

# ABBREVIATIONS

ADJ.	- ADJUSTABLE	MFG.	- MANUFACTURE
BD.	- BOARD	MIN.	- MINIMUM
BFP	- BACK FLOW PREVENTER	MTD.	- MOUNTED
BLDG.	- BUILDING	MTL.	- METAL
BLKG.	- BLOCKING	(N)	- NEW
C.A.R.	- COLD AIR RETURN	N.I.C.	- NOT IN CONTRACT
C.B.	- CATCH BASIN	NTS	- NOT TO SCALE
C.C.	- CENTER TO CENTER	O.C.	- ON CENTER
CJ	- CONTROL JOINT	O.H.	- OVERHEAD
CLG.	- CEILING	OP'G	- OPENING
CLR.	- CLEAR	PL	- PROPERTY LINE
COL.	- COLUMN	PLATE LINE	- PLATE LINE
CONC.	- CONCRETE	R.A.D.	- RETURN AIR DUCT
CONT.	- CONTINUOUS	REF.	- REFERENCE
CTR.	- CENTER/COUNTER	REQ'D	- REQUIRED
DBL.	- DOUBLE	(RL)	- RELOCATE
DIA.	- DIAMETER	(RU)	- RE-USE
D.F.	- DOUGLAS FIR	R.W.L.	- RAIN WATER LEADER
(E)	- EXISTING	S.A.D.	- SUPPLY AIR DUCT
EA	- ELECTRICAL	S.A.R.	- SUPPLY AIR RETURN
EQ.	- EQUAL	SCHED.	- SCHEDULE
EXP.	- EXPANSION	SHT.	- SHEET
EXT.	- EXTERIOR	SHTS.	- SHELVES
EXTR.	- EXTRUDED	SMS.	- SHEET METAL
FC	- FRAMING CLIP	SMS.	- SCREW
FIN.	- FINISH	SQ.	- SQUARE
FLR.	- FLOOR	S.S.	- STAINLESS
FLUOR.	- FLUORESCENT	STEEL	- STEEL
F.O.	- FACE OF	STL	- STRUCTURAL
F.O.S.	- FACE OF STUD	STRUC.	- TO BE REMOVED
F.O.C.	- FACE OF COLUMN	T.B.R.	- TO BE REMOVED
GA.	- GAUGE	THK.	- THICKNESS
GAL.	- GALLON	T.M.E.	- TO MATCH EXISTING
GALV.	- GALVANIZED	T.W.	- TOP OF WALL
GEN. CONTR.	- GENERAL CONTRACTOR	TYP.	- TYPICAL
GSM	- GALVANIZED SHEET METAL	UON	- UNLESS OTHERWISE NOTED
GYP.	- GYPSUM	VCT	- VINYL TILE
HB	- HOSE BIB	VGD.	- VERTICAL GRAIN DOUGLAS
HDR.	- HEADER	W/	- WITH
HDWR.	- HARDWARE	W/O	- WITHOUT
HSP.	- HOUSE SERVICE PANEL	WH	- WATER HEATER
HT.	- HEIGHT	W/C	- WATER CLOSET
HW	- HOT WATER	WP	- WATER PROOF
I.D.	- INSIDE DIAMETER		
INSUL.	- INSULATION		
INT.	- INTERIOR		
INT.	- INSIDE		
L.A.V.	- LAVATORY		
LOC.	- LOCATION		
MAX.	- MAXIMUM		
MECH.	- MECHANICAL		



# 29 ORLAND SQUARE DRIVE ORLAND PARK, ILLINOIS

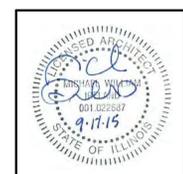
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REV	ISSUED	DESCRIPTION
1	09/15	APPEARANCE REVIEW RESPONSE
2	11/15	PLAN CHECK RESPONSE



# GENERAL NOTES

- ALL WORK SHALL CONFORM TO THE LATEST ADOPTED EDITION OF THE NATIONAL FIRE CODE, BUILDING CODE, PLUMBING CODE, MECHANICAL CODE, ELECTRICAL CODE, AND ALL OTHER APPLICABLE LOCAL, STATE, AND FEDERAL CODES AND ORDINANCES, AND ALL AUTHORITIES HAVING LOCAL JURISDICTION.
- THE GENERAL CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH THE CURRENT EDITION OF THE "GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION" A.I.A. DOCUMENT A201.
- THE CONTRACTOR SHALL, UPON DISCOVERY, GIVE WRITTEN NOTICE TO THE ARCHITECT OF ANY MATERIALS, EQUIPMENT, OR DESIGN FEATURES WHICH HE BELIEVES TO BE INADEQUATE OR UNSUITABLE, IN VIOLATION OF LAWS, ORDINANCES, OR RULES AND REGULATIONS OF THE AUTHORITIES HAVING JURISDICTION OVER THE WORK, AND OF ANY NECESSARY ITEMS OR WORK OMITTED FROM THE DRAWINGS.
- ALL SUBCONTRACTORS SHALL USE ONLY SKILLED CRAFTSMEN, EXPERIENCED IN THE WORK OF THEIR TRADE. TO ENSURE FIRST CLASS WORKMANSHIP ANY WORK NOT EQUAL TO BEST TRADE STANDARDS SHALL BE REMOVED AND REPLACED AT NO ADDITIONAL COST. SHOULD ANY SUBCONTRACTOR REFUSE TO REMOVE AND REPLACE UNSATISFACTORY WORK, THE CONTRACTOR MAY REMOVE AND REPLACE IT, AND CHARGE THE COST TO THE SUBCONTRACTOR.
- IT IS THE GENERAL CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURE AND SEQUENCE TO ENSURE THE SAFETY OF PEOPLE AND OF THE BUILDING AND ITS COMPONENT PARTS DURING CONSTRUCTION. THIS INCLUDES, BUT IS NOT LIMITED TO, THE ADDITION OF WHATEVER TEMPORARY BRACING OR THE DOWNS THAT MAY BE NECESSARY. SUCH MATERIAL SHALL BE REMOVED AND SHALL REMAIN THE PROPERTY OF THE CONTRACTOR AFTER COMPLETION OF THE PROJECT.
- ALL PRODUCTS AND PARTS SHALL FIT TOGETHER NEATLY, WITHOUT DAMAGE OR DISFIGUREMENT. EXCEPT FOR SPECIFIED CURVED SURFACES, ALL PRODUCTS AND PARTS SHALL BE CONSTRUCTED/FABRICATED AND INSTALLED TRUE, IN LINE, AND PLUMB. ALL NON CONFORMING WORK SHALL BE REJECTED AND RE-ACCOMPLISHED BY THE GENERAL CONTRACTOR AT NO ADDITIONAL COSTS TO THE OWNER.
- ALL WORK SHOWN ON THE DRAWINGS SHALL BE CONSTRUCTED OF NEW COMPONENTS.
- ALL BIDS SHALL BE PREPARED FROM A COMPLETE SET OF CONSTRUCTION DOCUMENTS. COMPLETE SETS OF DOCUMENTS SHALL NOT BE BROKEN UP FOR BID PURPOSES. SUCH ACTION MAY RESULT IN A LACK OF INFORMATION IN REFERENCE TO THE SCOPE OF WORK TO BE PERFORMED.
- IT SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO PERSONALLY FIELD INSPECT THE PROJECT SITE PRIOR TO THE PREPARATION AND SUBMITTAL OF HIS BID. THIS INSPECTION IS REQUIRED SO THAT THE CONTRACTOR SHALL BE TOTALLY FAMILIAR WITH THE EXISTING CONDITIONS AND THEIR INTERFERENCE WITH THE NEW CONSTRUCTION AS DEFINED IN THESE CONSTRUCTION DOCUMENTS.
- UNLESS OTHERWISE SPECIFIED, THE G.C. SHALL FURNISH A WRITTEN GUARANTEE FOR ALL WORK (EQUIPMENT, MATERIALS, AND LABOR), AGAINST ANY DEFECTS IN SAID WORK FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION, WITH ALL APPROPRIATE REPAIRS OR REPLACEMENTS AT NO ADDITIONAL COST TO THE OWNER.
- IT SHALL BE THE RESPONSIBILITY OF THE G.C. AND/OR CONTRACTORS TO COMPLY WITH ALL THE REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 BY THE U.S. DEPARTMENT OF LABOR, AND REQUIRE ALL ITS SUBCONTRACTORS AND EMPLOYEES TO COMPLY WITH THIS LAW, AND ANY RELATED STATE OR LOCAL LAWS. THE DATA GIVEN HEREIN AND ON THE DRAWINGS IS AS EXACT AS COULD BE SECURED. THEIR ABSOLUTE ACCURACY IS NOT GUARANTEED, AND THE G.C. SHALL OBTAIN EXACT LOCATIONS, MEASUREMENTS, LEVELS, ETC. AT THE SITE AND SHALL SATISFACTORILY ADAPT HIS WORK TO THE ACTUAL CONDITIONS OF THE BUILDING. DO NOT SCALE PRINTS. VERIFY ALL DIMENSIONS WITH THE ARCHITECT PRIOR TO COMMENCING WORK.
- THESE DOCUMENTS AND THE INFORMATION CONTAINED HEREIN SHALL NOT BE ALTERED IN ANYWAY BY THE CONTRACTOR OR THE OWNER ALTERATIONS SHALL BE MADE ONLY BY THE ARCHITECT OF RECORD.

# PROJECT NOTES

- INTERIOR FINISH MATERIALS APPLIED TO THE WALL AND CEILING SHALL BE IN ACCORDANCE WITH ASTM F84. ALL FINISH MATERIALS SHALL MEET A CLASS "B" INTERIOR FIRE RATING IN EXIT AND EXIT ACCESS AREA. CLASS "C" ELSEWHERE.
- ALL EXIT DOORS SHALL BE OPERABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY. TOOL, SPECIAL KNOWLEDGE OR EFFORT. MANUALLY OPERATED FLUSH BOLTS OR SURFACE BOLTS SHALL NOT BE USED.
- GLAZING WITHIN A 24 INCH ARC OF DOORS WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES ABOVE THE FLOOR AND GLASS BELOW 18" A.F.F. AND ALL GLAZING IN DOORS SHALL BE SAFETY GLASS, TEMPERED GLASS OR ACRYLIC PLASTIC SHEET PER FBC 2406.1
- OBJECTS PROTRUDING FROM WALLS WITH THEIR LEADING EDGES BETWEEN 27" AND 80" ABOVE THE FINISHED FLOOR SHALL PROTRUDE NO MORE THAN 4" INTO WALKS, HALLS, CORRIDORS, PASSAGEWAYS, OR AISLES. OBJECTS MOUNTED AT OR BELOW 27" ABOVE THE FINISHED FLOOR MAY NOT PROTRUDE ANY AMOUNT. FREE STANDING OBJECTS MOUNTED ON THE POST OR PLYWOOD MAY OVERHANG 12". PROTRUDING OBJECTS SHALL NOT REDUCE THE CLEAR WIDTH OF AN ACCESSIBLE ROUTE OR MANEUVERING SPACE.
- PROVIDE DEADWOOD BLOCKING WITH WALL CAVITIES AT LOCATIONS INCLUDING, BUT NOT LIMITED TO WALL MOUNTED CABINETS, FIRE EXTINGUISHER CABINETS, WALL STOPS, ETC. 18GA. GALV FLAT METAL MAY BE USED IN LOCATIONS APPROVED BY ARCHITECT.
- PROVIDE AND INSTALL PORTABLE FIRE EXTINGUISHERS AS SHOWN IN THESE DOCUMENTS OR AS OTHERWISE DIRECTED BY THE LOCAL FIRE MARSHAL.
- SIGNAGE SHALL BE PROVIDED AS REQUIRED AND AS STATED IN THE ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION (2007 EDITION) AND SHALL COMPLY WITH CHAPTER 11 SECTION 430 SIGNAGE.
- GENERAL CONTRACTOR TO PROVIDE LIGHT WEIGHT CONSTRUCTION STATE STATUTE SYMBOL OVER LEFT SIDE OF MAIN ENTRANCE AS REQUIRED.

# SCOPE OF WORK

REMODEL TO EXISTING STRUCTURE TO INCLUDE DEMOLITION OF PRIOR TENANT IMPROVEMENTS, DEMISING WALL FOR TENANT SPLIT, UTILITY UPGRADES FOR FUTURE TENANTS TO INCLUDE ELECTRIC PANEL DISTRIBUTION, GREASE INTERCEPTOR AND ADDITIONAL HVAC ROOFTOP EQUIPMENT ALONG WITH NEW PARAPET WALLS AND STOREFRONT SYSTEMS.

