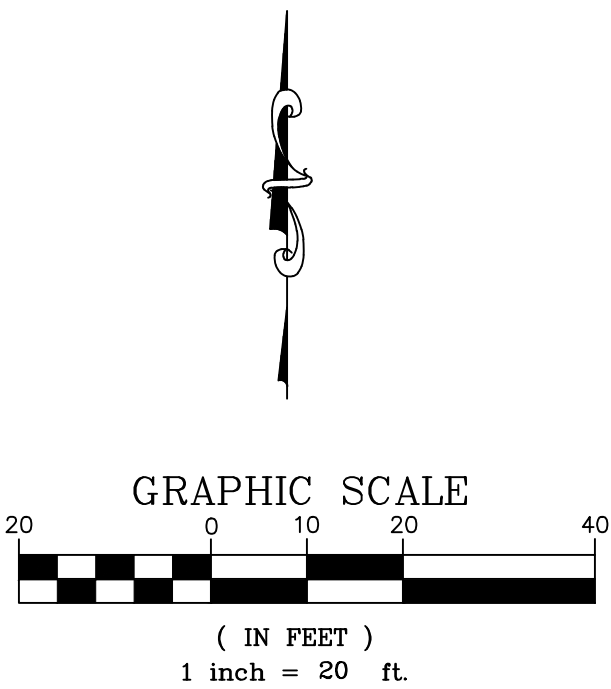
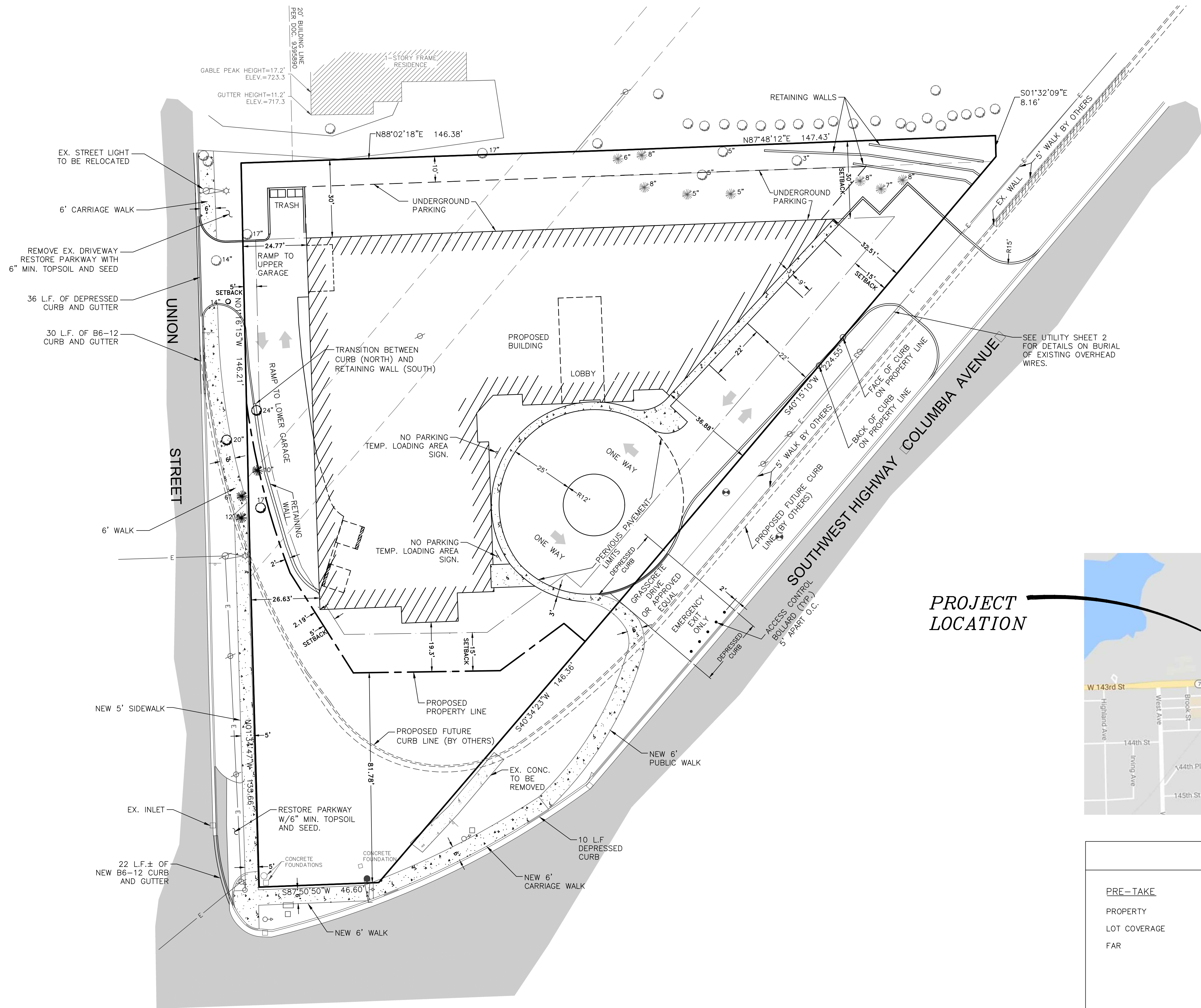
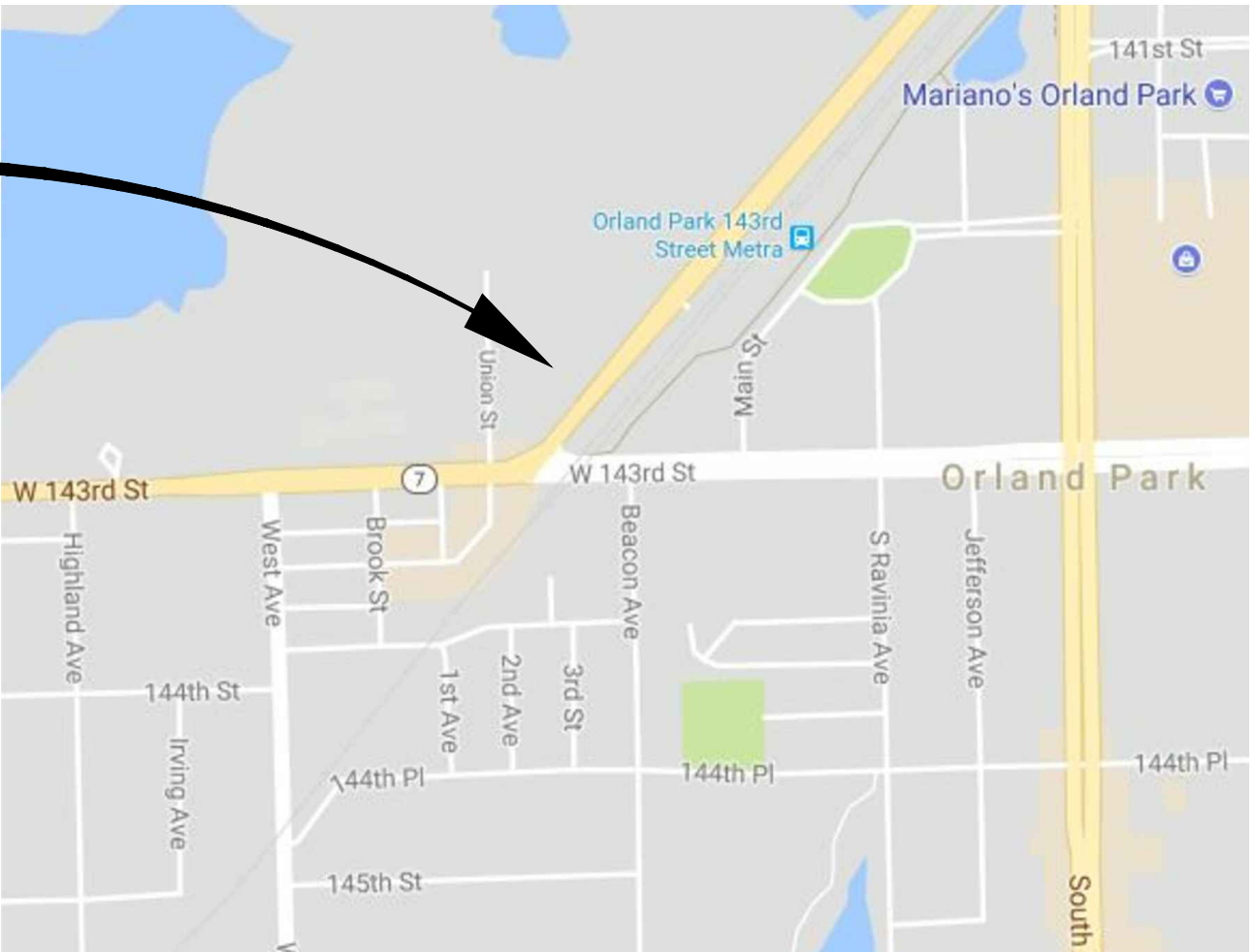




LEGEND		
EXISTING		PROPOSED
	SANITARY SEWER	
	STORM SEWER	
	WATER MAIN	
	GAS	
	TELEPHONE	
	ELECTRIC	
	FLARED END	
	MANHOLE	
	INLET	
	CATCH BASIN	
	CLEANOUT	
	SANITARY SERVICE	
	SUMP CONNECTION	
	WATER VALVE	
	VALVE VAULT	
	HYDRANT	
	WATER SERV. W/B-BOX	
	PIPE CAP	
	UTILITY POLE	
	STREET LIGHT	
	UTILITY POLE WITH LIGHT	
	GAS VALVE	
	SIGN	
	WELL	
	STORM STRUCTURE NUMBER	
	SANITARY STRUCTURE NUMBER	
	BUILDING SETBACK LINE	
	BARRIER CURB	
	B-6.12 CURB	
	B-6.24 CURB	
	HANDICAP RAMP	
	CONCRETE DRIVEWAY / SIDEWALK	
	BITUMINOUS PAVEMENT	
	AGGREGATE PAVEMENT	
	ASPHALT SURFACE / OVERLAY	

PROJECT LOCATION



SITE SUMMARY			
PRE-TAKE		POST-TAKE	
PROPERTY	1.13 ACRES+/-	PROPERTY	0.93 ACRES+/-
LOT COVERAGE	58%	LOT COVERAGE	71%
FAR	$\frac{103,164}{49,077} = 2.10$	FAR	$\frac{103,164}{40,466} = 2.55$
		PROPOSED IMPERVIOUS	0.66 ACRES
		VOLUME CONTROL REQUIRED	2,394 C.F.

