



AGENDA
ARCHITECTURAL REVIEW BOARD MEETING
Public Meeting Room, Village Hall
Tuesday, July 16, 2019
7:00 p.m.

Reasonable accommodations or auxiliary aids will be provided to enable persons with disabilities to effectively participate in any public meetings. Please contact the Village Administrative Office (847.883.8600) 48 hours in advance if you need any special services or accommodations. The Architectural Review Board will not proceed past 10:30 p.m. unless a motion is made and approved by a majority of the Architectural Review Board members to extend the meeting one-half hour to 11:00 p.m. Any agenda items or other business that are not addressed within this time frame will be continued to the next regularly scheduled Architectural Review Board Meeting.

CALL TO ORDER

1.0 ROLL CALL

2.0 APPROVAL OF MINUTES

- 2.1 Approval of the Minutes of the Architectural Review Board Meeting Held on Tuesday, June 18, 2019

3.0 ITEMS OF GENERAL BUSINESS

- 3.1 Continued Public Hearing regarding Wall Sign Variations to Increase the Sign Face Height from the Maximum Permitted 3' to 4'-3¼" (East Elevation); Increase the Sign Face Height from the Maximum Permitted 3' to 5'-10¼" and Increase the Sign Letter Height from the Maximum Permitted 2' to 2'-6¾" (North Elevation); and Provide Internal Illumination through the Face of Individual Letter Sets (Both Elevations) – 350 Knightsbridge Parkway (Knight Bridge Pky, LLC)
- 3.2 Consideration and Discussion of Site Design, Building Elevations, Landscape Plans, Exterior Lighting, Parking, and Exterior Signage for a Proposed Hotel Building – 350 Knightsbridge Parkway (Knight Bridge Pky, LLC)
- 3.3 Consideration and Discussion of Site Design, Building Elevations, Landscape Plans, Exterior Lighting, Parking, and Exterior Signage for a Proposed New Medical Office Building – 231 Olde Half Day Road (Alexander and Julia Katsnelson)

4.0 UNFINISHED BUSINESS

5.0 NEW BUSINESS

6.0 CITIZEN COMMENTS

7.0 ADJOURNMENT



UNAPPROVED Minutes of the regularly scheduled **ARCHITECTURAL REVIEW BOARD** held on Tuesday, June 18th in the Public Meeting Room of the Village Hall, One Olde Half Day Road, Lincolnshire, IL

PRESENT: Members Orzeske, McCall, Baskin and Santosuosso

ABSENT: Chair Kennerley, Member Tapia and Trustee-Liaison Hancock

ALSO PRESENT: Ben Gilbertson, Assistant Village Manager/Director of Community and Economic Development (AVM/CED) and Tonya Zozulya, Planning and Development Manager (PDM).

CALL TO ORDER

1.0 ROLL CALL

AVM/CED Gilbertson called the roll and declared a quorum to be present.

With the absence of Chair Kennerley, **Member Baskin** moved, seconded by **Member Santosuosso**, to declare Member Orzeske Chair Pro Tem.

Roll Call:

Ayes: Members Baskin, Santosuosso, McCall.

Nayes: None

Motion passed unanimously.

2.0 APPROVAL OF MINUTES

2.1 Approval of the minutes of the Architectural Review Board (ARB) held on Tuesday May 21, 2019. Chair Pro Tem Orzeske entertained a motion for approval.

Member Baskin moved, seconded by **Member Santosuosso**, to approve the minutes as presented for the Tuesday, May 21, 2019 Architectural Review Board meeting.

Motion passed unanimously by voice vote.

3.0 ITEMS OF GENERAL BUSINESS

3.1 Consideration of a Public Hearing regarding Wall Sign Variations to Increase the Sign Face Height from the Maximum Permitted 3' to 4'-3¼" (East Elevation); Increase the Sign Face Height from the Maximum Permitted 3' to 6'-10" and Increase the Sign Letter Height from the Maximum Permitted 2' to 3' (North Elevation); and Provide Internal Illumination through the Face of Individual Letter Sets (Both Elevations) – 350 Knightsbridge Parkway (Knight Bridge Pky, LLC)



- 3.2 Workshop regarding Site Design, Building Elevations, Landscape Plans, Exterior Lighting, Parking and Exterior Signage for a Proposed Hotel Building.

Chair Pro Tem Orzeske stated both agenda items relate to the proposed hotel at 300 Knightsbridge Parkway, and proposed the ARB discuss both items during the public hearing portion of the agenda.

Chair Pro Tem Orzeske opened the public hearing and reviewed the procedures and process for the public hearing.

AVM/CED Gilbertson summarized the request before the ARB, stat the petitioner is seeking to construct a 113-room hotel on a 2.2 acre parcel, which is currently a vacant baseball field in the Lincolnshire Corporate Center. He added the petitioner is seeking variations from the Village for the north and east wall signs, building height, front yard setback, rear yard landscape/parking setback and side yard landscape/parking setback. **AVM/CED Gilbertson** noted the items to be considered by the ARB are limited to wall signage, site plan, elevations and overall aesthetics of the proposal. The Zoning Board, at a future meeting, will review the variations for height and setbacks, text amendment for parking requirements, and the special use permit for the hotel within the zoning district. **AVM/CED Gilbertson** further noted the petitioner appeared before the Village Board for a Preliminary Evaluation in 2018 and 2019. The Village Board was receptive to the proposal and referred the petitioner to the ARB and Zoning Board for a public hearing and reviews.

AVM/CED Gilbertson summarized the petitioners' request for wall sign variances in order to gain more visibility from Knightsbridge Parkway.

- Wall Sign – East Elevation. Increase the maximum permitted sign face height from 3' to 4'-3 1/4" and to provide internal channel letter illumination through the face of individual letter sets rather than code-required reverse channel illumination.
- Wall Sign – North Elevation. Increase the maximum sign face height from 3' to 6'-10". Increase the maximum sign letter height from 2' to 3'. Provide internal illumination through the face of individual letter sets rather than code-required reverse channel illumination.

AVM/CED Gilbertson provided historical data regarding Sysmex Corporation at 577 Aptakisic Road which was granted a wall sign variation for height in 2012 and also Heathrow Scientific at 325 Marriott Drive for lettering, logo height and sign face height variations in 2018. He noted public hearing notifications for the current request were published in the May 31, 2019 edition of the Daily Herald and the petitioner provided a certified notice of the Public Hearing to property owners within the code-required 250' radius of the property. In closing,

AVM/CED Gilbertson stated the property is subject to previously recorded land covenants with Van Vlissingen who is supportive of the proposed use. A drone video from March 2019 taken by Building Official Mike Jesse was played for the ARB to provide an aerial overview of the site and surrounding corporate center.



Shilpa Purohit, Purohit Architects, architect for the petitioner, was sworn in. **Chair Orzeske**, at the request of the petitioner, entered the findings of facts into the record following several typographical error corrections noted by the ARB.

Shilpa Purohit presented plans for the hotel. She stated the monument sign meets code requirements; however, the wall signs will require variations. **Member Baskin** asked if there were comparative renderings of wall signs that showed code-compliant signage versus the variations. **Shilpa Purohit** stated they did not have such renderings available. **Chair Orzeske** requested clarification on the lettering sizes which were reviewed by the **Shilpa Purohit**. **Member Baskin** asked if the centering of the sign elevations on the north elevation were appropriate, or if she had considered placing the logo off-center. **Shilpa Purohit** replied this style of building and signage is Hilton's prototype; however, they would go back to Hilton with recommendations from the ARB to explore wall sign location options. Discussion occurred regarding the trademark green color, and ARB members requested color samples to be submitted for future review. **Member McCall** inquired about the green and white beacon. **Shilpa Purohit** stated Van Vlissingen was not in favor of the beacon as originally proposed due to its brightness. It is to be lit on all four sides. The design now includes a green ribbon EIFS with a white ribbon on top above the Home2 sign on the front elevation. **Member Orzeske** inquired about the illumination requirements and consistency in ground and wall signage. **AVM/CED Gilbertson** clarified there is no code requirement for ground and wall signs to be unified in illumination.

Member McCall noted EIFS may not be the best exterior element for use at ground level in terms of maintenance. He encouraged the petitioner to look at other alternatives to EIFS. **Shilpa Purohit** stated Hilton wanted to break up the exterior using EIFS and other design elements including the wrap around concept; a landscape buffer could be provided against the EIFS. She stated the inspiration for the exterior design came from the surrounding corporate neighborhood and hotels, adding many changes from the initial design were made based upon comments from Community & Economic Development staff including the addition of stone and terra cotta color, but she would take into consideration recommendations from the ARB. **Chair Orzeske** also commented on the amount of EIFS and the need to have a plan to control the staining of the EIFS, given the lighter colors. **Member Baskin** commented the top of the building does not appear to "have an end" and that the design does not quite come together.

Chair Orzeske asked if any members of the audience have any comments or questions. No one came forward.

Member Baskin moved, seconded by **Chair Orzeske**, the public hearing be continued to the July 16, 2019 ARB meeting to allow the petitioner to take into consideration the recommendations of the ARB, including revised elevation materials and colors, the wrap around design, details on focal points in and out of the site, material and color samples of the signs, and code-compliant comparisons for the sign variation review with the renderings depicting true colors



to match samples.

Roll Call:

Ayes: Members Baskin, Santosuosso, McCall and Orzeske

Nays: None

Motion unanimously passed.

In regards to the landscape design, **Member Baskin** commented there should be a rational approach to the design that complements the building, with thought given to what people will see when they come in and out of the building. **Jeff Torrins, Landscape Architect** for the project, presented an overview of the landscape plan, stating the petitioner's desire to plant above code requirements and to provide seasonal and year-round color and a sense of scale to the project. **Member Baskin** stated focal points of the landscape design throughout the site will be very important, especially at ground level rooms.

4.0 UNFINISHED BUSINESS

None

5.0 NEW BUSINESS

Member Baskin requested staff provide an update on the landscape progress of the Loft 21 banquet venue located at 1501 Milwaukee Avenue. He is concerned no landscaping improvements approved by the ARB have been completed. Staff stated they will provide an update at the next ARB meeting.

6.0 CITIZENS COMMENTS

None

7.0 ADJOURNMENT

There being no further business, the meeting adjourned at 8:17 p.m.

Respectfully Submitted,
Carol Lustig
Administrative Assistant, Community & Economic Development Dept.

**REQUEST FOR BOARD ACTION
Architectural Review Board
July 16, 2019**

Subject: New Extended Stay Hotel – Home2 Suites by Hilton –
350 Knightsbridge Parkway

Action Requested:

3.1 **Continued Public Hearing** regarding Wall Sign Variations to Increase the Sign Face Height from the Maximum Permitted 3' to 4'-3¼" (East Elevation); Increase the Sign Face Height from the Maximum Permitted 3' to 5'-10¼" and Increase the Sign Letter Height from the Maximum Permitted 2' to 2'-6¾" (North Elevation); and Provide Internal Illumination through the Face of Individual Letter Sets (Both Elevations)

3.2 Consideration and Discussion of Site Design, Building Elevations, Landscape Plans, Exterior Lighting, Parking, and Exterior Signage for a Proposed Hotel Building

Petitioner: Knight Bridge Pky, LLC

Originated By/Contact: Ben Gilbertson, Assistant Village Manager/CED Director

Advisory Board Review: Architectural Review Board

Background:

- The Architectural Review Board (ARB) reviewed the proposed wall sign variations and held a workshop on the proposed development plan for a new Home2 Suites by Hilton hotel building at 350 Knightsbridge Parkway on June 18, 2019. The ARB unanimously approved a motion to continue the public hearing at its next regularly scheduled meeting on July 16, 2019. The ARB also provided the petitioner with feedback regarding building elevations, building materials, and landscaping. The ARB's direction is summarized below:
 1. Revised elevation materials and colors;
 2. Wrap around design;
 3. Details on focal points in and out of the site;
 4. Material and color samples of the signs; and
 5. Code-compliant comparisons for the sign variation review with the renderings depicting true colors to match samples.
- Following the June 18, 2019 ARB meeting, the petitioner met with representatives from Van Vlissingen, original developer of the Lincolnshire Corporate Center. Van Vlissingen has since provided a letter of support for the proposed plans.
- The Zoning Board also held a public hearing on June 25, 2019 to consider and discuss the petitioner's requests for a Special Use permit, height variance, setback variances, and text amendment for hotel parking requirements. The Zoning Board unanimously recommended for approval all of the petitioner's zoning relief requests. The Village Board will consider these requests

in conjunction with the wall sign variation and proposed new construction plans at a future meeting (pending the ARB's recommendation).

Item 3.1 – Continued Public Hearing regarding Wall Sign Variations

- Since the last ARB meeting, the petitioner has reduced wall sign dimensions for the north elevation facing Knightsbridge Parkway. The sign length has been reduced from 14' to 12'. The sign face height has been reduced from 6'-10" to 5'-10¼". The lettering height has been reduced from 3' to 2'-6¾".
- Below is a table showing code-permitted and proposed sign dimensions. Per the ARB's direction, the petitioner has also included dimensions of code-compliant wall signage relative to the proposed wall sign dimensions.

Office/Industrial Sign District Criteria	Max Permitted/Required	Proposed – East Elevation	Proposed – North Elevation
Length	20'	8'-9"	12'
Face Height	3'	4'-3¼"	5'-10¼"
Lettering Height	2'	1'-10½"	2'-6¾"
Logo height	2'-6"	N/A	N/A
Illumination	Reverse Channel (Backlit)	Channel (Frontlit)	Channel (Frontlit)

- Attached are the petitioner's revised responses to the required Sign Variation standards, based on the changes to the north elevation wall sign. The ARB must find each of these standards has been satisfactorily addressed to recommend approval to the Village Board.

Recommendation:

Staff recommends approval of the wall sign variation if the ARB is agreeable to the proposed building elevations and materials. If the ARB directs the Petitioner to make changes to building elevations and materials, staff recommends the public hearing be continued so that the ARB provides concurrent recommendations to the Village Board regarding the wall signs and building elevations.

Motion – Wall Sign Variations:

Having made findings based on facts covered in a public hearing on June 18, 2019 and July 16, 2019, the Architectural Review Board moves to recommend approval to the Village Board for the variations regarding wall sign face height, wall sign letter height, and illumination, per Section 12-9-1-B of the Lincolnshire Village Code, for a proposed new hotel building, located at 350 Knightsbridge Parkway, as presented in the petitioner's presentation packet, date stamp received July 11, 2019 and based on the Sign Variations Findings of Fact, and further subject to...

[Insert any additional conditions or modifications]

Item 3.2 - Site Design, Building Elevations, Landscape Plans, Exterior Lighting, Parking, and Exterior Signage

Building Elevations and Materials

- Since the last ARB meeting, the petitioner has added more stone material at the northwest corner of the building to provide a "wrap" around the building. A similar design was applied at the southeast corner of the building. Additional stone material was added at the base of the building, at the main entrance, and along the east patio wall.

- The EIFS wrap has been modified in the renderings to more accurately depict the true color of the material (white with a blue-grey hue versus the stark white that was originally portrayed).
- The canopy structure also shows cladding over painted tube steel. The cladding material is shown to be “Trespa” panels with a silver-metallic color.
- The “beacon” feature has also be amended such that it is widened across three window bays. The green accent band has also been extended both horizontally and vertically.
- Staff requests the ARB’s consideration if further design enhancements are needed.

Parking/Loading

- The site plan includes 118 parking spaces which would meet code requirements (if the Village Board approves the hotel parking requirement text amendment).

Landscaping/Screening

- Following the June 18, 2019 meeting, the petitioner made the following adjustments to the landscape plan:
 - 3 – tree removals in the northeast corner of the property. These trees were previously indicated to remain, but were later identified by the petitioner’s landscape consultant as being dead Ash trees.
 - 2 – additional 3” DBH Redmond American Lindens in the northeast corner of the property (replacing the Ash trees).
 - 1 – additional 10’-tall Mission Arborvitae.
 - 1 – reduced 36”-tall Peking Cotoneaster.
 - 3 – reduced 36”-tall Bailey’s Redtwig Dogwood.
 - 1 – reduced 24”-tall Endless Summer Hydrangea.
 - 2 – additional 24”-wide Gro-Low Sumac.
 - 9 – additional 24”-tall Dwarf Korean Lilac.
 - 15 – additional 24”-wide Chicagoland Green Boxwood.
 - 8 – reduced 24”-wide Kallays Compact Pfitzer Juniper.
 - 1 – additional 24”-wide Dense Yew.
 - 8 – additional Feather Reed Grass.
 - 6 – additional Dwarf Fountain Grass.
 - 11 – reduced Prairie Dropseed.
 - 36 – reduced Summer Beauty Onion.
 - 19 – reduced Patriot Hosta.
 - 55 – reduced Dart’s Blue Periwinkle.

Exterior Signage

- Ground Sign: Since the last ARB meeting, the petitioner has adjusted the illumination of the ground sign to match the channel illumination style of the wall signs per the ARB’s direction. The petitioner has also offset the north elevation wall sign to provide for a more dynamic façade. The sign complies with Code.

Recommendation:

Staff recommends the ARB determine whether all of the above ARB requests have been satisfactorily addressed prior to making a recommendation to the Village Board.

Motion:

The Architectural Review Board moves to recommend approval to the Village Board the proposed development plans depicting site design, building elevations, parking, landscaping, exterior lighting, exterior signage, and site amenities for a proposed Home2 Suites by Hilton hotel building, located at 350 Knightsbridge Parkway, as presented in the petitioner's presentation packet, date stamp received July 11, 2019, and as depicted in the material/color sample board provided at the July 16, 2019 Architectural Review Board meeting, and further subject to...

[Insert any additional conditions or modifications]

Reports and Documents Attached:

- Document 1: Cover letter, prepared by Shilpa Purohit, Project Architect, on behalf of property owners and Petitioner, dated July 3, 2019.
- Document 2: Responses to Standards of Architectural Review for Sign Variance, prepared by Shilpa Purohit, Project Architect, on behalf of property owners and Petitioner.
- Document 3: Presentation packet, prepared by Knight Bridge Pky, LLC and Purohit Architects, date stamped received July 11, 2019.
- Document 4: Staff memorandum to the ARB for its June 18, 2019 meeting.
- Document 5: Letter of support from Van Vlissingen, dated July 11, 2019.

Meeting History	
Committee of the Whole Meeting – Preliminary Evaluation (Special Use Permit, Height/Setback Variances)	September 24, 2018
Committee of the Whole Meeting – Preliminary Evaluation (Text Amendment)	January 28, 2019
Architectural Review Board – Site Design Workshop and Wall Sign Variation Public Hearing	June 18, 2019
Zoning Board – Special Use Permit, Height/Setback Variations, and Text Amendment Public Hearing	June 25, 2019
Architectural Review Board – Site Design Consideration and Discussion and Continued Wall Sign Variation Public Hearing	July 16, 2019

PUROHIT ARCHITECTS, INC.

Architects & Planners

JULY 03, 2019

Cherise Kennerley
Architectural Review Board Chairwoman
and Members of the Architectural Review Board
Village of Lincolnshire
One Olde Half Day Road
Lincolnshire, IL 60069

Re: 350 Knightsbridge Parkway- Summary of Changes/ Modifications after June 18, 2019 ARB Meeting

Dear Ms. Kennerley and the Members of ARB:

Thank you for taking time to review the above mentioned project and providing us with valuable suggestions. We revised the proposed design to accommodate the suggestions/ recommendations provided by the ARB, Hilton and Van Vlissingen to its best capacity. Following is the summary of changes/ modifications from our last ARB Meeting.

Site:

1. Relocated the trash enclosure to the south-west corner, per Van Vlissingen's request. Color of the trash enclosure to match the dark brown color of the building.

Landscape:

1. Expanded base image to include adjacent parking limits and off-site existing trees.
2. Updated landscape plan per ARB's request and the latest site plan changes.
3. Provided additional landscape screening for ground mounted utilities wherever possible.
4. Removed existing (dead) trees in NEC, replaced with 2 new trees.
5. Included the tree removal plan, along with tree specifications from the Arborist. Memo and mark-ups are attached.

Signage:

1. Ground sign is front lit to match the illumination of the wall mounted signs
2. Signage width on the North Elevation is reduced to 12'-0" from 14'-0" per Van Vlissingen's request.
3. Drawing of Exterior Elevations per the code compliant wall sign size added.

Exterior Elevations:

1. Modified the North Elevation, to steer clear from symmetry and static facade. Off center wall sign. Introduced more stone.
2. Modified West Elevation (left end), to wrap the stone from north elevation.
3. The white color EIFS shows the "true color" of white- which is slightly bluish- grayish color.
4. The canopy structure (columns and beams) to have cladding over painted tube steel., to make the entry more inviting and prominent. The cladding material shall be "Trespa" Panels- Silver Metallic color.

5. The beacon wall carrying the wall mounted wall, is widened over three bays of windows. This helps to show its preeminence as focal/ entry point. Additionally, due to the fact- the north facade being at 90 degree from the Kinghtsbridge Parkway, the widening of the beacon wall helps to comprehend main entry's presence better from the public road.
6. The white colored beacon on top of the roof to follow the widened stone wall below.

If you have any questions or concerns, please feel free to reach out to us.

Sincerely,

A handwritten signature in black ink, appearing to read 'Shilpa Purohit', with a stylized flourish at the end.

Shilpa Purohit
Project Architect

**RESPONSES TO STANDARDS OF ARCHITECTURAL REVIEW
FOR PERMANENT WALL SIGN VARIATIONS**

350 Knightsbridge Parkway
(Home2 Suites by Hilton)

The Petitioners and the property owners “Vaibhav Sevale and Kamlesh Patel of Knights Bridge Parkway, LLC with the help of their Architect “Purohit Architects, Inc.”, provides the following responses to the standards of review in accordance with the section 12-17-1(D) of that Lincolnshire Village Code regarding requested variations for two proposed permanent wall signs with letters and logos at the Subject Property and in the Office/ Industrial Sign District to allow the following collective variations, all as illustrated and depicted by the plans and specifications submitted herewith:

Wall Sign- East Elevation

1. Increase the sign face height from the maximum permitted 3' to 4'-3 1/4" in the office/ industrial Sign District (Section 12-9-1-B), table 3 of the Lincolnshire Village Code.
2. Provide internal illumination through the face of the individual letter sets, rather than the code required back/ halo illumination for this property in the Office/ Industrial Sign District (Section 12-9-1-B-9)

Wall Sign- North Elevation

1. Increase the sign face height from the maximum permitted 3' to 5'-10 1/4" in the office/ industrial Sign District (Section 12-9-1-B), table 3 of the Lincolnshire Village Code)
2. Increase the sign letter height from the maximum permitted 2' to 2'-6 3/4" in the office/ industrial Sign District (Section 12-9-1-B), table 3 of the Lincolnshire Village Code).
3. Provide internal illumination through the face of the individual letter sets, rather than the code required back/ halo illumination for this property in the Office/ Industrial Sign District (Section 12-9-1-B-9)

1. The Applicant's plans are substantially consistent with the design criteria of Title 12 of the Lincolnshire Village Code.

Applicant's plans for the Sign are substantially consistent with the design criteria for wall signs under Sections 12-9-1(B) of the code. More specifically, the proposed Sign (i) the total area of the proposed East Wall Signage is 0.26% and the North Wall Signage is 1.72%, of the area of the building wall to which they are proposed to be attached. This accounts for significantly less than 5% of the area of the building wall to which it will be attached, (ii) will be safely and securely attached to a building wall that faces the parking lot or the public street (iii) will be safely and securely attached to the building wall, (iv) will be affixed flat against the building wall, (v) will not project more than six inches from the building wall, (vi) will not cover the building's windows, doors or architectural features (viii) will not be located above the roof line (ix) will be constructed of metal, acrylic material(s) (x) will be attached to the building facade at a height of greater than eight feet above the nearest sidewalk and (xi) will be consistent with the proposed ground sign lettering for the proposed building. Additionally, the East Sign's individual letter height permitted in the District.

2. The proposed exterior design features of the sign are suitable and compatible with the character of neighboring buildings and structures existing or under construction and with the character of the neighborhood and the applicable zoning district, and enhance the environment of the Village.

Document 2

The Sign's proposed exterior design features are suitable and compatible with the character of (i) neighboring building sign such as that at the nearby Noah's Event Venue (200 Barclay Boulevard) and Spring Hill Suites by Marriott (300 Marriott Drive), which consists of individually-mounted letters or logo- consistent with the Sign, (ii) the neighborhood in which the Subject Property is located and (iii) the Office/ Industrial zoning district due to the applicable Office/ industrial Sign district regulations established under Section 12-9-1(B) of the Code.

3. The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.

The granting of the variations will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the Subject Property is located because the Sign is tastefully designed to be substantially consistent with the design criteria for the wall signs under Section 12-9-1(B) of the code as described in detail above, and to the best ensure the Sign's proper visibility and proportionality to the proposed building to which it will be affixed while maintaining integrity with the applicable sign regulations and Hilton's establishment, international corporate branding and trademark.

4. The exterior design features of the sign will not cause a substantial depreciation in the property values in the neighborhood.

The sign's exterior design features will not cause a substantial depreciation in property values in the neighborhood in which the subject property is located because the Sign is tastefully designed to be substantially consistent with the design criteria for the wall sign's proper visibility and proportionality to the proposed building to which it will be affixed while maintaining international corporate branding and trademark.

5. The alleged difficulty or hardship is caused by Title 12 of the Lincolnshire Village Code and has not been created by any persons presently having an interest in the property.

The difficulty or hardship for which the variations are requested has not been created by any persons presently having an interest in the Subject property. To the contrary, the Variations are sought, among other things, (i) to main consistency with Hilton's established, international corporate branding and trademark, (ii) to afford sufficient legibility of the Sign above 37' plus feet height (iii) to provide aesthetically appealing scale between the Sign and the building facade to which it will be attached.

6. The conditions upon which an application for a variation is based are unique to the property for which the variance is sought, and are not applicable, generally, to other property within the same zoning classification.

The conditions upon which the Variations are based are unique to the Subject property and not generally applicable to property within the same O/Ic Office industrial zoning classification sub-district, as the existing site is close to a square shaped lot and quite far from the major road (Half day Road and Milwaukee Avenue). The proposed building is long and narrow and has less street frontage to the nearest improved street – Kinghtsbridge Parkway.



GARY R. WEBER ASSOCIATES, INC.
LAND PLANNING ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE

MEMORANDUM

TO: Ben Gilbertson
Assistant Village Manager
Community Development
Director
Village of Lincolnshire

DATE: 7/2/2019

FROM: Carl Peterson
ISA Certified Arborist IL-
9282A
Gary R. Weber Associates

PROJECT NO. AC1942

SUBJECT: Home 2 Hotel
Lincolnshire, IL

RE: Tree-Review

This memo summarizes the review of trees proposed for removal as shown on the Sheet DM1: Demolition Plan, dated March 1, 2019 (modified by GRWA 7/2/2019). The trees were numbered and identified on the attached sheet and described in the table below.. Species and conditions were assessed. The on-site trees consist of five (5) dead White Ash (*Fraxinus Americana*) and 1 White Mulberry (*Morus alba*). Two (2) off-site trees were reviewed as they are in close proximity to the project area. The off-site trees (Trees #1 & 2) are dead White Ash and are recommended for removal.

All reviewed trees are non-native nuisance trees, or mostly dead and safety hazards (see photos attached). As per 13-1-5 of the Lincolnshire Tree Preservation Code, this memo and associated documents are being submitted in lieu of a formal application: *EXCEPTION*: Removal of dead trees or invasive species may be approved at the Village's discretion with a sketch of the general location in lieu of the details above.

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GARY R. WEBER ASSOCIATES, INC.
 LAND PLANNING ECOLOGICAL CONSULTING
 LANDSCAPE ARCHITECTURE

TREE INVENTORY REPORT: 6/27/2019
 PROJECT NAME: Home 2 Hotel
 GRWA PROJECT NUMBER: AC1942

TOTAL TREES REVIEWED: 8

TAG NO.	BOTANICAL NAME	COMMON NAME	SIZE	HEALTH/STRUCTURE	NOTES
1	<i>Fraxinus americana</i>	White Ash	30	Dead; significant borer damage	Off-site; recommend removal
2	<i>Fraxinus americana</i>	White Ash	24	Dead; significant borer damage	Off-site; recommend removal
3	<i>Fraxinus americana</i>	White Ash	18	Dead; significant borer damage	Remove
4	<i>Fraxinus americana</i>	White Ash	12	Dead; significant borer damage	Remove
5	<i>Fraxinus americana</i>	White Ash	12	Dead; significant borer damage	Remove
6	<i>Fraxinus americana</i>	White Ash	12	Dead; significant borer damage	Remove
7	<i>Fraxinus americana</i>	White Ash	12	Dead; significant borer damage	Remove
8	White Ash	White Mulberry	24	Good; multi-stem	Remove



Photo 1. Ash Trees 3-7 along Knightsbridge Parkway. 100% dead wood.

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GARY R. WEBER ASSOCIATES, INC.
LAND PLANNING ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE



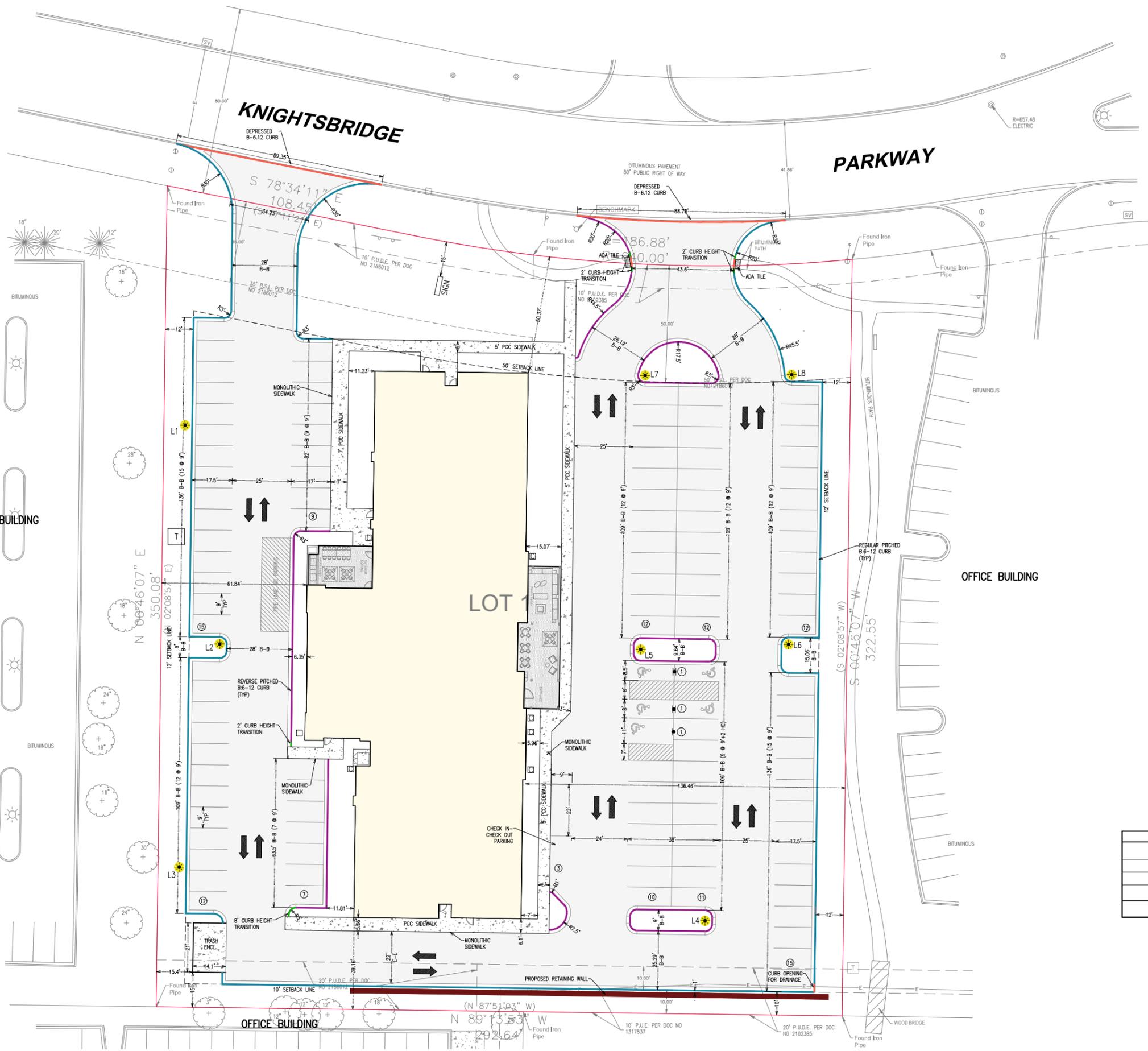
Photo 2. Tree # 8 is a Mulberry tree surrounded by buckthorn.



Photo 3. Ash Trees 1-2 near parking lot. 100% dead wood.

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402 W. LIBERTY DR WHEATON, ILLINOIS 60187
TELEPHONE: 630-668-7197



- CURB LEGEND (COLOR CODED):**
- DEPRESSED CURB OR CURB OPENING
 - TRANSITION CURB
 - B-6-12 REGULAR PITCH C&G
 - B-6-12 REVERSE PITCH C&G

- GEOMETRIC NOTES**
1. ALL DIMENSIONS ARE TO BACK OF CURB OR OUTSIDE FACE OF BUILDING.
 2. REFER TO LEGEND FOR PITCH OF CURB & GUTTER
 3. ALL RADI ARE 3'-FT UNLESS NOTED OTHERWISE.
 4. ALL PAVEMENT MARKINGS SHALL BE 4-INCH WHITE PAINT UNLESS NOTED OTHERWISE, OR AS PROVIDED FOR ON THE DETAILS.
 5. THE CROSS SLOPE ON ALL SIDEWALKS SHALL NOT EXCEED 1.5%.
 6. FOUNDATION, STAIR AND DOORWAY LOCATIONS SHOWN FOR REFERENCE ONLY. REFER TO PLANS BY ARCHITECT FOR EXACT DIMENSIONS AND LOCATIONS.

- SIGN LEGEND:**
- ① HANDICAP SIGN WITH FINE SIGN

PARKING SUMMARY

REGULAR PARKING STALLS	113
H.C. PARKING STALLS	5
TOTAL PARKING STALLS	118

RUNOFF COEFFICIENT

ITEM	AREA (AC)	C	A*C
IMPERVIOUS AREA	1.67	0.95	1.59
PERVIOUS AREA	0.54	0.30	0.16
TOTAL	2.21		1.75
C(COMP)			0.794

REVISIONS

NO.	DATE	DESCRIPTION
1.	04/08/19	RAISED PER VILLAGE
2.	05/29/19	RAISED PER VILLAGE
3.	07/01/19	DUMPSTER LOCATION REVISED

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CONSULTING ENGINEERS
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WWW.ADVANTAGEILL.COM

GEOMETRIC PLAN
HOME 2 HOTEL BY HILTON
350 KNIGHTSBRIDGE PARKWAY
LINCOLNSHIRE, IL

KNIGHT BRIDGE PARKWAY, LLC
700 BECKER ROAD
GLENVIEW, IL 60025

MARCH 1, 2019
JOB: 18-040
SHEET:
L1
5 OF 14



AUTUMN BLAZE MAPLE



SUGAR MAPLE



EXCLAMATION!
LONDON PLANETREE



REDMOND
AMERICAN LINDEN



REGAL SMOOTHLEAF ELM



WHITE FIR



PRAIRIFIRE CRABAPPLE



CORNELIANCHERRY DOGWOOD



IVORY SILK JAPANESE
TREE LILAC



BLACK HILLS SPRUCE



MISSION ARBORVITAE



COLORADO SPRUCE



BAILEY'S REDTWIG
DOGWOOD



ARCTIC FIRE REDTWIG
DOGWOOD



ENDLESS SUMMER
HYDRANGIA



LITTLE HENRY VIRGINIA
SWEETSPIRE



GRO-LOW SUMAC



JN CRANBERRY
SELECT VIBURNUM



DWARF KOREAN LILAC



PEKING COTONEASTER

PROPOSED PLANT PALETTE

HOME2 SUITES BY HILTON
LINCOLNSHIRE, ILLINOIS

7/8/2019

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ASSOCIATES, INC.

LAND PLANNING
ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE
402 WEST LIBERTY DRIVE
WHEATON, ILLINOIS 60187
PHONE: 630-668-7197



CHICAGOLAND BOXWOOD



DENSE YEWE



FEATHER REED GRASS



PRAIRIE DROPSEED



DWARF FOUNTAIN GRASS



KALLAY'S COMPACT PFITZER JUNIPER



GREEN SARGENT JUNIPER



BROOKSIDE GERANIUM



SUMMER BEAUTY ONION



HAPPY RETURNS DAYLILY



PATRIOT HOSTA

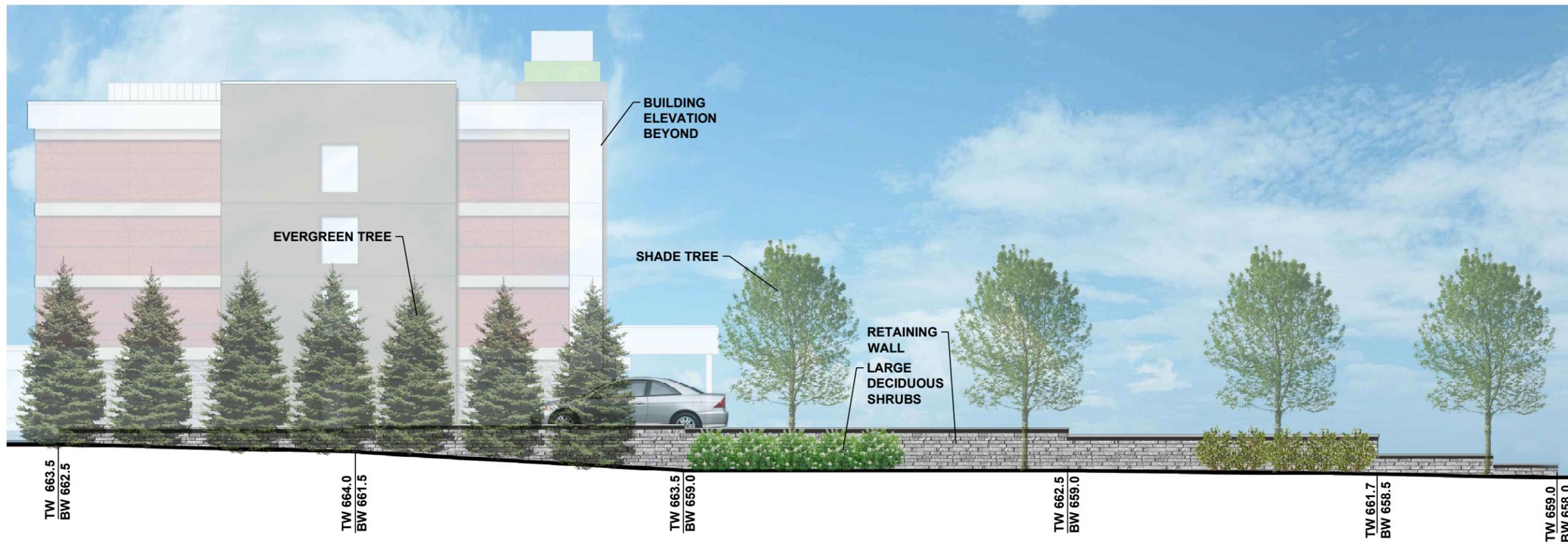


GOLDSTURM BLACK-EYED SUSAN

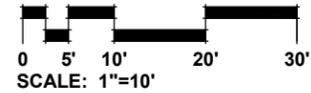


WALKER'S LOW CATMINT





RETAINING WALL ELEVATION: FACING NORTH



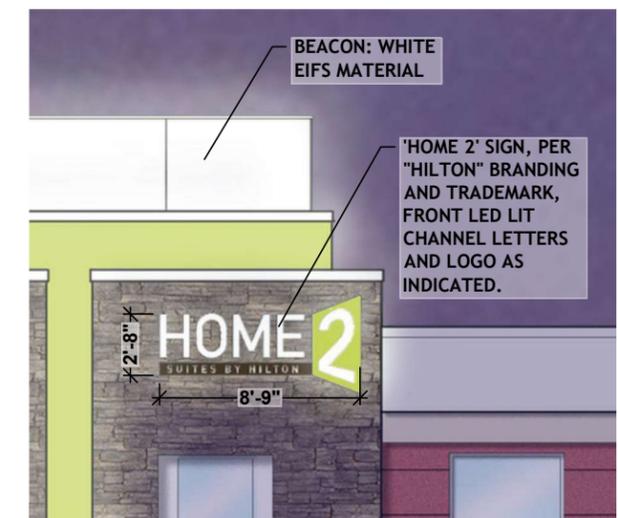
WALL SIGN: DAY
SCALE: 1/8"=1'-0"



GROUND SIGN: DAY
SCALE: 1/4"=1'-0"



GROUND SIGN: NIGHT
SCALE: 1/4"=1'-0"



WALL SIGN: NIGHT
SCALE: 1/8"=1'-0"





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



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



WEST ELEVATION
SCALE: NTS





EAST ELEVATION
SCALE: 1/4"=1'-0"

EAST PATIO

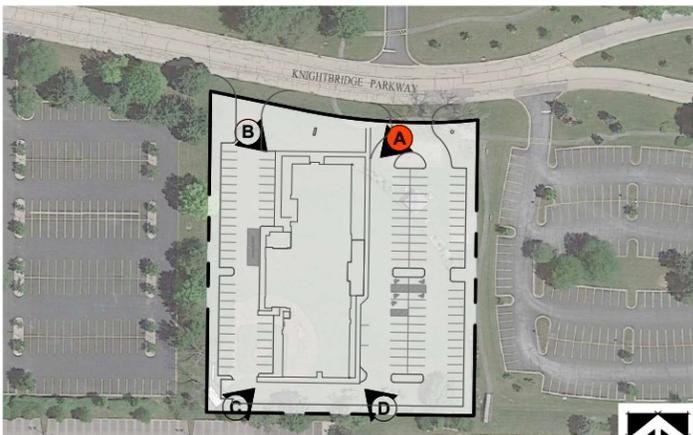


EAST PATIO



WEST PATIO





LOCATOR KEY
SCALE: 1"=200'



PERSPECTIVE VIEW A
HOME2 SUITES BY HILTON
LINCOLNSHIRE, ILLINOIS

7/8/2019

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PERSPECTIVE VIEW B
 HOME2 SUITES BY HILTON
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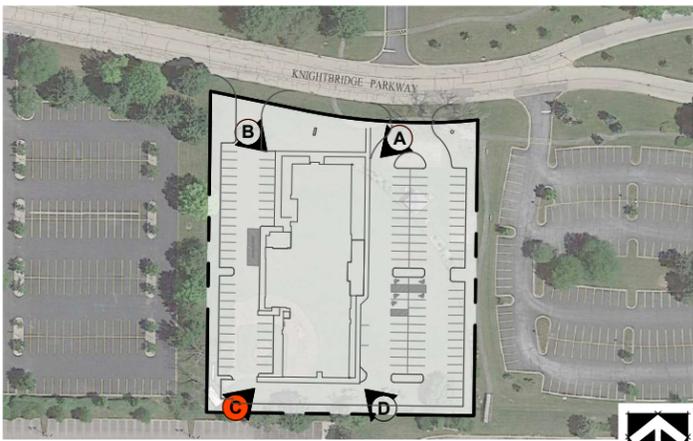
ADVANTAGE
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 LANDSCAPE ARCHITECTURE
 402 WEST LIBERTY DRIVE
 WHEATON, ILLINOIS 60187
 PHONE: 630-668-7197



LOCATOR KEY
SCALE: 1"=200'



PERSPECTIVE VIEW C
HOME2 SUITES BY HILTON
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PERSPECTIVE VIEW D
 HOME2 SUITES BY HILTON
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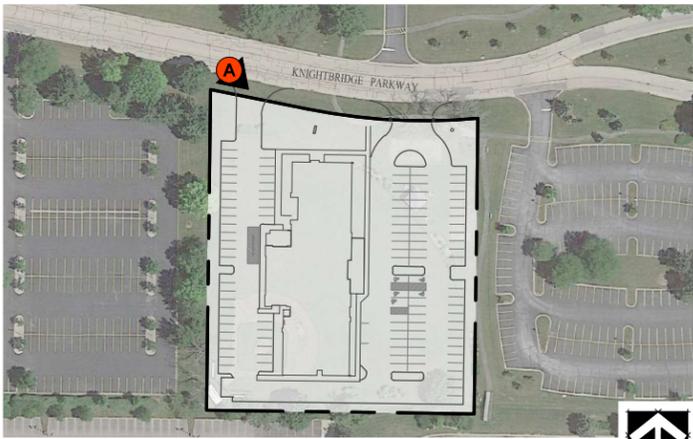
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LOCATOR KEY
SCALE: 1"=200'



ENTRANCE LANDSCAPE VISTA
HOME2 SUITES BY HILTON
LINCOLNSHIRE, ILLINOIS

7/10/2019

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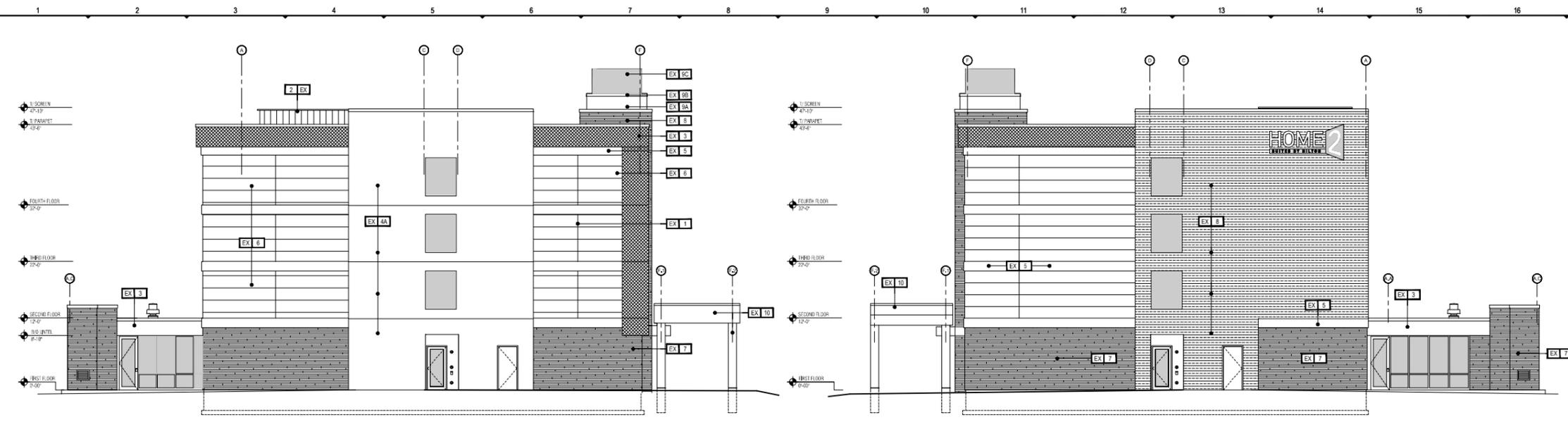
ADVANTAGE
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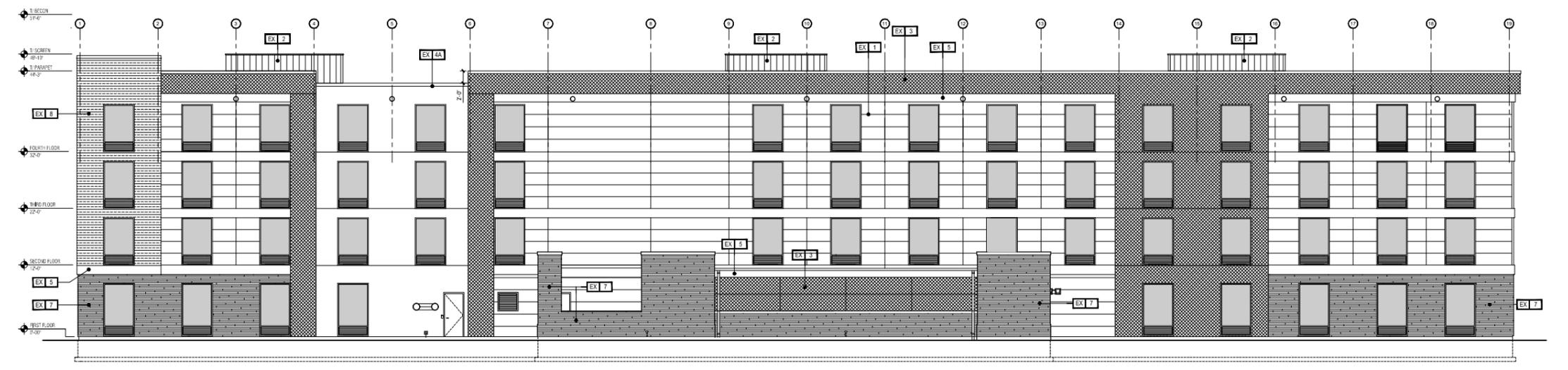
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LANDSCAPE ARCHITECTURE
402 WEST LIBERTY DRIVE
WHEATON, ILLINOIS 60187
PHONE: 630-668-7197



3 EXTERIOR ELEVATION- SOUTH
A5.02 SCALE: 1/8" = 1'-0"

4 EXTERIOR ELEVATION- NORTH
A5.02 SCALE: 1/8" = 1'-0"



2 EXTERIOR ELEVATION- WEST
A5.02 SCALE: 1/8" = 1'-0"



1 EXTERIOR ELEVATION- EAST (MAIN ENTRY)
A5.02 SCALE: 1/8" = 1'-0"

ARCHITECTURAL ELEMENTS:

- ENVELOPE- exterior skin**
- EX 1** ACCENT BAND: articulation
Vertical 3D band proud of the CORE. Sufficient depth (2" min) to create distinct shadow line. No visible joints.
MATERIAL: RECON METAL
MATERIAL AT OTHER ELEVATIONS: EFS
- EX 2** ROOF SCREEN: Surrounding the rooftop with 12" min. above the height of the equipment screened.
MATERIAL: Aluminum (White Color)
- EX 3** WRAP: wrapper
Vertical element proud (12" min) from the CORE.
MATERIAL: EFS (White Color- Sand Finish- "Coyote"- 1611" by Benjamin Moore" or similar)
- EX 4** LINK: connection
Here to break up large segments of the WRAP.
MATERIAL: EFS (Dark Brown Color- Sand Finish- "North Creek Brown" by Benjamin Moore" or similar)
- EX 5** KEEP: element of the REACON (see below)
- EX 6** ACCENT BAND: articulation
Vertical 3D band proud of the CORE. Sufficient depth (2" min) to create distinct shadow line. No visible joints.
MATERIAL: EFS Light Sage Color- Sand Finish- "Tucson Wood" by Benjamin Moore" or similar)
- EX 7** CORE: body
Backdrop for layering of all other materials.
MATERIAL: EFS (Orange Red- Sand Finish- "Tucson Red" by Benjamin Moore" or similar)
- EX 8** SUPPORT: base
Material extends into the Lobby Area.
MATERIAL: STONE (Edwards Stone- European Ledge- 2x12")
- EX 9** REACON WALL: accent wall carrying the "Sign Logo"
MATERIAL: STONE (Dark Brown Color Stone)
- EX 10** CANOPY: overhead roof system
Welcome zone at pedestrian entrance. Covered in front of doors. Installed in existing garage area. Hidden gutter system, recessed joints. Backshadow features: Decorative, non-400 surface (wooden bead board), matching the white finish under the CANOPY.
MATERIAL: "TRESPASS" wall panel wrap cover at the steel tube columns and beams. (Color: Silver Metallic)
MATERIAL: NATURAL WOOD AT TRELLIS (Medium Brown Color Wood)
- BEACON: iconic tower**
- EX 11** KEEP: horizontal
Placed on primary building entry elevation in conjunction with the port entrance and with clear visibility from the heritage road. Extends up beyond the WRAP. Background by primary building sign.
EFS (Dark Brown Color- Sand Finish- "North Creek Brown" by Benjamin Moore" or similar)
- EX 12** REVEAL: vertical element extending through the KEEP
(Green Color- Sand Finish- "Electric Silver" by Benjamin Moore" or similar)
- EX 13** BAND: horizontal element capping the reveal
(Metal Coping)
- EX 14** EFS CROWN: masonry element resting on the BAND.
Intended to be visible from the site beyond. Light brown on it from top of the roof, for a slight glow. (White color)

PROTOTYPICAL MATERIALS:

- SUPPORT**
Material: Building material authentic and substantial material with clean sharp lines such as tile, cast stone, stone decorative masonry units (cmu) or brick.
Color: Light to Medium value, natural interest in the material.
Texture: Subtle-to-bleed grain, both horizontal and vertical.
Contrast: High textural contrast to WRAP and ACCENT BAND. Medium color contrast to all other elements.
- CORE**
Material: Building material with strong directionality and high relief to create shade and shadow such as textured EFS, stone, brick, wood siding, cement fiber board or composite metal.
Color: Medium value, 40-60% value, earth toned, painted or natural depending on material.
Texture: Medium to coarse texture.
Contrast: High textural contrast to WRAP and ACCENT BAND. Low to medium material contrast to WRAP ACCENT BAND.
- WRAP**
Material: Building material with a minimal amount of joints and connections and a smooth finish such as EFS, Sluoco or metal panels.
Color: Light to medium value, painted.
Texture: Smooth or Fine finish.
Contrast: Low textural contrast to SUPPORT. Medium to high textural contrast to CORE. Low to high contrast to SUPPORT and ACCENT BAND. Low to high material contrast to CORE.
- LINK & KEEP**
Material: Building material with a strong horizontal direction and high relief to create shade and shadow. Smooth finish material EFS and stone. Strong horizontal material: brick, wood cement fiber board or metal.
Color: Medium to Dark value, painted or natural depending on material.
Texture: Smooth to Coarse.
Contrast: Low to High textural contrast to WRAP and ACCENT BAND. High color contrast to WRAP. Low to High material contrast to WRAP.
- ACCENT BAND**
Material: Building material with a minimum amount of joints and connections and smooth finish ACCENT BAND on the BEACON elevation must always be metal. ACCENT BAND on other elevations must be metallic finish EFS or Sluoco.
Color: Light to Dark value. Color must match or complement window and door frames throughout the design.
Texture: Smooth or Fine finish.
Contrast: Low textural contrast to WRAP. Medium to high color contrast to WRAP and CORE. Low material contrast to WRAP. Low to High material contrast to CORE.
- CANOPY**
Material: Must be durable material such as metal; the overhead of soffits or walls must be gloss, natural wood. Smooth joints with no exposed fasteners.
Color: High visual contrast to the other building elements. Off white or light grey preferred. Dark or metallic grey acceptable.
Texture: Smooth, painted finish.

ADDITIONAL EXTERIOR ELEMENTS:

- ROOFTOP EQUIPMENT**
Rooftop Equipment must be screened and must not clear any structure from below. The screening materials must match the paint color of the WRAP.
- ANCILLARY BUILDINGS**
Ancillary Buildings must be minimal structures created to screen the garden storage and waste area. They must be finished and painted to match the CORE material of the building.
- WINDOWS**
Windows must be standard aluminum storefront, thermally broken, with clear glass glazing with a factory painted finish. Louvers for drive well HVAC units must be integrated with windows and provided by window manufacturer.
- LIGHTING**
Lighting must be provided to highlight the KEEP, entry and exterior gathering areas, patio, and outdoor lounge. Light levels must be low to medium contrast to avoid harsh shadows and not intrude into adjacent parcels. Floodlighting the entire building with light not permitted. Refer to the Home2 Lighting Standards for correct foot candle requirements.
- PAVING**
Paving is required to highlight the entry and gathering areas. Color must reference earth tones and contrast drives and walks. Texture must be distinctive, yet smooth enough for comfortable use by guests.
- SIGNAGE**
12" primary building sign on the most prominent elevation, and (1) recessed sign marking the entry to the property. Building sign must show the Home2 Suites by Hilton brand logo in its entirety and be clearly illuminated for visibility at night. For material and finish details, please refer to the Home2 Global Sign Manual.

BUILDING SIGNAGE:

- ALL SIGNAGE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. SIGNAGE CONTRACTOR TO SUBMIT SIGNAGE SHOP DRAWINGS TO THE VILLAGE FOR SIGNAGE PERMIT.
- MINIMUM 3/4" PLYWOOD BACKERSHARD REQUIRED AT SIGN LOCATIONS. AREA SHOULD COVER ENTIRE LENGTH AND HEIGHT OF FACE OR SPACE AVAILABLE FOR SIGN.
- ELECTRICAL AND FINAL CONNECTION BY CONTRACTOR. ELECTRICAL REQUIREMENTS MAY BE OBTAINED FROM SIGN COMPANY. TYPICAL 120V REQUIREMENT.
- RACEWAYS WIREWAYS ARE NOT ALLOWED.
- PERMANENT ACCESS DOORS TO INTERIOR OF ALL PARAPETS WHERE SIGNS ARE LOCATED TO BE PROVIDED BY CONTRACTOR. CONTRACTOR TO FINISH AND CONNECT PRIMARY ELECTRICAL SERVICE INSIDE PARAPET WALL.
- GUESTROOMS OR PUBLIC SPACES WITH SIGNAGE ON EXTERIOR WALLS MUST HAVE ELECTRICAL PENETRATIONS AND GRILL INSTALLED PRIOR TO CLOSING UP THE WALL. PENETRATION LAYOUT MAY BE OBTAINED FROM SIGN COMPANY.



DO NOT SCALE THE DRAWINGS. PUROHIT ARCHITECTS, INC. ASSUME NO RESPONSIBILITY FOR USE OF INCOMPLETE SCALE. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS. PRIOR TO PROCEEDING WITH CONSTRUCTION, IN THE EVENT THAT THE CONTRACTOR DISCOVERS ANY BREACH, OMISSION OR CONFLICT IN REGARD TO THE PROPER EXECUTION AND COMPLETION OF THE WORK, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER OR THE ARCHITECT AND SEEK CORRECTION OR INSTRUCTIONS FOR CORRECT PROCEEDING TO STARTING THE AFFECTED WORK.

