



VILLAGE OF LINCOLNSHIRE

AGENDA ARCHITECTURAL REVIEW BOARD Virtual Meeting Tuesday, October 20, 2020 7:00 p.m.

PUBLIC REMOTE PARTICIPATION OPTIONS

- **View/Listen**

- Watch live on Cable Channel 10 or <https://zoom.us/j/96211490078>.
- Listen live via phone at 312-626-6799 (access code 962-1149-0078).
- Meetings posted to www.lincolnshireil.gov/government/about/agendas-minutes-packets-video the day after meeting.

- **Public Comment – Items Not Requiring a Public Hearing:**

- [Rules for public comment during virtual meetings](#) can be found on the Village website on the “Transparency” webpage.
- Call 847-913-2313 to leave a voicemail message with your comment by 5:00 p.m. on Tuesday, October 20, 2020. For members of the public leaving voicemails, the voicemails must be:
 - Articulate and audibly comprehensible.
 - Inclusive of the commenter’s name, organization/agency being represented, address (street, city, state), phone number, and the topic or agenda item number the commenter is addressing.
 - No more than two minutes in length.
 - Free of any abusive or obscene language.
- Email your comment to VOLPublicComment@lincolnshireil.gov by 5:00 p.m. on Tuesday, October 20, 2020. You may also submit a letter by dropping it off in the Village Hall vestibule or mailing it via the United States Postal Service. For members of the public submitting comment via email or letter, the written notice must be:
 - Typed or written legibly.
 - Inclusive of the commenter’s name, organization/agency being represented, address (street, city, state), phone number, and the topic or agenda item number the commenter is addressing.
 - No more than 200 words in length.
 - Free of any abusive or obscene language.
- Comments received before the meeting will be read concurrent with respective agenda item. Comments may be sent to the VOLPublicComment@lincolnshireil.gov email address during the meeting, but it is not guaranteed they will be read until the end of the meeting.

CALL TO ORDER

1.0 ROLL CALL

2.0 APPROVAL OF MINUTES

2.1 Approval of the September 15, 2020, Architectural Review Board Minutes

3.0 ITEMS OF GENERAL BUSINESS

3.1 Consideration and Approval of a Minor Amendment to McDonald’s Special Use to Permit Drive-Through Reconfiguration and Related Parking and Landscape Improvements (450 Milwaukee Avenue – McDonald’s USA)

3.2 Consideration and Approval of a Minor Amendment to Courtyard by Marriott Hotel’s Special Use to Permit Exterior Building, Signage, Lighting, and Landscape Improvements (505 Milwaukee Avenue – CR architecture + design)

4.0 UNFINISHED BUSINESS

5.0 NEW BUSINESS

6.0 CITIZEN COMMENTS

7.0 ADJOURNMENT

Reasonable accommodations / 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 accommodations to attend. The Architectural Review Board will not proceed past 10:30 p.m. unless there is a consensus of the majority of the Architectural Review Board members to do so. 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.



VILLAGE OF LINCOLNSHIRE

MINUTES ARCHITECTURAL REVIEW BOARD MEETING Tuesday, September 15, 2020

Present:

Chair Kennerley

Member McCall

Member Santosuosso

Alternate Member Killedar

Assistant Village Manager/Community &
Economic Development Director Gilbertson

~~Member Orzeske~~

~~Member Tapia~~

~~Trustee Hancock~~

Planning & Development Manager Zozulya

This was a remote video-conference meeting

1.0 ROLL CALL

Chair Kennerley called the meeting to order at 7:03 p.m., and Planning & Development Manager Zozulya ("PDM Zozulya") called the roll and declared a quorum to be present.

2.0 APPROVAL OF MINUTES

2.1 Approval of the minutes of the Architectural Review Board meeting held on July 21, 2020.

Member McCall moved and Member Santosuosso seconded the motion to approve the minutes as presented for the July 21, 2020, Architectural Review Board meeting.

AYES: Kennerley, Tapia, McCall, Santosuosso, and Killedar

NAYS: None

ABSENT: Orzeske

ABSTAIN: None

Chair Kennerley declared the motion carried.

3.0 ITEMS OF GENERAL BUSINESS

3.1 Design Review of Proposed Text Amendment to Title 6 (Zoning), Chapter 11 (Off-Street Parking & Loading) of the Lincolnshire Village Code to Permit and Regulate Electric Vehicle Charging Stations within Parking Facilities in All Zoning Districts (Village of Lincolnshire)

PDM Zozulya summarized the proposed text amendments to permit and regulate electric vehicle ("EV") charging stations within parking facilities. She noted the amendments were first sought by Electrify America to install an EV station in the Bank of America building parking lot at 185 Milwaukee Avenue,

adding the petitioner withdrew the application after preliminary review by the Village Board on June 8, 2020. Seeing a need to better regulations, Village staff took over the application. At the July 13, 2020, Committee of the Whole meeting, the Village Board referred the matter to the Zoning Board for a public hearing and to the ARB for design review. PDM Zozulya reviewed the proposed regulations for EV charging installations, including requirements for parking facilities in all non-residential uses in any zoning district, and all multi-family residential uses with a Special Use/PUD designation in any zoning district. EV charging facilities will require ARB review and Village Board approval. She added only two Level 2 EV stations are currently in Lincolnshire at Adlai E. Stevenson High School and Walgreens.

Member McCall asked about private indoor parking garages. PDM Zozulya said this would not be considered an open parking area, and the property owner would only need to apply for building permits.

PDM Zozulya reviewed the various EV charging station levels. She said Level 1 stations are the typically single-family residential stations located in garages. The focus of the current amendments is Level 2 and Level 3 EV stations which have commercial applications. Level 2 EV stations take several hours to charge, and Level 3 are the most powerful, high speed chargers available and are very equipment-oriented with meters, power boxes, and cabinets.

PDM Zozulya presented staff findings on a surrounding community survey which indicated nine communities allow EV stations, with only one community required design review.

PDM Zozulya stated the proposed code standards would not require additional parking spaces so long as no reduction in stall sizes or number of required spaces occurs. One handicapped accessible station would be provided and equipment would need to be protected via curbing, bollards, or other protective devices. PDM Zozulya stated per direction from the Village Board, charging stations would be required to be maintained in good condition with inactive stations being removed. In addition, she stated the Village Board's direction regarding any new impervious surface created for an EV station must be offset elsewhere on the same property.

PDM Zozulya discussed the typical height of EV stations, stating staff is proposing a recommended guide of six feet. Any equipment taller than six feet would need to be demonstrated as warranted by the petitioner for the ARB's consideration. In regards to screening, PDM Zozulya stated both evergreen landscaping and a permanent equipment enclosure are proposed. PDM Zozulya stated only functional signs – not advertisements – would be permitted to be on the equipment. Pavement markings would also be regulated to keep them restrained.

PDM Zozulya stated the Zoning Board provided a unanimous favorable recommendation regarding the proposed text amendments following the September 8, 2020, public hearing. She stated some Zoning Board members expressed a desire to require bollards to ensure proper equipment protection; provide a 90-day written decommissioning notice to the EV property owner;

and to allow the ARB to be the final approving authority on EV applications to incentivize EV installations and be in line with neighboring communities. Chair Kennerley opened the floor for comments and questions.

Member McCall said technology is moving rapidly on this and believes staff can review EV stations in house. In regards to Level 3 equipment, he did not believe bollards should be required as they frequently get damaged and may look unsightly. He expressed his support for requiring evergreen screening and an equipment enclosure consistent with the primary building design. Member Tapia suggested specifying permitted EV station locations, noting many are located by main building entrances to incentivize use. He also commented the maintenance plan would need to address snow removal to keep stations operational.

Member Killedar stated some EV stations may need to be placed farther away from the building due to time required for a full charge.

Member Santosuosso stated in his experience, Level 3 stations require larger equipment. He added since the installation needs to meet ADA requirements, their location will be determined by ADA requirements. Member Santosuosso also suggested a clarification under "General Requirements" to change the language regarding Special Use permits from "previously granted" to "issued."

Chair Kennerley wanted to know how often EV stations would be maintained. She also noted her concern regarding the use of evergreens for screening due to plantings being unkempt and becoming an eyesore. Member McCall stated professional landscapers typically maintain the landscape in these areas. PDM Zozulya stated the property owner would be required to maintain the EV site via a written maintenance agreement. Chair Kennerley indicated her preference to be more specific in the screening requirement and have the ability to require additional screening requirements on a case-by-case basis to be reviewed by the ARB.

Member Tapia anticipated much interest in EV stations. Member Santosuosso commented he feels the technician assigned to monitor EV stations would most likely indicate maintenance issues to be addressed if found upon their routine inspection schedule.

Member Santosuosso moved and Member McCall seconded the motion to recommend approval to the Village Board of the proposed text amendments to Title 6 (Zoning), Chapter 11 (Off-Street Parking & Loading) of the Lincolnshire Village Code to permit and regulate electric vehicle charging stations within parking facilities for all non-residential uses in all zoning districts, and all multi-family residential uses with a Special Use/PUD designation in all zoning districts prior to approval of the proposed ordinance, and further subject to...

AYES: Kennerley, Tapia, McCall, Santosuosso, and Killedar

NAYS: None

ABSENT: Orzeske

ABSTAIN: None

Chair Kennerley declared the motion carried.

4.0 UNFINISHED BUSINESS None

5.0 NEW BUSINESS None

6.0 CITIZENS COMMENTS None

7.0 ADJOURNMENT

Chair Kennerley declared the meeting adjourned at 7:50 p.m.

Minutes submitted by Carol Lustig, Administrative Assistant, Community & Economic Development.

DRAFT



ITEM SUMMARY

Reviewing Body / Meeting Date:	Architectural Review Board – October 20, 2020
Subject:	McDonald’s Drive-Through Reconfiguration
Action Requested (Address – Petitioner):	Consideration and Approval of a Minor Amendment to McDonald’s Special Use to Permit Drive-Through Reconfiguration and Related Parking and Landscape Improvements (450 Milwaukee Avenue – McDonald’s USA)
Prepared By:	Tonya Zozulya – Planning & Development Manager
Staff Recommendation:	Approval of a Minor Amendment to a Special Use
Meeting History:	N/A
Tentative Meeting Schedule:	N/A
Reports / Documents Attached:	<ol style="list-style-type: none"> 1) Location Map 2) Petitioner’s Presentation Packet, with a Cover Letter Dated October 5, 2020 3) Photos of the Existing Drive-Through Configuration, Prepared by Staff

Request Summary

McDonald’s USA (the “petitioner”) seeks Architectural Review Board (“ARB”) review and approval of a minor amendment to the restaurant’s Special Use permit to allow drive-through reconfiguration and related parking and landscaping changes on the McDonald’s property at 450 Milwaukee Avenue. The property is located along the west side of Milwaukee Avenue, north of Half Day Road, as marked with a yellow circle in Figure 1.

In 1987, the Village Board granted a Special Use for the 1.9-acre property for a restaurant with a drive-through (Ordinance #87-940-26). In 2005, the Special Use permit was amended (Ordinance #05-1938-01A) to permit a revised sign package. In 2012, the Village Board granted another Special Use amendment (Ordinance #12-3263-33) to permit a revised site plan, landscaping plan, building elevations, and a sign package. The building was constructed in 1988 with a single drive-through lane, which was expanded to a double drive-through configuration in 2012. McDonald’s has been the only occupant of the property since its development.

Figure 1: Location





Project Description

As stated in the petitioner's cover letter and depicted in the presentation packet (see attached Document 2), McDonald's is proposing the following exterior changes:

Drive-Through

The petitioner is proposing to reconfigure the existing drive-through by adding a second stacking lane to allow customers to commit to their lane early on, which would prevent long lines and backups (see the current configuration in the above aerial map and attached photos in Document 3). McDonald's indicated additional stacking capacity is needed to alleviate lunch time back-ups when 150+ vehicles typically go through the drive-through in an hour, especially when large SUVs and trucks with trailers enter the merge point. This type of drive-through reconfiguration has already occurred, or is planned to occur, in other McDonald's locations, including Deerfield, Northbrook, and Glenview.

The drive-through gateway clearance bar will be relocated to accommodate the reconfiguration. The size and design will not change.

The Village Engineer has reviewed the proposed drive-through configuration and finds it in keeping with today's traffic management practices of funneling traffic into available lanes early on rather than waiting to commit to a lane at a later point.

Parking

The on-site parking is proposed to be reduced from the current 70 spaces (67 regular and 3 ADA) to 66 spaces (63 regular and 3 ADA) due to the angling of parking and a new circulation pattern. The reduction will not impact code compliance, with 51 spaces required by code (including 3 ADA).

Landscaping

The petitioner is proposing to remove an existing oak tree and nine bushes/flowers (hosta, Russian sage, and purple coneflower) and replace it with a new oak tree, five junipers, and four viburnums, as well as a mix of perennials, grasses, and groundcovers.

A recent storm caused substantial damage to McDonald's Milwaukee Avenue ground identification sign and an adjacent mature oak tree. While the sign remains in place, the tree was removed. The petitioner is currently developing a plan to replace their ground signage which may also include replacing the existing ground identification sign along Half Day Road for a unified look. Any new signage would need to be reviewed and approved by the ARB. If sign replacement is not feasible, the petitioner will be required to repair the damaged sign which would be approved by staff without the ARB's review, provided no structural changes are made.

Approval Process

The Architectural Review Board has the final authority to review and approve this project as a minor amendment to McDonald's Special Use.

Staff Recommendation / Next Steps

Staff recommends approval of the proposed minor Special Use amendment with the following condition:

- 1) Submit plans to repair or replace the damaged Milwaukee Avenue ground identification sign/landscaping and to replace an oak tree previously located along Milwaukee Avenue by December 1, 2020.



Motion

The Architectural Review Board moves to approve a minor amendment to McDonald's Special Use permit to allow drive-through reconfiguration and related parking and landscaping improvements on the McDonald's property located at 450 Milwaukee Avenue, as presented in the petitioner's presentation packet, with the cover letter dated October 5, 2020, and further subject to...

GIS Consortium | McDonald's - 450 Milwaukee Avenue



Disclaimer: The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.

Notes



October 5, 2020

Ms. Cherise Kennerley, Architectural Review Board Chair
Architectural Review Board Members
1 Olde Half Day Road
Lincolnshire, IL 60069

RE: 450 Milwaukee Avenue
WER Project Number: 20-061

Dear Ms. Kennerley and Board Members:

McDonald's is requesting a minor amendment to the current Special Use that is currently in place for the McDonald's restaurant located at 450 Milwaukee Avenue. The request is being made for relief from the current design in order to modify the existing stacking lane for the side by side drive-thru system configuration. The scope of works includes the modification of the existing stacking lane for the side by side drive-thru system and adding an additional stacking lane for the side by side drive-thru system. Parking modifications and landscaping upgrades are also part of the improvements in order to maximize safety, efficiencies and convenience. There are no modifications to the existing building proposed.

McDonald's has seen unprecedented demand placed on its drive-thru system over the years and are the innovators for new drive-thru designs in order to keep up with customer's demand. McDonald's first introduced the side by side drive-thru system concept in the early/mid 2000's. Initial designs introduced vehicles to a single point and then created a decision point allowing them the ability to choose whichever drive-thru lane that was moving the quickest. This design, known as the side by side drive-thru has been extremely successful and has revolutionized the quick service restaurant industry.

McDonald's is always striving to increase customer efficiency and satisfaction thru observations. Often times, it was observed at the decision point that vehicles would choose to sit and wait until one lane completely cleared before committing to a lane causing all the cars behind them to stack up artificially. This issue has been so significant that McDonald's has modified the existing side by side drive-thru system for a more open concept that allows cars to commit to a particular lane earlier in the process and effectively stack two lanes when applicable and feasible. This restaurant is a solid candidate for this modification in that it has a high arrival rate and causes unnecessarily long lines that clog up the parking situation and get close to backing up onto Milwaukee avenue.

Modified parking, updated landscaping, new curbing, new concrete, striping and a relocated single gateway vehicle detector are required in order to accomplish the proposed side by side drive-thru system modifications. The current existing parking site has a total of seventy (70) parking spaces and will be modified to a total of sixty-six (66). Lincolnshire codes requires fifty-one (51) total spaces; therefore, McDonald's will continue to meet this requirement. The loss of parking spaces are due to the modification and addition of the stacking lanes for the side by side drive-thru system. Existing stalls had to be angled more effectively to ensure ingress/egress of parking stalls and maintain vehicle circulation for customer vehicles to the north of the side by side drive-thru system. The landscaping will also be affected as well and will be maintained and supplemented accordingly. Careful planning was performed in order to minimize landscaping disturbance. With that said, one (1) 15' tall and 4" caliper Swamp White Oak tree has to be removed and replaced with one (1) 12' tall 2.5" caliper Swamp White Oak tree. Nine (9) shrubs have to be removed and replaced with nine (9) new shrubs.

Careful planning and coordination with the Village of Lincolnshire staff was performed to ensure that the objectives of the proposed modifications will be met in order to obtain a successful project for both McDonald's and the Village of Lincolnshire.



If you have any additional questions or comments, please do not hesitate to contact me.

Sincerely,
WATERMARK ENGINEERING RESOURCES, LTD.

Kenneth Sack
Project Designer

CC: Joe Minorik-McDonald's

CC: Dan Olson-WER

CC: Tonya Zozulya-Village of Lincolnshire

Existing Site Plan

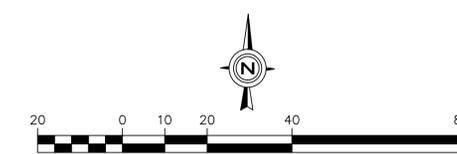


GENERAL NOTES:
 1. THESE PLANS ARE BASED ON THE BOUNDARY AND TOPOGRAPHIC SURVEY (SURVEY PROJECT #11.0258 DATED 12 JANUARY, 2012) PREPARED BY: COMPASS SURVEYING LTD. 2631 GINGER WOODS PARKWAY STE. 100 1-630-821-9100
 2. PRIOR TO CONSTRUCTION, CONTRACTOR TO CONTACT THE DESIGN ENGINEER AND ARCHITECT TO VERIFY THAT THEY ARE WORKING FROM THE MOST CURRENT SET OF PLANS AND SPECIFICATIONS.

SITE SKETCH NOTES:
 1. ALL RADIUS DIMENSIONS ARE TO BACK OF CURB.
 2. SEE ARCH. PLANS FOR EXACT BUILDING DIMENSIONS.
 3. ALL STRIPING TO BE DOUBLE COATED 4" WHITE PAINT UNLESS OTHERWISE NOTED.

SITE DATA
 LOT AREA = 82,772 S.F.±(1.90 AC.±)
 BUILDING AREA = 5,060 S.F.±
ON SITE PARKING DATA
PARKING REQUIREMENTS:
 10 SPACES PER 1,000 S.F. OF GROSS FLOOR AREA
 5,060 S.F.± ÷ 10 SPACES/1,000 S.F. = 50.6 OR 51 SPACES
 EXISTING SPACES = 70
EXISTING SPACES
 REGULAR SPACES 67
 ADA ACCESSIBLE SPACES 3
 TOTAL SPACES 70
 70 PROPOSED SPACES > 51 REQUIRED SPACES

McDONALD'S PAVEMENT LEGEND

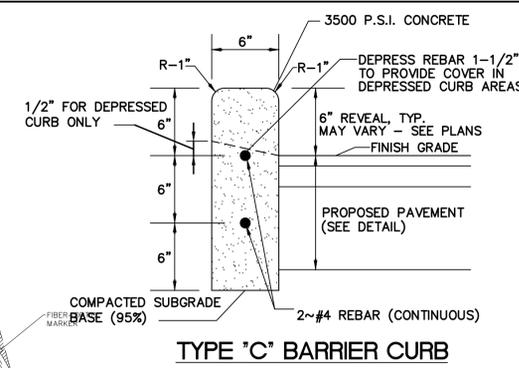
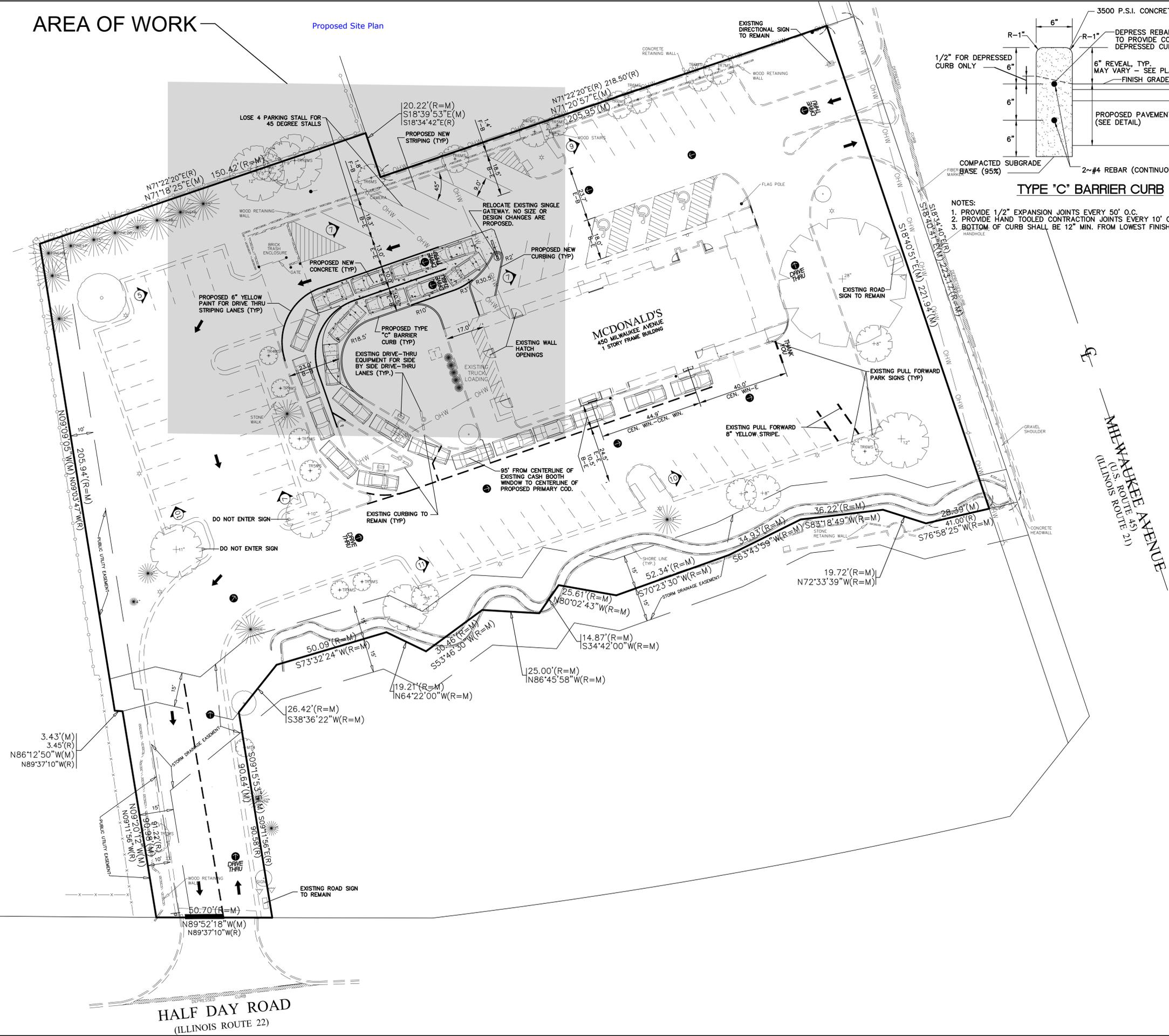


EXISTING SITE PLAN

DATE	
REVISIONS	
NO.	
Prepared For:	Lingle Design Group, Inc. 158 W. Main Street Lena, IL 61048
Prepared By:	McDONALD'S - LINCOLNSHIRE, IL 450 Milwaukee Avenue Lincolnshire, Illinois
 2631 Ginger Woods Parkway, Suite 100, Aurora, IL 60502 phone 630-375-1800 fax 630-236-9800 www.watermark-engineering.com	
CHECKED BY: J.MILLER	
DESIGN BY: K.SACK	
DRAWN BY: BC, DO	
DATE: OCTOBER 5, 2020	
SCALE: 1" = 20'	
PROJECT NO.: 11-112	
1 of 1	
LC #12-1052	

AREA OF WORK

Proposed Site Plan



- NOTES:
1. PROVIDE 1/2" EXPANSION JOINTS EVERY 50' O.C.
 2. PROVIDE HAND TOoled CONTRACTION JOINTS EVERY 10' O.C.
 3. BOTTOM OF CURB SHALL BE 12" MIN. FROM LOWEST FINISH GRADE

- GENERAL NOTES:**
1. THESE PLANS ARE BASED ON THE BOUNDARY AND TOPOGRAPHIC SURVEY (SURVEY PROJECT#11.0258 DATED 12 JANUARY, 2012) PREPARED BY: COMPASS SURVEYING LTD. 2631 GINGER WOODS PARKWAY STE. 100 1-630-821-9100
 2. PRIOR TO CONSTRUCTION, CONTRACTOR TO CONTACT THE DESIGN ENGINEER AND ARCHITECT TO VERIFY THAT THEY ARE WORKING FROM THE MOST CURRENT SET OF PLANS AND SPECIFICATIONS.

- SITE PLAN NOTES:**
1. ALL RADIUS DIMENSIONS ARE TO BACK OF CURB.
 2. SEE ARCH. PLANS FOR EXACT BUILDING DIMENSIONS.
 3. ALL STRIPING TO BE DOUBLE COATED 4" WHITE PAINT UNLESS OTHERWISE NOTED.

SITE DATA

LOT AREA = 82,772 S.F. (1.90 AC.)

EXISTING IMPERVIOUS AREA = 50,644 S.F. (1.16 AC.)
 EXISTING PERVIOUS AREA = 32,128 S.F. (0.74 AC.)

PROPOSED IMPERVIOUS AREA = 51,307 S.F. (1.17 AC.)
 PROPOSED PERVIOUS AREA = 31,465 S.F. (0.73 AC.)

BUILDING AREA = 5,060 S.F.

ON SITE PARKING DATA

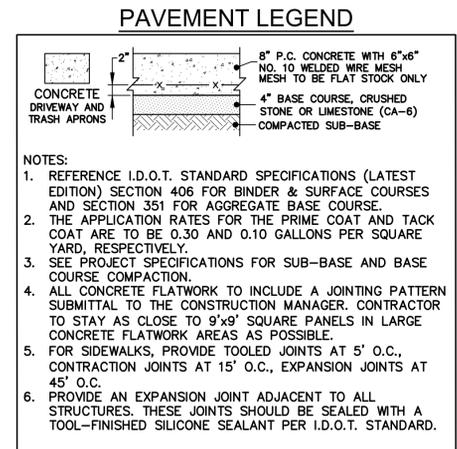
PARKING REQUIREMENTS:
 10 SPACES PER 1,000 S.F. OF GROSS FLOOR AREA
 5,060 S.F. * 10 SPACES/1,000 S.F. = 50.6 OR 51 SPACES

CODE REQUIRED PARKING (REGULAR AND ADA) 51 SPACES

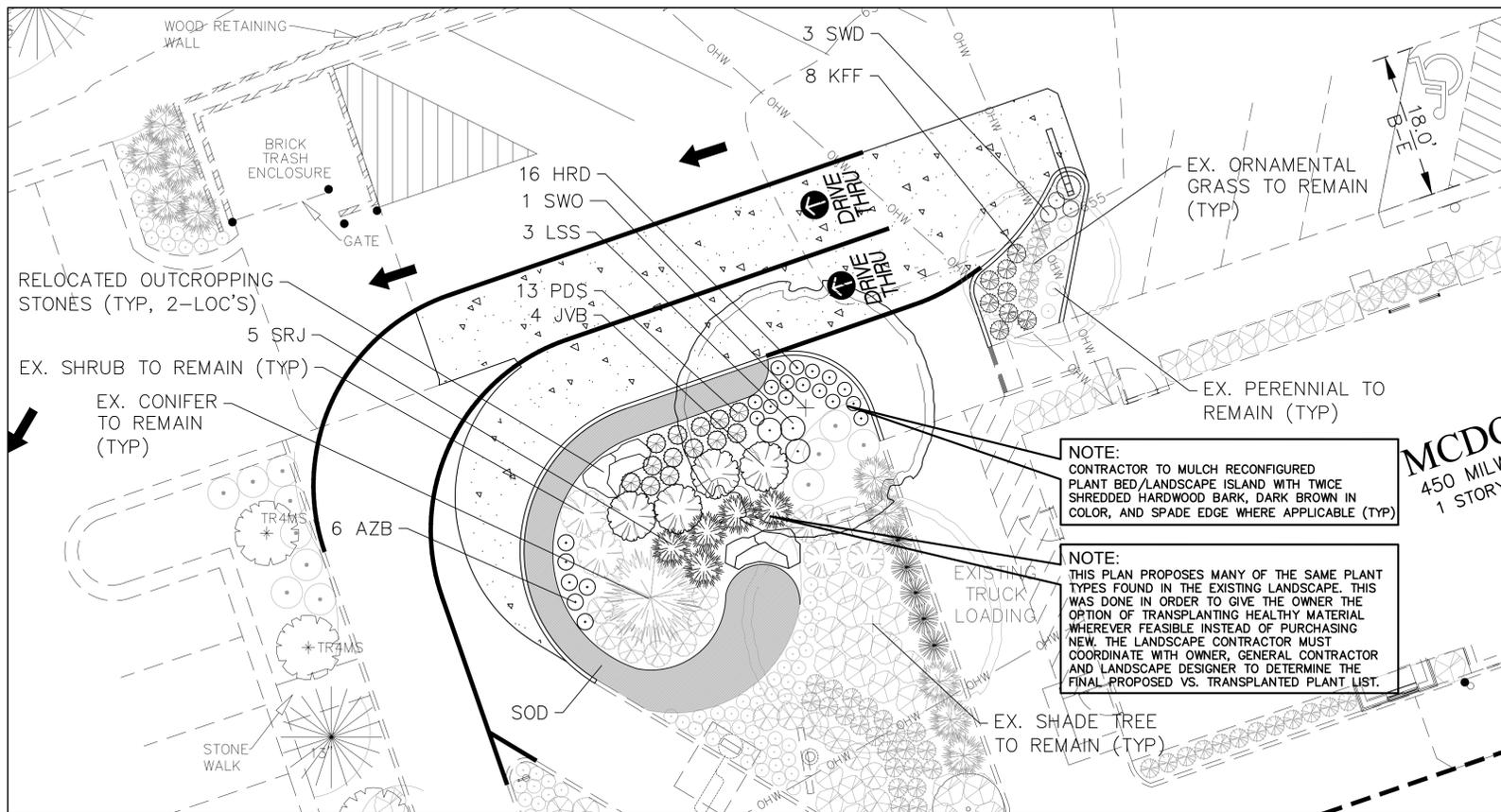
EXISTING PARKING (REGULAR AND ADA) 70 SPACES

PROPOSED PARKING (REGULAR AND ADA) 66 SPACES
 (63 PROPOSED STANDARD SPACES, 3 PROPOSED ADA SPACES)

66 PROPOSED SPACES > 51 REQUIRED SPACES



DATE	
REVISIONS	
NO.	
Prepared For:	
McDonald's 711 Jorie Blvd., 3rd Floor Oak Brook, IL 60523	
McDonald's - LINCOLNSHIRE, IL 450 Milwaukee Avenue Lincolnshire, Illinois	
Prepared By:	
CHECKED BY: J. MILLER DESIGN BY: K. SACK DRAWN BY: K. SACK DATE: OCTOBER 5, 2020 SCALE: 1" = 20' PROJECT NO.: 20-061	
<h2>SITE PLAN</h2>	
1 of 1 LC #12-1052	
SITE PLAN	



PLANT LIST

SHADE, ORNAMENTAL AND CONIFEROUS TREES

QTY.	ABRV.	BOTANICAL NAME	COMMON NAME	SIZE
1	SWO	Quercus bicolor	Swamp White Oak	2 1/2" Cal.

FLOWERING AND EVERGREEN SHRUBS

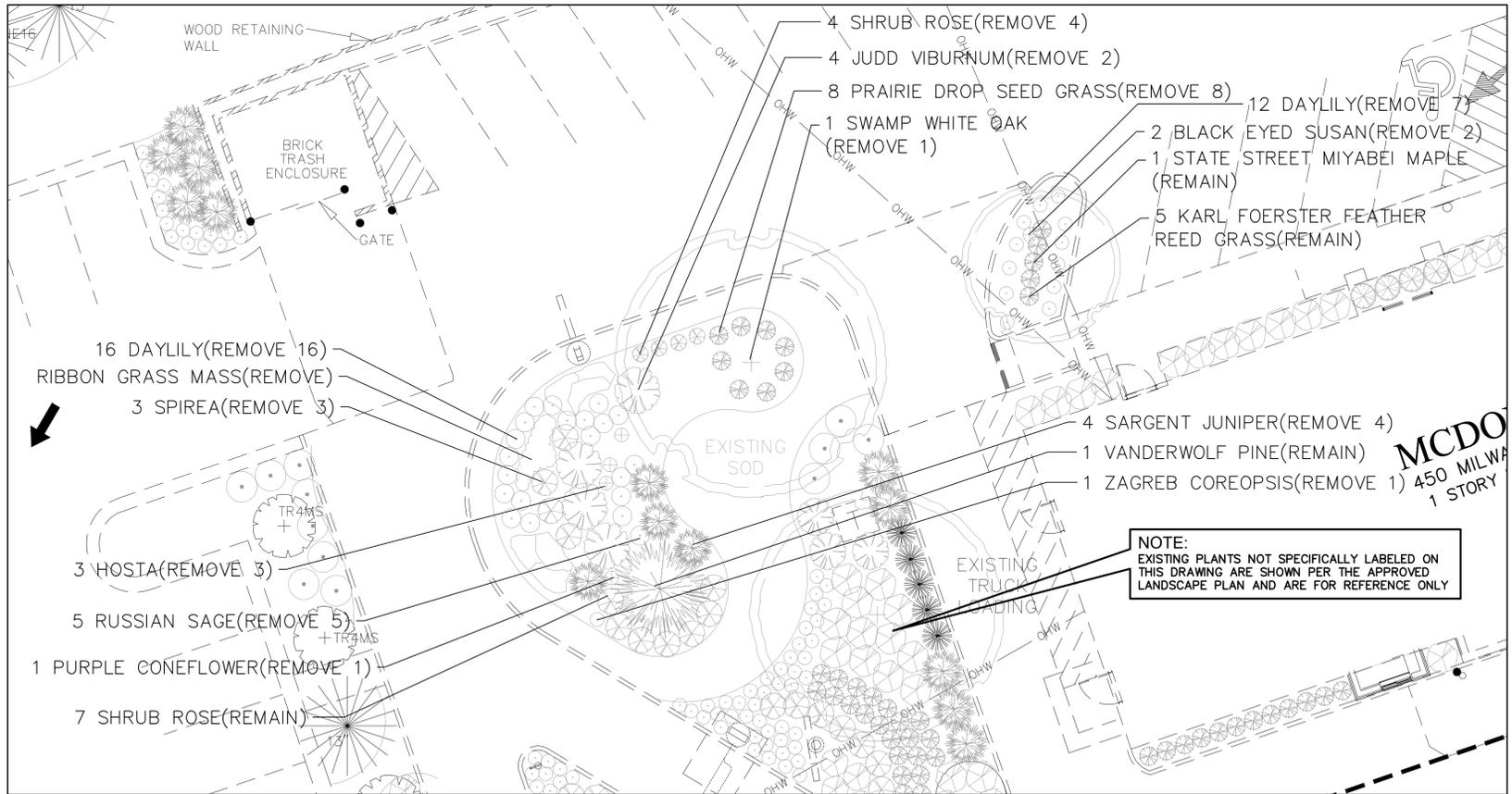
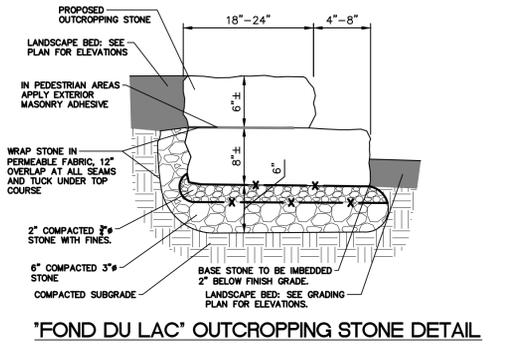
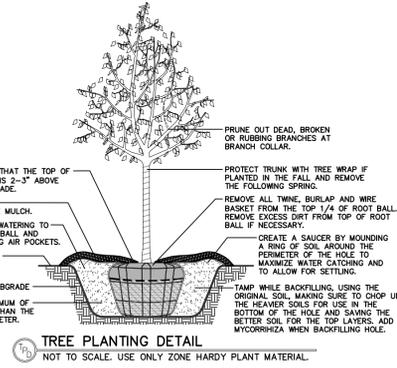
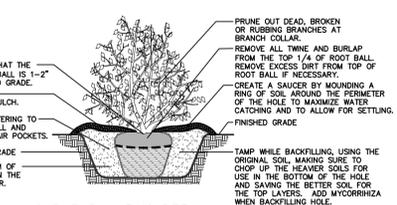
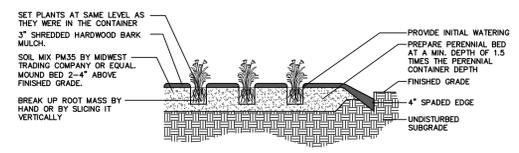
QTY.	ABRV.	BOTANICAL NAME	COMMON NAME	SIZE
4	JVB	Viburnum x juddii	Judd Viburnum	5 Gal.
5	SRJ	Juniperus chinensis var. 'Sargentii'	Sargent Juniper	5 Gal.