NO.	DATE	DESCRIPTION
3	5-3-18	PER VILLAGE
2	4-10-18	PER VILLAGE
1	2-12-18	PER VILLAGE

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CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS.

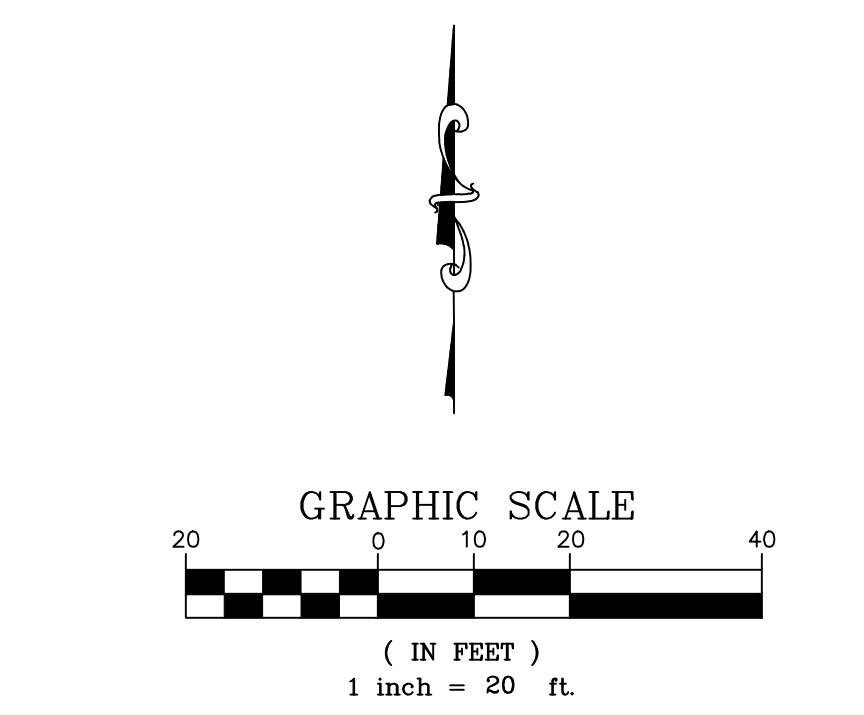
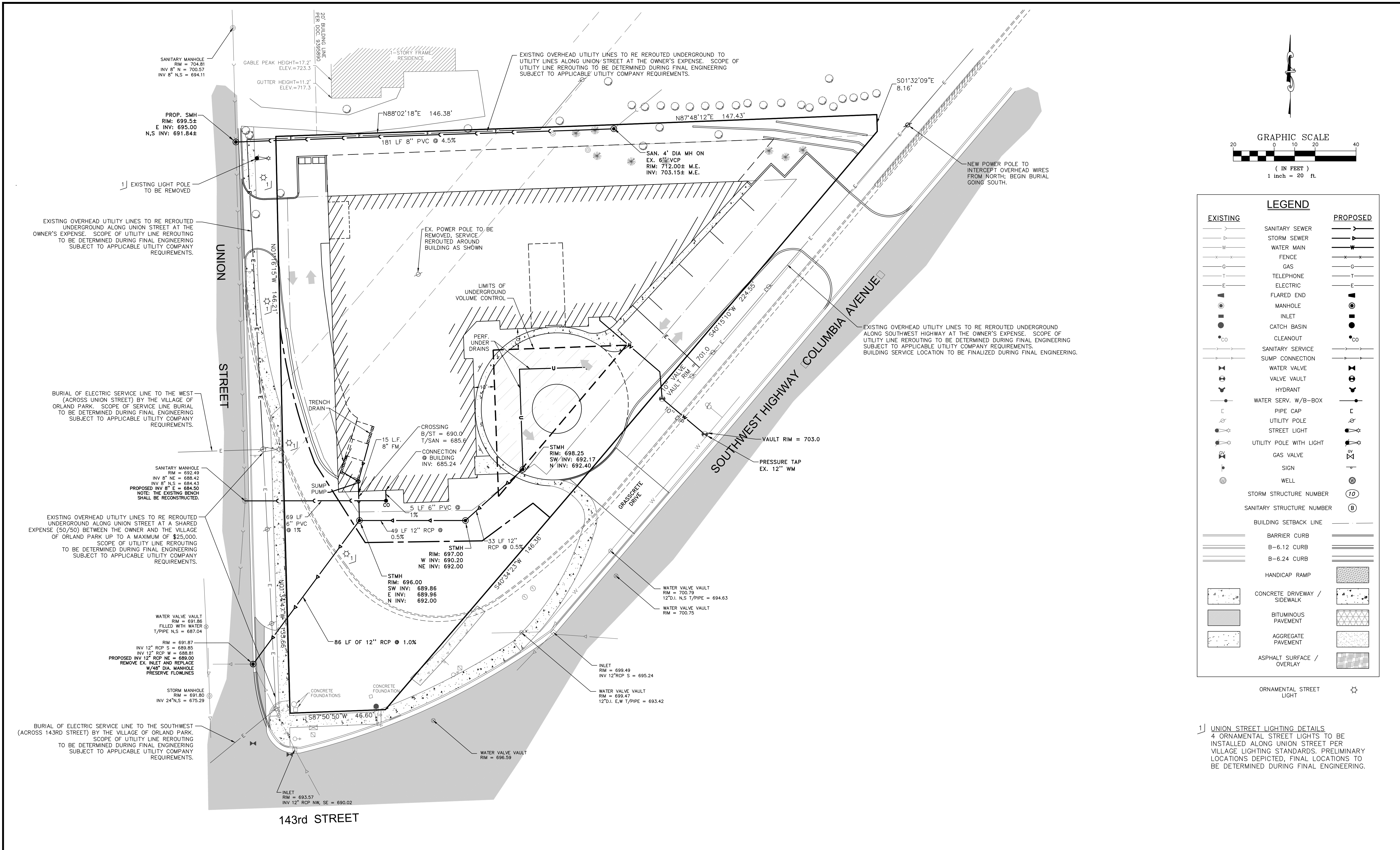
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CIVIL ENGINEERS & SURVEYORS
ILLINOIS PROFESSIONAL DESIGN FIRM #184-000803
1820 Ridge Road, Suite 202
Homewood, IL 60430
708-799-1350

DATE	12-12-17
SCALE	1" = 20'
DRAWN	BCB
CHECKED	MCM

SITE PLAN	
REV.	
THE POINTE 143RD AND SOUTHWEST HIGHWAY ORLAND PARK, IL	

PROJECT NO.	15146
SHEET	1
OF	4



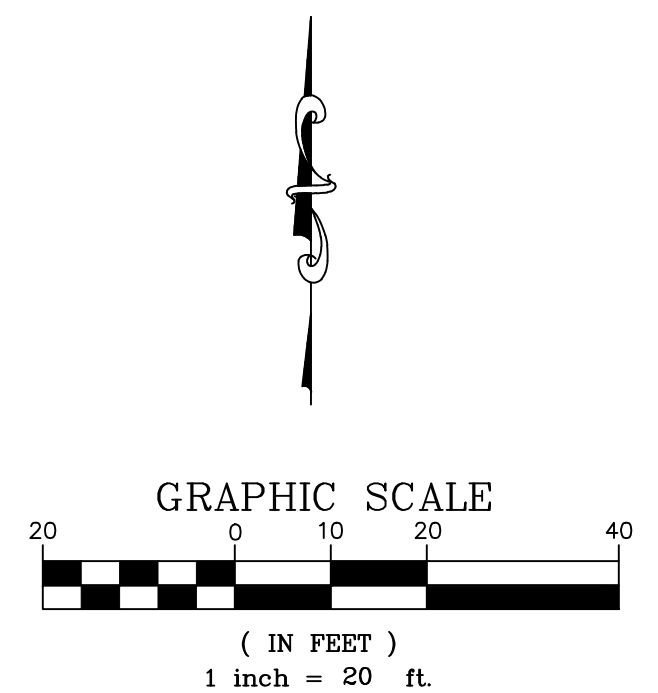
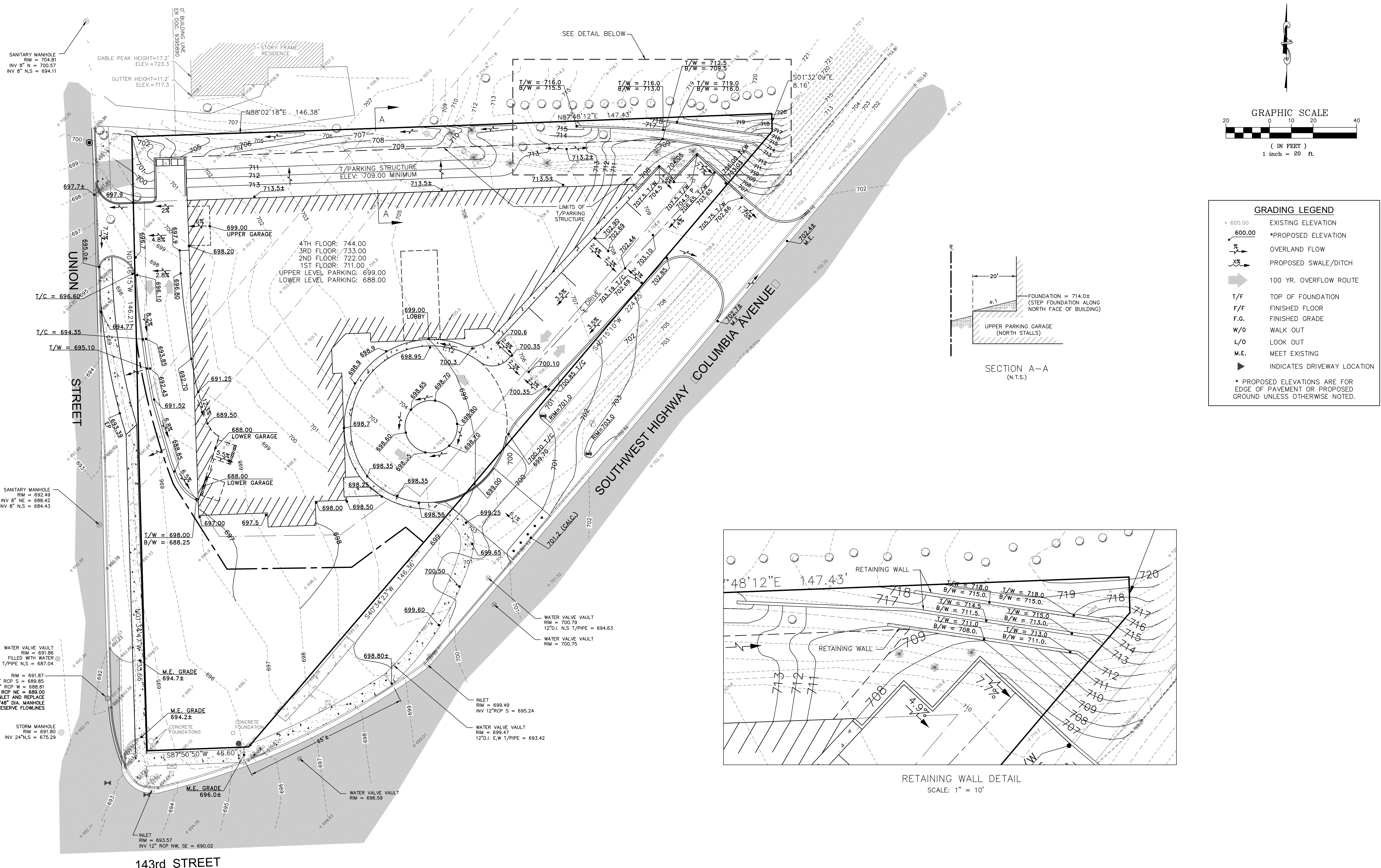
LEGEND		
EXISTING		PROPOSED
	SANITARY SEWER	
	STORM SEWER	
	WATER MAIN	
	FENCE	
	GAS	
	TELEPHONE	
	ELECTRIC	
	FLARED END	
	MANHOLE	
	INLET	
	CATCH BASIN	
	CLEANOUT	
	SANITARY SERVICE	
	SUMP CONNECTION	
	WATER VALVE	
	VALVE VAULT	
	HYDRANT	
	WATER SERV. W/B-BOX	
	PIPE CAP	
	UTILITY POLE	
	STREET LIGHT	
	UTILITY POLE WITH LIGHT	
	GAS VALVE	
	SIGN	
	WELL	
	STORM STRUCTURE NUMBER	
	SANITARY STRUCTURE NUMBER	
	BUILDING SETBACK LINE	
	BARRIER CURB	
	B-6.12 CURB	
	B-6.24 CURB	
	HANDICAP RAMP	
	CONCRETE DRIVEWAY / SIDEWALK	
	BITUMINOUS PAVEMENT	
	AGGREGATE PAVEMENT	
	ASPHALT SURFACE / OVERLAY	
	ORNAMENTAL STREET LIGHT	

