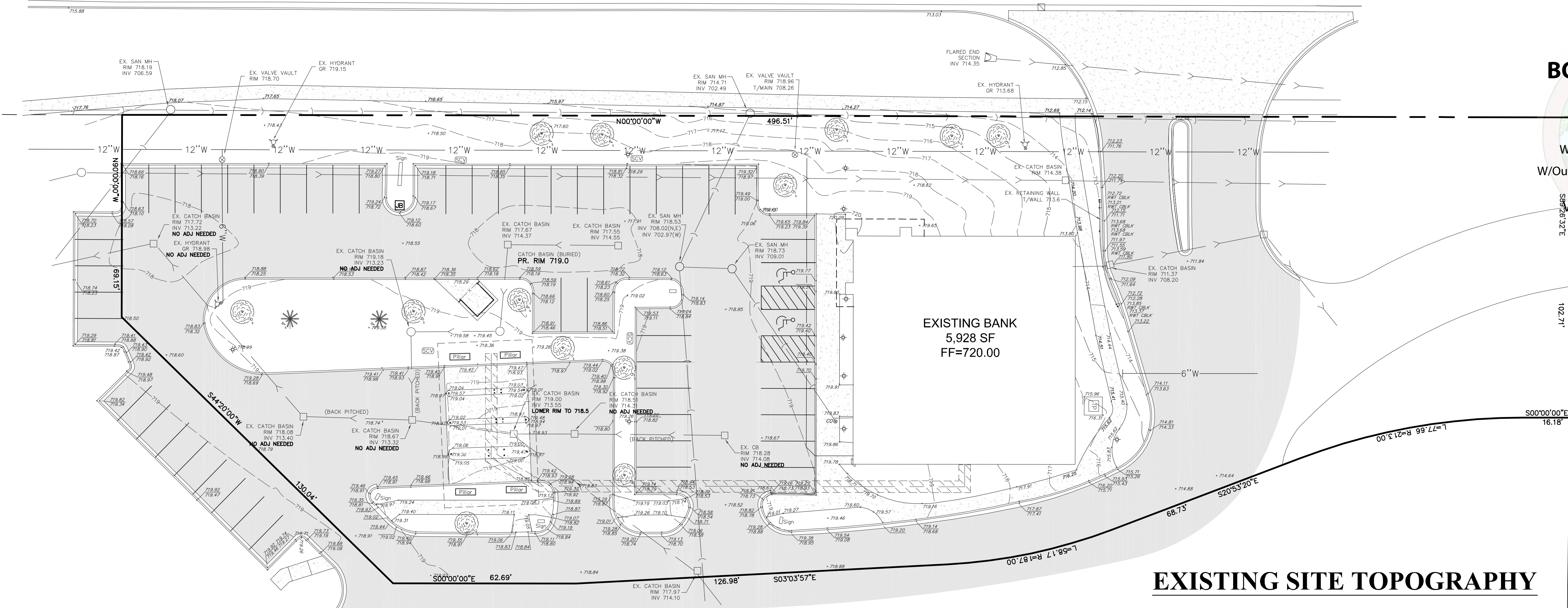


96th AVENUE (LaGRANGE ROAD)

REVISION #1 PER VILLAGE OF ORLAND PARK'S REVIEW MEMORANDUM DATED JULY 20, 2012.



EXISTING SITE TOPOGRAPHY

BOARD APPROVED

Case No: **2012-0386**

Date: **Sep. 4, 2012**

W/Conditions: **Yes**

W/Out Conditions:

VILLAGE OF ORLAND PARK

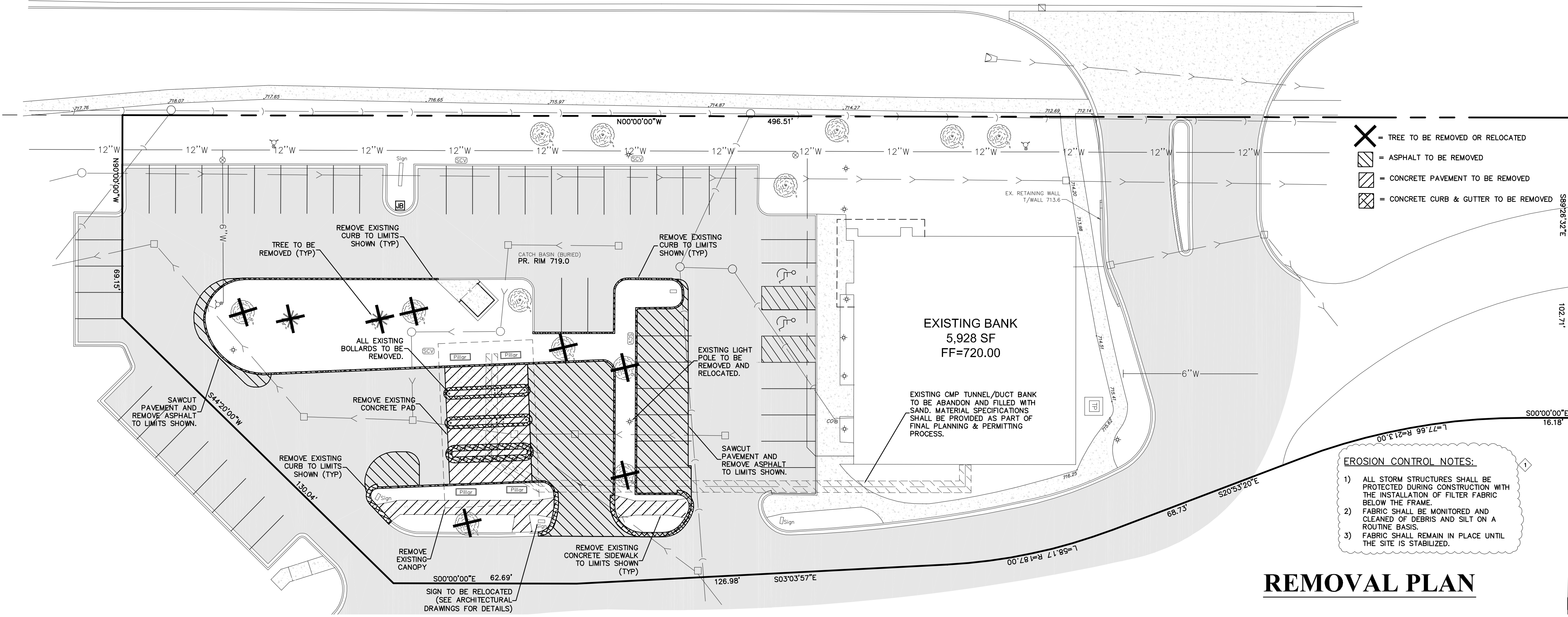
NO.	DATE	DESCRIPTION	BY
1	107-30-12	PER VILLAGE REVIEW	NSS

HAGGE CONSTRUCTION CO., INC.
 25449 W. SCHULTZ STREET
 PLAINFIELD, ILLINOIS 60544
 (630) 248-8276

PARKING LOT RENOVATIONS FOR S.A.S.S.-STUDIOS & SALON SUITES
 ORLAND PARK, ILLINOIS

96th AVENUE (LaGRANGE ROAD)

REVISION #1 PER VILLAGE OF ORLAND PARK'S REVIEW MEMORANDUM DATED JULY 20, 2012.



- TREE TO BE REMOVED OR RELOCATED
- ASPHALT TO BE REMOVED
- CONCRETE PAVEMENT TO BE REMOVED
- CONCRETE CURB & GUTTER TO BE REMOVED

EROSION CONTROL NOTES:

- ALL STORM STRUCTURES SHALL BE PROTECTED DURING CONSTRUCTION WITH THE INSTALLATION OF FILTER FABRIC BELOW THE FRAME.
- FABRIC SHALL BE MONITORED AND CLEANED OF DEBRIS AND SILT ON A ROUTINE BASIS.
- FABRIC SHALL REMAIN IN PLACE UNTIL THE SITE IS STABILIZED.

REMOVAL PLAN

REVIEW SET
 NOT FOR CONSTRUCTION

DESIGNTEK ENGINEERING, INC.
 CONSULTING AND SITE DESIGN ENGINEERS
 9500 BORNHET DRIVE, SUITE 304
 MOKENA, ILLINOIS 60448
 (708) 326-4961
 ILL. PROF. LIC. NO.: 184-003740



PROJECT INFORMATION

Project No.: 12-0021
 Scale: 1"=20'
 Date: 05-31-12
 Design By: SDS
 Drafted By: NSS
 Checked By: SDS

2 OF 4

EXISTING TOPOGRAPHY & REMOVAL PLAN

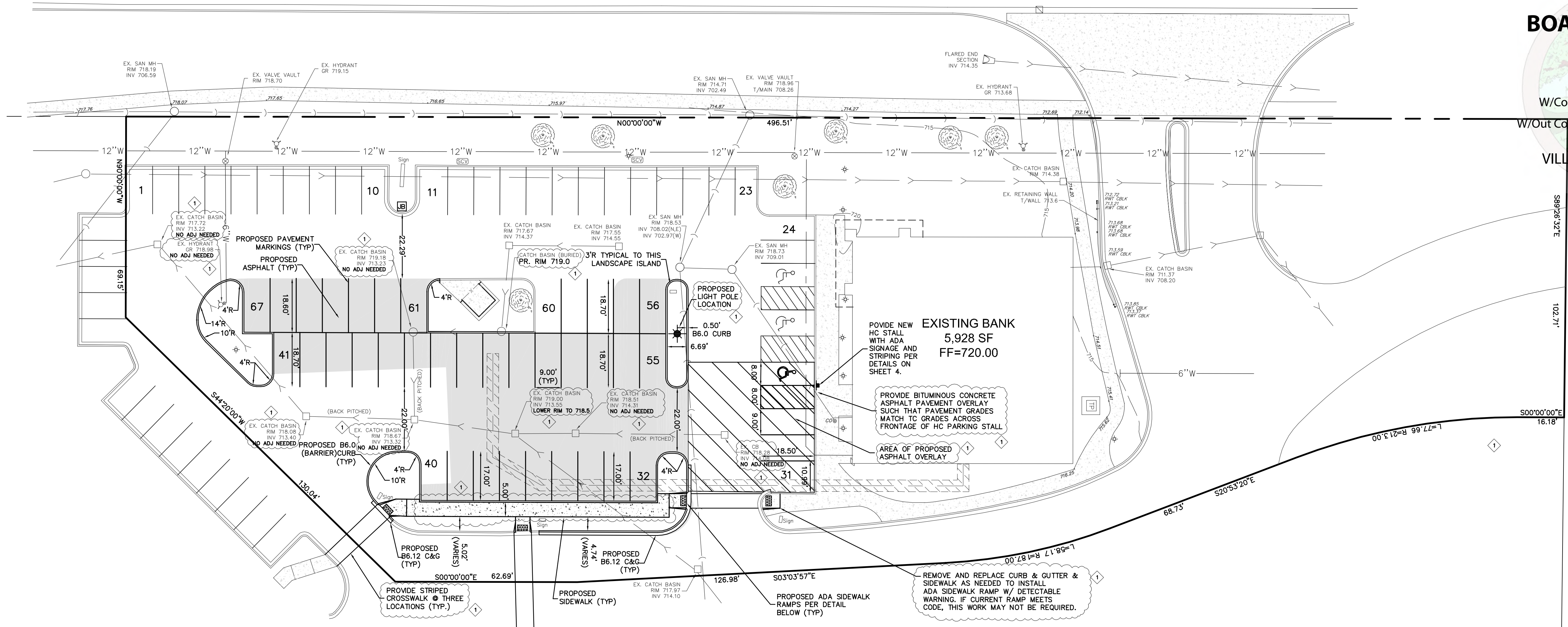
L:\Engineering\2012 Projects\12-0021\12-0021.dwg, 10/30/2012 8:23:14 AM

96th AVENUE (LaGRANGE ROAD)

REVISION #1 PER VILLAGE OF ORLAND PARK'S REVIEW MEMORANDUM DATED JULY 20, 2012.