PERENNIALS, ORNAMENTAL GRASS AND GROUNDCOVERS

QTY.	ABRV.	BOTANICAL NAME	COMMON NAME	SIZE
6	AZB	Gaillardia x grandiflora 'Arizona Sun'	Arizona Sun Blanket Flower	1 Gal.
3	SWD	Hemerocallis 'Summer Wine'	Summer Wine Daylily	1 Gal.
16	HRD	Hemerocallis x 'Happy Returns'	Happy Returns Daylily	1 Gal.
3	LSS	Perovskia atriplicifolia 'Little Spire'	Little Spire Russian Sage	1 Gal.
7	KFF	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 Gal.
13	PDS	Sporobolus heterolepis	Prairie Dropseed	1 Gal.

GENERAL NOTES:

- THESE PLANS ARE BASED ON THE BOUNDARY AND TOPOGRAPHIC SURVEY (SURVEY PROJECT#11.0258 DATED 12 JANUARY, 2012) PREPARED BY COMPASS SURVEYING LTD. 2631 GINGER WOODS PARKWAY STE. 100 1-630-821-9100
- PRIOR TO CONSTRUCTION, CONTRACTOR TO CONTACT THE DESIGN ENGINEER AND ARCHITECT TO VERIFY THAT THEY ARE WORKING FROM THE MOST CURRENT SET OF PLANS AND SPECIFICATIONS.



EXISTING LANDSCAPE PLAN

LANDSCAPE NOTES

- ALL PLANT MATERIAL SHALL BE HARDY TO THE ZONE IT IS BEING PLANTED IN. ALL TREES AND SHRUBS ARE TO BE SAILED AND BURLAP UNLESS OTHERWISE NOTED AND SHALL BE GROWN IN ACCORDANCE WITH THE STANDARDS SET FORTH BY THE LATEST EDITION OF AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY AMERICANHORT.
- PLANT SIZES CALLED OUT ON THIS PLAN ARE THE MINIMUM SIZE REQUIRED. PLANTS WHICH FAIL TO MEET THE SIZES LISTED, SHALL BE REJECTED AT THE EXPENSE OF THE CONTRACTOR.
- CONTRACTOR MUST VERIFY ALL MATERIAL QUANTITIES AS DEPICTED ON THE DRAWING. THE PLANT LIST ON THIS PLAN IS FOR CONVENIENCE ONLY.
- SUBSTITUTIONS MAY NOT BE MADE WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT/DESIGNER.
- THE CONTRACTOR SHALL NOTIFY ALL APPROPRIATE AGENCIES AND UTILITY LOCATORS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOT BEGIN ANY WORK ON-SITE UNTIL ALL UTILITIES HAVE BEEN LOCATED. CONTRACTOR SHALL OBTAIN "AS-BUILT" PLANS FOR ALL IRRIGATION AND LIGHTING PRIOR TO CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL UTILITIES INCLUDING IRRIGATION AND LIGHTING. ALL DAMAGE SHALL BE REPAIRED TO A NEW CONDITION IN ACCORDANCE WITH ALL CODES AT NO COST TO THE OWNER - SEE NOTE 5.
- ALL UNSUITABLE MATERIAL (CONCRETE, AGGREGATE STONE, CRUSHED ASPHALT, BRICK ETC.) SHALL BE REMOVED, INCLUDING HAUL OFF, PRIOR TO PLANTING AND SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
- SOIL MIX PMS3 BY MIDWEST TRADING COMPANY OR EQUAL SHALL BE ROTOTILLED INTO ALL PERENNIAL AND ANNUAL PLANTING BEDS PRIOR TO THE INSTALLATION OF THE PLANT MATERIAL. A SLOW RELEASE, GRANULAR FERTILIZER SHALL BE APPLIED TO ALL ANNUAL AND PERENNIAL PLANTING BEDS AT THE RECOMMENDED RATE, AND SHALL BE ROTOTILLED IN WITH THE ABOVE SOIL MIXTURE BEFORE THE PLANT MATERIAL IS INSTALLED.
- CONTRACTOR TO PROVIDE THOROUGH INITIAL WATERING OF ALL PLANTINGS WITHIN 12 HOURS OF INSTALLATION TO ENSURE ALL AIR POCKETS HAVE BEEN REMOVED FROM ROOT BALL.
- ALL PLANT BED AREAS ARE TO BE MULCHED WITH 3" OF DOUBLE SHREDDED HARDWOOD MULCH AND SHALL BE SEPARATED WITH A SPADE EDGE ALONG PERIMETERS ADJACENT TO TURF AREAS. FINAL GRADE (AFTER SETTLING) SHALL BE 1" BELOW ADJACENT CURBS.
- ALL TURF AREAS ARE TO BE A MINIMUM OF A FIVE WAY BLUEGRASS BLEND, UNLESS OTHERWISE NOTED. CONTRACTOR IS RESPONSIBLE FOR WATERING ALL INSTALLED TURF AREAS UNTIL TIME OF KNOTTING. IF TURF SEED AND SOD OCCUR ON THE SAME PROJECT, CONTRACTOR SHALL VERIFY AND USE SEED MIXTURES TO MATCH SOD.
- TURF AREAS TO BE SODDED SHALL BE WITH AN APPROVED TURFGRASS SOD OF PREMIUM GRADE. SOD SHALL BE A 5 WAY BLEND OF IMPROVED KENTUCKY BLUEGRASS VARIETIES THAT HAS BEEN GROWN LOCALLY TO THE PROJECT SITE. SOD MUST BE MATURED FOR 2 FULL GROWING SEASONS PRIOR TO HARVEST CUTTING AND BE HEALTHY WITH WELL ESTABLISHED ROOTS. SOD SHALL BE FREE OF DISEASE, INSECTS AND DEBRIS. SOD SHALL BE UNIFORM IN LEAF, COLOR, TEXTURE, AND DENSITY. SOD SHALL BE DELIVERED, INSTALLED, AND WATERED WITHIN 24 HOURS OF HARVEST IN WHICH TEMPERATURES DO NOT EXCEED 90 DEGREES (F) NOR LESS THAN 55 DEGREES (F). SOD SHALL BE MACHINE-CUT AT A MINIMUM UNIFORM SOIL THICKNESS (1.5" OF SOD IS DESIRED) BUT SOIL THICKNESS SHALL BE A THICKNESS NECESSARY FOR PLANT VIABILITY. SOD SHALL BE LAID IN STAGGERED STRAIGHT LINES, TIGHTLY AGAINST EACH OTHER WITHOUT STRETCHING OR OVERLAPPING. SOD STAKES SHALL USED ON ALL SLOPES 4:1 OR GREATER.
- CONTRACTOR SHALL REPAIR ALL DISTURBED AREAS (INTENDED OR UNINTENDED) AT A MINIMUM, TO THE ORIGINAL CONDITION UNLESS OTHERWISE NOTED.
- THE EXISTING PLANT MATERIAL SHOWN ON THIS PLAN IS INTENDED SOLELY TO IDENTIFY THEM AS OBSERVED IN THE FIELD. THIS PLAN DOES NOT MAKE ANY CLAIMS ABOUT THE CONDITION OR SAFETY OF ANY OF THE PLANT MATERIAL DESCRIBED HEREIN OR OBSERVED IN THE FIELD.
- ALL TRANSPLANTED PLANT MATERIAL MUST BE INSTALLED IMMEDIATELY UPON EXTRACTION FROM ITS ORIGINAL LOCATION, UNLESS SPECIFIC ARRANGEMENTS HAVE BEEN MADE WITH THE LANDSCAPE ARCHITECT/DESIGNER. SHOULD IT BECOME UNREASONABLE TO TRANSPLANT ANY OF THE PLANT MATERIAL AS DESCRIBED IN THIS PLAN, DUE TO SITE CONSTRAINTS OR OTHERWISE, CONTRACTOR IS RESPONSIBLE FOR CONTACTING LANDSCAPE ARCHITECT/DESIGNER TO MAKE ALTERNATIVE ARRANGEMENTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE HEALTH AND VIABILITY OF THE PROPOSED PLANT MATERIAL INCLUDING WATERING, PROTECTION FROM PHYSICAL DAMAGE FROM THE TIME PLANT IS SELECTED THROUGH ITS INSTALLATION.
- CONTRACTOR IS RESPONSIBLE FOR ALL PLANT MATERIAL REMAINING PLUMB UNTIL THE END OF THE GUARANTEE PERIOD. PLANTS MAY NOT BE STAKED UNLESS APPROVED BY THE LANDSCAPE ARCHITECT/DESIGNER.
- CONTRACTOR TO GUARANTEE PLANT MATERIAL AND LABOR FOR A MINIMUM OF ONE YEAR FROM THE TIME OF INSTALLATION.
- CONTRACTOR IS RESPONSIBLE FOR BECOMING FAMILIAR WITH AND ABIDING BY THE LANDSCAPE ORDINANCES FOR THE SPECIFIC JURISDICTION IN WHICH THE WORK IS TAKING PLACE.
- BIDDERS SHALL BE RESPONSIBLE FOR EXAMINING THE SITE, PRIOR TO PREPARING BID, TO BECOME FAMILIAR WITH THE SPECIFIC SITE CONSTRAINTS.
- ALL EXISTING ON-SITE PLANT MATERIAL NOT EFFECTED BY CONSTRUCTION OR THE PROPOSED LANDSCAPE, SHALL BE PROTECTED AS PART OF THIS PLAN. EXISTING LANDSCAPE IN AREAS OF CONSTRUCTION AND PROPOSED LANDSCAPE SHALL BE REMOVED AS PART OF THIS PLAN.
- CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY FOR THE COMPLETION OF ALL THE ITEMS SHOWN ON THE PLANS.
- IF IRRIGATION IS DEEMED NECESSARY, THE DESIGN AND INSTALLATION OF THE IRRIGATION SYSTEM SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR. AN IRRIGATION PLAN ALONG WITH AN AS BUILT OF THE IRRIGATION SYSTEM SHALL BE PREPARED FOR OWNER REVIEW AND APPROVAL. CONTRACTOR SHALL GUARANTEE PERFORMANCE, PARTS, AND LABOR FOR A PERIOD OF 1 YEAR FROM THE DATE OF FINAL APPROVAL.
- IF EXISTING IRRIGATION IS PRESENT ON SITE, CONTRACTOR SHALL ADJUST, ADD TO, OR SUBTRACT FROM THE EXISTING IRRIGATION SYSTEM TO ACCOMMODATE ANY PROPOSED ALTERATIONS/ADDITIONS TO THE EXISTING LANDSCAPE. CONTRACTOR SHALL PROVIDE THE OWNER AN AS BUILT OF THE IRRIGATION SYSTEM AND ALL CHANGES TO THE SYSTEM AFFECTED BY THIS PROJECT.
- PROVIDE TOPSOIL RE-SPREAD PER THE FOLLOWING UNLESS OTHERWISE NOTED:
 - A. 4" MINIMUM IN GRASS OR SOD AREAS
 - B. 6" MINIMUM IN PLANTING AREAS
 - C. 12" MINIMUM IN LANDSCAPE ISLANDS

LANDSCAPE PLAN

10 0 5 10 20 40

LANDSCAPE PLAN DESIGNED BY DANIEL D. OLSON, ISA

ISA CERTIFIED ARBORIST DANIEL D. OLSON IL-5081A

DATE: _____

REVISIONS: _____

NO: _____

Prepared For: _____

McDonald's
711 Jorie Blvd., 3rd Floor
Oak Brook, IL 60523

McDONALD'S - LINCOLNSHIRE, IL
450 Milwaukee Avenue
Lincolnshire, Illinois

Prepared By: _____

watermark-engineering.com | 2631 Ginger Woods Pkwy | Aurora, IL 60502 | (630) 375-1800

watermark engineering RESOURCES

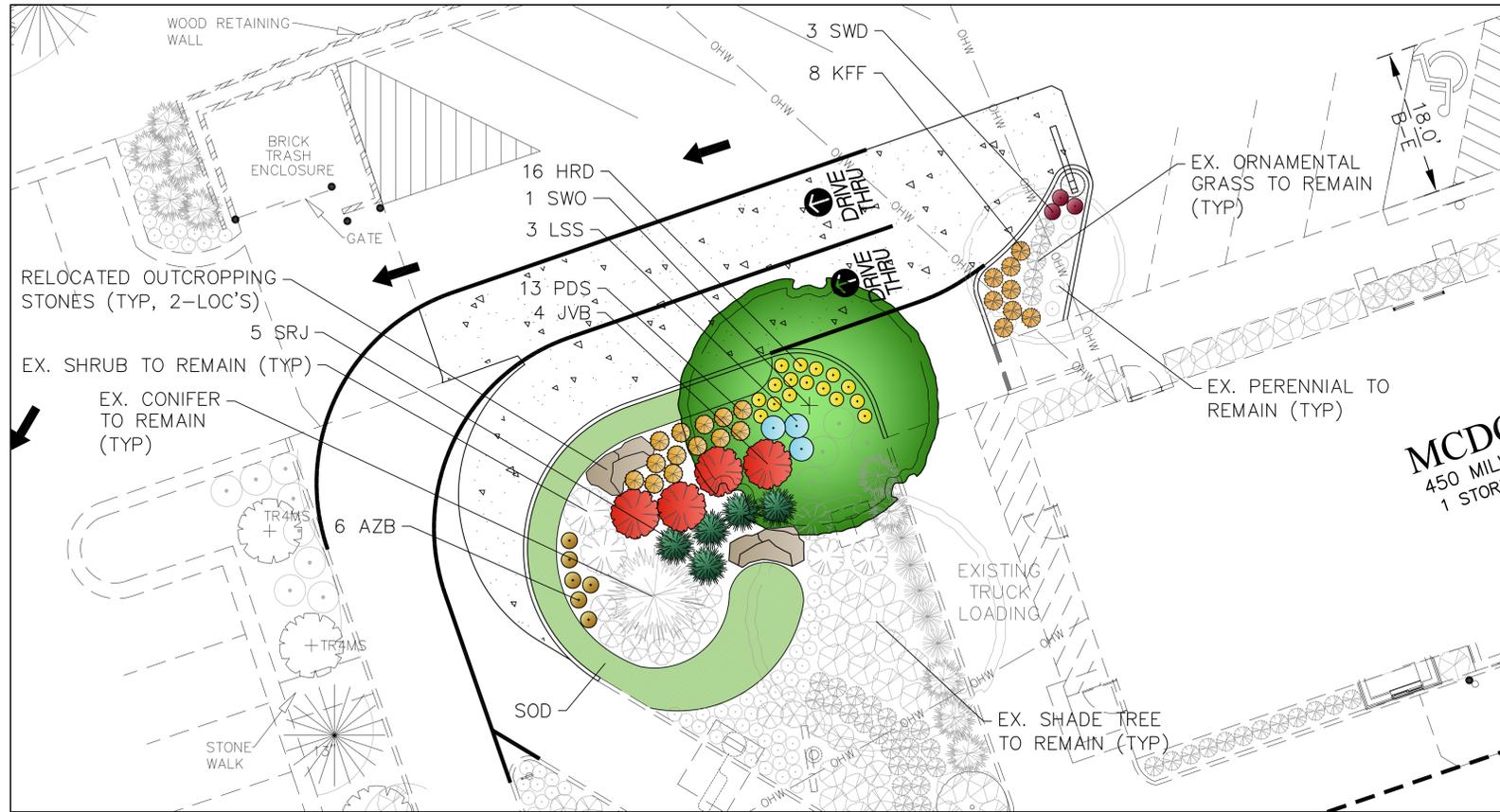
PROJECT NO.: 20-061

CHECKED BY: J. MILLER
DESIGN BY: K. SACK
DRAWN BY: K. SACK
DATE: JULY 26, 2020
SCALE: 1" = 10'

LANDSCAPE PLAN

L-1

LC #12-1052



SWO - SWAMP WHITE OAK



AZB - ARIZONA SUN BLANKET FLOWER



SRJ - SARGENT JUNIPER



JVB - JUDD VIBURNUM



PDS - PRAIRIE DROP SEED



HRD - HAPPY RETURNS DAYLILY



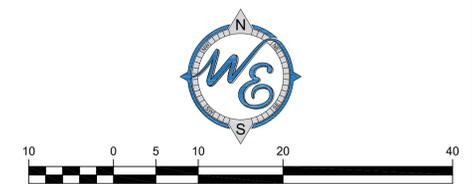
SWD - SUMMER WINE DAYLILY



LSS - LITTLE SPIRE RUSSIAN SAGE



KFF - KARL FOERSTER FEATHER REED GRASS



LANDSCAPE EXHIBIT

CHECKED BY: J. MILLER	DESIGN BY: D. OLSON	DRAWN BY: D. OLSON	DATE: JULY 31, 2020	SCALE: 1" = 10'	PROJECT NO.: 20-061
<p>Prepared For:</p> <p>McDonald's 711 Jorie Blvd., 3rd Floor Oak Brook, IL 60523</p> <p>McDONALD'S - LINCOLNSHIRE, IL 450 Milwaukee Avenue Lincolnshire, Illinois</p> <p>Prepared By:</p> <p>Watermark Engineering Resources watermark-engineering.com 2631 Ginger Woods Pkwy Aurora, IL 60502 (630) 375-1800</p>					
<p>1 of 1</p> <p>LC #12-1052</p>					





ITEM SUMMARY

Reviewing Body / Meeting Date:	Architectural Review Board – October 20, 2020
Subject:	Courtyard by Marriott Hotel Exterior Renovations
Action Requested (Address – Petitioner):	Consideration and Approval of a Minor Amendment to Courtyard by Marriott Hotel’s Special Use to Permit Exterior Building, Signage, Lighting, and Landscape Improvements (505 Milwaukee Avenue – CR architecture + design)
Prepared By:	Tonya Zozulya – Planning & Development Manager
Staff Recommendation:	Approval of a Minor Amendment to a Special Use
Meeting History:	N/A
Tentative Meeting Schedule:	N/A
Reports / Documents Attached:	<ol style="list-style-type: none"> 1) Location Map 2) Petitioner’s Presentation Packet, with the Cover Letter Dated October 15, 2020 3) Existing Building Photos, Prepared by Staff 4) Previous Building Color Scheme Photo, Prepared by Staff 5) Chapters 8 and 9 of the Lincolnshire Sign Code Regarding Wall and Ground Sign Regulations

Request Summary

CR architecture + design (the “petitioner”), on behalf of the Courtyard by Marriott Hotel, seeks Architectural Review Board (“ARB”) review and approval of a minor amendment to the hotel’s Special Use permit to allow exterior building, signage, and landscape improvements at 505 Milwaukee Avenue, on the east side of Milwaukee Avenue, between Half Day Road and Marriott Drive, as marked with a red dot in Figure 1. The application is supported by the property owner, C2 Land, LP.

Various development on and changes to the property and building are as follows:

- 1985: Village approves development and ground identification sign plans for a 146-room hotel on the 4-acre property.
- 1987: Construction is completed.
- 1988: Village approves an off-premise directional sign at Marriott Drive. The sign was erected within an easement on the vacant property east of the drive owned by Indian Creek Investors per a 1986 Access, Sign, and Utility Easement agreement between the Marriott Corporation and Indian Creek Investors.
- 2004: Village approves revised sign package for the ground identification and directional signs.
- 2005: Village approves exterior building color changes as part of Courtyard’s rebranding efforts (the approved building colors were cream/tan and a brown roof).

Figure 1: Location Map





- 2006: Village approves a revised sign design and grants a variance for the directional sign at Marriott Drive that exceeded requirements height and size (Ordinance #06-2034-26).

Staff could not determine if the hotel received a Special Use permit in the B2 General Business District. It is possible at the time of development approvals, hotels were allowed by-right and did not require a Special Use permit. Per Lincolnshire Village Code ("Code") section 6-3-7, if an existing lawful use is allowed in a zoning district as a Special Use, it is considered a lawful Special Use. Given the current proposal does not change the nature or intensity of the use, or substantially increase the scale of structures, it is treated as a minor amendment to the hotel Special Use per Village Code section 6-14-11.

Project Description

As stated in the petitioner's cover letter and depicted in the presentation packet (see attached Document 2), Courtyard is proposing exterior changes to update the hotel building and site in accordance with the new brand.

Building

A new grey ("Iron Ore") EIFS "feature frame" and brown fiber cement ("Vintagewood Cedar") "portal" design elements are proposed to be added to define the main entrance along the west building elevation and four corner entrances. In addition, the existing 19.5'-tall porte-cochere at the main entrance (see Document 3 for photos) is proposed to be replaced with a new 15.5'-tall, gray steel porte-cochere in the same location but a slightly smaller footprint. Stone column bases and landscaped planters are proposed in the same gray color. The existing shingle roof is gray ("Pewter Gray").

The hotel was repainted per the new brand color scheme in 2018, consisting of white ("Snowbound") and medium gray ("Grizzle Gray") colors (see attached Document 2 and 3). The existing colors are proposed to remain and be supplemented with a new dark gray color ("Iron Ore"). The previously approved exterior building color scheme was cream/tan (see attached Document 4). As the hotel did not seek the ARB's approval to change the previous building colors prior to initiating the repainting, the 2018 color change is included in the current request for the ARB's review and approval.

Signage

Wall

The sign package includes a new identification wall sign over the main entrance and replacement of two existing ground signs at Milwaukee Avenue and Marriott Drive in the gray and silver color tones to coordinate with the building. The proposed wall sign proposes white lettering that states "Courtyard by Marriott", and complies with Village code in terms of area (42.6 sq. ft.) and illumination (internally-lit) for wall signs in the Commercial Sign District. The building currently does not have any wall signs.

Ground

The proposed internally-lit Milwaukee Avenue ground identification sign with white lettering states "Courtyard by Marriott" on both sides and measures 60 sq. ft. It meets all sign code requirements for ground signs in the Commercial Sign District. The proposed ground "directional" sign at Marriott Drive measures 10.7 sq. ft. and states "Entrance" on one side and "Exit" on the other and includes an arrow. The size of the sign is allowed to exceed code per the sign variance granted by Ordinance #06-2034-26 referenced above. The sign is located off-site, within an easement on the property owned by Indian Creek Investors. The petitioner obtained approval for the new sign in the same location as required by the 1986 Access, Sign, and Utility Easement agreement (see Document 2). The two proposed ground signs will replace existing ground signs in the same locations.



Lighting

The new lighting package includes new building-mounted lights and complies with Village code in terms of light intensity at the property line (less than 0.5 footcandles) (see attached Document 2).

Landscaping

The petitioner proposes to remove 23 dead/dying deciduous and evergreen trees and 3 deciduous trees in good condition (a total of 221 inches). The trees in good condition are Ginkgo trees in front of the main entrance. They are proposed for removal because they are too close to the building in the construction path. New deciduous and evergreen trees totaling 36" are proposed to offset some of the tree removals. The petitioner is not required to replace all dead/dying trees given the commercial tree replacement code suspension in effect through the end of 2020). In addition, new ground covers, shrubs, flowers, and grasses are proposed around the building and at the base of the two ground signs per code (note the existing Marriott Drive ground sign does not currently have any landscaping at the base). Staff does not have concerns with the proposed tree removal and replacement.

The petitioner's submittal packet includes color renderings and a material/color board for a description of the proposed exterior building materials and colors.

Approval Process

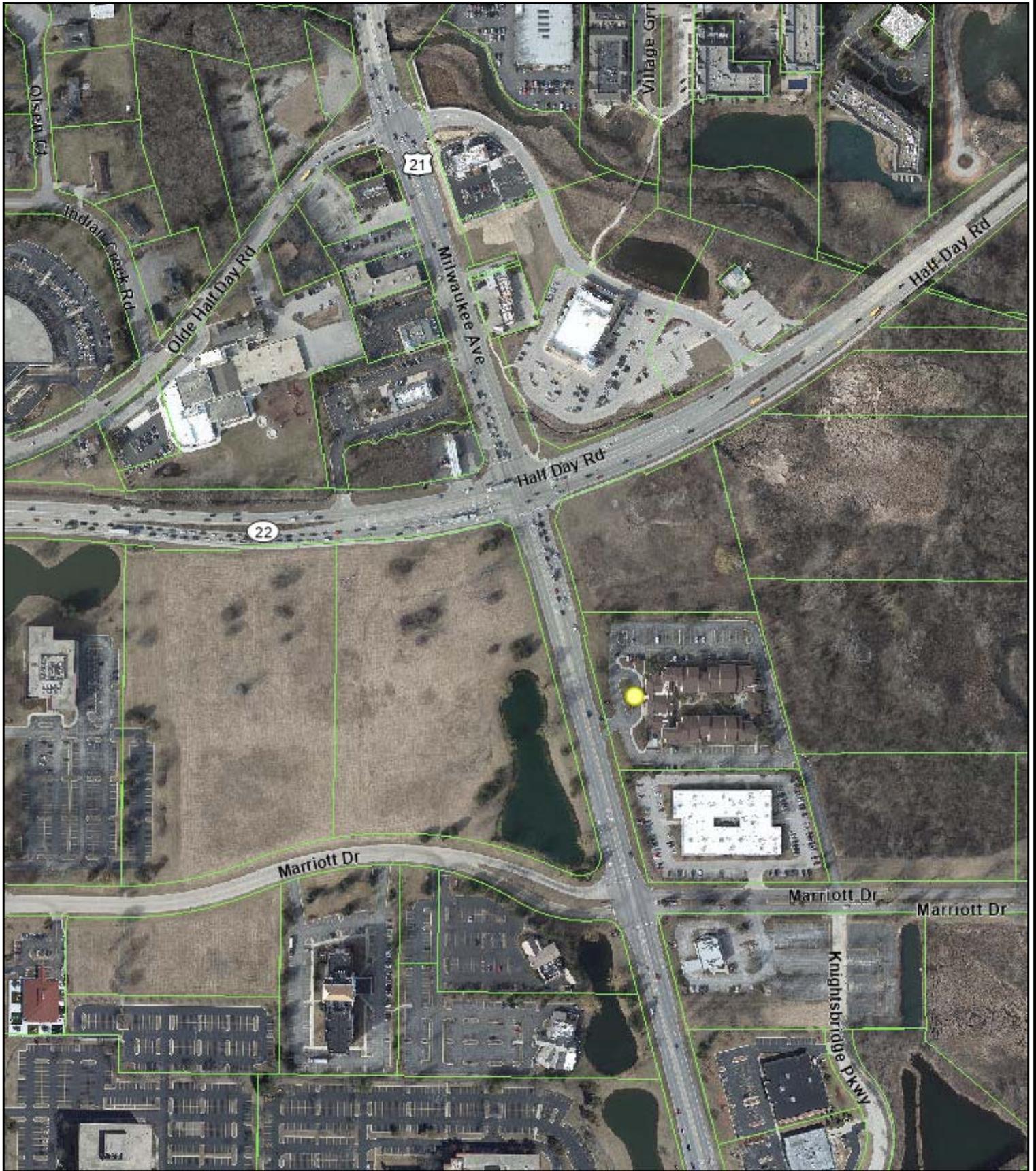
The Architectural Review Board has final authority to review and approve this project as a minor amendment to the Courtyard by Marriott hotel Special Use.

Staff Recommendation / Next Steps

Staff recommends approval of the proposed minor Special Use amendment.

Motion

The Architectural Review Board moves to approve a minor amendment to the Courtyard by Marriott hotel Special Use permit to allow exterior building, signage, lighting, and landscape improvements for the Courtyard by Marriott hotel, located at 505 Milwaukee Avenue, as presented in the petitioner's presentation packet, with the cover letter dated October 15, 2020, and as shown in the material and color sample board, and further subject to...



Disclaimer: The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor  should be consulted to determine precise location boundaries on the ground.

Notes

Courtyard by Marriott Hotel



October 15, 2020

Cherise Kennerley
Architectural Review Board Chairperson
Community & Economic development
1 Olde Half Day Road
Village of Lincolnshire, Illinois 60069

RE: Marriott Courtyard Hotel
505 Milwaukee Avenue
Lincolnshire, Illinois 60069
Exterior Façade Renovation
CR Project No.: 120009

Dear Ms. Kennerley,

Below is a written narrative of the proposed Exterior Renovations to the Courtyard hotel.

NARRATIVE of EXTERIOR RE-IMAGING SCOPE

The Lincolnshire Courtyard Hotel was originally permitted and constructed between 1987 – 1989. It was built of sound materials and with a high level of quality workmanship. It has proven a sustaining structure and continues to serve the hospitality requirements of the community.

Marriott recognizes that, while the “bones” of this facility are sound and sustainable, time has rendered its image somewhat dated. Thus, Marriott International has embarked on a nationwide initiative to re-image their Courtyard branded facilities through updating selected elements of the hotel façades.

Without altering the building’s essential footprint, height and situation on the current site, new finishes and character enhancing architectural features are proposed for development at each of the building’s points of entry.

ARCHITECTURAL:

New Architectural “Feature Frame” elements are being developed to create an updated visual access “Portal” at five of the seven existing points of entry. The terms “Feature Frame” and “Portal” are used to identify the same architectural component. The term “Feature Frame” describes the constructed elements provided to produce the visual definition of an entry “Portal”. These new assemblies are located at the Main Entry and the four corner entries and will be constructed from a combination of finishes. Painted Exterior Insulation and Finish



System (EIFS) vertical and horizontal masses reinforcing the visual “portal” imagery. These elements are constructed of engineered non-combustible framing and sheathing materials.

Façade areas within these stylized “portals” will be clad with cementitious panels, manufactured by the Nichiha Corporation. These panels will be fabricated to resemble horizontal wood siding rendered in a warm “Cedar” color. At the main entry feature frame the cementitious panels appear suspended horizontally above areas of the building facade where the original storefront *bay windows* will be replaced with new storefront fenestration flush with the plane of the lower building wall.

Where the new architectural assemblies marry to the existing roofs, the intent is to “Patch to Match” the areas with similar shingles. Un-observable low sloped roof areas of the new architectural elements are to be covered with single ply membrane roofing. Re-roofing of the entire building is not scoped in this project.

The Marriott Standard Re-imaging scope also includes replacing the existing attached, pyramidal roofed Porte Cochere with a free standing flat roofed assembly. The replacement assembly is to be of the same footprint, in the same location and provide 14’-6” of vehicle clearance with an overall height of 15’-6”. The existing assembly is approximately 19’-6” to the roof peak thus the replacement significantly reduces the visual profile by more than 4’-0”. This new Porte Cochere assembly is fabricated with exposed steel members, painted to match the accent gray color. Column bases and an added raised planter assembly are clad in manufactured stone products in complimenting gray tones.

Roof Drainage for the project is uncomplicated. Recognizing that the existing underground stormwater piping is designed to adequately perform for the current roof area design, roof area calculations for the new work demonstrate that the net increase to the impervious roof area is “insignificant”. These calculations are included as Exhibit A. Based on this, the Renovation intent is to utilize and reconnect to the existing underground piping. The scope of roof work provides for re-connecting new downspout piping to existing underground leaders.

LIGHTING:

At the Main Entry and the corner entry points new lighting fixtures are provided to enhance the reimagining features. The fixtures provided are linear LED down lights manufactured by Lumenpulse, cut sheets are included as EXHIBIT B. These fixtures provide soft washing of the new cladding. Ageing courtesy lights at doorways will also be replaced with LED fixtures for guest safety. The attached

Courtyard by Marriott – Façade Renovation Lincolnshire IL
CR Project No.: 120009
September 4, 2020
Page 2 of 4



photometric analysis reflects the light output of the added linear fixtures. Please note that existing ambient light sources from adjacent properties or existing lighting circuits are not reflected in this analysis.

LANDSCAPING:

In conjunction with the re-imaging investment to the building the existing site landscaping will be freshened with new ground covers, shrubbery, trees and flower plantings. The attached Landscape package sheets reflect the proposed new scope and design and have integrated previous staff comments. In support of the landscape improvements, a stone planter is designed to be integrated into the new Porte Cochere at the main entry. This planter, like companion cladding at Porte Cochere column bases mentioned above, are to be veneered with manufactured stone products by Mountain Stone Company, selected from the “Classic Series” style using the “Antique Grey” colored units. The attached sheet G001z includes this color chart. Collectively these updates and improvements to the landscape enhance and complement the existing lush vegetation along Milwaukee Avenue.

SIGNAGE:

In conjunction with the re-imaging investments to the building the Owner has also contracted for an updated signage package. This work will be permitted separately, however, I am attaching the Signage Contractor’s design package to provide an opportunity for the Review Board to understand the comprehensive Re-Imaging design intent. The new Corporate signage design compliments the geometrical architectural renovations by transitioning from the dated lettering and cartoon elements to minimalist placards reflecting the new color palette and clean appearance. These signage components abandon the ground lighting strategy and are internally illuminated units placed at all current signage locations. The intent of the new signage is to be crisp and recognisable without being “loud” and works well with the adjacent businesses and existing signage aesthetic along Milwaukee Avenue.

COLOR PALETTE:

All Marriott re-imaging projects include replacing the original beige-based color palette. To maintain uniform brand recognition the Marriott Corporation has prescribed a new color palette using gray and white tones to replace the dated original earth tones. This particular location made updates to the exterior color scheme prior to the work proposed here and these select color updates will marry well with the new branding package and architectural elements. The existing and proposed color(s) are indicated on Sheet A200 and are as follows: White (Sherwin



Williams “Snowbound” – Existing to Remain), Medium Gray (Sherwin Williams “Grizzle Gray” – Existing to Remain) and Dark Gray (Sherwin Williams “Iron Ore” - Proposed). The existing White and Medium Gray are used on the building exterior walls, alternating from bay to bay while the Dark Gray is reserved for accents at new architectural features, the Porte Cochere and building railings. This accent color blends well with the existing and replacement storefront systems.