1) UNION STREET LIGHTING DETAILS.
4 ORNAMENTAL STREET LIGHTS TO BE
INSTALLED ALONG UNION STREET PER
VILLAGE LIGHTING STANDARDS. PRELIMINARY
LOCATIONS DEPICTED, FINAL LOCATIONS TO
BE DETERMINED DURING FINAL ENGINEERING.

REVISIONS			THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF MCBRIDE ENGINEERING, INC. AND IS NOT TO BE USED IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT WRITTEN AUTHORIZATION OF MCBRIDE ENGINEERING, INC.			DO NOT SCALE DRAWINGS. USE DIMENSIONS ONLY.			CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS.			INFORMATION HEREON AND HEREIN IS CONFIDENTIAL.		
NO.	DATE	DESCRIPTION	DATE	12-12-17	DRAWN	BCB	CHECKED	MCM	DATE	12-12-17	DRAWN	BCB	CHECKED	MCM
5	6-1-18	PER VILLAGE	SCALE	1" = 20'										
4	5-10-18	PER VILLAGE												
3	5-3-18	PER VILLAGE												
2	4-10-18	PER VILLAGE												
1	2-12-18	PER VILLAGE												

MCBRIDE ENGINEERING, INC.			CIVIL ENGINEERS & SURVEYORS			1820 Ridge Road, Suite 202			Homewood, IL 60430			708-799-1350		
PROJECT NO.			15146			SHEET			2			OF 4		
UTILITY PLAN			REV.			THE POINTE			143RD AND SOUTHWEST HIGHWAY			ORLAND PARK, IL		

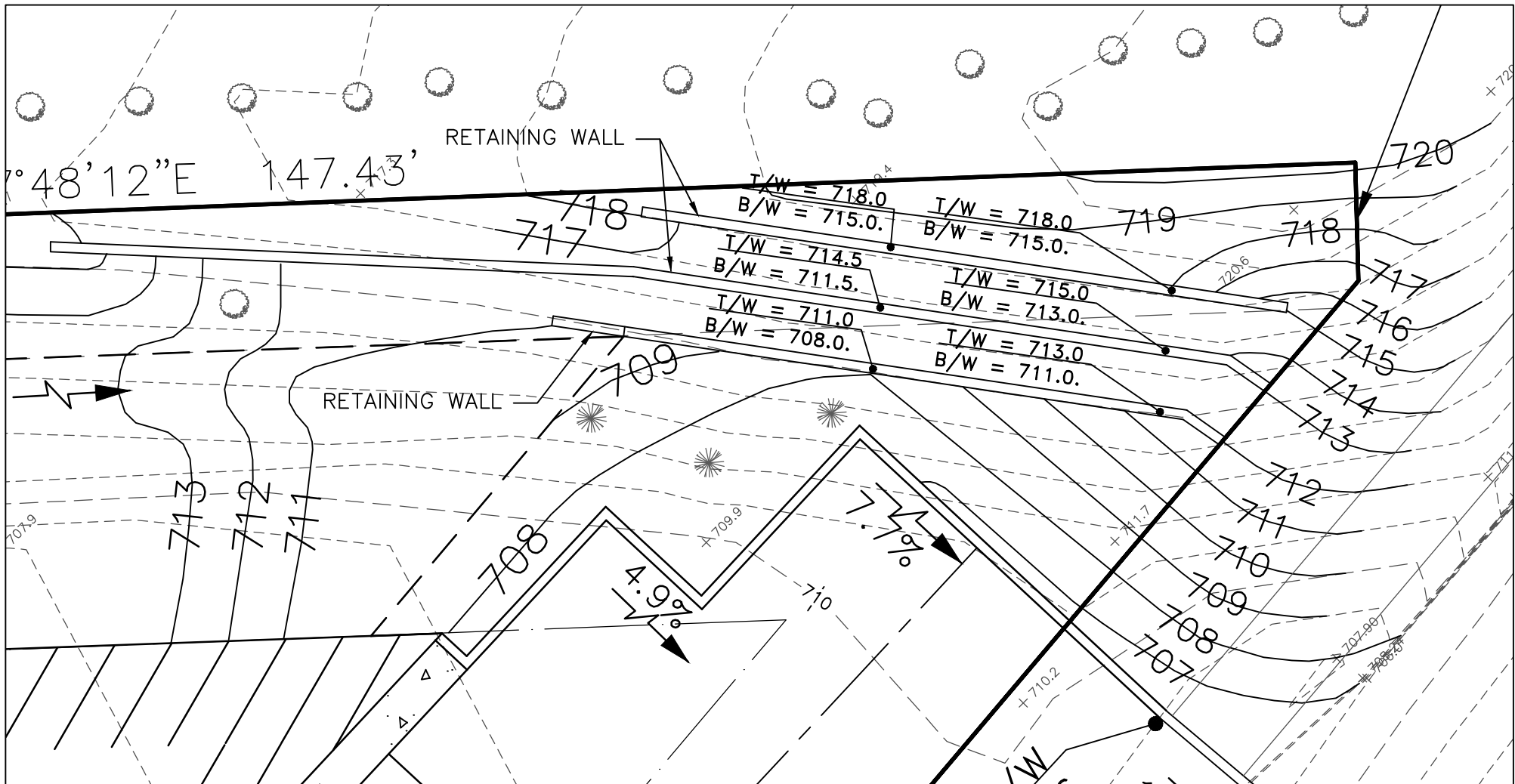
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GRADING LEGEND

- × 600.00 EXISTING ELEVATION
- 600.00 *PROPOSED ELEVATION
- OVERLAND FLOW
- PROPOSED SWALE/DITCH
- 100 YR. OVERFLOW ROUTE
- T/F TOP OF FOUNDATION
- F/F FINISHED FLOOR
- F.G. FINISHED GRADE
- W/O WALK OUT
- L/O LOOK OUT
- M.E. MEET EXISTING
- INDICATES DRIVEWAY LOCATION

