SCALE: 1"=20'
DATE: 4/01/10
BY: LLS

LD- 100218A-2
SHEET 1 OF



- GENERAL NOTES**
- All existing vegetation is to be removed including root package and hauled from the site, unless otherwise noted.
 - Landscape installation, pending any delays in construction, shall be completed by December 15, 2010.

CT = Canopy Tree UT = Understory Tree ET = Evergreen Tree SH = Evergreen or Deciduous Shrubs

NOT FOR CONSTRUCTION