SITE DEVELOPMENT:

The proposed work will not alter the existing curb-cuts, internal drive lanes and parking areas. Re-striping and pavement repairs will be provided to enhance the usability of the existing site infrastructure and sustain the accessibility elements. All other site work will be limited to the aforementioned “LANDSCAPING” section above.

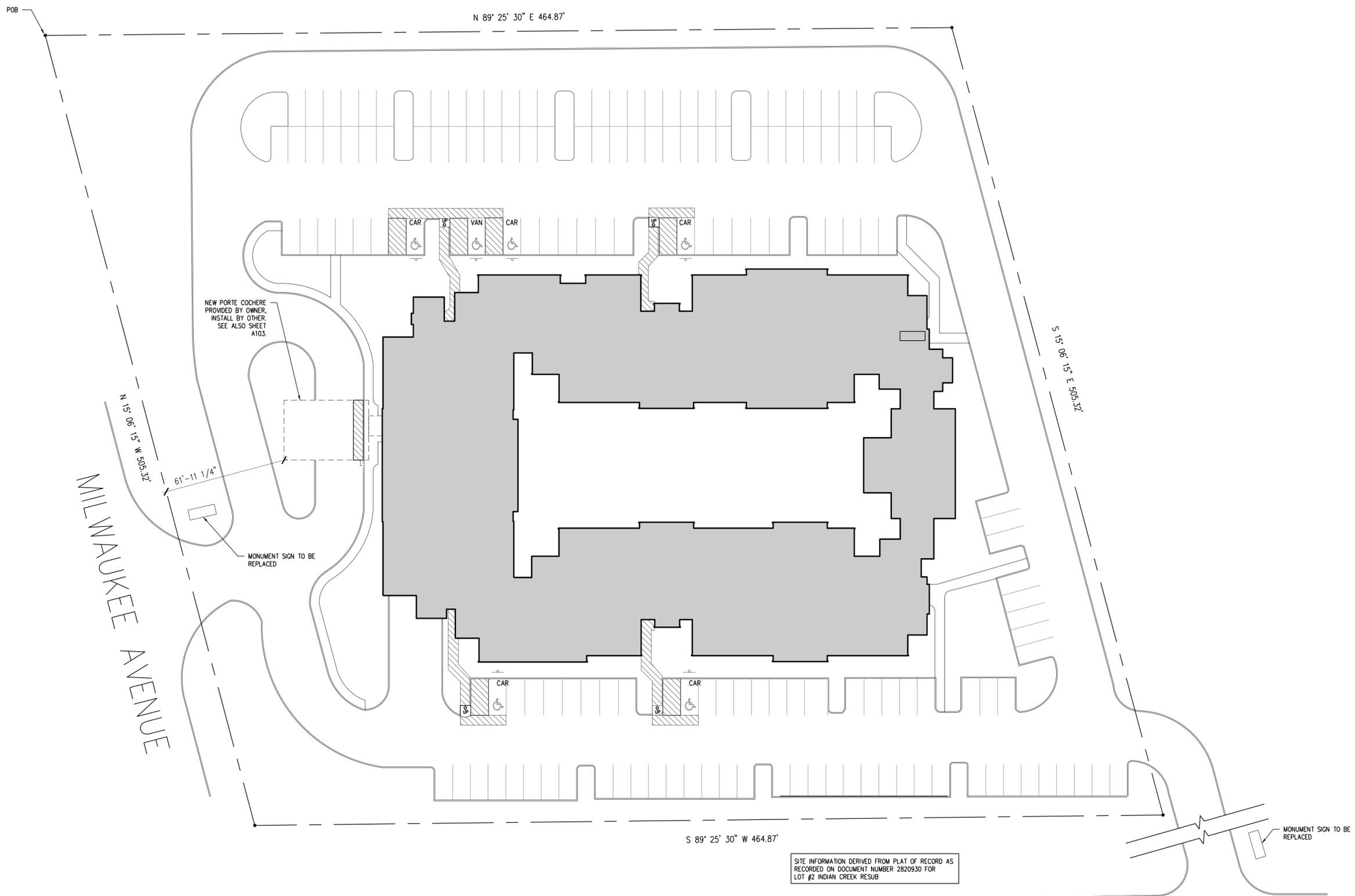
We look forward to expanding upon these topics as necessary during the next review board meeting, and look forward to working with you on this exciting project.

Prepared by:

CR architecture + design

A handwritten signature in blue ink, appearing to read 'R Powell'.

Robert A. Powell, AIA
Project Architect



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 PLOTTED: Tuesday, August 4, 2020 12:48:24 PM

1 G100z
EXISTING SITE DIAGRAM
 SCALE: 1"=25'-0"



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 DALLAS 750 N. Fair Street suite 450 Dallas, TX 75201 P 972.953.4875
 DENVER 1475 Broadway suite 2400 Denver, CO 80202 P 303.883.8700
 MINNEAPOLIS 333 South Seventh Street, Suite 250, Minneapolis, MN 55403 P 800.469.4949
 SEATTLE 509 Second Ave suite 2800 Seattle, WA 98104 P 206.469.2894

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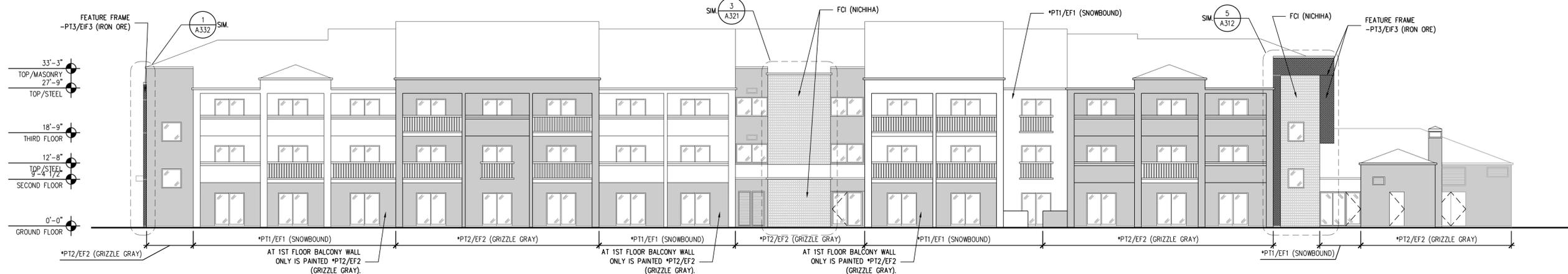
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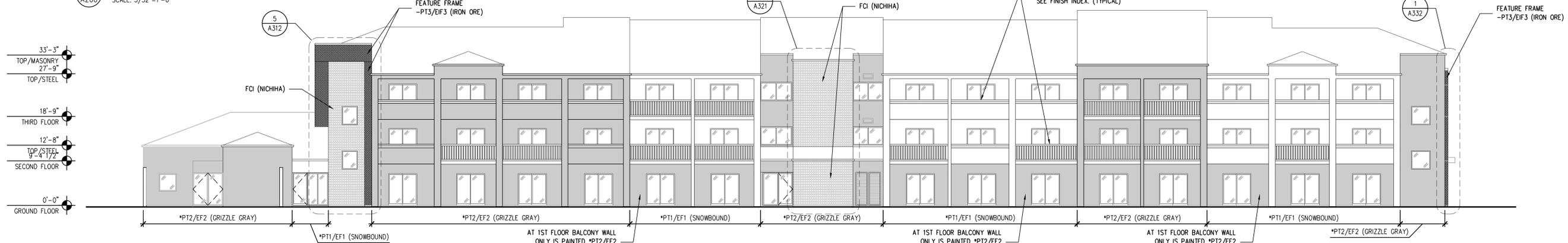
ISSUE/REVISION
08/04/20 ISSUE FOR REVIEW BOARD

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 505 MILWAUKEE AVE
 LINCOLNSHIRE, IL 60069
 COMMISSION NO. 120009
 ISSUE DATE 02/28/2020
 SHEET TITLE
EXISTING SITE DIAGRAM

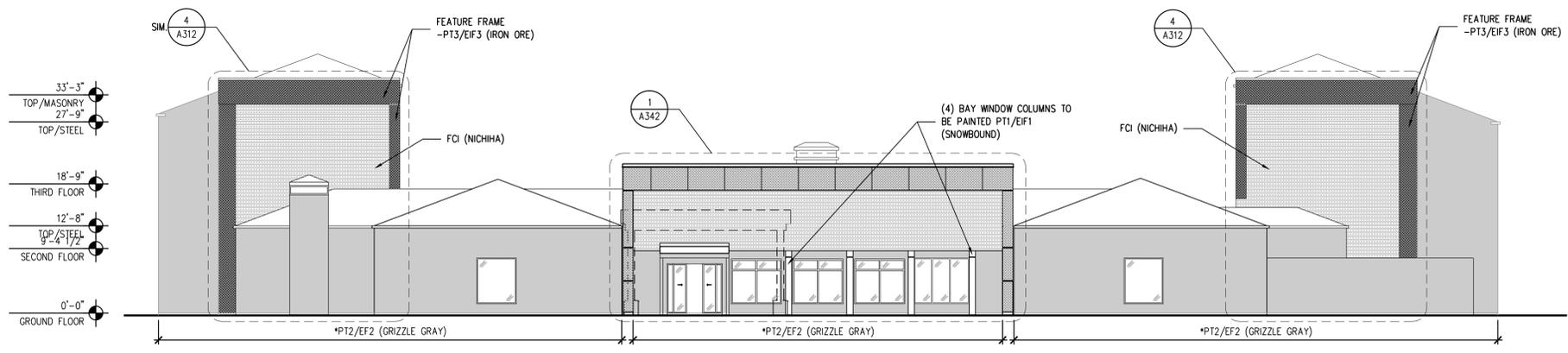
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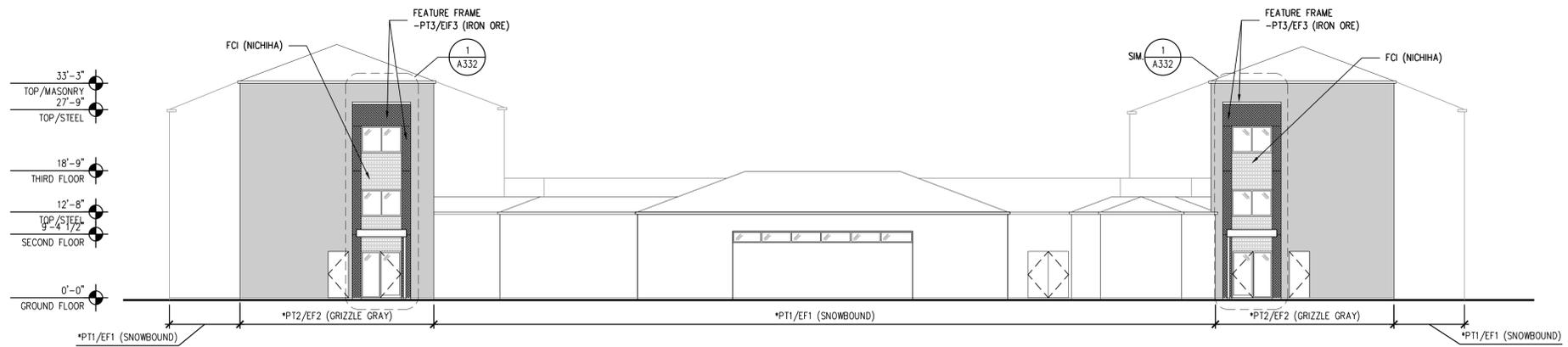
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SCALE: 3/32"=1'-0"



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



2 WEST ELEVATION
SCALE: 3/32"=1'-0"



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

PORTE COCHERE NOTES
 1. PORTE COCHERE FOOTINGS BY G.C.
 2. PORTE COCHERE PAINTING BY G.C.

EXTERIOR MATERIALS LEGEND

	FIBER CEMENT 1 (FCI), NICHHA PANEL, VINTAGEWOOD - CEDAR		*PT#/EF#
	EF3 - NEW EIFS (IRON ORE)	NOTE: ALL EXISTING PAINTING TO BE PROTECTED AND TO REMAIN. *WHERE EXISTING EIFS REPAIRS ARE REQUIRED, THE NEW EIFS IS TO MATCH THE EXISTING IN TEXTURE, FINISH, AND COLOR.	
	PT1/EF1 - EXISTING EIFS TO REMAIN (U.N.O.) IF REQUIRED, REPAINT PT1 (SNOWBOUND)		
	PT2/EF2 - EXISTING EIFS TO REMAIN (U.N.O.) IF REQUIRED, REPAINT PT2 (GRIZZLE GRAY)		
	PT3/EF3 - REPAINT TO MATCH PT3 (IRON ORE)		

EXTERIOR FINISH LEGEND

(EF1)	EIFS, SHERWIN WILLIAMS, SW 7004 - SNOWBOUND
(EF2)	EIFS, SHERWIN WILLIAMS, SW 7068 - GRIZZLE GRAY
(EF3)	EIFS, SHERWIN WILLIAMS, 7069 - IRON ORE
(FC1)	FIBER CEMENT 1, NICHHA PANEL, VINTAGEWOOD - CEDAR
(PN1)	SHERWIN WILLIAMS, SW 6095 - TOASTY
(PN2)	METALIC PAINT SOFFIT - MATCH MT4
(PN3)	INTUMESCENT PAINT - MATCH MT4
(PT1)	SHERWIN WILLIAMS, SW 7004 - SNOWBOUND
(PT2)	SHERWIN WILLIAMS, SW 7068 - GRIZZLE GRAY
(PT3)	SHERWIN WILLIAMS, 7069 - IRON ORE

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 06/30/20 BULLETIN 01
 09/28/20 BULLETIN 02

PROJECT TITLE
 LINCOLNSHIRE

 505 MILWAUKEE AVE
 LINCOLNSHIRE, IL 60069
 COMMISSION NO. 120009
 ISSUE DATE 02/28/2020
 SHEET TITLE
 OVERALL EXTERIOR ELEVATIONS

SHEET NO.
A200
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 7501 N. Platte Street, Suite 450 Dallas, TX 75201 P: 972.251.4675
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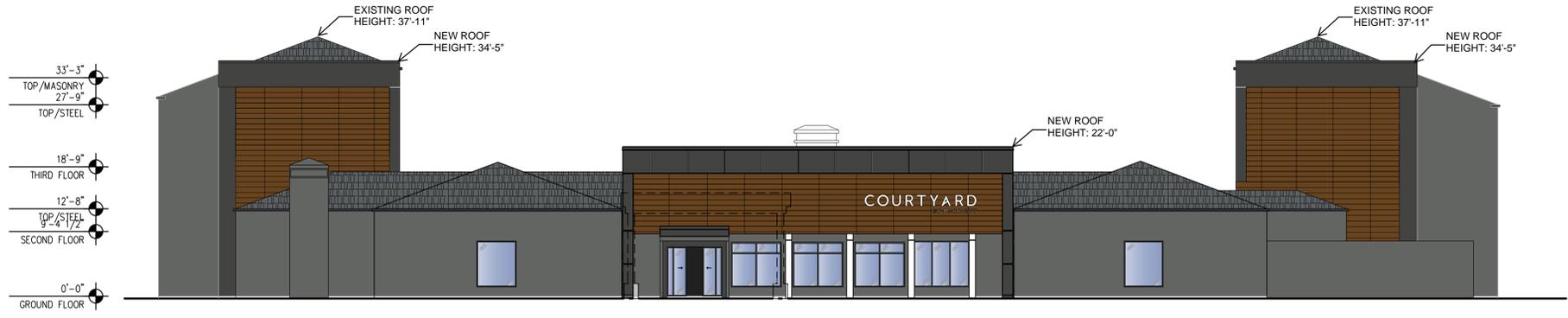
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4 NORTH ELEVATION
SCALE: 3/32"=1'-0"

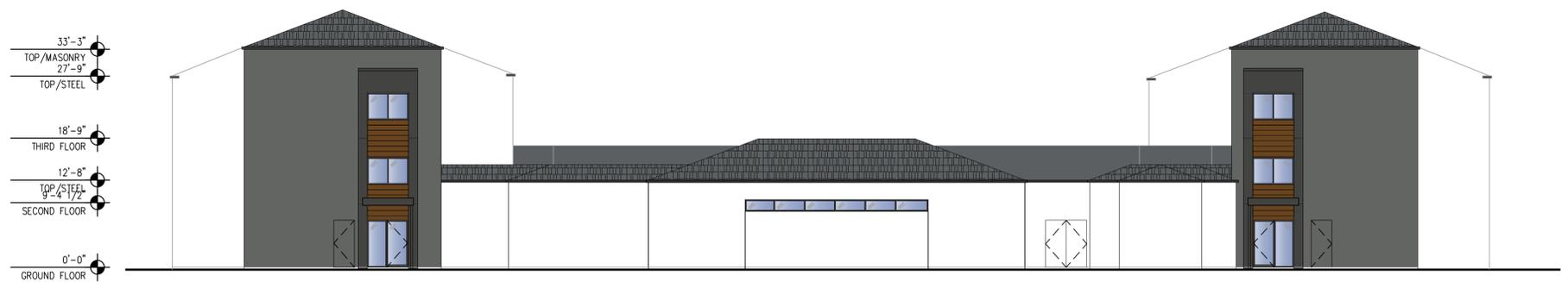


3 SOUTH ELEVATION
SCALE: 3/32"=1'-0"



2 WEST ELEVATION
SCALE: 3/32"=1'-0"

PORTE COCHERE NOTES
 1. PORTE COCHERE FOOTINGS BY G.C.
 2. PORTE COCHERE PAINTING BY G.C.



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

NOTE:
 ALL EXISTING EIFS FINISHES ARE TO REMAIN AND PROTECT DURING CONSTRUCTION. ONLY IN AREAS OF NEW WORK ARE REQUIRED TO REPAINT TO MATCH EXISTING.

COLOR LEGEND

	EIFS, SHERWIN WILLIAMS, SW 7004 - SNOWBOUND (EXISTING TO REMAIN)
	EIFS, SHERWIN WILLIAMS, SW 7068 - GRIZZLE GRAY (EXISTING TO REMAIN)
	EIFS, SHERWIN WILLIAMS, SW 7069 - IRON ORE
	FIBER CEMENT 1, NICHHA PANEL VINTAGEWOOD - CEDAR
	SHINGLE ROOF, GAF TIMBERLINE SHINGLES PEWTER GRAY

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ISSUE/REVISION

PROJECT TITLE
LINCOLNSHIRE

 505 MILWAUKEE AVE
 LINCOLNSHIRE, IL 60069
 COMMISSION NO. 120009
 ISSUE DATE 02/28/2020
 SHEET TITLE
OVERALL EXTERIOR ELEVATIONS

SHEET NO.
A200
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SIGNATURE DATE: 04/24/20

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CR RENDERING
REAR ENTRY

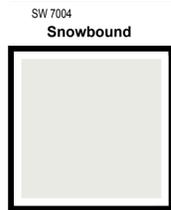


CR RENDERING
STAIR TOWER

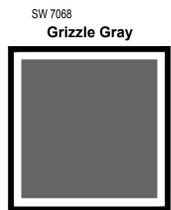


LINCOLNSHIRE PORTE COCHERE/ENTRY RENDERING

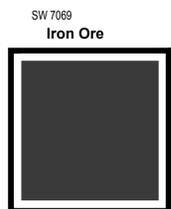
PAINT



EF1

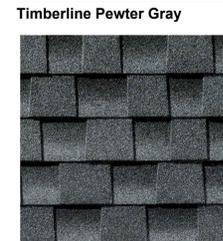


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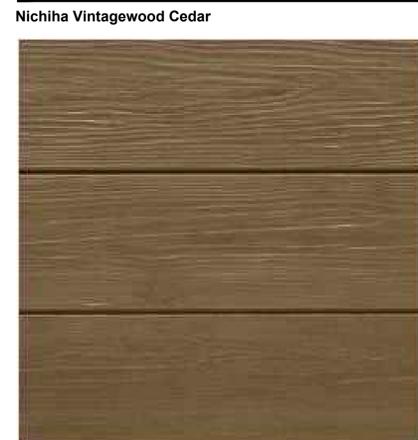


EF3

SHINGLES



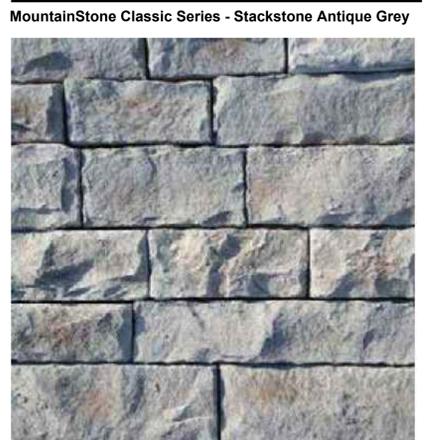
SIDING



PORTE COCHERE



STONE



PROTO TYPICAL NIGHT LIGHTING RENDERING

ISSUE/REVISION

PROJECT TITLE
LINCOLNSHIRE

505 MILWAUKEE AVE
LINCOLNSHIRE, IL 60069
COMMISSION NO. 120009
ISSUE DATE 07/07/20
SHEET TITLE
RENDERINGS

SHEET NO.
G001z

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Porte Cochere
METAL FINISH



SHINGLES
Timberline - Pewter Gray



FC1_NICHIHA
Vintagewood - Cedar



Porte Cochere
Entry Planter Stone
Mountain Stone - Stackstone Antique Gray

PT3
SW 7069 - Iron Ore

PT2
SW 7068 - Grizzle Gray

PT1
SW 7004 - Snowbound

Courtyard by Marriott -
CHICAGO LINCOLNSHIRE
Exterior Materials Pallet

505 MILWAUKEE AVE.
LINCOLNSHIRE, IL 60069



EXHIBIT A

RE: Courtyard Marriott – Exterior Renovation
Lincolnshire, Illinois
CR Project No.: 120009

Analysis of Roof Drainage System

The Proposed work will increase the area of impervious roof surface. The degree and magnitude of this increase is the focus of this discussion. The analysis is developed with reference to criteria presented in the Sheet Metal and Air Conditioning Contractors National Association Manual (SMACNA) 5th Edition. This Edition is not the most current and there may be updated data available, however, the criteria are effective in demonstrating that the magnitude of modification to the impervious roof area are insignificant and considered to have no adverse impact on the existing stormwater management system.

Tables 1-1 and 1-2 of the referenced SMACNA Manual identify formulas for computing the Design Areas for Pitched Roofs and the required sizes of conduit to evacuate rainwater in specific geographic locations. Throughout this discussion the acronym DRA will be used to refer to the calculated Design Roof Area.

Table 1-1 notes that roof slopes are modified by coefficients ranging from 1.00 for roofs level to 3:12 pitch up to 1.30 for slopes of 12:12 pitch. Roof areas addressed in this report are either flat (nominal) or sloped at a 5:12 pitch. Thereby, the measured areas of flat roofs are multiplied by 1.00 and the measured areas of 5:12 pitch roofs are multiplied by 1.05 to establish their DRA. All measurements are interpolated from record drawings and the design drawings and do not reflect field verified measurements.

Table 1-2 prescribes the recommended design criteria for sizing the conductor piping necessary to remove storm water from the impervious roof area. In the case of our project we have used the Criteria listed for Miami 100 year storm which stipulates 1 square inch of conductor for every 120 square feet of DRA.

To determine the net DRA, and evaluate the suitability of the existing storm water management system to accommodate the renovated roof design, the basic formula $A(\text{net}) / LF$ is utilized, where:

$A(\text{net})$ represents the net roof area after renovation
 LF is the multiplier for computing required pipe area.

In order to establish the net DRA the following values have been used:

A_e = Existing sloped roof area
 A_r = Existing sloped roof area being removed



An = Proposed new flat roof area

then

$$A(\text{net}) = ((A_e - A_r) \times 1.05) + (A_n \times 1.00)$$

STAIR 1

(Stair 4 similar, opposite hand)

Stair Number 1 (Sheets A310 & A313)

$$\begin{aligned} A_e &= 208 \text{ Sq.Ft.} \\ A_r &= 61.3 \text{ Sq.Ft.} \\ A_n &= 79.25 \text{ Sq.Ft.} \end{aligned}$$

Then

$$\begin{aligned} A(\text{net}) &= ((208 - 61.3) \times 1.05) + (79.25 \times 1.00) \\ &= (146.7 \times 1.05) + 79.25 \\ &= 154 + 79.25 \\ &= 233.3 \end{aligned}$$

The A(net) of 233.3 / 120 = 1.95

This analysis presumes that the Stair #1 roof is drained via a 4" underground pipe. The area of the 4" pipe = 12.5 Square Inches; the pipe area required by Stair 1 DRA(net) = 1.95 square inches, therefore the conductor area required to evacuate Stair 1 will be achieved with the existing 4" pipe.

STAIR 2

(Stair is 3 similar, opposite hand)

Stair Number 2 (Sheets A330 – A333)

$$\begin{aligned} A_e &= 12.8 \text{ Sq.Ft.} \\ A_r &= 12.8 \text{ Sq.Ft.} \\ A_n &= 30.5 \text{ Sq.Ft.} \end{aligned}$$

Then

$$\begin{aligned} A(\text{net}) &= -(12.8 \times 1.05) + (30.5 \times 1.00) \\ &= -13.44 + 30.5 \\ &= 17.06 \end{aligned}$$

The A(net) of 17.06 / 120 = 0.14



This analysis presumes that the Stair #2 roof is drained via a 4" underground pipe. The area of the 4" pipe = 12.5 Square Inches; the pipe area required by Stair 2 DRA(net) = 0.14 square inches, therefore the conductor area required to evacuate Stair 2 will be achieved with the existing 4" pipe.

MAIN ENTRY

Main Entry (Sheets A340 & A314)

Ae = 1500 Sq.Ft.
Ar = 670 Sq.Ft.
An = 700 Sq.Ft.

Then

$$\begin{aligned} A(\text{net}) &= ((1500 - 670) \times 1.05) + (700 \times 1.00) \\ &= (830 \times 1.05) + 700 \\ &= 871 + 700 \\ &= 1571 \end{aligned}$$

The A(net) of 1571 / 120 = 13.09

This analysis presumes that the Main Entry roof system is drained via three (2) 4" underground pipes. The area of each of the 4" pipes = 12.5 Square Inches; the pipe area required by the Main Entry DRA(net) = 13.09 square inches; the down pipes are remotely located such that the rainwater will be evenly distributed to the underground leaders, therefore the increased conductor area required to evacuate the Main Entry can be satisfied with the existing 4" pipes.

PORTE COCHERE

Porte Cochere (Sheet A103)

Ae = 1028 Sq.Ft.
Ar = 1028 Sq.Ft.
An = 1028 Sq.Ft.

The foot print of the new Porte Cochere mimics the original. The roof design converts from a pitched roof to a flat roof therefore, A(net) of the Porte Cochere is a net reduction of impervious roof area.



SUMMARY

I respectfully submit that this analysis, based on the available information, is to the best of our information and belief, a reflection that the storm water management impact of the proposed roof modifications associated with the Exterior Renovation is insignificant. The computed increase in impervious roof area, where it exists, is calculated to not exceed 50% capacity of the presumed underground storm water piping.

CR does not accept responsibility for means and methods of construction. I hope this information will be useful and I look forward to your thoughts and comments.

Sincerely,

CR architecture + design

A handwritten signature in blue ink, appearing to read 'R. Powell'.

Robert A. Powell, AIA

Attachments:
SMACNA Tables 1-1 & 1-2

File Location: S-1Hospitality-2019-119015_CY West Palm Beach-Docs-Due Diligence-Drainage Permit Review letter_2019-7-16

AREAS IMPACTED BY RENOVATION			
STAIR 1			
AREA OF EXISTING ROOF	208	SQUARE FEET	(SLOPED)
AREA OF EXISTING ROOF BEING REMOVED	61.3	SQUARE FEET	(SLOPED)
AREA OF NEW ROOF BEING ADDED	79.25	SQUARE FEET	(HORIZONTAL)
NET ROOF AREA AFTER RENOVATION	233.3	SQUARE FEET	(AS CALCULATED ABOVE)
PIPE SIZE REQUIRED FOR NEW NET VALUE	1.95	SQUARE INCHES	(AS CALCULATED ABOVE)
EXISTING PIPE(S)	12.5	SQUARE INCHES	(AS SIZED FOR EXISTING SLOPED ROOF)
STAIR 2			
AREA OF EXISTING ROOF	12.8	SQUARE FEET	(SLOPED)
AREA OF EXISTING ROOF BEING REMOVED	12.8	SQUARE FEET	(SLOPED)
AREA OF NEW ROOF BEING ADDED	30.5	SQUARE FEET	(HORIZONTAL)
NET ROOF AREA AFTER RENOVATION	17.06	SQUARE FEET	(AS CALCULATED ABOVE)
PIPE SIZE REQUIRED FOR NEW NET VALUE	0.14	SQUARE INCHES	(AS CALCULATED ABOVE)
EXISTING PIPE(S)	12.5	SQUARE INCHES	(AS SIZED FOR EXISTING SLOPED ROOF)
MAIN ENTRY			
AREA OF EXISTING ROOF	1500	SQUARE FEET	(SLOPED)
AREA OF EXISTING ROOF BEING REMOVED	670	SQUARE FEET	(SLOPED)
AREA OF NEW ROOF BEING ADDED	700	SQUARE FEET	(HORIZONTAL)
NET ROOF AREA AFTER RENOVATION	1571	SQUARE FEET	(AS CALCULATED ABOVE)
PIPE SIZE REQUIRED FOR NEW NET VALUE	13.09	SQUARE INCHES	(AS CALCULATED ABOVE)
EXISTING PIPE(S)	25	SQUARE INCHES	(AS SIZED FOR EXISTING SLOPED ROOF)
PORTE COCHERE			
AREA OF EXISTING ROOF	1028	SQUARE FEET	(HORIZONTAL)
AREA OF EXISTING ROOF BEING REMOVED	1028	SQUARE FEET	(HORIZONTAL)
AREA OF NEW ROOF BEING ADDED	1028	SQUARE FEET	(HORIZONTAL)
NET ROOF AREA AFTER RENOVATION	1028	SQUARE FEET	(HORIZONTAL, NO CALCULATION REQUIRED)
PIPE SIZE REQUIRED FOR NEW NET VALUE	NO NET CHANGE, EXISTING TO REMAIN		
EXISTING PIPE(S)	NO NET CHANGE, EXISTING TO REMAIN		
IN SUMMATION			
THE NET AREA GAINS ARE HORIZONTAL SURFACES. THE EXISTING CONDUCTORS ARE SIZED FOR SLOPED SURFACES. SLOPED SURFACES ARE BEING PARTIALLY REMOVED AND REPLACED WITH HORIZONTAL SURFACES. SLOPED SURFACES REQUIRE LARGER CONDUCTOR SIZES THAN HORIZONTAL SURFACES. AS DEMONSTRATED IN THE ABOVE CALCULATIONS, THE NET INCREASE IN SURFACE AREA IS STILL SERVICABLE BY THE EXISTING INFRASTRUCTURE BECAUSE OF THIS DISTINCTION.			
SITE ANALYSIS			
EXISTING IMPERVIOUS AREAS	124617	SF	SIGNAGE, BUILDING FOOTPRINT, ASPHALT, WALKWAYS)
TOTAL SITE AREA	184452	SF	
IMPERVIOUS SURFACE RATIO (ISR)	0.675607		
PROPOSED IMPERVIOUS AREAS	124703	SF	INCREASES DUE TO INCREASED BUILDING FOOTPRINT
TOTAL SITE AREA	184452	SF	
IMPERVIOUS SURFACE RATIO (ISR)	0.676073		

CHAPTER 1 - ROOF DRAINAGE SYSTEMS

DESIGN OF ROOF DRAINAGE SYSTEMS

ROOF DRAINAGE

The roof is one of the most essential parts of a building as it protects occupants, contents, and interior of the structure from the elements. Once an architect has determined the kind of roof he intends to use, he must give equal attention to the design of the roof drainage system.

Factors to be considered in the design of roof drainage systems are the area to be drained, size of gutters, downspouts, outlets, slope of roof, type of building, and appearance.

ROOF AREA TO BE CONSIDERED

The design capacity for a roof drainage system depends on the quantity of water to be handled. The quantity of water in turn depends on the roof area, slope, and rainfall intensity.

In considering the roof area, it must be remembered that rain does not necessarily fall vertically and that maximum conditions exist only when rain falls perpendicular to a surface. Since the roof area would increase as its pitch increases, then it would not be advisable to use the plan area of a pitched roof in the calculation of a drainage system.

Experience has taught that use of the true area of a pitched roof often leads to oversizing of gutters, downspouts, and drains. To determine the design area for a pitched roof, Table 1-1 is used.

PITCH		*B
in./ft.	mm/mm	
Level to 3	76/305	1.00
4 to 5	102-127/305	1.05
6 to 8	152-203/305	1.10
9 to 11	229-279/305	1.20
12	305/305	1.30

*To determine the design area multiply the plan area by the factor in B column

These areas are then divided by the proper factor given in Table 1-2, thus obtaining the required area in square inches(square mm) for each downspout. From Table 1-3 select the downspout.

RAINFALL INTENSITY — DOWNSPOUT CAPACITY

Rainfall intensity is usually given in inches per hour for a five minute duration or one hour duration based on U.S. Weather Bureau records. Table 1-2 based on records through 1978, gives five minute intensities for selected cities. New Orleans, Los Angeles, for example, may have 8 in./hr.(203 mm/hr) for a five minute duration yet record only 4.8 in. (121 mm) in an hour over a 100 year period. These rates correspond to 0.133 in./min.(3.4 mm/min.) and 0.08 in./min.(2 mm/min.). Local codes may require that drainage systems only be designed for the latter. It takes 96.15 square feet(8.93 square meters) of surface with 1 inch per hour(25 mm/hr) of water to correspond with 1 gpm (0.063 l/s) flow rate. Downspouts and gutters are sized in relation to rainfall on this basis.

Plumbing codes typically use the vertically projected roof area for drainage design and they often use a square foot allowance per square inch of downspout for 1 in./hr.(25 mm/hr) rainfall that varies with diameter, for example, 3 in.(76 mm): 911(85); 4 in.(102 mm): 1100 (102); 5 in.(127 mm): 1280 (119); 6 in.(152 mm): 1400 (130) and 8 in.(203 mm): 1750 (163) sq. ft.(sq. m). Net drainage capacity from using Table 1-1 and 1-2 should be compared with local code requirements.

DOWNSPOUT SIZING

In sizing downspouts, the following considerations apply:

1. Downspouts of less than 7.00 sq in.(4515 sq mm) cross section should not be used except for small areas such as porches and canopies.
2. The size of the downspout should be constant throughout its length.
3. Downspouts should be constructed with conductor heads every 40 ft(12.2 m) to admit air and prevent vacuum.
4. Offset of more than 10 ft(3.0 m) can affect drainage capacity.
5. The gutter outlet capacity should suit the downspout capacity.
6. The downspout size must suit the bottom width of the gutter.