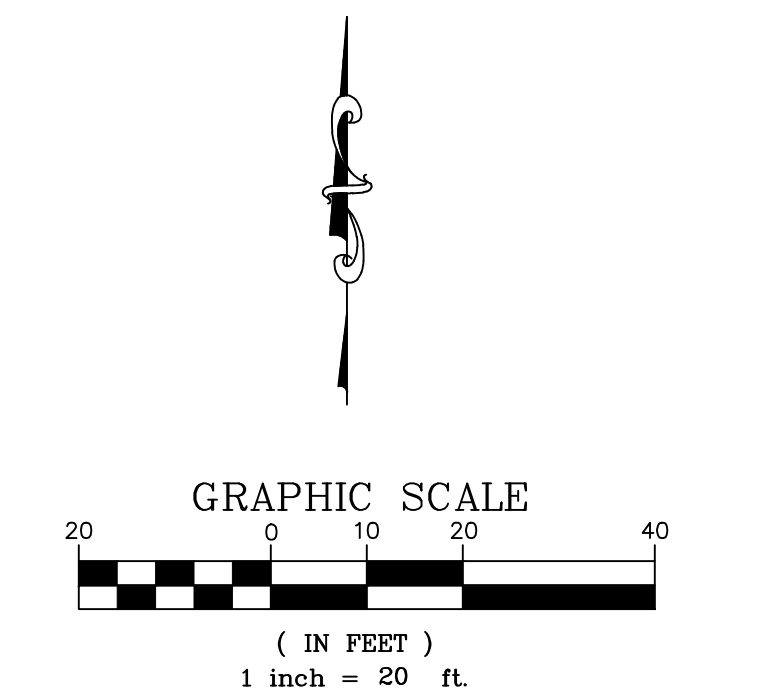
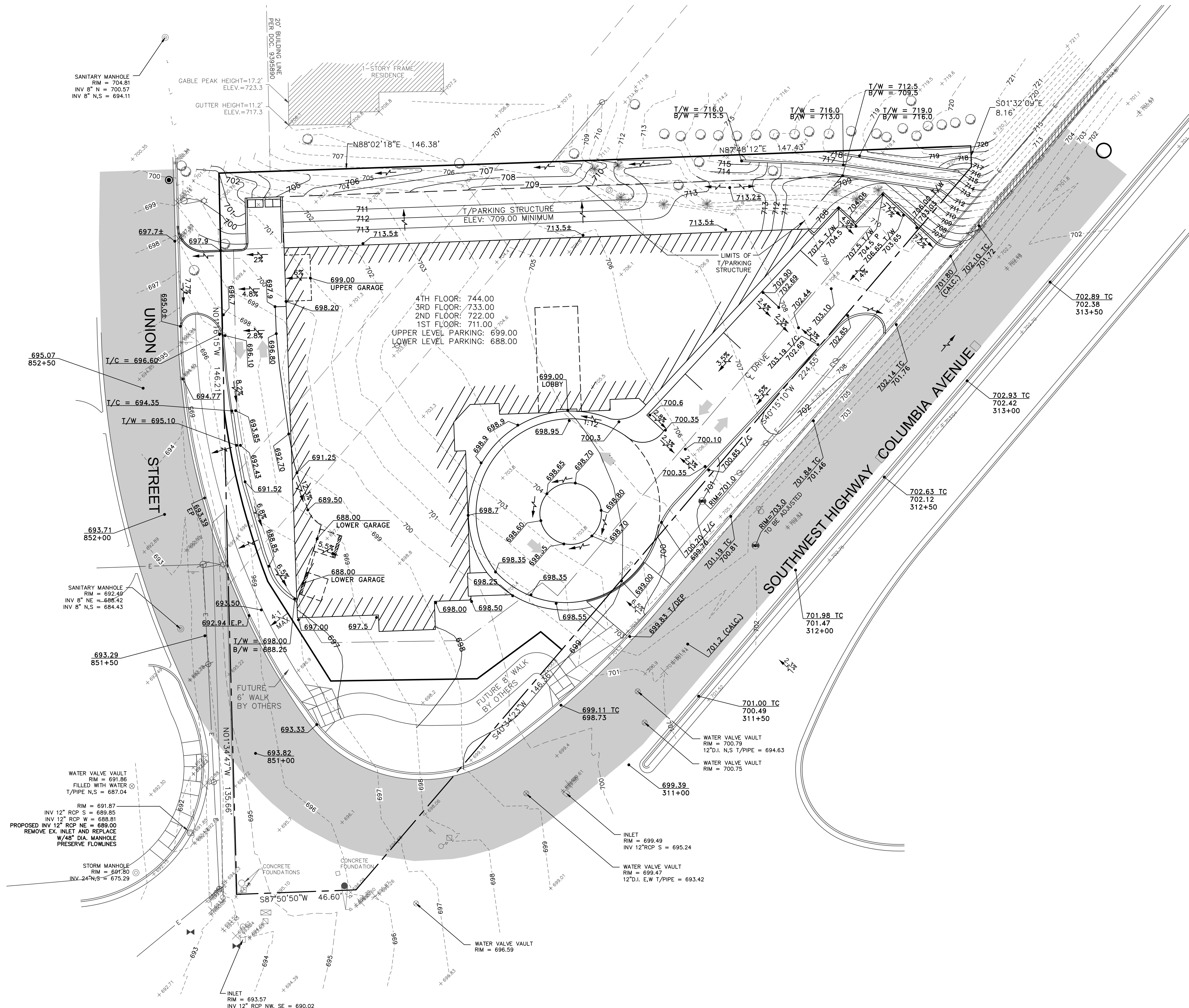
* PROPOSED ELEVATIONS ARE FOR
EDGE OF PAVEMENT OR PROPOSED
GROUND UNLESS OTHERWISE NOTED.



RETAINING WALL DETAIL
SCALE: 1" = 10'

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3	5-3-19	PER VILLAGE		DO NOT SCALE DRAWINGS. USE DIMENSIONS ONLY.				DATE 12-12-17				DRAWN BCB				CHECKED MCM				GRADING PLAN TO ESTABLISH PERIMETER ROADS		REV.		SHEET	
2	4-10-18	PER VILLAGE		CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS.				SCALE 1" = 20'												THE POINT 143RD AND SOUTHWEST HIGHWAY ORLAND PARK, IL				3	
1	2-12-18	PER VILLAGE		INFORMATION HEREON AND HEREIN IS CONFIDENTIAL.																				OF 4	
NO.	DATE	DESCRIPTION																							
REVISIONS																									

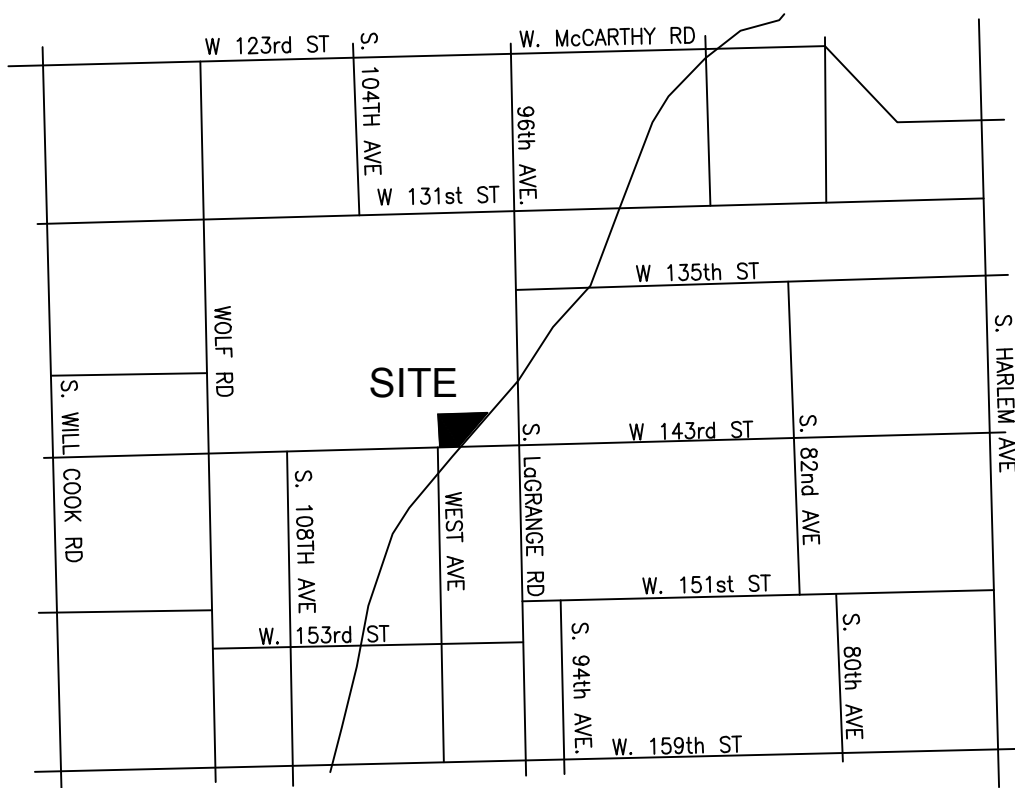
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GRADING LEGEND	
× 600.00	EXISTING ELEVATION
600.00	*PROPOSED ELEVATION
→	OVERLAND FLOW
→	PROPOSED SWALE/DITCH
→	100 YR. OVERFLOW ROUTE
T/F	TOP OF FOUNDATION
F/F	FINISHED FLOOR
F.G.	FINISHED GRADE
W/O	WALK OUT
L/O	LOOK OUT
M.E.	MEET EXISTING
▶	INDICATES DRIVEWAY LOCATION
* PROPOSED ELEVATIONS ARE FOR EDGE OF PAVEMENT OR PROPOSED GROUND UNLESS OTHERWISE NOTED.	

143rd STREET

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DO NOT SCALE DRAWINGS. USE DIMENSIONS ONLY. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS. INFORMATION HEREON AND HEREIN IS CONFIDENTIAL.			DATE 12-12-17	DRAWN BCB	CHECKED MCM
REVISIONS			SCALE 1" = 20'	GRADING PLAN TO FUTURE ROAD IMPROVEMENTS	
			THE POINTE 143RD AND SOUTHWEST HIGHWAY ORLAND PARK, IL		SHEET 4
					OF 4

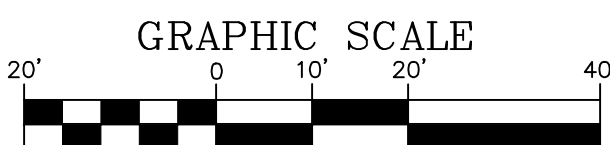


VICINITY MAP



BASIS OF BEARINGS

GRID NORTH REFERENCED TO THE ILLINOIS
COORDINATE SYSTEM, EAST ZONE.

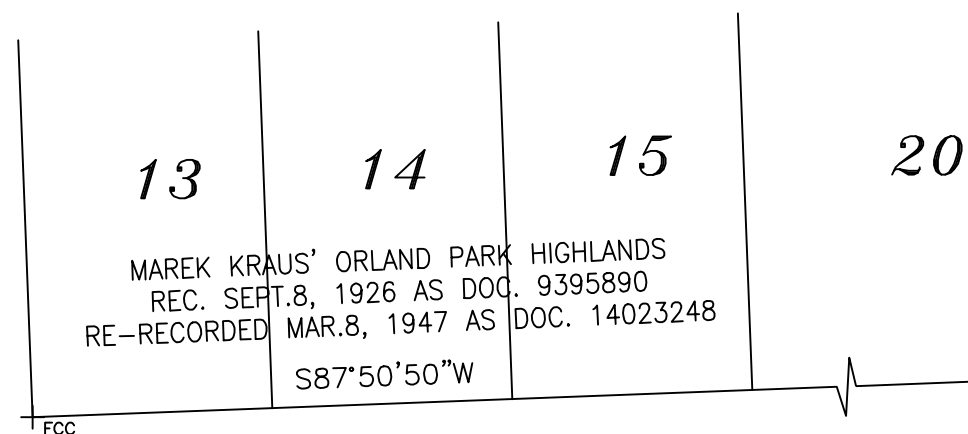


(IN FEET)

$$1 \text{ inch} = 20 \text{ ft}$$

LEGEND & ABBREVIATIONS

_____	BOUNDARY LINE
_____	ADJACENT PROPERTY LINE
_____	EASEMENT LINE
_____	SETBACK LINE
_____	CENTER LINE
o	SURVEY MONUMENT
+	CUT CROSS
FIP	FOUND IRON PIPE
FIR	FOUND IRON ROD
FCR	FOUND CUT CROSS
FPK	FOUND PCK NAIL
FCM	FOUND IDOT ROW CONCRETE MONUMENT
SIR	SET 5/8" SMOOTH ROD
SMAG	SET MAG NAIL
N	NORTH
S	SOUTH
E	EAST
W	WEST
R	RADIUS
L	ARC LENGTH
CH	CHORD LENGTH
CB	CHORD BEARING
DOC	DOCUMENT
NO	NUMBER
(100')	RECORD DISTANCE
100'	MEASURED DISTANCE
36°42'(E)	RECORD BEARING
36°42'E	MEASURED BEARING
NAD83	NORTH AMERICAN DATUM 1983
SF	SQUARE FEET
AC	ACRES