BOARD APPROVED

Case No: _____
 Date: _____
 W/Conditions: _____
 W/Out Conditions: _____
 VILLAGE OF ORLAND PARK



- CONSTRUCTION NOTES**
- EXISTING UTILITIES LOCATED IN THE CONSTRUCTION AREA SHALL BE ADJUSTED VERTICALLY SUCH THAT ALL RIMS WILL MATCH PROPOSED GRADES (SEE GRADING PLAN).
 - SOME STORM STRUCTURES MAY NOT REQUIRE ADJUSTMENTS.

PRELIMINARY SITE PLAN

PLAN AND PARKING DATA :

TOTAL AREA	= 67,126 SQ-FT
TOTAL EXISTING BUILDING AREA	= 1.54 ACRES
BUILDING COVERAGE PER PROPOSED PLAN	= 8.83%
PARKING SPACES REQUIRED PER ORDINANCE (BASED ON 1 PER 200 SQ-FT)	= 30 SPACES
HC SPACES REQUIRED PER ORLAND PK LDC (BASED ON 26 TO 50 STALLS)	= 2 SPACES
PARKING STALLS PROVIDED PER PLAN	= 67 SPACES
HC SPACES PROVIDED PER PLAN	= 3 SPACES

TREE REMOVAL AND REPLACEMENT:

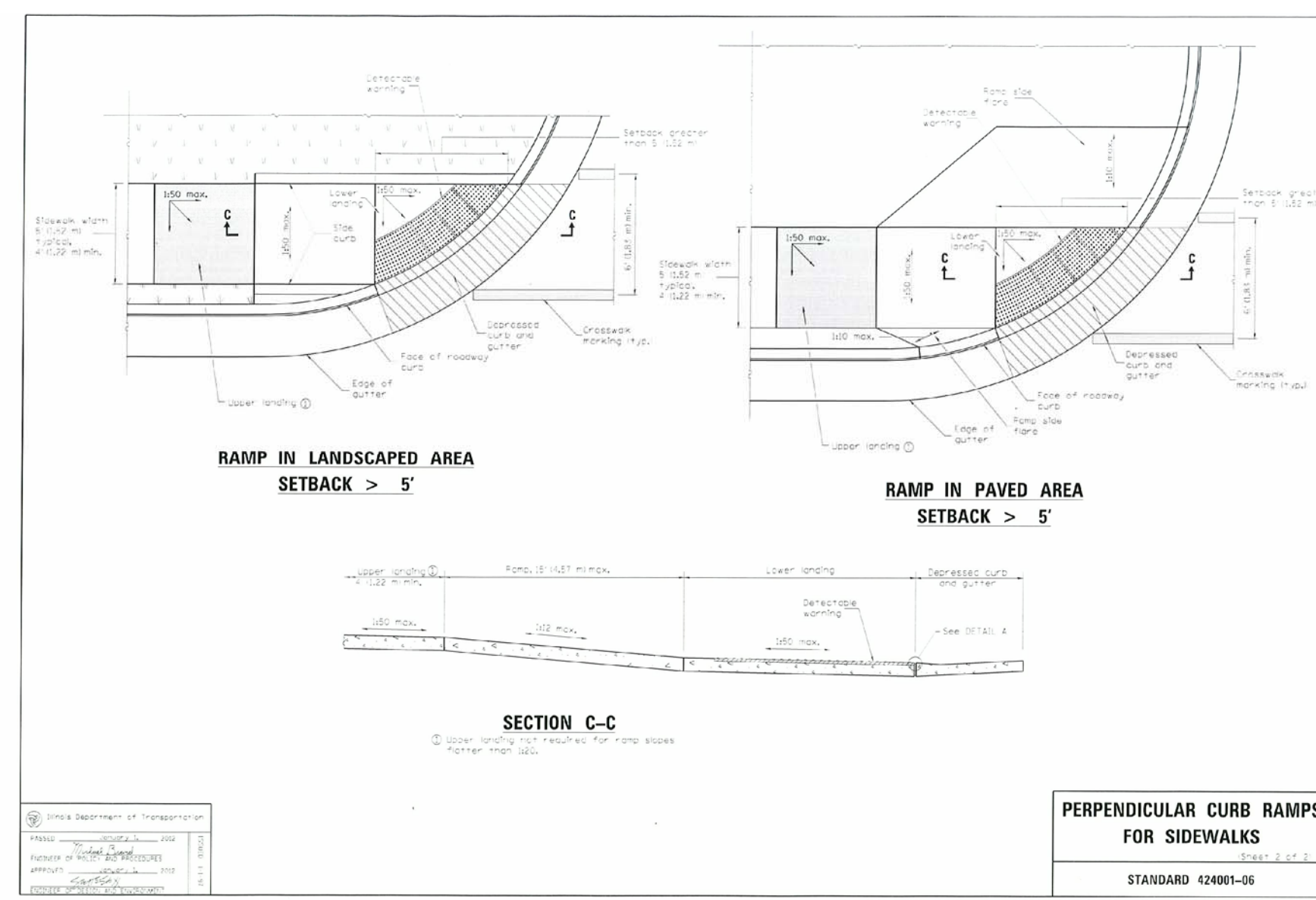
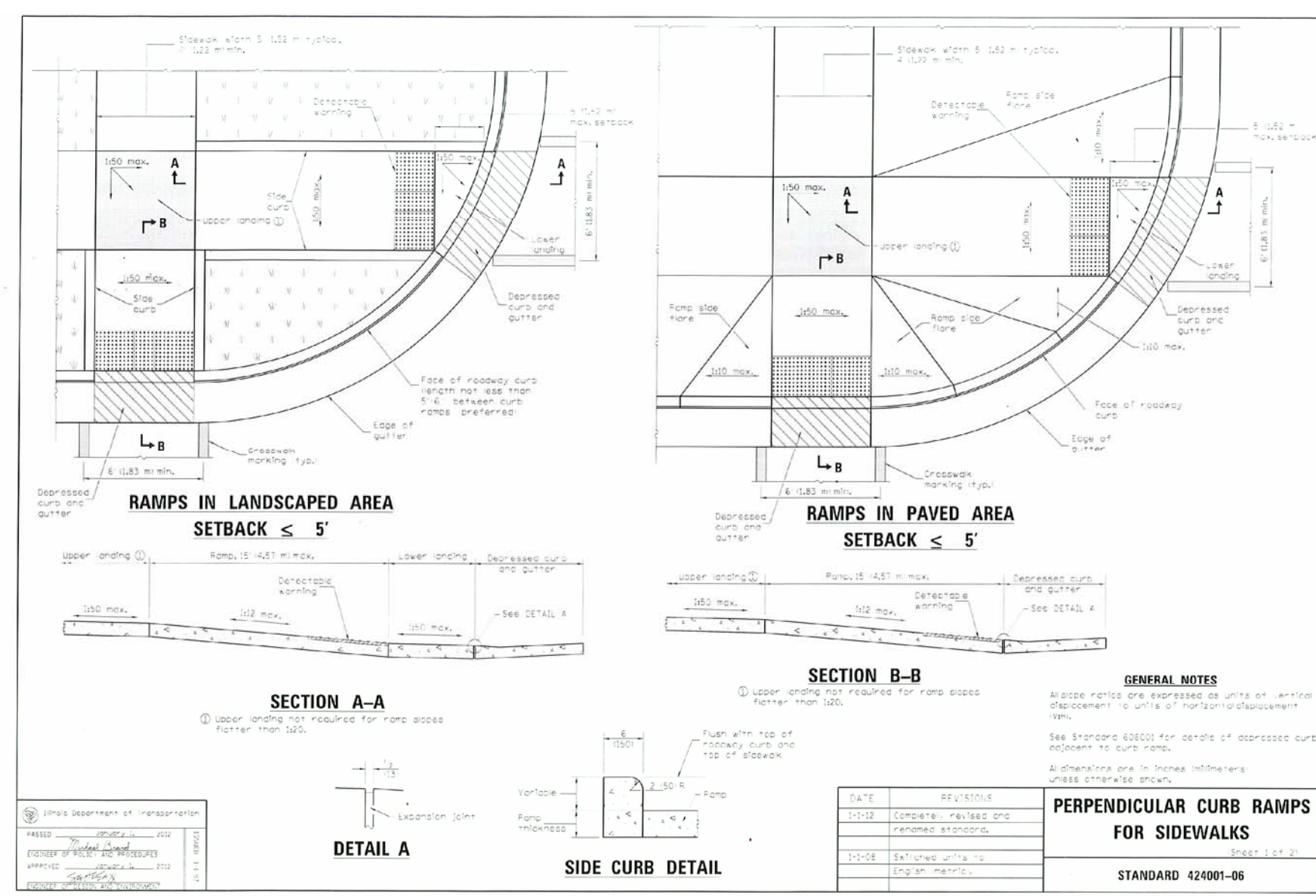
TOTAL TREES TO BE REMOVED	= 8 EA
REQUIRED REPLACEMENT TREES (2-2.5" DIA PER TREE BEING REMOVED)	= 16 EA
PROPOSED 2.5" DIA TREES (SEE PRELIMINARY GRADING PLAN FOR LOCATIONS)	= 10 EA
# OF TREES NOT REPLACED (CASH IN LIEU)	= 6 EA

LOT COVERAGE (IMPERVIOUS AREAS):

TOTAL SITE AREA	= 62,997 SQ-FT
TOTAL IMPERVIOUS AREA (EXISTING COND.)	= 43,109 SQ-FT
EXISTING LOT COVERAGE	= 68.4%
TOTAL IMPERVIOUS AREA (PROPOSED COND.)	= 45,770 SQ-FT
LOT COVERAGE	= 72.7%
ALLOWABLE LOT COVERAGE PER ORDINANCE	= 75%