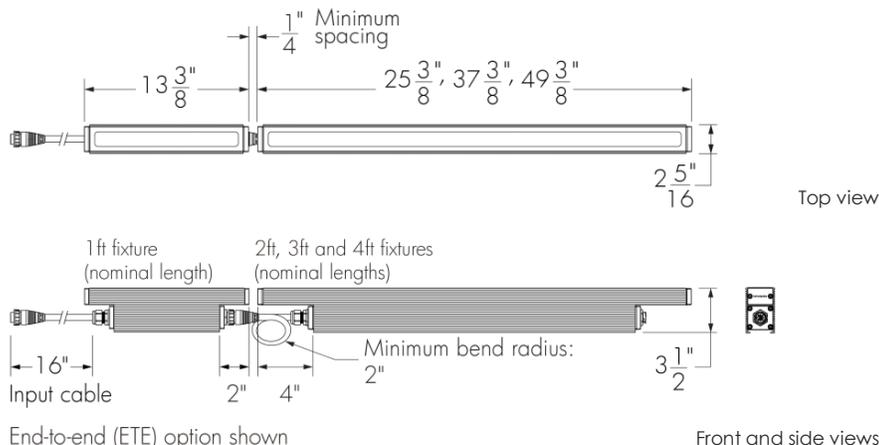
TABLE 1-2
RAINFALL DATA AND DRAINAGE FACTORS

	A STORMS WHICH SHOULD BE EXCEEDED ONLY ONCE IN 10 YEARS				B STORMS WHICH SHOULD BE EXCEEDED ONLY ONCE IN 100 YEARS			
	Intensity lasting 5 minutes		Calculated roof area drained per downspout area		Intensity lasting 5 minutes		Calculated roof area drained per downspout area	
	in/hr	mm/hr	sq ft/ sq in	sq mm/ 100 sq mm	in/hr	mm/hr	sq ft/ sq in	sq m/ 100 sq mm
ALABAMA: Birmingham	7.5	191	160	2.30	10.1	256	120	1.7
Mobile	8.2	208	150	2.10	10.8	274	110	1.6
ALASKA: Fairbanks	2.1	53	570	8.30	3.8	97	310	4.5
Juneau	1.7	43	700	10.10	2.3	57	530	7.60
ARIZONA: Phoenix	5.6	141	220	3.10	8.8	224	140	2.00
Tucson	6.1	155	200	2.80	9.1	232	130	1.90
ARKANSAS: Bentonville	7.4	187	160	2.30	10.2	259	120	1.70
Little Rock	7.4	187	160	2.30	10.0	253	120	1.70
CALIFORNIA: Los Angeles	4.9	124	250	3.50	6.7	170	180	2.60
Sacramento	2.5	64	480	6.90	3.9	100	310	4.40
San Francisco	2.7	68	450	6.4	3.7	93	330	4.70
San Diego	2.2	57	540	7.80	3.1	78	390	5.60
COLORADO: Denver	5.7	146	210	3.00	9.1	232	130	1.90
Boulder	6.4	164	190	2.70	9.4	238	130	1.80
CONNECTICUT: Hartford	6.2	158	190	2.8	8.7	221	140	2.00
DISTRICT OF COLUMBIA	7.1	180	170	2.4	9.7	247	120	1.80
FLORIDA: Jacksonville	7.9	200	150	2.20	10.1	256	120	1.70
Miami	7.7	195	160	2.20	9.8	250	120	1.80
Tampa	8.3	212	140	2.10	10.8	274	110	1.60
GEORGIA: Atlanta	7.3	186	160	2.4	9.9	251	120	1.70
HAWAII: Honolulu	8.7	221	140	2.00	12.0	305	100	1.40
Kahului	7.0	177	170	2.50	12.0	305	100	1.40
Hilo	17.4	442	70	1.00	19.2	488	60	0.90
Lihue	10.4	265	110	1.70	14.4	366	80	1.20
IDAHO: Boise	1.8	46	660	9.50	3.3	84	360	5.20
ILLINOIS: Chicago	6.8	172	180	2.60	9.3	236	130	1.90
INDIANA: Indianapolis	6.8	173	180	2.50	9.4	239	130	1.80
IOWA: Des Moines	7.3	186	160	2.40	10.3	262	120	1.70
KANSAS: Wichita	7.5	191	160	2.30	10.5	267	110	1.60
KENTUCKY: Louisville	6.9	175	170	2.50	9.4	238	130	1.80
LOUISIANA: New Orleans	8.3	211	140	2.10	10.9	277	110	1.60
MAINE: Portland	5.4	136	220	3.20	7.6	192	160	2.30
MARYLAND: Baltimore	7.1	181	170	2.40	9.7	247	120	1.80
MASSACHUSETTS: Boston	5.3	134	230	3.3	7.2	183	170	2.40
MICHIGAN: Detroit	6.4	162	190	2.70	8.9	226	140	1.90
MINNESOTA: Minneapolis	7.0	178	170	2.50	10.0	253	120	1.70



Project Name Lincolnshire Courtyard by Marriott Qty _____

Type _____ Catalog / Part Number LOG ASHRAE 120 48 35K UMP BK NO ETE/CRC

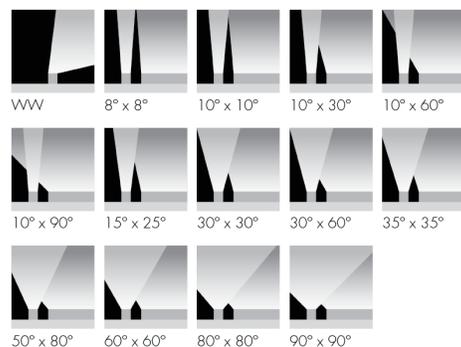


Photometric Summary

	Delivered output (lm)	Intensity (peak cd)
WW	3,592	5,159
8°x8°	4,045	77,896
10°x10°	3,830	38,346
10°x30°	3,830	30,056
10°x60°	3,984	17,736
10°x90°	3,576	7,897
15°x25°	3,880	24,730
30°x30°	3,765	14,726
30°x60°	3,848	5,106
35°x35°	3,921	9,999
50°x80°	3,767	3,449
60°x60°	3,435	3,007
80°x80°	3,881	2,530
90°x90°	3,588	1,886

Based on HO 4000K, 4ft [1219mm] configuration. Photometric performance is measured in compliance with IESNA LM-79-08.

Optics



Description

The Lumenfacade is a high-performance linear LED luminaire for grazing or floodlighting exterior walls and facades. Featuring second generation LED technology, the luminaire is available in 12 in, 24 in, 36 in or 48 in sections, and can be configured with a wide number of options, including: optics for grazing or flood lighting; a choice of outputs (ASHRAE 5 W/ft, RO 8.5 W/ft or HO 15.25 W/ft); various color temperatures or static colors; various mounting options, finishes, accessories and controls. The Lumenfacade is also available with a unique asymmetric wallwash distribution, providing exceptional uniformity and brightness for walls and signage.

Features

Color and Color Temperature	2200K, 2700K, 3000K, 3500K, 4000K, Red, Green, Blue
Length (nominal)	12 in, 24 in, 36 in, 48 in
Optics	Asymmetric Wallwash, 8° x 8°, 10° x 10°, 10° x 30°, 10° x 60°, 10° x 90°, 15° x 25°, 30° x 30°, 30° x 60°, 35° x 35°, 50° x 80°, 60° x 60°, 80° x 80°, 90° x 90°
Options	End-to-end configuration (factory installed 16 in black input cable included), Corrosion-resistant coating for hostile environments, 3G ANSI C136.31-2010 Vibration Rating for bridge applications, CE (certification covers European Economic Area)
Power Consumption	5 W/ft (meets ASHRAE standards for linear lighting on building facades - not available for 12 in fixture lengths), 8.5 W/ft (RO version), 15.25 W/ft (HO version), Typically 20% higher for 12 in fixture lengths
Warranty	5-year limited warranty
Performance	
Illuminance at Distance	Minimum 1 fc at 133 ft (HO 4000K, 48 in fixture, 10° x 60°, DMX/RDM)
Color Consistency	2 SDCM, 3 SDCM (2200K)

Colors and Color Temperatures



Controls

ON/OFF 0-10V DALI



Ratings

IP66 IK07*
*asymmetric wallwash lens is IK06 rated

Certifications



Color Rendering Minimum CRI 80

Lumen Maintenance L70 280,000 hrs, L95 35,000 hrs

Physical

Housing Material Low copper content extruded aluminum

Lens Material Clear tempered glass

Hardware Material Stainless steel

End Cap Material Machined aluminum

Gasket Material Silicone

Surface Finish Electrostatically applied polyester powder coat

Weight 12 in: 4.5 lbs, 24 in: 7 lbs, 36 in: 10.5 lbs, 48 in: 14 lbs

Electrical and control

Voltage 100 to 277 volts

Fixture Cable Power and data in one cable, End-to-end option (ETE): 16 in black input cable (no jumper cable needed for minimum spacing between two fixtures)

Leader Cable Conductor 5C #16-5

Maximum Cable and Fixture Run Length 252 ft (On/Off, 277V, RO version), 164 ft (On/Off, 277V, HO version)

Control On/Off control, Lumentalk, 0-10V dimming, DALI dimming, Lutron® EcoSystem® Enabled dimming, DMX/RDM enabled

Resolution (DMX/RDM) Per foot or per fixture (configured with LumenID V3 software), 8-bit or 16-bit

Environmental

Storage Temperature -40 °F to 185 °F (device must reach start-up temperature value before operating)

Start-up Temperature -13 °F to 122 °F

Operating Temperature -40 °F to 122 °F

Ingress Protection Rating IP66, Wet location rated

Impact Resistance Rating IK07 (asymmetric wallwash lens is IK06 rated)

Accessories (order separately)

Optical Accessories Lumenfacade Radial Louver

Cables Leader cable (standard), Jumper cable (standard), Leader cable (ETE), Jumper cable (ETE)

Control Boxes DMX/RDM enabled (daisy chain or star configuration), Ethernet enabled (daisy chain or star configuration), Lumentalk Data Bridge

Control Systems Lumentone™ 2, Pharos® kit

Diagnostic and Addressing Tools LumenID, LumentalkID

How to order

LOG ASHRAE	120	48	35K	Unselected	UMP	BK	NO	ETE/CRC
Housing ⁽²⁾	Voltage	Length	Color and Color Temperature ⁽⁴⁾	Optics	Mounting Options	Finish	Control	Options
LOG ASHRAE Lumenfacade™, 5 W/ft ASHRAE compliant ⁽¹⁾ LOG RO Lumenfacade™ Regular Output, 8.5 W/ft LOG HO Lumenfacade™ High Output, 15.25 W/ft	100 100 volts 120 120 volts 208 208 volts 220 220 volts 240 240 volts 277 277 volts	12 13 3/8 in (4.5 lbs) ⁽²⁾ 24 25 3/8 in (7 lbs) 36 37 3/8 in (10.5 lbs) 48 49 3/8 in (14 lbs)	22K 2200K 27K 2700K 30K 3000K 35K 3500K 40K 4000K RD Red ⁽⁵⁾ GR Green ⁽⁵⁾ BL Blue ⁽⁵⁾	WWLF Asymmetric Wallwash, left feed WWRF Asymmetric Wallwash, right feed 8x8 8° x 8° ⁽⁶⁾ 10x10 10° x 10° ⁽⁶⁾ 10x30 10° x 30° 10x60 10° x 60° 10x90 10° x 90° 15x25 15° x 25° 30x30 30° x 30° 30x60 30° x 60° 35x35 35° x 35° 50x80 50° x 80° 60x60 60° x 60° 80x80 80° x 80° 90x90 90° x 90°	SAM Slim Adjustable Mounting UMP Fixed Mounting ⁽⁷⁾ UMAS Universal Adjustable Mounting ⁽⁷⁾ WAM2 Adjustable Wall Mounting 2 in WAM6 Adjustable Extended Arm Mounting 6 in WAM12 Adjustable Extended Arm Mounting 12 in WAM18 Adjustable Extended Arm Mounting 18 in	BK Black Sandtex® BRZ Bronze Sandtex® SI Silver Sandtex® WH Smooth white CC Custom color and finish (please specify RAL color) ⁽⁸⁾ ⁽⁹⁾ ⁽¹⁰⁾	NO On/Off control LT Lumentalk ⁽³⁾ ⁽¹¹⁾ ⁽¹²⁾ DIM 0-10V dimming DALI DALI dimming ES Lutron® EcoSystem® Enabled dimming ⁽¹³⁾ DMX/RDM DMX/RDM enabled ⁽¹⁴⁾	ETE End-to-end configuration (factory installed 16 in black input cable included) CRC Corrosion-resistant coating for hostile environments ⁽¹⁵⁾ ⁽¹⁶⁾ 3GV 3G ANSI C136.31-2010 Vibration Rating for bridge applications ⁽¹⁷⁾ CE CE (certification covers European Economic Area) ⁽¹⁸⁾

Notes:

- ASHRAE version not available for 12 in fixture lengths.
- Power consumption is typically 20% higher for 12 in fixture lengths.
- To connect 12 in fixture lengths to the Lumentalk system, DIM or DMX/RDM must be specified as the control option, and a Lumentalk Data Bridge (LDB) is required. See the typical wiring diagrams in the specification sheet for details.
- Consult factory for availability of static Royal Blue, 6500K and 90+ CRI.
- Static colors made to order 8-10 weeks.
- For best results use with HO fixtures at a 6 in setback from surface. Contact factory for application support.
- Suitable to use when 3GV option is specified.
- Lumenpulse offers a wide selection of RAL CLASSIC (K7) colors with a smooth texture and high-gloss finish. Please consult factory for a list of available K7 colors, other RAL textures and glosses, or to match alternate color charts. Final color matching results may vary.

- Setup charges apply for RAL colors. Consult factory for details.
- Longer lead times can be expected for custom RAL color finishes.
- Available for 24 in, 36 in and 48 in fixture lengths only.
- A Lumentranslator 2 (LTL2) and LumentalkID (LIDL) must be specified for Lumentalk applications. Consult Lumentranslator 2 and Lumentalk pages and specification sheets for details.
- Available for 24 in (ASHRAE and RO only), 36 in and 48 in fixture lengths only.
- A control box (CBX) and LumenID (LID) must be specified.
- Use only when exposed to salt spray and harsh chemicals. This option is not required for normal outdoor exposure.
- Setup charges apply. Consult factory for details.
- Available with UMP and UMAS mounting options only.
- Consult European specification sheet and installation instructions for CE wiring information.

PHOTOMETRIC CALCULATION

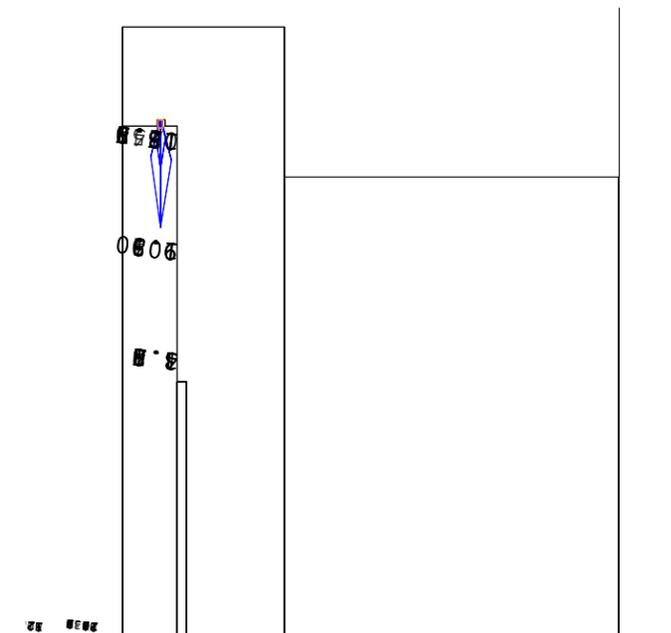
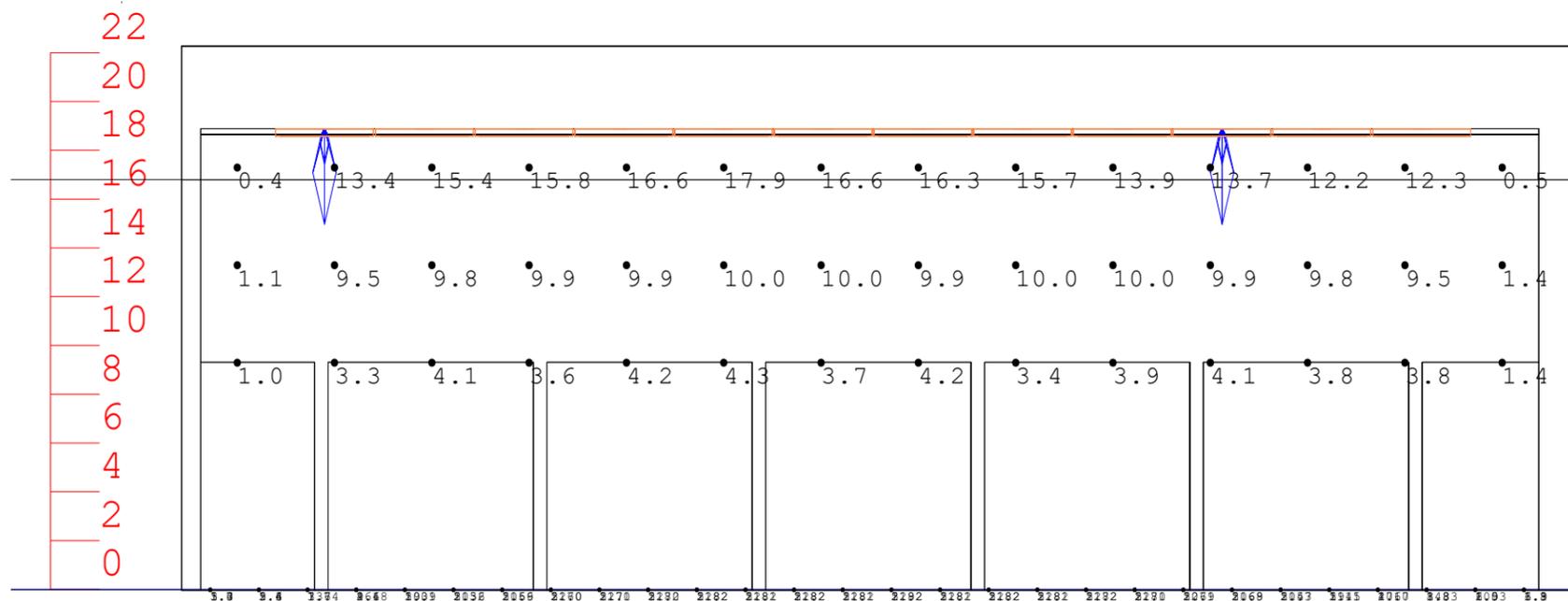
Client : _____
 Project name : LP2020-62303-COURTYARD MARRIOTT-LINCOLNSHIRE, IL

OPTION 3-ASHRAE 30x30

NOTE: These calculations are for guidance only. Results depend on provided information. Any change in dimensions, colors, textures or other properties could affect results. Measured values may differ from calculated values due to calculation methods, component performance, field conditions, etc.

Luminaire Schedule								
Symbol	Qty	Label	Arrangement	LLF	Description	Lum. Watts	Lum. Lumens	
	26	B-ASH	SINGLE	0.950	LOG ASHRAE-100_277-48-40K-30x30-NO	20	1074	

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
GRND GRID 2	Illuminance	Fc	6.62	13.9	0.8	8.28	17.38
BIG WALL	Illuminance	Fc	4.70	23.0	0.9	5.22	25.56
GRND GRID	Illuminance	Fc	7.49	21.2	0.7	10.70	30.29
SMALL WALL	Illuminance	Fc	8.34	17.9	0.4	20.85	44.75



PHOTOMETRIC CALCULATION

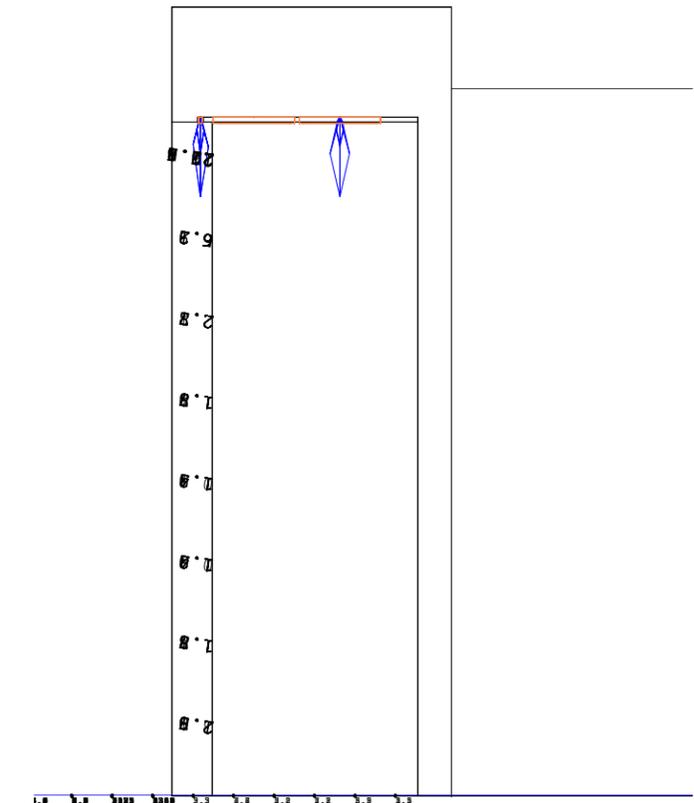
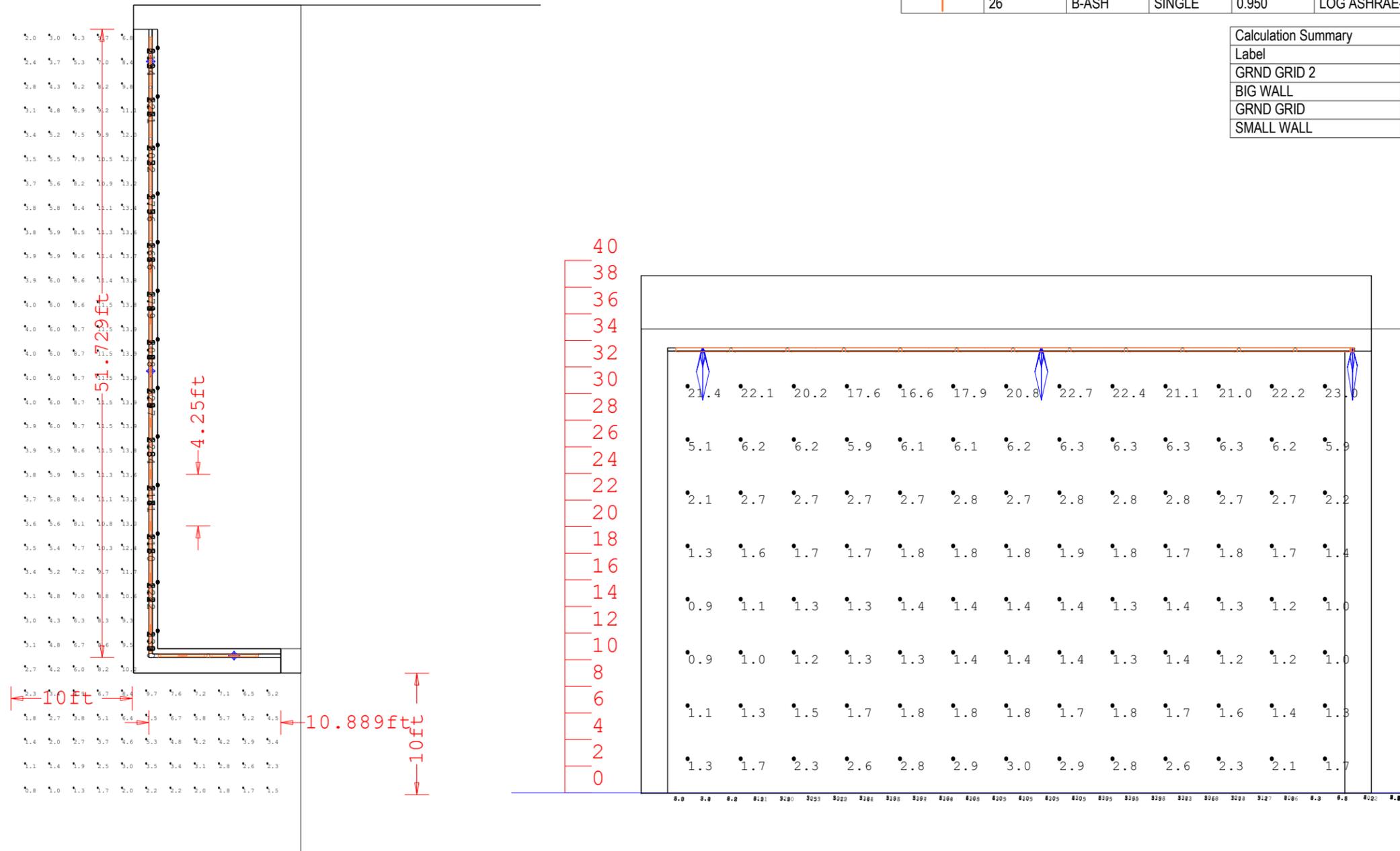
Client : _____
 Project name : LP2020-62303-COURTYARD MARRIOTT-LINCOLNSHIRE, IL

OPTION 3-ASHRAE 30x30

NOTE: These calculations are for guidance only. Results depend on provided information. Any change in dimensions, colors, textures or other properties could affect results. Measured values may differ from calculated values due to calculation methods, component performance, field conditions, etc.

Luminaire Schedule							Lum. Watts	Lum. Lumens
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GRND GRID	Illuminance	Fc	7.49	21.2	0.7	10.70	30.29
SMALL WALL	Illuminance	Fc	8.34	17.9	0.4	20.85	44.75



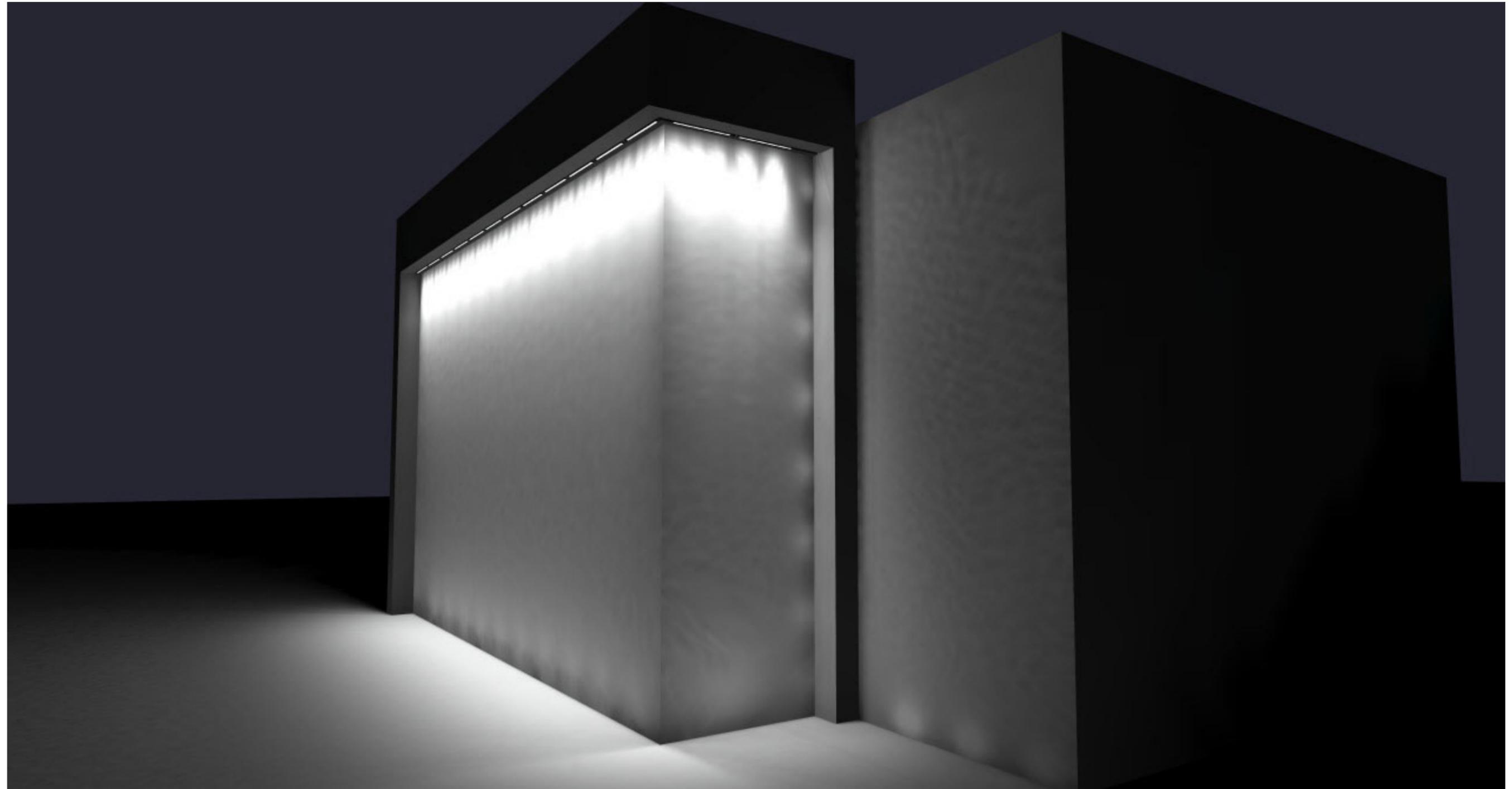
PHOTOMETRIC CALCULATION

Client : _____

Project name : LP2020-62303-COURTYARD MARRIOTT-LINCOLNSHIRE, IL

OPTION 3-ASHRAE 30x30

NOTE: These calculations are for guidance only. Results depend on provided information. Any change in dimensions, colors, textures or other properties could affect results. Measured values may differ from calculated values due to calculation methods, component performance, field conditions, etc.



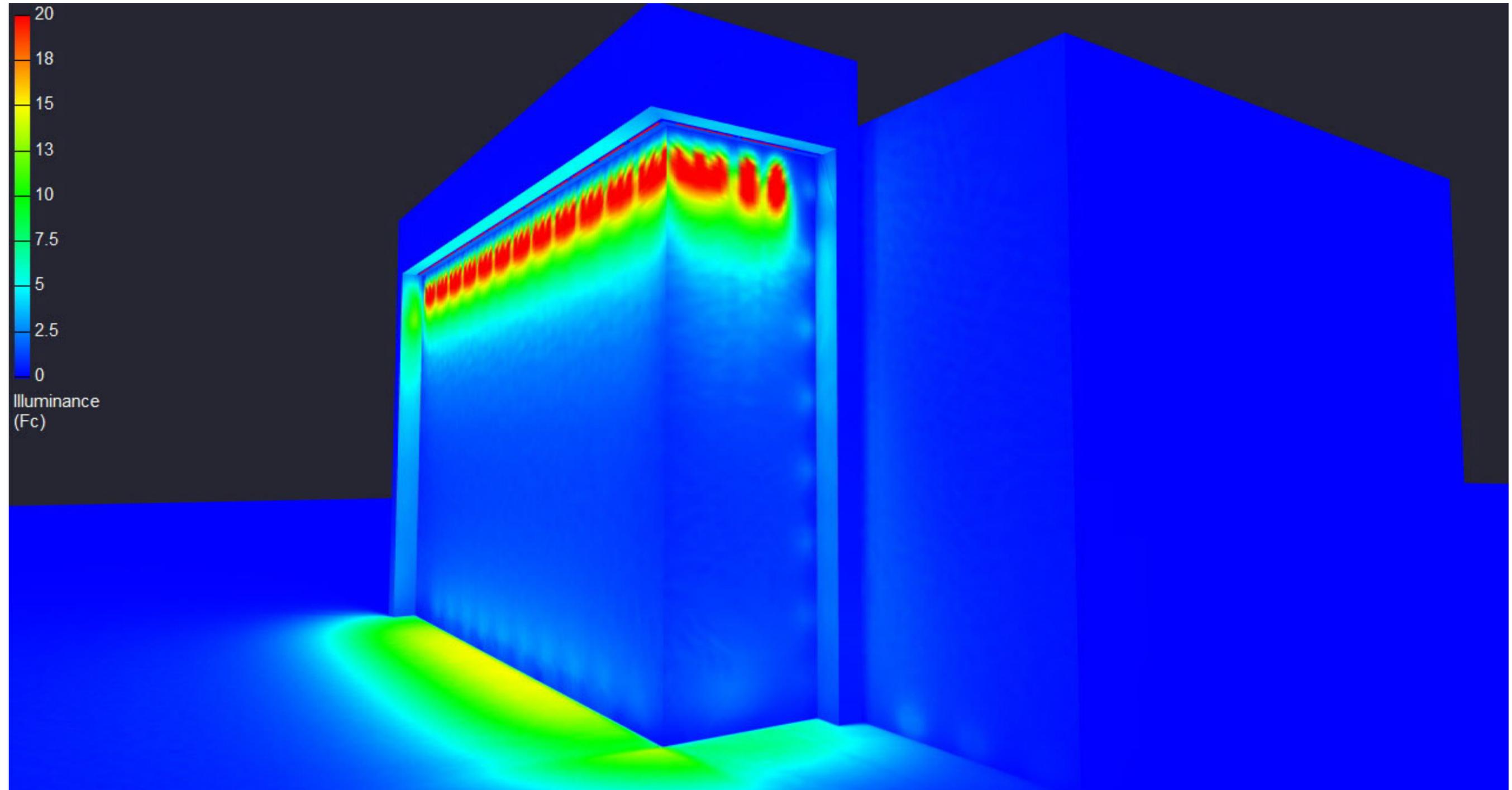
PHOTOMETRIC CALCULATION

Client : _____

Project name : LP2020-62303-COURTYARD MARRIOTT-LINCOLNSHIRE, IL

OPTION 3-ASHRAE 30x30

NOTE: These calculations are for guidance only. Results depend on provided information. Any change in dimensions, colors, textures or other properties could affect results. Measured values may differ from calculated values due to calculation methods, component performance, field conditions, etc.



PHOTOMETRIC CALCULATION

Client : _____

Project name : LP2020-62303-COURTYARD MARRIOTT-LINCOLNSHIRE, IL

OPTION 3-ASHRAE 30x30

NOTE: These calculations are for guidance only. Results depend on provided information. Any change in dimensions, colors, textures or other properties could affect results. Measured values may differ from calculated values due to calculation methods, component performance, field conditions, etc.



