# Proposed Office Warehouse Spec. Building Lot 15

To be located at
Lot 15 Orland Park Business Center
11545 W. 183rd. Place
Orland Park, Illinois


Developer:
**Orland Park Business Center L.L.C.**
11504 South 183rd Street Suite SW & NW
Orland Park, Illinois 60467
tel: (708) 479-8666
fax: (708) 479-6976

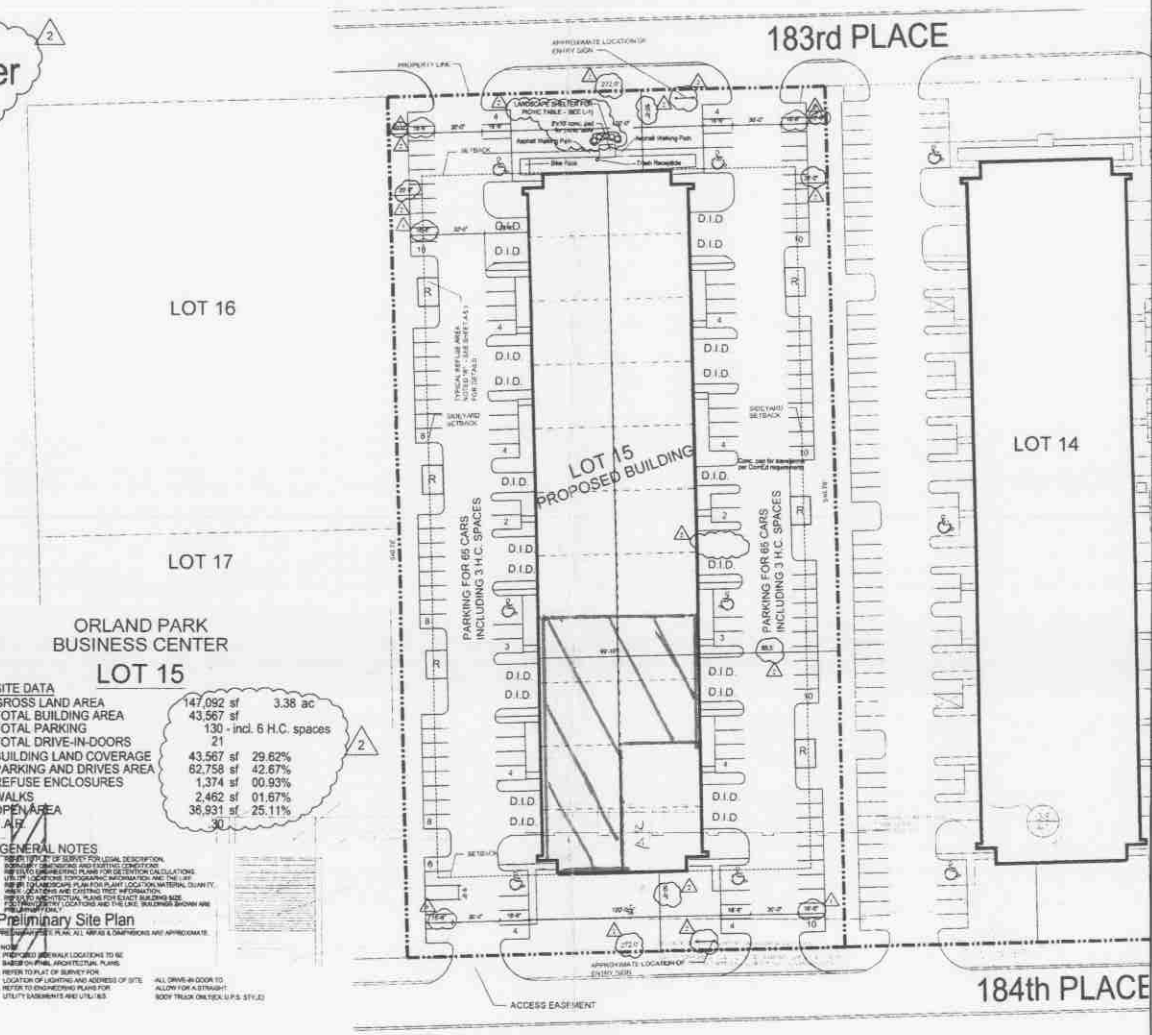
Builder:
**John Charles Midwest**
11504 South 183rd Street Suite SW & NW
Orland Park, Illinois 60467
tel: (708) 479-8646
fax: (708) 479-6976

Architect:
**The Shalvis Group, P.C.**
11508 W. 183rd Street Suite NW
Orland Park, Illinois 60467
tel: (708) 478-6830
fax: (708) 478-6831

Land Design/Landscape Architect:
**BergforsGregory Land Design, Ltd.**
11508 W. 183rd Street Suite NW
Orland Park, Illinois 60467
tel: (708)478-6830
fax: (708)478-6831

Civil Engineer:
**KDC Consultants Inc.**
P.O. Box. 838
Oak Lawn, Illinois 60454
tel: (708) 645-0545
fax: (708) 645-0546