IMPERVIOUS AREA FOR APPROVED SITE

Total Area of Site	= 1.54 Acres
Impervious Area (Concrete)	= 1.02 Acres
Pervious Areas	= 0.52 Acres



LEGEND

TC	TOP OF CURB
FL	FLOW LINE OF CURB
CONC	CONCRETE PAVEMENT
(ME)	MATCH EXISTING
TW	TOP OF WALK
E	EDGE OF MARKING
FOC	FACE OF CURB
BOC	BACK OF CURB
C	CENTER
DEPR.	DEPRESSED

PAVEMENT LEGEND

[Pattern]	EXISTING CONCRETE PAVEMENT & WALK
[Pattern]	PROPOSED ASPHALT PAVEMENT
[Pattern]	PROPOSED CONCRETE SIDEWALK
[Pattern]	PROPOSED ASPHALT PAVEMENT OVERLAY

HAGGE CONSTRUCTION CO., INC.
 25449 W. SCHULTZ STREET
 PLAINFIELD, ILLINOIS 60544
 (630) 248-8276

PARKING LOT RENOVATIONS FOR S.A.S.S.-STUDIOS & SALON SUITES ORLAND PARK, ILLINOIS

DESIGNTEK ENGINEERING, INC.
 CONSULTING AND SITE DESIGN ENGINEERS
 9500 BORNHET DRIVE, SUITE 304
 MOKENA, ILLINOIS 60448
 (708) 326-4961
 ILL. PROF. LIC. NO.: 184 - 003740



PROJECT INFORMATION

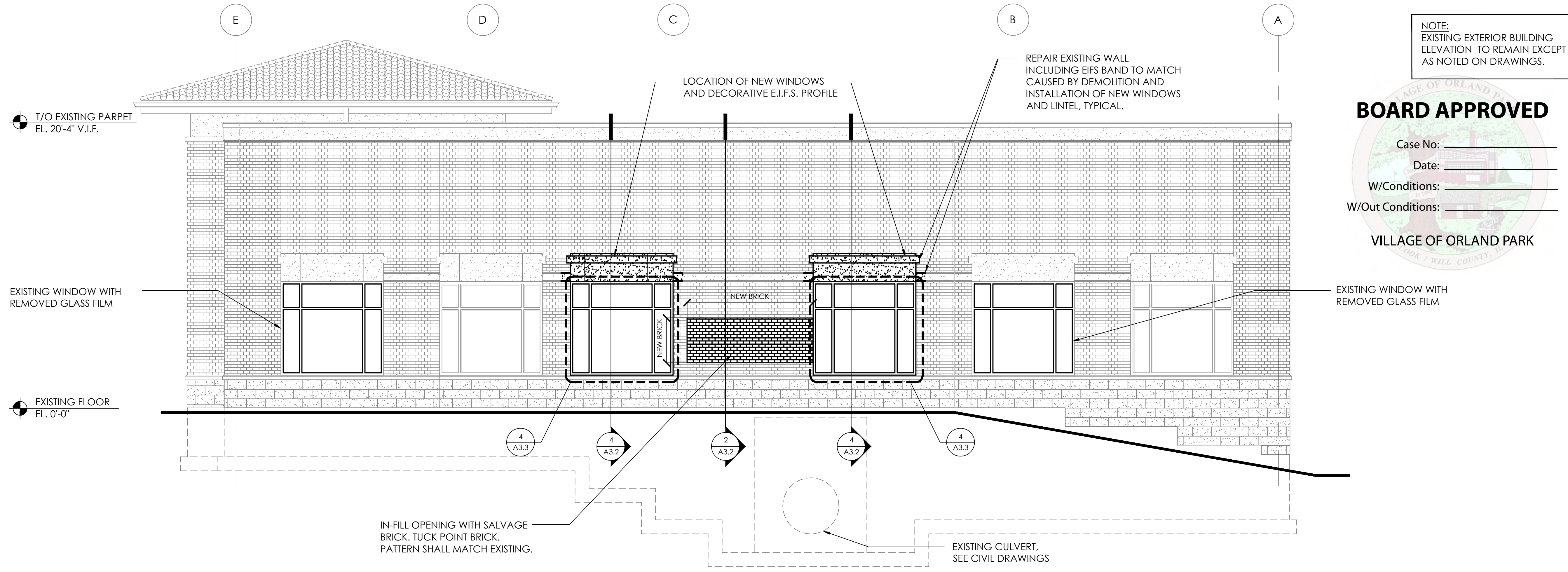
Project No: 12-0021
 Scale: 1"=20'
 Date: 05-31-12
 Design By: SDS
 Drafted By: NSS
 Checked By: SDS

3 OF 4

REVIEW SET
 NOT FOR CONSTRUCTION

SITE PLAN

L:\Engineering\2012 Projects\12-0021\DWG\12-0021.dwg, 10/30/2012 8:25:20 AM



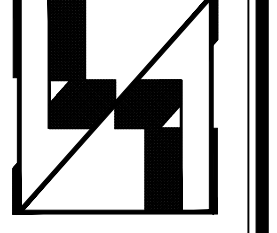
NOTE:
EXISTING EXTERIOR BUILDING
ELEVATION TO REMAIN EXCEPT
AS NOTED ON DRAWINGS.

BOARD APPROVED

Case No: _____
Date: _____
W/Conditions: _____
W/Out Conditions: _____

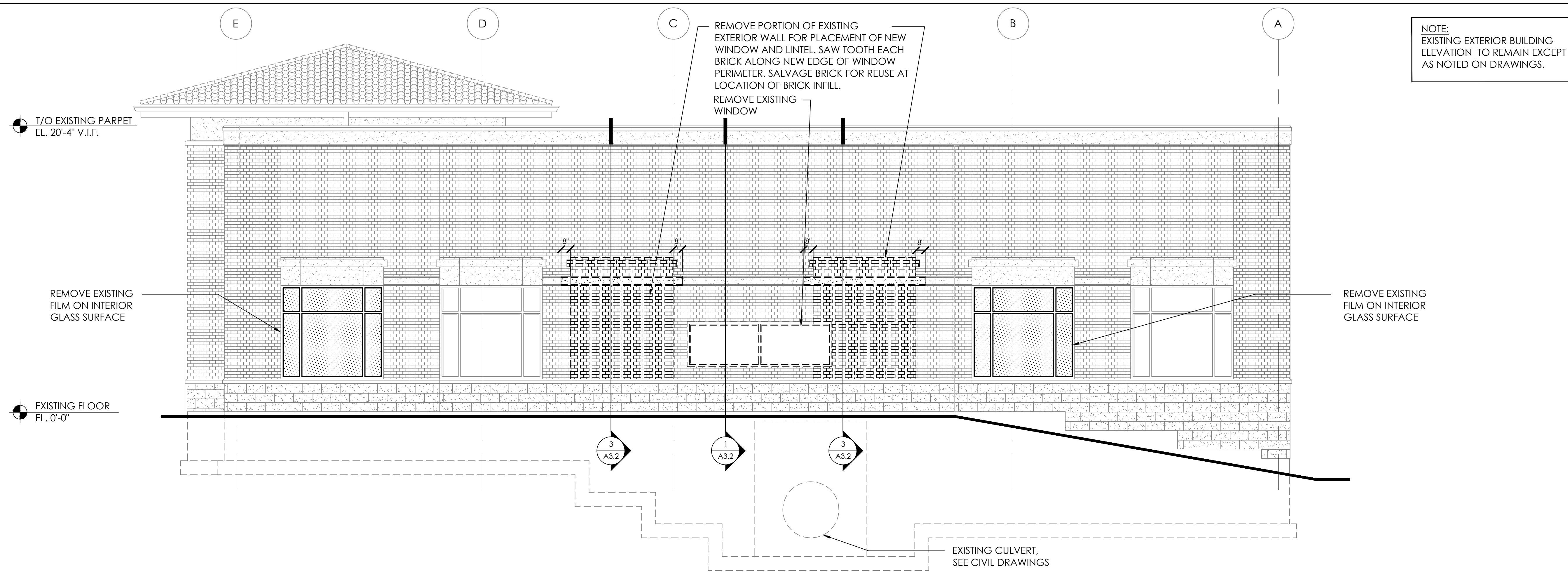
VILLAGE OF ORLAND PARK

STEWART ■ NOSKY
ARCHITECTS, LTD.
2900 Cabot Drive Suite 190
Lisle, IL 60532
PH: (630) 577-1655



1 EAST ELEVATION - EXISTING

A2.1 Scale: 1/4" = 1'-0"



NOTE:
EXISTING EXTERIOR BUILDING
ELEVATION TO REMAIN EXCEPT
AS NOTED ON DRAWINGS.

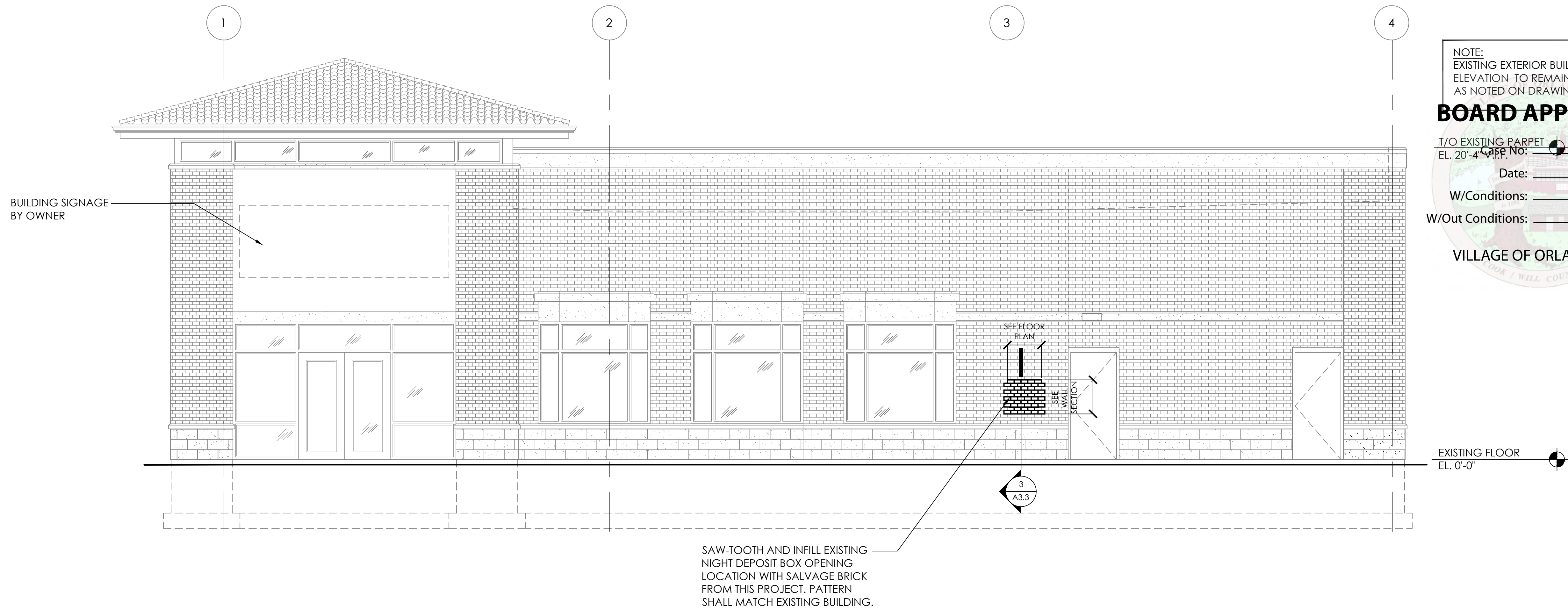
2 EAST ELEVATION - DEMOLITION

A2.1 Scale: 1/4" = 1'-0"