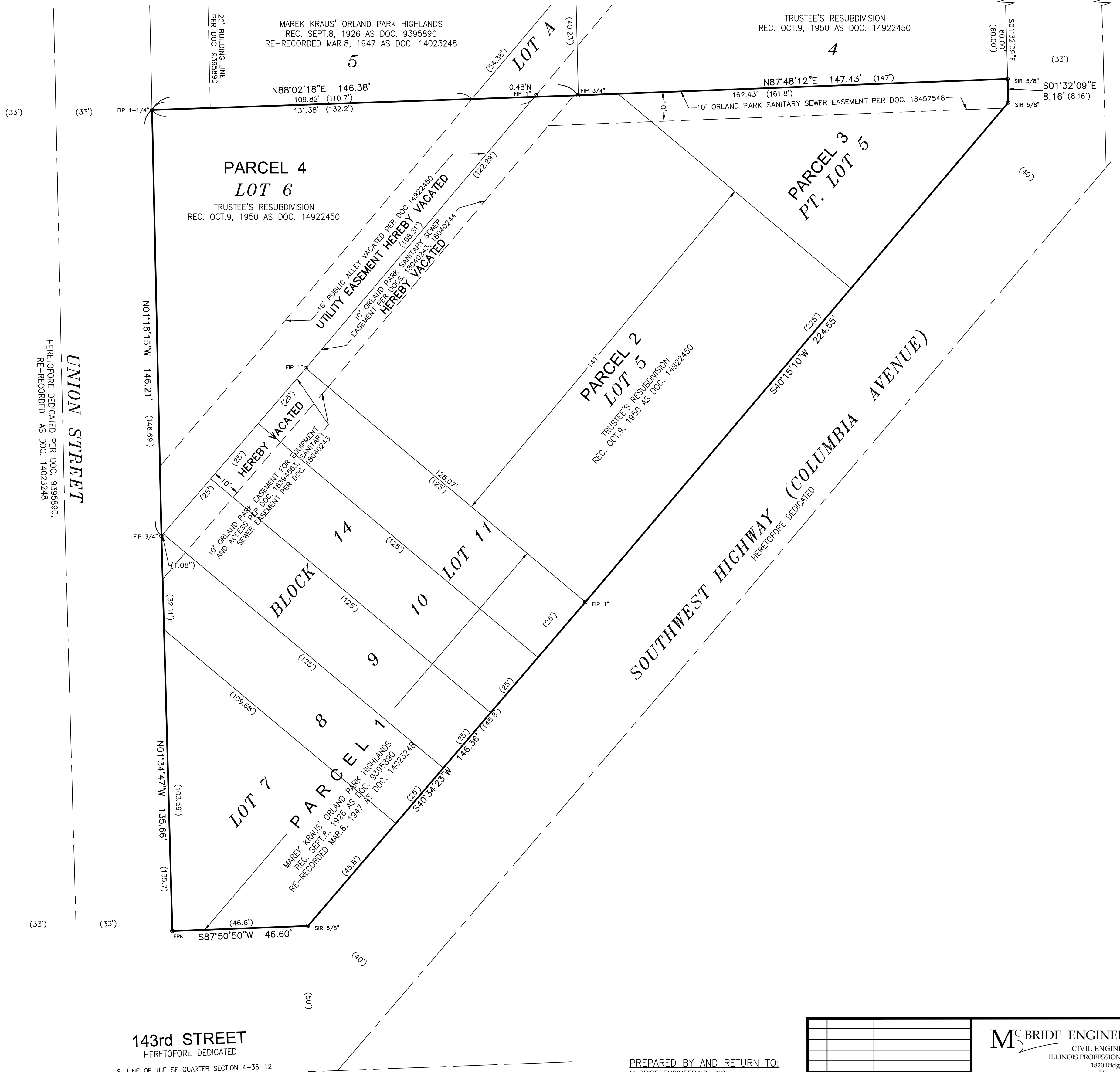


PRELIMINARY PLAT of SUBDIVISION

THE POINTE

BEING A SUBDIVISION OF

LOTS 7, 8, 9, 10, AND 11 IN BLOCK 14 IN MAREK KRAUS' ORLAND PARK HIGHLANDS AND
LOTS 5 AND 6 IN TRUSTEES RESUBDIVISION,
ALL IN THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 36 NORTH, RANGE 12, EAST
OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS.



FOR RECORDER'S USE ONLY

PROPERTY INDEX NUMBERS:

```
27 04 416 009 0000
27 04 416 010 0000
27 04 416 011 0000
27 04 416 012 0000
27 04 416 013 0000
27 04 416 032 0000
27 04 416 033 0000
```

AREA □ 49,076.71 SF, 1.13 AC

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

I, THOMAS J MICHALAK, ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 035-003340, DO HEREBY CERTIFY THAT AT THE REQUEST OF OUR CLIENT, I HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING PROPERTY:

PARCEL 1:

LOTS 7, 8, 9, 10, AND 11 IN BLOCK 14 IN MAREK KRAUS' ORLAND PARK HIGHLANDS, A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPTING THEREFROM 2 ACRES FOR SCHOOL IN THE SOUTHWEST CORNER OF SAID SOUTHEAST 1/4 AND EXCEPTING PROPERTY IN WABASH RAILROAD COMPANY LYING WITHIN SAID SOUTHEAST 1/4) IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF LOT 5 IN TRUSTEES RESUBDIVISION OF BLOCK 14 (EXCEPT LOTS 1, 2, 3, 4, 5, 7, 8, 9, 10, 11 AND 23 THEREOF) IN MAREK KRAUS' ORLAND PARK HIGHLANDS, A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 36 NORTH, RANGE 12, EAST 1/2 OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THEREFROM 2 ACRES FOR SCHOOL IN THE SOUTHWEST CORNER OF SAID SOUTHEAST 1/4 AND EXCEPTING THE PROPERTY OF THE WABASH RAILROAD COMPANY LYING WITHIN SAID SOUTHEAST 1/4) LYING SOUTH OF A LINE DRAWN 141 FEET NORTHEASTERLY OF AND PARALLEL WITH THE SOUTHWESTERLY LINE OF SAID LOT 5, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THAT PART OF LOT 5 IN BLOCK 14 IN TRUSTEES RESUBDIVISION OF BLOCK 14 (EXCEPT LOT 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 AND 23 THEREOF) IN MAREK KRAUS'S ORLAND PARK HIGHLANDS A SUBDIVISION OF THE SOUTH EAST 1/4 OF SECTION 4, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THEREFROM 2 ACRES FOR SCHOOL IN THE SOUTH WEST CORNER OF SAID SOUTH EAST 1/4 AND EXCEPTING THE PROPERTY OF THE WABASH RAILROAD COMPANY LYING WITHIN SAID SOUTH EAST 1/4) LYING NORTH OF A LINE DRAWN 141 FEET NORTHEASTERLY OF AND PARALLEL WITH SOUTH WESTERLY LINE OF SAID LOT 5, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

LOT 6 IN TRUSTEES RESUBDIVISION OF BLOCK 14 (EXCEPT LOTS 1, 2, 3, 4, 5, 7, 8, 9, 10
11 AND 23 THEREOF) IN MAREK KRAUS' ORLAND PARK HIGHLANDS, A SUBDIVISION OF THE
SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD
PRINCIPAL MERIDIAN, (EXCEPT THEREFROM 2 ACRES FOR SCHOOL IN THE SOUTHWEST CORNER
OF SAID SOUTHWEST 1/4 AND EXCEPTING THE PROPERTY OF THE WABASH RAILROAD COMPANY
LYING WITHIN SAID SOUTHWEST 1/4) IN COOK COUNTY, ILLINOIS.

I FURTHER CERTIFY THAT:

THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION;

THE SUBDIVIDED PROPERTY CONTAINS 49,076.71 SQUARE FEET, 1.13 ACRES MORE OR LESS.

DISTANCES SHOWN ARE IN FEET AND DECIMALS PARTS THEREOF;

THE BOUNDARY OF THIS SUBDIVISION HAS BEEN FULLY MONUMENTED AT THE TIME OF RECORDING IN COMPLIANCE WITH ILLINOIS STATUTES AND APPLICABLE ORDINANCES; INTERIOR CORNERS TO BE SET ARE IDENTIFIED AND WILL BE SET BY THE TIME OF RECORDING OR WITHIN 1 YEAR OF RECORDING.

THE SUBJECT PROPERTY LIES WITHIN ZONE 'X' AREAS OF MINIMAL FLOOD HAZARD, PER FLOOD INSURANCE RATE MAP 17031C0613, EFFECTIVE AUGUST 19, 2008;

AND, THAT THE PROPERTY DESCRIBED AND SHOWN ON THE PLAT HEREON DRAWN IS WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF ORLAND PARK, ILLINOIS WHICH HAS ADOPTED A COMPREHENSIVE PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 1: OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 2018.