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Home2 Hotel by Hilton
350 Knightsbridge Parkway
Lincolnshire, IL 60069

ISSUE INFORMATION

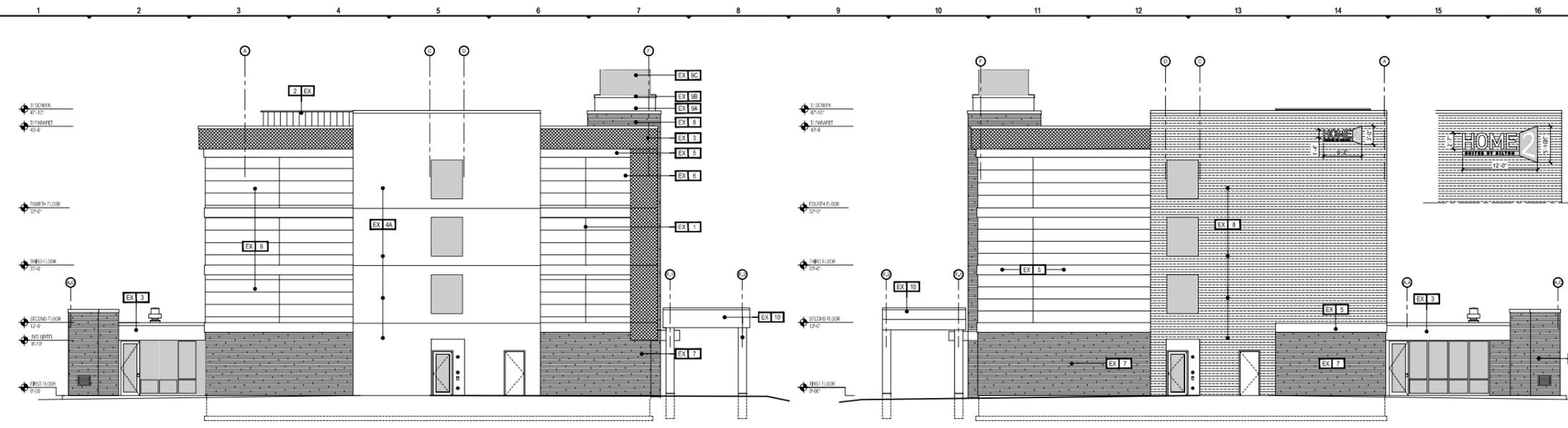
VERSION 2.2 REVISIONS	DATE	DESCRIPTION
02/25/2019	25% Preliminary Plans - Hilton	
03/06/2019	DRT submission to village	
04/09/2019	DRT submission to village	
06/07/2019	50% Design Dev - Hilton	
06/19/2019	ARB submission to village	
06/18/2019	ARB Meeting	
07/05/2019	ARB Re-submission to Village	

SHEET INFORMATION

EXTERIOR ELEVATIONS- SIGNATURE ARCHITECTURAL ELEMENTS

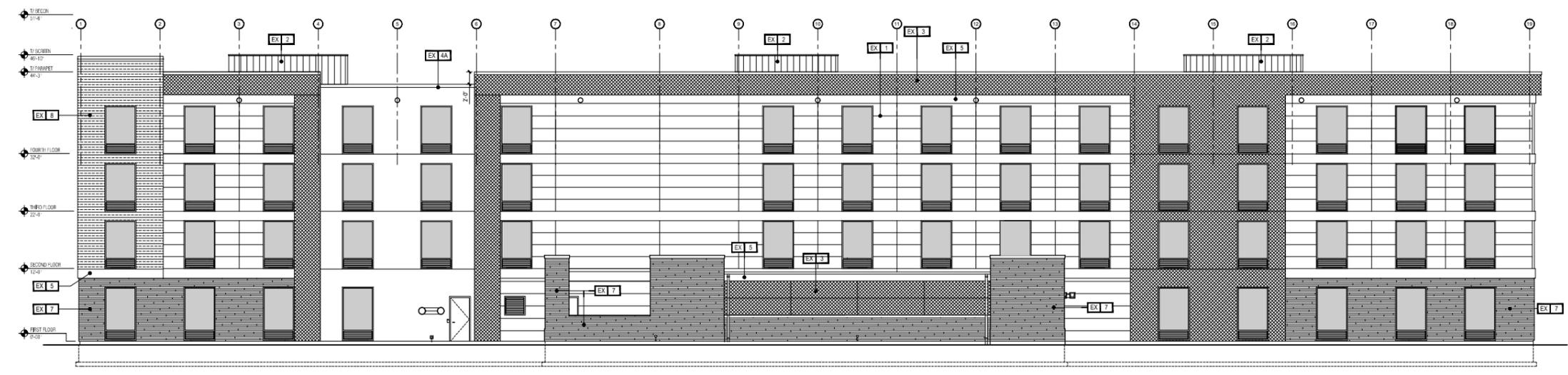
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A5.02

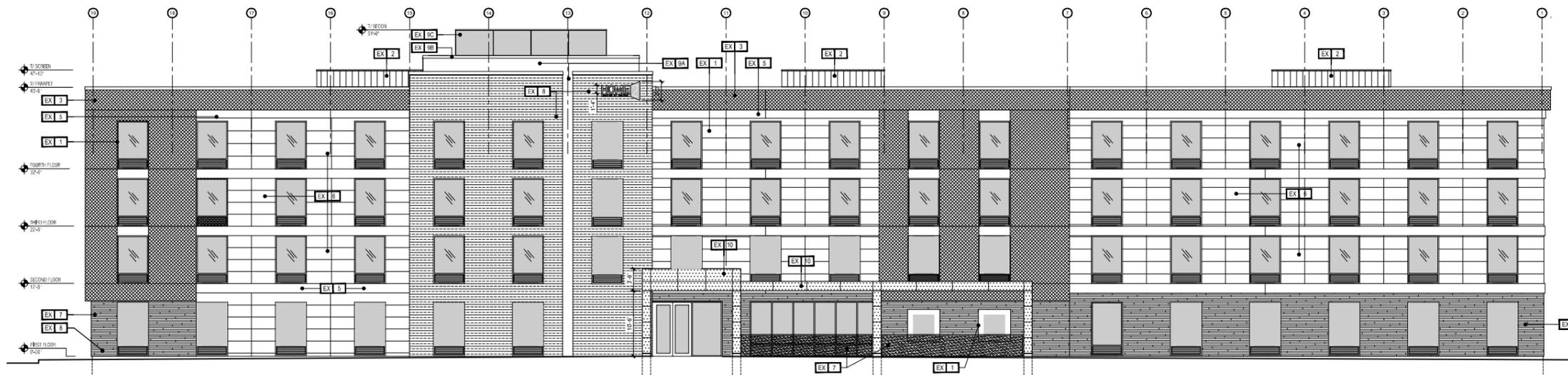


3 EXTERIOR ELEVATION- SOUTH
A5.02 SCALE: 1/8" = 1'-0"

4 EXTERIOR ELEVATION- NORTH
A5.02 SCALE: 1/8" = 1'-0"



2 EXTERIOR ELEVATION- WEST
A5.02 SCALE: 1/8" = 1'-0"



1 EXTERIOR ELEVATION- EAST (MAIN ENTRY)
A5.02 SCALE: 1/8" = 1'-0"

- ARCHITECTURAL ELEMENTS:**
- ENVELOPE: exterior skin**
 - EX 1** ACCENT BAND: articulation
Vertical 3D base panel of the CORE. Sufficient depth (2" min) to create distinct shadow line. No visible joints.
MATERIAL: RECON METAL
 - EX 2** MATERIAL: AT OTHER ELEVATIONS: EPS
ROOF SCREEN: Surrounding the rooftop units
MATERIAL: Aluminum (White Color)
 - EX 3** WRAP: wrapper
Vertical element (panel) (17" min) from the CORE
MATERIAL: EPS (White Color- Sand Finish- "Coyote"- 1611" by Benjamin Moore" or similar)
 - EX 4** LINK: connection
These to break up large segments of the WRAP
MATERIAL: EPS (Dark Brown Color- Sand Finish- "North Creek Brown" by Benjamin Moore" or similar)
 - EX 5** KEEP: element of the BEACON (see below)
 - EX 6** ACCENT BAND: articulation
Vertical 3D base panel of the CORE. Sufficient depth (2" min) to create distinct shadow line. No visible joints.
MATERIAL: EPS (Light Beige Color- Sand Finish- "Tuscan Wood" by Benjamin Moore" or similar)
 - EX 7** CORE: body
Backdrop for layering of all other materials.
MATERIAL: EPS (TerraCotta Red- Sand Finish- "Tuscan Red" by Benjamin Moore" or similar)
 - EX 8** SUPPORT: base
Material extends into the Lobby Area
MATERIAL: STONE (Edwards Stone- European Ledge "Zac")
 - EX 9** BEACON WALL: accent wall carrying the "Sign Logo"
MATERIAL: STONE (Dark Brown Color Stone)
 - EX 10** CANOPY: overhead roof system
Welcome zone at pedestrian entrance. Covered in front of doors. Installed in existing garage area. Hidden gutter system, central panel. Gas-holow fasteners. Decorative, non-400 surface (wooden bead board), matching the main finish under the CANOPY.
MATERIAL: "TRESPASS" wall panel wrap cover at the steel tube columns and beams. Color: Olive Metallic
MATERIAL: NATURAL WOOD AT TRELLIS (Medium Brown Color Wood)
 - BEACON: iconic tower**
 - EX 11** KEEP: longitudinal
Placed on primary building elevation in conjunction with the joint between and with clear visibility from the heritage road. Extends up beyond the WRAP. Background for primary building sign.
EPS (Dark Brown Color- Sand Finish- "North Creek Brown" by Benjamin Moore" or similar)
 - EX 12** REVEAL: vertical element extending through the KEEP
(Green Color- Sand Finish- "Electric Silver" by Benjamin Moore" or similar)
 - EX 13** BAND: horizontal element capping the reveal
(Metal Coping)
 - EX 14** EPS CROWN: neoplastic element resting on the BAND.
Intended to be visible from the site beyond. Light brown on it from top of the roof, for a slight glow. (White color)

- PROTOTYPICAL MATERIALS:**
- SUPPORT**
Material: Building material: authentic and substantial material with clean edge lines such as tile, cast stone, stone, decorative masonry units (cmu) or brick.
Color: Light to Medium value, natural inherent in the material.
Texture: Smooth to fine finish.
Contrast: High textural contrast to WRAP and ACCENT BAND. Medium color contrast to all other elements. High material contrast to all other elements.
 - CORE**
Material: Building material with strong directionality and high relief to create shade and shadow such as textured EPS, stone, brick, wood siding, cement fiber board or composite metal.
Color: Medium value, 40-60% value, earth toned, painted or natural depending on material.
Texture: Medium to coarse texture.
Contrast: High textural contrast to WRAP and ACCENT BAND. Medium to high material contrast to WRAP and ACCENT BAND. Low to medium material contrast to WRAP and ACCENT BAND.
 - WRAP**
Material: Building material with a minimal amount of joints and connections and a smooth finish such as EPS, Stucco or metal panels.
Color: Light to medium value, painted.
Texture: Smooth to fine finish.
Contrast: Low textural contrast to SUPPORT. Medium to high textural contrast to CORE. Low to high contrast to SUPPORT and ACCENT BAND. Low to high material contrast to CORE.
 - LINK & KEEP**
Material: Building material with a strong horizontal direction and high relief to create shade and shadow. Smooth finish material: EPS and stone. Strong horizontal material: brick, wood, cement fiber board or metal.
Color: Medium to Dark value, painted or natural depending on material.
Texture: Smooth to Coarse.
Contrast: Low to high textural contrast to WRAP and ACCENT BAND. High color contrast to WRAP. Low to high material contrast to WRAP.
 - ACCENT BAND**
Material: Building material with a minimum amount of joints and connections and smooth finish: ACCENT BAND on the BEACON elevation must always be metal. ACCENT BAND on other elevations must be metallic finish: EPS or Stucco.
Color: Light to Dark value. Color must match or complement window and door frames throughout the design.
Texture: Smooth to fine finish.
Contrast: Low textural contrast to WRAP. Medium to high color contrast to WRAP and CORE. Low material contrast to WRAP. Low to high material contrast to CORE.
 - CANOPY**
Material: Must be durable material such as metal; the overhead of soffits or walls must be gloss, natural wood. Smooth joints with no exposed fasteners.
Color: High visual contrast to the other building elements. Off white to light grey preferred. Dark or metallic grey acceptable.
Texture: Smooth, painted finish.

- ADDITIONAL EXTERIOR ELEMENTS:**
- ROOFTOP EQUIPMENT**
Rooftop Equipment must be screened and must not cast any shadow from below. The screening materials must match the paint color of the WRAP.
 - ANCILLARY BUILDINGS**
Ancillary Buildings must be minimal structures created to screen the garden storage and waste area. They must be finished and painted to match the CORE material of the building.
 - WINDOWS**
Windows must be standard aluminum storefront, thermally broken, with clear glass glazing with a factory painted finish. Louvers for drive and HVAC units must be integrated with windows and provided by window manufacturer.
 - LIGHTING**
Lighting must be provided to highlight the KEEP, entry and exterior gathering areas, patio, and outdoor lounge. Light levels must be low to medium contrast to avoid harsh shadows and not intrude into adjacent parcels. Floodlighting the entire building with light not permitted. Refer to the Home2 Lighting Standards for correct foot candle requirements.
 - PAVING**
Paving is required to highlight the entry and gathering areas. Color must enhance earth tones and contrast drive and walk. Texture must be distinctive, yet smooth enough for comfortable use by guests.
 - SIGNAGE**
Signage is required to highlight the entry and gathering areas. Color must enhance earth tones and contrast drive and walk. Texture must be distinctive, yet smooth enough for comfortable use by guests.
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Signage is required to highlight the entry and gathering areas. Color must enhance earth tones and contrast drive and walk. Texture must be distinctive, yet smooth enough for comfortable use by guests.
- BUILDING SIGNAGE:**
- ALL SIGNAGE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. SIGNAGE CONTRACTOR TO SUBMIT SIGNAGE SHOP DRAWINGS TO THE VILLAGE FOR SIGNAGE PERMIT.
 - MINIMUM 3/4" WOOD BACKBOARD REQUIRED AT SIGN LOCATIONS. AREA SHOULD COVER ENTIRE LENGTH AND HEIGHT OF FACADA OR SPACE AVAILABLE FOR SIGN.
 - ELECTRICAL AND FINAL CONNECTION BY CONTRACTOR. ELECTRICAL REQUIREMENTS MAY BE OBTAINED FROM SIGN COMPANY. TYPICAL 120V REQUIREMENT.
 - RACEWAYS WIREWAYS ARE NOT ALLOWED.
 - PERMANENT ACCESS DOORS TO INTERIOR OF ALL PARAPETS WHERE SIGNS ARE LOCATED TO BE PROVIDED BY CONTRACTOR. CONTRACTOR TO FURNISH AND CONNECT PRIMARY ELECTRICAL SERVICE INSIDE PARAPET WALL.
 - GUESTROOMS OR PUBLIC SPACES WITH SIGNAGE ON EXTERIOR WALLS MUST HAVE ELECTRICAL PENETRATIONS AND OR BE INSTALLED PRIOR TO CLOSING UP THE WALL. PENETRATION LAYOUT MAY BE OBTAINED FROM SIGN COMPANY.

HOME2 SUITES BY HILTON

DO NOT SCALE THE DRAWINGS. PUROHIT ARCHITECTS, INC. ASSUMES NO RESPONSIBILITY FOR USE OF INCOMPLETE SCALE. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS. PRIOR TO PROCEEDING WITH CONSTRUCTION. IN THE EVENT THAT THE CONTRACTOR DISCOVERS ANY BREACH, OMISSION, OR CONFLICT OF ANY KIND IN THE PROVISIONS OF THE CONTRACT DOCUMENTS WITH REGARD TO THE PROPER EXECUTION AND COMPLETION OF THE WORK, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER OR THE ARCHITECT AND SEEK CORRECTION OR INTERESTER FOR THE PROCEEDING TO STARTING THE AFFECTED WORK.

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IPA PUROHIT ARCHITECTS
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Schaumburg, IL 60173
Tel. (847) 496-5322
Cell. (847) 757-1618
http://www.purohitarchitects.com
www.purohitarchitects.com

Home2 Hotel by Hilton
350 Knightsbridge Parkway
Lincolnshire, IL 60069

ISSUE INFORMATION

VERSION 2.2	02/25/2019	25% Preliminary Plans- Hilton
REVISIONS	03/06/2019	DRT submission to village
	04/09/2019	DRT submission to village
	06/07/2019	50% Design Dev - Hilton
	06/10/2019	ARB submission to village
	06/18/2019	ARB Meeting
	07/05/2019	ARB Re-submission to Village

SHEET INFORMATION

EXTERIOR ELEVATIONS- SIGNATURE ARCHITECTURAL ELEMENTS

PAI # 19112.00
A5.02



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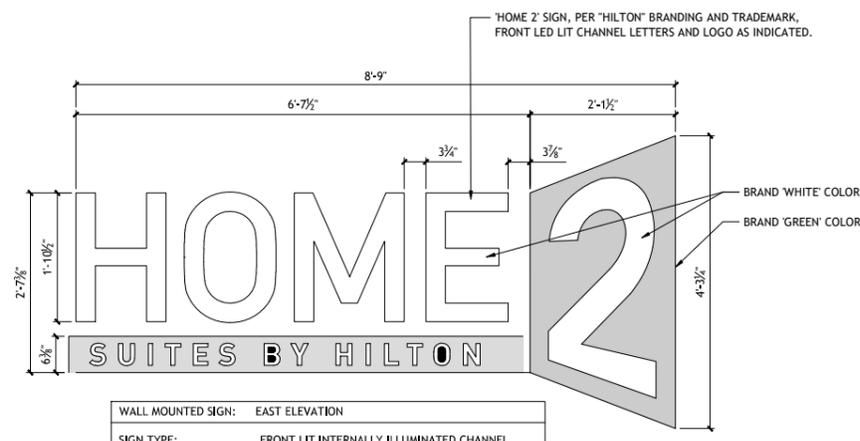
IPA
PUROHIT ARCHITECTS

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 shilpa@purohitarchitects.com
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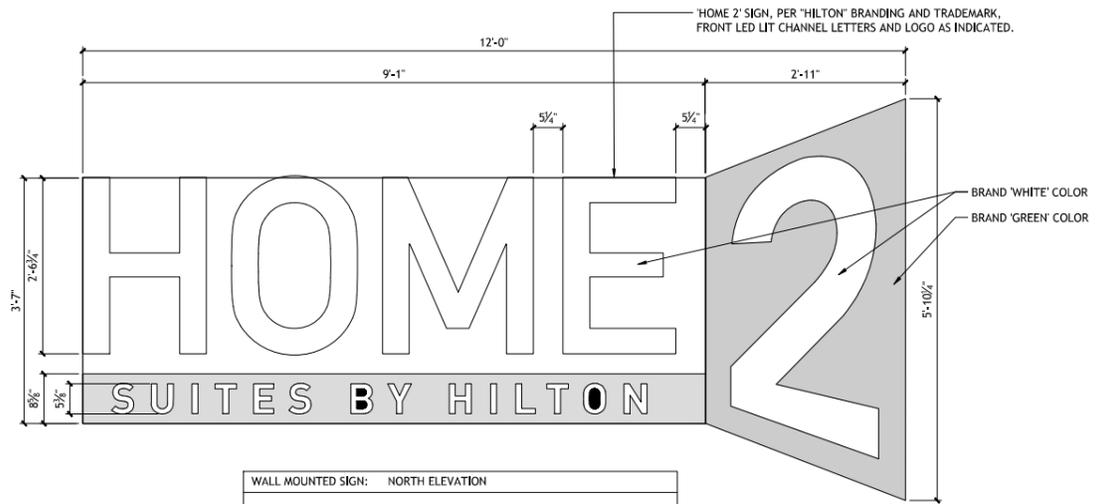
ISSUE INFORMATION	
VERSION	REVISIONS
02/25/2019	25% Preliminary Plans - Hilton
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07/05/2019	ARB Re-submission to Village

SHEET INFORMATION	
SIGNAGE DETAILS	
PAI # 19112.00	
A0.04	



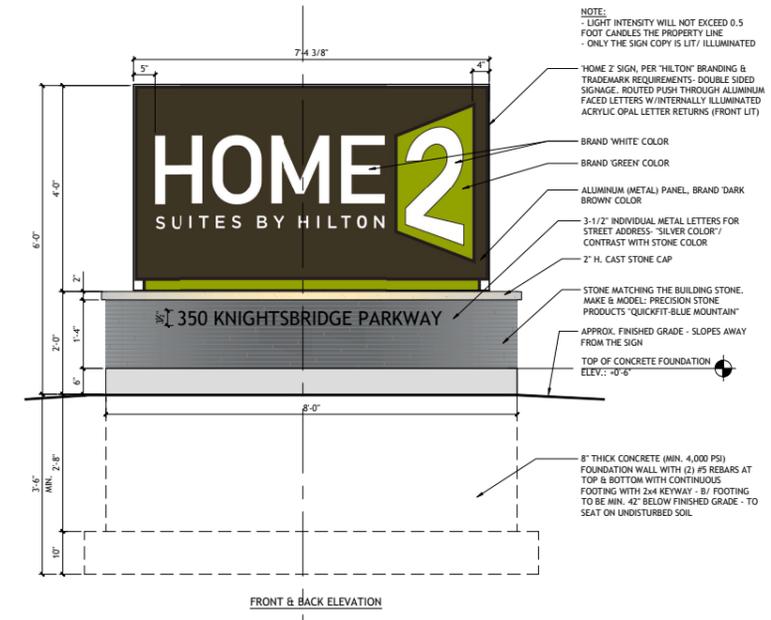
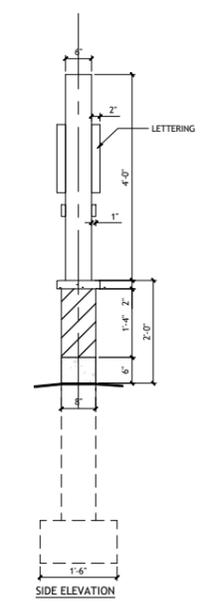
WALL MOUNTED SIGN: EAST ELEVATION	
SIGN TYPE:	FRONT LIT INTERNALLY ILLUMINATED CHANNEL LETTERS WITH L.E.D. LIGHT
BUILDING FACADE AREA:	10,400 SF
SIGN AREA:	6'-8" x 2'-8" = 17.72 SQ. FT. 2'-2" x 4'-4" = 9.38 SQ. FT.
TOTAL SIGN AREA:	27.10 SQ. FT. (0.26 % OF EAST ELEVATION)
MOUNTING HEIGHT (BOTTOM OF SIGN):	40'-6" ± ABOVE GRADE

1C WALL SIGN DETAIL - EAST ELEVATION
 SCALE: 1" = 1'-0"

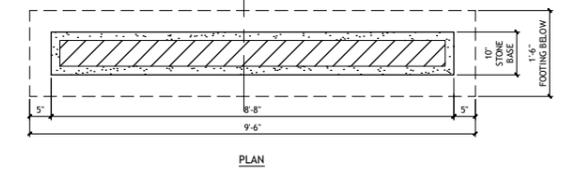


WALL MOUNTED SIGN: NORTH ELEVATION	
SIGN TYPE:	FRONT LIT INTERNALLY ILLUMINATED CHANNEL LETTERS WITH L.E.D. LIGHT
BUILDING FACADE AREA:	2,940 SF
SIGN AREA:	9'-1" x 3'-7" = 33.55 SQ. FT. 2'-11" x 5'-10" = 17.11 SQ. FT.
TOTAL SIGN AREA:	50.66 SQ. FT. (1.72% OF NORTH ELEVATION)
MOUNTING HEIGHT (BOTTOM OF SIGN):	37'-6" ± ABOVE GRADE

1B WALL SIGN DETAIL - NORTH ELEVATION
 SCALE: 1" = 1'-0"

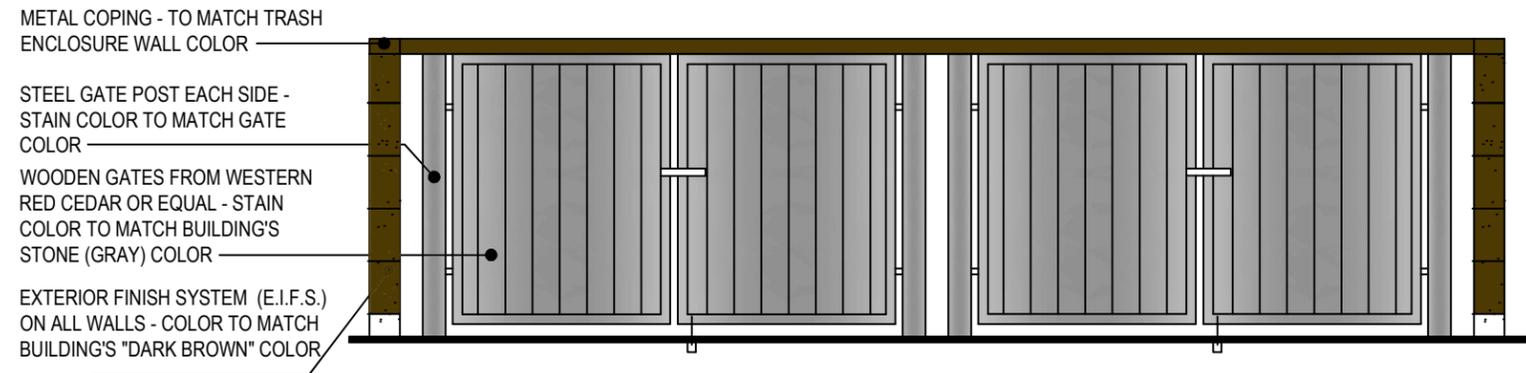


GROUND SIGN:	
SEE SITE PLAN FOR LOCATION	
SIGN TYPE:	ROUTED PUSH THROUGH LETTERS INTERNALLY ILLUMINATED WITH L.E.D. LIGHT (BACK LITE/ HALO)
SIGN AREA:	BASE: 8'-0" X 2'-0" = 16'-0" S.F. PANEL: 7'-0" X 4'-0" = 28'-0" S.F. OVERALL SIGN AREA = 44'-0" S.F.

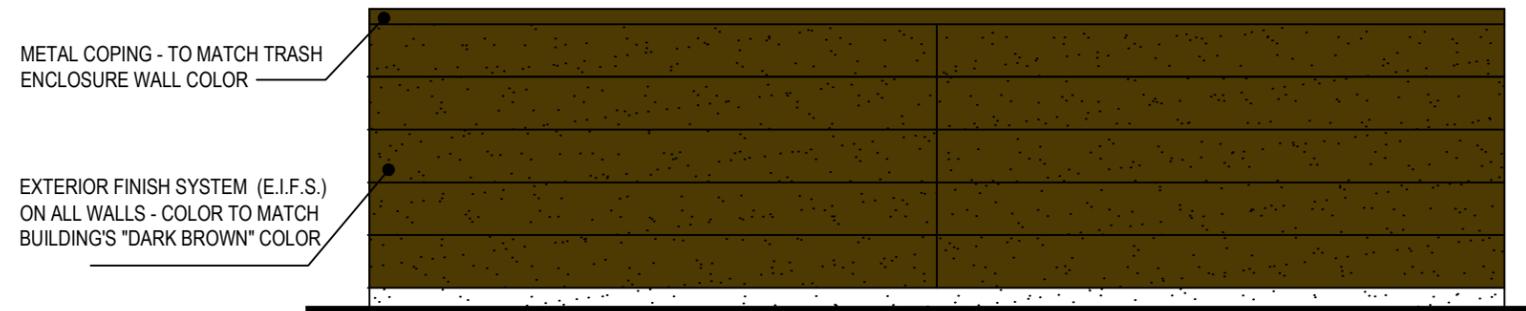


1A GROUND SIGN DETAIL
 SCALE: 3/4" = 1'-0"

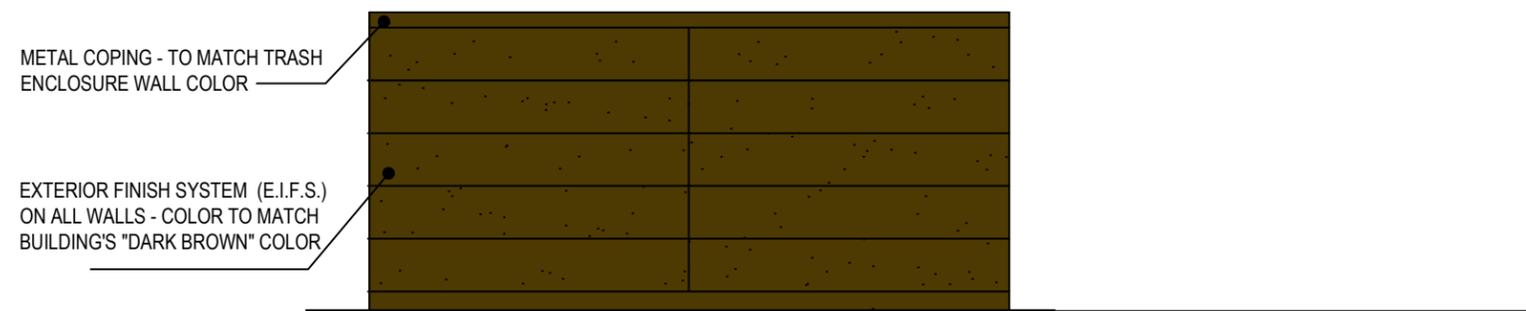
NOTE FOR THE LIGHT BULBS COLOR TEMPERATURE IN TERMS OF KELVIN "K-VALUE" USED IN EXTERIOR LIGHTS:
 "K" VALUE OF ALL THE LIGHT/BULBS USED AT BOTH WALL SIGNS, GROUND SIGNS, ALL BUILDING MOUNTED EXTERIOR LIGHTS AND THE GLASS REACON SHOULD BE SAME.



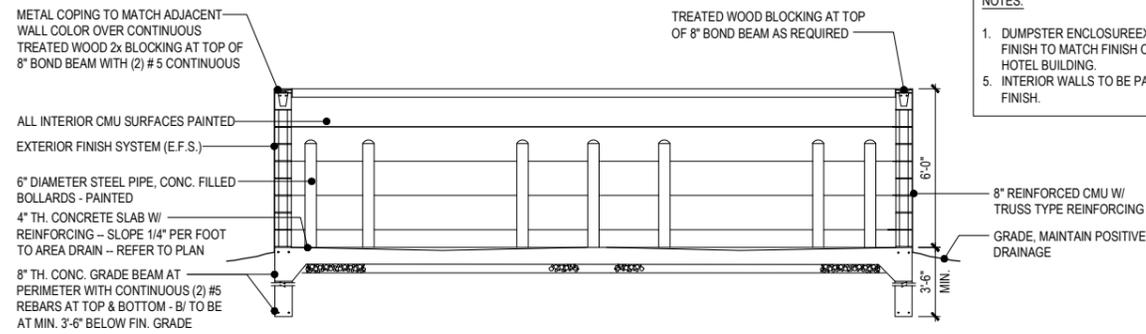
1 TRASH ENCLOSURE FRONT ELEVATION
SCALE: 1/4" = 1'-0"



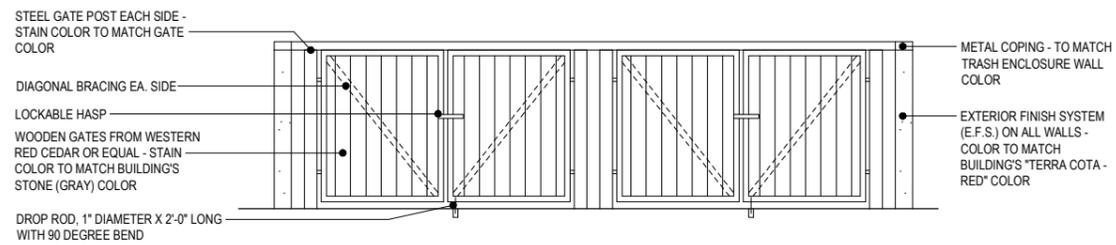
2 TRASH ENCLOSURE REAR ELEVATION
SCALE: 1/4" = 1'-0"



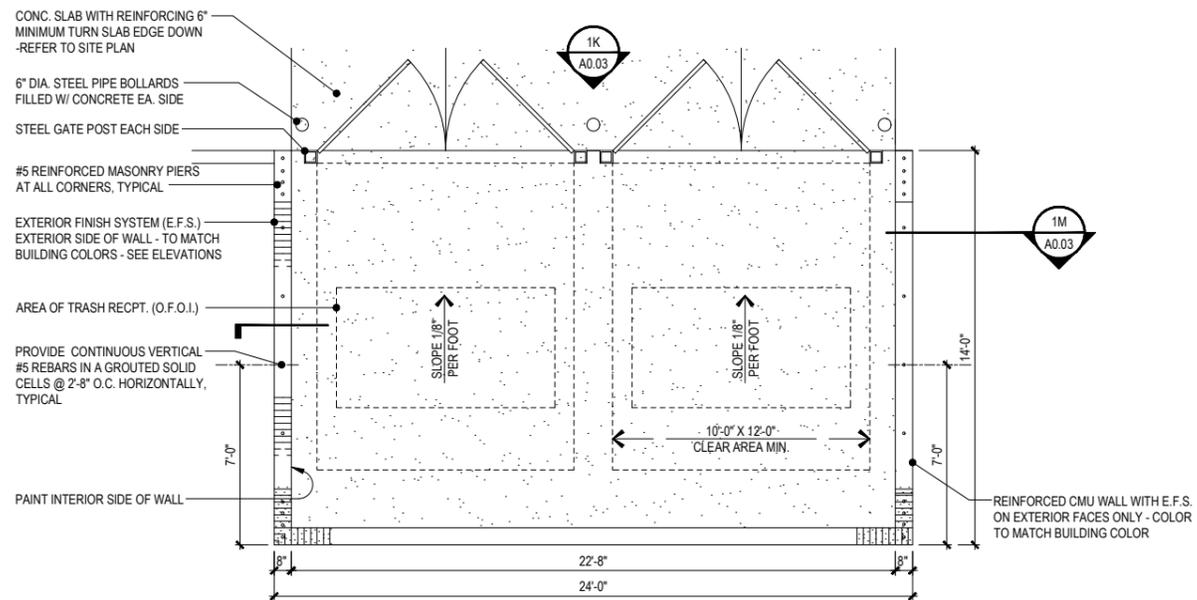
3 TRASH ENCLOSURE SIDE ELEVATION - TYPICAL
SCALE: 1/4" = 1'-0"



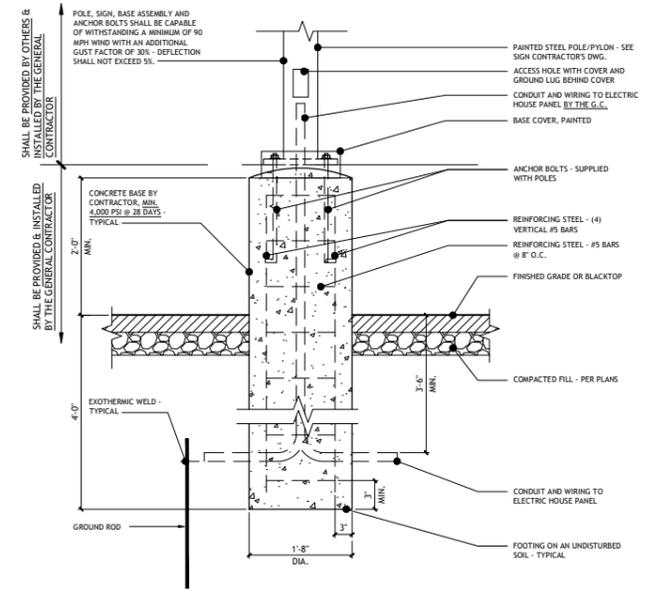
1M STORAGE & TRASH ENCLOSURE SECTION
SCALE: 3/4" = 1'-0"



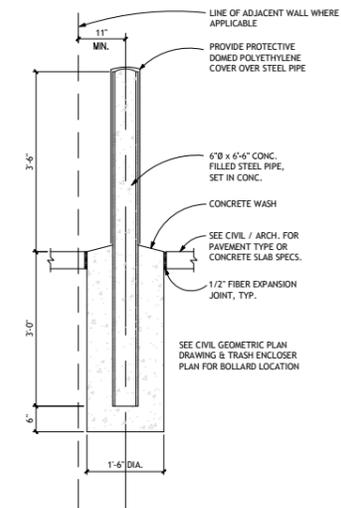
1K STORAGE & TRASH ENCLOSURE ELEVATION
SCALE: 3/4" = 1'-0"



1P TRASH ENCLOSURE PLAN
SCALE: 3/4" = 1'-0"



1B LIGHT POLE FOUNDATION DETAIL
SCALE: 1" = 1'-0"



1C CONCRETE BOLLARD DETAIL
SCALE: 3/4" = 1'-0"

ISSUE INFORMATION

REVISIONS	VERSION 2.2
02/25/2019	25% Preliminary Plans - Hilton
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SHEET INFORMATION

SITE DETAILS

PAI # 19112.00

A0.03

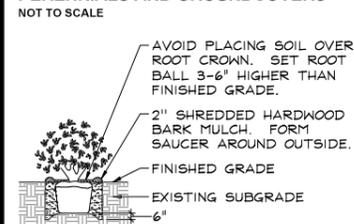
GENERAL NOTES

- Contractor shall verify underground utility lines and is responsible for any damage.
- Contractor shall verify all existing conditions in the field prior to construction and shall notify landscape architect of any variance.
- Material quantities shown are for contractors convenience only. The Contractor must verify all material and supply sufficient materials to complete the job per plan.
- The landscape architect reserves the right to inspect trees and shrubs either at place of growth or at site before planting, for compliance with requirements of variety, size and quality.
- Work shall conform to American Standard for Nursery Stock, State of Illinois Horticultural Standards, and Local Municipal requirements.
- Contractor shall secure and pay for all permits, fees, and inspections necessary for the proper execution of this work and comply with all codes applicable to this work.
- See General Conditions and Specifications for landscape work for additional requirements.

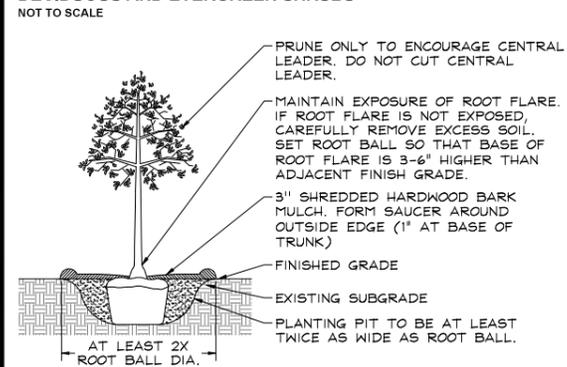
PLANTING DETAILS



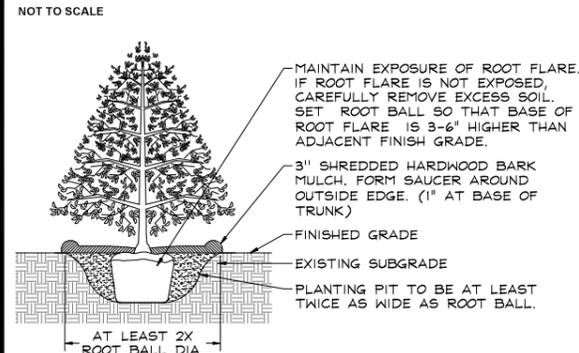
PERENNIALS AND GROUNDCOVERS



DECIDUOUS AND EVERGREEN SHRUBS



DECIDUOUS TREES

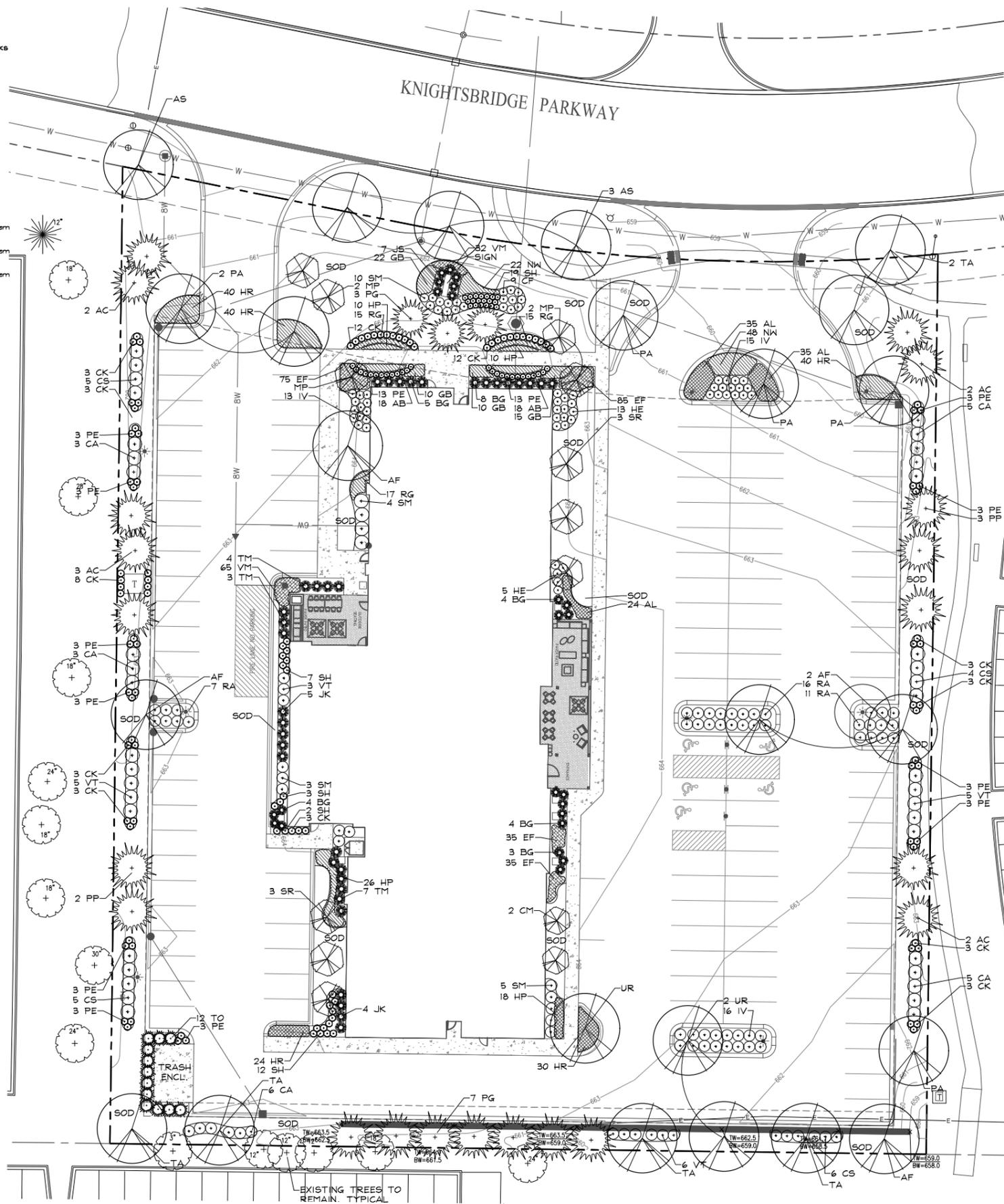


EVERGREEN TREES

NOT TO SCALE

PLANT LIST

Key	Qty	Botanical/Common Name	Size	Remarks
SHADE TREES				
AF	5	Acer x freemanii 'Jeffers' Red' AUTUMN BLAZE MAPLE	3' Cal.	
AS	4	Acer saccharum SUGAR MAPLE	4' Cal.	
PA	6	Platanus x acerifolia 'Morton Circle' EXCLAMATION! LONDON PLANETREE	4' Cal.	
TA	6	Tilia americana 'Redmond' REDMOND AMERICAN LINDEN	3' Cal.	
UR	3	Ulmus carpinifolia 'Regal' REGAL SMOOTHLEAF ELM	3' Cal.	
ORNAMENTAL TREES				
CM	2	Cornus mas CORNELIANCHERRY DOGWOOD	6' Ht.	Multi-Stem
MP	5	Malus x 'Prain' Prairie' PRAIRIFIRE CRABAPPLE	8' Ht.	Multi-Stem
SR	6	Syringa reticulata 'Ivory Silk' IVORY SILK JAPANESE TREE LILAC	6' Ht.	Multi-Stem
EVERGREEN TREES				
AC	9	Abies concolor WHITE FIR	10' Ht.	
PG	10	Picea glauca 'Denata' BLACK HILLS SPRUCE	10' Ht.	
PP	5	Picea pungens COLORADO SPRUCE	10' Ht.	
TO	12	Thuja occidentalis 'Techny' MISSION ARBORVITAE	10' Ht.	
DECIDUOUS SHRUBS				
CA	22	Cotoneaster acutifolia PEKING COTONEASTER	36" Tall	5' O.C.
CS	19	Cornus sericea 'Bailey' BAILEY'S REDTWIN DOGWOOD	36" Tall	5' O.C.
CF	9	Cornus sericea 'Farrow' ARCTIC FIRE REDTWIN DOGWOOD	24" Tall	3' O.C.
HE	18	Hydrangea macrophylla 'Balmer' ENDLESS SUMMER HYDRANGEA	24" Tall	3' O.C.
IV	44	Itea virginica 'Serrich' LITTLE HENRY VIRGINIA SWEETSPIRE	24" Tall	3' O.C.
RA	34	Rhus aromatica 'Gro-low' GRO-LOW SUMAC	24" Wide	3' O.C.
SM	26	Syringa meyeri 'Paladin' DWARF KOREAN LILAC	24" Tall	4' O.C.
VT	19	Viburnum trilobum 'Redwing' IN SELECT CRANBERRYBUSH VIBURNUM	36" Tall	5' O.C.
EVERGREEN SHRUBS				
BG	28	Buxus x 'Glencoe' CHICAGO LAND GREEN BOXWOOD	24" Wide	3' O.C.
JK	9	Juniperus x pfitzeriana 'Kallaya Compact' KALLAYA'S COMPACT PFITZER JUNIPER	24" Wide	4' O.C.
JB	7	Juniperus chinensis var. sargentii 'Viridis' GREEN SARGENT JUNIPER	24" Wide	5' O.C.
TM	14	Taxus x media 'Densiflora' DENSE YEW	24" Wide	4' O.C.
ORNAMENTAL GRASSES				
CK	59	Calamagrostis x acutiflora 'Karl Foerster' FEATHER REED GRASS	#1	30" O.C.
PE	59	Pennisetum alopecuroides 'Hameln' DWARF FOUNTAIN GRASS	#1	24" O.C.
SH	43	Sporobolus heterolepis PRAIRIE DROPSSEED	#1	24" O.C.
PERENNIALS				
AL	94	Allium liliifolium 'Summer Beauty' SUMMER BEAUTY ONION	#1	18" O.C.
GB	57	Geranium x 'Brookside' BROOKSIDE GERANIUM	#1	18" O.C.
HR	174	Hemerocallis 'Happy Returns' HAPPY RETURNS DAYLILY	#1	18" O.C.
HP	64	Hosta x 'Patriot' PATRIOT HOSTA	#1	24" O.C.
NW	70	Nepeta racemosa 'Walker's Low' WALKER'S LOW CATMINT	#1	18" O.C.
RG	47	Rudbeckia fulgida 'Goldsturm' GOLDSTURM BLACK-EYED SUSAN	#1	18" O.C.
GROUNDCOVERS				
EF	230	Euonymus fortunei var. 'Coloratus' PURPLE WINTERCREEPER	#SP4	12" O.C.
VM	97	Vinca minor 'Dart's Blue' DART'S BLUE PERIWINKLE	#SP4	12" O.C.
MISC. MATERIALS				
54		SHREDDED HARDWOOD MULCH	C.Y.	
2,404		SOD	S.Y.	



GARY R. WEBER ASSOCIATES, INC.
LAND PLANNING
ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE
212 SOUTH MAIN STREET
WHEATON, ILLINOIS 60187
PHONE: 630-668-7197

CIVIL ENGINEER
ADVANTAGE CONSULTING ENGINEERS
80 MAIN STREET, SUITE 117
LEMONT, ILLINOIS 60439

HOME2 HOTEL BY HILTON

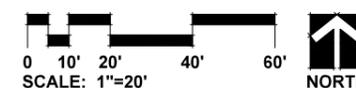
350 KNIGHTSBRIDGE PARKWAY
LINCOLNSHIRE, ILLINOIS

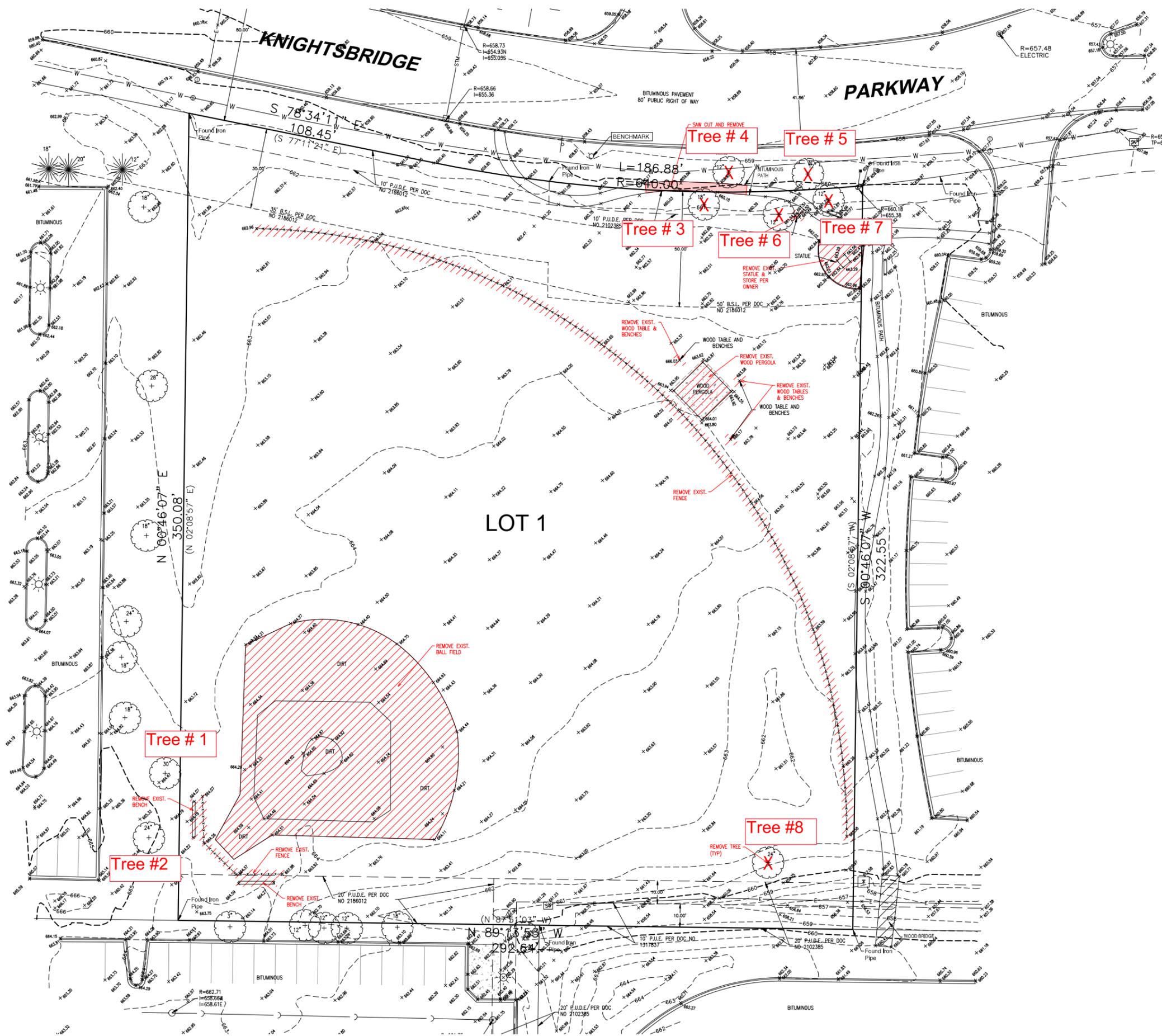
LANDSCAPE PLAN

NO.	DATE	DESCRIPTION
5	7.01.2019	
4	5.31.2019	
3	4.08.2019	
2	3.06.2019	
1	1.22.2019	

REVISIONS

DATE 1.18.2019
PROJECT NO. AC1942
DRAWN GFB
CHECKED LAB
SHEET NO.





DEMOLITION NOTES

1. CONTRACTOR IS TO FIELD VERIFY EXISTING UTILITY LOCATIONS AND ELEVATIONS PRIOR TO DEMOLITION. SOME UTILITIES MAY NOT BE SHOWN.
2. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO DEMOLITION.
3. COORDINATE A RELEASE FROM THE ELECTRIC, GAS AND TELEPHONE SERVICES PRIOR TO DEMOLITION.
4. NO WATER IS TO BE USED FROM A FIRE HYDRANT FOR DUST CONTROL WITHOUT A WATER METER, A BACKFLOW PREVENTER, AND WATER DEPARTMENT APPROVAL.
5. ALL ADJOINING PUBLIC AND PRIVATE PROPERTY SHALL BE PROTECTED FROM DAMAGE CAUSED BY THE SITE DEMOLITION.
6. ALL WASTE MATERIALS SHALL BE REMOVED IN A MANNER THAT PREVENTS INJURY OR DAMAGE TO PERSONS, ADJOINING PROPERTIES, AND/OR RIGHT-OF-WAYS.
7. ALL WASTE MATERIALS SHALL BE DISPOSED OF OFFSITE IN AN APPROVED FACILITY.
8. THE SITE SHALL BE GRADED TO PREVENT THE ACCUMULATION OF WATER OR DAMAGE TO ANY FOUNDATIONS ON THE PREMISES OF ADJOINING PROPERTY.

LEGEND

- PAVEMENT AND SIDEWALK TO BE REMOVED
- TREE TO BE REMOVED

NO.	DATE	REVISIONS
1.	04/08/19	RAISED PER VILLAGE
2.	05/29/19	RAISED PER VILLAGE
3.	07/01/19	DUMPSTER LOCATION REVISED

ADVANTAGE
CONSULTING ENGINEERS
80 MAIN STREET, SUITE 17 - LEMONT, ILLINOIS 60439
817-266-4758
WWW.ADVANTAGEILL.COM



DEMOLITION PLAN
HOME 2 HOTEL BY HILTON
350 KNIGHTSBRIDGE PARKWAY
LINCOLNSHIRE, IL

KNIGHT BRIDGE PARKWAY, LLC
700 BECKER ROAD
GLENVIEW, IL 60025

MARCH 1, 2019
JOB: 18-040

SHEET:
DM1

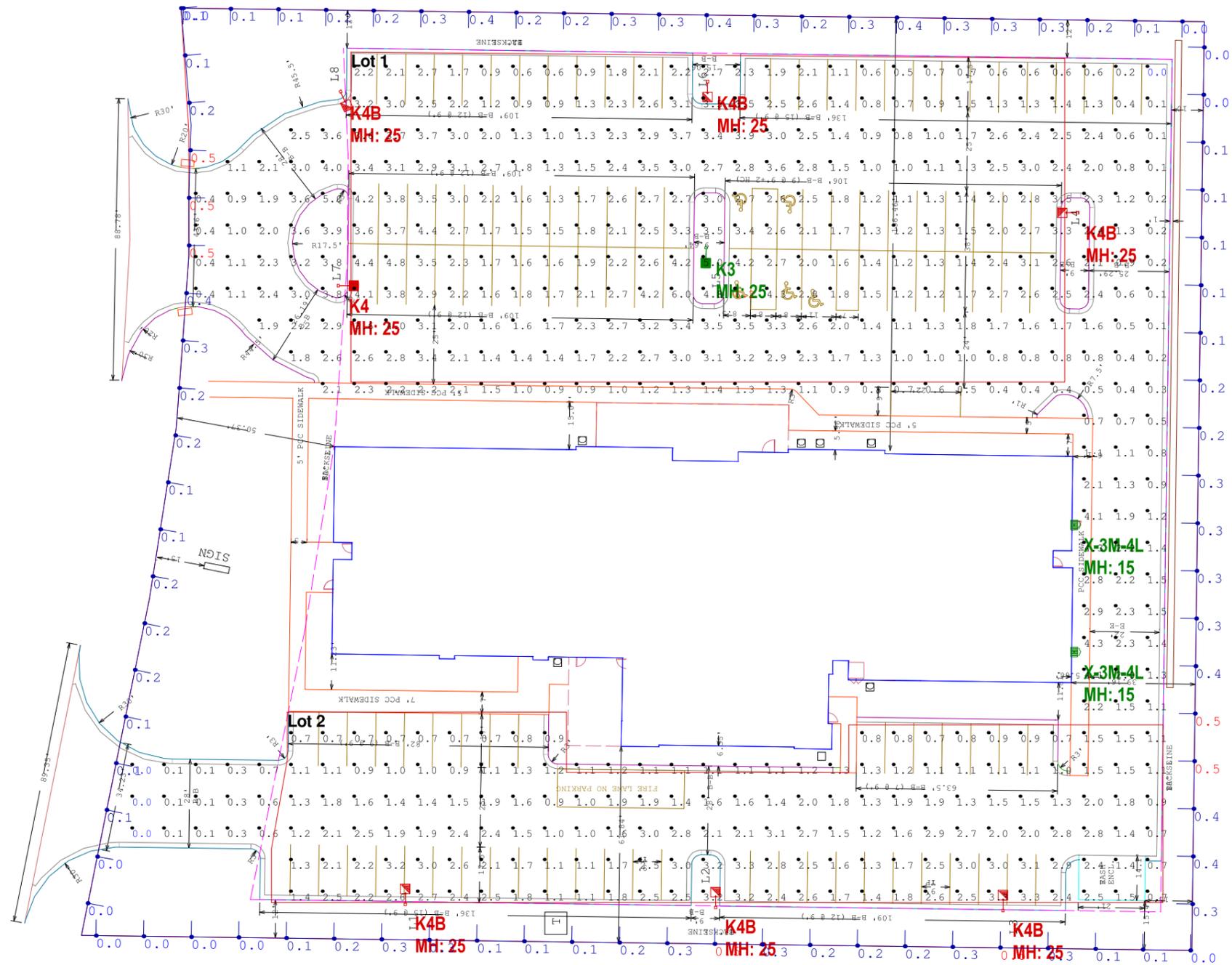
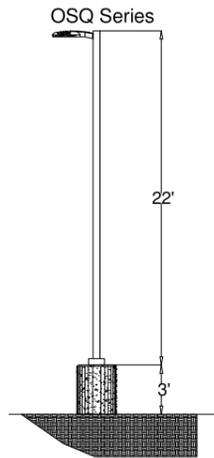
Luminaire Schedule							
Symbol	Qty	Label	Arrangement	LMF	Lum. Lumens	Lum. Watts	Part Number
	1	K3	SINGLE	1.000	17291	130	OSQ-A-NM-3ME-K-57K-_-_- + OSQ-DA_-_-
	6	K4B	SINGLE	1.000	13286	130	OSQ-A-NM-4ME-K-57K-_-_- + OSQ-DA_-_- + OSQ-BLSMF
	1	K4	SINGLE	1.000	17291	130	OSQ-A-NM-4ME-K-57K-_-_- + OSQ-DA_-_-
	2	X-3M-4L	SINGLE	1.000	4270	31	XSPW-B-WM-3ME-4L-57K-_-_-

Calculation Summary (Footcandles calculated using predicted lumen values @ 50K hrs of operation)						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts_1		1.89	6.2	0.0	N.A.	N.A.
Property Line at 60 in	Fc	0.21	0.5	0.0	N.A.	N.A.
Lot 1	Fc	2.27	6.2	0.5	4.54	12.40
Lot 2	Fc	1.76	3.3	0.7	2.51	4.71

Pole Schedule
 (8) PS4S22S1_ (22' X 4" X .125" STEEL SQUARE POLE)
 Proposed poles meet 130 MPH sustained winds.

Additional Equipment:
 (8) OSQ-DA_ (Direct Arm Mount)
 (6) OSQ-BLSMF (Backlight Shield)

*** CUSTOMER TO VERIFY ORDERING INFORMATION AND CATALOGUE NUMBER PRIOR TO PLACING ORDER ***



Illumination results shown on this lighting design are based on project parameters provided to Cree, Inc. used in conjunction with luminaire test procedures conducted under laboratory conditions. Actual project conditions differing from these design parameters may affect field results. The customer is responsible for verifying dimensional accuracy along with compliance with any applicable electrical, lighting or energy code.