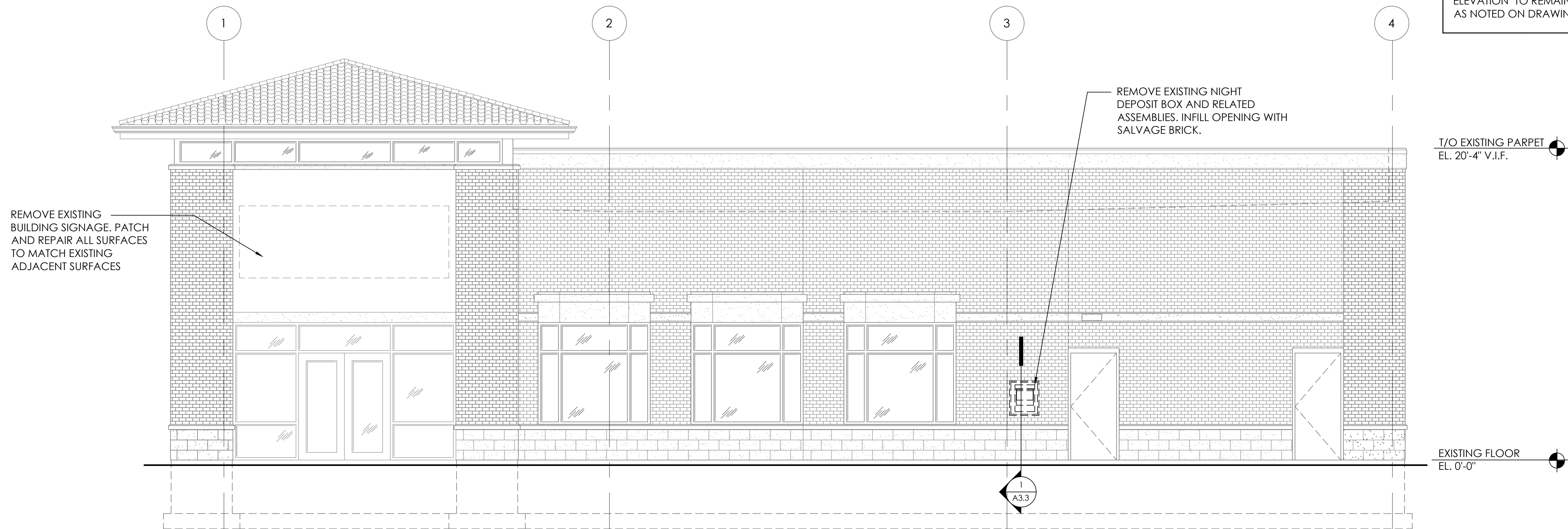
EXTERIOR ELEVATIONS
S.A.S.S. (STUDIOS AND SALON SUITES)
16105 96TH AVENUE
ORLAND PARK, ILLINOIS 60467

A2.1

Job No: 1217.00 Date: 30 MAY 2012
Rev.: 11 JUNE 2012 ISSUE FOR PERMIT AND PRICING
17 JULY 2012 PERMIT COMMENT #1



1 SOUTH ELEVATION - EXISTING
A2.2 Scale: 1/4" = 1' - 0"



2 SOUTH ELEVATION - DEMOLITION
A2.2 Scale: 1/4" = 1' - 0"

NOTE:
EXISTING EXTERIOR BUILDING
ELEVATION TO REMAIN EXCEPT
AS NOTED ON DRAWINGS.

BOARD APPROVED

I/O EXISTING PARPET
EL. 20'-4" V.I.F. No. _____

Date: _____

W/Conditions: _____

W/Out Conditions: _____

VILLAGE OF ORLAND PARK

EXISTING FLOOR
EL. 0'-0"

I/O EXISTING PARPET
EL. 20'-4" V.I.F.

EXISTING FLOOR
EL. 0'-0"

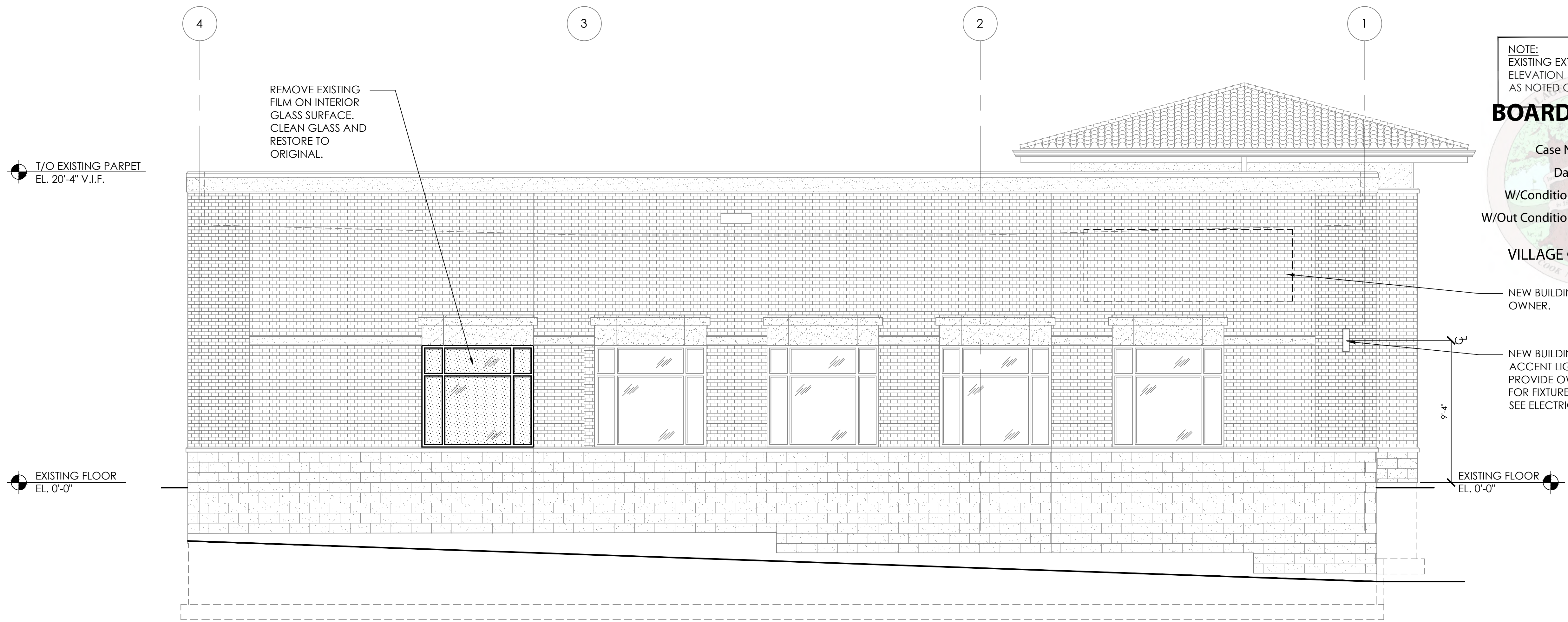
STEWART ■ NOSKY
ARCHITECTS, LTD.
2900 Cabot Drive Suite 190
Lisle, IL 60532
PH: (630) 577-1655

EXTERIOR ELEVATIONS
S.A.S.S. (STUDIOS AND SALON SUITES)
16105 96TH AVENUE
ORLAND PARK, ILLINOIS 60467

A2.2

Job No: 1217.00 Date: 30 MAY 2012
11 JUNE 2012 ISSUE FOR PERMIT AND PRICING
17 JULY 2012 PERMIT COMMENT #1

Rev.:



NOTE:
EXISTING EXTERIOR BUILDING
ELEVATION TO REMAIN EXCEPT
AS NOTED ON DRAWINGS.

BOARD APPROVED

Case No: _____
Date: _____
W/Conditions: _____
W/Out Conditions: _____

VILLAGE OF ORLAND PARK

NEW BUILDING SIGNAGE BY
OWNER.

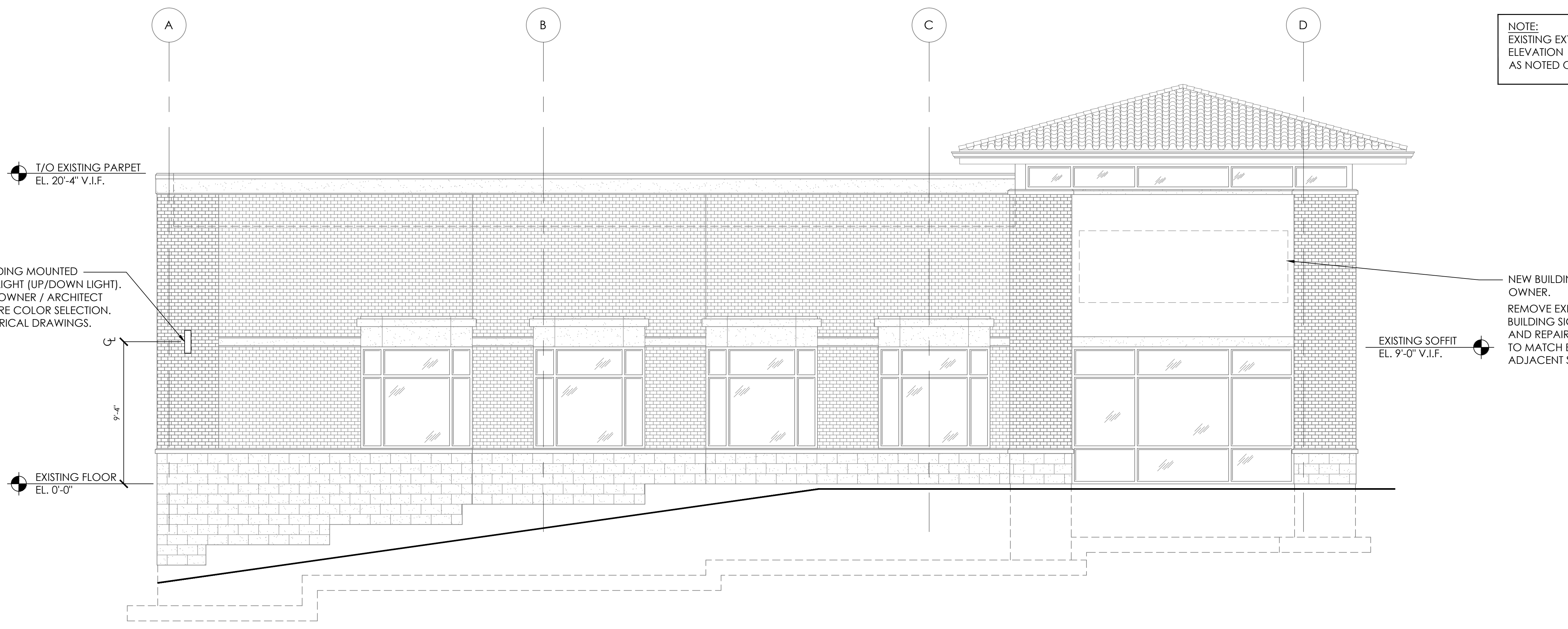
NEW BUILDING MOUNTED
ACCENT LIGHT (UP/DOWN LIGHT).
PROVIDE OWNER / ARCHITECT
FOR FIXTURE COLOR SELECTION.
SEE ELECTRICAL DRAWINGS.