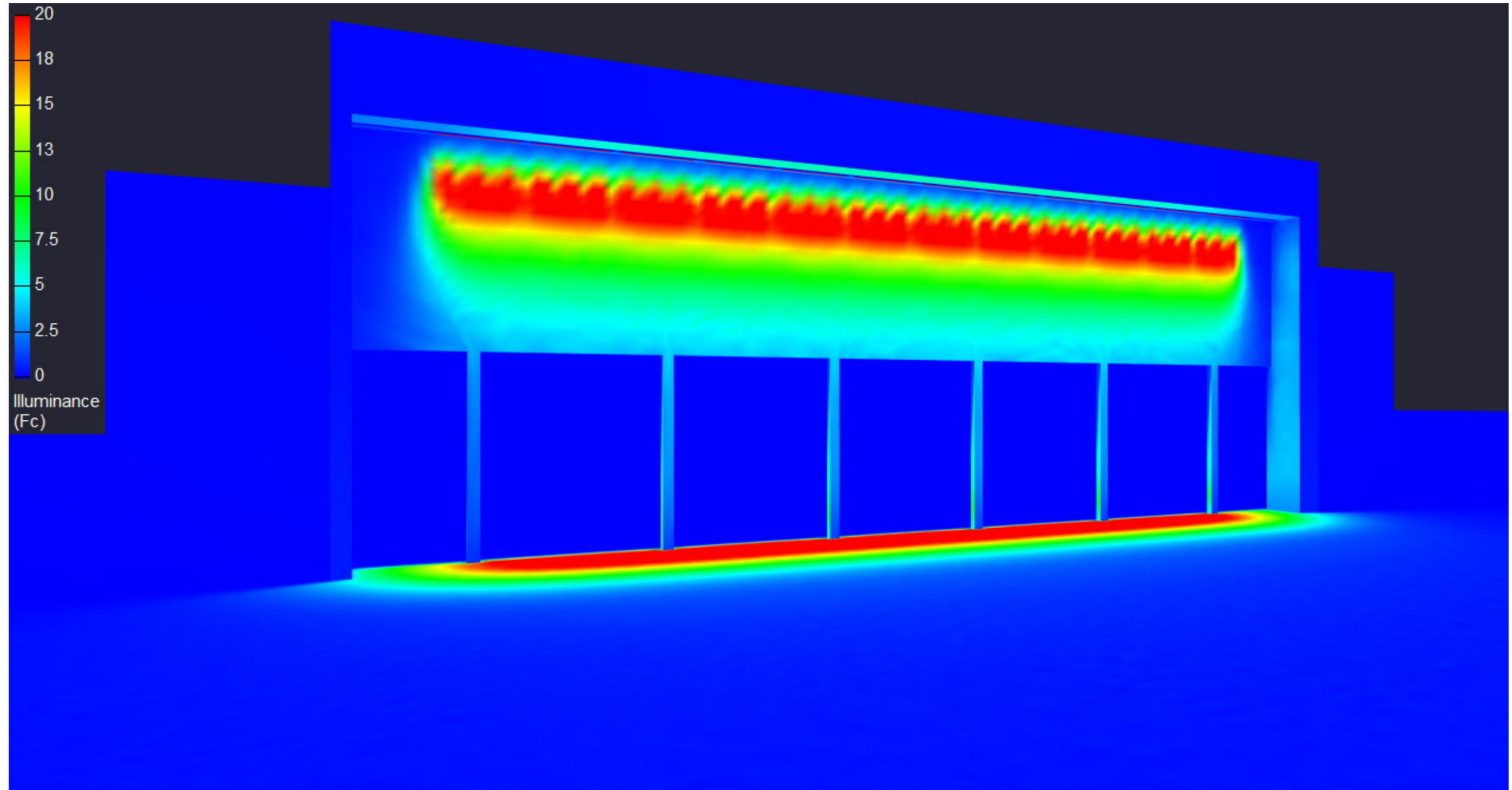
PHOTOMETRIC CALCULATION

Client : _____

Project name : LP2020-62303-COURTYARD MARRIOTT-LINCOLNSHIRE, IL

OPTION 3-ASHRAE 30x30

NOTE: These calculations are for guidance only. Results depend on provided information. Any change in dimensions, colors, textures or other properties could affect results. Measured values may differ from calculated values due to calculation methods, component performance, field conditions, etc.



700 21st St SW
PO Box 56
Watertown, SD 57201-0056
Phone: 800.843.9888
Fax: 800.843.9890

PROJECT:

Name: **Courtyard Lincolnshire, IL**
Address: **505 Milwaukee Avenue LINCOLNSHIRE IL 60069**
Project Number: **227926**

OWNER/LANDLORD:

Company Name: *Indian Creek Investors*
Representative Name: *Drew DeSantis*
Address: *100 Army Lane, Oakbrook Terrace, IL 60181*
Phone Number: *847-902-6091*
Email: *d.desantis @ army lane. com*

I, *Drew DeSantis, President*, am the Owner or the representative for the Owner/Landlord of the above listed company and/or project gives permission to: **Persona Signs** to perform any and all sign work associated with the above referenced project location.

I approve of the sign drawings as submitted.

I further authorize: **Persona Signs** and/or its representative to obtain any and all permits for this project.



Signature

7/29/2020

Date

PROJECT PROPOSAL



MARSHA: CHILS

OWNERSHIP: SPECTRUM DEVELOPMENT GROUP

Is this project eligible for the Signage Retrofit program and subsidy? Yes / **Unknown**

Is this project a Marriott managed project? Yes / Unknown

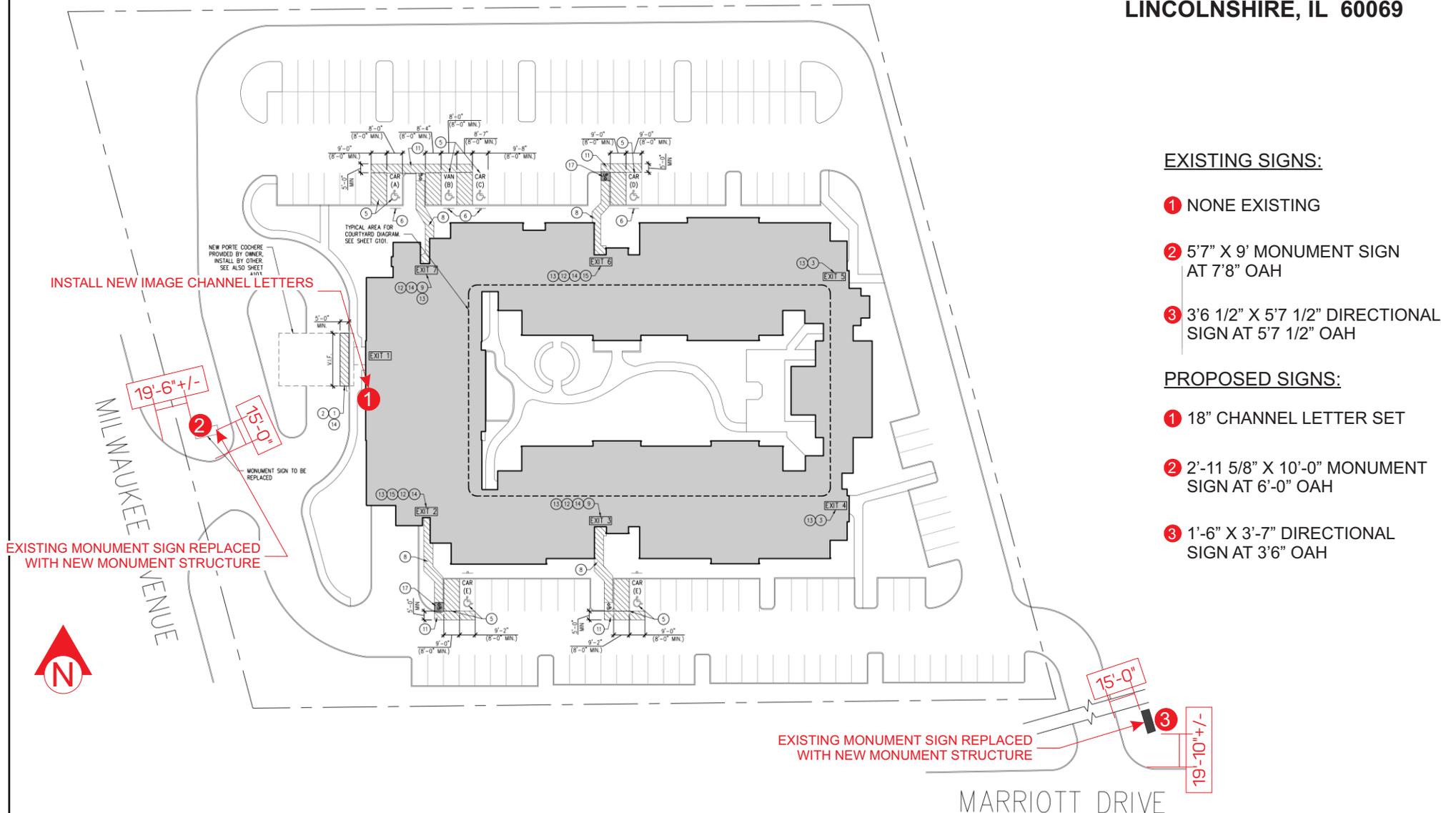
Customer: COURTYARD	Date: 01/13/20	Prepared By: CM	<small>Note: color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.</small>	 <p>persóna SIGNS LIGHTING IMAGE</p>	<p>DISTRIBUTED BY SIGN UP COMPANY 700 21st Street Southwest PO Box 210 Watertown, SD 57201-0210 1.800.843.9888 • www.personasigns.com</p>
Location: 47 LINCOLNSHIRE, IL	File Name: 227926 - R6 - LINCOLNSHIRE, IL	Eng: -			

SITE PLAN

COURTYARD

BY MARRIOTT

505 MILWAUKEE AVE
LINCOLNSHIRE, IL 60069



EXISTING SIGNS:

- 1 NONE EXISTING
- 2 5'7" X 9' MONUMENT SIGN AT 7'8" OAH
- 3 3'6 1/2" X 5'7 1/2" DIRECTIONAL SIGN AT 5'7 1/2" OAH

PROPOSED SIGNS:

- 1 18" CHANNEL LETTER SET
- 2 2'-11 5/8" X 10'-0" MONUMENT SIGN AT 6'-0" OAH
- 3 1'-6" X 3'-7" DIRECTIONAL SIGN AT 3'6" OAH

INSTALL NEW IMAGE CHANNEL LETTERS

EXISTING MONUMENT SIGN REPLACED WITH NEW MONUMENT STRUCTURE

EXISTING MONUMENT SIGN REPLACED WITH NEW MONUMENT STRUCTURE

Customer: COURTYARD	Date: 07/28/20	Prepared By: CM/KR/SC/KH	Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.	 <p>SIGNS LIGHTING IMAGE</p>	DISTRIBUTED BY SIGN UP COMPANY 700 21st Street Southwest PO Box 210 Watertown, SD 57201-0210 1.800.843.9888 • www.personasigns.com
Location: 48 LINCOLNSHIRE, IL	File Name: 227926 - R6 - LINCOLNSHIRE, IL	Eng: -			

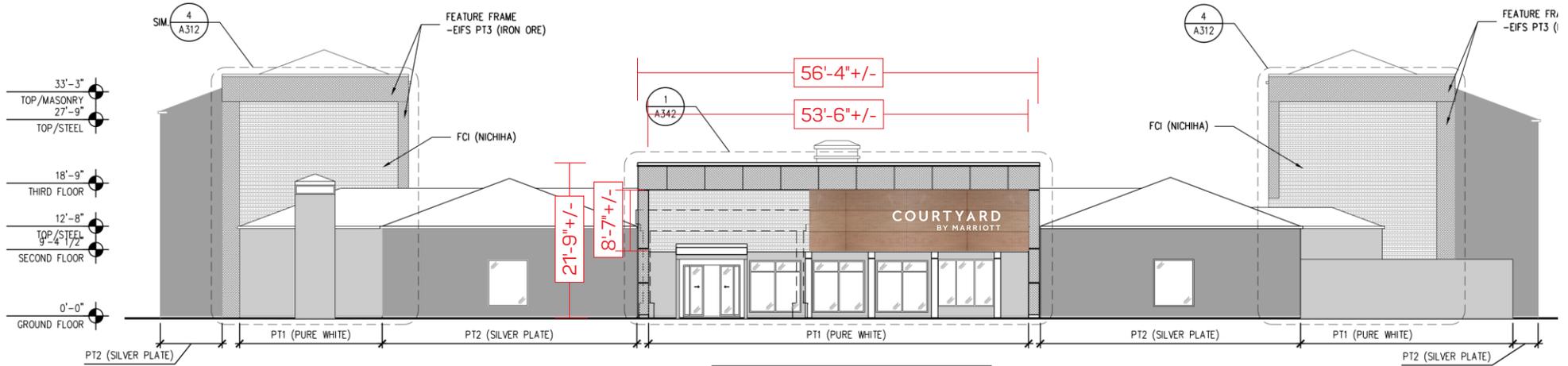
BUILDING SIGNAGE

STANDARD SPECS ARE USED FOR THIS PROPOSAL

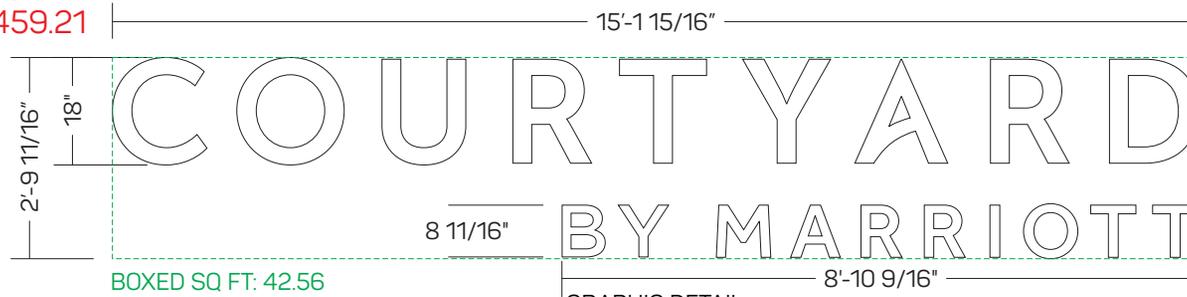
1

WEST ELEVATION

SCALE: 3/64" = 1' 0"



WALL BOXED SQ FT: 1225.25
SIGN BAND BOXED SQ FT: 459.21



GRAPHIC DETAIL
SCALE: 3/8" = 1'-0"



NIGHT VIEW
NTS

Scope of work:

1. Install new channel letters by connecting to power at sign location

APPROVAL BOX - PLEASE INITIAL

CUSTOMER APPROVAL		Date
-------------------	--	------

NOTE: Elevation drawings are for customer approval only, drawings are not to be used as any installation guide, all dimensions must be verified before installation.

Customer: COURTYARD	Date: 09/11/20	Prepared By: SC/KH/JS	<small>Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.</small>	 SIGNS LIGHTING IMAGE	DISTRIBUTED BY SIGN UP COMPANY 700 21st Street Southwest PO Box 210 Watertown, SD 57201-0210 1.800.843.9888 • www.personasigns.com
Location: 49 LINCOLNSHIRE, IL	File Name: 227926 - R6 - LINCOLNSHIRE, IL	Eng: -			

MONUMENT SIGN

STANDARD SPECS ARE USED FOR THIS PROPOSAL

2

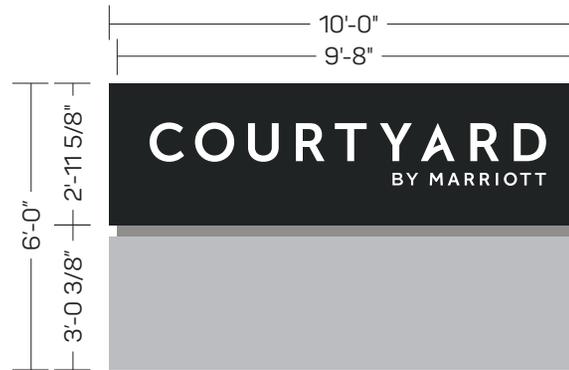


EXISTING
5'7" X 9' MONUMENT SIGN
AT 7'8" OAH

PROPOSED



REVERSE SIDE



GRAPHIC DETAIL
SCALE: 1/4" = 1'-0"



NIGHT VIEW

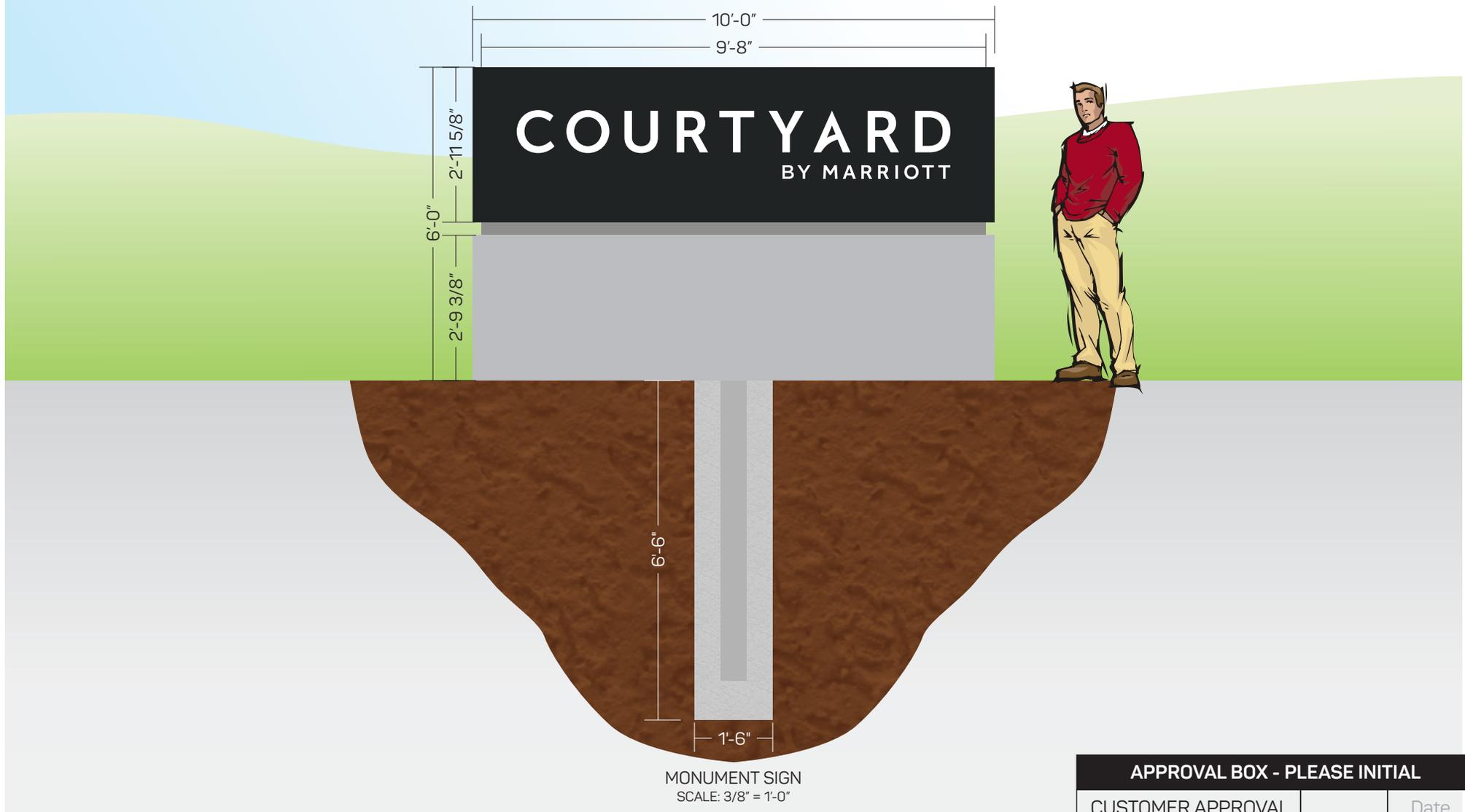
Scope of work:

1. Remove existing cabinet, pole cover, pole, and existing light fixtures and scrap.
2. PouR new 1'-6" diameter, 6'-6" deep foundation and set new pole.
3. Install new monument structure on new pole.
4. Connect to existing power.

APPROVAL BOX - PLEASE INITIAL		
CUSTOMER APPROVAL		Date

NOTE: Elevation drawings are for customer approval only, drawings are not to be used as any installation guide, all dimensions must be verified before installation.

Customer: COURTYARD	Date: 09/28/20	Prepared By: CM/KR/KH/JS/CM	<small>Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.</small>		DISTRIBUTED BY SIGN UP COMPANY 700 21st Street Southwest PO Box 210 Watertown, SD 57201-0210 1.800.843.9888 • www.personasigns.com
Location: 50 LINCOLNSHIRE, IL	File Name: 227926 - R6 - LINCOLNSHIRE, IL	Eng: -			



APPROVAL BOX - PLEASE INITIAL		
CUSTOMER APPROVAL	<input type="text"/>	Date

NOTE: Elevation drawings are for customer approval only, drawings are not to be used as any installation guide, all dimensions must be verified before installation.

Customer: COURTYARD	Date: 04/13/20	Prepared By: CM/KR/KH	<small>Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.</small>
Location: 51 LINCOLNSHIRE, IL	File Name: 227926 - R6 - LINCOLNSHIRE, IL		

persona
SIGNS | LIGHTING | IMAGE

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700 21st Street Southwest
PO Box 210
Watertown, SD 57201-0210
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DIRECTIONAL SIGN

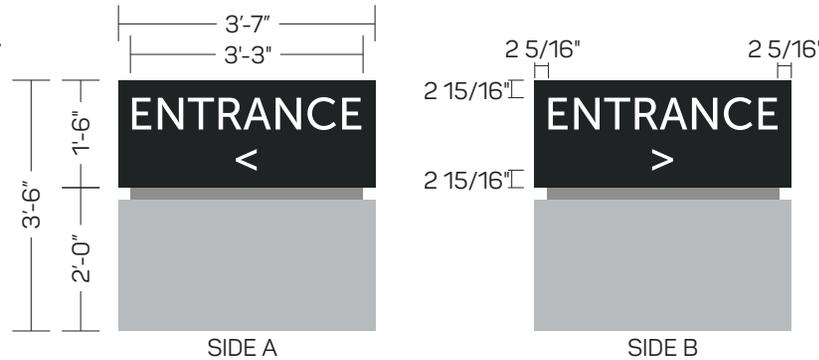
STANDARD SPECS ARE USED FOR THIS PROPOSAL

3



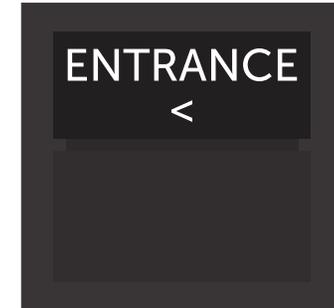
NOTE: DOUBLE SIDED SIGN WILL NOT EXCEED .5 FOOT CANDLES AT THE PROPERTY LINE, AS REQUIRED BY CODE

EXISTING
3'6 1/2" X 5'7 1/2" DIRECTIONAL
SIGN AT 5'7 1/2" OAH



SIDE A

SIDE B



NIGHT VIEW

PROPOSED

Scope of work:

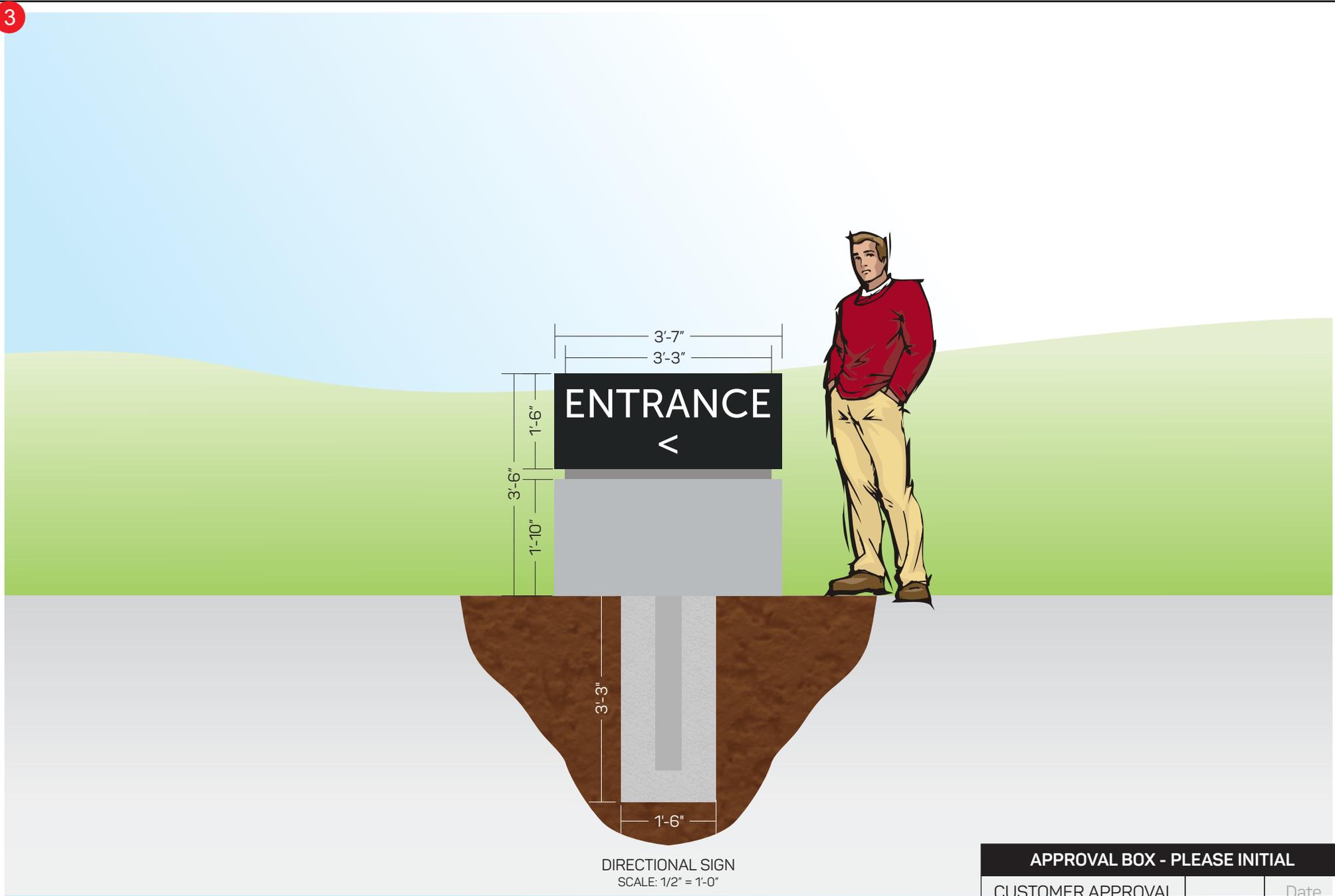
1. Remove existing cabinet, pole cover, pole, and existing light fixtures and scrap.
2. PouR new 1'-6" diameter, 3'-3" deep foundation and set new pole.
3. Install new monument structure on new pole.
4. Connect to existing power.

GRAPHIC DETAIL
SCALE: 3/8" = 1'-0"

APPROVAL BOX - PLEASE INITIAL		
CUSTOMER APPROVAL		Date

NOTE: Elevation drawings are for customer approval only, drawings are not to be used as any installation guide, all dimensions must be verified before installation.

Customer: COURTYARD	Date: 09/28/20	Prepared By: CM/KR/KH/JS/CM	<small>Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.</small>	 <p>personna SIGNS LIGHTING IMAGE</p>	<p>DISTRIBUTED BY SIGN UP COMPANY 700 21st Street Southwest PO Box 210 Watertown, SD 57201-0210 1.800.843.9888 • www.personasigns.com</p>
Location: 52 LINCOLNSHIRE, IL	File Name: 227926 - R6 - LINCOLNSHIRE, IL	Eng: -			



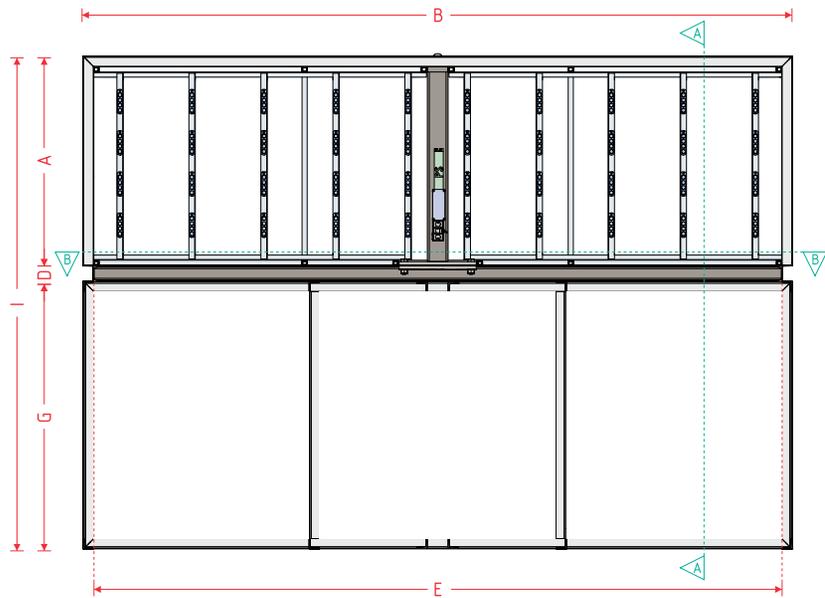
APPROVAL BOX - PLEASE INITIAL		
CUSTOMER APPROVAL		Date

NOTE: Elevation drawings are for customer approval only, drawings are not to be used as any installation guide, all dimensions must be verified before installation.

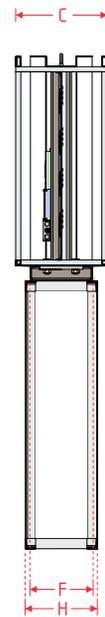
Customer: COURTYARD	Date: 04/13/20	Prepared By: CM/KR/KH	<small>Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.</small>
Location: 53 LINCOLNSHIRE, IL	File Name: 227926 - R6 - LINCOLNSHIRE, IL		

persona
SIGNS | LIGHTING | IMAGE

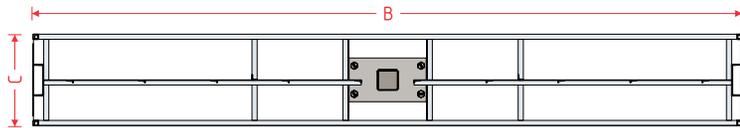
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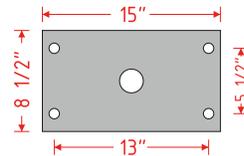
FRAME & LAMP DETAIL
NOT TO SCALE



CROSS SECTION A-A
NOT TO SCALE



CROSS SECTION B-B
NOT TO SCALE



3/4" X 8 1/2" X 15" PLATES
7/8" HOLES
3/4" BOLTS
PLATE ACCEPTS:
8 1/2" OD PIPE
8 1/2" SQ TUBE

PLATE DETAIL
SCALE: 3/4" = 1'-0"

SPECIFICATIONS:

- DESIGN FACTOR: TO BE DETERMINED
- ALUMINUM TUBE FRAME CONSTRUCTION
- EXTERIOR FINISH: PAINT PANTONE® 877 C SILVER, SATIN FINISH
- INTERIOR FINISH: PAINT REFLECTIVE WHITE
- FACE FINISH: PAINT PANTONE® 426 C GRAY, SATIN FINISH
- REVEAL FINISH: PAINT PANTONE® 877 C SILVER, SATIN FINISH
- POLE COVER FINISH: PAINT MATTHEWS 41342SP BRUSHED ALUMINUM, SATIN FINISH
- U.L. LISTED
- DISCONNECT SWITCH LOCATED AT END OF CABINET
- .080" ALUMINUM SKIN
- FACES REMOVABLE FOR SERVICE ACCESS
- GE 7100K WHITE LED'S AS REQUIRED
- .125" ROUTED ALUMINUM FACE WITH .118" WHITE SOLAR GRADE POLYCARBONATE BACKER PANEL
- PLATE/MATCH PLATE INSTALLATION



GRAPHIC DETAIL
NOT TO SCALE

ITEM #	HEIGHT	LENGTH	DEPTH	REVEAL HEIGHT	REVEAL LENGTH	REVEAL DEPTH	POLE COVER HEIGHT	POLE COVER DEPTH	OVERALL HEIGHT	PERIMETER TUBE	INTERIOR TUBE	ELECTRICAL	BOXED SQUARE FOOTAGE
	A	B	C	D	E	F	G	H	I				
COU-1X5DFRF17MONAT04-S	1'-9"	5'-10 3/4"	18"	3"	5'-6 3/4"	1'-0"	2'-6"	1'-2"	4'-6"	1" X 1" X 1/8"	3" X 3" X 3/16"	(1) 20A/120V CIRCUIT	10.32
COU-2X8DFRF17MONAT05-S	2'-6"	8'-5 1/8"	18"	3"	8'-1 1/8"	1'-0"	2'-3"	1'-2"	5'-0"	1" X 1" X 1/8"	3" X 3" X 3/16"	(1) 20A/120V CIRCUIT	21.07
COU-2X10DFRF17MONAT06-S	2'-11 5/8"	10'-0"	18"	3"	9'-8"	1'-0"	2'-9 3/8"	1'-2"	6'-0"	1" X 1" X 1/8"	3" X 3" X 3/16"	(1) 20A/120V CIRCUIT	29.69
COU-3X11DFRF17MONAT08-S	3'-5"	11'-6 3/16"	18"	3"	11'-2 3/16"	1'-0"	4'-4"	1'-2"	8'-0"	1" X 1" X 1/8"	4" X 4" X 3/16"	(1) 20A/120V CIRCUIT	39.35

Customer:
COURTYARD
54

Date:
01/22/2020

Prepared By:
AP/CM

Modeled By:
ARS

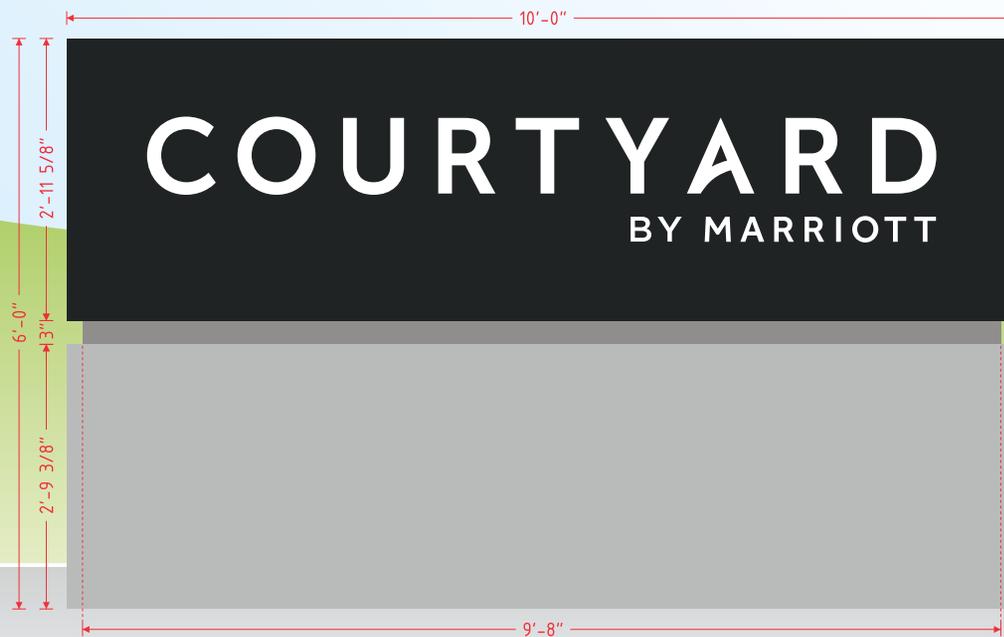
Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.