Project Name: H2 Hilton Hotel - 350 Knightsbridge Parkway, Lincolnshire, IL 60069

SR-35979

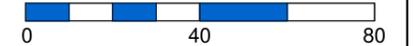
Footcandles calculated at grade

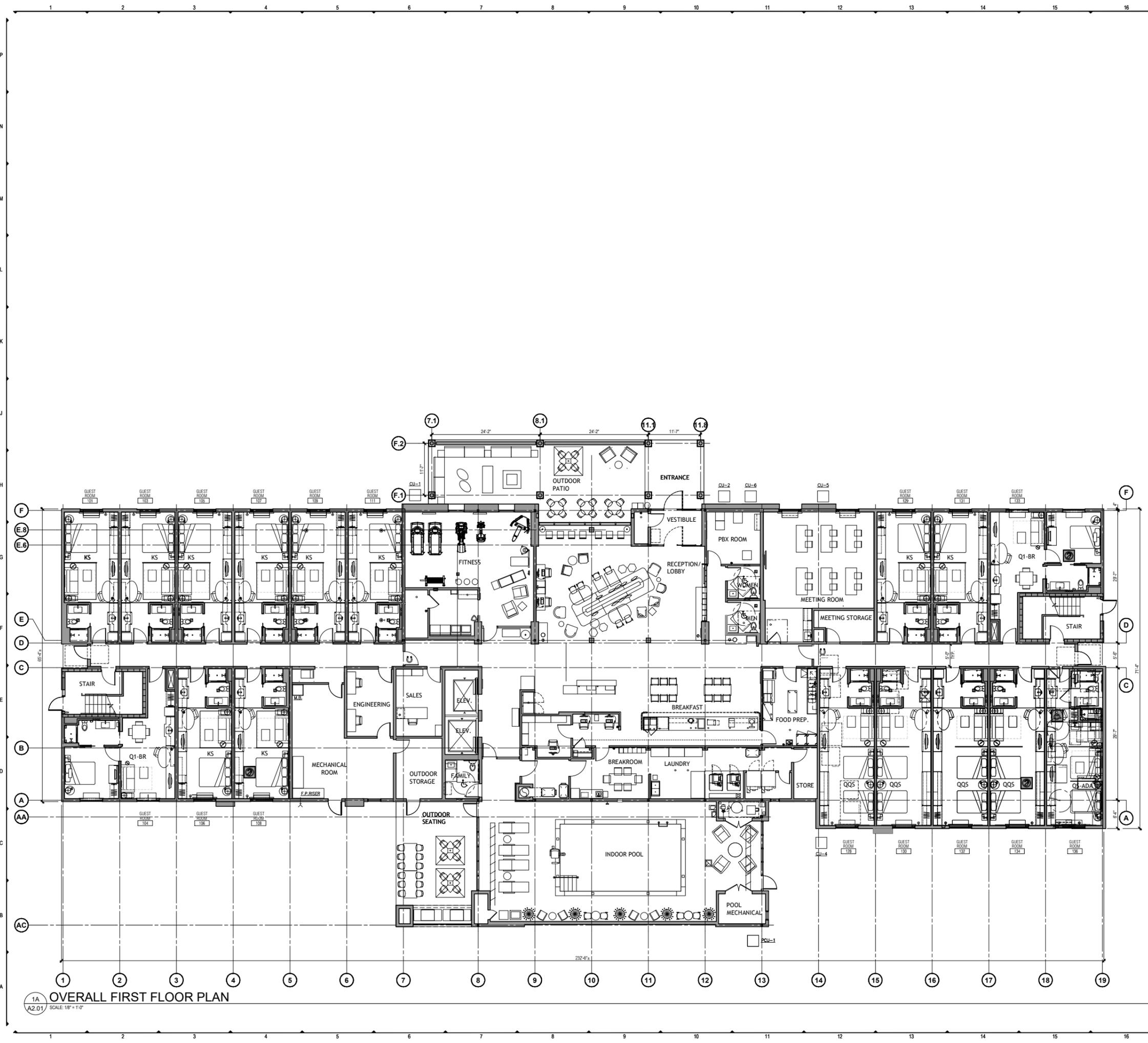
Filename: 190305SP1BAFR2.AGI

Layout By:

Date: 7/8/2019

Scale 1" = 20'





1A OVERALL FIRST FLOOR PLAN
A2.01 SCALE: 1/8" = 1'-0"

- KEY NOTES:**
- 1 THIS ELEVATOR CAR SHALL PROVIDE EMERGENCY ACCESS TO ALL FLOORS AND BE LARGE ENOUGH TO ACCOMMODATE AN AMBULANCE STRETCHER
 - 2 OVERALL BUILDING DIMENSIONS BASED ON WOOD FRAME CONSTRUCTION. OVERALL DIMENSION WILL VARY BASED ON FINAL BUILDING CONSTRUCTION
 - 3 EGRESS STAIR IN CONCRETE MASONRY STAIR ENCLOSURE
 - 4 ALTERNATING TREAD STAIR FROM FOURTH FLOOR STAIR LANDING TO ROOF
 - 5 LINE OF ROOF CANOPY ABOVE
 - 6 VEHICULAR DROP OFF - REFER TO SITE PLAN AND DETAILS
 - 7 MECHANICAL, ELECTRICAL AND PLUMBING CHASE
 - 8 CARRY CARPET PATTERN INTO DOOR TO TRANSITION STRIP AS INDICATED - REFER TO SHEET A10.03 FOR TRANSITION DETAIL
 - 9 FLOOR DRAIN
 - 10 PTAC UNIT
 - 11 STAND PIPE MUST NOT ENCRUSH INTO AREA OF REFUGE
 - 12 HOSE BIB - FROST FREE WHERE REQUIRED
 - 13 HOTEL LAUNDRY EQUIPMENT - REFER TO ENLARGED PLAN
 - 14 GUEST LAUNDRY EQUIPMENT - REFER TO ENLARGED PLAN
 - 15 PROVIDE CONVENIENCE OUTLETS IN CORRIDORS FOR HOUSEKEEPING EQUIPMENT AT MINIMUM EVERY 90'
 - 16 DASHED LINE INDICATES PATH OF FULLY CONCEALED ROOF LEADER FROM CANOPY ROOF TO EXTERIOR WALL GAVITY
 - 17 CANOPY ROOF OVERFLOW SCUPPER
 - 18 ACCESSIBLE ICE MACHINE WITH REQUIRED ACCESSIBLE APPROACH AREA. PROVIDE FLOOR DRAIN CENTERED UNDER ICE MACHINE AND PROVIDE POSITIVE SLOPE TOWARDS DRAIN WITHOUT AFFECTING ACCESSIBLE REQUIREMENTS. INSULATE DRAIN PIPES. REFER TO HOME 2 SUITES BY HILTON STANDARDS MANUAL AND IADG FOR ADDITIONAL REQUIREMENTS FOR ICE MACHINE AREA
 - 19 ROOF OF POOL BELOW
 - 20 CANOPY TRELLIS BELOW
 - 21 DRYER VENT LOUVER - REFER TO ELEVATIONS
 - 22 30" x 30" MOP SINK LOCATION
 - 23 MAINTENANCE DESK
 - 24 WIRE SHELVING SYSTEM - REFER TO FFAE
 - 25 FIRE EXTINGUISHER (CABINET IN PUBLIC AREAS), INSTALLED SO THAT NO OPERABLE PART IS HIGHER THAN 48" A.F.F.
 - 26 MEMBRANE ROOF, SLOPE STRUCTURE TO DRAIN TOWARDS ROOF DRAIN/GUTTERS
 - 27 TAPERED INSULATION CRICKET
 - 28 ROOF LEADER AND OVERFLOW DRAIN
 - 29 ROOF HATCH, SIZE PER LOCAL BUILDING CODES. ACCESSED VIA AN ALTERNATING TREAD STAIR
 - 30 ROOF PARAPET
 - 31 GRAVEL STOP EDGE
 - 32 EXHAUST FAN
 - 33 MAKE UP AIR UNIT ON ROOF CURB
 - 34 ELEVATOR OVER RUN PENTHOUSE
 - 35 LAMINATED GLASS BEACON, REFER TO EXTERIOR ELEVATIONS
 - 36 LAUNDRY CHUTE VENT
 - 37 ALUMINUM GUTTER AND DOWNSPOUT
 - 38 MECHANICAL EQUIPMENT SCREEN TO BE TALL ENOUGH TO FULLY HIDE EQUIPMENT - PROVIDE CLEARANCE AND ACCESS AS REQUIRED BY EQUIPMENT MANUFACTURER AND/OR LOCAL CODE PROVISIONS
 - 39 KEYCARD READER ENTRANCE HARDWARE MOUNTED SO THAT TOP OF READER IS MAXIMUM OF 48" ABOVE GRADE OR FINISH FLOOR
 - 40 PUSH BUTTON INTERCOM OR HOUSE PHONE (OPTIONAL VIDEO MONITORING). MOUNT SO TOP OF DEVICE IS MAXIMUM OF 48" ABOVE GRADE. PROVIDE CLEAR FLOOR SPACE AS REQUIRED BY ACCESSIBLE DEVICE
 - 41 SPASIBLOCK
 - 42 1/2" WAINSCOT 4" HIGH ON ALL SIDES INDICATED. PROVIDE APPROPRIATE VINYL EDGE TREATMENT
 - 43 MECHANICAL LOUVER
 - 44 FLUORESCENT FLOODLIGHT
 - 45 EXPOSED CMU CORNER TO HAVE 1" RADIUS BALLNOSE
 - 46 WALKWAY PROTECTION PAD IN CONTRASTING COLOR TO ROOF
 - 47 ALTERNATING TREAD STAIR TO UPPER ROOF
 - 48 INDICATES DIRECTION OF CARPET PATTERN. REFER TO MFR FOR DIRECTION
 - 49 LAUNDRY CHUTE LOCATION CONTAINED WITHIN 2 HOUR RATED SHIRT WITH RATED DOOR

- SYMBOL / FIXTURES KEY:**
- ACCESSIBLE ROOM
 - C.F. ROOM - REFER TO ENLARGED GUESTROOM PLANS FOR POWER AND SIGNAL
 - MAGNETIC DOOR HOLD OPENER TIED TO BUILDING ALARM SYSTEM - REFER TO DOOR SCHEDULE, ELEC. & ALARM DRAWINGS

- GENERAL NOTES THIS SHEET:**
- 1 REFER TO ENLARGED GUEST ROOM PLANS FOR DOOR TAGS & TYPES
 - 2 REFER TO HOME 2 SUITES BY HILTON STANDARDS MANUAL FOR ADDITIONAL RECS FOR PASSENGER ELEVATORS, ELEVATOR LOBBIES & CORRIDORS
 - 3 REFER TO HOME 2 SUITES BY HILTON STANDARDS MANUAL FOR ADDITIONAL RECS FOR STORAGE AREAS
 - 4 REFER TO HOME 2 SUITES BY HILTON STANDARDS MANUAL FOR ADDITIONAL RECS FOR MECHANICAL, ELECTRICAL, & EQUIPMENT ROOMS
 - 5 FIRE EXTINGUISHERS, SMOKE DETECTORS & OTHER EMERGENCY DEVICES TO BE LOCATED PER LOCAL CODE. FIRE EXTINGUISHER LOCATIONS WITHIN THE PUBLIC SPACE SHALL BE CONTAINED WITH FULLY RECESSED CABINETS
 - 6 REFER TO HOME 2 SUITES BY HILTON STANDARDS MANUAL FOR ADDITIONAL RECS FOR ROOFING MATERIALS
 - 7 ROOF SLOPES & NUMBER OF ROOF DRAINS PER LOCAL BUILDING CODES
 - 8 REFER TO STANDARDS FOR FIXTURE & EQUIPMENT RECS
 - 9 REFER TO IADG FOR FURTHER ADDITIONAL RECS FOR PUBLIC SPACES & EQUIPMENT
 - 10 FIRE ALARM SYSTEM SHALL HAVE PERMANENTLY INSTALLED AUDIBLE & VISIBLE ALARMS COMPLYING WITH NFPA 72 (1999 OR 2012 EDITION) & AS RECS BY LOCAL AUTHORITIES. ALARMS MUST BE LOCATED IN PUBLIC & COMMON USE AREAS & GUEST ROOMS DESIGNATED AS "GUEST ROOMS WITH COMMUNICATIONS FEATURES" AT A MINIMUM, WHERE EMPLOYEE AREAS HAVE AUDIBLE ALARMS, THE WIRING SHALL BE DESIGNED SO VISIBLE ALARMS CAN BE INTEGRATED INTO THE SYSTEM UNLESS GREATER STANDARDS ARE RECS BY LOCAL AUTHORITIES



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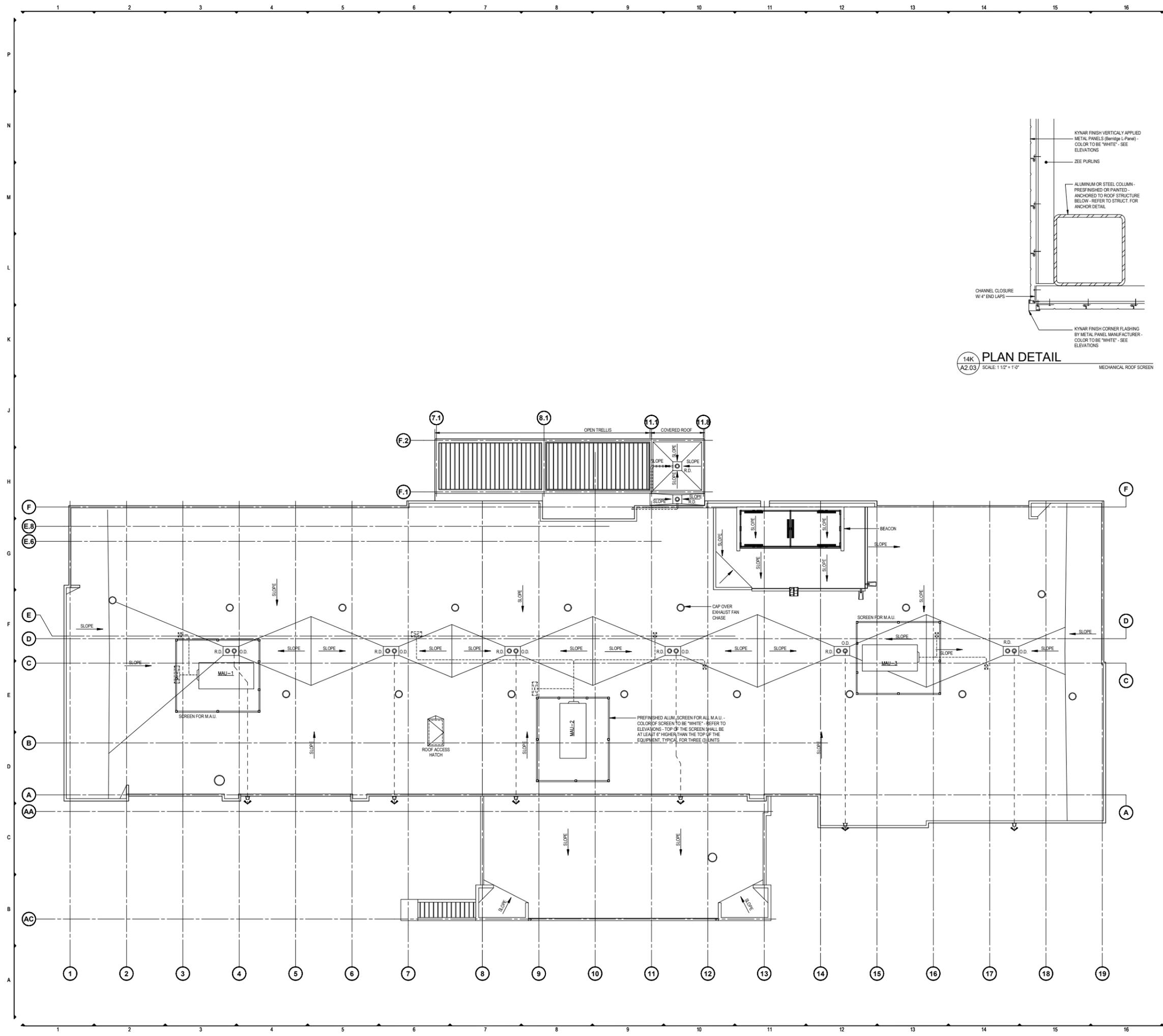
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SHEET INFORMATION
FIRST FLOOR PLAN

PAI # 19112.00
A2.01



- KEY NOTES:**
- THIS ELEVATOR CAR SHALL PROVIDE EMERGENCY ACCESS TO ALL FLOORS AND BE LARGE ENOUGH TO ACCOMMODATE AN AMBULANCE STRETCHER
 - OVERALL BUILDING DIMENSIONS BASED ON WOOD FRAME CONSTRUCTION. OVERALL DIMENSION WILL VARY BASED ON FINAL BUILDING CONSTRUCTION
 - EGRESS STAIR IN CONCRETE MASONRY STAIR ENCLOSURE
 - ALTERNATING TREAD STAIR FROM FOURTH FLOOR STAIR LANDING TO ROOF
 - LINE OF ROOF/ CANOPY ABOVE
 - VEHICULAR DROP OFF - REFER TO SITE PLAN AND DETAILS
 - MECHANICAL, ELECTRICAL AND PLUMBING CHASE
 - CARRY CARPET PATTERN INTO DOOR TO TRANSITION STRIP AS INDICATED - REFER TO SHEET A10.03 FOR TRANSITION DETAIL
 - FLOOR DRAIN
 - PTAC UNIT
 - STAND PIPE MUST NOT ENCRUSH INTO AREA OF REFUGE
 - NOISE BIB - FROST FREE WHERE REQUIRED
 - HOTEL LAUNDRY EQUIPMENT - REFER TO ENLARGED PLAN
 - GUEST LAUNDRY EQUIPMENT - REFER TO ENLARGED PLAN
 - PROVIDE CONVENIENCE OUTLETS IN CORRIDORS FOR HOUSEKEEPING EQUIPMENT AT MINIMUM EVERY 90'
 - DAKED LINE INDICATES PATH OF FULLY CONCEALED ROOF LEADER FROM CANOPY ROOF TO EXTERIOR WALL GAVITY
 - CANOPY ROOF OVERFLOW SCUMPER
 - ACCESSIBLE ICE MACHINE WITH REQUIRED ACCESSIBLE APPROACH AREA. PROVIDE FLOOR DRAIN CENTERED UNDER ICE MACHINE AND PROVIDE POSITIVE SLOPE TOWARDS DRAIN WITHOUT AFFECTING ACCESSIBLE REQUIREMENTS. INSULATE DRAIN PIPES. REFER TO HOME 2 SUITES BY HILTON STANDARDS MANUAL AND M400 FOR ADDITIONAL REQUIREMENTS FOR ICE MACHINE AREA
 - ROOF OF POOL BELOW
 - CANOPY TRELLIS BELOW
 - DRYER VENT LOUVER - REFER TO ELEVATIONS
 - 30" x 30" MOP SINK LOCATION
 - MAINTENANCE DESK
 - WIRE SHELVING SYSTEM - REFER TO FFAE
 - FIRE EXTINGUISHER (CABINET IN PUBLIC AREAS), INSTALLED SO THAT NO OPERABLE PART IS HIGHER THAN 48" A.F.F.
 - MEMBRANE ROOF, SLOPE STRUCTURE TO DRAIN TOWARDS ROOF DRAIN/GUTTERS
 - TAPERED INSULATION CRICKET
 - ROOF LEADER AND OVERFLOW DRAIN
 - ROOF HATCH, SIZE PER LOCAL BUILDING CODES. ACCESSED VIA AN ALTERNATING TREAD STAIR
 - ROOF PARAPET
 - GRAVEL STOP EDGE
 - EXHAUST FAN
 - MAKE UP AIR UNIT ON ROOF CURB
 - ELEVATOR OVER RUN PENTHOUSE
 - LAMINATED GLASS BEACON, REFER TO EXTERIOR ELEVATIONS
 - LAUNDRY CHUTE VENT
 - ALUMINUM GUTTER AND DOWNSPOUT
 - MECHANICAL EQUIPMENT SCREEN TO BE TALL ENOUGH TO FULLY HIDE EQUIPMENT - PROVIDE CLEARANCE AND ACCESS AS REQUIRED BY EQUIPMENT MANUFACTURER AND/OR LOCAL CODE PROVISIONS
 - KYBOARD READER ENTRANCE HARDWARE, MOUNTED SO THAT TOP OF READER IS A MINIMUM OF 48" ABOVE GRADE OR FINISH FLOOR
 - FLUSH BUTTON INTERCOM OR HOUSE PHONE (OPTIONAL VIDEO MONITORING), MOUNT SO TOP OF DEVICE IS MAXIMUM OF 48" ABOVE GRADE. PROVIDE CLEAR FLOOR SPACE AS REQUIRED BY ACCESSIBILITY AT DEVICE
 - SP4-SHIELD
 - TRIP WASCOT 4" HIGH ON ALL SIDES INDICATED. PROVIDE APPROPRIATE VINYL EDGE TREATMENT
 - MECHANICAL LOUVER
 - FLUORESCENT FLOODLIGHT
 - EXPOSED CMU CORNER TO HAVE 1" RADIUS BALLNOSE
 - WALKWAY PROTECTION PAD IN CONTRASTING COLOR TO ROOF
 - ALTERNATING TREAD STAIR TO UPPER ROOF
 - INDICATES DIRECTION OF CARPET PATTERN. REFER TO MFR FOR DIRECTION
 - LAUNDRY CHUTE LOCATION CONTAINED WITHIN 2 HOUR RATED SHIRT WITH RATED DOOR

SYMBOL / FIXTURES KEY:

- ACCESSIBLE ROOM
- CF. ROOM - REFER TO ENLARGED GUESTROOM PLANS FOR POWER AND SIGNAL
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- ROOF SLOPE & NUMBER OF ROOF DRAINS PER LOCAL BUILDING CODES
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SCALE: 1/8" = 1'-0"

HOME 2 SUITES BY HILTON

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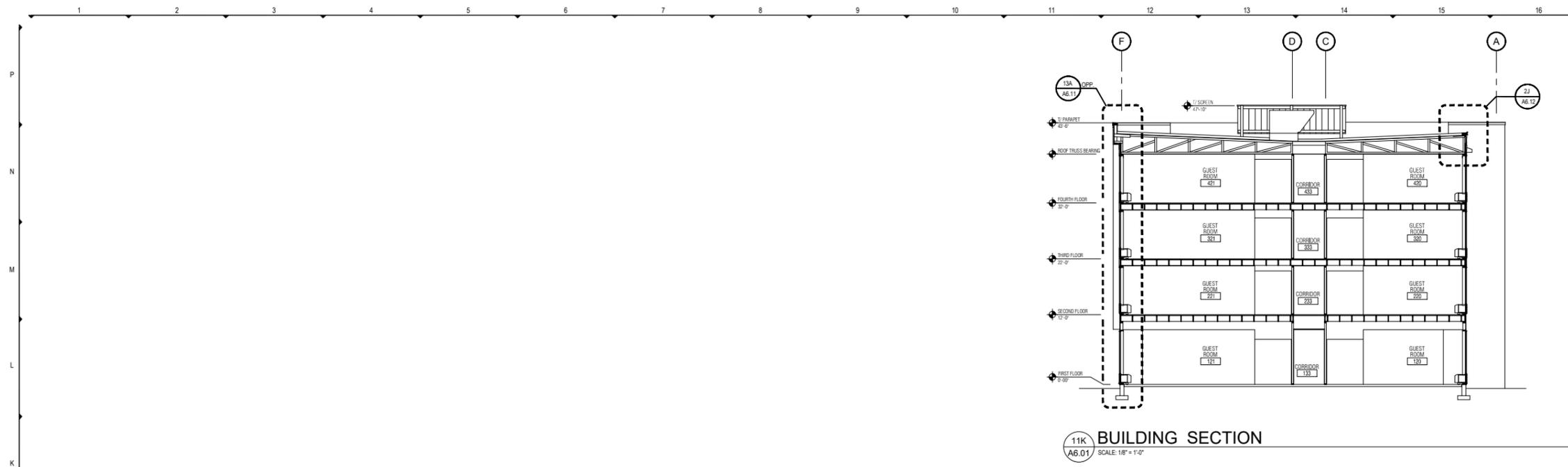
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SHEET INFORMATION

ROOF PLAN

PAI # 19112.00

A2.03



11K A6.01 BUILDING SECTION
SCALE: 1/8" = 1'-0"

- KEY NOTES:**
1. EXTERIOR WALL CONSTRUCTION (NOT USED): ENVELOPE WRAP FINISH WEATHER AND AIR BARRIER EXTERIOR SHEATHING (SEE STRUCT.) INSULATION 2x6 WOOD FRAMING (SEE STRUCT.) GYPSUM BOARD
 2. EXTERIOR WALL CONSTRUCTION: ENVELOPE WRAP FINISH WEATHER AND AIR BARRIER EXTERIOR SHEATHING (SEE STRUCT.) INSULATION 2x6 WOOD FRAMING (SEE STRUCT.) GYPSUM BOARD
 3. EXTERIOR WALL CONSTRUCTION (NOT USED): ENVELOPE WRAP FINISH WEATHER AND AIR BARRIER CMU WALL
 4. FINISH CONTROL JOINT - 3" DEEP
 5. EXTERIOR WALL CONSTRUCTION: ENVELOPE CORE FINISH WEATHER AND AIR BARRIER EXTERIOR SHEATHING (SEE STRUCT.) INSULATION 2x6 WOOD FRAMING (SEE STRUCT.) GYPSUM BOARD
 6. EXTERIOR WALL CONSTRUCTION: ENVELOPE SUPPORT FINISH WEATHER AND AIR BARRIER EXTERIOR SHEATHING (SEE STRUCT.) INSULATION 2x6 WOOD FRAMING (SEE STRUCT.) GYPSUM BOARD
 7. EXTERIOR WALL CONSTRUCTION (NOT USED): ENVELOPE SUPPORT FINISH WEATHER AND AIR BARRIER CMU WALL
 8. ROOF ASSEMBLY: ROOFING SYSTEM (WHITE) ROOF INSULATION EXTERIOR ROOF SHEATHING WOOD STRUCTURE GYPSUM BOARD CEILING
 9. ROOF ASSEMBLY: ROOFING SYSTEM (GRAY) ROOF INSULATION EXTERIOR ROOF SHEATHING (SEE STRUCT.) PRE-ENGINEERED OPEN WEB VED. TRUSSES (SEE STRUCT.)
 10. FLOOR ASSEMBLY: 1 1/2" GYPCrete FLYWOOD SUB-FLOOR (SEE STRUCT.) PRE-ENGINEERED OPEN WEB VED. TRUSSES (SEE STRUCT.) GYPSUM BOARD CEILING
 11. CONCRETE SLAB ON VAPOR BARRIER
 12. PERIMETER INSULATION PER REGIONAL REQUIREMENTS
 13. CONCRETE FOOTING AND FOUNDATION WALL
 14. APPROXIMATE GRADE LINE
 15. ALUM. FIXED WINDOW/W/HAULING FN AND INTEGRAL ALUM. LOUVER
 16. ALUMINUM STOREFRONT SYSTEM
 17. ALUMINUM WIDE STYLE RAILS DOOR
 18. GLASS BEACON: PROVIDE FRONT OUTSIDE GLAZED ALUMINUM HANDRAIL FRAMING SYSTEM - COLOR TO MATCH SURROUNDING CORING
 19. ENVELOPE ACCENT FINISH
 20. ENVELOPE ACCENT FINISH
 21. PT/C LINT
 22. SUSPENDED CEILING
 23. ENVELOPE CANOPY W/ STAINED WOOD TRELLIS
 24. EXPANSION JOINT
 25. CONCRETE SIDEWALK
 26. PRECAST CONCRETE NATURAL STONE PAVER
 27. NOT USED
 28. LIGHT FIXTURE
 29. CONDENSATE PIPING - CONDENSATE DRAINAGE PIPING TO BE ROUTED DOWN THRU EXTERIOR WALL. DEPENDING ON GEOGRAPHIC LOCATION, CONDENSATE SHOULD BE COLLECTED IN A STORAGE TANK, CONNECTED INTO STORM WATER SYSTEM OR INTEGRATED INTO LANDSCAPING IRRIGATION SYSTEM.
 30. SHADE SYSTEM
 31. NOT USED
 32. ROOF ASSEMBLY AT STEEL CANOPY AT ENTRY: ROOFING SYSTEM (WHITE) EXTERIOR ROOF SHEATHING 2x6 WOOD FRAMING 2x6 WOOD SCISSOR ROOFING SYSTEM TURNS UP WALL AND OVER PARAPET SOLID FIRE BLOCKING AT ALL FLOOR LEVELS PROVIDE 2x WOOD BLOCKING WITH FINISH SYSTEM AT ALL LIGHT FIXTURE ATTACHMENT LOCATIONS PROVIDE CANE DETECTION BARRIERS FOR AREAS WITH HEAD CLEARANCE OF LESS THAN 8' A.F.F. ROUTE RAIN LEADER FROM CANOPY ROOF TO VERTICAL LEADER IN EXTERIOR WALL CAVITY. LEADER TO BE FULLY CONCEALED ALONG ENTIRE RUN DOWNSPOUT FROM UPPER PORTE COCHERE CANOPY ROOF OVERFLOW SCUPPER

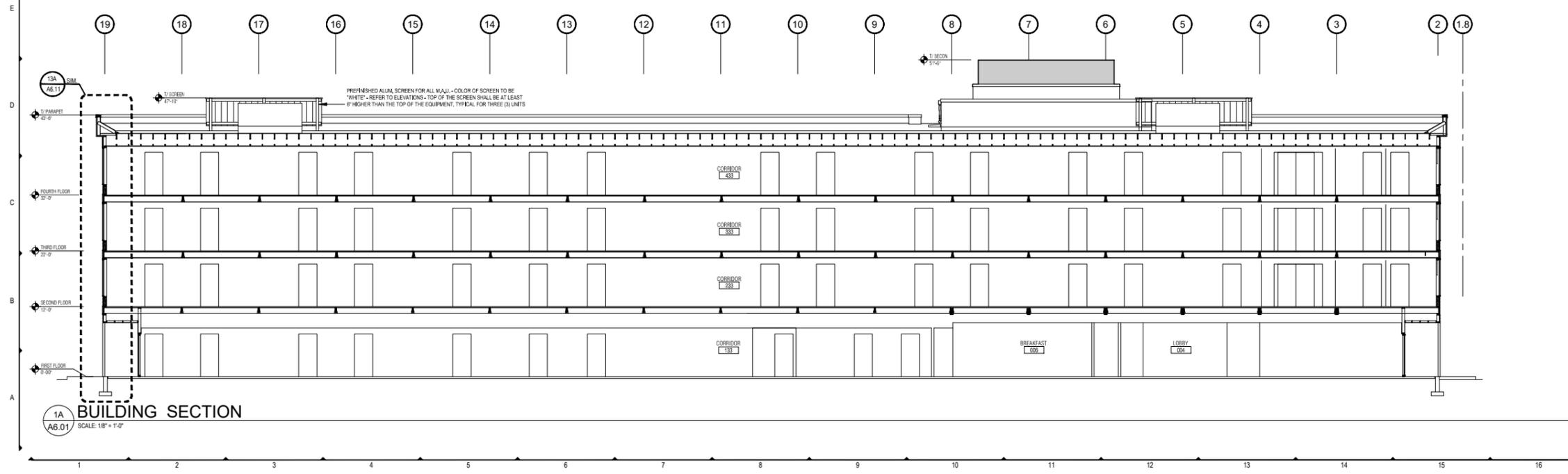
FINISH KEY:

EX 1.1	ENVELOPE - ACCENT METAL BAND REFER TO AS.02
EX 1.2	ENVELOPE - CORE DIRECT FINISH REFER TO AS.02
EX 1.3	ENVELOPE - WRAP REFER TO AS.02
EX 1.4	ENVELOPE - LINK REFER TO AS.02
EX 1.5	ENVELOPE - KEEP REFER TO AS.02
EX 1.6	ENVELOPE - ACCENT OPTION REFER TO AS.02
EX 1.7	ENVELOPE - CORE REFER TO AS.02
EX 1.8	ENVELOPE - SUPPORT REFER TO AS.02
EX 1.9	ENVELOPE - SUPPORT REFER TO AS.02
EX 1.9A	BEACON - BEAM REVEAL REFER TO AS.02
EX 1.9B	BEACON - BEAM BAND REFER TO AS.02
EX 1.9C	ENVELOPE - BEAM CROWN REFER TO AS.02
EX 1.10	ENVELOPE - CANOPY REFER TO AS.02

GENERAL NOTES THIS SHEET:

1. REFER TO HOME 2 SUITES BY HILTON STANDARDS MANUAL, GUIDE FOR ADDITIONAL INFORMATION REGARDING EXTERIOR MATERIALS, CONSTRUCTION REQUIREMENTS AND SIGNAGE REQUIREMENTS.
2. GROUT COLOR TO MATCH EXTERIOR TILE OR MASONRY.
3. BUILDING HEIGHT DIMENSIONS ARE BASED ON WOOD FRAME CONSTRUCTION. THESE DIMENSIONS WILL VARY BASED ON FINAL BUILDING CONSTRUCTION. INTERIOR CEILING HEIGHTS ARE CRITICAL TO MAINTAIN AS MINIMUMS.

KEY PLAN:



1A A6.01 BUILDING SECTION
SCALE: 1/8" = 1'-0"



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	07/05/2019	ARB Re-submission to Village

SHEET INFORMATION

BUILDING SECTIONS

PAI # 19112.00

A6.01

OSQ Series

OSQ™ LED Area/Flood Luminaire – Medium

Product Description

The OSQ™ Area/Flood luminaire blends extreme optical control, advanced thermal management and modern, clean aesthetics. Built to last, the housing is rugged cast aluminum with an integral, weathertight LED driver compartment. Versatile mounting configurations offer simple installation. Its slim, low-profile design minimizes wind load requirements and blends seamlessly into the site providing even, quality illumination. The 'B' Input power designator is a suitable upgrade for HID applications up to 250 Watt, and the 'K' Input power designator is a suitable upgrade for HID applications up to 400 Watt.

Applications: Parking lots, walkways, campuses, car dealerships, office complexes, and internal roadways

Performance Summary

NanoOptic® Precision Delivery Grid™ optic

Assembled in the U.S.A. of U.S. and imported parts

Initial Delivered Lumens: Up to 17,291

Efficacy: Up to 136 LPW

CRI: Minimum 70 CRI

CCT: 3000K (+/- 300K), 4000K (+/- 300K), 5700K (+/- 500K)

Limited Warranty*: 10 years on luminaire/10 years on Colorfast DeltaGuard® finish

* See <http://lighting.cree.com/warranty> for warranty terms

Accessories

Field-Installed	
Backlight Shield OSQ-BLSMF - Front facing optics OSQ-BLSMR - Rotated optics	Hand-Held Remote XA-SENSREM - For successful implementation of the programmable multi-level option, a minimum of one hand-held remote is required Bird Spikes OSQ-MED-BRDSPK

Ordering Information

Fully assembled luminaire is composed of two components that must be ordered separately:

Example: **Mount:** OSQ-AAASV + **Luminaire:** OSQ-A-NM-2ME-B-40K-UL-SV

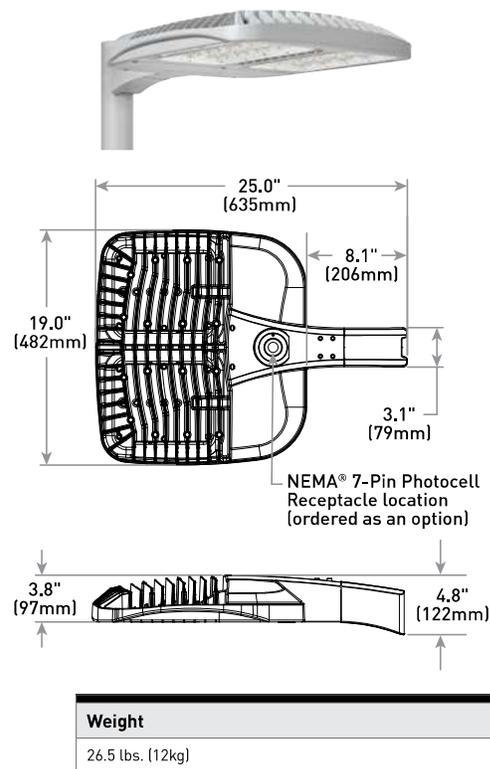
Mount (Luminaire must be ordered separately)*	
OSQ-	
OSQ-AA Adjustable Arm OSQ-DA Direct Arm	Color Options: SV Silver BK Black BZ Bronze WH White

* Reference EPA and pole configuration suitability data beginning on page 7

Luminaire (Mount must be ordered separately)								
OSQ	A	NM						
Product	Version	Mounting	Optic	Input Power Designator	CCT	Voltage	Color Options	Options
OSQ	A	NM No Mount	Asymmetric 2ME* Type II Medium 4ME* Type IV Medium 3ME* Type III Medium Symmetric 5ME Type V Medium 25D 25° Flood 40D 40° Flood 55H Type V Short 60D 60° Flood WSN Wide Sign 15D 15° Flood	B 86W K 130W Z 53W	30K 3000K 40K 4000K 57K 5700K	UL Universal 120-277V UH Universal 347-480V - Available with B & K Input Power Designators only	BK Black BZ Bronze SV Silver WH White	F Fuse - When code dictates fusing, use time delay fuse - Available for U.S. applications only PML Programmable Multi-Level, up to 40' Mounting Height - Refer to PML spec sheet for details - Intended for downlight applications at 0° tilt PML2 Programmable Multi-Level, 10-30' Mounting Height - Refer to PML spec sheet for details - Intended for downlight applications at 0° tilt Q9/Q6/Q5/Q4/Q3/Q2/Q1 Field Adjustable Output - Must select Q9, Q6, Q5, Q4, Q3, Q2, or Q1 - Offers full range adjustability - Refer to pages 9-10 for power and lumen values - Available with B & K Input Power Designators only - Not available with PML or PML2 options
								R NEMA® 7-Pin Photocell Receptacle - 7-pin receptacle per ANSI C136.41 - Intended for downlight applications with maximum 45° tilt - Factory connected 0-10V dim leads - 18" [457mm] seven-conductor cord exits luminaire - Photocell and shorting cap by others RL Rotate Left - LED and optic are rotated to the left - Refer to RR/RL configuration diagram on page 10 for optic directionality RR Rotate Right - LED and optic are rotated to the right - Refer to RR/RL configuration diagram on page 10 for optic directionality

* Available with Backlight Shield when ordered with field-installed accessory (see table above)

DA Mount



Rev. Date: V18 01/17/2019



OSQ™ LED Area/Flood Luminaire – Medium

Product Specifications

CONSTRUCTION & MATERIALS

- Slim, low profile design minimizes wind load requirements
- Luminaire housing is rugged die cast aluminum with an integral, weathertight LED driver compartment and high-performance heat sink
- Convenient interlocking mounting method on direct arm mount. Mounting adaptor is rugged die cast aluminum and mounts to 3-6" (76-152mm) square or round pole, secured by two 5/16-18 UNC bolts spaced on 2" (51mm) centers
- Mounting for the adjustable arm mount adaptor is rugged die cast aluminum and mounts to 2" (51mm) IP, 2.375" (60mm) O.D. tenon
- Adjustable arm mount can be adjusted 180° in 2.5° increments
- Includes 18" (340mm) 18/5 or 16/5 cord exiting the luminaire. When ordered with R option, 18" (340mm) 18/7 or 16/7 cord is provided
- Designed for uplight and downlight applications
- Exclusive Colorfast DeltaGuard® finish features an E-Coat epoxy primer with an ultra-durable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. Silver, bronze, black, and white are available
- **Weight:** 26.5 lbs. (12kg)

ELECTRICAL SYSTEM

- **Input Voltage:** 120-277V or 347-480V, 50/60Hz, Class 1 drivers
- **Power Factor:** > 0.9 at full load
- **Total Harmonic Distortion:** < 20% at full load
- Integral 10kV surge suppression protection standard
- When code dictates fusing, a slow blow fuse or type C/D breaker should be used to address inrush current
- Designed with 0-10V dimming capabilities. Controls by others
- Refer to Dimming spec sheet for details
- **10V Source Current:** 0.15mA

REGULATORY & VOLUNTARY QUALIFICATIONS

- cULus Listed
- Suitable for wet locations
- Enclosure rated IP66 per IEC 60529 when ordered without R option
- Consult factory for CE Certified products
- Certified to ANSI C136.31-2001, 3G bridge and overpass vibration standards
- 10kV surge suppression protection tested in accordance with IEEE/ANSI C62.41.2
- Meets FCC Part 15, Subpart B, Class A standards for conducted and radiated emissions
- Luminaire and finish endurance tested to withstand 5,000 hours of elevated ambient salt fog conditions as defined in ASTM Standard B 117
- Meets Buy American requirements within ARRA
- DLC and DLC Premium qualified versions available. Some exceptions apply. Please refer to <https://www.designlights.org/search/> for most current information
- RoHS compliant. Consult factory for additional details
- Dark Sky Friendly, IDA Approved when ordered with 30K CCT. Please refer to <http://darksky.org/fsa/fsa-products/> for most current information
- **CA RESIDENTS WARNING:** Cancer and Reproductive Harm – www.p65warnings.ca.gov

Electrical Data*							
Input Power Designator	System Watts 120-480V	Total Current (A)					
		120V	208V	240V	277V	347V	480V
B	86	0.73	0.43	0.37	0.32	0.25	0.19
K	130	1.09	0.65	0.56	0.49	0.38	0.28
Z	53**	0.46	0.26	0.22	0.19	N/A	N/A

* Electrical data at 25°C (77°F). Actual wattage may differ by +/- 10% when operating between 120-480V +/-10%

** Available with UL voltage only

OSQ Series Ambient Adjusted Lumen Maintenance ¹						
Ambient	Optic	Initial LMF	25K hr Projected ² LMF	50K hr Projected ² LMF	75K hr Projected ² / Calculated ³ LMF	100K hr Projected ² / Calculated ³ LMF
5°C (41°F)	Asymmetric	1.04	1.02	1.01	1.00 ³	0.99 ³
	Symmetric	1.05	1.04	1.03	1.03 ²	1.02 ²
10°C (50°F)	Asymmetric	1.03	1.01	1.00	0.99 ³	0.98 ³
	Symmetric	1.04	1.03	1.02	1.01 ²	1.00 ²
15°C (59°F)	Asymmetric	1.02	1.00	0.99	0.98 ³	0.97 ³
	Symmetric	1.02	1.02	1.01	1.00 ²	0.99 ²
20°C (68°F)	Asymmetric	1.01	0.99	0.98	0.97 ³	0.96 ³
	Symmetric	1.01	1.01	1.00	0.99 ²	0.98 ²
25°C (77°F)	Asymmetric	1.00	0.98	0.97	0.96 ³	0.95 ³
	Symmetric	1.00	0.99	0.98	0.98 ²	0.97 ²

¹ Lumen maintenance values at 25°C (77°F) are calculated per TM-21 based on LM-80 data and in-situ luminaire testing. Luminaire ambient temperature factors (LATF) have been applied to all lumen maintenance factors. Please refer to the [Temperature Zone Reference Document](#) for outdoor average nighttime ambient conditions.

² In accordance with IESNA TM-21-11, Projected Values represent interpolated value based on time durations that are within six times (6X) the IESNA LM-80-08 total test duration [in hours] for the device under testing (IDUT) i.e. the packaged LED chip

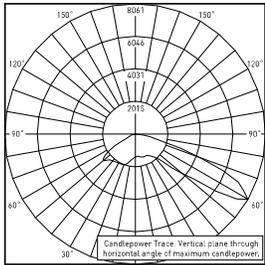
³ In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times (6X) the IESNA LM-80-08 total test duration [in hours] for the device under testing (IDUT) i.e. the packaged LED chip

OSQ™ LED Area/Flood Luminaire – Medium

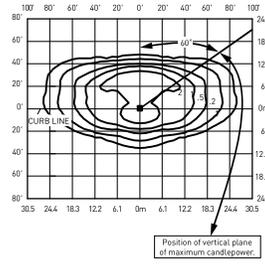
Photometry

All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP accredited laboratory. To obtain an IES file specific to your project consult: <http://lighting.cree.com/products/outdoor/area/osq-series>

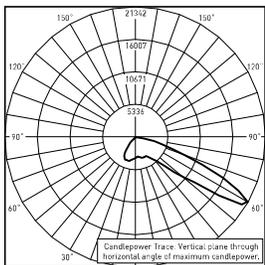
2ME



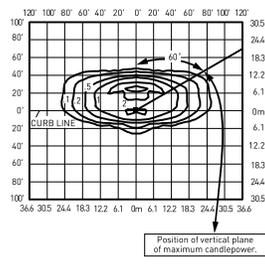
RESTL Test Report #: PL08877-001
OSQ-A**-2ME-B-30K-UL
Initial Delivered Lumens: 10,381



OSQ-A**-2ME-B-40K-UL
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 11,424
Initial FC at grade



CESTL Test Report #: PL07700-001A
OSQ-A**-2ME-U-57K-UL w/OSQ-BLSLF
Initial Delivered Lumens: 22,822



OSQ-A**-2ME-B-40K-UL w/OSQ-BLSMF
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 8,779
Initial FC at grade

Type II Medium Distribution

Input Power Designator	3000K		4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
B	10,738	B2 U0 G2	11,424	B2 U0 G2	11,648	B2 U0 G2
K	16,022	B3 U0 G3	16,959	B3 U0 G3	17,291	B3 U0 G3
Z	6,481	B2 U0 G1	6,896	B2 U0 G1	7,031	B2 U0 G1

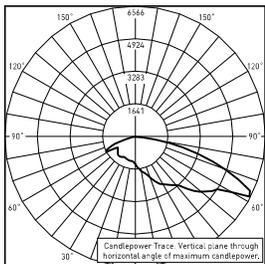
* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: <https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf>. Valid with no tilt

Type II Medium w/BLS Distribution

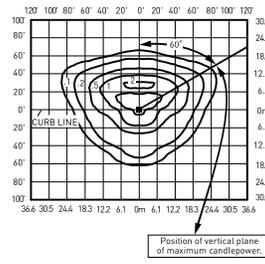
Input Power Designator	3000K		4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM 15 11	Initial Delivered Lumens*	BUG Ratings** Per TM 15 11	Initial Delivered Lumens*	BUG Ratings** Per TM 15 11
B	8,251	B2 U0 G2	8,779	B2 U0 G2	8,950	B2 U0 G2
K	12,312	B2 U0 G2	13,032	B2 U0 G2	13,286	B2 U0 G2
Z	4,980	B1 U0 G1	5,299	B1 U0 G1	5,402	B1 U0 G1

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: <https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf>. Valid with no tilt

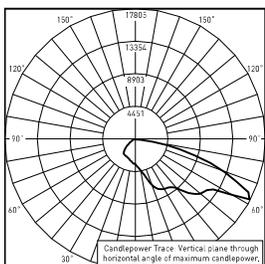
3ME



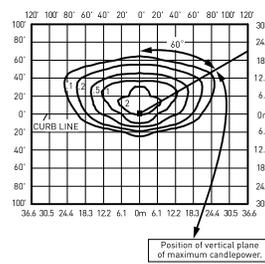
RESTL Test Report #: PL08876-001A
OSQ-A**-3ME-B-30K-UL
Initial Delivered Lumens: 10,421



OSQ-A**-3ME-B-40K-UL
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 11,424
Initial FC at grade



CESTL Test Report #: PL07699-001A
OSQ-A**-3ME-U-57K-UL w/OSQ-BLSLF
Initial Delivered Lumens: 23,601



OSQ-A**-3ME-B-40K-UL w/OSQ-BLSMF
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 9,019
Initial FC at grade

Type III Medium Distribution

Input Power Designator	3000K		4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM 15 11	Initial Delivered Lumens*	BUG Ratings** Per TM 15 11	Initial Delivered Lumens*	BUG Ratings** Per TM 15 11
B	10,738	B3 U0 G3	11,424	B3 U0 G3	11,648	B3 U0 G3
K	16,022	B3 U0 G3	16,959	B3 U0 G3	17,291	B3 U0 G3
Z	6,481	B2 U0 G2	6,896	B2 U0 G2	7,031	B2 U0 G2

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: <https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf>. Valid with no tilt

Type III Medium w/BLS Distribution

Input Power Designator	3000K		4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
B	8,477	B1 U0 G2	9,019	B1 U0 G2	9,196	B1 U0 G2
K	12,649	B2 U0 G2	13,389	B2 U0 G2	13,650	B2 U0 G2
Z	5,117	B1 U0 G1	5,444	B1 U0 G1	5,551	B1 U0 G1

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: <https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf>. Valid with no tilt

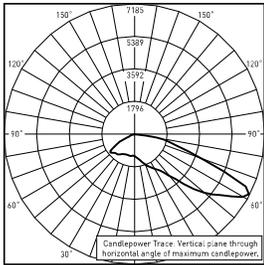


OSQ™ LED Area/Flood Luminaire – Medium

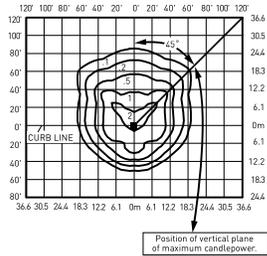
Photometry

All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP accredited laboratory. To obtain an IES file specific to your project consult: <http://lighting.cree.com/products/outdoor/area/osq-series>

4ME



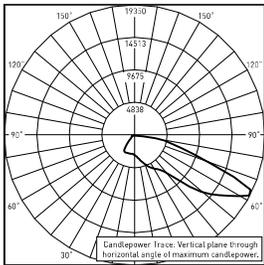
RESTL Test Report #: PL08878-001A
OSQ-A-4ME-B-40K-UL
Initial Delivered Lumens: 10,230



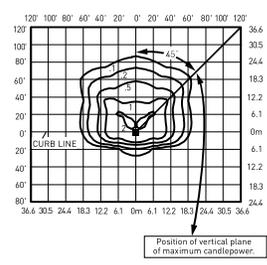
OSQ-A-4ME-B-40K-UL
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 11,424
Initial FC at grade

Type IV Medium Distribution						
Input Power Designator	3000K		4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
B	10,738	B2 U0 G2	11,424	B2 U0 G2	11,648	B2 U0 G2
K	16,022	B3 U0 G3	16,959	B3 U0 G3	17,291	B3 U0 G3
Z	6,481	B2 U0 G2	6,896	B2 U0 G2	7,031	B2 U0 G2

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: <https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf>. Valid with no tilt



CESTL Test Report #: PL07692-001A
OSQ-A-4ME-U-57K-UL w/OSQ-BLSLF
Initial Delivered Lumens: 22,793

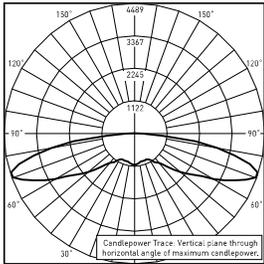


OSQ-A-4ME-U-57K-UL w/OSQ-BLSLF
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 8,779
Initial FC at grade

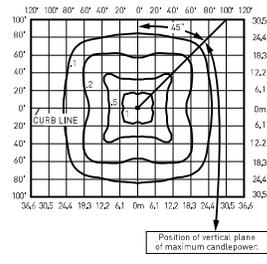
Type IV Medium w/BLS Distribution						
Input Power Designator	3000K		4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM 15 11	Initial Delivered Lumens*	BUG Ratings** Per TM 15 11	Initial Delivered Lumens*	BUG Ratings** Per TM 15 11
B	8,251	B1 U0 G2	8,779	B1 U0 G2	8,950	B1 U0 G2
K	12,312	B2 U0 G2	13,032	B2 U0 G2	13,286	B2 U0 G2
Z	4,980	B1 U0 G1	5,299	B1 U0 G1	5,402	B1 U0 G1

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: <https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf>. Valid with no tilt

5ME



RESTL Test Report #: PL08534-001B
OSQ-A-5ME-B-40K-UL
Initial Delivered Lumens: 10,519

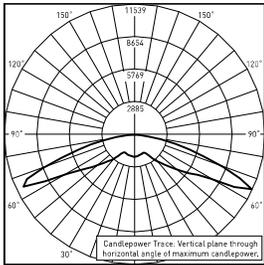


OSQ-A-5ME-B-40K-UL
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 10,867
Initial FC at grade

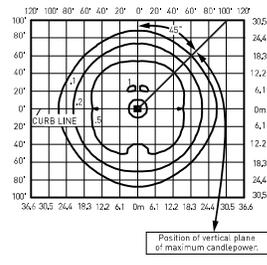
Type V Medium Distribution						
Input Power Designator	3000K		4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
B	10,232	B4 U0 G3	10,867	B4 U0 G3	11,056	B4 U0 G3
K	15,063	B4 U0 G4	15,999	B4 U0 G4	16,277	B4 U0 G4
Z	5,257	B3 U0 G3	6,086	B3 U0 G3	6,192	B3 U0 G3

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: <https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf>. Valid with no tilt

5SH



CESTL Test Report #: PL10754-001A
OSQ-A-5SH-U-40K-UL
Initial Delivered Lumens: 25,679



OSQ-A-5SH-U-40K-UL
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 11,478
Initial FC at grade

Type V Short Distribution						
Input Power Designator	3000K		4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM 15 11	Initial Delivered Lumens*	BUG Ratings** Per TM 15 11	Initial Delivered Lumens*	BUG Ratings** Per TM 15 11
B	10,806	B4 U0 G2	11,478	B4 U0 G2	11,678	B4 U0 G2
K	15,909	B4 U0 G3	16,897	B4 U0 G3	17,191	B4 U0 G3
Z	5,552	B3 U0 G1	6,428	B3 U0 G2	6,539	B3 U0 G2

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: <https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf>. Valid with no tilt

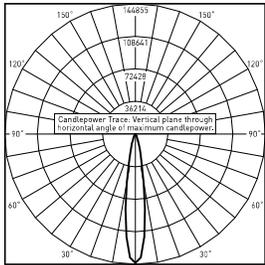


OSQ™ LED Area/Flood Luminaire – Medium

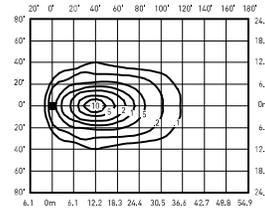
Photometry

All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP accredited laboratory. To obtain an IES file specific to your project consult: <http://lighting.cree.com/products/outdoor/area/osq-series>

15D



CESTL Test Report #: PL07689-001A
OSQ-A**-15D-U-30K-UL
Initial Delivered Lumens: 23,254



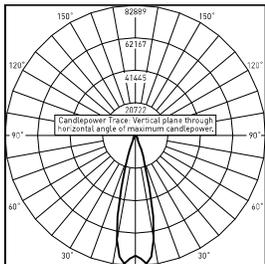
OSQ-A**-15D-B-40K-UL
Mounting Height: 25' (7.6m) A.F.G., 60° Tilt
Initial Delivered Lumens: 11,478
Initial FC at grade

15° Flood Distribution

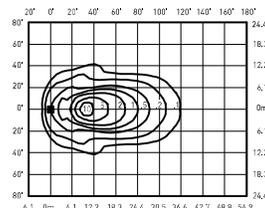
Input Power Designator	3000K	4000K	5700K
	Initial Delivered Lumens*		
B	10,806	11,478	11,678
K	15,909	16,897	17,191
Z	5,552	6,428	6,539

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

25D



CESTL Test Report #: PL07687-001A
OSQ-A**-25D-U-30K-UL
Initial Delivered Lumens: 23,265



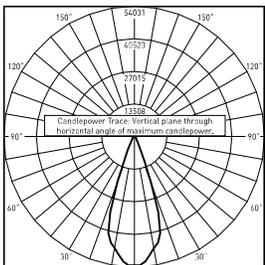
OSQ-A**-25D-B-40K-UL
Mounting Height: 25' (7.6m) A.F.G., 60° Tilt
Initial Delivered Lumens: 11,478
Initial FC at grade

25° Flood Distribution

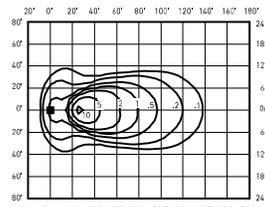
Input Power Designator	3000K	4000K	5700K
	Initial Delivered Lumens*		
B	10,806	11,478	11,678
K	15,909	16,897	17,191
Z	5,552	6,428	6,539

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

40D



CESTL Test Report #: PL07697-001A
OSQ-A**-40D-U-30K-UL
Initial Delivered Lumens: 22,943



OSQ-A**-40D-B-40K-UL
Mounting Height: 25' (7.6m) A.F.G., 60° Tilt
Initial Delivered Lumens: 11,478
Initial FC at grade

40° Flood Distribution

Input Power Designator	3000K	4000K	5700K
	Initial Delivered Lumens*		
B	10,806	11,478	11,678
K	15,909	16,897	17,191
Z	5,552	6,428	6,539

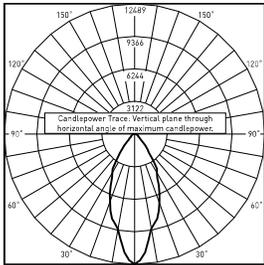
* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

OSQ™ LED Area/Flood Luminaire – Medium

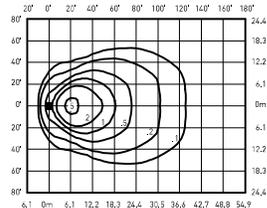
Photometry

All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP accredited laboratory. To obtain an IES file specific to your project consult: <http://lighting.cree.com/products/outdoor/area/osq-series>

60D



CESTL Test Report #: PL08100-001B
OSQ-A-**-60D-B-30K-UL
Initial Delivered Lumens: 10,079

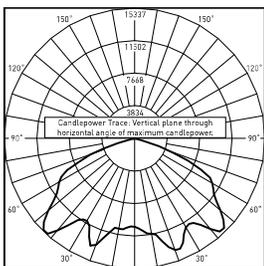


OSQ-A-**-60D-B-40K-UL
Mounting Height: 25' (7.6m) A.F.G., 60° Tilt
Initial Delivered Lumens: 11,478
Initial FC at grade

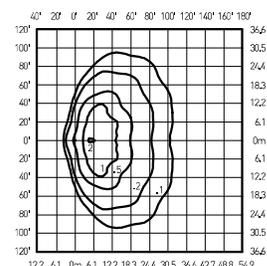
60° Flood Distribution			
Input Power Designator	3000K	4000K	5700K
		Initial Delivered Lumens*	Initial Delivered Lumens*
B	10,806	11,478	11,678
K	15,909	16,897	17,191
Z	5,552	6,428	6,539

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

WSN



CESTL Test Report #: PL07695-001A
OSQ-A-**-WSN-U-30K-UL
Initial Delivered Lumens: 23,116



OSQ-A-**-WSN-B-40K-UL
Mounting Height: 25' (7.6m) A.F.G., 60° Tilt
Initial Delivered Lumens: 11,478
Initial FC at grade

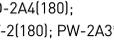
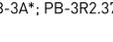
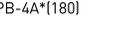
Wide Sign Distribution			
Input Power Designator	3000K	4000K	5700K
		Initial Delivered Lumens*	Initial Delivered Lumens*
B	10,806	11,478	11,678
K	15,909	16,897	17,191
Z	5,552	6,428	6,539

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

OSQ™ LED Area/Flood Luminaire – Medium

Luminaire EPA

Fixed Arm Mount – OSQ-DA Weight: 26.5 lbs. (12kg)					
Single	2 @ 180°	2 @ 90°	3 @ 90°	3 @ 120°	4 @ 90°
					
0.74	1.48	1.19	1.93	1.63	2.38

Adjustable Arm Mount – OSQ-AA Weight: 26.5 lbs. (12kg)							
Single	2 @ 180°	2 @ 90°	3 @ 90°	3 @ 120°	3 @ 180°	4 @ 180°	4 @ 90°
Tenon Configuration (0°–80° Tilt); If used with Cree tenons, please add tenon EPA with Luminaire EPA							
							
PB-1A*; PT-1; PW-1A3**	PB-2A*; PB-2R2.375; PD-2A4(180); PT-2(180); PW-2A3**	PB-2A*; PD-2A4(90); PT-2(90)	PB-3A*; PD-3A4(90); PT-3(90)	PB-3A*; PT-3(120)	PB-3A*; PB-3R2.375	PB-4A*(180)	PB-4A*(90); PB-4R2.375; PD-4A4(90); PT-4(90)
0° Tilt							
0.74	1.48	1.19	1.93	1.63	3.33	4.66	2.38
10° Tilt							
0.75	1.48	1.49	2.23	2.15	4.22	5.84	2.98
20° Tilt							
1.12	1.48	1.86	2.60	2.85	5.31	7.32	3.72
30° Tilt							
1.46	1.48	2.20	2.94	3.56	6.34	8.68	4.40
45° Tilt							
1.96	1.96	2.69	3.43	4.54	7.83	10.68	5.38
60° Tilt							
2.33	2.33	3.07	3.81	5.11	8.94	12.16	6.14
70° Tilt							
2.49	2.49	3.23	3.97	5.11	9.43	12.80	6.46
80° Tilt							
2.58	2.58	3.32	4.06	5.11	9.71	13.16	6.64
Tenon Configuration (90° Tilt); If used with Cree tenons, please add tenon EPA with Luminaire EPA							
							
PB-1A*; PT-1; PW-1A3**	PB-2A*; PB-2R2.375; PD-2A4(180); PT-2(180); PW-2A3**	PB-2A*	PB-3A*	PB-3A*; PT-3(120)	PB-3A*; PB-3R2.375	PB-4A*(180)	PB-4A*(90); PB-4R2.375
90° Tilt							
2.61	2.61	4.44	6.05	5.11	9.79	13.28	10.39

* Specify pole size: 3 [3"], 4 [4"], 5 [5"], or 6 [6"] for single, double or triple luminaire orientation or 4 [4"], 5 [5"], or 6 [6"] for quad luminaire orientation
 ** These EPA values must be multiplied by the following ratio: Fixture Mounting Height/Total Pole Height. Specify pole size: 3 [3"], 4 [4"], 5 [5"], or 6 [6"]



OSQ™ LED Area/Flood Luminaire – Medium

Tenon EPA

Part Number	EPA
PB-1A*	None
PB-2A*	0.82
PB-3A*	1.52
PB-4A*(180)	2.22
PB-4A*(90)	1.11
PB-2R2.375	0.92
PB-3R2.375	1.62
PB-4R2.375	2.32
PD Series Tenons	0.09
PT Series Tenons	0.10
PW-1A3**	0.47
PW-2A3**	0.94
WM-2	0.08
WM-4	0.25
WM-DM	None

* Specify pole size: 3 {3"}, 4 {4"}, 5 {5"}, or 6 {6"} for single, double or triple luminaire orientation or 4 {4"}, 5 {5"}, or 6 {6"} for quad luminaire orientation
 ** These EPA values must be multiplied by the following ratio: Fixture Mounting Height/Total Pole Height. Specify pole size: 3 {3"}, 4 {4"}, 5 {5"}, or 6 {6"}.