T/O EXISTING PARPET
EL. 20'-4" V.I.F.

EXISTING FLOOR
EL. 0'-0"

EXISTING FLOOR
EL. 0'-0"

1 NORTH ELEVATION - EXISTING
A2.3 Scale: 1/4" = 1'-0"



NOTE:
EXISTING EXTERIOR BUILDING
ELEVATION TO REMAIN EXCEPT
AS NOTED ON DRAWINGS.

NEW BUILDING SIGNAGE BY
OWNER.

REMOVE EXISTING
BUILDING SIGNAGE. PATCH
AND REPAIR ALL SURFACES
TO MATCH EXISTING
ADJACENT SURFACES

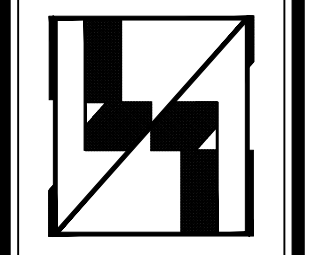
T/O EXISTING PARPET
EL. 20'-4" V.I.F.

EXISTING FLOOR
EL. 0'-0"

EXISTING SOFFIT
EL. 9'-0" V.I.F.

2 WEST ELEVATION - EXISTING
A2.3 Scale: 1/4" = 1'-0"

STEWART ■ NOSKY
ARCHITECTS, LTD.
2900 Cabot Drive Suite 190
Lisle, IL 60532
PH: (630) 577-1655