# LOCATION MAP



# SYMBOL LEGEND

- BUILDING SECTION SYMBOL
- WALL SECTION SYMBOL
- DETAIL SYMBOL
- ELEVATION MARK
- KEYED DRAWING MARK
- DOOR NUMBER SYMBOL
- ROOM NUMBER SYMBOL
- WINDOW SYMBOL
- REVISION
- WALL TYPE
- KEY PLAN SECTION SYMBOL

# BUILDING CODE INFORMATION

**APPLICABLE CODES:**  
2012 INTERNATIONAL BUILDING CODE WITH AMENDMENTS, VILLAGE CODE, TITLE 5, CHAPTER 1  
2011 NATIONAL ELECTRICAL CODE WITH AMENDMENTS, VILLAGE CODE, TITLE 5, CHAPTER 3  
2004 STATE OF ILLINOIS PLUMBING CODE WITH AMENDMENTS, VILLAGE CODE, TITLE 5, CHAPTER 4  
2012 INTERNATIONAL FIRE CODE WITH AMENDMENTS, VILLAGE CODE, TITLE 5, CHAPTER 5  
2012 INTERNATIONAL MECHANICAL CODE, VILLAGE CODE, TITLE 5, CHAPTER 6  
2012 INTERNATIONAL PROPERTY MAINTENANCE CODE WITH AMENDMENTS, VILLAGE CODE, TITLE 5, CHAPTER 7  
2012 ILLINOIS ENERGY CONSERVATION CODE (IECC)  
1997 ILLINOIS ACCESSIBILITY CODE  
2011 ASME A17.1 SAFETY CODE FOR ELEVATORS AND ESCALATORS

**OCCUPANCY CLASSIFICATION:**  
IBC - BUILDING, CHAPTER 3  
SECTION 303: ASSEMBLY OCCUPANCY GROUP A-2

**HEIGHT AND BUILDING AREA: NEW**  
IBC - BUILDING, CHAPTER 5: TYPE V-B, UNLIMITED UNPROTECTED FULLY SPRINKLERED

AREA MODIFICATION FOR FRONTAGE INCREASE - 506.2	0.00%
AREA MODIFICATION FOR AUTOMATIC SPRINKLER SYS - 506.3	300%

TABLE 503: HEIGHT AND BUILDING AREA	ALLOWED	PROVIDED
MAXIMUM BUILDING HEIGHT	60'	+/- 22'-0"
MAXIMUM STORIES	3	
MAXIMUM AREA	18,000	10,000 SF

503.1.2: BUILDINGS ON THE SAME LOT EACH BUILDING SHALL BE CONSIDERED AS ONE BUILDING(S) FOR THE PURPOSE OF COMPUTING THE ALLOWABLE HEIGHT AND AGGREGATE AREA. SEE PHASE TWO DRAWINGS

**CONSTRUCTION TYPE: NEW TYPE V-B UNPROTECTED**  
IBC - BUILDING, CHAPTER 6  
TABLE 601 - FIRE RESISTANCE RATING FOR BUILDING ELEMENTS

STRUCTURAL FRAMING INCLUDING BEAMS, COLUMNS, GIRDERS, TRUSSES	0 HR	0 HR
BEARING WALLS, EXTERIOR	0 HR	0 HR
BEARING WALLS, INTERIOR	0 HR	N/A
NONBEARING WALLS, INTERIOR	0 HR	N/A
FLOOR CONSTRUCTION INCLUDING SUPPORTING BEAMS & JOISTS	0 HR	N/A
ROOF CONSTRUCTION INCLUDING SUPPORTING BEAMS & JOISTS	0 HR	0 HR
DEMISING WALL PER TABLE 508.3.3	1 HR	1 HR

TABLE 602 - FIRE RESISTANCE RATING FOR EXT WALLS BEARING AND NON BEARING BASED ON THE FIRE SEPARATION DISTANCE FOR A-2, TYPE VB

LESS THAN 5'	N/A	N/A
5' TO 10'	N/A	N/A
10' TO 30'	0 HR	0 HR
30' AND OVER	0 HR	0 HR

**FIRE RESISTANCE: NEW**  
IBC - BUILDING, CHAPTER 7  
FIRE BARRIER

FIRE WALL - 705.1 AND TABLE 705.4	N/A	-
SHAFT/EXIT ENCLOSURES - 707.4 / 1019.1	N/A	-
LESS THAN 4 STORIES	N/A	-
OCCUPANCY SEPARATION - 706.3.8 / 508	1	-
TENANT SEPARATION - 708.1	1	-

NOTE: BUILDINGS ON THE SAME LOT TO BE TREATED AS ONE BUILDING BASED ON THE EXCEPTION a-2 TYPE V - SECTION 704.3

\* (ALSO 503.1.2)

**MEANS OF EGRESS:** TO BE DETERMINED BY TENANT  
IBC - BUILDING, CHAPTER 10  
MAXIMUM FLOOR AREA PER OCCUPANT TABLE 1004.1.1:

RETAIL A - 4,300 SF	TO BE DETERMINED BY TENANT
RETAIL B - 5,700 SF	TO BE DETERMINED BY TENANT

EGRESS WIDTH PER OCCUPANT - TABLE 1005.1  
RETAIL A - TO BE DETERMINED BY TENANT  
RETAIL B - TO BE DETERMINED BY TENANT

**NUMBER AND SIZE OF EXITS**  
DOUBLE ENTRANCE DOORS SEE SHEET A200  
SINGLE EXIT DOORS SEE SHEET A200  
TOTAL EXIT WIDTH

SPACES WITH SINGLE EXIT - TABLE 1015.1 / 1013.2 N/A

**INTERIOR FINISHES:**  
IBC - BUILDING, CHAP 8 ASSEMBLY A-2 (SPRINKLERED)  
INTERIOR WALL AND CEILING FINISH REQUIREMENTS - TABLE 803.5  
VERTICAL EXITS AND EXIT PASSAGEWAYS - CLASS B  
EXIT ACCESS CORRIDORS / EXITWAYS CLASS B  
ROOMS AND ENCLOSED SPACES - CLASS B

INTERIOR WALL AND CEILING FINISHES SHALL BE CLASSIFIED IN ACCORDANCE WITH ASTM E 84

MATERIAL OTHER THAN FOAM PLASTIC USED AS INTERIOR TRIM SHALL HAVE A MINIMUM CLASS C FLAME SPREAD AND SMOKE-DEVELOPED INDEX WHEN TESTED IN ACCORDANCE WITH ASTM E 84.

**NUMBER OF RESTROOMS**  
ILPC - PLUMBING  
RETAIL A - TO BE DETERMINED BY TENANT  
RETAIL B - TO BE DETERMINED BY TENANT

# PROJECT TEAM

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**NEW RETAIL DEVELOPMENT**  
29 ORLAND SQUARE DRIVE  
ORLAND PARK, ILLINOIS 60462-3206

DRAWING TITLE:  
**TITLE SHEET**

SCALE: 12" = 1'-0"  
DATE: 09/18/2015

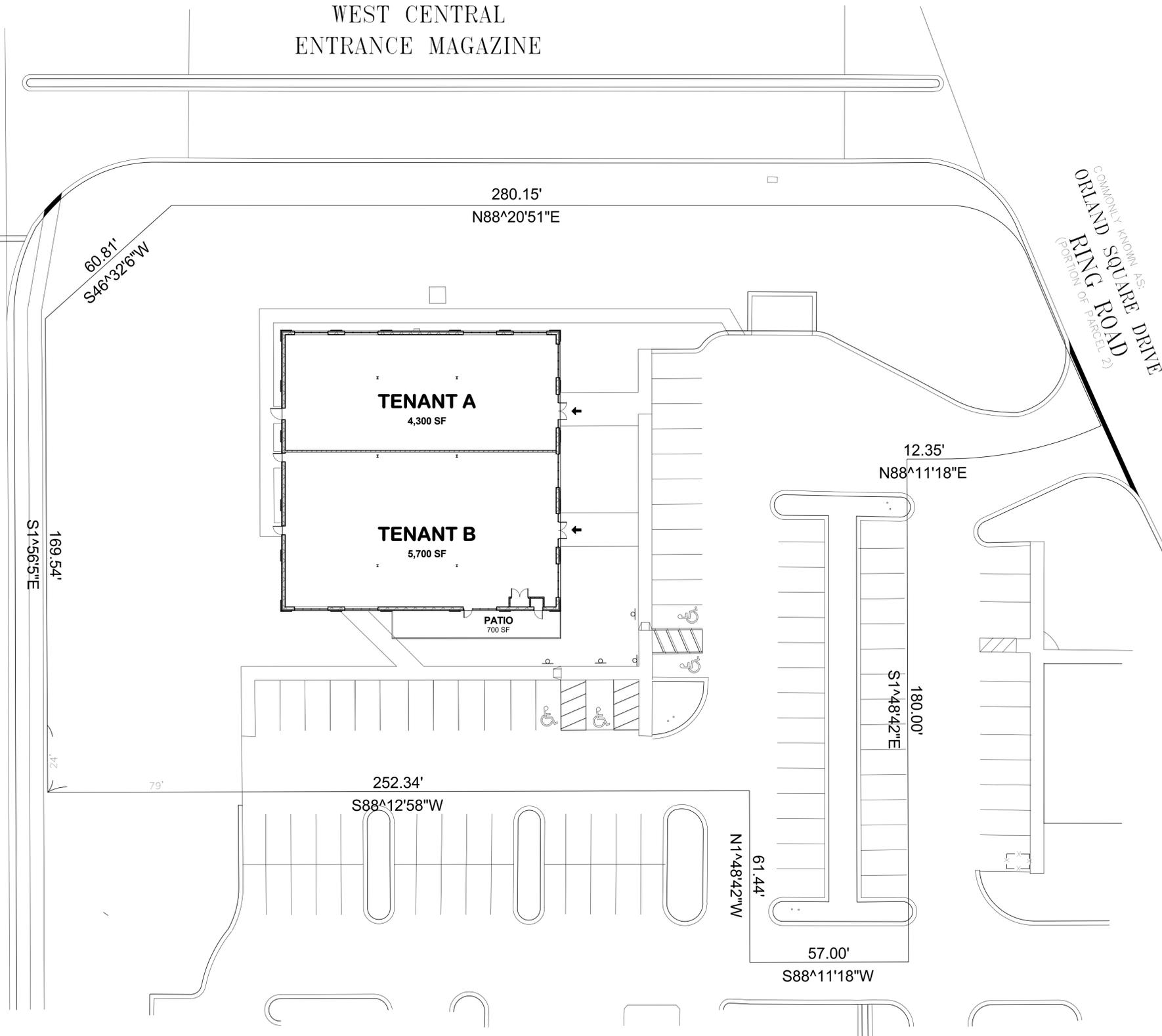
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**SITE PLAN LEGEND**

- PATH OF TRAVEL
- ← ENTRANCE

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REV	ISSUED	DESCRIPTION
1	09/01/15	APPEARANCE REVIEW RESPONSE
2	11/18/15	PLAN CHECK RESPONSE