Tenons and Brackets* (must specify color)	
Square Internal Mount Vertical Tenons (Steel) - Mounts to 3-6" (76-152mm) square aluminum or steel poles PB-1A* – Single PB-2A* – 180° Twin PB-3A* – 180° Triple PB-4A*(90) – 90° Quad PB-4A*(180) – 180° Quad	Round External Mount Vertical Tenons (Steel) - Mounts to 2.375" (60mm) O.D. round aluminum or steel poles or tenons PB-2R2.375 – Twin PB-3R2.375 – Triple PB-4R2.375 – Quad
Square Internal Mount Horizontal Tenons (Aluminum) - Mounts to 4" (102mm) square aluminum or steel poles PD-2A4(90) – 90° Twin PD-2A4(180) – 180° Twin PD-3A4(90) – 90° Triple PD-4A4(90) – 90° Quad	Round External Mount Horizontal Tenons (Aluminum) - Mounts to 2.375" (60mm) O.D. round aluminum or steel poles or tenons - Mounts to square pole with PB-1A* tenon PT-1 – Single (Vertical) PT-2(90) – 90° Twin PT-2(180) – 180° Twin PT-3(90) – 90° Triple PT-3(120) – 120° Triple PT-4(90) – 90° Quad
Wall Mount Brackets - Mounts to wall or roof WM-2 – Horizontal for OSQ-AA mount WM-4 – L-Shape for OSQ-AA mount WM-DM – Plate for OSQ-DA mount	Mid-Pole Bracket - Mounts to square pole PW-1A3** – Single PW-2A3** – Double
	Ground Mount Post - For ground-mounted flood luminaires PGM-1 - for OSQ-AA mount

* Refer to the [Bracket and Tenons spec sheet](#) for more details

Direct Mount Configurations

Compatibility with OSQ-DA Direct Mount Bracket					
Input Power Designator	2 @ 90°	2 @ 180°	3 @ 90°	3 @ 120°	4 @ 90°
3" Square					
B, K & Z	N/A	✓	N/A	N/A	N/A
3" Round					
B, K & Z	N/A	✓	N/A	N/A	N/A
4" Square					
B, K & Z	✓	✓	✓	N/A	✓
4" Round					
B, K & Z	✓	✓	✓	✓	✓
5" Square					
B, K & Z	✓	✓	✓	N/A	✓
5" Round					
B, K & Z	✓	✓	✓	✓	✓
6" Square					
B, K & Z	✓	✓	✓	N/A	✓
6" Round					
B, K & Z	✓	✓	✓	✓	✓

OSQ™ LED Area/Flood Luminaire – Medium

Field Adjustable Output (Q9/Q6/Q5/Q4/Q3/Q2/Q1) Option Description:

The Field Adjustable Output option enables the OSQ area luminaires to be tuned to the exact needs of a particular application through multiple levels of adjustment. When ordered with the Q option, the luminaire will be shipped from the factory at the selected Q setting and will be fully adjustable between the nine settings.

Q Option Power & Lumen Data – Designator B

Q Option Setting	CCT	System Watts 120-480V	Lumen Values						Optics Qualified on DLC QPL	
			Asymmetric	5ME	5SH & Floods	2ME w/ BLS	3ME w/ BLS	4ME w/ BLS	Standard	Premium
Q9 [Full Power]	30K	86	10,738	10,232	10,806	8,251	8,477	8,251	5ME	2ME, 3ME, 4ME, 5SH, 15D, 25D, 40D, 60D, WSN
	40K		11,424	10,867	11,478	8,779	9,019	8,779	N/A	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN
	57K		11,648	11,056	11,678	8,950	9,196	8,950		
Q6	30K	77	9,449	9,004	9,509	7,261	7,460	7,261	5ME	2ME, 3ME, 4ME, 5SH, 15D, 25D, 40D, 60D, WSN
	40K		10,053	9,563	10,101	7,726	7,937	7,726	N/A	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN
	57K		10,250	9,729	10,277	7,876	8,092	7,876		
Q5	30K	72	8,913	8,492	8,969	6,848	7,036	6,848	5ME	2ME, 3ME, 4ME, 5SH, 15D, 25D, 40D, 60D, WSN
	40K		9,482	9,020	9,527	7,287	7,486	7,287	N/A	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN
	57K		9,668	9,176	9,693	7,429	7,633	7,429		
Q4	30K	62	7,731	7,367	7,780	5,941	6,103	5,941	5ME	2ME, 3ME, 4ME, 5SH, 15D, 25D, 40D, 60D, WSN
	40K		8,225	7,824	8,264	6,321	6,494	6,321	N/A	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN
	57K		8,387	7,960	8,408	6,444	6,621	6,444		
Q3	30K	53	6,550	6,241	6,592	5,033	5,171	5,033	5ME	2ME, 3ME, 4ME, 5SH, 15D, 25D, 40D, 60D, WSN
	40K		6,969	6,629	7,002	5,355	5,502	5,355	N/A	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN
	57K		7,105	6,744	7,124	5,460	5,610	5,460		
Q2	30K	45	5,476	5,218	5,511	4,208	4,323	4,208	5ME	2ME, 3ME, 4ME, 5SH, 15D, 25D, 40D, 60D, WSN
	40K		5,826	5,542	5,854	4,477	4,600	4,477	N/A	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN
	57K		5,940	5,639	5,956	4,565	4,690	4,565		
Q1	30K	34	4,188	3,990	4,214	3,218	3,306	3,218	5ME	2ME, 3ME, 4ME, 5SH, 15D, 25D, 40D, 60D, WSN
	40K		4,455	4,238	4,476	3,424	3,517	3,424	N/A	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN
	57K		4,543	4,312	4,554	3,491	3,586	3,491		

OSQ™ LED Area/Flood Luminaire – Medium

Field Adjustable Output (Q9/Q6/Q5/Q4/Q3/Q2/Q1) Option Description:

The Field Adjustable Output option enables the OSQ area luminaires to be tuned to the exact needs of a particular application through multiple levels of adjustment. When ordered with the Q option, the luminaire will be shipped from the factory at the selected Q setting and will be fully adjustable between the nine settings.

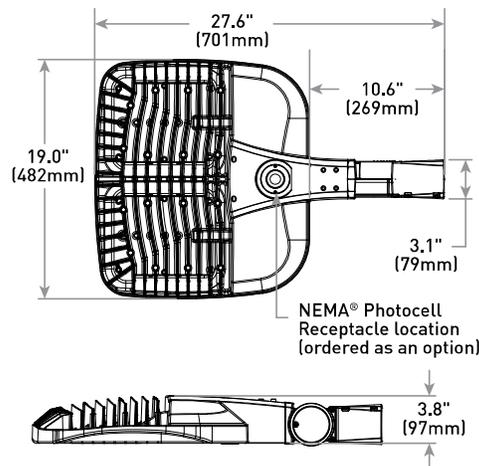
Q Option Power & Lumen Data – Designator K

Q Option Setting	CCT	System Watts	Lumen Values						Optics Qualified on DLC QPL	
			120-480V	Asymmetric	5ME	5SH & Floods	2ME w/BLS	3ME w/BLS	4ME w/BLS	Standard
Q9 [Full Power]	30K	130	16,022	15,063	15,909	12,312	12,649	12,312	5ME	2ME, 3ME, 4ME, 5SH, 15D, 25D, 40D, 60D, WSN
	40K		16,959	15,999	16,897	13,032	13,389	13,032	N/A	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN
	57K		17,291	16,277	17,191	13,286	13,650	13,286		
Q6	30K	117	14,099	13,255	14,000	10,835	11,131	10,835	5ME	2ME, 3ME, 4ME, 5SH, 15D, 25D, 40D, 60D, WSN
	40K		14,924	14,079	14,869	11,468	11,782	11,468	N/A	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN
	57K		15,216	14,324	15,128	11,692	12,012	11,692		
Q5	30K	110	13,298	12,502	13,204	10,219	10,499	10,219	5ME	2ME, 3ME, 4ME, 5SH, 15D, 25D, 40D, 60D, WSN
	40K		14,076	13,279	14,025	10,817	11,113	10,817	N/A	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN
	57K		14,352	13,510	14,269	11,027	11,330	11,027		
Q4	30K	93	11,536	10,845	11,454	8,865	9,107	8,865	5ME	2ME, 3ME, 4ME, 5SH, 15D, 25D, 40D, 60D, WSN
	40K		12,210	11,519	12,166	9,383	9,640	9,383	N/A	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN
	57K		12,450	11,719	12,378	9,566	9,828	9,566		
Q3	30K	80	9,773	9,188	9,704	7,510	7,716	7,510	5ME	2ME, 3ME, 4ME, 5SH, 15D, 25D, 40D, 60D, WSN
	40K		10,345	9,759	10,307	7,950	8,167	7,950	N/A	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN
	57K		10,548	9,929	10,487	8,104	8,327	8,104		
Q2	30K	67	8,171	7,682	8,114	6,279	6,451	6,279	5ME	2ME, 3ME, 4ME, 5SH, 15D, 25D, 40D, 60D, WSN
	40K		8,649	8,159	8,617	6,646	6,828	6,646	N/A	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN
	57K		8,818	8,301	8,767	6,776	6,962	6,776		
Q1	30K	51	6,249	5,875	6,205	4,802	4,933	4,802	5ME	2ME, 3ME, 4ME, 5SH, 15D, 25D, 40D, 60D, WSN
	40K		6,614	6,240	6,590	5,082	5,222	5,082	N/A	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN
	57K		6,743	6,348	6,704	5,182	5,324	5,182		

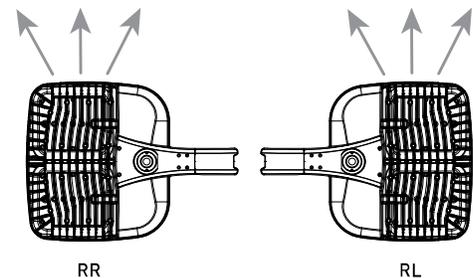
AA Mount



Weight
26.5 lbs. (12kg)



RR/RL Configuration



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XSP Series

XSPW™ LED Wall Mount Luminaire featuring Cree TrueWhite® Technology

Product Description

The XSPW™ LED wall mount luminaire has a slim, low profile design intended for outdoor wall mounted applications. The rugged lightweight aluminum housing and mounting box are designed for installation over standard single gang J-Boxes and mud ring single gang J-Boxes. The luminaire allows for through-wired or conduit entry from the top, bottom, sides and rear. The housing design is intended specifically for LED technology including a weathertight LED driver compartment and thermal management. Optic design features industry-leading NanoOptic® Precision Delivery Grid™ system in multiple distributions.

Applications: General area and security lighting

Performance Summary

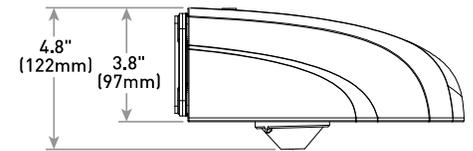
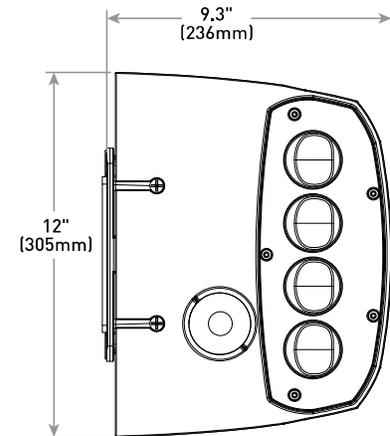
NanoOptic® Precision Delivery Grid™ optic
Assembled in the U.S.A. of U.S. and imported parts
CRI: Minimum 70 CRI (3000K, 4000K & 5700K); 90 CRI (5000K)
CCT: 3000K, 4000K, 5000K, 5700K
Limited Warranty[†]: 10 years on luminaire/10 years on Colorfast DeltaGuard® finish

[†] See <http://lighting.cree.com/warranty> for warranty terms

Accessories

Field-Installed	
Beauty Plate WM-PLT12** - 12" (305mm) Square WM-PLT14** - 14" (356mm) Square - Covers holes left by incumbent wall packs	Hand-Held Remote XA-SENSREM - For successful implementation of the programmable multi-level option, a minimum of one hand-held remote is required

** Must specify color



Multi-Level Sensor location (ordered as an option)

Lumen Package	Weight
2L, 4L, 6L	11.0 lbs. (5.0kg)
8L	11.8 lbs. (5.4kg)

Ordering Information

Example: XSPW-B-WM-2ME-2L-30K-UL-BK

XSPW	B	WM						
Product	Version	Mounting	Optic	Lumen Package*	CCT	Voltage	Color Options	Options
XSPW	B	WM Wall	2ME Type II Medium 3ME Type III Medium 4ME Type IV Medium	2L 2,490 lumens 4L 4,270 lumens 6L 6,100 lumens 8L 8,475 lumens	30K 3000K - 70 CRI 40K 4000K - 70 CRI 50K 5000K - 90 CRI 57K 5700K - 70 CRI	UL Universal 120-277V UH Universal 347-480V 34** 347V - For use with P option only	BK Black BZ Bronze SV Silver WH White	ML Multi-Level - Refer to ML spec sheet for details - Available with UL voltage only P Button Photocell - Not available with ML or PML option - Available with UL and 34 voltages only PML Programmable Multi-Level - Refer to PML spec sheet for details - Available with UL voltage only

* Lumen Package selection codes identify approximate light output only. Actual lumen output levels may vary depending on CCT and optic selection. Refer to Initial Delivered Lumen tables for specific lumen values
 ** Consult factory for availability

Rev. Date: VersionB V2 01/03/2019



XSPW™ LED Wall Mount Luminaire

Product Specifications

CREE TRUEWHITE® TECHNOLOGY

A revolutionary way to generate high-quality white light, Cree TrueWhite® Technology is a patented approach that delivers an exclusive combination of 90+ CRI, beautiful light characteristics and lifelong color consistency, all while maintaining high luminous efficacy – a true no compromise solution.

CONSTRUCTION & MATERIALS

- Slim, low profile design
- Luminaire housing specifically designed for LED applications with advanced LED thermal management and driver
- Luminaire mounting box designed for installation over standard single gang J-Boxes and mud ring single gang J-Boxes
- Luminaire can also be direct mounted to a wall and surface wired
- Secures to wall with four 3/16" (5mm) screws (by others)
- Conduit entry from top, bottom, sides, and rear
- Exclusive Colorfast DeltaGuard® finish features an E-coat epoxy primer with an ultra-durable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. Silver, black, white and bronze are available
- **Weight:** 2L, 4L, 6L - 11.0 lbs. (5.0kg); 8L - 11.8 lbs. (5.4kg)

ELECTRICAL SYSTEM

- **Input Voltage:** 120-277V or 347-480V, 50/60Hz
- **Power Factor:** > 0.9 at full load
- **Total Harmonic Distortion:** < 20% at full load
- Integral 10kV surge suppression protection standard
- When code dictates fusing, a slow blow fuse or type C/D breaker should be used to address inrush current
- Designed with 0-10V dimming capabilities. Controls by others
- **10V Source Current:** 0.15 mA
- **Operating Temperature Range:** -40°C - +50°C [-40°F - +122°F]

REGULATORY & VOLUNTARY QUALIFICATIONS

- cULus Listed
- Suitable for wet locations
- Designed for downlight applications only
- Enclosure rated IP66 per IEC 60598
- 10kV surge suppression protection tested in accordance with IEEE/ANSI C62.41.2
- Meets FCC Part 15, Subpart B, Class A standards for conducted and radiated emissions
- Luminaire and finish endurance tested to withstand 5,000 hours of elevated ambient salt fog conditions as defined in ASTM Standard B 117
- Meets Buy American requirements within ARRA
- RoHS compliant. Consult factory for additional details
- Dark Sky Friendly, IDA Approved when ordered with 30K CCT
- DLC and DLC Premium qualified versions available. Please refer to <https://www.designlights.org/search/> for most current information
- **CA RESIDENTS WARNING:** Cancer and Reproductive Harm – www.p65warnings.ca.gov

Electrical Data*									
Lumen Package	CCT/CRI	System Watts	Efficacy	Total Current (A)					
				120V	208V	240V	277V	347V	480V
2L	30K/70 CRI	20	125	0.17	0.10	0.08	0.07	0.06	0.05
	40K/70 CRI	19	131	0.16	0.09	0.08	0.07	0.06	0.04
	50K/90 CRI	24	104	0.20	0.11	0.10	0.08	0.07	0.05
	57K/70 CRI	19	131	0.16	0.09	0.08	0.07	0.06	0.04
4L	30K/70 CRI	33	129	0.28	0.16	0.14	0.13	0.10	0.07
	40K/70 CRI	31	138	0.27	0.15	0.13	0.12	0.09	0.07
	50K/90 CRI	40	107	0.34	0.20	0.17	0.16	0.12	0.09
	57K/70 CRI	31	138	0.26	0.15	0.13	0.12	0.09	0.07
6L	30K/70 CRI	51	120	0.43	0.25	0.22	0.19	0.14	0.11
	40K/70 CRI	47	130	0.40	0.23	0.20	0.18	0.14	0.10
	50K/90 CRI	60	102	0.51	0.29	0.25	0.23	0.17	0.13
	57K/70 CRI	47	130	0.40	0.23	0.20	0.17	0.14	0.10
8L	30K/70 CRI	77	110	0.65	0.38	0.32	0.28	0.22	0.16
	40K/70 CRI	72	118	0.61	0.35	0.31	0.27	0.21	0.15
	50K/90 CRI	78	89	0.66	0.37	0.33	0.29	0.22	0.16
	57K/70 CRI	71	119	0.60	0.35	0.30	0.26	0.20	0.15

* Electrical data at 25°C (77°F). Actual wattage may differ by +/- 10% when operating between 120-277V or 347-480V +/- 10%

XSPW Series Ambient Adjusted Lumen Maintenance Factors ¹					
Ambient	Initial LMF	25K hr Projected ² LMF	50K hr Projected ² LMF	75K hr Calculated ³ LMF	100K hr Calculated ³ LMF
0°C (32°F)	1.05	1.00	0.98	0.96	0.94
5°C (41°F)	1.04	1.00	0.98	0.96	0.94
10°C (50°F)	1.03	0.99	0.97	0.95	0.93
15°C (59°F)	1.02	0.98	0.96	0.94	0.92
20°C (68°F)	1.01	0.97	0.95	0.93	0.91
25°C (77°F)	1.00	0.96	0.94	0.92	0.90
30°C (86°F)	0.99	0.95	0.93	0.91	0.89
35°C (95°F)	0.98	0.94	0.92	0.90	0.88
40°C (104°F)	0.97	0.93	0.91	0.89	0.87

¹ Lumen maintenance values at 25°C (77°F) are calculated per TM-21 based on LM-80 data and in-situ luminaire testing. Luminaire ambient temperature factors (LATF) have been applied to all lumen maintenance factors. Please refer to the [Temperature Zone Reference Document](#) for outdoor average nighttime ambient conditions

² In accordance with IESNA TM-21-11, Projected Values represent interpolated value based on time durations that are within six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing (DUT) i.e. the packaged LED chip

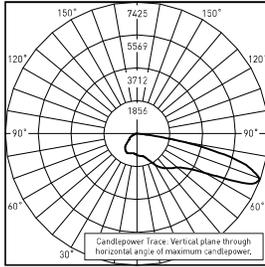
³ In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing (DUT) i.e. the packaged LED chip

XSPW™ LED Wall Mount Luminaire

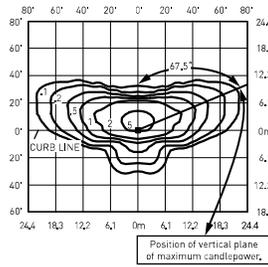
Photometry

All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP accredited laboratory. To obtain an IES file specific to your project consult: <http://lighting.cree.com/products/outdoor/wall-mount/xsp-series-wall>

2ME



CESTL Test Report #: PL12798-001A
XSPW-B**-2ME-8L-40K-UL
Initial Delivered Lumens: 8,622

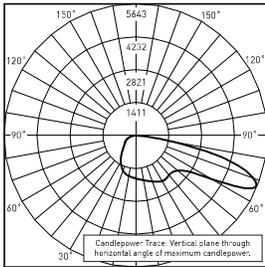


XSPW-B**-2ME-8L-40K-UL
Mounting Height: 15' (4.6) A.F.G.
Initial Delivered Lumens: 8,475
Initial FC at grade

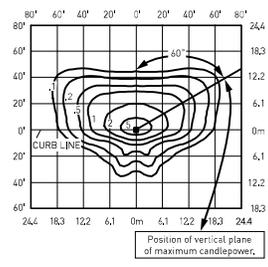
Type II Medium Distribution								
Lumen Package	3000K		4000K		5000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
2L	2,490	B1 U0 G1						
4L	4,270	B1 U0 G1						
6L	6,100	B1 U0 G2						
8L	8,475	B2 U0 G2	8,475	B2 U0 G2	6,925	B1 U0 G2	8,475	B2 U0 G2

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: <https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf>

3ME



CESTL Test Report #: PL12366-007A
XSPW-B**-3ME-8L-40K-UL
Initial Delivered Lumens: 8,543



XSPW-B**-3ME-8L-40K-UL
Mounting Height: 15' (4.6m) A.F.G.
Initial Delivered Lumens: 8,475
Initial FC at grade

Type III Medium Distribution								
Lumen Package	3000K		4000K		5000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
2L	2,490	B1 U0 G1						
4L	4,270	B1 U0 G1						
6L	6,100	B1 U0 G2						
8L	8,475	B2 U0 G2	8,475	B2 U0 G2	6,925	B1 U0 G2	8,475	B2 U0 G2

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: <https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf>

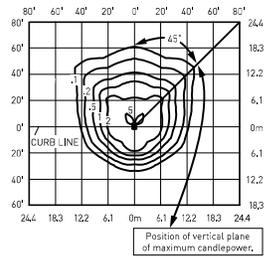
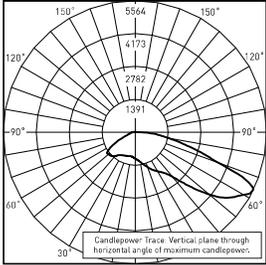


XSPW™ LED Wall Mount Luminaire

Photometry

All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP accredited laboratory. To obtain an IES file specific to your project consult: <http://lighting.cree.com/products/outdoor/wall-mount/xsp-series-wall>

4ME



CESTL Test Report #: PL12799-001A
 XSPW-B-**-4ME-8L-40K-UL
 Initial Delivered Lumens: 8,873

XSPW-B-**-4ME-8L-40K-UL
 Mounting Height: 15' (4.6m) A.F.G.
 Initial Delivered Lumens: 8,475
 Initial FC at grade

Type IV Medium Distribution								
Lumen Package	3000K		4000K		5000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
2L	2,490	B1 U0 G1						
4L	4,270	B1 U0 G1						
6L	6,100	B2 U0 G2						
8L	8,475	B2 U0 G2	8,475	B2 U0 G2	6,925	B2 U0 G2	8,475	B2 U0 G2

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
 ** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: <https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf>



**REQUEST FOR BOARD ACTION
 Architectural Review Board
 June 18, 2019**

Subject: New Extended Stay Hotel – Home2 Suites by Hilton –
 350 Knightsbridge Parkway

Action Requested:

3.1 **Public Hearing** regarding Wall Sign Variations to Increase the Sign Face Height from the Maximum Permitted 3' to 4'-3¼" (East Elevation); Increase the Sign Face Height from the Maximum Permitted 3' to 6'-10" and Increase the Sign Letter Height from the Maximum Permitted 2' to 3' (North Elevation); and Provide Internal Illumination through the Face of Individual Letter Sets (Both Elevations)

3.2 Workshop regarding Site Design, Building Elevations, Landscape Plans, Exterior Lighting, Parking, and Exterior Signage for a Proposed Hotel Building

Petitioner: Knight Bridge Pky, LLC

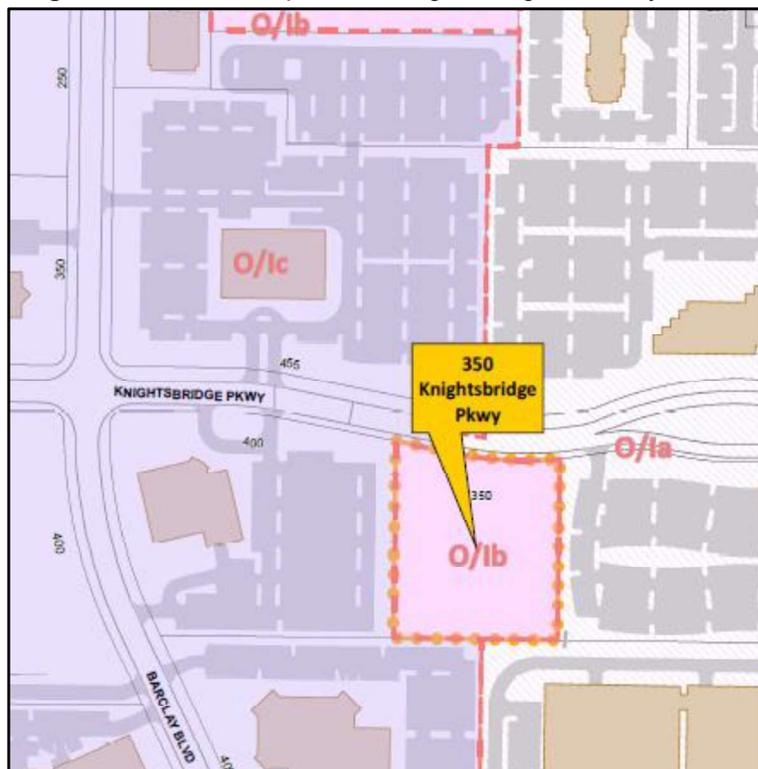
Originated By/Contact: Ben Gilbertson, Assistant Village Manager/CED Director

Advisory Board Review: Zoning Board & Architectural Review Board

Background:

- Vaibhav Sevale and Kamlesh Patel of Knight Bridge Pky, LLC (the "Petitioner"), owners of the 2.2-acre parcel at 350 Knightsbridge Parkway, seek design review for a development plan to construct a new hotel building. They also seek variations for both the north and east wall signs. The hotel will be part of the Home2 Suites by Hilton franchise.
- On September 24, 2018, the Petitioner requested Preliminary Evaluation of their request for a special use permit (SU) to construct the 113-room hotel. The property is zoned Office/Industrial, subdistrict b (O/lb), which permits hotels as Special Uses within the definition of "commercial service activity." The petitioner also requested variances for (1) building height, (2) front yard setback, (3) rear yard

Figure 1: Location Map of 350 Knightsbridge Parkway





landscape/parking setback, and (4) side yard landscape/parking setback. On January 24, 2019, the Petitioner requested a second Preliminary Evaluation of a text amendment to revise the dining area parking requirement for hotels (i.e., parking must be provided only for hotels with lounge or dining area ***open to the public*** [proposed amendment in ***bolded italics***]). It was the consensus of the Village Board to refer this project to the Architectural Review Board (ARB) and Zoning Board (ZB).

- The Village’s internal Development Review Team conducted a two separate detailed analyses of the plans and provided comments to the petitioner. Those comments were incorporated into the current proposal.
- The ZB is scheduled to conduct a public hearing on the Petitioner’s request for a Special Use permit, height and setback variances, and the hotel parking text amendment at its June 25, 2019 meeting. The ARB is responsible for reviewing the wall sign variation requests, as well as the following components of the proposal:
 - Site design
 - Building elevations (e.g., design, materials, colors, massing, scale, and height)
 - Landscaping
 - Parking
 - Exterior lighting and signage

Item 3.1 – Public Hearing regarding Wall Sign Variations

- The petitioner seeks the following variations from Section 12-9-1-B of the Lincolnshire Village Code (Village Code) for proposed wall signs on the east and north building elevations in the Office/Industrial Sign District:

Wall Sign – East Elevation

1. Increase the sign face height from the maximum permitted 3’ to 4’-3¼” (Section 12-9-1-B, Table 3).
2. Provide internal illumination through the face of individual letter sets, rather than the code-required backlit/halo illumination for this property (Section 12-9-1-B-9).

Wall Sign – North Elevation

1. Increase the sign face height from the maximum permitted 3’ to 6’-10” (Section 12-9-1-B, Table 3).
2. Increase the sign letter height from the maximum permitted 2’ to 3’ (Section 12-9-1-B, Table 3).
3. Provide internal illumination through the face of individual letter sets, rather than the code-required backlit/halo illumination for this property (Section 12-9-1-B-9).

- The Office/Industrial Sign District primarily includes properties in the Lincolnshire Corporate and Center south of Half Day Road, west of Milwaukee Avenue, and north of Aptakasic Road.
- The variations are for the proposed “Home2 Suites by Hilton” wall signs. The signs represent Home2 Suites corporate logo and color scheme. Below is a chart showing code-permitted and proposed sign dimensions.

Office/Industrial Sign District Criteria	Requirements	Proposed – East Elevation	Proposed – North Elevation
Length	20’	8’-9”	14’
Face Height	3’	4’-3¼”	6’-10”
Lettering Height	2’	1’-10½”	3’
Logo height	2’-6”	N/A	N/A
Illumination	Backlit / Halo	Internal	Internal



**Agenda Item
3.1, 3.2 ARB**

- The Petitioner requests larger-than-permitted wall signs to make them more visible from Knightsbridge Parkway, given the building massing and orientation.
- For historical context, in 2012, the Village Board approved a wall sign variation for height for Sysmex Corporation at 577 Aptakistic Road in the Office/Industrial Sign District. Additionally, in 2018, the Village Board approved wall sign variations for lettering height, logo height, and sign face height for Heathrow Scientific / Daigger Scientific at 325 Marriott Drive.
- A notice of the Public Hearing on the sign variations was published in the May 31, 2019 edition of the *Daily Herald*. The petitioner has also provided a certified notice of the Public Hearing to property owners within the code-required 250' radius of the subject property.
- Attached are the petitioner's responses to the required Sign Variation standards. The ARB must find each of these standards has been satisfactorily addressed to recommend approval to the Village Board.

Recommendation:

Staff recommends the approval of the wall sign variation if the ARB is agreeable to the proposed building elevations and materials. If the ARB directs the Petitioner to make changes to building elevations and materials, staff recommends the public hearing be continued so that the ARB recommends approval to the Village Board of the wall signs and building elevations in conjunction with one another.

Motion – Wall Sign Variations:

Having made findings based on facts covered in a public hearing on June 18, 2019, the Architectural Review Board moves to recommend approval to the Village Board for the variations wall sign face height, wall sign letter height, and illumination, per Section 12-9-1-B of the Lincolnshire Village Code, for a proposed new hotel building, located at 350 Knightsbridge Parkway, as presented in the petitioner's presentation packet and based on the Sign Variations Findings of Fact, and further subject to...

[Insert any additional conditions or modifications]

OR

Having conducted a Public Hearing on June 18, 2019, the Architectural Review Board moves to continue the public hearing to the next regularly-scheduled Architectural Review Board meeting on July 16, 2019.

Item 3.2 - Site Design, Building Elevations, Landscape Plans, Exterior Lighting, Parking, and Exterior Signage

- Village Code provides the following criteria to guide the ARB's review:
 1. The architectural value and significance of the structure or site to the proposed use.
 2. The relationship of the exterior architectural features of the proposed structure to the existing structures and to the surrounding area.
 3. The compatibility of exterior architectural design with the arrangement, texture, and materials to be used on the structure.
 4. Appropriateness of landscaping and orientation of building to the site, in relation to other property in the surrounding area.
 5. Excessive similarity to any other structure existing or proposed structure included in the same site/development or facing upon the same or intersecting street.



6. Inappropriate relation to the established character of other structures in the immediate neighboring area in respect to significant design features, such as material or quality of architectural design, provided that a finding of inappropriateness shall state not only that such inappropriateness exists, but that it is of such a nature as to be reasonably expected to provoke one or more of the harmful effects sought to be avoided hereunder.
7. Such other factors, including aesthetic factors, as the Board deems appropriate.

Site Design

- The attached site plan shows a 32,983-square-foot, 51'-6"-tall four story hotel building. For comparison, the petitioner surveyed surrounding buildings and structures to the subject property as part of their application. Those findings are shown in the table below. (Note: Village code allows six stories or 85' in height for all buildings/mechanical equipment in the O/Ia subdistrict, and for office buildings in all O/Ib, O/Ic, and O/Id subdistricts).

Address	Building Height/Type
405 Barclay Boulevard	One-story office/warehouse
300 Marriott Drive	Six-story hotel
300 Knightsbridge Parkway	Four-story office building
333 Knightsbridge Parkway	Four-story office building
400 Knightsbridge Parkway	One-story office
455 Knightsbridge Parkway	Four-story office
4 Overlook Point	Six-story office; two-story parking structure

- Access to the site will be provided off Knightsbridge Parkway. Parking is proposed on the east and west sides of the building. Lighting will consist of wall-mounted and parking lot poles. The proposed building is set back approximately 50' from Knightsbridge Parkway.

Building Elevations and Materials

- As stated in the Petitioner's cover letter, the proposed hotel emphasizes a horizontal design as a complement to surrounding buildings.
- The predominant building material is EIFS with a cast stone base. The building incorporates several EIFS accent bands. In reviewing adjacent properties' building materials, the Petitioner noted brown brick, off-white color precast, and glass. Additionally, the Petitioner noted beige or grey color EIFS, brown brick, and beige/off-white stone in neighboring hotels (Courtyard, Springhill Suites, and Staybridge Suites). For comparison, staff also researched the height and building materials of hotels in and around the Lincolnshire Corporate Center.

Address – Hotel	Building Height	Predominant Building Material(s)
100 Barclay – Staybridge Suites	3 stories; 152'-6½"	Vinyl EIFS Simulated dry stack stone
300 Marriott Drive – Spring Hill Suites	6 stories; 184'-9½"	Brick EIFS
505 Milwaukee Avenue - Courtyard	3 stories; 45'	EIFS
1400 Milwaukee Avenue – Hampton Inn	3 stories; 42'- 7 5/8"	Vinyl

- Rooftop equipment will be screened with aluminum material matching the building envelope color. The trash enclosure is proposed to be screened from view with the 6' screen wall consisting of the



same materials as the hotel. The canopy for the outdoor seating area on the east side of the building contemplates metal material with natural wood trellises.

- Staff requests the ARB's considerations if further design enhancements should be made for added visual interest and contextual fit. The presentation packet includes colored elevations and one rendering of the building. The petitioner has committed to provide additional renderings at the June 18, 2019 ARB meeting.

Parking/Loading

- The site plan includes 118 parking spaces which would meet code requirements (if the hotel parking requirement text amendment is approved).

Landscaping/Screening

- Landscaping is proposed around the building, parking islands, and site perimeter. Staff finds the site will be adequately landscaped per Village Code requirements, providing appropriate quantities and diversity of indigenous flora for year-round visual appeal.

Exterior Lighting

- A combination of wall-mounted and pole-mounted lights are proposed. The proposed light pole height and lighting levels meet code requirements.

Exterior Signage

- Ground Sign: The petitioner proposes a 6'-tall and 7'-4³/₈"-long ground monument identification sign along Knightsbridge Parkway. The sign will be double-sided and internally illuminated with a stone foundation. The ground sign will match building materials and colors with landscaping at the base. The sign complies with Code.
- Wall Signs: The petitioner requests several variations for the wall signs (see agenda item 3.1 above).

Recommendation:

Discussion and feedback to the Petitioner and, if appropriate, to staff.

Reports and Documents Attached:

- Document 1: Cover letter, prepared by Shilpa Purohit, Project Architect, on behalf of property owners and Petitioner, dated June 7, 2019.
- Document 2: Planning and Zoning Application, dated January 11, 2019.
- Document 3: Certificate of public hearing notification publication in the May 31, 2019 edition of the Daily Herald.
- Document 4: Notification of Public Hearing Affidavit and corresponding address list, dated June 3, 2019.
- Document 5: Responses to Standards of Architectural Review for Sign Variance, prepared by Shilpa Purohit, Project Architect, on behalf of property owners and Petitioner.
- Document 6: Presentation packet, prepared by Knight Bridge Pky, LLC and Purohit Architects, date stamped received June 13, 2019.

**Agenda Item
3.1, 3.2 ARB**

Meeting History	
Committee of the Whole Meeting – Preliminary Evaluation (Special Use Permit, Height/Setback Variances)	September 24, 2018
Committee of the Whole Meeting – Preliminary Evaluation (Text Amendment)	January 28, 2019
Architectural Review Board – Site Design Workshop and Wall Sign Variation Public Hearing	June 18, 2019



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July 11, 2019

Mr. Ben Gilbertson
Village of Lincolnshire
One Olde Half Day Road
Lincolnshire, IL 60069

Re: Home 2 Suites by Hilton
350 Knightsbridge Parkway
Lincolnshire, Illinois

Dear Ben:

This is reference to a new hotel being built by Home 2 Suites by Hilton at 350 Knightsbridge Parkway which is located in the Lincolnshire Corporate Center in Lincolnshire, Illinois. The following drawings were submitted for our review:

- Architectural Plans: Prepared by Purohit Architects, Drawing A0.03, A0.04, A2.01, A5.02, E0.00, Dated 7/05/19
- Landscape Plan: Prepared by Gary R. Weber Associates, Inc., Dated 1/8/19
- Electrical Plans Prepared by CREE, Sheet SR-35979, Dated 7/8/19
- Geometric Plan: Prepared by Advantage Consulting Engineers, Sheet L1, Dated 3/1/19,

We have reviewed the drawings and concluded that they meet the terms of the Declaration of Protective Covenants for the Lincolnshire Corporate Center and recommend this submittal to the Village for issuance of the proper permits.

The undersigned shall not be liable for damages to anyone submitting plans and specifications for approval or making any other requests of the undersigned, including the acts of omissions of his agents or employees, arising out of or in connection with the approval or disapproval of said submittals.

Please feel free in contacting me should you have any questions or comments.

Respectfully,

A handwritten signature in black ink, appearing to read 'Charles R. Lamphere', is written over a blue ink stamp of the same name.

Charles R. Lamphere
President

CRL/cg

REQUEST FOR BOARD ACTION
Architectural Review Board
July 16, 2019

Subject:	New Medical Office Building – 231 Olde Half Day Road
Action Requested:	Consideration and Discussion of Site Design, Building Elevations, Landscape Plans, Exterior Lighting, Parking, and Exterior Signage for a Proposed New Medical Office Building
Petitioners:	Alexander and Julia Katsnelson
Originated By/Contact:	Ben Gilbertson, Assistant Village Manager/CED Director
Advisory Board Review:	Architectural Review Board

Background:

- Petitioners Alexander and Julia Katsnelson request the Architectural Review Board's (ARB) consideration of a proposed new medical office to establish dermatology and oral, maxillofacial, and surgery practices at 231 Olde Half Day Road in the B1 zoning district. The proposal is supported and has been approved by property owner, Njb Real Estate LLC.
- At the January 12, 2019 Committee of the Whole meeting, the petitioners requested a preliminary evaluation of a proposed text amendment to the Lincolnshire Village Code (code) to eliminate the existing 25% ground floor sales tax-generating use restriction in the B1 and B2 Business zoning districts. The text amendment was necessary for them to establish the medical office building on the subject property. The Zoning Board and the Village Board subsequently – and unanimously – approved this text amendment at their June 25, 2019 and July 8, 2019 meetings, respectively.
- On March 18, 2019, the petitioners requested a second Preliminary Evaluation for review of the site plan and building elevations. The Village Board referred this request to the Architectural Review Board (ARB). Pending the ARB's recommendation, the Village Board has the authority to approve new construction.

Figure 1: Location Map



- The 0.5-acre property is located south of Olde Half Day Road and west of Milwaukee Avenue, as marked with a red dot in Figure 1 (see Document 1). It is adjacent to the Oak Tree Corners Center and Half Day Elementary School.
- The petitioners plan to acquire the property, demolish the existing two-story, 4,572-square-foot vacant building and construct a new one-story, 5,405-square-foot medical office building. The existing building was constructed in 1963 and most recently housed NJB Operations/Taco Bell Corporation offices, but became vacant two years ago.
- Adjacent uses and zoning classifications include:
 - To the north: a vacant commercial site (zoned B1)
 - To the south and west: Half Day School (zoned B1 with a Special Use permit)
 - To the east: Oak Tree Corners shopping center (zoned B1)

Proposal Summary & Staff Comments:

Building Design and Materials

The petitioner's cover letter states the goal of the proposed building is to blend and highlight the architectural features of the downtown Lincolnshire area while also introducing unique features. The building design includes a mix of contemporary and traditional architectural elements with the use of natural materials. The petitioner evaluated buildings throughout Lincolnshire to draw inspiration from, as well as complement the design of, adjacent properties in line with the Lincolnshire Design Guidelines and specifications for the Downtown Area.

The petitioner's building elevations show a composition of stone, brick, stucco, and glass. A 20'-6" curved roof is also proposed, which is below the 30' maximum building height requirement for the B1 zoning district. Metal awnings are incorporated into the design, as are decorative shingles along the curved roof above the main entrance. The majority of the building will be 16' tall (with the exception the curved roof).

Rooftop equipment will be screened with a 4'-tall parapet wall around the entirety of the building. The trash enclosure is proposed to be screened from view with 6'-tall screen wall consisting of treated wood planks, painted brown.

Off-Street Parking Requirements and Site Access

Section 6-11 of the Village code requires physician's offices to provide parking spaces based on the following equation:

$$1/\text{employee} + 2/\text{examination room}$$

The petitioner has indicated no more than 9 employees will be on-site at given time. Additionally, the petitioner will provide 10 exam rooms in the new building. Using the previous equation, 29 parking spaces are required. The petitioner is proposing 30 spaces. Presently, the property has two access points off of Olde Half Day Road. The proposed plan consolidates access to a single point of ingress and egress.

Signage

Signage on this property is subject to the requirements of the Commercial Sign District. A 7'-6"-tall by 9'-wide, double-sided ground monument sign is proposed. Because the petitioners

propose to operate two separate practices within the same building (i.e., multi-tenant), they are permitted slightly larger dimensions than a single-tenant building sign. The sign features a base / sign area / cap design, and is comprised of stone and brick with aluminum lettering. Illumination is provided via ground lighting. All features of the sign, in addition to the landscaping at its base, conform to Village code.

Landscaping and Tree Removals

Given the footprint of the new construction, a number of new tree plantings and tree removals are proposed. The landscape plan shows 21 deciduous and evergreen trees will be planted, totaling 57". These plantings include three Appendix A trees, totaling 11" (Green Mountain Sugar Maple, Skyline Thornless Honeylocust, and Swamp White Oak) and 18 non-Appendix A trees total 46" (mixture of deciduous and evergreen trees. The petitioners' site plan also indicates protection of an existing 46" Silver Maple at the southern end of the property with pervious pavement surrounding the base.

According to the tree survey performed by a certified arborist, three are Appendix A trees totaling 68 caliper inches are scheduled for removal, all of which are in "Good" or "Very Good" condition. Only one other non-Appendix A tree to be removed is in "Good" or "Very Good" condition, totaling 28 caliper inches. The remaining trees to be removed are in either "Below Average" or "Poor" condition. Trees that are unhealthy, dead, or dying are not required to be replaced per Ordinance #18-3787-215, which temporarily suspends tree replacement requirements for commercial properties until December 31, 2020.

	Appendix A Trees		Non-Appendix A Trees		All Trees	
	<i>Number</i>	<i>Inches</i>	<i>Number</i>	<i>Inches</i>	<i>Number</i>	<i>Inches</i>
To be Planted	3	11"	18	46"	21	57"
To be Removed	3	68"	15	261" *	18	329"

*Only 28" of the 261" non-Appendix A trees to be removed represent trees in "Good" or "Very Good" condition

Exterior Lighting

The property will be lit by three 20'-tall light poles with two mounted decorative scones on the building façade. The proposed light pole height and lighting levels meet code requirements.

Stormwater Detention

The petitioners are working with Lake County Stormwater Management Commission (SMC) to determine if on-site stormwater improvements are needed. If the petition receives final approval from the Village Board, SMC's approval is required before any construction or building permits are issued.

Approval Process

1. Preliminary Evaluation at the Village Board. **COMPLETED**
2. The Zoning Board will hold a public hearing on the text amendment request. **COMPLETED**
3. The Village Board will consider the Zoning Board's recommendation on the text amendment and make a final determination. **COMPLETED**
4. The ARB will review the site and building design, landscaping, signage, lighting, and site amenities. **CURRENT STAGE OF APPROVAL**
5. The Village Board will consider the ARB's recommendations regarding site and building design, landscaping, signage, lighting, and site amenities and make a final determination on the new construction. **TO BE HELD AT A FUTURE DATE**

Recommendation:

Staff recommends the ARB determine whether all of the above ARB requests have been satisfactorily addressed prior to making a recommendation to the Village Board.

Motion:

The Architectural Review Board moves to recommend approval to the Village Board the proposed development plans depicting site design, building elevations, parking, landscaping, exterior lighting, exterior signage, and site amenities for a proposed new medical office building, located at 231 Olde Half Day Road, as presented in the petitioner's presentation packet, date stamp received July 11, 2019, and as depicted in the material/color sample board provided at the July 16, 2019 Architectural Review Board meeting, and further subject to...

[Insert any additional conditions or modifications]

Reports and Documents Attached:

- Document 1: Cover letter prepared by Alexander and Julia Katsnelson dated July 10, 2019.
- Document 2: Planning and Zoning Application, dated July 10, 2019.
- Document 3: Presentation packet, prepared by Alexander and Julia Katsnelson Sara E.F. Gensburg, Ltd., date stamped received July 11, 2019.
- Document 4: Lincolnshire Downtown Design Guidelines, approved November 23, 2015.
- Document 5: Minutes from the March 18, 2019 Committee of the Whole meeting.

Meeting History	
Committee of the Whole – Preliminary Evaluation (Text Amendment)	January 14, 2019
Committee of the Whole – Preliminary Evaluation (Site Plan and Building Elevations)	March 18, 2019
Zoning Board – Public Hearing (Text Amendment)	June 25, 2019
Regular Village Board – Text Amendment Approval	July 8, 2019
Architectural Review Board – Site Design Consideration and Discussion	July 16, 2019

July 10, 2019

Chair Kennerley

Architectural Review Board Members

1 Olde Half Day Rd,

Lincolnshire, IL 60069

In this letter we would like to propose to a new building at the address 231 Olde Half Day Road, Lincolnshire, Illinois.

We are husband and wife who would like to open a practice which will combine both of our specialties. Dr. Alexander Katsnelson is a Board Certified Oral and Maxillofacial Surgeon. He did his Oral and Maxillofacial Surgery residency at University of Illinois and Massachusetts General Hospital/Harvard Medical school programs. Dr. Julia Katsnelson graduated from Rush University Medical School (in Chicago) and finished her Dermatology Residency at New York Medical College, in New York City.

In order to establish the practice, we would like to demolish the existing 4,572 sq.ft. vacant building at the 231 Olde Half Road, that has been vacant for more than 2 years. According to our broker Steve Kardell the current building is not up to the code and can't be use for business purposes because it's not ADA compliant.

The property size is 26,422 sq ft and we are proposing a one-story building. The footprint of building will be approximately 5,000 sq ft. The height of the building will be 16 ft with raised portion of 20 ft.

The goal of our proposed building's architectural design is to blend and highlight the architectural features of the downtown Lincolnshire area and introduce its own unique features to establish a presence in the District. The established character includes a mix of contemporary and more traditional buildings, with the use of natural materials such as stone and wood, and earthy colors like tans and browns. The enhanced features of our building reflect the use of natural materials like stone, mixed with modern elements like glass and metal accents to give the building façade and roofline more interest similar to some of the newer buildings including the Cheesecake Factory and Northshore Medical Building.

Document 1

The building is one-story with a raised roof at the entry, similar to the Culver's building, and a glass entry tower to accentuate the entrance. The use of glass also serves to reflect the natural elements around the building. The raised roof will have asphalt shingles like McDonald's, Culver's and the Oak Tree Corners building. The lower roof will have a band of metal coping at the top. The lower parapet roof on buildings such as Culver's and the Cheesecake Factory is also reflected in our building.

The building façade is composed of a base of cast stone veneer, the main wall is stacked bond high quality red brick, and the roofline features a decorative stucco cornice with metal coping. Stone lintels over the windows and metal awnings at the doors help to create visual interest on the main façade of the building. The metal awnings will be non-reflective and silver in color. The north façade facing Olde Half Day Road maintains the same visual interest as the west façade.

Rooftop mechanical equipment will be unobtrusive and hidden from view by the parapet wall.

The building lighting incorporates functional light on the building façade and light poles in the parking lot, to provide required light levels when needed. Decorative exterior sconces complement the exterior design and keep the building at a pedestrian scale.

The trash enclosure is designed to be concealed into the surroundings and will be treated wood painted brown. It is located at the farthest point from Old Half Day Road.

There will be 10 exam rooms and 9 employees, therefore we dedicated 20 parking spots for patients (2 parking spots per exam room) and nine parking spots for employees, with total of 29 spots. According to our site plan we have 30 parking spots.

There will be a ground sign in the north east corner of the property and the size of the sign will be 7.5 ft high and 9' wide. In addition to that there will be a sign on the north wall of the building.

The building will be built compliant to all the codes and stylistic requirements of the Village. Also, all the building set backs are compliant to the B1 code (please see attached site plan).

We feel that our practice would greatly benefit the Village of Lincolnshire for the following reasons:

Document 1

- 1) There are no Oral and Maxillofacial Surgeons in the Lincolnshire area as well as within 3 miles around the proposed location. This location would be very convenient for students at Stevenson High School, since many high school students require Oral Surgery treatments.
- 2) There is only one Dermatology practice in the Lincolnshire area. Our practice would be beneficial for students at Half Day Road Elementary School (which is located next to our proposed location) and nearby schools, helping children miss less school by being seen quickly at a location close to their school.
- 3) The current building was built in 1963 and is not occupied. We are planning to build a new brick building which will be stylistically similar to other newer buildings in the Lincolnshire area. This will improve the appearance of a commonly traveled road in Lincolnshire (located near an elementary school and public library).
- 4) Both of our practices are high volume practices, where we will see 80 to 150 patients a day. This will bring a lot of foot traffic to the surrounding cafes, restaurants, as well as stores, and therefore increase overall sales in the area.

At the previous Committee of the Whole meeting on January 14, 2019 we asked for an amendment to remove the requirement “that no more than 25% of the ground floor can be for non-sales tax generating uses” and the amendment got preliminary support at the meeting. At the Zoning Board meeting on June 25, 2019, the Zoning Board unanimously recommended approval to the Village Board. The Village Board subsequently – and unanimously – approved the text amendment at its July 8, 2019 meeting.

Please consider approving the architectural design for our future combined office.

Thank you very much,

Handwritten signatures of Alexander and Julia Katsnelson. The signature on the left is 'AS' and the signature on the right is 'Julia Katsnelson'.

Drs. Alexander and Julia Katsnelson



One Olde Half Day Road
Lincolnshire, IL 60069
847.883.8600
www.lincolnshireil.gov

PLANNING & ZONING APPLICATION

DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT

Application Number: _____

PROPERTY ADDRESS: 231 Olde Half Day Road

PIN #(s): 15-15-400-039

APPLICANT NAME: Alexander and Julie Watson

APPLICATION REQUEST(S) Please check all that apply

- Amendment**
 - Text*
 - Annexation Agreement
 - Other
- Architectural Review Board (ARB)***
 - New Structure/Development
 - Modification to Structure/Development
 - New Signage
 - Modification to Signage
- Special Use***
 - New Special Use/PUD
 - Major Amendment to Special Use/PUD
 - Minor Amendment to Special Use/PUD
- Appeal of Administrative Decision**
- Annexation***
- Rezoning***
- Subdivision***
- Variance***

* Refer to the applicable **Information Packet** for additional information and required materials.

DESCRIPTION OF REQUEST(S):

Request to change the B code to remove the 25% restriction
non-sales tax generating uses of the ground floor area.

Attach additional pages if necessary

APPLICANT INFORMATION

Applicant Information

Name: Alexander and Julie Kutscher Company: _____
Address: 488 Thorndale Drive Telephone: (847) 9029977
Buttalo Grove, IL, 60089 Fax: ()
Email Address: alex@kutscher.net

Primary Contact Information (if different than Applicant Info)

Name: _____ Company: _____
Address: _____ Telephone: ()
_____ Fax: ()
Email Address: _____

Property Owner Information (if a Trust, see attached Beneficiary Disclosure Form)

Name: NJB Real Estate, LLC Company: _____
Address: 302 Saunders Road, Suite 100 Telephone: (847) 955-1000
Riverwoods, IL 60015 Fax: (847) 634-2200
Email Address: neil@tacomakers.com

REPRESENTATIVES INFORMATION

Attorney

Name: _____ Company: _____
Address: _____ Telephone: ()
_____ Fax: ()

Architect/Land Planner

Name: Sara EF Gensburg LTD Company: _____
Address: 105 Revere Dr, #6 Telephone: (847) 715-9591
Northbrook, IL, 60062 Fax: ()

Engineer/Land Surveyor

Name: _____ Company: _____
Address: _____ Telephone: ()
_____ Fax: ()

Landscape Architect

Name: _____ Company: _____
Address: _____ Telephone: ()
_____ Fax: ()

Other:

Name: _____ Company: _____
Address: _____ Telephone: ()
_____ Fax: ()

REQUIRED MATERIALS

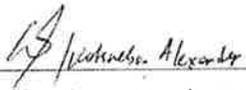
The materials identified below must be included with the Application, *incomplete submittals will not be accepted*. Prior to submitting an Application Packet, a pre-application meeting with the Planning Staff is recommended.

- Letter of Request:** The Applicant must provide a letter to the attention of the Mayor and Village Board of Trustees, with this application, which describes the request(s) and outlines the reason(s) for the request(s).
- Legal Description:** The legal description of all subject properties must be submitted in (1) an accurate and legible 8½" x 11" paper format, and (2) an electronic duplicate in Microsoft Word format.
- Plat of Survey:** An accurate Plat of Survey prepared by a registered land surveyor or professional engineer. The Plat of Survey must include all information required by the Illinois Survey Manual.
- Application Fee(s):** See page 4 of this Application.
- Cash Advance Account Deposit:** See page 4 of this Application
- Accompanying Documents Identified in Information Packet (if necessary)**

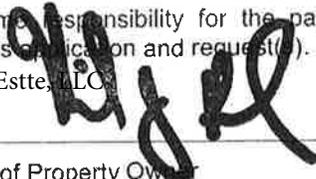
APPLICANT/OWNER ACKNOWLEDGEMENTS

The Applicant(s) and Owner(s) do hereby certify, acknowledge, and affirm that:

1. I (We) have carefully and fully read this application, and all of the statements contained in this Application Packet are true.
2. I (We) fully understand and agree to comply with the terms and provisions outlined in this application and the Lincolnshire Village Code.
3. I (We) agree to pay all applicable filing fees and assume responsibility for the payment of all reimbursable expenses associated with the processing of this application and request(s).