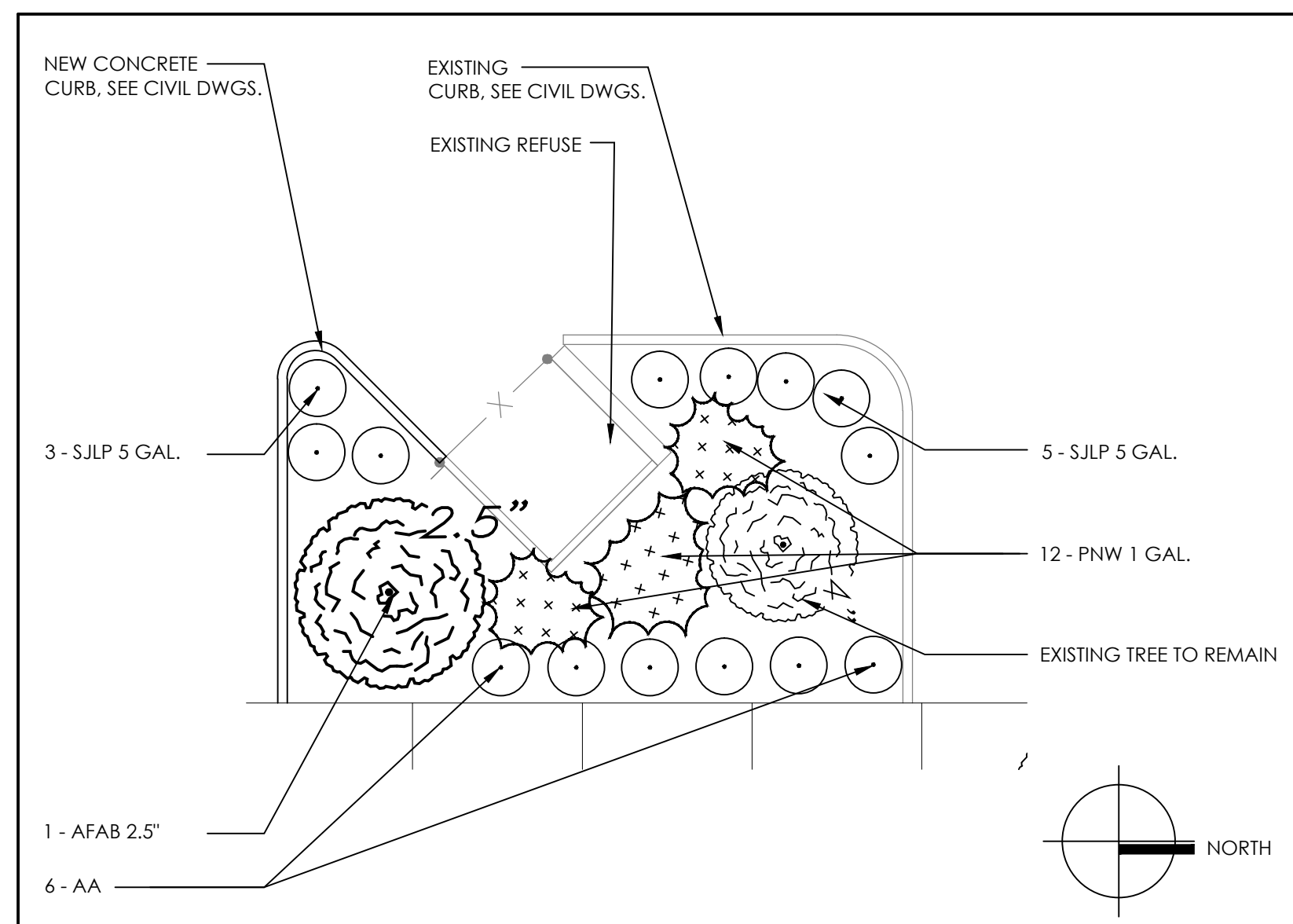


EXTERIOR ELEVATIONS
S.A.S.S. (STUDIOS AND SALON SUITES)
16105 96TH AVENUE
ORLAND PARK, ILLINOIS 60467

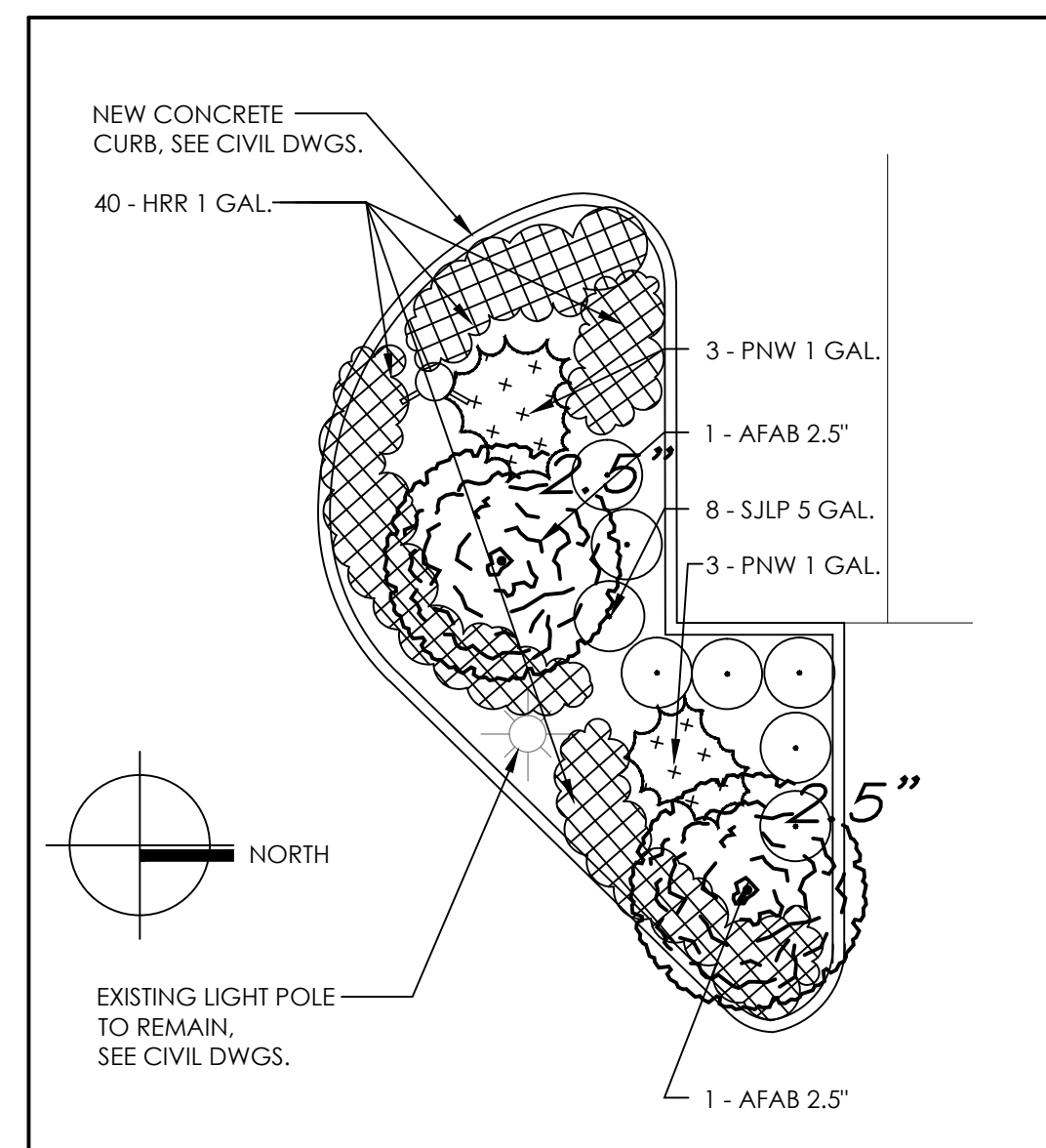
A2.3

11 JUNE 2012 ISSUE FOR PERMIT AND PRICING
17 JULY 2012 PERMIT COMMENT #1

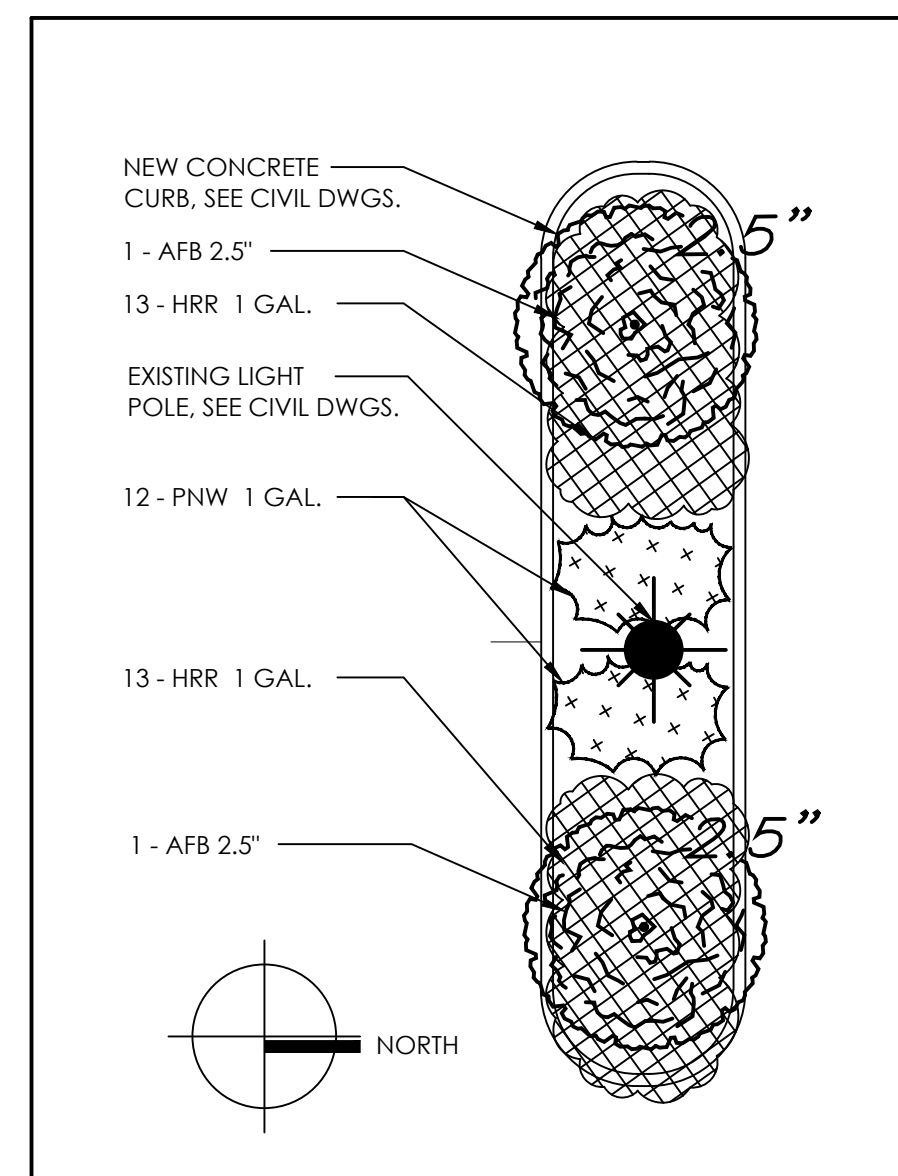
Job No: 1217.00 Date: 30 MAY 2012 Rev.:



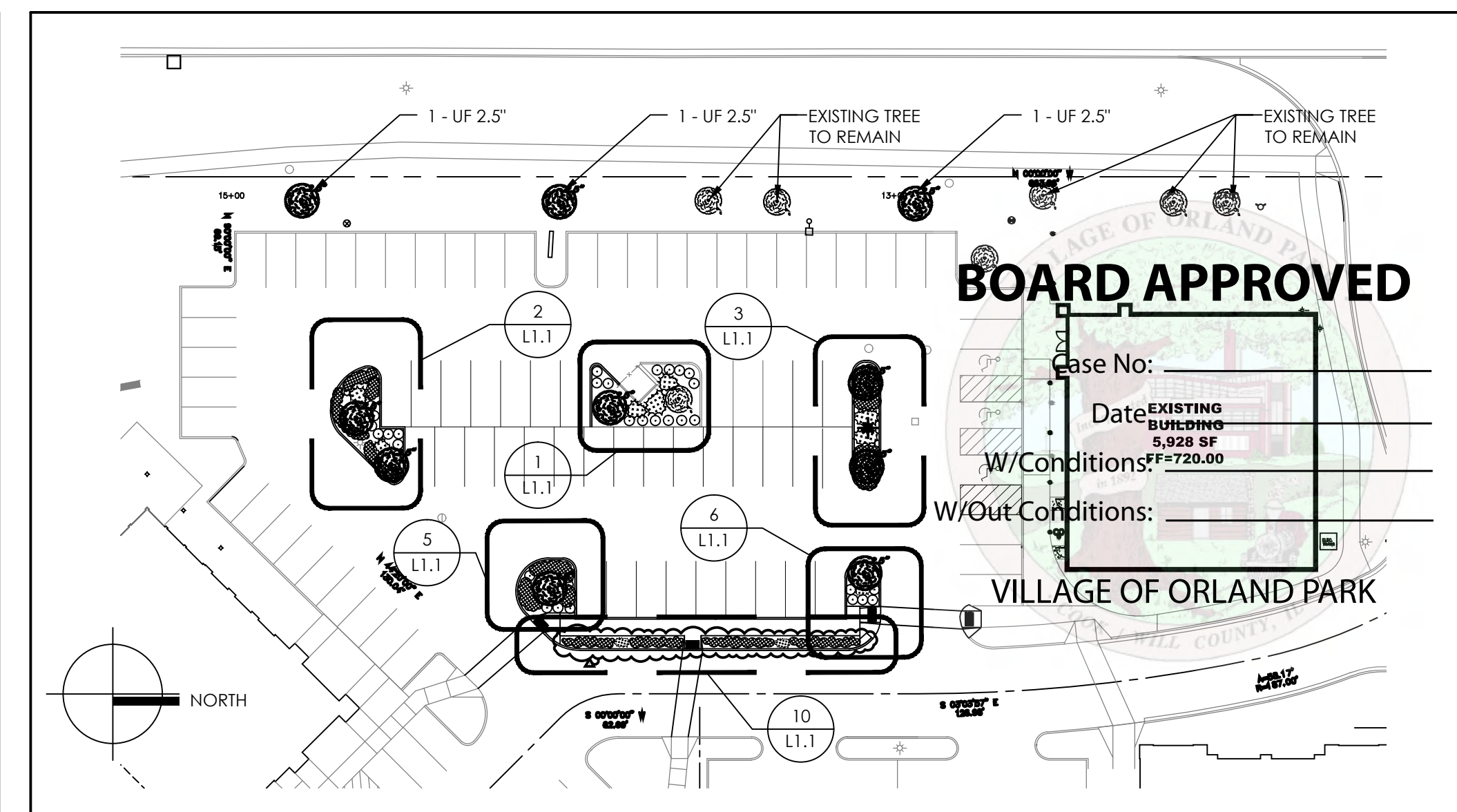
1 ENLARGED LANDSCAPE PLAN
L1.1 Scale: 1/8"=1'-0"



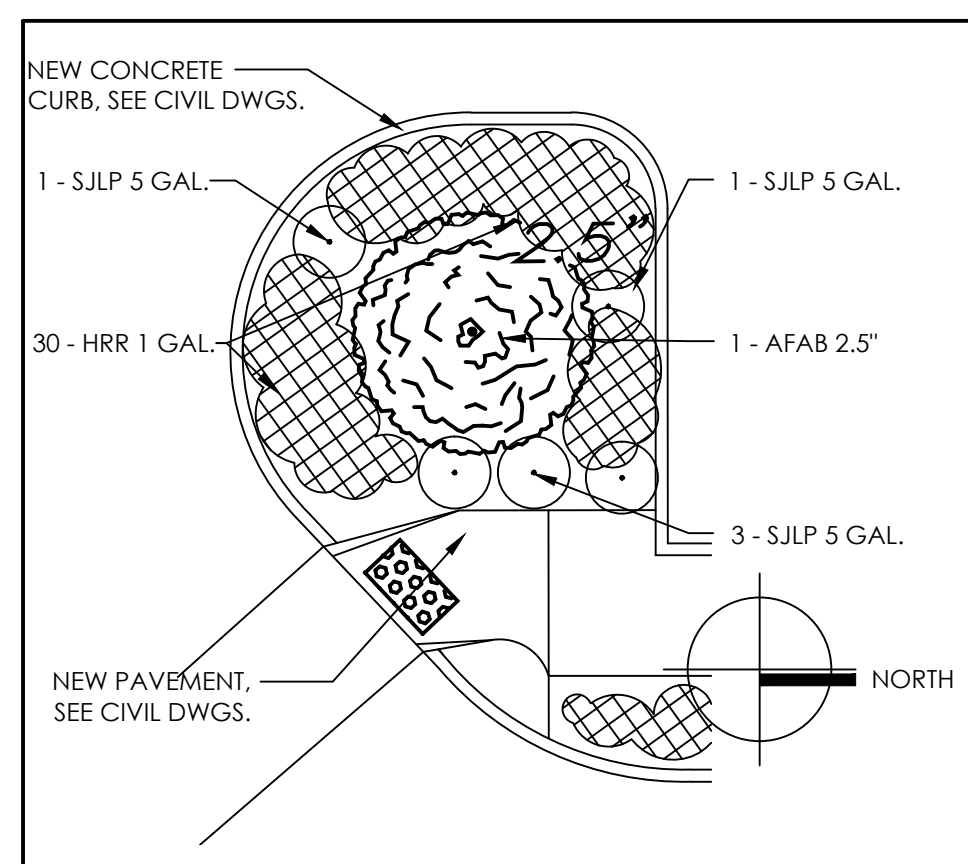
2 ENLARGED LANDSCAPE PLAN
L1.1 Scale: 1/8"=1'-0"