Electrical/ Mechanical/ Plumbing:
The M.E.P.F.P. shall be Design/Build


ORLAND PARK BUSINESS CENTER
LOT 15

| SITE DATA | | |
|---|---|---|
| GROSS LAND AREA | 147,092 sf | 3.38 ac |
| TOTAL BUILDING AREA | 43,567 sf | |
| TOTAL PARKING | 130 - incl. 6 H.C. spaces | |
| TOTAL DRIVE-IN-DOORS | 21 | |
| BUILDING LAND COVERAGE | 43,567 sf | 29.62% |
| PARKING AND DRIVES AREA | 62,758 sf | 42.67% |
| REFUSE ENCLOSURES | 1,374 sf | 00.93% |
| WALKS | 2,462 sf | 01.67% |
| OPEN AREA | 36,931 sf | 25.11% |
| F.A.R. | .30 | |

GENERAL NOTES
1. REFER TO SURVEY FOR LEGAL DESCRIPTION, BOUNDARY DIMENSIONS AND EXISTING CONDITIONS
2. REFER TO ENGINEERING PLANS FOR GRADING CALCULATIONS
3. REFER TO ENGINEERING PLANS FOR UTILITY LOCATIONS AND SIZES
4. REFER LANDSCAPE PLAN FOR PLANT LOCATION MATERIAL QUANTITY, SIZES, LOCATIONS AND EXISTING TREE INFORMATION
5. REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING AND DOOR LOCATIONS AND THE LINE, BUILDINGS SHOWN ARE PRELIMINARY

Preliminary Site Plan

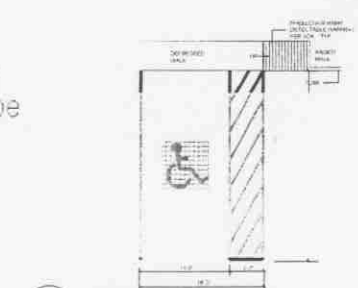
NOTE:
1. PROPOSED SIDEWALK LOCATIONS TO BE BASED ON FINAL ARCHITECTURAL PLANS.
2. REFER TO PLAT OF SURVEY FOR LOCATION OF LIGHTING AND ADDRESS OF SITE.
3. REFER TO ENGINEERING PLANS FOR UTILITY EASEMENTS AND UTIL. &/S.

-ALL DRIVE-IN-DOOR TO ALLOW FOR A STRAIGHT 50'00" TRUCK ONLY (E.G. U.P.S. STYLE)

SCHEMATIC SITE PLAN
SCALE: 1"= 40'-0"
-SCHEMATIC SITE PLAN PREPARED BY LINDEN LENET LAND DESIGN.

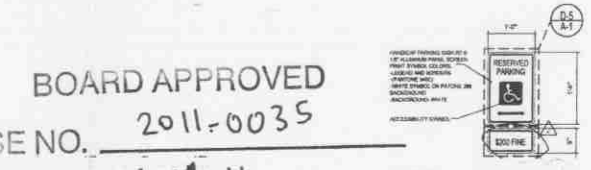
-REFER TO LANDSCAPE PLAN AND CIVIL ENGINEERING DRAWINGS PREPARED BY OTHER FOR FURTHER INFORMATION.

BOARD APPROVED
CASE NO. 2011-0035
DATE 4.4.11
W/CONDITIONS ✓
W/O CONDITIONS



D-1 / A-1 HANDICAPPED PARKING

D-2 / A-1 RAMP DETAIL



D-3 / A-1 PROFILE OF TACTILE WARNING AREA

D-4 / A-1 HANDICAP PARKING SIGN

D-5 / A-1 H.C. PARKING SIGN DETAIL

D-6 / A-1 H.C. PARKING SIGN DETAIL

**Notes:**

1. This application is for ***SHELL PERMIT ONLY, including underground sanitary***. Tenant build-outs, including the tenant separation walls, shall be covered under separate permits when the spaces are leased out. The separation walls and space layout shown on these plans is based on the highest probability of future tenant usage.
2. All building signage shall be covered under separate permits for each individual build-out.

Drawing Index

| Dwg No | Drawing Description |
|---|---|
| A-1.0 | Cover Sheet, Drawing Index, Code Information, Site Plan |
| A-2.0 | Building Elevations |
| A-3.0 | Floor Plan, Roof Plan, Reflected Ceiling Plan |
| A-4.0 | Schedules and Details |
| A-5.0 | Wall Sections and Details |
| ***A-5.1*** | ***Trash Enclosure Foundation Plan, Sections, Elevations*** |
| A-6.0 | General Notes/ Specifications |
| A-6.1 | General Notes/ Specifications |
| | |
| | Structural Drawings by Strutures Unlimited, P.C. |
| S-1 | Foundation Plan |
| S-2 | Roof Framing Plan |
| S-3 | Concrete Section and Details |
| S-4 | Steel Sections and Details |
| S-5 | Structural General Notes |
| | |
| L-1 | Lanscape Drawing by Bergfors Greegory land Design, Ltd. |
| | |
| M-1 | Mechanical Drawing by John P. Bolchert & Assoc. |
| P-1 | Plumbing Drawing by John P. Bolchert & Assoc. |
| E-1 | Electrical Drawing by John P. Bolchert & Assoc. |