**NEW**  
**RETAIL DEVELOPMENT**  
29 ORLAND SQUARE DRIVE  
ORLAND PARK, ILLINOIS 60462-3206

DRAWING TITLE:  
**ARCH SITE PLAN**

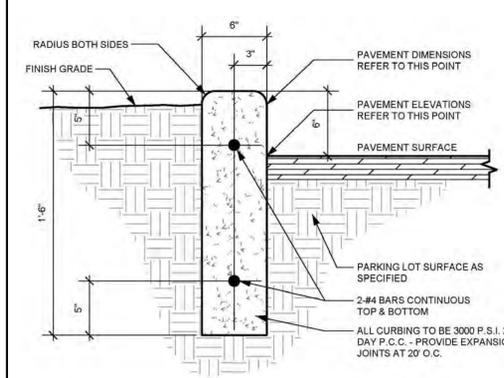
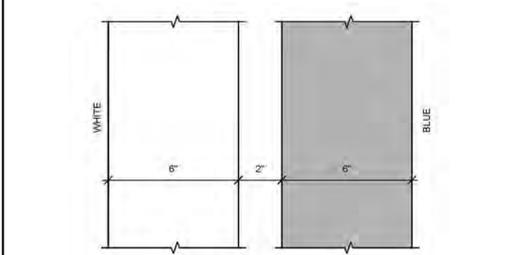
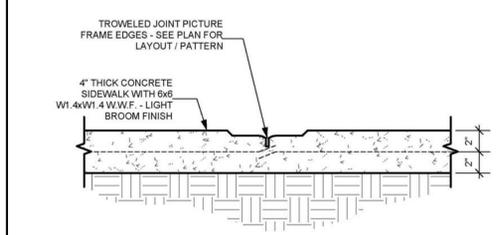
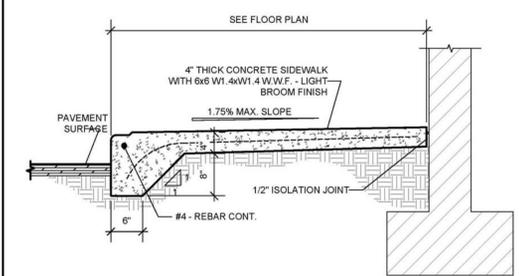
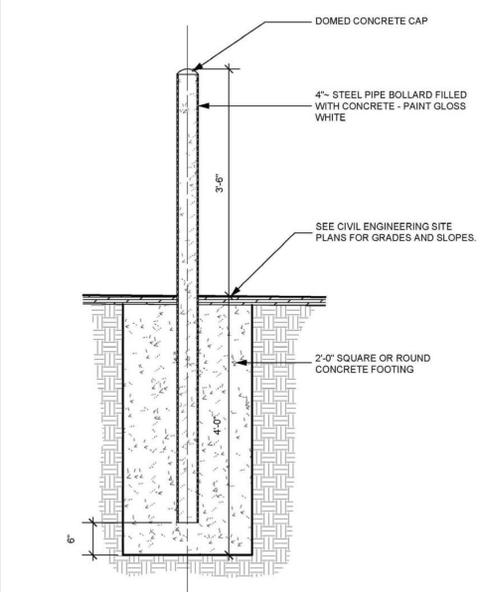
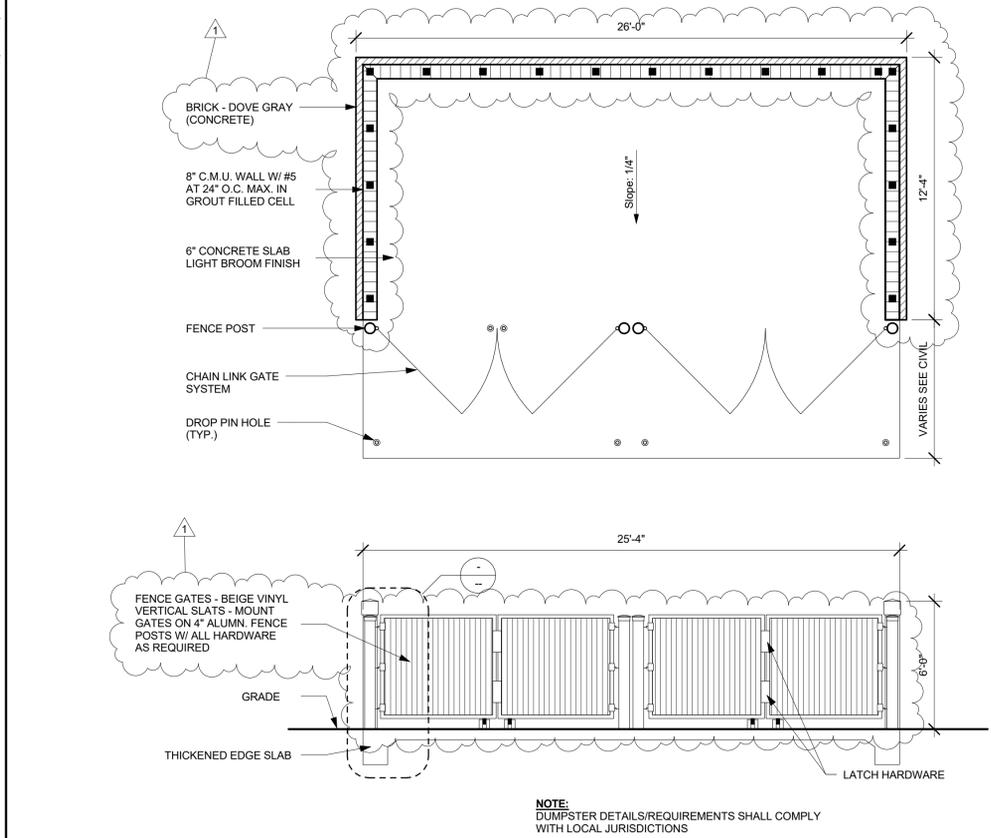
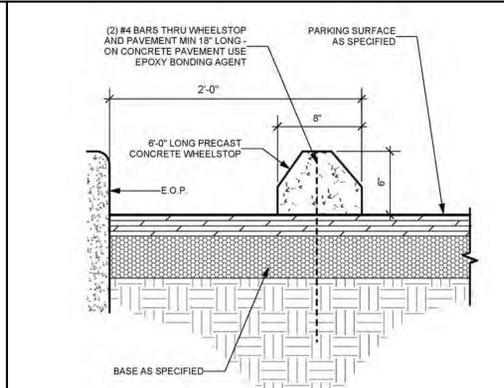
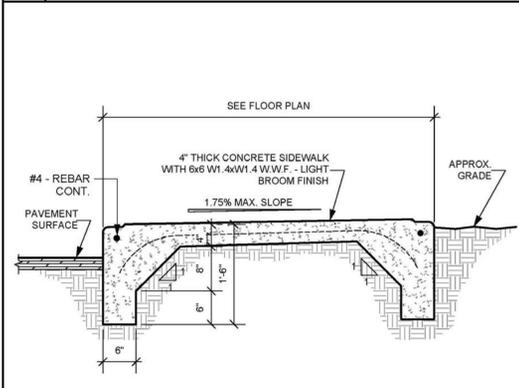
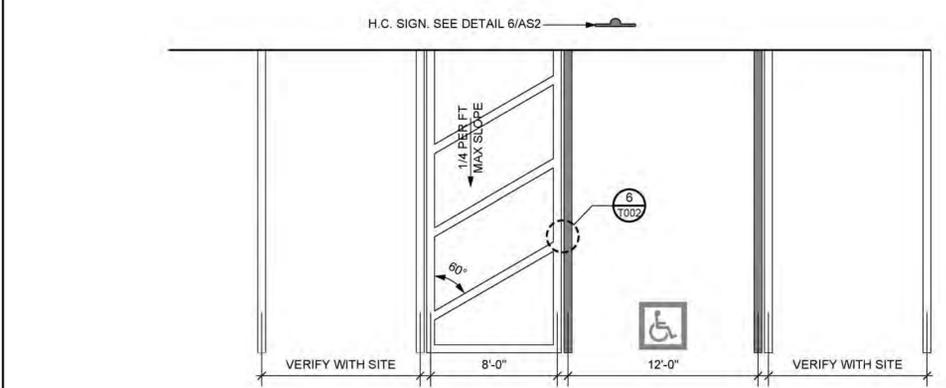
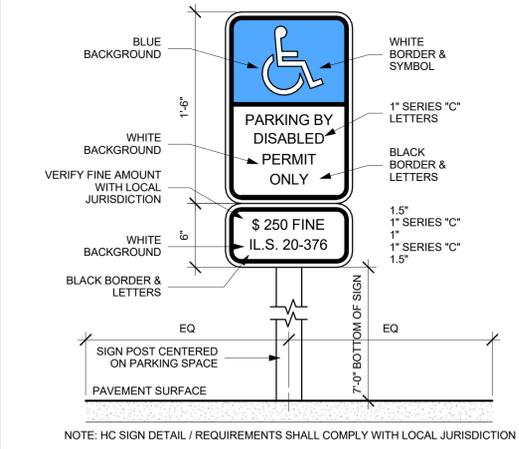
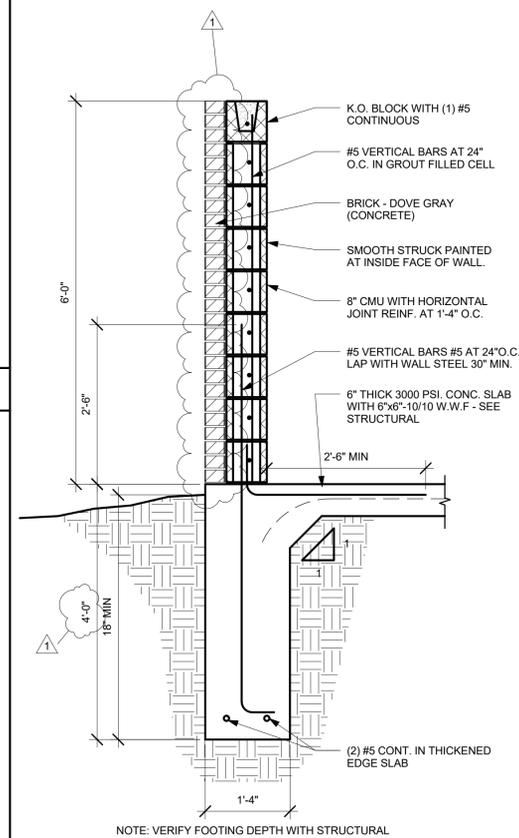
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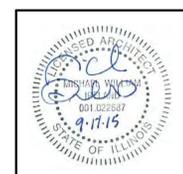
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**NEW RETAIL DEVELOPMENT**  
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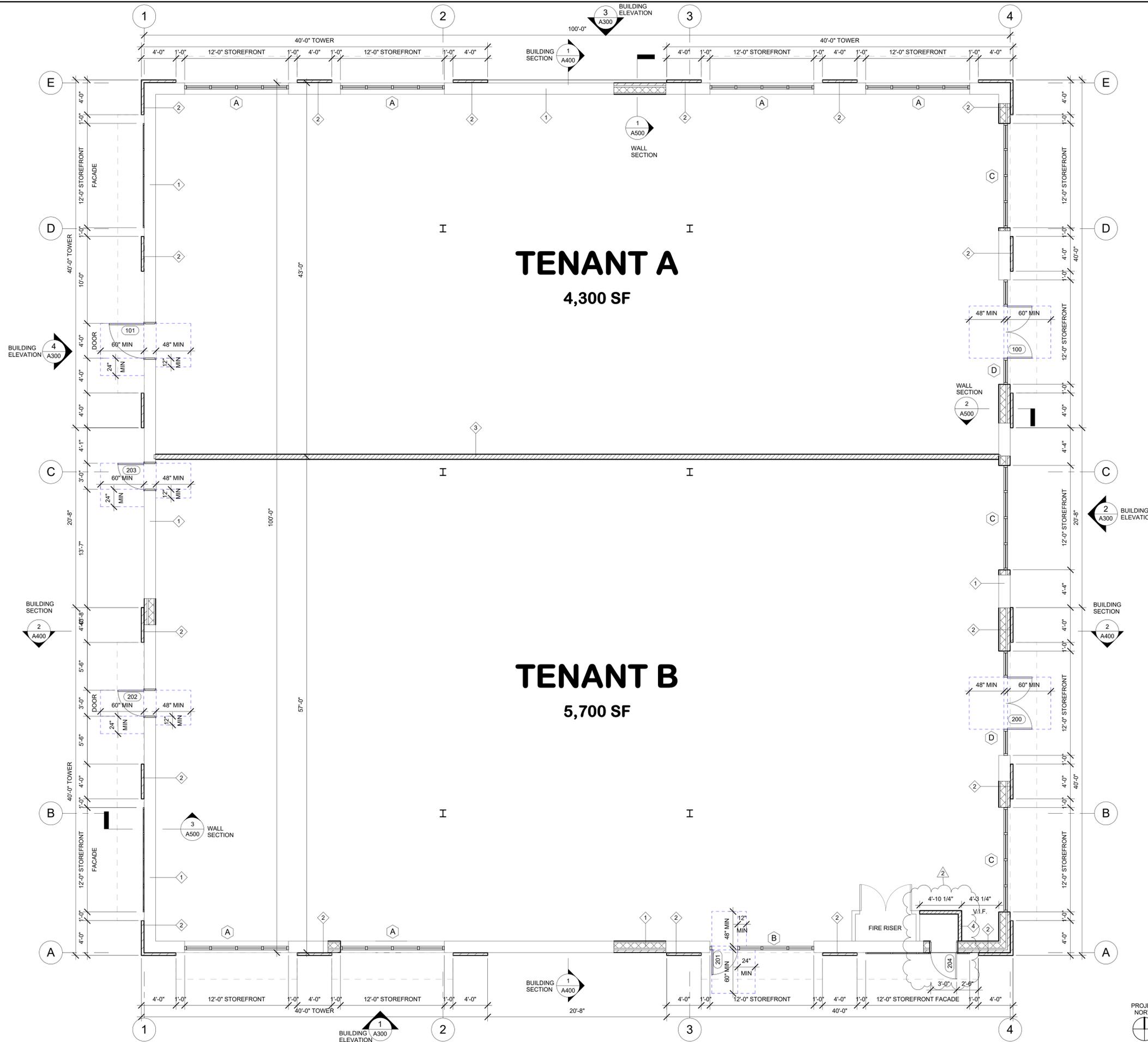
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**T002**

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### LEGEND

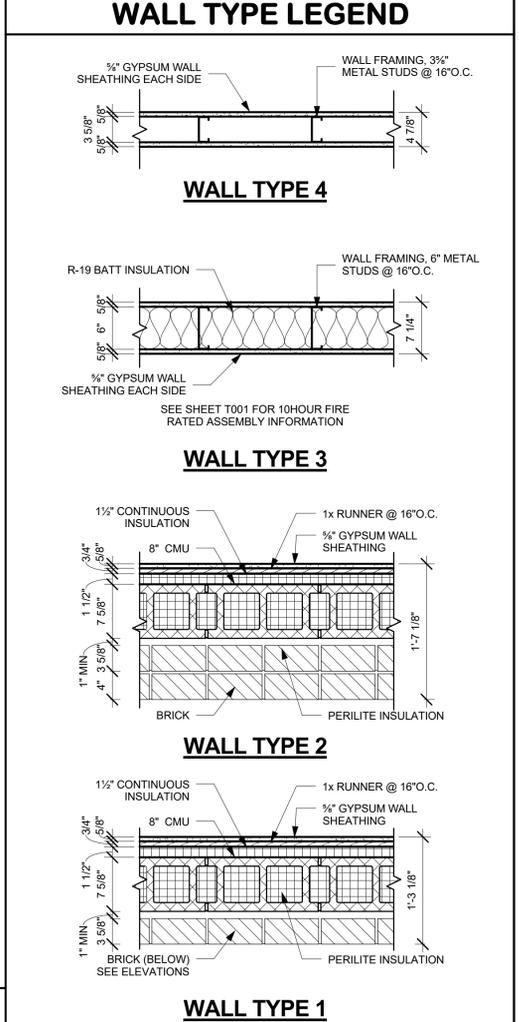
	EXTERIOR WALL - 8" CMU WALL, SEE STRUCTURAL DRAWINGS
	EXTERIOR WALL - 8" CMU WALL WITH METAL FRAMING FOR ARCHITECTURAL FEATURE
	INTERIOR DEMISING WALL - 6" METAL STUD WALL, SEE FIRE RATED ASSEMBLY ON SHEET T102
	INTERIOR NON-BEARING WALL - 3-5/8" METAL STUD WALL
	DOOR SYSTEM, SEE SCHEDULE, A501
	STOREFRONT SYSTEM, SEE SCHEDULE, A500
	WALL TYPE, SEE WALL LEGEND

### KEY NOTES

1	4" CONCRETE SLAB, SEE STRUCTURAL DRAWINGS
2	FIRE RISER, SEE PLUMBING AND CIVIL DRAWINGS
3	NOT USED
4	ELECTRICAL SWITCH GEAR, SEE ELECTRICAL DRAWINGS
5	HOUSE PANEL, SEE ELECTRICAL DRAWINGS
6	DOWNSPOUT
7	5'-0" x 5'-0" CONCRETE PAD
8	ROOF ACCESS LADDER

### GENERAL NOTES

- REFER TO ARCHITECTURAL SITE PLAN FOR ADDITIONAL SITE INFORMATION
- SEE SHEET A500/A501 FOR DOOR AND WINDOW SCHEDULE DETAILS
- EXISTING SLAB TO REMAIN, PATCH AS REQUIRED.
- EXISTING PLUMBING TO BE ABANDONED AND LEFT IN PLACE.