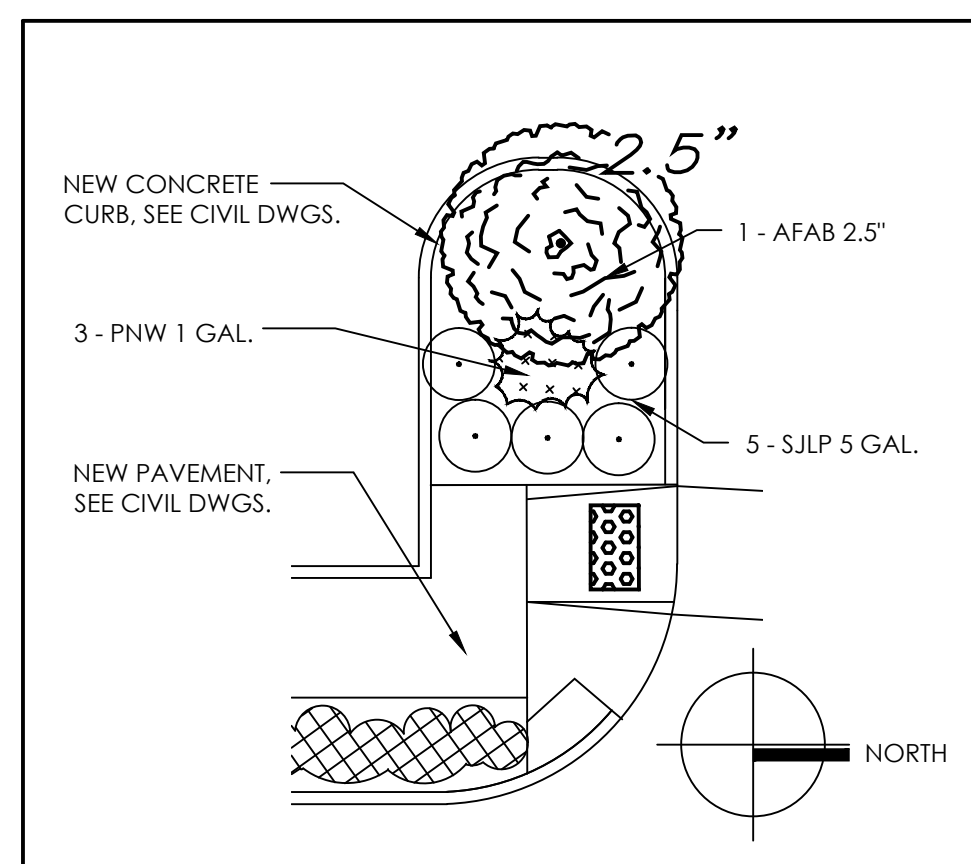
3 ENLARGED LANDSCAPE PLAN
L1.1 Scale: 1/8"=1'-0"



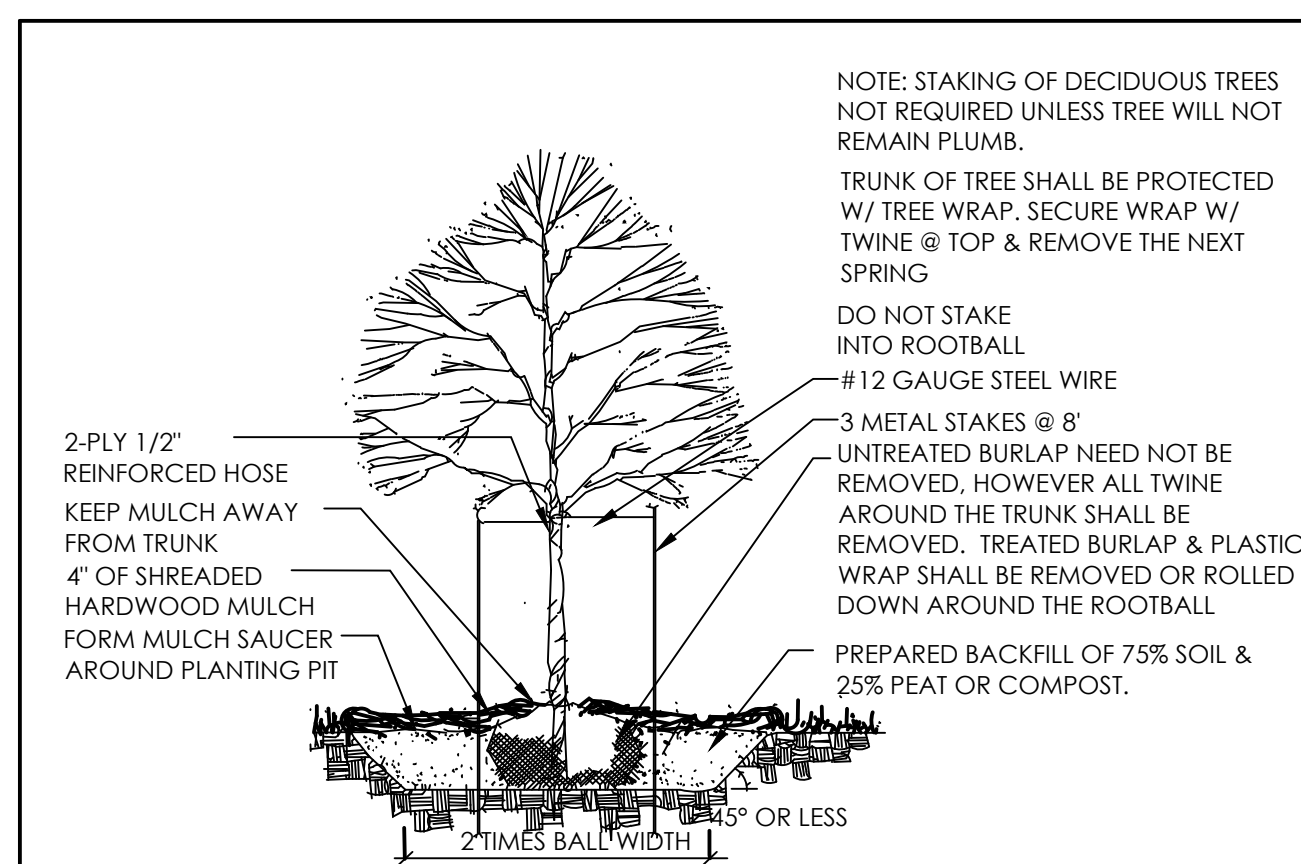
4 LANDSCAPE PLAN
L1.1 Scale: 1"=40'-0"



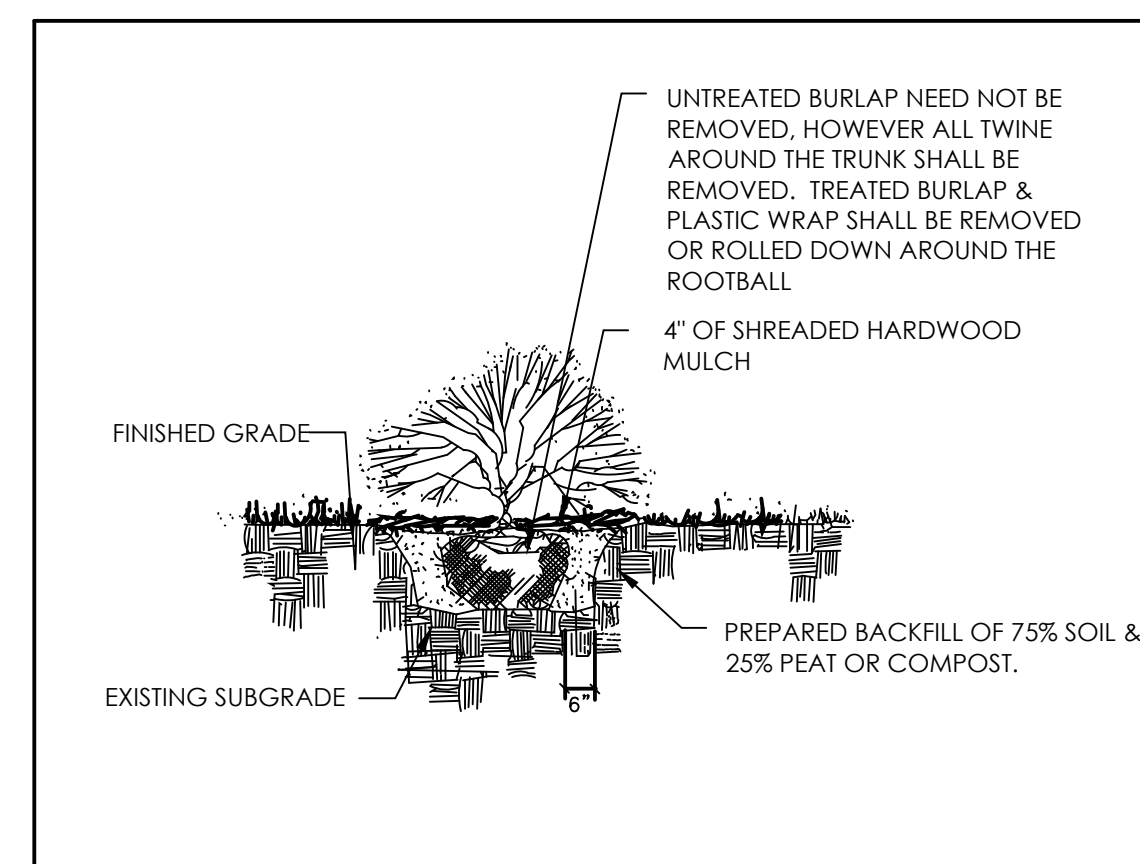
5 ENLARGED LANDSCAPE PLAN
L1.1 Scale: 1/8"=1'-0"