FOR REVIEW

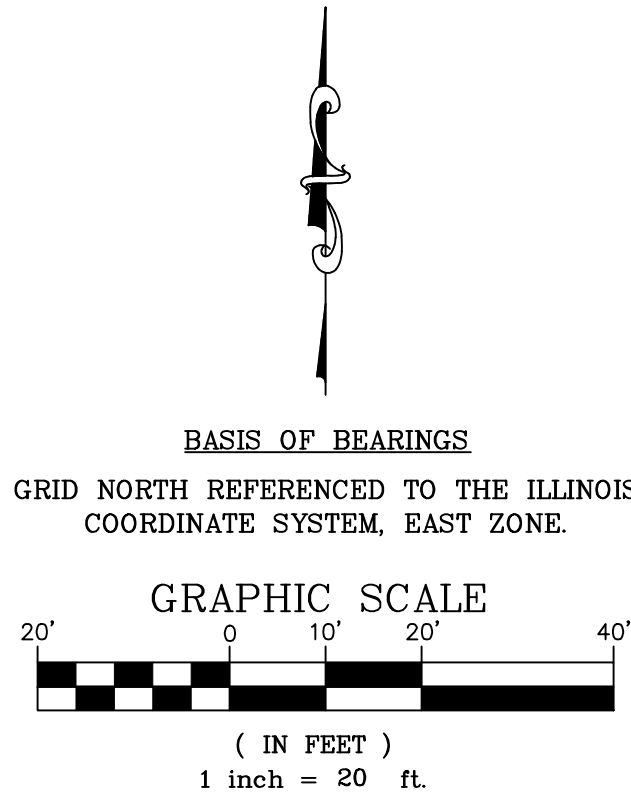
THOMAS J. MICHALAK
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3340
McBRIDE ENGINEERING, INC.
LICENSE EXPIRATION / RENEWAL 11/30/2018

			 MC BRIDE ENGINEERING, INC. CIVIL ENGINEERS & SURVEYORS ILLINOIS PROFESSIONAL DESIGN FIRM #184-000803 1820 Ridge Road, Suite 202 Homewood, IL 60430 708-799-1350		PRELIMINARY PLAT OF SUBDIVISION E. LISTING LOTS, EASEMENT VACATIONS, BOUNDARY		PROJECT NO. 15146
					THE POINTE ORLAND PARK, ILLINOIS PREPARED FOR: CITY VIEW DEVELOPMENT OF ORLAND PARK, LLC		SHEET 1
1	4/23/18	PROP. BLDG. SETBACKS	DATE	04-11-2018	DRAWN	CHECKED	OF 3
NO.	DATE	DESCRIPTION	SCALE	1"=20'	TJM	TJM, MCM	
REVISIONS							

PRELIMINARY PLAT of SUBDIVISION

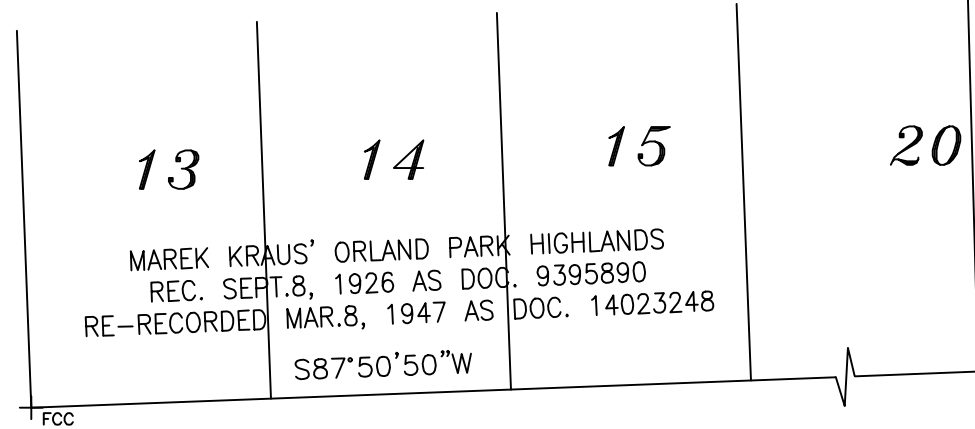
THE POINTE

BEING A SUBDIVISION OF
LOTS 7, 8, 9, 10, AND 11 IN BLOCK 14 IN MAREK KRAUS' ORLAND PARK HIGHLANDS AND
LOTS 5 AND 6 IN TRUSTEES RESUBDIVISION,
ALL IN THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 36 NORTH, RANGE 12, EAST
OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS.



LEGEND &
ABBREVIATIONS

- BOUNDARY LINE
ADJACENT PROPERTY LINE
EASEMENT LINE
SETBACK LINE
CENTER LINE
- o SURVEY MONUMENT
+ CUT CROSS
FIP FOUND IRON PIPE
FIR FOUND IRON ROD
FCC FOUND CUT CROSS
FPK FOUND PK NAIL
FCM FOUND IDOT ROW CONCRETE MONUMENT
SIR SET 5/8" SMOOTH ROD
SMAG SET MAG NAIL
N NORTH
S SOUTH
E EAST
W WEST
R RADIUS
L ARC LENGTH
CH CHORD LENGTH
CB CHORD BEARING
DOC DOCUMENT
NO NUMBER
(100') RECORD DISTANCE
100' MEASURED DISTANCE
(N61°36'42"E) RECORD BEARING
N61°36'42"E MEASURED BEARING
NAD83 NORTH AMERICAN DATUM 1983
SF SQUARE FEET
AC ACRES



UNION STREET

143rd STREET
HERETOFORE DEDICATED

S. LINE OF THE SE QUARTER SECTION 4-36-12

PREPARED BY AND RETURN TO:
McBRIDE ENGINEERING, INC.
1820 RIDGE ROAD, SUITE 202
HOMewood, IL 60430

				M^C BRIDE ENGINEERING, INC. CIVIL ENGINEERS & SURVEYORS ILLINOIS PROFESSIONAL DESIGN FIRM #184-000803 1820 Ridge Road, Suite 202 Homewood, IL 60430 708-799-1350		PRELIMINARY PLAT OF SUBDIVISION		PROJECT NO.	
						PROPOSED LOTS, EASEMENTS,		15146	
						DEDICATIONS, BOUNDARY		SHEET	
						THE POINTE		2	
						ORLAND PARK, ILLINOIS			
						PREPARED FOR:			
						CITY VIEW DEVELOPMENT OF ORLAND PARK, LLC		OF 3	
1	4/23/18	PROP. BLDG. SETBACKS			DATE	04-11-2018	DRAWN	CHECKED	
NO.	DATE	DESCRIPTION			SCALE	1"=20'	TJM	TJM, MCM	
REVISIONS									

LOTS 7, 8, 9, 10, AND 11 IN BLOCK 14 IN MAREK KRAUS' ORLAND PARK HIGHLANDS AND
LOTS 5 AND 6 IN TRUSTEES RESUBDIVISION,
ALL IN THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 36 NORTH, RANGE 12, EAST
OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS.

			 MC BRIDE ENGINEERING, INC. CIVIL ENGINEERS & SURVEYORS ILLINOIS PROFESSIONAL DESIGN FIRM #184-000803 1820 Ridge Road, Suite 202 Homewood, IL 60430 708-799-1350		PRELIMINARY PLAT OF SUBDIVISION The POINTE ORLAND PARK, ILLINOIS PREPARED FOR: CITY VIEW DEVELOPMENT OF ORLAND PARK, LLC		PROJECT NO. 15146 SHEET 3
1	4/23/18	PROP. BLDG. SETBACKS	DATE	04--11--2018	DRAWN	CHECKED	OF 3
NO.	DATE	DESCRIPTION	SCALE	1"=20'	TJM	TJM, MCM	
REVISIONS							



LOWER LEVEL PARKING:
STANDARD STALLS = 27
DOUBLE PARKED STALLS = 12
COMPACT CAR STALLS = 6
HANDICAP STALLS = 2
TOTAL: 47

UPPER LEVEL PARKING:
STANDARD STALLS = 26
DOUBLE PARKED STALLS = 14
COMPACT CAR STALLS = 2
HANDICAP STALLS = 2
TOTAL: 44

EXTERIOR PARKING STALLS = 5

TOTAL PARKING: 96

LOWER LEVEL BIKE STALLS = 23
UPPER LEVEL BIKE STALLS = 41
TOTAL BIKE STALLS = 64



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Project No.	17076	Drawing	REV.
Drawn By	JRM	A0	of
Drawn By	RK		
Checked By	RLJ		



TRASH
ENCLOSURE

THE POINTE
64 RENTAL UNIT BUILDING

MAIN
ENTRANCE

TEMP.
LOADING

EMERGENCY EXIT ONLY

RETRACTABLE
BOLLARDS

FUTURE SITE
LIMITS
(POST-TAKE)

SOUTHWEST HWY (COLUMBIA AVE)

FUTURE SITE
LIMITS (POST-TAKE)

FUTURE PROPERTY LINE

EXT'S PROPERTY LINE

PROPOSED SIGNAGE

VILLAGE GREENSPACE

143RD STREET

NOTE:
SEE LANDSCAPING PLAN AND CIVIL
PLANS FOR ADDITIONAL INFORMATION.

NORTH
LANDSCAPING PLAN - "PRE-TAKE"
NOT TO SCALE

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(708) 995-7037
WEBSITE: www.rjaarchitects.com

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5	ISSUED FOR VILLAGE REVIEW	04/12/2018
4	ISSUED FOR VILLAGE REVIEW	03/02/2018
3	MEETING WITH PLANNING/ZONING	10/12/2017
2	PROPOSED ELEV'S FOR VILLAGE	09/19/2017
1	VILLAGE MEETING	08/11/2017
No.	Issues & Revisions	Date
Project		

THE POINTE
MULTI-FAMILY BUILDING

SW HWY 143rd STREET
ORLAND PARK, IL

Drawing Title 17076_BASE.DWG

PROPOSED
LANDSCAPING PLAN
SCHEMATIC DESIGN SITE PLAN
"PRE TAKE"

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Project No.	17076	Drawing	A1.0
Drawn By	JRM		
Drawn By	RK		
Checked By	RLJ		



WEST ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION LEGEND	
	UTILITY FACE BRICK (FB-1)
	UTILITY FACE BRICK (FB-2)
	FIBER CEMENT PANELING (EXPOSED FASTENERS) REVEALS AS SHOWN
	FIBER CEMENT REVEAL PANELING (EXPOSED FASTENERS)

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THE POINTE □
MULTI□FAMILY BUILDING
SW HWY □ 143rd STREET
ORLAND PARK, IL