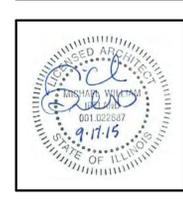


**1 FLOOR PLAN**  
SCALE: 3/16" = 1'-0"

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REV	ISSUED	DESCRIPTION
1	09/01/15	APPEARANCE REVIEW RESPONSE
2	11/18/15	PLAN CHECK RESPONSE



**NEW RETAIL DEVELOPMENT**  
29 ORLAND SQUARE DRIVE  
ORLAND PARK, ILLINOIS 60462-3206

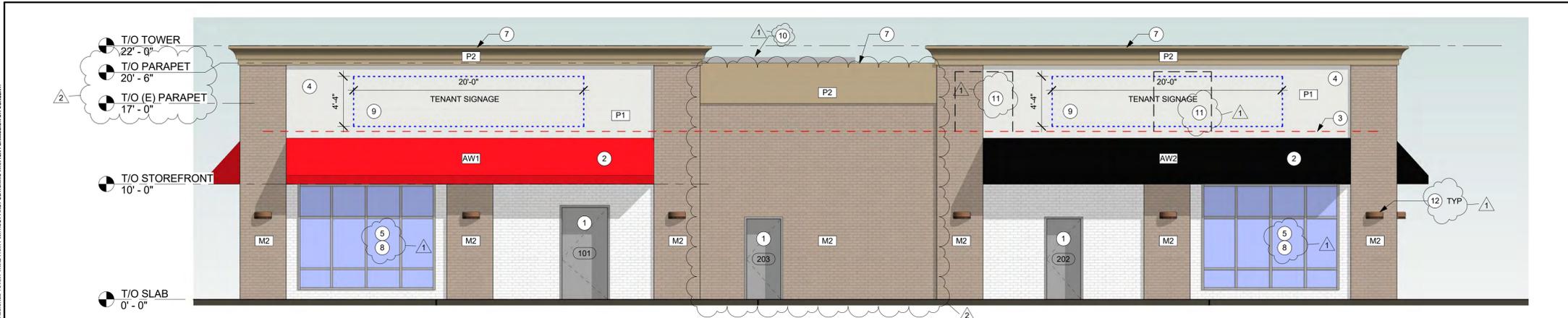
DRAWING TITLE:  
**FLOOR PLAN**

SCALE: As indicated  
DATE: 09/18/2015

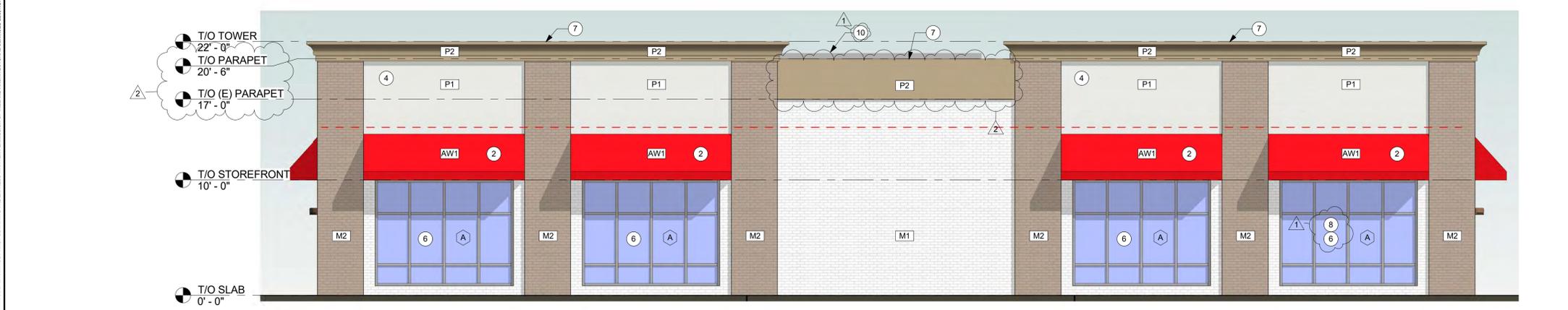
SHEET:  
**A200**

FILE: IL-ORLAND PARK

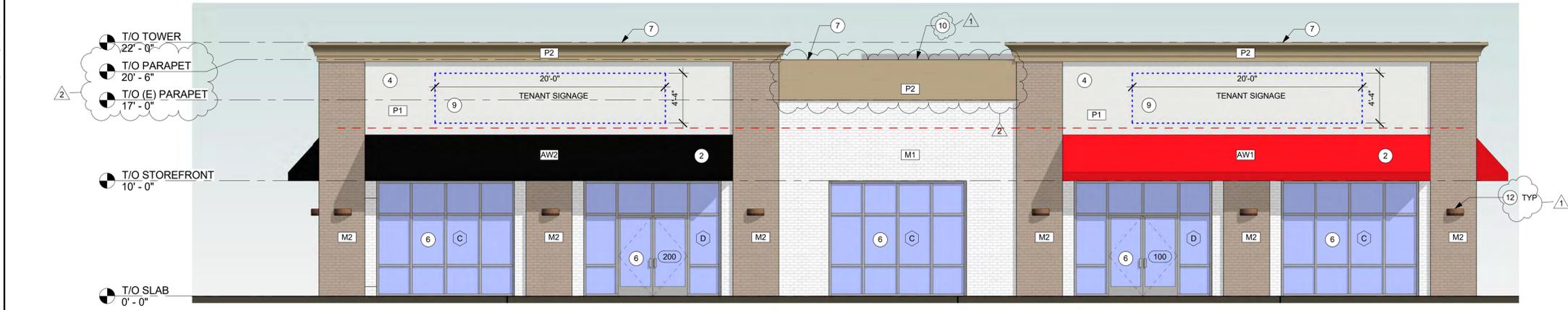
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**4 WEST ELEVATION**  
SCALE : 3/16" = 1'-0"



**3 NORTH ELEVATION**  
SCALE : 3/16" = 1'-0"



**2 EAST ELEVATION**  
SCALE : 3/16" = 1'-0"



**1 SOUTH ELEVATION**  
SCALE : 3/16" = 1'-0"

**KEY NOTES**

- 1 DOOR, PAINT TO MATCH WALL
- 2 PREFABRICATED CANVAS AWNING SYSTEM.
- 3 ROOF LINE
- 4 PARAPET WALL - SEE WALL SECTIONS
- 5 STOREFRONT FACADE
- 6 DOOR / WINDOW SYSTEM - SEE FLOOR PLAN AND SCHEDULE
- 7 STUCCO TRIM - SEE PROFILE ON SHEET A4.1/A4.2
- 8 SPANDREL GLAZING
- 9 LOCATION OF FUTURE SIGNAGE. PROVIDE PLYWOOD BACKING - SEE ELECTRICAL SHEETS
- 10 EXISTING MECHANICAL ROOF SCREENS TO BE RETAINED (BACKGROUND)
- 11 PROPOSED HVAC ROOFTOP UNITS
- 12 LIGHT FIXTURE

**GENERAL NOTES**

- 1. GENERAL CONTRACTOR TO VERIFY ALL GRADE ELEVATIONS
- 2. PROVIDE PROPER FLASHING AT ALL REQUIRED AREAS TO ENSURE A WATERTIGHT CONDITION
- 3. ALL CORNER BEADS TO BE 100% PLASTIC/VINYL, NO METAL

**EXTERIOR FINISH SCHEDULE**

- P1 STUCCO - ICI DULUX - NATURAL WHITE, # 61 YY 89/040 - SATIN - BODY
  - P2 STUCCO - ICI DULUX - HALE VILLAGE, # 20 YY 22/129 - SATIN - TRIM
  - M1 BRICK EXISTING - WHITE
  - M2 BRICK COUNTY MATERIALS - DOVE GRAY (CONCRETE)
  - AW1 PREFABRICATED AWNING SYSTEM COLOR - SUNBRELLA - LOGO RED (6066-0000)
  - AW2 PREFABRICATED AWNING SYSTEM COLOR - SUNBRELLA - BLACK (6008-0000)
- 1. STOREFRONT WINDOW AND DOOR SYSTEM TO BE CLEAR ANODIZED ALUMINUM.
  - 2. GUTTERS AND DOWNSPOUTS TO MATCH WALL COLOR

**PAINT NOTES**

- 1. REMOVE EFFLORESCENCE AND CHALK. DO NOT PAINT SURFACES IF MOISTURE CONTENT OR ALKALINITY OF SURFACES TO BE PAINTED EXCEEDS THAT PERMITTED IN MANUFACTURER'S WRITTEN INSTRUCTIONS.
- 2. BEGIN COATING APPLICATION ONLY AFTER UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED AND SURFACES ARE DRY.
- 3. APPLY PAINTS ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS.

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REV	ISSUED	DESCRIPTION
1	9/30/15	APPEARANCE REVIEW RESPONSE
2	11/18/15	PLAN CHECK RESPONSE



**NEW RETAIL DEVELOPMENT**  
29 ORLAND SQUARE DRIVE  
ORLAND PARK, ILLINOIS 60462-3206

DRAWING TITLE:  
**EXTERIOR ELEVATIONS**

SCALE: 3/16" = 1'-0"  
DATE: 09/18/2015

SHEET:  
**A300**

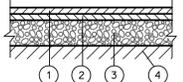
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**GENERAL NOTES**