Code Information

| | |
|---|---|
| BUILDING CODE: | 2003/IBC BUILDING CODE W/ LOCAL AMENDMENTS |
| PLUMBING CODE: | 1996 STATE OF ILLINOIS PLUMBING CODE W/ LOCAL AMENDMENTS |
| ELECTRICAL CODE: | 2012 NEC W/ LOCAL AMENDMENTS 1996 |
| MECHANICAL CODE: | 2000 INTERNATIONAL MECHANICAL CODE W/ LOCAL AMENDMENTS |
| FIRE PREVENTION CODE: | 1995 BOCA FIRE PREVENTION CODE W/ LOCAL AMENDMENTS |
| ACCESSIBILITY CODE: | ILLINOIS ACCESSIBILITY CODE AND THE ADA |
| ENERGY CODE: | 1993 BOCA ENERGY CODE W/ LOCAL AMENDMENTS |
| PROPERTY MAINTENANCE: | 1996 INTERNATIONAL PROPERTY MAINTENANCE CODE |

Building Classification

| | |
|---|---|
| Building Classification: | 2B NonCombustible/Unprotected |
| Occupancy Classification: | MIX USE S1 STORAGE/ B Business NON-SPERARATED USES. |
| Building Square Footage: | (Per Equation S-1) 75% increase for open perimeter and 200% increase for automatic sprinkler<br>17,500 +(17,500 X 75/100) +(17,500 X 200 (SECTION 506.3/100)= 52,50.00 =65,625.00<br>ALLOWABLE = 43,567 Square Foot (Proposed Building) |
| Building Height: | 1 Story 22'-8" Max. Height |
| Interior Finishes: | |
| Corridors: | Class II |
| Rooms or Enclosed Spaces: | Class III |
| Floor Finish: | Class I- shall comply with the DOC FF-1 "pill test" (CPSC 16 CFR, Part 1630) |
| Occupancy Count: | 44,000 s.f./ 100 people/s.f.= 440 people (440 people) |
| Lot Area: | 3.46 Acres |
| Parking Count: | 148 parking spaces including 6 accessible spaces. |
| Loading Areas: | 21 Drive-in Doors |

-Fire sprinkler shall be provided throughout the building. The fire sprinkler system shall be installed in accordance with NFPA 13. Shop drawings, hydraulic calculations, alarms (audio/ visual), standpipes, supervision, knox box, act shall be submitted to the *Mokena Fire District* for review and approval prior to installation. Plans and calculations shall be prepared by the fire protection contractor or engineer.

-Fire alarm system shall be provided throughout this facility. The fire alarm system shall be designed and installed by the Fire Protection Contractor in accordance with NFPA 72. The Fire Protection Contractor shall submit Shop Drawings, Alarms (Audio/Visual), Supervision, Knox Box, act to the *Mokena Fire District* for review and approval prior to starting work.

-Fire Protective Signal System shall be installed and maintained. Manual fire alarm boxs shall be located not more than 5'-0" from

-Photometrics for site lighting shall be submitted by others directly to the village engineering department for approval

ARCHITECTS CERTIFICATION AND SEAL:
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY PERSONAL SUPERVISION AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF CONFORM TO ALL LAWS AND ORDINANCES OF THE VILLAGE OF ORLAND PARK, ILLINOIS.

SIGNED BY: License Number is 184-002274 DATE: EXPIRATION DATE: 11/30/2005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RECEIVED FEB 15 2011

ISSUES AND REVISIONS:

| NO. | BY: | DATE: | DESCRIPTION: | NO. | BY: | DATE: | DESCRIPTION: | NO. | BY: | DATE: | DESCRIPTION: | NO. | BY: | DATE: | DESCRIPTION: |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | MJS | 03/09/06 | PARKING SPACE DIM. | | | | | | | | | | | | |
| 2 | MJS | 09/06/06 | CODE REVISIONS | | | | | | | | | | | | |

PRELIMINARY
DEPARTMENT:
THESE DOCUMENTS PLANS SPECIFICATIONS ARE VALID FOR PERMIT ONLY WHEN THE ARCHITECTS ORIGINAL SEAL AND SIGNATURE APPEARS AND IS IMPRESSED, AND UNLESS OTHERWISE PROVIDED IN WRITING ARE INTENDED AS A PERMIT SUBMITTAL FOR ONE (1) BUILDING ONLY.
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Proposed Office Warehouse at Lot 15 of the Orland Park Business Center 11545 W. 183rd Place Orland Park, Illinois

THE SHALVIS GROUP

| | |
|---|---|
| PROJECT ARCHITECT: | DATE: |
| SAS | 9/30/2005 |
| DRAFTSPERSON: | SCALE: |
| SAS/ AJB | See Sheet |
| APPROVED: | COMPUTER NAME: |

PREPARED FOR:
MGM Development
Jack Sayhe
LOCATION:
Lot 15 of the Orland Park Business Center
Business Center
Orland Park, Illinois
JOB NUMBER:
2005-077

SHEET NUMBER:
A-1.0
OF