File Name:
COU MONUMENT SIGNS

Revision:
3

persona
SIGNS | LIGHTING | IMAGE

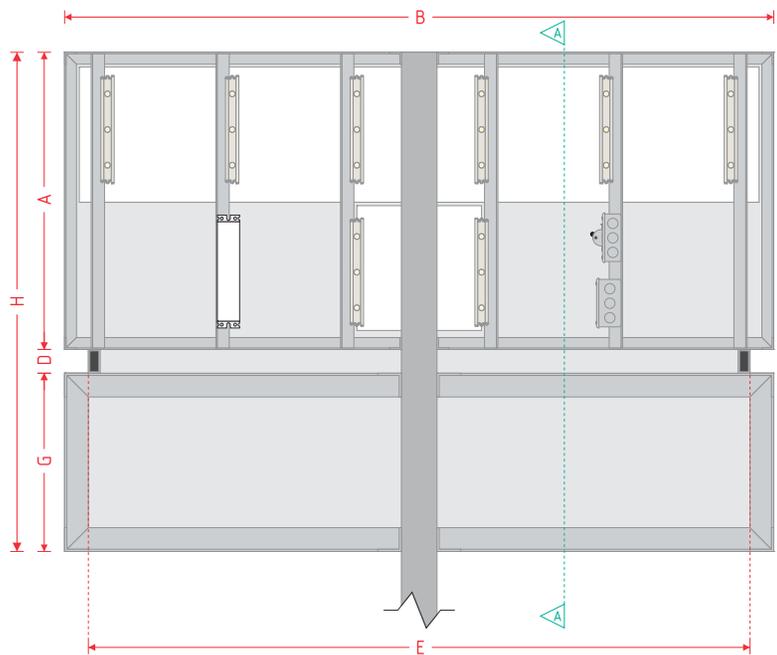
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700 21st Street Southwest
PO Box 210
Watertown, SD 57201-0210
1.800.843.9888 · www.personasigns.com



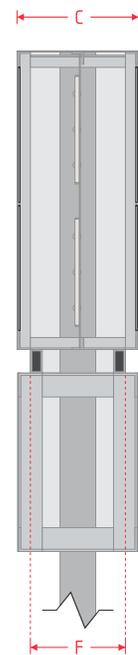
MONUMENT ELEVATION

SCALE: 1/2" = 1'-0"

Customer: COURTYARD	Date: 01/22/2020	Prepared By: AP/CM	Modeled By: ARS	<p><small>Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.</small></p>	<p>persōna SIGNS LIGHTING IMAGE</p>	<p>DISTRIBUTED BY SIGN UP COMPANY 700 21st Street Southwest PO Box 210 Watertown, SD 57201-0210 1.800.843.9888 • www.personasigns.com</p>
Item Number: C052X10DFRF17MONAT06-S	File Name: COU MONUMENT SIGNS		Revision: 3			



FRAME & LAMP DETAIL
NOT TO SCALE



CROSS SECTION A-A
NOT TO SCALE

SPECIFICATIONS:

- DESIGN FACTOR: TO BE DETERMINED
- 10" ALUMINUM ANGLE FRAME
- 1/8" ROUTED ALUMINUM FACE WITH .118" WHITE SOLAR GRADE POLYCARBONATE BACKER PANEL
- EXTERIOR FINISH: PAINT PANTONE® 877 C SILVER, SATIN FINSH
FACE FINISH: PAINT PANTONE® 426 C GRAY, SATIN FINISH
REVEAL FINISH: PAINT PANTONE® 877 C SILVER, SATIN FINISH
POLE COVER FINISH: PAINT MATTHEWS 41342SP BRUSHED ALUMINUM, SATIN FINISH
- INTERIOR FINISH: PAINT REFLECTIVE WHITE
- U.L. LISTED
- SWITCH LOCATED INSIDE COPY CABINET
- .080" ALUMINUM SKIN
- ENDS REMOVABLE FOR SERVICE ACCESS
- GE 7100K WHITE LED'S AS REQUIRED
- SADDLE MOUNT INSTALLATION



GRAPHIC DETAIL
NOT TO SCALE

EXHIBIT C4

ITEM #	HEIGHT	LENGTH	DEPTH	REVEAL HEIGHT	REVEAL LENGTH	REVEAL DEPTH	POLE COVER HEIGHT	OVERALL HEIGHT	PERIMETER ANGLE	ELECTRICAL	BOXED SQUARE FOOTAGE
	A	B	C	D	E	F	G	H			
COU-1X3DFRFENT17SGN3-S	1'-6"	3'-7"	10"	2"	3'-3"	8"	1'-10"	3'-6"	1" X 1" X 1/8"	(1) 20A/120V CIRCUIT	5.38
COU-1X3DFRFEX17SGN3-S	1'-6"	3'-7"	10"	2"	3'-3"	8"	1'-10"	3'-6"	1" X 1" X 1/8"	(1) 20A/120V CIRCUIT	5.38
COU-2X4DFRFENT17SGN3-S	2'-1"	4'-11 3/4"	10"	2"	4'-7 3/4"	8"	1'-3"	3'-6"	1" X 1" X 1/8"	(1) 20A/120V CIRCUIT	10.37
COU-2X4DFRFEX17SGN3-S	2'-1"	4'-11 3/4"	10"	2"	4'-7 3/4"	8"	1'-3"	3'-6"	1" X 1" X 1/8"	(1) 20A/120V CIRCUIT	10.37

Customer:
COURTYARD
56

Date:
12/03/18

Prepared By:
JW

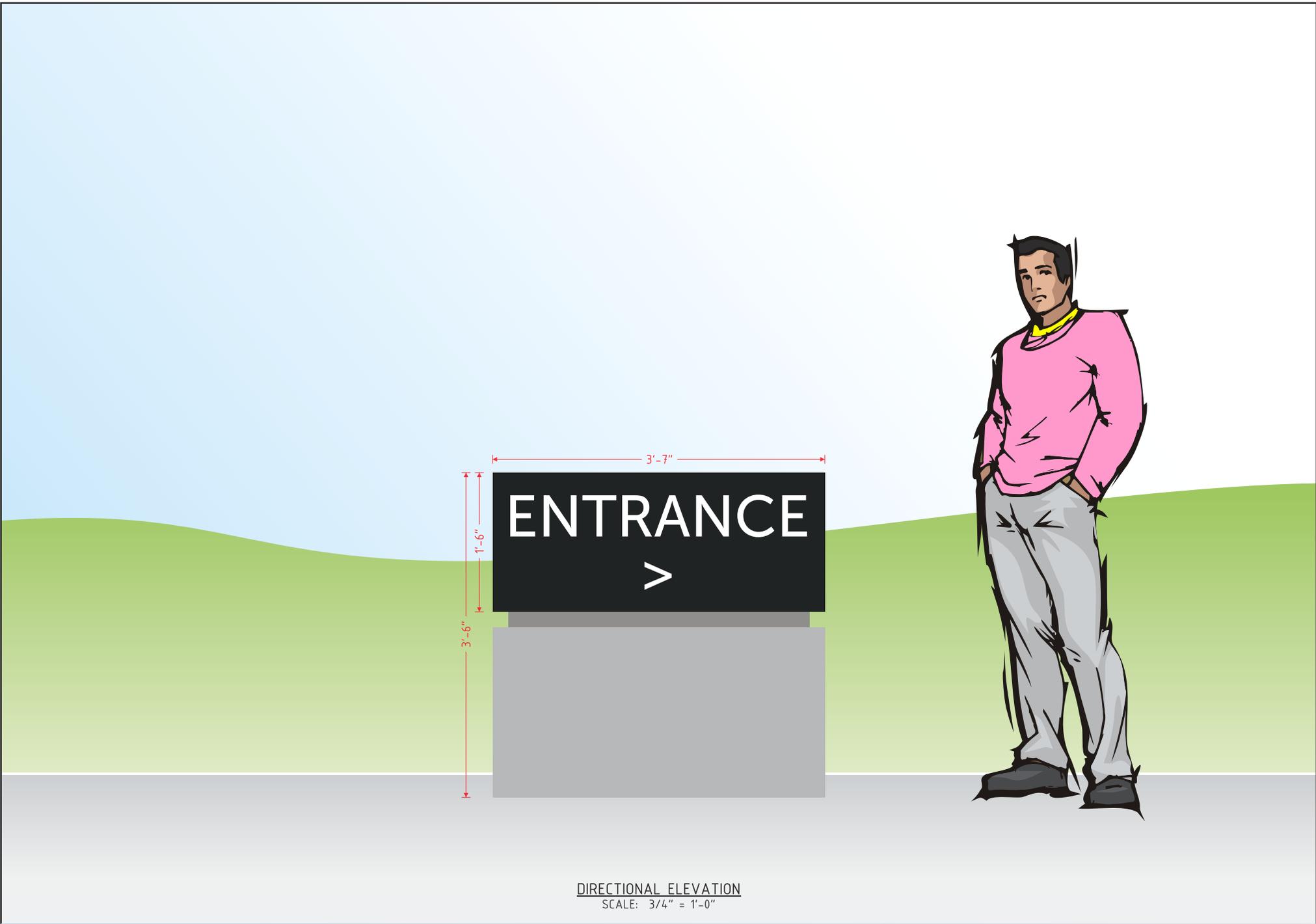
Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.

File Name:
COU DIRECTIONALS

Revision:
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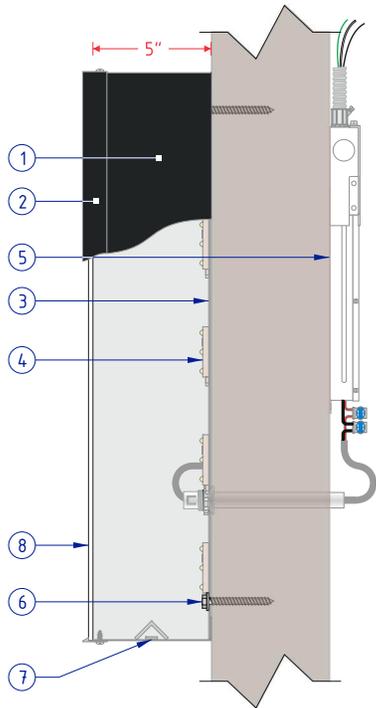
DIRECTIONAL ELEVATION
SCALE: 3/4" = 1'-0"

Customer: COURTYARD	Date: 12/03/18	Prepared By: JW	<p><small>Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.</small></p>	 SIGNS LIGHTING IMAGE	DISTRIBUTED BY SIGN UP COMPANY 700 21st Street Southwest PO Box 210 Watertown, SD 57201-0210 1.800.843.9888 • www.personasigns.com
Item Number: 67-1X3DFRFENT17SGN3-S	File Name: COU DIRECTIONALS		Revision: -		

COURTYARD
BY MARRIOTT

BOXED SQ. FT.

8



COURTYARD
BY MARRIOTT

CENTER JUSTIFIED OPTION
SCALE: 3/16" = 1'-0"

COURTYARD
BY MARRIOTT

LETTER PROFILE
NOT TO SCALE

LEFT JUSTIFIED OPTION
SCALE: 3/16" = 1'-0"

COURTYARD REMOTE CHANNEL LETTERS WITH WHITE FACES SPECIFICATIONS	
NO.	PART/DESCRIPTION
1	.040" X 5" PAINTED TO MATCH PMS 426 C GRAY ALUMINUM RETURNS
2	1" TRIM CAP PAINTED TO MATCH PMS 426 C GRAY
3	.063" ALUMINUM BACK
4	GE 7100K WHITE LED'S AS REQUIRED
5	REMOTE POWER SUPPLIES AS REQUIRED
6	MOUNTING HARDWARE AS DETERMINED BY SITE CONDITIONS
7	DRAIN HOLES WITH LIGHT Baffles AS REQUIRED
8	3/16" 7328 WHITE ACRYLIC FACE

NOTES:

- CHANNEL LETTER INTERIORS TO BE PAINTED REFLECTIVE WHITE
- U.L. LISTED
- FOR USE ON DARK COLORED BUILDINGS
- ELECTRICAL: 1.10 AMPS / 120 VOLTS

Customer:
COURTYARD

Date:
04/03/20

Prepared By:
AP/TH/RA

Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.

Item Number: **58**

File Name:
COU REMOTE LED CHANNEL LETTERS

Revision:
2

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IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UNDERGROUND UTILITIES BEFORE BEGINNING CONSTRUCTION AND ADVISE ENGINEERING OF ANY CONFLICTS. ALL LOCATION OF UTILITIES SHOWN ON THESE DRAWINGS IS APPROXIMATE AND MAY NOT BE A COMPLETE LOCATION OF ALL UTILITIES. CERTIFICATION TO THE LOCATION OF ALL UTILITIES IS WITHHELD.

GENERAL NOTES

BASE DATA NOTES

BASE PLAN DATA HAS BEEN PROVIDED BY CR ARCHITECTS + DESIGN AND DOCUMENTATION FROM SITE VISIT. MINOR FIELD ADJUSTMENTS MAY OCCUR TO PROPOSED IMPROVEMENTS. MAJOR FIELD ADJUSTMENTS SHOULD BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.

CONSTRUCTION NOTES

1. CONSTRUCTION STAKE-OUT IS THE RESPONSIBILITY OF THE CONTRACTOR. ELEMENTS ARE TO BE STAKED IN THE FIELD BY THE CONTRACTOR FOR REVIEW AND APPROVAL OF THE OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT OF CONSTRUCTION. ANY CONFLICTS IN FIELD THAT MAY ARISE, CONTRACTOR IS TO MAKE BEST JUDGEMENT DURING FIELD STAKE-OUT AND COORDINATE WITH OWNER'S REPRESENTATIVE/L.A. FOR APPROVAL.
2. ALL HARDSCAPE MATERIALS AND COLORS ARE TO BE APPROVED BY OWNER.
3. CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION. EXISTING UTILITIES TO REMAIN SHALL BE PROTECTED FROM CONSTRUCTION ACTIVITIES.
4. CONTRACTOR SHALL STAGE CONSTRUCTION ACTIVITY IN SUCH A MANNER AS TO MINIMIZE THE AREA OF DISTURBED EARTH AT THE END OF EACH WORK DAY.

DISTURBED AREAS

ANY DISTURBED AREAS SHALL RECEIVE SOD OR MULCH AS NECESSARY. ALL LANDSCAPE BEDS ARE TO RECEIVE 3" DEPTH SETTLED, OF SHREDDED HARDWOOD MULCH OR STONE MULCH TO MATCH EXISTING.

QUANTITY TAKEOFF DISCLAIMER

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PROJECT TITLE
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COMMISSION NO. 120009
ISSUE DATE 02/28/2020
SHEET TITLE

EXISTING
CONDITIONS

SHEET NO.

LS100

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EXISTING SHRUB AREA (TYP.)
EXISTING TURF (TYP.)
EXISTING CONIFER TREE (TYP.)
STONE MULCH (TYP.)
EXISTING MULCH PLANTING BED (TYP.)
EXISTING MULTI-TRUNK TREE (TYP.)
EXISTING DECIDUOUS TREE (TYP.)
EXISTING GROUNDCOVER (TYP.)
EXISTING PAVERS
EXISTING MONUMENT SIGN

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DATE PLOTTED: Wednesday, September 26, 2019 3:52:57 PM

1 EXISTING CONDITIONS PLAN
Scale: 1" = 20'

0 20' 40'





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GENERAL NOTES:

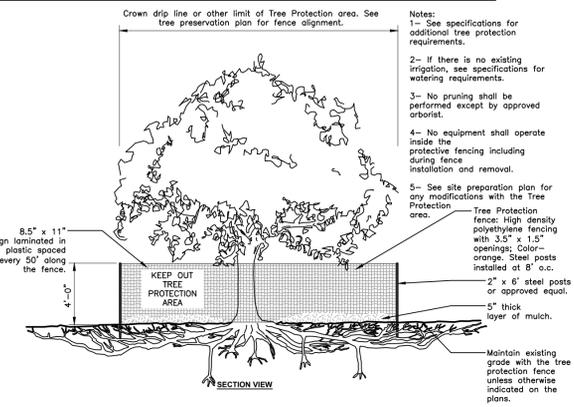
1. ALL PLANT MATERIAL NOT INDICATED "TO BE REMOVED" SHALL REMAIN. ANY EXISTING TREES OR SHRUBS THAT ARE DAMAGED DURING BUILDING RENOVATION SHALL BE REPLACED WITH SIMILAR SPECIES.
2. CONTRACTOR TO OBTAIN ALL RELEVANT PERMITS FOR TREE REMOVAL AND PLANTING RENOVATIONS PRIOR TO STARTING WORK.
3. ALL TREES THAT WILL BE COMPROMISED DURING CONSTRUCTION/RENOVATIONS SHALL BE PROTECTED WITH FENCE PER TREE PROTECTION DETAIL.
4. DURING DEMOLITION ALL ROOTS AND STUMPS OF EXISTING TREES AND SHRUBS SHALL BE COMPLETELY REMOVED FROM EXISTING PLANTING BEDS.
5. ALL DEAD OR DYING TREES SHALL BE REMOVED ON THE PROPERTY. TREES REMOVED WILL NOT REQUIRE PERMIT FEE UNTIL JANUARY 1, 2021.



REFERENCE NOTES SCHEDULE

SYMBOL	DEMOLITION DESCRIPTION	QTY
D-101	PLANTING BED AREAS TO BE DEMOLISHED AND PREPARED FOR NEW PLANTINGS OR RIP RAP.	6,099 sf
D-102	GROUND COVER AREA TO BE REMOVED	660 sf
D-103	TREES TO BE REMOVED	
D-104	SOD TO BE REMOVED	1,754 sf

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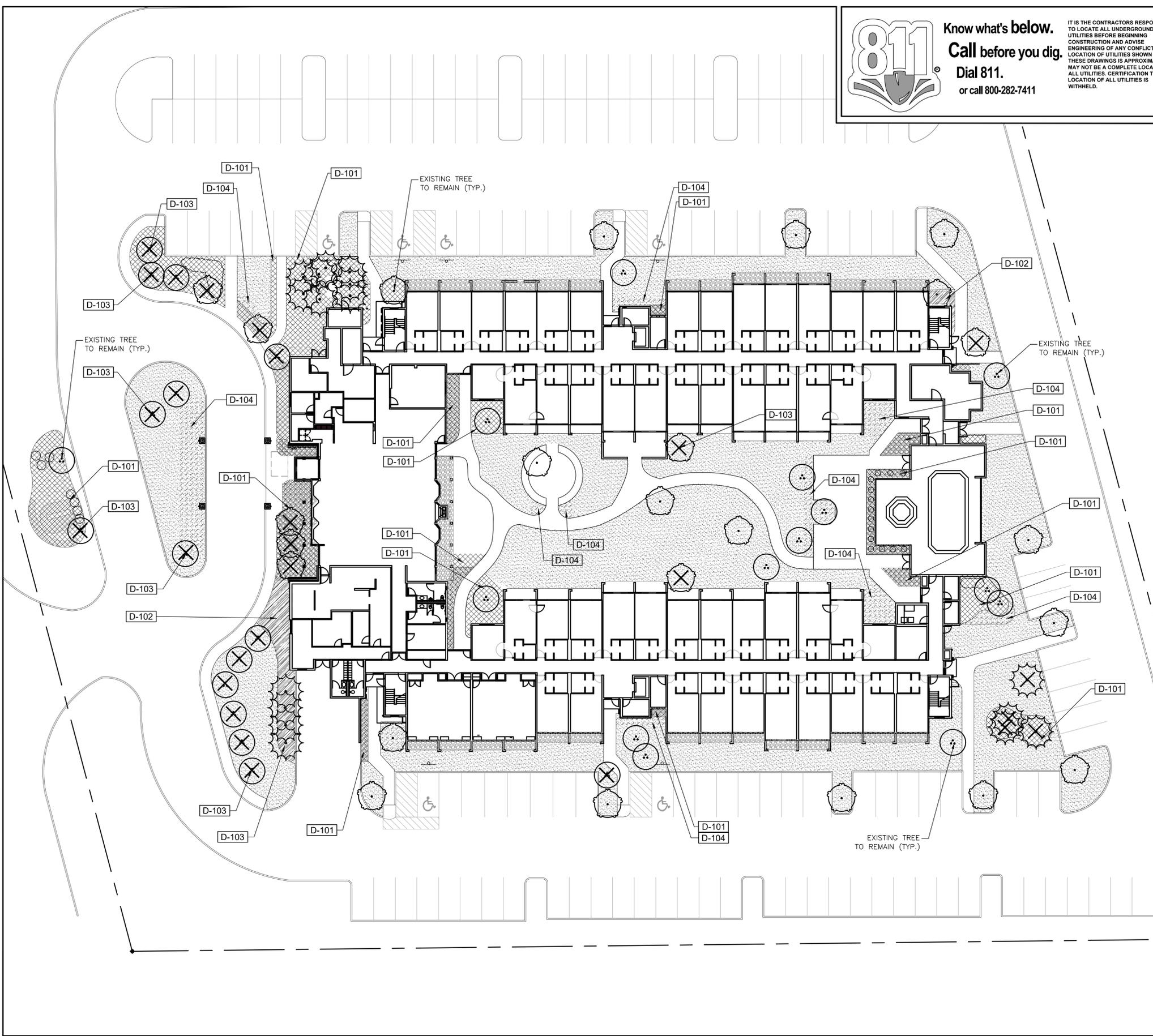


2 TREE PROTECTION
1/4" = 1'-0"
X = TREES TO BE REMOVED

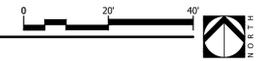
SUMMARY:
PROPOSED TREES
(3) 3" Multi-Trunk Trees=9 inches
(6) 3" Deciduous Trees=18 inches
(6) 1.5" Conifer Trees=9 inches

NOTE:
1. SEE PLANT SCHEDULE ON SHEET LP500 FOR PROPOSED/REPLACEMENT TREE SIZES
2. EXISTING TREE SIZES ARE APPROXIMATE BASED ON BEST AVAILABLE DATA

Qty	Species	DBH	Health
1	Hawthorn	8 inches	Diseased/Dying
1	Hawthorn	8 inches	Diseased/Dying
1	Hawthorn	8 inches	Diseased/Dying
1	Hawthorn	8 inches	Diseased/Dying
1	Hawthorn	5 inches	Diseased/Dying
1	Alleghany Serviceberry	5 inches	Diseased/Dying
1	Crabapple	8 inches	Diseased/Dying
1	Crabapple	8 inches	Diseased/Dying
1	Crabapple	8 inches	Diseased/Dying
1	Ginkgo	5 inches	Good
1	Ginkgo	5 inches	Good
1	Ginkgo	5 inches	Good
1	Hawthorn	8 inches	Diseased/Dying
1	Hawthorn	8 inches	Diseased/Dying
1	Hawthorn	8 inches	Diseased/Dying
1	Hawthorn	8 inches	Diseased/Dying
1	Hawthorn	8 inches	Diseased/Dying
1	Hawthorn	8 inches	Diseased/Dying
1	Hawthorn	8 inches	Diseased/Dying
1	Honey Locust	8 inches	Diseased/Dying
1	Japanese Tree Lilac	10 inches	Diseased/Dying
1	American Hophornbeam	12 inches	Diseased/Dying
1	Austrian Pine	18 inches	Diseased/Dying
1	Austrian Pine	8 inches	Diseased/Dying
1	Austrian Pine	8 inches	Diseased/Dying
1	Austrian Pine	14 inches	Diseased/Dying
1	Crabapple	4 inches	Diseased/Dying
Total inches:		211 inches	



1 DEMOLITION PLAN
Scale: 1" = 20'



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ISSUE DATE 02/28/2020
SHEET TITLE

DEMOLITION PLAN

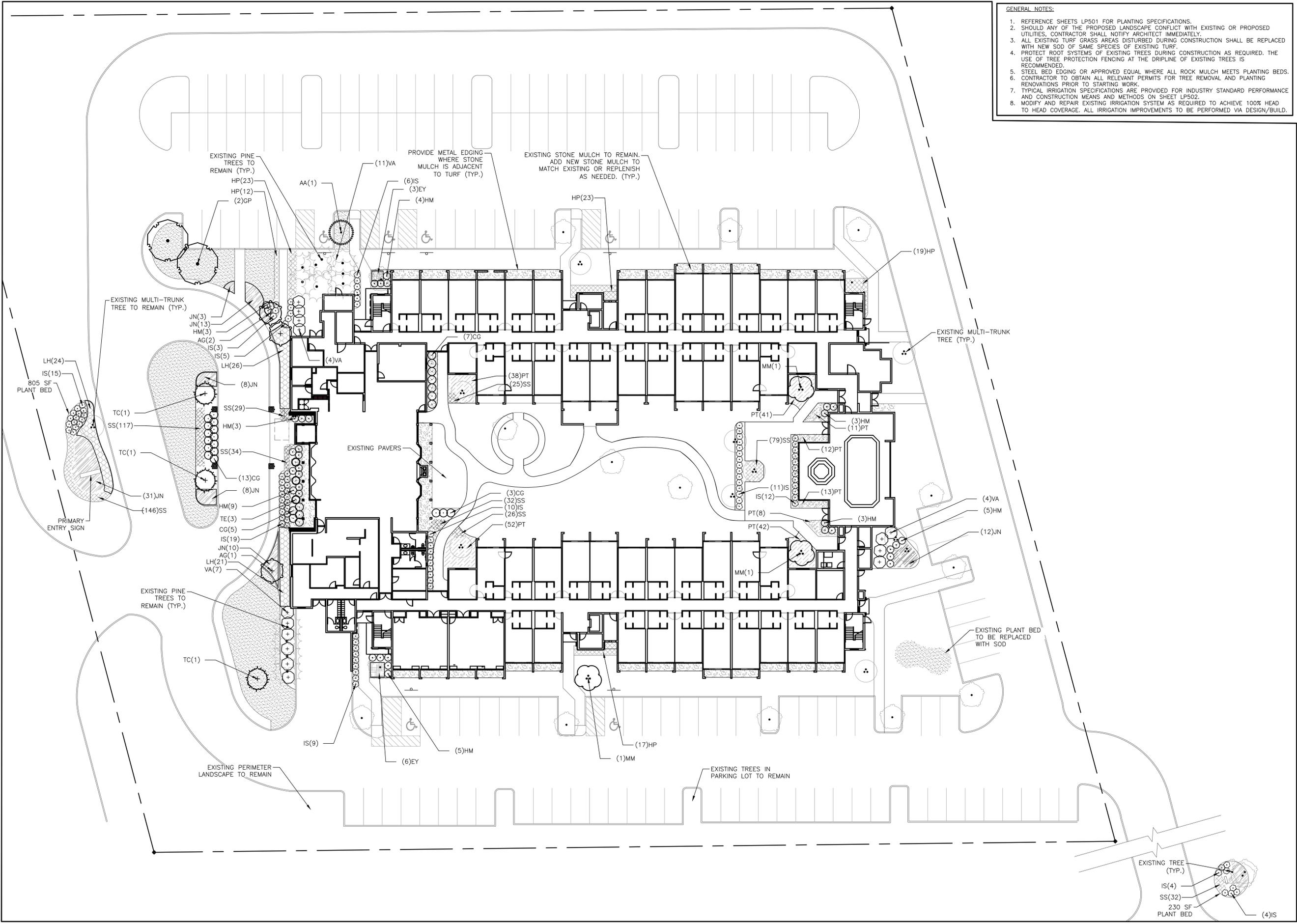
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LS101

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DATE: 02/28/2020 08:04 AM

- GENERAL NOTES:**
1. REFERENCE SHEETS LP501 FOR PLANTING SPECIFICATIONS.
 2. SHOULD ANY OF THE PROPOSED LANDSCAPE CONFLICT WITH EXISTING OR PROPOSED UTILITIES, CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY.
 3. ALL EXISTING TURF GRASS AREAS DISTURBED DURING CONSTRUCTION SHALL BE REPLACED WITH NEW SOD OF SAME SPECIES OF EXISTING TURF.
 4. PROTECT ROOT SYSTEMS OF EXISTING TREES DURING CONSTRUCTION AS REQUIRED. THE USE OF TREE PROTECTION FENCING AT THE DRIPLINE OF EXISTING TREES IS RECOMMENDED.
 5. STEEL BED EDGING OR APPROVED EQUAL WHERE ALL ROCK MULCH MEETS PLANTING BEDS.
 6. CONTRACTOR TO OBTAIN ALL RELEVANT PERMITS FOR TREE REMOVAL AND PLANTING RENOVATIONS PRIOR TO STARTING WORK.
 7. TYPICAL IRRIGATION SPECIFICATIONS ARE PROVIDED FOR INDUSTRY STANDARD PERFORMANCE AND CONSTRUCTION MEANS AND METHODS ON SHEET LP502.
 8. MODIFY AND REPAIR EXISTING IRRIGATION SYSTEM AS REQUIRED TO ACHIEVE 100% HEAD TO HEAD COVERAGE. ALL IRRIGATION IMPROVEMENTS TO BE PERFORMED VIA DESIGN/BUILD.



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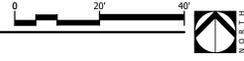
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LANDSCAPE
 PLANTING PLAN

SHEET NO.
LP100

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1 LANDSCAPE PLANTING PLAN
 Scale: 1" = 20'



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 PLOTTED: Wednesday, September 30, 2020 3:28:03 PM

LARGE TREES



Paperbark Elm



Ginkgo



Armstrong Freeman Maple

SMALL TREES



Sweetbay Magnolia

EVERGREEN TREES



Emerald Green Arborvitae



Capitata Japanese Yew

SHRUBS



Golden Mop False Cypress



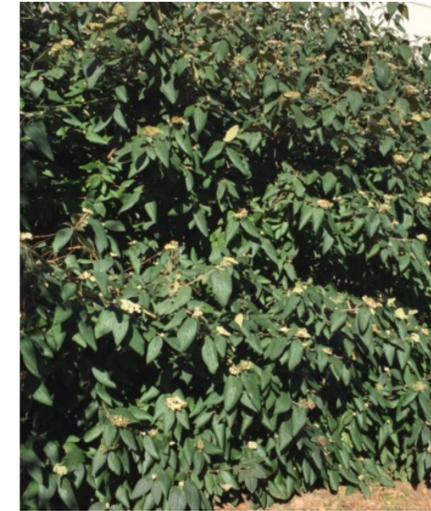
Oakleaf Hydrangea



Inkberry



Little Henry Sweetspire



Leatherleaf Viburnum

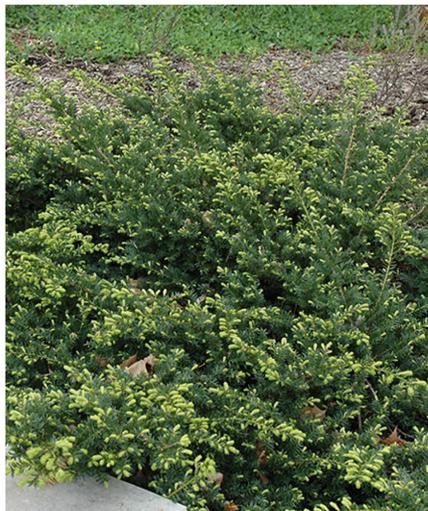
GROUND COVER



Hamein Dwarf Fountain Grass



Elija Blue Fescue



Everlow Yew



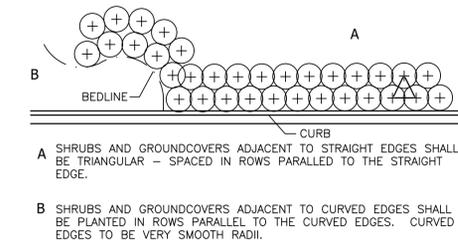
Seasonal Color

PLANT SCHEDULE

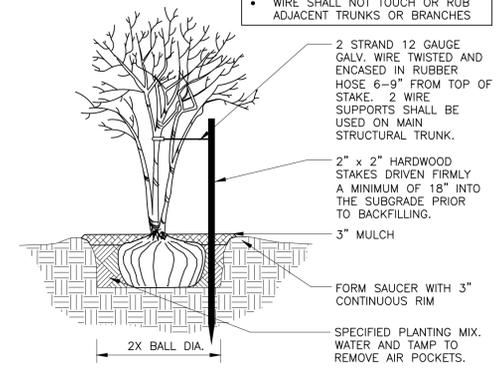
TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	HT	REMARKS
	AG	3	Acer griseum	Paperbark Maple	45 gal. or B&B	3"Cal	10'-14' HT	Full Form and Speciman Quality
	AA	1	Acer x freemanii 'Armstrong'	Armstrong Freeman Maple	45 gal. or B&B	3"Cal	10'-14' HT	Single Straight Trunk, Full Form and Speciman Quality
	GP	2	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo	45 gal. or B&B	3"Cal	12-14' HT	Single Straight Trunk, Full Form and Speciman Quality
	MM	3	Magnolia virginiana 'Moon Glow'	Sweet Bay	30 gal. or B&B	3"Cal	10-12' H	3-5 Trunks, Full Form and Speciman Quality
	TC	3	Taxus cuspidata 'Capitata'	Capitata Japanese Yew	15 gal	1.5"Cal	5'-6'	Branched to Ground, Speciman Quality and Full Form
	TE	3	Thuja occidentalis 'Emerald'	Emerald Arborvitae	15 gal	1.5"Cal	6'-8'	Full Form
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	REMARKS	
	CG	28	Chamaecyparis pisifera 'Golden Mop'	Golden Mop False Cypress	3 gal	48" o.c.	Full Form	
	HM	35	Hydrangea quercifolia 'Munchkin'	Oakleaf Hydrangea	3 gal	42" o.c.	Full Form	
	IS	102	Ilex glabra 'Shamrock'	Inkberry	3 gal	36" o.c.	Full Form	
	VA	14	Viburnum rhytidophyllum 'Alleghany'	Leatherleaf Viburnum	7 gal	72" o.c.	Full Form	
SHRUB AREAS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	REMARKS	
	LH	70	Itea virginica 'Sprich' TM	Little Henry Virginia Sweetspire	3 gal	36" o.c.	Full Form	
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	REMARKS	
	HP	94	Hosta fortunei	Transplanted Hosta	1 gal	24" o.c.	Exact quantities to be determined and field verified by contractor	
	JN	95	Juniperus procumbens 'Nana'	Shore Juniper	3 gal	36" o.c.	Full Form	
	PT	217	Pachysandra terminalis	Japanese Spurge	1 gal	24" o.c.	Full Form	
	SS	520	Seasonal Color	Seasonal Color	1 gal	12" o.c.	Full Form	
	EY	9	Taxus x media 'Everlow'	Everlow Yew	3 gal	36" o.c.	Full Form	
SOD	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	REMARKS	
	SOD	4,209 sf	Sod	Sod	na		Any sod area damaged during renovations shall be replaced and match existing grass species on site.	
STONE MULCH	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	HT	SPACING	REMARKS
	SM	3,343 sf	Mulch	Stone Mulch	mulch			Any stone mulch area damaged or removed during renovations shall be replenished or replaced to match existing stone mulch.