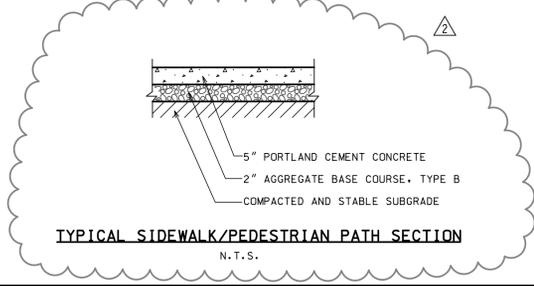
1. REFERENCED CODES
  - A. ALL PAVEMENT AND STORM SEWER CONSTRUCTION SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (SSRBC), AND SUPPLEMENTAL SPECIFICATIONS AND RECURRING SPECIAL PROVISIONS: ADOPTED JANUARY 1, 2017 BY THE DEPARTMENT OF TRANSPORTATION AND ALL AMENDMENTS THEREIN; AND IN ACCORDANCE WITH THE LATEST EDITION OF THE CODE OF THE MUNICIPALITY; EXCEPT AS MODIFIED HEREIN. IN CASE OF CONFLICT, MUNICIPAL CODE SHALL TAKE PRECEDENCE.
  - B. ALL SANITARY SEWER AND WATERMAIN CONSTRUCTION SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, PUBLISHED JULY 2009, AND IN ACCORDANCE WITH THE CODE OF THE MUNICIPALITY; EXCEPT AS MODIFIED HEREIN OR BY ANY PUBLIC AGENCY PERMITS ISSUED FOR THIS WORK. IN CASE OF CONFLICT, THE MORE RESTRICTIVE PROVISIONS SHALL APPLY.
  - C. ALL SIDEWALK AND PUBLIC AREAS MUST BE CONSTRUCTED IN ACCORDANCE WITH CURRENT ADA, ILLINOIS HANDICAP ACCESSIBILITY AND ANY APPLICABLE LOCAL ORDINANCES. WHEN CONFLICTS EXIST BETWEEN THE GOVERNING AGENCIES, THE MORE STRINGENT SHALL GOVERN.
  - D. THE CITED STANDARD SPECIFICATIONS, CODES AND PERMITS, WITH THESE CONSTRUCTION PLANS AND DETAILS, ARE ALL TO BE CONSIDERED NECESSARY TO COMPLETE THIS WORK AND SHALL BE CONSIDERED A PART OF THIS CONTRACT.
2. UTILITY LOCATIONS
  - A. THE UTILITY COMPANIES HAVE BEEN CONTACTED IN REFERENCE TO UTILITIES THEY OWN AND OPERATE WITHIN THE LIMITS FOR THIS PROJECT. DATA FROM THESE AGENCIES HAS BEEN INCORPORATED INTO THE PLANS. IT IS, HOWEVER, THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM OR ESTABLISH THE EXISTENCE OF ALL UTILITY FACILITIES AND THEIR EXACT LOCATIONS, AND TO SAFELY SCHEDULE ALL UTILITY RELOCATIONS. FOR ADDITIONAL INFORMATION, THE AGENCIES LISTED ON THIS SHEET MAY BE CONTACTED.
  - B. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING THE UTILITY COMPANIES LOCATE THEIR FACILITIES IN THE FIELD PRIOR TO CONSTRUCTION AND SHALL ALSO BE RESPONSIBLE FOR THE MAINTENANCE AND PRESERVATION OF THESE FACILITIES. THE ENGINEER DOES NOT WARRANT THE LOCATION OF ANY EXISTING UTILITIES SHOWN ON THE PLAN. THE CONTRACTOR SHALL CALL J.U.L.I.E., AT 800-892-0123 AND THE MUNICIPALITY, FOR UTILITY LOCATIONS. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES AND THE MUNICIPALITY TWENTY-FOUR (24) HOURS PRIOR TO STARTING ANY CONSTRUCTION.
  - C. EASEMENTS FOR THE EXISTING UTILITIES, BOTH PUBLIC AND PRIVATE, AND UTILITIES WITHIN PUBLIC RIGHTS-OF-WAY ARE SHOWN ON THE PLANS ACCORDING TO AVAILABLE RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION IN THE FIELD OF THESE UTILITY LINES AND THEIR PROTECTION FROM DAMAGE AND TO CONSTRUCTION OPERATIONS. IF EXISTING UTILITIES OF ANY NATURE ARE ENCOUNTERED WHICH CONFLICT WITH LOCATIONS OF THE NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.
3. UTILITY COORDINATION
  - A. OWNER SHALL OBTAIN EASEMENTS AND PERMITS NECESSARY TO FACILITATE CONSTRUCTION OF THE PROPOSED UTILITIES. THE CONTRACTOR, HOWEVER, SHALL FURNISH ALL REQUIRED BONDS AND EVIDENCE OF INSURANCE NECESSARY TO SECURE THESE PERMITS.
  - B. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE NATURE AND STATUS OF ALL UTILITY RELOCATION WORK PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL TAKE APPROPRIATE MEASURES TO ENSURE THAT CONSTRUCTION OPERATIONS DO NOT INTERFERE WITH UTILITY FACILITIES AND RELOCATION WORK. THE SCHEDULE SHOULD REFLECT CONSIDERATION OF THE NATURE AND STATUS OF ALL UTILITY RELOCATION WORK. THE CONTRACTOR SHALL BE REQUIRED TO ADJUST THE ORDER OF ITS WORK FROM TIME TO TIME, TO COORDINATE SAME WITH UTILITY RELOCATION WORK, AND SHALL PREPARE REVISED SCHEDULE(S) IN COMPLIANCE THEREWITH AS DIRECTED BY THE OWNER.
  - C. THE OWNER AND THE ENGINEER SHALL BE NOTIFIED IN WRITING BY THE CONTRACTOR AT LEAST 48 HOURS PRIOR TO THE START OF ANY OPERATION REQUIRING COOPERATION WITH OTHERS. ATAT SHALL BE CONTACTED ONE MONTH PRIOR TO START OF CONSTRUCTION IN ITS UTILITY AREAS. ALL OTHER AGENCIES, UNLESS OTHERWISE NOTED, SHALL BE NOTIFIED IN WRITING BY THE CONTRACTOR TEN (10) DAYS PRIOR TO THE START OF ANY SUCH OPERATION.
4. NO PLAN SHALL BE USED FOR CONSTRUCTION UNLESS SPECIFICALLY MARKED "FOR CONSTRUCTION". PRIOR TO COMMENCEMENT OF CONSTRUCTION THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AFFECTING THE WORK WITH THE ACTUAL CONDITIONS AT THE JOB SITE. IN ADDITION, THE CONTRACTOR MUST VERIFY THE ENGINEER'S LINE AND GRADE STAKES. IF THERE ARE ANY DISCREPANCIES WITH WHAT IS SHOWN ON THE CONSTRUCTION PLANS, HE MUST IMMEDIATELY REPORT SAME TO ENGINEER BEFORE DOING ANY WORK. OTHERWISE THE CONTRACTOR ASSUMES FULL RESPONSIBILITY. IN THE EVENT OF DISAGREEMENT BETWEEN THE CONSTRUCTION PLANS, SPECIFICATIONS AND/OR SPECIAL DETAILS, THE CONTRACTOR SHALL SECURE WRITTEN INSTRUCTION FROM THE ENGINEER PRIOR TO PROCEEDING WITH ANY PART OF THE WORK AFFECTED BY OMISSIONS OR DISCREPANCIES. FAILING TO SECURE SUCH INSTRUCTION, THE CONTRACTOR WILL BE CONSIDERED TO HAVE PROCEEDED AT HIS OWN RISK AND EXPENSE. IN THE EVENT OF ANY DOUBT OR QUESTIONS ARISING WITH RESPECT TO THE TRUE MEANING OF THE CONSTRUCTION PLANS OR SPECIFICATIONS, THE DECISION OF THE ENGINEER SHALL BE FINAL AND CONCLUSIVE.
5. ALL PROPOSED ELEVATIONS SHOWN ON THE PLANS ARE FINISHED SURFACE ELEVATIONS, UNLESS OTHERWISE SPECIFIED.
6. UPON AWARDING OF THE CONTRACT, AND WHEN REQUIRED BY THE MUNICIPALITY OR OWNER, THE CONTRACTOR SHALL FURNISH A LABOR, MATERIAL AND PERFORMANCE BOND IN THE AMOUNT REQUIRED GUARANTEEING COMPLETION OF THE WORK. THE UNDERWRITER SHALL BE ACCEPTABLE TO THE MUNICIPALITY OR OWNER, AS APPROPRIATE.
7. THE CONTRACTORS SHALL PLAN THEIR WORK BASED ON THEIR OWN BORINGS, EXPLORATIONS AND OBSERVATIONS TO DETERMINE SOIL CONDITIONS AT THE LOCATION OF THE PROPOSED WORK. HOWEVER, IF THE OWNER HAS A SOILS REPORT, THE RESULTS WILL BE AVAILABLE FROM THE OWNER UPON WRITTEN REQUEST.
8. CONTRACTOR SHALL VIDEO TAPE WORK AREA PRIOR TO CONSTRUCTION FOR THE PURPOSE OF DOCUMENTING EXISTING CONDITIONS.
9. COMMENCING CONSTRUCTION
  - A. THE CONTRACTOR SHALL NOTIFY THE OWNER AND/OR HIS REPRESENTATIVE AND THE AFFECTED GOVERNMENTAL AGENCIES IN WRITING AT LEAST THREE FULL WORKING DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION. IN ADDITION, THE CONTRACTOR SHALL NOTIFY AS NECESSARY, ALL TESTING AGENCIES, EITHER MUNICIPALITY'S OR THE OWNER'S, SUFFICIENTLY IN ADVANCE OF CONSTRUCTION. ALL MATERIAL TESTING SHALL BE THE RESPONSIBILITY AND EXPENSE OF THE CONTRACTOR. THE TESTING AGENCY SHALL MEET THE APPROVAL OF THE OWNER.
  - B. FAILURE OF CONTRACTOR TO ALLOW PROPER NOTIFICATION TIME WHICH RESULTS IN TESTING COMPANIES TO BE UNABLE TO VISIT SITE AND PERFORM TESTING WILL CAUSE CONTRACTOR TO SUSPEND OPERATION (PERTAINING TO TESTING) UNTIL TESTING AGENCY CAN SCHEDULE TESTING OPERATIONS. COST OF SUSPENSION OF WORK TO BE BORNE BY CONTRACTOR.
10. ALL CONTRACTORS SHALL KEEP ACCESS AVAILABLE AT ALL TIMES FOR ALL TYPES OF TRAFFIC. AT NO TIME SHALL ACCESS BE DENIED TO ADJACENT PROPERTIES.
11. THE CONTRACTOR SHALL PRESERVE ALL CONSTRUCTION STAKES UNTIL THEY ARE NO LONGER NEEDED, ANY STAKES DESTROYED OR DISTURBED BY THE CONTRACTOR PRIOR TO THEIR USE SHALL BE RESET BY THE DEVELOPER'S ENGINEER AT CONTRACTOR'S COST.
12. ANY EXISTING SIGNS, LIGHT STANDARDS AND UTILITY POLES WHICH INTERFERE WITH CONSTRUCTION OPERATIONS AND NOT NOTED FOR DISPOSAL SHALL BE REMOVED AND RESET BY THE CONTRACTOR AT HIS OWN EXPENSE AS SHOWN ON THE ENGINEERING PLANS OR AS DIRECTED BY THE DEVELOPER. ANY DAMAGE TO THESE ITEMS SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT HIS OWN EXPENSE TO THE SATISFACTION OF THE OWNER. ANY SIGNS NOT REQUIRED TO BE RESET, SHALL BE DELIVERED TO THE RESPECTIVE OWNERS.
13. REMOVAL OF SPECIFIED ITEMS, INCLUDING BUT NOT LIMITED TO, PAVEMENT, SIDEWALK, CURB, CURB AND GUTTER, CURBS, ETC. SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR AT HIS OWN EXPENSE. HE IS RESPONSIBLE FOR ANY PERMIT REQUIRED FOR SUCH DISPOSAL.
14. ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION OPERATIONS SHALL BE CONNECTED TO THE PROPOSED STORM SEWER SYSTEM OR SHALL BE RESTORED TO PROPER OPERATING CONDITION. A RECORD OF THE LOCATION OF ALL FIELD TILE OR DRAIN PIPE ENCOUNTERED SHALL BE KEPT BY THE CONTRACTOR AND TURNED OVER TO THE ENGINEER, DEVELOPER OR MUNICIPAL ENGINEER UPON COMPLETION OF THE PROJECT. THE COST OF THIS WORK SHALL BE CONSIDERED AS INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION WILL BE ALLOWED.
15. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR SAFETY ON THE JOB.
16. THE CONTRACTOR SHALL COLLECT AND REMOVE ALL CONSTRUCTION DEBRIS, EXCESS MATERIALS, TRASH, OIL AND GREASE RESIDUE, MACHINERY, TOOLS AND OTHER MISCELLANEOUS ITEMS WHICH WERE NOT PRESENT PRIOR TO PROJECT COMMENCEMENT AT NO ADDITIONAL EXPENSE TO THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ANY AND ALL PERMITS NECESSARY FOR THE HAULING AND DISPOSAL REQUIRED FOR CLEAN-UP AS DIRECTED BY THE ENGINEER OR OWNER. BURNING ON THE SITE IS NOT PERMITTED.
17. ALL EXISTING UTILITIES OR IMPROVEMENTS, INCLUDING WALKS, CURBS, PAVEMENT AND PARKWAYS DAMAGED OR REMOVED DURING CONSTRUCTION SHALL BE PROMPTLY RESTORED TO THEIR RESPECTIVE ORIGINAL CONDITION. THIS WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT UNLESS SPECIFICALLY NOTED ON THE PLANS.
18. TREES NOT MARKED FOR REMOVAL SHALL BE CONSIDERED AS DESIGNATED TO BE SAVED AND SHALL BE PROTECTED UNDER THE PROVISIONS OF (SSRBC) ARTICLE 201.05.
19. LIMB PRUNING SHALL BE PERFORMED UNDER THE SUPERVISION OF THE LANDSCAPE ARCHITECT MEETING THE OWNER'S APPROVAL AND SHALL BE UNDERTAKEN IN A TIMELY FASHION SO AS NOT TO INTERFERE WITH CONSTRUCTION.
20. ALL LIMBS, BRANCHES, AND OTHER DEBRIS RESULTING FROM THIS WORK SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR AT HIS OWN EXPENSE OFF-SITE.
21. ALL CUTS OVER 1" IN DIAMETER SHALL BE MADE FLUSH WITH THE NEXT LARGE BRANCH. WOUNDS OVER 1" IN DIAMETER SHALL BE PAINTED WITH AN APPROVED TREE PAINT.