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WEST ELEVATION

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Project No. 17076

Drawn By JRM

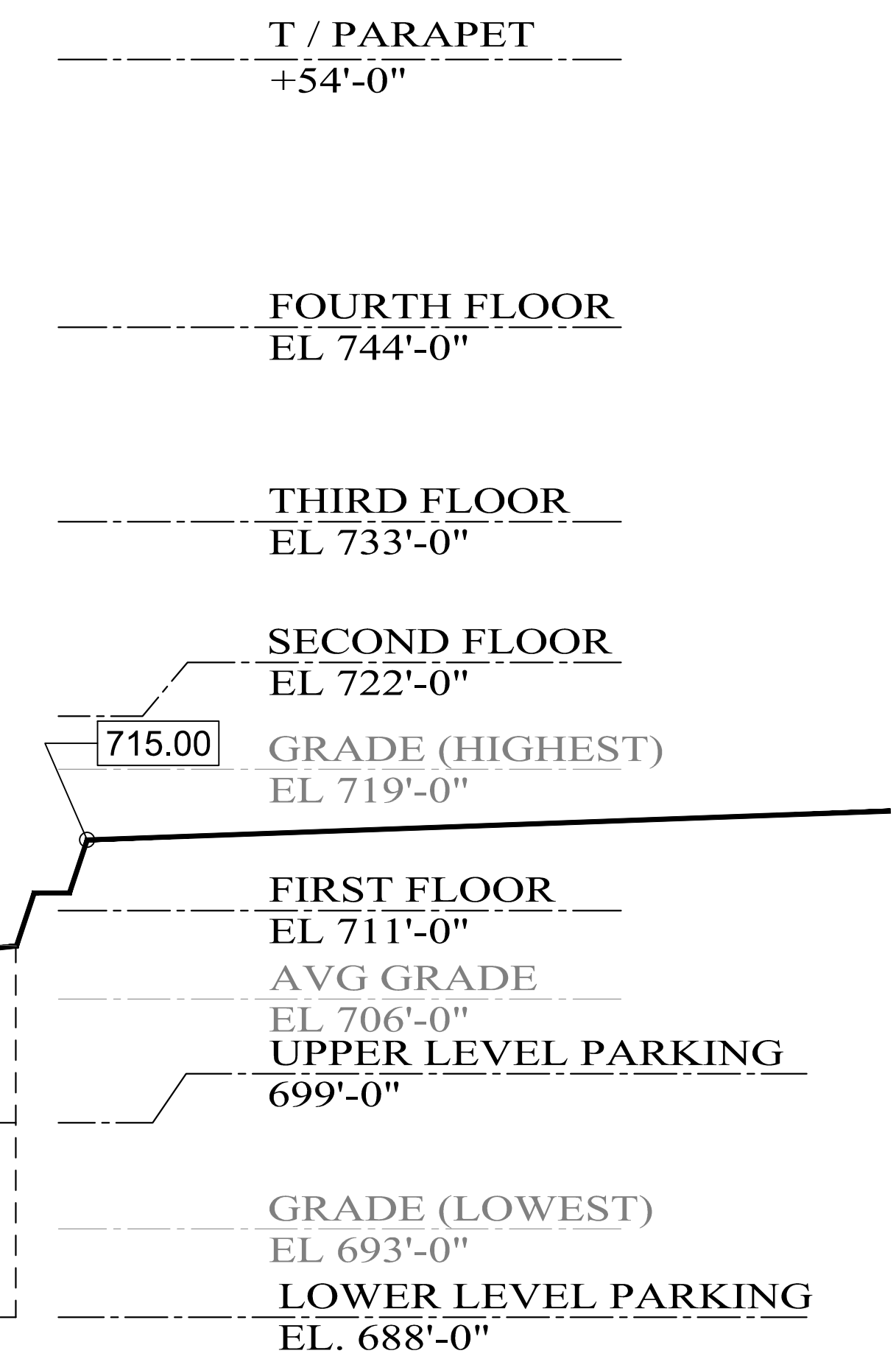
Drawn By RK

Checked By RLJ

Drawing

A1.1

of



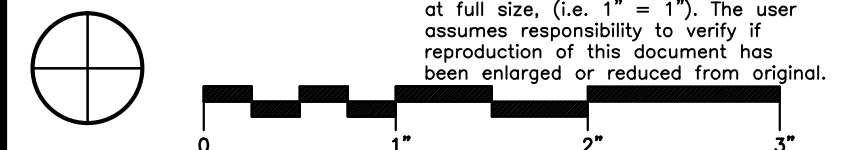
Project

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Drawn By	RK	
Checked By	RLJ	

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

ELEVATION LEGEND

	UTILITY FACE BRICK (FB-1)
	UTILITY FACE BRICK (FB-2)
	FIBER CEMENT PANELING (EXPOSED FASTENERS) REVEALS AS SHOWN
	FIBER CEMENT REVEAL PANELING (EXPOSED FASTENERS)

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No.	Issues & Revisions	Date

THE POINTE
MULTI-FAMILY BUILDING

SW HWY **143rd STREET**
ORLAND PARK, IL

Drawing Title 17076_BASE.DWG

SOUTH ELEVATION

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Project No.	17076	Drawing A1.3 of
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Drawn By	RK	
Checked By	RLJ	



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

ELEVATION LEGEND	
	UTILITY FACE BRICK (FB-1)
	UTILITY FACE BRICK (FB-2)
	FIBER CEMENT PANELING (EXPOSED FASTENERS) REVEALS AS SHOWN
	FIBER CEMENT REVEAL PANELING (EXPOSED FASTENERS)

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Project

THE POINTE
MULTI-FAMILY BUILDING

SW HWY
ORLAND PARK, IL

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NORTH ELEVATION

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AERIAL VIEW OF MAIN ENTRANCE

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Project

THE POINTE □
MULTI□FAMILY BUILDING
SW HWY □ 143rd STREET
ORLAND PARK, IL

Drawing Title 17076_BASE.DWG

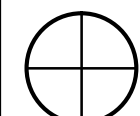
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Drawn By	RK	
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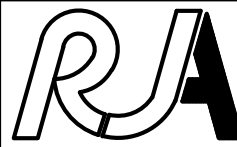
PERSPECTIVE VIEW OF MAIN ENTRANCE



PERSPECTIVE VIEW FROM 143rd STREET

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No.	Issues & Revisions	Date

Project

THE POINTE □
MULTI□FAMILY BUILDING
SW HWY □ 143rd STREET
ORLAND PARK, IL

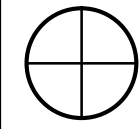
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Drawn By RK	of
Checked By RLJ	



PERSPECTIVE VIEW OF WEST FACADE



PERSPECTIVE VIEW FROM UNION STREET

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SW HWY □ 143rd STREET
ORLAND PARK, IL

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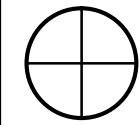
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PERSPECTIVE VIEW FROM SOUTHWEST HIGHWAY



PERSPECTIVE VIEW OF EAST FACADE

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Project		

THE POINTE □
MULTI-FAMILY BUILDING

SW HWY □ 143rd STREET
ORLAND PARK, IL

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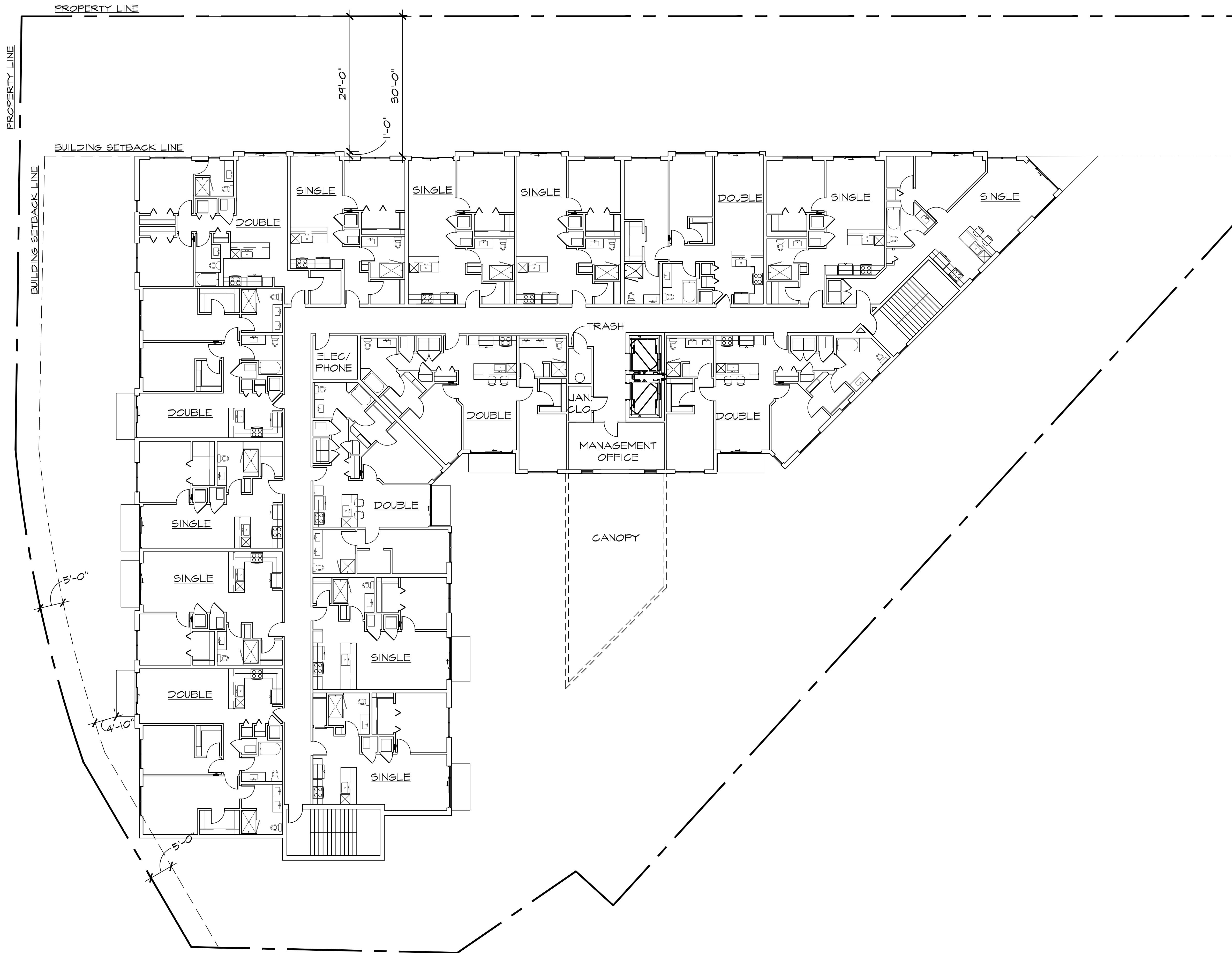
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Drawn By	RK	
Checked By	RLJ	



SECOND FLOOR PLAN (18,302 SQFT)

SCALE: 3/32" = 1'-0"

9 SINGLE UNITS EA. FLOOR
7 DOUBLE UNITS EA. FLOOR
TOTAL: 64 UNITS

SINGLE UNITS 705-733 SF EA.
DOUBLE UNITS 438-1,021 SF EA.