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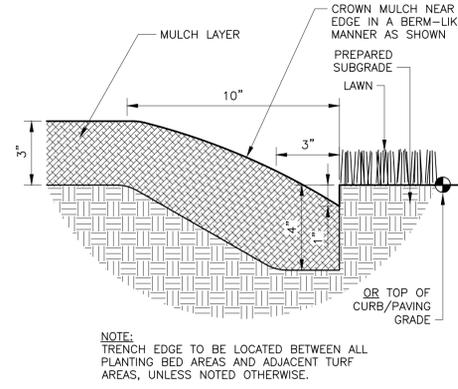
NOTE:
 • STAKE TO FIRST BRANCHES AS NECESSARY FOR FIRM SUPPORT
 • WIRE SHALL NOT TOUCH OR RUB ADJACENT TRUNKS OR BRANCHES



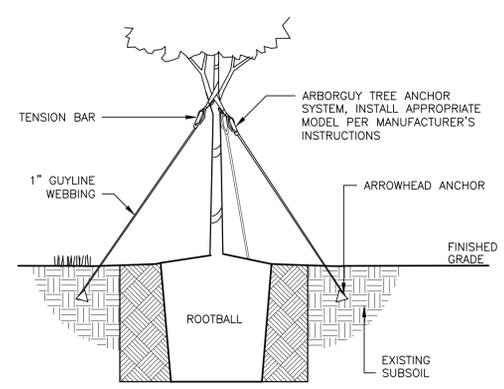
1 TYPICAL PLANT SPACING
 NOT TO SCALE 329399-04



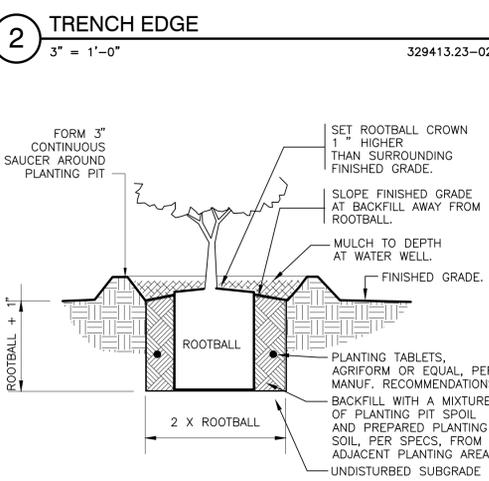
5 MULTI-TRUNK TREE STAKING
 1/2" = 1'-0" 329343-01



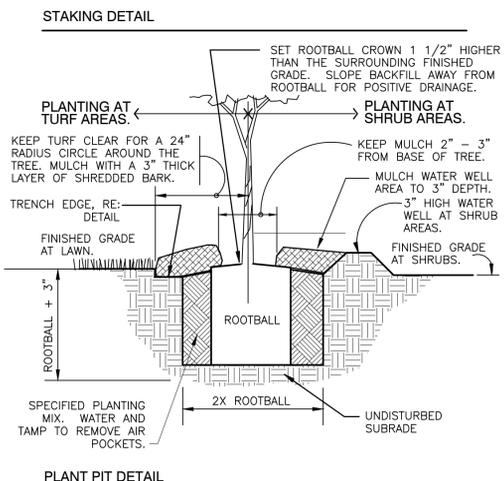
2 TRENCH EDGE
 3" = 1'-0" 329413.23-02



6 TREE PLANTING - GUY STRAP
 1" = 1'-0" 329343.26-02



3 SHRUB PLANTING
 1" = 1'-0" DETAIL-FILE



4 GROUNDCOVER PLANTING
 3" = 1'-0"



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LINCOLNSHIRE

 505 MILWAUKEE AVE
 LINCOLNSHIRE, IL 60069
 COMMISSION NO. 120009
 ISSUE DATE 02/28/2020
 SHEET TITLE

PLANTING PLAN
 DETAILS
 SHEET NO.
LP500
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SECTION 32200 - TURF AND GRASSES

- 1.1 RELATED DOCUMENTS
A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.
1.2 SUMMARY
A. Section Includes:
1. Sodding.
B. Related Requirements:
1. Section 329300 "Plants" for trees, shrubs, ground covers, and other plants as well as border edgings and mow strips.
1.3 DEFINITIONS
A. Finish Grade: Elevation of finished surface of planting soil.
B. Pesticide: A substance or mixture intended for preventing, destroying, repelling, or mitigating a pest.
C. Pests: Living organisms that occur where they are not desired or that cause damage to plants, animals, or people.
D. Planting Soil: Existing, on-site soil; imported soil; or manufactured soil that has been modified with soil amendments and perhaps fertilizers to produce a soil moisture best for plant growth.
1.4 PREINSTALLATION MEETINGS
A. Preinstallation Conference: Conduct conference at Project site.
1.5 INFORMATIONAL SUBMITTALS
A. Product Certificates: For fertilizers, from manufacturer.
1.6 CLOSEOUT SUBMITTALS
A. Maintenance Data: Recommended procedures to be established by Owner for maintenance of turf during a calendar year.
1.7 DELIVERY, STORAGE, AND HANDLING
A. Sod: Harvest, deliver, store, and handle sod according to requirements in "Specifications for Turfgrass Sod Materials" and "Specifications for Turfgrass Sod Transplanting and Installation".
B. Bulk Materials:
1. Do not dump or store bulk materials near structures, utilities, walkways and pavements, or on existing turf areas or plants.
2. Accompany each delivery of bulk materials with appropriate certificates.
1.8 FIELD CONDITIONS
A. Weather Limitations: Proceed with planting only when existing and forecasted weather conditions permit planting to be performed when beneficial and optimum results may be obtained.
1.9 TURFGRASS SOOD
A. Turfgrass Sod: Certified, complying with "Specifications for Turfgrass Sod Materials" in TPI's "Guideline Specifications to Turfgrass Sodding".
1.10 FERTILIZERS
A. Commercial Fertilizer: Commercial-grade complete fertilizer of neutral character, consisting of fast- and slow-release nitrogen, 50 percent derived from natural organic sources of urea formaldehyde, phosphorus, and potassium in the following composition:
1. Composition: 1 lb/1000 sq. ft. of actual nitrogen, 4 percent phosphorus, and 2 percent potassium, by weight.
B. Slow-Release Fertilizer: Granular or pelleted fertilizer consisting of 50 percent water-insoluble nitrogen, phosphorus, and potassium in the following composition:
1. Composition: 20 percent nitrogen, 10 percent phosphorus, and 10 percent potassium, by weight.
2. Composition: Nitrogen, phosphorus, and potassium in amounts recommended in soil reports from a qualified soil-testing laboratory.
1.11 PESTICIDES
A. General: Pesticides, registered and approved by the EPA, acceptable to authorities having jurisdiction, and of type recommended by manufacturer for each specific problem and as required for Project conditions and application.
B. Pre-Emergent Herbicide (Selective and Nonselective): Effective for controlling the germination or growth of weeds within planted areas at the soil level directly below the mulch layer.
C. Post-Emergent Herbicide (Selective and Nonselective): Effective for controlling weed growth that has already germinated.
1.12 EXAMINATION
A. Examine areas to be planted for compliance with requirements and other conditions affecting installation and performance of the Work.
1. Verify that no foreign or deleterious material or liquid such as paint, paint washout, concrete slurry, concrete layers or chunks, cement, plaster, oil, gasoline, diesel fuel, paint thinner, turpentine, tar, roofing compound, or acid has been deposited in soil within a planting area.
2. Suspend planting operations during periods of excessive soil moisture until the moisture content reaches acceptable levels to attain the required results.
3. Uniformly moisten excessively dry soil that is not workable or which is dusty.
B. Proceed with installation only after unsatisfactory conditions have been corrected.
C. If contamination by foreign or deleterious material or liquid is present in soil within a planting area, remove the soil and contamination as directed by Architect and replace with new planting soil.
1.13 PREPARATION
A. Protect structures; utilities; sidewalks; pavements; and other facilities, trees, shrubs, and plantings from damage caused by planting operations.
1. Protect grade stakes set by others until directed to remove them.
1.14 TURF AREA PREPARATION
A. General: Till and rake planting area free and clear of debris to allow for a smooth planting surface.
B. Moisten prepared area before planting if soil is dry.
C. Before planting, obtain Architect's acceptance of finish grading; restore planting areas if eroded or otherwise disturbed after finish grading.
1.15 SODDING
A. Lay sod within 24 hours of harvesting unless a suitable preservation method is accepted by Architect prior to delivery time.
B. Lay sod to form a solid mass with tightly fitted joints.
C. Saturate sod with fine water spray within two hours of planting.
1.16 TURF MAINTENANCE
A. General: Maintain and establish turf by watering, fertilizing, weeding, mowing, trimming, replanting, and performing other operations as required to establish healthy, viable turf.
B. Watering: Install and maintain temporary piping, hoses, and turf-watering equipment to convey water from sources and to keep turf uniformly moist to a depth of 4 inches.
C. Mow turf as soon as top growth is tall enough to cut.
D. Mow Tifton 419 bermudagrass to a height of 1/2 to 1 inch.
E. Turf Postfertilization: Apply commercial fertilizer after initial mowing and when grass is dry.
1.7 SATISFACTORY TURF
A. Turf installations shall meet the following criteria as determined by Architect:
1. Satisfactory Sodded Turf: At end of maintenance period, a healthy, evenly-rooted, even-colored, viable turf free of weeds, open joints, bare areas, and surface irregularities.
B. Use specified materials to reestablish turf that does not comply with requirements, and continue maintenance until turf is satisfactory.
1.18 PESTICIDE APPLICATION
A. Apply pesticides and other chemical products and biological control agents according to requirements of authorities having jurisdiction and manufacturer's written recommendations.
B. Post-Emergent Herbicide (Selective and Nonselective): Apply only as necessary to treat already-germinated weeds and according to manufacturer's written recommendations.
1.19 CLEANUP AND PROTECTION
A. Promptly remove soil and debris created by turf work from paved areas.
B. Remove surplus soil and waste material, including excess subsoil, unsuitable soil, trash, and debris, and legally dispose of them off Owner's property.
C. Erect temporary fencing or barricades and warning signs as required to protect newly planted areas from traffic.

- 2.0 MAINTENANCE SERVICE
A. Turf Maintenance Service: Provide full maintenance by skilled employees of landscape installer.
2.1 RELATED DOCUMENTS
A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.
1.2 SUMMARY
A. Section Includes:
1. Plants.
2. Planting soils.
B. Related Sections:
1. Section 311000 "Site Clearing" for protection of existing trees and plantings, topsoil stripping and stockpiling, and site clearing.
2. Section 329200 "Turf and Grasses" for turf (lawn) and meadow planting, hydroseeding, and erosion-control materials.
1.3 UNIT PRICES
A. Work of this Section is affected by unit prices specified in Section 012200 "Unit Prices."
1. Unit prices apply to authorized work derived by quantity allowances.
2. Unit prices apply to additions to and deletions from Work as authorized by Change Orders.
1.4 DEFINITIONS
A. Backfill: The earth used to replace or the act of replacing earth in an excavation.
B. Balled and Burlapped Stock: Plants dug with firm, natural ball of earth in which they were grown, with ball size not less than diameter and depth recommended by ANSI Z60.1 for type and size of plant required; wrapped with burlap, tied, rigidly supported, and drum laced with twine with the root flare visible at the surface of the ball as recommended by ANSI Z60.1.
C. Balled and Potted Stock: Plants dug with firm, natural ball of earth in which they are grown and placed, unbroken, in a container.
D. Bare-Root Stock: Plants with a well-branched, fibrous-root system developed by transplanting or root pruning, with soil or growing medium removed, and with not less than minimum root spread according to ANSI Z60.1 for type and size of plant required.
E. Container-Grown Stock: Healthy, vigorous, well-rooted plants grown in a container, with a well-established root system reaching sides of container and maintaining a firm ball when removed from container.
F. Duff Layer: The surface layer of native topsoil that is composed of mostly decayed leaves, twigs, and detritus.
G. Finish Grade: Elevation of finished surface of planting soil.
H. Pests: Living organisms that occur where they are not desired, or that cause damage to plants, animals, or people.
I. Planting Area: Areas to be planted.
J. Planting Soil: Standardized topsoil, existing, native surface topsoil, existing, in-place surface soil, imported topsoil, or manufactured topsoil that is modified with soil amendments and perhaps fertilizers to produce a soil mixture best for plant growth.
K. Plant Material: Plants; Plant Materials: These terms refer to vegetation in general, including trees, shrubs, vines, ground covers, ornamental grasses, bulbs, corms, tubers, or herbaceous vegetation.
L. Root Flare: Also called "trunk flare." The area at the base of the plant's stem or trunk where the stem or trunk transitions to form roots; the area of transition between the root system and the stem or trunk.
M. Stem Girdling Roots: Roots that encircle the stems (trunks) of trees below the soil surface.
N. Subgrade: Surface or elevation of subsoil remaining after excavation is complete, or the top surface of a fill or backfill before planting soil is placed.
O. Subsoil: All soil beneath the topsoil layer of the soil profile, and typified by the lack of organic matter and soil organisms.
P. Surface Soil: Soil that is present at the top layer of the existing soil profile at the Project site.
Q. Subsoil: All soil beneath the topsoil layer of the soil profile, and typified by the lack of organic matter and soil organisms.
R. Surface Soil: Soil that is present at the top layer of the existing soil profile at the Project site.
1.5 ACTION SUBMITTALS
A. Product Data: For each type of product indicated, including soils.
1. Plant Materials: Include quantities, sizes, quality, and sources for plant materials.
2. Plant Photographs: Include color photographs in digital format of each required species and size of plant material as it will be furnished to the Project.
B. Samples for Verification: For each of the following:
1. Organic Mulch: 1-pint volume of each organic mulch required; in sealed plastic bags labeled with composition of materials by percentage of weight and source of mulch.
1.6 INFORMATIONAL SUBMITTALS
A. Maintenance Instructions: Recommended procedures to be established by Owner for maintenance of plants during a calendar year.
B. Warranty: Sample of special warranty.
1.7 QUALITY ASSURANCE
A. Provide quality, size, genus, species, and variety of plants indicated, complying with applicable requirements in ANSI Z60.1.
B. Measurements: Measure according to ANSI Z60.1, typical, or Florida Grades & Standards, if referenced. Do not prune to obtain required sizes.
1. Trees and Shrubs: Measure with branches and trunks or canes in their normal position.
2. Plant Material Observation: Architect may observe plant material either at place of growth or at site before planting for compliance with requirements for genus, species, variety, cultivar, size, and quality.
C. Preinstallation Conference: Conduct conference at Project site.
1.8 DELIVERY, STORAGE, AND HANDLING
A. Packaged Materials: Deliver packaged materials in original, unopened containers showing weight, certified analysis, name and address of manufacturer, and indication of conformance with state and federal laws if applicable.
B. Bulk Materials:
1. Do not dump or store bulk materials near structures, utilities, walkways and pavements, or on existing turf areas or plants.
2. Provide erosion-control measures to prevent erosion or displacement of bulk materials.
3. Accompany each delivery of bulk fertilizers and soil amendments with appropriate certificates.
C. Deliver bare-root stock plants freshly dug.
D. Do not prune trees and shrubs before delivery.
E. Store bulbs, corms, and tubers in a dry place at 60 to 65 deg F until planting.
F. Deliver plants after preparations for planting have been completed, and install immediately.
G. Deliver plants after preparations for planting have been completed, and install immediately.
H. Deliver plants after preparations for planting have been completed, and install immediately.
I. Deliver plants after preparations for planting have been completed, and install immediately.
1.9 PROJECT CONDITIONS
A. Field Measurements: Vary actual grade elevations, structure and utility locations, irrigation system components, and dimensions of plantings and construction contiguous with new plantings by field measurements before proceeding with planting work.
B. Interruption of Existing Services or Utilities: Do not interrupt services or utilities to facilities occupied by Owner or other unless permitted under the following conditions and then only after arranging to provide temporary services or utilities according to requirements indicated.
C. Planting Restrictions: Plant during one of the following periods.
D. Weather Limitations: Proceed with planting only when existing and forecasted weather conditions permit planting to be performed when beneficial and optimum results may be obtained.
E. Coordination with Turf Areas (Lawns): Plant trees, shrubs, and other plants after finish grades are established and before planting turf areas unless otherwise indicated.
1. When planting trees, shrubs, and other plants after planting turf areas, protect turf areas, and promptly repair damage caused by planting operations.
1.10 WARRANTY
A. Special Warranty: Installer agrees to repair or replace plantings and accessories that fail in materials, workmanship, or growth within specified warranty period.
1. Failures include, but are not limited to, the following:
a. Death and unsatisfactory growth, except for defects resulting from abuse, lack of adequate maintenance, or neglect by Owner, or incidents that are beyond Contractor's control.
b. Structural failures including plantings falling or blowing over.

- C. Deterioration of metals, metal finishes, and other materials beyond normal weathering.
2. Warranty Periods from Date of Substantial Completion:
a. Trees, Shrubs, Vines, and Ornamental Grasses: 12 months.
b. Ground Covers, Biennials, Perennials, and Other Plants: 12 months.
c. Annuals: Three months.
3. Include the following remedial actions as a minimum:
a. Immediately remove dead plants and replace unless required to plant in the succeeding planting season.
b. Replace plants that are more than 25 percent dead or in an unhealthy condition at end of warranty period.
c. A limit of one replacement of each plant will be required except for losses or replacements due to failure to comply with requirements.
d. Provide extended warranty for period equal to original warranty period, for replaced plant material.
1.11 MAINTENANCE SERVICE
A. Initial Maintenance Proposal: From installer to Owner and/or Bid Administrator, in the form of a standard yearly (or other period) maintenance agreement as an addendum to Bid Proposal or Bid Form.
B. Initial Maintenance Service for Trees and Shrubs: Provide maintenance by skilled employees of landscape installer.
C. Initial Maintenance Service for Ground Cover and Other Plants: Provide maintenance by skilled employees of landscape installer.
D. Continuing Maintenance Proposal: From installer to Owner, in the form of a standard yearly (or other period) maintenance agreement, starting on date initial maintenance service is concluded.
1.12 PLANT MATERIAL
A. General: Furnish nursery-grown plants true to genus, species, variety, cultivar, stem form, shearing, and other features indicated in Plant Schedule or Plant Legend shown on Drawings and complying with ANSI Z60.1; and with healthy root systems developed by transplanting or root pruning.
B. Trees with damaged, crooked, or multiple leaders; light vertical branches where bark is squeezed between two branches or between branch and trunk ("included bark"); crossing trunks; cut-off limbs more than 3/4 inch in diameter; or with stem girdling roots will be rejected.
C. Collected Stock: Do not use plants harvested from the wild, from native stands, from an established landscape planting, or not grown in a nursery unless otherwise indicated.
D. Provide plants of sizes, grades, and ball or container sizes complying with ANSI Z60.1 for types and form of plants required.
E. If formal arrangements or consecutive order of plants is shown on Drawings, select stock for uniform height and spread, and number the labels to assure symmetry in planting.
F. Annuals: Provide healthy, disease-free plants of species and variety shown or listed, with well-established root systems reaching to sides of the container to maintain a firm ball, but not with excessive root growth encircling the container.
1.13 ORGANIC SOIL AMENDMENTS
A. Compost: Well-composted, stable, and weed-free organic matter, pH range of 5.5 to 8; moisture content 35 to 55 percent by weight; 100 percent passing through 1/2-inch sieve; soluble salt content of 0.5 to 10 decigrams/lb; not exceeding 0.5 percent inert contaminants and free of substances toxic to plantings; and as follows:
1. Organic Matter Content: 50 to 60 percent of dry weight.
2. Feedstock: Agricultural, food, or industrial residuals; biosolids; yard trimmings; or source-separated or compostable mixed solid waste.
B. Wood Derivatives: Decomposed, nitrogen-treated sawdust, ground bark, or wood waste; of uniform texture and free of chips, stones, sticks, soil, or toxic materials.
1. In lieu of decomposed wood derivatives, mix partially decomposed wood derivatives with ammonium nitrate at a minimum rate of 0.15 lb/cu. ft. of loose sawdust or ground bark, and with ammonium sulfate at a minimum rate of 0.25 lb/cu. ft. of loose sawdust or ground bark.
2. Some regional trade names include "Topsoil Conditioner" or "IP Mulch".
1.14 FERTILIZERS
A. Commercial Fertilizer: Commercial-grade complete fertilizer of neutral character, consisting of fast- and slow-release nitrogen, 50 percent derived from natural organic sources of urea formaldehyde, phosphorus, and potassium in the following composition:
1. Composition: 1 lb/1000 sq. ft. of actual nitrogen, 4 percent phosphorus, and 2 percent potassium, by weight.
B. Slow-Release Fertilizer: Granular or pelleted fertilizer consisting of 50 percent water-insoluble nitrogen, phosphorus, and potassium in the following composition:
1. Composition: 20 percent nitrogen, 10 percent phosphorus, and 10 percent potassium, by weight.
C. Planting Tablets: Tightly compressed chip type, long-lasting, slow-release, commercial-grade planting fertilizer in tablet form.
D. Nutrient Composition: 20 percent nitrogen, 10 percent phosphorus, and 5 percent potassium, by weight plus micronutrients.
1.15 PLANTING SOILS
A. Planting Soil, typical: Existing, native surface topsoil formed under natural conditions with the duff layer retained during excavation process.
B. Clean soil of roots, plants, soil, stones, clay lumps, and other extraneous materials harmful to plant growth.
1. Mix existing, native surface topsoil with either of the following soil amendments and fertilizers in the following quantities to produce planting soil:
a. Ratio of Loose Compost to Topsoil by Volume: 1:3.
b. Ratio of Loose Wood Derivatives to Topsoil by Volume: 1:3.
c. Weight of Commercial Fertilizer per 1000 Sq. Ft.: 1 lb.
d. Weight of Slow-Release Fertilizer per 1000 Sq. Ft.: 1 lb.
1.16 MULCHES
A. Organic Mulch: Free from deleterious materials and suitable as a top dressing of trees and shrubs, consisting of one of the following:
1. Type: Shredded Hardwood.
2. Color: Natural.
1.17 EXAMINATION
A. Examine areas to receive plants for compliance with requirements and conditions affecting installation and performance.
1. Verify that no foreign or deleterious material or liquid such as paint, paint washout, concrete slurry, concrete layers or chunks, cement, plaster, oil, gasoline, diesel fuel, paint thinner, turpentine, tar, roofing compound, or acid has been deposited in soil within a planting area.
2. Do not mix or place soils and soil amendments in frozen, wet, or muddy conditions.
3. Suspend soil spreading, grading, and tilling operations during periods of excessive soil moisture until the moisture content reaches acceptable levels to attain the required results.
4. Uniformly moisten excessively dry soil that is not workable and which is too dusty.
B. Proceed with installation only after unsatisfactory conditions have been corrected.
C. If contamination by foreign or deleterious material or liquid is present in soil within a planting area, remove the soil and contamination as directed by Architect and replace with new planting soil.
1.18 PREPARATION
A. Protect structures, utilities, sidewalks, pavements, and other facilities and turf areas and existing plants from damage caused by planting operations.
B. Install erosion-control measures to prevent erosion or displacement of soils and discharge of soil-bearing water runoff or airborne dust to adjacent properties and walkways.
C. Lay out individual tree and shrub locations and areas for multiple plantings.
D. Lay out plants at locations directed by Architect.
1.19 PLANTING AREA ESTABLISHMENT
A. Loosen subgrade of planting areas to a minimum depth of 4 inches.
B. Till and rake planting area to receive amendments.
C. Finish Grading: Grade planting areas to a smooth, uniform surface plane with loose, uniformly fine texture.
D. Lay out plants at locations directed by Architect.
1.20 EXCAVATION FOR TREES AND SHRUBS
A. Planting Pits and Trenches: Excavate circular planting pits with sides sloping inward at a 45-degree angle.
B. Finish Grading: Grade planting areas to a smooth, uniform surface plane with loose, uniformly fine texture.
C. Lay out individual tree and shrub locations and areas for multiple plantings.
D. Lay out plants at locations directed by Architect.
1. Excavate approximately three times as wide as ball diameter for balled and burlapped stock.
2. Excavate at least 12 inches wider than root spread and deep enough to accommodate vertical roots for bare-root stock.
3. Do not excavate deeper than depth of the root ball, measured from the root flare to the bottom of the root ball.
4. If area under the plant was initially dug too deep, add soil to raise it to the correct level and thoroughly tamp the added soil to prevent settling.
5. Maintain required angles of repose of adjacent materials as shown on the Drawings.
6. Maintain subgrades of adjacent paving, structures, hardscapes, or other new or existing improvements.
7. Keep excavations covered or otherwise protected after working hours.
8. Subsoil and topsoil removed from excavations may be used as planting soil.
C. Obstructions: Notify Architect if unexpected rock or obstructions detrimental to trees or shrubs are encountered in excavations.
D. Drainage: Notify Architect if subsoil conditions evidence unexpected water seepage or retention in tree or shrub planting pits.
E. Fill excavations with water and allow to percolate away before positioning trees and shrubs.
1.21 TREES, SHRUB, AND VINE PLANTING
A. Before planting, verify that root flare is visible at top of root ball according to ANSI Z60.1.
B. After placing some backfill around root ball to stabilize plant, carefully cut and remove burlap, rope, and wire baskets from tops of root balls and from sides, but do not remove from under root balls.
C. Set balled and burlapped stock plumb and in center of planting pit by cutting with root flare 1 inch above adjacent finish grades.
D. After placing some backfill around root ball to stabilize plant, carefully cut and remove burlap, rope, and wire baskets from tops of root balls and from sides, but do not remove from under root balls.
E. When planting on slopes, set the plant so the root flare on the uphill side is flush with the surrounding soil on the slope; the edge of the root ball on the downhill side will be above the surrounding soil.
1.22 TREE, SHRUB, AND VINE PRUNING
A. Prune thin, and shape trees, shrubs, and vines as directed by Architect.
B. Do not apply pruning paint to wounds.
1.23 GROUND COVER AND PLANT PLANTING
A. Set out and space ground cover and plants other than trees, shrubs, and vines as indicated in even rows with triangular spacing.
B. Use planting soil, typical, for backfill.
C. Dig holes large enough to allow spreading of roots.
D. For rooted cutting plants supplied in flats, plant each in a manner that will minimally disturb the root system but to a depth not less than two nodes.
E. Work soil around roots to eliminate air pockets and leave a slight saucer indentation around plants to hold water.
F. Water thoroughly after planting, taking care not to cover plant crowns with wet soil.
G. Protect plants from hot sun and wind; remove protection if plants show evidence of recovery from transplanting shock.
1.24 PLANTING AREA MULCHING
A. Mulch backfilled surfaces of planting areas and other areas indicated.
1. Trees and Tree-like Shrubs in Turf Areas: Apply organic mulch ring of 3-inch average thickness, with 36-inch radius around trunks or stems. Do not place mulch within 3 inches of trunks or stems.
2. Organic Mulch in Planting Areas: Apply 3-inch average settled thickness of organic mulch over whole surface of planting area, and finish level with adjacent finish grades. Do not place mulch within 2 inches of trunks or stems.
1.25 PLANT MAINTENANCE
A. Maintain plantings by pruning, cultivating, watering, weeding, fertilizing, mulching, restoring planting saucers, adjusting and repairing tree-stabilization devices, resetting to proper grades or vertical position, and performing other operations as required to establish healthy, viable plantings.
B. Fill in as necessary soil subsidence that may occur because of settling or other processes.
1.26 CLEANUP AND PROTECTION
A. During planting, keep adjacent paving and construction clean and work area in an orderly condition.
B. Protect plants from damage due to landscape operations and operations of other contractors and trades.
C. After installation and before Substantial Completion, remove nursery tags, nursery stakes, tie tape, labels, wire, burlap, and other debris from plant material, planting areas, and Project site.
1.27 DISPOSAL
A. Remove surplus soil and waste material including excess subsoil, unsuitable soil, trash, and debris and legally dispose of them off Owner's property.



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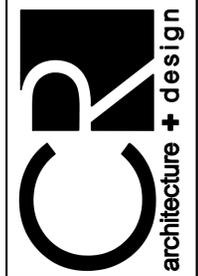
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IRRIGATION SPECIFICATIONS

SHEET NO.

LP501

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SECTION 328400 - PLANTING IRRIGATION

- 1.1 RELATED DOCUMENTS**
 A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.
- 1.2 SUMMARY**
 A. Section Includes:
 1. Piping
 2. Manual valves
 3. Automatic control valves
 4. Sprinklers
 5. Controllers
 6. Boxes for automatic control valves.
- 1.3 DEFINITIONS**
 A. Circuit Piping: Downstream from control valves to sprinklers, specialties, and drain valves. Piping is under pressure during flow.
 B. Main Piping: Downstream from point of connection to water distribution piping to, and including, control valves. Piping is under water-distribution-system pressure.
 C. Low Voltage: As defined in NFPA 70 for circuits and equipment operating at less than 50 V or for remote-control, signaling power-limited circuits.
- 1.4 PERFORMANCE REQUIREMENTS**
 A. Irrigation zone control shall be automatic operation with controller and automatic control valves.
 B. Location of Sprinklers and Specialties: Design location is approximate. Make minor adjustments necessary to avoid plantings and obstructions such as signs and light standards. Maintain 100 percent irrigation coverage of areas indicated.
 C. Minimum Working Pressures: The following are minimum pressure requirements for piping, valves, and specialties unless otherwise indicated:
 1. Irrigation Main Piping: 200 psig
 2. Circuit Piping: 150 psig
- 1.5 ACTION SUBMITTALS**
 A. Product Data: For each type of product indicated. Include rated capacities, operating characteristics, electrical characteristics, and furnished specialties and accessories.
- 1.6 INFORMATIONAL SUBMITTALS**
 A. Qualification Data: For qualified installer.
 B. Zoning Chart: Show each irrigation zone and its control valve.
 C. Controller Timing Schedule: Indicate timing settings for each automatic controller zone.
 D. Field quality-control reports.
- 1.7 CLOSEOUT SUBMITTALS**
 A. Operation and Maintenance Data: For sprinklers and controllers to include in operation and maintenance manuals.
- 1.8 QUALITY ASSURANCE**
 A. Installer Qualifications: An employer of workers that include a supervisor with at least five years of experience on projects of similar size, scope, and budget.
 B. Electrical Components, Devices, and Accessories: Listed and labeled as defined in NFPA 70, by a qualified testing agency, and marked for intended location and application.
- 1.9 DELIVERY, STORAGE, AND HANDLING**
 A. Deliver piping with factory-applied end caps. Maintain end caps through shipping, storage, and handling to prevent pipe-end damage and to prevent entrance of dirt, debris, and moisture.
 B. Store plastic piping protected from direct sunlight. Support to prevent sagging and bending.
- 1.10 PROJECT CONDITIONS**
 A. Interruption of Existing Water Service: Do not interrupt water service to facilities occupied by Owner or others unless permitted under the following conditions and then only after arranging to provide temporary water service according to requirements indicated:
 1. Notify Owner no fewer than two days in advance of proposed interruption of water service.
 2. Do not proceed with interruption of water service without Owner's written permission.
- 1.11 PIPES, TUBES, AND FITTINGS**
 A. Comply with requirements in the piping schedule for applications of pipe, tube, and fitting materials, and for joining methods for specific services, service locations, and pipe sizes.
 B. Galvanized-Steel Pipe: ASTM A 53/A 53M, Standard Weight, Type E, Grade B.
 1. Malleable-Iron Unions: ASME B16.39, Class 150, hexagonal-stock body with ball-and-socket, metal-to-metal, bronze seating surface, and female threaded ends.
 2. Cast-Iron Flanges: ASME B16.1, Class 125.
 C. PE Pressure Pipe: AWWA C906, with DR of 7.3, 9, or 9.3 and PE compound number required to give pressure rating not less than 200 psig.
 D. PVC Pipe: ASTM D 1785, PVC 1120 compound, Schedule 40.
 1. PVC Socket Fittings: ASTM D 2466, Schedule 40.
 2. PVC Threaded Fittings: ASTM D 2464, Schedule 80.
 3. PVC Socket Unions: Construction similar to MSS SP-107, except both headpiece and tailpiece shall be PVC with socket and threaded ends.
 E. PVC Pipe, Pressure Rated: ASTM D 2241, PVC 1120 compound, SDR 26.
 1. PVC Socket Fittings: ASTM D 2467, Schedule 80.
 2. PVC Socket Unions: Construction similar to MSS SP-107, except both headpiece and tailpiece shall be PVC with socket or threaded ends.
- 1.12 PIPING JOINING MATERIALS**
 A. Pipe-Flange Gasket Materials: AWWA C110, rubber, flat face, 1/8 inch thick unless otherwise indicated; full-face or ring type unless otherwise indicated.
 B. Metal Pipe-Flange Bolts and Nuts: ASME B18.2.1, carbon steel unless otherwise indicated.
 C. Brazing Filler Metals: AWS AS.8/AS.8M, BCuP Series, copper-phosphorus alloys for general-duty brazing unless otherwise indicated.
 D. Solder Filler Metals: ASTM B 32, lead-free alloys. Include water-flushable flux according to ASTM B 813.
 E. Solvent Cements for Joining PVC Piping: ASTM D 2564. Include primer according to ASTM F 656.
 F. Plastic, Pipe-Flange Gasket, Bolts, and Nuts: Type and material recommended by piping system manufacturer unless otherwise indicated.
- 1.13 MANUAL VALVES**
 A. Plastic Ball Valves:
 1. Description:
 a. Standard: MSS SP-122.
 b. Pressure Rating: 125 psig minimum.
 c. Body Material: PVC.
 d. Type: Union.
 e. End Connections: Socket or threaded.
 f. Port: Full.
- 1.14 AUTOMATIC CONTROL VALVES**
 A. Plastic, Automatic Control Valves:
 1. Description: Molded-plastic body, normally closed, diaphragm type with manual-flow adjustment, and operated by 24-V ac solenoid.
- 1.15 SPRINKLERS**
 A. General Requirements: Designed for uniform coverage over entire spray area indicated at available water pressure.
 B. Plastic, Pop-up Spray Sprinklers:
 1. Description:
 a. Body Material: ABS.
 b. Nozzle: ABS.
 c. Retraction Spring: Stainless steel.
 d. Internal Parts: Corrosion resistant.
 e. Pattern: Fixed, with flow adjustment.
 C. Plastic Shrub Sprinklers:
 1. Description:
 a. Body Material: ABS or other plastic.
 b. Pattern: Fixed, with flow adjustment.
- 1.16 CONTROLLERS**
 A. Description:
 1. Controller Stations for Automatic Control Valves: Each station is variable from approximately 5 to 60 minutes. Include switch for manual or automatic operation of each station.
 2. Irrigation controller: As indicated on Drawings.
 3. Control Transformer: 24-V secondary, with primary fuse.
 4. Moisture Sensor: As indicated on Drawings.
 5. Wiring: UL 493, Type UF multiconductor, with solid-copper conductors; insulated cable, suitable for direct burial.
 a. Feeder-Circuit Cables: No. 12 AWG minimum, between building and controllers.
 b. Low-Voltage, Branch-Circuit Cables: No. 14 AWG minimum, between controllers and automatic control valves; color-coded; different from feeder-circuit-cable jacket color; with jackets of different colors for multiple-cable installation in same trench.
 c. Splicing Materials: Manufacturer's packaged kit consisting of insulating, spring-type connector or crimped joint and epoxy resin moisture seal, suitable for direct burial.
- 1.17 BOXES FOR AUTOMATIC CONTROL VALVES**
 A. Plastic Boxes:
 1. Description: Box and cover, with open bottom and openings for piping, designed for installing flush with grade.
 a. Size: As required for valves and service.
 b. Shape: Rectangular.
 c. Sides/Wall Material: PE, ABS, or FRP.
 d. Cover Material: PE, ABS, or FRP.
 1) Lettering: "IRRIGATION"
- 1.18 EARTHWORK**
 A. Excavating, trenching, and backfilling are specified in Section 312000 "Earth Moving."
 B. Install warning tape directly above pressure piping, 12 inches below finished grades, except 6 inches below subgrade under pavement and slabs.
 C. Drain Pockets: Excavate to sizes indicated. Backfill with cleaned gravel or crushed stone, graded from 3/4 to 3 inches to 12 inches below grade. Cover gravel or crushed stone with sheet of asphalt-saturated felt and backfill remainder with excavated material.
 D. Provide minimum cover over top of underground piping according to the following:
 1. Irrigation Main Piping: Minimum depth of 24-inches below finished grade, or not less than 18 inches below average local frost depth, whichever is deeper.
 2. Circuit Piping: 12 inches.
 3. Drain Piping: 12 inches.
 4. Sleeves: 24 inches.