22. GENERAL EXCAVATION/UNDERGROUND NOTES
  - A. SLOPE SIDES OF EXCAVATIONS TO COMPLY WITH CODES AND ORDINANCES HAVING JURISDICTION. SHORE AND BRACE WHERE SLOPING IS NOT POSSIBLE EITHER BECAUSE OF SPACE RESTRICTIONS OR STABILITY OF MATERIAL EXCAVATED. MAINTAIN SIDES AND SLOPES OF EXCAVATIONS IN A SAFE CONDITION UNTIL COMPLETION OF BACKFILLING.
  - B. PROVIDE MATERIALS FOR SHORING AND BRACING, SUCH AS SHEET PILING, UPRIGHTS, STRINGERS AND CROSS BRACES, IN GOOD SERVICEABLE CONDITION. PROVIDE MINIMUM REQUIREMENTS FOR TRENCH SHORING AND BRACING TO COMPLY WITH CODES AND AUTHORITIES HAVING JURISDICTION. MAINTAIN SHORING AND BRACING IN EXCAVATIONS REGARDLESS OF TIME PERIOD EXCAVATIONS WILL BE OPEN. CARRY DOWN SHORING AND BRACING AS EXCAVATION PROGRESSES IN ACCORDANCE WITH OSHA AND GOVERNING AUTHORITY.
  - C. PREVENT SURFACE WATER AND SUBSURFACE OR GROUNDWATER FROM FLOWING INTO EXCAVATIONS. REMOVE WATER TO PREVENT SOFTENING OF FOUNDATION BOTTOMS, UNDERCUTTING FOOTINGS, AND SOIL CHANGES DETRIMENTAL TO STABILITY OF SUBGRADES AND FOUNDATIONS. PROVIDE AND MAINTAIN PUMPS, SUMPS, SUCTION AND DISCHARGE LINES AND OTHER DEWATERING SYSTEM COMPONENTS NECESSARY TO CONVEY WATER AWAY FROM EXCAVATIONS. CONVEY WATER REMOVED FROM EXCAVATIONS AND RAINWATER TO COLLECTING OR RUN-OFF AREAS ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION. PROVIDE AND MAINTAIN TEMPORARY DRAINAGE DITCHES AND OTHER DIVERSIONS OUTSIDE EXCAVATION LIMITS FOR EACH STRUCTURE. DO NOT USE TRENCH EXCAVATIONS AS TEMPORARY DRAINAGE DITCHES.
  - D. IMMEDIATELY REPORT CONDITIONS THAT MAY CAUSE UNSOUND BEARING TO THE OWNER/DEVELOPER BEFORE CONTINUING WORK.
23. FINAL ACCEPTANCE
  - A. ALL WORK PERFORMED UNDER THIS CONTRACT SHALL BE GUARANTEED BY THE CONTRACTOR AND HIS SURETY FOR A PERIOD OF TWELVE (12) MONTHS FROM THE DATE OF FINAL ACCEPTANCE OF THE PROJECT AND THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ALL DEFECTS IN MATERIALS AND WORKMANSHIP OF WHATEVER NATURE DURING THAT PERIOD. THIS GUARANTEE SHALL BE PROVIDED IN THE FORM OF MAINTENANCE BOND IN THE AMOUNT OF 10% OF THE COST OF IMPROVEMENTS.
  - B. BEFORE ACCEPTANCE BY THE OWNER AND FINAL PAYMENT, ALL WORK SHALL BE INSPECTED BY THE OWNER OR HIS REPRESENTATIVE. FINAL PAYMENT WILL BE MADE AFTER ALL THE CONTRACTOR'S WORK HAS BEEN APPROVED AND ACCEPTED.
  - C. NO UNDERGROUND WORK SHALL BE COVERED UNTIL IT HAS BEEN APPROVED BY THE MUNICIPALITY. APPROVAL TO PROCEED MUST BE OBTAINED FROM THE MUNICIPALITY PRIOR TO INSTALLING PAVEMENT BASE, BINDER, SURFACE, AND PRIOR TO PLACING ANY CONCRETE. AFTER FORMS HAVE BEEN SET.
  - D. AT THE CLOSE OF EACH WORKING DAY AND AT THE CONCLUSION OF CONSTRUCTION OPERATIONS, ALL DRAINAGE STRUCTURES AND FLOW LINES SHALL BE FREE FROM DIRT AND DEBRIS.
24. UNDERGROUND NOTES
  - A. UNDERGROUND WORK SHALL INCLUDE TRENCHING, INSTALLATION OF PIPE, CASTINGS, STRUCTURES, BACKFILLING OF TRENCHES AND COMPACTION AND TESTING AS SHOWN ON THE CONSTRUCTION PLANS, FITTINGS AND ACCESSORIES NECESSARY TO COMPLETE THE WORK MAY NOT BE SPECIFIED, BUT SHALL BE CONSIDERED AS INCIDENTAL TO THE COST OF THE CONTRACT.
  - B. WHERE SHOWN ON THE PLANS OR DIRECTED BY THE ENGINEER, EXISTING DRAINAGE STRUCTURES AND SYSTEMS SHALL BE CLEANED OF DEBRIS AND PATCHED AS NECESSARY TO ASSURE INTEGRITY OF THE STRUCTURE. THIS WORK SHALL BE PAID FOR AT THE CONTRACT UNIT PRICE EACH FOR STRUCTURES AND CONTRACT UNIT PRICE PER LINEAL FOOT FOR SYSTEMS WHICH SHALL BE PAID IN FULL FOR CLEANING, PATCHING, REMOVAL AND DISPOSAL OF DEBRIS AND DIRT. DRAINAGE STRUCTURES AND SYSTEMS WHICH ARE PART OF THIS PROJECT SHALL BE MAINTAINED BY THE CONTRACTOR AT HIS EXPENSE. NO PAYMENT WILL BE MADE FOR CLEANING STRUCTURES OR SYSTEMS CONSTRUCTED AS PART OF THIS PROJECT.
  - C. ANY DEWATERING OF SEWER AND WATER TRENCHES AS WELL AS TEMPORARY SHEETING OR BRACING THAT MAY BE REQUIRED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL NOT BE CONSIDERED EXTRA WORK UNLESS THERE IS A SPECIFIC LINE ITEM FOR DEWATERING. IN THE EVENT THAT SOFT MATERIALS WITH UNCONFINED COMPRESSIVE STRENGTH LESS THAN 0.5 TSF ARE ENCOUNTERED IN SEWER CONSTRUCTION, THE CONTRACTOR SHALL, UPON APPROVAL OF THE OWNER AND/OR ENGINEER, OVER-EXCAVATE TO A DEPTH OF ONE (1) FOOT BELOW THE BOTTOM OF THE PIPE AND BACKFILL WITH COMPACTED CRUSHED STONE, PROPERLY FORMED TO FIT THE BOTTOM OF THE PIPE.
  - D. TRENCH BACKFILL WILL BE REQUIRED FOR THE FULL TRENCH DEPTH WITHIN TWO (2) FEET OF PROPOSED OR EXISTING PAVEMENTS, UTILITIES, DRIVEWAYS, AND SIDEWALKS AND EXTENDING A DISTANCE EQUAL TO A 1:1 SLOPE FROM SUBGRADE ELEVATION TO TOP OF PIPE. THE TRENCH BACKFILL SHALL CONSIST OF GRANULAR MATERIAL MEETING DOT CA-6 GRADATION. THE TRENCH BACKFILL SHALL BE COMPACTED IN ACCORDANCE WITH (SSRBC) SPECIFICATIONS. JETTING WITH WATER SHALL NOT BE PERMITTED. THE COST OF SUCH CONSTRUCTION SHALL BE CONSIDERED INCIDENTAL TO THIS CONTRACT AND SHALL BE INCLUDED IN THE UNIT PRICE OF THE PIPE. NO SEPARATE PAYMENT SHALL BE MADE FOR THIS ITEM.
  - E. THE CONTRACTOR SHALL INSTALL A 4" x 4" x 8" (NOMINAL) POST AT THE TERMINUS OF THE SANITARY, WATER AND STORM SERVICE, SANITARY AND STORM MANHOLES, CATCH BASINS, INLETS AND WATER VAULTS. THE POST SHALL EXTEND 4' ABOVE THE GROUND. THE TOP 12" OF SAID POST SHALL BE PAINTED AS FOLLOWS: SANITARY - RED, WATERMAIN - BLUE, STORM - GREEN.
  - F. AFTER THE STORM SEWER SYSTEM HAS BEEN CONSTRUCTED, THE CONTRACTOR SHALL PLACE EROSION CONTROL AT REAR YARD INLET LOCATIONS, AND AT OTHER LOCATIONS SELECTED BY THE ENGINEER, TO MINIMIZE THE AMOUNT OF SILTATION WHICH NORMALLY WOULD ENTER THE STORM SEWER SYSTEM.
  - G. HYDRANTS SHALL NOT BE FLUSHED DIRECTLY ON THE ROAD SUBGRADES. WHENEVER POSSIBLE, HOSES SHALL BE USED TO DIRECT THE WATER INTO LOT AREAS OR THE STORM SEWER SYSTEM (IF AVAILABLE). DAMAGE TO THE SUBGRADE OR LOT GRADING DUE TO EXCESSIVE WATER SATURATION AND/OR EROSION FROM HYDRANT FLUSHING, OR FROM LEAKS IN THE WATER DISTRIBUTION SYSTEM, WILL BE REPAIRED BY THE CONTRACTOR AT HIS COST.
  - H. ALL TOP OF FRAMES FOR STORM AND SANITARY SEWERS AND VALVE VAULT COVERS ARE TO BE ADJUSTED TO MEET FINAL FINISH GRADE. THIS ADJUSTMENT IS TO BE MADE BY THE SEWER AND WATER CONTRACTOR AND THE COST IS TO BE CONSIDERED INCIDENTAL. THESE ADJUSTMENTS TO FINISHED GRADE WILL NOT ALLEVIATE THE CONTRACTOR FROM ANY ADDITIONAL ADJUSTMENTS AS REQUIRED BY THE MUNICIPALITY UPON FINAL INSPECTION OF THE PROJECT. (FINAL GRADES TO BE DETERMINED BY THE MUNICIPALITY AT THE TIME OF FINAL INSPECTION AND MAY VARY FROM PLAN GRADE.)
  - I. SLEEVES FOR UTILITY (CABLE, TELEPHONE, ETC.) STREET CROSSING, SHALL BE INSTALLED WHERE DIRECTED BY THE OWNER. SLEEVES SHALL BE 6" PVC INSTALLED 36" BELOW THE TOP OF CURB AND EXTEND TWO FEET OUTSIDE THE CURB. TRENCH SHALL BE BACKFILLED WITH COMPACTED GRANULAR MATERIAL.
  - J. THE CONTRACTOR SHALL VERIFY THE SIZE AND INVERT ELEVATION OF ALL CONNECTIONS TO AVOID ANY CONFLICTS BEFORE STARTING WORK. NOTIFY OWNER OF ANY DISCREPANCIES.
25. IT SHALL BE UNDERSTOOD THAT NEITHER THE MUNICIPALITY, ITS OFFICIALS, CONSULTANTS, NOR ITS EMPLOYEES ARE AGENTS OF OR REPRESENTATIVES OF THE OWNER. NONE-THE-LESS, THE MUNICIPALITY, ITS OFFICIALS AND EMPLOYEES ARE TO BE PROVIDED SAFE ACCESS TO ALL PHASES OF ALL WORK PERFORMED ON THE PROJECT SITE TO MONITOR THE QUALITY OF THE WORK AND ASSURE ITS CONFORMITY WITH THE PLANS AND SPECIFICATIONS. THERE SHALL BE NO PERSONAL LIABILITY UPON ANY OFFICIAL OR EMPLOYEE OF THE MUNICIPALITY ON ACCOUNT OF ACTIONS TAKEN OR NOT TAKEN IN THE COURSE OF THEIR WORK. THE CONTRACTOR MUST AT ALL TIMES MAINTAIN A SAFE ACCESS TO THE WORK FOR INSPECTORS. "SAFE" MEANING CONDITIONS COMPLYING WITH ALL PROVISIONS OF ALL APPLICABLE AND RECOGNIZED SAFETY STANDARDS, FEDERAL, STATE AND LOCAL. IF ACCESS IS NOT SAFE AND INSPECTIONS CANNOT BE MADE UNDER SAFE CONDITIONS, THE INSPECTOR CAN ORDER CESSATION OF THE WORK SO AFFECTED UNTIL SUCH TIME AS CONTRACTOR PROVIDES SAFE ACCESS.



**TYPICAL ASPHALT PAVEMENT SECTION  
(PASSENGER VEHICLE PARKING AREAS)**  
N.T.S.

- 1 1.5" HMA SURFACE COURSE, MIX "C", N50
- 2 1.5" LEVELING BINDER (MACHINE METHOD), N50
- 3 8" AGGREGATE BASE COURSE, TYPE B
- 4 COMPACTED AND STABLE SUBGRADE



**TYPICAL SIDEWALK/PEDESTRIAN PATH SECTION**  
N.T.S.

LEGEND		
EXISTING	DESCRIPTION	PROPOSED
	DRAIN TILE	
	STORM SEWER	
	SANITARY SEWER	
	SANITARY TRUNK SEWER	
	WATER MAIN (WITH SIZE)	
	PIPE TRENCH BACKFILL	
	GAS MAIN	
	TELEPHONE LINES	
	ELECTRIC LINE	
	FENCE	
	RIGHT-OF-WAY	
	EASEMENT	
	PROPERTY LINE	
	SETBACK LINE	
	CENTERLINE	
	CONTOUR	
	SANITARY MANHOLE	
	STORM MANHOLE	
	CATCH BASIN	
	INLET	
	FIRE HYDRANT	
	PRESSURE CONNECTION	
	PIPE REDUCER	
	VALVE AND VAULT, VALVE	
	FLARED END SECTION	
	STREET LIGHT	
	UTILITY POLE	
	CONTROL POINT	
	SIGN	
	SPOT ELEVATION	
	SOIL BORING	
	OVERLAND FLOW ROUTE	
	DRAINAGE SLOPE	
	GUARDRAIL	
	WATER'S EDGE	
	CONCRETE	
	REVERSE PITCH CURB	
	TREE, FIR TREE, BUSH, & PROPOSED TREE TO REMOVE	

**ABBREVIATIONS**

M - STORM MANHOLE	I - INVERT OR INLET	T/P - TOP OF PIPE
S - SANITARY MANHOLE	TF - TOP OF FOUNDATION	B/P - BOTTOM OF PIPE
CB - CATCH BASIN	GF - GARAGE FLOOR	WM - WATERMAIN
LP - LIGHT POLE	TC - TOP OF CURB	SAN - SANITARY SEWER
VV - VALVE VAULT	TD - TOP OF DEPRESSED CURB	STM - STORM SEWER
E - END SECTION	TW - TOP OF RETAINING WALL	LO - LOOK OUT
FH - FIRE HYDRANT	BW - BOTTOM OF RETAINING WALL	PLO - PARTIAL LOOK OUT
GR - GRADE RING (HYDRANT)	OP - OUTLET OF PIPE	

**PERMITS**

DESCRIPTION	LOG NO.	PERMIT NO.	DATE ISSUED

**BENCH MARK**

SQUARE CUT ON LIGHT POLE IN ISLAND. ±142' SOUTHEAST OF SOUTHEAST CORNER OF BUILDING. PER ROAKE AND ASSOCIATES, INC. DATED 08/28/14.  
ELEV. = 710.08

**CONTACT INFORMATION**

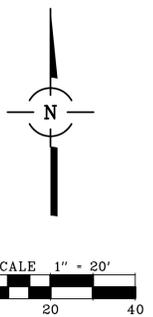
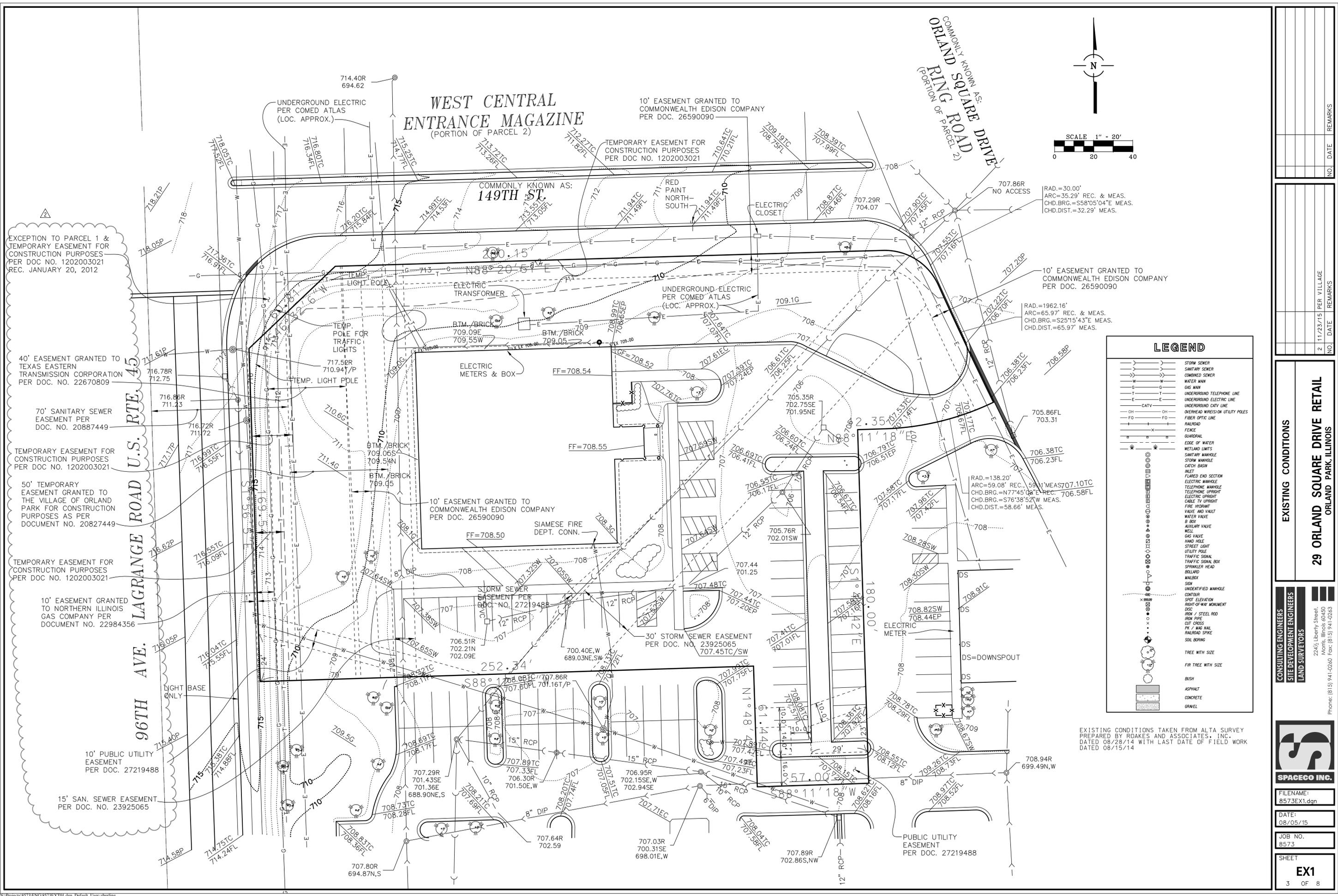
GENERAL D SERVICES  
CONTACT: 403-5300