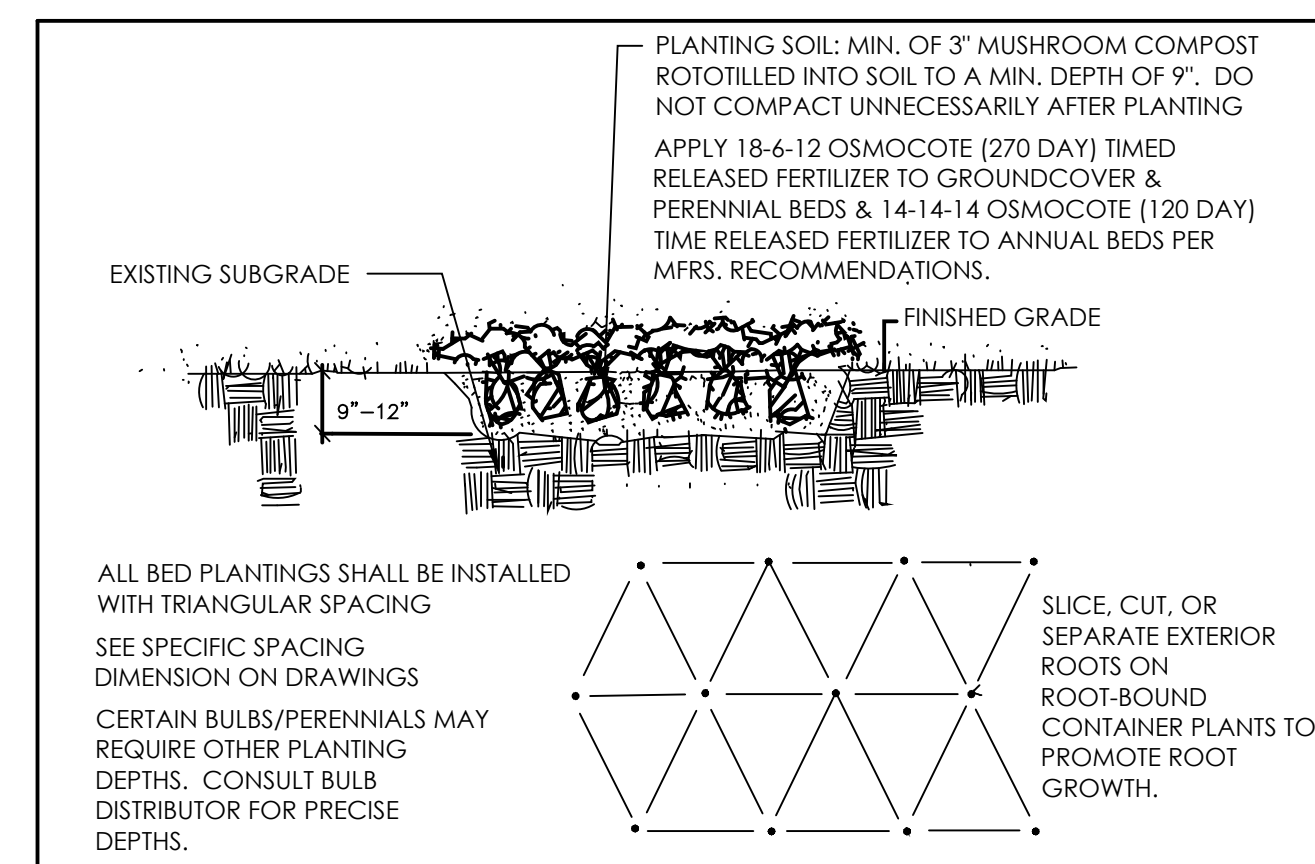
6 ENLARGED LANDSCAPE PLAN
L1.1 Scale: 1/8"=1'-0"



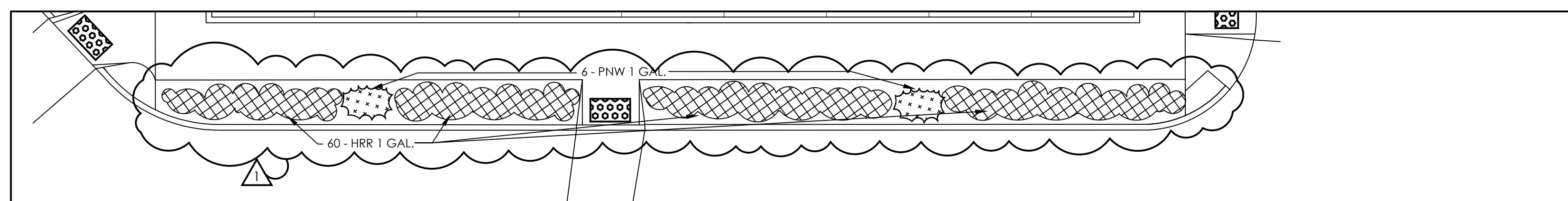
7 DECIDUOUS TREE DETAIL
L1.1 Scale: NOT TO SCALE



8 SHRUB DETAIL
L1.1 Scale: NOT TO SCALE



9 BED PLANTING DETAIL (PERENNIALS)
L1.1 Scale: NOT TO SCALE



10 ENLARGED LANDSCAPE PLAN
L1.1 Scale: 1/8"=1'-0"

PLANT LIST

KEY	QUAN	BOTANICAL NAME	COMMON NAME	SIZE/TYPE	SPACING
DECIDUOUS SHADE TREES					
AFAB	7	Acer f.'Autumn Blaze'	Autumn Blaze Maple	3" BB	As Shown
UF	3	Ulmus 'Frontier'	Frontier Elm	3" BB	As Shown
DECIDUOUS SHRUBS & SHRUB ROSES					
AA	6	Aronia arbutifolia	Red Chokeberry	36" BB	4'- O.C.
SJLP	26	Spiraea j. 'Little Princess'	Little Princess Spirea	5 gal.	3'- O.C.
ORNAMENTAL GRASS					
PNW	45	Panicum v. 'North Wind'	North Wind Switch Grass	1 Gal.	2'- O.C.
PERENNIALS & GROUNDCOVERS					
HRR	156	Hemerocallis 'Happy Returns'	Happy Returns Daylily	1 Gal.	18"- O.C.
Mulch		Shredded Hardwood Bark			

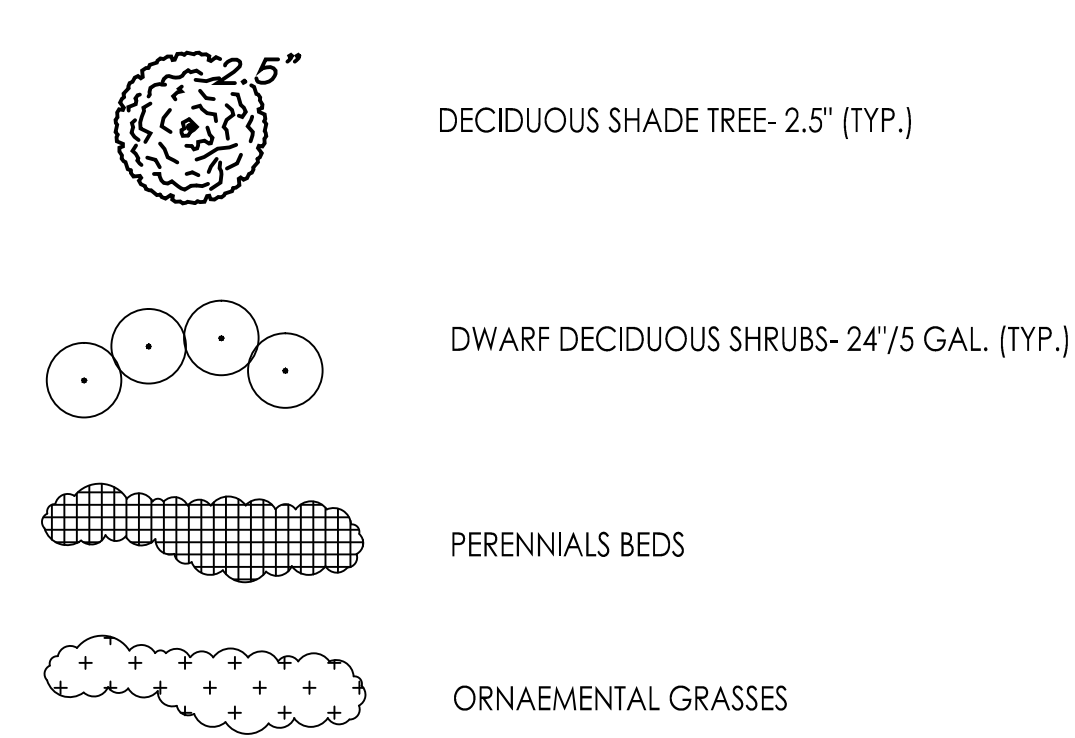
PLANT NOTES

- 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 Z60.1 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 THE LISTS. ALL DISCREPANCIES SHALL BE REPORTED TO THE OWNER.
- 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 "J.U.L.I.E." (JOINT UTILITY LOCATION FOR EXCAVATORS) 1-800-892-0123.
- 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.
- ALL 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.
- ALL BED LINES AND TREE SAUCERS SHALL REQUIRE A HAND SPADED EDGE BETWEEN LAWN AND MULCHED AREAS.
- SOD SHALL BE KENTUCKY BLUEGRASS AND PERENNIAL RYE BLEND.
- ALL PLANT MATERIAL SHALL BE GUARANTEED FOR ONE (1) YEAR FROM THE DATE OF ACCEPTANCE.
- ALL PERENNIAL, ORNAMENTAL GRASS, GROUNDCOVER AND ANNUAL BEDS SHALL BE TOPDRESSED WITH A MINIMUM OF THREE INCHES (3") OF MUSHROOM COMPOST. THE TOPDRESSING 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.

LANDSCAPE GENERAL NOTES

- FOR DETAILS PERTAINING TO UTILITIES, EASEMENTS, GRADING, RETAINING WALLS, LAYOUT, GEOMETRY, WETLAND/FLOOD PLAIN DELINEATIONS, ETC., SEE PLANS PREPARED BY THE PROJECT CIVIL ENGINEER.
- PLANTINGS MAY NEED TO BE ADJUSTED IN THE FIELD TO ACCOMMODATE UTILITIES, EASEMENTS, DRAINAGE WAYS, DOWNSPOUTS, ETC.; HOWEVER, QUANTITIES AND SIZES SHALL REMAIN CONSISTANT WITH THESE PLANS.
- CONTRACTOR IS RESPONSIBLE FOR SUPPLYING THE APPROPRIATE AMOUNT OF TOPSOIL TO BRING SITE CONDITIONS TO A PLANTABLE/SEED & SODABLE CONDITION.
- ALL AREAS DESIGNATED AS PLANTING BEDS SHALL BE EXCAVATED TO DEPTH OF 12". NEW TOPSOIL SHALL BE IMPORTED AND AMENDED PRIOR TO PLANTING OPERATIONS.
- ALL PARKING LOT ISLANDS DESIGNATED FOR PLANTING, BOTH OLD AND NEW, SHALL BE EXCAVATED A MINIMUM 12" BELOW TOP OF CURB AND BACKFILLED WITH AMENDED TOPSOIL. ALL PLANTED ISLANDS SHALL BE TESTED FOR PROPER DRAINAGE PRIOR TO BACKFILLING WITH TOPSOIL.
- ALL PLANTED PARKING LOT ISLANDS SHALL BE CROWNED AT 4:1 TO ALLOW FOR IMPROVED SURFACE DRAINAGE.
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPORTATION OF AMENDED TOPSOIL IN SUFFICIENT QUANTITIES TO SATISFY THE PLANTING/SODDING DEPTHS SHOWN ABOVE.
- ALL AREAS DESIGNATED TO BE SODDED SHALL BE STRIPPED AND EXCAVATED TO A DEPTH OF 6". NEW TOPSOIL SHALL BE IMPORTED AND GRADED PRIOR TO SODDING OPERATIONS.

LANDSCAPE LEGEND



STEWART ■ NOSKY ARCHITECTS, LTD.
 2900 Cabot Drive Suite 190
 LaSalle, IL 60632
 PH: (630) 577-1655

LANDSCAPE PLAN
S.A.S.S. (STUDIOS AND SALON SUITES)
 16105 96TH AVENUE
 ORLAND PARK, ILLINOIS 60467

Job No: 1217.00 Date: 30 MAY 2012
 11 JUNE 2012 ISSUE FOR PERMIT AND PRICING
 17 JULY 2012 PERMIT COMMENT #1

Rev:

L1.1