- 1.19 PREPARATION**
 A. Set stakes to identify locations of proposed irrigation system. Obtain Architect's approval before excavation.
- 1.20 PIPING INSTALLATION**
 A. Location and Arrangement: Drawings indicate location and arrangement of piping systems. Install piping as indicated unless deviations are approved on Coordination Drawings.
 B. Install piping at minimum uniform slope of 0.5 percent down toward drain valves.
 C. Install piping free of sags and bends.
 D. Install groups of pipes parallel to each other, spaced to permit valve servicing.
 E. Install fittings for changes in direction and branch connections.
 F. Install flanges adjacent to valves and to final connections to other components with NPS 2-1/2 or larger pipe connection.
 G. Install underground thermoplastic piping according to ASTM D 2774.
 H. Install expansion loops in control-valve boxes for plastic piping.
 I. Lay piping on solid subbase, uniformly sloped without humps or depressions.
 J. Install PVC piping in dry weather when temperature is above 40 deg F. Allow joints to cure at least 24 hours at temperatures above 40 deg F before testing.
 K. Install piping in sleeves under parking lots, roadways, and sidewalks.
 L. Install sleeves made of Schedule 40 PVC pipe and socket fittings, and solvent-cemented joints.
- 1.21 JOINT CONSTRUCTION**
 A. Ream ends of pipes and tubes and remove burrs. Bevel plain ends of steel pipe.
 B. Remove scale, slag, dirt, and debris from inside and outside of pipe and fittings before assembly.
 C. Threaded Joints: Thread pipe with tapered pipe threads according to ASME B1.20.1. Cut threads full and clean using sharp dies. Ream threaded pipe ends to remove burrs and restore full ID. Join pipe fittings and valves as follows:
 1. Apply appropriate tape or thread compound to external pipe threads unless dry seal threading is specified.
 2. Damaged Threads: Do not use pipe or pipe fittings with threads that are corroded or damaged. Do not use pipe sections that have cracked or open welds.
 D. Flanged Joints: Select rubber gasket material, size, type, and thickness for service application. Install gasket concentrically positioned. Use suitable lubricants on bolt threads.
 E. PE Piping Fastener Joints: Join with insert fittings and bands or fasteners according to piping manufacturer's written instructions.
 F. PE Piping Heat-Fusion Joints: Clean and dry joining surfaces by wiping with clean cloth or paper towels. Join according to ASTM D 2857.
 1. Plain-End PE Pipe and Fittings: Use hot fusion.
 2. Plain-End PE Pipe and Socket Fittings: Use socket fusion.
 G. PVC Piping Solvent-Cemented Joints: Clean and dry joining surfaces. Join pipe and fittings according to the following:
 1. Comply with ASTM F 402 for safe-handling practice of cleaners, primers, and solvent cements.
 2. PVC Pressure Piping: Join schedule number, ASTM D 1785, PVC pipe and PVC socket fittings according to ASTM D 2872. Join other than schedule-number PVC pipe and socket fittings according to ASTM D 2855.
 3. PVC Nonpressure Piping: Join according to ASTM D 2855.
- 1.22 VALVE INSTALLATION**
 A. Aboveground Valves: Install as components of connected piping system.
 B. Throttling Valves: Install in underground piping in boxes for automatic control valves.
- 1.23 SPRINKLER INSTALLATION**
 A. Install sprinklers after hydrostatic test is completed.
 B. Install sprinklers at manufacturer's recommended heights.
 C. Locate part-circle sprinklers to maintain a minimum distance of 4 inches from walls and 2 inches from other boundaries unless otherwise indicated.
- 1.24 AUTOMATIC IRRIGATION-CONTROL SYSTEM INSTALLATION**
 A. Equipment Mounting: Install interior controllers on wall.
 1. Place and secure anchorage devices. Use setting drawings, templates, diagrams, instructions, and directions furnished with items to be embedded.
 2. Install anchor bolts to elevations required for proper attachment to supported equipment.
 B. Install control cable in same trench as irrigation piping and at least 2 inches below or beside piping. Provide conductors of size not smaller than recommended by controller manufacturer. Install cable in separate sleeve under paved areas.
- 1.25 CONNECTIONS**
 A. Comply with requirements for piping specified in Section 221113 "Facility Water Distribution Piping" for water supply from exterior water service piping, water meters, protective enclosures, and backflow preventers. Drawings indicate general arrangement of piping, fittings, and specialties.
 B. Install piping adjacent to equipment, valves, and devices to allow service and maintenance.
 C. Connect wiring between controllers and automatic control valves.
- 1.26 IDENTIFICATION**
 A. Equipment Nameplates and Signs: Install engraved plastic-laminate equipment nameplates and signs on each automatic controller.
 1. Tag: In addition to identifying unit, distinguish between multiple units, inform operator of operational requirements, indicate safety and emergency precautions, and warn of hazards and improper operations.
 B. Warning Tapes: Arrange for installation of continuous, underground, detectable warning tapes over underground piping during backfilling of trenches. See Section 312000 "Earth Moving" for warning tapes.
- 1.27 FIELD QUALITY CONTROL**
 A. Manufacturer's Field Service: Engage a factory-authorized service representative to inspect, test, and adjust components, assemblies, and equipment installations, including connections.
 B. Tests and Inspections:
 1. Leak/Hydrostatic Test: After installation, charge system at 150% of operating pressure continuously for 2 hours with open trenches and observe for leaks. Repair leaks and retest until no leaks exist.
 2. Operational Test: After electrical circuitry has been energized, operate controllers and automatic control valves to confirm proper system operation.
 3. Test and adjust controls and safeties. Replace damaged and malfunctioning controls and equipment.
 C. Any irrigation product will be considered defective if it does not pass tests and inspections.
 D. Prepare test and inspection reports.
- 1.28 STARTUP SERVICE**
 A. Perform startup service.
 1. Complete installation and startup checks according to manufacturer's written instructions.
 2. Verify that controllers are installed and connected according to the Contract Documents.
 3. Verify that electrical wiring installation complies with manufacturer's submittal.
- 1.29 ADJUSTING**
 A. Adjust settings of controllers.
 B. Adjust automatic control valves to provide flow rate at rated operating pressure required for each sprinkler circuit.
 C. Adjust sprinklers and devices, except those intended to be mounted aboveground, so they will be flush with, or not more than 1/2 inch above, finish grade.
- 1.30 CLEANING**
 A. Flush dirt and debris from piping before installing sprinklers and other devices.
- 1.31 DEMONSTRATION**
 A. Train Owner's maintenance personnel to adjust, operate, and maintain automatic control valves and controllers.
- 1.32 PIPING SCHEDULE**
 A. Install components having pressure rating equal to or greater than system operating pressure.
 B. Piping in control-valve boxes and aboveground may be joined with flanges or unions instead of joints indicated.
 C. Underground irrigation main piping, NPS 4 and smaller, shall be one of the following as indicated on Drawings:
 1. Schedule 40, PVC pipe and socket fittings, and solvent-cemented joints.
 2. SDR 21, PVC, pressure-rated pipe; Schedule 80, PVC socket fittings; and solvent-cemented joints.
 D. Circuit piping, NPS 2 and smaller, shall be one of the following as indicated on Drawings:
 1. Schedule 40, PVC pipe and socket fittings; and solvent-cemented joints.
 2. SDR 21, PVC, pressure-rated pipe; Schedule 40, PVC socket fittings; and solvent-cemented joints.
 3. SDR 26, PVC, pressure-rated pipe; Schedule 40, PVC socket fittings; and solvent-cemented joints.
 E. Underground Branches and Offsets at Sprinklers and Devices: Schedule 80, PVC pipe; threaded PVC fittings; and threaded joints.
 1. Option: Plastic swing-joint assemblies, with offsets for flexible joints, manufactured for this application.

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West (Main) Elevation



West Elevation Porte-Cochere



South Elevation



South Elevation



East Elevation



North Elevation







CHAPTER 8

SIGN CONSTRUCTION AND DESIGN: GENERAL STANDARDS

SECTION:

12-8-1 SIGN CONSTRUCTION AND DESIGN: GENERAL STANDARDS

The following standards apply to all signs, unless specifically noted otherwise.

A. Location

1. Only signs placed by federal, state and/or local government may be erected upon public property, including but not limited to rights-of-way.
2. No sign mounted on the exterior of a building shall cover any windows, doors or any architectural building features.
3. All portions of letters/logo shall be a minimum of three (3) feet from the building edge of any face, roof line, ground line or floor/ceiling/roof/wall lines which separate individual tenant spaces.
4. On a corner lot, no freestanding sign over two (2) feet tall may be placed within the visibility triangle. The visibility triangle is an area with one (1) point at the intersection of the intersecting streets' centerlines, and the other two (2) points located on each street's centerline one-hundred (100) feet away from the intersection of said centerlines. The clear sight area is illustrated below.

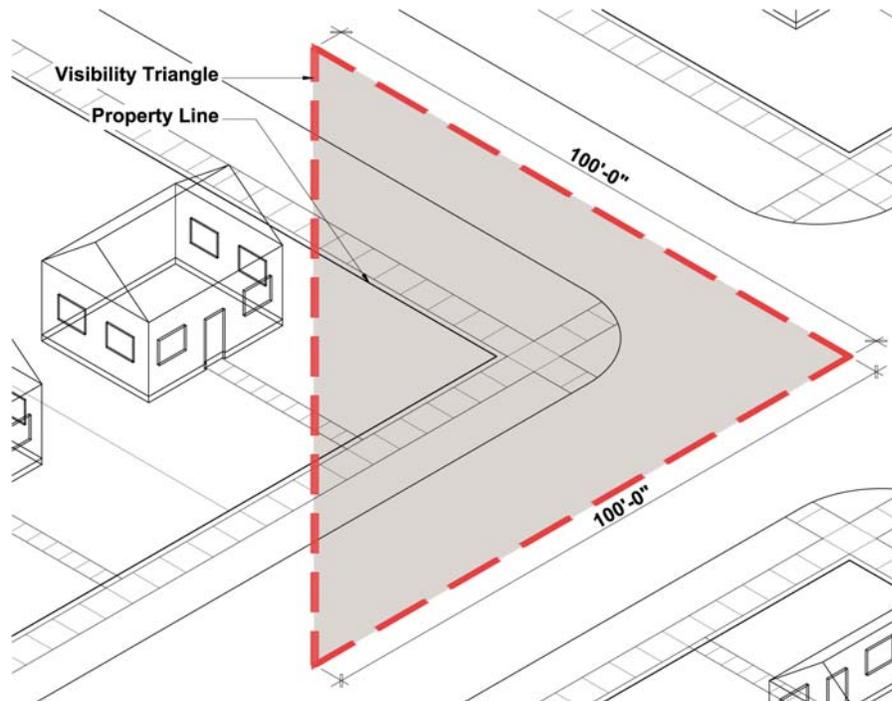


Illustration of vision triangle for 12-8-1-A-4

B. Sign Structure and Installation

Supports and braces shall be an integral part of the sign design. Angle irons, chains or wires used for supports or braces shall be hidden from public view to the extent technically feasible.

C. Wind Pressure and Direct Load

All signs must be designed and constructed to receive dead loads and withstand a wind speed of no less than ninety (90) miles per hour.

D. Illumination

Any sign illumination, including gooseneck reflectors must be designed, located, shielded and directed to prevent the casting of glare or direct light upon roadways and surrounding properties, or to distract the operators of motor vehicle or pedestrians in the public right-of-way. In the case of internally illuminated signs, the sign face must function as a filter for any illumination.

1. Illuminated signs located within 120 feet of any dwelling and for which the sign face has a direct line of sight toward windows of such dwelling shall be turned off and not operated no later than one o'clock (1:00) A.M. or when the premises is no longer open to the public, whichever is earlier, and may be turned and operated no earlier than when the premises opens to the public or six o'clock (6:00) A.M., whichever is earlier. Notwithstanding anything herein to the contrary, for businesses which are open to the public 24 hours each day, illuminated signs are not required to be turned off any time the business remains open. For the purpose of this section D.1, the measurement shall be from the face of the sign to the nearest façade of the nearest dwelling. Except as provided in this paragraph, all other signs are not required to be turned off.
2. Lighting for signs shall be in harmony with the signs' and the project's design. If outside lighting is used, it should be arranged so the light source is shielded from view.
3. The maximum lighting shall be one-half (½) footcandle, as measured at the property line reflecting from a white background aimed at the face of the sign.
4. All illuminated signs shall be equipped with a safety shut-off switch.

E. Ground Sign Landscaping

All Ground Signs must be landscaped at the base of the sign in accordance with the following:

1. For every one (1) square foot of gross sign area, there shall be provided a minimum of two (2) square feet of landscape area.
2. The sign landscape plan must be drawn to scale, and shall show the dimensions of the proposed landscape area. The sign landscape plan shall provide a species list which includes the common and scientific name, size, quantity, and period of flowering (annuals and perennials), for all proposed plant material.
3. The sign landscape plan will utilize a variety of plant types including, but not limited to; deciduous and evergreen shrubs, annual and perennial plants and grasses, and ground covers, to achieve both height variation and color interest throughout the four seasons.

Ground signs must be landscaped with small shrubs a minimum of eighteen (18) inches in height at planting. The remainder of the landscaped area must be planted with perennials or other groundcover.

4. To provide diversity, at least two (2) different types of plant material must be installed, excluding turf and annual flowers, provided that at least one plant type shall consist of evergreen shrubs or groundcovers. If any portion of the required planting area is located less than fifteen (15) feet from the edge of the street, evergreen shrubs or groundcovers are not required, but at least three (3) different types of plant material must be installed, one of which may be annual flowers.
5. In addition to the plantings described above, the sign landscape plan shall also include soil protection such as, but not limited to, ground cover plants or organic hardwood mulch. However, no more than twenty-five percent (25%) of the total landscape bed may be void of plants at any one time.
6. All landscaping must be maintained in good condition, and free and clear of rubbish and weeds.
7. Sign landscaping must conform to the requirements of this section within one (1) year after the effective date of this Code.

F. Glass

Any glass forming a part of any sign shall be safety glass with a minimum thickness of one-fourth (1/4) inch.

G. Lettering

All letters, figures, characters or representations, in cut-out or irregular form, maintained in conjunction with, attached to, or superimposed upon any sign must be safely and securely built or attached to the sign structure.

H. Items of Information

1. All signs must limit the number of items of information on any single sign face to no more than two (2) items to prevent traffic hazards for passing motorists and to minimize the cluttered appearance of signs.
2. Each descriptive or identifying word, set of words, icon, logo, symbol or image on a sign shall be defined as an "item of information". For example, but not in limitation thereof, each of the following would be one (1) item of information: (a) the name of the business, even if multiple words, or (b) the business logo. The street number address of the business is not counted as an item of information. A company catchphrase or motto may be included on a sign only if it is a part of the legal name of a business. Products, services, telephone number, or a website address shall not be permitted as part of the Copy on a permanent sign unless it is part of the legal name of a business. The prohibition against displaying the names of products or services shall not apply to Awning/Canopy Signs. Temporary signs shall be exempt from any limitations on items of information.



Illustration of number of items of information for 12-8-1-H-2

3. Changeable message signs where the items of information are changed manually or electronically, only as expressly permitted by other sections of this Title, are counted as one (1) item of information.
4. All signs on a zoning lot must be related to the resident or business located on such zoning lot, with the exception of non-commercial or political signs.
5. Ground signs for commercial developments with multiple tenants that advertise the names of the tenants located within the development are limited to one (1) item of information per tenant. Ground signs for multi-tenant developments shall have a total limit of four (4) items of information. The name of the multi-tenant development shall not be included as an additional item of information.
6. Directory signs are exempt from the items of information limitation.

I. Maintenance

1. All signs shall be kept and maintained in a safe, neat and orderly condition and appearance.
2. The owner and/or lessee of each sign shall maintain such sign to prevent corrosion or deterioration caused by the weather, age or any other condition, and otherwise to keep the same in a safe, neat and orderly condition and appearance.

J. Design Criteria

The purpose of these design criteria is to establish a checklist of those items relative to signs that affect the aesthetics of Lincolnshire's environment. Pertinent to signs is the design of the sign and its relation to buildings, structures, planting, street furniture and the distance to the nearest public street.

The following criteria are not intended to restrict imagination, innovation or variety, but rather to assist in focusing on design principles that can result in creative solutions that will develop a satisfactory visual appearance within the Village, preserve property values and promote the public health, safety and welfare.

1. Every sign shall have good scale and proportion in its design and in its visual relationship to buildings and surroundings.
2. Sign materials, size, color, lettering, location and arrangement shall be an integral part of site and building design.

3. The colors and materials of every sign shall be restrained and harmonious.
4. The number of graphic elements on a sign shall be held to the minimum needed to convey the sign's principle message, and shall be composed in proportion to the area of the sign face. Text should be kept to permitted items of information.
5. Supports and braces shall be an integral part of the sign design. Angle irons, chains or wires used for supports or braces shall be hidden from public view to the extent technically feasible.

K. Sign Face to be Smooth

Any sign, other advertising structure, marquee, canopy or awning, as defined in this Title, which is within ten (10) feet of a street, shall have no nails, tacks, wires or other hazardous projections protruding therefrom.

L. Copy Area Appearance

The Copy on any sign must be legibly and professionally rendered on a suitable contrasting background, which enhances the visibility of the Copy and is consistent with the design criteria described herein.

CHAPTER 9

SIGN CONSTRUCTION AND DESIGN: SPECIFIC STANDARDS BY SIGN TYPE

SECTION:

12-9-1 SIGN CONSTRUCTION AND DESIGN: SPECIFIC STANDARDS BY SIGN TYPE

The following signs are the only types of permanent signs permitted in the Village.

A. Ground Signs

Ground signs are permitted subject to the following:

1. Ground signs are permitted only in the districts listed in Tables 1 and 2, subject to the regulations of Tables 1 and 2 and this Title.
2. One (1) ground sign is permitted per street frontage of a zoning lot with a maximum of two (2) sign faces, except that any lot or parcel with a frontage of eight hundred (800) feet or more may have two (2) ground signs located not less than four hundred (400) feet apart. If a zoning lot has frontage on more than one (1) street then said lot will be allowed one (1) ground sign per frontage, provided there is sufficient frontage to place the two (2) signs no closer than one hundred (100) feet apart.
3. Ground signs must be setback a minimum distance from the edge of the street, as shown in Table 1: Ground Signs – Monument and Table 2: Ground Signs – Double Post. All signs must be located entirely on private property. No part of any ground sign may be located within or over a street.
4. All ground signs shall be approved by the Department of Community and Economic Development as being in compliance with Title 5, Chapter 4 of the Village Code and shall be constructed of incombustible or approved combustible materials as defined in Section 12-3-1 Definitions.
5. Ground signs may be illuminated by backlit/reverse channel or channel lighting or by external lighting fixtures such as goosenecks and flood lights, with lighting color restricted to shades of white. Internally illuminated ground signs shall be designed so light is filtered through the face of individually cut letter sets.
6. The sign structure and sign face of ground signs shall exhibit good scale and proportion; and shall be an integral part of the site and building design by sharing architectural features with the principal structure, including one or more building materials, colors, or design elements.
7. The sign material of ground signs shall consist of materials such as wood, stone, brick, copper, bronze, steel, brushed aluminum, iron, concrete, or similar. Synthetic plaster shall be permitted if it is used as a primary exterior material on the approved principal structure.
8. Letters and logo(s) are limited to no more than two (2) colors and must be individually carved, etched, or raised and may consist of plastic, wood, or metal letters, with a non-reflective surface, on a contrasting background. Multiple colors used on a logo or mark

registered with the United States Patent and Trademark Office are permitted. Consistency must be provided between ground sign lettering and the accompanying wall signs on the building.

9. Ground signs for multi-tenant buildings shall exhibit the same design characteristics; including materials, color, fonts, lighting, tenant panels, etc, and shall be consistent in design where there are multiple ground signs on a single property. Ground signs for multi-tenant buildings are limited to four (4) tenants per sign face and a development name. The development name must be larger than the name of individual tenants. In addition, the development name may be distinguished from the individual tenants by font, color or material.
10. The Copy Area shall be a minimum of 2 inches (2") from the perimeter of each Sign Face and shall not exceed a maximum of seventy percent (70%) of the Sign Area.

TABLE 1 GROUND SIGNS – MONUMENT				
SIGN DISTRICT	Maximum Sign Area	Maximum Height of Monument	Maximum Length of Monument	Minimum Setback
Commercial Sign District - Single Tenant	60 sq. ft.	6 ft.	10 ft.	15 ft.
Commercial Sign District - Multi Tenant	75 sq. ft.	7.5 ft.	10 ft.	15 ft.
Office/Industrial Sign District	72 sq. ft.	6 ft.	12 ft.	15 ft.
Residential Sign District	30 sq. ft.	5 ft.	6 ft.	15 ft.

TABLE 2 GROUND SIGNS – DOUBLE POST					
SIGN DISTRICT	Maximum Sign Area	Maximum Structure Area	Maximum Structure Height	Maximum Structure Length	Minimum Setback
Commercial Sign District	30 sq. ft.	72 sq. ft.	6 ft.	12 ft.	15 ft.
Office/Industrial Sign District	30 sq. ft.	72 sq. ft.	6 ft.	12 ft.	15 ft.
Residential Sign District	20 sq. ft.	44 sq. ft.	5.5 ft.	8 ft.	15 ft.

B. Wall Signs

Permanent wall signs are permitted in the Commercial Sign District, the Office/Industrial Sign District and for non-residential uses in the Residential Sign District, subject to the following standards.

1. Wall signs are permitted only in districts listed in Table 3, subject to the regulations of Table 3 and this Title. The maximum Sign Area of a wall sign shall be ten percent (10%) of the area of the wall to which it is attached, including doors and windows, or the maximum wall sign area listed in Table 3, whichever is less.

2. Wall signs are permitted for each building wall that faces a public street or parking lot, with no more than one (1) wall sign permitted on any wall, unless permitted by Section 12-9-1(B)(11) and Section 12-9-1(B)(13). Where there is a secondary customer entrance, an additional wall sign is permitted but shall be limited to no more than sixteen (16) square feet and shall only indicate the name of the business and the words "entrance," "enter" or similar term.
3. The total area of a side wall sign or signs shall not exceed five percent (5%) of the area of the side façade of the principal building, including doors and windows, or twenty-five (25) square feet, whichever is less. Any side wall sign must be located facing a side yard of twelve (12) feet or more in width on the same lot.
4. Wall signs must be safely and securely attached to the building wall. Wall signs must be affixed flat against the building wall and must not project more than six (6) inches from the building wall. Illuminated wall signs shall not be permitted to extend more than twelve (12) inches beyond the sign face or sign structure.
5. No wall sign affixed to a building, including sign support structure, may project beyond the ends or top of the wall to which it is attached. On buildings existing on the effective date of this Title, July 1, 2009, a parapet wall must not be constructed for the sole purpose of increasing the allowable height of a wall sign.
6. Wall signs shall not cover windows, doors or architectural features.
7. For buildings in commercial use, wall signs should be located on the sign frieze, or the portion of the building immediately above the first floor windows and below the second floor window sills in the case of a two-story building. For buildings in office use that are larger than two-stories, wall signs may be located on the top floor of the building no more than five (5) feet above the windows on the top floor and no portion of such wall sign shall extend above the roof line.
8. Wall signs may be constructed of wood, metal or plastic.
9. Wall signs may have either channel lit letters or reverse channel lit letters. Sign bands shall not be illuminated. In the Office/Industrial Sign District, channel lit letters are permitted under the following conditions: a) the majority of gross floor area must be devoted to office use; b) the wall sign shall only identify the office occupant; c) the building height must be a minimum of forty (40) feet; and d) the wall sign shall be mounted a minimum of thirty-five (35) feet above grade. Gooseneck reflectors are permitted on all wall signs provided the reflectors concentrate the illumination upon the sign face only.
10. On multi-tenant commercial buildings, all wall signs must be located at a generally uniform height on the building wall in similar proportion to one another. Wall signs identifying individual tenant spaces in multi-tenant structures shall be centered within each leaseable space unless otherwise approved by the Department of Community and Economic Development. Signs within a multi-tenant commercial development must be of a natural or white finish, however a logo or mark registered with the United States Patent and Trademark Office shall not be limited by color. Where a single principal building is devoted to two (2) or more business or commercial uses, the operator of each such use may install a wall sign. The maximum area of each such sign shall be determined by the proportionate share of the front façade, including doors and windows, of the principal building occupied by each such use and applying such proportion to the total sign area

permitted for the front wall of the building.

11. On multi-tenant office buildings, one wall sign shall be permitted per building frontage, provided signs have a minimum separation from the common edge of each building frontage equal to ten feet (10') or one third (1/3) of the length of the respective frontage, whichever is lesser.
12. On multi-tenant industrial buildings, individual tenant wall signs shall be permitted only for those tenant spaces that have individual entrances facing a public street or a parking lot. Such signs must be located over or next to a corresponding entrance at a uniform height on the building wall in similar proportion to one another. Regardless of whether the first wall sign in any multi-tenant building is installed over the entry or next to the entry, that same placement type shall be required for any additional signs in the same building. The maximum area of each such sign shall be determined by the proportionate share of the front façade, including doors and windows of the principal building occupied by each tenant space and applying such proportion to the total sign area permitted for the front wall of the building. Any two adjoining wall signs placed next to entrances shall be located no closer than 1 foot (1') from each other. Any two adjoining wall signs placed above entrances shall be located no closer than 5 feet (5') from each other.
13. Within a single-tenant commercial development, signs utilizing carved, etched, or raised letters are not limited by color. Metal letters and logos shall have a non-reflective metal surface.
14. Wall signs shall be attached to a building façade at a height of not less than eight (8) feet above any sidewalk, and may not extend over said thoroughfare and/or sidewalk.
15. Consistency must be provided between ground sign lettering design for individual tenants and the corresponding lettering of wall signs on the façade of the building.

TABLE 3 WALL SIGNS					
SIGN DISTRICT	Maximum Sign Area	Maximum Sign Length	Maximum Height of Sign Face	Maximum Height of Letters	Maximum Height of Logo
Commercial Sign District	10% of the area of the wall to which the sign is attached	18 ft.	3 ft.	24 in.	30 in.
Office/Industrial Sign District	10% of the area of the wall to which the sign is attached	20 ft.	3 ft.	24 in.	30 in.
Residential Sign District - Non-residential Use	10% of the area of the wall to which the sign is attached, or 24 sq. ft., whichever is less	8 ft.	2 ft.	12 in.	18 in.

C. Awnings and Canopies

Awnings and canopies that are considered an architectural feature of a building not used for advertising are not considered a sign. Awnings and canopies containing an advertising message shall be considered a sign, subject to review by the Architectural Review Board and are subject to the following regulations:

1. Awnings and canopies are permitted signs in any non-residential sign district.
2. All awnings or canopies must maintain a minimum eight (8) foot clearance from grade. Awnings and supports for canopies must not extend past a setback two (2) feet from the curb line, or if there is no curb line the property line.
3. An advertising message on any individual awning or canopy is limited to twenty-five percent (25%) of the surface of the vertical face of the awning or canopy on which it is placed. The advertising may contain one (1) of the following items of information per awning or canopy: the legal business name, logo, or a business product or service; all of a consistent color and font size. No more than four (4) awning or canopy signs are permitted on each frontage described in Paragraph 4 below.
4. Awning and canopy signs shall be permitted for each facade of a building or tenant space that has been designed to include a customer entrance, display or decorative window, or for which the architectural design treatment and details are the same as those used in the primary facade of the building, subject to review by the Architectural Review Board.
5. Awning or canopy signs shall be centered on the awning or canopy to which they are affixed and located parallel to the building facade upon which the awning or canopy is attached.
6. Awnings and canopies shall be constructed out of incombustible, non-reflective material. Back-lit awnings and canopies are prohibited.



Examples of awnings that meet the standards of 12-9-1-C

7. Awnings and canopies must be securely attached to and supported by a building. All frames and supports must be made of metal or other similar rigid material and meet the requirements of Title 5, Chapter 4.
8. All awnings or canopies shall comply with the following design standards:
 - a. Awnings and canopies shall be compatible in material and construction to the style and character of the building. The color of the awning or canopy shall be compatible with the overall color scheme of the façade.
 - b. Awnings and canopies shall be generally aligned with others nearby in order to maintain a sense of visual continuity.

- c. Awnings and canopies shall be tailored to the façade of the building and positioned so that distinctive architectural features remain visible.
 - d. All awning and canopy signs located on an individual building shall be of a similar size with no more than one (1) line of horizontal sign copy permitted per awning or canopy sign. However, if the awning or canopy sign message is part of a business registered name displayed over two lines, two lines shall be permitted.
 - e. Awning or canopy signs will not be permitted on the sloped or curved face of an awning or canopy.
9. The following maximum dimensions are permitted for awning and canopy signs:
- a. Letter Height: Twelve (12) inches.
 - b. Logo Height: Eighteen (18) inches.
 - c. Sign Face Height: Eighteen (18) inches.
 - d. Sign Length: Ten (10) feet.
 - e. Sign Surface Area: Ten (10) square feet.

D. Blade Signs

1. Location

Blade signs shall be erected perpendicular to the structure to which they are attached. Signs erected at the corner of a building may be placed at a one-hundred-thirty-five (135°) degree angle to the facade of the building used for customer entrance. No portion of a blade sign shall be permitted to be less than ten (10) feet above the level of the walkway or predominant grade over which it extends.

2. Size

Blade signs are permitted up to a maximum surface area of four (4) square feet for tenants in multi-tenant buildings and twenty (20) square feet for free-standing businesses.

3. Quantity

One (1) blade sign shall be permitted for each public entrance into an individual tenant/business space. However, for tenant spaces or buildings with a corner building entrance orientation, one (1) blade sign shall be permitted per building frontage.

4. Sign Design and Materials

- a. All blade signs located on an individual building shall be of a similar size and proportion.
- b. A blade sign shall not extend more than three (3) feet from the wall/ceiling to which it is attached.

- c. Blade signs shall be designed to relate to the architectural design of the building to which they are attached.
- d. Blade signs shall be constructed of wood, metal or similar materials, at the recommendation of the Architectural Review Board and approval by the Village Board.

E. Marquee Signs

Marquee signs shall be restricted to a position over the main entrance into a building.

1. Location

No marquee shall be erected in any residential district.

2. Construction Materials Required

All marquees, including the anchors, bolts, supports, rods and braces thereof, shall be constructed of incombustible or approved combustible materials, shall be designed by a structural engineer and shall be approved by the Department of Community and Economic Development as being in compliance with the Village Building Code. If appropriate, an electrical inspection shall be made to determine if the marquee is in compliance with all electrical provisions of this Code.

- a. Drainage: The roof of all marquees shall be properly guttered and connected by downspouts to a storm sewer or other drainage that is acceptable to the Department of Community and Economic Development so that the water therefrom will not flow onto public property.
- b. Roofs: The roofs of all marquees shall be used for no other purpose than to form and constitute a roof, and shall be constructed of incombustible materials.
- c. Erection, Bracing, Anchorage and Supports: Marquees shall be supported solely by the building to which they are attached, and no columns or posts shall be permitted as support therefore.
- d. Roof Live Load Requirements: The roof of any marquee shall be designed and constructed to support a live load of not less than forty (40) pounds per square foot.
- e. Anchorage to Wood Structure Prohibited: No marquee shall be erected on any building of wood frame construction.

3. Height above Sidewalk

No portion of a marquee shall be permitted to be less than ten (10) feet above the level of walkway over which it extends.

- a. Setback from Curb Line: No marquee shall be permitted to extend beyond the property line or over a street.
- b. Width: No marquee shall be wider than the entrance or entrances of the building, plus five (5) feet on each side thereof, unless approval is recommended from the Architectural Review Board and approved by the Village Board.

4. Signs Attached to Marquees

No temporary sign as defined elsewhere within this Title, shall be attached to, or hung from a marquee except changeable copy affixed or illuminated directly upon the vertical hanging fascias of the marquee. The Sign Face on any marquee shall be limited to fifty percent (50%) of the gross surface area of the vertical hanging fascias of the marquee.

F. Vehicle Fueling Station Signs

For vehicle fueling stations, regardless of which sign district each is located in, all signs must comply with the regulations contained in Paragraphs A (Ground Signs) or B (Wall Signs) above. In addition, the following permanent signs shall be permitted:

1. Wall signs limited to those which identify the brand name or logo of the fueling station.
2. Additional signage may be integrated into ground signs for the purpose of indicating the price of gasoline only, subject to the following criteria:
 - a. Manual Changeable Copy Sign: The sign area of such signs shall not exceed twelve (12) square feet, in surface area.
 - b. Electronic Message Sign:
 - i. Shall consist of L.E.D. panels that, at a minimum, utilize Multi-Segment L.E.D. Technology (MST) digit configuration displays.
 - ii. Not more than two (2) gasoline products shall be displayed per sign face.
 - iii. Digits shall not exceed twelve (12) inches in height and are limited to three (3) digit numerical displays, not including a 9/10th fractional digit or decimal point.



Illustration of three digit numerical display for 12-9-1-F-2-biii,

- iv. L.E.D. color shall be limited to one (1) color on black background and shall be the same color for each L.E.D. display used.
- v. The maximum brightness permitted shall not exceed 3,250 nits during the day and 500 nits at night. Additionally, each L.E.D. panel shall include a circuit board equipped with light sensors per side to automatically adjust L.E.D. brightness based on ambient light level.

- vi. Shall be turned off at the close of daily business operating hours, unless such vehicle fueling station operates 24 hours per day.
 - vii. All electronic images must remain static. No flashing, blinking, chasing, animations or other attention seeking effects shall be permitted.
3. One (1) sign over each pump stand not to exceed eighteen (18) inches in height with length governed by the length of the pump structure itself.

G. Directional Signs

Directional signs accessory to parking and driveway areas are permitted subject to the following regulations:

1. One (1) sign may be erected to designate each entrance to or exit from a parking or driveway area. One (1) additional directional sign is permitted for each intersection of drive aisles within a site, to identify traffic routing, entrances and services, such as drive-in lanes. Each such sign shall not exceed three (3) square feet in area. Directional signs may be double-faced signs and placed no higher than four (4) feet above grade.
2. Directional signs must identify use only by means of a logo, shape, or color with the exception of words such as ENTRANCE or EXIT. Directional signs may also identify walkways, parking lot entrances and exits, and features of a similar nature.
3. When more than one (1) directional sign is located on a single site or unified development, each Directional Sign shall maintain a consistent sign design.
4. Directional signs must be located entirely on the property to which they pertain and must be located so as not to interfere with the safe sight distances of vehicles traveling into, out of, or throughout the site.

H. Menu Boards

One (1) menu board is permitted for each restaurant drive-through aisle where patrons may order and receive food or beverages at a drive through service aisle, subject to the following conditions:

1. Menu boards will be designed only as a monument sign or double post sign.
2. Menu boards will only be located adjacent to, and the sign face must aim toward, the drive through service aisle.
3. Each menu board shall conform with the following regulations:
 - a. No more than forty (40) square feet in sign area.
 - b. No more than six (6) feet in height; and
 - c. No less than twenty (20) feet from any lot line.
4. Menu boards shall be landscaped at the base with evergreen plantings.
5. Menu boards may use an electronic sign, provided it complies with the following standards:

- a. The menu board content may change only once per meal service (breakfast, lunch and dinner).
- b. Electronic signs shall be turned off when the drive-through service aisle is closed to patrons.
- c. Menu boards may not emit sound, except as part of the communication between the business and the patron.
- d. The content displayed on the electronic sign, and the transition between messages or images, will not use any flashing, blinking or intermittent lights or other means not providing constant illumination, including strobe lights, spotlights or floodlights.
- e. The content displayed on the electronic sign will use static images and will not use any animation.
- f. The brightness level of the electronic sign will be limited to no more than 2,500 nits during the day and no more than 500 nits at night, with the electronic sign equipped with a light sensor programmed to automatically adjust the brightness based on ambient light levels.
- g. The copy area shall have a light-colored background with contrasting letters during daytime display and a black background with contrasting letters during nighttime display.
- h. Pursuant to Section 12-8-1(H)(3), each electronic message sign shall be counted as one item of information. The Village shall interpret and apply this rule so that the electronic message portion of the menu board shall count as one item of information only if all content of the electronic message pertains to the same subject matter at any one time. Electronic messages containing more than one subject matter at the same time shall be characterized as two items of information.