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No.	Issues & Revisions	Date
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Project

THE POINTE
MULTI-FAMILY BUILDING

SW HWY **143rd STREET**
ORLAND PARK, IL

Drawing Title 17076_BASE.DWG

SECOND FLOOR PLAN

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0 1' 2' 3'

Project No.	17076	Drawing	REV.
Drawn By	JRM		
Drawn By	RK		
Checked By	RLJ	of	A6



TYPICAL INSTALLATION

A FEW OF THESE PLANTING

TYPICAL INSTALLATION - 6" (150MM) OR LESS

Typical Installation - 3" (75mm) Caliper or Less

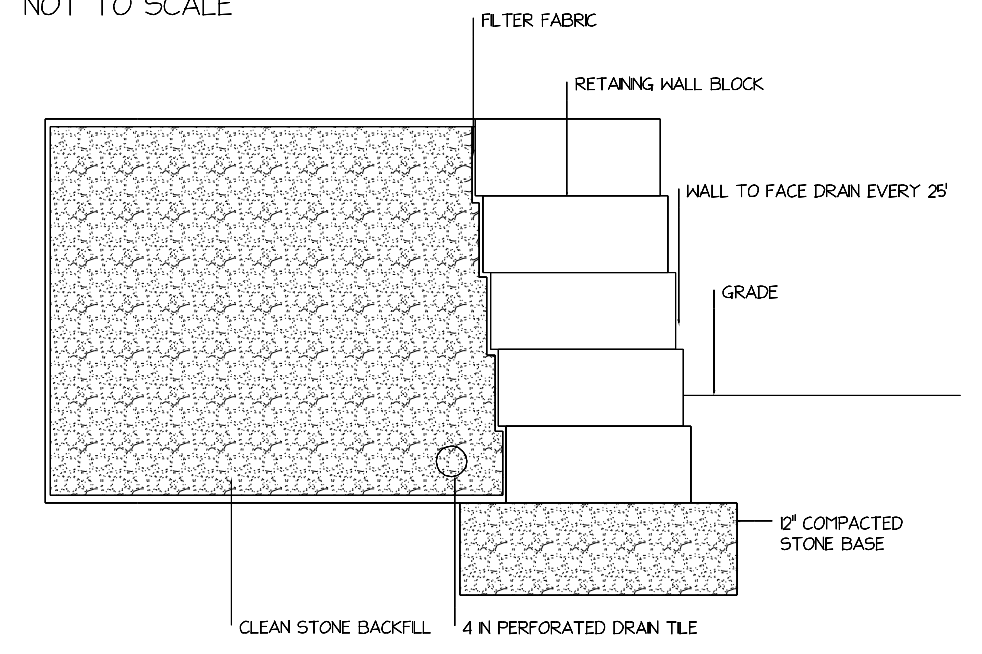
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	FORM
Canopy Trees					
AAB	5	Acer x freemanii 'Jeffersd'	Autumn Blaze Maple	2.5'	Single Stem
GTI	3	Gleditsia triacanthos v. inermis	Skyline Honeylocust	2.5'	Single Stem
GDO	3	Gymnocladus dioicus	Kentucky Coffee Tree	2.5'	Single Stem
PLA	3	Platanus x acerifolia	London Planetree	2.5'	Single Stem
PCS	6	Pyrus calleryana 'Cleveland Select'	Cleveland Select Pear	2.5'	Single Stem
TGS	6	Tilia cordata 'Greenspire'	Greenspire Linden	2.5'	Single Stem
UPR	4	Ulmus americana 'Princeton'	Princeton Elm	2.5'	Single Stem
Ornamental Trees					
CCI	6	Crataegus crusgalli v inermis	Thornless Cockspur Hawthorn	2.5'	Single Stem
MLM	4	Magnolia x loebneri 'Merrill'	Dr. Merrill Magnolia	6'	Multi-Stem
MSP	3	Malus spp	Crabapple	6'	Multi-Stem
Evergreen Trees					
PPG	2	Picea pungens 'Glaucia'	Colorado Spruce	6'	Natural
Evergreen Shrubs					
BGV	48	Buxus 'Green Velvet'	Green Velvet Boxwood	24"	B&B
JCS	15	Juniperus chinensis 'Sea Green'	Sea Green Juniper	24"	B&B
RHP	10	Rhododendron x PJM'	PJM Rhododendron	24"	B&B
TMD	24	Taxus media 'Densiformis'	Densiti Yew	24"	B&B
Deciduous Shrubs					
AMB	22	Aronia melanocarpa	Black Chokeberry	24"	#5
CAH	18	Clethra alnifolia 'Hummingbird'	Hummingbird Clethra	18"	#3
CRK	25	Cornus sericea 'Farrow'	Arctic Fire Dogwood	24"	#5
HAN	29	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	24"	#5
HOL	2	Hydrangea quercifolia	Oakleaf Hydrangea	36"	B&B
RDR	5	Rosa 'Meigill'	Peach Drift Rose	18"	#3
RKO	8	Rosa 'Radrazz'	Knockout Rose	24"	#5
STO	15	Spiraea betulifolia 'Tor'	Tor Birchleaf Spirea	18"	#3
SDK	8	Syringa meyeri 'Pablin'	Dwarf Korean Lilac	36"	B&B
VLM	11	Viburnum lantana 'Mohican'	Mohican Viburnum	36"	B&B
WVR	6	Weigela florida 'Alexandra'	Wine & Roses Weigela	36"	B&B
Ornamental Grasses					
CKF	73	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	#1	2' oc
PSW	19	Panicum virgatum 'Shenadoah'	Shenadoah Switch Grass	#1	2' oc
PAH	10	Pennisetum alopecuroides 'Hemeln'	Dwarf Fountain Grass	#1	2' oc
Perennials & Groundcovers					
CBR	22	Geranium x 'Brookside'	Brookside Cranebill	#1	18" oc
HST	56	Heemerocallis 'Stella D'Oro'	Stella D'Oro Daylily	#1	18" oc
HPD	20	Heuchera micrantha 'Palace Purple'	Palace Purple Coral Bells	#1	18" oc
HBA	25	Hosta 'Blue Angel'	Blue Angel Hosta	#1	18" oc
NWL	14	Nepeta x fassenii 'Walker's Low'	Walkers Low Catmint	#1	18" oc
PAT	6	Pachysandra terminalis	Japanese Spurge	FLT	8' oc
RBS	12	Ruicortia fugida var. sulivanti 'Goldstump'	Black Eyed Susan	#1	18" oc
SMN	30	Salvia x sylvestris 'May Night'	May Night Sage	#1	18" oc

	WEST		SOUTH		EAST		NORTH	
	REQ	PROP	REQ	PROP	REQ	PROP	REQ	PROP
CANOPY TREE	9	0	1.5	0	11	0	9	9
ORNAMENTAL/ EVERGREEN TREE	2	0	0.5	0	4	0	2	3
SHRUBS/GRASSES	48	0	8	0	60	0	48	83
DECIDUOUS SHRUB	33	0	5	0	42	0	33	40
EVERGREEN SHRUB	15	0	3	0	18	0	15	15
ORNAMENTAL GRASS			0					28

FOUNDATIONS								
	WEST		SOUTH		EAST		NORTH	
	REQ	PROP	REQ	PROP	REQ	PROP	REQ	PROP
CANOPY TREE	0	0	0	1	0	0	0	0
ORNAMENTAL/ EVERGREEN TREE	0	0	1	1	2	0	2	4
SHRUBS/GRASSES/PERENNIALS	0	0	12	76	39	48	32	117
DECIDUOUS SHRUB	0	0	8	31	27	21	22	31
EVERGREEN SHRUB	0	0	4	14	12	15	10	10
GRASS/PERENNIAL				31		12		76

CORRIDORS						
	WEST		SOUTH		EAST	
	REQ	PROP	REQ	PROP	REQ	PROP
CANOPY TREE	8	0	2	4	15	3
ORNAMENTAL/ EVERGREEN TREE	3	1	1	3	7	0
SHRUBS/GRASSES	0	40	0	11	0	61
DECIDUOUS SHRUB	0	0	0	3	0	18
EVERGREEN SHRUB	0	0	0	0	0	36
ORNAMENTAL GRASS	0	40	0	8	0	7

WALL DETAIL
NOT TO SCALE



GENERAL NOTES:

Plant material shall be nursery grown and be either balled and burlapped or container grown. Sizes and spreads on plant list represent minimum requirements.

Size & grading standards of plant materials shall conform to the latest addition of ANSI Z601 AMERICAN STANDARD OF NURSERY STOCK, by the American Nursery & Landscape Association.

Any materials with damaged or crooked/disfigured leaders, bark abrasion, sunscald, insect damage, etc. are not acceptable and will be rejected. Trees with multiple leaders will be rejected unless called for in the plant list as multi-stem or clump (cl).

Grading shall provide slopes which are smooth and continuous. Positive drainage shall be provided in all areas.

Quantity lists are supplied as a convenience. However, the contractor should verify all quantities. The drawings shall take precedence over

All plant species specified are subject to availability. Material shortages in the landscape industry may require substitutions. All substitutions must be approved by the Landscape Architect and/or Owner.

Contractor shall verify location of all underground utilities prior to digging. For location outside the City of Chicago call "JULIE" (Joint Utility Location for Excavators) 1-800-842-0123.

Contractor shall report any discrepancies in the field to the Landscape Architect and/or Owner.

Plant symbols illustrated on this plan are a graphic representation of proposed plant material types and are intended to provide for visual clarity. However, the symbols do not necessarily represent actual plant spread at the time of installation.

the perennials, dicotyledonous grasses, forbs and other "weed" seeds shall be topped with a minimum of three inches (3") of mushroom compost. The topping shall be worked into the soil to a minimum depth of nine inches (9") by the use of a cultivating mechanism. Upon completion perennials & ornamental grasses shall be mulched with an additional two inch (2") layer of shredded wood mulch; Annuals & groundcovers shall be covered with an additional two inch (2") layer of mushroom compost.

All other planting beds and tree saucers shall be mulched with a minimum of three inches (3") of shredded wood mulch, with the exception of evergreen trees which shall receive one inch (1") of shredded hardwood mulch over two inches (2") of southern pine bark.

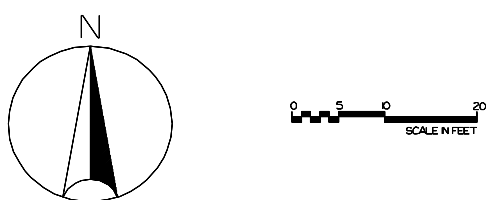
Planting beds adjacent to building shall be mulched in their entirety to the building foundation. Plant materials shall not be installed under building overhangs and other such areas which do not receive natural rainfall.

Grass seed shall be applied mechanically so that the seed is incorporated into the top one-half inch (1/2") of the seed bed. The seed shall then be covered with the specified straw blanket or

All plant material shall be guaranteed for one (1) year from the date of acceptance.

No.	Date	Description
REVISIONS		

THE POINTE
MULTI-FAMILY BUILDING
143RD ST. & SW HWY
ORLAND PARK, ILLINOIS



SCALE	$1'' = 20'$
DRAWN BY	KLT
CHECKED BY	
DATE	4/10/2018
DATE OF PRINT	

PROJECT NO.

SHEET NO.