 
Signature of Applicant

6/27/19
Date

NJB Real Estate, LLC
By: 
Signature of Property Owner

7-10-19
Date

Index of Drawings

A-1	Site Plan, Site Data Chart	EX-1	Autoturn Exhibit
A-2	Floor Plans		
A-3	Roof / Equipment Screening Plan	L-1	Conceptual Landscape Plan
A-4	Building Elevations		
A-5	Renderings	M-4	Roof Level HVAC Plan
A-6	Sign Plan and Site Amenities		
A-7	Colored Elevations	E-1	Electrical Site Plan
A-8	Colored Elevations	E-2	Basement Level Plan
			Site Photometrics
C-0	Existing Topography		
C-0.1	Demolition Plan		
C-1	Geometric Plan		
C-2	Grading Plan		
C-3	Utility Plan		
C-4	Details		

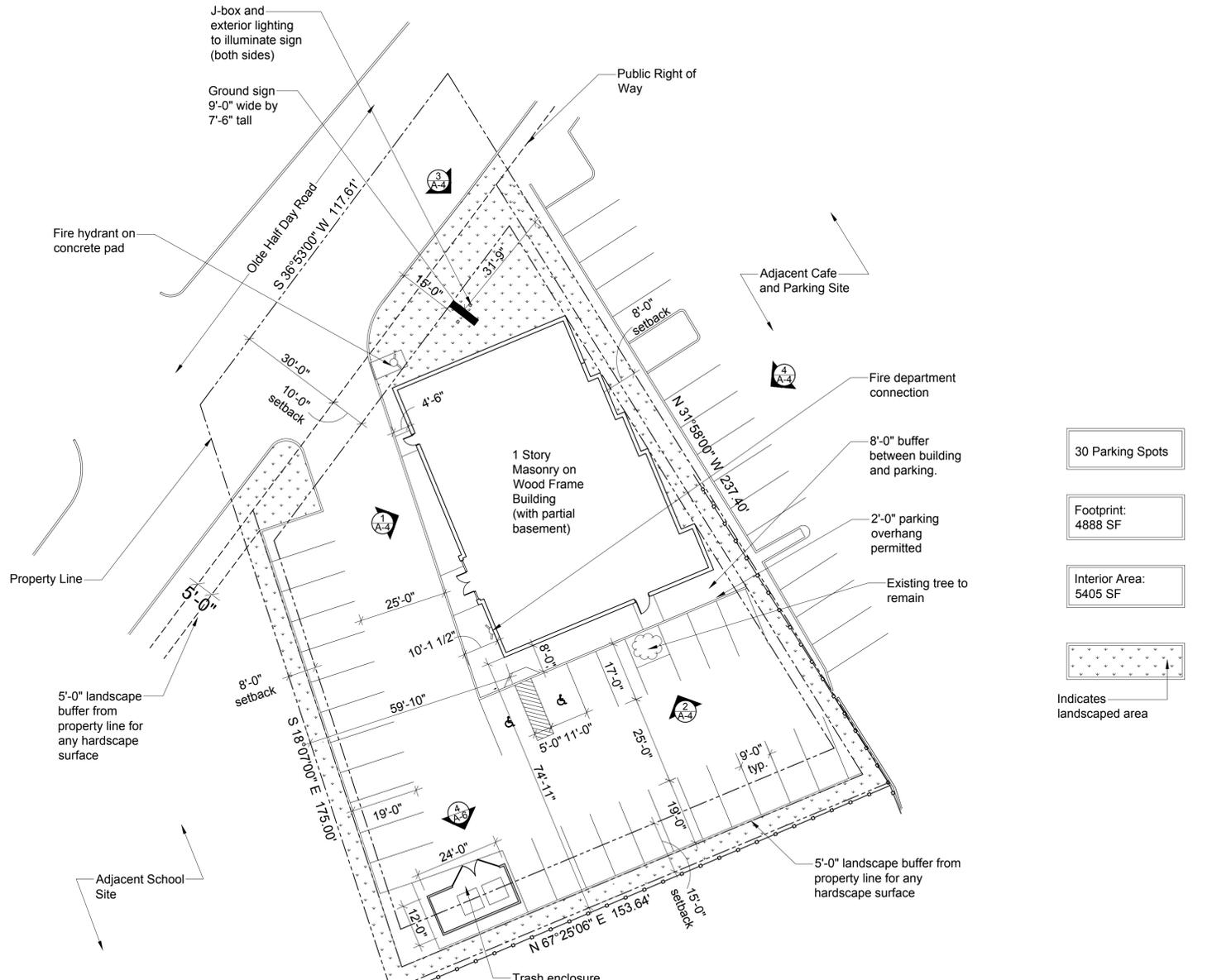
Surrounding Architectural Context						
Address	Building Type	Style	Roof Style	Materials	Special Elements	Picture
239 Olde Half Day Road	School	Colonial Modern addition	Gabled	Painted white brick Shingled roof	Arches Bell Tower	
240 Olde Half Day Road	Church		Gabled Dormers	Natural wood Brown Shingled roof	Arches Wood supports, decorative brackets	
410 Milwaukee Avenue	Restaurant	Contemporary	Gable	Natural colors Stone Red accent color	Stone details	
430 Milwaukee Avenue Oak Tree Corners	Commercial/Retail	Contemporary	Mansard	Natural colors Brick Shingled roof	Brick clad columns Arched colonnade	
440 Milwaukee Avenue	Office	Neo-Classical Postmodern	Hip roof with varying heights	Shingles	Varied roof with dormers, eyelids	
450 Milwaukee Avenue	McDonalds	Contemporary	Hip roof with varying heights	Shingles	Varied roof heights	
405 Milwaukee Avenue	Culvers	Contemporary	Parapet Roof	Natural colors stone	Accented entry	
Miscellaneous buildings in downtown district		Contemporary	Shingled roofs	Stone lintels Stone details		
Other buildings recently built in Lincolnshire		Contemporary	Parapet roofs	Stucco Stone details		

Building Setbacks		
	Required	Provided
Front:	10'-0" from Right of Way line	10'-0"
Side:	8'-0"	8'-0" East Side 59'-10" West Side
Rear:	15'-0"	74'-11"

Surrounding Context	
(A)	2 Story School @ 239 Olde Half Day Road
(B)	1 Story Church @ 240 Olde Half Day Road
(C)	1 Story Restaurant @ 410 Milwaukee Avenue
(D)	2 Story Office Building @ 430 Milwaukee Avenue
(E)	1 Story Commercial Building @ 435 Milwaukee Avenue
(F)	2 Story Office Building @ 440 Milwaukee Avenue
(G)	1 Story Restaurant @ 450 Milwaukee Avenue
(H)	1 Story Commercial Building @ 490 Milwaukee Avenue
(I)	1 Story Restaurant @ 405 Milwaukee Avenue



Site Data	
Zoning District:	B1
Proposed Use:	Medical Office Building
Min. Lot Area:	15,000 SF
Actual Lot Area:	26,422 SF
Min. Lot Width:	100'-0"
Actual Lot Width:	153'-6"
Gross Area of Site:	26,422 SF
Net Area of Site:	22,750 SF
Gross Area of Impervious Surfaces:	18,174 SF
Gross Area of Open Space:	21,534 SF
Gross Building Area:	5,405 SF
Total FAR:	.19
Max. Building Height:	2.5 stories or 30'-0"
Actual Building Height:	1 story and 20'-6"
Code Req. Parking and ADA Spaces:	
Physician's Office - 11 employee + 21 exam room	
9 employees = 9	
10 exam rooms = 20	
1 extra spot = 1	
TOTAL =	30 Parking Spots
ADA Spaces required - for 26-50 Parking Spaces = 2 ADA spaces required	
Actual Provided Parking and ADA Spaces:	
30 Parking Spaces provided with 2 ADA Spaces	



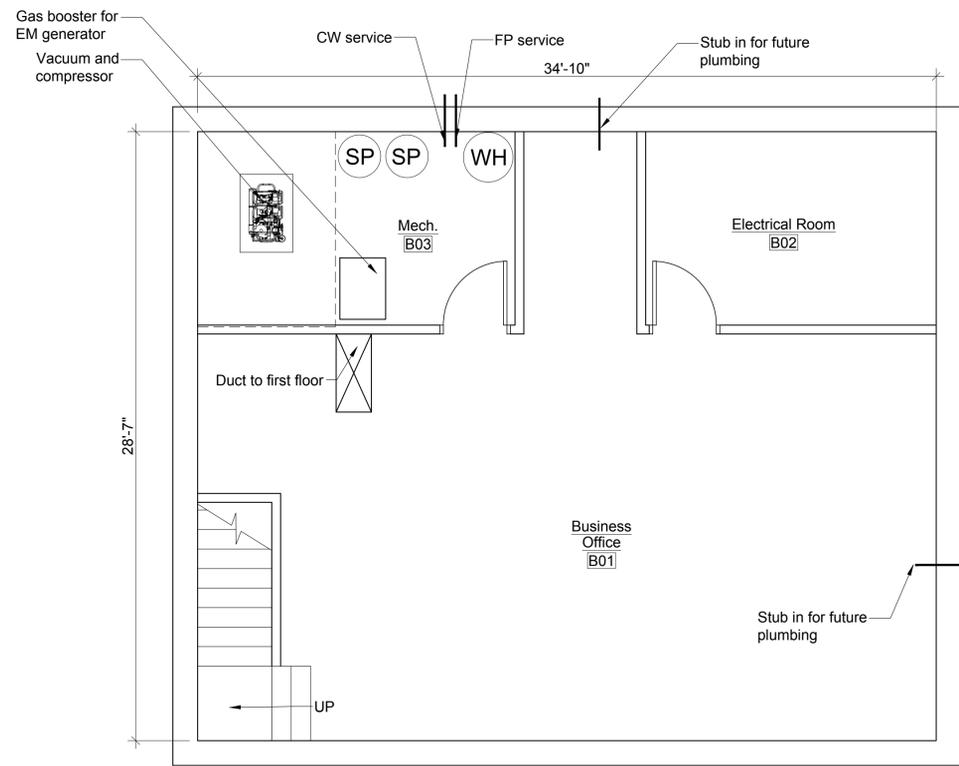
Site Plan
Scale: 1" = 20'-0"

Sara E.F. Gensburg, Ltd.
Architecture/Design Suite G
105 Revere Dr. #6062
Northbrook, IL 60062
Fax: (847) 715-9581
Phone: (847) 715-9591

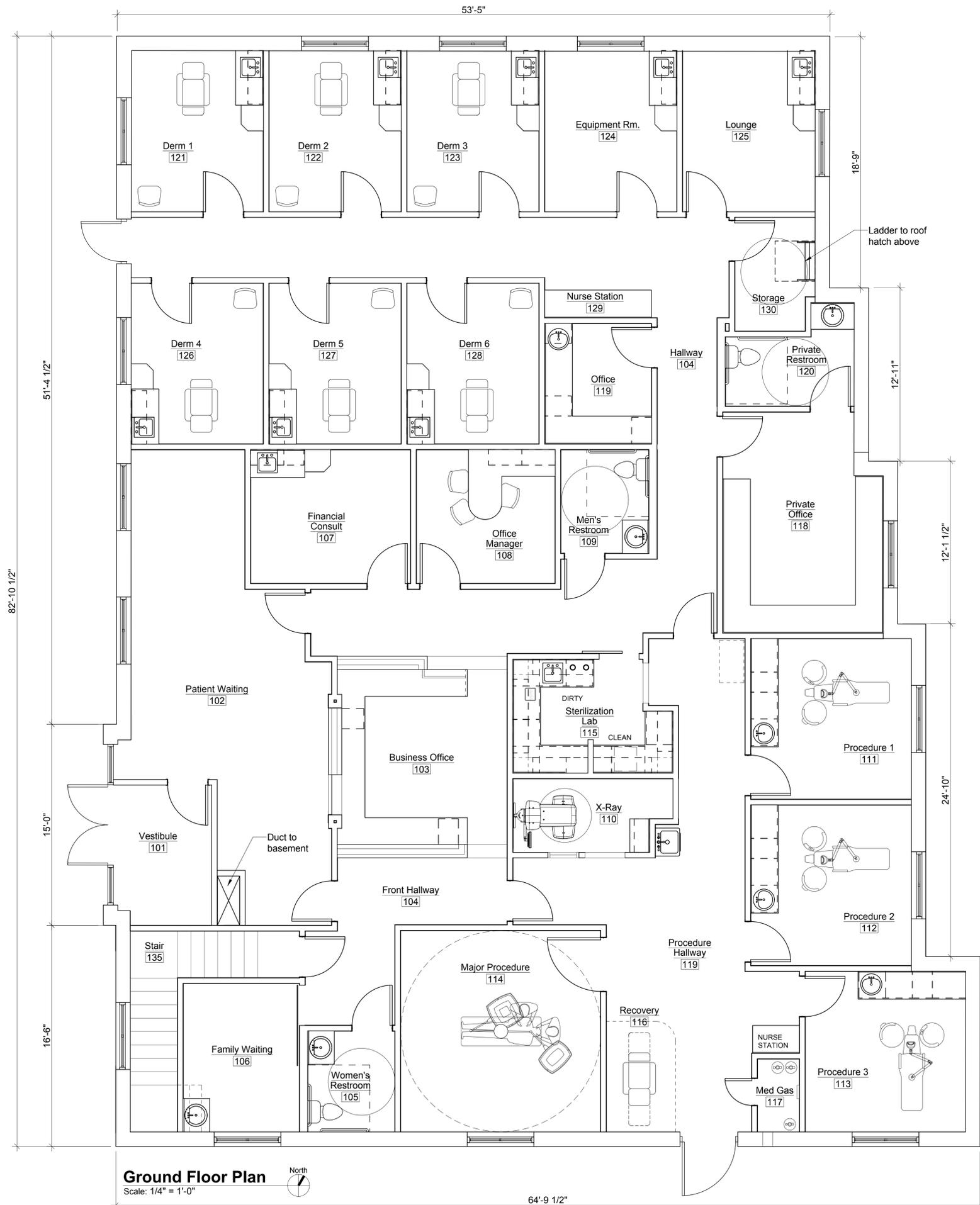
MEDICAL OFFICE BUILDING
231 OLDE HALF DAY ROAD
LINCOLNSHIRE, ILLINOIS

No.	1	2	3	4	5
Date:	03-12-19	04-08-19	05-16-19	07-16-19	
Issued for:	Issued for Preliminary Evaluation	DRT Progress Set	DRT Revision Set	Architectural Review Board Set	

SEFG No.	118320	SHEET:	A-1
Drawn:	DBF		
Checked:	S.E.F.G.		
Date:	03-04-19	Sheet 1 of 8	



Basement Plan
Scale: 1/4" = 1'-0"



Ground Floor Plan
Scale: 1/4" = 1'-0"

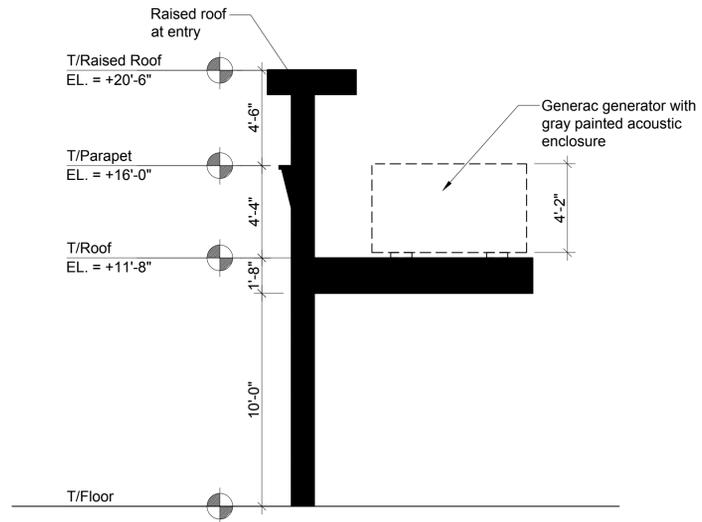


Sara E.F. Gensburg, Ltd.
Architecture/Design
705 Revere Drive - Suite G
Northbrook, IL 60062
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Phone: (847) 715-9591

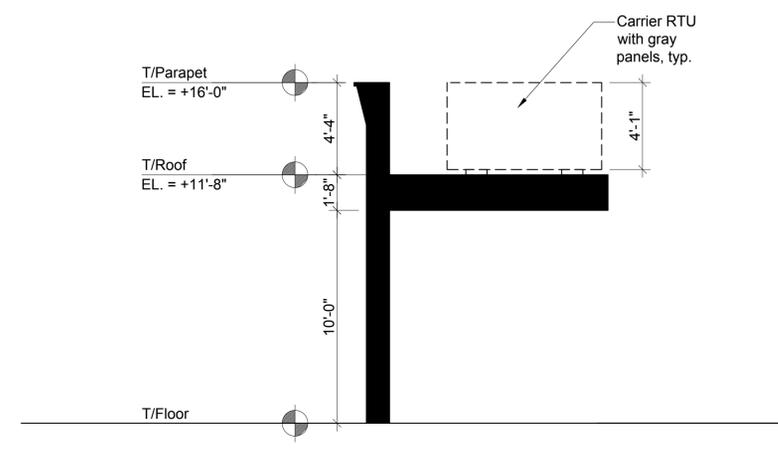
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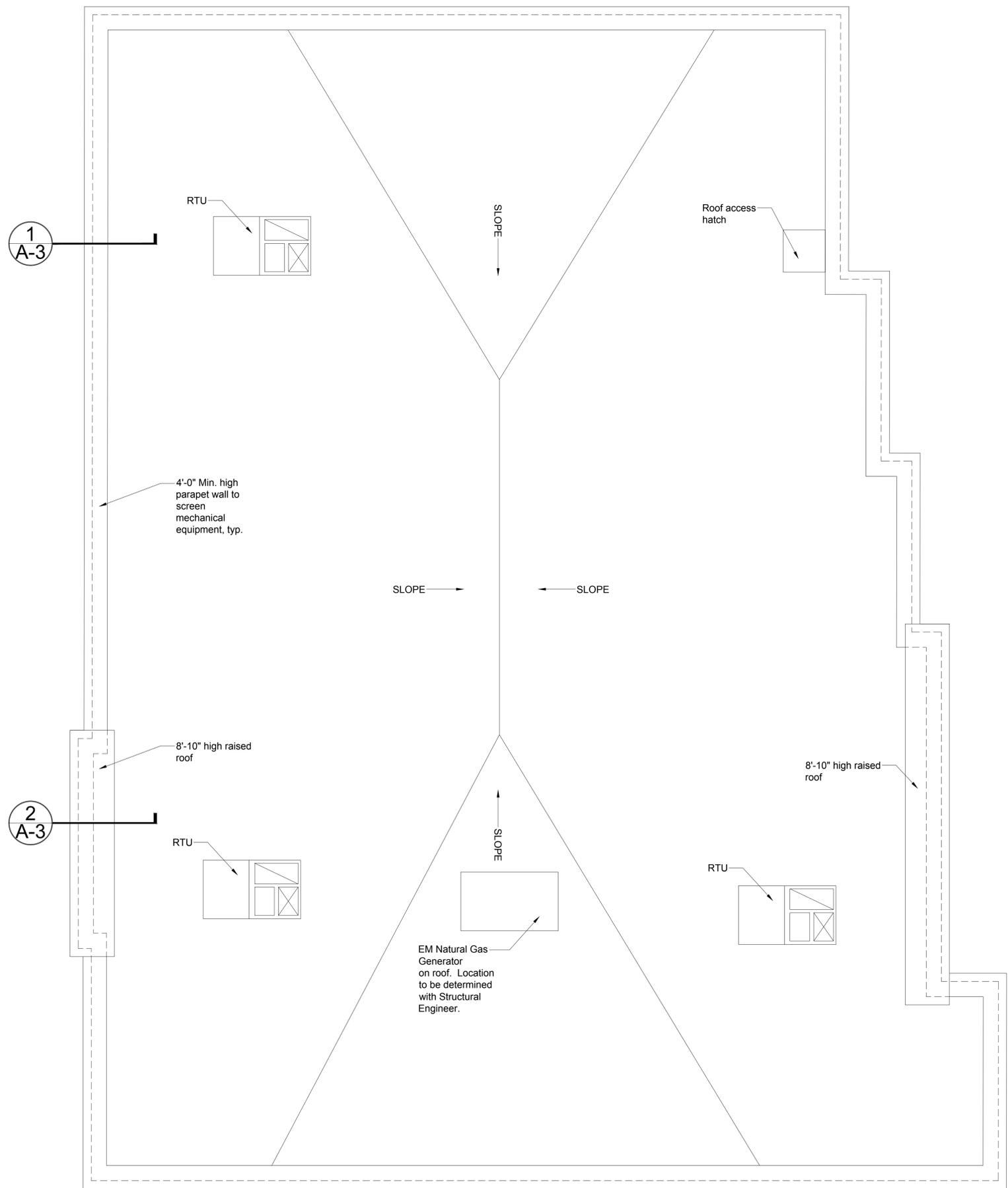
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Drawn: DBF	
Checked: S.E.F.G.	
Date: 03-04-19	Sheet 2 of 8



2 Screening Section
Scale: 1/4" = 1'-0"



1 Screening Section
Scale: 1/4" = 1'-0"



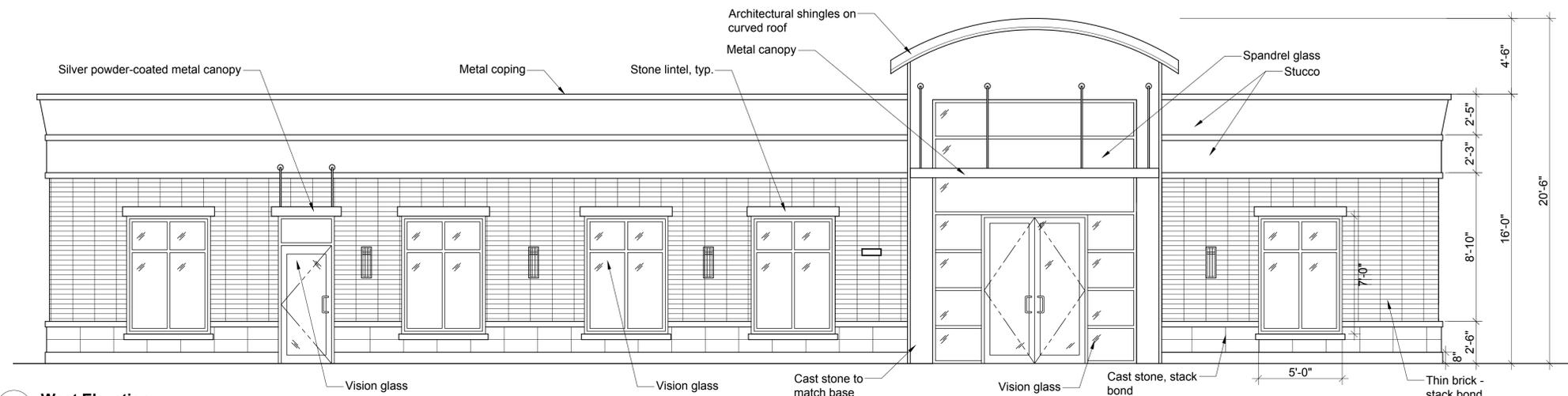
Roof/Equipment Screening Plan
Scale: 1/4" = 1'-0"

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Architecture/Design
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Northbrook, IL 60062
Fax: (847) 715-9591
Phone: (847) 715-9591

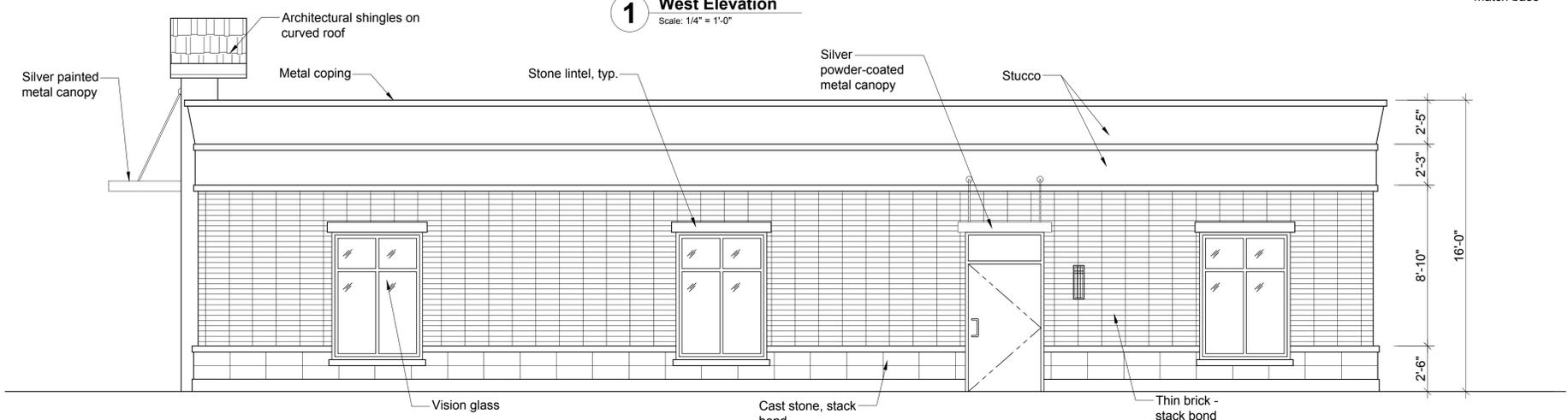
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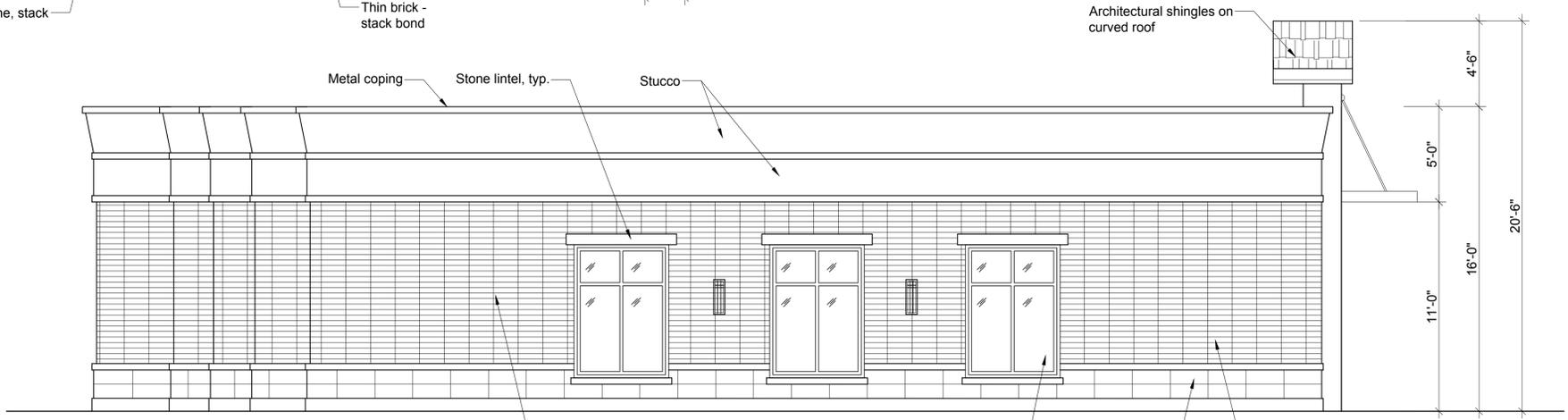
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118320	A-3
Drawn:	
DBF	
Checked:	
S.E.F.G.	
Date:	
03-04-19	Sheet 3 of 8



1 West Elevation
Scale: 1/4" = 1'-0"



2 South Elevation
Scale: 1/4" = 1'-0"



3 North Elevation
Scale: 1/4" = 1'-0"



4 East Elevation
Scale: 1/4" = 1'-0"

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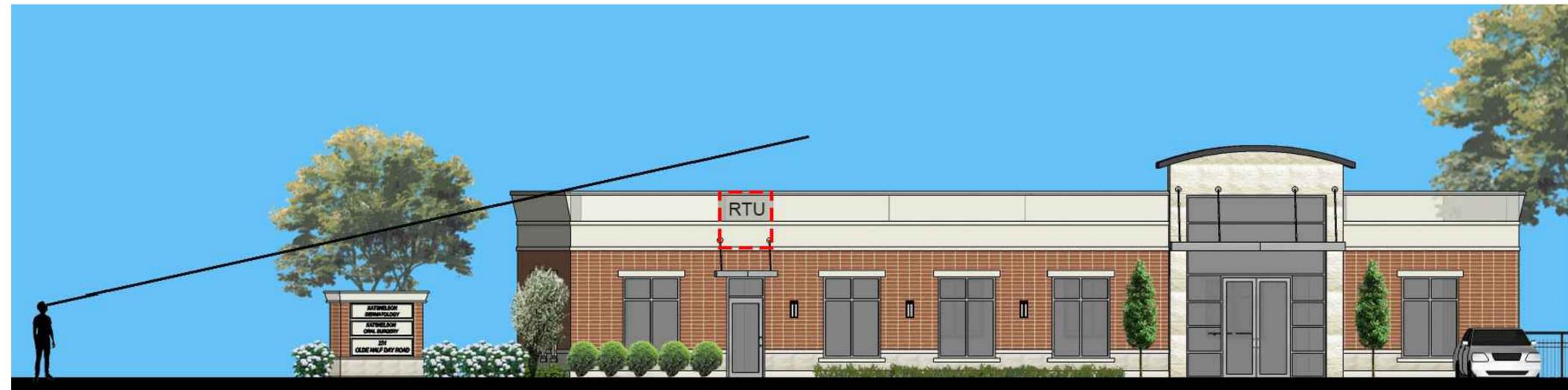
MEDICAL OFFICE BUILDING
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SEFG No. 118320 SHEET:
Drawn: DBF
Checked: S.E.F.G. **A-4**
Date: 03-04-19 Sheet 4 of 8



1 View from Olde Half Day Road
Not to Scale



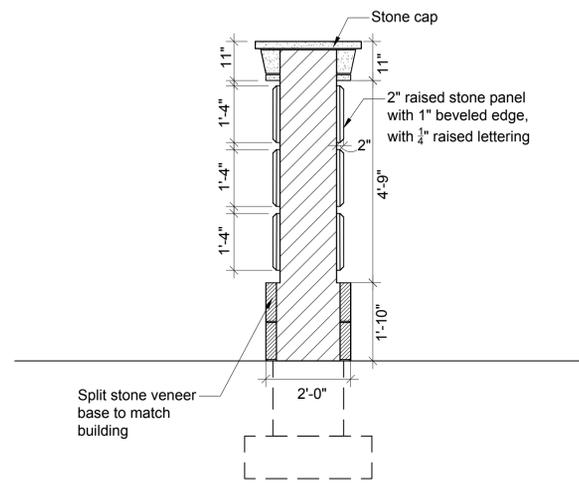
2 Line of Sight View
Not to Scale

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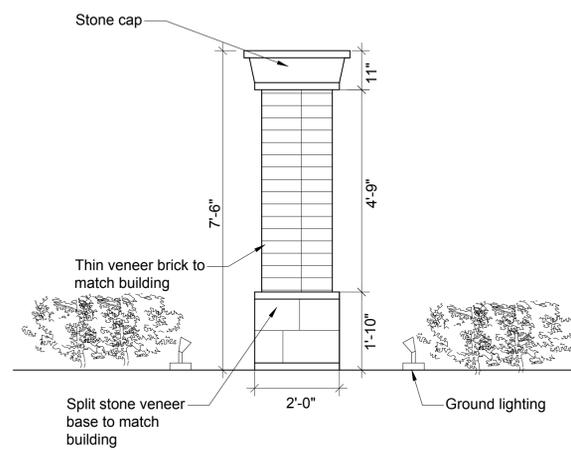
**MEDICAL OFFICE BUILDING
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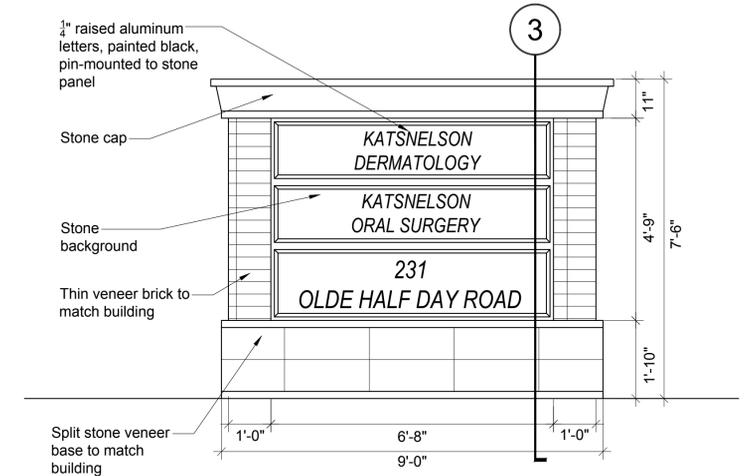
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Checked: S.E.F.G.
Date: 03-04-19
SHEET: **A-5**
Sheet 5 of 8



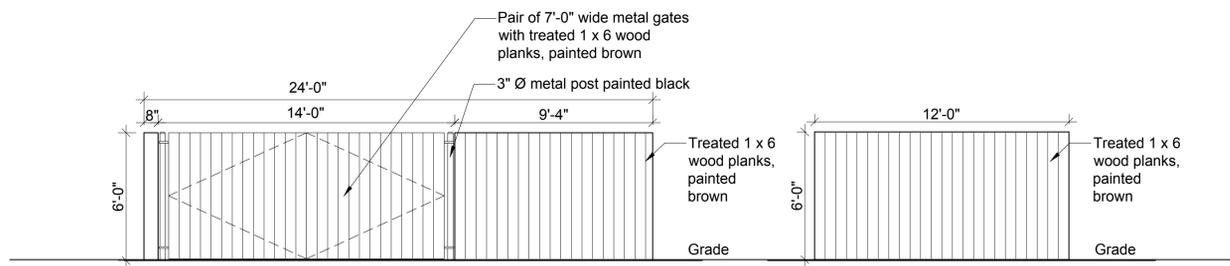
3 Ground Sign Section
Scale: 1/2" = 1'-0"



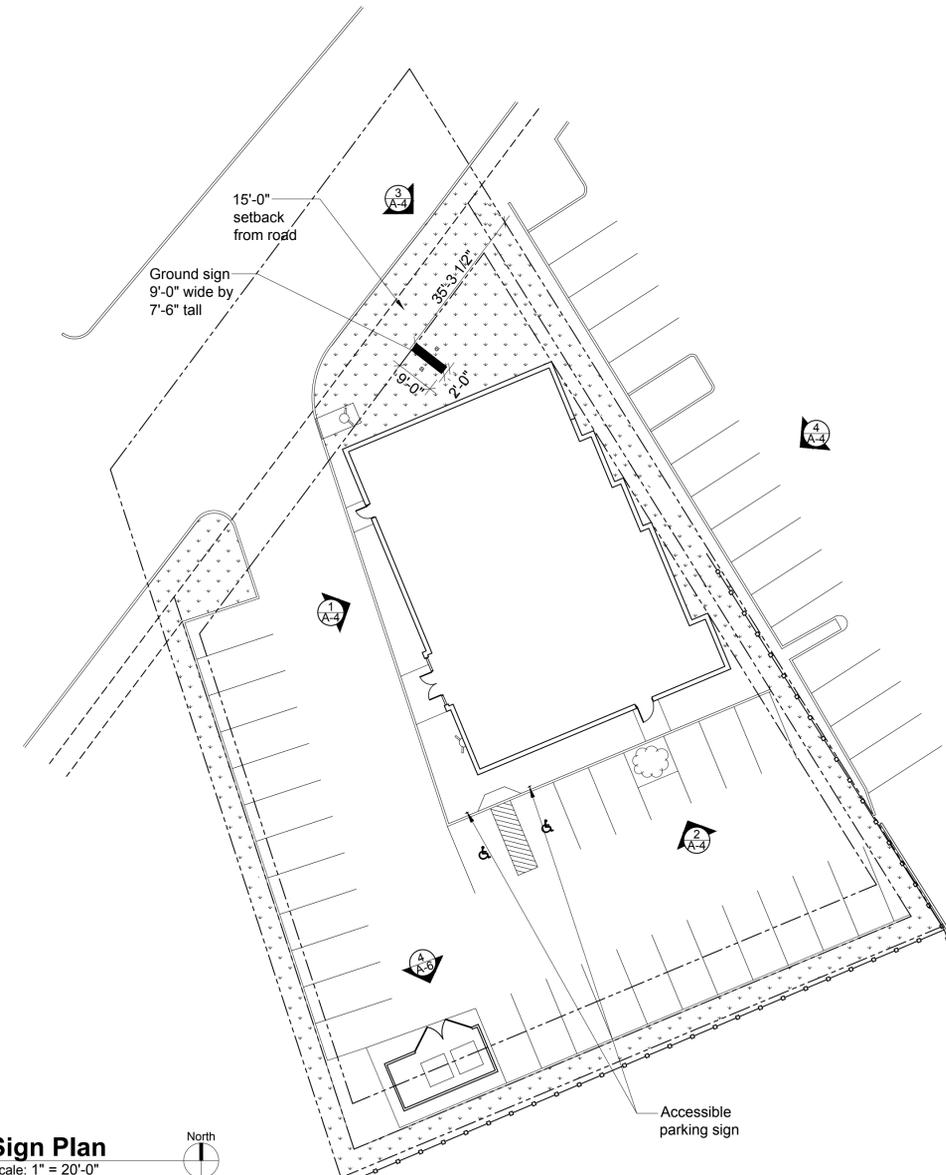
2 Ground Sign Elevation - North and South Sides
Scale: 1/2" = 1'-0"



1 Ground Sign Elevation - East and West Sides
Scale: 1/2" = 1'-0"



4 Trash Enclosure Elevations
Scale: 1/4" = 1'-0"



Sign Plan
Scale: 1" = 20'-0"

Sara E.F. Gensburg, Ltd.
Architecture/Design, Suite G
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Northbrook, IL 60062
Fax: (847) 715-9581
Phone: (847) 715-9591

MEDICAL OFFICE BUILDING
231 OLDE HALF DAY ROAD
LINCOLNSHIRE, ILLINOIS

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SEFG No.	118320			
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Date:	03-04-19			

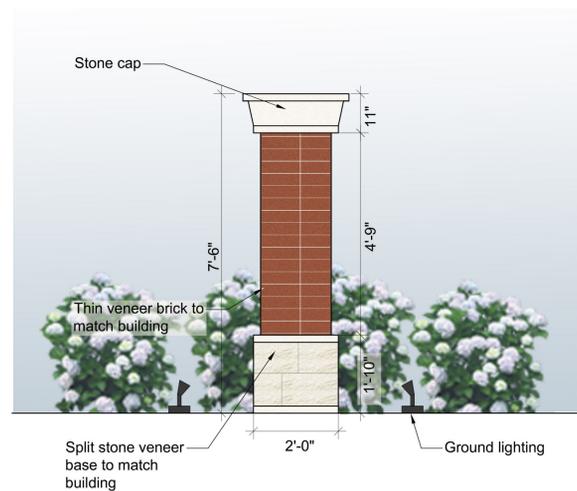
A-6



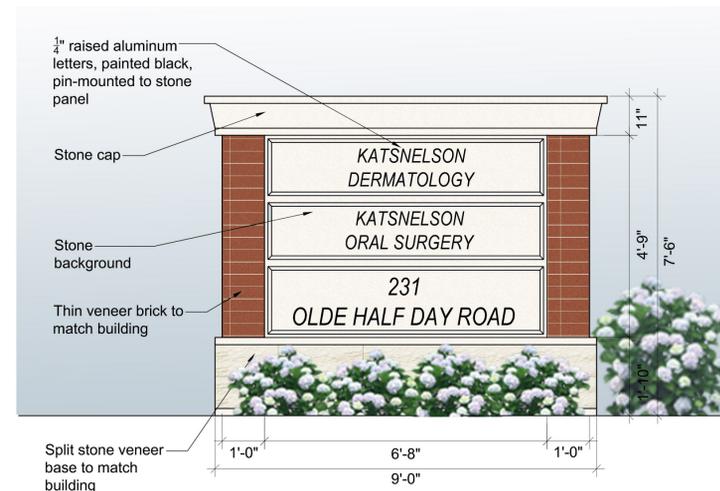
1 West Elevation with Color
Scale: 1/4" = 1'-0"



2 South Elevation with Color
Scale: 1/4" = 1'-0"



3 Ground Sign Elevation - North and South with Color
Scale: 1/2" = 1'-0"



4 Ground Sign Elevation - East and West with Color
Scale: 1/2" = 1'-0"

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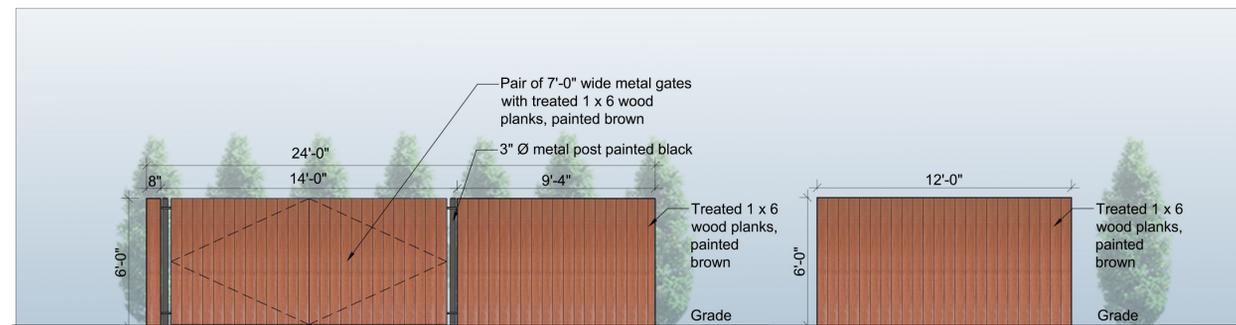
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Drawn: DBF
Checked: S.E.F.G. **A-7**
Date: 03-04-19 Sheet 7 of 8



1 North Elevation with Color
Scale: 1/4" = 1'-0"



2 East Elevation with Color
Scale: 1/4" = 1'-0"



3 Trash Enclosure Elevations with Color
Scale: 1/4" = 1'-0"

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SEFG No. 118320	SHEET:
Drawn: DBF	A-8
Checked: S.E.F.G.	
Date: 03-04-19	
Sheet 8 of 8	

LEGEND

- PROPOSED SHADE TREE
- PROPOSED EVERGREEN TREE
- PROPOSED LARGE SHRUB
- PROPOSED EVERGREEN SHRUB
- PROPOSED DECIDUOUS SHRUB
- PROPOSED PERENNIAL
- PROPOSED GROUND COVER

- 312 EC
- 5 AV
- 7 HA
- 6 AV
- 3 AV
- 1 AM
- 12 TM

- 4 BV

- 5 DL
- 1 AS
- 360 EC
- 7 ST

- 9 GL

- 12 CA

- 5 GL

- 1 GB

- 11 GL

- 12 TN

- 1 AF2

- 13 HH
- 10 SH
- 5 TM
- 1 GT
- 3 VD
- 4 RA
- 1 VD
- 2 RA
- 1 VD

- 12 RA

- 5 SC

- 7 FS

- 1 QB

- 8 GL

- 7 ST

- 1 TC

- 7 GL

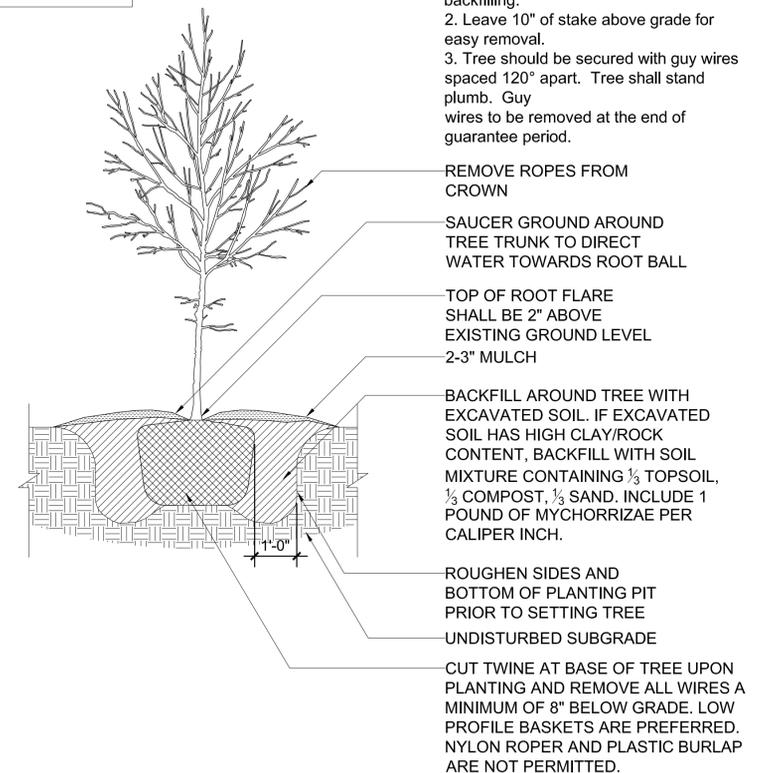
- 7 BM
- 5 GL
- 1 TC

PLANT LIST

KEY	QTY	Botanical Name	Common Name	Size at Planting	Period of Bloom
SHADE TREES:					
AF	2	Acer freemanii 'Armstrong'	Armstrong Red Maple	2-1/2" cal B&B	Red
AF2	1	Acer freemanii 'Armstrong'	Armstrong Red Maple	4" cal. B&B	Red
AS	1	Acer saccharum 'Green Mountain'	Green Mountain Sugar Maple	4" cal. B&B	green-yellow
GB	1	Ginkgo Biloba 'Autumn Gold'	Autumn Gold Ginkgo	3" cal. B&B	inconspicuous
GT	1	Gleditsia triacanthos var. inermis 'Skyline'	Skyline Thornless Honeylocust	4" B&B	inconspicuous
QB	1	Quercus bicolor	Swamp White Oak	3" cal. B&B	Spring dig only
TC	2	Tilia cordata 'Greenspire'	Greenspire Linden	4" cal. B&B	yellow/fragrant
ORNAMENTAL TREES:					
AM	1	Amelanchier 'Autumn Brilliance'	Autumn Brilliance Serviceberry	8' clump	white/April/May
EVERGREENS:					
BV	4	Buxus microphylla 'Green Velvet'	Green Velvet Boxwood	24" B&B/ 5 gal. cont.	N/A
TM	17	Taxus media densiformis	Dense spreading yew	24" BB/ 7 gal. cont.	N/A
TN	12	Thuja occidentalis 'Nigra'	Dark American Arborvitae	8" B&B	N/A
SHRUBS:					
CA	12	Cornus alba Ivory Halo 'Bailhalo'	Ivory Halo Dogwood	36"/ 5 gal. cont.	May/June
DL	5	Diervilla lonicera	Bush Honeysuckle	30"/ 5 gal. cont.	June/July
FS	7	Forsythia intermedia 'Show Off'	Show Off Forsythia	36"/ 5 gal. cont.	March/April
HA	7	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	30"/ 5 gal. cont.	June/July
ST	14	Spiraea betulifolia 'Tor'	Tor Birchleaf Spirea	24"/ 5 gal. cont.	May/June
SC	5	Stephandra incisa 'Crispa'	Crispa Cutleaf Stephandra	24"/ 5 gal. cont.	insignificant
RA	18	Ribes alpinum 'Green Mound'	Green Mound Alpine Currant	30"/ 5 gal. cont.	April
BM	7	Viburnum dentatum 'Blue Muffin'	Blue Muffin Viburnum	36"/ 5 gal. cont.	June
VD	5	Viburnum dentatum 'Chicago Lustre'	Chicago Lustre Viburnum	3" B&B	June
PERENNIALS:					
AV	14	Astilbe chinensis 'Visions'	Visions Astilbe	#1 cont.	June/Purple/Rose
SH	10	Stachy 'Hummelo'	Betony	#1 cont.	July/Aug - Rose
HH	13	Hemerocallis 'Happy Returns'	Happy Returns Daylily	#1 cont.	Yellow-/continuous
HM	7	Panicum virgatum 'Heavy Metal'	Switch Grass	#1 cont.	Steel Blue/continuous
GROUND COVER:					
EC	672	Euonymus fortunei var. 'coloratus'	Purple Wintercreeper	2-1/4" pots	NA
GL	44	Rhus aromatica - 'Grow-low'	Grow low Fragrant sumac	3 gal. cont.	red fall color

Existing 46" Silver Maple to be protected during construction. Provide and install pervious pavement below canopy.

- NOTES:**
- Do not allow air pockets to form when backfilling.
 - Leave 10" of stake above grade for easy removal.
 - Tree should be secured with guy wires spaced 120° apart. Tree shall stand plumb. Guy wires to be removed at the end of guarantee period.



Landscape Plan
Scale: 1" = 10'-0"

1 TYPICAL TREE PLANTING
SCALE: 1/2"=1'-0"

Sara E.F. Gensburg, Ltd.
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405 Revere Drive - Suite G
Northbrook, IL 60062
Fax: (847) 715-9599
Phone: (847) 715-9591

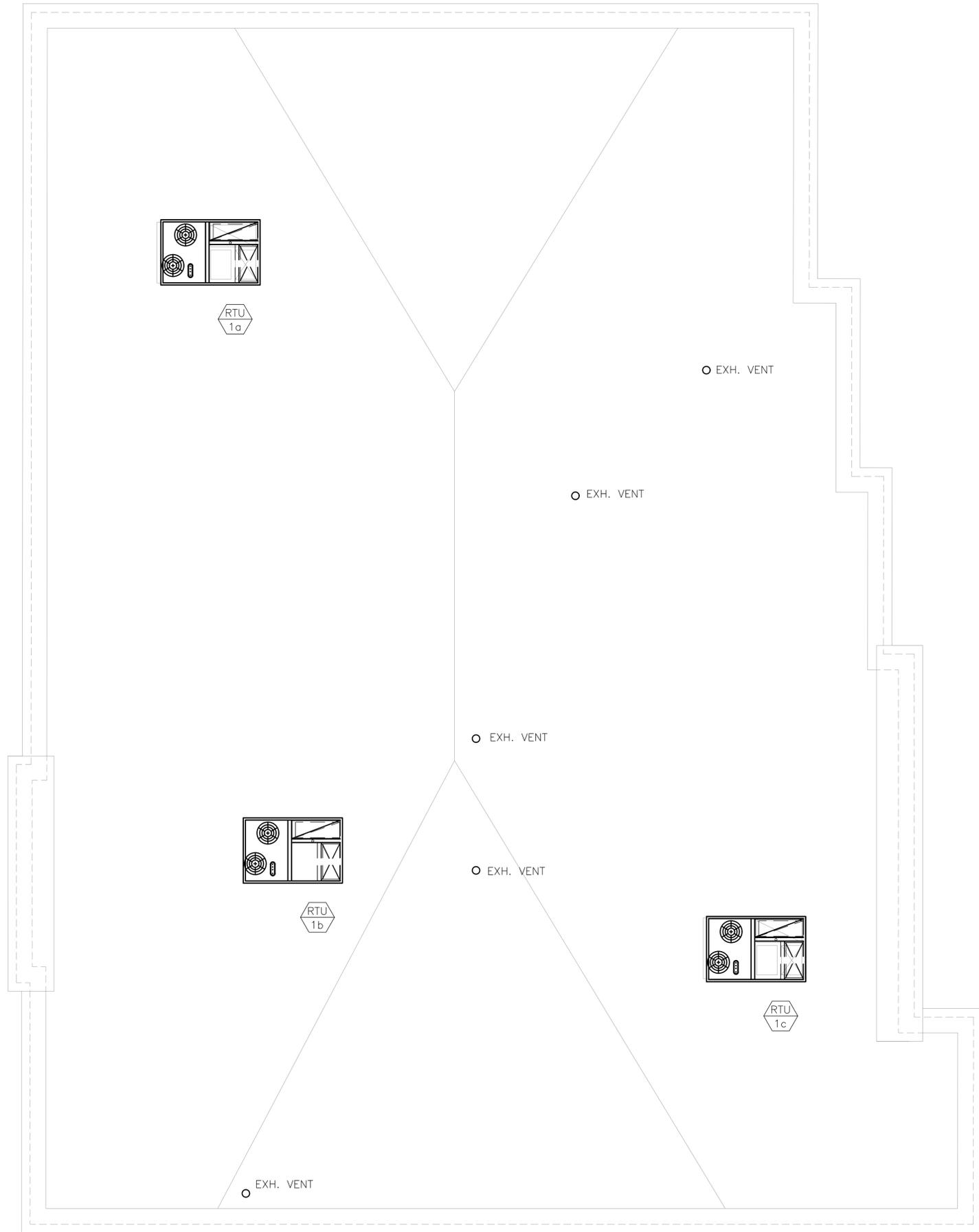
N LANDSCAPE ARCHITECTS
2201 Lincoln Avenue
Northbrook, IL 60062
(847) 425-1515

MEDICAL OFFICE BUILDING
231 OLDE HALF DAY ROAD
LINCOLNSHIRE, ILLINOIS

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SEFG No. 118320 SHEET: **L1**

Drawn: DBF
Checked: S.E.F.G.
Date: 03-04-19 Sheet 6 of 6



A ROOF LEVEL HVAC PLAN
M-4 SCALE: 1/4" = 1'-0"

EC Engineering Consultants Inc.
 20 N. WACKER - STE 1910
 Chicago, Illinois 60606
 PHE (312) 944-8409
 FAX (312) 944-8432

Project No. 19014

No.	Date	Issued
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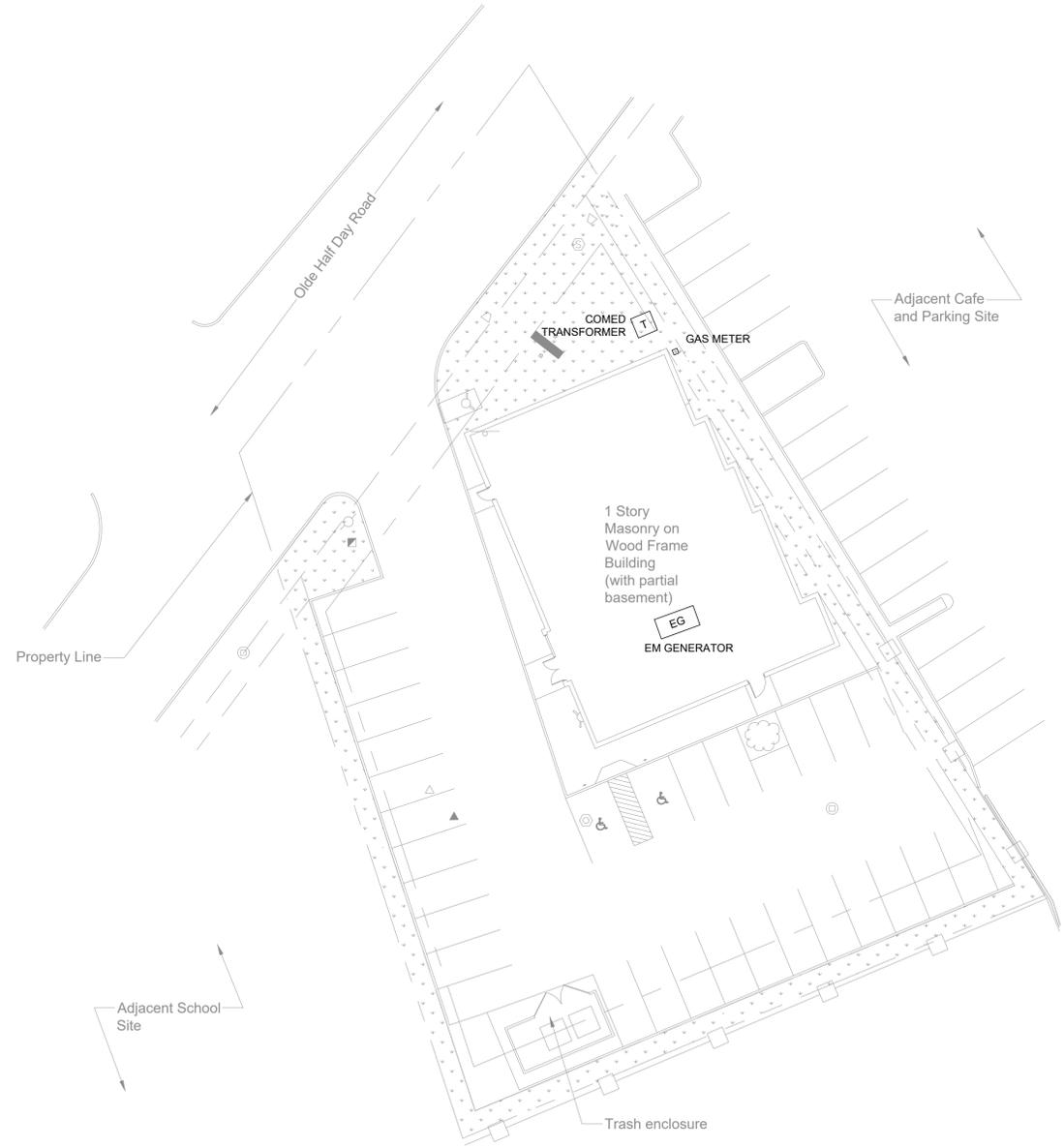
SEFG No. 118320
 Drawn: JRM
 Checked: BPE
 Date: 03-04-19

SHEET: **M-4**
 Sheet X OF X

MEDICAL OFFICE BUILDING
231 OLDE HALF DAY ROAD
LINCOLNSHIRE, ILLINOIS



Sara E. F. Gensburg, Ltd.
 Architecture/Design
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 Northbrook, IL 60062
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 Phone: (847) 715-9581



A ELECTRICAL SITE PLAN
E-1 SCALE: 1" = 20'

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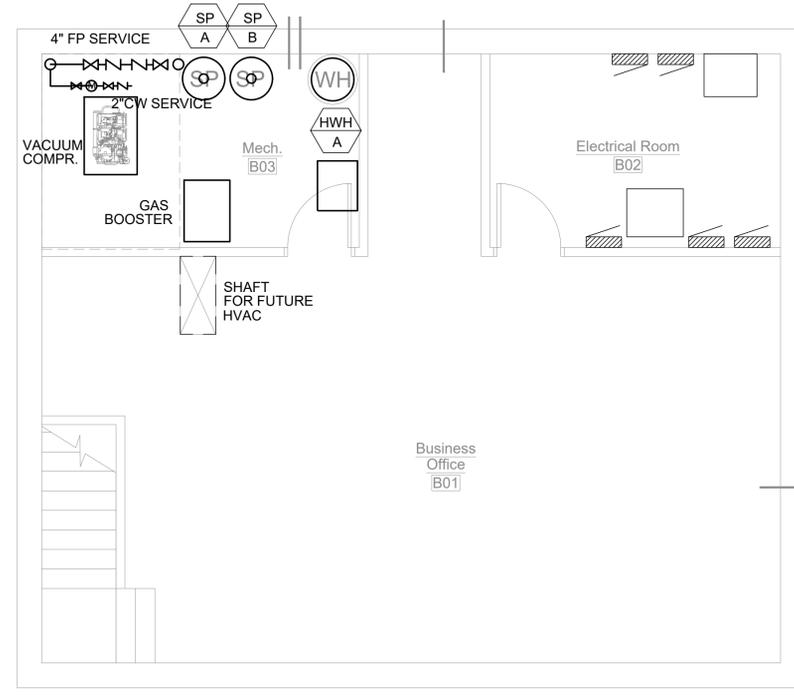
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Engineering Consultants Inc.
20 N. WACKER - STE 1910
Chicago, Illinois 60606
PH: (312) 944-8409
FAX (312) 944-8432

Project No. 19014

SEFG No. 118320
Drawn: JRM
Checked: BPE
Date: 03-04-19
SHEET: E-1
Sheet X OF X



ⓑ BASEMENT LEVEL PLAN
 E-2 SCALE: 1/4" = 1'-0"

Sara E.F. Gensburg, Ltd.
 Architecture/Design
 Age Reverse Drive - Suite G
 Northbrook, IL 60062
 Fax: (847) 715-9581
 Phone: (847) 715-9581



MEDICAL OFFICE BUILDING
231 OLDE HALF DAY ROAD
LINCOLNSHIRE, ILLINOIS

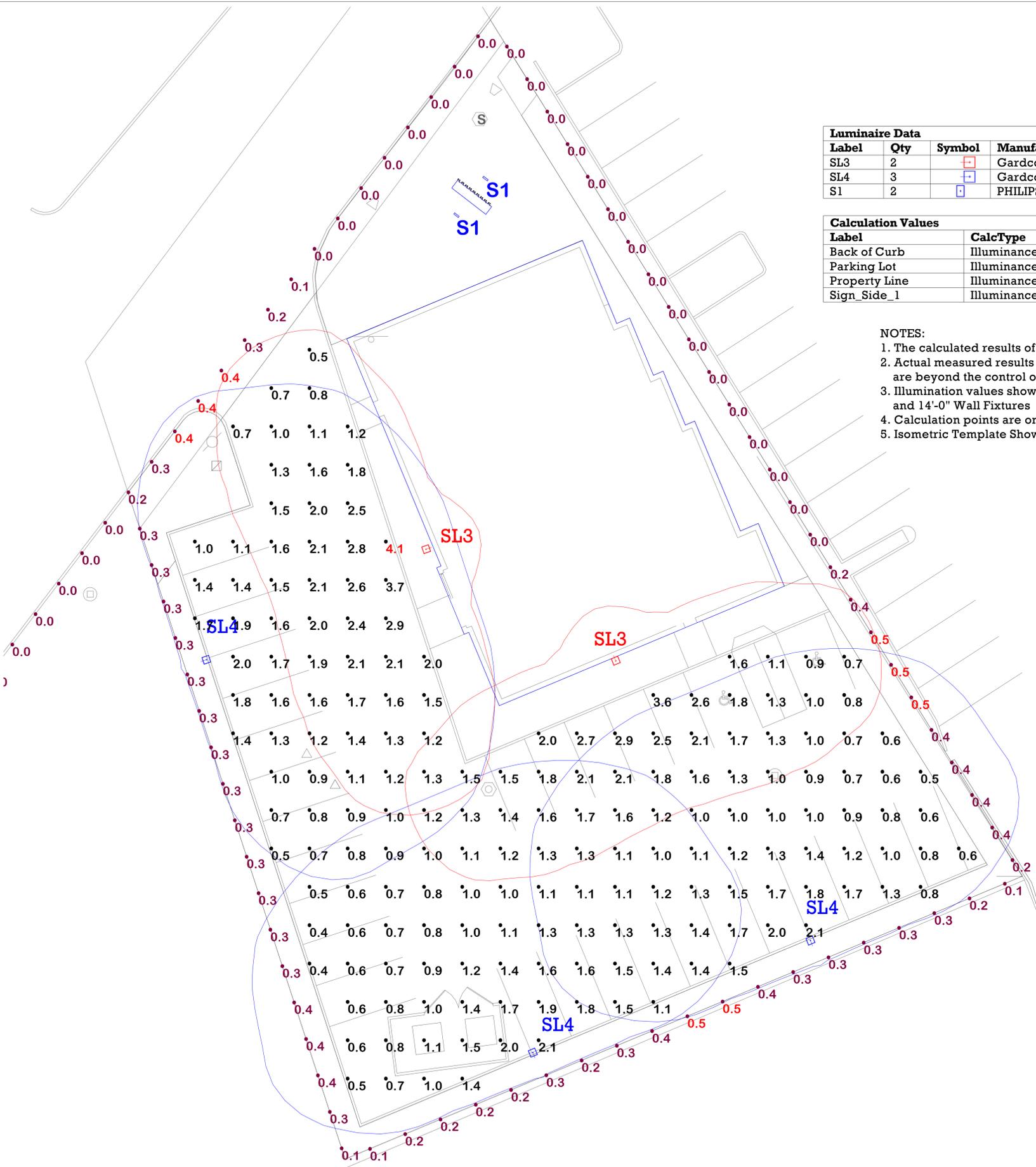
No.	Date	Issued
1	06-17-19	Issued for Preliminary Evaluation

EC Engineering Consultants Inc.
 20 N. WACKER - STE 1910
 Chicago, Illinois 60606
 PHE (312) 944-8409
 FAX (312) 944-8432

Project No. 19014

SEFG No. 118320
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SHEET: **E-2**
 Sheet X OF X



Luminaire Data							
Label	Qty	Symbol	Manufacture	Description	Lum. Lumens	LLF	Lum. Watts
SL3	2	☐	Gardco	ECF-S-32L-530-NW-G2-3-HIS	5349	0.850	55.7
SL4	3	☐	Gardco	ECF-S-32L-530-NW-G2-4-HIS	5509	0.850	55.7
S1	2	☐	PHILIPS HADCO	WBM1DF-G2	964	0.850	10.6

Calculation Values							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Back of Curb	Illuminance	Fc	0.10	0.4	0.0	N.A.	N.A.
Parking Lot	Illuminance	Fc	1.36	4.1	0.4	3.40	10.25
Property Line	Illuminance	Fc	0.23	0.5	0.0	N.A.	N.A.
Sign_Side_1	Illuminance	Fc	2.57	5.5	0.4	6.43	13.75

- NOTES:
1. The calculated results of this lighting simulation represent a prediction of system performance and are not guaranteed.
 2. Actual measured results may vary from the anticipated performance and are subject to means and conditions which are beyond the control of DB Lighting Consultation.
 3. Illumination values shown (in foot-candles) are horizontal at grade level based on Mounting Height of 20'-0" Pole Fixtures and 14'-0" Wall Fixtures
 4. Calculation points are on an 8' x 8' spacing
 5. Isometric Template Shown Represents 0.25fc and is for reference purpose only.