**TYPICAL SECTIONS AND GENERAL NOTES**  
**29 ORLAND SQUARE DRIVE RETAIL**  
 ORLAND PARK, ILLINOIS

**CONSULTING ENGINEERS**  
**SITE DEVELOPMENT ENGINEERS**  
**LAND SURVEYORS**



FILENAME:  
8573GM01.dgn  
 DATE:  
08/05/15  
 JOB NO.  
8573  
 SHEET  
**TS1**  
 2 OF 8



**LEGEND**

	STORM SEWER
	SANITARY SEWER
	COMBINED SEWER
	WATER MAIN
	GAS MAIN
	UNDERGROUND TELEPHONE LINE
	UNDERGROUND ELECTRIC LINE
	UNDERGROUND CABLE TV LINE
	OVERHEAD WIRELESS UTILITY POLES
	FIBER OPTIC LINE
	RAILROAD
	FENCE
	GUARDRAIL
	EDGE OF WATER
	WETLAND LIMITS
	SANITARY MANHOLE
	STORM MANHOLE
	CATCH BASIN
	INLET
	FLARED END SECTION
	ELECTRIC MANHOLE
	TELEPHONE MANHOLE
	TELEPHONE UPRIGHT
	ELECTRIC UPRIGHT
	CABLE TV UPRIGHT
	FIRE HYDRANT
	VALVE AND VAULT
	WATER VALVE
	B BOX
	AUXILIARY VALVE
	WELL
	GAS VALVE
	HAND HOLE
	STREET LIGHT
	UTILITY POLE
	TRAFFIC SIGNAL
	TRAFFIC SIGNAL BOX
	SPRINKLER HEAD
	BELLARD
	MAILBOX
	SIGN
	UNIDENTIFIED MANHOLE
	CONTOUR
	SPOT ELEVATION
	RIGHT OF WAY MONUMENT
	DISC
	IRON / STEEL ROD
	IRON PIPE
	CUT CROSS
	PK / M&N NAIL
	RAILROAD SPIKE
	SOIL BORING
	TREE WITH SIZE
	FIR TREE WITH SIZE
	BUSH
	ASPHALT
	CONCRETE
	GRAVEL

EXISTING CONDITIONS TAKEN FROM ALTA SURVEY PREPARED BY ROGAKS AND ASSOCIATES, INC. DATED 08/28/14 WITH LAST DATE OF FIELD WORK DATED 08/15/14

NO.	DATE	REMARKS

NO.	DATE	REMARKS
2	11/23/15	PER VILLAGE

**EXISTING CONDITIONS**

**29 ORLAND SQUARE DRIVE RETAIL**  
ORLAND PARK, ILLINOIS

**CONSULTING ENGINEERS**  
**SITE DEVELOPMENT ENGINEERS**  
**LAND SURVEYORS**

224 1/2 Liberty Street,  
Morris, Illinois 60450  
Phone: (615) 941-0260 Fax: (615) 941-0263

**SPACECO INC.**

FILENAME:  
8573EX1.dgn

DATE:  
08/05/15

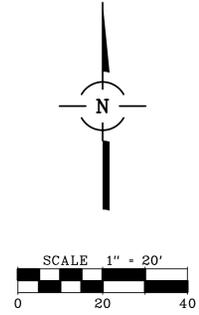
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**EX1**  
3 OF 8

96TH AVE. LAGRANGE ROAD U.S. RTE. 45

WEST CENTRAL  
ENTRANCE MAGAZINE

RING ROAD

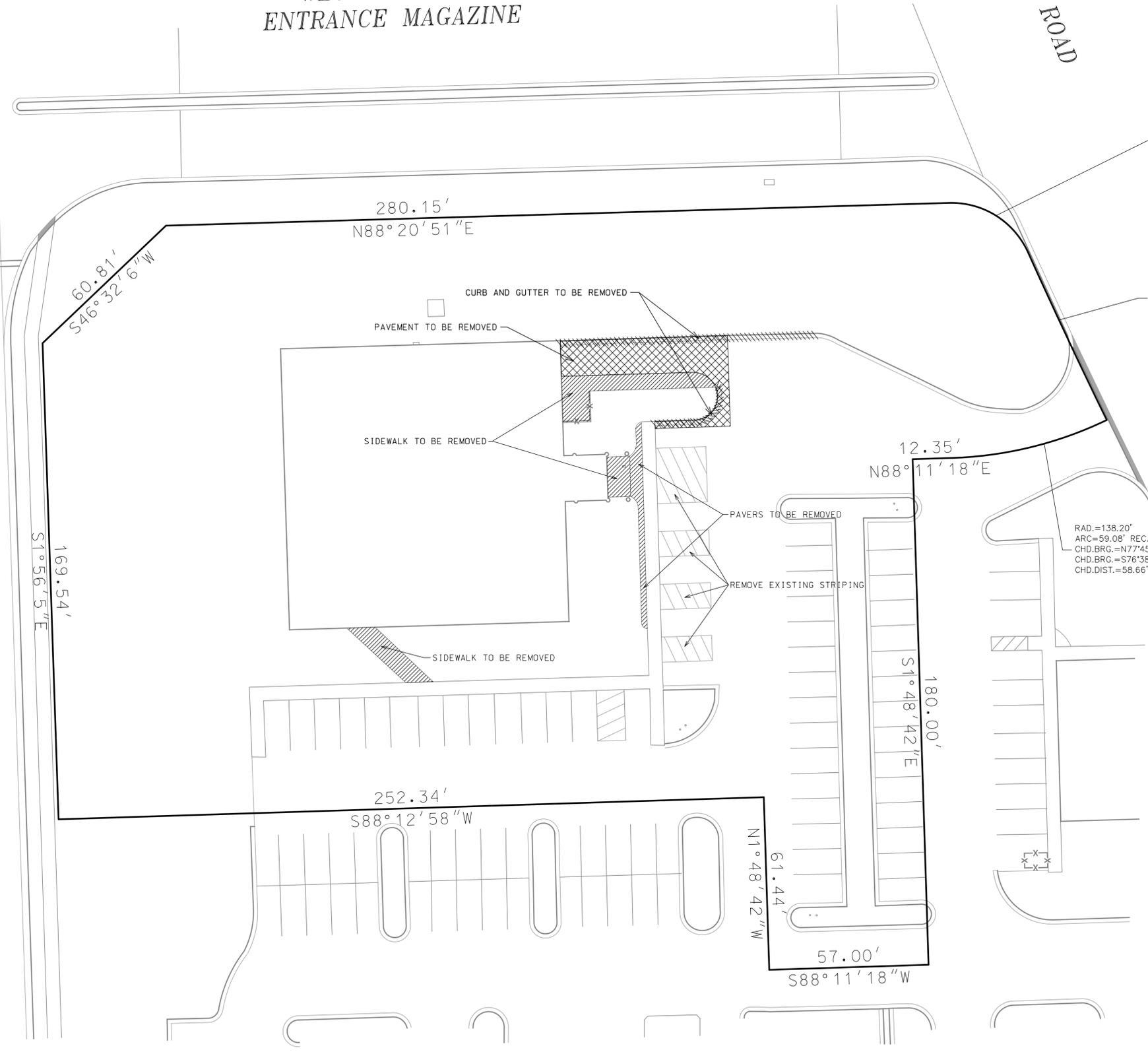


RAD.=30.00'  
ARC=35.29' REC. & MEAS.  
CHD.BRG.=S58°05'04"E MEAS.  
CHD.DIST.=32.29' MEAS.



RAD.=1962.16'  
ARC=65.97' REC. & MEAS.  
CHD.BRG.=S25°15'43"E MEAS.  
CHD.DIST.=65.97' MEAS.

RAD.=138.20'  
ARC=59.08' REC., 59.11' MEAS.  
CHD.BRG.=N77°45'09"E REC.  
CHD.BRG.=S76°38'52"W MEAS.  
CHD.DIST.=58.66' MEAS.



NO.	DATE	REMARKS

NO.	DATE	REMARKS

**DEMOLITION PLAN**

**29 ORLAND SQUARE DRIVE RETAIL**  
ORLAND PARK, ILLINOIS

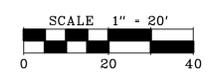
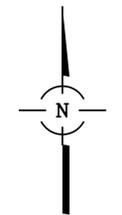
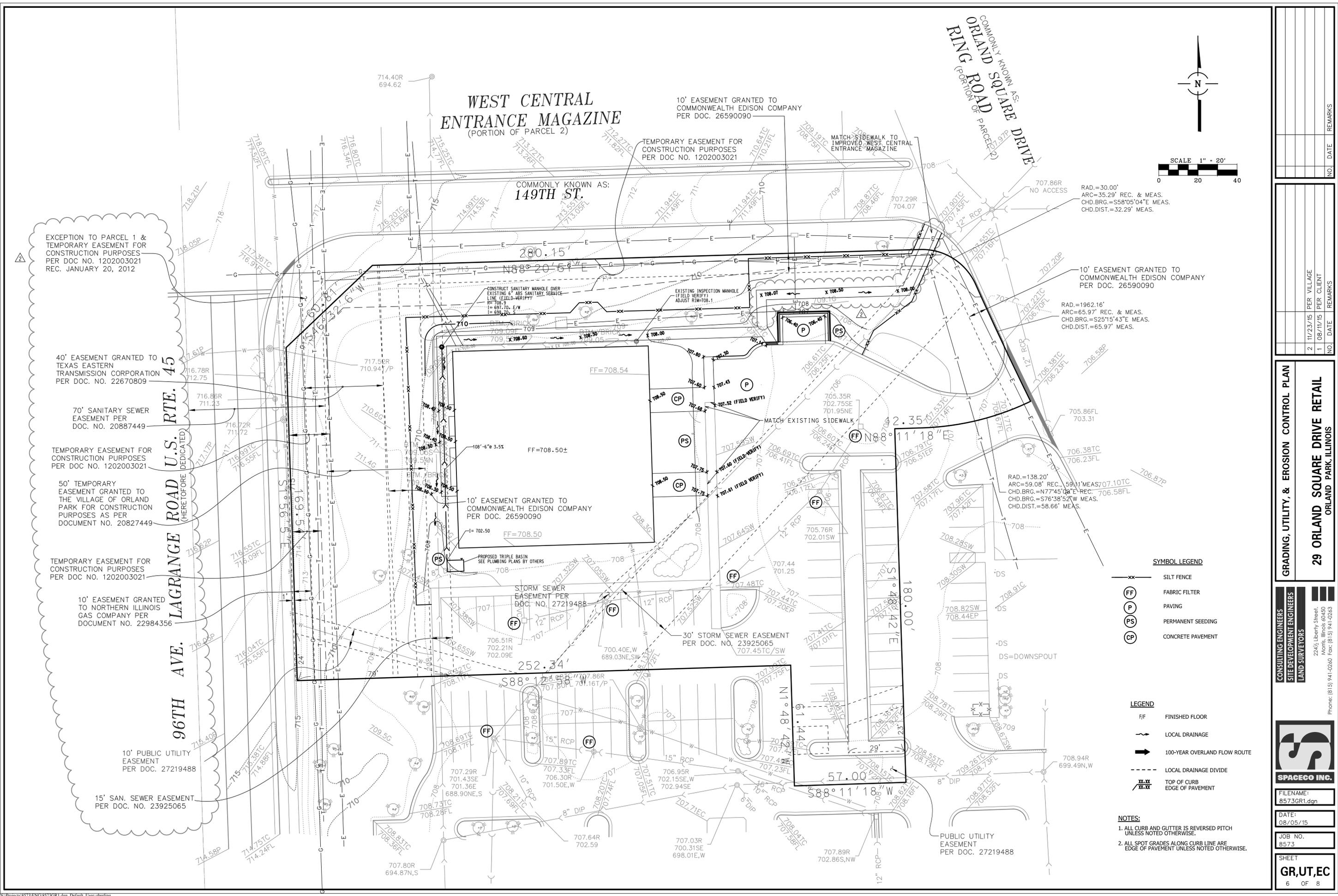
**CONSULTING ENGINEERS**  
**SITE DEVELOPMENT ENGINEERS**  
**LAND SURVEYORS**

22 1/2 Liberty Street,  
Morris, Illinois 60450  
Phone: (815) 941-0260 Fax: (815) 941-0263



FILENAME: 8573DEMO.dgn
DATE: 08/05/15
JOB NO. 8573
SHEET <b>DEMO</b> 4 OF 8





**SYMBOL LEGEND**

- XX SILT FENCE
- FF FABRIC FILTER
- P PAVING
- PS PERMANENT SEEDING
- CP CONCRETE PAVEMENT

**LEGEND**

- F/F FINISHED FLOOR
- LOCAL DRAINAGE
- 100-YEAR OVERLAND FLOW ROUTE
- LOCAL DRAINAGE DIVIDE
- TOP OF CURB
- EDGE OF PAVEMENT

**NOTES:**

1. ALL CURB AND GUTTER IS REVERSED PITCH UNLESS NOTED OTHERWISE.
2. ALL SPOT GRADES ALONG CURB LINE ARE EDGE OF PAVEMENT UNLESS NOTED OTHERWISE.