Not to Scale
 DB Lighting Consultation (DBLC) assumes no responsibility for any errors in the IES files, background images, or other information provided to DBLC to be used in these calculations. Actual or measured results may vary due to manufacturer tolerances, component malfunctions, obstructions, varying surface reflectance's and other field conditions. The owner assumes all responsibility for compliance with federal, state and/or local codes and regulations.

Prepared For:
 Dann Grist
 Prepared by:
 DB Lighting Consultation
 407-924-4113



Chicago Lightworks
 505 Warrenville Rd.
 Suite 101
 Lisle, IL 60532

Rev	Date	Comments
R1	06/04/19	Added Sign Lighting

Revisions

Project Name:
Olde Half Day Road Parking
 Project ID Number: 2019-169
 Date: 04/04/2019

GENERAL NOTES:

- The contractor is responsible for contacting JULIE for utility locates a minimum of 48 hours in advance of beginning excavation.
- The contractor is solely responsible for safety on the job site.
- The contractor shall be required to obtain all necessary permits as required, prior to commencing construction.
- The Illinois Department of Transportation " Standard Specifications for Road and Bridge Construction", latest edition, and all addenda thereto, and Village of Bolingbrook requirements shall govern the earthwork and paving work under this contract.
- The " Standard Specifications for Water and Sewer Main Construction in Illinois," latest edition, shall govern the underground work under this contract, except as modified by these specifications, or where in conflict with Village of Lincolnshire Standards.
- All work shall be conducted in accordance with OSHA requirements and Village of Lincolnshire regulations and standards, and shall confirm in all respects to all state and federal laws and regulations. The contractor is solely responsible for safety on job site.
- The Contractors shall notify all utility companies for filed locations of their facilities prior to beginning construction. The Contractor will be responsible for the maintenance and preservation of these facilities. Any utility locations shown on the plans are based on available records and are for general direction only.
- Construction operation shall be conducted in such a way as to prevent tracking of mud or soil, debris, asphalt and concrete onto public thoroughfares. At the end of each day, the contractor shall remove materials deposited onto public streets and alleys.
- Public streets and alleys shall be restored promptly meeting Village of Lincolnshire standards and specifications.
- The contractor shall verify the exact elevation and location of all existing utilities and appurtenances prior to construction, to avoid interferences.
- Appropriate precautions shall be taken to avoid damage to and to protect existing utilities and appurtenances in the vicinity of work.
- All building layouts should be done by a registered land surveyor after confirming the property corners in the field. Any discrepancies should be brought to the attention of the design engineer prior to initiating construction.

LOCATION MAP



SITE

**SURVEY BY:
GREENGARD, INC.**

111 Barclay Blvd # 310, Lincolnshire, IL 60069
PHONE: (847) 634-3883
ILL. REGISTRATION NO. 184-000995

**ADDITIONAL SURVEY BY:
Bono Consulting INC.**

SITE BENCHMARK IS THE RIM OF THE SANITARY MANHOLE AT THE NORTHEAST CORNER OF THE PROPERTY. ELEVATION = 658.34
REFERENCE BENCHMARK IS BM 4-45A AT THE INTERSECTION OF HALF DAY RD. AND MILWAUKEE AVE., ELEV. 658.54 (NVAD 88)

NOTE :
EXISTING CONDITIONS ARE BASED UPON A TOPOGRAPHIC SURVEY. THIS IS NOT A BOUNDARY SURVEY. PROPERTY LINES SHOWN ARE FOR INFORMATIONAL PURPOSES ONLY AND SHALL NOT BE USED AS A BASIS FOR CONSTRUCTION LAYOUT. PROPERTY LINE INFORMATION SHOWN IS BASED ON THE PLAT OF SURVEY RECEIVED FROM THE OWNER AND ANY IRON PIPES (AS INDICATED) FOUND BY BCI'S SURVEY CREW.

PROPERTY BOUNDARY INFORMATION SHOWN HEREON IS TAKEN FROM OFFICIAL PLATS AND RECORDS

LOCATION OF UNDERGROUND UTILITIES WHERE NOT SUBSTANTIATED BY PHYSICAL EVIDENCE ARE TAKEN FROM RECORDS NORMALLY CONSIDERED RELIABLE. NO RESPONSIBILITY FOR THEIR ACCURACY IS ASSUMED BY THE SURVEYOR.

FOR LOCATION OF BURIED CABLE CALL J.U.L.I.E. @ 1-800-892-0123 BEFORE DIGGING

LOCATIONS OF EXISTING UTILITY SERVICES ARE BASED ON VISUAL OBSERVATIONS. CONTRACTOR MUST CONFIRM LOCATION AND CONDITION OF ALL UTILITY SERVICES TO REMAIN.

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF ILLINOIS.

[Signature] 7/10/2019
SIGNATURE DATE

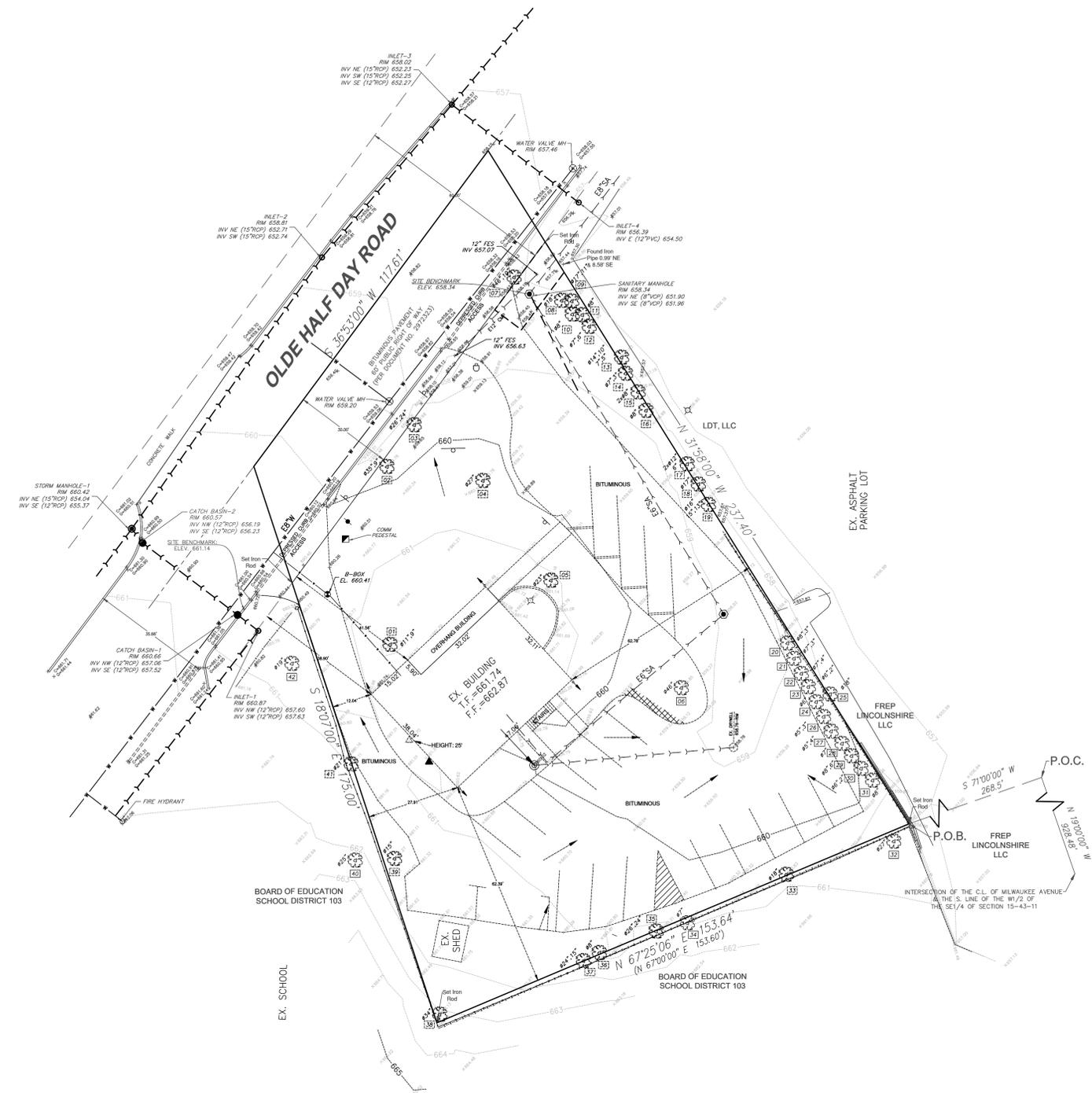
MY LICENSE EXPIRES ON NOVEMBER 30, 2019

INDEX TO SHEETS

NO.	DESCRIPTION
C-0.0	TOPOGRAPHIC SURVEY
C-0.1	DEMOLITION AND TREE REMOVAL PLAN
C-1.0	GEOMETRIC PLAN
C-2.0	GRADING AND EROSION CONTROL PLAN
C-3.0	UTILITY PLAN
C-4.0	DETAILS

LEGEND

	EXISTING CONTOUR
	PROPOSED CONTOUR
	EXISTING ELEVATION
	PROPOSED ELEVATION
	EXISTING SANITARY
	COMBINATION SEWER
	PROPOSED SANITARY SEWER
	PROPOSED COMBINATION SEWER
	EXISTING STORM SEWER
	PROPOSED STORM SEWER
	EXISTING WATERMAIN
	PROPOSED WATERMAIN
	GAS EXISTING GAS LINE
	EXISTING UNDERGROUND ELECTRIC
	EXISTING UNDERGROUND TELEPHONE
	EXISTING UNDERGROUND CABLE
	EXISTING TREE
	REMOVE TREE
	TEMPORARY TREE FENCE
	TEMPORARY SILT / CONSTRUCTION FENCE
	SUMP PUMP [PROPOSED/EXISTING]
	DOWNSPOUT (IN-GROUND) [PROPOSED]
	SWALE [PROPOSED]
	OUTLET / POP-UP EMITTER
	CATCH BASIN
	STORM MANHOLE
	SANITARY MANHOLE
	CLEANOUT
	B BOX
	WOOD UTILITY POLE
	LIGHT POLE
	FLARED END SECTION (F.E.S.)
	INLET / DRAIN
	WATER VALVE VAULT / WATER METER
	SIGN
	MANHOLE (UNCLASSIFIED)
	FIRE HYDRANT
	TREE TAG NO.
	STOP LIGHT
	GAS VALVE
	ROOT PRUNE
	TOP OF GARAGE SLAB
	TOP OF FOUNDATION
	FINISH FLOOR
	TOP OF WALL



**EXISTING TOPOGRAPHY
SCALE 1"=20'**



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CIVIL ENGINEERS
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PARK RIDGE, IL 60068 FAX: (847) 823-3303
bbono@bonoconsulting.com

**MEDICAL OFFICE BUILDING
231 OLDE HALF DAY ROAD
LINCOLNSHIRE, ILLINOIS**

No.	Issued:	Issued for Preliminary Evaluation
1	03-12-19	04-08-19 DRT Progress Set
2	06-26-19	Revised per Village Comments
3	07-10-19	Revised per LCBMC

SEFG No. 118320 SHEET:
Drawn: MW
Checked: RW
Date: 04-05-19
C-0
Sheet 1 of 7

PAVEMENT LEGEND	
	STANDARD DUTY PARKING LOT PAVEMENT 1 1/2" BITUMINOUS SURFACE COURSE, SUPERPAVE, MIX D, NS0 3 1/2" BITUMINOUS BINDER COURSE, SUPERPAVE, IL-19, NS0 10" AGGREGATE BASE COURSE CA-6, TYPE B
	IDOT STANDARD B-6.12 CURB AND GUTTER
	SIDEWALKS 4" PORTLAND CEMENT CONCRETE 2" COMPACTED AGGREGATE BASE COURSE CA-6
	APRONS, DRIVEWAY & TRASH ENCLOSURE 8" PORTLAND CEMENT CONCRETE 4" COMPACTED AGGREGATE BASE COURSE CA-6
	PERMEABLE PAVER
	LANDSCAPE AREA

SITE DATA:

TOTAL AREA = 22,753 sf = 0.52 ac

BUILDING AREA = 4,883 sf
PAVEMENT AREA = 11,845 sf
SIDEWALK AREA = 1,141 sf
LANDSCAPE AREA = 4,884 sf

IMPERVIOUS AREA:

TOTAL IMPERVIOUS AREA = 17,869 sf = 0.41 ac (78%)

PARKING:

28 - 19'x9' PARKING SPACES
2 - 19'x16' ADA PARKING SPACE

STORMWATER MANAGEMENT

STORMWATER MANAGEMENT NOT REQUIRED

SPECIAL MANAGEMENT AREAS:

THERE IS NO FLOODPLAIN OR WETLANDS WITHIN 100 FT OF THE SITE

PARKING RESTRICTIONS AROUND FIRE HYDRANTS, FIRE DEPARTMENT CONNECTION:
NO PARKING ALLOWED WITHIN 15' EITHER SIDE OF THE FIRE HYDRANT/FIRE DEPARTMENT CONNECTION ALONG THE CURB.

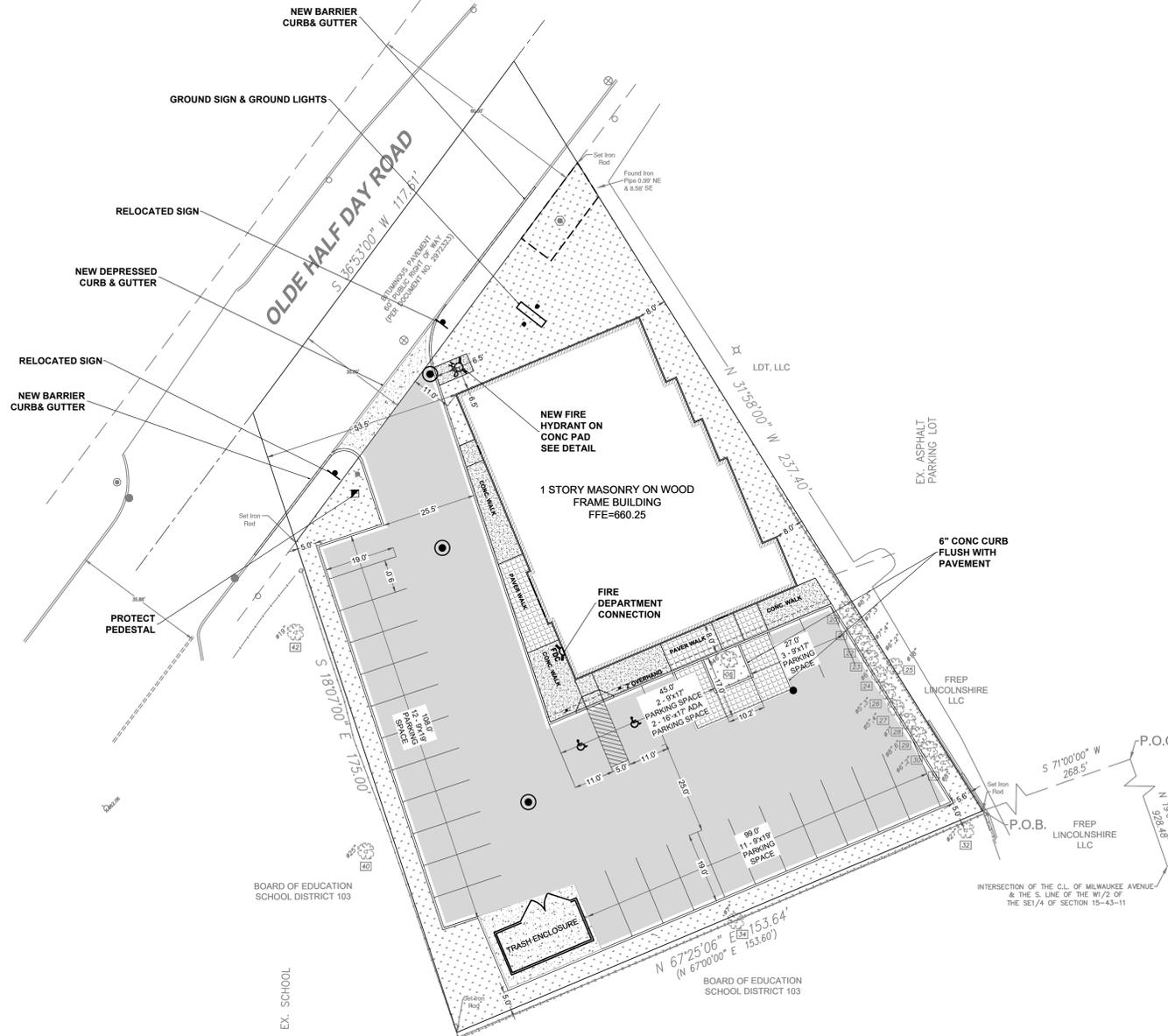
FIRE TRUCKS CAN PARK AT WEST AND SOUTH SIDE OF THE BUILDING AND BACK OUT TO OLDE HALF DAY ROAD.

CONCRETE AND ASPHALT NOTES:

- Concrete shall be placed in accordance with IDOT Standard Specifications Section 420. Concrete surfaces must be warranted for one year against any birdbathing, ponding or cracks over 1/4 wide.
- All concrete shall be minimum 3,500 psi.
- Clean, full depth sawcuts through existing sidewalk and curb scheduled for removal.
- Combination curb & gutter is 6" high unless otherwise noted.
- A 3/4" fiber expansion joint shall be installed when the new sidewalk or curb abuts any building.
- Contraction joints should be sawcut a minimum of two inches deep within 4-12 hours of concrete placement, but no later than 24 hours after concrete placement, be in accordance with Section 420.05 IDOT Standard Specifications.
- Maximum 50' c-c between contraction joints in curbs or sidewalk.
- Asphalt shall be placed in accordance with IDOT Standard Specification Section 406. Asphalt surfaces must be warranted for one year against birdbathing/ponding of 1/4" standing water for areas greater than 25 square feet.
- All parking lots to be proof rolled prior to placement of aggregate subbase and again prior to initial asphalt lift. Proof roll to be done with loaded double axle dump truck and witnessed by an owner's representative.
- The sidewalk thickness across the driveway shall be a minimum of 8" PCC on 4" aggregate subbase.

PAVEMENT STRIPING NOTES

- Marking paint shall be High Quality Traffic paint intended for striping asphalt parking lots.
Color: Yellow
Width: 4"
Coverage Rate: 450 feet per gallon per IDOT Article 780.



GEOMETRIC PLAN
SCALE 1"=20'



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MEDICAL OFFICE BUILDING
231 OLDE HALF DAY ROAD
LINCOLNSHIRE, ILLINOIS

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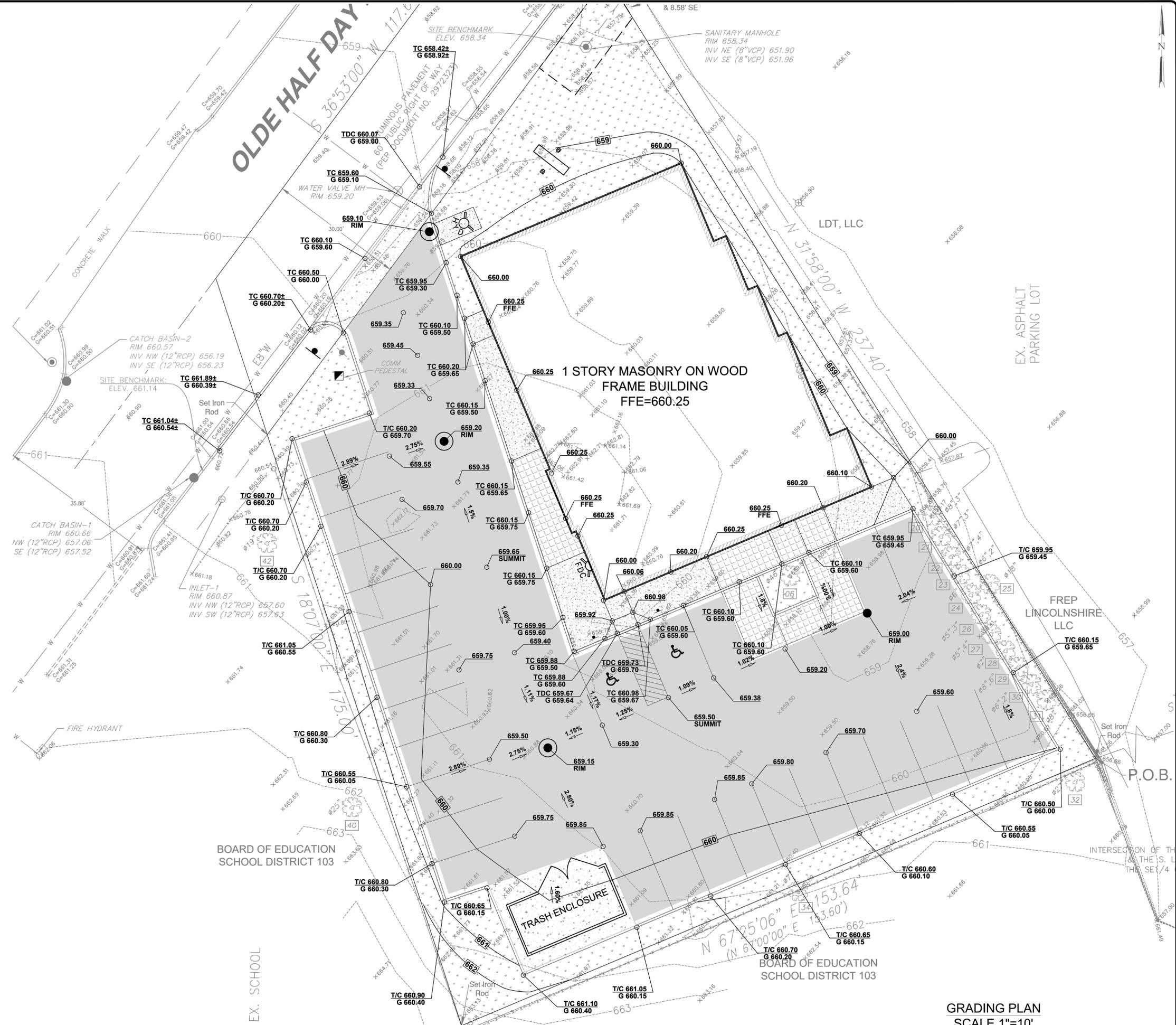
SEFG No. 118320	SHEET: C-1
Drawn: MW	
Checked: RW	
Date: 04-05-19	Sheet 3 of 7

EARTHWORK NOTES:

- All existing foundations, pavement, aggregate base, soil surfaces, excavated soil and vegetation shall be removed and disposed properly off site.
- Remove soft or otherwise unstable subgrade materials.
- Embankment shall be placed in accordance with Section 205 of the "Standard Specifications for Road and Bridge Construction." All embankments located within structural fill areas shall be constructed to a minimum 95% of the modified proctor density (ASTM D1557). Embankments located in non-structural fill areas shall be constructed to a minimum of 90% of the modified proctor density (ASTM D1557).
- Subbase shall be adequately compacted and proof rolled with a loaded semitrailer prior to placing aggregate base. Any soft areas shall be removed and replaced with aggregate base.
- Fill and subgrade to be compacted to 95% standard proctor density.
- All earthwork shall be done in accordance with the state of Illinois, "Standard Specifications for Road and Bridge Construction," latest edition and "Supplemental Specifications and Recurring Special Provisions," latest edition. Included in this work, but not necessarily limited to the following are: clearing, stripping and stockpiling of topsoil, mass grading and fine grading of the site and roadways, excavation of unsuitable materials and excavation of detention ponds, landscape mound construction, and miscellaneous topsoil respread and seeding.
- All grading operations are to be supervised and inspected by the owner's engineer or their representative. All testing, inspection, and supervision of soil quality, unsuitable soil removal and its replacement, and other soils related operations shall be entirely the responsibility of the soils engineer. No undercut shall be performed or claims for extra work without authorization by the owner and documentation by the soils engineer.
- After stripping and excavating to the proposed subgrade level, as required, the building and parking areas should be proof-rolled with a loaded, tandem-axle dump truck or similar rubber tired vehicle, loaded with at least 9 tons per axle. Proof-rolling aids in providing a firm base for compaction of fills, and help to delineate soft, loose, or disturbed areas that may exist below subgrade level. Proof-rolling is especially important to help evaluate the surface stability of existing fill soils that may be left in place below floor slabs and pavements. Soils which are observed to rut or deflect excessively (more than 1 inch) under the moving load should either be scarified and re-compacted with a smooth drum vibratory roller for granular soils, a sheeps foot roller for cohesive soils, or undercut and replaced with properly compacted and documented structural fill. The proof-rolling and undercutting activities should be observed and documented by a representative of the geotechnical engineer and should be performed during a period of dry weather. In addition to proof-rolling, the subgrade soils should be scarified and compacted to at least 90 percent of the Modified Proctor maximum dry density ASTM D 698 for a depth of at least 8 inches below the surface.
- Where encountered, loose sands should be re-compacted with a vibratory roller. Clay subgrade soils can be easily disturbed by construction activities and are sensitive to moisture. Therefore, extra care should be used to avoid disturbing these soils during construction activities. If the soils become unstable during construction, or if near surface soft subgrade soils are encountered, it is recommended that coarse aggregate be placed on the subgrade until a stable base for compaction of fill is achieved. Typically, 12 to 24 inches of coarse aggregate are required, depending on the consistency of the subgrade, the coarse aggregate should consist of clean, crushed stone gravel between 1/4 and 3 inches in size. The coarse aggregate should be spread in a max. of 12-inch layers and consolidated with compaction equipment until it is "locked" in place.
- It shall be the responsibility of the contractor to remove from the site any and all materials and debris which results from their construction operations at no additional expense to the owner.
- When in the opinion of the soils engineer, unsuitable soil conditions are encountered within utility trenches which require the removal of unsuitable materials below the depth of the bedding specified, the contractor shall obtain approval by the owner and the owner's engineer prior to removing the unsuitable soils and replace the material with granular compacted bedding material as directed by the soils engineer and the Municipality. The depth of the removal and replacement shall be documented by the owner's engineer and witnessed by the contractor. This work, when approved by the owner and owner's engineer, will be measured and paid for at the contract unit price per cubic yard in place for unsuitable soil which price shall include the removal and off-site disposal of unsuitable soil, the additional bedding material, and all labor, materials and equipment required to perform the work as specified.
- The contractor shall be responsible for hiring and scheduling a qualified testing firm for all soil testing. This shall be included in the cost of work.
- Subgrade for pavement and sidewalks shall be finished to +/- 0.1 foot of design subgrade elevations by the earthwork contractor. Fine grading shall be the responsibility of the paving contractor.
- Subbase shall be adequately compacted and proof rolled with a loaded semitrailer prior to placing aggregate base. Any soft areas shall be removed and replaced with aggregate base.
- Gravel subgrade preparation shall be in accordance with Article 212 of IDOT standard specifications.
- Aggregate base course under sidewalks, driveways, curbs, and pavement shall be type B in accordance with IDOT Article 351.
- All landscaping and lawn areas shall have a minimum of 6" topsoil per IDOT Article 211.
- Proposed elevations are top of sod (lawn areas), top of asphalt or top of concrete.
- Finished dirt grade in lawn areas shall be 2" below top of sod.

SOIL EROSION AND SEDIMENTATION CONTROL NOTES:

- Install row silt fence prior to any earth disturbing activities.
- Contractor to install construction entrance.
- Contractor to install inlet filters in existing and proposed structures.
- Contractor to remove any mud tracked onto existing pavement every night.
- A concrete washout should be provided on-site. Concrete cannot be washed out into the public right-of-way or storm sewer system.
- All disturbed green space areas to receive minimum 6" topsoil and be temporary seeded upon achievement of final grade of that area.
- All disturbed green space areas to be planted/landscaped per landscape plan. Minimum seeding IDOT Type 1 turfgrass seeding per IDOT specifications.



**GRADING PLAN
SCALE 1"=10'**

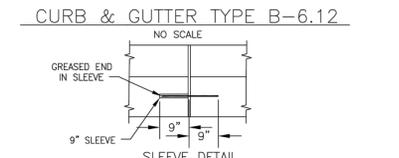
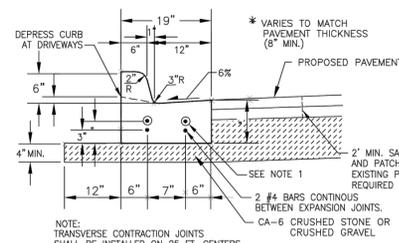
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**MEDICAL OFFICE BUILDING
 231 OLDE HALF DAY ROAD
 LINCOLNSHIRE, ILLINOIS**

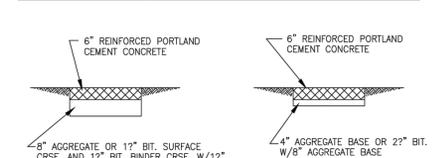
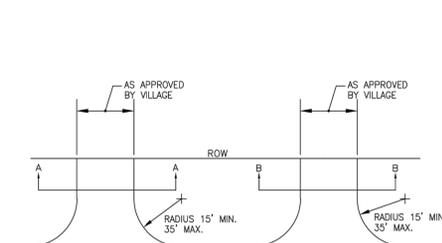
No.	Date:	Issued for Preliminary Evaluation	Issued for DRT Progress Set	Revised per Village Comments	Revised per LCBMC
1	03-12-19				
2	04-08-19				
3	06-26-19				
4	07-10-19				

SEFG No. 118320 SHEET: **C-2**
 Drawn: MW
 Checked: RW
 Date: 04-05-19 Sheet 4 of 7



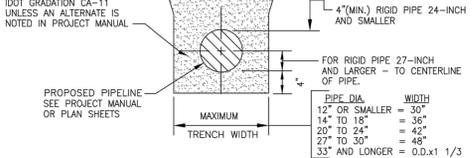
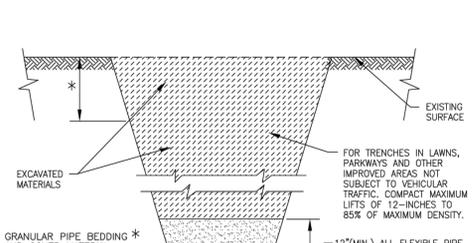
- NOTES:**
- EXPANSION JOINTS W/ 3/4" PREFORMED EXPANSION JOINT MATERIAL & TWO (2) #5 SMOOTH DOWEL BARS WITH GREASE CAPS SHALL BE PLACED:
 - AT ENDS OF INTERSECTION RADI, P.C.'S, RADIUS POINTS, & BACK OF CUL-DE-SACS
 - 5 FT. ON EACH SIDE OF DRAINAGE STRUCTURES
 - MAX. OF 60 FT. INTERVALS
 - WHERE NEW CURB MEETS EXISTING CURB, THE EXISTING CURB SHALL BE DRILLED AND TWO (2) #5 SMOOTH DOWEL BARS GROUTED IN PLACE W/ THE GREASE CAP PLACED ON THE SIDE OF THE NEW CURB & GUTTER.
 - TOOL OR SAWCUT CONTRACTION JOINTS AT 15 FT. INTERVALS.
 - SAWCUTS SHALL BE MADE WITHIN TWENTY-FOUR (24) HRS. AND SEALED W/ JOINT SEALANT. JOINTS SHALL BE CLEAN AND DRY PRIOR TO APPLICATION OF SEALANT.

Village of Lincolnshire
B-6.12 CURB AND GUTTER DETAIL
 DESIGNED BY: NONE
 DRAWN BY: B&W
 CHECKED BY: B&W
 DATE: NOV. 2018
 SHEET NO.: C-1



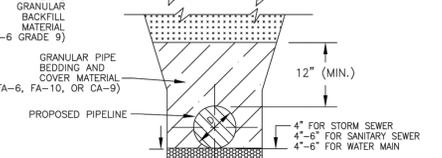
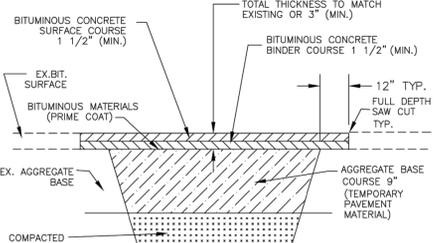
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Village of Lincolnshire
DRIVEWAY DETAIL
 COMMERCIAL / INDUSTRIAL
 DESIGNED BY: NONE
 DRAWN BY: B&W
 CHECKED BY: B&W
 DATE: NOV. 2018
 SHEET NO.: D-2



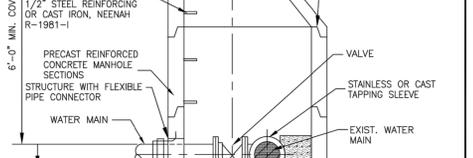
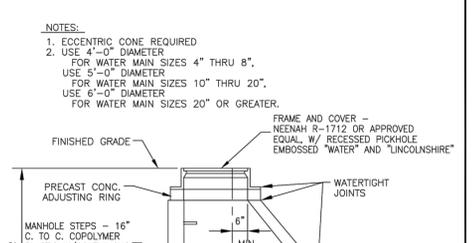
- NOTES:**
- MINIMUM TRENCH WIDTH, D+18" FOR DEPTHS ≤ 5' WHEN SHEETING OR SHORING NOT REQUIRED.
 - D+3'-0" FOR DEPTHS ≥ 5', WHEN SHEETING OR SHORING NOT REQUIRED.

Village of Lincolnshire
TYPICAL TRENCH DETAIL
 NON-PAVED AREAS
 DESIGNED BY: NONE
 DRAWN BY: B&W
 CHECKED BY: B&W
 DATE: NOV. 2018
 SHEET NO.: E-1



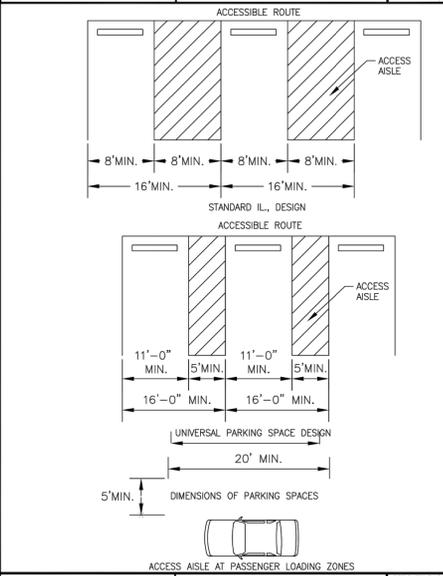
- NOTES:**
- MINIMUM TRENCH WIDTH, D+18" FOR DEPTHS ≤ 5' WHEN SHEETING OR SHORING NOT REQUIRED.
 - D+3'-0" FOR DEPTHS ≥ 5', WHEN SHEETING OR SHORING NOT REQUIRED.

Village of Lincolnshire
TYPICAL TRENCH DETAIL
 PAVEMENT WITH AGGREGATE BASE
 DESIGNED BY: NONE
 DRAWN BY: B&W
 CHECKED BY: B&W
 DATE: NOV. 2018
 SHEET NO.: E-2



- NOTES:**
- MINIMUM TRENCH WIDTH, D+18" FOR DEPTHS ≤ 5' WHEN SHEETING OR SHORING NOT REQUIRED.
 - D+3'-0" FOR DEPTHS ≥ 5', WHEN SHEETING OR SHORING NOT REQUIRED.

Village of Lincolnshire
PRESSURE CONNECTION VALVE VAULT DETAIL
 DESIGNED BY: NONE
 DRAWN BY: B&W
 CHECKED BY: B&W
 DATE: NOV. 2018
 SHEET NO.: F-3

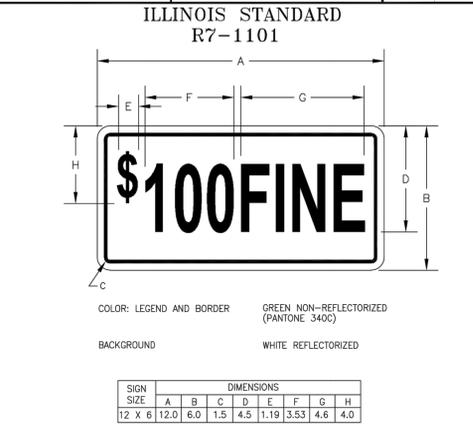


Village of Lincolnshire
PARKING SPACE DETAIL
 DESIGNED BY: NONE
 DRAWN BY: B&W
 CHECKED BY: B&W
 DATE: NOV. 2018
 SHEET NO.: J-1



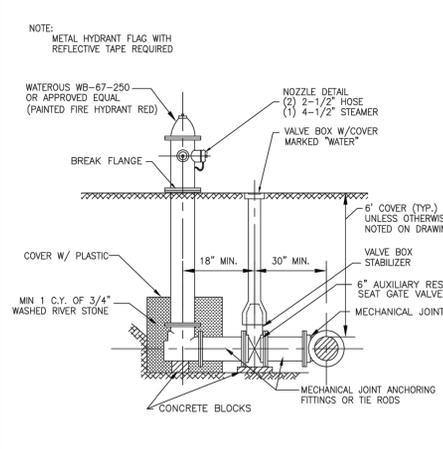
- NOTE:**
- THIS IS A STANDARD SIGN AND MAY BE ORDERED FROM ANY TRAFFIC SIGN SUPPLIER BY NUMBER. THE ARROW SHOULD BE OMITTED WHERE THERE IS ONLY ONE SPACE. THE ARROW MAY ALSO BE MADE TO POINT IN ONLY ONE DIRECTION. THE ARROW MAY ALSO BE REPLACED BY "TIME" SUCH AS 9 AM - 5 PM WHERE A PART TIME RESTRICTION EXISTS. THE SIGN MUST BE SUPPLEMENTED WITH THE ILLINOIS STANDARD R7-1101 PLATE GIVING THE AMOUNT OF THE FINE FOR ILLEGALLY PARKING IN THE RESERVED SPACE(S).
- COLORS:**
 LEGEND AND BORDER - PANTONE 340C
 WHITE SYMBOL ON PANTONE 286 BACKGROUND
 BACKGROUND - WHITE

Village of Lincolnshire
HANDICAPPED PARKING SIGN
 DESIGNED BY: NONE
 DRAWN BY: B&W
 CHECKED BY: B&W
 DATE: NOV. 2018
 SHEET NO.: J-2

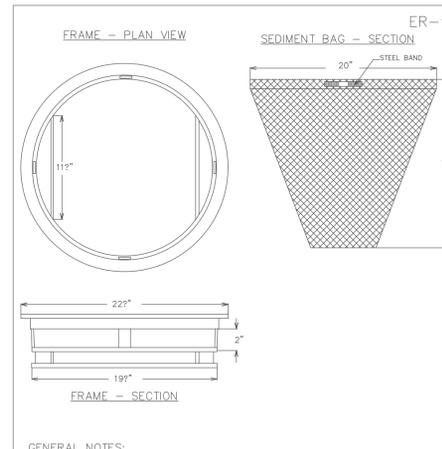


- NOTE:**
- THIS PLATE MAY BE MOUNTED DIRECTLY BELOW THE R7-8 SIGN OR COMBINED WITH THAT SIGN ON A SINGLE 12-INCH BY 24-INCH PANEL.

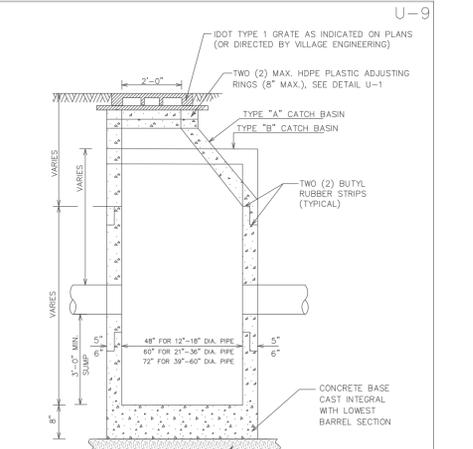
Village of Lincolnshire
"100 FINE" SIGN DETAIL
 DESIGNED BY: NONE
 DRAWN BY: B&W
 CHECKED BY: B&W
 DATE: NOV. 2018
 SHEET NO.: J-3



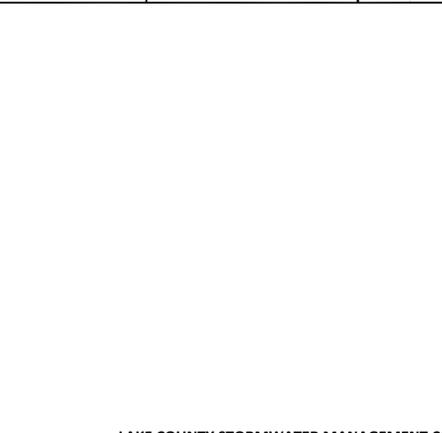
Village of Lincolnshire
FIRE HYDRANT INSTALLATION DETAIL
 DESIGNED BY: NONE
 DRAWN BY: B&W
 CHECKED BY: B&W
 DATE: NOV. 2018
 SHEET NO.: F-4



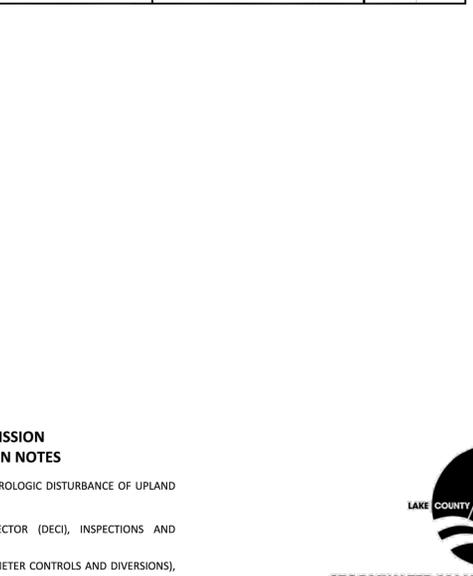
Village of Lincolnshire
FILTER FOR ROUND OPEN (TYPE 1) GRATE & FRAME DETAIL
 DESIGNED BY: NONE
 DRAWN BY: B&W
 CHECKED BY: B&W
 DATE: NOV. 2018
 SHEET NO.: F-4



Village of Lincolnshire
CATCH BASIN DETAIL
 DESIGNED BY: NONE
 DRAWN BY: B&W
 CHECKED BY: B&W
 DATE: NOV. 2018
 SHEET NO.: U-9



- NOTES:**
- SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF HYDROLOGIC DISTURBANCE OF UPLAND AREAS.
 - FOR THOSE DEVELOPMENTS THAT REQUIRE A DESIGNATED EROSION CONTROL INSPECTOR (DECI), INSPECTIONS AND DOCUMENTATION SHALL BE PERFORMED, AT A MINIMUM:
 - ON COMPLETION OF SEDIMENT AND RUNOFF CONTROL MEASURES (INCLUDING PERIMETER CONTROLS AND DIVERSIONS), PRIOR TO PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING.
 - AFTER EVERY SEVEN (7) CALENDAR DAYS OR STORM EVENT WITH GREATER THAN 0.5 INCH OF RAINFALL OR LIQUID EQUIVALENT PRECIPITATION.
 - SOIL DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION. IF STRIPPING, CLEARING, GRADING, OR LANDSCAPING ARE TO BE DONE IN PHASES, THE PERMITTEE SHALL PLAN FOR APPROPRIATE SOIL EROSION AND SEDIMENT CONTROL MEASURES.
 - A STABILIZED MAT OF CRUSHED STONE MEETING IDOT GRADATION CA-1 UNDERLAIN WITH FILTER FABRIC AND IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL, OR OTHER APPROPRIATE MEASURE(S) AS APPROVED BY THE ENFORCEMENT OFFICER, SHALL BE INSTALLED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE. SEDIMENT OR SOIL REACHING AN IMPROVED PUBLIC RIGHT-OF-WAY, STREET, ALLEY OR PARKING AREA SHALL BE REMOVED BY SCRAPING OR STREET CLEANING AS ACCUMULATIONS WARRANT AND TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL AREA.
 - TEMPORARY DIVERSIONS SHALL BE CONSTRUCTED AS NECESSARY TO DIRECT ALL RUNOFF FROM HYDROLOGICALLY DISTURBED AREAS TO AN APPROPRIATE SEDIMENT TRAP OR BASIN.
 - DISTURBED AREAS SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT MEASURES WITHIN SEVEN (7) CALENDAR DAYS FOLLOWING THE END OF ACTIVE HYDROLOGIC DISTURBANCE OR REDISTURBANCE.
 - ALL STOCKPILES SHALL HAVE APPROPRIATE MEASURES TO PREVENT EROSION. STOCKPILES SHALL NOT BE PLACED IN FLOOD PRONE AREAS OR WETLANDS AND DESIGNATED BUFFERS.
 - SLOPES STEEPER THAN 3H:1V SHALL BE STABILIZED WITH APPROPRIATE MEASURES AS APPROVED BY THE ENFORCEMENT OFFICER.
 - APPROPRIATE EROSION CONTROL BLANKET SHALL BE INSTALLED ON ALL INTERIOR DETENTION BASIN SIDE SLOPES BETWEEN THE NORMAL WATER LEVEL AND HIGH WATER LEVEL.
 - STORM SEWERS THAT ARE OR WILL BE FUNCTIONING DURING CONSTRUCTION SHALL BE PROTECTED BY AN APPROPRIATE SEDIMENT CONTROL MEASURE.
 - IF DEWATERING SERVICES ARE USED, ADJOINING PROPERTIES AND DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION. DISCHARGES SHALL BE ROUTED THROUGH AN APPROVED ANIONIC POLYMER DEWATERING SYSTEM OR A SIMILAR MEASURE AS APPROVED BY THE ENFORCEMENT OFFICER. DEWATERING SYSTEMS SHOULD BE INSPECTED DAILY DURING OPERATIONAL PERIODS. THE ENFORCEMENT OFFICER, OR APPROVED REPRESENTATIVE, MUST BE PRESENT AT THE COMMENCEMENT OF DEWATERING ACTIVITIES.
 - IF INSTALLED SOIL EROSION AND SEDIMENT CONTROL MEASURES DO NOT MINIMIZE SEDIMENT LEAVING THE DEVELOPMENT SITE, ADDITIONAL MEASURES SUCH AS ANIONIC POLYMERS OR FILTRATION SYSTEMS MAY BE REQUIRED BY THE ENFORCEMENT OFFICER.
 - ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES MUST BE MAINTAINED AND REPAIRED AS NEEDED. THE PROPERTY OWNER SHALL BE ULTIMATELY RESPONSIBLE FOR MAINTENANCE AND REPAIR.
 - ALL TEMPORARY SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.
 - THE EROSION CONTROL MEASURES INDICATED ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL MEASURES MAY BE REQUIRED, AS DIRECTED BY THE ENGINEER, ENFORCEMENT OFFICER, OR OTHER GOVERNING AGENCY.



- NOTES:**
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- NOTES:**
- Installation of soil erosion and sediment control SE/SC measures
 - Selective vegetation removal for silt fence installation
 - Silt fence installation
 - Construction fencing around areas not to be disturbed
 - Stabilized construction entrance
 - Tree removal where necessary (clear & grub)
 - Construct sediment trapping devices (sediment traps, basins...)
 - Construct detention facilities and outlet control structure with restrictor & temporary perforated riser
 - Strip topsoil, stockpile topsoil and grade site
 - Temporarily stabilize topsoil stockpiles (seed and silt fence around toe of slope)
 - Install storm sewer, sanitary sewer, water and associated inlet & outlet protection
 - Permanently stabilize detention basins with seed and erosion control blanket
 - Temporarily stabilize all areas including lots that have reached temporary grade
 - Install roadways
 - Permanently stabilize all outlet areas
 - Install structures and grade individual lots
 - Permanently stabilize lots
 - Remove all temporary SE/SC measures after the site is stabilized with vegetation
- * Soil erosion and sediment control maintenance must occur every two weeks and after every 1/2" or greater rainfall event

Sara E.F. Gensburg, Ltd.
 Architecture/Design
 105 Riverside Drive - Suite G
 Northbrook, IL 60062
 Phone: (847) 715-9881
 Fax: (847) 715-9881
 Phone: (847) 715-9891

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 BONO CONSULTING, INC.
 CIVIL ENGINEERS
 1018 BUSSE HIGHWAY
 PARK RIDGE, IL 60068
 PH: (847) 823-3300
 FAX: (847) 823-3303
 bbono@bonoconsulting.com

MEDICAL OFFICE BUILDING
231 OLDE HALF DAY ROAD
LINCOLNSHIRE, ILLINOIS

STORMWATER MANAGEMENT COMMISSION

TYPICAL CONSTRUCTION SEQUENCING

1. Installation of soil erosion and sediment control SE/SC measures
 a.) Selective vegetation removal for silt fence installation
 b.) Silt fence installation
 c.) Construction fencing around areas not to be disturbed
 d.) Stabilized construction entrance

2. Tree removal where necessary (clear & grub)

3. Construct sediment trapping devices (sediment traps, basins...)

4. Construct detention facilities and outlet control structure with restrictor & temporary perforated riser

5. Strip topsoil, stockpile topsoil and grade site

6. Temporarily stabilize topsoil stockpiles (seed and silt fence around toe of slope)

7. Install storm sewer, sanitary sewer, water and associated inlet & outlet protection

8. Permanently stabilize detention basins with seed and erosion control blanket

9. Temporarily stabilize all areas including lots that have reached temporary grade

10. Install roadways

11. Permanently stabilize all outlet areas

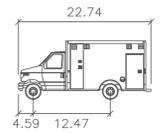
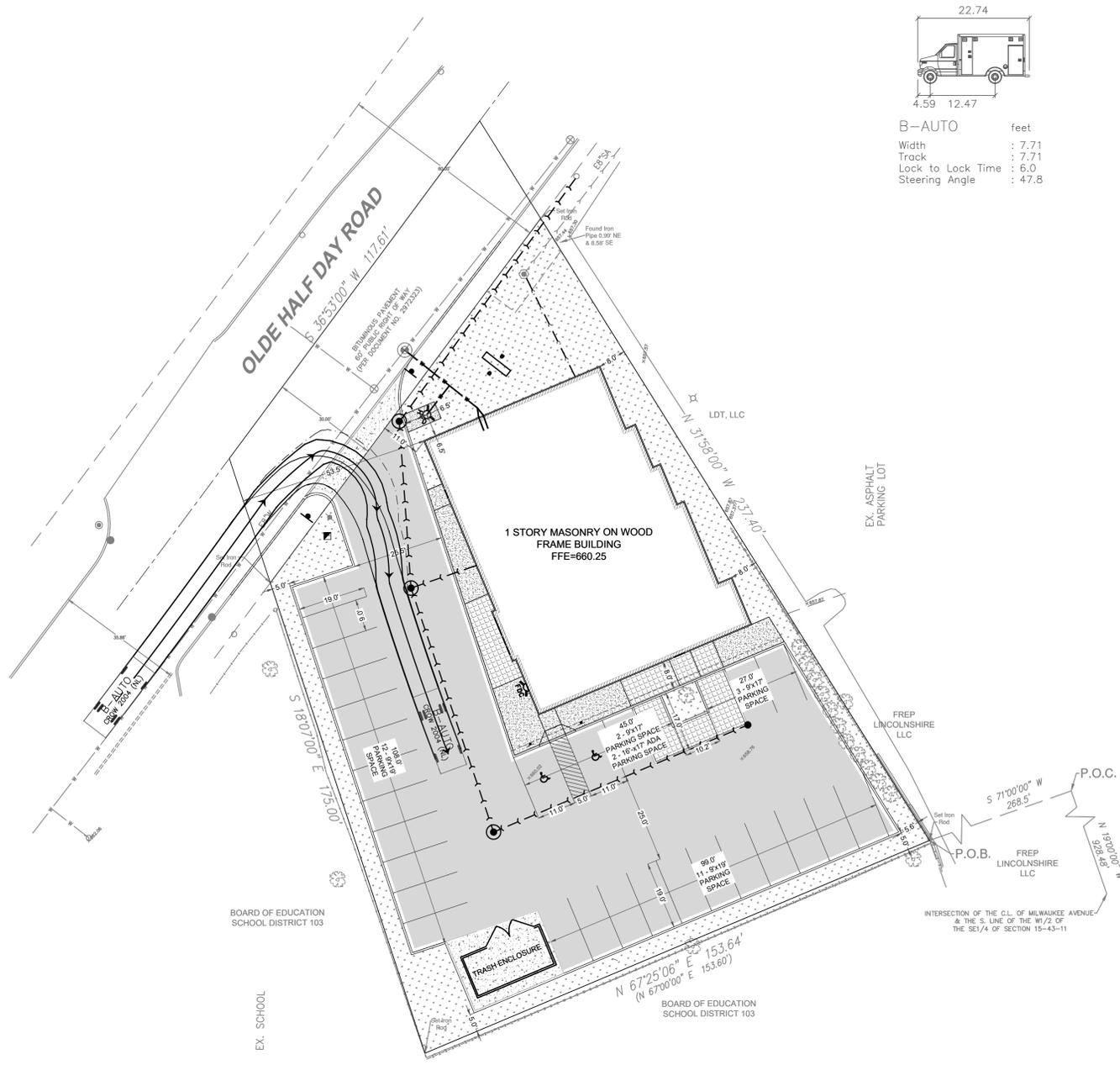
12. Install structures and grade individual lots

13. Permanently stabilize lots

14. Remove all temporary SE/SC measures after the site is stabilized with vegetation

* Soil erosion and sediment control maintenance must occur every two weeks and after every 1/2" or greater rainfall event

SEFG No. 118320 SHEET: C-4
 Date: 03-12-19 Issued for Preliminary Evaluation
 04-08-19 DRT Progress Set
 06-26-19 Revised per Village Comments
 07-10-19 Revised per LCBMC
 Drawn: MW
 Checked: RW
 Date: 04-05-19 Sheet 6 of 7



B-AUTO feet
 Width : 7.71
 Track : 7.71
 Lock to Lock Time : 6.0
 Steering Angle : 47.8

AUTOTURN EXHIBIT
 SCALE 1"=20'

Sara E.F. Gensburg, Ltd.
 Architecture/Design
 105 Revere Drive - Suite G
 Northbrook, IL 60062
 Fax: (847) 715-9581
 Phone: (847) 715-9591

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 bbone@bonoconsulting.com

MEDICAL OFFICE BUILDING
231 OLDE HALF DAY ROAD
LINCOLNSHIRE, ILLINOIS

No.	Date:	Issued:
1	03-12-19	Issued for Preliminary Evaluation
2	04-08-19	DRY Progress Set
3	06-26-19	Revised per Village Comments
4	07-10-19	Revised per LCSRMC

SEFG No. 118320	SHEET:
Drawn: MW	EX-1
Checked: RW	
Date: 04-05-19	Sheet 7 of 7

Manhattan 22" LED Wall Light Textured Black

49298BKTLED (Black)



Project Name: _____
 Location: _____
 Type: _____
 Qty: _____
 Comments: _____

Certifications/Qualifications

Location Rating	Wet
Title 24 Compliant	Yes
Warranty	www.kichler.com/warranty

Dimensions

Base Backplate	21.75 X 6.75
Extension	3.75"
Weight	8.40 LBS
Height from center of Wall opening (Spec Sheet)	11.00"
Height	22.00"
Width	7.00"

Electrical

Input Voltage	Single(120)V
---------------	--------------

Mounting/Installation

Interior/Exterior	Exterior
Mounting Weight	4.80 LBS

Photometrics

Color Rendering Index	90
Delivered Efficacy (Lumens/Watt)	30
Delivered Lumens	550
Kelvin Temperature	3000

Primary Lamping

Dimmable	Yes
Expected Life Span	40000
Lamp Included	Integrated
Light Source	LED
Max or Nominal Watt	20.5W
# of Bulbs/LED Modules	2

Product/Ordering Information

SKU	49298BKTLED
Finish	Black
Style	Contemporary
UPC	783927541206

Specifications

Diffuser Description	White Glass
Material	ALUMINUM

SG035 | 5.4L | 35 kW
INDUSTRIAL SPARK-IGNITED GENERATOR SET
 EPA Certified Stationary Emergency

GENERAC® | **INDUSTRIAL POWER**

Standby Power Rating

35 kW, 44 kVA, 60 Hz

Prime Power Rating*

32 kW, 39 kVA, 60 Hz



Image used for illustration purposes only



*EPA Certified Prime ratings are not available in the US or its Territories

Codes and Standards

Generac products are designed to the following standards:



Powering Ahead

Generac ensures superior quality by designing and manufacturing most of its generator components, such as alternators, enclosures, control systems and communications software. Generac also makes its own spark-ignited engines, and you'll find them on every Generac gaseous-fueled generator. We engineer and manufacture them from the block up — all at our facilities throughout Wisconsin. Applying natural gas and LP-fueled engines to generators requires advanced engineering expertise to ensure reliability, durability and necessary performance. By designing specifically for these dry, hotter-burning fuels, the engines last longer and require less maintenance. Building our own engines also means we control every step of the supply chain and delivery process, so you benefit from single-source responsibility.

Plus, Generac Industrial Power's distribution network provides all parts and service so you don't have to deal with third-party suppliers. It all leads to a positive owner experience and higher confidence level. Generac spark-ignited engines give you more options in commercial and industrial generator applications as well as extended run time from utility-supplied natural gas.

SG035 | 5.4L | 35 kW

INDUSTRIAL SPARK-IGNITED GENERATOR SET

EPA Certified Stationary Emergency

STANDARD FEATURES

ENGINE SYSTEM

- Oil Drain Extension
- Air Cleaner
- Fan Guard
- Stainless Steel Flexible Exhaust Connection
- Factory Filled Oil and Coolant
- Radiator Duct Adapter (Open Set Only)
- Critical Exhaust Silencer

Fuel System

- Fuel Line - NPT Connection
- Primary and Secondary Fuel Shutoff

Cooling System

- Closed Coolant Recovery System
- UV/Ozone Resistant Hoses
- Factory-Installed Radiator
- 50/50 Ethylene Glycol Antifreeze
- Radiator Drain Extension

Electrical System

- Battery Charging Alternator
- Battery Cables
- Battery Tray
- Rubber-Booted Engine Electrical Connections
- Solenoid Activated Starter Motor

ALTERNATOR SYSTEM

- GENprotect™
- Class H Insulation Material
- 2/3 Pitch
- Skewed Stator
- Permanent Magnet Excitation
- Sealed Bearing
- Amortisseur Winding
- Full Load Capacity Alternator

GENERATOR SET

- Internal Genset Vibration Isolation
- Separation of Circuits - High/Low Voltage
- Separation of Circuits - Multiple Breakers
- Wrapped Exhaust Piping
- Standard Factory Testing
- 2 Year Limited Warranty (Standby Rated Units)
- 1 Year Limited Warranty (Prime Rated Units)
- Silencer Mounted in the Discharge Hood (Enclosed Only)

ENCLOSURE (If Selected)

- Rust-Proof Fasteners with Nylon Washers to Protect Finish
- High Performance Sound-Absorbing Material (Sound Attenuation Enclosures)
- Gasketed Doors
- Stamped Air-Intake Louvers
- Upward Facing Discharge Hoods (Radiator and Exhaust)
- Stainless Steel Lift Off Door Hinges
- Stainless Steel Lockable Handles
- RhinoCoat™ - Textured Polyester Powder Coat Paint

CONTROL SYSTEM



Digital H Control Panel- Dual 4x20 Display

Program Functions

- Programmable Crank Limiter
- 7-Day Programmable Exerciser
- Special Applications Programmable Logic Controller
- RS-232/485 Communications
- 3-Phase Sensing Digital Voltage Regulator
- 2-Wire Start Capability
- Date/Time Fault History (Event Log)
- Isochronous Governor Control
- Waterproof/Sealed Connectors
- Audible Alarms and Shutdowns
- Not in Auto (Flashing Light)

- Auto/Off/Manual Switch
- E-Stop (Red Mushroom-Type)
- NFPA110 Level I and II (Programmable)
- Customizable Alarms, Warnings, and Events
- Modbus® Protocol
- Predictive Maintenance Algorithm
- Sealed Boards
- Password Parameter Adjustment Protection
- Single Point Ground
- 16 Channel Remote Trending
- 0.2 msec High Speed Remote Trending
- Alarm Information Automatically Annunciated on the Display

Full System Status Display

- Power Output (kW)
- Power Factor
- kW Hours, Total, and Last Run
- Real/Reactive/Apparent Power
- All Phase AC Voltage
- All Phase Currents
- Oil Pressure
- Coolant Temperature
- Coolant Level

- Engine Speed
- Battery Voltage
- Frequency

Alarms and Warnings

- Oil Pressure
- Coolant Temperature
- Coolant Level
- Low Fuel Pressure Alarm
- Engine Overspeed
- Battery Voltage
- Alarms and Warnings Time and Date Stamped
- Snap Shots of Key Operation Parameters During Alarms and Warnings
- Alarms and Warnings Spelled Out (No Alarm Codes)

SG035 | 5.4L | 35 kW

INDUSTRIAL SPARK-IGNITED GENERATOR SET

EPA Certified Stationary Emergency

CONFIGURABLE OPTIONS

ENGINE SYSTEM

- Engine Coolant Heater
- Oil Heater
- Air Filter Restriction Indicator
- Stone Guard (Open Set Only)
- Fan and Belt Guards

ELECTRICAL SYSTEM

- 10A UL Battery Charger
- Battery Warmer

ALTERNATOR SYSTEM

- Alternator Upsizing
- Anti-Condensation Heater
- Tropical Coating

CIRCUIT BREAKER OPTIONS

- Main Line Circuit Breaker
- 2nd Main Line Circuit Breaker
- Shunt Trip and Auxiliary Contact
- Electronic Trip Breakers

GENERATOR SET

- Demand Response Rating
- GenLink® Communications Software (English Only)
- Extended Factory Testing (3-Phase Only)
- 8 Position Load Center
- Vapor Recovery Heater

ENCLOSURE

- Standard Enclosure
- Level 1 Sound Attenuation
- Level 2 Sound Attenuation
- Level 2 Sound Attenuation with Motorized Dampers
- Steel Enclosure
- Aluminum Enclosure
- Up to 200 MPH Wind Load Rating (Contact Factory for Availability)
- AC/DC Enclosure Lighting Kit
- Enclosure Ambient Heaters
- Door Alarm Switch

CONTROL SYSTEM

- NFPA 110 Compliant 21-Light Remote Annunciator
- Remote Relay Assembly (8 or 16)
- Oil Temperature Sender with Alarm
- Remote E-Stop (Break Glass-Type, Surface Mount)
- Remote E-Stop (Red Mushroom-Type, Surface Mount)
- Remote E-Stop (Red Mushroom-Type, Flush Mount)
- Remote Communication - Modem
- 10A Run Relay
- Ground Fault Indication and Protection Functions
- 120V GFCI and 240V Outlet
- 100 dB Alarm Horn

WARRANTY (Standby Gensets Only)

- 2 Year Extended Limited Warranty
- 5 Year Limited Warranty
- 5 Year Extended Limited Warranty
- 7 Year Extended Limited Warranty
- 10 Year Extended Limited Warranty

ENGINEERED OPTIONS

ENGINE SYSTEM

- Coolant Heater Ball Valves
- Fluid Containment Pan

ALTERNATOR SYSTEM

- 3rd Breaker System

CONTROL SYSTEM

- Spare Inputs (x4) / Outputs (x4)
- Battery Disconnect Switch

GENERATOR SET

- Special Testing
- Battery Box

SG035 | 5.4L | 35 kW

INDUSTRIAL SPARK-IGNITED GENERATOR SET

EPA Certified Stationary Emergency

APPLICATION AND ENGINEERING DATA

ENGINE SPECIFICATIONS

General

Make	Generac
Cylinder #	8
Type	V
Displacement - in ³ (L)	329.53 (5.4)
Bore - in (mm)	3.55 (90.17)
Stroke - in (mm)	4.17 (105.992)
Compression Ratio	9.0:1
Intake Air Method	Naturally Aspirated
Number of Main Bearings	4
Connecting Rods	Forged Steel
Cylinder Head	Aluminum
Cylinder Liners	No
Ignition	Single Fire
Piston Type	Aluminum Alloy
Crankshaft Type	Nodular Iron
Lifter Type	Hydraulic
Intake Valve Material	Steel Alloy
Exhaust Valve Material	Hardened Steel
Hardened Valve Seats	Yes

Engine Governing

Governor	Electronic
Frequency Regulation (Steady State)	±0.25%

Lubrication System

Oil Pump Type	Gear
Oil Filter Type	Full-Flow Spin-On Cartridge
Crankcase Capacity - qt (L)	6 (5.7)

Cooling System

Cooling System Type	Pressurized Closed Recovery
Fan Type	Pusher
Fan Speed - rpm	2,143
Fan Diameter - in (mm)	20 (508)

Fuel System

Fuel Type	Natural Gas, Propane Vapor
Carburetor	Down Draft
Secondary Fuel Regulator	Standard
Fuel Shut Off Solenoid	Standard
Operating Fuel Pressure - in H ₂ O (kPa)	8 - 14 (2.0 - 3.5)

Engine Electrical System

System Voltage	12 VDC
Battery Charger Alternator	Standard
Battery Size	See Battery Index 0161970SBY
Battery Voltage	12 VDC
Ground Polarity	Negative

ALTERNATOR SPECIFICATIONS

Standard Model	Generac 390 mm
Poles	4
Field Type	Revolving
Insulation Class - Rotor	H
Insulation Class - Stator	H
Total Harmonic Distortion	<5% (3-Phase)
Telephone Interference Factor (TIF)	<50

Standard Excitation	Synchronous Brushless
Bearings	Sealed Ball
Coupling	Direct via Flexible Disc
Prototype Short Circuit Test	Yes
Voltage Regulator Type	Full Digital
Number of Sensed Phases	All
Regulation Accuracy (Steady State)	±0.25%

SG035 | 5.4L | 35 kW

INDUSTRIAL SPARK-IGNITED GENERATOR SET

EPA Certified Stationary Emergency

OPERATING DATA

POWER RATINGS - NATURAL GAS/PROPANE VAPOR

	Standby	
Single-Phase 120/240 VAC @1.0pf	35 kW/35 kVA	Amps: 146
Three-Phase 120/208 VAC @0.8pf	35 kW/44 kVA	Amps: 121
Three-Phase 120/240 VAC @0.8pf	35 kW/44 kVA	Amps: 105
Three-Phase 277/480 VAC @0.8pf	35 kW/44 kVA	Amps: 53
Three-Phase 346/600 VAC @0.8pf	35 kW/44 kVA	Amps: 42

STARTING CAPABILITIES (sKVA)

sKVA vs. Voltage Dip

277/480 VAC								208/240 VAC							
Alternator	kW	10%	15%	20%	25%	30%	35%	Alternator	kW	10%	15%	20%	25%	30%	35%
Standard	35	24	36	48	60	72	84	Standard	35	18	27	36	45	54	63
Upsize 1	40	27	41	54	68	81	95	Upsize 1	40	20	31	41	51	61	71
Upsize 2	50	34	52	69	86	103	120	Upsize 2	50	26	39	52	65	77	90
Upsize 3	60	42	63	83	104	125	146	Upsize 3	60	32	47	62	78	94	110

FUEL CONSUMPTION RATES*

Natural Gas – ft ³ /hr (m ³ /hr)			Propane Vapor – ft ³ /hr (m ³ /hr)		
Percent Load	Standby		Percent Load	Standby	
25%	239 (6.8)		25%	79.7 (2.3)	
50%	409 (11.6)		50%	136.6 (3.9)	
75%	553 (15.7)		75%	184.4 (5.2)	
100%	682 (19.3)		100%	227.7 (6.4)	

* Fuel supply installation must accommodate fuel consumption rates at 100% load.

COOLING

		Standby
Air Flow (Inlet Air Combustion and Radiator)	ft ³ /min (m ³ /min)	2,460 (69.7)
Coolant Flow	gpm (lpm)	38 (144)
Coolant System Capacity	gal (L)	3 (11.36)
Heat Rejection to Coolant	BTU/hr (kW)	144,000 (42.2)
Max. Operating Ambient Temperature	°F (°C)	122 (50)
Maximum Operating Ambient Temperature (Before Derate)	See Bulletin No. 0199270SSD	
Maximum Radiator Backpressure	in H ₂ O (kPa)	0.5 (0.12)

COMBUSTION AIR REQUIREMENTS

	Standby
Flow at Rated Power cfm (m ³ /min)	87 (2.5)

ENGINE

		Standby
Rated Engine Speed	rpm	1,800
Horsepower at Rated kW**	hp	54
Piston Speed	ft/min (m/min)	1,251 (381.3)
BMEP	psi (kPa)	72 (496)

EXHAUST

		Standby
Exhaust Flow (Rated Output)	cfm (m ³ /min)	260 (7.4)
Maximum Exhaust Backpressure	inHg (kPa)	1.5 (5.1)
Exhaust Temp (Rated Output - Post Silencer)	°F (°C)	900 (482)

** Refer to "Emissions Data Sheet" for maximum bHP for EPA and SCAQMD permitting purposes.

Deration – Operational characteristics consider maximum ambient conditions. Derate factors may apply under atypical site conditions.

Please contact a Generac Power Systems Industrial Dealer for additional details. All performance ratings in accordance with ISO3046, BS5514, ISO8528, and DIN6271 standards.

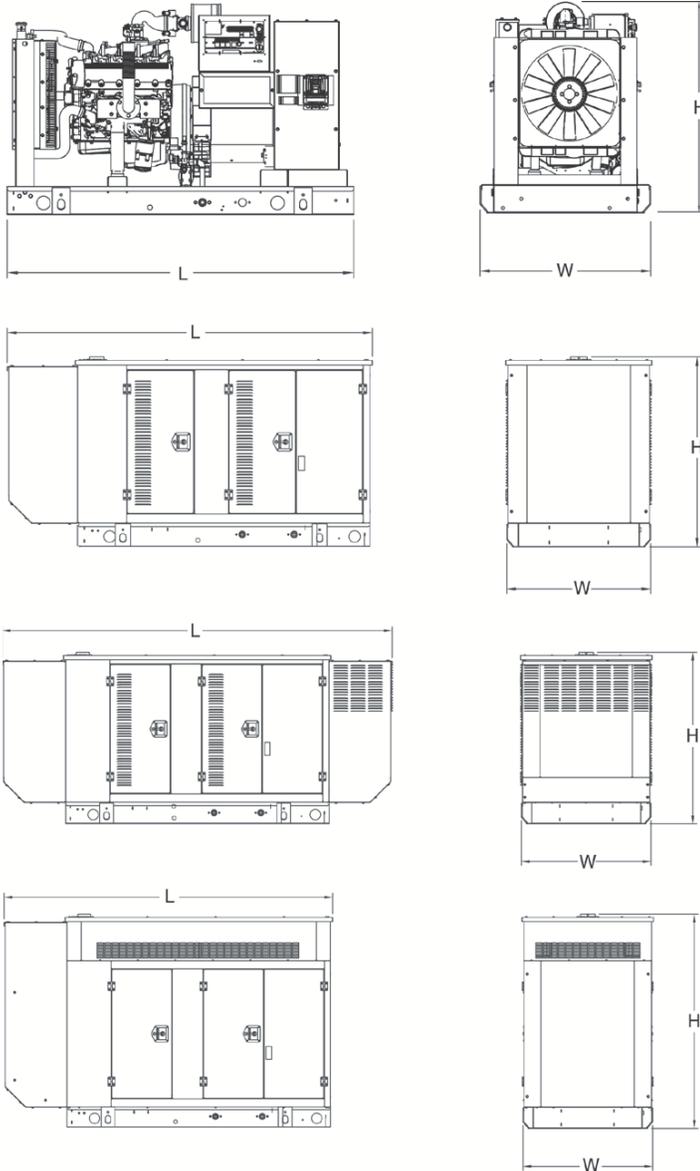
Standby - See Bulletin 0187500SSB

Prime - See Bulletin 0187510SSB

SG035 | 5.4L | 35 kW
INDUSTRIAL SPARK-IGNITED GENERATOR SET

EPA Certified Stationary Emergency

DIMENSIONS AND WEIGHTS*



OPEN SET (Includes Exhaust Flex)

L x W x H - in (mm)	76.0 (1,930.0) x 37.4 (950.0) x 46.3 (1,176.0)
Weight - lbs (kg)	2,199 (997)

STANDARD ENCLOSURE

L x W x H - in (mm)	94.8 (2,408.9) x 38.0 (965.1) x 49.5 (1,258.1)
Weight - lbs (kg)	Steel: 2,639 (1,197) Aluminum: 2,417 (1,096)

LEVEL 1 ACOUSTIC ENCLOSURE

L x W x H - in (mm)	112.5 (2,857.1) x 38.0 (965.1) x 49.5 (1,258.1)
Weight - lbs (kg)	Steel: 2,719 (1,233) Aluminum: 2,451 (1,112)

LEVEL 2 ACOUSTIC ENCLOSURE

L x W x H - in (mm)	94.8 (2,470.0) x 38.0 (965.1) x 69.1 (1,755.0)
Weight - lbs (kg)	Steel: 2,871 (1,302) Aluminum: 2,517 (1,142)

* All measurements are approximate and for estimation purposes only.

YOUR FACTORY RECOGNIZED GENERAC INDUSTRIAL DEALER

Specification characteristics may change without notice. Please contact a Generac Power Systems Industrial Dealer for detailed installation drawings.



Project: _____
 Location: _____
 Cat.No: _____
 Type: _____
 Qty: _____
 Notes: _____

The Philips Gardco EcoForm Gen-2 combines economy with performance in an LED area luminaire. Capable of delivering up to 26,400 lumens or more in a compact, low profile LED luminaire, EcoForm offers a new level of customer value. EcoForm features an innovative retrofit arm kit, simplifying site conversions to LED by eliminating the need to drill additional holes in most existing poles. Integral control systems available for further energy savings.

Ordering guide

example: ECF-S-64L-900-NW-G2-AR-5-120-HIS-MGY

Prefix	Number of LEDs	Drive Current	LED Color - Generation	Mounting	Distribution	Voltage	Options			Finish
							Controls	Electrical	Luminaire	
ECF-S										
ECF-S EcoForm Site and Area, Small	32L 32 LEDs (2 modules)	530 530mA	WW-G2 Warm White 3000K, 70CRI Generation 2	AR Arm Mount (standard) ⁹	Type 2 2 Type 2 2-90 Rotated left 90° 2-270 Rotated right 270°	120 120V 208 208V 240 240V 277 277V 347 347V 480 480V UNV 120-277V (50/60Hz) HVV 347-480V (50/60Hz)	DD 0-10V Dimming Driver ⁵ DCC Dual Circuit Control ⁶ Photoelectric/Receptacle systems (Twist Lock Receptacle) PCB Photocontrol Button ^{2,3} TLRD5 Twist Lock Receptacle 5 Pin TLRD7 Twist Lock Receptacle 7 Pin TLRPC Twist Lock Receptacle w/Photocell ² DynaDimmer: Automatic Profile Dimming CS50 Safety 50% Dimming, 7 hours ¹ CM50 Median 50% Dimming, 8 hours ¹ CE50 Economy 50% Dimming, 9 hours ¹ DA50 All Night 50% Dimming ¹ Infrared Motion Response Systems IMR13 Integral with #3 lens ⁸ IMR17 Integral with #7 lens ⁸ Pole Mounted Infrared Motion Response systems with DynaDimmer CS50-IMRO with Safety 50% Dimming ^{1,5} CM50-IMRO with Median 50% Dimming ^{1,5} CE50-IMRO with Economy 50% Dimming ^{1,5} DA50-IMRO with All Night 50% Dimming ^{1,5} Network system (SiteWise) SW Integral module ^{12,13} SW-IMRO Pole mounted motion response option Wireless system LLC2 Integral module with #2 lens ¹⁶ LLC3 Integral module with #3 lens ¹⁶ LLC4 Integral module with #4 lens ¹⁶	TB Terminal Block ⁷ Fusing F1 Single (120, 277, 347VAC) ² F2 Double (208, 240, 480VAC) ² Pole Mount Fusing FP1 Single (120, 277, 347VAC) ² FP2 Double (208, 240, 480VAC) ² FP3 Canadian Double Pull (208, 240, 480VAC) ² Surge Protection SP1 Standard 10kA SP2 Increased 20kA	RPA Round Pole Adapter (fits to 3" - 3.9" O.D. pole) ¹⁰ HIS Internal House Side Shield ⁴	BK Black WH White BZ Bronze DGY Dark Gray MGY Medium Gray Customer specified RAL Specify optional color or RAL (ex: RAL7024) CC Custom color (Must supply color chip for required factory quote)
		700 700mA								
		1A 1050mA 1.2A 1200mA	CS-G2 Cool White 5000K, 70CRI Generation 2	4 Type 4 4-90 Rotated left 90° 4-270 Rotated right 270°						
48L 48 LEDs (3 modules)	900 900mA	CW-G2 Cool White 5000K, 70CRI Generation 2	SF Slip Fitter Mount ¹¹ (fits to 2 ³ / ₈ " O.D. tenon)	3 Type 3 3-90 Rotated left 90° 3-270 Rotated right 270°	4 Type 4 4-90 Rotated left 90° 4-270 Rotated right 270°	5 Type 5 5 Type 5 5W Type 5W	AFR Auto Front Row AFR-90 Auto Front Row, Rotated left 90° AFR-270 Auto Front Row, Rotated right 270°	F1 Single (120, 277, 347VAC) ² F2 Double (208, 240, 480VAC) ² FP1 Single (120, 277, 347VAC) ² FP2 Double (208, 240, 480VAC) ² FP3 Canadian Double Pull (208, 240, 480VAC) ²	RPA Round Pole Adapter (fits to 3" - 3.9" O.D. pole) ¹⁰ HIS Internal House Side Shield ⁴	BK Black WH White BZ Bronze DGY Dark Gray MGY Medium Gray Customer specified RAL Specify optional color or RAL (ex: RAL7024) CC Custom color (Must supply color chip for required factory quote)
64L 64 LEDs (4 modules)	900 900mA									
1A 1050mA	RAM Retrofit arm mount kit ⁹	5 Type 5 5W Type 5W								

1. Available only on 120, 208, 240, and 277 (or UNV)
 2. Specify Voltage
 3. Not available with 347 or 480 voltage
 4. HIS not available with Type 5 or 5W optics
 5. DD is required for LLCR and pole mount motion sensor. Dimming leads are supplied through back of luminaire. Must be ordered separately (See accessories page)
 6. DCC and LLC2/3/4 not available with any other controls
 7. TB not available with DCC
 8. ECF-IMRI equipped with out-boarded sensor housing when voltage is HVU (347-480V)
 9. Mounts to a 4" round pole with adapter included for square poles.
 10. Not available with SF and WS. RPAs provided with black finish standard
 11. Limited to a maximum of 45 degrees aiming above horizontal
 12. SW option is not available with any other control options with the exception of IMR13, IMR17 and SW-IMRO motion response options
 13. Available only on 120V and 277V

ECF-S EcoForm small

Site & Area

EcoForm Accessories (ordered separately, field installed)

Controls Accessories

Pole Mount Motion Sensor

MS-A-120V¹¹ 120V Input

MS-A-277V¹¹ 277V Input

Wireless systems

Remote mount module

LLCR2-(F)¹¹ #2 lens

LLCR3-(F)¹¹ #3 lens

LLCR4-(F)¹¹ #4 lens

Central Remote Motion Response

(used connected to SiteWise main panel)

MS2-A-FVR-3

MS2-A-FVR-7

11. DD option required

12. Not available with Type 5 or 5W optics

Shielding Accessories¹⁰

House Side shield

Standard orientation:

HIS-32-H¹² Internal House Side Shield for 32 LEDs (2 modules)

HIS-48-H¹² Internal House Side Shield for 48 LEDs (3 modules)

HIS-64-H¹² Internal House Side Shield for 64 LEDs (4 modules)

At 90 or 270 orientation:

HIS-32-V¹² Internal House Side Shield for 32 LEDs (2 modules)

HIS-48-V¹² Internal House Side Shield for 48 LEDs (3 modules)

HIS-64-V¹² Internal House Side Shield for 64 LEDs (4 modules)

Luminaire Accessories

ECF-BD-G2 Bird deterrent

PTF2-(F) Pole top fitter fits 2 3/8-2 1/2" OD x 4" depth tenon with 1, 2, 3 or 4 luminaires at 90°

PTF3-(F) Pole top fitter fits 3-3 1/2" OD x 6" depth tenon with 1, 2, 3 or 4 luminaires at 90°

PTF4-(F) Pole top fitter fits 3 1/2-4" OD x 6" depth tenon with 1, 2, 3 or 4 luminaires at 90°

ECF-SF-G2-(F) Slip Fitter Mount (fits to 2 3/8" O.D. tenon)

ECF-RAM-G2-(F) Retrofit Arm mount kit

ECF-WS-G2-(F) Wall mount with surface conduit rear entry permitted

(F) = Specify finish

Predicted Lumen Depreciation Data

Predicted performance derived from LED manufacturer's data and engineering design estimates, based on IESNA LM-80 methodology. Actual experience may vary due to field application conditions. L₇₀ is the predicted time when LED performance depreciates to 70% of initial lumen output. Calculated per IESNA TM21-11. Published L₇₀ hours limited to 6 times actual LED test hours

Ambient Temperature °C	Driver mA	Calculated L ₇₀ Hours	L ₇₀ per TM-21	Lumen Maintenance % at 60,000 hrs
25°C	up to 1200 mA	>100,000 hours	>60,000 hours	>88%

LED Wattage and Lumen Values

Ordering Code	Total LEDs	LED Current (mA)	Color Temp. ³	Average System Watts ¹	Type 2			Type 3			Type 4		
					Lumen Output ^{1,2}	BUG Rating	Efficacy (LPW)	Lumen Output ^{1,2}	BUG Rating	Efficacy (LPW)	Lumen Output ^{1,2}	BUG Rating	Efficacy (LPW)
ECF-S-32L-530-NW-G2-x	32	530	4000	56	6,864	B2-U0-G2	123	6,715	B1-U0-G2	121	7,025	B1-U0-G2	126
ECF-S-32L-700-NW-G2-x	32	700	4000	73	8,853	B2-U0-G2	121	8,661	B2-U0-G2	119	9,062	B1-U0-G2	124
ECF-S-32L-1A-NW-G2-x	32	1050	4000	106	12,464	B3-U0-G2	118	12,194	B2-U0-G2	115	12,757	B2-U0-G3	121
ECF-S-32L-1.2A-NW-G2-x	32	1200	4000	122	13,826	B3-U0-G3	114	13,526	B2-U0-G3	111	14,151	B2-U0-G3	116
ECF-S-48L-900-NW-G2-x	48	900	4000	135	16,409	B3-U0-G3	121	16,053	B2-U0-G3	119	16,795	B2-U0-G3	124
ECF-S-48L-1A-NW-G2-x	48	1050	4000	159	18,581	B3-U0-G3	117	18,178	B3-U0-G3	115	19,018	B2-U0-G4	120
ECF-S-48L-1.2A-NW-G2-x	48	1200	4000	183	20,627	B3-U0-G3	113	20,180	B3-U0-G4	110	21,112	B3-U0-G4	116
ECF-S-64L-900-NW-G2-x	64	900	4000	178	21,717	B3-U0-G3	122	21,246	B3-U0-G4	119	22,228	B3-U0-G4	125
ECF-S-64L-1A-NW-G2-x	64	1050	4000	206	24,467	B3-U0-G3	119	23,936	B3-U0-G4	116	25,043	B3-U0-G4	122

Ordering Code	Total LEDs	LED Current (mA)	Color Temp. ³	Average System Watts ¹	Type 5			Type 5W			Type AFR		
					Lumen Output ^{1,2}	BUG Rating	Efficacy (LPW)	Lumen Output ^{1,2}	BUG Rating	Efficacy (LPW)	Lumen Output ^{1,2}	BUG Rating	Efficacy (LPW)
ECF-S-32L-530-NW-G2-x	32	530	4000	56	7,414	B3-U0-G2	133	7,175	B3-U0-G2	129	7,111	B2-U0-G1	128
ECF-S-32L-700-NW-G2-x	32	700	4000	73	9,563	B3-U0-G2	131	9,255	B4-U0-G2	127	9,172	B2-U0-G1	126
ECF-S-32L-1A-NW-G2-x	32	1050	4000	106	13,462	B4-U0-G2	127	13,030	B4-U0-G2	123	12,912	B3-U0-G2	122
ECF-S-32L-1.2A-NW-G2-x	32	1200	4000	122	14,933	B4-U0-G2	123	14,453	B4-U0-G2	119	14,322	B3-U0-G2	118
ECF-S-48L-900-NW-G2-x	48	900	4000	135	17,723	B4-U0-G2	131	17,154	B5-U0-G3	127	16,999	B3-U0-G2	126
ECF-S-48L-1A-NW-G2-x	48	1050	4000	159	20,069	B5-U0-G3	126	19,424	B5-U0-G3	122	19,248	B3-U0-G2	121
ECF-S-48L-1.2A-NW-G2-x	48	1200	4000	183	22,279	B5-U0-G3	122	21,563	B5-U0-G3	118	21,368	B3-U0-G2	117
ECF-S-64L-900-NW-G2-x	64	900	4000	178	23,456	B5-U0-G3	132	22,702	B5-U0-G3	128	22,497	B3-U0-G2	127
ECF-S-64L-1A-NW-G2-x	64	1050	4000	206	26,427	B5-U0-G3	128	25,577	B5-U0-G4	124	25,346	B3-U0-G2	123

1. Wattage and lumen output may vary due to LED manufacturer forward volt specification and ambient temperature.
Wattage shown is average for 120V through 277V input. Measured wattage may vary due to variation in input voltage.

2. Lumen values based on photometric tests performed in compliance with IESNA LM-79.

3. Warm white color temperature will result in decreased lumen output.
Contact outdoorlightingapplications@philips.com for details or additional information.

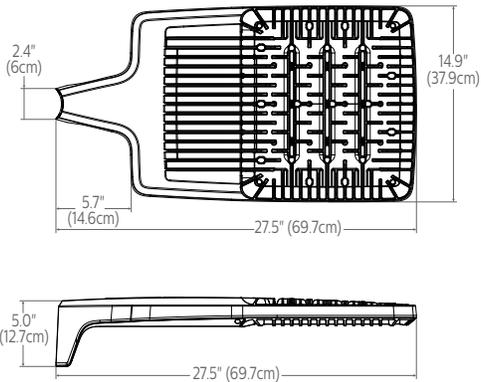
ECF-S EcoForm small

Site & Area

Dimensions

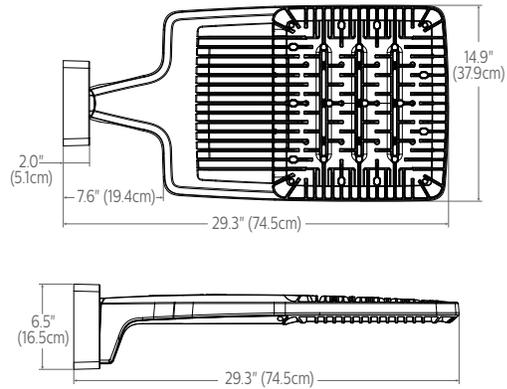
Standard Arm (AR)

Weight: 22 Lbs (9.9 Kg) EPA: 0.21ft² (0.19m²)



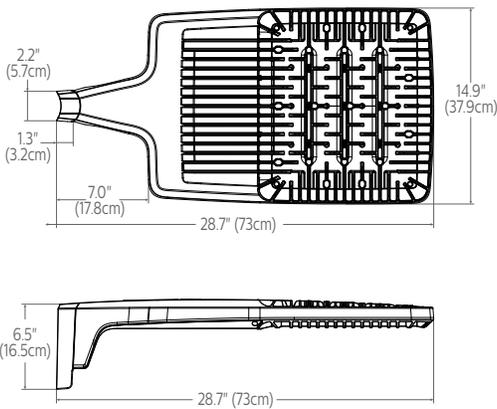
Wall (WS)

Weight: 27 Lbs (12.2 Kg) EPA: 0.27ft² (0.25m²)



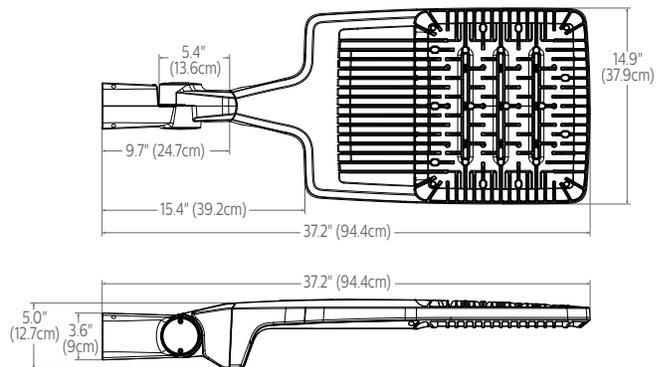
Retrofit Arm (RAM)

Weight: 24 Lbs (10.9 Kg) EPA: 0.24ft² (0.22m²)

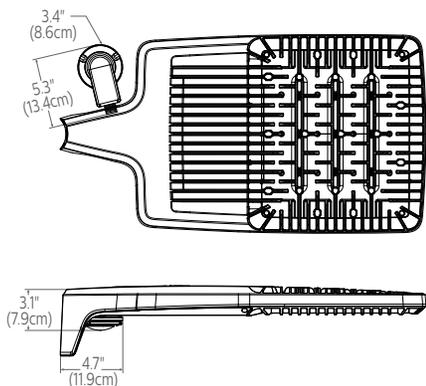


Slip fitter (SF)

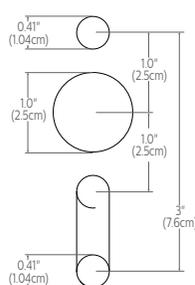
Weight: 27 Lbs (12.2 Kg) EPA: 0.33ft² (0.31m²)



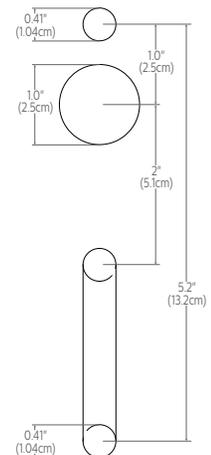
Outboard IMR-HVU sensor



Standard Arm (AR) drill pattern



Retrofit Arm (RAM) drill pattern



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Site & Area

Luminaire options

DD: 0-10V dimming driver with leads supplied through back of luminaire (for secondary dimming controls by others).

TLRD5: Twist Lock Receptacle with 5 pins enabling dimming, can be used with a twistlock photoelectric cell or a shorting cap. Can also be used with Philips or third party control system. Receptacle located on top of luminaire housing.

TLRD7: Twist Lock Receptacle with 7 pins enabling dimming and additional functionality (by others), can be used with twistlock photoelectric cell or a shorting cap. Can also be used with Philips or third party control system. Receptacle located on top of luminaire housing.

TLRDPC: Receptacle with twistlock photoelectric cell (must specify voltage). Receptacle located on top of luminaire housing.

Dynadimmer Automatic Profile Dimming: Automatic dimming profiles (CS50/CM50/CE50) offer safety, median, or economy settings, for shorter or longer duration. Dimming profiles provide flexibility towards energy savings goals while optimizing light levels during specific dark hours. 50% dimming is standard. DA50 offers 50% instantaneous dimming all night (during all dark hours). 75% and 25% dimming is also available if different light levels are required (contact Technical Support for details).

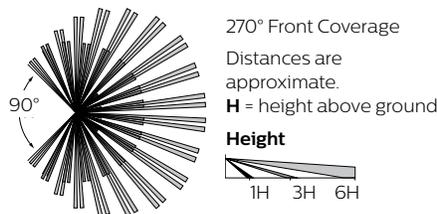
Profile	Dimming		
	Level	Duration	Example
Economy	50%	9 hours	9 PM - 6 AM
Median	50%	8 hours	10 PM - 6 AM
Safety	50%	7 hours	11 PM - 6 AM
Reactive 50	50%	dynamic	all night

IMR13, IMR17: Infrared Motion Response Integral. IMRI module is mounted integral on driver door and is available with two different sensor lens types to accommodate various mounting heights and occupancy detection ranges (see charts for approximate detection patterns on page 7). Motion response used in combination of Dynadimmer and SiteWise are not programmable and used to override controllers schedule when motion is detected. When used not combined with any controller, IMRI is set/operates in the following fashion: The motion sensor is set to a constant 50%. When motion is detected by the PIR sensor, the luminaire returns to full power/light output. Dimming on low is factory set to 50% with 5 minute default in "full power" prior to dimming back to low. When no motion is detected for 5 minutes, the motion response system reduces the wattage by 50%, to 50% of the normal constant wattage reducing the light level. IMRI can also be specified with automatic profile dimming for the added benefit of a combined

dimming profile with sensor detection, where the PIR sensor will override the dimming profile when occupancy is detected. Passive infrared (PIR) motion sensor.

IMRO: Infrared Motion Response Outboard pole mounted sensor, must be specified with an available automatic profile dimming option. Combines the benefits of both automatic profile dimming and motion response using the Philips DynaDimmer technology. PIR sensor features a pole mounted Wattstopper EW-200-120-W or the EW-200-277-W. One motion sensor per pole is required (order MS-A-120 or MS-A-277 separately). Available in 120 or 277V only, IMRO sensors require single voltage 120V or 277V input (see chart for approximate detection patterns). If motion is detected during the time that the luminaire is operating at profile dimming mode specified, the luminaire returns to 100% power and light output. The luminaire remains on high until no motion is detected for the duration period, after which the luminaire returns back to automatic profile dimming. Duration period is factory set at 15 minutes, and is field adjustable from 5 minutes up to 15 minutes. The area motion detector provides coverage equal to up to 6 times the sensor height above ground, 270° from the front-center of the sensor.

Pole Details: IMRO requires that the pole include an additional hand hole 15 feet above the pole base, normally oriented 180° to the standard hand hole. For Philips Gardco poles, order the pole with the Motion Sensor



Mounting (MSM) option which includes the hand hole and a special hand hole cover plate for the sensor with a 1/2" NPT receptacle centered on the hand hole cover plate into which the motion sensor mounts. Once the motion sensor is connected to the hand hole cover plate, then wiring connections are completed in the pole. The plate (complete with motion sensor attached and wired) is then mounted to the hand hole. If poles are supplied by others, the customer is responsible for providing suitable mounting accommodations for the motion sensor in the pole (see Gardco Poles specification sheets for more information).

DCC: Dual Circuit Control permits separate switching of a specific number of LED modules. Available as an option with 2 through 4 modules.

SW: SiteWise option is a fully integrated controller that connects to Philips SiteWise system in order to offer a complete area lighting management system. The communication signal is based on Philips patented central dimming technology. SiteWise delivers it deliver optimal energy savings using your site's existing cabling. No additional wiring required, installation and commissioning are simple. An intuitive, mobile app makes it easy for authorized users to set schedules to meet site specific lighting needs, local regulations, and energy codes.

Wireless systems: Controller radio/sensor module attached to luminaire arm and includes radio, photocell and motion sensor. Available with #2 lens (LLC2) for 8' to 15' mounting height" or #3 lens (LLC3) for 15-25' mounting heights or #4 lens (LLC4) for 25-40' mounting heights. Also available with remote pod accessory where pod is mounted separate from luminaire to pole or wall (see accessories and wireless system information page 5-7).

F1: Fusing Single (for 120, 277 or 347VAC)

F2: Fusing Double (for 208, 240 or 480VAC)

FP1: Fusing Pole Single (pole mounted near handhole, for 120, 277 or 347VAC)

FP2: Fusing Pole Double (pole mounted near handhole, for 208, 240 or 480VAC).

FP3: Fusing Pole Canadian Double Pull (pole mounted near handhole, for 208, 240 or 480VAC)

SP1: Surge Protection, 10kV/5kA, 120-277V or 347-480V

SP2: Surge Protection, 20kV/10kA, 120-277V or 347-480V

HIS: Internal House Side Shield. Injection molded in black finish. Ships installed with 1 per 16 LED module. Also available shipped separately as an accessory for 2-4 LED modules.

ECF-S EcoForm small

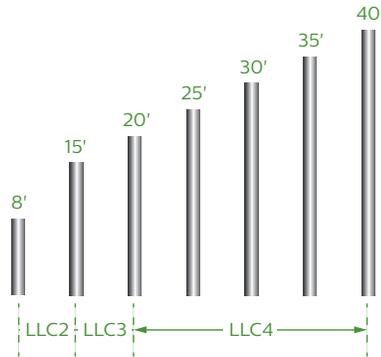
Site & Area

Wireless system – luminaire configuration information

LLC2/LLC3/LLC4 Luminaire Mounted Controller

Controller pod attached to luminaire and includes radio, photocell and motion sensor with #2, #3 or #4 lens for 8–40' mounting heights.

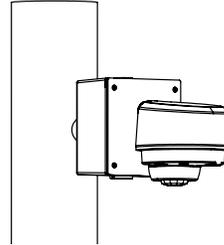
Recommended Sensor by Pole Height



LLCR2/LLCR3/LLCR4 Pole Mounted Controller

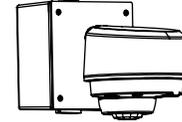
In this configuration, the wireless controller will be mounted to the pole at a fifteen foot mounting height. The number of luminaires on each pole, as well as the specific wattage chosen, will determine how many controllers will be required.

When using the wireless remote accessory option (LLCR-F) in a pole mount application, specify pole option (CL=Coupling Internal Thread, 3/4" size). Confirm required orientation of luminaire and wireless controller. Indicate height above pole base and orientation to hand hole. Recommended min pole height is 18ft, with option (CL) 15ft above pole base. Other heights are possible when choosing the appropriate sensor lens type. See pole specification sheets for more information.

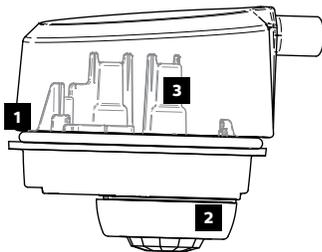


Remote Mount Wireless Controller

Used to extend the communication on site, to extend motion response and add other luminaires that are not pole mounted. Consult factory for more information.



Wireless system sensor



1. Photocell

- Ambient light photocell on every wireless radio that averages the light levels of up to 5 controllers for an accurate reading and optimal light harvesting activity.
- Reports ambient light readings to 1500 Fc.

2. Motion Response

- Detects motion through passive infrared sensing technology with three different lens configurations.
- Motion sensor coverage can be adjusted from a narrow to a wide detection range, which helps reduce false triggers to further increase energy savings.
- Sensing profiles can be updated to adapt to activity levels in the environment, such as occupancy level, wind, and mounting height.

3. Wireless Radio

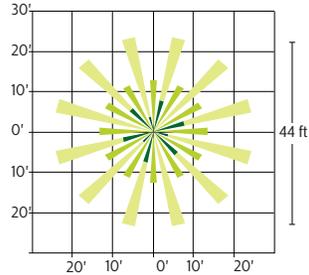
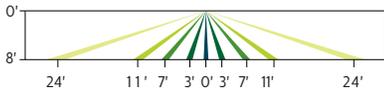
- 1.8 Watts max (no load draw)
- Operating voltage 120–277 VAC RMS
- Communicates using the ZigBee protocol
- Carries out dimming commands from Gateway
- Reports ambient light readings to 1500 Ft-Cd
- Transmission Systems Operating within the band 2400–2483.5Mhz
- RoHS Compliant

ECF-S EcoForm small

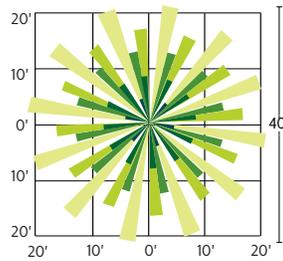
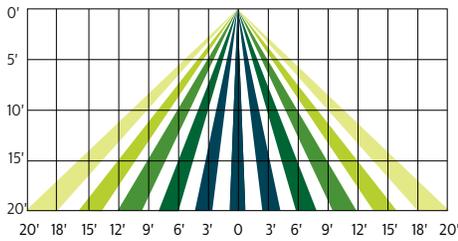
Site & Area

Infrared Motion Response – Coverage Patterns

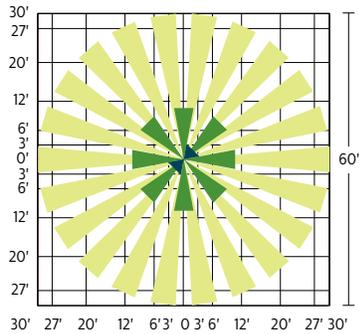
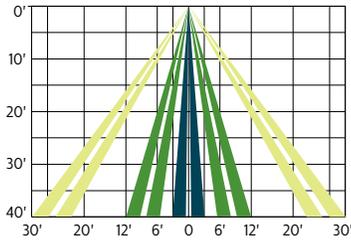
LLC2/LLCR2
Luminaire or remote mount controller
with #2 lens



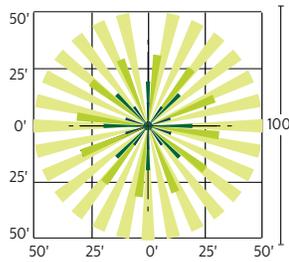
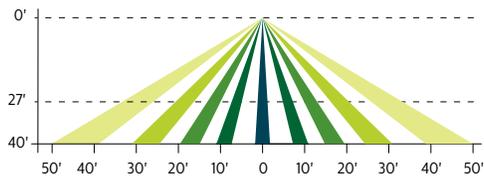
IMRI3/LLC3/LLCR3
Luminaire or Remote mount controller
with #3 lens



LLC4/LLCR4
Luminaire or Remote mount controller
with #4 lens



IMRI7
Integral motion response
with #7 lens



ECF-S EcoForm small

Site & Area

SiteWise system

SiteWise is a complete area lighting management system including a luminaire integrated controller, dimming signal transmitter cabinet, and locally accessible user interface. Installation and commissioning are simple. The cabinet communicates with the Philips luminaires using a patented central dimming technology. The control signal is embedded on the existing electrical line – no new cabling is required. An intuitive, locally accessible interface makes it easy for authorized users to set schedules in order to meet site specific lighting needs, local regulations, and energy codes.

SiteWise system diagram



SiteWise system interface



SiteWise has an intuitive user interface that makes it easy to plan, edit, and implement lighting schedules for your site. Authorized users can access the interface via a local app.

To ensure that only authorized users can access your lighting, SiteWise offers two user types, each with different permissions. An advanced user, or administrator, can set and edit schedules using the ten pre-set scenes, assign those schedules to calendar days, and check system status.

For everyday use, a basic user can manually override a schedule that is currently running but cannot create or edit schedules.

SiteWise system specifications

The SiteWise system includes both luminaires and controls. The controls used for SiteWise are circuit load dependent. Required for a complete installation are the following Philips SiteWise components: user interface, control kit, dimming signal transmitter cabinet, and dimming signal receiver located in the Philips luminaire (**SW** option). Optional luminaire-integrated or external motion sensors may also be specified as required. Within the electrical closet, the control kit and dimming signal transmitter cabinet are installed into the electrical system between the existing breaker panel and the site luminaires. New LED luminaires containing the dimming signal receiver are installed on the site. Once completed, use of the interface allows for scheduling and override capabilities. Wireless access point and tablet should be supplied by others. Complete information on the control system can be found on the SiteWise website at philips.com/sitewise

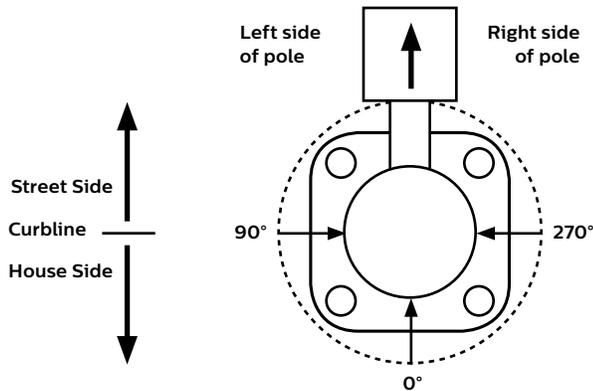
ECF-S EcoForm small

Site & Area

Optical Orientation Information

Standard Optic Position

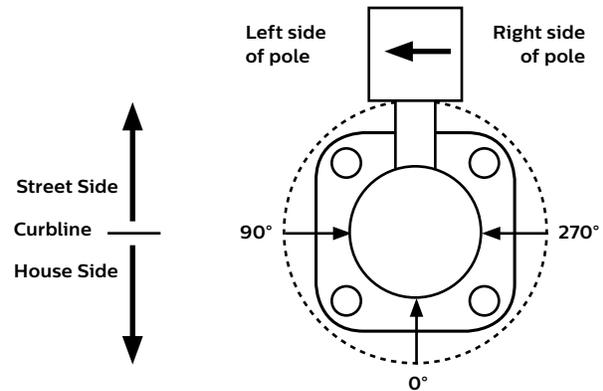
Luminaires ordered with asymmetric optical systems in the standard optic position will have the optical system oriented as shown below:



Note: The hand hole will normally be located on the pole at the 0° point.

Optic Rotated Left (90°) Optic Position

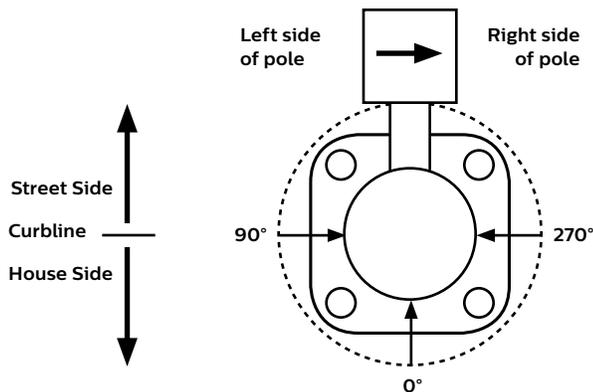
Luminaires ordered with optical systems in the Optic Rotated Left (90°) optic position will have the optical system oriented as shown below (Type 5 and 5W optics are not available with factory set rotatable optics):



Note: The hand hole will normally be located on the pole at the 0° point.

Optic Rotated Right (270°) Optic Position

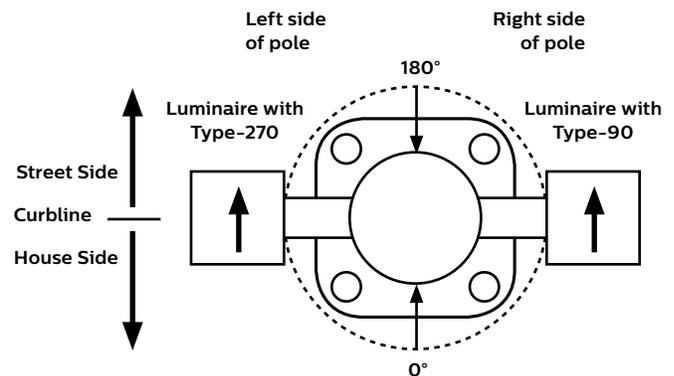
Luminaires ordered with optical systems in the Optic Rotated Right (270°) optic position will have the optical system oriented as shown below (Type 5 and 5W optics are not available with factory set rotatable optics):



Note: The hand hole will normally be located on the pole at the 0° point.

Twin Luminaire Assemblies with Type-90/Type-270 Rotated Optical Systems

Twin luminaire assemblies installed with rotated optical systems are an excellent way to direct light toward the interior of the site (Street Side) without additional equipment. It is important, however, that care be exercised to insure that luminaires are installed in the proper location.



Luminaires with Optic Rotated Right (270°) are installed on the LEFT Side of Pole

Luminaires with Optic Rotated Left (90°) are installed on the RIGHT Side of Pole

Note: The hand hole location will depend on the drilling configuration ordered for the pole.

ECF-S EcoForm small

Site & Area

Specifications

Housing

One piece die cast aluminum housing with integral arm and separate, self retained hinged, one piece die cast door frame.

IP Rating

LED light engine rated IP66. Driver compartment rated to IP65.

Vibration resistance

EcoForm with Standard Arm carries a 3G vibration rating that conforms to standards set forth by ANSI C136.31. Testing includes vibration to 3G acceleration in three axes, all performed on the same luminaire.

Electrical

Driver efficiency (>90% standard). 120–480V available (restrictions apply). Open/short circuit protection. Optional 0–10V dimming to 10% power. RoHS compliant. Surge protector standard. 10KA per ANSI/IEEE C62.41.2.

LED Board and Array

32, 48, or 64 LEDs. Color temperatures: 3000K +/- 125K, 4000K, 5000K +/- 200K. Minimum CRI of 70. Aluminum metal clad board. RoHS compliant.

LED Thermal management

The housing design allows the one piece housing to provide excellent thermal management critical to long LED system life.

Energy saving benefits

System efficacy up to 133lm/W with significant energy savings over Pulse Start Metal Halide luminaires. Optional control options provide added energy savings during unoccupied periods.

SiteWise network system

SiteWise system includes a controller fully integrated in the luminaire that enables the luminaires to communicate with a dimming signal transmitter cabinet located on site using Philips patented central dimming technology. A locally accessible mobile app allows users to access the system and set functionalities such as ON/OFF, dimming levels and scheduling. SiteWise is available with motion response options in order to bring the light back to 100% when motion is detected. Additional functionalities are available such as communication with indoor lighting and connection to BMS systems.

Wireless system

EcoForm luminaires are available with optional wireless controllers ready to be connected to a Limelight system (sold by other). The system allows you to wirelessly manage the entire site, independent lighting groups or individual luminaires while on-site or remotely. Based on a high density mesh network with an easy to use web-based portal, you can conveniently access, monitor and manage your lighting network remotely. Wireless controls can be combined with site and area, pedestrian, and parking garage luminaires as well, for a completely connected outdoor solution.

Optical systems

Type 2, 3, 4, 5, 5W, and AFR distributions available. Internal Shield option mounts to LED optics and is available with Type 2, 3, 4, and AFR distributions to control backlight.

Types 2, 3, 4, and AFR, when specified and used as rotated, are factory set only.

Mounting

Standard luminaire arm mounts to 4" round poles. Square pole adapter included with every luminaire. Round Pole Adapter (RPA) required for 3–3.9" poles.

Retrofit Arm Mount

EcoForm features an innovative retrofit arm kit. When specified with the retrofit arm (RAM) option, EcoForm seamlessly simplifies site conversions to LED by eliminating the need for additional pole drilling on most existing poles. RAM will be boxed separately.

Listings

UL/cUL listed to the UL 1598 standard, suitable for Wet Locations. Suitable for use in ambients from -40° to 40°C (-40° to 104°F). The quality systems of this facility have been registered by UL to the ISO 9001 series standards. Most EcoForm configurations are DesignLights Consortium® qualified. Consult DLC Qualified Products list for more details.

Finish

Each standard color luminaire receives a fade and abrasion resistant, electrostatically applied, thermally cured, triglycidal isocyanurate (TGIC) textured polyester powdercoat finish. Standard colors include bronze (BZ), black (BK), white (WH), dark gray (DGY), and medium gray (MGY). Consult factory for specs on optional or custom colors.

Warranty

EcoForm luminaires feature a 5 year limited warranty. Philips Gardco LED luminaires with LED arrays feature a 5 year limited warranty covering the LED arrays. LED Drivers also carry a 5 year limited warranty. Motion sensors are covered by warranty for 5 years by the motion sensor manufacturer.



Project:
Prepared By: Mallory Schaus

RTU-7.5

04/01/2019
10:36PM

RTU-7.5

**Tag Cover Sheet
Unit Report
Certified Drawing
Performance Report**

Unit Report For RTU-7.5

Project:
Prepared By: Mallory Schaus

04/01/2019
10:36PM

Unit Parameters

Unit Model:.....**48HCEG08A2A5-6B1C0**
 Unit Size:.....**08 (7.5 Tons)**
 Volts-Phase-Hertz:.....**208-3-60**
 Heating Type:.....**Gas**
 Duct Cfg:.....**Vertical Supply / Vertical Return**
 Medium Heat
 Two stage cooling models with MotorMaster Low Ambient
 Controller

Dimensions (ft. in.) & Weight (lb.) ***

Unit Length:.....**7' 4.125"**
 Unit Width:.....**4' 11.5"**
 Unit Height:.....**4' 1.375"**
 *** Total Operating Weight:.....**1274 lb**

*** Weights and Dimensions are approximate. Weight does not include unit packaging. Approximate dimensions are provided primarily for shipping purposes. For exact dimensions and weights, refer to appropriate product data catalog.

Lines and Filters

Gas Line Size:.....**3/4**
 Condensate Drain Line Size:.....**3/4**
 Return Air Filter Type:.....**Throwaway**
 Return Air Filter Quantity:.....**4**
 Return Air Filter Size:.....**20 x 20 x 2**

Unit Configuration

Medium Static Option - Belt Drive
 Al/Cu - Al/Cu
 Electromechanical Controls w/W7220 Econo Controller
 Temperature Economizer w/ Barometric Relief
 Unpowered Convenience Outlet
 Non-Fused Disconnect
 Standard Packaging

Warranty Information

1-Year parts
 5-Year compressor parts
 10-Year heat exchanger - Aluminized

No optional warranties were selected.

NOTE: Please see Warranty Catalog 500-089 for explanation of policies and ordering methods.