NO.	DATE	REMARKS

NO.	DATE	REMARKS
2	11/23/15	PER VILLAGE
1	08/11/15	PER CLIENT

**GRADING, UTILITY, & EROSION CONTROL PLAN**

**29 ORLAND SQUARE DRIVE RETAIL**  
ORLAND PARK, ILLINOIS

CONSULTING ENGINEERS  
SITE DEVELOPMENT ENGINEERS  
LAND SURVEYORS



SPACECO INC.

22 1/2 Liberty Street,  
Morris, Illinois 60450

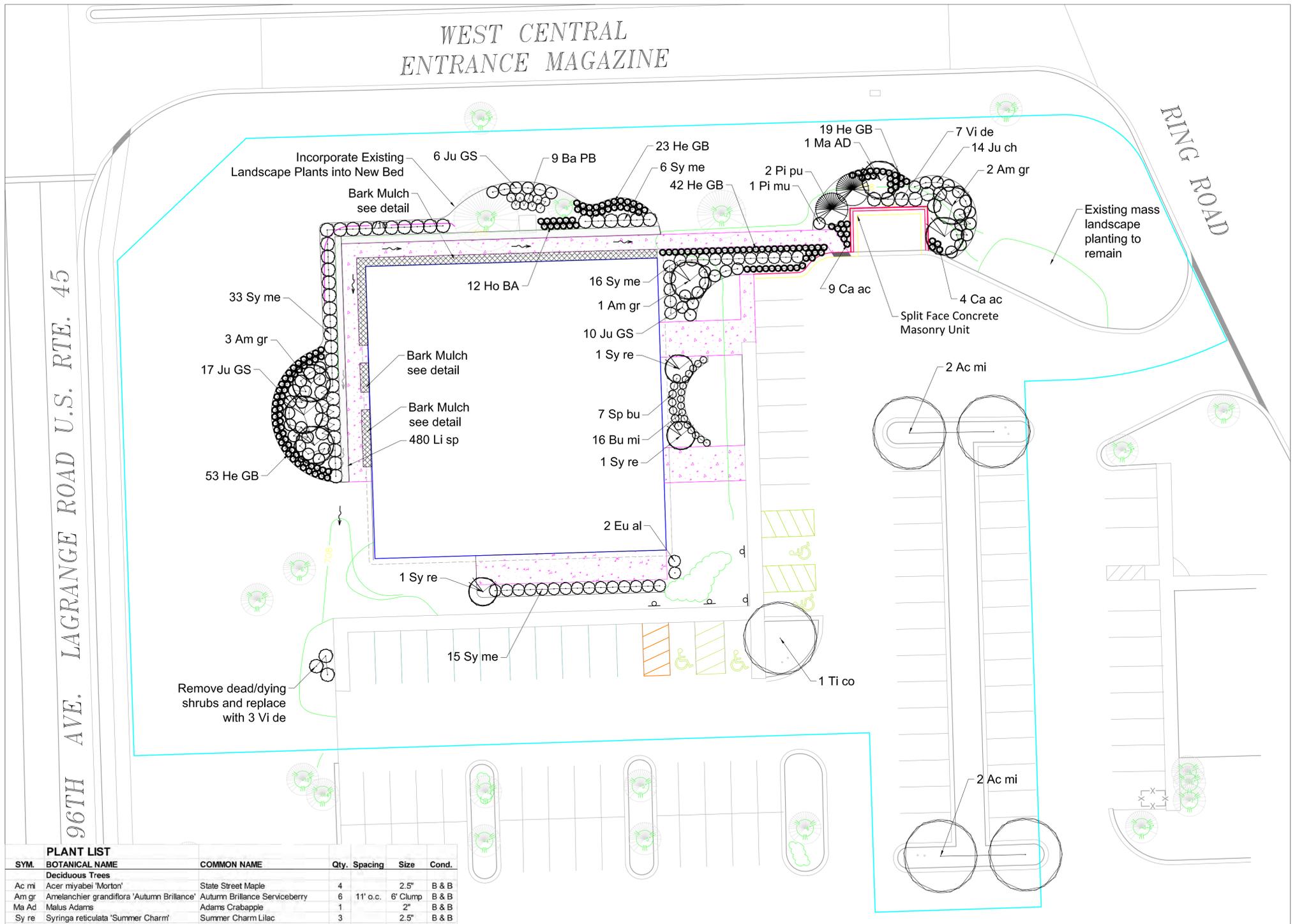
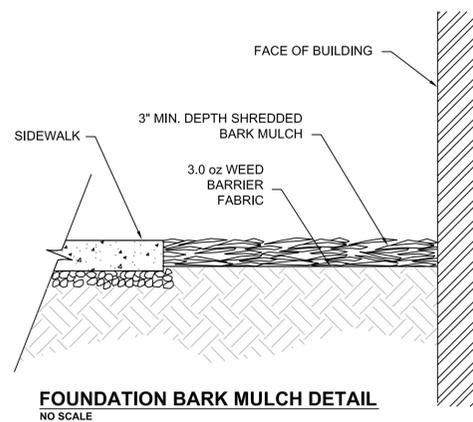
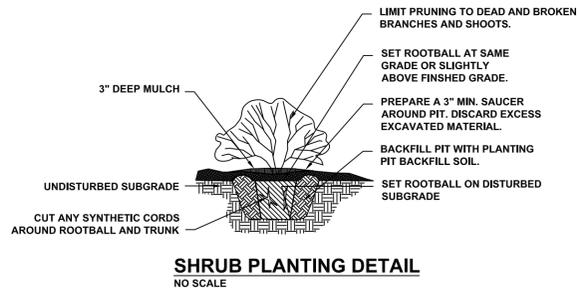
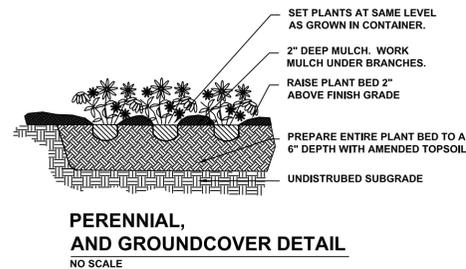
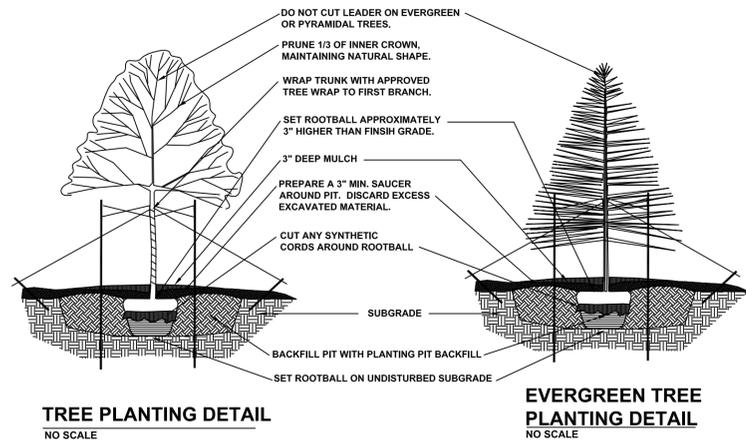
Phone: (815) 941-0260 Fax: (815) 941-0263

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08/05/15

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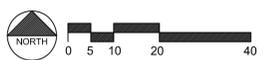
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6 OF 8



SYM.	BOTANICAL NAME	COMMON NAME	Qty.	Spacing	Size	Cond.
<b>Deciduous Trees</b>						
Ac mi	Acer miyabei 'Morton'	State Street Maple	4		2.5"	B & B
Am gr	Amelanchier grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	6	11' o.c.	6' Clump	B & B
Ma Ad	Malus Adams	Adams Crabapple	1		2"	B & B
Sy re	Syringa reticulata 'Summer Charm'	Summer Charm Lilac	3		2.5"	B & B
Ti co	Tilia cordata 'Greenspire'	Greenspire Linden	1		2.5"	B & B
<b>Evergreen Trees</b>						
Pi pu	Picea pungens	Colorado Spruce	2	8' o.c.	8'	B & B
<b>Deciduous Shrubs</b>						
Eu al	Euonymus alatus 'compactus'	Dwarf Burning Bush	2	4' o.c.	3'	B & B
Sp bu	Spiraea bumalda 'Goldflame'	Goldflame Spirea	7	30"	24"	B & B
Sy me	Syringa meyeri 'Palibin'	Dwarf Korean Lilac	70	4' o.c.	3'	Cont.
Vi de	Viburnum dentatum	Arrowwood Viburnum	10	4' o.c.	4'	B & B
<b>Evergreen Shrubs</b>						
Bu mi	Buxus microphylla 'Chicagoland Green'	Chicagoland Green Boxwood	16	2' o.c.	24"	B & B
Ju GS	Juniperus chinensis var. sargentii 'Viridis'	Green Sargent Juniper	33	4' o.c.	#5	Cont.
Ju ch	Juniperus chinensis 'Kallay's Compact'	Kallay's Compact Juniper	14	4' o.c.	#5	Cont.
Pi mu	Pinus mugo 'Valley Cushion'	Dwarf Mugo Pine	1		#3	Cont.
<b>Perennials / Grasses / Groundcovers</b>						
Ca ac	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	13	2' o.c.	#1	Cont.
Ba PB	Baptisia Starlite Prairieblues	Starlite False Indigo	9	3' o.c.	#1	Cont.
He GB	Hemerocallis 'Going Bananas'	Going Bananas Daylily	137	2' o.c.	#1	Cont.
Ho BA	Hosta 'Blue Angel'	Blue Angel Hosta	12	2' o.c.	#1	Cont.
Li sp	Liriope spicata	Creeping Lilyturf	486	1' o.c.	12 flat	Cont.

**GENERAL CONSTRUCTION NOTES:**

- ALL ALTERATIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT. CONTRACTORS MUST VERIFY ALL QUANTITIES AND OBTAIN ALL PROPER PERMITS AND LICENSES FROM THE PROPER AUTHORITIES.
- ALL LANDSCAPE IMPROVEMENTS SHALL MEET MUNICIPALITY REQUIREMENTS AND GUIDELINES, WHICH SHALL BE VERIFIED BY MUNICIPAL AUTHORITIES.
- ALL MATERIAL MUST MEET INDUSTRY STANDARDS AND THE LANDSCAPE ARCHITECT HAS THE RIGHT TO REFUSE ANY POOR MATERIAL OR WORKMANSHIP.
- LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR UNSEEN SITE CONDITIONS.
- ALL PLANTINGS SHALL BE SPACED EQUAL DISTANT, BACKFILLED WITH AMENDED SOIL IN A HOLE TWICE THE ROOTBALL DIAMETER, WATERED, FERTILIZED, PRUNED AND HAVE ALL TAGS AND ROPES REMOVED. TREES SHALL BE STAKED AND GUYED AND WATERING SAUCER AT BASE.
- ALL MASS PLANTING BEDS TO BE BERMED 2" TO 4" ABOVE GRADE AND MEET DRAINAGE REQUIREMENTS.
- LAWN AND BED AREAS SHALL BE ROTOTILLED AND CLUMPS OF SOIL, AGGREGATES AND DEBRIS RAKED OUT AND REMOVED FROM THE SITE.
- ALL DISTURBED LAWN AREAS SHALL HAVE A MIN. OF 6" OF TOPSOIL PLACED AND THEN SEED, FERT. AND BLANKET INSTALLED.
- ALL BEDS SHALL BE EDGED, HAVE WEED PRE-EMERGENTS APPLIED AT THE RECOMMENDED RATE, AND SHREDDED HARDWOOD MULCH SPREAD AT A MINIMUM OF 3" DEPTH. ALL DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF PROPERLY.
- ALL EXISTING TREES OF HIGH QUALITY LOCATED OUTSIDE OF THE CONSTRUCTION ZONE SHALL BE SAVED AND PROTECTED WITH A FENCE AROUND THE DRIPLINE OF EACH TREE TO PREVENT COMPACTION OF SOIL AND OTHER DAMAGE TO THE TREE BY EQUIPMENT OR MATERIALS.



DOUGLAS J. GOTHAM  
157-000575  
REGISTERED  
LANDSCAPE  
ARCHITECT  
OF  
ILLINOIS  
2015

DOUGLAS J. GOTHAM  
ILLINOIS REGISTRATION No. 157-000575  
EXPIRATION DATE: 08/31/15

**CHRISTOPHER B. BURKE ENGINEERING, LTD.**  
9575 W. Higgins Road, Suite 600  
Rosemont, Illinois 60018  
(847) 823-0500

CLIENT:	Village Comments	DSGN.	DJG	TITLE:
		DWN.	DJG	
		CHKD.		
		SCALE:	1" = 20'	
		PLOT DATE:		
		CAD USER:		
NO.	DATE	NATURE OF REVISION	CHKD.	MODEL:
FILE NAME	C:\Users\dgotham\Documents\CBBEL 2015 Projects\Mackie - Aloft			

**LANDSCAPE PLAN**

PROJ. NO. 150460  
DATE: 12/3/15  
SHEET 1 OF 1  
DRAWING NO. **L1**

Douglas Gotham, RLA157.000575