Ordering Information

Part Number	Description	Quantity
48HCEG08A2A5-6B1C0	Rooftop Unit	1
	Base Unit	
	Medium Static Option - Belt Drive	
	Unpowered Convenience Outlet	
	Low leak Temp Econo X with baro relief, W7220 control. Meets Calif. Title 24 FDD	
	Non-Fused Disconnect	
Accessories		
CRPWREXH022A01	Power Exhaust System	1
CRRFCURB003A01	14-inch Tall Roof Curb	1

Certified Drawing for RTU-7.5

Project:
Prepared By: Mallory
Schaus

04/01/2019
10:36PM

Carrier
Carrier Technologies

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UNIT	J	K	H
48HC-A-007	41 3/4 [1048]	33 3/4 [857]	15 7/8 [403]
48HC-008	49 3/8 [1253]	36 3/8 [925]	15 7/8 [403]
48HC-009	49 3/8 [1253]	36 3/8 [925]	15 7/8 [403]

NOTES:
1. DIMENSIONS ARE IN INCHES. DIMENSIONS IN J ARE IN MILLIMETERS.
2. CENTER OF GRAVITY
3. DIRECTION OF AIR FLOW

CONNECTION SIZES	
A	1 3/8" [35] DIA FIELD POWER SUPPLY HOLE
B	2 1/2" [64] DIA POWER SUPPLY KNOCKOUT
C	1 3/4" [38] DIA GAUGE ACCESS PLUG
D	7/8" [22] DIA FIELD CONTROL WIRING HOLE
E	3/4" [19] DIA CONDENSATE DRAIN
F	1/2"-14 NPT GAS CONNECTION
G	3/4"-14 NPT GAS CONNECTION
H	2" [51] DIA POWER SUPPLY KNOCK-OUT

THRU-THE-BASE CHART (FIELD INST)

THESE HOLES REQUIRED FOR USE WITH ACY KITS:
 CBIMPR001A01: 07 - GAS THRU CURB
 CBIMPR002A01: 08-09 - GAS THRU CURB
 CBIMPR003A01: 08-09 - GAS THRU BASEPAN
 CBIMPR004A01: 08-09 - GAS THRU BASEPAN

THREADED CONDUIT SIZE	WIRE USE	REQ'D HOLE SIZE (MAX.)
1/2"	ACC.	7/8" [22.2]
3/4"	24V	7/8" [22.2]
1 1/4"	001-003	1 1/8" [28.6]
1 1/2"	002-004	1 3/4" [44.4]
2"	003	1 7/8" [46.0]
2 1/2"	004	2" [51.0]

FOR "THRU-THE-BASEPAN" FACTORY OPTION, FITTINGS FOR ONLY X, Y, & Z ARE PROVIDED. ** FOR BELOW LISTED MODELS, A FIELD SUPPLIED 1/2" ADAPTER IS REQUIRED. **
 48HC S.R.-0
 48HC S-08
 48HC S-09

Certified Drawing for RTU-7.5

04/01/2019
10:36PM

Project:
Prepared By: Mallory
Schaus



UNIT	CORNER WEIGHT (A)				CORNER WEIGHT (B)				CORNER WEIGHT (C)				CORNER WEIGHT (D)				C.G.							
	185	46	185	46	185	46	185	46	185	46	185	46	185	46	185	46								
48HC-A-007	76.5	347	165	3	75	152	7	69	3	214	7	97	4	232	3	105	4	42	3/4	1082	61	19	7/8	1505
48HC-008	925	419	5204	1	92	6	130	9	86	6	256	1	116	2	273	9	124	2	42	3/8	11082	34	1/8	1867
48HC-009	925	1479	5204	1	92	6	130	9	86	6	256	1	116	2	273	9	124	2	42	3/8	11082	34	1/8	1867

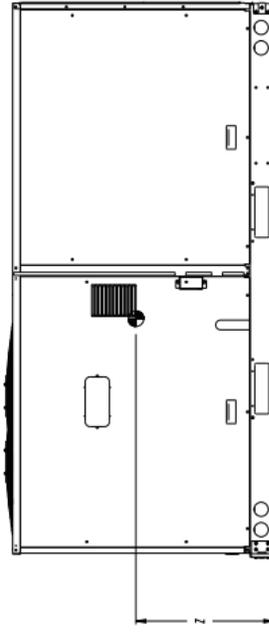
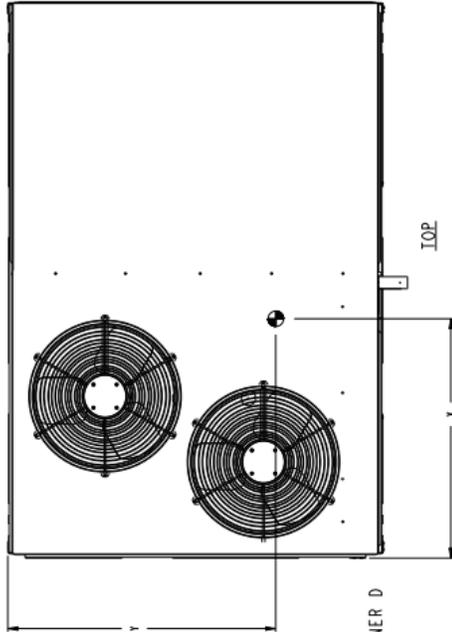
* STANDARD UNIT WEIGHT IS WITH LOW GAS HEAT AND WITHOUT PACKAGING.
FOR OTHER OPTIONS AND ACCESSORIES, REFER TO THE PRODUCT DATA CATALOG.

CORNER B

CORNER C

CORNER A

CORNER D



TTC CLASSIFICATION U.S. ECCN: NSR	SHEET 2 OF 2	DATE 09/28/16	SUPERCEDES 10/05/10	48HC 01 - 09 SINGLE ZONE ELECTRICAL COOLING WITH GAS HEAT	REV B
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Certified Drawing for RTU-7.5

04/01/2019
10:36PM

Project:
Prepared By: Mallory
Schaus

Service Clearance

C11247

LOCATION	DIMENSION	CONDITION
A	48-in (1219 mm)	• Unit disconnect is mounted on panel
	36-in (914 mm)	• If dimension-B is 12-in (305 mm)
	18-in (457 mm)	• No disconnect, convenience outlet option
B	12-in (305 mm)	• Recommended service clearance (use electric screwdriver)
	36-in (914 mm)	• Minimum clearance (use manual ratchet screwdriver)
	12-in (305 mm)	• Unit has economizer
C	12-in (305 mm)	• If dimension-A is 36-in (914 mm)
	36-in (914 mm)	• Check for sources of flue products within 10-ft of unit fresh air intake hood
	18-in (457 mm)	• Side condensate drain is used
D	48-in (1219 mm)	• Minimum clearance
	42-in (1067 mm)	• No flue discharge accessory installed, surface is combustible material
	36-in (914 mm)	• Surface behind service is grounded (e.g., metal, masonry wall, another unit)
	Special	• Surface behind service is electrically non-conductive (e.g., wood, fiberglass)
	Special	• Check for adjacent units or building fresh air intakes within 10-ft of this unit's flue outlet

NOTE: Unit not designed to have overhead obstruction. Contact Application Engineering for guidance on any application planning overhead obstruction or vertical clearances.

CHASSIS 3-44

Certified Drawing for RTU-7.5

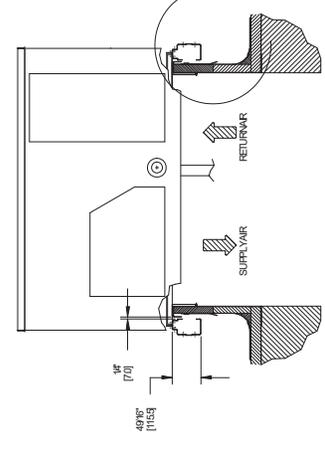
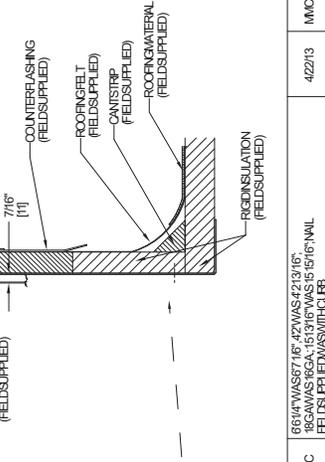
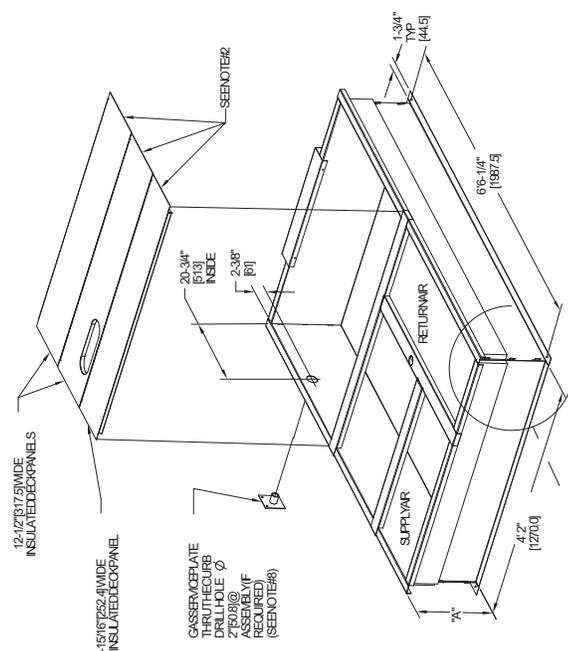
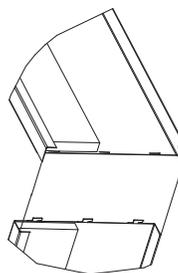
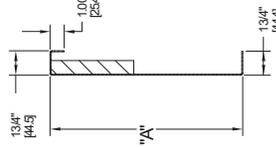
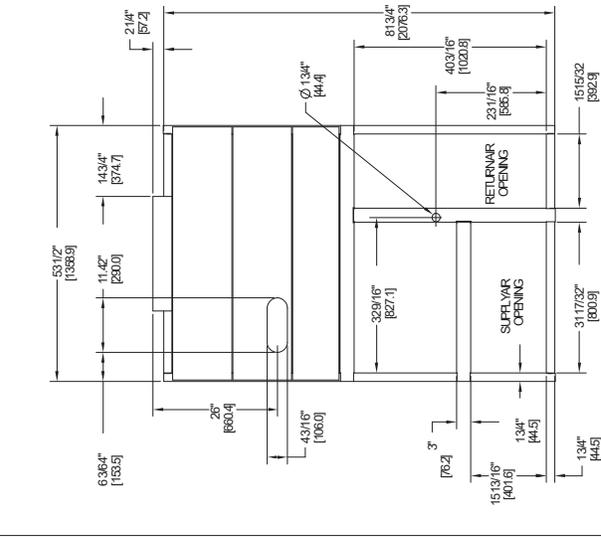
04/01/2019
10:36PM

Project: Prepared By: Mallory
Schaus

ROOF CURB ACCESSORY#	A
CRFCURB03A01	14" [355]
CRFCURB04A01	24" [610]

- NOTES:
1. ROOF CURB ACCESSORY#S ARE PRE-DRILLED ASSEMBLED.
 2. INSULATED PANELS 24" THICK POLYURETHANE FOAM 44.41:1:3# DENSITY.
 3. INSULATED PANELS 14" THICK POLYURETHANE FOAM 44.41:1:3# DENSITY.
 4. ROOF CURB IS GALVANNEELED.
 5. ATTACHMENT WORK TO CURB FLANGES OF DUCT REST ON CURB.
 6. SERVICE CLEARANCE FEET ON EACH SIDE.
 7. DUCT REST ON PART LOW.
 8. DUCT REST ON PART HIGH.
 9. DUCT REST ON PART MEDIUM.
 10. DUCT REST ON PART HIGH.
 11. DUCT REST ON PART MEDIUM.
 12. DUCT REST ON PART LOW.

CONNECTOR PKG. ACC.	GAS CONNECTION TYPE	GAS FITTING	POWER WIRING FITTING	CONTROL WIRING FITTING	ACCESSORY CONVENIENCE OUTLET WIRING CONNECTOR
CRBTMPWR02A01	THRU THE CURB	3/4" 1/8" NPT	1 1/4" 1/2" NPT	1/2" 1/2" NPT	1/2" 1/2" NPT
CRBTMPWR03A01	THRU THE BOTTOM				



CERTIFIED DRAWING

DRAWING LABEL:	PRODUCTION
TYPICAL PROJECTION	UNLESS OTHERWISE SPECIFIED DIMENSIONS ARE TOLERANCES
MATERIAL	ID. SEC. 2. SEC. 3. SEC. 4. SEC. 5. SEC. 6. SEC. 7. SEC. 8. SEC. 9. SEC. 10. SEC. 11. SEC. 12. SEC. 13. SEC. 14. SEC. 15. SEC. 16. SEC. 17. SEC. 18. SEC. 19. SEC. 20. SEC. 21. SEC. 22. SEC. 23. SEC. 24. SEC. 25. SEC. 26. SEC. 27. SEC. 28. SEC. 29. SEC. 30. SEC. 31. SEC. 32. SEC. 33. SEC. 34. SEC. 35. SEC. 36. SEC. 37. SEC. 38. SEC. 39. SEC. 40. SEC. 41. SEC. 42. SEC. 43. SEC. 44. SEC. 45. SEC. 46. SEC. 47. SEC. 48. SEC. 49. SEC. 50. SEC. 51. SEC. 52. SEC. 53. SEC. 54. SEC. 55. SEC. 56. SEC. 57. SEC. 58. SEC. 59. SEC. 60. SEC. 61. SEC. 62. SEC. 63. SEC. 64. SEC. 65. SEC. 66. SEC. 67. SEC. 68. SEC. 69. SEC. 70. SEC. 71. SEC. 72. SEC. 73. SEC. 74. SEC. 75. SEC. 76. SEC. 77. SEC. 78. SEC. 79. SEC. 80. SEC. 81. SEC. 82. SEC. 83. SEC. 84. SEC. 85. SEC. 86. SEC. 87. SEC. 88. SEC. 89. SEC. 90. SEC. 91. SEC. 92. SEC. 93. SEC. 94. SEC. 95. SEC. 96. SEC. 97. SEC. 98. SEC. 99. SEC. 100. SEC. 101. SEC. 102. SEC. 103. SEC. 104. SEC. 105. SEC. 106. SEC. 107. SEC. 108. SEC. 109. SEC. 110. SEC. 111. SEC. 112. SEC. 113. SEC. 114. SEC. 115. SEC. 116. SEC. 117. SEC. 118. SEC. 119. SEC. 120.
ENGINEERING REQUIREMENTS	ENGINEERING
MANUFACTURING	MANUFACTURING
DRAWER	CHECKER
MWC	12/16/09
MODEL	(INTERNAL USE ONLY)
MEGAPURCH	PURCH
SCALE	N/A
DISTRIBUTION	

REV	DESCRIPTION	DATE	BY	CHKD	APPD	EDNO.
C	66 1/4\"/>					

Performance Summary For RTU-7.5

Project: Prepared By:
Mallory Schaus

04/01/2019
10:36PM

Part Number:48HCEG08A2A5-6B1C0

ARI EER:..... **12.00**
IEER:..... **13.0**

Base Unit Dimensions

Unit Length:..... **88.1** in
Unit Width:..... **59.5** in
Unit Height:..... **49.4** in

Operating Weight

Base Unit Weight:..... **925** lb
Medium Heat:..... **15** lb
Two stage cooling models with MotorMaster Low Ambient Controller:..... **7** lb
Medium Static Option - Belt Drive:..... **15** lb
Temperature Economizer w/ Barometric Relief:..... **74** lb
Unpowered Convenience Outlet:..... **5** lb
Non-Fused Disconnect:..... **15** lb

Accessories

Power Exhaust System:..... **75** lb
14-inch Tall Roof Curb:..... **143** lb

Total Operating Weight:..... **1274** lb

Unit

Unit Voltage-Phase-Hertz:..... **208-3-60**
Air Discharge:..... **Vertical**
Fan Drive Type:..... **Belt**
Actual Airflow:..... **3000** CFM
Site Altitude:..... **0** ft

Cooling Performance

Condenser Entering Air DB:..... **95.0** F
Evaporator Entering Air DB:..... **80.0** F
Evaporator Entering Air WB:..... **67.0** F
Entering Air Enthalpy:..... **31.44** BTU/lb
Evaporator Leaving Air DB:..... **57.7** F
Evaporator Leaving Air WB:..... **57.2** F
Evaporator Leaving Air Enthalpy:..... **24.53** BTU/lb
Gross Cooling Capacity:..... **93.30** MBH
Gross Sensible Capacity:..... **72.19** MBH
Compressor Power Input:..... **6.24** kW
Coil Bypass Factor:..... **0.198**

Heating Performance

Heating Airflow:..... **3000** CFM
Entering Air Temp:..... **70.0** F
Leaving Air Temp:..... **115.7** F
Gas Heating Input Capacity:..... **120.0 / 180.0** MBH
Gas Heating Output Capacity:..... **98.0 / 148.0** MBH
Temperature Rise:..... **45.7** F
Thermal Efficiency (%):..... **82.0**

Supply Fan

External Static Pressure:..... **0.50** in wg
Options / Accessories Static Pressure
Economizer:..... **0.11** in wg
Power Exhaust:..... **(Fan Data Includes Drop)**
Total Application Static (ESP + Unit Opts/Acc.):..... **0.61** in wg
Fan RPM:..... **759**
Fan Power:..... **1.17** BHP

Performance Summary For RTU-7.5

Project: Prepared By:
Mallory Schaus

04/01/2019
10:36PM

NOTE: Selected IFM RPM Range: 690 - 936

Power Exhaust

Return Duct Static: **0.20** in wg
Max. Air To Exhaust: **3850** CFM

Electrical Data

Voltage Range: **187 - 253**
Compressor #1 RLA: **13.6**
Compressor #1 LRA: **83**
Compressor #2 RLA: **13.6**
Compressor #2 LRA: **83**
Indoor Fan Motor Type: **MED**
Indoor Fan Motor FLA: **6.9**
Combustion Fan Motor FLA (ea): **0.48**
Power Supply MCA: **45**
Power Supply MOCP (Fuse or HACR): **50**
Disconnect Size FLA: **47**
Disconnect Size LRA: **233**
Electrical Convenience Outlet: **None**
Power Exhaust [Kit Qty / FLA(ea kit)]: **1 / 3.8**
Outdoor Fan [Qty / FLA (ea)]: **2 / 1.5**

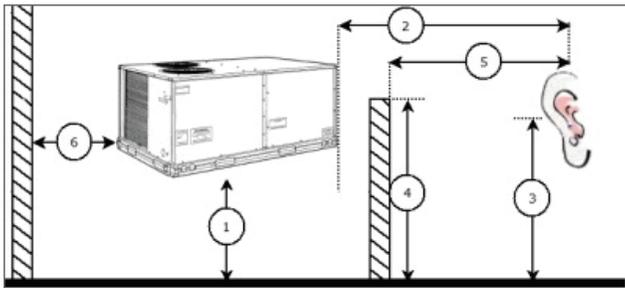
Control Panel SCCR: 5kA RMS at Rated Symmetrical Voltage

Acoustics

Sound Power Levels, db re 10E-12 Watts

	Discharge	Inlet	Outdoor
63 Hz	96.6	93.8	90.6
125 Hz	90.7	84.0	84.3
250 Hz	75.1	67.8	80.2
500 Hz	68.9	63.9	79.3
1000 Hz	64.0	61.2	77.1
2000 Hz	62.1	56.3	72.2
4000 Hz	64.8	55.6	67.4
8000 Hz	65.1	55.0	63.7
A-Weighted	77.7	72.1	82.0

Advanced Acoustics



Advanced Acoustics Parameters

1. Unit height above ground: **30.0** ft
2. Horizontal distance from unit to receiver: **50.0** ft
3. Receiver height above ground: **5.7** ft
4. Height of obstruction: **0.0** ft
5. Horizontal distance from obstruction to receiver: **0.0** ft

Performance Summary For RTU-7.5

Project: Prepared By:
Mallory Schaus

04/01/2019
10:36PM

6. Horizontal distance from unit to obstruction:.....**0.0** ft

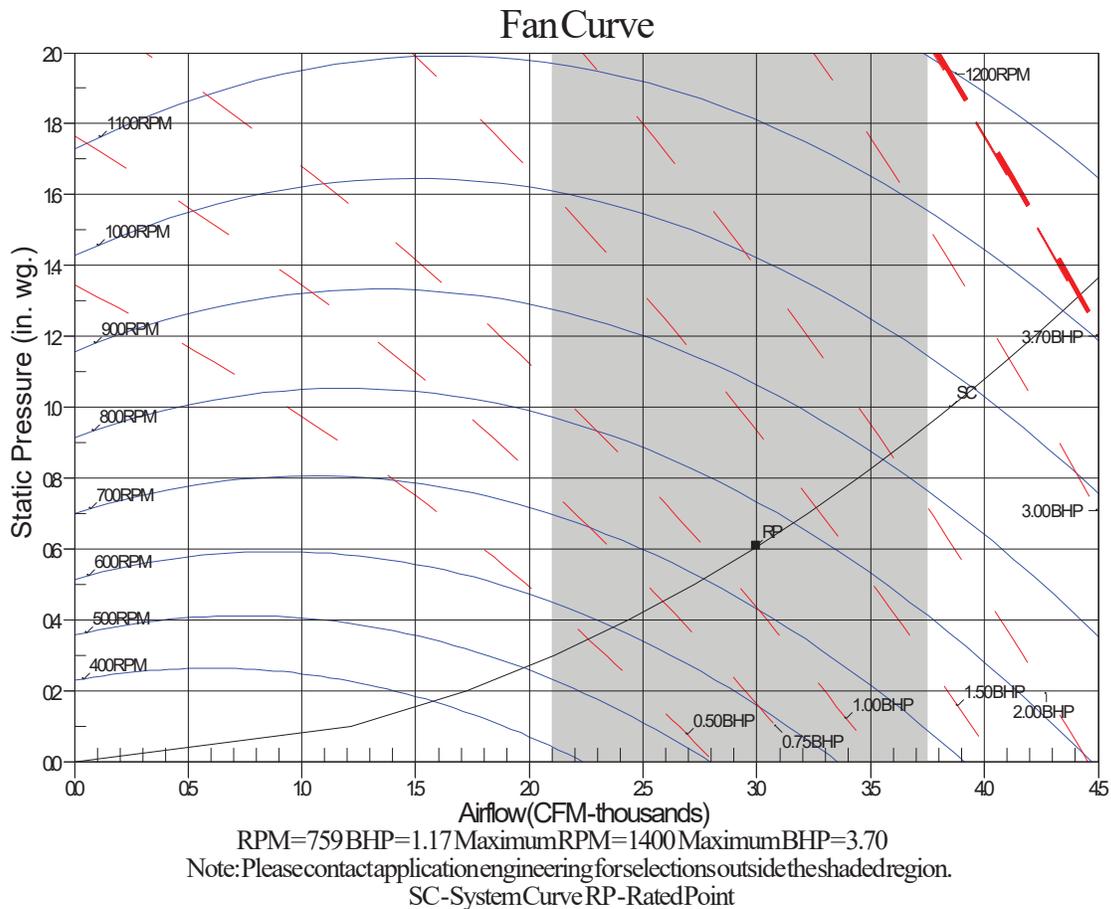
Detailed Acoustics Information

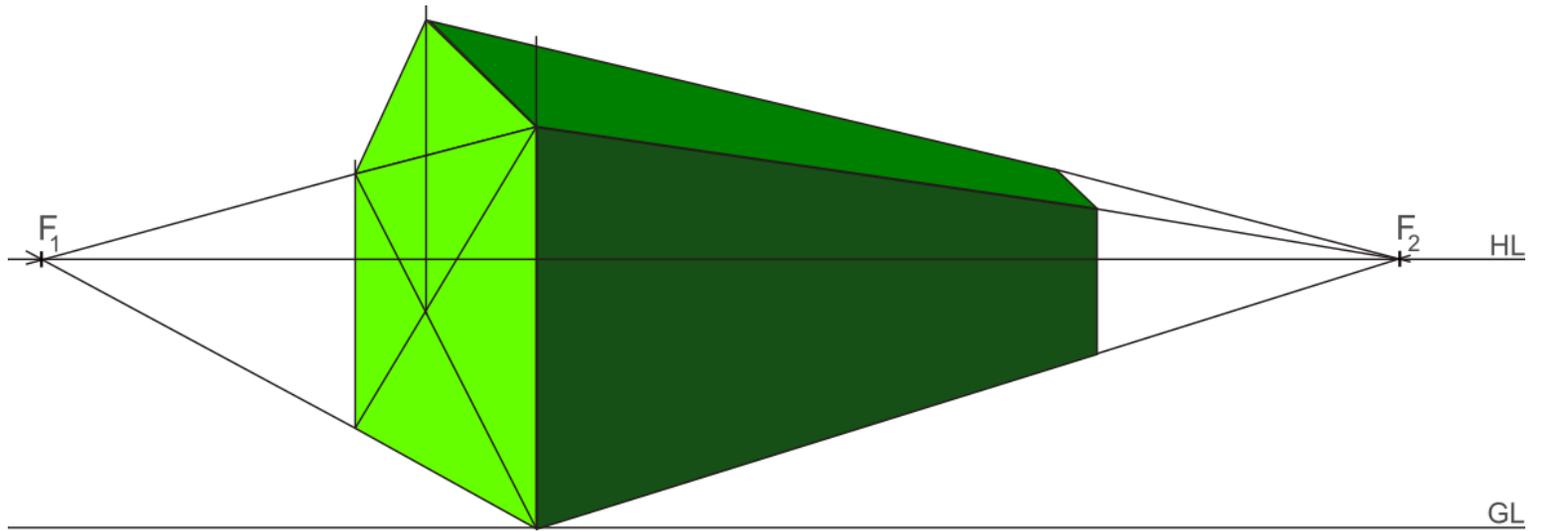
Octave Band Center Freq. Hz	63	125	250	500	1k	2k	4k	8k	Overall
A	90.6	84.3	80.2	79.3	77.1	72.2	67.4	63.7	92.3 Lw
B	64.4	68.2	71.6	76.1	77.1	73.4	68.4	62.6	81.7 LwA
C	58.2	51.9	47.8	46.9	44.7	39.8	35.0	31.3	59.9 Lp
D	32.0	35.8	39.2	43.7	44.7	41.0	36.0	30.2	49.3 LpA

Legend

- A Sound Power Levels at Unit's Acoustic Center, Lw
- B A-Weighted Sound Power Levels at Unit's Acoustic Center, LwA
- C Sound Pressure Levels at Specific Distance from Unit, Lp
- D A-Weighted Sound Pressure Levels at Specific Distance from Unit, LpA

Calculation methods used in this program are patterned after the ASHRAE Guide; other ASHRAE Publications and the AHRI Acoustical Standards. While a very significant effort has been made to insure the technical accuracy of this program, it is assumed that the user is knowledgeable in the art of system sound estimation and is aware of the tolerances involved in real world acoustical estimation. This program makes certain assumptions as to the dominant sound sources and sound paths which may not always be appropriate to the real system being estimated. Because of this, no assurances can be offered that this software will always generate an accurate sound prediction from user supplied input data. If in doubt about the estimation of expected sound levels in a space, an Acoustical Engineer or a person with sound prediction expertise should be consulted.



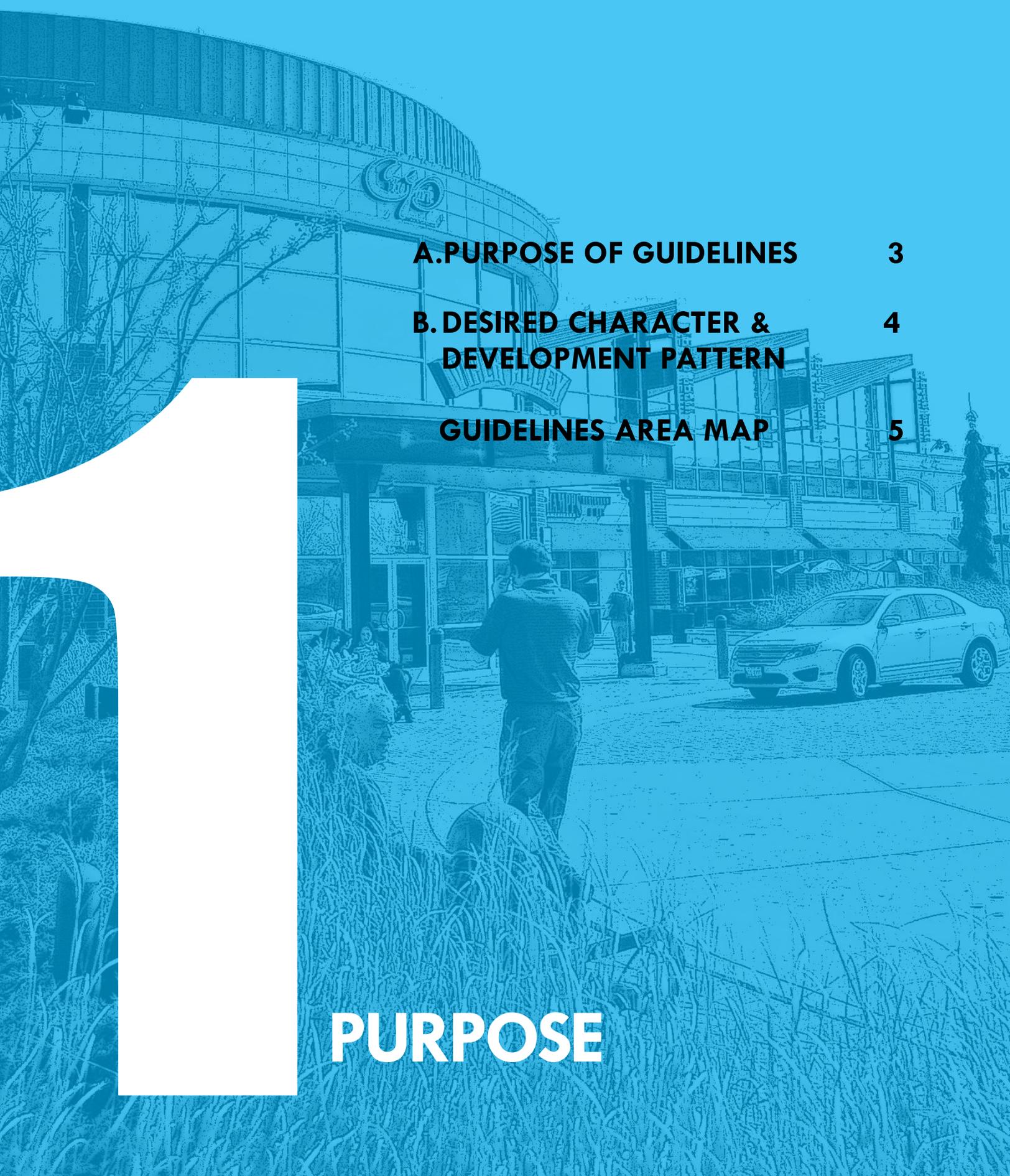


DESIGN GUIDELINES

Village of Lincolnshire

Community & Economic Development
www.lincolnshireil.gov

Approved: November 23, 2015



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GUIDELINES AREA MAP 5

PURPOSE

1 A. PURPOSE OF DESIGN GUIDELINES

Since incorporation in 1957, the Village of Lincolnshire has established itself as a community that emphasizes the importance of the built environment through distinctive site design, high-quality architecture, and preservation of the natural environment. This mindset is evident in the original custom-built single-family homes of the Ladd's Lincolnshire Subdivision and continues through every new development proposal requested in Lincolnshire.

The purpose of these Guidelines is to represent the design objectives of the Village for non-residential development along the main commercial corridors within Lincolnshire. These corridors serve as the main thoroughfares throughout the community and are travelled by numerous residents and visitors on a daily basis. As a result, the visual character of Lincolnshire's built environment is "front and center" and sets the tone of the community's identity. While high-level development design is a goal throughout the entire community, these highly-visible corridors are the focus of the Design Guidelines and should exemplify the best in quality design and character.

The Design Guidelines are intended as a tool for use by the Village in evaluating proposed developments and may also be used in the expansion of existing buildings. These guidelines are aimed to convey the main elements of quality site and building design, and should not inhibit architectural creativity or impede the implementation of best practices.

Primary Objectives of Guidelines:

1. Further the vision of the Update 2012 Comprehensive Plan by providing design & aesthetic standards for commercial, mixed-use & office development within the Village's commercial corridors.
2. Create a contextual relationship with the existing Village character, while avoiding repetitive & uninteresting built environments.
3. Establish reasonable expectations regarding architecture & landscape design to strengthen the Village's economic tax base.
4. Create safe & efficient pedestrian & vehicular networks linking developments & public spaces along the Village's commercial corridors.

Lincolnshire Commons Retail Development

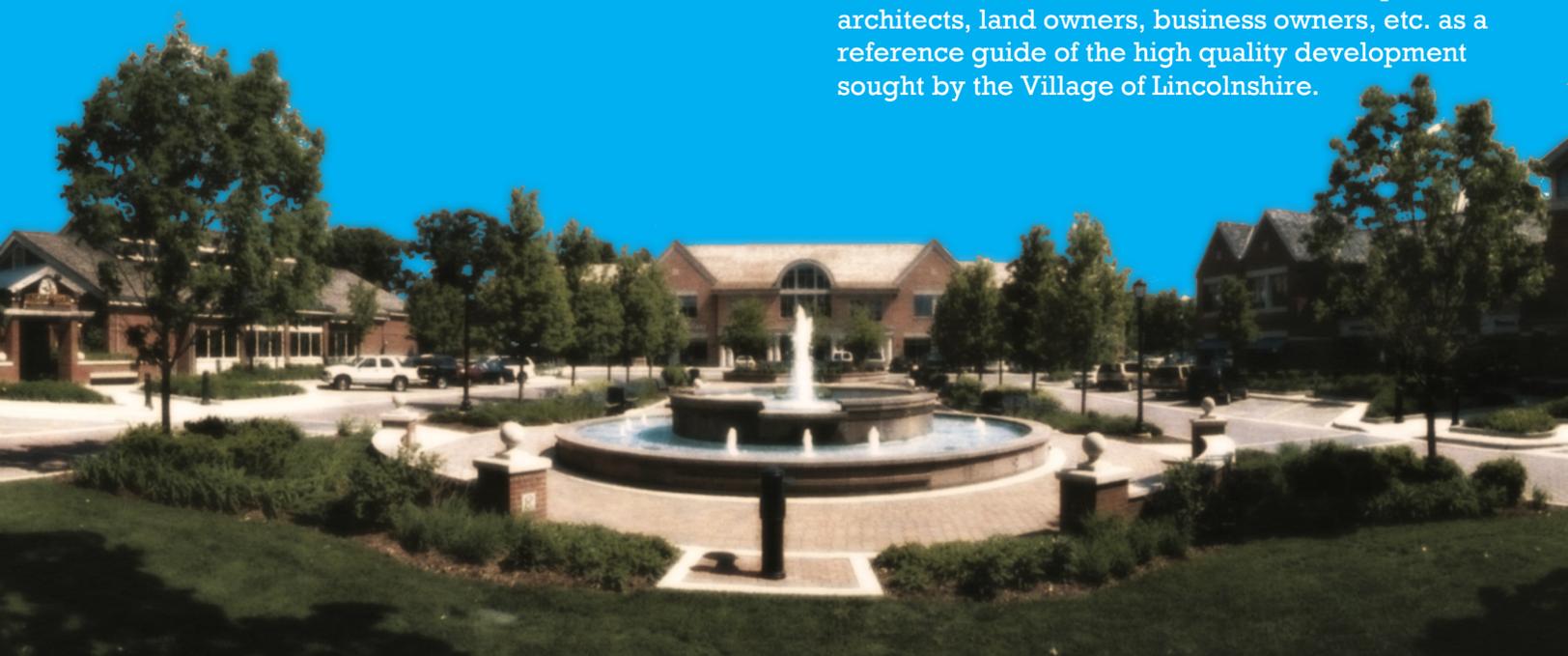
1 B. DESIRED CHARACTER & DEVELOPMENT PATTERN

The highly traveled regional roadways of Milwaukee Avenue, Half Day Road (IL Route 22), Aptakisic Road, and Interstate 94 provide Lincolnshire with the opportunity to reinforce its commitment to quality architecture and design (see Guidelines Area Map on next page).

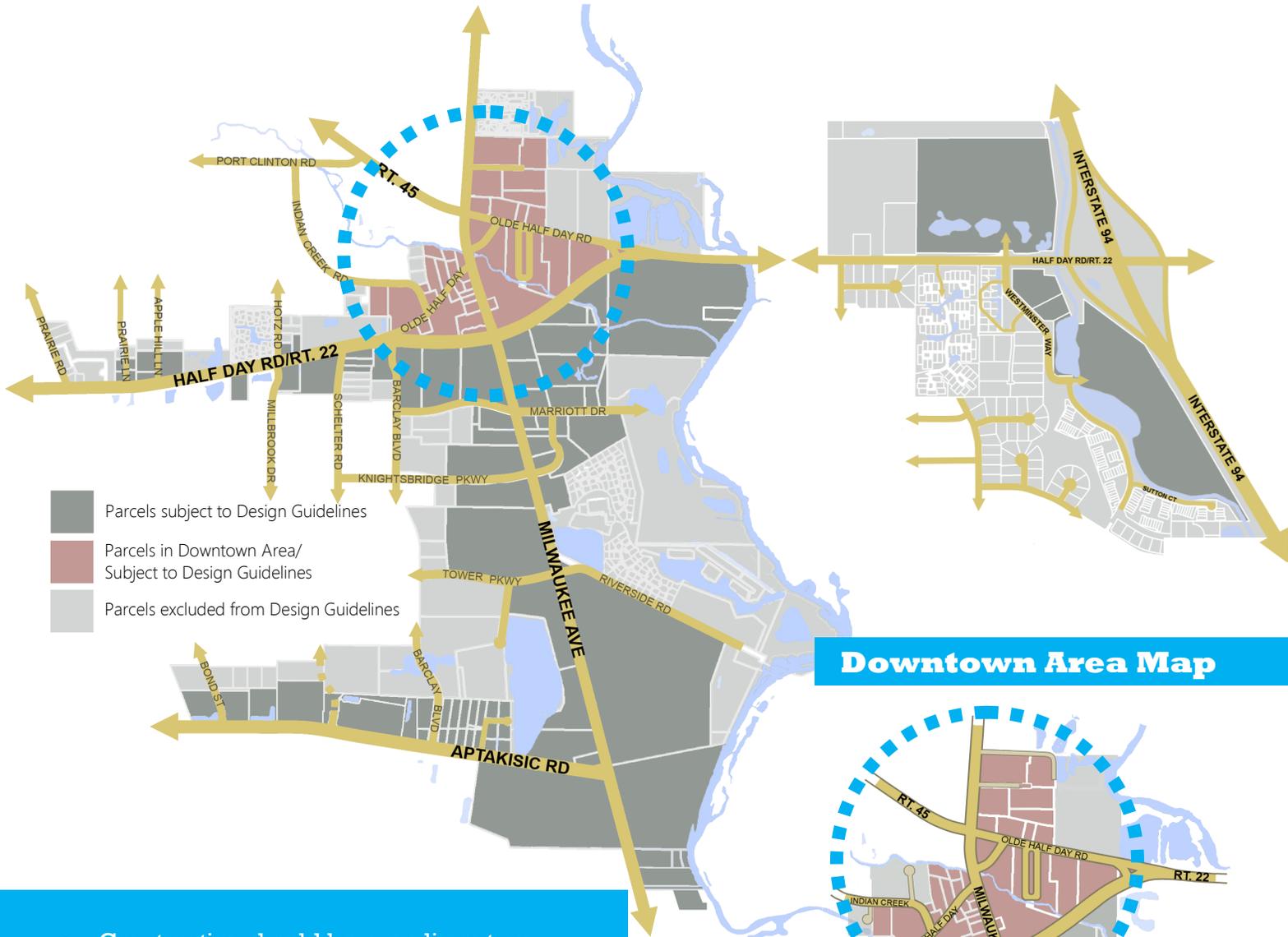
Development must go beyond the sole inspiration of aesthetics and also enhance Lincolnshire's economic vitality. The Village's expectations must take into account the economic climate and how such expectations effects a business's overall operation. Design and aesthetic recommendations/requirements should not serve as obstructions without due consideration to the economic impacts on the developer/operator. Rather, successful design should achieve a balance of quality architecture appropriate for Lincolnshire while being financially reasonable to the developer/owner.

Application of Design Guidelines:

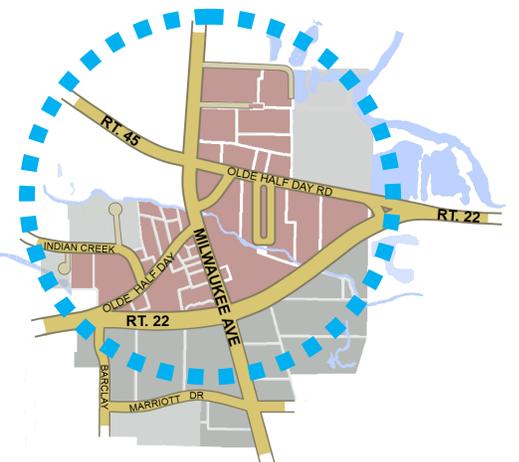
1. These Guidelines are to be used by Village Staff, the Architectural Review Board and Village Board of Trustees as a reference in reviewing plans and development proposals for new construction and redevelopment of the Village's commercial corridor
2. These Guidelines are also to serve developers, architects, land owners, business owners, etc. as a reference guide of the high quality development sought by the Village of Lincolnshire.



Guidelines Area Map



Downtown Area Map



- Construction should be complimentary to the established architectural character, but also establish a unique identity and place.
- Development should consist of exceptional design and quality building materials reflective of the built environment. Where appropriate, the use of quality building materials on every building façade should be accomplished.
- Design recommendations/ requirements should not serve as obstructions without consideration to the economic impacts on the development.

Development in the Downtown Area should have a special focus on the common design elements/themes that characterize the Downtown area and are encouraged to incorporate such common elements/themes within the area to establish cohesion, while facilitating architectural creativity.

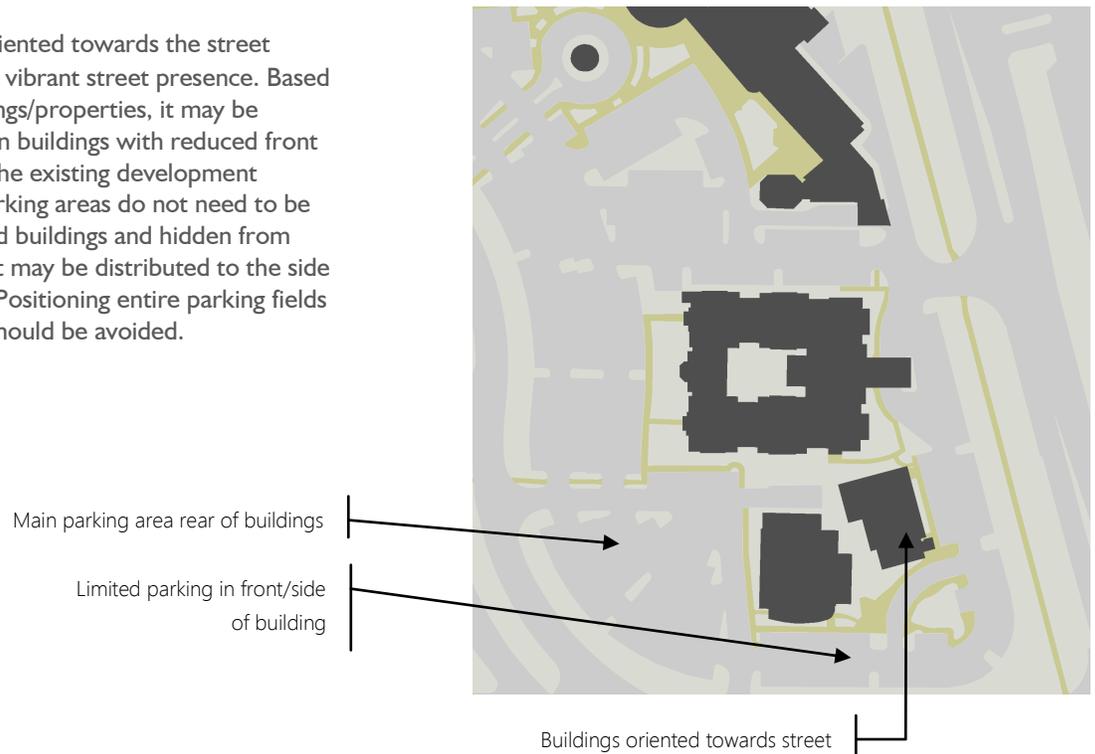


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DESIGN GUIDELINES

2 A. PLACEMENT AND ORIENTATION

1. Buildings should be oriented towards the street frontage to establish a vibrant street presence. Based on the adjacent buildings/properties, it may be appropriate to position buildings with reduced front setbacks to maintain the existing development pattern. Off-street parking areas do not need to be located entirely behind buildings and hidden from public/street view, but may be distributed to the side and rear of buildings. Positioning entire parking fields in front of a building should be avoided.



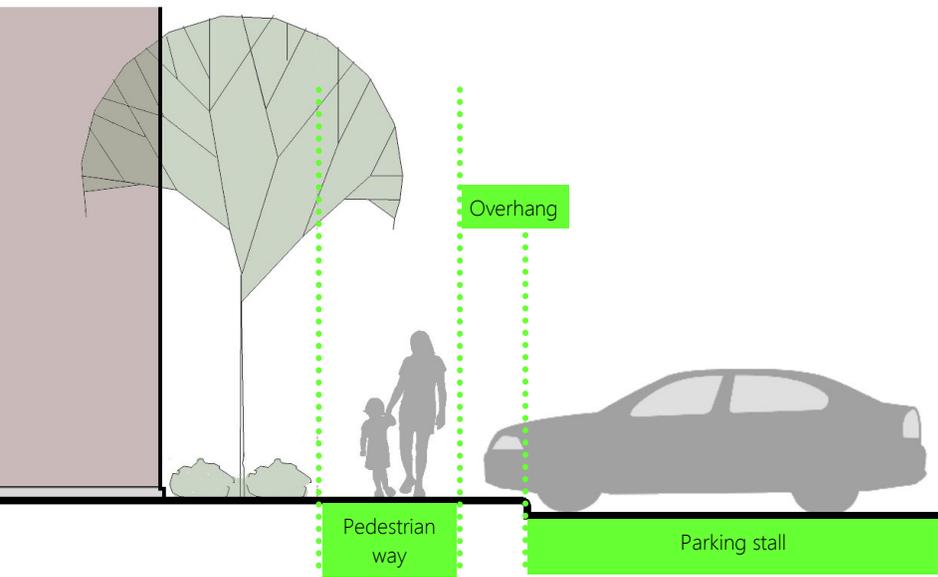
2. Buildings on corner lots should be positioned appropriately to take advantage of the corner street frontage and establish a prominent focal point, both in building location and architectural features. Thoughtful site design to locate main parking fields away from the intersection should be conducted.
3. Vehicle drive-thru facilities, including service windows and access lanes, should be positioned to minimize the visual impact from the street frontage to the greatest extent possible. Creative site design techniques, such as detached drive-thru facilities or integration of the drive-thru facility into the site/building design to conceal the facility may be appropriate.



2 A. PLACEMENT AND ORIENTATION (cont.)

4. Parking areas should be designed to provide safe and logical navigation throughout the site/development. When possible, sidewalk connectors from the parking lot to the building pad should be provided to minimize pedestrians having to walk within vehicle drive aisles. Vehicular ingress and egress to a site should focus on maximizing vehicle stacking opportunities so there is minimal impact on internal circulation and parking.

5. Parking spaces immediately adjacent to a building should be separated with adequate foundation landscape planting areas to establish a refined transition between parking areas and the building. For parking spaces fronting a curb line, the parking space length can be shortened by 2 feet where a vehicle overhang can be provided. Parking spaces where vehicle overhang is adjacent to a sidewalk, the sidewalk width should be increased to 7 feet to provide sufficient/unobstructed pedestrian access.



2 B. ARCHITECTURAL CHARACTER

Having been established in 1957, through the original “Ladd’s” Lincolnshire subdivision, the Village’s architectural style is indicative of the post-War era. The Village isn’t defined by one dominant style - Postmodern influences, mixed with regional Prairie-style elements, and combined with Traditional themes - are a few examples of the varying architectural style within Lincolnshire.



- Lincolnshire’s non-residential buildings are strongly influenced by the use of high-quality materials such as brick, stone, limestone, and cedar shake roof shingles. Building detailing plays a contributing role in enhancing the aesthetic character and is as fundamental as the building’s design or use of materials.
- New construction and redevelopment should be mindful of the existing architectural context, but should establish its own unique identity and place within Lincolnshire to avoid producing undistinguishable environments.



2 C. ARCHITECTURAL ELEMENTS

1. One-story commercial buildings should have their height accentuated through varied roof heights or architectural tower elements to provide presence.



2. Tower elements are encouraged and should be incorporated into the building design, where appropriate. Roof and building façade materials for such elements can incorporate distinctive materials separate from the main building field, but should be complementary to the overall building design and scale.



3. Buildings should incorporate a three-component façade design, including:

- 1) Base element (through materials and design),
- 2) A main building field, and
- 3) Varied roofline.



2 D. BUILDING MATERIALS

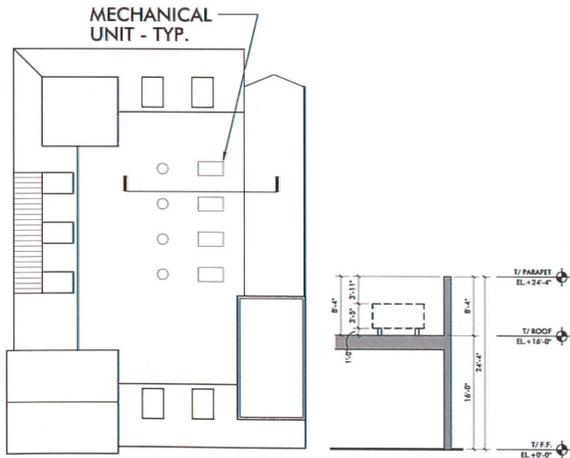
Beyond architectural style, a key element of a building's identity is the application of quality exterior materials. A variety of materials, such as stone, brick, granite, steel, wood, etc, is encouraged to create an enduring appearance.

1. Exterior materials should be coordinated with adjacent buildings to establish a harmonious character. However, repetitive use of like materials and colors can create a monotonous environment which could lead to a lack of identity amongst developments/buildings.
2. Synthetic materials such as Exterior Insulation and Finishing Systems (EIFS) and Dryvit® should not be used as the principal building material, but can be an acceptable application for secondary accent elements and features. However, materials such as cement fiber siding ("hardiboard") and composite roofing shingles that give the impression of natural materials can be an acceptable substitute for primary exterior building materials.
3. Rooftop equipment screens, rain gutters, downspouts, exhaust vent/screens, and similar ancillary components should coordinate with the building colors to appear as unobtrusive as possible.
4. To achieve a strong architectural setting, it is essential building façades be well articulated, with special attention to street-facing façades. Multiple building façades visible from the public way, parking lots, etc. must also display equal attention to detail and design as the primary façade, in which the material palette should be carried through on all visible façades of the building.
5. Blank walls facing public ways are highly discouraged and should incorporate architectural detailing and ornamentation even if not a customer entry. False storefronts or other detailing that gives the impression of an active elevation should be utilized.
6. Architectural detailing and ornamentation (e.g., windows, cornices, lintels, medallions, columns, etc.) are encouraged to provide visual interest.

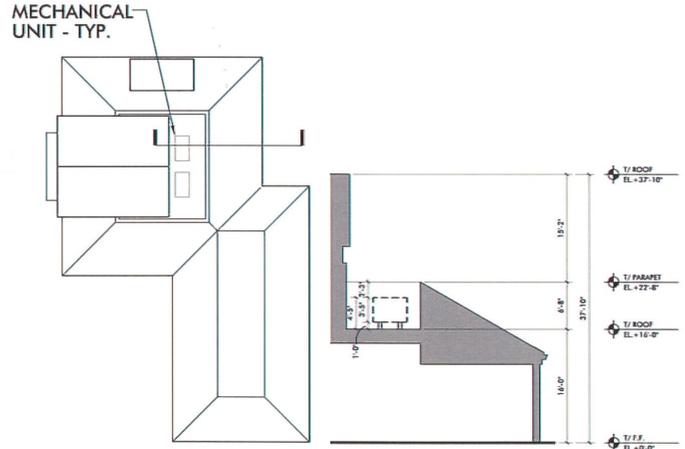


2 E. ROOFS

1. Roof styles must be compatible with the building's architectural design character.
2. Roof design elements (e.g., dormers, "eyelids", etc.) are encouraged to break up long roof sections. However, use of such elements should be implemented consciously so that elements do not appear forced.
3. Roof materials should consist of slate shingles, architectural-grade asphalt shingles, or synthetic shingles which give the appearance of slate, cedar or natural materials. Cedar shake roofing shingles are also acceptable; however, the long term maintenance and associated costs may not outweigh the visual appeal of such material. Roof materials for tower elements can incorporate distinctive materials separate from the main roof, such as standing seam metal, but should be complementary to the overall roof design.
4. Roofs should be designed to permit rooftop-mounted mechanical equipment to be placed within a well or behind parapet walls to be screened from surrounding properties.
5. Roof heights should be varied, where appropriate.



Parapet Roof Screen



Roof Well Screen

© A. Epstein and Sons, Int'l

2 F. AWNINGS & CANOPIES

1. Awnings and canopies should be an integral architectural feature of the building design, tailored to the façade of the building and positioned so that distinctive architectural features remain visible.
2. Materials should consist of noncombustible, non-reflective canvas or canvas-like material. Metal awnings and canopies can be appropriate based on compatibility with specific building architectural style.
3. Colors and patterns of awnings need not match the overall color scheme of the building to which they are attached, but should complement the building design.



G. LIGHTING

1. Site lighting should reflect the architectural tone of the development and maintain a compatible style/design throughout.
2. Building illumination should extend beyond aesthetics and serve a functional purpose for safety. Architectural building elements and ornamentation can be highlighted through the use of thematic lighting, but should be carried out tastefully.



3. Pedestrian-oriented lighting fixtures and bollard lighting should be included in the site development.



2 H. SERVICE & SITE AMENITIES

1. Site amenities such as flower baskets, sculptures, water fountains, children’s play areas, etc., are encouraged to introduce a sense of place and character to developments.
2. Site furniture (e.g., benches, trash containers, drinking fountains, bike racks/stations, etc.) locations must be strategically positioned to be functional. Materials should be weather-resistant to reduce wear and tear.
3. Trash enclosures and service areas need to be concealed with a solid enclosure constructed of consistent building materials and colors to blend with the surroundings. For those portions of the enclosure which are open to public view, landscaping to soften the visual effect of enclosures and service areas is necessary.
4. Every effort should be taken to locate service areas in the rear of the site/building layout and limit visibility from street frontages.



2 I. LANDSCAPING

The manner in which commercial buildings are landscaped reflects strongly on the Village's image and commitment to the natural environment. As a result, the landscaping expectations for commercial developments is to achieve and maintain sustainable and functional landscapes, which emphasize the use of plants native to the region and to provide vegetation color and interest throughout the entire year.

1. Landscaping should be comprehensive to serve the individual building/site and also complement the surrounding landscape character. The use of evergreen trees and shrubs is encouraged to offer color and texture during winter seasons. Although it is routine practice to encourage dense landscaping and tree clusters along the street frontage to visually obscure commercial buildings, site landscaping should be implemented to contribute in creating a sense of place, not as a visual blocking tool obscuring commercial buildings.
2. Non-linear arrangement of landscape beds is preferred and should contain a variety of landscape species to present a diverse palate of height, color and texture. Plantings should also be selected to take advantage of the region's seasonal schedule to provide a range of color and texture throughout the year.
3. To the greatest extent possible, native plantings should be incorporated into the landscape design.
4. A "soldier-course" of landscape plantings should generally be avoided.
5. Screening of equipment should be accomplished through plantings that work into the natural rhythm of the landscape design, rather than introducing an evergreen "soldier-course" of material not present elsewhere on the site.



6. Stormwater detention basins often occupy a significant amount of open space and can be located in high-profile areas of a site. It is important detention areas are visually appealing and should be designed in a non-uniform shape. Expanses of linear shoreline should be reduced in favor of a gradually undulating perimeter, creating a more natural appearance, rather than engineered. Shorelines should be properly sloped to prevent erosion and facilitate native plantings.





2.1

MINUTES
COMMITTEE OF THE WHOLE MEETING
Monday, March 18, 2019

Present:

Mayor Brandt	Trustee Harms Muth
Trustee Grujanac	Trustee Hancock
Trustee McDonough	Trustee Servi
Trustee Leider	Village Clerk Mastandrea
Village Attorney Asprooth	Village Manager Burke
Finance Director/Treasurer Peterson	Public Works Director Woodbury
Chief of Police Leonas	Assistant Village Manager/Community &
Planning & Development Manager Zozulya	Economic Development Director Gilbertson

ROLL CALL

Mayor Brandt called the meeting to order at 7:25 p.m., and Village Manager Burke called the Roll.

2.0 APPROVAL OF MINUTES**2.1 Acceptance of the March 11, 2019 Committee of the Whole Meeting Minutes**

The minutes of the March 11, 2019 Committee of the Whole Meeting were approved as submitted.

3.0 ITEMS OF GENERAL BUSINESS**3.1 Planning, Zoning and Land Use****3.11 Preliminary Evaluation of a Site Plan and Building Elevations for New Medical Office Building - 231 Olde Half Day Road (Alexander and Julia Katsnelson)**

Assistant Village Manager/Community & Economic Development (CED) Director Gilbertson provided a summary of a site plan and building elevations for a proposed medical office building – 231 Olde Half Day Road. The petitioner plans to acquire the property, demolish the existing building, and build a new 5,000 square foot oral maxillofacial and dermatology medical office. Staff has encouraged the petitioner to work with the neighbors and talk about features of the site and possible cross access to Oak Tree Corners.

Dr. Alexander Katsnelson provided a presentation regarding a proposed site plan and building elevations for a proposed medical office building - 231 Olde Half Day Road which included benefits for the Village, renderings of the new building, site plan, parking of the proposed building, and a summary of his practice.

Trustee Hancock asked how placement of the building was determined for the proposed new structure. Dr. Katsnelson stated the proposed building was designed from the inside out and it was determined the need was for a wide building which fit best on the site where proposed.

Mayor Brandt asked if there was a fence between the property and Half Day School. Dr. Katsnelson confirmed there is a fence between the property and the school that would remain.

Trustee Grujanac stated there were many trees on the site and asked if the plan was to remove most of the trees, and are there any heritage trees on the site. Assistant Village Manager/CED Director Gilbertson stated he was not sure if there were heritage trees on the site, but this information would be obtained when reviewing the landscape/tree removal plan for the project.

Trustee Hancock asked if there was concern with the cross access to Oak Tree Corners. Dr. Katsnelson stated they would encourage the cross access to Oak Tree Corners and had plans to discuss this with the shopping center owners. Trustee Hancock asked if they would be willing to remove some parking spaces for access to Oak Tree Corners. Assistant Village Manager/CED Director Gilbertson noted staff would not encourage cross access if it is not feasible to meet the parking requirements on the proposed site.

Mayor Brandt asked what the hours of operation would be for the office. Dr. Katsnelson stated he believed the hours of operation would be normal business hours; 8 a.m. – 5 p.m.

A brief conversation regarding proposed signage followed.

It was the consensus of the Board to refer this item on the Architectural Review Board and Zoning Board.

- 3.2 Finance and Administration
- 3.3 Public Works
- 3.4 Public Safety
- 3.5 Parks and Recreation
- 3.6 Judiciary and Personnel

4.0 UNFINISHED BUSINESS

5.0 NEW BUSINESS

6.0 EXECUTIVE SESSION

7.0 ADJOURNMENT

Trustee Grujanac moved and Trustee Servi seconded the motion to adjourn. Upon a voice vote, the motion was approved unanimously and Mayor Brandt declared the meeting adjourned at 7:49 p.m.

Respectfully submitted,

VILLAGE OF LINCOLNSHIRE

Bradly J. Burke
Deputy Village Clerk